

THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

First Half of 2020 August

Residential Real Estate Summary for Benton and Washington Counties

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

Highlights from the First Half of 2020

1,945 building permits were issued in Benton and Washington Counties from January 1 through June 30, 2020. Benton County accounted for 1,149 of the residential building permits, while Washington County accounted for 796.

24,544 lots were in the 426 active subdivisions identified by Skyline Report researchers in the first half of 2020.

In 80 out of the 426 active subdivisions, no new construction or progress in existing construction has occurred during the last year.

During the first half of 2020, 1,636 new houses in 426 active subdivisions became occupied, up 4.1 percent from 1,571 in the first half of 2019.

Using the absorption rate from the past twelve months implies that there were 21.3 months' supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2020.

An additional 11,231 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 65.1 months of remaining lot inventory.

According to the Assessors' databases, 62.3 percent of houses in Benton County and 62.6 percent of houses in Washington County were owner-occupied.

From January 1 through June 30, 2020, 4,826 houses sold in Benton and Washington Counties. This is an increase of 1.7 percent from the 4,747 sold during the same time period in the previous year.

The average sales price of a house in Benton County was \$274,574 in the first half of 2020. In Washington County, the average sales price was \$248,501.

There were 1,206 houses listed for sale in the MLS database as of June 30, 2020 at an average list price of \$409,032.

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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 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 2019 to 2020. The number of houses listed for sale in the MLS database as of June 30, 2020 and their average list prices were also reported.

Data is collected on a semiannual basis. Additionally, where available, absorption rates were 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 and Washington Assessors to estimate the percentage of owner-occupied houses in the region. Seven years of data are provided in this report to evaluate a trend in both counties.

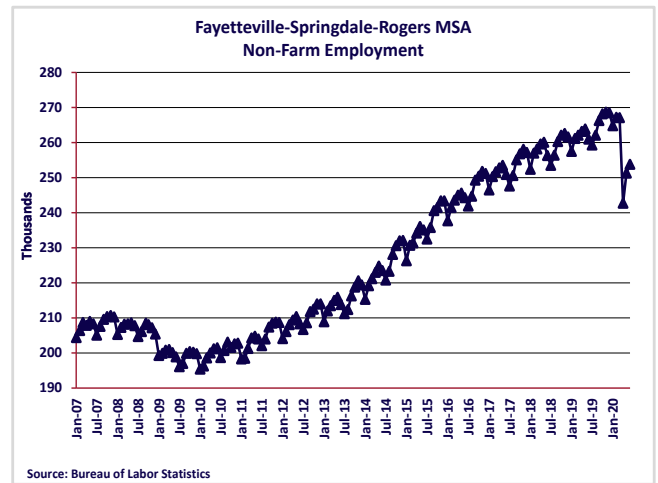
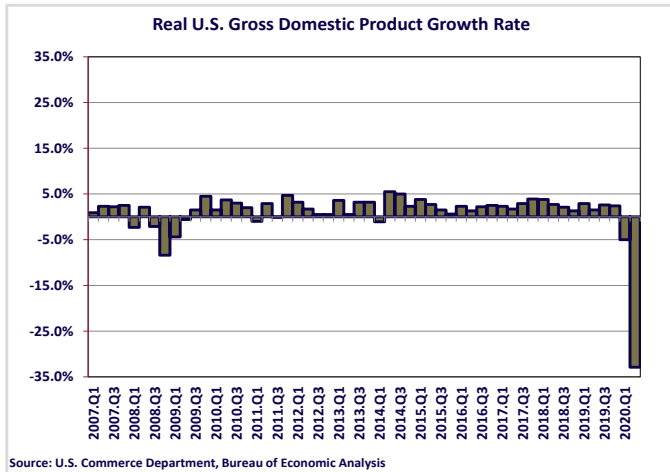
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are likely to impact the local residential real estate markets.

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the first half of 2020 is included. Benton 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.

It is helpful to look at some key macroeconomic statistics in order to get a sense of the Northwest Arkansas residential real estate market. The following discussion highlights some of the statistics that indicate the direction of the macroeconomy.

Economic Overview

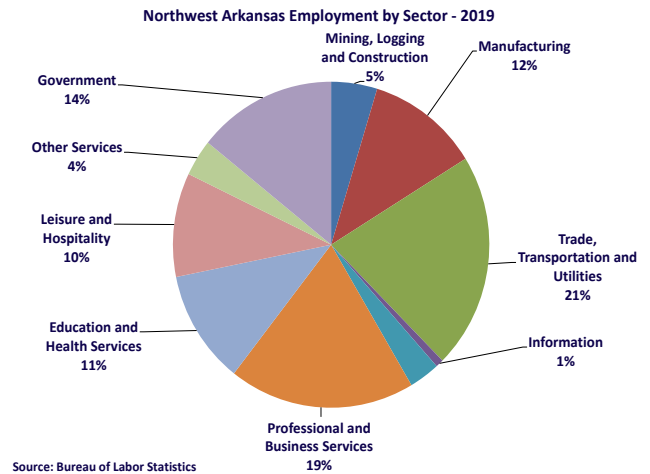


Gross Domestic Product

In the second quarter of 2020, real GDP decreased by 32.9 percent according to advance estimates released by U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP decreased by 5.0 percent in the first quarter of 2020. The decrease in real GDP reflected decreases in personal consumption expenditures (PCE), exports, private inventory investment, nonresidential fixed investment, residential fixed investment, and state and local government spending that were partly offset by an increase in federal government spending. Imports, which are a subtraction in the calculation of GDP, decreased. Real GDP declined in the second quarter at a rate faster than the first quarter. In the first quarter, decreases in consumer spending, business investment, exports, and inventory investment that were partially offset by increases in housing investment and government spending.

Employment

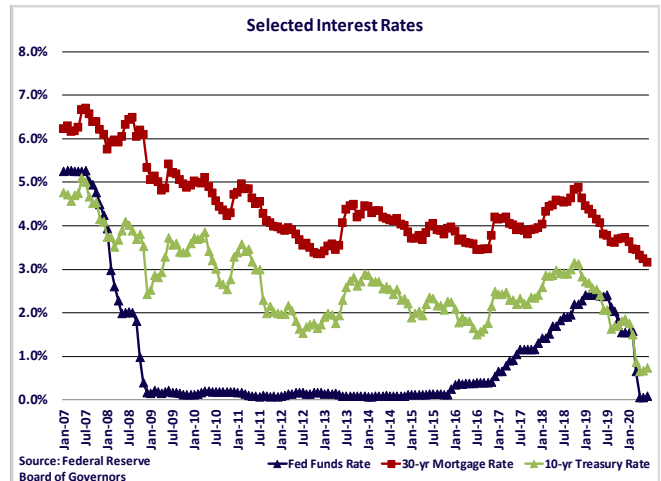
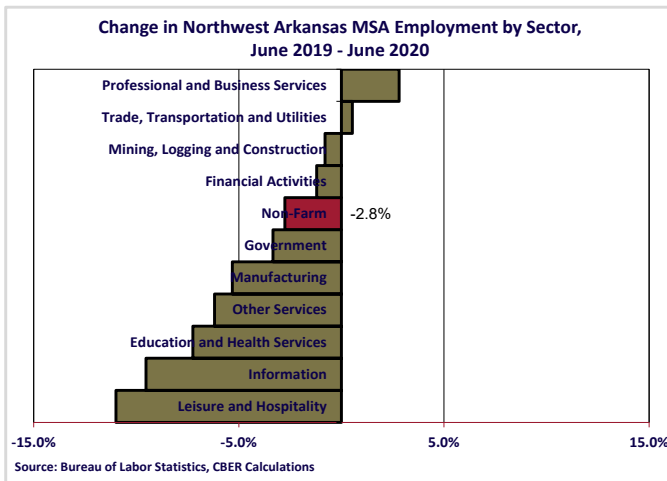
The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 256,159 in June 2020, down 6.1 percent from June 2019. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 6.4 percent in June 2020, higher than the 2.7 percent unemployment rate in June 2019. The unemployment



rate has been above 4.0 percent since April 2020. The unemployment rate in Northwest Arkansas continues to be lower than both the state (8.2 percent) and national (11.2 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the June 2020 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (21 percent), government (15 percent), manufacturing (12 percent), education and health services (10 percent), and leisure and hospitality (7 percent). The other figure shows the annual percentage change in the metro area's employment

Economic Overview



by sector from June 2019 to June 2020. Total nonfarm employment decreased by 2.8 percent during that time. Employment in professional and business services and the trade, transportation and utilities sectors experienced growth of 2.8 percent and 0.5 percent, respectively. The construction and financial activities sectors experienced employment declines which were less than 2.8 percent. All other sectors experienced employment declines which were greater than 2.8 percent.

Interest Rates

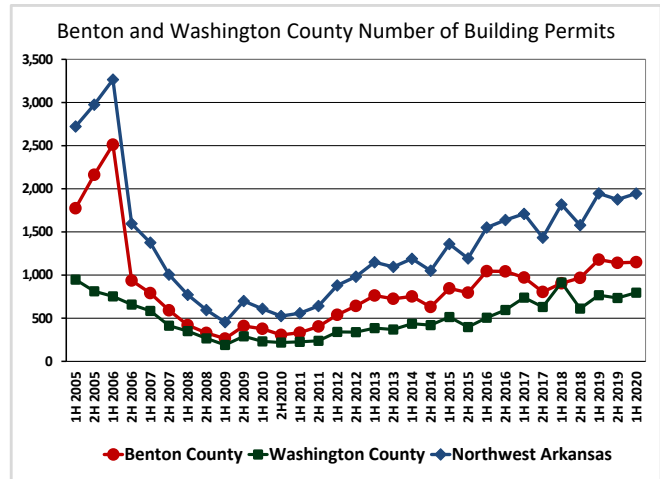
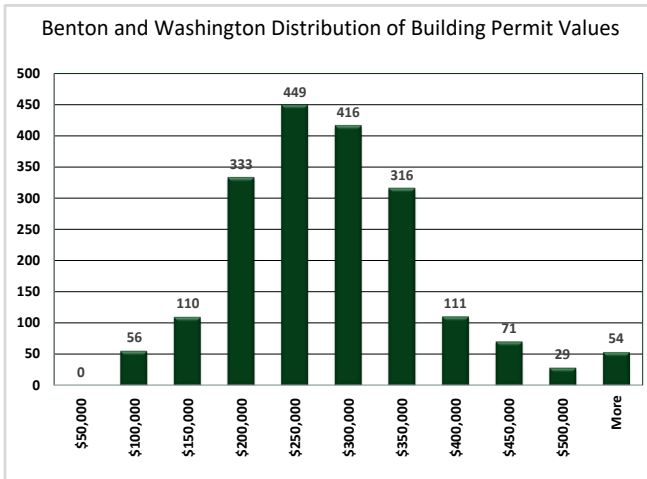
The Federal Funds rate averaged 0.08 percent in June 2020. The ten-year constant maturity Treasury bill had an interest rate of 0.73 percent in June 2020, down from 2.07 percent in June 2019. The spread inverted from negative to positive between the ten-year rate and the federal funds rate from a year ago, as both rates have decreased. The Federal Reserve Open Market Committee decided to maintain the target range for the federal funds rate at 0 to 0.25 percent. The Committee expects to maintain this target range until it is confident that the economy has weathered recent events and is on track to achieve its maximum employment and price stability goals. The accompanying figure shows the Federal Funds rate and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 3.16 percent in June 2020.

Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in June 2020 were at a seasonally adjusted annual rate of 1,241,000. This is 2.1 percent above the May 2020 rate of 1,216,000 and is 2.5 percent below the June 2019 estimate of 1,273,000. The National Association of Realtors reports national existing-home sales increased 20.7 percent from May to a seasonally adjusted annual rate of 4.72 million in June. Existing home sales were 11.3 percent lower than the June 2019 rate.

Regional Market Trends

Building Permits

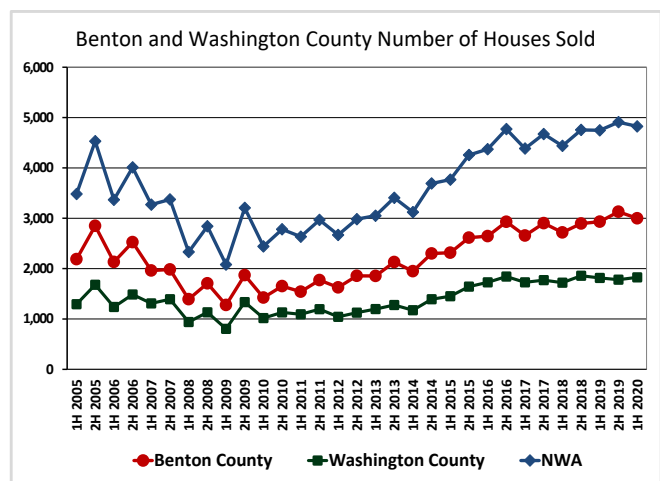


There were 1,945 building permits issued in Benton and Washington Counties from January 1 through June 30, 2020. This number is 4.1 percent higher than the 1,876 building permits issued during the same period in the last half of 2019. Benton County accounted for 1,149 of the residential building permits, while Washington County accounted for 796. The average value of all building permits in Northwest Arkansas from January 1 through June 30 was \$262,327, up 1.8 percent from the average value of \$257,813 during the last half of 2019.

The most active value range for building permits was the \$200,001 to \$250,000 range with 449, and there were also 416 building permits issued in the \$250,001 to \$300,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

There were 24,544 total lots in 426 active subdivisions in the Northwest Arkansas region in the first half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following 5 categories: empty 3,869, starts 309, under 995, completed 305, and occupied 19,066, in the first half of 2020. 77.7 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 4.1 percent were under construction, 1.3 percent were starts, while 5.8 percent were empty lots.

The subdivisions with the most houses under construction in Northwest Arkansas Region during the first half of 2020 were Woodward Hills, Phase II, Highfill with 25, and Lakewood, Phase V, Lowell with 23. Summer View, Springdale followed with 20.



Subdivisions with the most houses becoming occupied in first half of 2020 were The Villages of Sloanbrooke, Phase IV, Fayetteville, with 59, and Lakewood, Phase V, Lowell with 50 new homes. Tyson Heights in Springdale had 47, while Autumn Glen in Siloam Springs, Woodward Hills in Highfill and Stokenbury Farms in Elkins all had over 40 new houses become occupied.

No new construction or progress in existing construction has occurred in the last year in 80 of the 426 active subdivisions in the Northwest Arkansas region.

1,636 new houses in the Northwest Arkansas region became occupied in the first half of 2020. The annual absorption rate implies that there are 21.3 months of remaining inventory in active subdivisions, decreased from 23.6 percent in the second half of 2019.

Regional Market Trends

Building Permits

In 120 out of the 426 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the first half of 2020. Additionally, 11,231 new lots in 155 subdivisions received either preliminary or final approval by June 30, 2020. Examining the first half of 2020 inventory on a county-by-county basis, Benton County had 14.6 months of remaining lot inventory and Washington County had 20.8 months of remaining inventory in active subdivisions.

A list of subdivisions in which have received either preliminary or final approval Benton and Washington Counties, from their respective

City	Number of Permits 1H 2020	Number of Permits 2H 2019	Average Permit Value 1H 2020	Average Permit Value 2H 2019
Bella Vista	187	149	\$253,198	\$257,121
Bentonville	145	171	\$359,944	\$316,863
Bethel Heights	3	36	\$198,257	\$214,242
Cave Springs	61	65	\$272,580	\$274,008
Centerton	230	247	\$294,360	\$276,805
Decatur	3	2	\$143,746	\$180,118
Elkins	26	40	\$159,500	\$156,840
Elm Springs	35	30	\$244,396	\$252,856
Farmington	73	36	\$285,260	\$310,917
Fayetteville	291	260	\$305,264	\$298,360
Gentry	61	34	\$124,287	\$119,365
Goshen	7	19	\$335,000	\$334,035
Gravette	36	33	\$196,863	\$130,022
Greenland	0	2	\$0	\$206,810
Highfill	50	53	\$245,031	\$236,872
Johnson	4	5	\$651,267	\$804,444
Lincoln	3	8	\$231,170	\$121,975
Little Flock	7	8	\$501,187	\$402,705
Lowell	74	68	\$276,861	\$321,737
Pea Ridge	62	57	\$242,562	\$263,013
Prairie Grove	78	50	\$147,268	\$165,071
Rogers	141	133	\$288,840	\$273,539
Siloam Springs	89	85	\$155,690	\$116,491
Springdale	139	185	\$259,755	\$250,131
Tontitown	140	97	\$250,224	\$315,183
West Fork	0	3	\$0	\$193,000
Northwest Arkansas	1,945	1,876	\$262,327	\$257,812

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 2018 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. Benton County has 98 new subdivisions with 6,679 lots, while Washington County has a total of 4,552 lots in 57 new or preliminary subdivisions.

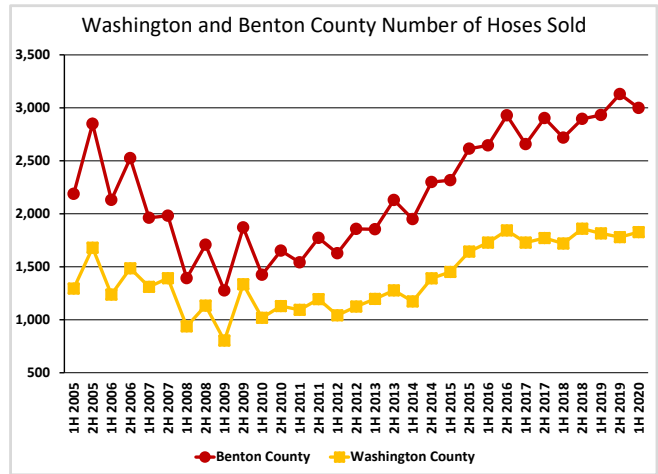
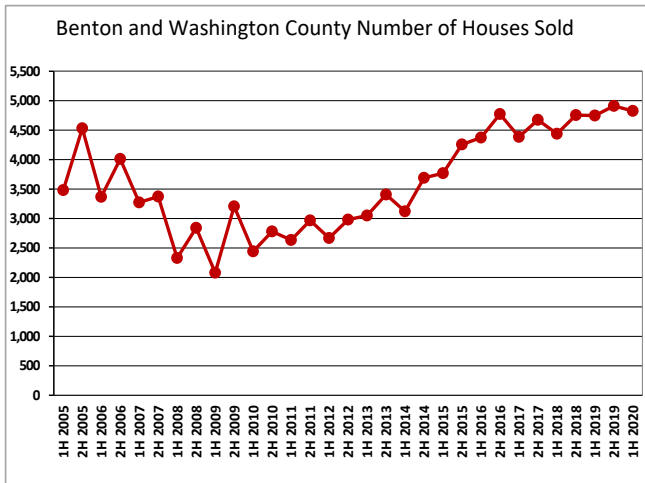
In the Bentonville pipeline, there were 1,473 lots in 17 subdivisions reported as either preliminary or finally approved. In Centerton, 35 subdivisions were planned with 2,451 lots.

The Rogers planning commission had approved 8 subdivisions with 465 lots. There were 620 coming lots in 13 subdivisions in Siloam Springs.

Fayetteville had 1,818 lots in 29 subdivisions in the pipeline, while Springdale had 355 lots in 8 subdivisions, Farmington had 1,675 in 9 subdivisions. The cities of Elkins, Elm Springs, Goshen, Prairie Grove and Tontitown accounted for an additional 704 lots. In total, there were 11,231 lots with preliminary or final approval within the two counties.

Regional Market Trends

Sold Data



If this lot inventory is added to the remaining lots in active subdivisions, there will be 65.1 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.

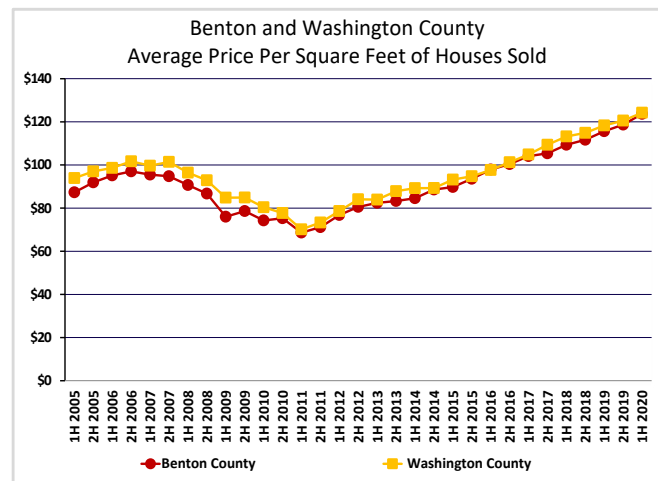
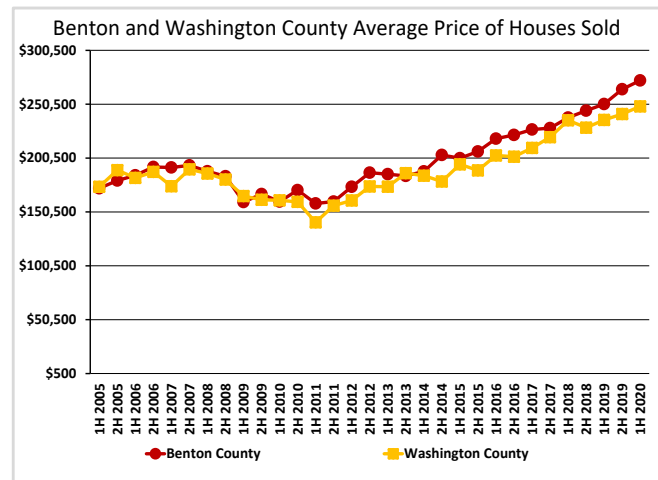
From January 1 to June 30, 2020, 4,826 houses were sold in Benton and Washington Counties.

This is an increase of 1.7 percent from the same period in the previous year.

There were 1,206 houses listed for sale in the MLS database as of June 30, 2020 at an average list price of \$409,032.

In the first half of 2020 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in both Benton and Washington County, as compared to the second half of 2019.

In Benton County, the average sales price increased by 8.8 percent during the first half of 2020 to \$272,574, while in Washington County, the average sales price increased 5.3 percent.



Residential Market Trends

Sold Data By School District

Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$294,541	\$127.45	102	1659	34.4%
Decatur	\$192,092	\$105.61	100	22	0.5%
Elkins	\$182,567	\$116.51	95	53	1.1%
Farmington	\$243,312	\$126.18	102	177	3.7%
Fayetteville	\$280,766	\$137.69	100	654	13.6%
Gentry	\$193,836	\$103.72	92	50	1.0%
Gravette	\$240,285	\$116.27	90	229	4.7%
Greenland	\$196,703	\$105.40	108	34	0.7%
Lincoln	\$162,525	\$92.90	113	54	1.1%
Pea Ridge	\$224,472	\$119.20	81	96	2.0%
Prairie Grove	\$194,352	\$113.59	100	158	3.3%
Rogers	\$273,641	\$125.81	94	701	14.5%
Siloam Springs	\$191,393	\$104.22	105	202	4.2%
Springdale	\$244,319	\$117.58	95	710	14.7%
West Fork	\$216,262	\$106.69	108	27	0.6%
Northwest Arkansas	\$263,461	\$123.86	99	4,826	100.0%

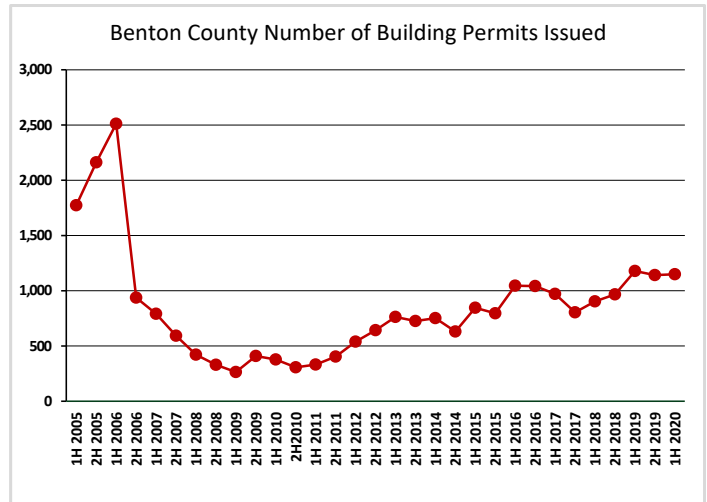
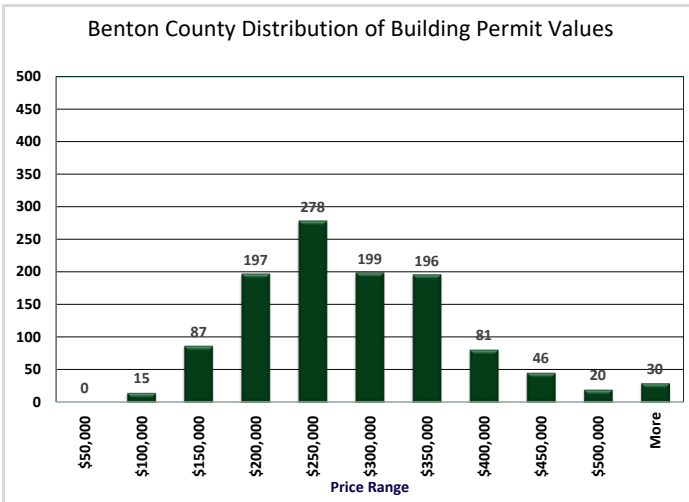
The median sales price in the Northwest Arkansas area increased to \$224,651 in the first half of 2020. In Washington County the average sales price increased by 2.9 percent to \$248,501 from the second half of 2019.

The median house price in Washington County increased to \$215,397 in the first half of 2020. In Benton County, the median increased to 231,000. In per square foot terms, average Benton County prices increased 4.2 percent to \$123.65 and average Washington County prices increased 3.0 percent to \$124.19 from the second half of 2019 to the first half of 2020

Out of the 4,826 houses sold in the first half of 2020, 1,373 were new construction accounting for 28.8% of the total sales in Northwest Arkansas, the highest since 2009 when the Skyline Report began analyzing new home sales.

These newly constructed houses had average sale prices that were 110.7 percent and 100.0 percent of the overall Benton and Washington County average prices, respectively.

Benton County Building Permits



From January 1 through June 30, 2020 there were 1,149 residential building permits issued in Benton County.

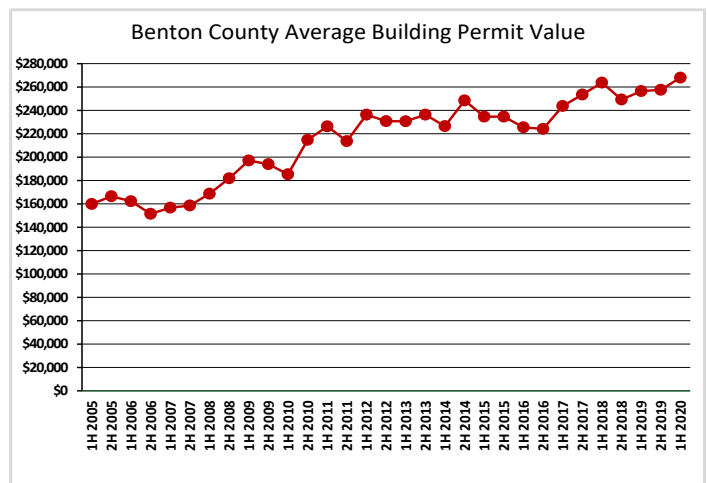
The total was 0.7 percent higher than the second half of 2019 total of 1,141 residential building permits.

The average value of the Benton County building permits was \$268,056.

In the first half of 2020, the average building permit value was 4.1 percent higher than the average building permit value of \$257,573 in the second half of 2019.

About 49.8 percent of the first half of 2020 building permits were valued between \$250,001 and \$300,000. 41.3 percent were valued between \$200,001-\$250,000 and 8.9 percent \$150,000 or less.

Bentonville accounted for 12.6 percent of the residential building permits in Benton County, Bella Vista accounted for 16.3, Centerton accounted for 20.0, and Rogers accounted for 12.7.



The remaining 36.8 percent were from other cities in the county.

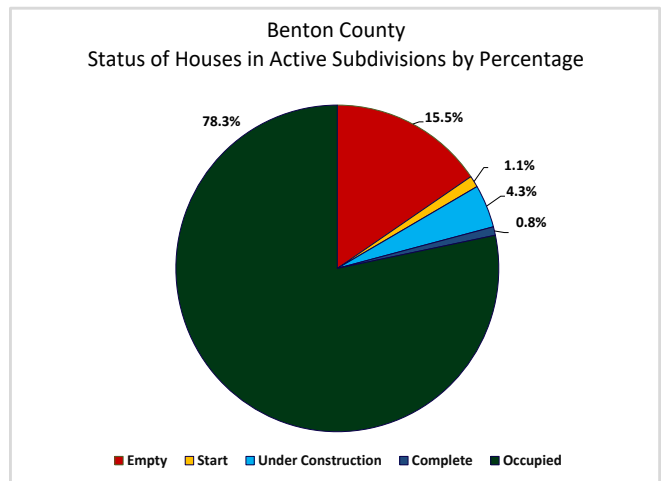
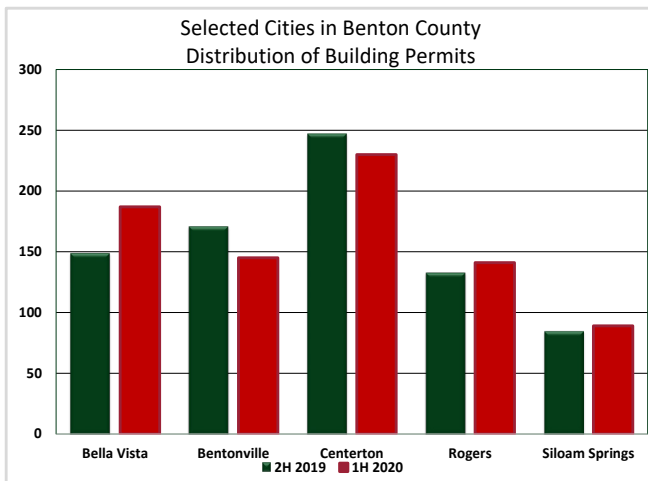
From the second half of 2019 to the first half of 2020, the number of building permits issued increased in Bella Vista, Decatur, Gentry, Gravette, Lowell, Pea Ridge, Rogers, and Siloam Springs.

The number of permits decreased in Bentonville, Bethel Heights, Cave Springs, Centerton, Highfill, and Little Flock.

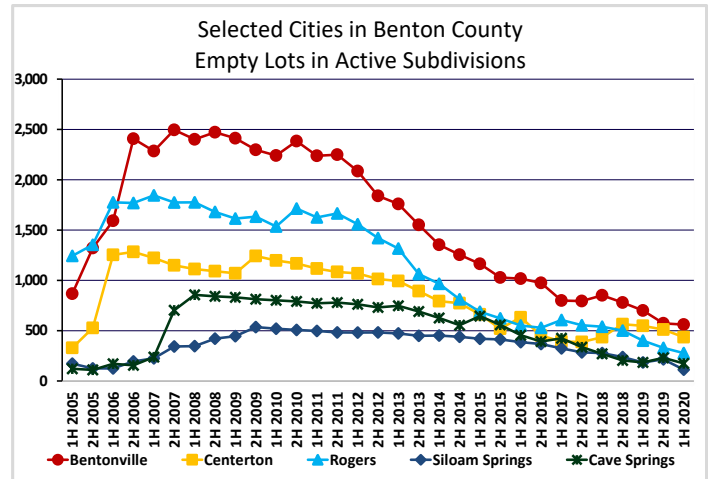
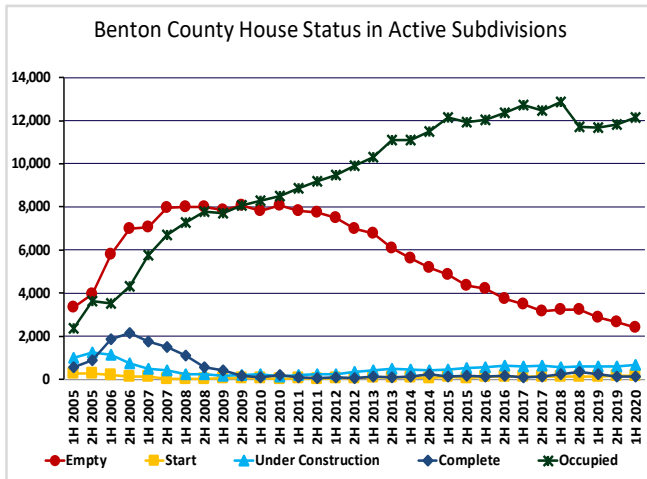
Benton County

Building Permits in Selected Cities

Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	1H 2020	2H 2019	% BC	% NWA
Bella Vista	0	0	0	34	71	45	23	8	3	2	1	187	149	16.3%	9.6%
Bentonville	0	0	0	1	16	14	47	23	29	6	9	145	171	12.6%	7.5%
Bethel Heights	0	0	0	3	0	0	0	0	0	0	0	3	36	0.3%	0.2%
Cave Springs	0	0	1	11	32	4	3	5		0	5	61	65	5.3%	3.1%
Centerton	0	0	0	11	34	68	88	24	3	2	0	230	247	20.0%	11.8%
Decatur	0	1	0	2	0	0	0	0	0	0	0	3	2	0.3%	0.2%
Gentry	0	1	51	9	0	0	0	0	0	0	0	61	34	5.3%	3.1%
Gravette	0	1	4	24	5	0	1	0	1	0	0	36	33	3.1%	1.9%
Highfill	0	0	0	7	30	9	1	0	1	2	0	50	53	4.4%	2.6%
Little Flock	0	0	0	0	0	0	0	2	0	1	4	7	8	0.6%	0.4%
Lowell	0	3	1	0	23	25	15	1	2	3	1	74	68	6.4%	3.8%
Pea Ridge	0	0	0	3	39	13	7	0	0	0	0	62	57	5.4%	3.2%
Rogers	0	1	2	39	28	21	11	18	7	4	10	141	133	12.3%	7.2%
Siloam Springs	0	8	28	53	0	0	0	0	0	0	0	89	85	7.7%	4.6%
Benton County	0	15	87	197	278	199	196	81	46	20	30	1,149	1,141	100.0%	59.1%



Benton County Active Subdivisions

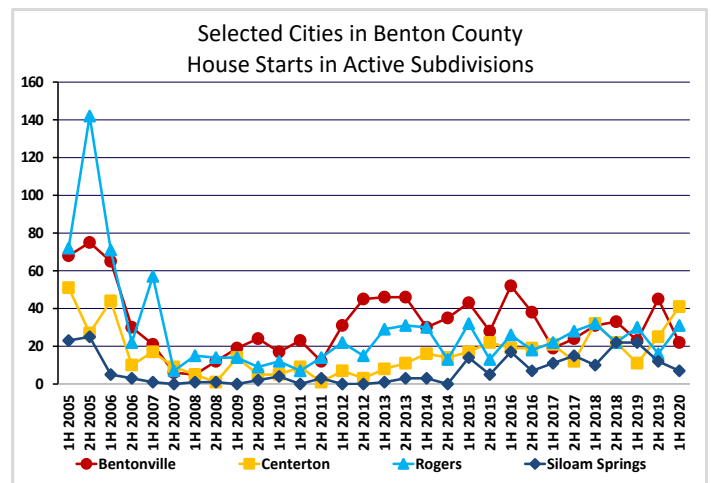


There were 15,498 total lots in 254 active subdivisions in Benton County in the first half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following 5 categories in the first half of 2020: 78.3 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 4.3 percent were under construction, 1.1 percent were starts, while 15.5 percent were empty lots.

In the first half of 2020, Bentonville had the most number of empty lots (561), and the most occupied lots (3,199), and Centerton had the most under construction (169), and the most complete, but unoccupied homes (29).

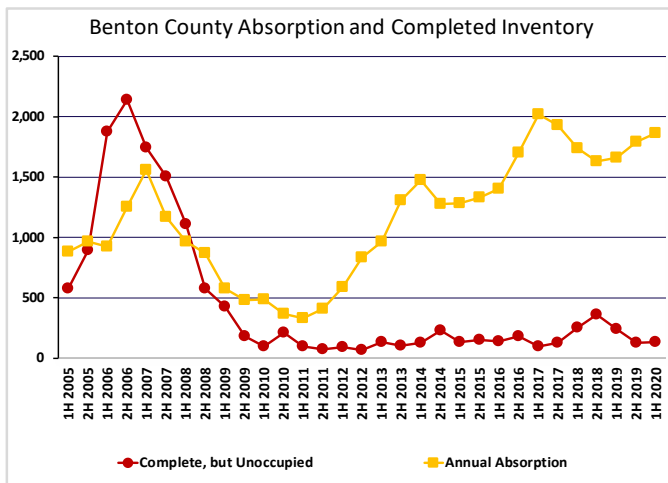
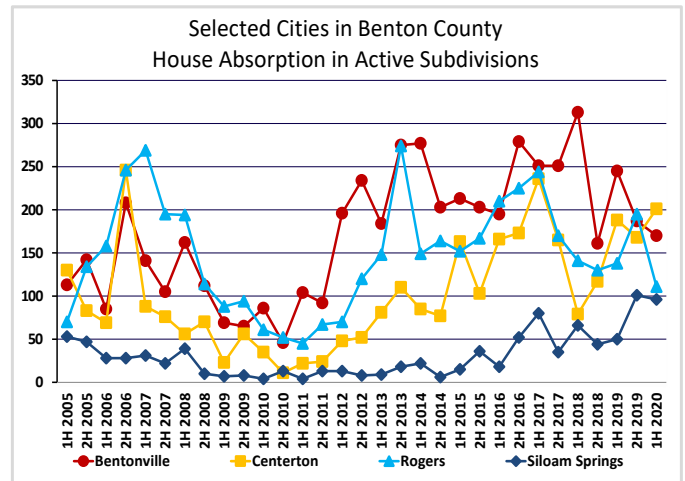
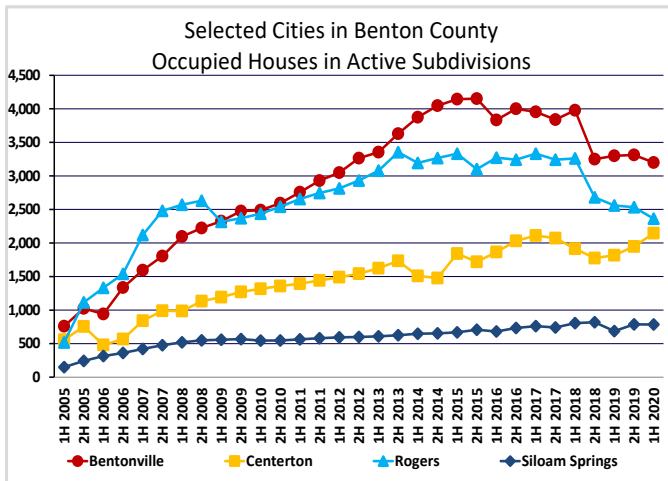
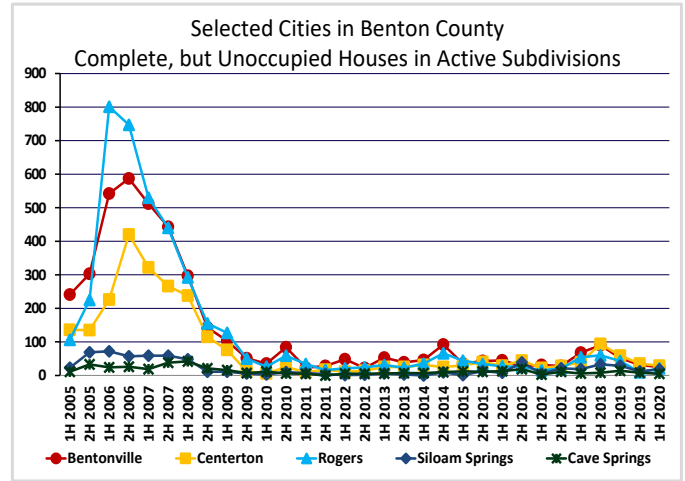
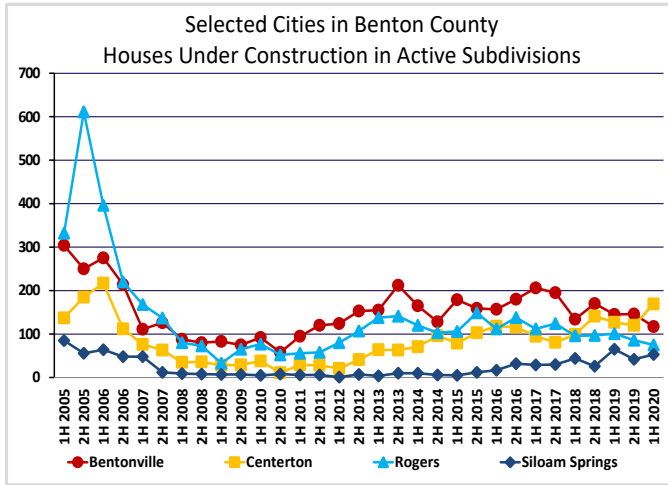
During the first half of 2020, the most active community in terms of houses under construction was Centerton with 169. Bentonville followed with 117 and Rogers with 75. These top cities for new construction were also among the most active in the second half of 2019. Meanwhile, no new construction or progress in existing construction occurred in the last year in 52 out of 254 subdivisions in Benton County.

During the first half of 2020, there were 978 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 14.6 months of lot inventory at the end of the first half of 2020. This is down from 16.6 months of inventory at the end of the second half of 2019. Overall, in 72 out of the 254 active subdivisions in Benton County, no absorption occurred in the last year.



Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the first half of 2020, the Bentonville pipeline has 1,473 lots in 17 subdivisions classified as either preliminary or final approval. In Centerton, 35 subdivisions were planned with 2,451 lots. The Rogers Planning Commission had approved 8 subdivisions with 465 lots. There were 620 coming lots in 13 subdivisions in Siloam Springs. Benton County as a whole accounted for 6,679 lots in 98 subdivisions.

Benton County Active Subdivisions



Benton County Owner Occupied Trend

Benton County Percentage of Owner Occupied by City	2012	2013	2014	2015	2016	2017	2018	2019	2020
Avoca	77.8%	75.8%	74.7%	72.1%	70.6%	70.7%	74.9%	72.38%	70.00%
Bella Vista	78.0%	78.0%	77.2%	77.8%	76.5%	77.7%	76.8%	76.00%	73.57%
Bentonville	68.7%	68.7%	67.5%	67.4%	64.4%	65.9%	63.7%	62.52%	60.29%
Bethel Heights	67.6%	68.1%	67.4%	67.3%	66.2%	62.3%	61.1%	60.41%	55.94%
Cave Springs	73.3%	75.4%	76.5%	76.9%	70.1%	75.2%	74.4%	72.70%	68.99%
Centerton	67.4%	66.9%	64.0%	63.8%	60.1%	64.0%	62.1%	60.74%	58.15%
Decatur	52.9%	53.6%	53.7%	55.6%	54.4%	54.3%	53.8%	54.18%	54.16%
Elm Springs	90.0%	83.3%	65.9%	75.6%	64.9%	75.9%	74.5%	72.13%	71.33%
Garfield	71.0%	70.0%	67.4%	67.0%	65.4%	66.7%	63.9%	60.87%	60.78%
Gateway	58.5%	57.3%	56.2%	56.4%	56.7%	56.4%	52.2%	51.40%	51.74%
Gentry	59.1%	60.1%	59.7%	58.7%	58.6%	59.6%	60.1%	60.81%	57.20%
Gravette	60.0%	57.9%	57.4%	57.7%	56.0%	58.5%	57.6%	56.93%	55.30%
Highfill	55.7%	54.6%	55.5%	56.6%	57.0%	54.5%	50.0%	49.36%	50.72%
Little Flock	75.5%	75.8%	75.7%	75.8%	75.2%	75.3%	74.1%	73.20%	71.97%
Lowell	72.7%	72.9%	72.0%	73.9%	70.4%	73.0%	71.4%	69.11%	66.81%
Pea Ridge	70.3%	71.0%	70.0%	69.8%	68.2%	69.1%	67.5%	65.49%	63.81%
Rogers	68.2%	68.7%	68.1%	68.6%	66.8%	68.6%	67.8%	66.72%	64.94%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	62.5%	63.6%	63.8%	62.97%	60.40%
Springdale	71.3%	70.5%	67.9%	67.8%	65.7%	66.6%	65.9%	64.03%	62.48%
Springtown	39.8%	52.4%	54.8%	52.4%	57.5%	63.4%	65.0%	61.90%	57.14%
Sulphur Springs	55.4%	56.4%	55.6%	60.5%	58.4%	54.1%	54.6%	52.68%	51.57%
Rural/Rurban	63.3%	67.0%	60.7%	62.9%	61.5%	62.0%	61.3%	60.73%	55.23%
Benton County Owner Occupied	64.4%	68.6%	67.1%	63.2%	66.0%	67.4%	66.3%	65.3%	62.3%

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 2020 are provided in this report. The percentage of houses occupied by owners decreased from 64.4 percent in 2012 to 62.3 percent in the first half of 2020.

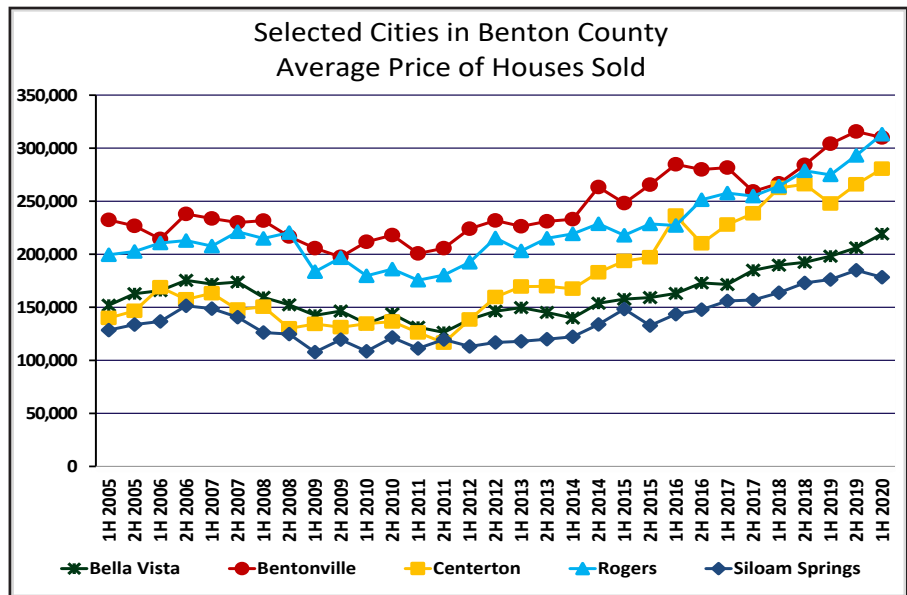
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	2,932	3,130	2,999	2.3%	-4.2%
Average Price of Houses Sold	\$250,608	\$264,383	\$272,574	8.8%	3.1%
Average Days on Market	104	96	99	-5.5%	2.6%
Average Price per Square Foot	\$115.61	\$118.68	\$123.65	7.0%	4.2%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	682	817	863	26.5%	5.6%
Average Price of New Houses Sold	\$325,077	\$288,023	\$291,582	-10.3%	1.2%
Average Days on Market of New Houses Sold	164	131	135	-17.7%	3.0%
Number of Houses Listed	1,493	1,057	705	-52.8%	-33.3%
Average List Price of Houses Listed	\$390,620	\$399,283	\$419,694	7.4%	5.1%

Benton County

Sold by City and Characteristics

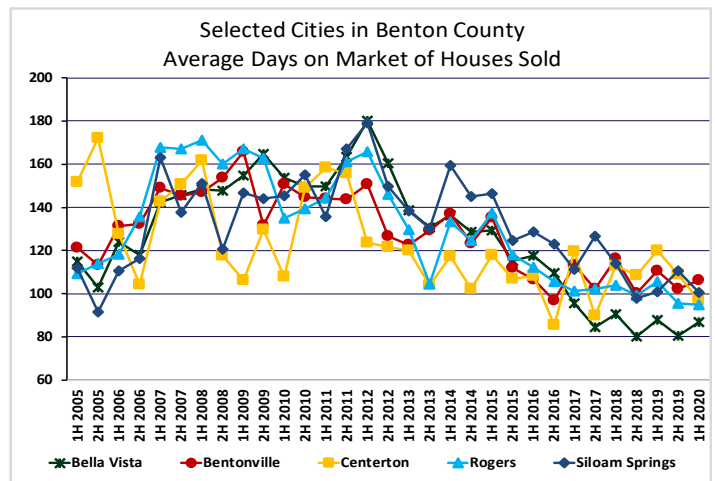
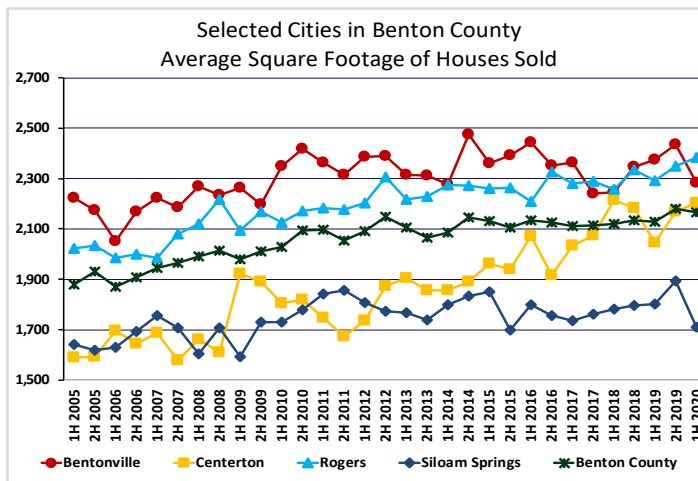
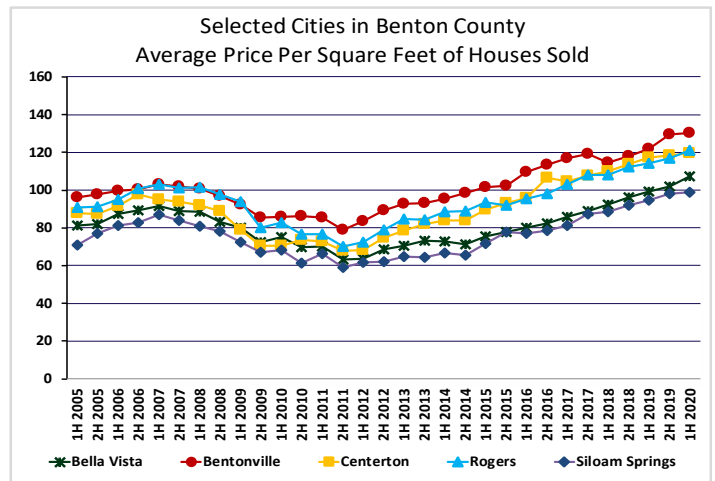
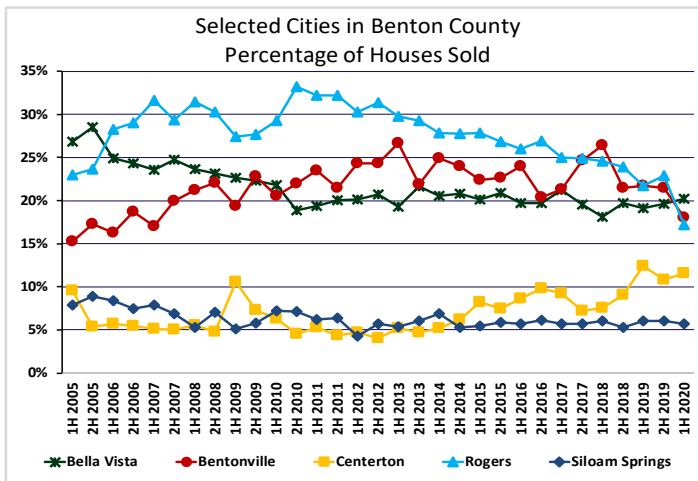
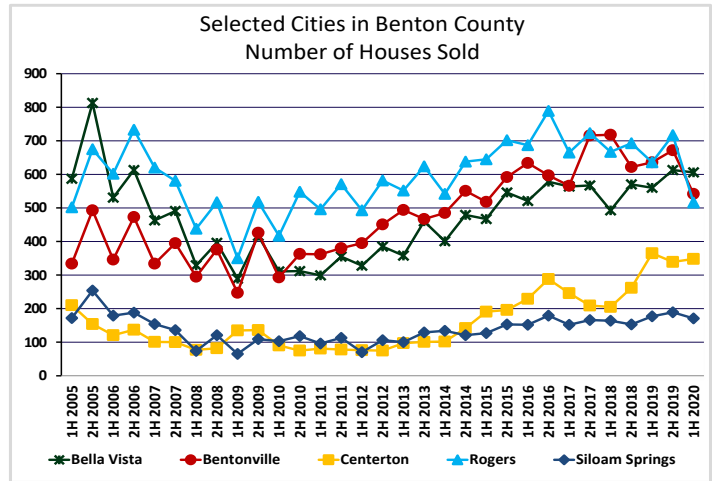
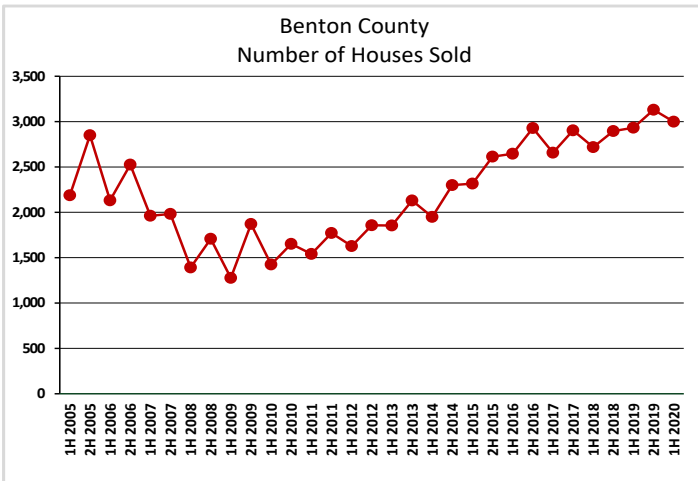
The median cost of a house sold in Benton County was \$231,000.

The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County.

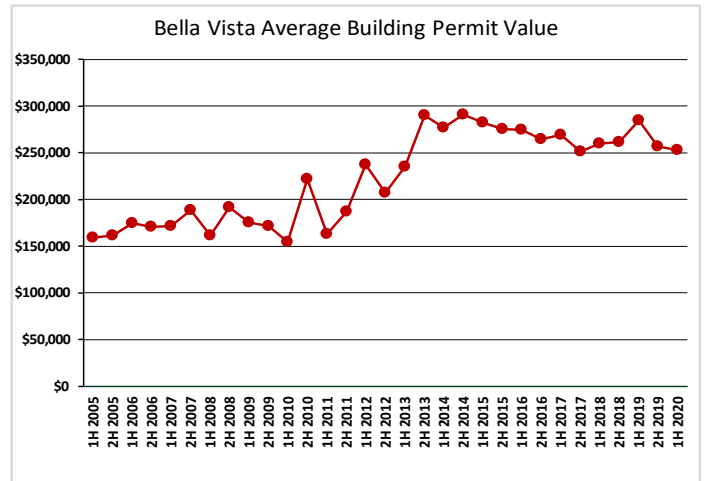
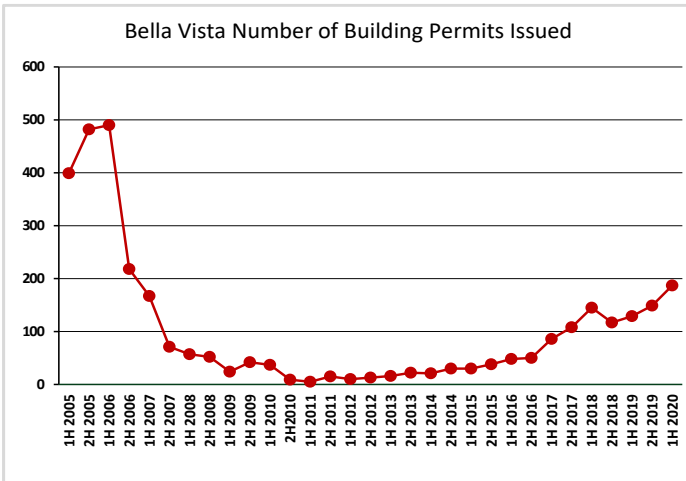


Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	--	--	--	--	--
Bella Vista	\$219,263	\$110.90	87	606	20.2%
Bentonville	\$310,102	\$138.22	106	542	18.1%
Bethel Heights	\$215,057	\$120.83	81	37	1.2%
Cave Springs	\$358,107	\$138.06	112	148	4.9%
Centerton	\$280,554	\$124.91	97	348	11.6%
Decatur	\$124,813	\$90.31	136	8	0.3%
Garfield	\$135,633	\$108.88	82	3	0.1%
Gateway	--	--	--	0	0.0%
Gentry	\$163,781	\$100.54	88	32	1.1%
Gravette	\$192,166	\$103.96	110	32	1.1%
Highfill	\$186,488	\$116.65	124	69	2.3%
Hiwassee	--	--	--	0	0.0%
Little Flock	\$457,192	\$139.47	121	13	0.4%
Lowell	\$237,791	\$123.88	103	138	4.6%
Pea Ridge	\$222,652	\$119.34	82	89	3.0%
Rogers	\$313,151	\$126.22	95	516	17.2%
Siloam Springs	\$178,281	\$104.10	101	171	5.7%
Sulphur Springs	--	--	--	0	0.0%
No City BC	\$330,367	\$130.53	108	247	8.2%
Benton County Houses Sold	\$272,574	\$123.65	99	2,999	100.0%

Benton County Houses Sold



Bella Vista Building Permits



From January 1, 2020 to June 30, 2020 there were 187 residential building permits issued in Bella Vista.

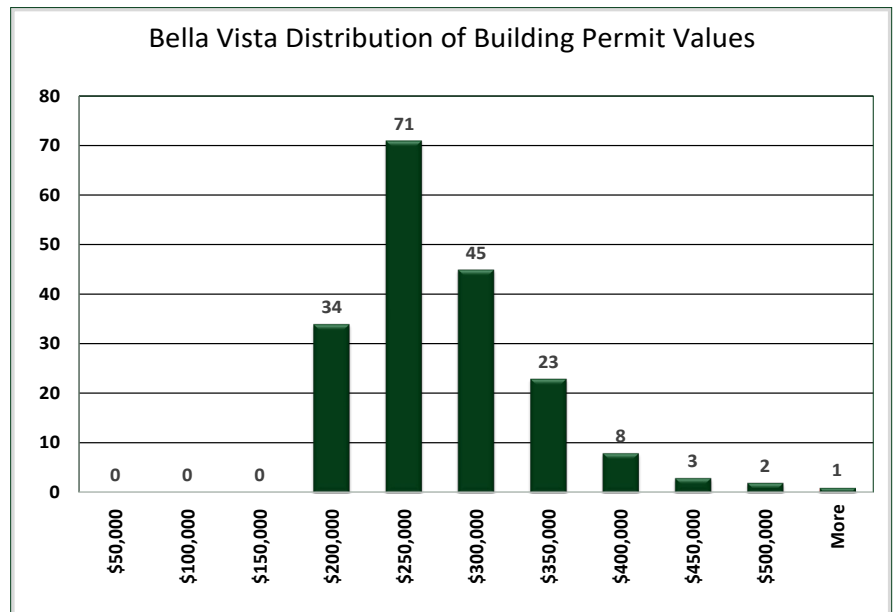
This represents a 25.5 percent increase from building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000-\$300,000 range.

The average residential building permit value in Bella Vista decreased 1.5 percent from \$257,121 in the second half of 2019 to \$253,198 in the first half of 2020.

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.

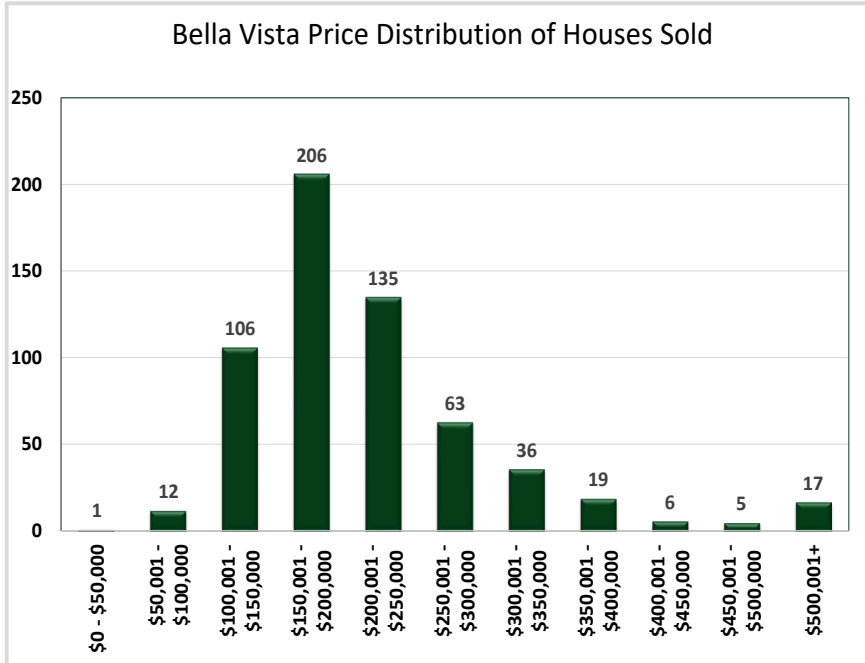


Out of the remaining 25,215 lots, approximately 9,000 to 13,000 could be considered ready for immediate construction, after acquisition from current owners.

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.

Bella Vista

Price Distribution of Houses Sold



606 houses were sold in Bella Vista in the first half of 2020.

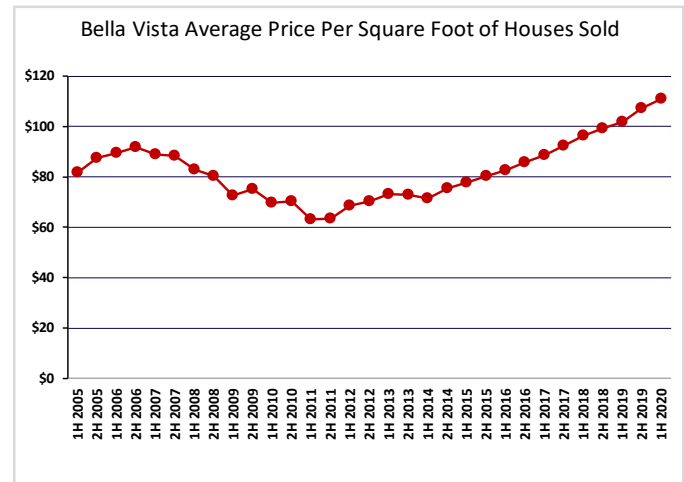
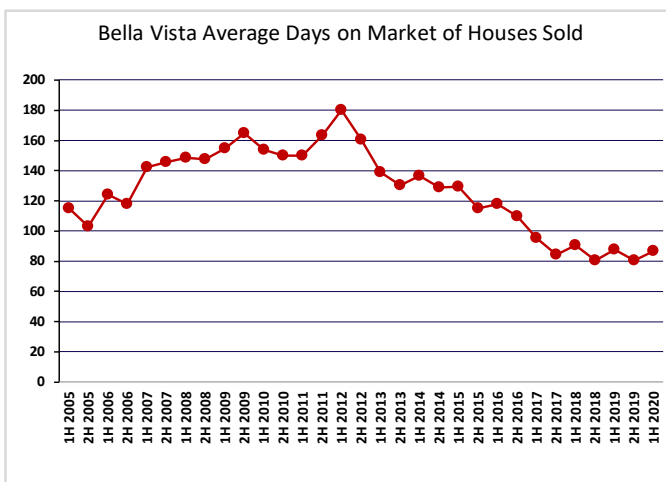
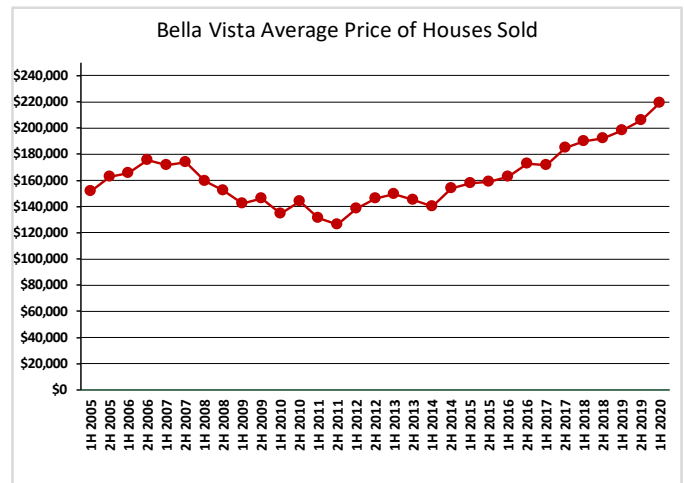
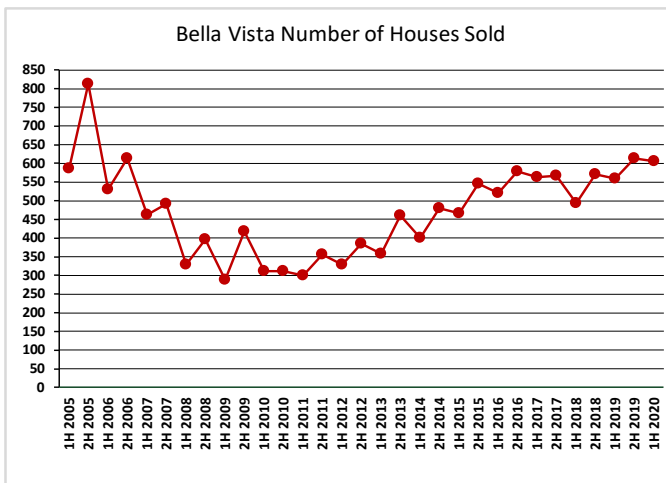
The average price of a house was \$219,263 at \$110.90 per square foot.

