Skyline REPORT

Presented by ARVEST

First Half of 2026

Contents

Report Overview....2
Regional Market Trends....3
Benton County....8
- Avoca....16
- Bella Vista....20
- Bentonville....30
- Cave Springs....39
- Centerton....45
- Decatur....54
- Garfield....58
- Gentry....60
- Gravette....66
- Highfill....71
- Little Flock....77
- Lowell....82
- Pea Ridge....88
- Rogers....95
- Siloam Springs....105
- Unincorporated areas in Benton County....112

Washington County....120
- Elkins....128
- Elm Springs....133
- Farmington....138
- Fayetteville....144
- Goshen....158
- Greenland....163
- Johnson....168
- Lincoln....173
- Prairie Grove....178
- Springdale....184
- Tontitown....194
- West Fork....199
- Unincorporated Areas-Washington County....204

West Washington County....209
Madison County....216
- Hindsville....222
- Huntsville....225
- St Paul....230
- Unincorporated Areas-Madison County....232

Prepared Exclusively under Contract Agreement for ARVEST BANK. The information contained herein has been obtained from reasonably reliable sources. The Center for Business and Economic Research makes no guarantee, either expressed or implied, as to the accuracy of such information. All data contained herein is subject to errors, omissions and changes. Reproduction in whole or in part without prior written consent.

Center for Business and Economic Research
479.575.4151
http://cber.uark.edu/

UNIVERSITY OF ARKANSAS
Sam M. Walton College of Business
Center for Business & Economic Research

Residential Real Estate Summary
Benton Madison and Washington Counties

The sixtieth edition of the Skyline Report for Benton and Washington Counties—Residential Real Estate Market Analysis. Researchers at the Center for Business and Economic Research in the Sam M. Walton College of Business at the University of Arkansas produce the Skyline Report to provide timely statistical analysis of the Northwest Arkansas residential real estate market. As the population of Northwest Arkansas increases, it is imperative that housing markets work efficiently in order to meet the demand of new and existing residents. The Skyline Report includes information necessary to help market participants make good decisions.

Highlights from the First Half of 2026

In the first six months of 2026, the average home price in Benton County was $465,888, which is 1.2 percent lower than the latter half of 2025, 1.2 percent less than a year prior, and 49.6 percent higher compared to five years ago. In Madison County, the average price stood at $314,480, marking a 19.7 percent increase from the previous half-year, 2.2 percent lower than the same period last year, and 52.6 percent higher than five years earlier. Washington County's average was $423,750, down 1.4 percent from the last half, 1.5 percent up from a year ago, and 42.5 percent higher than five years ago.

Northwest Arkansas recorded 5,241 home sales in the first half of 2026. This represented a 1.7 percent rise from the second half of 2025 and a 3.8 percent increase compared to the previous year. Benton County saw 3,187 homes sold, Washington County had 1,993 sales, and Madison County accounted for 61.

New construction made up 35.7 percent of all homes sold, totaling 1,870 units. This was the third highest number of new homes sold and ranked sixth in terms of the percentage of total homes sold in Skyline's history.

The number of building permits issued in Northwest Arkansas during the first half of 2026 declined slightly to 2,692 from 2,720 in the second half of 2025. Benton County was responsible for 1,648 permits, Washington County for 1,031, and Madison County for 13 new permits.

Skyline Report researchers identified 21,081 total lots across 354 active subdivisions in the first half of 2026. Additionally, 15,243 residential lots received either preliminary or final approval in Northwest Arkansas.

Absorption rose by 2.3 percent from the second half of 2025, reaching 2,080 homes in the first half of 2026. Since the second half of 2023, absorption has averaged over 2,000 lots, except for 1,934 lots absorbed in the second half of 2025.

The number of completed but unoccupied homes fell by 6.6 percent to 700 in the first half of 2026 from 749 in the second half of 2025.

Home starts combined with homes under construction increased by 90 units to 1,410 in the first half of 2026, up from 1,320 in the second half of 2025. The total number of empty lots across the three counties rose to 4,920 in the first half of 2026 from 4,198 in the second half of 2026.

According to data from the Assessors' databases, 60.9 percent of homes in Benton County, 77.4 percent in Madison County, and 59.2 percent in Washington County were owner-occupied.

Report Overview

This report contains the results of an extensive data gathering and analysis effort. The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. The Skyline Report addresses both aspects of the market. Four primary sources of data were examined to obtain a more complete picture of the total single family housing market. First, residential building permit data were collected from each of the cities in Benton and Washington County. Each city has its own standard for reporting this data, leading Skyline Report researchers to manually standardize the information. Building permit data provides the first indication of where to find "active" subdivisions in Northwest Arkansas. For the second primary data source, plats were obtained from the Benton and Washington County Clerks' offices for all subdivisions that had been approved during the current period. Skyline Report staff members then physically examined each subdivision and classified each lot as empty, a start, under construction, complete, but unoccupied, or occupied. Once construction occurred in a subdivision with all empty lots, this subdivision was defined as active and was included in the Skyline Report as such. To describe the current situation more precisely, Center researchers identified active subdivisions where no construction or no absorption occurred during the last year.

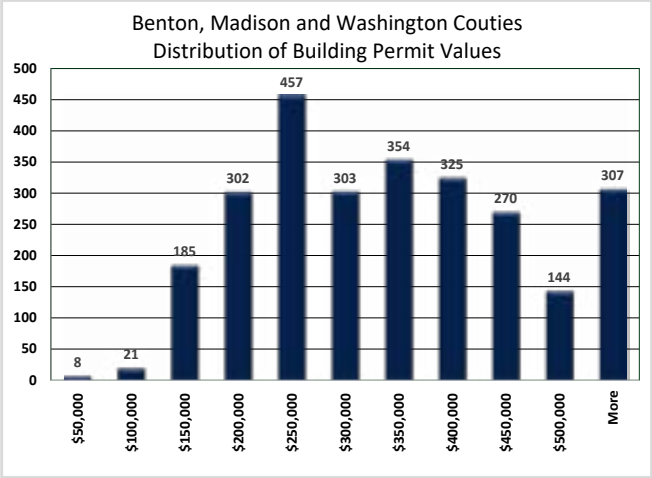
Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the first half of 2024 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions on going concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2025 to 2026. The number of houses listed for sale in the MLS database as of June 30, 2026 and their average list prices were also reported.

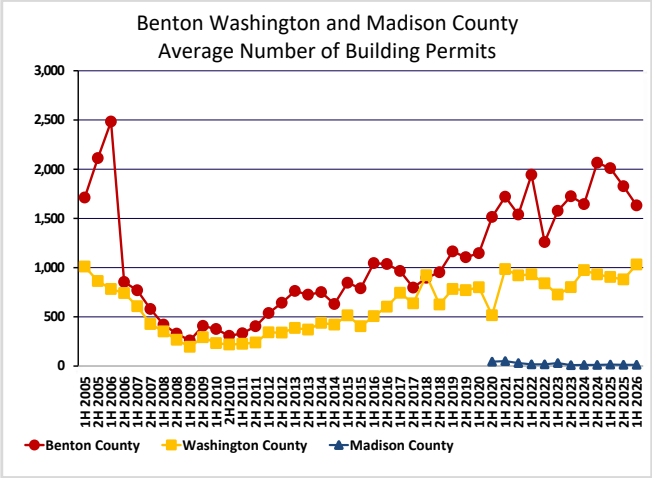
These same data elements are collected on a semiannual basis, so that trends can be identified and examined. Additionally, where available, absorption rates were calculated for active subdivisions and these numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Because this study is the forty-second edition of the Skyline Report, time trend data are available for the different series which are collected. Skyline Report analysts are able to separate the seasonality and trend effects, and discuss the direction of the Northwest Arkansas market effectively. Additionally, Center researchers acquired data from Benton and Washington Assessors to estimate the percentage of owner-occupied houses in the region. Fifteen years of data are provided in this report to evaluate a trend in both counties.

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the first half of 2026 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the first half of 2026 Washington County results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

Each year, the Center publishes economic data and collaborates with the Northwest Arkansas Council to produce the State of the Region Report. If you would like more information about the local economy, please visit our website at cber.uark.edu.

Regional Market Trends
Building Permits





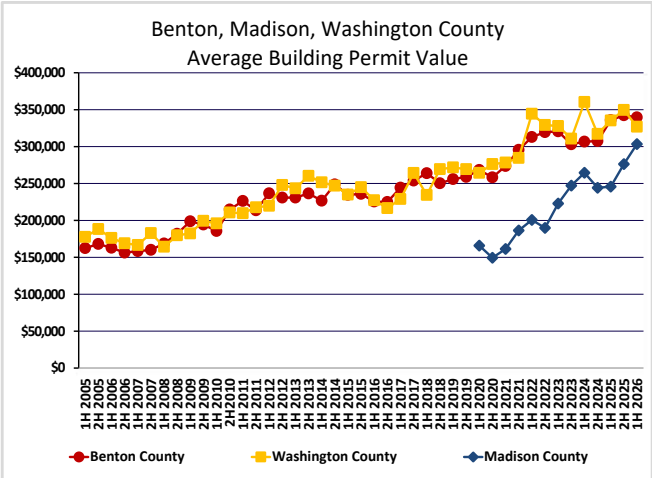
2,692 building permits were issued in Northwest Arkansas Region during the first half of 2026, a decrease of 1.0% from the 2,929 issued in the first half of 2026 a decrease of 8.1 percent from the 3,007 issued in the second half of 2025. Garfield had 2 permits which were added into the total number and average values.

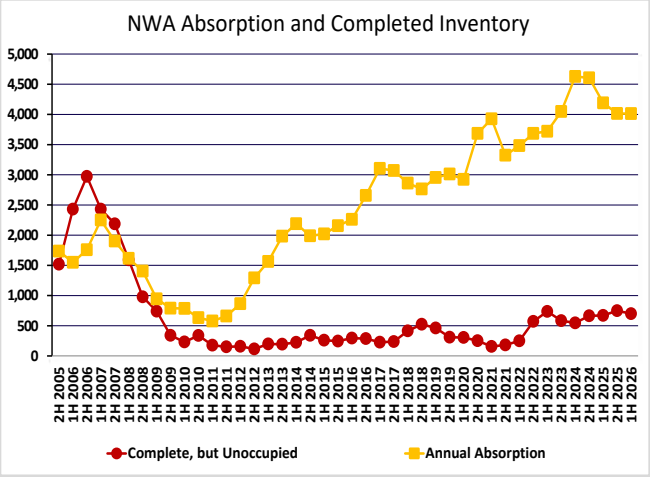
The average building permit value increased from $325,004 in the second half of 2025 to $334,722 in the first half of 2026. Building permit values do not include land prices, therefore, they do not represent the total price of a completed house to a buyer.

The most active value range for building permits was $200,001 to $250,000 range with 457. There were 355 building permits issued in the $300,001 to $350,000 range and 303 permits in the $150,001 to $200,000 range.

There were 21,081 total lots in 354 active subdivisions in Northwest Arkansas Region in the first half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2026. 23.3 percent of the lots were empty, 1.6 percent were starts, 5.1 percent were under construction, 3.3 were completed, but unoccupied, and 66.7 percent were occupied lots.

1,410 lots were in construction status, ranging from foundation to finishing status during the first half of 2026 The subdivisions with the most houses under-construction (above foundation/starts) during the first half of 2026 in Benton County were Crowder Avenue with 37 , Featherston West, Phase 1, with 32, and Lexington, Phase i with 24.





Regional Market Trends

Building Permits and Active Subdivisions

Northwest Arkansas	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	2,929	2,720	2,692	-8.1%	-1.0%
Average Value of Residential Building Permits	$325,004	$344,422	$334,722	7.9%	3.0%

City Building Permits	2H 2025	1H 2026	2H 2025	1H 2026
Avoca	3	17	$543,772	$568,334
Bella Vista	355	359	$365,000	$377,096
Bentonville	277	215	$402,021	$386,050
Cave Springs	32	28	$572,461	$633,769
Centerton	333	194	$372,392	$312,488
Decatur	6	8	$250,000	$245,502
Elkins	17	8	$311,024	$249,894
Elm Springs	19	26	$426,838	$441,860
Farmington	160	112	$410,781	$466,902
Fayetteville	298	370	$380,143	$370,712
Gentry	90	12	$174,172	$248,623
Gravette	6	8	$266,667	$248,505
Greenland	1	0	$580,682	--
Highfill	91	41	$302,595	$301,055
Huntsville	13	13	$276,330	$303,462
Johnson	5	1	$1,189,760	$737,347
Lincoln	11	3	$210,636	$166,667
Little Flock	4	11	$475,250	$772,527
Lowell	66	125	$213,422	$154,765
Pea Ridge	191	221	$246,614	$232,102
Prairie Grove	113	179	$278,397	$237,863
Rogers	153	188	$310,683	$332,443
Siloam Springs	54	33	$151,557	$155,328
Springdale	227	274	$285,051	$248,794
Tontitown	21	56	$410,636	$388,585
West Fork	8	2	$203,143	$195,450
Unincorporated -BC	164	186	$458,288	$467,728
NWA	2,720	2,692	$325,004	$334,722

*2 permits for Garfield are included in the data above. The data value is estimated at an average of $200,000.

In Washington County, both The Element, Phase IV in Fayetteville and Sela Meadows, Phase II in Prarie Grove had 31 combined starts and unders. In Springdale, Whispering Springs, Phase I had 28 houses under construction.Wagon Wheel West, in Farmington and Hughmount South in Fayetteville had an additional 23 houses.

The annual absorption rate for all three counties imply 21.0 months of lot inventory at the end of the first half of 2026, up from the 18.7 months of inventory in the second half of 2025.

No new construction has occurred in the last year in 39 of the 354 active subdivisions in the Northwest Arkansas region.

In 73of the 354 active subdivisions in the Northwest Arkansas region, no absorption occurred in the last year.

Examining the first half of 2026 inventory on a county-by-county basis, Benton County has 21.3, Madison County has 45.5 and Washington County has 19.9months of remaining inventory in active subdivisions.

2,080 new houses in the Northwest Arkansas region became occupied in the first half of 2025.

Regional Market Trends

New and Preliminary Subdivisions and Lots

A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2026 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base.

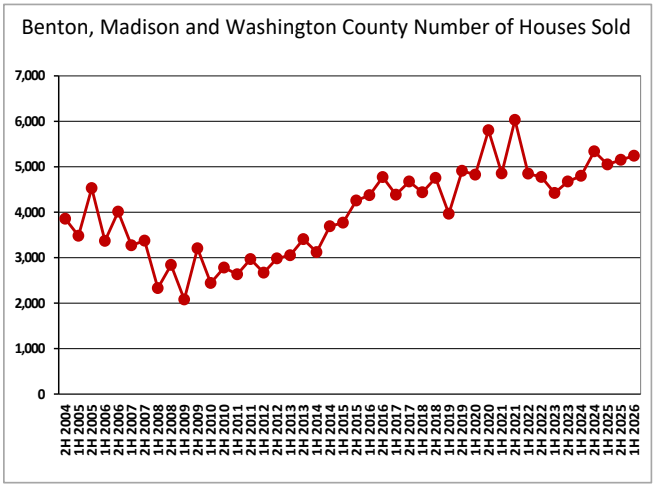
If the lot inventory in the tables below were added to the remaining lots in active subdivisions, there would be 66.8 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

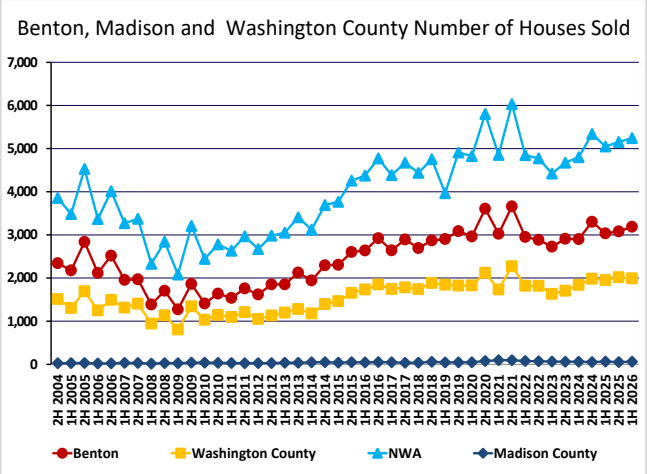
The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 15,328 lots are in the inventory planning stages.

Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	1	15	1	17	2	32
Bella Vista	3	45			3	45
Bentonville	21	1,937	4	181	25	2,118
Cave Springs	3	242	1	107	4	349
Centerton	28	2,605	17	1,261	45	3,866
Gentry	4	213	1	18	5	231
Gravette	1	53	1	62	2	115
Highfill	2	156			2	156
Lowell	2	239	4	353	6	592
Pea Ridge	3	235	8	921	11	1,156
Rogers	2	140	1	102	3	242
Siloam Springs	5	793	3	113	8	906
Unincorporated -BC			2	136	2	136
Benton Total	75	6,673	43	3,271	118	9,944

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	4	388	1	89	5	477
Fayetteville	18	1,718	8	519	26	2,237
Lincoln			3	168	3	168
Prairie Grove	4	314	3	304	7	618
Springdale	10	936	7	679	17	1,615
Tontitown	1	112	1	52	2	164
West Fork	1	77	1	28	2	105
Washington Total	38	3,545	24	1,839	62	5,384
Grand Total	113	10,218	67	5,110	180	15,328

Regional Market Trends
Sold Data





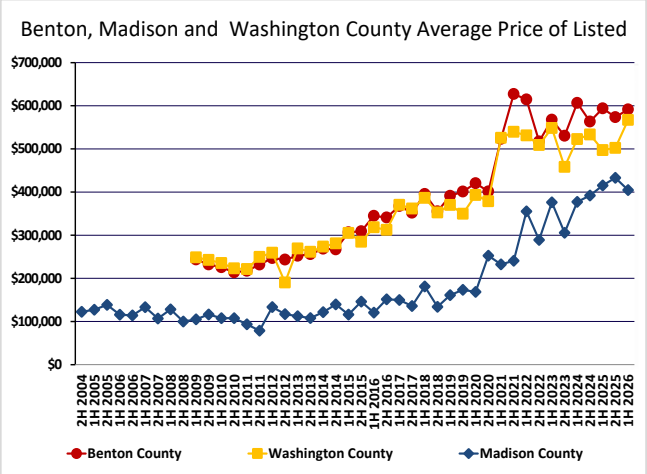
Out of the 5,241 houses sold in the first half of 2026, 1,870 were new houses. The average price of a new house was $436,888.

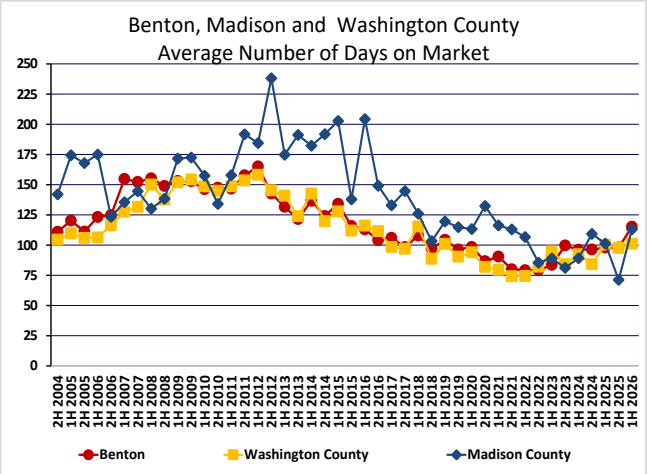
From the second half of 2025 to the first half of 2026, the average price of a sold house in Benton County decreased 1.2 percent from $471,427 to 465,888 while in Washington County, the average sales price decreased 1.4 percent from $429,616 to $423,750. In Madison County, the average price increased 19.7 percent from to $262,711 in the second half of 2025 to $314,480 in the first half of 2026.

In Benton County, from the second half of 2025 to the first half of 2026, the median sales price decreased to $385,000 from $388,000 in the first half of 2026.In Washington County the median sales price decreased .8 percent from $364,925 to $362,000 in the first half of 2026. In Madison County the average price of a house increased by 12.9 percent from $251,000 in the second half of 2025 to to $285,500 in the first half of 2026.

The charts cover a yearly and semi-yearly trend for house sales in Northwest Arkansas three county area.

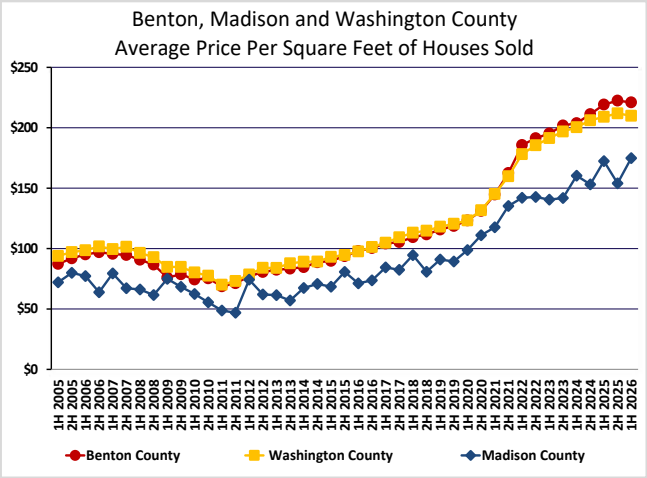
3,704 houses were listed for sale in the MLS database as of June 30, 2026 at an average list price of $567,179 and an average of 2,321 square feet.

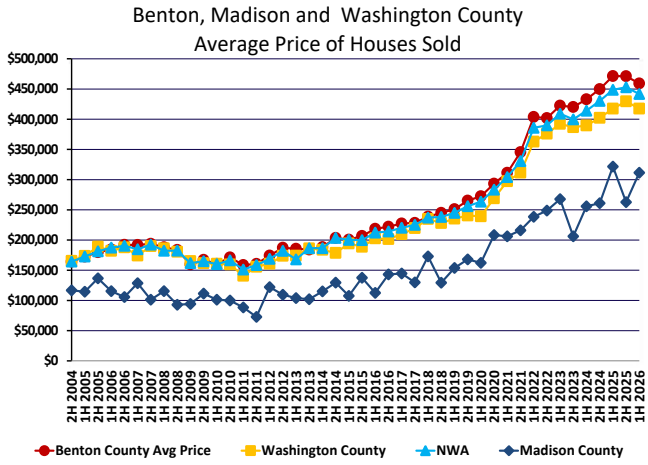




Residential Market Trends

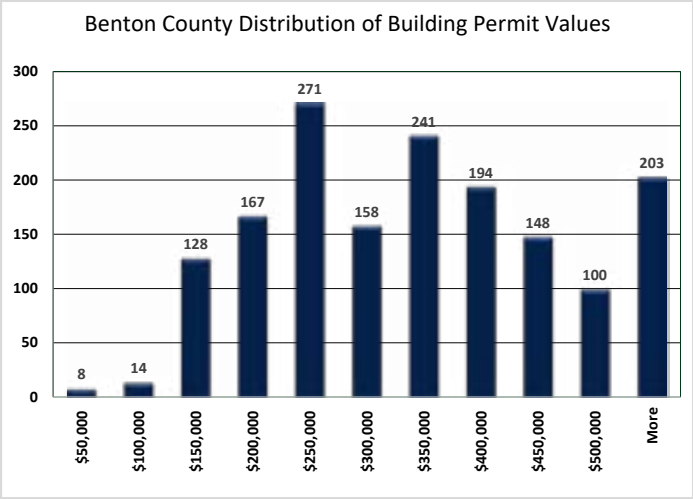
Sold Data By School District

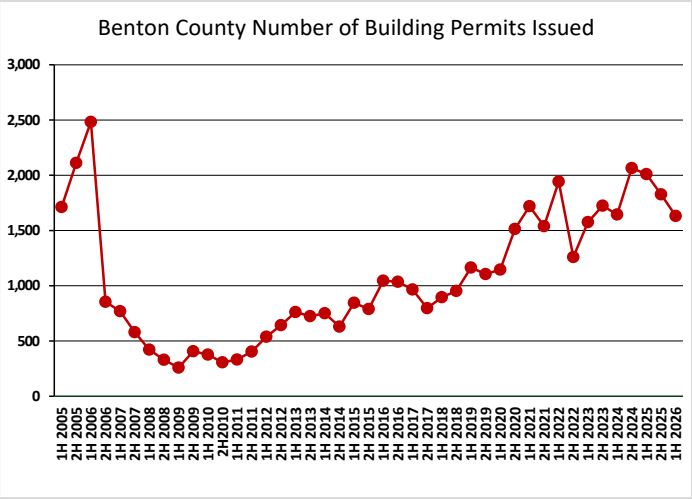




Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	$513,887	$230.28	111	1497	28.6%
Decatur	$428,502	$189.15	95	14	0.3%
Elkins	$302,916	$185.40	105	53	1.0%
Farmington	$404,390	$204.97	89	201	3.8%
Fayetteville	$486,742	$228.49	96	677	12.9%
Gentry	$364,729	$187.42	112	96	1.8%
Gravette	$428,829	$221.48	105	344	6.6%
Greenland	$391,148	$187.98	90	35	0.7%
Huntsville	$314,463	$174.40	112	59	1.1%
Jasper	$315,000	$187.24	140	2	0.0%
Lincoln	$268,258	$166.83	114	40	0.8%
Pea Ridge	$365,583	$202.92	149	294	5.6%
Prairie Grove	$344,055	$192.16	119	276	5.3%
Rogers	$480,383	$227.13	115	741	14.1%
Siloam Springs	$310,879	$171.16	118	195	3.7%
Springdale	$425,572	$207.00	101	680	13.0%
West Fork	$318,999	$186.42	106	37	0.7%
Northwest Arkansas	$448,102	$216.22	110	5,241	100.0%

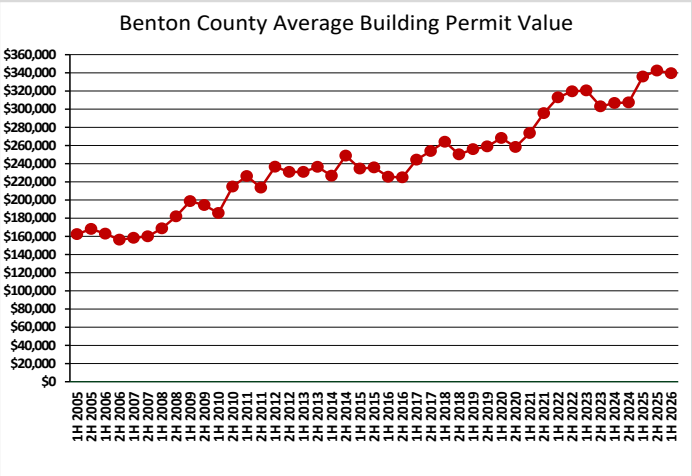
Benton County
Building Permits





1,648 building permits were issued in Benton County during the first half of 2026. These totals include unincorporated areas in Benton County.

The average building permit value decreased from $342,403 in the second half of 2025 to $339,835 in the first half of 2026. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. Building trends such as Accessory Dwelling Units (ADU), townhouses, smaller footprint homes such as duplexes, and barndominiums are included in the average value of a residential building permit.

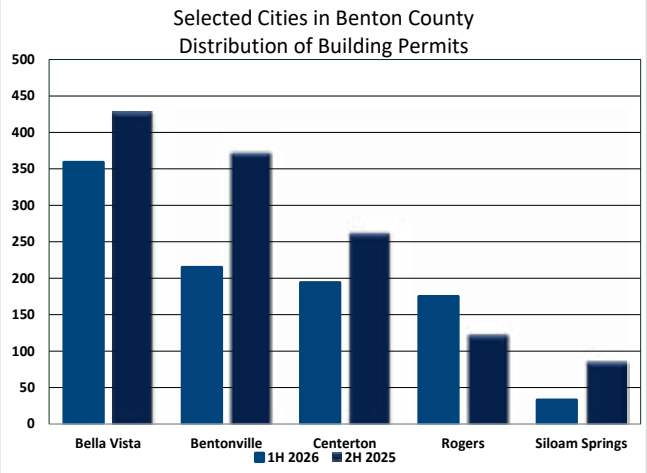


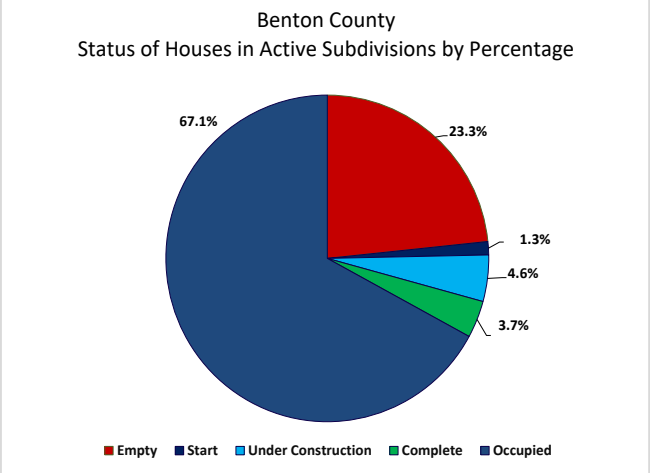
Benton County	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	2,010	1,827	1,648	-18.0%	-9.8%
Average Value of Residential Building Permits	$335,884	$342,403	$339,835	1.2%	-0.8%

*The table includes Unincorporated ares in Benton County for the first time in the Skyline Report history. The increased population in the sample data continues to push into rural areas due to less expensive construction costs. It also includes 1 permit for Garfield which totaled $150,000.

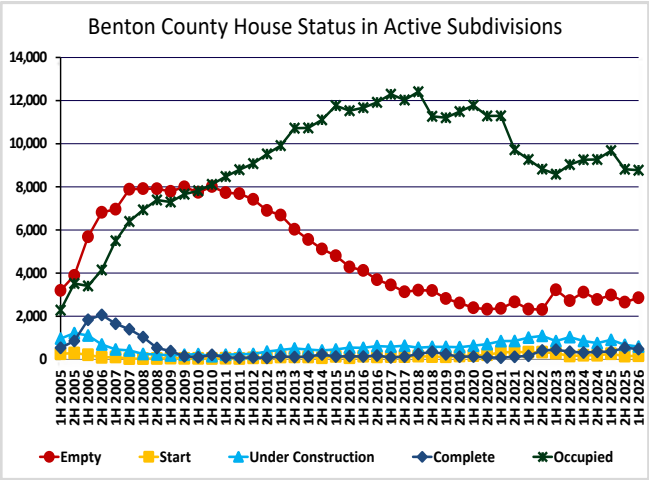
Benton County
Building Permits in Selected Cities

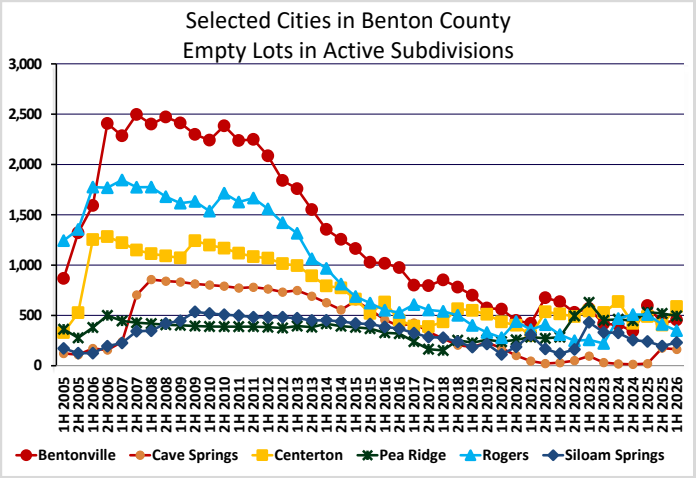
Building Permit Values	$50,000	$100,000	$100,000	$200,000	$250,000	$300,000	$350,000	$400,000	$450,000	$500,000	More	1H 2026	2H 2025	% BC	% NWA
Avoca	0	0	0	0	0	0	0	0	2	1	14	17	3	1.03%	0.6%
Bella Vista	0	0	0	0	16	43	101	76	61	38	24	359	355	21.78%	13.3%
Bentonville	0	1	2	15	7	27	37	70	19	2	35	215	277	13.05%	8.0%
Cave Springs	0	0	0	0	0	1	3	2	2	1	19	28	32	1.70%	1.0%
Centerton	0	5	1	25	30	21	56	16	11	23	6	194	333	11.77%	7.2%
Decatur	0	0	0	4	2	0	1	0	1	0	0	8	6	0.49%	0.3%
Gentry	0	0	4	0	1	5	1	0	0	1	0	12	90	0.73%	0.4%
Garfield	0	0	0	0	0	2	0	0	0	0	0	2	0	0.12%	0.1%
Gravette	0	0	0	0	8	0	0	0	0	0	0	8	6	0.49%	0.3%
Highfill	0	0	0	3	22	3	1	3	4	2	3	41	91	2.49%	1.5%
Little Flock	0	0	0	0	0	0	0	1	1	1	8	11	4	0.67%	0.4%
Lowell	7	1	66	27	19	0	1	1	0	0	3	125	66	7.58%	4.6%
Pea Ridge	0	0	3	59	106	33	13	1	2	1	3	221	191	13.41%	8.2%
Rogers	0	4	31	13	48	7	8	5	30	17	25	188	153	11.41%	7.0%
Siloam Springs	0	2	17	12	1	0	0	0	0	0	1	33	54	2.00%	1.2%
Unincorporated Areas-BC	1	1	8	10	11	17	20	20	19	13	66	186	164	11.29%	6.9%
Benton County	8	14	132	168	271	159	242	195	152	100	207	1,648	1,827	100.0%	61.2%





Benton County
Active Subdivisions





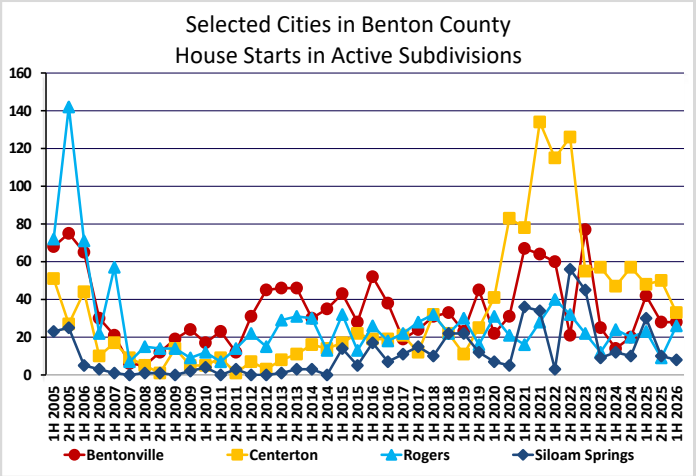
There were 13,080 total lots in 208 ctive subdivisions in Benton County in the first half of 2026 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2026. 67.1 percent of the lots were occupied, 3.7 percent were complete but unoccupied, 4.6 percent were under construction, 1.3ercent were starts, while 23.3 percent were empty lots.

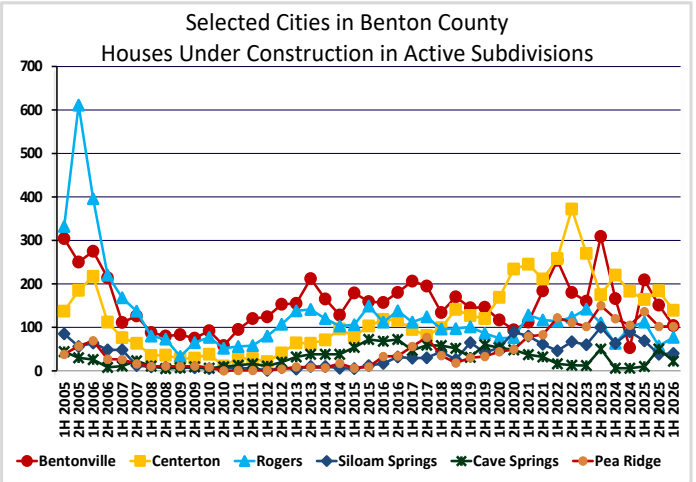
During the first half of 2026 1,308 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 21.3 months of lot inventory at the end of the first half of 2026 This is down from 20.0 months of inventory at the end of thefirst half of 2025.

Overall, in 44 out of the 208 active subdivisions in Benton County, no absorption occurred in the last year.

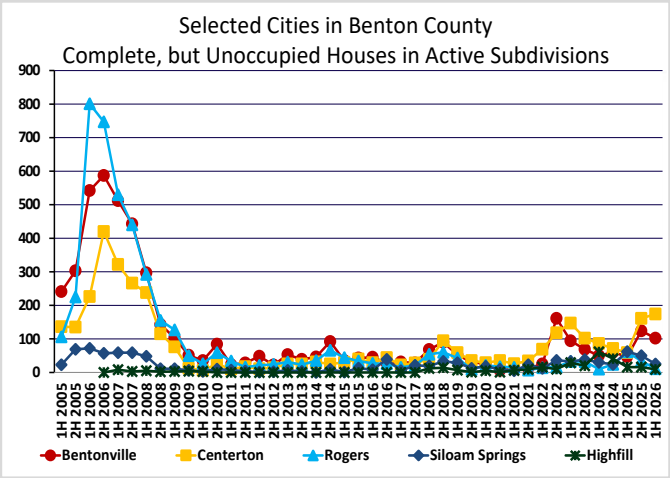
773 total lots in subdivisions were under construction in the first half of 2026 either in the start or under construction category.

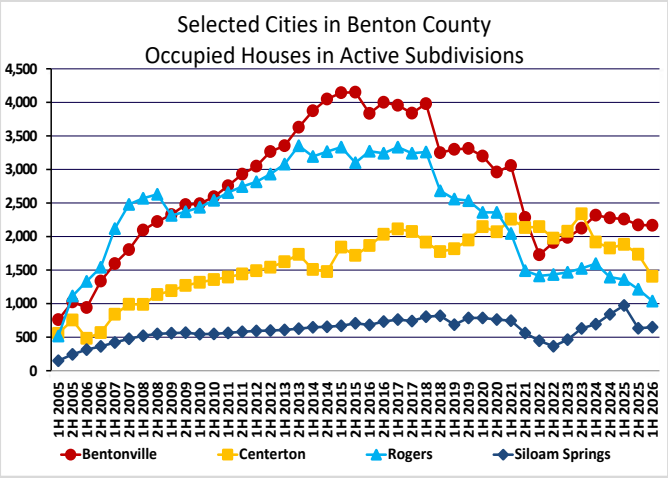
The subdivisions with the most houses under-construction (above foundation/starts) during the first half of 2026 in Benton County were Crowder Avenue wiht 37, Lexington , Phase I in Pea Ridge with 24. Both Condord, in Pear Ridge. Crystal Cove, Phase I in Centerton had 23 starts and under construction houses.

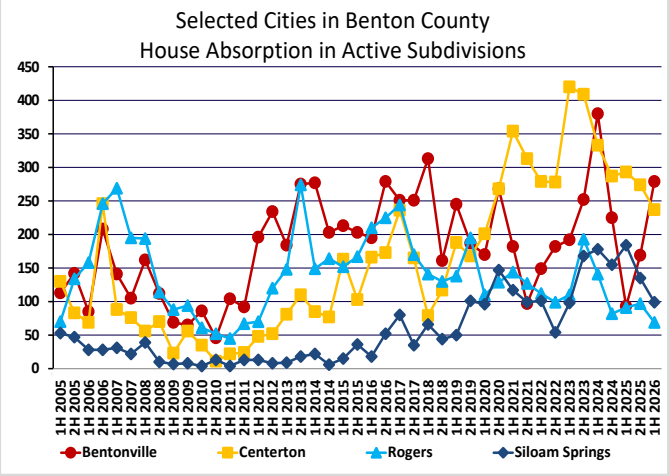


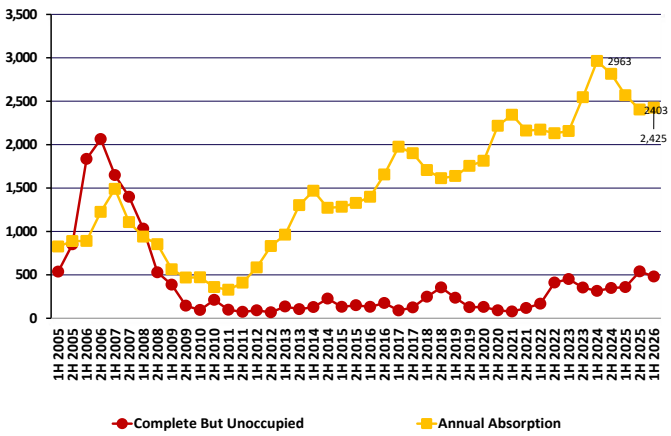


Benton County
Active Subdivisions









Benton County Coming Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	2	32
Bella Vista	3	45
Bentonville	25	2,118
Cave Springs	4	349
Centerton	45	3,866
Gentry	5	231
Gravette	2	115
Highfill	2	156
Lowell	6	592
Pea Ridge	11	1,156
Rogers	3	242
Siloam Springs	8	906
Unincorporated -BC	2	136
Benton Total	118	9,944

An additional 9,944 lots in 18 subdivisions are in the pipeline as either preliminary of final subdivisions.

No new construction or progress in existing construction has occurred in the last year in 26 of the 208 active subdivisions in Benton County.

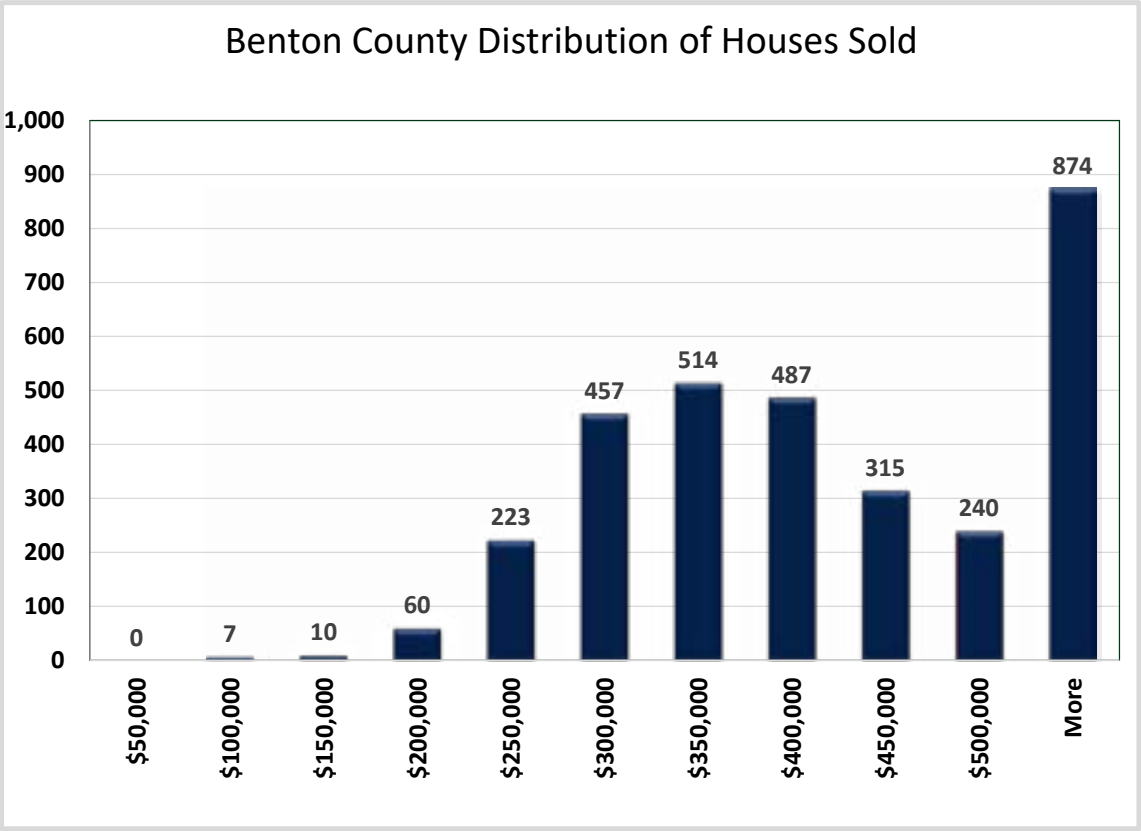
Benton County
Owner Occupied

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county.

The data with homestead information by city from 2012 to 2026 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 60.9 percent in the first half of 2026. This represents a decline of owner-occupied homes of 7.5 % decrease since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

Benton County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.7%	72.1%	68.3%	69.6%	67.4%	65.6%	67.9%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.9%	73.3%	71.6%	70.3%	71.0%	69.8%	70.5%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.5%	60.3%	57.8%	56.6%	56.9%	55.6%	56.5%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.2%	71.2%	69.2%	67.7%	69.3%	70.2%	71.2%
Centerton	67.4%	66.9%	64.0%	63.8%	64.4%	64.0%	62.1%	60.7%	60.8%	59.6%	55.8%	54.4%	55.2%	54.3%	55.6%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	55.0%	55.0%	53.6%	53.3%	53.2%	46.2%	47.2%
Elm Springs	90.0%	83.3%	65.9%	75.6%	72.9%	75.9%	74.5%	72.1%	74.8%	80.3%	76.8%	70.0%	73.3%	74.0%	75.7%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	62.0%	61.3%	60.6%	59.7%	60.0%	60.5%	63.6%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.3%	56.0%	41.2%	55.1%	52.0%	51.1%	52.3%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.2%	57.2%	54.2%	51.6%	52.4%	53.4%	55.1%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.2%	55.6%	54.9%	53.8%	54.3%	54.3%	54.9%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.8%	52.3%	52.3%	52.1%	52.2%	45.3%	47.0%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.2%	71.9%	56.3%	72.0%	71.7%	71.2%	71.3%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.2%	66.0%	63.3%	61.1%	61.8%	61.2%	62.2%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.8%	63.5%	59.6%	59.1%	60.9%	59.5%	60.6%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	66.0%	64.9%	63.6%	62.7%	62.9%	62.2%	62.6%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.8%	60.4%	58.6%	57.7%	58.2%	57.9%	59.6%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.7%	61.5%	59.6%	58.7%	58.8%	58.9%	59.9%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.5%	59.5%	60.0%	58.4%	45.5%	47.7%	47.7%
Sulphur Springs	55.4%	56.4%	55.4%	60.0%	58.0%	54.1%	54.6%	52.7%	52.0%	49.8%	53.5%	50.0%	48.4%	46.4%	49.1%
Rural-BC	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.1%	59.6%	51.3%	50.7%	58.0%	57.2%	58.0%
Benton County	68.4%	68.6%	67.6%	67.8%	67.8%	67.4%	66.3%	65.3%	64.5%	63.5%	61.6%	60.5%	60.9%	60.0%	60.9%

Benton County
Houses Sold



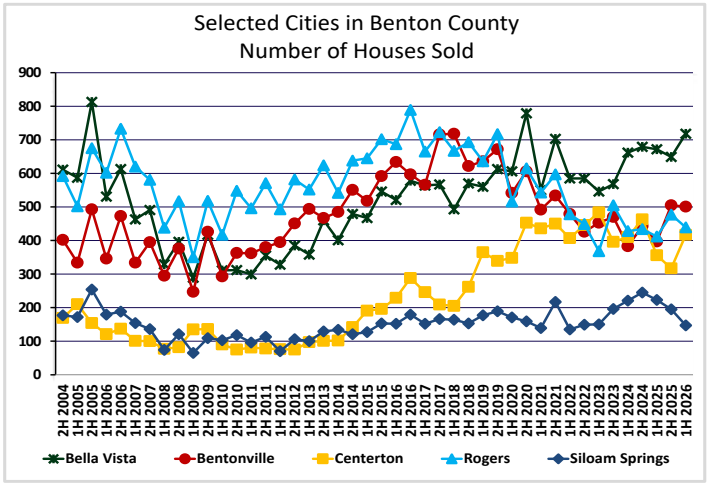
3,187 houses sold in Benton County during the first half of 2026.

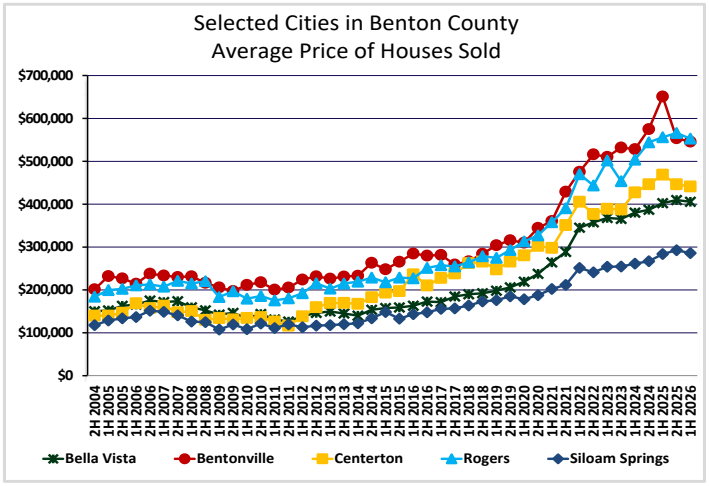
The average price of a house was $465,888. The price per square feet was $220.98.

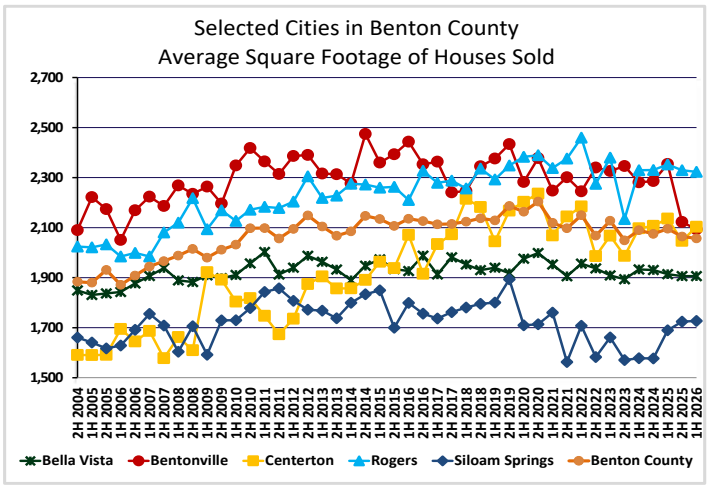
The median cost of a house sold in Benton County was $385,000.

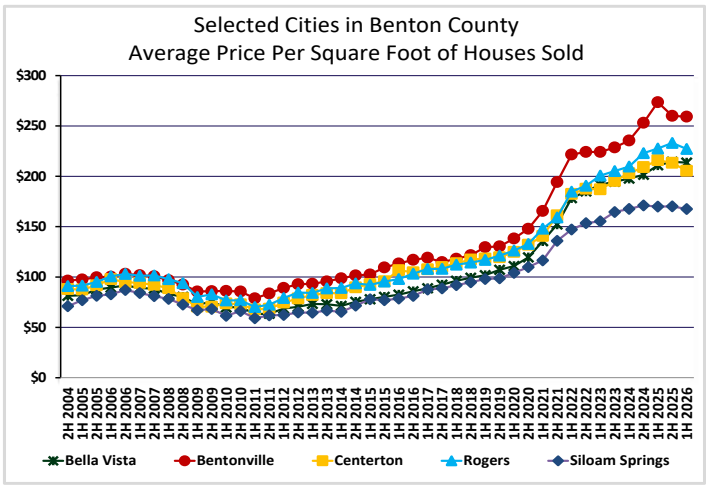
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	3,035	3,081	3,187	5.0%	3.4%
Average Price of Houses Sold	$471,427	$471,322	$465,888	-1.2%	-1.2%
Average Days on Market	98	98	115	17.6%	17.6%
Average Price per Square Foot	$219.21	$222.41	$220.98	0.8%	-0.6%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	1171	1095	1238	5.7%	13.1%
Average Price of New Houses Sold	$445,123	$462,262	$451,844	1.5%	-2.3%
Average Days on Market of New Houses Sold	129	129	155	19.7%	20.1%
Number of Houses Listed	1,701	1,866	2,414	41.9%	29.4%
Average List Price of Houses Listed	$593,887	$573,577	$591,580	-0.4%	3.1%

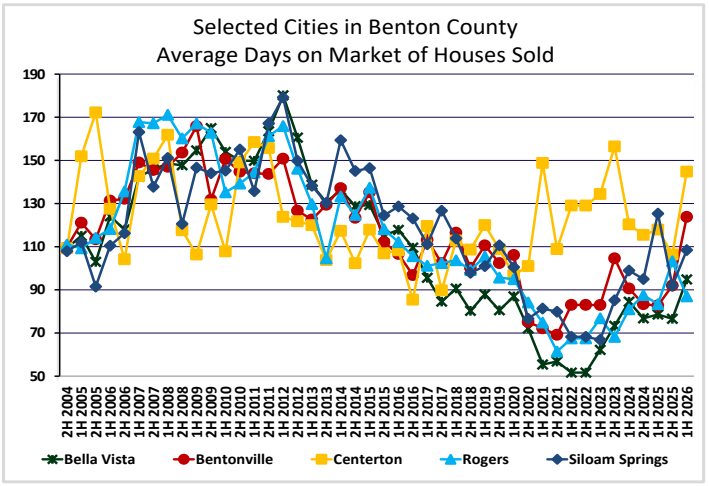
Benton County
Houses Sold





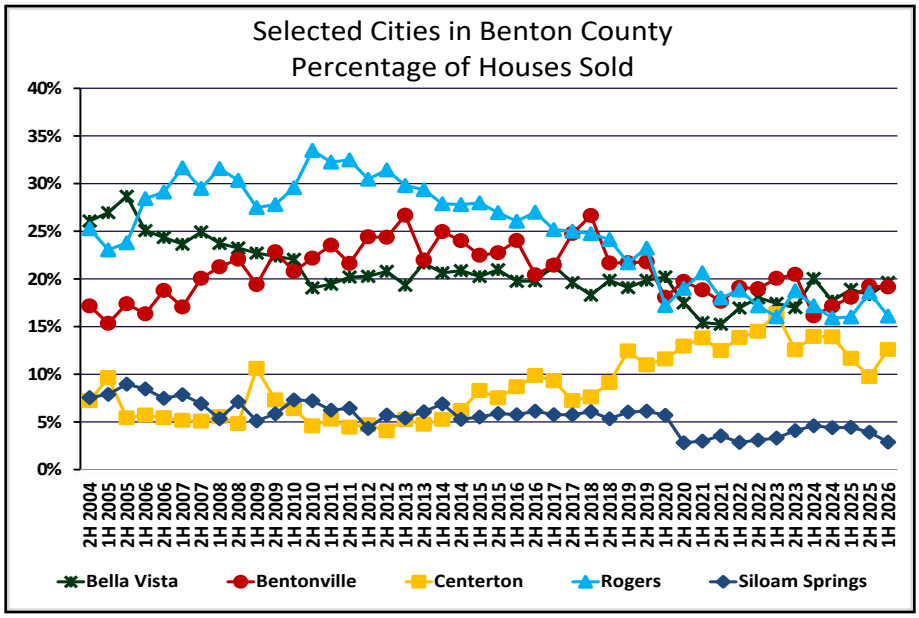






1 house sold in Springtown for $260,000. The price per square feet was $178.57. Springtown was not included in any city in the report, but was in included in the larger analysis for the county.

Benton County
Sold by City and Characteristics

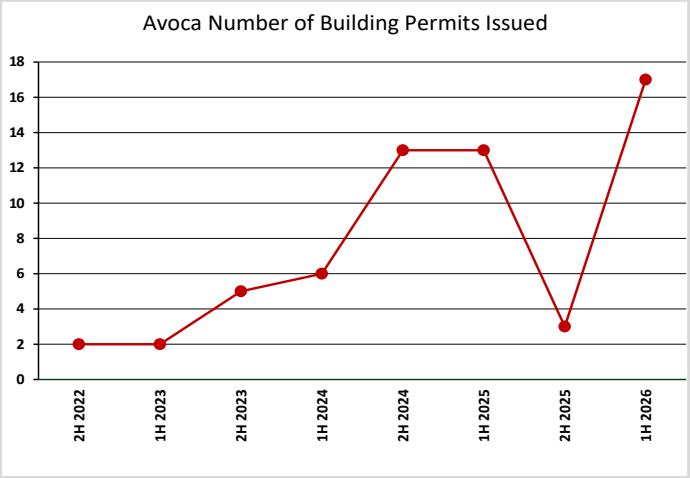


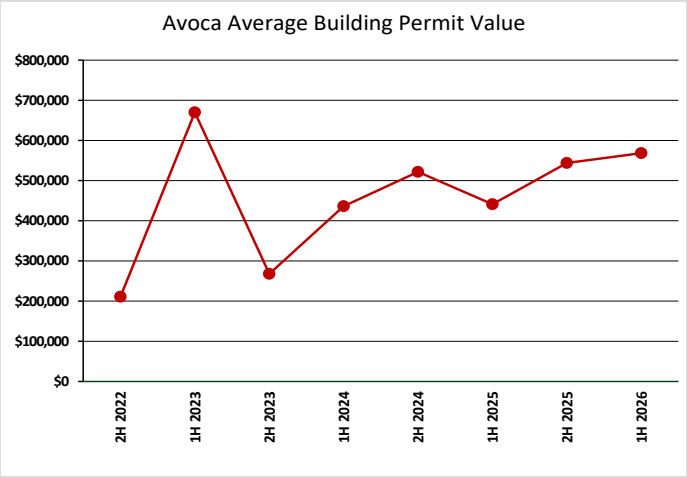
The table below shows the average price, days on market, number of houses sold and average price per square foot for sales in Benton County.

.

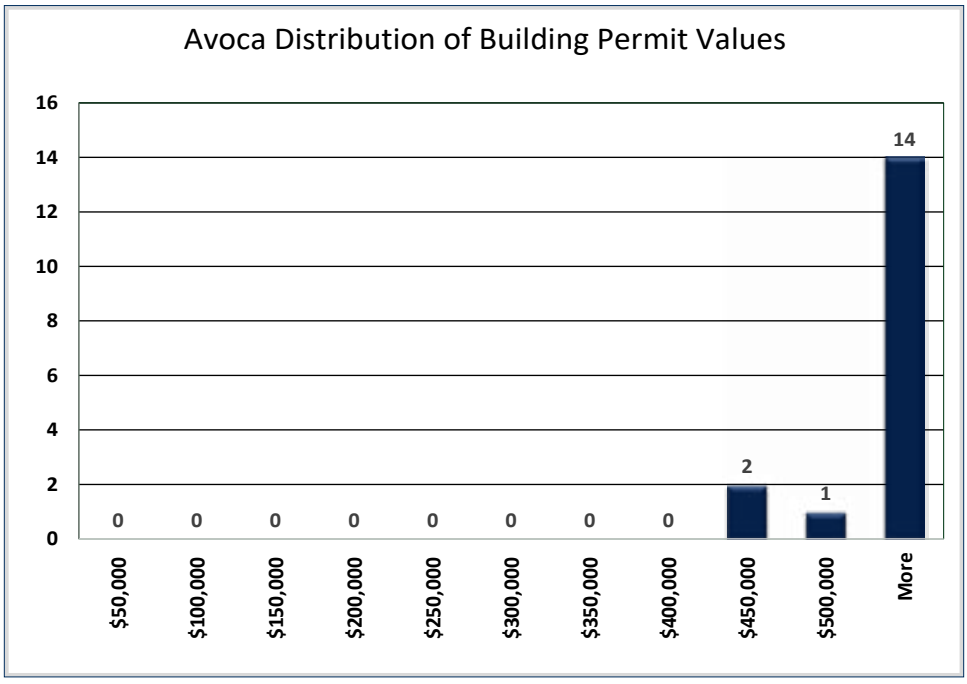
Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	$461,825	$240.97	189	3	0.1%
Bella Vista	$410,756	$215.44	93	718	19.9%
Bentonville	$549,317	$257.97	123	501	18.5%
Cave Springs	$756,573	$267.14	89	57	2.9%
Centerton	$438,434	$205.75	141	417	12.3%
Decatur	$210,240	$157.50	127	5	0.1%
Garfield	$466,242	$215.52	137	6	0.2%
Gateway	$380,000	$160.18	112	3	0.1%
Gentry	$270,189	$169.63	102	67	1.2%
Gravette	$415,159	$205.32	127	21	0.6%
Highfill	$386,051	$203.25	123	52	1.4%
Little Flock	$872,050	$246.83	126	9	0.5%
Lowell	$408,440	$217.17	134	176	4.8%
Pea Ridge	$361,515	$201.06	150	280	6.8%
Rogers	$551,767	$227.43	85	439	16.3%
Siloam Springs	$283,819	$167.36	105	147	2.8%
Springtown	$260,000	$178.57	45	1	0.0%
No City BC	$597,427	$240.11	127	285	11.5%
Benton County	$465,888	$220.98	115	3,187	100.0%

Avoca
Building Permits





Avoca	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	13	3	17	30.8%	466.7%
Average Value of Residential Building Permits	$441,254	$543,772	$568,334	28.8%	4.5%



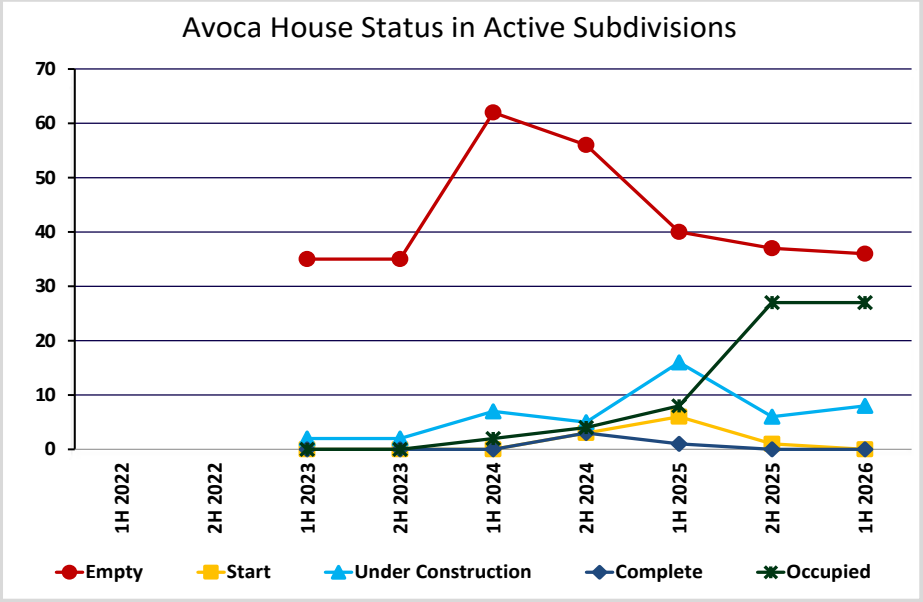
Avoca
Active Subdivisions

There were 71 total lots in 3 active subdivisions in Avoca in the first half of 2026. 38.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 11.3 were under construction, 0.0 percent were starts, and 50.7 percent were empty lots.

The subdivisions with the most houses under construction in Avoca during the first half of 2026 were Tall Tree, Phase II with 5. Hidden Forest, Phase I followed with 3 houses under construction.

Tall Tree, Phase I had the most houses becoming occupied in Avoca with 1 house in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 1 of the 3 active subdivisions in Avoca.



1 new house in Avoca became occupied in the first half of 2026. The annual absorption rate implies that there are 26.4 months of remaining inventory in active subdivisions, up from 13.9 percent in the second half of 2025.

In 1 of the 3 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Avoca from 77.8 percent in 2012 to 67.9 percent in the first half of 2026.

Additionally, 32 new lots in 2 subdivisions received either preliminary or final approval by first half of 2026.

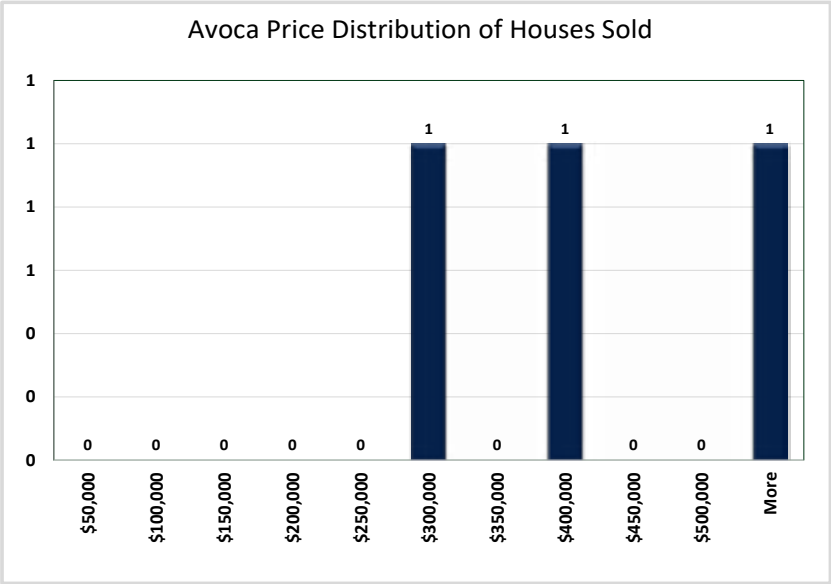
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hidden Forest, Phase I	32	0	3	0	2	37	0	--
Tall Tree, Phase I	1	0	0	0	8	9	1	3
Tall Tree, Phase II	3	0	5	0	17	25	0	6.4
Avoca Active Subdivisions	36	0	8	0	27	71	1	26.4

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hidden Forest, Phase II	2H 2024		30	30
Tall Trees, Phase III	1H 2025	15		15
Avoca New and Preliminary		15	17	32

Avoca

Price Distribution of Houses Sold



3 houses were sold in Avoca in the first half of 2026.

The average price of a house was $461,825 at $240.97 per square foot.

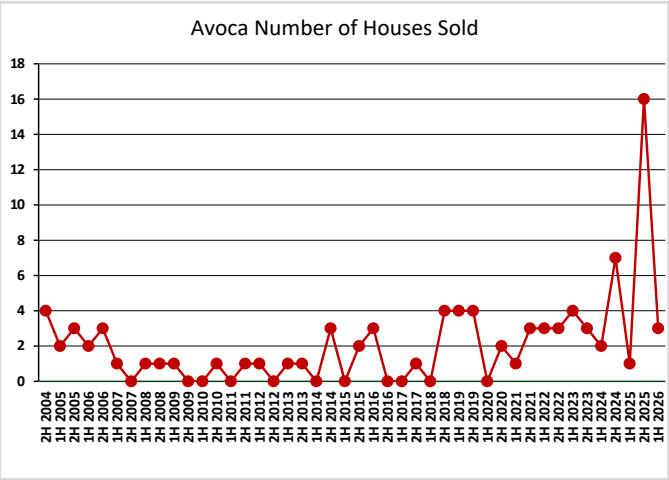
The median cost of a house was $369,900.

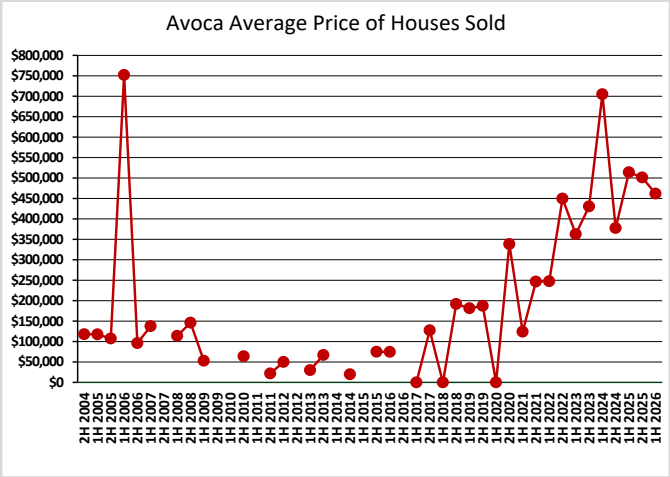
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	1	0.2%	960	242	74.5%
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	1	0.2%	1,721	23	100.0%
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	1	0.2%	3,186	302	100.7%
Avoca Houses Sold	3	1%	1,956	189	91.7%

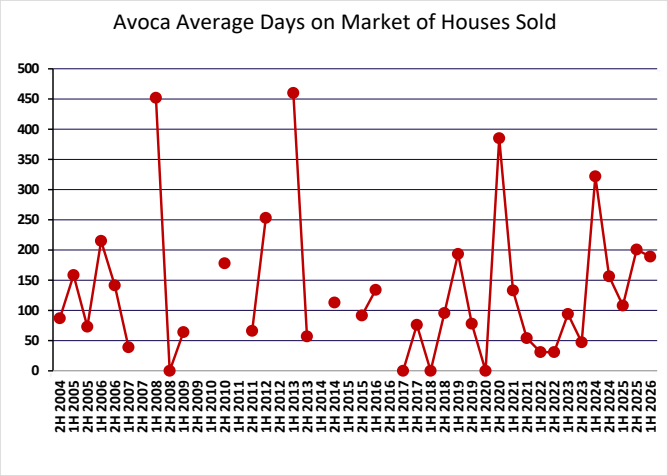
Characteristics of Houses Sold

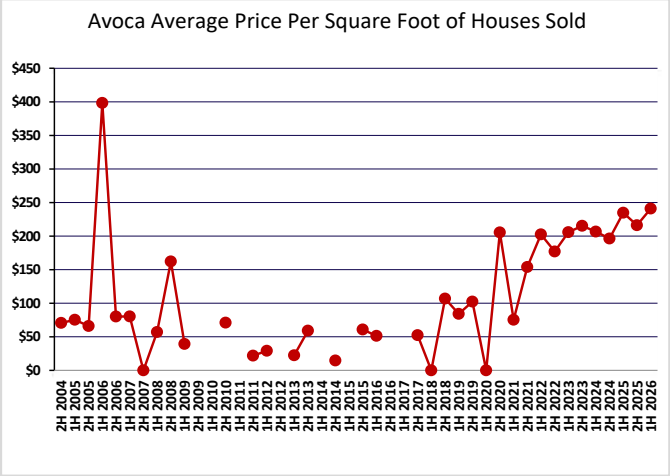
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hays	1	33.3%	1,721	23	$369,900	$214.93
Seratt's	1	33.3%	960	242	$260,000	$270.83
Tall Tree	1	33.3%	3,186	302	$755,575	$237.15
	3	100.0%	1,956	189	$461,825	$240.97

Avoca
Characteristics of Houses Sold



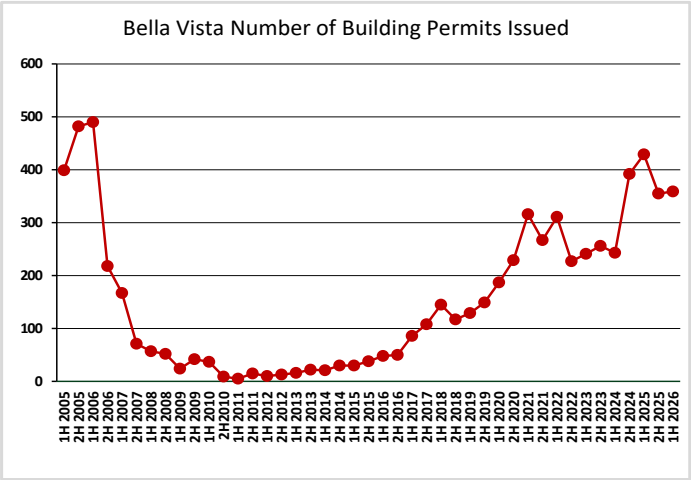


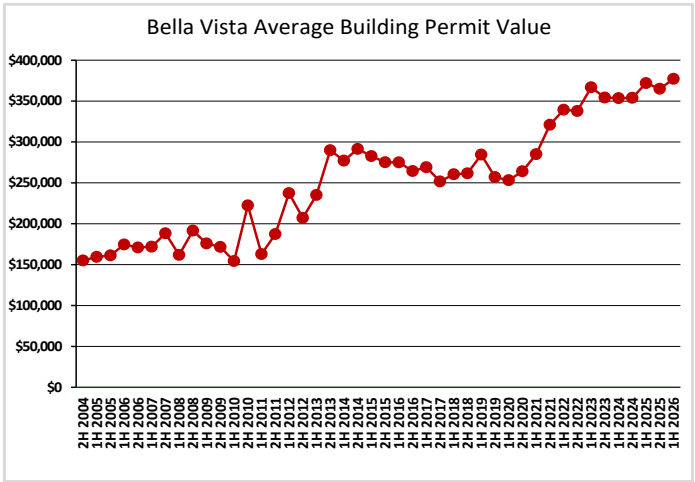




Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	1	16	3	200.0%	-81.3%
Average Price of Houses Sold	$514,000	$501,315	$461,825	-10.2%	-7.9%
Average Days on Market	108	201	189	75.0%	-5.8%
Average Price per Square Foot	$234.70	$216.23	$240.97	2.7%	11.4%
Percentage of County Sales	0.0%	0.6%	0.1%	159.7%	-83.1%
Number of New Houses Sold	1	14	1	0.0%	-92.9%
Average Price of New Houses Sold	$514,000	$522,717	$755,575	47.0%	44.5%
Average Days on Market of New Houses Sold	108	215	302	179.6%	40.2%
Number of Houses Listed	3	3	2	-33.3%	-33.3%
Average List Price of Houses Listed	$628,000	$361,633	$640,000	1.9%	77.0%

Bella Vista
Building Permits



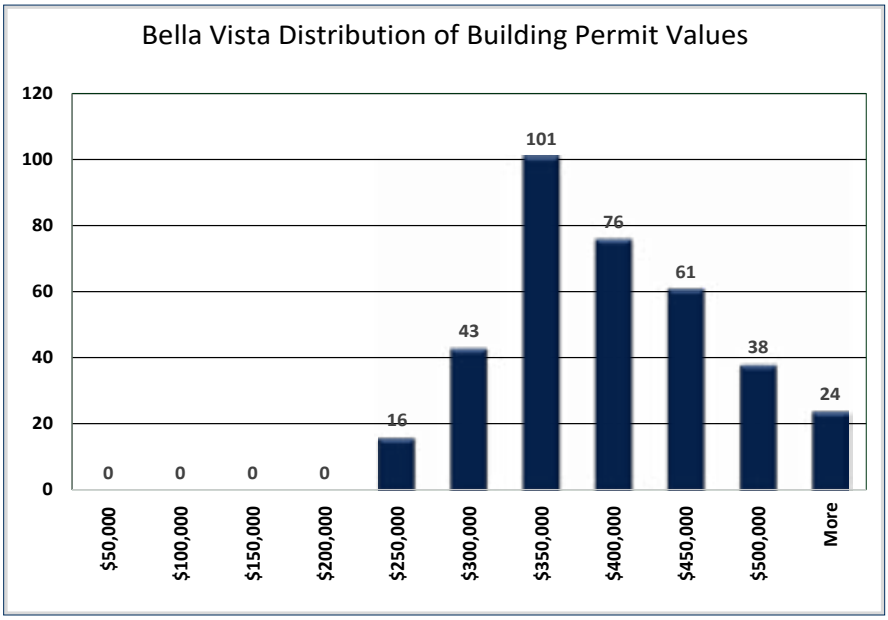


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

There are currently 38,515 total lots in Bella Vista. However, additional land can be turned into lots bringing the total to around 46,000 lots. There are about 13,300 residential structures in Bella Vista.

Out of the remaining lots, approximately 9,000 to 13,000 could be considered ready for immediate construction, after acquisition from current owners.

This was an increased estimate from the previous 5,000 to 7,000 due to continued growth of the sewer system and growing demand for housing in Bella Vista by larger sized families.



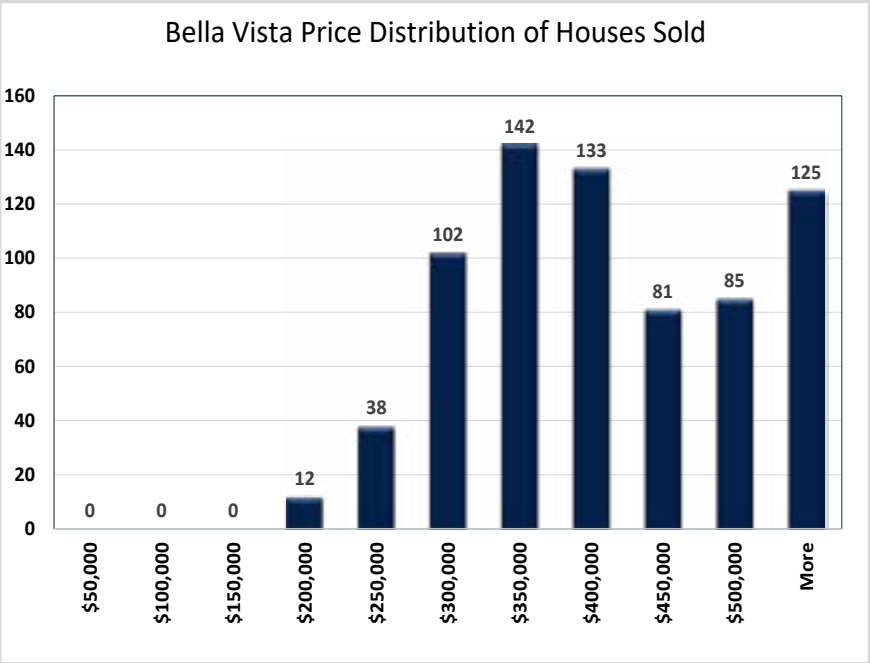
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

The percentage of houses occupied by owners decreased in Bella Vista from 78.0 percent in 2012 to 70.5 percent in the first half of 2026.

Additionally, 45 new lots in 3 subdivisions received either preliminary or final approval by first half of 2026.

Bella Vista	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	429	355	359	-16.3%	1.1%
Average Value of Residential Building Permits	$371,926	$365,000	$377,096	1.4%	3.3%

Bella Vista
Price Distribution of Houses Sold



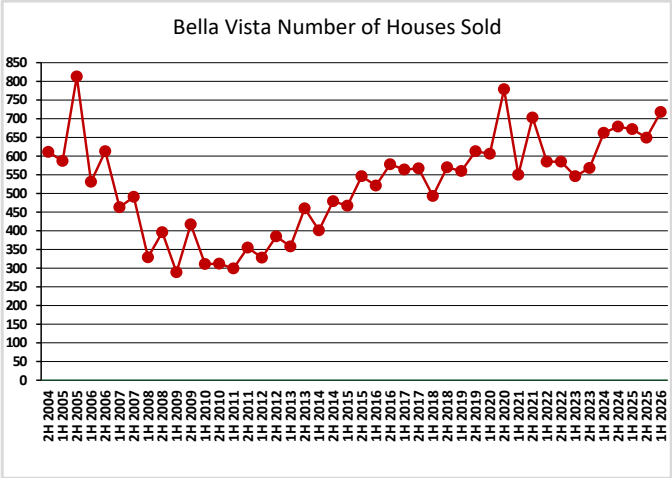
718 houses were sold in Bella Vista in the first half of 2026.

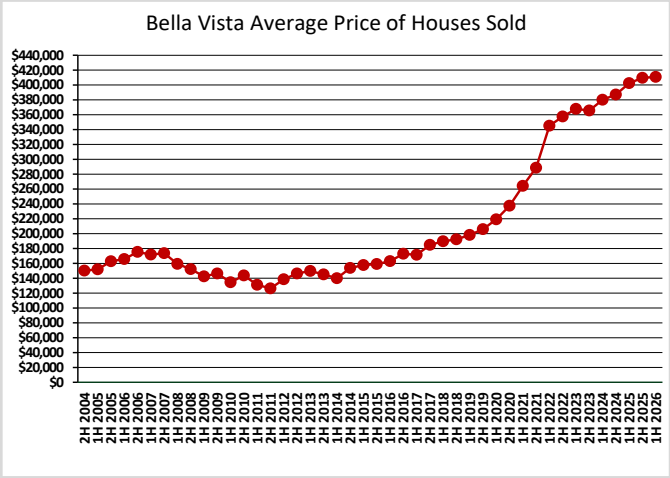
The average price of a house was $410,756 at $215.44 per square foot.

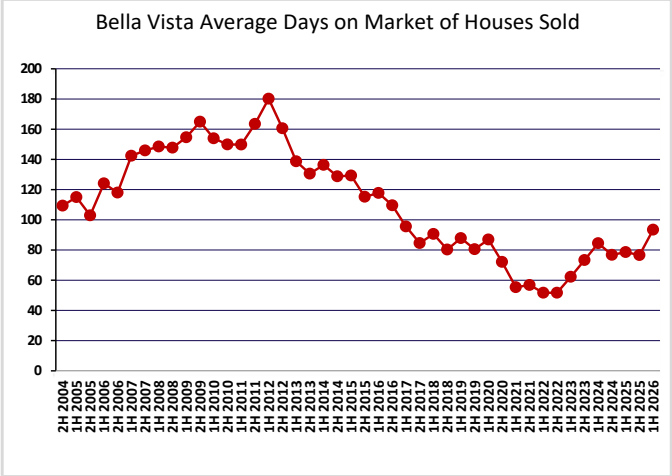
The median cost of a house was $375,000.

