

## Second Half of 2025

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## Residential Real Estate Summary Benton Madison and Washington Counties

*The fifty-ninth 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 Second Half of 2025

In the second half of 2025, the average price of a home in Benton County was \$471,427, 0.02 percent lower than the first half of 2025, 4.8 percent higher than a year ago, and 60.6 percent higher than five years ago. In Madison County, the average was \$262,711, 18.3 percent lower than last half, 0.7 percent higher than a year ago and 26.1 percent higher than 5 years ago. In Washington County, the average was \$429,616, 2.9 percent higher than last half, 6.8 percent higher than a year ago, and 59.7 percent higher than five years ago.

Northwest Arkansas had home sales of 5,153 in the second half of 2025. This was an increase of 2.1 percent from the first half of 2025, but 3.5 percent lower than a year ago. 3,081 homes were sold in Benton County, 2,018 in Washington County, and 54 in Madison County.

35.1 percent of all homes sold were new construction (1,809). It was the lowest total and percentage in the last 5 reports.

The number of building permits issued in Northwest Arkansas in the second half of 2025 decreased to 2,720 from 2,929 permits in the first half of 2025. This was the fifth highest in the Skyline history. Benton County accounted for 1,827, Washington County for 880, and Madison County for 13 new building permits.

20,230 total lots in 341 active subdivisions were identified by Skyline Report researchers in the second half of 2025. An additional 14,137 residential lots received either preliminary or final approval in Northwest Arkansas.

Absorption declined 7.6 percent from the first half of 2025 to 1,934 homes in the second half of 2025, the first report under 2,000 since the second half of 2022.

Complete but unoccupied homes increased 11.8 percent to 749 in the second half of 2025 from 670 in the first half of 2025, the highest since first half of 2023.

Home starts plus homes under construction decreased by 452 to 1,320 in the second half of 2025, from 1,772 in the first half of 2025. Empty lot totals for all three counties decreased to 4,198 in the second half of 2025 from 4,784 in the last half.

According to the Assessors' databases, 60.9 percent of houses in Benton County, 77.4 percent of the houses in Madison County, and 59.6 percent of houses in Washington County were owner occupied.

# Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and 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 is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2024 to 2025. The number of houses listed for sale and their average list prices in the MLS database as of December 31, 2025 were reported.

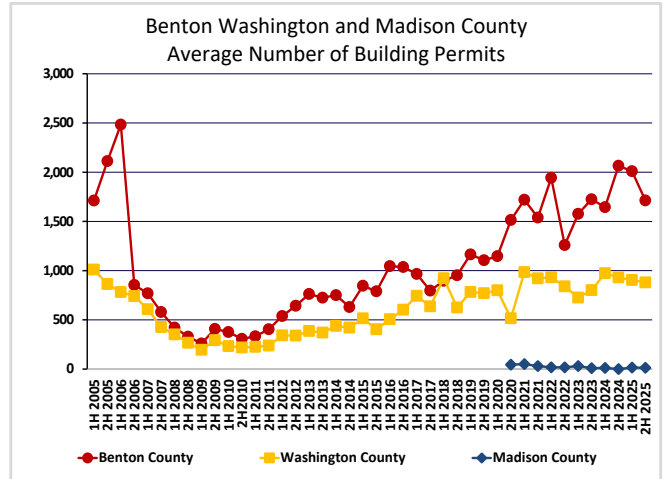
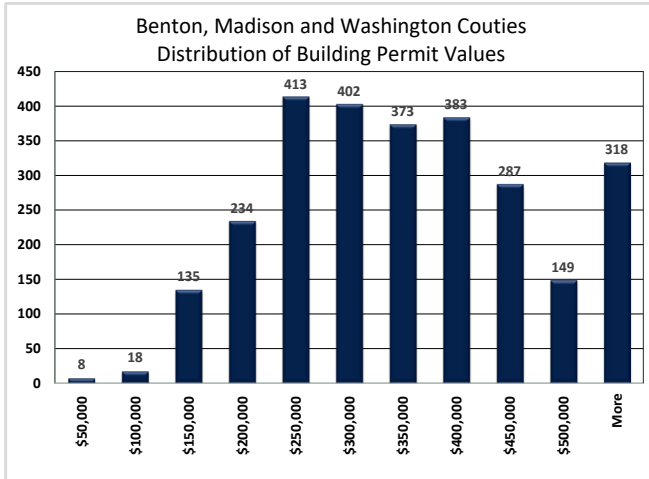
Data is collected on a semiannual basis if available; absorption rates are calculated for active subdivisions. Numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Time trend data are available for the different series which are collected. Skyline Report analysts are able to separate the seasonality and trend effects to discuss the direction of the Northwest Arkansas market effectively since the Skyline Report first began in 2004. Additionally, Center researchers acquired data from Benton, Madison, and Washington County Assessors to estimate the percentage of owner-occupied houses in the region. Several years of data are provided in this report to evaluate a trend in the three 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 second half of 2025 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. 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 for the Northwest Arkansas MSA, collaborating with the Northwest Arkansas Council to produce the State of the Region Report. If you would like more information about the local economy and our center, please visit our website at [cber.uark.edu](http://cber.uark.edu).

# Regional Market Trends

## Building Permits



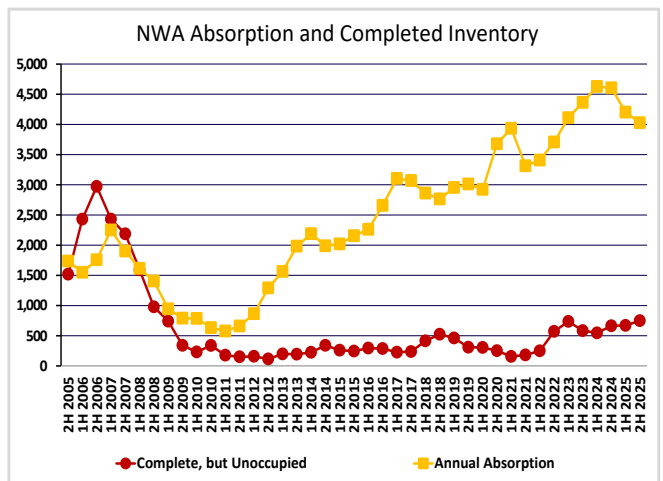
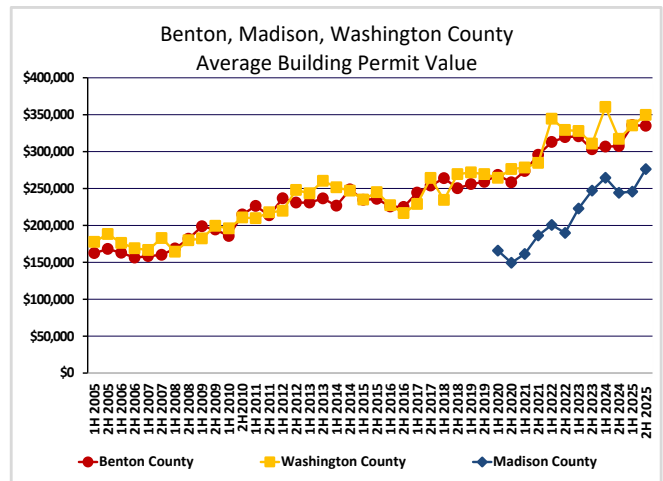
2,720 building permits were issued in Northwest Arkansas Region during the second half of 2025, a decrease of 7.1% from the 2,929 issued in the first half of 2025 a decrease of 9.5 percent from the 3,007 issued in the second half of 2024. Garfield had 2 permits which were added into the total number and average values.

The average building permit value increased from \$325,004 in the first half of 2025 to \$344,442 in the second half of 2025. 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 413. There were 402 building permits issued in the \$250,001 to \$300,000 range and 383 permits in the \$350,001 to \$400,000 range.

There were 20,230 total lots in 341 active subdivisions in Northwest Arkansas Region in the second half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2025. 20.8 percent of the lots were empty, 1.4 percent were starts, 5.1 percent were under construction, 3.7 were completed, but unoccupied, and 69.0 percent were occupied lots.

1,320 lots were in construction status, ranging from foundation to finishing status during the second half of 2025.



# Regional Market Trends

## Building Permits and Active Subdivisions

Northwest Arkansas	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	3,007	2,929	2,720	-9.5%	-7.1%
Average Value of Residential Building Permits	\$326,426	\$310,171	\$325,004	11.0%	6.0%

City Building Permits	1H 2025	2H 2025	1H 2024	2H 2025
Avoca	13	3	\$441,254	\$543,772
Bella Vista	429	355	\$371,926	\$365,000
Bentonville	373	277	\$346,801	\$402,021
Cave Springs	48	32	\$721,938	\$572,461
Centerton	263	333	\$365,331	\$372,392
Decatur	6	6	\$265,474	\$250,000
Elkins	34	17	\$268,371	\$311,024
Elm Springs	42	19	\$486,944	\$426,838
Farmington	112	160	\$423,223	\$410,781
Fayetteville	319	298	\$354,350	\$380,143
Gentry	8	90	\$370,206	\$174,172
Goshen	12	0	\$581,838	--
Gravette	2	6	\$235,084	\$266,667
Greenland	1	1	\$100,000	\$580,682
Highfill	113	91	\$260,989	\$302,595
Huntsville	15	13	\$245,833	\$276,330
Johnson	2	5	\$960,512	\$1,189,760
Lincoln	0	11	--	\$210,636
Little Flock	3	4	\$596,702	\$475,250
Lowell	132	66	\$247,514	\$213,422
Pea Ridge	283	191	\$245,782	\$246,614
Prairie Grove	116	113	\$305,680	\$278,397
Rogers	124	153	\$343,357	\$310,683
Siloam Springs	87	54	\$137,658	\$151,557
Springdale	240	227	\$249,113	\$285,051
Tontitown	14	21	\$472,939	\$410,636
West Fork	12	8	\$192,917	\$203,143
Unincorporated -BC	124	164	\$455,567	\$458,288
<b>NWA</b>	<b>2,929</b>	<b>2,720</b>	<b>\$325,004</b>	<b>\$344,422</b>

The subdivisions with the most houses under-construction (above foundation/starts) during the second half of 2025 in Benton County were Brier Hill, Phase I , Bentonville with 44, Woodcrest Walkwith 30, and Huber Place with 22, both in Centerton.

In Washington County, The Element, Phase V, Fayetteville had 33. In Farmington, Goose Creek Phase V had 16 while Wagon Wheel West had 18.

The annual absorption rate for all three counties imply 18.7 months of lot inventory at the end of the second half of 2025, down from the 20.6 months of inventory in the first half of 2025.

No new construction has occurred in the last year in 41 of the 341 active subdivisions in the Northwest Arkansas region.

In 78 of the 341 active subdivisions in the Northwest Arkansas region, no absorption occurred in the last year.

Examining the second half of 2025 inventory on a county-by-county basis, Benton County has 20.0, Madison County has 13.2 and Washington County has 16.8 months of remaining inventory in active subdivisions.

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

# 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 2022 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 60.8 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.

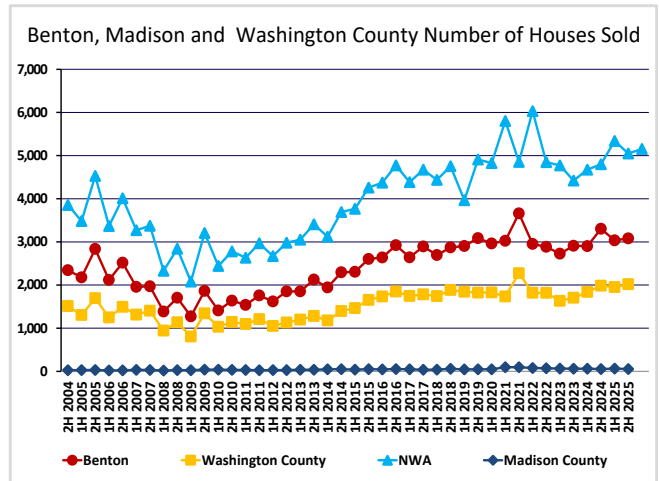
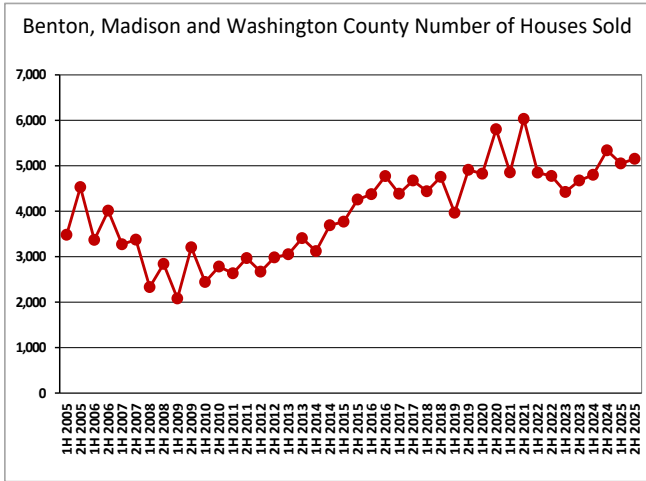
The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 14,137 lots are in the inventory planning stages.

Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	1	15	1	30	2	45
Bella Vista	3	45	1	38	4	83
Bentonville	21	1447	2	148	23	1595
Cave Springs	3	242	1	107	4	349
Centerton	23	2169	19	1483	42	3652
Gentry	2	50	2	104	4	154
Gravette	1	53	1	62	2	115
Highfill	1	193			1	193
Little Flock			1	27	1	27
Lowell	8	568	2	219	10	787
Pea Ridge	6	821	1	41	7	862
Rogers	1	120	2	159	3	279
Siloam Springs	6	560	2	153	8	713
Unincorporated -BC			1	112	1	112
<b>Benton Total</b>	<b>76</b>	<b>6,283</b>	<b>36</b>	<b>2683</b>	<b>112</b>	<b>8,966</b>

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	2	210			2	210
Fayetteville	19	1,761	6	165	25	1,926
Lincoln	3	228			3	228
Prairie Grove	5	372	2	267	7	639
Springdale	12	1,108	7	722	19	1,830
Tontitown	2	205	1	78	3	283
West Fork	1	27	1	28	2	55
<b>Washington Total</b>	<b>44</b>	<b>3,911</b>	<b>17</b>	<b>1,260</b>	<b>61</b>	<b>5,171</b>
<b>Grand Total</b>	<b>120</b>	<b>10,194</b>	<b>53</b>	<b>3,943</b>	<b>173</b>	<b>14,137</b>

# Regional Market Trends

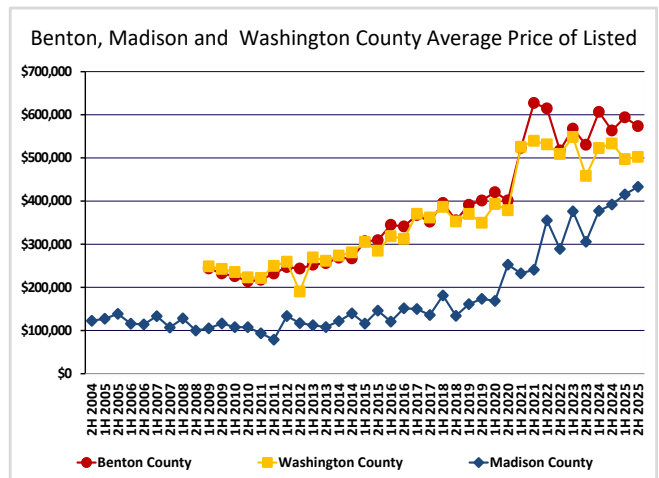
## Sold Data



1,934 new houses in the Northwest Arkansas region became occupied in the second half of 2025.

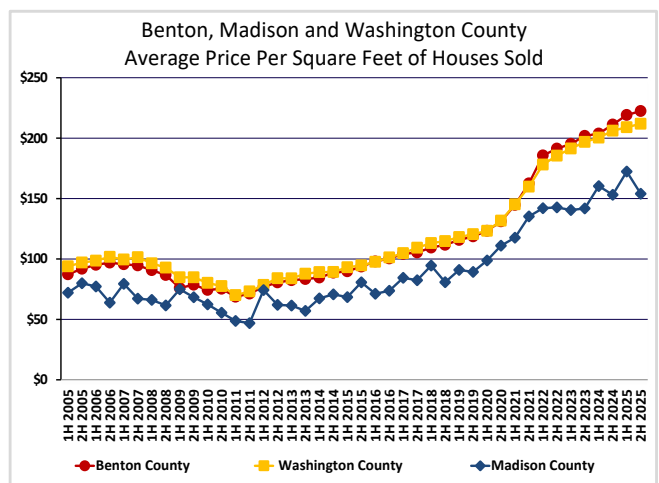
Out of the 5,153 houses sold in the second half of 2025, 1,809 were new houses. The average price of a new house was \$439,676.

From the first half of 2025 to the second half of 2025, the average price of a sold house in Benton County increased 4.8 percent from \$449,750 to \$471,427 while in Washington County, the average sales price increased 2.9 percent from \$417,489 to \$429,616. In Madison County, the average price increased 18.3 percent from \$321,676 from the second half of 2024 to \$262,711 in the second half of 2025.



From the half of 2025 to the second half of 2025, the median sales price increased by 6.9 percent in Benton County from \$386,500 to \$388,000. In Washington County the median sales price increased 4.0 percent from \$351,000 to \$364,925. Madison County decreased by 8.1 percent from \$273,000 to \$251,000.

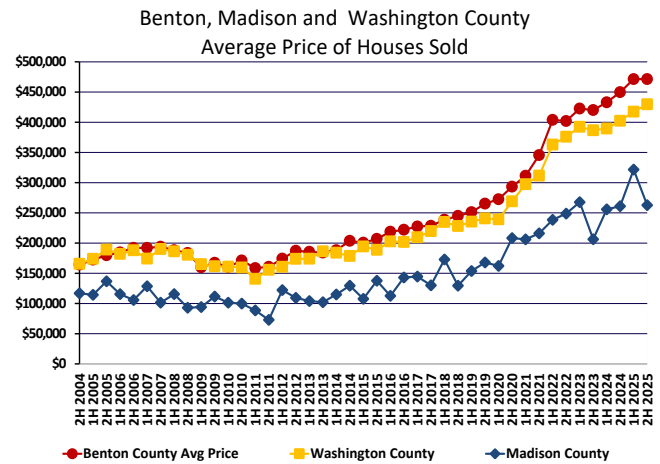
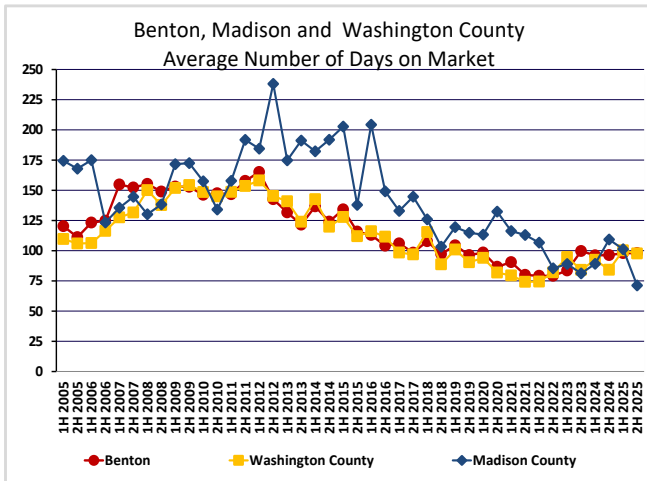
The charts cover a yearly and semi-yearly trend for house sales in Northwest Arkansas 3 county area.



# Residential Market Trends

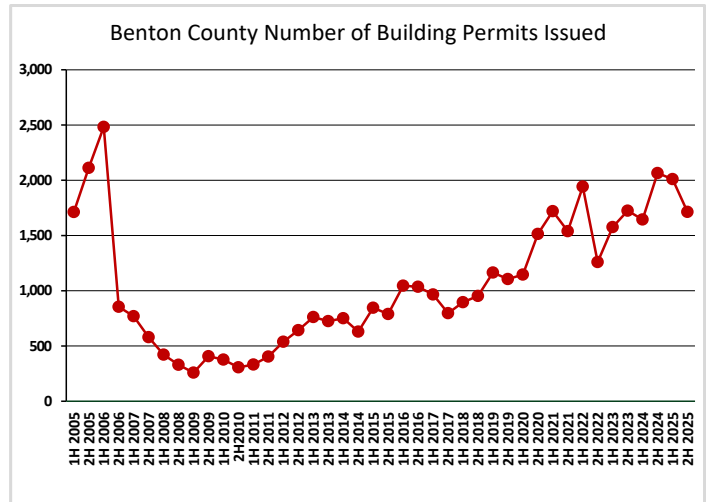
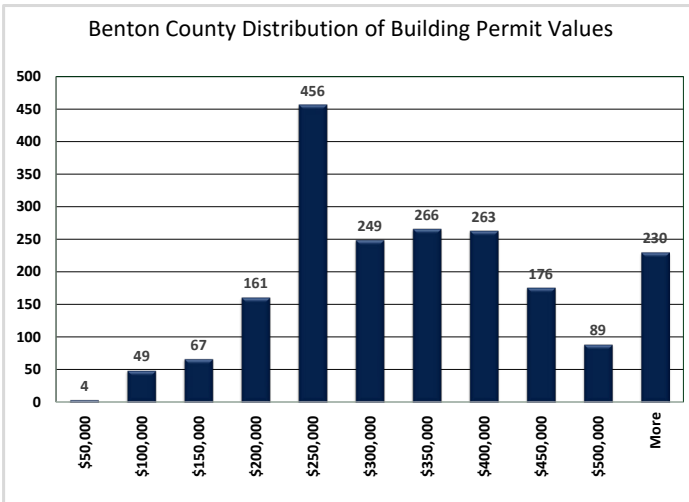
## Sold Data By School District

2,763 houses were listed for sale in the MLS database as of December 31, 2025 at an average list price of \$549,357.47 and an average of 2,205 square feet. The median listed price was \$425,000.



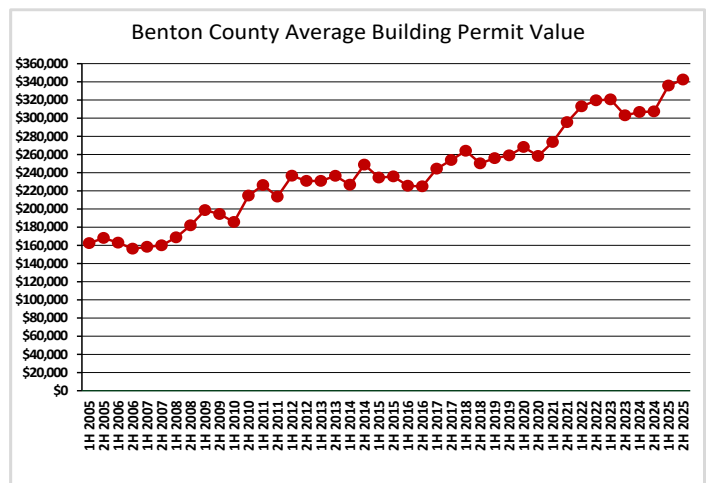
Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$525,024	\$235.66	93	1478	28.7%
Decatur	\$273,431	\$183.78	105	16	0.3%
Elkins	\$266,002	\$176.16	91	45	0.9%
Farmington	\$387,135	\$205.37	80	192	3.7%
Fayetteville	\$483,005	\$232.35	93	704	13.7%
Gentry	\$368,980	\$190.24	117	91	1.8%
Gravette	\$415,374	\$213.26	86	292	5.7%
Greenland	\$383,196	\$184.09	83	28	0.5%
Huntsville	\$264,835	\$153.52	68	52	1.0%
Jasper	\$207,500	\$167.74	150	2	0.0%
Lincoln	\$275,469	\$151.06	116	32	0.6%
Pea Ridge	\$373,543	\$205.32	110	253	4.9%
Prairie Grove	\$339,140	\$190.24	100	261	5.1%
Rogers	\$495,900	\$228.82	103	651	12.6%
Siloam Springs	\$311,351	\$173.40	103	273	5.3%
Springdale	\$450,278	\$209.43	107	737	14.3%
West Fork	\$291,325	\$184.81	113	39	0.8%
<b>Northwest Arkansas</b>	<b>\$452,803</b>	<b>\$217.57</b>	<b>98</b>	<b>5,153</b>	<b>100.00%</b>

# Benton County Building Permits



1,713 building permits were issued in Benton County during the second half of 2025. These totals include unincorporated areas in Benton County.

The average building permit value decreased from \$335,884 in the first half of 2025 to \$334,839 in the second half of 2025. 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.



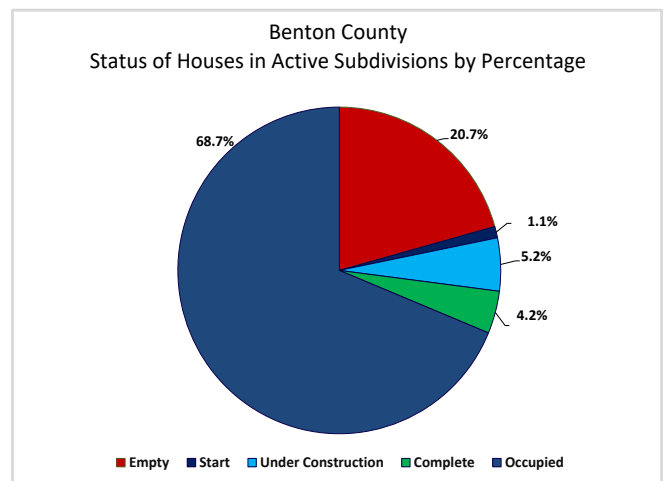
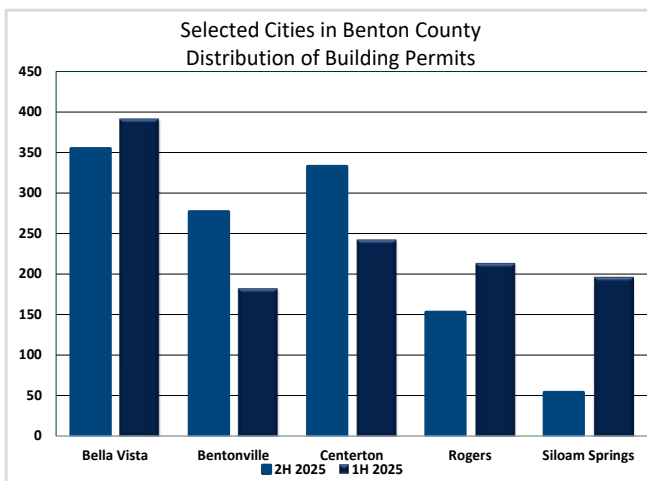
Benton County	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	2,065	2,010	1,713	-17.0%	-14.8%
Average Value of Residential Building Permits	\$307,429	\$335,884	\$334,839	8.9%	-0.3%

\*The table includes Unincorporated areas 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.

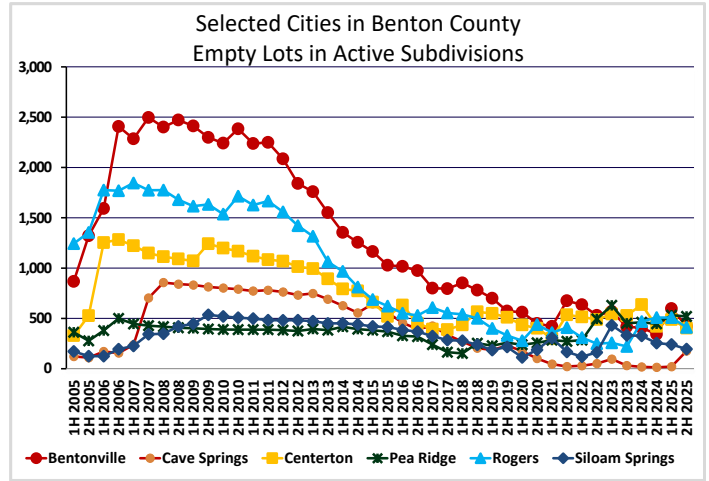
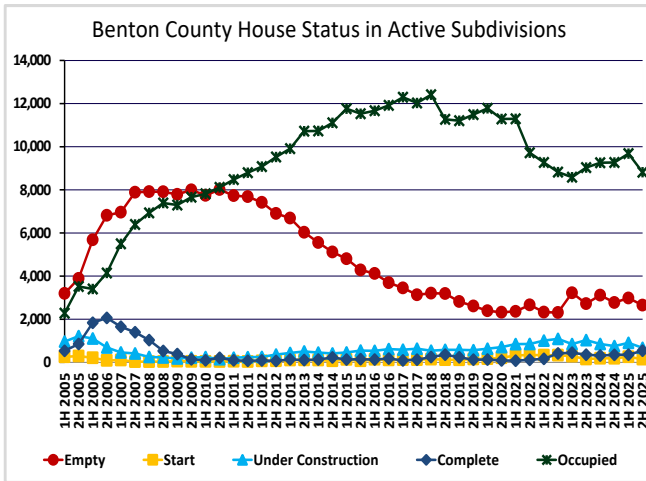
# Benton County

## 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	2H 2025	1H 2025	% BC	% NWA
Avoca	0	0	0	0	0	0	0	0	0	0	3	3	13	0.18%	0.1%
Bella Vista	0	0	0	3	24	53	93	73	60	24	25	355	429	20.72%	13.6%
Bentonville	1	0	7	6	10	44	70	38	36	6	59	277	373	16.17%	10.6%
Cave Springs	0	0	0	0	0	5	6	1	0	1	19	32	48	1.87%	1.2%
Centerton	0	0	0	5	12	86	55	60	41	35	39	333	263	19.44%	12.8%
Decatur	0	0	0	0	6	0	0	0	0	0	0	6	6	0.35%	0.2%
Gentry	2	6	39	15	25	3	0	0	0	0	0	90	8	5.25%	3.5%
Garfield	0	0	0	2	0	0	0	0	0	0	0	2	0	0.12%	0.1%
Gravette	0	0	0	0	5	0	0	0	0	1	0	6	2	0.35%	0.2%
Highfill	0	0	0	30	18	1	0	28	5	0	9	91	113	5.31%	3.5%
Little Flock	0	0	0	0	0	1	0	1	0	1	1	4	3	0.23%	0.2%
Lowell	1	0	1	27	31	4	0	1	0	0	1	66	132	3.85%	2.5%
Pea Ridge	0	0	5	36	88	29	18	7	2	2	4	191	283	11.15%	7.3%
Rogers	3	0	1	10	78	15	3	2	22	6	13	153	124	8.93%	5.9%
Siloam Springs	0	4	20	24	5	1	0	0	0	0	0	54	87	3.15%	2.1%
Unincorporated Areas-BC	0	1	1	5	4	1	11	5	3	4	15	50	124	2.92%	1.9%
<b>Benton County</b>	<b>7</b>	<b>11</b>	<b>74</b>	<b>163</b>	<b>306</b>	<b>243</b>	<b>256</b>	<b>216</b>	<b>169</b>	<b>80</b>	<b>188</b>	<b>1,713</b>	<b>2,010</b>	<b>100.0%</b>	<b>65.7%</b>

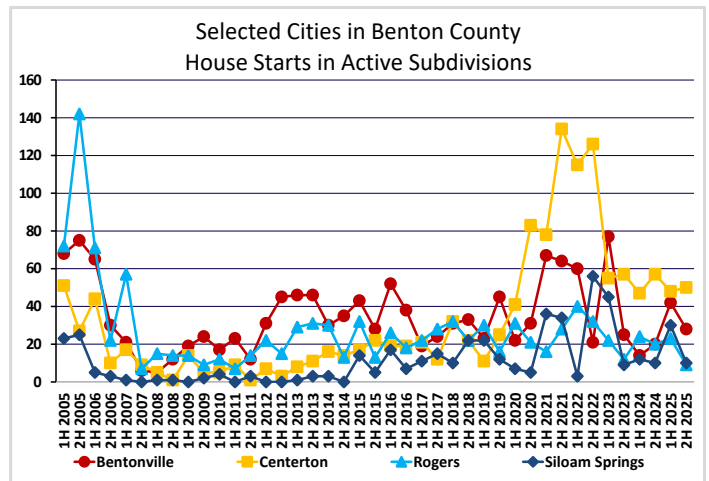


# Benton County Active Subdivisions



There were 12,827 total lots in 203 active subdivisions in Benton 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 second half of 2025. 68.7 percent of the lots were occupied, 4.2 percent were complete but unoccupied, 5.2 percent were under construction, 1.1 percent were starts, while 20.7 percent were empty lots.

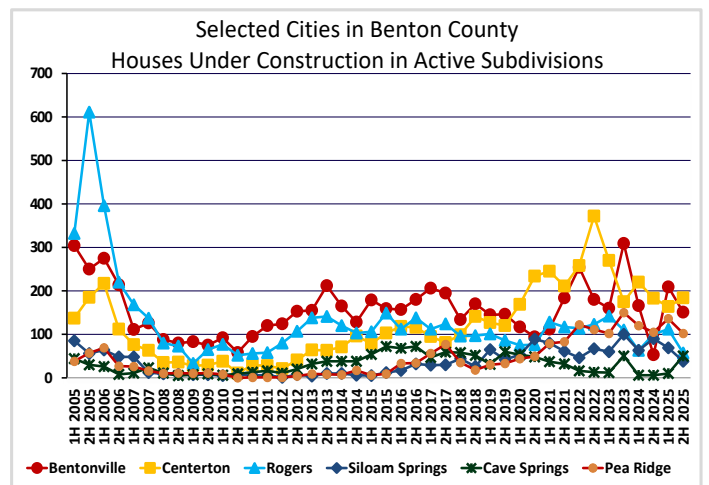
During the second half of 2025, 1,117 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 20.0 months of lot inventory at the end of the first half of 2025. This is down from 21 months of inventory at the end of the second half of 2024.



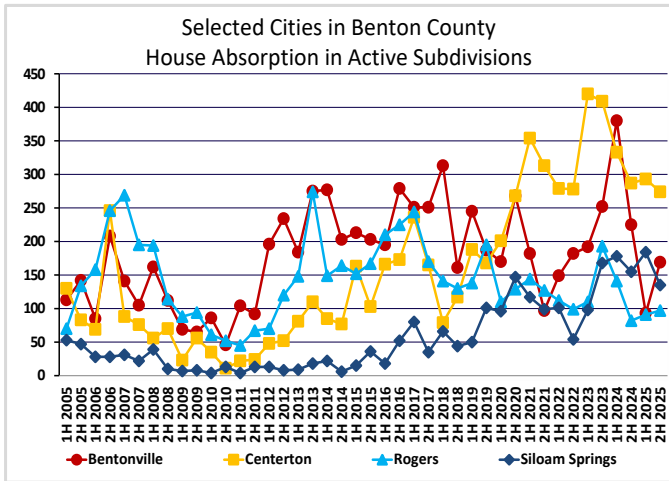
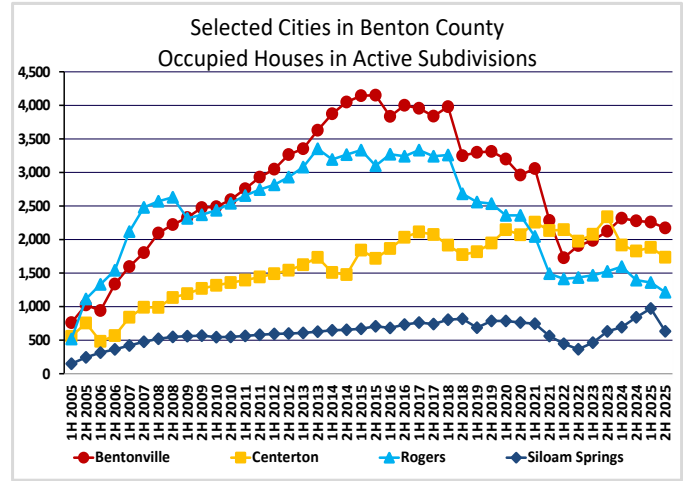
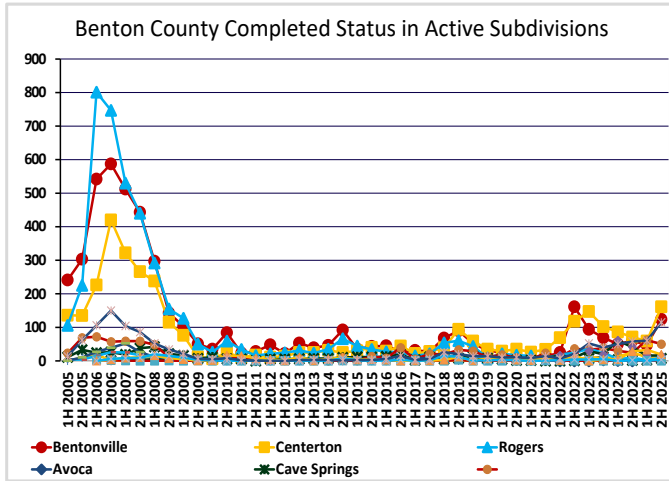
Overall, in 52 out of the 203 active subdivisions in Benton County, no absorption occurred in the last year.

818 total lots in subdivisions were under construction in the second half of 2025, either in the start or under construction category.

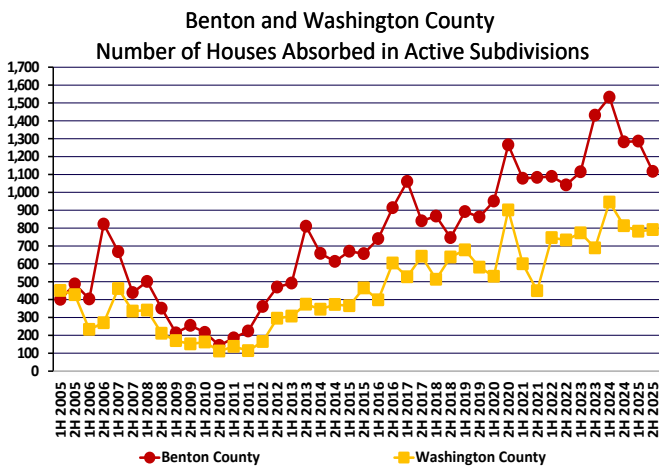
The subdivisions with the most houses under construction (above foundation/starts) during the second half of 2025 in Benton County were Brier Hill, Phase I with 44 in Bentonville, Woodcrest Walk with 30 and Huber Place with 22 in Centerton.



# Benton County Active Subdivisions



Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	2	45
Bella Vista	4	83
Bentonville	23	1,595
Cave Springs	4	349
Centerton	42	3,652
Gentry	4	154
Gravette	2	115
Highfill	1	193
Little Flock	1	27
Lowell	10	787
Pea Ridge	7	862
Rogers	3	279
Siloam Springs	8	713
Unincorporated -BC	1	112
<b>Benton County Coming Lots</b>	<b>112</b>	<b>8,966</b>



An additional 8,966 lots in 112 subdivisions are in the pipeline as either preliminary or final subdivisions.

No new construction or progress in existing construction has occurred in the last year in 27 of the 202 active subdivisions in Benton County.

# Benton County

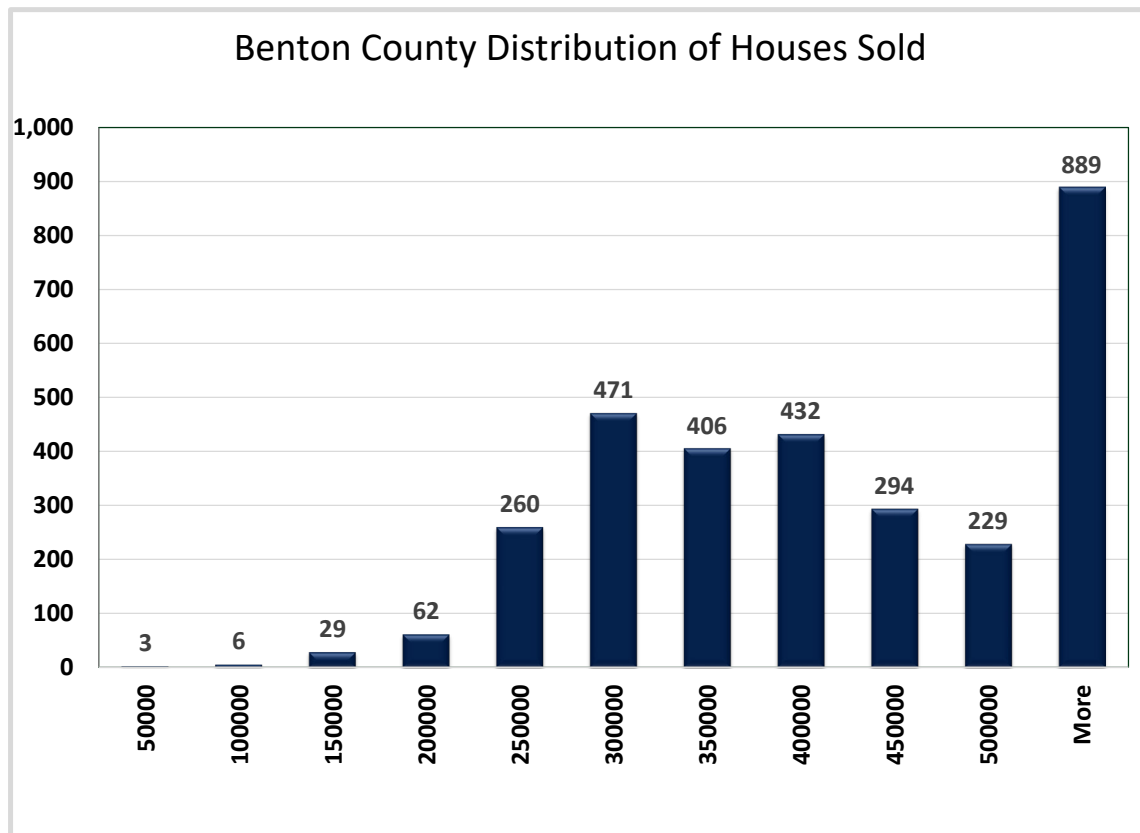
## Owner Occupied

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 2025 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 second half of 2025. 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
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
<b>Benton County</b>	<b>68.4%</b>	<b>68.6%</b>	<b>67.6%</b>	<b>67.8%</b>	<b>67.8%</b>	<b>67.4%</b>	<b>66.3%</b>	<b>65.3%</b>	<b>64.5%</b>	<b>63.5%</b>	<b>61.6%</b>	<b>60.5%</b>	<b>60.9%</b>	<b>60.9%</b>

# Benton County Houses Sold



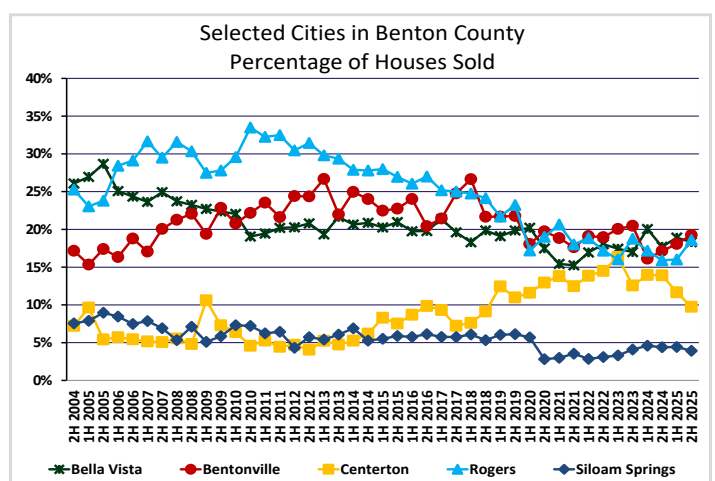
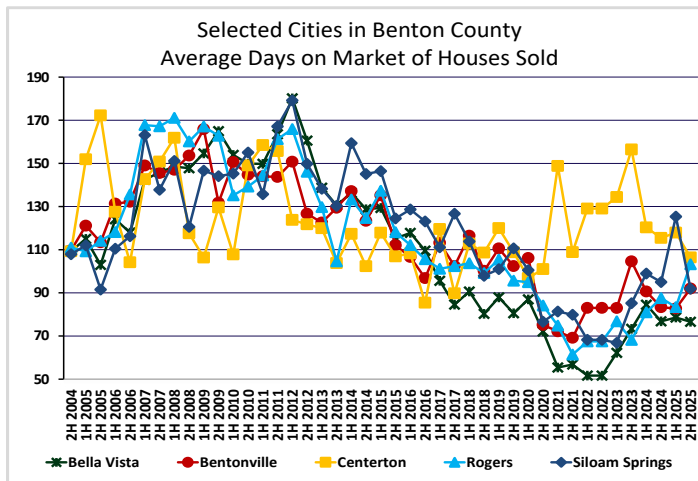
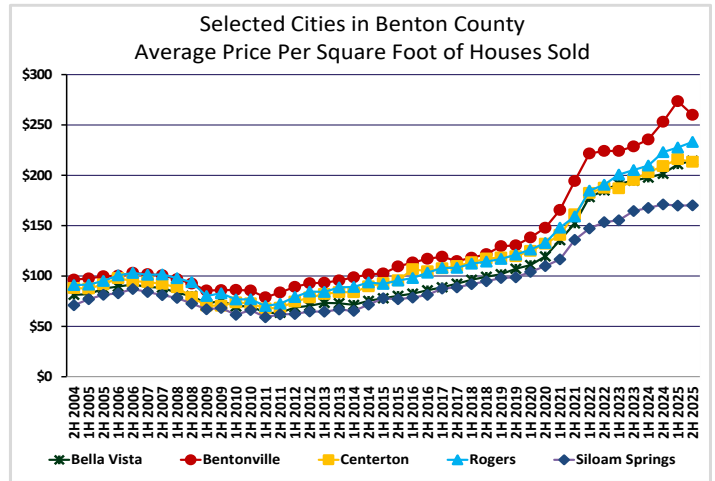
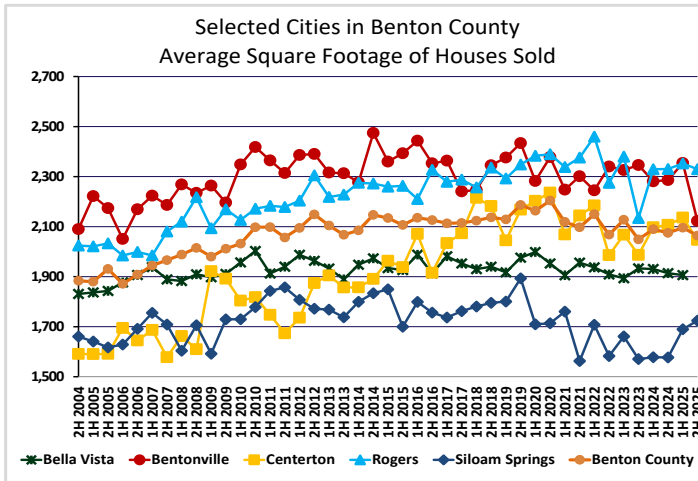
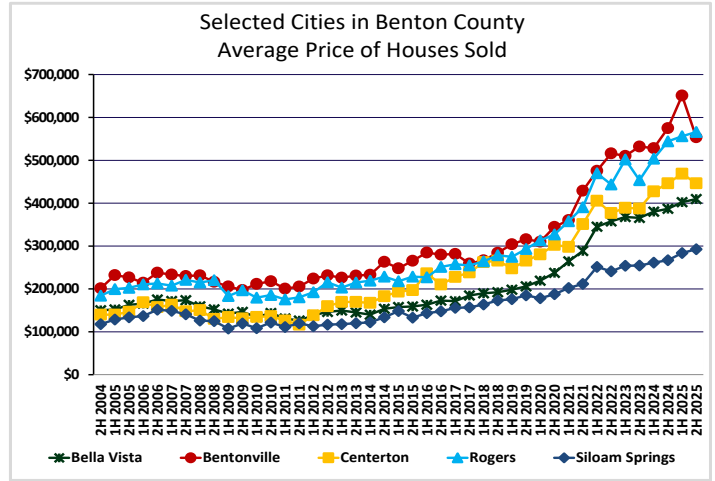
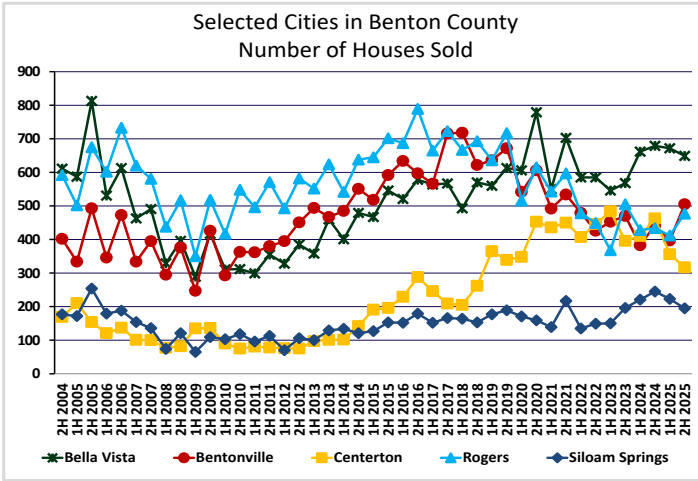
3,081 houses sold in Benton County during the second half of 2025.

The average price of a house was \$471,322 at \$222.41 per square foot.

The median cost of a house sold in Benton County was \$388,000.

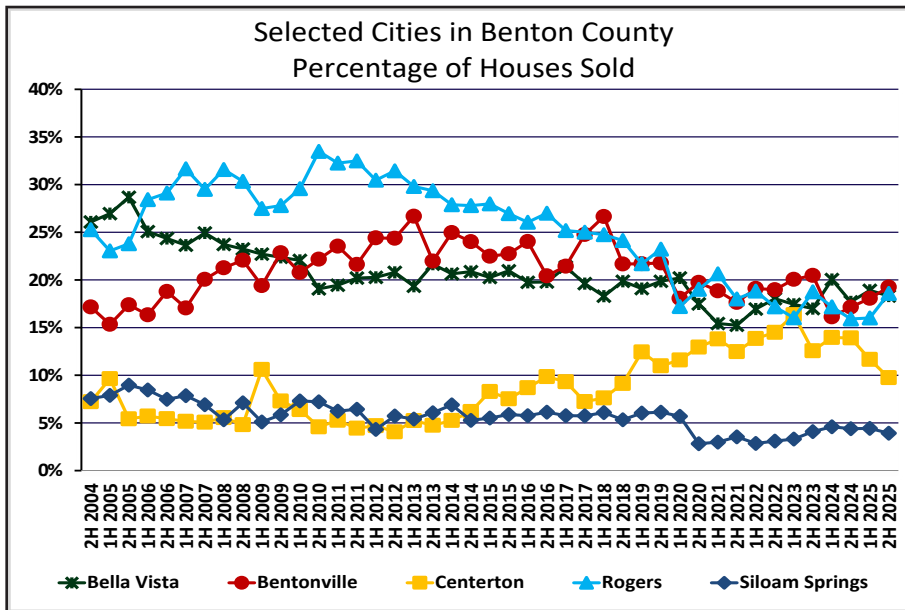
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	3,302	3,035	3,081	-6.7%	1.5%
Average Price of Houses Sold	\$449,750	\$471,427	\$471,322	4.8%	0.0%
Average Days on Market	96	98	98	1.7%	0.0%
Average Price per Square Foot	\$211.21	\$219.21	\$222.41	5.3%	1.5%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	1422	1171	1095	-23.0%	-6.5%
Average Price of New Houses Sold	\$428,763	\$445,123	\$462,262	7.8%	3.9%
Average Days on Market of New Houses Sold	128	129	129	1.0%	-0.3%
Number of Houses Listed	1,127	1,701	1,866	65.6%	9.7%
Average List Price of Houses Listed	\$563,402	\$593,887	\$573,577	1.8%	-3.4%

# Benton County Houses Sold



# Benton County

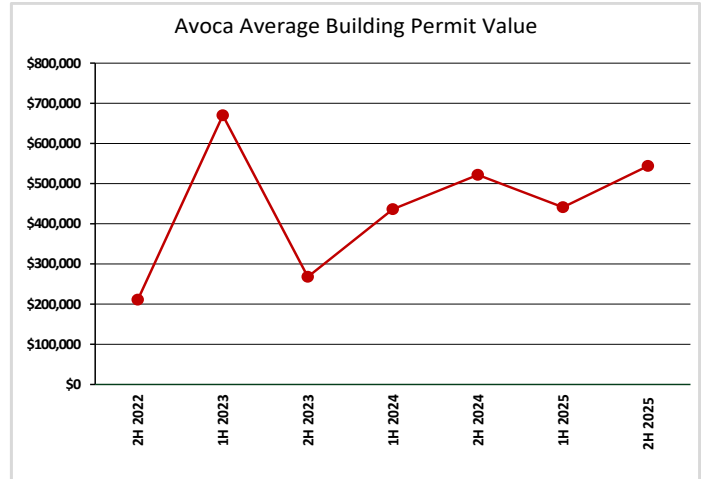
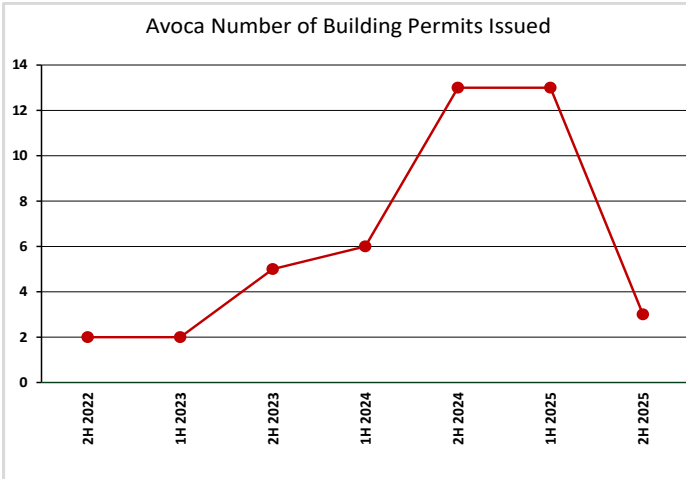
## Sold by City and Characteristics



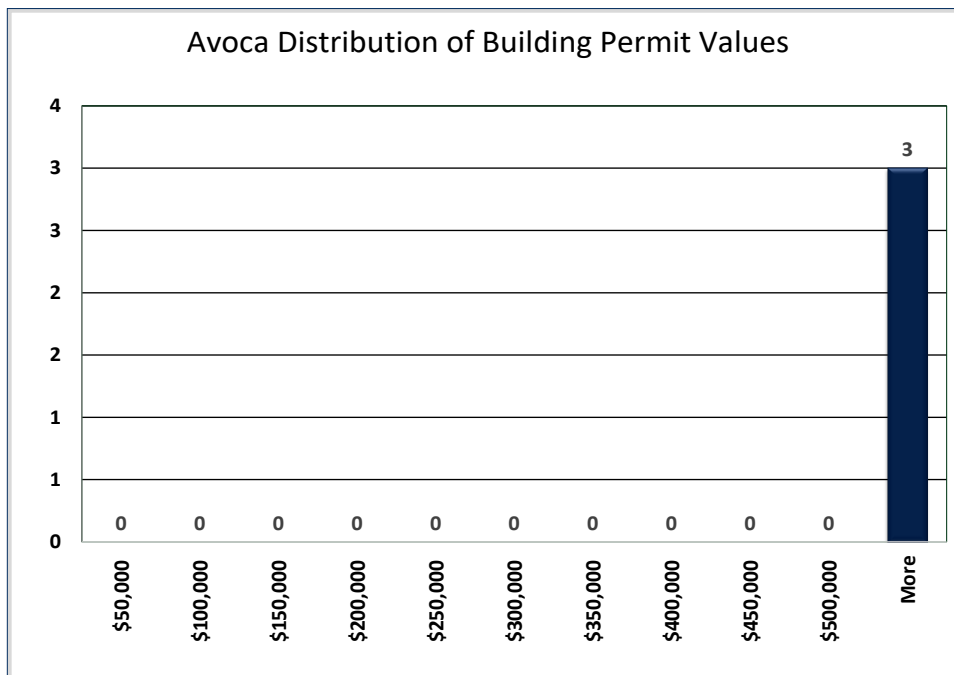
The table below shows the average price, days on market, number of houses sold and average price per square foot for sales in Benton County.

Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$501,315	\$216.23	201	16	0.6%
Bella Vista	\$409,544	\$214.48	77	649	18.3%
Bentonville	\$553,597	\$260.06	92	505	19.3%
Cave Springs	\$707,162	\$250.76	70	64	3.1%
Centerton	\$446,216	\$213.42	106	317	9.7%
Decatur	\$248,993	\$180.76	107	15	0.3%
Garfield	\$581,333	\$278.22	239	3	0.1%
Gateway	\$373,823	\$174.69	94	6	0.2%
Gentry	\$283,517	\$182.07	84	50	1.0%
Gravette	\$266,225	\$156.89	98	28	0.5%
Highfill	\$369,788	\$209.19	115	69	1.8%
Little Flock	\$698,743	\$258.56	102	7	0.3%
Lowell	\$429,544	\$214.56	108	116	3.4%
Pea Ridge	\$360,760	\$202.71	109	238	5.9%
Rogers	\$566,007	\$233.14	103	477	18.6%
Siloam Springs	\$292,481	\$170.18	92	195	3.9%
Sulphur Springs	\$150,500	\$95.63	136	5	0.1%
No City BC	\$588,273	\$234.30	122	321	13.0%
<b>Benton County</b>	<b>\$471,322</b>	<b>\$222.41</b>	<b>98</b>	<b>3,081</b>	<b>100.0%</b>

# Avoca Building Permits



Avoca	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	13	13	3	-76.9%	-76.9%
Average Value of Residential Building Permits	\$521,622	\$441,254	\$543,772	4.2%	23.2%



# Avoca

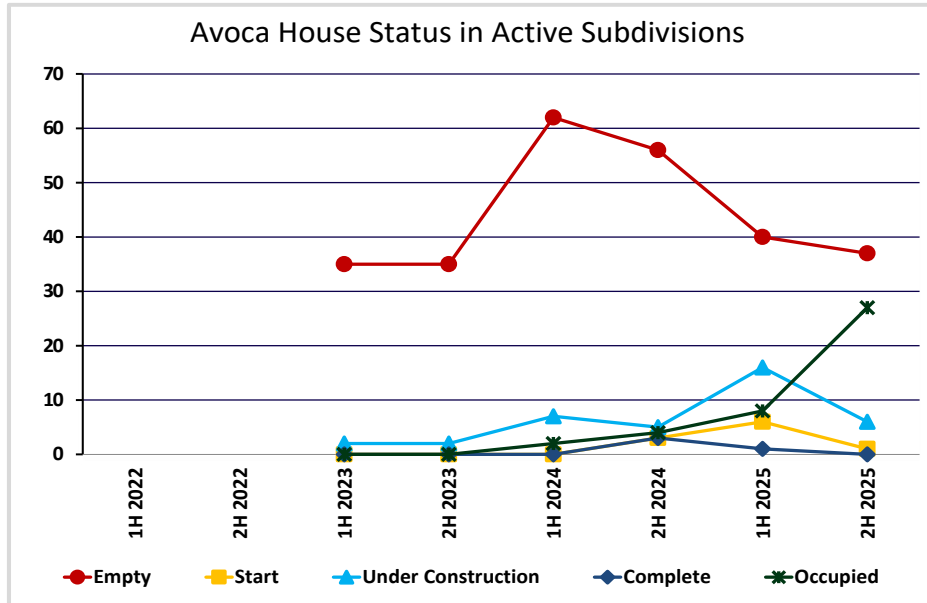
## Active Subdivisions

There were 71 total lots in 3 active subdivisions in Avoca in the second half of 2025. 38.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 8.5 were under construction, 1.4 percent were starts, and 52.1 percent were empty lots.

The subdivisions with the most houses under construction in Avoca during the second half of 2025 were Hidden Forest, Phase I with 3. Tall Tree, Phase II followed with w houses.

Tall Tree, Phase II had the most houses becoming occupied in Avoca with 15 houses. An additional 4 houses in Tall Tree, Phase I became occupied in the second half of 2025.

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



19 new houses in Avoca became occupied in the second half of 2025. The annual absorption rate implies that there are 23.0 months of remaining inventory in active subdivisions, down from 126.0 percent in the first half of 2025.

In 1 active subdivisions in Avoca, absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Avoca from 77.8 percent in 2012 to 65.6 percent in the second half of 2025.

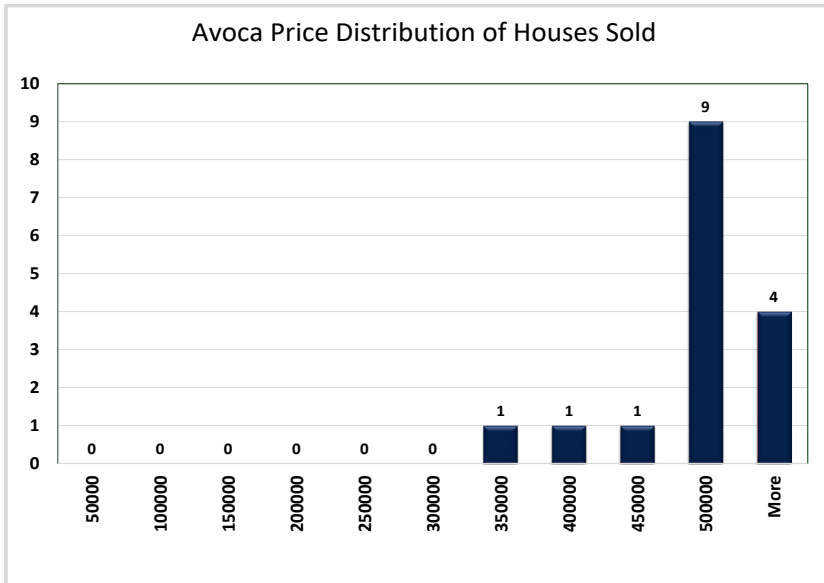
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hidden Forest, Phase I	32	0	3	0	2	37	0	--
Tall Tree, Phase I	0	0	1	0	8	9	4	1.7
Tall Tree, Phase II	5	1	2	0	17	25	15	6.0
<b>Avoca Active Subdivisions</b>	<b>37</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>27</b>	<b>71</b>	<b>19</b>	<b>23.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> 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
<b>Avoca New and Preliminary</b>		<b>15</b>	<b>30</b>	<b>45</b>

## Price Distribution of Houses Sold



16 houses were sold in Avoca in the second half of 2025.

The average price of a house was \$501,315 at \$216.23 per square foot.

The median cost of a house was \$484,365.

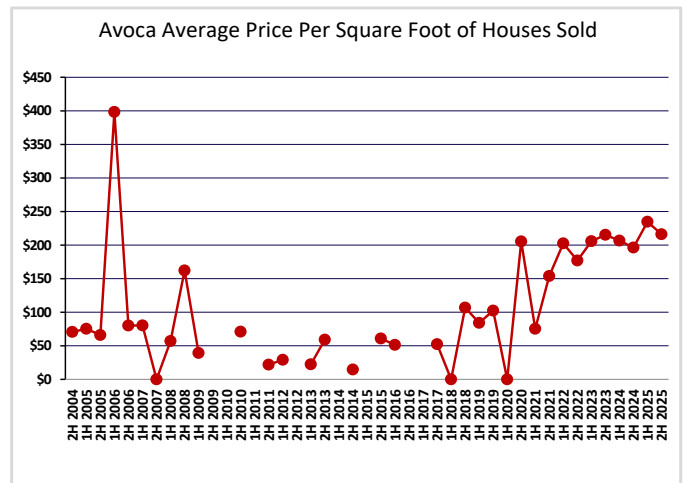
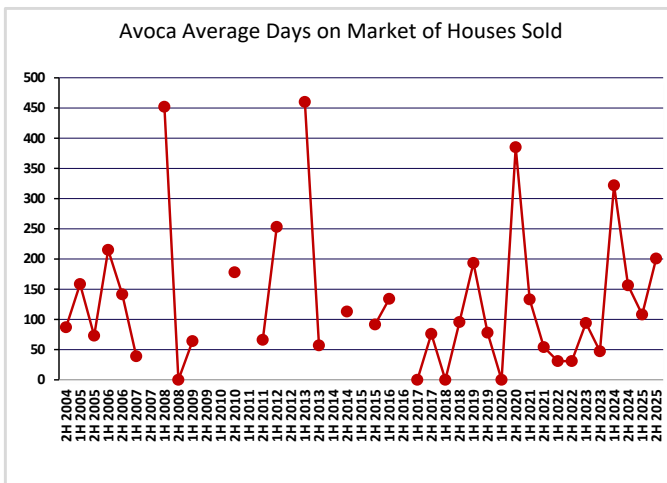
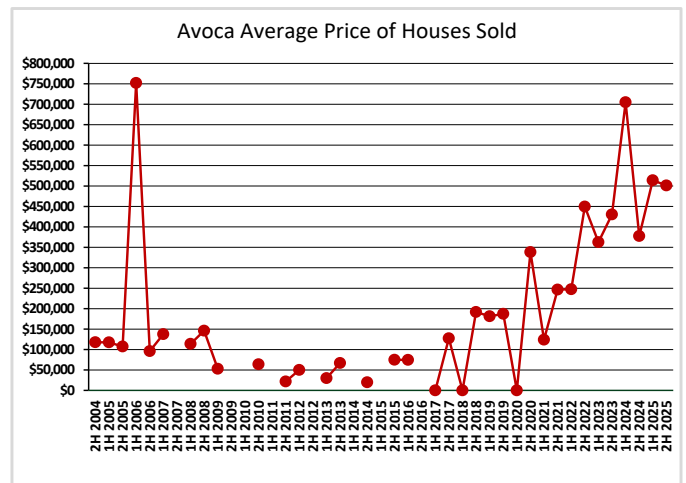
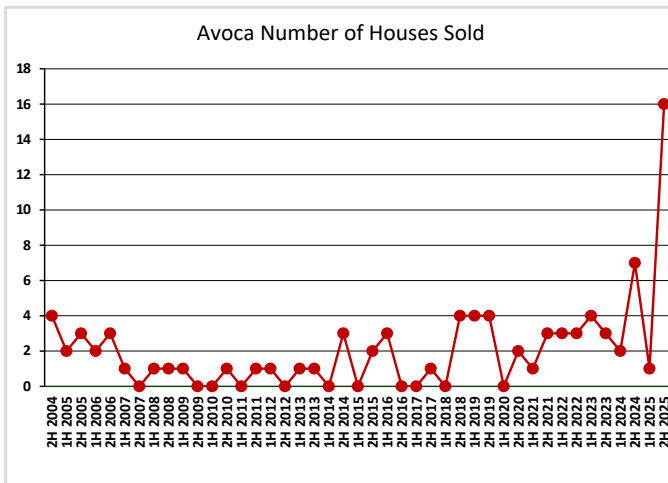
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	0.2%	1,665	136	91.5%
\$350,001 - \$400,000	1	0.2%	1,844	60	100.0%
\$400,001 - \$450,000	1	0.2%	2,255	259	95.8%
\$450,001 - \$500,000	9	1.8%	2,264	234	100.1%
\$500,001+	4	0.8%	2,687	162	99.9%
<b>Avoca Houses Sold</b>	<b>16</b>	<b>3%</b>	<b>2,306</b>	<b>201</b>	<b>99.2%</b>

## 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
Tall Tree	14	87.5%	2,384	215	\$522,717	\$218.46
Other	2	12.5%	1,755	98	\$351,500	\$200.62
<b>Avoca Sold Houses</b>	<b>16</b>	<b>100.0%</b>	<b>2,306</b>	<b>201</b>	<b>\$501,315</b>	<b>\$216.23</b>

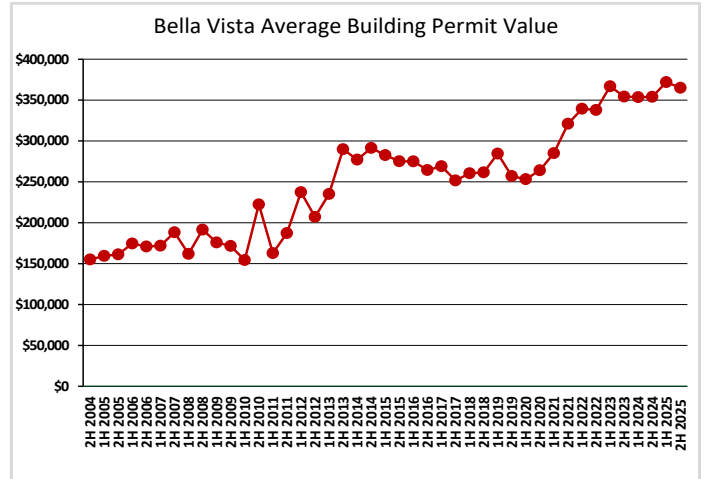
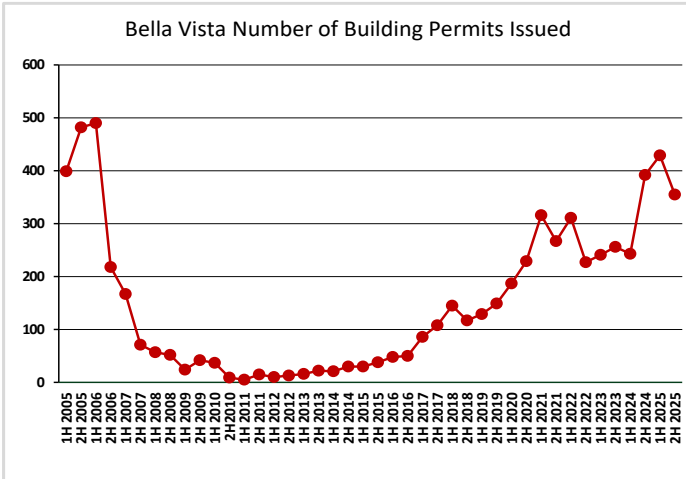
# Avoca

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	7	1	16	128.6%	1500.0%
Average Price of Houses Sold	\$377,557	\$514,000	\$501,315	32.8%	-2.5%
Average Days on Market	156	108	201	28.4%	85.8%
Average Price per Square Foot	\$196.34	\$234.70	\$216.23	10.1%	-7.9%
Percentage of County Sales	0.2%	0.0%	0.6%	210.4%	1437.6%
Number of New Houses Sold	3	1	14	366.7%	1300.0%
Average Price of New Houses Sold	\$554,633	\$514,000	\$522,717	-5.8%	1.7%
Average Days on Market of New Houses Sold	218	108	215	-1.4%	99.4%
Number of Houses Listed	2	3	3	50.0%	0.0%
Average List Price of Houses Listed	\$712,450	\$628,000	\$361,633	-49.2%	-42.4%

# Bella Vista Building Permits

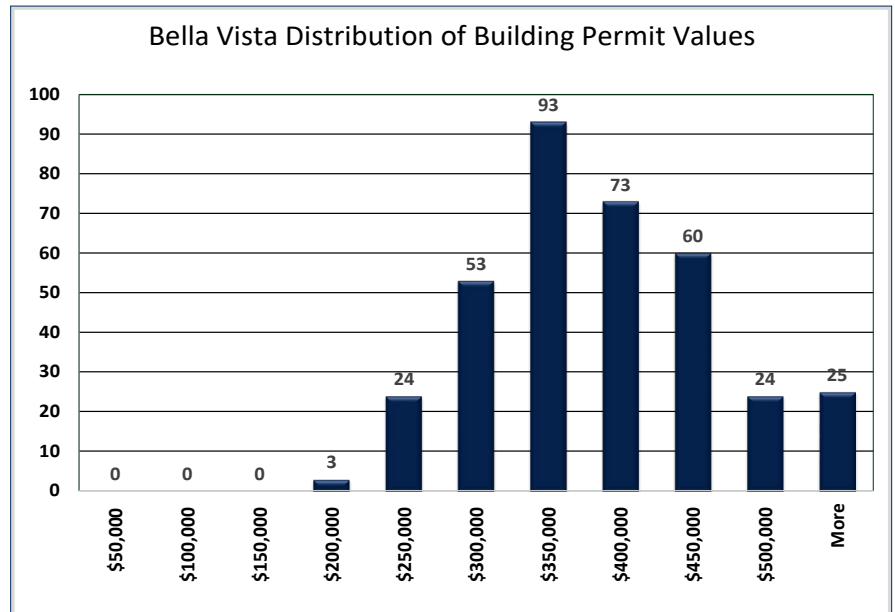


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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.



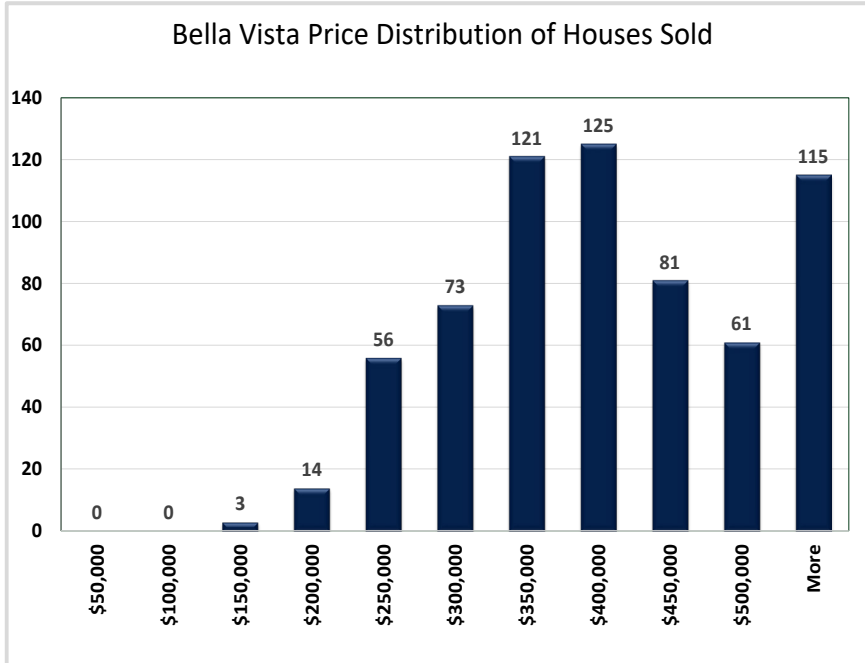
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 60 new lots in 3 subdivisions received either preliminary or final approval by December 31, 2026.

Bella Vista	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	392	429	355	-9.4%	-17.2%
Average Value of Residential Building Permits	\$353,894	\$371,926	\$365,000	3.1%	-1.9%

# Bella Vista

## Price Distribution of Houses Sold



649 houses were sold in Bella Vista in the second half of 2025.

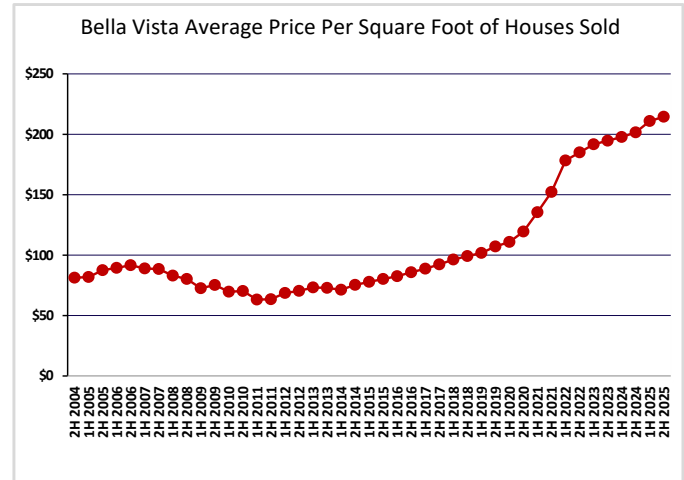
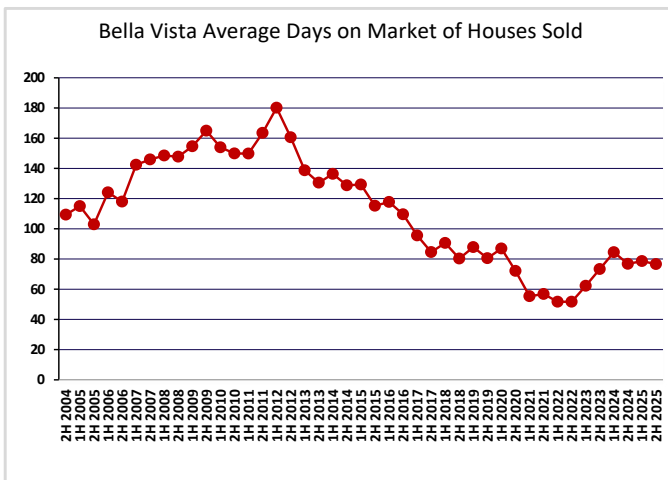
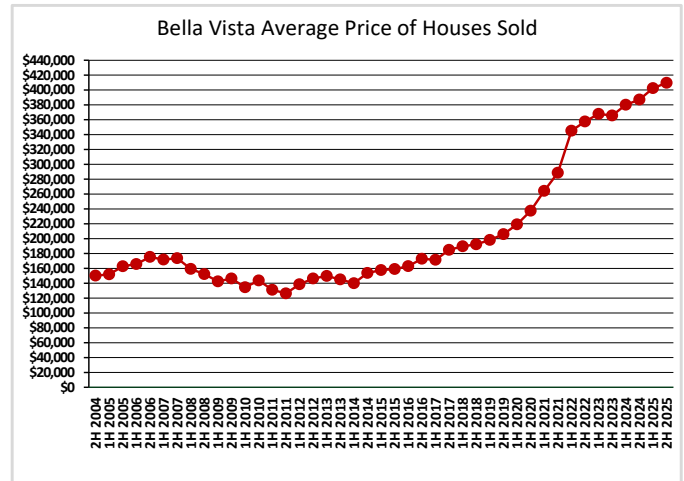
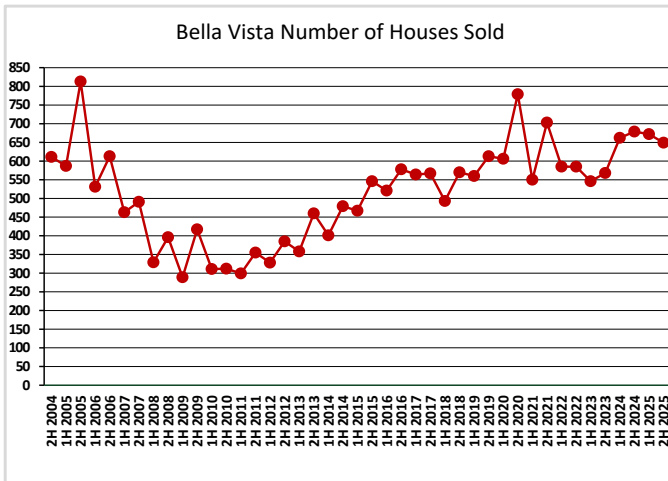
The average price of a house was \$409,544 at \$214.48 per square foot.

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	3	0.5%	1,020	83	88.1%
\$150,001 - \$200,000	14	2.2%	1,239	59	91.2%
\$200,001 - \$250,000	56	8.6%	1,335	69	96.9%
\$250,001 - \$300,000	73	11.2%	1,405	70	99.1%
\$300,001 - \$350,000	121	18.6%	1,589	72	98.7%
\$350,001 - \$400,000	125	19.3%	1,845	84	98.6%
\$400,001 - \$450,000	81	12.5%	1,948	79	99.3%
\$450,001 - \$500,000	61	9.4%	2,194	70	98.9%
\$500,001+	115	17.7%	2,825	84	98.1%
<b>Total</b>	<b>649</b>	<b>100%</b>	<b>1,906</b>	<b>77</b>	<b>98.3%</b>

# Bella Vista

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	679	672	649	-4.4%	-3.4%
Average Price of Houses Sold	\$387,051	\$402,459	\$409,544	5.8%	1.8%
Average Days on Market	77	79	77	-0.2%	-2.5%
Average Price per Square Foot	\$201.59	\$210.98	\$214.48	6.4%	1.7%
Percentage of County Sales	17.7%	18.9%	18.3%	3.4%	-3.2%
Number of New Houses Sold	215	226	226	5.1%	0.0%
Average Price of New Houses Sold	\$411,579	\$421,948	\$436,403	6.0%	3.4%
Average Days on Market of New Houses Sold	86	92	89	3.5%	-2.9%
Number of Houses Listed	191	275	376	96.9%	36.7%
Average List Price of Houses Listed	\$438,862	\$494,989	\$450,257	2.6%	-9.0%

# 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	2	0.3%	1,785	43	\$383,950	\$215.15
Aldsworth	1	0.2%	1,852	21	\$417,000	\$225.16
Allendale	1	0.2%	1,689	35	\$385,000	\$227.95
Angus	2	0.3%	2,690	76	\$747,500	\$259.79
Annsborough	1	0.2%	4,116	77	\$1,385,000	\$336.49
Ardwell	3	0.5%	2,201	46	\$402,333	\$189.33
Argyll	2	0.3%	1,717	132	\$380,000	\$221.26
Auckland	2	0.3%	1,593	112	\$343,500	\$215.85
Avondale	18	2.8%	1,666	61	\$333,972	\$203.38
Ayr	2	0.3%	2,147	52	\$387,450	\$190.78
Banff	1	0.2%	1,524	40	\$350,000	\$229.66
Bankfoot	3	0.5%	1,886	99	\$416,950	\$221.59
Basildon	1	0.2%	1,196	26	\$265,000	\$221.57
Basildon Courts	2	0.3%	1,088	81	\$238,750	\$219.44
Bedford	2	0.3%	1,507	36	\$242,450	\$159.71
Berkdale	1	0.2%	2,971	94	\$380,000	\$127.90
Berkshire	6	0.9%	2,441	116	\$491,342	\$213.07
Bethnal	1	0.2%	1,450	180	\$295,000	\$203.45
Birmingham	2	0.3%	1,440	52	\$300,000	\$211.97
Birsay	4	0.6%	1,741	119	\$397,725	\$233.21
Blenheim	2	0.3%	2,737	57	\$461,750	\$179.56
Boreland	2	0.3%	1,367	16	\$323,450	\$236.77
Boswell	2	0.3%	2,048	133	\$484,500	\$235.53
Branchwood	3	0.5%	1,970	137	\$458,667	\$235.27
Brecknock	2	0.3%	1,805	48	\$382,500	\$214.03
Brigadoon	3	0.5%	1,551	76	\$370,300	\$240.64
Bristol	1	0.2%	2,115	46	\$367,500	\$173.76
Brittany	5	0.8%	2,520	99	\$560,400	\$233.73
Brittany Courts	3	0.5%	1,452	49	\$292,883	\$202.10
Brompton	1	0.2%	1,934	75	\$500,000	\$258.53
Brompton Courts	6	0.9%	1,351	114	\$218,786	\$164.18
Brunswick	2	0.3%	1,762	69	\$368,050	\$210.35
Buckingham	4	0.6%	1,781	85	\$424,700	\$240.40
Buckland	2	0.3%	1,532	48	\$333,100	\$216.47
Burghead	1	0.2%	2,150	37	\$484,900	\$225.53
Caithness	2	0.3%	1,425	88	\$314,950	\$219.28

# 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
Cambridge	2	0.3%	1,903	145	\$427,060	\$224.45
Cannich	1	0.2%	2,561	224	\$625,000	\$244.05
Canterbury	2	0.3%	1,718	35	\$412,200	\$238.60
Cardenden	2	0.3%	3,708	103	\$774,950	\$211.13
Cardigan	4	0.6%	1,605	61	\$382,050	\$239.49
Cargill	3	0.5%	1,933	74	\$400,000	\$212.72
Carlisle	1	0.2%	1,172	38	\$251,000	\$214.16
Carmarthen	3	0.5%	1,863	77	\$400,225	\$213.19
Carnahan	1	0.2%	1,212	79	\$350,000	\$288.78
Carrick	4	0.6%	1,992	92	\$474,088	\$232.77
Charing	3	0.5%	1,870	84	\$369,667	\$200.54
Chatburn	2	0.3%	2,363	80	\$629,500	\$266.22
Chelsea	3	0.5%	1,780	36	\$353,633	\$201.22
Cheshire	1	0.2%	1,507	143	\$265,000	\$175.85
Cheviot	1	0.2%	3,476	37	\$1,035,000	\$297.76
Churchill	4	0.6%	1,865	61	\$425,575	\$217.07
Clackmannan	4	0.6%	1,968	121	\$431,700	\$220.05
Copinsay	2	0.3%	1,290	57	\$324,250	\$254.91
Cornwall	2	0.3%	2,205	135	\$332,500	\$171.89
Country Club Villas	1	0.2%	2,026	20	\$527,000	\$260.12
Cresswell	4	0.6%	2,511	63	\$505,100	\$205.94
Cromarty	1	0.2%	2,594	256	\$725,000	\$279.49
Croydon	3	0.5%	1,883	98	\$429,008	\$227.45
Croyndon	1	0.2%	1,993	92	\$462,500	\$232.06
Cullen Hills	2	0.3%	1,910	42	\$427,500	\$221.55
Cumberland	3	0.5%	2,043	59	\$387,333	\$192.95
Cunningham	3	0.5%	1,936	91	\$308,933	\$163.87
Dickenshire	5	0.8%	1,574	67	\$345,600	\$218.17
Dillow	2	0.3%	1,865	43	\$378,000	\$204.16
Dirleton	3	0.5%	2,063	73	\$594,967	\$283.15
Dogwood Hills	4	0.6%	2,364	45	\$566,975	\$237.24
Dorchester	1	0.2%	2,674	90	\$675,000	\$252.43
Dornoch	3	0.5%	2,293	159	\$471,650	\$208.61
Dorset	5	0.8%	1,574	65	\$368,400	\$217.60
Drake Court	9	1.4%	1,304	76	\$213,711	\$165.46
Dumfries	3	0.5%	1,570	72	\$377,833	\$240.63

# 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
Dunbarton	3	0.5%	2,234	46	\$490,000	\$203.01
Dunedin	7	1.1%	2,260	39	\$556,214	\$239.99
Dunsford	2	0.3%	3,721	75	\$950,000	\$256.25
Dunvegan	4	0.6%	2,149	70	\$419,975	\$198.24
Duxford	2	0.3%	1,825	96	\$347,500	\$190.87
East Riding	2	0.3%	1,718	48	\$394,950	\$229.95
Eastleigh	2	0.3%	2,041	83	\$451,000	\$221.63
Eddleston	1	0.2%	4,032	76	\$775,000	\$192.21
Elvendon	4	0.6%	2,007	74	\$491,063	\$244.46
Embleton	2	0.3%	1,763	60	\$374,000	\$212.13
Essex	2	0.3%	1,561	38	\$300,000	\$210.26
Evanton	2	0.3%	3,078	35	\$865,000	\$272.22
Fenchurch	3	0.5%	2,898	125	\$453,333	\$154.07
Flint	1	0.2%	1,654	46	\$379,900	\$229.69
Gloucester	2	0.3%	1,897	79	\$392,300	\$206.53
Grampian	3	0.5%	1,826	113	\$405,617	\$221.30
Granshire	1	0.2%	1,376	21	\$304,000	\$220.93
Grinstead	1	0.2%	2,060	41	\$474,900	\$230.53
Halladale	2	0.3%	1,868	97	\$429,471	\$230.27
Hampshire	4	0.6%	1,917	54	\$457,175	\$241.23
Hampstead	3	0.5%	1,511	58	\$329,967	\$217.66
Harborough	3	0.5%	2,122	62	\$482,300	\$222.42
Harlow	2	0.3%	2,280	22	\$396,000	\$185.02
Harrington	2	0.3%	2,895	32	\$502,500	\$182.41
Hartlepool	1	0.2%	1,038	41	\$225,000	\$216.76
Headley	3	0.5%	2,035	68	\$357,267	\$186.64
Hebrides	1	0.2%	1,251	155	\$322,000	\$257.39
Hertford	2	0.3%	2,017	67	\$479,379	\$236.77
Hexham	2	0.3%	1,862	104	\$387,000	\$207.88
Highland	4	0.6%	1,983	84	\$439,750	\$224.33
Highland Park Villas	4	0.6%	1,585	67	\$341,250	\$215.46
Highlands Estates	1	0.2%	4,502	178	\$1,637,500	\$363.73
Hillswick	4	0.6%	1,484	84	\$290,000	\$195.29
Hopeman	3	0.5%	2,197	94	\$441,500	\$204.65
Ingleborough	2	0.3%	2,166	87	\$470,000	\$216.82
Islay	4	0.6%	1,820	76	\$423,050	\$231.45

# 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
Islington	4	0.6%	1,573	35	\$329,975	\$211.40
Jura	2	0.3%	1,808	76	\$467,626	\$255.98
Keighley	5	0.8%	2,014	111	\$446,364	\$224.28
Kelaen	3	0.5%	2,205	79	\$503,167	\$212.70
Kendal	3	0.5%	1,900	142	\$434,600	\$229.98
Kensington	1	0.2%	2,495	24	\$565,000	\$226.45
Kent	1	0.2%	1,538	101	\$359,009	\$233.43
Kenwood	2	0.3%	2,439	52	\$460,000	\$187.74
Keswick	2	0.3%	2,070	104	\$382,000	\$188.83
Kildonan	4	0.6%	1,846	34	\$378,500	\$207.43
Kilmuir	4	0.6%	1,834	120	\$342,875	\$188.11
Kincardine	3	0.5%	1,744	90	\$379,648	\$217.70
Kingsdale Courts	2	0.3%	1,492	50	\$206,750	\$149.47
Kingswood	1	0.2%	1,650	95	\$343,150	\$207.97
Kinloch	3	0.5%	2,071	191	\$525,833	\$250.65
Kinross	3	0.5%	2,098	135	\$441,500	\$211.91
Kintyre	1	0.2%	1,097	45	\$283,500	\$258.43
Kirkcudbright	3	0.5%	2,336	101	\$432,967	\$200.59
Kirkoswald	1	0.2%	1,945	231	\$400,000	\$205.66
Kirkpatrick	4	0.6%	2,371	93	\$479,000	\$202.34
Kirkwall	5	0.8%	1,429	58	\$353,535	\$251.18
Lakeview	2	0.3%	2,220	130	\$318,500	\$157.72
Lambeth	3	0.5%	1,925	43	\$461,133	\$245.27
Lancashire	3	0.5%	1,330	90	\$272,833	\$205.90
Lands End	8	1.2%	1,786	54	\$346,700	\$198.02
Latheron	4	0.6%	1,726	63	\$416,713	\$245.83
Laurencekirk	1	0.2%	2,272	71	\$516,000	\$227.11
Leicester	2	0.3%	1,089	49	\$283,150	\$259.69
Lockerbie	1	0.2%	1,924	72	\$405,000	\$210.50
Lockhart	3	0.5%	1,891	61	\$434,100	\$229.52
London	1	0.2%	1,644	136	\$395,000	\$240.27
Longview	2	0.3%	1,685	33	\$422,500	\$247.99
Macon	1	0.2%	1,600	40	\$360,000	\$225.00
Magrath	4	0.6%	1,830	66	\$409,950	\$222.80
Manchester	3	0.5%	1,792	104	\$391,633	\$213.99
Mayfair	1	0.2%	2,118	26	\$426,000	\$201.13

# 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
Melanie	1	0.2%	1,302	33	\$310,000	\$238.10
Melanie Courts	3	0.5%	1,232	53	\$242,983	\$197.17
Merritt	3	0.5%	2,465	40	\$424,967	\$183.24
Metfield	1	0.2%	1,894	98	\$359,900	\$190.02
Metfield Courts	3	0.5%	1,103	64	\$232,333	\$211.01
Monikie	1	0.2%	2,209	42	\$605,000	\$273.88
Monmouth	1	0.2%	2,456	33	\$475,000	\$193.40
Montgomery	2	0.3%	2,608	101	\$587,500	\$224.95
Morganshire	2	0.3%	2,276	31	\$445,000	\$195.76
Morvan	5	0.8%	2,010	70	\$509,550	\$245.40
Nairn	1	0.2%	1,784	93	\$389,900	\$218.55
Nelson	6	0.9%	2,168	82	\$461,333	\$214.76
Newburgh	2	0.3%	1,963	64	\$432,400	\$220.40
Newcastle	1	0.2%	1,703	53	\$392,500	\$230.48
Newquay	1	0.2%	4,863	178	\$1,300,000	\$267.32
Norfolk	8	1.2%	1,481	85	\$280,369	\$193.62
North Riding	7	1.1%	1,980	72	\$441,671	\$216.39
Northampton	3	0.5%	1,920	97	\$437,687	\$228.28
Northumberland	1	0.2%	1,692	53	\$365,000	\$215.72
Norwood	2	0.3%	2,614	103	\$486,000	\$197.02
Norwood Courts	1	0.2%	1,252	183	\$285,000	\$227.64
Nottingham	1	0.2%	1,700	61	\$205,000	\$120.59
Oakford	3	0.5%	2,000	56	\$454,800	\$225.93
Oniell	4	0.6%	2,180	49	\$489,950	\$230.09
Orleton	1	0.2%	1,993	58	\$445,000	\$223.28
Oxford	6	0.9%	1,556	66	\$343,817	\$223.77
Padbury	1	0.2%	1,912	53	\$439,900	\$230.07
Pamona	1	0.2%	1,876	52	\$390,000	\$207.89
Peebles	1	0.2%	1,721	122	\$375,000	\$217.90
Pembroke	2	0.3%	2,633	121	\$597,500	\$238.57
Penrith	1	0.2%	1,965	85	\$380,000	\$193.38
Pentland	4	0.6%	1,592	37	\$362,790	\$229.53
Perth	5	0.8%	2,000	70	\$477,380	\$236.41
Peterborough	2	0.3%	2,160	55	\$301,356	\$147.03
Portsmouth	3	0.5%	2,892	65	\$709,667	\$241.65

# Bella Vista

## Characteristics of Houses Sold

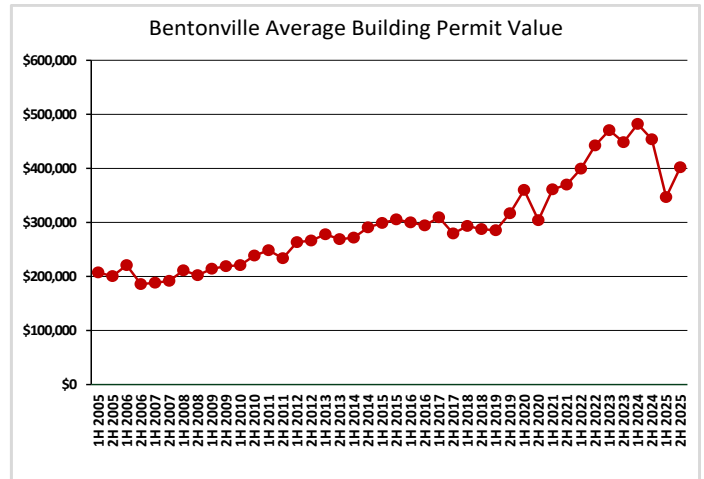
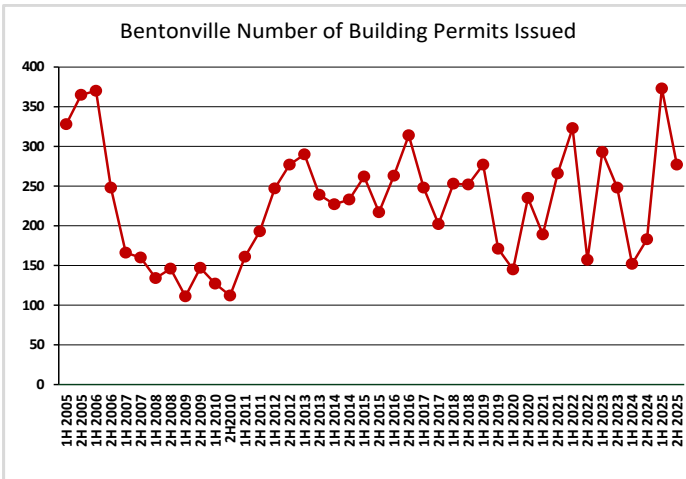
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Primrose	2	0.3%	2,671	31	\$582,500	\$218.10
Quantock Hills	5	0.8%	1,830	65	\$303,740	\$169.54
Queensborough	1	0.2%	2,238	87	\$370,712	\$165.64
Queensferry	2	0.3%	1,329	41	\$322,450	\$245.01
Radcliffe	3	0.5%	1,474	145	\$331,833	\$230.31
Radnor	8	1.2%	1,531	49	\$287,625	\$188.96
Raleigh Hills	1	0.2%	1,862	54	\$345,500	\$185.55
Rannoch	2	0.3%	2,440	102	\$578,700	\$238.92
Redwick	6	0.9%	2,092	53	\$392,333	\$193.31
Reighton	4	0.6%	1,932	45	\$456,100	\$237.67
Renfrew	2	0.3%	1,914	105	\$432,500	\$225.99
Retford	2	0.3%	2,107	40	\$571,250	\$270.02
Roberts	2	0.3%	1,845	14	\$424,950	\$231.48
Rosenheath	4	0.6%	1,766	162	\$368,250	\$207.43
Rothbury	2	0.3%	1,748	99	\$377,950	\$216.73
Rountree	2	0.3%	2,198	67	\$452,500	\$206.63
Rugby	3	0.5%	1,366	46	\$271,667	\$197.81
Ruthwell	3	0.5%	1,682	47	\$356,500	\$221.92
Rutland	2	0.3%	3,045	127	\$684,500	\$220.41
Sandwick	2	0.3%	1,384	56	\$285,500	\$206.26
Scalloway	2	0.3%	2,439	116	\$437,500	\$180.20
Sculthorpe	1	0.2%	2,350	57	\$450,000	\$191.49
Shakespeare Courts	5	0.8%	1,474	56	\$240,330	\$162.43
Sherlock	3	0.5%	1,751	32	\$367,849	\$209.20
Sherwood	4	0.6%	1,987	101	\$318,650	\$162.18
Shetland	3	0.5%	1,791	94	\$391,633	\$218.07
Shropshire	3	0.5%	1,827	58	\$455,833	\$249.33
Sidlaw Hills	2	0.3%	1,461	71	\$314,750	\$227.16
Somerset	4	0.6%	1,627	55	\$248,475	\$162.79
Spanker Creek Estates	1	0.2%	2,598	41	\$400,000	\$153.96
St. Andrews	2	0.3%	1,749	105	\$394,925	\$224.89
Stafford	1	0.2%	1,930	92	\$404,000	\$209.33
Stirling	5	0.8%	2,073	50	\$415,760	\$213.89
Stockton	2	0.3%	1,668	68	\$412,450	\$251.10
Stonehaven	1	0.2%	3,731	28	\$1,400,000	\$375.23
Stoneykirk	1	0.2%	1,933	113	\$417,000	\$215.73

# Bella Vista

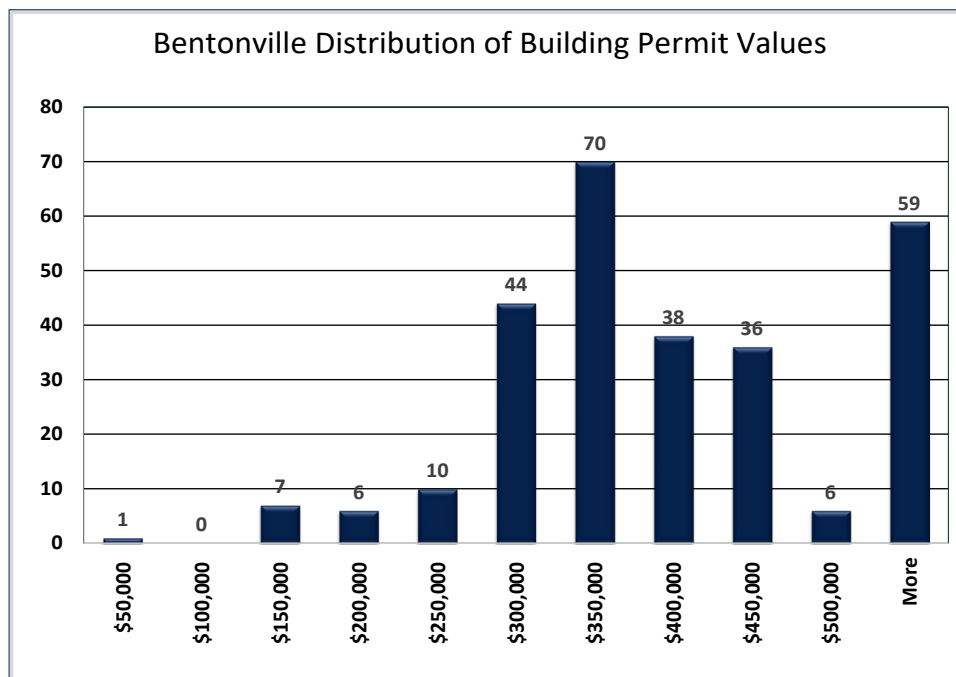
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Suffolk	4	0.6%	1,364	83	\$223,750	\$166.24
Sullivan	1	0.2%	2,330	42	\$427,000	\$183.26
Sunderland	3	0.5%	1,694	42	\$335,333	\$203.91
Surrey	1	0.2%	1,812	119	\$430,000	\$237.31
Sussex	5	0.8%	1,878	89	\$422,970	\$234.12
Tanyard Creek Courts	2	0.3%	2,588	35	\$493,500	\$196.75
Taransay	3	0.5%	1,519	76	\$349,800	\$234.41
Thompson Estates	1	0.2%	4,204	245	\$791,999	\$188.39
Tilton	1	0.2%	1,738	119	\$396,500	\$228.14
Topcliffe	1	0.2%	1,806	186	\$405,000	\$224.25
Trafalgar	1	0.2%	1,468	48	\$448,000	\$305.18
Wandsworth	3	0.5%	2,222	57	\$547,500	\$240.64
Waterbury	3	0.5%	1,583	68	\$385,000	\$240.93
Wellington	4	0.6%	1,974	78	\$384,888	\$200.24
Wembly	2	0.3%	2,253	70	\$553,500	\$238.32
Wendron	3	0.5%	1,446	85	\$275,800	\$179.01
Wentworth	1	0.2%	2,139	90	\$430,000	\$201.03
Westminster	2	0.3%	1,416	41	\$288,500	\$204.92
Westmorland	6	0.9%	1,904	143	\$437,081	\$231.73
Whithorn	2	0.3%	2,342	119	\$497,450	\$211.51
Wight	7	1.1%	1,756	113	\$362,414	\$205.79
Wigtown	2	0.3%	1,653	54	\$346,000	\$208.71
Wiltshire	3	0.5%	2,030	102	\$423,300	\$206.68
Wimbledon	1	0.2%	1,676	65	\$325,000	\$193.91
Witherby	2	0.3%	1,368	22	\$252,500	\$181.92
Worcester	7	1.1%	1,304	68	\$221,314	\$170.08
York	6	0.9%	2,004	95	\$456,967	\$224.20
Zennor	1	0.2%	1,847	41	\$385,000	\$208.45
<b>Houses Sold</b>	<b>649</b>	<b>100.0%</b>	<b>1,906</b>	<b>77</b>	<b>\$409,544</b>	<b>\$214.48</b>

# Bentonville Building Permits



Bentonville Building Permits	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	183	373	277	51.4%	-25.7%
Average Value of Residential Building Permits	\$453,589	\$346,801	\$402,021	-11.4%	15.9%



# Bentonville

## Active Subdivisions

There were 2,897 total lots in 36 active subdivisions in Bentonville in the second half of 2025. 75.0 percent of the lots were occupied, 4.3 percent were complete but unoccupied, 5.2 percent were under construction, 1.0 percent were starts, and 14.6 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the second half of 2025 were Brier Hill, Phase I with 44. Walnut Grove, Phase II followed with 17,

Osage Hills, Phase III had the most houses becoming occupied in Bentonville with 37 houses. An additional 31 houses in Hope Hill became occupied in the second half of 2025.