The median cost of a house was \$195,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.2%	1,380	34	83.3%
\$50,001 - \$100,000	12	2.0%	1,299	50	93.7%
\$100,001 - \$150,000	106	17.5%	1,311	60	99.0%
\$150,001 - \$200,000	206	34.0%	1,672	75	99.2%
\$200,001 - \$250,000	135	22.3%	1,967	99	98.9%
\$250,001 - \$300,000	63	10.4%	2,464	110	98.8%
\$300,001 - \$350,000	36	5.9%	2,886	126	99.0%
\$350,001 - \$400,000	19	3.1%	3,201	112	97.4%
\$400,001 - \$450,000	6	1.0%	3,754	80	96.7%
\$450,001 - \$500,000	5	0.8%	3,703	132	95.1%
\$500,001+	17	2.8%	4,143	126	96.9%
Bella Vista Houses Sold	606	100%	1,976	87	98.7%

Bella Vista

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	560	613	606	8.2%	-1.1%
Average Price of Houses Sold	\$198,213	\$206,024	\$219,263	10.6%	6.4%
Average Days on Market	88	81	87	-1.1%	8.0%
Average Price per Square Foot	\$101.83	\$107.18	\$110.90	8.9%	3.5%
Percentage of County Sales	19.1%	19.6%	20.2%	5.8%	3.2%
Number of New Houses Sold	61	96	103	68.9%	7.3%
Average Price of New Houses Sold	\$275,010	\$237,665	\$239,984	-12.7%	1.0%
Average Days on Market of New Houses Sold	132	115	124	-5.9%	8.5%
Number of Houses Listed	261	202	104	-60.2%	-48.5%
Average List Price of Houses Listed	\$263,351	\$277,073	\$280,908	6.7%	1.4%

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
Aldsworth	2	0.3%	2,322	120	\$222,500	\$96.39
Allendale	3	0.5%	2,732	177	\$305,590	\$116.80
Angus	2	0.3%	3,545	201	\$384,950	\$104.90
Annsborough	3	0.5%	3,008	57	\$341,667	\$109.45
Ardwell	1	0.2%	4,059	68	\$372,000	\$91.65
Argyll	2	0.3%	2,048	139	\$198,700	\$97.28
Auckland	1	0.2%	1,632	115	\$175,000	\$107.23
Avondale	23	3.8%	1,491	63	\$152,787	\$104.95
Ayr	1	0.2%	1,322	36	\$165,000	\$124.81
Bankfoot	2	0.3%	1,770	50	\$222,000	\$126.76
Basildon	4	0.7%	1,531	51	\$156,225	\$102.41
Basildon Courts	3	0.5%	1,320	40	\$118,278	\$90.76
Bedford	4	0.7%	1,913	94	\$219,800	\$114.00
Bennington	1	0.2%	1,850	231	\$234,900	\$126.97
Berksdale	6	1.0%	3,074	110	\$308,750	\$105.34
Berkshire	2	0.3%	1,821	66	\$202,250	\$111.02
Birmingham	4	0.7%	2,421	75	\$249,125	\$100.66
Blenheim	1	0.2%	4,100	38	\$437,500	\$106.71
Boreland	2	0.3%	1,352	59	\$149,000	\$110.25
Boswell	1	0.2%	1,371	52	\$188,900	\$137.78
Branchwood	2	0.3%	1,901	47	\$186,700	\$104.56
Brecknock	2	0.3%	3,226	49	\$293,500	\$91.04
Bridgewater	1	0.2%	1,522	56	\$176,500	\$115.97
Brigadoon	2	0.3%	1,938	56	\$243,700	\$125.81
Bristol	1	0.2%	2,486	57	\$299,000	\$120.27
Brittany	3	0.5%	2,385	104	\$252,383	\$110.40
Brompton	2	0.3%	1,679	45	\$172,500	\$106.51
Brompton Courts	6	1.0%	1,525	86	\$133,900	\$89.14
Brunswick	3	0.5%	1,872	130	\$209,967	\$117.59
Buckingham	6	1.0%	2,619	77	\$249,800	\$98.34
Buckland	1	0.2%	2,130	187	\$220,000	\$103.29
Burghead	2	0.3%	2,207	127	\$254,975	\$117.75
Caithness	1	0.2%	1,172	52	\$146,500	\$125.00
Canterbury Hills	1	0.2%	2,872	43	\$335,000	\$116.64
Cardenden	1	0.2%	2,800	165	\$474,000	\$169.29
Cardigan	1	0.2%	1,152	253	\$145,000	\$125.87
Cargill	2	0.3%	3,581	114	\$513,500	\$143.46

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
Carnahan	1	0.2%	1,634	44	\$192,500	\$117.81
Charing	3	0.5%	2,128	37	\$234,667	\$111.15
Chelsea	1	0.2%	1,300	33	\$140,500	\$108.08
Chelsea Courts	1	0.2%	1,786	244	\$175,000	\$97.98
Cheshire	8	1.3%	1,851	54	\$161,644	\$90.89
Cheviot	2	0.3%	3,012	50	\$471,500	\$151.63
Churchill	3	0.5%	1,719	117	\$172,333	\$100.43
Cornwall	1	0.2%	1,791	66	\$165,000	\$92.13
Coulter	4	0.7%	1,718	40	\$191,250	\$110.82
Country Club Villas	9	1.5%	2,349	235	\$320,383	\$136.54
Cresswell	4	0.7%	2,422	73	\$252,850	\$106.79
Cullen Hills	4	0.7%	2,730	95	\$283,750	\$104.32
Cumberland	5	0.8%	1,989	128	\$222,160	\$112.67
Dartmoor	1	0.2%	2,176	40	\$247,500	\$113.74
Derby	3	0.5%	1,848	71	\$187,483	\$102.73
Dickenshire	2	0.3%	2,617	103	\$293,750	\$113.46
Dillow	3	0.5%	1,437	63	\$154,833	\$107.82
Dirleton	1	0.2%	1,300	169	\$157,400	\$121.08
Dorchester	2	0.3%	3,215	130	\$386,750	\$120.17
Dornoch	3	0.5%	2,938	67	\$377,000	\$128.44
Dorset	2	0.3%	1,730	69	\$170,000	\$108.44
Drake Court	11	1.8%	1,316	72	\$110,345	\$86.49
Dumfries	1	0.2%	1,760	17	\$181,500	\$103.13
Dunbarton	2	0.3%	1,911	81	\$241,500	\$126.44
Dunedin	2	0.3%	2,746	37	\$379,500	\$124.89
Dunsford	1	0.2%	1,619	31	\$185,000	\$114.27
Dunvegan	2	0.3%	1,738	71	\$189,375	\$109.92
Duxford	4	0.7%	2,381	39	\$240,795	\$101.96
East Riding	3	0.5%	1,868	37	\$222,667	\$118.79
Eddleston	1	0.2%	1,840	57	\$186,000	\$101.09
Elvendon	2	0.3%	1,839	60	\$183,250	\$103.12
Essex	4	0.7%	2,024	63	\$218,225	\$102.57
Ettington	1	0.2%	1,388	50	\$162,500	\$117.07
Evanton	3	0.5%	3,068	105	\$405,000	\$130.25
Fenchurch	5	0.8%	2,174	112	\$188,240	\$89.16
Flint	1	0.2%	1,910	49	\$225,000	\$117.80
Forest Hills	2	0.3%	1,930	52	\$227,450	\$117.70

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
Gloucester	3	0.5%	1,699	48	\$198,667	\$117.34
Granshire	2	0.3%	1,466	92	\$171,450	\$116.94
Grinstead	3	0.5%	2,682	129	\$241,167	\$95.79
Halladale	2	0.3%	2,367	53	\$287,000	\$119.74
Hampstead	3	0.5%	1,737	70	\$180,000	\$103.38
Harborough	1	0.2%	4,231	111	\$515,000	\$121.72
Harlow	2	0.3%	2,207	147	\$197,500	\$89.57
Harrington	3	0.5%	1,950	57	\$213,167	\$109.65
Hartlepool	2	0.3%	1,411	75	\$171,000	\$120.44
Headley	7	1.2%	2,194	144	\$230,843	\$110.62
Hebrides	4	0.7%	1,332	101	\$171,550	\$129.24
Hertford	1	0.2%	1,024	141	\$128,000	\$125.00
Hexham	1	0.2%	1,913	92	\$249,000	\$130.16
Highland Park Villas	10	1.7%	1,577	58	\$205,800	\$130.67
Hillswick	5	0.8%	1,550	65	\$203,200	\$130.77
Huntingdon	1	0.2%	1,912	356	\$236,000	\$123.43
Ingleborough	2	0.3%	1,536	52	\$162,775	\$105.97
Jura	2	0.3%	2,309	149	\$200,750	\$88.32
Keighley	5	0.8%	1,975	156	\$228,900	\$116.55
Kelaen	3	0.5%	2,761	93	\$298,000	\$105.96
Kendal	1	0.2%	2,570	210	\$340,000	\$132.30
Kensington	4	0.7%	2,058	114	\$178,500	\$88.17
Kent	2	0.3%	1,759	80	\$216,000	\$121.42
Kenwood	3	0.5%	2,020	65	\$172,300	\$89.38
Keswick	8	1.3%	2,003	232	\$249,938	\$125.08
Kildonan	4	0.7%	2,109	165	\$244,930	\$121.19
Kilmuir	1	0.2%	2,815	85	\$265,000	\$94.14
Kincardine	1	0.2%	3,346	204	\$625,600	\$186.97
Kingsdale Courts	5	0.8%	1,331	44	\$104,460	\$80.63
Kingswood	3	0.5%	1,805	38	\$195,167	\$108.06
Kinross	1	0.2%	2,696	38	\$272,500	\$101.08
Kintyre	2	0.3%	2,622	103	\$400,450	\$149.51
Kirkcudbright	3	0.5%	2,308	89	\$247,667	\$106.87
Kirkpatrick	2	0.3%	2,140	68	\$237,500	\$110.73
Kirkwall	1	0.2%	2,240	86	\$276,000	\$123.21
Lakeview	4	0.7%	1,683	91	\$164,050	\$102.50
Lambeth	3	0.5%	2,351	78	\$304,133	\$130.26

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
Lands End	9	1.5%	1,871	114	\$207,772	\$113.25
Leicester	8	1.3%	1,495	57	\$138,250	\$92.96
Lockhart	3	0.5%	1,602	117	\$202,800	\$126.64
Lothian	1	0.2%	1,560	39	\$148,500	\$95.19
Macon	2	0.3%	1,248	48	\$164,750	\$132.25
Magrath	2	0.3%	1,635	81	\$191,850	\$117.17
Manchester	1	0.2%	1,863	161	\$214,900	\$115.35
Marionet	4	0.7%	1,728	118	\$194,850	\$112.05
Mayfair	3	0.5%	1,903	90	\$208,300	\$111.41
Melanie	2	0.3%	1,715	58	\$160,950	\$95.17
Melanie Courts	4	0.7%	1,180	30	\$125,425	\$106.31
Merritt	2	0.3%	2,206	64	\$247,750	\$111.90
Metfield	3	0.5%	1,926	143	\$210,700	\$109.18
Metfield Courts	7	1.2%	1,173	46	\$123,243	\$105.03
Monikie	2	0.3%	1,632	69	\$199,950	\$122.62
Monmouth	3	0.5%	1,213	41	\$147,333	\$121.91
Montgomery	1	0.2%	2,300	130	\$295,000	\$128.26
Morganshire	4	0.7%	2,907	97	\$359,088	\$124.81
Morvan	4	0.7%	2,060	51	\$204,975	\$102.66
Nairn	1	0.2%	2,172	143	\$341,500	\$157.23
Nelson	7	1.2%	1,662	83	\$177,129	\$104.95
New Galloway	1	0.2%	2,150	73	\$273,100	\$127.02
Newquay	1	0.2%	2,520	175	\$216,500	\$85.91
Norfolk	4	0.7%	1,651	88	\$179,700	\$110.39
North Riding	3	0.5%	2,182	80	\$235,500	\$108.12
Northampton	1	0.2%	4,200	64	\$485,000	\$115.48
Norwood	1	0.2%	1,730	31	\$155,700	\$90.00
Nottingham	3	0.5%	1,509	45	\$185,717	\$124.12
Oak Knoll	1	0.2%	1,300	31	\$155,000	\$119.23
Oakford	6	1.0%	1,721	80	\$186,467	\$111.81
Oniell	3	0.5%	2,115	52	\$237,667	\$112.33
Orkney	1	0.2%	1,964	102	\$206,000	\$104.89
Orleton	3	0.5%	2,197	46	\$264,400	\$120.81
Oxford	4	0.7%	1,826	70	\$196,625	\$109.66
Pamona	1	0.2%	1,862	50	\$204,000	\$109.56
Pembroke	1	0.2%	5,064	70	\$430,000	\$84.91
Penrith	6	1.0%	1,726	96	\$205,417	\$119.68

Bella Vista

Characteristics of Houses Sold

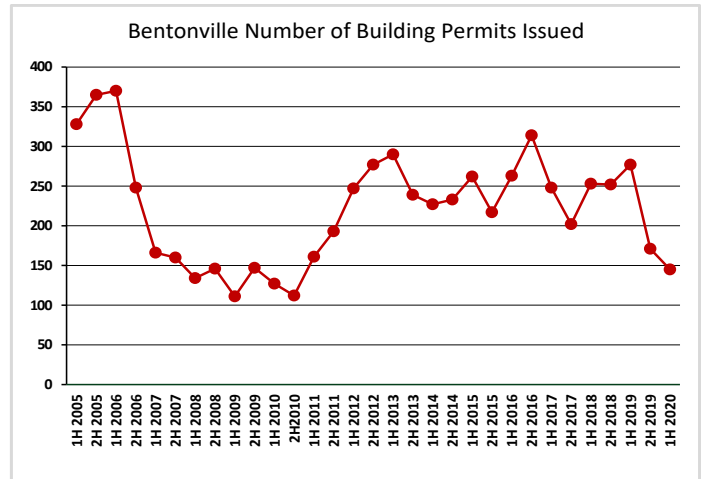
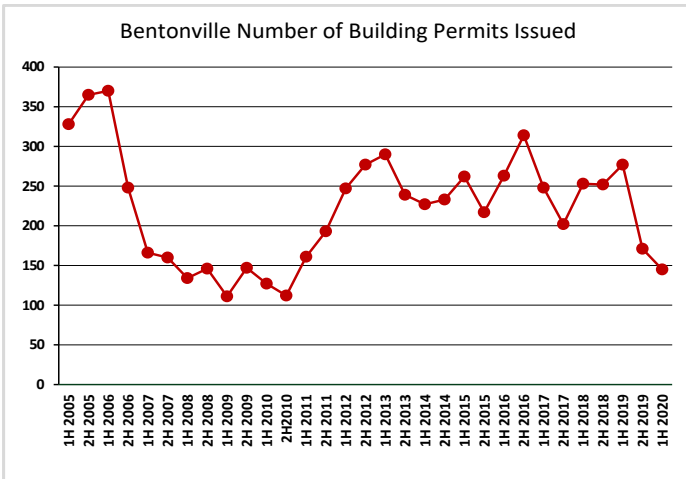
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Peterborough	2	0.3%	1,318	37	\$156,950	\$118.78
Pimlico	1	0.2%	1,894	88	\$149,000	\$78.67
Portsmouth	4	0.7%	3,328	171	\$417,375	\$122.14
Primrose	3	0.5%	2,057	79	\$241,167	\$117.50
Quantock Hills	1	0.2%	1,443	104	\$150,000	\$103.95
Queensferry	2	0.3%	1,538	71	\$179,950	\$117.65
Radcliffe	4	0.7%	1,818	68	\$197,630	\$111.12
Radnor	4	0.7%	1,584	55	\$159,625	\$103.15
Rannoch	1	0.2%	3,722	98	\$565,000	\$151.80
Redwick	4	0.7%	2,082	98	\$214,375	\$104.54
Reighton	6	1.0%	1,715	63	\$216,721	\$125.93
Renfrew	1	0.2%	1,466	33	\$178,000	\$121.42
Retford	1	0.2%	1,791	37	\$210,000	\$117.25
Roberts	5	0.8%	2,964	181	\$298,680	\$101.94
Rockingham	1	0.2%	1,950	137	\$244,900	\$125.59
Rosenheath	2	0.3%	1,408	50	\$165,900	\$118.30
Rountree	1	0.2%	1,709	67	\$207,500	\$121.42
Roxburgh	1	0.2%	2,340	69	\$296,900	\$126.88
Rugby	1	0.2%	1,607	49	\$184,000	\$114.50
Ruthwell	8	1.3%	2,007	91	\$231,200	\$114.77
Rutland	1	0.2%	2,156	116	\$255,000	\$118.27
Sandwick	7	1.2%	1,622	75	\$174,000	\$108.37
Scalloway	2	0.3%	2,870	152	\$262,950	\$91.14
Scarborough	3	0.5%	2,085	98	\$189,000	\$94.26
Scotsdale	5	0.8%	2,128	31	\$225,780	\$107.25
Sculthorpe	1	0.2%	3,102	51	\$320,000	\$103.16
Shakespeare Courts	6	1.0%	1,663	129	\$157,367	\$95.46
Sherlock	1	0.2%	1,714	168	\$171,000	\$99.77
Sherwood	3	0.5%	1,774	43	\$190,667	\$107.25
Shetland	3	0.5%	1,470	39	\$167,667	\$113.84
Shropshire	2	0.3%	2,000	134	\$239,950	\$121.32
Sidlaw Hills	2	0.3%	3,188	81	\$335,000	\$107.33
Somerset	3	0.5%	1,914	58	\$206,500	\$110.64
Stafford	4	0.7%	2,263	44	\$226,475	\$100.32
Stirling	2	0.3%	1,939	115	\$197,750	\$102.02
Stockton	1	0.2%	2,360	76	\$301,000	\$127.54
Stonehaven	4	0.7%	3,327	91	\$539,738	\$160.78

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
Stoneykirk	2	0.3%	1,727	63	\$181,000	\$105.61
Strathdon	1	0.2%	3,652	50	\$375,000	\$102.68
Stronsay	1	0.2%	1,996	322	\$184,900	\$92.64
Suffolk	3	0.5%	1,217	71	\$138,000	\$121.97
Sunderland	4	0.7%	1,596	81	\$190,000	\$118.15
Surrey	2	0.3%	1,533	33	\$151,450	\$98.95
Sussex	1	0.2%	1,700	79	\$214,900	\$126.41
Tanyard Creek Courts	2	0.3%	3,236	82	\$344,000	\$106.55
Taransay	4	0.7%	1,584	38	\$176,725	\$111.75
Tiree	2	0.3%	3,271	149	\$473,500	\$143.38
Trafalgar	1	0.2%	1,040	22	\$135,000	\$129.81
Wandsworth	1	0.2%	4,360	57	\$692,000	\$158.72
Warwick	3	0.5%	2,148	65	\$255,000	\$119.17
Watson	1	0.2%	1,435	26	\$161,000	\$112.20
Wellington	1	0.2%	2,688	173	\$220,000	\$81.85
Wembly	1	0.2%	2,192	37	\$191,000	\$87.14
Wendron	3	0.5%	1,946	57	\$204,667	\$104.32
Wentworth	4	0.7%	1,652	33	\$135,950	\$83.71
Western Estates	1	0.2%	1,608	217	\$269,900	\$167.85
Westminster	3	0.5%	1,599	57	\$177,733	\$110.94
Wight	2	0.3%	1,670	65	\$187,200	\$111.72
Wigtown	1	0.2%	1,638	37	\$185,000	\$112.94
Wiltshire	3	0.5%	1,880	55	\$229,250	\$120.81
Wimbledon	2	0.3%	1,904	61	\$186,500	\$98.72
Windsor	3	0.5%	1,304	72	\$147,933	\$115.99
Worcester	10	1.7%	1,342	57	\$132,243	\$101.75
York	4	0.7%	1,937	90	\$219,075	\$116.15
Other	1	0.2%	2,854	449	\$269,500	\$94.43
Bella Vista Houses Sold	606	100.0%	1,976	87	\$219,263	\$110.90

Bentonville Building Permits

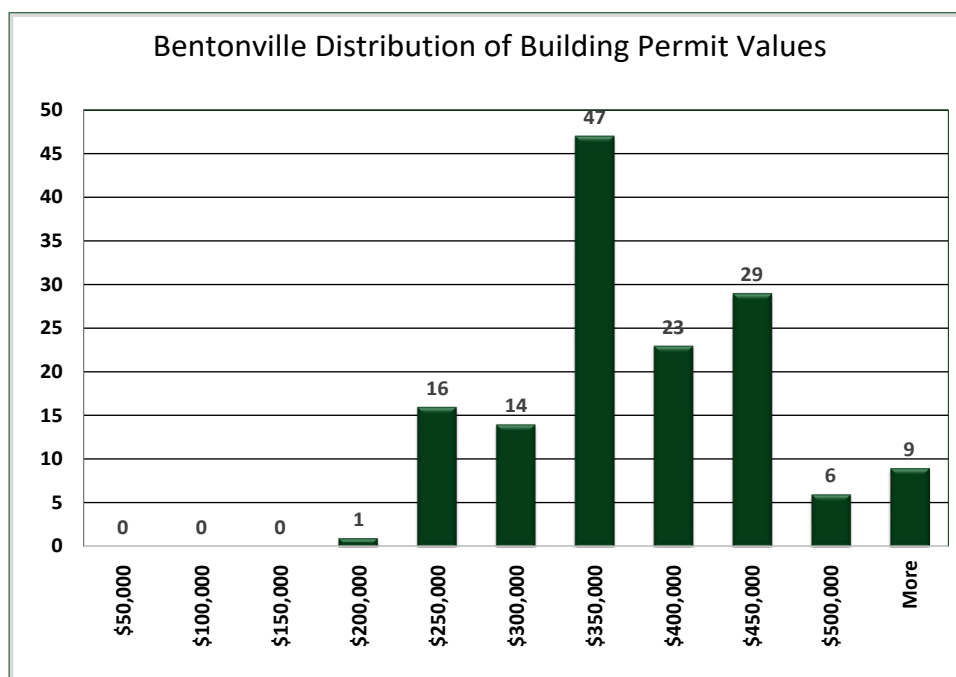


From January 1 to June 30, 2020 there were 145 residential building permits issued in Bentonville.

This represents a 15.2 percent decrease from building permits issued second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$300,000-\$350,000 range.

The average residential building permit value in Bentonville increased 13.6 percent from \$316,863 in the second half of 2019 to \$359,944 in the first half of 2020.



Bentonville

Active Subdivisions

There were 3,924 total lots in 56 active subdivisions in Bentonville in the first half of 2020. Lots and houses were researched and classified in the following categories: 81.5 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 3.0 percent were under construction, 0.6 percent were starts, while 14.3 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2020 were Brighton Cottages with 18, and Cornerstone Ridge VII and Lochmoor Club, Phase II, both with 11.

Subdivisions with the most houses becoming occupied in first half of 2020 were Providence Village, with 38, and Cornerstone Ridge with 21 new homes.

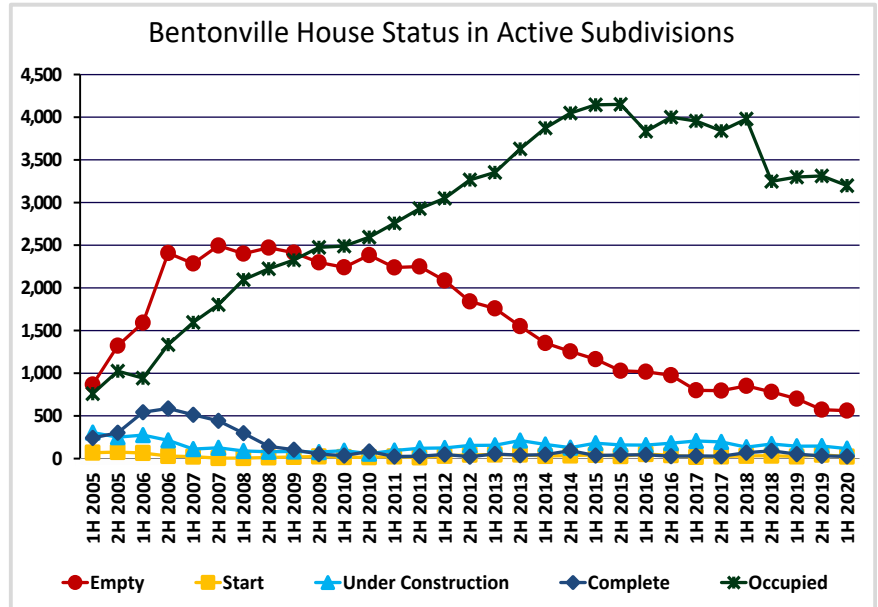
No new construction or progress in existing construction has occurred in the last year in 21 of the 55 active subdivisions in Bentonville.

170 new houses in Bentonville became occupied in the first half of 2020. The annual absorption rate implies that there are 24.4 months of remaining inventory in active subdivisions, up from 22.1 months in the second half of 2019.

In 23 out of the 55 active subdivisions in Bentonville, no absorption has occurred in the first half of 2020.

Additionally, 1,473 new lots in 17 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Bentonville from 68.7 percent in 2012 to 60.3 percent in the first half of 2020.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aurora, Phase I	1H 2018	228		228
Aurora, Phase II	2H 2018	28		28
Autumn Hills	2H 2018	53		53
Been Road Villas PP	1H 2020	72		72
Bella Vista Homes	1H 2018	4		4
Bentonville North Village	2H 2018	58		58
Clarendon	1H 2019	72		72
East Ridge Addition	2H 2013		2	2
Glen Arbor	1H 2019	119		119
Mandrew & Jackson Addition	2H 2018		5	5
Osage Hill's, Phase I	2H 2019	362		362
Providence Village, Phase II	1H 2020		99	99
Providence Village, Phase III	1H 2020	130		130
Rolling Acres, Phase III	1H 2020		8	8
Rolling Acres, Phase IV	1H 2020	20		20
Stone Ridge	1H 2020	83		83
Walnut Grove, Phase I	2H 2018	130		130
New and Preliminary Lots		1,359	114	1,473

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	15	0	5	3	6	29	6	46.0
Angel Falls, Phase I	4	0	0	0	58	62	0	48.0
Angel Falls North	6	1	4	1	31	43	0	48.0
Avignon	4	0	0	0	34	38	0	48.0
Bluff, The ¹	12		1	0	8	21	0	--
Briarwood ^{1,2}	6	0	0	0	23	29	0	--
Brighton Cottages	12	0	18	4	134	168	15	15.1
Chapel Hill, Phase I ^{1,2}	3	0	0	0	116	119	0	--
Chardonnay ^{1,2}	6	0	0	0	44	50	0	--
Coler Creek, Phase I	15	2	3	0	13	33	5	21.8
Cornerstone Ridge, Phase I ^{1,2}	4	0	0	0	125	129	0	--
Cornerstone Ridge, Phase V ^{1,2}	1	0	0	0	65	66	0	--
Cornerstone Ridge, Phase VII	1	0	11	9	61	82	21	5.1
Creekstone, Phase II	6	1	2	0	23	32	0	36.0
Creekstone, Phase III	22	0	1	0	2	25	0	276.0
Eau Claire	8	0	0	0	19	27	0	96.0
Edgar Estates	12	2	8	0	72	94	8	13.2
Elington Village ^{1,2}	1	0	4	0	34	39	0	--
Estates at Woods Creek, The ^{1,2}	1	0	0	0	13	14	0	--
Grace	3	0	1	0	109	113	1	24.0
Grammercy Park, Phase I	63	0	0	0	52	115	0	189.0
Heathrow ^{1,2}	3	0	0	0	58	61	0	--
Highpointe	0	0	0	0	134	134	5	0.0
Kensington, Phase III ^{1,2}	2	0	0	0	29	31	0	--
Kerelaw Castle	2	0	3	0	175	180	5	6.0
Laurynwood Estates ^{1,2}	7	0	0	0	93	100	0	--
Little Sugar Estates ^{1,2}	1	0	0	0	12	13	0	--
Loochmoor Club, Phase II	50	8	11	2	31	102	15	42.6
McClain Place ^{1,2}	1	0	0	0	9	10	0	--
North Fork	8	0	3	0	81	92	3	44.0
Oak Meadows ¹	29	3	1	0	5	38	0	79.2
Oakbrooke, Phase I ^{1,2}	2	0	0	0	30	32	0	--
Oakbrooke, Phase II ^{1,2}	4	0	0	0	27	31	0	--
Oaklawn Hills	3	0	0	0	61	64	0	6.0
Orchard, Block J	0	0	0	0	15	15	2	0.0
Osage Ridge Estates	8	0	1	0	5	14	0	108.0
P.E. Livingston	16	0	7	0	9	32	5	30.7
Preston Park, Phase I	90	1	7	0	0	98	0	--

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Providence Village	5	1	3	2	171	182	38	1.7
Riverwalk Farms Estates, Phase II ^{1,2}	1	0	0	0	158	159	0	--
Rolling Acres, Phase II	8	0	0	0	45	53	3	5.1
Simsberry Place, Phase I ^{1,2}	1	0	0	0	12	13	0	--
Simsberry Place, Phase II ^{1,2}	1	0	0	0	68	69	0	--
Stone Meadow	23	0	3	0	222	248	9	34.7
Stone Ridge Estates	22	0	1	0	49	72	1	138.0
Stoneburrow, Phase I ^{1,2}	1	0	0	0	196	197	0	--
Stonecreek	0	0	0	0	67	67	1	0.0
Talamore, Phase II ^{1,2}	1	0	0	0	21	22	0	--
White Oak Trails, Phase I	0	0	0	0	70	70	1	0.0
White Oak Trails, Phase II	10	1	0	0	42	53	1	44.0
Wildwood, Phase VI	4	0	7	0	52	63	9	6.3
Willowbrook Farms, Phase II	28	1	10	4	79	122	16	30.4
Windemere Woods, Phase I ^{1,2}	13	1	0	0	63	77	0	--
Windmill Farms	7	0	2	0	0	9	0	--
Woods Creek South, Phase II ^{1,2}	5	0	0	0	68	73	0	--
Bentonville Active Lots	561	22	117	25	3,199	3,924	170	24.4

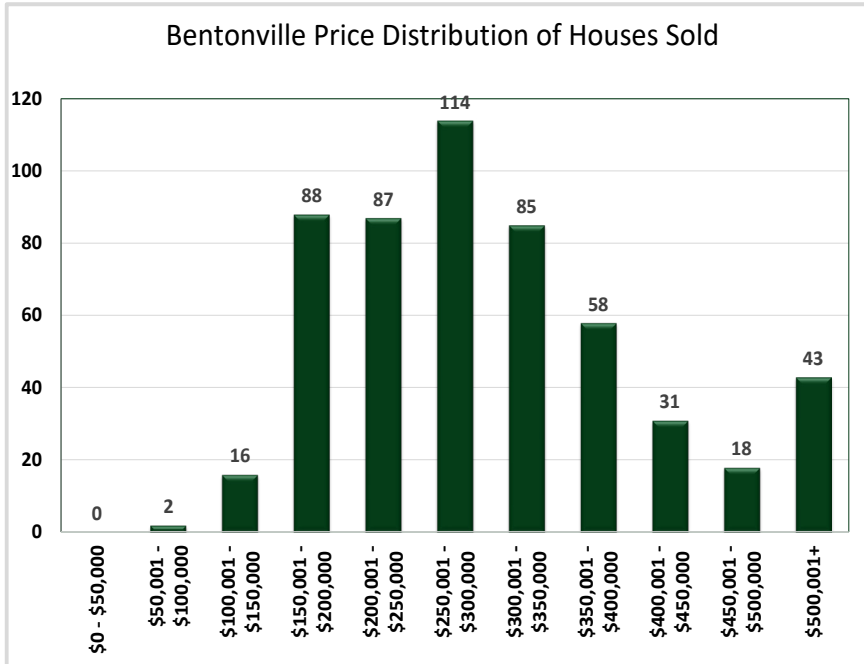
¹ No absorption has occurred in this subdivision in the last year.

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



Bentonville

Price Distribution of Houses Sold



542 houses were sold in Bentonville in the first half of 2020.

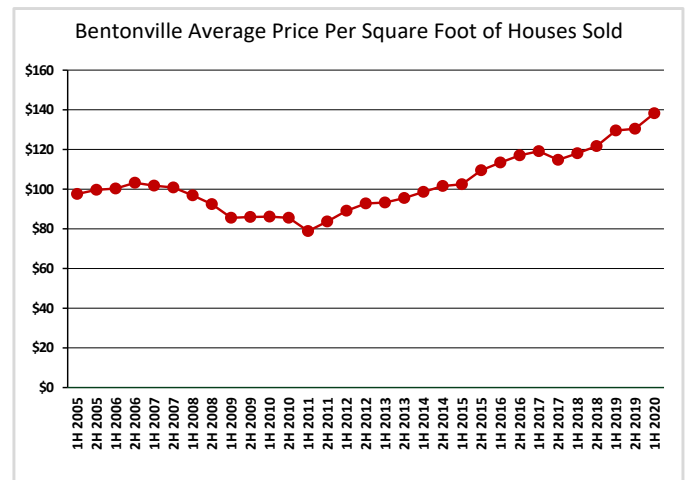
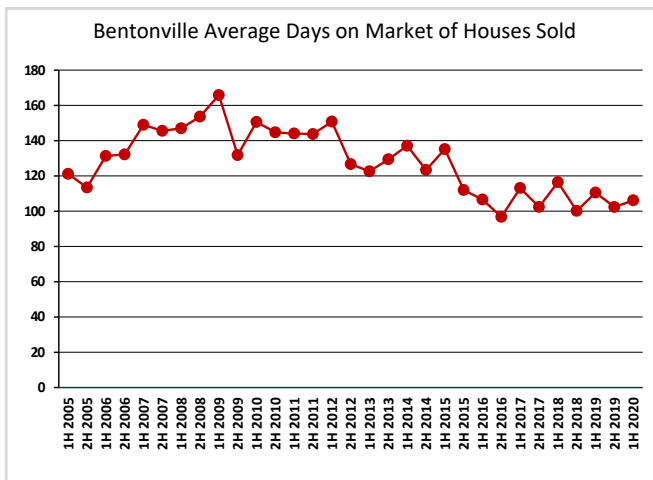
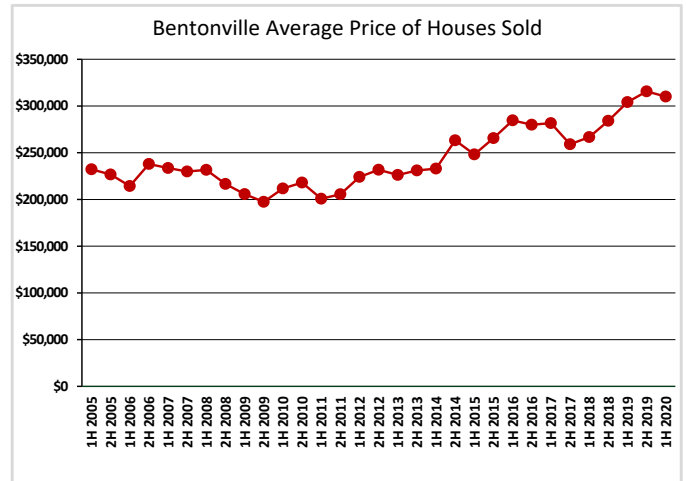
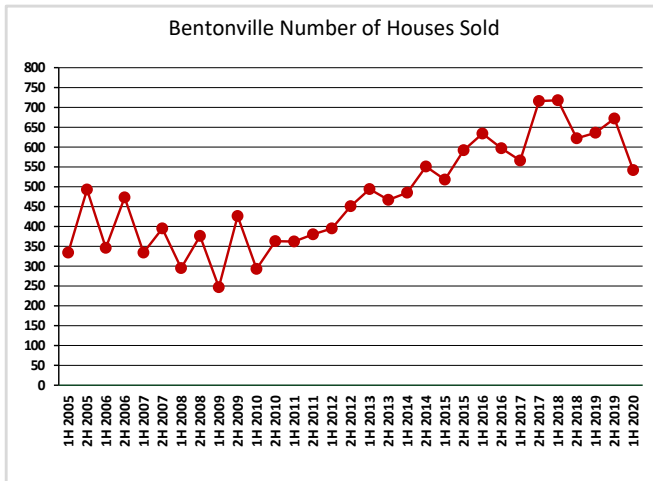
The average price of a house was \$310,102 at \$138.22 per square foot.

The median cost of a house was \$283,450.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	0.4%	942	177	97.5%
\$100,001 - \$150,000	16	3.0%	1,239	54	99.3%
\$150,001 - \$200,000	88	16.2%	1,429	64	98.3%
\$200,001 - \$250,000	87	16.1%	1,862	83	97.9%
\$250,001 - \$300,000	114	21.0%	2,109	100	98.6%
\$300,001 - \$350,000	85	15.7%	2,498	150	99.1%
\$350,001 - \$400,000	58	10.7%	2,921	115	98.6%
\$400,001 - \$450,000	31	5.7%	2,962	146	98.9%
\$450,001 - \$500,000	18	3.3%	2,908	118	97.4%
\$500,001+	43	7.9%	3,755	137	97.3%
Bentonville Houses Sold	542	100%	2,283	106	98.4%

Bentonville

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	636	672	542	-14.8%	-19.3%
Average Price of Houses Sold	\$304,138	\$315,685	\$310,102	2.0%	-1.8%
Average Days on Market	111	102	106	-4.0%	3.7%
Average Price per Square Foot	\$129.58	\$130.45	\$138.22	6.7%	6.0%
Percentage of County Sales	21.7%	21.5%	18.1%	-16.7%	-15.8%
Number of New Houses Sold	148	199	152	2.7%	-23.6%
Average Price of New Houses Sold	\$345,025	\$307,567	\$341,186	-1.1%	10.9%
Average Days on Market of New Houses Sold	167	143	176	5.6%	23.1%
Number of Houses Listed	378	223	117	-69.0%	-47.5%
Average List Price of Houses Listed	\$439,746	\$486,894	\$513,172	16.7%	5.4%

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	2	0.4%	2,350	122	\$284,900	\$121.23
Amber Ridge	4	0.7%	4,062	124	\$637,324	\$156.51
Angel Falls	6	1.1%	3,116	129	\$520,430	\$166.37
Apple Ridge	3	0.6%	1,355	79	\$152,667	\$115.29
Applegate	2	0.4%	1,299	94	\$320,000	\$234.65
Arbor Lane	2	0.4%	1,633	150	\$199,750	\$122.66
Arbors	1	0.2%	1,816	34	\$275,000	\$151.43
Armstrong	1	0.2%	1,046	288	\$300,000	\$286.81
Avignon	1	0.2%	5,378	174	\$625,000	\$116.21
B & W Heights	1	0.2%	1,312	86	\$257,050	\$195.92
Banks Addition	1	0.2%	1,400	191	\$225,000	\$160.71
Belle Royal	1	0.2%	1,705	66	\$315,000	\$184.75
Bentonville Heights	2	0.4%	1,367	76	\$249,000	\$183.14
Bentonville Original	1	0.2%	3,880	182	\$975,000	\$251.29
Blueberry Heights	2	0.4%	1,627	49	\$190,000	\$116.39
Braithwaite Park	2	0.4%	1,906	50	\$344,500	\$170.12
Briar Chase	1	0.2%	1,694	28	\$199,900	\$118.00
Briarwood	2	0.4%	1,829	63	\$244,000	\$133.67
Brighton Cottages	27	5.0%	2,351	197	\$310,470	\$133.20
Brighton Heights	2	0.4%	2,716	136	\$331,750	\$122.87
Brightwood	7	1.3%	1,826	55	\$208,000	\$114.23
Brookhaven	1	0.2%	1,154	48	\$197,500	\$171.14
Brownstones	2	0.4%	2,488	316	\$607,725	\$244.41
Burnett	1	0.2%	1,284	43	\$170,000	\$132.40
Carriage Square	5	0.9%	1,547	85	\$176,100	\$114.32
Carriage Way	1	0.2%	1,551	32	\$173,000	\$111.54
Central Park	5	0.9%	3,244	48	\$448,400	\$138.19
Chapel Hill	4	0.7%	3,353	53	\$442,225	\$130.86
Clarks	3	0.6%	2,163	138	\$536,667	\$249.57
Coler Creek	1	0.2%	2,661	268	\$399,865	\$150.27
College Place	12	2.2%	2,847	62	\$343,246	\$121.57
Cornerstone Ridge	50	9.2%	2,066	125	\$273,170	\$133.02
Cottons	2	0.4%	1,228	80	\$312,500	\$263.57
Creekstone	7	1.3%	4,259	116	\$548,836	\$126.35
Crestview	1	0.2%	1,957	118	\$415,000	\$212.06
Cross Creek	1	0.2%	2,600	58	\$300,000	\$115.38

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
Debbies	1	0.2%	1,170	99	\$180,000	\$153.85
Demings	4	0.7%	2,207	78	\$405,000	\$171.25
Denali Park	2	0.4%	2,879	90	\$337,450	\$118.31
Dickson	2	0.4%	1,270	69	\$320,950	\$252.72
Dogwood Place	5	0.9%	1,227	119	\$137,800	\$112.99
Dunn & Davis	1	0.2%	1,770	35	\$409,000	\$231.07
Eagle Creek	4	0.7%	2,064	64	\$232,188	\$112.85
Eagle Crest Estates	2	0.4%	1,356	37	\$137,500	\$102.91
Edens Brooke	5	0.9%	2,399	53	\$291,650	\$121.97
Edgar Estates	7	1.3%	2,742	130	\$360,594	\$131.40
Farms, The	2	0.4%	2,007	62	\$258,950	\$129.04
Farrer	1	0.2%	3,716	88	\$860,000	\$231.43
Forrest Oaks	2	0.4%	644	53	\$177,000	\$274.84
Foxglove	2	0.4%	2,885	49	\$282,500	\$98.30
Gilmores	3	0.6%	2,415	323	\$558,717	\$228.45
Grace	5	0.9%	1,678	63	\$209,460	\$125.11
Grace Park	1	0.2%	917	23	\$129,500	\$141.22
Grammercy Park	6	1.1%	2,704	167	\$345,200	\$127.82
Grants Garden	1	0.2%	1,406	37	\$219,500	\$156.12
Green Oakes	1	0.2%	3,915	174	\$525,000	\$134.10
Hannahs Meadow	2	0.4%	1,196	32	\$168,150	\$141.23
Hanover	4	0.7%	3,947	60	\$522,281	\$135.80
Happy Home	1	0.2%	1,254	56	\$165,000	\$131.58
Harmon Grove	1	0.2%	3,104	192	\$370,000	\$119.20
Hayes	1	0.2%	1,120	93	\$229,900	\$205.27
Hazel Park	1	0.2%	1,440	130	\$173,000	\$120.14
Heathrow	1	0.2%	3,500	77	\$510,000	\$145.71
Hidden Springs	4	0.7%	3,572	106	\$433,250	\$121.71
High Meadows	10	1.8%	1,391	49	\$154,225	\$111.10
Highland Park	1	0.2%	2,573	34	\$360,000	\$139.91
Highpointe	6	1.1%	1,393	83	\$177,333	\$127.30
Hillcrest	2	0.4%	1,308	56	\$202,500	\$153.82
Howards	1	0.2%	3,000	77	\$700,000	\$233.33
Kensington	4	0.7%	3,632	233	\$385,125	\$107.55
Kerelaw Castle	8	1.5%	2,181	145	\$219,222	\$101.62
Kristyl Heights	11	2.0%	1,316	34	\$159,291	\$122.14
Lance	1	0.2%	2,121	46	\$240,000	\$113.15

Bentonville

Characteristics of Houses Sold

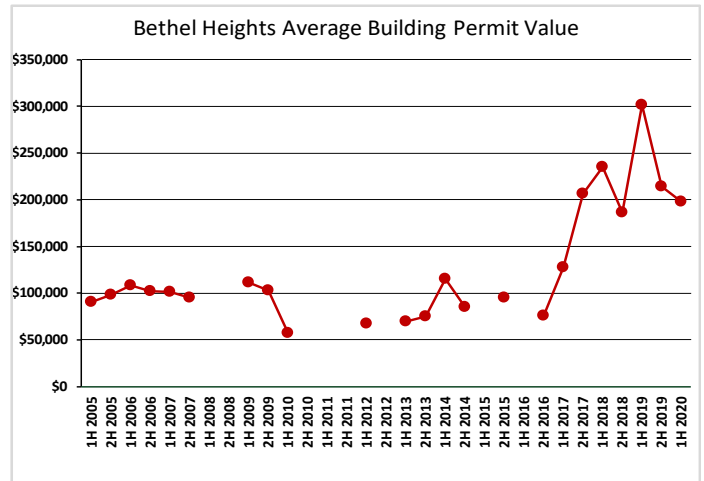
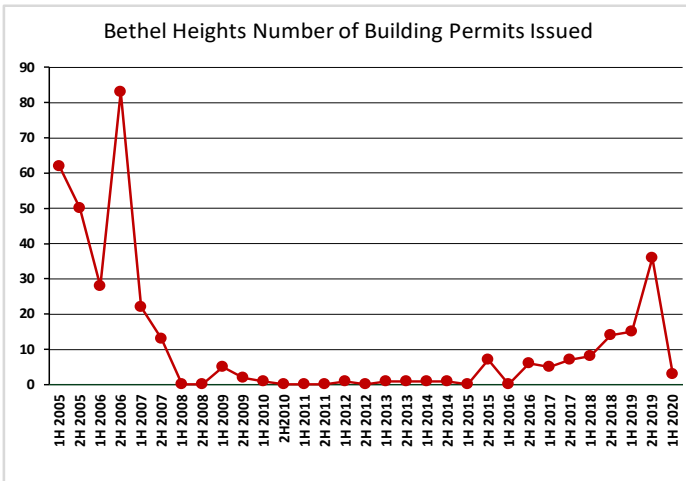
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lefors	1	0.2%	1,040	636	\$210,000	\$201.92
Lincoln & Rice	1	0.2%	1,632	183	\$420,000	\$257.35
Lochmoor Club	18	3.3%	3,151	100	\$419,880	\$133.39
Maidstone	1	0.2%	1,883	24	\$195,000	\$103.56
Manor Heights	2	0.4%	1,556	120	\$297,500	\$191.63
Meadowbrook Farms	3	0.6%	1,775	37	\$187,667	\$105.65
Meadowglade	1	0.2%	1,234	241	\$200,000	\$162.07
Meadows At Woods Crk, The	2	0.4%	2,052	36	\$271,250	\$132.28
North Fork	8	1.5%	2,192	212	\$267,432	\$122.66
Northaven Hills	4	0.7%	1,924	58	\$228,632	\$120.41
Oak Meadows	2	0.4%	2,714	125	\$352,755	\$130.00
Oaklawn Hills	4	0.7%	3,021	90	\$420,225	\$139.90
Oakwood Heights	2	0.4%	2,485	102	\$327,500	\$138.12
Orchard	6	1.1%	1,466	137	\$429,500	\$320.37
Orchards, The	2	0.4%	2,324	36	\$253,000	\$109.92
Oxford Ridge	9	1.7%	2,811	67	\$341,667	\$121.26
Park	4	0.7%	1,860	68	\$227,500	\$122.33
Parkcrest	1	0.2%	1,016	26	\$148,500	\$146.16
Parkview Village	2	0.4%	1,262	98	\$159,250	\$126.19
Pleasant View Estates	3	0.6%	2,094	67	\$234,967	\$114.18
Presley Place	1	0.2%	4,196	239	\$300,000	\$71.50
Preston Park	2	0.4%	2,352	73	\$358,203	\$152.31
Pritchard	2	0.4%	1,404	134	\$208,750	\$148.28
Providence Village	8	1.5%	1,853	16	\$201,103	\$114.34
Quail Run	3	0.6%	4,118	93	\$421,000	\$110.59
Renaissance	1	0.2%	1,081	126	\$280,000	\$259.02
Riverwalk Farms	15	2.8%	2,082	63	\$259,113	\$124.47
Robin Haven	1	0.2%	2,751	226	\$270,000	\$98.15
Rolling Acres	14	2.6%	2,789	185	\$338,350	\$121.44
Rolling Hills	1	0.2%	1,682	2	\$220,000	\$130.80
Ronnie D Henry	1	0.2%	3,348	77	\$245,000	\$73.18
Saddlebrook	2	0.4%	2,269	28	\$281,906	\$124.26
Sherwood Forest	1	0.2%	2,354	37	\$240,000	\$101.95
Simsberry Place	2	0.4%	2,663	36	\$311,950	\$116.31
Skyview Acres	1	0.2%	1,138	29	\$177,000	\$155.54

Bentonville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Southside	2	0.4%	2,345	649	\$521,863	\$222.48
Sterling	1	0.2%	3,022	91	\$274,500	\$90.83
Stone Meadow	6	1.1%	1,654	73	\$214,058	\$129.33
Stonebridge	1	0.2%	2,046	40	\$271,700	\$132.80
Stoneburrow	7	1.3%	1,779	75	\$195,357	\$111.04
Stonecreek	2	0.4%	2,065	40	\$263,750	\$128.28
Stonehenge	3	0.6%	2,780	78	\$340,583	\$123.46
Sturbridge	2	0.4%	1,893	38	\$224,000	\$118.54
Summerlin	10	1.8%	1,356	50	\$165,250	\$122.53
T J Hollands	1	0.2%	1,600	58	\$403,995	\$252.50
Tourmaline Urban Lofts	3	0.6%	2,054	211	\$498,033	\$242.57
Tunbridge Wells	1	0.2%	3,001	357	\$405,200	\$135.02
Vintage Estates	1	0.2%	1,899	18	\$280,000	\$147.45
Virginia's Grove	1	0.2%	2,055	151	\$240,000	\$116.79
W A Burk's	6	1.1%	1,828	82	\$377,631	\$204.98
Walden Ridge	1	0.2%	6,372	203	\$1,410,000	\$221.28
Walnut Valley	1	0.2%	1,400	30	\$152,000	\$108.57
White Oak Trails	6	1.1%	2,970	88	\$372,500	\$125.47
Wildwood	23	4.2%	2,359	126	\$312,014	\$132.47
Willowbrook Farms	27	5.0%	2,454	108	\$315,497	\$128.67
Windemere Woods	2	0.4%	3,867	39	\$477,775	\$123.37
Windwood	10	1.8%	1,939	59	\$222,160	\$114.66
Woods Creek	5	0.9%	3,554	64	\$486,500	\$136.24
Youngs Add	2	0.4%	1,924	109	\$427,500	\$218.48
Other	4	0.7%	2,163	85	\$388,750	\$175.87
Bentonville Houses Sold	542	100.0%	2,283	106	\$310,102	\$138.22

Bethel Heights Building Permits

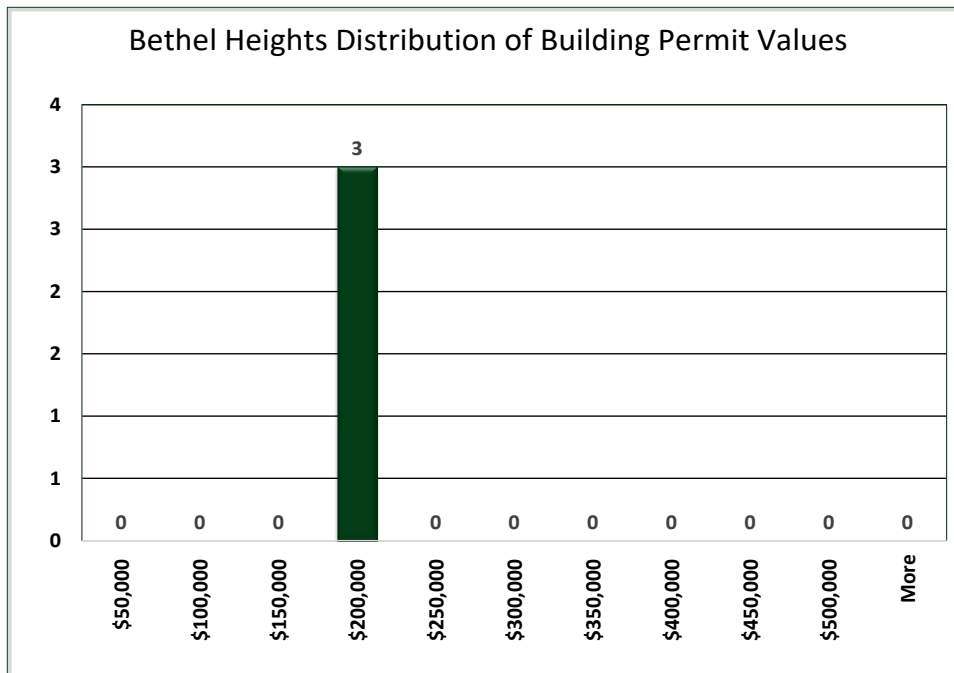


From January 1 through June 30, 2020 there were 3 residential building permits issued in Bethel Heights.

This represents a 91.7 percent decrease from building permits issued second half of 2019.

In the first half of 2020, all the building permits were valued in the \$150,000 to \$250,000 range.

The average residential building permit value in Bethel Heights decreased 7.5 percent from \$214,242 in the second half of 2019 to \$198,257 in the first half of 2020.

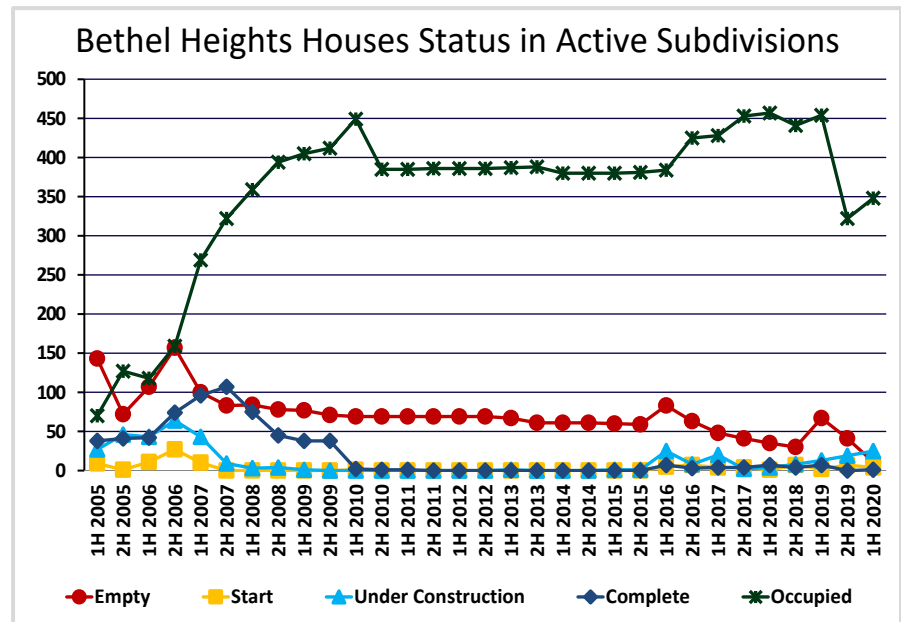


Bethel Heights

Active Subdivisions

There were 389 total lots in 8 active subdivisions in Bethel Heights in the first half of 2020. Lots and houses were researched and classified in the following categories: 89.5 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 6.4 percent were under construction, 1.0 percent were starts, while 2.8 percent were empty lots.

The subdivisions with the most houses under construction in Bethel Heights during the first half of 2020 were Oak Creek with 14 and Oak Place and Parkside with 4 each.



Subdivisions with the most houses becoming occupied in first half of 2020 were Oak Creek, with 16, and Oak Place with 4.

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

26 new houses in Bethel Heights became occupied in the first half of 2020. The annual absorption rate implies that there are 10.3 months of remaining inventory in active subdivisions, down from 23.0 months in the second half of 2019.

The percentage of houses occupied by owners declined in Bethel Heights from 67.6 percent in 2012 to 55.9 percent in the first half of 2020.

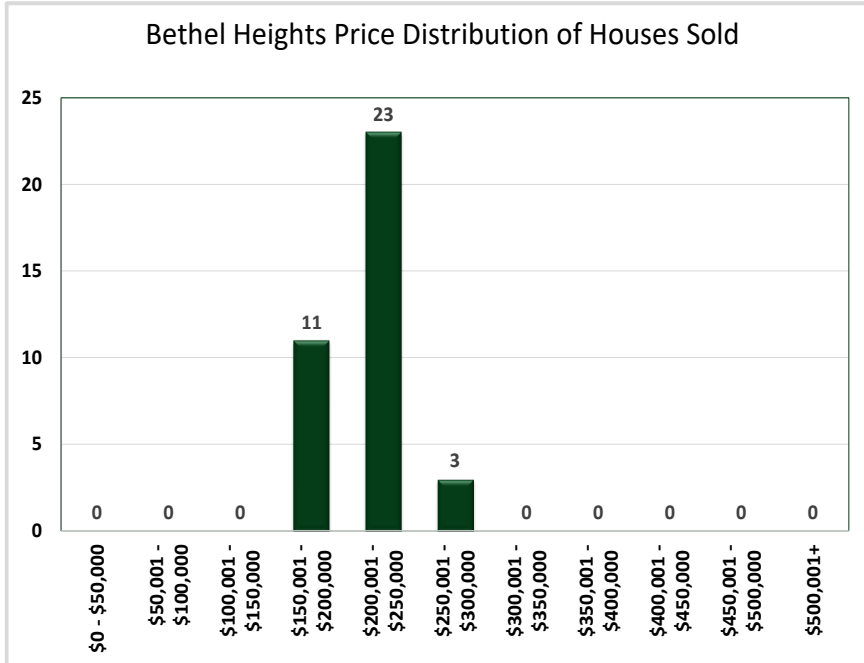
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Chantel, Phase I	2	0	2	0	69	73	1	24.0
Great Meadows ^{1,2}	1	0	1	0	60	62	0	--
Heritage Heights	0	0	0	0	63	63	1	0.0
Heritage Village	0	0	0	0	6	6	1	0.0
Oak Creek	0	0	14	1	32	51	16	7.1
Oak Place	5	0	4	0	52	61	3	36.0
Parkside	0	0	4	0	8	12	4	6.0
Remington Place	3	0	0	0	58	61	0	--
Remington Place ^{1,2}	3	0	0	0	58	61	0	--
Bethel Heights Active Lots	11	4	25	1	348	389	26	10.3

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

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

Bethel Heights

Price Distribution of Houses Sold



37 houses were sold in Bethel Heights in the first half of 2020.

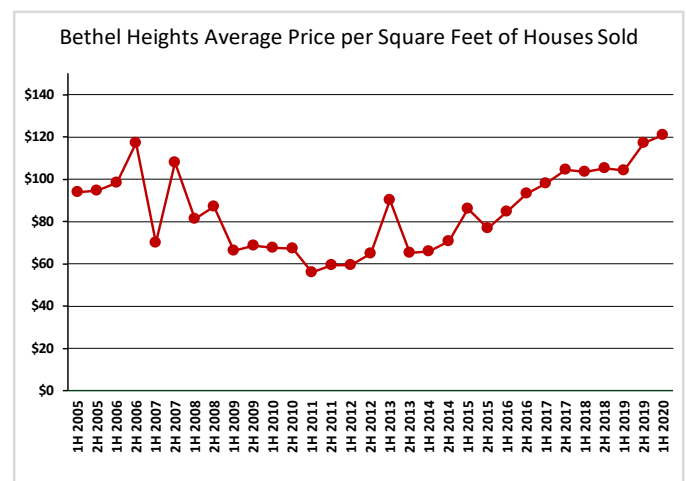
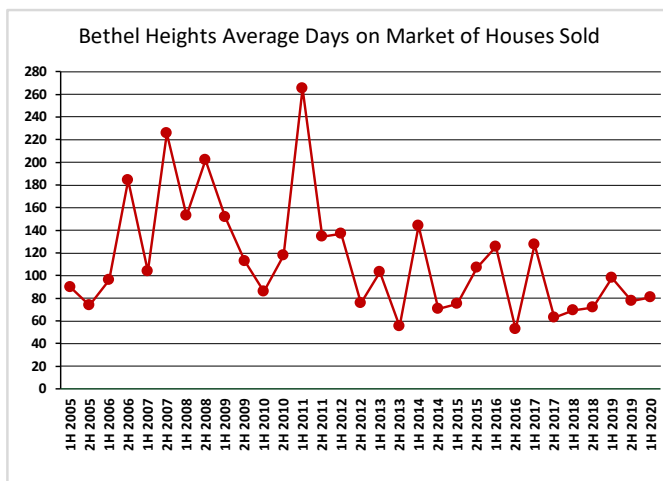
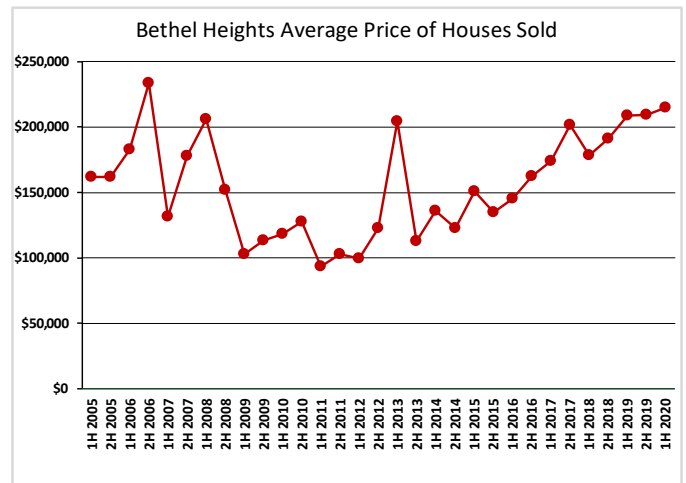
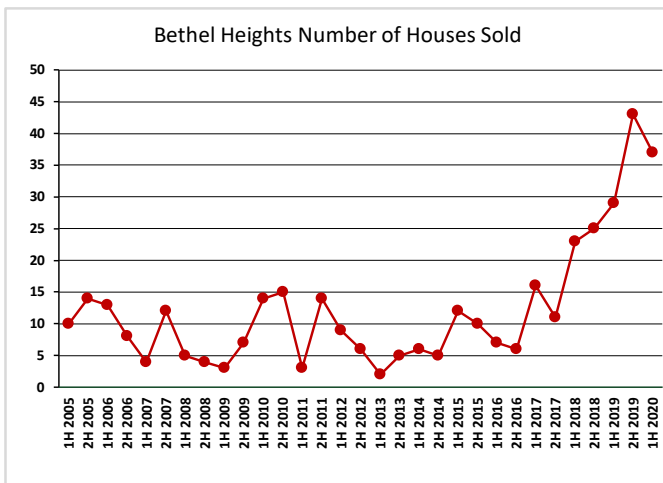
The average price of a house was \$215,057 at \$120.83 per square foot.

The median cost of a house was \$222,900.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	11	29.7%	1,565	81	98.0%
\$200,001 - \$250,000	23	62.2%	1,843	76	100.1%
\$250,001 - \$300,000	3	8.1%	2,130	116	98.8%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Bethel Heights Houses Sold	37	100%	1,784	81	99.4%

Bethel Heights

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	29	43	37	27.6%	-14.0%
Average Price of Houses Sold	\$208,695	\$209,196	\$215,057	3.0%	2.8%
Average Days on Market	98	77	81	-17.7%	4.1%
Average Price per Square Foot	\$104.11	\$116.97	\$120.83	16.1%	3.3%
Percentage of County Sales	1.0%	1.4%	1.2%	24.7%	-10.2%
Number of New Houses Sold	7	26	22	214.3%	-15.4%
Average Price of New Houses Sold	\$245,751	\$220,577	\$227,300	-7.5%	3.0%
Average Days on Market of New Houses Sold	115	87	78	-32.7%	-10.7%
Number of Houses Listed	5	10	3	-40.0%	-70.0%
Average List Price of Houses Listed	\$231,315	\$219,278	\$226,200	-2.2%	3.2%

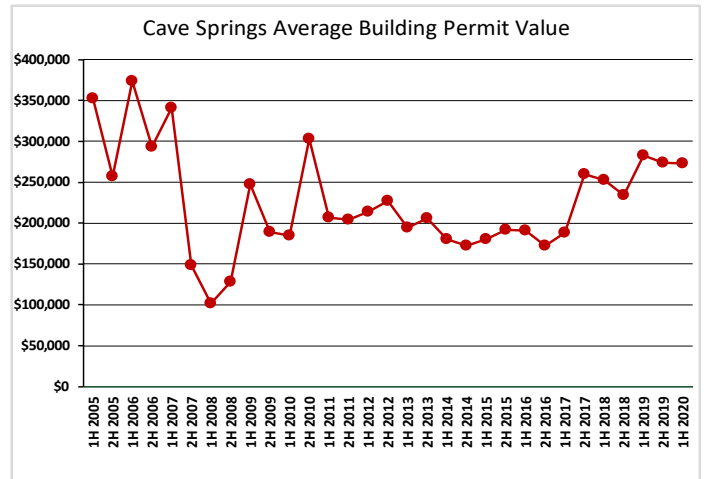
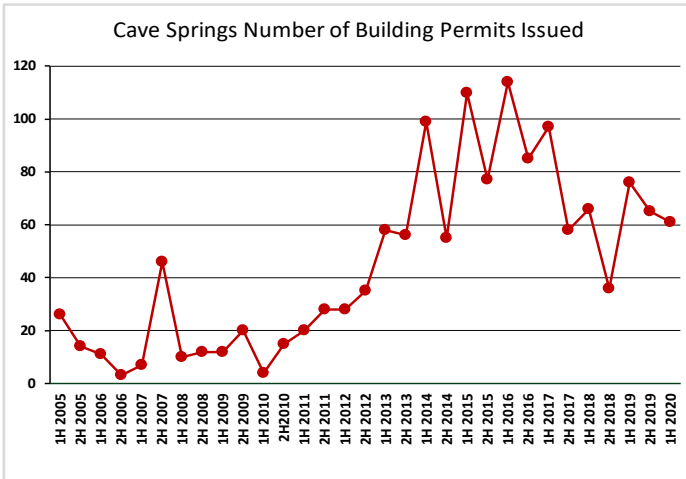
Bethel Heights

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
Bethel Heights	1	2.7%	1,726	229	\$300,000	\$173.81
Great Meadows	2	5.4%	1,254	65	\$160,750	\$128.17
Lexington	1	2.7%	2,274	36	\$259,000	\$113.90
Logan Heights	1	2.7%	1,441	34	\$164,500	\$114.16
Oak Creek	18	48.6%	1,890	75	\$229,372	\$121.53
Oak Place	5	13.5%	1,754	79	\$200,900	\$115.35
Parkside	2	5.4%	1,608	68	\$223,450	\$139.01
Quail Meadows	1	2.7%	2,389	82	\$282,000	\$118.04
Wilkins	6	16.2%	1,610	97	\$175,000	\$108.69
Other	1	2.3%	1,797	94	\$220,000	\$122.43
Bethel Heights Houses Sold	37	100.0%	1,784	81	\$215,057	\$120.83



Cave Springs Building Permits

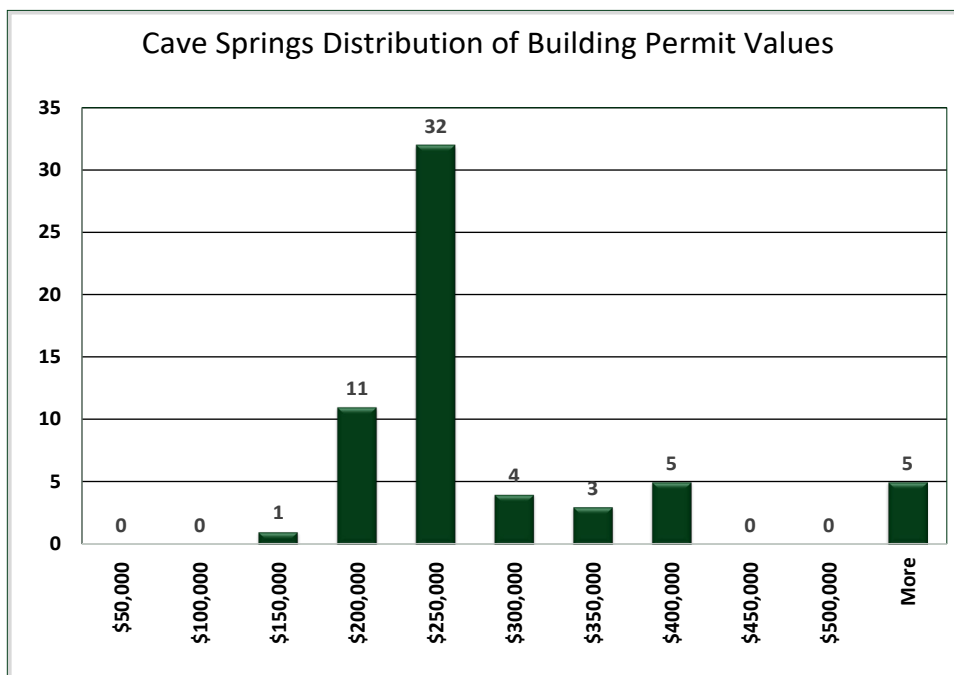


From January 1 through June 30, 2020 there were 61 residential building permits issued in Cave Springs.

This represents a 6.2 percent decrease from building permits issued second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$200,000-\$250,000 range.

The average residential building permit value in Cave Springs decreased 0.5 percent from \$274,008 in the second half of 2019 to \$272,580 in the first half of 2020.



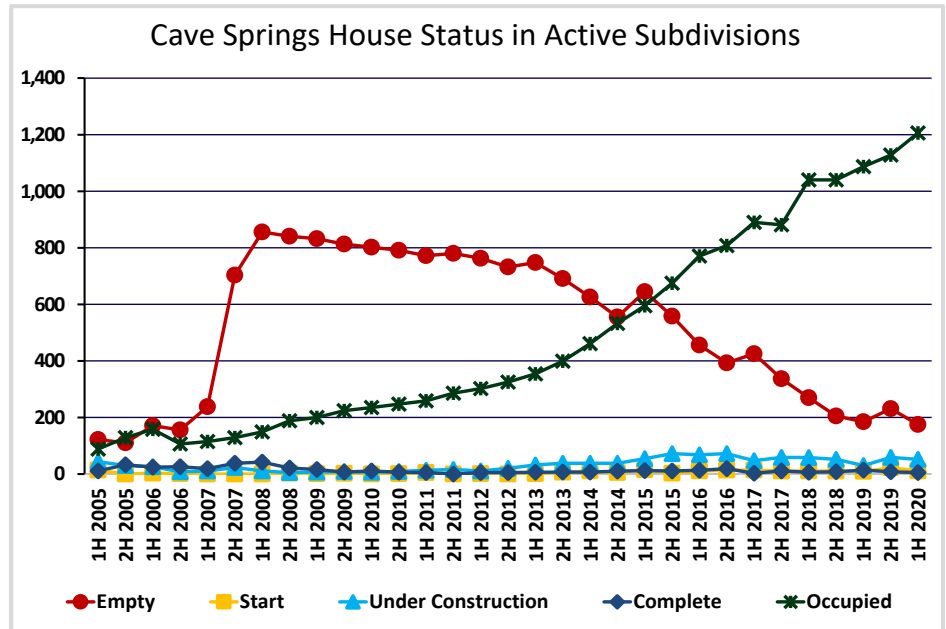
Cave Springs Active Subdivisions

There were 1,449 total lots in 20 active subdivisions in Cave Springs in the first half of 2020. Lots and houses were researched and classified in the following categories: 83.2 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 3.6 percent were under construction, 0.8 percent were starts, while 12.1 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the first half of 2020 were Allen's Mill with 19 and Otter Creek Estates with 12. Hyde Park followed with 7.

Subdivisions with the most houses becoming occupied in first half of 2020 were Allen's Mill Phase I, with 23, and Otter Creek Estates with 20 new homes.

No new construction or progress in existing construction has occurred in the last year in 3 of the 20 active subdivisions in Cave Springs.



78 new houses in Cave Springs became occupied in the first half of 2020. The annual absorption rate implies that there are 24.5 months of remaining inventory in active subdivisions, down from 43.6 months in the second half of 2019.

In 4 out of the 20 active subdivisions in Cave Springs, no absorption has occurred in the first half of 2020.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Cave Springs from 73.3 percent in 2012 to 69.0 percent in the first half of 2020.

Cave Springs

Active Subdivisions

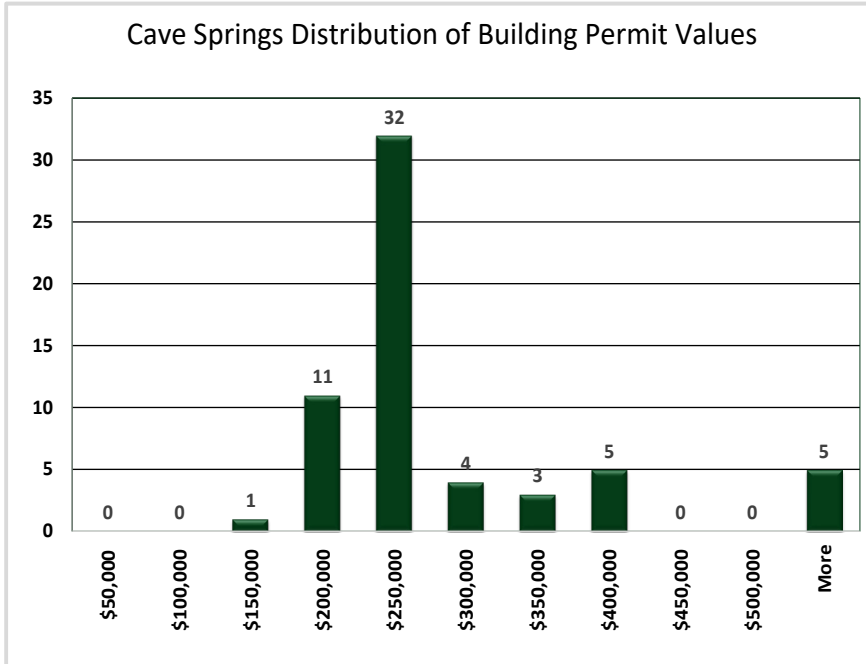
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill Phase I	68	4	19	2	23	116	23	48.5
Averie Estates	7	0	1	1	1	10	0	108.0
Brentwood	4	0	2	0	191	197	1	36.0
Chattin Valle	2	0	0	0	26	28	0	24.0
Duffer's Ridge ^{1,2}	1	0	0	0	7	8	0	--
Fairway Valley, Phase II	3	0	0	1	29	33	3	6.0
Hickory Hills	18	1	3	0	44	66	4	37.7
Hyde Park	15	0	7	1	269	292	11	12.5
La Bonne Vie ^{1,2}	1	0	0	0	5	6	0	--
Marbella, Phase I	8	0	0	0	64	72	7	10.7
Mountain View	0	0	1	0	38	39	1	12.0
Nevaeh Estates	10	2	4	0	24	40	2	38.4
Osage Vistas	3	0	2	0	2	7	2	30.0
Otter Creek Estates, Phase I	1	0	0	0	76	77	2	4.0
Otter Creek Estates, Phase II	25	3	12	0	74	114	20	17.8
Ridgewood ^{1,2}	0	1	0	0	76	77	0	--
Sand Springs, Phase I ^{1,2}	7	0	1	0	110	118	1	19.2
Soaring Hawk	1	0	0	0	15	16	0	--
Springs At Wellington, The	1	0	0	0	51	52	0	6.0
St Valery Downs	0	0	0	0	81	81	1	0.0
Cave Springs Active Lots	175	11	52	5	1,206	1,449	78	24.5

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

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

Cave Springs

Price Distribution of Houses Sold



148 houses were sold in Cave Springs in the first half of 2020.

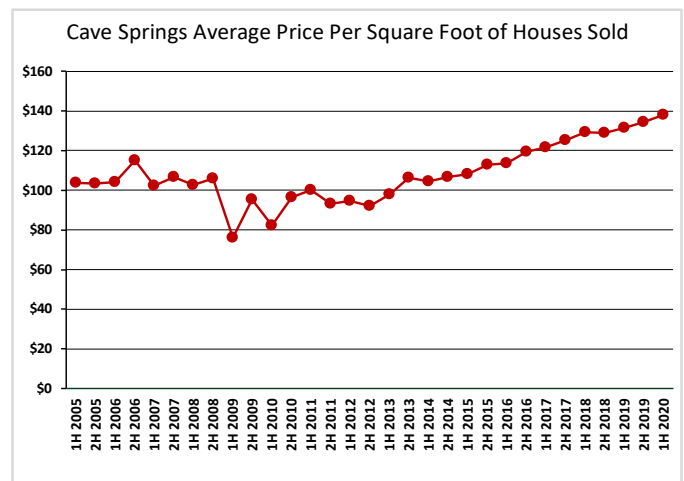
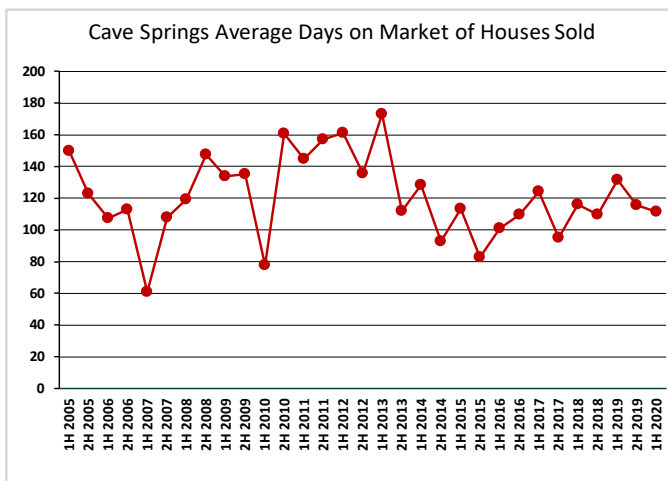
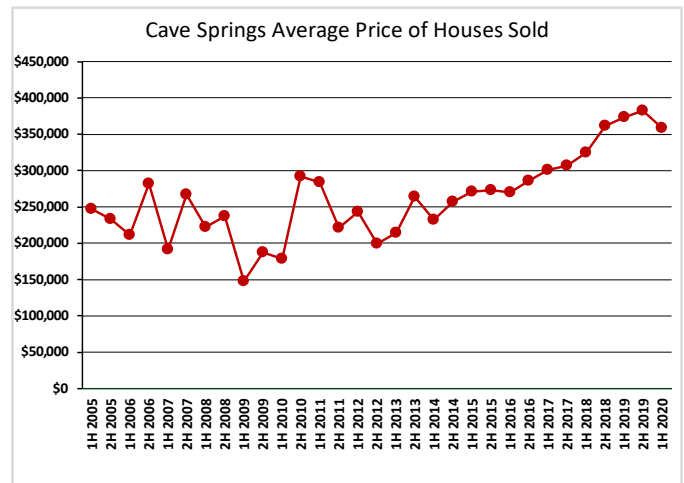
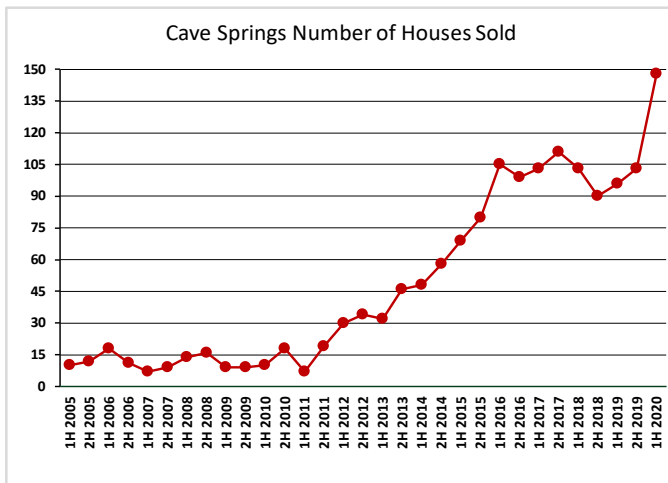
The average price of a house was \$358,107 at \$138.06 per square foot.