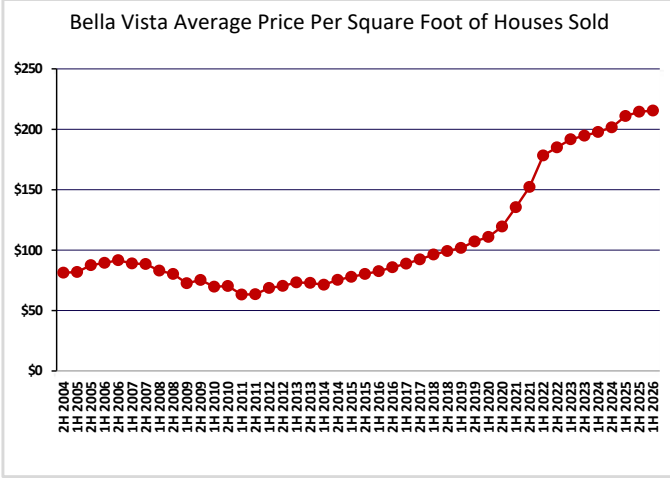
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	12	1.7%	1,179	83	99.7%
$200,001 - $250,000	38	5.3%	1,218	57	95.8%
$250,001 - $300,000	102	14.2%	1,435	80	98.6%
$300,001 - $350,000	142	19.8%	1,625	98	99.0%
$350,001 - $400,000	133	18.5%	1,782	103	98.9%
$400,001 - $450,000	81	11.3%	2,012	104	98.5%
$450,001 - $500,000	85	11.8%	2,157	87	99.4%
$500,001+	125	17.4%	2,782	99	98.6%
Total	718	100%	1,906	93	98.7%

Bella Vista
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	672	649	718	6.8%	10.6%
Average Price of Houses Sold	$402,459	$409,544	$410,756	2.1%	0.3%
Average Days on Market	79	77	93	18.9%	22.0%
Average Price per Square Foot	$210.98	$214.48	$215.44	2.1%	0.4%
Percentage of County Sales	18.9%	18.3%	19.9%	5.1%	8.5%
Number of New Houses Sold	226	226	278	23.0%	23.0%
Average Price of New Houses Sold	$421,948	$436,403	$435,081	3.1%	-0.3%
Average Days on Market of New Houses Sold	92	89	108	17.3%	20.8%
Number of Houses Listed	275	376	444	61.5%	18.1%
Average List Price of Houses Listed	$494,989	$450,257	$451,808	-8.7%	0.3%

Bella Vista
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aberdeen	3	0.4%	2,178	118	$538,167	$241.70
Aldsworth	2	0.3%	2,977	56	$515,000	$173.07
Allendale	2	0.3%	1,888	106	$447,500	$234.37
Angus	1	0.1%	3,200	381	$895,000	$279.69
Annsborough	1	0.1%	2,842	165	$505,000	$177.69
Ardwell	2	0.3%	1,910	85	$469,500	$246.90
Argyll	4	0.6%	2,083	172	$432,875	$211.23
Ashdown	1	0.1%	1,610	132	$339,850	$211.09
Auckland	3	0.4%	1,644	117	$364,167	$221.79
Avondale	12	1.7%	1,466	71	$296,650	$203.00
Ayr	3	0.4%	1,482	114	$344,166	$233.36
Banff	1	0.1%	1,422	203	$334,900	$235.51
Bankfoot	5	0.7%	2,281	69	$521,920	$228.62
Basildon	3	0.4%	1,629	100	$334,217	$206.43
Basildon Courts	1	0.1%	1,760	49	$212,000	$120.45
Bedford	8	1.1%	1,707	81	$355,644	$207.83
Belgravia	3	0.4%	1,705	78	$383,133	$224.01
Bennington	1	0.1%	4,351	148	$740,000	$170.08
Berkshire	9	1.3%	2,306	107	$588,011	$246.28
Berwick	1	0.1%	1,422	227	$334,900	$235.51
Bethnal	2	0.3%	2,076	105	$494,957	$236.08
Birmingham	1	0.1%	1,334	76	$269,000	$201.65
Birsay	5	0.7%	1,769	70	$395,430	$223.42
Boreland	1	0.1%	1,511	126	$305,000	$201.85
Boswell	4	0.6%	1,927	48	$455,950	$238.71
Branchwood	5	0.7%	1,732	136	$350,170	$209.03
Brecknock	2	0.3%	1,899	57	$427,650	$224.98
Bridgewater	1	0.1%	1,116	50	$287,000	$257.17
Brigadoon	9	1.3%	2,115	112	$488,378	$229.64
Bristol	1	0.1%	1,281	42	$268,400	$209.52
Brittany	3	0.4%	2,401	29	$470,183	$201.74
Brittany Courts	1	0.1%	1,602	58	$298,000	$186.02
Brompton Courts	2	0.3%	1,520	96	$269,250	$177.26
Brunswick	3	0.4%	2,184	106	$449,867	$205.39
Buckingham	7	1.0%	2,196	75	$381,714	$186.03
Buckland	3	0.4%	2,343	115	$568,483	$234.11

Bella Vista
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Burghead	1	0.1%	2,300	165	$508,000	$220.87
Caithness	1	0.1%	3,092	136	$560,000	$181.11
Cambridge	5	0.7%	2,005	97	$425,610	$215.66
Cannich	1	0.1%	1,636	71	$374,000	$228.61
Canterbury	2	0.3%	1,523	53	$339,500	$222.81
Cardenden	1	0.1%	2,160	55	$424,000	$196.30
Cardigan	4	0.6%	1,602	72	$358,000	$223.06
Cargill	3	0.4%	2,149	87	$556,667	$253.64
Carlisle	2	0.3%	2,186	336	$387,000	$183.69
Carmarthen	1	0.1%	1,567	76	$359,000	$229.10
Carnahan	5	0.7%	1,976	130	$422,750	$214.37
Charing	6	0.8%	2,245	89	$455,418	$208.80
Chatburn	4	0.6%	1,928	63	$465,950	$241.20
Chelmsworth	2	0.3%	2,031	36	$439,950	$215.29
Cheshire	4	0.6%	1,297	85	$275,600	$209.39
Cheviot	3	0.4%	2,817	207	$747,443	$252.34
Churchill	4	0.6%	2,551	156	$603,500	$219.85
Clackmannan	6	0.8%	2,013	110	$436,583	$216.39
Cleveland Hills	1	0.1%	2,069	172	$403,000	$194.78
Copinsay	2	0.3%	1,725	103	$324,200	$188.24
Cornwall	2	0.3%	1,465	55	$275,000	$188.27
Coulter	3	0.4%	1,850	132	$367,500	$199.84
Country Club Villas	1	0.1%	2,401	0	$612,500	$255.10
Coventry	2	0.3%	2,258	41	$494,950	$213.69
Cresswell	1	0.1%	1,854	70	$448,000	$241.64
Cromarty	1	0.1%	1,660	47	$420,000	$253.01
Cullen Hills	2	0.3%	2,611	116	$482,500	$196.27
Cumberland	8	1.1%	2,136	119	$405,625	$191.03
Dartmoor	1	0.1%	2,414	160	$385,000	$159.49
Derby	4	0.6%	2,093	79	$395,625	$193.03
Dickenshire	3	0.4%	2,036	37	$470,333	$231.00
Dillow	3	0.4%	1,660	97	$431,667	$258.39
Dirleton	5	0.7%	1,597	112	$361,540	$227.11
Dornoch	4	0.6%	1,837	93	$442,500	$237.21
Dorset	3	0.4%	1,607	54	$325,667	$203.47
Dover	1	0.1%	1,667	235	$385,000	$230.95

Bella Vista
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Drake Court	5	0.7%	1,263	99	$199,800	$163.65
Dumfries	4	0.6%	1,941	90	$363,600	$189.51
Dunbarton	3	0.4%	2,586	177	$542,633	$218.36
Dunedin	3	0.4%	2,387	33	$726,323	$293.66
Dunsford	2	0.3%	1,660	61	$304,500	$193.90
Dunvegan	6	0.8%	1,891	101	$390,983	$208.86
East Riding	3	0.4%	1,927	111	$459,250	$237.46
Eastleigh	1	0.1%	1,461	29	$329,500	$225.53
Embleton	1	0.1%	1,695	101	$348,900	$205.84
Essex	5	0.7%	1,566	106	$337,600	$211.76
Ettington	4	0.6%	1,514	106	$326,000	$215.49
Evanton	4	0.6%	1,994	70	$547,000	$262.45
Exminster	1	0.1%	1,520	34	$334,900	$220.33
Fenchurch	3	0.4%	1,818	126	$372,983	$205.22
Flint	1	0.1%	1,540	45	$294,900	$191.49
Forest Hills	3	0.4%	1,866	60	$338,333	$182.50
Gloucester	3	0.4%	1,646	63	$308,333	$187.27
Grampian	2	0.3%	2,055	206	$441,650	$214.42
Granshire	3	0.4%	1,838	79	$358,000	$194.87
Grinstead	6	0.8%	1,907	58	$364,776	$197.97
Halladale	1	0.1%	1,720	64	$362,500	$210.76
Hampstead	4	0.6%	1,551	82	$291,475	$199.58
Hampton	1	0.1%	1,755	43	$425,000	$242.17
Harborough	3	0.4%	2,296	52	$629,167	$251.22
Harlow	1	0.1%	1,319	2	$242,000	$183.47
Harrington	4	0.6%	1,820	51	$369,305	$202.66
Hartlepool	4	0.6%	1,820	98	$366,625	$200.92
Headley	2	0.3%	2,411	143	$549,990	$228.48
Hebrides	3	0.4%	2,030	103	$435,850	$216.80
Hertford	3	0.4%	2,244	89	$413,300	$203.49
Highland Park Villas	5	0.7%	1,720	93	$347,000	$202.90
Hillswick	2	0.3%	1,654	130	$347,100	$210.66
Inverness	2	0.3%	3,486	62	$827,500	$234.60
Islay	1	0.1%	1,422	45	$335,000	$235.58
Islington	4	0.6%	1,619	92	$361,225	$225.27
Jura	3	0.4%	2,122	161	$349,967	$172.00

Bella Vista
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Keighley	2	0.3%	2,152	86	$391,950	$188.56
Kelaen	1	0.1%	2,802	192	$739,000	$263.74
Kendal	6	0.8%	2,007	126	$424,342	$215.87
Kennet	1	0.1%	1,569	193	$310,000	$197.58
Kensington	2	0.3%	1,484	31	$294,000	$201.74
Kent	3	0.4%	1,815	69	$381,333	$211.02
Kenwood	3	0.4%	2,754	109	$507,483	$202.36
Kesteven	1	0.1%	1,308	201	$292,000	$223.24
Keswick	4	0.6%	1,933	88	$415,375	$216.05
Kildonan	1	0.1%	1,892	59	$350,000	$184.99
Kilmuir	6	0.8%	2,197	79	$452,967	$211.02
Kincardine	1	0.1%	3,214	180	$800,000	$248.91
Kinloch	3	0.4%	1,829	55	$415,267	$225.56
Kinross	2	0.3%	2,326	41	$642,500	$264.69
Kipling Courts	1	0.1%	2,362	63	$480,000	$203.22
Kirkcudbright	3	0.4%	1,497	81	$336,417	$222.12
Kirkpatrick	2	0.3%	1,846	106	$411,675	$223.03
Kirksowald	1	0.1%	3,811	81	$740,000	$194.17
Kirkwall	2	0.3%	1,902	103	$442,000	$231.55
Lakenheath	5	0.7%	1,694	57	$370,180	$223.67
Lakeview	2	0.3%	2,280	80	$362,500	$163.21
Lambeth	3	0.4%	1,244	104	$259,000	$211.62
Lanark	1	0.1%	2,113	99	$367,500	$173.92
Lancashire	2	0.3%	1,507	80	$326,250	$216.58
Lands End	5	0.7%	1,622	106	$362,540	$223.06
Latheron	3	0.4%	1,780	84	$396,467	$222.56
Laurencekirk	1	0.1%	1,592	175	$375,000	$235.55
Leicester	4	0.6%	1,329	58	$244,375	$183.97
Lincoln	3	0.4%	1,773	39	$475,633	$270.81
Lockerbie	1	0.1%	1,650	37	$371,300	$225.03
Lockhart	7	1.0%	1,594	108	$349,893	$220.51
London	1	0.1%	1,606	47	$305,000	$189.91
Longview	4	0.6%	1,685	141	$361,225	$212.87
Lothian	2	0.3%	1,696	52	$404,500	$237.39
Lundy	2	0.3%	2,308	73	$570,250	$244.90
Macon	3	0.4%	1,913	84	$498,267	$261.91

Bella Vista
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Magrath	7	1.0%	1,838	52	$426,435	$233.54
Marionet	2	0.3%	2,450	147	$457,500	$188.41
Marisco	1	0.1%	1,189	37	$249,900	$210.18
Mayfair	2	0.3%	3,130	29	$526,250	$164.40
Melanie Courts	2	0.3%	1,516	110	$275,000	$181.61
Merritt	3	0.4%	1,921	52	$448,300	$233.64
Metfield Courts	4	0.6%	1,131	42	$222,000	$196.28
Monikie	2	0.3%	1,959	112	$473,000	$242.14
Monmouth	1	0.1%	2,456	68	$493,000	$200.73
Montgomery	4	0.6%	1,522	59	$338,988	$227.36
Morganshire	1	0.1%	2,170	52	$494,900	$228.06
Morvan	3	0.4%	1,997	74	$412,667	$205.06
Nairn	4	0.6%	1,756	131	$396,450	$224.80
Nelson	3	0.4%	1,609	100	$373,800	$231.81
New Galloway	1	0.1%	3,412	87	$765,000	$224.21
Newburgh	2	0.3%	1,379	69	$329,950	$246.38
Newquay	3	0.4%	3,678	42	$880,748	$240.50
Norfolk	6	0.8%	1,340	85	$271,742	$203.30
North Riding	4	0.6%	1,950	103	$406,000	$207.63
Northampton	4	0.6%	2,262	101	$504,781	$214.95
Nottingham	2	0.3%	1,713	134	$380,250	$220.11
Oakford	2	0.3%	2,192	76	$370,000	$184.03
Oniell	4	0.6%	3,134	58	$593,250	$193.75
Orkney	5	0.7%	1,334	84	$325,660	$248.11
Oxford	2	0.3%	1,747	41	$300,000	$170.92
Padbury	1	0.1%	2,483	54	$599,900	$241.60
Pamona	1	0.1%	2,040	44	$465,000	$227.94
Peebles	1	0.1%	1,904	56	$410,000	$215.34
Pembroke	3	0.4%	2,397	108	$600,000	$246.46
Pentland	5	0.7%	1,698	85	$385,922	$226.55
Perth	1	0.1%	1,615	81	$365,900	$226.56
Peterborough	2	0.3%	1,560	42	$500,000	$305.78
Pimlico	2	0.3%	2,620	117	$568,950	$212.41
Portsmouth	3	0.4%	2,659	55	$625,000	$245.93
Primrose	2	0.3%	1,931	160	$356,500	$183.48

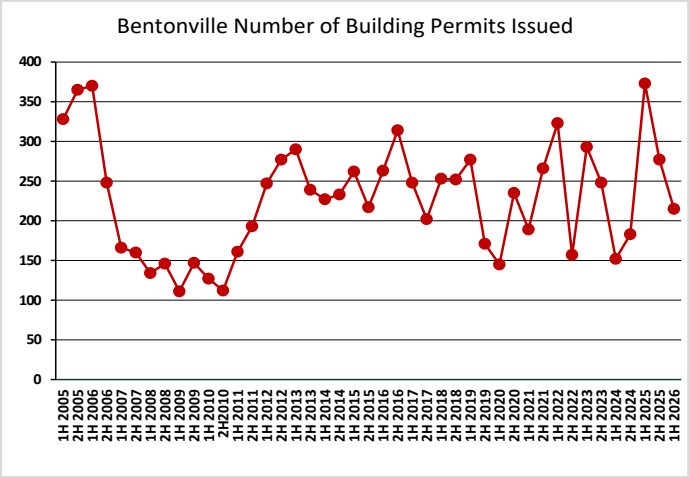
Bella Vista
Characteristics of Houses Sold

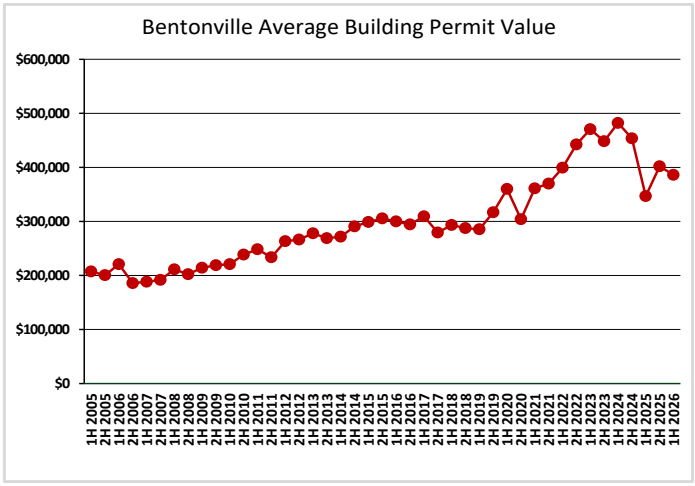
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quantock Hills	6	0.8%	1,846	78	$334,333	$179.26
Queensferry	4	0.6%	1,780	99	$394,153	$222.09
Radcliffe	5	0.7%	1,899	102	$363,400	$190.54
Radnor	2	0.3%	1,388	100	$290,000	$209.72
Raleigh Hills	1	0.1%	2,058	148	$426,000	$207.00
Rannoch	2	0.3%	1,832	117	$412,000	$226.00
Redwick	2	0.3%	1,167	37	$245,000	$212.76
Reighton	6	0.8%	1,768	44	$412,317	$232.64
Renfrew	3	0.4%	1,290	78	$283,000	$220.45
Retford	2	0.3%	1,536	64	$325,000	$211.69
Rillington	1	0.1%	2,654	79	$530,000	$199.70
Roberts	2	0.3%	3,142	45	$662,500	$208.59
Rockingham	2	0.3%	1,524	86	$365,950	$240.15
Romford	1	0.1%	1,925	94	$360,000	$187.01
Rosenheath	2	0.3%	1,413	124	$285,000	$208.69
Rothbury	3	0.4%	1,752	87	$441,183	$255.05
Rountree	2	0.3%	1,651	76	$357,750	$218.64
Roxburgh	5	0.7%	1,802	120	$399,760	$221.02
Ruthwell	6	0.8%	1,853	56	$404,133	$215.95
Rutland	2	0.3%	2,434	168	$451,500	$185.28
Scalloway	5	0.7%	2,175	158	$407,546	$190.76
Scarborough	5	0.7%	1,467	43	$307,490	$209.10
Selkirk	7	1.0%	1,869	138	$457,014	$239.44
Shakespeare Courts	3	0.4%	1,426	77	$261,667	$185.92
Sherlock	4	0.6%	2,143	66	$470,475	$218.08
Sherwood	2	0.3%	1,567	51	$279,900	$186.87
Shetland	4	0.6%	1,558	104	$289,000	$186.45
Shropshire	5	0.7%	2,092	101	$403,432	$193.89
Sidlaw Hills	1	0.1%	1,828	59	$399,900	$218.76
Somerset	1	0.1%	1,096	49	$289,900	$264.51
St Andrews	5	0.7%	1,988	66	$454,180	$227.89
Stafford	2	0.3%	2,513	72	$450,000	$185.82
Stirling	5	0.7%	1,628	77	$352,380	$218.82
Stockton	3	0.4%	2,098	115	$488,283	$232.51
Stonehaven	1	0.1%	5,400	33	$1,500,000	$277.78
Stoneykirk	6	0.8%	1,576	124	$359,900	$232.21

Bella Vista
Characteristics of Houses Sold

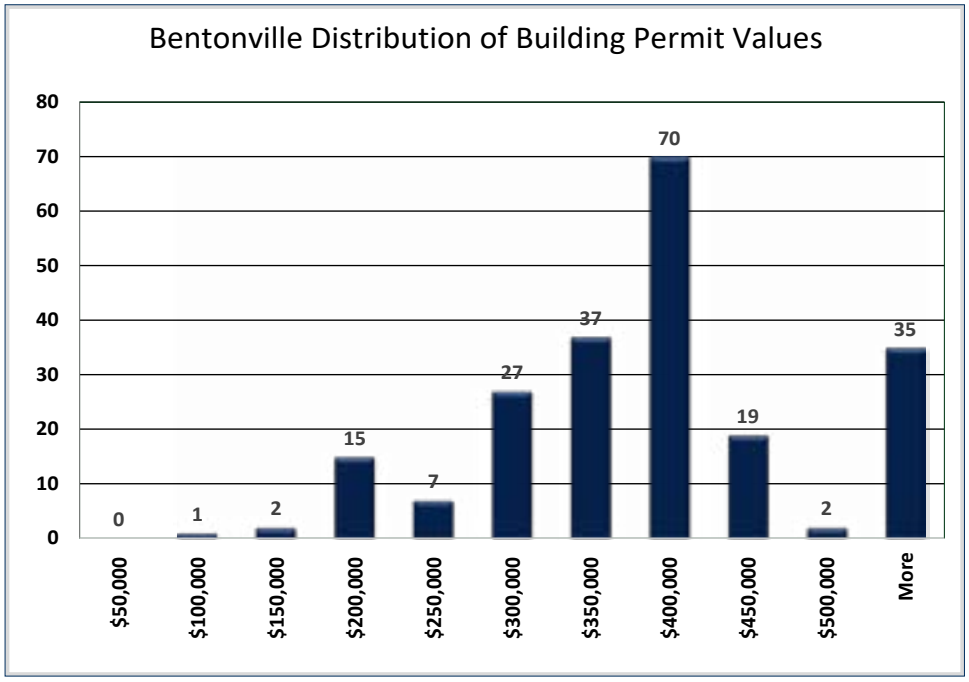
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Strathdon	1	0.1%	3,652	47	$725,000	$198.52
Stronsay	1	0.1%	1,654	101	$379,900	$229.69
Suffolk	5	0.7%	1,664	116	$322,970	$189.70
Sullivan	3	0.4%	2,191	177	$486,981	$225.36
Sunderland	3	0.4%	2,118	63	$393,333	$188.56
Sussex	4	0.6%	1,679	107	$366,163	$218.68
Taransay	5	0.7%	1,803	170	$400,750	$221.53
Thompson Estates	1	0.1%	3,724	166	$1,135,000	$304.78
Tilton	1	0.1%	1,588	76	$335,000	$210.96
Timbercrest	1	0.1%	1,741	35	$385,000	$221.14
Tiree	5	0.7%	2,010	160	$400,960	$201.59
Tiverton	3	0.4%	1,359	52	$298,889	$220.81
Topcliffe	3	0.4%	1,768	166	$380,333	$215.67
Wandsworth	3	0.4%	1,948	121	$417,633	$214.63
Warrick	1	0.1%	2,325	0	$559,900	$240.82
Waterbury	2	0.3%	1,978	154	$516,450	$261.06
Wellington	1	0.1%	2,176	18	$375,000	$172.33
Wembly	1	0.1%	1,681	60	$697,500	$414.93
Wendron	1	0.1%	1,935	94	$374,000	$193.28
Wentworth	2	0.3%	1,539	61	$242,500	$157.19
Westford	1	0.1%	1,912	102	$449,900	$235.30
Westminster	2	0.3%	1,648	54	$327,000	$198.07
Westmorland	4	0.6%	2,292	138	$505,250	$222.65
Weymouth	1	0.1%	1,900	56	$475,000	$250.00
Whithorn	3	0.4%	1,524	77	$349,900	$231.26
Wight	4	0.6%	1,537	107	$303,475	$199.17
Wigtown	1	0.1%	1,924	62	$394,900	$205.25
Wiltshire	3	0.4%	2,595	93	$551,633	$210.85
Wimbledon	1	0.1%	2,182	192	$372,500	$170.71
Windsor Courts	1	0.1%	1,663	31	$367,000	$220.69
Worcester	7	1.0%	1,348	118	$232,143	$171.26
York	10	1.4%	1,893	84	$408,090	$220.77
Zennor	2	0.3%	1,588	54	$357,500	$228.88
Houses Sold	718	100.0%	1,906	93	$410,756	$215.44

Bentonville
Building Permits





Bentonville Building Permits	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	373	277	215	-42.4%	-22.4%
Average Value of Residential Building Permits	$346,801	$402,021	$386,050	11.3%	-4.0%



Bentonville
Active Subdivisions

There were 2,855 total lots in 37 active subdivisions in Bentonville in the first half of 2026. 75.9 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 3.6 were under construction, 1.0 percent were starts, and 15.9 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2026 were Hope Hill with 18. Walnut Grove, Phase III followed with 14.

Hope Hill had the most houses becoming occupied in Bentonville with 78 houses. An additional 42 houses in Poigai Estates, Phase III became occupied in the first half of 2026.

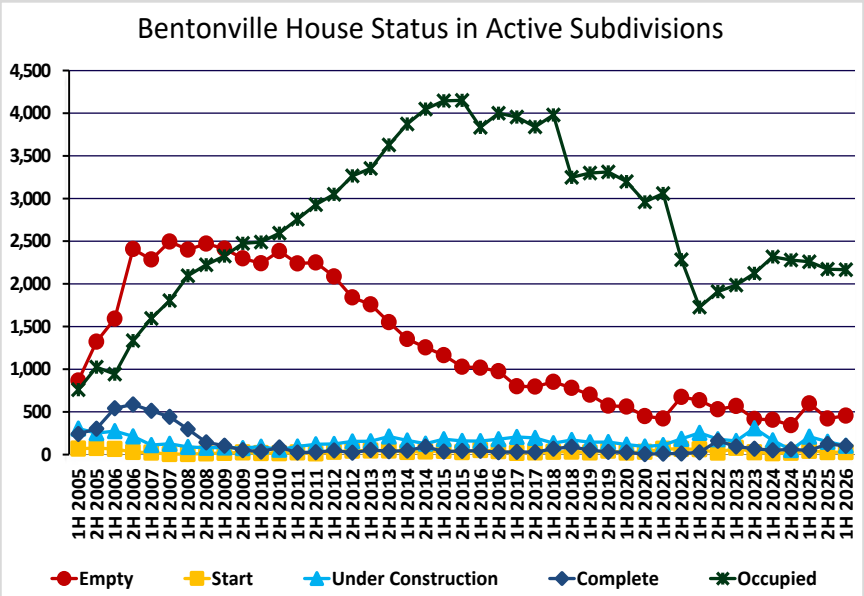
No new construction or progress in existing construction has occurred in the last year in 7 of the 37 active subdivisions in Bentonville.

279 new houses in Bentonville became occupied in the first half of 2026. The annual absorption rate implies that there are 18.5 months of remaining inventory in active subdivisions, down from 25.7 percent in the second half of 2025.

In 13 of the 37 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 56.5 percent in the first half of 2026.

Additionally, 2,118 new lots in 25 subdivisions received either preliminary or final approval by first half of 2026.



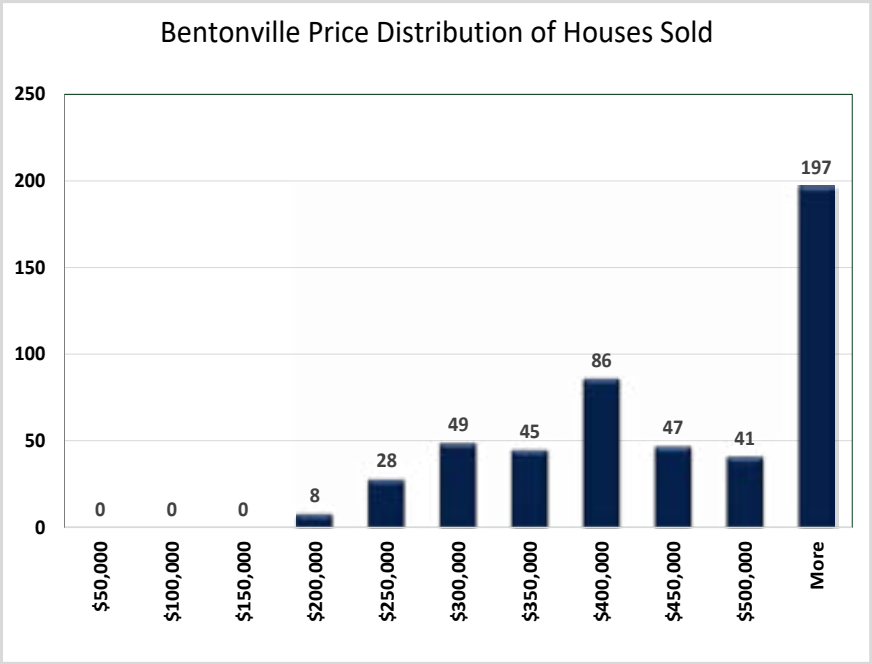
Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Applejack II Townhomes	1H 2025	42		42
Azalea Place, Phase II	1H 2026		81	81
Bentenwoods	1H 2026	291		291
Brier Hill, Phase II	1H 2022	54		54
Brier Hill, Phase III	1H 2022	86		86
Cosmas Heights	2H 2023	30		30
Crystal Street	2H 2023	5		5
Ginn Road	2H 2023	172		172
Harmony Hills	1H 2025	14		14
Legacy at Featherston	1H 2023	63		63
Maddison Heights	1H 2024	86		86
Mckissic Springs West	2H 2023	247		247
Morning Star	1H 2026	144		144
Oak One	1H 2026		15	15
Opal Park, Phase II	1H 2025	96		96
Osage Hills, Phase IV	1H 2022	99		99
Providence Village, Phase IV	1H 2024	30		30
Rainbow Junction Phase II	1H 2026		4	4
Reid	1H 2024	12		12
Rolling Acres, Phase IV	1H 2020	20		20
RV PS	1H 2024	91		91
Sage Valley	2H 2020	14		14
The Thickets	1H 2026	281		281
Vivian Farms, Phase I	2H 2023	60		60
Walnut Grove, Phase IV	1H 2026		81	81
		1,937	181	2,118

Bentonville
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	0	0	0	0	30	30	1	0.0
Aurora, Phase I	14	0	13	4	191	222	2	46.5
Aurora, Phase II	5	1	1	1	20	28	1	32.0
Aurora, Phase III	31	1	11	4	29	76	8	35.3
Autumn Hills	16	3	0	0	29	48	1	228.0
Bluff, The[1]	7	1	0	0	11	19	0	--
Briarwood[1]	1	1	0	0	27	29	0	--
Brier Hill, Phase I	13	0	13	11	41	78	41	10.8
Creekstone, Phase II[1,2]	3	0	0	0	29	32	0	--
Creekstone, Phase III[1,2]	17	0	0	0	8	25	0	--
Eau Claire[1]	5	0	0	0	23	28	0	60.0
Grammercy Park, Phase I	34	2	1	0	79	116	3	111.0
Glen Arbor	4	0	0	1	115	120	4	5.5
Hope Hill	0	4	18	14	109	145	78	4.0
McKissic Springs	5	0	7	1	17	30	4	9.8
Mountainbrook[1,2]	8	0	0	0	150	158	0	--
Nelagoney Glen[1]	0	1	5	0	0	6	0	--
North Fork[1,2]	7	0	0	0	85	92	0	--
Opal Park, Phase I	101	4	0	0	0	105	0	--
Osage Hills, Phase I	1	0	0	0	144	145	0	3.0
Osage Hills, Phase III	48	2	5	16	75	146	34	12.0
Poigai Estates, Phase II	0	0	0	0	74	74	0	0.0
Poigai Estates, Phase III	0	0	0	0	42	42	42	0.0
Poigai Estates, Phase IV	0	0	0	0	20	20	19	0.0
Providence Village, Phase III[2]	5	0	0	0	66	71	0	--
Stone Meadow[1]	4	0	1	0	243	248	0	--
Stone Ridge Estates[1,2]	17	0	0	0	56	73	0	--
Trail Ridge[1]	7	0	2	0	6	15	0	--
Walnut Grove, Phase I	0	0	0	3	79	82	4	1.8
Walnut Grove, Phase II	1	1	9	24	42	77	23	10.2
Walnut Grove, Phase III	36	4	14	20	3	77	3	296.0
White Oak Trails, Phase II[1,2]	2	0	0	0	51	53	0	--
Will Moore, Phase III	20	0	0	0	8	28	1	30.0
Willowbrook Farms, Phase II[1]	2	1	1	0	120	124	0	--
Windemere Woods, Phase I	7	2	0	0	68	77	1	108.0
Woodlands Crossing, Phase I	0	0	0	0	72	72	5	0.0
Woodlands Crossing, Phase II	34	0	3	3	4	44	4	120.0
Bentonville Active Subdivisions	455	28	104	102	2,166	2,855	279	18.5

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Bentonville
Price Distribution of Houses Sold



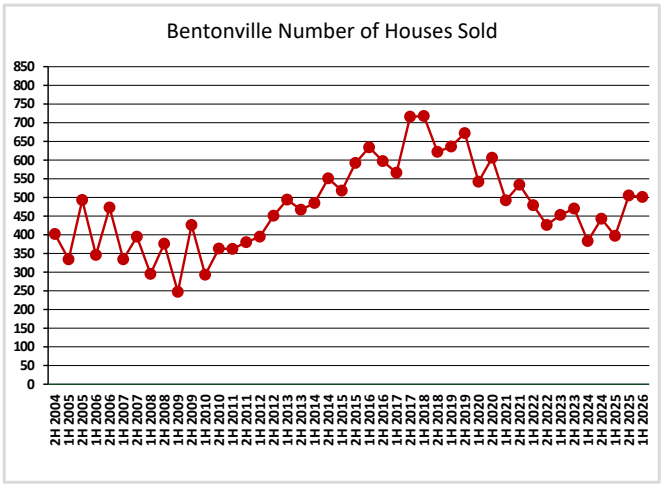
501 houses were sold in Bentonville in the first half of 2026.

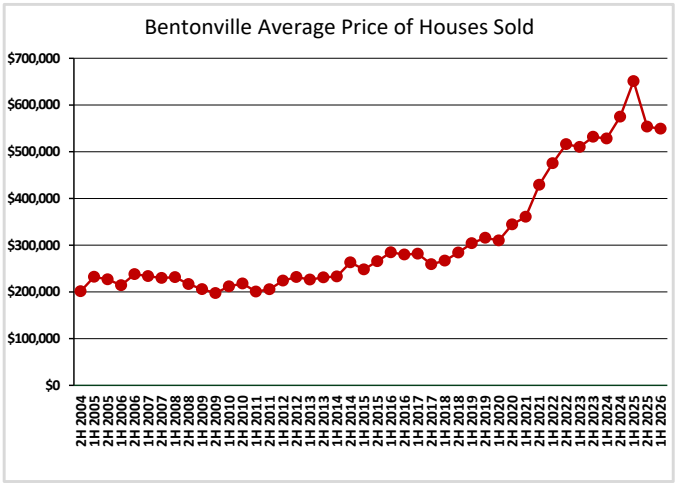
The average price of a house was $549,317 at $257.97 per square foot.

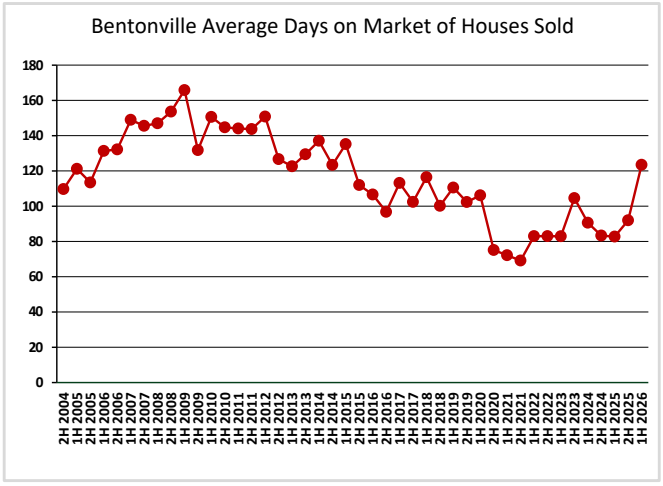
The median cost of a house was $440,000.

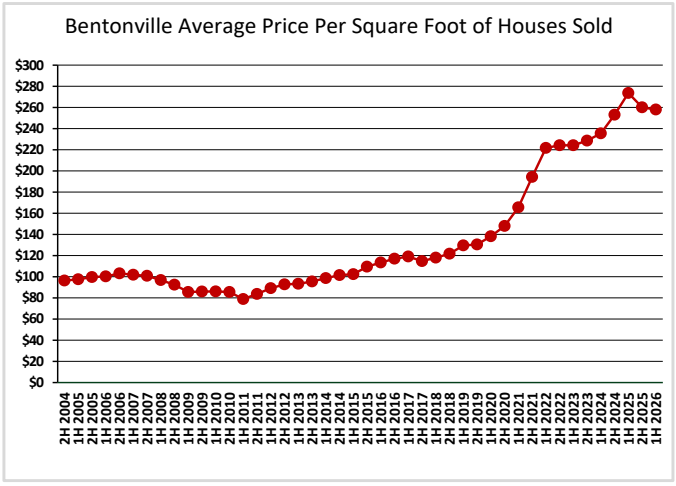
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	8	1.6%	793	218	99.5%
$200,001 - $250,000	28	5.6%	1,199	151	96.5%
$250,001 - $300,000	49	9.8%	1,378	157	97.9%
$300,001 - $350,000	45	9.0%	1,483	143	97.7%
$350,001 - $400,000	86	17.2%	1,756	149	99.0%
$400,001 - $450,000	47	9.4%	1,849	108	98.1%
$450,001 - $500,000	41	8.2%	2,036	94	97.7%
$500,001+	197	39.3%	2,808	102	97.8%
Bentonville Houses Sold	501	100%	2,093	123	98.0%

Bentonville
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	397	505	501	26.2%	-0.8%
Average Price of Houses Sold	$651,112	$553,597	$549,317	-15.6%	-0.8%
Average Days on Market	83	92	123	49.1%	34.2%
Average Price per Square Foot	$273.63	$260.06	$257.97	-5.7%	-0.8%
Percentage of County Sales	18.1%	19.3%	18.5%	2.6%	-3.7%
Number of New Houses Sold	103	188	188	82.5%	0.0%
Average Price of New Houses Sold	$653,491	$494,678	$487,857	-25.3%	-1.4%
Average Days on Market of New Houses Sold	116	101	173	49.6%	70.4%
Number of Houses Listed	283	333	459	62.2%	37.8%
Average List Price of Houses Listed	$748,331	$768,040	$758,004	1.3%	-1.3%

Bentonville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
7C HPR	1	0.2%	1,563	119	$600,000	$383.88
Allencroft	1	0.2%	2,226	57	$565,000	$253.82
Amber Ridge At Woods Creek	1	0.2%	4,300	68	$1,200,000	$279.07
American Flats HPR	1	0.2%	700	31	$600,000	$857.14
Angel Falls	1	0.2%	3,200	51	$980,000	$306.25
Apple Ridge	4	0.8%	1,490	55	$336,850	$230.72
Arbors at Deer Crossing	1	0.2%	1,895	136	$490,000	$258.58
Armstrong	1	0.2%	3,958	160	$1,215,000	$306.97
Aurora	24	4.8%	3,017	132	$836,451	$275.21
Autumn Hills	1	0.2%	4,240	139	$1,110,919	$262.01
Azalea Place	2	0.4%	1,982	95	$381,500	$193.03
Banks Add	4	0.8%	1,285	82	$406,375	$316.86
Belle Heights	1	0.2%	624	237	$490,000	$785.26
Bentonville Original	1	0.2%	986	74	$715,000	$725.15
Bland Valley Estates	3	0.6%	1,952	176	$435,000	$219.81
Bluffs, The	1	0.2%	5,296	25	$1,199,000	$226.40
Boatman Acres	1	0.2%	1,949	154	$438,775	$225.13
Braithwaite Park	3	0.6%	1,900	53	$657,967	$353.69
Briar Chase	1	0.2%	1,842	109	$372,000	$201.95
Brier hill	3	0.6%	1,788	96	$393,945	$220.38
Brighton Cottages	7	1.4%	2,243	74	$547,557	$244.81
Brighton Heights	3	0.6%	2,781	55	$568,333	$204.71
Brightwood	3	0.6%	1,799	85	$371,667	$206.95
Burk's	1	0.2%	1,148	87	$410,000	$357.14
Burnett	1	0.2%	926	57	$260,000	$280.78
Carriage Square	3	0.6%	1,575	60	$317,833	$202.34
Carriage Square HPR	1	0.2%	2,500	38	$460,000	$184.00
Central Park	2	0.4%	2,828	116	$660,000	$234.34
Chapel Hill	3	0.6%	3,254	61	$902,300	$277.34
Chardonnay	2	0.4%	3,120	52	$799,500	$255.36
College Place	9	1.8%	2,548	90	$583,944	$231.86
Colony West	2	0.4%	1,931	72	$497,851	$258.79
Cornerstone Ridge	11	2.2%	2,137	67	$477,264	$224.61
Crabtree	2	0.4%	2,051	129	$1,090,066	$536.34
Creekstone	2	0.4%	5,284	170	$1,322,000	$240.68

Bentonville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cross Creek	1	0.2%	2,100	143	$530,000	$252.38
Dean Maxwell	1	0.2%	1,810	140	$585,000	$323.20
Demings	7	1.4%	2,595	134	$1,256,464	$536.25
Denali Park	1	0.2%	2,918	32	$930,000	$318.71
Dickson	2	0.4%	2,397	288	$1,272,500	$490.86
Dogwood Place	3	0.6%	1,327	149	$283,333	$213.82
Dunn & Davis	1	0.2%	1,900	99	$955,000	$502.63
Eagle Creek	1	0.2%	1,903	120	$371,000	$194.96
Edens Brooke	2	0.4%	1,818	267	$397,500	$218.65
El Contento Acres	2	0.4%	3,311	116	$800,000	$244.69
Enclave, The	1	0.2%	2,800	344	$992,500	$354.46
Fairfield	1	0.2%	1,040	75	$390,000	$375.00
Fairview Heights	2	0.4%	1,277	169	$416,500	$327.10
Farms, The	3	0.6%	2,329	87	$550,667	$235.82
Glen Arbor	6	1.2%	2,023	109	$387,002	$191.90
Grace	2	0.4%	1,306	80	$307,500	$240.19
Grammercy Park	4	0.8%	3,576	189	$836,125	$232.29
Hannahs Meadow	1	0.2%	1,246	63	$345,000	$276.89
Hanover	2	0.4%	4,190	108	$1,327,500	$319.53
Hardell Park	1	0.2%	2,716	57	$520,000	$191.46
Harmon Grove At Central Park	2	0.4%	2,690	66	$644,100	$239.57
Hawthorne Heights	6	1.2%	1,734	111	$481,784	$277.97
Hazel Park	1	0.2%	1,275	56	$710,000	$556.86
Heathrow	1	0.2%	4,904	192	$950,000	$193.72
Heights	1	0.2%	1,526	332	$410,000	$268.68
Hendrix	1	0.2%	1,715	76	$405,000	$236.15
Hidden Springs	3	0.6%	2,698	43	$740,000	$272.61
High Meadows	2	0.4%	1,469	34	$294,250	$200.26
Highland	1	0.2%	3,600	55	$1,500,000	$416.67
Highland Park	1	0.2%	2,338	49	$596,000	$254.92
Highpointe	2	0.4%	1,556	58	$347,750	$223.49
Hope Hill	48	9.6%	1,364	109	$241,456	$182.29
Jerry Heights	2	0.4%	2,266	110	$480,000	$223.21
Kensington	3	0.6%	3,393	126	$710,000	$212.70
Kerelaw Castle	4	0.8%	1,999	95	$348,250	$177.54

Bentonville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Keystone	4	0.8%	1,843	67	$390,520	$211.71
Kingsbury	3	0.6%	2,940	35	$936,333	$318.62
Kristyl Heights	4	0.8%	1,306	59	$302,711	$232.37
Lake	1	0.2%	1,507	63	$385,000	$255.47
Laurynwood Estates	2	0.4%	1,852	70	$359,250	$193.79
Lightbox at Market	2	0.4%	2,425	135	$1,275,850	$516.76
Lincoln & Rice	2	0.4%	2,296	43	$1,338,250	$560.36
Linwood Add	1	0.2%	1,796	42	$485,000	$270.04
Lochmoor Club	10	2.0%	3,326	115	$792,500	$238.60
Lonesome Pond	1	0.2%	2,400	128	$610,000	$254.17
Lyndal Heights	1	0.2%	2,114	55	$499,900	$236.47
Mcandrew&Jackson	2	0.4%	2,683	70	$1,082,000	$402.18
McClain Place	1	0.2%	2,742	107	$635,000	$231.58
McKissic Springs	3	0.6%	2,497	281	$501,966	$202.48
Meadowbrook Farms	1	0.2%	2,112	68	$325,000	$153.88
Meadowlands	1	0.2%	1,405	111	$340,000	$241.99
Meadows At Woods Crk, The	1	0.2%	2,156	62	$500,250	$232.03
Medlin Meadows	29	5.8%	1,039	430	$289,182	$279.04
Nelagoney Glen	2	0.4%	3,985	152	$3,232,500	$811.15
North Fork	4	0.8%	2,334	51	$534,750	$227.98
Northaven Hills	2	0.4%	2,299	49	$640,000	$279.05
Oak Meadows	1	0.2%	2,665	42	$582,500	$218.57
Oak One	1	0.2%	1,658	268	$880,000	$530.76
Oakbrooke	3	0.6%	2,549	73	$633,333	$248.72
Oakhurst	1	0.2%	1,943	210	$428,600	$220.59
Oaklawn Hills	1	0.2%	3,474	50	$975,000	$280.66
Orchard	3	0.6%	2,715	67	$1,288,333	$466.47
Orchards, The	1	0.2%	2,667	100	$580,000	$217.47
Osage Hills	31	6.2%	1,911	123	$380,697	$199.60
Oxford Ridge	3	0.6%	2,700	73	$563,667	$210.38
Park	1	0.2%	1,860	64	$505,000	$271.51
Park Springs	1	0.2%	2,147	189	$995,000	$463.44
Parkcrest	4	0.8%	1,150	136	$319,500	$277.87
Pleasant View Estates	1	0.2%	1,450	40	$365,000	$251.72
Polson	1	0.2%	1,515	187	$715,550	$472.31
Preston Park	4	0.8%	2,555	54	$632,375	$248.69

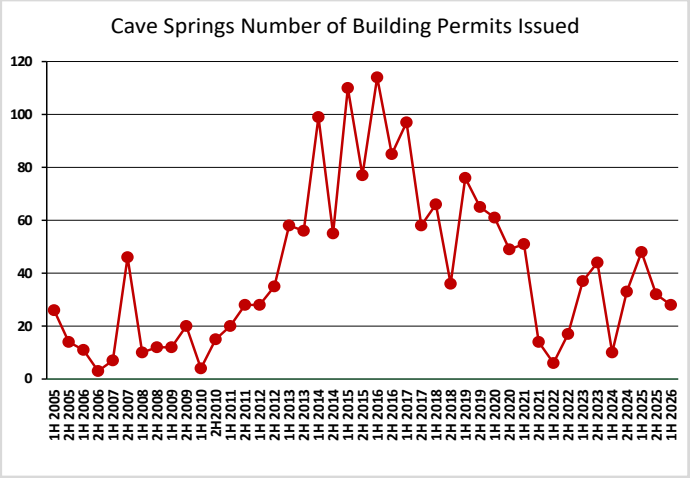
Bentonville
Characteristics of Houses Sold

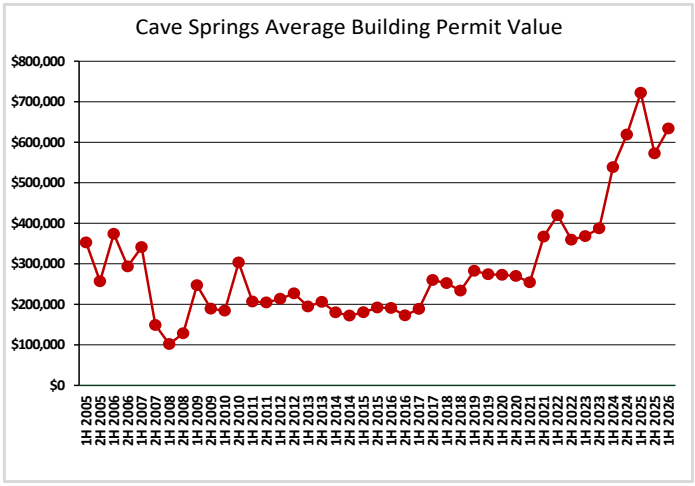
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Pritchard	1	0.2%	1,200	636	$400,000	$333.33
Providence Village	5	1.0%	1,551	92	$301,500	$194.70
Pubside HPR	1	0.2%	1,420	45	$555,000	$390.85
Quail Run	2	0.4%	2,315	64	$516,950	$232.06
Railroad	2	0.4%	2,630	17	$1,487,500	$565.21
Riverwalk Farms	9	1.8%	1,926	88	$395,722	$204.49
Robbinaire Heights	1	0.2%	1,894	130	$512,000	$270.33
Robin Haven	3	0.6%	2,066	186	$540,833	$264.69
Rolling Acres	3	0.6%	2,506	99	$496,800	$199.96
Rolling Hills	2	0.4%	1,353	158	$463,750	$344.28
Royal Heights	3	0.6%	1,787	113	$469,000	$269.73
Saddlebrook	1	0.2%	1,963	0	$475,000	$241.98
Seay	1	0.2%	5,320	125	$4,920,000	$924.81
Simsberry Place	2	0.4%	2,382	40	$598,500	$251.09
Skyview Acres	1	0.2%	1,805	295	$475,000	$263.16
Snyder Meadows	1	0.2%	2,846	52	$610,000	$214.34
Southern Meadows	1	0.2%	2,073	69	$631,000	$304.39
Stone Meadow	5	1.0%	1,400	120	$283,838	$202.87
Stoneburrow	5	1.0%	1,625	78	$327,280	$201.59
Stonecreek	1	0.2%	2,111	215	$430,000	$203.69
Sturbridge	2	0.4%	1,582	37	$427,000	$271.12
Summerlin	5	1.0%	1,353	102	$293,700	$219.84
Sunrise	1	0.2%	1,777	124	$365,000	$205.40
Sunset	1	0.2%	1,469	120	$440,000	$299.52
Thornbrook Village	2	0.4%	1,671	53	$351,500	$210.21
Tourmaline Urban Lofts	1	0.2%	2,200	49	$820,000	$372.73
Tunbridge Wells	2	0.4%	1,787	60	$385,950	$218.14
Vintage Estates	2	0.4%	1,939	50	$494,750	$255.34
Virginia's Grove	2	0.4%	1,825	38	$430,000	$235.69
W A Burks	4	0.8%	1,958	100	$820,000	$423.55
Walnut Grove	33	6.6%	1,958	107	$420,482	$214.95
Walnut Valley	1	0.2%	1,525	199	$358,000	$234.75
Westside	1	0.2%	1,892	55	$679,000	$358.88
White Oak Trails	2	0.4%	2,993	108	$666,250	$222.40
Wildwood	5	1.0%	2,500	56	$567,800	$227.78
Willowbrook Farms	2	0.4%	2,635	110	$513,750	$196.58

Bentonville
Characteristics of Houses Sold

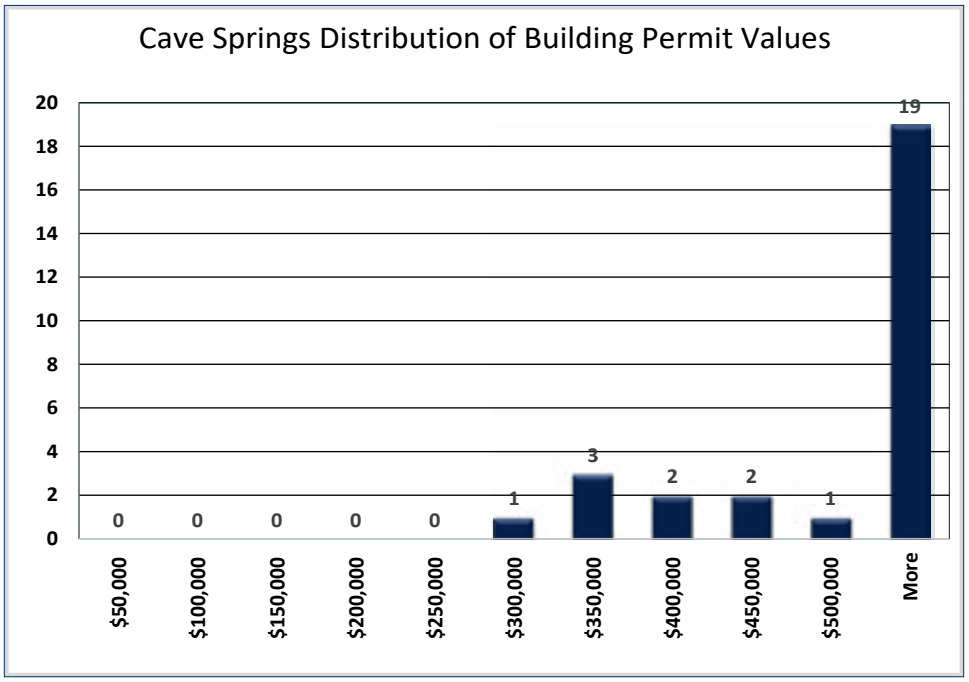
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Windemere Woods	2	0.4%	3,296	102	$767,000	$241.14
Windsong	1	0.2%	3,243	41	$770,000	$237.43
Windsor Manor	2	0.4%	3,744	110	$837,500	$223.84
Windwood	4	0.8%	1,902	148	$384,975	$201.99
Woodlands Crossing	5	1.0%	2,251	127	$547,960	$243.41
Woods Creek	6	1.2%	3,273	73	$799,500	$239.55
Other	1	0.2%	1,364	49	$550,000	$403.23
Bentonville Sold	501	100.0%	2,093	123	$549,317	$257.97

Cave Springs
Building Permits





Cave Springs	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	48	32	28	-41.7%	-12.5%
Average Value of Residential Building Permits	$721,938	$572,461	$633,769	-12.2%	10.7%



Cave Springs
Active Subdivisions

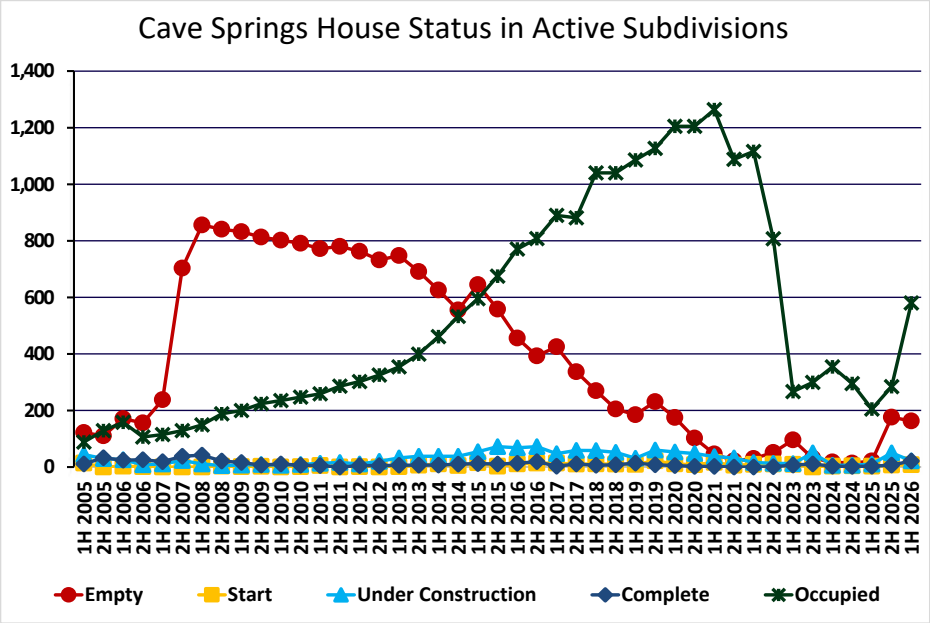
There were 794 total lots in 13 active subdivisions in Cave Springs in the first half of 2026. 73.0 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 2.8 were under construction, 1.0 percent were starts, and 20.5 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the first half of 2026 were Evening Star, Phase II with 10. Hillcrest, Phase I-Cave Springs followed with 8,

Hillcrest, Phase I-Cave Springs had the most houses becoming occupied in Cave Springs with 15 houses. An additional 13 houses in Evening Star, Phase I and Evening Star, Phase II became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 3 of the 13 active subdivisions in Cave Springs.

49 new houses in Cave Springs became occupied in the first half of 2026. The annual absorption rate implies that there are 28.9 months of remaining inventory in active subdivisions, down from 36.0 percent in the second half of 2025.



In 5 of the 13 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 71.2 percent in the first half of 2026.

Additionally, 349 new lots in 4 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Evening Star, Phase III	1H 2026		107	107
Osage Meadows	1H 2025	90		90
Parker Estates	1H 2025	4		4
Scissortail, Phase IV	1H 2025	148		148
New and Preliminary		242	107	349

Cave Springs
Active Subdivisions

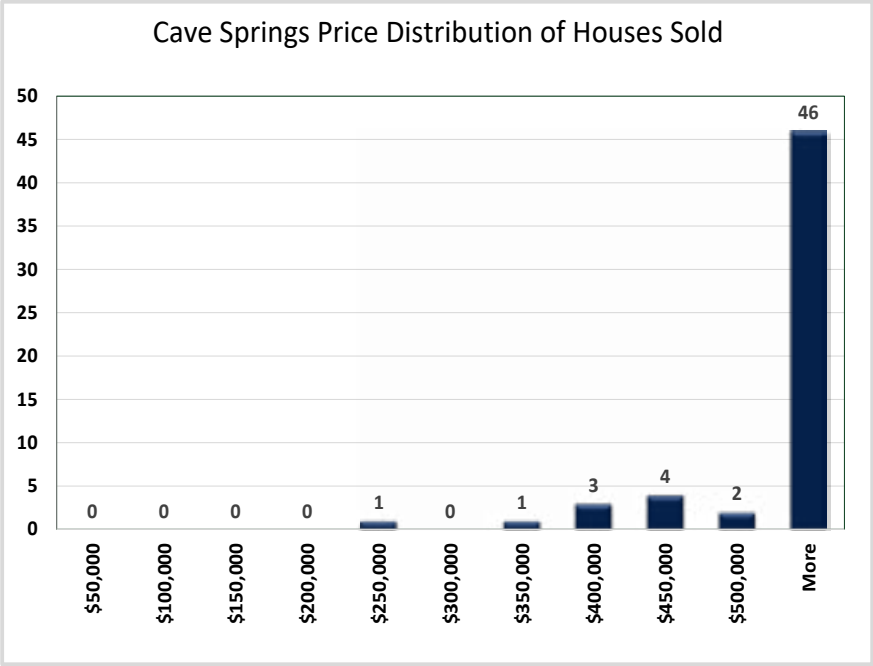
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Chattin Valle[1,2]	2	0	0	0	26	28	0	--
Duffer's Ridge[1]	0	0	1	0	7	8	0	--
Evening Star, Phase I	8	1	0	2	58	69	13	6.0
Evening Star, Phase II	25	2	10	2	40	79	13	12.6
Fairway Valley, Phase III	2	0	0	1	21	24	2	7.2
Hillcrest, Phase I-Cave Springs	95	1	8	11	17	132	15	81.2
La Bonne Vie[1,2]	1	0	0	0	5	6	0	--
Nevaeh Estates[1]	2	1	0	0	37	40	0	36.0
Sand Springs, Phase I	2	0	0	0	116	118	1	24.0
Scissortail, Phase I[1,2]	4	0	0	0	131	135	0	--
Scissortail, Phase II	12	1	0	0	29	42	2	26.0
Scissortail, Phase III	3	2	1	0	89	95	0	36.0
Soaring at Scissortail	7	0	2	5	4	18	3	42.0
Cave Springs Active Subdivisions	163	8	22	21	580	794	49	28.9

1 No absorption has occurred in this subdivision in the last year.

2 No new construction or progress in existing construction has occurred in this subdivision in the last year.



Cave Springs
Price Distribution of Houses Sold



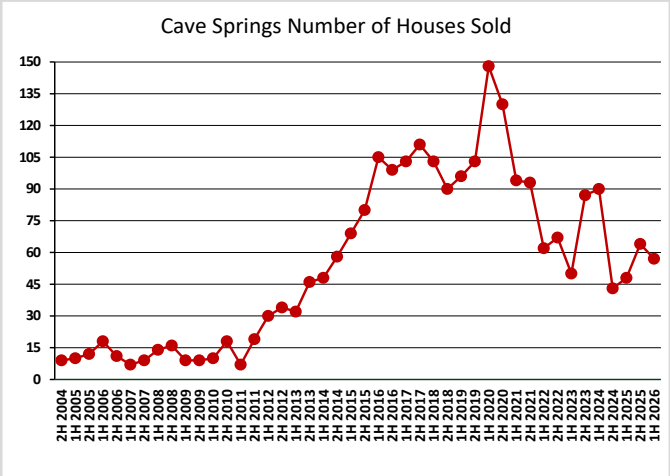
57 houses were sold in Cave Springs in the first half of 2026.

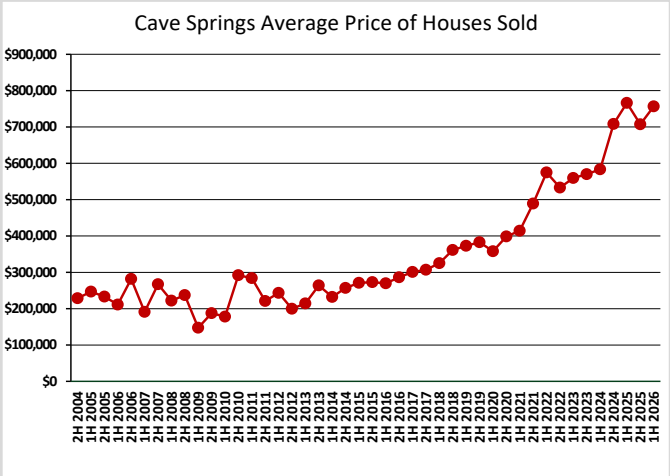
The average price of a house was $756,573 at $267.14 per square foot.

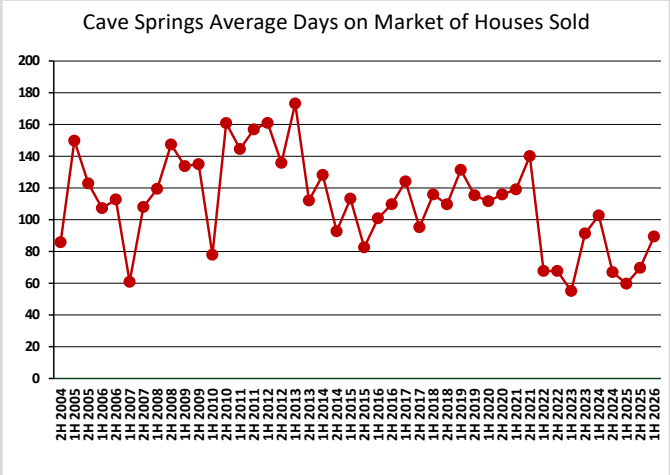
The median cost of a house was $581,000.

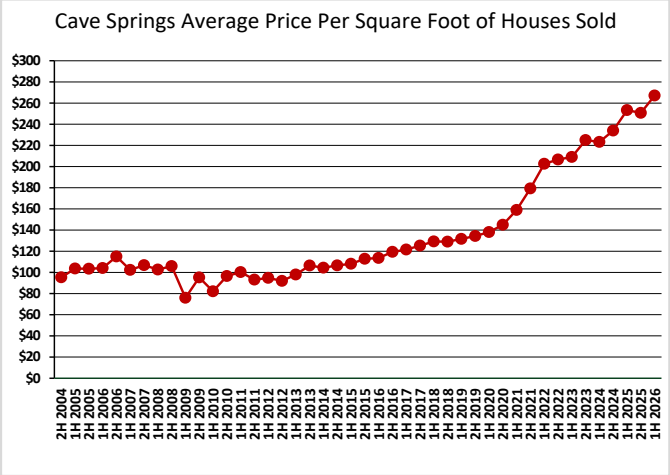
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	1	1.8%	1,170	77	85.2%
$250,001 - $300,000	0	0.0%	--	--	--
$300,001 - $350,000	1	1.8%	1,465	181	99.4%
$350,001 - $400,000	3	5.3%	1,671	52	100.0%
$400,001 - $450,000	4	7.0%	1,929	49	99.1%
$450,001 - $500,000	2	3.5%	2,150	40	97.8%
$500,001+	46	80.7%	2,917	96	99.6%
Cave Springs Houses Sold	57	100.0%	2,699	89	99.2%

Cave Springs
Characteristics of Houses Sold







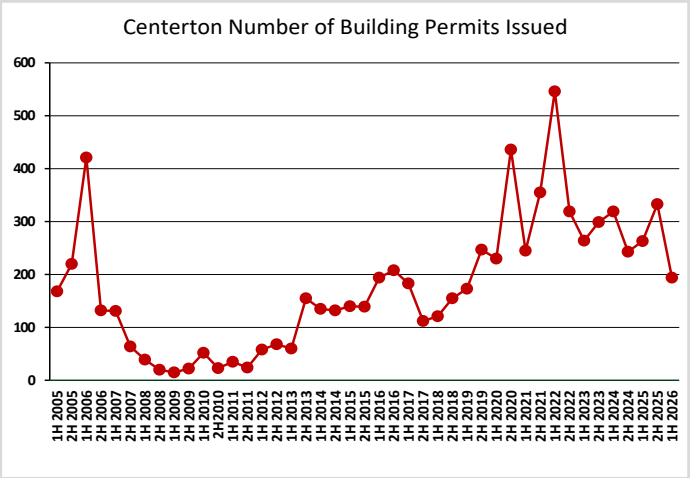


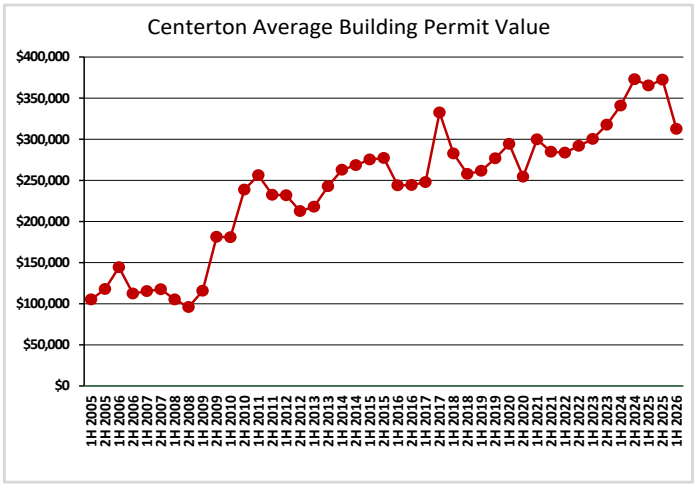
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	48	64	57	18.8%	-10.9%
Average Price of Houses Sold	$766,219	$707,162	$756,573	-1.3%	7.0%
Average Days on Market	60	70	89	49.9%	28.4%
Average Price per Square Foot	$253.33	$250.76	$267.14	5.5%	6.5%
Percentage of County Sales	2.6%	3.1%	2.9%	13.0%	-6.8%
Number of New Houses Sold	6	3	16	166.7%	433.3%
Average Price of New Houses Sold	$570,864	$577,200	$912,001	59.8%	58.0%
Average Days on Market of New Houses Sold	115	106	142	23.7%	33.4%
Number of Houses Listed	36	30	57	58.3%	90.0%
Average List Price of Houses Listed	$765,975	$851,620	$841,442	9.9%	-1.2%

Cave Springs
Characteristics of Houses Sold

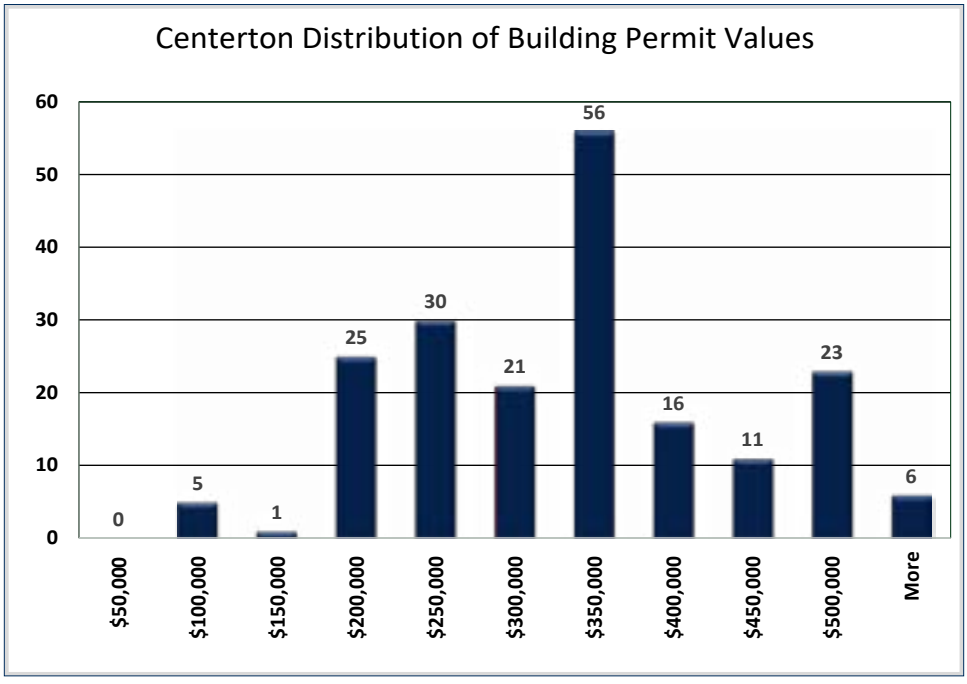
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allens Mill	7	12.3%	2,254	39	$595,714	$264.63
Bartletts	1	1.8%	1,970	22	$485,000	$246.19
Brentwood	4	7.0%	1,985	39	$438,558	$221.91
Duffer's Ridge	1	1.8%	3,891	210	$999,000	$256.75
Evening Star	3	5.3%	4,245	115	$1,138,017	$268.10
Fairway Valley	5	8.8%	2,423	83	$546,084	$225.57
Hamptons, The	2	3.5%	2,073	51	$479,500	$231.13
Hickory Hills	1	1.8%	1,902	73	$445,000	$233.96
Hillcrest	8	14.0%	2,315	163	$571,549	$247.71
Hyde Park	6	10.5%	2,637	60	$621,833	$235.76
Marbella	1	1.8%	2,510	55	$581,000	$231.47
Otter Creek	7	12.3%	3,571	65	$1,219,029	$340.86
Park 5	1	1.8%	4,935	239	$2,295,593	$465.17
Sand Springs	3	5.3%	1,600	103	$367,633	$229.69
Scissortail	3	5.3%	3,510	71	$1,133,952	$323.05
Soaring Hawk	1	1.8%	3,177	211	$950,000	$299.02
Springs At Wellington	1	1.8%	2,505	177	$555,000	$221.56
Other	2	3.5%	2,795	87	$1,222,500	$348.91
Cave Springs Sold	57	100.0%	2,699	89	$756,573	$267.14

Centerton
Building Permits





Centerton	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	263	333	194	-26.2%	-41.7%
Average Value of Residential Building Permits	$365,331	$372,392	$312,488	-14.5%	-16.1%



Centerton
Active Subdivisions

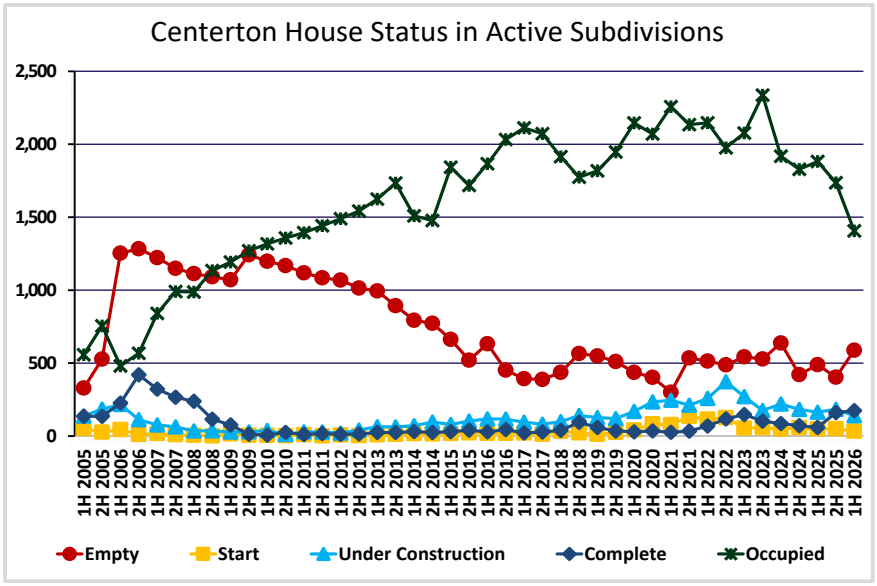
There were 2,340 total lots in 33 active subdivisions in Centerton in the first half of 2026. 60.1 percent of the lots were occupied, 7.4 percent were complete but unoccupied, 5.9 were under construction, 1.4 percent were starts, and 25.1 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2026 were Featherston West, Phase I with 20. Crystal Cove, Phase I followed with 18.

Woodcrest Walk had the most houses becoming occupied in Centerton with 45 houses. An additional 24 houses in The Pines, Phase IV became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 0 of the 33 active subdivisions in Centerton.

237 new houses in Centerton became occupied in the first half of 2026. The annual absorption rate implies that there are 21.9 months of remaining inventory in active subdivisions, up from 17.5 percent in the second half of 2025.



In 3 of the 33 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 55.6 percent in the first half of 2026.



Centerton
New and Preliminary Subdivisions

Additionally, 3,866 new lots in 45 subdivisions received either preliminary or final approval by first half of 2026. and

Infrastructure continues to be a concern in new subdivisions.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Amber Estates	2H 2024	47		47
Cedar Ridge Patio Homes	2H 2022	56		56
Copper Oaks TH - Phase II	1H 2024		10	10
Crystal Cove Phase III	1H 2024		80	80
Crystal Cove, Phase IV	2H 2023	62		62
Diamond Estates Phase VI	2H 2023		65	65
Diamond Oak Estates	1H 2023	35		35
Elegance at Kinyon	2H 2023	205		205
Featherston West, Phase II	1H 2026	95		95
Featherston West, Phase III	1H 2026	102		102
Flyway Crossings at Centerton	2H 2024	171		171
Fox Haven, Phase II	1H 2025	25		25
Harbor Manor	1H 2026	62		62
Huber Place, Phase II	1H 2026		49	49
Huber Place, Phase III,IV	1H 2026	188		188
Kinyon Estates	1H 2026	148		148
Kinyon Place	1H 2024		146	146
Kinyon Springs Valley	1H 2024		222	222
Magnolia Landing, Phase IV	1H 2026	127		127
Magnolia Landing, Phase III	1H 2026		78	78
Meadow Ridge, Phase I	1H 2026		154	154
Meadowbrook, Phase II	1H 2026	57		57
Naga Subdivision Duplex	1H 2024	49		49
Oakmont Estates, Phase II	2H 2023		77	77
Padman	2H 2024	105		105
Parise Subdivision	1H 2024		48	48
Pines VI, VII	2H 2024		138	138
Punkin Hollow	1H 2024	16		16
Richwoods	1H 2023	240		240
Seba Hills	2H 2024	61		61
Silver Dreams	1H 2026		39	39
Skyline Cottages	1H 2024	81		81
Skyline Cottages	1H 2026	64		64
Soto Subdivision	1H 2024	13		13
Sunrise Cottages	1H 2023	85		85
Tanzanite Estates	2H 2023	66		66

Centerton
Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
The Landing	1H 2025		40	40
The Pines, Phase VI	1H 2026	71		71
The Pines, Phase VII	1H 2026	67		67
Tower Park, Phase I	1H 2026		42	42
Tuscany, Phase IV	2H 2025		41	41
Warren Estates	1H 2026		25	25
Watercolor Phase III	2H 2023		7	7
West Winds North	2H 2024	181		181
West Winds Phase II &III	2H 2022	126		126
Preliminary and Final Lots		2,605	1,261	3,866

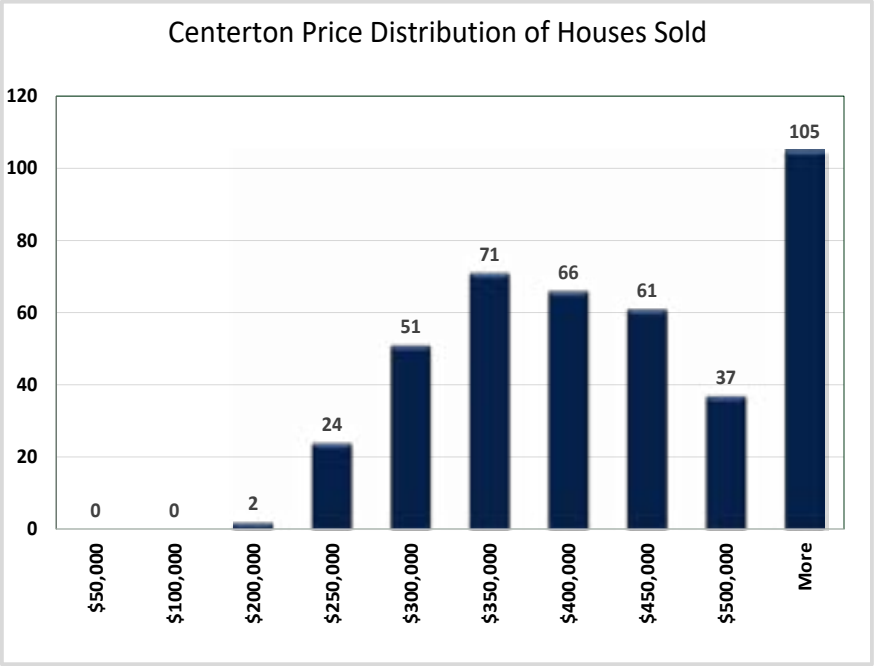


Centerton
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	0	0	0	5	67	72	0	30.0
Annika Estates, Phase II	0	0	2	7	59	68	9	9.8
Big Sky, Phase II	20	0	7	9	21	57	4	28.8
Bliss Street Townhomes	2	0	0	16	32	50	3	27.0
Crystal Cove, Phase I	10		18	0	35	68	18	11.3
Crystal Cove, Phase II	50	0	10	0	0	60	0	--
Daisy Road Duplexes	2	0	2	4	32	40	0	--
Diamond Estates, Phase V	7	0	0	23	35	65	0	45.0
Featherston Village, Phase II-III	0	0	0	0	194	194	21	0.0
Featherston West, Phase I	52	12	20	9	7	100	7	159.4
Forest Park, Phase III	9	0	0	1	51	61	1	20.0
Forest Park, Phase IV [1]	43	2	5	0	14	64	0	46.2
Fox Haven, Phase I [1]	12	0	4	0	2	18	0	--
Grassy Hills	0	0	0	0	7	7	1	0.0
Huber Place, Phase I	41	0	7	20	42	110	22	19.4
Magnolia Landing, Phase I	1	0	0	0	28	29	12	0.4
Magnolia Landing, Phase II	55	1	4	7	21	88	21	38.3
Maple Estates, Phase III	50	0	6	0	0	56	0	--
McKissic\k Springs	5	0	7	1	17	30	4	9.8
Oak Tree	3	0	0	0	195	198	1	36.0
Oakmont Estates, Phase I	0	0	0	2	60	62	0	1.2
Paradise Park	15	1	1	7	16	40	5	20.6
The Pines, Phase IV	11	4	14	12	24	65	24	20.5
The Pines, Phase V	64	1	0	0	0	65	0	--
Reserve at Wolverine (The)	39	3	3	11	3	59	3	224.0
Silver Leaf, Phase I	16	0	4	7	101	128	7	8.5
Silver Leaf, Phase II	53	0	2	5	14	74	6	51.4
Versailles[1]	4	1	0	0	117	122	0	30.0
West Winds, Phase I	2	0	9	14	28	53	19	10.7
Westridge Village	2	0	0	1	81	84	1	36.0
West End Acres	3	0	0	0	25	28	1	36.0
Woodcrest Walk	10	2	13	13	60	98	45	7.6
Wynnbrooke	7	1	1	0	18	27	2	13.5
Centerton Active Subdivisions	588	33	139	174	1,406	2,340	237	21.9

1 No absorption has occurred in this subdivision in the last year.
2 No new construction or progress in existing construction has occurred in this subdivision in the last year.

Centerton
Price Distribution of Houses Sold



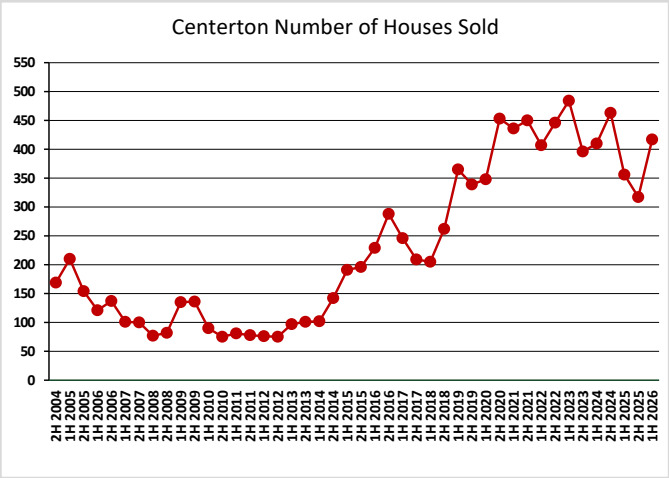
417 houses were sold in Centerton in the first half of 2026.

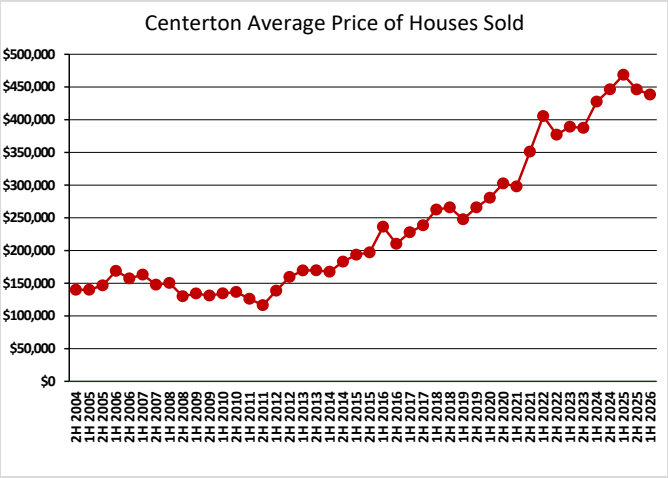
The average price of a house was $438,434 at $205.75 per square foot. The median cost of a house was $399,000.

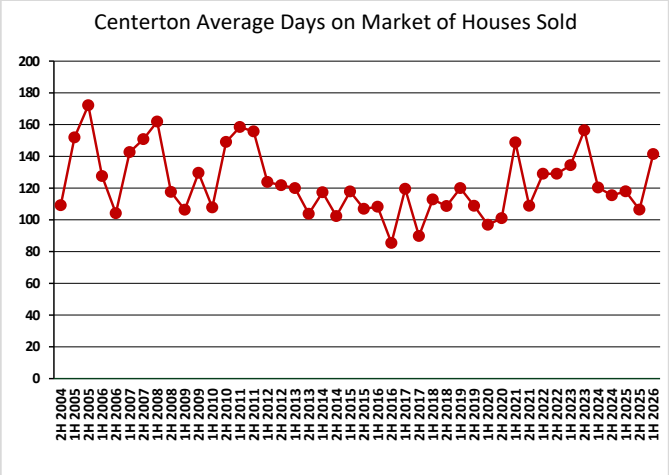
The median cost of a house was $429,943.

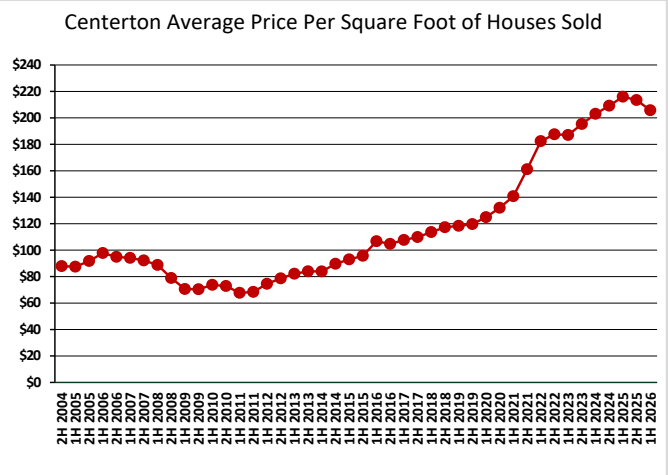
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	2	0.5%	1,660	80	92.1%
$200,001 - $250,000	24	5.8%	1,167	85	99.5%
$250,001 - $300,000	51	12.2%	1,462	117	96.6%
$300,001 - $350,000	71	17.0%	1,675	129	98.0%
$350,001 - $400,000	66	15.8%	2,001	161	98.9%
$400,001 - $450,000	61	14.6%	2,054	196	99.9%
$450,001 - $500,000	37	8.9%	2,338	128	99.4%
$500,001+	105	25.2%	2,938	137	99.4%
Centerton Houses Sold	417	100.0%	2,104	141	98.8%

Centerton
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	356	317	417	17.1%	31.5%
Average Price of Houses Sold	$468,654	$446,216	$438,434	-6.4%	-1.7%
Average Days on Market	118	106	141	20.0%	32.9%
Average Price per Square Foot	$216.02	$213.42	$205.75	-4.8%	-3.6%
Percentage of County Sales	11.7%	9.7%	12.3%	5.6%	26.4%
Number of New Houses Sold	199	147	248	24.6%	68.7%
Average Price of New Houses Sold	$485,244	$437,850	$446,815	-7.9%	2.0%
Average Days on Market of New Houses Sold	157	151	174	11.0%	15.2%
Number of Houses Listed	145	253	379	161.4%	49.8%
Average List Price of Houses Listed	$499,600	$485,161	$476,283	-4.7%	-1.8%

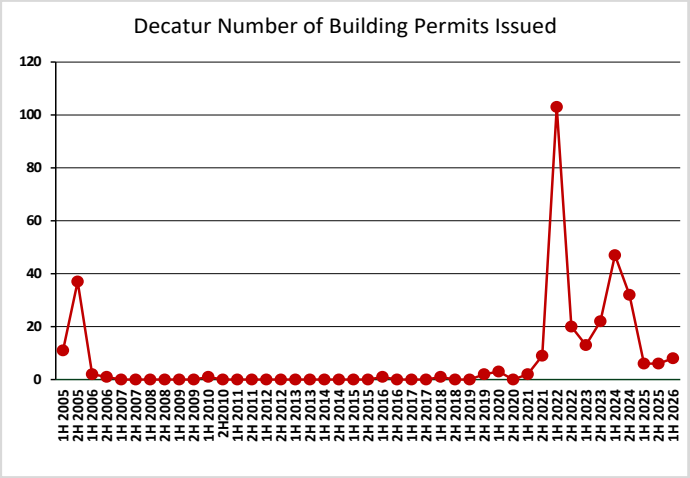
Centerton
Characteristics of Houses Sold

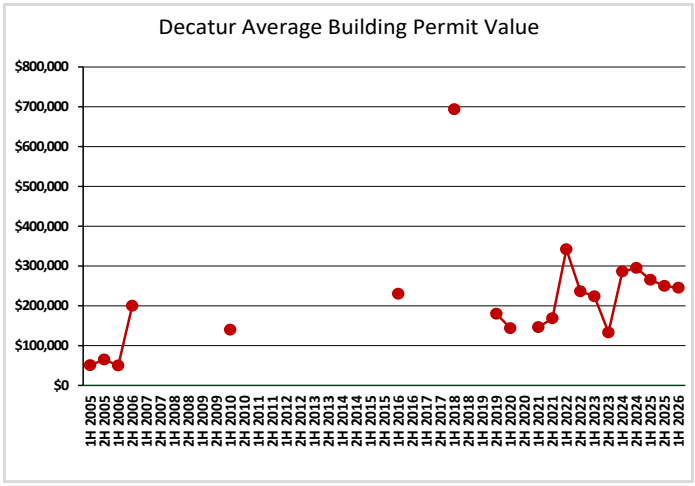
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	5	1.2%	2,003	71	$438,424	$219.06
Ashmore Landing	1	0.2%	2,011	138	$399,950	$198.88
Barrington Place	6	1.4%	1,559	90	$312,833	$200.66
Bellewood	3	0.7%	1,502	91	$322,140	$214.92
Bequette Farms	2	0.5%	2,874	77	$620,750	$216.37
Big Sky	10	2.4%	3,161	126	$866,750	$273.42
Black Springs	3	0.7%	2,192	154	$409,783	$186.74
Bliss Meadows	3	0.7%	1,943	49	$391,333	$201.71
Briar Rose	6	1.4%	1,572	100	$331,833	$211.24
Brookside Estates	2	0.5%	2,003	44	$434,000	$216.63
Centerpoint	7	1.7%	1,367	82	$269,714	$198.02
Centerton Original	1	0.2%	2,305	123	$160,000	$69.41
Creekside	5	1.2%	2,923	60	$686,780	$235.45
Diamond Estates	14	3.4%	2,776	109	$625,048	$225.24
Dogwood	2	0.5%	1,768	77	$330,000	$191.99
Edens Court	1	0.2%	1,729	92	$315,000	$182.19
Edgewood Estates	1	0.2%	2,070	47	$430,000	$207.73
Featherston Village	16	3.8%	1,129	145	$241,428	$216.06
Featherston West	9	2.2%	1,133	51	$229,713	$202.86
Forest Park	17	4.1%	2,420	69	$542,697	$223.88
Fox Run	2	0.5%	1,852	106	$341,250	$185.48
Hickory Park	3	0.7%	1,391	92	$265,000	$191.04
Hilldale	1	0.2%	1,799	45	$354,000	$196.78
Huber Place	41	9.8%	2,283	97	$419,012	$183.96
Kensington Hills	1	0.2%	1,809	222	$330,000	$182.42
Laynebridge	1	0.2%	1,732	32	$331,000	$191.11
Lexington	2	0.5%	3,303	136	$739,500	$223.94
Magnolia Landing	32	7.7%	1,957	242	$382,801	$198.34
Maple Estates	7	1.7%	2,784	177	$611,857	$219.97
Morningside	1	0.2%	1,132	111	$275,000	$242.93
Morningside Estates	7	1.7%	1,585	104	$292,286	$189.03
North Forty	3	0.7%	1,402	70	$274,333	$196.38
Oak Ridge	3	0.7%	2,373	60	$405,000	$171.08
Oak Tree	5	1.2%	4,515	107	$1,234,524	$271.92
Oakmont	1	0.2%	2,200	258	$483,900	$219.95

Centerton
Characteristics of Houses Sold

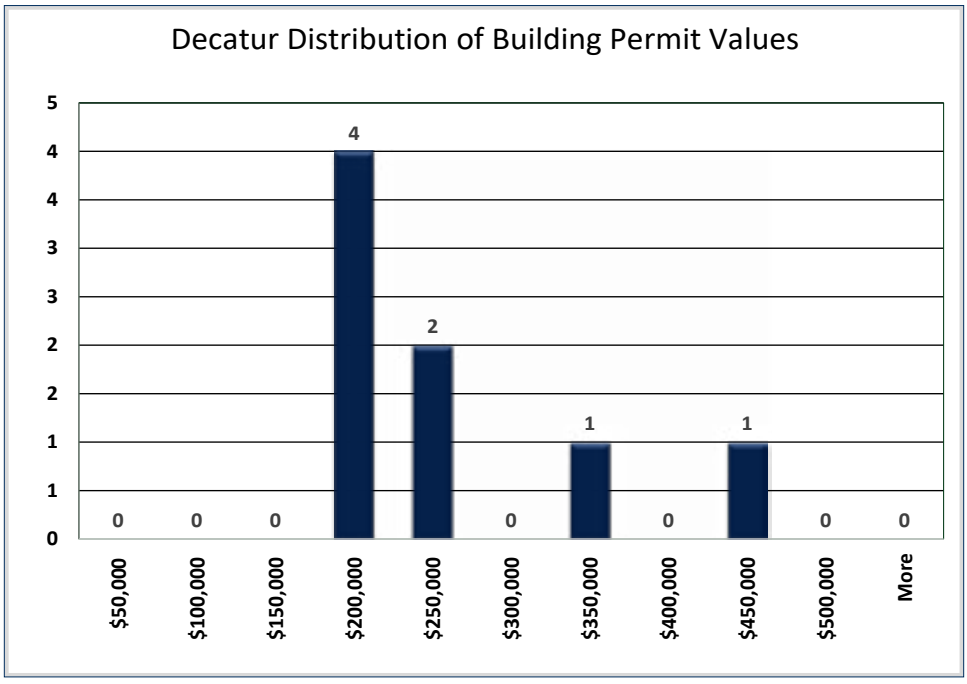
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Orchard Park	4	1.0%	1,944	94	$370,475	$190.70
Osage Creek	1	0.2%	2,767	98	$607,000	$219.37
Paradise Park	1	0.2%	2,536	282	$525,000	$207.02
Pines , The	32	7.7%	2,204	247	$443,056	$203.64
Prairie Brook	3	0.7%	1,633	187	$337,667	$206.65
Quail Hollow	3	0.7%	2,250	82	$504,000	$224.02
Quailridge	3	0.7%	3,031	109	$597,667	$197.32
Reserve at Wolverine	2	0.5%	3,300	121	$775,900	$235.12
Ridgefield	2	0.5%	2,132	48	$428,700	$200.41
Rozars 1st	1	0.2%	1,014	36	$199,900	$197.14
Shirley Estates	1	0.2%	2,790	135	$544,900	$195.30
Sienna At Cooper's Farm	9	2.2%	1,659	76	$322,556	$194.56
Silver Leaf Estates	6	1.4%	2,705	123	$599,043	$220.82
Somerset	2	0.5%	1,419	43	$293,500	$206.74
Sonoma Valley	3	0.7%	1,526	82	$277,433	$181.81
Southfork	1	0.2%	1,689	56	$300,000	$177.62
Southland	1	0.2%	1,222	54	$255,000	$208.67
Southwinds	3	0.7%	1,561	42	$351,208	$225.42
Sunrise Ridge	1	0.2%	2,409	36	$510,000	$211.71
Tamarron	11	2.6%	2,050	98	$398,864	$196.17
Tarah Knolls	1	0.2%	2,046	40	$400,000	$195.50
Timber Ridge	1	0.2%	1,713	84	$320,000	$186.81
Tuscany	8	1.9%	3,538	84	$818,566	$233.54
Walnut Ridge	3	0.7%	1,495	122	$278,300	$186.26
West End Acres	1	0.2%	3,538	36	$1,260,000	$356.13
West Wind	45	10.8%	1,722	151	$317,098	$184.60
Westridge Village	1	0.2%	2,499	139	$541,500	$216.69
Willow Crossing	2	0.5%	2,001	109	$355,000	$184.70
Woodcrest Walk	38	9.1%	2,106	257	$453,117	$217.26
Other	3	0.7%	2,645	199	$646,000	$232.56
Centerton Sold	417	100.0%	2,104	141	$438,434	$205.75

Decatur
Building Permits





Decatur	1H 2025	2H 2025	1H 2026	% change from 1H 2024	% change from 2H 2025
Number of Residential Building Permits	6	6	8	33.3%	33.3%
Average Value of Residential Building Permits	$265,474	$250,000	$245,502	-7.5%	-1.8%



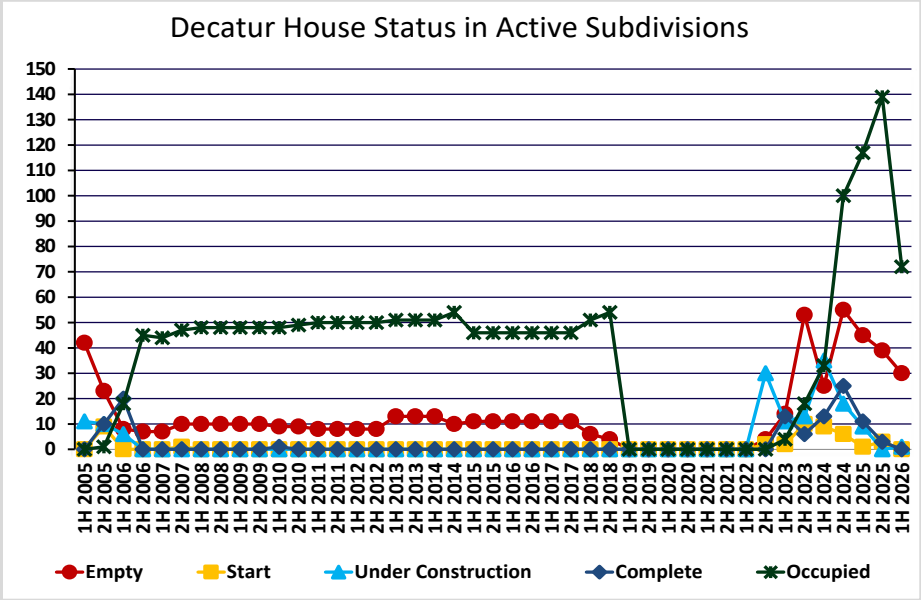
Decatur
Active Subdivisions

There were 103 total lots in 3 active subdivisions in Decatur in the first half of 2026. 69.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.0 were under construction, 0.0 percent were starts, and 29.1 percent were empty lots.

The subdivisions with the most houses under construction in Decatur during the first half of 2026 were Hill Country Estates with 1. Blue Springs Townhomes followed with 0,

Columbia Crossing, Phase II had the most houses becoming occupied in Decatur with 0 houses. An additional 0 houses in Blue Springs Townhomes became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in all of the 3 active subdivisions in Decatur.



14 new houses in Decatur became occupied in the first half of 2026. The annual absorption rate implies that there are 10.3 months of remaining inventory in active subdivisions, down from 12.3 percent in the second half of 2025.

In all of the 3 active subdivisions, no absorption occurred in the last year.

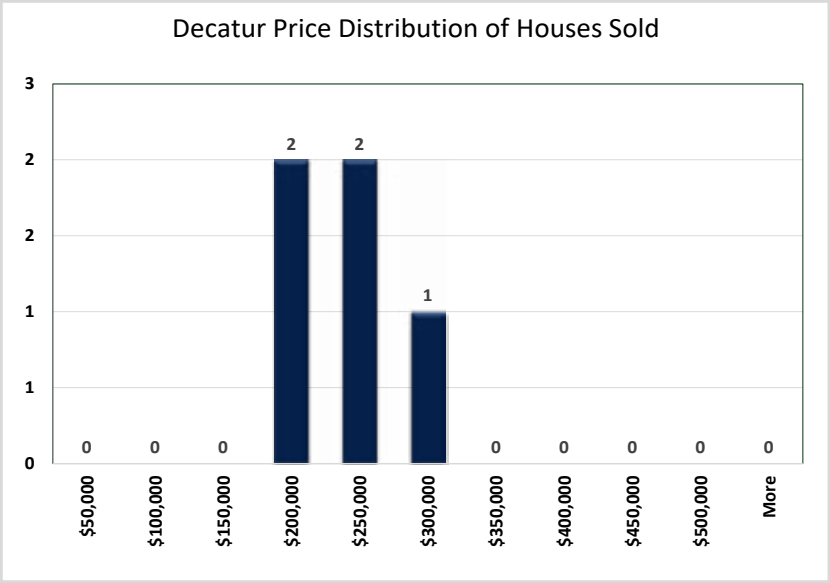
The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 47.2 percent in the first half of 2026.

Additionally, no new lots and no new subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blue Springs Townhomes	18	0	0	0	16	34	0	72.0
Columbia Crossing, Phase II	0	0	0	0	54	54	14	0.0
Hill Country Estates	12	0	1	0	2	15	0	156.0
Decatur	30	0	1	0	72	103.0	14	10.3

1 No absorption has occurred in this subdivision in the last year.
2 No new construction or progress in existing construction has occurred in this subdivision in the last year.

Decatur
Price Distribution of Houses Sold



5 houses were sold in Decatur in the first half of 2026.

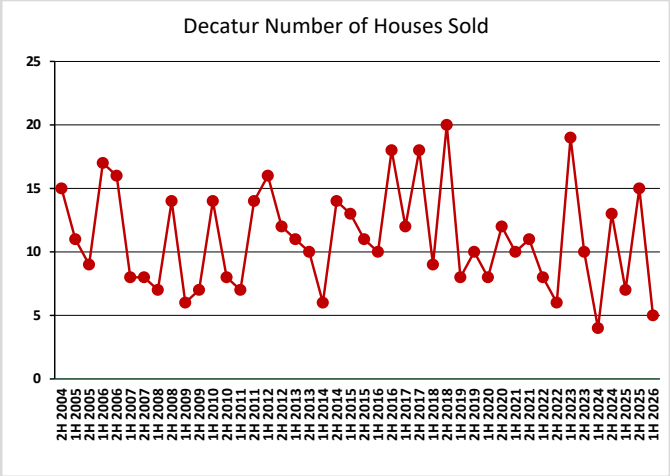
The average price of a house was $210,240 at $157.50 per square foot.

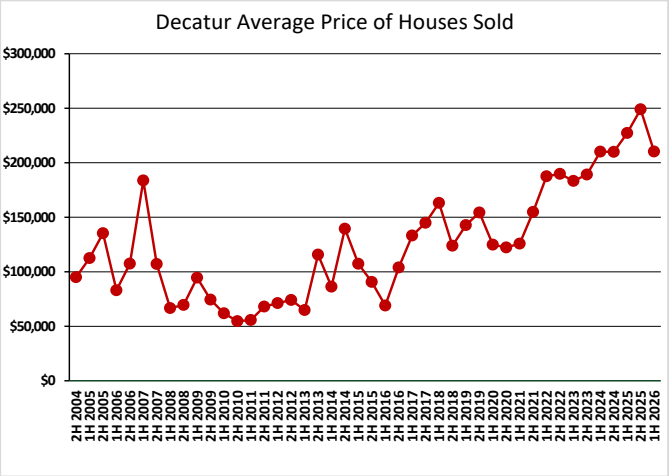
The median cost of a house was $225,000.