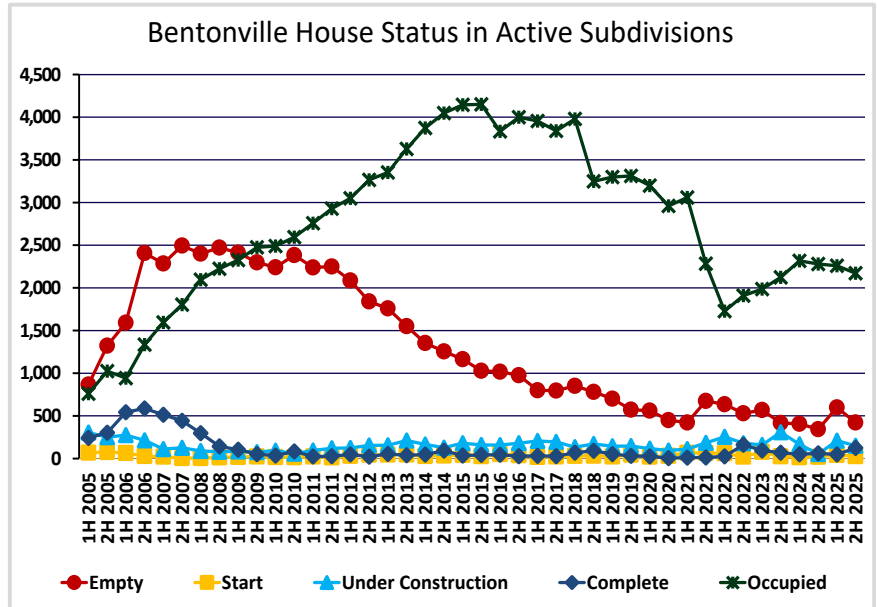
New construction or progress in existing construction has occurred in the last year in 5 of the 36 active subdivisions in Bentonville.

169 new houses in Bentonville became occupied in the second half of 2025. The annual absorption rate implies that there are 33.2 months of remaining inventory in active subdivisions, down from 33.8 percent in the first half of 2025.

In 5 active subdivisions in Bentonville, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 55.6 percent in the second half of 2025.

Additionally, 1,595 new lots in 23 subdivisions received either preliminary or final approval by second half of 2025.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Applejack II Townhomes	1H 2025	42		42
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 2024	144		144
Opal Park, Phase I	1H 2025		103	103
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 2025	5		5
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
Vivian Farms, Phase I	2H 2023	60		60
Walnut Grove Phase III	1H 2025	77		77
Woodlands Crossing, Phase II	2H 2024		45	45
<b>New and Preliminary</b>		<b>1,447</b>	<b>148</b>	<b>1,595</b>

# Bentonville

## Active Subdivisions

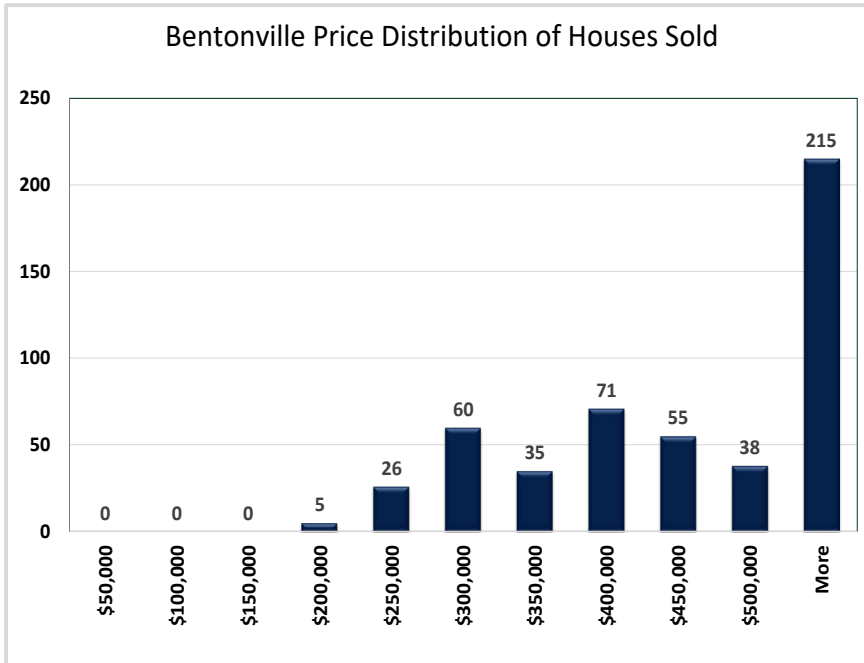
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	0	0	1	0	29	30	1	12.0
Aurora, Phase I	16	0	13	4	189	222	6	23.3
Aurora, Phase II	6	2	0	1	19	28	2	27.0
Aurora, Phase III	46	1	9	0	21	77	8	37.3
Autumn Hills	18	0	3	0	28	49	0	252.0
Bluff, The	7	1	0	0	11	19	0	--
Briarwood	1	1	0	0	27	29	0	--
Brier Hill, Phase I	24	0	44	8	0	76	0	--
Clarendon Heights	0	0	0	0	72	72	1	0.0
Creekstone, Phase II	3	0	0	0	29	32	0	--
Creekstone, Phase III	17	0	0	0	8	25	0	--
Eau Claire	5	0	0	0	23	28	1	60.0
Edgar Estates	0	0	0	0	94	94	1	0.0
Grammercy Park, Phase I	35	2	0	3	76	116	1	240.0
Glen Arbor	4	0	1	4	108	117	4	27.0
Hope Hill	57	0	14	44	31	146	31	44.5
McKissic Springs	6	0	6	5	13	30	12	15.7
Mountainbrook	5	0	0	0	156	161	6	10.0
Nelagoney Glen	2	1	3	0	0	6	0	--
North Fork	6	0	0	0	85	91	0	--
Osage Hills, Phase I	1	0	0	0	144	145	4	1.5
Osage Hills, Phase III	68	2	13	21	41	145	37	30.4
Poigai Estates, Phase II	0	0	0	0	74	74	2	0.0
Poigai Estates, Phase III	5	10	14	6	2	37	2	210.0
Poigai Estates, Phase IV	4	1	6	4	1	16	1	180.0
Providence Village, Phase III	5	0	0	0	66	71	0	60.0
Stone Meadow	4	1	0	0	243	248	0	--
Stone Ridge Estates	17	0	0	0	56	73	0	--
Trail Ridge	6	0	2	0	6	14	0	--
Walnut Grove, Phase I	0	0	1	5	75	81	16	1.7
Walnut Grove, Phase II	19	4	17	18	18	76	18	38.7
White Oak Trails, Phase II	2	0	0	0	51	53	0	--
Will Moore, Phase III	20	0	0	1	7	28	7	36.0
Willowbrook Farms, Phase II	4	0	0	0	235	239	0	--
Windemere Woods, Phase I	8	2	0	0	67	77	0	--
Woodlands Crossing, Phase I	1	0	4	0	67	72	8	4.0
<b>Bentonville Active Subdivisions</b>	<b>422</b>	<b>28</b>	<b>151</b>	<b>124</b>	<b>2,172</b>	<b>2,897</b>	<b>169</b>	<b>33.2</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Bentonville

## Price Distribution of Houses Sold



505 houses were sold in Bentonville in the second half of 2025.

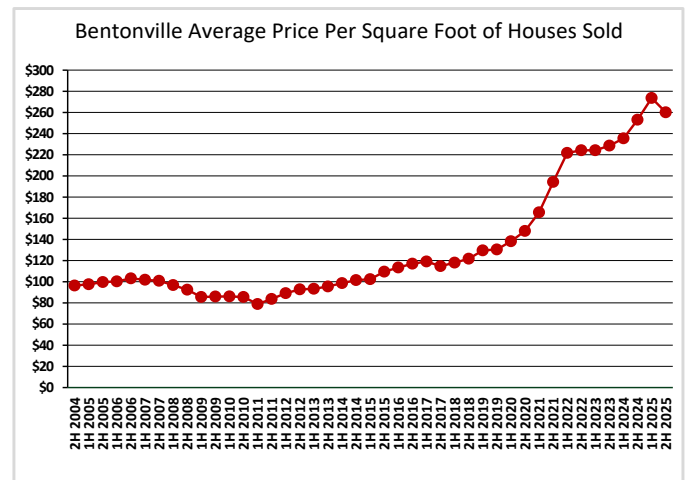
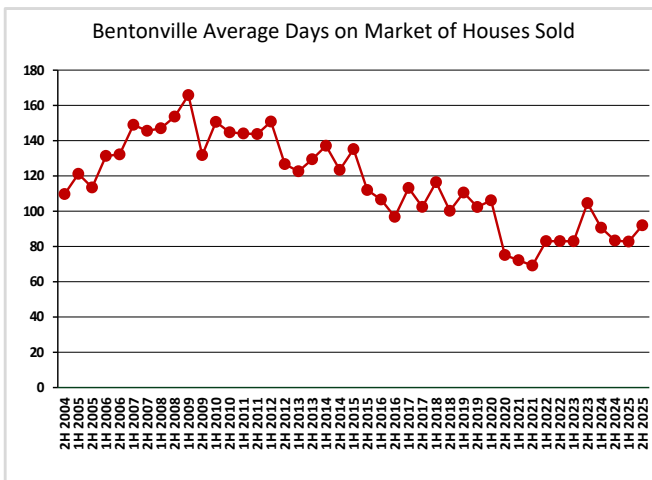
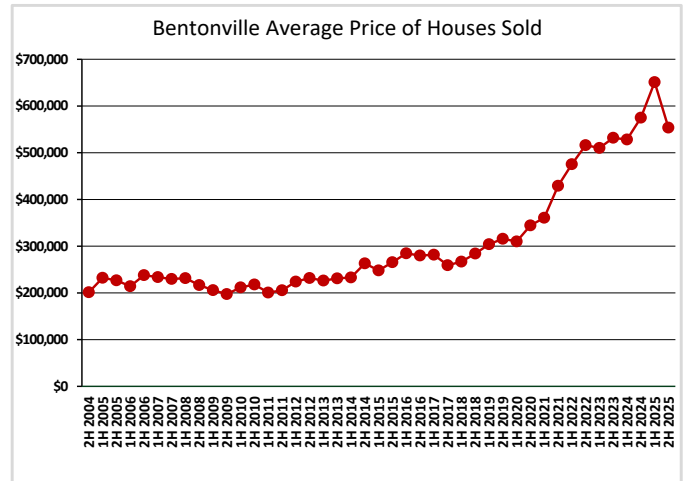
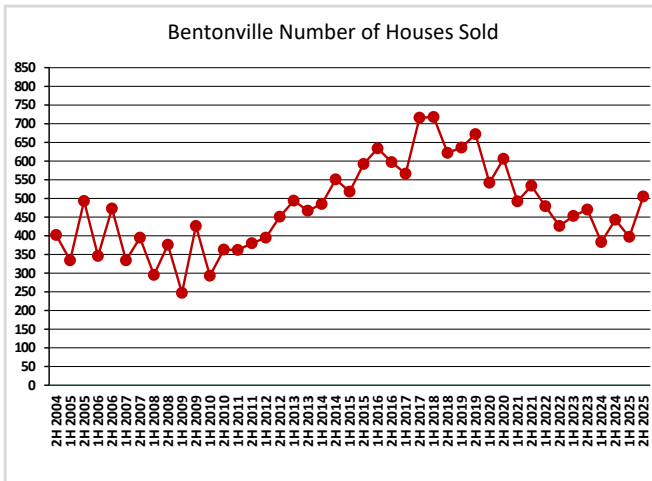
The average price of a house was \$553,597 at \$260.06 per square foot.

The median cost of a house was \$454,950.

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	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	5	1.0%	869	120	99.6%
\$200,001 - \$250,000	26	5.1%	1,157	106	98.4%
\$250,001 - \$300,000	60	11.9%	1,445	99	98.9%
\$300,001 - \$350,000	35	6.9%	1,588	78	98.1%
\$350,001 - \$400,000	71	14.1%	1,805	91	98.6%
\$400,001 - \$450,000	55	10.9%	1,910	87	98.9%
\$450,001 - \$500,000	38	7.5%	1,886	82	98.7%
\$500,001+	215	42.6%	2,746	93	97.9%
<b>Bentonville Houses Sold</b>	<b>505</b>	<b>100%</b>	<b>2,123</b>	<b>92</b>	<b>98.4%</b>

# Bentonville

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	443	397	505	14.0%	27.2%
Average Price of Houses Sold	\$574,854	\$651,112	\$553,597	-3.7%	-15.0%
Average Days on Market	83	83	92	10.3%	11.1%
Average Price per Square Foot	\$253.11	\$273.63	\$260.06	2.7%	-5.0%
Percentage of County Sales	17.1%	18.1%	19.3%	12.3%	6.6%
Number of New Houses Sold	141	103	188	33.3%	82.5%
Average Price of New Houses Sold	\$573,576	\$653,491	\$494,678	-13.8%	-24.3%
Average Days on Market of New Houses Sold	123	116	101	-17.8%	-12.2%
Number of Houses Listed	162	283	333	105.6%	17.7%
Average List Price of Houses Listed	885,727	748,331	768,040	-13.3%	2.6%

# 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
Allencroft	1	0.2%	1,901	35	\$525,000	\$276.17
Amended Happy Home	1	0.2%	1,266	0	\$475,000	\$375.20
Apple Ridge	2	0.4%	1,442	26	\$312,500	\$212.47
Arbor Lane	2	0.4%	1,504	76	\$342,500	\$227.73
Armstrong	1	0.2%	1,025	59	\$667,500	\$651.22
Aurora	17	3.4%	3,022	114	\$871,093	\$287.28
Autumn Hills	1	0.2%	3,730	104	\$900,000	\$241.29
Avignon	1	0.2%	4,413	64	\$1,245,000	\$282.12
Balmoral Estates	1	0.2%	3,934	72	\$798,000	\$202.85
Banks	1	0.2%	1,280	55	\$375,000	\$292.97
Bentonville Original	1	0.2%	2,012	874	\$1,177,000	\$584.99
Bland Valley Estates	1	0.2%	1,622	77	\$386,000	\$237.98
Blueberry Heights	2	0.4%	1,849	51	\$430,650	\$233.33
Braithwaite Park	3	0.6%	2,857	291	\$931,167	\$324.95
Briar Chase	1	0.2%	1,694	104	\$343,000	\$202.48
Brighton Cottages	1	0.2%	1,926	56	\$482,001	\$250.26
Brighton Heights	1	0.2%	2,810	46	\$530,000	\$188.61
Brookhollow Park	2	0.4%	1,102	76	\$445,000	\$407.20
Carriage Square	1	0.2%	1,495	71	\$290,000	\$193.98
Central Park	2	0.4%	3,154	32	\$772,600	\$244.00
Chapel Hill	5	1.0%	3,116	57	\$856,000	\$274.69
Chardonnay	1	0.2%	3,457	160	\$590,000	\$170.67
Clarendon Heights	2	0.4%	3,096	82	\$740,000	\$240.25
Clarks	5	1.0%	2,498	71	\$1,527,300	\$628.89
Coffelt Add	1	0.2%	4,138	34	\$2,100,000	\$507.49
College Place	8	1.6%	2,848	56	\$635,188	\$225.61
Colony West	2	0.4%	3,108	103	\$632,500	\$219.42
Cornerstone Ridge	6	1.2%	1,980	79	\$441,967	\$224.56
Cottons	1	0.2%	1,696	45	\$1,050,000	\$619.10
Cross Creek	2	0.4%	1,845	38	\$417,000	\$225.60
Debbies	1	0.2%	1,080	98	\$410,000	\$379.63
Demings	6	1.2%	2,469	113	\$1,277,271	\$535.80
Dickson	3	0.6%	1,327	60	\$588,333	\$455.37
District, The	1	0.2%	1,900	60	\$849,000	\$446.84
Dogwood Place	2	0.4%	1,217	38	\$309,950	\$254.81
Dunn & Davis	1	0.2%	1,702	152	\$740,000	\$434.78

# 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
Eagle Creek	2	0.4%	1,866	97	\$361,750	\$193.54
Eagle Crest Estates	1	0.2%	1,507	71	\$285,000	\$189.12
Edens Brooke	3	0.6%	2,326	71	\$541,000	\$232.78
Edgar Estates	1	0.2%	2,776	133	\$730,000	\$262.97
El Contento Acres	2	0.4%	2,861	86	\$1,037,500	\$360.74
Elliott Corner	2	0.4%	1,687	17	\$950,000	\$563.13
Faircloe	1	0.2%	3,326	184	\$1,532,500	\$460.76
Fairfield	1	0.2%	1,176	154	\$425,000	\$361.39
Fairview Heights	1	0.2%	1,044	67	\$394,000	\$377.39
Foxglove	1	0.2%	2,590	80	\$630,000	\$243.24
Gilmores	2	0.4%	1,575	117	\$695,000	\$445.27
Glen Arbor	4	0.8%	2,020	135	\$420,533	\$209.21
Glenbrook	2	0.4%	4,353	95	\$1,137,500	\$270.38
Grace	4	0.8%	1,608	68	\$357,250	\$223.60
Grammercy Park	4	0.8%	3,144	97	\$779,725	\$249.45
Greenridge	2	0.4%	1,473	53	\$458,500	\$312.72
Halifax	1	0.2%	2,970	43	\$850,000	\$286.20
Hannahs Meadow	1	0.2%	1,239	30	\$327,500	\$264.33
Hanover	3	0.6%	4,645	152	\$1,090,667	\$234.08
Harbin Pointe	2	0.4%	1,359	79	\$299,950	\$220.68
Hardcastle Estates	1	0.2%	3,589	82	\$1,680,000	\$468.10
Harmon Grove At Central Park	1	0.2%	2,795	31	\$705,000	\$252.24
Harris	1	0.2%	1,748	69	\$635,000	\$363.27
Hawthorne Heights	14	2.8%	1,706	86	\$477,536	\$281.42
Hazel Park	3	0.6%	1,261	86	\$551,750	\$440.21
Hendrix	1	0.2%	1,540	215	\$360,000	\$233.77
Hidden Springs	3	0.6%	4,466	92	\$1,086,667	\$239.84
High Meadows	3	0.6%	1,341	120	\$271,667	\$202.75
Highland Park	1	0.2%	2,520	15	\$615,000	\$244.05
Highpointe	4	0.8%	1,336	57	\$311,600	\$233.96
Hillcrest	1	0.2%	1,494	132	\$430,000	\$287.82
Hollie	1	0.2%	2,322	15	\$1,390,000	\$598.62
Hope Hill	63	12.5%	1,394	110	\$247,358	\$180.67
Huffman	1	0.2%	4,074	138	\$2,357,000	\$578.55

# Bentonville

## Characteristics of Houses Sold

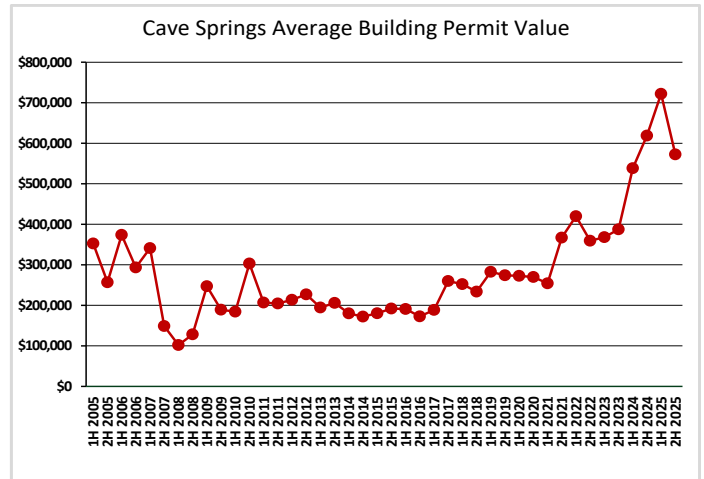
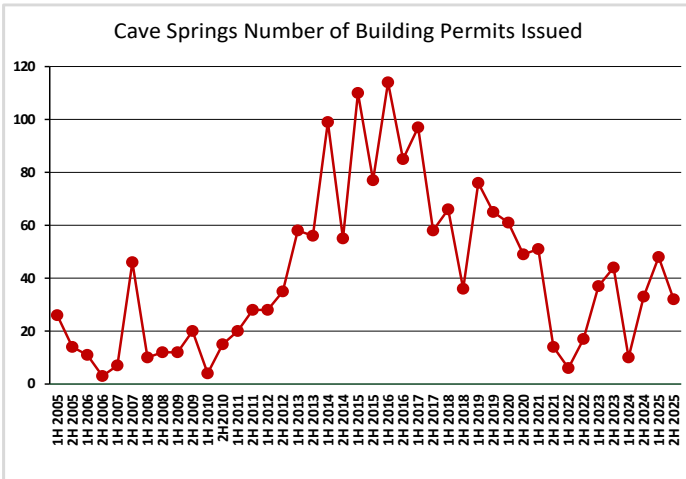
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Jerry Heights	1	0.2%	1,763	34	\$336,400	\$190.81
Kensington	3	0.6%	3,734	84	\$800,000	\$214.32
Kerelaw Castle	2	0.4%	2,709	84	\$340,500	\$125.39
Keystone	1	0.2%	1,592	32	\$365,000	\$229.27
Kingsbury	1	0.2%	4,165	56	\$1,300,000	\$312.12
Kristyl Heights	7	1.4%	1,176	48	\$284,700	\$243.81
Lake Bentonville	1	0.2%	1,472	68	\$420,000	\$285.33
Laurynwood Estates	2	0.4%	1,878	52	\$405,000	\$215.70
Lefors	1	0.2%	1,772	175	\$875,000	\$493.79
Lexington	2	0.4%	3,261	56	\$847,000	\$262.72
Lochmoor Club	5	1.0%	3,384	85	\$814,000	\$241.07
Lonesome Pond	1	0.2%	1,797	61	\$325,000	\$180.86
Lyndal Heights	1	0.2%	3,151	294	\$542,000	\$172.01
Magnolia Estates	1	0.2%	1,274	125	\$300,000	\$235.48
Maidstone	1	0.2%	2,544	82	\$575,000	\$226.02
McClain Ridge At Woods Creek	1	0.2%	2,107	96	\$531,000	\$252.02
McKissic Springs	14	2.8%	2,454	87	\$502,532	\$205.79
Meadowlands	1	0.2%	1,570	95	\$350,000	\$222.93
Norman Park	1	0.2%	2,528	173	\$1,175,000	\$464.79
North Fork	3	0.6%	2,257	97	\$425,000	\$189.60
Northaven Hills	2	0.4%	2,067	29	\$553,750	\$266.72
Oak Meadows	1	0.2%	2,685	17	\$586,500	\$218.44
Oak One	5	1.0%	1,754	120	\$924,387	\$526.76
Oakbrooke	1	0.2%	2,790	36	\$660,000	\$236.56
Oaklawn Hills	1	0.2%	3,347	33	\$888,900	\$265.58
Orchard	7	1.4%	2,312	204	\$1,170,643	\$531.63
Orchards, The	7	1.4%	2,120	72	\$502,143	\$239.34
Osage Hills	45	8.9%	1,889	96	\$392,580	\$208.17
Oxford Ridge	6	1.2%	2,852	51	\$628,250	\$221.00
Oz Village	1	0.2%	2,131	82	\$985,000	\$462.22
Park	1	0.2%	1,824	44	\$664,900	\$364.53
Parkcrest	1	0.2%	1,048	61	\$320,000	\$305.34
Parkview Village	1	0.2%	977	46	\$284,000	\$290.69
Pleasant View Estates	1	0.2%	1,756	53	\$407,000	\$231.78
Preston Park	1	0.2%	2,373	69	\$600,000	\$252.84
Providence Village	8	1.6%	2,139	103	\$353,625	\$172.41

# Bentonville

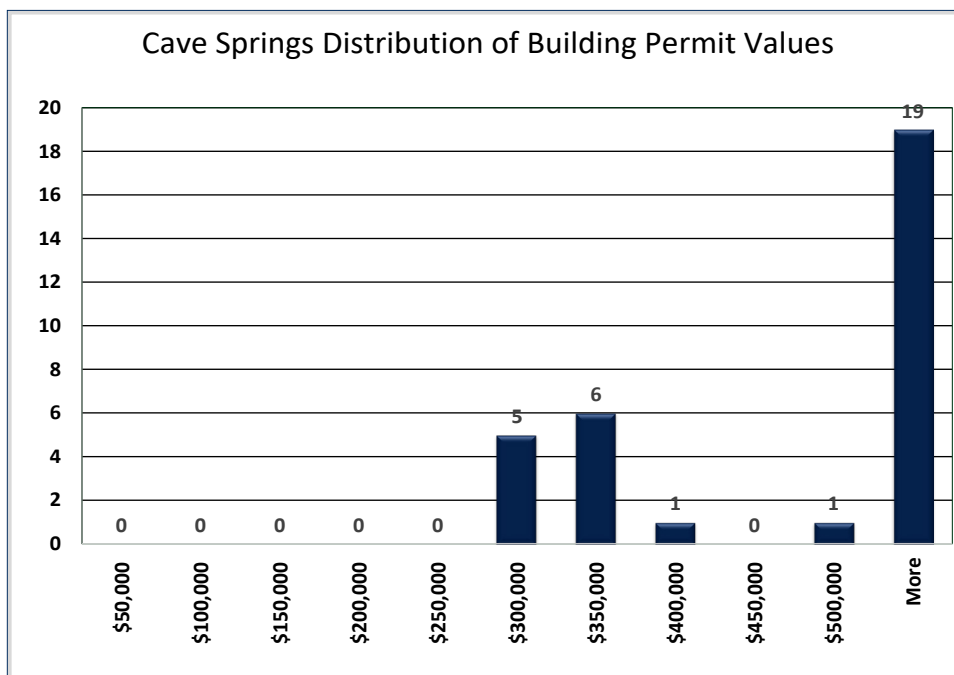
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Railroad	4	0.8%	1,700	48	\$917,181	\$610.33
Renaissance	1	0.2%	4,068	101	\$1,450,000	\$356.44
Riverwalk Farms	8	1.6%	2,102	63	\$433,288	\$206.95
Rolling Acres	10	2.0%	2,716	90	\$560,365	\$206.49
Rolling Hills	1	0.2%	2,400	43	\$700,000	\$291.67
Royal Heights	1	0.2%	863	154	\$240,000	\$278.10
Saddlebrook	2	0.4%	1,986	34	\$505,500	\$254.56
Sherrill Heights	2	0.4%	2,612	93	\$540,000	\$225.17
Silver Leaf	1	0.2%	2,172	163	\$1,281,000	\$589.78
Simsberry Place	2	0.4%	2,950	131	\$674,200	\$228.89
Snyder Meadows	1	0.2%	2,485	54	\$539,000	\$216.90
Southern Meadows	3	0.6%	1,738	33	\$373,000	\$218.12
Stone Meadow	5	1.0%	1,563	57	\$324,900	\$207.84
Stoneburrow	9	1.8%	1,671	98	\$315,333	\$190.48
Stonehenge	4	0.8%	3,235	47	\$831,000	\$259.05
Sturbridge	2	0.4%	3,069	54	\$617,500	\$200.71
Summerlin	7	1.4%	1,320	85	\$287,414	\$219.28
Sycamore Heights	1	0.2%	1,638	34	\$399,000	\$243.59
Thompsons	1	0.2%	1,728	87	\$492,000	\$284.72
Thornbrook Village	1	0.2%	2,145	46	\$440,000	\$205.13
Tunbridge Wells	2	0.4%	1,966	97	\$431,000	\$218.10
Twin City Heights	1	0.2%	1,200	57	\$270,000	\$225.00
Vintage Estates	1	0.2%	1,852	44	\$485,000	\$261.88
W A Burks	3	0.6%	2,106	185	\$942,333	\$449.28
Walnut Grove	22	4.4%	1,944	75	\$422,669	\$217.80
Walnut Valley	1	0.2%	1,535	42	\$360,000	\$234.53
West Edge Gilmores	1	0.2%	2,364	1	\$899,000	\$380.29
White Oak Trails	5	1.0%	2,795	53	\$646,500	\$231.48
Wildwood	7	1.4%	2,468	72	\$536,214	\$218.13
Will Moore	3	0.6%	2,022	41	\$454,983	\$225.02
Willowbend	1	0.2%	2,114	35	\$519,900	\$245.93
Willowbrook Farms	4	0.8%	2,510	79	\$533,250	\$212.56
Windemere Woods	1	0.2%	3,646	41	\$830,000	\$227.65
Woodlands Crossing	6	1.2%	2,403	61	\$602,300	\$250.32
Woods Creek	2	0.4%	2,887	106	\$697,500	\$238.69
Youngs	3	0.6%	1,471	338	\$596,667	\$403.05
Other	2	0.4%	2,141	249	\$956,250	\$400.46
<b>Bentonville Sold</b>	<b>505</b>	<b>100.0%</b>	<b>2,123</b>	<b>92</b>	<b>\$553,597</b>	<b>\$260.06</b>

# Cave Springs Building Permits



Cave Springs	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	33	48	32	-3.0%	-33.3%
Average Value of Residential Building Permits	\$618,751	\$721,938	\$572,461	-7.5%	-20.7%



# Cave Springs Active Subdivisions

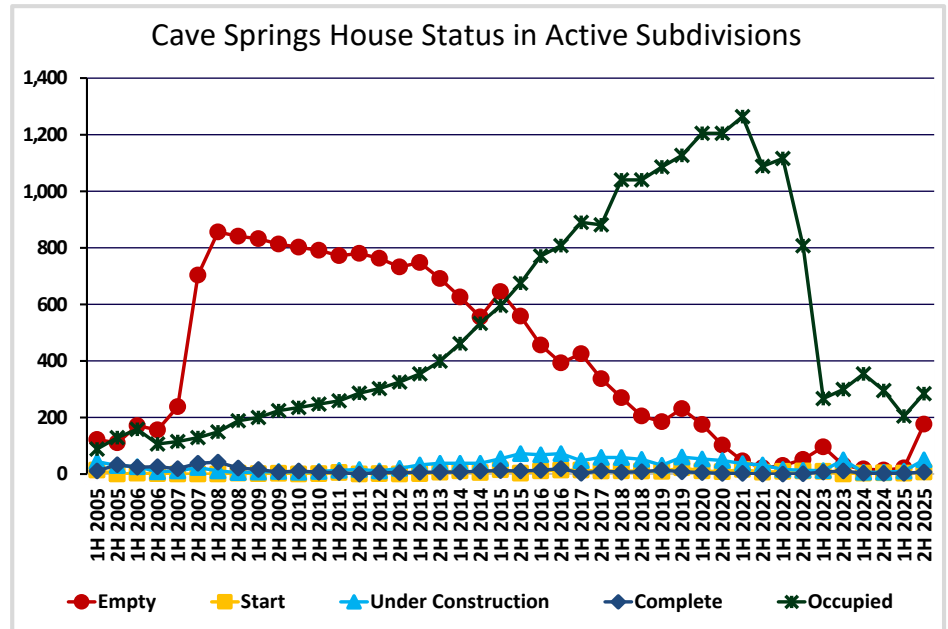
There were 524 total lots in 10 active subdivisions in Cave Springs in the second half of 2025. 54.2 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 9.5 were under construction, 1.3 percent were starts, and 33.6 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the second half of 2025 were Hillcrest, Phase I-Cave Springs with 20. Evening Star, Phase II followed with 10,

Evening Star, Phase II had the most houses becoming occupied in Cave Springs with 24 houses. An additional 9 houses in Evening Star, Phase I became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 3 of the 10 active subdivisions in Cave Springs.

40 new houses in Cave Springs became occupied in the second half of 2025. The annual absorption rate implies that there are 65.5 months of remaining inventory in active subdivisions, up from 44.4 percent in the first half of 2025.



In 5 active subdivisions in Cave Springs, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 70.2 percent in the second half of 2025.

Additionally, 349 new lots in 4 subdivisions received either preliminary or final approval by second half of 2025.

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

# Cave Springs Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Chattin Valle	2	0	0	0	26	28	0	--
Duffer's Ridge	1	0	0	0	7	8	0	--
Evening Star, Phase I	12	2	8	2	45	69	9	10.7
Evening Star, Phase II	43	0	10	1	27	81	24	24.0
Fairway Valley, Phase III	2	0	2	1	19	24	3	10.0
Hillcrest, Phase I-Cave Springs	104	5	20	1	2	132	2	780.0
La Bonne Vie	1	0	0	0	5	6	0	--
Nevaeh Estates	2	0	1	0	37	40	1	36.0
Sand Springs, Phase I	2	0	0	1	115	118	0	36.0
Soaring at Scissortail	7	0	9	1	1	18	1	204.0
Soaring at Scissortail	8	3	7	0	0	18	0	--
<b>Cave Springs Active Subdivisions</b>	<b>176</b>	<b>7</b>	<b>50</b>	<b>7</b>	<b>284</b>	<b>524</b>	<b>40</b>	<b>65.5</b>

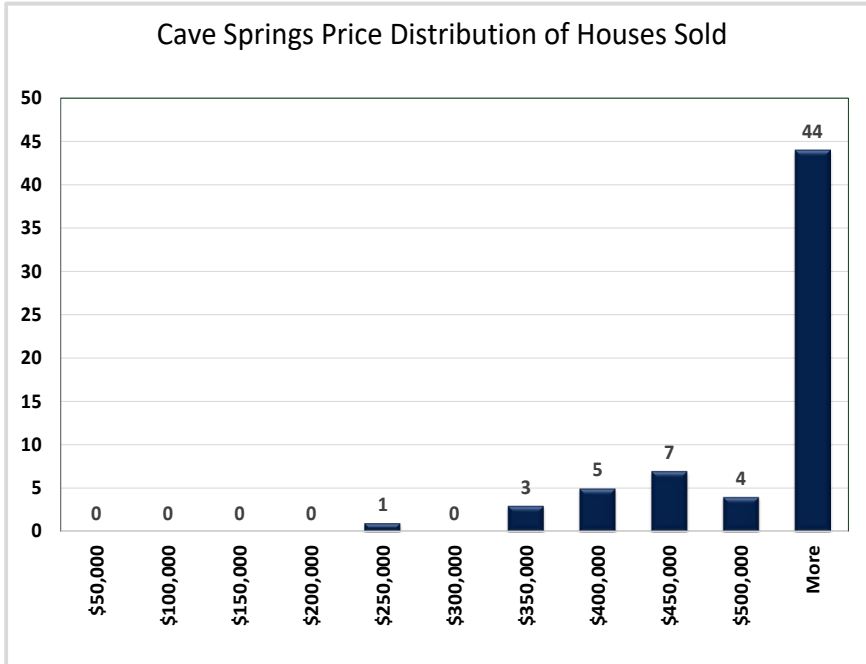
1 No absorption has occurred in this subdivision in the last year.

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



64 houses were sold in Cave Springs in the second half of 2025.

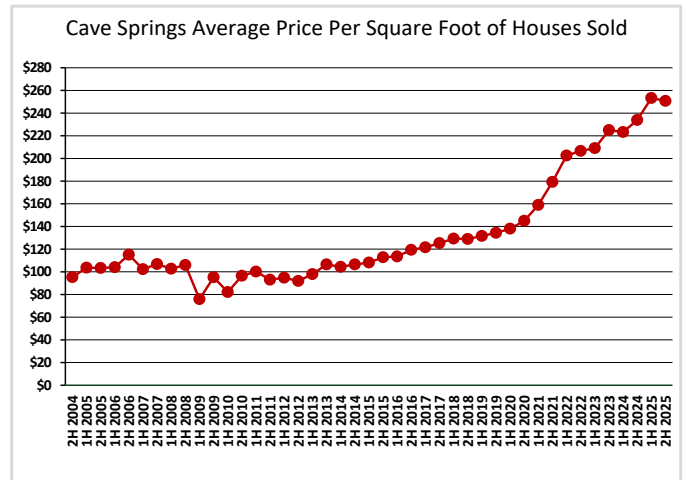
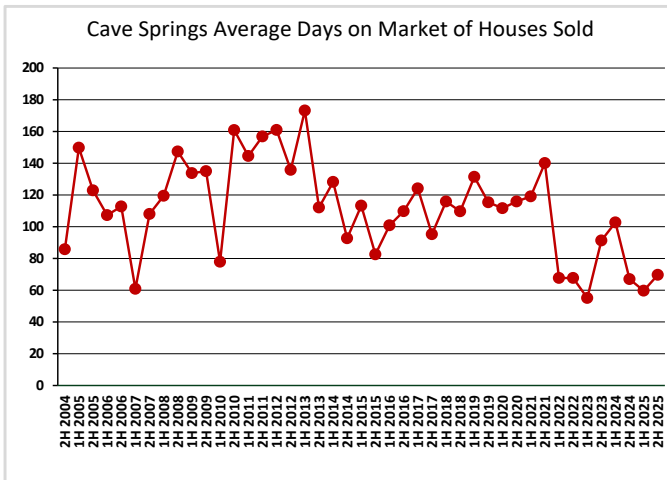
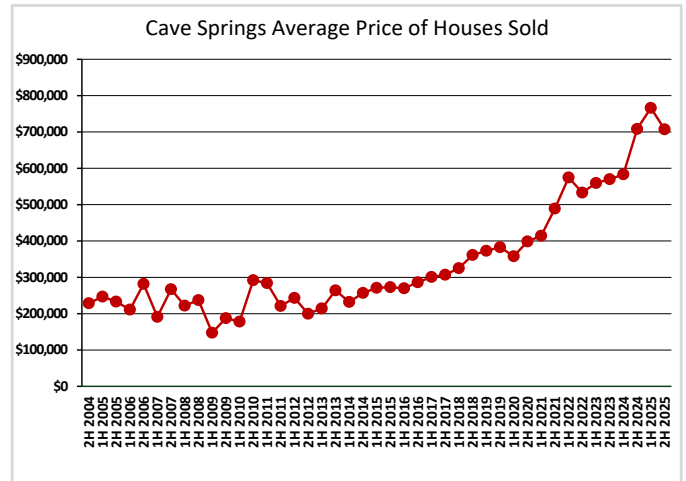
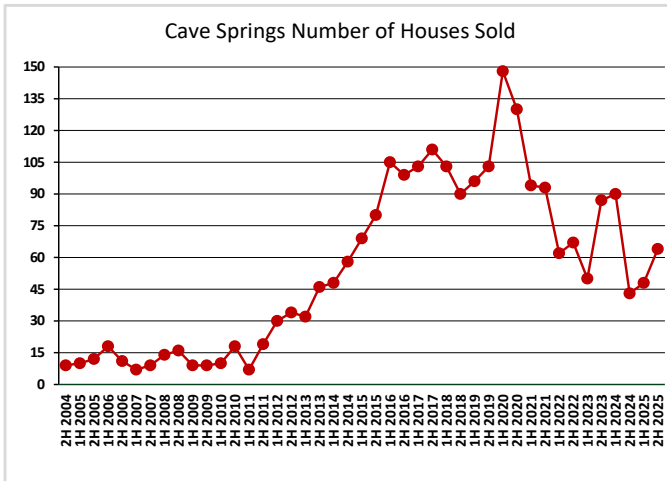
The average price of a house was \$707,162 at \$250.76 per square foot.

The median cost of a house was \$571,250.

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	1.6%	768	106	91.9%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	3	4.7%	1,545	60	99.7%
\$350,001 - \$400,000	5	7.8%	1,820	84	98.4%
\$400,001 - \$450,000	7	10.9%	1,964	60	98.6%
\$450,001 - \$500,000	4	6.3%	2,179	53	98.5%
\$500,001+	44	68.8%	3,108	71	98.2%
<b>Cave Springs Houses Sold</b>	<b>64</b>	<b>100.0%</b>	<b>2,714</b>	<b>70</b>	<b>98.2%</b>

# Cave Springs

## Characteristics of Houses Sold



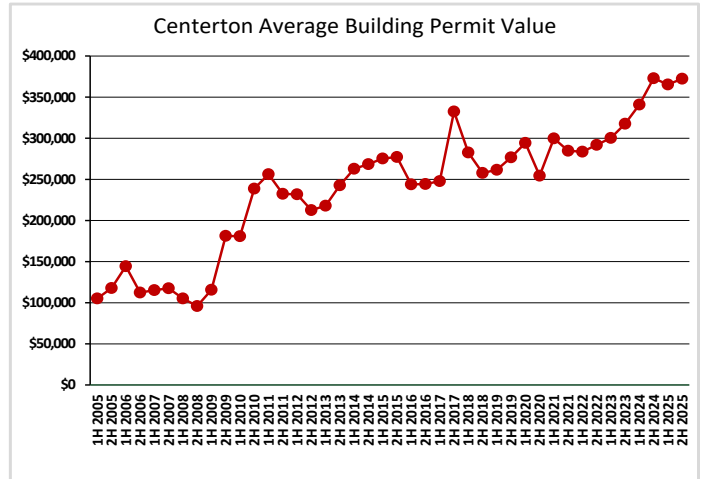
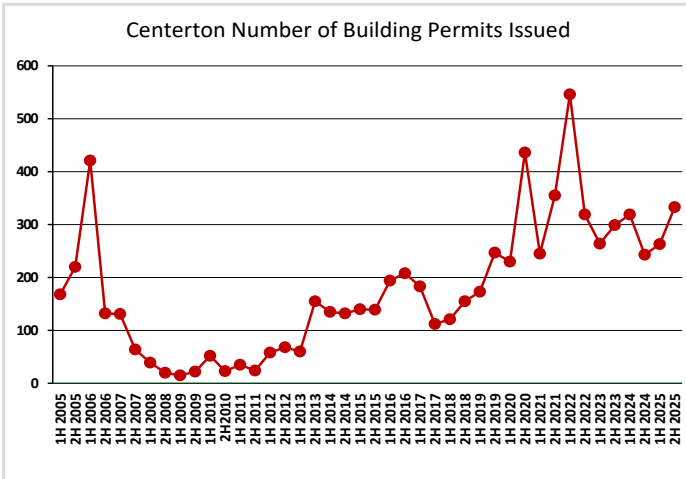
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	43	48	64	48.8%	33.3%
Average Price of Houses Sold	\$708,101	\$766,219	\$707,162	-0.1%	-7.7%
Average Days on Market	67	60	70	4.0%	16.7%
Average Price per Square Foot	\$233.94	\$253.33	\$250.76	7.2%	-1.0%
Percentage of County Sales	2.1%	2.6%	3.1%	52.0%	21.2%
Number of New Houses Sold	4	6	3	-25.0%	-50.0%
Average Price of New Houses Sold	\$530,090	\$570,864	\$577,200	8.9%	1.1%
Average Days on Market of New Houses Sold	95	115	106	11.9%	-7.3%
Number of Houses Listed	9	36	30	233.3%	-16.7%
Average List Price of Houses Listed	\$1,410,554	\$765,975	\$851,620	-39.6%	11.2%

# Cave Springs

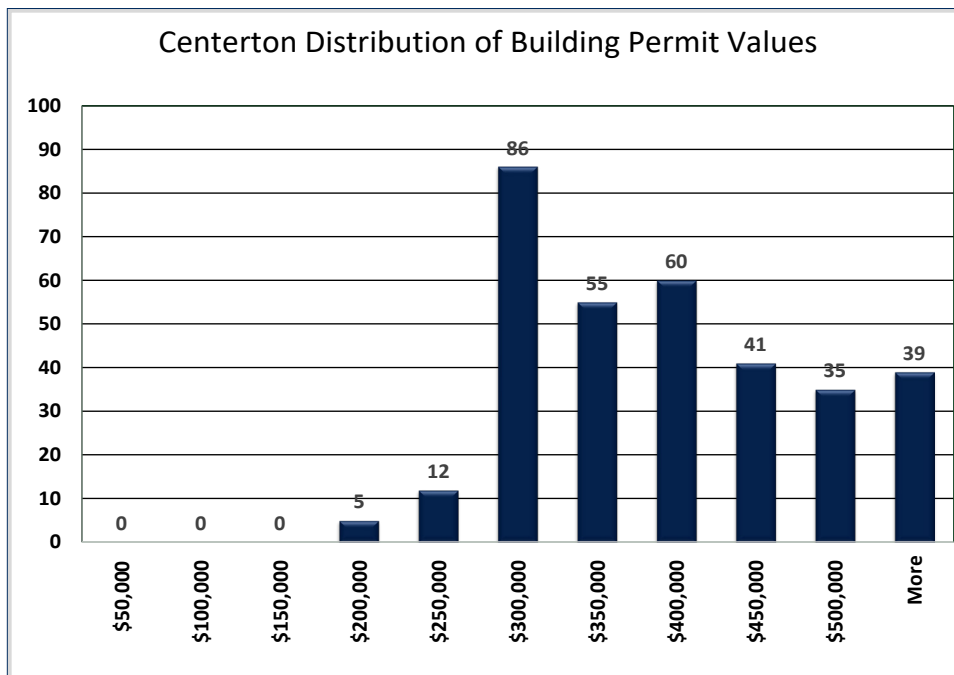
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allen's Mill	7	10.9%	2,353	76	\$591,836	\$251.71
Brentwood	3	4.7%	2,037	44	\$445,333	\$218.45
Cave Springs Original	1	1.6%	768	106	\$238,000	\$309.90
Chattin Valle	2	3.1%	4,289	122	\$1,095,000	\$254.98
Fairway Valley	4	6.3%	2,293	64	\$512,225	\$222.82
Franklins	1	1.6%	1,850	50	\$395,000	\$213.51
Hamptons, The	1	1.6%	1,903	27	\$425,000	\$223.33
Hickory Hills	4	6.3%	2,417	61	\$563,188	\$233.23
Hillcrest	2	3.1%	2,280	119	\$566,050	\$248.50
Hyde Park	9	14.1%	2,618	43	\$649,044	\$245.72
Marbella	3	4.7%	2,429	108	\$540,333	\$222.41
Mountain View	1	1.6%	2,106	194	\$375,000	\$178.06
Otter Creek Estates	5	7.8%	3,770	33	\$1,205,000	\$318.81
Reeves	1	1.6%	2,412	91	\$965,000	\$400.08
Ridgewood	2	3.1%	4,396	79	\$1,170,500	\$266.03
Sand Springs	7	10.9%	1,702	69	\$379,200	\$223.28
Scissortail	2	3.1%	3,360	28	\$1,167,500	\$346.25
Springs At Wellington, The	2	3.1%	2,942	39	\$637,500	\$216.61
St Valery Downs	3	4.7%	6,048	121	\$1,925,667	\$304.17
Weston Hills	3	4.7%	2,354	66	\$447,667	\$194.11
<b>Cave Springs Sold</b>	<b>64</b>	<b>100.0%</b>	<b>2,714</b>	<b>70</b>	<b>\$707,162</b>	<b>\$250.76</b>

# Centerton Building Permits



Centerton	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	243	263	333	37.0%	26.6%
Average Value of Residential Building Permits	\$372,870	\$365,331	\$372,392	-0.1%	1.9%



# Centerton Active Subdivisions

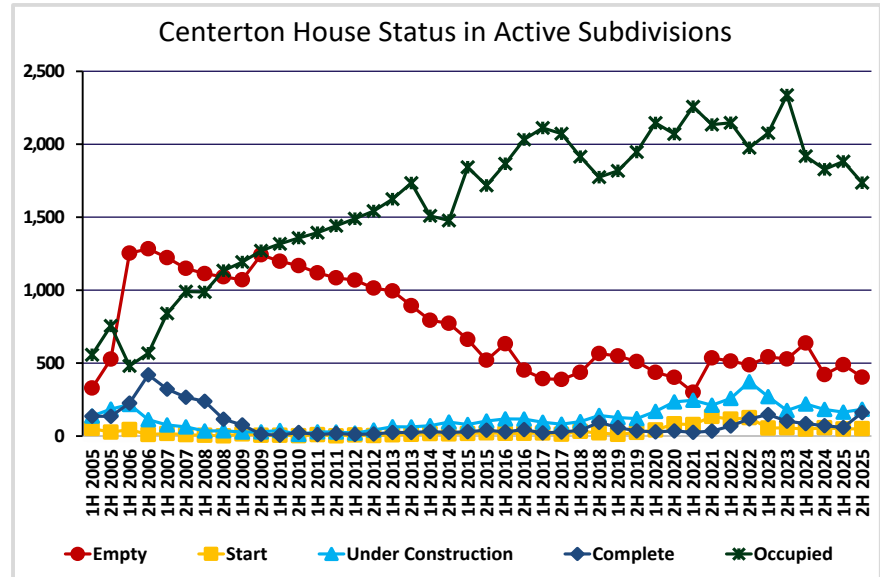
There were 2,534 total lots in 35 active subdivisions in Centerton in the second half of 2025. 68.5 percent of the lots were occupied, 6.4 percent were complete but unoccupied, 7.3 were under construction, 2.0 percent were starts, and 15.9 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the second half of 2025 were Woodcrest Walk with 30. Huber Place followed with 22,

Forest Park, Phase IV had the most houses becoming occupied in Centerton with 47 houses. An additional 31 houses in Silver Leaf, Phase I became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 1 of the 35 active subdivisions in Centerton.

274 new houses in Centerton became occupied in the second



half of 2025. The annual absorption rate implies that there are 16.9 months of remaining inventory in active subdivisions, up from 15.7 percent in the first half of 2025.

In 5 active subdivisions in Centerton, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 54.3 percent in the second half of 2025.



# Centerton

## New and Preliminary Subdivisions

Additionally, 3,652 new lots in 42 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ambe 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 II	1H 2024		60	60
Crystal Cove Phase III	1H 2024		80	80
Crystal Cove, Phase IV	2H 2023	62		62
Daisy Road Duplex	2H 2024		40	40
Diamond Estates Phase VI	2H 2023		65	65
Diamond Oak Estates	1H 2023	35		35
Elegance at Kinyon	2H 2023	205		205
Featherston West	2H 2025		100	100
Flyway Crossings at Centerton	2H 2024	171		171
Fox Haven, Phase II	1H 2025	25		25
Harbor Manor	2H 2024	62		62
Huber Place, Phase II	1H 2024		49	49
Huber Place, Phase Phase III, IV	1H 2025	188		188
Kinyon Place	1H 2024		146	146
Kinyon Springs Valley	1H 2024		222	222
Magnolia Landing, Phase III, IV	2H 2023	205		205
Maple Estates Phase III	1H 2024		56	56
Meadow Ridge	2H 2024		154	154
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, V, VI, VII	2H 2024		206	206
Punkin Hollow	1H 2024	16		16
Richwoods	1H 2023	240		240
Seba Hills	2H 2024	61		61
Silver Dreams	2H 2025	39		39
Skyline Cottages	1H 2024	81		81
Soto Subdivision	1H 2024	13		13
Sunrise Cottages	1H 2023	85		85
Tanzanite Estates	2H 2023	66		66
The Landing	1H 2025		40	40
The Reserve At Wolverine	1H 2024		57	57
Tower Park	2H 2024	51		51
Tuscany, Phase IV	2H 2025		41	41

# Centerton

## Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Warren Subdivision	2H 2024		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
Watercolor Phase III	2H 2023		7	7
West Winds North	2H 2024	181		181
West Winds Phase I	1H 2025		53	53
West Winds Phase II & III	2H 2022	126		126
<b>Centerton</b>		<b>2,169</b>	<b>1,483</b>	<b>3,652</b>



# Centerton

## Active Subdivisions

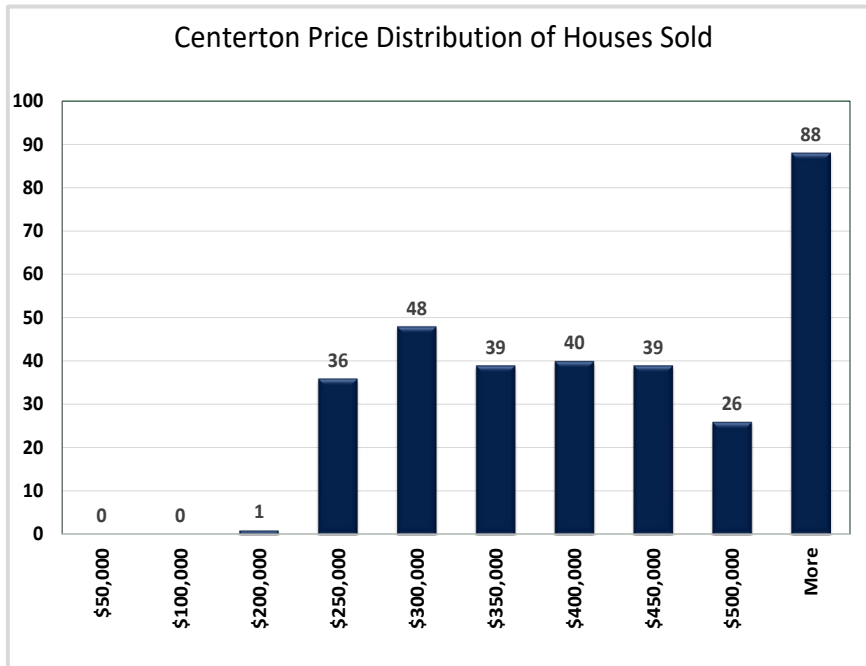
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	0	0	5	0	67	72	2	8.6
Annika Estates, Phase II	0	0	15	3	50	68	2	11.4
Bequette Farms, Phase II	0	0	0	0	70	70	1	0.0
Big Sky, Phase II	26	3	11	0	17	57	11	32.0
Bliss Street Townhomes	2		8	9	29	48	5	7.9
Crystal Cove, Phase I	15	0	18	18	17	68	17	36.0
Daisy Road Duplexes	2	4	2	0	32	40	0	3.0
Diamond Estates, Phase V	8	10	5	7	35	65	8	13.8
Featherston Village, Phase II-III	0	0	0	21	173	194	8	4.0
Forest Park, Phase III	9	0	0	2	50	61	5	18.9
Forest Park, Phase IV	14	0	0	2	48	64	47	4.1
Fox Haven, Phase I	12	0	0	4	2	18	0	--
Grassy Hills	0	0	1	0	6	7	0	--
Huber Place	53	0	22	15	20	110	20	54.0
Magnolia Landing, Phase I	1	0	7	5	16	29	16	9.8
Magnolia Landing, Phase II	17	8	8	0	0	33	0	0.0
Maple Estates, Phase II	0	0	0	0	53	53	6	0.0
McKissick Springs	6	0	6	5	13	30	12	15.7
Oak Tree	3	1	0	0	194	198	0	--
Oakmont Estates, Phase I	0	0	0	2	60	62	20	0.6
Osage Creek	0	0	0	0	35	35	1	0.0
Paradise Park	17	0	3	9	11	40	9	31.6
Pines, IV	56	9	0	0	0	65	0	--
Reserve at Wolverine (The)	35	5	17	0	0	57	0	--
Shirley Estates	0	0	0	0	32	32	1	0.0
Silver Leaf, Phase I	17	1	4	11	94	127	31	6.9
Silver Leaf, Phase II	53	2	8	2	8	73	8	97.5
Tamarron	0	0	0	0	299	299	1	0.0
Tuscany, Phase III	0	0	0	0	44	44	11	0.0
Versailles	4	1	0	0	117	122	2	30.0
West Winds, Phase I	11	2	11	20	9	53	9	58.7
Westridge Village	2	0	1	1	80	84	0	--
West End Acres	3	0	1	0	24	28	0	24.0
Woodcrest Walk	27	4	30	25	15	101	15	0.0
Wynnbrooke	10	0	1	0	16	27	6	16.5
<b>Centerton Active Subdivisions</b>	<b>403</b>	<b>50</b>	<b>184</b>	<b>161</b>	<b>1,736</b>	<b>2,534</b>	<b>274</b>	<b>16.9</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Centerton

## Price Distribution of Houses Sold



317 houses were sold in Centerton in the second half of 2025.

The average price of a house was \$446,216 at \$213.42 per square foot.

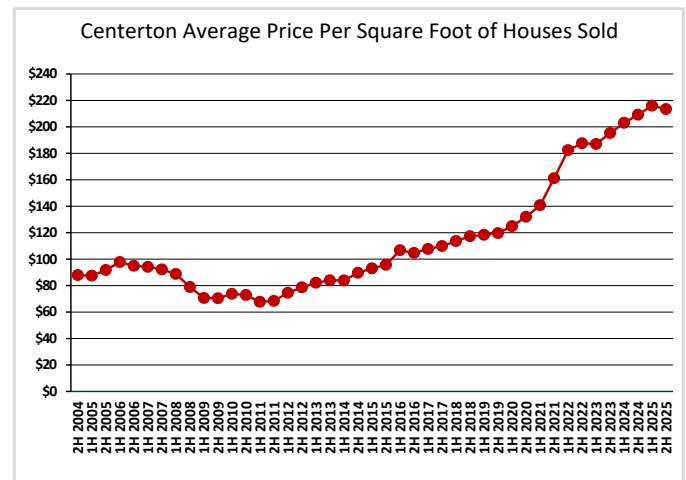
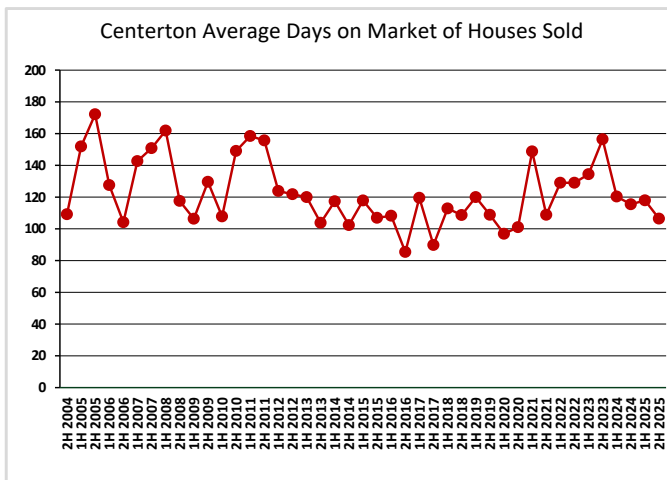
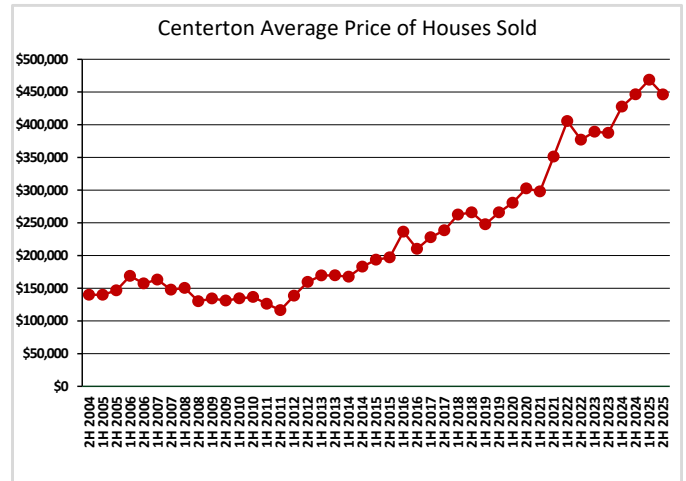
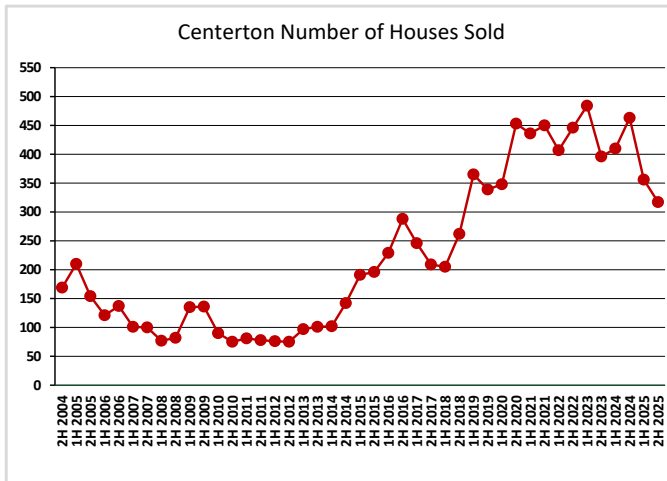
The median cost of a house was \$395,000.

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	1	0.3%	923	36	100.0%
\$200,001 - \$250,000	36	11.4%	1,081	83	99.7%
\$250,001 - \$300,000	48	15.1%	1,343	81	99.6%
\$300,001 - \$350,000	39	12.3%	1,631	72	98.8%
\$350,001 - \$400,000	40	12.6%	1,878	129	99.0%
\$400,001 - \$450,000	39	12.3%	2,111	166	98.9%
\$450,001 - \$500,000	26	8.2%	2,332	111	99.3%
\$500,001+	88	27.8%	2,987	108	98.9%
<b>Centerton Houses Sold</b>	<b>317</b>	<b>100.0%</b>	<b>2,047</b>	<b>106</b>	<b>99.1%</b>

# Centerton

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	463	356	317	-31.5%	-11.0%
Average Price of Houses Sold	\$446,340	\$468,654	\$446,216	0.0%	-4.8%
Average Days on Market	115	118	106	-7.8%	-9.8%
Average Price per Square Foot	\$209.15	\$216.02	\$213.42	2.0%	-1.2%
Percentage of County Sales	13.9%	11.7%	9.7%	-30.0%	-16.5%
Number of New Houses Sold	301	199	147	-51.2%	-26.1%
Average Price of New Houses Sold	\$441,994	\$485,244	\$437,850	-0.9%	-9.8%
Average Days on Market of New Houses Sold	146	157	151	4.0%	-3.6%
Number of Houses Listed	85	145	253	197.6%	74.5%
Average List Price of Houses Listed	\$449,829	\$499,600	\$485,161	7.9%	-2.9%

# Centerton

## Characteristics of Houses Sold

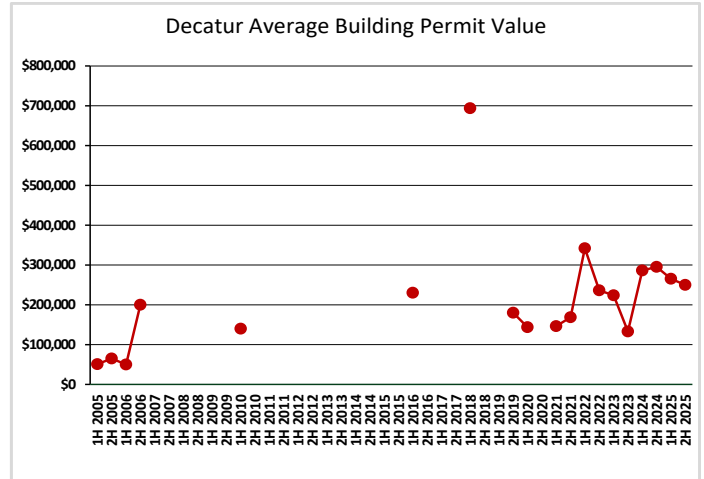
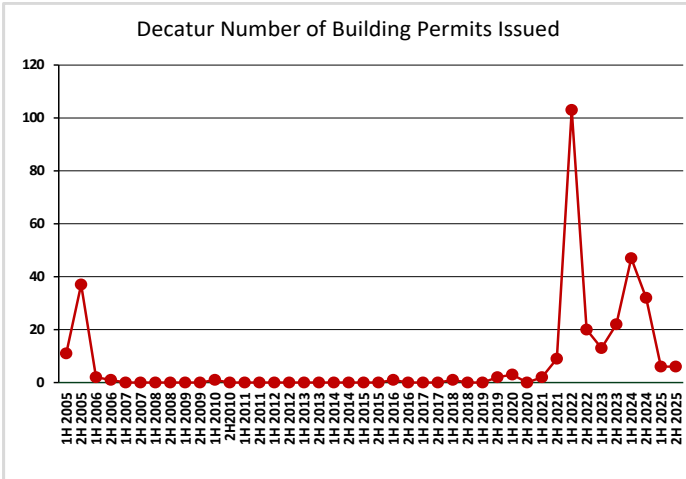
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	4	1.3%	2,316	50	\$510,606	\$220.19
Barrington Place	1	0.3%	1,762	45	\$345,000	\$195.80
Bellewood	4	1.3%	1,620	65	\$345,000	\$214.11
Bequette Farms	2	0.6%	3,229	64	\$769,500	\$238.44
Big Sky	7	2.2%	3,200	121	\$907,714	\$283.69
Black Springs	5	1.6%	1,884	71	\$380,700	\$202.39
Bliss Meadows	1	0.3%	1,765	33	\$360,900	\$204.48
Briar Rose	4	1.3%	1,452	47	\$319,500	\$220.15
Brimwoods	3	0.9%	1,500	56	\$273,167	\$181.60
Brookside Estates	3	0.9%	2,143	45	\$466,867	\$217.81
Centerpoint	10	3.2%	1,383	67	\$275,280	\$199.69
Char Lou Estates	5	1.6%	1,840	97	\$337,000	\$183.96
Copper Oaks	1	0.3%	1,449	52	\$255,000	\$175.98
Creekside	5	1.6%	2,644	78	\$605,800	\$228.96
Diamond Estates	8	2.5%	2,716	123	\$599,820	\$220.50
Dogwood	2	0.6%	1,408	58	\$285,450	\$203.08
Featherston Village	50	15.8%	1,141	98	\$243,770	\$215.50
Forest Park	12	3.8%	2,543	152	\$572,154	\$224.02
Hickory Park	1	0.3%	1,370	64	\$290,000	\$211.68
Hilldale	3	0.9%	1,586	50	\$325,333	\$205.78
Huber Place	15	4.7%	2,152	128	\$402,187	\$187.43
Kensington Hills	3	0.9%	1,699	45	\$339,333	\$199.77
Laynebridge	1	0.3%	1,895	90	\$350,900	\$185.17
Lexington	1	0.3%	2,561	68	\$555,000	\$216.71
Magnolia Landing	18	5.7%	2,215	176	\$428,201	\$196.37
Maple Estates	6	1.9%	2,685	71	\$608,072	\$226.53
McKissic Creek Estates	1	0.3%	4,972	194	\$1,425,000	\$286.60
Morningside	3	0.9%	1,285	27	\$283,333	\$221.50
Morningside Estates	6	1.9%	1,548	50	\$306,167	\$197.95
North Forty	2	0.6%	1,290	58	\$241,500	\$187.07
Oak Ridge	3	0.9%	2,209	98	\$392,667	\$178.54
Oak Tree	5	1.6%	4,118	88	\$1,190,600	\$288.76
Oakmont	7	2.2%	2,316	132	\$510,032	\$220.25
Orchard Park	1	0.3%	1,860	111	\$379,000	\$203.76
Osage Creek	2	0.6%	3,137	64	\$662,500	\$211.17

# Centerton

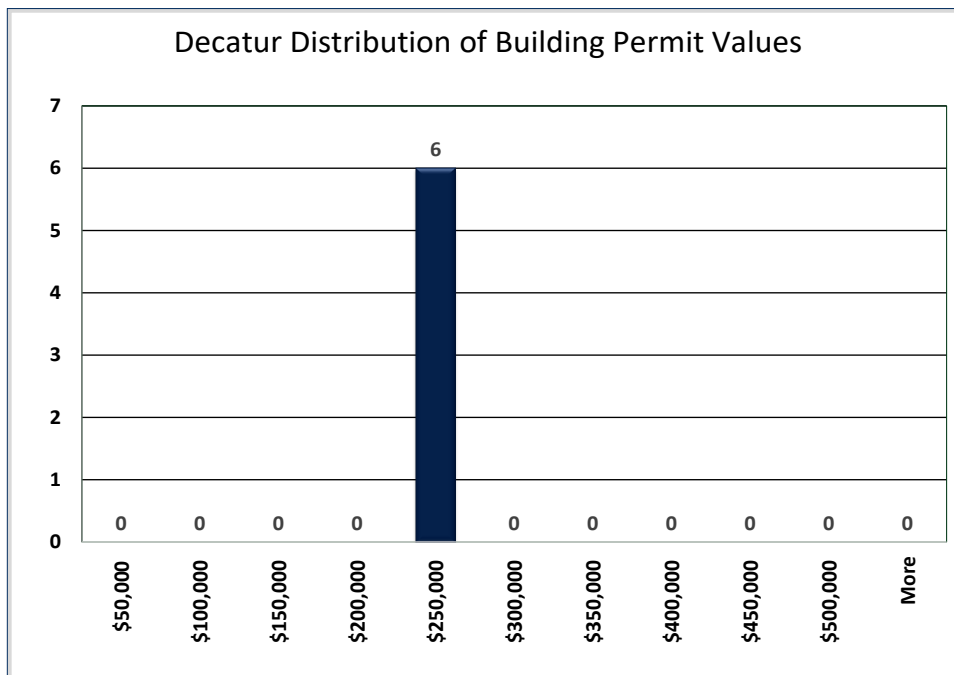
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Paradise Park	1	0.3%	2,536	153	\$562,992	\$222.00
Pines, The	4	1.3%	2,210	99	\$423,750	\$191.74
Prairie Brook	3	0.9%	2,024	100	\$382,667	\$193.33
Quail Hollow	4	1.3%	2,344	61	\$525,750	\$224.48
Quailridge	10	3.2%	2,885	49	\$582,100	\$203.00
Ridgefield	3	0.9%	2,093	88	\$446,667	\$213.64
Rozars	1	0.3%	1,072	93	\$220,000	\$205.22
Sienna At Coopers Farm	8	2.5%	1,667	93	\$333,375	\$201.18
Silver Leaf Estates	10	3.2%	2,768	117	\$611,622	\$221.14
Somerset	1	0.3%	1,346	44	\$250,000	\$185.74
Sonoma Valley	3	0.9%	1,631	86	\$309,667	\$189.74
Southfork	1	0.3%	1,857	95	\$330,000	\$177.71
Southland	3	0.9%	1,076	60	\$225,750	\$212.21
Southwinds	4	1.3%	1,600	36	\$356,750	\$222.82
Sunrise Ridge	4	1.3%	1,943	48	\$403,750	\$207.75
Tamarron	8	2.5%	2,143	100	\$418,250	\$196.12
Timber Ridge	2	0.6%	1,889	61	\$361,750	\$191.07
Township	1	0.3%	1,319	63	\$260,000	\$197.12
Tuscany	4	1.3%	2,957	189	\$700,164	\$235.46
Versailles	5	1.6%	4,115	53	\$1,311,860	\$318.73
Walnut Ridge	1	0.3%	1,470	25	\$275,000	\$187.07
Westridge Village	1	0.3%	2,277	55	\$500,000	\$219.59
Westwood	2	0.6%	1,449	30	\$268,250	\$185.29
Willow Crossing	1	0.3%	1,439	42	\$290,000	\$201.53
Woodcrest Walk	26	8.2%	2,064	245	\$421,559	\$205.53
Other	1	0.3%	2,637	44	\$1,150,000	\$436.10
<b>Centerton Sold</b>	<b>317</b>	<b>100.0%</b>	<b>2,047</b>	<b>106</b>	<b>\$446,216</b>	<b>\$213.42</b>

# Decatur Building Permits



Decatur	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	32	6	6	-81.3%	0.0%
Average Value of Residential Building Permits	\$295,366	\$265,474	\$250,000	-15.4%	-5.8%



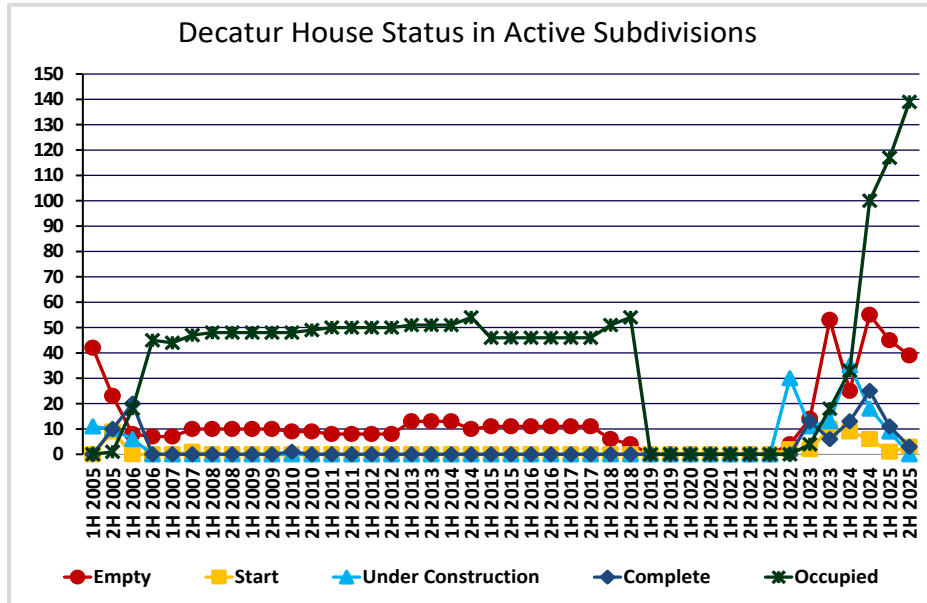
# Decatur Active Subdivisions

There were 184 total lots in 5 active subdivisions in Decatur in the second half of 2025. 75.5 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 0.0 were under construction, 1.6 percent were starts, and 21.2 percent were empty lots.

The subdivisions with the most houses under construction in Decatur during the second half of 2025 were Blue Springs Townhomes with 0. 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 second half of 2025.

New construction or progress in existing construction has occurred in the last year in 0 of the 5 active subdivisions in



Decatur.

22 new houses in Decatur became occupied in the second half of 2025. The annual absorption rate implies that there are 8.1 months of remaining inventory in active subdivisions, up from 7.1 percent in the first half of 2025.

In 5 active subdivisions in Decatur, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 46.2 percent in the second half of 2025.

Additionally, xx new lots in x subdivisions received either preliminary or final approval by second half of 2025.

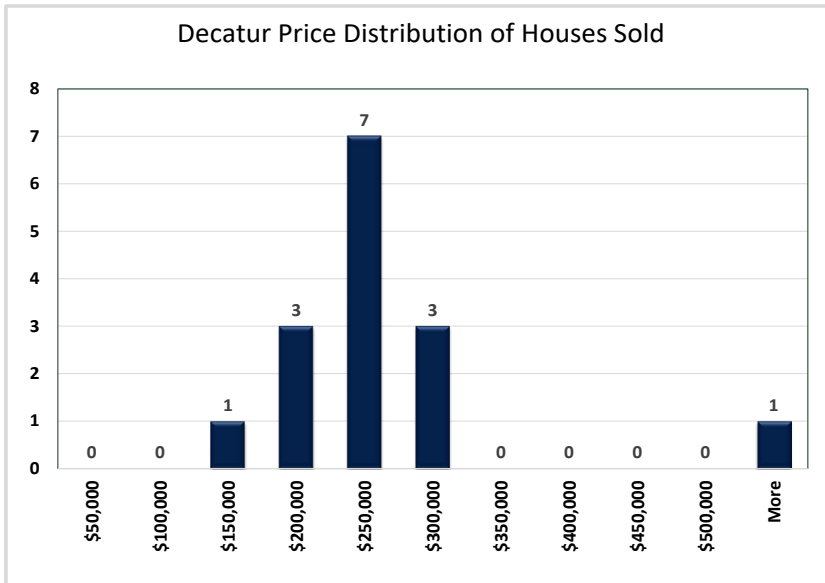
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blue Springs Townhomes	18	0	0	0	16	34	3	18.0
Columbia Crossing, Phase I	0	0	0	0	45	45	2	0.0
Columbia Crossing, Phase II	8	3	0	3	40	54	13	4.2
Hill Country Estates	13	0	0	0	2	15	1	78.0
Sycamore Place	0	0	0	0	36	36	3	0.0
<b>Decatur Active Subdivisions</b>	<b>39</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>139</b>	<b>184.0</b>	<b>22</b>	<b>8.1</b>

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



15 houses were sold in Decatur in the second half of 2025.

The average price of a house was \$248,993 at \$180.76 per square foot.

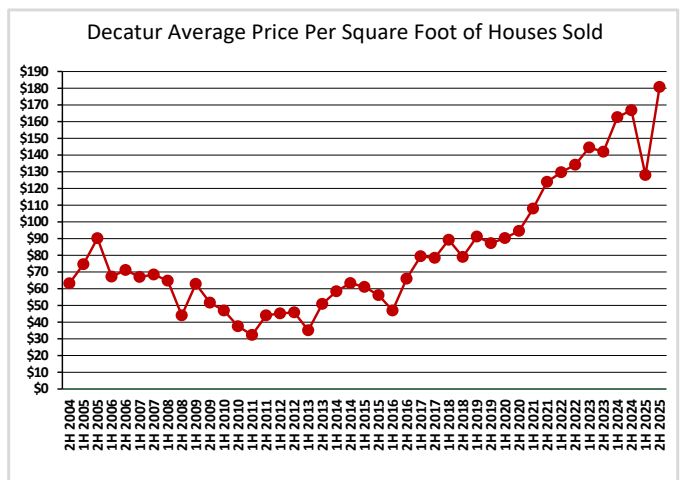
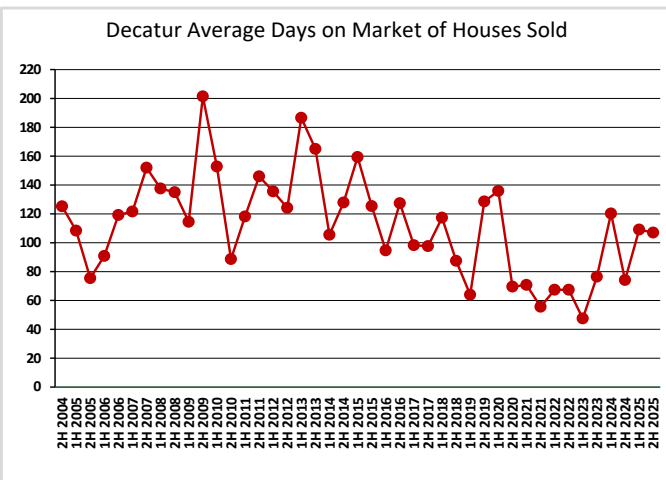
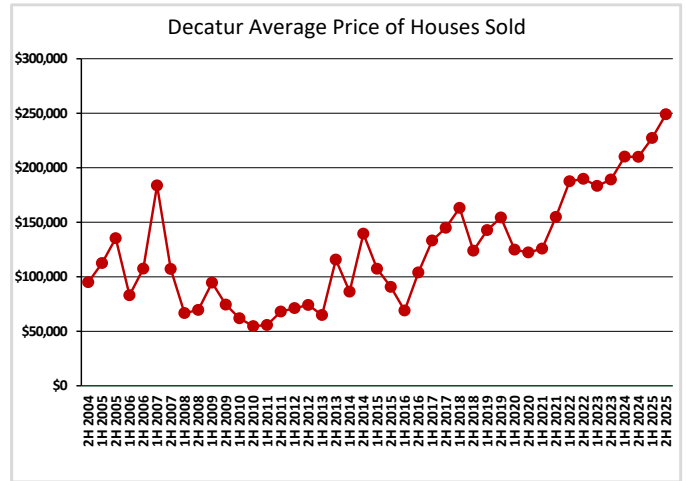
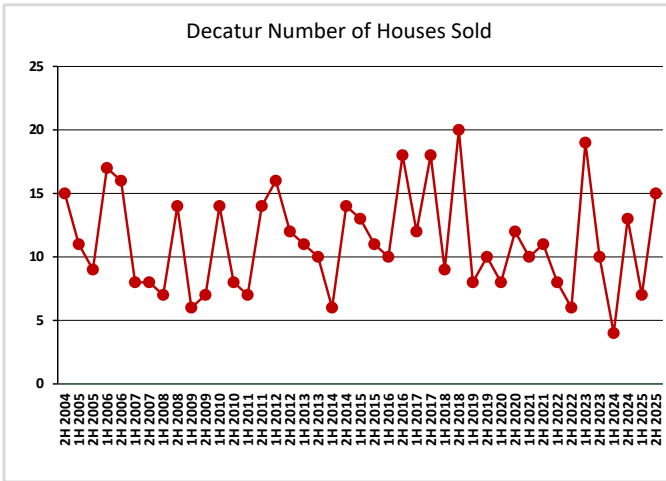
The median cost of a house was \$213,000.