The median cost of a house was \$324,900.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.7%	1,170	205	79.7%
\$100,001 - \$150,000	2	1.4%	1,574	153	88.6%
\$150,001 - \$200,000	2	1.4%	1,403	58	101.6%
\$200,001 - \$250,000	14	9.5%	1,804	61	99.1%
\$250,001 - \$300,000	32	21.6%	2,164	102	99.4%
\$300,001 - \$350,000	34	23.0%	2,398	111	99.4%
\$350,001 - \$400,000	25	16.9%	2,541	96	100.3%
\$400,001 - \$450,000	7	4.7%	3,063	124	97.8%
\$450,001 - \$500,000	7	4.7%	3,111	145	99.5%
\$500,001+	24	16.2%	3,769	155	100.9%
Cave Springs Houses Sold	148	100.0%	2,570	112	99.4%

Cave Springs

Characteristics of Houses Sold



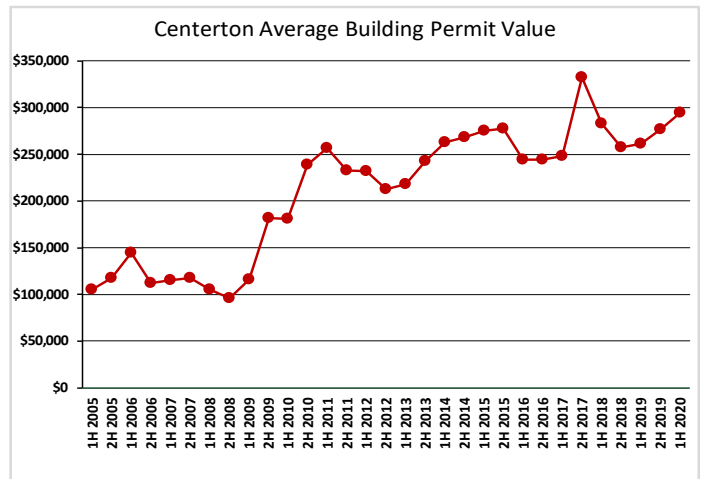
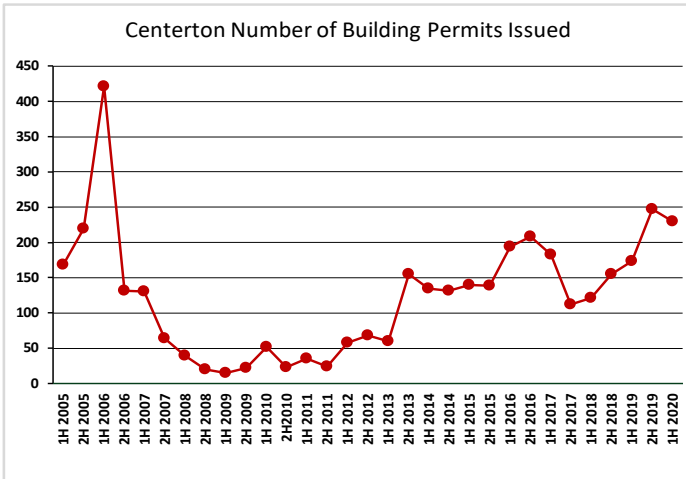
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	96	103	148	54.2%	43.7%
Average Price of Houses Sold	\$373,087	\$382,646	\$358,107	-4.0%	-6.4%
Average Days on Market	131	115	112	-15.1%	-3.2%
Average Price per Square Foot	\$131.61	\$134.33	\$138.06	4.9%	2.8%
Percentage of County Sales	3.3%	3.3%	4.9%	50.7%	50.0%
Number of New Houses Sold	42	48	63	50.0%	31.3%
Average Price of New Houses Sold	\$465,127	\$401,575	\$394,618	-15.2%	-1.7%
Average Days on Market of New Houses Sold	203	151	154	-24.3%	2.0%
Number of Houses Listed	47	33	16	-66.0%	-51.5%
Average List Price of Houses Listed	\$434,159	\$353,383	\$455,452	4.9%	28.9%

Cave Springs

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allens	1	0.7%	2,000	228	\$150,000	\$75.00
Allen's Mill	20	13.5%	2,311	194	\$328,649	\$142.61
Averie Estates	1	0.7%	3,410	0	\$789,357	\$231.48
Brentwood	25	16.9%	2,157	73	\$272,198	\$126.86
Chattin Valle	2	1.4%	3,636	45	\$597,500	\$164.86
Fairway Valley	6	4.1%	2,338	147	\$308,925	\$132.15
Hamptons, The	5	3.4%	1,712	60	\$232,900	\$136.63
Hickory Hills	7	4.7%	2,400	74	\$319,175	\$133.09
Howlett	1	0.7%	1,613	115	\$358,000	\$221.95
Hyde Park	28	18.9%	2,635	61	\$367,043	\$139.13
Marbella	6	4.1%	2,456	67	\$312,100	\$127.17
Mountain View	3	2.0%	1,714	44	\$226,800	\$132.40
Nevaeh Estates	2	1.4%	3,048	161	\$437,325	\$143.38
Otter Creek Estates	20	13.5%	3,626	204	\$543,715	\$150.45
Ozark Acres	2	1.4%	2,738	52	\$415,000	\$160.46
Ridgewood	1	0.7%	4,030	44	\$572,500	\$142.06
Sand Springs	4	2.7%	1,713	59	\$228,875	\$133.79
Soaring Hawk	1	0.7%	3,941	23	\$450,000	\$114.18
Springs at Wellington, The	2	1.4%	3,753	87	\$497,500	\$133.10
St Valery Downs	2	1.4%	4,088	41	\$610,000	\$149.18
Sunrise Ridge	1	0.7%	2,273	776	\$286,600	\$126.09
Wellington Heights	4	2.7%	2,399	32	\$292,625	\$122.70
Weston Hills	1	0.7%	1,617	30	\$210,000	\$129.87
Other	3	2.0%	1,605	153	\$216,000	\$122.54
Cave Springs Houses Sold	148	100.0%	2,570	112	\$358,107	\$138.06

Centerton Building Permits

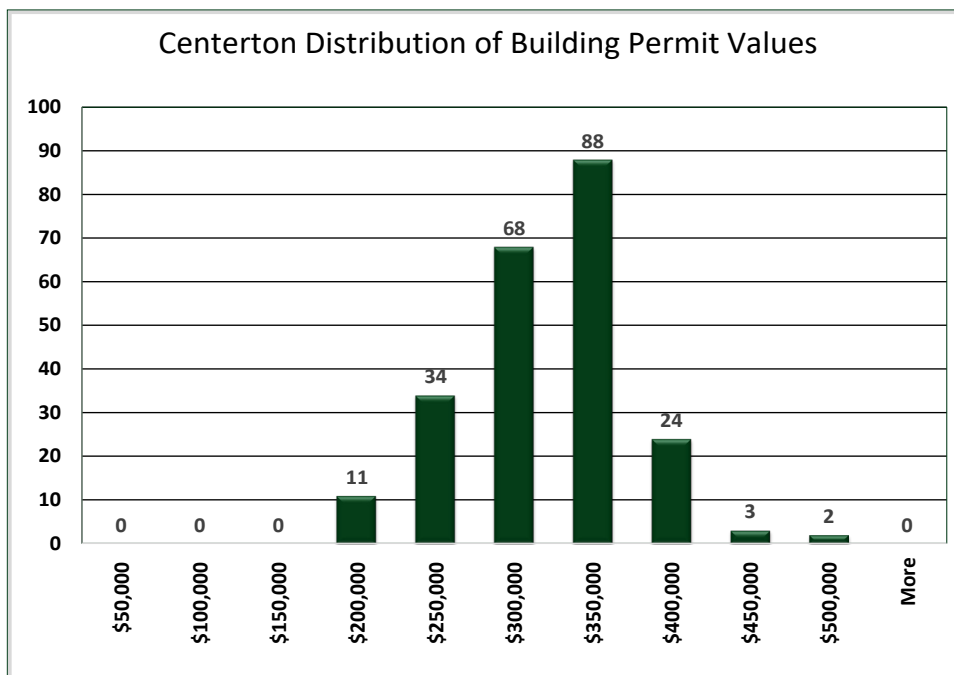


From January 1 through June 30, 2020 there were 230 residential building permits issued in Centerton.

This represents a 6.9 percent decrease from building permits issued second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$250,000 to \$350,000 range.

The average residential building permit value in Centerton increased 6.3 percent from \$276,804 in the second half of 2019 to \$294,360 in the first half of 2020.



Centerton Active Subdivisions

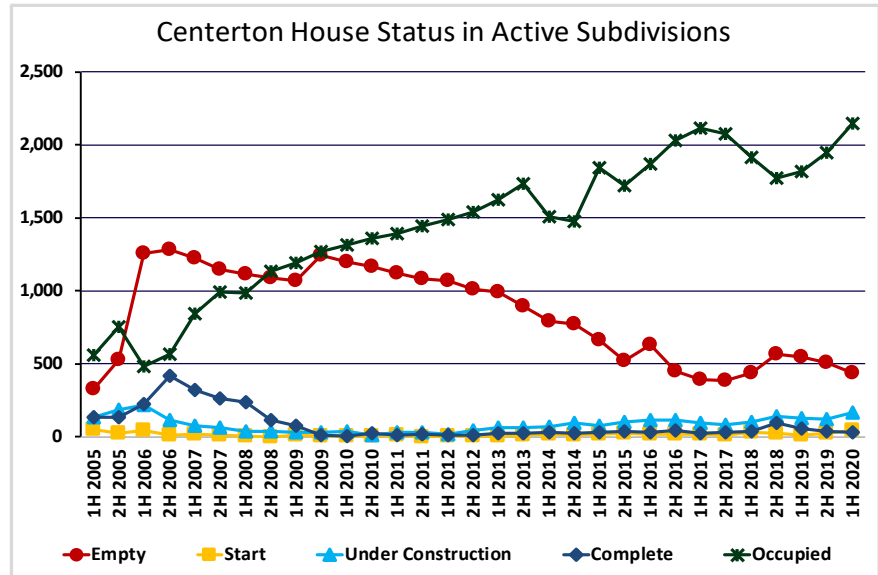
There were 2,821 total lots in 40 active subdivisions in Centerton in the first half of 2020.

Lots and houses were researched and classified in the following categories: 76.1 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 6.0 percent were under construction, 1.5 percent were starts, while 15.5 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2020 were Orchard Park, Phase II with 16 and Clark Estates with 13.

Subdivisions with the most houses becoming occupied in first half of 2020 were Orchard Park, Phase I, with 32, and Clark Estates with 31 new homes.

No new construction or progress in existing construction has occurred in the last year in 3 of



the 40 active subdivisions in Centerton.

201 new houses in Centerton became occupied in the first half of 2020. The annual absorption rate implies that there are 22.0 months of remaining inventory in active subdivisions, down from 23.3 months in the second half of 2019.

In 4 out of the 40 active subdivisions in Centerton, no absorption has occurred in the first half of 2020.

The percentage of houses occupied by owners declined in Centerton from 67.4 percent in 2012 to 58.2 percent in the first half of 2020.



2,451 new lots in 35 subdivisions received either preliminary or final approval by June 30, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Annika Estates	1H 2020	139		139
Ashmore Subdivision	1H 2018	78		78
Barrington Place Sub.	2H 2019	114		114
Bliss Street Twin Homes (pka Sun Meadows)	1H 2020	46		46
Blossom Hills	2H 2018	74		74
Brookside Estates	1H 2020	142		142
Centerton Inn Subdivision	1H 2020	108		108
Diamond Estates, Phase IV	1H 2019	99		99
Featherson Village	1H 2020	332		332
Forest Park, Phase III	1H 2020		60	60
Forest Park, Phase IV	1H 2018	65		65
Four Points Estate (County)	2H 2017	4		4
Fox Haven	1H 2020	19		19
Ginn Estates	2H 2018		5	5
Grassy Hills Subdivision	2H 2019	6		6
Hilldale Subdivision	1H 2019	142		142
Maple Estates, Phase II	1H 2020	53		53
Maxwell Farms	1H 2017	6		6
Morning Side, Phase III	2H 2016	64		64
Morning Side, Phase IV	2H 2016	47		47
Morning Side, Phase V	2H 2016	43		43
Myers Minor Subdivision	1H 2019		5	5
Orchard Park, Phase 4	1H 2020		26	26
Orchard Park, Phase 5	1H 2018	27		27
Orchard Park, Phase 6	1H 2018	38		38
Quail Hollow, Phase III	1H 2020		38	38
Southwinds Phase I	1H 2019	112		112
Southwinds Phase II	1H 2020	113		113
Tuscany Phase III	1H 2020	44		44
Tuscany Phase IV	1H 2020	42		42
Tycoon Park	1H 2020	192		192
Valley Oaks	1H 2020	19		19
Westridge Village	1H 2020		85	85
Willow Ridge	1H 2018	36		36
Wynnbrooke (County)	2H 2019	28		28
New and Preliminary		2,232	219	2,451

Centerton

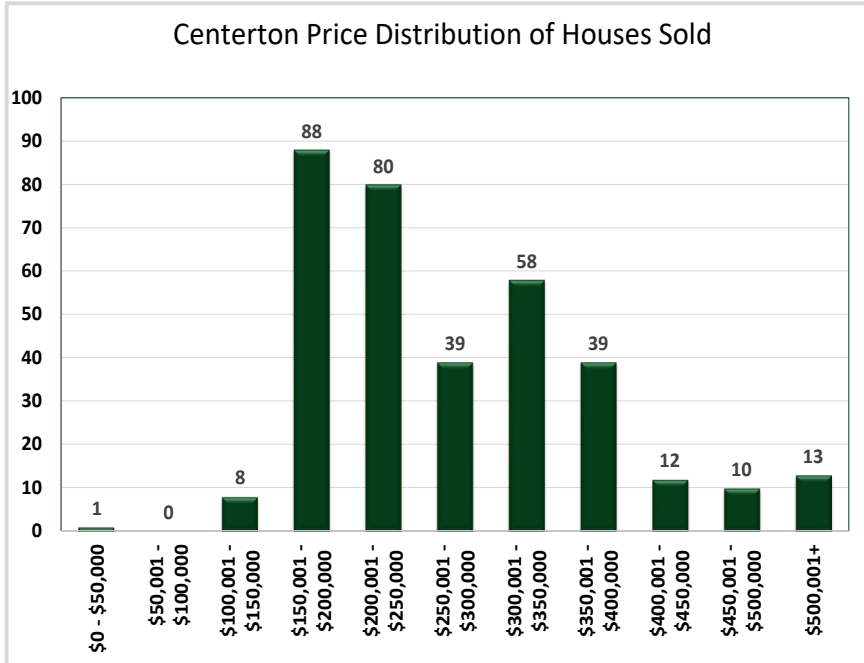
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellewood, Phase II	1	0	0	0	226	227	0	12.0
Bellewood, Phase IB ^{1,2}	1	0	0	0	215	216	0	--
Bequette Farms, Phase I	10	2	7	0	11	30	2	114.0
Big Sky	33	0	12	1	23	69	5	46.0
Bliss Meadows	0		0	3	47	50	9	2.0
Briar Rose	0	0	0	0	102	102	1	0.0
Brimwoods, Phase I ^{1,2}	7	0	0	0	28	35	0	--
Clark Estates	30	2	13	1	11	57	6	69.0
Creekside, Phase I	11	2	4	1	37	55	7	16.6
Creekside, Phase II	48	2	11	0	21	82	11	66.5
Diamond Estates, Phase I	2	1	0	0	29	32	5	4.5
Diamond Estates, Phase II	9	6	6	1	26	48	14	13.2
Diamond Estates, Phase III	61	1	7	0	5	74	5	165.6
Forest Park, Phase II	10	2	5	0	41	58	4	34.0
Kimmel Ridge	53	4	12	0	0	69	0	--
Lexington	3	0	0	0	45	48	1	7.2
Maple Estates, Phase IA	0	0	0	0	27	27	1	0.0
Maple Estates, Phase IB	2	0	3	0	19	24	7	3.5
Maple Estates, Phase C	8	2	2	0	2	14	1	72.0
McKissic Creek Estates ^{1,2}	1	0	0	0	8	9	0	--
Moonlight Valley	19	1	2	0	12	34	1	264.0
Morningside Estates, Phase I	3	1	0	0	51	55	2	1.6
Morningside Estates, Phase II	1	2	10	1	31	45	31	5.4
Oak Tree	9	0	4	4	181	198	0	204.0
Orchard Park, Phase I	0	0	0	2	32	34	32	0.8
Orchard Park, Phase II	0	0	16	6	1	23	1	264.0
Orchard Park, Phase III	9	9	10	0	0	28	0	--
Oasage Creek	13	0	4	4	14	35	2	63.0
Osage Creek, Phase II	0	0	1	0	10	11	5	1.5
Quail Hollow, Phase II	3	0	4	2	33	42	9	5.1
Ridgefield, Blk III	3	0	2	0	31	36	2	8.6
Sunrise Ridge	19	2	13	0	37	71	17	14.1
Tamarron	14	1	3	0	282	300	3	24.0
Tarah Knolls ¹	1	0	1	0	50	52	0	--
Tuscany, Phase I	5	0	4	0	68	77	2	21.6
Tuscany, Phase II	7	0	8	0	10	25	9	18.0
Versailles	21	0	1	0	105	127	3	52.8
West End Acres	17	0	3	2	7	29	2	52.8
Waterford Park	1	0	1	1	17	20	1	36.0
Willow Crossing	1	1	0	0	251	253	0	--
Centerton Active Lots	436	41	169	29	2,146	2,821	201	22.0

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

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

Centerton Price Distribution of Houses Sold



348 houses were sold in Centerton in the first half of 2020.

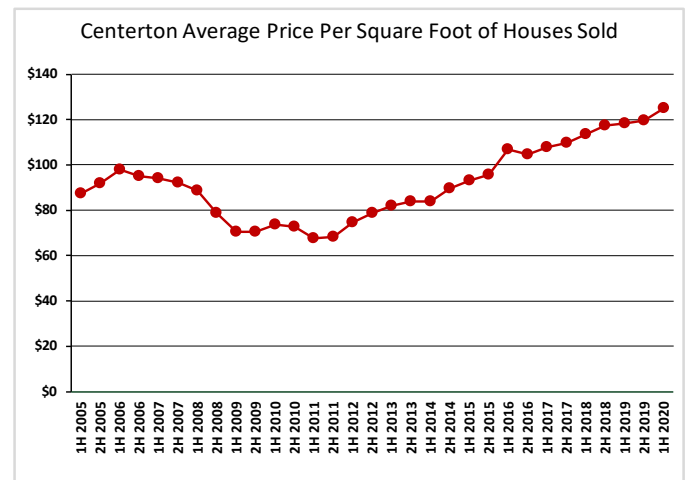
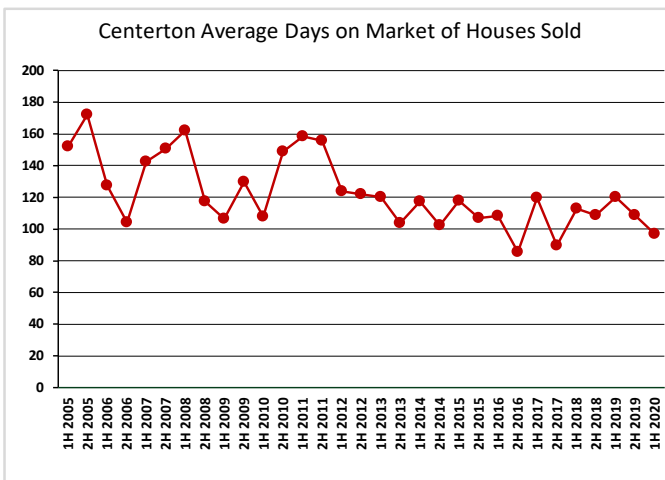
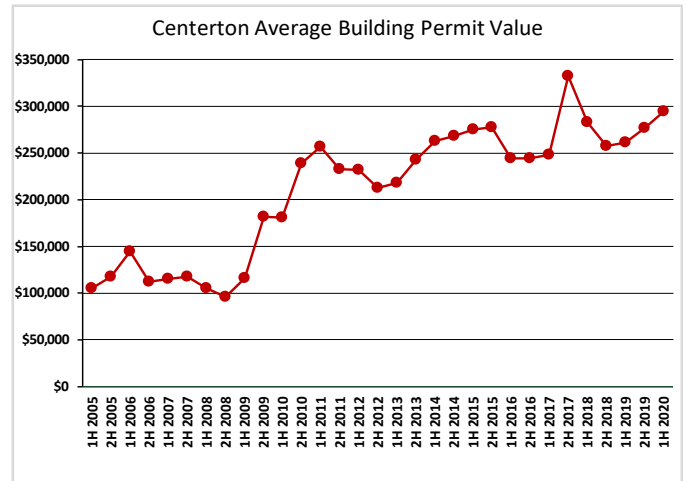
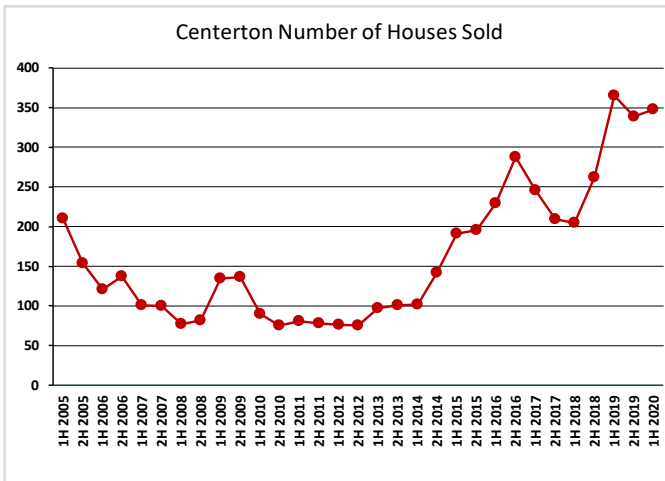
The average price of a house was \$280,554 at \$124.91 per square foot.

The median cost of a house was \$246,961.

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	0.3%	2,539	79	0.1%
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	8	2.3%	1,162	58	100.7%
\$150,001 - \$200,000	88	25.3%	1,553	65	99.6%
\$200,001 - \$250,000	80	23.0%	1,908	91	99.7%
\$250,001 - \$300,000	39	11.2%	2,199	97	99.8%
\$300,001 - \$350,000	58	16.7%	2,526	139	99.8%
\$350,001 - \$400,000	39	11.2%	2,736	99	100.0%
\$400,001 - \$450,000	12	3.4%	2,918	150	100.9%
\$450,001 - \$500,000	10	2.9%	3,259	75	100.4%
\$500,001+	13	3.7%	4,535	144	97.0%
Centerton Houses Sold	348	100.0%	2,203	97	99.4%

Centerton

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	365	339	348	-4.7%	2.7%
Average Price of Houses Sold	\$247,706	\$265,863	\$280,554	13.3%	5.5%
Average Days on Market	120	109	97	-19.3%	-11.0%
Average Price per Square Foot	\$118.37	\$119.65	\$124.91	5.5%	4.4%
Percentage of County Sales	12.4%	10.8%	11.6%	-6.8%	7.1%
Number of New Houses Sold	160	148	192	20.0%	29.7%
Average Price of New Houses Sold	\$353,708	\$308,694	\$295,440	-16.5%	-4.3%
Average Days on Market of New Houses Sold	194	145	111	-42.6%	-23.5%
Number of Houses Listed	141	96	71	-49.6%	-26.0%
Average List Price of Houses Listed	\$416,477	\$461,356.21	\$434,822	4.4%	-5.8%

Centerton

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bellewood	5	1.4%	1,791	58	\$222,000	\$124.20
Bequette Farms	3	0.9%	2,933	77	\$424,786	\$144.74
Big Sky	8	2.3%	3,080	99	\$465,893	\$151.29
Black Springs	1	0.3%	1,930	47	\$235,000	\$121.76
Bliss Meadows	7	2.0%	1,803	60	\$230,096	\$127.69
Bliss Orchard	1	0.3%	1,761	84	\$171,000	\$97.10
Briar Rose	3	0.9%	1,498	68	\$194,000	\$129.62
Centerpoint	9	2.6%	1,430	40	\$164,600	\$115.60
Char Lou Estates	11	3.2%	1,748	48	\$184,964	\$106.15
Clark Estates	10	2.9%	2,123	100	\$274,310	\$129.19
Creekside	18	5.2%	2,678	174	\$367,919	\$137.73
Diamond Estates	19	5.5%	2,630	118	\$338,974	\$128.87
Edens Court	2	0.6%	1,592	48	\$196,450	\$123.27
Forest Park	8	2.3%	2,075	60	\$272,624	\$131.11
Fox Run	2	0.6%	1,908	49	\$197,250	\$103.41
Hickory Park	1	0.3%	1,350	111	\$155,000	\$114.81
Kensington Hills	4	1.1%	1,942	93	\$207,100	\$107.01
Laynebridge	2	0.6%	2,002	47	\$218,750	\$109.21
Lexington	3	0.9%	2,983	162	\$389,038	\$130.16
Maple Estates	14	4.0%	2,778	79	\$363,799	\$130.94
Morningside	2	0.6%	1,313	38	\$159,975	\$122.14
Morningside Estates	22	6.3%	1,737	82	\$182,371	\$108.99
North Forty	5	1.4%	1,439	65	\$163,400	\$115.29
Oak Ridge	1	0.3%	1,668	20	\$170,000	\$101.92
Oak Tree	6	1.7%	4,396	127	\$698,417	\$157.77
Orchard Park	43	12.4%	1,916	136	\$229,948	\$119.99
Osage Creek	6	1.7%	2,684	78	\$370,491	\$137.95
Quail Hollow	12	3.4%	2,434	130	\$324,935	\$133.79
Quailridge	9	2.6%	2,827	67	\$320,983	\$113.49
Ridgefield	7	2.0%	2,010	70	\$246,229	\$122.20
Rozars	1	0.3%	1,014	55	\$139,500	\$137.57
Sienna at Cooper Farm	17	4.9%	1,773	50	\$203,915	\$114.85
Somerset	1	0.3%	1,560	90	\$195,500	\$125.32
Sonoma Valley	3	0.9%	1,651	59	\$186,500	\$113.04
Southfork	4	1.1%	1,832	101	\$196,500	\$107.35
Southland	6	1.7%	1,187	52	\$140,700	\$118.61

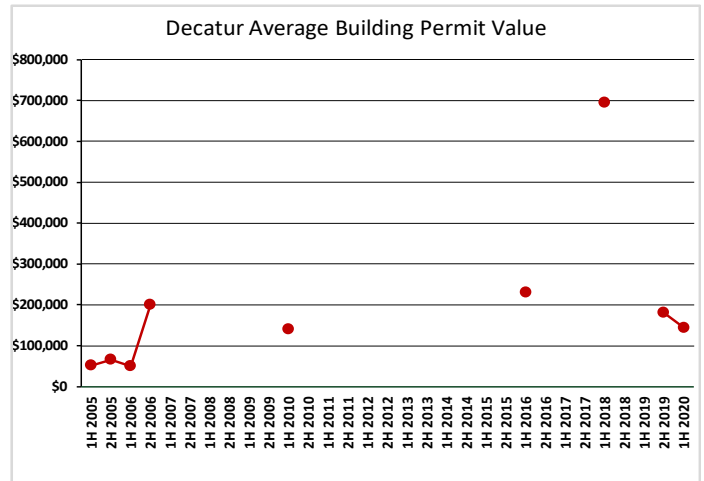
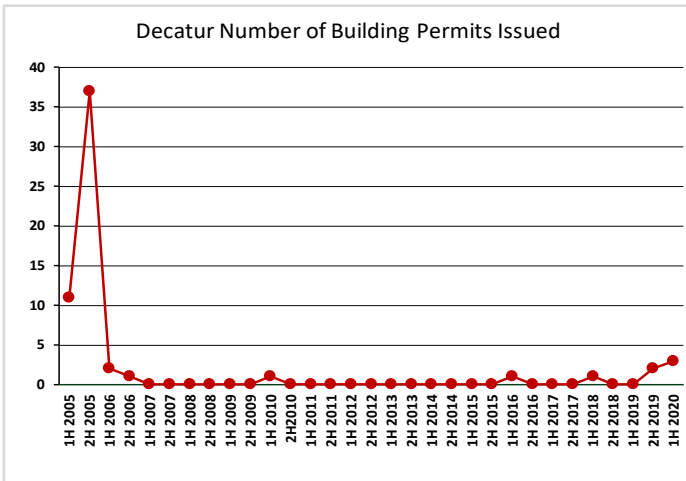
Centerton

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
Sunrise Ridge	14	4.0%	1,994	123	\$255,529	\$128.24
Tamarron	14	4.0%	2,147	61	\$254,814	\$119.22
Tarah Knolls	1	0.3%	2,205	62	\$250,000	\$113.38
Timber Ridge	4	1.1%	1,729	41	\$207,750	\$120.06
Township	1	0.3%	1,251	119	\$119,500	\$95.52
Tuscany	18	5.2%	2,778	143	\$382,195	\$137.53
Versailles	7	2.0%	4,653	159	\$722,821	\$156.40
Walnut Ridge	2	0.6%	1,402	64	\$162,500	\$115.95
Westwood	1	0.3%	1,497	50	\$176,000	\$117.57
Willow Crossing	5	1.4%	1,455	34	\$169,060	\$116.27
Womacks	1	0.3%	2,080	81	\$219,000	\$105.29
Other	4	1.1%	1,849	173	\$244,469	\$148.84
Centerton Houses Sold	348	100.0%	2,203	97	\$280,554	\$124.91



Decatur Building Permits

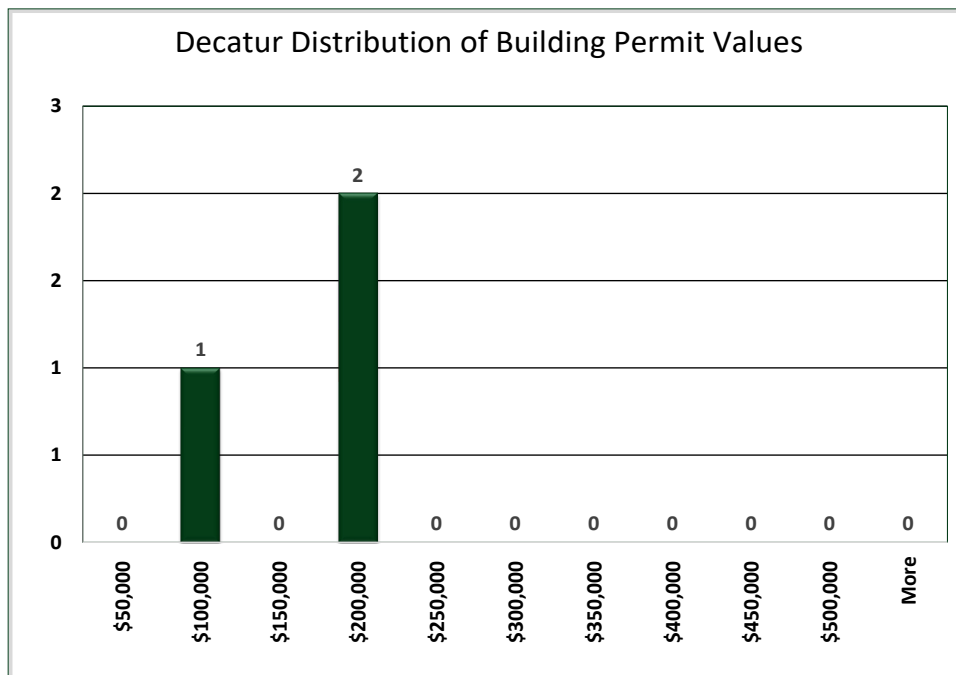


From January 1, 2020 to June 30, 2020 there were 3 residential building permits issued in Decatur.

This represents a 50.0 percent increase from the 2 building permits issued second half of 2019.

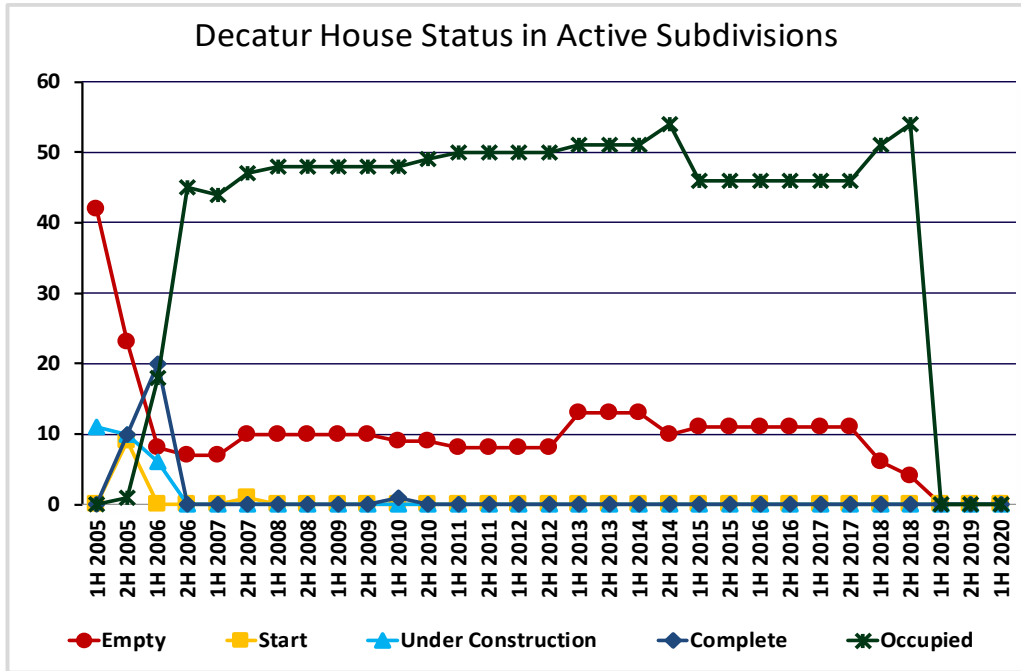
In the first half of 2020, two out of three were valued in the \$150,000-\$200,000 range.

The average residential building permit value in Decatur decreased 20.2 percent from \$180,118 in the second half of 2019 to \$143,746 in the first half of 2020.



Decatur

Active Subdivisions

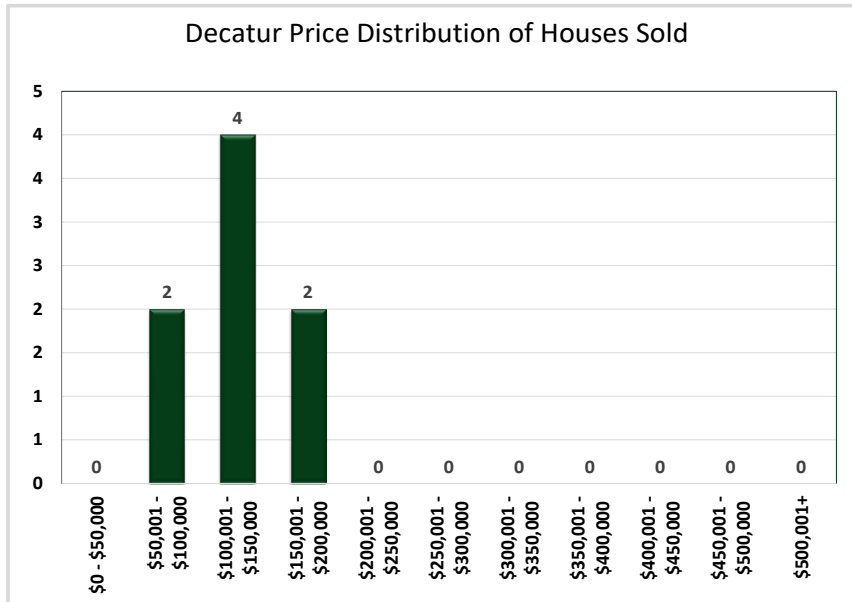


There were no active subdivisions in Decatur for the first half of 2020.

No new or additional lots have received either preliminary or final approval by June 30, 2020 in Decatur.

Decatur

Price Distribution of Sold



8 houses were sold in Decatur in the first half of 2020.

The average price of a house was \$124,813 at \$90.31 per square foot.

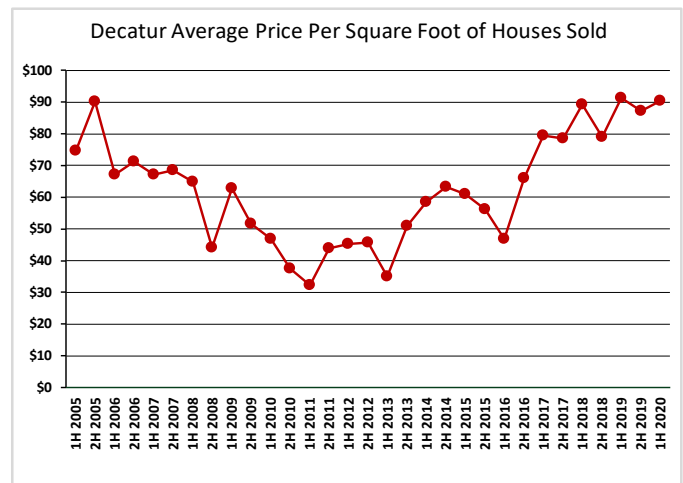
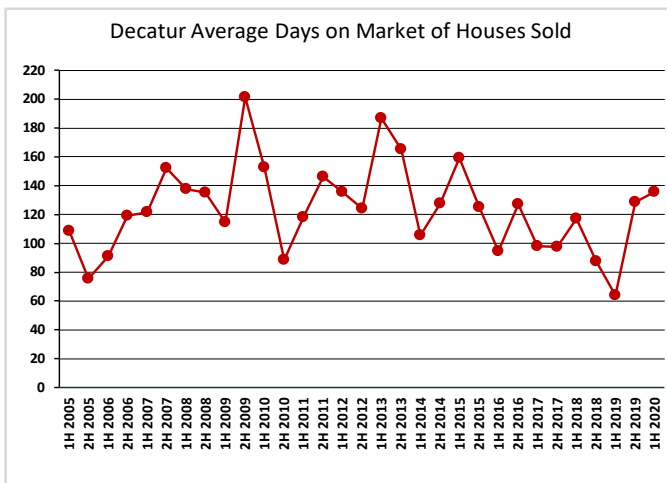
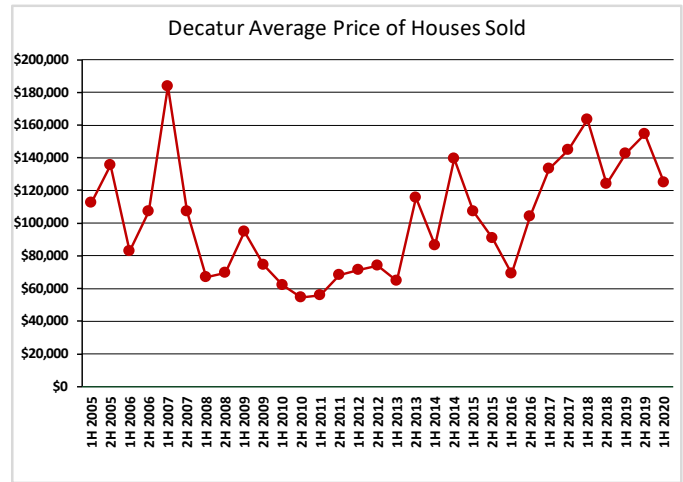
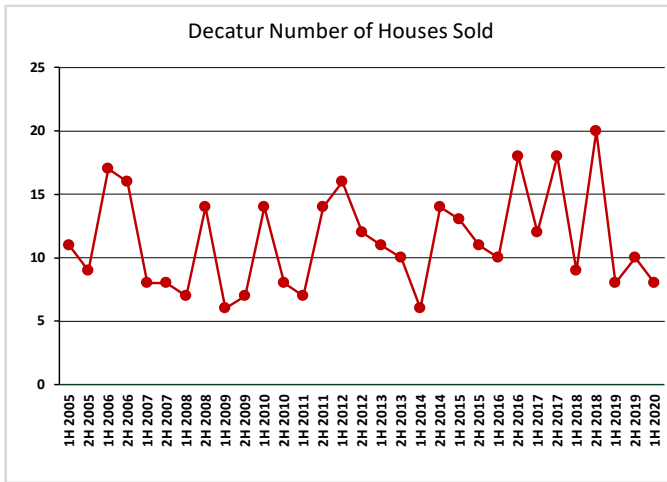
The median cost of a house was \$124,500.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Corner Springs	1	12.5%	1,290	45	\$119,500	\$92.64
Developers Inc	2	25.0%	984	210	\$80,000	\$81.47
Wolf Creek Ridge	4	50.0%	1,321	80	\$133,500	\$101.23
Other	1	12.5%	2,986	303	\$185,000	\$61.96
Decatur	8	100.0%	1,441	136	\$124,813	\$90.31

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	25.0%	984	210	95.8%
\$100,001 - \$150,000	4	50.0%	1,249	64	101.3%
\$150,001 - \$200,000	2	25.0%	2,284	206	93.7%
\$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	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Decatur Houses Sold	8	100.0%	1,441	136	98.0%

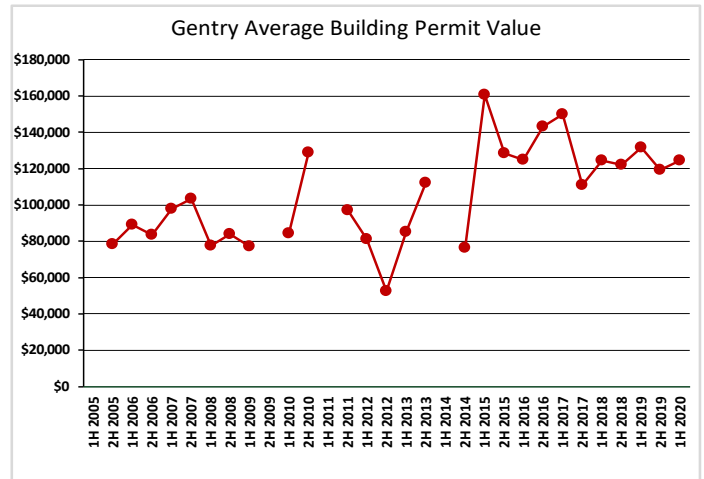
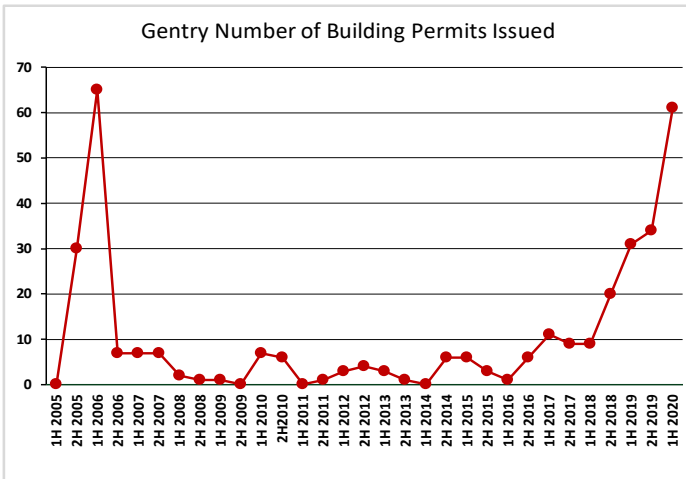
Decatur

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	8	10	8	0.0%	-20.0%
Average Price of Houses Sold	\$142,750	\$154,340	\$124,813	-12.6%	-19.1%
Average Days on Market	64	129	136	112.3%	5.7%
Average Price per Square Foot	\$91.20	\$87.24	\$90.31	-1.0%	3.5%
Percentage of County Sales	0.3%	0.3%	0.3%	-2.2%	-16.5%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	9	13	3	-66.7%	-76.9%
Average List Price of Houses Listed	\$214,344	\$485,657	\$187,667	-12.4%	-61.4%

Gentry Building Permits

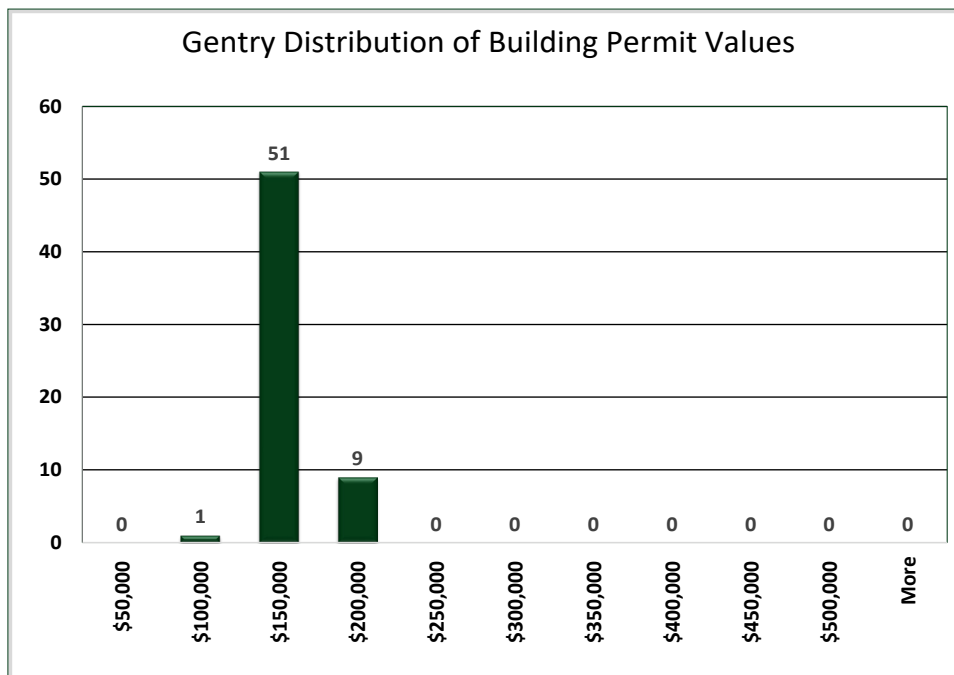


From January 1, 2020 through June 30, 2020 there were 61 residential building permits issued in Gentry.

This represents a 79.4 percent increase from the 34 building permits issued second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$100,000 to \$150,000 range.

The average residential building permit value in Gentry increased 4 percent from \$119,365 in the second half of 2019 to \$124,287 in the first half of 2020.



Gentry

Active Subdivisions

There were 324 total lots in 9 active subdivisions in Gentry in the first half of 2020. Lots and houses were researched and classified in the following categories: 44.4 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 9.0 percent were under construction, 7.4 percent were starts, while 38.9 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the first half of 2020 were Sunset Ridge, Phase IIA with 10, Grand Estates with 9, and Sunset Ridge, Phase IB with 6.

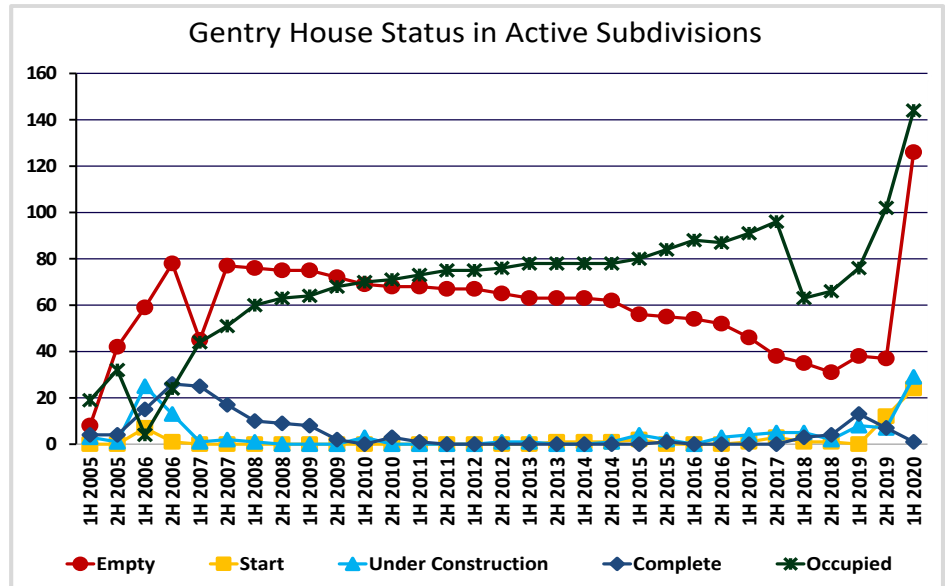
Subdivisions with the most houses becoming occupied in first half of 2020 were Sunset Ridge, Phase IB, with 21, and Grand Estates with 7 new homes.

No new construction or progress in existing construction has occurred in the last year in 1 of the 9 active subdivisions in Gentry.

42 new houses in Gentry became occupied in the first half of 2020.

The annual absorption rate implies that there are 31.8 months of remaining inventory in active subdivisions, up from 21.0 months in the second half of 2019.

In 1 out of the 9 active subdivisions



in Gentry, no absorption has occurred in the first half of 2020.

Additionally, 131 new lots in 4 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Gentry from 59.1 percent in 2012 to 57.2 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Rustic Ridge	1H 2020		22	22
Sandy Acres	1H 2020		20	20
Sunset Ridge IIB	1H 2020		29	29
Sunset Ridge IV	1H 2020		60	60
New and Preliminary Lots			131	131

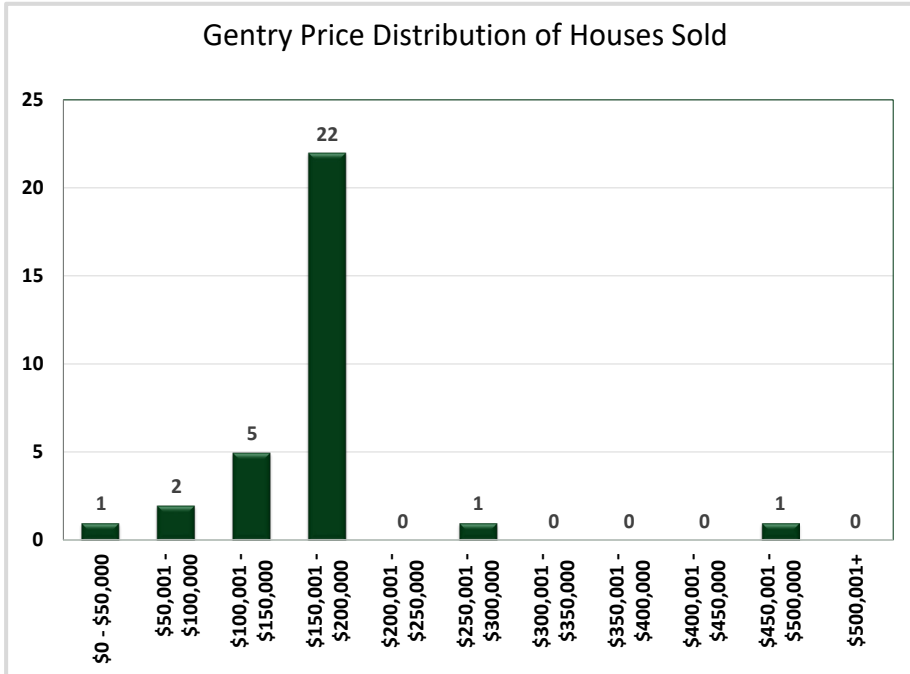
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashton Place	0	2	1	0	34	37	1	18.0
College Hill Second, Phase II ^{1,2}	2	0	0	0	3	5	0	--
Grand Estates	42	9	9	0	6	66	6	120.0
Oaks, The, Phase II	3	0	0	0	29	32	2	--
Springhill	19	0	0	0	11	30	1	228.0
Sunset Ridge, Phase IA	4	3	0	0	24	31	4	4.2
Sunset Ridge, Phase IB	1	4	6	0	21	32	21	6.3
Sunset Ridge, Phase IIA	3	0	10	1	16	30	7	10.5
Sunset Ridge, Phase III	52	6	3	0	0	61	0	--
Gentry Active Lots	126	24	29	1	144	324	42	31.8

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

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

Gentry

Price Distribution of Houses Sold



32 houses were sold in Gentry in the first half of 2020.

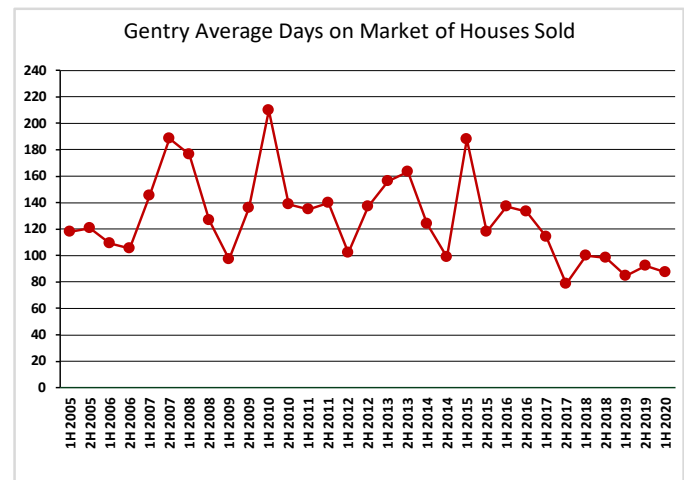
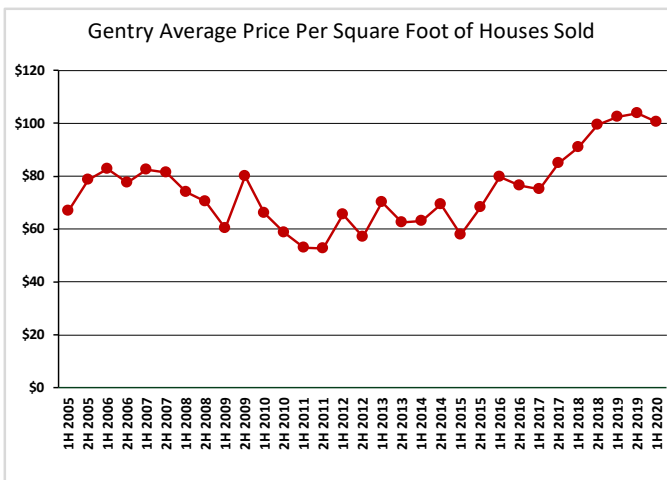
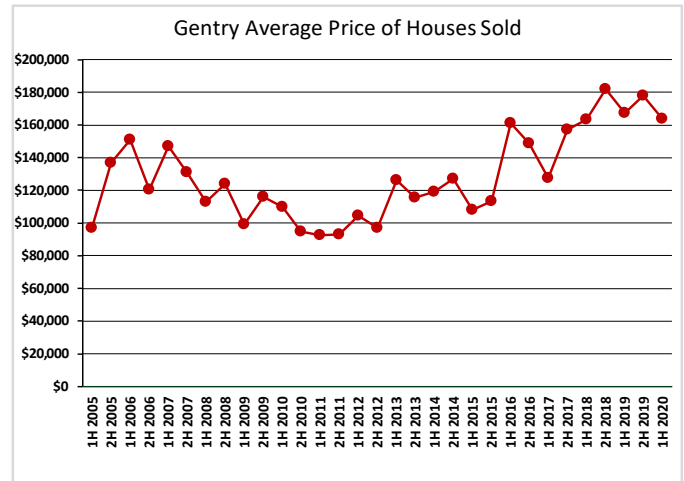
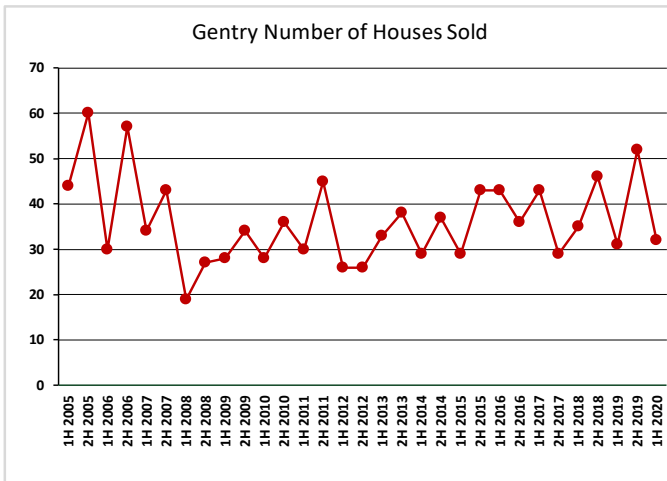
The average price of a house was \$163,781 at \$100.54 per square foot.

The median cost of a house was \$161,450.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	3.1%	1,786	4	100.0%
\$50,001 - \$100,000	2	6.3%	1,742	143	73.8%
\$100,001 - \$150,000	5	15.6%	1,386	76	93.4%
\$150,001 - \$200,000	22	68.8%	1,579	83	99.7%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	3.1%	1,400	45	94.2%
\$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	1	3.1%	4,487	251	95.6%
\$500,001+	0	0.0%	--	--	--
Gentry Houses Sold	32	100.0%	1,651	88	96.8%

Gentry

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	31	52	32	3.2%	-38.5%
Average Price of Houses Sold	\$167,503	\$178,068	\$163,781	-2.2%	-8.0%
Average Days on Market	84	92	88	0	0
Average Price per Square Foot	\$102.32	\$103.67	\$100.54	-1.7%	-3.0%
Percentage of County Sales	1.1%	1.7%	1.1%	0.9%	-35.8%
Number of New Houses Sold	3	9	15	400.0%	66.7%
Average Price of New Houses Sold	--	\$162,822	\$165,187	-37.2%	1.5%
Average Days on Market of New Houses Sold	171	121	91	-47.1%	-24.9%
Number of Houses Listed	26	23	30	15.4%	30.4%
Average List Price of Houses Listed	\$275,008	\$262,733	\$228,050	-17.1%	-13.2%

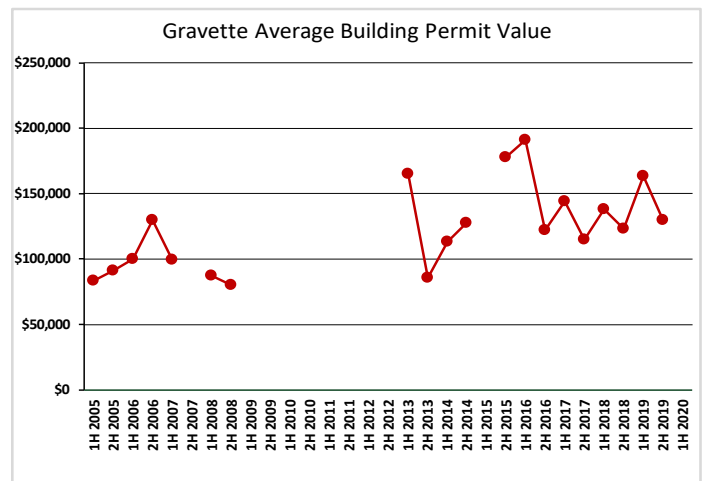
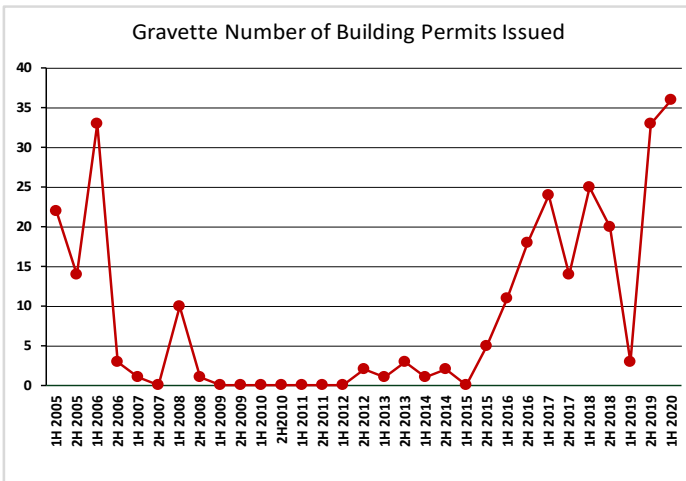
Gentry

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
Ashton Place	1	3.1%	1,429	147	\$160,000	\$111.97
Cobblestone	1	3.1%	1,593	32	\$152,000	\$95.42
College Hill	1	3.1%	1,400	45	\$275,000	\$196.43
Crestview Heights	1	3.1%	1,378	78	\$131,700	\$95.57
Gentry Original	3	9.4%	1,579	146	\$109,500	\$69.26
Hastings	2	6.3%	2,106	91	\$135,000	\$63.74
Mockingbird Lane	1	3.1%	900	1	\$110,000	\$122.22
Oaks, The	2	6.3%	1,595	49	\$174,000	\$109.12
Springhill	1	3.1%	1,422	73	\$150,000	\$105.49
Sunset Ridge	15	46.9%	1,549	91	\$165,187	\$106.78
W C Hastings	1	3.1%	1,786	4	\$50,000	\$28.00
Other	3	9.4%	2,520	115	\$262,667	\$102.39
Gentry Houses Sold	32	100.0%	1,651	88	\$163,781	\$100.54



Gravette Building Permits

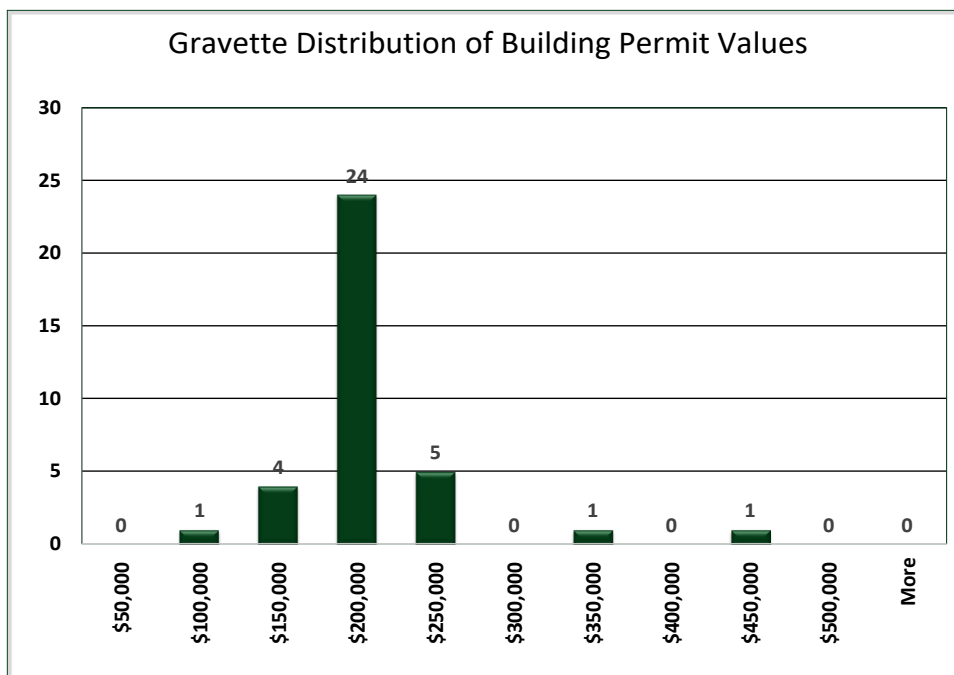


From January 1 through June 30, 2020 there were 36 residential building permits issued in Gravette.

This represents a 9.1 percent increase from building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$200,000 range.

The average residential building permit value in Gravette increased 51 percent from \$130,022 in the second half of 2019 to \$196,863 in the first half of 2020.



Gravette

Active Subdivisions

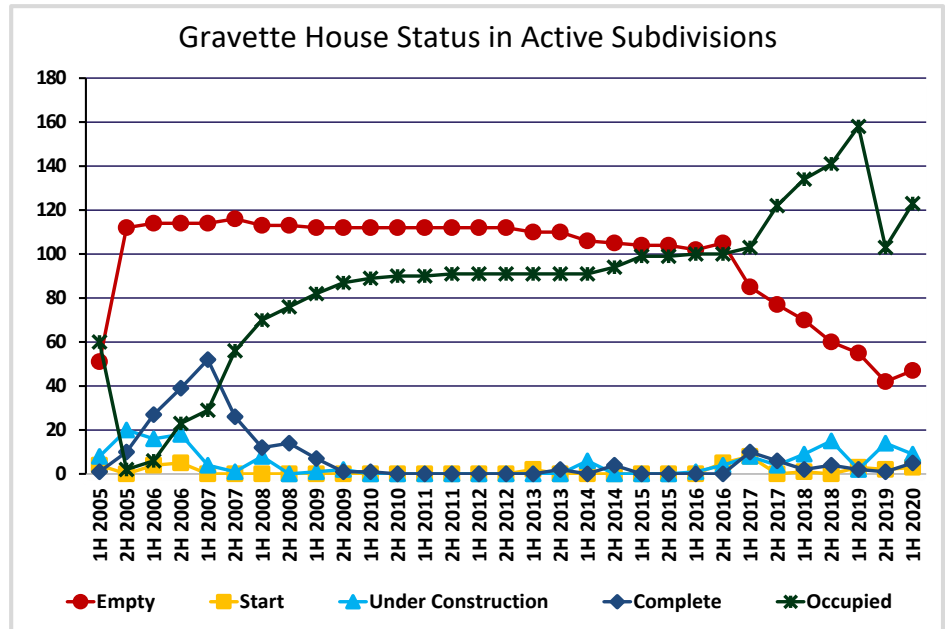
There were 187 total lots in 4 active subdivisions in Gravette in the first half of 2020. Lots and houses were researched and classified in the following categories: 65.8 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 4.8 percent were under construction, 1.6 percent were starts, while 25.1 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the first half of 2020 were Walnut Creek with 5 and Stone Crest with 4.

Subdivisions with the most houses becoming occupied in first half of 2020 were Walnut Creek, with 16, and Stone Crest with 4 new homes.

No new construction or progress in existing construction has occurred in the last year in 1 of the 4 active subdivisions in Gravette.

20 new houses in Gravette became occupied in the first half of 2020. The annual absorption rate implies that there are 28.4 months of remaining



inventory in active subdivisions, down from 29.5 months in the second half of 2019.

In 2 out of the 4 active subdivisions in Gravette, no absorption has occurred in the first half of 2020.

Additionally, no new lots or new subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Gravette from 60.0 percent in 2012 to 55.3 percent in the first half of 2020.

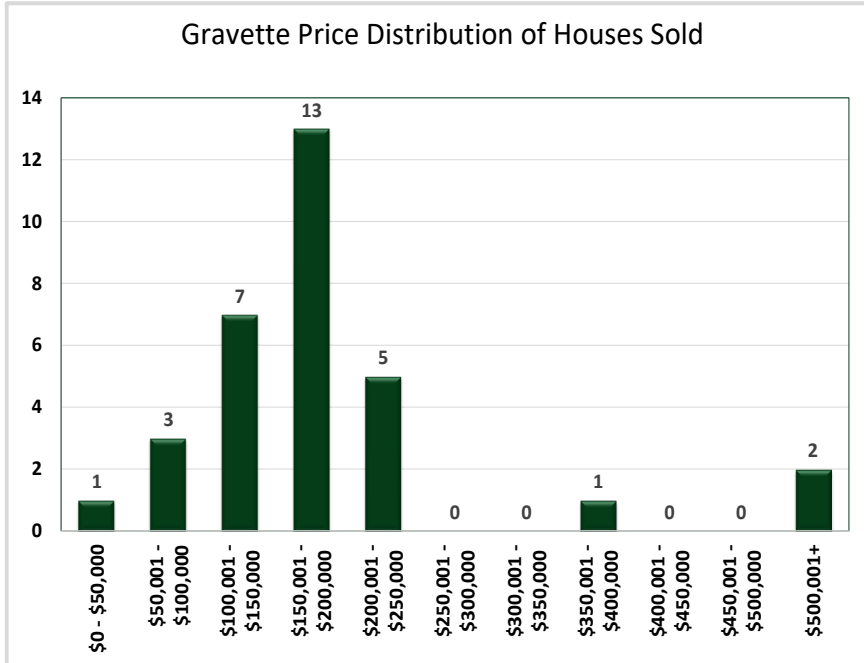
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows Estate	0	0	0	0	44	44	4	0.0
Lynchburg Estates ^{1,2}	10	0	0	0	1	11	0	--
Stone Crest ¹	21	0	4	0	0	25	0	--
Walnut Creek	16	3	5	5	78	107	16	18.3
Gravette Active Lots	47	3	9	5	123	187	20	28.4

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

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

Gravette

Price Distribution of Houses Sold



32 houses were sold in Gravette in the first half of 2020.

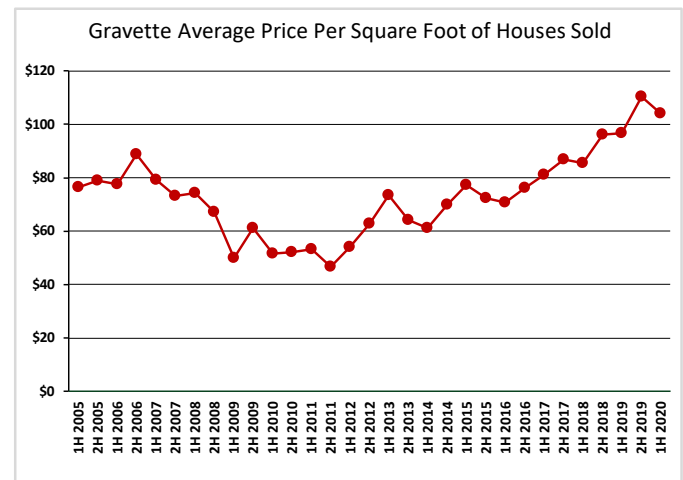
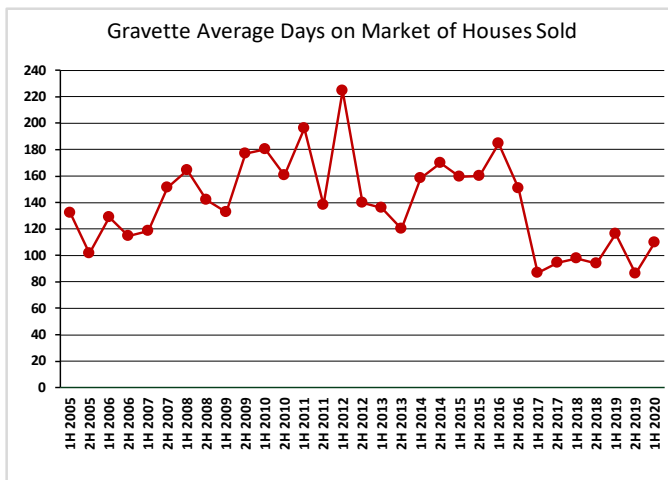
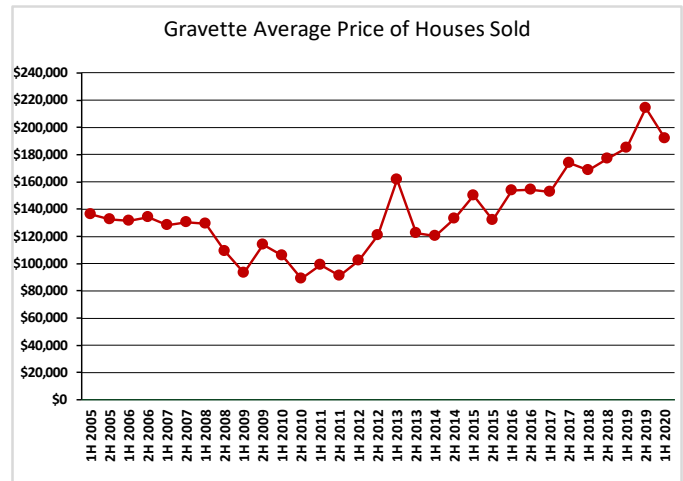
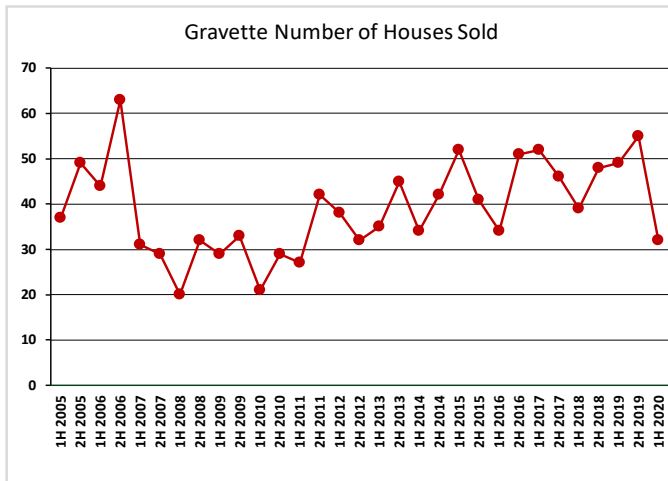
The average price of a house was \$192,166 at \$103.96 per square foot.