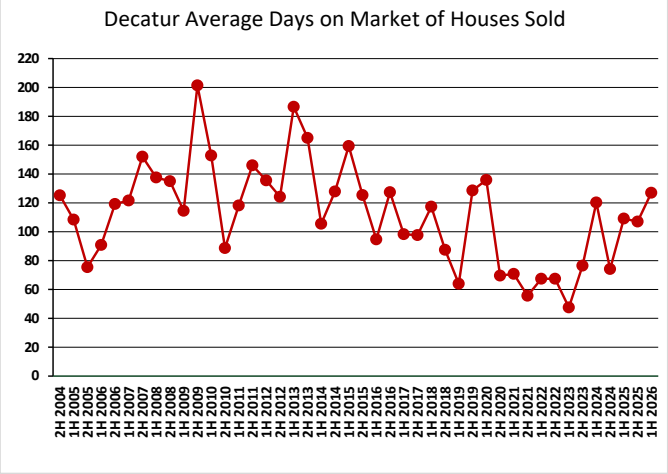
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	2	40.0%	1,218	193	98.7%
$200,001 - $250,000	2	40.0%	1,351	56	99.1%
$250,001 - $300,000	1	20.0%	1,635	139	98.2%
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	0	0.0%	--	--	--
Sold	5	100.0%	1,355	127	98.8%

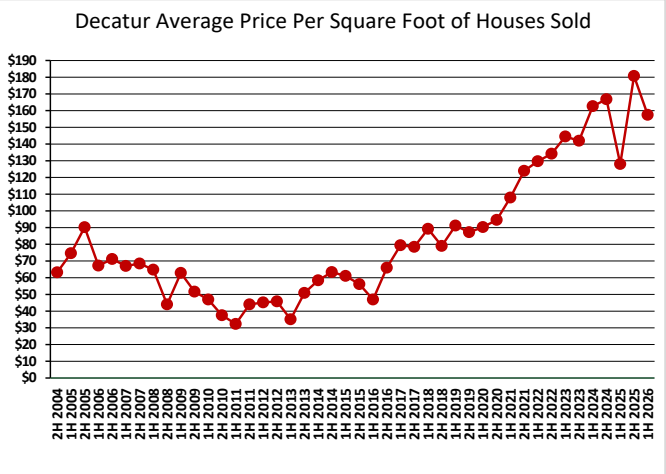
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Corner Springs	1	20.0%	1,476	340	$150,200	$101.76
Developers Inc	1	20.0%	960	45	$175,000	$182.29
F G Eubanks	1	20.0%	1,262	94	$225,000	$178.29
Glenwood	1	20.0%	1,440	17	$226,000	$156.94
Wilmoth	1	20.0%	1,635	139	$275,000	$168.20
Decatur Sold	5	100.0%	1,355	127	$210,240	$157.50

Decatur
Characteristics of Houses Sold



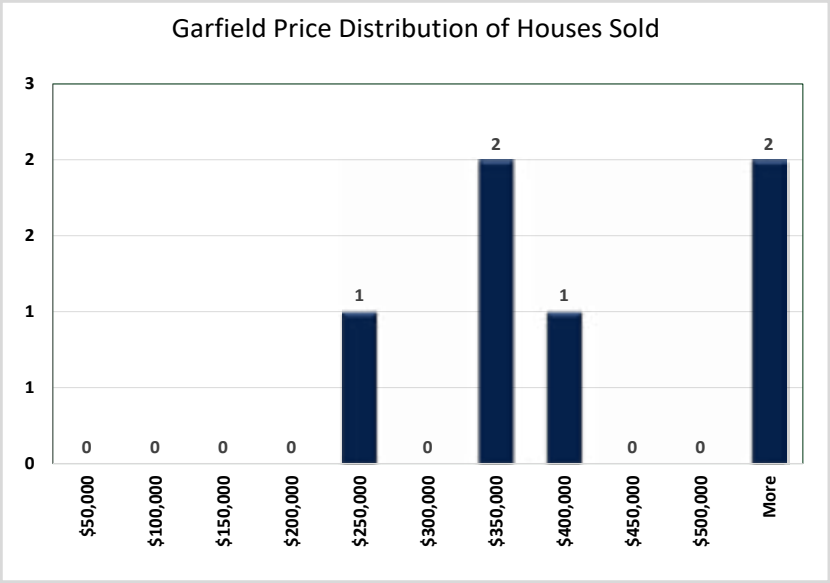






Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	7	15	5	-28.6%	-66.7%
Average Price of Houses Sold	$227,286	$248,993	$210,240	-7.5%	-15.6%
Average Days on Market	109	107	127	16.4%	18.7%
Average Price per Square Foot	$128.02	$180.76	$157.50	23.0%	-12.9%
Percentage of County Sales	0.1%	0.3%	0.1%	-36.3%	-72.5%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	#dkV/0!	$300,000	--	--	--
Average Days on Market of New Houses Sold	#dkV/0!	57	--	--	--
Number of Houses Listed	5	5	2	-60.0%	-60.0%
Average List Price of Houses Listed	$247,800	$262,860	$247,450	-0.1%	-5.9%

Garfield
Price Distribution of Houses Sold



6 houses were sold in Garfield in the first half of 2026.

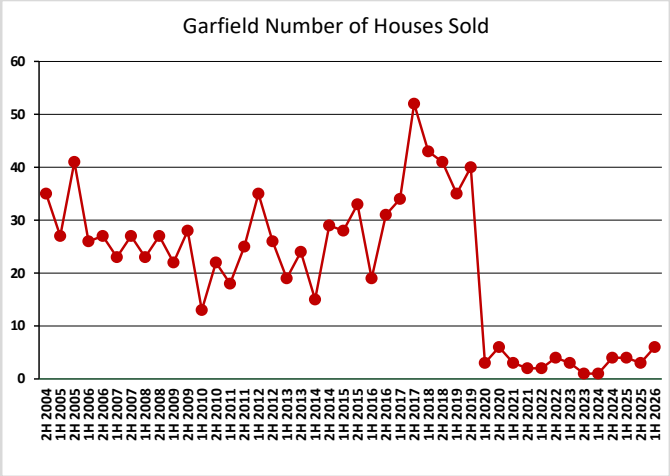
The average price of a house was $466,242 at $215.52 per square foot.

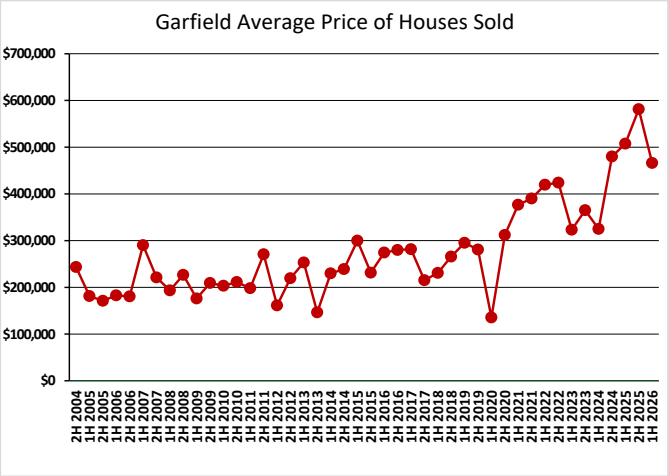
The median cost of a house was $353,500.

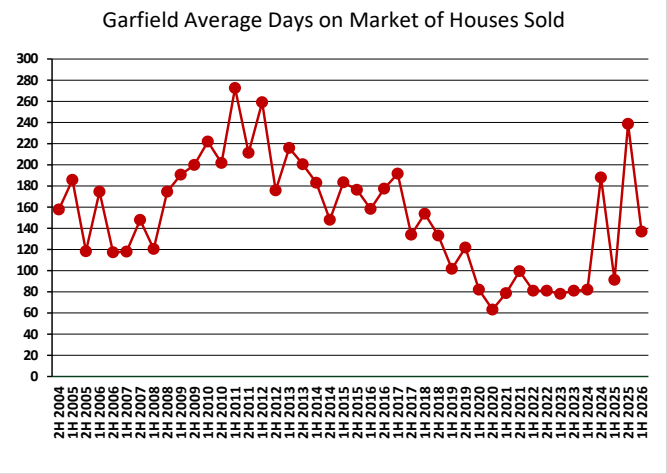
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	1	33.3%	1,188	354	98.2%
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	2	66.7%	2,406	181	94.9%
Garfield Sold	3	100.0%	2,000	239	96.0%

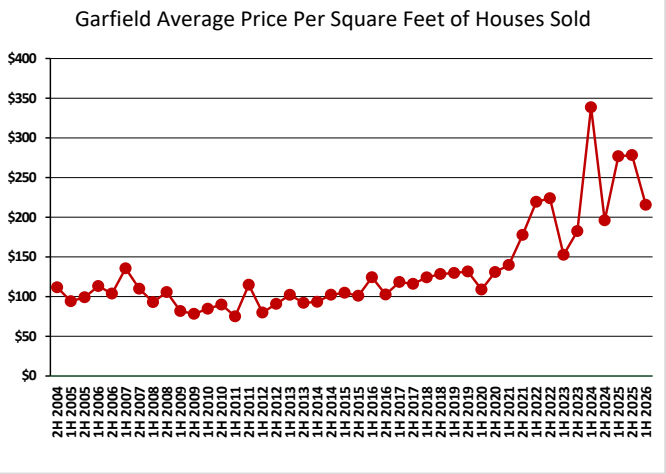
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashmore Creek	1	16.7%	1,898	36	$530,000	$279.24
Garfield Original	1	16.7%	1,402	62	$241,450	$172.22
South Ashmore Creek	1	16.7%	1,664	45	$330,000	$198.32
Other	3	50.0%	2,504	226	$565,333	$214.45
Garfield Sold	6	100.0%	2,079	137	$466,242	$215.52

Garfield
Characteristics of Houses Sold



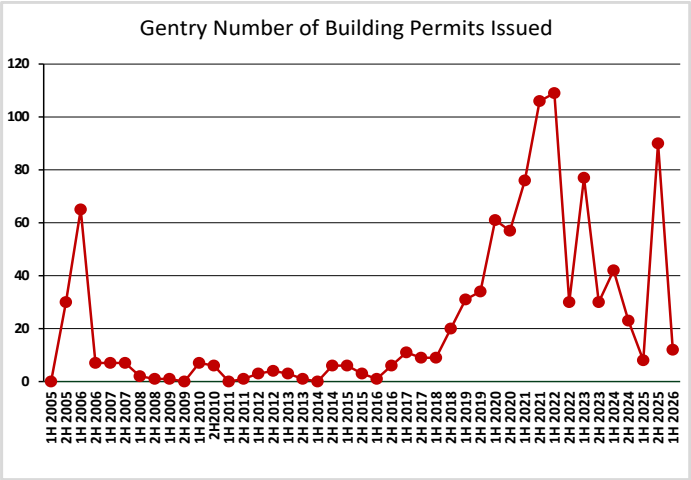


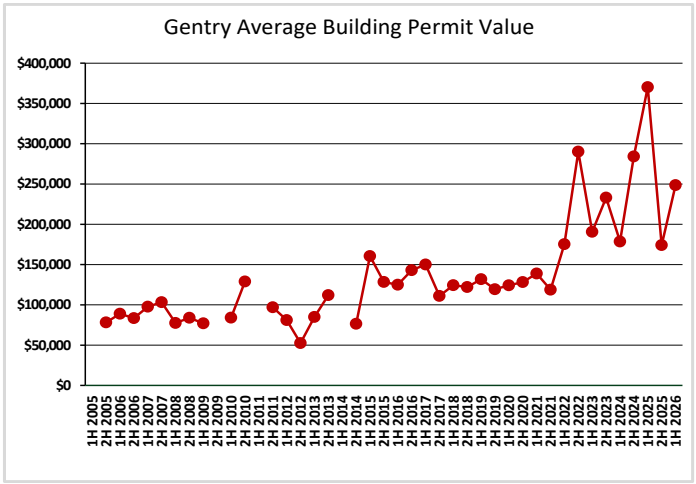




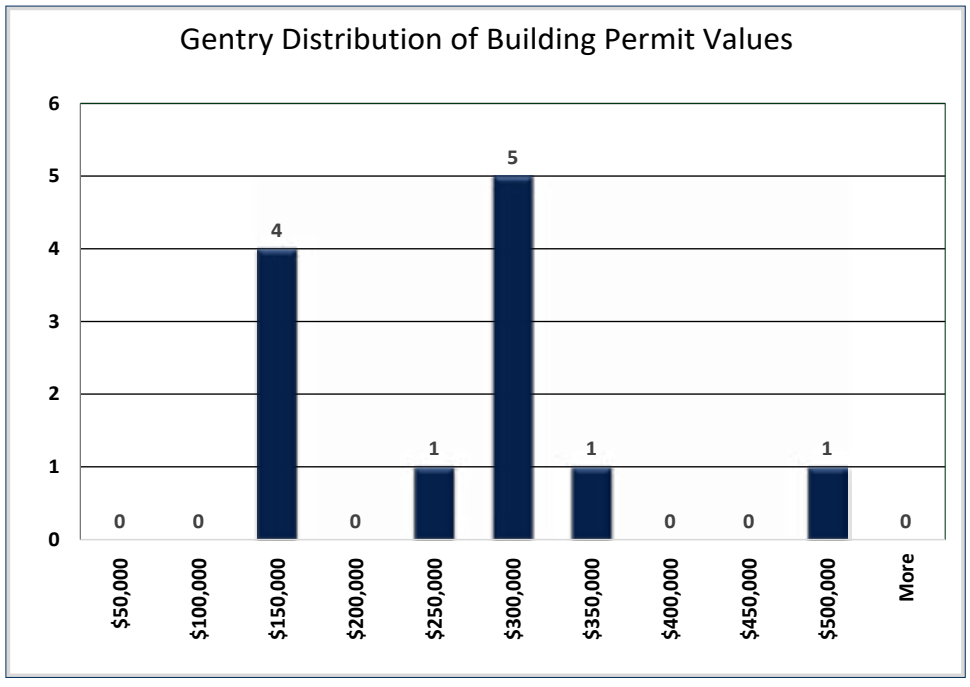
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	4	3	6	50.0%	100.0%
Average Price of Houses Sold	$507,500	$581,333	$466,242	-8.1%	-19.8%
Average Days on Market	91	239	137	50.0%	-42.7%
Average Price per Square Foot	$276.85	$278.22	$215.52	-22.2%	-22.5%
Percentage of County Sales	0.1%	0.1%	0.2%	32.8%	56.9%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	$915,000	#dkV/0!	$989,000	8.1%	#VALUE!
Average Days on Market of New Houses Sold	76	#dkV/0!	33	-56.6%	#VALUE!
Number of Houses Listed	9	3	4	-55.6%	33.3%
Average List Price of Houses Listed	$613,556	$326,667	$587,500	-4.2%	79.8%

Gentry
Building Permits





Gentry	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	8	90	12	50.0%	-86.7%
Average Value of Residential Building Permits	$370,206	$174,172	$248,623	-32.8%	42.7%



Gentry
Active Subdivisions

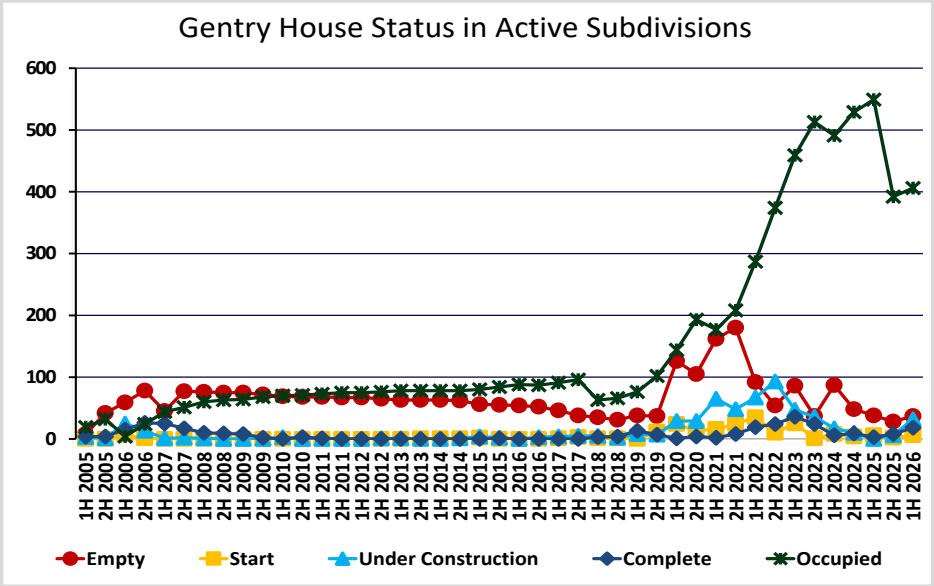
There were 526 total lots in 10 active subdivisions in Gentry in the first half of 2026. 77.6 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 6.3 were under construction, 1.3 percent were starts, and 11.2 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the first half of 2026 were Crowder Avenue with 32. City Lake Estates followed with 1,

Crowder Avenue had the most houses becoming occupied in Gentry with 27 houses. An additional 5 houses in Grand Estates, Phase I became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 2 of the 10 active subdivisions in Gentry.

40 new houses in Gentry became occupied in the first half of 2026. The annual absorption rate implies that there are 34.5 months of remaining inventory in active subdivisions, down from 264. percent in the second half of 2025.



In 2 of the 10 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 55.1 percent in the first half of 2026.

Additionally, 231 new lots in 5 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aurora Springs	1H 2026	53		53
Crowder, Phase II, III, IV	1H 2026	110		110
Snyder Crossing, Phase II, III	1H 2025		18	18
Snyder Crossing, Phase IV	2H 2024	18		18
Wildcat Estates	1H 2025	32		32
Preliminary and Final Lots		213	18	231

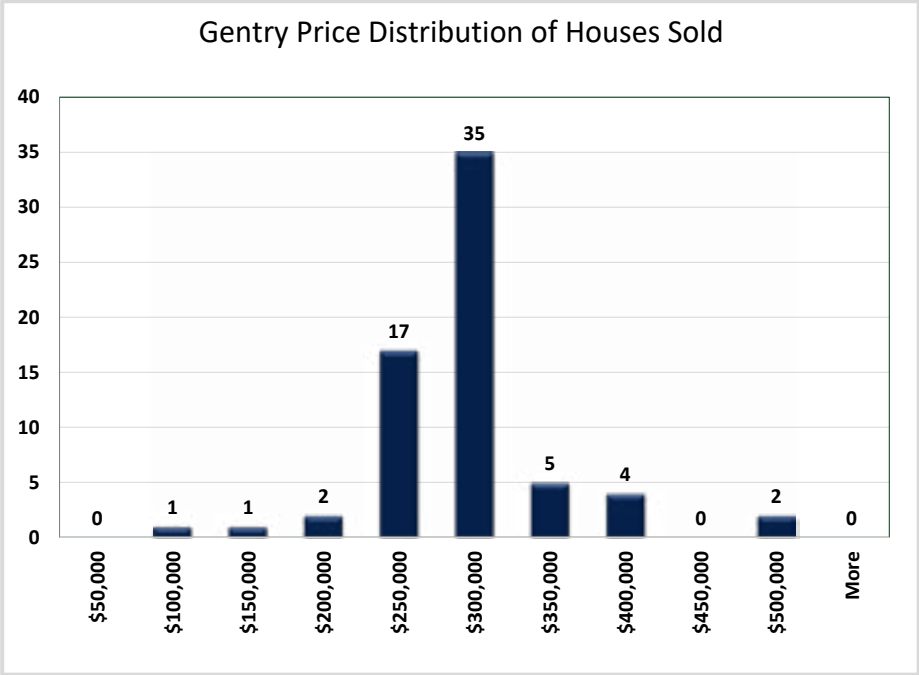
Gentry
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
City Lake Estates	22	1	1	1	2	27	2	150.0
Crowder Avenue	11	5	32	12	27	87	27	26.7
Grand Estates, Phase I	2	1	0	2	56	61	5	12.0
Oaks, The, Phase II	1	0	0	0	31	32	1	12.0
Sandy Acres, Phase II	4	0	0	0	64	68	4	12.0
Snyder Crossing, Phase I	7	0	0	1	1	9	1	96.0
Springhill	2	0	0	3	22	27	0	--
Sunset Ridge, Phase IIB & IV[1]	2	0	0	0	84	86	0	--
Sunset Ridge, Phase V [1]	4	0	0	0	20	24	0	--
Walnut Creek[2]	4	0	0	0	101	105	0	--
Gentry Active Subdivisions	59	7	33	19	408	526	40	34.5

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Gentry
Price Distribution of Houses Sold



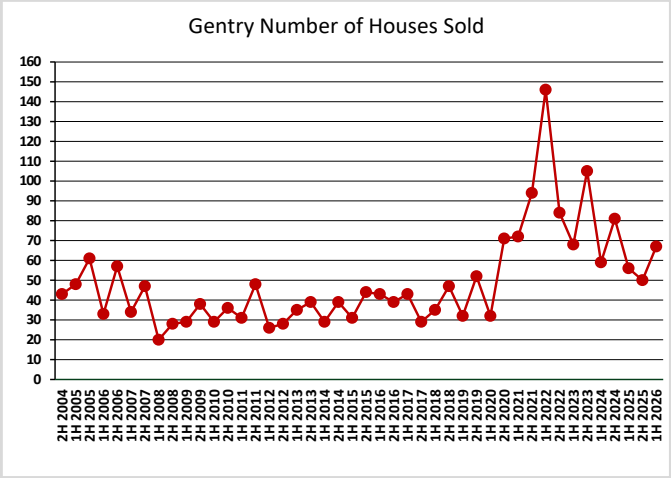
67 houses were sold in Gentry in the first half of 2026.

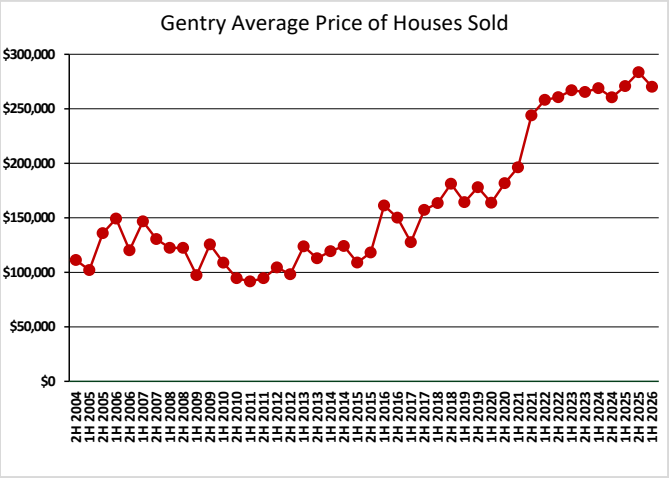
The average price of a house was $270,189 at $169.63 per square foot.

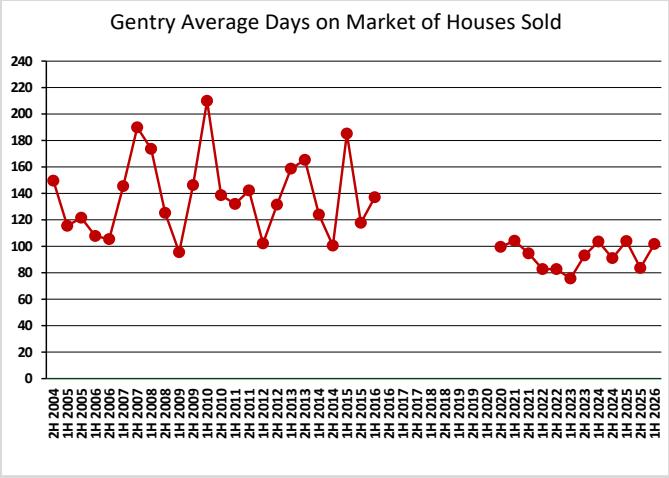
The median cost of a house was $259,000.

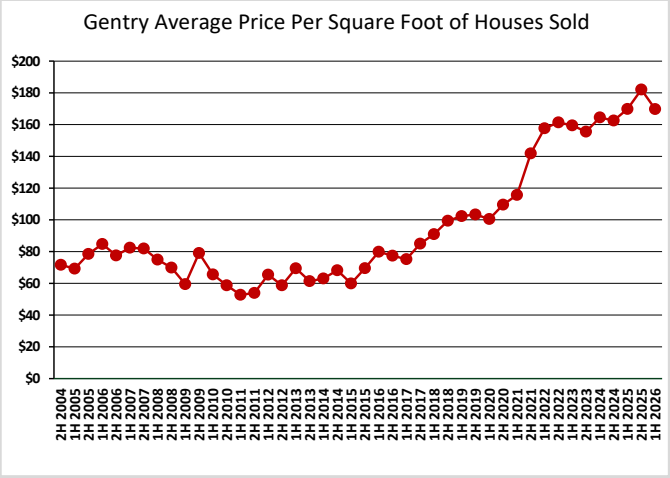
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	1	1.5%	1,234	146	95.5%
$100,001 - $150,000	1	1.5%	1,245	153	57.1%
$150,001 - $200,000	2	3.0%	1,261	77	99.3%
$200,001 - $250,000	17	25.4%	1,344	116	98.2%
$250,001 - $300,000	35	52.2%	1,605	97	99.9%
$300,001 - $350,000	5	7.5%	1,891	54	99.7%
$350,001 - $400,000	4	6.0%	2,212	122	100.3%
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	2	3.0%	2,203	121	100.0%
$500,001+	0	0.0%	--	--	--
Gentry Sold	67	100.0%	1,593	102	98.8%

Gentry
Characteristics of Houses Sold







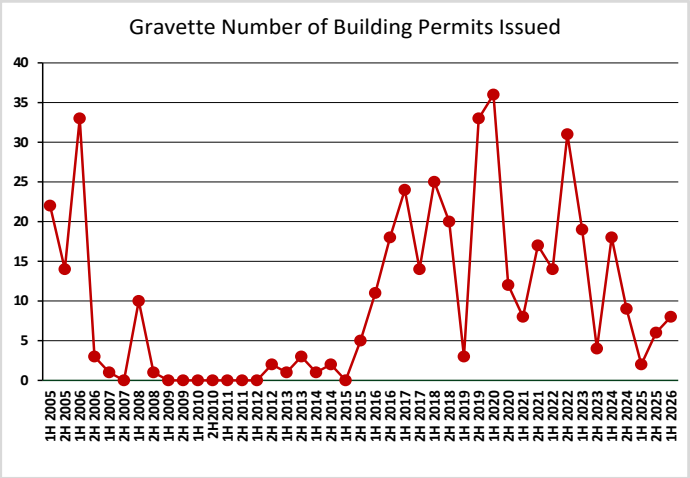


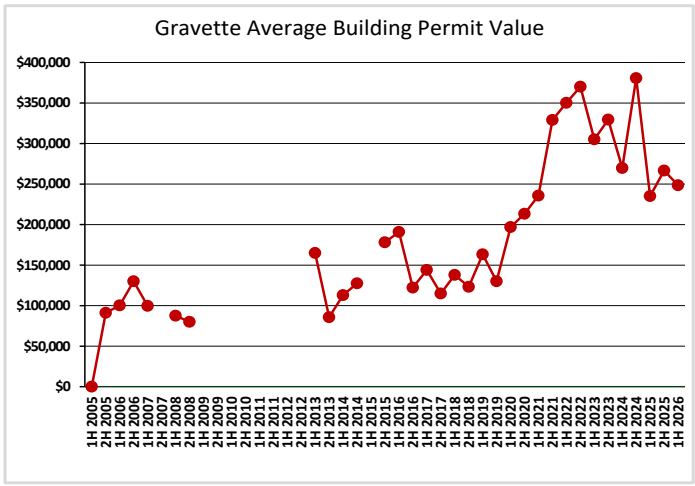
Gentry-Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	56	50	67	19.6%	34.0%
Average Price of Houses Sold	$270,817	$283,517	$270,189	-0.2%	-4.7%
Average Days on Market	104	84	102	0	0
Average Price per Square Foot	$169.82	$182.07	$169.63	-0.1%	-6.8%
Percentage of County Sales	1.1%	1.0%	1.2%	15.0%	24.9%
Number of New Houses Sold	16	6	34	112.5%	466.7%
Average Price of New Houses Sold	$260,916	$250,383	$273,688	4.9%	9.3%
Average Days on Market of New Houses Sold	161	121	120	-25.5%	-0.5%
Number of Houses Listed	19	17	29	55.0%	-11.4%
Average List Price of Houses Listed	$294,210	$287,706	$306,751	4.3%	6.6%

Gentry
Characteristics of Houses Sold

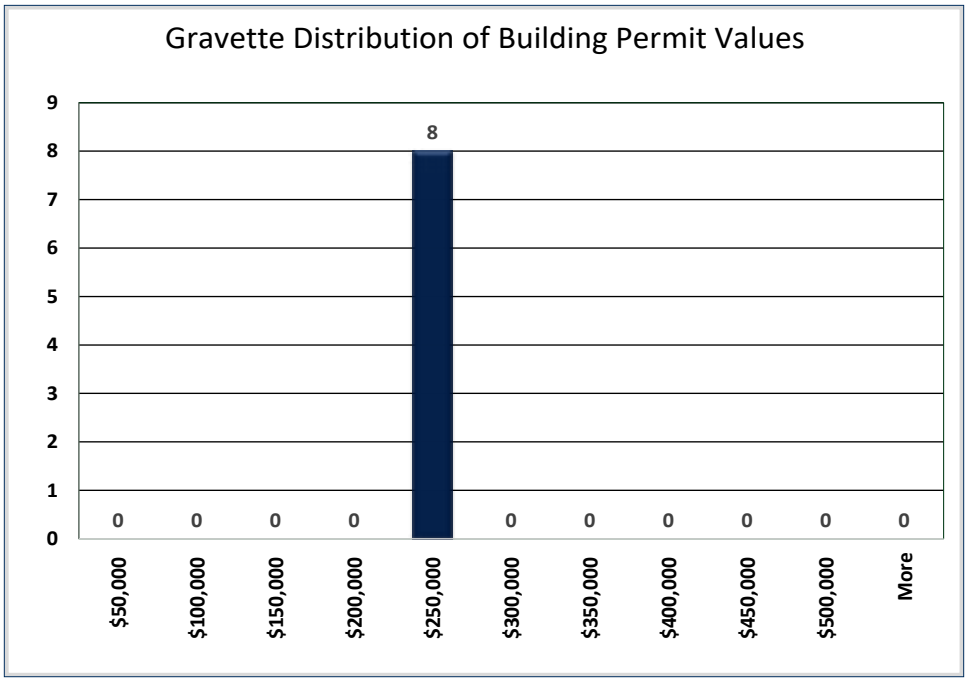
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashton Place	2	3.0%	1,313	174	$192,500	$144.93
Cobblestone	1	1.5%	1,558	56	$275,000	$176.51
College Hill	1	1.5%	2,150	281	$365,000	$169.77
Country Estates	1	1.5%	1,706	60	$277,000	$162.37
Crowder Avenue	31	46.3%	1,486	115	$256,500	$174.75
Doss Storey	2	3.0%	1,609	45	$267,500	$164.70
Gentry Original	3	4.5%	1,307	116	$177,000	$133.91
Grand Estates	5	7.5%	1,837	58	$322,998	$176.69
Kay Lynette	1	1.5%	1,374	50	$235,000	$171.03
Oaks, The	1	1.5%	1,591	72	$275,000	$172.85
Pioneer Woods	1	1.5%	1,781	74	$292,500	$164.23
Rustic Flats	1	1.5%	2,340	58	$380,000	$162.39
Rustic Ridge	2	3.0%	2,150	61	$355,250	$165.92
Sandy Acres	1	1.5%	1,470	71	$264,900	$180.20
Snyder Crossing	2	3.0%	2,203	121	$494,450	$224.47
Sunny Acres	1	1.5%	1,312	111	$200,000	$152.44
Sunset Ridge	11	16.4%	1,614	90	$256,491	$159.19
Gentry Total Sold	67	100.0%	1,593	102	$270,189	$169.63

Gravette
Building Permits





Gravette	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	2	6	8	300.0%	33.3%
Average Value of Residential Building Permits	$235,084	$266,667	$248,505	5.7%	-6.8%



Gravette
Active Subdivisions

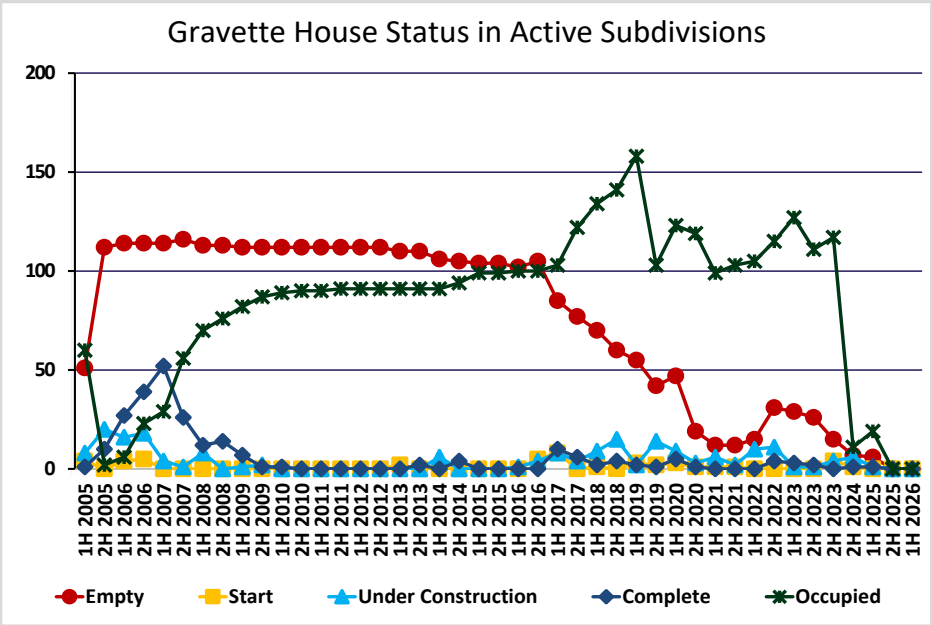
There were no lots in any active subdivisions in Gravette in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year.

No new houses in Gravette became occupied in the first half of 2026.

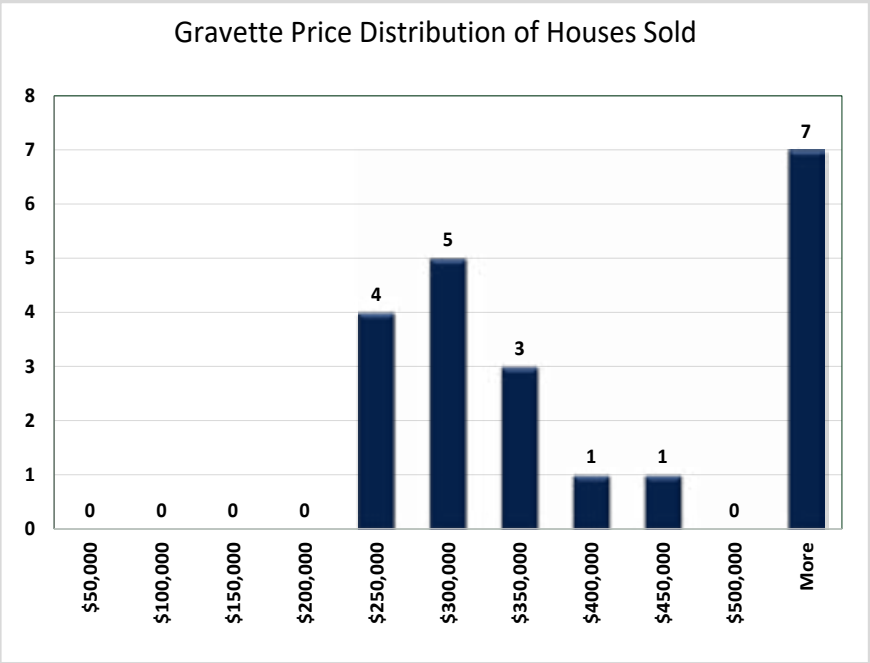
The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 54.9 percent in the first half of 2026.

Additionally, 115 new lots in 2 subdivisions received either preliminary or final approval by first half of 2026.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Spavinaw Village, Phase I	1H 2026		62	62
Spavinaw Village, Phase II	2H 2023	53		53
Preliminary and Final Lots		53	62	115

Gravette
Price Distribution of Houses Sold



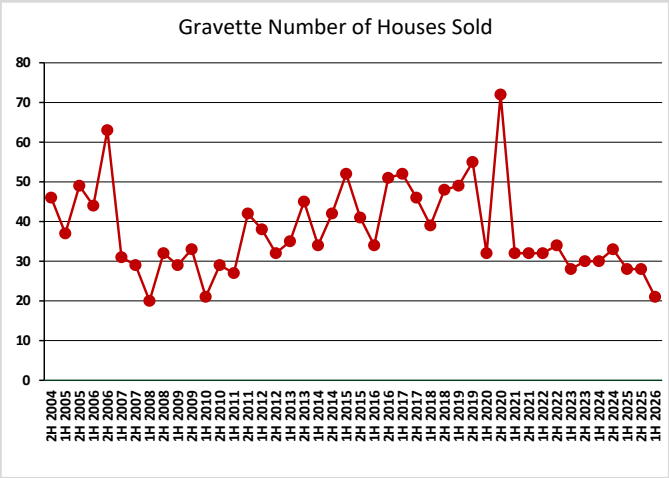
21 houses were sold in Gravette in the first half of 2026.

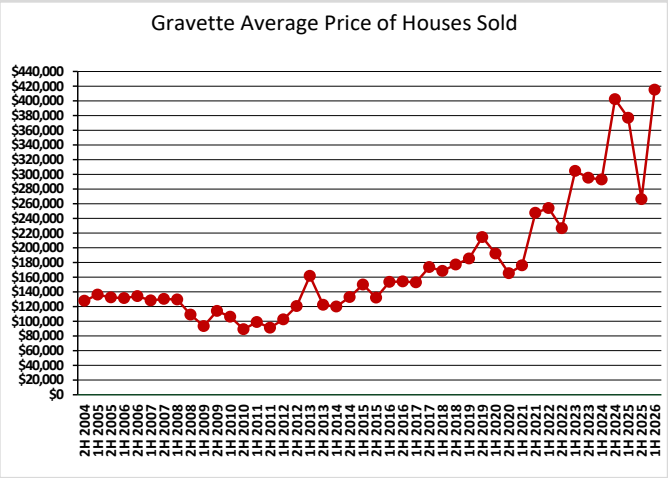
The average price of a house was $415,159 at $205.32 per square foot.

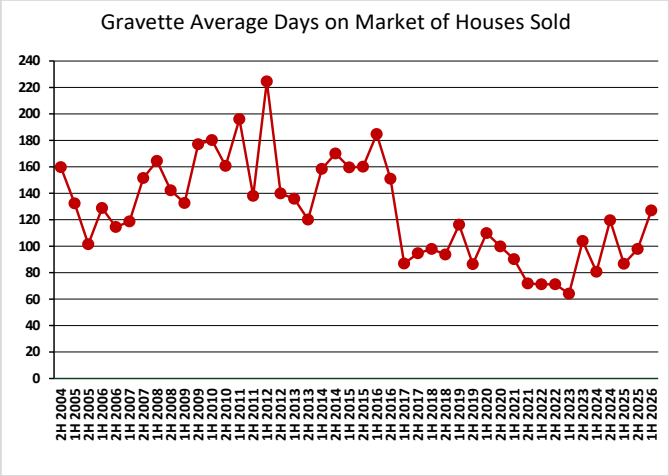
The median cost of a house was $309,000.

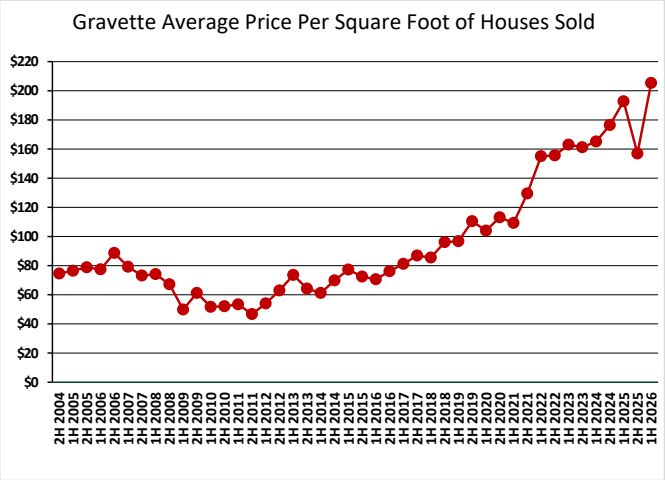
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	4	19.0%	1,284	180	97.0%
$250,001 - $300,000	5	23.8%	1,583	71	98.2%
$300,001 - $350,000	3	14.3%	1,451	74	99.5%
$350,001 - $400,000	1	4.8%	2,717	186	97.2%
$400,001 - $450,000	1	4.8%	3,543	181	97.6%
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	7	33.3%	2,804	143	96.9%
Gravette Sold	21	100.0%	2,061	127	97.6%

Gravette
Characteristics of Houses Sold







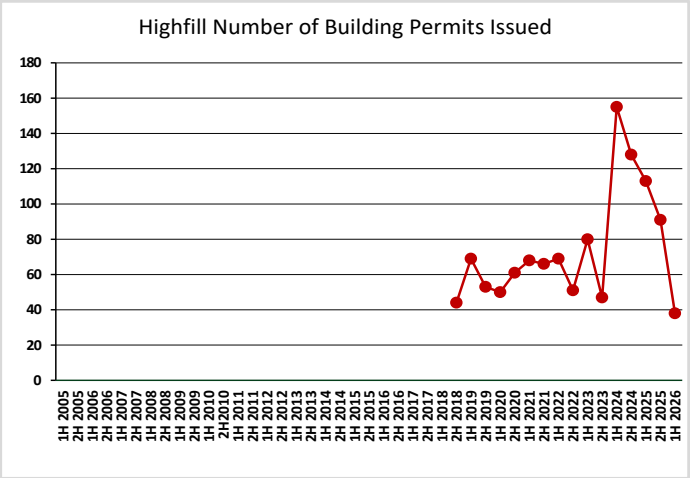


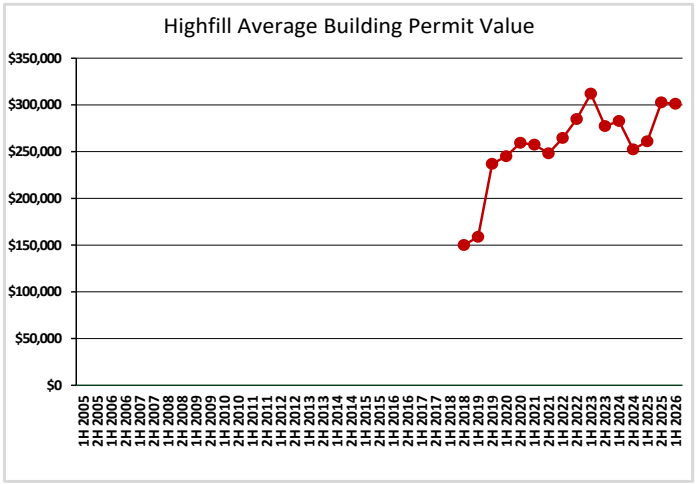
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	28	28	21	-25.0%	-25.0%
Average Price of Houses Sold	$376,893	$266,225	$415,159	10.2%	55.9%
Average Days on Market	87	98	127	46.5%	29.7%
Average Price per Square Foot	192.74	156.89	205.32	6.5%	30.9%
Percentage of County Sales	0	0	0	-20.4%	14.4%
Number of New Houses Sold	6	0	2	-66.7%	--
Average Price of New Houses Sold	$699,450	--	$706,224	1.0%	--
Average Days on Market of New Houses Sold	143	--	240	67.1%	--
Number of Houses Listed	19	17	29	52.6%	70.6%
Average List Price of Houses Listed	$467,513	$609,304	$450,461	-3.6%	-26.1%

Gravette
Characteristics of Houses Sold

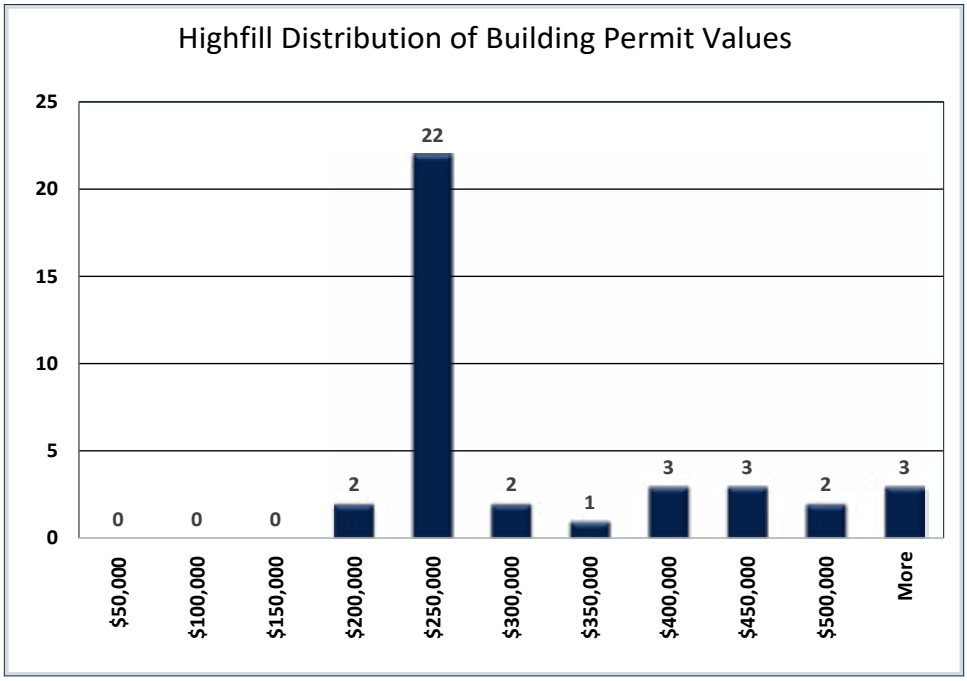
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Country Estates	1	4.8%	2,717	186	$378,000	$139.12
Gravette Original	1	4.8%	1,500	70	$265,000	$176.67
Hiwasse Adcocks	1	4.8%	3,543	181	$415,000	$117.13
J D Coveys	2	9.5%	1,838	89	$277,500	$152.04
Jenna Estates	2	9.5%	3,093	240	$706,224	$228.62
Jensons	1	4.8%	1,122	36	$244,900	$218.27
Nelsen Park	1	4.8%	1,184	197	$205,000	$173.14
Oswalt	1	4.8%	1,628	211	$240,000	$147.42
Patriot Park	1	4.8%	1,443	26	$305,000	$211.37
Stone Crest	1	4.8%	1,245	45	$255,000	$204.82
Teris Place	1	4.8%	1,763	169	$339,000	$192.29
Touch Me Not Springs	1	4.8%	3,903	153	$520,000	$133.23
Walnut Creek	1	4.8%	1,495	63	$282,500	$188.96
Other	6	28.6%	1,981	112	$550,250	$274.68
Gravette Sold	21	100.0%	2,061	127	$415,159	$205.32

Highfill
Building Permits





Highfill	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	113	91	38	-66.4%	-58.2%
Average Value of Residential Building Permits	$260,989	$302,595	$301,184	15.4%	-0.5%



Highfill
Active Subdivisions

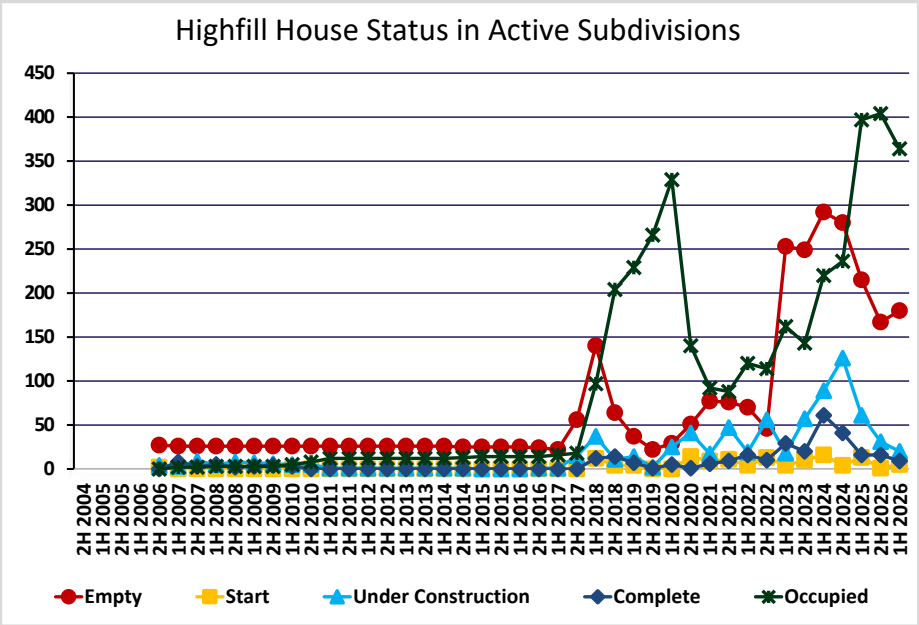
There were 578 total lots in 10 active subdivisions in Highfill in the first half of 2026. 63.0 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 3.5 were under construction, 0.9 percent were starts, and 31.1 percent were empty lots.

The subdivisions with the most houses under construction in Highfill during the first half of 2026 were Mason Valley Estates, Phase I-A with 5. Mason Valley Estates, Phase I-A followed with 5.

Woodward Park, Phase II had the most houses becoming occupied in Highfill with 63 houses. An additional 25 houses in Snyder Farms became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in the 10 active subdivisions in Highfill.

96 new houses in Highfill became occupied in the first half of 2026.



The annual absorption rate implies that there are 13.4 months of remaining inventory in active subdivisions, down from 13.4 percent in the second half of 2025.

In 1 of the 10 active subdivision, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 47.0 percent in the first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Applewood Estates	1	0	0	0	103	104	2	4.0
Healing Springs, Phase I	4	0	3	0	7	14	1	42.0
Healing Springs, Phase II	14	0	3	0	18	35	3	22.7
Holland Hills Estates	9	0	0	0	23	32	0	108.0
Little Osage Hills, Phase I, I I	8	2	0	0	15	25	0	--
Mason Valley Estates, Phase I-A	38	0	5	4	6	53	2	94.0
Savannah Park, Phase I	56	0	4	1	0	61	0	--
Snyder Farms	50	2	5	4	40	101	25	20.9
Snyderwolf[1]	0	1	0	0	8	9	0	--
Woodward Park, Phase II	0	0	0	0	144	144	63	0.0
Highfill Active Subdivisions	180	5	20	9	364	578	96	13.4

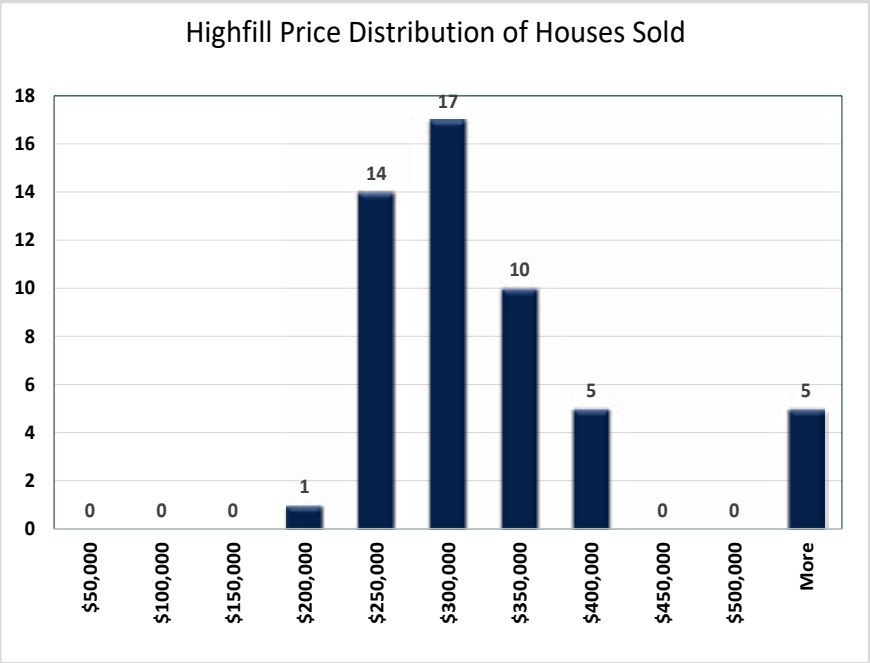
1 No absorption has occurred in this subdivision in the last year.
2 No new construction or progress in existing construction has occurred in this subdivision in the last year.

Highfill
Active Subdivisions

Additionally, 156 new lots in 2 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Savannah Park, Phase II+	2H 2022	132		132
Snyder Estates, Phase III	1H 2026	24		24
Preliminary and Final Lots		156	-	156

Highfill
Price Distribution of Houses Sold



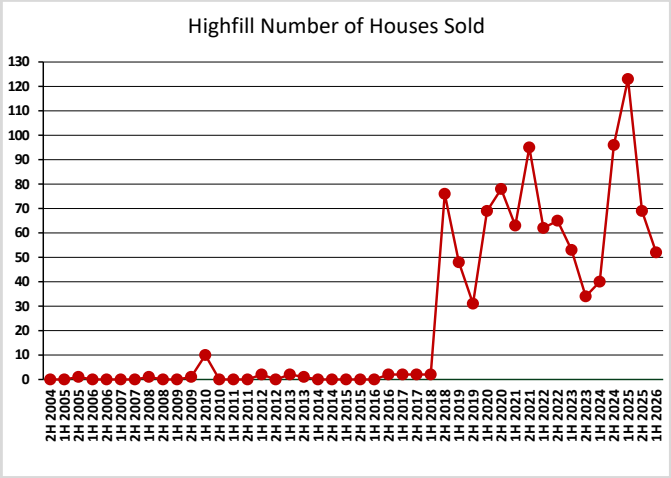
52 houses were sold in Highfill in the first half of 2026.

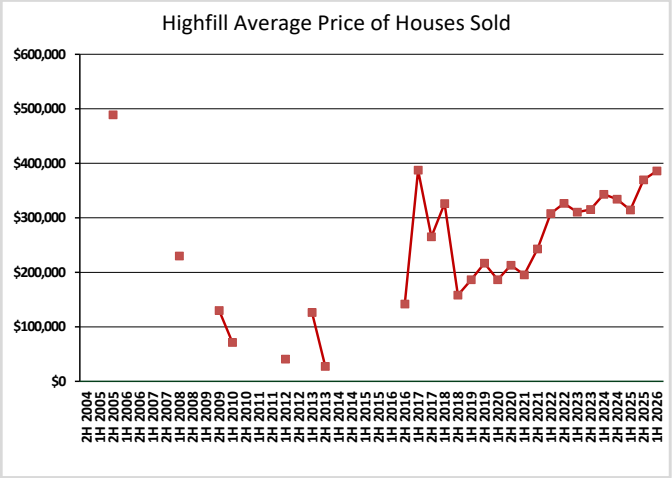
The average price of a house was $386,051 at $203.25 per square foot.

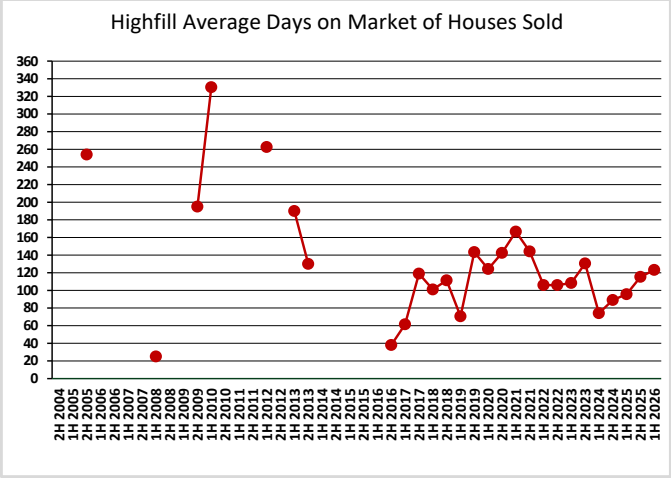
The median cost of a house was $281,000.

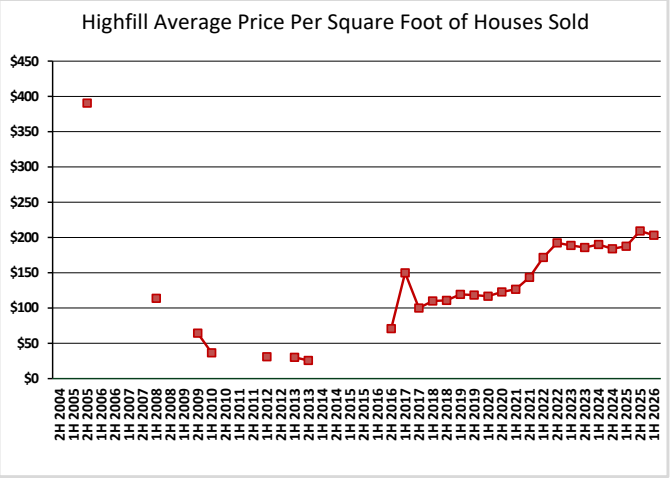
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	1	1.9%	852	43	97.9%
$200,001 - $250,000	14	26.9%	1,240	135	98.1%
$250,001 - $300,000	17	32.7%	1,421	99	99.1%
$300,001 - $350,000	10	19.2%	1,754	104	99.4%
$350,001 - $400,000	5	9.6%	1,838	180	100.7%
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	5	9.6%	4,443	171	99.1%
Highfill Sold	52	100.0%	1,756	123	99.0%

Highfill
Characteristics of Houses Sold









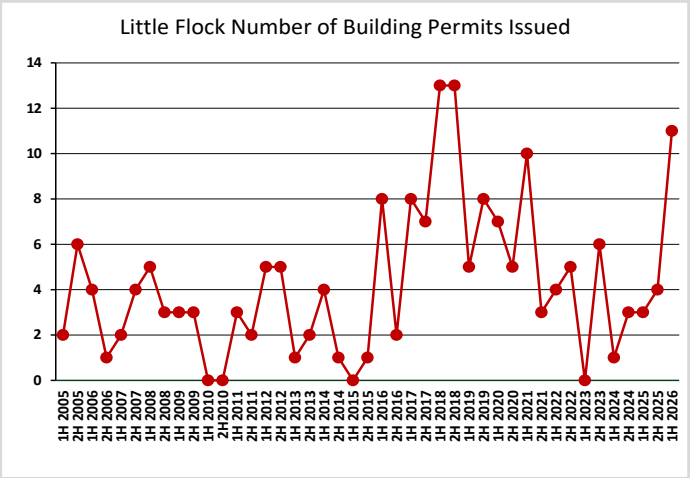
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	123	69	52	-57.7%	-24.6%
Average Price of Houses Sold	$314,480	$369,788	$386,051	22.8%	4.4%
Average Days on Market	96	115	123	29.0%	6.9%
Average Price per Square Foot	$187.55	$209.19	$203.25	8.4%	-2.8%
Percentage of County Sales	2.7%	1.8%	1.4%	-50.0%	-23.1%
Number of New Houses Sold	100	40	28	-72.0%	-30.0%
Average Price of New Houses Sold	$290,795	$330,898	$449,722	54.7%	35.9%
Average Days on Market of New Houses Sold	98	136	149	51.1%	9.3%
Number of Houses Listed	39	38	43	10.3%	13.2%
Average List Price of Houses Listed	$413,675	$399,207	$633,200	53.1%	58.6%

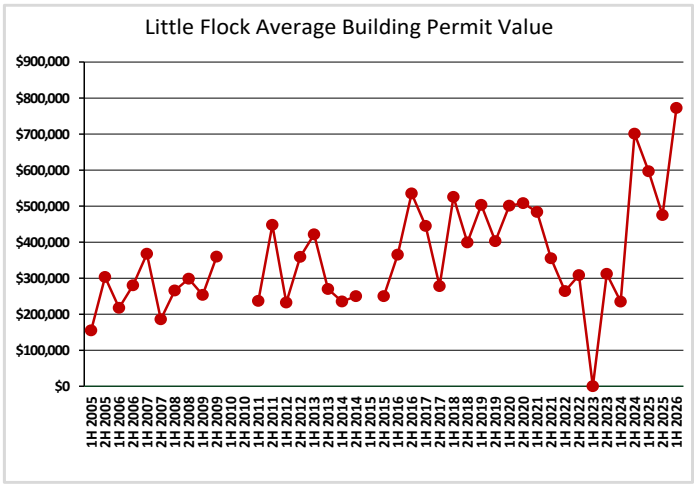
Highfill
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applewood Estates	1	1.9%	1,553	53	$290,000	$186.74
Healing Springs	4	7.7%	4,994	190	$1,543,423	$308.09
Mason Valley Estates	5	9.6%	1,838	180	$365,376	$198.81
Silver Meadows	11	21.2%	1,474	83	$281,227	$192.41
Woodward Hills	10	19.2%	1,701	100	$317,700	$187.15
Woodward Park	19	36.5%	1,278	140	$239,096	$189.04
Other	2	3.8%	1,546	69	$485,375	$287.95
Highfill Houses Sold	52	100.0%	1,756	123	$386,051	$203.25

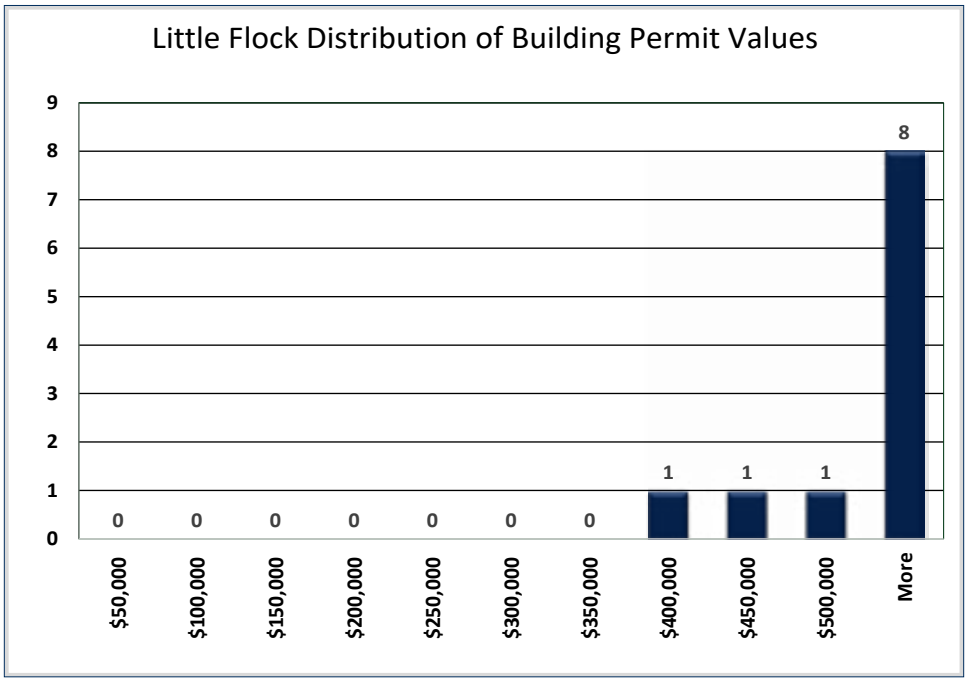


Little Flock
Building Permits





Little Flock	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	3	4	11	266.7%	175.0%
Average Value of Residential Building Permits	$596,702	$475,250	$772,527	29.5%	62.6%



Little Flock
Active Subdivisions

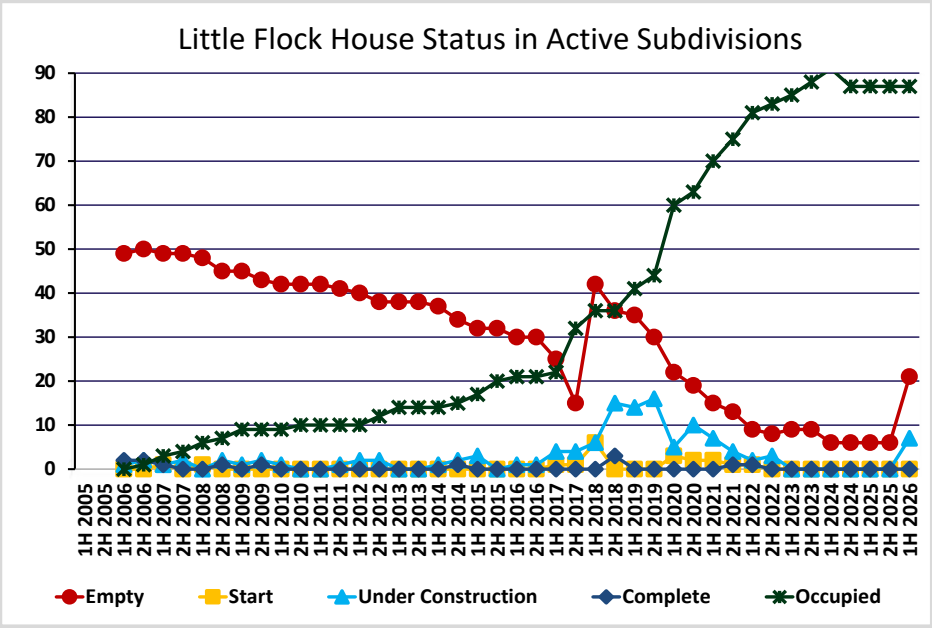
There were 115 total lots in 3 active subdivisions in Little Flock in the first half of 2026. 75.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 6.1 were under construction, 0.0 percent were starts, and 18.3 percent were empty lots.

The subdivisions with the most houses under construction in Little Flock during the first half of 2026 were Gwen Meadows with 7.

No new construction or progress in existing construction has occurred in the last year in 2 of the 3 active subdivisions in Little Flock.

No new houses in Little Flock became occupied in the first half of 2026. The annual absorption rate implies that there are 27.0 months of remaining inventory in active subdivisions, from percent in the second half of 2025.

In 2 of the 3 active subdivisions, no absorption occurred in the last year.



The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 71.3 percent in the first half of 2026.

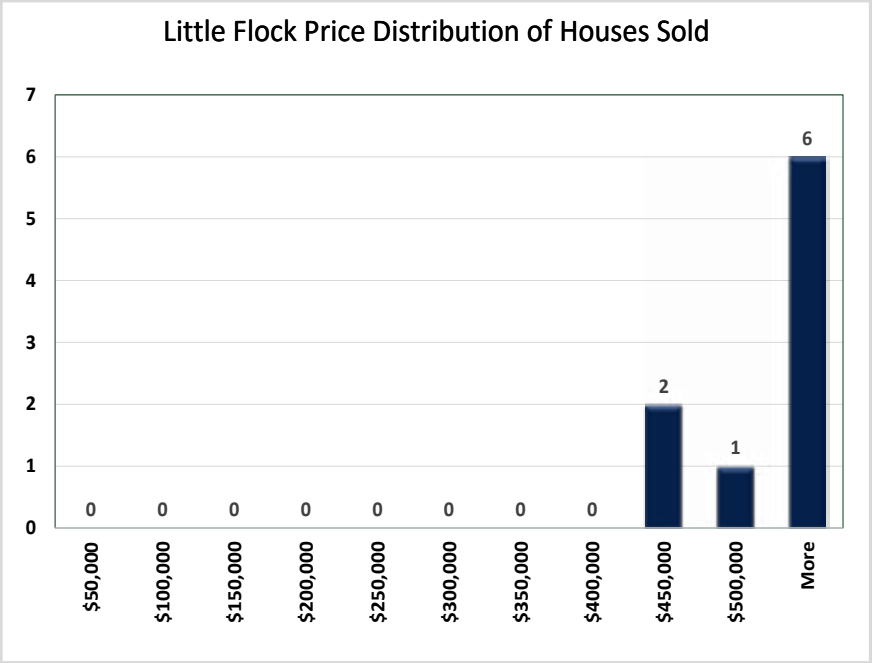
Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court[1,2]	2	0	0	0	39	41	0	--
Gwen Meadows	15	0	7	0	0	22	0	--
Meadows, The[1,2]	4	0	0	0	48	52	0	--
Little Flock Active Subdivisions	21	0	7	0	87	115	0	--

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Little Flock
Price Distribution of Houses Sold



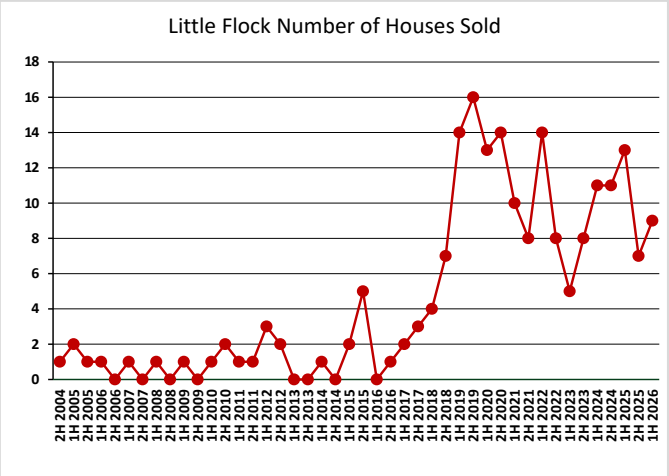
9 houses were sold in Little Flock in the first half of 2026.

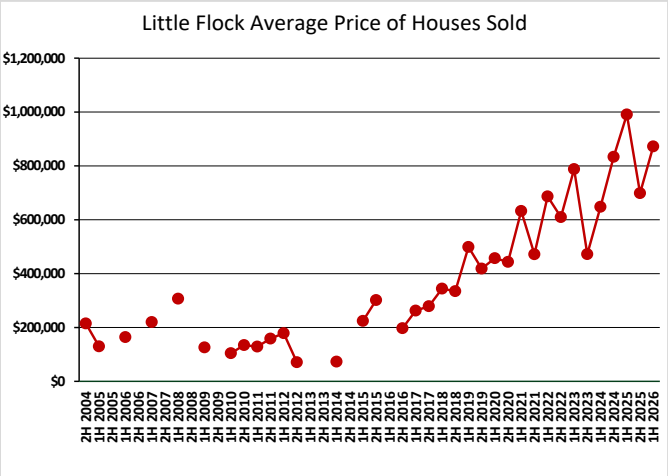
The average price of a house was $872,050 at $246.83 per square foot.

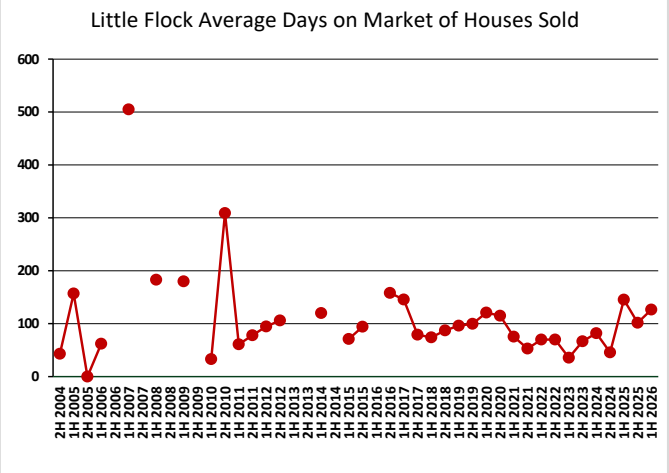
The median cost of a house was $725,000.

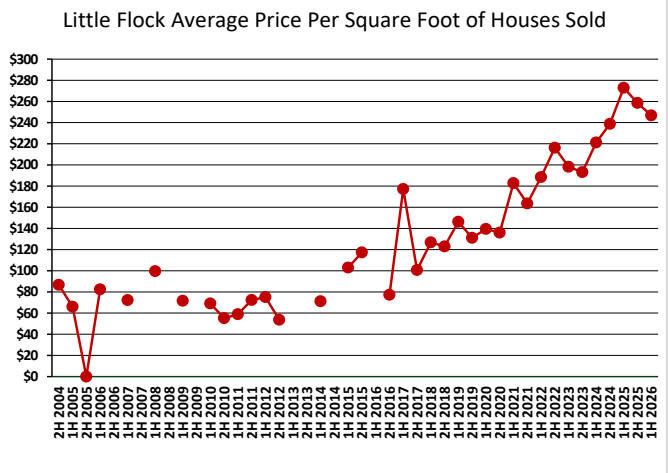
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	0	0.0%	--	--	--
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	2	22.2%	2,432	273	95.1%
$450,001 - $500,000	1	11.1%	2,265	42	100.0%
$500,001+	6	66.7%	3,790	92	95.0%
Little Flock Sold	9	100.0%	3,319	126	95.6%

Little Flock
Characteristics of Houses Sold









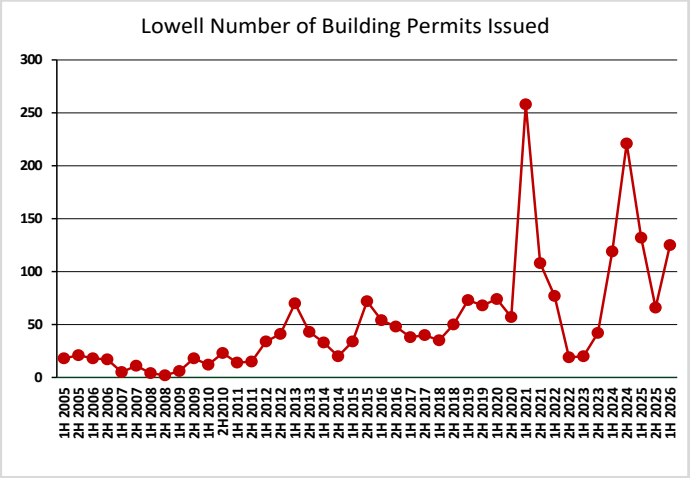
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	13	7	9	-30.8%	28.6%
Average Price of Houses Sold	$990,781	$698,743	$872,050	-12.0%	24.8%
Average Days on Market	145	102	126	-13.0%	24.3%
Average Price per Square Foot	$272.93	$258.56	$246.83	-9.6%	-4.5%
Percentage of County Sales	0.9%	0.3%	0.5%	-41.3%	56.9%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	6	7	7	16.7%	0.0%
Average List Price of Houses Listed	$871,317	$1,410,500	$1,363,643	56.5%	-3.3%

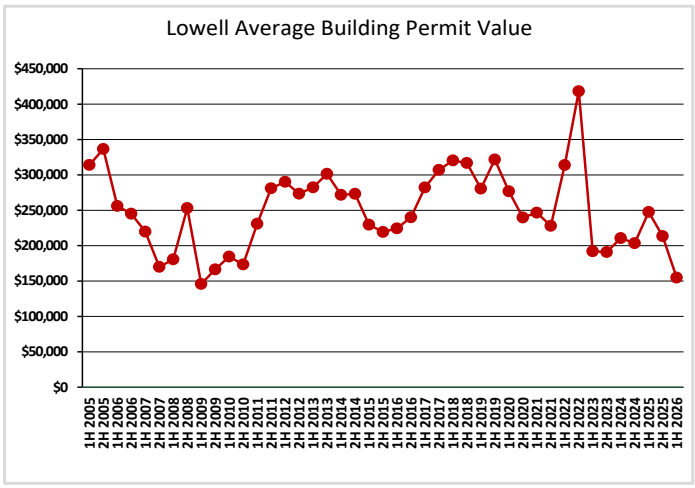
Little Flock
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Copper Ridge	1	11.1%	5,665	62	$2,230,000	$393.65
Meadows	1	11.1%	4,608	112	$1,220,000	$264.76
Richards Glen	1	11.1%	2,841	46	$738,500	$259.94
Shepherd Hills	1	11.1%	2,187	69	$580,000	$265.20
Other	5	55.6%	2,913	170	$615,990	$207.58
	9	100.0%	3,319	126	$872,050	$246.83

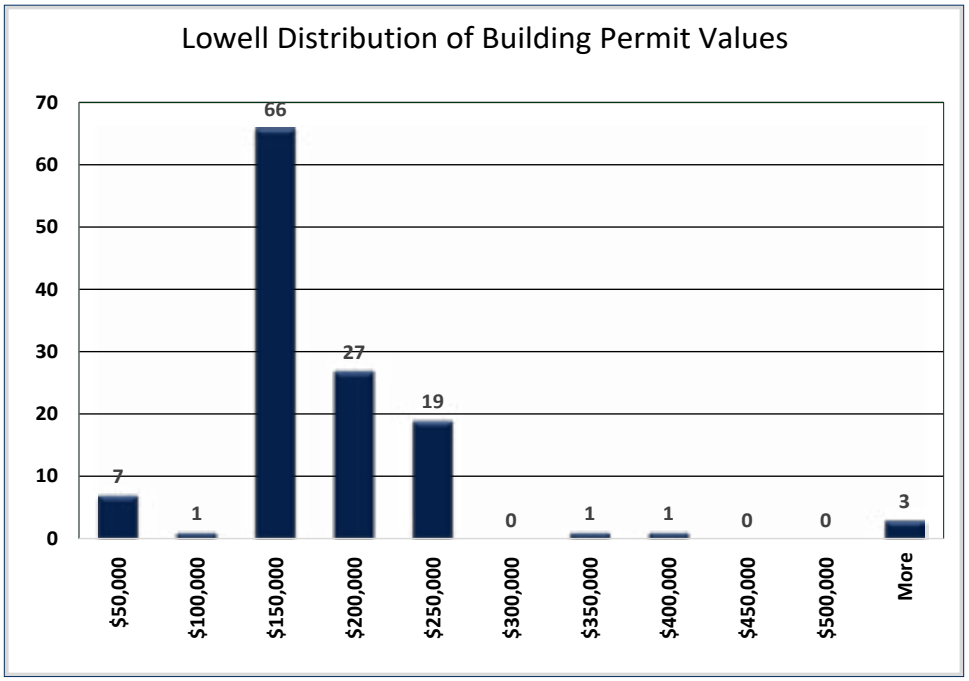


Lowell
Building Permits





Lowell	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	132	66	125	-5.3%	89.4%
Average Value of Residential Building Permits	$247,514	$213,422	$154,765	-37.5%	-27.5%



Lowell
Active Subdivisions

There were 618 total lots in 9 active subdivisions in Lowell in the first half of 2026. 51.0 percent of the lots were occupied, 7.4 percent were complete but unoccupied, 6.3 were under construction, 2.1 percent were starts, and 33.2 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the first half of 2026 were Bishop Vineyards, Phase I with 16. Crescent View, Phase II followed with 11,

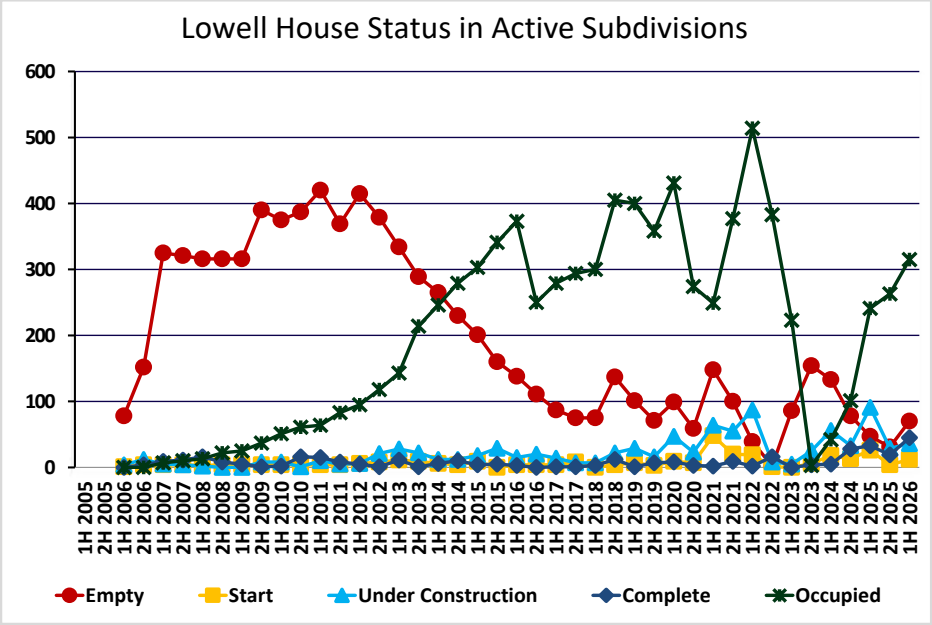
Hunt Farms, Phase III had the most houses becoming occupied in Lowell with 45 houses. An additional 30 houses in Parkside Townhomes, Phase I became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in all of the 9 active subdivisions in Lowell.

127 new houses in Lowell became occupied in the first half of 2026. The annual absorption rate implies that there are 16.9 months of remaining inventory in active subdivisions, up from 5.7 percent in the second half of 2025.

In all of the 9 active subdivisions, absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 62.2 percent in the first half of 2026.



Additionally, 592 new lots in 6 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bishop Vineyards, Phase II	2H 2022		92	92
Hunt Farms, Phase V	1H 2024		42	42
Lakewood, Phase VIII	2H 2021		92	92
Laramie	1H 2026		127	127
Parkside Townhomes, Phase II+	1H 2026	174		174
Tucker	2H 2022	65		65
Preliminary and Final Lots		239	353	592

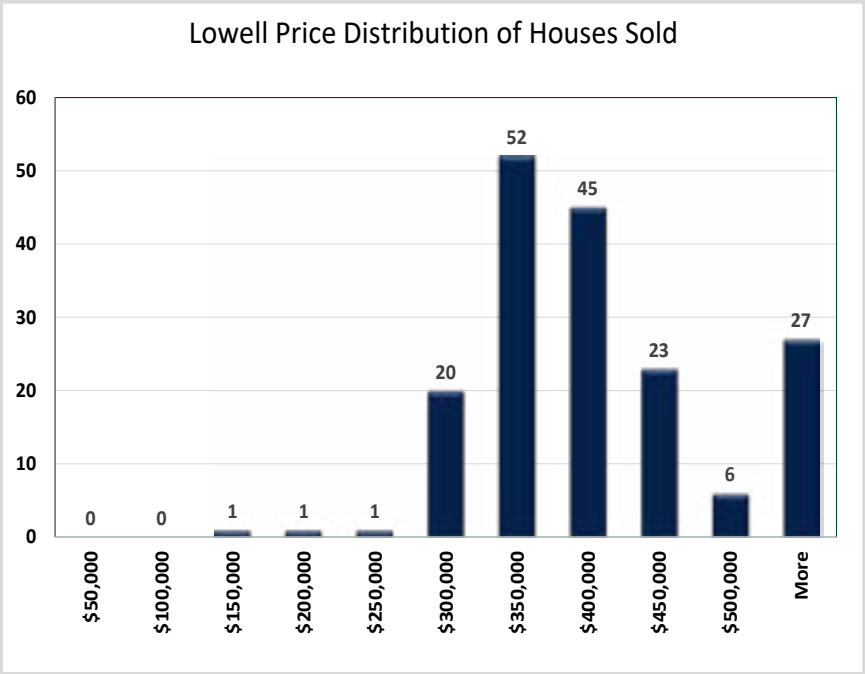
Lowell
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bishop Vineyards, Phase I	18	2	16	8	4	48	4	132
Chestnut Farms, Phase I	135	1	3	1	0	140	0	--
Concord Heights	1	3	9	3	74	90	0	--
Crescent View, Phase II	2	1	11	0	89	103	12	4.8
Hudson Steel, Phase I	4	0	0	1	40	45	16	1.5
Hunt Farms, Phase II	0	0	0	0	33	33	20	0
Hunt Farms, Phase III	0	0	0	3	45	48	45	0.8
Hunt Farms, Phase IV	45	6	0	0	0	51	0	--
Parkside Townhomes, Phase I	0	0	0	30	30	60	30	12
Lowell Active Subdivisions	205	13	39	46	315	618	127	16.9

1 No absorption has occurred in this subdivision in the last year.

2 No new construction or progress in existing construction has occurred in this subdivision in the last year.

Lowell
Price Distribution of Houses Sold



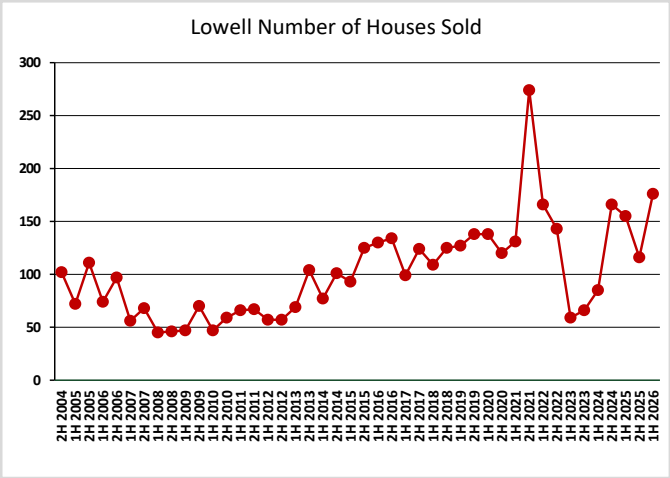
176 houses were sold in Lowell in the first half of 2026.

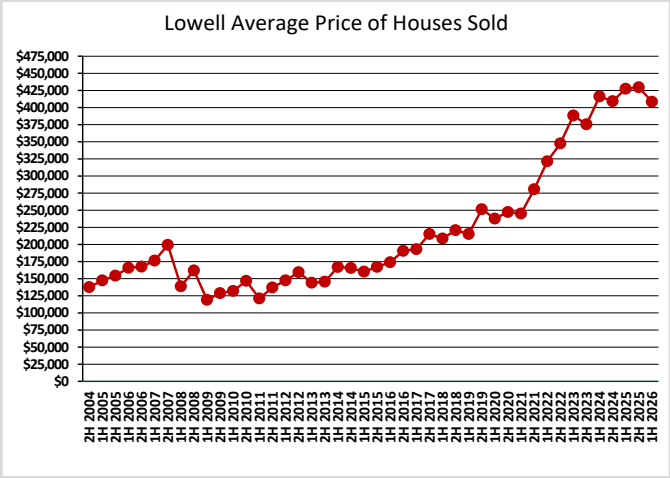
The average price of a house was $408,440 at $217.17 per square foot.

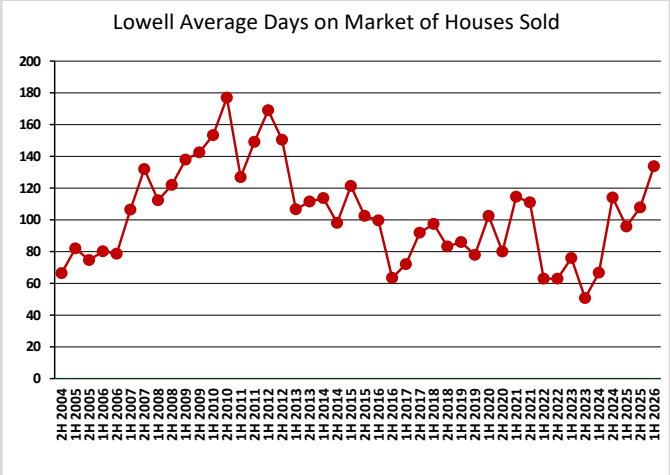
The median cost of a house was $365,000.