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	6.7%	1,275	109	82.3%
\$150,001 - \$200,000	3	20.0%	1,131	218	97.3%
\$200,001 - \$250,000	7	46.7%	1,204	74	98.0%
\$250,001 - \$300,000	3	20.0%	1,600	72	100.2%
\$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+	1	6.7%	2,104	107	93.8%
<b>Sold</b>	<b>15</b>	<b>100.0%</b>	<b>1,333</b>	<b>107</b>	<b>97.0%</b>

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cackleberry Hill	1	6.7%	1,463	42	\$205,000	\$140.12
Developers Inc	1	6.7%	960	96	\$168,000	\$175.00
Grant Springs	1	6.7%	1,217	117	\$210,000	\$172.56
Northwest Park	3	20.0%	1,119	63	\$210,000	\$188.47
St Elmo	1	6.7%	1,275	109	\$130,000	\$101.96
Sycamore Place	2	13.3%	1,216	280	\$172,500	\$141.86
Wolf Creek Ridge	4	26.7%	1,502	77	\$269,225	\$182.59
Other	2	13.3%	1,644	93	\$485,000	\$271.14
<b>Decatur Sold</b>	<b>15</b>	<b>100.0%</b>	<b>1,333</b>	<b>107</b>	<b>\$248,993</b>	<b>\$180.76</b>

# Decatur

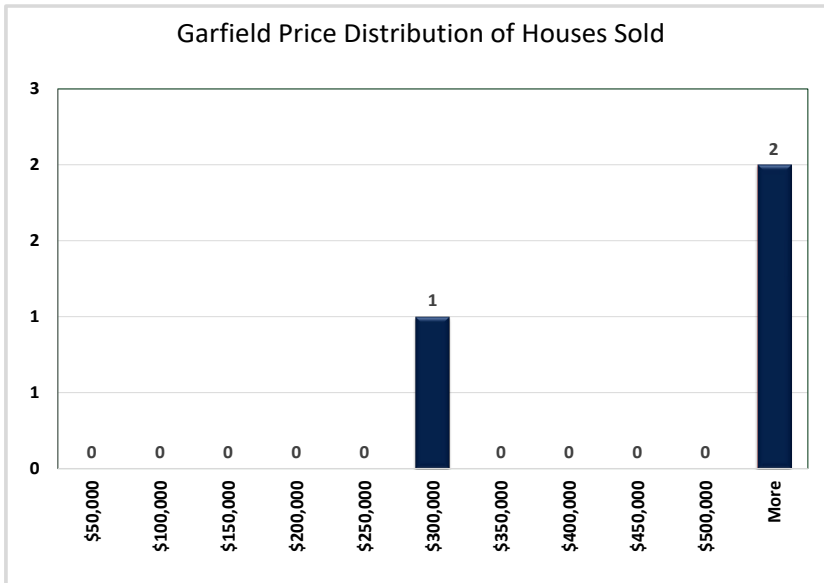
## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	13	7	15	15.4%	114.3%
Average Price of Houses Sold	\$209,935	\$227,286	\$248,993	18.6%	9.6%
Average Days on Market	74	109	107	44.3%	-2.0%
Average Price per Square Foot	\$166.79	\$128.02	\$180.76	8.4%	41.2%
Percentage of County Sales	0.2%	0.1%	0.3%	40.0%	131.3%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	\$172,000	--	\$300,000	74.4%	--
Average Days on Market of New Houses Sold	85	--	57	-32.9%	--
Number of Houses Listed	5	5	5	0.0%	0.0%
Average List Price of Houses Listed	\$254,680	\$247,800	\$262,860	3.2%	6.1%

# Garfield

## Price Distribution of Houses Sold



3 houses were sold in Garfield in the second half of 2025.

The average price of a house was \$581,333 at \$278.22 per square foot.

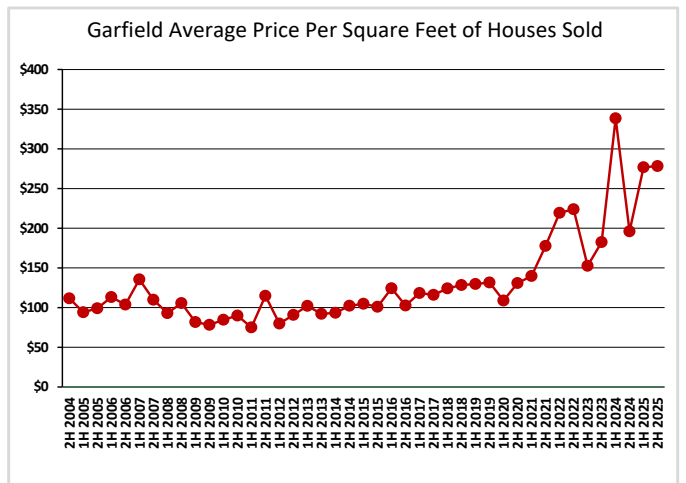
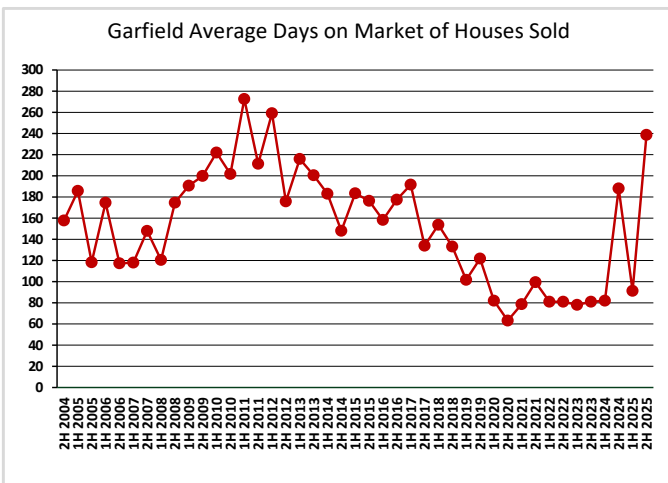
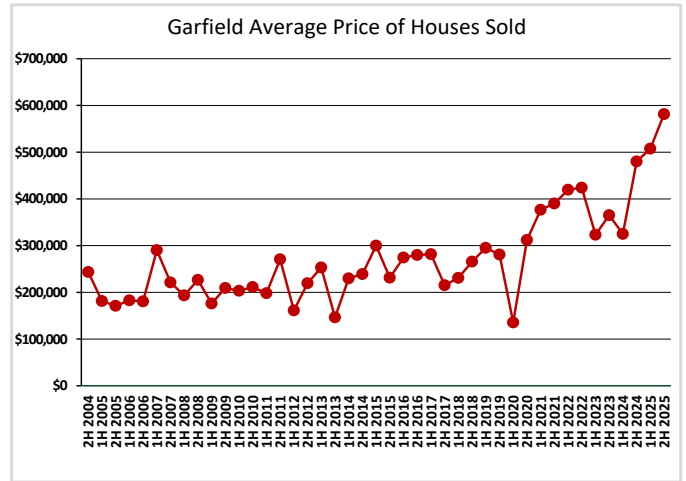
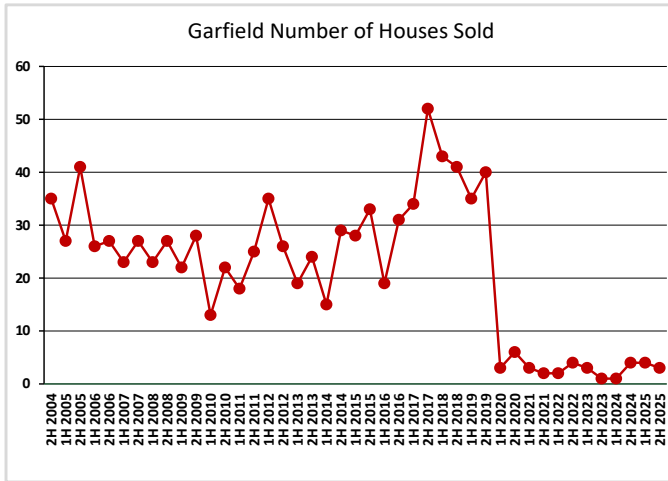
The median cost of a house was \$599,000.

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	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%
<b>Garfield Sold</b>	<b>3</b>	<b>100.0%</b>	<b>2,000</b>	<b>239</b>	<b>96.0%</b>

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Garfield	3	100.0%	2,000	239	\$581,333	\$278.22
<b>Garfield Sold</b>	<b>3</b>	<b>100.0%</b>	<b>2,000</b>	<b>239</b>	<b>\$581,333</b>	<b>\$278.22</b>

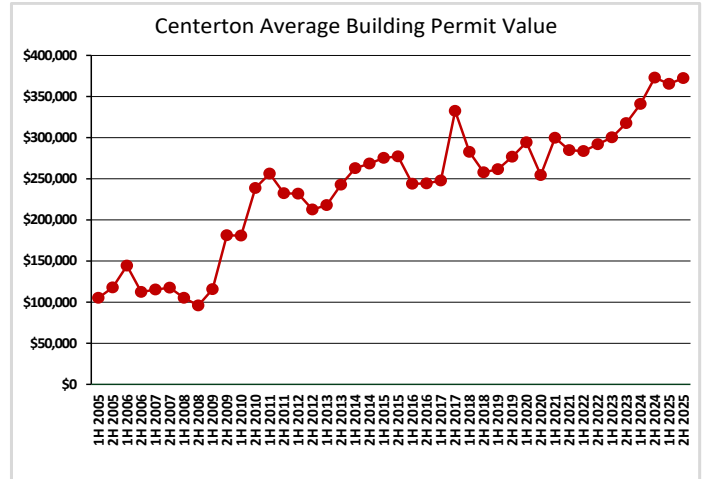
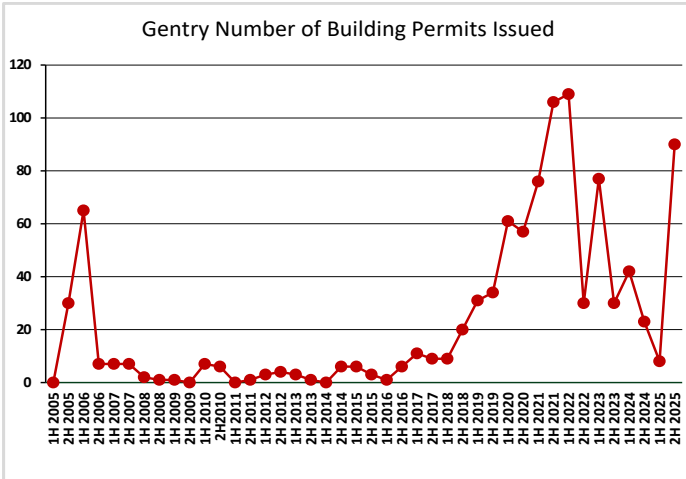
# Garfield

## Characteristics of Houses Sold

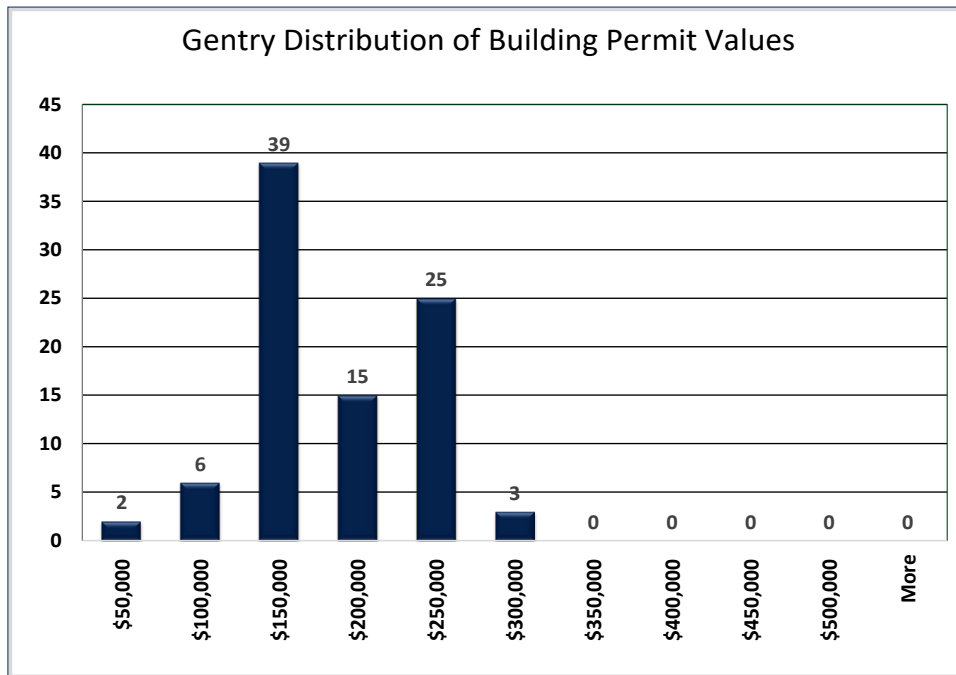


Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	4	4	3	-25.0%	-25.0%
Average Price of Houses Sold	\$479,975	\$507,500	\$581,333	21.1%	14.5%
Average Days on Market	188	91	239	27.0%	161.6%
Average Price per Square Foot	\$196.08	\$276.85	\$278.22	41.9%	0.5%
Percentage of County Sales	0.1%	0.1%	0.1%	-7.1%	-15.4%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$915,000	--	--	--
Average Days on Market of New Houses Sold	--	76	--	--	--
Number of Houses Listed	2	9	3	50.0%	-66.7%
Average List Price of Houses Listed	\$914,500	\$613,556	\$326,667	-64.3%	-46.8%

# Gentry Building Permits



Gentry	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	23	8	90	291.3%	1025.0%
Average Value of Residential Building Permits	\$284,200	\$370,206	\$174,172	-38.7%	-53.0%



# Gentry

## Active Subdivisions

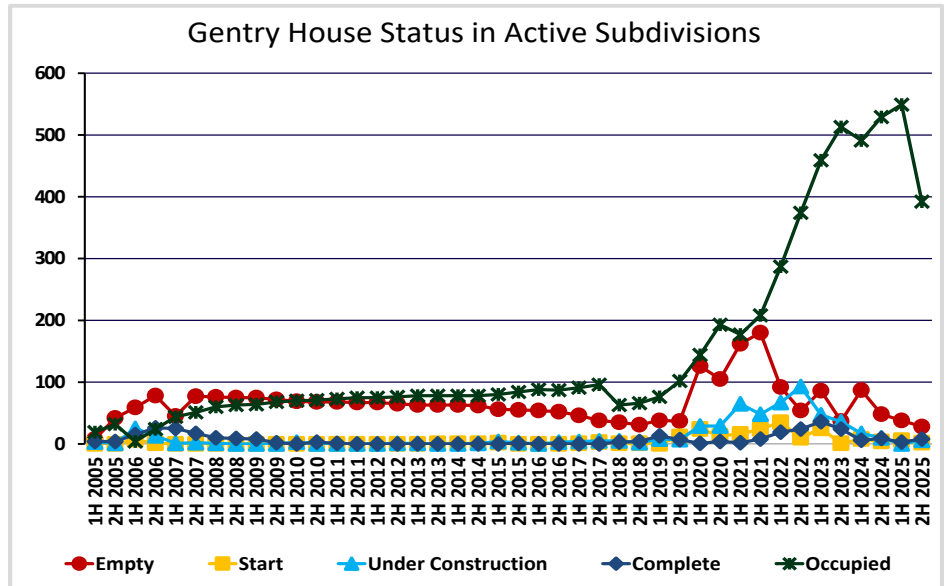
There were 436 total lots in 9 active subdivisions in Gentry in the second half of 2025. 89.9 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 1.4 were under construction, 0.5 percent were starts, and 6.4 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the second half of 2025 were Grand Estates, Phase I with 2. Grand Estates, Phase I followed with 2,

Phillips Park had the most houses becoming occupied in Gentry with 1 houses. An additional 0 houses in Grand Estates, Phase I became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 1 of the 9 active subdivisions in Gentry.

1 new houses in Gentry became occupied in the second half of 2025. The annual absorption rate implies that there are 16.5 months of remaining inventory in active subdivisions, up from 7. percent in the first half of 2025.



In 5 active subdivisions in Gentry, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 53.4 percent in the second half of 2025.

Additionally, 154 new lots in 4 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Crowder	2H 2025		86	86
Snyder Crossing, Phase II, III	1H 2025		18	18
Snyder Crossing, Phase IV	2H 2024	18		18
Wildcat Estates	1H 2025	32		32
New and Preliminary		50	104	154

# Gentry

## Active Subdivisions

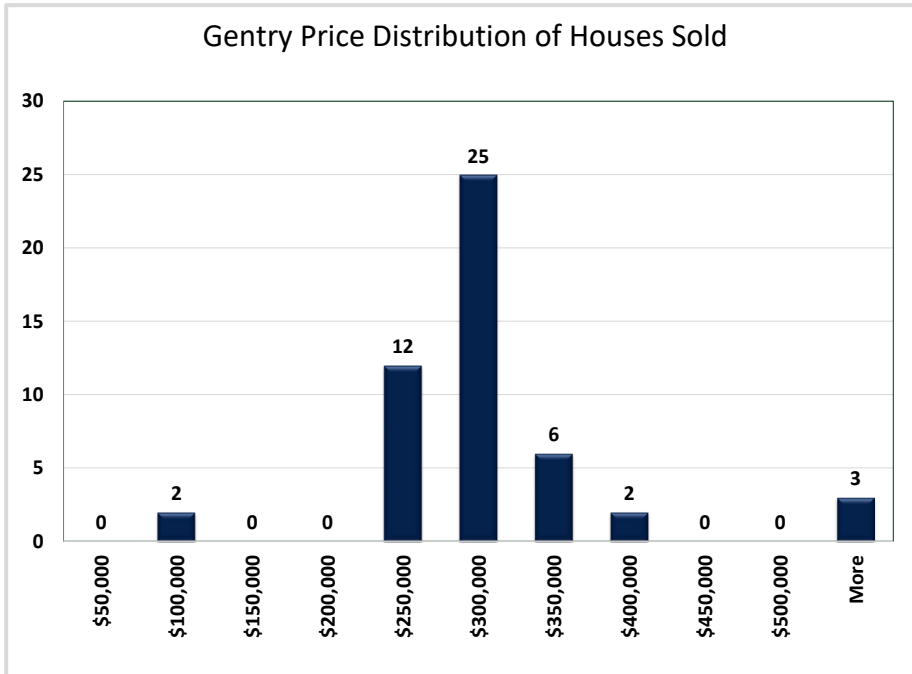
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Grand Estates, Phase I	2	1	2	5	51	61	0	120.0
Oaks, The, Phase II	1	0	0	1	30	32	0	--
Phillips Park	0	0	0	0	24	24	1	0.0
Sandy Acres, Phase II	4	0	2	2	60	68	0	5.1
Snyder Crossing, Phase I	9	0	0	0	0	9	0	--
Springhill	2	1	2	0	22	27	0	60.0
Sunset Ridge, Phase IIB & IV	2	0	0	0	84	86	0	--
Sunset Ridge, Phase V	4	0	0	0	20	24	0	--
Walnut Creek	4	0	0	0	101	105	0	48.0
<b>Gentry Active Subdivisions</b>	<b>28</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>392</b>	<b>436</b>	<b>1</b>	<b>16.5</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Gentry

## Price Distribution of Houses Sold



50 houses were sold in Gentry in the second half of 2025.

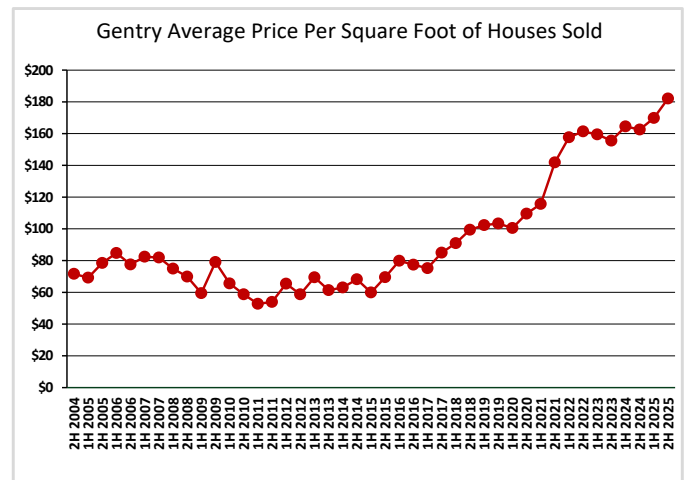
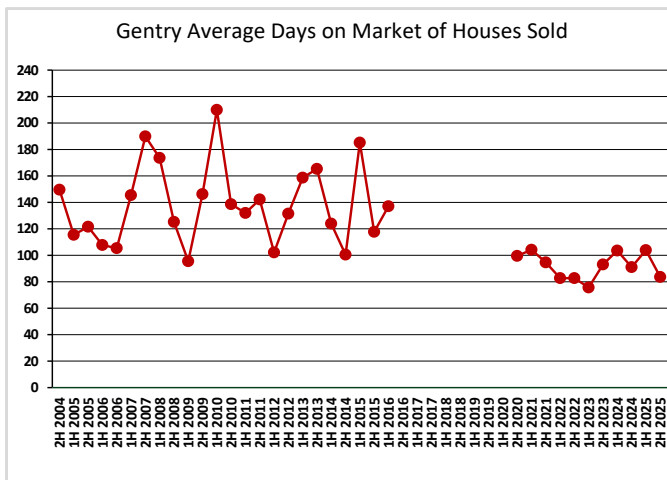
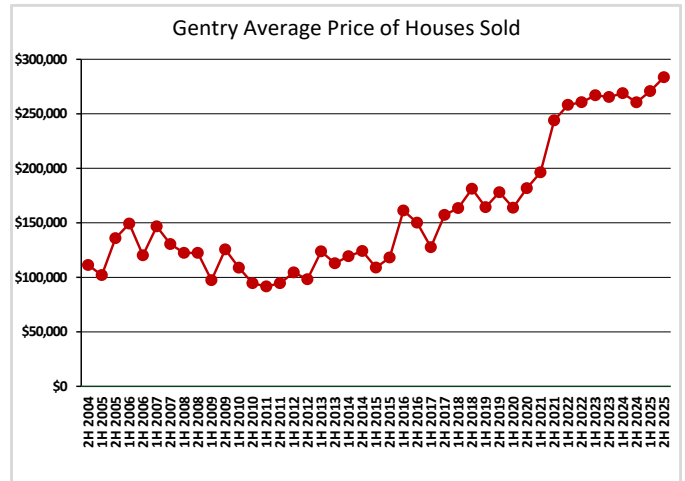
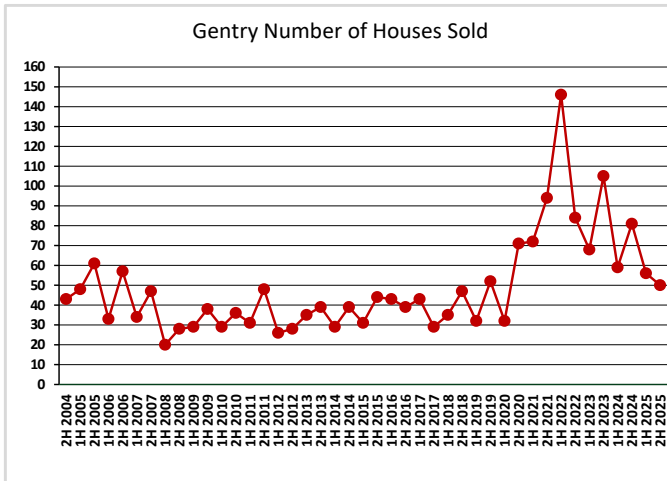
The average price of a house was \$283,517 at \$182.07 per square foot.

The median cost of a house was \$265,000.

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	4.0%	1,201	19	89.6%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	12	24.0%	1,378	61	99.3%
\$250,001 - \$300,000	25	50.0%	1,584	99	98.2%
\$300,001 - \$350,000	6	12.0%	1,849	88	98.7%
\$350,001 - \$400,000	2	4.0%	1,780	116	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	6.0%	2,091	57	96.4%
<b>Gentry Sold</b>	<b>50</b>	<b>100.0%</b>	<b>1,589</b>	<b>84</b>	<b>98.2%</b>

# Gentry

## Characteristics of Houses Sold



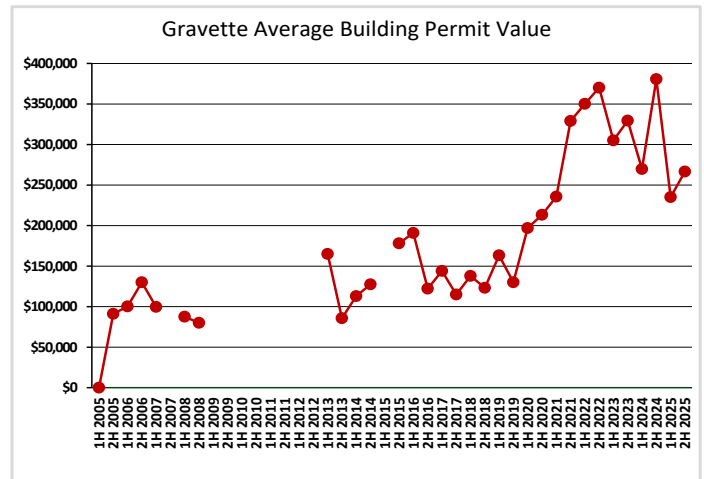
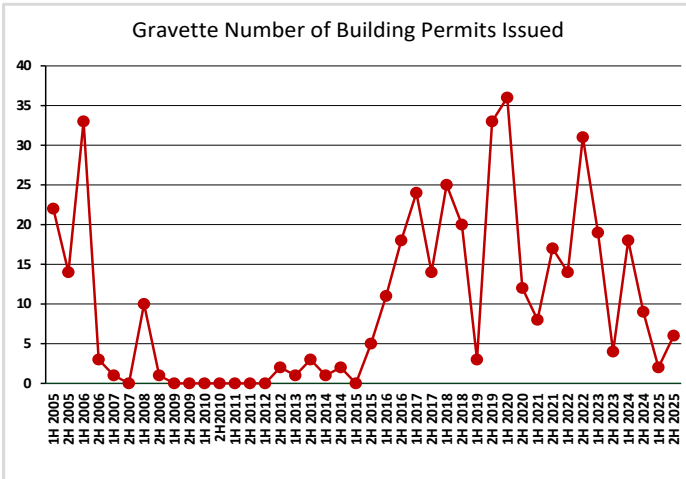
Gentry-Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	81	56	50	-38.3%	-10.7%
Average Price of Houses Sold	\$260,517	\$270,817	\$283,517	8.8%	4.7%
Average Days on Market	91	104	84	0	0
Average Price per Square Foot	\$162.54	\$169.82	\$182.07	12.0%	7.2%
Percentage of County Sales	1.4%	1.1%	1.0%	-31.3%	-7.9%
Number of New Houses Sold	51	16	6	-88.2%	-62.5%
Average Price of New Houses Sold	\$252,717	\$260,916	\$250,383	-0.9%	-4.0%
Average Days on Market of New Houses Sold	96	161	121	25.7%	-25.1%
Number of Houses Listed	19	20	35	84.2%	75.0%
Average List Price of Houses Listed	\$424,278	\$467,513	\$609,304	-4.7%	-2.2%

# Gentry

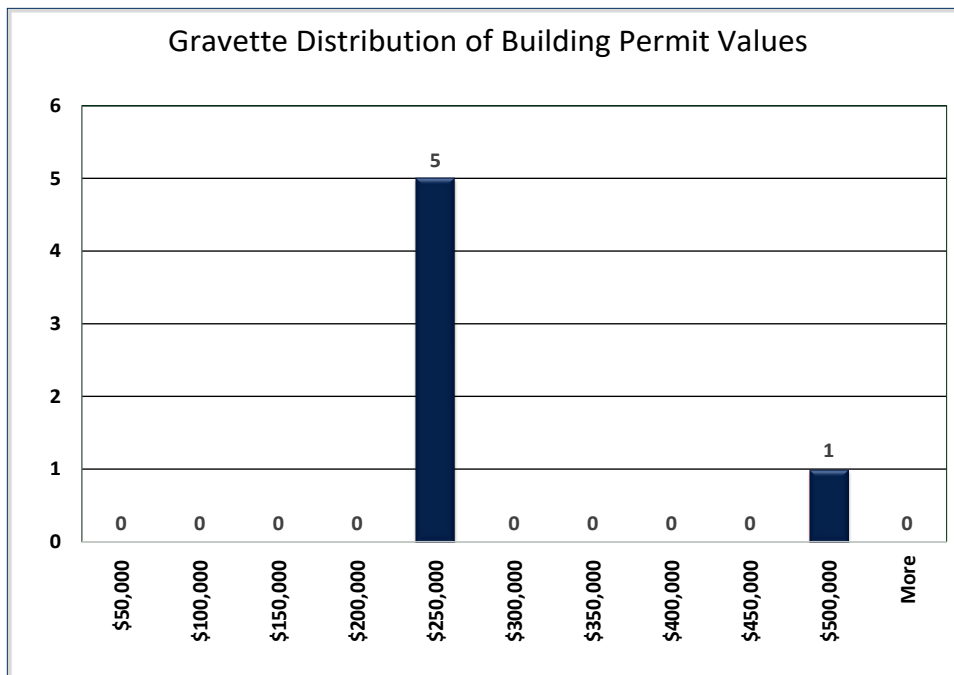
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cobblestone	1	2.0%	1,408	57	\$260,000	\$184.66
Doss Storey	1	2.0%	1,180	28	\$239,000	\$202.54
Eagles Nest Estates	1	2.0%	1,296	40	\$217,000	\$167.44
Gentry Heights	1	2.0%	1,639	237	\$265,000	\$161.68
Gentry Original	6	12.0%	1,345	45	\$215,375	\$159.61
Grand Estates	2	4.0%	1,747	68	\$291,500	\$167.77
Main Street Village	3	6.0%	1,649	78	\$276,333	\$167.63
Oaks, The	1	2.0%	1,250	30	\$236,500	\$189.20
Ozark Orchard Co	1	2.0%	1,540	161	\$282,000	\$183.12
Phillips Park	1	2.0%	1,650	133	\$290,000	\$175.76
Pioneer Woods	2	4.0%	1,916	79	\$314,875	\$164.62
Plucks	1	2.0%	1,097	53	\$215,000	\$195.99
Round Prairie Estate	2	4.0%	1,884	103	\$252,500	\$141.60
Rustic Flats	2	4.0%	2,573	99	\$472,500	\$181.53
Sandy Acres	5	10.0%	1,408	109	\$260,160	\$186.12
Sunset Ridge	12	24.0%	1,605	96	\$262,151	\$163.65
TJ Hollands	1	2.0%	1,008	70	\$700,000	\$694.44
Tuttles	2	4.0%	2,199	60	\$495,000	\$218.44
Other	5	10.0%	1,485	71	\$250,150	\$169.16
<b>Gentry Total Sold</b>	<b>50</b>	<b>100.0%</b>	<b>1,589</b>	<b>84</b>	<b>\$283,517</b>	<b>\$182.07</b>

# Gravette Building Permits



Gravette	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	9	2	6	-33.3%	200.0%
Average Value of Residential Building Permits	\$380,654	\$235,084	\$266,667	-29.9%	13.4%



# Gravette

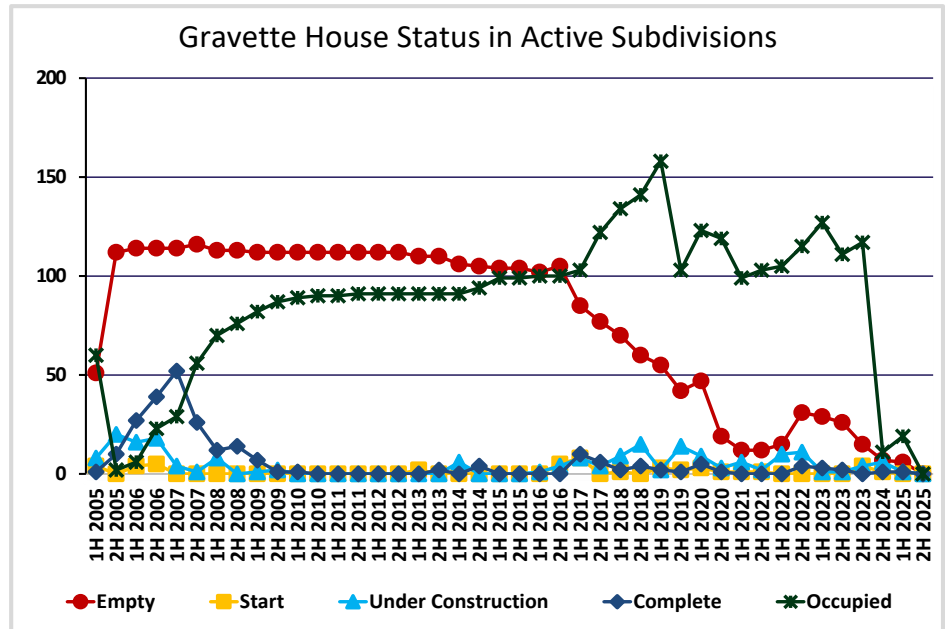
## Active Subdivisions

There were no lots in any active subdivisions in Gravette in the second half of 2025.

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

No new houses in Gravette became occupied in the second half of 2025. The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 54.9 percent in the second half of 2025.

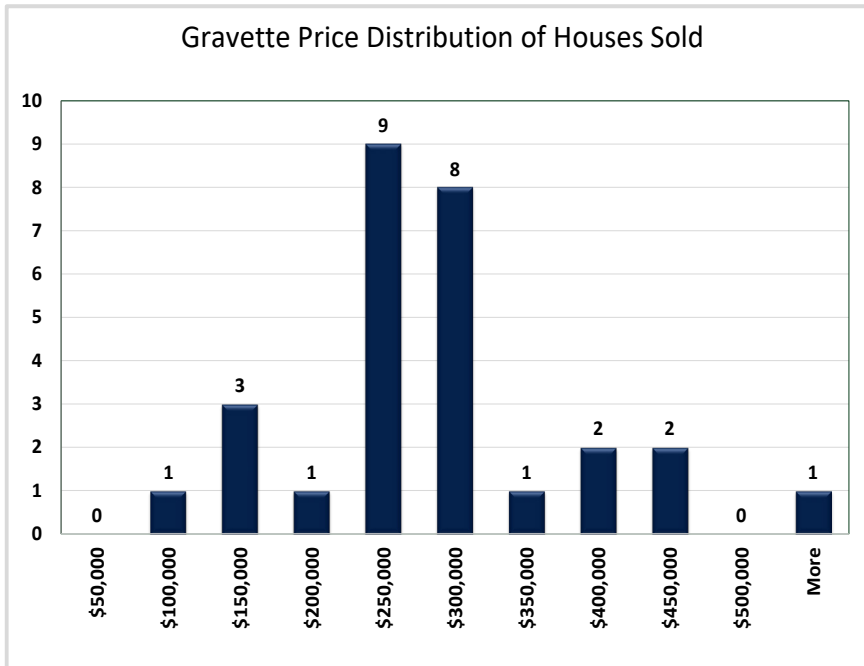
Additionally, 115 new lots in 2 subdivisions received either preliminary or final approval by second half of 2025.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Spavinaw Village, Phase I	2H 2025		62	62
Spavinaw Village, Phase II	2H 2023	53		53
		53	62	115

# Gravette

## Price Distribution of Houses Sold



28 houses were sold in Gravette in the second half of 2025.

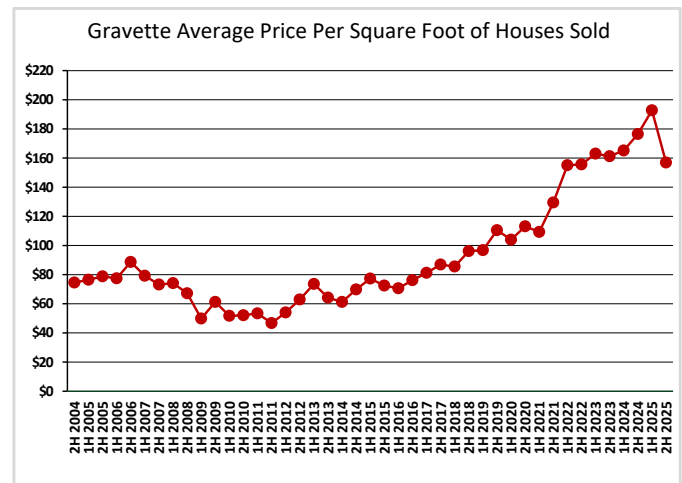
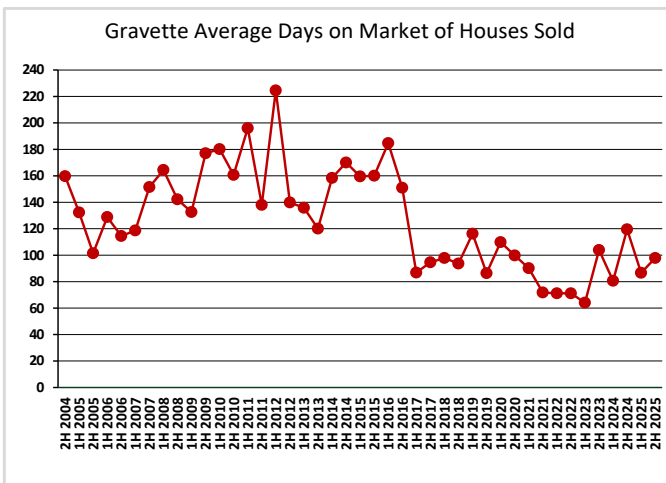
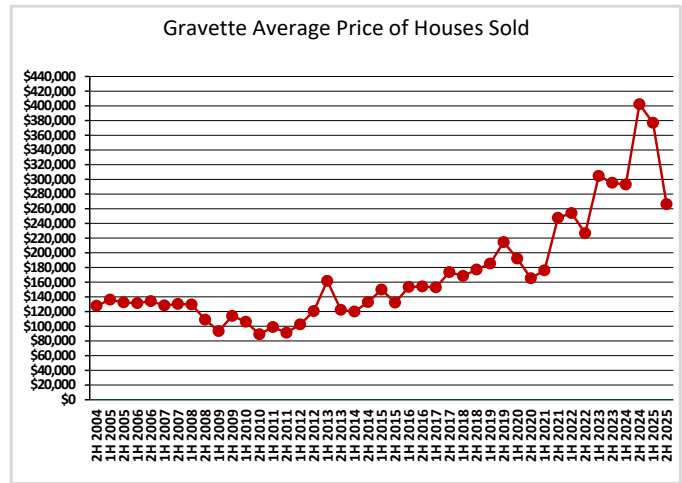
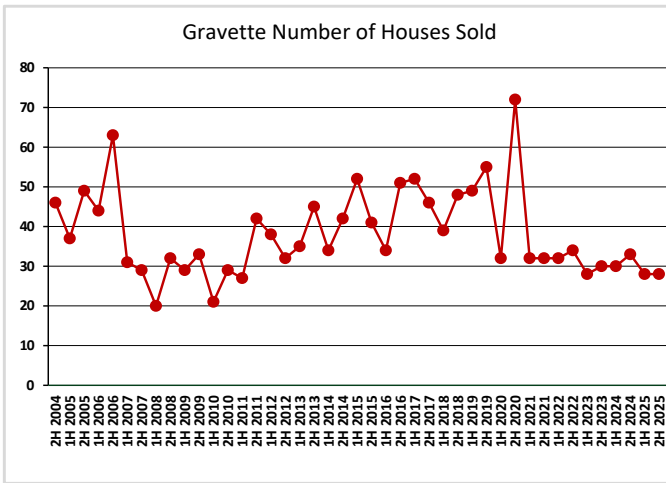
The average price of a house was \$266,225 at \$156.89 per square foot.

The median cost of a house was \$252,500.

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	1	3.6%	912	22	93.3%
\$100,001 - \$150,000	3	10.7%	1,806	74	87.7%
\$150,001 - \$200,000	1	3.6%	1,541	111	100.0%
\$200,001 - \$250,000	9	32.1%	1,290	75	97.9%
\$250,001 - \$300,000	8	28.6%	1,722	135	97.6%
\$300,001 - \$350,000	1	3.6%	1,759	144	100.0%
\$350,001 - \$400,000	2	7.1%	3,116	93	90.4%
\$400,001 - \$450,000	2	7.1%	2,314	119	99.4%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	3.6%	3,640	60	99.3%
<b>Gravette Sold</b>	<b>28</b>	<b>100.0%</b>	<b>1,768</b>	<b>98</b>	<b>96.3%</b>

# Gravette

## Characteristics of Houses Sold



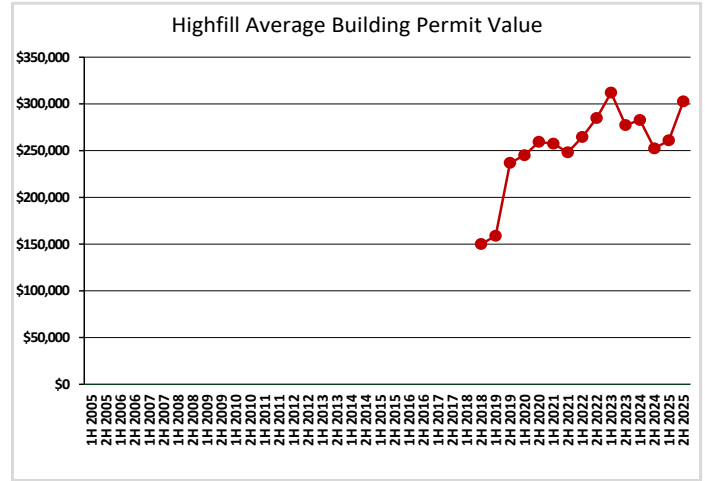
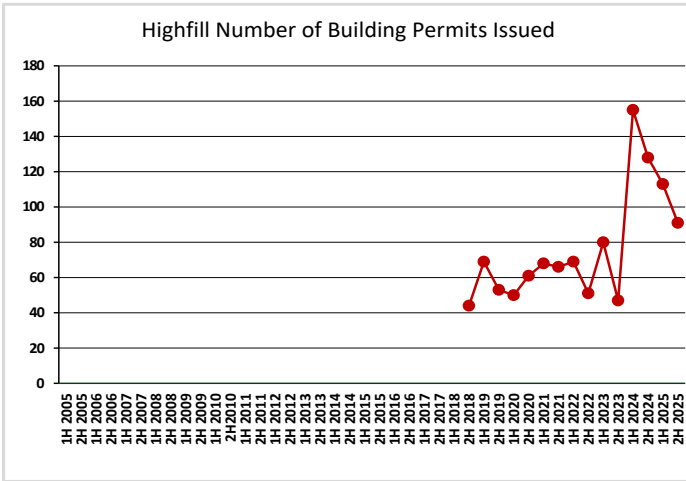
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	33	28	28	-15.2%	0.0%
Average Price of Houses Sold	\$402,272	\$376,893	\$266,225	-33.8%	-29.4%
Average Days on Market	120	87	98	-18.1%	12.9%
Average Price per Square Foot	176.51	192.74	156.89	-11.1%	-18.6%
Percentage of County Sales	0	0	0	-42.6%	-30.4%
Number of New Houses Sold	14	6	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$527,826	\$699,450	--	--	--
Average Days on Market of New Houses Sold	114	143	--	--	--
Number of Houses Listed	18	19	17	-5.6%	-10.5%
Average List Price of Houses Listed	\$371,373	\$413,675	\$399,207	43.6%	30.3%

# Gravette

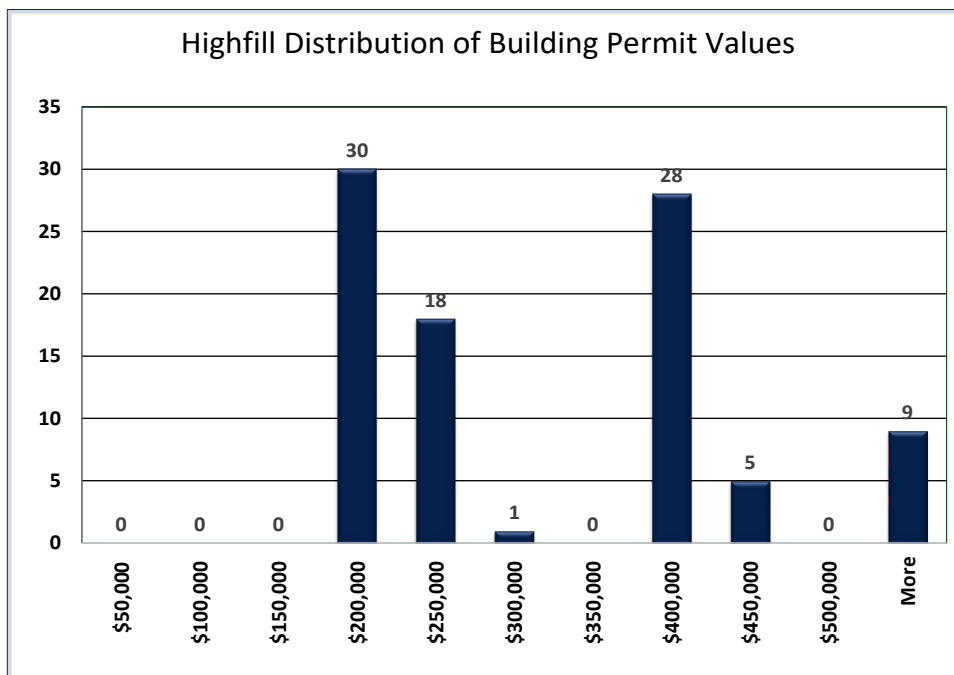
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Barnwells	1	3.6%	1,400	83	\$216,000	\$154.29
Countryside Estates	1	3.6%	1,300	56	\$237,000	\$182.31
Countryside Estates	1	3.6%	1,271	93	\$240,000	\$188.83
Gravette Original	2	7.1%	1,178	89	\$190,000	\$162.06
Harris	1	3.6%	1,442	47	\$250,000	\$173.37
Highland	2	7.1%	1,438	76	\$248,000	\$175.66
J D Coveys	1	3.6%	912	22	\$70,000	\$76.75
Jensons	1	3.6%	1,023	127	\$212,000	\$207.23
Karr & Powell	1	3.6%	3,520	76	\$355,000	\$100.85
Loydon Oaks	2	7.1%	2,459	115	\$410,000	\$168.94
McAllister & Shields	1	3.6%	1,340	84	\$255,000	\$190.30
Oswalt	1	3.6%	2,421	180	\$270,000	\$111.52
Sloans	2	7.1%	1,351	77	\$195,000	\$149.45
Stone Crest	1	3.6%	1,245	51	\$265,000	\$212.85
Touch Me Not Springs	2	7.1%	2,298	105	\$361,000	\$155.57
Walnut Creek	1	3.6%	1,759	144	\$340,000	\$193.29
Wells	2	7.1%	1,896	52	\$190,000	\$99.23
Westfield	1	3.6%	1,254	41	\$250,000	\$199.36
Other	4	14.3%	2,346	178	\$326,575	\$145.05
<b>Gravette Sold</b>	<b>28</b>	<b>100.0%</b>	<b>1,768</b>	<b>98</b>	<b>\$266,225</b>	<b>\$156.89</b>

# Highfill Building Permits



Highfill	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	128	113	91	-28.9%	-19.5%
Average Value of Residential Building Permits	\$252,338	\$260,989	\$302,595	19.9%	15.9%



# Highfill

## Active Subdivisions

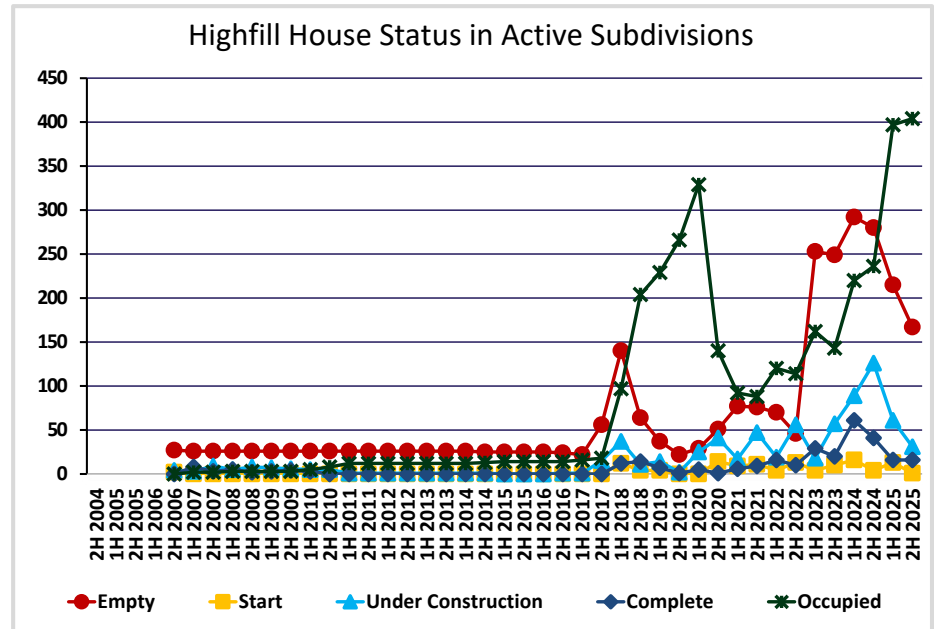
There were 619 total lots in 10 active subdivisions in Highfill in the second half of 2025. 65.3 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 5.0 were under construction, 0.2 percent were starts, and 27.0 percent were empty lots.

The subdivisions with the most houses under construction in Highfill during the second half of 2025 were Woodward Park, Phase II with 19. Healing Springs, Phase II followed with 5,

Woodward Park, Phase II had the most houses becoming occupied in Highfill with 51 houses. An additional 22 houses in Woodward Park, Phase I became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 1 of the 10 active subdivisions in Highfill.

96 new houses in Highfill became



occupied in the second half of 2025. The annual absorption rate implies that there are 10. months of remaining inventory in active subdivisions, down from 13.5 percent in the first half of 2025.

In 2 of the active subdivisions in Highfill, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 47.0 percent in the second half of 2025.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Applewood Estates	2	0	0	1	101	104	1	0.6
Healing Springs, Phase I	5	0	2	1	6	14	1	48.0
Healing Springs, Phase II	14	0	5	1	15	35	6	21.8
Holland Hills Estates	9	0	0	0	23	32	1	18.0
Little Osage Hills, Phase I, II	10	0	0	0	15	25	0	120.0
Mason Valley Estates, Phase I-A	42	0	2	5	4	53	4	147.0
Snyder Farms	83	1	2	0	15	101	10	103.2
Snyderwolf	0	0	1	0	8	9	0	--
Woodward Park, Phase I	0	0	0	0	136	136	22	0.0
Woodward Park, Phase II	2	0	19	8	81	110	51	4.3
<b>Highfill Active Subdivisions</b>	<b>167</b>	<b>1</b>	<b>31</b>	<b>16</b>	<b>404</b>	<b>619</b>	<b>96</b>	<b>10.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Highfill

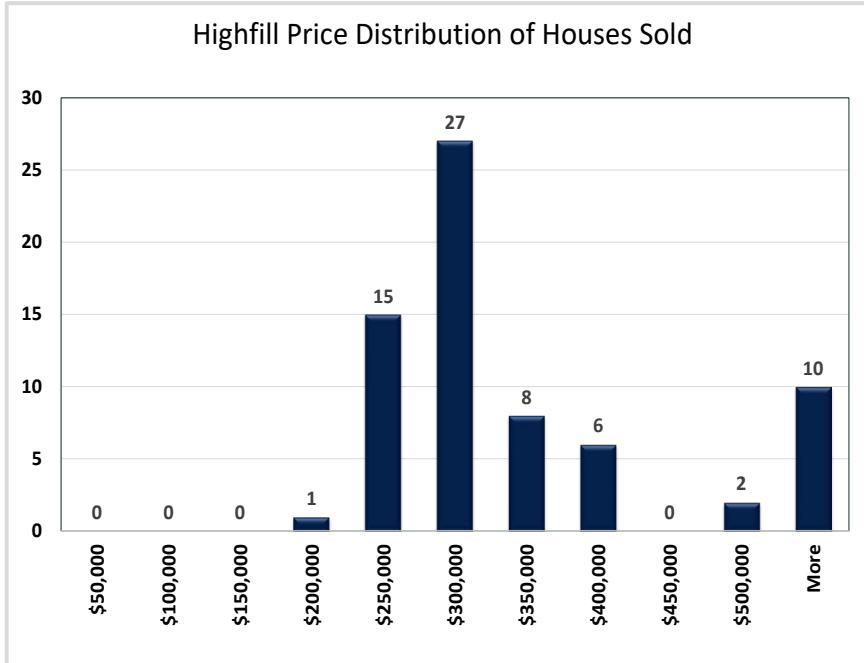
## Active Subdivisions

Additionally, 193 new lots in 1 new subdivision received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Savannah Park	2H 2022	193		193
		193		193

# Highfill

## Price Distribution of Houses Sold



69 houses were sold in Highfill in the second half of 2025.

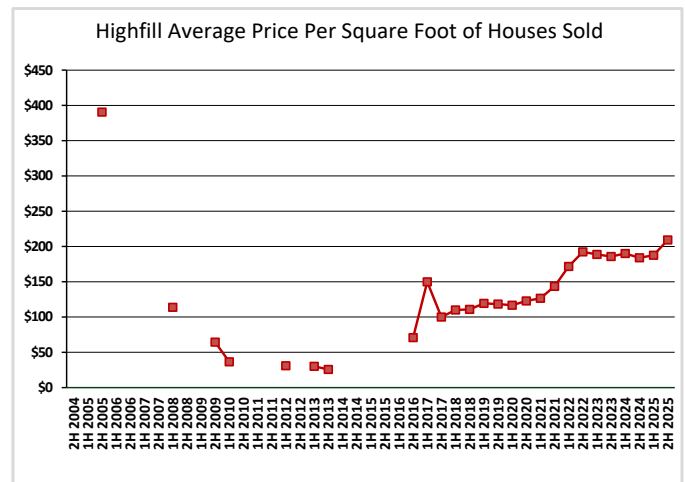
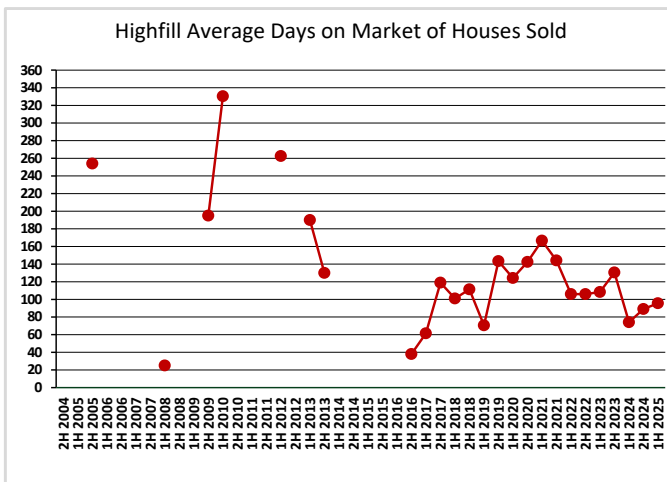
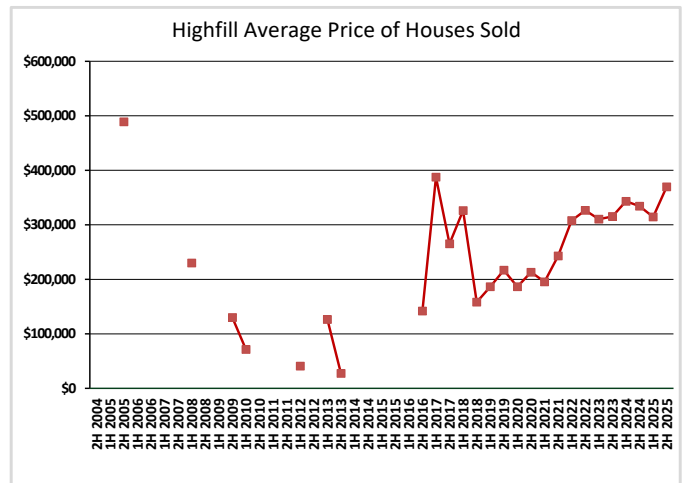
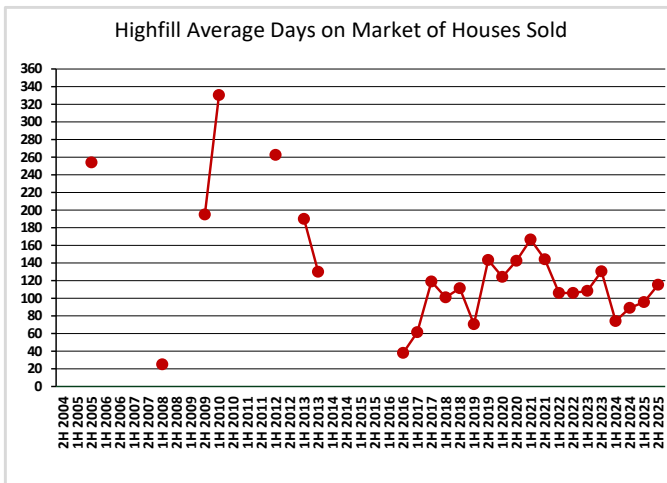
The average price of a house was \$369,788 at \$209.19 per square foot.

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	1	1.4%	869	242	96.2%
\$200,001 - \$250,000	15	21.7%	1,220	115	98.3%
\$250,001 - \$300,000	27	39.1%	1,435	115	99.4%
\$300,001 - \$350,000	8	11.6%	1,709	108	99.0%
\$350,001 - \$400,000	6	8.7%	1,922	153	99.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	2	2.9%	1,718	101	100.0%
\$500,001+	10	14.5%	3,048	92	96.9%
<b>Highfill Sold</b>	<b>69</b>	<b>100.0%</b>	<b>1,696</b>	<b>115</b>	<b>98.7%</b>

# Highfill

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	96	123	69	-28.1%	-43.9%
Average Price of Houses Sold	\$334,180	\$314,480	\$369,788	10.7%	17.6%
Average Days on Market	89	96	115	29.5%	20.7%
Average Price per Square Foot	\$183.96	\$187.55	\$209.19	13.7%	11.5%
Percentage of County Sales	2.2%	2.7%	1.8%	-18.7%	-35.0%
Number of New Houses Sold	66	100	40	-39.4%	-60.0%
Average Price of New Houses Sold	\$336,705	\$290,795	\$330,898	-1.7%	13.8%
Average Days on Market of New Houses Sold	101	98	136	34.9%	38.3%
Number of Houses Listed	33	39	38	15.2%	-2.6%
Average List Price of Houses Listed	\$371,373	\$413,675	\$399,207	7.5%	-3.5%

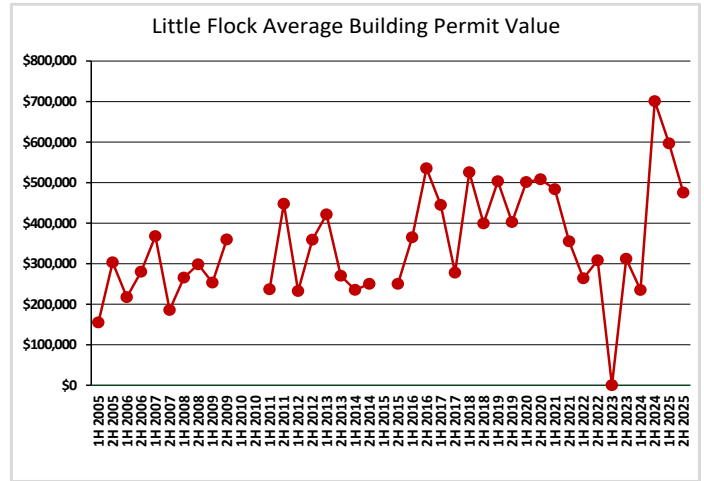
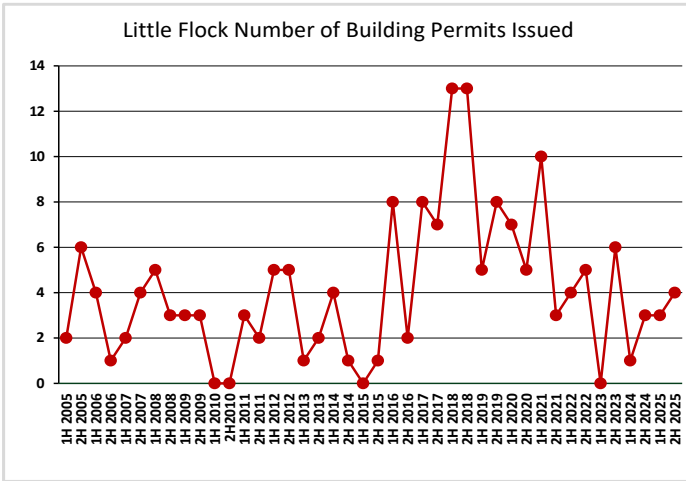
# Highfill

## Characteristics of Houses Sold

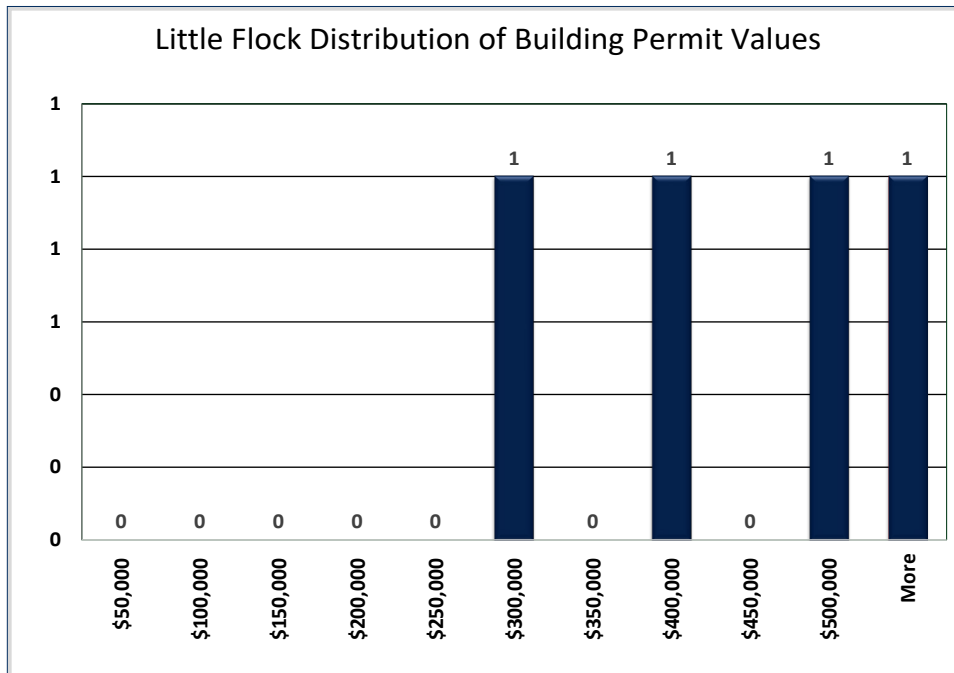
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applewood Estates	5	7.2%	1,608	149	\$286,060	\$178.56
Blossom Woods	2	2.9%	2,222	56	\$555,753	\$253.21
Healing Springs	4	5.8%	3,944	73	\$1,138,475	\$288.25
Mason Valley Estates	3	4.3%	1,748	252	\$344,936	\$197.35
Silver Meadows	8	11.6%	1,379	74	\$271,813	\$197.48
Woodward Hills	41	59.4%	1,434	116	\$274,398	\$192.77
Other	6	8.7%	2,282	120	\$660,000	\$301.01
<b>Highfill Sold Houses</b>	<b>69</b>	<b>100.0%</b>	<b>1,696</b>	<b>115</b>	<b>\$369,788</b>	<b>\$209.19</b>



# Little Flock Building Permits



Little Flock	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	3	3	4	33.3%	33.3%
Average Value of Residential Building Permits	\$700,986	\$596,702	\$475,250	-32.2%	-20.4%



# Little Flock Active Subdivisions

There were 93 total lots in 2 active subdivisions in Little Flock in the second half of 2025. 93.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 6.5 percent were empty lots.

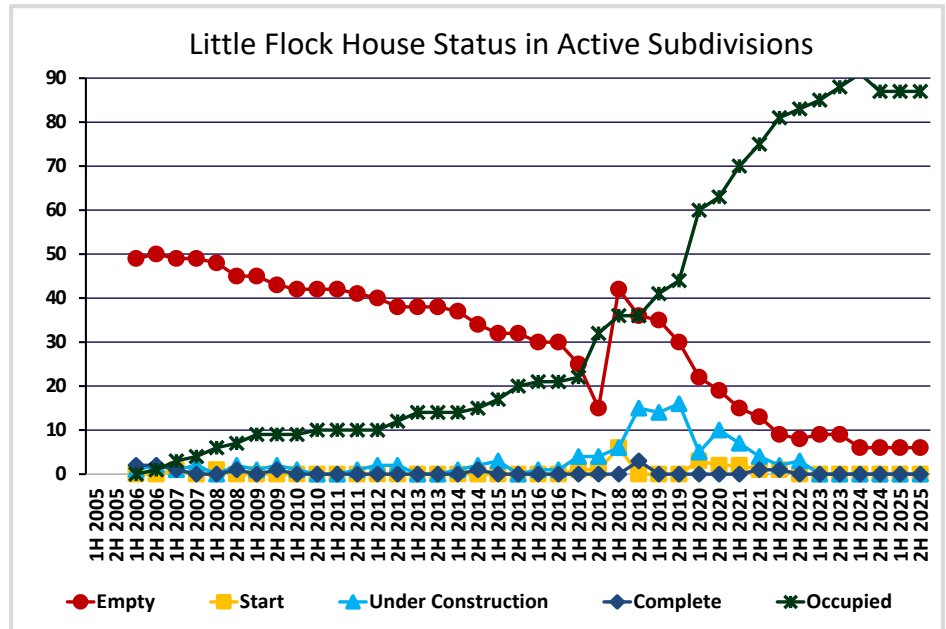
No houses were under construction in Little Flock during the second half of 2025.

No new construction or progress in existing construction has not occurred in the last year in both of the 2 active subdivisions in Little Flock.

No new houses in Little Flock became occupied in the second half of 2025.

In 2 active subdivisions in Little Flock, no absorption occurred in the second half of 2025.

The percentage of houses occupied



by owners decreased in Little Flock from 75.5 percent in 2012 to 71.3 percent in the second half of 2025.

Additionally, 27 new lots in 1 subdivision received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Gwen Meadows	1H 2025		27	27
New and Preliminary			27	27

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	2	0	0	0	39	41	0	--
Meadows, The	4	0	0	0	48	52	0	--
<b>Little Flock Active Subdivisions</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>87</b>	<b>93</b>	<b>0</b>	<b>--</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

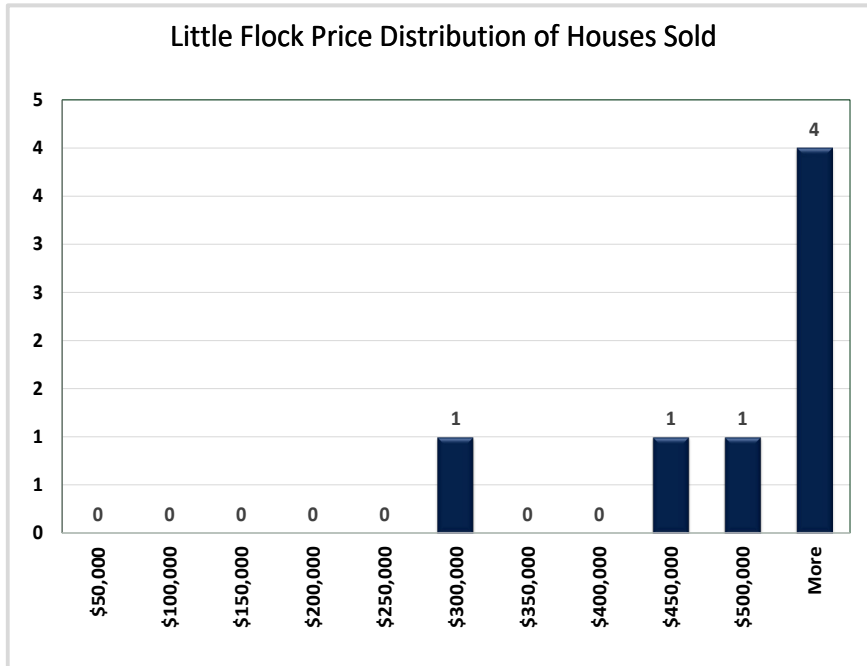
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

7 houses were sold in Little Flock in the second half of 2025.

The average price of a house was \$698,743 at \$258.56 per square foot.

# Little Flock

## Price Distribution of Houses Sold

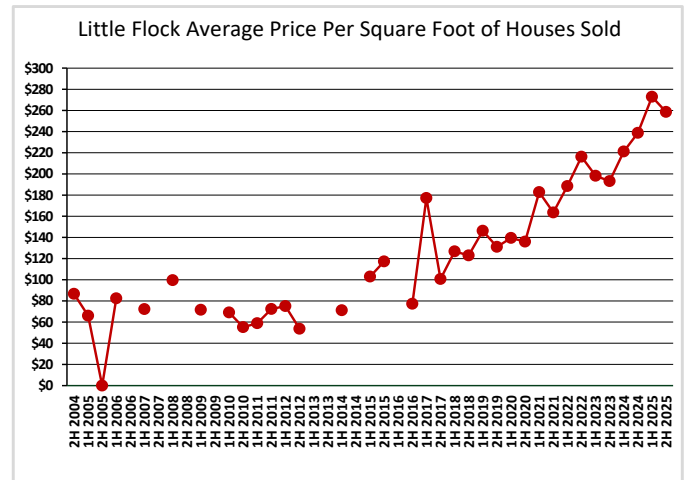
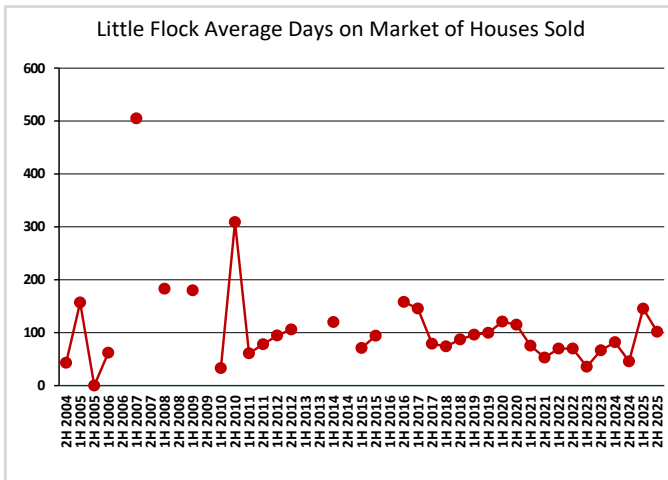
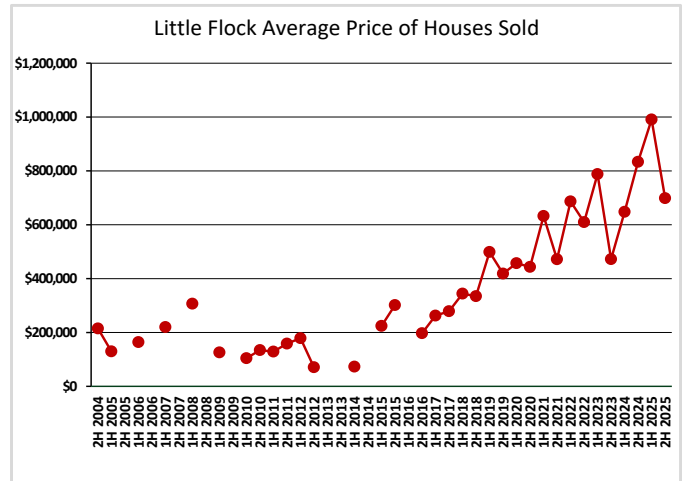
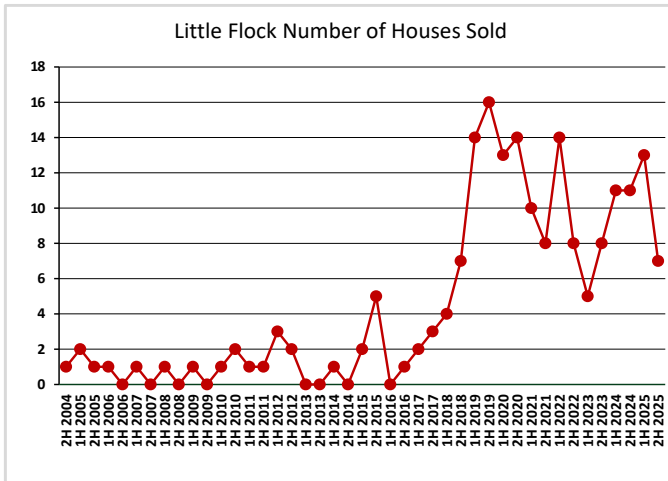


The median cost of a house was \$575,000.

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	1	14.3%	1,268	25	98.6%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	14.3%	3,096	178	100.0%
\$450,001 - \$500,000	1	14.3%	1,884	77	95.1%
\$500,001+	4	57.1%	3,074	108	89.4%
<b>Little Flock Sold</b>	<b>7</b>	<b>100.0%</b>	<b>2,649</b>	<b>102</b>	<b>93.1%</b>

# Little Flock

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	11	13	7	-36.4%	-46.2%
Average Price of Houses Sold	\$833,400	\$990,781	\$698,743	-16.2%	-29.5%
Average Days on Market	46	145	102	122.9%	-30.0%
Average Price per Square Foot	\$238.80	\$272.93	\$258.56	8.3%	-5.3%
Percentage of County Sales	0.6%	0.9%	0.3%	-45.4%	-62.6%
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	3	6	7	133.3%	16.7%
Average List Price of Houses Listed	\$979,667	\$871,317	\$1,410,500	44.0%	61.9%

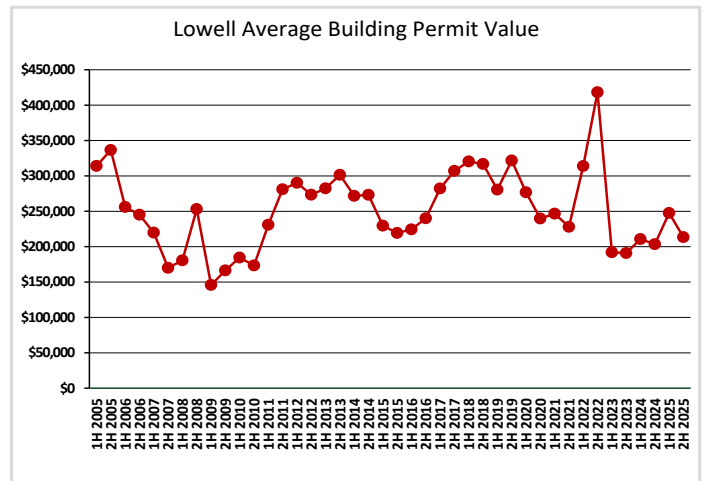
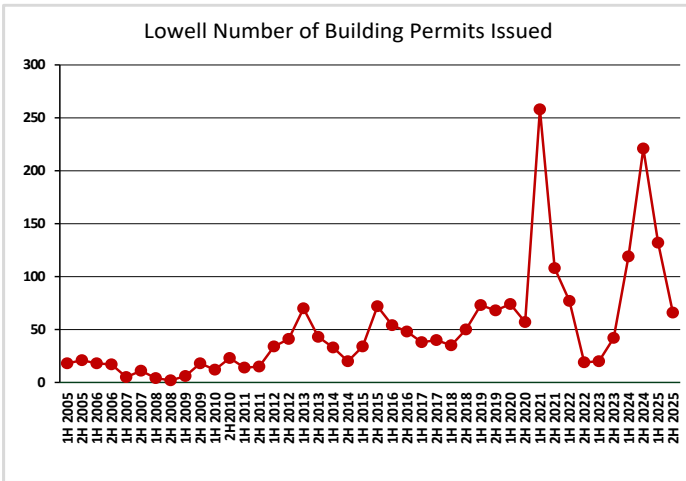
# Little Flock

## Characteristics of Houses Sold

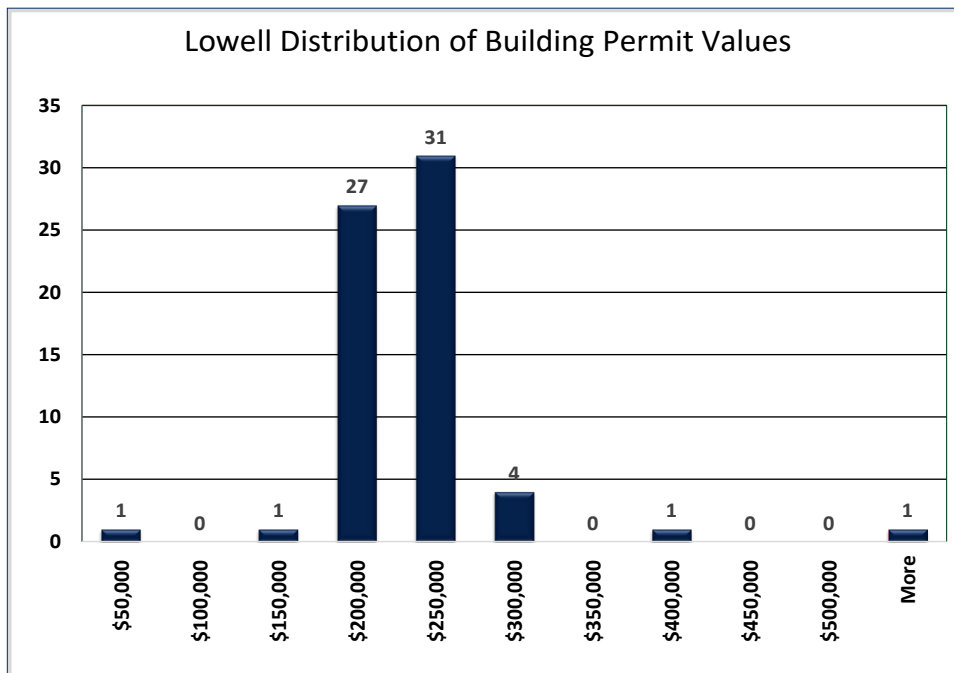
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Rolling Oaks	1	14.3%	1,268	25	\$275,000	\$216.88
Other	6	85.7%	2,879	115	\$769,367	\$265.51
	7	100.0%	2,649	102	\$698,743	\$258.56



# Lowell Building Permits



Lowell	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	221	132	66	-70.1%	-50.0%
Average Value of Residential Building Permits	\$203,520	\$247,514	\$213,422	4.9%	-13.8%



# Lowell

## Active Subdivisions

There were 346 total lots in 5 active subdivisions in Lowell in the second half of 2025. 76.0 percent of the lots were occupied, 5.5 percent were complete but unoccupied, 8.4 were under construction, 1.2 percent were starts, and 9.0 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the second half of 2025 were Hunt Farms, Phase II with 17. Crescent View, Phase II followed with 11,

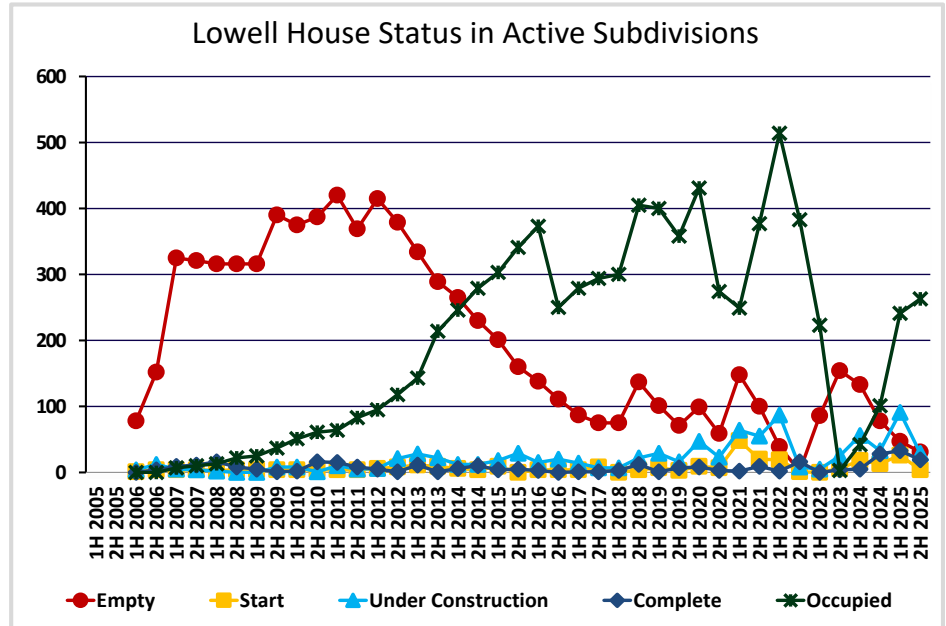
Hudson Steel Phase I had the most houses becoming occupied in Lowell with 24 houses. An additional 23 houses in Crescent View, Phase II became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 1 of the 5 active subdivisions in Lowell.

88 new houses in Lowell became occupied in the second half of 2025. The annual absorption rate implies that there are 4.4 months of remaining inventory in active subdivisions, down from 11.9 percent in the first half of 2025.

In 5 active subdivisions in Lowell, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 62.2 percent in the second half of 2025.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bishop Vineyards, Phase I	2H 2022	48		48
Bishop Vineyards, Phase II	2H 2022	92		92
Hunt Farms, Phase III	1H 2024	45		45
Hunt Farms, Phase IV	1H 2024	42		42
Hunt Farms, Phase V	1H 2024	42		42
Lakewood, Phase VIII	2H 2021		92	92
Laramie	2H 2020		127	127
Parkside, Phase I	1H 2024	60		60
Parkside, Phase II+	1H 2024	174		174
Tucker	2H 2022	65		65
<b>New and Preliminary</b>		<b>568</b>	<b>219</b>	<b>787</b>

Additionally, 787 new lots in 10 new subdivisions received either preliminary or final approval by second half of 2025.

# Lowell

## Active Subdivisions

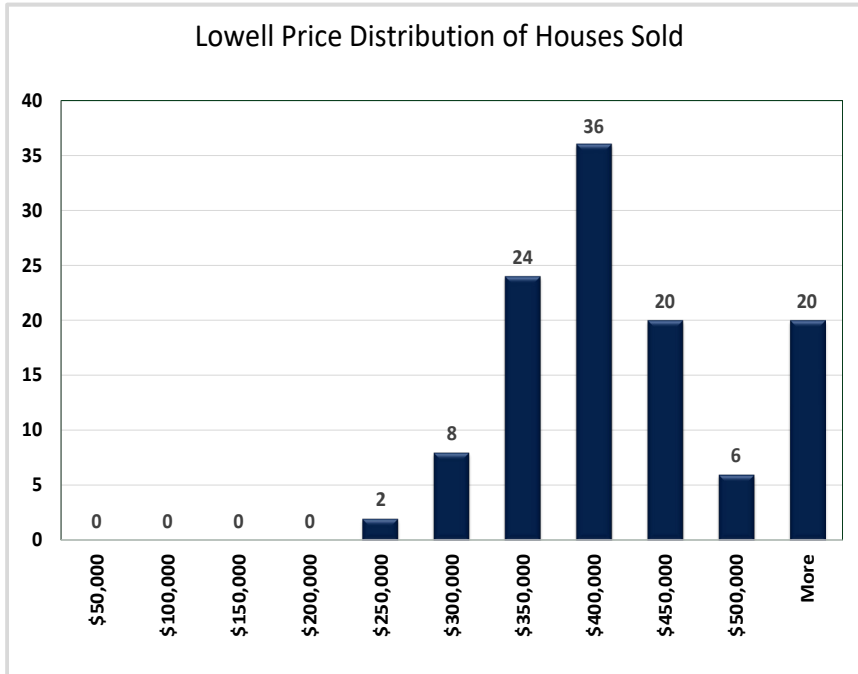
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Concord Heights	15	0	1	0	74	90	13	5.3
Crescent View, Phase II	11	4	11	0	77	103	23	6.2
Hudson Steel Phase I	5	0	0	16	24	45	24	10.5
Hunt Farms, Phase II	0	0	17	3	13	33	13	18.5
Shepherd Hill	0	0	0	0	75	75	15	0.0
<b>Lowell Active Subdivisions</b>	<b>31</b>	<b>4</b>	<b>29</b>	<b>19</b>	<b>263</b>	<b>346</b>	<b>88</b>	<b>4.4</b>

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



116 houses were sold in Lowell in the second half of 2025.

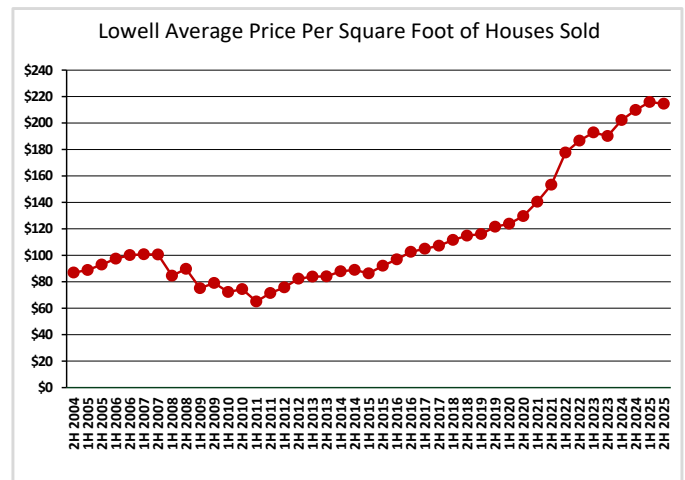
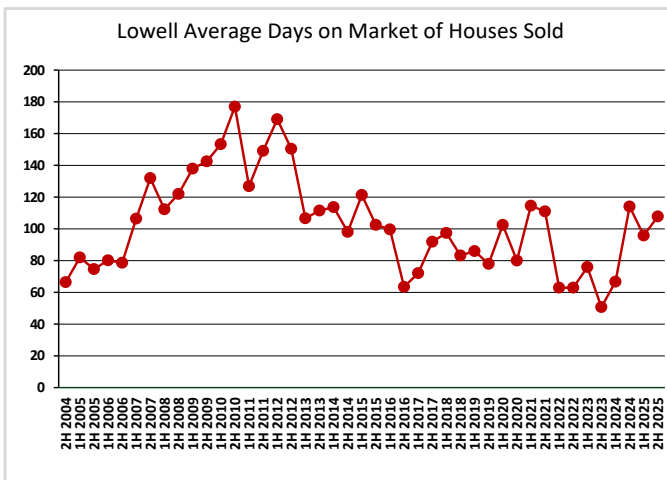
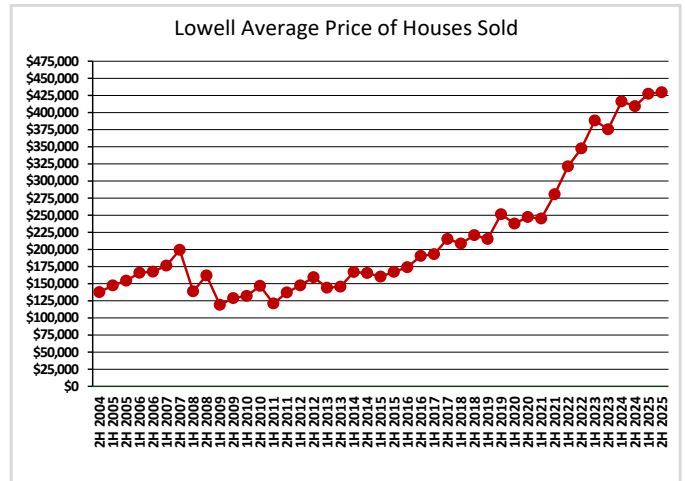
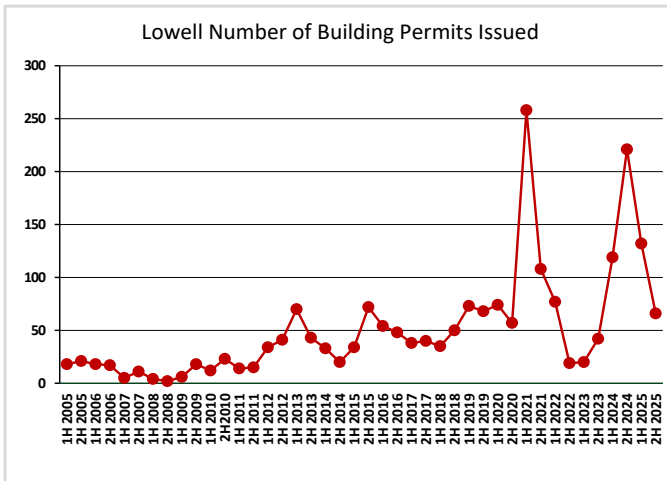
The average price of a house was \$429,544 at \$214.56 per square foot.

The median cost of a house was \$385,500.