The median cost of a house was \$166,563.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	3.1%	966	63	102.9%
\$50,001 - \$100,000	3	9.4%	1,037	45	98.3%
\$100,001 - \$150,000	7	21.9%	1,478	97	97.2%
\$150,001 - \$200,000	13	40.6%	1,748	109	95.2%
\$200,001 - \$250,000	5	15.6%	1,923	187	100.5%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	3.1%	2,436	75	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	6.3%	4,090	109	97.7%
Gravette Houses Sold	32	100.0%	1,793	110	97.3%

Gravette

Characteristics of Houses Sold



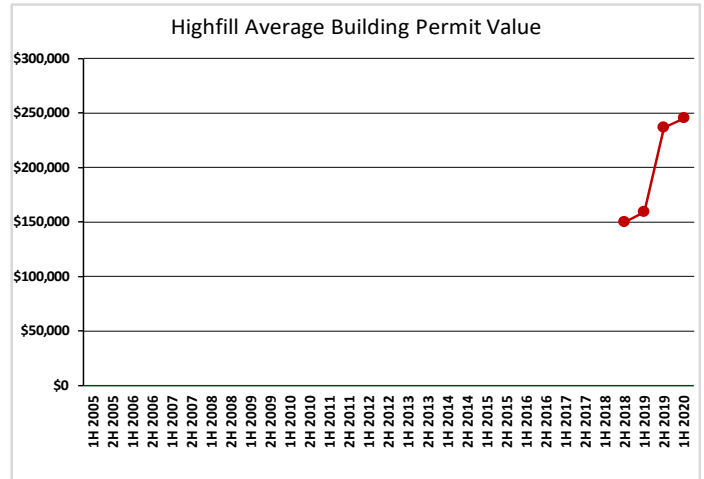
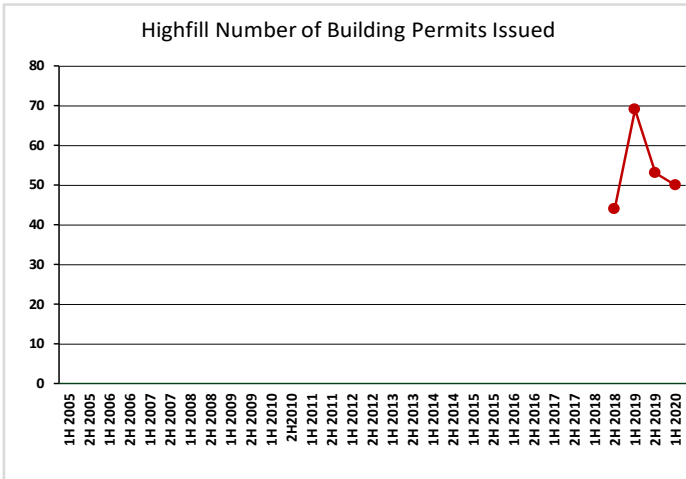
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	49	55	32	-34.7%	-41.8%
Average Price of Houses Sold	\$185,282	\$214,457	\$192,166	3.7%	-10.4%
Average Days on Market	116	86	110	-5.5%	27.2%
Average Price per Square Foot	\$96.77	\$110.50	\$103.96	7.4%	-5.9%
Percentage of County Sales	1.7%	1.8%	1.1%	-36.2%	-39.3%
Number of New Houses Sold	3	9	6	100.0%	-33.3%
Average Price of New Houses Sold	\$385,167	\$240,789	\$203,583	-47.1%	-15.5%
Average Days on Market of New Houses Sold	282	88	115	-59.3%	30.3%
Number of Houses Listed	27	22	25	-7.4%	13.6%
Average List Price of Houses Listed	\$272,487	\$279,253	\$192,330	-29.4%	-31.1%

Gravette

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Countryside Estates	1	3.1%	1,271	128	\$134,900	\$106.14
Felkers	2	6.3%	1,722	138	\$197,750	\$114.86
Gravette Original	2	6.3%	1,084	41	\$76,000	\$73.53
Harris	1	3.1%	944	54	\$95,500	\$101.17
J D Covey's	2	6.3%	2,261	298	\$199,250	\$88.12
Mcallister & Shields	1	3.1%	1,692	48	\$160,000	\$94.56
Patriot Park	4	12.5%	1,403	40	\$149,756	\$106.55
Phoenix Acres	1	3.1%	5,452	106	\$579,000	\$106.20
Sloans	1	3.1%	1,783	63	\$140,000	\$78.52
Touch Me Not Spring	2	6.3%	2,339	275	\$170,000	\$74.15
Walnut Creek	6	18.8%	1,703	84	\$191,083	\$111.74
Wells	3	9.4%	1,395	91	\$128,167	\$84.61
Westfield	1	3.1%	1,435	100	\$142,900	\$99.58
Other	5	15.6%	1,998	115	\$296,200	\$137.76
Gravette Houses Sold	32	100.0%	1,793	110	\$192,166	\$103.96

Highfill Building Permits

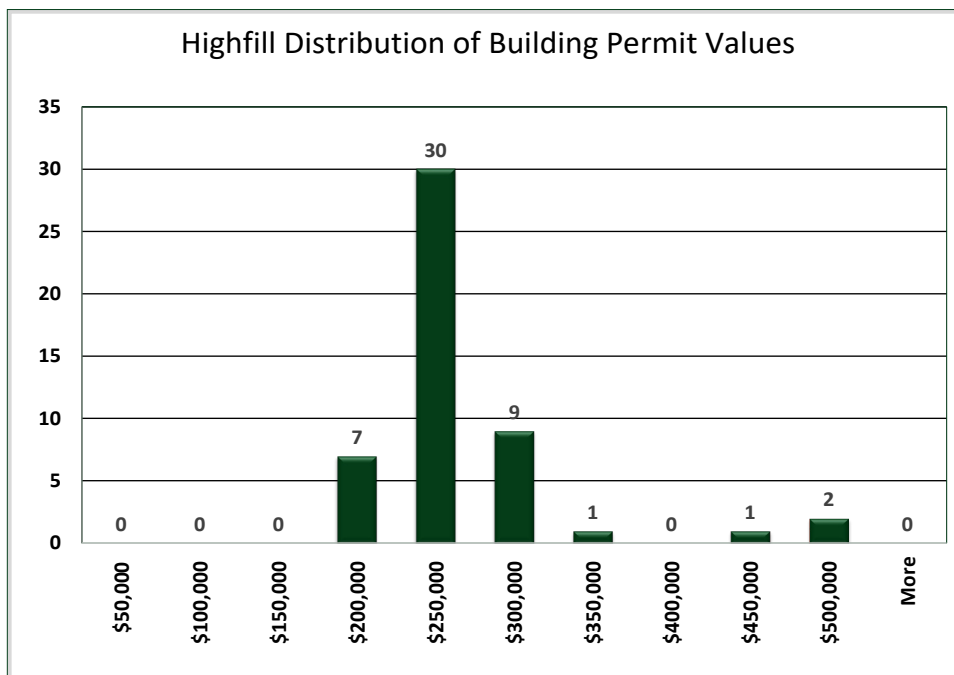


From January 1 through June 30, 2020 there were 50 residential building permits issued in Highfill.

This represents a 5.7 percent decrease from the 53 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$200,000 to \$250,000 range.

The average residential building permit value in Highfill increased 3.4 percent from \$236,872 in the second half of 2019 to \$245,031 in the first half of 2020.



Highfill

Active Subdivisions

There were 388 total lots in 5 active subdivisions in Highfill in the first half of 2020. Lots and houses were researched and classified in the following categories: 84.8 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 6.4 percent were under construction, 0.0 percent were starts, while 7.5 percent were empty lots.

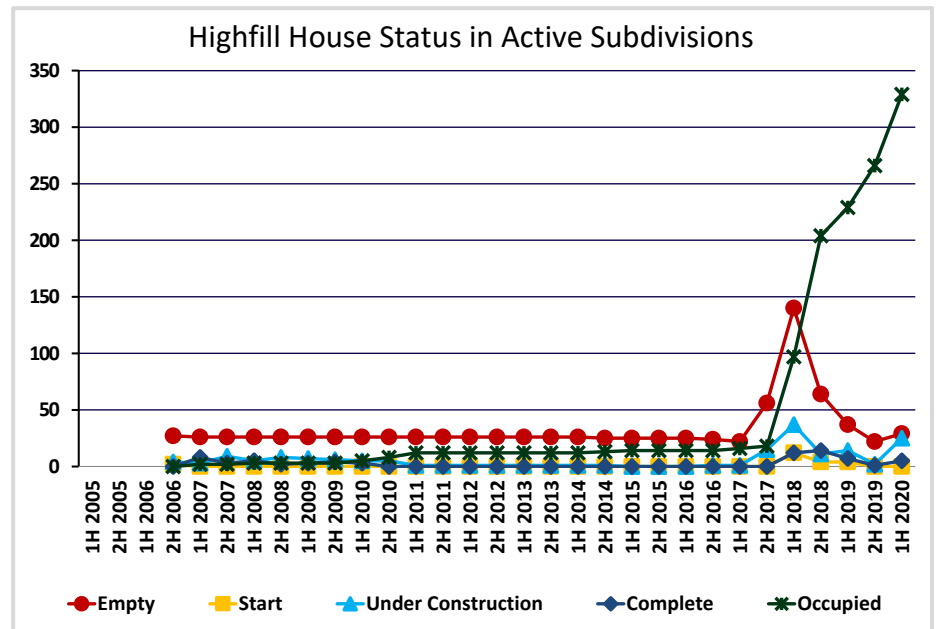
The subdivision with the most houses under construction in Highfill during the first half of 2020 was Woodward Hills, Phase II with 25.

Subdivisions with the most houses becoming occupied in first half of 2020 were Woodward Hills, Phase I, with 42, and Woodward Hills, Phase II, with 16 new homes.

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

63 new houses in Highfill became occupied in the first half of 2020. The annual absorption rate implies that there are 7.1 months of remaining inventory in active subdivisions, up from 4.4 months in the second half of 2019.

In 1 out of the 5 active subdivisions



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Little Osage Hills	1H 2020		23	23
Shirley Estates	1H 2020		90	90
Woodward Hills Phase III	1H 2020	36		36
Woodward Hills Phase IV	1H 2020	51		51
New and Preliminary		87	113	200

in Highfill, no absorption has occurred in the first half of 2020.

Additionally, 200 new lots in 4 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Highfill from 55.7 percent in 2012 to 50.7 percent in the first half of 2020.

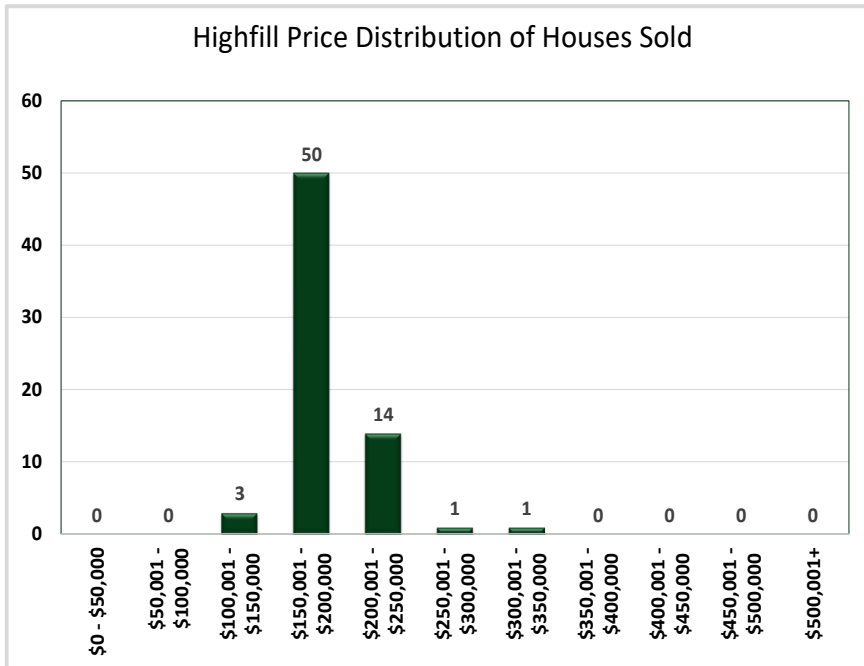
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Holland Hills Estates ^{1,2}	17	0	0	0	15	32	0	--
Silver Meadows I	0	0	0	0	250	250	1	0.0
Snyderwolf	3	0	0	0	6	9	4	9.0
Woodward Hills, Phase I	0	0	0	2	42	44	42	0.6
Woodward Hills, Phase II	9	0	25	3	16	53	16	27.8
Highfill Active Lots	29	0	25	5	329	388	63	7.1

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

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

Highfill

Price Distribution of Houses Sold



69 houses were sold in Highfill in the first half of 2020.

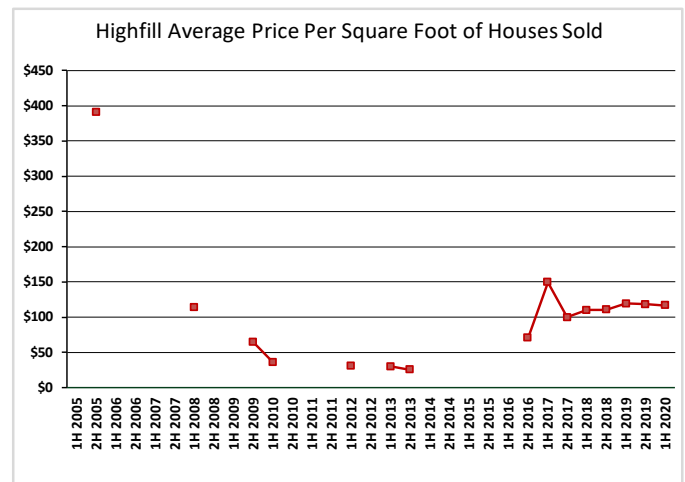
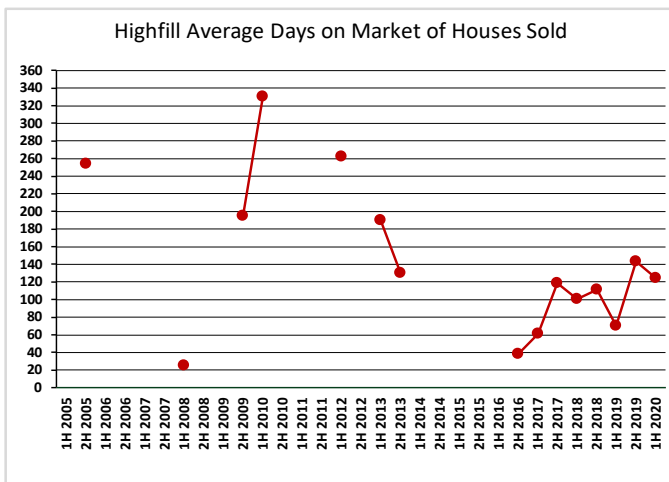
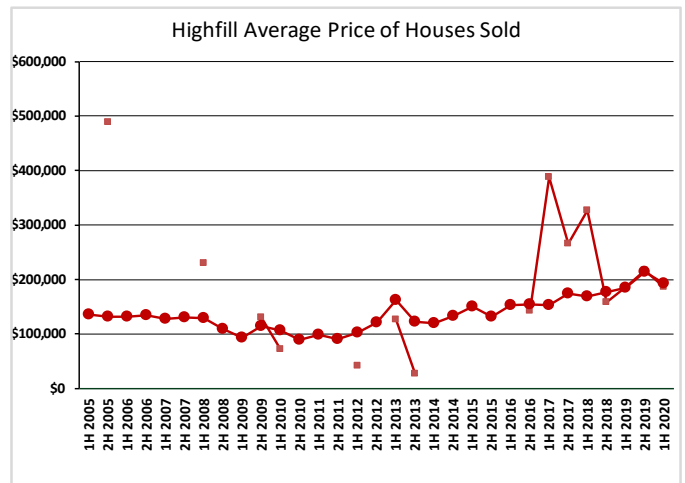
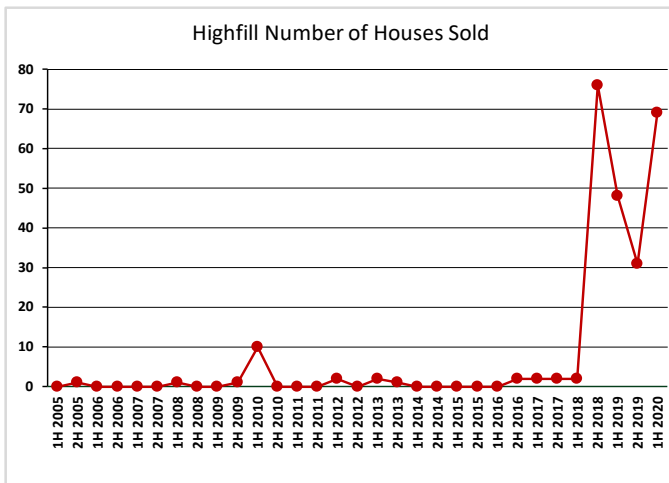
The average price of a house was \$186,488 at \$116.65 per square foot.

The median cost of a house was \$183,050.

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	4.3%	1,212	33	100.4%
\$150,001 - \$200,000	50	72.5%	1,514	130	100.4%
\$200,001 - \$250,000	14	20.3%	1,893	116	100.4%
\$250,001 - \$300,000	1	1.4%	2,464	42	100.0%
\$300,001 - \$350,000	1	1.4%	2,350	322	103.3%
\$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%	--	--	--
Highfill Houses Sold	69	100.0%	1,603	124	100.4%

Highfill

Characteristics of Houses Sold



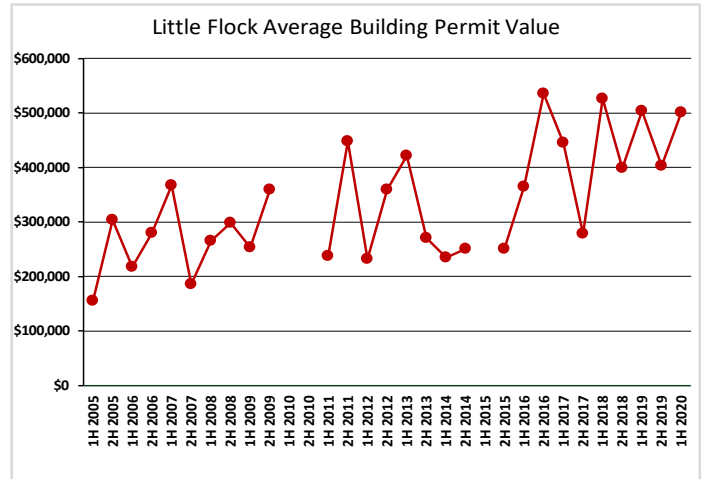
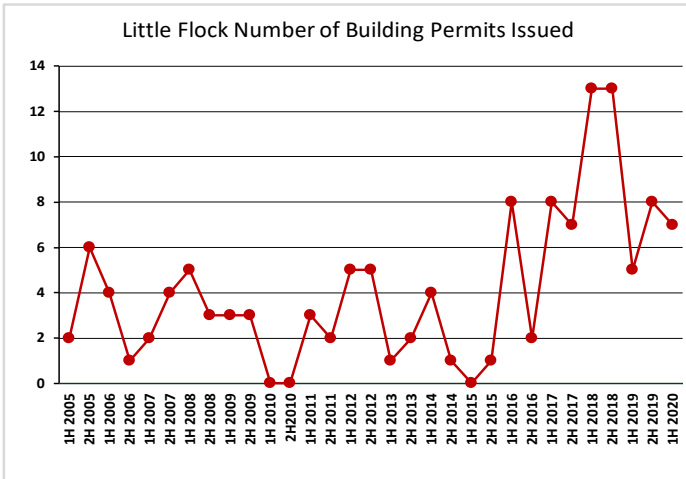
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	48	31	69	43.8%	122.6%
Average Price of Houses Sold	\$186,513	\$216,786	\$186,488	0.0%	-14.0%
Average Days on Market	71	143	124	76.1%	-13.4%
Average Price per Square Foot	\$119.37	\$118.34	\$116.65	-2.3%	-1.4%
Percentage of County Sales	1.6%	1.0%	2.3%	40.5%	132.3%
Number of New Houses Sold	36	24	34	-5.6%	41.7%
Average Price of New Houses Sold	\$177,434	\$184,545	\$185,444	4.5%	0.5%
Average Days on Market of New Houses Sold	76	161	112	47.2%	-30.5%
Number of Houses Listed	8	2	13	62.5%	550.0%
Average List Price of Houses Listed	\$443,378	\$417,000	\$217,070	-51.0%	-47.9%

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
Silver Meadows	7	10.1%	1,365	37	\$169,586	\$124.06
Snyderwolf	1	1.4%	2,350	322	\$315,000	\$134.04
Woodward Hills	60	87.0%	1,604	133	\$184,427	\$115.41
Other	1	1.4%	2,464	42	\$300,000	\$121.75
Highfill Houses Sold	69	100.0%	1,603	124	\$186,488	\$116.65

Little Flock Building Permits

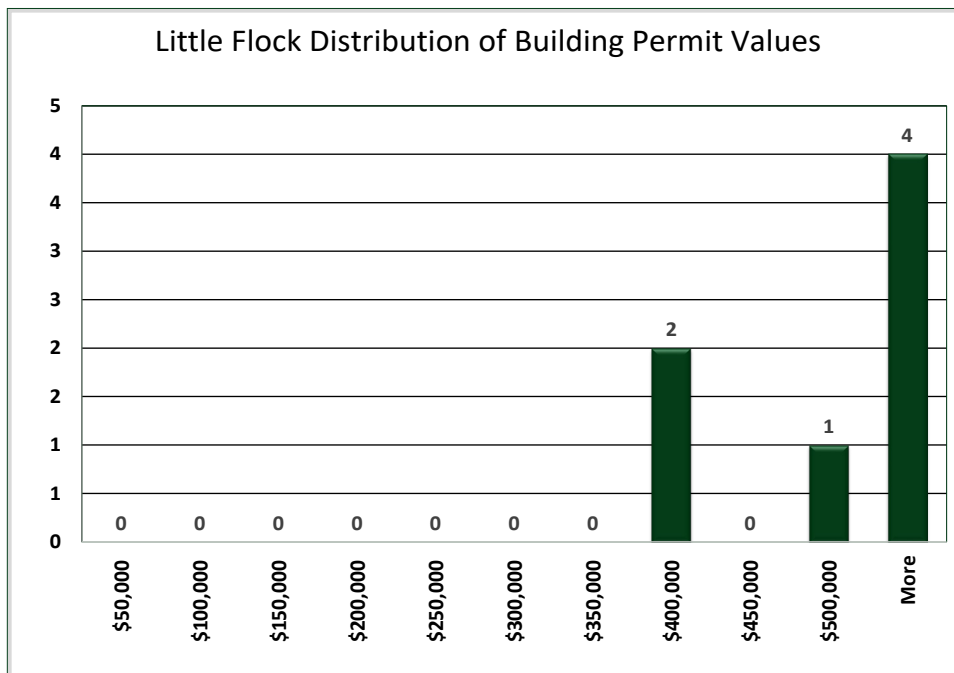


From January 1, 2020 to June 30, 2020 there were 7 residential building permits issued in Little Flock.

This represents a 12.5 percent decrease from building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued over \$450,000.

The average residential building permit value in Little Flock increased from 24.5 percent from \$402,705 in the second half of 2019 to \$501,187 in the first half of 2020.



Little Flock Active Subdivisions

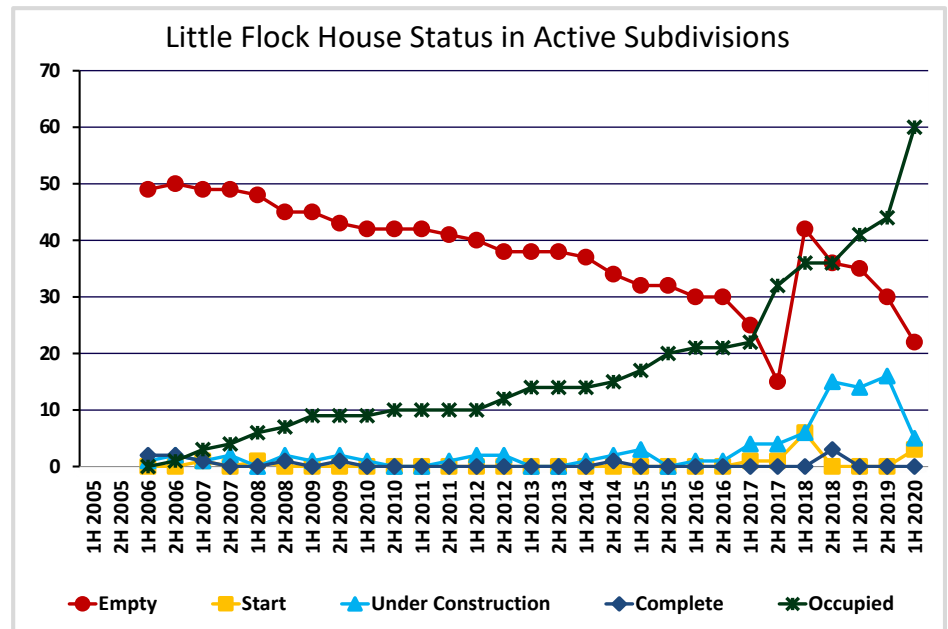
There were 90 total lots in 2 active subdivisions in Little Flock in the first half of 2020. Lots and houses were researched and classified in the following categories: 66.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 5.6 percent were under construction, 3.3 percent were starts, while 24.4 percent were empty lots.

The subdivisions with the most houses under construction in Little Flock during the first half of 2020 were Copper Ridge Court with 3 and The Meadows with 2.

The subdivision with the most houses becoming occupied in first half of 2020 was Copper Ridge Court, with 16.

New construction or progress in existing construction has occurred in the last year in both of the 2 active subdivisions in Little Flock.

16 new houses in Little Flock became occupied in the first half of 2020. The annual absorption rate implies that there are 18.9 months of remaining inventory in active subdivisions, down from 78.9 months in the second half of 2019.



In 1 of the 2 active subdivisions in Little Flock, no absorption has occurred in the first half of 2020.

Additionally, 5 new lots in 1 subdivision received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Little Flock from 75.5 percent in 2012 to 72.0 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Concord Heights	1H 2020	91		91
Lakewood, Phase VI	1H 2020		62	62
Lakewood, Phase VII	1H 2020		92	92
Lincoln Place	1H 2020		60	60
Parkside Patio Homes, Phase 2	1H 2020		14	14
Parkview at Apple Blossom	2H 2019		141	141
Timber Ridge, Phase II	1H 2020		47	47
New and Preliminary		91	416	507

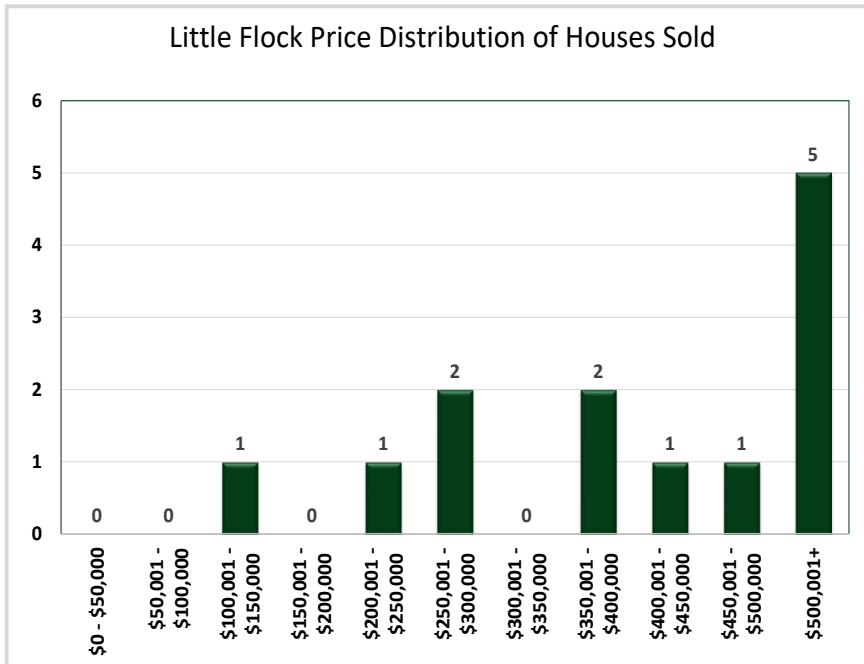
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	8	2	3	0	25	38	16	8.2
Meadows, The ¹	14	1	2	0	35	52	0	--
Little Flock Active Lots	22	3	5	0	60	90	16	18.9

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

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

Little Flock

Price Distribution of Houses Sold



13 houses were sold in Little Flock in the first half of 2020.

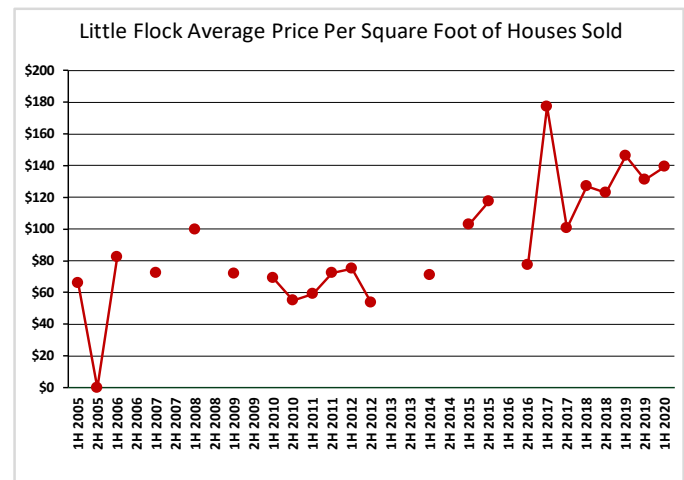
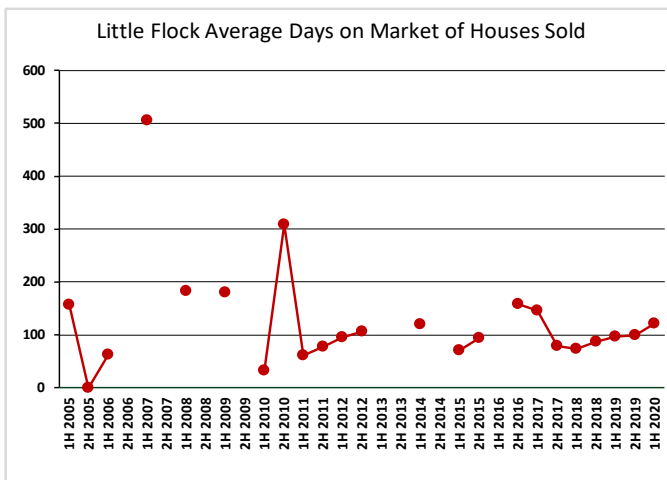
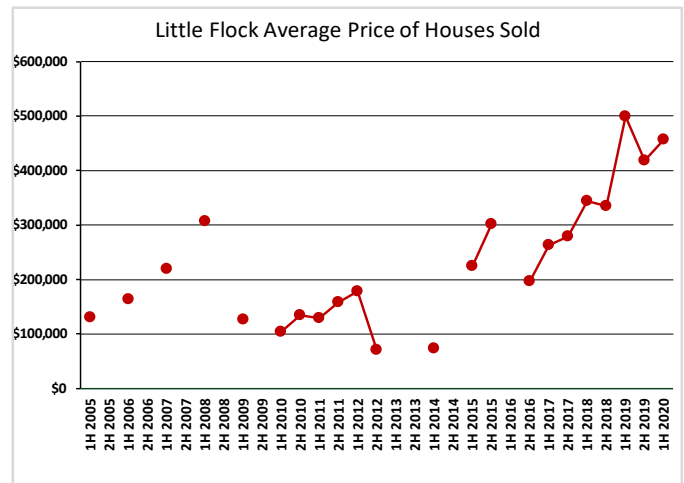
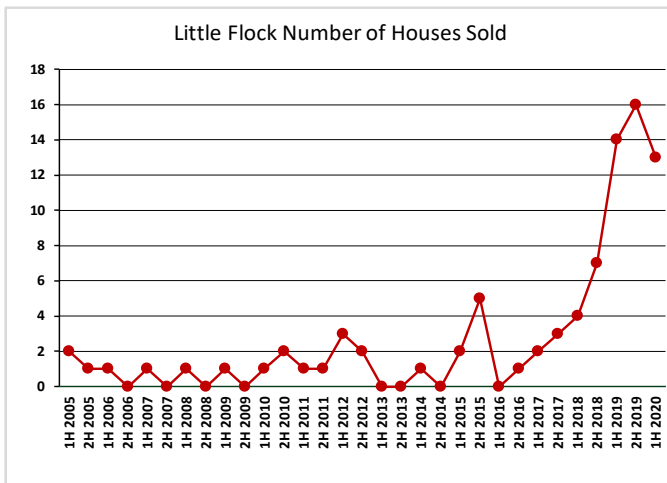
The average price of a house was \$457,192 at \$139.47 per square foot.

The median cost of a house was \$448,000.

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	7.7%	1,438	321	92.6%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	7.7%	1,565	35	91.5%
\$250,001 - \$300,000	2	15.4%	1,936	70	97.1%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	2	15.4%	3,691	152	96.0%
\$400,001 - \$450,000	1	7.7%	3,150	54	96.3%
\$450,001 - \$500,000	1	7.7%	2,840	20	95.1%
\$500,001+	5	38.5%	4,357	140	96.3%
Little Flock Houses Sold	13	100.0%	3,233	121	95.7%

Little Flock

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	14	16	13	-7.1%	-18.8%
Average Price of Houses Sold	\$499,056	\$418,486	\$457,192	-8.4%	9.2%
Average Days on Market	96	100	121	25.8%	21.5%
Average Price per Square Foot	\$146.29	\$131.06	\$139.47	-4.7%	6.4%
Percentage of County Sales	0.5%	0.5%	0.4%	-9.2%	-15.2%
Number of New Houses Sold	4	4	1	-75.0%	-75.0%
Average Price of New Houses Sold	\$1,096,445	\$732,675	\$795,000	-27.5%	8.5%
Average Days on Market of New Houses Sold	208	213	133	-36.0%	-37.5%
Number of Houses Listed	8	11	5	-37.5%	-54.5%
Average List Price of Houses Listed	\$679,413	\$570,227	\$472,960	-30.4%	-17.1%

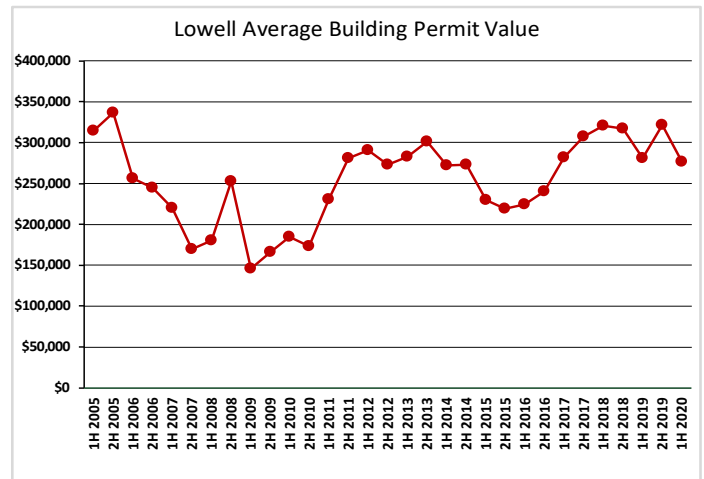
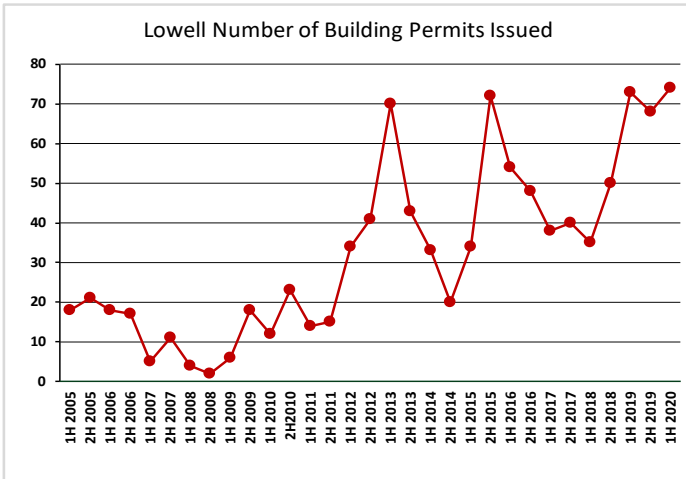
Little Flock

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
Altons	1	7.7%	1,438	321	\$103,750	\$72.15
Copper Ridge Court	1	7.7%	4,750	133	\$795,000	\$167.37
David Cawthon	1	7.7%	4,867	182	\$363,000	\$74.58
Meadows, The	1	7.7%	4,633	144	\$605,000	\$130.58
Richards Glen	4	30.8%	3,559	38	\$530,438	\$149.57
Other	5	38.5%	2,422	128	\$391,000	\$154.03
Little Flock Houses Sold	13	100.0%	3,233	121	\$457,192	\$139.47



Lowell Building Permits

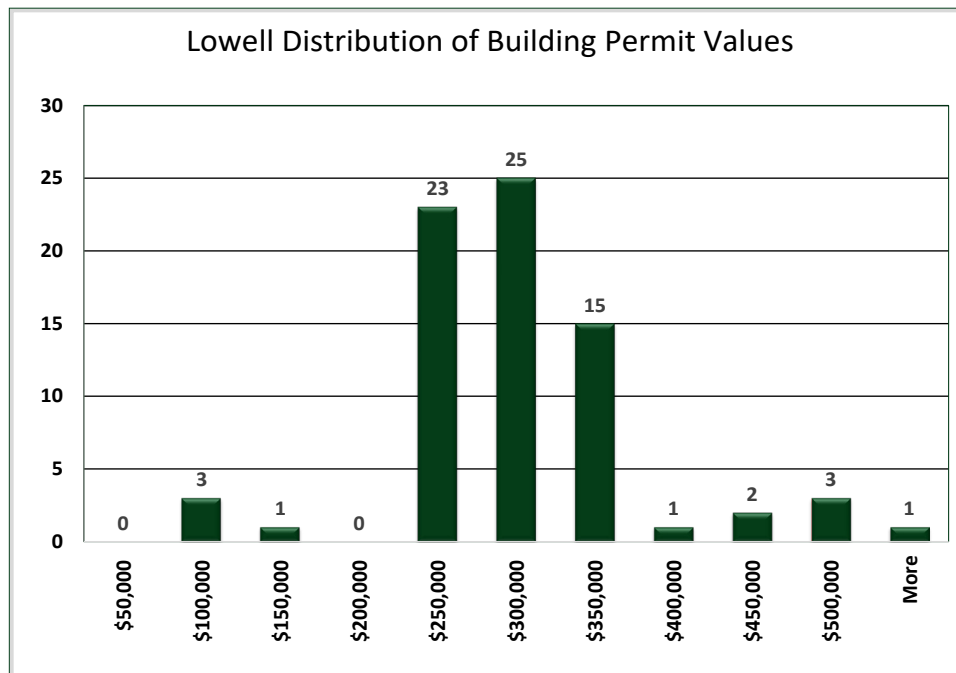


From January 1 through June 30, 2020 there were 74 residential building permits issued in Lowell.

This represents an 8.8 percent increase from building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$200,000 to \$350,000 range.

The average residential building permit value in Lowell decreased 13.9 percent from \$321,737 in the second half of 2019 to \$276,861 in the first half of 2020.



Lowell

Active Subdivisions

There were 594 total lots in 7 active subdivisions in Lowell in the first half of 2020. Lots and houses were researched and classified in the following categories: 72.6 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 7.9 percent were under construction, 1.5 percent were starts, while 16.7 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the first half of 2020 were Lakewood, Phase V with 23, and Park Central, Phase I with 17.

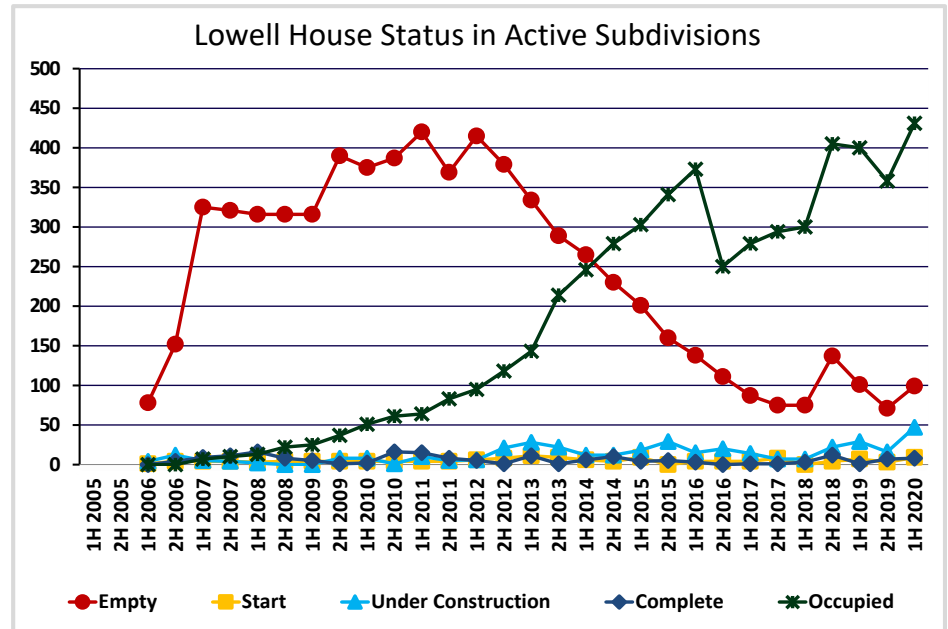
The subdivision with the most houses becoming occupied in first half of 2020 was Park Central, Phase I, with 39.

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

73 new houses in Lowell became occupied in the first half of 2020. The annual absorption rate implies that there are 17.2 months of remaining inventory in active subdivisions, up from 14.9 months in the second half of 2019.

In 1 out of the 7 active subdivisions in Lowell, no absorption has occurred in the first half of 2020.

Additionally, 507 new lots in 7 subdivisions received either



preliminary or final approval by June 30, 2020

The percentage of houses occupied by owners declined in Lowell from 72.7 percent in 2012 to 66.8 percent in the first half of 2020.

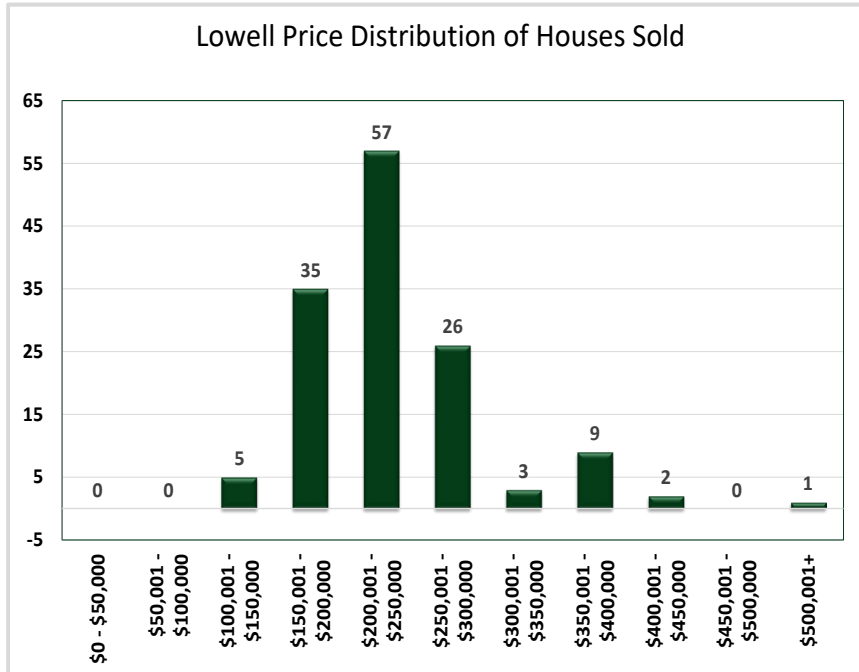
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lakewood, Phase III	2	0	0	0	83	85	1	24.0
Lakewood, Phase IV	0	0	0	0	50	50	3	0.0
Lakewood, Phase V	3	7	23	2	19	54	19	22.1
Park Central, Phase I	8	1	17	3	59	88	39	8.9
Park Central, Phase III	82	1	2	0	0	85	0	--
Timber Ridge Park	2	0	5	3	45	55	11	4.0
Weatherton ^{1,2}	2	0	0	0	175	177	0	--
Lowell Active Lots	99	9	47	8	431	594	73	17.2

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

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

Lowell

Price Distribution of Houses Sold



138 houses were sold in Lowell in the first half of 2020.

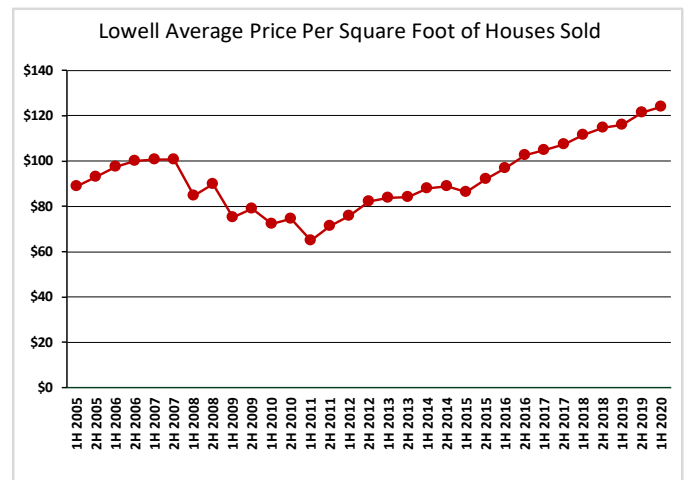
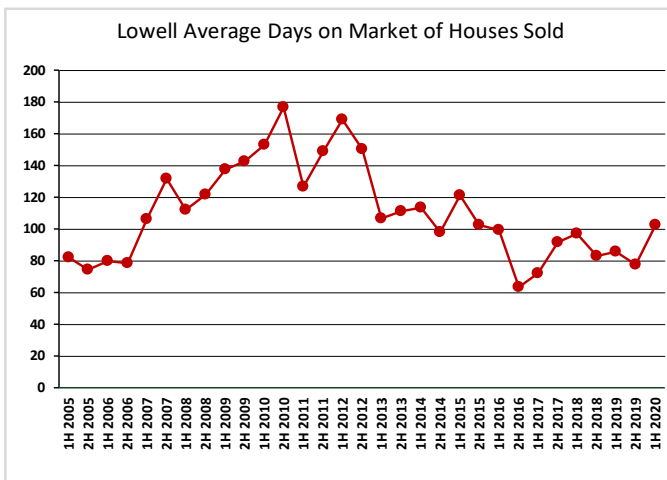
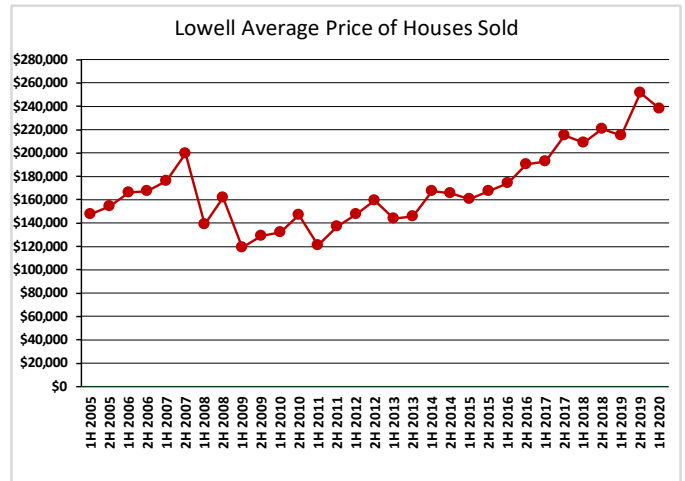
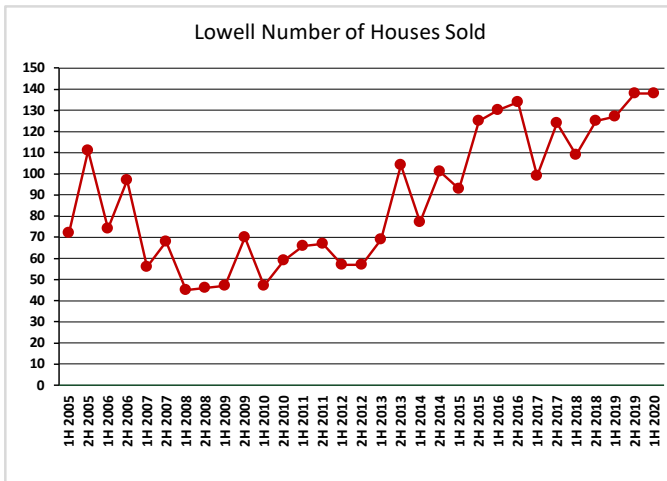
The average price of a house was \$237,791 at \$123.88 per square foot.

The median cost of a house was \$222,791.

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	5	3.6%	1,255	42	102.2%
\$150,001 - \$200,000	35	25.4%	1,527	75	99.6%
\$200,001 - \$250,000	57	41.3%	1,832	109	99.9%
\$250,001 - \$300,000	26	18.8%	2,178	147	100.8%
\$300,001 - \$350,000	3	2.2%	2,287	50	98.7%
\$350,001 - \$400,000	9	6.5%	2,761	97	100.3%
\$400,001 - \$450,000	2	1.4%	3,406	104	98.6%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	0.7%	4,347	27	100.0%
Lowell Houses Sold	138	100.0%	1,910	103	100.0%

Lowell

Characteristics of Houses Sold



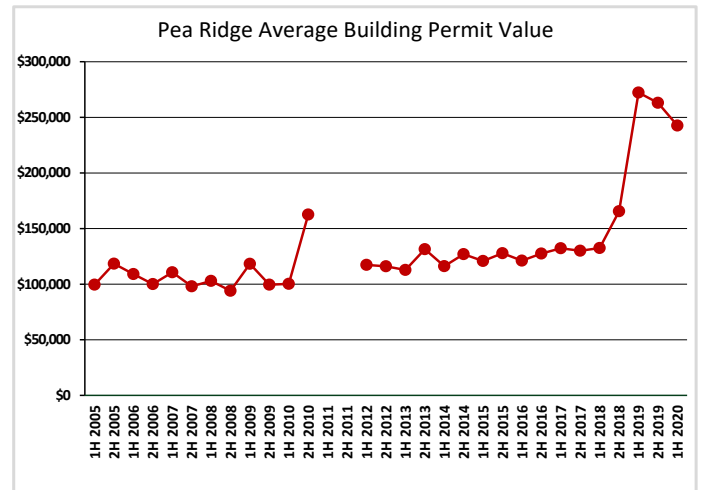
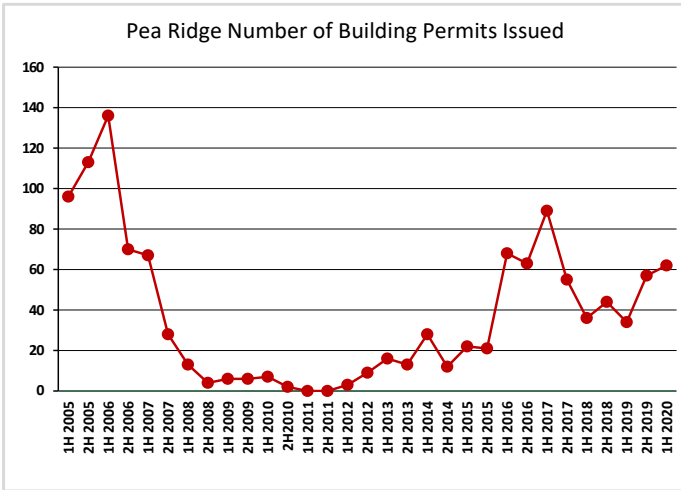
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	127	138	138	8.7%	0.0%
Average Price of Houses Sold	\$215,306	\$251,351	\$237,791	10.4%	-5.4%
Average Days on Market	86	78	103	19.2%	31.6%
Average Price per Square Foot	\$116.03	\$121.56	\$123.88	6.8%	1.9%
Percentage of County Sales	4.3%	4.4%	4.6%	6.2%	4.4%
Number of New Houses Sold	33	41	73	121.2%	78.0%
Average Price of New Houses Sold	\$316,334	\$287,434	\$250,841	-20.7%	-12.7%
Average Days on Market of New Houses Sold	158	110	146	-7.4%	32.6%
Number of Houses Listed	51	33	7	-86.3%	-78.8%
Average List Price of Houses Listed	\$476,194	\$411,121	\$316,414	-33.6%	-23.0%

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	2.2%	1,605	41	\$194,000	\$120.77
Carrington Park	1	0.7%	2,018	19	\$224,000	\$111.00
Center Point Park	4	2.9%	2,074	59	\$223,500	\$109.54
Concord Place	5	3.6%	1,667	51	\$195,900	\$117.60
Creekwood	1	0.7%	3,170	43	\$399,000	\$125.87
Cross Creek	1	0.7%	4,011	106	\$428,000	\$106.71
Evergreen	1	0.7%	1,412	52	\$130,001	\$92.07
Franklin Terrace	2	1.4%	2,330	72	\$217,750	\$93.39
Highland Meadows	4	2.9%	1,423	44	\$164,125	\$115.52
Honeysuckle	1	0.7%	1,568	28	\$210,000	\$133.93
Kendrick Place	1	0.7%	1,838	73	\$199,900	\$108.76
Lakewood	48	34.8%	1,819	136	\$219,347	\$122.34
Meadowlands	2	1.4%	1,840	37	\$238,000	\$129.34
Park Central	22	15.9%	2,053	169	\$263,825	\$128.55
Prairie Meadows	5	3.6%	1,541	64	\$187,600	\$121.87
Southfork	8	5.8%	1,372	53	\$164,500	\$120.09
Southview	3	2.2%	1,247	53	\$149,667	\$120.24
Summer Meadows	2	1.4%	1,754	52	\$203,950	\$116.33
Summerfield	2	1.4%	1,504	27	\$185,500	\$123.41
Timber Ridge Park	9	6.5%	2,720	103	\$384,067	\$141.19
Tuscan Heights	7	5.1%	2,082	42	\$277,214	\$133.34
Weatherton	3	2.2%	1,960	47	\$258,000	\$131.62
Other	3	2.2%	2,593	59	\$405,000	\$137.25
Lowell Houses Sold	138	100.0%	1,910	103	\$237,791	\$123.88

Pea Ridge Building Permits

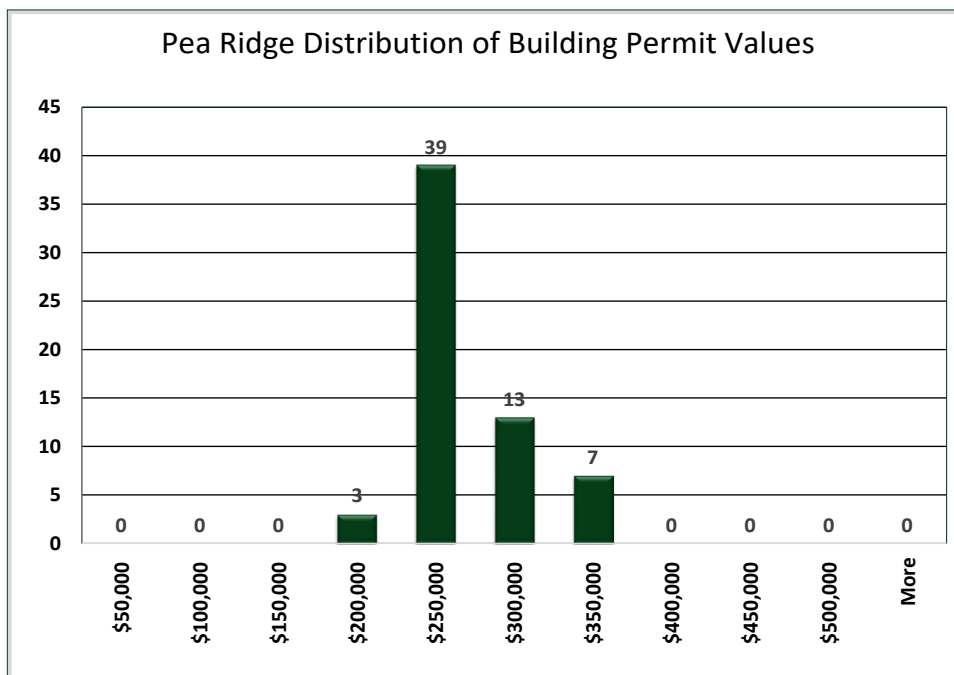


From January 1 through June 30, 2020 there were 62 residential building permits issued in Pea Ridge.

This represents a 8.8 percent increase from building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$200,000 to \$300,000 range.

The average residential building permit value in Pea Ridge decreased 7.8 percent from \$263,013 in the second half of 2019 to \$242,562 in the first half of 2020.



Pea Ridge Active Subdivisions

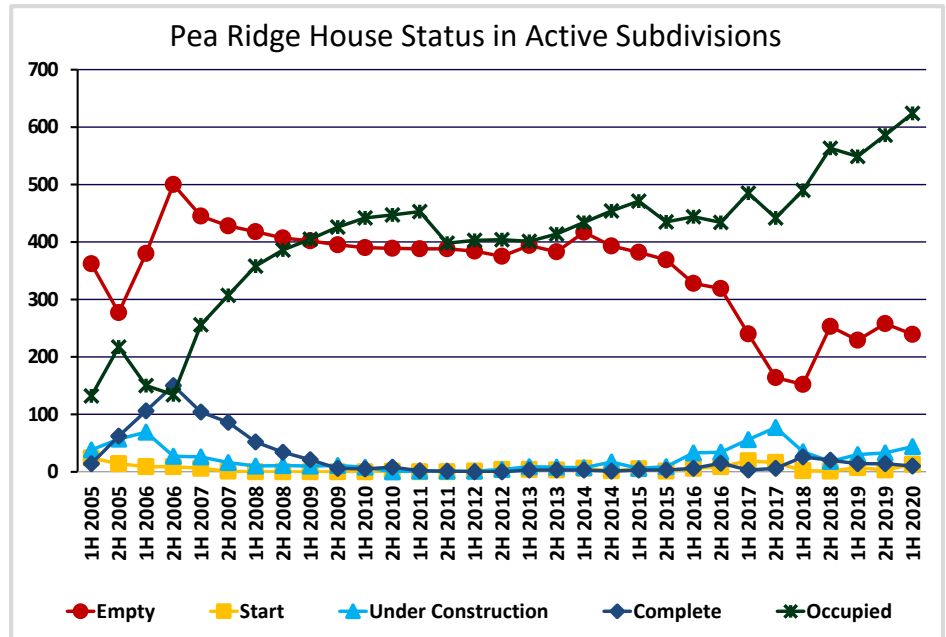
There were 930 total lots in 19 active subdivisions in Pea Ridge in the first half of 2020. Lots and houses were researched and classified in the following categories: 67.1 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 4.7 percent were under construction, 1.4 percent were starts, while 25.7 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the first half of 2020 were Woodbridge with 15. Sugar Creek Residential Community, Phases I and II, Elkhorn III, and Battlefield Estates all had 5 new houses under construction.

Subdivisions with the most houses becoming occupied in first half of 2020 were Willow Run, with 12, and Battlefield Estates with 11 new homes.

No new construction or progress in existing construction has occurred in the last year in 3 of the 19 active subdivisions in Pea Ridge.

38 new houses in Pea Ridge became occupied in the first half of 2020. The annual absorption rate implies that there are 49.0 months of remaining inventory in active subdivisions, up from 37.7 months in the second half of 2019.



In 7 out of the 19 active subdivisions in Pea Ridge, no absorption has occurred in the first half of 2020.

Additionally, 827 new lots in 9 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Pea Ridge from 70.3 percent in 2012 to 63.8 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Elkhorn Ridge, Phase IV, V	2H 2018	135		135
Fox Spur Phases I, II	2H 2019		24	24
Fox Spur Phases II	2H 2019	88		88
Hazelton Heights Ph II	2H 2019	82		82
Hazelton Heights Ph. I, II	1H 2020		106	106
Ridgeview Estates	1H 2019		13	13
Shelby Forrest (replat of Hilcrest 2nd	1H 2019		18	18
Walnut Hill, Phase I	1H 2020		60	60
Walnut Hill, Phase II, III, IV, V	1H 2020	301		301
New and Preliminary		606	221	827

Pea Ridge

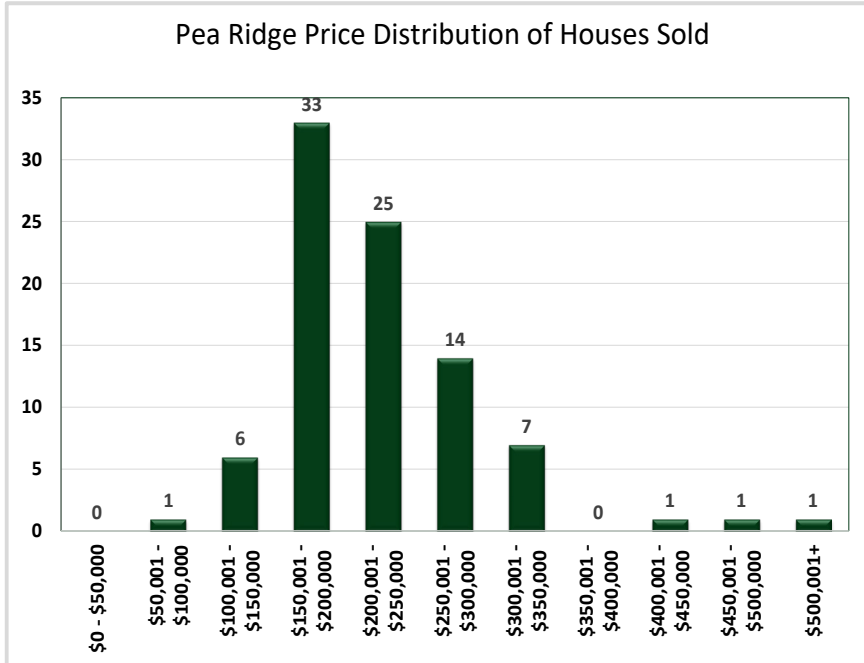
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Battefield Estates	4	2	5	1	95	107	11	6.0
Creekside Estates	19	0	1	0	14	34	1	240.0
Creekwood Manor ¹	1	1	0	0	43	45	0	--
Deer Meadows ^{1,2}	6	0	0	0	86	92	0	--
Elkhorn, Phase I	6	0	0	0	46	52	1	72.0
Elkhorn, Phase II	6	0	0	0	46	52	4	3.8
Elkhorn, Phase III ¹	25	8	5	5	0	43	0	--
Givens Place ^{1,2}	13	0	0	0	62	75	0	--
Lee Town Estates ^{1,2}	3	0	0	0	6	9	0	--
Maple Glenn	3	0	1	0	116	120	0	48.0
Maple Glenn, Phase II	5	0	0	0	15	20	0	60.0
Ridgeview Acres	15	0	0	1	14	30	1	96.0
Shepherd Hills	18	0	0	0	17	35	1	216.0
Sugar Creek Estates ¹	11	0	1	0	4	16	0	--
Sugar Creek Residential Community, Phase I	43	2	5	0	22	72	1	600.0
Sugar Creek Residential Community, Phase II	23	0	5	0	14	42	4	56.0
Sugar Creek Residential Community, Phase III	11	0	4	0	6	21	2	30.0
Willow Run	7	0	2	2	18	29	12	11.0
Woodbridge ¹	20	0	15	1	0	36	0	--
Pea Ridge Active Lots	239	13	44	10	624	930	38	37.1

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

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

Pea Ridge Price Distribution of Houses Sold



89 houses were sold in Pea Ridge in the first half of 2020.

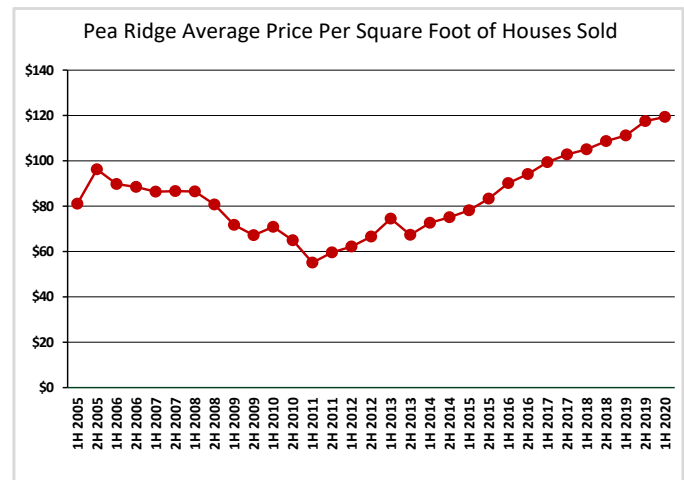
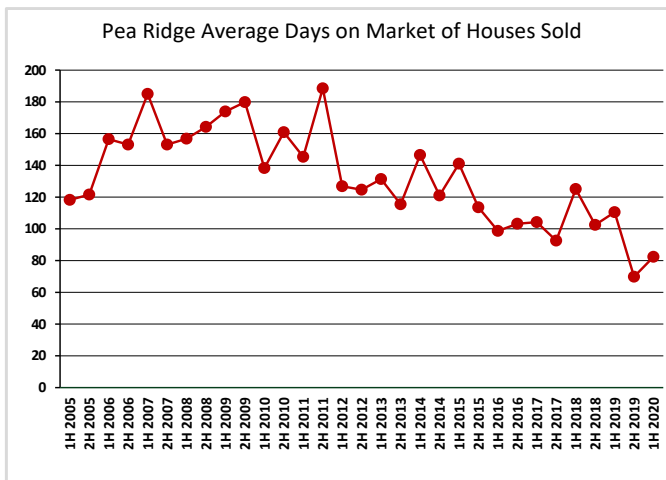
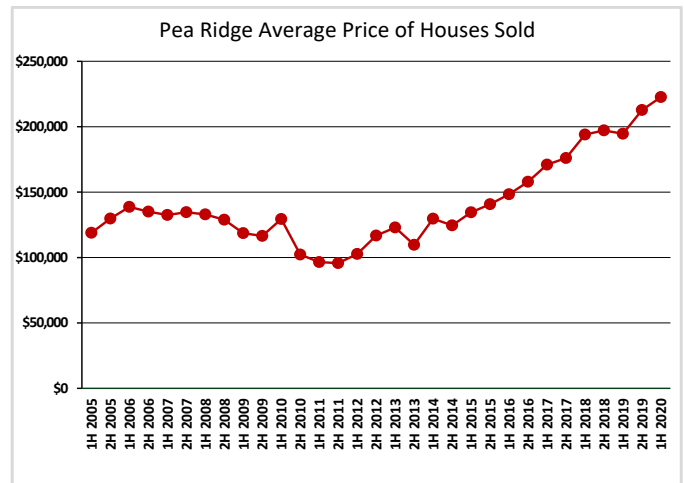
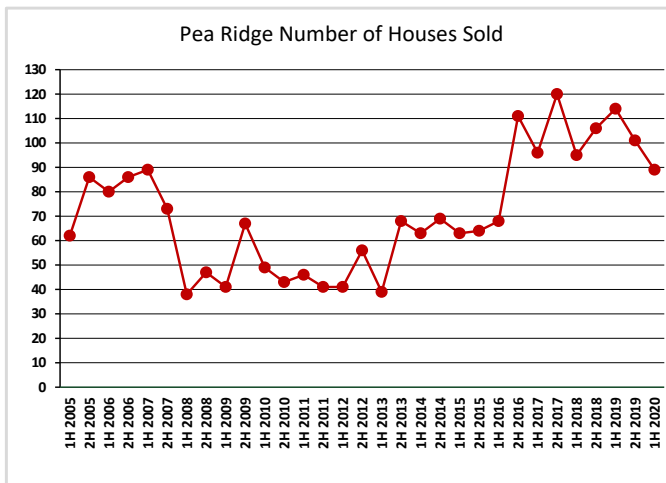
The average price of a house was \$222,652 at \$119.34 per square foot.

The median cost of a house was \$207,500.

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	1.1%	1,780	14	78.3%
\$100,001 - \$150,000	6	6.7%	1,242	56	98.1%
\$150,001 - \$200,000	33	37.1%	1,540	61	99.7%
\$200,001 - \$250,000	25	28.1%	1,830	78	100.7%
\$250,001 - \$300,000	14	15.7%	2,158	126	99.0%
\$300,001 - \$350,000	7	7.9%	2,523	104	100.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	1.1%	3,068	171	103.1%
\$450,001 - \$500,000	1	1.1%	4,272	118	98.8%
\$500,001+	1	1.1%	4,380	221	98.2%
Pea Ridge Houses Sold	89	100.0%	1,859	82	99.6%

Pea Ridge

Characteristics of Houses Sold



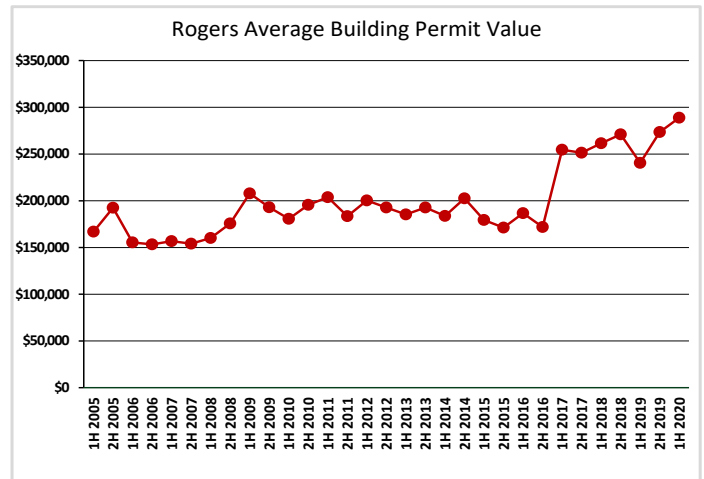
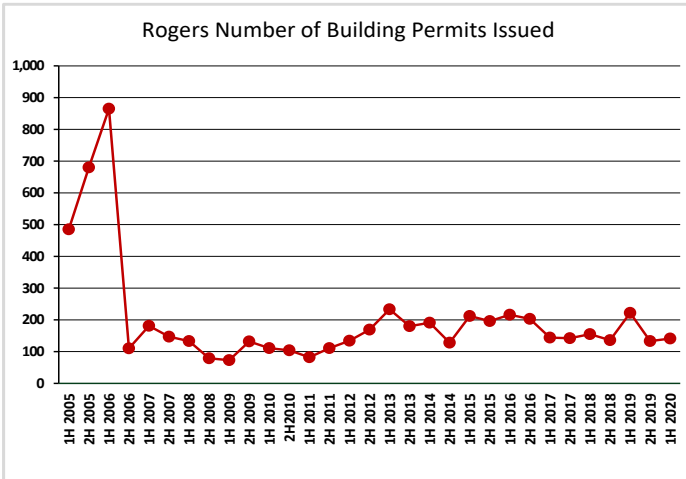
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	114	101	89	-21.9%	-11.9%
Average Price of Houses Sold	\$194,632	\$212,745	\$222,652	14.4%	4.7%
Average Days on Market	111	70	82	-25.5%	17.9%
Average Price per Square Foot	\$111.19	\$117.50	\$119.34	7.3%	1.6%
Percentage of County Sales	3.9%	3.2%	3.0%	-23.7%	-8.0%
Number of New Houses Sold	33	32	26	-21.2%	-18.8%
Average Price of New Houses Sold	\$233,973	\$262,538	\$281,800	20.4%	7.3%
Average Days on Market of New Houses Sold	160	73	132	-17.4%	81.9%
Number of Houses Listed	41	20	31	-24.4%	55.0%
Average List Price of Houses Listed	\$280,838	\$290,499	\$255,340	-9.1%	-12.1%

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
Battlefield Estates	10	11.2%	2,186	200	\$261,736	\$119.69
Battlefield View	9	10.1%	1,469	65	\$173,878	\$118.37
Bloxham Estates	2	2.2%	1,928	102	\$201,750	\$104.65
Creeside Estates	1	1.1%	2,614	67	\$342,500	\$131.03
Creekwood Manor	3	3.4%	1,788	47	\$208,717	\$116.53
David Musteen	1	1.1%	1,130	32	\$138,500	\$122.57
Deer Meadows	6	6.7%	1,761	67	\$204,250	\$116.11
Dogwood	1	1.1%	1,295	53	\$157,000	\$121.24
Elkhorn	7	7.9%	1,651	56	\$234,881	\$142.17
Kayto Estates	1	1.1%	2,072	33	\$212,000	\$102.32
Leetown	1	1.1%	1,780	14	\$90,000	\$50.56
Lucky Acres	1	1.1%	1,520	52	\$170,000	\$111.84
Maple Glenn	10	11.2%	1,590	54	\$184,914	\$115.69
Medlin	1	1.1%	1,340	51	\$128,000	\$95.52
Oaks, The	3	3.4%	1,529	52	\$166,333	\$108.69
Patterson Place	4	4.5%	1,758	100	\$201,125	\$114.44
Ridgemoor Estates	1	1.1%	1,530	66	\$169,900	\$111.05
Standing Oaks	6	6.7%	1,621	60	\$170,333	\$105.24
Sugar Creek	11	12.4%	2,638	103	\$334,877	\$128.29
Summit Meadows	2	2.2%	1,794	42	\$207,750	\$115.80
Town & Country	1	1.1%	1,324	47	\$164,000	\$123.87
Weston Road	1	1.1%	1,167	42	\$150,000	\$128.53
Woodbridge	2	2.2%	1,882	64	\$241,400	\$128.27
Other	4	4.5%	2,398	86	\$314,000	\$134.56
Pea Ridge Houses Sold	89	100.0%	1,859	82	\$222,652	\$119.34

Rogers Building Permits

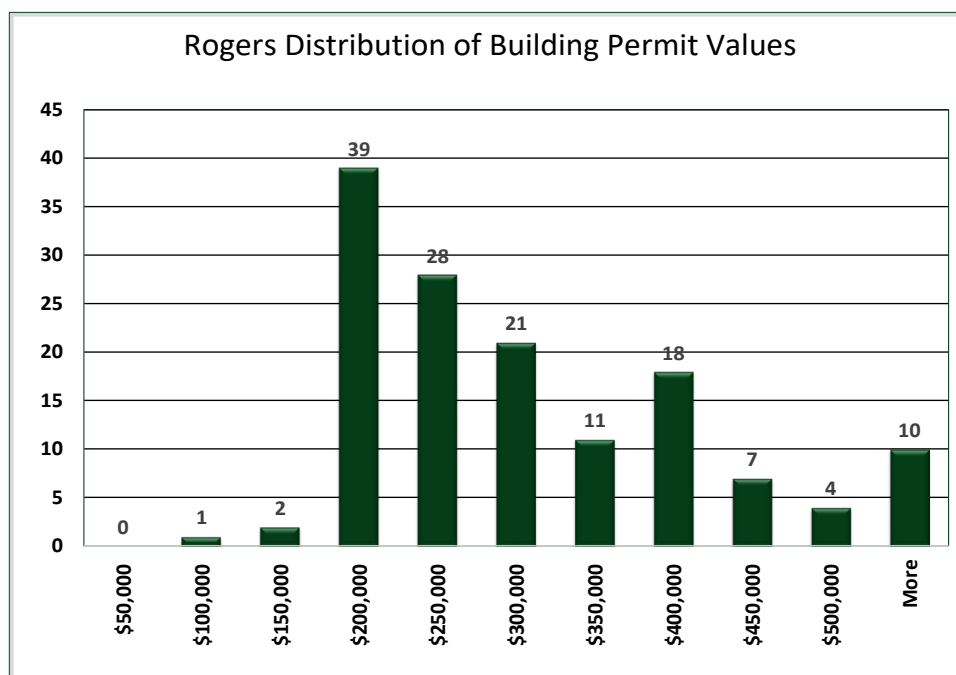


From January 1 through June 30, 2020 there were 141 residential building permits issued in Rogers.