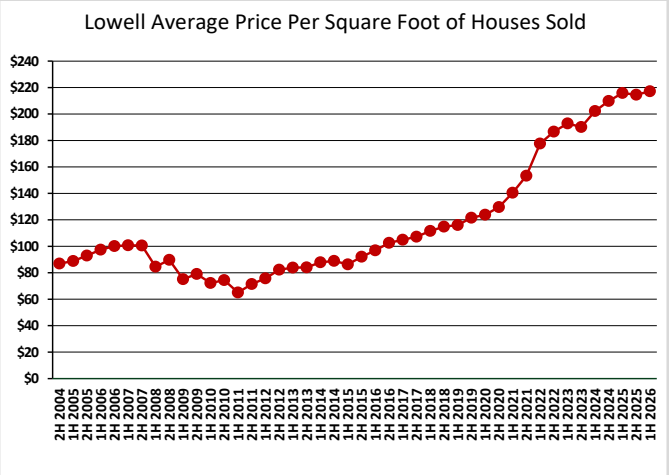
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	1	0.6%	1,250	27	64.5%
$150,001 - $200,000	1	0.6%	1,048	32	88.9%
$200,001 - $250,000	1	0.6%	1,036	64	100.0%
$250,001 - $300,000	20	11.4%	1,372	63	99.7%
$300,001 - $350,000	52	29.5%	1,530	173	99.7%
$350,001 - $400,000	45	25.6%	1,757	146	99.4%
$400,001 - $450,000	23	13.1%	2,026	140	99.8%
$450,001 - $500,000	6	3.4%	2,140	126	98.6%
$500,001+	27	15.3%	2,930	97	99.5%
Lowell Sold	176	100.0%	1,863	134	99.3%

Lowell
Characteristics of Houses Sold







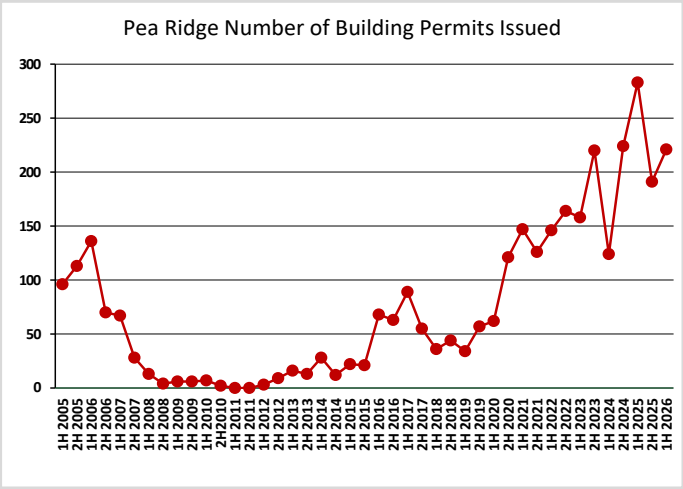


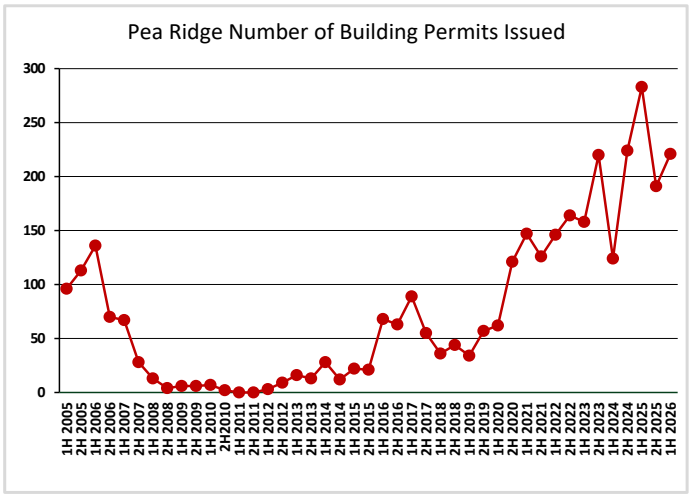
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	155	116	176	13.5%	51.7%
Average Price of Houses Sold	$427,386	$429,544	$408,440	-4.4%	-4.9%
Average Days on Market	96	108	134	39.6%	24.1%
Average Price per Square Foot	$215.84	$214.56	$217.17	0.6%	1.2%
Percentage of County Sales	4.6%	3.4%	4.8%	4.6%	41.1%
Number of New Houses Sold	93	60	102	9.7%	70.0%
Average Price of New Houses Sold	$444,090	$474,210	$422,610	-4.8%	-10.9%
Average Days on Market of New Houses Sold	$116	$152	$179	53.6%	17.8%
Number of Houses Listed	84	51	104	23.8%	103.9%
Average List Price of Houses Listed	$446,006	$499,430	$855,117	-2.6%	-13.0%

Lowell
Characteristics of Houses Sold

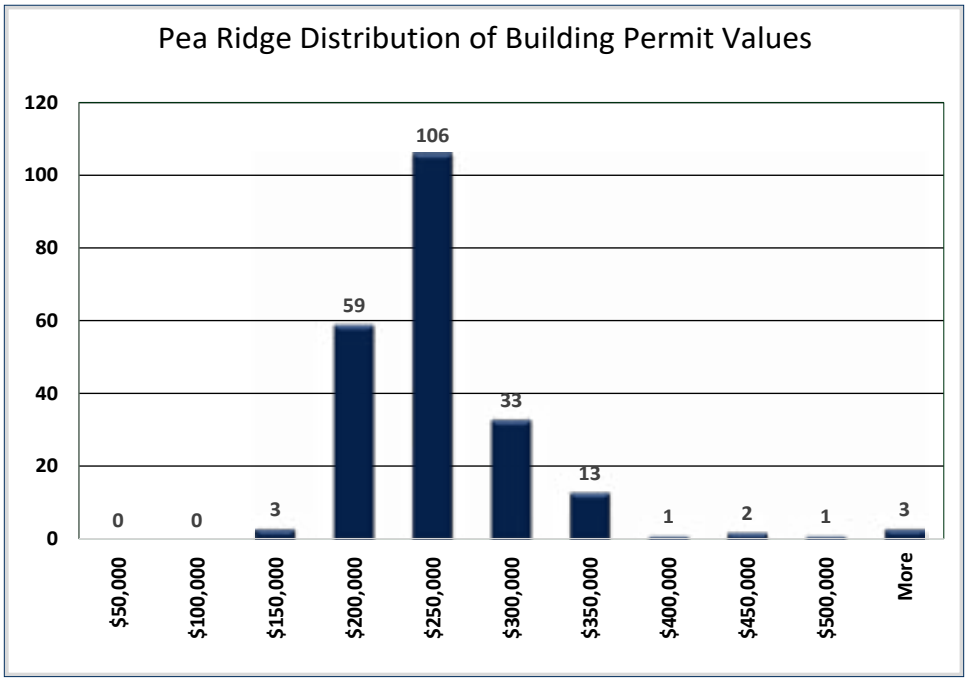
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bishop Vinyards	15	8.5%	1,429	58	$297,440	$209.32
Cambridge Place	4	2.3%	1,707	42	$323,750	$189.83
Center Point	2	1.1%	1,727	72	$357,500	$207.02
Chet Miller	2	1.1%	2,648	205	$547,500	$206.06
Concord Heights	6	3.4%	1,911	72	$399,131	$209.01
Concord Place	2	1.1%	1,626	53	$353,000	$217.07
Crescent View	19	10.8%	2,914	79	$730,321	$250.60
Cross Creek	3	1.7%	3,177	97	$684,167	$214.20
Edinburgh	3	1.7%	2,045	47	$380,967	$186.40
Evergreen	1	0.6%	1,418	34	$292,000	$205.92
Franklin Terrace	1	0.6%	1,957	48	$365,000	$186.51
Highland Meadows	2	1.1%	1,283	40	$274,500	$213.94
Hunt Farms	59	33.5%	1,646	248	$359,248	$218.81
Lakewood	15	8.5%	1,808	75	$356,717	$201.84
Lassiter	1	0.6%	2,954	359	$643,972	$218.00
Lincoln Place	1	0.6%	1,514	83	$315,000	$208.06
Lowell Estates	2	1.1%	1,127	51	$247,450	$220.46
Lowell Original	1	0.6%	1,048	32	$160,000	$152.67
Meadowlands	2	1.1%	2,162	83	$508,500	$243.72
Park Central	7	4.0%	1,991	71	$429,143	$215.69
Park View	2	1.1%	1,712	95	$369,000	$215.80
Parkside	4	2.3%	1,642	118	$401,025	$244.42
Shepherd Hills	1	0.6%	2,109	104	$429,000	$203.41
Southfork	6	3.4%	1,409	77	$295,833	$210.42
Southview	1	0.6%	1,250	27	$103,150	$82.52
Summer Meadows	1	0.6%	1,641	66	$339,500	$206.89
Timber Ridge Park	2	1.1%	2,882	64	$727,500	$252.72
Tuscan Heights	1	0.6%	2,094	30	$440,000	$210.12
Weatherton	8	4.5%	1,871	82	$415,938	$223.53
Other	2	1.1%	1,376	95	$274,000	$200.91
	176	100.0%	1,863	134	**$408,440**	$217.17

Pea Ridge
Building Permits





Pea Ridge	1H 2025	2H 2025	1H 2026	% change from 2H 2025	% change from 1H 2025
Number of Residential Building Permits	283	191	221	-21.9%	15.7%
Average Value of Residential Building Permits	$245,782	$246,614	$232,102	-5.6%	-5.9%



Pea Ridge
Active Subdivisions

There were 2,200 total lots in 18 active subdivisions in Pea Ridge in the first half of 2026. 66.6 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 4.8 were under construction, 1.4 percent were starts, and 24.3 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the first half of 2026 were Lexington, Phase and Lexington, Phase I and Rolling Meadows, both with 20,

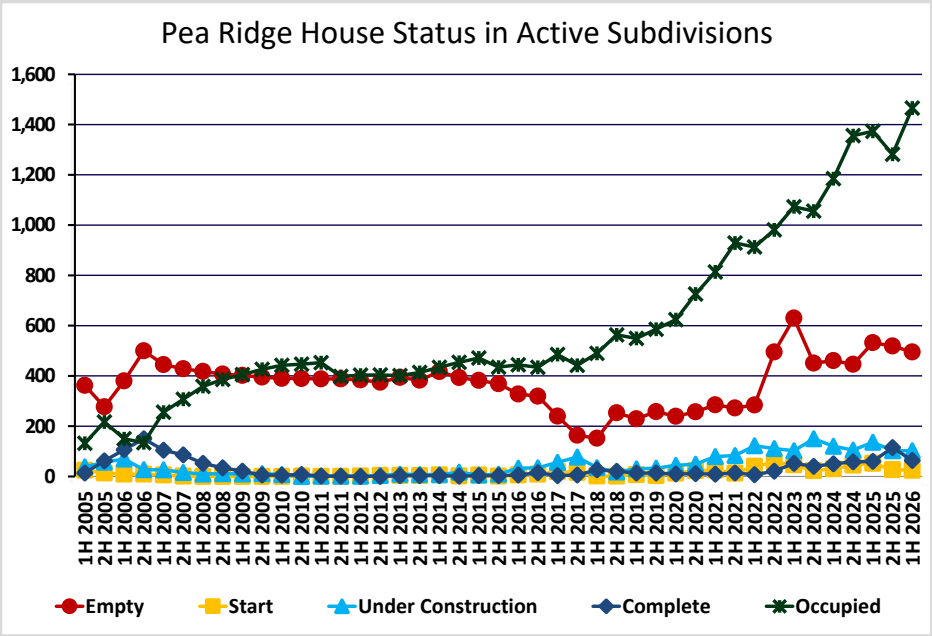
Walnut Hill, Phase V had the most houses becoming occupied in Pea Ridge with 57 houses. An additional 104 houses in Yorktown, Phase I and Yorktown, Phase II became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in all of the 18 active subdivisions in Pea Ridge.

288 new houses in Pea Ridge became occupied in the first half of 2026. The annual absorption rate implies that there are 20.0 months of remaining inventory in active subdivisions, down from 63.1 percent in the second half of 2025.

In 3 of the 18 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 60.6 percent in the first half of 2026.



Additionally, 1,156 new lots in 11 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Dove Crossing, Phase II	1H 2026	54		54
Elkhorn, Phase VI	1H 2022		41	41
Legacy Fields	1H 2026		298	298
Lexington, Phase II	1H 2026		168	168
Riverston Farms	1H 2026		62	62
Rolling Meadows, Phase II	1H 2026		106	106
Rolling Meadows, Phase III	1H 2026		59	59
Sycamore Park, Phase I	1H 2026		51	51
Sycamore Park, Phase II+	1H 2026	127		127
Wellington Hills, Phase III	1H 2026	54		54
Yorktown, Phase III	1H 2026		136	136
Preliminary and Final Lots		235	921	1,156

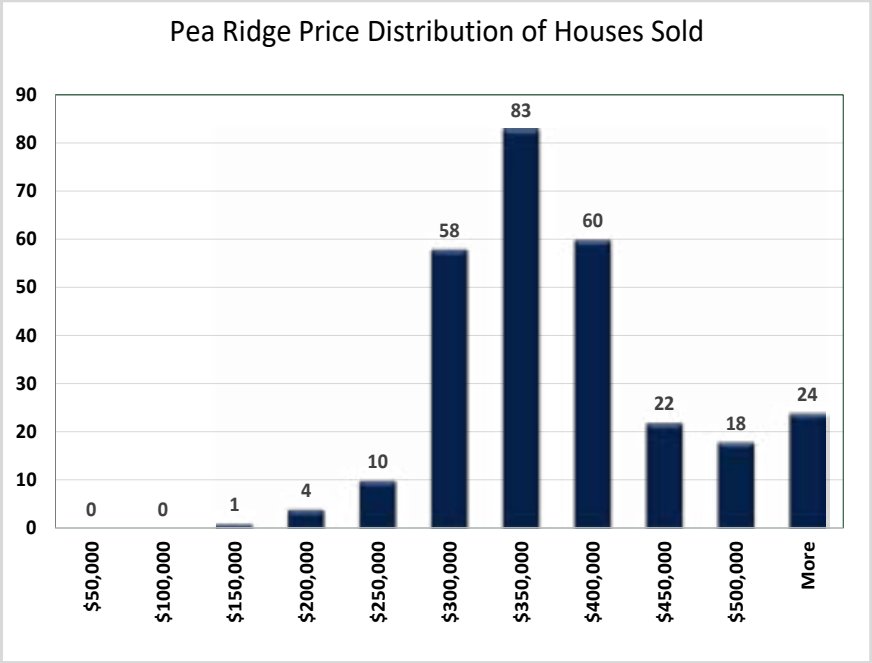
Pea Ridge
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase II	0	0	0	4	51	55	8	5.3
Battefield Estates	0	0	0	0	106	106	1	0.0
Concord	80	5	17	8	28	138	26	47.1
Dove Crossing, Phase I	40	6	4	0	0	50	0	--
Elkhorn, Phase IV[1]	0	0	1	0	58	59	0	--
Elkhorn, Phase V	0	0	3	2	65	70	10	3.3
Greens at Sugar Creek	3	0	1	1	57	62	1	8.6
Hazelton Heights, Phase II[1,2]	40	0	0	0	43	83	0	--
Lexington, Phase I	127	4	20	0	0	151	0	--
Maple Glenn	0	0	0	0	120	120	1	0.0
Maple Glenn, Phase II[1]	0	1	0	0	39	40	0	--
Marilyn's Orchard, Phase I	5	0	0	0	3	8	1	60.0
Marilyn's Orchard, Phase II[1,2]	7	0	0	0	1	8	0	--
Pea Ridge Pointe	66	0	0	9	7	82	7	128.6
Ridgeview Acres[2]	12	0	0	0	19	31	0	--
Rolling Meadows, Phase I	24	0	20	13	26	83	26	26.3
Saratoga, Phase I	0	0	0	0	109	109	1	0.0
Sedona Rose, Phase I	0	0	5	5	67	77	0	20.0
Shelby Forrest	8	3	0	0	12	23	4	26.4
Shepherd Hills[1,2]	11	0	0	0	24	35	0	--
Stephanie Estates	0	0	0	0	12	12	1	0.0
Sugar Creek Estates[1,2]	10	0	0	0	6	16	0	--
Sugar Creek Residential Community, Phase I	12	0	0	0	60	72	1	24.0
Sugar Creek Residential Community, Phase II[2]	9	0	0	0	34	43	0	--
Sugar Creek Residential Community, Phase III	7	0	0	0	14	21	2	42.0
Walnut Hill, Phase I	0	0	0	0	60	60	3	0.0
Walnut Hill, Phase IV	0	0	0	0	80	80	8	0.0
Walnut Hill, Phase V[2]	0	0	0	0	64	64	57	0.0
Walnut Hill, Phase VI	40		9	5	7	64	7	97.7
Wellington Hills, Phase I	15	0	0	0	46	61	0	25.7
Wellington Hills, Phase II	12	5	10	4	23	54	19	16.2
Yorktown, Phase I	0	0	0	0	115	115	51	0.0
Yorktown, Phase II	7	3	16	12	110	148	53	6.0
Pea Ridge	535	30	106	63	1,466	2,200	288	20.0

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Pea Ridge
Price Distribution of Houses Sold



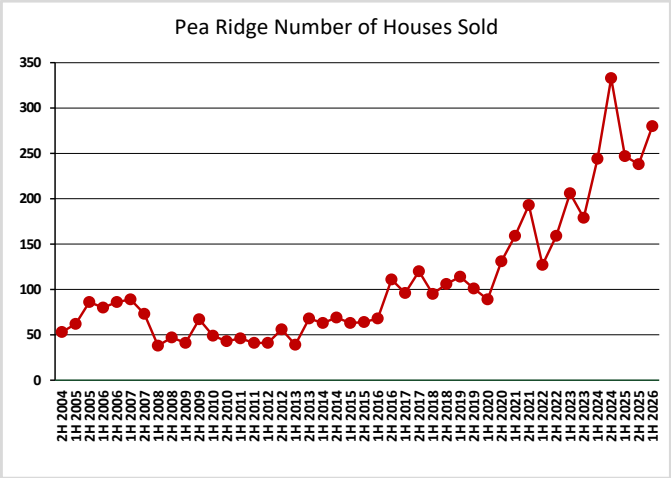
280 houses were sold in Pea Ridge in the first half of 2026.

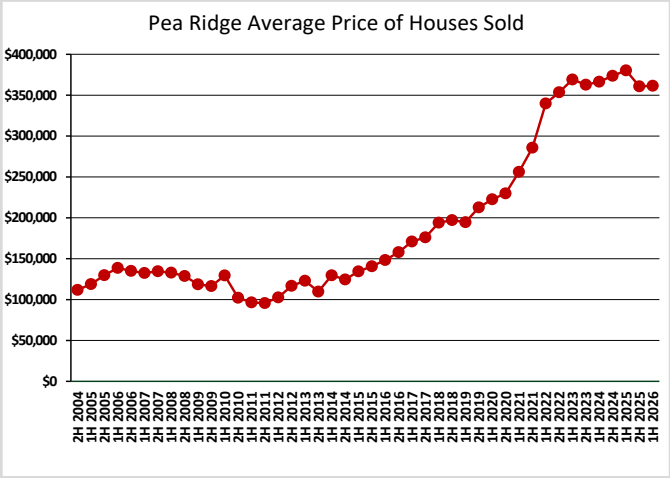
The average price of a house was $361,515 at $201.06 per square foot.

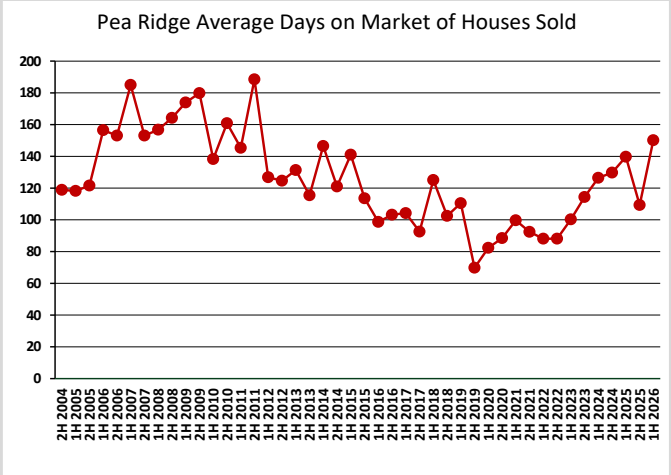
The median cost of a house was $339,962.

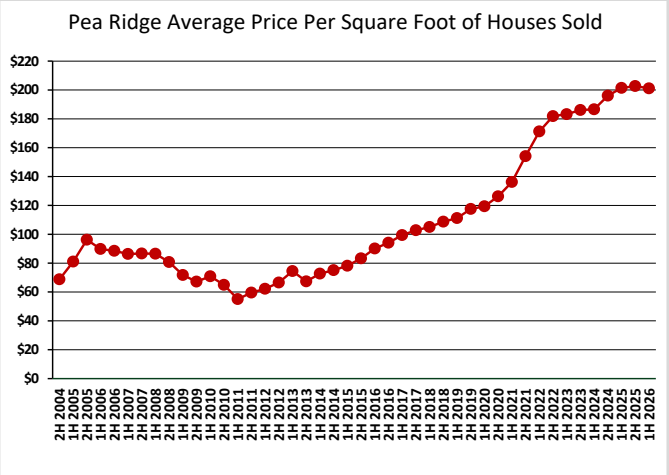
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	1	0.4%	1,196	0	100.0%
$150,001 - $200,000	4	1.4%	1,067	121	90.9%
$200,001 - $250,000	10	3.6%	1,285	85	95.4%
$250,001 - $300,000	58	20.7%	1,407	104	100.0%
$300,001 - $350,000	83	29.6%	1,644	187	99.8%
$350,001 - $400,000	60	21.4%	1,904	185	99.6%
$400,001 - $450,000	22	7.9%	2,114	135	99.5%
$450,001 - $500,000	18	6.4%	2,232	142	100.0%
$500,001+	24	8.6%	2,696	106	98.8%
Pea Ridge Sold	280	100.0%	1,793	150	99.4%

Pea Ridge
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	247	238	280	13.4%	17.6%
Average Price of Houses Sold	$380,326	$360,760	$361,515	-4.9%	0.2%
Average Days on Market	140	109	150	7.4%	37.3%
Average Price per Square Foot	$201.40	$202.71	$201.06	-0.2%	-0.8%
Percentage of County Sales	6.6%	5.9%	6.8%	3.8%	15.3%
Number of New Houses Sold	164	149	200	22.0%	34.2%
Average Price of New Houses Sold	$377,711	$357,432	$365,291	-3.3%	2.2%
Average Days on Market of New Houses Sold	$151	$129	$174	14.8%	35.0%
Number of Houses Listed	152	147	164	7.9%	11.6%
Average List Price of Houses Listed	$399,511	$399,987	$403,265	0.9%	0.8%

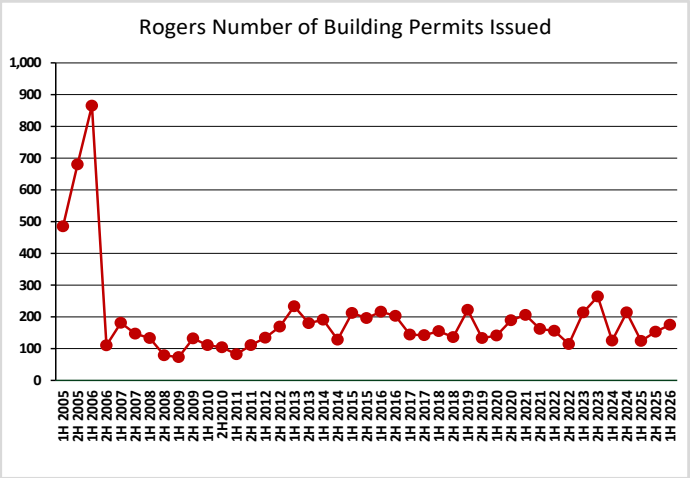
Pea Ridge
Characteristics of Houses Sold

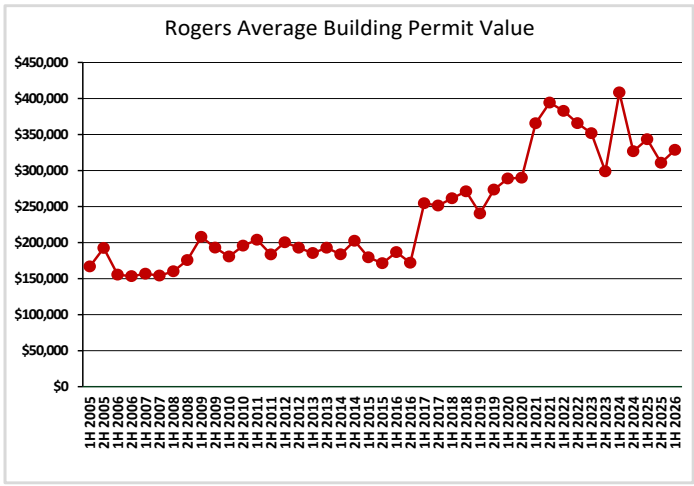
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	8	2.9%	2,482	103	$518,130	$208.37
Avalon	3	1.1%	1,996	78	$365,167	$187.97
Battlefield Estates	4	1.4%	2,155	90	$415,500	$193.19
Battlefield View	2	0.7%	1,304	44	$260,000	$199.58
Billy Hall	1	0.4%	1,196	0	$150,000	$125.42
Bloxham Estates	1	0.4%	2,559	122	$395,000	$154.36
Concord	25	8.9%	1,929	267	$386,009	$200.20
Country Acres	1	0.4%	1,284	42	$246,900	$192.29
Creekwood Manor	1	0.4%	2,407	147	$445,000	$184.88
David Musteen	2	0.7%	1,671	77	$346,250	$205.57
Deer Meadows	2	0.7%	2,024	71	$361,250	$178.61
Dogwood	1	0.4%	1,268	92	$242,000	$190.85
Elkhorn Ridge	14	5.0%	2,078	59	$479,239	$231.79
Givens Place	3	1.1%	1,383	44	$278,967	$201.64
Greens At Sugar Creek	4	1.4%	2,747	105	$575,200	$209.61
Haskell Walker	1	0.4%	1,486	123	$165,000	$111.04
Hazelton Heights	1	0.4%	1,934	32	$359,000	$185.63
Hillcrest	1	0.4%	1,624	51	$274,000	$168.72
Leetown	1	0.4%	1,431	66	$220,000	$153.74
Maple Glenn	3	1.1%	1,401	87	$293,967	$209.98
Miller	1	0.4%	1,392	82	$215,000	$154.45
Patterson Place	1	0.4%	1,602	49	$323,000	$201.62
Prairie Lea	3	1.1%	2,275	70	$432,667	$190.28
Ridgemoor Estates	2	0.7%	1,498	138	$260,000	$174.25
Rolling Meadows	34	12.1%	1,650	122	$325,238	$197.50
Saratoga	1	0.4%	1,563	11	$335,000	$214.33
Sedona Rose	8	2.9%	1,939	184	$402,800	$207.96
Shelby Forrest	2	0.7%	3,336	83	$901,850	$271.55
Smith	1	0.4%	1,300	132	$216,000	$166.15
Standing Oaks	2	0.7%	1,434	70	$261,750	$182.45
Sugar Creek Residence	3	1.1%	2,863	135	$539,998	$189.31
Town & Country	1	0.4%	1,550	34	$271,000	$174.84
Tyler Estates	1	0.4%	1,776	139	$310,000	$174.55
Walnut Hill	51	18.2%	1,523	103	$291,491	$194.13
Wellington Hills	8	2.9%	2,299	141	$482,413	$209.89

Pea Ridge
Characteristics of Houses Sold

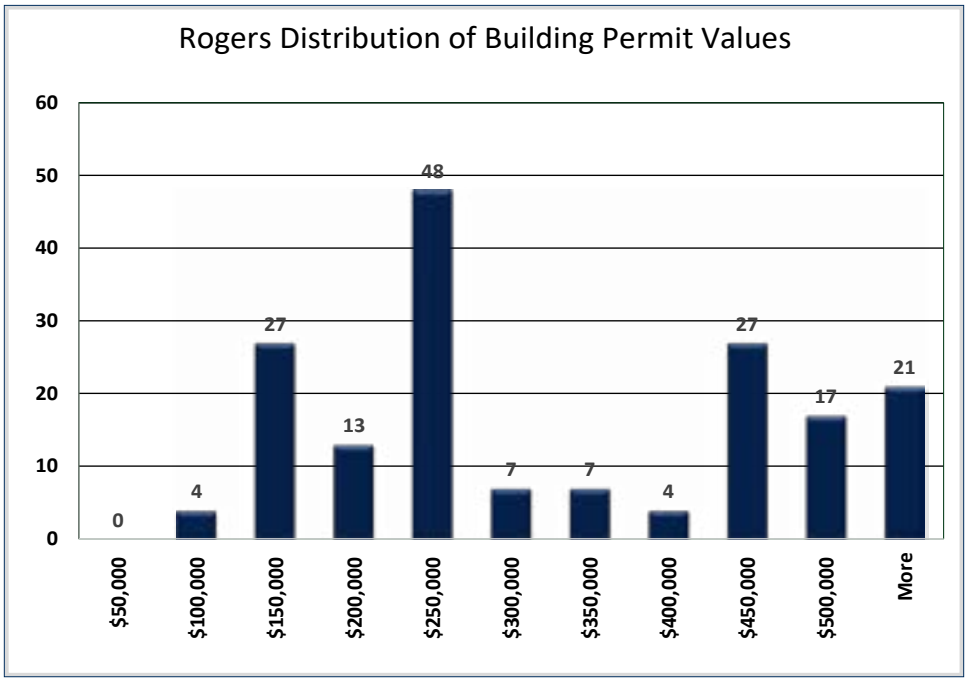
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Windmill Estates	1	0.4%	1,650	53	$302,500	$183.33
Yorktown	70	25.0%	1,745	236	$356,490	$205.80
Other	11	3.9%	1,548	97	$346,626	$209.73
Pea Ridge Sold	280	100.0%	1,793	150	$361,515	$201.06

Rogers
Building Permits





Rogers	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	124	153	175	41.1%	14.4%
Average Value of Residential Building Permits	$343,357	$310,683	$328,610	-4.3%	5.8%



Rogers
Active Subdivisions

There were 1,500 total lots in 22 active subdivisions in Rogers in the first half of 2026. 69.1 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 5.1 were under construction, 1.7 percent were starts, and 23.3 percent were empty lots.

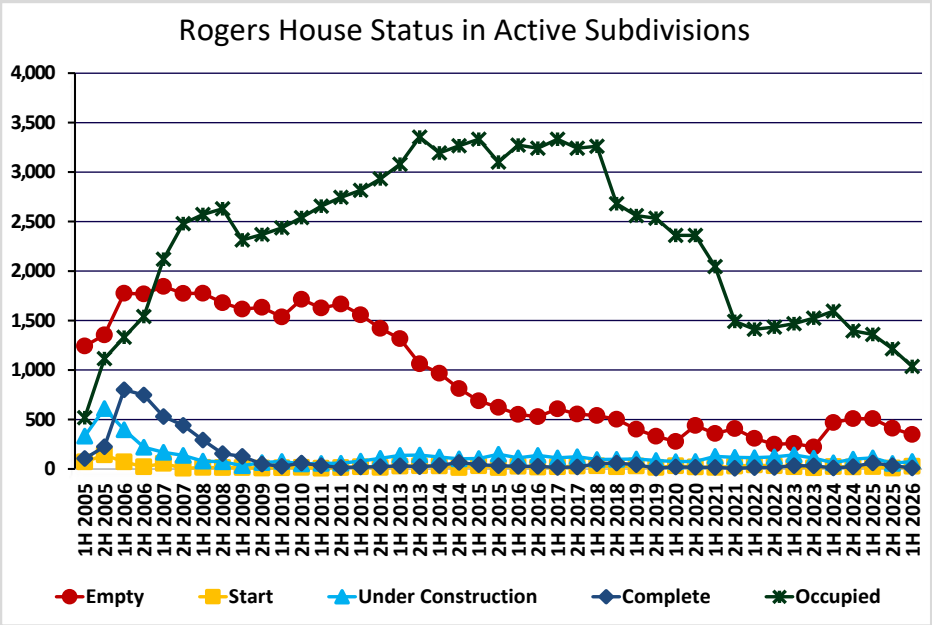
The subdivisions with the most houses under construction in Rogers during the first half of 2026 was Taylor with 22, followed by The Village at Pinnacle Hillw with 12.

Blossom Woods, Phase I had the most houses becoming occupied in Rogers with 14 houses. An additional 10 houses in The Village at Pinnacle Hills became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 3 of the 22 active subdivisions in Rogers.

69 new houses in Rogers became occupied in the first half of 2026. The annual absorption rate implies that there are 33.5 months of remaining inventory in active subdivisions, up from 29.9 percent in the second half of 2025.

In 4 of the 22 active subdivision, no absorption occurred in the last year.



The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 62.6 percent in the first half of 2026.

Additionally, 242 new lots in 3 subdivisions received either preliminary or final approval by first half of 2026.

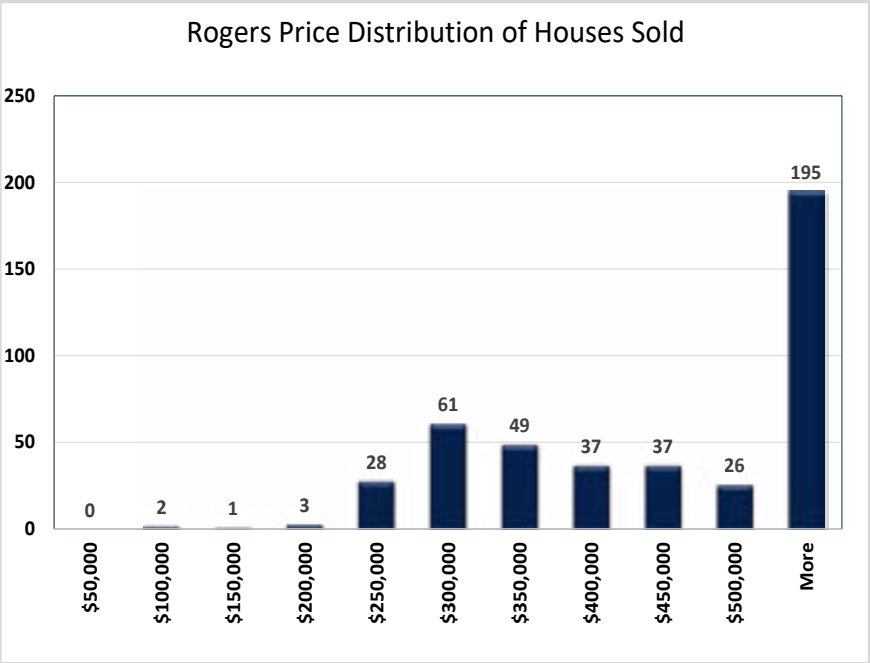
Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Crescent View, Phase III	1H 2025		102	102
Osage Meadows	2H 2020	120		120
Park 5, Phase II	1H 2026	20		20
Preliminary and Final Lots		140	102	242

Rogers
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellview Place	0	0	3	0	31	34	9	3.0
Blossom Woods, Phase I	5	2	1	0	71	79	14	2.2
Blossom Woods, Phase II	58	1	9	0	9	77	8	90.7
Estates at Southgate, The	11	1	1	0	19	32	3	39.0
Meadow Brooke, Phase I	54	6	3	0	22	85	7	58.2
Meadow Brooke, Phase II	49	4	3	1	1	58	1	684.0
PARK 5, Phase I[1]	17	5	11	0	0	33	0	--
Pinnacle, The, Phase I[1]	5	2	0	0	59	66	0	--
Pinnacle, Phase IV[1]	7	0	1	0	141	149	0	--
Champions Golf & Country Club	18	3	0	0	281	302	1	126.0
Seminole Park	0	0	1	2	17	20	2	5.1
Shadow Valley, Phase VII	4	1	0	0	167	172	1	12.0
Shadow Valley, Phase X	9	0	4	0	103	116	3	13.0
Shadow Valley, Phase XI	16	0	4	0	43	63	2	17.1
Sky Valley Estates	0	0	0	0	20	20	1	0.0
Summerwood	7	1	2	0	0	10	0	--
Taylor	2	0	22	6	7	37	7	51.4
Village at Pinnacle Hills, The	87	0	12	2	46	147	10	43.3
Village at Pinnacle Hills, The	95	3	8	5	36	147	18	41.6
Shadow Valley, Phase XI	27	1	3	3	29	63	2	58.3
Sky Valley Estates	0	0	2	0	18	20	4	3.4
Taylor	26	0	10	0	0	36	0	--
Townhomes at Scottsdale	0	0	0	29	0	29	0	--
Village at Pinnacle Hills, The	105	5	16	3	18	147	14	86.0
Rogers Active Subdivisions	349	26	77	11	1,037	1,500	69	33.5

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Rogers
Price Distribution of Houses Sold



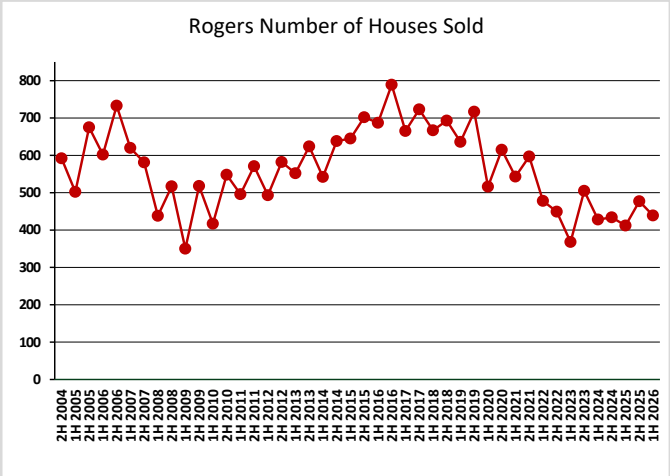
439 houses were sold in Rogers in the first half of 2026.

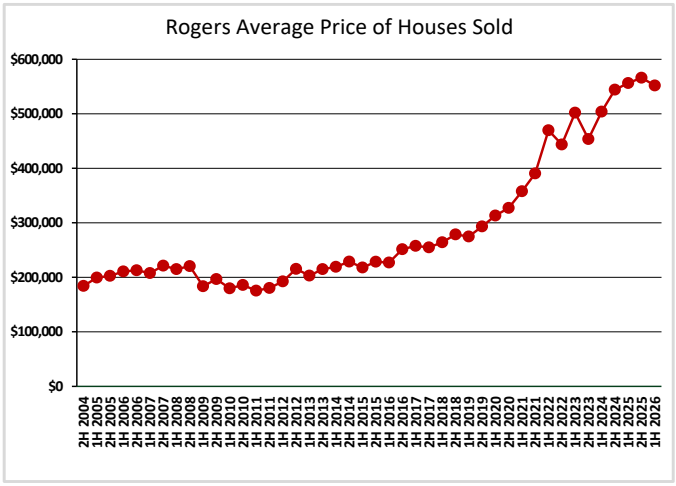
The average price of a house was $551,767 at $227.43 per square foot.

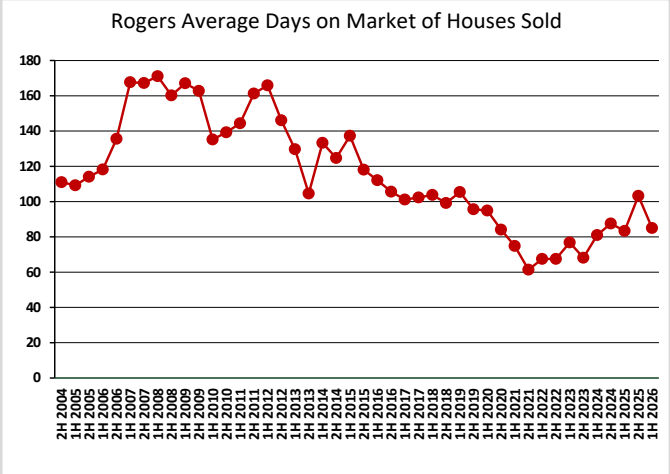
The median cost of a house was $456,500.

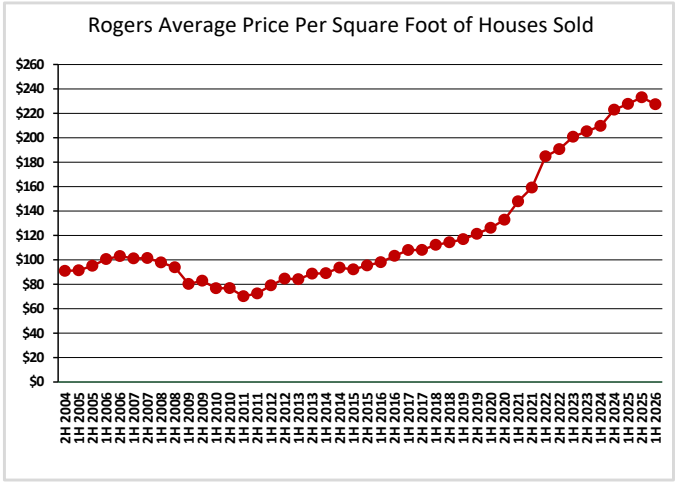
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	2	0.5%	1,385	22	84.1%
$100,001 - $150,000	1	0.2%	1,224	100	57.5%
$150,001 - $200,000	3	0.7%	1,133	109	76.9%
$200,001 - $250,000	28	6.4%	1,208	50	97.2%
$250,001 - $300,000	61	13.9%	1,398	88	97.8%
$300,001 - $350,000	49	11.2%	1,654	88	97.5%
$350,001 - $400,000	37	8.4%	1,837	71	97.0%
$400,001 - $450,000	37	8.4%	2,085	75	97.7%
$450,001 - $500,000	26	5.9%	2,337	89	96.4%
$500,001+	195	44.4%	3,110	93	98.2%
Rogers Sold	439	100.0%	2,323	85	97.5%

Rogers
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	412	477	439	6.6%	-8.0%
Average Price of Houses Sold	$556,233	$566,007	$551,767	-0.8%	-2.5%
Average Days on Market	83	103	85	1.9%	-17.7%
Average Price per Square Foot	$227.68	$233.14	$227.43	-0.1%	-2.4%
Percentage of County Sales	16.0%	18.6%	16.3%	1.9%	-12.3%
Number of New Houses Sold	86	93	54	-37.2%	-41.9%
Average Price of New Houses Sold	$702,308	$821,938	$730,713	4.0%	-11.1%
Average Days on Market of New Houses Sold	158	193	132	-16.0%	-31.4%
Number of Houses Listed	208	216	248	19.2%	14.8%
Average List Price of Houses Listed	$690,786	$650,938	$675,672	-2.2%	3.8%

Rogers
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Academy	2	0.5%	2,401	123	$482,500	$200.96
Allens	1	0.2%	2,284	48	$617,000	$270.14
Altons Brush Creek	1	0.2%	3,532	172	$495,000	$140.15
Amis Road	2	0.5%	1,331	95	$264,000	$200.72
Arbor Glenn	2	0.5%	2,000	18	$434,500	$217.19
Arbors At Pinnacle Ridge HPR	2	0.5%	1,991	63	$422,500	$212.25
Arrowhead Estates	1	0.2%	2,282	11	$550,000	$241.02
Auckland	1	0.2%	2,046	58	$390,000	$190.62
B F Sikes	1	0.2%	1,844	0	$385,000	$208.79
Banz	1	0.2%	1,592	185	$260,000	$163.32
Barnetts	1	0.2%	1,604	147	$430,000	$268.08
Bel Air	1	0.2%	2,131	48	$460,000	$215.86
Bellview	11	2.5%	1,720	73	$380,318	$222.42
Bencor	1	0.2%	1,827	211	$414,900	$227.09
Bent Tree	3	0.7%	2,589	41	$534,667	$206.45
Berry Farm	2	0.5%	3,043	77	$631,250	$205.84
Biltmore	4	0.9%	2,223	79	$504,250	$226.63
Birch Drive	1	0.2%	1,577	44	$315,000	$199.75
Bishop Court Estates	1	0.2%	1,118	83	$265,000	$237.03
Bishop Manor	1	0.2%	1,200	148	$265,000	$220.83
Bloomfield	3	0.7%	2,653	77	$565,333	$211.50
Blossom Woods	12	2.7%	2,623	99	$627,914	$239.94
Bordeaux	1	0.2%	3,284	28	$851,000	$259.14
Breckenridge	1	0.2%	2,034	148	$395,000	$194.20
Brentwood	3	0.7%	1,417	49	$318,000	$224.79
Brian	1	0.2%	1,172	116	$261,000	$222.70
Brush Creek Hills	1	0.2%	1,600	34	$300,000	$187.50
Burger	1	0.2%	3,005	107	$560,000	$186.36
Caithness	1	0.2%	847	126	$230,000	$271.55
Cambridge Park	4	0.9%	1,745	98	$349,000	$200.12
Camden Way	5	1.1%	2,186	84	$392,880	$183.79
Campbells Countrywood	6	1.4%	2,241	164	$400,125	$179.82
Centennial Acres	2	0.5%	1,582	38	$305,000	$193.11
Chambers	1	0.2%	2,872	99	$460,000	$160.17

Rogers
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Champions Estates	3	0.7%	1,908	92	$357,500	$189.15
Champions Golf and CC	2	0.5%	6,054	126	$2,537,500	$420.15
Chandler Run	5	1.1%	1,851	34	$430,300	$232.46
Chateau Terrace	3	0.7%	2,737	117	$446,600	$168.93
Chelsea Point	9	2.1%	1,500	56	$323,333	$215.64
Clower	1	0.2%	2,211	70	$509,000	$230.21
Cobble Creek	3	0.7%	2,732	91	$634,000	$233.08
Conaway	1	0.2%	1,700	101	$260,000	$152.94
Cordova	3	0.7%	1,543	113	$280,833	$181.91
Cottonwood Place	4	0.9%	1,788	68	$359,050	$203.35
Country Club Estates	1	0.2%	1,540	113	$297,000	$192.86
Creekside	2	0.5%	4,110	54	$999,000	$244.08
Creekwood	5	1.1%	3,134	85	$661,800	$211.33
Crescent View	4	0.9%	2,897	47	$725,500	$250.61
Cross Creek	3	0.7%	3,081	42	$708,333	$230.71
Cypress Acres	2	0.5%	1,039	50	$219,500	$211.38
Dixieland Crossing	1	0.2%	2,257	50	$410,000	$181.66
Dixieland Twnhms	2	0.5%	1,370	63	$302,443	$220.25
Dixieland Village	2	0.5%	1,452	105	$246,000	$177.02
Dogwood	2	0.5%	1,887	38	$387,000	$201.76
Eagle Glen	2	0.5%	1,505	77	$289,500	$192.14
Evening Star	12	2.7%	3,723	183	$1,047,441	$281.56
Fairchild	1	0.2%	1,424	167	$280,000	$196.63
Fairground	2	0.5%	995	48	$213,500	$214.79
Felkers	1	0.2%	1,224	100	$115,000	$93.95
Fieldstone	2	0.5%	2,692	228	$527,500	$195.98
First Place	3	0.7%	1,760	73	$323,333	$188.99
Foerster	1	0.2%	864	48	$220,000	$254.63
Forest Park	4	0.9%	1,664	112	$332,500	$199.63
Fox Briar	3	0.7%	1,347	56	$282,633	$210.58
Garrett Road	3	0.7%	1,517	89	$340,667	$224.68
Glenwood	1	0.2%	4,527	49	$985,000	$217.58
Grand Pointe	2	0.5%	2,819	42	$670,913	$238.11
Greenfield Place	1	0.2%	1,415	149	$299,400	$211.59
Grove , The	6	1.4%	1,923	72	$413,833	$215.37
Hancock	1	0.2%	3,000	79	$470,000	$156.67

Rogers
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Haxton Estates	1	0.2%	6,842	41	$2,025,000	$295.97
Hearthstone	2	0.5%	2,332	56	$537,500	$232.85
Henry Hills	1	0.2%	1,176	38	$260,000	$221.09
Heritage West	2	0.5%	1,609	101	$274,000	$169.45
Highland Knolls	5	1.1%	3,057	95	$690,600	$224.25
Hill View	3	0.7%	1,714	81	$336,667	$196.08
Homes At Oakmont HPR	2	0.5%	1,529	77	$262,450	$171.65
Hyland Park	3	0.7%	2,459	143	$510,000	$210.50
Irene	1	0.2%	996	123	$218,000	$218.88
Iveys , The	7	1.6%	2,126	58	$514,000	$241.77
Lakeview	1	0.2%	2,296	68	$490,000	$213.41
Larimore & Garner	5	1.1%	1,183	70	$235,000	$200.06
Laurel Crossing	1	0.2%	2,886	37	$619,000	$214.48
Legacy Estates	2	0.5%	3,463	83	$815,000	$234.18
Lexington	7	1.6%	2,698	97	$650,043	$241.20
Lexington Square	1	0.2%	2,574	32	$441,000	$171.33
Liberty Bell	8	1.8%	2,641	72	$604,250	$229.08
McGaugheys Orchard	1	0.2%	2,167	15	$418,500	$193.12
Meadow Acres	1	0.2%	1,835	39	$347,000	$189.10
Meadow Brook	16	3.6%	2,571	82	$632,419	$246.08
Meadow Park	2	0.5%	1,684	30	$325,830	$193.48
Meadow Wood	2	0.5%	1,385	54	$285,000	$207.66
Meadowridge	1	0.2%	1,548	54	$259,000	$167.31
Metro Park	1	0.2%	3,859	81	$830,000	$215.08
Miller	1	0.2%	1,751	36	$365,000	$208.45
Monte Ne Terrace	1	0.2%	1,257	27	$210,000	$167.06
Montrouex	1	0.2%	2,710	0	$495,000	$182.66
New Hope Acres	1	0.2%	1,392	155	$259,000	$186.06
New Hope Terrace	2	0.5%	1,205	36	$258,000	$214.16
Norwood	3	0.7%	1,692	65	$285,667	$170.05
Oak Hill	2	0.5%	1,644	53	$290,000	$176.27
Oak View	1	0.2%	936	35	$235,000	$251.07
Oldetown Estates	2	0.5%	1,924	94	$419,000	$217.83
Olivewood	2	0.5%	1,131	40	$250,750	$221.73
Olrich Acres	1	0.2%	1,040	45	$250,000	$240.38

Rogers
Characteristics of Houses Sold

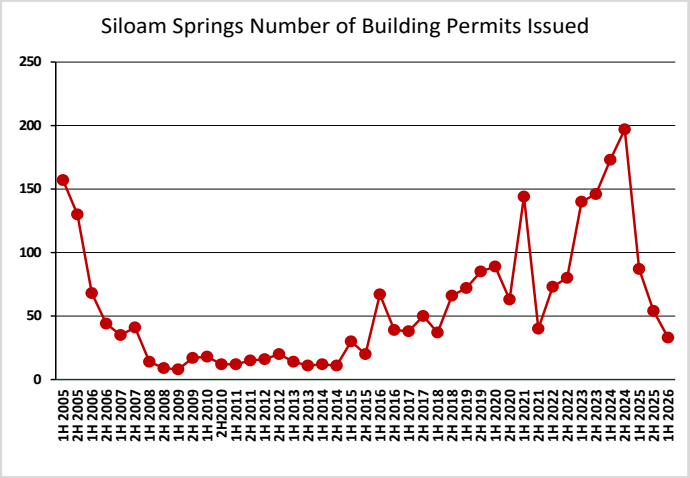
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Osage Reservation	1	0.2%	3,901	36	$1,550,000	$397.33
P G Smith	1	0.2%	1,392	104	$284,000	$204.02
Parkwood	2	0.5%	1,773	89	$364,000	$207.23
Peaks , The	6	1.4%	3,226	103	$692,483	$212.63
Perry Place	1	0.2%	1,755	29	$375,000	$213.68
Pine Meadow	3	0.7%	1,510	56	$351,333	$231.27
Pinnacle	7	1.6%	3,919	105	$1,676,428	$424.73
Pinnacle Gardens	1	0.2%	4,172	95	$800,000	$191.75
Pinnacle Town Homes	3	0.7%	1,700	49	$523,000	$308.91
Plantation , The	2	0.5%	1,562	73	$314,450	$201.27
Pleasant Acres	1	0.2%	3,417	39	$970,000	$283.87
Post Meadows	1	0.2%	1,618	89	$300,000	$185.41
Quail Run	3	0.7%	1,518	235	$257,467	$169.62
Ridgecrest Meadows	5	1.1%	2,280	58	$490,600	$216.51
Roberts	1	0.2%	2,399	51	$580,000	$241.77
Rollers Ridge	1	0.2%	1,415	124	$300,000	$212.01
Rolling Oaks	1	0.2%	1,192	35	$265,000	$222.32
S H Cole	1	0.2%	1,650	60	$275,000	$166.67
Sandalwood	3	0.7%	1,381	81	$283,333	$205.55
Savannah Estates	1	0.2%	3,185	34	$825,000	$259.03
Scissortail	4	0.9%	4,034	194	$1,331,225	$328.19
Shadow Valley	35	8.0%	3,331	92	$928,399	$277.70
Shenandoah	1	0.2%	1,180	91	$275,000	$233.05
Silo Falls	5	1.1%	3,174	47	$750,000	$235.91
Sky Valley Estates	1	0.2%	3,486	194	$800,000	$229.49
Southern Hills	2	0.5%	1,655	83	$294,500	$178.43
Southern Trace	2	0.5%	4,376	92	$837,500	$194.13
Stoney Creek Place	3	0.7%	2,075	73	$441,333	$212.73
Stoney Point	1	0.2%	1,500	174	$296,000	$197.33
Summit Heights	2	0.5%	3,066	67	$605,000	$197.38
Sundance Acres	3	0.7%	1,216	69	$220,667	$181.47
Sundown	1	0.2%	1,945	78	$380,000	$195.37
Turner's Acres	1	0.2%	1,734	66	$250,000	$144.18
Turtle Creek Place	1	0.2%	1,756	53	$290,000	$165.15
Twin Lakes Estate	1	0.2%	3,331	38	$550,000	$165.12

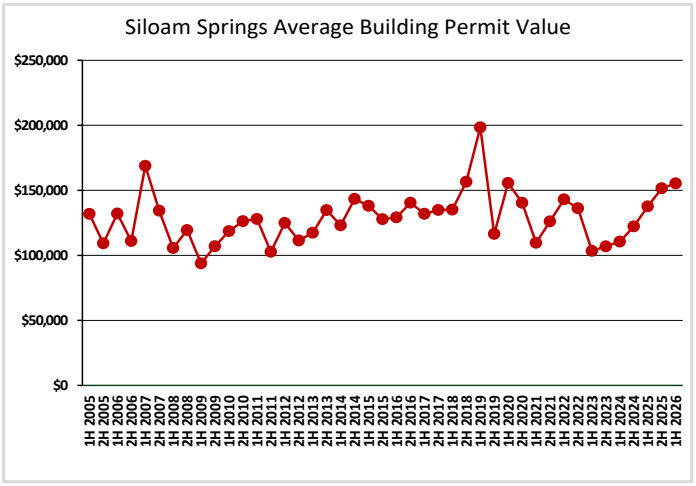
Rogers
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Valley West HPR	2	0.5%	1,591	56	$307,500	$196.14
Victoria Place	3	0.7%	1,103	35	$248,000	$225.74
Village At Pinnacle Hills	5	1.1%	1,744	150	$523,872	$303.19
Warren Glen	4	0.9%	3,288	79	$735,950	$224.16
Weber	2	0.5%	1,494	43	$303,000	$202.65
West End	1	0.2%	1,063	101	$265,000	$249.29
West Landing	1	0.2%	3,049	35	$700,000	$229.58
Westridge	2	0.5%	1,331	56	$174,000	$131.46
Westwood Hills	1	0.2%	1,941	160	$350,000	$180.32
Whispering Timbers	11	2.5%	1,850	62	$392,455	$212.56
Willow Creek	2	0.5%	1,327	51	$296,000	$223.13
Windsor Place	1	0.2%	1,470	126	$255,000	$173.47
Wire Ridge	2	0.5%	1,493	68	$323,750	$216.98
Woodhaven Manor	1	0.2%	3,009	188	$523,000	$173.81
Woodland Acres	1	0.2%	2,574	36	$450,000	$174.83
Woodland Heights	1	0.2%	1,112	29	$220,000	$197.84
Other	13	3.0%	2,133	99	$525,423	$231.60
Rogers Sold	439	100.0%	2,323	85	$551,767	$227.43

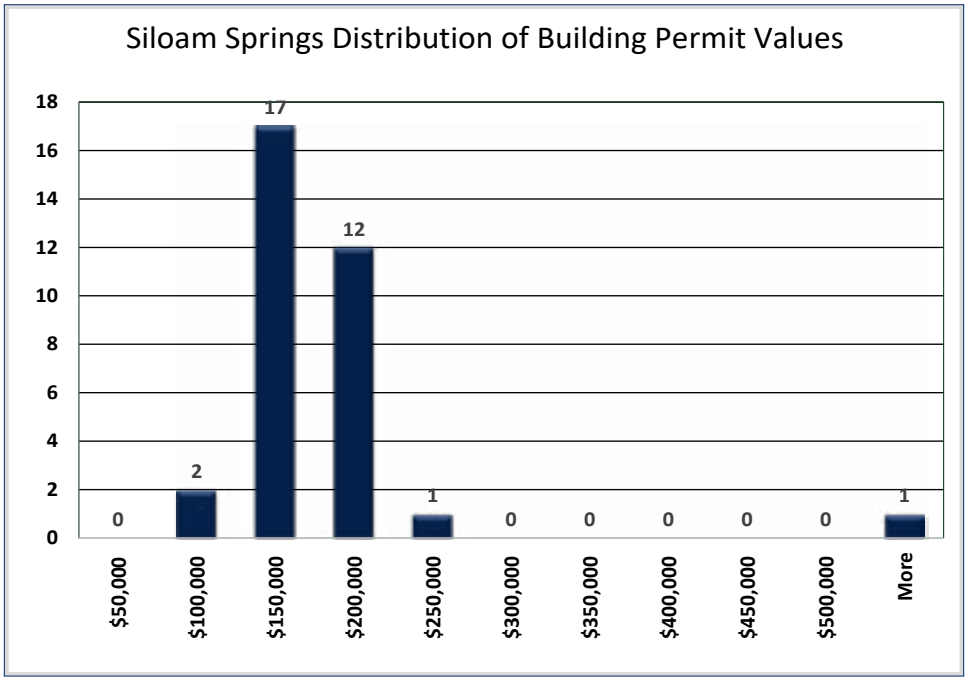
The tiny house and townhome market could increasing as home ownership and land prices increase in the area.

Siloam Springs
Building Permits





Siloam Springs	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	87	54	33	-62.1%	-38.9%
Average Value of Residential Building Permits	$137,658	$151,557	$155,328	12.8%	2.5%



Siloam Springs
Active Subdivisions

There were 953 total lots in 14 active subdivisions in Siloam Springs in the first half of 2026. 68.2 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 4.2 were under construction, 0.8 percent were starts, and 24.1 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the first half of 2026 was Oakbrook, Phase I with 12 houses.

Castlewood had the most houses becoming occupied in Siloam Springs with 41 houses. An additional 14 houses in Hillcrest, Phase I-Siloam became occupied in the first half of 2026.

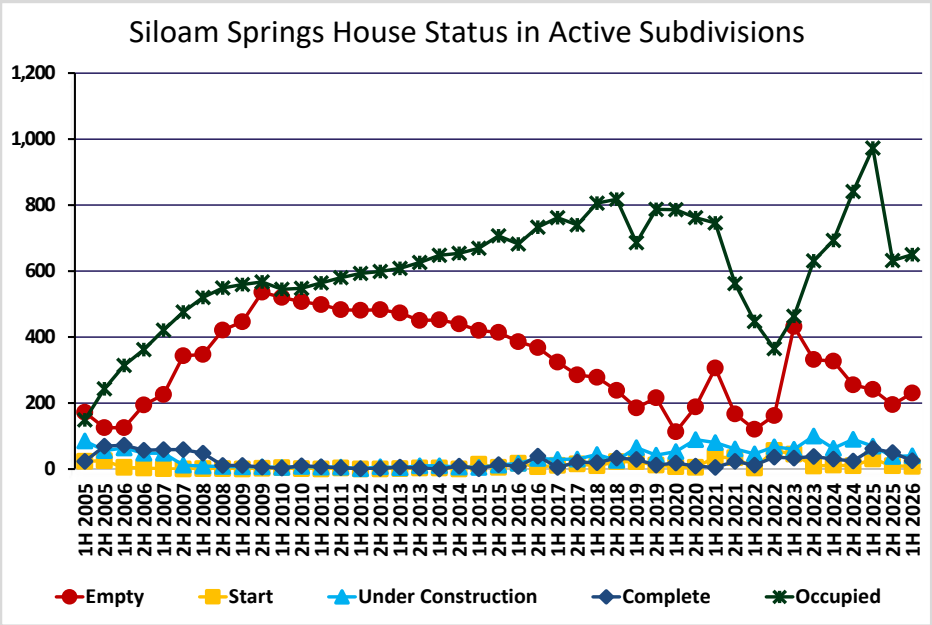
No new construction or progress in existing construction has occurred in the last year in 3 of the 14 active subdivisions in Siloam Springs.

99 new houses in Siloam Springs became occupied in the first half of 2026. The annual absorption rate implies that there are 15.5 months of remaining inventory in active subdivisions, down from 31.6 percent in the second half of 2025.

In 4 of the 14 active subdivision, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Siloam Springs from 51.2 percent in 2012 to 59.6 percent in the first half of 2026.

Additionally, 906 new lots in 8 subdivisions received either preliminary or final approval by first half of 2026.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Banff Townhomes	2H 2024	153		153
Cloudview Estates	1H 2026	327		327
Dawn Hill, Phase II	1H 2026		22	22
Hillcrest, Phase II	1H 2022		50	50
Oakbrook, Phase II	1H 2026		41	41
Spring Hills	2H 2024	42		42
Whispering Oaks, Phase II	1H 2021	42		42
Winding Springs	1H 2025	229		229
Preliminary and Final Lots		793	113	906

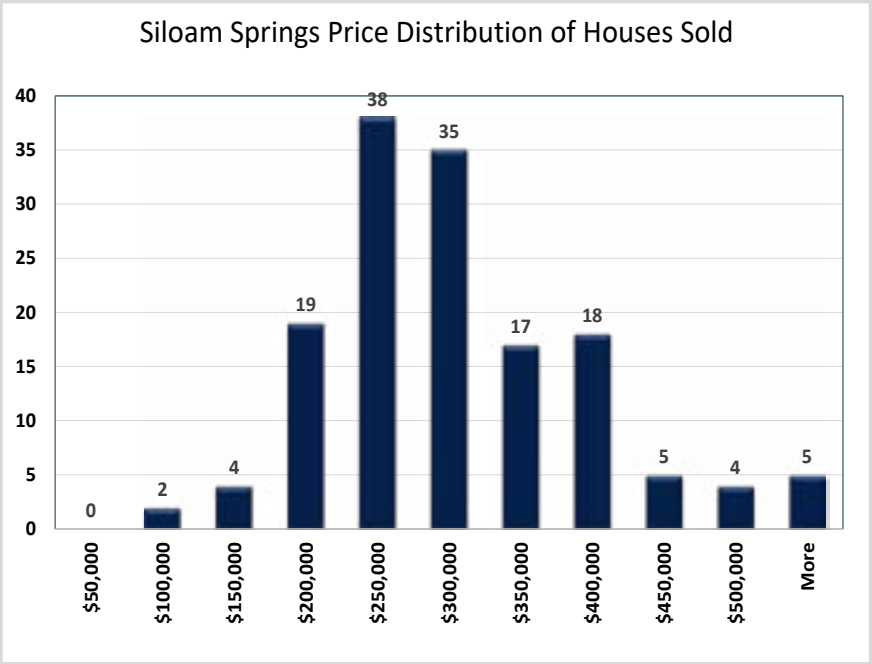
Siloam Springs
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blackberry Estates[1]	10	0	1	0	1	12	0	132.0
Carley Crossing, Phase I, II	31	0	0	2	45	78	12	24.8
Carley Crossing, Phase III	0	0	0	0	66	66	1	0.0
Castlewood	0	0	6	2	78	86	41	1.5
City Lake View Estates[1,2]	1	0	0	0	8	9	0	--
Endura Park	13	0	0	0	86	99	13	8.7
Forest Hills[1]	5	1	0	0	58	64	0	10.3
Fox Meadow[2]	6	0	0	0	2	8	0	--
Grandview Estates, Phase II	0	0	0	0	69	69	3	0.0
Heritage Ranch, Phase IV	0	1	5	18	9	33	6	32.0
Heritage Ranch, Phase V	19	3	7	1	1	31	1	0.0
Hillcrest, Phase I-Siloam	0	0	0	0	46	46	14	0.0
Lawliss Ranch, Phase III	77	2	7	0	0	86	0	0.0
Maloree Woods	4	1	0	0	51	56	0	--
Mission Hills, Phase I	0	0	0	0	65	65	1	0.0
Oakbrook, Phase I	14	0	12	2	2	30	2	168.0
Reading Ranch Estates	13	0	2	0	6	21	1	180.0
Shady Grove Estates, Phase II[2]	1	0	0	0	9	10	0	--
Somerset, Phase III	3	0	0	0	3	6	2	12.0
Stubbs Court, Phase I, II[1]	26	0	0	0	5	31	0	78.0
Sweet Homes, Phase I	0	0	0	0	33	33	1	0.0
Sweet Homes, Phase II	7	0	0	0	7	14	1	84.0
Siloam Springs Active Lots	230	8	40	25	650	953	99	15.5

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Siloam Springs
Characteristics of Houses Sold



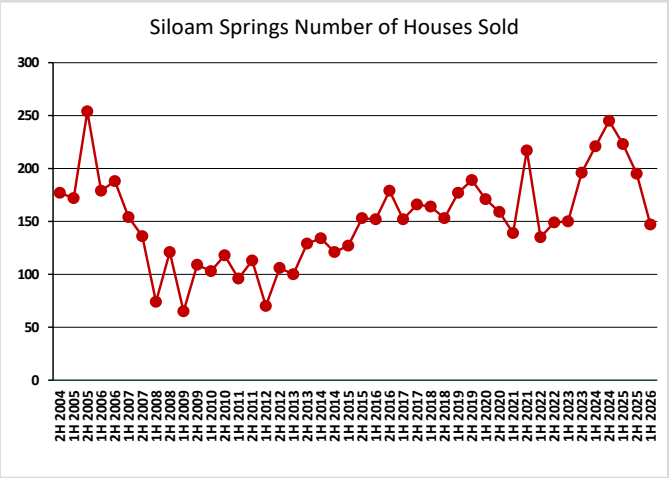
147 houses were sold in Siloam Springs in the first half of 2026.

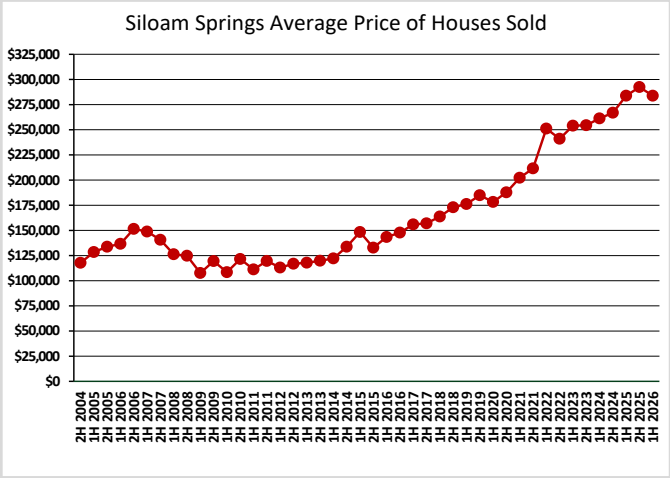
The average price of a house was $283,819 at $167.36 per square foot.

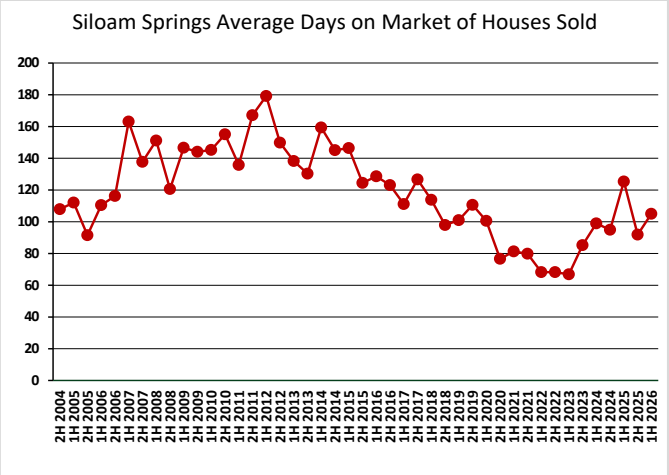
The median cost of a house was $260,000.

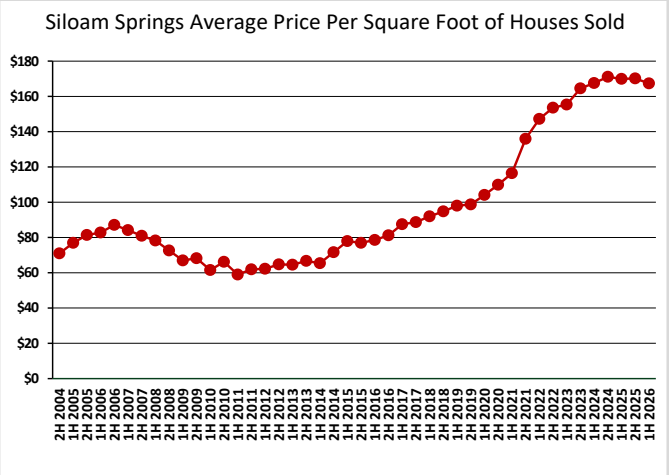
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	2	1.4%	978	68	76.2%
$100,001 - $150,000	4	2.7%	1,186	65	103.6%
$150,001 - $200,000	19	12.9%	1,084	75	96.7%
$200,001 - $250,000	38	25.9%	1,402	91	99.9%
$250,001 - $300,000	35	23.8%	1,621	118	97.4%
$300,001 - $350,000	17	11.6%	1,968	116	98.3%
$350,001 - $400,000	18	12.2%	2,269	132	98.5%
$400,001 - $450,000	5	3.4%	2,396	51	98.9%
$450,001 - $500,000	4	2.7%	3,207	113	97.8%
$500,001+	5	3.4%	3,499	199	93.5%
Siloam Springs Sold	147	100.0%	1,727	105	98.0%

Siloam Springs
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	223	195	147	-34.1%	-24.6%
Average Price of Houses Sold	$283,767	$292,481	$283,819	0.0%	-3.0%
Average Days on Market	125	92	105	-16.2%	14.3%
Average Price per Square Foot	$169.92	$170.18	$167.36	-1.5%	-1.7%
Percentage of County Sales	$0.04	$0.04	$0.03	-36.5%	-28.5%
Number of New Houses Sold	131	62	28	-78.6%	-54.8%
Average Price of New Houses Sold	$287,244	$336,981	$290,111	1.0%	-13.9%
Average Days on Market of New Houses Sold	148	116	143	-3.3%	23.4%
Number of Houses Listed	100	99	128	28.0%	29.3%
Average List Price of Houses Listed	$340,698	$315,575	$336,473	-1.2%	6.6%

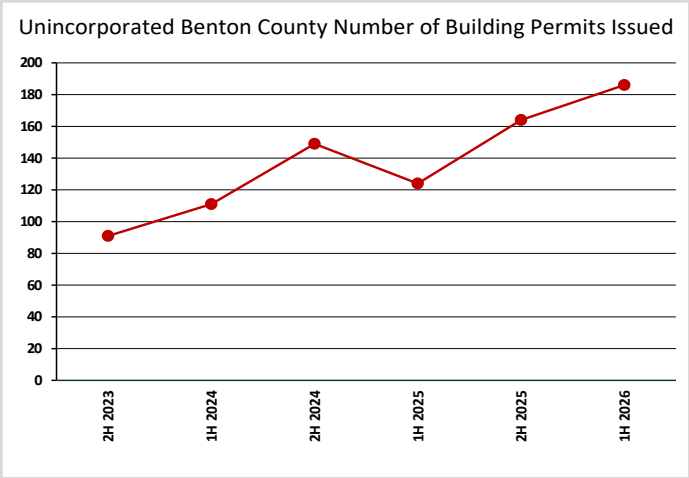
Siloam Springs
Characteristics of Houses Sold

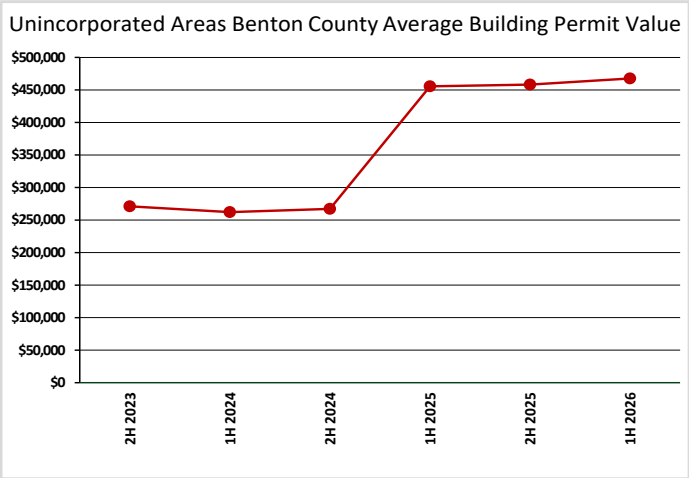
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Autumn Glen	5	3.4%	1,629	67	$274,740	$170.06
Avery Place	1	0.7%	3,564	43	$590,000	$165.54
Beauchamps	4	2.7%	1,565	89	$217,500	$130.95
Burwell	1	0.7%	1,521	117	$290,000	$190.66
Carley Crossing	15	10.2%	1,775	172	$305,646	$171.46
Carl's	2	1.4%	2,418	338	$366,500	$173.36
CD Gunters	1	0.7%	3,737	299	$473,650	$126.75
Chanel Court	1	0.7%	1,080	38	$215,000	$199.07
Chattering Heights	2	1.4%	2,910	74	$466,000	$158.47
College	1	0.7%	1,746	114	$265,000	$151.78
Comstock	2	1.4%	1,236	39	$196,000	$163.05
Country Acres	1	0.7%	2,526	62	$420,000	$166.27
Deer Lodge	2	1.4%	1,418	90	$267,000	$188.62
Deerfield Meadows	1	0.7%	2,179	101	$335,000	$153.74
Dogwood Park	1	0.7%	1,014	30	$173,000	$170.61
Duggar	1	0.7%	1,458	205	$260,000	$178.33
Eastgate	1	0.7%	950	54	$156,000	$164.21
Endura Park	4	2.7%	1,545	95	$278,500	$180.41
Fox Meadow	1	0.7%	1,620	101	$287,000	$177.16
Fox Tail	4	2.7%	1,544	84	$268,225	$174.81
Grandview Estates	4	2.7%	1,577	111	$271,500	$172.50
Grimes	2	1.4%	1,129	50	$185,000	$177.99
Heritage Ranch	4	2.7%	1,589	183	$312,075	$196.22
Hickory Hills	1	0.7%	1,494	120	$246,000	$164.66
Holly Place	1	0.7%	3,006	104	$370,000	$123.09
Killebrew	1	0.7%	1,536	105	$225,000	$146.48
Kimberly Heights	3	2.0%	1,279	40	$223,667	$175.03
L M Proctors	2	1.4%	1,224	66	$201,450	$166.38
Lawlis Ranch	11	7.5%	1,199	132	$205,877	$177.41
Lyndale Estates	2	1.4%	1,276	42	$197,500	$153.46
Maloree Woods	2	1.4%	2,394	77	$396,500	$167.40
McCleskey Place	2	1.4%	2,043	45	$325,000	$159.18
Mission Hill	5	3.4%	1,371	106	$246,200	$181.14
Mt Olive	2	1.4%	1,183	47	$205,850	$174.38
Oak Brook	4	2.7%	2,231	73	$424,175	$190.13
Paige Place	1	0.7%	2,431	68	$395,000	$162.48
Patriot Park	3	2.0%	1,447	62	$258,333	$178.74

Siloam Springs
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Pettys	2	1.4%	1,255	37	$210,000	$169.68
Pyeatte McCumber	2	1.4%	1,743	121	$196,500	$117.13
R S Morris	1	0.7%	948	66	$75,000	$79.11
Ravenwood	2	1.4%	2,152	137	$337,500	$158.72
Robert Dykes	1	0.7%	1,484	63	$219,000	$147.57
Sager Creek	1	0.7%	1,652	144	$247,000	$149.52
Siloam Springs Original	3	2.0%	1,979	112	$300,667	$152.20
Somerset	1	0.7%	1,496	139	$257,000	$171.79
Stewart Estates	2	1.4%	1,480	71	$298,900	$201.99
Stone Ridge	3	2.0%	2,034	148	$304,966	$152.79
Stonecrest	8	5.4%	2,257	95	$363,663	$163.58
Sunset View	2	1.4%	1,293	88	$201,500	$156.10
Sweet Home	1	0.7%	1,874	56	$324,875	$173.36
Tara Heights	1	0.7%	1,897	29	$314,000	$165.52
Teagues	1	0.7%	1,276	38	$191,900	$150.39
Tolleson Acres	1	0.7%	1,844	41	$335,000	$181.67
University View	3	2.0%	2,593	59	$398,333	$153.91
Vista View	1	0.7%	1,428	54	$249,900	$175.00
Walnut Ridge	1	0.7%	2,800	92	$535,000	$191.07
Walnut Woods	2	1.4%	1,804	191	$308,500	$171.96
West Kenwood	1	0.7%	1,152	39	$155,000	$134.55
Western Hills	2	1.4%	2,262	155	$256,000	$124.41
Woodlands, The	1	0.7%	1,381	46	$243,000	$175.96
Other	3	2.0%	1,772	95	$244,500	$164.80
Siloam Springs Sold	147	100.0%	1,727	105	$283,819	$167.36

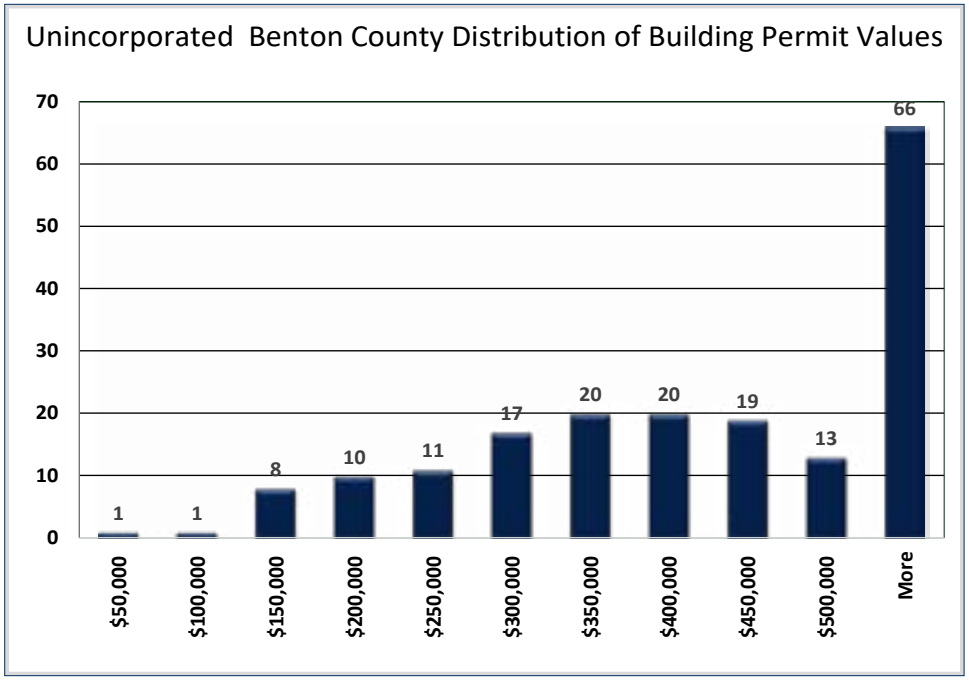
Unincorporated Areas-Benton County
Building Permits





Unincorporated Areas-Benton County	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	124	164	186	50.0%	13.4%
Average Value of Residential Building Permits	$455,567	$458,288	$467,728	2.7%	2.1%

Unincorporated building permits have only been tracked for a short time.



Unincorporated Areas-Benton County

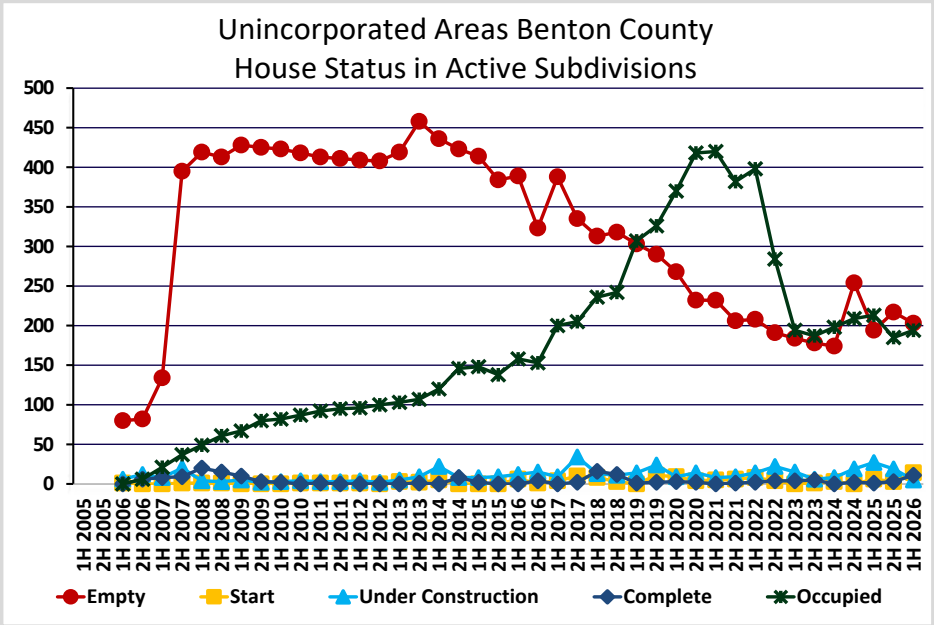
Active Subdivisions

There were 427 total lots in 33 active subdivisions in Unincorporated Areas in Benton County in the first half of 2026. 45.4 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 1.2 were under construction, 3.3 percent were starts, and 47.5 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the first half of 2026 were Esculapia Estates with 2.

Reserve at Serenity Ridge had the most houses becoming occupied in Unincorporated Areas in Benton County with 2 houses. An additional 1 house in Esculapia Estates became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 7 of the 33 active subdivisions in Unincorporated Areas in Benton County.



9 new houses in Unincorporated Areas in Benton County became occupied in the first half of 2026. The annual absorption rate implies that there are 87.4 months of remaining inventory in active subdivisions, up from 13. percent in the second half of 2025.

In 6 of the 33 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 58.0 percent in the first half of 2026.

Additionally, 136 new lots in 2 subdivisions received either preliminary or final approval by first half of 2026.

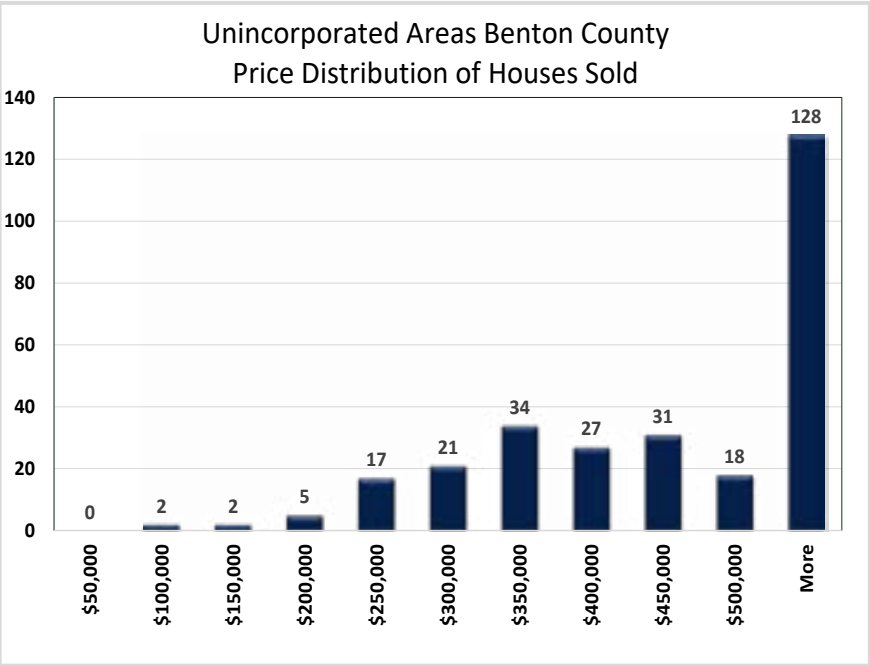
Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blessing Acres	1H 2026		24	24
Oak Trail Park	2H 2021		112	112
Preliminary and Final Lots		-	112	112

Unincorporated Areas-Benton County
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	13	0	2	0	29	44	1	180.0
Esculapia Estates	6	0	1	0	11	18	1	84.0
Hawk's Landing	9	3	0	1	4	17	0	--
Monitor Meadows	0	0	0	0	20	20	1	0.0
Moonlight Valley	10	0	0	0	24	34	1	120.0
Ozark Hills[1,2]	17	1	0	0	10	28	0	--
Pepper Hills[1]	14	4	0	1	35	54	0	--
Reserve at Serenity Ridge	28	1	0	3	2	34	2	192.0
Saddle Hill Estates	40	0	1	4	1	46	1	540.0
The Hollows at Beaver Lake[1]	3	0	1	1	2	7	0	--
Sunrise Ridge Estates	0	0	0	0	5	5	1	0.0
Sylvan Acres[1]	15	1	0	0	10	26	0	--
Timber Ridge Estates	9	3	0	0	37	49	0	48.0
Ventris Cove Estates	39	1	0	1	4	45	1	492.0
Unincorporated Areas Benton County	203	14	5	11	194	427	9	87.4

1 No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Unincorporated Areas-Benton County
Price Distribution of Houses Sold



285 houses were sold in Unincorporated Areas in Benton County in the first half of 2026.

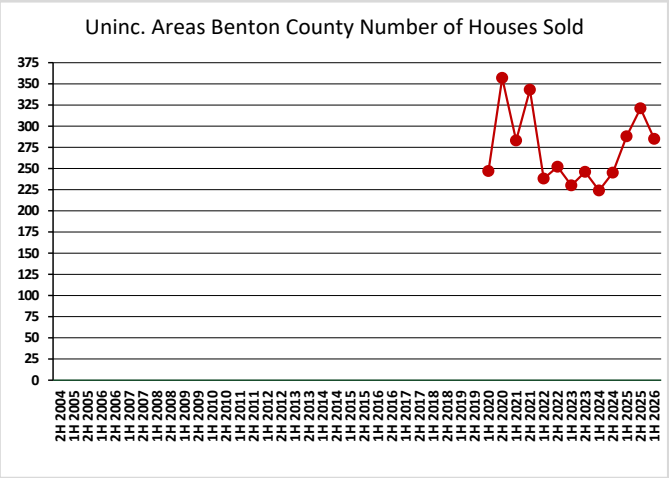
The average price of a house was $597,427 at $240.11 per square foot.

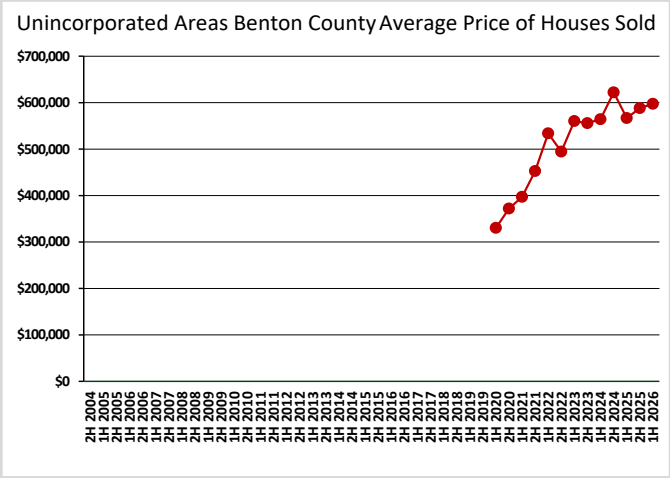
The median cost of a house was $464,000.

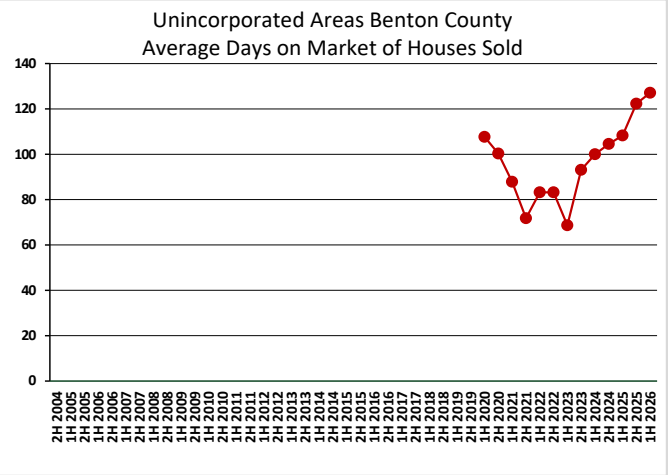
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	2	0.4%	1,651	87	96.3%
$100,001 - 150,000	2	0.4%	1,074	150	93.3%
$150,001 - $200,000	5	1.1%	1,378	102	100.7%
$200,001 - $250,000	17	3.6%	1,353	86	99.1%
$250,001 - $300,000	21	4.5%	1,542	112	98.8%
$300,001 - $350,000	34	7.3%	1,778	136	96.7%
$350,001 - $400,000	27	5.8%	1,972	138	97.0%
$400,001 - $450,000	31	6.6%	2,178	143	97.6%
$450,001 - $500,000	18	3.8%	2,457	113	97.1%
$500,001+	128	27.4%	3,167	130	97.4%
Unincorporated BC Sold	285	100.0%	2,451	127	97.5%

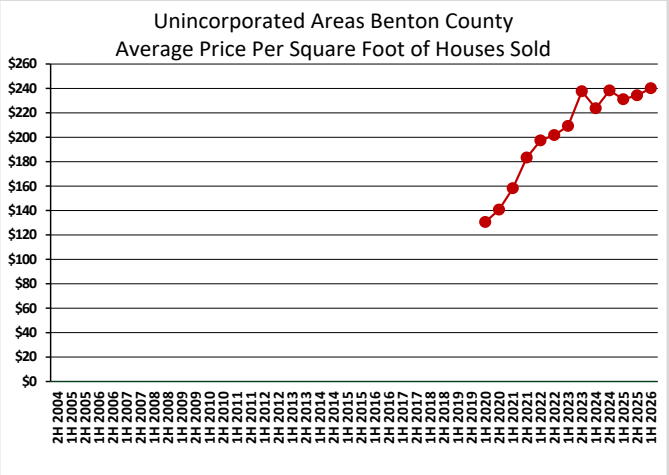
Unincorporated Areas-Benton County

Price Distribution of Houses Sold









Sold Characteristics Unincorporated-BC	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	288	321	285	-1.0%	-11.2%
Average Price of Houses Sold	$566,791	$588,273	$597,427	5.4%	1.6%
Average Days on Market	108	122	127	17.4%	3.9%
Average Price per Square Foot	$231.09	$234.30	$240.11	3.9%	2.5%
Percentage of County Sales	11.4%	13.0%	11.5%	0.5%	-11.8%
Number of New Houses Sold	39	104	58	48.7%	-44.2%
Average Price of New Houses Sold	$472,503	$440,925	$560,513	18.6%	27.1%
Average Days on Market of New Houses Sold	123	158	181	46.7%	14.5%
Number of Houses Listed	314	249	310	-1.3%	24.5%
Average List Price of Houses Listed	$766,591	$764,927	$855,117	-1.2%	-1.2%

Unincorporated Areas-Benton County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Arrowhead	1	0.4%	1,812	62	$420,000	$231.79
Avila	1	0.4%	2,960	88	$1,020,000	$344.59
Beaver Shores	15	5.3%	1,797	70	$446,960	$244.32
Canyon Estates	1	0.4%	1,961	231	$395,000	$201.43
Cape Victoria	1	0.4%	3,146	76	$1,575,000	$500.64
Castlewood	18	6.3%	1,877	239	$331,624	$178.62
Cedar Hills	1	0.4%	3,175	31	$635,000	$200.00
Chronister's Corner	1	0.4%	1,565	70	$425,000	$271.57
City Lake Estates	2	0.7%	3,277	70	$768,980	$235.63
Cloverdale Estate	2	0.7%	1,501	35	$312,000	$208.32
Collins Corner	1	0.4%	2,132	171	$407,000	$190.90
Coppermine	1	0.4%	1,840	138	$675,000	$366.85
Crows Nest	2	0.7%	3,905	205	$690,000	$174.61
Dawn Hill C C Resort	4	1.4%	1,969	134	$299,250	$153.75
Deep Water	1	0.4%	3,130	63	$1,105,000	$353.04
Deer Haven	4	1.4%	1,336	166	$251,250	$189.54
Dream Valley	4	1.4%	2,753	66	$447,250	$167.83
E N Coons	1	0.4%	1,274	43	$210,500	$165.23
Eagle Crest	1	0.4%	2,832	50	$1,100,000	$388.42
Eau Claire	1	0.4%	3,307	326	$1,025,000	$309.95
Edgewoodurban Estate	2	0.7%	2,853	222	$459,500	$160.87
Elzeys Acres	1	0.4%	1,964	63	$162,200	$82.59
Estates Of Lakeway	1	0.4%	3,400	104	$1,540,000	$452.94
Forest Hills	2	0.7%	2,401	49	$614,750	$254.10
Garrett	1	0.4%	4,078	270	$775,000	$190.04
Grassy Acres	1	0.4%	2,822	172	$440,000	$155.92
Greenstone Estates	1	0.4%	2,672	56	$750,000	$280.69
Heritage Ranch	1	0.4%	2,498	66	$445,000	$178.14
High Meadow	1	0.4%	2,208	188	$320,000	$144.93
Hillview	1	0.4%	2,392	49	$1,075,000	$449.41
Horseshoe Hills	1	0.4%	1,815	40	$230,000	$126.72
Lake Forrest Heights	1	0.4%	2,210	50	$356,000	$161.09
Lakeshore Manor	1	0.4%	4,542	246	$340,000	$74.86
Lakeview Acres	1	0.4%	2,740	224	$640,000	$233.58
Lester Van Hook	1	0.4%	800	41	$600,000	$750.00
Lost Bridge VIllage	4	1.4%	2,121	100	$402,000	$179.62

Unincorporated Areas-Benton County

Characteristics of Houses Sold

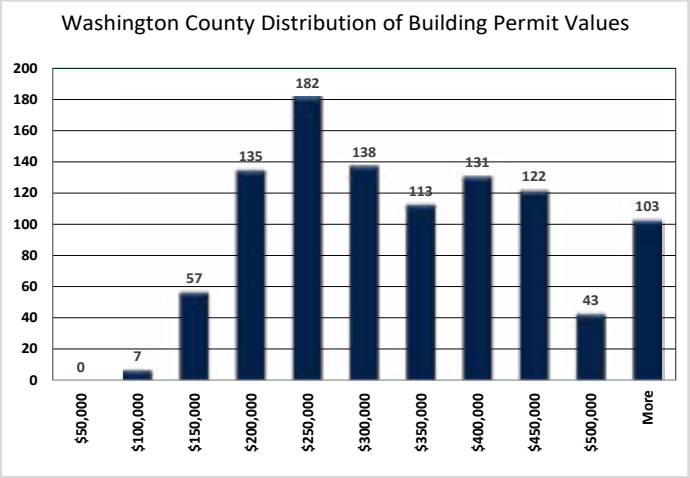
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Mack Grimes	3	1.1%	1,785	112	$364,967	$208.28
Monitor Meadows	1	0.4%	2,163	122	$476,500	$220.30
Moonlight Valley	2	0.7%	3,256	138	$655,000	$204.57
Moulder Hollow	2	0.7%	2,576	62	$587,500	$232.21
Mountain Lake Estates	1	0.4%	3,289	49	$653,200	$198.60
Northridge Heights	1	0.4%	2,154	45	$635,000	$294.80
Oak Crest Estates	1	0.4%	1,568	97	$271,350	$173.05
Oak Park	2	0.7%	2,321	77	$475,000	$211.79
Oak Ridge Estates	1	0.4%	4,859	266	$956,000	$196.75
Oak Ridge West	1	0.4%	1,528	225	$320,000	$209.42
Oak View	1	0.4%	2,125	33	$435,625	$205.00
Oakhills	2	0.7%	3,152	107	$758,889	$264.63
Old Orchard Estates	1	0.4%	2,720	39	$647,000	$237.87
Ozark Estates	3	1.1%	2,027	184	$532,500	$257.46
Patrician Ranches	1	0.4%	7,200	105	$840,000	$116.67
Patterson Renfro	1	0.4%	2,565	41	$565,000	$220.27
Pepper Hills	2	0.7%	3,034	49	$737,500	$242.30
Pine Point Estates	1	0.4%	2,403	88	$505,000	$210.15
Pine Ridge Estates	4	1.4%	1,903	118	$370,000	$193.15
Pleasant Hill Estate	1	0.4%	2,326	228	$377,000	$162.08
Pleasure Heights	1	0.4%	1,400	132	$272,000	$194.29
Plentywood	1	0.4%	2,716	62	$920,000	$338.73
Point At Falls Hollow	1	0.4%	3,643	165	$792,500	$217.54
Pointe Clear Heights	1	0.4%	1,874	46	$609,000	$324.97
Posy Mountain	3	1.1%	1,633	203	$387,500	$236.07
Prairie Creek Park	1	0.4%	4,011	314	$760,000	$189.48
Putman	2	0.7%	3,102	127	$920,000	$280.32
Quail Meadow	1	0.4%	3,500	288	$464,900	$132.83
Rader	1	0.4%	2,848	33	$925,000	$324.79
Rambo Riviera	1	0.4%	1,578	0	$920,000	$583.02
Ray Brown	2	0.7%	2,079	196	$867,500	$417.16
Red Oak Hills	2	0.7%	1,695	98	$317,500	$187.64
Reserve At Serenity Ridge	2	0.7%	4,064	200	$1,216,950	$299.45
Ridgeview Estates	1	0.4%	1,828	84	$399,999	$218.82
Rivercliff Village	2	0.7%	2,179	55	$440,000	$206.95
Ro Lynn Hills	1	0.4%	1,800	43	$505,000	$280.56

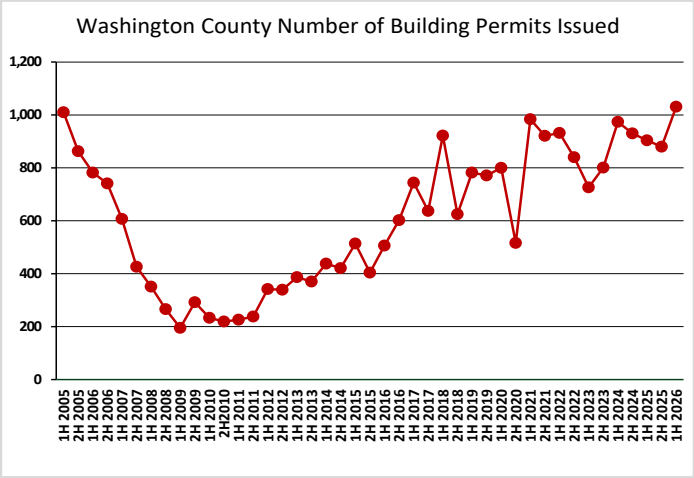
Unincorporated Areas-Benton County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Rock Valley Estates	2	0.7%	2,632	42	$525,000	$192.30
Runnymede	1	0.4%	2,888	59	$1,212,000	$419.67
Rush Estates	2	0.7%	2,879	63	$984,500	$327.16
Saddle Hill Estates	4	1.4%	2,036	93	$469,000	$230.19
Schrader	1	0.4%	1,870	53	$390,000	$208.56
Seratts	1	0.4%	1,008	55	$250,000	$248.02
Shaffers Vista	1	0.4%	2,237	67	$380,000	$169.87
Shelby Forrest	1	0.4%	4,711	50	$1,295,000	$274.89
Snyder Estates	1	0.4%	2,530	201	$639,000	$252.57
Snyder Farms	12	4.2%	2,549	233	$559,946	$220.76
South Mountain Estates	3	1.1%	5,214	102	$1,527,000	$301.78
Stone Gate	1	0.4%	1,899	83	$425,000	$223.80
Stonebriar	1	0.4%	3,556	70	$1,150,000	$323.40
Sylvan Acres	1	0.4%	3,333	44	$675,000	$202.52
Talamore	3	1.1%	7,124	114	$1,821,000	$263.52
Tanglewood Resort	1	0.4%	1,360	82	$350,000	$257.35
Terrace Heights	1	0.4%	3,129	135	$590,000	$188.56
Thomas Black	1	0.4%	3,326	214	$926,000	$278.41
Timber Ridge Estates	4	1.4%	3,047	109	$766,600	$252.57
Top Flite	2	0.7%	2,799	129	$542,000	$192.73
Virden Hills	1	0.4%	1,764	177	$390,000	$221.09
Whitney Mountain	2	0.7%	1,791	83	$264,000	$149.43
Wild Turkey Ridge	1	0.4%	1,641	143	$68,000	$41.44
Wildflower Point	1	0.4%	2,567	46	$850,000	$331.13
Wynnbrooke	3	1.1%	3,425	95	$945,333	$276.02
Yoder Estates	1	0.4%	4,833	44	$1,340,000	$277.26
Other	93	32.6%	2,300	124	$612,886	$257.52
Unincorporated Areas-BC	285	100.0%	2,451	127	$597,427	$240.11

Washington County
Building Permits

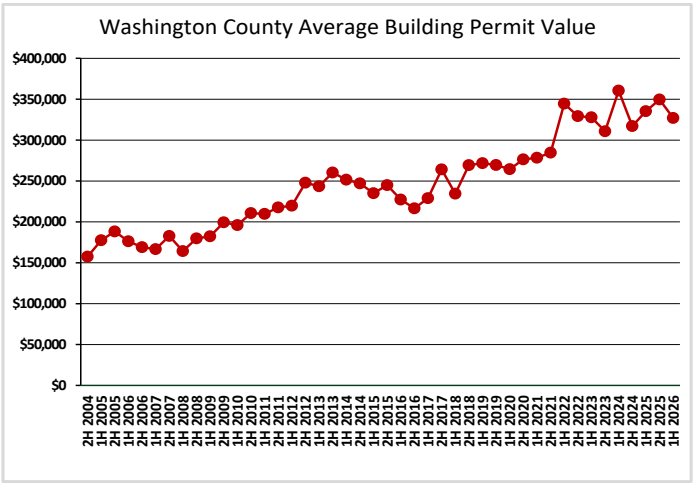




1,031 building permits were issued in Washington County during the first half of 2026. This is a 17.2 percent increase from the 880 permits issued in the second half of 2025 and a 14.0 percent decrease from the 904 permits in the first half of 2025.