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	2	1.7%	1,329	52	94.9%
\$250,001 - \$300,000	8	6.9%	1,338	44	98.4%
\$300,001 - \$350,000	24	20.7%	1,591	67	98.6%
\$350,001 - \$400,000	36	31.0%	1,816	154	98.9%
\$400,001 - \$450,000	20	17.2%	2,025	117	99.3%
\$450,001 - \$500,000	6	5.2%	2,275	150	99.3%
\$500,001+	20	17.2%	2,916	82	99.8%
<b>Lowell Sold</b>	<b>116</b>	<b>100.0%</b>	<b>1,978</b>	<b>108</b>	<b>99.0%</b>

# Lowell

## Characteristics of Houses Sold



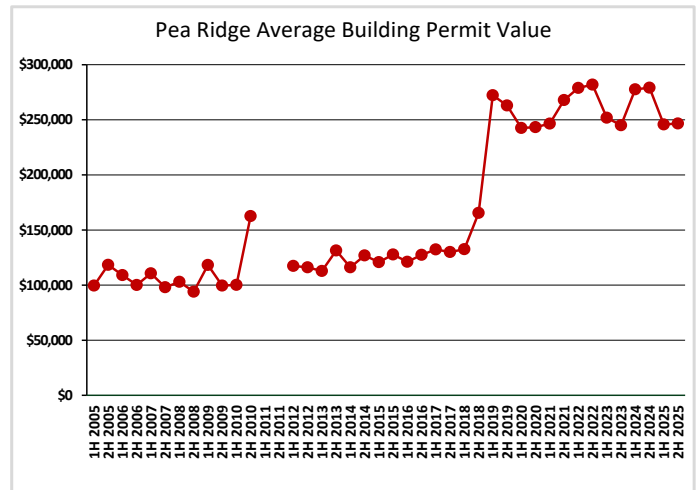
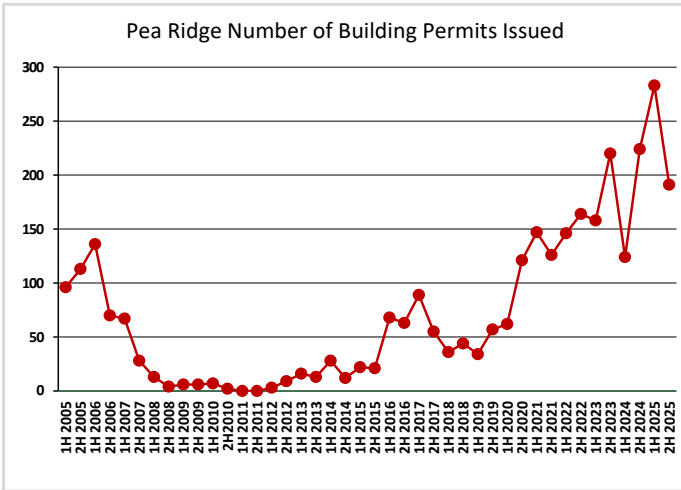
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	166	155	116	-30.1%	-25.2%
Average Price of Houses Sold	\$409,227	\$427,386	\$429,544	5.0%	0.5%
Average Days on Market	114	96	108	-5.4%	12.5%
Average Price per Square Foot	\$209.80	\$215.84	\$214.56	2.3%	-0.6%
Percentage of County Sales	4.6%	4.6%	3.4%	-25.0%	-25.9%
Number of New Houses Sold	98	93	60	-38.8%	-35.5%
Average Price of New Houses Sold	\$420,863	\$444,090	\$474,210	12.7%	6.8%
Average Days on Market of New Houses Sold	152	116	152	-0.4%	30.4%
Number of Houses Listed	196	314	249	112.5%	-39.3%
Average List Price of Houses Listed	\$433,000	\$446,006	\$499,430	15.3%	12.0%

# Lowell

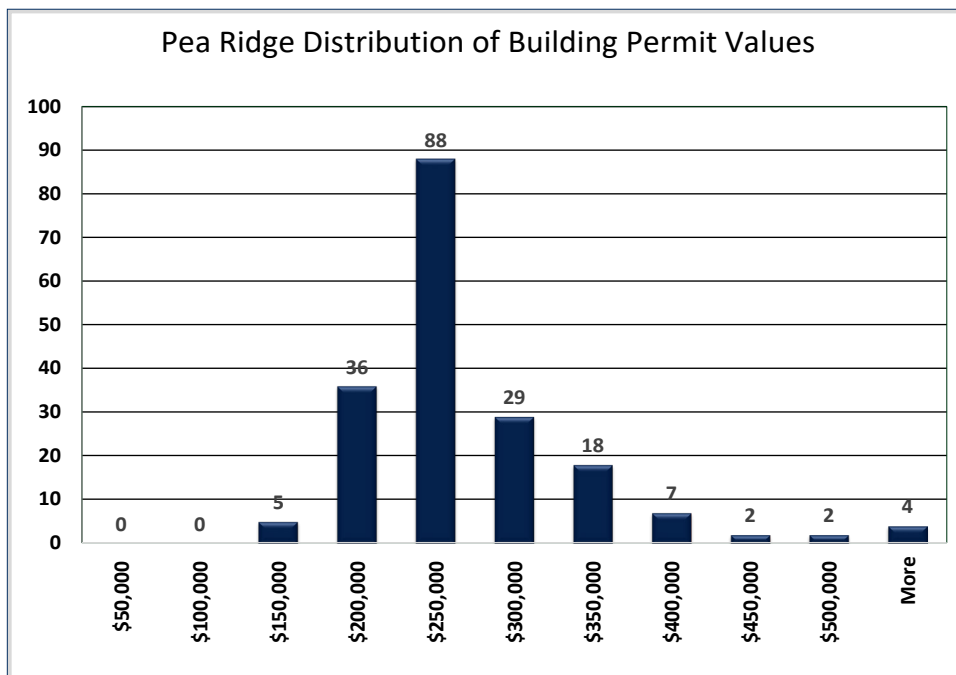
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cambridge Place	3	2.6%	1,844	89	\$323,333	\$175.35
Center Point	3	2.6%	2,065	48	\$415,000	\$201.58
Chet Miller	2	1.7%	1,759	130	\$363,750	\$208.19
Concord Heights	8	6.9%	1,909	156	\$394,569	\$206.75
Creekwood	2	1.7%	3,240	55	\$710,000	\$219.17
Crescent View	16	13.8%	2,871	89	\$721,363	\$251.18
Edinburgh	3	2.6%	2,241	106	\$437,000	\$195.29
Highland Meadows	4	3.4%	1,397	46	\$287,000	\$206.09
Hunt Farms	17	14.7%	1,818	228	\$391,620	\$215.63
Lakewood	11	9.5%	1,897	68	\$371,364	\$201.60
Park Central	4	3.4%	2,059	55	\$431,500	\$209.71
Prairie Meadows	3	2.6%	1,557	64	\$313,583	\$201.61
Shepherd Hills	18	15.5%	1,776	126	\$370,831	\$209.21
Southfork	5	4.3%	1,397	39	\$293,000	\$209.49
Southview	3	2.6%	1,359	56	\$247,967	\$182.12
Summer Meadows	2	1.7%	1,792	57	\$372,000	\$207.15
Summerfield	1	0.9%	1,301	42	\$275,000	\$211.38
Timber Ridge Park	1	0.9%	2,661	36	\$729,900	\$274.30
Tuscan Heights	2	1.7%	2,059	57	\$462,500	\$224.44
Weather-ton	5	4.3%	1,704	40	\$372,000	\$218.22
Other	3	2.6%	2,087	129	\$493,407	\$231.19
	<b>116</b>	<b>100.0%</b>	<b>1,978</b>	<b>108</b>	<b>\$429,544</b>	<b>\$214.56</b>

# Pea Ridge Building Permits



Pea Ridge	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	224	283	191	-14.7%	-32.5%
Average Value of Residential Building Permits	\$279,168	\$245,782	\$246,614	-11.7%	0.3%



# Pea Ridge Active Subdivisions

There were 2,045 total lots in 32 active subdivisions in Pea Ridge in the second half of 2025. 62.7 percent of the lots were occupied, 5.6 percent were complete but unoccupied, 5.0 were under construction, 1.3 percent were starts, and 25.4 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the second half of 2025 were Yorktown, Phase II with 20. Walnut Hill, Phase V followed with 18,

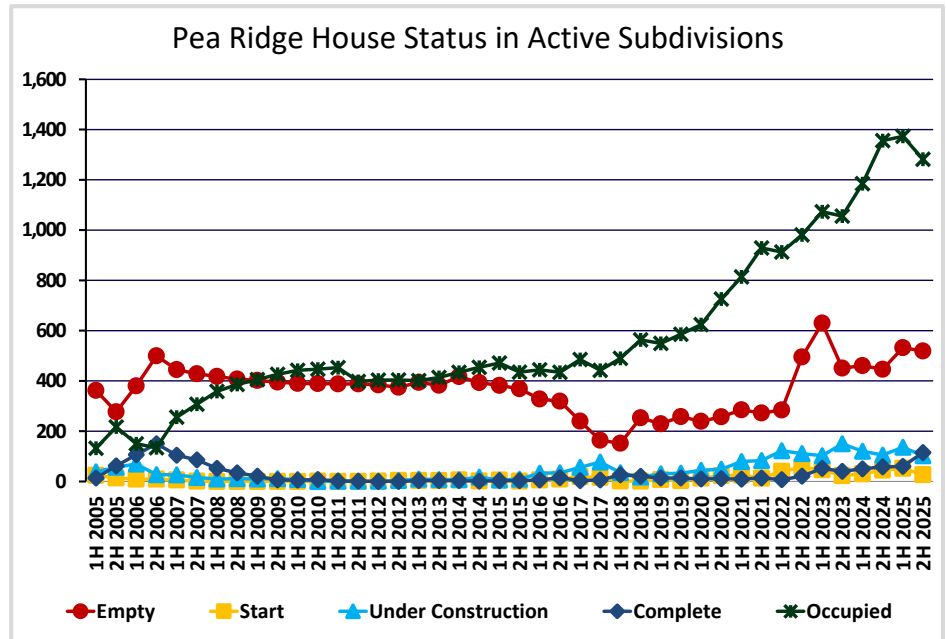
Walnut Hill, Phase IV had the most houses becoming occupied in Pea Ridge with 43 houses. An additional 27 houses in Yorktown, Phase I became occupied in the second half of 2025.

No new construction or progress in existing construction has occurred in the last year in 7 of the 32 active subdivisions in Pea Ridge.

153 new houses in Pea Ridge became occupied in the second half of 2025. The annual absorption rate implies that there are 24.4 months of remaining inventory in active subdivisions, up from 21.0 percent in the first half of 2025.

In the 32 active subdivisions in Pea Ridge, no absorption occurred in 9 subdivisions in the second half of 2025.

The percentage of houses occupied by owners decreased in Pea Ridge to 62.6% from, 68.2 percent in the second half of 2025 from 2012.



Additionally, 862 new lots in 7 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Dove Crossing	1H 2024	109		109
Elkhorn, Phase VI	1H 2022		41	41
Lexington	2H 2024	349		349
Riverston Farms	1H 2025	62		62
Sycamore Parks	1H 2025	184		184
Walnut Hills Subdivision Phase VI	2H 2024	63		63
Wellington Hills, Phase III	1H 2024	54		54
<b>New and Preliminary</b>		<b>821</b>	<b>41</b>	<b>862</b>

# Pea Ridge

## Active Subdivisions

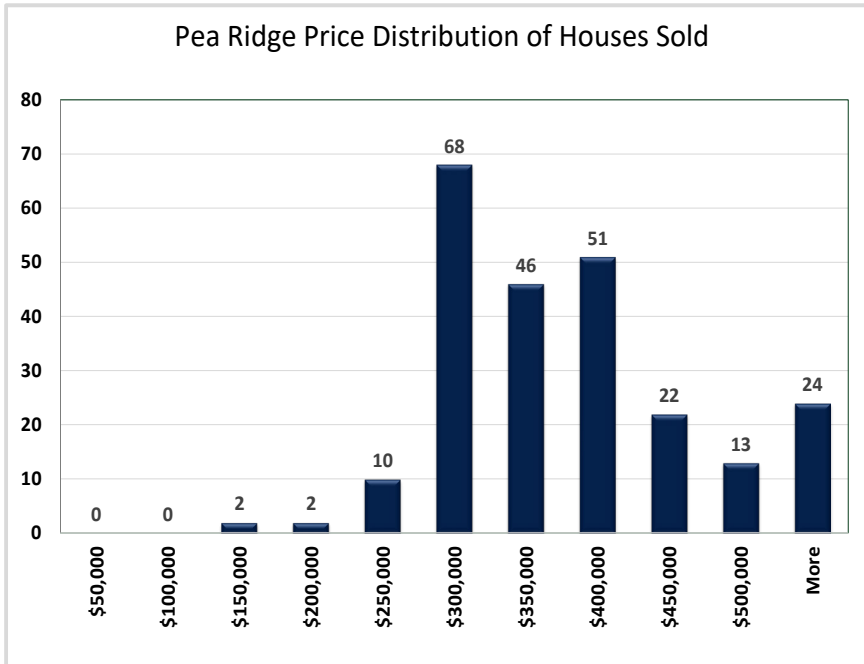
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase II	0	0	9	3	43	55	1	14.4
Battefield Estates	0	0	0	1	105	106	0	--
Concord	110	0	3	23	2	138	2	816.0
Elkhorn, Phase IV	0	1	0	0	58	59	0	--
Elkhorn, Phase V	1	3	7	4	55	70	8	8.6
Greens at Sugar Creek	3	0	2	1	56	62	6	4.8
Hazelton Heights, Phase II	40	0	0	0	43	83	0	--
Maple Glenn	0	0	0	1	119	120	1	12.0
Maple Glenn, Phase II	0	0	1	0	39	40	0	--
Marilyn's Orchard, Phase I	6	0	0	0	2	8	0	--
Marilyn's Orchard, Phase II	7	0	0	0	1	8	0	--
Pea Ridge Pointe	66	0	16	0	0	82	0	--
Prairie Lea	0	0	0	0	44	44	1	0.0
Ridgeview Acres	12	0	0	0	19	31	0	72.0
Rolling Meadows	83	5	0	0	0	88	0	--
Saratoga, Phase I	1	0	0	0	108	109	7	0.3
Sedona Rose, Phase I	4	0	5	1	67	77	6	6.0
Shelby Forest	10	0	4	1	8	23	1	30.0
Shepherd Hills	11	0	0	0	24	35	0	--
Stephanie Estates	0	0	1	0	11	12	3	2.0
Sugar Creek Estates	10	0	0	0	6	16	0	--
Sugar Creek Residential Community, Phase I	12	0	0	1	59	72	5	17.3
Sugar Creek Residential Community, Phase II	9	0	0	0	34	43	0	108.0
Sugar Creek Residential Community, Phase III	7	0	2	0	12	21	0	--
Walnut Hill, Phase I	2	0	0	1	57	60	0	--
Walnut Hill, Phase III	0	0	0	0	60	60	1	0.0
Walnut Hill, Phase IV	0	0	0	8	72	80	43	1.3
Walnut Hill, Phase V	37	0	18	2	7	64	7	97.7
Wellington Hills, Phase I	15	0	0	0	46	61	7	7.8
Wellington Hills, Phase II	24	4	8	15	4	55	4	153.0
Yorktown, Phase I	3	0	6	42	64	115	27	9.6
Yorktown, Phase II	46	14	20	11	57	148	23	20.6
<b>Pea Ridge</b>	<b>519</b>	<b>27</b>	<b>102</b>	<b>115</b>	<b>1,282</b>	<b>2,045</b>	<b>153</b>	<b>24.4</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Pea Ridge

## Price Distribution of Houses Sold



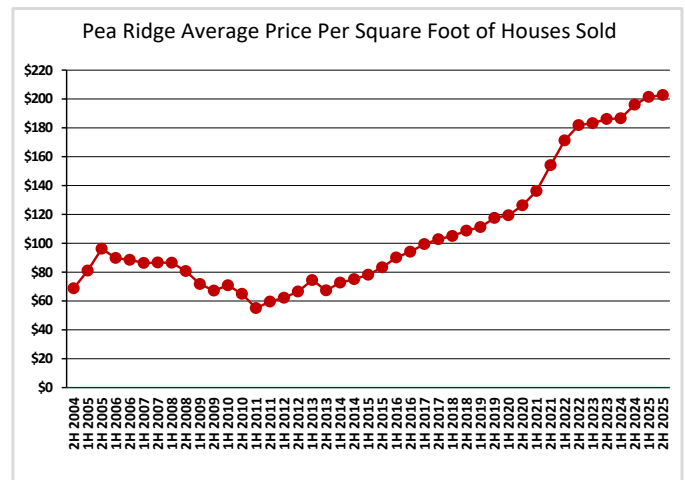
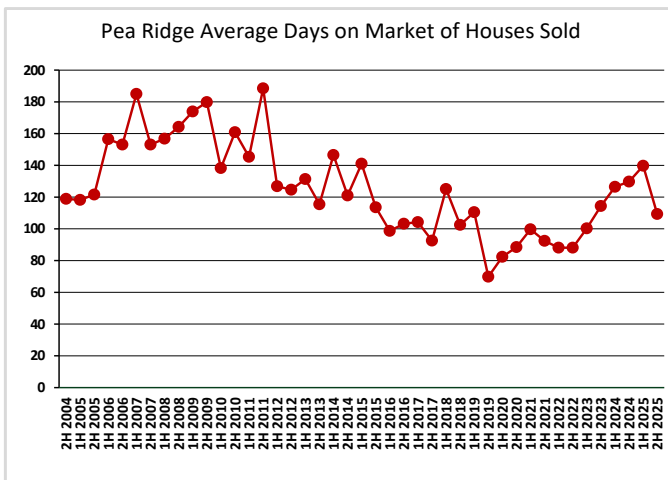
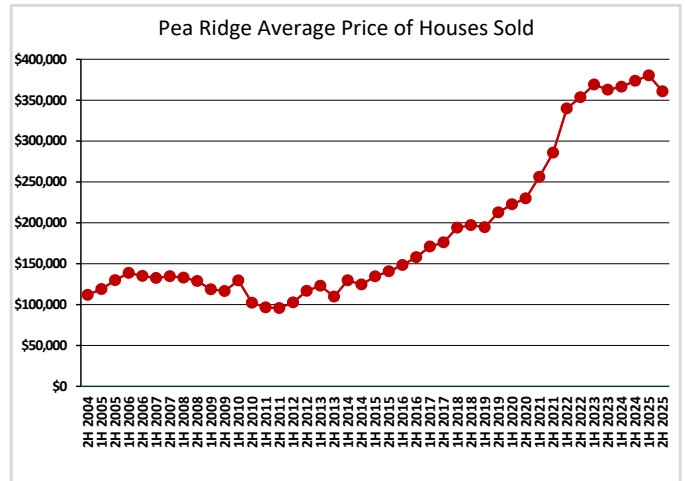
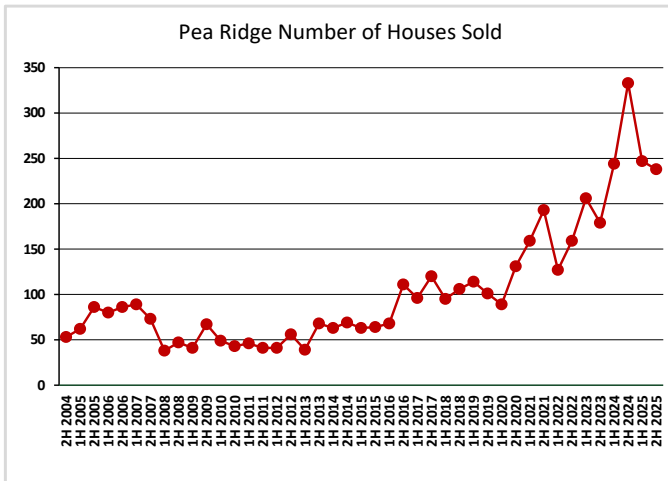
238 houses were sold in Pea Ridge in the second half of 2025.

The average price of a house was \$360,760 at \$202.71 per square foot.

The median cost of a house was \$344,914.

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	2	0.8%	1,137	58	98.5%
\$150,001 - \$200,000	2	0.8%	1,099	50	90.0%
\$200,001 - \$250,000	10	4.2%	1,359	74	95.2%
\$250,001 - \$300,000	68	28.6%	1,402	95	99.7%
\$300,001 - \$350,000	46	19.3%	1,719	113	99.8%
\$350,001 - \$400,000	51	21.4%	1,840	120	99.8%
\$400,001 - \$450,000	22	9.2%	1,999	120	100.1%
\$450,001 - \$500,000	13	5.5%	2,198	102	99.5%
\$500,001+	24	10.1%	2,676	137	98.9%
<b>Pea Ridge Sold</b>	<b>238</b>	<b>100.0%</b>	<b>1,778</b>	<b>109</b>	<b>99.4%</b>

# Pea Ridge Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	333	247	238	-28.5%	-3.6%
Average Price of Houses Sold	\$373,697	\$380,326	\$360,760	-3.5%	-5.1%
Average Days on Market	130	140	109	-15.7%	-21.8%
Average Price per Square Foot	\$196.01	\$201.40	\$202.71	3.4%	0.6%
Percentage of County Sales	8.4%	6.6%	5.9%	-29.4%	-9.9%
Number of New Houses Sold	250	164	149	-40.4%	-9.1%
Average Price of New Houses Sold	\$387,142	\$377,711	\$357,432	-7.7%	-5.4%
Average Days on Market of New Houses Sold	152	151	129	-15.2%	-15.0%
Number of Houses Listed	107	152	147	37.4%	-3.3%
Average List Price of Houses Listed	\$430,556	\$399,511	\$399,987	-7.1%	0.1%

# Pea Ridge

## Characteristics of Houses Sold

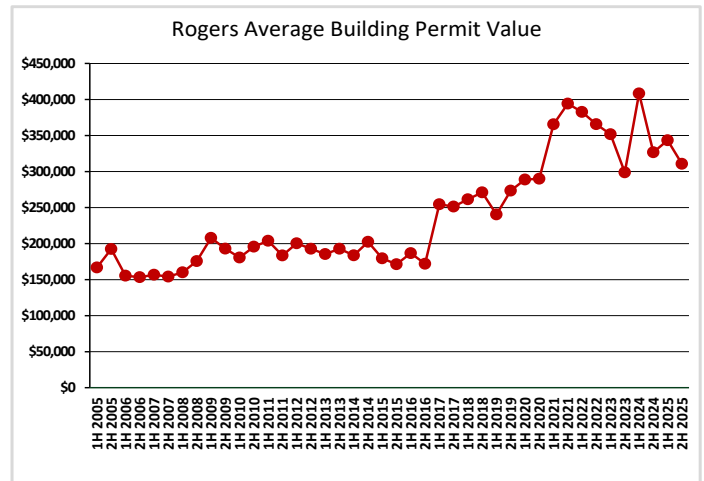
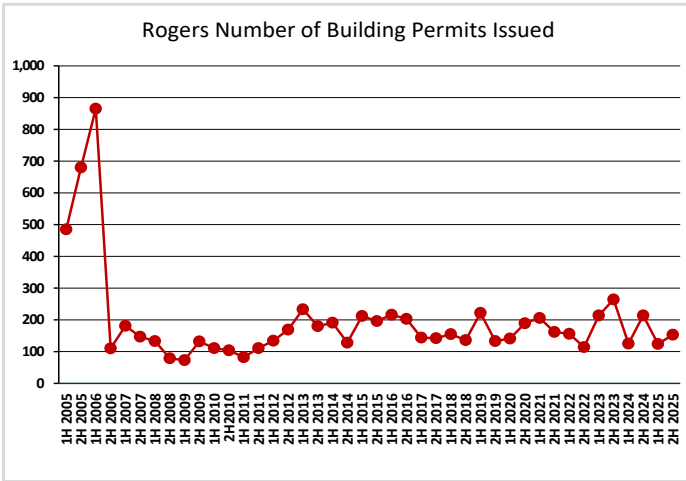
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	11	4.6%	2,470	139	\$520,691	\$210.43
Avalon	3	1.3%	2,138	155	\$385,666	\$183.07
Battlefield Estates	7	2.9%	1,909	91	\$372,729	\$196.50
Bloxham Estates	1	0.4%	1,762	56	\$314,000	\$178.21
Cedar Ridge	1	0.4%	1,427	52	\$243,000	\$170.29
Concord	5	2.1%	2,049	121	\$417,120	\$202.97
Creekwood Manor	4	1.7%	1,677	54	\$352,875	\$211.82
David Musteen	1	0.4%	1,040	93	\$220,000	\$211.54
Deer Meadows	1	0.4%	2,267	151	\$385,000	\$169.83
Dogwood	2	0.8%	1,501	19	\$213,750	\$157.31
Elkhorn	15	6.3%	1,916	72	\$450,553	\$236.23
Fox Spur	4	1.7%	1,820	34	\$370,375	\$204.60
Givens Place	3	1.3%	1,369	49	\$255,000	\$187.17
Greens At Sugar Creek, The	4	1.7%	2,774	89	\$584,938	\$211.05
Haskell Walker	1	0.4%	1,432	63	\$242,500	\$169.34
Hazelton Heights	3	1.3%	1,907	89	\$381,600	\$200.02
K D Ranch Estates	1	0.4%	1,680	157	\$550,000	\$327.38
Maple Glenn	3	1.3%	1,585	105	\$320,000	\$202.58
Miller	1	0.4%	1,363	70	\$228,300	\$167.50
Patterson Place	2	0.8%	1,638	64	\$318,000	\$194.22
Pea Ridge Original	1	0.4%	1,622	57	\$274,900	\$169.48
Prairie Lea	1	0.4%	2,347	259	\$417,000	\$177.67
Ridgemoor Estates	1	0.4%	1,246	13	\$253,000	\$203.05
Saratoga	3	1.3%	1,637	120	\$338,314	\$209.71
Sedona Rose	6	2.5%	1,922	125	\$390,167	\$203.39
Shepherd Hills	1	0.4%	2,042	38	\$405,000	\$198.33
Southland	1	0.4%	1,160	16	\$195,000	\$168.10
Standing Oaks	3	1.3%	1,433	34	\$277,333	\$194.72
Stephanie Estates	1	0.4%	2,497	205	\$591,400	\$236.84
Sugar Creek	4	1.7%	3,008	98	\$635,538	\$211.83
Summit Meadows	1	0.4%	2,008	70	\$342,000	\$170.32
Tyler Estates	1	0.4%	2,069	49	\$350,000	\$169.16
Walnut Hill	67	28.2%	1,506	105	\$287,142	\$193.52
Wellington Hills	5	2.1%	2,446	217	\$515,920	\$211.06
Weston Road	1	0.4%	1,038	84	\$160,000	\$154.14

# Pea Ridge

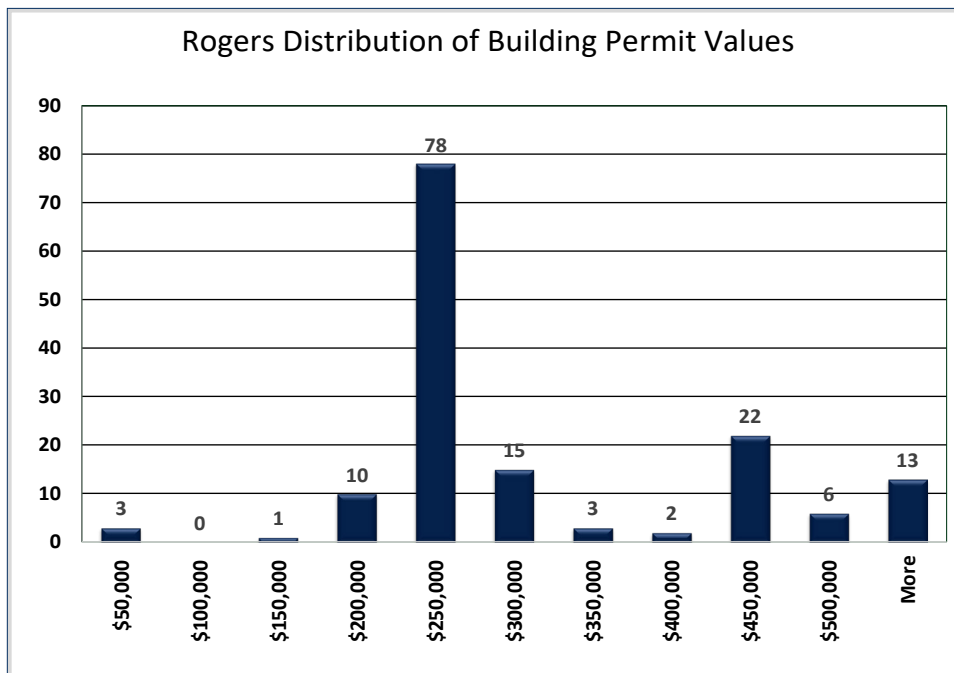
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Windmill Estates	2	0.8%	1,749	54	\$317,500	\$181.53
Woodbridge	1	0.4%	1,994	54	\$385,000	\$193.08
Yorktown	58	24.4%	1,755	141	\$365,655	\$209.25
Other	7	2.9%	1,577	84	\$344,286	\$204.02
<b>Pea Ridge Sold</b>	<b>238</b>	<b>100.0%</b>	<b>1,778</b>	<b>109</b>	<b>\$360,760</b>	<b>\$202.71</b>

# Rogers Building Permits



Rogers	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	214	124	153	-28.5%	23.4%
Average Value of Residential Building Permits	\$326,709	\$343,357	\$310,683	-4.9%	-9.5%



# Rogers

## Active Subdivisions

There were 1,726 total lots in 19 active subdivisions in Rogers in the second half of 2025. 70.4 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 3.3 percent were under construction, 0.5 percent were starts, and 23.8 percent were empty lots.

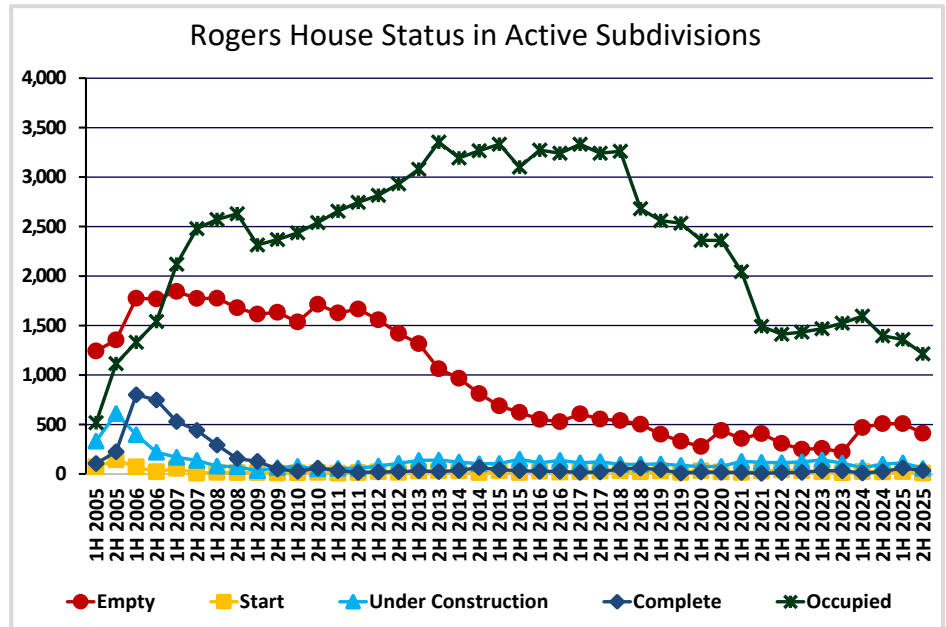
The subdivisions with the most houses under construction in Rogers during the second half of 2025 Meadow Brook, Phase I with 11 and The Village at Pinnacle Hills, with 8 lots.

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

97 new houses in Rogers became occupied in the second half of 2025. The annual absorption rate implies that there are 32.6 months of remaining inventory in active subdivisions, up from 48.8 percent in the first half of 2025.

In 3 active subdivisions in Rogers, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 62.2 percent in the second half of 2025.



Additionally, 279 new lots in 3 subdivisions received either preliminary or final approval by second half of 2025.

477 houses were sold in Rogers in the second half of 2025.

The average price of a house was \$566,007 at \$233.14 per square foot.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Crescent View, Phase III	1H 2025		102	102
Meadow Brooke, Phase II	1H 2025		57	57
Osage Meadows	2H 2020	120		120
		120	159	279

# Rogers

## Active Subdivisions

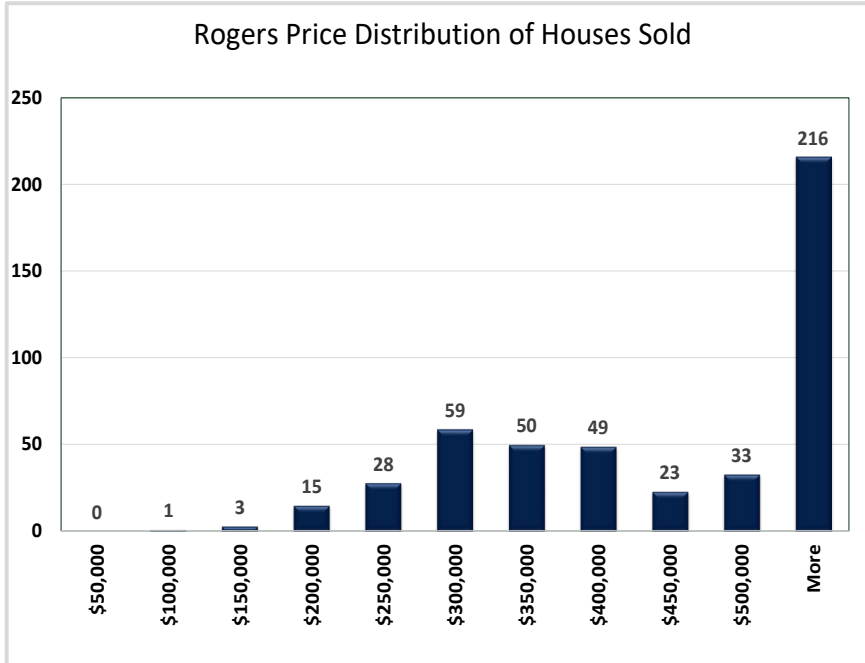
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellview Place	5	0	5	4	22	36	3	42.0
Blossom Woods, Phase I	10	0	7	5	57	79	30	5.1
Blossom Woods, Phase II	76	0	1	0	1	78	1	924.0
Estates at Southgate The	13	0	3	0	16	32	1	96.0
Meadow Brook, Phase I	54	0	11	5	15	85	6	56.0
PARK 5	47	3	3	0	0	53	0	--
Pinnacle, The, Phase I	5	0	2	0	59	66	0	--
Pinnacle, Phase IV	8	0	0	0	141	149	0	--
Champions Golf & Country Club	19	1	2	0	280	302	1	132.0
Scissortail Phase I	4	0	0	0	131	135	0	--
Scissortail, Phase II	13	0	2	0	27	42	4	25.7
Scissortail, Phase III	5	0	1	0	89	95	2	7.2
Seminole Park	0	0	1	4	15	20	5	6.7
Shadow Valley, Phase VII	5	0	1	0	166	172	4	18.0
Shadow Valley, Phase X	14	0	2	0	100	116	9	19.2
Shadow Valley, Phase XI	16	2	2	2	41	63	12	18.9
Sky Valley Estates	0	0	0	1	19	20	1	2.4
Taylor	22	0	6	8	0	36	0	--
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
<b>Rogers Active Subdivisions</b>	<b>411</b>	<b>9</b>	<b>57</b>	<b>34</b>	<b>1,215</b>	<b>1,726</b>	<b>97</b>	<b>32.6</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Rogers

## Price Distribution of Houses Sold

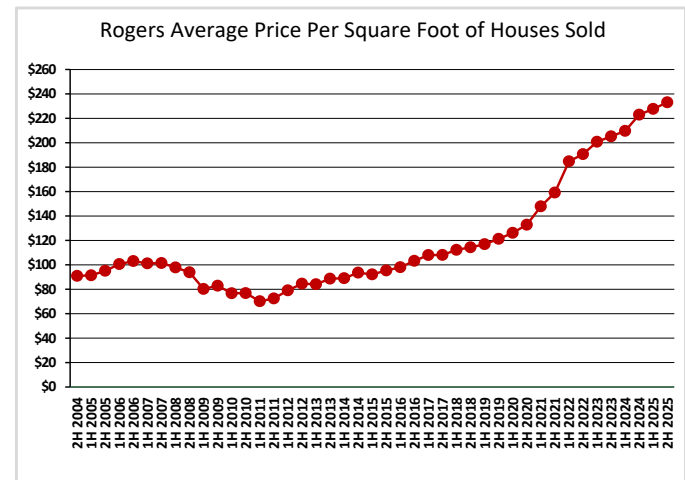
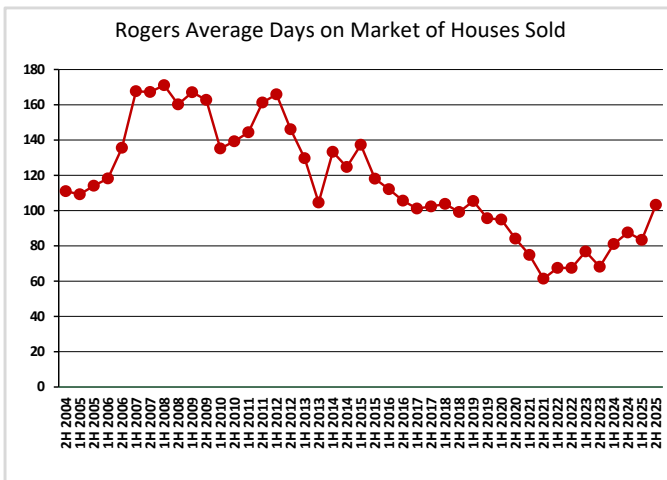
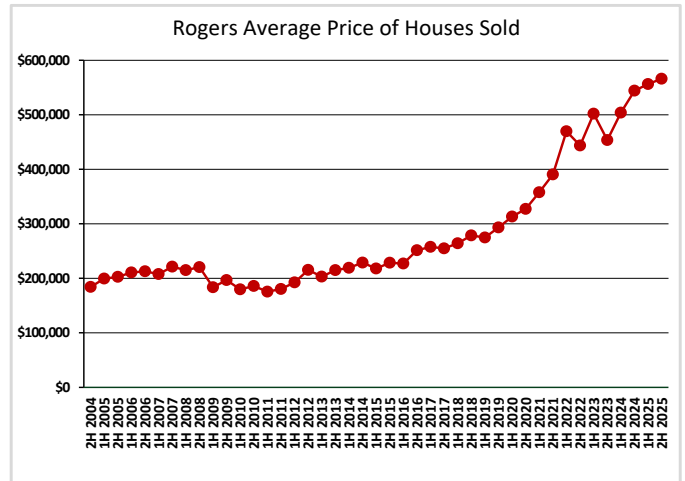
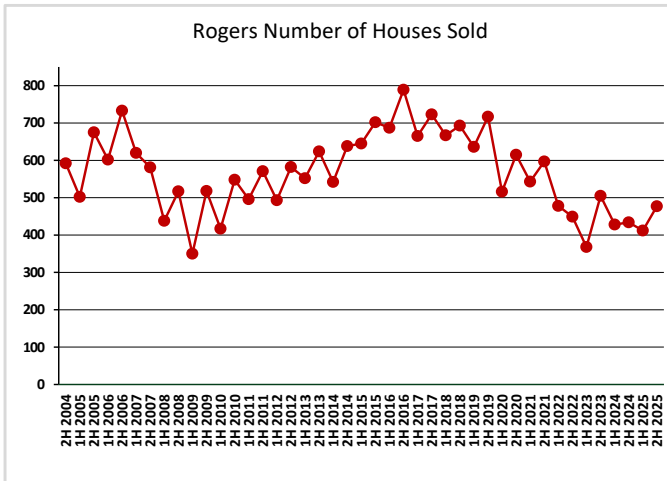


The median cost of a house was \$470,000.

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	0.2%	1,472	20	91.1%
\$100,001 - \$150,000	3	0.6%	964	111	81.7%
\$150,001 - \$200,000	15	3.1%	1,201	65	89.2%
\$200,001 - \$250,000	28	5.9%	1,203	70	99.3%
\$250,001 - \$300,000	59	12.4%	1,429	82	96.3%
\$300,001 - \$350,000	50	10.5%	1,643	64	98.0%
\$350,001 - \$400,000	49	10.3%	1,806	94	98.2%
\$400,001 - \$450,000	23	4.8%	2,071	88	97.8%
\$450,001 - \$500,000	33	6.9%	2,151	127	97.6%
\$500,001+	216	45.3%	3,155	125	99.1%
<b>Rogers Sold</b>	<b>477</b>	<b>100.0%</b>	<b>2,330</b>	<b>103</b>	<b>97.9%</b>

# Rogers

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	434	412	477	9.9%	15.8%
Average Price of Houses Sold	\$544,140	\$556,233	\$566,007	4.0%	1.8%
Average Days on Market	88	83	103	17.9%	23.8%
Average Price per Square Foot	\$222.98	\$227.68	\$233.14	4.6%	2.4%
Percentage of County Sales	15.9%	16.0%	18.6%	16.9%	16.1%
Number of New Houses Sold	94	86	93	-1.1%	8.1%
Average Price of New Houses Sold	\$709,039	\$702,308	\$821,938	15.9%	17.0%
Average Days on Market of New Houses Sold	173	158	193	11.6%	22.6%
Number of Houses Listed	140	208	216	54.3%	3.8%
Average List Price of Houses Listed	\$641,059	\$690,786	\$650,938	1.5%	-5.8%

# 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
Abington	2	0.4%	2,533	108	\$532,450	\$210.06
Abshire	1	0.2%	864	91	\$235,000	\$271.99
Acres Escondidos	1	0.2%	4,432	183	\$968,500	\$218.52
Allens	1	0.2%	1,508	16	\$360,000	\$238.73
Altons Brush Creek Hills	2	0.4%	2,800	78	\$527,500	\$187.96
Arbor Glenn	1	0.2%	1,879	28	\$399,000	\$212.35
Arbors At Pinnacle Ridge	6	1.3%	1,868	50	\$410,408	\$220.12
B F Sikes	1	0.2%	1,824	37	\$195,000	\$106.91
Barnetts	1	0.2%	1,327	56	\$330,000	\$248.68
Bel Air	1	0.2%	2,195	78	\$439,000	\$200.00
Bellview	6	1.3%	1,768	70	\$369,583	\$209.00
Bellview Place	3	0.6%	1,703	255	\$503,153	\$295.47
Bent Tree	4	0.8%	3,038	109	\$603,436	\$198.87
Berry Farm	2	0.4%	2,222	114	\$497,500	\$223.85
Bf Sikes	1	0.2%	730	41	\$195,000	\$267.12
Biltmore	3	0.6%	2,244	65	\$489,167	\$217.99
Bishop Manor	3	0.6%	1,352	75	\$239,333	\$177.95
Blackburn	2	0.4%	1,456	196	\$217,500	\$149.54
Bloomfield	2	0.4%	3,579	135	\$845,000	\$232.33
Blossom Woods	20	4.2%	2,418	53	\$580,937	\$241.82
Blue Hill	1	0.2%	1,344	21	\$250,000	\$186.01
Breckenridge	2	0.4%	1,876	49	\$365,000	\$194.70
Cadence Place	2	0.4%	1,557	62	\$350,000	\$225.06
Cambridge Park	8	1.7%	1,803	57	\$361,000	\$199.67
Camden Way	6	1.3%	1,886	61	\$373,975	\$198.57
Campbells Countrywood Estates	4	0.8%	1,996	63	\$362,125	\$182.21
Centennial Acres	1	0.2%	1,742	59	\$345,000	\$198.05
Champions Estates	4	0.8%	1,878	91	\$385,750	\$205.08
Champions Golf & Cc	2	0.4%	3,084	222	\$1,625,000	\$527.18
Chandler Run	4	0.8%	1,972	51	\$441,250	\$224.23
Chateau Terrace	2	0.4%	1,774	60	\$347,450	\$195.94
Chelsea Point	1	0.2%	1,671	36	\$344,900	\$206.40
Clower	1	0.2%	2,690	28	\$540,000	\$200.74
Cobble Creek	3	0.6%	3,004	88	\$713,333	\$240.12

# 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
Conaway	1	0.2%	1,148	1	\$205,000	\$178.57
Cordova	1	0.2%	1,365	63	\$228,500	\$167.40
Cottagewood	1	0.2%	1,254	151	\$259,900	\$207.26
Cottonwood Place	3	0.6%	1,578	69	\$351,633	\$226.06
Countrywood	1	0.2%	2,793	99	\$493,000	\$176.51
Courtyard	1	0.2%	1,250	87	\$295,000	\$236.00
Creekside	2	0.4%	3,708	118	\$845,000	\$228.63
Creekwood	2	0.4%	3,012	99	\$622,500	\$206.84
Crescent Heights	1	0.2%	1,104	29	\$180,000	\$163.04
Crescent View	5	1.0%	2,856	54	\$693,800	\$243.05
Cross Creek	9	1.9%	3,078	54	\$669,944	\$218.24
Cross Timbers	2	0.4%	2,629	71	\$563,500	\$214.97
Crosspointe	1	0.2%	1,180	127	\$260,000	\$220.34
Dixie Acres	1	0.2%	2,480	61	\$435,000	\$175.40
Dixieland Crossing	5	1.0%	1,848	59	\$369,980	\$201.04
Dixieland Village	1	0.2%	996	167	\$143,300	\$143.88
Dogwood	3	0.6%	1,896	118	\$324,633	\$178.33
Emerald Heights	1	0.2%	3,212	53	\$768,000	\$239.10
Evening Star	38	8.0%	3,986	228	\$1,127,363	\$282.99
Fairground	1	0.2%	920	149	\$107,000	\$116.30
Fairview	1	0.2%	1,968	105	\$850,000	\$431.91
Felker	7	1.5%	1,313	54	\$273,271	\$211.58
Fieldstone	1	0.2%	1,914	40	\$355,000	\$185.48
First Place	4	0.8%	1,334	60	\$275,000	\$206.64
Forest Park	5	1.0%	1,601	50	\$334,000	\$208.58
Fox Briar	4	0.8%	1,415	51	\$281,250	\$198.48
Garrett Road	3	0.6%	1,439	33	\$314,008	\$218.40
Golden Acres	1	0.2%	1,490	34	\$275,650	\$185.00
Grand Pointe	1	0.2%	2,694	49	\$635,000	\$235.71
Green Acres	1	0.2%	1,275	112	\$288,500	\$226.27
Greenfield	1	0.2%	1,222	32	\$245,000	\$200.49
Greenfield Place	1	0.2%	1,356	30	\$310,000	\$228.61
Groves Neighborhood, The	2	0.4%	1,772	34	\$387,000	\$218.46
Hearthstone	5	1.0%	2,818	81	\$624,400	\$221.94
Heights	1	0.2%	1,360	59	\$290,000	\$213.24
Highland Knolls	2	0.4%	3,041	112	\$624,000	\$205.25

# 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
Hillcrest Rev	1	0.2%	1,700	112	\$349,000	\$205.29
Homes At Oakmont HPR	3	0.6%	1,593	108	\$236,371	\$148.20
Hyland Park	6	1.3%	2,848	98	\$594,083	\$209.88
Iveys, The	4	0.8%	2,175	81	\$521,975	\$240.12
J D Neill	1	0.2%	987	38	\$170,000	\$172.24
J Wade Sikes Park	4	0.8%	1,211	55	\$317,975	\$268.87
Jack Allumbaugh	1	0.2%	1,334	113	\$245,000	\$183.66
Juhres	1	0.2%	1,038	66	\$190,000	\$183.04
Kersten	1	0.2%	1,120	128	\$278,000	\$248.21
Kings Pointe	2	0.4%	1,583	57	\$307,000	\$194.78
Kiphart	1	0.2%	1,563	103	\$343,000	\$219.45
Lakeview	2	0.4%	2,163	19	\$334,500	\$153.34
Lakewood Crossing	2	0.4%	2,013	93	\$392,500	\$198.52
Larimore & Garner	3	0.6%	1,133	31	\$176,667	\$156.94
Lexington	8	1.7%	2,622	53	\$576,312	\$220.27
Liberty Bell	4	0.8%	2,852	71	\$629,725	\$223.92
Majestic Acres	1	0.2%	1,093	117	\$225,000	\$205.86
McGaugheys Orchard	2	0.4%	1,219	107	\$260,575	\$213.60
Meadow Brook	5	1.0%	2,639	130	\$652,700	\$247.39
Midway	1	0.2%	1,750	154	\$345,000	\$197.14
Miller	2	0.4%	1,982	65	\$432,500	\$212.59
Mistletoe	1	0.2%	775	133	\$215,000	\$277.42
Mitchell Place	1	0.2%	2,430	43	\$285,000	\$117.28
Monte Ne Village	1	0.2%	1,052	49	\$235,000	\$223.38
Montefiori	1	0.2%	3,355	60	\$700,000	\$208.64
Montrouex	1	0.2%	2,438	62	\$470,000	\$192.78
New Hope Acres	1	0.2%	1,815	68	\$385,000	\$212.12
North Brush Creek Hills	2	0.4%	2,158	54	\$386,500	\$175.45
Northridge	1	0.2%	1,428	44	\$310,000	\$217.09
Norwood	2	0.4%	1,829	32	\$245,550	\$130.46
Oak Hill	2	0.4%	1,723	75	\$307,500	\$177.62
Oakcrest	1	0.2%	1,472	20	\$82,000	\$55.71
Oakmont	1	0.2%	1,600	91	\$227,000	\$141.88
Olivewood	1	0.2%	1,080	30	\$218,500	\$202.31
Olrich Acres	1	0.2%	1,008	68	\$245,000	\$243.06

# 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
Overland	1	0.2%	3,212	59	\$825,000	\$256.85
P G Smith	1	0.2%	1,536	188	\$359,900	\$234.31
Peaks, The	5	1.0%	2,837	69	\$592,780	\$202.41
Pete Graham	1	0.2%	1,673	77	\$255,000	\$152.42
Pine Meadow	5	1.0%	1,441	39	\$271,600	\$189.74
Pinnacle Gardens	1	0.2%	4,055	66	\$799,000	\$197.04
Pinnacle Heights	2	0.4%	2,196	108	\$790,000	\$359.83
Pinnacle Station HPR	1	0.2%	1,233	756	\$390,000	\$316.30
Pinnacle Town Homes	1	0.2%	1,985	95	\$507,500	\$255.67
Pinnacle Village HPR	4	0.8%	1,661	886	\$619,500	\$372.56
Pinnacle, The	2	0.4%	4,755	103	\$2,225,000	\$461.17
Plantation, The	4	0.8%	1,404	57	\$301,125	\$214.72
Pleasant Acres	2	0.4%	3,272	147	\$873,750	\$267.21
Post Meadows	2	0.4%	1,552	161	\$287,500	\$185.64
Prairie Creek Village	1	0.2%	2,647	75	\$895,000	\$338.12
Quail Run	1	0.2%	1,449	154	\$248,700	\$171.64
Ranch Plaza	1	0.2%	1,700	70	\$340,000	\$200.00
Regency East	1	0.2%	1,116	65	\$265,000	\$237.46
Ridgecrest Meadows	3	0.6%	2,175	93	\$466,833	\$214.30
Roberts Callaghan	1	0.2%	1,568	177	\$180,000	\$114.80
Robertson	2	0.4%	952	75	\$173,500	\$183.74
Rocky Creek	1	0.2%	2,687	35	\$499,999	\$186.08
Rollers Ridge	1	0.2%	1,428	89	\$285,200	\$199.72
Rolling Oaks	2	0.4%	1,223	27	\$249,950	\$208.73
Rosewood	2	0.4%	1,782	68	\$352,500	\$198.08
Rural Oaks	2	0.4%	1,884	71	\$405,000	\$215.06
Sandalwood	2	0.4%	1,488	86	\$318,500	\$214.19
Savannah Estates	2	0.4%	3,508	51	\$892,500	\$254.63
Scharader	1	0.2%	1,631	75	\$303,300	\$185.96
Scissortail	12	2.5%	3,478	54	\$1,160,208	\$332.02
Seminole Hills	1	0.2%	1,797	119	\$350,000	\$194.77
Seminole Park	1	0.2%	2,379	107	\$515,000	\$216.48
Shadow Valley	38	8.0%	3,174	95	\$902,691	\$285.64
Shadow Valley Twnhms	3	0.6%	2,093	58	\$509,667	\$244.89
Shadowbrooke At The Peaks	1	0.2%	1,440	213	\$290,000	\$201.39

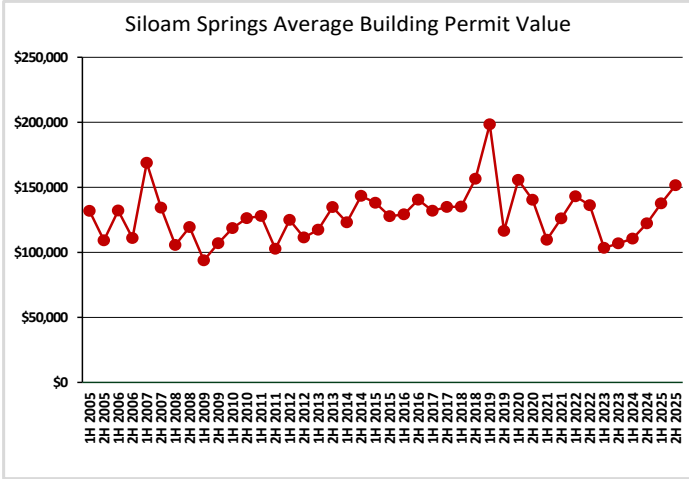
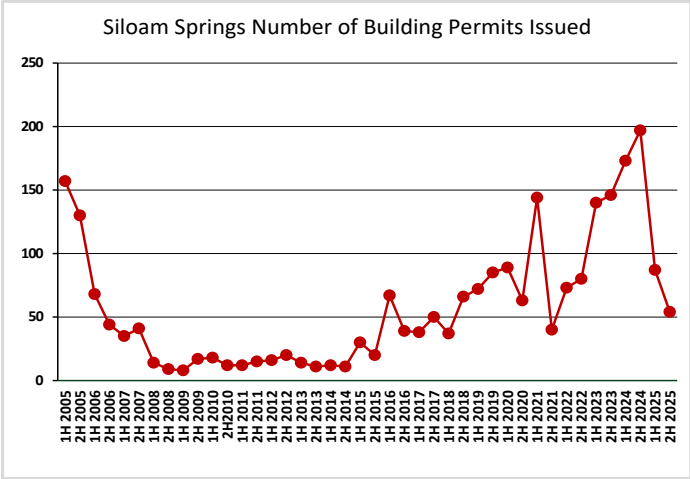
# Rogers

## Characteristics of Houses Sold

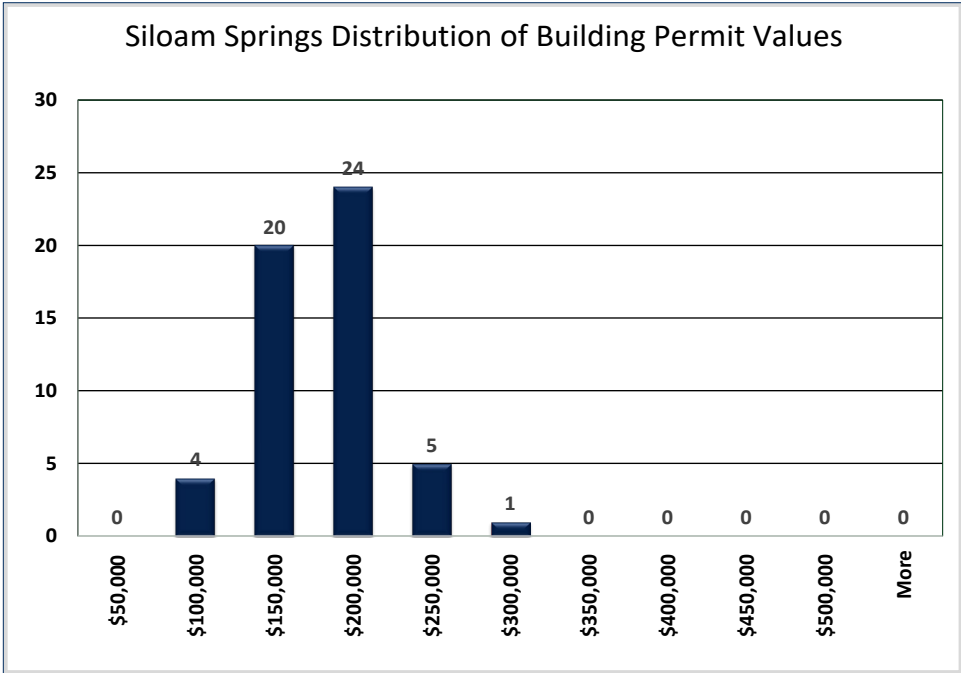
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Silo Falls	4	0.8%	3,118	50	\$734,500	\$234.86
Southern Trace	1	0.2%	3,739	105	\$850,000	\$227.33
Stone Manor Condo	1	0.2%	1,028	27	\$255,000	\$248.05
Stoney Point	1	0.2%	2,158	70	\$350,000	\$162.19
Summit Heights	1	0.2%	1,971	107	\$362,000	\$183.66
Sundance Acres	1	0.2%	2,750	58	\$425,000	\$154.55
Sundown	1	0.2%	2,179	139	\$355,000	\$162.92
Sunny Acres	1	0.2%	1,303	73	\$283,100	\$217.27
Timberidge	2	0.4%	1,131	27	\$167,500	\$148.31
Turtle Creek	1	0.2%	1,860	150	\$335,000	\$180.11
Turtle Creek Place	3	0.6%	1,815	50	\$378,667	\$207.01
Twin Lake Estates	1	0.2%	3,344	114	\$715,000	\$213.82
UNK	1	0.2%	1,132	189	\$165,700	\$146.38
Valley West	1	0.2%	1,424	27	\$310,000	\$217.70
Victoria Place	1	0.2%	1,350	42	\$273,700	\$202.74
Village At Pinnacle Hills, The	12	2.5%	1,616	276	\$502,107	\$310.57
Warren Glen	1	0.2%	3,221	61	\$692,900	\$215.12
Watson	2	0.4%	1,673	115	\$297,500	\$178.88
Weber	1	0.2%	1,562	74	\$349,999	\$224.07
West Landing	2	0.4%	2,604	40	\$600,000	\$231.06
Woodland Acres	1	0.2%	1,728	38	\$337,000	\$195.02
Other	14	2.9%	2,561	123	\$594,229	\$228.20
<b>Rogers Sold</b>	<b>477</b>	<b>100.0%</b>	<b>2,330</b>	<b>103</b>	<b>\$566,007</b>	<b>\$233.14</b>

The tiny house and townhome market may be an alternative to home ownership as land prices increase in the area.

# Siloam Springs Building Permits



Siloam Springs	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	197	87	54	-72.6%	-37.9%
Average Value of Residential Building Permits	\$122,275	\$137,658	\$151,557	23.9%	10.1%



# Siloam Springs

## Active Subdivisions

There were 925 total lots in 23 active subdivisions in Siloam Springs in the second half of 2025. 68.3 percent of the lots were occupied, 5.4 percent were complete but unoccupied, 4.1 were under construction, 1.1 percent were starts, and 21.1 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the second half of 2025 were Heritage Ranch, Phjase IV , with 19, followed by Castlewood, with 41.

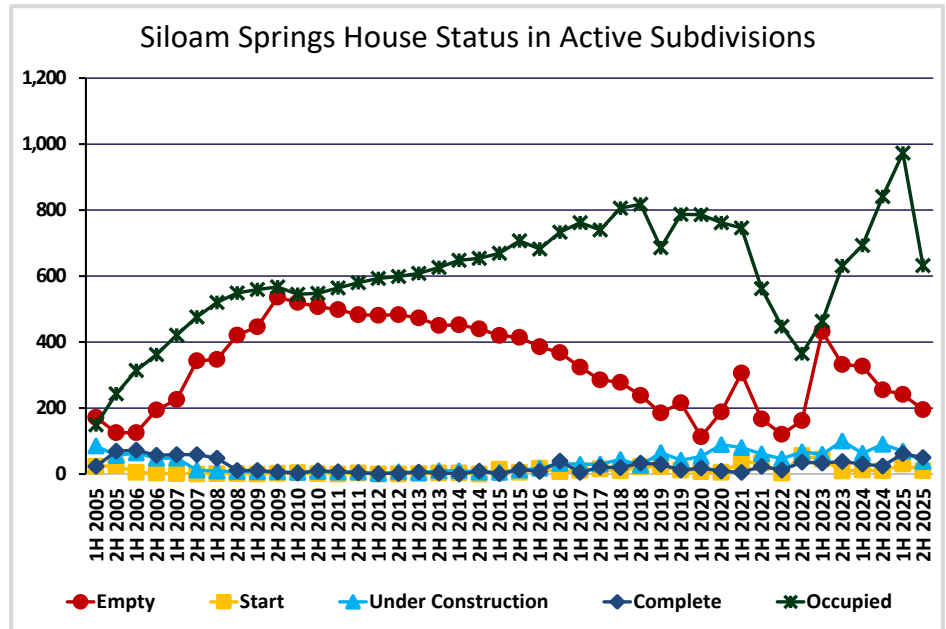
Fox Tail Village had the most houses becoming occupied in Siloam Springs with 29 houses. An additional 24 houses in Castlewood became occupied in the second half of 2025.

No new construction or progress in existing construction has occurred in the last year in 2 of the 23 active subdivisions in Siloam Springs.

135 new houses in Siloam Springs became occupied in the second half of 2025. The annual absorption rate implies that there are 11.0 months of remaining inventory in active subdivisions, down from 14.2 percent in the first half of 2025.

In 4 active subdivisions in Siloam Springs, no absorption occurred in the second half of 2025.

The percentage of houses occupied



by owners decreased in Siloam Springs from 51.2 percent in 2012 to 57.6 percent in the second half of 2025.

Additionally, 713 new lots in 8 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Banff Townhomes	2H 2024	153		153
Heritage Ranch, Phase V	1H 2025		66	66
Hillcrest, Phase II	1H 2022	53		53
Lawliss Ranch, Phase 3	1H 2025		87	87
Oak Brook, Phase 2	1H 2025	41		41
Spring Hills	2H 2024	42		42
Whispering Oaks, Phase II	1H 2021	42		42
Winding Springs	1H 2025	229		229
		560	153	713

# Siloam Springs

## Active Subdivisions

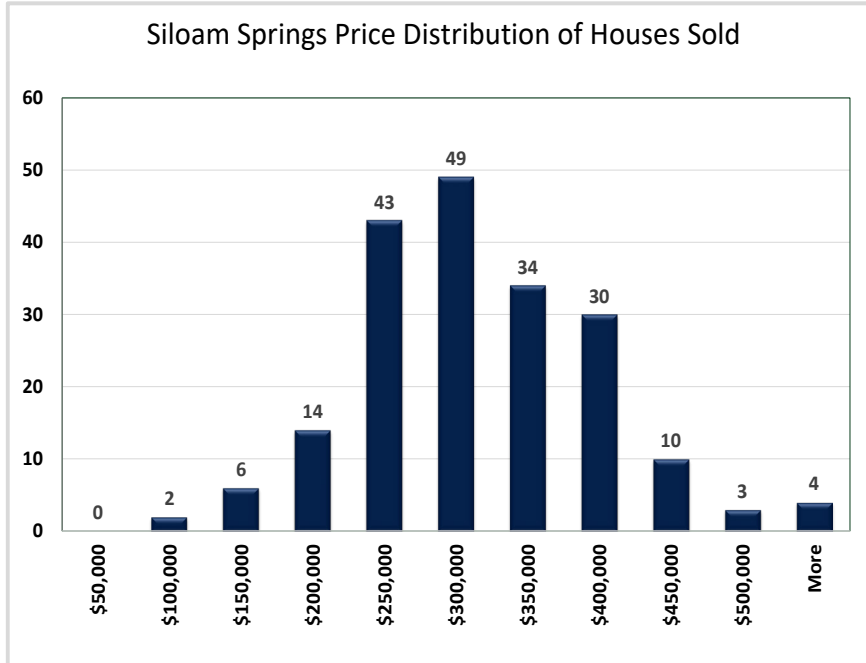
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blackberry Estates	11	0	0	0	1	12	1	132.0
Carley Crossing, Phase I, II	40	0	0	5	33	78	4	41.5
Carley Crossing, Phase III	0	0	0	1	65	66	0	1.0
Castlewood	24	2	11	23	37	97	24	19.5
City Lake View Estates	1	0	0	0	8	9	0	--
Endura Park	20	0	6	0	73	99	5	62.4
Forest Hills	6	0	0	0	51	57	0	--
Fox Meadows	6	0	0	0	2	8	0	36.0
Fox Tail Village	0	0	0	0	55	55	29	0.0
Grandview Estates, Phase II	3	0	0	0	66	69	14	1.0
Heritage Ranch, Phase IV	5	1	19	5	3	33	3	120.0
Hillcrest	0	0	0	14	32	46	18	5.3
Maloree Woods	4	1	0	0	51	56	0	60.0
Mission Hills, Phase I	1	0	0	0	64	65	5	2.0
Oakbrook, Phase I	23	5	1	0	0	29	0	--
Reading Ranch Estates	15	1	0	0	5	21	0	48.0
Shady Grove Estates, Phase II	1	0	0	0	9	10	0	12.0
Somerset, Phase III	4	0	0	1	1	6	1	60.0
Stubbs Court, Phase I, II	26	0	0	0	5	31	4	78.0
Sweet Homes, Phase I	0	0	0	1	32	33	1	6.0
Sweet Homes, Phase II	5	0	1	0	8	14	2	14.4
Whispering Oaks, Phase IA	0	0	0	0	15	15	8	0.0
Whispering Oaks, Phase IB	0	0	0	0	16	16	16	0.0
Stonecrest, Phase IV, V, VII <sup>1,2</sup>	2	0	0	0	58	60	0	--
Stubbs Court, Phase I, II	26	0	0	4	1	31	0	--
Sweet Homes, Phase I	0	0	0	2	31	33	1	8.0
Sweet Homes, Phase II	7	0	1	0	6	14	3	24.0
Whispering Oaks, Phase IA	0	0	1	7	7	15	7	13.7
Whispering Oaks, Phase IB	0	0	16	0	0	16	0	--
<b>Siloam Springs Active Lots</b>	<b>195</b>	<b>10</b>	<b>38</b>	<b>50</b>	<b>632</b>	<b>925</b>	<b>135</b>	<b>11.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Siloam Springs

## Characteristics of Houses Sold



195 houses were sold in Siloam Springs in the second half of 2025.

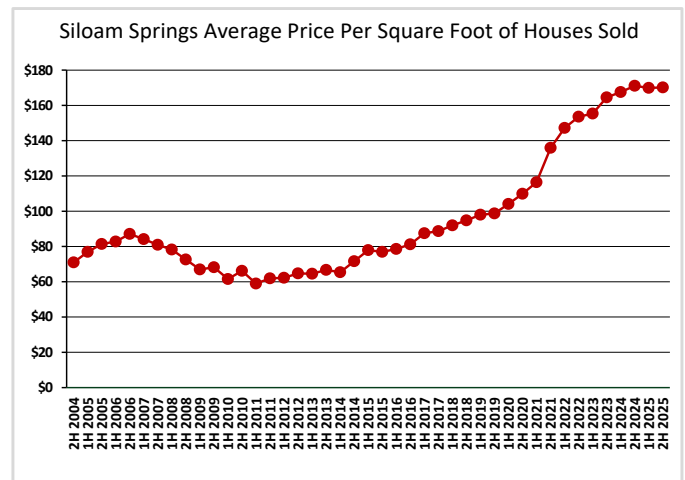
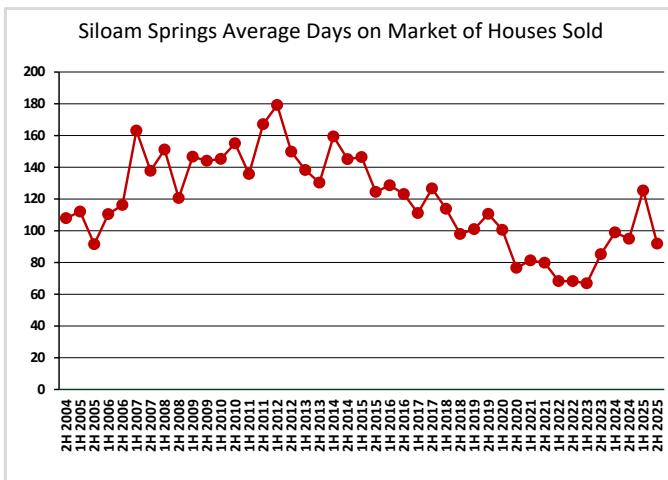
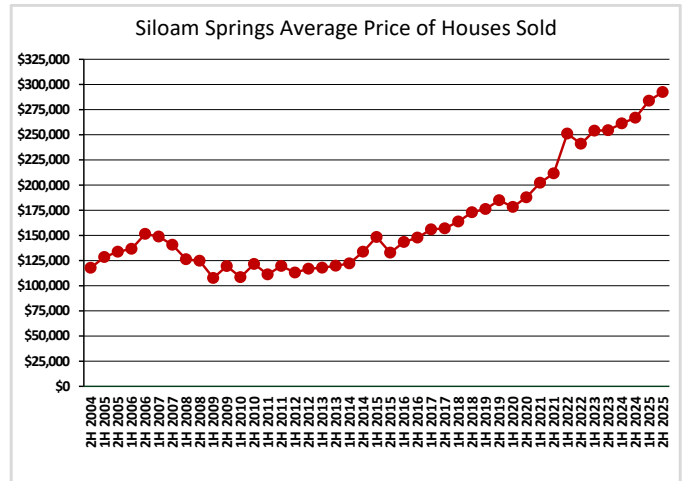
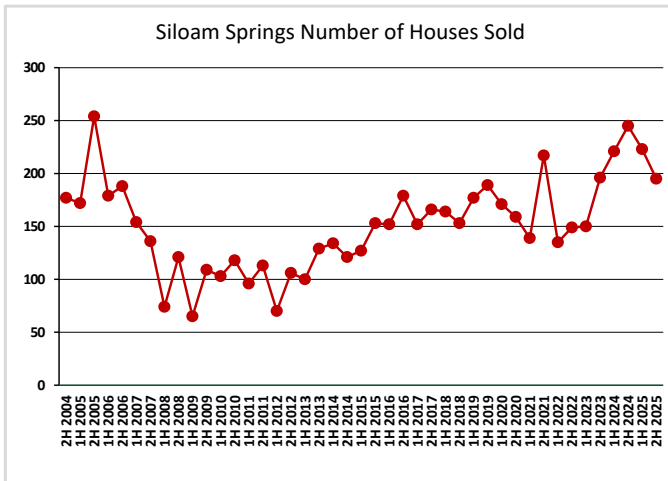
The average price of a house was \$292,481 at \$170.18 per square foot.

The median cost of a house was \$276,250.

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	1.0%	1,081	124	92.9%
\$100,001 - \$150,000	6	3.1%	1,249	31	92.7%
\$150,001 - \$200,000	14	7.2%	1,305	91	95.4%
\$200,001 - \$250,000	43	22.1%	1,401	65	98.3%
\$250,001 - \$300,000	49	25.1%	1,562	94	99.3%
\$300,001 - \$350,000	34	17.4%	1,901	116	98.1%
\$350,001 - \$400,000	30	15.4%	2,071	104	99.4%
\$400,001 - \$450,000	10	5.1%	2,317	93	97.5%
\$450,001 - \$500,000	3	1.5%	2,690	38	99.5%
\$500,001+	4	2.1%	3,377	175	95.4%
<b>Siloam Springs Sold</b>	<b>195</b>	<b>100.0%</b>	<b>1,724</b>	<b>92</b>	<b>98.2%</b>

# Siloam Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	245	223	195	-20.4%	-12.6%
Average Price of Houses Sold	\$266,910	\$283,767	\$292,481	9.6%	3.1%
Average Days on Market	95	125	92	-3.2%	-26.7%
Average Price per Square Foot	\$171.10	\$169.92	\$170.18	-0.5%	0.1%
Percentage of County Sales	\$0.04	\$0.04	\$0.04	-10.8%	-11.2%
Number of New Houses Sold	161	131	62	-61.5%	-52.7%
Average Price of New Houses Sold	\$256,076	\$287,244	\$336,981	31.6%	17.3%
Average Days on Market of New Houses Sold	103	148	116	12.6%	-21.7%
Number of Houses Listed	125	100	99	-20.8%	-1.0%
Average List Price of Houses Listed	\$306,298	\$340,698	\$315,575	3.0%	-7.4%

# Siloam Springs

## Characteristics of Houses Sold

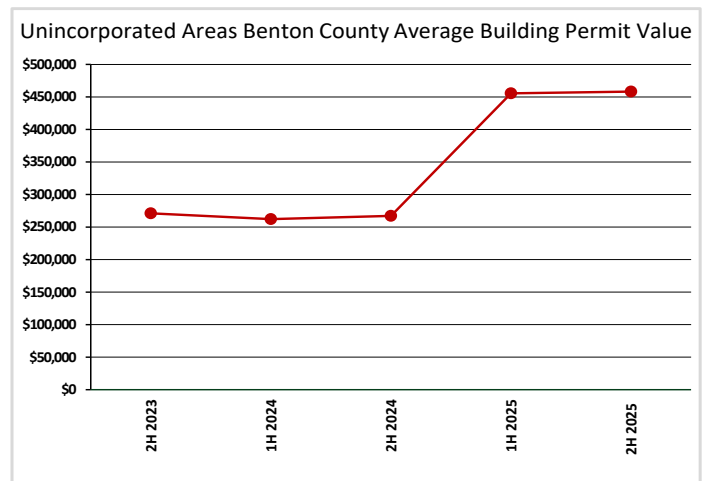
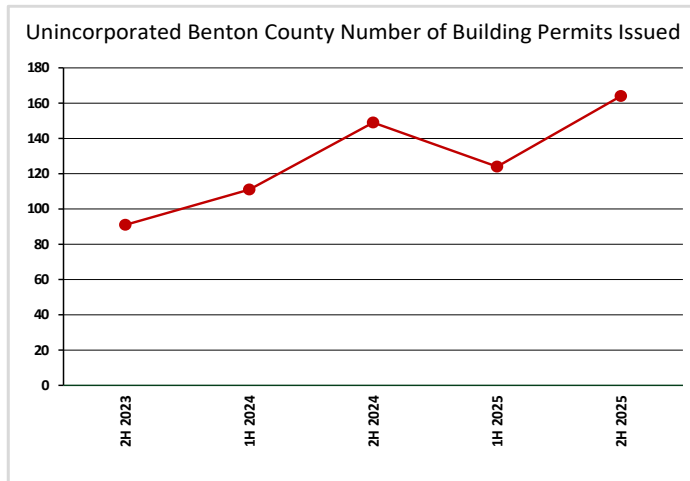
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashley Park	6	3.1%	1,860	90	\$329,053	\$177.00
Autumn Glen	8	4.1%	1,442	71	\$251,763	\$174.50
Avery Place	1	0.5%	4,200	126	\$660,000	\$157.14
Beauchamps	3	1.5%	1,747	139	\$225,000	\$130.97
Carley Crossing	9	4.6%	1,709	83	\$297,240	\$173.37
Carls	5	2.6%	2,135	61	\$310,900	\$135.36
Castlewood	1	0.5%	1,760	143	\$326,268	\$185.38
College	2	1.0%	1,178	47	\$209,500	\$178.71
Commons, The	1	0.5%	1,286	117	\$255,000	\$198.29
Cordes	1	0.5%	1,500	59	\$264,900	\$176.60
Couchs	2	1.0%	892	112	\$111,500	\$118.53
Deerfield Meadows	2	1.0%	2,022	37	\$325,000	\$160.72
Dogwood Meadow	1	0.5%	2,150	36	\$405,000	\$188.37
Dogwood Park	1	0.5%	1,104	22	\$189,000	\$171.20
Endura Park	4	2.1%	1,502	81	\$273,125	\$181.91
Fox Tail	6	3.1%	1,412	62	\$254,375	\$180.93
Fox Tail Village	7	3.6%	1,436	127	\$259,450	\$181.40
Gabriel Park	2	1.0%	1,406	33	\$246,250	\$175.54
Gale	1	0.5%	3,027	67	\$525,000	\$173.44
Grandview Estates	12	6.2%	1,532	78	\$276,924	\$182.00
Heritage Ranch	7	3.6%	2,045	81	\$378,186	\$185.16
Highlands	1	0.5%	1,651	61	\$295,000	\$178.68
Hillcrest	26	13.3%	2,056	116	\$377,861	\$184.14
Holly Place	1	0.5%	3,113	129	\$430,000	\$138.13
J C Spencers	1	0.5%	1,837	35	\$310,000	\$168.75
Jean Trahin	1	0.5%	1,410	28	\$235,000	\$166.67
Kimberly Heights	4	2.1%	1,372	110	\$186,500	\$135.00
L M Proctors	1	0.5%	1,232	65	\$205,000	\$166.40
Lyndale Estates	2	1.0%	1,502	119	\$225,000	\$151.74
Mission Hills	5	2.6%	1,406	62	\$244,780	\$178.97
Mt Olive	1	0.5%	1,585	51	\$241,000	\$152.05
Paige Place	2	1.0%	2,057	44	\$354,500	\$171.57
Patriot Park	6	3.1%	1,478	73	\$250,342	\$169.44
Pettys	2	1.0%	1,102	93	\$206,850	\$189.03
Quail Run	2	1.0%	1,200	40	\$212,000	\$176.72
R S Morris	1	0.5%	900	144	\$179,000	\$198.89
Ravenwood	1	0.5%	2,683	10	\$500,000	\$186.36

# Siloam Springs

## Characteristics of Houses Sold

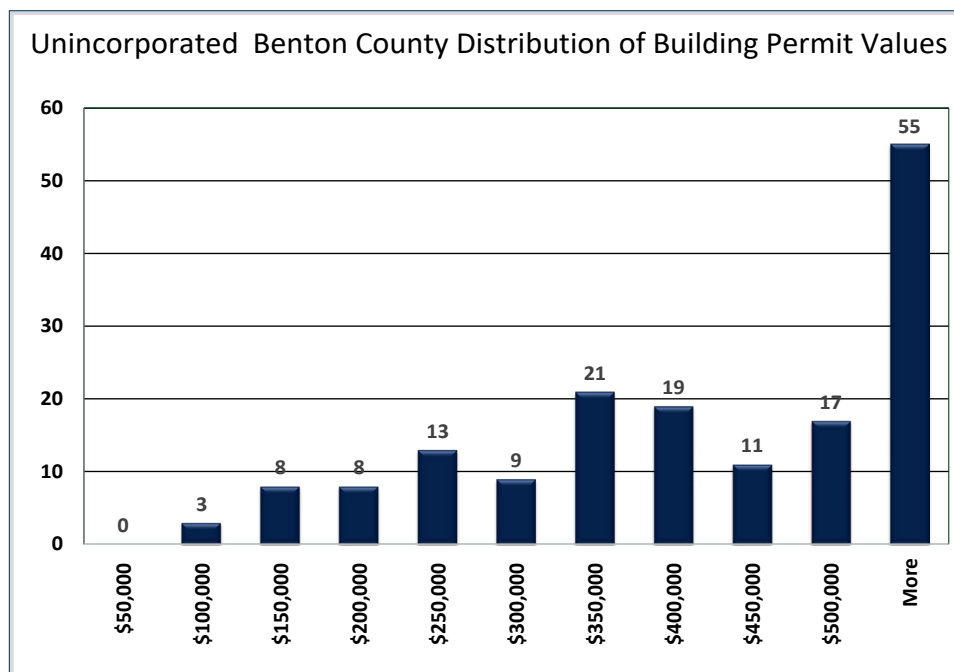
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Robert C Bailey	2	1.0%	2,128	132	\$354,000	\$169.06
Rolling Hills	2	1.0%	2,130	132	\$235,000	\$112.09
Sager Creek	3	1.5%	1,588	57	\$261,000	\$163.82
Siloam Springs Original	2	1.0%	1,510	228	\$279,000	\$184.99
Somerset	2	1.0%	1,470	121	\$251,000	\$170.84
Southern Hills	1	0.5%	1,425	82	\$233,000	\$163.51
Stone Ridge	2	1.0%	1,580	108	\$263,950	\$167.57
Stonecrest	3	1.5%	2,099	105	\$354,333	\$171.36
Strassheim	1	0.5%	2,290	32	\$320,000	\$139.74
Sweet Home	4	2.1%	1,963	247	\$347,500	\$177.00
Teagues	4	2.1%	1,276	38	\$234,475	\$188.41
Tolleson Acres	1	0.5%	1,492	52	\$270,000	\$180.97
Villa View Estates	2	1.0%	2,295	60	\$412,500	\$183.13
Vista View	2	1.0%	1,137	35	\$167,500	\$146.00
Walnut Ridge	1	0.5%	2,692	331	\$515,000	\$191.31
Walnut Woods	2	1.0%	1,672	84	\$257,500	\$153.98
Washington Court	1	0.5%	1,394	46	\$245,000	\$175.75
West Kenwood	1	0.5%	1,107	19	\$165,000	\$149.05
Whispering Oak	6	3.1%	2,074	88	\$307,950	\$148.61
Willows Add	1	0.5%	1,426	33	\$249,900	\$175.25
Wm C Tate	2	1.0%	1,532	101	\$238,000	\$157.72
Wood Creek	1	0.5%	1,555	56	\$225,000	\$144.69
Woodlands, The	2	1.0%	1,961	137	\$373,625	\$190.22
Other	8	4.1%	1,667	106	\$216,125	\$136.54
<b>Siloam Springs Sold</b>	<b>195</b>	<b>100.0%</b>	<b>1,724</b>	<b>92</b>	<b>\$292,481</b>	<b>\$170.18</b>

# Unincorporated Areas-Benton County Building Permits



Unincorporated Areas-Benton County	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	149	124	164	10.1%	32.3%
Average Value of Residential Building Permits	\$267,246	\$455,567	\$458,288	71.5%	0.6%

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



# Unincorporated Areas-Benton County

## Active Subdivisions

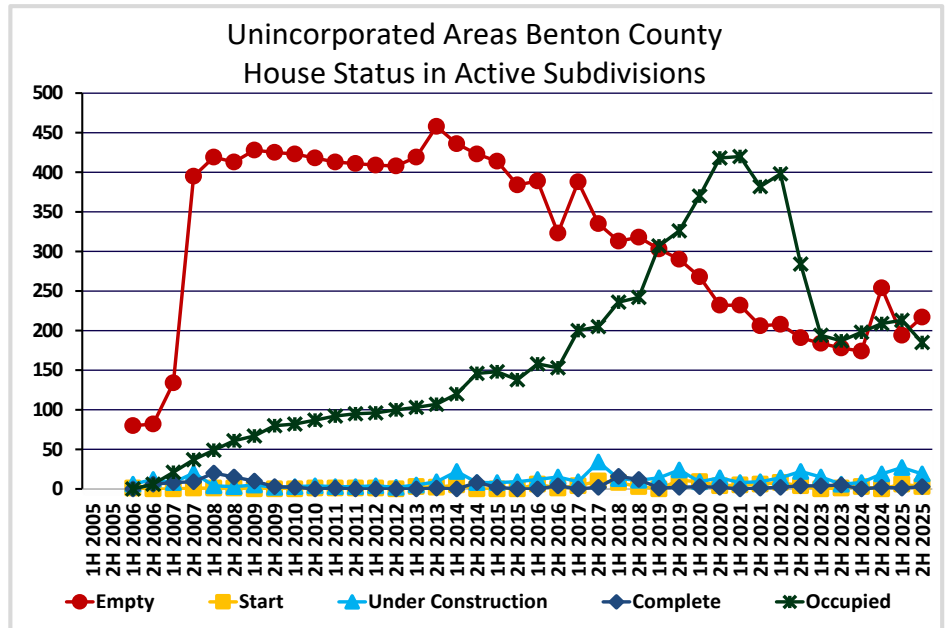
There were 427 total lots in 14 active subdivisions in Unincorporated Areas in Benton County in the second half of 2025. 43.3 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 4.4 were under construction, 0.7 percent were starts, and 50.8 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the second half of 2025 were Saddle Hill Estates with 6. Hawk's Landing followed with 3,

Monitor Meadows had the most houses becoming occupied in Unincorporated Areas in Benton County with 19 houses. An additional 3 houses in Timber Ridge Estates became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 2 of the 14 active subdivisions in Unincorporated Areas in Benton County.

23 new houses in Unincorporated Areas in Benton County became occupied in the second half of 2025. The annual absorption rate implies that there are 11. months of remaining



inventory in active subdivisions, down from 136.8 percent in the first half of 2025.

In 5 active subdivisions in Unincorporated Areas in Benton County, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 57.2 percent in the second half of 2025.

Additionally, 112 new lots in 1 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Oak Trail Park	2H 2021		112	112
			112	112

# Unincorporated Areas-Benton County

## Active Subdivisions

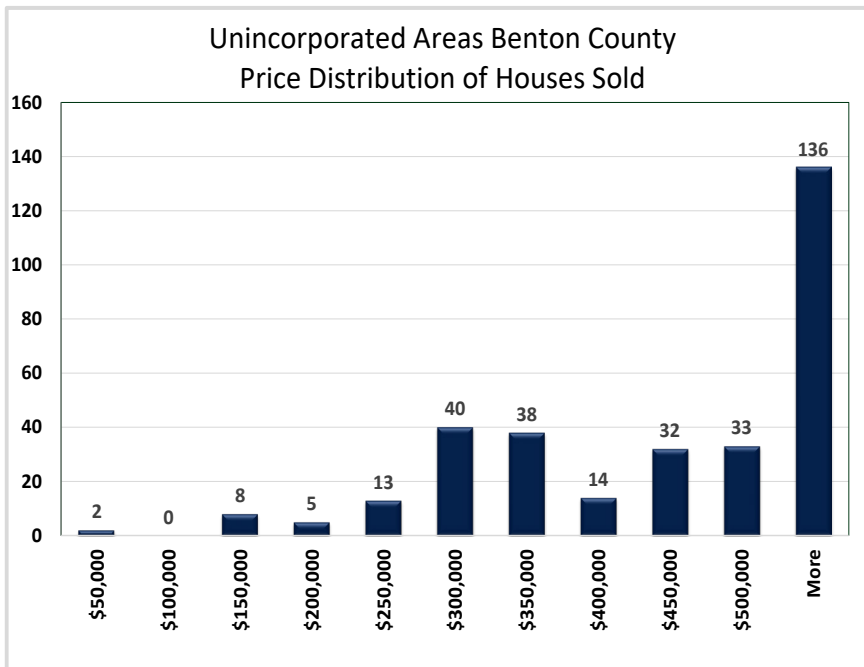
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	16	0	0	0	28	44	0	--
Esculapia Estates	7	0	1	0	10	18	0	--
Hawk's Landing	10	0	3	0	4	17	0	156.0
Monitor Meadows	0	0	1	0	19	20	19	0.6
Moonlight Valley	10	0	1	0	23	34	0	--
Ozark Hills	17	1	0	0	10	28	0	--
Pepper Hills	18	0	1	0	35	54	0	--
Reserve at Serenity Ridge	29	0	2	3	0	34	0	--
Saddle Hill Estates	40	0	6	0	0	46	0	--
The Hollows at Beaver Lake	3	1	1	0	2	7	0	--
Sunrise Ridge Estates	1	0	0	0	4	5	1	3.0
Sylvan Acres	16	0	0	0	10	26	0	--
Timber Ridge Estates	9	1	2	0	37	49	3	18.0
Ventris Cove Estates	41	0	1	0	3	45	0	--
<b>Unincorporated Areas Benton County</b>	<b>217</b>	<b>3</b>	<b>19</b>	<b>3</b>	<b>185</b>	<b>427</b>	<b>23</b>	<b>90.8</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> 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



321 houses were sold in Unincorporated Areas in Benton County in the second half of 2025.

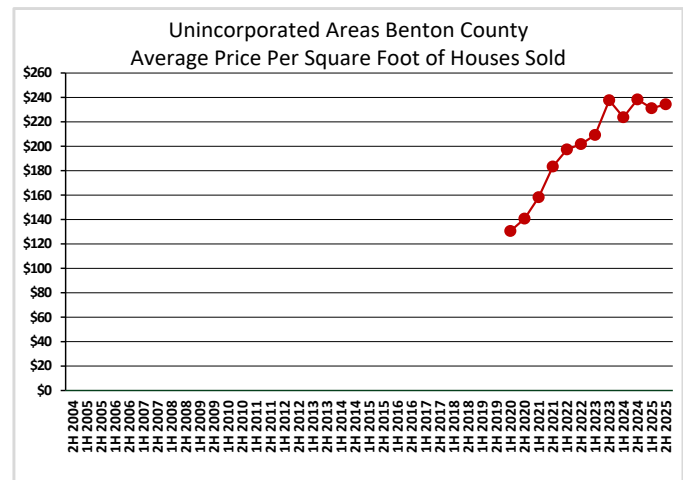
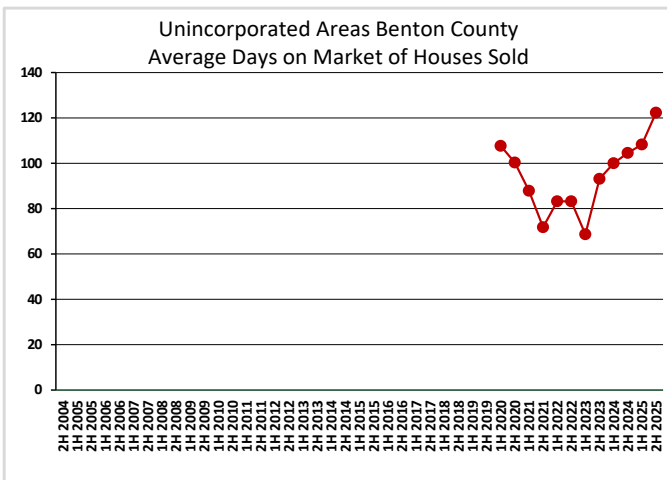
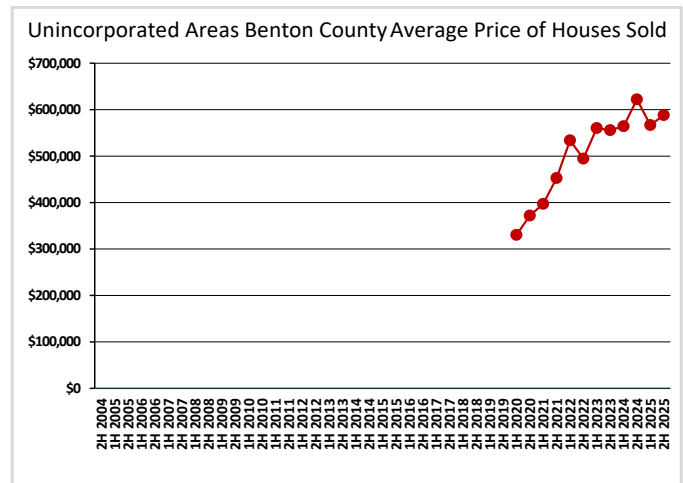
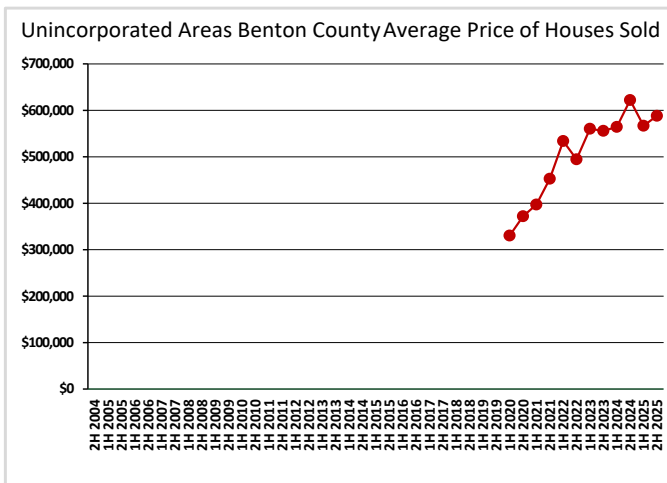
The average price of a house was \$588,273 at \$234.30 per square foot.

The median cost of a house was \$471,000.