This represents a 6.0 percent increase from the 133 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$300,000 range.

The average residential building permit value in Rogers increased 5.6 percent from \$273,539 in the second half of 2019 to \$288,840 in the first half of 2020.



Rogers Active Subdivisions

There were 2,766 total lots in 43 active subdivisions in Rogers in the first half of 2020. Lots and houses were researched and classified in the following categories: 85.4 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 2.7 percent were under construction, 1.1 percent were starts, while 10.0 percent were empty lots.

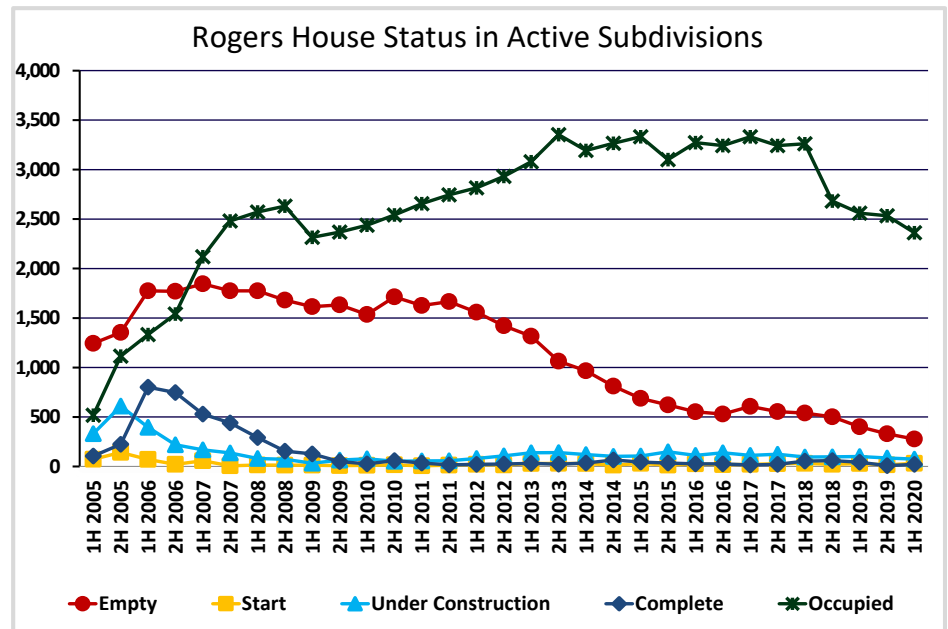
The subdivisions with the most houses under construction in Rogers during the first half of 2020 were Scissortail, Phase I with 14, and The Ivey's Phase II, with 11. Chandler Run, Phase III and Woodhaven Manor followed with 10.

Subdivisions with the most houses becoming occupied in first half of 2020 were Scissortail, Phase I, with 18, and Ivey's Phase II, The with 15 new homes.

No new construction or progress in existing construction has occurred in the last year in 5 of the 43 active subdivisions in Rogers.

111 new houses in Rogers became occupied in the first half of 2020. The annual absorption rate implies that there are 15.8 months of remaining inventory in active subdivisions, down from 15.9 months in the second half of 2019.

In 12 out of the 43 active subdivisions in Rogers, no absorption has occurred in the first half of 2020.



Additionally, 465 new lots in 8 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Rogers from 66.2 percent in 2012 to 64.9 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cobble Creek	1H 2020	54		54
Cottonwood Place	1H 2020	61		61
Haxton Road Estates	1H 2019		6	6
Pine Street (expanded)	1H 2020		17	17
Roselawn	1H 2020	87		87
Scissortail Phase 3	1H 2020		95	95
Shadow Valley, Phase 10	1H 2018		100	100
Wire Ridge	1H 2020		45	45
New and Preliminary		202	263	465

Rogers

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Biltmore ¹	0	2	0	0	108	110	0	--
Cadence Place	1	4	5	0	10	20	10	12.0
Camden Way ¹	0	0	0	1	159	160	0	--
Camelot Estates	2	1	0	0	11	14	0	7.2
Chandler Run, Phase I	1		0	0	30	31	0	1.2
Chandler Run, Phase II	0	0	0	1	32	33	15	0.4
Chandler Run, Phase III	9	4	10	1	6	30	6	48.0
Chelsea Point, Phase II ¹	0	0	1	0	84	85	0	--
Clower	3	0	1	1	70	75	6	7.5
Countryside Estates	3	0	0	0	25	28	0	36.0
Creekside	2	0	0	0	62	64	0	24.0
Creekwood ¹	2	0	2	0	163	167	0	--
Cross Timbers South	0	0	0	0	15	15	1	0.0
Eastridge, Phase II	6	2	1	2	17	28	5	26.4
Estates at Southgate, The ¹	26	1	3	2	0	32	0	--
Foxbriar, Phase II	4	0	0	4	54	62	7	2.7
Garrett Road ^{1,2}	0	1	0	0	79	80	0	--
Grand Pointe	0	0	0	0	42	42	6	0.0
Groves Neighborhood, The, Phase I	0	0	0	0	16	16	1	0.0
Groves Neighborhood, The, Phase II ¹	6	3	9	0	0	18	0	--
Habitat Trails ²	5	0	0	0	11	16	0	30.0
Hearthstone, Phase III ¹	0	0	1	0	95	96	0	--
Ivey's Phase II, The	9	0	11	0	56	76	13	8.3
Lexington ^{1,2}	5	0	0	0	115	120	0	--
Madison	3	0	1	0	31	35	0	48.0
Pine Meadows, Phase IV	3	2	0	0	3	8	3	20.0
Pinnacle, The, Phase I,	6	1	0	0	59	66	1	84.0
Pinnacle, The, Phase II ^{1,2}	1	0	0	0	8	9	0	--
Pinnacle, Phase IV	14	1	1	0	133	149	0	192.0
Champions Golf & Country Club ¹	29	1	1	1	270	302	0	384.0
Champions Golf & Country Club, Phase II	1	1	0	0	18	20	0	--
Roller's Ridge	6	0	0	0	128	134	0	72.0
Sandalwood	0	0	0	0	48	48	1	0.0
Savannah Estates	55	2	0	0	0	57	0	--
Scissortail, Phase I	37	2	14	2	81	136	18	11.8
Shadow Valley, Phase III	2	0	0	0	28	30	0	24.0
Golf Villas of Shadow Valley, PUD	1	0	0	0	6	7	1	12.0
Shadow Valley, Phase VII	10	0	1	0	162	173	1	66.0

Rogers

Active Subdivisions

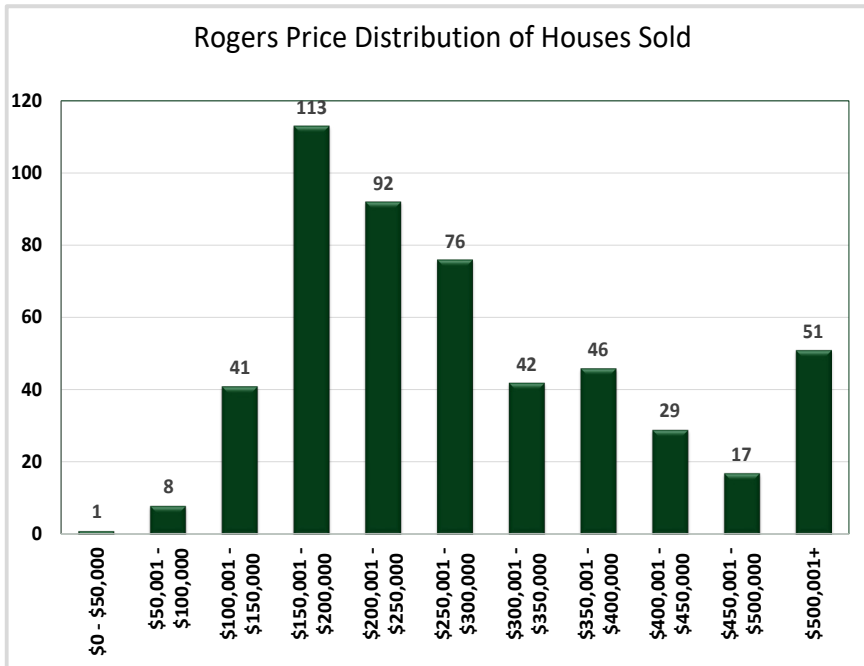
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Shadow Valley, Phase VIII	16	1	3	4	52	76	8	28.8
Shadow Valley, Phase IX ^{1,2}	4	0	0	0	10	14	0	--
Torino Estates	3	0	0	0	3	6	1	36.0
Vintage	1	0	0	0	22	23	0	12.0
Woodhaven Manor	1	2	10	2	40	55	7	12.0
Woodhaven Manor	15	2	5	0	33	55	8	17.6
Rogers Active Lots	277	31	75	21	2,362	2,766	111	15.8

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

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

Rogers

Price Distribution of Houses Sold



516 houses were sold in Rogers in the first half of 2020.

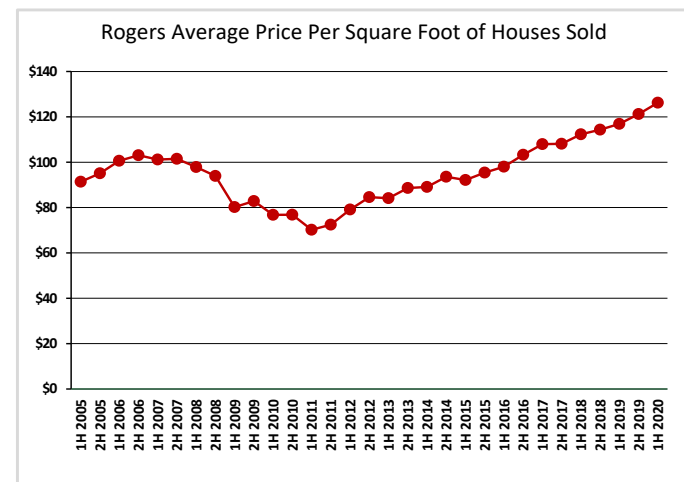
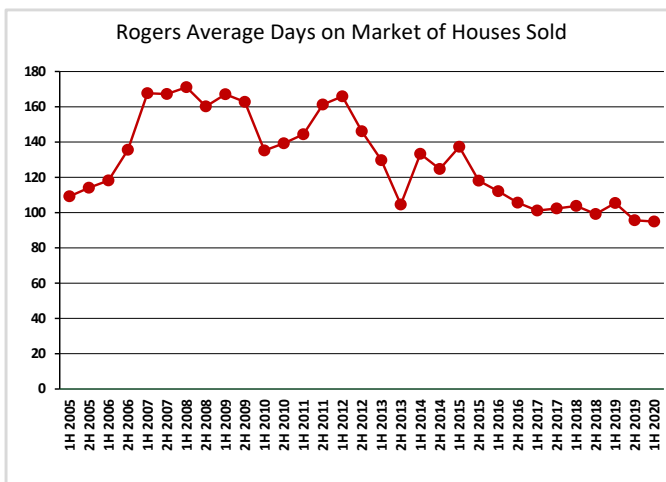
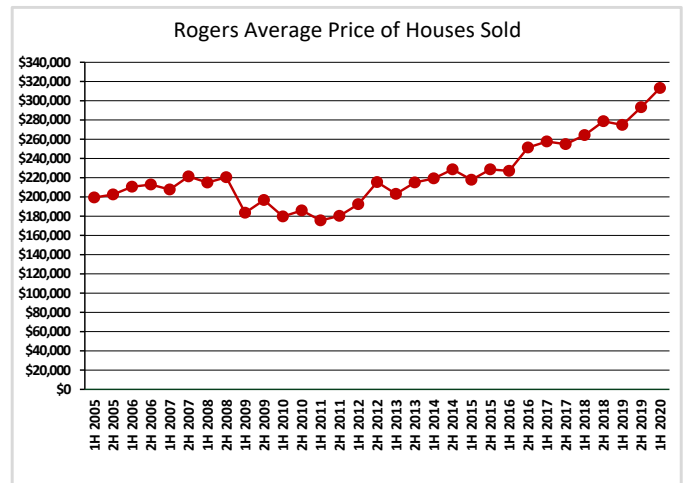
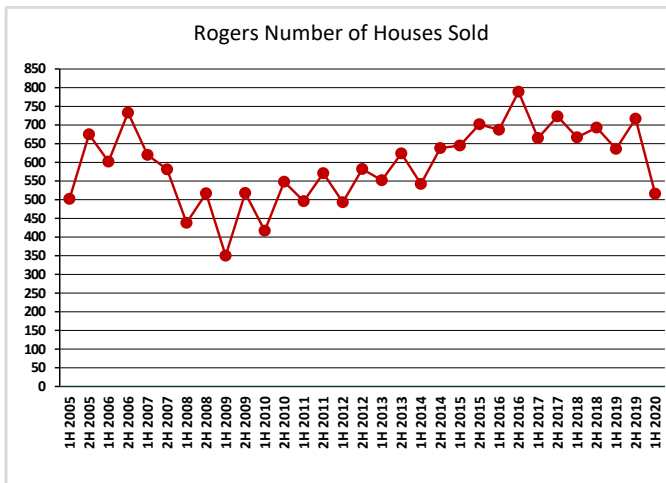
The average price of a house was \$313,151 at \$126.22 per square foot.

The median cost of a house was \$253,165.

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%	1,136	30	88.6%
\$50,001 - \$100,000	8	1.6%	999	51	89.5%
\$100,001 - \$150,000	41	7.9%	1,212	71	98.0%
\$150,001 - \$200,000	113	21.9%	1,596	62	98.7%
\$200,001 - \$250,000	92	17.8%	1,898	82	98.9%
\$250,001 - \$300,000	76	14.7%	2,160	112	99.4%
\$300,001 - \$350,000	42	8.1%	2,649	118	98.3%
\$350,001 - \$400,000	46	8.9%	3,113	107	98.7%
\$400,001 - \$450,000	29	5.6%	3,288	97	98.5%
\$450,001 - \$500,000	17	3.3%	3,394	95	98.7%
\$500,001+	51	9.9%	4,788	163	95.2%
Rogers Houses Sold	516	100.0%	2,383	95	98.2%

Rogers

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	636	717	516	-18.9%	-28.0%
Average Price of Houses Sold	\$274,752	\$293,202	\$313,151	14.0%	6.8%
Average Days on Market	105	96	95	-10.0%	-0.7%
Average Price per Square Foot	\$116.90	\$121.26	\$126.22	8.0%	4.1%
Percentage of County Sales	21.7%	22.9%	17.2%	-20.7%	-24.9%
Number of New Houses Sold	100	127	101	1.0%	-20.5%
Average Price of New Houses Sold	\$334,719	\$306,582	\$349,244	4.3%	13.9%
Average Days on Market of New Houses Sold	162	123	145	-11.0%	17.3%
Number of Houses Listed	351	263	134	-61.8%	-49.0%
Average List Price of Houses Listed	\$488,541	\$483,430	\$563,648	15.4%	16.6%

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
Altons Brush Creek	3	0.6%	1,891	72	\$185,667	\$99.33
Arbor Glenn	4	0.8%	2,100	36	\$229,950	\$109.73
Arbors at Pinnacle Ridge	1	0.2%	1,806	41	\$250,000	\$138.43
Atalanta Point	2	0.4%	4,595	54	\$490,000	\$106.90
Bel Air	2	0.4%	2,366	79	\$263,450	\$111.61
Bellwood	1	0.2%	3,466	261	\$320,000	\$92.33
Bellview	8	1.6%	1,767	51	\$219,863	\$124.42
Bent Tree	5	1.0%	3,329	86	\$382,980	\$115.20
Berry Farm, The	2	0.4%	2,788	188	\$318,500	\$114.04
Biltmore	7	1.4%	2,805	127	\$321,500	\$115.46
Birch Drive	1	0.2%	2,064	75	\$171,800	\$83.24
Bishop Manor	1	0.2%	986	23	\$106,700	\$108.22
Blackburn	1	0.2%	1,811	68	\$169,500	\$93.59
Bloomfield	1	0.2%	2,112	99	\$238,000	\$112.69
Bordeaux	1	0.2%	3,284	60	\$445,000	\$135.51
Breckenridge	1	0.2%	1,944	54	\$224,000	\$115.23
Cadence Place	8	1.6%	1,528	200	\$213,375	\$139.60
Cambridge Park	5	1.0%	1,835	41	\$205,470	\$112.19
Camden Way	6	1.2%	2,186	85	\$236,000	\$108.75
Campbells Countrywood	1	0.2%	1,706	118	\$165,000	\$96.72
Cedar Brooke	1	0.2%	3,974	39	\$370,000	\$93.11
Cedar Heights	1	0.2%	1,296	38	\$129,500	\$99.92
Centennial Acres	2	0.4%	1,531	37	\$179,500	\$117.54
Champions Estates	3	0.6%	1,865	37	\$229,333	\$122.97
Champions Golf & CC	1	0.2%	6,843	487	\$1,150,000	\$168.05
Chandler Run	26	5.0%	1,895	142	\$270,905	\$143.15
Chateau Terrace	3	0.6%	2,553	45	\$242,500	\$95.25
Chelsea Point	13	2.5%	1,485	49	\$194,646	\$130.63
Cherokee Strip	1	0.2%	2,825	26	\$375,000	\$132.74
Clower	5	1.0%	2,434	146	\$290,910	\$120.44
Conaway	1	0.2%	1,685	70	\$197,000	\$116.91
Cordova	1	0.2%	1,298	43	\$154,000	\$118.64
Cottagewood	1	0.2%	1,415	40	\$158,000	\$111.66
Country Club Estates	3	0.6%	3,825	67	\$345,333	\$91.86
Creeside	2	0.4%	2,790	464	\$306,200	\$145.64
Creekwood	7	1.4%	3,136	122	\$374,421	\$119.44

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
Crescent Heights	1	0.2%	1,372	18	\$120,000	\$87.46
Cross Creek	10	1.9%	2,896	74	\$369,450	\$128.85
Cross Timbers	2	0.4%	2,499	62	\$305,500	\$122.36
Crosspointe	1	0.2%	1,196	45	\$164,900	\$137.88
Cypress Acres	2	0.4%	1,332	133	\$125,000	\$93.86
Dinwiddie	1	0.2%	1,463	11	\$100,000	\$68.35
Dixieland	1	0.2%	1,584	70	\$155,000	\$97.85
Dixieland Crossing	8	1.6%	1,943	57	\$228,250	\$120.04
Dogwood	1	0.2%	1,894	39	\$202,500	\$106.92
Duckworths	1	0.2%	2,679	428	\$375,000	\$139.98
Eagle Glen	1	0.2%	1,509	24	\$191,000	\$126.57
Eastern Heights	1	0.2%	2,246	46	\$237,000	\$105.52
Eastridge	3	0.6%	1,591	87	\$203,333	\$127.83
Emerald Heights	1	0.2%	2,906	56	\$342,000	\$117.69
Estates at Southgate	1	0.2%	6,283	385	\$1,500,000	\$238.74
Fairchild Acres	1	0.2%	1,558	146	\$187,900	\$120.60
Fairground	1	0.2%	1,993	78	\$250,000	\$125.44
Felkers	1	0.2%	2,094	161	\$200,000	\$95.51
Fieldstone	3	0.6%	2,137	52	\$248,783	\$116.94
First Place	3	0.6%	1,517	54	\$193,866	\$127.61
Forest Park	2	0.4%	1,433	43	\$170,250	\$118.77
Foxbriar	6	1.2%	1,539	99	\$202,150	\$131.04
Garner Larimore	3	0.6%	1,185	65	\$134,967	\$114.28
Garrett Road	2	0.4%	1,438	42	\$202,500	\$141.34
Golden Acres	1	0.2%	1,502	60	\$173,000	\$115.18
Grand Pointe	2	0.4%	2,859	177	\$377,450	\$132.10
Greenfield	3	0.6%	1,460	105	\$167,133	\$115.51
Grove, The	2	0.4%	2,011	47	\$267,700	\$133.01
Groves, The	1	0.2%	1,704	73	\$247,080	\$145.00
Hardwood Heights	1	0.2%	2,255	145	\$233,500	\$103.55
HE Garner	1	0.2%	1,585	23	\$163,000	\$102.84
Hearthstone	13	2.5%	2,540	77	\$315,923	\$124.63
Heritage West	6	1.2%	1,748	73	\$182,467	\$104.87
Hill View	1	0.2%	1,650	57	\$182,000	\$110.30
Hillcrest	4	0.8%	1,825	61	\$181,250	\$99.34
Hyland Park	1	0.2%	3,576	142	\$485,000	\$135.63
Iveys, The	16	3.1%	2,332	82	\$320,731	\$137.67

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
J Wade Sikes Park	1	0.2%	1,029	65	\$110,000	\$106.90
Kersten	2	0.4%	1,044	136	\$138,200	\$144.51
Kings Pointe	1	0.2%	1,754	52	\$177,000	\$100.91
L M Smith	1	0.2%	840	8	\$100,000	\$119.05
Lakeview	2	0.4%	3,496	57	\$300,000	\$85.37
Lakewood Crossing	4	0.8%	1,757	55	\$224,375	\$128.32
Larimore & Garner	2	0.4%	1,066	77	\$105,000	\$104.93
Laurel Crossing	1	0.2%	4,823	226	\$570,000	\$118.18
Lawrence & Bradrick	1	0.2%	1,010	26	\$129,900	\$128.61
Legacy Estates	2	0.4%	3,012	174	\$338,250	\$112.64
Lexington	3	0.6%	2,391	60	\$307,500	\$128.73
Liberty Bell	10	1.9%	3,094	80	\$372,392	\$122.49
Lindell	1	0.2%	1,485	0	\$115,000	\$77.44
Majestic Acres	1	0.2%	795	35	\$99,000	\$124.53
Manors on Blossom Way	4	0.8%	4,533	204	\$645,000	\$139.25
Mcneils	1	0.2%	768	63	\$88,000	\$114.58
Meadow Wood	5	1.0%	1,396	37	\$165,060	\$118.63
Meadowridge	1	0.2%	1,054	66	\$135,000	\$128.08
Monte Ne Village	1	0.2%	1,026	60	\$120,000	\$116.96
Montreaux	2	0.4%	2,560	166	\$319,500	\$125.25
New Hope Acres	1	0.2%	1,296	76	\$140,000	\$108.02
New Hope Terrace	1	0.2%	1,191	131	\$121,500	\$102.02
North Brush Creek Hills	1	0.2%	1,886	72	\$199,500	\$105.78
Northland Heights	1	0.2%	2,874	104	\$253,000	\$88.03
Norwood Acres	3	0.6%	1,683	39	\$156,016	\$92.02
Oak Hill	8	1.6%	1,971	64	\$211,250	\$109.12
Oak View	1	0.2%	928	54	\$87,900	\$94.72
Oaklawn	1	0.2%	1,573	30	\$155,000	\$98.54
Oakmont	1	0.2%	1,680	134	\$154,000	\$91.67
Oldetown Estates	1	0.2%	1,977	31	\$246,900	\$124.89
Olrich Acres	3	0.6%	958	41	\$128,333	\$134.30
Park View Estates	1	0.2%	3,894	104	\$363,000	\$93.22
Parkwood	1	0.2%	2,069	127	\$202,500	\$97.87
Peaks, The	3	0.6%	3,297	115	\$381,333	\$116.33
Perry Place	1	0.2%	1,840	66	\$234,900	\$127.66
Pine Meadows	10	1.9%	1,577	82	\$185,575	\$118.28

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
Pinewoods	1	0.2%	1,122	35	\$131,500	\$117.20
Pinnacle	23	4.5%	5,180	185	\$952,043	\$180.00
Pinnacle Gardens	2	0.4%	4,226	180	\$397,500	\$94.16
Pinnacle Town Homes	1	0.2%	1,985	63	\$320,000	\$161.21
Plantation, The	4	0.8%	1,465	27	\$174,075	\$119.08
Pleasant Acres	3	0.6%	3,208	164	\$361,333	\$112.50
Post Meadows	2	0.4%	1,552	54	\$181,500	\$116.90
Regency East	1	0.2%	1,116	39	\$136,000	\$121.86
Ridgecrest Meadows	7	1.4%	2,322	76	\$275,607	\$119.28
Robertson	1	0.2%	1,136	30	\$35,000	\$30.81
Rogers Heights	3	0.6%	1,276	49	\$111,833	\$95.54
Rollers Ridge	1	0.2%	1,556	59	\$187,000	\$120.18
Rolling Oaks	4	0.8%	1,465	82	\$155,838	\$107.29
Roman Acres	1	0.2%	3,085	163	\$240,000	\$77.80
Rural Oaks	1	0.2%	4,061	111	\$625,000	\$153.90
Sandalwood	3	0.6%	1,624	40	\$190,633	\$117.14
Sandstone	1	0.2%	1,356	36	\$155,000	\$114.31
Scissortail	16	3.1%	3,378	122	\$589,669	\$173.24
Seminole Hills	2	0.4%	1,668	34	\$164,705	\$98.95
Shadow Valley	29	5.6%	3,168	102	\$458,621	\$144.21
Silo Falls	4	0.8%	3,304	53	\$434,975	\$131.56
Smith & Hayes	1	0.2%	1,539	120	\$195,000	\$126.71
Snodgrass	1	0.2%	1,888	22	\$250,000	\$132.42
Southern Hills	1	0.2%	1,556	56	\$163,000	\$104.76
Southern Trace	1	0.2%	7,878	181	\$650,000	\$82.51
Stoney Creek Place	5	1.0%	2,236	89	\$254,600	\$114.77
Stoney Point	2	0.4%	1,539	51	\$180,700	\$117.45
Summit Heights	1	0.2%	3,232	42	\$250,000	\$77.35
Turtle Creek Place	4	0.8%	1,892	83	\$193,500	\$102.01
Valley West	2	0.4%	1,451	322	\$211,165	\$145.31
Victoria Place	3	0.6%	1,151	62	\$137,000	\$121.03
Voiss Park Estates	1	0.2%	1,685	93	\$168,000	\$99.70
Wallace	3	0.6%	1,310	90	\$126,192	\$99.25
Warren Glen	1	0.2%	2,743	29	\$354,000	\$129.06
Watson	1	0.2%	2,186	46	\$190,000	\$86.92
Westridge	1	0.2%	1,316	9	\$137,000	\$104.10

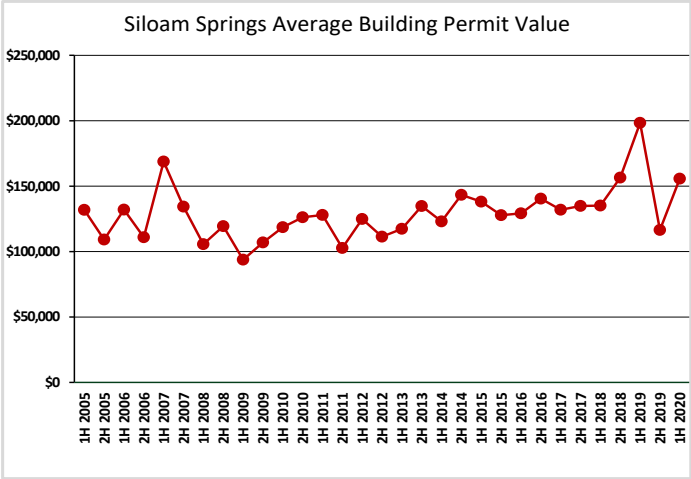
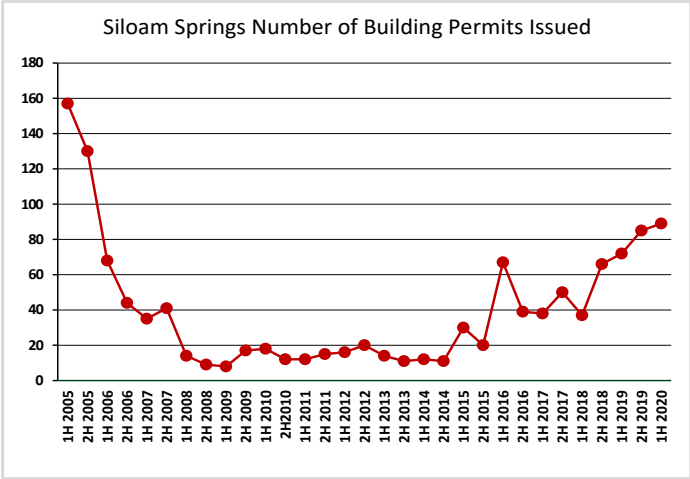
Rogers

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
Westwood Hills	2	0.4%	1,905	56	\$180,500	\$94.71
Whispering Timbers	11	2.1%	1,971	63	\$221,814	\$113.27
Williamsburg Place	1	0.2%	3,491	48	\$418,000	\$119.74
Willowbrook	1	0.2%	1,348	66	\$160,000	\$118.69
Wood Stroud	1	0.2%	1,379	67	\$124,000	\$89.92
Woodhaven	11	2.1%	2,934	118	\$410,093	\$139.79
Woodland Acres	3	0.6%	1,668	69	\$171,667	\$103.28
Woodland Heights	1	0.2%	1,204	28	\$138,600	\$115.12
Other	22	4.3%	2,175	93	\$312,875	\$134.85
Rogers Houses Sold	516	100.0%	2,383	95	\$313,151	\$126.22



Siloam Springs Building Permits

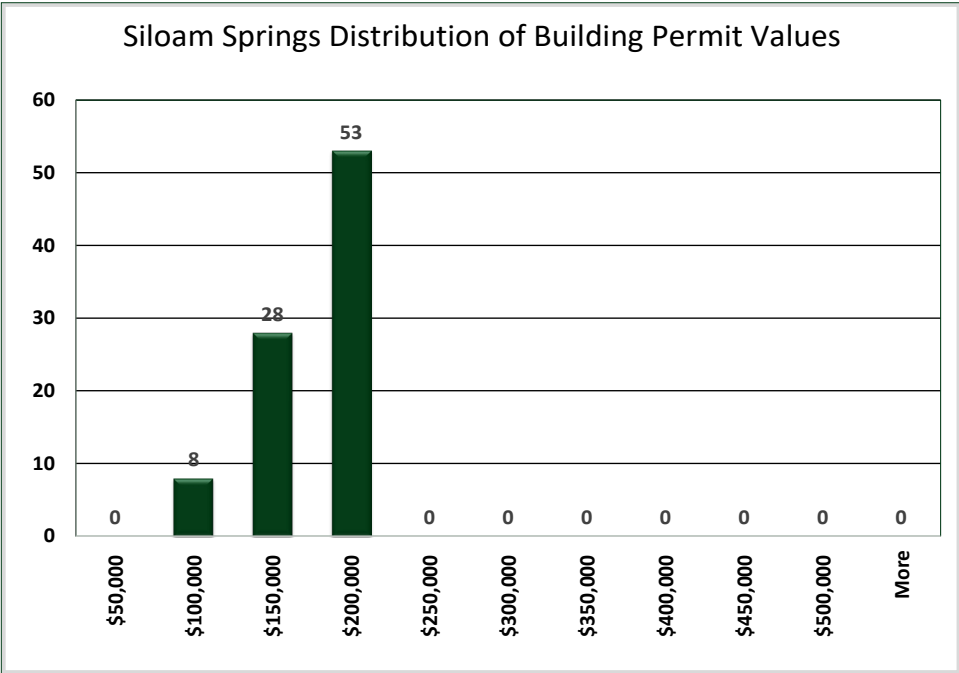


From January 1 through June 30, 2020 there were 89 residential building permits issued in Siloam Springs

This represents a 4.7 percent increase from building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$200,000 range.

The average residential building permit value in Siloam Springs increased 33.7 percent from \$116,491 in the second half of 2019 to \$155,690 in the first half of 2020.



Siloam Springs Active Subdivisions

There were 977 total lots in 25 active subdivisions in Siloam Springs in the first half of 2020. Lots and houses were researched and classified in the following categories: 80.5 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 5.4 percent were under construction, 0.7 percent were starts, while 11.6 percent were empty lots.

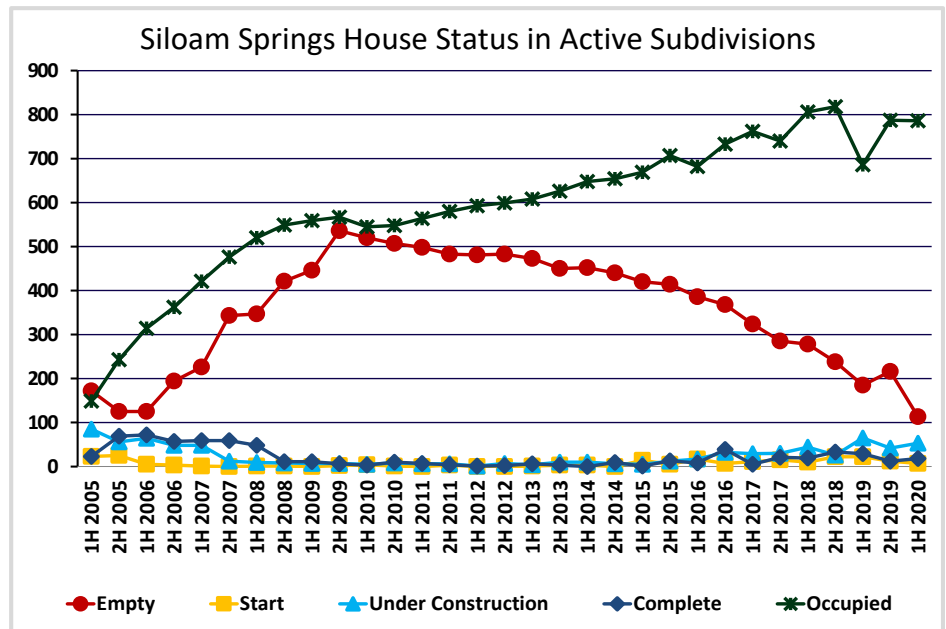
The subdivisions with the most houses under construction in Siloam Springs during the first half of 2020 were Lawlis Ranch with 16, and Autumn Glen, Phase II with 10. Stone Ridge, Phase I followed with 9.

Subdivisions with the most houses becoming occupied in first half of 2020 were Autumn Glen, Phase II, with 42, and Autumn Glen, Phase II with 14 new homes.

No new construction or progress in existing construction has occurred in the last year in 4 of the 25 active subdivisions in Siloam Springs.

96 new houses in Siloam Springs became occupied in the first half of 2020. The annual absorption rate implies that there are 11.6 months of remaining inventory in active subdivisions, down from 22.4 percent in the second half of 2019.

In 5 out of the 25 active subdivisions in Siloam Springs, no absorption has occurred in the first half of 2020.



Additionally, 620 new lots in 13 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Siloam Springs from 64.0 percent in 2012 to 60.4 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ashley Park, Phase 2	2H 2019	49		49
Carley Crossing	1H 2020	78		78
Endura Park	1H 2020	102		102
Heritage Ranch, Phase II	1H 2020		53	53
Heritage Ranch, Phases III	2H 2018	59		59
Moon Ridge	1H 2020	14		14
Regan Ct.	1H 2019	28		28
Revised Gunter's Subdivision	1H 2020	23		23
Ridge Stone Duplexes	2H 2018		55	55
Shadowlands	1H 2020		7	7
Somerset	2H 2019	74		74
Stubbs	2H 2019	30		30
Sweet Homes	1H 2019		48	48
New and Preliminary		457	163	620

Siloam Springs

Active Subdivisions

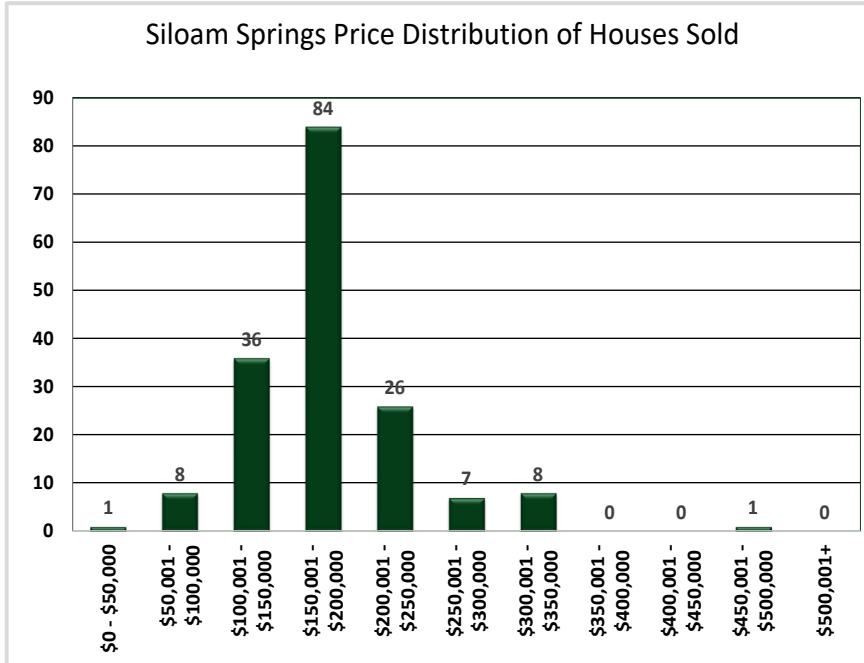
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashley Park, Phase I	3	2	0	2	24	31	2	12.0
Autumn Glen, Phase I	1	0	0	0	138	139	0	1.5
Autumn Glen, Phase II	13	3	10	9	43	78	42	9.8
City Lake View Estates	4	0	0	0	5	9	0	48.0
Club View Estates ^{1,2}	7		0	0	7	14	0	--
Copper Leaf, Phase II	0	0	0	0	15	15	1	0.0
Copper Leaf, Phase III	0	0	0	0	16	16	1	0.0
Dogwood Meadow	4	0	0	1	4	9	1	30.0
Forest Hills	31	0	4	0	33	68	6	70.0
Haden Place	0	0	0	0	78	78	4	0.0
Lawlis Ranch	0	0	16	0	14	30	14	13.7
Maloree Woods ²	7	1	0	0	48	56	0	--
Meadow Brook	1	0	0	0	18	19	0	6.0
Meadows Edge ^{1,2}	2	0	0	0	16	18	0	--
Nottingham	0	0	0	2	42	44	0	2.7
Paige Place, Phase II ^{1,2}	3	0	0	0	23	26	0	--
Prairie Meadow Estates	7	0	0	0	14	21	3	28.0
Rose Meade ^{1,2}	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	3	0	2	0	5	10	0	20.0
Stone Ridge, Phase I	1	0	9	1	19	30	0	18.9
Stone Ridge, Phase IIA	0	0	3	0	5	8	0	9.0
Stone Ridge, Phase IIB & III	1	0	0	0	44	45	5	0.6
Stonecrest, Phase IV, V, VII	8	1	8	1	42	60	4	19.6
Woodlands, Phase I	0	0	0	0	62	62	6	0.0
Woodlands, The Phase II	8	0	1	2	31	42	7	12.0
Stonecrest, Phase IV, V, VII	18	0	2	2	38	60	7	22.0
Walnut Woods No. 2, Phase III	0	0	0	0	27	27	1	0.0
Walnut Woods N.2, Phase IV, V	0	0	0	0	37	37	2	0.0
Woodlands, Phase I	0	0	5	1	56	62	15	3.8
Woodlands, The Phase II	8	3	7	0	24	42	4	54.0
Siloam Springs Active Lots	113	7	53	18	786	977	96	11.6

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

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

Siloam Springs

Price Distribution of Houses Sold



171 houses were sold in Siloam Springs in the first half of 2020.

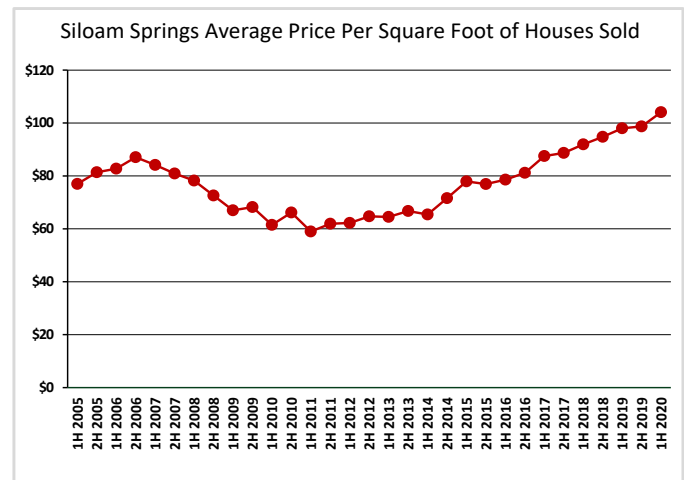
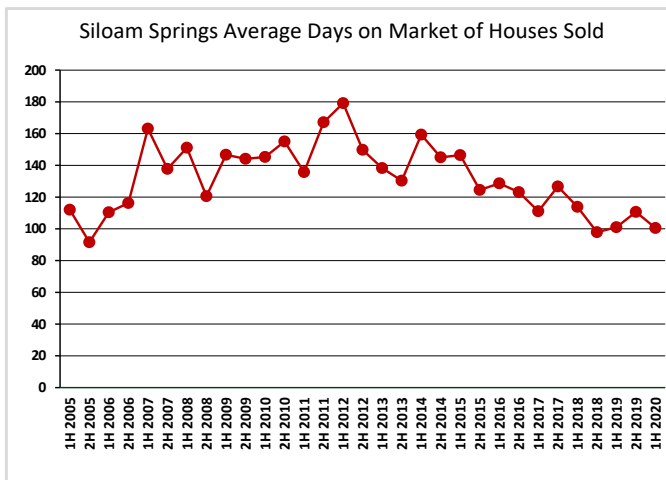
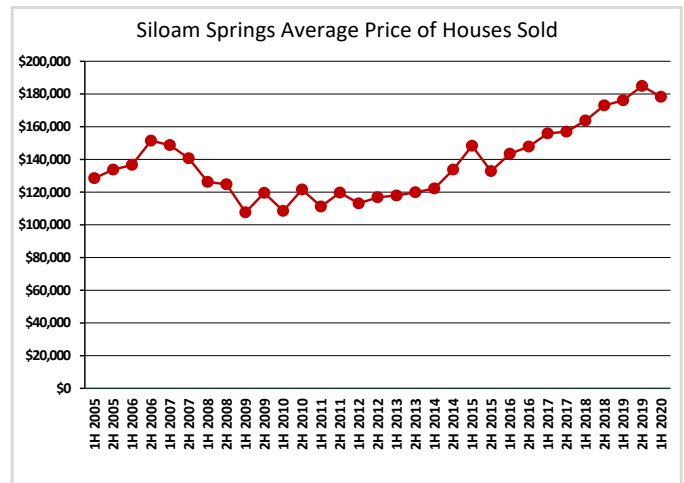
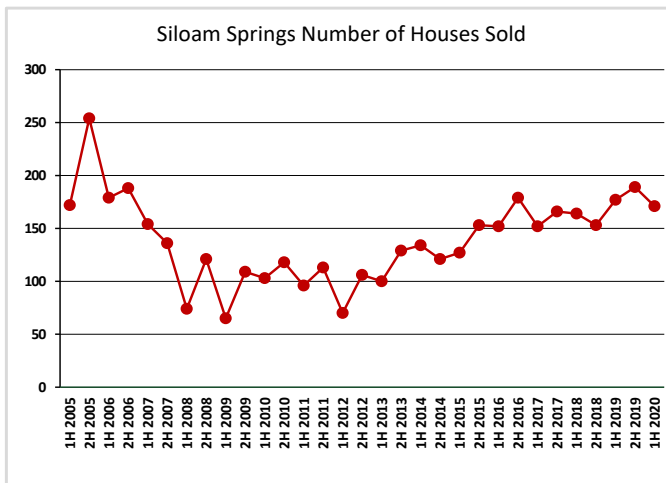
The average price of a house was \$178,281 at \$104.10 per square foot.

The median cost of a house was \$169,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.6%	928	118	63.6%
\$50,001 - \$100,000	8	4.7%	948	67	98.5%
\$100,001 - \$150,000	36	21.1%	1,372	73	99.6%
\$150,001 - \$200,000	84	49.1%	1,640	93	99.6%
\$200,001 - \$250,000	26	15.2%	2,116	132	99.2%
\$250,001 - \$300,000	7	4.1%	2,417	161	99.3%
\$300,001 - \$350,000	8	4.7%	2,503	194	100.3%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	0.6%	4,716	49	84.5%
\$500,001+	0	0.0%	--	--	--
Siloam Springs Houses Sold	171	100.0%	1,710	101	99.2%

Siloam Springs

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	177	189	171	-3.4%	-9.5%
Average Price of Houses Sold	\$176,157	\$184,882	\$178,281	1.2%	-3.6%
Average Days on Market	101	111	101	-0.5%	-9.1%
Average Price per Square Foot	\$98.00	\$98.72	\$104.10	6.2%	5.4%
Percentage of County Sales	6.0%	6.0%	5.7%	-5.5%	-5.6%
Number of New Houses Sold	41	43	60	46.3%	39.5%
Average Price of New Houses Sold	\$229,025	\$204,109	\$201,477	-12.0%	-1.3%
Average Days on Market of New Houses Sold	155	147	138	-11.0%	-6.1%
Number of Houses Listed	102	75	26	-74.5%	-65.3%
Average List Price of Houses Listed	\$236,515	\$242,444	\$240,578	1.7%	-0.8%

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	3	1.8%	1,907	118	\$232,540	\$121.96
Autumn Glen	32	18.7%	1,554	119	\$165,992	\$108.85
Avery Place	1	0.6%	4,716	49	\$465,000	\$98.60
Beauchamps	3	1.8%	2,059	78	\$157,300	\$78.83
Burnett Place	1	0.6%	1,879	49	\$161,000	\$85.68
C D Gunters	5	2.9%	1,182	78	\$103,600	\$85.07
C E Elliff	2	1.2%	1,487	47	\$162,450	\$109.99
Carls	1	0.6%	2,450	55	\$294,500	\$120.20
Chattering Heights	4	2.3%	2,555	200	\$260,250	\$103.91
Cherry Hill Estates	1	0.6%	2,387	108	\$235,614	\$98.71
College	2	1.2%	1,288	45	\$137,000	\$106.27
Copper Leaf	6	3.5%	1,713	121	\$191,050	\$112.28
Cordes	1	0.6%	1,397	42	\$154,900	\$110.88
Country Acres	1	0.6%	1,856	98	\$178,000	\$95.91
Courtney Courts	5	2.9%	1,551	138	\$165,594	\$107.11
Cranes	3	1.8%	1,409	59	\$141,667	\$107.06
Deerfield Meadows	2	1.2%	1,699	63	\$170,000	\$99.96
East Kenwood	1	0.6%	1,594	94	\$148,300	\$93.04
Fox Run	1	0.6%	1,593	66	\$170,000	\$106.72
Gabriel Park	1	0.6%	1,502	44	\$165,000	\$109.85
Heritage Ranch	9	5.3%	2,491	228	\$303,278	\$121.74
Hickory Hills	2	1.2%	1,679	110	\$169,500	\$100.92
Ingrams	1	0.6%	1,794	35	\$117,500	\$65.50
John E Rodgers	1	0.6%	2,267	182	\$225,500	\$99.47
Killebrew	1	0.6%	2,004	42	\$169,000	\$84.33
Kimberly Heights	3	1.8%	1,203	64	\$119,833	\$99.29
L M Proctors	1	0.6%	1,232	49	\$122,400	\$99.35
Maples, The	3	1.8%	1,608	32	\$161,367	\$100.40
Meadow Brook	1	0.6%	2,661	381	\$280,000	\$105.22
Mt Olive	1	0.6%	1,332	89	\$119,500	\$89.71
Nine Elms	1	0.6%	1,461	53	\$120,000	\$82.14
Oak Grove	3	1.8%	1,691	36	\$144,600	\$87.24
Oaks, The	1	0.6%	2,529	60	\$237,500	\$93.91
Paige Place	2	1.2%	2,301	113	\$260,450	\$113.11
Patriot Park	4	2.3%	1,436	66	\$151,725	\$105.64
Petty's	1	0.6%	1,200	39	\$125,000	\$104.17
Pyeatte Mccumber	1	0.6%	1,200	66	\$125,000	\$104.17

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
Quail Run	1	0.6%	1,020	45	\$110,000	\$107.84
R S Morris	1	0.6%	1,326	49	\$155,000	\$116.89
Ravenwood	1	0.6%	1,568	37	\$164,900	\$105.17
Rolling Hills	3	1.8%	1,841	89	\$168,833	\$92.77
Sager Creek	2	1.2%	1,332	77	\$127,500	\$95.99
Shady Grove	1	0.6%	968	39	\$92,500	\$95.56
Siloam Springs Original	1	0.6%	864	14	\$59,000	\$68.29
Southern Hills	3	1.8%	1,456	135	\$146,950	\$100.44
Stone Ridge	5	2.9%	1,751	125	\$201,580	\$115.08
Stonecrest	5	2.9%	2,026	49	\$235,900	\$115.91
Tolleson Acres	2	1.2%	1,319	36	\$109,000	\$76.96
University View	1	0.6%	1,971	42	\$189,000	\$95.89
Villa View Estates	1	0.6%	1,987	59	\$205,300	\$103.32
Vista View	2	1.2%	1,175	102	\$131,000	\$113.77
Walnut Woods	7	4.1%	1,849	125	\$188,629	\$102.89
Willows	1	0.6%	1,642	59	\$173,000	\$105.36
WM C Tates	3	1.8%	1,856	50	\$184,667	\$104.35
Wood Creek	2	1.2%	1,396	56	\$148,950	\$106.92
Woodlands, The	8	4.7%	1,757	109	\$199,800	\$113.75
Young & Bailey	2	1.2%	1,449	38	\$134,000	\$92.46
Other	7	4.1%	1,524	77	\$137,571	\$86.92
Siloam Springs Houses Sold	171	100.0%	1,710	101	\$178,281	\$104.10

Unincorporated Areas in Benton County

Active Subdivisions

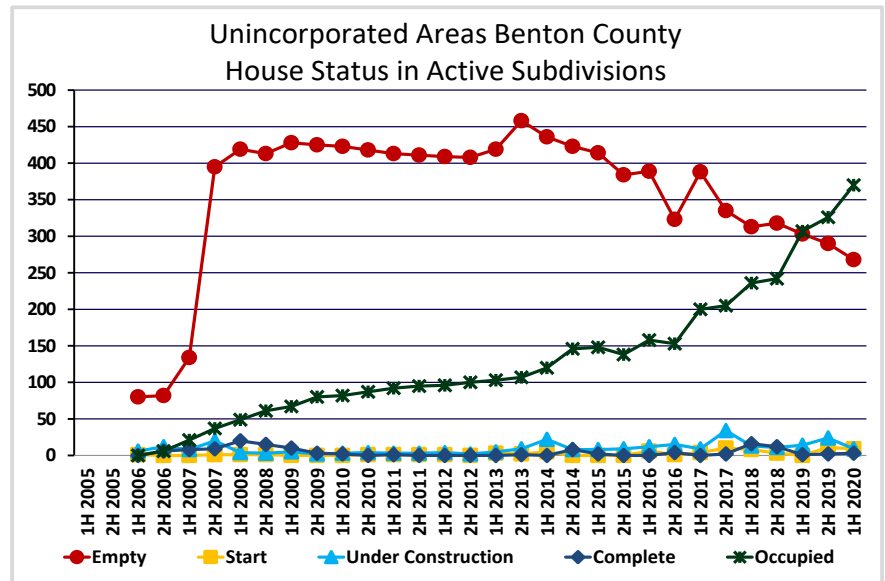
There were 659 total lots in 17 active subdivisions in areas which are not currently incorporated into a city in Benton County in the first half of 2020. Lots and houses were researched and classified in the following categories: 56.2 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 1.4 percent were under construction, 1.4 percent were starts, while 40.7 percent were empty lots.

6 subdivisions had 9 houses under construction in the first half of 2020.

The subdivision with the most houses becoming occupied in first half of 2020 was Deer Haven With 21 followed by Charleston Park at Legendary with 15.

No new construction or progress in existing construction has occurred in the last year in 7 of the 17 active subdivisions.

44 new houses became occupied in the first half of 2020. The annual absorption rate implies that there are 55 months of remaining inventory in active subdivisions, up from 7.3 percent in the second half of 2019.



In 9 out of the 17 active subdivisions, no absorption occurred in the first half of 2020.

The percentage of houses occupied by owners in unincorporated areas in Benton County decreased from 75.3 percent in 2012 to 74.3 percent in the first half of 2020.

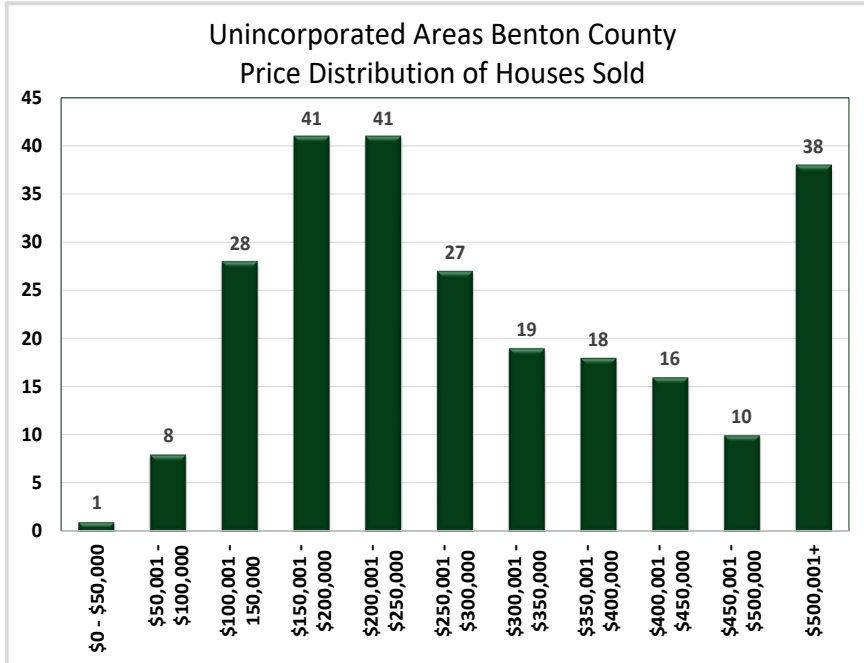
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	18	0	0	0	26	44	1	216.0
Charleston Park at Legendary	9	1	1	0	97	108	15	7.3
Cloverdale Estates, Phase II ^{1,2}	4	0	0	0	24	28	0	--
Crow's Nest 6th ^{1,2}	7	0	0	0	8	15	0	--
Deer Haven	22	7	1	1	95	126	21	10.9
Esculapia Estates	9	0	1	0	8	18	0	--
Greenstone Estate ¹	8	0	0	1	38	47	0	--
Loyden Oaks ^{1,2}	2	0	0	0	14	16	0	--
Maxwell Manor ^{1,2}	3	0	0	0	2	5	0	--
Moonlight Valley	19	1	2	0	12	34	1	264.0
Ozark Hills ²	27	0	0	1	0	28	0	--
Pepper Hills	35	0	3	0	16	54	1	152.0
Pleasant Meadows	2	0	1	0	17	20	2	12.0
River Valley Estates	10	0	0	0	1	11	1	120.0
Sugar Hollow Acres ^{1,2}	7	0	0	0	4	11	0	--
Timber Ridge Estates	42	0	0	0	7	49	2	252.0
Ventris Cove Estates ^{1,2}	44	0	0	0	1	45	0	--
Unincorporated Benco Active Lots	268	9	9	3	370	659	44	55.0

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

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

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



247 houses were sold in the unincorporated areas Benton County in the first half of 2020.

The average price of a house was \$330,367 at \$130.53 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	1	0.4%	672	101	100.0%
\$50,001 - \$100,000	8	3.0%	1,278	49	100.0%
\$100,001 - \$150,000	28	10.5%	1,520	117	96.0%
\$150,001 - \$200,000	41	15.4%	1,617	97	96.2%
\$200,001 - \$250,000	41	15.4%	1,945	97	97.3%
\$250,001 - \$300,000	27	10.2%	2,376	76	97.0%
\$300,001 - \$350,000	19	7.1%	2,789	100	96.2%
\$350,001 - \$400,000	18	6.8%	3,207	134	97.0%
\$400,001 - \$450,000	16	6.0%	3,278	142	97.9%
\$450,001 - \$500,000	10	3.8%	3,011	89	97.2%
\$500,001+	38	14.3%	4,202	142	95.9%
Unincorporated Areas in Benton County	247	100.0%	2,496	108	96.7%

Unincorporated Areas in Benton County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Arrowhead	2	0.8%	1,439	198	\$257,000	\$171.41
Avalon	1	0.4%	5,542	32	\$650,000	\$117.29
Bailey Estates	1	0.4%	1,492	41	\$178,900	\$119.91
Beaver Shores	6	2.4%	1,953	129	\$203,983	\$101.07
Blackberry Hill	2	0.8%	1,874	53	\$217,000	\$115.67
Blue Ridge Sub	1	0.4%	2,878	24	\$270,000	\$93.82
Blueberry Hill	1	0.4%	2,107	52	\$430,000	\$204.08
Buffalo Shadows	1	0.4%	2,344	14	\$270,000	\$115.19
Cedar Acres	1	0.4%	2,800	174	\$650,000	\$232.14
Center Ridge Manor	1	0.4%	1,869	76	\$125,000	\$66.88
Cloverdale Estates	1	0.4%	1,655	64	\$174,900	\$105.68
Club View Estate	1	0.4%	3,615	72	\$356,500	\$98.62
Copper Mine Acres	4	1.6%	1,415	85	\$227,725	\$155.29
Cotswold Village	1	0.4%	5,550	50	\$2,350,000	\$423.42
Crossings, The	2	0.8%	1,350	160	\$135,250	\$100.20
Crows Nest	1	0.4%	3,200	56	\$464,000	\$145.00
Dawn Hill	1	0.4%	1,246	47	\$85,250	\$68.42
Dawn Hill C C Resort	3	1.2%	1,874	120	\$204,967	\$108.70
Deer Haven	3	1.2%	1,305	18	\$157,720	\$121.63
Del Lago Estates	1	0.4%	4,000	77	\$650,000	\$162.50
Dream Valley	2	0.8%	2,975	128	\$285,000	\$96.12
E N Coons	1	0.4%	1,250	100	\$118,000	\$94.40
Edgewood	1	0.4%	2,946	50	\$335,000	\$113.71
Fern Hollow Cottages	1	0.4%	1,984	33	\$485,000	\$244.46
Fords Rock Landing	1	0.4%	1,459	112	\$103,850	\$71.18
Forest Hills	2	0.8%	3,165	146	\$414,500	\$130.96
Galway	1	0.4%	4,707	287	\$1,025,000	\$217.76
Ginn Estates	1	0.4%	3,221	78	\$570,000	\$176.96
Grace Estates	1	0.4%	3,293	275	\$450,000	\$136.65
Grassy Acres	1	0.4%	2,822	124	\$246,450	\$87.33
Heritage Bay	1	0.4%	1,600	218	\$255,000	\$159.38
Heritage Ranch	1	0.4%	1,805	34	\$220,000	\$121.88
Holiday Hills	1	0.4%	2,384	29	\$474,999	\$199.24
Horseshoe Bend Estates	1	0.4%	1,356	89	\$149,000	\$109.88
Horseshoe Hills	2	0.8%	1,879	45	\$219,950	\$122.02
Huckleberry Hills	1	0.4%	2,626	31	\$630,000	\$239.91
Indian Hollow	1	0.4%	352	183	\$138,000	\$392.05

Unincorporated Areas in Benton County

Characteristics of Houses Sold

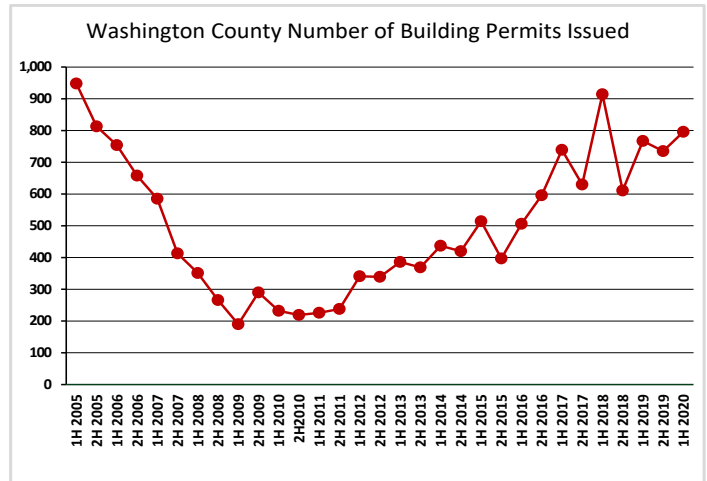
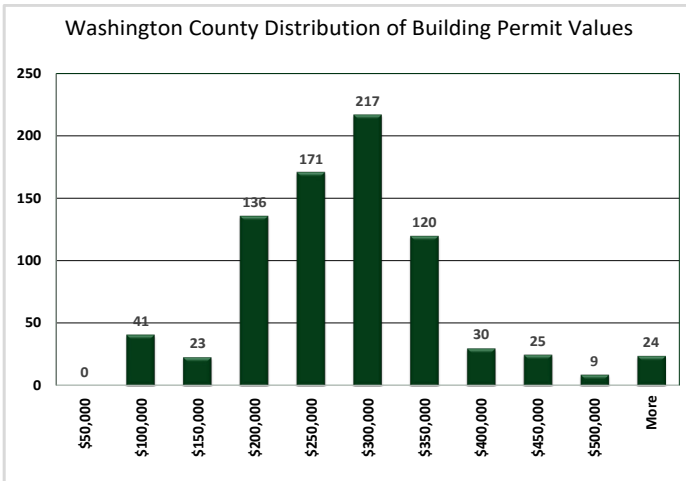
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Island View Estates	1	0.4%	1,997	59	\$247,400	\$123.89
Lakeshore Manor	1	0.4%	2,342	63	\$170,000	\$72.59
Listening Hills	1	0.4%	1,500	91	\$160,000	\$106.67
Lost Bridge Village	5	2.0%	1,811	183	\$209,100	\$117.49
Mack Grimes	6	2.4%	2,092	53	\$221,750	\$106.50
Meadow Wood	1	0.4%	1,954	67	\$214,000	\$109.52
Meadows Edge	1	0.4%	3,672	138	\$407,000	\$110.84
Monte Ne Shores	3	1.2%	1,390	82	\$149,333	\$115.21
Mountain Lake Estate	1	0.4%	3,562	47	\$650,000	\$182.48
North Hickory Hills	2	0.8%	1,888	72	\$212,500	\$112.17
Oak Crest Estates	2	0.8%	1,718	125	\$150,250	\$88.32
Oak Knoll	2	0.8%	1,260	92	\$104,500	\$82.94
Oak Ridge	3	1.2%	2,096	60	\$198,800	\$96.36
Oak Run	1	0.4%	2,220	133	\$415,000	\$186.94
Oakhills	2	0.8%	2,300	65	\$348,500	\$152.82
Osage Valley Estates	1	0.4%	5,262	626	\$735,000	\$139.68
Ozark Estates	1	0.4%	3,342	90	\$385,000	\$115.20
Ozark Orchard	1	0.4%	1,920	148	\$225,000	\$117.19
Pepper Hills	2	0.8%	3,905	160	\$512,500	\$130.35
Phillips Acres	1	0.4%	1,757	118	\$227,000	\$129.20
Pine Oak Estates	1	0.4%	2,737	113	\$560,000	\$204.60
Pine Ridge Estates	1	0.4%	1,348	72	\$127,000	\$94.21
Piney Point	1	0.4%	1,512	35	\$178,425	\$118.01
Pleasant Meadows	1	0.4%	2,004	33	\$265,100	\$132.29
Plentywood Farms	2	0.8%	2,992	157	\$309,250	\$103.28
Point Falls Hollow	1	0.4%	3,940	25	\$725,000	\$184.01
Pond Mtn Country Estate	1	0.4%	1,200	40	\$205,000	\$170.83
Posey Mountain	1	0.4%	1,280	123	\$110,000	\$85.94
Putmans	1	0.4%	3,384	36	\$287,900	\$85.08
Red Oak Hills	1	0.4%	2,828	104	\$249,000	\$88.05
Rivercliff Farms	1	0.4%	3,630	344	\$625,000	\$172.18
Rivercliff Park	1	0.4%	964	378	\$163,000	\$169.09
Rivercliff Summit	1	0.4%	2,400	117	\$453,500	\$188.96
Rocky Valley Estates	1	0.4%	4,000	135	\$368,000	\$92.00
Rolling Hills Estates	2	0.8%	3,634	319	\$353,000	\$98.21
RoLynn Hills	1	0.4%	3,606	53	\$370,000	\$102.61

Unincorporated Areas in 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
Runnymede	3	1.2%	3,476	116	\$345,300	\$102.41
Schillings	1	0.4%	4,106	89	\$371,000	\$90.36
Shady Acres	2	0.8%	1,632	60	\$129,450	\$78.47
Shady Grove Estate	1	0.4%	2,088	52	\$235,000	\$112.55
Shamrock	1	0.4%	3,174	55	\$634,700	\$199.97
Slate Gap Estates	2	0.8%	2,537	51	\$558,000	\$227.01
South Mountain Estates	1	0.4%	5,914	165	\$665,000	\$112.45
Spring Hollow	1	0.4%	2,238	31	\$284,350	\$127.06
Stone Gate	2	0.8%	2,506	60	\$226,000	\$99.63
Stone Ridge Estates	3	1.2%	4,524	145	\$540,627	\$119.50
Stonebriar	1	0.4%	3,732	72	\$550,000	\$147.37
Sunset Bay	1	0.4%	4,107	485	\$445,000	\$108.35
Sylvan Acres	1	0.4%	3,926	163	\$322,500	\$82.14
Talamore	3	1.2%	7,491	389	\$1,113,000	\$155.62
Tanglewood	4	1.6%	2,195	39	\$350,750	\$183.33
Timber Lake Estates	1	0.4%	3,006	99	\$675,000	\$224.55
Timber Ridge Estates	1	0.4%	2,560	53	\$345,600	\$135.00
Tipton	1	0.4%	1,248	73	\$225,700	\$180.85
Victoria Estates	1	0.4%	2,707	104	\$370,000	\$136.68
Vista Shores	1	0.4%	2,692	0	\$352,000	\$130.76
Walnut Valley	1	0.4%	1,568	65	\$245,000	\$156.25
Windy Hills Estates	1	0.4%	1,200	75	\$156,500	\$130.42
Woodridge Manor	1	0.4%	3,612	43	\$571,500	\$158.22
Other	101	40.9%	2,435	102	\$315,509	\$128.16
Unincorporated Areas in Benton County	247	100.0%	2,496	108	\$330,367	\$130.53

Washington County Building Permits



From January 1 through June 30, 2020, there were 796 residential building permits issued in Washington County.

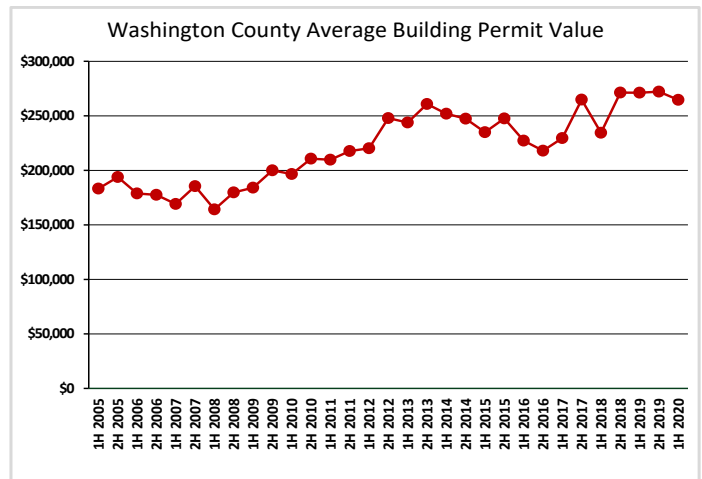
The first half of 2020 total was a 8.3 percent increase from the second half of 2019 total of 735 residential building permits.

The average value of the Washington County building permits were \$264,604 during the first half of 2020, down 2.8 percent from the average residential building permit value of \$272,160 in the second half of 2019.

About 53.4 percent of the period's building permits were valued over \$250,001, 38.6 percent were valued between \$150,001 and \$250,000, and 8.1 percent were valued lower than \$150,000.

Fayetteville accounted for 36.6 percent of the residential building permits issued in Washington County, while Springdale accounted for 17.5, and Tontitown was 17.6 percent.

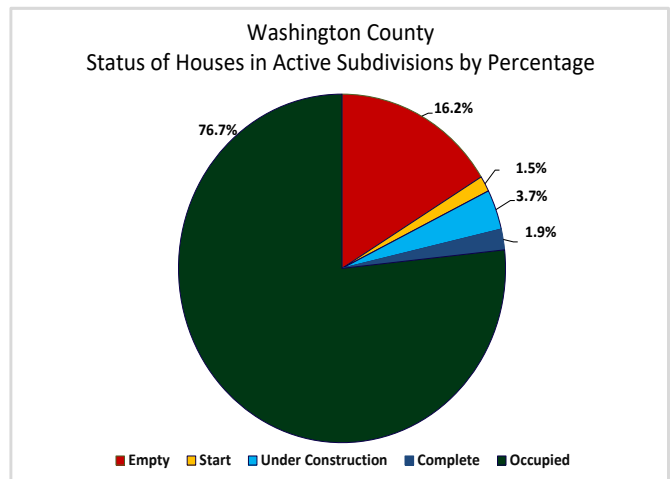
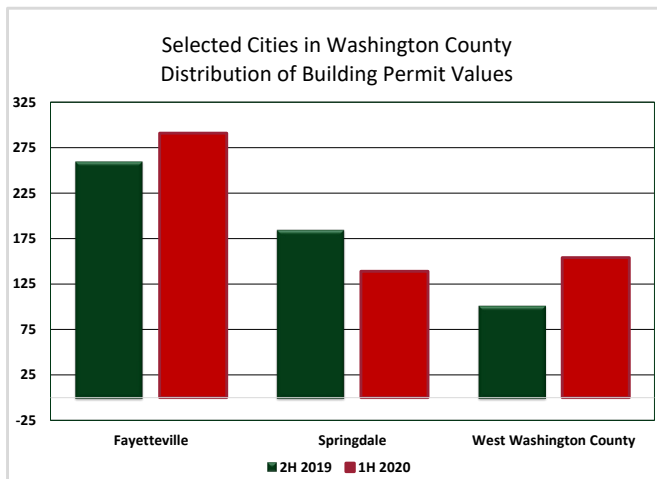
West Washington County accounted for 19.3 percent in the first half of 2020.