The average building permit value increased 6.5 percent from $349,620 in the second half of 2025 to $326,945 in the first half of 2026.

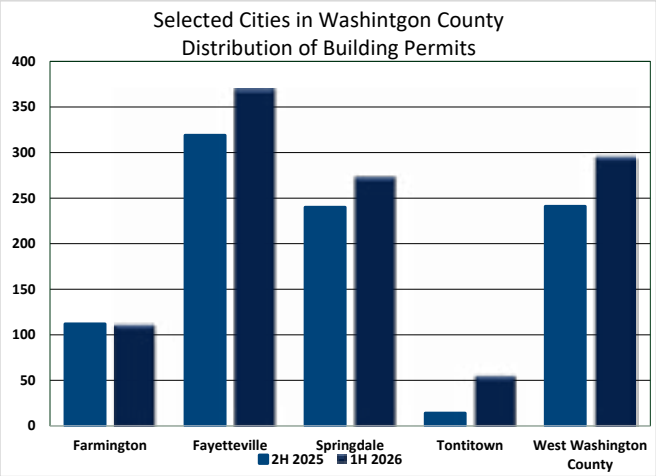
Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. The trend for Accessory Dwelling Units (ADU) and smaller footprint family dwellings in Northwest Arkansas could impact the average value. Building permits are also an estimate of the cost of the construction and may not reflect the actual construction cost due to upgrades or changes which are made during construction.

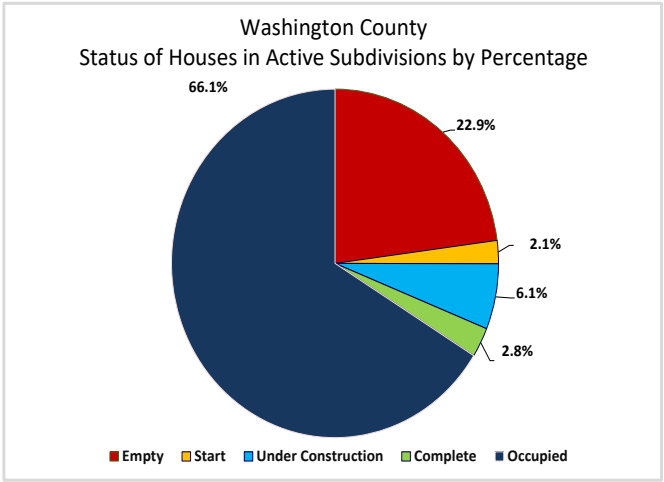


Washington County Building Permits	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	904	880	1,031	14.0%	17.2%
Average Value of Residential Building Permits	$335,398	$349,620	$326,945	-2.5%	-6.5%

Washington County
Building Permits in Selected Cities

Building Permit Values Washington County	$50,000	$100,000	$100,000	$200,000	$250,000	$300,000	$350,000	$400,000	$450,000	$500,000	More	1H 2026	2H 2025	% WC	% NWA
Elkins	0	0	0	1	3	3	1	0	0	0	0	8	17	0.8%	0.3%
Elm Springs	0	0	1	0	0	1	2	9	8	0	5	26	19	2.5%	1.0%
Farmington	0	0	0	0	0	0	14	29	24	13	32	112	160	10.9%	4.2%
Fayetteville	0	0	5	12	61	39	57	59	60	27	50	370	298	35.9%	13.7%
Goshen	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	1	0.0%	0.0%
Johnson	0	0	0	0	0	0	0	0	0	0	1	1	5	0.1%	0.0%
Lincoln	0	0	1	2	0	0	0	0	0	0	0	3	11	0.3%	0.1%
Prairie Grove	0	6	33	40	38	27	12	16	3	1	3	179	113	17.4%	6.6%
Springdale	0	1	15	80	78	61	17	6	9	0	7	274	227	26.6%	10.2%
Tontitown	0	0	1	0	1	7	10	12	18	2	5	56	21	5.4%	2.1%
West Fork	0	0	1	0	1	0	0	0	0	0	0	2	8	0.2%	0.1%
West Washington County	0	6	35	42	39	27	26	45	27	14	35	296	293	28.7%	11.0%
Washington County	0	7	57	135	182	138	113	131	122	43	103	1,031	880	100.0%	37.9%



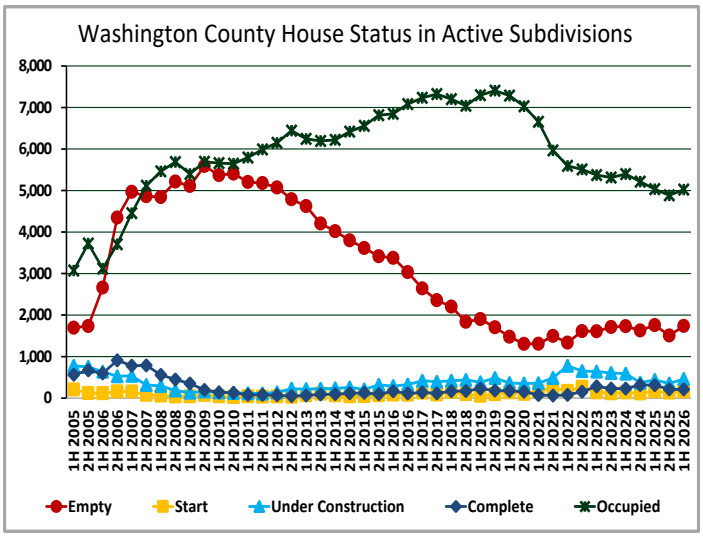


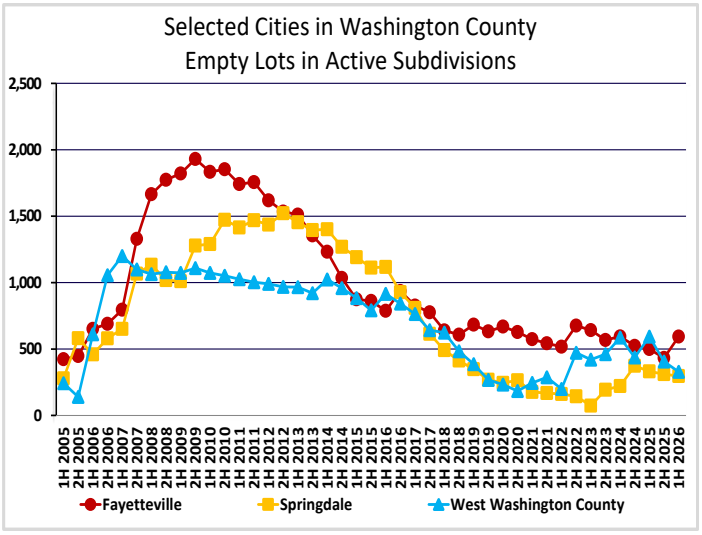
Washington County
Owner Occupied

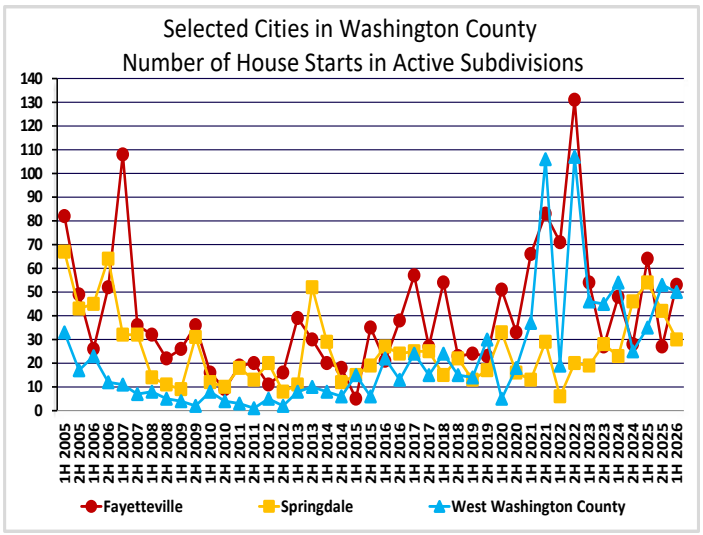
Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2026 are provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 59.6 percent in the first half of 2026. This represents a decline of owner-occupied homes of 5.3 percent since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

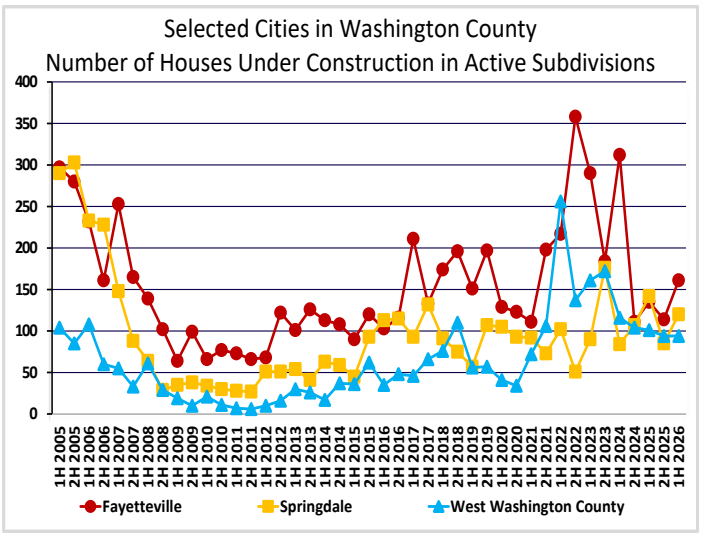
WC County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	66.6%	67.6%	67.3%	66.4%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	71.1%	72.2%	72.8%	71.6%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	67.4%	67.8%	64.5%	63.4%	62.9%	63.0%	61.1%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	54.5%	54.2%	53.0%	52.2%	51.7%	50.8%	50.5%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.4%	78.9%	78.8%	79.0%	79.5%	78.9%	80.0%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	72.7%	74.3%	71.8%	71.5%	71.7%	71.0%	69.7%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	54.3%	54.6%	52.9%	52.7%	53.8%	54.4%	53.8%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	56.8%	55.3%	58.4%	59.2%	60.4%	61.1%	61.9%	61.6%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.1%	64.5%	64.4%	63.4%	62.6%	63.4%	62.6%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	62.7%	62.8%	61.6%	62.3%	61.8%	60.9%	60.5%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	70.7%	71.9%	69.2%	66.2%	66.6%	67.7%	68.2%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	70.9%	70.9%	69.9%	70.6%	70.5%	70.1%	69.3%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	63.0%	60.4%	65.0%	61.9%	61.3%	59.3%	59.9%
Rural-WC	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	73.0%	72.9%	72.6%	73.5%	73.4%	73.7%	72.9%
Washington	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	61.7%	61.7%	60.6%	60.4%	60.1%	59.6%	59.2%

Washington County
Active Subdivisions



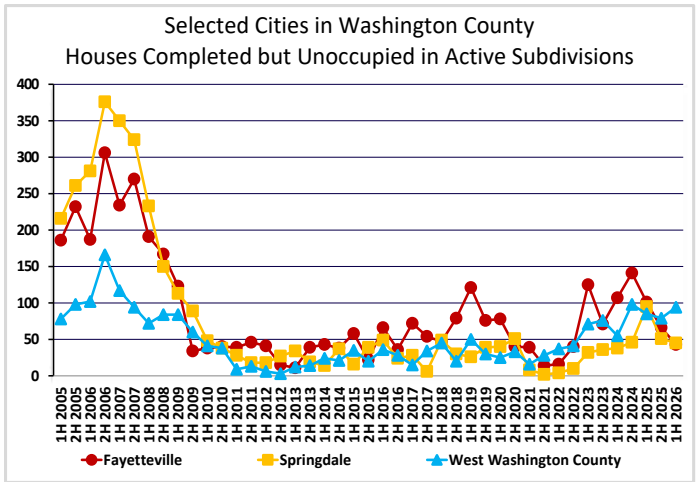




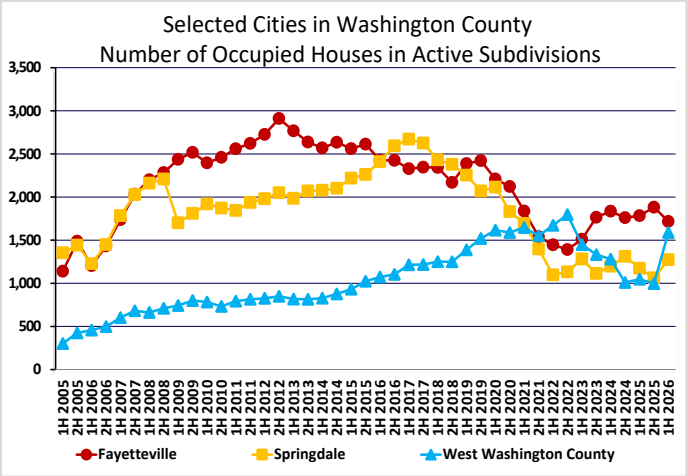


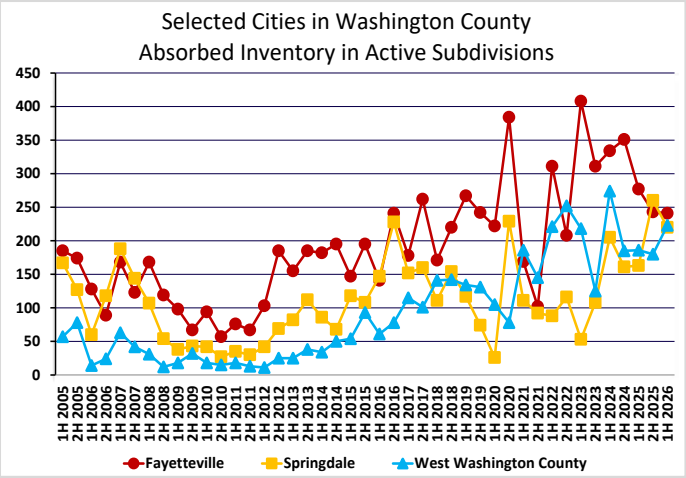
There were 7,597 total lots in 140 active subdivisions in Washington County in the first half of 2026 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 66.1 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 6.1 percent were under construction, 2.1 percent were starts, while 22.9 percent were empty lots.

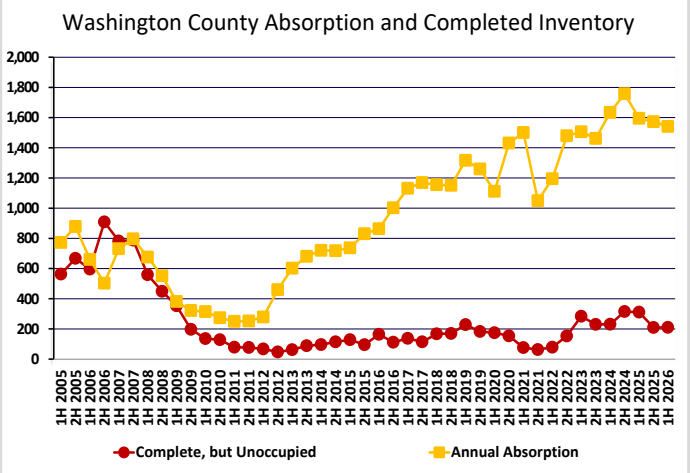
During the first half of 2026, 759 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 19.9 months of lot inventory at the end of the first half of 2026. Overall, in 29 out of the 140 active subdivisions in

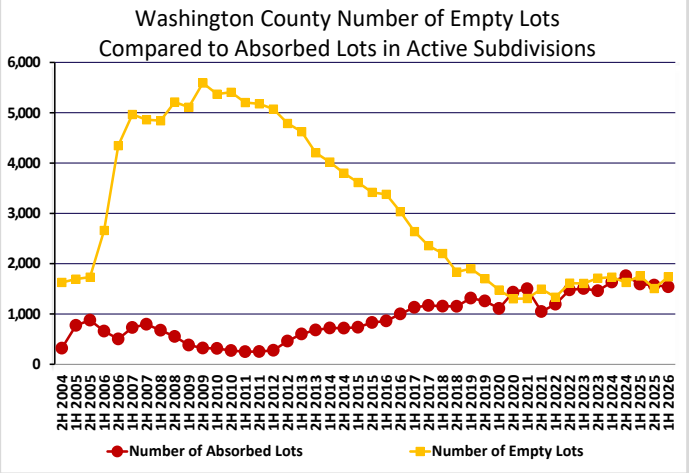


Washington County
Active Subdivisions









Washington County, no absorption occurred in the last year.

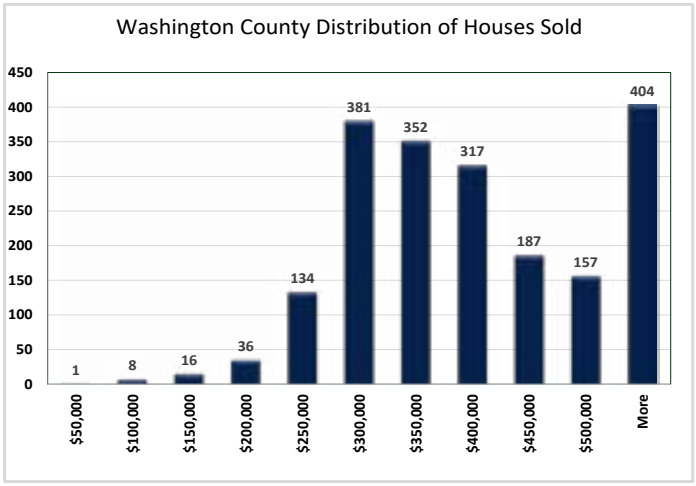
Subdivisions with the most houses becoming occupied in Washington County in the first half of 2026 were Riverside Village, Phase 2.2 with 66 and Goosecreek, Phase V with 62. Wagon Wheel West followed, with 42

The table at the right shows an additional 5,384 final and preliminary lots for Washington County. 62 new subdivisions, in the pipeline with

1,993 houses sold in Washington County during the first half of 2026. The average price of a house was $423,750 at $209.87 per square foot. The median cost of a house sold in Washington County was $362,000, down from $364, 925 in the second half of 2026.

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	5	477
Fayetteville	26	2,237
Lincoln	3	168
Prairie Grove	7	618
Springdale	17	1,615
Tontitown	2	164
West Fork	2	105
Washington Total	62	5,384

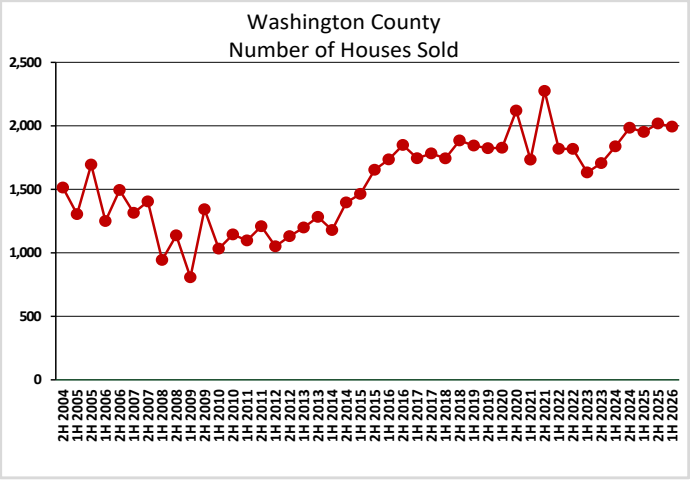
Washington County
Sold Houses by City and Characteristics

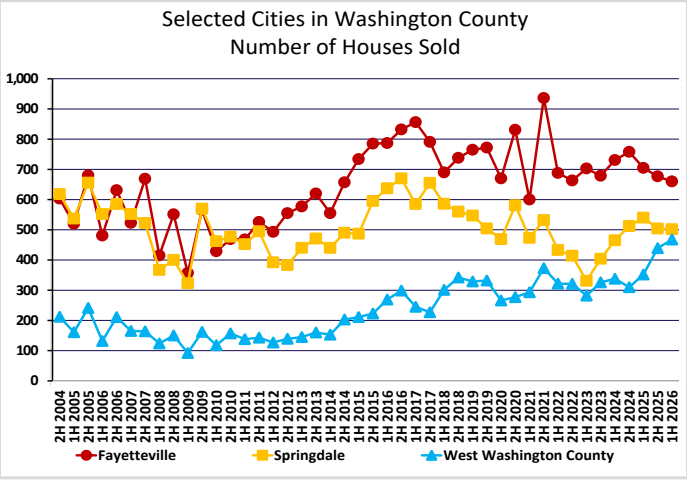


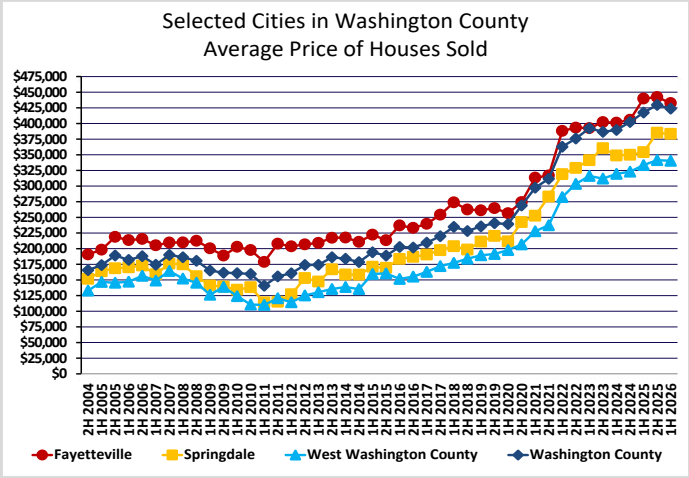
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	1	0.0%	720	76	--
$50,001 - $100,000	8	0.3%	1,255	29	87.0%
$100,001 - 150,000	16	0.5%	935	242	88.0%
$150,001 - $200,000	36	1.1%	1,362	105	96.0%
$200,001 - $250,000	134	4.2%	1,257	83	97.8%
$250,001 - $300,000	381	12.0%	1,443	93	98.4%
$300,001 - $350,000	352	11.0%	1,664	98	98.6%
$350,001 - $400,000	317	9.9%	1,898	78	98.8%
$400,001 - $450,000	187	5.9%	2,088	132	98.7%
$450,001 - $500,000	157	4.9%	2,237	187	98.6%
$500,001+	404	12.7%	3,067	--	98.3%
Washington County Sold	1,993	100.0%	1,987	101	98.4%

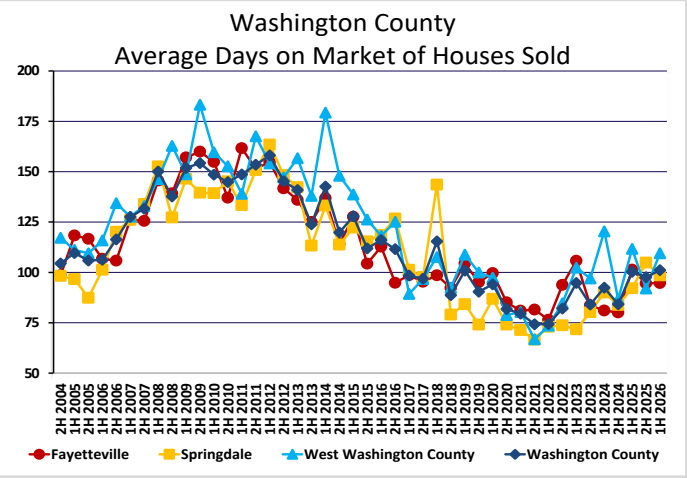
Sold Characteristics Washington County	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	1,951	2,018	1,993	2.2%	-1.2%
Average Price of Houses Sold	$417,489	$429,616	$423,750	1.5%	-1.4%
Average Days on Market	100	98	101	0.9%	3.6%
Average Price per Square Foot	209	212	210	0.4%	-1.0%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	660	704	618	-6.4%	-12.2%
Average Price of New Houses Sold	$405,931	$407,015	$408,399	0.6%	0.3%
Average Days on Market of New Houses Sold	141	128	134	-4.5%	4.9%
Number of Houses Listed	932	854	1220	30.9%	42.9%
Average List Price of Houses Listed	$497,055	$502,290	$567,179	14.1%	12.9%

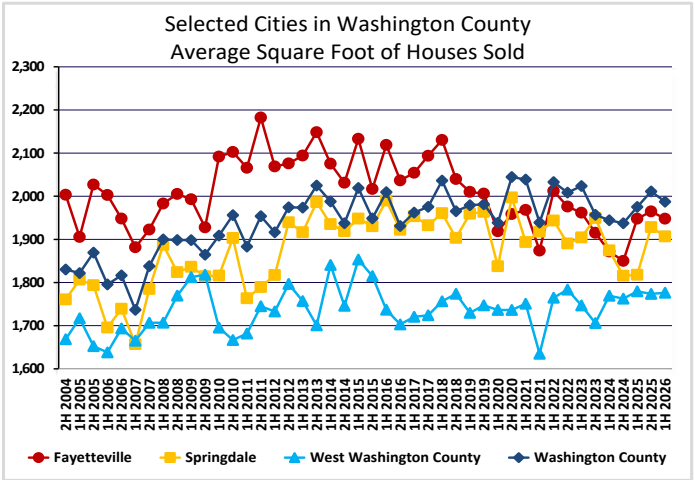
Washington County
Houses Sold

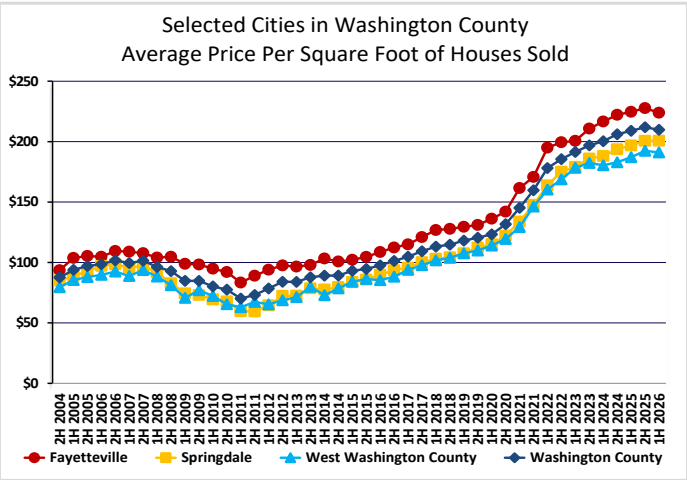




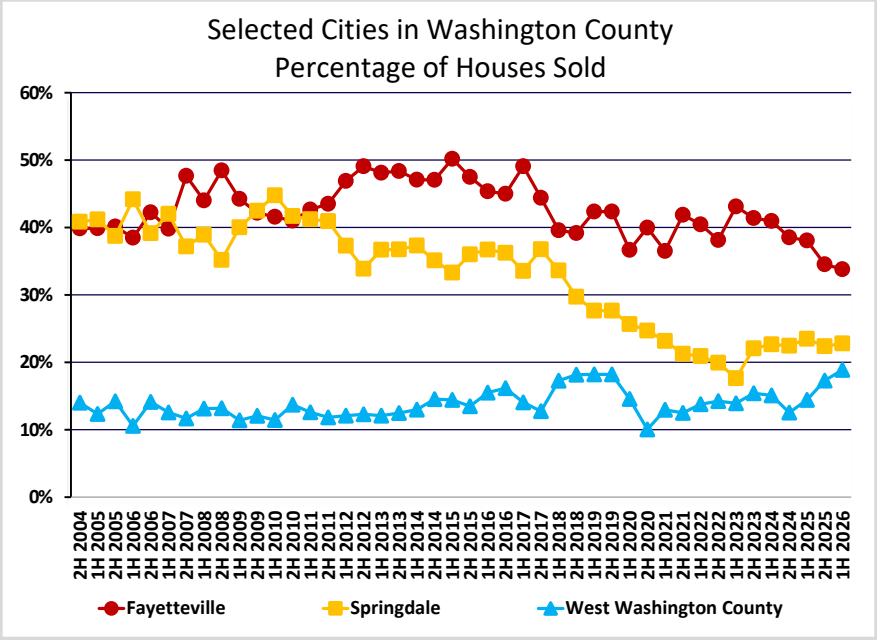






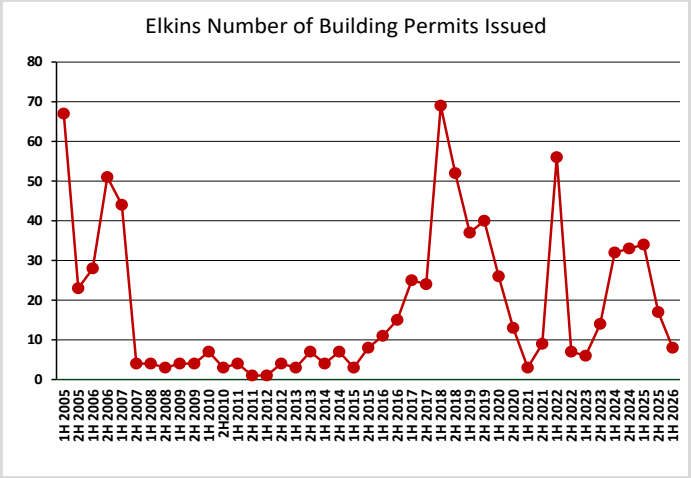


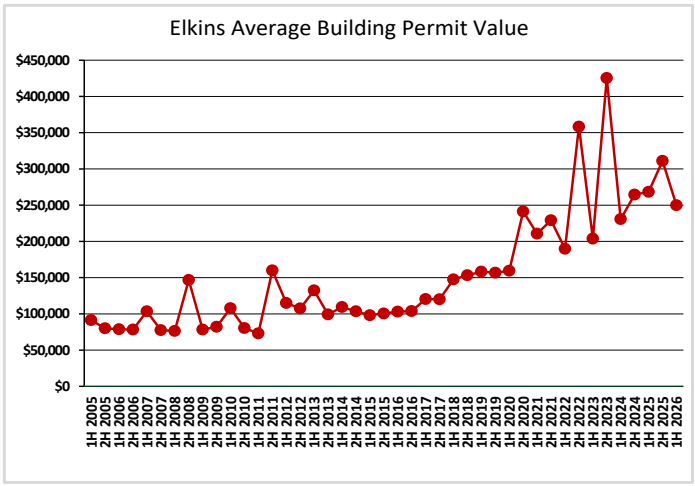
Washington County
Sold Houses by City and Characteristics



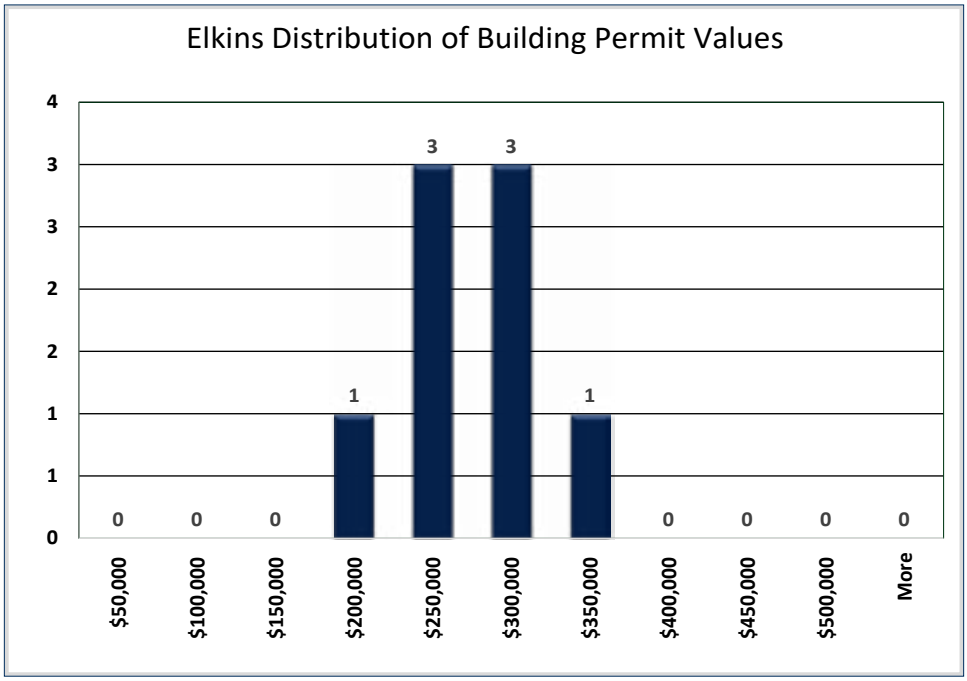
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Cane Hill	--	--	--	0	0.0%
Elkins	$287,780	$186.39	94	52	1.8%
Elm Springs	$657,821	$238.07	112	21	1.6%
Evansville	--	--	--	0	0.0%
Farmington	$387,846	$201.46	100	242	11.1%
Fayetteville	$432,635	$223.88	95	660	33.8%
Goshen	$803,778	$245.09	97	23	2.2%
Greenland	$285,507	$161.38	90	15	0.5%
Johnson	$783,653	$243.29	97	17	1.6%
Lincoln	$213,286	$152.30	111	28	0.7%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	$305,826	$186.57	124	161	5.8%
Springdale	$383,360	$200.71	98	502	22.8%
Summers	--	--	--	0	0.0%
Tontitown	$489,563	$216.00	96	73	4.2%
West Fork	$270,441	$180.20	115	22	0.7%
Winslow	$240,000	$177.78	53	1	0.0%
No City WC	$628,871	$226.69	115	176	13.1%
Washington County	$423,750	$209.87	101	1,993	100.0%

Elkins
Building Permits





Elkins	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	34	17	8	-76.5%	-52.9%
Average Value of Residential Building Permits	$268,371	$311,024	$249,894	-6.9%	-19.7%



Elkins
Active Subdivisions

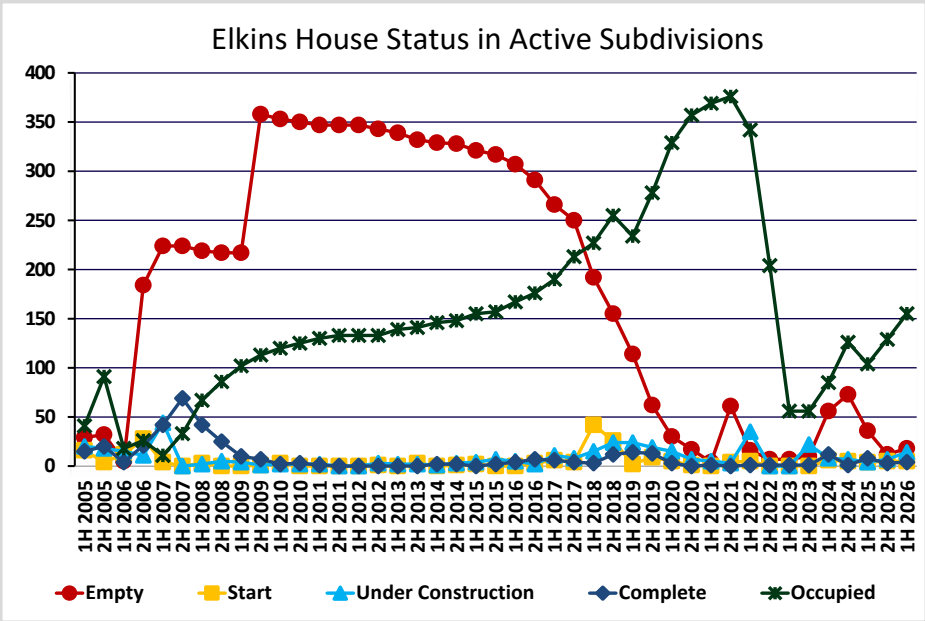
There were 196 total lots in 4 active subdivisions in Elkins in the first half of 2026. 79.1 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 7.1 were under construction, 2.6 percent were starts, and 9.2 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the first half of 2026 were Stokenbury Farms, Phase V with 14.

Stokenbury Farms, Phase IV had the most houses becoming occupied in Elkins with 13 houses. An additional 7 houses in Stokenbury Farms, Phase III became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in all of the 4 active subdivisions in Elkins.

26 new houses in Elkins became occupied in the first half of 2026.



The annual absorption rate implies that there are 9.6 months of remaining inventory in active subdivisions, up from 6.9 percent in the second half of 2025.

In all of the 4 active subdivisions, absorption occurred in the last year.

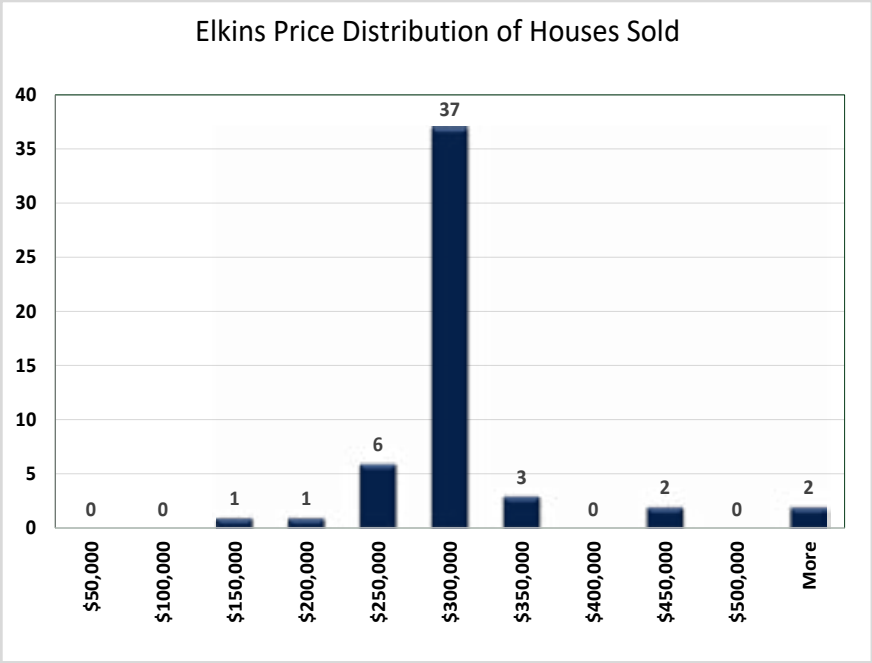
The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 66.4 percent in the first half of 2026.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Stokenbury Farms, Phase II	3	0	0	1	59	63	0	--
Stokenbury Farms, Phase III	0	0	0	0	43	43	7	0.0
Stokenbury Farms, Phase IV	4	0	0	0	47	51	13	1.3
Stokenbury Farms, Phase V	11	5	14	3	6	39	6	66.0
Active Subdivision	18	5	14	4	155	196	26	9.6

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Elkins
Price Distribution of Houses Sold



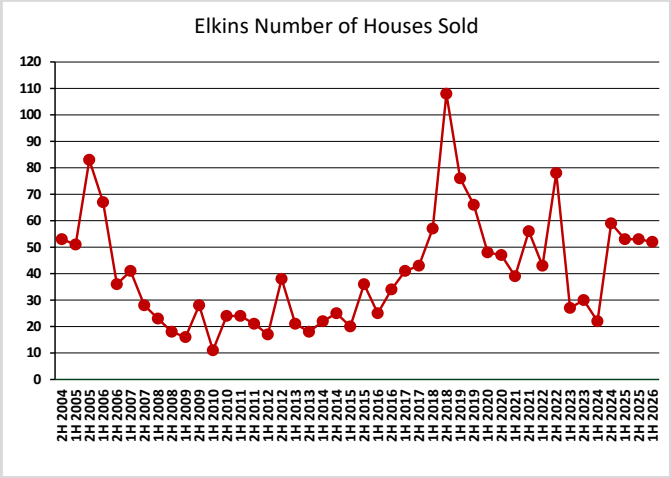
52 houses were sold in Elkins in the first half of 2026.

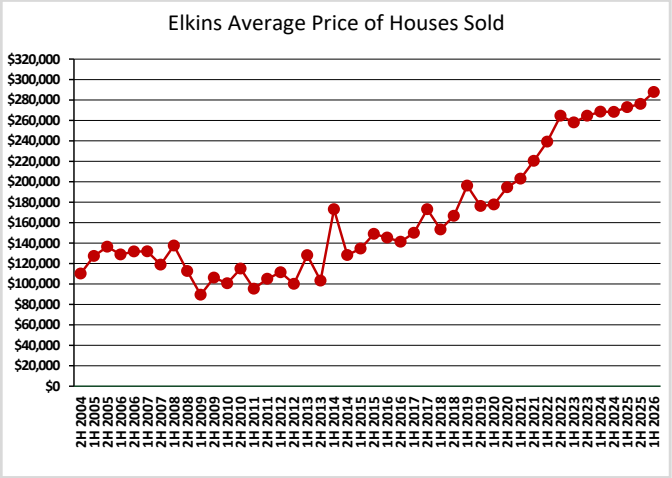
The average price of a house was $287,780 at $186.39 per square foot.

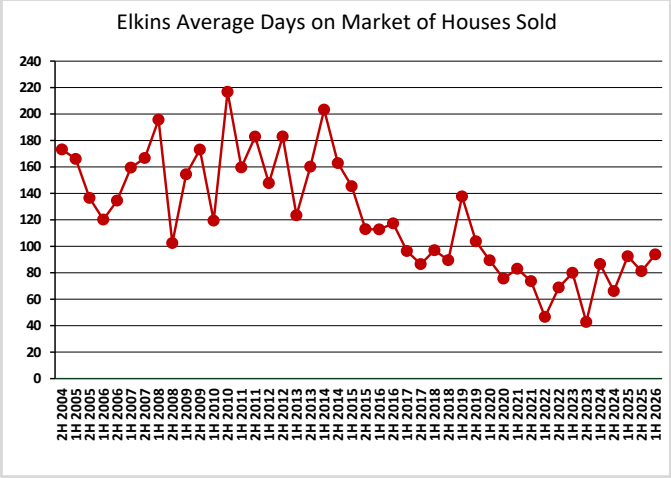
The median cost of a house was $271,100.

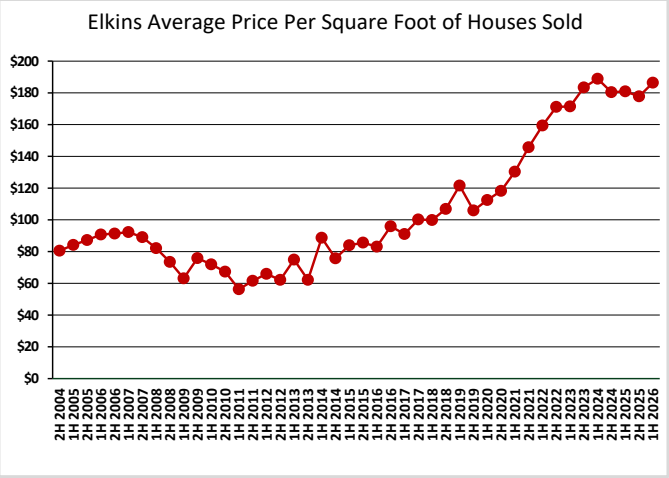
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	1	1.9%	1,024	85	100.0%
$150,001 - $200,000	1	1.9%	1,628	18	86.9%
$200,001 - $250,000	6	11.5%	1,270	113	96.0%
$250,001 - $300,000	37	71.2%	1,472	94	99.7%
$300,001 - $350,000	3	5.8%	1,635	84	99.7%
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	2	3.8%	2,539	140	97.4%
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	2	3.8%	3,029	46	99.6%
Elkins Sold	52	100.0%	1,553	94	98.9%

Elkins
Characteristics of Houses Sold









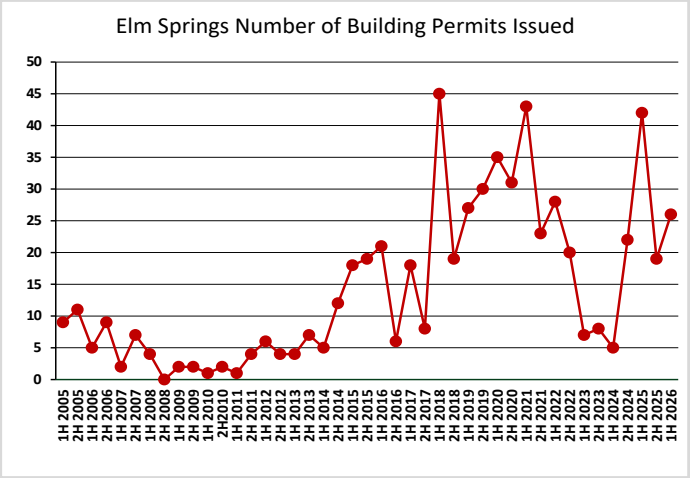
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	53	53	52	-1.9%	-1.9%
Average Price of Houses Sold	$272,905	$276,125	$287,780	5.5%	4.2%
Average Days on Market	92	81	94	1.5%	15.7%
Average Price per Square Foot	$180.93	$177.81	$186.39	3.0%	4.8%
Percentage of County Sales	1.8%	1.7%	1.8%	-0.2%	5.0%
Number of New Houses Sold	28	25	24	-14.3%	-4.0%
Average Price of New Houses Sold	$268,260	$270,071	$276,477	3.1%	2.4%
Average Days on Market of New Houses Sold	100	101	125	24.6%	23.8%
Number of Houses Listed	19	8	49	157.9%	512.5%
Average List Price of Houses Listed	$300,134	$410,125	$519,559	73.1%	26.7%

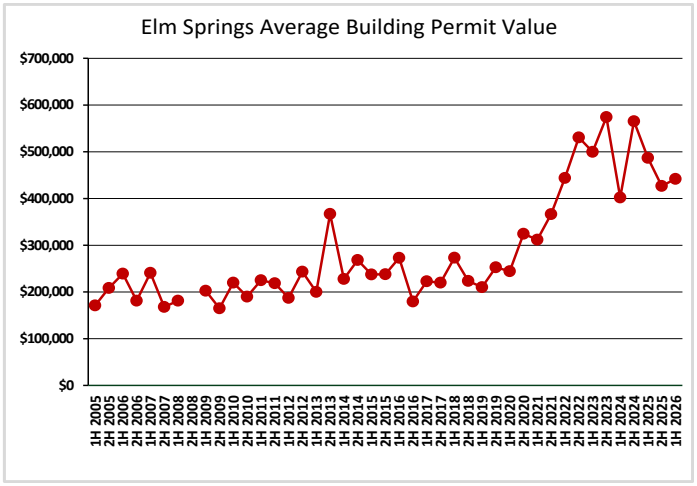
Elkins
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bonnell	1	1.9%	1,024	85	$135,200	$132.03
Fox Trail Village	1	1.9%	1,586	168	$232,000	$146.28
Holly Brooke Estates	4	7.7%	1,368	71	$255,625	$187.00
Meadowbrook	1	1.9%	1,505	26	$290,000	$192.69
Millers Meadow	3	5.8%	1,408	50	$281,333	$199.81
Oakleaf Manor	1	1.9%	1,663	78	$334,200	$200.96
Oakwoods	5	9.6%	1,235	58	$241,300	$195.18
Stokenbury Farms	31	59.6%	1,496	110	$274,424	$185.61
Stonecrest	1	1.9%	1,947	42	$415,000	$213.15
Other	4	7.7%	2,704	87	$494,500	$182.45
Elkins Sold	52	100.0%	1,553	94	$287,780	$186.39

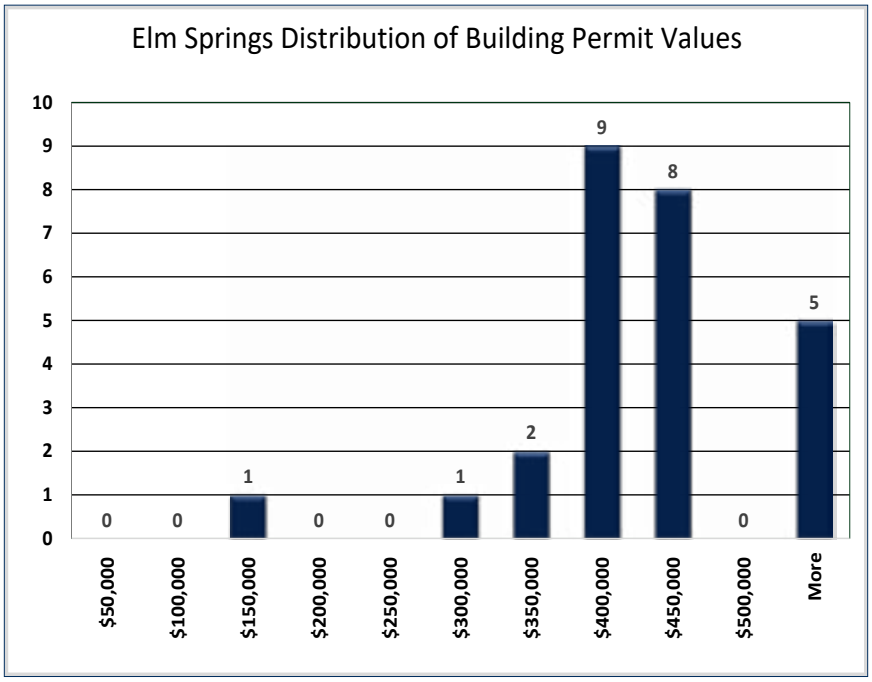


Elm Springs
Building Permits





Elm Springs	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	42	19	26	-38.1%	36.8%
Average Value of Residential Building Permits	$486,944	$426,838	$441,860	-9.3%	3.5%



Elm Springs
Active Subdivisions

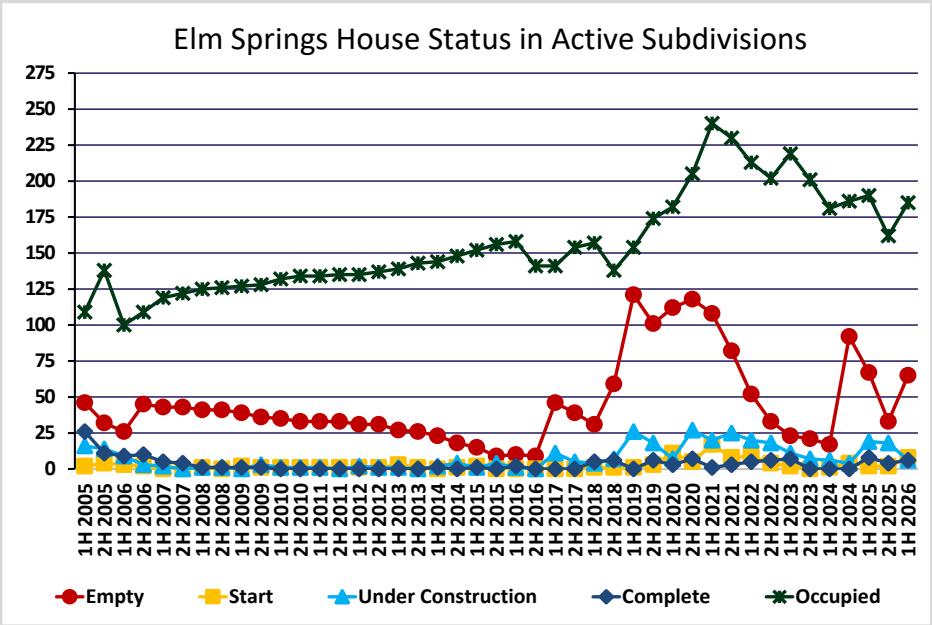
There were 270 total lots in 4 active subdivisions in Elm Springs in the first half of 2026. 68.5 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 2.2 were under construction, 3.0 percent were starts, and 24.1 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the first half of 2026 were Parkside, Phase I with 6.

Parkside, Phase I had the most houses becoming occupied in Elm Springs with 17 houses. An additional 5 houses in Highlands at Elm Springs became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in all of the 4 active subdivisions in Elm Springs.

23 new houses in Elm Springs became occupied in the first half of 2026. The annual absorption rate implies that there are 17.0 months of remaining inventory in active subdivisions, up from 16.7 percent in the second half of 2025.



In 1 of the 4 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 71.6 percent in the first half of 2026.

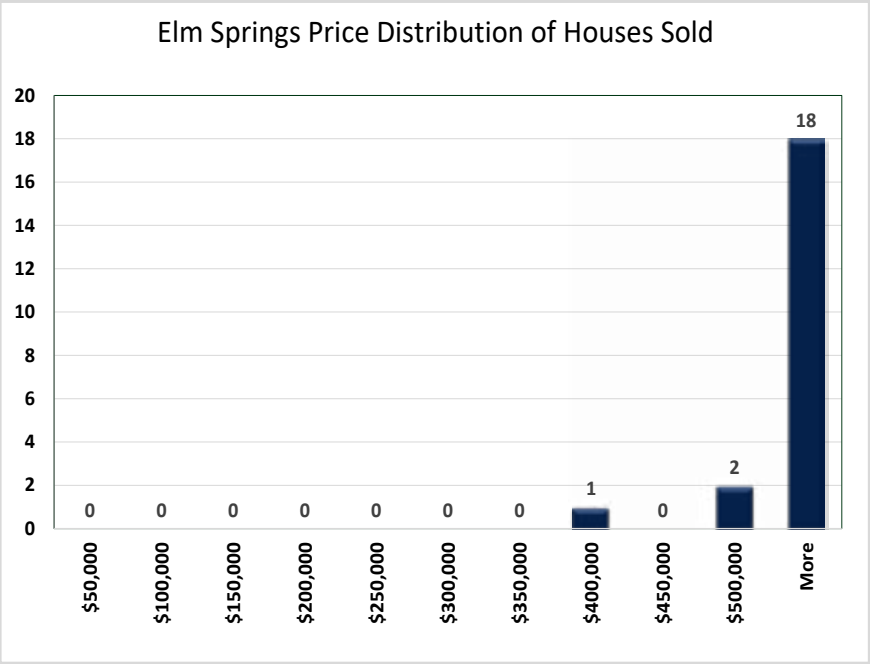
Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Elm Valley, Phase II	0	0	0	0	91	91	1	0
Highlands at Elm Springs	5	2	0	1	39	47	5	19
Parkside, Phase I	13	2	6	5	55	81	17	6
Parkside, Phase II [1]	47	4	0	0	0	51	0	--
Elm Springs Active Subdivisions	65	8	6	6	185	270	23	17.0

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Elm Springs
Price Distribution of Houses Sold



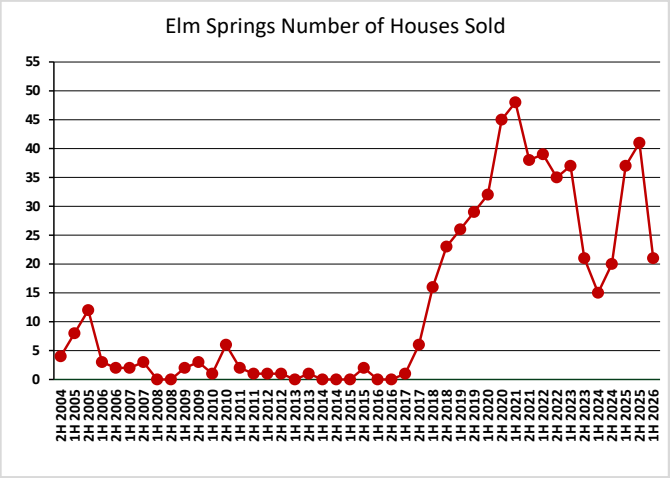
21 houses were sold in Elm Springs in the first half of 2026.

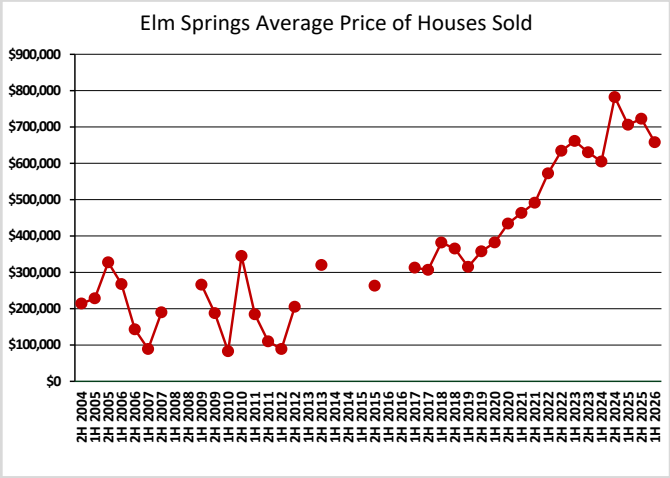
The average price of a house was $657,821 at $238.07 per square foot.

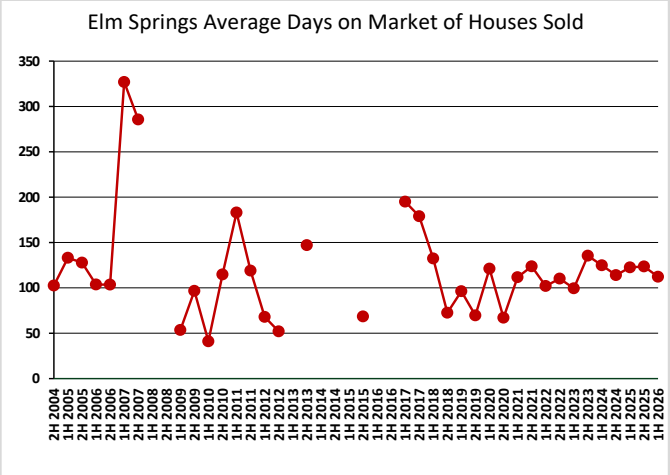
The median cost of a house was $634,881.

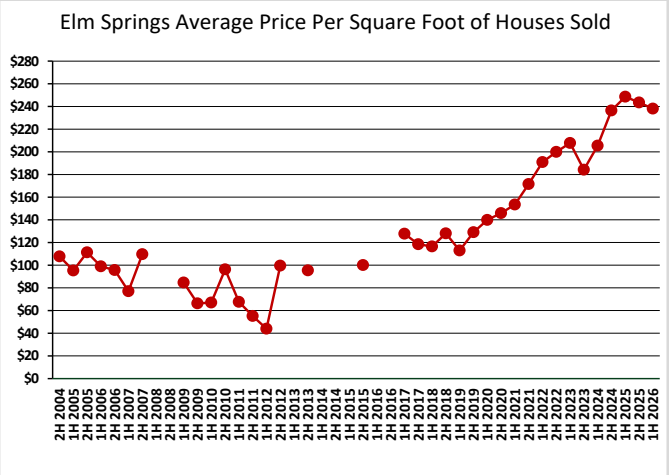
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	0	0.0%	--	--	--
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	1	4.8%	2,450	73	97.5%
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	2	9.5%	1,820	115	99.4%
$500,001+	18	85.7%	2,894	114	98.5%
Elm Springs Sold	21	100.0%	2,770	112	98.5%

Elm Springs
Characteristics of Houses Sold









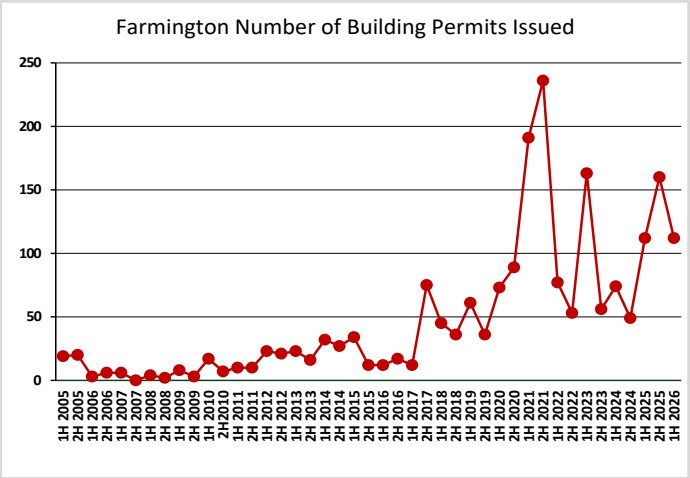
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	37	41	21	-43.2%	-48.8%
Average Price of Houses Sold	$706,027	$722,399	$657,821	-6.8%	-8.9%
Average Days on Market	123	124	112	-8.4%	-9.2%
Average Price per Square Foot	$248.59	$243.46	$238.07	-4.2%	-2.2%
Percentage of County Sales	3.2%	3.4%	1.6%	-49.0%	-52.1%
Number of New Houses Sold	17	22	9	-47.1%	-59.1%
Average Price of New Houses Sold	$617,588	$642,107	$617,516	0.0%	-3.8%
Average Days on Market of New Houses Sold	182	161	108	-40.7%	-33.0%
Number of Houses Listed	10	12	21	110.0%	75.0%
Average List Price of Houses Listed	$846,030	$747,755	$880,155	4.0%	17.7%

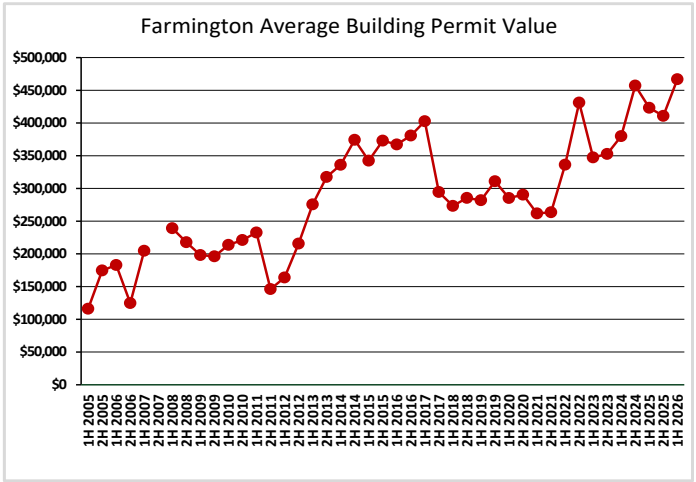
Elm Springs
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	1	4.8%	3,431	120	$905,000	$263.77
Elm Valley	1	4.8%	2,911	149	$675,000	$231.88
Estates At Brush Creek	1	4.8%	4,200	70	$970,000	$230.95
Mill Park	1	4.8%	2,460	56	$580,000	$235.77
Parkside	13	61.9%	2,566	122	$621,903	$242.81
Plantation Estates	1	4.8%	4,128	182	$975,000	$236.19
Other	3	14.3%	2,565	64	$541,500	$214.81
Oak Park	1	2.4%	3,363	70	$775,000	$230.45
Parkside	22	53.7%	2,579	161	$642,107	$249.46
Pinkley	3	7.3%	2,577	146	$499,000	$192.20
Other	1	2.4%	2,651	39	$800,000	$301.77
Elm Springs Sold	21	100.0%	2,770	112	$657,821	$238.07

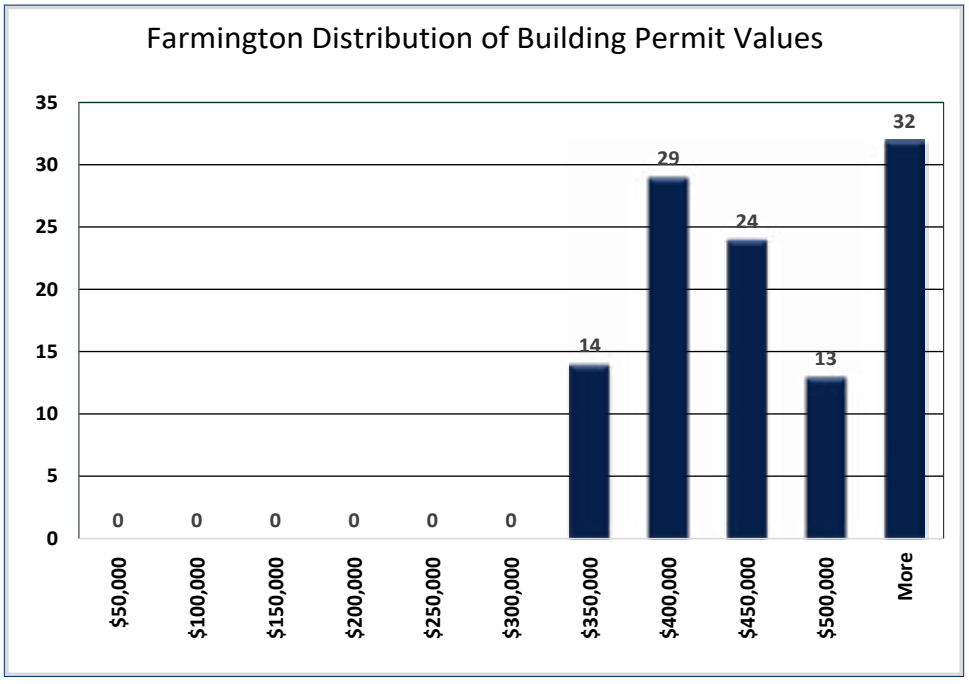


Farmington
Building Permits





Farmington	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	112	160	112	0.0%	-30.0%
Average Value of Residential Building Permits	$423,223	$410,781	$466,902	10.3%	13.7%



Farmington
Active Subdivisions

There were 583 total lots in 6 active subdivisions in Farmington in the first half of 2026. 53.7 percent of the lots were occupied, 9.1 percent were complete but unoccupied, 12.0 were under construction, 1.9 percent were starts, and 23.3 percent were empty lots.

The subdivisions with the most houses under construction in Farmington during the first half of 2026 were Wagon Wheel West with 19. Summerfield, Phase I followed with 16,

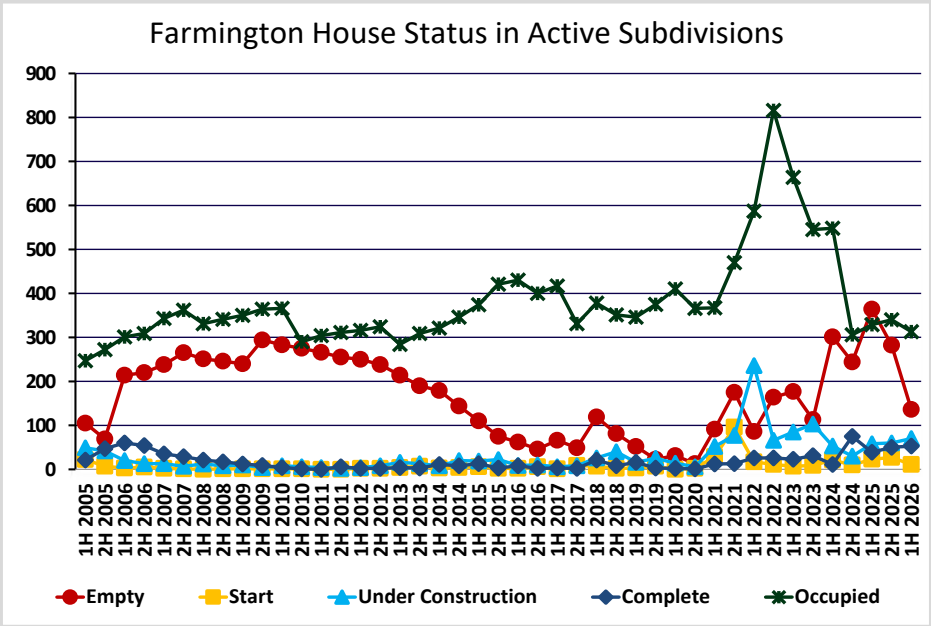
Goose Creek, Phase V had the most houses becoming occupied in Farmington with 62 houses. An additional 42 houses in Wagon Wheel West became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 0 of the 6 active subdivisions in Farmington.

147 new houses in Farmington became occupied in the first half of 2026. The annual absorption rate implies that there are 15.3 months of remaining inventory in active subdivisions, down from 32.0 percent in the second half of 2025.

In all of the 6 active subdivisions, absorption occurred in the last year.

The percentage of houses occupied



by owners decreased in Farmington from 69.8 percent in 2012 to 61.1 percent in the first half of 2026.

Additionally, 477 new lots in 5 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Edgewood	1H 2026	30		30
Grove at Engles Mill Park, IV	2H 2023	60		60
Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Summerfield, Phase III	1H 2026		89	89
Wagon Wheel Crossing, Phase II	1H 2026	148		148
Preliminary and Final Lots		388	89	477

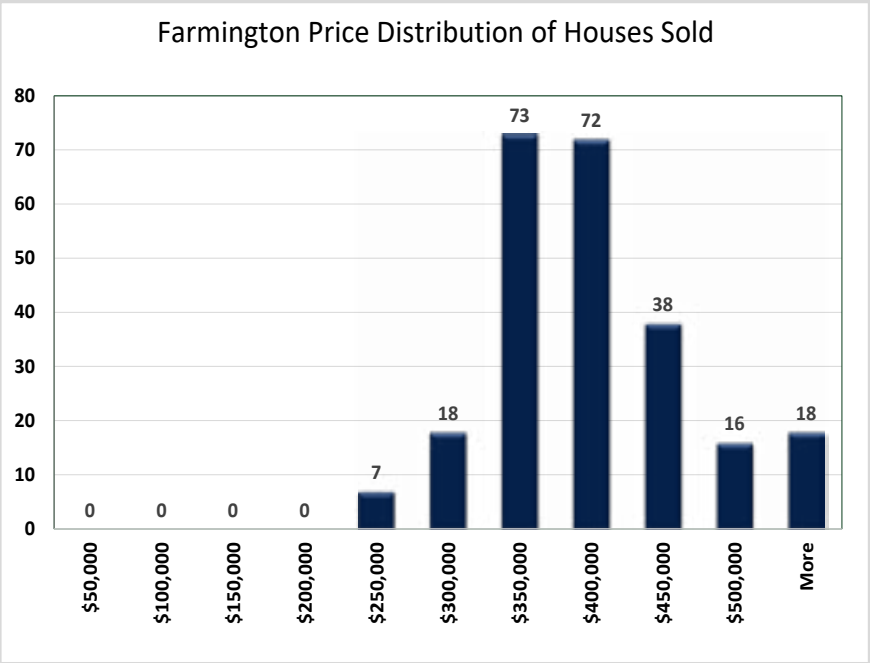
Farmington
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Goose Creek, Phase IV	0	0	0	0	58	58	1	0
Goose Creek, Phase V	2	0	12	20	68	102	62	6
Hillcrest, Phase I-Farmington	34	3	8	2	34	81	23	17
Summerfield, Phase I	9	0	16	7	84	116	12	11
Summerfield, Phase II	69	4	15	2	16	106	7	83
Wagon Wheel West	22	4	19	22	53	120	42	15
Farmington Active Lots	136	11	70	53	313	583	147	15.3

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Farmington
Price Distribution of Houses Sold



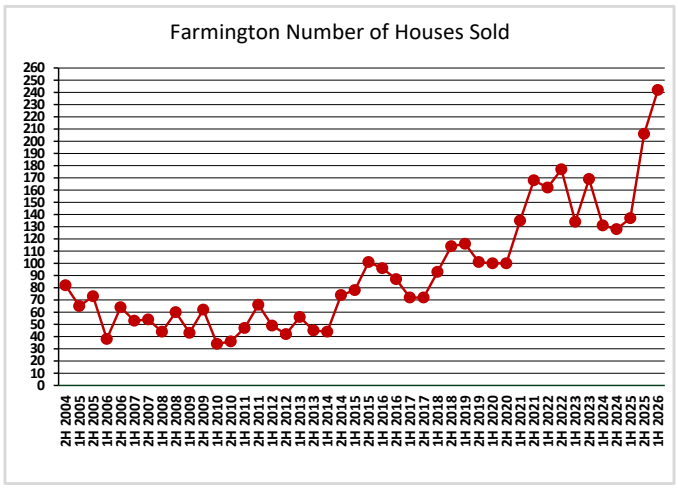
242 houses were sold in Farmington in the first half of 2026.

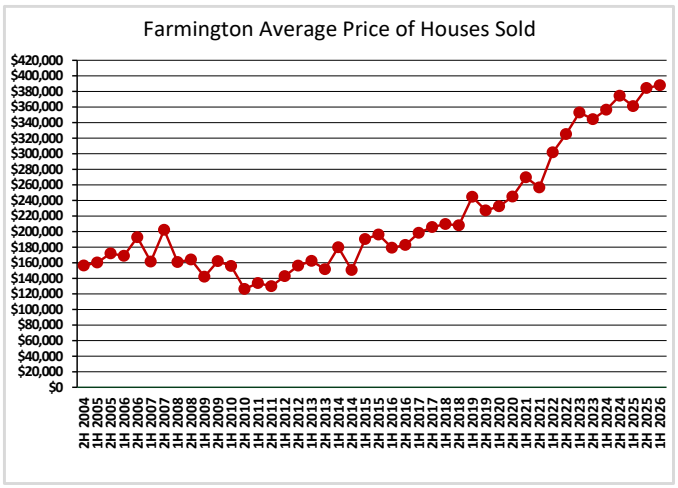
The average price of a house was $387,846 at $201.46 per square foot.

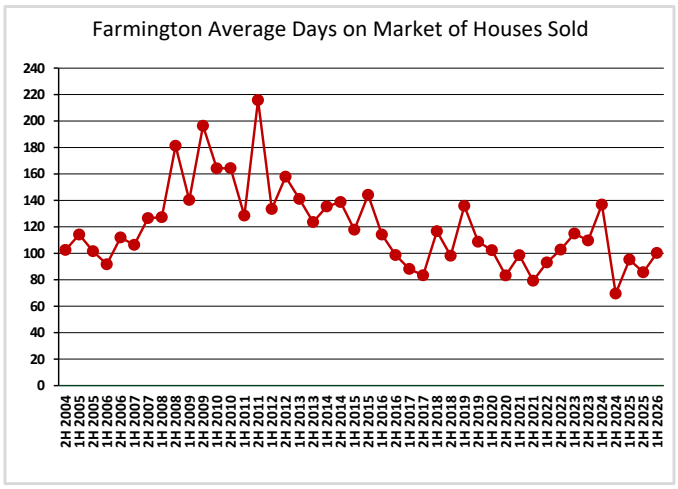
The median cost of a house was $364,500.

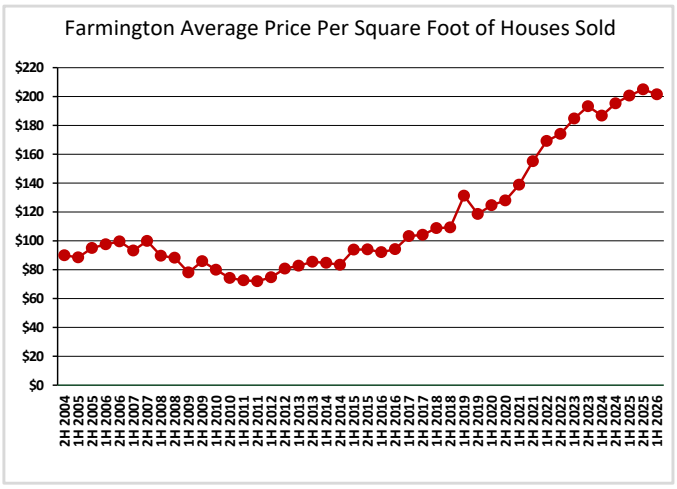
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	7	2.9%	1,423	82	97.7%
$250,001 - $300,000	18	7.4%	1,656	60	97.4%
$300,001 - $350,000	73	30.2%	1,644	77	97.8%
$350,001 - $400,000	72	29.8%	1,851	106	99.6%
$400,001 - $450,000	38	15.7%	2,108	110	99.4%
$450,001 - $500,000	16	6.6%	2,420	158	99.7%
$500,001+	18	7.4%	2,939	146	98.8%
Farmington Sold	242	100%	1,920	100	98.7%

Farmington
Characteristics of Houses Sold







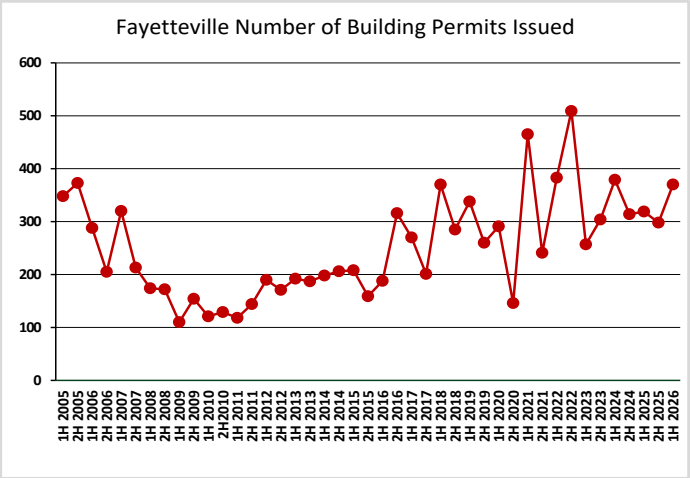


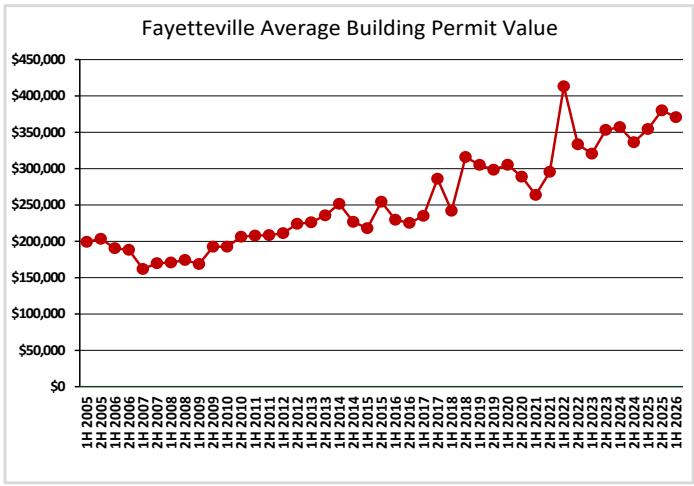
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	137	206	242	76.6%	17.5%
Average Price of Houses Sold	$361,089	$384,292	$387,846	7.4%	0.9%
Average Days on Market	95	86	100	5.3%	17.0%
Average Price per Square Foot	$200.60	$204.97	$201.46	0.4%	-1.7%
Percentage of County Sales	6.1%	9.1%	11.1%	83.0%	21.7%
Number of New Houses Sold	58	113	166	186.2%	46.9%
Average Price of New Houses Sold	$381,671	$384,867	$385,278	0.9%	0.1%
Average Days on Market of New Houses Sold	124	97	110	-11.3%	13.9%
Number of Houses Listed	79	75	58	-26.6%	-22.7%
Average List Price of Houses Listed	$435,413	$424,131	$412,750	-5.2%	-2.7%

Farmington
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	1	0.4%	1,979	87	$410,000	$207.18
East Creek Place	1	0.4%	2,204	69	$295,000	$133.85
Farmington Heights	5	2.1%	1,703	103	$345,900	$203.71
Goose Creek Village	54	22.3%	1,745	93	$365,956	$210.21
Green	2	0.8%	1,324	85	$224,500	$171.88
Grove At Engles Mill	10	4.1%	1,706	59	$368,449	$216.45
Highlands Square	1	0.4%	1,649	39	$280,000	$169.80
Hillcrest	23	9.5%	2,482	227	$483,366	$194.75
Meadowlark	2	0.8%	1,525	96	$292,300	$191.86
Meadowlark Estates	1	0.4%	1,053	28	$247,000	$234.57
Meadowsweet	3	1.2%	1,956	96	$354,467	$181.50
Mountain View Estates	1	0.4%	2,712	194	$600,000	$221.24
Red Bird	1	0.4%	1,156	25	$232,000	$200.69
Riviera Estates	3	1.2%	2,066	50	$341,967	$168.89
Rose Courtvalley View HPR	2	0.8%	1,888	108	$220,500	$116.82
Saddle Brook	5	2.1%	1,728	52	$341,600	$199.40
South Club House Estates	2	0.8%	1,935	91	$345,000	$178.11
South Haven	2	0.8%	1,569	40	$284,950	$181.66
Southwinds	4	1.7%	2,278	144	$404,000	$177.76
Summerfield	41	16.9%	1,948	87	$395,284	$202.86
Twin Falls	1	0.4%	2,936	123	$600,000	$204.36
Wagon Wheel Crossing	56	23.1%	1,715	82	$337,559	$198.27
Walnut Grove Acres	1	0.4%	2,302	25	$519,000	$225.46
Windgate	3	1.2%	2,114	46	$454,167	$214.73
Other	17	7.0%	2,549	113	$574,262	$213.99
Farmington Sold	242	100.0%	1,920	100	$387,846	$201.46

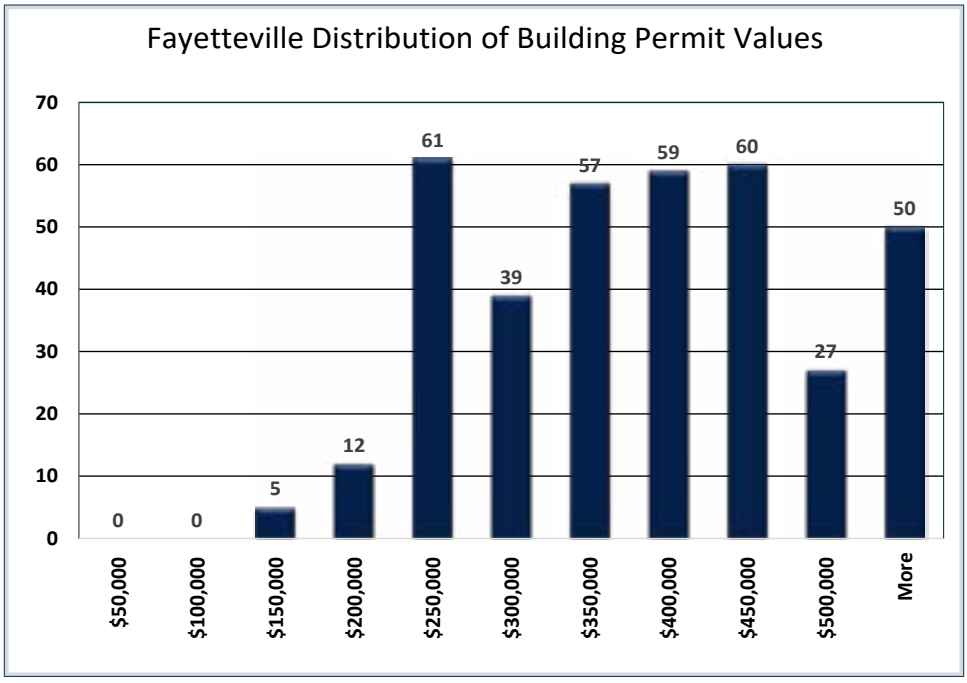
Fayetteville
Building Permits





Fayetteville	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	319	298	370	16.0%	24.2%
Average Value of Residential Building Permits	$354,350	$380,143	$370,712	4.6%	-2.5%

The supply of land available for subdivisions in Fayetteville is mostly in the west part of Fayetteville. Several permits for Accessory Dwelling Units were present in the new permits in Fayetteville and other cities in the metro area, increasing urban density.



Fayetteville
Active Subdivisions

There were 2,654 total lots in 58 active subdivisions in Fayetteville in the first half of 2026. 64.7 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 6.1 were under construction, 2.0 percent were starts, and 25.6 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2026 were Hughmount South with 20. Sloanbrooke Cottages followed with 16,

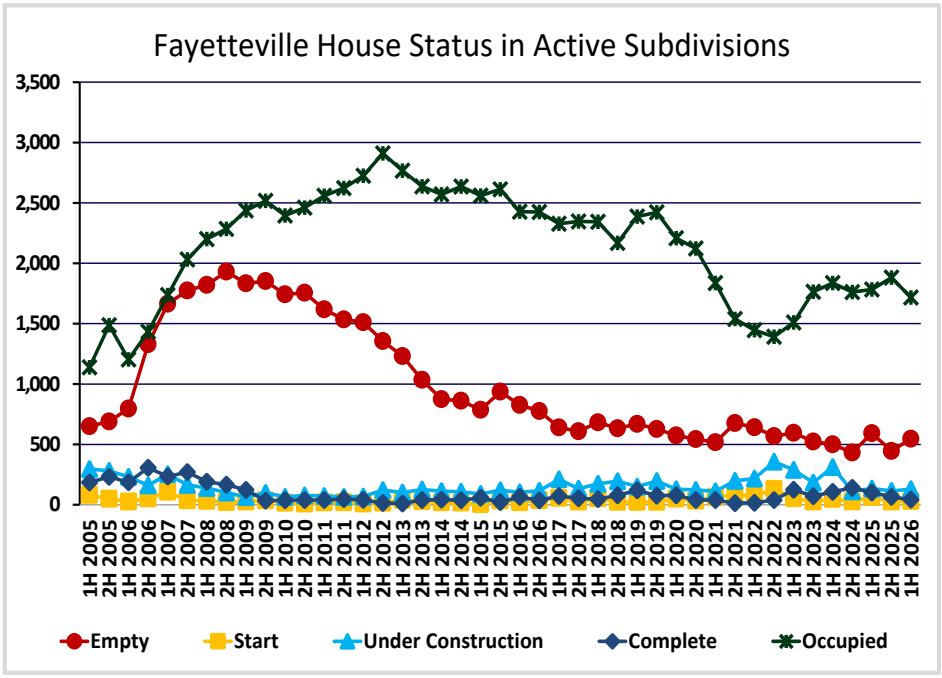
Riverside Village, Phase 2.2 had the most houses becoming occupied in Fayetteville with 66 houses. An additional 36 houses in Element, The, Phase V became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 5 of the 58 active subdivisions in Fayetteville.

241 new houses in Fayetteville became occupied in the first half of 2026. The annual absorption rate implies that there are 23.2 months of remaining inventory in active subdivisions, up from 15.1 percent in the second half of 2025.

In 10 of the 58 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 50.5 percent in the first half of 2026.