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	2	0.5%	882	31	98.6%
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	8	1.8%	1,451	82	93.9%
\$150,001 - \$200,000	5	1.1%	1,127	80	98.4%
\$200,001 - \$250,000	13	3.0%	1,194	107	94.3%
\$250,001 - \$300,000	40	9.1%	1,595	107	96.6%
\$300,001 - \$350,000	38	8.7%	1,833	143	98.7%
\$350,001 - \$400,000	14	3.2%	1,814	98	96.0%
\$400,001 - \$450,000	32	7.3%	2,058	139	97.7%
\$450,001 - \$500,000	33	7.5%	2,241	144	98.8%
\$500,001+	136	31.0%	3,287	121	97.3%
<b>Unincorporated BC Sold</b>	<b>321</b>	<b>100.0%</b>	<b>2,430</b>	<b>122</b>	<b>97.3%</b>

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	245	288	321	31.0%	11.5%
Average Price of Houses Sold	\$622,013	\$566,791	\$588,273	-5.4%	3.8%
Average Days on Market	105	108	122	17.0%	12.9%
Average Price per Square Foot	\$238.32	\$231.09	\$234.30	-1.7%	1.4%
Percentage of County Sales	10.3%	11.4%	13.0%	26.7%	14.0%
Number of New Houses Sold	23	39	104	352.2%	166.7%
Average Price of New Houses Sold	\$649,219	\$472,503	\$440,925	-32.1%	-6.7%
Average Days on Market of New Houses Sold	81	123	158	94.4%	28.2%
Number of Houses Listed	196	314	249	27.0%	-20.7%
Average List Price of Houses Listed	\$563,402	\$593,887	\$573,577	65.6%	9.7%

# 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
Abshier	1	0.3%	960	133	\$165,000	\$171.88
Arabian Acres	1	0.3%	3,778	41	\$639,900	\$169.38
Atchley	1	0.3%	3,182	83	\$1,600,000	\$502.83
Beaver Shores	9	2.8%	1,973	100	\$528,032	\$256.00
Blueberry Hill	1	0.3%	3,473	163	\$665,000	\$191.48
Castlewood	52	16.2%	1,802	139	\$305,571	\$171.60
Cedar Acres	2	0.6%	3,068	66	\$1,337,500	\$429.97
Central Heights	1	0.3%	1,716	66	\$540,000	\$314.69
Cloverdale Estates	2	0.6%	1,556	98	\$315,250	\$202.61
Coppermine	1	0.3%	1,561	44	\$600,000	\$384.37
Coppertree	1	0.3%	3,081	59	\$707,000	\$229.47
Covington Trace	2	0.6%	3,894	47	\$720,000	\$187.63
Crows Nest	1	0.3%	3,200	75	\$810,000	\$253.13
Dawn Hill C C Resort	1	0.3%	2,125	59	\$365,000	\$171.76
Deer Haven	1	0.3%	1,328	47	\$265,000	\$199.55
Del Lago Estates	1	0.3%	2,526	243	\$845,000	\$334.52
Dream Valley	4	1.2%	2,449	65	\$496,000	\$200.53
Dutchmans	1	0.3%	3,506	103	\$794,000	\$226.47
E N Coons	1	0.3%	1,552	111	\$211,000	\$135.95
Eau Claire	1	0.3%	3,038	47	\$765,000	\$251.81
Elder Estates	1	0.3%	1,927	58	\$425,000	\$220.55
Estates Of Lakeway, The	2	0.6%	3,760	113	\$1,342,500	\$360.85
Fern Hollow Cottages	1	0.3%	1,452	155	\$665,000	\$457.99
Flint Creek Estates	1	0.3%	1,507	176	\$300,000	\$199.07
Flint Creek Park	1	0.3%	2,652	366	\$349,000	\$131.60
Fords Rock Landing	2	0.6%	1,113	63	\$185,000	\$169.87
Forest Hills	1	0.3%	3,975	27	\$938,000	\$235.97
Forest Hills Estates	1	0.3%	3,768	128	\$1,420,000	\$376.86
Forest Park	4	1.2%	1,203	124	\$274,975	\$240.45
Heritage Bay HPR	4	1.2%	1,481	64	\$415,000	\$280.36
Hickory Creek	1	0.3%	3,328	122	\$660,000	\$198.32
Hillview	1	0.3%	2,339	136	\$975,000	\$416.84
Indian Point	2	0.6%	2,910	164	\$929,000	\$320.35
Kilburn	2	0.6%	882	31	\$42,500	\$49.17
Kinty	1	0.3%	1,568	40	\$372,000	\$237.24
Lee Town Estates	1	0.3%	3,818	103	\$885,000	\$231.80

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

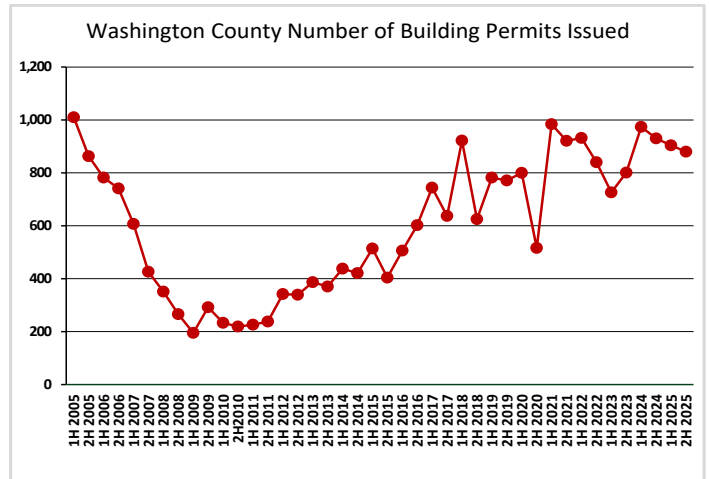
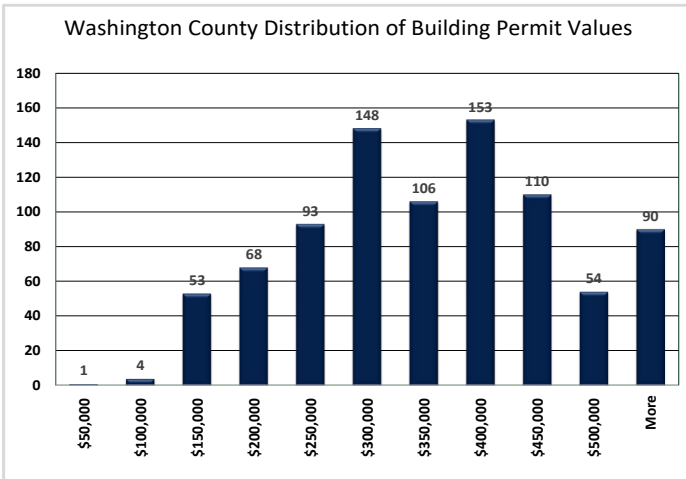
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Little Osage Hills	1	0.3%	4,243	45	\$1,750,000	\$412.44
Lost Bridge Village	8	2.5%	2,205	124	\$473,688	\$215.29
Mack Grimes	2	0.6%	2,050	49	\$389,450	\$200.65
McLeod Add	1	0.3%	2,400	116	\$560,000	\$233.33
Meadow Wood	1	0.3%	2,648	117	\$255,000	\$96.30
Monitor Meadows	18	5.6%	2,083	164	\$458,086	\$220.94
Monte Ne Original	1	0.3%	1,857	110	\$412,000	\$221.86
Monte Ne Shores	2	0.6%	1,324	130	\$275,500	\$213.84
Moulder Hollow	1	0.3%	3,357	63	\$1,600,000	\$476.62
Mountain Lake Estates	2	0.6%	3,894	78	\$1,192,500	\$309.82
Navy Point	1	0.3%	2,964	63	\$465,000	\$156.88
North Hickory Hills	1	0.3%	1,490	33	\$300,000	\$201.34
Oak Knoll	1	0.3%	1,804	37	\$315,000	\$174.61
Oak Run	1	0.3%	880	31	\$575,000	\$653.41
Oak View	2	0.6%	2,037	45	\$400,000	\$199.30
Oakhills	1	0.3%	4,413	14	\$1,060,000	\$240.20
Otter Creek Place	1	0.3%	2,344	99	\$325,000	\$138.65
Ozark Estates	1	0.3%	4,209	347	\$850,000	\$201.95
Ozark Hills	1	0.3%	2,000	41	\$500,000	\$250.00
Ozark Orchard Company	1	0.3%	2,794	73	\$640,000	\$229.06
Panorama Park	1	0.3%	3,628	127	\$874,000	\$240.90
Pepper Hills	1	0.3%	3,569	93	\$720,000	\$201.74
Pine Oak Estates	1	0.3%	2,846	109	\$1,040,000	\$365.43
Pine Ridge Estates	1	0.3%	500	339	\$325,000	\$650.00
Point At Falls Hollow, The	1	0.3%	3,940	70	\$1,350,000	\$342.64
Posy Mountain Ranch	1	0.3%	1,690	65	\$399,500	\$236.39
Prairie Creek Park	1	0.3%	4,594	249	\$1,500,000	\$326.51
Rambo Riviera	2	0.6%	2,772	188	\$717,500	\$248.86
Randolph Point	2	0.6%	3,016	77	\$730,000	\$251.49
Regency Woods	1	0.3%	1,680	62	\$335,000	\$199.40
Rivercliff View Add	2	0.6%	2,424	65	\$735,000	\$299.42
Rivercliff Village	1	0.3%	4,009	238	\$1,499,000	\$373.91
Rocky Ridge Estates	1	0.3%	1,700	51	\$475,000	\$279.41
Rolling Hills Estates	1	0.3%	3,927	88	\$1,112,500	\$283.30
Sanderson Acres	1	0.3%	2,400	401	\$669,500	\$278.96
Schilling	2	0.6%	2,169	201	\$502,500	\$234.80

# 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
Seratts	1	0.3%	1,008	39	\$150,000	\$148.81
Shady Grove Estate	2	0.6%	2,397	121	\$389,000	\$161.59
Shelby Forrest	2	0.6%	3,299	182	\$890,750	\$271.03
Snyder Farms	16	5.0%	2,644	233	\$527,254	\$200.11
Stonebriar	2	0.6%	4,049	78	\$1,127,500	\$277.33
Sunset Bay	1	0.3%	1,723	48	\$449,900	\$261.11
Sylvan Acres	1	0.3%	3,333	195	\$425,000	\$127.51
Talamore	5	1.6%	5,183	84	\$1,443,619	\$282.17
Tall Tree	1	0.3%	2,367	313	\$492,869	\$208.23
Terrace Heights	1	0.3%	1,360	108	\$305,000	\$224.26
Timber Lake Estates	1	0.3%	2,232	162	\$463,000	\$207.44
Timber Ridge Estates	2	0.6%	3,402	217	\$852,950	\$249.81
Top Flite	3	0.9%	3,458	96	\$781,000	\$217.70
Viriden Hills	1	0.3%	2,832	34	\$526,900	\$186.05
Waterford Park	1	0.3%	4,737	130	\$1,050,000	\$221.66
Wilson Add	1	0.3%	1,064	96	\$435,000	\$408.83
Woodridge Manor	2	0.6%	3,118	79	\$855,000	\$274.03
Wynnbrooke	2	0.6%	3,705	51	\$1,018,875	\$275.00
Other	97	30.2%	2,545	110	\$653,154	\$247.98
<b>Unincorporated Areas-BC</b>	<b>321</b>	<b>100.0%</b>	<b>2,430</b>	<b>122</b>	<b>\$588,273</b>	<b>\$234.30</b>

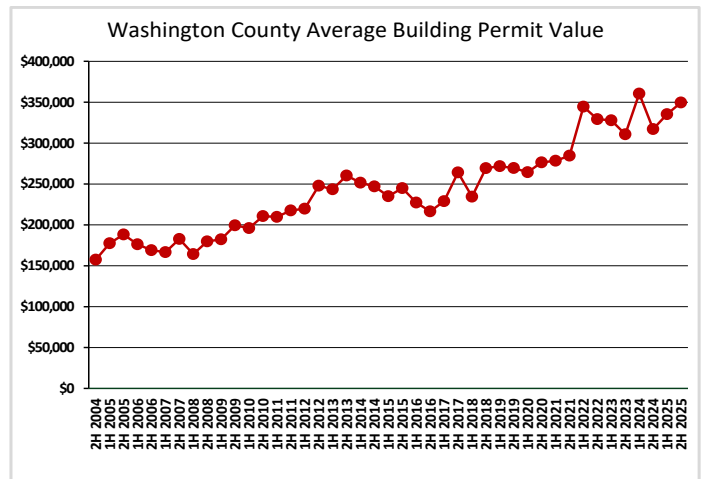
# Washington County Building Permits



880 building permits were issued in Washington County during the second half of 2025. This is a 2.7 percent decrease from the 904 permits issued in the second half of 2024 and a 5.4 percent decrease from the 930 permits in the second half of 2025.

The average building permit value increased 5.8 percent from \$317,126 in the second half of 2024 to \$349,620 in the second half of 2025.

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.

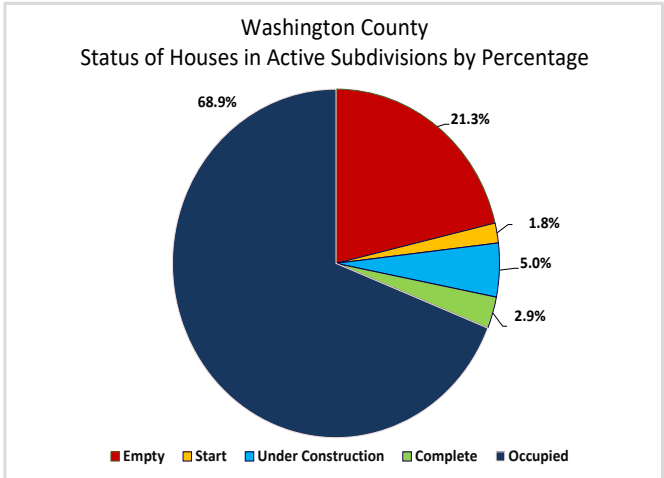
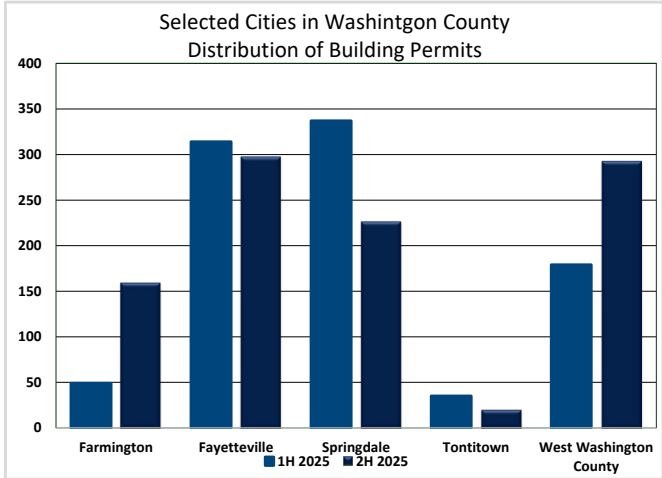


Washington County Building Permits	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	930	904	880	-5.4%	-2.7%
Average Value of Residential Building Permits	\$317,126	\$335,398	\$349,620	10.2%	4.2%

# 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	2H 2025	1H 2025	% WC	% NWA
Elkins	0	0	0	0	2	5	8	2	0	0	0	17	34	1.9%	0.6%
Elm Springs	0	0	0	0	0	2	1	5	8	1	2	19	42	2.2%	0.7%
Farmington	1	0	1	1	0	2	20	63	33	15	24	160	112	18.2%	5.9%
Fayetteville	0	2	4	2	28	57	39	59	57	21	29	298	319	33.9%	11.0%
Goshen	0	0	0	0	0	0	0	0	0	0	0	0	12	0.0%	0.0%
Greenland	0	0	0	0	0	0	0	0	0	0	1	1	1	0.1%	0.0%
Johnson	0	0	0	0	0	0	0	0	0	0	5	5	2	0.6%	0.2%
Lincoln	0	1	2	1	3	4	0	0	0	0	0	11	0	1.3%	0.4%
Prairie Grove	0	0	0	11	28	42	19	10	0	2	1	113	116	12.8%	4.2%
Springdale	0	1	44	51	29	36	12	9	8	12	25	227	240	25.8%	8.3%
Tontitown	0	0	0	0	0	0	6	5	4	3	3	21	14	2.4%	0.8%
West Fork	0	0	2	2	3	0	1	0	0	0	0	8	12	0.9%	0.3%
West Washington County	1	1	5	15	34	48	40	73	33	17	26	293	241	33.3%	10.8%
Washington County	1	4	53	68	93	148	106	153	110	54	90	880	904	100.0%	30.0%



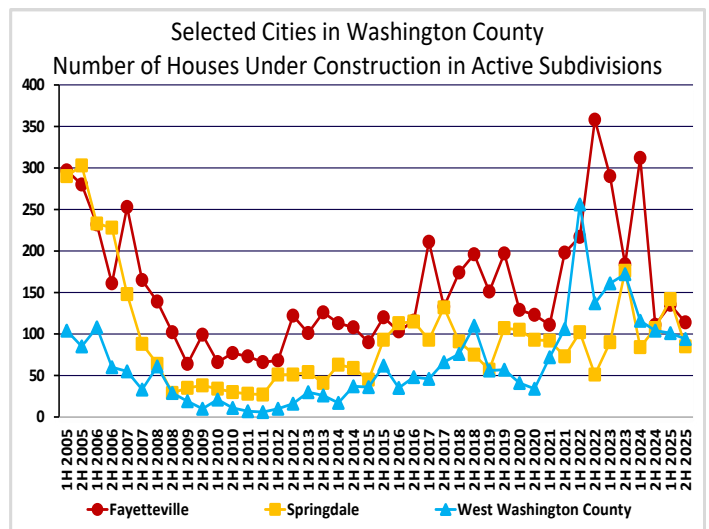
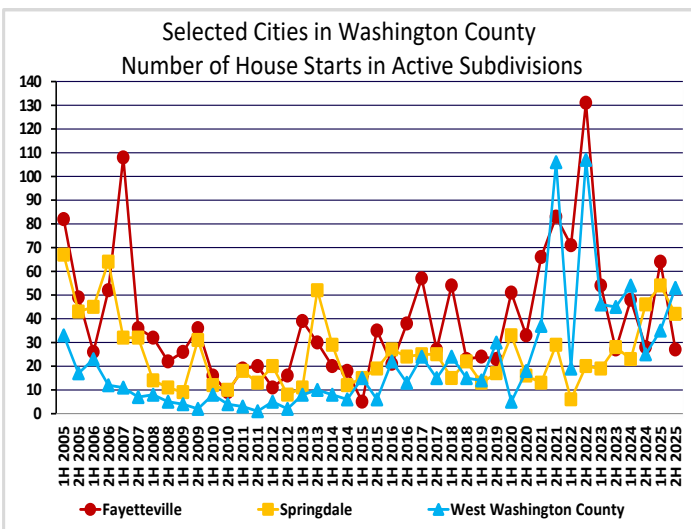
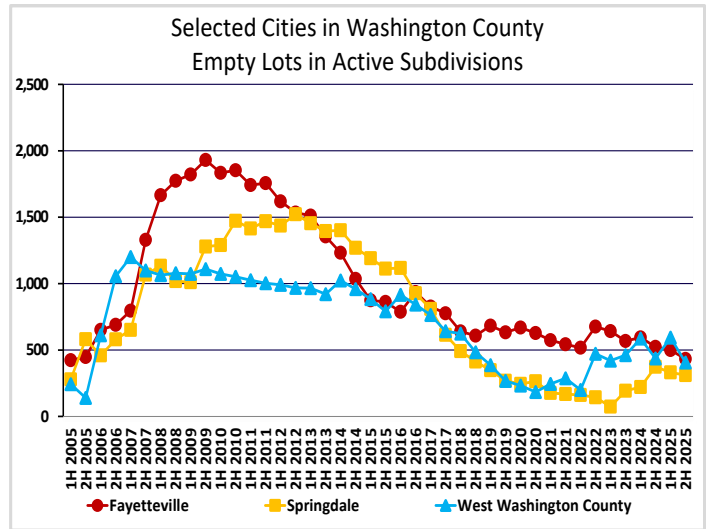
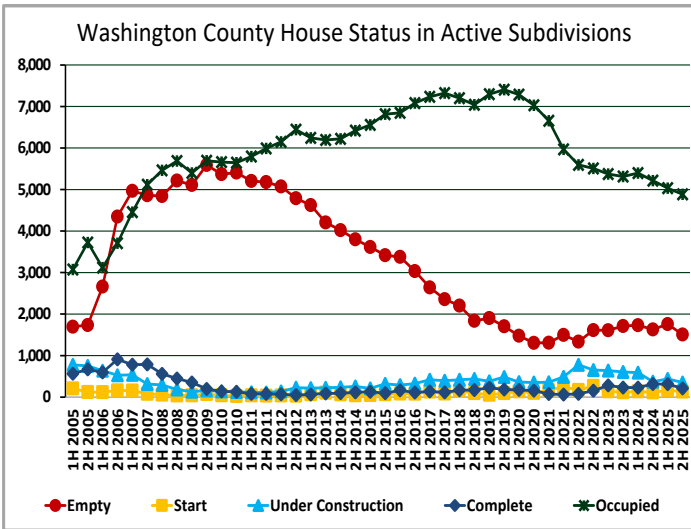
# Washington County Owner Occupied

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 2025 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 second half of 2025. This represents a decline of owner-occupied homes of 5.3% since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

Washington County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%
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%

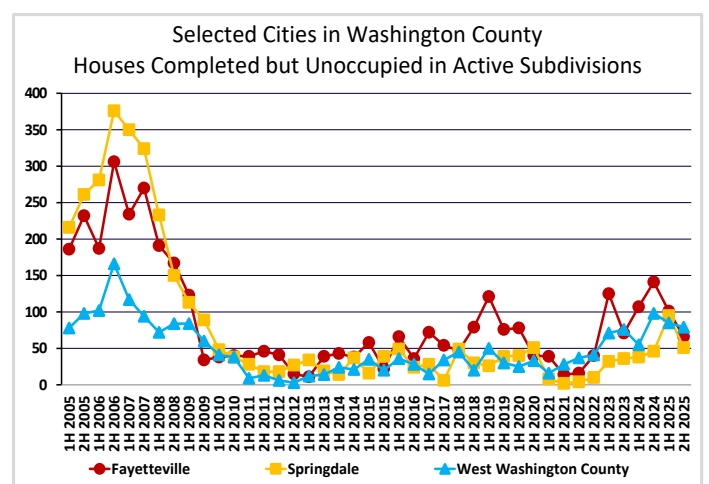
# Washington County

## Active Subdivisions

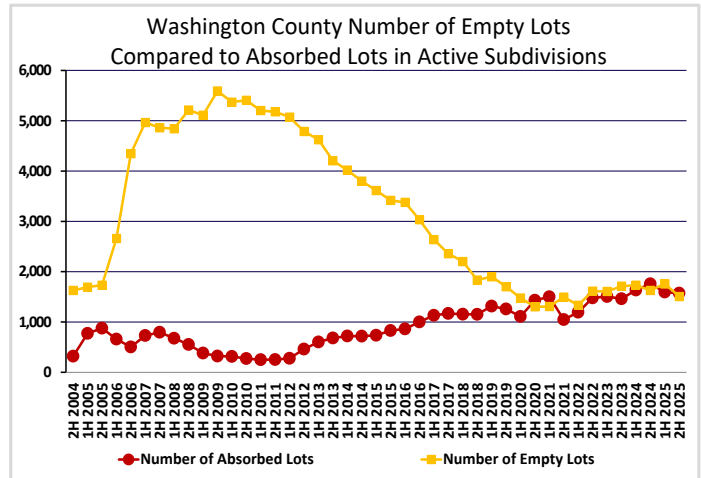
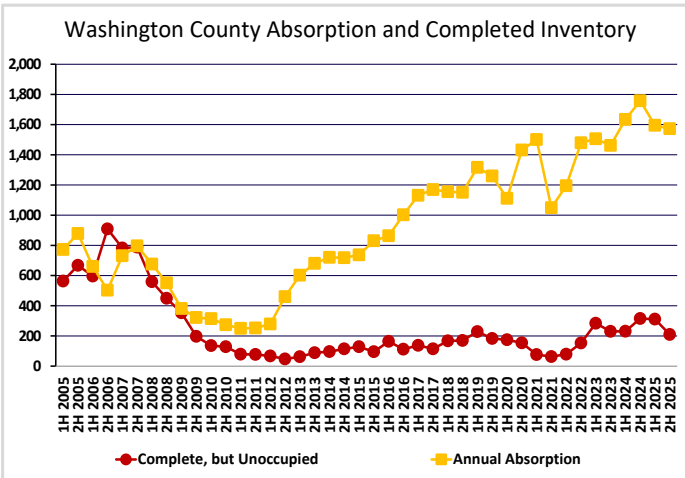
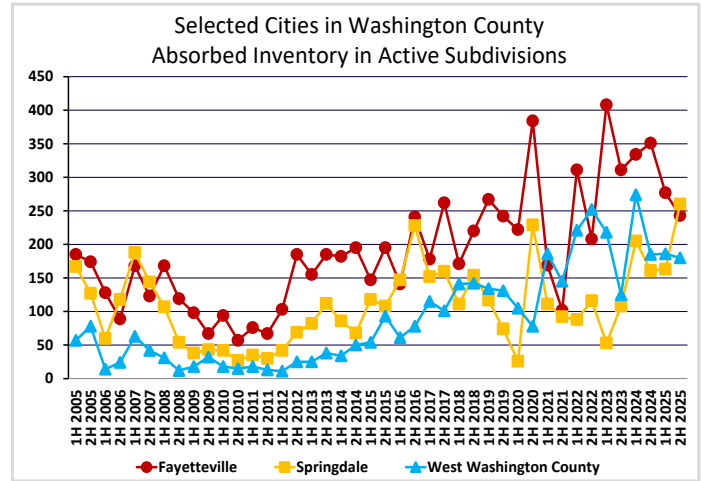
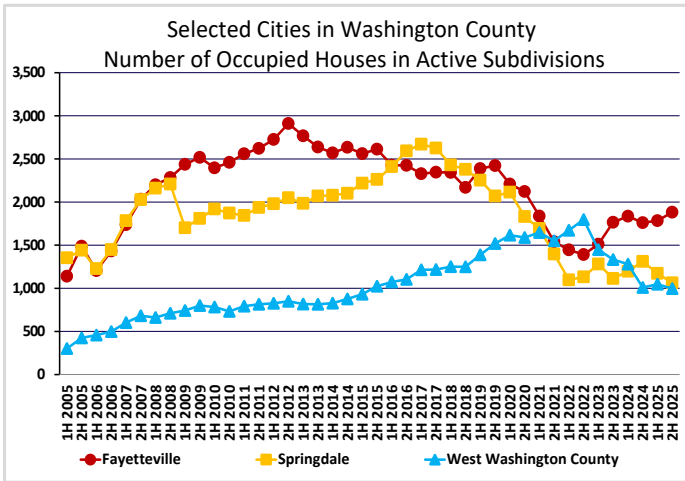


There were 7,087 total lots in 133 active subdivisions in Washington County in the secondhalf of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 68.9 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 5.0 percent were under construction, 1.8 percent were starts, while 21.3 percent were empty lots.

During the second half of 2025, 791 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 16.8 months of lot inventory at the end of the second half of 2025.



# Washington County Active Subdivisions



Overall, in 26 out of the 133 active subdivisions in Washington County, no absorption occurred in the last year.

Subdivisions with the most houses becoming occupied in Washington County in the second half of 2026 were The Element, Phase V had 33. In Farmington, Goose Creek Phase V had 16 while Wagon Wheel West had 18. In Springdale, Deere Creek, Phase V had 14 and Spring Creek Farms, Phase I had 13.

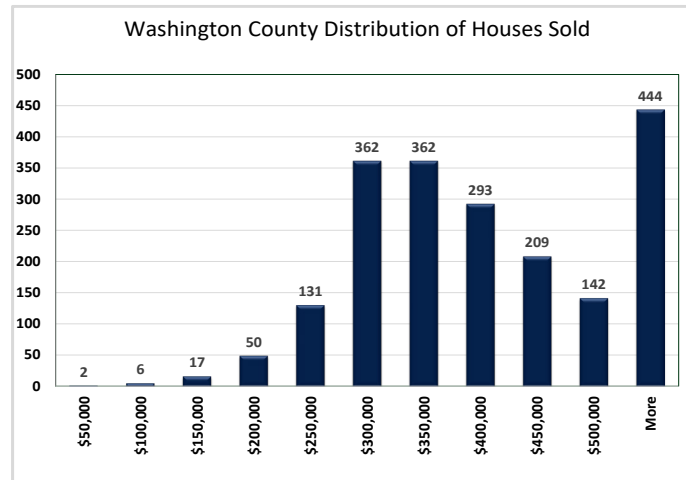
The table at the right shows an additional 5,171 final and preliminary lots for Washington County. 61 new subdivisions, and 5,171 lots are in the pipeline in the second half of 2025.

2,018 houses sold in Washington County during the second half of 2025. The average price of a house was \$429,616 at \$211.90 per square foot. The median cost of

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	2	210
Fayetteville	25	1926
Lincoln	3	228
Prairie Grove	7	639
Springdale	19	1830
Tontitown	3	283
West Fork	2	55
<b>Washington Total</b>	<b>61</b>	<b>5,171</b>

a house sold in Washington County was \$364,925, up 4.0 percent from \$351,000 in the first half of 2025.

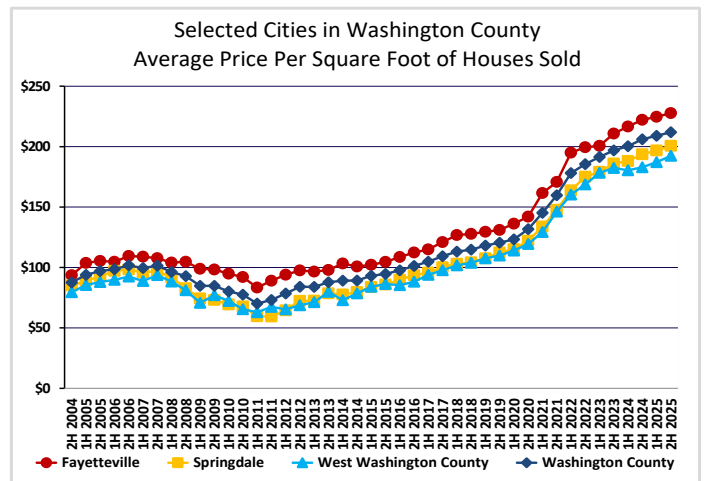
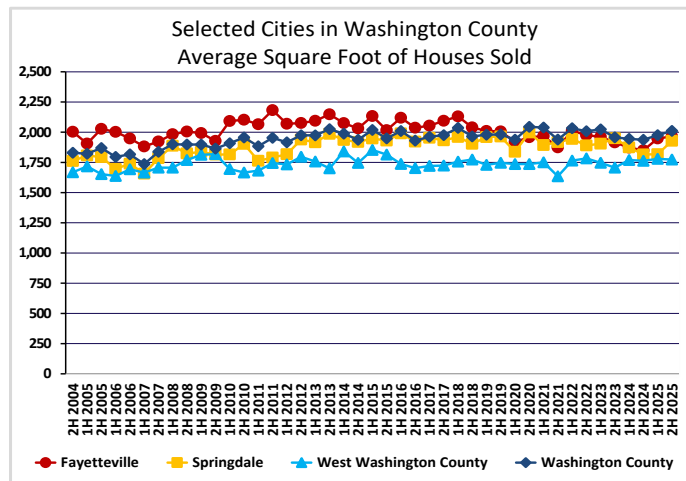
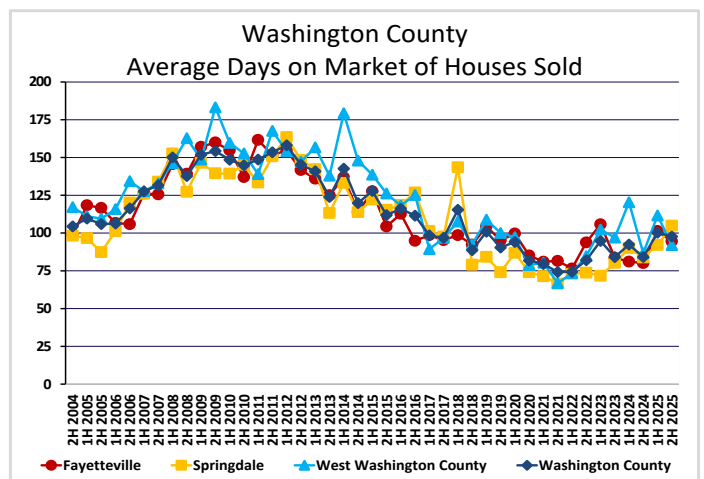
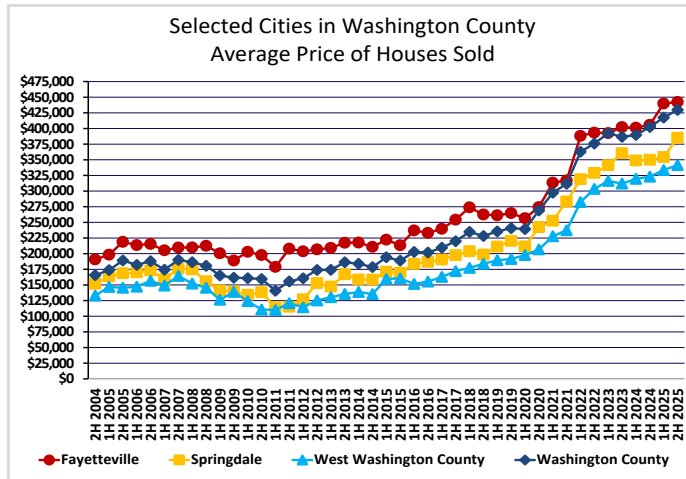
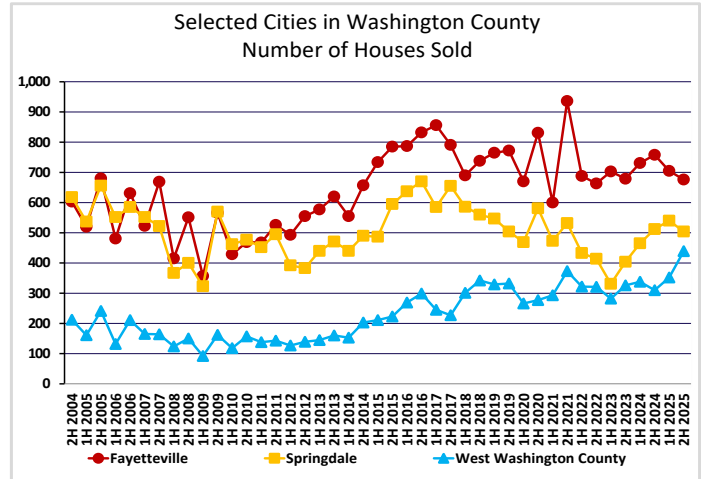
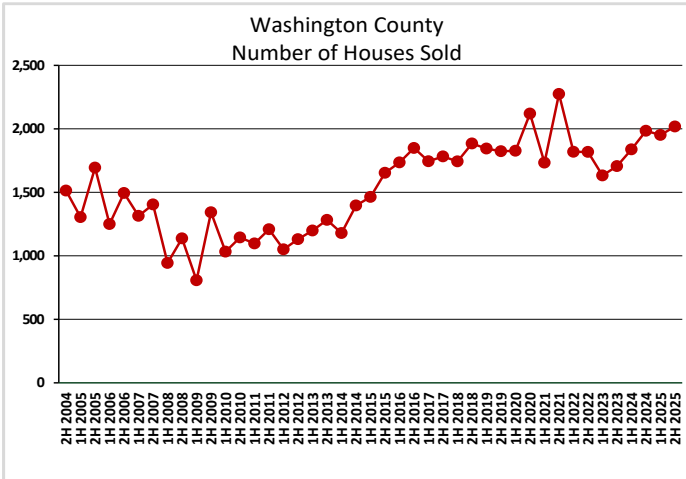
# Washington County Sold Houses by City and Characteristics



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	2	0.1%	956	--	90.7%
\$50,001 - \$100,000	6	0.2%	994	52	91.6%
\$100,001 - 150,000	17	0.6%	1,196	40	91.5%
\$150,001 - \$200,000	50	1.6%	1,099	84	93.6%
\$200,001 - \$250,000	131	4.3%	1,291	105	97.9%
\$250,001 - \$300,000	362	11.7%	1,453	63	98.6%
\$300,001 - \$350,000	362	11.7%	1,670	60	98.6%
\$350,001 - \$400,000	293	9.5%	1,888	60	98.7%
\$400,001 - \$450,000	209	6.8%	2,066	--	98.9%
\$450,001 - \$500,000	142	4.6%	2,250	112	98.8%
\$500,001+	444	14.4%	3,089	--	98.3%
<b>Washington County Sold</b>	<b>2,018</b>	<b>100.0%</b>	<b>2,011</b>	<b>98</b>	<b>98.2%</b>

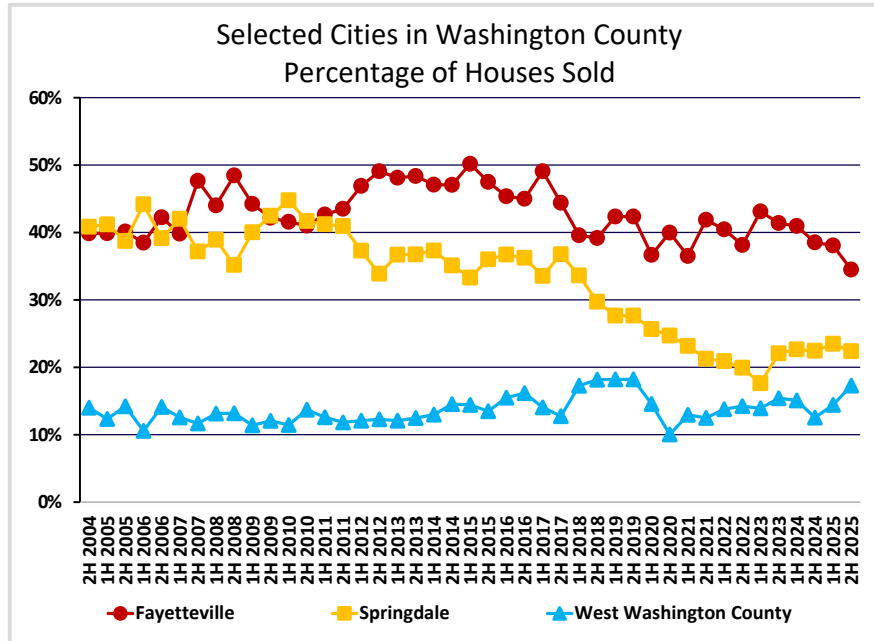
Sold Characteristics Washington County	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	1,984	1,951	2,018	1.7%	3.4%
Average Price of Houses Sold	\$402,322	\$417,489	\$429,616	6.8%	2.9%
Average Days on Market	84	100	98	16.1%	-2.6%
Average Price per Square Foot	206	209	212	2.8%	1.4%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	625	660	704	12.6%	6.7%
Average Price of New Houses Sold	\$378,340	\$405,931	\$407,015	7.6%	0.3%
Average Days on Market of New Houses Sold	109	141	128	17.9%	-9.0%
Number of Houses Listed	797	932	854	7.2%	-8.4%
Average List Price of Houses Listed	\$533,273	\$497,055	\$502,290	-5.8%	1.1%

# Washington County Houses Sold



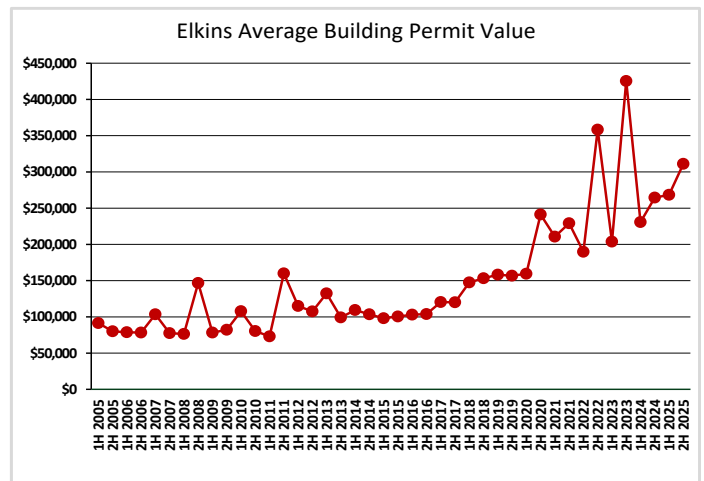
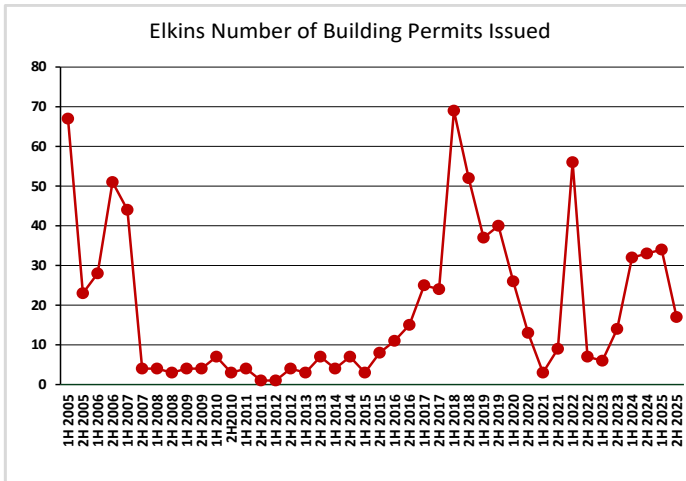
# Washington County

## Sold Houses by City and Characteristics

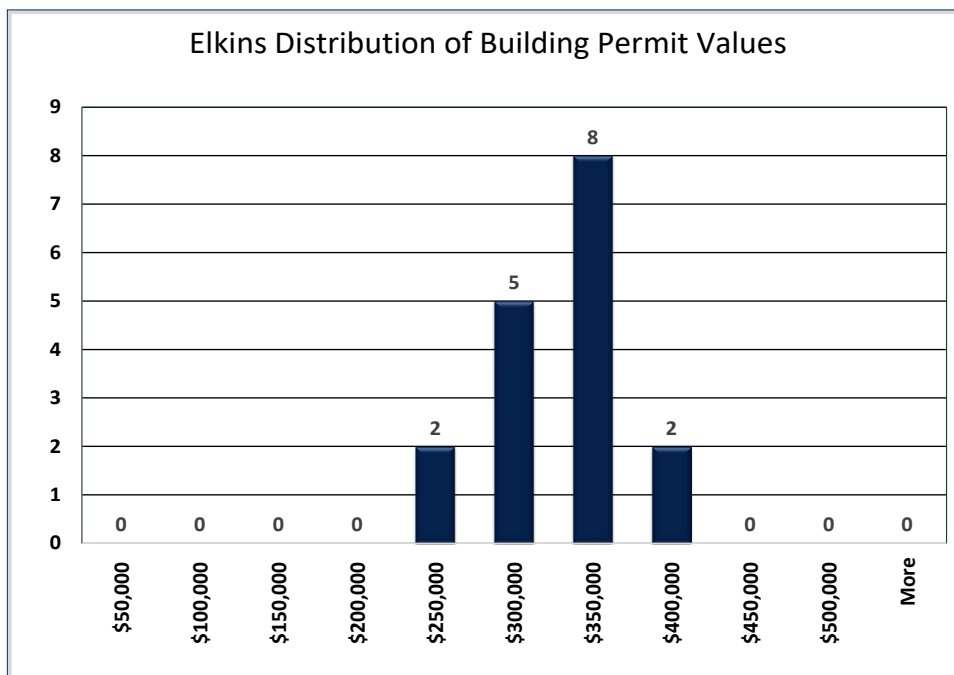


Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Cane Hill	--	--	--	0	0.0%
Elkins	\$276,125	\$177.81	81	53	1.7%
Elm Springs	\$722,399	\$243.46	124	41	3.4%
Evansville	\$40,700	\$41.45	59	1	0.0%
Farmington	\$384,292	\$204.97	86	206	9.1%
Fayetteville	\$442,249	\$227.77	95	676	34.5%
Goshen	\$837,920	\$240.87	110	20	1.9%
Greenland	\$294,444	\$186.20	96	9	0.3%
Johnson	\$761,538	\$239.78	92	29	2.5%
Lincoln	\$226,453	\$147.09	118	15	0.4%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$312,693	\$184.31	97	180	6.5%
Springdale	\$385,203	\$200.66	105	504	22.4%
Summers	--	--	--	0	0.0%
Tontitown	\$520,406	\$219.52	96	71	4.3%
West Fork	\$288,916	\$178.87	91	29	1.0%
Winslow	\$110,000	\$264.42	2	1	0.0%
No City WC	\$567,179	\$223.86	103	183	12.0%
<b>Washington County</b>	<b>\$429,616</b>	<b>\$211.90</b>	<b>98</b>	<b>2,018</b>	<b>100.0%</b>

# Elkins Building Permits



Elkins	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	33	34	17	-48.5%	-50.0%
Average Value of Residential Building Permits	\$264,583	\$268,371	\$311,024	17.6%	15.9%



# Elkins

## Active Subdivisions

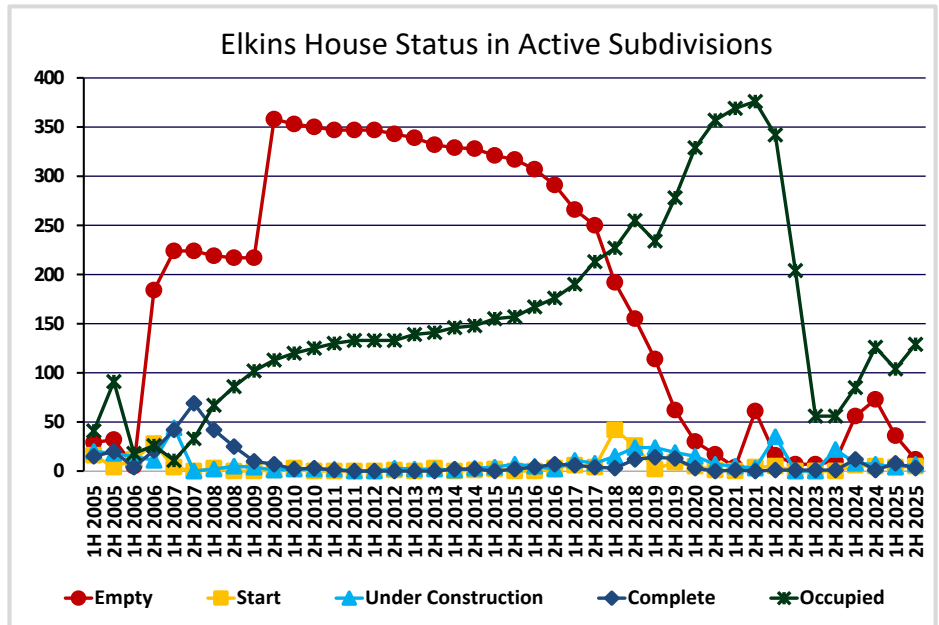
There were 156 total lots in 3 active subdivisions in Elkins in the second half of 2025. 82.7 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 4.5 were under construction, 3.2 percent were starts, and 7.7 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the second half of 2025 was Stokenbury Phase IV with 7.

Stokenbury Farms, Phase IV had the most houses becoming occupied in Elkins with 25 houses.

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

25 new houses in Elkins became occupied in the second half of 2025. The annual absorption rate implies that there are 6.9 months of remaining inventory in active subdivisions, down from 9.9 percent in the first half of 2025.



In 1 of the 3 active subdivisions in Elkins, absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 67.3 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

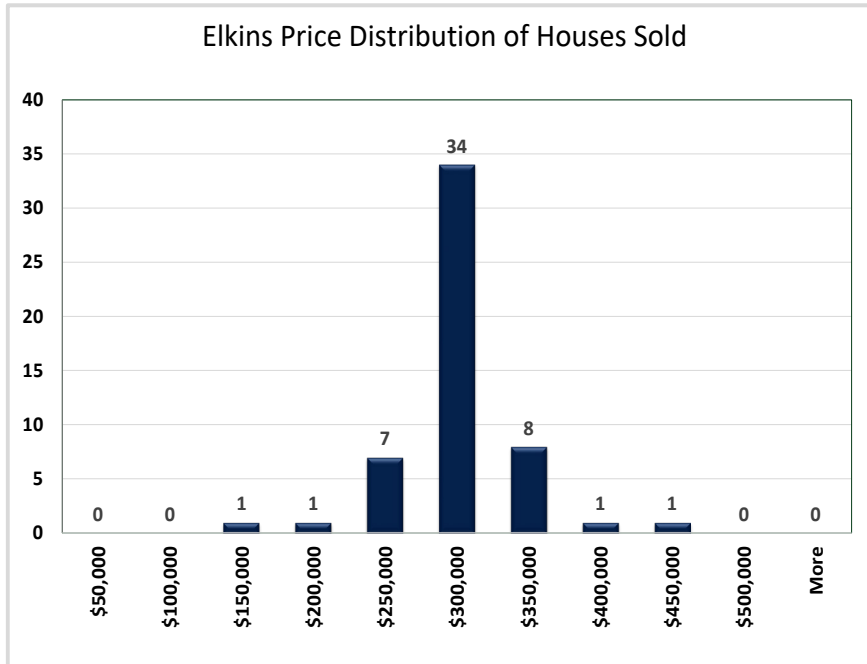
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Stokenbury Farms, Phase II <sup>1</sup>	4	0	0	0	59	63	0	24.0
Stokenbury Farms, Phase III	5	0	0	1	36	42	0	6.5
Stokenbury Phase IV	3	5	7	2	34	51	25	6.0
<b>Active Subdivision</b>	<b>12</b>	<b>5</b>	<b>7</b>	<b>3</b>	<b>129</b>	<b>156</b>	<b>25</b>	<b>6.9</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Elkins

## Price Distribution of Houses Sold



53 houses were sold in Elkins in the second half of 2025.

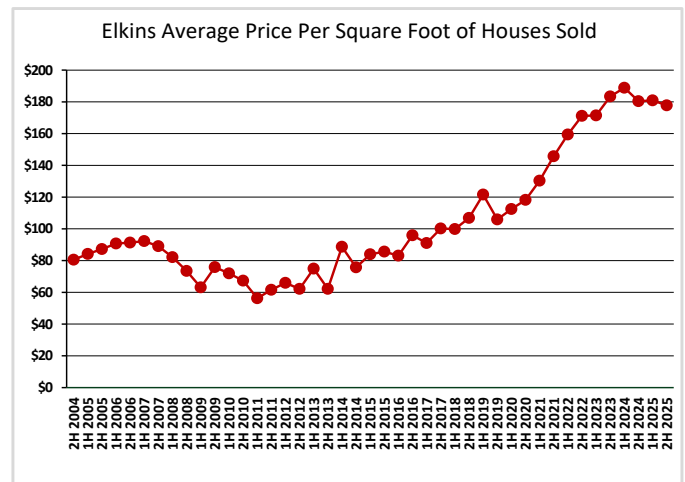
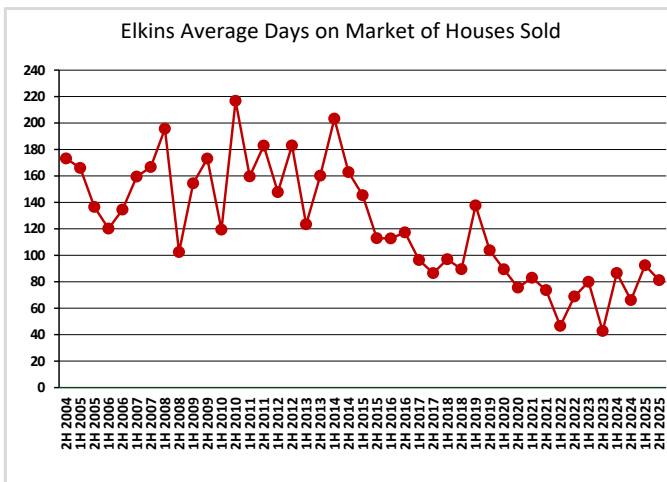
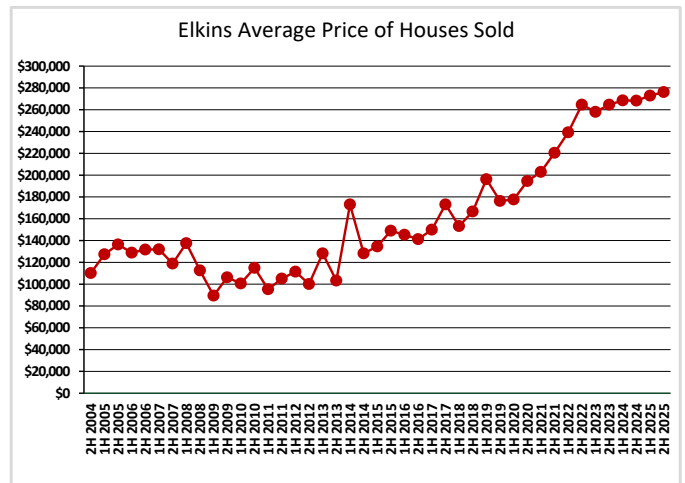
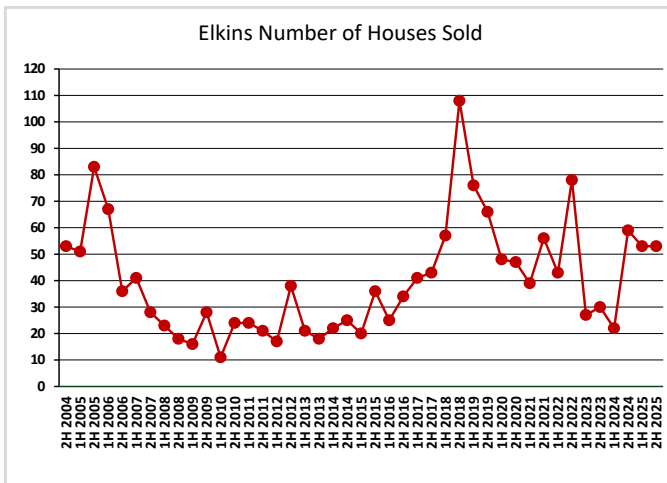
The average price of a house was \$276,125 at \$177.81 per square foot.

The median cost of a house was \$271,300.

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%	1,032	128	83.8%
\$150,001 - \$200,000	1	1.9%	1,003	56	96.8%
\$200,001 - \$250,000	7	13.2%	1,352	73	97.7%
\$250,001 - \$300,000	34	64.2%	1,536	88	99.1%
\$300,001 - \$350,000	8	15.1%	1,835	65	98.7%
\$350,001 - \$400,000	1	1.9%	2,206	51	99.3%
\$400,001 - \$450,000	1	1.9%	2,215	38	98.4%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Elkins Sold</b>	<b>53</b>	<b>100.0%</b>	<b>1,562</b>	<b>81</b>	<b>98.5%</b>

# Elkins

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	59	53	53	-10.2%	0.0%
Average Price of Houses Sold	\$268,274	\$272,905	\$276,125	2.9%	1.2%
Average Days on Market	66	92	81	22.7%	-12.2%
Average Price per Square Foot	\$180.40	\$180.93	\$177.81	-1.4%	-1.7%
Percentage of County Sales	2.0%	1.8%	1.7%	-14.9%	-4.9%
Number of New Houses Sold	32	28	25	-21.9%	-10.7%
Average Price of New Houses Sold	\$271,944	\$268,260	\$270,071	-0.7%	0.7%
Average Days on Market of New Houses Sold	81	100	101	24.7%	0.7%
Number of Houses Listed	20	19	8	-60.0%	-57.9%
Average List Price of Houses Listed	\$289,315	\$300,134	\$410,125	41.8%	36.6%

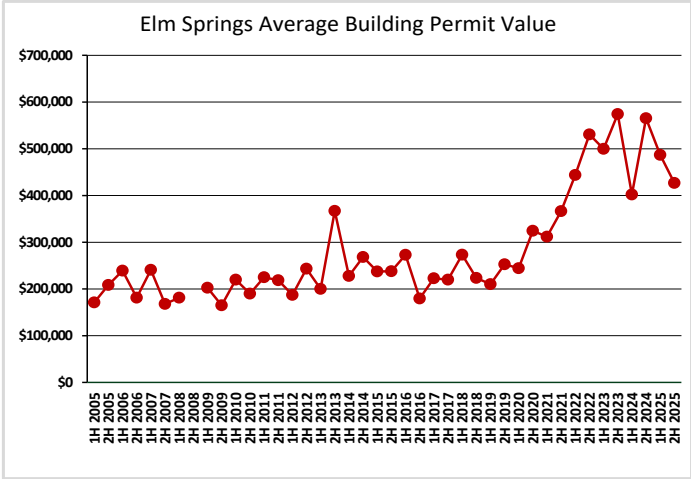
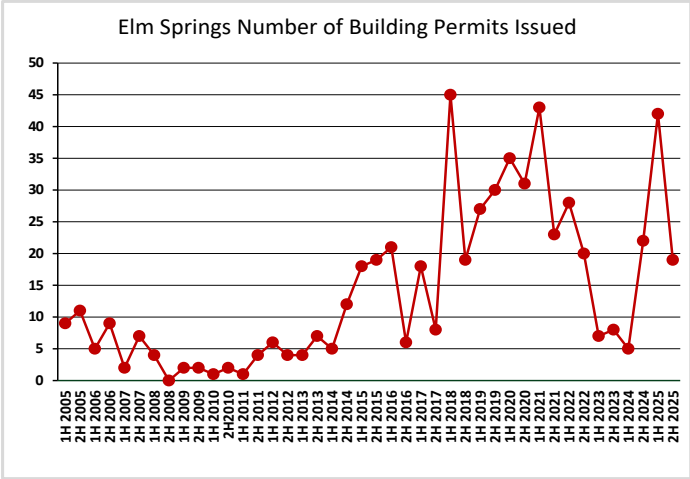
# Elkins

## Characteristics of Houses Sold

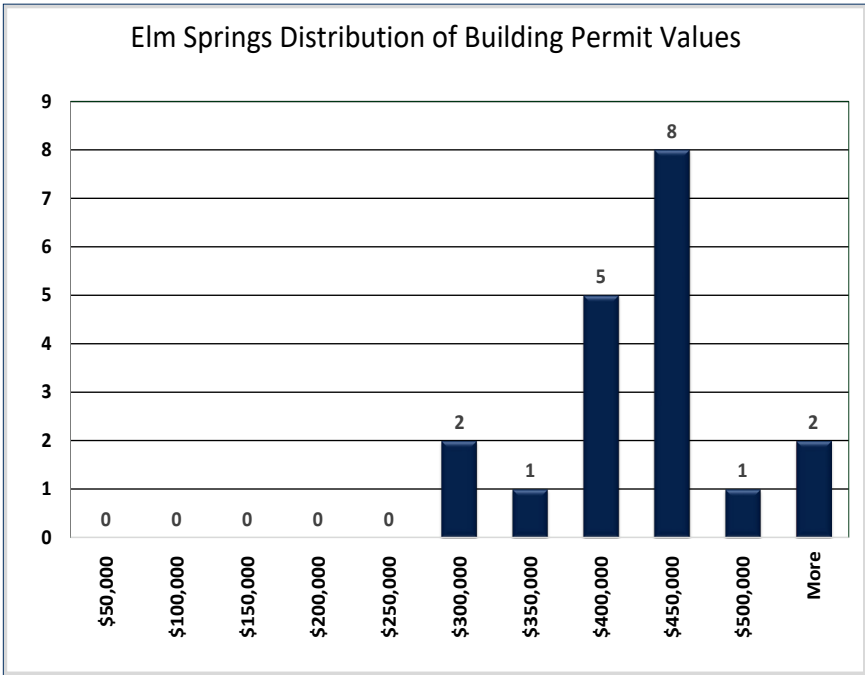
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bonnell	1	1.9%	1,568	33	\$240,000	\$153.06
Deer Valley	1	1.9%	1,603	60	\$298,000	\$185.90
Eastview	1	1.9%	1,444	127	\$230,000	\$159.28
Elkins Original	1	1.9%	1,003	56	\$179,000	\$178.46
Hollybrooke Estates	2	3.8%	1,963	65	\$324,950	\$169.23
Meadowbrook	5	9.4%	1,592	61	\$305,900	\$192.37
Millers Meadow	2	3.8%	1,534	35	\$273,500	\$180.75
Oakleaf Manor	1	1.9%	1,992	81	\$349,000	\$175.20
Oakwoods	3	5.7%	1,281	55	\$243,000	\$190.23
Stokenbury Farms	30	56.6%	1,530	97	\$269,483	\$177.55
Stonecrest	2	3.8%	2,211	45	\$401,500	\$181.61
Twin Oaks	1	1.9%	1,032	128	\$140,000	\$135.66
Woodbridge	1	1.9%	1,140	46	\$210,700	\$184.82
Other	2	3.8%	1,960	47	\$322,500	\$164.81
<b>Elkins Sold</b>	<b>53</b>	<b>100.0%</b>	<b>1,562</b>	<b>81</b>	<b>\$276,125</b>	<b>\$177.81</b>



# Elm Springs Building Permits



Elm Springs	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	22	42	19	-13.6%	-54.8%
Average Value of Residential Building Permits	\$565,336	\$486,944	\$426,838	-24.5%	-12.3%



# Elm Springs

## Active Subdivisions

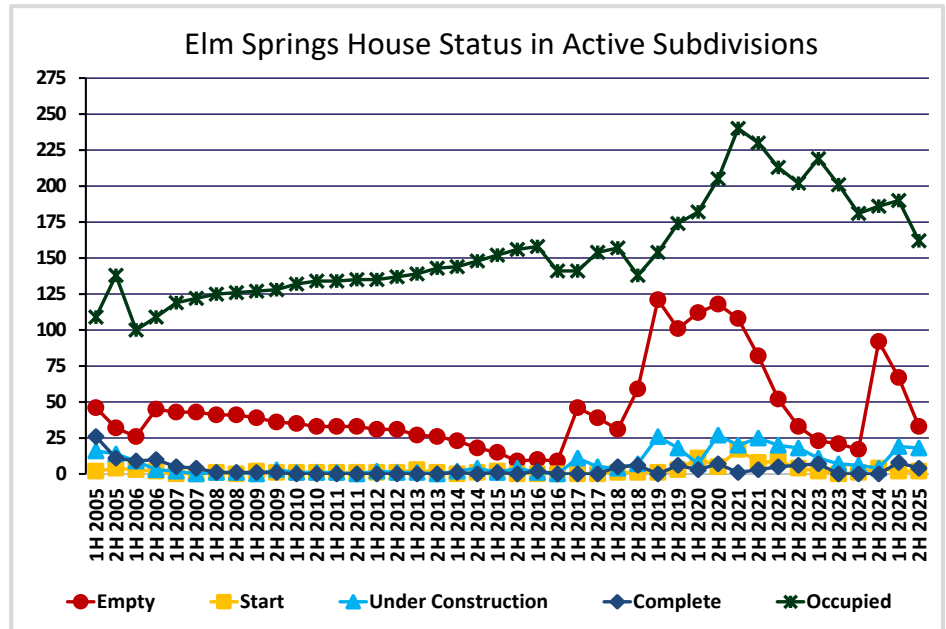
There were 219 total lots in 3 active subdivisions in Elm Springs in the second half of 2025. 74.0 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 8.2 were under construction, 0.9 percent were starts, and 15.1 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the second half of 2025 was Parkside, Phase I with 10. Highlands at Elm Springs followed with 7.

Parkside, Phase I had the most houses becoming occupied in Elm Springs with 36 houses. An additional 1 house in Elm Valley, Phase II became occupied in the second half of 2025.

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

37 new houses in Elm Springs became occupied in the second half of 2025. The annual absorption



rate implies that there are 16.7 months of remaining inventory in active subdivisions, down from 128.0 percent in the first half of 2025.

In 1 of the 3 active subdivisions in Elm Springs, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 72.8 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

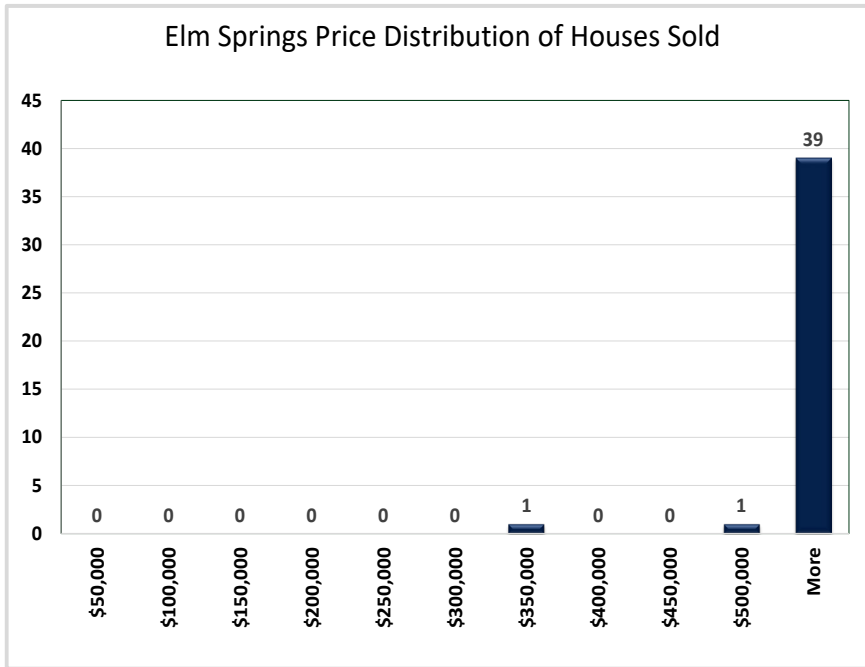
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Elm Valley, Phase II	0	0	1	0	90	91	1	12.0
Highlands at Elm Springs	5	1	7	0	34	47	0	78.0
Parkside, Phase I	28	1	10	4	38	81	36	13.6
<b>Elm Springs Active Subdivisions</b>	<b>33</b>	<b>2</b>	<b>18</b>	<b>4</b>	<b>162</b>	<b>219</b>	<b>37</b>	<b>16.7</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Elm Springs

## Price Distribution of Houses Sold



41 houses were sold in Elm Springs in the second half of 2025.

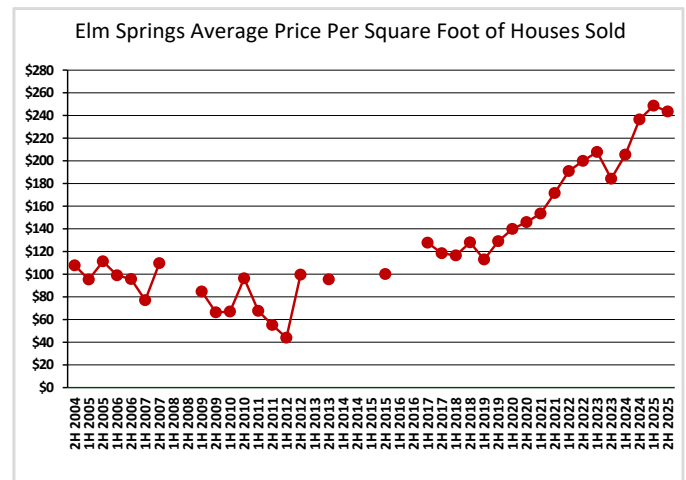
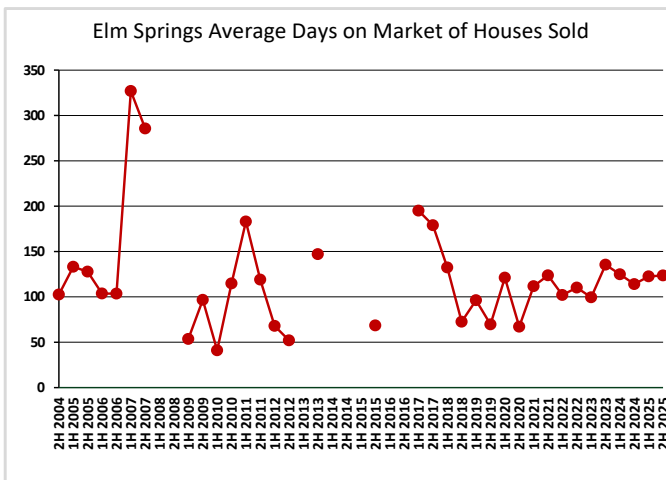
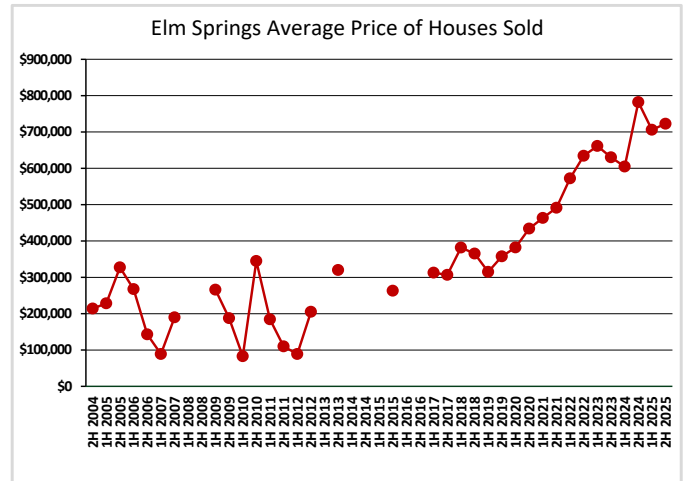
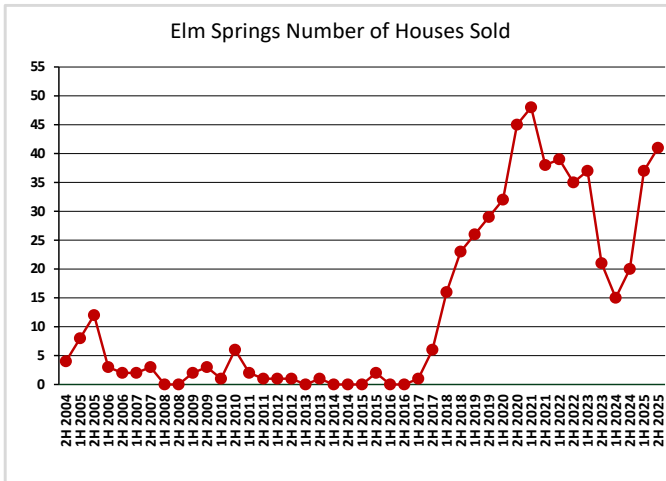
The average price of a house was \$722,399 at \$243.46 per square foot.

The median cost of a house was \$669,564.

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	1	2.4%	2,226	121	90.4%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	2.4%	1,819	29	100.0%
\$500,001+	39	95.1%	3,034	126	99.1%
<b>Elm Springs Sold</b>	<b>41</b>	<b>100.0%</b>	<b>2,985</b>	<b>124</b>	<b>98.9%</b>

# Elm Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	20	37	41	105.0%	10.8%
Average Price of Houses Sold	\$782,030	\$706,027	\$722,399	-7.6%	2.3%
Average Days on Market	114	123	124	8.4%	0.8%
Average Price per Square Foot	\$236.45	\$248.59	\$243.46	3.0%	-2.1%
Percentage of County Sales	2.0%	3.2%	3.4%	74.3%	6.5%
Number of New Houses Sold	1	17	22	2100.0%	29.4%
Average Price of New Houses Sold	\$845,000	\$617,588	\$642,107	-24.0%	4.0%
Average Days on Market of New Houses Sold	77	182	161	109.0%	-11.4%
Number of Houses Listed	16	10	12	-25.0%	20.0%
Average List Price of Houses Listed	\$727,089	\$846,030	\$747,755	2.8%	-11.6%

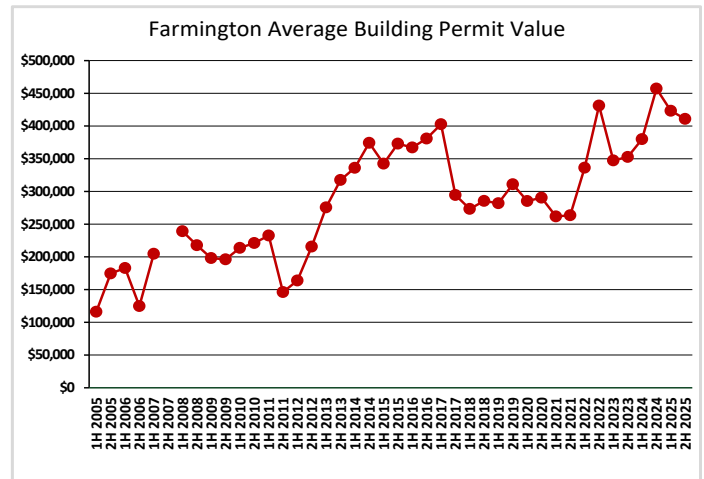
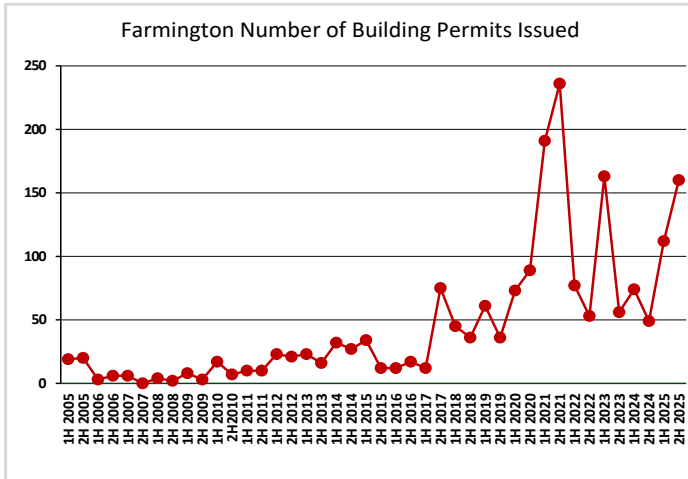
# Elm Springs

## Characteristics of Houses Sold

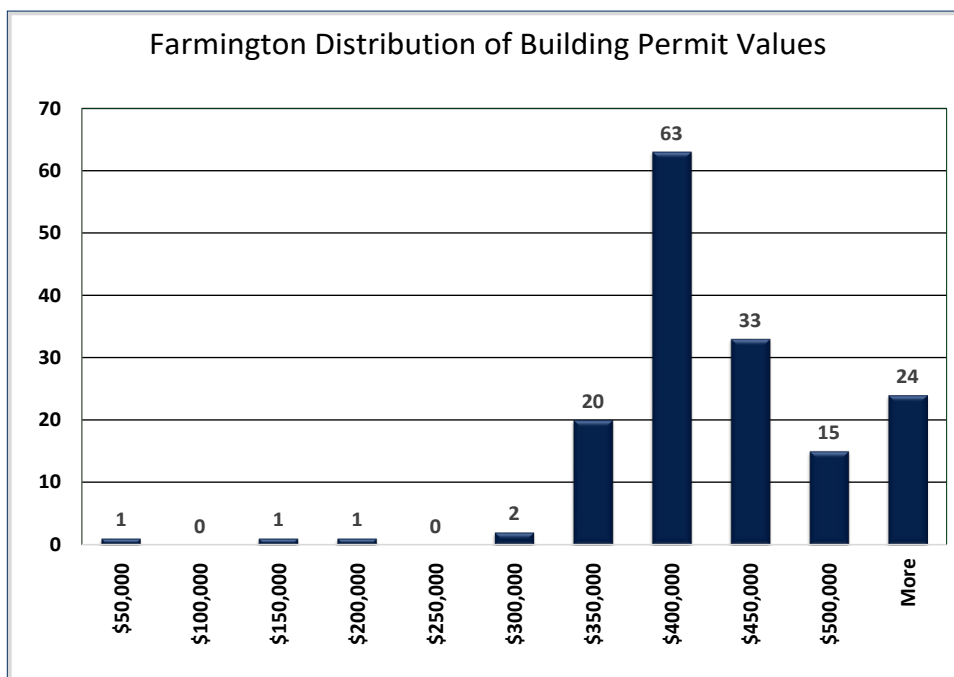
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	2	4.9%	3,402	142	\$785,000	\$234.45
Churchill Downs	2	4.9%	5,741	56	\$1,350,000	\$250.66
Elm Valley	3	7.3%	3,302	49	\$821,667	\$249.09
Elmdale Lake Estates	2	4.9%	3,571	37	\$837,500	\$234.53
Estates At Brush Creek	2	4.9%	3,625	114	\$740,000	\$207.50
Highlands At Elm Springs	1	2.4%	4,317	62	\$1,360,000	\$315.03
Mill Park	2	4.9%	2,500	38	\$585,000	\$234.01
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
<b>Elm Springs Sold</b>	<b>41</b>	<b>100.0%</b>	<b>2,985</b>	<b>124</b>	<b>\$722,399</b>	<b>\$243.46</b>



# Farmington Building Permits



Farmington	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	49	112	160	226.5%	42.9%
Average Value of Residential Building Permits	\$457,245	\$423,223	\$410,781	-10.2%	-2.9%



# Farmington Active Subdivisions

There were 759 total lots in 8 active subdivisions in Farmington in the second half of 2025. 44.8 percent of the lots were occupied, 6.6 percent were complete but unoccupied, 7.9 were under construction, 3.6 percent were starts, and 37.2 percent were empty lots.

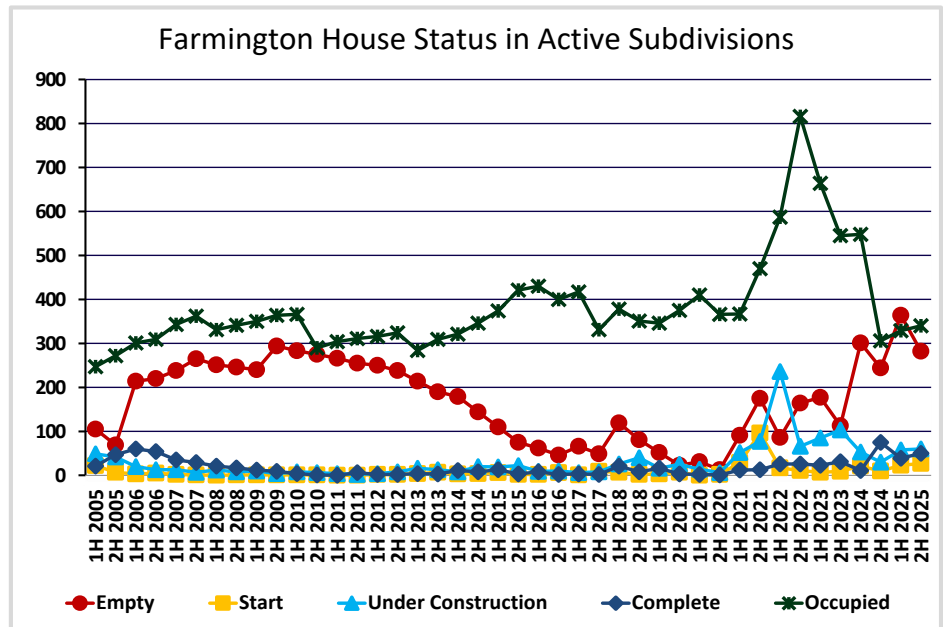
The subdivisions with the most houses under construction in Farmington during the second half of 2025 were Wagon Wheel West with 18. Goose Creek, Phase V and Summerfield, Phase I followed with 16.

Summerfield, Phase I had the most houses becoming occupied in Farmington with 23 houses. An additional 11 houses in Wagon Wheel West followed by 10 in Hillcrest became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in all of the 8 active subdivisions in Farmington.

65 new houses in Farmington became occupied in the second half of 2025. The annual absorption rate implies that there are 32.0 months of remaining inventory in active subdivisions, up from 28.2 percent in the first half of 2025.

In 1 of the 8 active subdivisions in Farmington, no absorption occurred



in the second half of 2025.

The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 63.0 percent in the second half of 2025.

Additionally, 210 new lots in 2 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Grove at Engles Mill Park, IV	2H 2023	60		60
Grove at Engles Mill, Phase V, VII	1H 2024	150		150
<b>New and Preliminary</b>		<b>210</b>	<b>-</b>	<b>210</b>

# Farmington

## Active Subdivisions

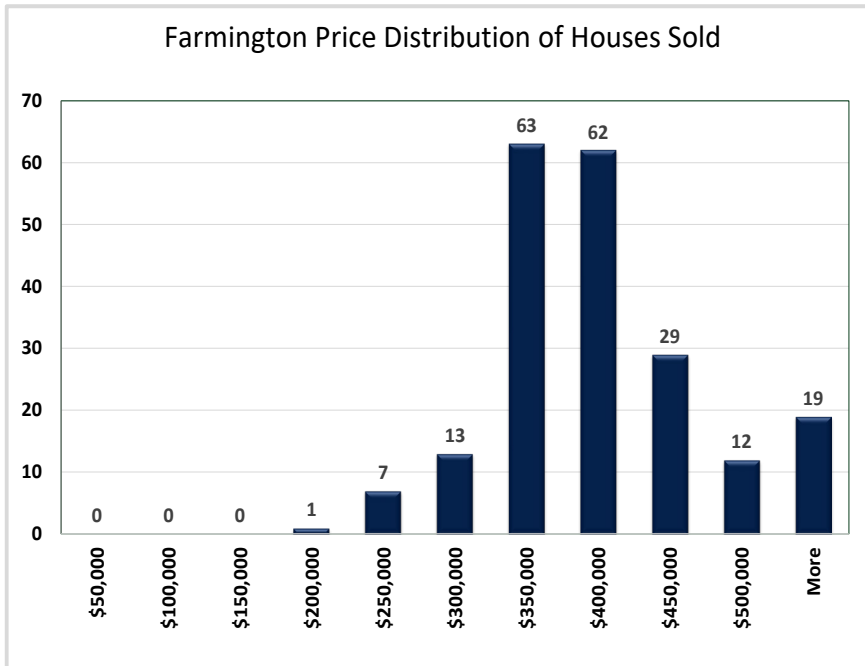
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington Hills Duplexes	0	0	0	0	114	114	8	0.0
Goose Creek, Phase III	0	0	0	0	60	60	1	0.0
Goose Creek, Phase IV	0	0	0	2	57	59	0	0.6
Goose Creek, Phase V	54	9	16	17	6	102	6	192.0
Hillcrest, Phase I	49	5	9	7	11	81	10	76.4
Summerfield, Phase I	10	7	16	12	72	117	23	15.0
Summerfield, Phase II	96	0	1	0	9	106	6	145.5
Wagon Wheel West	73	6	18	12	11	120	11	118.9
<b>Farmington Active Lots</b>	<b>282</b>	<b>27</b>	<b>60</b>	<b>50</b>	<b>340</b>	<b>759</b>	<b>65</b>	<b>32.0</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Farmington

## Price Distribution of Houses Sold



206 houses were sold in Farmington in the second half of 2025.

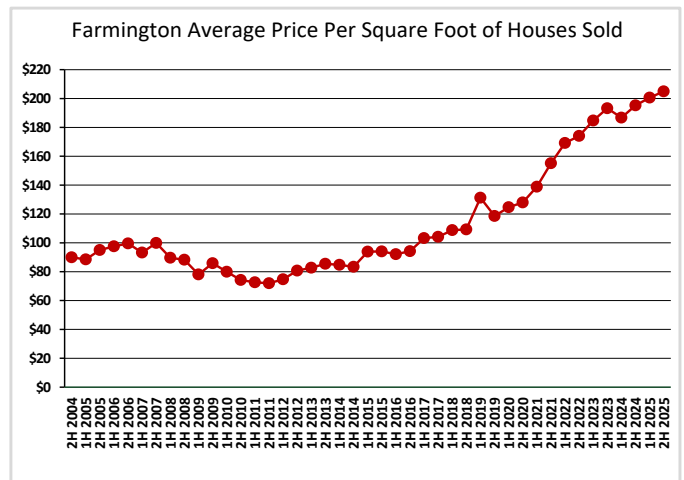
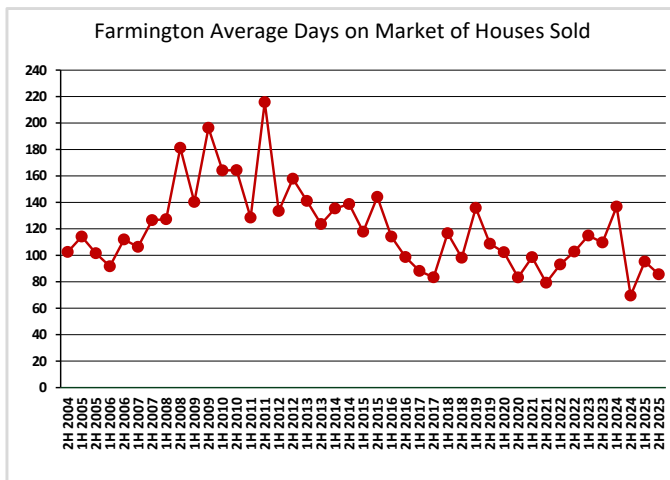
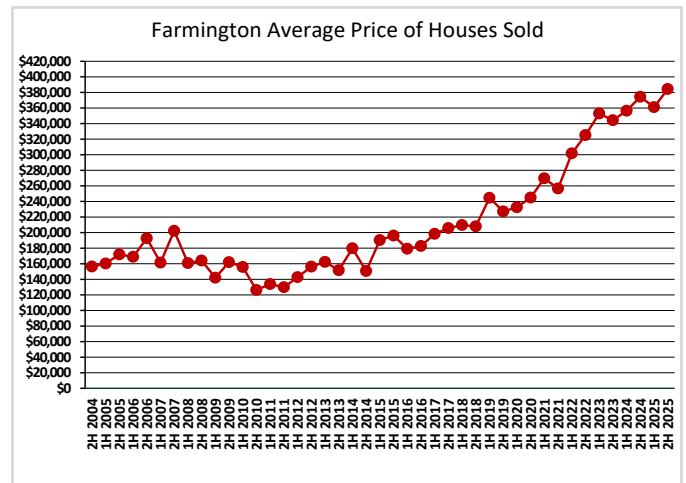
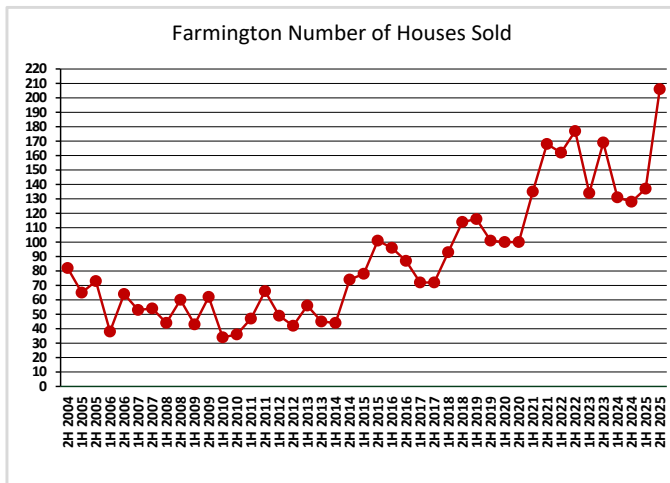
The average price of a house was \$384,292 at \$204.97 per square foot.

The median cost of a house was \$363,040.

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	0.5%	1,052	1	100.0%
\$200,001 - \$250,000	7	3.4%	1,192	40	96.9%
\$250,001 - \$300,000	13	6.3%	1,543	75	99.3%
\$300,001 - \$350,000	63	30.6%	1,637	84	98.6%
\$350,001 - \$400,000	62	30.1%	1,808	87	99.9%
\$400,001 - \$450,000	29	14.1%	2,072	74	99.6%
\$450,001 - \$500,000	12	5.8%	2,380	121	99.4%
\$500,001+	19	9.2%	2,793	110	99.5%
<b>Farmington Sold</b>	<b>206</b>	<b>100%</b>	<b>1,876</b>	<b>86</b>	<b>99.3%</b>

# Farmington

## Characteristics of Houses Sold



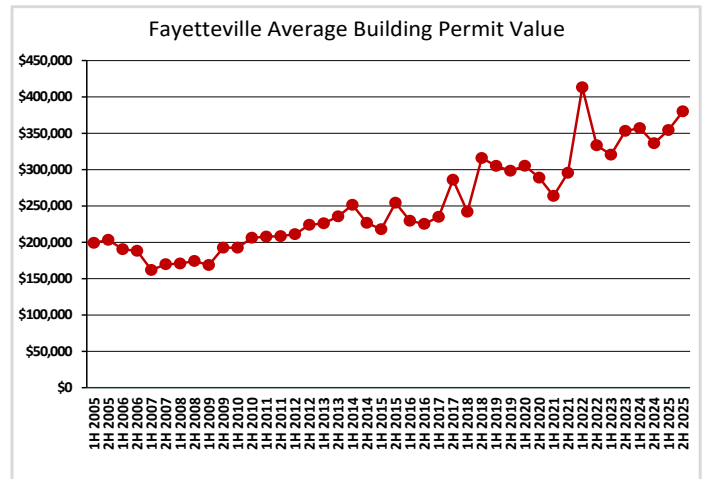
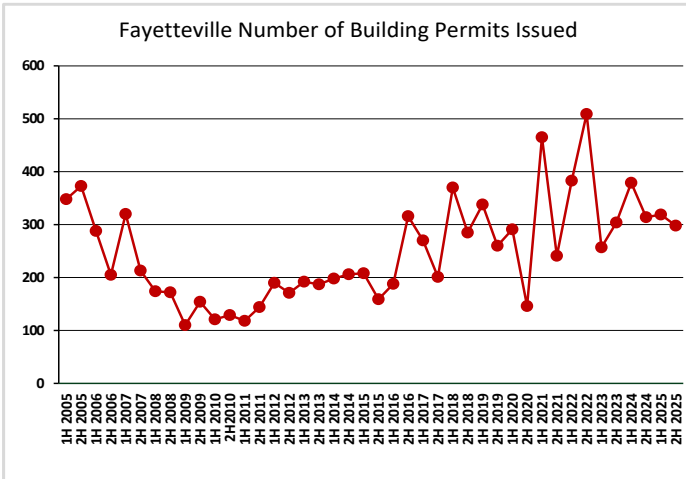
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	128	137	206	60.9%	50.4%
Average Price of Houses Sold	\$374,449	\$361,089	\$384,292	2.6%	6.4%
Average Days on Market	70	95	86	23.2%	-10.1%
Average Price per Square Foot	\$195.27	\$200.60	\$204.97	5.0%	2.2%
Percentage of County Sales	6.0%	6.1%	9.1%	52.1%	50.3%
Number of New Houses Sold	56	58	113	101.8%	94.8%
Average Price of New Houses Sold	\$367,308	\$381,671	\$384,867	4.8%	0.8%
Average Days on Market of New Houses Sold	70	124	97	37.2%	-22.1%
Number of Houses Listed	53	79	75	41.5%	-5.1%
Average List Price of Houses Listed	\$388,295	\$435,413	\$424,131	9.2%	-2.6%

# Farmington

## Characteristics of Houses Sold

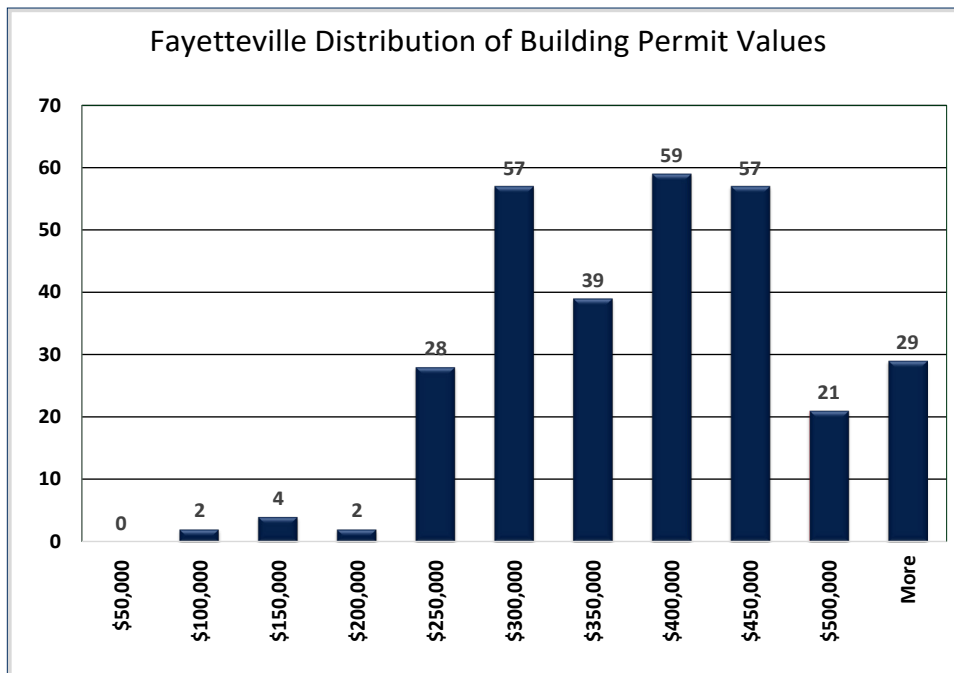
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	3	1.5%	2,735	112	\$513,333	\$186.31
Bermuda Valley View	1	0.5%	2,217	39	\$425,350	\$191.86
Briarwood Estates	1	0.5%	2,648	107	\$635,000	\$239.80
Cedar Crest	6	2.9%	1,754	89	\$356,750	\$203.40
Double Springs Estates	1	0.5%	1,996	46	\$515,000	\$258.02
East Creek Place	1	0.5%	1,781	80	\$299,000	\$167.88
Farmington Heights	9	4.4%	1,650	53	\$333,222	\$202.98
Farmington Original	1	0.5%	2,178	128	\$350,000	\$160.70
Goose Creek Village	56	27.2%	1,816	72	\$381,632	\$210.71
Grand Oaks	2	1.0%	1,975	70	\$321,250	\$163.08
Grove At Engles Mill, The	10	4.9%	1,878	65	\$390,740	\$208.14
Highlands Square	2	1.0%	2,175	86	\$353,750	\$162.69
Hillcrest	14	6.8%	2,532	160	\$498,347	\$197.30
Meadow Lark	8	3.9%	1,255	56	\$255,988	\$206.10
Meadowsweet	1	0.5%	2,214	147	\$369,000	\$166.67
Mountain View Estates	1	0.5%	2,004	35	\$388,800	\$194.01
North Club House Estates	1	0.5%	2,010	34	\$365,000	\$181.59
Owl Creek	1	0.5%	3,068	34	\$831,000	\$270.86
RedBird	2	1.0%	2,042	91	\$366,000	\$179.39
Riviera Estates	1	0.5%	2,193	89	\$394,000	\$179.66
Saddle Brook	8	3.9%	1,696	52	\$353,071	\$208.13
Silverthorne	1	0.5%	3,775	62	\$770,000	\$203.97
South Haven	1	0.5%	1,429	46	\$295,000	\$206.44
Southwinds	2	1.0%	2,096	74	\$379,000	\$180.34
Summerfield	15	7.3%	2,001	115	\$410,888	\$205.12
Twin Falls	4	1.9%	2,879	92	\$728,750	\$251.50
Urban Homes	3	1.5%	1,516	67	\$239,167	\$165.56
Valley View	1	0.5%	1,829	114	\$310,000	\$169.49
Wagnon Springs	1	0.5%	1,729	222	\$295,252	\$170.76
Wagon Wheel Crossing	38	18.4%	1,643	95	\$333,706	\$203.91
Windgate	1	0.5%	2,702	216	\$560,000	\$207.25
Other	9	4.4%	1,605	63	\$359,722	\$221.49
<b>Farmington Sold</b>	<b>206</b>	<b>100.0%</b>	<b>1,876</b>	<b>86</b>	<b>\$384,292</b>	<b>\$204.97</b>

# Fayetteville Building Permits



Fayetteville	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	314	319	298	-5.1%	-6.6%
Average Value of Residential Building Permits	\$336,183	\$354,350	\$380,143	13.1%	7.3%

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 2,535 total lots in 58 active subdivisions in Fayetteville in the second half of 2025. 74.2 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 4.5 were under construction, 1.1 percent were starts, and 17.6 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the second half of 2025 were The Element, Phase V with 33. Riverside Village, Phase 2.2 followed with 11 and Livingston had 9.