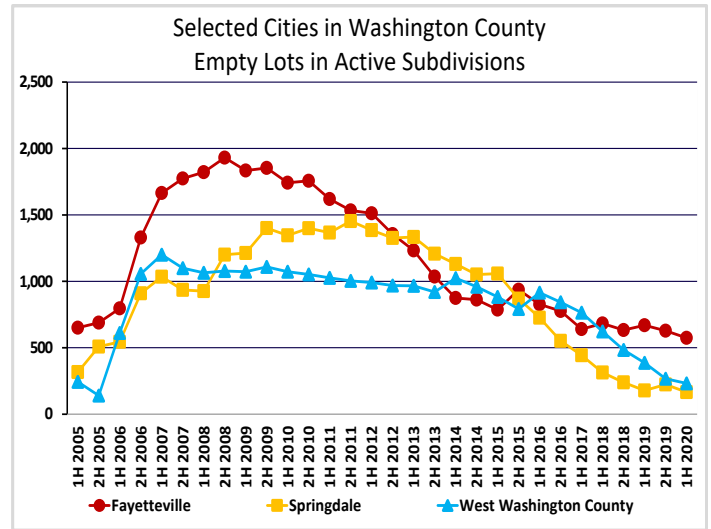
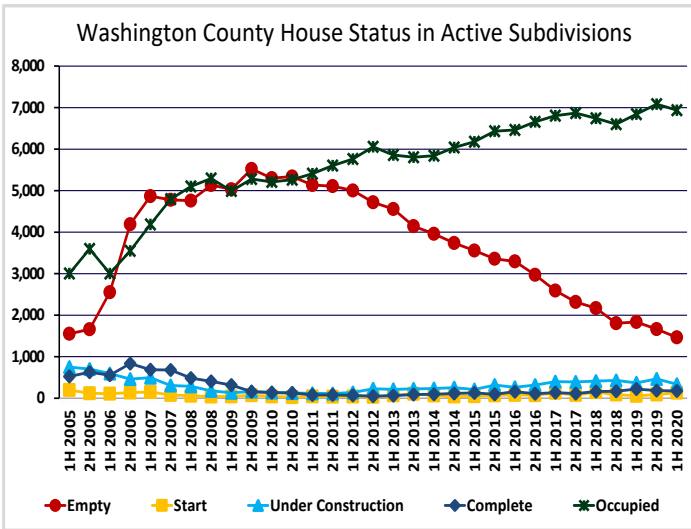
Washington County

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 2019	2H 2018	% WC	% NWA
Elkins	0	0	12	11	2	1	0	0	0	0	0	26	40	3.3%	1.3%
Elm Springs	0	0	0	14	8	12	0	0	0	0	1	35	30	4.4%	1.8%
Farmington	0	0	0	1	7	52	9	2	0	0	2	73	36	9.2%	3.8%
Fayetteville	0	2	3	5	83	83	55	23		6	14	291	260	36.6%	15.0%
Goshen	0	0	0	0	1	2	3	0	0	1	0	7	19	0.9%	0.4%
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	2	0.0%	0.0%
Johnson	0	0	0	0	0	1	0	0	0	0	3	4	5	0.5%	0.2%
Lincoln	0	0	1	0	1	0	1	0	0	0	0	3	8	0.4%	0.2%
Prairie Grove	0	39	4	23	4	3	4	0	1	0	0	78	50	9.8%	4.0%
Springdale	0	0	3	22	47	34	26	1	3	1	2	139	185	17.5%	7.1%
Tontitown	0	0	0	60	18	29	22	4	4	1	2	140	97	17.6%	7.2%
West Fork	0	0	0	0	0	0	0	0	0	0	0	0	3	0.0%	0.0%
Total	0	41	23	136	171	217	120	30	25	9	24	796	735	100.0%	40.9%



Washington County Active Subdivisions



There were 9,046 total lots in 172 active subdivisions in Washington County in the first half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following 5 categories: 19.7 percent were empty, 0.6 percent were starts, 4.0 percent were under construction, 2.4 percent were complete but unoccupied houses, and 73.4 percent of the lots were occupied.

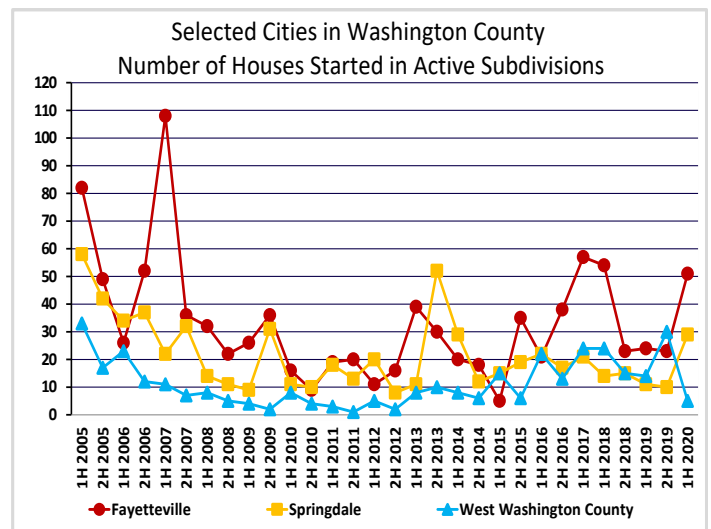
In active subdivisions Fayetteville and Springdale had the most lots which were not classified as absorbed with 832 and 314, respectively.

During the first half of 2020, the most active subdivisions in terms of houses under construction were Summer View, with 20, in Springdale, and The Coves IV and Legacy Pointe 5B in Fayetteville with 16. Riverwalk II in Fayetteville had 15 as did Ramsey Place, Phase II in Springdale

Subdivisions with the most houses becoming occupied in first half of 2020 were The Villages of Sloanbrooke, Phase IV, Fayetteville, with 59, and Westbrook in Tontitown with 50.

By contrast, in 28 out of the 172 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year. During the first half of 2020, 658 houses in active subdivisions became occupied in Washington County.

Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 20.8

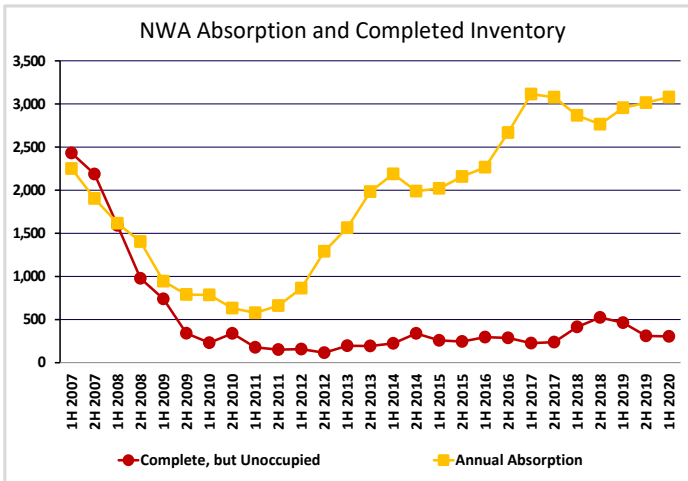
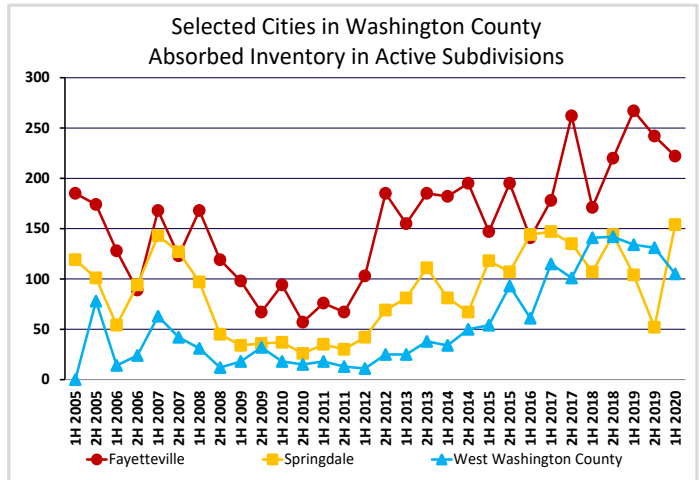
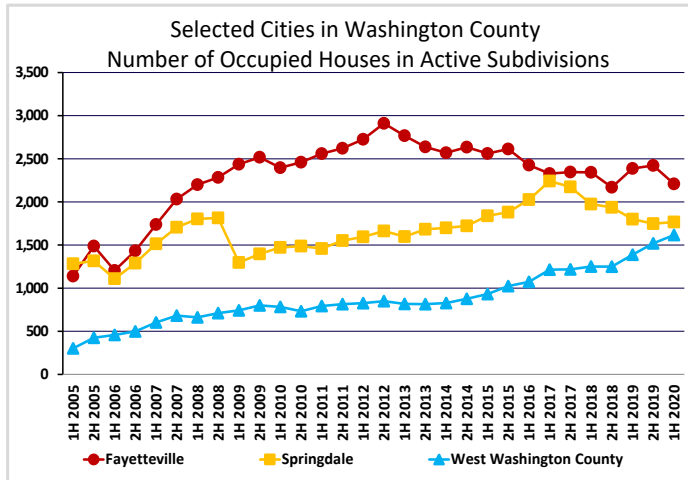
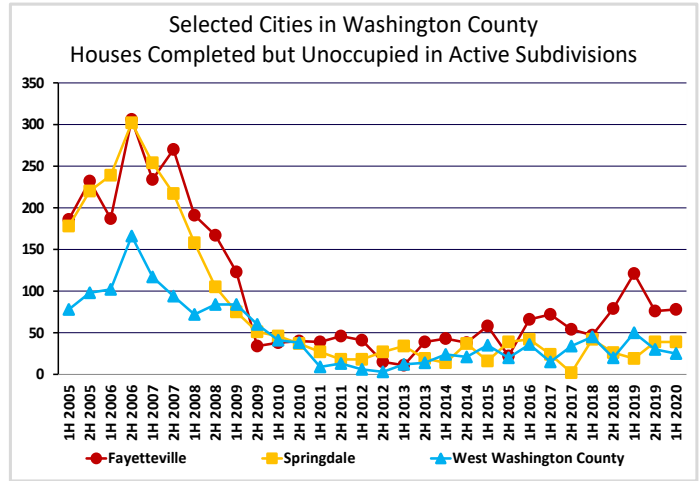
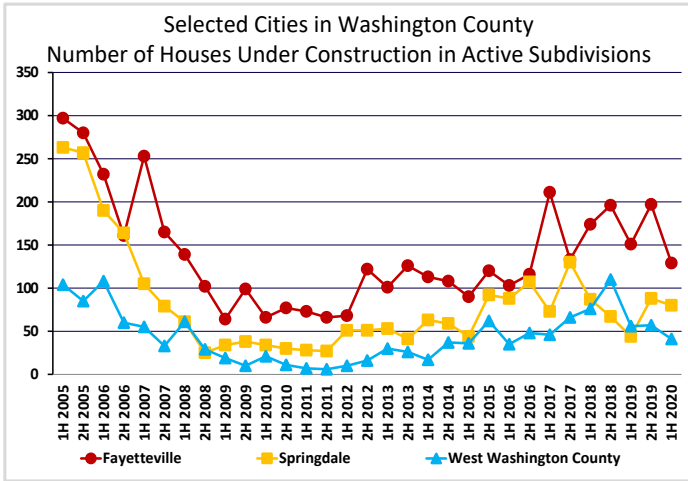


months of lot inventory at the end of the first half of 2020 down from 23.7 in the second half of 2019.

The results reflect that in 48 of the 172 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval but where no construction had yet occurred. An additional 4,552 lots in 57 subdivisions had received either preliminary or final approval by June 30, 2020.

Washington County Active Subdivisions



Fayetteville accounted for 1,818 of the coming lots, Farmington accounted for 1,675, Prairie Grove accounted for 238, Springdale accounted for 355, Elkins accounted for 241, Tontitown accounted for 96, Elm Springs accounted for 83, and the remaining 33 coming lots were in the small cities of Washington County.

Washington County Owner Occupied Trend

Washington County Percentage of Owner Occupied by City	2012	2013	2014	2014	2015	2017	2018	2019	2020
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.7%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.6%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	68.5%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	55.3%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.3%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	71.3%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	55.4%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	56.8%	57.2%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.3%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	63.8%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	72.7%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	71.1%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	60.6%
Other	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	74.3%
Washington County Owner Occupied	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	62.6%

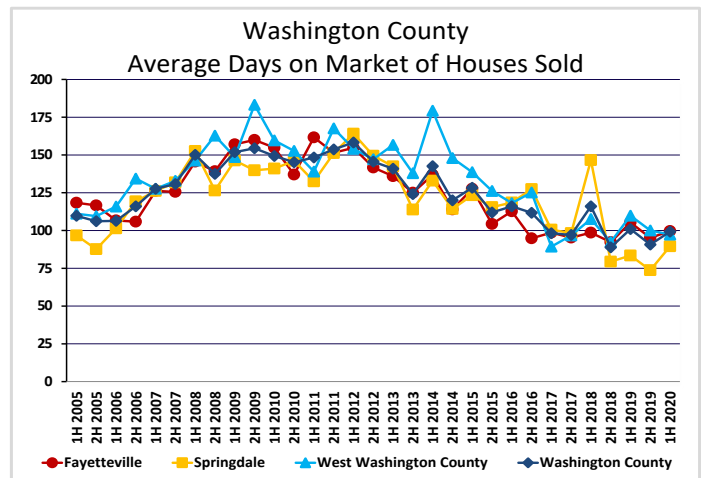
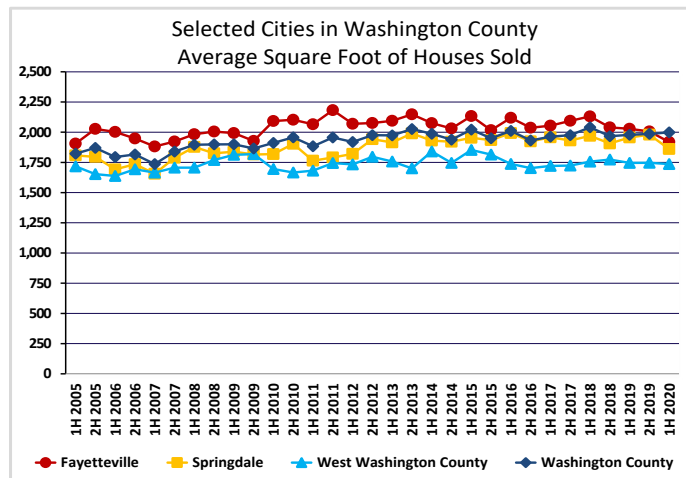
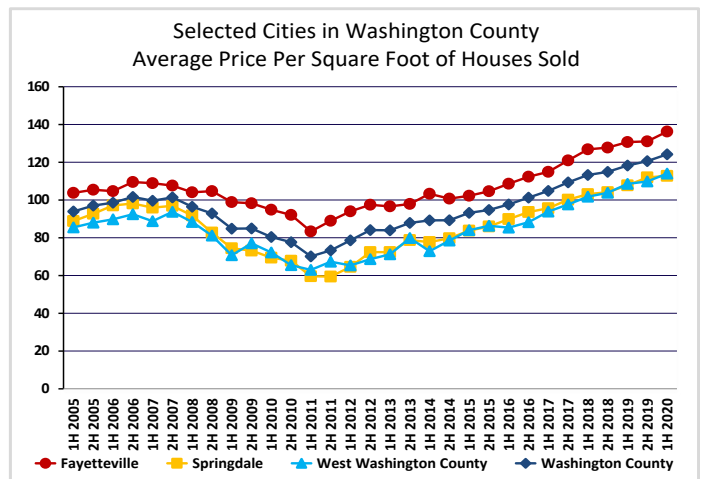
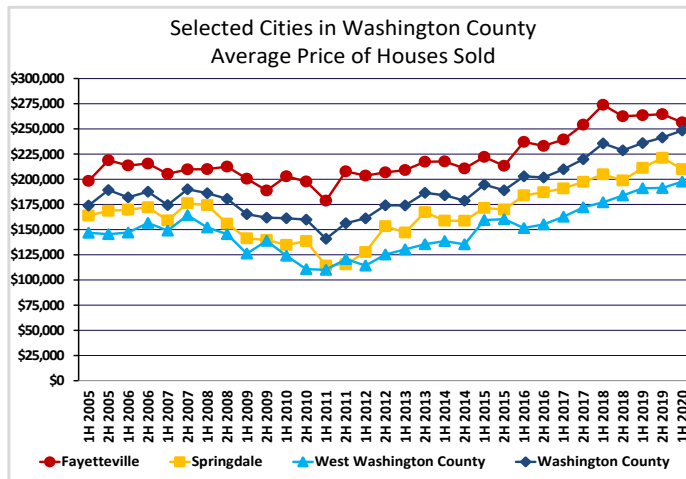
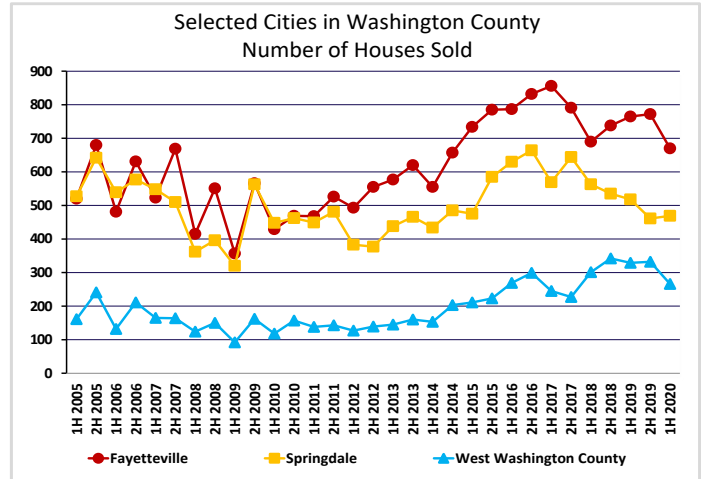
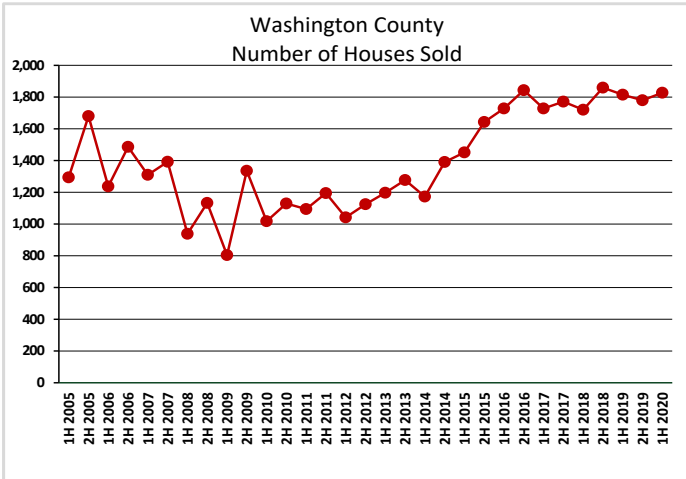
Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner occupied houses in the county. The data for the last eight years as well as the data for the first half of 2020 are provided in this report by city.

Overall, the percentage of houses occupied by owners declined from 64.9 percent in 2012 to 62.6 percent in the first half of 2020 from 2012, as shown in the table above.

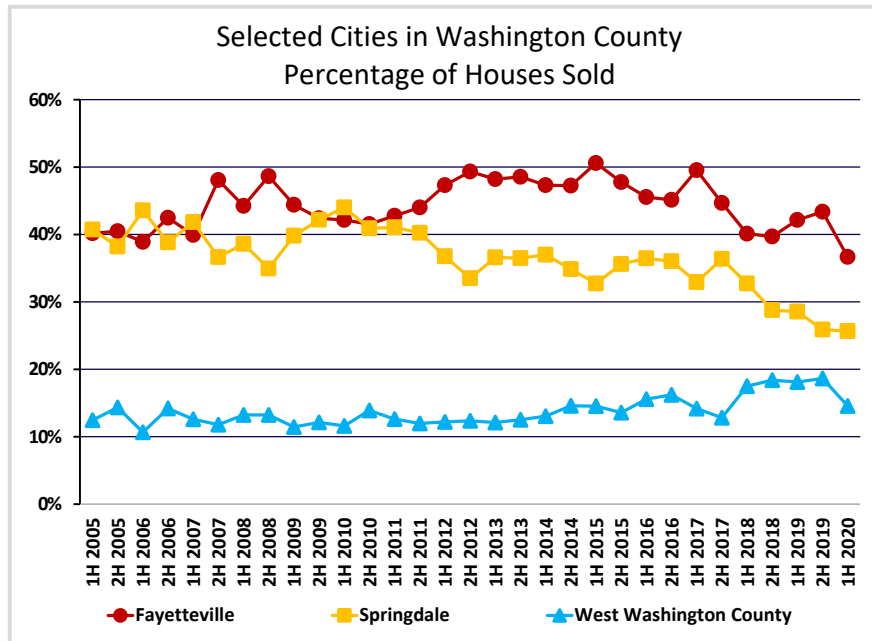
The table below covers a yearly and semi-yearly trend for house sales in Washington County. The median cost of a house sold in Washington County was \$215,397.

Sold Characteristics in Washington County	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	1,815	1,780	1,827	0.7%	2.6%
Average Price of Houses Sold	\$235,893	\$241,413	\$248,501	5.3%	2.9%
Average Days on Market	101	91	99	-1.6%	9.4%
Average Price per Square Foot	\$118.30	\$120.59	\$124.19	5.0%	3.0%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	491	460	510	3.9%	10.9%
Average Price of New Houses Sold	\$242,521	\$256,425	\$263,468	8.6%	2.7%
Average Days on Market of New Houses Sold	154	129	133	-13.9%	3.3%
Number of Houses Listed	864	755	501	-42.0%	-33.6%
Average List Price of Houses Listed	\$370,767	\$351,426	\$394,030	6.3%	12.1%

Washington County Sold Houses

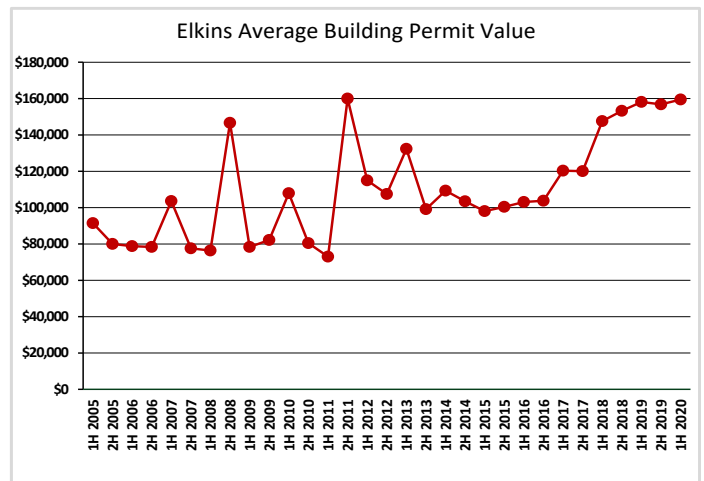
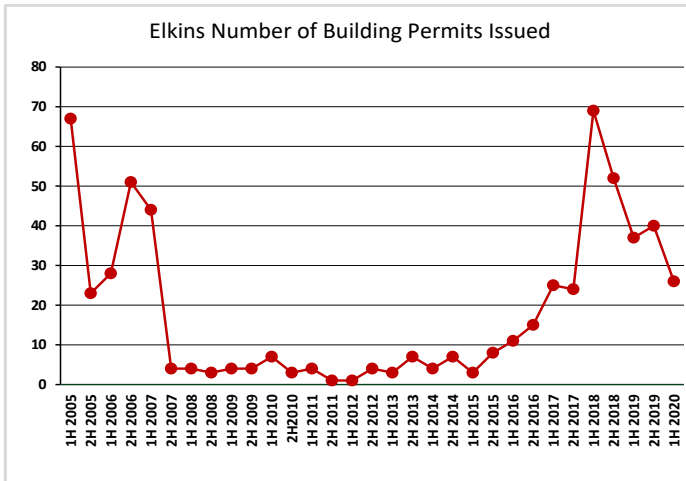


Washington County Sold Houses by City and Characteristics



Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$177,699	\$112.49	89	48	2.6%
Elm Springs	\$382,057	\$139.85	121	32	1.8%
Evansville	\$90,000	\$59.21	246	1	0.1%
Farmington	\$232,448	\$124.63	102	100	5.5%
Fayetteville	\$256,518	\$136.24	100	670	36.7%
Goshen	\$525,047	\$143.66	155	18	1.0%
Greenland	\$202,625	\$93.86	60	8	0.4%
Johnson	\$416,398	\$123.19	87	15	0.8%
Lincoln	\$133,966	\$93.16	102	32	1.8%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$184,564	\$113.25	93	109	6.0%
Springdale	\$210,030	\$112.78	90	469	25.7%
Summers	--	--	--	0	0.0%
Tontitown	\$330,889	\$129.71	110	96	5.3%
West Fork	\$195,187	\$104.68	102	17	0.9%
Winslow	\$83,075	\$77.99	57	4	0.2%
No City WC	\$300,060	\$121.45	112	208	11.4%
Washington Co. Houses Sold	\$248,501	\$124.19	99	1,827	100.0%

Elkins Building Permits

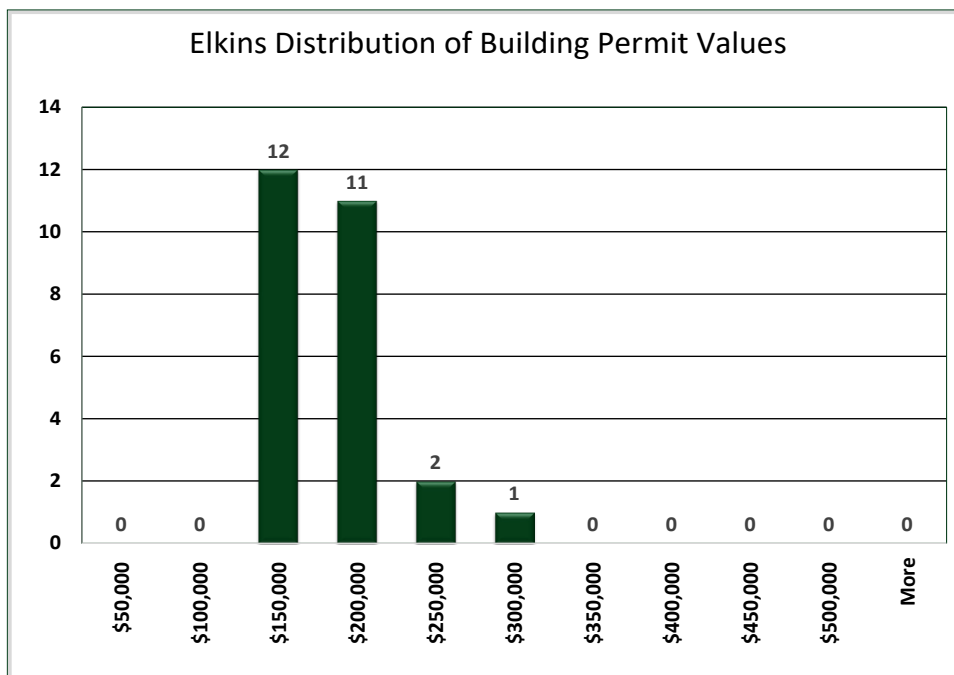


From January 1, 2020 through June 30, 2020 there were 26 residential building permits issued in Elkins.

This represents a 35.0 percent decrease from the 40 building permits issued second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$100,000 to \$200,000 range.

The average residential building permit value in Elkins increased 1.7 percent from \$156,840 in the second half of 2019 to \$159,500 in the first half of 2020.



Elkins

Active Subdivisions

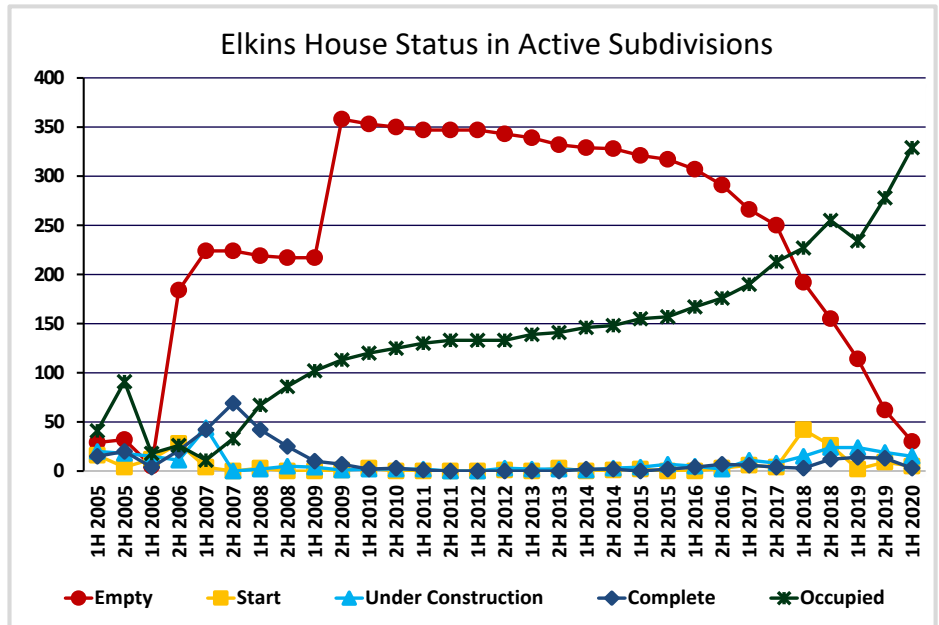
There were 382 total lots in 4 active subdivisions in Elkins in the first half of 2020. Lots and houses were researched and classified in the following categories: 86.1 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 3.9 percent were under construction, 1.3 percent were starts, while 7.9 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the first half of 2020 were Stokenbury Farms with 10 and Oakleaf Manor with 4.

Subdivisions with the most houses becoming occupied in first half of 2020 were Stokenbury Farms with 41 and Oakleaf Manor with 4 new homes.

No hiatus has occurred in the last year in any of the 4 active subdivisions in Elkins.

51 new houses in Elkins became occupied in the first half of 2020. The annual absorption rate implies that there are 6.2 months of remaining inventory in active subdivisions, down from 10.7 months in the second half of 2019.



In all of the the 4 active subdivisions in Elkins, absorption occurred in the first half of 2020.

Additionally, 241 new lots in 1 subdivision received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Elkins from 69.8 percent in 2012 to 69.7 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Stokenbury Phase II	2H 2019	241		241
New and Preliminary Lots		241	0	241

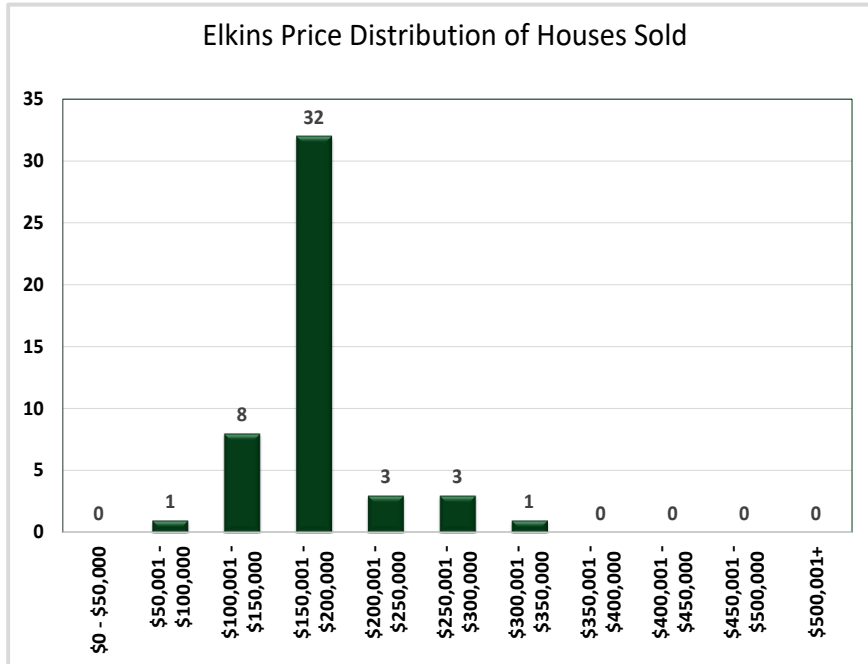
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Elkridge Plantation	2	0	0	0	49	51	2	1.7
Oakleaf Manor	9	1	4	0	134	148	4	7.3
Stokenbury Farms	13	2	10	3	110	138	41	5.5
Stonecrest	6	2	1	0	36	45	4	27.0
Elm Springs Active Lots	30	5	15	3	329	382	51	6.2

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

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

Elkins

Price Distribution of Houses Sold



48 houses were sold in Elkins in the first half of 2020.

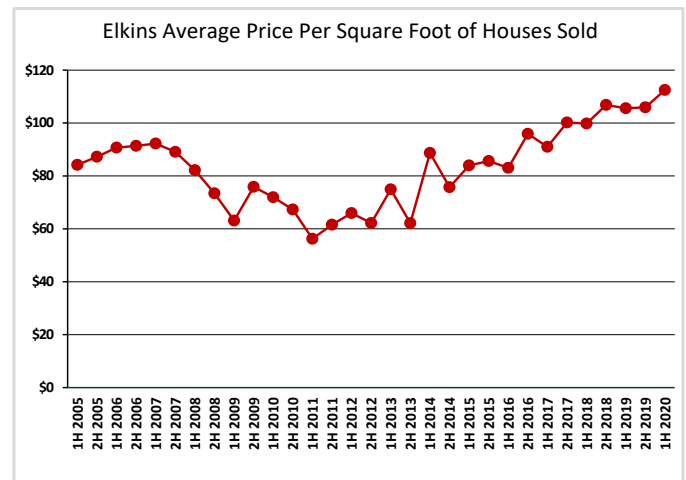
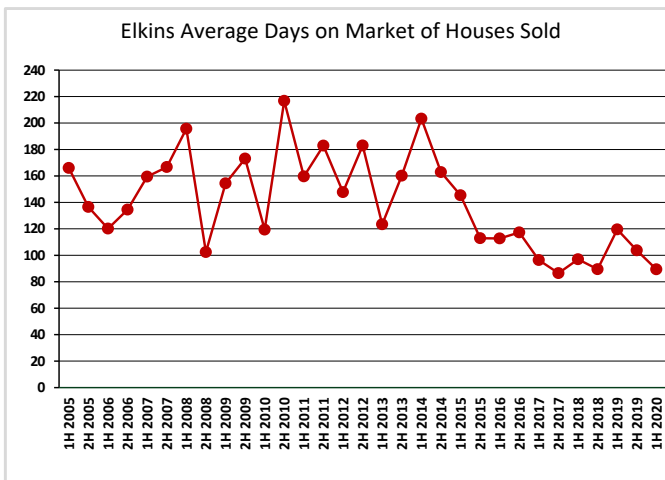
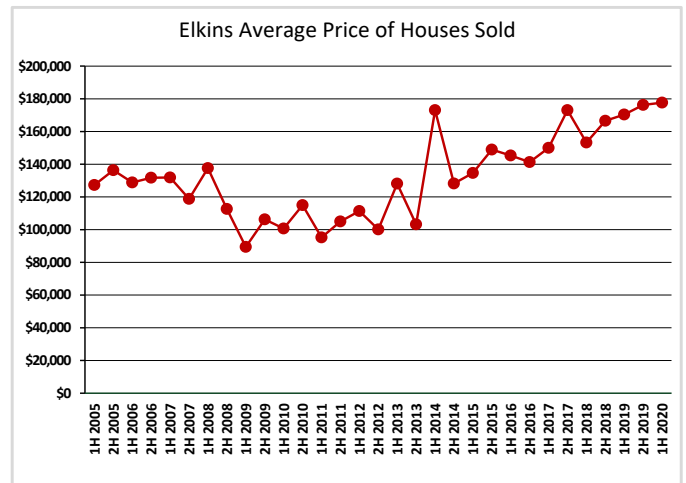
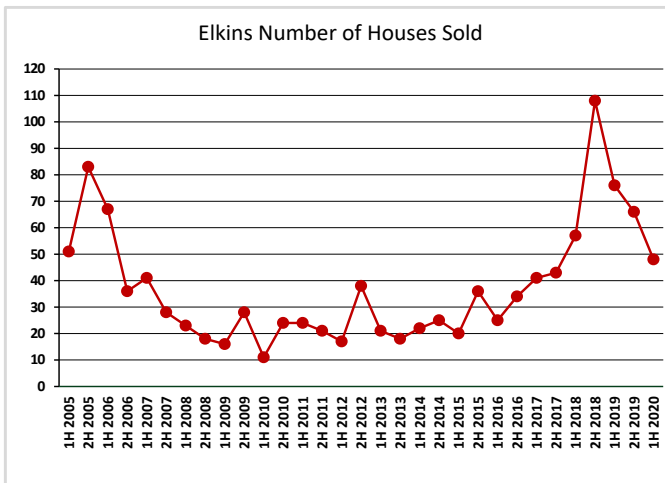
The average price of a house was \$177,699 at \$112.49 per square foot.

The median cost of a house was \$171,409.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	2.1%	1,068	137	98.9%
\$100,001 - \$150,000	8	16.7%	1,276	80	99.2%
\$150,001 - \$200,000	32	66.7%	1,505	89	99.9%
\$200,001 - \$250,000	3	6.3%	2,334	88	100.0%
\$250,001 - \$300,000	3	6.3%	2,250	102	100.2%
\$300,001 - \$350,000	1	2.1%	2,918	99	85.5%
\$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%	--	--	--
Elkins Houses Sold	48	100.0%	1,585	89	99.5%

Elkins

Characteristics of Houses Sold



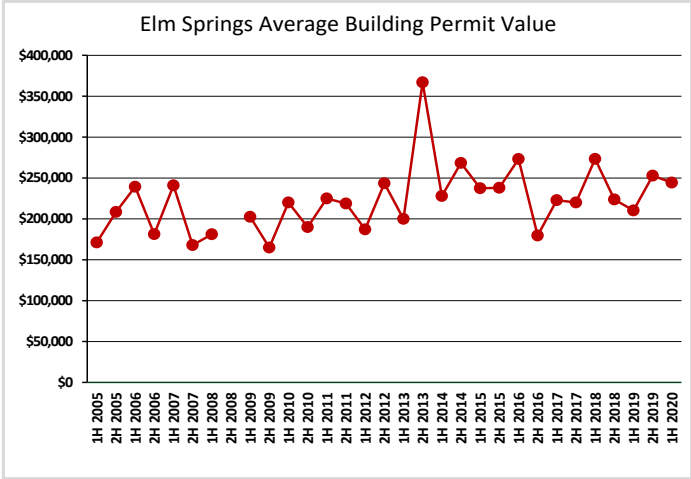
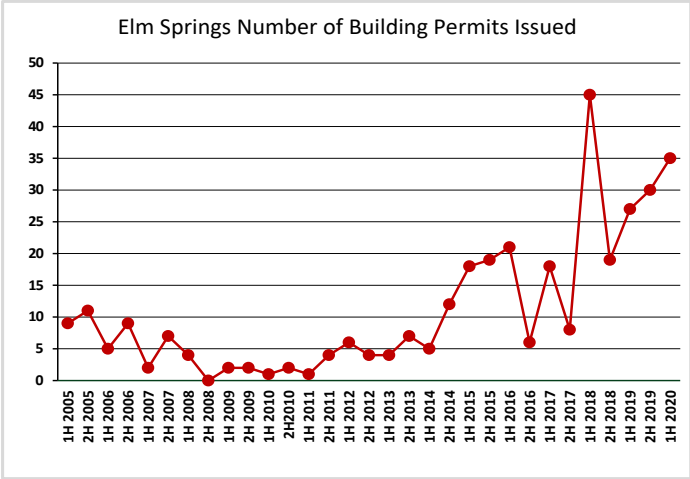
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	76	66	48	-36.8%	-27.3%
Average Price of Houses Sold	\$170,377	\$176,274	\$177,699	4.3%	0.8%
Average Days on Market	120	104	89	-25.3%	-13.8%
Average Price per Square Foot	\$105.58	\$105.93	\$112.49	6.5%	6.2%
Percentage of County Sales	4.2%	3.7%	2.6%	-37.3%	-29.1%
Number of New Houses Sold	42	29	23	-45.2%	-20.7%
Average Price of New Houses Sold	\$167,164	\$183,961	\$191,918	14.8%	4.3%
Average Days on Market of New Houses Sold	141	140	113	-19.5%	-18.9%
Number of Houses Listed	31	20	2	-93.5%	-90.0%
Average List Price of Houses Listed	\$242,329	\$243,027	\$262,248	8.2%	7.9%

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
Elkins Original	1	2.1%	1,312	32	\$157,000	\$119.66
Fox Trail Village	1	2.1%	1,734	61	\$178,000	\$102.65
Hollybrooke Estates	2	4.2%	1,296	59	\$150,500	\$116.28
Millers Meadow	2	4.2%	1,720	34	\$185,000	\$107.56
Oakleaf Manor	5	10.4%	1,735	89	\$191,540	\$110.36
Oakwoods	9	18.8%	1,290	62	\$146,861	\$113.94
Stokenbury Farms	19	39.6%	1,589	106	\$176,303	\$112.89
Stonecrest	4	8.3%	2,132	112	\$252,139	\$117.99
Other	5	10.4%	1,601	109	\$177,160	\$107.05
Elkins Houses Sold	48	100.0%	1,585	89	\$177,699	\$112.49

Elm Springs Building Permits

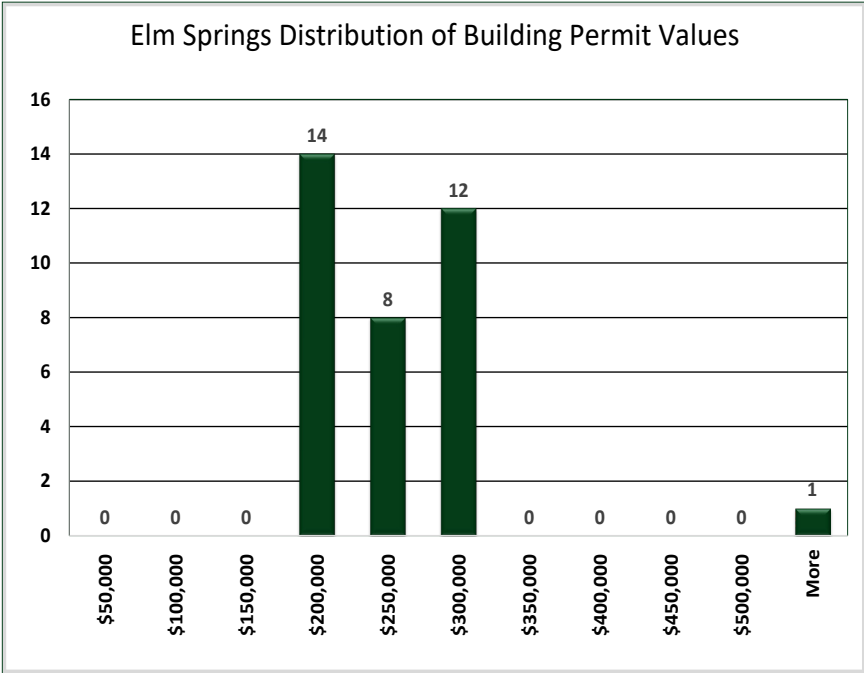


From January 1 to June 30, 2020 there were 35 residential building permits issued in Elm Springs.

This represents a percent 16.7 increase from the 30 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$300,000 range.

The average residential building permit value in Elm Springs decreased 3.3 percent from \$252,855 in the second half of 2019 to \$244,396 in the first half of 2020.



Elm Springs

Active Subdivisions

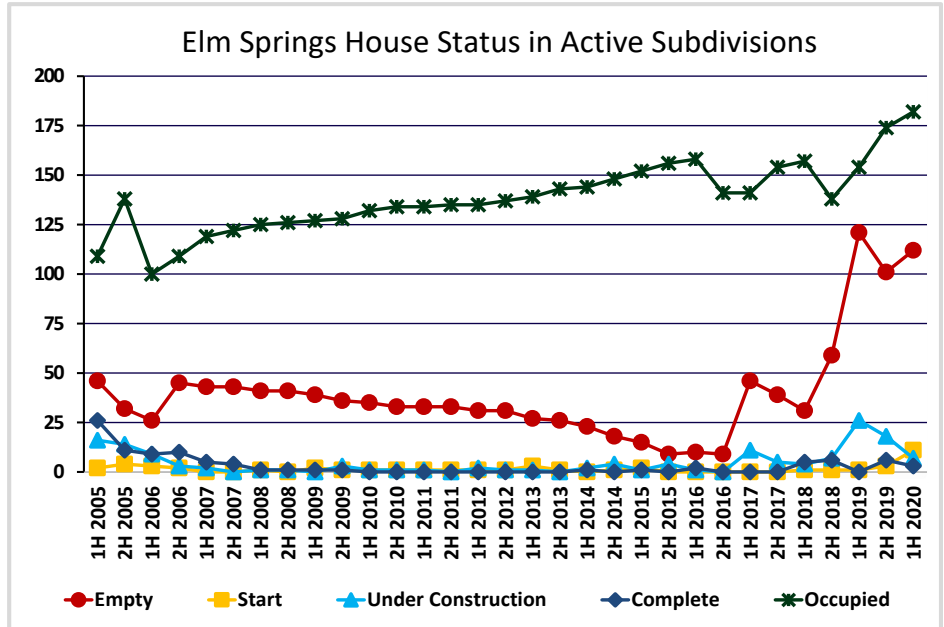
There were 315 total lots in 7 active subdivisions in Elm Springs in the first half of 2020. Lots and houses were researched and classified in the following categories: 57.8 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 2.2 percent were under construction, 3.5 percent were starts, while 35.6 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the first half of 2020 were Elm Valley, Phase II with 3, and Elmdale Lake Estates and Mill Park with 2.

Subdivisions with the most houses becoming occupied in first half of 2020 were Elm Valley, Phase II, with 24, and Elmdale Lake Estates and Mill Park with 7 new homes.

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

32 new houses in Elm Springs became occupied in the first half of 2020. The annual absorption rate implies that there are 30.7 months of remaining inventory in active subdivisions, down from 42.7 months in the second half of 2019.



In 3 out of the 7 active subdivisions in Elm Springs, no absorption has occurred in the first half of 2020.

Additionally, 83 new lots in 2 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Elm Springs from 79.8 percent in 2012 to 74.6 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ball Road	1H 2020	29		29
Highland @ Elm Springs	1H 2020		54	54
New and Preliminary		29	54	83

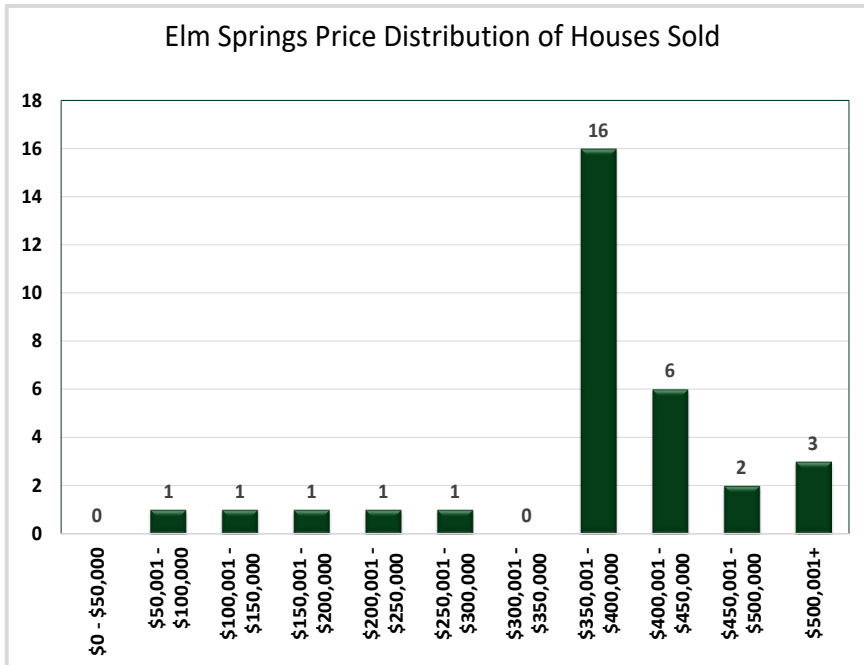
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	7	0	0	0	60	67	1	16.8
Elm Valley, Phase I	2	0	0	0	46	48	0	3.0
Elm Valley, Phase II	51	5	3	3	29	91	24	25.7
Elmdale Lake Estates	17	2	2	0	12	33	7	31.5
Mill Park ¹	32	3	2	0	0	37	0	--
Pinkley, Phase II ^{1,2}	3	0	0	0	19	22	0	--
Pinkley, Phase III ¹	0	1	0	0	16	17	0	--
Elm Springs Active Lots	112	11	7	3	182	315	32	30.7

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

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

Elm Springs

Price Distribution of Houses Sold



32 houses were sold in Elm Springs in the first half of 2020.

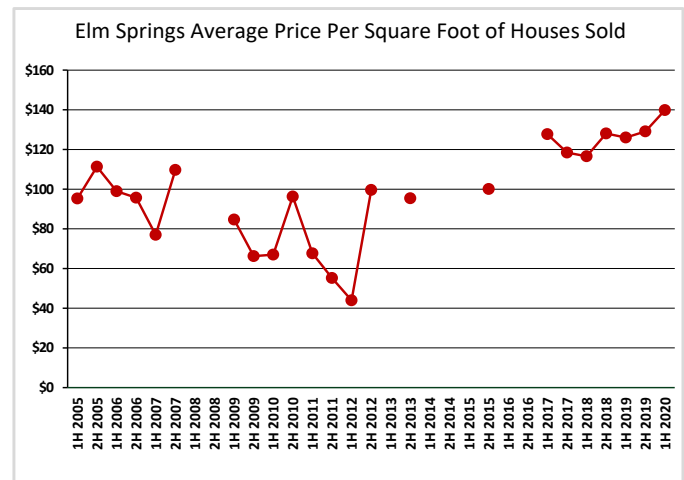
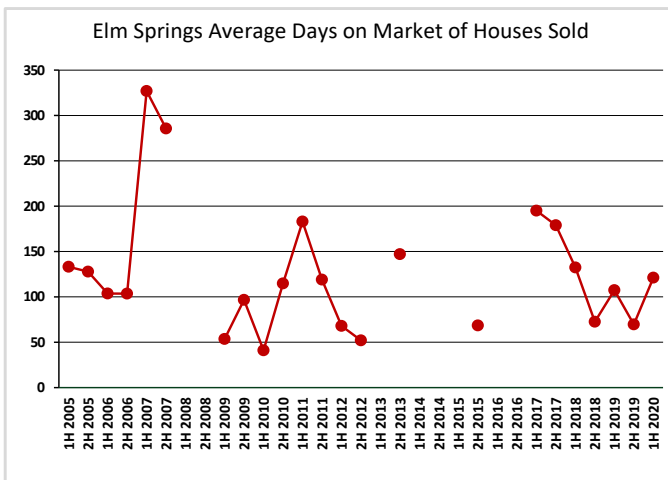
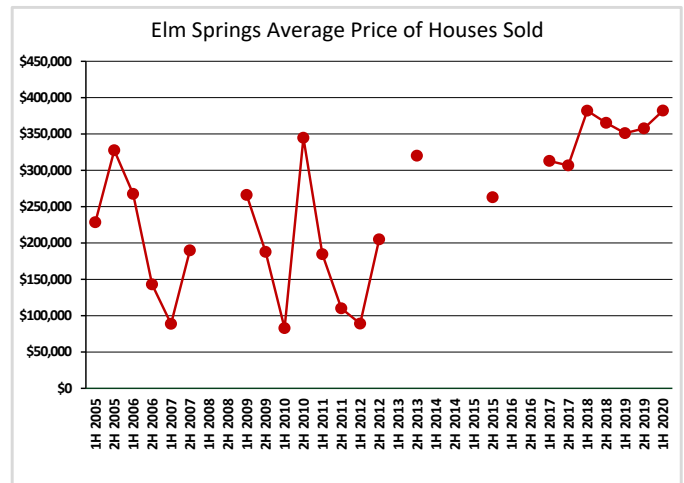
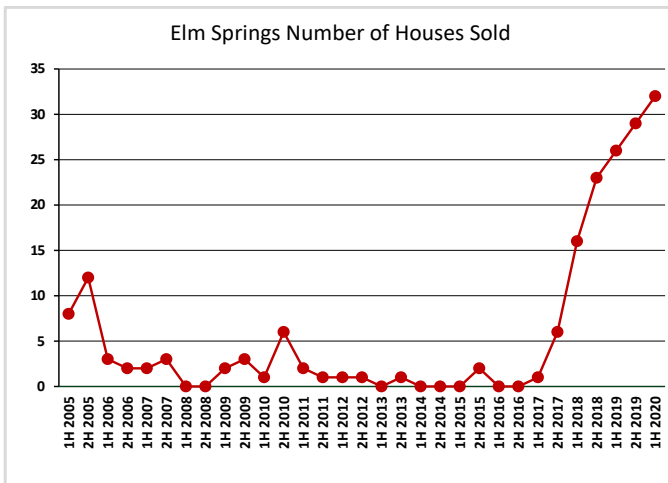
The average price of a house was \$382,057 at \$139.85 per square foot.

The median cost of a house was \$391,200.

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	3.1%	1,128	11	87.0%
\$100,001 - \$150,000	1	3.1%	1,105	44	97.9%
\$150,001 - \$200,000	1	3.1%	1,439	136	93.0%
\$200,001 - \$250,000	1	3.1%	2,000	120	94.6%
\$250,001 - \$300,000	1	3.1%	2,392	70	89.7%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	16	50.0%	2,756	160	99.4%
\$400,001 - \$450,000	6	18.8%	2,819	46	102.0%
\$450,001 - \$500,000	2	6.3%	3,475	82	99.7%
\$500,001+	3	9.4%	3,519	164	100.1%
Elm Springs Houses Sold	32	100.0%	2,705	121	98.9%

Elm Springs

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	26	29	32	23.1%	10.3%
Average Price of Houses Sold	\$351,163	\$357,600	\$382,057	8.8%	6.8%
Average Days on Market	107	70	121	12.8%	74.0%
Average Price per Square Foot	\$126.01	\$129.09	\$139.85	11.0%	8.3%
Percentage of County Sales	1.4%	1.6%	1.8%	22.3%	7.5%
Number of New Houses Sold	13	18	22	69.2%	22.2%
Average Price of New Houses Sold	\$385,450	\$392,472	\$412,560	7.0%	5.1%
Average Days on Market of New Houses Sold	92	56	137	48.5%	145.3%
Number of Houses Listed	10	19	8	-20.0%	-57.9%
Average List Price of Houses Listed	\$477,890	\$430,100	\$477,175	-0.1%	10.9%

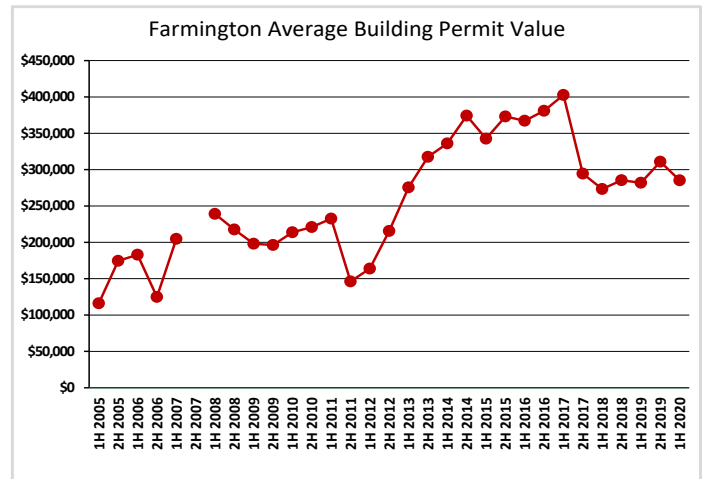
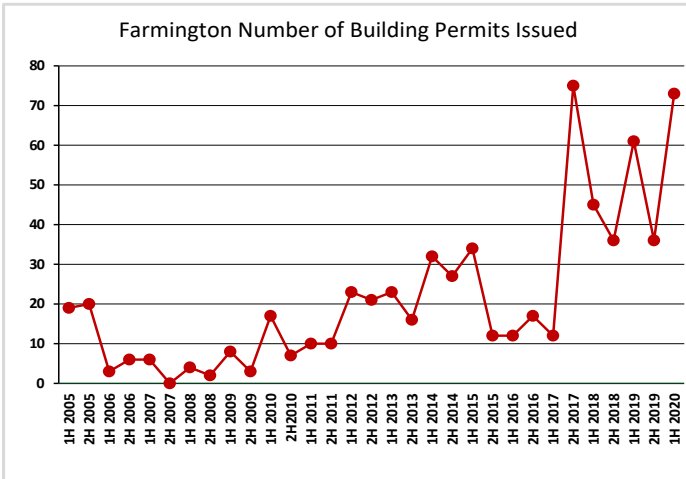
Elm Springs

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	1	3.1%	2,798	184	\$398,862	\$142.55
Elm Valley	16	50.0%	2,782	125	\$400,133	\$143.84
Elmdale Lake Estates	5	15.6%	3,211	165	\$455,069	\$141.48
High Ridge Estates	2	6.3%	3,533	42	\$527,500	\$150.09
Lake View	2	6.3%	1,564	66	\$158,750	\$98.70
Plantation Estates	1	3.1%	3,326	229	\$375,000	\$112.75
Other	5	15.6%	1,939	86	\$280,400	\$142.66
Elm Springs Houses Sold	32	100.0%	2,705	121	\$382,057	\$139.85



Farmington Building Permits

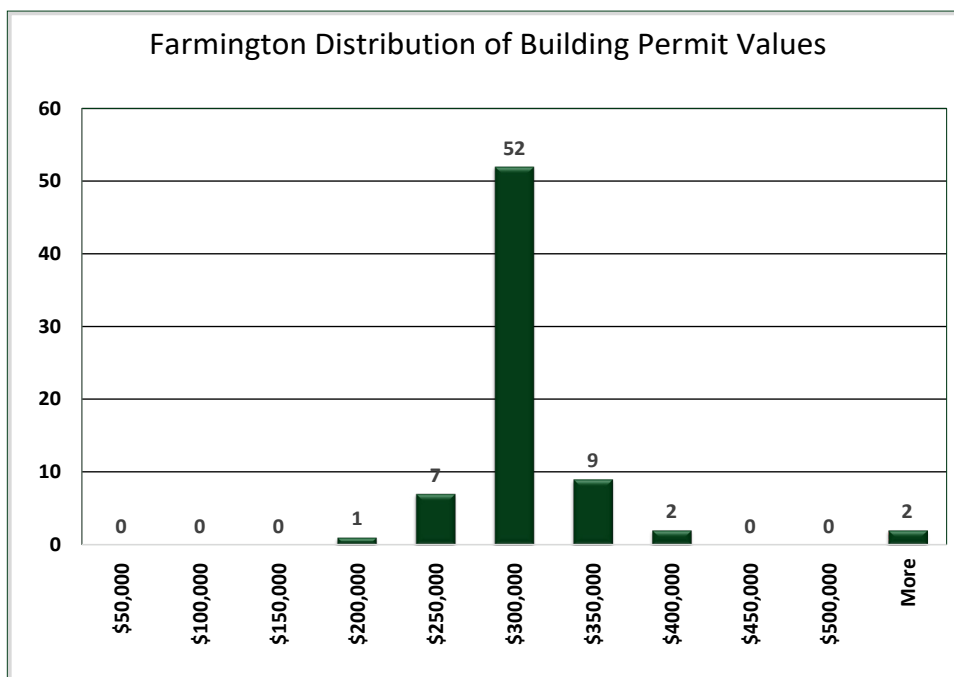


From January 1 through June 30, 2020 there were 73 residential building permits issued in Farmington.

This represents a 102.8 percent increase from the 36 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$250,000 to \$350,000 range.

The average residential building permit value in Farmington decreased 8.3 percent from \$310,916 in the second half of 2019 to \$285,260 in the first half of 2020.



Farmington Active Subdivisions

There were 457 total lots in 8 active subdivisions in Farmington in the first half of 2020. Lots and houses were researched and classified in the following categories: 89.7 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 3.1 percent were under construction, 0.0 percent were starts, while 6.8 percent were empty lots.

The subdivision with the most houses under construction in Farmington during the first half of 2020 was Redbird with 14.

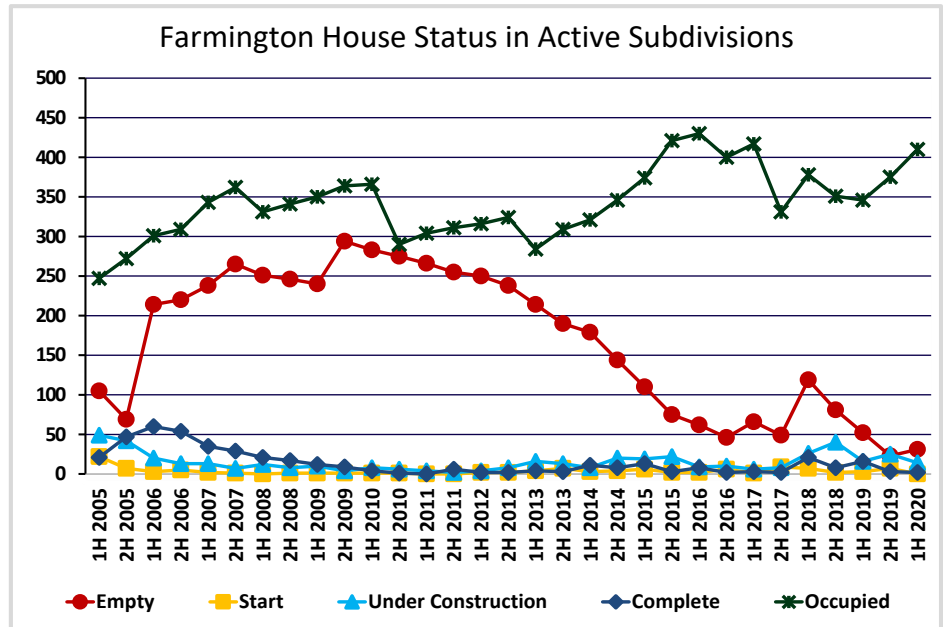
The subdivision with the most houses becoming occupied in first half of 2020 was Saddle Brook with 27.

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

35 new houses in Farmington became occupied in the first half of 2020. The annual absorption rate implies that there are 8.8 months of remaining inventory in active subdivisions, down from 9.4 months in the second half of 2019.

In 3 out of the 8 active subdivisions in Farmington, no absorption has occurred in the first half of 2020.

The percentage of houses occupied by owners declined in Farmington from 69.8 percent in 2012 to 68.5 months in the first half of 2020.



Additionally, 1,675 new lots in 9 subdivisions received either preliminary or final approval by June 30, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Crest PUD	1H 2020	120		120
Farmington Heights	2H 2017	90	125	215
Goose Creek, Phase I	1H 2020	52		52
Goose Creek, Phase II+	1H 2020	248		248
Grove at Engles Mill Park, The	1H 2020	379		379
Hillside Estates	2H 2017	6		6
Summerfield	2H 2019	394		394
Wagon Wheel	2H 2019	234		234
Windgate	2H 2018		27	27
New and Preliminary Lots		1,523	152	1,675

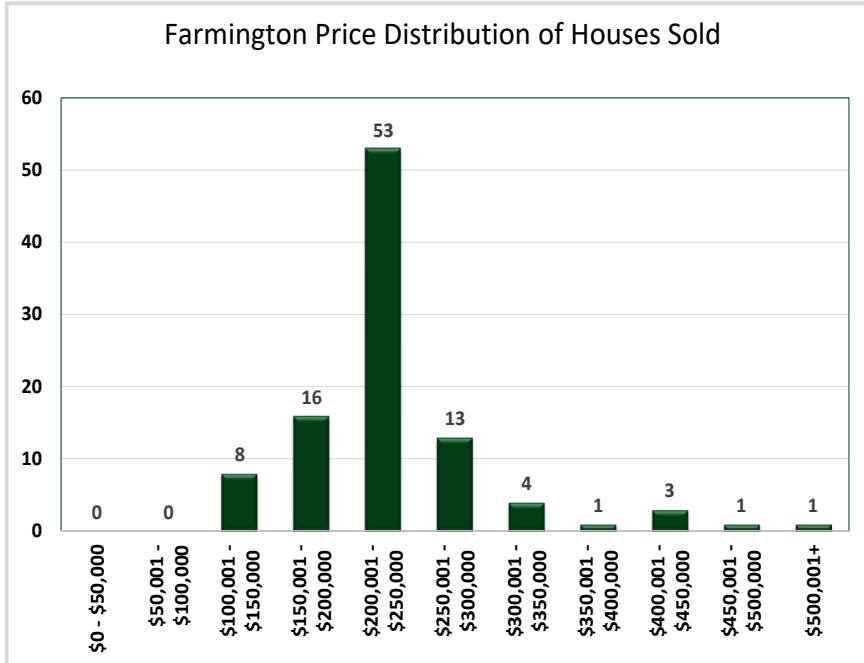
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bermuda Estates	5	0	0	0	61	66	1	60.0
Redbird	9	0	14	1	0	24	0	--
Saddle Brook	1	0	0	0	128	129	27	0.2
South Club House Estates	10	0	0	0	65	75	5	24.0
Twin Falls, Phase I	2	0	0	0	68	70	1	24.0
Twin Falls Phase II ^{1,2}	1	0	0	0	59	60	0	--
Twin Falls, Phase III ^{1,2}	3	0	0	0	4	7	0	--
Walnut Grove Acres	0	0	0	1	25	26	1	12.0
Farmington Active Lots	31	0	14	2	410	457	35	8.8

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

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

Farmington

Price Distribution of Houses Sold



100 houses were sold in Farmington in the first half of 2020.

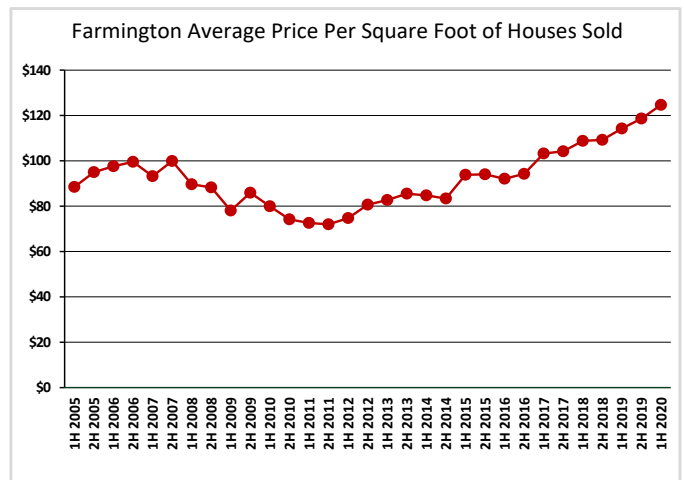
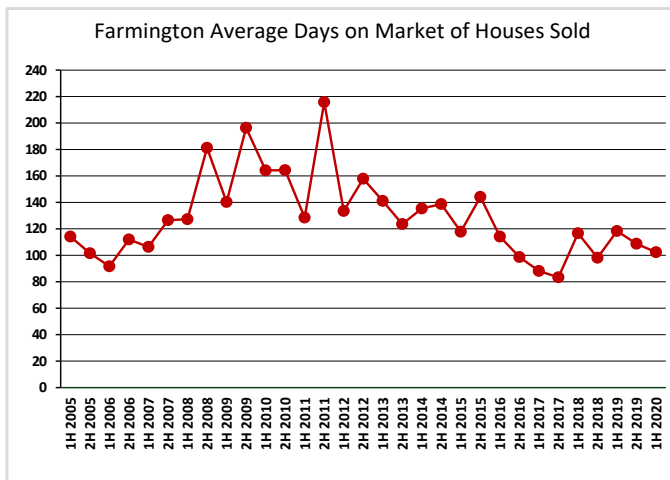
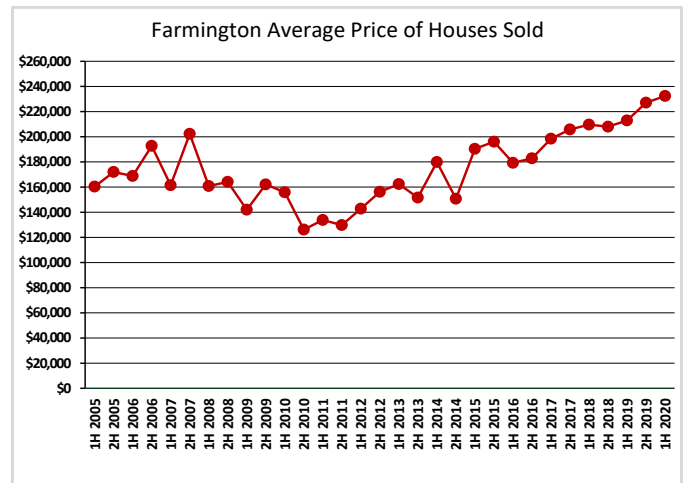
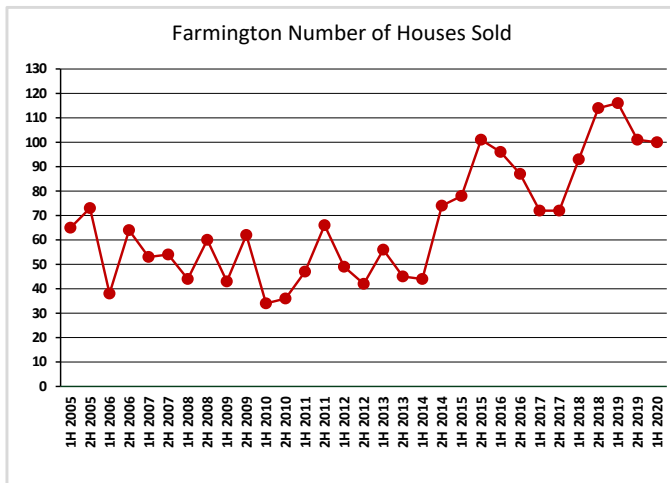
The average price of a house was \$232,448 at \$124.63 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	8	8.0%	1,255	70	98.9%
\$150,001 - \$200,000	16	16.0%	1,595	100	98.3%
\$200,001 - \$250,000	53	53.0%	1,798	114	99.4%
\$250,001 - \$300,000	13	13.0%	2,144	85	99.2%
\$300,001 - \$350,000	4	4.0%	2,399	103	98.9%
\$350,001 - \$400,000	1	1.0%	2,650	55	100.3%
\$400,001 - \$450,000	3	3.0%	3,026	86	99.8%
\$450,001 - \$500,000	1	1.0%	2,917	152	52.6%
\$500,001+	1	1.0%	3,085	34	100.0%
Farmington Houses Sold	100	100%	1,861	102	98.7%

Farmington

Characteristics of Houses Sold



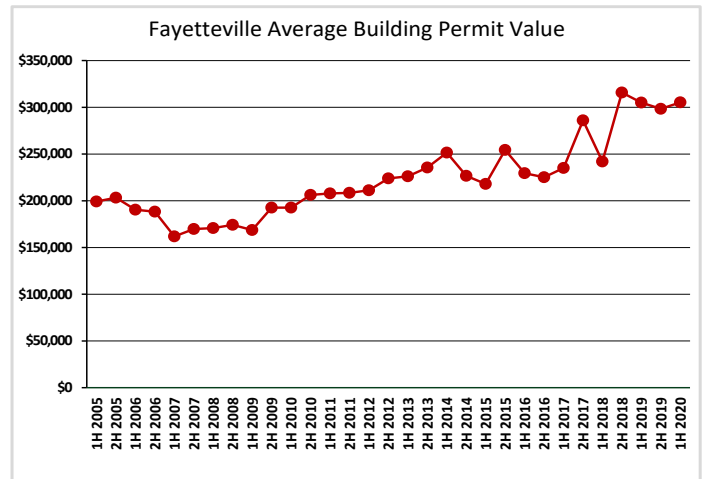
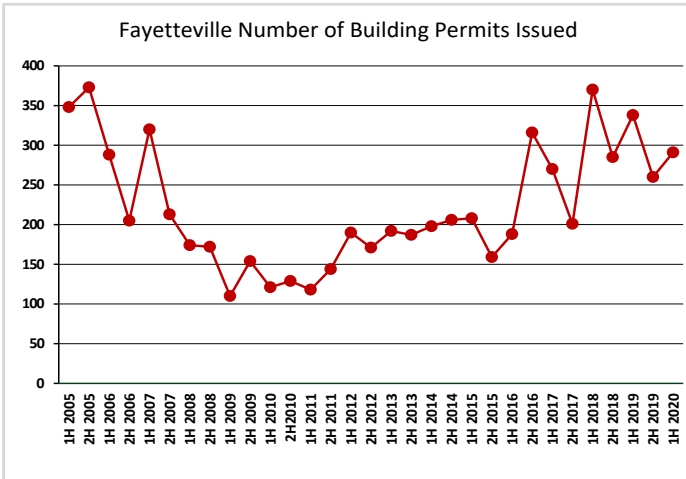
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	116	101	100	-13.8%	-1.0%
Average Price of Houses Sold	\$212,991	\$227,096	\$232,448	9.1%	2.4%
Average Days on Market	118	109	102	-13.5%	-5.9%
Average Price per Square Foot	\$114.26	\$118.61	\$124.63	9.1%	5.1%
Percentage of County Sales	6.4%	5.7%	5.5%	-14.4%	-3.5%
Number of New Houses Sold	37	40	51	37.8%	27.5%
Average Price of New Houses Sold	\$228,331	\$247,851	\$230,043	0.8%	-7.2%
Average Days on Market of New Houses Sold	203	149	133	-34.3%	-10.7%
Number of Houses Listed	41	43	27	-34.1%	-37.2%
Average List Price of Houses Listed	\$289,171	\$290,853	\$250,360	-13.4%	-13.9%

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	2	2.0%	2,369	150	\$258,950	\$110.03
East Creek Place	1	1.0%	2,671	106	\$235,000	\$87.98
Farmington Heights	20	20.0%	1,695	132	\$231,756	\$136.71
Grand Oaks	1	1.0%	2,076	72	\$205,000	\$98.75
Green	2	2.0%	1,139	58	\$130,000	\$114.04
Highlands Square	3	3.0%	1,645	165	\$181,231	\$110.14
Lossing	1	1.0%	1,716	132	\$142,000	\$82.75
Meadowlark Estates	3	3.0%	1,168	32	\$145,773	\$124.58
Meadowsweet	1	1.0%	2,422	80	\$244,000	\$100.74
Mountain View Estates	1	1.0%	2,400	56	\$299,900	\$124.96
North Club House Estates	4	4.0%	2,188	45	\$235,005	\$107.25
North Ridge	1	1.0%	1,829	54	\$198,000	\$108.26
Oakridge	2	2.0%	1,729	67	\$191,750	\$111.58
Redbird	7	7.0%	1,777	110	\$230,309	\$129.58
Saddle Brook	18	18.0%	1,668	125	\$213,889	\$128.44
South Club House Estates	2	2.0%	1,791	177	\$192,750	\$107.73
South Haven	3	3.0%	1,499	50	\$164,000	\$109.41
Southwinds	2	2.0%	2,149	62	\$237,500	\$110.35
Suburban Homes	1	1.0%	1,352	105	\$128,000	\$94.67
Twin Falls	5	5.0%	2,798	62	\$398,500	\$143.20
Valley View	1	1.0%	2,244	47	\$221,500	\$98.71
Walnut Grove Acres	1	1.0%	1,850	140	\$241,425	\$130.50
Windgate	6	6.0%	2,226	113	\$287,552	\$129.35
Other	12	12.0%	1,980	70	\$256,658	\$126.83
Farmington Sold Houses	100	100.0%	1,861	102	\$232,448	\$124.63

Fayetteville Building Permits

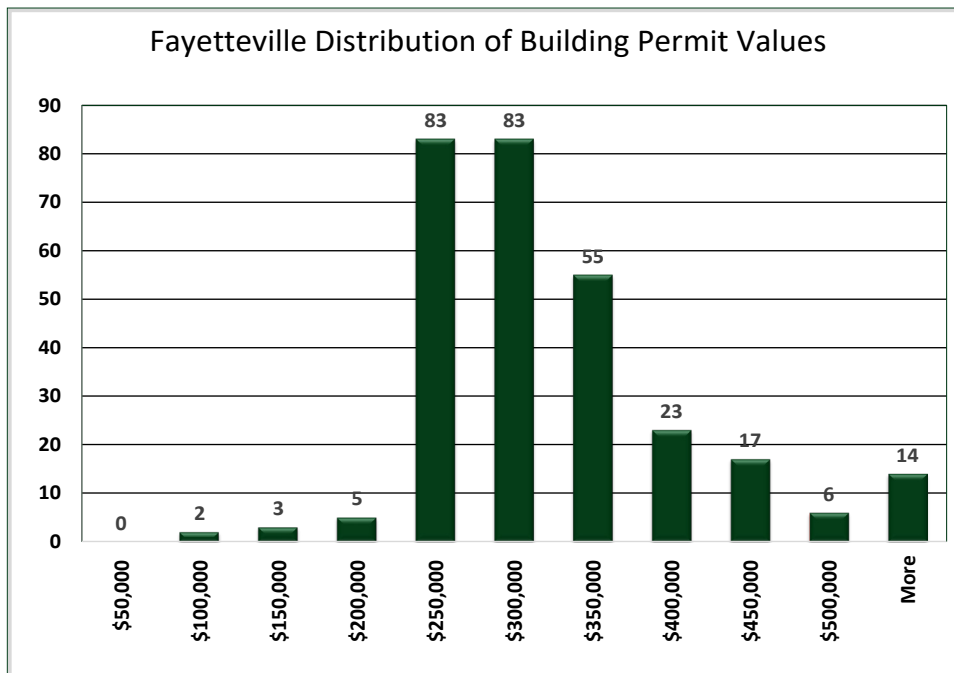


From January through June 30, 2020 there were 291 residential building permits issued in Fayetteville.