Fayetteville
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blackberry Ridge, Phase I	0	1	0	0	23	24	0	4.0
Blackberry Ridge, Phase II	9	0	1	0	8	18	3	20.0
Blackberry Ridge, Phase III	12	0	1	0	4	17	3	39.0
Brooklands @ Mountain Ranch	12	0	0	0	73	85	1	48.0
Courtyards at Owl Creek	5	0	1	3	42	51	18	3.2
Cross Keys Estates	2	0	0	0	12	14	1	24.0
Crystal Springs Village, Phase I, II	0	0	0	2	170	172	0	3.4
Deerpath Estates, Phase II	6	1	0	0	8	15	1	42.0
Dutton Wood	1	0	1	1	9	12	1	12.0
Element, The, Phase I	8	6	0	2	40	56	0	192.0
Element, The, Phase II	1	1	3	1	31	37	8	3.8
Element, The, Phase III	0	0	0	0	42	42	3	0.0
Element, The, Phase IV	110	19	12	0	0	141	0	--
Element, The, Phase V	0	0	0	0	36	36	36	0.0
Estates at Dogwood Canyon, The	10	1	0	0	44	55	0	--
Havenwood[1,2]	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods) [1]	4	1	0	0	4	9	0	30.0
Heartfield Estates, Phase II	1	0	1	0	4	6	0	24.0
Henderson Park, Phase II	0	0	0	0	32	32	5	0.0
Hughmont, North	0	0	0	3	38	41	12	0.9
Hughmount South	23	3	20	0	0	46	0	--
Livingston	30	4	9	5	7	55	7	82.3
Lynnwood Estates	0	0	5	0	3	8	0	--
Markham Hill, Phase I	9	0	1	0	10	20	1	30.0
Markham Hill, Phase II	46	0	2	0	0	48	0	--
Magnolia Park, Phase III, IV	46	3	1	0	0	50	0	--
Mission Heights, Phase II A	19	0	0	0	8	27	2	114.0
Mission Heights, Phase III	15	1	1	0	3	20	1	204.0
Mountain Ranch, Phase I	1	0	0	2	108	111	3	12.0
Oakbrooke, Phase I	34	2	5	2	26	69	2	64.5
Oakbrooke, Phase II	7	0	0	0	34	41	1	84.0
Park Meadows, Phase IV	2	0	0	0	63	65	0	24.0
Park Ridge Estates	1	0	0	0	25	26	2	6.0
Parkerman Estates [1,2]	0	0	1	0	7	8	0	--
Pine Hollow [1]	0	1	14	5	0	20	0	--
Preserve at Stonebridge	118	0	15	0	0	133	0	--
Remington Estates	1	0	0	0	26	27	1	12.0

Fayetteville
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverside Village, Phase I concurrent plat	3	0	8	0	70	81	0	--
Riverside, Phase 2.1	0	0	0	0	47	47	1	0.0
Riverside Village, Phase 2.2	0	0	0	3	76	79	66	0.5
Riverside Village, Phase 2.3 concurrent[1]	0	0	10	0	0	10	0	--
Rosswood[1]	0	0	2	2	0	4	0	--
Sloanbrooke Cottages	20	0	16	0	0	36	0	--
Smythe Revival	8	0	11	0	0	19	0	--
Southern Woods, Phase III	0	0	0	1	40	41	25	0.3
Southern Woods, Phase IV	16	6	12	3	20	57	20	22.2
Stone Hollow	10	0	0	1	4	15	0	132.0
Stone Mountain, Phase I [2]	10	0	0	0	102	112	0	--
Summit Place, Phase I [1,2]	8	0	0	0	16	24	0	--
Summit Place, Phase II	13	1	0	0	31	45	2	56.0
Timber Trails [1,2]	9	0	0	0	102	111	0	--
Towne West, Phase III, IV	0	0	0	0	136	136	2	0.0
Towne West, Phase V [1]	0	0	0	1	27	28	0	0.4
Towne West, Phase VI	0	0	0	0	19	19	5	0.0
Towne West, Phase VII [1]	31	2	6	0	0	39	0	--
Treetops	0	0	0	3	37	40	0	--
Whispering Meadows	1	0	1	0	5	7	1	24.0
Willow Bend	16	0	1	3	32	52	7	18.5
Fayetteville Active Subdivisions	680	53	161	43	1,717	2,654	241	23.2

[1] No absorption has occurred in this subdivision in the last year.

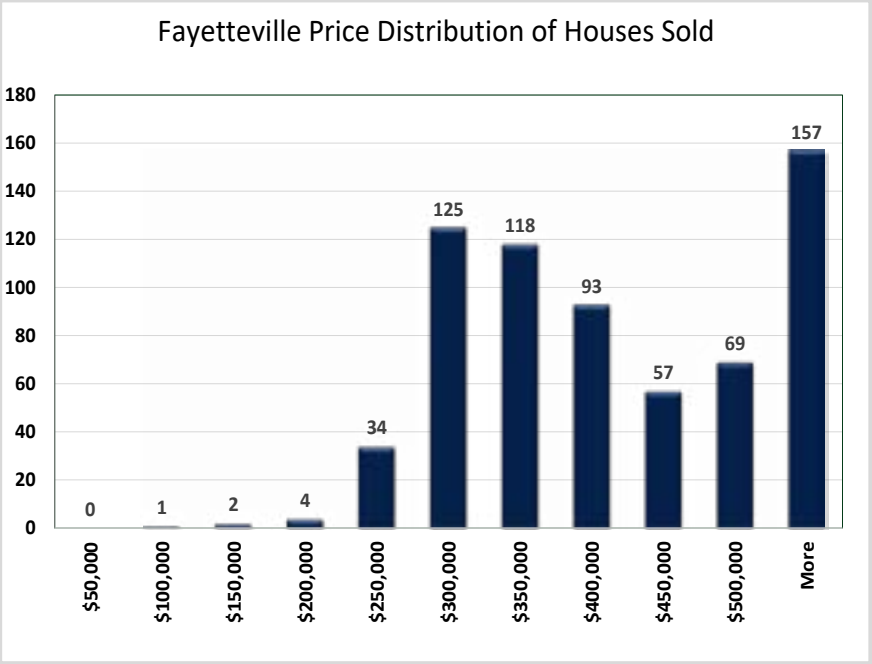
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Fayetteville
New and Preliminary Subdivisions

Additionally, 2,237 new lots in 26 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
222 South College	1H 2026	17		17
Borns Bend	1H 2026		16	16
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Chandler Crossing	2H 2024	321		321
Ellis Estates (County)	2H 2023	58		58
Fox Tail Meadow PZD	1H 2026	161		161
Happy Hollow	2H 2022	18		18
Harper	1H 2026	132		132
Holt Village	1H 2024	125		125
Irish Bend	2H 2024		38	38
Kessler Creek	2H 2024	111		111
Mission Heights, Phase IV	1H 2025	12		12
Oak Bailey Cluster	2H 2024	18		18
Old Missouri	2H 2023	36		36
Riverwalk, Phase VI	2H 2024	34		34
Rouse and Rouse	2H 2022	132		132
Southern Woods +	1H 2026		140	140
Magnolia Park, Phase III, IV	2H 2025		53	53
Reading Rupple	1H 2026	140		140
Stage Station, Phase II	1H 2026		148	148
Teague's Farm	1H 2026	186		186
Towne West, Phase VIII	1H 2026		40	40
54th St Development	1H 2026		72	72
Berkshire	1H 2026	62		62
Drake Farms, Phase II	1H 2026		12	12
Lierly Lane	1H 2026	82		82
Preliminary and Final Lots		1,718	519	2,237

Fayetteville
Price Distribution of Houses Sold



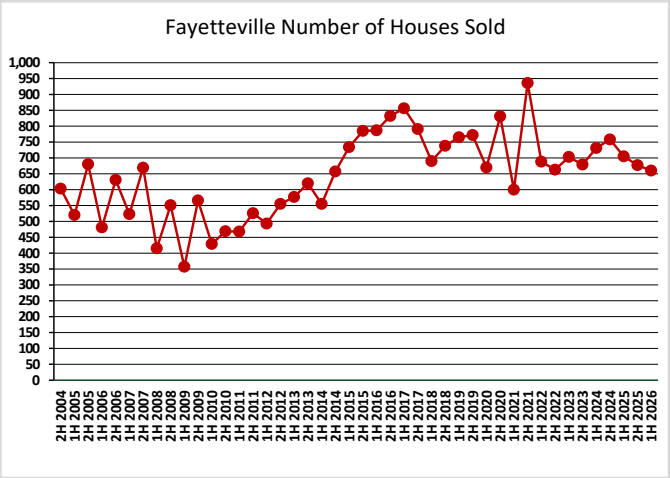
660 houses were sold in Fayetteville in the first half of 2026.

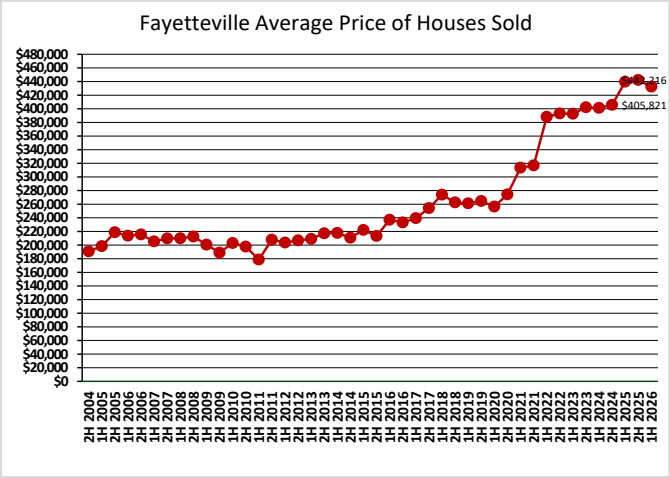
The average price of a house was $432,635 at $223.88 per square foot.

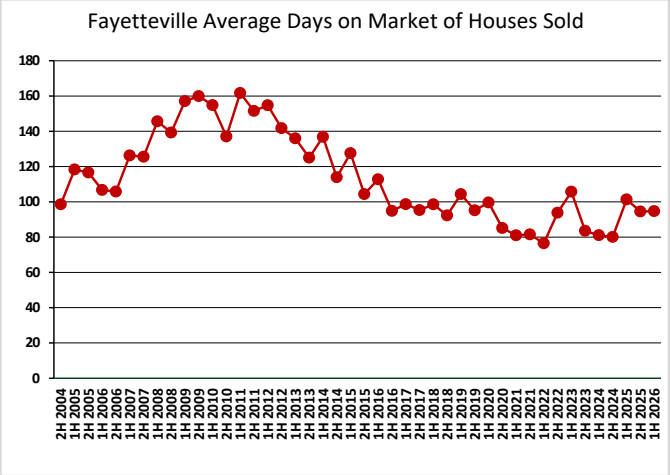
The median cost of a house was $379,900.

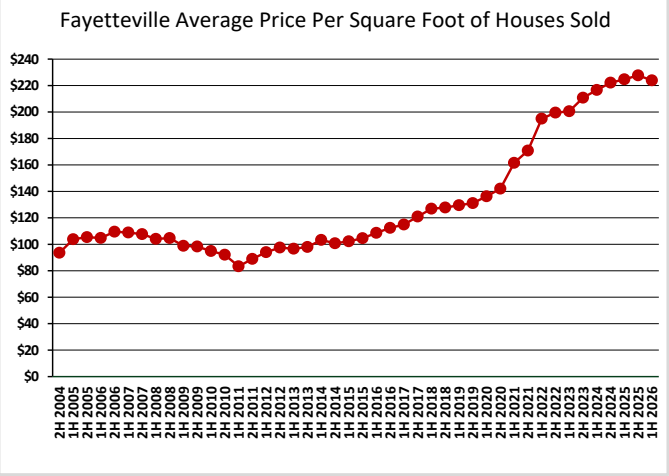
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	1	0.2%	1,160	93	65.0%
$100,001 - $150,000	2	0.3%	606	56	85.4%
$150,001 - $200,000	4	0.6%	1,147	79	100.7%
$200,001 - $250,000	34	5.2%	1,132	97	97.3%
$250,001 - $300,000	125	18.9%	1,326	92	98.2%
$300,001 - $350,000	118	17.9%	1,581	87	98.4%
$350,001 - $400,000	93	14.1%	1,886	80	98.4%
$400,001 - $450,000	57	8.6%	2,039	93	98.3%
$450,001 - $500,000	69	10.5%	2,210	119	98.8%
$500,001+	157	23.8%	2,826	102	98.3%
Fayetteville Sold	660	100.0%	1,948	95	98.3%

Fayetteville
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	705	677	660	-6.4%	-2.5%
Average Price of Houses Sold	$439,730	$442,216	$432,635	-1.6%	-2.2%
Average Days on Market	101	95	95	-6.5%	0.2%
Average Price per Square Foot	$224.71	$227.73	$223.88	-0.4%	-1.7%
Percentage of County Sales	38.1%	34.5%	33.8%	-11.2%	-2.1%
Number of New Houses Sold	208	183	157	-24.5%	-14.2%
Average Price of New Houses Sold	$432,371	$431,005	$427,455	-1.1%	-0.8%
Average Days on Market of New Houses Sold	151	133	140	-7.4%	5.6%
Number of Houses Listed	310	312	456	47.1%	46.2%
Average List Price of Houses Listed	$566,975	$498,781	$0	-100.0%	-100.0%

Fayetteville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshier Heights	3	0.5%	2,056	77	$491,667	$241.81
Aiden's Place	2	0.3%	1,834	89	$382,000	$208.30
Anderson Farm	1	0.2%	1,612	74	$400,000	$248.14
Arcadia Condos HPR	1	0.2%	540	75	$145,000	$268.52
Barrington Parke	3	0.5%	3,604	44	$743,337	$207.74
Belair Acres	3	0.5%	1,342	163	$294,167	$224.20
Belclaire Estates	3	0.5%	2,747	74	$594,000	$216.20
Bellafont Gardens HPR	3	0.5%	2,128	71	$374,333	$179.92
Bellwood	2	0.3%	1,591	208	$339,500	$213.79
Bird Haven Terrace	3	0.5%	1,385	75	$294,167	$213.03
Boardwalk	1	0.2%	2,902	53	$659,000	$227.08
Bois D Arc	1	0.2%	3,362	46	$1,141,500	$339.53
Boles	1	0.2%	2,083	0	$775,000	$372.06
Bourbon Street Twnhms HPR	2	0.3%	1,420	125	$278,750	$196.30
Boxwood	2	0.3%	2,137	53	$513,000	$239.92
Bradford Place Condo HPR	1	0.2%	1,056	38	$215,000	$203.60
Bridgedale	1	0.2%	3,800	78	$580,000	$152.63
Bridgeport	3	0.5%	2,352	41	$440,000	$188.13
Broadview	1	0.2%	1,888	91	$515,000	$272.78
Brookbury Woods	2	0.3%	2,570	51	$602,000	$238.45
Brookhollow	1	0.2%	1,170	96	$278,000	$237.61
Brooklands @ Mountain Ranch	4	0.6%	2,374	46	$556,500	$234.77
Brophy	1	0.2%	1,644	62	$276,500	$168.19
Bungalows At Cato Springs	3	0.5%	1,554	78	$333,500	$214.73
Butterfield	3	0.5%	2,432	54	$527,000	$216.07
Butterfield Meadows	1	0.2%	3,439	18	$690,000	$200.64
Candlewood	3	0.5%	5,163	86	$1,325,667	$261.36
Canterbury Place	1	0.2%	4,031	73	$982,000	$243.61
Centerbrook	3	0.5%	1,431	57	$284,000	$199.89
Century Estates	1	0.2%	2,588	84	$526,000	$203.25
Charleston Place	1	0.2%	2,033	56	$457,000	$224.79
City Park	3	0.5%	2,697	57	$1,200,000	$420.23
Clabber Creek	9	1.4%	1,995	100	$397,500	$200.02

Fayetteville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Clearwood Crossings	1	0.2%	1,632	197	$325,000	$199.14
Clover Creek	1	0.2%	1,330	36	$275,000	$206.77
Cobblestone	4	0.6%	1,548	57	$346,250	$223.72
College Creek HPR	1	0.2%	1,650	100	$235,000	$142.42
Combs	2	0.3%	792	38	$190,000	$231.83
Commons At Walnut Crossing	1	0.2%	1,324	81	$271,500	$205.06
Copper Creek	2	0.3%	3,085	77	$602,500	$195.34
Cottages At Old Wire	1	0.2%	2,543	25	$699,900	$275.23
Country Club Estates	1	0.2%	2,281	65	$466,000	$204.30
County Court	3	0.5%	2,232	57	$835,833	$363.47
Courtyards at Owl Creek	8	1.2%	2,394	193	$546,117	$228.16
Coves	7	1.1%	1,658	123	$296,382	$182.51
Covington Park	2	0.3%	3,825	57	$862,500	$226.00
Creekside	1	0.2%	1,886	64	$377,000	$199.89
Creekside Meadows	10	1.5%	1,760	106	$305,900	$177.23
Creekview	7	1.1%	2,187	66	$477,130	$217.80
Creekwood Hills	1	0.2%	2,183	25	$526,500	$241.18
Crescent Lake	1	0.2%	2,854	81	$623,800	$218.57
Crestmont Estates	2	0.3%	3,754	62	$782,500	$208.54
Crestwood Acres	1	0.2%	1,624	31	$459,000	$282.64
Crofton Manor	1	0.2%	1,846	51	$357,000	$193.39
Cross Keys	2	0.3%	2,715	95	$487,500	$179.91
Crossover Heights	3	0.5%	2,061	51	$425,500	$205.92
Crystal Cove	1	0.2%	3,511	69	$780,000	$222.16
Crystal Springs	3	0.5%	1,825	93	$360,667	$197.24
Crystal Springs Village	5	0.8%	1,595	64	$324,000	$203.68
Cummingsgoff	1	0.2%	1,300	41	$346,000	$266.15
David Lyle Village	4	0.6%	1,538	55	$312,450	$202.52
Davidsons	2	0.3%	2,212	19	$822,500	$340.87
Deerfield Place	1	0.2%	1,608	40	$285,000	$177.24
Dickson HPR	1	0.2%	740	48	$502,000	$678.38
Dunaway	1	0.2%	1,224	121	$225,000	$183.82
Dutton Woods	4	0.6%	2,957	91	$784,500	$265.28
East Oaks	2	0.3%	2,568	105	$586,500	$238.32
Element, The	36	5.5%	2,004	87	$387,057	$194.07
Emerald Point	1	0.2%	1,527	33	$342,000	$223.97

Fayetteville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Evins Farm	1	0.2%	1,629	116	$305,000	$187.23
Fairfield	3	0.5%	1,807	50	$335,667	$186.43
Fairview Heights	2	0.3%	1,830	32	$385,000	$217.15
Falcon Ridge	1	0.2%	2,133	62	$440,000	$206.28
Ferguson	1	0.2%	1,152	139	$380,000	$329.86
Fieldstone	5	0.8%	1,312	179	$233,000	$176.65
Fiesta Park	1	0.2%	988	72	$265,000	$268.22
Forest Heights	2	0.3%	2,800	165	$547,500	$195.64
Forest Hills	1	0.2%	5,749	496	$805,000	$140.02
Georgian Place	3	0.5%	1,469	54	$213,000	$145.09
Glenbrook	3	0.5%	2,236	87	$471,000	$213.92
Glennwood	1	0.2%	2,128	57	$470,000	$220.86
Glenwood Park	2	0.3%	1,333	179	$355,750	$280.58
Golden Oaks Estates	1	0.2%	1,224	23	$218,000	$178.10
Green Hills	1	0.2%	2,332	71	$395,000	$169.38
Greenbriar	2	0.3%	1,769	46	$392,500	$222.82
Gulley Grove	1	0.2%	1,975	44	$535,000	$270.89
Gunter	1	0.2%	1,379	4	$530,000	$384.34
Hammond	1	0.2%	5,041	204	$2,000,000	$396.75
Hathcock	1	0.2%	2,206	128	$450,000	$203.99
Hawkins House At Shiloh	2	0.3%	1,243	70	$274,500	$220.93
Hemingway Ridge	1	0.2%	2,667	50	$537,000	$201.35
Henderson Park	3	0.5%	2,329	47	$563,000	$242.78
Hendrix	1	0.2%	864	200	$215,000	$248.84
Heritage Village	5	0.8%	1,516	79	$295,600	$197.16
Hickory Park	1	0.2%	2,708	64	$660,000	$243.72
Hidden Lake Estates	1	0.2%	1,984	145	$440,000	$221.77
Hillcrest	1	0.2%	1,502	91	$493,000	$328.23
Hillside	1	0.2%	1,792	69	$376,500	$210.10
Holcomb Heights	3	0.5%	1,515	36	$329,000	$217.19
Hughmount Village	15	2.3%	2,464	178	$501,289	$203.87
Hunt Farms	1	0.2%	1,848	297	$400,249	$216.58
Huntingdon	2	0.3%	2,664	80	$524,950	$197.15
Hyland Park	3	0.5%	3,514	87	$714,667	$204.60
Irwin	2	0.3%	1,985	19	$417,500	$210.68
Jackson Hts	1	0.2%	987	45	$265,000	$268.49

Fayetteville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Jacksons	1	0.2%	3,250	88	$425,000	$130.77
Jennings	4	0.6%	1,425	42	$461,250	$323.16
Kellie Acres	1	0.2%	2,631	100	$620,000	$235.65
Lafayette Loft Condos HPR	1	0.2%	1,140	100	$500,000	$438.60
Lakewood	1	0.2%	1,750	31	$437,500	$250.00
Legacy Bldg HPR	1	0.2%	767	284	$395,000	$514.99
Legacy Heights	2	0.3%	1,805	42	$368,500	$206.88
Legacy Pointe	7	1.1%	2,301	56	$443,857	$192.87
Livingston	8	1.2%	2,032	238	$536,443	$263.95
Magnolia Crossing	3	0.5%	1,213	82	$272,000	$225.18
Magnolia Park	5	0.8%	2,380	116	$565,500	$237.79
Maplewood	2	0.3%	1,834	199	$546,500	$368.35
Maxwell	1	0.2%	2,561	346	$710,000	$277.24
Mcclelland	1	0.2%	2,004	54	$435,000	$217.07
McClintons	1	0.2%	880	57	$213,000	$242.05
McIlroy	1	0.2%	1,740	153	$545,000	$313.22
Meadowlands	1	0.2%	1,761	38	$333,000	$189.10
Meadowlark	1	0.2%	1,216	32	$300,000	$246.71
Mission Heights	2	0.3%	2,627	68	$735,000	$278.91
MLK Townhomes	5	0.8%	1,183	65	$292,054	$247.37
Mount Sequoyah	1	0.2%	3,152	49	$959,000	$304.25
Mountain Ranch	7	1.1%	2,742	67	$615,357	$223.85
Nash Crossing	2	0.3%	1,357	75	$285,000	$210.02
North Briar	2	0.3%	1,594	30	$353,500	$220.40
North Ridge	2	0.3%	2,163	68	$470,000	$220.57
Oak Tree Condos	1	0.2%	1,008	142	$180,000	$178.57
Oakbrooke	2	0.3%	1,730	97	$452,500	$260.88
Oakland Hills	2	0.3%	2,391	35	$541,500	$228.64
Oakland Twnhms	1	0.2%	900	32	$175,000	$194.44
Oaks Manor	2	0.3%	2,276	52	$492,000	$213.08
Ottis Watson	1	0.2%	1,064	38	$238,000	$223.68
Owl Creek	1	0.2%	1,498	108	$282,500	$188.58
Paradise Gardens	1	0.2%	1,296	89	$235,000	$181.33
Paradise Place	1	0.2%	2,687	36	$625,000	$232.60
Paradise Valley	3	0.5%	2,157	192	$356,000	$170.92
Park Meadows	5	0.8%	1,620	56	$309,400	$196.59

Fayetteville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Park Ridge Estates	1	0.2%	4,032	89	$758,000	$188.00
Parkers Valley View Acres	1	0.2%	1,118	33	$285,000	$254.92
Parksdale	1	0.2%	2,016	188	$400,000	$198.41
Persimmon Place	2	0.3%	1,973	77	$370,000	$187.44
Pine Crest	4	0.6%	1,048	30	$241,250	$233.82
Pine Hollow	17	2.6%	2,475	147	$500,000	$201.99
Quail Creek	2	0.3%	1,882	102	$436,000	$233.61
Quarry Trace	1	0.2%	1,684	62	$308,500	$183.19
Red Arrow	3	0.5%	1,177	80	$260,167	$225.55
Regency	3	0.5%	1,395	62	$319,667	$229.16
Reinheimer	1	0.2%	942	453	$425,000	$451.17
Reserve At Steele Crossing HPR	3	0.5%	1,132	127	$267,333	$237.57
Riverside Village	41	6.2%	1,376	104	$286,238	$215.20
Riverwalk	5	0.8%	2,152	70	$433,400	$203.17
Rockhaven	1	0.2%	2,076	122	$414,900	$199.86
Rockwood	1	0.2%	3,919	36	$1,059,164	$270.26
Rolling Hills	2	0.3%	1,693	69	$402,500	$238.14
Rolling Meadows	4	0.6%	1,523	89	$332,500	$219.35
Rollston Bldg Condos HPR	1	0.2%	829	52	$505,000	$609.17
Rosewood Estates	1	0.2%	3,147	20	$745,391	$236.86
Royal Oaks Estates	2	0.3%	1,083	29	$297,450	$274.65
Rupple Row	14	2.1%	1,921	79	$363,750	$189.59
Rutledge	1	0.2%	2,017	62	$515,000	$255.33
S T Russell	2	0.3%	1,264	80	$260,000	$205.56
Sage Meadows	1	0.2%	2,193	62	$375,000	$171.00
Salem Heights	1	0.2%	1,702	54	$325,000	$190.95
Salem Meadows	2	0.3%	1,616	42	$333,500	$206.52
Salem Village	5	0.8%	1,627	75	$310,700	$192.00
Scottswood Place	3	0.5%	1,893	77	$293,333	$155.93
Sequoyah Meadows	2	0.3%	1,627	56	$299,450	$184.49
Sequoyah Preserve	1	0.2%	3,068	63	$830,000	$270.53
Sequoyah Woods	3	0.5%	1,655	81	$356,535	$217.89
Silverthorne	2	0.3%	2,392	72	$555,000	$230.91
Skeltons	1	0.2%	1,281	0	$280,000	$218.58
Skyler Place	2	0.3%	1,446	71	$270,000	$186.86

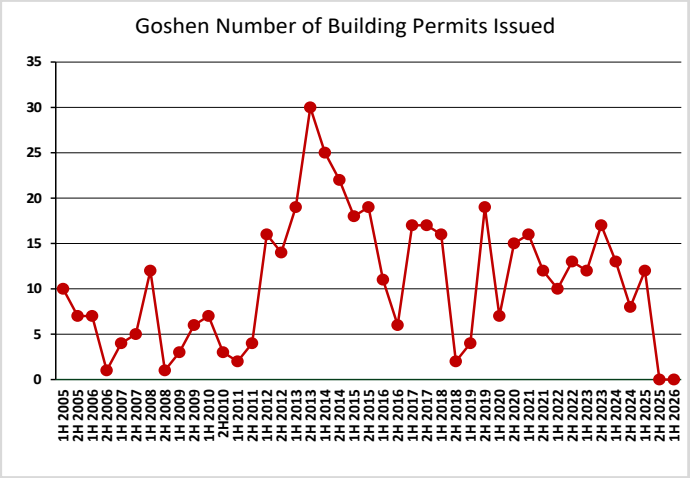
Fayetteville
Characteristics of Houses Sold

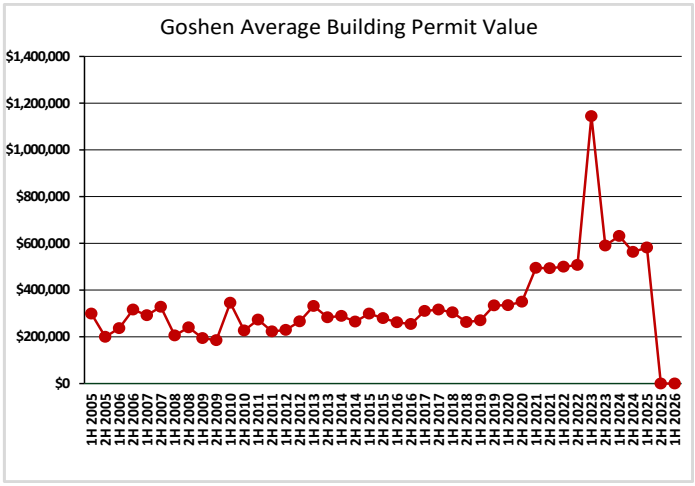
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sligo Street Condos HPR	1	0.2%	1,090	154	$210,000	$192.66
South Gregg Ave HPR	1	0.2%	555	46	$221,000	$398.20
South Hampton	1	0.2%	2,610	326	$710,000	$272.03
Southern Woods	19	2.9%	1,253	202	$304,432	$246.43
Spring Creek	1	0.2%	2,044	39	$457,000	$223.58
Stage Station	3	0.5%	1,896	57	$501,667	$264.41
Stone Mountain	3	0.5%	3,893	100	$905,667	$231.76
Stonebridge Meadows	2	0.3%	2,526	176	$486,000	$192.12
Stonebrook	3	0.5%	1,952	62	$423,333	$216.79
Stonewood	3	0.5%	3,044	48	$539,967	$182.41
Strawberry Hill	1	0.2%	1,656	37	$400,000	$241.55
Summit Place	1	0.2%	3,941	304	$860,000	$218.22
Sunbridge Villas	7	1.1%	1,517	71	$327,429	$217.27
Sunrise Mountain	1	0.2%	1,662	246	$290,500	$174.79
Sunset Heights	2	0.3%	1,710	48	$386,250	$225.93
Sunset Woods	1	0.2%	1,749	40	$562,000	$321.33
Timber Crest	1	0.2%	2,739	47	$701,500	$256.12
Timber Ridge Estates	2	0.3%	2,260	65	$402,950	$177.07
Timber Trails	1	0.2%	1,850	44	$300,000	$162.16
Timbercrest	1	0.2%	2,982	64	$742,500	$248.99
Town Homes At Forest Hills	2	0.3%	1,906	144	$414,000	$217.23
Towne West	10	1.5%	1,998	149	$442,848	$221.68
Treetops	2	0.3%	1,964	58	$487,500	$248.18
Usonia Terrace	1	0.2%	2,285	46	$387,500	$169.58
Valley	1	0.2%	1,557	36	$335,000	$215.16
Valley View	1	0.2%	1,052	46	$320,000	$304.18
Villa North	2	0.3%	1,046	21	$256,000	$244.76
Village On Shiloh HPR	1	0.2%	1,228	43	$207,500	$168.97
Villages Of Sloanbrooke	17	2.6%	1,810	70	$393,718	$217.93
Villas At Forest Hills	1	0.2%	1,703	0	$347,000	$203.76
Wahneetah Heights	1	0.2%	2,454	81	$625,000	$254.69
Walnut Crossing	9	1.4%	1,477	57	$284,311	$194.76
Walnut Heights	1	0.2%	1,315	105	$304,900	$231.86
Walnut Park	2	0.3%	1,330	67	$289,475	$217.97
Walnut View Estates	2	0.3%	1,341	38	$275,475	$205.40

Fayetteville
Characteristics of Houses Sold

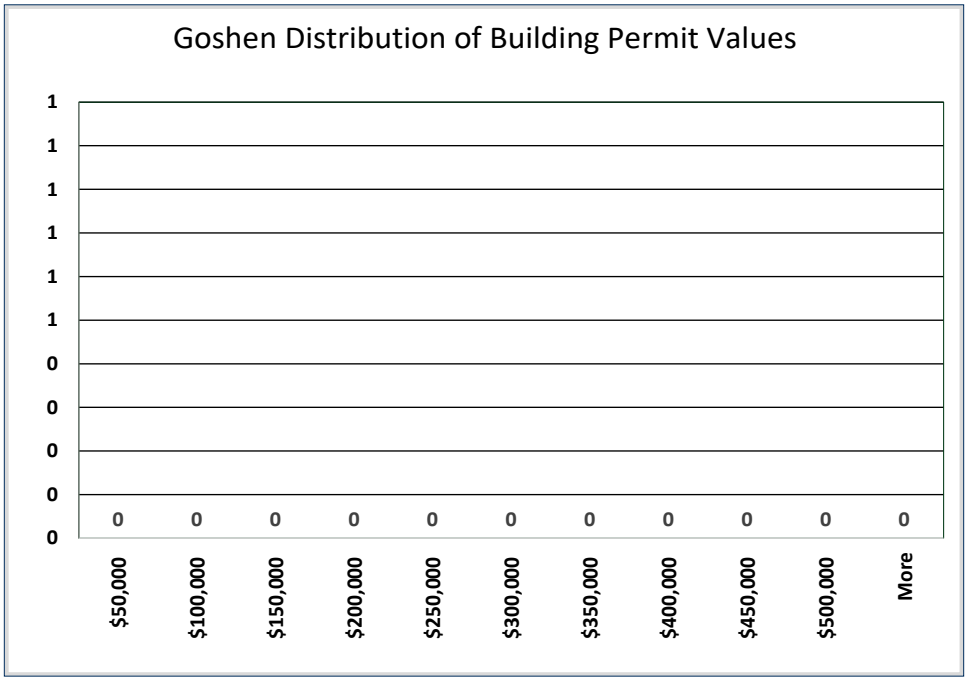
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
West Sunny Acres	1	0.2%	1,336	33	$340,000	$254.49
West View	1	0.2%	1,590	33	$436,000	$274.21
Western Methodist Assembly	2	0.3%	1,880	202	$550,000	$307.20
Westridge	1	0.2%	2,121	47	$344,900	$162.61
Westview Meadows	2	0.3%	1,957	47	$418,000	$213.59
Wildflower Meadows	2	0.3%	2,862	126	$647,500	$227.46
Willow Bend	1	0.2%	1,124	187	$315,000	$280.25
Willow Springs	6	0.9%	1,489	68	$277,083	$186.50
WilsonAdams	1	0.2%	2,773	41	$1,200,000	$432.74
Wilsondunn	1	0.2%	1,498	111	$475,000	$317.09
Wilsons	2	0.3%	1,796	133	$590,000	$334.09
Winbaugh Heights	1	0.2%	1,554	14	$360,000	$231.66
Winwood Estates	4	0.6%	2,762	123	$600,000	$221.72
Wood Field	4	0.6%	1,178	67	$264,750	$224.57
Woodridge	8	1.2%	1,880	78	$407,375	$216.98
Yorktowne Square	1	0.2%	2,994	53	$767,000	$256.18
Other	19	2.9%	2,322	106	$610,205	$266.64
Fayetteville Sold	660	100.0%	1,948	95	$432,635	$223.88

Goshen
Building Permits





Goshen	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	12	--	--	-100.0%	--
Average Value of Residential Building Permits	$581,838	--	--	--	--



Goshen
Active Subdivisions

There were 178 total lots in 5 active subdivisions in Goshen in the first half of 2026. 83.1 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.2 were under construction, 1.7 percent were starts, and 12.9 percent were empty lots.

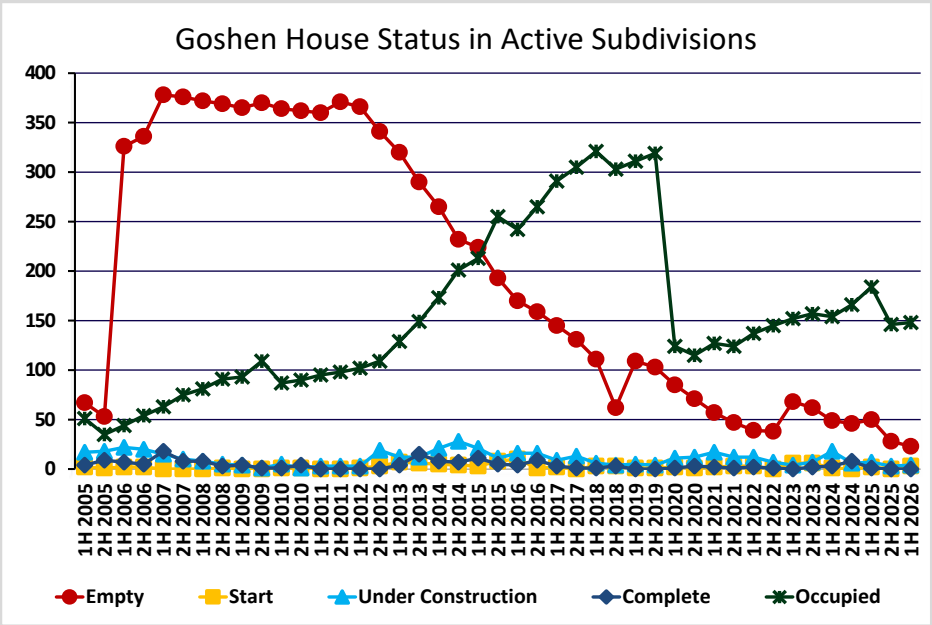
The subdivisions with the most houses under construction in Goshen during the first half of 2026 were Asher Ranch Estates with 2. Knolls (The) followed with 1,

Asher Ranch Estates had the most houses, becoming occupied in Goshen with 2 houses.

No new construction or progress in existing construction has occurred in the last year in 1 of the 5 active subdivisions in Goshen.

2 new houses in Goshen became occupied in the first half of 2026.

The annual absorption rate implies that there are 36.0 months of remaining inventory in active subdivisions, up from 14.3 percent in the second half of 2025.



In 1 of the 5 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners increased in Goshen from 78.3 percent in 2012 to 80.0 percent in the first half of 2026.

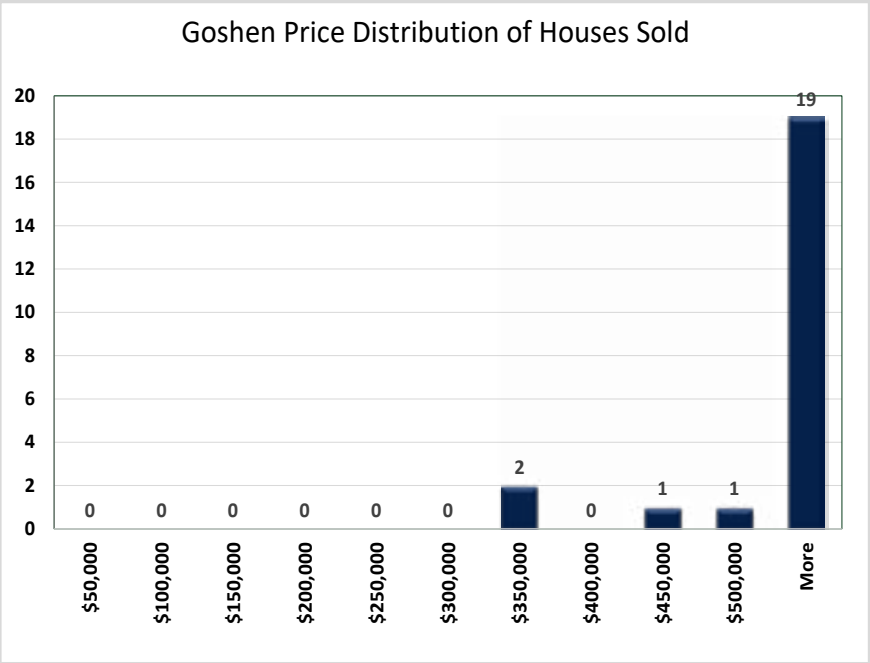
Additionally, no new lots or new subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch Estates	5	0	2	0	35	42	2	9
Knolls, The	6	1	1	0	62	70	0	--
Mayfield Acres (Meadows)	5	1	1	0	1	8	0	--
Riverside Estates, Phase I	4	1	0	0	44	49	0	60
Riverside Estates, Phase II, III, IIIA, IV [1,2]	3	0	0	0	6	9	0	--
Goshen Active Lots	23	3	4	0	148	178	2	36.0

No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Goshen
Price Distribution of Houses Sold



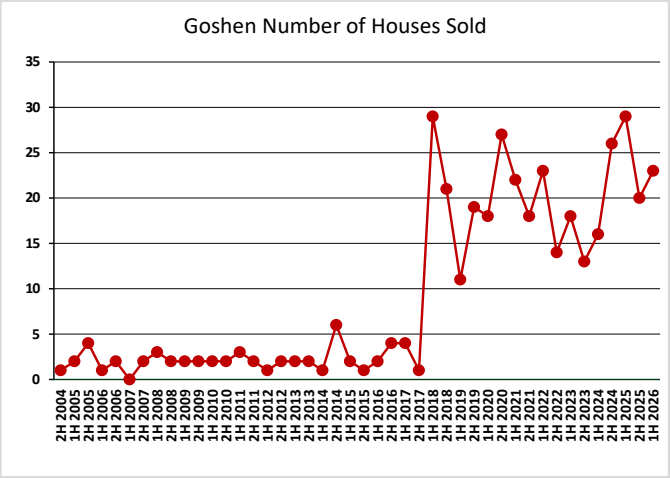
23 houses were sold in Goshen in the first half of 2026.

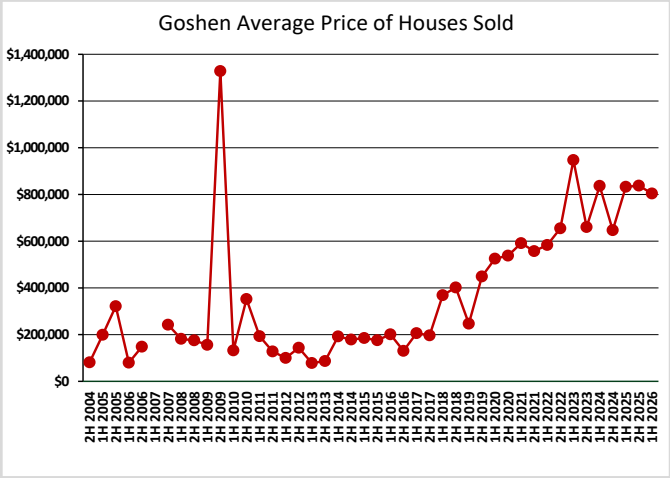
The average price of a house was $803,778 at $245.09 per square foot.

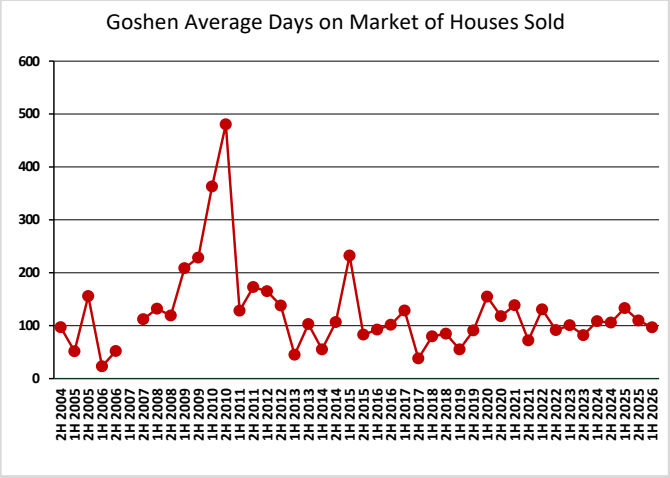
The median cost of a house was $870,000.

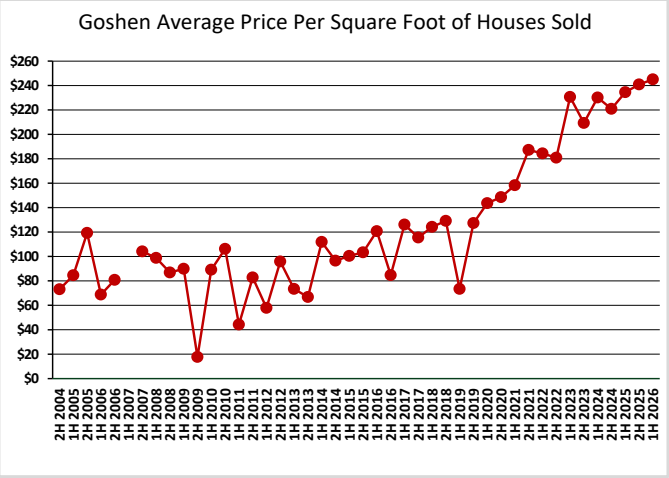
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	0	0.0%	--	--	--
$300,001 - $350,000	2	8.7%	1,855	190	96.7%
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	1	4.3%	1,718	251	95.2%
$450,001 - $500,000	1	4.3%	2,010	44	100.0%
$500,001+	19	82.6%	3,568	82	98.6%
Goshen Sold	23	100.0%	3,271	97	98.3%

Goshen
Characteristics of Houses Sold









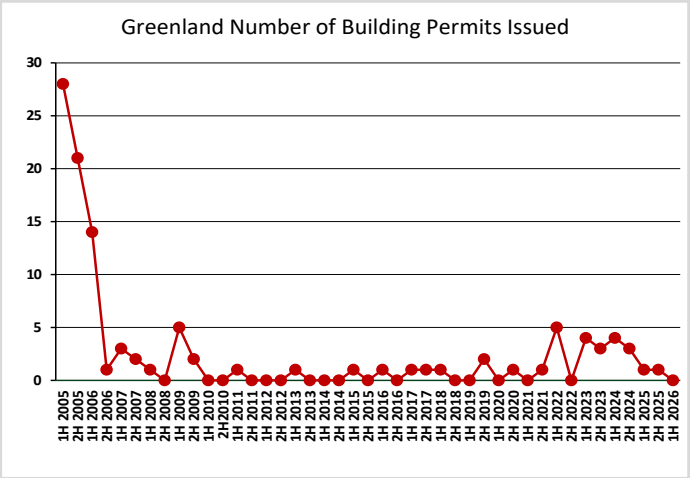
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	29	20	23	-20.7%	15.0%
Average Price of Houses Sold	$832,737	$837,920	$803,778	-3.5%	-4.1%
Average Days on Market	133	110	97	-27.3%	-11.8%
Average Price per Square Foot	$234.55	$240.87	$245.09	4.5%	1.8%
Percentage of County Sales	3.0%	1.9%	2.2%	-26.2%	13.2%
Number of New Houses Sold	8	3	4	-50.0%	33.3%
Average Price of New Houses Sold	$744,341	$750,066	$857,812	15.2%	14.4%
Average Days on Market of New Houses Sold	256	158	74	-71.3%	-53.4%
Number of Houses Listed	12	8	0	-100.0%	-100.0%
Average List Price of Houses Listed	$1,112,783	$719,688	$522,157	-53.1%	-27.4%

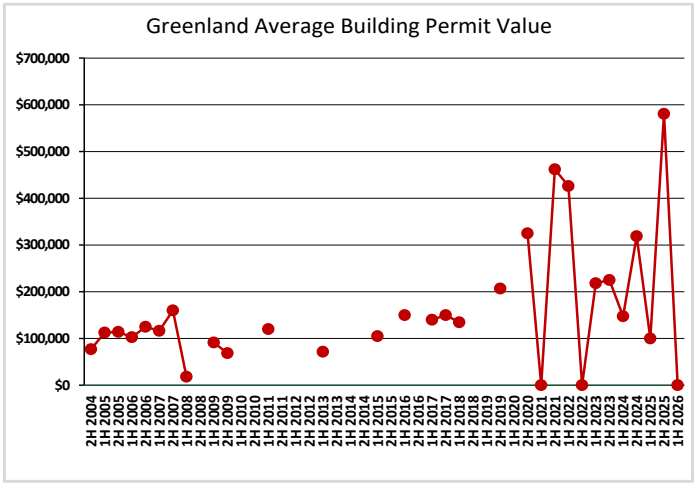
Goshen
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abbey Lane	1	4.3%	1,718	251	$408,500	$237.78
Ashers Ranch	4	17.4%	3,718	75	$966,563	$259.30
Bordeaux Village	1	4.3%	4,714	91	$870,000	$184.56
Goshen	2	8.7%	2,128	135	$390,000	$186.06
Knolls	1	4.3%	4,987	45	$894,750	$179.42
Polo Country Estates	2	8.7%	4,022	42	$1,125,000	$278.31
Riverside Estates	3	13.0%	3,630	97	$1,006,667	$277.47
Waterford Estates At Hissom Ranch	5	21.7%	3,177	88	$774,180	$243.77
Other	4	17.4%	2,465	114	$631,625	$254.53
	23	100.0%	3,271	97	$803,778	$245.09

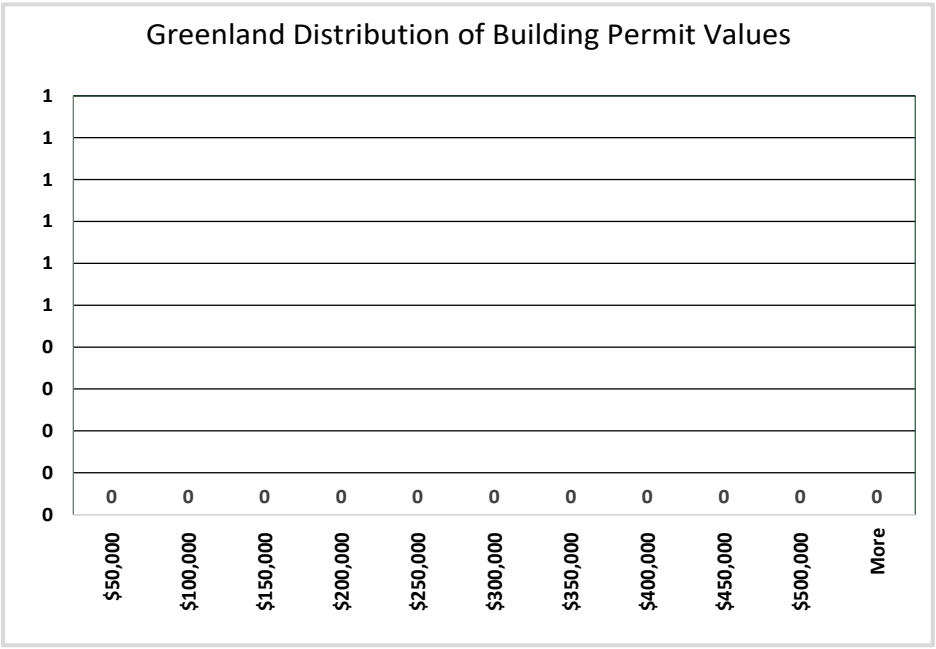


Greenland
Building Permits





Greenland	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	1	1	0	-100.0%	-100.0%
Average Value of Residential Building Permits	$100,000	$580,682	--	--	--



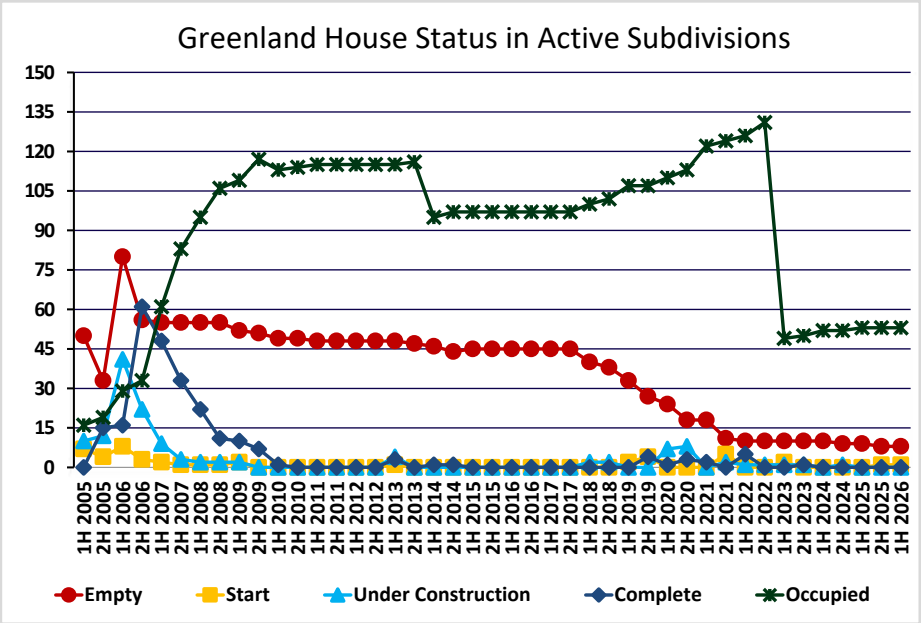
Greenland
Active Subdivisions

There were 62 total lots in 1 active subdivision in Greenland in the first half of 2026. 85.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 1.6 percent were starts, and 12.9 percent were empty lots.

No houses in Greenland became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in the 1 active subdivision in Greenland.

No new houses in Greenland became occupied in the first half of 2026. Because annual absorption is determined using absorption analysis, only 4 houses have been absorbed in the activ subdivision since 2003, it is difficult to determine how long the 8 lots will be in inventory. Some of these lots may be owned by individuals who do not wish to sell at this time.



No absorption occurred in the last year in Greenland

The percentage of houses occupied by owners increased in Greenland from 68.5 percent in 2012 to 69.7 percent in the first half of 2026.

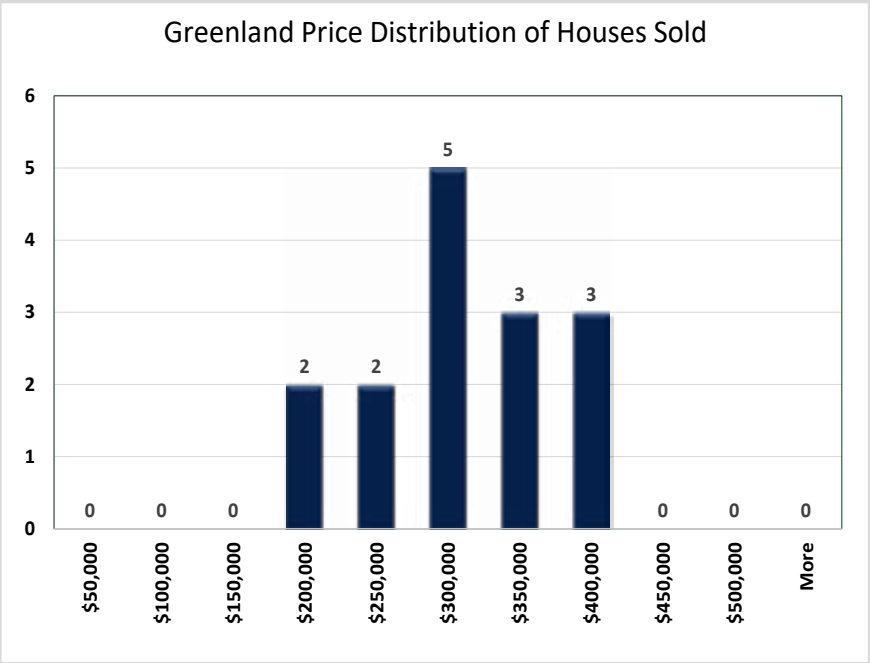
Additionally, no new lots or new subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley, Phase IV	8	1	0	0	53	62	0	--
Greenland Active Lots	8	1	0	0	53	62	0	--

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Greenland
Price Distribution of Houses Sold



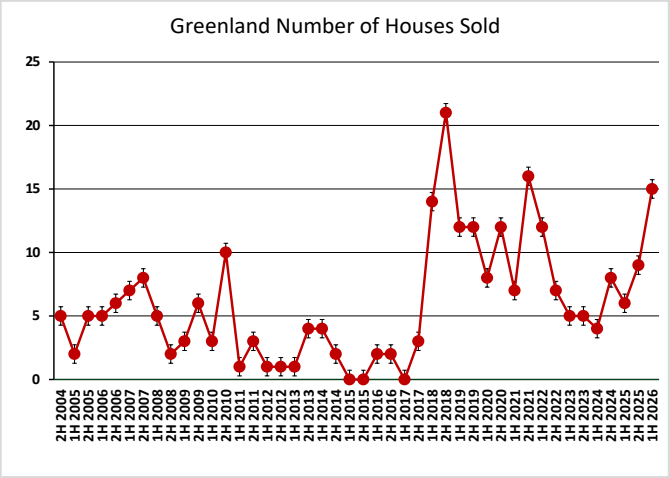
15 houses were sold in Greenland in the first half of 2026.

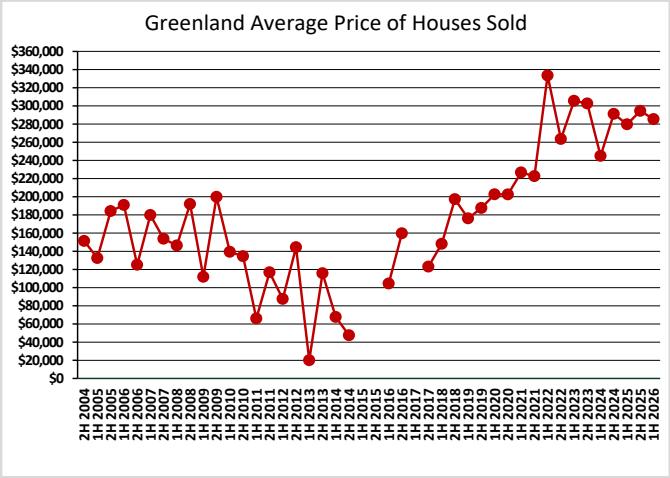
The average price of a house was $285,507 at $161.38 per square foot.

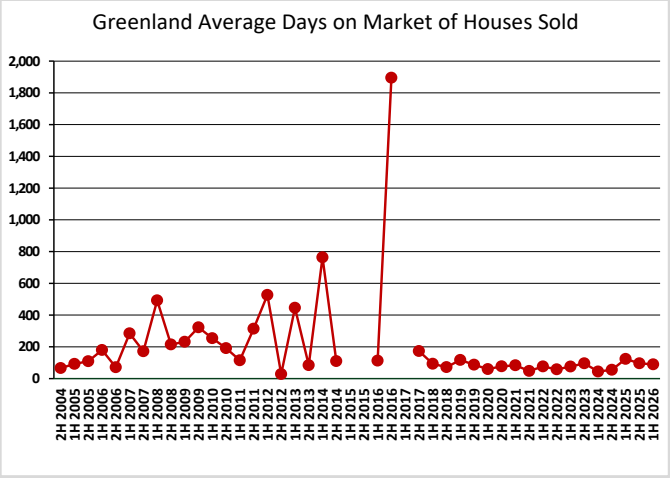
The median cost of a house was $275,000.

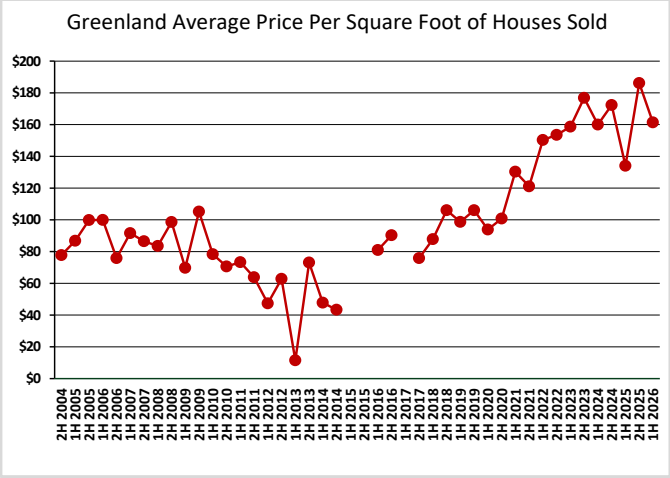
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	2	13.3%	1,746	68	97.5%
$200,001 - $250,000	2	13.3%	1,605	37	95.5%
$250,001 - $300,000	5	33.3%	1,629	46	99.4%
$300,001 - $350,000	3	20.0%	1,924	130	97.9%
$350,001 - $400,000	3	20.0%	2,005	171	97.6%
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	0	0.0%	--	--	--
Greenland Sold	15	100.0%	1,776	90	98.0%

Greenland
Characteristics of Houses Sold







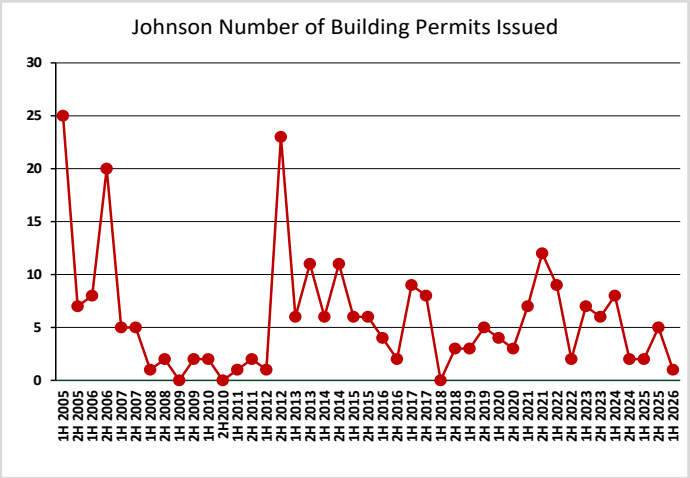


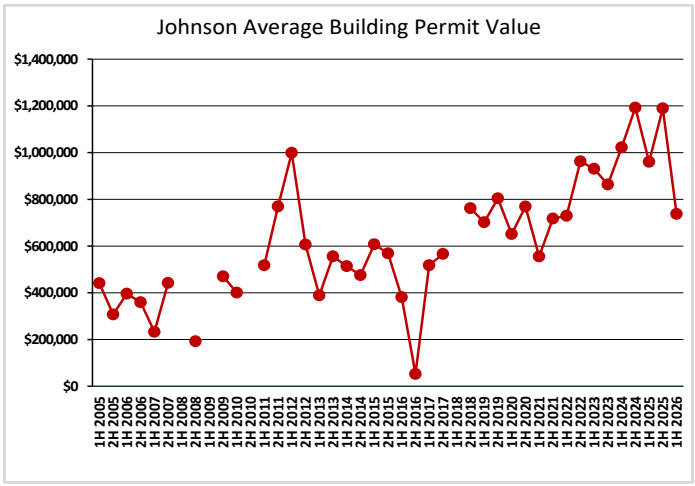
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	6	9	15	150.0%	66.7%
Average Price of Houses Sold	$279,667	$294,444	$285,507	2.1%	-3.0%
Average Days on Market	124	96	90	-27.7%	-6.6%
Average Price per Square Foot	$134.03	$186.20	$161.38	20.4%	-13.3%
Percentage of County Sales	0.2%	0.3%	0.5%	146.2%	65.9%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	9	3	11	22.2%	266.7%
Average List Price of Houses Listed	$336,389	$338,300	$462,117	37.4%	36.6%

Greenland
Characteristics of Houses Sold

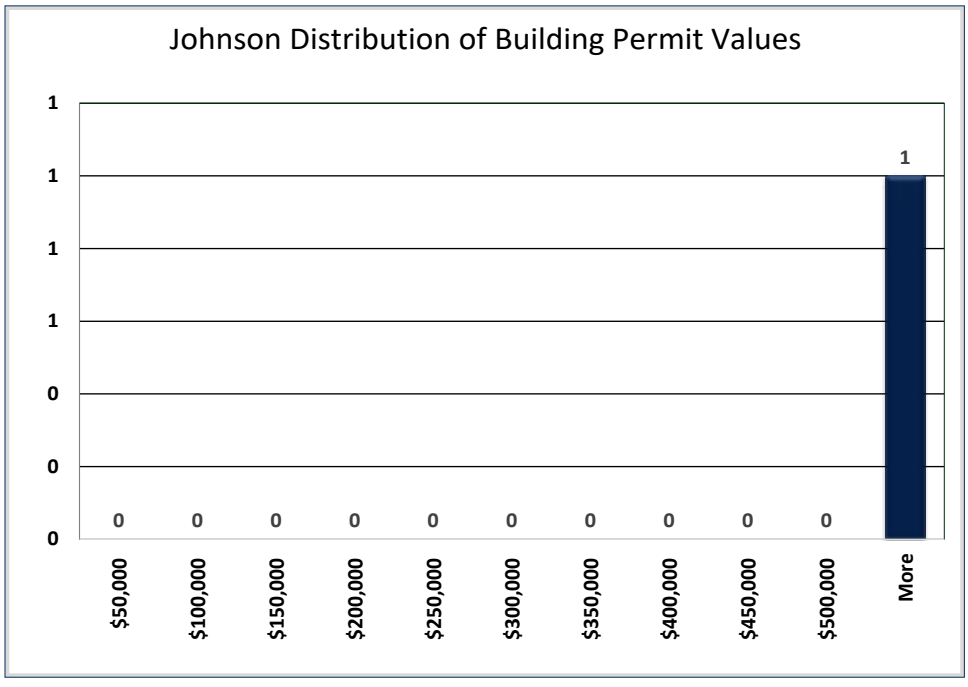
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Heather Ridge	1	6.7%	1,864	40	$240,000	$128.76
Homestead	3	20.0%	1,669	48	$274,333	$165.78
Lee Valley	5	33.3%	1,972	108	$344,780	$175.14
Twin Creeks	1	6.7%	1,700	21	$161,500	$95.00
Yoes Place	1	6.7%	1,346	33	$237,700	$176.60
Other	4	26.7%	1,716	142	$274,125	$161.82
Greenland Sold	15	100.0%	1,776	90	$285,507	$161.38

Johnson
Building Permits





Johnson	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	2	5	1	-50.0%	-80.0%
Average Value of Residential Building Permits	$960,512	$1,189,760	$737,347	-23.2%	-38.0%



Johnson
Active Subdivisions

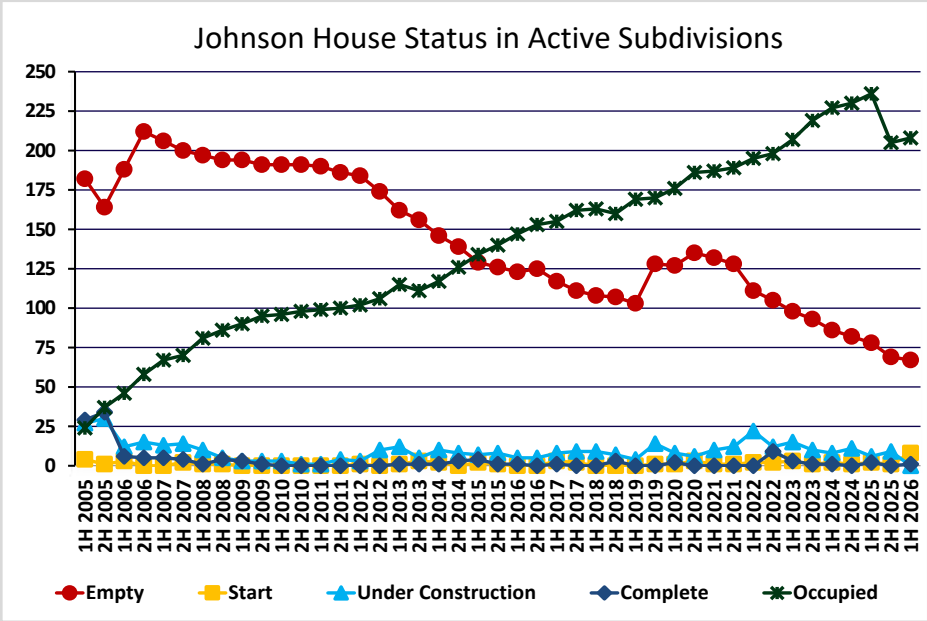
There were 284 total lots in 7 active subdivisions in Johnson in the first half of 2026. 73.2 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 0.0 were under construction, 2.8 percent were starts, and 23.6 percent were empty lots.

No houses were under construction in Johnson in the first half of 2026.

Three subdivisions, Clear Creek Patio Homes, Clear Creek, Phased I and Clear Creek, Phase V, had 1 absorbed house in each subdivision.

No new construction or progress in existing construction has occurred in the last year in 1 of the 7 active subdivisions in Johnson.

3 new houses in Johnson became occupied in the first half of 2026. The annual absorption rate implies that there are 152.0 months of remaining inventory in active subdivisions, up from 105.3 percent in the second half of 2025.



In 2 of the 7 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 53.8 percent in the first half of 2026.

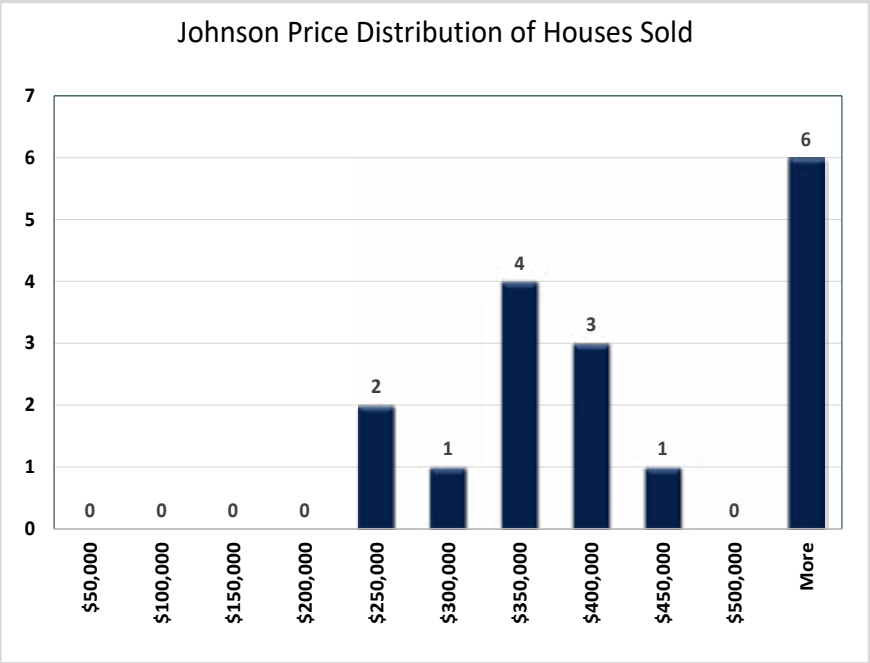
Additionally, no new lots or new subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	6	1	0	0	31	38	1	84
Clear Creek, Phase I	12	0	0	0	35	47	1	144
Clear Creek, Phase II [1,2]	3	0	0	0	42	45	0	--
Clear Creek, Phase V	19	3	0	0	13	35	1	264
Heritage Hills[1]	5	0	0	1	59	65	0	72
Johnson Square Phase 1A	12	0	0	0	11	23	0	144
Johnson Square Phase 1B	10	4	0	0	17	31	0	168
Johnson Active Lots	67	8	0	1	208	284	3	152.0

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Johnson
Price Distribution of Houses Sold



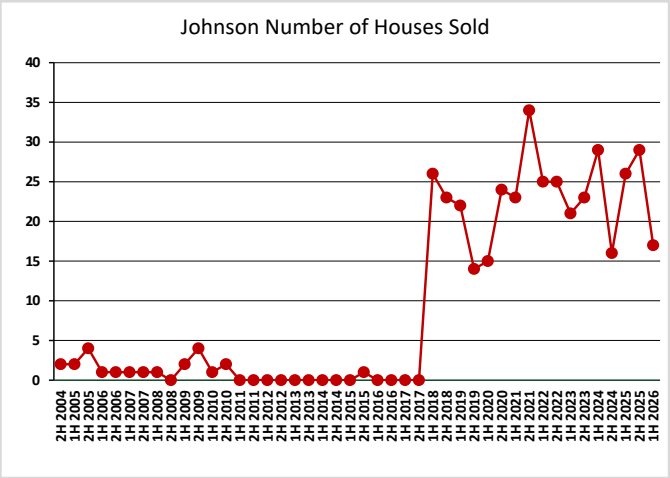
17 houses were sold in Johnson in the first half of 2026.

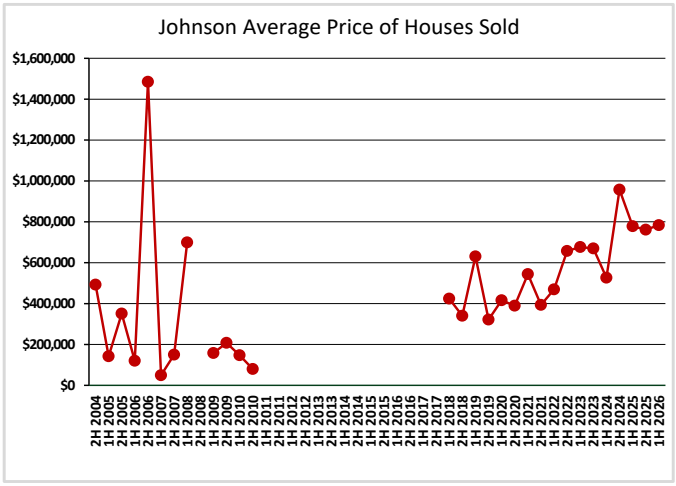
The average price of a house was $783,653 at $243.29 per square foot.

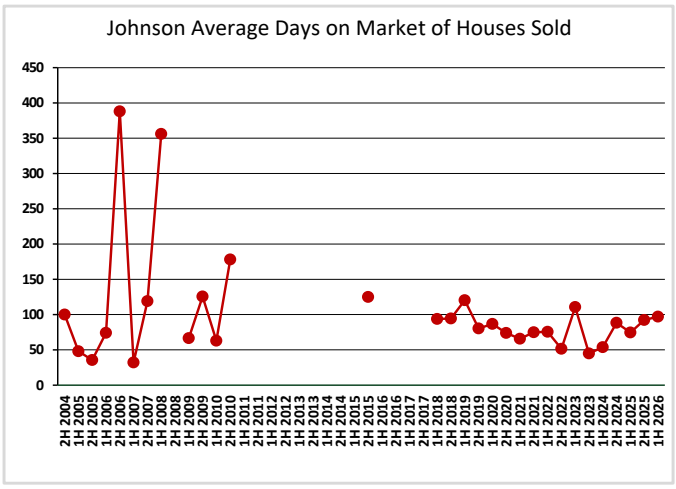
The median cost of a house was $378,000.

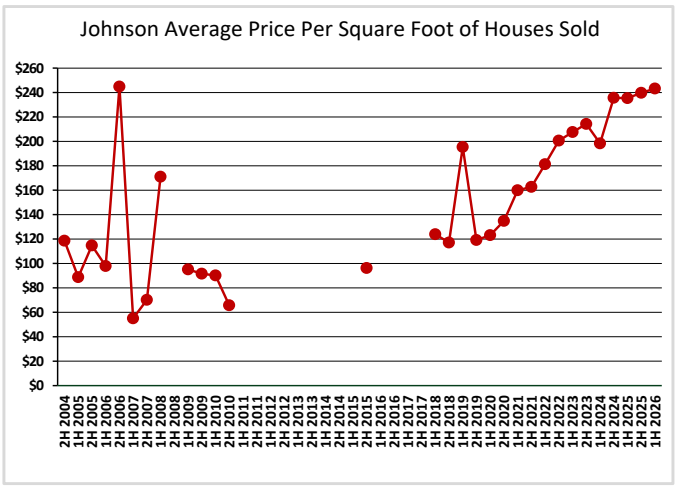
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	2	11.8%	1,150	58	95.5%
$250,001 - $300,000	1	5.9%	1,397	30	101.7%
$300,001 - $350,000	4	23.5%	1,640	112	99.6%
$350,001 - $400,000	3	17.6%	1,946	128	99.9%
$400,001 - $450,000	1	5.9%	1,871	69	102.5%
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	6	35.3%	4,666	101	96.3%
Johnson Sold	17	100.0%	2,703	97	98.3%

Johnson
Characteristics of Houses Sold









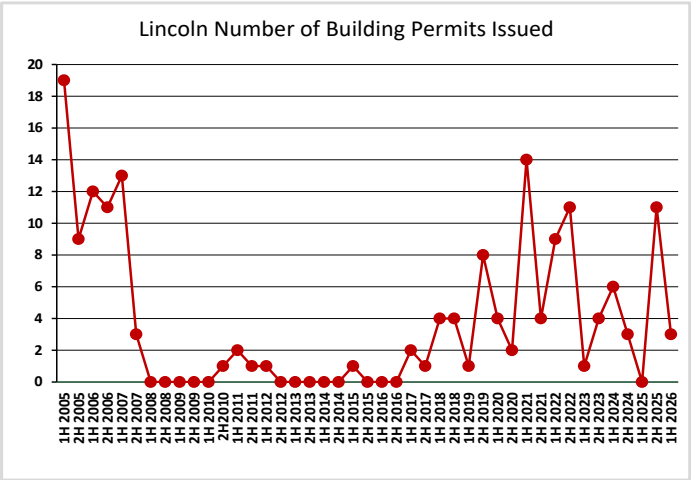
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	26	29	17	-34.6%	-41.4%
Average Price of Houses Sold	$778,473	$761,538	$783,653	0.7%	2.9%
Average Days on Market	75	92	97	30.2%	5.2%
Average Price per Square Foot	$235.34	$239.78	$243.29	3.4%	1.5%
Percentage of County Sales	2.5%	2.5%	1.6%	-36.5%	-38.1%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	$2,500,000	--	--	--
Average Days on Market of New Houses Sold	--	265	--	--	--
Number of Houses Listed	12	6	10	-16.7%	66.7%
Average List Price of Houses Listed	$736,167	$2,003,067	$1,990,865	170.4%	-0.6%

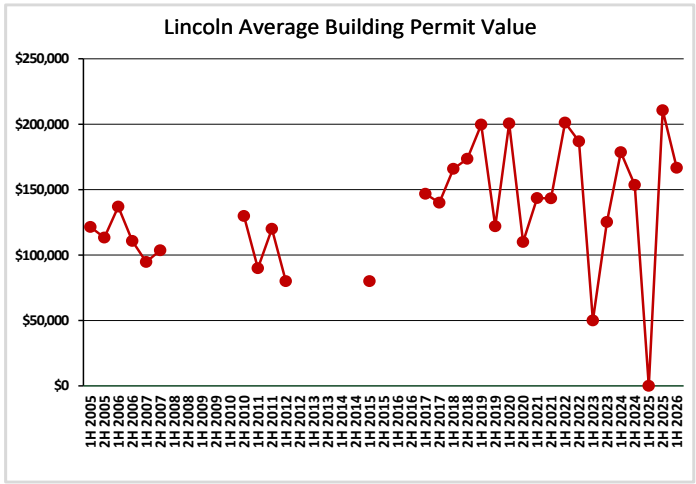
Johnson
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Blake Lane	1	5.9%	2,042	243	$394,900	$193.39
Briarwood	3	17.6%	1,652	129	$338,767	$205.39
Clear Creek	3	17.6%	6,078	40	$2,406,667	$395.30
Clear Creek Patio Homes	1	5.9%	3,252	99	$902,000	$277.37
Fergusons Glen	1	5.9%	1,603	62	$319,900	$199.56
Heritage Hills	1	5.9%	3,963	319	$1,100,000	$277.57
Karrington Ridge HPR	2	11.8%	1,150	58	$213,750	$185.87
Kensington	1	5.9%	1,871	69	$405,000	$216.46
Ravenswood	1	5.9%	1,397	30	$295,000	$211.17
Saddlebrook	2	11.8%	1,898	71	$368,250	$194.18
Shady Oaks	1	5.9%	2,547	66	$505,000	$198.27
Johnson Sold	17	100.0%	2,703	97	$783,653	$243.29

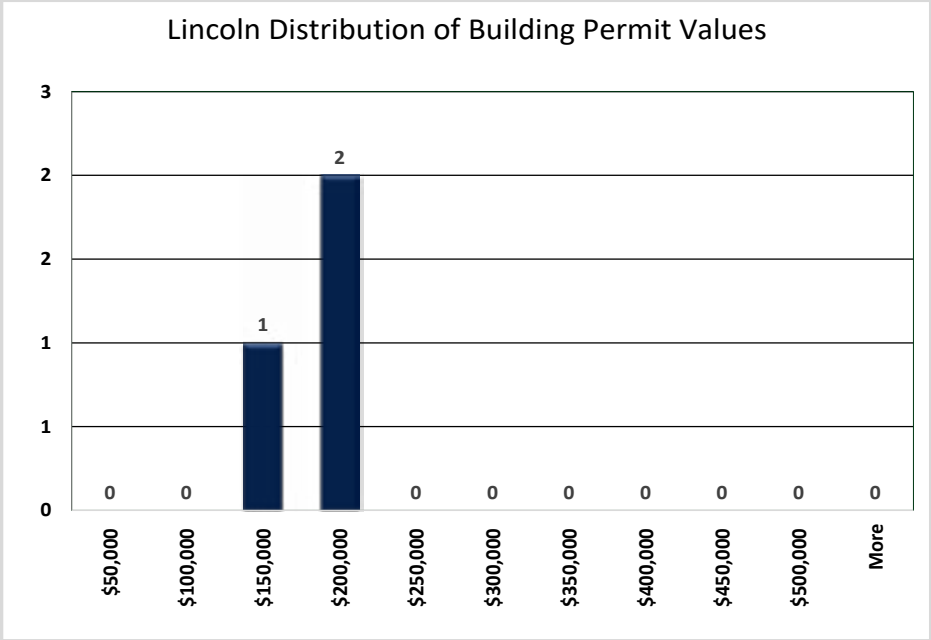


Lincoln
Building Permits





Lincoln	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	--	11	3	--	-72.7%
Average Value of Residential Building Permits	--	$210,636	$166,667	--	-20.9%



Lincoln
Active Subdivisions

There were 102 total lots in 1 active subdivisions in Lincoln in the second half of 2025. 39.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 60.8 percent were empty lots.

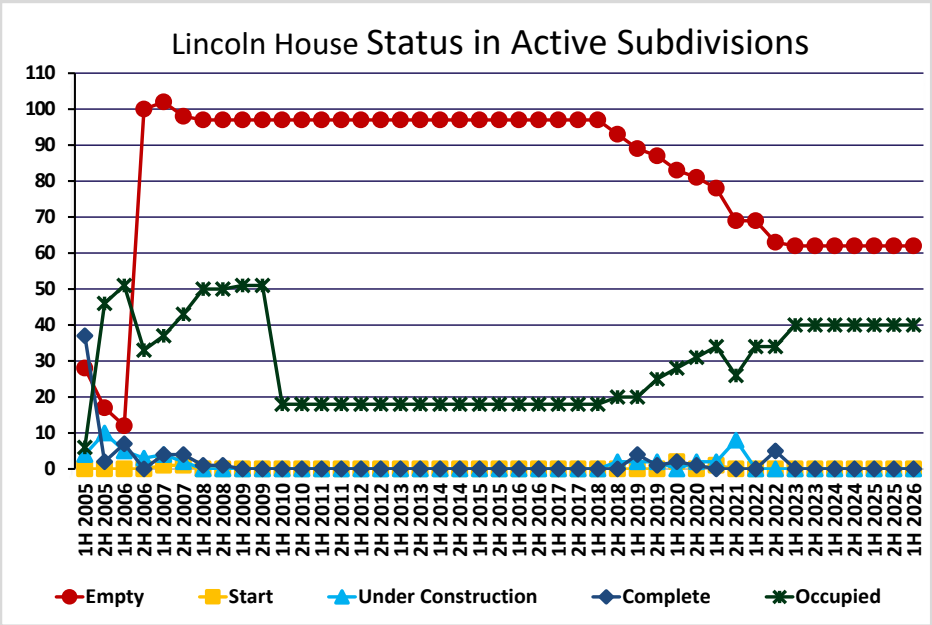
No new construction or progress in existing construction has occurred in the last year in the 1 active subdivision in Lincoln.

No new houses in Lincoln became occupied in the first half of 2026.

In the 1 active subdivisions in Lincoln, no absorption occurred in the first half of 2026.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 61.6 percent in the first half of 2026.

Additionally, 168 new lots in 3 subdivisions received either preliminary or final approval by first half of 2026.



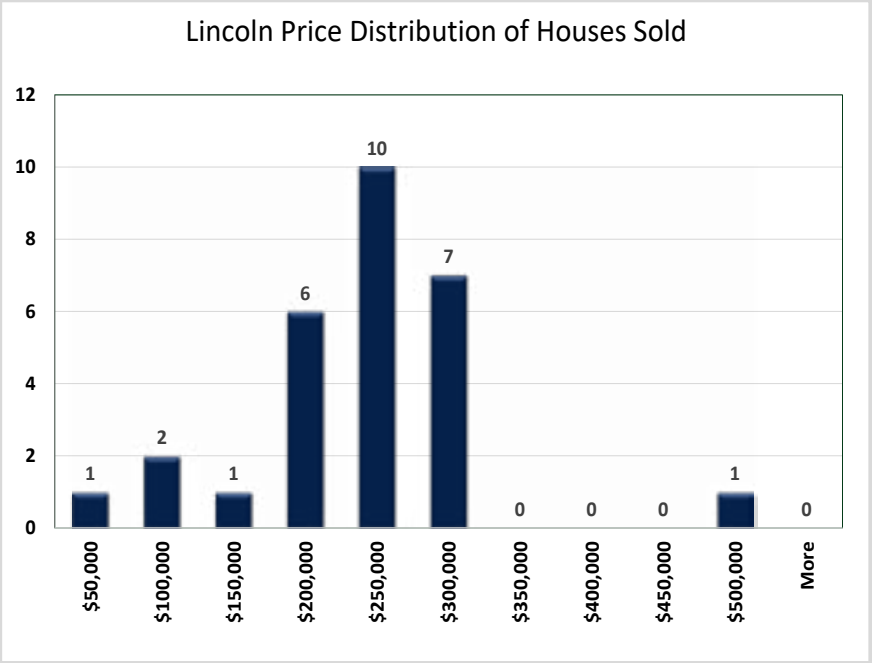
Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Apple Blossom	1H 2026		63	63
Cox Development	2H 2024		13	13
Heritage	1H 2026		92	92
Preliminary and Final Lots		-	168	168

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows [1,2]	62	0	0	0	40	102	0	--
Lincoln Active Lots	62	0	0	0	40	102	0	--

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Lincoln
Price Distribution of Houses Sold



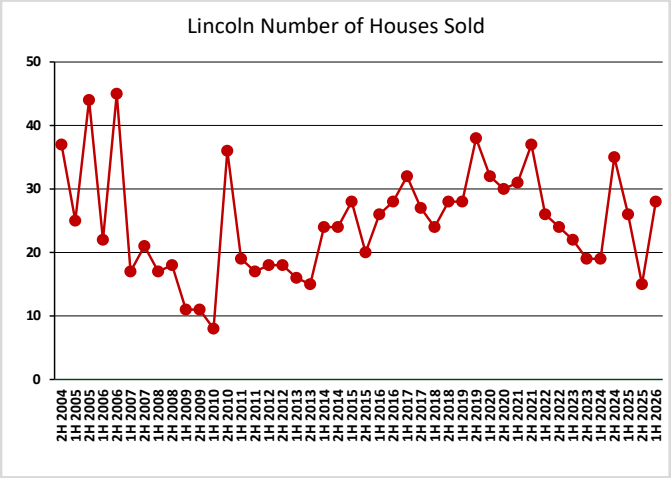
28 houses were sold in Lincoln in the first half of 2026.

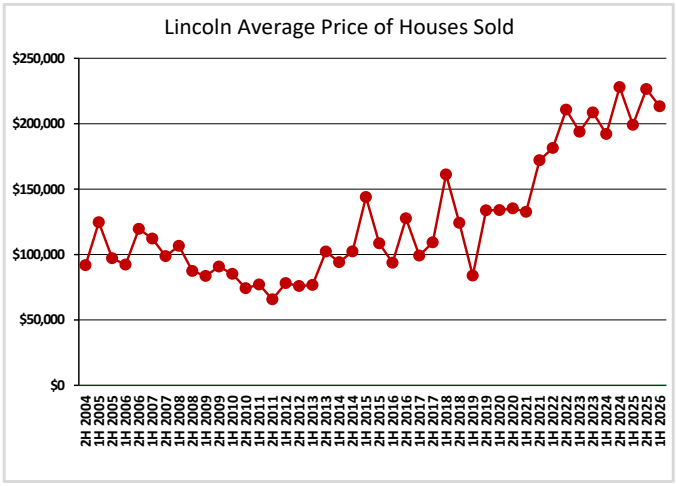
The average price of a house was $213,286 at $152.30 per square foot.

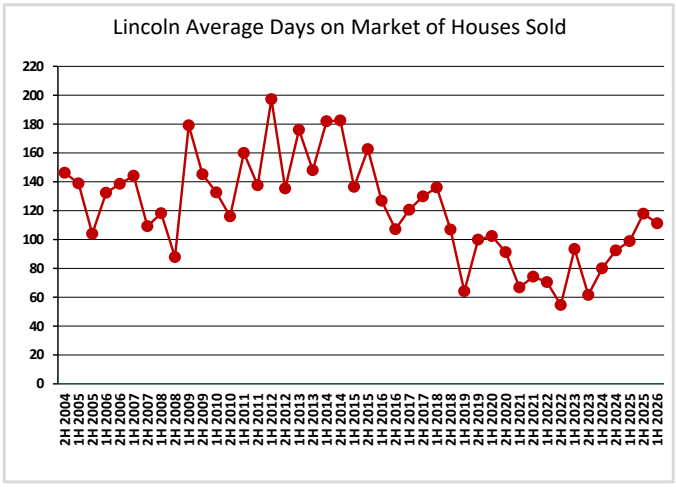
The median cost of a house was $220,000.

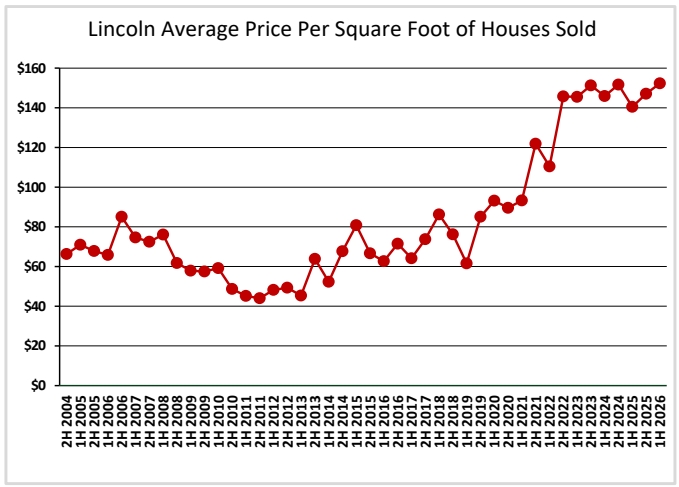
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	1	3.6%	720	35	100.0%
$50,001 - $100,000	2	7.1%	1,035	249	83.8%
$100,001 - $150,000	1	3.6%	1,107	4	96.0%
$150,001 - $200,000	6	21.4%	1,129	78	99.2%
$200,001 - $250,000	10	35.7%	1,484	95	97.7%
$250,001 - $300,000	7	25.0%	1,584	125	99.6%
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	1	3.6%	2,727	284	90.5%
$500,001+	0	0.0%	--	--	--
Lincoln Sold	28	100.0%	1,404	111	97.3%

Lincoln
Characteristics of Houses Sold







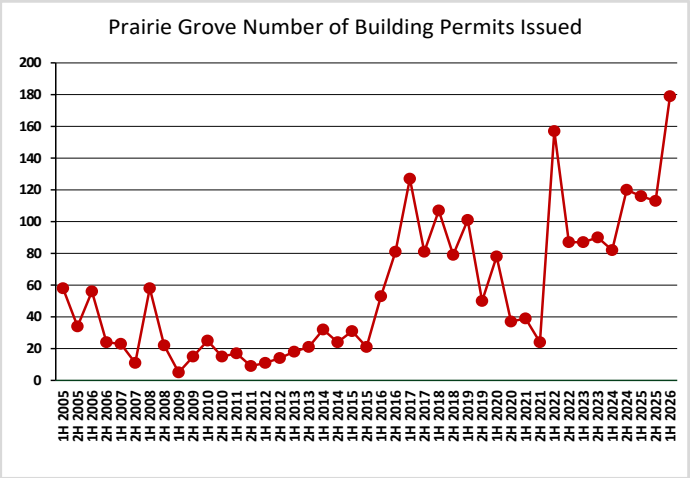


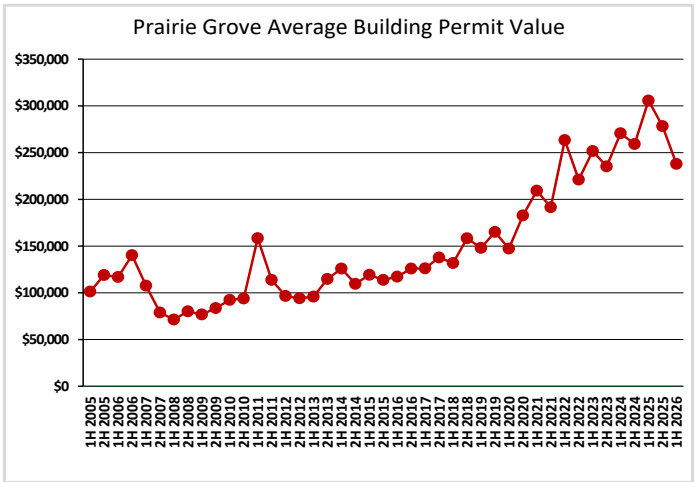
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	26	15	28	7.7%	86.7%
Average Price of Houses Sold	$199,096	$226,453	$213,286	7.1%	-5.8%
Average Days on Market	99	118	111	12.5%	-5.6%
Average Price per Square Foot	$140.45	$147.09	$152.30	8.4%	3.5%
Percentage of County Sales	0.6%	0.4%	0.7%	11.3%	80.5%
Number of New Houses Sold	1	3	1	0.0%	-66.7%
Average Price of New Houses Sold	$210,500	$299,000	$265,000	25.9%	-11.4%
Average Days on Market of New Houses Sold	278	172	175	-37.1%	1.5%
Number of Houses Listed	14	16	20	42.9%	25.0%
Average List Price of Houses Listed	$299,893	$291,330	$276,174	-7.9%	-5.2%

Lincoln
Characteristics of Houses Sold

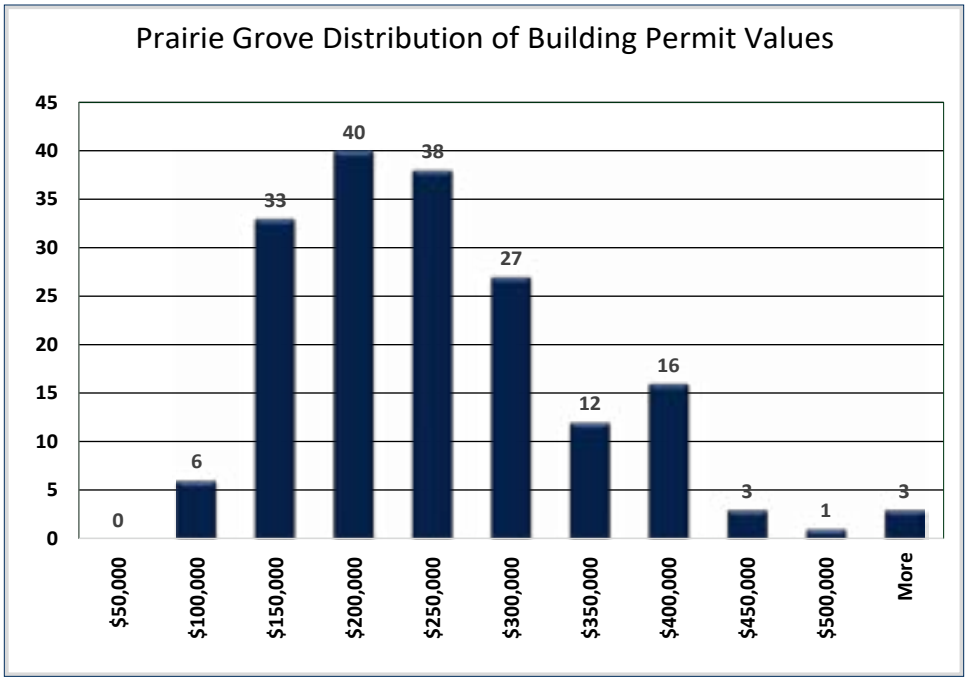
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	1	3.6%	1,499	119	$220,000	$146.76
Braly	3	10.7%	1,465	75	$215,333	$146.33
Country Meadows	1	3.6%	1,233	36	$224,000	$181.67
Harvey	1	3.6%	1,344	190	$100,000	$74.40
Lincoln Original	5	17.9%	1,086	115	$191,600	$174.43
Pleasant Tree	1	3.6%	1,112	8	$190,000	$170.86
Other	16	57.1%	1,519	123	$227,126	$148.72
Lincoln Sold	28	100.0%	1,404	111	$213,286	$152.30

Prairie Grove
Building Permits





Prairie Grove	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	116	113	179	54.3%	58.4%
Average Value of Residential Building Permits	$305,680	$278,397	$237,863	-22.2%	-14.6%



Prairie Grove
Active Subdivisions

There were 842 total lots in 10 active subdivisions in Prairie Grove in the first half of 2026. 70.4 percent of the lots were occupied, 4.9 percent were complete but unoccupied, 5.8 were under construction, 4.4 percent were starts, and 14.5 percent were empty lots.