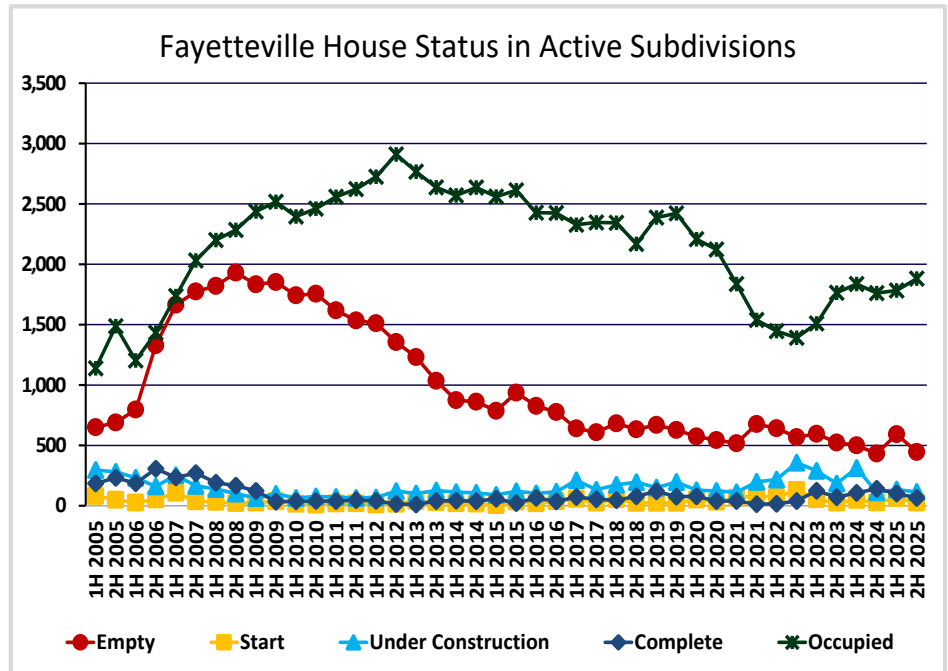
Towne West, Phase V had the most houses becoming occupied in Fayetteville with 27 houses. An additional 26 houses in Henderson Park, Phase II and Hughmont, North became occupied in the second half of 2025.

No New construction or progress in existing construction has occurred in the last year in 4 of the 58 active subdivisions in Fayetteville.

243 new houses in Fayetteville became occupied in the second half of 2025. The annual absorption rate implies that there are 15.1 months of remaining inventory in active subdivisions, down from 17.1 percent in the first half of 2025.

In 14 active subdivisions in Fayetteville, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 50.8 percent in the second half of 2025.



# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aiden's Place	0	0	0	0	100	100	17	0.0
Blackberry Ridge, Phase I	1	0	0	0	23	24	3	1.7
Blackberry Ridge, Phase II	12	0	1	0	5	18	3	31.2
Blackberry Ridge, Phase III	10	1	4	0	1	16	1	180.0
Brooklands @ Mountain Ranch	12	0	1	0	72	85	2	78.0
Brooklands @ Mountain Ranch, Phase IV	0	0	0	0	21	21	5	0.0
Courtyards at Owl Creek	15	3	5	4	24	51	16	13.5
Cross Keys Estates <sup>1</sup>	2	0	0	0	11	13	0	--
Crystal Springs Village, Phase I, II	0	0	0	2	170	172	7	2.7
Deerpath Estates, Phase II	6	0	1	1	7	15	1	96.0
Dutton Wood	2	0	2	0	8	12	2	16.0
Element, The, Phase I	16	0	0	0	40	56	1	38.4
Element, The, Phase II	5	1	3	5	23	37	11	8.8
Element, The, Phase III	2	0	0	2	39	43	0	1.6
Element, The, Phase V <sup>1</sup>	0	3	33	0	0	36	0	--
Estates at Dogwood Canyon, The <sup>1</sup>	10	0	1	0	44	55	0	66.0
Havenwood <sup>1</sup>	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods)	5	0	0	0	4	9	2	30.0
Heartfield Estates, Phase II	2	0	0	0	4	6	1	8.0
Henderson Park, Phase I	0	0	0	0	57	57	2	0.0
Henderson Park, Phase II	0	0	3	2	27	32	26	2.2
Hughmont, North	0	0	7	8	26	41	26	6.9
Livingston <sup>1</sup>	41	5	9	0	0	55	0	--
Lynnwood Estates	0	5	0	0	3	8	0	30.0
Markham Hill, Phase I	8	0	1	1	9	19	3	40.0
Mission Heights, Phase II A	19	0	1	1	6	27	0	--
Mission Heights, Phase III <sup>1</sup>	16	0	1	1	2	20	0	--
Mountain Ranch, Phase I <sup>1</sup>	1	0	3	2	105	111	0	--
Oakbrooke, Phase I	39	2	4	0	24	69	6	77.1
Oakbrooke, Phase II <sup>1</sup>	7	0	1	0	33	41	0	--
Park Meadows, Phase IV	2	0	0	0	63	65	1	6.0
Park Ridge Estates <sup>12</sup>	2	1	0	0	23	26	0	--
Parkerman Estates <sup>1</sup>	0	0	1	0	7	8	0	--
Pine Hollow	20	0	0	0	0	20	0	--
Remington Estates <sup>1</sup>	1	0	1	0	25	27	0	24.0

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverside Village, Phase I concurrent plat	7	0	0	0	73	80	0	1.2
Riverside Village, Phase 1.2 concurrent	0	0	0	0	25	25	2	0.0
Riverside, Phase 2.1	1	0	0	0	46	47	16	0.3
Riverside Village, Phase 2.2	56	0	11	5	7	79	7	123.4
Riverside Village, Phase 2.3 <sup>1</sup> concurrent	8	1	0	0	0	9	0	--
Riverwalk, Phase V	0	0	0	0	35	35	2	0.0
Rosswood	12	1	2	0	0	15	0	--
Southern Woods S/D Cluster Housing, Phase I, II	0	0	0	0	56	56	1	0.0
Southern Woods, Phase III	11	4	9	2	15	41	15	20.8
Stage Station, Phase I	0	0	0	0	36	36	3	0.0
Stone Hollow	7	0	2	0	4	13	1	54.0
Stone Mountain, Phase I <sup>1</sup>	10	0	0	0	102	112	0	120.0
Summit Place, Phase I <sup>2</sup>	8	0	0	0	16	24	0	--
Summit Place, Phase II	14	0	2	0	29	45	1	48.0
Timber Ridge Estates	0	0	0	0	75	75	6	0.0
Timber Trails <sup>1,2</sup>	9	0	0	0	102	111	0	--
Towne West, Phase III, IV	0	0	2	0	134	136	10	0.8
Towne West, Phase V	0	0	0	1	27	28	27	0.4
Towne West, Phase VI	0	0	1	4	14	19	9	4.3
Towne West, Phase VII	26	0	0	13	1	40	1	468.0
Treetops	0	0	2	1	37	40	0	36.0
Whispering Meadows	2	0	0	1	4	7	0	--
Willow Bend	17	0	0	10	25	52	6	36.0
<b>Fayetteville Active Subdivisions</b>	<b>446</b>	<b>27</b>	<b>114</b>	<b>66</b>	<b>1,882</b>	<b>2,535</b>	<b>243</b>	<b>15.1</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Fayetteville

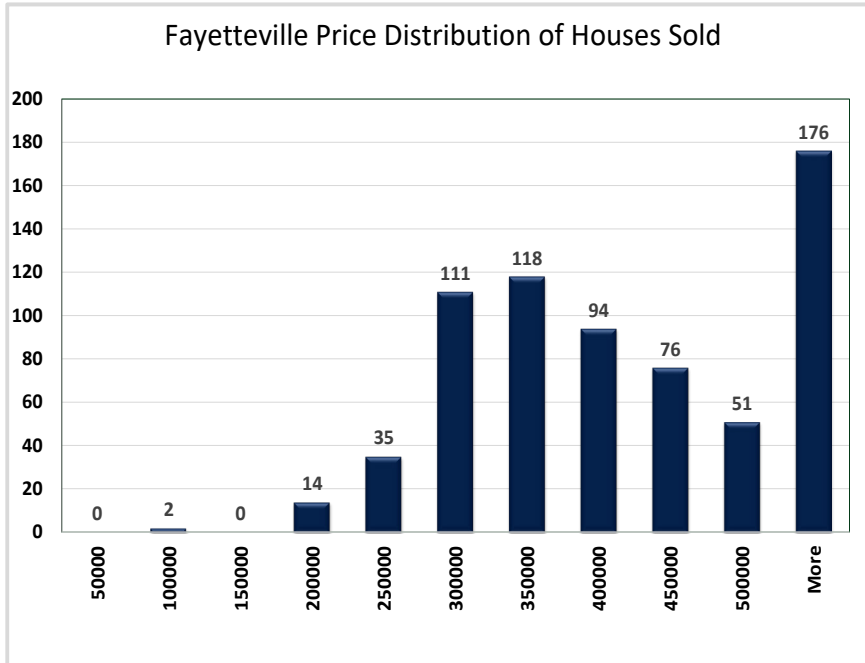
## New and Preliminary Subdivisions

Additionally, 1,926 new lots in 25 subdivisions received either preliminary or final approval by second half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Borns Bend	2H 2023	16		16
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Cadence Ridge	2H 2024		15	15
Chandler Crossing	2H 2024	321		321
Element, The Phase IV	1H 2024	141		141
Ellis Estates (County)	2H 2023	58		58
Fox Tail Meadow PZD	1H 2025	161		161
Happy Hollow	2H 2022	18		18
Harper	1H 2024	132		132
Holt Village	1H 2024	125		125
Hughmont South	2H 2023	48		48
Irish Bend	2H 2024		38	38
Kessler Creek	2H 2024	111		111
Magnolia Park, Phase III, IV	2H 2023	55		55
Markham Hill, Phase II	1H 2022		62	62
Mission Heights, Phase IV	1H 2025	12		12
Oak Bailey Cluster	2H 2024	18		18
Old Missouri	2H 2023	36		36
Pine Hollow	1H 2025		20	20
Preserves at Stonebridge	2H 2024	134		134
Riverside Village, Phase III	1H 2025		10	10
Riverwalk, Phase VI	2H 2024	34		34
Rouse and Rouse	2H 2022	132		132
Smythe Revival	1H 2024		20	20
Stage Station, Phase II	1H 2024	136		136
<b>New and Preliminary</b>		<b>1,761</b>	<b>165</b>	<b>1,926</b>

# Fayetteville

## Price Distribution of Houses Sold



677 houses were sold in Fayetteville in the second half of 2025.

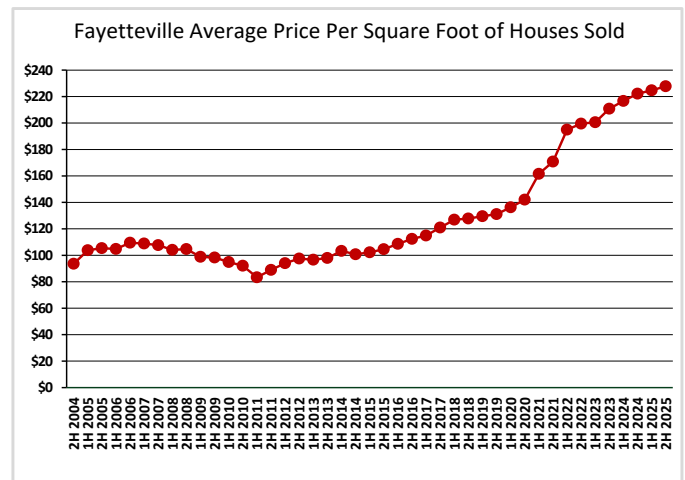
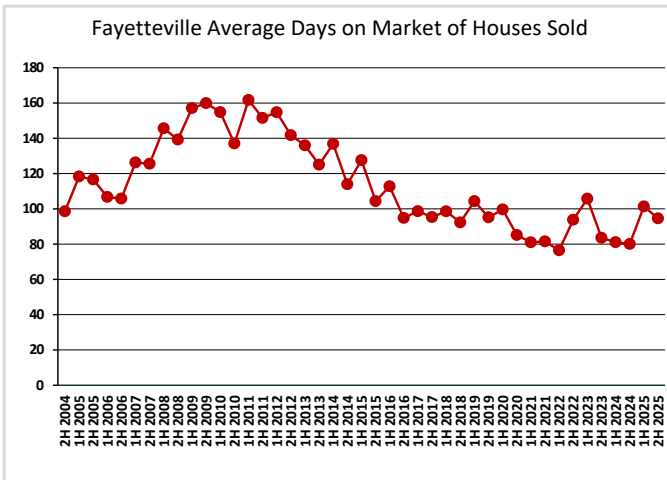
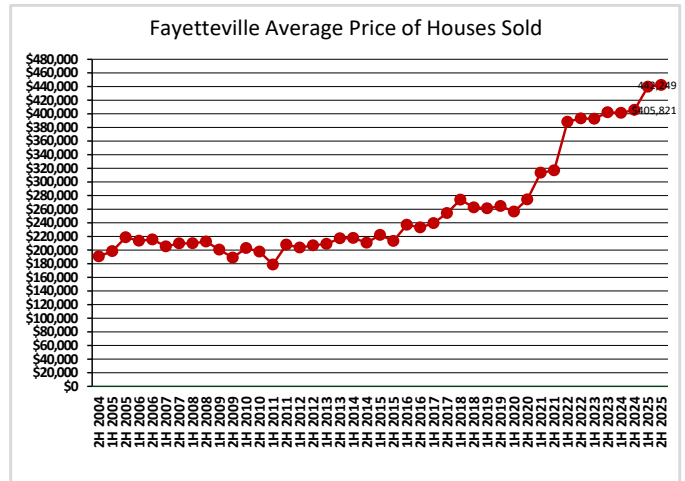
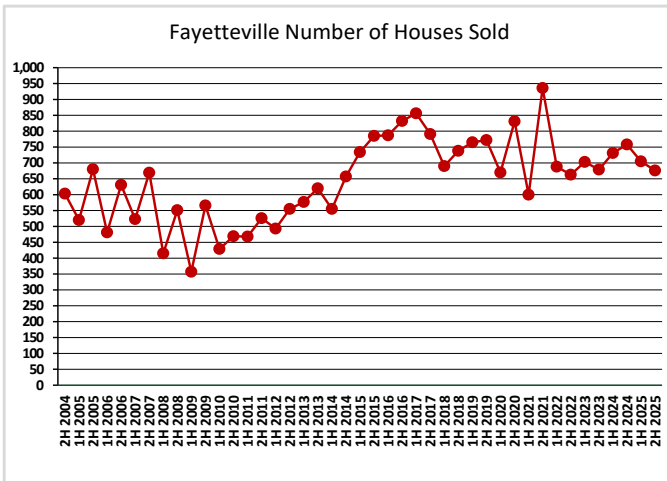
The average price of a house was \$442,216 at \$227.73 per square foot.

The median cost of a house was \$387,500.

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	0.3%	1,151	0	88.5%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	14	2.1%	932	139	94.6%
\$200,001 - \$250,000	35	5.2%	1,206	70	96.8%
\$250,001 - \$300,000	111	16.4%	1,381	86	97.9%
\$300,001 - \$350,000	118	17.4%	1,581	95	98.0%
\$350,001 - \$400,000	94	13.9%	1,850	78	97.7%
\$400,001 - \$450,000	76	11.2%	1,978	98	99.0%
\$450,001 - \$500,000	51	7.5%	2,168	106	98.5%
\$500,001+	176	26.0%	2,830	106	96.9%
<b>Fayetteville Sold</b>	<b>677</b>	<b>100.0%</b>	<b>1,965</b>	<b>95</b>	<b>97.7%</b>

# Fayetteville

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	758	705	677	-10.7%	-4.0%
Average Price of Houses Sold	\$405,821	\$439,730	\$442,216	9.0%	0.6%
Average Days on Market	80	101	95	18.1%	-6.7%
Average Price per Square Foot	\$222.16	\$224.71	\$227.73	2.5%	1.3%
Percentage of County Sales	38.5%	38.1%	34.5%	-10.4%	-9.3%
Number of New Houses Sold	245	208	183	-25.3%	-12.0%
Average Price of New Houses Sold	\$365,165	\$432,371	\$431,005	18.0%	-0.3%
Average Days on Market of New Houses Sold	99	151	133	34.4%	-12.3%
Number of Houses Listed	261	310	312	19.5%	0.6%
Average List Price of Houses Listed	\$524,216	\$566,975	\$498,781	-4.9%	-12.0%

# 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
Abshiers	1	0.1%	960	113	\$230,000	\$239.58
Aiden's Place	1	0.1%	1,685	12	\$335,000	\$198.81
Anderson Farm Plat	1	0.1%	1,822	113	\$225,000	\$123.49
Barrington Parke	7	1.0%	3,000	78	\$636,857	\$214.89
Belair Acres	1	0.1%	1,158	39	\$280,000	\$241.80
Belclaire Estates	1	0.1%	2,562	30	\$569,000	\$222.09
Bellafront Gardens HPR	1	0.1%	2,446	48	\$420,000	\$171.71
Bellwood	4	0.6%	1,481	60	\$316,313	\$213.67
Benton Ridge	1	0.1%	2,062	59	\$382,000	\$185.26
Bishop	2	0.3%	1,427	66	\$276,500	\$193.79
Blueberry Meadows	3	0.4%	1,718	72	\$329,940	\$191.41
Boardwalk	1	0.1%	2,346	39	\$530,000	\$225.92
Bois d' Arc	1	0.1%	4,412	148	\$2,075,000	\$470.31
Boles	1	0.1%	1,509	42	\$470,000	\$311.46
Bourbon Street Twnhms HPR	1	0.1%	1,420	81	\$295,000	\$207.75
Braden	1	0.1%	2,664	94	\$450,000	\$168.92
Bradford Place Condo HPR	1	0.1%	1,056	121	\$195,900	\$185.51
Bridgedale	1	0.1%	3,300	280	\$555,000	\$168.18
Bridgeport	10	1.5%	2,780	56	\$504,750	\$184.19
Broadview	2	0.3%	2,305	80	\$644,350	\$277.78
Brook Hollow HPR	1	0.1%	1,250	12	\$245,000	\$196.00
Brookbury Woods	1	0.1%	3,845	60	\$730,000	\$189.86
Brookhaven Estates	2	0.3%	2,240	33	\$567,500	\$252.34
Brookhollow	1	0.1%	1,579	61	\$335,000	\$212.16
Brooklands Mountain Ranch	4	0.6%	2,601	88	\$541,475	\$209.57
Brookside East	1	0.1%	1,657	0	\$400,000	\$241.40
Brophy	3	0.4%	3,163	75	\$710,000	\$216.37
Burl Dodd	1	0.1%	1,010	41	\$255,500	\$252.97
Butterfield	1	0.1%	3,116	60	\$705,000	\$226.25
Butterfield Meadows	1	0.1%	2,118	140	\$449,000	\$211.99
Candlewood	1	0.1%	5,231	0	\$1,900,000	\$363.22
Caudle	1	0.1%	1,550	48	\$203,000	\$130.97
Cedarwood	3	0.4%	1,778	34	\$390,107	\$224.99
Centerbrook	1	0.1%	1,657	48	\$315,000	\$190.10

# 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
Charleston Place	3	0.4%	2,150	31	\$484,000	\$225.30
City Park	2	0.3%	2,679	136	\$945,000	\$342.92
Clabber Creek	5	0.7%	1,785	71	\$343,600	\$194.96
Clay Yoe	1	0.1%	3,302	90	\$550,000	\$166.57
Clearwood Crossings	3	0.4%	1,548	72	\$320,667	\$207.07
Cobblestone	7	1.0%	1,692	63	\$361,784	\$214.42
Copper Creek	2	0.3%	3,041	45	\$637,450	\$210.24
Cottages At Old Wire	1	0.1%	1,957	33	\$570,250	\$291.39
Cottages On Cato Springs HPR	1	0.1%	865	31	\$259,000	\$299.42
Country Club Estates	2	0.3%	2,487	77	\$531,250	\$214.22
County Court	4	0.6%	1,672	147	\$584,063	\$348.50
Courtyards At Owl Creek, The	21	3.1%	2,020	183	\$477,626	\$237.42
Coves	4	0.6%	1,767	58	\$307,750	\$176.73
Covington Park	3	0.4%	3,102	39	\$720,333	\$232.39
Creek Meadow Residential	2	0.3%	3,166	39	\$767,500	\$242.49
Creeside	1	0.1%	1,879	59	\$375,000	\$199.57
Creeside Meadows	2	0.3%	1,883	157	\$317,500	\$168.83
Creekview	3	0.4%	2,020	73	\$426,167	\$210.57
Crescent Lake	1	0.1%	2,800	65	\$581,000	\$207.50
Crofton Manor	1	0.1%	2,012	78	\$345,000	\$171.47
Cross Keys	2	0.3%	2,314	52	\$422,500	\$182.46
Cross Keys Estates	1	0.1%	3,337	62	\$760,000	\$227.75
Crossover Heights	1	0.1%	2,993	46	\$584,900	\$195.42
Crystal Springs	7	1.0%	2,166	42	\$444,035	\$202.09
Crystal Springs Village	2	0.3%	1,390	38	\$285,000	\$205.30
David Lyle Village	2	0.3%	1,280	105	\$252,500	\$197.52
Davidsons	3	0.4%	2,152	51	\$618,298	\$241.11
Dickson HPR	1	0.1%	1,196	29	\$727,000	\$607.86
Dutton Woods	1	0.1%	2,423	224	\$605,000	\$249.69
East Oaks	2	0.3%	2,401	48	\$512,500	\$209.02
Eastgate	1	0.1%	2,192	0	\$465,000	\$212.14
Elams	1	0.1%	1,056	99	\$380,000	\$359.85
Element, The	34	5.0%	2,004	96	\$379,652	\$189.71
Elmwood	1	0.1%	2,889	24	\$1,165,000	\$403.25

# 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
Emerald Point	3	0.4%	1,618	66	\$336,817	\$208.08
Evans Farm	1	0.1%	2,840	280	\$750,000	\$264.08
Everett	1	0.1%	1,008	25	\$250,000	\$248.02
Fairfield	3	0.4%	2,079	69	\$382,493	\$183.99
Falcon Ridge	2	0.3%	1,778	73	\$350,000	\$196.55
Fayetteville Original	4	0.6%	1,744	60	\$829,000	\$449.79
Ferguson	1	0.1%	1,221	64	\$450,000	\$368.55
Fieldstone	10	1.5%	1,343	71	\$259,300	\$192.16
Fiesta Park	2	0.3%	910	51	\$244,250	\$268.19
Forest Hills	2	0.3%	3,661	55	\$762,500	\$213.85
Fritz	2	0.3%	1,995	30	\$705,000	\$354.09
Georgian Place	1	0.1%	1,435	0	\$212,250	\$147.91
Glenbrook	1	0.1%	2,122	92	\$524,900	\$247.36
Glenndale	1	0.1%	3,561	62	\$815,000	\$228.87
Glenwood Park	1	0.1%	780	68	\$190,000	\$243.59
Golden Oaks Estates	1	0.1%	1,224	40	\$214,900	\$175.57
Green Acres	1	0.1%	1,506	20	\$315,000	\$209.16
Green Valley	2	0.3%	2,123	67	\$333,500	\$187.36
Greenfield	1	0.1%	1,849	58	\$280,000	\$151.43
Gulley Grove	1	0.1%	1,438	25	\$418,279	\$290.88
Hall & Gollahar	1	0.1%	1,346	67	\$482,500	\$358.47
Hamptons, The	7	1.0%	1,885	81	\$398,929	\$211.49
Harris	1	0.1%	1,066	54	\$268,000	\$251.41
Harrisons	2	0.3%	1,920	53	\$477,500	\$241.91
Harters Fairview	1	0.1%	2,246	62	\$560,000	\$249.33
Hatfield	1	0.1%	1,040	96	\$224,000	\$215.38
Hawkins House At Shiloh	1	0.1%	1,245	137	\$270,000	\$216.87
Hemingway Ridge	1	0.1%	2,621	35	\$550,000	\$209.84
Henderson Park	17	2.5%	2,465	151	\$549,310	\$223.76
Heritage Village	1	0.1%	1,482	100	\$285,000	\$192.31
Hill Ave Twnhms HPR	4	0.6%	1,263	128	\$583,700	\$462.35
Hillcrest	1	0.1%	1,152	38	\$275,000	\$238.72
Holcomb Heights	4	0.6%	1,433	58	\$309,408	\$216.42
Holland	1	0.1%	1,980	144	\$471,000	\$237.88
Horseshoe	2	0.3%	1,811	52	\$387,000	\$213.53
Hotz	2	0.3%	3,052	162	\$970,000	\$309.41

# 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
Hughmount North	21	3.1%	2,455	138	\$516,844	\$210.74
Hughmount Village	4	0.6%	2,313	61	\$483,750	\$209.23
Huntclub	2	0.3%	1,508	69	\$285,000	\$189.09
Huntingdon	4	0.6%	1,927	82	\$407,500	\$213.57
Hyland Park	9	1.3%	3,912	235	\$803,381	\$221.91
Iron Horse Rentals HPR	1	0.1%	884	94	\$185,000	\$209.28
Jackson Heights	2	0.3%	1,586	43	\$393,500	\$253.32
Jacksons	1	0.1%	2,232	111	\$635,000	\$284.50
Jennings	4	0.6%	1,401	54	\$413,250	\$301.57
Jerry Sweetser	1	0.1%	5,033	218	\$900,000	\$178.82
Johnson Road	1	0.1%	1,562	40	\$189,000	\$121.00
Jug Wheeler	1	0.1%	2,200	118	\$385,000	\$175.00
Kinwood	1	0.1%	1,855	67	\$340,000	\$183.29
Lafayette Loft Condos HPR	1	0.1%	827	42	\$350,000	\$423.22
Lazenbys	1	0.1%	1,468	160	\$292,500	\$199.25
Legacy Bldg HPR	1	0.1%	798	147	\$410,000	\$513.78
Legacy Heights	3	0.4%	1,607	46	\$330,333	\$205.66
Legacy Pointe	6	0.9%	2,148	126	\$369,658	\$174.40
Leverett Terrace	2	0.3%	1,178	112	\$242,250	\$212.80
Lewis Baldwin	2	0.3%	1,558	158	\$250,000	\$161.05
Lierly Lane	1	0.1%	1,773	137	\$340,000	\$191.77
Livingston	1	0.1%	2,363	130	\$627,074	\$265.37
Locust Street Twnhms HPR	1	0.1%	1,140	178	\$635,000	\$557.02
Magnolia Crossing	6	0.9%	1,268	59	\$269,317	\$213.08
Magnolia Park	5	0.7%	2,309	61	\$574,400	\$249.45
Maple Crest	2	0.3%	1,438	53	\$302,500	\$210.34
Maple Park	2	0.3%	1,636	76	\$525,000	\$332.39
Maple Valley	1	0.1%	1,823	54	\$364,950	\$200.19
Masonic	4	0.6%	1,773	36	\$805,250	\$453.57
Meadowlands	2	0.3%	2,258	132	\$398,750	\$177.21
Meadowlark	2	0.3%	1,419	21	\$181,250	\$121.27
Mission Heights	2	0.3%	2,180	22	\$612,250	\$280.11
Mission Place	1	0.1%	1,544	63	\$357,500	\$231.54
Mount Comfort	1	0.1%	1,026	45	\$155,000	\$151.07
Mount Nord	1	0.1%	2,035	34	\$950,000	\$466.83

# 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
Mountain Ranch	3	0.4%	2,954	49	\$661,650	\$222.22
Mountain View	2	0.3%	3,121	205	\$838,750	\$284.64
North Corner HPR	7	1.0%	1,036	51	\$344,286	\$334.29
North Heights	1	0.1%	1,702	27	\$335,000	\$196.83
North Ridge	4	0.6%	1,822	85	\$350,000	\$193.33
Oak Tree Condos	1	0.1%	1,008	38	\$185,000	\$183.53
Oakbrooke	7	1.0%	1,811	64	\$457,500	\$255.56
Oakland Hills	1	0.1%	4,542	164	\$775,000	\$170.63
Oakridge Park	2	0.3%	1,399	43	\$331,000	\$236.43
Oaks Manor	5	0.7%	2,182	76	\$341,500	\$160.19
Ottis Watson	1	0.1%	1,604	59	\$424,000	\$264.34
Paradise Gardens Condo	1	0.1%	1,320	26	\$340,000	\$257.58
Paradise Valley Condo	4	0.6%	1,754	84	\$304,298	\$178.54
Paradise View Estates	1	0.1%	2,060	29	\$387,500	\$188.11
Park Meadows	4	0.6%	1,628	83	\$328,150	\$202.76
Park Place	2	0.3%	2,687	34	\$622,000	\$230.41
Parkers Valley View Acres	2	0.3%	1,428	92	\$277,500	\$197.30
Persimmon Place	3	0.4%	1,988	60	\$363,136	\$183.18
Pine Crest	1	0.1%	1,068	97	\$240,000	\$224.72
Pines at Springwoods	1	0.1%	1,975	28	\$433,000	\$219.24
Putmans	2	0.3%	2,120	162	\$586,000	\$324.61
Quail Creek	1	0.1%	1,449	94	\$383,000	\$264.32
Quail Ridge	2	0.3%	1,616	35	\$295,250	\$183.90
Quarry Trace	2	0.3%	1,464	109	\$275,250	\$188.46
Reserve At Steele Crossing HPR	3	0.4%	792	72	\$199,583	\$255.24
Ridgewood	1	0.1%	8,228	209	\$2,000,000	\$243.07
River Hills	1	0.1%	2,355	137	\$410,000	\$174.10
River Meadows	2	0.3%	2,608	52	\$515,000	\$197.45
Riverside Village	38	5.6%	1,343	99	\$276,076	\$208.40
Riverwalk	4	0.6%	2,249	200	\$420,454	\$186.45
Rockwood	2	0.3%	2,755	123	\$762,500	\$277.62
Rolling Meadows	3	0.4%	1,662	36	\$398,333	\$239.93
Rose Hill	2	0.3%	2,111	125	\$690,000	\$308.12
Royal Oaks Estates	1	0.1%	1,709	39	\$387,500	\$226.74
Rudolph	2	0.3%	1,115	38	\$307,500	\$288.35
Rupple Row	3	0.4%	2,018	44	\$371,333	\$184.10

# Fayetteville

## Characteristics of Houses Sold

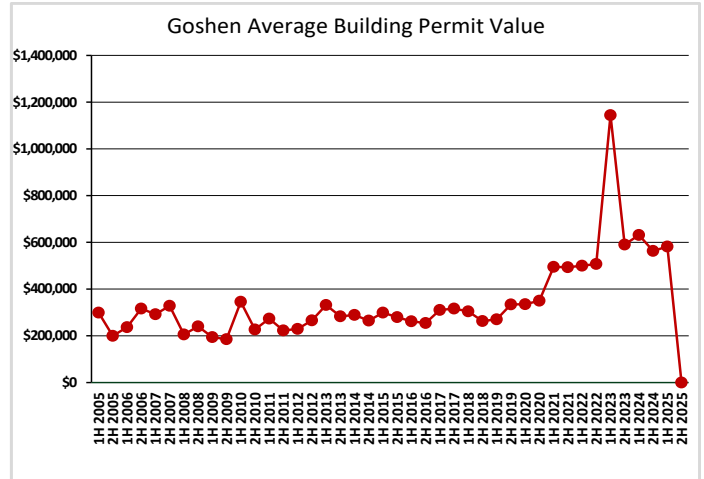
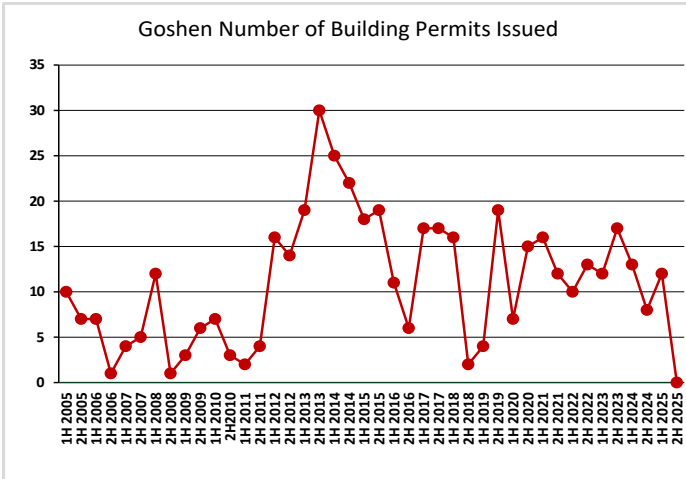
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sage Meadows	3	0.4%	1,737	119	\$340,667	\$197.71
Salem Heights	1	0.1%	1,810	56	\$339,705	\$187.68
Salem Meadows	2	0.3%	1,559	32	\$317,000	\$203.44
Salem Village	1	0.1%	1,522	34	\$305,000	\$200.39
Scottswood Place	1	0.1%	1,570	88	\$300,000	\$191.08
Seamster Place	1	0.1%	960	161	\$319,000	\$332.29
Segraves Bldg Condos HPR	1	0.1%	1,390	143	\$599,500	\$431.29
Sequoyah Meadows	2	0.3%	1,677	64	\$320,000	\$190.85
Sequoyah South	1	0.1%	1,054	47	\$180,000	\$170.78
Sequoyah Woods	4	0.6%	1,717	32	\$316,875	\$190.76
Sherwood Forest Estates	1	0.1%	4,007	56	\$800,000	\$199.65
Skate Place Condos HPR	1	0.1%	1,539	145	\$238,000	\$154.65
Skeltons	1	0.1%	1,146	328	\$278,000	\$242.58
South Gregg Ave HPR	1	0.1%	555	43	\$244,000	\$439.64
South Hampton	1	0.1%	1,666	48	\$420,000	\$252.10
Southern Woods	18	2.7%	1,285	170	\$321,525	\$251.00
St. James Park	2	0.3%	1,759	113	\$341,500	\$194.16
Star Lake	1	0.1%	3,150	33	\$755,000	\$239.68
Stone Mountain	2	0.3%	3,591	56	\$847,500	\$235.93
Stonebridge Meadows	6	0.9%	2,796	86	\$585,233	\$209.32
Stubblefield	1	0.1%	2,870	62	\$450,000	\$156.79
Summersby	1	0.1%	3,860	37	\$844,500	\$218.78
Summit Place	3	0.4%	2,756	114	\$783,500	\$278.46
Sunbridge Villas	4	0.6%	1,408	69	\$307,500	\$218.65
Sunset Heights	1	0.1%	992	32	\$305,000	\$307.46
Sunset Hills	1	0.1%	2,704	121	\$472,545	\$174.76
Timber Crest	2	0.3%	2,566	34	\$487,000	\$193.40
Timber Ridge Estates	5	0.7%	1,957	131	\$328,360	\$167.46
Timber Trails	1	0.1%	1,773	251	\$315,000	\$177.66
Town Homes At Forest Hills	1	0.1%	2,202	86	\$486,642	\$221.00
Towne West	15	2.2%	2,110	178	\$456,111	\$215.99
Townhomes On Gregg - HPR	1	0.1%	1,118	62	\$270,000	\$241.50
Turner-faubus	1	0.1%	1,021	28	\$255,000	\$249.76
Usonia Terrace	1	0.1%	2,017	302	\$400,000	\$198.31

# Fayetteville

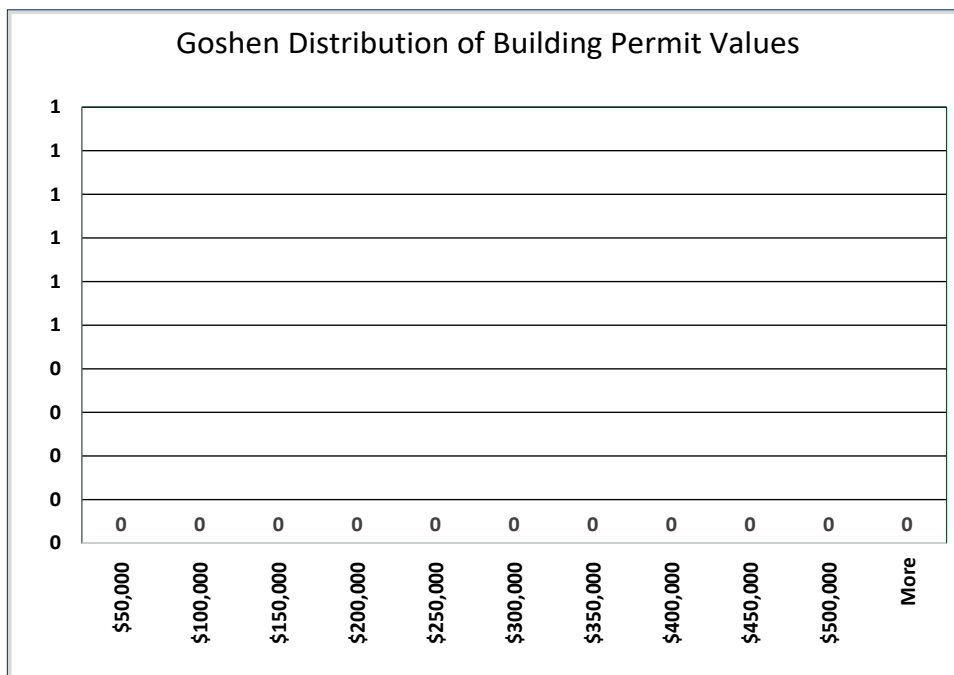
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Villa North	4	0.6%	1,221	145	\$236,250	\$195.26
Villages Of Sloanbrooke	12	1.8%	1,642	61	\$355,200	\$217.71
Walnut Crossing	4	0.6%	1,477	28	\$285,500	\$194.84
Walnut Grove	1	0.1%	1,180	40	\$249,900	\$211.78
Walnut Heights	1	0.1%	1,315	62	\$218,000	\$165.78
Walnut Park	1	0.1%	1,323	46	\$285,000	\$215.42
West End	1	0.1%	2,116	35	\$653,000	\$308.60
Westridge	1	0.1%	2,171	178	\$340,000	\$156.61
Westview Meadows	2	0.3%	2,171	97	\$422,500	\$195.49
Westwind	2	0.3%	4,278	130	\$1,257,500	\$295.46
Westwoods	1	0.1%	1,449	18	\$398,000	\$274.67
Whistler Woods	2	0.3%	2,464	46	\$701,000	\$285.27
Willow Bend	1	0.1%	1,088	112	\$326,900	\$300.46
Willow Springs	2	0.3%	1,449	46	\$274,950	\$189.92
Wilson-Adams	1	0.1%	2,181	78	\$738,000	\$338.38
Wilson-Dunn	3	0.4%	1,245	48	\$308,333	\$241.78
Winwood Estates	2	0.3%	1,953	24	\$442,500	\$229.56
Woodbury HPR	2	0.3%	1,797	21	\$406,000	\$225.94
Woodfield	3	0.4%	936	20	\$224,333	\$241.22
Woodridge	8	1.2%	1,750	73	\$378,313	\$216.27
Yorktowne Square	1	0.1%	2,145	35	\$348,600	\$162.52
Other	31	4.6%	2,077	147	\$499,710	\$242.20
<b>Fayetteville Sold</b>	<b>677</b>	<b>100.0%</b>	<b>1,965</b>	<b>95</b>	<b>\$442,216</b>	<b>\$227.73</b>

# Goshen Building Permits



Goshen	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	8	12	0	-100.0%	-100.0%
Average Value of Residential Building Permits	\$562,928	\$581,838	--	--	--



# Goshen

## Active Subdivisions

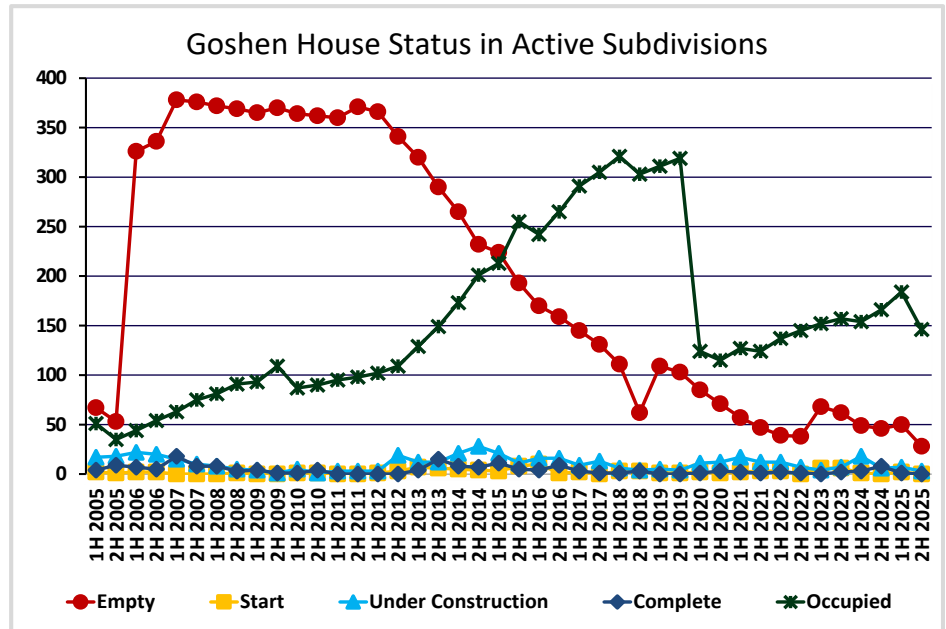
There were 177 total lots in 5 active subdivisions in Goshen in the second half of 2025. 82.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 0.0 percent were starts, and 15.8 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the second half of 2025 were Asher Ranch Estates with 3.

Asher Ranch Estates had the most houses becoming occupied in Goshen with 7 houses. An additional 1 house in Riverside Estates, Phase I became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 4 of the 5 active subdivisions in Goshen.

8 new houses in Goshen became occupied in the second half of 2025. The annual absorption rate implies that there are 14.3 months



of remaining inventory in active subdivisions, down from 24.0 percent in the first half of 2025.

In 1 active subdivisions in Goshen, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Goshen from 78.3 percent in 2012 to 78.9 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

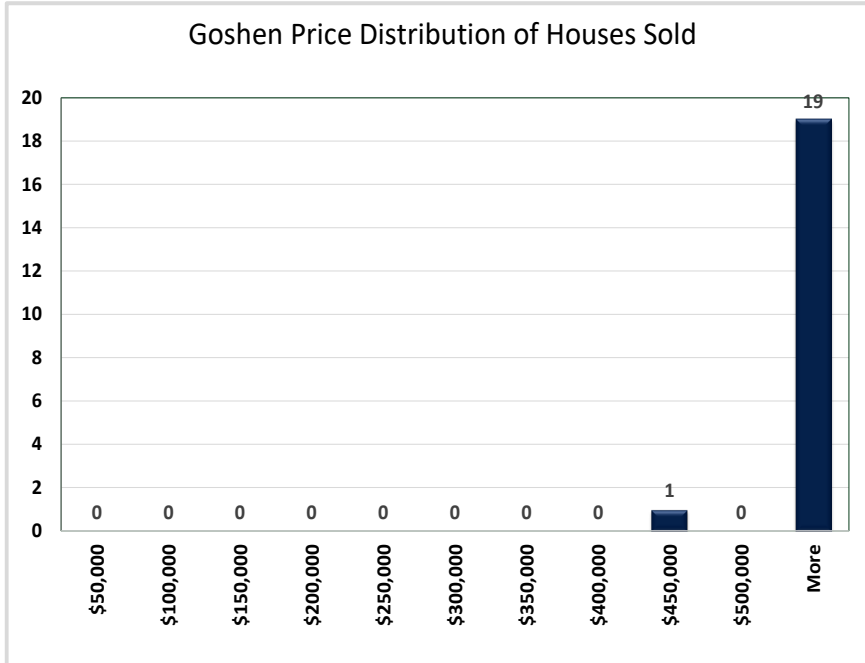
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch Estates	6	0	3	0	33	42	7	5.1
Knolls, The	8	0	0	0	62	70	0	96.0
Mayfield Acres (Meadows)	7	0	0	0	1	8	0	84.0
Riverside Estates, Phase I	4	0	0	0	44	48	1	16.0
Riverside Estates, Phase II, III, IIIA, IV	3	0	0	0	6	9	0	--
<b>Goshen Active Lots</b>	<b>28</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>146</b>	<b>177</b>	<b>8</b>	<b>14.3</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Goshen

## Price Distribution of Houses Sold



20 houses were sold in Goshen in the second half of 2025.

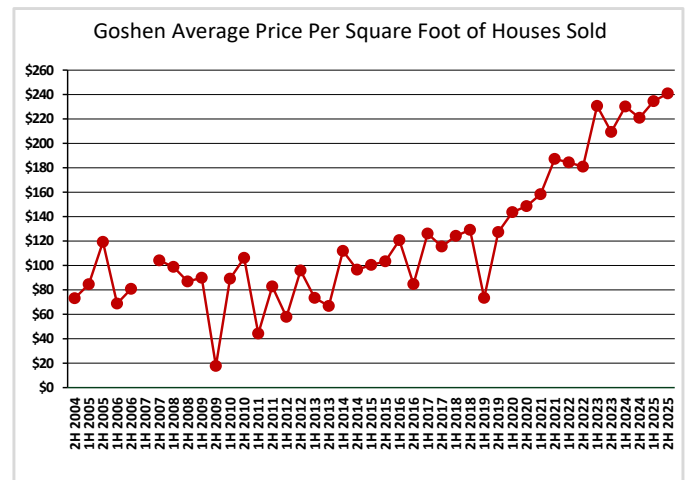
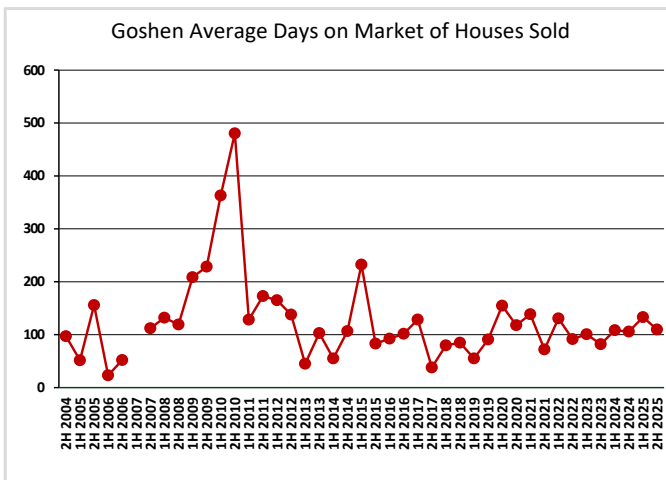
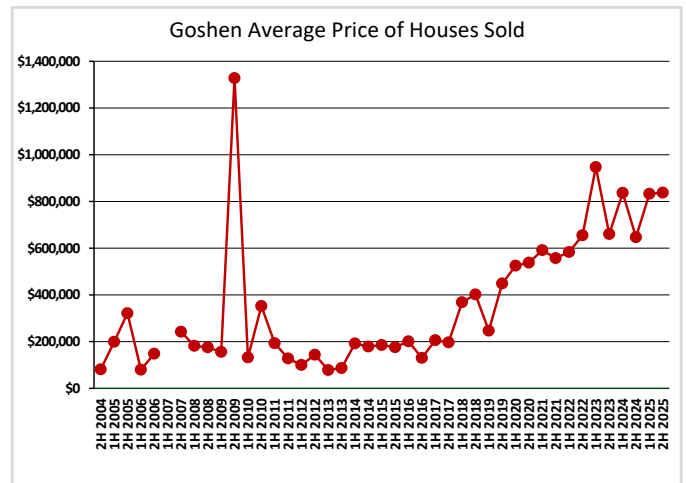
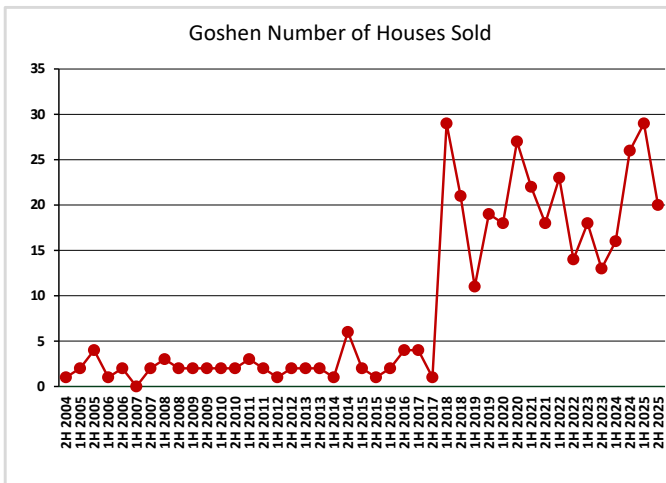
The average price of a house was \$837,920 at \$240.87 per square foot.

The median cost of a house was \$796,750.

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	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	1	5.0%	2,244	195	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	19	95.0%	3,698	105	97.5%
<b>Goshen Sold</b>	<b>20</b>	<b>100.0%</b>	<b>3,625</b>	<b>110</b>	<b>97.6%</b>

# Goshen

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	26	29	20	-23.1%	-31.0%
Average Price of Houses Sold	\$647,096	\$832,737	\$837,920	29.5%	0.6%
Average Days on Market	106	133	110	3.8%	-17.6%
Average Price per Square Foot	\$220.92	\$234.55	\$240.87	9.0%	2.7%
Percentage of County Sales	2.1%	3.0%	1.9%	-8.3%	-34.8%
Number of New Houses Sold	13	8	3	-76.9%	-62.5%
Average Price of New Houses Sold	\$712,115.38	\$744,341.38	\$750,066.67	5.3%	0.8%
Average Days on Market of New Houses Sold	148	256	158	6.6%	-38.4%
Number of Houses Listed	12	12	8	-33.3%	-33.3%
Average List Price of Houses Listed	\$899,500	\$1,112,783	\$719,688	-20.0%	-35.3%

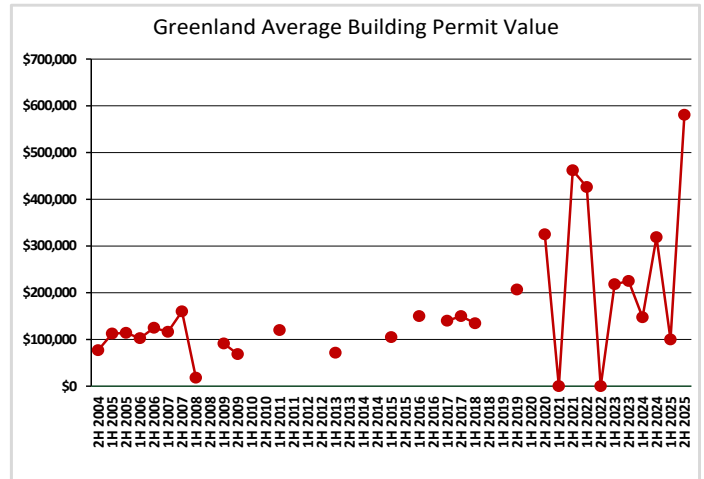
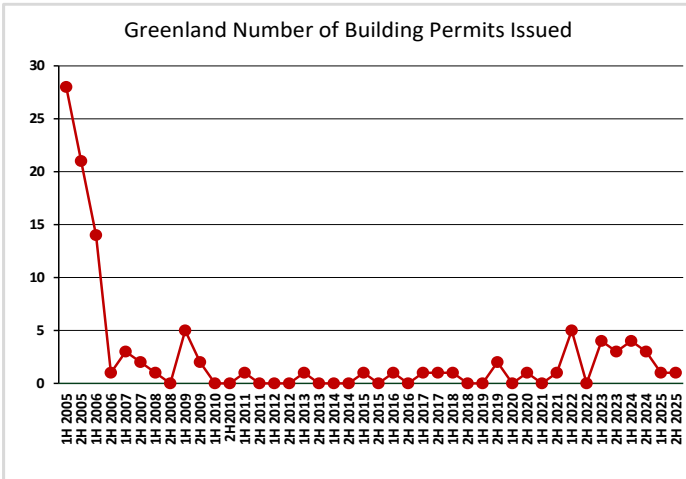
# Goshen

## Characteristics of Houses Sold

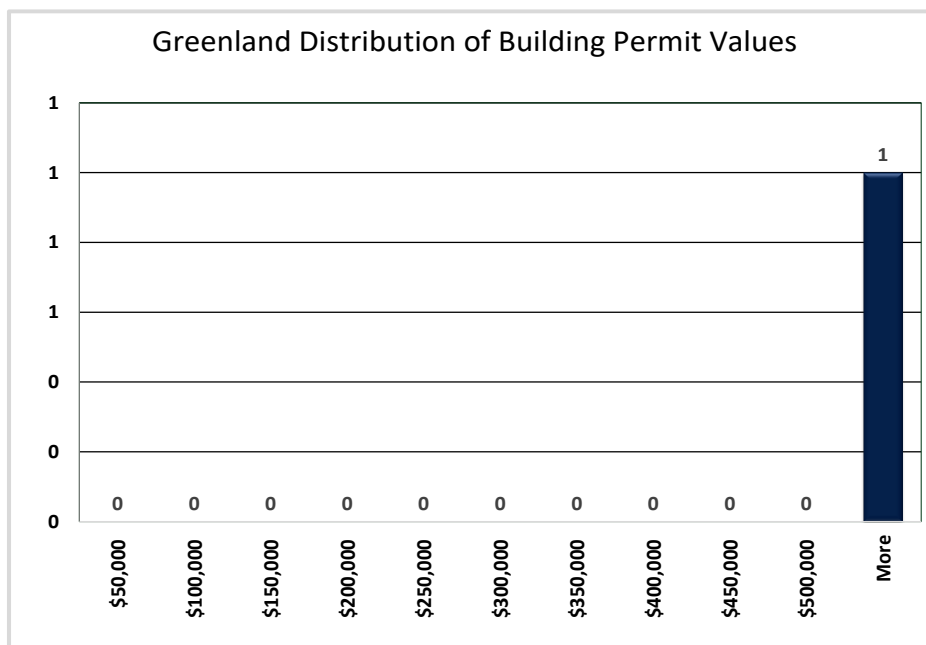
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abbey Lane	1	5.0%	4,378	36	\$1,200,000	\$274.10
Asher's Ranch	3	15.0%	3,173	158	\$750,067	\$236.85
Baggett	1	5.0%	2,450	70	\$794,500	\$324.29
Knolls (The)	3	15.0%	3,317	95	\$787,500	\$237.71
Leisure Heights	1	5.0%	2,244	195	\$412,000	\$183.60
Oxford Bend Estates	1	5.0%	4,370	59	\$1,325,000	\$303.20
Riverside Estates	1	5.0%	3,245	246	\$799,000	\$246.22
Vineyard	4	20.0%	5,341	112	\$1,015,950	\$201.15
Waterford Estates At Hissom Ranch	4	20.0%	3,318	73	\$730,350	\$222.17
Other	1	5.0%	1,707	94	\$630,000	\$369.07
	20	100.0%	3,625	110	\$837,920	\$240.87



# Greenland Building Permits



Greenland	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Residential Building Permits	4	3	1	-75.0%	-66.7%
Average Value of Residential Building Permits	\$147,500	\$318,839	\$100,000	-32.2%	-68.6%



# Greenland

## Active Subdivisions

There were 62 total lots in 1 active subdivisions in Greenland in the second half of 2025. 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.

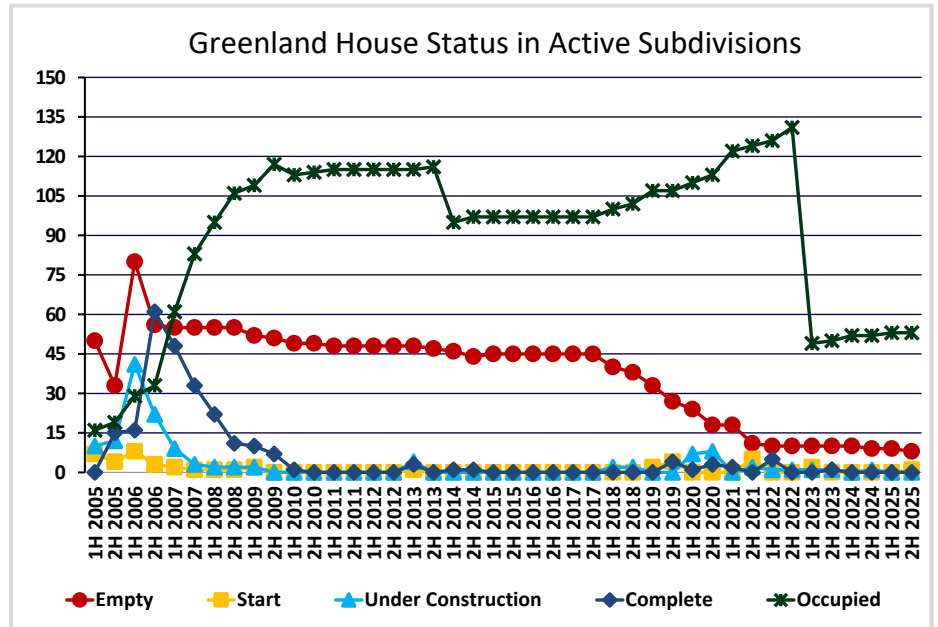
No subdivisions had houses under construction in Greenland during the second half of 2025.

No houses became occupied in Greenland.

New construction or progress in existing construction has occurred in the last year in 1 of the 1 active subdivisions in Greenland.

No new houses in Greenland became occupied in the second half of 2025.

The annual absorption rate implies that there are 108.0 months of remaining inventory in active subdivisions, the same as 108.0 percent in the first half of 2025.



In the 1 active subdivisions in Greenland, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Greenland from 68.5 percent in 2012 to 71.0 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

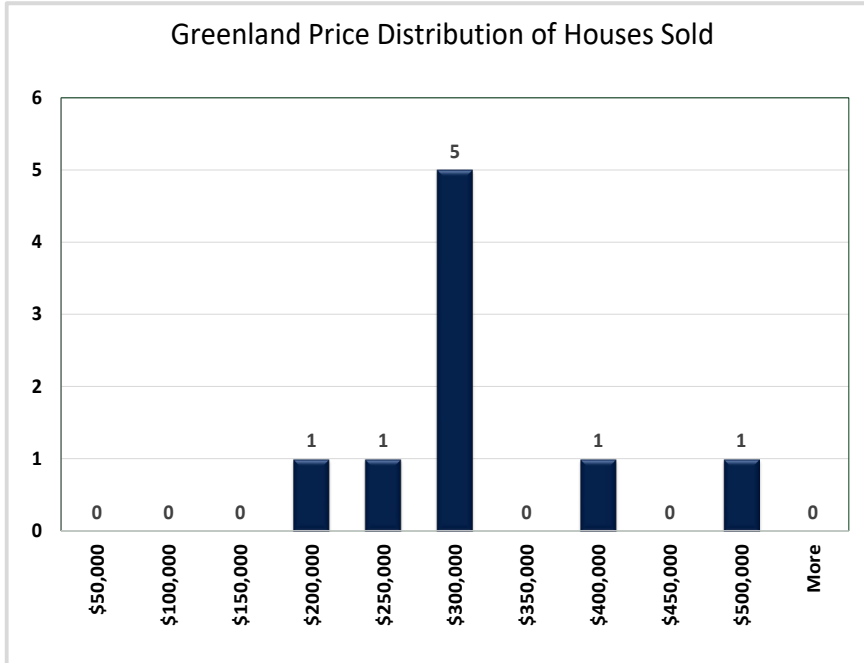
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley, Phase IV <sup>1</sup>	8	1	0	0	53	62	0	108.0
Greenland Active Lots	8	1	0	0	53	62	0	108.0

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Greenland

## Price Distribution of Houses Sold



9 houses were sold in Greenland in the second half of 2025.

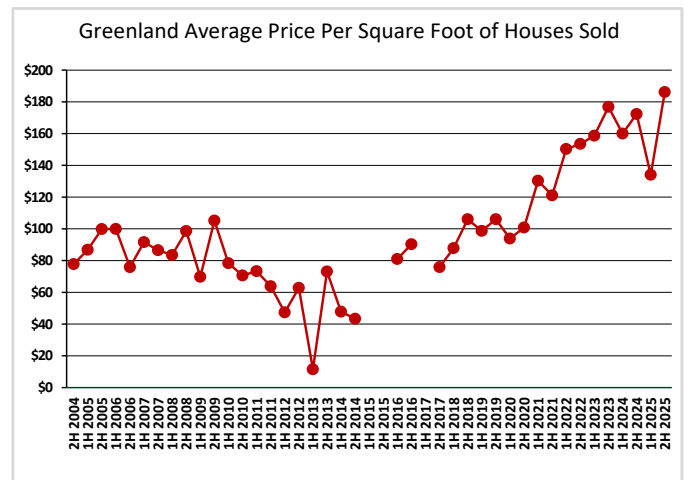
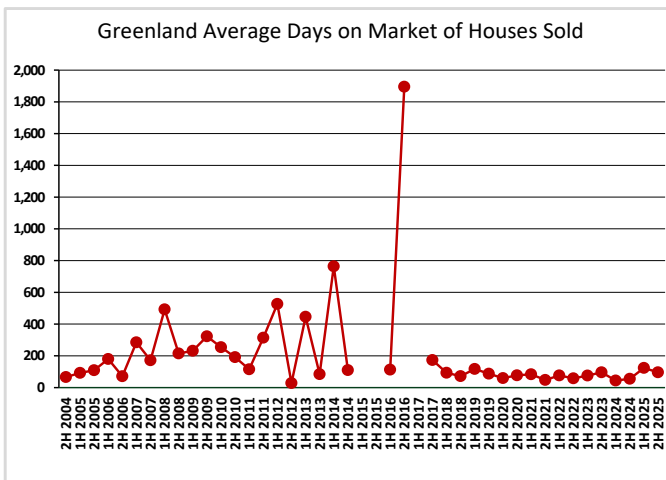
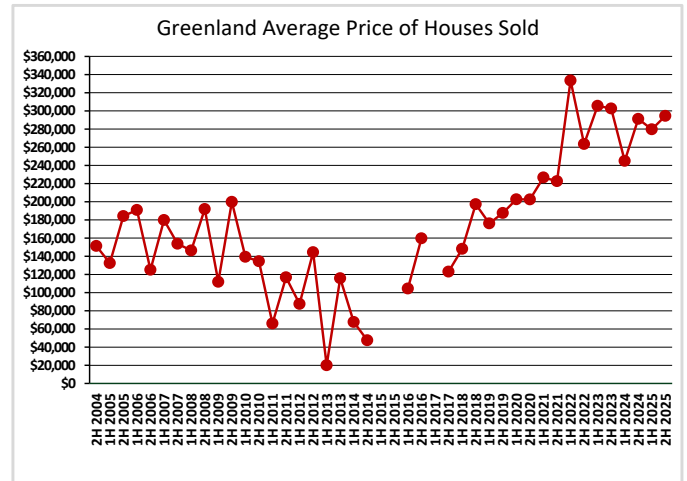
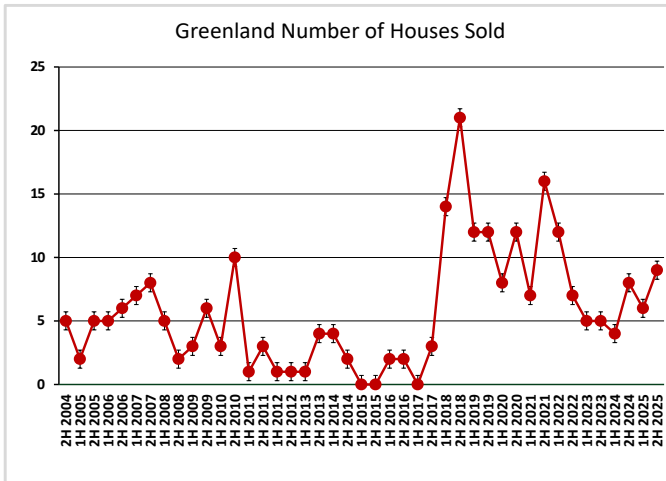
The average price of a house was \$294,444 at \$186.20 per square foot.

The median cost of a house was \$280,000.

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	11.1%	1,064	64	97.6%
\$200,001 - \$250,000	1	11.1%	1,724	385	90.2%
\$250,001 - \$300,000	5	55.6%	1,575	56	98.3%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	11.1%	1,828	57	98.6%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	11.1%	2,591	78	97.9%
\$500,001+	0	0.0%	--	--	--
<b>Greenland Sold</b>	<b>9</b>	<b>100.0%</b>	<b>1,676</b>	<b>96</b>	<b>97.3%</b>

# Greenland

## Characteristics of Houses Sold



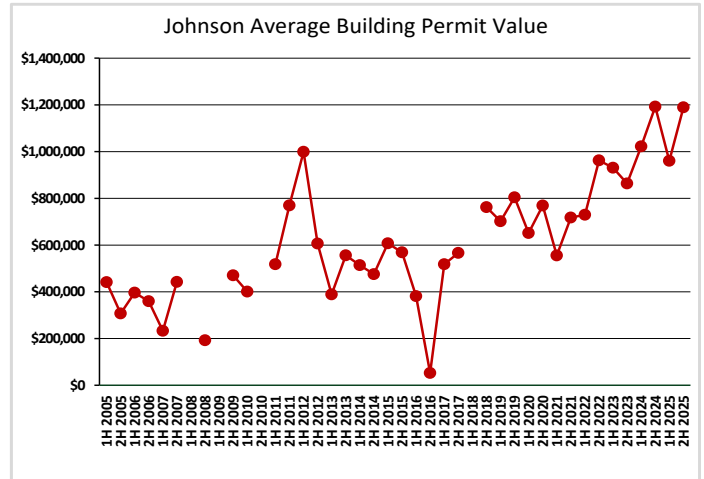
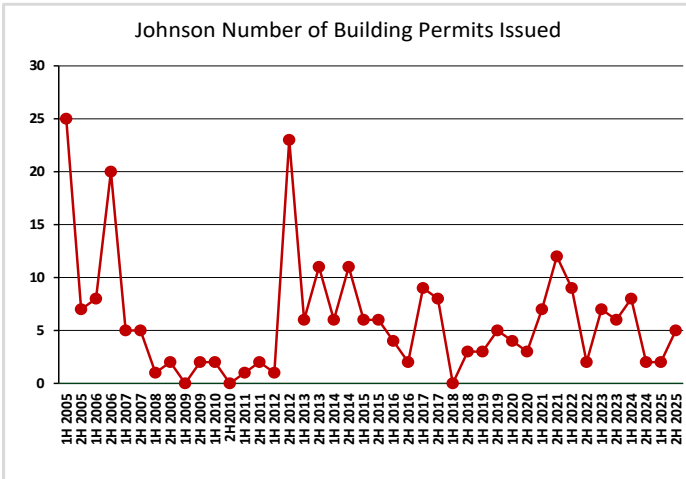
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	8	6	9	12.5%	50.0%
Average Price of Houses Sold	\$291,204	\$279,667	\$294,444	1.1%	5.3%
Average Days on Market	55	124	96	74.3%	-22.6%
Average Price per Square Foot	\$172.34	\$134.03	\$186.20	8.0%	38.9%
Percentage of County Sales	0.3%	0.2%	0.3%	4.7%	48.4%
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	7	9	3	-57.1%	-66.7%
Average List Price of Houses Listed	\$343,671	\$336,389	\$338,300	-1.6%	0.6%

# Greenland

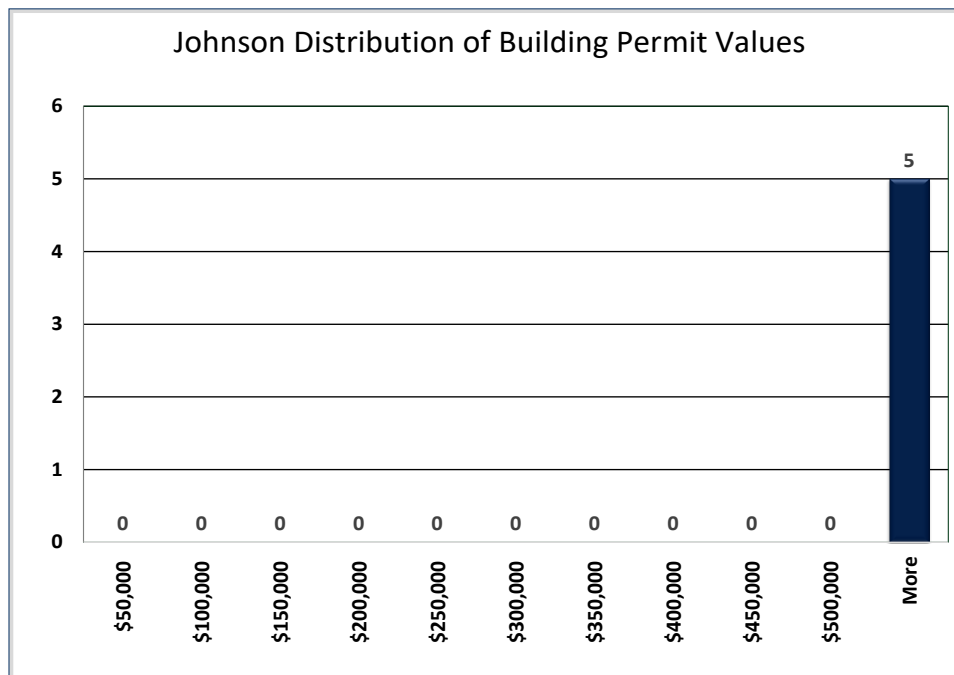
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Crider	1	11.1%	1,064	64	\$200,000	\$187.97
Homestead	3	33.3%	1,759	44	\$280,167	\$159.74
Other	5	55.6%	1,748	133	\$321,900	\$201.71
Greenland Sold	9	100.0%	1,676	96	\$294,444	\$186.20

# Johnson Building Permits



Johnson	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	2	2	5	150.0%	150.0%
Average Value of Residential Building Permits	\$1,192,297	\$960,512	\$1,189,760	-0.2%	23.9%



# Johnson

## Active Subdivisions

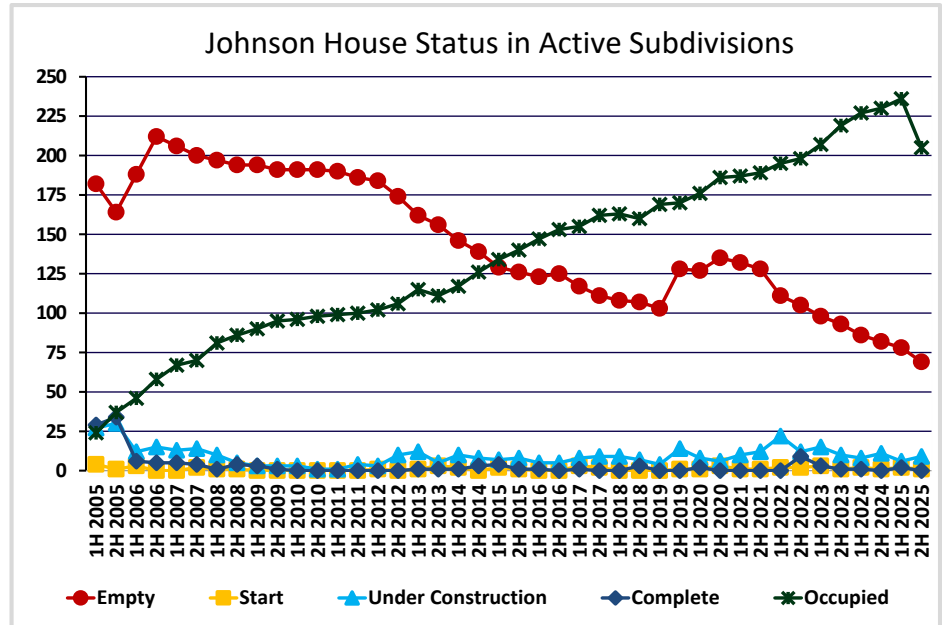
There were 284 total lots in 7 active subdivisions in Johnson in the second half of 2025. 72.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.2 were under construction, 0.4 percent were starts, and 24.3 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the second half of 2025 were Clear Creek, Phase V with and Johnson Square Phase 1B, both with 3.

New construction or progress in existing construction has occurred in the last year in 6 of the 8 active subdivisions in Johnson.

Heritage Hills, Johnson Square Phase 1A, and Johnson Square Phase 1B all had 1 house becoming occupied.

The annual absorption rate implies that there are 105.3 months of remaining inventory in active subdivisions, down



from 117.3 percent in the first half of 2025.

In 3 active subdivisions in Johnson, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 54.4 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

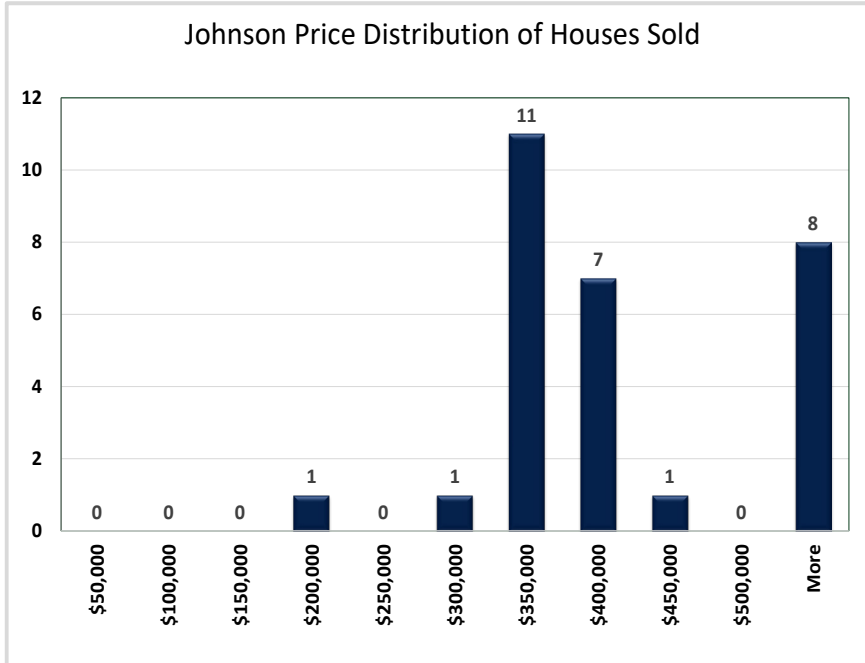
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	7	0	1	0	30	38	0	--
Clear Creek, Phase I	12	0	1	0	34	47	0	78.0
Clear Creek, Phase II	3	0	0	0	42	45	0	--
Clear Creek, Phase V	20	0	3	0	12	35	0	--
Heritage Hills	5	0	1	0	59	65	1	72.0
Johnson Square Phase 1A	12	0	0	0	11	23	1	48.0
Johnson Square Phase 1B	10	1	3	0	17	31	1	84.0
<b>Johnson Active Lots</b>	<b>69</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>205</b>	<b>284</b>	<b>3</b>	<b>105.3</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Johnson

## Price Distribution of Houses Sold



29 houses were sold in Johnson in the second half of 2025.

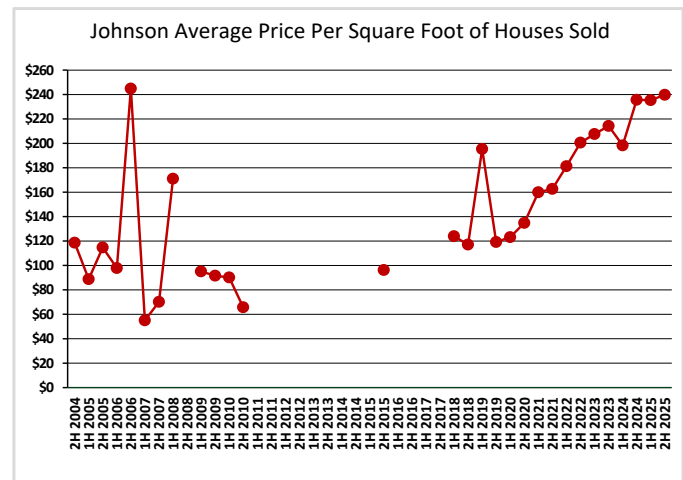
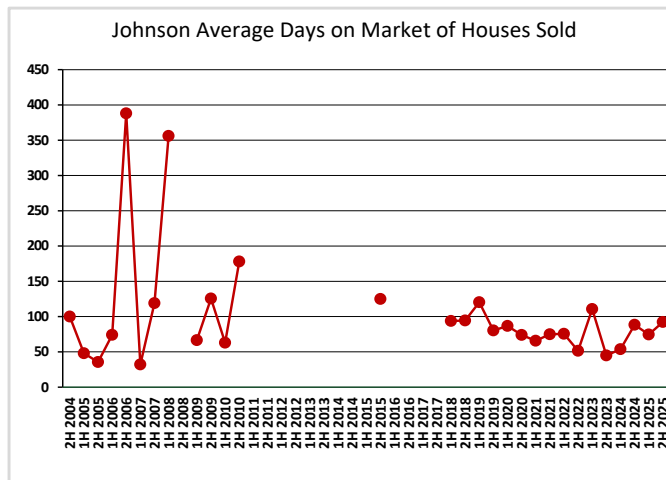
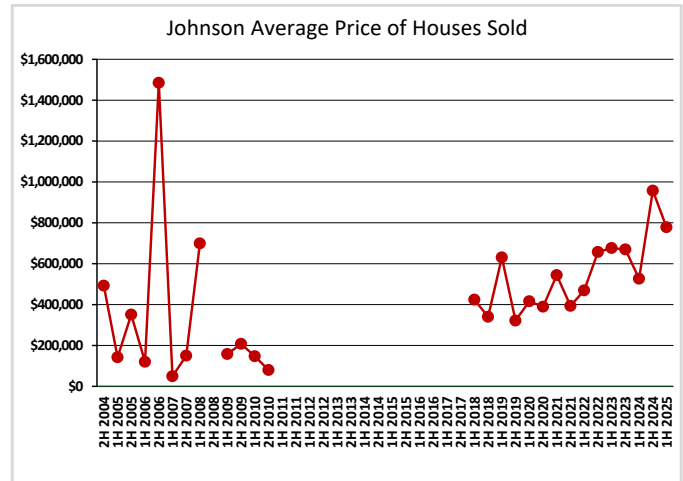
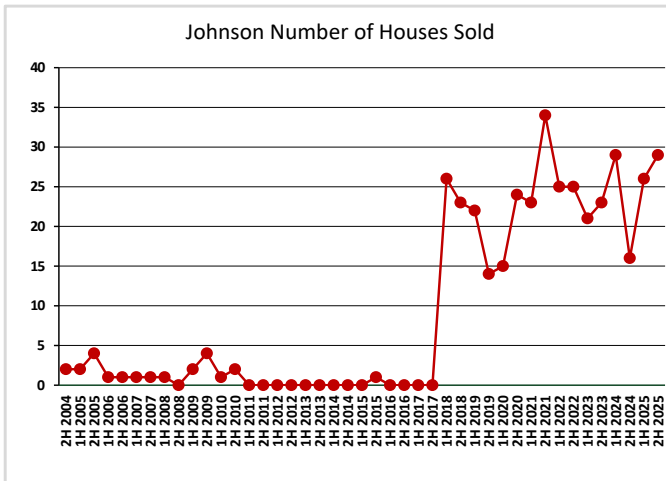
The average price of a house was \$761,538 at \$239.78 per square foot.

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	0	0.0%	--	--	--
\$150,001 - \$200,000	1	3.4%	1,150	225	93.0%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	3.4%	1,630	83	94.8%
\$300,001 - \$350,000	11	37.9%	1,632	86	98.7%
\$350,001 - \$400,000	7	24.1%	1,974	91	98.4%
\$400,001 - \$450,000	1	3.4%	2,446	29	96.2%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	8	27.6%	5,253	94	96.9%
<b>Johnson Sold</b>	<b>29</b>	<b>100.0%</b>	<b>2,725</b>	<b>92</b>	<b>97.7%</b>

# Johnson

## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
Number of Houses Sold	16	26	29	81.3%	11.5%
Average Price of Houses Sold	\$957,189	\$778,473	\$761,538	-20.4%	-2.2%
Average Days on Market	88	75	92	4.4%	23.7%
Average Price per Square Foot	\$235.66	\$235.34	\$239.78	1.7%	1.9%
Percentage of County Sales	1.9%	2.5%	2.5%	32.8%	2.5%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	\$1,199,999	--	\$2,500,000	108.3%	--
Average Days on Market of New Houses Sold	111	--	265	138.7%	--
Number of Houses Listed	3	12	6	100.0%	-50.0%
Average List Price of Houses Listed	\$881,667	\$736,167	\$2,003,067	127.2%	172.1%

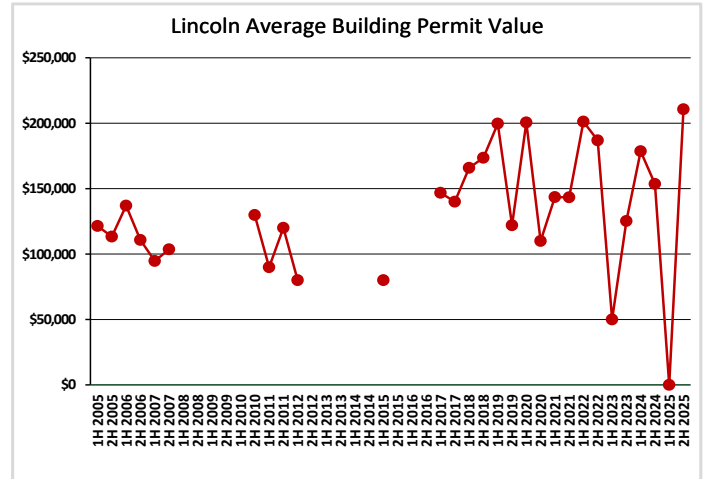
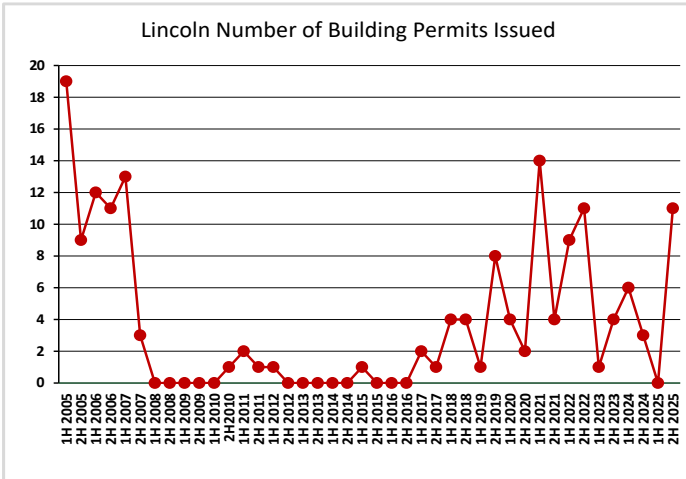
# Johnson

## 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	2	6.9%	2,082	99	\$352,450	\$169.39
Briarwood	2	6.9%	1,659	99	\$333,200	\$200.77
Clear Creek	6	20.7%	5,425	76	\$1,838,317	\$341.15
Clear Creek Patiohomes	1	3.4%	4,943	265	\$2,500,000	\$505.77
Fergusons Glen	7	24.1%	1,880	107	\$356,357	\$189.96
Heritage Hills	1	3.4%	4,531	27	\$1,400,000	\$308.98
Karrington Ridge - HPR	1	3.4%	1,150	225	\$200,000	\$173.91
Kensington	5	17.2%	1,535	57	\$324,780	\$212.07
Lenham Heights	1	3.4%	1,520	32	\$350,000	\$230.26
Saddlebrook	2	6.9%	1,967	93	\$367,500	\$186.97
Shady Oaks	1	3.4%	2,071	57	\$380,000	\$183.49
<b>Johnson Sold</b>	<b>29</b>	<b>100.0%</b>	<b>2,725</b>	<b>92</b>	<b>\$761,538</b>	<b>\$239.78</b>

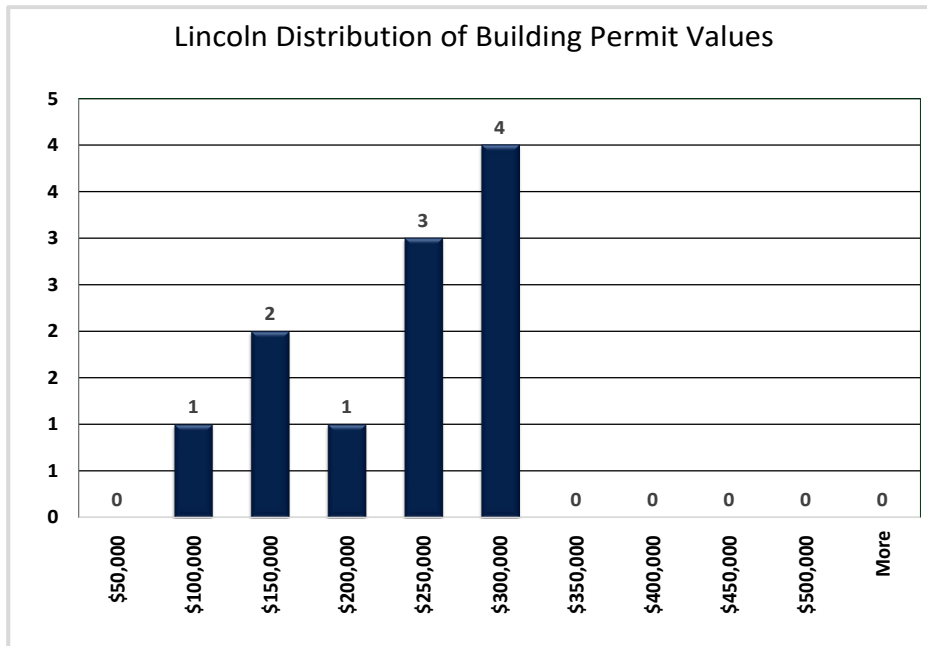


# Lincoln Building Permits



Lincoln	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	3	0	11	266.7%	--
Average Value of Residential Building Permits	\$153,644	--	\$210,636	37.1%	--

No new residential building permits were issued in Lincoln in the first half of 2025.



# 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.

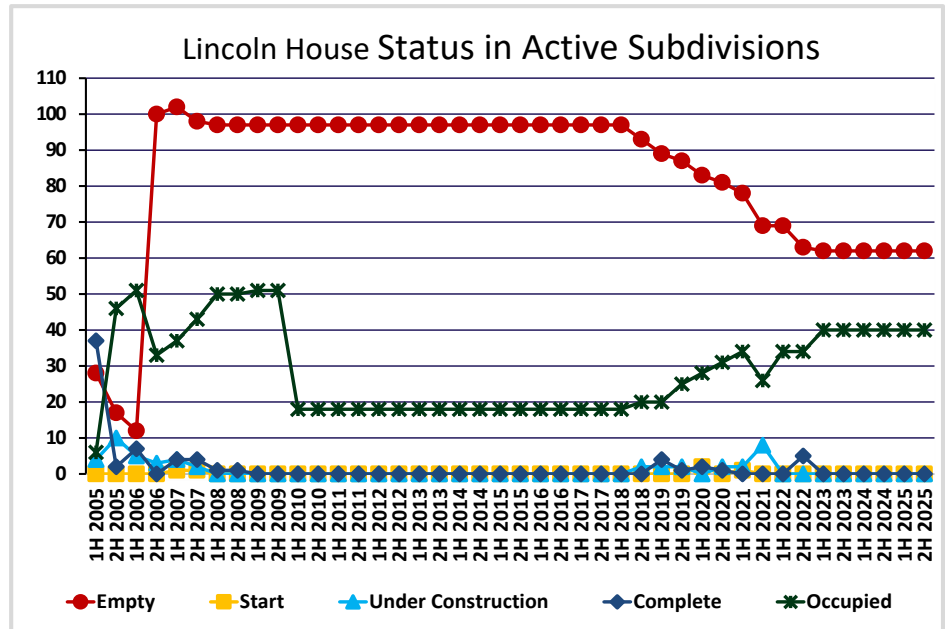
No new construction or progress in existing construction has occurred in the last year in 1 of the 1 active subdivisions in Lincoln.

No new houses in Lincoln became occupied in the second half of 2025.