This represents an 11.9 percent increase from the 260 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$200,000 to \$400,000 range.

The average residential building permit value in Fayetteville increased 2.3 percent from \$298,359 in the second half of 2019 to \$305,264 in the first half of 2020.



Fayetteville

Active Subdivisions

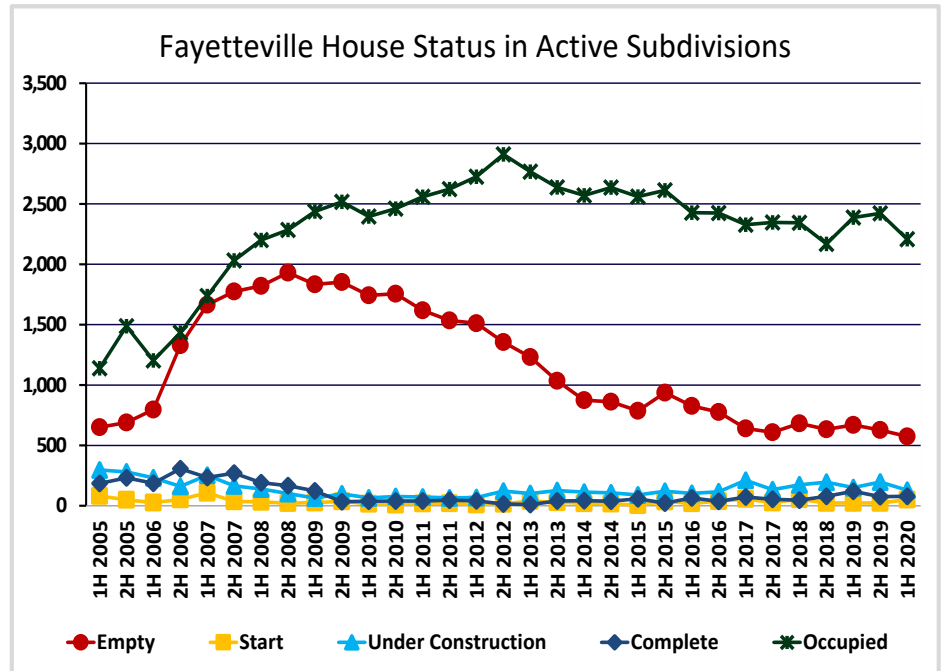
There were 3,040 total lots in 65 active subdivisions in Fayetteville in the first half of 2020. Lots and houses were researched and classified in the following categories: 72.6 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 4.2 percent were under construction, 1.7 percent were starts, while 18.9 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2020 were Legacy Pointe, Phase 5B and The Coves IV with 16, and Riverwalk, Phase II with 15, and Timber Ridge Estates had 14

Subdivisions with the most houses becoming occupied in first half of 2020 were The Villages of Sloanbrooke, Phase IV, with 59, and Riverwalk, Phase II with 25 new homes. The Hamptons, Phase II had 19 and Park Meadows, Phase I had 18, Legacy Pointe Phase 5B had 10.

No new construction or progress in existing construction has occurred in the last year in 11 of the 65 active subdivisions in Fayetteville.

222 new houses in Fayetteville became occupied in the first half of 2020. The annual absorption rate implies that there are 21.5 months



of remaining inventory in active subdivisions, down from 21.8 months in the second half of 2019.

In 15 out of the 65 active subdivisions in Fayetteville, no absorption has occurred in the first half of 2020.

The percentage of houses occupied by owners declined in Fayetteville from 59.2 percent in 2012 to 55.3 percent in the first half of 2020.



Fayetteville

Active Subdivisions

1,818 new lots in 29 subdivisions received either preliminary or final approval by June 30, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Albatross Loop at the Links	2H 2015	27		27
Brooklands, Phase II	2H 2018	26		26
Emerald Point	2H 2018		36	36
Gulley Grove	2H 2019	59		59
Hawks Bill (Reindl Woods)	2H 2016		9	9
Lefler SD	2H 2019	13		13
Magnolia Park SD	1H 2019	167		167
Markham Hill	2H 2019	26		26
Mission Heights, Phase III	1H 2018		21	21
Mountain Ranch, Phase III	2H 2015	87		87
Mountain Vista	2H 2016	52		52
Nettleship	1H 2017		15	15
Oak Creek	2H 2019	107		107
Oakbrooke, Phase III, 1B	2H 2011	83		83
Park Commons	1H 2018	7		7
Park Meadows III and IV Replat	2H 2019	127		127
Park Meadows Phase II	1H 2020		85	85
Phimmarath Place	2H 2019	19		19
Riverwalk III	2H 2019		96	96
Rochester	1H 2018	37		37
Rupple Road	2H 2018	180		180
Sagely Place PZD	2H 2018	114		114
Villages at Sloanbrook 5	1H 2020		62	62
Villages at Sloanbrook 6	2H 2018	130		130
Willow Bend	2H 2019		54	54
Windsor	1H 2017	58		58
Woodbury, Phase II	1H 2015	38		38
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	70		70
Willow Bend	2H 2019		54	54
Woodbury, Phase II	1H 2015	38		38
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	70		70
New and Preliminary Lots		1,427	391	1,818

Fayetteville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Abshier Heights, Phase II	0	0	0	0	9	9	2	0.0
Amber Jane Estates, Phase I	3	0	0	0	19	22	0	36.0
Bridgedale ^{1,2}	1	0	0	0	24	25	0	--
Bridgeport, Phase VII	2	0	0	0	11	13	0	24.0
Bridgeport, Phase VIII ^{1,2}	2		0	0	9	11	0	--
Bridgewater Estates ²	1	0	1	0	27	29	0	--
Brooklands @ Mountain Ranch	28	3	8	0	46	85	7	21.3
Bungalows at Cato Springs, The	0	0	0	0	32	32	2	0.0
Copper Creek, Phase II	1	0	0	0	76	77	1	12.0
Coves, Phase II, The	1	0	0	0	43	44	1	12.0
Coves, Phase III, The	1	0	0	0	51	52	4	0.9
Coves, Phase IV, The	15	3	16	12	8	54	8	69.0
Creek Meadow Residential ^{1,2}	1	0	0	0	47	48	0	--
Creekview	65	10	10	0	0	85	0	--
Crescent Lake	3	0	0	0	38	41	1	36.0
Cross Keys, Phase I ²	0	0	1	0	107	108	0	--
Cross Keys Estates ²	3	0	5	0	4	12	0	--
Crystal Springs, Phase III	1	0	0	0	101	102	1	12.0
Deerpath Estates, Phase II ^{1,2}	9	0	0	0	6	15	0	--
Eastern Park	7	0	3	0	3	13	0	40.0
Estates at Dogwood Canyon, The	18	0	0	0	37	55	0	216.0
Hamptons, Phase II, The	0	0	3	1	49	53	19	1.5
Havenwood	3	0	1	0	11	15	3	8.0
Harmon Trails Estates	0	1	0	1	24	26	0	4.8
Legacy Pointe, Phase 5 B	7	1	16	13	44	81	10	26.1
Mission Heights, Phase I	0	0	3	1	13	17	2	6.0
Mission Heights, Phase II A	26	0	0	0	1	27	0	312.0
Mountain Ranch, Phase I	6	0	0	0	105	111	2	36.0
Mountain Ranch, Phase 2A ^{1,2}	4	0	0	0	2	6	0	--
Oakbrooke, Phase I	60	0	0	0	9	69	3	180.0
Oakbrooke, Phase II	10	3	0	1	27	41	4	42.0
Oakbrooke, Phase III Phase1A ^{1,2}	2	0	0	0	8	10	0	--
Overton West	1	0	0	1	10	12	0	24.0
Park Hill II at Mountain Ranch ^{1,2}	1	0	0	0	6	7	0	--
Park Meadows, Phase I	22	2	8	2	36	70	18	19.4
Park Ridge Estates ^{1,2}	4	0	0	0	22	26	0	--
Parkerman Estates ^{1,2}	3	0	0	0	5	8	0	--
Quarry Trace, Phase II ^{1,2}	8	0	0	0	80	88	0	--

Fayetteville

Active Subdivisions

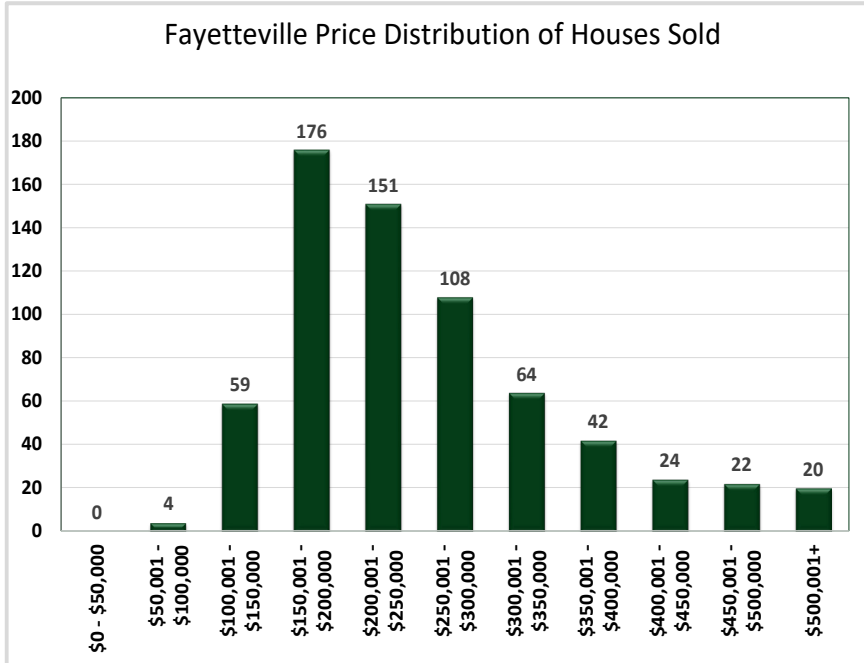
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Remington Estates	14	1	2	0	9	26	3	29.1
River Meadows	2	1	0	1	8	12	2	6.0
Riverwalk Phase II	28	4	15	1	1	49	1	576.0
Rupple Meadows	2	0	2	7	56	67	1	4.6
Sloan Estates	3	0	0	0	54	57	1	18.0
Starr Lake	0	0	0	14	8	22	6	28.0
Stone Mountain, Phase I	12	0	0	0	100	112	1	72.0
Stonebridge Meadows, Phase III	1	0	1	1	58	61	1	36.0
Stonebridge Meadows, Phase V	5	0	0	0	65	70	5	10.0
Summit Place, Phase I ²	11	0	1	0	11	23	0	--
Summit Place, Phase II	29	0	1	1	14	45	7	53.1
Timber Ridge Estates	57	14	5	0	0	76	0	--
Timber Trails	19	0	10	1	82	112	7	45.0
Townhomes at Forest Hills	1	0	0	0	30	31	0	4.0
Township Heights	1	0	0	0	20	21	1	12.0
Treetops	36	0	0	0	6	42	1	144.0
Twin Springs Estates, Phase I ^{1,2}	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II	9	0	0	0	14	23	1	108.0
Villages of Sloanbrooke, The	0	0	0	0	97	97	1	0.0
Villages of Sloanbrooke, Phase II, The	0	0	0	0	104	104	1	0.0
Villages of Sloanbrooke, Phase III, The	0	0	0	0	26	26	2	0.0
Villages of Sloanbrooke, Phase IV, The	0	0	0	1	68	69	59	0.2
Villas at Forest Hills, The	7	8	3	0	63	81	1	9.4
West End	9	0	1	0	48	58	5	12.0
West Haven	2	0	0	0	38	40	0	12.0
Whistler Woods	3	0	3	1	17	24	2	10.5
Woodridge, Phase I, II	2	0	10	18	58	88	25	9.0
Fayetteville Active Lots	574	51	129	78	2,208	3,040	222	21.5

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

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

Fayetteville

Price Distribution of Houses Sold



670 houses were sold in Fayetteville in the first half of 2020.

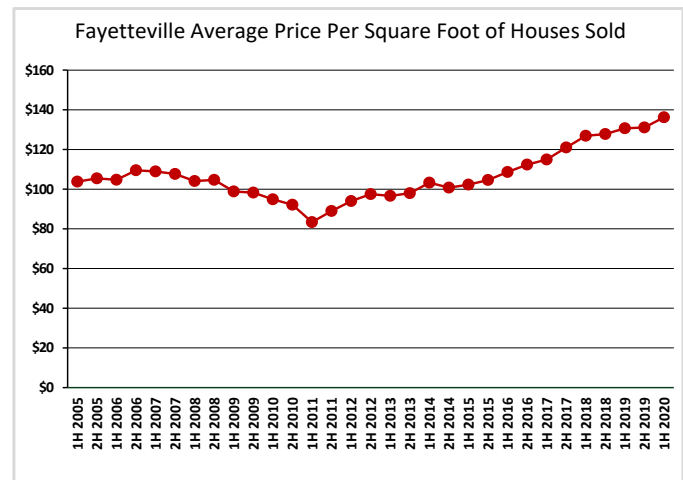
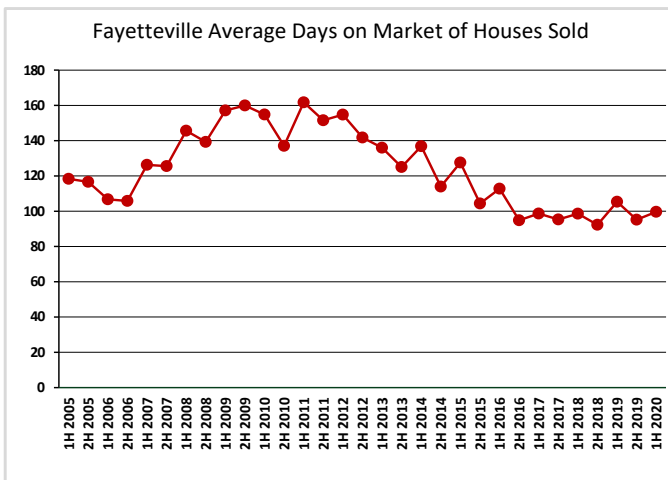
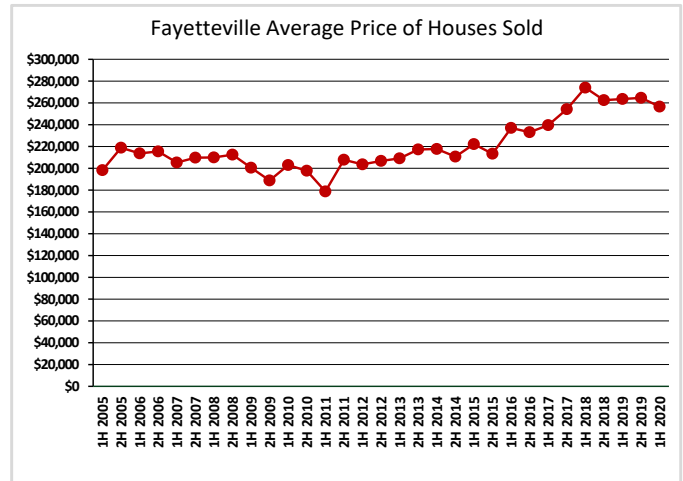
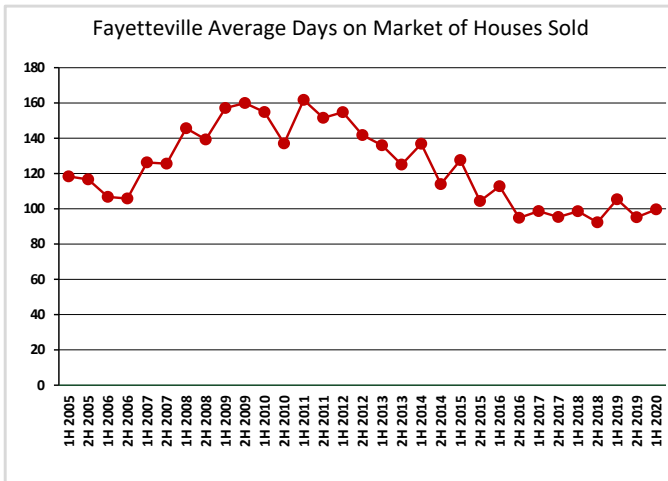
The average price of a house was \$256,518 at \$136.24 per square foot.

The median cost of a house was \$230,000.

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	4	0.6%	1,096	56	88.3%
\$100,001 - \$150,000	59	8.8%	1,143	86	96.8%
\$150,001 - \$200,000	176	26.3%	1,443	80	98.5%
\$200,001 - \$250,000	151	22.5%	1,742	85	98.9%
\$250,001 - \$300,000	108	16.1%	2,058	120	98.8%
\$300,001 - \$350,000	64	9.6%	2,547	146	97.9%
\$350,001 - \$400,000	42	6.3%	2,632	98	97.4%
\$400,001 - \$450,000	24	3.6%	2,830	100	98.0%
\$450,001 - \$500,000	22	3.3%	3,122	118	98.0%
\$500,001+	20	3.0%	3,212	158	97.5%
Fayetteville Houses Sold	670	100.0%	1,919	100	98.3%

Fayetteville

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	765	772	670	-12.4%	-13.2%
Average Price of Houses Sold	\$263,528	\$264,643	\$256,518	-2.7%	-3.1%
Average Days on Market	105	95	100	-5.4%	4.7%
Average Price per Square Foot	\$130.69	\$131.06	\$136.24	4.2%	4.0%
Percentage of County Sales	42.1%	43.4%	36.7%	-13.0%	-15.4%
Number of New Houses Sold	219	217	184	-16.0%	-15.2%
Average Price of New Houses Sold	\$255,915	\$260,109	\$261,724	2.3%	0.6%
Average Days on Market of New Houses Sold	173	139	149	-13.9%	7.4%
Number of Houses Listed	409	298	227	-44.5%	-23.8%
Average List Price of Houses Listed	\$401,415	\$405,292	\$415,495	3.5%	2.5%

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshier Heights	2	0.3%	2,096	142	\$405,000	\$192.70
Adams	1	0.1%	2,310	112	\$287,500	\$124.46
Amrita Acres	1	0.1%	1,850	637	\$135,000	\$72.97
Appleby	1	0.1%	2,667	203	\$306,000	\$114.74
Arcadia Condos HPR	1	0.1%	540	30	\$88,000	\$162.96
Azalea Terrace	1	0.1%	1,530	36	\$176,000	\$115.03
Barrington Parke	2	0.3%	3,707	234	\$360,500	\$98.73
Belair Acres	2	0.3%	1,680	66	\$228,500	\$139.17
Belclaire Estates	1	0.1%	2,822	72	\$359,000	\$127.21
Bellafront Gardens Hpr	5	0.7%	2,121	45	\$221,900	\$105.28
Bellwood	3	0.4%	1,628	68	\$202,667	\$124.53
Benton Ridge Hpr	2	0.3%	3,041	143	\$245,700	\$85.35
Bird Haven Terrace	2	0.3%	1,454	38	\$177,000	\$121.67
Bishop	3	0.4%	1,404	40	\$166,500	\$122.42
Blueberry Meadows	2	0.3%	1,439	46	\$182,450	\$126.88
Boardwalk	2	0.3%	2,563	75	\$320,000	\$124.66
Boles	1	0.1%	1,485	101	\$319,900	\$215.42
Boxwood	1	0.1%	1,883	38	\$235,000	\$124.80
Bradford Place Hpr	2	0.3%	1,053	31	\$104,000	\$98.76
Bridgeport	6	0.9%	2,771	70	\$305,125	\$111.01
Bridgestone	1	0.1%	2,405	97	\$343,500	\$142.83
Broad Acres	1	0.1%	1,297	98	\$95,000	\$73.25
Broadview	6	0.9%	1,963	93	\$311,250	\$159.70
Brookbury Woods	2	0.3%	3,248	221	\$384,500	\$118.48
Brookhollow	1	0.1%	1,510	24	\$173,000	\$114.57
Brooklands @ Mtn. Ranch	9	1.3%	2,235	195	\$309,008	\$138.25
Brookside East	1	0.1%	1,849	45	\$255,000	\$137.91
Burl Dodd	1	0.1%	980	48	\$135,000	\$137.76
Butterfield	2	0.3%	2,563	40	\$312,500	\$122.24
Butterfield Meadows	1	0.1%	2,550	46	\$350,000	\$137.25
Campbell Ave Hpr	2	0.3%	913	34	\$292,250	\$321.35
Candlewood	1	0.1%	6,207	68	\$860,000	\$138.55
Cedarwood	2	0.3%	1,714	65	\$244,250	\$143.02
Centerbrook	1	0.1%	1,368	131	\$164,000	\$119.88
Charleston Place	1	0.1%	2,269	316	\$340,000	\$149.85
Chevaux Court Hpr	1	0.1%	1,303	37	\$155,000	\$118.96
Clabber Creek	10	1.5%	1,916	73	\$235,380	\$124.70

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
Clay Yoe	1	0.1%	3,150	43	\$698,500	\$221.75
Clearwood Crossing	2	0.3%	1,547	44	\$208,750	\$134.98
Clover Creek	5	0.7%	1,358	49	\$156,000	\$115.08
Cobblestone	9	1.3%	1,513	46	\$212,765	\$140.68
Combs	3	0.4%	787	130	\$190,667	\$256.02
Copper Creek	4	0.6%	3,446	99	\$385,663	\$112.02
Copper Ridge	1	0.1%	1,609	36	\$203,000	\$126.17
Cottages At Old Wire	2	0.3%	2,626	90	\$498,750	\$189.98
County Court	2	0.3%	1,465	50	\$319,080	\$215.39
Coves	29	4.3%	1,501	86	\$179,774	\$122.01
Covington Park	4	0.6%	3,788	86	\$439,850	\$116.81
Creek Meadow	2	0.3%	3,157	82	\$447,500	\$141.75
Creekside	1	0.1%	1,850	154	\$260,000	\$140.54
Creekview	4	0.6%	1,898	0	\$270,527	\$142.57
Crescent Lake	1	0.1%	3,281	59	\$435,000	\$132.58
Crofton Manor	4	0.6%	1,950	109	\$206,250	\$106.15
Cross Keys	7	1.0%	2,926	116	\$350,728	\$119.00
Crossover Heights	2	0.3%	2,173	99	\$270,000	\$124.66
Crystal Cove	2	0.3%	3,813	60	\$500,000	\$131.56
Crystal Springs	8	1.2%	1,813	72	\$228,688	\$126.01
Cummings Goff	1	0.1%	1,290	109	\$162,000	\$125.58
David Lyle Village	3	0.4%	1,291	52	\$152,500	\$118.45
Davidsons First	1	0.1%	1,507	27	\$425,000	\$282.02
Davis & Ferguson	1	0.1%	2,489	65	\$235,000	\$94.42
Dickson Square Condos	1	0.1%	2,118	664	\$629,900	\$297.40
East Oaks	4	0.6%	2,207	62	\$282,194	\$128.51
Elams	1	0.1%	1,053	137	\$188,000	\$178.54
Emerald Point	6	0.9%	1,693	177	\$214,708	\$126.81
Englewood	1	0.1%	1,980	56	\$495,500	\$250.25
Fairfied	4	0.6%	1,680	81	\$202,975	\$121.59
Fairview Heights	2	0.3%	1,168	50	\$197,500	\$170.86
Falcon Ridge	2	0.3%	1,793	47	\$248,450	\$138.79
Fayetteville Original	7	1.0%	1,913	236	\$475,357	\$271.59
Ferguson	2	0.3%	2,109	144	\$415,000	\$197.69
Fieldstone	6	0.9%	1,524	94	\$168,917	\$110.92
Fiesta Park	2	0.3%	930	37	\$148,700	\$160.08
Forest Heights	1	0.1%	3,304	123	\$329,000	\$99.58

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
Fritz	2	0.3%	1,645	82	\$365,250	\$220.97
Gaddy Acres	1	0.1%	3,550	60	\$658,000	\$185.35
Georgian Place	2	0.3%	1,456	133	\$137,500	\$94.37
Glendale	1	0.1%	3,205	59	\$307,900	\$96.07
Green Acres	1	0.1%	1,200	43	\$161,000	\$134.17
Green Hills	1	0.1%	1,256	56	\$150,000	\$119.43
Gunter	1	0.1%	1,436	17	\$348,000	\$242.34
Hamptons, The	16	2.4%	1,894	164	\$248,045	\$131.12
Hatfield	1	0.1%	1,008	217	\$143,400	\$142.26
Hawkins House At Shiloh	8	1.2%	1,262	38	\$170,225	\$134.96
Hendrix	2	0.3%	1,944	43	\$269,950	\$152.87
Heritage East	2	0.3%	1,202	42	\$154,500	\$128.97
Heritage Village	2	0.3%	1,438	38	\$200,900	\$140.63
Highland Park	1	0.1%	4,270	214	\$474,000	\$111.01
Hillcrest Add	1	0.1%	1,538	53	\$290,000	\$188.56
Holcomb Heights	2	0.3%	1,397	47	\$194,000	\$138.97
Horseshoe	1	0.1%	1,861	43	\$200,000	\$107.47
Hotz	2	0.3%	2,140	46	\$367,500	\$189.57
Huntclub	2	0.3%	1,531	47	\$160,000	\$104.56
Huntingdon	4	0.6%	2,057	32	\$264,913	\$128.06
Hyland Park	2	0.3%	2,720	79	\$343,500	\$126.78
Ice House Hpr	1	0.1%	2,025	251	\$470,000	\$232.10
Iron Horse HPR	2	0.3%	896	32	\$110,750	\$123.69
Jackson Heights	3	0.4%	1,572	86	\$263,033	\$171.15
Jacksons First	2	0.3%	1,879	69	\$269,250	\$140.09
Jennings	1	0.1%	1,034	24	\$155,000	\$149.90
John Smyth	1	0.1%	2,956	172	\$415,000	\$140.39
Johnson Road	3	0.4%	1,067	47	\$138,000	\$129.37
Lakewood	5	0.7%	1,810	65	\$273,400	\$151.39
Leflars	1	0.1%	2,791	28	\$460,000	\$164.82
Legacy Bldg Hpr	4	0.6%	883	118	\$314,000	\$363.50
Legacy Heights	1	0.1%	2,112	55	\$248,000	\$117.42
Legacy Pointe	27	4.0%	2,204	182	\$278,240	\$126.61
Leisure Lane	1	0.1%	2,277	180	\$275,000	\$120.77
Lierly Lane	1	0.1%	1,898	120	\$229,000	\$120.65
Lyons	1	0.1%	1,148	45	\$250,000	\$217.77
Madison Ave	1	0.1%	2,038	42	\$307,000	\$150.64

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
Magnolia Crossing	7	1.0%	1,253	51	\$152,079	\$121.62
Maple Crest	4	0.6%	1,086	99	\$150,875	\$138.91
Maple Park	1	0.1%	1,980	0	\$442,500	\$223.48
Masonic	3	0.4%	1,703	33	\$411,300	\$239.08
Mcclelland	1	0.1%	1,678	48	\$215,000	\$128.13
Meadowlands	3	0.4%	1,991	86	\$216,500	\$108.73
Mission Heights	3	0.4%	2,620	62	\$495,500	\$189.49
Mission Hills	1	0.1%	3,289	74	\$429,000	\$130.43
Mission Place	1	0.1%	1,532	20	\$230,000	\$150.13
Mount Nord	1	0.1%	1,120	44	\$175,000	\$156.25
Mountain Ranch	1	0.1%	2,861	61	\$380,000	\$132.82
Mountain View	3	0.4%	1,770	302	\$279,915	\$154.09
North Briar	3	0.4%	1,520	39	\$199,333	\$130.98
North Heights	1	0.1%	1,935	121	\$210,000	\$108.53
North Ridge	4	0.6%	1,704	63	\$204,500	\$122.12
Oak Grove	1	0.1%	2,400	207	\$560,000	\$233.33
Oak Woods Hpr	1	0.1%	1,152	16	\$106,700	\$92.62
Oakbrooke	3	0.4%	2,111	87	\$335,333	\$159.02
Oakland Hills	4	0.6%	2,167	60	\$308,500	\$148.10
Oaks Manor	4	0.6%	2,397	77	\$246,406	\$102.39
Owl Creek	1	0.1%	1,505	59	\$175,000	\$116.28
Paradise Acres	1	0.1%	1,962	38	\$175,000	\$89.19
Paradise Gardens Condo	1	0.1%	1,320	35	\$175,000	\$132.58
Paradise Place	1	0.1%	3,082	70	\$430,000	\$139.52
Paradise Valley Condo	1	0.1%	1,420	42	\$184,900	\$130.21
Paradise View Estates	1	0.1%	2,438	38	\$370,000	\$151.76
Park Commons	1	0.1%	2,449	437	\$385,000	\$157.21
Park Place	3	0.4%	2,980	52	\$337,667	\$113.08
Park Ridge Estates	1	0.1%	4,129	213	\$380,000	\$92.03
Persimmon Place	7	1.0%	1,966	62	\$237,500	\$120.87
Pine Crest	1	0.1%	1,036	22	\$160,000	\$154.44
Pines at Springwoods Hpr	1	0.1%	2,145	43	\$265,000	\$123.54
Pittmans Northwest	1	0.1%	1,484	108	\$191,000	\$128.71
Pond	1	0.1%	2,259	157	\$325,000	\$143.87
Prairie View	3	0.4%	1,633	29	\$185,333	\$113.48
Quarry Trace	9	1.3%	1,402	59	\$165,667	\$118.33
Red Arrow	2	0.3%	1,128	43	\$155,000	\$138.51

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
Regency North	1	0.1%	1,247	53	\$164,000	\$131.52
Remington Estates	1	0.1%	3,605	180	\$570,000	\$158.11
Reserve At Steele Crossing Hpr	4	0.6%	870	75	\$119,151	\$139.10
River Meadows	5	0.7%	2,551	203	\$343,840	\$134.85
Riverwalk	21	3.1%	1,920	179	\$270,652	\$140.95
Rockhaven	1	0.1%	1,536	68	\$227,000	\$147.79
Rolling Hills	2	0.3%	1,655	71	\$223,500	\$135.05
Rolling Hills Farm	1	0.1%	1,528	184	\$225,000	\$147.25
Rolling Meadows	1	0.1%	979	43	\$139,900	\$142.90
Rose Hill	1	0.1%	783	77	\$179,900	\$229.76
Rudolph	1	0.1%	1,306	108	\$152,000	\$116.39
Rupple Meadows	1	0.1%	2,080	43	\$270,400	\$130.00
Rupple Row	4	0.6%	1,997	112	\$219,000	\$110.07
S.T.Russell	1	0.1%	1,325	34	\$149,900	\$113.13
Sage Meadows	5	0.7%	1,681	55	\$197,720	\$118.33
Salem Heights	1	0.1%	1,794	53	\$220,000	\$122.63
Salem Meadows	4	0.6%	1,587	83	\$200,500	\$126.37
Salem Village	3	0.4%	1,900	142	\$189,000	\$99.84
Sanfordgreen	1	0.1%	2,435	107	\$345,000	\$141.68
Savanna Estates	1	0.1%	4,325	187	\$521,250	\$120.52
Sequoyah Woods	2	0.3%	2,121	54	\$247,000	\$116.44
Shadow Hills	1	0.1%	1,528	49	\$218,500	\$143.00
Sherwood Forest Estates	1	0.1%	3,330	41	\$345,000	\$103.60
Silverthorne	2	0.3%	2,410	45	\$313,500	\$129.62
Skylar Place	4	0.6%	1,331	119	\$141,475	\$106.34
Spring Creek	1	0.1%	3,988	114	\$407,500	\$102.18
St James Park	3	0.4%	1,913	34	\$255,333	\$133.33
Stadium Centre Cottages	2	0.3%	1,364	25	\$145,000	\$106.30
Stapletons	1	0.1%	1,172	155	\$130,000	\$110.92
Starr Lake	5	0.7%	3,181	143	\$441,960	\$145.00
Sterling Estates	2	0.3%	3,376	90	\$377,500	\$111.81
Stone Mountain	7	1.0%	3,389	73	\$468,436	\$138.55
Stone Street Hpr	1	0.1%	1,160	100	\$150,000	\$129.31
Stonebridge Meadows	8	1.2%	2,518	100	\$335,625	\$133.18
Stonewood	3	0.4%	2,745	128	\$314,000	\$115.50
Strawberry Hill	1	0.1%	2,615	37	\$322,500	\$123.33

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
Summit Place	1	0.1%	3,328	48	\$595,000	\$178.79
Sun Valley	3	0.4%	1,477	37	\$205,333	\$139.30
Sunbridge Villas	8	1.2%	1,564	56	\$200,444	\$128.56
Sundance Meadows	1	0.1%	2,346	84	\$234,500	\$99.96
Sunset Hills	1	0.1%	2,812	44	\$315,000	\$112.02
Sweetbriar	1	0.1%	3,077	301	\$335,000	\$108.87
Sycamore One Hpr	1	0.1%	1,023	52	\$206,000	\$201.37
Taylor Estates	1	0.1%	3,100	33	\$365,000	\$117.74
Timber Crest	2	0.3%	2,636	141	\$335,000	\$127.80
Timber Trails	4	0.6%	1,468	146	\$198,950	\$135.68
Tomlyn Valley View	1	0.1%	2,259	36	\$425,000	\$188.14
Town Homes at Forest Hills	1	0.1%	2,274	117	\$315,000	\$138.52
Township Heights	1	0.1%	2,861	121	\$424,000	\$148.20
Turnerfaubus	1	0.1%	1,021	51	\$134,000	\$131.24
University Acres	1	0.1%	1,872	191	\$166,250	\$88.81
Valley Vista	1	0.1%	1,886	39	\$150,000	\$79.53
Villa North	1	0.1%	1,226	20	\$147,500	\$120.31
Village on Shiloh Hpr	3	0.4%	1,166	140	\$130,300	\$111.99
Villages of Sloanbrooke, The	31	4.6%	1,752	144	\$236,436	\$134.90
Wahneetah Heights	1	0.1%	1,794	291	\$238,500	\$132.94
Walnut Crossing	11	1.6%	1,409	80	\$166,950	\$120.44
Walnut Grove	1	0.1%	1,171	39	\$149,900	\$128.01
Walnut Park	2	0.3%	1,411	41	\$169,000	\$119.84
Walnut View Estates	3	0.4%	1,456	40	\$174,000	\$119.65
Watson	1	0.1%	1,024	116	\$136,000	\$132.81
Western Methodist Assembly	1	0.1%	2,291	218	\$305,000	\$133.13
Westridge	1	0.1%	2,119	149	\$216,000	\$101.93
Wheeler Sawyer	1	0.1%	1,596	119	\$200,000	\$125.31
Whistler Woods	2	0.3%	2,406	89	\$449,850	\$187.09
Wildflower Meadows	1	0.1%	3,213	33	\$352,500	\$109.71
Willow Springs	5	0.7%	1,457	52	\$162,040	\$112.09
Wilsondunn	1	0.1%	1,117	36	\$160,000	\$143.24
Winbaugh Heights	1	0.1%	2,850	145	\$301,000	\$105.61
Winwood	2	0.3%	2,036	37	\$269,500	\$133.02

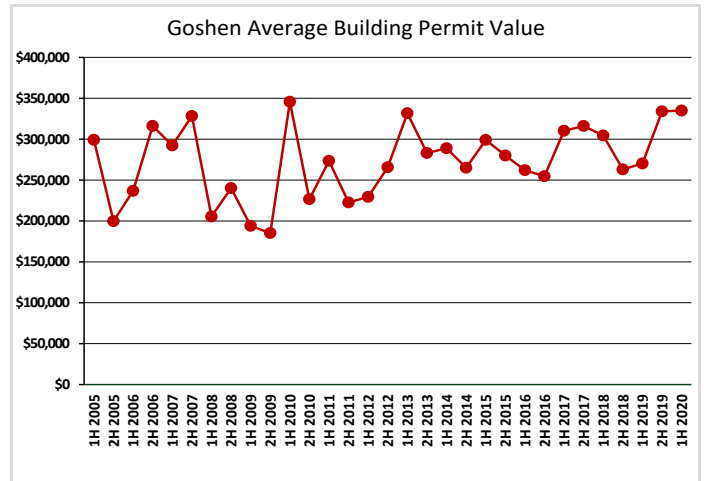
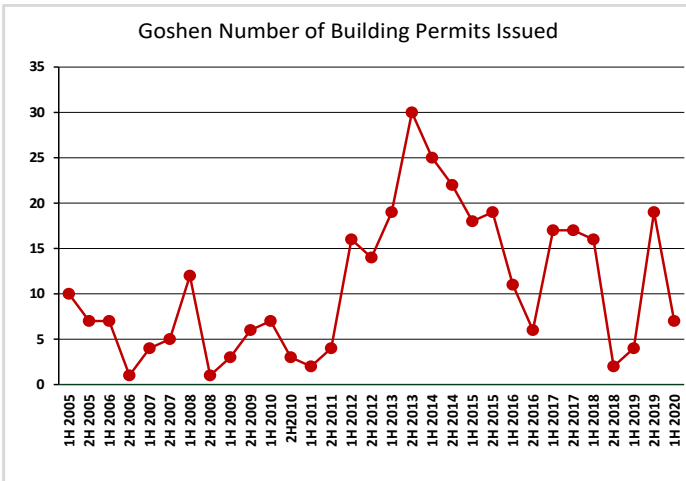
Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Wood Ave Hpr	1	0.1%	1,298	35	\$129,000	\$99.38
Woodbury	3	0.4%	2,268	126	\$329,000	\$144.94
Woodfield	1	0.1%	1,093	60	\$148,000	\$135.41
Woodridge	21	3.1%	1,662	66	\$218,738	\$131.54
Yorktowne Square	1	0.1%	1,779	34	\$245,000	\$137.72
Other	23	3.4%	2,008	125	\$251,657	\$125.08
Fayetteville Houses Sold	670	100.0%	1,919	100	\$256,518	\$136.24



Goshen Building Permits

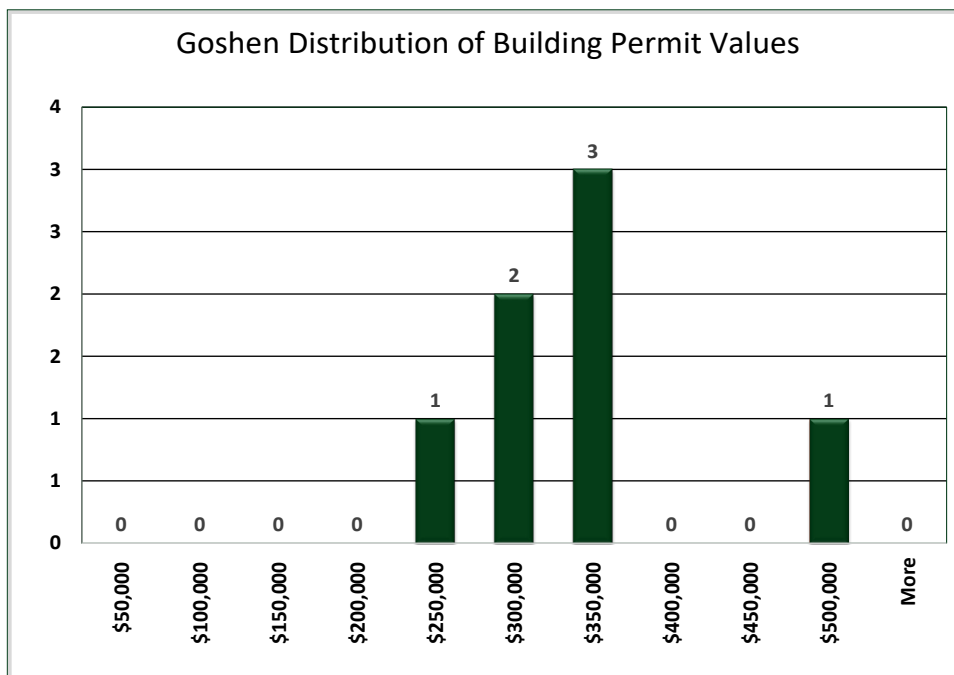


From January 1 through June 30, 2020 there were 7 residential building permits issued in Goshen.

This represents a percent 63.2 decrease from the 19 building permits issued in the second half of 2019.

In the first half of 2020, almost all of the building permits were valued in the \$200,000-\$350,000 range.

The average residential building permit value in Goshen increased by 0.3 percent from \$334,034 in the second half of 2019 to \$335,000 in the first half of 2020.



Goshen

Active Subdivisions

There were 223 total lots in 8 active subdivisions in Goshen in the first half of 2020. Lots and houses were researched and classified in the following categories: 55.6 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 4.9 percent were under construction, 0.9 percent were starts, while 38.1 percent were empty lots.

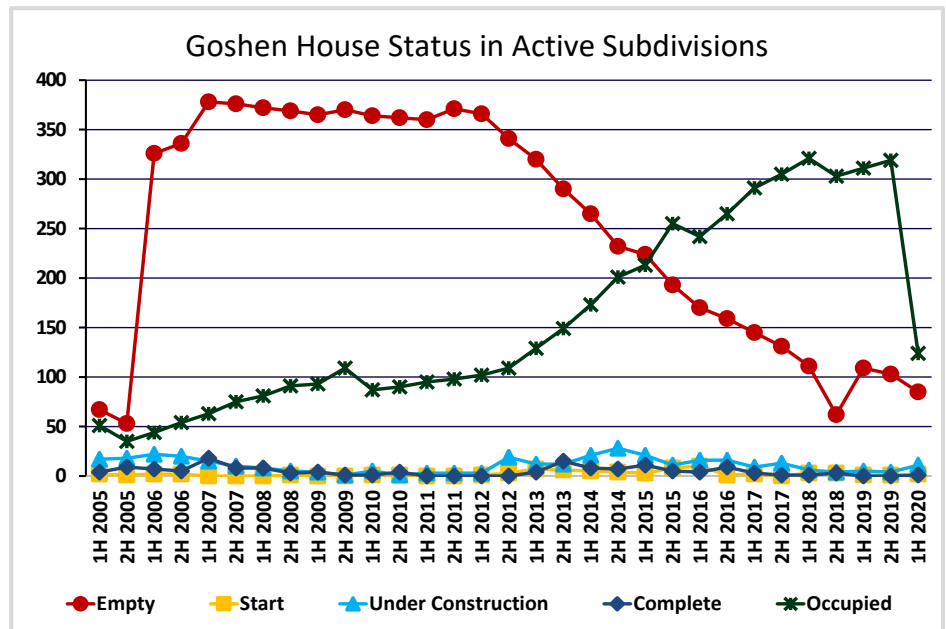
The subdivisions with the most houses under construction in Goshen during the first half of 2020 were The Knolls with 6 and Riverside Estates with 4.

Subdivisions with the most houses becoming occupied in first half of 2020 were Riverside Estates, with 3.

No new construction or progress in existing construction has occurred in the last year in 1 of the 8 active subdivisions in Goshen.

4 new houses in Goshen became occupied in the first half of 2020. The annual absorption rate implies that there are 99.0 months of remaining inventory in active subdivisions, up from 81.0 months in the second half of 2019.

In 4 out of the 8 active subdivisions in Goshen, no absorption has occurred



in the first half of 2020.

Additionally, 46 new lots in 1 subdivision received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Goshen from 78.3 percent in 2012 to 81.3 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brookstone Woods	2H 2017		46	46
New and Preliminary			46	46

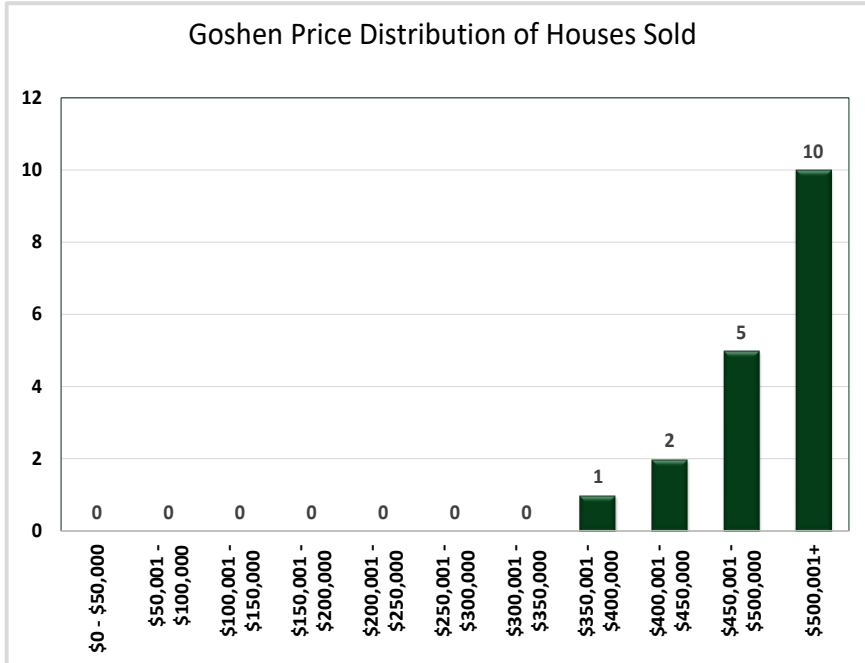
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Autumn View ²	5	1	0	0	2	8	0	--
Bordeaux Village	0	0	0	0	21	21	1	0.0
Bridlewood, Phase I ²	5	1	0	0	33	39	0	--
Bridlewood, Phase II ^{1,2}	3	0	0	0	7	10	0	--
Knolls, The	21		6	0	43	70	0	64.8
Oxford Bend Estates ²	3	0	0	0	10	13	0	--
Riverside Estates	44	0	4	1	3	52	3	196.0
Wildwood	4	0	1	0	5	10	0	60.0
Goshen Active Lots	85	2	11	1	124	223	4	99.0

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

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

Goshen

Price Distribution of Houses Sold



18 houses were sold in Goshen in the first half of 2020.

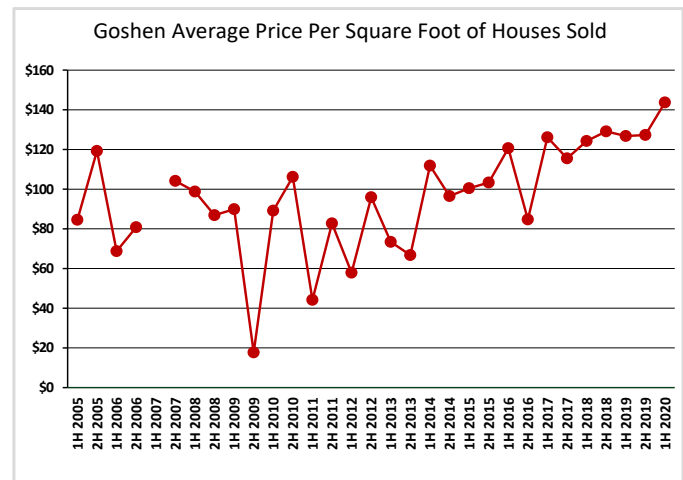
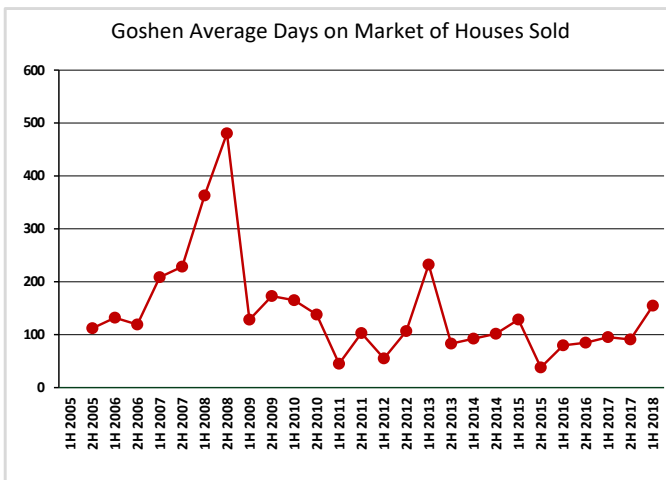
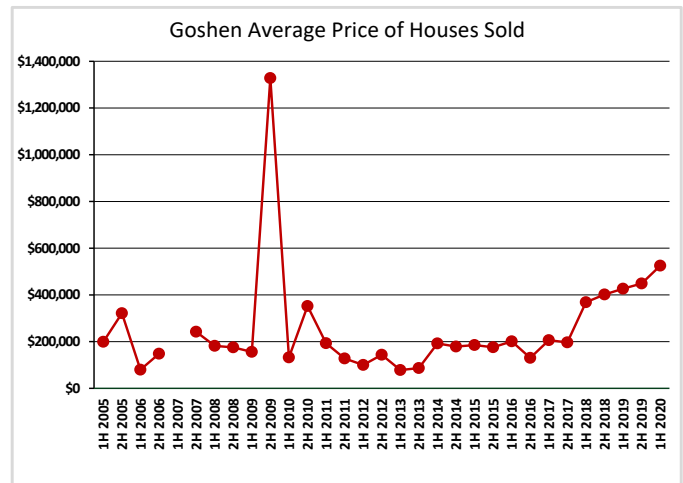
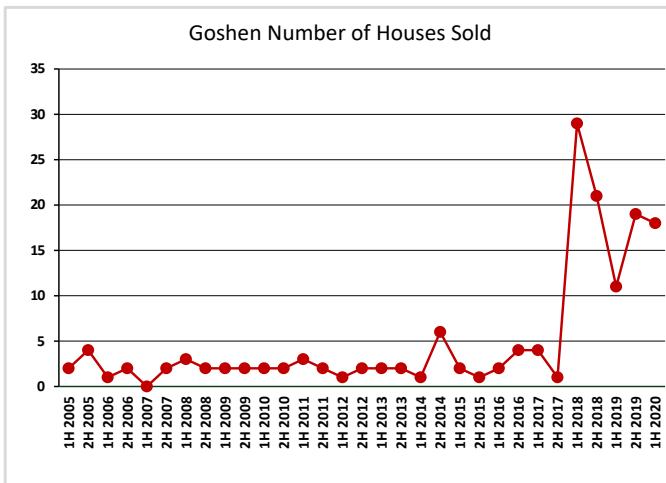
The average price of a house was \$525,047 at \$143.66 per square foot.

The median cost of a house was \$516,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	5.6%	2,564	289	95.0%
\$400,001 - \$450,000	2	11.1%	2,593	85	98.9%
\$450,001 - \$500,000	5	27.8%	3,859	159	97.8%
\$500,001+	10	55.6%	3,992	153	97.1%
Goshen Houses Sold	18	100.0%	3,720	155	97.4%

Goshen

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	11	19	18	63.6%	-5.3%
Average Price of Houses Sold	\$426,365	\$448,959	\$525,047	23.1%	16.9%
Average Days on Market	95	91	155	62.7%	70.5%
Average Price per Square Foot	\$126.80	\$127.31	\$143.66	13.3%	12.8%
Percentage of County Sales	0.6%	1.1%	1.0%	62.6%	-7.7%
Number of New Houses Sold	2	2	4	100.0%	100.0%
Average Price of New Houses Sold	\$487,000	\$427,000	\$526,462	8.1%	23.3%
Average Days on Market of New Houses Sold	279	185	187	-33.0%	1.4%
Number of Houses Listed	17	15	12	-29.4%	-20.0%
Average List Price of Houses Listed	\$649,559	\$580,503	\$552,067	-15.0%	-4.9%

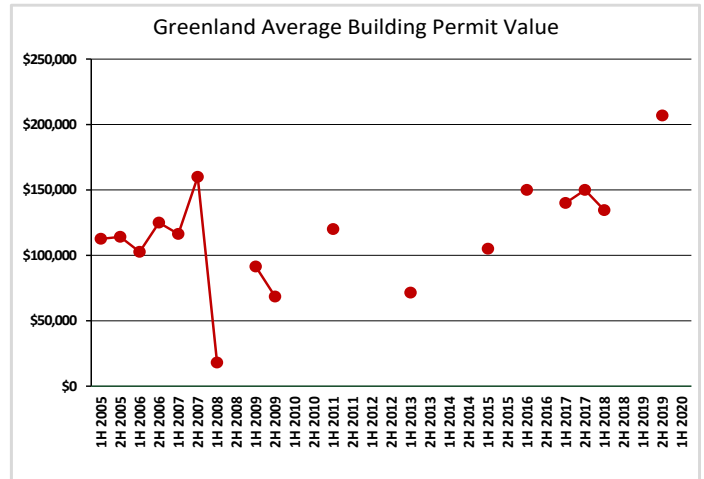
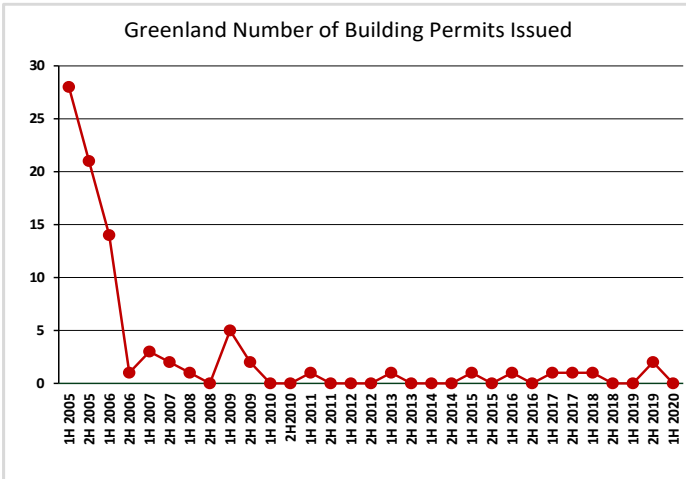
Goshen

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	5.6%	3,843	255	\$494,000	\$128.55
Knolls	4	22.2%	3,218	207	\$480,750	\$149.77
Quail Run	1	5.6%	2,246	35	\$435,000	\$193.68
Riverside Estates	2	11.1%	3,942	113	\$594,424	\$150.70
Vineyard	2	11.1%	4,155	108	\$540,000	\$129.38
Waterford Estates At Hissom Ranch	6	33.3%	3,778	98	\$535,000	\$142.17
Other	2	11.1%	4,572	321	\$560,000	\$125.68
Goshen Houses Sold	18	100.0%	3,720	155	\$525,047	\$143.66



Greenland Building Permits



From January 1 through June 30, 2020 there were no residential building permits issued in Greenland.

There were 2 building permits issued in the second half of 2019.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Homestead	14	0	5	1	60	80	3	80.0
Lee Valley, Phase IV ²	10	0	2	0	50	62	0	--
Greenland Active Lots	24	0	7	1	110	142	3	128.0

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

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

Greenland

Active Subdivisions

There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2020. Lots and houses were researched and classified in the following categories: empty 24, starts 0, under construction 7, completed 1, and occupied 110 in the first half of 2020.

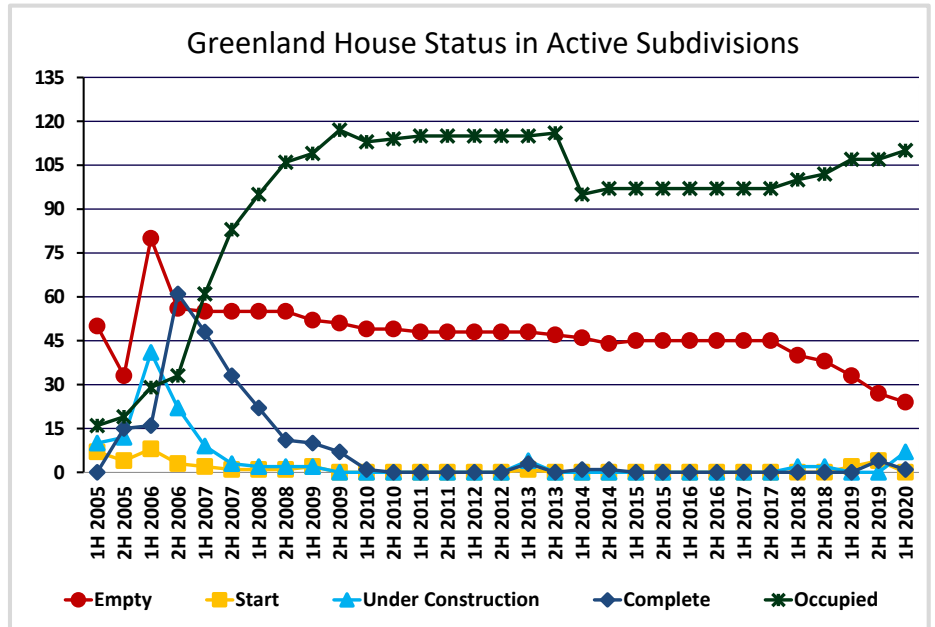
77.5 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 4.9 percent were under construction, 0.0 percent were starts, while 16.9 percent were empty lots.

The subdivisions with the most houses under construction in Greenland during the first half of 2020 were Homestead with 5 and Lee Valley, Phase IV with 2.

The subdivision with the most houses becoming occupied in first half of 2020 was Homestead with 3 new homes.

No hiatus in existing construction has occurred in the last year either of the 2 active subdivisions in Greenland.

3 new houses in Greenland became occupied in the first half of 2020.



The annual absorption rate implies that there are 128.0 months of remaining inventory in active subdivisions, up from 76.8 months in the second half of 2019.

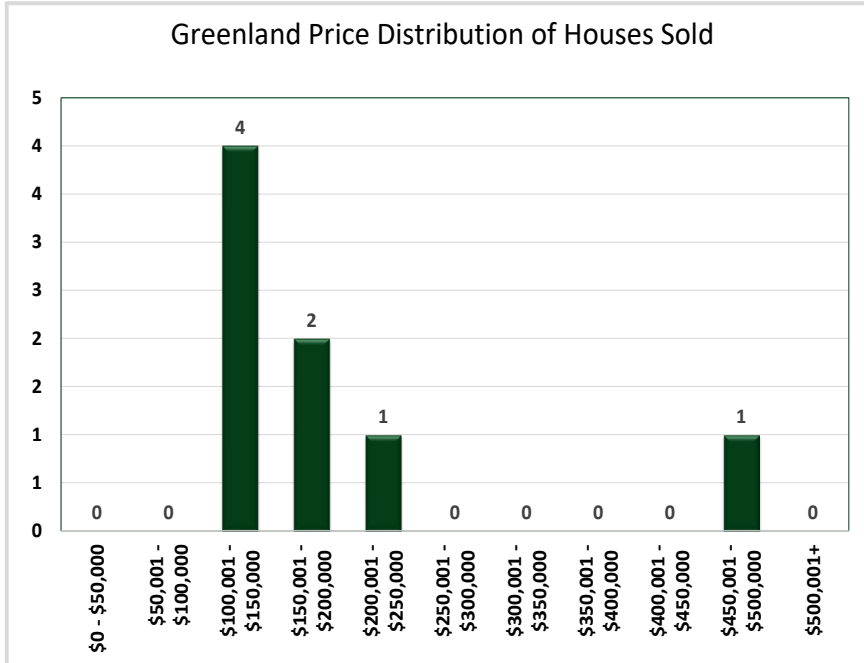
In 1 out of the 2 active subdivisions in Greenland, no absorption has occurred in the first half of 2020.

Additionally, no new lots in any subdivision received either preliminary or final approval by July 30, 2020.

The percentage of houses occupied by owners increased in Greenland from 68.5 percent in 2012 to 71.3 percent in the first half of 2020.

Greenland

Price Distribution of Houses Sold



8 houses were sold in Greenland in the first half of 2020.

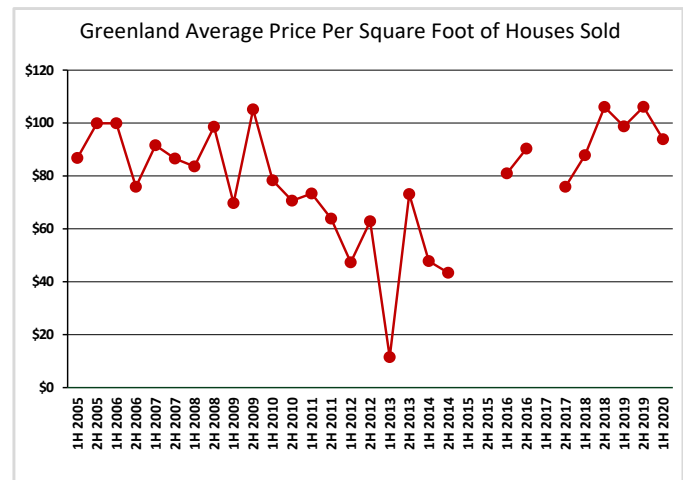
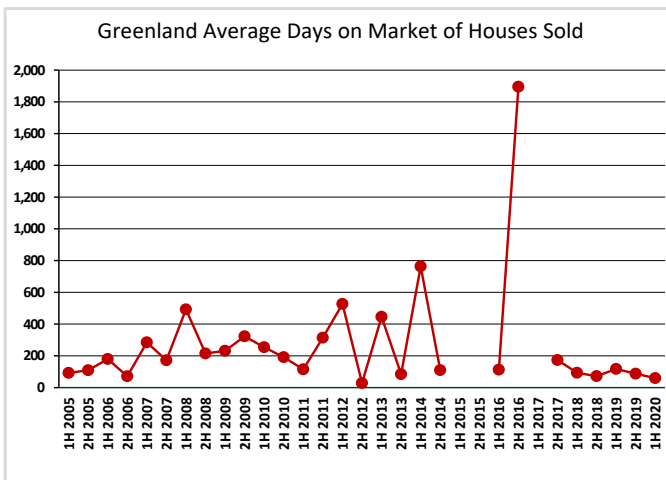
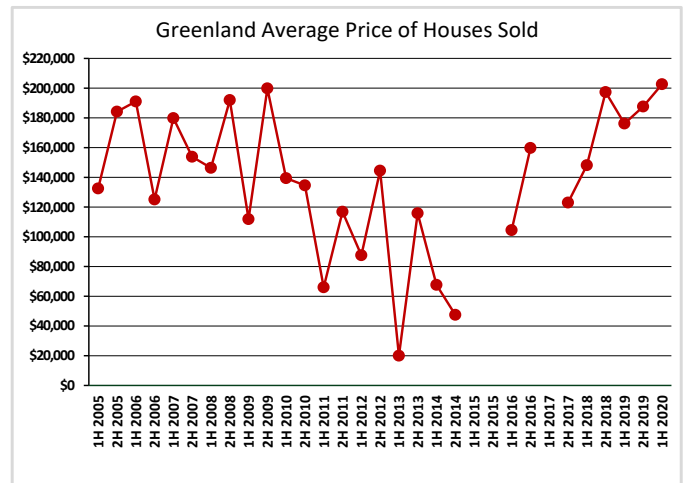
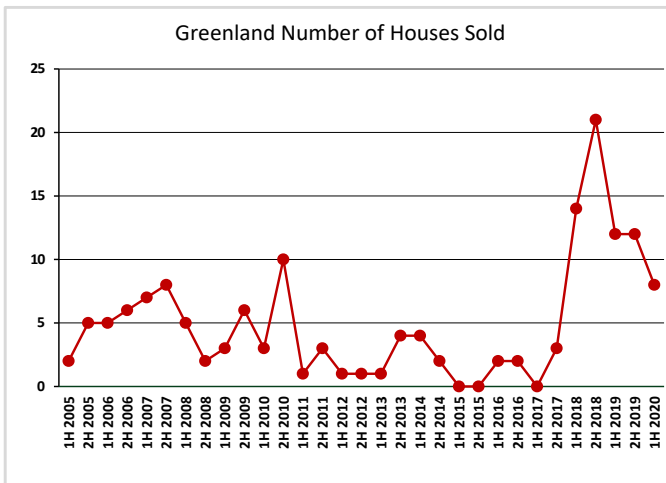
The average price of a house was \$202,625 at \$93.86 per square foot.

The median cost of a house was \$172,500.

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	4	50.0%	1,543	54	98.9%
\$150,001 - \$200,000	2	25.0%	1,941	84	98.8%
\$200,001 - \$250,000	1	12.5%	2,027	42	100.0%
\$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	12.5%	5,436	50	93.0%
\$500,001+	0	0.0%	--	--	--
Greenland Houses Sold	8	100.0%	2,189	60	98.3%

Greenland

Characteristics of Houses Sold



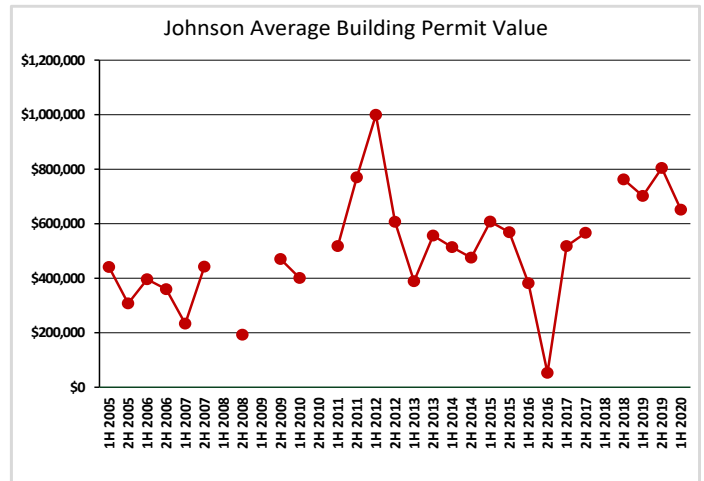
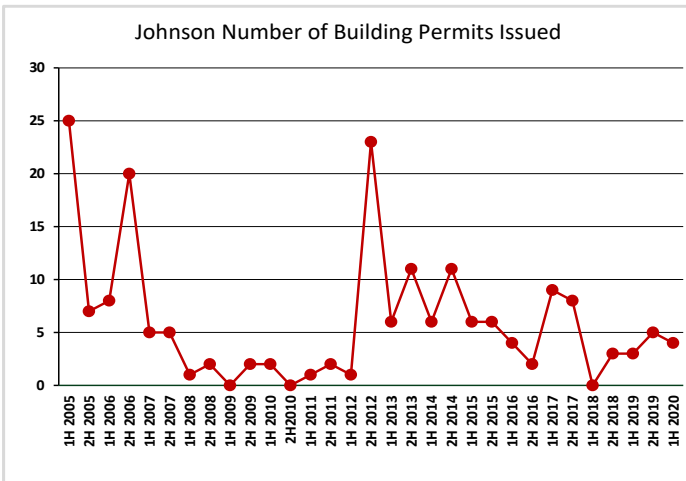
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	12	12	8	-33.3%	-33.3%
Average Price of Houses Sold	\$176,158	\$187,617	\$202,625	15.0%	8.0%
Average Days on Market	117	88	60	-49.3%	-32.0%
Average Price per Square Foot	\$98.70	\$106.08	\$93.86	-4.9%	-11.5%
Percentage of County Sales	0.7%	0.7%	0.4%	-33.8%	-35.0%
Number of New Houses Sold	1	0	0	-100.0%	--
Average Price of New Houses Sold	\$202,000	--	--	--	--
Average Days on Market of New Houses Sold	82	--	--	--	--
Number of Houses Listed	7	4	4	-42.9%	0.0%
Average List Price of Houses Listed	\$193,129	\$209,500	\$193,475	0.2%	-7.6%

Greenland

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Heather Ridge	1	12.5%	5,436	50	\$465,000	\$85.54
Lee Valley	2	25.0%	2,000	40	\$207,000	\$103.46
Other	5	62.5%	1,616	69	\$148,400	\$91.67
Twin Creeks	1	8.3%	1,948	96	\$208,500	\$107.03
Other	5	41.7%	1,631	126	\$197,780	\$123.36
Greenland Houses Sold	8	100.0%	2,189	60	\$202,625	\$93.86

Johnson Building Permits

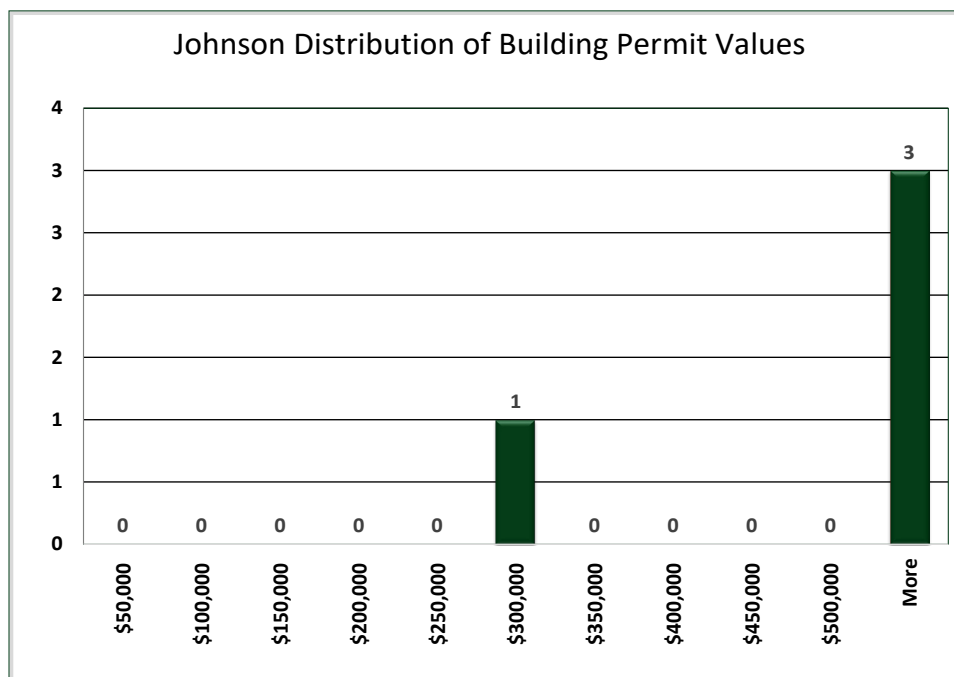


From January 1 through June 30, 2020 there were 4 residential building permits issued in Johnson.

This represents a percent 20.0 decrease from the 5 building permits issued in the second half of 2019.

In the first half of 2020, 75.0 percent of the building permits were valued in the over \$500,000 range.

The average residential building permit value in Johnson decreased 19.0 percent from \$804,444 in the second half of 2019 to \$651,267 in the first half of 2020.