The subdivisions with the most houses under construction in Prairie Grove during the first half of 2026 were Copper Hill, Phase I with 12.

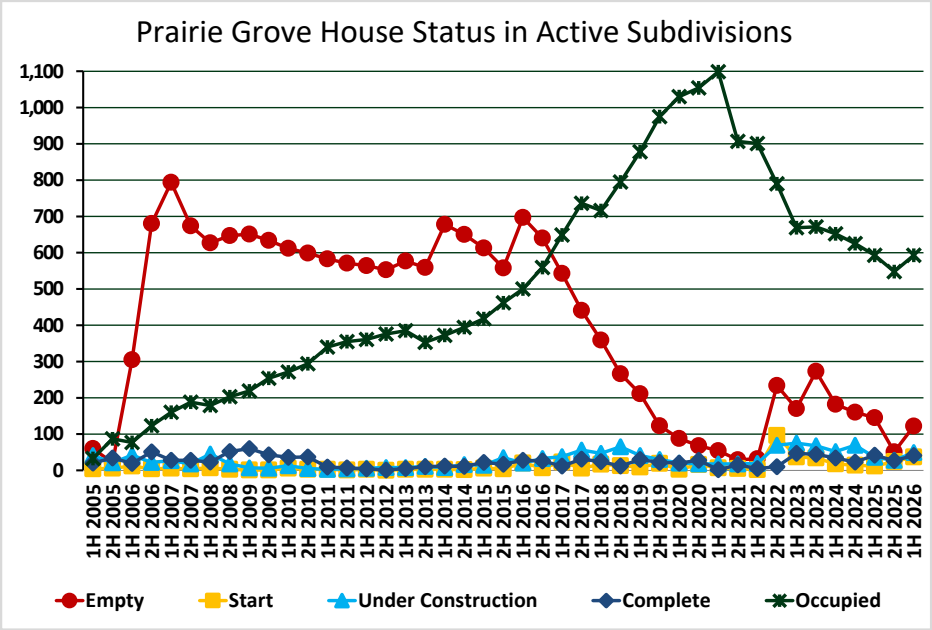
Wagnon Springs, Phase II had most houses becoming occupied in Prairie Grove with 20 houses. An additional 14 houses in Hudson Heights, Phase I became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 2 of the 10 active subdivisions in Prairie Grove.

67 new houses in Prairie Grove became occupied in the first half of 2026. The annual absorption rate implies that there are 17.5 months of remaining inventory in active subdivisions, up from 8.1 percent in the second half of 2025.

In 3 of the 10 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 62.6 percent in the first half of 2026.



Additionally, 618 new lots in 7 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hill, Phase II	1H 2024		79	79
Copper Hill, Phase VI-VIII	1H 2026	164		164
Copper Hill, Phase III-V	2H 2025		164	164
Gerlt	2H 2024	21		21
Heritage	1H 2025	67		67
Hudson Heights, Phase II	1H 2026		61	61
Hudson Heights, Phase III	1H 2026	62		62
Preliminary and Final Lots		314	304	618

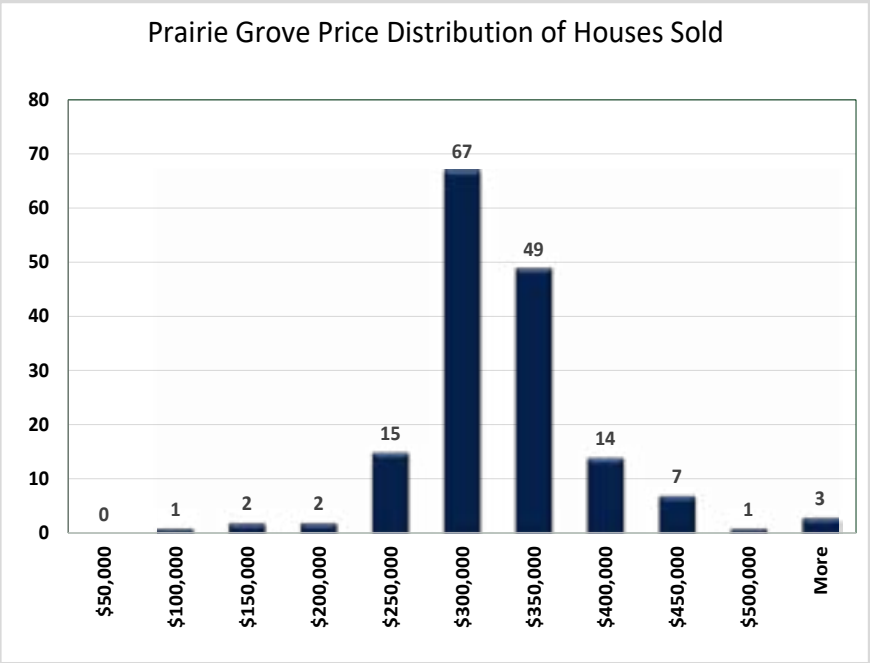
Prairie Grove
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Hill, Phase I	65	4	12	1	1	83	1	984.0
Hudson Heights, Phase I	0	0	0	6	80	86	14	3.6
Mountain View	4	2	12	2	158	178	12	4.5
Selah Meadows, Phase I	4	0	0	3	43	50	7	3.7
Selah Meadows, Phase II	21	19	12	15	38	105	2	21.2
Snyder Grove, Phase V	0	0	2	0	44	46	11	1.0
Snyder Grove, Phase VII [2]	19	12	3	0	0	34	0	--
Sundowner, Phase I Sec. I [1,2]	4	0	0	0	56	60	0	--
Sundowner, Phase I Sec. II [1,2]	5	0	0	0	137	142	0	--
Wagnon Springs, Phase II	0	0	8	14	36	58	20	7.3
Prairie Grove Active Lots	122	37	49	41	593	842	67	17.5

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Prairie Grove
Price Distribution of Houses Sold



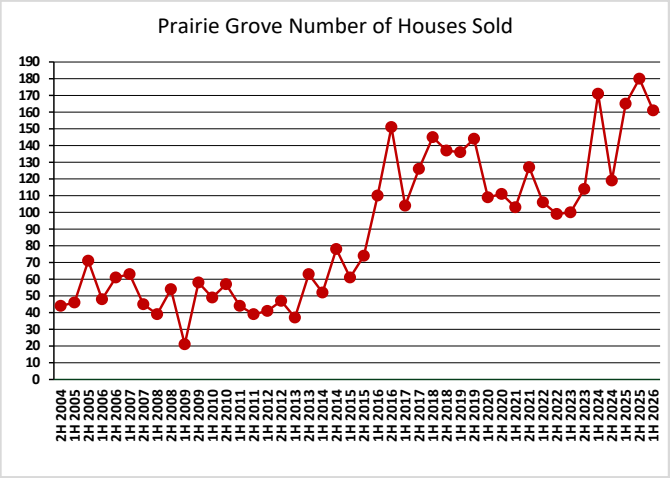
161 houses were sold in Prairie Grove in the first half of 2026.

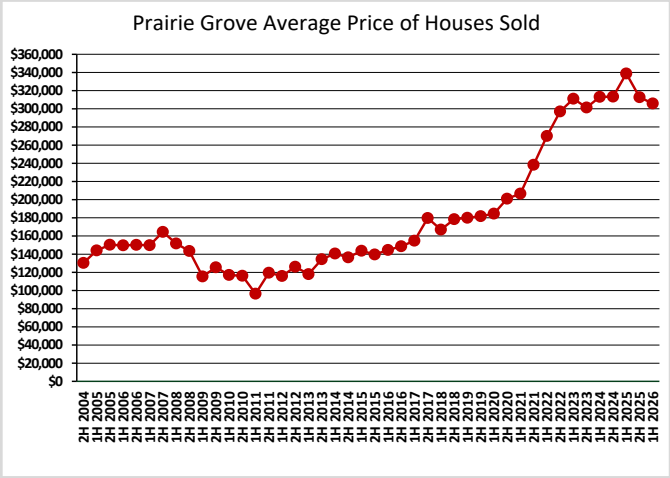
The average price of a house was $305,826 at $186.57 per square foot.

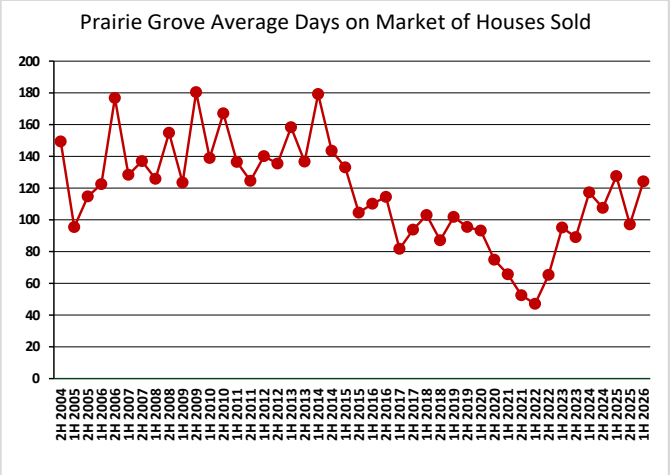
The median cost of a house was $296,750.

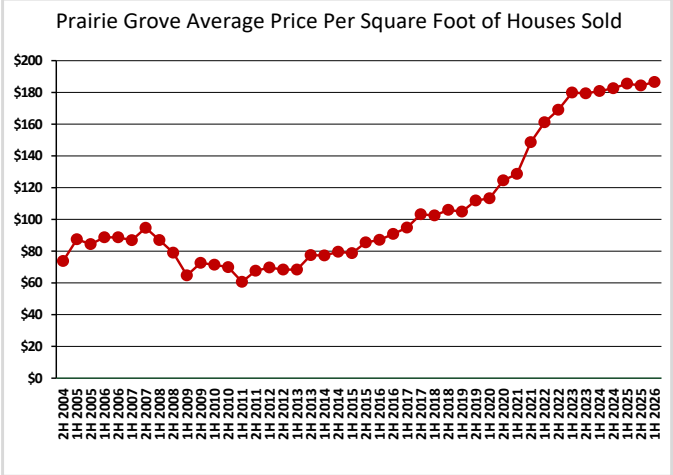
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	1	0.6%	2,118	43	100.0%
$100,001 - $150,000	2	1.2%	834	107	92.4%
$150,001 - $200,000	2	1.2%	1,260	83	90.9%
$200,001 - $250,000	15	9.3%	1,332	116	99.4%
$250,001 - $300,000	67	41.6%	1,461	142	99.3%
$300,001 - $350,000	49	30.4%	1,823	109	99.2%
$350,001 - $400,000	14	8.7%	2,017	148	98.9%
$400,001 - $450,000	7	4.3%	2,243	95	99.2%
$450,001 - $500,000	1	0.6%	2,367	62	100.0%
$500,001+	3	1.9%	2,574	57	99.8%
Prairie Grove Sold	161	100.0%	1,662	124	99.1%

Prairie Grove
Characteristics of Houses Sold







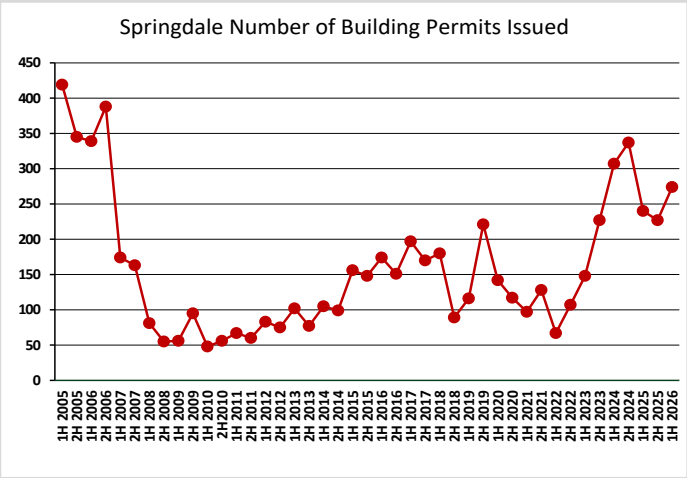


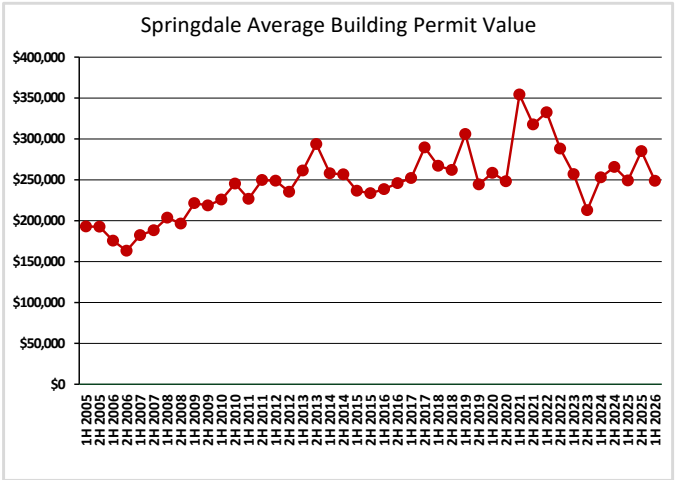
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	165	180	161	-2.4%	-10.6%
Average Price of Houses Sold	$338,844	$312,693	$305,826	-9.7%	-2.2%
Average Days on Market	128	97	124	-2.6%	27.9%
Average Price per Square Foot	$185.48	$184.31	$186.57	0.6%	1.2%
Percentage of County Sales	6.9%	6.5%	5.8%	-15.1%	-10.2%
Number of New Houses Sold	97	106	79	-18.6%	-25.5%
Average Price of New Houses Sold	$322,772	$314,201	$305,994	-5.2%	-2.6%
Average Days on Market of New Houses Sold	151	111	159	5.1%	43.5%
Number of Houses Listed	121	78	89	-26.4%	14.1%
Average List Price of Houses Listed	$331,190	$312,406	$337,999	2.1%	8.2%

Prairie Grove
Characteristics of Houses Sold

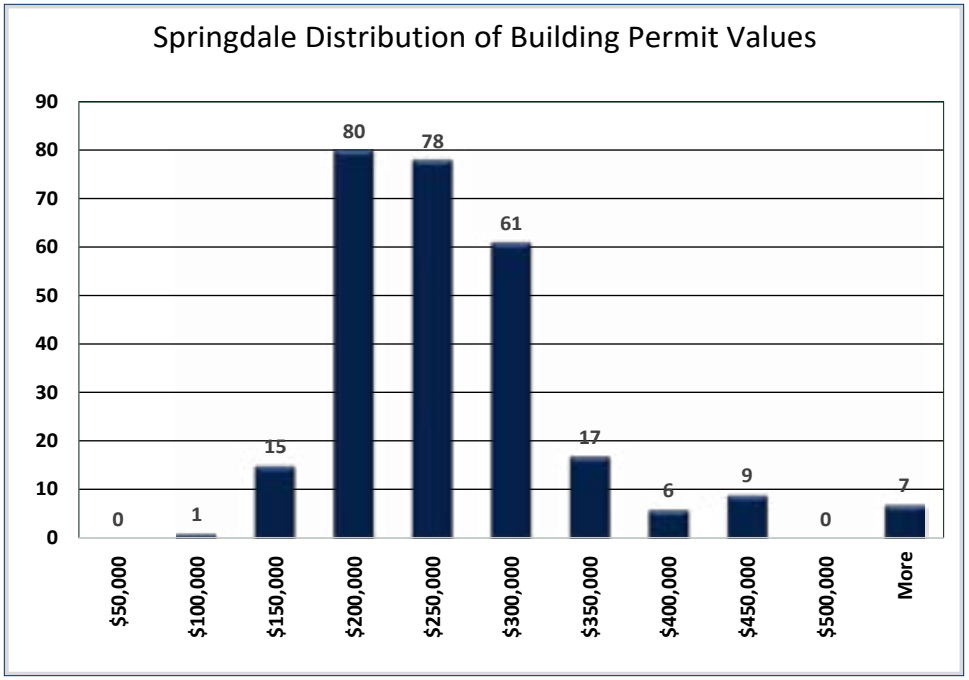
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ab Neals	1	0.6%	1,092	56	$135,000	$123.63
Battle Field Estates	3	1.9%	1,514	51	$278,967	$185.07
Belle Meade	8	5.0%	1,434	56	$279,488	$195.27
Bells	1	0.6%	1,160	91	$218,000	$187.93
Brights	1	0.6%	1,490	90	$228,000	$153.02
Copper Hill	2	1.2%	1,285	96	$262,075	$204.10
Coyle	1	0.6%	2,611	43	$675,000	$258.52
Cummings	1	0.6%	1,568	188	$260,000	$165.82
Dormanmorton	1	0.6%	1,394	144	$240,000	$172.17
Eastwood Heights	1	0.6%	1,835	54	$270,000	$147.14
Highlands Green	2	1.2%	1,853	63	$296,250	$161.00
Highlands Square	1	0.6%	1,610	85	$322,000	$200.00
Hudson Heights	5	3.1%	1,934	170	$321,209	$167.71
Leeann Estates	1	0.6%	2,217	51	$627,000	$282.81
Mountain View Estates	14	8.7%	1,775	167	$343,486	$193.82
Prairie Grove Original	2	1.2%	1,172	60	$221,850	$204.57
Prairie Meadows	4	2.5%	1,826	146	$317,250	$173.60
Prairie Oaks	5	3.1%	2,023	103	$292,500	$147.29
Prairie View	4	2.5%	1,259	70	$257,250	$204.74
Roy Fidler	1	0.6%	2,100	166	$265,000	$126.19
Royal Oaks	1	0.6%	1,404	70	$230,000	$163.82
Selah Meadows	28	17.4%	1,603	112	$299,275	$188.31
Shady Acre	2	1.2%	2,112	118	$317,500	$150.58
Simpsons	1	0.6%	1,272	120	$197,500	$155.27
Snyder Grove	17	10.6%	1,923	74	$374,091	$194.97
Sundowner	10	6.2%	1,621	112	$305,480	$190.57
Wagnon Springs	28	17.4%	1,408	225	$273,806	$197.44
Wakefield Park	3	1.9%	2,431	91	$463,333	$190.10
Willow Creek	2	1.2%	1,706	38	$312,500	$184.10
WT Neals	1	0.6%	576	158	$137,500	$238.72
Other	9	5.6%	1,947	74	$279,322	$149.21
Prairie Grove	161	100.0%	1,662	124	$305,826	$186.57

Springdale
Building Permits





Springdale	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	240	227	274	14.2%	20.7%
Average Value of Residential Building Permits	$249,113	$285,051	$248,794	-0.1%	-12.7%



Springdale
Active Subdivisions

There were 1,853 total lots in 30 active subdivisions in Springdale in the first half of 2026. 68.8 percent of the lots were occupied, 2.4 percent were complete but unoccupied, 6.5 were under construction, 1.6 percent were starts, and 20.7 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the first half of 2026 were Whispering Springs, Phase I with 27. Deere Creek, Phase III followed with 21,

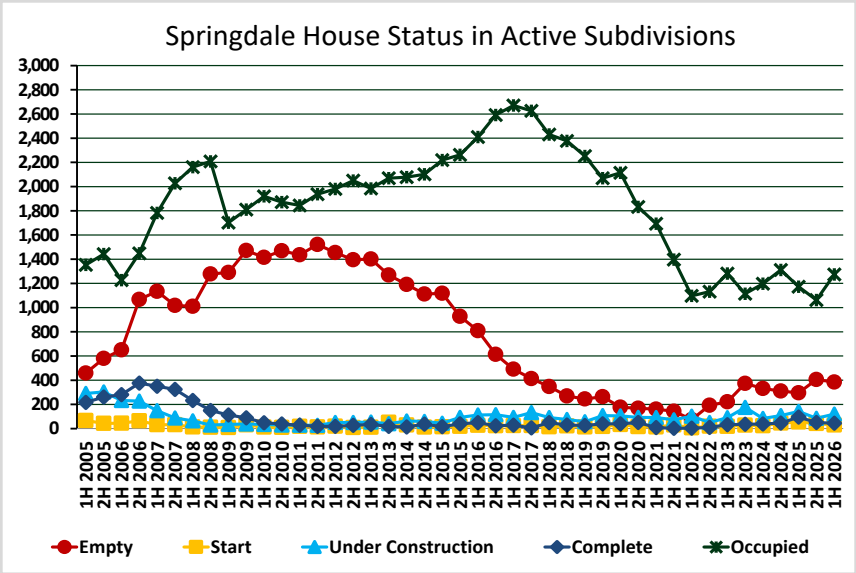
Cottages at Clear Creek, Phase III and Deere Creek, Phase II had the most houses becoming occupied in Springdale with 26 houses in each subdivision, An additional 24 houses in Spring Creek, Phase II became occupied in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 2 of the 30 active subdivisions in Springdale.

220 new houses in Springdale became occupied in the first half of 2026. The annual absorption rate implies that there are 14.5 months of remaining inventory in active subdivisions, down from 16.6 percent in the second half of 2025.

In 7 of the 30 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 60.5 percent in the first half of 2026.



Additionally, 1,615 new lots in 17 subdivisions received either preliminary or final approval by first half of 2026.

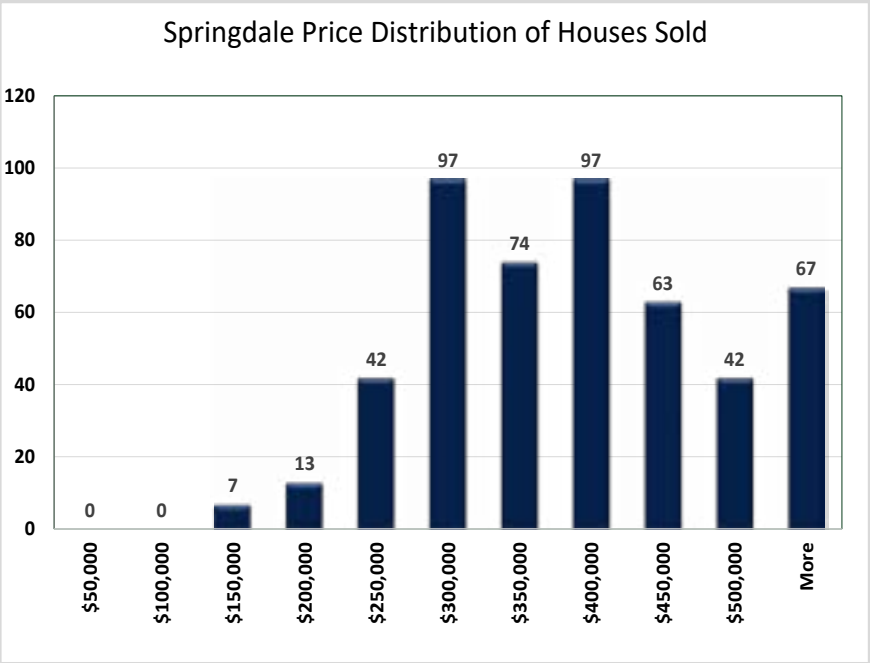
Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brentwood Village, Phase II	1H 2026		123	123
Brentwood Village, Phase III	1H 2024	62		62
Brentwood Village, Phase IV	1H 2025		158	158
Butterfield Coach Cottages	1H 2025		61	61
Chapel Grove, Phase I	1H 2026		58	58
Chapel Grove, Phase II	1H 2026		53	53
Cottages at Clear Creek, Phase IV	1H 2025	95		95
Elmdale Valley	2H 2023	117		117
Ford Road Eagle Homes PUD	1H 2025		67	67
Freeman Creek Subdivision	2H 2024	71		71
Jacob's Crossing IV & V	1H 2025	82		82
Lex Estates	2H 2022	19		19
Spring Creek Farms, Phase III	1H 2024	71		71
Tradewinds	1H 2025	166		166
Tyson Meadows	1H 2025	73		73
Whispering Springs II - IV	1H 2024		159	159
Whispering Springs V	1H 2025	180		180
Preliminary and Final Lots		936	679	1,615

Springdale
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I[1,2]	0	1	0	0	42	43	0	--
Benedetto, Phase II	5	1	3	2	27	38	5	14.7
Brentwood Village PUD, Phase I	0	0	2	0	80	82	1	1.0
Charleston Park at Legendary	0	0	0	0	108	108	3	0.0
Collins Cove	0	0	0	1	55	56	4	2.0
Cottages at Clear Creek, Phase I	0	0	0	0	81	81	4	0.0
Cottages at Clear Creek, Phase II	0	0	0	0	97	97	21	0.0
Cottages at Clear Creek, Phase III	0	0	0	0	62	62	26	0.0
Cottages at the Park, Phase II	0	0	1	1	66	68	1	24.0
Cottages at the Park, Phase III	6	2	9	4	42	63	16	7.6
County Line Square	45	0	6	5	3	59	3	224.0
The Courtyards at Butterfield	53	2	0	0	0	55	0	--
Deere Creek, Phase I	0	0	0	0	83	83	2	0.0
Element, The, Phase V	0	0	0	0	63	63	2	0.0
Deere Creek, Phase III	40	11	21	6	31	109	26	30.2
Grays Crossing	35	0	0	0	10	45	10	42.0
Habberton Ridge, Phase II, III	0	0	0	2	105	107	5	2.0
Hackberry Woods Subdivision[1]	25	0	0	0	3	28	0	100.0
Hawksview	3	0	1	0	4	8	4	12.0
Jacob's Crossing, Phase I	2	1	8	13	48	72	21	6.0
Jacob's Crossing, Phase II, III[1]	56	3	3	0	0	62	0	--
Magnolia Estates	6	0	3	0	4	13	4	27.0
Nature Walk, Phase I	0	0	0	2	39	41	8	0.8
Nature Walk, Phase II, III[1]	35	7	13	0	0	55	0	--
Noah's Landing, Phase I	21	1	11	7	13	53	13	36.9
Spring Creek Farms, Phase I	1	0	6	2	93	102	24	1.2
Spring Creek Farms, Phase II	3	0	4	0	16	23	16	5.3
Spring Hill, Phase II[1]	4	0	2	0	94	100	0	--
Spyglass Estates[1,2]	2	0	0	0	4	6	0	--
Whispering Springs, Phase I	42	1	27	0	1	71	1	840.0
Springdale Active Subdivsions	384	30	120	45	1,274	1,853	220	14.5

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Springdale
Price Distribution of Houses Sold



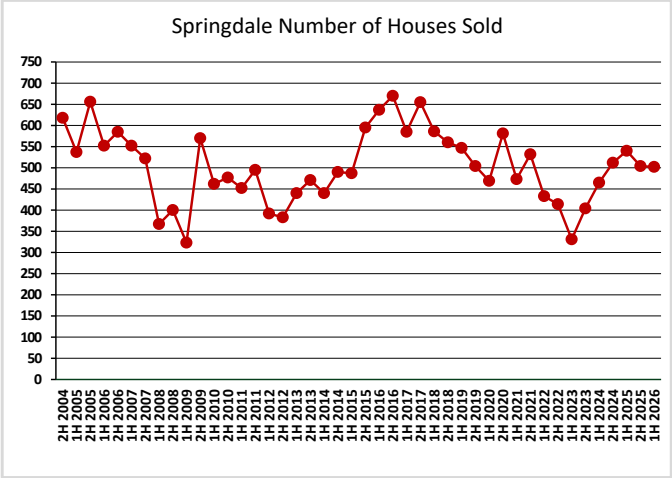
502 houses were sold in Springdale in the first half of 2026.

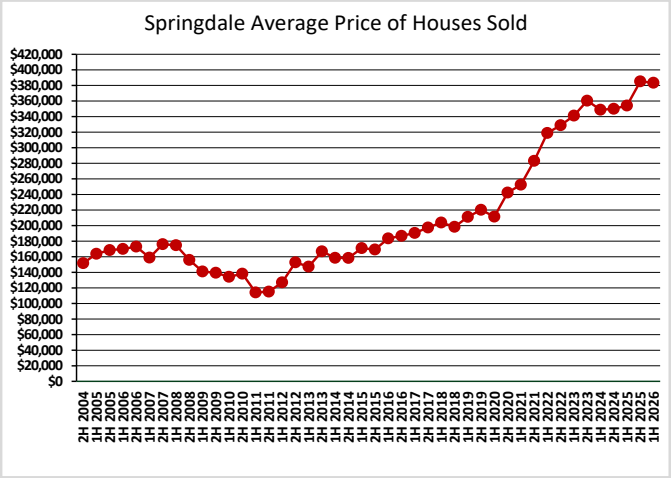
The average price of a house was $383,360 at $200.71 per square foot.

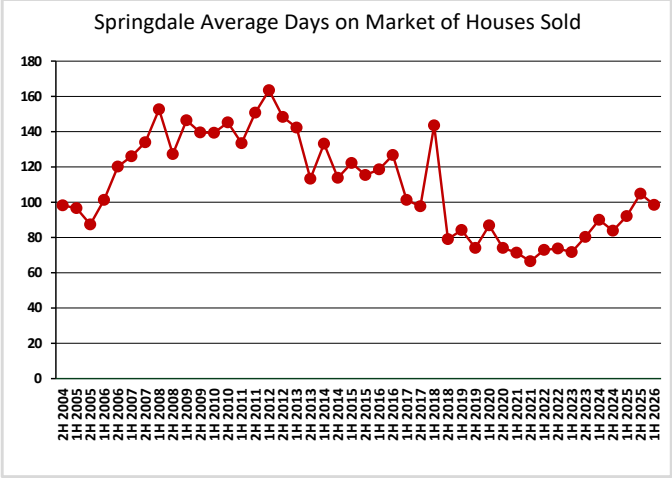
The median cost of a house was $296,750.

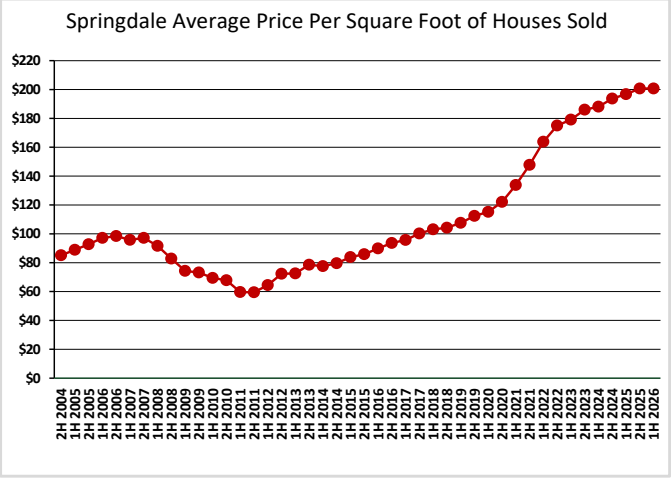
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	7	1.4%	1,005	96	96.2%
$150,001 - $200,000	13	2.6%	1,340	50	96.0%
$200,001 - $250,000	42	8.4%	1,212	75	98.0%
$250,001 - $300,000	97	19.3%	1,454	85	98.0%
$300,001 - $350,000	74	14.7%	1,724	76	99.1%
$350,001 - $400,000	97	19.3%	1,918	111	99.0%
$400,001 - $450,000	63	12.5%	2,068	126	99.5%
$450,001 - $500,000	42	8.4%	2,245	124	99.6%
$500,001+	67	13.3%	3,024	107	98.5%
Springdale Sold	502	100.0%	1,907	98	98.7%

Springdale
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	540	504	502	-7.0%	-0.4%
Average Price of Houses Sold	$354,117	$385,203	$383,360	8.3%	-0.5%
Average Days on Market	92	105	98	6.9%	-6.1%
Average Price per Square Foot	$196.77	$200.66	$200.71	2.0%	0.0%
Percentage of County Sales	23.5%	22.4%	22.8%	-2.9%	1.8%
Number of New Houses Sold	198	200	145	-26.8%	-27.5%
Average Price of New Houses Sold	$375,270	$388,980	$432,360	15.2%	11.2%
Average Days on Market of New Houses Sold	131	147	142	8.9%	-3.3%
Number of Houses Listed	225	181	263	16.9%	45.3%
Average List Price of Houses Listed	$438,119	$460,609	$461,565	5.4%	0.2%

Springdale
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Apple Orchard	1	0.2%	1,790	68	$324,885	$181.50
Arkanshire	2	0.4%	1,895	59	$367,500	$194.01
Baldwin	1	0.2%	810	79	$210,000	$259.26
Benedetto	3	0.6%	2,721	79	$630,000	$231.53
Bethel Heights	1	0.2%	3,652	104	$555,000	$151.97
Birds	2	0.4%	1,542	50	$255,500	$167.58
Brandons Way	1	0.2%	1,590	35	$350,000	$220.13
Brentwood Village	2	0.4%	1,878	198	$359,500	$191.44
Butterfield Gardens	5	1.0%	1,124	51	$241,500	$214.92
C F Noels	1	0.2%	1,650	194	$336,000	$203.64
Carriage Crossing	1	0.2%	3,136	78	$555,000	$176.98
Carrington Place	3	0.6%	1,444	64	$288,333	$199.41
Castle View	1	0.2%	1,676	93	$410,000	$244.63
Central Village	3	0.6%	1,080	44	$242,833	$224.96
Chantel	1	0.2%	1,850	42	$382,000	$206.49
Chapman Hills	1	0.2%	1,694	90	$335,000	$197.76
Charleston Park At Legendary	4	0.8%	1,692	55	$372,950	$221.79
Churchill Crescents	1	0.2%	2,431	43	$700,000	$287.95
Cobblestone Place	1	0.2%	2,536	85	$465,000	$183.36
Collins Cove	2	0.4%	2,404	65	$510,000	$212.07
Cottages At Clear Creek	49	9.7%	1,357	102	$282,014	$209.20
Cottages At The Park	19	3.8%	2,106	127	$483,966	$230.65
Covenant Creek	1	0.2%	1,668	35	$346,900	$207.97
Crazy Eight	1	0.2%	1,805	42	$380,000	$210.53
Dandys Add	4	0.8%	1,471	43	$251,375	$171.43
Davis	1	0.2%	1,187	39	$234,900	$197.89
Deere Creek	33	6.5%	1,926	161	$406,495	$212.37
Deerfield	1	0.2%	1,850	23	$264,000	$142.70
Dick Lane	1	0.2%	2,117	57	$430,113	$203.17
Eastview	6	1.2%	1,393	58	$288,583	$207.56
Edmondson	1	0.2%	1,564	19	$290,000	$185.42
Eichers	1	0.2%	2,155	100	$375,000	$174.01
Elm Springs Heights	2	0.4%	1,988	102	$440,000	$223.77
Elmdale Terrace	4	0.8%	1,379	57	$261,225	$190.54
Fairview Acres	1	0.2%	3,875	78	$375,000	$96.77
Fairway Condo HPR	2	0.4%	909	52	$167,650	$187.69

Springdale
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Falcon	1	0.2%	1,709	153	$225,000	$131.66
Falcon Heights	1	0.2%	1,949	68	$313,500	$160.85
Frederick	1	0.2%	1,988	158	$290,000	$145.88
Grand Valley	6	1.2%	1,569	57	$333,333	$212.50
Grand Valley Meadows	5	1.0%	2,126	43	$429,827	$202.04
Green Acres	3	0.6%	1,170	19	$261,667	$224.59
Habberton Ridge	13	2.6%	1,930	228	$339,807	$177.85
Har-Ber Meadows	12	2.4%	2,425	58	$547,138	$224.79
Hayes	2	0.4%	1,046	24	$179,000	$167.30
Heather Heights	1	0.2%	1,197	19	$252,333	$210.80
Henson Heights	1	0.2%	1,300	45	$190,000	$146.15
Heritage Heights	14	2.8%	1,385	80	$282,357	$206.69
Hidden Lake	1	0.2%	1,262	32	$260,000	$206.02
Hidden Lake Estates	2	0.4%	1,114	40	$230,500	$206.20
High Chaparral	4	0.8%	2,594	133	$410,125	$156.19
Highland	1	0.2%	1,161	66	$220,000	$189.49
Howell	2	0.4%	1,537	55	$212,500	$144.90
Hunt Estates	3	0.6%	2,541	127	$436,000	$174.56
Hylton Place	1	0.2%	1,817	44	$375,000	$206.38
Jacobs Crossing	24	4.8%	2,012	109	$388,980	$193.74
Lakeview	1	0.2%	2,464	68	$450,000	$182.63
Lakeview Heights	2	0.4%	3,690	59	$555,000	$159.36
Legendary	5	1.0%	2,084	55	$425,200	$204.87
Lendel Estates	1	0.2%	2,089	45	$375,000	$179.51
Lester	3	0.6%	2,206	44	$344,833	$156.12
Lexington	2	0.4%	2,443	55	$441,500	$180.78
Lynn Estates	1	0.2%	1,948	162	$363,000	$186.34
Maple Drive	2	0.4%	1,508	32	$185,500	$122.72
Meadows	1	0.2%	1,505	65	$290,000	$192.69
Michael	2	0.4%	990	37	$215,000	$216.93
Monticello	2	0.4%	2,828	103	$525,000	$185.98
Mountain View	1	0.2%	672	36	$179,400	$266.96
Nail	1	0.2%	1,811	42	$332,000	$183.32
Nature Walk	16	3.2%	2,042	167	$386,528	$189.85
Neff	2	0.4%	1,272	35	$234,950	$185.40
Newell	1	0.2%	1,549	160	$275,000	$177.53
North Heights	1	0.2%	1,168	30	$270,000	$231.16

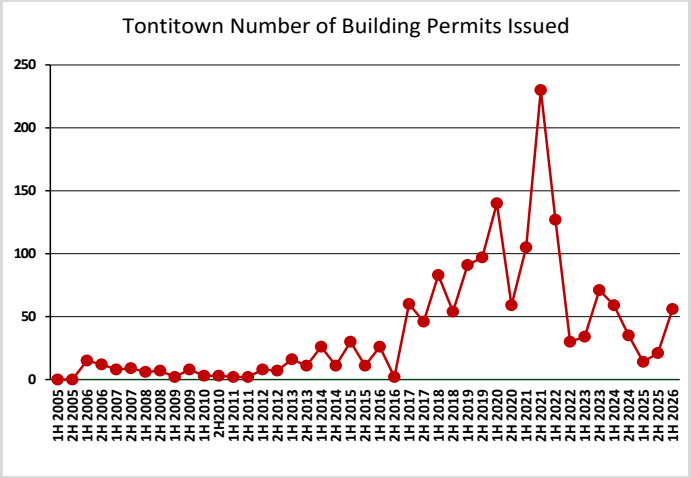
Springdale
Characteristics of Houses Sold

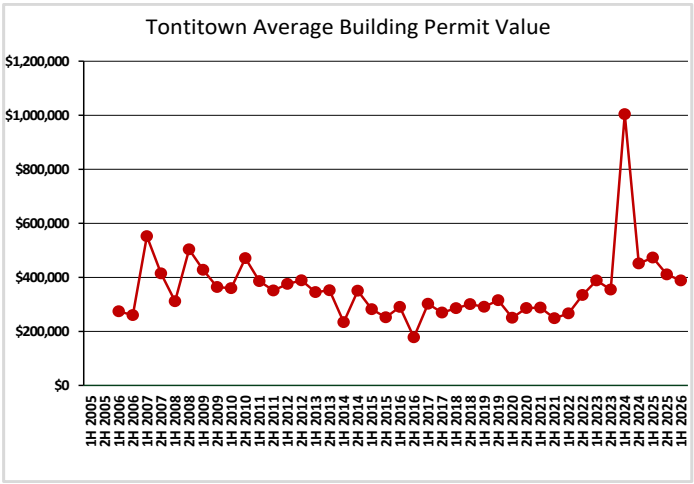
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Northern Heights	1	0.2%	2,518	88	$405,000	$160.84
Oak Creek	1	0.2%	1,852	104	$395,000	$213.28
Oak Hills	2	0.4%	1,254	29	$247,500	$196.78
Oak Manor	1	0.2%	2,807	78	$455,000	$162.09
Oak Place	2	0.4%	1,567	44	$304,945	$194.09
Oak Valley	1	0.2%	1,869	28	$315,000	$168.54
Oak Walk	1	0.2%	1,986	132	$372,000	$187.31
Oaks	2	0.4%	2,065	54	$333,780	$163.78
Oxford Place	6	1.2%	1,739	163	$315,000	$185.34
Parkers	1	0.2%	1,048	46	$195,000	$186.07
Parson Hills	1	0.2%	1,794	117	$245,000	$136.57
Peaceful Valley Estates	9	1.8%	1,677	88	$292,716	$176.24
Philcrest Place	1	0.2%	1,431	82	$270,000	$188.68
Phoenix, The	1	0.2%	3,313	42	$849,000	$256.26
Pines, The	1	0.2%	880	36	$194,000	$220.45
Pinewood	1	0.2%	2,564	33	$495,000	$193.06
Ponderosa	2	0.4%	1,825	115	$318,500	$175.23
Porthaven	2	0.4%	1,559	47	$342,500	$219.65
Prairie Oaks	1	0.2%	1,686	36	$322,000	$190.98
Putmans	2	0.4%	1,377	45	$244,000	$182.14
Quail Meadows	1	0.2%	2,389	122	$473,900	$198.37
Quail Run	2	0.4%	2,455	46	$432,750	$180.94
R L Hayes Park	1	0.2%	1,540	104	$233,000	$151.30
Ramsey Place	1	0.2%	1,522	47	$355,000	$233.25
Renaissance	1	0.2%	2,459	213	$425,000	$172.83
Rogers	3	0.6%	1,286	49	$251,633	$197.91
Rolling Acres	2	0.4%	2,249	75	$404,650	$179.28
Saddleridge Estates	1	0.2%	3,428	37	$782,000	$228.12
San Jose Estates	4	0.8%	2,799	105	$447,500	$165.57
Sandy Heights	1	0.2%	2,775	42	$518,000	$186.67
Silent Knoll	2	0.4%	1,388	33	$278,500	$200.80
Silverstone	3	0.6%	1,405	40	$259,000	$184.39
Sonoma	1	0.2%	3,123	203	$575,000	$184.12
Southern Hills	2	0.4%	1,925	96	$312,500	$166.81
Southfield	1	0.2%	1,715	133	$330,000	$192.42
Southill	2	0.4%	2,712	41	$405,000	$148.40
Southwind Terrace	2	0.4%	3,120	84	$524,000	$168.90

Springdale
Characteristics of Houses Sold

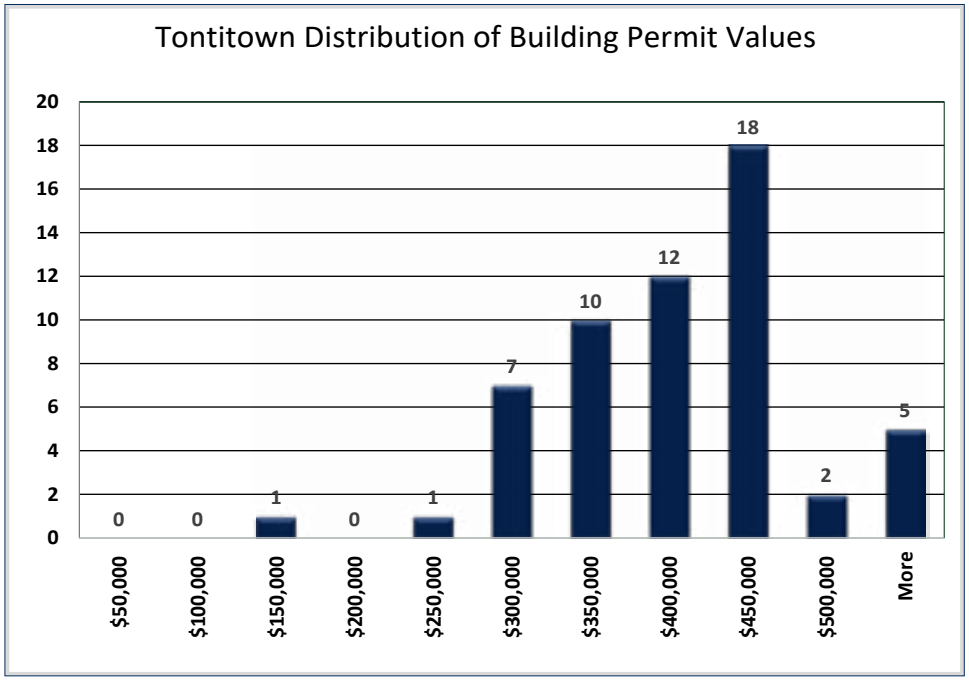
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Spanish Trace	1	0.2%	2,166	90	$365,000	$168.51
Spring Creek Estates	1	0.2%	1,952	1	$400,000	$204.92
Spring Creek Farms	46	9.1%	2,026	176	$463,582	$228.95
Spring Creek Park	2	0.4%	1,505	53	$320,500	$212.97
Spring Hill	2	0.4%	1,925	51	$401,250	$208.14
Spring Meadows	1	0.2%	2,444	38	$480,000	$196.40
Steele	1	0.2%	1,631	34	$270,000	$165.54
Stonehenge	1	0.2%	2,008	67	$379,900	$189.19
Summer View	4	0.8%	1,879	94	$347,125	$185.83
Sundance	4	0.8%	2,085	87	$381,500	$183.31
Suttle Estates	2	0.4%	4,317	198	$734,500	$179.83
Thornbury	5	1.0%	4,148	76	$898,100	$215.93
Trimble	1	0.2%	1,872	75	$374,000	$199.79
Tuscany	2	0.4%	3,098	73	$634,950	$203.58
Vaughans	1	0.2%	780	38	$190,000	$243.59
Vicenza Villa	1	0.2%	2,091	55	$457,000	$218.56
Walnut Crossing	2	0.4%	1,471	66	$314,000	$213.61
Walnut Grove	1	0.2%	1,344	96	$270,000	$200.89
Walnut Ridge Estates	1	0.2%	2,967	115	$450,000	$151.67
West Emma Gardens	2	0.4%	1,349	28	$214,200	$164.78
West Heights	1	0.2%	2,038	134	$290,000	$142.30
West Huntsville	1	0.2%	1,450	59	$250,000	$172.41
Western Oaks Place	2	0.4%	2,279	109	$360,000	$160.92
Western Trails Estates	1	0.2%	6,310	344	$1,625,000	$257.53
Westfield	1	0.2%	1,650	74	$350,000	$212.12
Westwood	2	0.4%	1,413	154	$229,500	$165.96
Westwood Heights	1	0.2%	2,187	151	$315,000	$144.03
White Hills	2	0.4%	1,298	83	$256,500	$199.25
Wilkins	4	0.8%	1,667	140	$312,500	$191.56
Willard Walker	1	0.2%	1,808	138	$350,000	$193.58
Willow Bend	1	0.2%	4,466	62	$1,335,000	$298.93
Windsor	2	0.4%	2,473	44	$430,000	$173.88
Woodcliff	2	0.4%	4,989	190	$1,040,000	$206.85
Woodland	1	0.2%	1,814	63	$330,000	$181.92
Woodland Heights	3	0.6%	1,193	92	$258,300	$217.49
Other	20	4.0%	2,405	116	$506,850	$205.37
Springdale Sold	502	100.0%	1,907	98	$383,360	$200.71

Tontitown
Building Permits





Tontitown	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	14	21	56	300.0%	166.7%
Average Value of Residential Building Permits	$472,939	$410,636	$388,585	-17.8%	-5.4%



Tontitown
Active Subdivisions

There were 508 total lots in 10 active subdivisions in Tontitown in the first half of 2026. 56.9 percent of the lots were occupied, 3.3 percent were complete but unoccupied, 6.7 were under construction, 1.0 percent were starts, and 32.1 percent were empty lots.

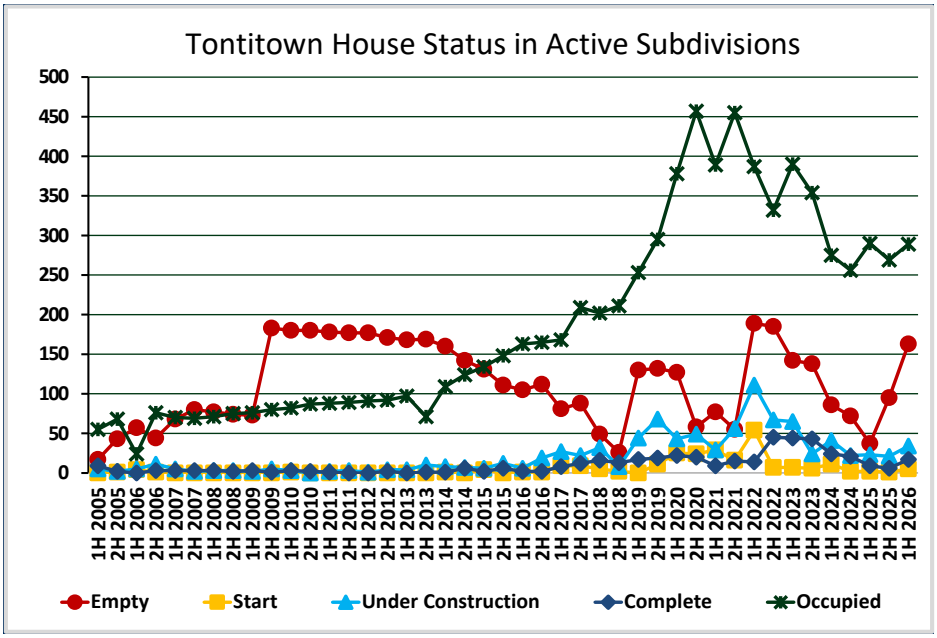
The subdivisions with the most houses under construction in Tontitown during the first half of 2026 were Bariloche, Phase II with 14. Renley Rae, Phase I followed with 12 houses becoming occupied.

Deer Valley had the most houses becoming occupied in Tontitown with 8 houses. An additional 6 houses in Bariloche, Phase I became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in all of the 10 active subdivisions in Tontitown.

20 new houses in Tontitown became occupied in the first half of 2026. The annual absorption rate implies that there are 54.8 months of remaining inventory in active subdivisions, up from 11.5 percent in the second half of 2025.

In 3 of the 10 active subdivisions, no absorption occurred in the last year.



The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 68.2 percent in the first half of 2026.

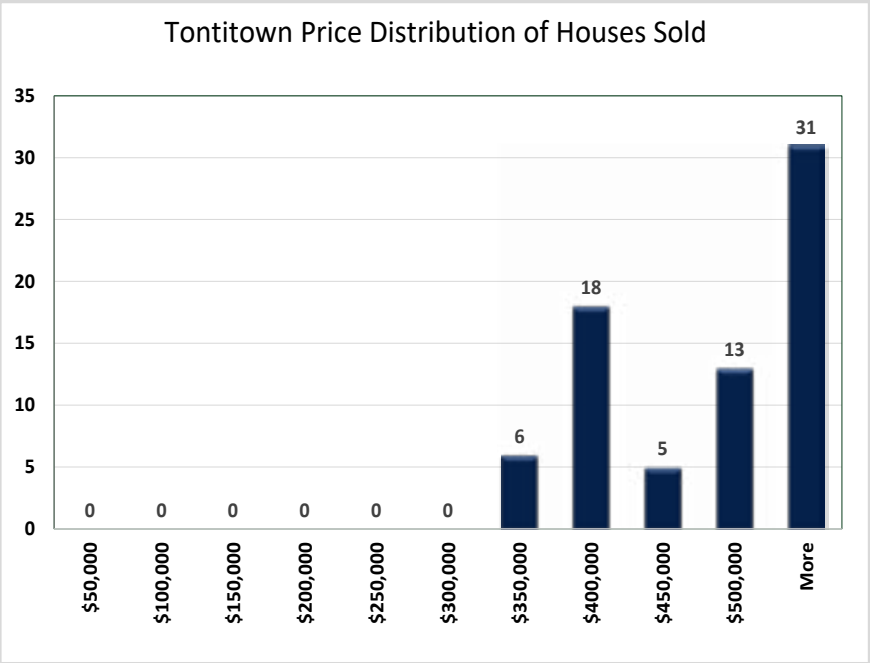
Additionally, 164 new lots in 2 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Amalfi	1H 2024	112		112
Renley Rae, Phase II	1H 2026		52	52
Preliminary and Final Lots		112	52	164

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bariloche, Phase I	60	1	0	11	6	78	6	144
Bariloche, Phase II	58	3	14	1	1	77	1	912
Coppertree[1]	2	0	0	0	12	14	0	24
Deer Valley	9	0	5	1	15	30	8	15
Hickory Meadows, Phase I	0	0	0	0	70	70	2	0
Northern Trace[1]	5	0	1	0	0	6	0	--
Renley Rae, Phase I	22	1	12	4	2	41	2	234
San Gennaro[1]	2	0	0	0	11	13	0	24
South Pointe, Phase IV, V	0	0	0	0	116	116	0	0
Veneto	5	0	2	0	56	63	1	10.5
Tontitown Active Subdivisions	163	5	34	17	289	508	20	54.8

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Tontitown
Price Distribution of Houses Sold



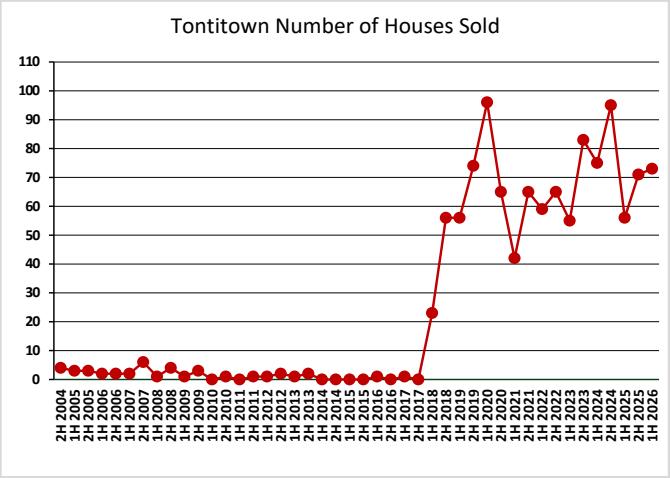
73 houses were sold in Tontitown in the first half of 2026.

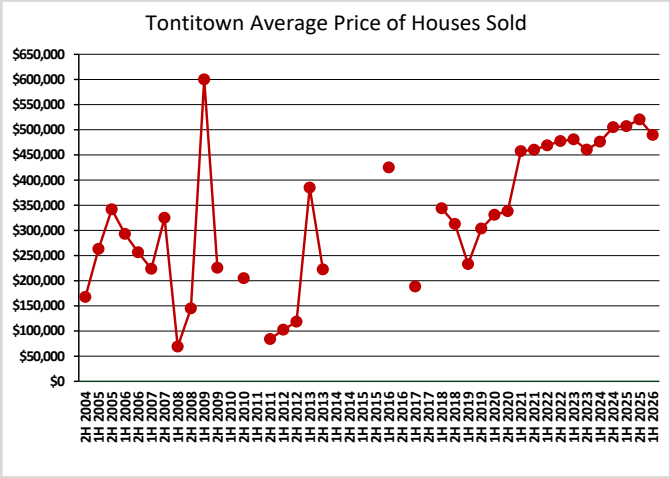
The average price of a house was $489,563 at $216.00 per square foot.

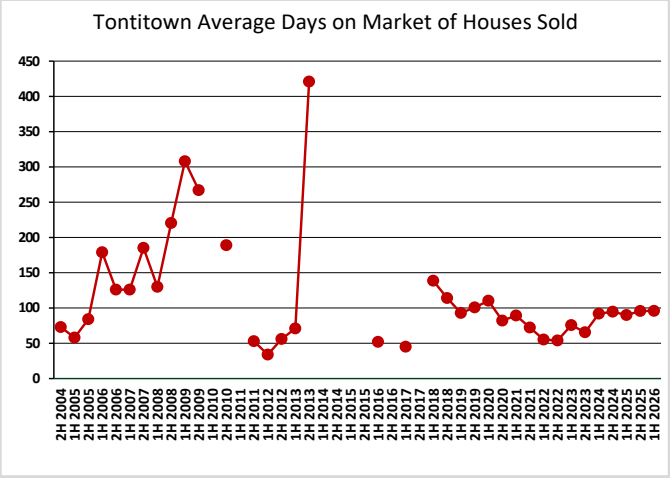
The median cost of a house was $493,000.

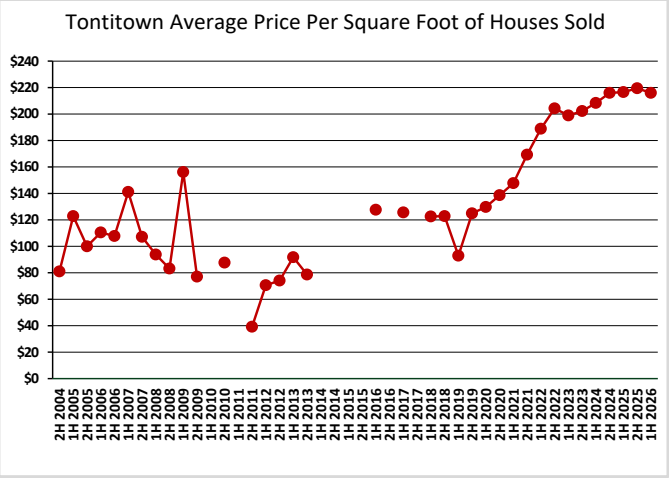
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	0	0.0%	--	--	--
$300,001 - $350,000	6	8.2%	1,539	41	100.0%
$350,001 - $400,000	18	24.7%	1,841	64	100.0%
$400,001 - $450,000	5	6.8%	2,115	56	98.0%
$450,001 - $500,000	13	17.8%	2,308	108	99.4%
$500,001+	31	42.5%	2,660	126	99.5%
Tontitown Sold	73	100.0%	2,266	96	99.6%

Tontitown
Characteristics of Houses Sold









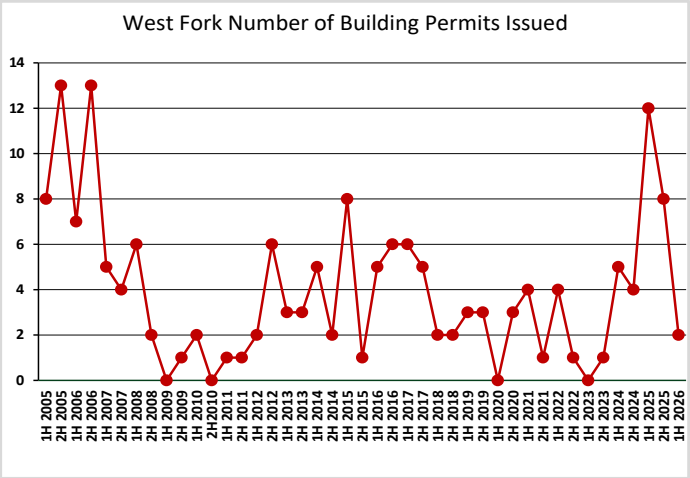
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	56	71	73	30.4%	2.8%
Average Price of Houses Sold	$507,012	$520,406	$489,563	-3.4%	-5.9%
Average Days on Market	90	96	96	6.7%	0.3%
Average Price per Square Foot	$216.55	$219.52	$216.00	-0.3%	-1.6%
Percentage of County Sales	3.5%	4.3%	4.2%	21.4%	-0.7%
Number of New Houses Sold	20	21	16	-20.0%	-23.8%
Average Price of New Houses Sold	$496,730	$511,874	$518,983	4.5%	1.4%
Average Days on Market of New Houses Sold	128	115	177	38.4%	53.7%
Number of Houses Listed	33	32	68	106.1%	112.5%
Average List Price of Houses Listed	$540,828	$585,707	$524,393	-3.0%	-10.5%

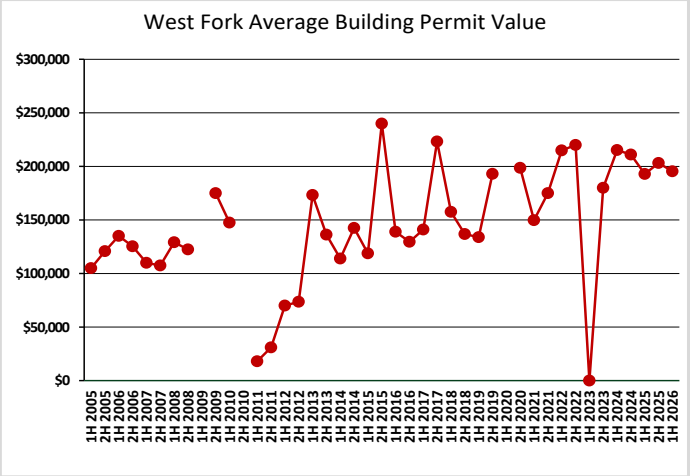
Tontitown
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bariloche	6	8.2%	2,254	140	$483,542	$215.11
Brush Creek	2	2.7%	2,441	42	$655,000	$268.55
C O Steed Surv	1	1.4%	1,868	36	$450,000	$240.90
Hickory Meadows	14	19.2%	1,663	52	$357,329	$215.19
Hidden Valley Estates	2	2.7%	2,210	46	$479,975	$217.49
Liberty Estates	2	2.7%	2,632	90	$565,000	$214.69
Morsani Acres	1	1.4%	1,704	67	$370,000	$217.14
Napa	1	1.4%	2,635	117	$580,000	$220.11
Renley Rae	3	4.1%	2,291	125	$494,667	$215.85
South Barrington Road	2	2.7%	2,654	49	$600,500	$226.44
South Pointe	19	26.0%	2,310	120	$484,920	$210.06
Tuscany	2	2.7%	3,149	59	$695,000	$223.49
Veneto	1	1.4%	2,647	254	$547,900	$206.99
Westbrook	9	12.3%	2,413	116	$489,321	$202.57
Other	8	11.0%	2,637	86	$599,250	$227.06
Tontitown Sold	73	100.0%	2,266	96	$489,563	$216.00

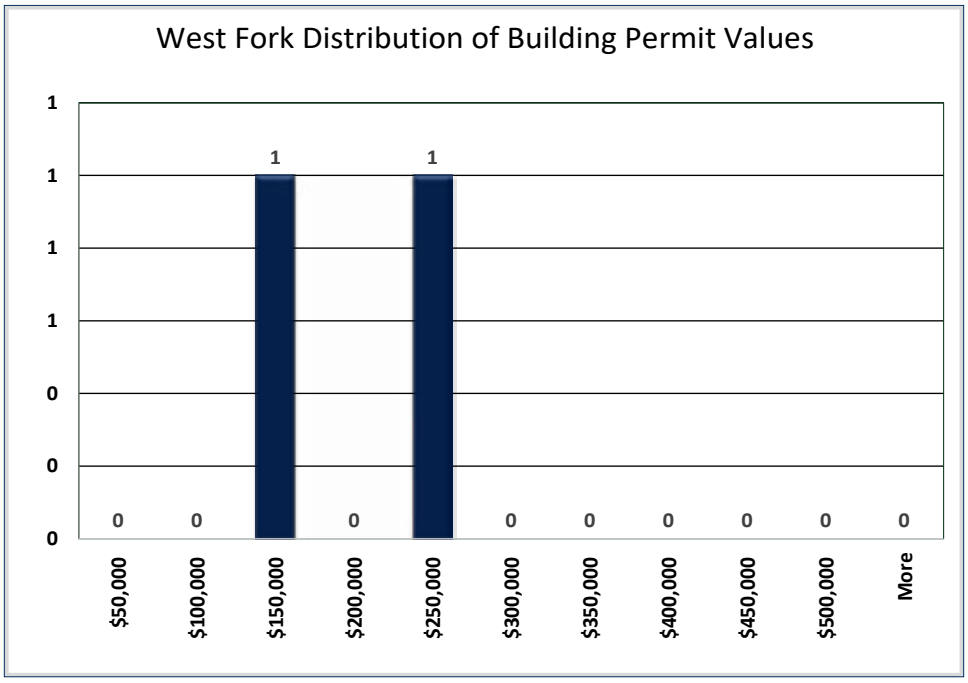


West Fork
Building Permits





West Fork	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	12	8	2	-83.3%	-75.0%
Average Value of Residential Building Permits	$192,917	$203,143	$195,450	1.3%	-3.8%



West Fork
Active Subdivisions

There were 28 total lots in 1 active subdivisions in West Fork in the first half of 2026. 89.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 7.1 were under construction, 3.6 percent were starts, and 0.0 percent were empty lots.

The subdivision with the most houses under construction in West Fork during the first half of 2026 were Rolling Plains with 2.

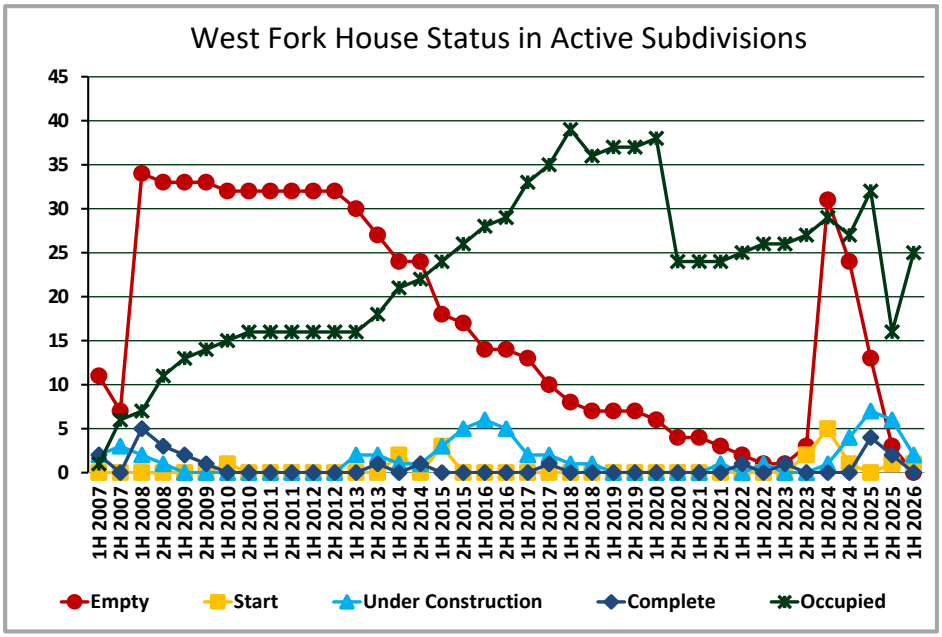
Rolling Plains had the most houses occupied in West Fork with 9 houses.

New construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in West Fork.

9 new houses in West Fork became occupied in the first half of 2026. The annual absorption rate implies that there are 1.8 months of remaining inventory in active subdivisions, down from 57.6 percent in the second half of 2025.

No absorption occurred in the 1 active subdivision in the last year.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 69.3 percent in the first half of 2026.



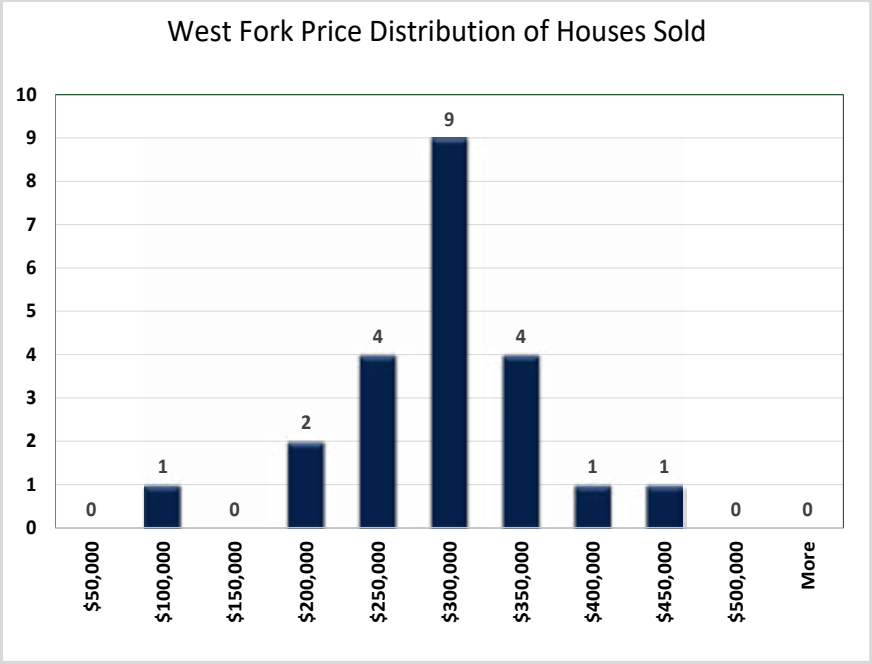
Additionally, 105 new lots in 2 subdivisions received either preliminary or final approval by first half of 2026.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Creek	1H 2024		28	28
Westridge Sub	1H 2026	77		77
Preliminary and Final Lots		77	28	105

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Rolling Plains	0	1	2	0	25	28	9	1.8
West Fork Active Lots	0	1	2	0	25	28	9	1.8

[1] No absorption has occurred in this subdivision in the last year.
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

West Fork
Price Distribution of Houses Sold



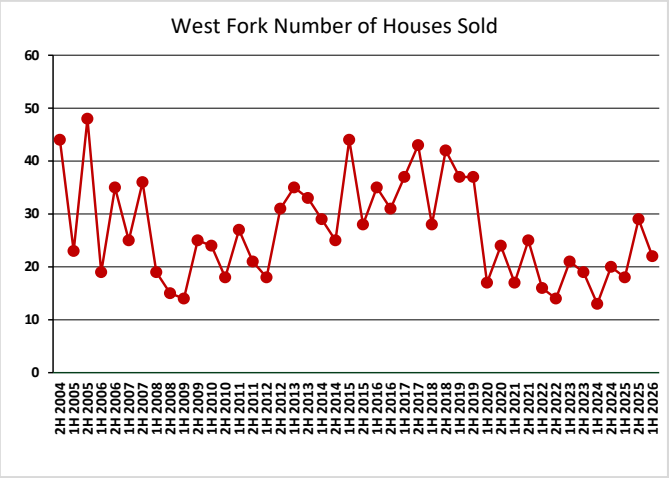
22 houses were sold in West Fork in the first half of 2026.

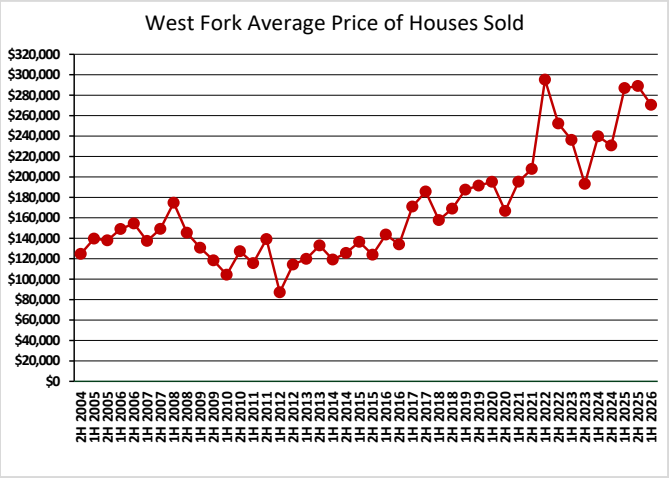
The average price of a house was $270,441 at $180.20 per square foot.

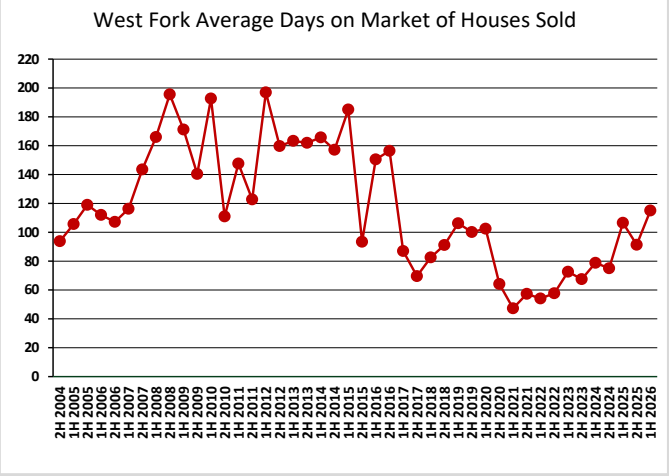
The median cost of a house was $281,950.

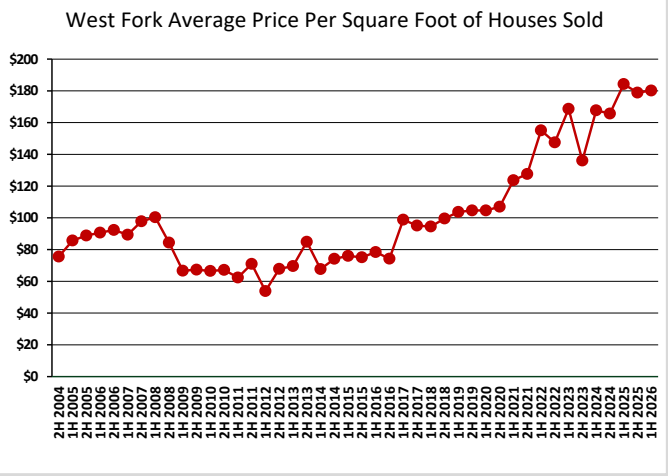
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	1	4.5%	1,176	43	86.4%
$100,001 - $150,000	0	0.0%	--	--	--
$150,001 - $200,000	2	9.1%	966	65	101.4%
$200,001 - $250,000	4	18.2%	1,294	109	94.2%
$250,001 - $300,000	9	40.9%	1,565	110	97.7%
$300,001 - $350,000	4	18.2%	1,525	184	100.0%
$350,001 - $400,000	1	4.5%	2,250	161	96.3%
$400,001 - $450,000	1	4.5%	2,294	36	100.0%
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	0	0.0%	--	--	--
West Fork Sold	22	100.0%	1,501	115	97.4%

West Fork
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	18	29	22	22.2%	-24.1%
Average Price of Houses Sold	$286,946	$288,916	$270,441	-5.8%	-6.4%
Average Days on Market	107	91	115	8.0%	25.9%
Average Price per Square Foot	$184.27	$178.87	$180.20	-2.2%	0.7%
Percentage of County Sales	0.6%	1.0%	0.7%	11.1%	-27.1%
Number of New Houses Sold	6	9	6	0.0%	-33.3%
Average Price of New Houses Sold	$308,705	$294,844	$303,882	-1.6%	3.1%
Average Days on Market of New Houses Sold	157	162	166	5.7%	2.3%
Number of Houses Listed	14	10	13	-7.1%	30.0%
Average List Price of Houses Listed	$364,974	$362,980	$446,065	22.2%	22.9%

West Fork
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Graystone	1	4.5%	1,650	276	$267,500	$162.12
Hidden Creek	1	4.5%	1,674	65	$283,900	$169.59
Mecca	1	4.5%	1,308	161	$320,000	$244.65
Rock Creek	1	4.5%	1,894	81	$300,000	$158.39
Rolling Plains	6	27.3%	1,525	166	$303,882	$199.66
Shady Lane	1	4.5%	1,272	33	$229,000	$180.03
Valley View	2	9.1%	1,484	47	$254,500	$171.16
West Fork Original	4	18.2%	1,226	63	$217,375	$180.30
Woodlands	1	4.5%	2,250	161	$395,000	$175.56
Other	4	18.2%	1,486	104	$238,125	$153.15
West Fork Sold	22	100.0%	1,501	115	$270,441	$180.20

Unincorporated Areas-Washington County
Active Subdivisions

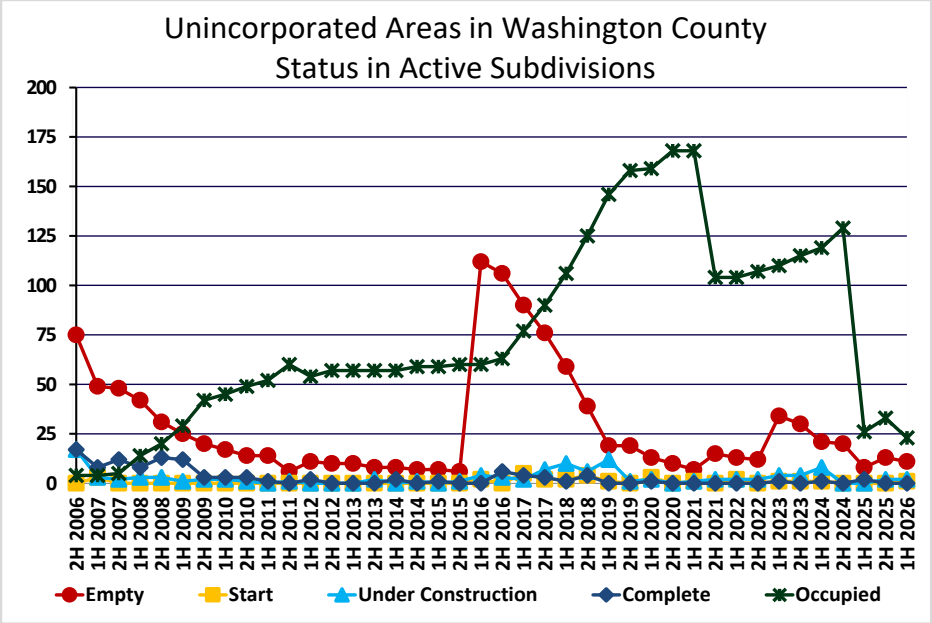
There were 37 total lots in 3 active subdivisions in Unincorporated Areas in Washington County in the first half of 2026. 62.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 5.4 were under construction, 2.7 percent were starts, and 29.7 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Washington County during the first half of 2026 were Cedar Ranch Estates with 1. Cedar Ranch Estates followed with 1,

Magnolia Acres had the most houses becoming occupied in Unincorporated Areas in Washington County with 1 house in the first half of 2026.

No new construction or progress in existing construction has occurred in the last year in 1 of the 3 active subdivisions in Unincorporated Areas in Washington County.

1 new house in Unincorporated Areas in Washington County became occupied in the first half of 2026. The annual absorption



rate implies that there are 21. months of remaining inventory in active subdivisions, up from 13.8 percent in the second half of 2025.

In 2 of the 3 active subdivisions, no absorption occurred in the last year.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 72.9 percent in the first half of 2026.

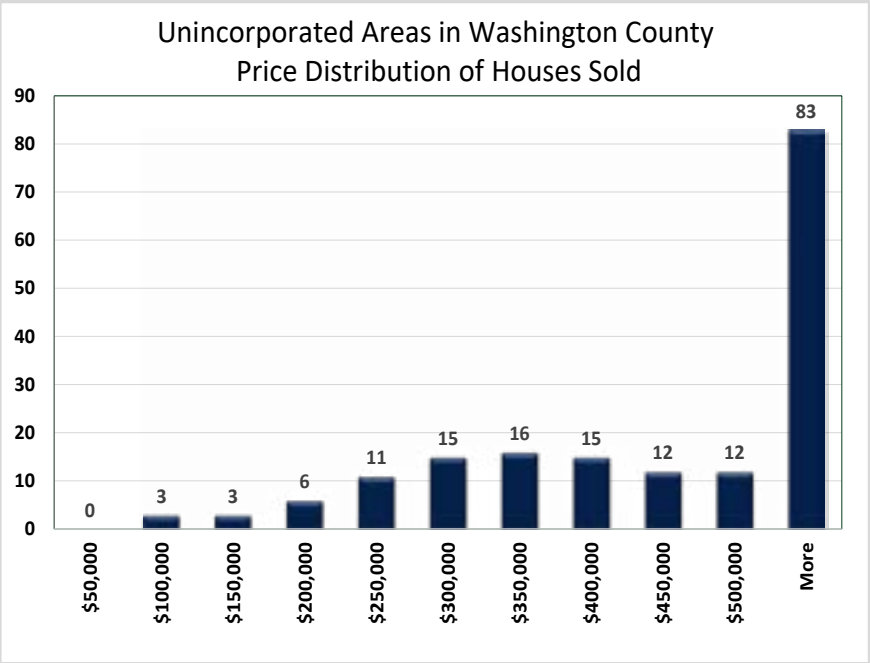
Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Ranch Estates[1]	10	1	1	0	0	12	0	--
Magnolia Acres	0	0	1	0	9	10	1	3
Sonora Subdivision[1,2]	1	0	0	0	14	15	0	--
Unincorporated Areas Washington County	11	1	2	0	23	37	1	21.0

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Unincorporated Areas-Washington County
Price Distribution of Houses Sold



176 houses were sold in Unincorporated Areas in Washington County in the first half of 2026.

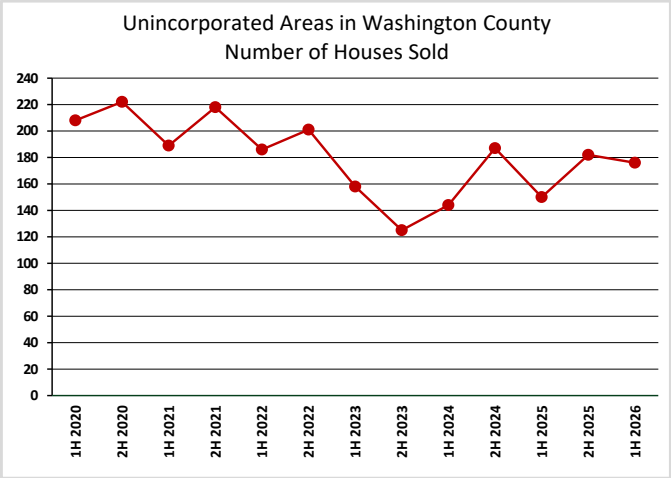
The average price of a house was $628,871 at $226.69 per square foot.

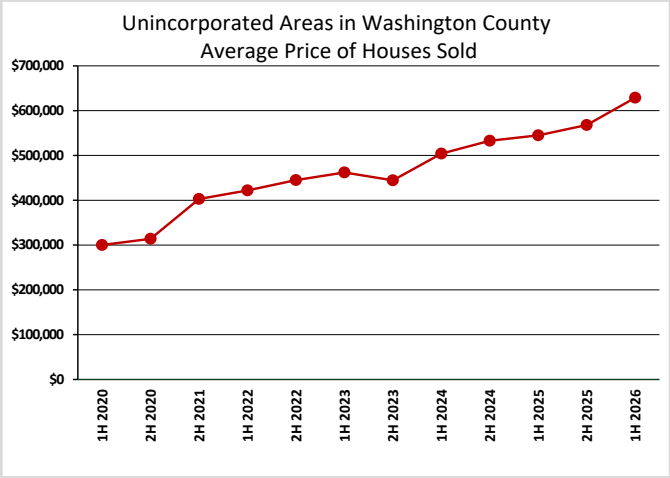
The median cost of a house was $475,750.