In the 1 active subdivisions in Lincoln, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 61.9 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Apple Blossom	2H 2024	123		123
Cox Development	2H 2024	12		12
Heritage	2H 2024	93		93
<b>Lincoln Total Coming Lots</b>		<b>228</b>	<b>-</b>	<b>228</b>

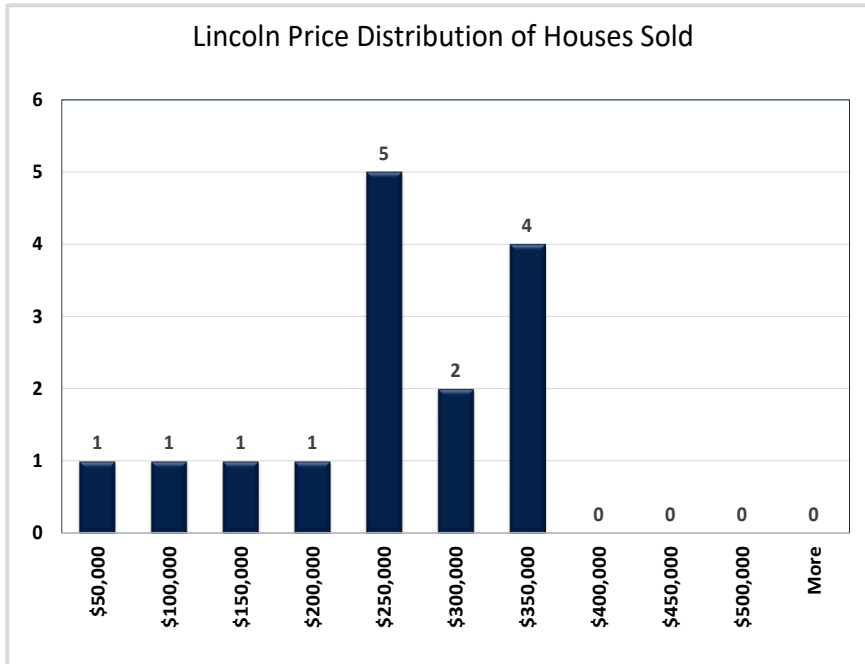
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows <sup>1,2</sup>	62	0	0	0	40	102	0	--
<b>Lincoln Active Lots</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>102</b>	<b>0</b>	<b>--</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Lincoln

## Price Distribution of Houses Sold



15 houses were sold in Lincoln in the second half of 2025.

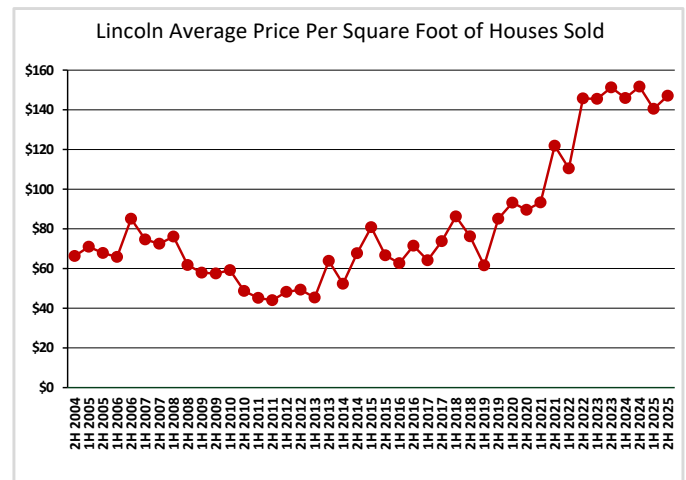
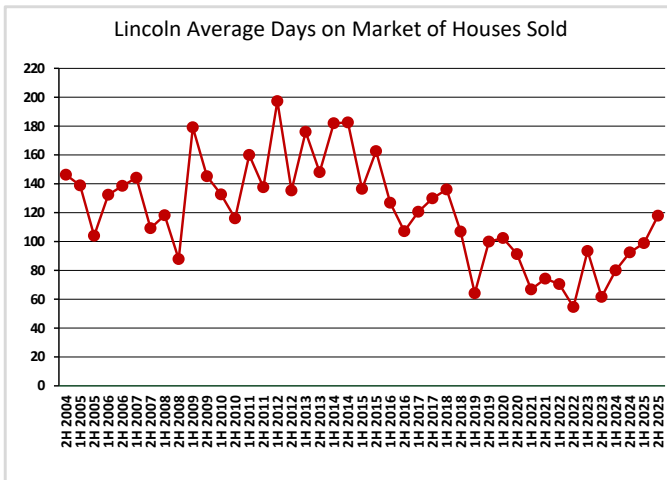
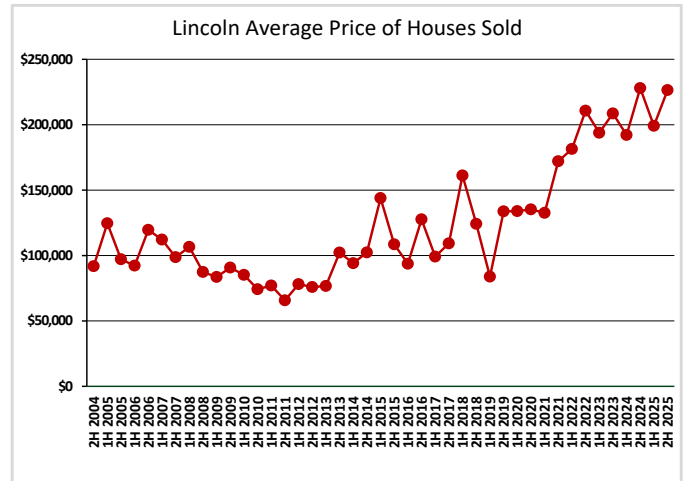
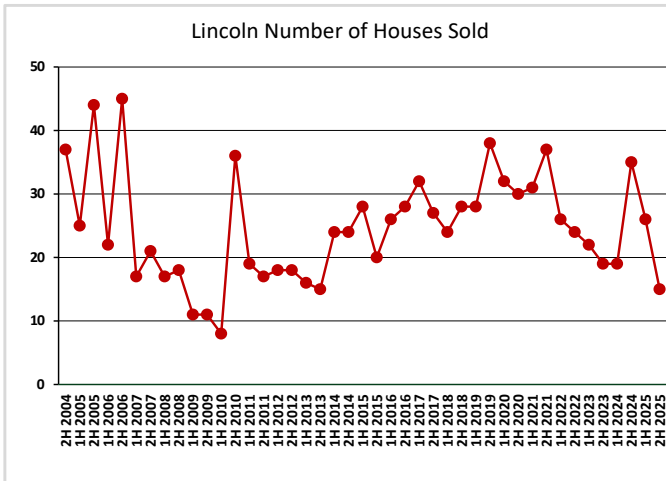
The average price of a house was \$226,453 at \$147.09 per square foot.

The median cost of a house was \$219,900.

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	1	6.7%	930	62	66.8%
\$50,001 - \$100,000	1	6.7%	896	30	85.3%
\$100,001 - \$150,000	1	6.7%	956	92	100.0%
\$150,001 - \$200,000	1	6.7%	2,144	65	80.0%
\$200,001 - \$250,000	5	33.3%	1,384	85	99.0%
\$250,001 - \$300,000	2	13.3%	1,780	147	100.0%
\$300,001 - \$350,000	4	26.7%	1,874	201	98.0%
\$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%	--	--	--
<b>Lincoln Sold</b>	<b>15</b>	<b>100.0%</b>	<b>1,427</b>	<b>118</b>	<b>95.1%</b>

# Lincoln

## Characteristics of Houses Sold



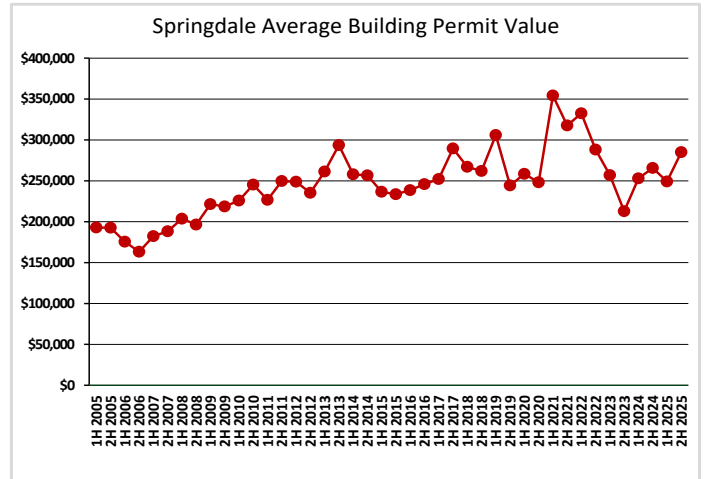
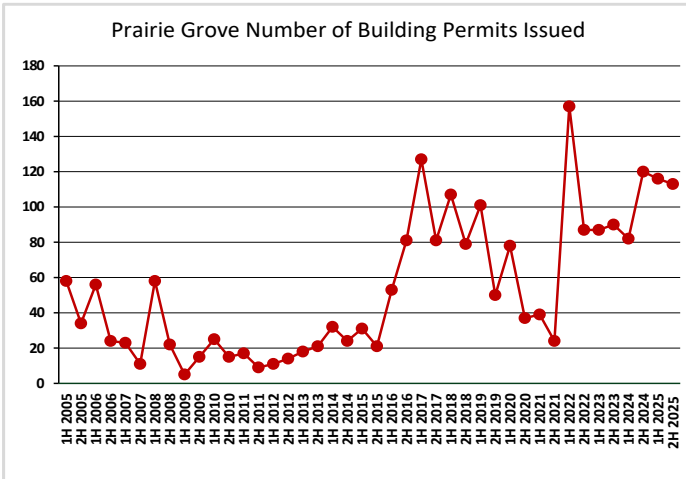
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	35	26	15	-57.1%	-42.3%
Average Price of Houses Sold	\$227,975	\$199,096	\$226,453	-0.7%	13.7%
Average Days on Market	92	99	118	27.6%	19.2%
Average Price per Square Foot	\$151.68	\$140.45	\$147.09	-3.0%	4.7%
Percentage of County Sales	1.0%	0.6%	0.4%	-60.8%	-38.3%
Number of New Houses Sold	4	1	3	-25.0%	200.0%
Average Price of New Houses Sold	\$251,925	\$210,500	\$299,000	18.7%	42.0%
Average Days on Market of New Houses Sold	196	278	172	-12.1%	-38.0%
Number of Houses Listed	10	14	16	60.0%	14.3%
Average List Price of Houses Listed	\$264,760	\$299,893	\$291,330	10.0%	-2.9%

# Lincoln

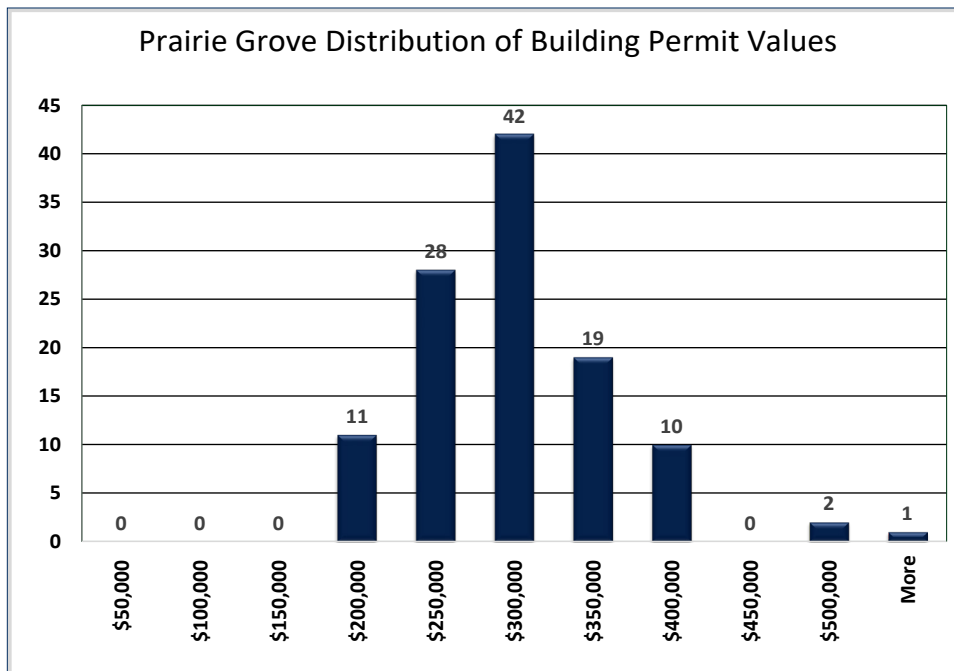
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	2	13.3%	1,302	78	\$212,500	\$163.38
County	2	13.3%	1,831	173	\$333,500	\$182.14
Lincoln Original	1	6.7%	930	62	\$40,000	\$43.01
Other	10	66.7%	1,571	121	\$226,480	\$147.23
<b>Lincoln Sold</b>	<b>26</b>	<b>100.0%</b>	<b>1,427</b>	<b>99</b>	<b>\$199,096</b>	<b>\$140.45</b>

# Prairie Grove Building Permits



Prairie Grove	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	120	116	113	-5.8%	-2.6%
Average Value of Residential Building Permits	\$259,136	\$305,680	\$278,397	7.4%	-8.9%



# Prairie Grove Active Subdivisions

There were 1359 total lots in 8 active subdivisions in Prairie Grove in the second half of 2025. 90.3 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 2.1 were under construction, 1.8 percent were starts, and 3.8 percent were empty lots.

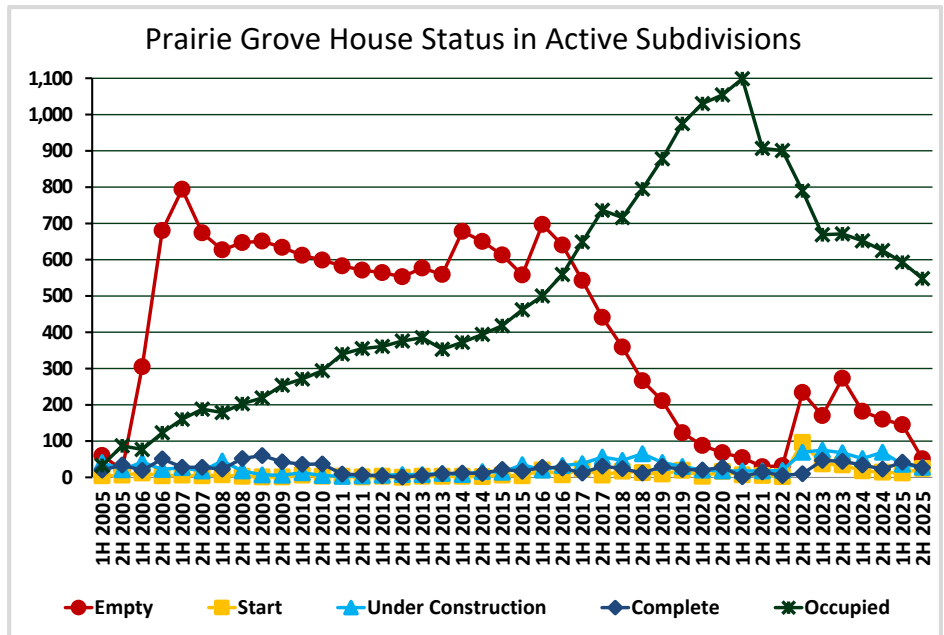
The subdivisions with the most houses under construction in Prairie Grove during the second half of 2025 were Wagon Springs, Phase II with 12, followed by Snyder Grove, Phase V, with 9.

Mountain View had the most houses becoming occupied in Prairie Grove with 41 houses. An additional 16 houses in Hudson Heights, Phase I and Selah Meadows, Phase I became occupied in the second half of 2025.

No new construction or progress in existing construction has occurred in the last year in 2 of the 8 active subdivisions in Prairie Grove.

104 new houses in Prairie Grove became occupied in the second half of 2025. The annual absorption rate implies that there are 50.5 months of remaining inventory in 8 active subdivisions, down from 17.7 percent in the first half of 2024.

In 2 of the active subdivisions in Prairie Grove, no absorption occurred in the second half of 2025.



The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 63.4 percent in the second half of 2025.

Additionally, 639 new lots in 7 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hill, Phase 1	1H 2024	82		82
Copper Hill, Phase II	1H 2024	79		79
Copper Hill, Phase III-VIII	2H 2025		164	164
Gertt	2H 2024	21		21
Heritage	1H 2025	67		67
Hudson Heights, Phase II-III	2H 2024	123		123
Selah Meadows, Phase II	2H 2024		103	103
<b>New and Preliminary</b>		<b>372</b>	<b>267</b>	<b>639</b>

# Prairie Grove

## Active Subdivisions

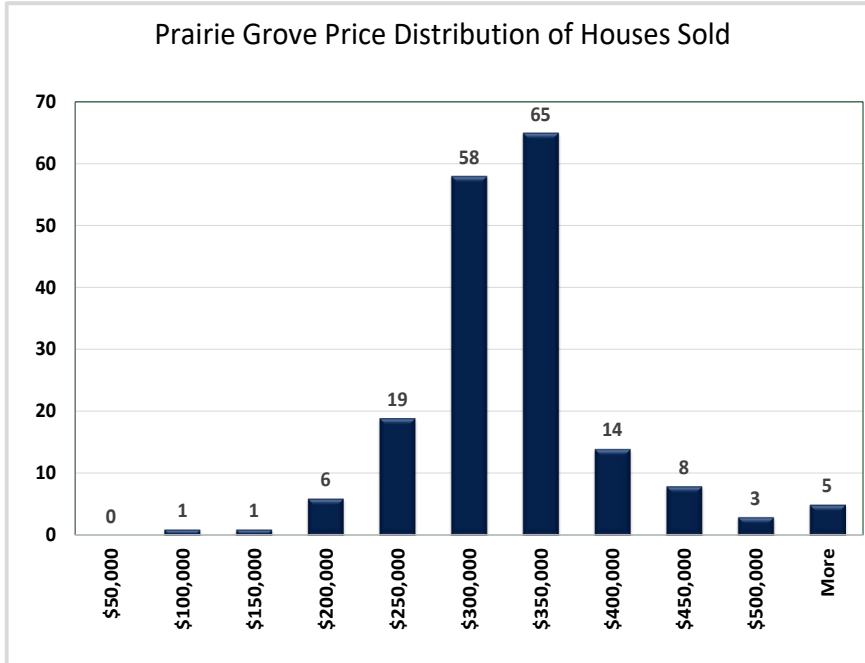
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hudson Heights, Phase I	3	8	6	3	66	86	6	8.3
Mountain View	12	5	1	14	146	178	41	8.2
Selah Meadows, Phase I	8	0	0	6	36	50	16	4.7
Snyder Grove, Phase V	0	4	9	0	33	46	14	8.7
Sundowner, Phase I Sec. I <sup>1,2</sup>	4	0	0	0	56	60	0	--
Sundowner, Phase I Sec. II <sup>1,2</sup>	5	0	0	0	137	142	0	--
Wagnon Springs, Phase I	0	0	0	0	58	58	11	0.0
Wagnon Springs, Phase II	19	7	12	4	16	58	16	31.5
<b>Prairie Grove Active Lots</b>	<b>51</b>	<b>24</b>	<b>28</b>	<b>27</b>	<b>548</b>	<b>678</b>	<b>104</b>	<b>8.1</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Prairie Grove

## Price Distribution of Houses Sold



180 houses were sold in Prairie Grove in the second half of 2025.

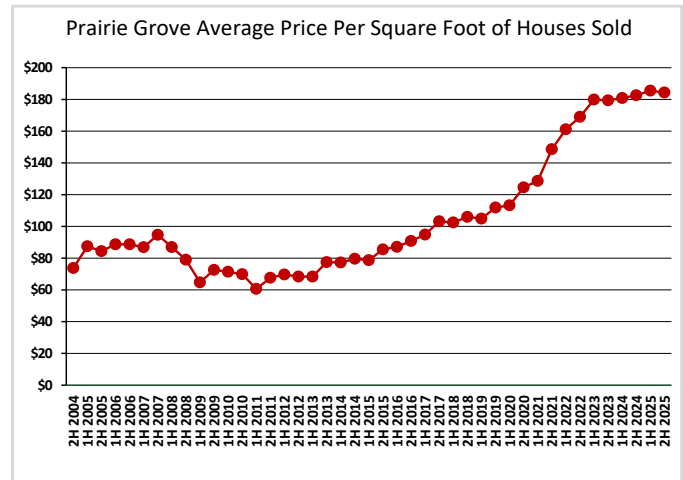
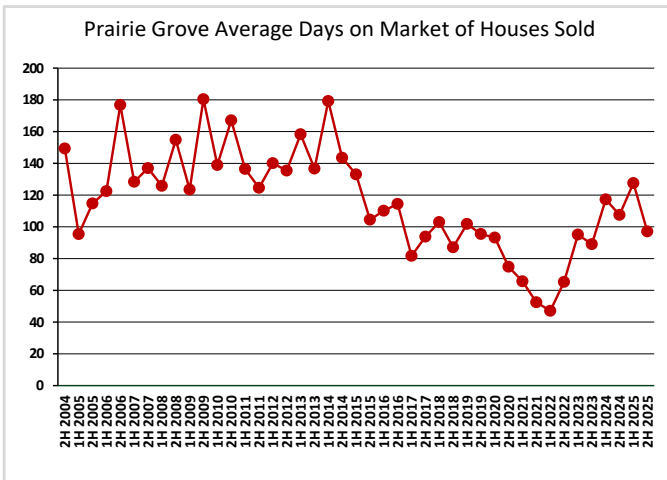
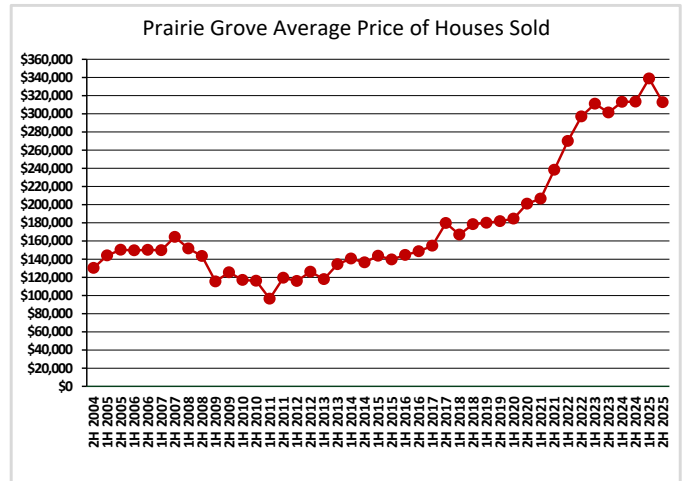
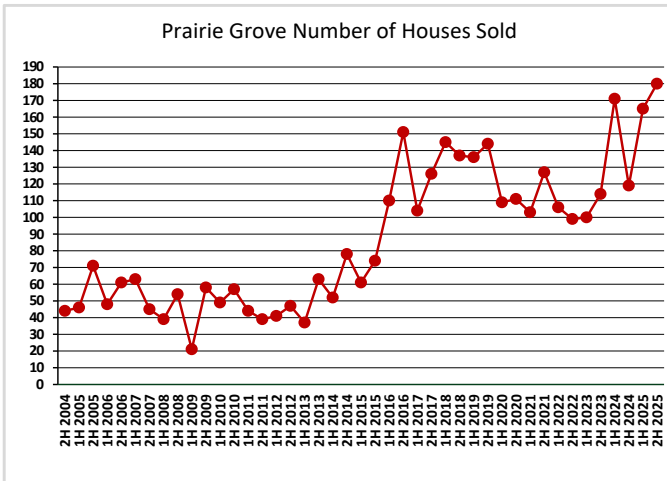
The average price of a house was \$312,693 at \$184.31 per square foot.

The median cost of a house was \$306,927.

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%	840	138	66.3%
\$100,001 - \$150,000	1	0.6%	1,533	35	83.3%
\$150,001 - \$200,000	6	3.3%	1,059	71	99.0%
\$200,001 - \$250,000	19	10.6%	1,289	79	98.1%
\$250,001 - \$300,000	58	32.2%	1,488	107	99.8%
\$300,001 - \$350,000	65	36.1%	1,817	91	99.5%
\$350,001 - \$400,000	14	7.8%	2,090	141	99.7%
\$400,001 - \$450,000	8	4.4%	2,298	93	99.0%
\$450,001 - \$500,000	3	1.7%	2,407	73	100.0%
\$500,001+	5	2.8%	2,954	58	98.8%
<b>Prairie Grove Sold</b>	<b>180</b>	<b>100.0%</b>	<b>1,707</b>	<b>97</b>	<b>99.2%</b>

# Prairie Grove

## Characteristics of Houses Sold



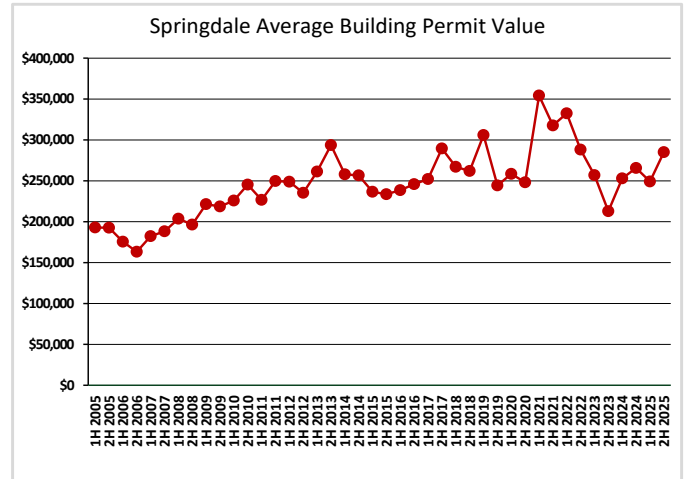
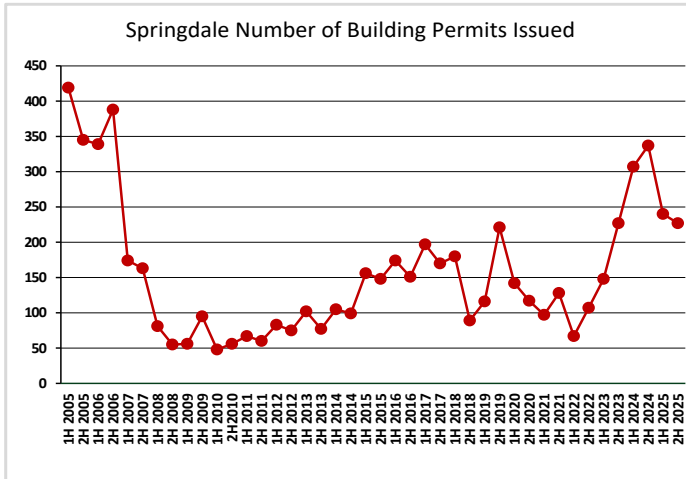
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	119	165	180	51.3%	9.1%
Average Price of Houses Sold	\$313,361	\$338,844	\$312,693	-0.2%	-7.7%
Average Days on Market	107	128	97	-9.7%	-23.9%
Average Price per Square Foot	\$182.56	\$185.48	\$184.31	1.0%	-0.6%
Percentage of County Sales	4.7%	6.9%	6.5%	39.0%	-5.4%
Number of New Houses Sold	68	97	106	55.9%	9.3%
Average Price of New Houses Sold	\$324,139	\$322,772	\$314,201	-3.1%	-2.7%
Average Days on Market of New Houses Sold	138	151	111	-20.0%	-26.8%
Number of Houses Listed	91	121	78	-14.3%	-35.5%
Average List Price of Houses Listed	\$333,832	\$331,190	\$312,406	-6.4%	-5.7%

# Prairie Grove

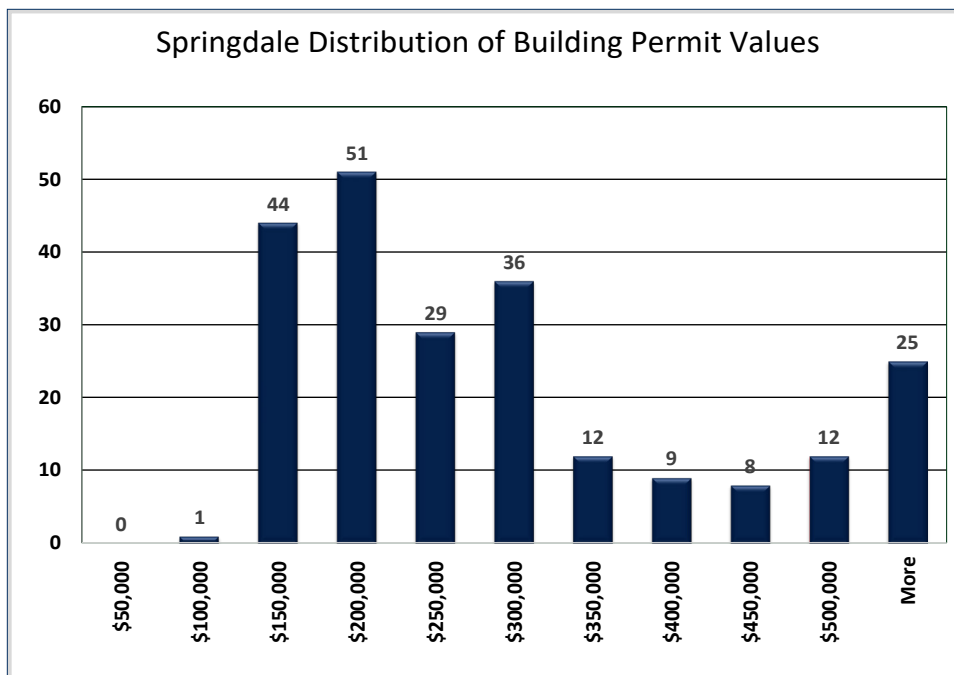
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ab Neals Add	1	0.6%	840	138	\$89,500	\$106.55
Belle Meade	3	1.7%	1,502	71	\$272,538	\$184.04
BrightsAdd	1	0.6%	1,431	116	\$249,900	\$174.63
Cummings	1	0.6%	2,326	37	\$417,000	\$179.28
Grandview Estates	3	1.7%	2,747	85	\$522,667	\$185.96
Highlands Green	1	0.6%	1,585	27	\$250,000	\$157.73
Highlands Square	2	1.1%	1,565	60	\$302,500	\$193.00
Hudson Heights	14	7.8%	2,058	143	\$333,787	\$162.60
Leeann Estates	1	0.6%	2,577	49	\$560,000	\$217.31
Mountain View Estates	16	8.9%	1,663	83	\$324,317	\$195.75
Prairie Grove Original	3	1.7%	1,680	82	\$298,333	\$174.26
Prairie Meadows	11	6.1%	1,860	92	\$337,273	\$180.56
Prairie Oaks	2	1.1%	1,395	52	\$260,000	\$187.10
Prairie View	3	1.7%	1,376	84	\$266,667	\$194.28
Rogers	2	1.1%	1,680	54	\$327,750	\$196.35
Royal Oaks	1	0.6%	1,406	36	\$200,000	\$142.25
Selah Meadows	42	23.3%	1,687	93	\$303,962	\$181.65
Simpsons	1	0.6%	999	53	\$182,000	\$182.18
Snyder Grove	12	6.7%	2,050	93	\$395,623	\$193.27
South Club House Estates	1	0.6%	1,680	65	\$345,000	\$205.36
Stapletons	1	0.6%	912	91	\$186,000	\$203.95
Sundowner	12	6.7%	1,470	70	\$287,295	\$197.59
Wagnon Springs	28	15.6%	1,531	133	\$280,938	\$188.52
Wakefield Park	1	0.6%	2,200	204	\$415,000	\$188.64
Willow Creek Add	1	0.6%	1,946	113	\$329,000	\$169.06
Youree's	3	1.7%	1,160	66	\$223,633	\$197.41
Other	13	7.2%	1,759	87	\$317,654	\$176.61
<b>Prairie Grove</b>	<b>180</b>	<b>100.0%</b>	<b>1,707</b>	<b>97</b>	<b>\$312,693</b>	<b>\$184.31</b>

# Springdale Building Permits



Springdale	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	337	240	227	-32.6%	-5.4%
Average Value of Residential Building Permits	\$265,699	\$249,113	\$285,051	7.3%	14.4%



# Springdale Active Subdivisions

There were 1,647 total lots in 26 active subdivisions in Springdale in the second half of 2025. 64.5 percent of the lots were occupied, 3.1 percent were complete but unoccupied, 5.2 were under construction, 2.6 percent were starts, and 24.7 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the second half of 2025 were Deere Creek, Phase III with 14 and Spring Creek Farms, Phase I with 13.

Spring Creek Farms, Phase I had the most houses becoming occupied in Springdale with 69 houses. Deere Creel had an additional 28 houses and Cottages at Clear Creek, Phase III followed with 27 houses in the second half of 2025.

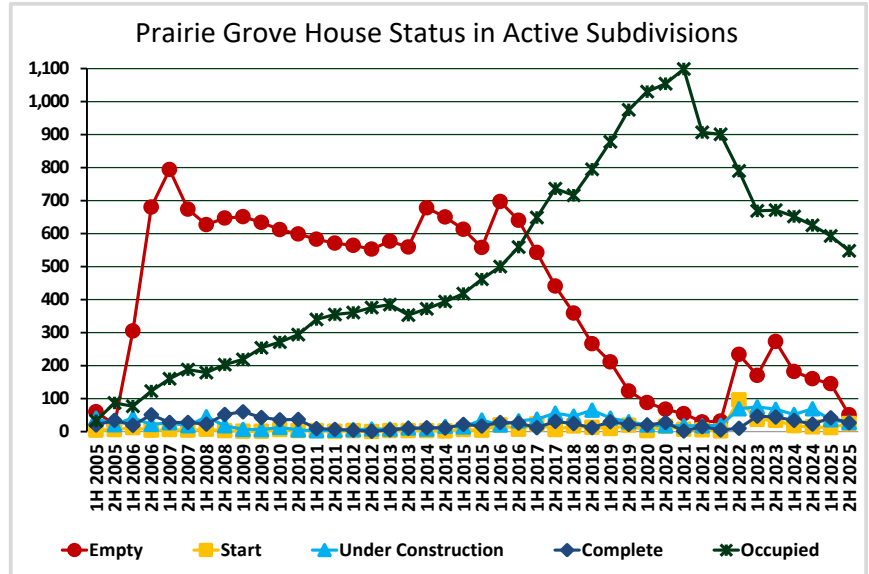
New construction or progress in existing construction has occurred in the last year in 3 of the 27 active subdivisions in Springdale.

260 new houses in Springdale became occupied in the second half of 2025. The annual absorption rate implies that there are 16.6 months of remaining inventory in active subdivisions, down from 21.7 percent in the first half of 2025.

In 3 active subdivisions in Springdale, no absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 60.9 percent in the second half of 2025.

Additionally, 1,830 new lots in 19 subdivisions received either preliminary or final approval by second half of 2025.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brentwood Village, Phase II	1H 2025		124	124
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	2H 2023	111		111
Cottages at Clear Creek, Phase IV	1H 2025	95		95
Eagle Home Ford Avenue PUD	1H 2025		67	67
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
Noah's Place	1H 2021		54	54
Spring Creek Farms, Phase II	1H 2024		22	22
Spring Creek Farms, Phase III	1H 2024	71		71
Tradewinds	1H 2025	166		166
Tyson Meadows	1H 2025	73		73
Whispering Springs I - IV	1H 2024		230	230
Whispering Springs V	1H 2025	180		180
Whispering Springs V	1H 2025	180		180
<b>Springdale New and Preliminary</b>		<b>1,108</b>	<b>722</b>	<b>1,830</b>

# Springdale

## Active Subdivisions

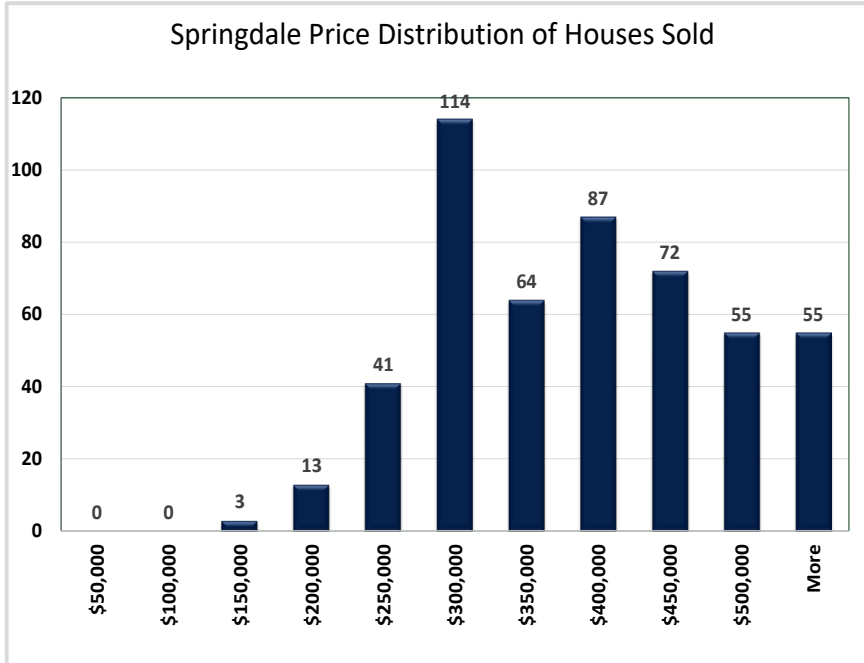
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	0	0	1	0	42	43	0	--
Benedetto, Phase II	8	2	3	3	22	38	4	24.0
Brentwood Village PUD, Phase I	2	0	0	1	79	82	22	0.6
Charleston Park at Legendary	0	0	2	1	105	108	0	18.0
Collins Cove	0	1	2	2	51	56	2	30.0
Cottages at Clear Creek, Phase I	3	0	0	1	77	81	1	24.0
Cottages at Clear Creek, Phase II	12	0	7	2	76	97	20	3.3
Cottages at Clear Creek, Phase III	5	6	9	6	36	62	31	8.7
Cottages at the Park, Phase II	2	0	0	1	65	68	0	5.1
Cottages at the Park, Phase III	27	1	8	1	26	63	17	17.1
County Line Square	55	2	2	0	0	59	0	--
Deere Creek, Phase I	0	0	0	2	81	83	0	--
Deere Creek, Phase II	0	0	1	1	61	63	28	0.5
Deere Creek, Phase III	76	4	14	10	5	109	5	249.6
Grays Crossing	40	0	5	0	0	45	0	--
Hawksview	7	1	0	0	0	8	0	--
Habberton Ridge, Phase II, III	0	0	7	0	100	107	7	4.7
Hackberry Woods Subdivision	25	0	0	0	3	28	3	100.0
Jacob's Crossing, Phase I	15	6	10	14	27	72	27	20.0
Jacob's Crossing, Phase II, III	61	1	0	0	0	62	0	--
Nature Walk, Phase I	6	0	1	3	31	41	23	3.9
Noah's Landing	40	14	0	0	0	54	0	--
Spring Creek Farms, Phase I	13	4	13	3	69	102	69	5.7
Spring Hill, Phase II	6	0	0	0	94	100	0	--
Spyglass Estates	2	0	0	0	4	6	0	--
West Elm Estates	1	0	0	0	9	10	1	12.0
<b>Springdale Active Subdivisions</b>	<b>406</b>	<b>42</b>	<b>85</b>	<b>51</b>	<b>1,063</b>	<b>1,647</b>	<b>260</b>	<b>16.6</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Springdale

## Price Distribution of Houses Sold



504 houses were sold in Springdale in the second half of 2025.

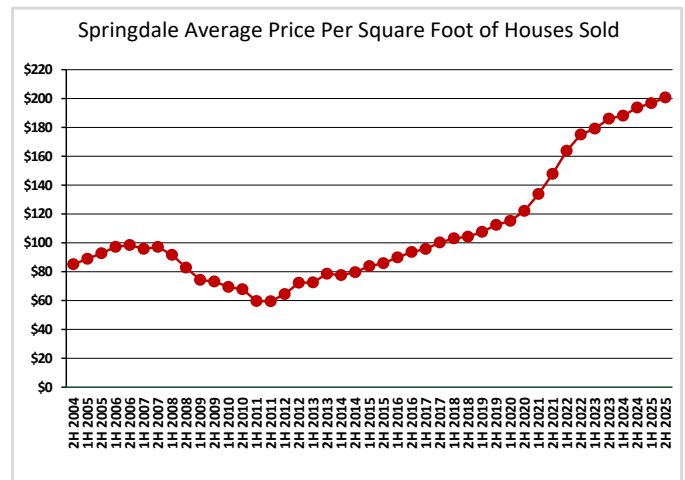
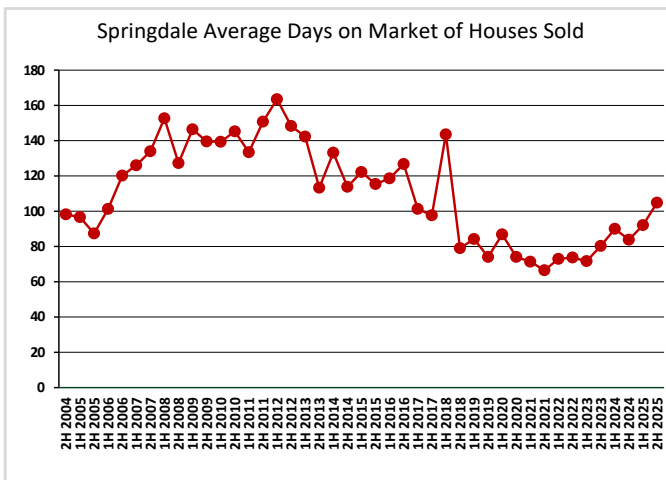
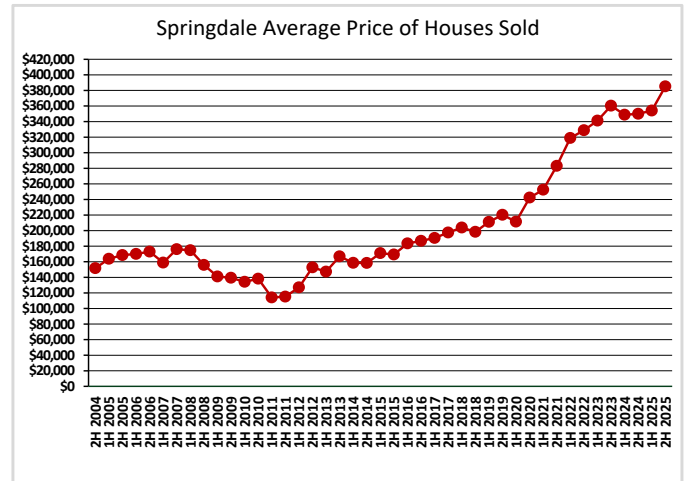
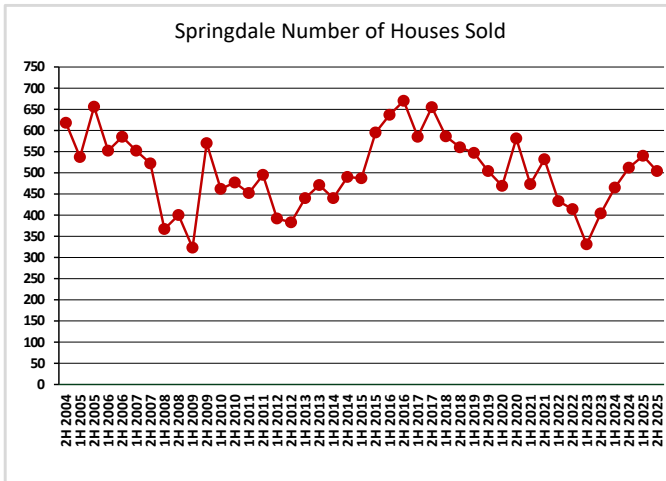
The average price of a house was \$385,203 at \$200.66 per square foot.

The median cost of a house was \$306,927.

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	3	0.6%	688	52	95.7%
\$150,001 - \$200,000	13	2.6%	1,079	39	98.2%
\$200,001 - \$250,000	41	8.1%	1,258	60	98.1%
\$250,001 - \$300,000	114	22.6%	1,435	86	98.4%
\$300,001 - \$350,000	64	12.7%	1,729	94	98.0%
\$350,001 - \$400,000	87	17.3%	1,952	123	99.3%
\$400,001 - \$450,000	72	14.3%	2,104	129	99.4%
\$450,001 - \$500,000	55	10.9%	2,255	131	99.0%
\$500,001+	55	10.9%	3,356	124	98.3%
<b>Springdale Sold</b>	<b>504</b>	<b>100.0%</b>	<b>1,928</b>	<b>105</b>	<b>98.7%</b>

# Springdale

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	512	540	504	-1.6%	-6.7%
Average Price of Houses Sold	\$349,897	\$354,117	\$385,203	10.1%	8.8%
Average Days on Market	84	92	105	25.1%	13.8%
Average Price per Square Foot	\$193.69	\$196.77	\$200.66	3.6%	2.0%
Percentage of County Sales	22.4%	23.5%	22.4%	-0.2%	-4.6%
Number of New Houses Sold	147	198	200	36.1%	1.0%
Average Price of New Houses Sold	\$356,017	\$375,270	\$388,980	9.3%	3.7%
Average Days on Market of New Houses Sold	121	131	147	21.5%	12.6%
Number of Houses Listed	197	225	181	-8.1%	-19.6%
Average List Price of Houses Listed	\$492,086	\$438,119	\$460,609	-6.4%	5.1%

# 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
American	3	0.6%	2,068	85	\$307,333	\$149.32
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

# 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
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
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

# 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
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
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

# Springdale

## Characteristics of Houses Sold

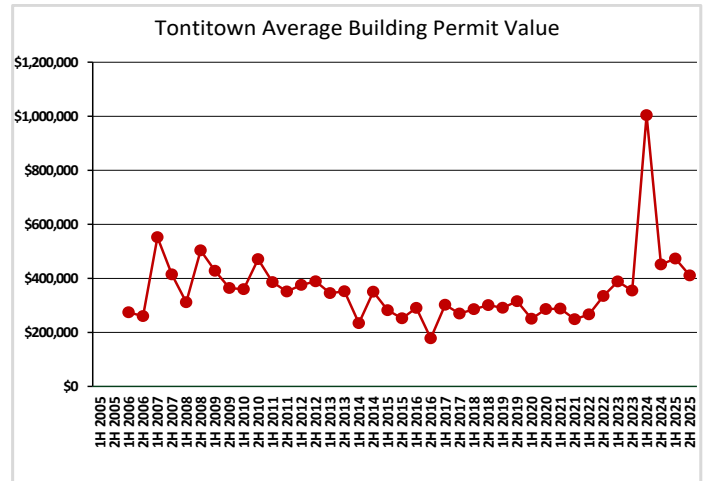
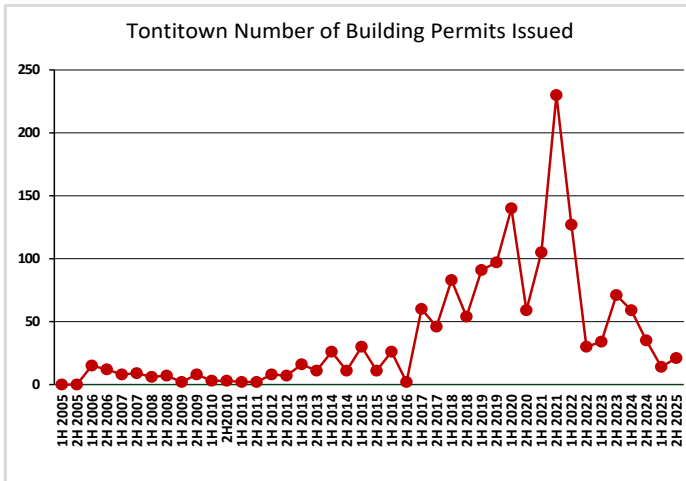
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Silent Knoll	2	0.4%	1,388	33	\$278,500	\$200.80
Silverstone	3	0.6%	1,405	40	\$259,000	\$184.39
Sonoma	1	0.2%	3,123	203	\$575,000	\$184.12
Southern Hills	2	0.4%	1,925	96	\$312,500	\$166.81
Southfield	1	0.2%	1,715	133	\$330,000	\$192.42
Southhill	2	0.4%	2,712	41	\$405,000	\$148.40
Southwind Terrace	2	0.4%	3,120	84	\$524,000	\$168.90
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

# Springdale

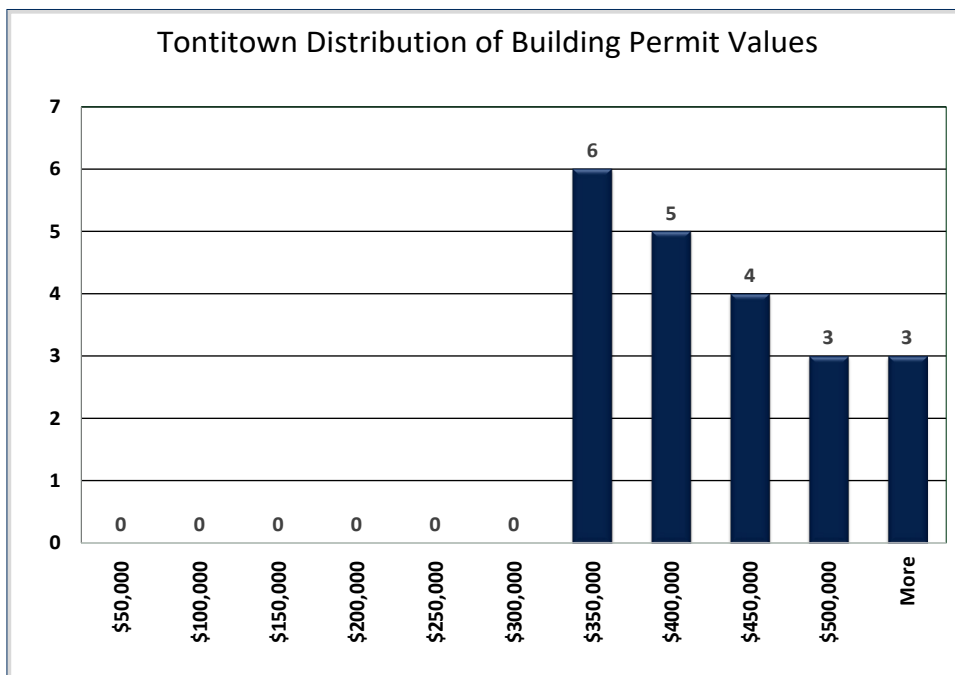
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
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
<b>Springdale Sold</b>	<b>504</b>	<b>100.0%</b>	<b>1,928</b>	<b>105</b>	<b>\$385,203</b>	<b>\$200.66</b>

# Tontitown Building Permits



Tontitown	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	35	14	21	-40.0%	50.0%
Average Value of Residential Building Permits	\$451,247	\$472,939	\$410,636	-9.0%	-13.2%



# Tontitown Active Subdivisions

There were 392 total lots in 8 active subdivisions in Tontitown in the second half of 2025. 68.6 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 5.44 were under construction, 0.3 percent were starts, and 24.2 percent were empty lots.

The subdivisions with the most houses under construction in Tontitown during the second half of 2025 were Bariloche, Phase I and Deer Valley, both with 10 each.

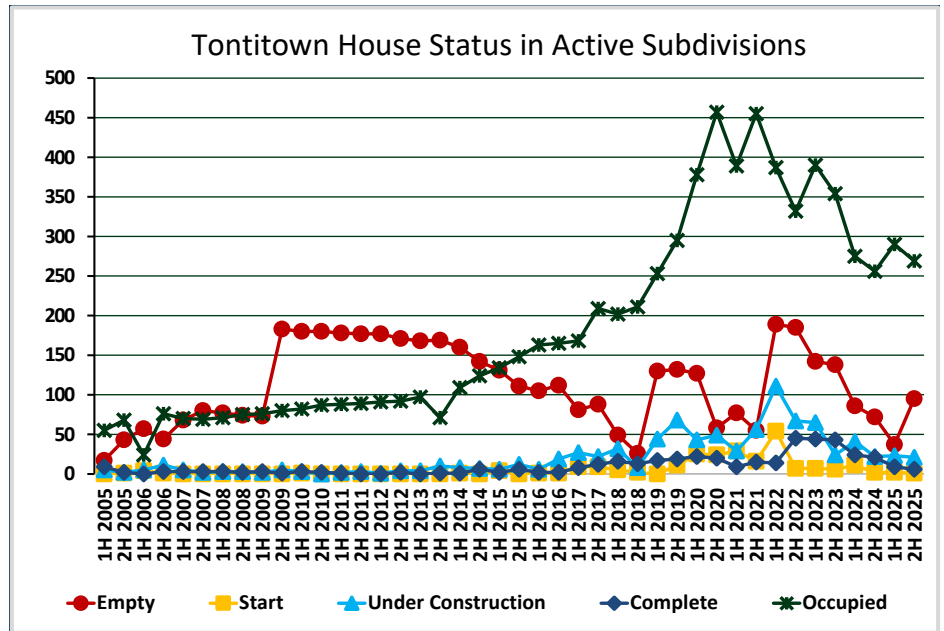
South Pointe, Phase IV, V had the most houses becoming occupied in Tontitown with 16 houses.

New construction or progress in existing construction has occurred in the last year in all of the 8 active subdivisions in Tontitown.

28 new houses in Tontitown became occupied in the second half of 2025. The annual absorption rate implies that there are 11.5 months of remaining inventory in active subdivisions, up from 9.5 percent in the first half of 2025.

In all of the active subdivisions in Tontitown, absorption occurred in the first half of 2025.

The percentage of houses occupied by



owners decreased in Tontitown from 78.2 percent in 2012 to 67.7 percent in the first half of 2025.

Additionally, 341 new lots in 3 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Amalfi	1H 2024	112		112
Bariloche, Phase II	1H 2025		78	78
Renley Rae	2H 2024	93		93
New and Preliminary		263	78	341

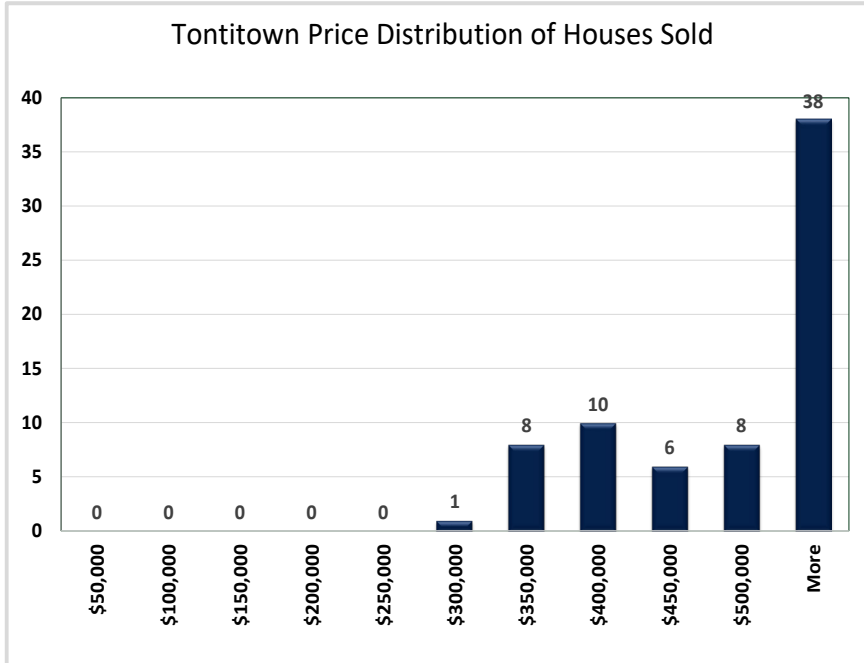
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bariloche, Phase I	68	0	10	0	0	78	0	--
Coppertree	2	0	0	0	12	14	1	24.0
Deer Valley	10	0	10	0	7	27	4	40.0
Hickory Meadows, Phase I	0	0	0	2	68	70	(1)	0.4
Northern Trace	7	0	1	0	0	8	0	--
San Gennaro	2	0	0	0	11	13	1	24.0
South Pointe, Phase IV, V	0	0	0	3	116	119	16	1.6
Veneto	6	1	0	1	55	63	7	3.2
<b>Tontitown Active Subdivisions</b>	<b>95</b>	<b>1</b>	<b>21</b>	<b>6</b>	<b>269</b>	<b>392</b>	<b>28</b>	<b>11.5</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Tontitown

## Price Distribution of Houses Sold



71 houses were sold in Tontitown in the second half of 2025.

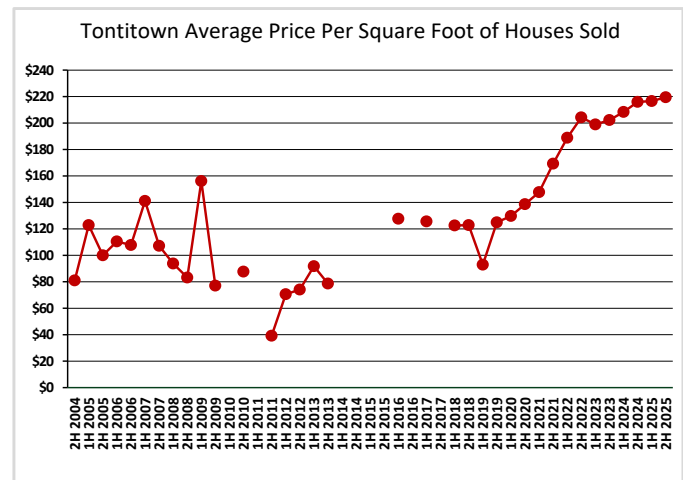
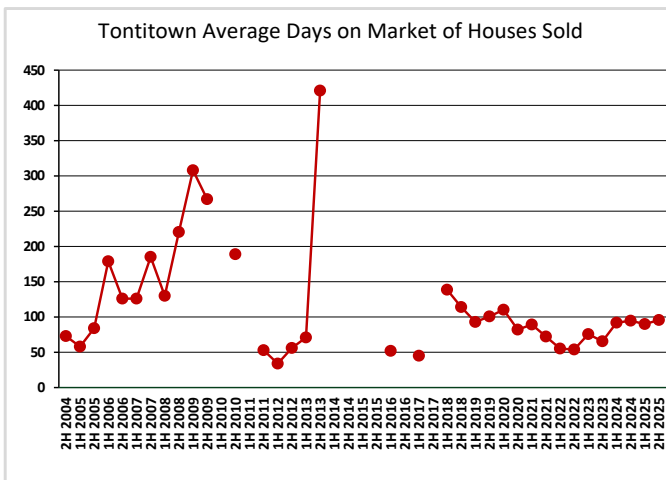
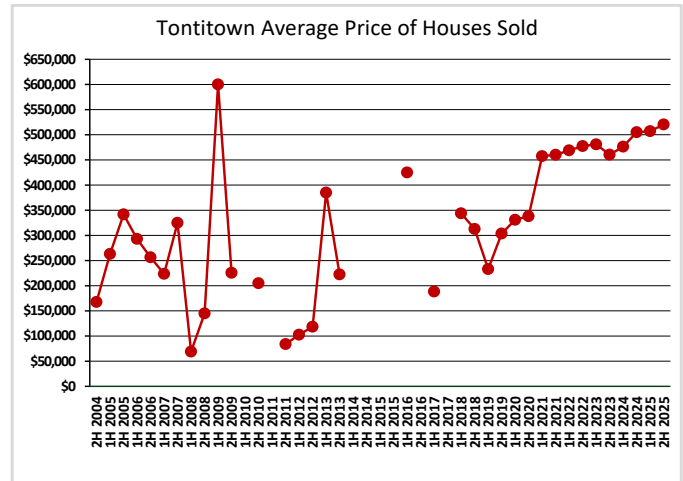
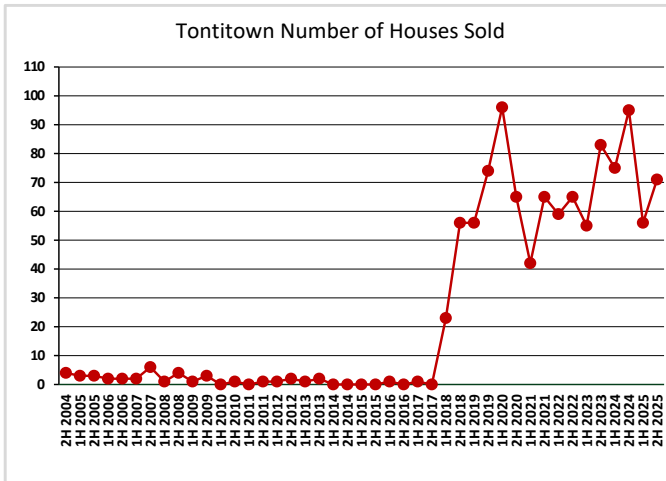
The average price of a house was \$520,406 at \$219.52 per square foot.

The median cost of a house was \$359,950.

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	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	1.4%	1,296	87	90.9%
\$300,001 - \$350,000	8	11.3%	1,594	56	99.0%
\$350,001 - \$400,000	10	14.1%	1,733	74	98.1%
\$400,001 - \$450,000	6	8.5%	2,066	91	99.3%
\$450,001 - \$500,000	8	11.3%	2,266	118	98.3%
\$500,001+	38	53.5%	2,831	106	98.6%
<b>Tontitown Sold</b>	<b>71</b>	<b>100.0%</b>	<b>2,387</b>	<b>96</b>	<b>98.5%</b>

# Tontitown

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	95	56	71	-25.3%	26.8%
Average Price of Houses Sold	\$504,995	\$507,012	\$520,406	3.1%	2.6%
Average Days on Market	95	90	96	1.0%	6.4%
Average Price per Square Foot	\$215.94	\$216.55	\$219.52	1.7%	1.4%
Percentage of County Sales	6.0%	3.5%	4.3%	-29.1%	22.3%
Number of New Houses Sold	42	20	21	-50.0%	5.0%
Average Price of New Houses Sold	\$510,127	\$496,730	\$511,874	0.3%	3.0%
Average Days on Market of New Houses Sold	130	128	115	-11.6%	-9.9%
Number of Houses Listed	20	33	32	60.0%	-3.0%
Average List Price of Houses Listed	\$631,313	\$540,828	\$585,707	-7.2%	8.3%

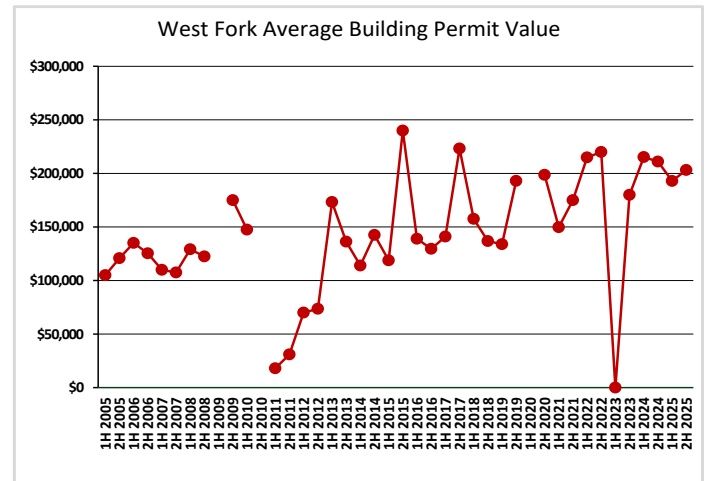
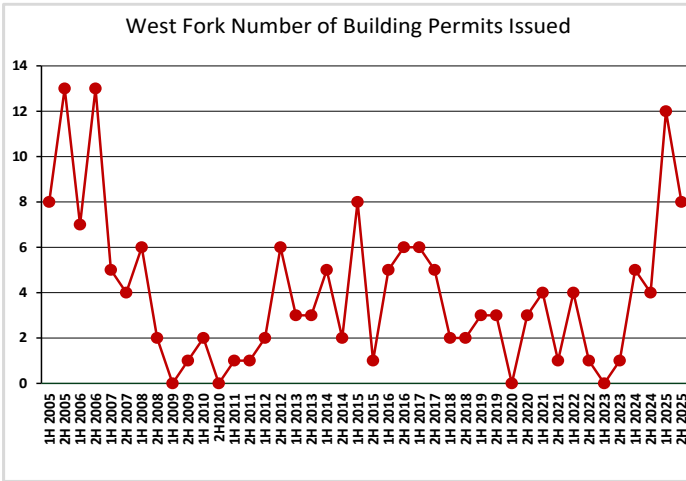
# Tontitown

## Characteristics of Houses Sold

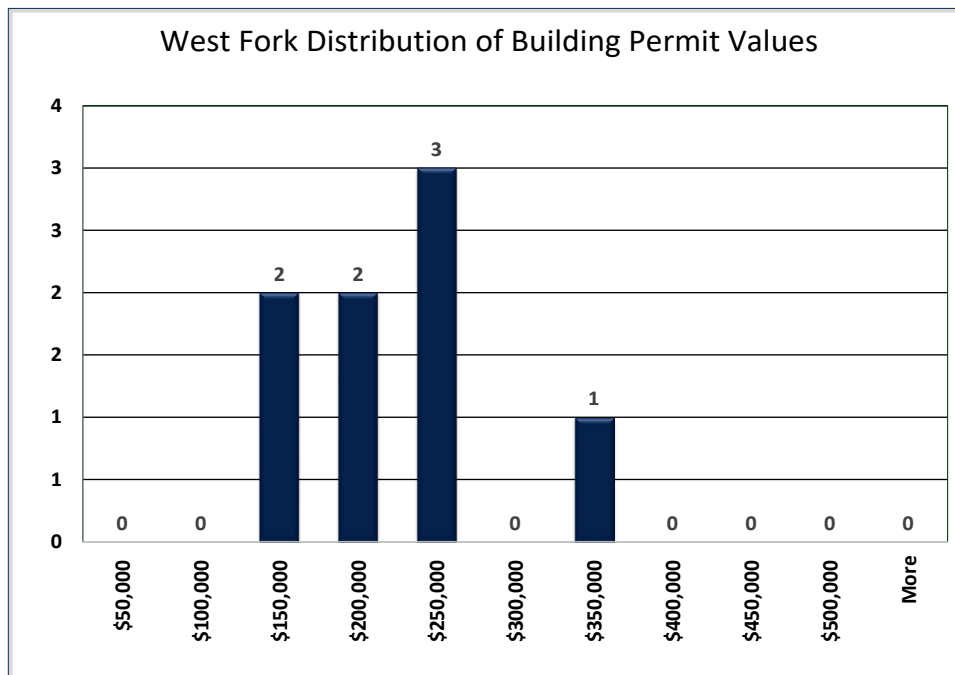
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Barrington Heights	2	2.8%	4,200	50	\$1,062,500	\$253.05
Barrington Meadows	1	1.4%	2,792	84	\$650,000	\$232.81
Callihan Estates	1	1.4%	1,808	102	\$396,000	\$219.03
Countryside Estates	1	1.4%	1,881	109	\$395,000	\$209.99
Hickory Meadows	10	14.1%	1,650	59	\$345,760	\$209.84
Lazy U Ranch	1	1.4%	3,056	60	\$847,250	\$277.24
Liberty Estates	3	4.2%	2,557	74	\$551,000	\$215.69
Morsani Acres	1	1.4%	1,521	35	\$334,000	\$219.59
Napa	2	2.8%	2,734	61	\$600,000	\$219.59
South Barrington Estates	1	1.4%	2,735	107	\$570,000	\$208.41
South Pointe	29	40.8%	2,343	111	\$490,921	\$209.35
Tuscany	1	1.4%	2,974	26	\$625,000	\$210.15
Veneto	5	7.0%	2,306	123	\$499,150	\$216.43
Westbrook	4	5.6%	2,298	55	\$479,125	\$208.63
Other	9	12.7%	2,890	133	\$671,889	\$258.87
<b>Tontitown Sold</b>	<b>71</b>	<b>100.0%</b>	<b>2,387</b>	<b>96</b>	<b>\$520,406</b>	<b>\$219.52</b>



# West Fork Building Permits



West Fork	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	4	12	8	100.0%	-33.3%
Average Value of Residential Building Permits	\$211,000	\$192,917	\$203,143	-3.7%	5.3%



# West Fork Active Subdivisions

There were 28 total lots in 1 active subdivisions in West Fork in the second half of 2025. 57.1 percent of the lots were occupied, 7.1 percent were complete but unoccupied, 21.4 were under construction, 3.6 percent were starts, and 10.7 percent were empty lots.

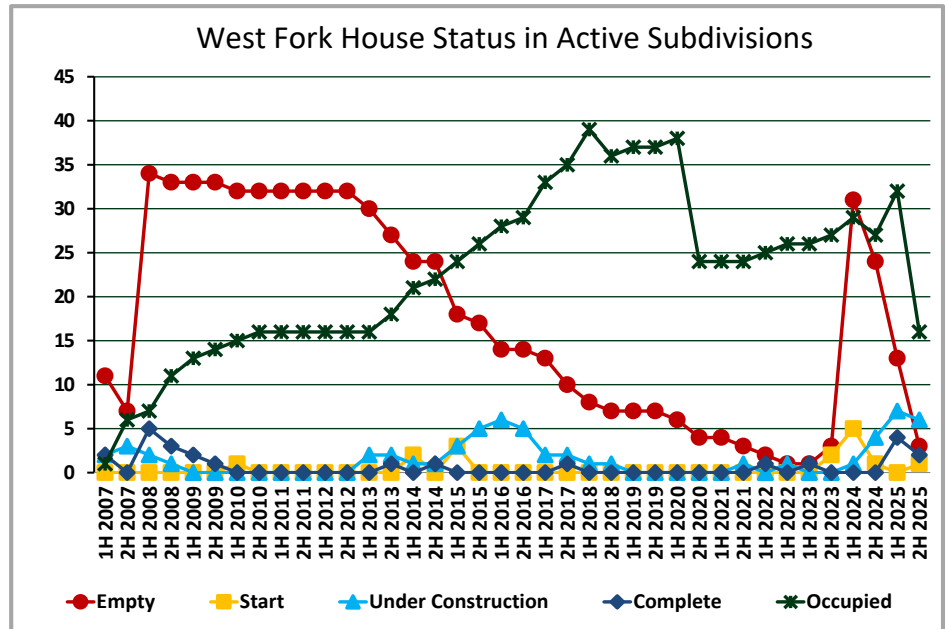
The subdivisions with the most houses under construction in West Fork during the second half of 2025 was Rolling Plains with 6.

Rolling Plains had the most houses becoming occupied in West Fork with 11 houses in the second half of 2025.

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

11 new houses in West Fork became occupied in the second half of 2025. The annual absorption rate implies that there are 9.0 months of remaining inventory in active subdivisions, down from 57.6 percent in the first half of 2025.

In 1 active subdivisions in West Fork, absorption occurred in the second half of 2025.



The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 70.1 percent in the second half of 2025.

Additionally, 55 new lots in 2 subdivisions received either preliminary or final approval by first half of 2025.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Creek	1H 2024		28	28
Cottages at River Bend	1H 2024	27		27
West Fork Coming Lots		27	28	55

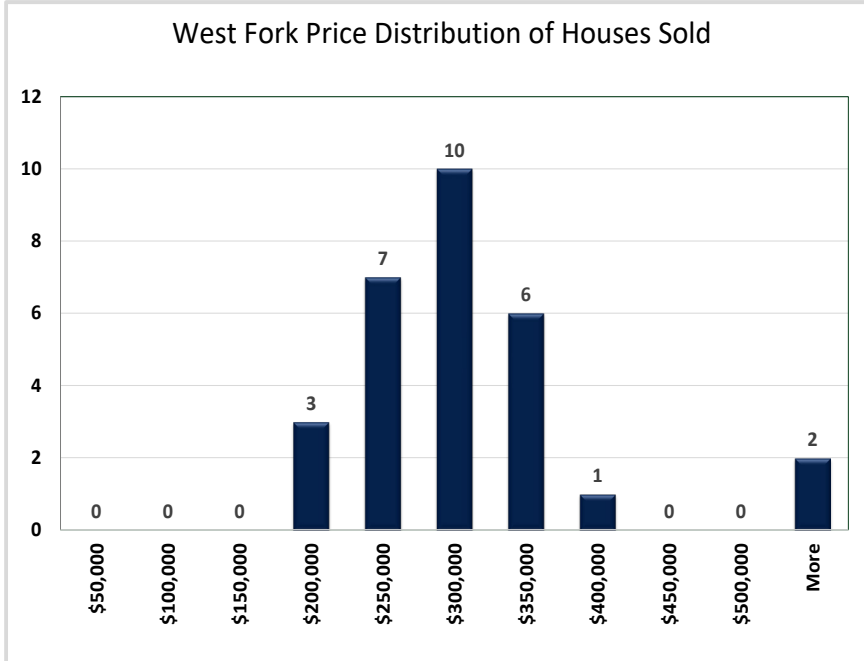
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Rolling Plains	3	1	6	2	16	28	11	9.0
West Fork Active Lots	3	1	6	2	16	28	11	9.0

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# West Fork

## Price Distribution of Houses Sold



29 houses were sold in West Fork in the second half of 2025.

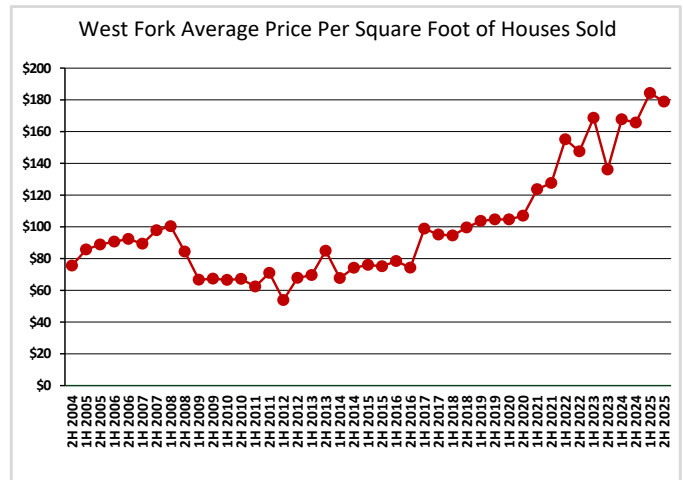
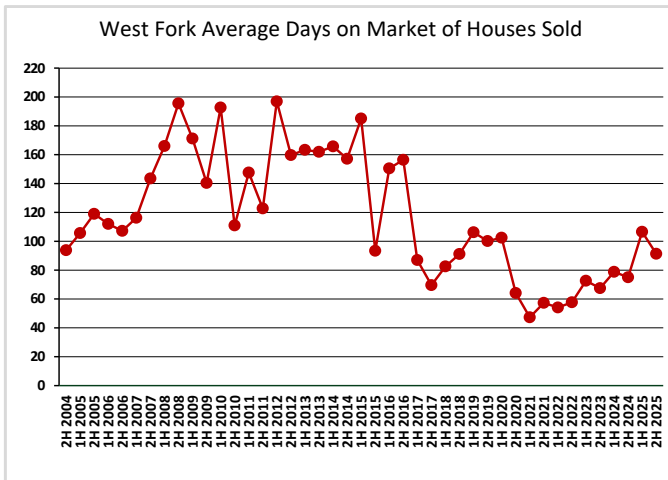
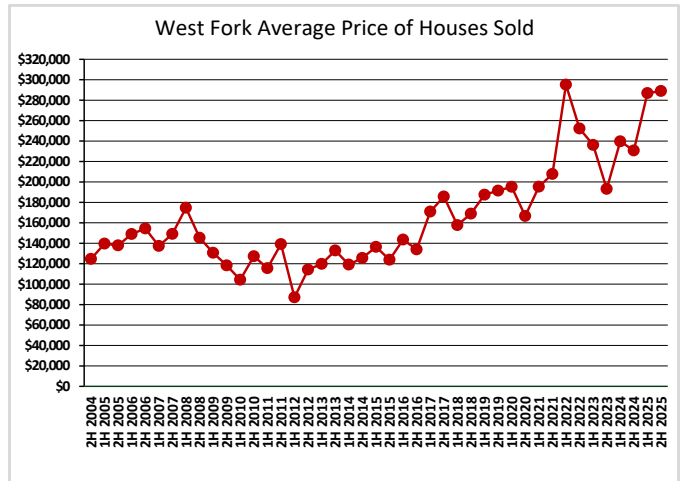
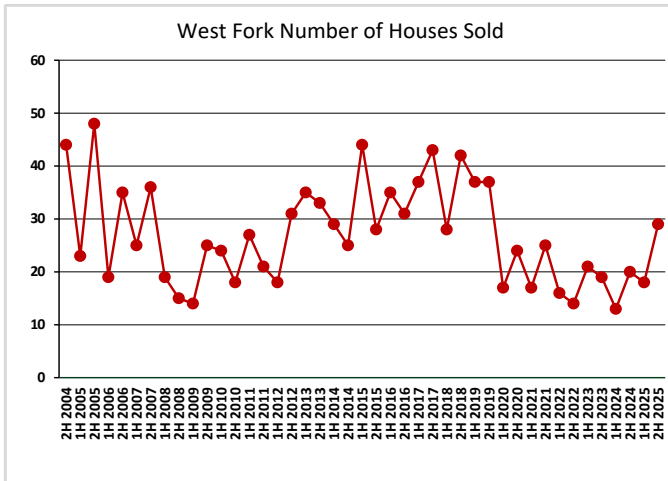
The average price of a house was \$288,916 at \$178.87 per square foot.

The median cost of a house was \$281,300.

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	3	10.3%	1,116	57	94.3%
\$200,001 - \$250,000	7	24.1%	1,384	54	97.6%
\$250,001 - \$300,000	10	34.5%	1,513	105	100.4%
\$300,001 - \$350,000	6	20.7%	1,672	144	99.7%
\$350,001 - \$400,000	1	3.4%	2,744	98	98.7%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	6.9%	2,992	45	96.5%
<b>West Fork Sold</b>	<b>29</b>	<b>100.0%</b>	<b>1,618</b>	<b>91</b>	<b>98.6%</b>

# West Fork

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	20	18	29	45.0%	61.1%
Average Price of Houses Sold	\$230,775	\$286,946	\$288,916	25.2%	0.7%
Average Days on Market	75	107	91	21.7%	-14.3%
Average Price per Square Foot	\$165.65	\$184.27	\$178.87	8.0%	-2.9%
Percentage of County Sales	0.6%	0.6%	1.0%	67.1%	52.4%
Number of New Houses Sold	0	6	9	--	50.0%
Average Price of New Houses Sold	--	\$308,705	\$294,844	--	-4.5%
Average Days on Market of New Houses Sold	--	157	162	--	3.4%
Number of Houses Listed	12	14	10	-16.7%	-28.6%
Average List Price of Houses Listed	\$313,824	\$364,974	\$362,980	15.7%	-0.5%

# 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
Cantrell	1	3.4%	1,620	81	\$230,000	\$141.98
Clifton	1	3.4%	1,332	57	\$180,000	\$135.14
Graystone	4	13.8%	1,693	74	\$302,116	\$178.36
Hidden Creek	1	3.4%	1,693	35	\$285,900	\$168.87
Oak Hills Estates	1	3.4%	2,888	39	\$556,000	\$192.52
Rolling Plains	9	31.0%	1,494	162	\$294,844	\$197.63
Shady Lane	3	10.3%	1,544	59	\$263,867	\$170.58
Valley View	3	10.3%	1,904	76	\$265,000	\$140.57
West Fork Acres	3	10.3%	1,239	52	\$218,667	\$178.11
Other	3	10.3%	1,702	40	\$340,667	\$196.31
<b>West Fork Sold</b>	<b>29</b>	<b>100.0%</b>	<b>1,618</b>	<b>91</b>	<b>\$288,916</b>	<b>\$178.87</b>

# Unincorporated Areas-Washington County

## Active Subdivisions

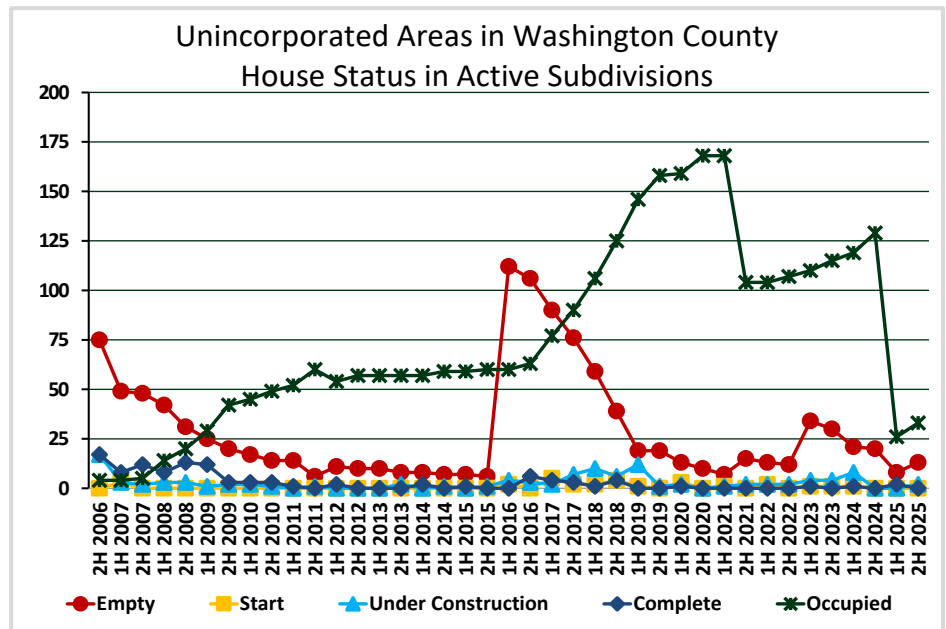
There were 48 total lots in 4 active subdivisions in Unincorporated Areas in Washington County in the second half of 2025. 68.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 4.2 were under construction, 0.0 percent were starts, and 27.1 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Washington County Cedar Ranch and Magnolia Acres, both with 1.

Bethel Elm Subdivision had the most houses becoming occupied in Unincorporated Areas in Washington County with 4 houses. An additional 3 houses in Magnolia Acres became occupied in the second half of 2025.

New construction or progress in existing construction has occurred in the last year in 1 of the 4 active subdivisions in Unincorporated Areas in Washington County.

7 new houses in Unincorporated Areas in Washington County became occupied in the second half of 2025. The annual absorption



rate implies that there are 13.8 months of remaining inventory in active subdivisions, up from 7.5 percent in the first half of 2025.

In all 4 active subdivisions in Unincorporated Areas in Washington County, absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 73.7 percent in 2012 to 73.7 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

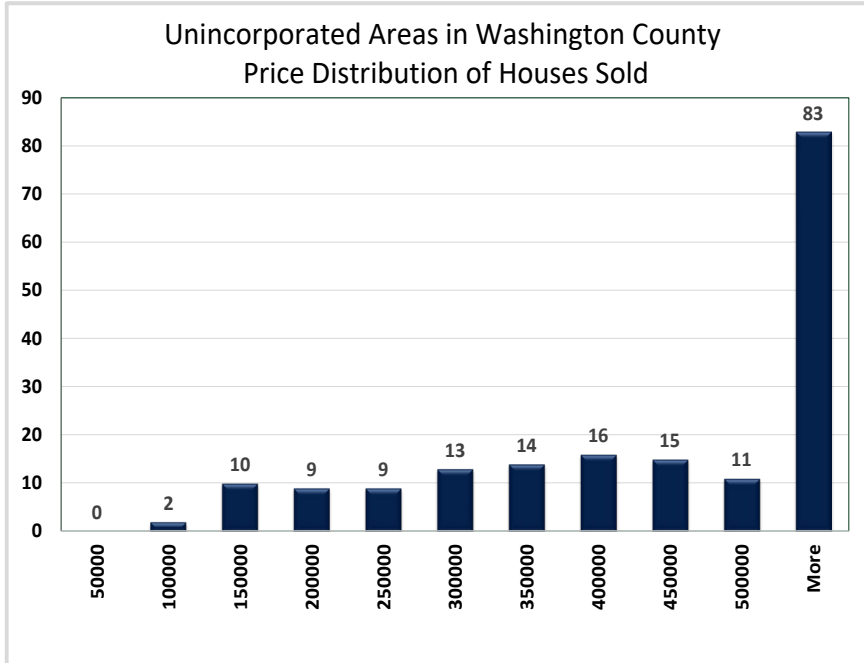
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bethel Elm Subdivision	0	0	0	0	11	11	4	0.0
Cedar Ranch	11	0	1	0	0	12	0	--
Magnolia Acres	1	0	1	0	8	10	3	8.0
Sonora Subdivision <sup>2</sup>	1	0	0	0	14	15	0	--
<b>Unincorporated Areas Washington County</b>	<b>13</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>33</b>	<b>48</b>	<b>7</b>	<b>13.8</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> 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



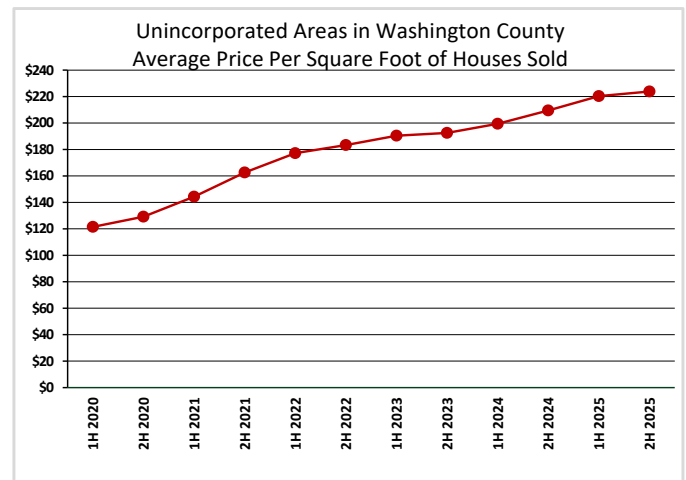
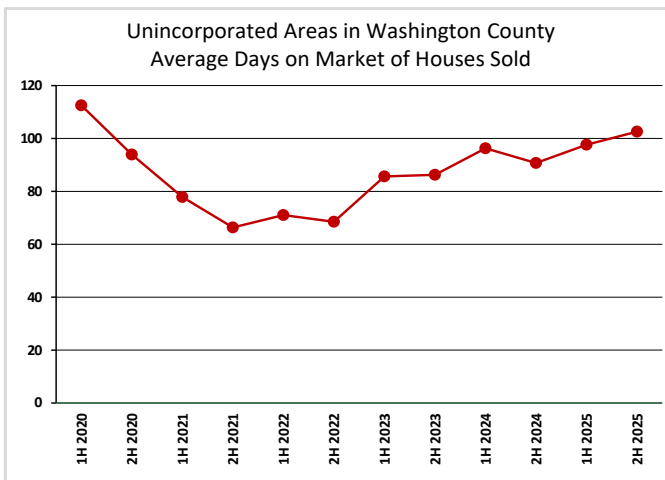
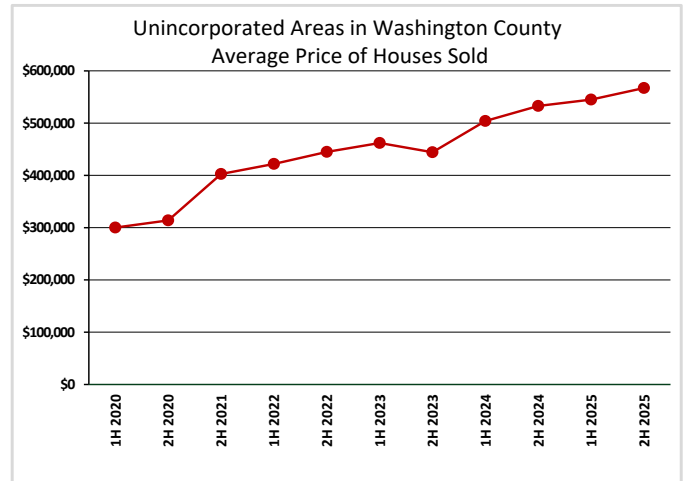
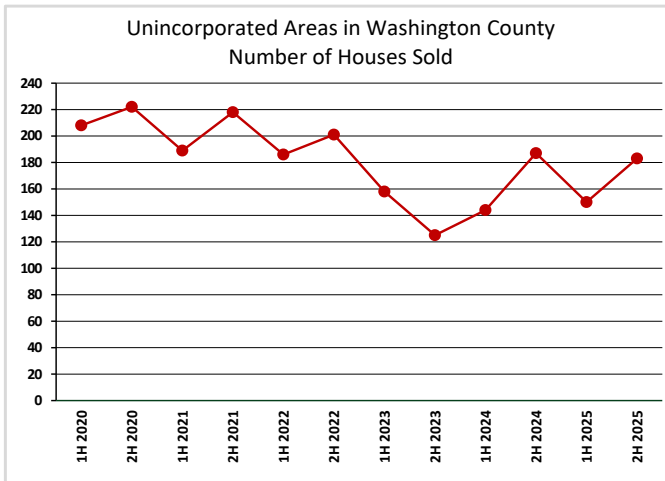
182 houses were sold in Unincorporated Areas in Washington County in the second half of 2025.

The average price of a house was \$567,988 at \$223.99 per square foot.

The median cost of a house was \$485,000.