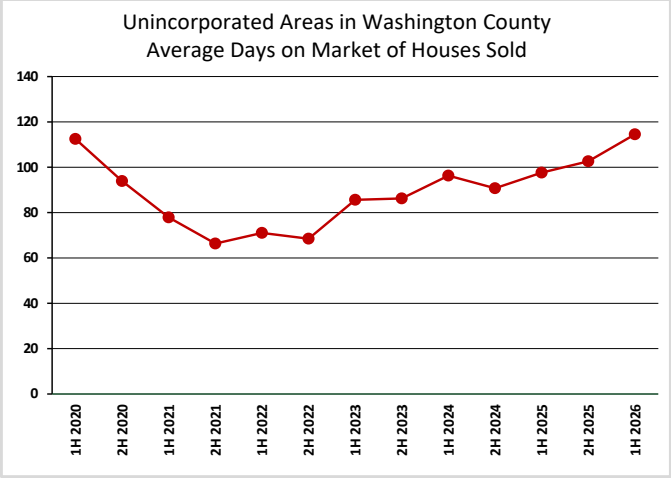
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	3	1.7%	1,173	239	86.1%
$100,001 - 150,000	3	1.7%	974	81	79.5%
$150,001 - $200,000	6	3.4%	1,778	84	97.7%
$200,001 - $250,000	11	6.3%	1,332	172	96.8%
$250,001 - $300,000	15	8.5%	1,723	117	97.7%
$300,001 - $350,000	16	9.1%	1,619	90	100.1%
$350,001 - $400,000	15	8.5%	1,929	84	96.6%
$400,001 - $450,000	12	6.8%	2,220	83	97.0%
$450,001 - $500,000	12	6.8%	2,079	79	97.7%
$500,001+	83	47.2%	3,561	125	97.8%
Unincorporated WC Sold	176	100.0%	2,611	115	97.3%

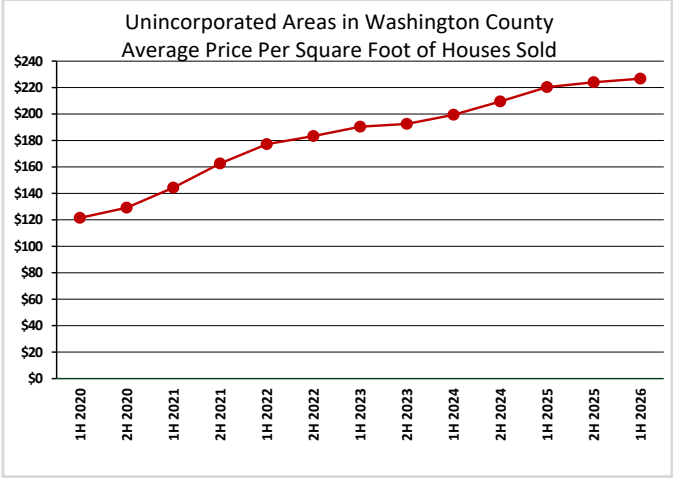
Unincorporated Areas-Washington County

Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	150	182	176	17.3%	-3.3%
Average Price of Houses Sold	$544,950	$567,988	$628,871	15.4%	10.7%
Average Days on Market	98	103	115	17.3%	11.6%
Average Price per Square Foot	$220.36	$223.99	$226.69	2.9%	1.2%
Percentage of County Sales	10.0%	11.9%	13.1%	30.6%	9.9%
Number of New Houses Sold	19	18	11	-42.1%	-38.9%
Average Price of New Houses Sold	$751,043	$730,288	$767,434	2.2%	5.1%
Average Days on Market of New Houses Sold	107	150	129	20.4%	-14.0%
Number of Houses Listed	121	112	161	33.1%	43.8%
Average List Price of Houses Listed	$614,996	$673,524	$712,743	15.9%	5.8%

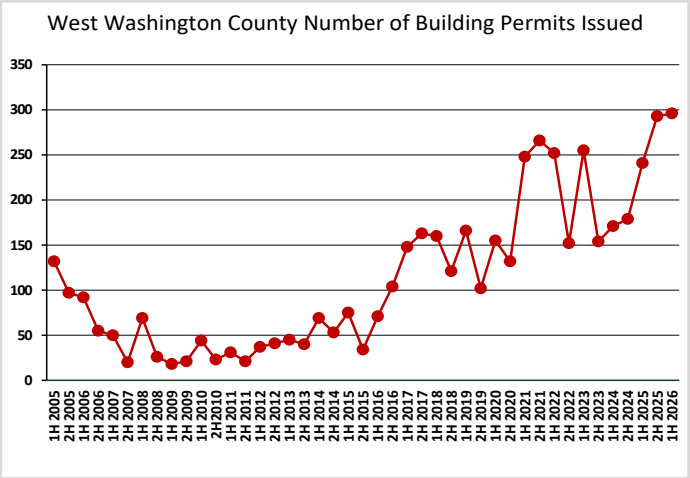
Unincorporated Areas-Washington County
Characteristics of Houses Sold

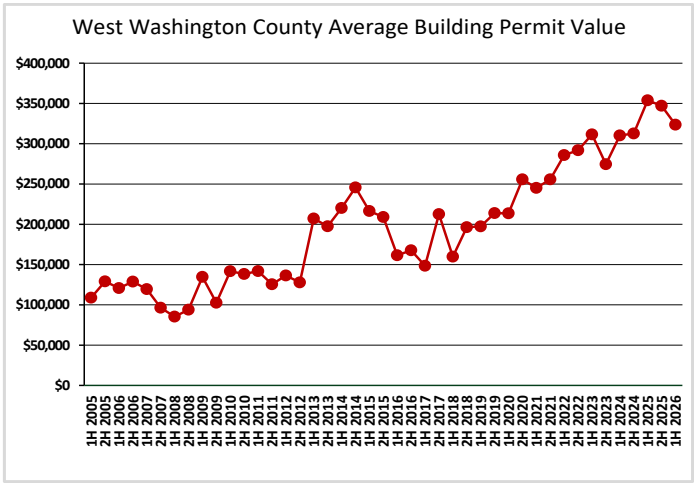
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amelia Acres	4	2.3%	2,662	385	$625,995	$234.98
BeavORama Park	3	1.7%	664	256	$171,333	$273.43
Bethel Oaks	1	0.6%	1,766	45	$350,000	$198.19
Blackberry Ridge	2	1.1%	3,096	45	$969,750	$310.47
Blue Springs Village	1	0.6%	1,495	56	$382,000	$255.52
Bridgewater Estates	1	0.6%	7,200	267	$2,978,000	$413.61
Bridlewood	1	0.6%	4,600	107	$1,349,000	$293.26
Cane Hill	1	0.6%	1,165	145	$113,000	$97.00
Carson Meadws	1	0.6%	2,520	88	$735,000	$291.67
Chapel View	1	0.6%	3,700	57	$977,000	$264.05
Country Living	1	0.6%	2,175	109	$495,000	$227.59
Country View	1	0.6%	2,701	41	$850,000	$314.70
Countryside Estates	1	0.6%	1,989	100	$430,000	$216.19
Deer Valley	4	2.3%	3,640	147	$1,026,700	$282.00
Estates At Dogwood Canyon	1	0.6%	5,250	144	$1,550,000	$295.24
Estates at Salem Hills	1	0.6%	5,762	50	$1,410,000	$244.71
Fox Hunter Estates	1	0.6%	4,751	102	$1,050,000	$221.01
Grand Valley Stables At Guy Terry Farms	1	0.6%	3,862	58	$810,000	$209.74
Harmon Estates	1	0.6%	2,794	34	$785,000	$280.96
Heather Heights	2	1.1%	3,444	134	$663,700	$210.83
Hickory Hollow	1	0.6%	1,995	39	$450,000	$225.56
Holiday Hills	1	0.6%	2,401	87	$415,000	$172.84
Horsebend Estates	1	0.6%	2,770	125	$708,000	$255.60
Joy J Acres	1	0.6%	2,145	38	$399,000	$186.01
Juanita M Clark	1	0.6%	2,195	136	$740,000	$337.13
Kenwood Hills	1	0.6%	2,861	56	$560,000	$195.74
Legacy Estates	2	1.1%	2,186	66	$463,750	$212.64
Magnolia Acres	1	0.6%	4,025	63	$1,097,000	$272.55
Mountaintop	1	0.6%	1,565	37	$195,500	$124.92
Oakland Meadows	1	0.6%	1,584	41	$407,500	$257.26
Overton West	1	0.6%	5,213	50	$1,325,000	$254.17
Pardue's	1	0.6%	1,500	48	$299,900	$199.93
Parkerman Estates	1	0.6%	5,030	64	$1,800,000	$357.85
Ponderosa Lake	1	0.6%	4,633	408	$995,000	$214.76

Unincorporated Areas-Washington County
Characteristics of Houses Sold

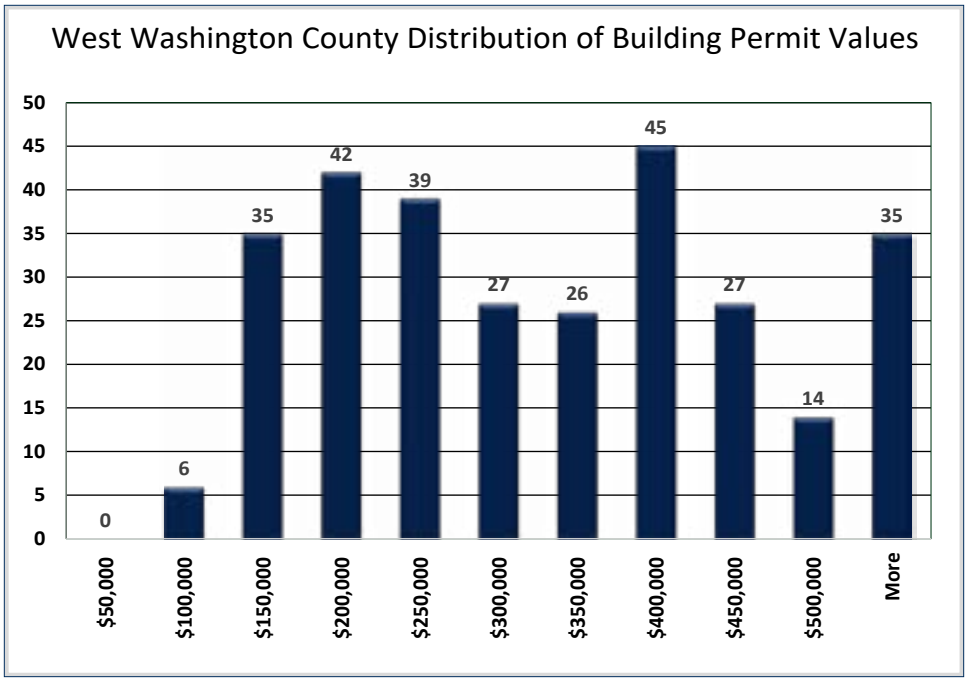
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Red Oaks Country Estates	1	0.6%	3,200	123	$504,932	$157.79
Ridgemonte View	1	0.6%	3,430	200	$800,000	$233.24
Robinson Mountain Estates	2	1.1%	3,484	44	$895,500	$289.35
Rolling Hills Estates	1	0.6%	1,360	133	$300,000	$220.59
Shady Cove	1	0.6%	1,718	65	$480,000	$279.39
Silver Birch Estate	1	0.6%	3,467	180	$735,000	$212.00
Sloan Estates	1	0.6%	3,387	103	$885,000	$261.29
Tony Mountain	2	1.1%	2,029	78	$512,729	$244.38
Twin Springs Estates	1	0.6%	2,487	75	$545,000	$219.14
Village Estates	1	0.6%	1,882	50	$460,000	$244.42
War Eagle Bend	1	0.6%	2,526	58	$599,000	$237.13
War Eagle Cove	2	1.1%	2,923	160	$635,000	$216.09
Wedington Woods	2	1.1%	2,696	46	$498,500	$187.62
West Haven	2	1.1%	4,845	145	$1,143,000	$238.45
White Oak Estates	2	1.1%	2,176	52	$562,500	$253.45
Wilderness Run	1	0.6%	1,961	200	$450,000	$229.47
Other	109	61.9%	2,418	110	$563,787	$215.69
Unincorporated Areas-WC	176	100.0%	2,611	115	$628,871	$226.69

West Washington County
Building Permits





West Washington County	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	241	293	296	22.8%	1.0%
Average Value Residential Building Permits	$353,838	$347,122	$323,518	-8.6%	-6.8%



West Washington County
Active Subdivisions

There were 1,617total lots in 19 active subdivisions in West Washington County in the first half of 2026 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 63.3 percent of the lots were occupied, 5.8 percent were complete but unoccupied, 7.5 percent were under construction, 3.1 percent were starts, while 20.3 percent were empty lots.

During the first half of 2026, 223 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 22.4 months of lot inventory at the end of the first half of 2026. This is down from 25.5 months of inventory at the end of the second half of 2025.

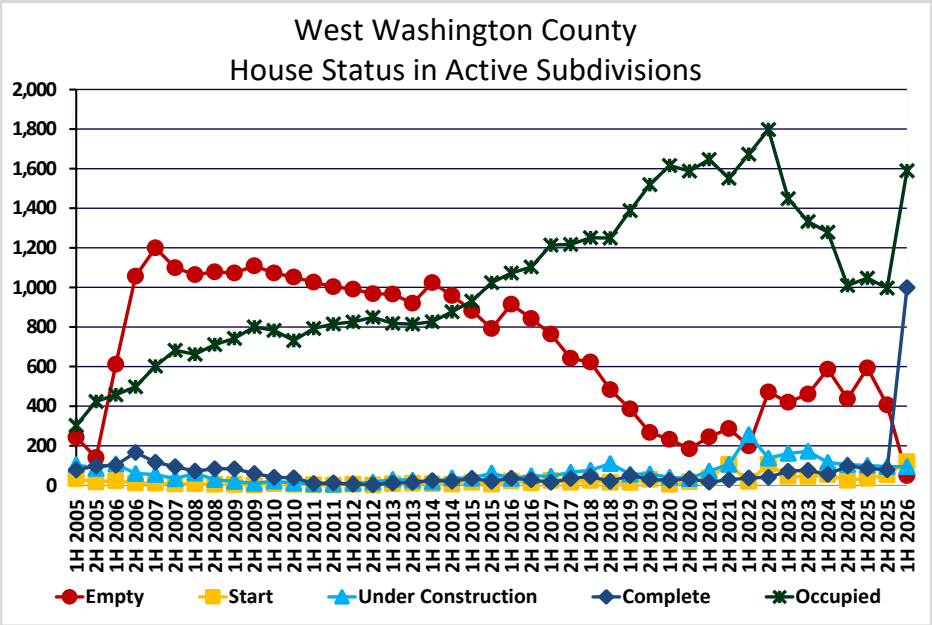
Overall, in 4 out of the 19 active subdivisions in West Washington County, no absorption occurred in the last year.

In the first half of 2026, the subdivision with the most under construction was Wagon Wheel West, with 19. Summerfield, Phase I and II had 16 and 15 lots under construction, totaling 31 lots in the combined phases

No new construction or progress in existing construction has occurred in the last year in 2 of the 19 active subdivisions West Washington County.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 62.9 percent owner occupied in the first half of 2026 down from 68.2 percent in 2012.

In the pipeline, West Washington County has an additional 1,368 lots in 17 subdivisions in the preliminary or final plat status in the first half of 2026.



City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Edgewood	1H 2026	30		30
Farmington	Grove at Engles Mill Park, IV	2H 2023	60		60
Farmington	Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Farmington	Summerfield, Phase III	1H 2026		89	89
Farmington	Wagon Wheel Crossing, Phase II	1H 2026	148		148
Lincoln	Apple Blossom	1H 2026		63	63
Lincoln	Cox Development	2H 2024		13	13
Lincoln	Heritage	1H 2026		92	92
Prairie Grove	Copper Hill, Phase II	1H 2024		79	79
Prairie Grove	Copper Hill, Phase VI-VIII	1H 2026	164		164
Prairie Grove	Copper Hill, Phase III-V	2H 2025		164	164
Prairie Grove	Gerlt	2H 2024	21		21
Prairie Grove	Heritage	1H 2025	67		67
Prairie Grove	Hudson Heights, Phase II	1H 2026		61	61
Prairie Grove	Hudson Heights, Phase III	1H 2026	62		62
West Fork	Cedar Creek	1H 2024		28	28
West Fork	Westridge Sub	1H 2026	77		77
			779	589	1,368

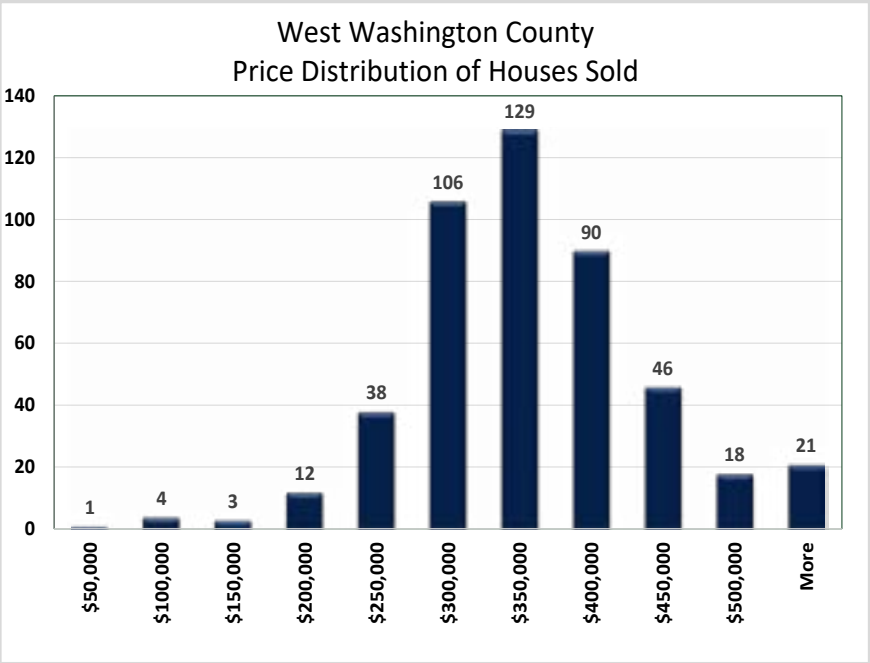
West Washington County
Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Goose Creek, Phase IV	0	0	0	0	58	58	1	0.0
Farmington	Goose Creek, Phase V	2	0	12	20	68	102	62	6.0
Farmington	Hillcrest, Phase I	34	3	8	2	34	81	23	17.1
Farmington	Summerfield, Phase I	9	0	16	7	84	116	12	11.0
Farmington	Summerfield, Phase II	69	4	15	2	16	106	7	83.1
Farmington	Wagon Wheel West	22	4	19	22	53	120	42	15.2
Greenland	Lee Valley, Phase IV	8	1	0	0	53	62	0	--
Lincoln	Country Meadows[1,2]	62	0	0	0	40	102	0	--
Prairie Grove	Copper Hill, Phase I	65	4	12	1	1	83	1	984.0
Prairie Grove	Hudson Heights, Phase I	0	0	0	6	80	86	14	3.6
Prairie Grove	Mountain View	4	2	12	2	158	178	12	4.5
Prairie Grove	Selah Meadows, Phase I	4	0	0	3	43	50	7	3.7
Prairie Grove	Selah Meadows, Phase II	21	19	12	15	38	105	2	21.2
Prairie Grove	Snyder Grove, Phase V	0	0	2	0	44	46	11	1.0
Prairie Grove	Snyder Grove, Phase VII[1]	19	12	3	0	0	34	0	--
Prairie Grove	Sundowner, Phase I Sec. I[12]	4	0	0	0	56	60	0	--
Prairie Grove	Sundowner, Phase I Sec. II[1,2]	5	0	0	0	137	142	0	--
Prairie Grove	Wagnon Springs, Phase II	0	0	8	14	36	58	20	7.3
West Fork	Rolling Plains	0	1	2	0	25	28	9	1.8
WWCounty		328	50	121	94	1,024	1,617	223	22.4

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

West Washington County
Price Distribution of Houses Sold



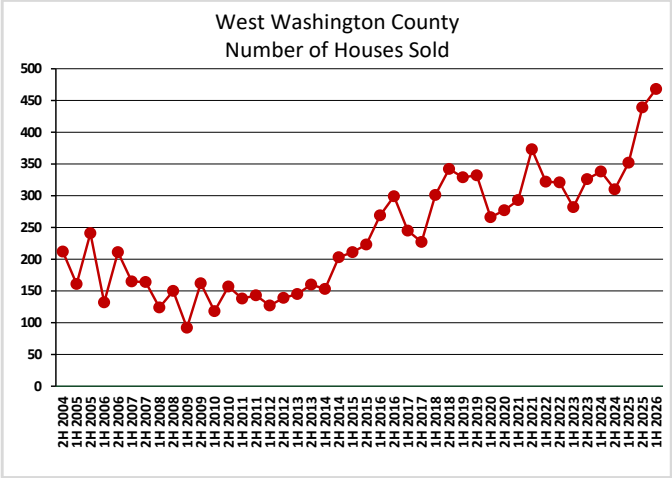
468 houses were sold in West Washington County in the first half of 2025.

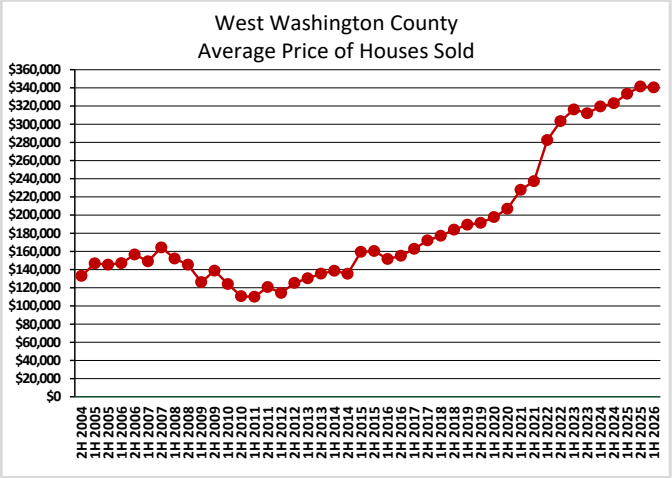
The average cost of a house was 340,387
The average price per square foot for a house was $191.11.

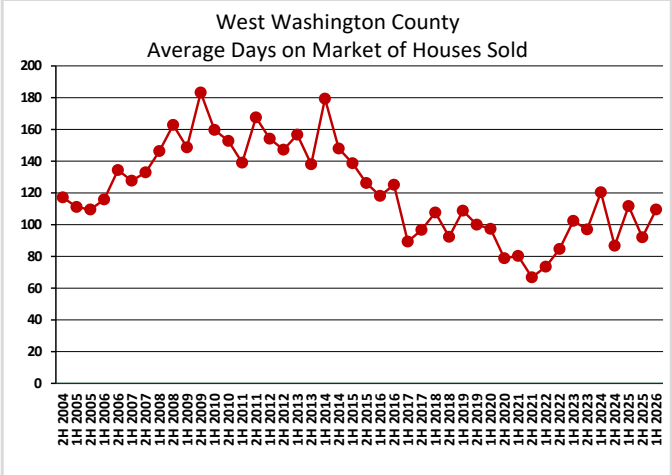
The median cost of a house was $329,450.
.

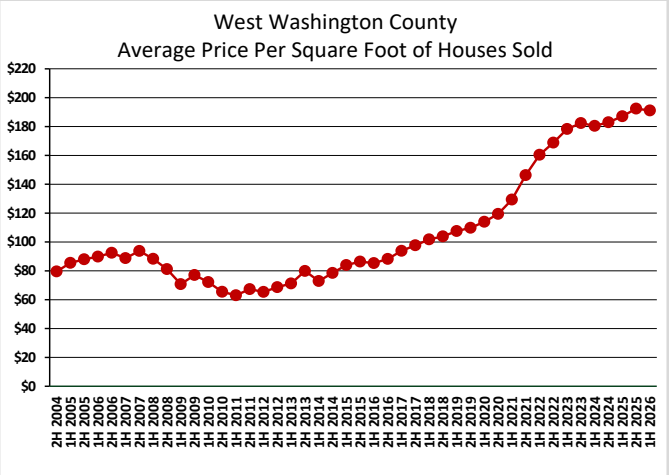
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	1	0.2%	720	35	100.0%
$50,001 - $100,000	4	0.9%	1,341	146	88.5%
$100,001 - 150,000	3	0.6%	925	73	93.6%
$150,001 - $200,000	12	2.6%	1,226	75	97.9%
$200,001 - $250,000	38	8.1%	1,399	99	97.9%
$250,001 - $300,000	106	22.6%	1,519	120	98.9%
$300,001 - $350,000	129	27.6%	1,715	93	98.4%
$350,001 - $400,000	90	19.2%	1,886	115	99.4%
$400,001 - $450,000	46	9.8%	2,133	106	99.4%
$450,001 - $500,000	18	3.8%	2,434	160	99.2%
$500,001+	21	4.5%	2,886	133	98.9%
WW County Sold	468	100.0%	1,776	109	98.7%

West Washington County
Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	352	439	468	33.0%	6.6%
Average Price of Houses Sold	$333,517	$341,399	$340,387	2.1%	-0.3%
Average Days on Market	112	92	109	-2.0%	19.0%
Average Price per Square Foot	$187.10	$192.41	$191.11	2.1%	-0.7%
Percentage of County Sales	14.4%	17.3%	18.9%	30.9%	9.1%
Number of New Houses Sold	162	231	252	55.6%	9.1%
Average Price of New Houses Sold	$342,645	$347,818	$358,008	4.5%	2.9%
Average Days on Market of New Houses Sold	142	107	127	-10.9%	19.1%
Number of Houses Listed	190	182	191	0.5%	4.9%
Average List Price of Houses Listed	$374,955	$359,799	$368,728	-1.7%	2.5%

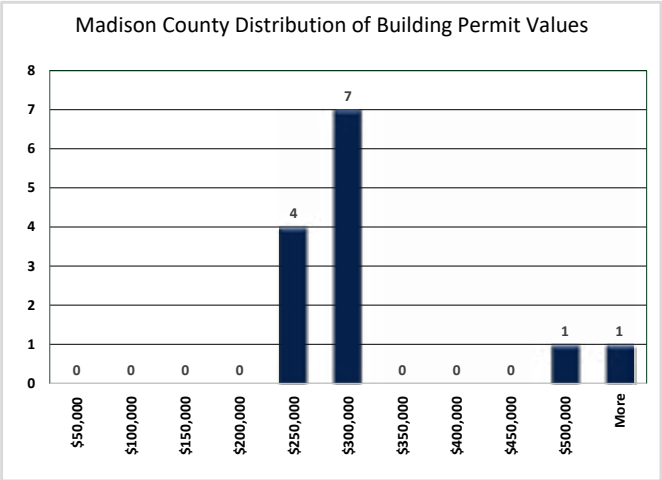
West Washington County
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Ab Neals	1	0.2%	1,092	56	$135,000	$123.63
Applegate	1	0.2%	1,499	119	$220,000	$146.76
Battle Field Estates	3	0.6%	1,514	51	$278,967	$185.07
Belle Meade	8	1.7%	1,434	56	$279,488	$195.27
Bells	1	0.2%	1,160	91	$218,000	$187.93
Bermuda Estates	1	0.2%	1,979	87	$410,000	$207.18
Braly	3	0.6%	1,465	75	$215,333	$146.33
Brights	1	0.2%	1,490	90	$228,000	$153.02
Copper Hill	2	0.4%	1,285	96	$262,075	$204.10
Country Meadows	1	0.2%	1,233	36	$224,000	$181.67
Coyle	1	0.2%	2,611	43	$675,000	$258.52
Cummings	1	0.2%	1,568	188	$260,000	$165.82
Dormanmorton	1	0.2%	1,394	144	$240,000	$172.17
East Creek Place	1	0.2%	2,204	69	$295,000	$133.85
Eastwood Heights	1	0.2%	1,835	54	$270,000	$147.14
Farmington Heights	5	1.1%	1,703	103	$345,900	$203.71
Goose Creek Village	54	11.5%	1,745	93	$365,956	$210.21
Graystone	1	0.2%	1,650	276	$267,500	$162.12
Green	2	0.4%	1,324	85	$224,500	$171.88
Grove At Engles Mill	10	2.1%	1,706	59	$368,449	$216.45
Harvey	1	0.2%	1,344	190	$100,000	$74.40
Heather Ridge	1	0.2%	1,864	40	$240,000	$128.76
Hidden Creek	1	0.2%	1,674	65	$283,900	$169.59
Highlands Green	2	0.4%	1,853	63	$296,250	$161.00
Highlands Square	2	0.4%	1,630	62	$301,000	$184.90
Hillcrest	23	4.9%	2,482	227	$483,366	$194.75
Homestead	3	0.6%	1,669	48	$274,333	$165.78
Hudson Heights	5	1.1%	1,934	170	$321,209	$167.71
Lee Valley	5	1.1%	1,972	108	$344,780	$175.14
Leeann Estates	1	0.2%	2,217	51	$627,000	$282.81
Lincoln Original	5	1.1%	1,086	115	$191,600	$174.43
Meadowlark	2	0.4%	1,525	96	$292,300	$191.86
Meadowlark Estates	1	0.2%	1,053	28	$247,000	$234.57
Meadowsweet	3	0.6%	1,956	96	$354,467	$181.50
Mecca	1	0.2%	1,308	161	$320,000	$244.65
Mountain View Estates	15	3.2%	1,837	169	$360,587	$195.65
Pleasent Tree	1	0.2%	1,112	8	$190,000	$170.86
Prairie Grove Original	2	0.4%	1,172	60	$221,850	$204.57

West Washington County
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Prairie Meadows	4	0.9%	1,826	146	$317,250	$173.60
Prairie Oaks	5	1.1%	2,023	103	$292,500	$147.29
Prairie View	4	0.9%	1,259	70	$257,250	$204.74
Red Bird	1	0.2%	1,156	25	$232,000	$200.69
Riviera Estates	3	0.6%	2,066	50	$341,967	$168.89
Rock Creek	1	0.2%	1,894	81	$300,000	$158.39
Rolling Plains	6	1.3%	1,525	166	$303,882	$199.66
Rose Courtvalley View HPR	2	0.4%	1,888	108	$220,500	$116.82
Roy Fidler	1	0.2%	2,100	166	$265,000	$126.19
Royal Oaks	1	0.2%	1,404	70	$230,000	$163.82
Saddle Brook	5	1.1%	1,728	52	$341,600	$199.40
Selah Meadows	28	6.0%	1,603	112	$299,275	$188.31
Shady Acre	2	0.4%	2,112	118	$317,500	$150.58
Shady Lane	1	0.2%	1,272	33	$229,000	$180.03
Simpsons	1	0.2%	1,272	120	$197,500	$155.27
Snyder Grove	17	3.6%	1,923	74	$374,091	$194.97
South Club House Estates	2	0.4%	1,935	91	$345,000	$178.11
South Haven	2	0.4%	1,569	40	$284,950	$181.66
Southwinds	4	0.9%	2,278	144	$404,000	$177.76
Summerfield	41	8.8%	1,948	87	$395,284	$202.86
Sundowner	10	2.1%	1,621	112	$305,480	$190.57
Twin Creeks	1	0.2%	1,700	21	$161,500	$95.00
Twin Falls	1	0.2%	2,936	123	$600,000	$204.36
Valley View	2	0.4%	1,484	47	$254,500	$171.16
Wagnon Springs	28	6.0%	1,408	225	$273,806	$197.44
Wagon Wheel Crossing	56	12.0%	1,715	82	$337,559	$198.27
Wakefield Park	3	0.6%	2,431	91	$463,333	$190.10
Walnut Grove Acres	1	0.2%	2,302	25	$519,000	$225.46
West Fork Original	4	0.9%	1,226	63	$217,375	$180.30
Willow Creek	2	0.4%	1,706	38	$312,500	$184.10
Windgate	3	0.6%	2,114	46	$454,167	$214.73
Woodlands	1	0.2%	2,250	161	$395,000	$175.56
WT Neals	1	0.2%	576	158	$137,500	$238.72
Yoes Place	1	0.2%	1,346	33	$237,700	$176.60
Other	50	10.7%	1,960	111	$359,187	$172.40
WWC	468	100.0%	1,776	109	$340,387	$191.11

Madison County
Building Permits



13 building permits were issued in Madison County during the second half of 2025.

This is a 13.3 percent decrease from the 15 permits issued in the first half of 2025.

Madison County has no additional new lots or new subdivisions in the preliminary or final approval.

Building Permit Values Madison County	$50,000.00	$100,000.00	$100,000.00	$200,000.00	$250,000.00	$300,000.00	$350,000.00	$400,000.00	$450,000.00	$500,000.00	More	1H 2026	2H 2025	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Huntsville	0	0	0	0	4	7	0	0	0	1	1	13	13	100.0%	0.5%
Unincorporated Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Madison County	0	0	0	0	4	7	0	0	0	1	1	13	13	100.0%	0.5%

Madison County	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	15	13	13	-13.3%	0.0%
Average Value of Residential Building Permits	$245,833	$276,330	$303,462	23.4%	9.8%

Madison County
Active Subdivisions

There were 404 total lots in the 6 active subdivisions in Madison County in the second half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2026. 63.4 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 2.2 percent were under construction, 0.7 percent were starts, while 31.4percent were empty lots.

During the first half of 2026, 13 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 45.5 months of lot inventory at the end of the first half of 2026. This is up from 17.5 months of inventory at the end of the second half of 2025.

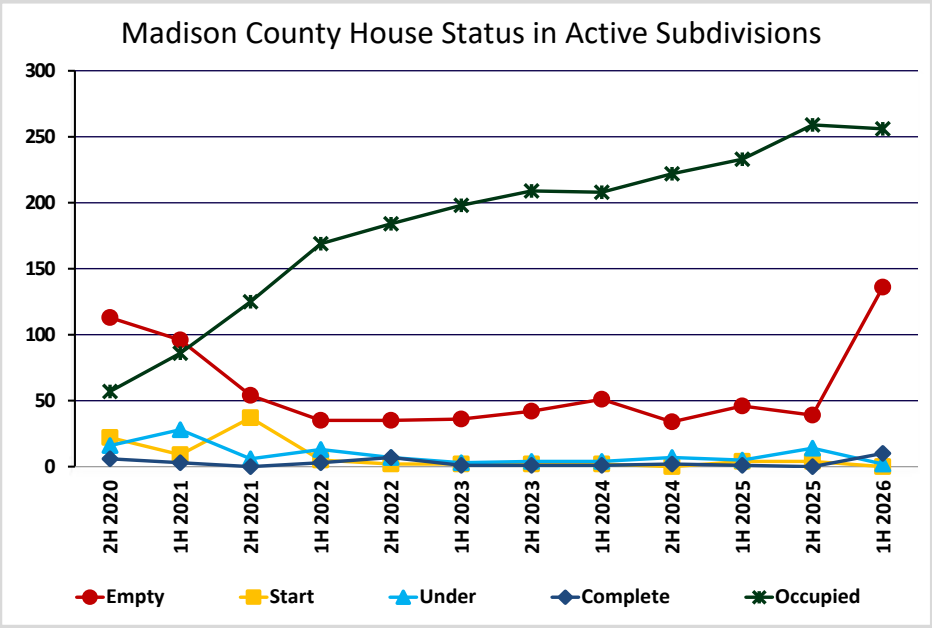
Overall, none of the 5 active subdivisions in Madison County had absorption hiatus occurring in the last year.

In the first half of 2026, Unincorporated Areas-MC had the most houses becoming occupied with 7. An additional 3 lots were absorbed in Hi, Phase V.

New construction or progress has occurred in the last year in all of the 6 active subdivisions in Madison County.

Available data is shown in the active subdivisions in Madison County for houses completed and the annual absorption. Rural water availability and supply in the area could affect future economic growth in the housing market.

7 houses are under construction in Highland Park, Phase IV.

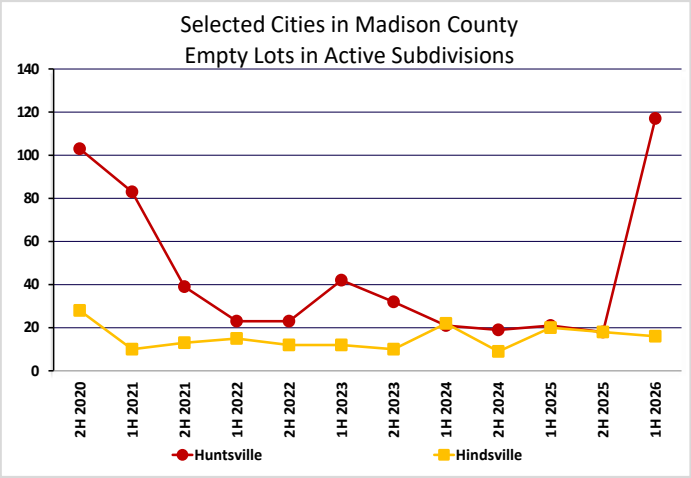


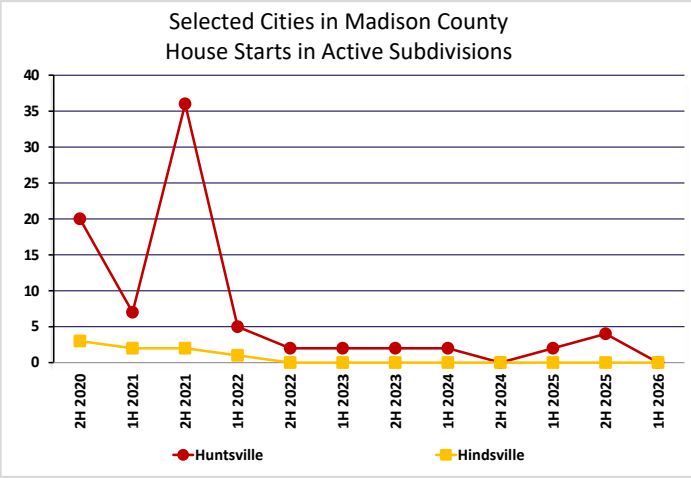
Madison County
Owner Occupied Trend

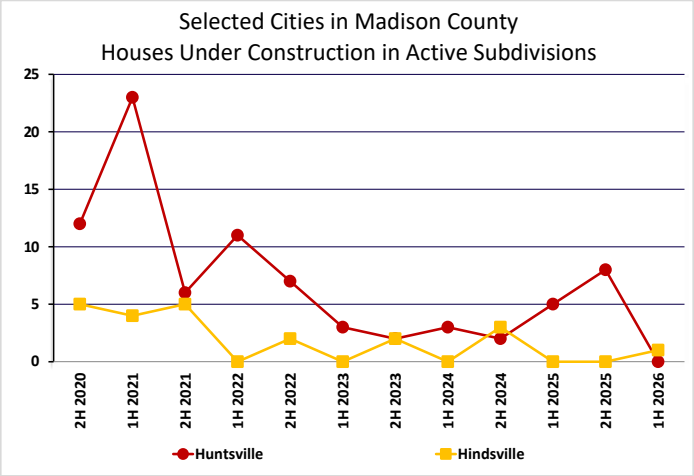
Madison County Owner Occupied by City	2020	2021	2022	2023	2024	2025
Hindsville	36.8%	37.7%	53.6%	50.00%	45.31%	53.73%
Huntsville	35.0%	34.8%	52.7%	51.75%	50.57%	53.14%
Rural-MC	37.3%	36.8%	84.1%	83.07%	82.18%	82.44%
Madison County	37.1%	36.6%	78.9%	77.72%	76.61%	77.38%

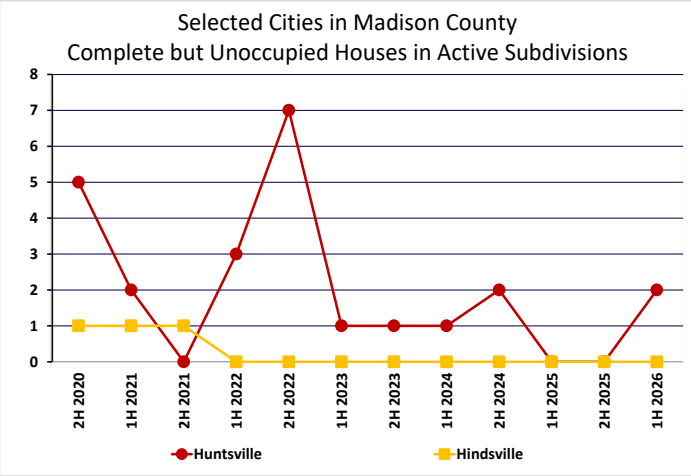
The table above shows the owner occupied percentage in the second half of 2025. Due to different data analysis techniques, the owner occupied for 2022 through 2025 used data with homestead credit. However, in Madison County, a resident can claim a homestead credit for one property which does not need to be classified as a primary residence.

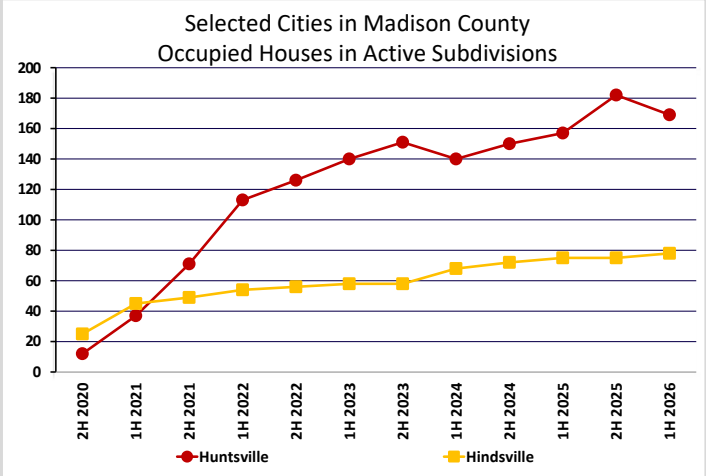
Madison County
Active Subdivisions

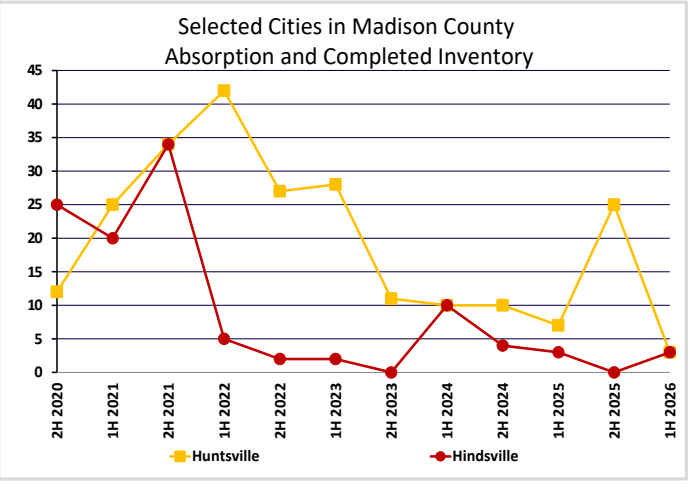




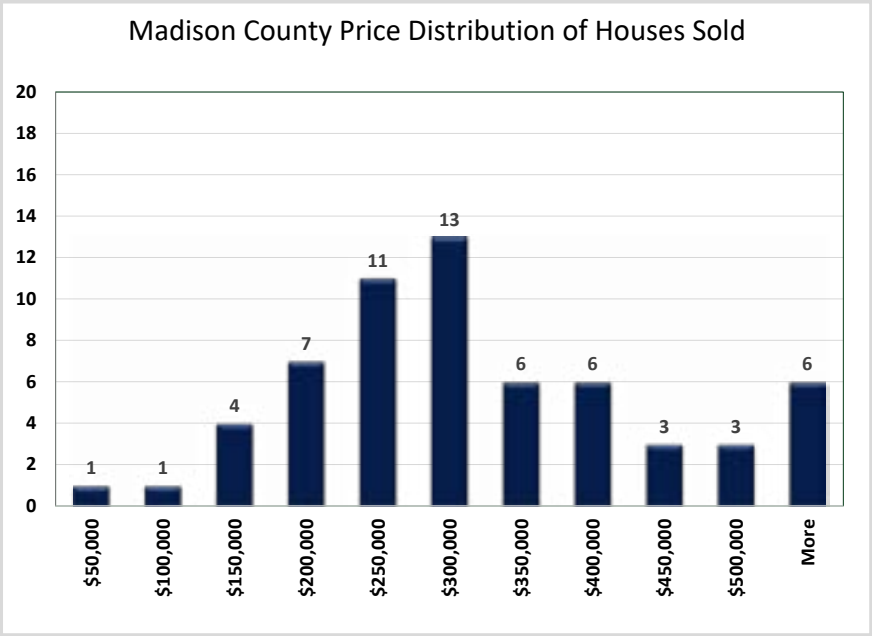








Madison County
Sold Houses



61 houses sold in Madison County during the second half of 2025.

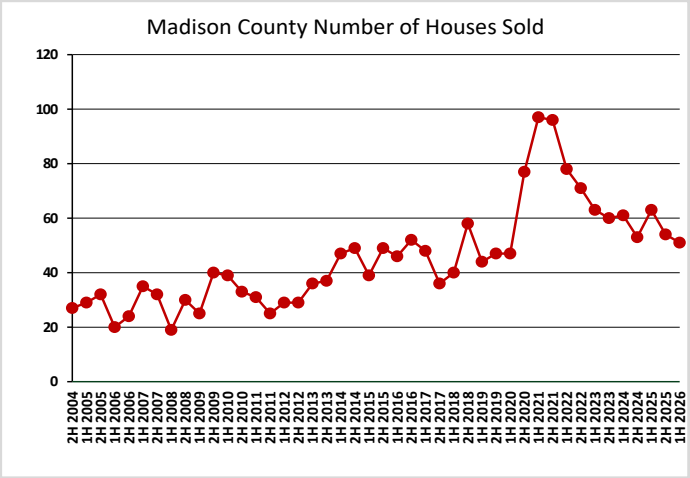
The average price of a house was $262,711 at $154.05 per square foot.

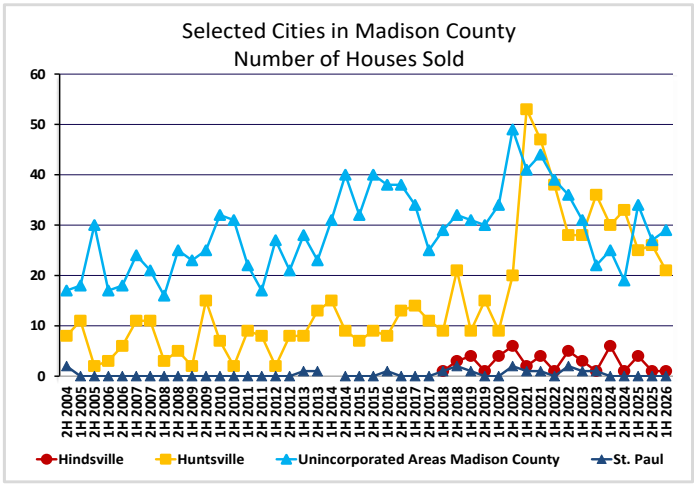
The median cost of a house sold in Madison County was $251,000.

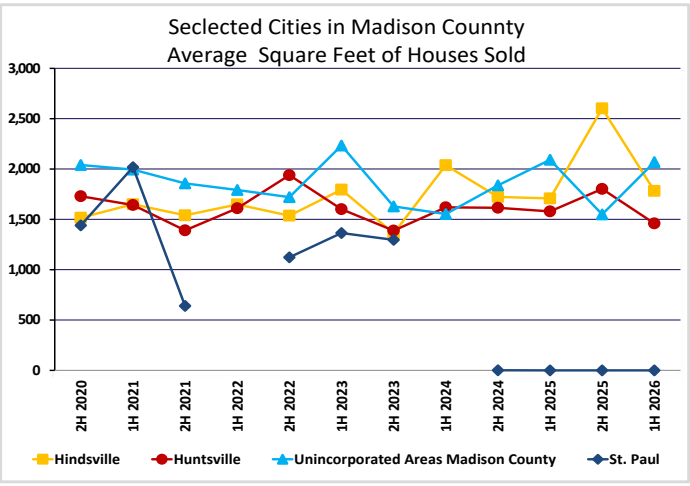
Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Permits
Huntsville	$314,463	$174.40	112	59	96.72%
Jasper	$315,000	$187.24	140	2	3.28%
Madison County	$314,480	$174.82	113	61	100.0%

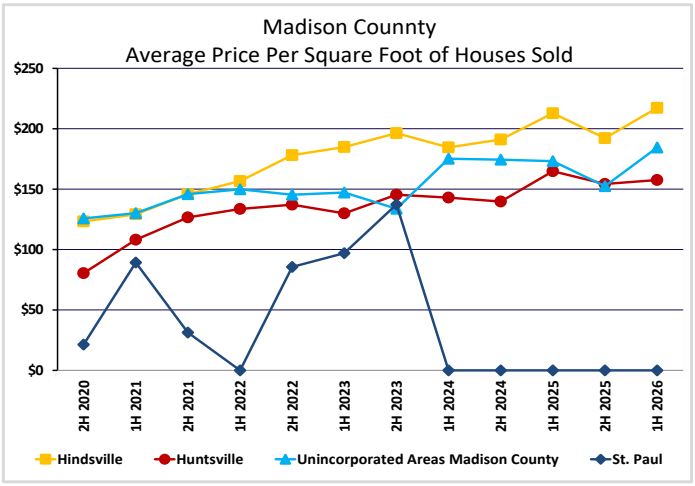
Sold Characteristics in Madison County	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	63	54	61	-3.2%	13.0%
Average Price of Houses Sold	$321,676	$262,711	$314,480	-2.2%	19.7%
Average Days on Market	101	71	113	11.8%	58.7%
Average Price per Square Foot	$172.34	$154.04	$174.82	1.4%	13.5%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	13	10	14	7.7%	40.0%
Average Price of New Houses Sold	$308,077	$265,830	$371,996	20.7%	39.9%
Average Days on Market of New Houses Sold	81	53	85	4.9%	60.2%
Number of Houses Listed	37	43	70	89.2%	62.8%
Average List Price of Houses Listed	$415,353	$433,135	$404,624	-2.6%	-6.6%

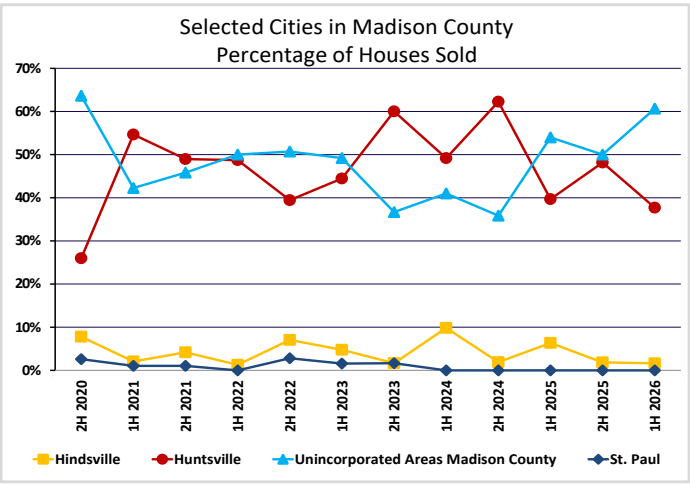
Madison County
Sold Houses

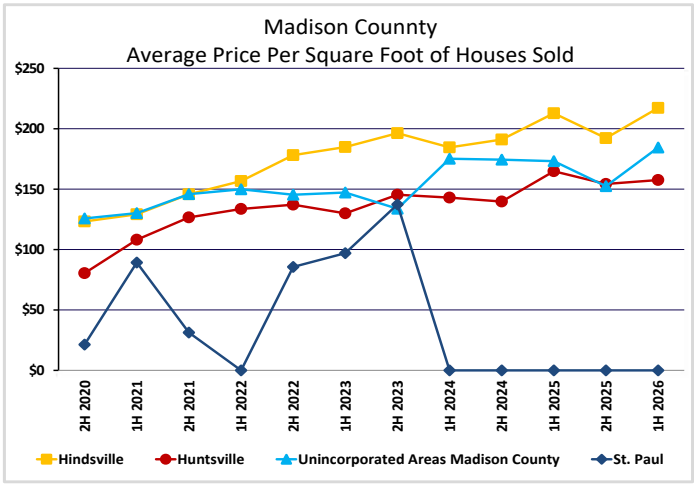




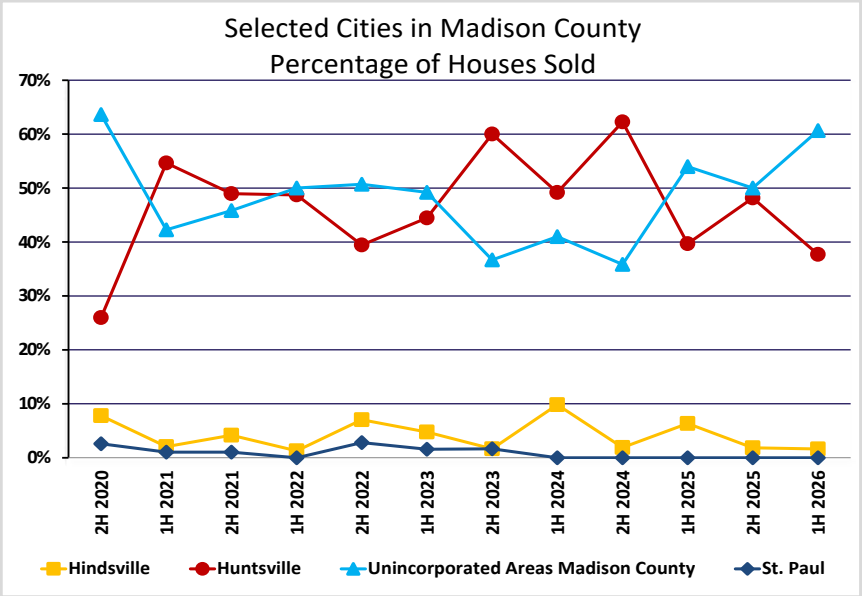








Madison County
Sold Houses by City and Characteristics



Of the 61 house sold in Madison County, a large percentage of the houses were sold in Huntsville. 37 of the 61 houses were sold in Unincorpoarated Areas-MC. An additional 23 houses were sold in Huntsville. 1 house was sold in Hindsville.

Madison County Sold Houses by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	$387,000	$217.17	35	1	1.6%
Huntsville	$232,674	$157.49	98	23	37.7%
No City MC	$363,373	$184.45	125	37	60.7%
ST Paul	--	--	--	0	0.0%
Madison County	$314,480	$174.82	113	61	100.0%

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	1	1.6%	916	76	87.7%
$50,001 - $100,000	1	1.6%	1,344	29	90.9%
$100,001 - 150,000	4	6.6%	992	242	98.3%
$150,001 - $200,000	7	11.5%	1,898	105	94.7%
$200,001 - $250,000	11	18.0%	1,422	83	98.4%
$250,001 - $300,000	13	21.3%	1,644	93	99.7%
$300,001 - $350,000	6	9.8%	1,778	98	98.2%
$350,001 - $400,000	6	9.8%	1,969	78	97.8%
$400,001 - $450,000	3	4.9%	2,015	132	99.2%
$450,001 - $500,000	3	4.9%	2,438	187	94.6%
$500,001+	6	9.8%	3,253	160	98.4%
MC Sold	61	100.0%	1,834	113	97.7%

Hindsville
Active Subdivisions

There were 95 total lots in 1 active subdivisions in Hindsville in the first half of 2026. 82.1percent of the lots were occupied, 0 percent were complete but unoccupied, 1.1 were under construction, 0.0 percent were starts, and 16.8 percent were empty lots.

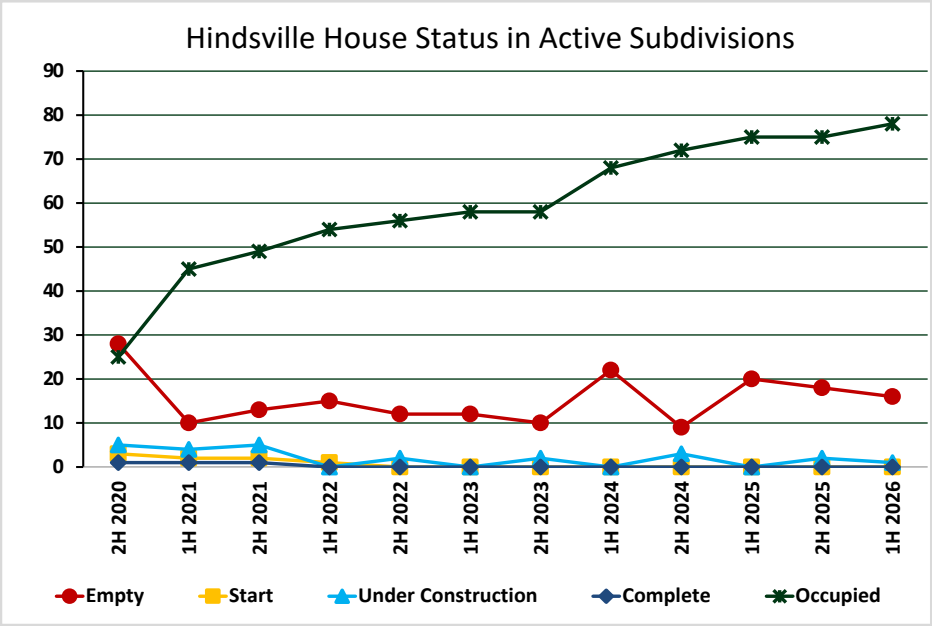
The subdivision with the most houses under construction in Hindsville during the first half of 2026 was New Hindsville with 1.

New Hindsville had the most houses becoming occupied in Hindsville with 3 houses.

No new construction or progress in existing construction has occurred in the last year in 0 of the 1 active subdivisions in Hindsville.

3 new houses in Hindsville became occupied in the first half of 2026. The annual absorption rate implies that there are 68. months of remaining inventory in active subdivisions, up from 0.8 percent in the second half of 2025.

In the 1 active subdivision, no absorption occurred in the last year.



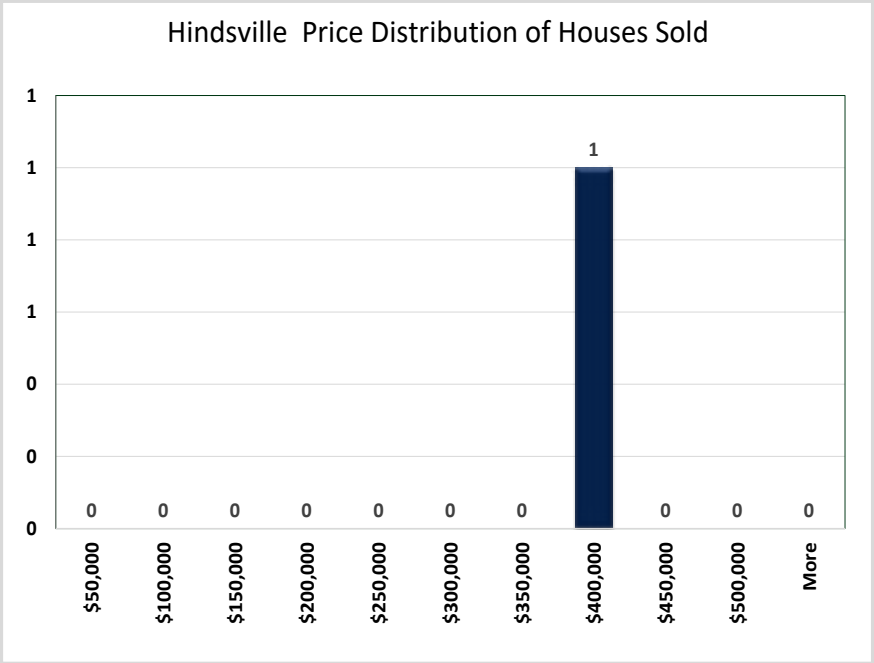
Additionally, no new lots or new subdivisions received either preliminary or final approval by first half of 2026.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	16	0	1	0	78	95	3	68.0
Hindsville	16	0	1	0	78	95	3	68.0

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Hindsville
Price Distribution of Houses Sold



1 house was sold in Hindsville in the first half of 2026.

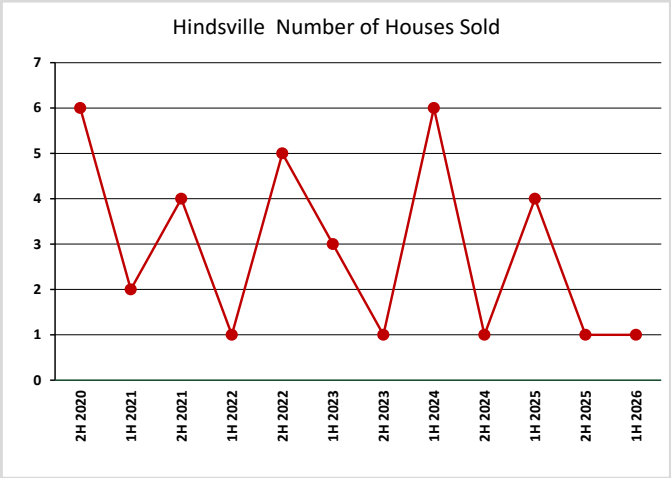
The average price of a house was $387,000 at $217.17 per square foot.

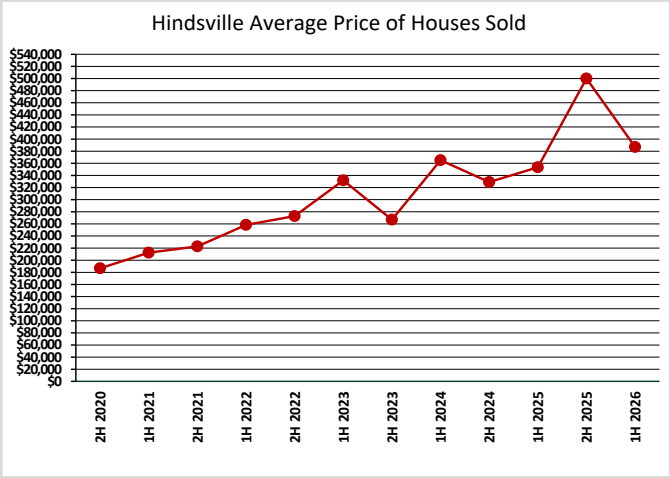
The median cost of a house was $387,000.

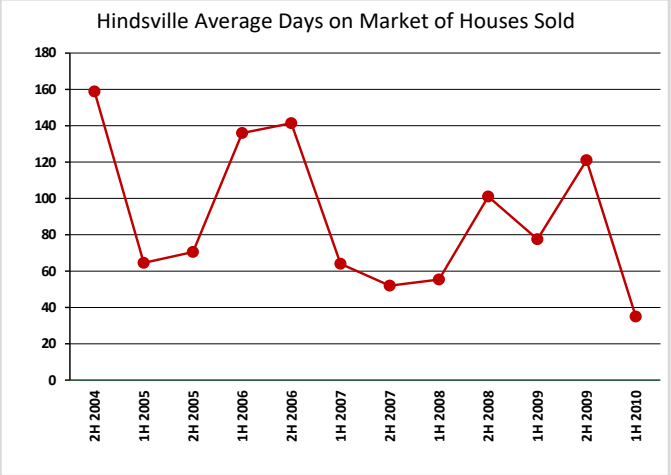
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	1	100.0%	1,782	35	$387,000	$217.17
Hindsville Sold Houses	1	100.0%	1,782	35	$387,000	$217.17

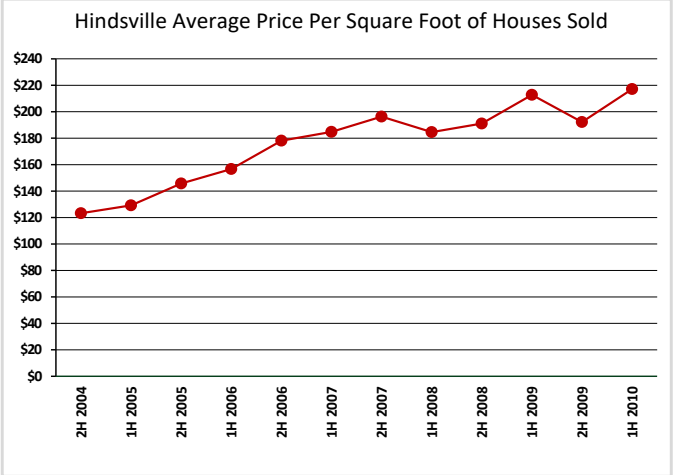
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - 150,000	0	0.0%	--	--	--
$150,001 - $200,000	0	0.0%	--	--	--
$200,001 - $250,000	0	0.0%	--	--	--
$250,001 - $300,000	0	0.0%	--	--	--
$300,001 - $350,000	0	0.0%	--	--	--
$350,001 - $400,000	1	100.0%	1,782	35	102.1%
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	0	0.0%	--	--	--
Hindsville Sold	1	100.0%	1,782	35	102.1%

Hindsville
Characteristics of Houses Sold



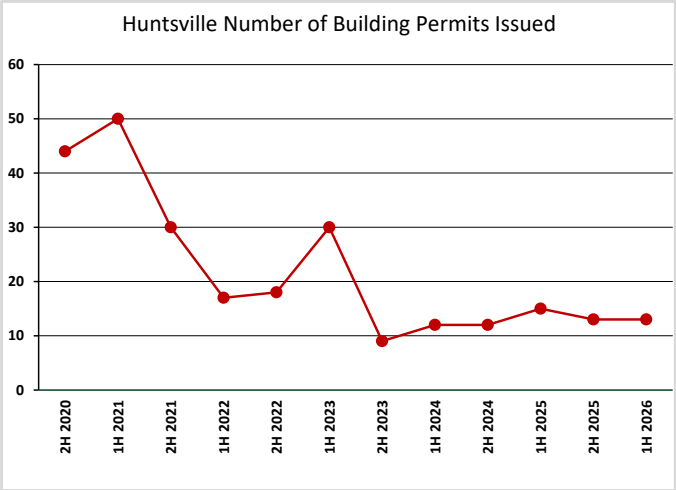


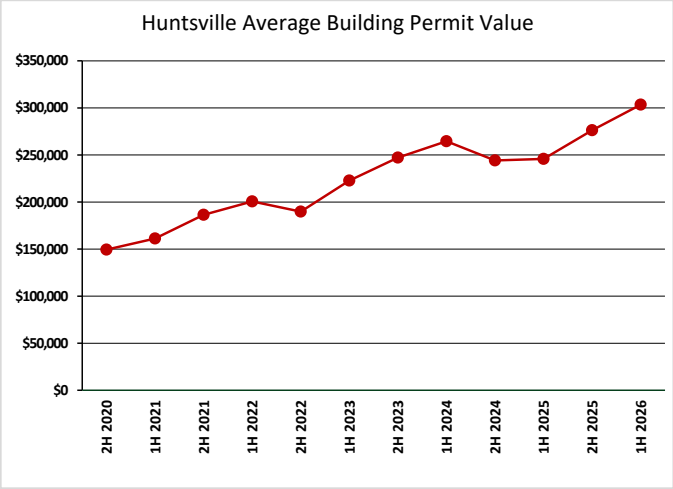




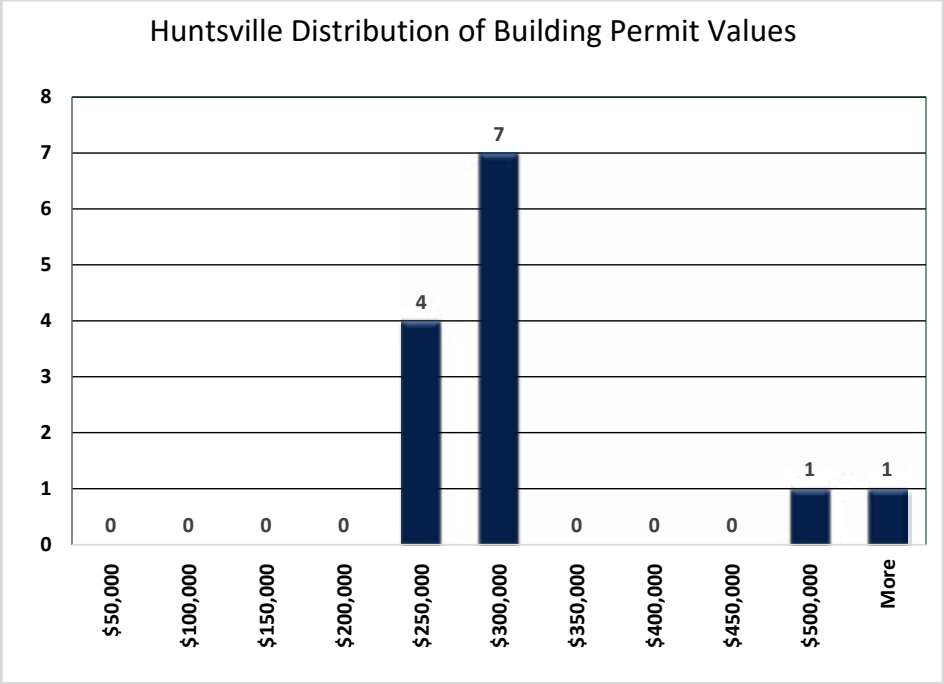
Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	4	1	1	-75.0%	0.0%
Average Price of Houses Sold	$353,500	$500,000	$387,000	9.5%	-22.6%
Average Days on Market	78	121	35	-54.8%	-71.1%
Average Price per Square Foot	$212.76	$192.16	$217.17	2.1%	13.0%
Percentage of County Sales	6.3%	1.9%	1.6%	-74.2%	-11.5%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	1	1	3	200.0%	200.0%
Average List Price of Houses Listed	$499,000	$520,500	$441,000	-11.6%	-15.3%

Huntsville
Building Permits in Selected Cities





Huntsville Building Permits	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Residential Building Permits	15	13	13	-13.3%	0.0%
Average Value of Residential Building Permits	$245,833	$276,330	$303,462	23.4%	9.8%



Huntsville
Active Subdivisions

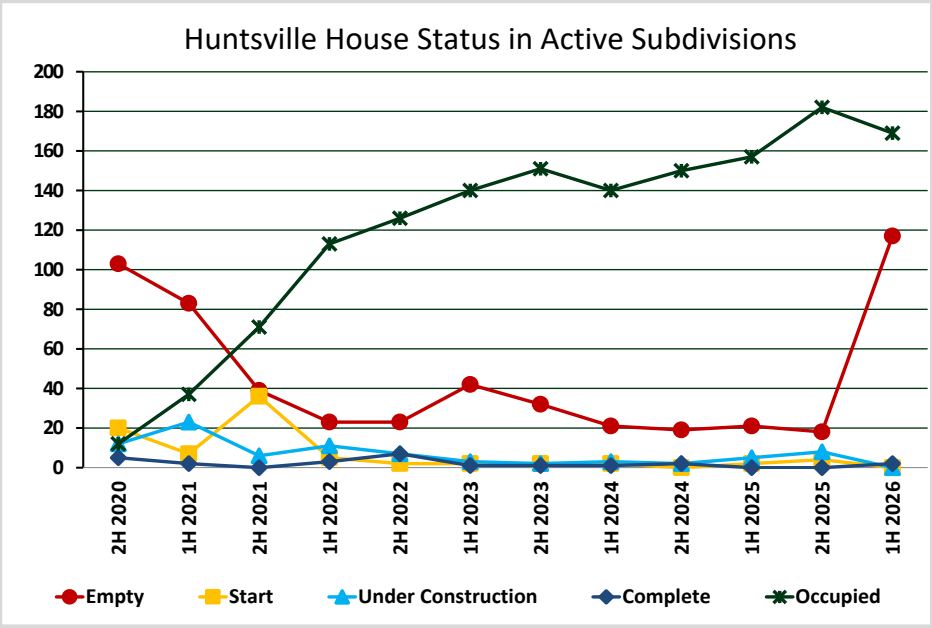
There were 288 total lots in 3 active subdivisions in Huntsville in the first half of 2026. 58.7 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 2.4 were under construction, 1.0 percent were starts, and 37.5 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the first half of 2026 were Highland Park, Phase V, VI, VII with 7.

Highland Park, Phase IV had the most houses becoming occupied in Huntsville with 3 houses.

No new construction or progress in existing construction has occurred in the last year in any of the 3 active subdivisions in Huntsville.

3 new houses in Huntsville became occupied in the first half of 2026. The annual absorption rate implies that there are 51. months of remaining inventory in active subdivisions, up from 0.1 percent in the second half of 2025.



In all of the 3 active subdivisions, absorption occurred in the last year.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2026.

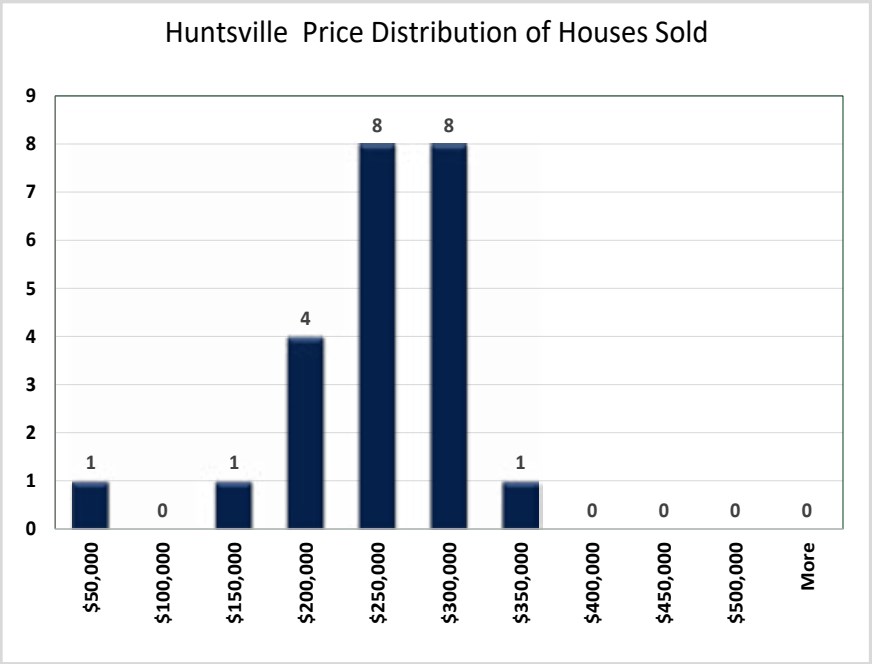
23 houses were sold in Huntsville in the first half of 2026. T

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	11	0	0	0	128	139	0	44.0
Highland Park, Phase IV	0	0	0	0	28	28	3	0.0
Highland Park, Phase V, VI, VII	97	3	7	1	13	121	0	216.0
Huntsville Active Subdivisions	108	3	7	1	169	288	3	51.0

[1] No absorption has occurred in this subdivision in the last year.

[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

Huntsville
Price Distribution of Houses Sold

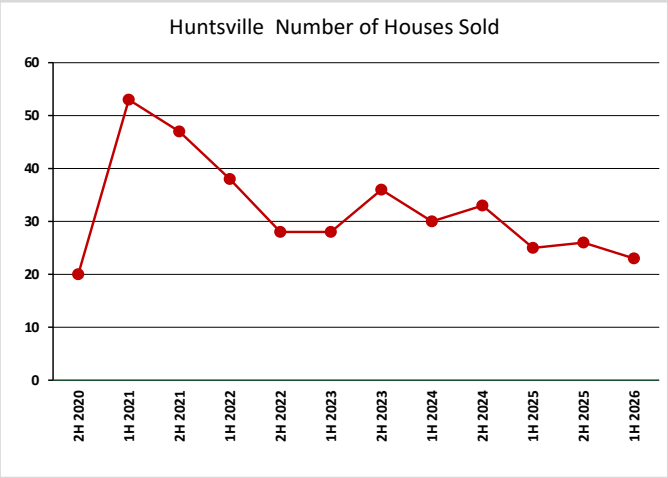


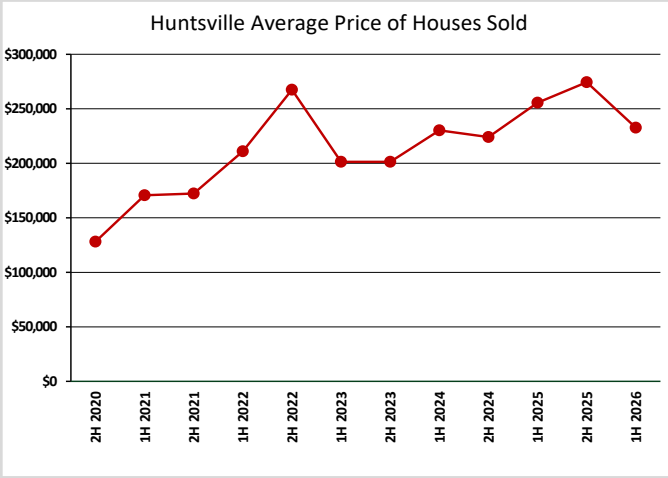
The average price of a house was $232,674 at $157.49 per square foot.

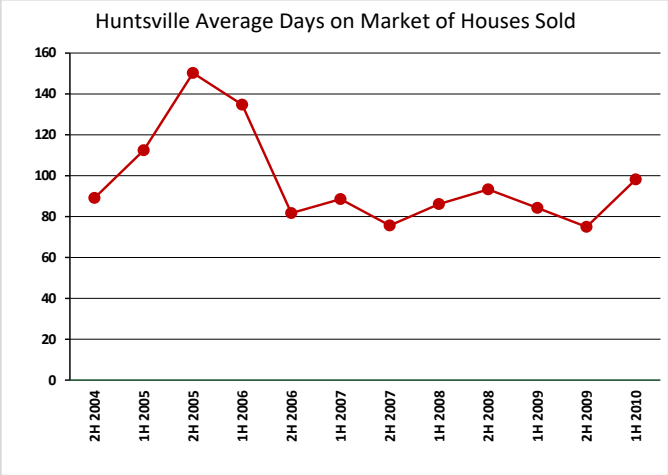
The median cost of a house was $245,000.

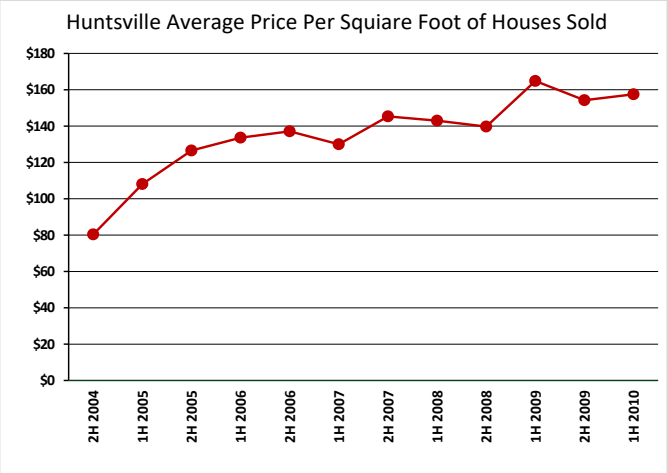
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	1	4.3%	916	76	87.7%
$50,001 - $100,000	0	0.0%	--	--	--
$100,001 - 150,000	1	4.3%	1,228	44	123.8%
$150,001 - $200,000	4	17.4%	1,305	155	96.2%
$200,001 - $250,000	8	34.8%	1,358	100	98.2%
$250,001 - $300,000	8	34.8%	1,697	85	99.6%
$300,001 - $350,000	1	4.3%	1,765	36	100.7%
$350,001 - $400,000	0	0.0%	--	--	--
$400,001 - $450,000	0	0.0%	--	--	--
$450,001 - $500,000	0	0.0%	--	--	--
$500,001+	0	0.0%	--	--	--
Huntsville Sold	23	100.0%	1,459	98	99.1%

Huntsville
Characteristics of Houses Sold







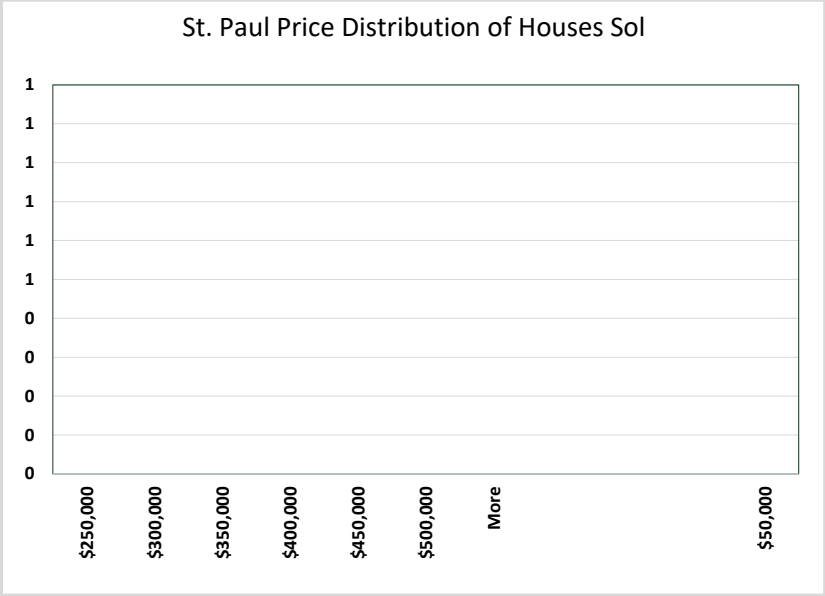


Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	25	26	23	-8.0%	-11.5%
Average Price of Houses Sold	$255,600	$274,354	$232,674	-9.0%	-15.2%
Average Days on Market	84	75	98	16.5%	31.0%
Average Price per Square Foot	$164.79	$154.26	$157.49	-4.4%	2.1%
Percentage of County Sales	39.7%	48.1%	37.7%	-5.0%	-21.7%
Number of New Houses Sold	12	9	7	-41.7%	-22.2%
Average Price of New Houses Sold	$277,500	$265,478	$285,743	3.0%	7.6%
Average Days on Market of New Houses Sold	77	52	60	-22.4%	15.1%
Number of Houses Listed	9	12	23	155.6%	91.7%
Average List Price of Houses Listed	$486,361	$294,908	$292,900	-39.8%	-0.7%

Huntsville
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amber Estates	1	4.3%	1,268	100	$230,000	$181.39
Cedar Bluff	3	13.0%	1,552	62	$254,167	$168.88
Dogwood	1	4.3%	1,289	40	$219,900	$170.60
East Heights	1	4.3%	1,456	239	$205,000	$140.80
Garrett Tract	1	4.3%	1,228	44	$130,000	$105.86
Highland Park	9	39.1%	1,635	77	$281,133	$171.86
Huntsville City	1	4.3%	1,310	17	$195,000	$148.85
Oak Hills	2	8.7%	1,423	216	$205,000	$145.25
Polk	1	4.3%	1,064	156	$189,400	$178.01
Rockwood Heights	1	4.3%	1,468	104	$245,000	$166.89
Other	2	8.7%	1,133	123	$117,250	$92.99
Huntsville Sold Houses	23	100.0%	1,459	98	$232,674	$157.49

St. Paul
Price Distribution of Houses Sold



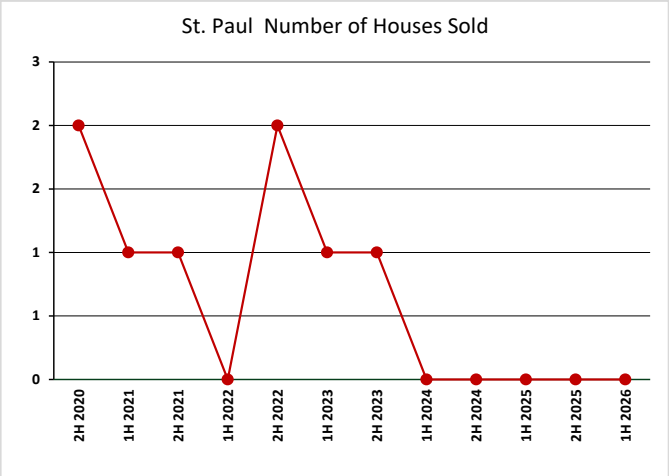
No houses were sold in St. Paul in the second half of 2025.

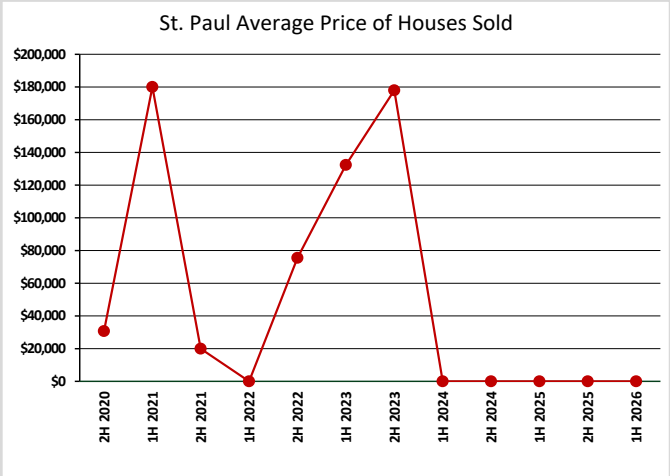
No houses were listed in St. Paul in the second half of 2025.

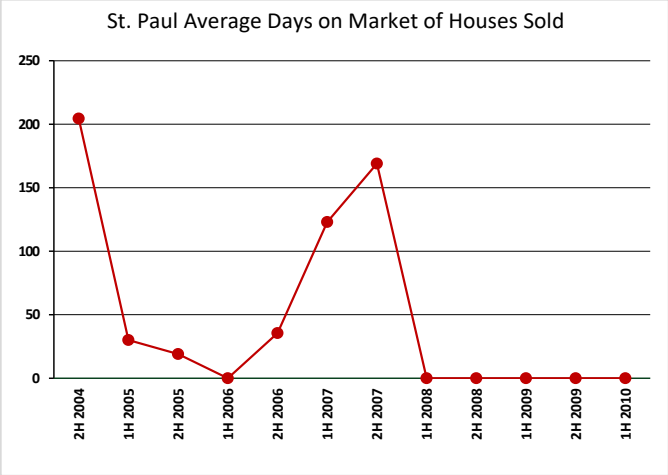
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
St Paul City	0					
St. Paul Sold Houses	0					

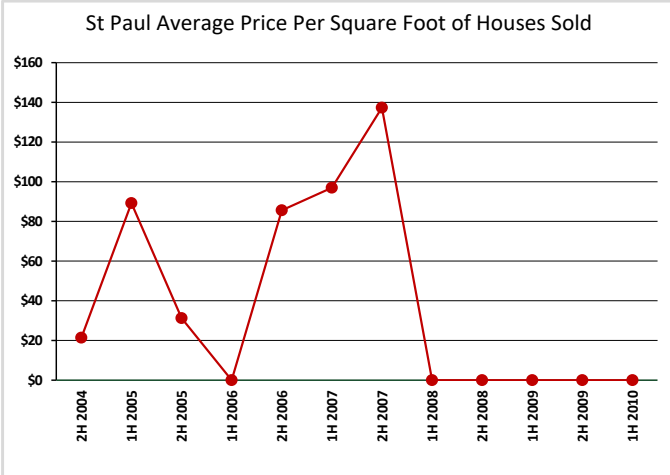
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	--	--	--	--
$50,001 - $100,000	0	--	--	--	--
$100,001 - 150,000	0	--	--	--	--
$150,001 - $200,000	0	--	--	--	--
$200,001 - $250,000	0	--	--	--	--
$250,001 - $300,000	0	--	--	--	--
$300,001 - $350,000	0	--	--	--	--
$350,001 - $400,000	0	--	--	--	--
$400,001 - $450,000	0	--	--	--	--
$450,001 - $500,000	0	--	--	--	--
$500,001+	0	--	--	--	--
St. Paul Sold	0	--	--	--	--

St. Paul
Characteristics of Houses Sold





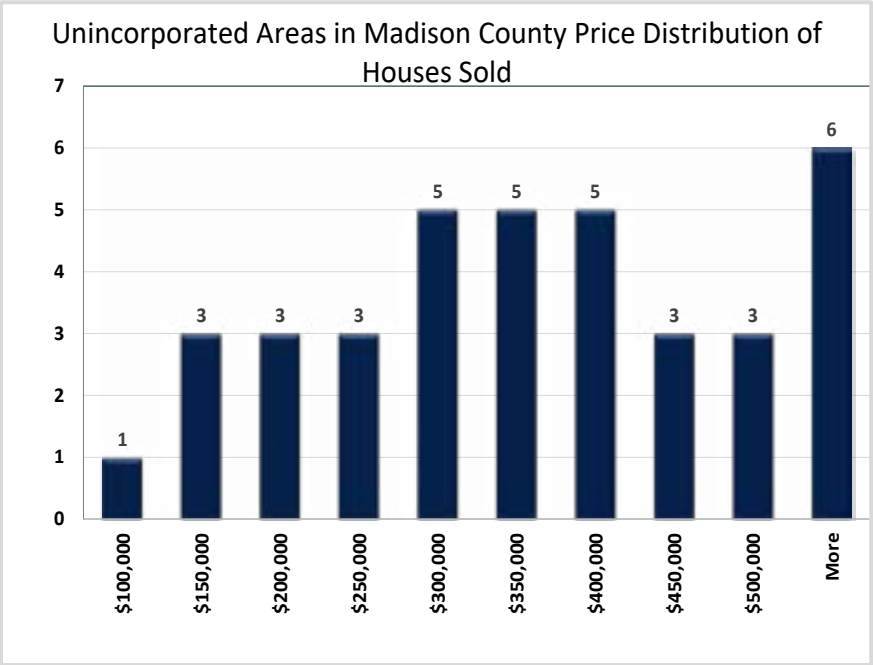




Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	--	--	--	--	--
Average Price of Houses Sold	--	--	--	--	--
Average Days on Market	--	--	--	--	--
Average Price per Square Foot	--	--	--	--	--
Percentage of County Sales	--	--	--	--	--
Number of New Houses Sold	--	--	--	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	--	--		--	--
Average List Price of Houses Listed	--	--		--	--

Unincorporated Areas-Madison County

Price Distribution of Houses Sold



There were 21 total lots in 2 active subdivisions in Unincorporated Areas in Madison County in the first half of 2026. 42.9 percent of the lots were occupied, 38.1 percent were complete but unoccupied, 4.8 were under construction, 0.0 percent were starts, and 14.3 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Madison County during the first half of 2026 was Whitetail Valley Estates with 1.

Wesley had the most houses becoming occupied in Unincorporated Areas in Madison County with 6 houses. An additional 1 house in Whitetail Valley Estates became occupied in the first half of 2026.

New construction or progress in existing construction has occurred in the last year in the 2 active subdivisions in Unincorporated Areas in Madison County.

7 new houses in Unincorporated Areas in Madison County became occupied in the first half of 2026. The annual absorption rate implies that there are 18. months of remaining inventory in active subdivisions, up from 0.4 percent in the second half of 2025.

In the 2 active subdivisions, absorption has occurred in the last year.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2026.

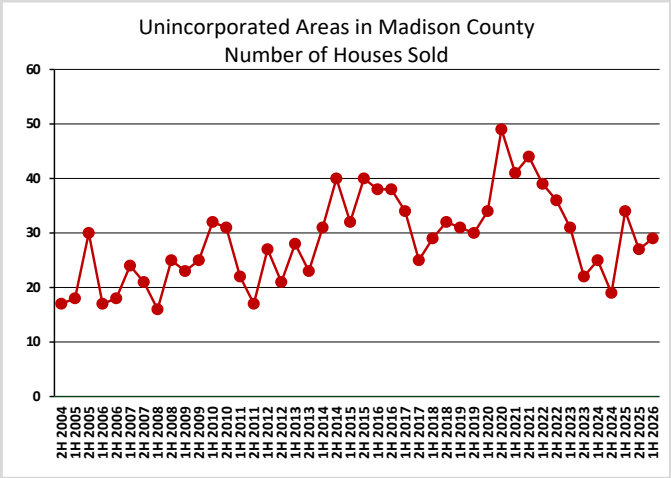
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Whitetail Valley Estates	3	0	1	2	3	9	1	36
Wesley	0	0	0	6	6	12	6	12
Unincorporated Areas- MC	3	0	1	8	9	21	7	18.0

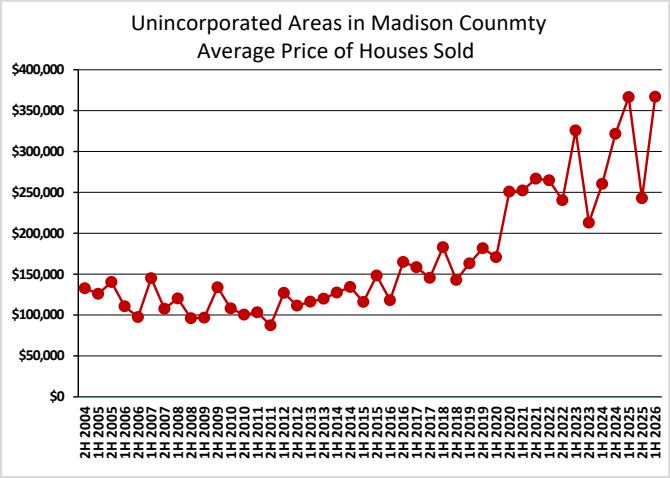
[1] No absorption has occurred in this subdivision in the last year.

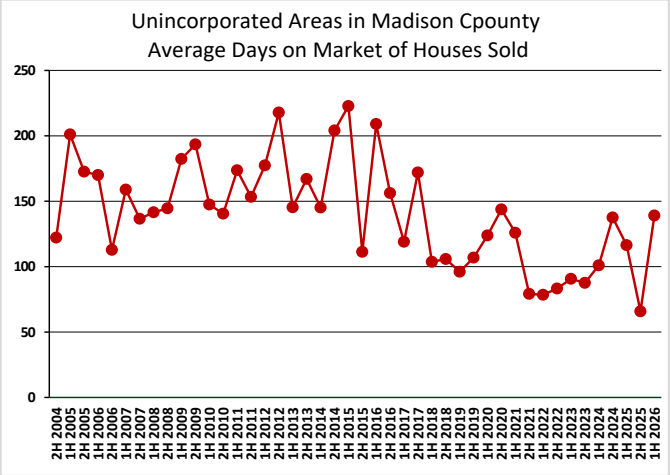
[2] No new construction or progress in existing construction has occurred in this subdivision in the last year.

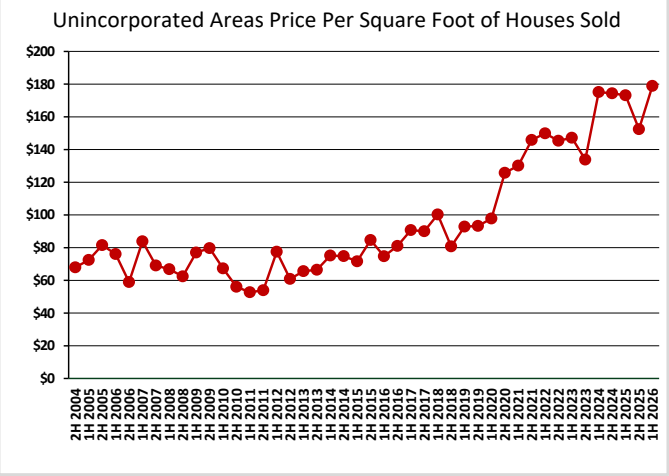
Unincorporated Areas-Madison County

Characteristics of Houses Sold









Sold Characteristics	1H 2025	2H 2025	1H 2026	% change from 1H 2025	% change from 2H 2025
Number of Houses Sold	34	27	37	8.8%	37.0%
Average Price of Houses Sold	$366,517	$242,711	$363,373	-0.9%	49.7%
Average Days on Market	116	66	125	7.0%	89.1%
Average Price per Square Foot	$173.14	$152.42	$184.45	6.5%	21.0%
Percentage of County Sales	54.0%	50.0%	60.7%	12.4%	21.3%
Number of New Houses Sold	1	1	7	600.0%	600.0%
Average Price of New Houses Sold	$675,000	$269,000	$458,250	--	--
Average Days on Market of New Houses Sold	130	64	110	-15.1%	72.5%
Number of Houses Listed	26	30	43	65.4%	43.3%
Average List Price of Houses Listed	$396,223	$485,513	$463,698	17.0%	-4.5%

Unincorporated Areas Madison County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Cloud 9 Sky High Ranches	1	2.7%	3,120	264	$570,000	$182.69
Dream Valley	2	5.4%	1,963	50	$389,000	$198.17
Faubus Heights	1	2.7%	1,978	34	$345,000	$174.42
Richland View	1	2.7%	512	106	$130,000	$253.91
Valley View	1	2.7%	2,676	114	$500,000	$186.85
Vaughn Estates	1	2.7%	3,612	80	$800,000	$221.48
Venus	1	2.7%	1,984	82	$324,000	$163.31
Whitetail Estates	2	5.4%	2,889	249	$743,375	$257.25
Withrow Estates	1	2.7%	1,884	41	$360,000	$191.08
Other	26	70.3%	1,964	127	$313,502	$174.62
MC Unincorporated Sold	37	100.0%	2,069	125	$363,373	$184.45

37 houses were sold in Unincorporated Areas in Madison County in the first half of 2026. The average price of a house was $363,373 at $184.45 per square foot. The median cost of a house was $335,000. The largest percentage of the houses sold in Madison County were in Unincorporated Areas-MC.37 of the 61 houses sold in the first half of 2026 were in Unincorporated Areas-MC.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
$0 - $50,000	0	0.0%	--	--	--
$50,001 - $100,000	1	2.7%	1,344	29	90.9%
$100,001 - 150,000	3	8.1%	913	307	89.8%
$150,001 - $200,000	3	8.1%	2,689	38	92.8%
$200,001 - $250,000	3	8.1%	1,593	38	99.2%
$250,001 - $300,000	5	13.5%	1,560	105	99.9%
$300,001 - $350,000	5	13.5%	1,780	110	97.7%
$350,001 - $400,000	5	13.5%	2,006	86	97.0%
$400,001 - $450,000	3	8.1%	2,015	132	99.2%
$450,001 - $500,000	3	8.1%	2,438	187	94.6%
$500,001+	6	16.2%	3,253	160	98.4%
Unincorporated MC Sold	37	100.0%	2,069	125	96.8%