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	1.1%	962	97	117.9%
\$100,001 - \$150,000	10	5.5%	1,434	108	86.2%
\$150,001 - \$200,000	9	4.9%	1,303	95	94.3%
\$200,001 - \$250,000	9	4.9%	1,633	74	97.6%
\$250,001 - \$300,000	13	7.1%	1,609	89	98.9%
\$300,001 - \$350,000	14	7.7%	1,490	81	96.7%
\$350,001 - \$400,000	16	8.8%	1,884	66	97.7%
\$400,001 - \$450,000	15	8.2%	2,143	87	97.6%
\$450,001 - \$500,000	11	6.0%	2,414	65	98.0%
\$500,001+	83	45.6%	3,336	127	97.1%
<b>Unincorporated WC Sold</b>	<b>182</b>	<b>100.0%</b>	<b>2,474</b>	<b>103</b>	<b>96.9%</b>

# Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	187	150	182	-2.7%	21.3%
Average Price of Houses Sold	\$532,731	\$544,950	\$567,988	6.6%	4.2%
Average Days on Market	91	98	103	13.1%	5.1%
Average Price per Square Foot	\$209.53	\$220.36	\$223.99	6.9%	1.6%
Percentage of County Sales	12.5%	10.0%	11.9%	-4.5%	18.8%
Number of New Houses Sold	16	19	18	12.5%	-5.3%
Average Price of New Houses Sold	\$600,874	\$751,043	\$730,288	21.5%	-2.8%
Average Days on Market of New Houses Sold	105	107	150	42.9%	40.0%
Number of Houses Listed	95	121	112	17.9%	-7.4%
Average List Price of Houses Listed	\$622,407	\$614,996	\$673,524	8.2%	9.5%

# Unincorporated Areas-Washington County

## Characteristics of Houses Sold

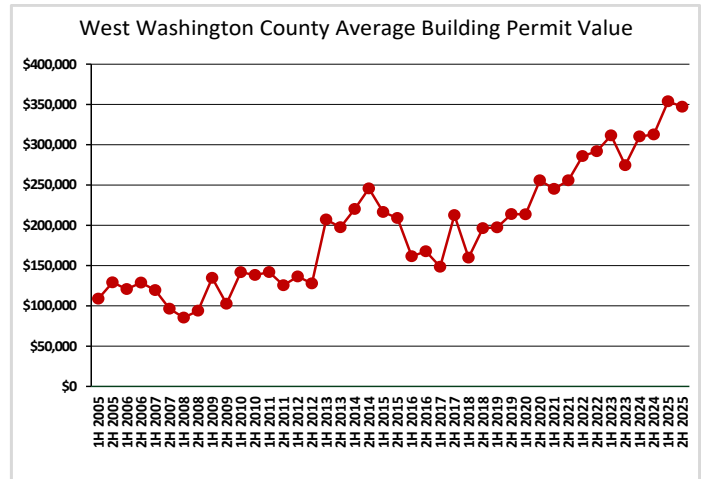
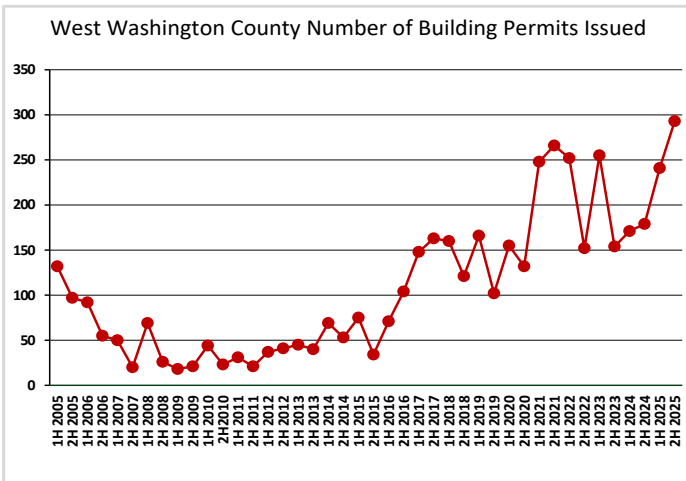
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amelia Acres	2	1.1%	2,529	312	\$615,875	\$243.48
Beav-O-Rama Park	2	1.1%	994	41	\$156,000	\$156.19
Bethel Elm	2	1.1%	2,739	235	\$674,900	\$246.43
Bethel Oaks	1	0.5%	1,917	89	\$375,000	\$195.62
Blackberry Ridge	4	2.2%	3,349	161	\$892,883	\$267.02
Blue Springs Village	3	1.6%	1,295	79	\$250,333	\$200.21
Bridgewater Estates	1	0.5%	5,400	38	\$1,650,000	\$305.56
Bridlewood	2	1.1%	4,389	43	\$1,207,950	\$272.44
Chapel View	1	0.5%	4,880	45	\$1,242,500	\$254.61
Country Living	1	0.5%	1,416	126	\$190,000	\$134.18
Deer Valley	1	0.5%	3,697	248	\$1,078,700	\$291.78
Double Tree Estates	2	1.1%	3,459	153	\$767,000	\$221.21
Eastern Hills Estates	2	1.1%	2,459	35	\$479,850	\$193.27
Eastern Park	1	0.5%	3,690	45	\$958,000	\$259.62
Fox Run	3	1.6%	3,352	110	\$997,000	\$300.76
Golden Acres	1	0.5%	1,466	38	\$185,000	\$126.19
Grand Valley Estates	4	2.2%	5,247	73	\$1,388,717	\$267.31
Grand Valley Stables At Guy Terry Farms	1	0.5%	3,698	66	\$799,900	\$216.31
Harmon Trails Estates	1	0.5%	4,274	210	\$787,000	\$184.14
Heather Heights	1	0.5%	3,107	36	\$855,000	\$275.19
Holiday Hills Cottages Hpr	1	0.5%	1,142	51	\$271,000	\$237.30
Horsebend Estates	1	0.5%	2,770	58	\$621,000	\$224.19
Huntington Place	1	0.5%	2,760	32	\$570,000	\$206.52
Hunts Lakeside Estates	1	0.5%	2,965	115	\$635,000	\$214.17
Illinois Estates	1	0.5%	1,200	17	\$242,500	\$202.08
J and J Estates	1	0.5%	2,185	60	\$434,000	\$198.63
Legacy Estates	1	0.5%	2,200	119	\$434,900	\$197.68
Little Elm	1	0.5%	2,689	265	\$689,900	\$256.56
Magnolia Acres	1	0.5%	2,941	35	\$750,000	\$255.02
Markley Add	1	0.5%	1,261	67	\$250,000	\$198.26
Orchard Estates	1	0.5%	1,564	146	\$310,000	\$198.21
Overton Park	1	0.5%	4,035	46	\$875,000	\$216.85
Pardues	1	0.5%	2,240	144	\$550,000	\$245.54
Ponderosa Lake	1	0.5%	2,302	1,146	\$850,000	\$369.24

# Unincorporated Areas-Washington County

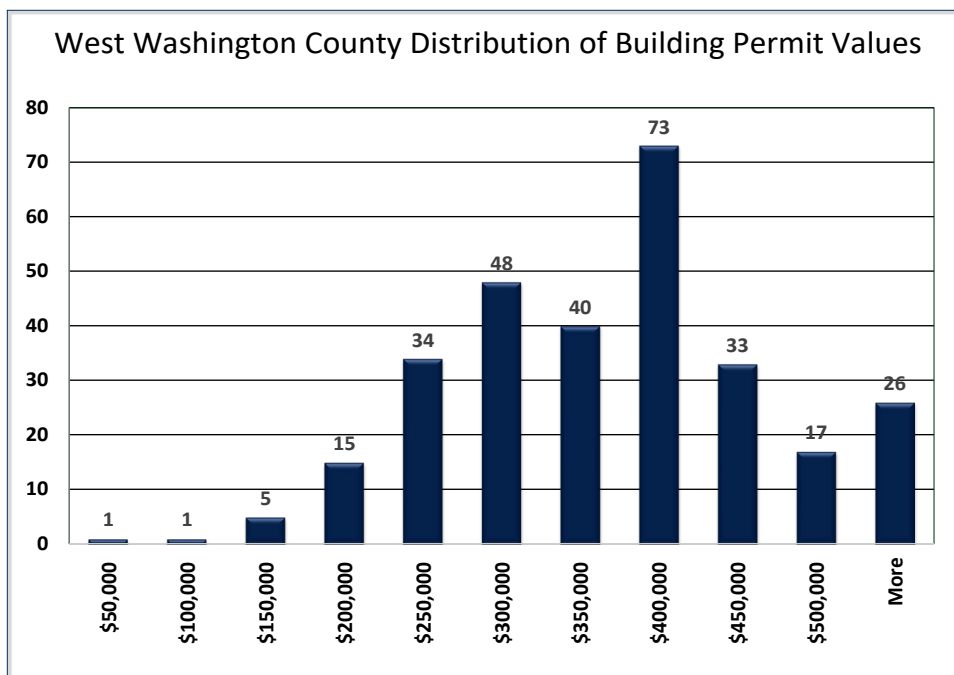
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Pullens War Eagle Bay	1	0.5%	4,494	69	\$1,100,000	\$244.77
Ridgemonte View	1	0.5%	3,535	70	\$915,000	\$258.84
Ridgeview Estates	1	0.5%	2,380	88	\$670,000	\$281.51
Riverside Estates	1	0.5%	1,789	41	\$382,500	\$213.81
Robinson Mountain Estates	2	1.1%	2,315	40	\$714,200	\$309.73
Rolling Hills Estates	1	0.5%	2,512	172	\$190,000	\$75.64
Rose	1	0.5%	2,020	101	\$525,000	\$259.90
Rose Prairie Estates	1	0.5%	3,200	89	\$825,000	\$257.81
Shady Cove	1	0.5%	1,128	234	\$419,000	\$371.45
Sonora	1	0.5%	2,523	55	\$648,600	\$257.07
Starwood	1	0.5%	3,598	111	\$675,000	\$187.60
Trammel Mountain Estates	1	0.5%	728	347	\$195,000	
Triple J	1	0.5%	1,643	50	\$390,000	
Twin Oaks	1	0.5%	2,218	32	\$545,000	
War Eagle Cove	2	1.1%	2,125	54	\$405,000	
Wedington Woods	5	2.7%	1,940	42	\$416,000	\$267.86
West Haven	2	1.1%	4,301	56	\$1,137,500	\$237.37
Westwood Hills	1	0.5%	5,470	852	\$800,000	\$245.72
Wheeler Heights	1	0.5%	1,235	13	\$205,000	\$189.84
Wooded Hollow Estates	1	0.5%	1,738	98	\$320,000	\$215.97
Other	105	57.7%	2,243	89	\$492,375	\$265.05
<b>Unincorporated Areas-WC</b>	<b>182</b>	<b>100.0%</b>	<b>2,474</b>	<b>103</b>	<b>\$567,988</b>	<b>\$223.99</b>

# West Washington County Building Permits



West Washington County	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	179	241	293	63.7%	21.6%
Average Value Residential Building Permits	\$312,660	\$353,838	\$347,122	11.0%	-1.9%



# West Washington County

## Active Subdivisions

There were 1,629 total lots in 19 active subdivisions in West Washington County in the second half of 2025 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 61.2 percent of the lots were occupied, 4.8 percent were complete but unoccupied, 5.8 percent were under construction, 3.3 percent were starts, while 24.9 percent were empty lots.

During the second half of 2025, 180 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 25.5 months of lot inventory at the end of the second half of 2025. This is down from 23.6 months of inventory at the end of the first half of 2025.

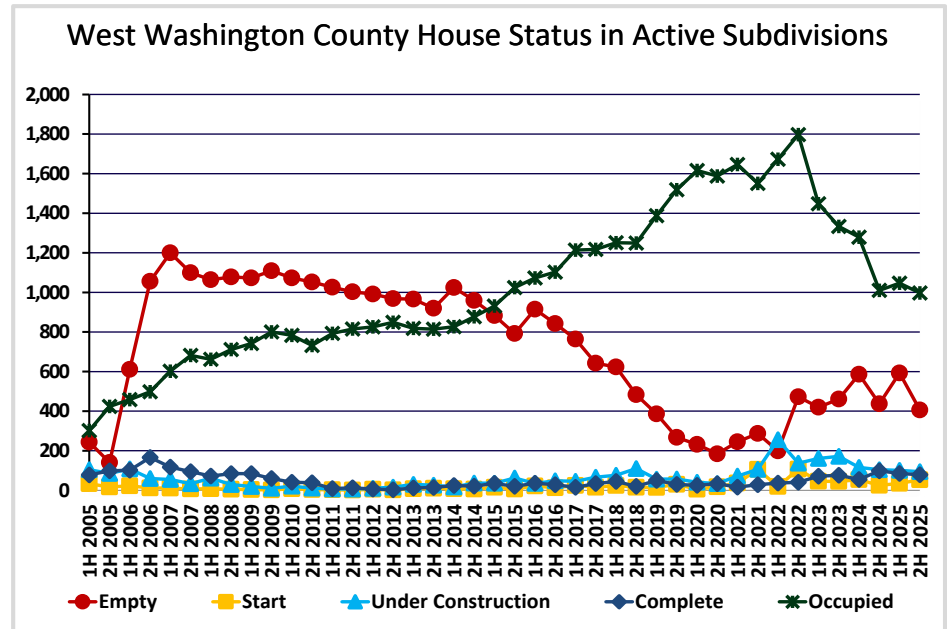
Overall, in 4 out of the 23 active subdivisions in West Washington County, no absorption occurred in the last year.

In the second half of 2025, the subdivision with the most under construction was Wagon Wheel West, with 18. Also, in Farmington, Goose Creek, Phase V and Summerfield, Phase I, both had 16 houses under construction.

No new construction or progress in existing construction has occurred in the last year in 4 of the 23 active subdivisions West Washington County.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 64.2 percent owner occupied in the second half of 2025 down from 68.2 percent in 2012.

In the pipeline, West Washington County has an additional 1,132 lots in 14 subdivisions in the preliminary or final plat status in the second half



of 2025.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Grove at Engles Mill Park, IV	2H 2023	60		60
Farmington	Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Lincoln	Apple Blossom	2H 2024	123		123
Lincoln	Cox Development	2H 2024	12		12
Lincoln	Heritage	2H 2024	93		93
Prairie Grove	Copper Hill, Phase 1	1H 2024	82		82
Prairie Grove	Copper Hill, Phase II	1H 2024	79		79
Prairie Grove	Copper Hill, Phase III-VIII	2H 2025		164	164
Prairie Grove	Gerlt	2H 2024	21		21
Prairie Grove	Heritage	1H 2025	67		67
Prairie Grove	Hudson Heights, Phase II-III	2H 2024	123		123
Prairie Grove	Selah Meadows, Phase II	2H 2024		103	103
West Fork	Cedar Creek	1H 2024		28	28
West Fork	Cottages at River Bend	1H 2024	27		27
			837	295	1,132

# West Washington County

## Active Subdivisions

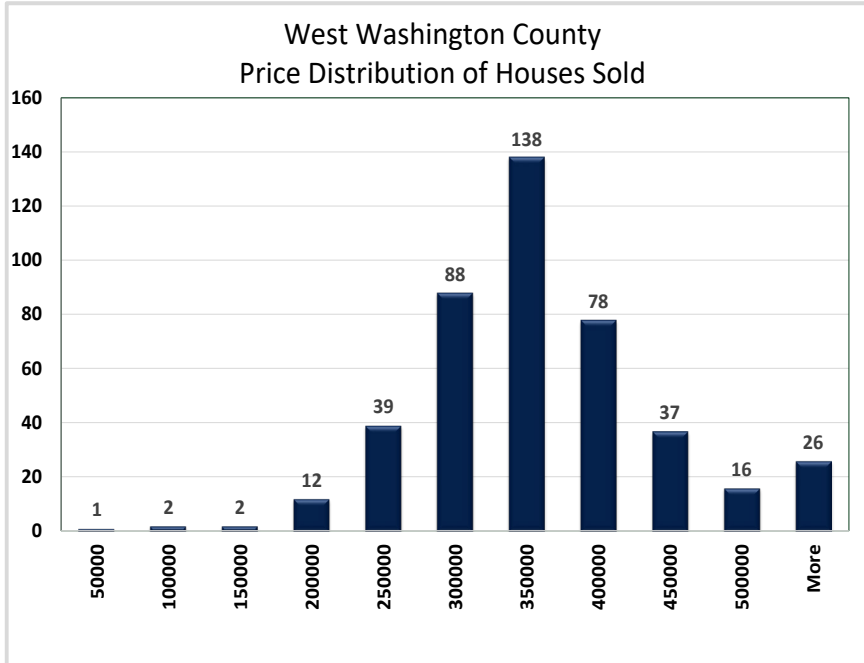
City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Farmington Hills Duplexes	0	0	0	0	114	114	8	0
Farmington	Goose Creek, Phase III	0	0	0	0	60	60	1	0
Farmington	Goose Creek, Phase IV	0	0	0	2	57	59	0	1
Farmington	Goose Creek, Phase V	54	9	16	17	6	102	6	192
Farmington	Hillcrest, Phase I	49	5	9	7	11	81	10	76
Farmington	Summerfield, Phase I	10	7	16	12	72	117	23	15
Farmington	Summerfield, Phase II	96	0	1	0	9	106	6	146
Farmington	Wagon Wheel West	73	6	18	12	11	120	11	119
Greenland	Lee Valley, Phase IV <sup>1</sup>	8	1	0	0	53	62	0	108
Lincoln	Country Meadows <sup>1,2</sup>	62	0	0	0	40	102	0	--
Prairie Grove	Hudson Heights, Phase I	3	8	6	3	66	86	6	8
Prairie Grove	Mountain View	12	5	1	14	146	178	41	8
Prairie Grove	Selah Meadows, Phase I	8	0	0	6	36	50	16	5
Prairie Grove	Snyder Grove, Phase V	0	4	9	0	33	46	14	9
Prairie Grove	Sundowner, Phase I Sec. I <sup>1,2</sup>	4	0	0	0	56	60	0	--
Prairie Grove	Sundowner, Phase I Sec. II <sup>1,2</sup>	5	0	0	0	137	142	0	--
Prairie Grove	Wagnon Springs, Phase I	0	0	0	0	58	58	11	0
Prairie Grove	Wagnon Springs, Phase II	19	7	12	4	16	58	16	32
West Fork	Rolling Plains	3	1	6	2	16	28	11	9
<b>WWCounty</b>		<b>406</b>	<b>53</b>	<b>94</b>	<b>79</b>	<b>997</b>	<b>1,629</b>	<b>180</b>	<b>25.5</b>

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

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# West Washington County Price Distribution of Houses Sold



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

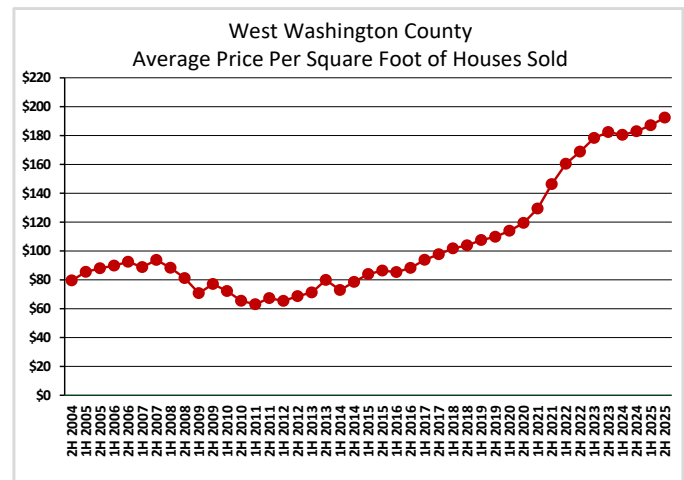
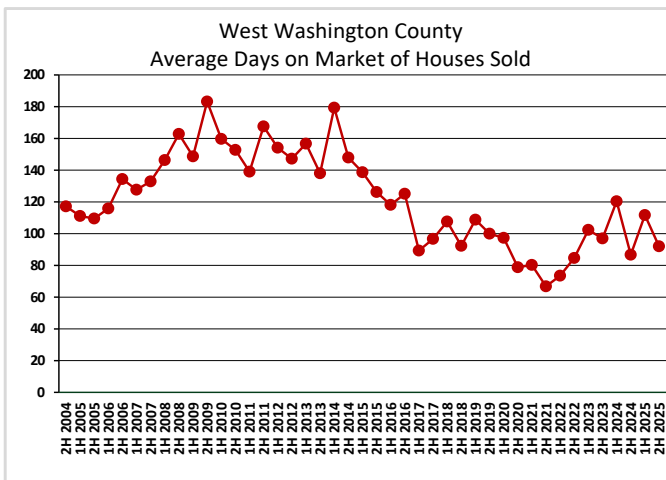
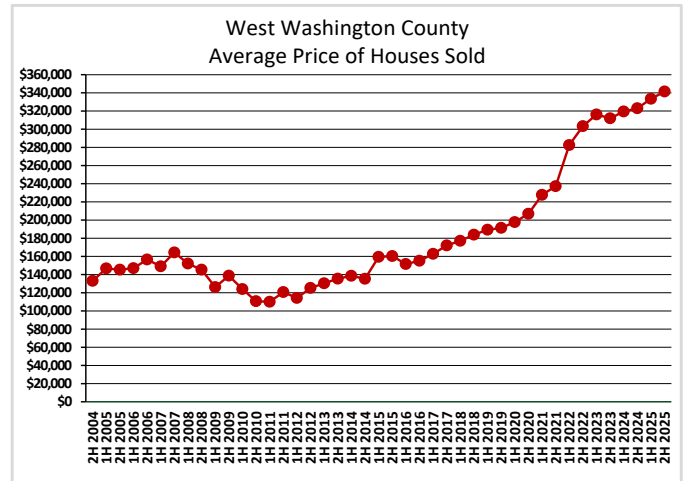
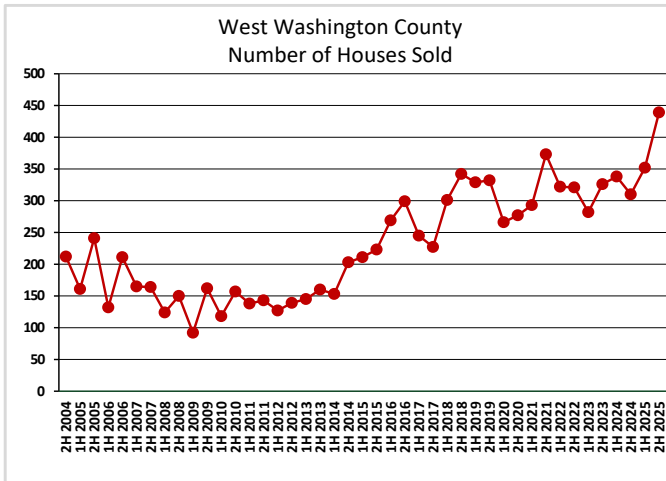
The average cost of a house was \$341,399.

The average price per square foot for a house was \$192.41.

The median cost of a house was \$325,500.

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	1	0.2%	930	62	66.8%
\$50,001 - \$100,000	2	0.5%	868	84	75.8%
\$100,001 - \$150,000	2	0.5%	1,245	64	91.7%
\$150,001 - \$200,000	12	2.7%	1,164	61	96.2%
\$200,001 - \$250,000	39	8.9%	1,312	76	97.7%
\$250,001 - \$300,000	88	20.0%	1,511	100	99.7%
\$300,001 - \$350,000	138	31.4%	1,730	93	99.1%
\$350,001 - \$400,000	78	17.8%	1,871	96	99.9%
\$400,001 - \$450,000	37	8.4%	2,121	78	99.5%
\$450,001 - \$500,000	16	3.6%	2,398	109	99.4%
\$500,001+	26	5.9%	2,840	95	99.1%
<b>WW County Sold</b>	<b>439</b>	<b>100.0%</b>	<b>1,774</b>	<b>92</b>	<b>99.0%</b>

# West Washington County Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	310	352	439	41.6%	24.7%
Average Price of Houses Sold	\$323,044	\$333,517	\$341,399	5.7%	2.4%
Average Days on Market	87	112	92	6.2%	-17.6%
Average Price per Square Foot	\$182.97	\$187.10	\$192.41	5.2%	2.8%
Percentage of County Sales	12.5%	14.4%	17.3%	37.8%	19.9%
Number of New Houses Sold	128	162	231	80.5%	42.6%
Average Price of New Houses Sold	\$340,769	\$342,645	\$347,818	2.1%	1.5%
Average Days on Market of New Houses Sold	110	142	107	-3.5%	-25.2%
Number of Houses Listed	173	190	182	7.2%	-8.4%
Average List Price of Houses Listed	\$345,535	\$374,955	\$359,799	4.1%	-4.0%

# 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 Add	1	0.2%	840	138	\$89,500	\$106.55
Applegate	2	0.5%	1,302	78	\$212,500	\$163.38
Belle Meade	3	0.7%	1,502	71	\$272,538	\$184.04
Bermuda Estates	3	0.7%	2,735	112	\$513,333	\$186.31
Bermuda Valley View	1	0.2%	2,217	39	\$425,350	\$191.86
Briarwood Estates	1	0.2%	2,648	107	\$635,000	\$239.80
Brights Add	1	0.2%	1,431	116	\$249,900	\$174.63
Cantrell	1	0.2%	1,620	81	\$230,000	\$141.98
Cedar Crest	6	1.4%	1,754	89	\$356,750	\$203.40
Clifton	1	0.2%	1,332	57	\$180,000	\$135.14
County	2	0.5%	1,831	173	\$333,500	\$182.14
Crider Add	1	0.2%	1,064	64	\$200,000	\$187.97
Cummings	1	0.2%	2,326	37	\$417,000	\$179.28
Double Springs Estates	1	0.2%	1,996	46	\$515,000	\$258.02
East Creek Place	1	0.2%	1,781	80	\$299,000	\$167.88
Farmington Heights	9	2.1%	1,650	53	\$333,222	\$202.98
Farmington Original	1	0.2%	2,178	128	\$350,000	\$160.70
Goose Creek Village	56	12.8%	1,816	72	\$381,632	\$210.71
Grand Oaks	2	0.5%	1,975	70	\$321,250	\$163.08
Grandview Estates	3	0.7%	2,747	85	\$522,667	\$185.96
Graystone	4	0.9%	1,693	74	\$302,116	\$178.36
Grove At Engles Mill, The	10	2.3%	1,878	65	\$390,740	\$208.14
Hidden Creek	1	0.2%	1,693	35	\$285,900	\$168.87
Highlands Green	1	0.2%	1,585	27	\$250,000	\$157.73
Highlands Square	4	0.9%	1,870	73	\$328,125	\$177.84
Hillcrest	14	3.2%	2,532	160	\$498,347	\$197.30
Homestead	3	0.7%	1,759	44	\$280,167	\$159.74
Hudson Heights	14	3.2%	2,058	143	\$333,787	\$162.60
Leeann Estates	1	0.2%	2,577	49	\$560,000	\$217.31
Lincoln Original	1	0.2%	930	62	\$40,000	\$43.01
Meadow Lark	8	1.8%	1,255	56	\$255,988	\$206.10
Meadowsweet	1	0.2%	2,214	147	\$369,000	\$166.67
Mountain View Estates	17	3.9%	1,683	80	\$328,110	\$195.65
North Club House Estates	1	0.2%	2,010	34	\$365,000	\$181.59
Oak Hills Estates	1	0.2%	2,888	39	\$556,000	\$192.52
Owl Creek	1	0.2%	3,068	34	\$831,000	\$270.86
Prairie Grove Original	3	0.7%	1,680	82	\$298,333	\$174.26
Prairie Meadows	11	2.5%	1,860	92	\$337,273	\$180.56

# West Washington County

## Characteristics of Houses Sold

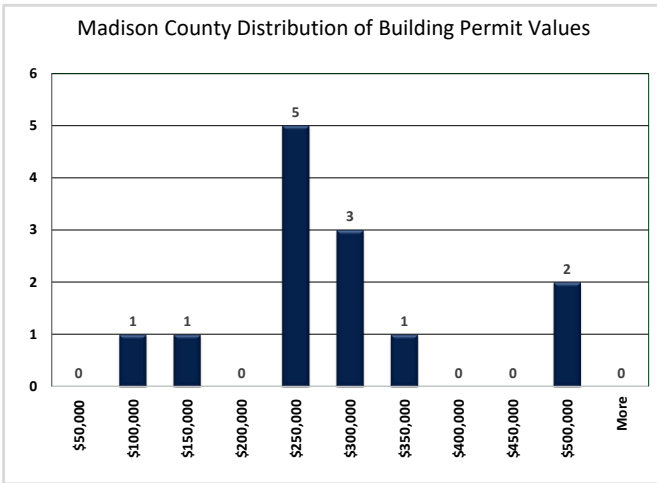
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Prairie Oaks	2	0.5%	1,395	52	\$260,000	\$187.10
Prairie View	3	0.7%	1,376	84	\$266,667	\$194.28
RedBird	2	0.5%	2,042	91	\$366,000	\$179.39
Riviera Estates	1	0.2%	2,193	89	\$394,000	\$179.66
Rogers	2	0.5%	1,680	54	\$327,750	\$196.35
Rolling Plains	9	2.1%	1,494	162	\$294,844	\$197.63
Royal Oaks	1	0.2%	1,406	36	\$200,000	\$142.25
Saddle Brook	8	1.8%	1,696	52	\$353,071	\$208.13
Selah Meadows	42	9.6%	1,687	93	\$303,962	\$181.65
Shady Lane	3	0.7%	1,544	59	\$263,867	\$170.58
Silverthorne	1	0.2%	3,775	62	\$770,000	\$203.97
Simpsons	1	0.2%	999	53	\$182,000	\$182.18
Snyder Grove	12	2.7%	2,050	93	\$395,623	\$193.27
South Club House Estates	1	0.2%	1,680	65	\$345,000	\$205.36
South Haven	1	0.2%	1,429	46	\$295,000	\$206.44
Southwinds	2	0.5%	2,096	74	\$379,000	\$180.34
Stapletons	1	0.2%	912	91	\$186,000	\$203.95
Summerfield	15	3.4%	2,001	115	\$410,888	\$205.12
Sundowner	12	2.7%	1,470	70	\$287,295	\$197.59
Twin Falls	4	0.9%	2,879	92	\$728,750	\$251.50
Urban Homes	3	0.7%	1,516	67	\$239,167	\$165.56
Valley View	4	0.9%	1,886	86	\$276,250	\$147.80
Wagon Springs	29	6.6%	1,538	136	\$281,432	\$187.90
Wagon Wheel Crossing	38	8.7%	1,643	95	\$333,706	\$203.91
Wakefield Park	1	0.2%	2,200	204	\$415,000	\$188.64
West Fork Acres	3	0.7%	1,239	52	\$218,667	\$178.11
Willow Creek Add	1	0.2%	1,946	113	\$329,000	\$169.06
Windgate	1	0.2%	2,702	216	\$560,000	\$207.25
Youree's	3	0.7%	1,160	66	\$223,633	\$197.41
Other	40	9.1%	1,672	92	\$306,583	\$183.98
<b>WWC</b>	<b>439</b>	<b>100.0%</b>	<b>1,774</b>	<b>92</b>	<b>\$341,399</b>	<b>\$192.41</b>

# 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	2H 2025	1H 2025	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Huntsville	0	1	1	0	5	3	1	0	0	2	0	13	15	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%
<b>Madison County</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>13</b>	<b>15</b>	<b>100.0%</b>	<b>0.5%</b>

Madison County	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	12	15	13	8.3%	-13.3%
Average Value of Residential Building Permits	\$244,158	\$245,833	\$276,330	13.2%	12.4%

# Madison County Active Subdivisions

There were 316 total lots in the 5 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 2025. 82.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 4.4 percent were under construction, 1.3 percent were starts, while 12.3 percent were empty lots.

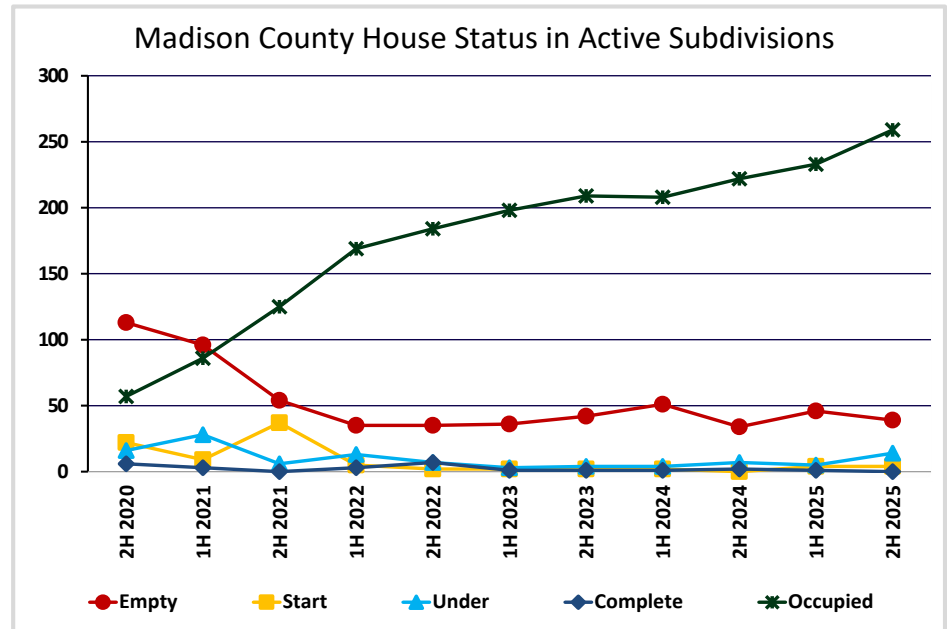
During the second half of 2025, 26 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 13.2 months of lot inventory at the end of the first half of 2025. This is down from 16.8 months of inventory at the end of the first half of 2025.

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

In the second half of 2025, Highland Park, Phase IV had the most houses becoming occupied with 16. An additional 6 lots were absorbed in Highland Park, Phase V.

New construction or progress has occurred in the last year in all of the 5 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.

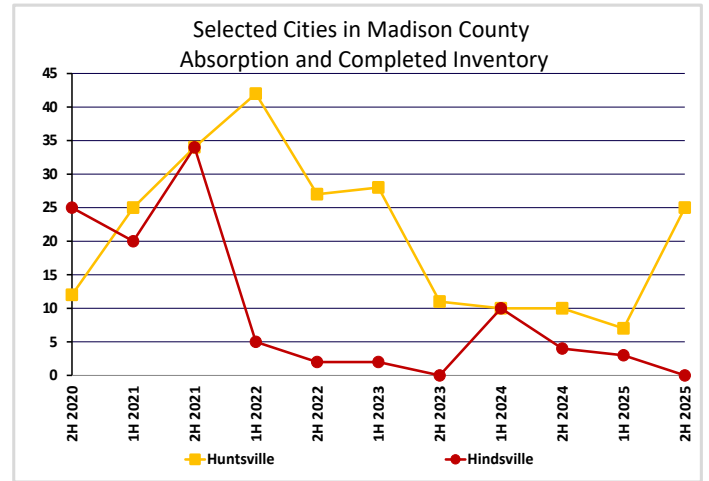
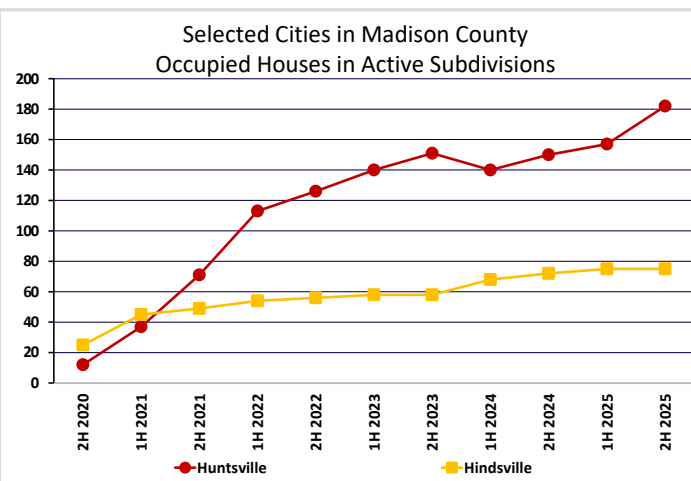
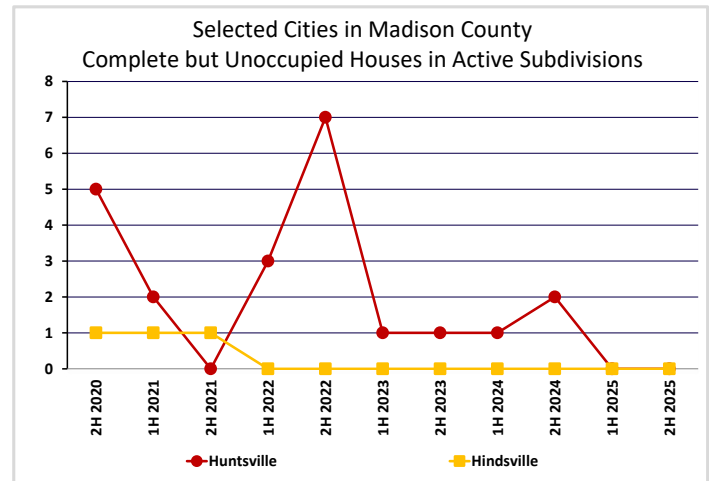
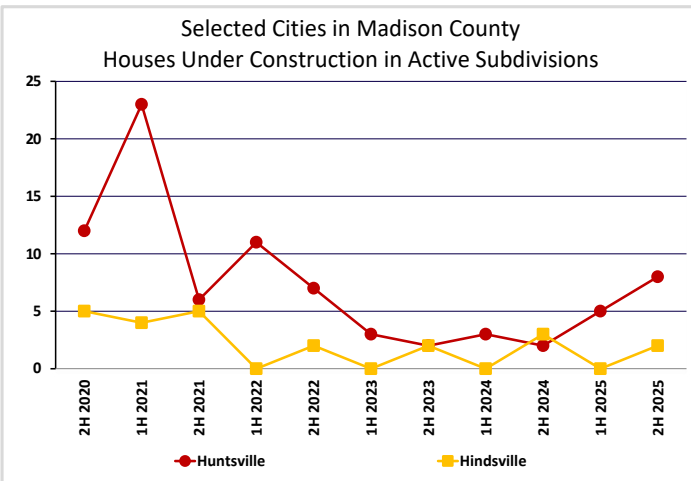
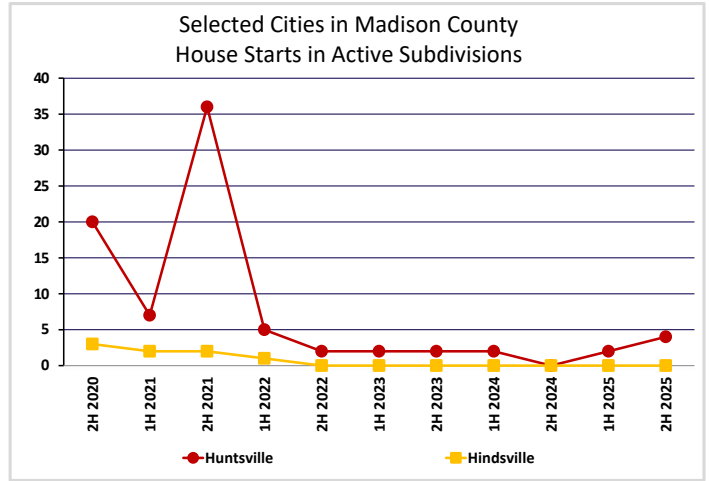
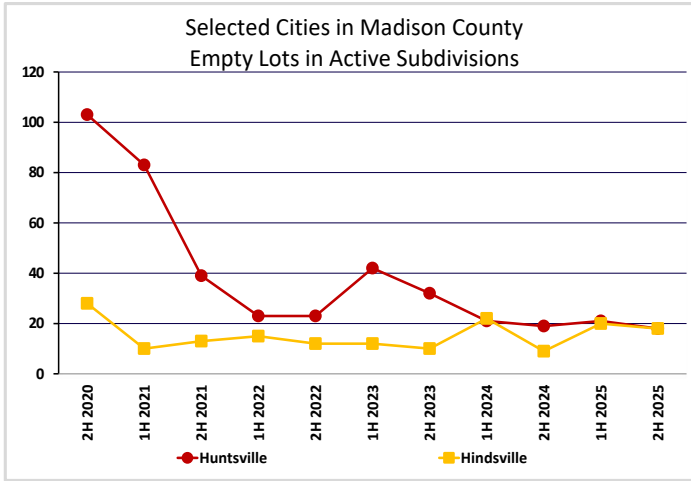


# Madison County Owner Occupied Trend

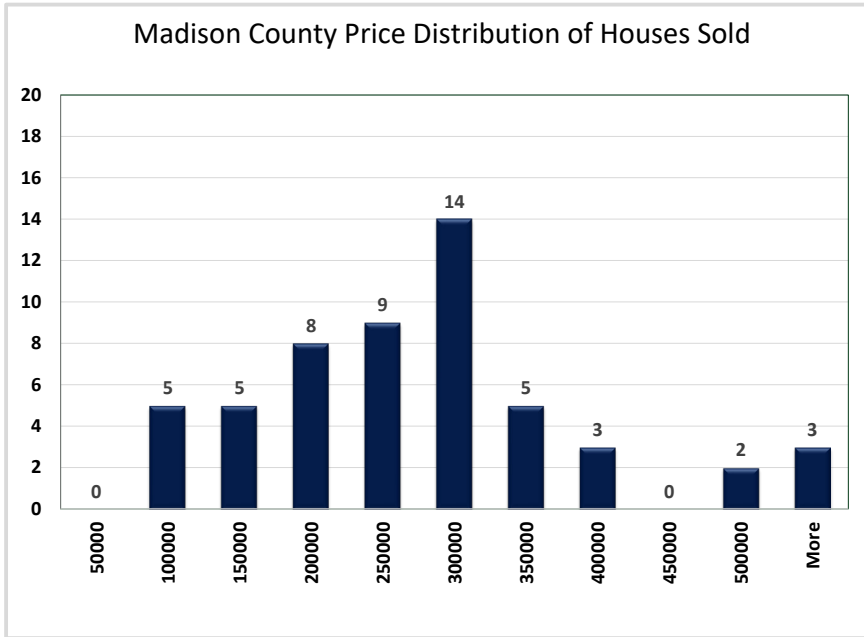
Madison County Owner Occupied by City	2020	2021	2022	2023	2024	2025
Hindsville	36.8%	37.7%	53.6%	50.00%	45.31%	53.73%
Huntsville	35.0%	34.8%	52.7%	51.75%	50.57%	53.14%
Rural-MC	37.3%	36.8%	84.1%	83.07%	82.18%	82.44%
<b>Madison County</b>	<b>37.1%</b>	<b>36.6%</b>	<b>78.9%</b>	<b>77.72%</b>	<b>76.61%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

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



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

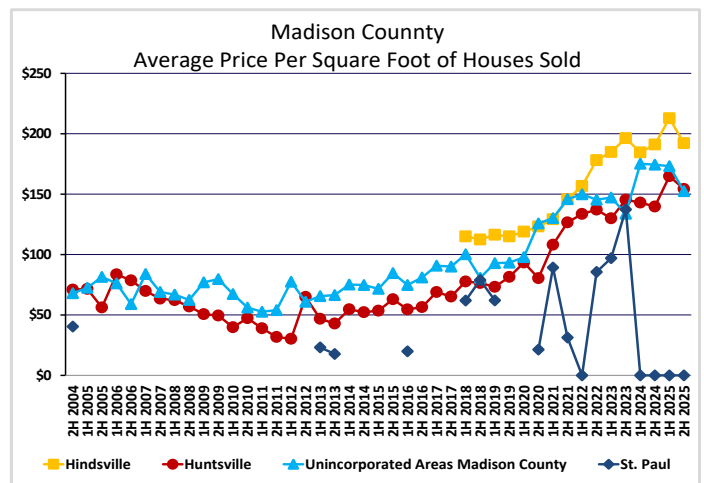
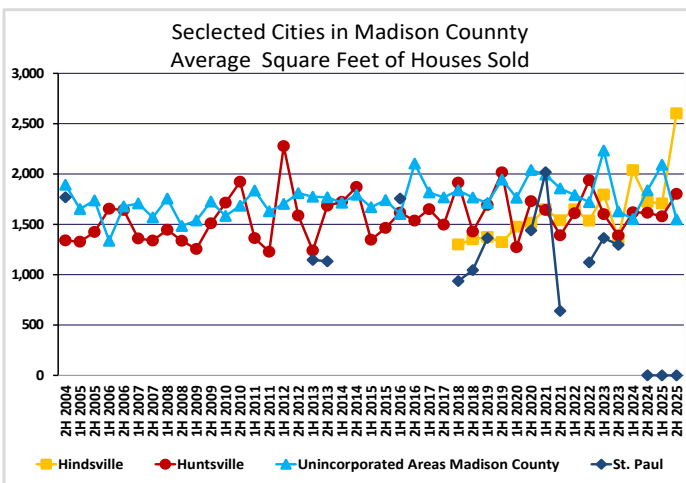
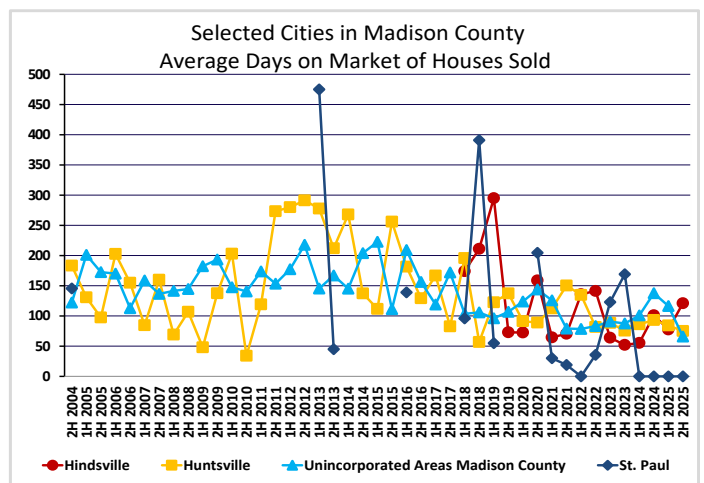
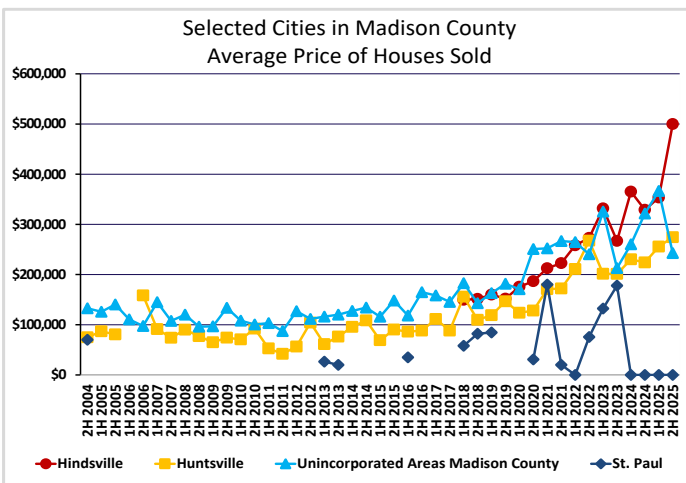
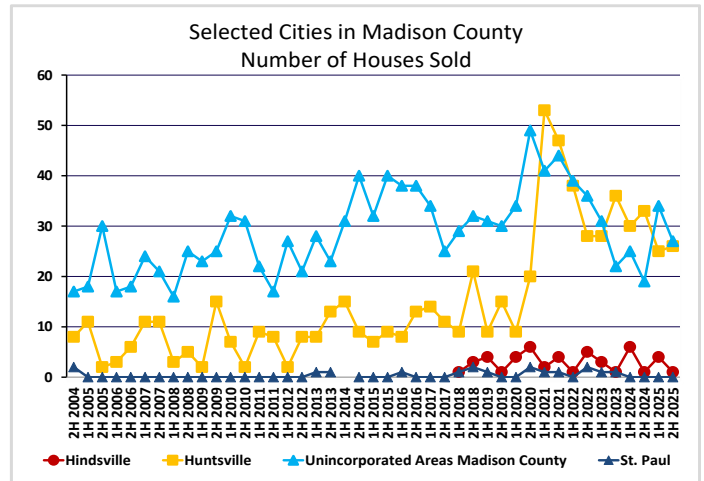
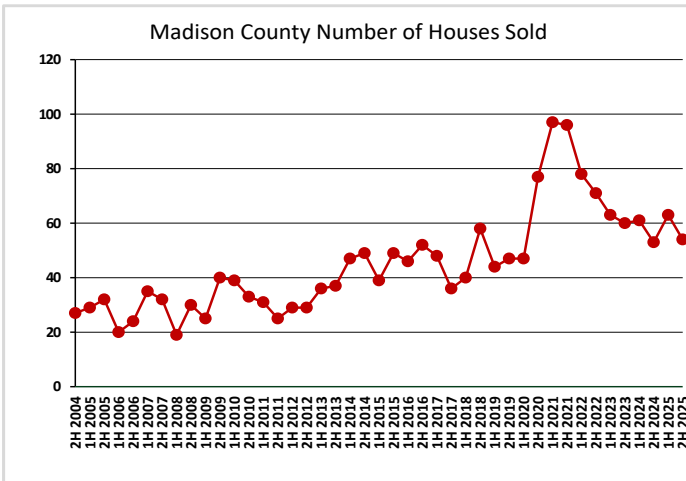
The average price of a house was \$262,711 at \$154.05 per square foot.

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	\$264,835	\$153.52	68	52	96.30%
Jasper	\$207,500	\$167.74	150	2	3.70%
Madison County	\$262,711	\$154.04	71	54	100.0%

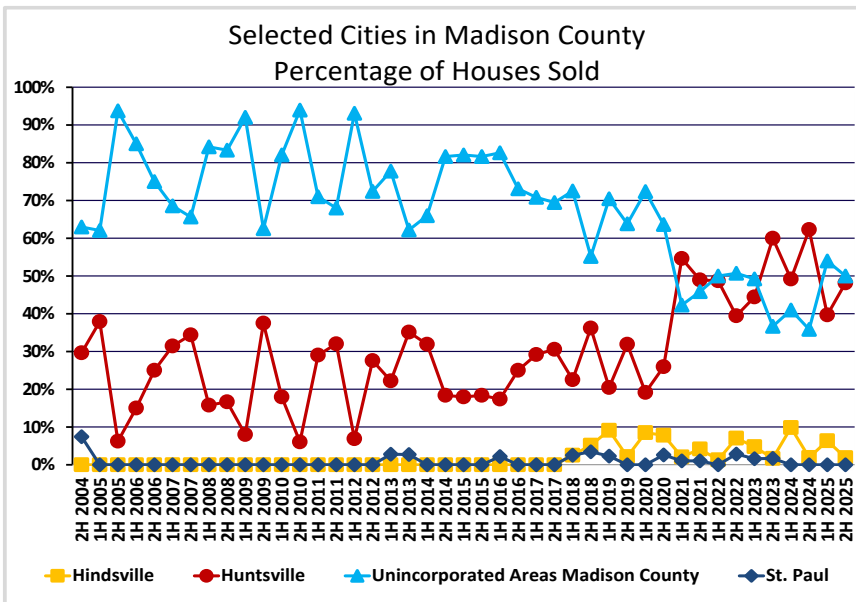
Sold Characteristics in Madison County	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	53	63	54	1.9%	-14.3%
Average Price of Houses Sold	\$261,008	\$321,676	\$262,711	0.7%	-18.3%
Average Days on Market	109	101	71	-34.8%	-29.6%
Average Price per Square Foot	\$153.12	\$172.34	\$154.04	0.6%	-10.6%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	11	13	10	-9.1%	-23.1%
Average Price of New Houses Sold	\$270,727	\$308,077	\$265,830	-1.8%	-13.7%
Average Days on Market of New Houses Sold	38	81	53	39.4%	-34.5%
Number of Houses Listed	36	37	43	19.4%	16.2%
Average List Price of Houses Listed	\$391,869	\$415,353	\$433,135	10.5%	4.3%

# Madison County Sold Houses



# Madison County

## Sold Houses by City and Characteristics



Of the 54 house sold in Madison County, the largest percentage of houses were sold in Huntsville. 26 of the 54 houses were sold in Huntsville.

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.

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	\$500,000	\$192.16	121	1	1.9%
Huntsville	\$274,354	\$154.26	75	26	48.1%
No City MC	\$242,711	\$152.42	66	27	50.0%
ST Paul	--	--	--	0	0.0%
<b>Madison County</b>	<b>\$262,711</b>	<b>\$154.04</b>	<b>71</b>	<b>54</b>	<b>100.0%</b>

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	5	9.3%	1,224	52	97.6%
\$100,001 - 150,000	5	9.3%	1,381	40	98.2%
\$150,001 - \$200,000	8	14.8%	1,228	84	96.8%
\$200,001 - \$250,000	9	16.7%	1,426	105	94.5%
\$250,001 - \$300,000	14	25.9%	1,672	63	98.7%
\$300,001 - \$350,000	5	9.3%	1,884	60	97.7%
\$350,001 - \$400,000	3	5.6%	1,852	60	97.5%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	2	3.7%	2,679	112	96.2%
\$500,001+	3	5.6%	3,953	61	95.8%
<b>MC Sold</b>	<b>54</b>	<b>100.0%</b>	<b>1,690</b>	<b>71</b>	<b>97.2%</b>

# Hindsville

## Active Subdivisions

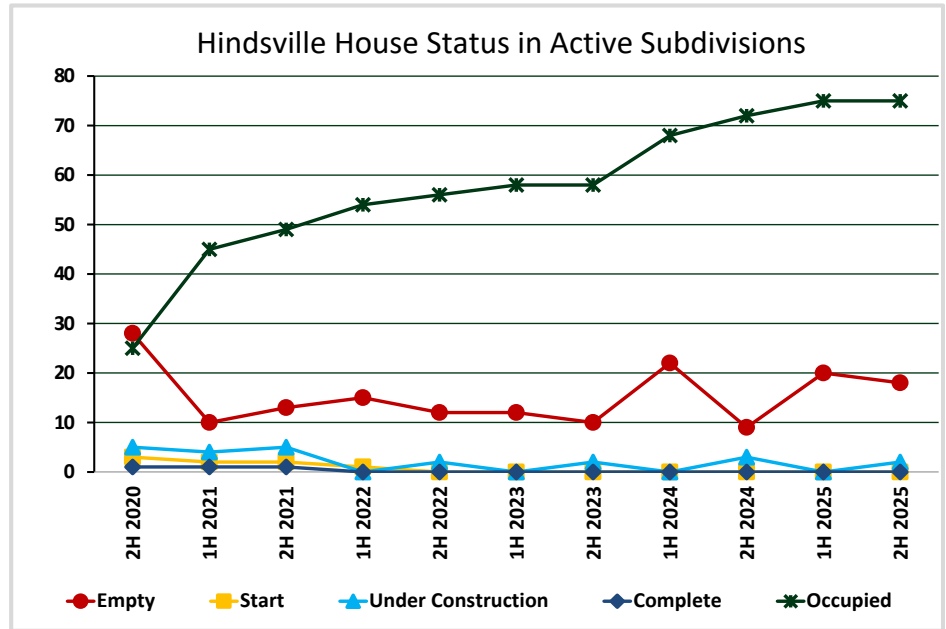
There were 95 total lots in 1 active subdivisions in Hindsville in the second half of 2025. 78.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.1 were under construction, 0.0 percent were starts, and 18.9 percent were empty lots.

The subdivisions with the most houses under construction in Hindsville during the second half of 2025 was New Hindsville with 2.

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

No new houses in Hindsville became occupied in the second half of 2025. The annual absorption rate implies that there are 80.0 months of remaining inventory in active subdivisions, up from 34.3 percent in the first half of 2025.

In the 1 active subdivisions in Hindsville, no absorption occurred in the second half of 2025.



The percentage of houses occupied by owners decreased in Hindsville from 37.7 percent in 2012 to 53.7 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

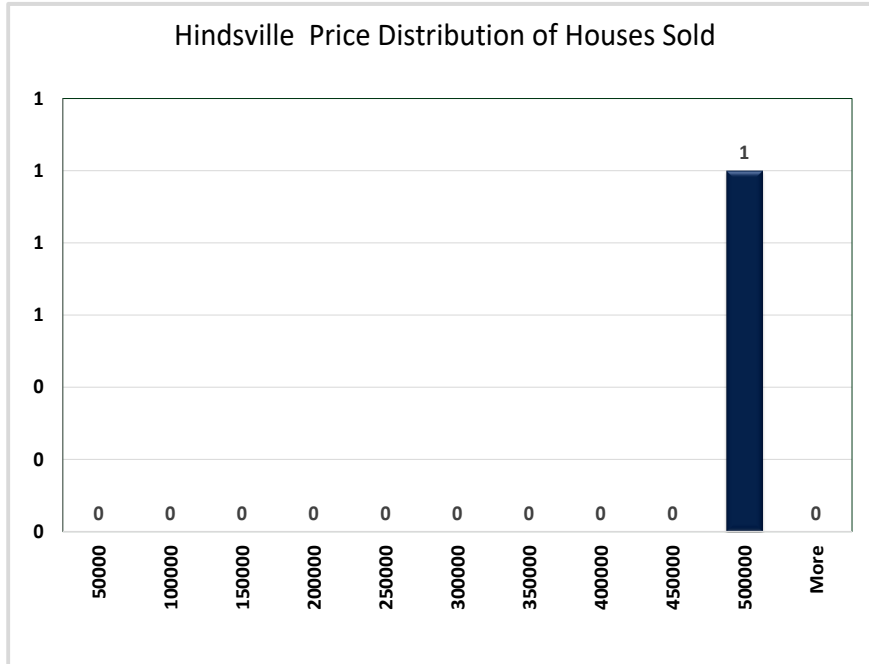
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	18	0	2	0	75	95	0	80.0
Hindsville	18	0	2	0	75	95	0	80.0

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> 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 sold in Hindsville in the second half of 2025.

The average price of a house was \$500,000 at \$192.16 per square foot.

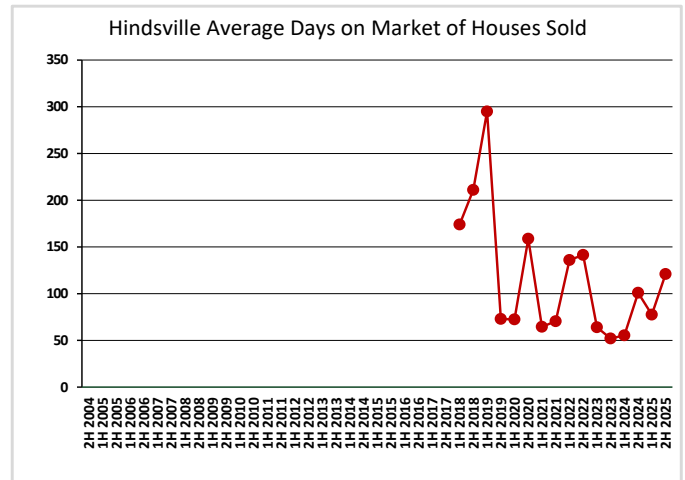
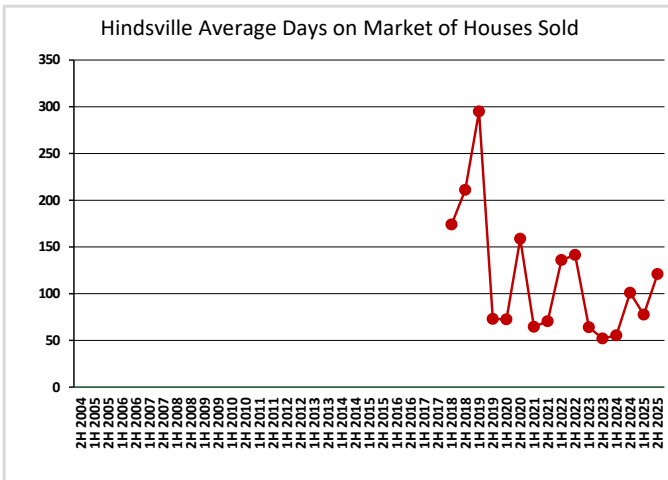
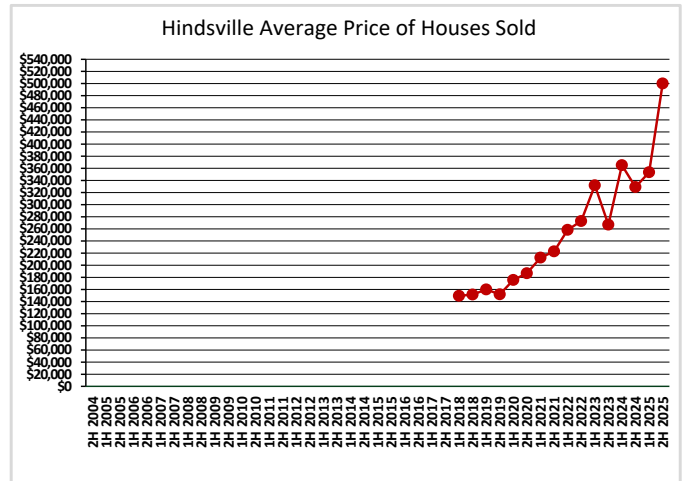
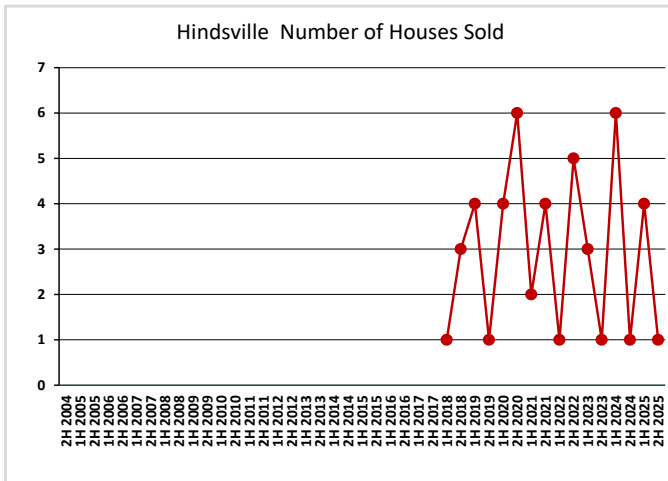
The median cost of a house was \$500,000.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Valley View	1	100.0%	2,602	121	\$500,000	\$192.16
Hindsville Sold Houses	1	100.0%	2,602	121	\$500,000	\$192.16

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	0	0.0%	--	--	--
\$450,001 - \$500,000	1	100.0%	2,602	121	97.1%
\$500,001+	0	0.0%	--	--	--
<b>Hindsville Sold</b>	<b>1</b>	<b>100.0%</b>	<b>2,602</b>	<b>121</b>	<b>97.1%</b>

# Hindsville

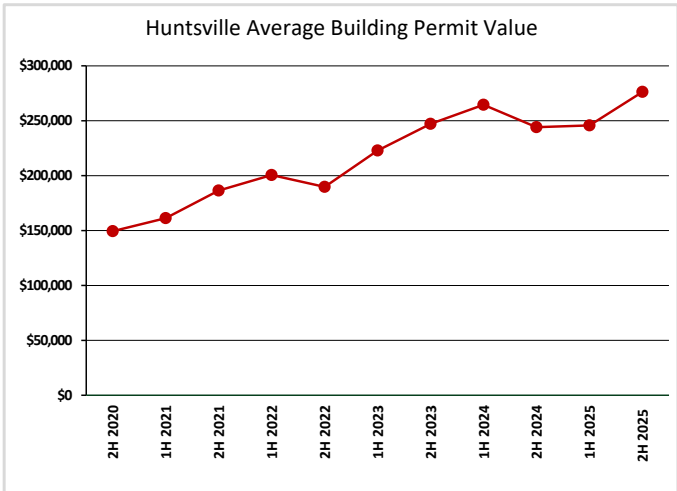
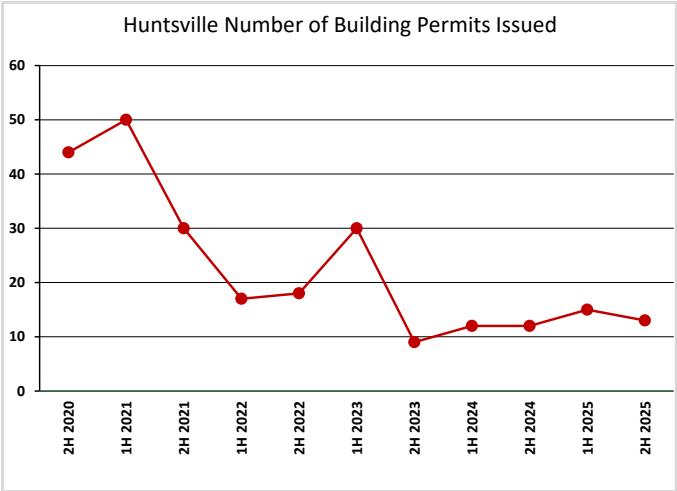
## Characteristics of Houses Sold



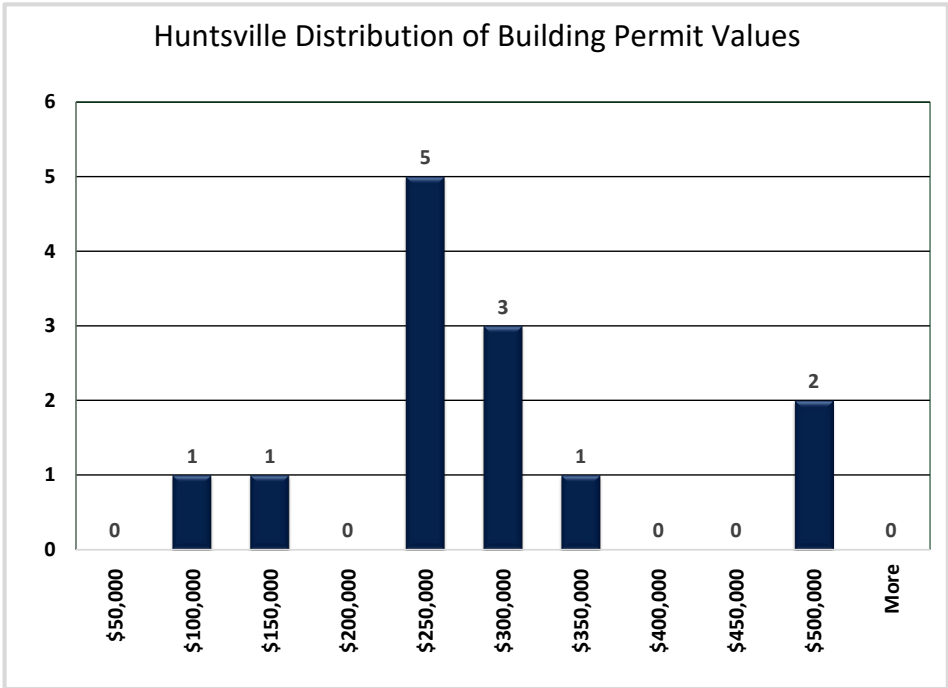
Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	1	4	1	0.0%	-75.0%
Average Price of Houses Sold	\$329,000	\$353,500	\$500,000	52.0%	41.4%
Average Days on Market	101	78	121	19.8%	56.1%
Average Price per Square Foot	\$191.06	\$212.76	\$192.16	0.6%	-9.7%
Percentage of County Sales	1.9%	6.3%	1.9%	-1.9%	-70.8%
Number of New Houses Sold	1	0	0	-100.0%	--
Average Price of New Houses Sold	\$329,000	--	--	--	--
Average Days on Market of New Houses Sold	101	--	--	--	--
Number of Houses Listed	1	1	1	0.0%	0.0%
Average List Price of Houses Listed	\$309,000	\$499,000	\$520,500	68.4%	4.3%

# Huntsville

## Building Permits in Selected Cities



Huntsville Building Permits	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Residential Building Permits	12	12	15	25.0%	25.0%
Average Value of Residential Building Permits	\$264,583	\$244,158	\$245,833	-1.2%	-7.7%



# Huntsville Active Subdivisions

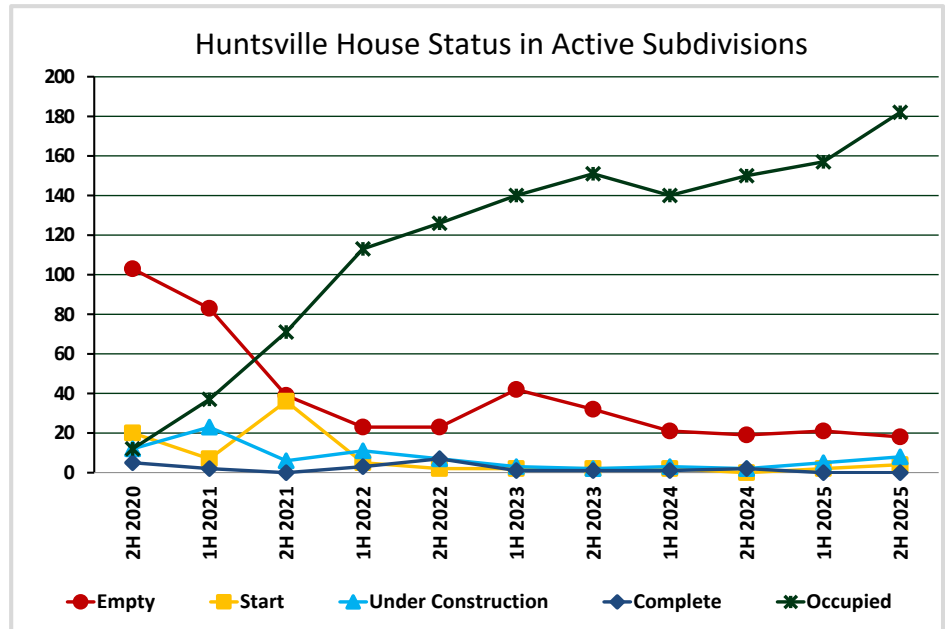
There were 212 total lots in 3 active subdivisions in Huntsville in the second half of 2025. 85.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.8 were under construction, 1.9 percent were starts, and 8.5 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the second half of 2025 were Highland Park, Phase V with 3. Highland Park, Phase IV followed with 3.

Highland Park, Phase IV had the most houses becoming occupied in Huntsville with 16 houses. An additional 6 houses in Highland Park, Phase V became occupied in the second half of 2025.

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

25 new houses in Huntsville became occupied in the second half of 2025. The annual absorption rate implies



that there are 11.3 months of remaining inventory in active subdivisions, up from 19.8 percent in the first half of 2025.

In all of the 5 active subdivisions in Huntsville, absorption occurred in the second half of 2025.

The percentage of houses occupied by owners decreased in Huntsville from 34.8 percent in 2012 to 53.1 percent in the second half of 2025.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

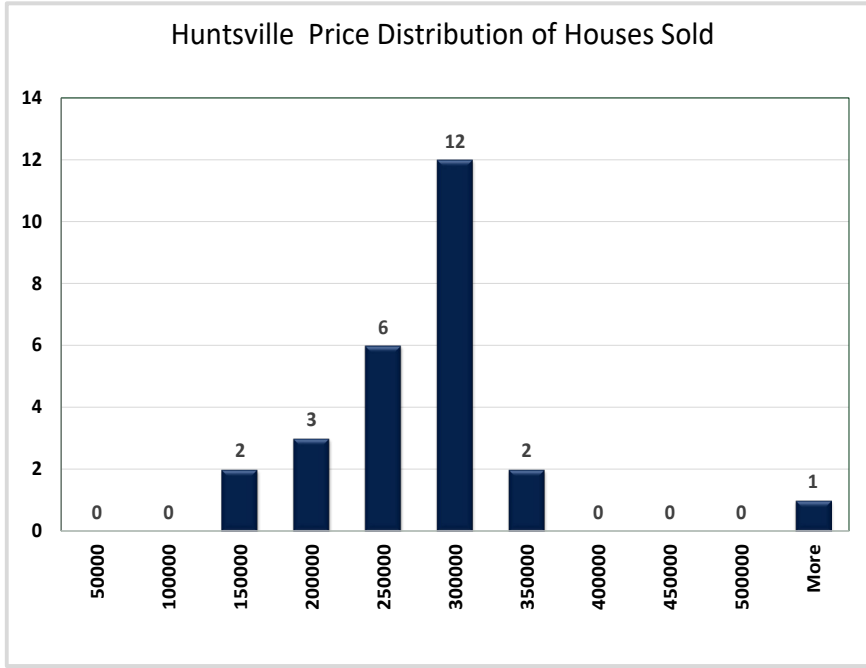
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	11	0	0	0	128	139	3	44
Highland Park, Phase IV	4	2	4	0	41	51	16	5
Highland Park, Phase V	3	2	4	0	13	22	6	15
<b>Huntsville Active Subdivisions</b>								

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Huntsville

## Price Distribution of Houses Sold



26 houses were sold in Huntsville in the second half of 2025.

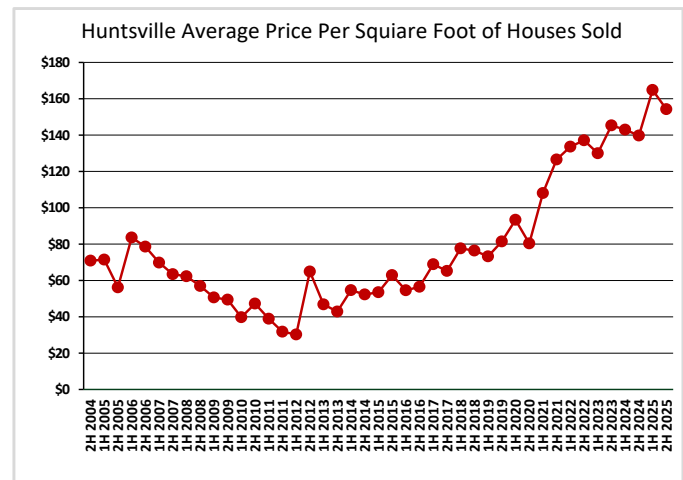
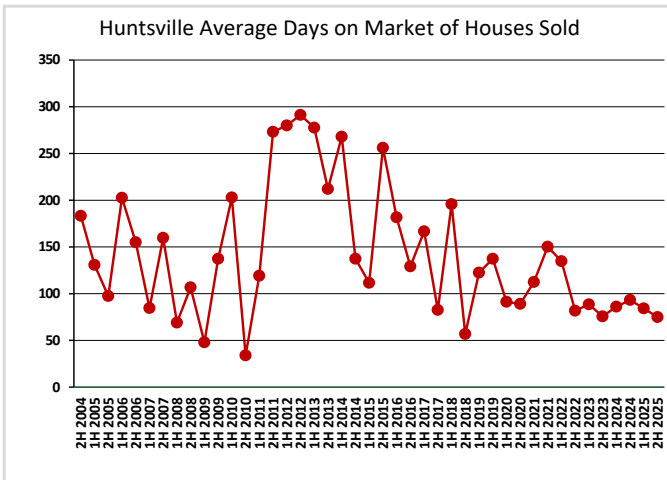
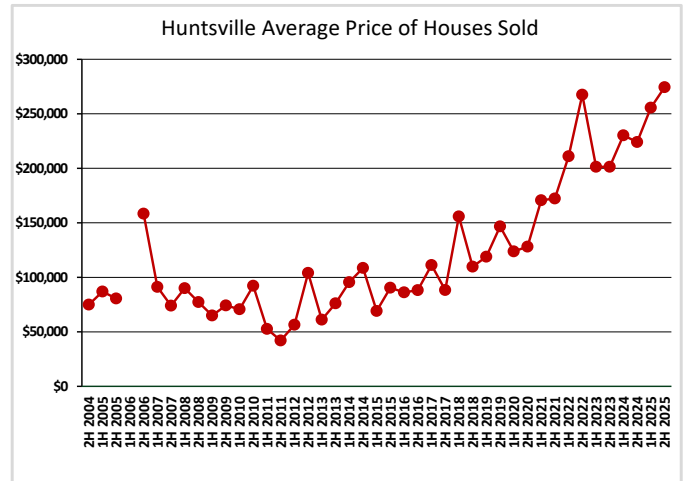
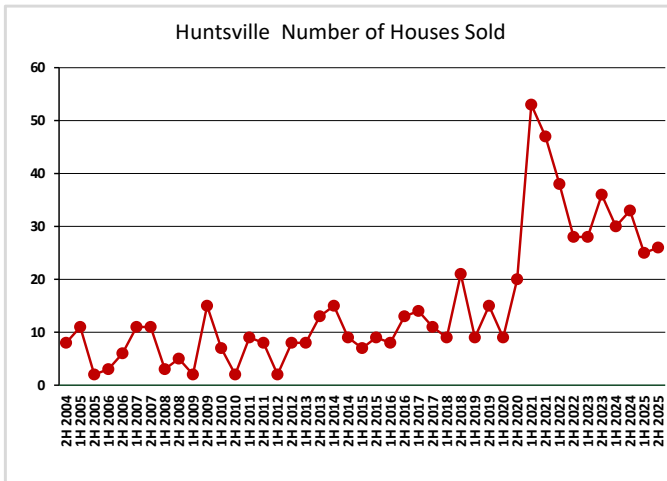
The average price of a house was \$274,354 at \$154.26 per square foot.

The median cost of a house was \$260,500.

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	2	7.7%	1,590	38	100.0%
\$150,001 - \$200,000	3	11.5%	1,239	134	98.1%
\$200,001 - \$250,000	6	23.1%	1,472	76	97.0%
\$250,001 - \$300,000	12	46.2%	1,702	66	98.5%
\$300,001 - \$350,000	2	7.7%	2,093	73	98.5%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	3.8%	--	--	--
<b>Huntsville Sold</b>	<b>26</b>	<b>100.0%</b>	<b>1,802</b>	<b>75</b>	<b>98.1%</b>

# Huntsville

## Characteristics of Houses Sold



Sold Characteristics	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	33	25	26	-21.2%	4.0%
Average Price of Houses Sold	\$224,032	\$255,600	\$274,354	22.5%	7.3%
Average Days on Market	93	84	75	-19.6%	-11.0%
Average Price per Square Foot	\$139.72	\$164.79	\$154.26	10.4%	-6.4%
Percentage of County Sales	62.3%	39.7%	48.1%	-22.7%	21.3%
Number of New Houses Sold	10	12	9	-10.0%	-25.0%
Average Price of New Houses Sold	\$264,900	\$277,500	\$265,478	0.2%	-4.3%
Average Days on Market of New Houses Sold	32	77	52	63.2%	-32.6%
Number of Houses Listed	16	9	12	-25.0%	33.3%
Average List Price of Houses Listed	\$348,900	\$486,361	\$294,908	-15.5%	-39.4%

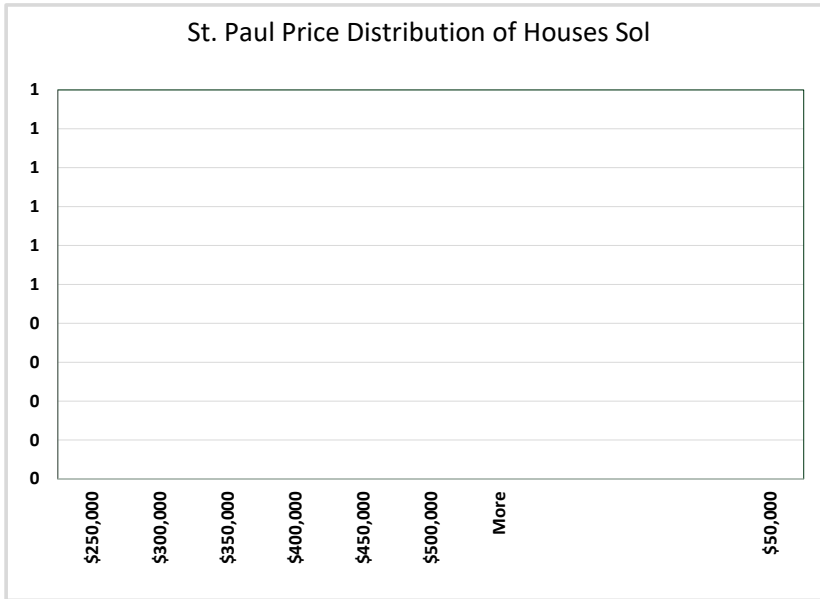
# Huntsville

## 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
Cedar Bluff	2	7.7%	1,337	47	\$242,500	\$181.62
Dogwood	1	3.8%	1,274	82	\$214,000	\$167.97
Garrett Tract	1	3.8%	1,844	75	\$290,000	\$157.27
Governors Hill	2	7.7%	1,987	141	\$307,000	\$154.98
Highland Park	8	30.8%	1,591	46	\$270,913	\$170.32
Huntsville City	2	7.7%	3,798	66	\$600,250	\$155.81
Oak Hills	1	3.8%	1,982	123	\$230,000	\$116.04
Polk	2	7.7%	1,468	48	\$174,200	\$114.36
Rockwood Heights	2	7.7%	1,338	74	\$234,500	\$176.17
Other	5	19.2%	1,833	111	\$223,000	\$128.23
<b>Huntsville Sold Houses</b>	<b>26</b>	<b>100.0%</b>	<b>1,802</b>	<b>75</b>	<b>\$274,354</b>	<b>\$154.26</b>

# St. Paul

## Price Distribution of Houses Sold



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

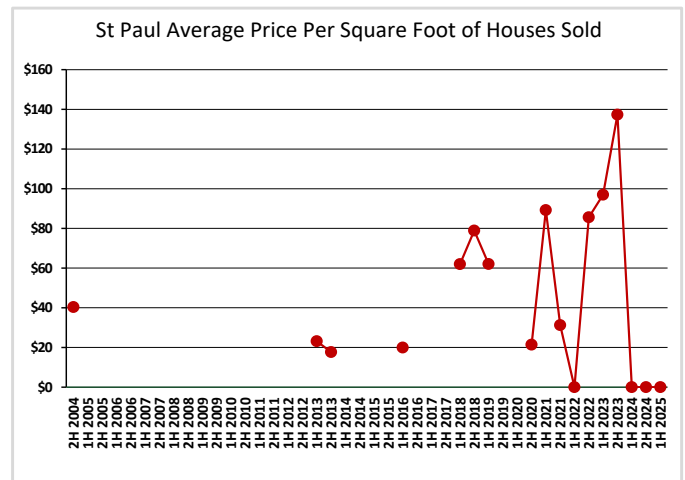
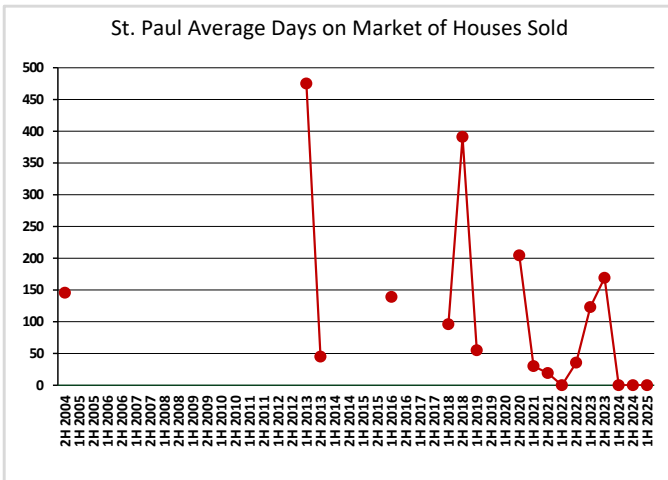
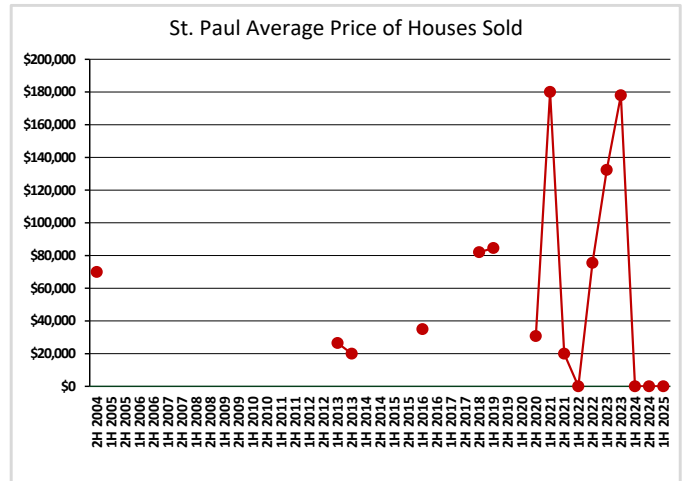
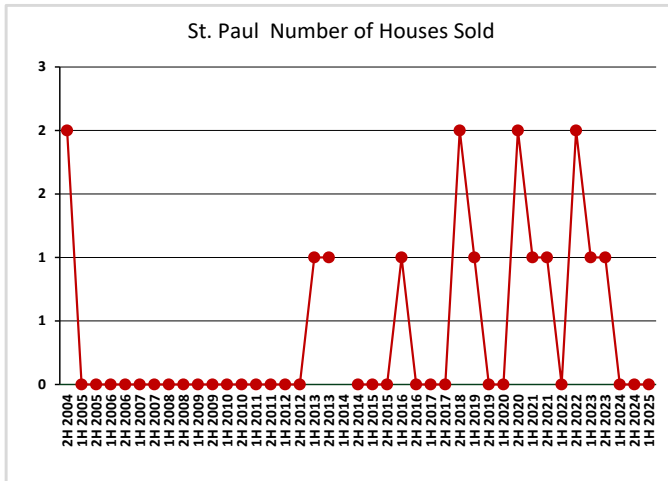
No houses were listed in St. Paul in the second half of 2025.

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

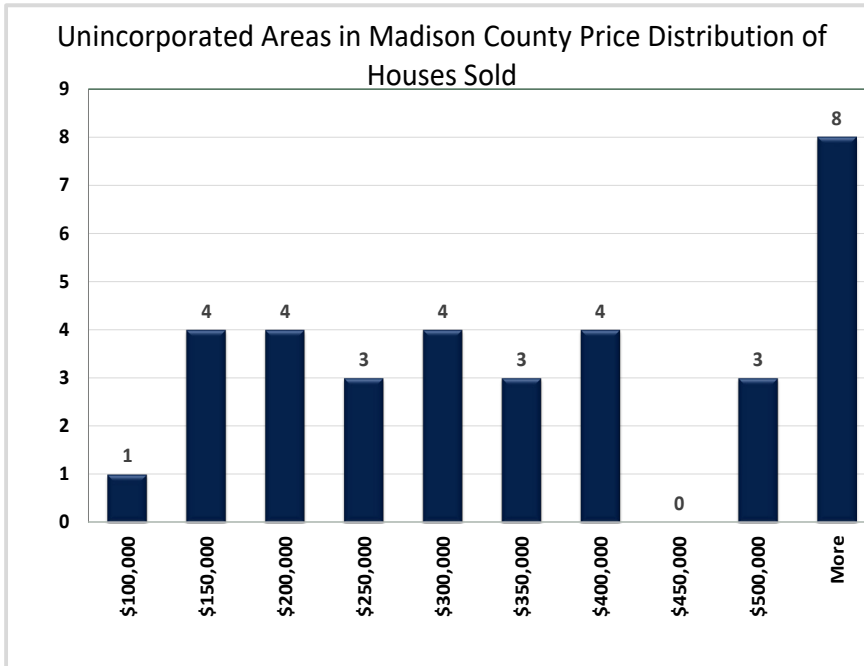
## Characteristics of Houses Sold



Sold Characteristics	1H 2024	2H 2024	1H 2025	% change from 1H 2024	% change from 2H 2024
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 9 total lots in 1 active subdivisions in Unincorporated Areas in Madison County in the second half of 2025. 22.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 44.4 were under construction, 0.0 percent were starts, and 33.3 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Madison County during the second half of 2025 was Whitetail Valley Estates with 4.

Whitetail Valley had the most houses becoming occupied in Unincorporated Areas in Madison County with 1 house.

New construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in Unincorporated Areas in Madison County.

1 new house in Unincorporated Areas in Madison County became occupied in the second half of 2025. The annual absorption rate implies that there are months of remaining inventory in active subdivisions, had no change from percent in the first half of 2025.

In the 1 active subdivisions in Unincorporated Areas in Madison County, absorption occurred in the second half of 2025. Whitetail Valley had 2 houses listed for sale at an average of \$757,499.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Madison County from 36.8 percent in 2012 to percent in the second half of 2025.

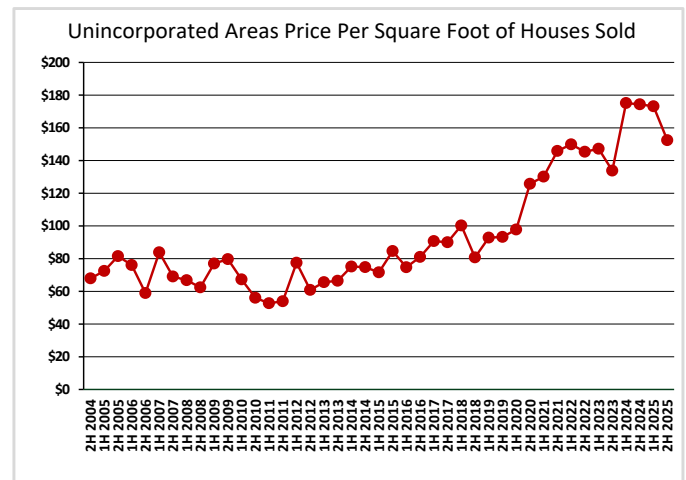
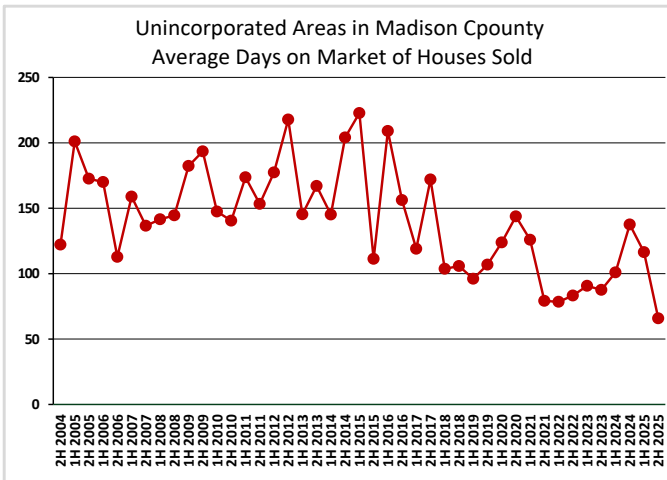
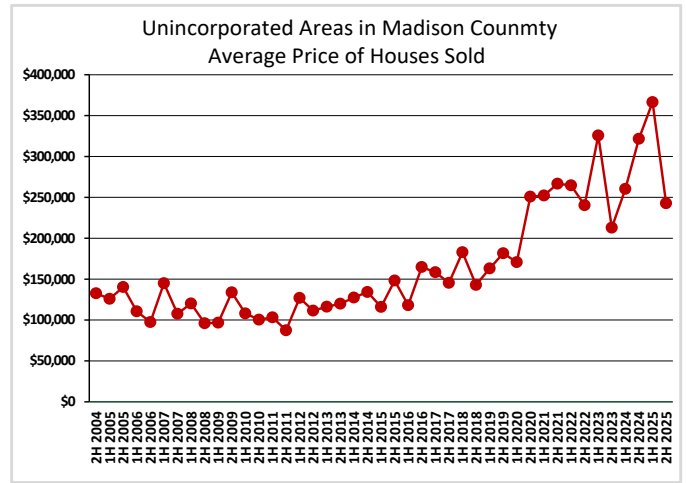
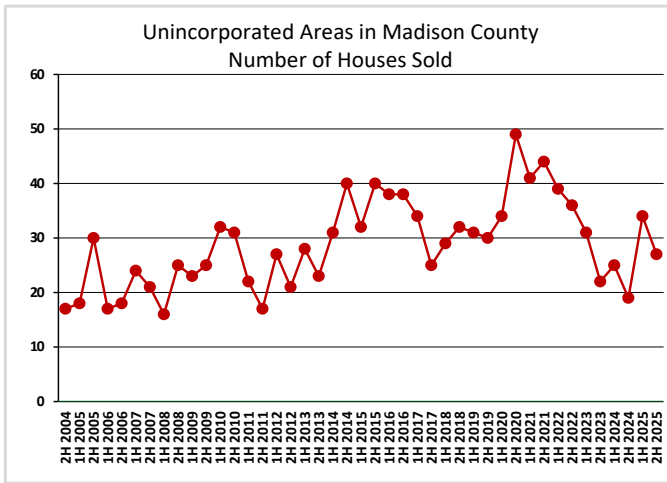
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Whitetail Valley	3	0	4	0	2	9	1	42.0
Unincorporated Areas- MC	3	0	4	0	2	9	1	42.0

<sup>1</sup> No absorption has occurred in this subdivision in the last year.

<sup>2</sup> 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	2H 2024	1H 2025	2H 2025	% change from 2H 2024	% change from 1H 2025
Number of Houses Sold	19	34	27	42.1%	-20.6%
Average Price of Houses Sold	\$321,653	\$366,517	\$242,711	-24.5%	-33.8%
Average Days on Market	138	116	66	-52.1%	-43.4%
Average Price per Square Foot	\$174.38	\$173.14	\$152.42	-12.6%	-12.0%
Percentage of County Sales	35.8%	54.0%	50.0%	39.5%	-7.4%
Number of New Houses Sold	0	1	1	--	0.0%
Average Price of New Houses Sold	--	\$675,000	\$269,000	--	--
Average Days on Market of New Houses Sold	--	130	64	--	-50.8%
Number of Houses Listed	19	26	30	57.9%	15.4%
Average List Price of Houses Listed	\$432,416	\$396,223	\$485,513	12.3%	22.5%

# 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
Big Sandy	1	3.7%	640	29	\$84,500	\$132.03
Briarwood	1	3.7%	2,016	68	\$393,000	\$194.94
Meadows, The	1	3.7%	1,780	38	\$325,000	\$182.58
Outback	1	3.7%	2,750	67	\$600,000	\$218.18
Ozark Mountain	1	3.7%	1,344	95	\$329,000	\$244.79
Other	22	81.5%	1,514	67	\$219,168	\$142.85
<b>MC Unincorporated Sold</b>	<b>27</b>	<b>100.0%</b>	<b>1,549</b>	<b>66</b>	<b>\$242,711</b>	<b>\$152.42</b>

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2025.

27 houses were sold in Unincorporated Areas in Madison County in the second half of 2025. The average price of a house was \$242,711 at \$152.42 per square foot. The median cost of a house was \$205,000.

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	5	18.5%	1,224	52	97.6%
\$100,001 - 150,000	3	11.1%	1,242	42	97.0%
\$150,001 - \$200,000	5	18.5%	1,221	54	96.0%
\$200,001 - \$250,000	3	11.1%	1,333	164	89.4%
\$250,001 - \$300,000	2	7.4%	1,494	48	100.0%
\$300,001 - \$350,000	3	11.1%	1,744	51	97.1%
\$350,001 - \$400,000	3	11.1%	1,852	60	97.5%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	3.7%	2,756	102	95.2%
\$500,001+	2	7.4%	2,673	50	95.8%
<b>Unincorporated MC Sold</b>	<b>27</b>	<b>100.0%</b>	<b>1,549</b>	<b>66</b>	<b>96.2%</b>