Johnson

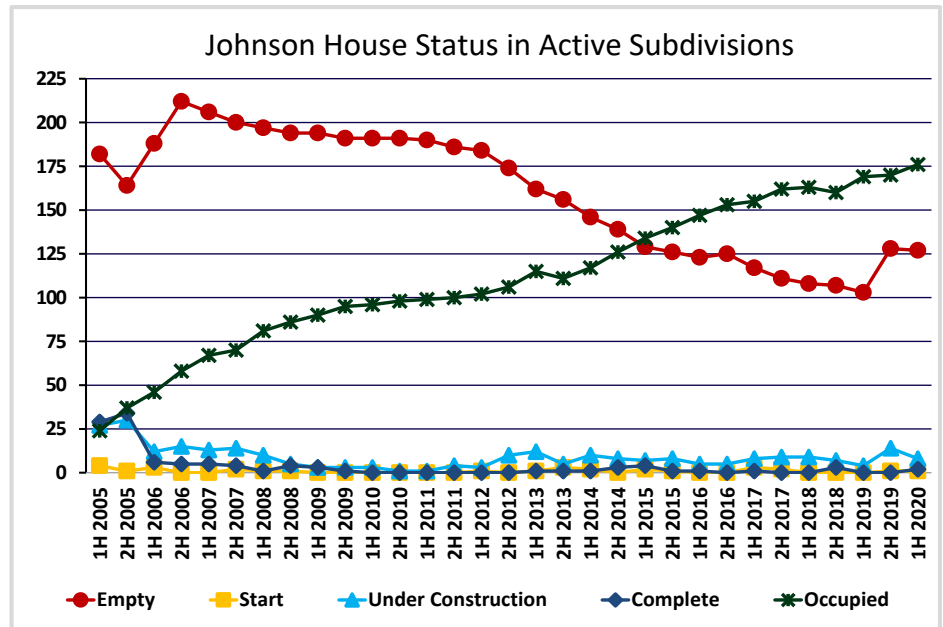
Active Subdivisions

There were 314 total lots in 9 active subdivisions in Johnson in the first half of 2020. Lots and houses were researched and classified in the following categories: 56.1 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 2.5 percent were under construction, 0.3 percent were starts, while 40.4 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the first half of 2020 were Clear Creek, Phase I with 5, and Clear Creek Patio Homes and Johnson Square, Phase 1A, both with 1.

Subdivisions with the most houses becoming occupied in first half of 2020 were Clear Creek, Phase I, with 3, and Clear Creek Patio Homes and Johnson Square, Phase 1A with 2 new homes.

No new construction or progress in existing construction has occurred in the last year in 2 of the 9 active subdivisions in Johnson.



6 new houses in Johnson became occupied in the first half of 2020. The annual absorption rate implies that there are 236.6 months of remaining inventory in active subdivisions, up from 171.6 months in the second half of 2019.

In 3 of the 9 active subdivisions in Johnson, no absorption has occurred in the first half of 2020.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Johnson from 59.5 percent in 2012 to 55.4 percent in the first half of 2020.

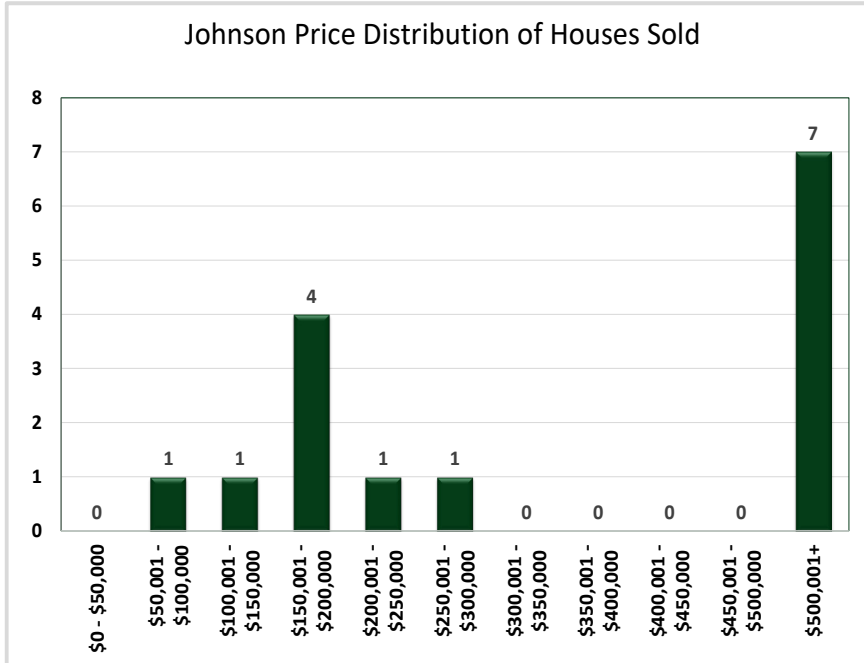
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	16	0	1	0	22	39	1	204.0
Clear Creek, Phase I	20	0	5	0	22	47	3	100.0
Clear Creek, Phase II ^{1,2}	6	0	0	0	39	45	0	--
Clear Creek, Phase III	12	0	0	0	29	41	0	144.0
Clear Creek, Phase V ²	26	1	0	1	7	35	0	--
Clear Creek, Phase VII	1	0	0	0	3	4	0	--
Heritage Hills	11	0	0	0	54	65	2	66.0
Johnson Square Phase 1A	22	0	1	1	0	24	0	--
Johnson Square Phase 1B	13	0	1	0	0	14	0	--
Johnson Active Lots	127	1	8	2	176	314	6	236.6

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

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

Johnson

Price Distribution of Houses Sold



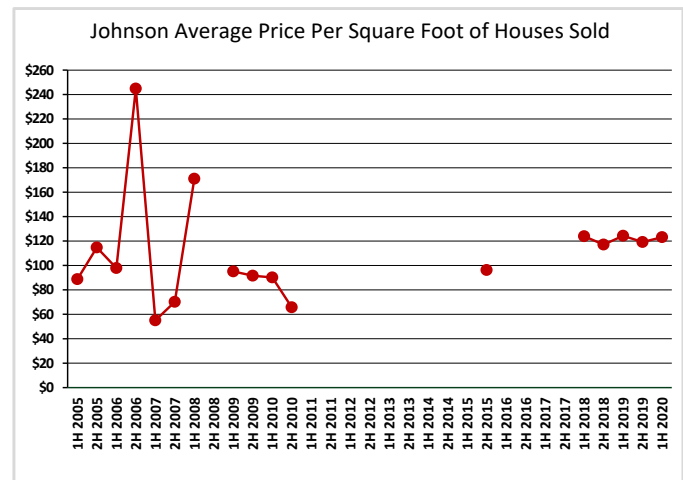
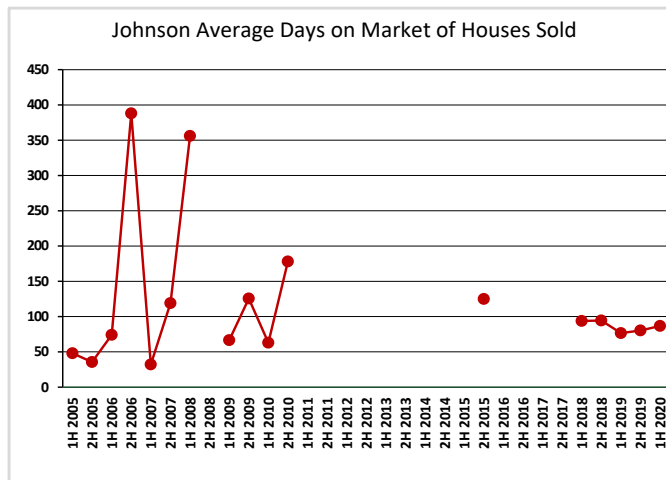
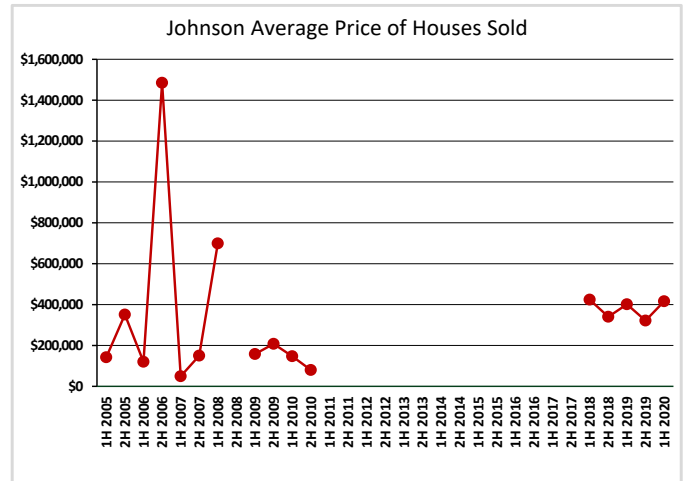
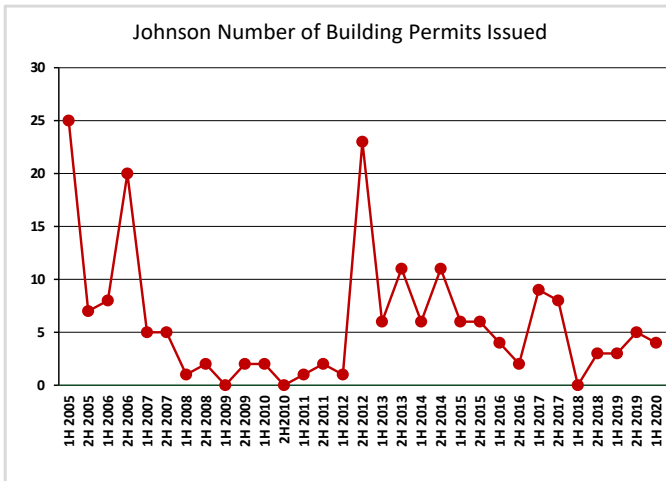
15 houses were sold in Johnson in the first half of 2020.

The average price of a house was \$416,398 at \$123.19 per square foot.

The median cost of a house was \$300,000.

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	6.7%	1,217	39	76.0%
\$100,001 - \$150,000	1	6.7%	1,150	104	93.9%
\$150,001 - \$200,000	4	26.7%	1,815	51	100.5%
\$200,001 - \$250,000	1	6.7%	1,636	31	100.0%
\$250,001 - \$300,000	1	6.7%	3,346	221	89.8%
\$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+	7	46.7%	4,803	100	94.4%
Johnson Houses Sold	15	100.0%	3,215	87	94.8%

Johnson Characteristics of Houses Sold



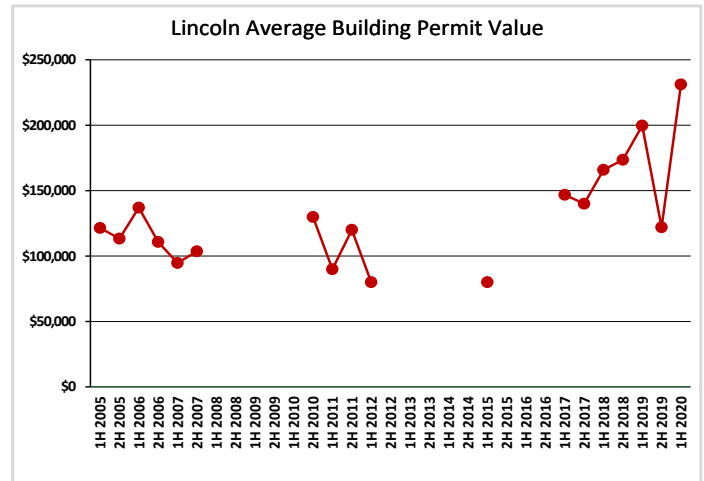
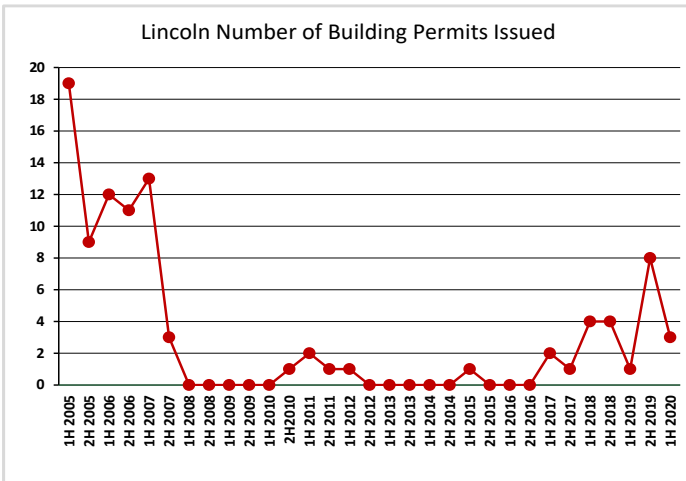
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	22	14	15	-31.8%	7.1%
Average Price of Houses Sold	\$401,264	\$321,636	\$416,398	3.8%	29.5%
Average Days on Market	77	80	87	13.2%	8.0%
Average Price per Square Foot	\$124.32	\$119.14	\$123.19	-0.9%	3.4%
Percentage of County Sales	1.2%	0.8%	0.8%	-32.3%	4.4%
Number of New Houses Sold	--	--	--	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	9	9	9	0.0%	0.0%
Average List Price of Houses Listed	\$1,387,322	\$612,522	\$1,008,722	-27.3%	64.7%

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
Briarwood	1	6.7%	1,636	31	\$209,000	\$127.75
Carley Meadows	1	6.7%	1,294	17	\$164,120	\$126.83
Clear Creek	1	6.7%	5,400	88	\$979,000	\$181.30
Clear Creek Patio Homes	1	6.7%	3,617	186	\$550,000	\$152.06
Heritage Hills	5	33.3%	4,920	86	\$643,770	\$133.60
Karrington Ridge Hpr	1	6.7%	1,150	104	\$131,000	\$113.91
Kensington	2	13.3%	1,746	72	\$199,500	\$114.76
Shady Oaks	1	6.7%	3,346	221	\$300,000	\$89.66
Viewpoint	1	6.7%	1,217	39	\$95,000	\$78.06
Other	1	6.7%	2,476	44	\$200,000	\$80.78
Johnson Houses Sold	15	100.0%	3,215	87	\$416,398	\$123.19

Lincoln Building Permits

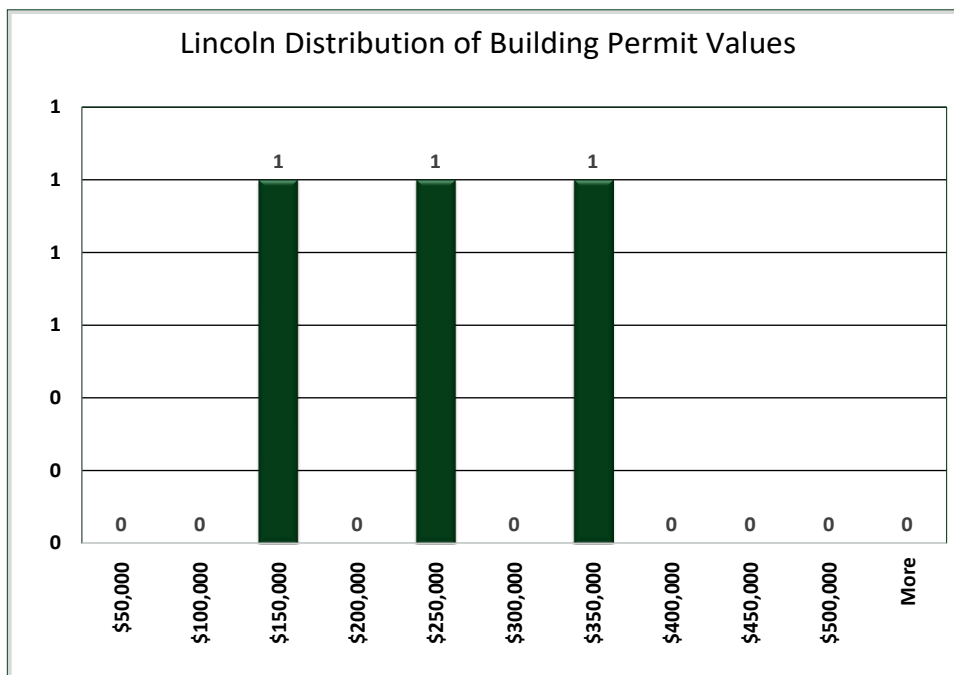


From January 1 through June 30, 2020 there were 3 residential building permits issued in Lincoln.

This represents a 62.5 percent decrease from the 8 building permits issued in the second half of 2019.

In the first half of 2020, all of the building permits were valued in the \$100,000 to \$350,000 range.

The average residential building permit value in Lincoln increased 89.5 percent from \$121,975 in the second half of 2019 to \$231,170 in the first half of 2020.



Lincoln

Active Subdivisions

There were 115 total lots in 2 active subdivisions in Lincoln in the first half of 2020. Lots and houses were researched and classified in the following categories: 24.3 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 0.0 percent were under construction, 1.7 percent were starts, while 72.2 percent were empty lots.

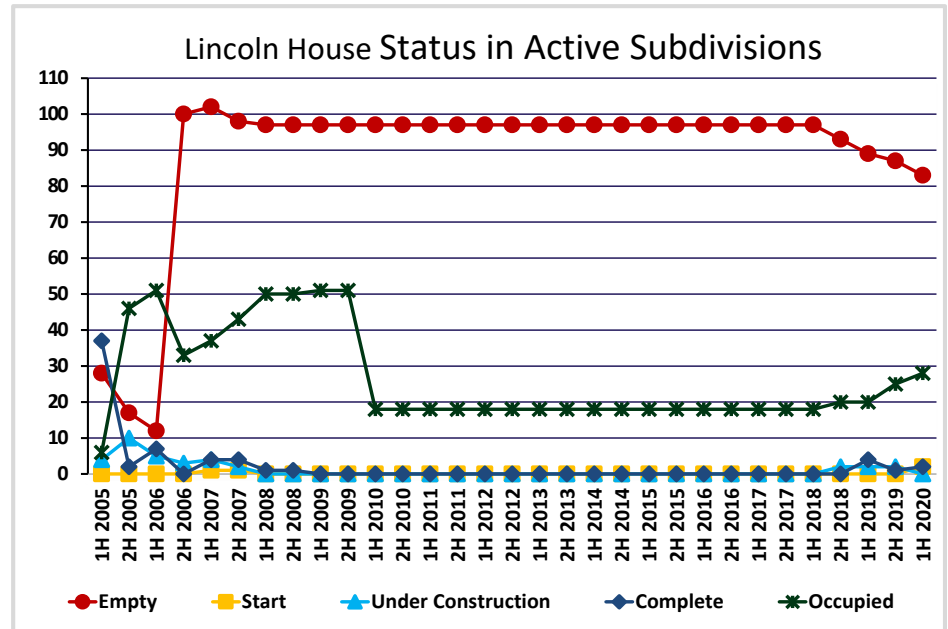
No subdivisions had houses under construction in the first half of 2020.

The subdivision with the most houses becoming occupied in first half of 2020 was Carter/Johnson, with 2.

No hiatus in existing construction has occurred in the last year in either of the 2 active subdivisions in Lincoln.

3 new houses in Lincoln became occupied in the first half of 2020.

The annual absorption rate implies that there are 130.5 months of remaining inventory in active subdivisions, down from 216.0 months in the second half of 2019.



In both of the active subdivisions in Johnson, absorption has occurred in the first half of 2020.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Lincoln from 62.8 percent in 2012 to 57.2 percent in the first half of 2020.

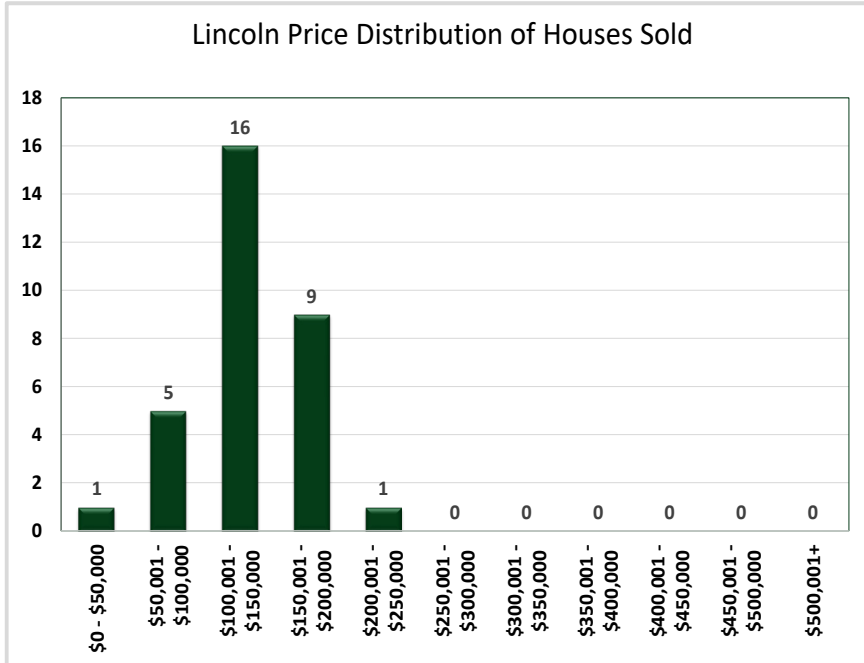
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Carter/Johnson	0	2	0	2	8	12	2	8.0
Country Meadows	83	0	0	0	20	103	1	498.0
Lincoln Active Lots	83	2	0	2	28	115	3	130.5

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

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

Lincoln

Price Distribution of Houses Sold



32 houses were sold in Lincoln in the first half of 2020.

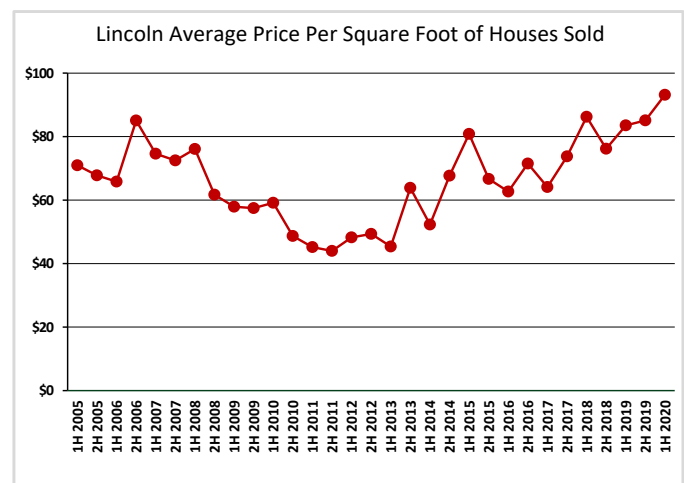
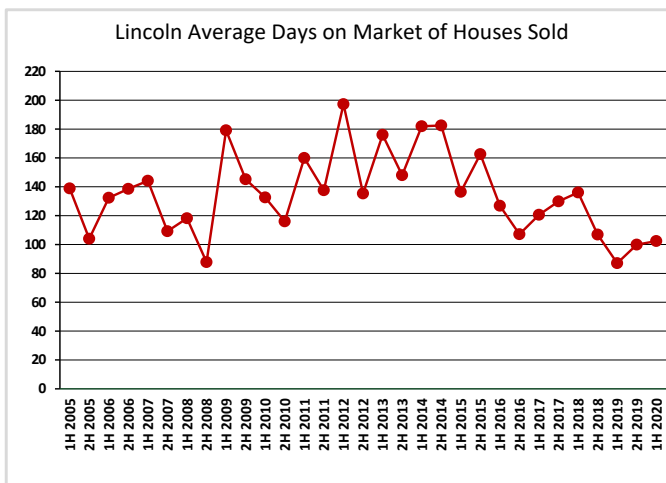
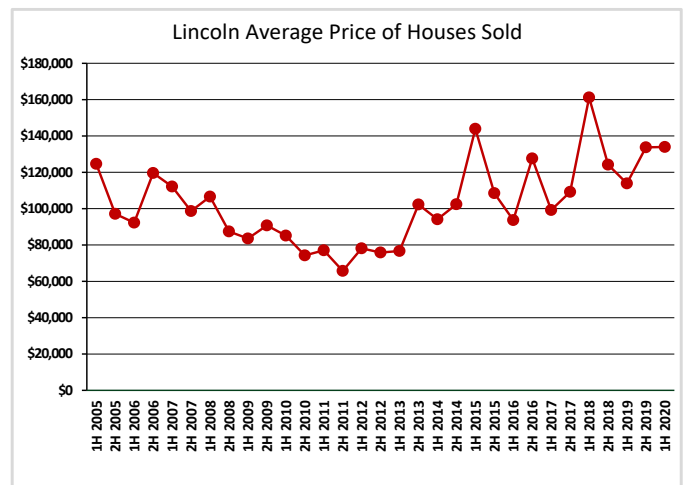
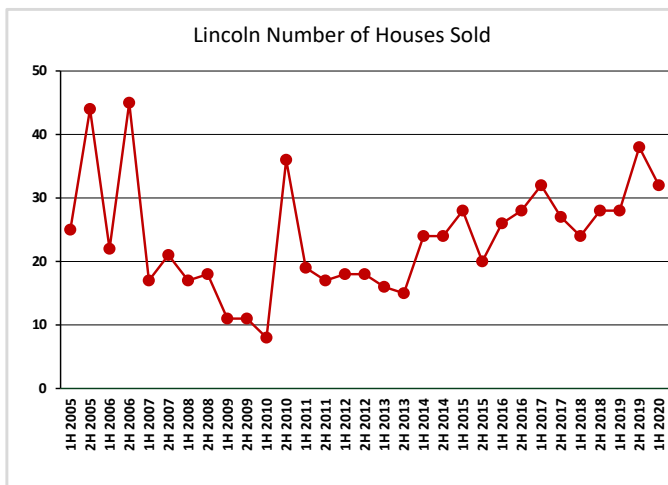
The average price of a house was \$133,966 at \$93.16 per square foot.

The median cost of a house was \$136,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	3.1%	816	50	86.2%
\$50,001 - \$100,000	5	15.6%	1,135	106	96.9%
\$100,001 - \$150,000	16	50.0%	1,334	94	98.9%
\$150,001 - \$200,000	9	28.1%	1,782	123	98.0%
\$200,001 - \$250,000	1	3.1%	2,300	79	99.6%
\$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	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Lincoln Houses Sold	32	100.0%	1,443	102	97.9%

Lincoln

Characteristics of Houses Sold



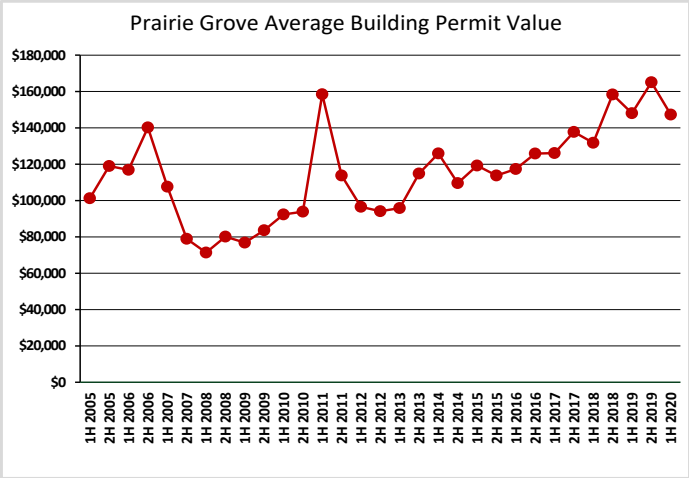
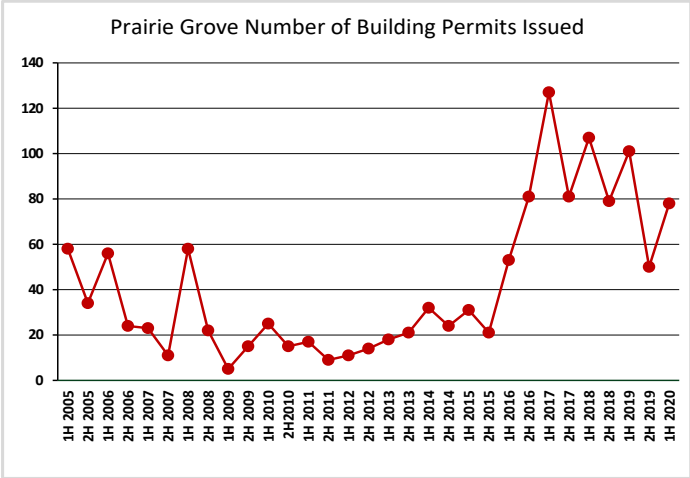
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	28	38	32	14.3%	-15.8%
Average Price of Houses Sold	\$113,857	\$133,755	\$133,966	17.7%	0.2%
Average Days on Market	87	100	102	17.7%	2.5%
Average Price per Square Foot	\$83.52	\$85.09	\$93.16	11.5%	9.5%
Percentage of County Sales	1.5%	2.1%	1.8%	13.5%	-18.0%
Number of New Houses Sold	4	3	5	25.0%	66.7%
Average Price of New Houses Sold	\$143,175	\$143,933	\$147,080	2.7%	2.2%
Average Days on Market of New Houses Sold	90	221	135	50.2%	-38.9%
Number of Houses Listed	18	31	7	-61.1%	-77.4%
Average List Price of Houses Listed	\$144,650	\$196,610	\$132,486	-8.4%	-32.6%

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	6.3%	1,358	76	\$140,500	\$103.46
Braly	2	6.3%	1,056	108	\$77,500	\$74.31
Carter/Johnson	3	9.4%	1,325	86	\$147,633	\$111.41
Corley	3	9.4%	1,783	149	\$163,667	\$93.80
Country Meadows	1	3.1%	1,233	39	\$132,000	\$107.06
Jackson Heights	1	3.1%	1,211	75	\$118,500	\$97.85
Lincoln Original	4	12.5%	1,097	85	\$91,375	\$83.14
Reed	1	3.1%	1,491	70	\$116,500	\$78.14
Stapleton	1	3.1%	1,203	48	\$105,000	\$87.28
Other	14	43.8%	1,607	117	\$148,536	\$93.36
Lincoln Houses Sold	32	100.0%	1,443	102	\$133,966	\$93.16

Prairie Grove Building Permits

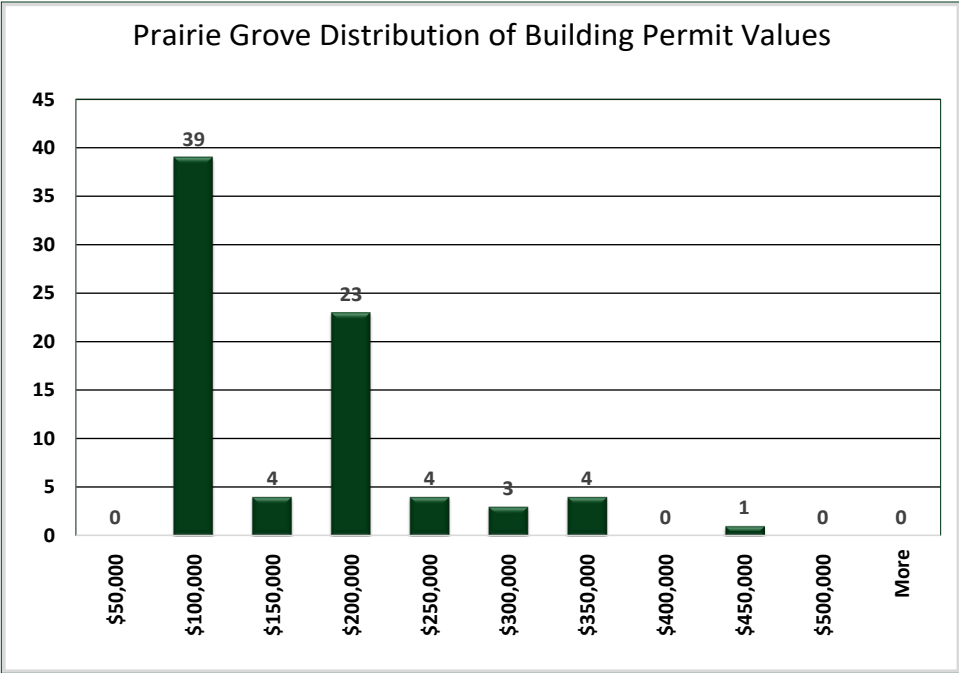


From January 1 through June 30, 2020 there were 78 residential building permits issued in Prairie Grove.

This represents a percent 56.0 percent increase from the 50 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$50,000 to \$100,000 range.

The average residential building permit value in Prairie Grove decreased 10.8 percent from \$165,071 in the second half of 2019 to \$147,268 in the first half of 2020.



Prairie Grove Active Subdivisions

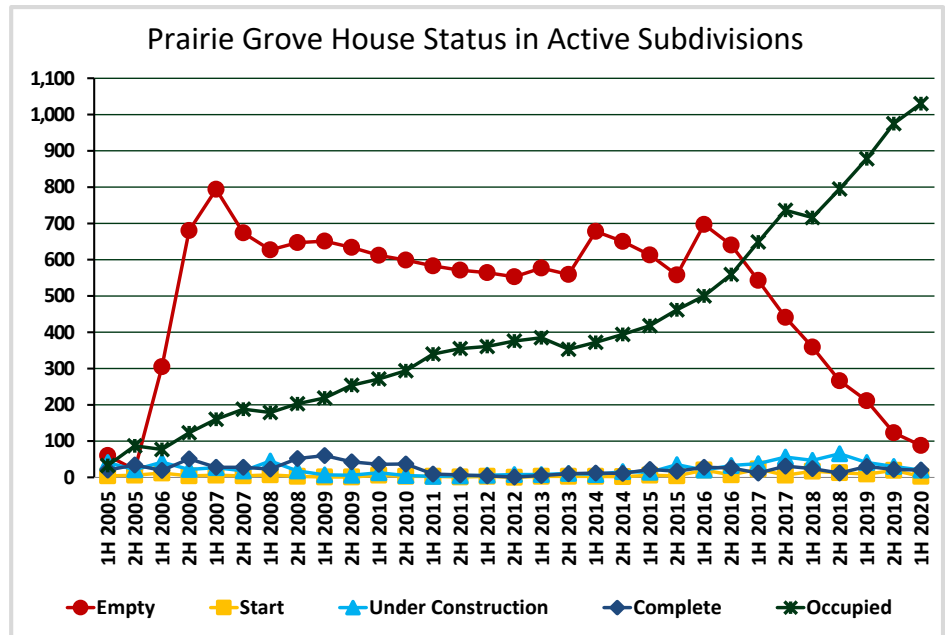
There were 1,161 total lots in 17 active subdivisions in Prairie Grove in the first half of 2020. Lots and houses were researched and classified in the following categories: 88.7 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 1.7 percent were under construction, 0.3 percent were starts, while 7.6 percent were empty lots.

The subdivisions with the most houses under construction in Prairie Grove during the first half of 2020 were Sundowner, Phase III with 8, and Sundowner, Phase I Sec II with 5.

Subdivisions with the most houses becoming occupied in first half of 2020 were Highlands Green, Phase II, with 17, and Sundowner, Phase I Sec II with 15 new homes.

No new construction or progress in existing construction has occurred in the last year in 1 of the 17 active subdivisions in Prairie Grove.

63 new houses in Prairie Grove became occupied in the first half of 2020. The annual absorption rate implies that there are 9.8 months of remaining inventory in active subdivisions, down from 12.9 months in the second half of 2019.



In 2 out of the 17 active subdivisions in Prairie Grove, no absorption has occurred in the first half of 2020.

Additionally, 238 new lots in 4 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Prairie Grove from 68.7 percent in 2012 to 63.3 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Belle Meade, Phase 4	1H 2020		55	55
Snyder Grove, Phase 2	1H 2020	96		96
Wagon's Spring	1H 2020	61		61
Wakefield Park	1H 2020	26		26
New and Preliminary Lots		183	55	238

Prairie Grove

Active Subdivisions

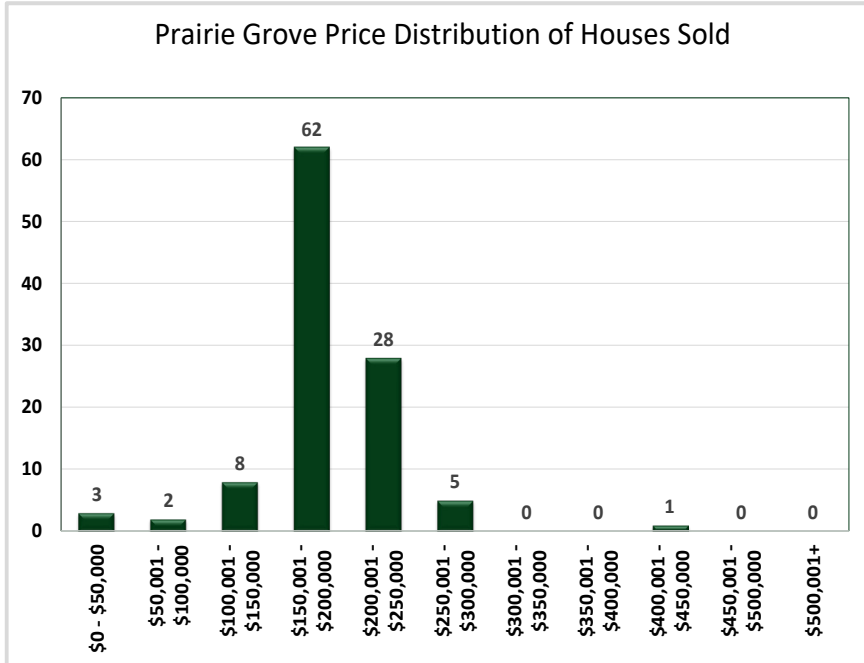
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Battlefield Estates Phase II	2	0	0	0	124	126	0	2.4
Belle Meade, Phase I, II	10	0	0	6	118	134	5	24.0
Belle Meade, Phase III	7	1	0	1	5	14	1	21.6
Coyle ¹	1	0	1	0	1	3	0	--
Grandview Estates, Phase IB	1	0	0	0	9	10	2	3.0
Grandview Estates, Phase II	2	0	0	1	6	9	0	36.0
Highlands Green, Phase I ^{1,2}	1	0	0	0	39	40	0	--
Highlands Green Phase II	0	0	0	0	31	31	17	0.0
Highlands Square North	2	0	0	0	37	39	3	8.0
Prairie Meadows, Phase III	8	0	4	0	106	118	7	14.4
Snyder Grove, Phase I	6	0	0	1	4	11	3	28.0
Stonecrest, Phase II	0	0	2	0	42	44	1	8.0
Sundowner, Phase I Sec. I	12	0	0	2	47	61	0	168.0
Sundowner, Phase I Sec. II	18	2	5	2	117	144	6	24.9
Sundowner, Phase IIA	5	0	0	0	83	88	2	10.0
Sundowner, Phase IIB	2	0	0	0	135	137	1	1.2
Sundowner, Phase III	11	0	8	7	126	152	15	6.6
Prairie Grove Active Lots	88	3	20	20	1,030	1,161	63	9.8

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

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

Prairie Grove

Price Distribution of Houses Sold



109 houses were sold in Prairie Grove in the first half of 2020.

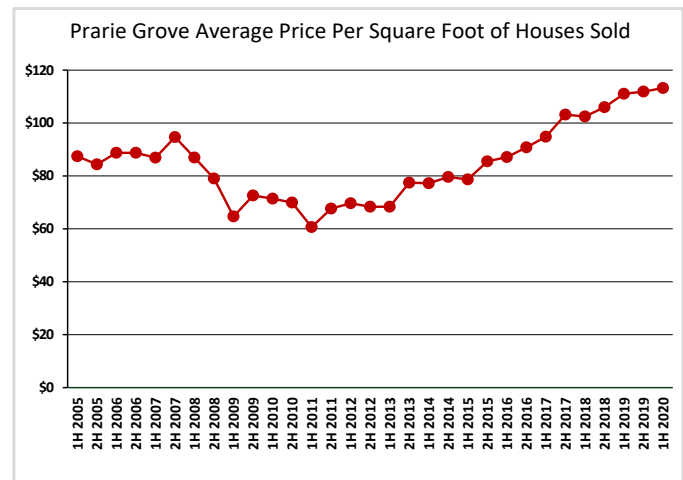
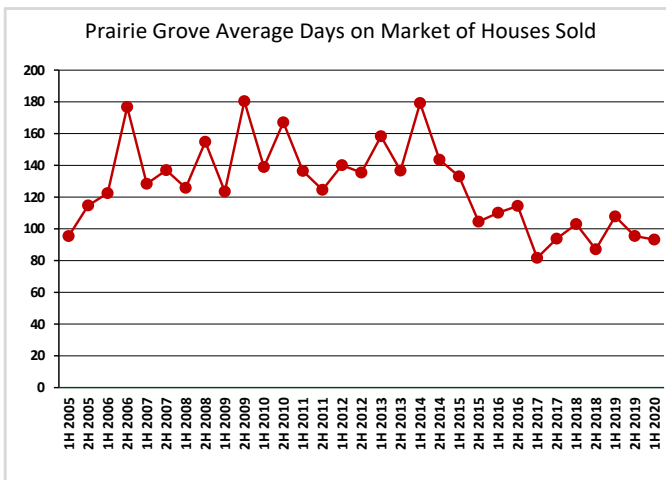
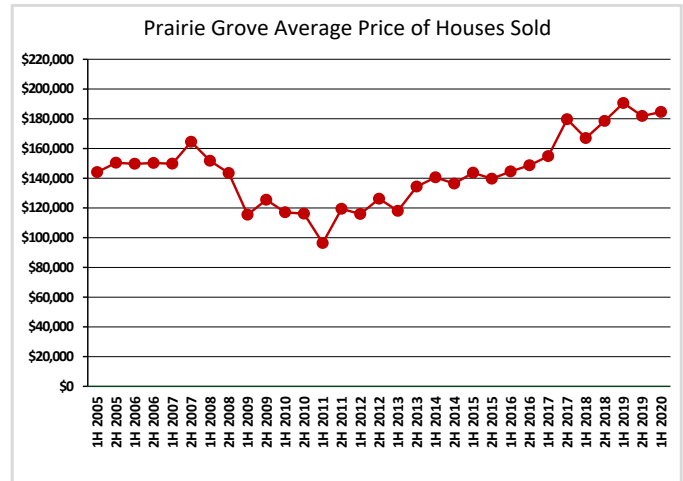
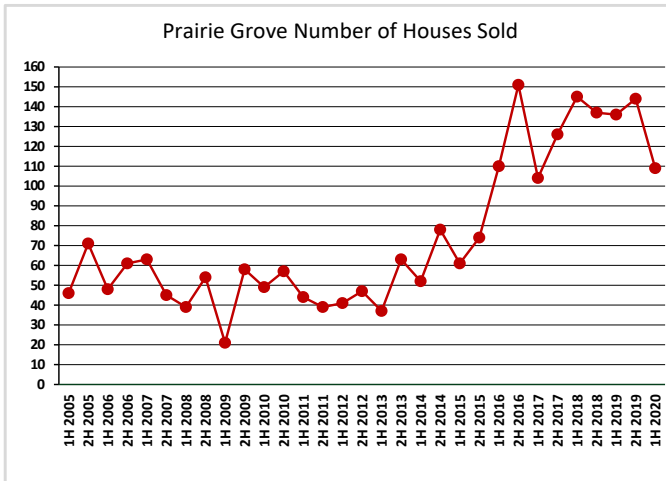
The average price of a house was \$184,564 at \$113.25 per square foot.

The median cost of a house was \$178,000.

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	3	2.8%	679	98	91.9%
\$50,001 - \$100,000	2	1.8%	1,025	132	91.8%
\$100,001 - \$150,000	8	7.3%	1,313	40	95.7%
\$150,001 - \$200,000	62	56.9%	1,574	92	98.8%
\$200,001 - \$250,000	28	25.7%	1,849	100	99.0%
\$250,001 - \$300,000	5	4.6%	2,346	91	99.6%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	0.9%	4,337	334	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Prairie Grove Houses Sold	109	100.0%	1,652	93	98.4%

Prairie Grove

Characteristics of Houses Sold



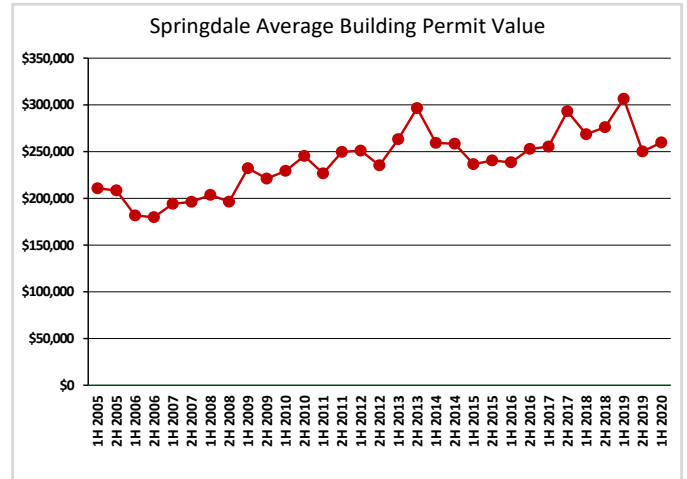
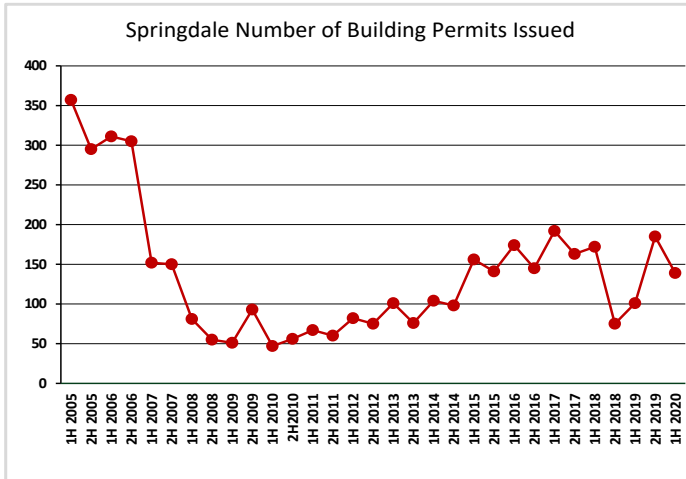
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	136	144	109	-19.9%	-24.3%
Average Price of Houses Sold	\$190,547	\$181,806	\$184,564	-3.1%	1.5%
Average Days on Market	108	95	93	-13.5%	-2.4%
Average Price per Square Foot	\$111.04	\$111.86	\$113.25	2.0%	1.2%
Percentage of County Sales	7.5%	8.1%	6.0%	-20.4%	-26.3%
Number of New Houses Sold	69	56	41	-40.6%	-26.8%
Average Price of New Houses Sold	\$181,433	\$185,528	\$207,540	14.4%	11.9%
Average Days on Market of New Houses Sold	117	114	102	-12.7%	-10.7%
Number of Houses Listed	61	40	8	-86.9%	-80.0%
Average List Price of Houses Listed	\$207,819	\$229,808	\$222,647	7.1%	-3.1%

Prairie Grove

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ab Neals	1	0.9%	600	75	\$77,000	\$128.33
Battle Field Estates	8	7.3%	1,447	78	\$169,938	\$119.33
Belle Meade	14	12.8%	1,332	103	\$172,998	\$130.46
Dormanmorton	1	0.9%	1,664	41	\$140,000	\$84.13
Eastwood Heights	2	1.8%	2,442	163	\$223,250	\$91.52
Grandview Estates	2	1.8%	3,117	301	\$325,383	\$111.47
Highlands Green	5	4.6%	1,656	129	\$177,838	\$108.12
Highlands Square	2	1.8%	1,486	58	\$164,250	\$111.34
Lahera Meadows	3	2.8%	1,805	61	\$174,833	\$96.99
Prairie Grove Original	2	1.8%	1,173	118	\$84,450	\$83.18
Prairie Meadows	16	14.7%	1,853	86	\$206,056	\$110.89
Prairie Oaks	2	1.8%	2,069	152	\$165,950	\$80.55
Prairie Pines	1	0.9%	1,606	70	\$172,800	\$107.60
Rogers	2	1.8%	2,060	104	\$199,750	\$99.05
Simpsons	3	2.8%	1,313	32	\$131,833	\$105.74
Snyder Grove	2	1.8%	2,032	88	\$254,500	\$124.96
Stapletons	2	1.8%	1,155	62	\$86,250	\$68.68
Stonecrest	3	2.8%	1,845	67	\$201,667	\$111.83
Sundowner	30	27.5%	1,655	87	\$200,807	\$121.97
Wt Neals	1	0.9%	784	181	\$45,000	\$57.40
Other	7	6.4%	1,658	77	\$165,486	\$103.85
Prairie Grove Houses Sold	109	100.0%	1,652	93	\$184,564	\$113.25

Springdale Building Permits

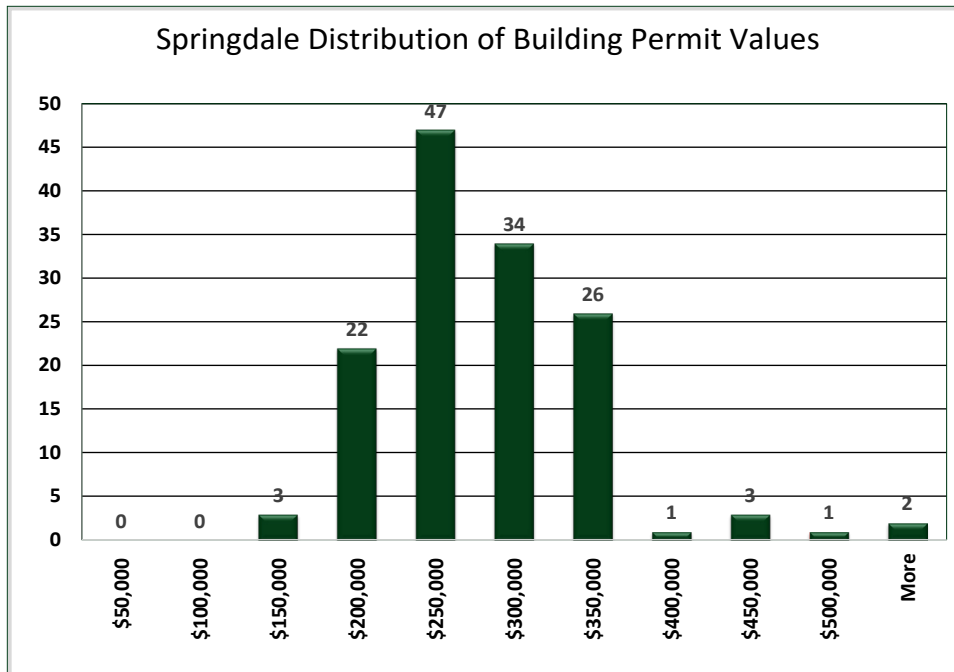


From January 1 through June 30, 2020 there were 139 residential building permits issued in Springdale.

This represents a 24.9 decrease from the 185 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$350,000 range.

The average residential building permit value in Springdale increased 3.8 percent from \$250,131 in the second half of 2019 to \$259,755 in the first half of 2020.



Springdale Active Subdivisions

There were 2,080 total lots in 34 active subdivisions in Springdale in the first half of 2020. Lots and houses were researched and classified in the following categories: 84.9 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 3.8 percent were under construction, 1.4 percent were starts, while 8.0 percent were empty lots.

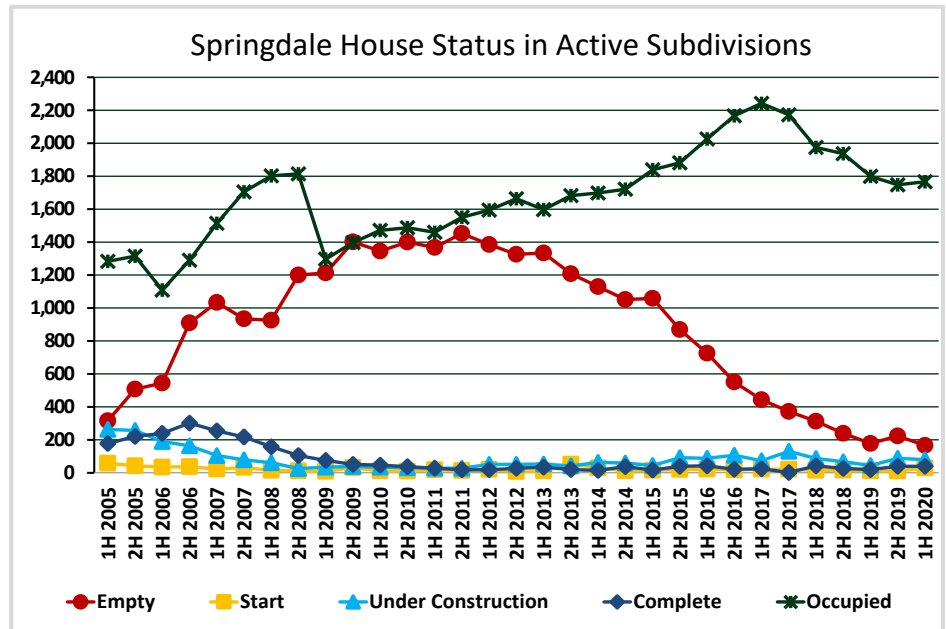
The subdivisions with the most houses under construction in Springdale during the first half of 2020 were Summer View with 20 and Ramsey Place, Phase II with 15.

Subdivisions with the most houses becoming occupied in first half of 2020 were Tyson Heights, Phase II, with 47, and Ramsey Place, Phase II with 31 new homes.

No new construction or progress in existing construction has occurred in the last year in 5 of the 34 active subdivisions in Springdale.

154 new houses in Springdale became occupied in the first half of 2020. The annual absorption rate implies that there are 18.3 months of remaining inventory in active subdivisions, down from 28.8 months in the second half of 2019.

In 11 out of the 34 active subdivisions in Springdale, no absorption has occurred in the first half of 2020.



Additionally, 355 new lots in 8 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Springdale from 64.7 percent in 2012 to 63.8 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Harber	1H 2020		11	11
Hylton Road, Phase I	1H 2020		50	50
Hylton Road, Phase II	1H 2020		48	48
McJunkin Place	1H 2020	4		4
Shepard Hills	2H 2019	90		90
Spring Creek Farms, Phase II	2H 2018	75		75
Sundance	2H 2019	73		73
Village Heights	1H 2020		4	4
New and Preliminary		242	113	355

Springdale

Active Subdivisions

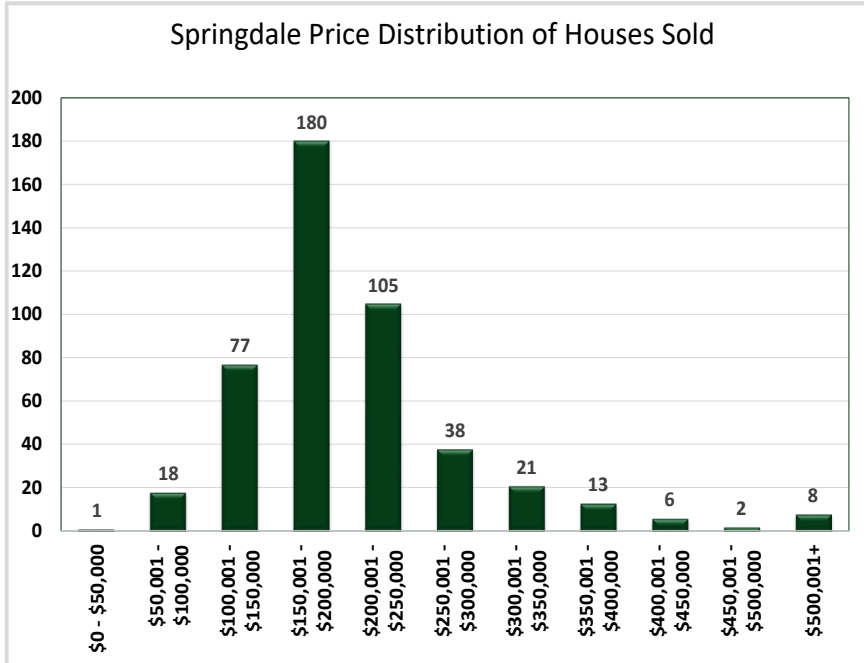
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	20	2	8	4	10	44	2	51.0
Churchill Crescent, Phase III ²	1	0	1	0	12	14	0	--
East Ridge ²	1	1	0	0	6	8	0	--
Eastview ^{1,2}	2	0	0	0	172	174	0	--
Enclave, The	2		2	1	61	66	3	15.0
Ferns Valley	0	0	0	0	55	55	4	0.0
Grand Valley, Phase I	0	0	0	0	159	159	3	0.0
Grand Valley Estates	3	0	1	1	19	24	1	60.0
Grand Valley Meadows, Phase I	0	0	0	0	92	92	1	0.0
Grand Valley Stables at Guy Terry Farms	4	0	0	0	20	24	1	24.0
Habberton Ridge 1A	38	4	11	20	31	104	31	28.3
Har-ber Meadows, Phase V ^{1,2}	1	0	0	0	15	16	0	--
Har-ber Meadows, Phase XX	1	0	0	0	52	53	0	4.0
Hidden Hills, Phase II	2	0	0	0	81	83	3	4.0
Legendary, Phase I	4	1	3	0	160	168	7	13.7
Legendary, Phase II - D	1	3	2	0	28	34	6	7.2
Meadow Haven	3	0	1	0	33	37	1	24.0
Northern Heights	1	0	0	8	5	14	5	21.6
Ramsey Place, Phase I	1	1	3	0	24	29	24	2.5
Ramsey Place, Phase II	10	5	15	0	2	32	2	180.0
Rosson Creek ^{1,2}	1	0	0	0	49	50	0	--
Savannah Ridge ²	11	0	1	0	81	93	0	--
Silent Knoll	3	0	2	0	63	68	3	10.0
Spring Hill, Phase II ^{1,2}	12	0	0	0	88	100	0	--
Spring Ridge	0	0	0	0	60	60	2	0.0
Summer View	11	10	20	0	0	41	0	--
Sunset Ridge	3	0	1	0	29	33	3	16.0
Sylvan Acres ²	19	1	1	0	5	26	0	--
Thornbury, Phase III ²	0	0	0	1	36	37	0	--
Thornbury, Phase V	1	1	1	0	32	35	2	9.0
Tuscany	4	0	0	0	160	164	3	9.6
Tyson Heights, Phase I ²	0	0	3	2	61	66	0	--
Tyson Heights, Phase II	0	0	4	2	47	53	47	1.5
Wagon Wheel Bend ^{1,2}	6	0	0	0	18	24	0	--
Springdale Active Lots	166	29	80	39	1,766	2,080	154	18.3

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

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

Springdale

Price Distribution of Houses Sold



469 houses were sold in Springdale in the first half of 2020.

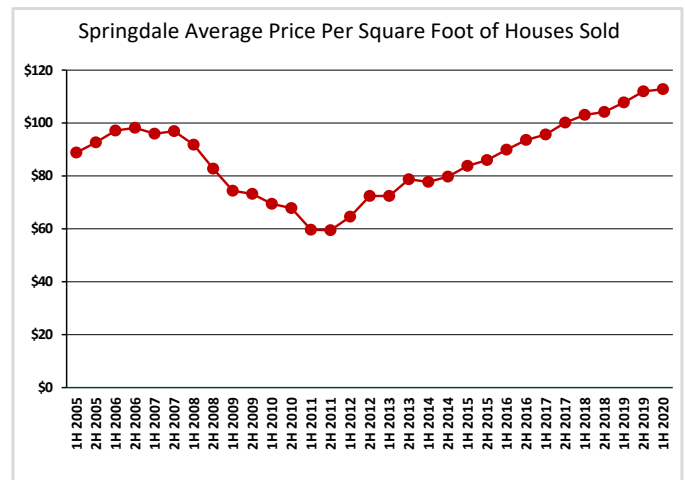
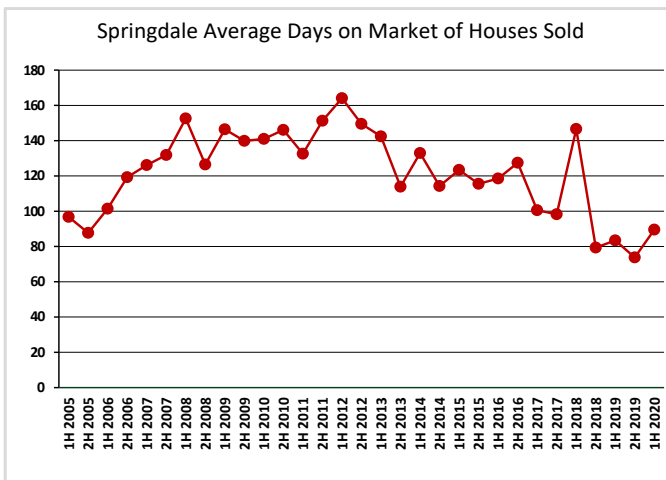
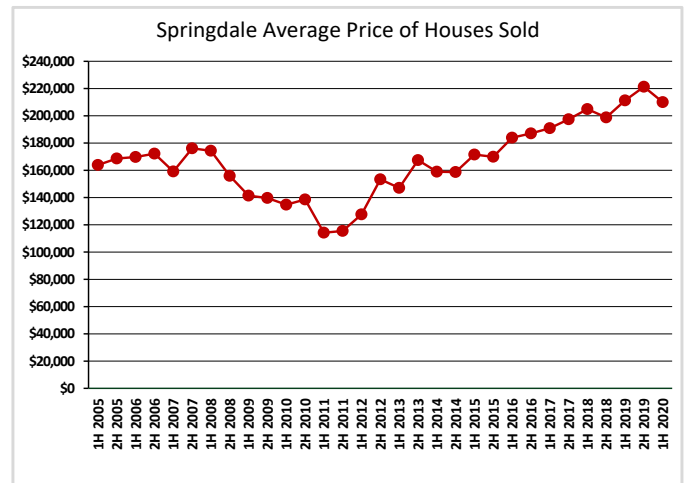
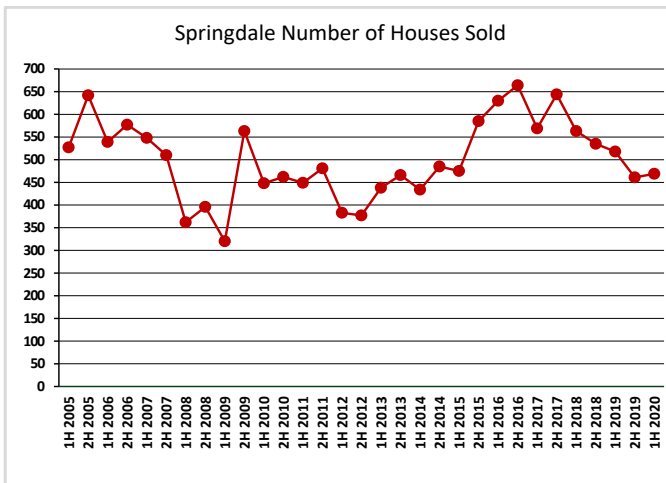
The average price of a house was \$210,030 at \$112.78 per square foot.

The median cost of a house was \$190,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.2%	794	57	90.0%
\$50,001 - \$100,000	18	3.8%	1,090	143	92.7%
\$100,001 - \$150,000	77	16.4%	1,247	72	98.2%
\$150,001 - \$200,000	180	38.4%	1,586	81	99.0%
\$200,001 - \$250,000	105	22.4%	1,980	76	99.3%
\$250,001 - \$300,000	38	8.1%	2,545	142	98.1%
\$300,001 - \$350,000	21	4.5%	2,971	134	97.8%
\$350,001 - \$400,000	13	2.8%	2,878	59	98.8%
\$400,001 - \$450,000	6	1.3%	3,097	100	99.0%
\$450,001 - \$500,000	2	0.4%	3,963	316	96.3%
\$500,001+	8	1.7%	4,973	128	99.2%
Springdale Houses Sold	469	100.0%	1,861	90	98.5%

Springdale

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	518	461	469	-9.5%	1.7%
Average Price of Houses Sold	\$211,283	\$221,301	\$210,030	-0.6%	-5.1%
Average Days on Market	83	74	90	7.3%	21.4%
Average Price per Square Foot	\$107.76	\$111.96	\$112.78	4.7%	0.7%
Percentage of County Sales	28.5%	25.9%	25.7%	-10.1%	-0.9%
Number of New Houses Sold	55	36	96	74.5%	166.7%
Average Price of New Houses Sold	\$244,954	\$262,992	\$228,587	-6.7%	-13.1%
Average Days on Market of New Houses Sold	143	113	129	-10.1%	13.4%
Number of Houses Listed	182	198	124	-31.9%	-37.4%
Average List Price of Houses Listed	\$369,187	\$322,344	\$316,922	-14.2%	-1.7%

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	2	0.4%	1,784	74	\$172,000	\$96.95
Apple Orchard	1	0.2%	1,448	42	\$160,000	\$110.50
Arber Estates	1	0.2%	1,728	35	\$213,000	\$123.26
Arthur Banks	1	0.2%	1,123	92	\$130,000	\$115.76
Baldwin	2	0.4%	1,450	81	\$115,250	\$79.48
Benedetto	3	0.6%	3,252	183	\$433,300	\$133.19
Beverly Heights	1	0.2%	1,750	31	\$177,000	\$101.14
Birds	1	0.2%	1,970	150	\$170,000	\$86.29
Bobby Thompson	1	0.2%	960	116	\$109,900	\$114.48
Bradshaw	2	0.4%	1,830	163	\$147,450	\$80.48
Butterfield Gardens	4	0.9%	1,186	53	\$143,375	\$120.90
Cameron Heights	2	0.4%	1,817	78	\$185,500	\$101.25
Candlestick	2	0.4%	1,527	63	\$164,500	\$107.76
Canterbury	3	0.6%	1,724	109	\$198,333	\$114.91
Central Village	3	0.6%	1,185	54	\$133,333	\$112.58
Chadwick	2	0.4%	1,929	122	\$200,000	\$103.82
Chapman Hills	1	0.2%	1,790	28	\$215,000	\$120.11
Charleston Park at Legendary	6	1.3%	1,860	159	\$202,648	\$111.01
Cobblestone Place	1	0.2%	2,130	29	\$242,000	\$113.62
Coger-Dewese	2	0.4%	839	104	\$50,000	\$59.45
Coger-Samuels	2	0.4%	1,090	40	\$84,000	\$77.02
Comley-Davis	1	0.2%	1,000	36	\$94,000	\$94.00
Commons	1	0.2%	1,040	53	\$112,009	\$107.70
Country Club	1	0.2%	2,869	226	\$260,000	\$90.62
County Court	3	0.6%	1,212	136	\$98,400	\$78.54
Dandys	5	1.1%	1,937	75	\$175,800	\$93.68
Davis	2	0.4%	1,509	103	\$138,500	\$94.98
Deerfield	1	0.2%	1,514	58	\$150,000	\$99.08
Dels Woods	1	0.2%	3,166	231	\$345,000	\$108.97
Eagle Crest	2	0.4%	1,850	55	\$205,450	\$110.96
East Fork	1	0.2%	1,060	58	\$115,000	\$108.49
Eastview	3	0.6%	1,359	27	\$160,000	\$118.28
Edmondson	1	0.2%	1,712	57	\$170,000	\$99.30
Eichers	1	0.2%	2,067	82	\$225,000	\$108.85

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
Elm Springs Heights	4	0.9%	1,485	59	\$160,000	\$110.39
Elmdale Terrace	4	0.9%	1,851	147	\$164,625	\$90.15
Emerald Point	1	0.2%	4,750	199	\$550,000	\$115.79
Enclave	1	0.2%	3,700	160	\$518,000	\$140.00
Fairview Acres	1	0.2%	2,142	27	\$212,000	\$98.97
Fairway Hpr	1	0.2%	1,122	58	\$113,500	\$101.16
Falcon	1	0.2%	2,239	52	\$241,000	\$107.64
Falls, The	1	0.2%	2,800	51	\$353,000	\$126.07
Ferns Valley	2	0.4%	1,512	35	\$178,750	\$118.23
Forest Glen	1	0.2%	1,972	39	\$235,000	\$119.17
Frederick	1	0.2%	1,988	183	\$170,000	\$85.51
Garnerlarimore	2	0.4%	1,413	93	\$141,750	\$100.40
Grand Valley	6	1.3%	1,582	35	\$197,850	\$125.14
Green Acres	1	0.2%	1,120	38	\$138,000	\$123.21
Grove at Chester Hills Hpr	1	0.2%	1,381	277	\$139,900	\$101.30
Habberton Ridge	19	4.1%	1,421	185	\$195,221	\$137.49
Har-ber Meadows	11	2.3%	2,219	52	\$270,973	\$124.50
Harper	2	0.4%	1,290	52	\$149,750	\$116.94
Henson Heights	3	0.6%	1,912	102	\$193,000	\$102.21
Hidden Hills	3	0.6%	1,359	47	\$156,000	\$114.87
Hidden Lake	8	1.7%	1,350	61	\$144,050	\$106.80
High Chaparral	5	1.1%	1,925	87	\$195,960	\$102.92
Highland	2	0.4%	1,251	83	\$129,500	\$107.13
Howards	1	0.2%	925	89	\$116,000	\$125.41
Hunt Estates	1	0.2%	2,154	49	\$225,000	\$104.46
Indianhead Estates	3	0.6%	1,795	73	\$192,133	\$108.14
Jonestripp	1	0.2%	858	32	\$121,107	\$141.15
Lakeview Heights	1	0.2%	2,092	91	\$232,000	\$110.90
Legendary	18	3.8%	2,018	91	\$256,261	\$128.18
Lester	2	0.4%	2,329	157	\$220,000	\$95.54
Liberty Heights	2	0.4%	3,011	60	\$394,375	\$131.85
Lynn Estates	1	0.2%	3,480	116	\$305,000	\$87.64
Maple Drive	1	0.2%	1,360	130	\$128,000	\$94.12
Meadow Haven	1	0.2%	1,852	92	\$181,600	\$98.06
Monticello	2	0.4%	2,827	76	\$325,000	\$115.63
Neals	2	0.4%	962	81	\$100,000	\$104.22

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
Neff	9	1.9%	1,602	62	\$150,883	\$94.37
Newell	3	0.6%	1,439	38	\$123,167	\$86.96
North Heights	1	0.2%	1,764	148	\$162,000	\$91.84
North Meadows	3	0.6%	1,211	50	\$152,167	\$125.65
Northeast Meadow	1	0.2%	1,262	35	\$154,000	\$122.03
Northern Heights	6	1.3%	2,443	227	\$300,696	\$123.23
Northside	1	0.2%	1,326	42	\$100,000	\$75.41
Oak Manor	1	0.2%	2,739	218	\$300,000	\$109.53
Oak Valley	3	0.6%	1,863	80	\$211,833	\$113.71
Oak Walk	2	0.4%	2,072	56	\$240,000	\$115.85
Oaks, The	3	0.6%	2,127	78	\$203,467	\$95.68
Orchard	6	1.3%	1,594	54	\$170,083	\$107.01
Palisades	4	0.9%	1,962	93	\$220,875	\$112.58
Paradise Valley	2	0.4%	1,247	63	\$152,000	\$121.95
Parkers	2	0.4%	983	43	\$101,675	\$102.92
Parkers Place	2	0.4%	1,633	54	\$201,000	\$123.20
Parson Hills	2	0.4%	1,958	58	\$190,750	\$97.46
Peaceful Valley Estates	7	1.5%	1,848	47	\$196,478	\$106.80
Peach Tree	1	0.2%	1,456	172	\$165,000	\$113.32
Peppermill	1	0.2%	1,388	197	\$155,000	\$111.67
Perrings	1	0.2%	1,198	127	\$127,000	\$106.01
Pines, The	2	0.4%	927	30	\$120,000	\$129.71
Pinewood	2	0.4%	2,836	100	\$292,450	\$102.94
Pleasant Place	1	0.2%	1,215	123	\$124,900	\$102.80
Ponderosa	1	0.2%	1,929	30	\$206,000	\$106.79
Porthaven	1	0.2%	1,455	33	\$184,000	\$126.46
Putmans	1	0.2%	1,442	35	\$172,500	\$119.63
Quail Run	1	0.2%	2,976	119	\$335,000	\$112.57
R L Hayes Park	1	0.2%	1,350	49	\$140,000	\$103.70
Ramsey Place	20	4.3%	1,851	178	\$252,704	\$136.64
Ravenwood	2	0.4%	2,106	69	\$224,500	\$106.54
Renaissance	9	1.9%	2,408	54	\$267,167	\$112.31
Rogers	3	0.6%	1,853	134	\$184,167	\$98.16
Rolling Acres	1	0.2%	2,362	30	\$240,000	\$101.61
Rosson Creek	2	0.4%	1,852	43	\$233,500	\$126.76

Springdale

Characteristics of Houses Sold

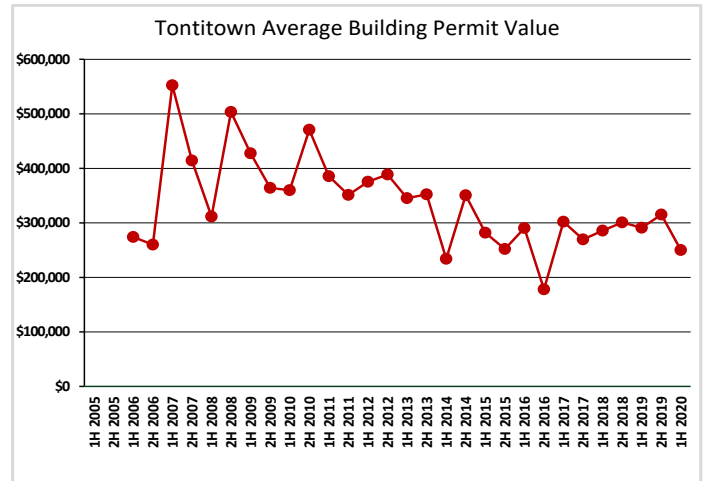
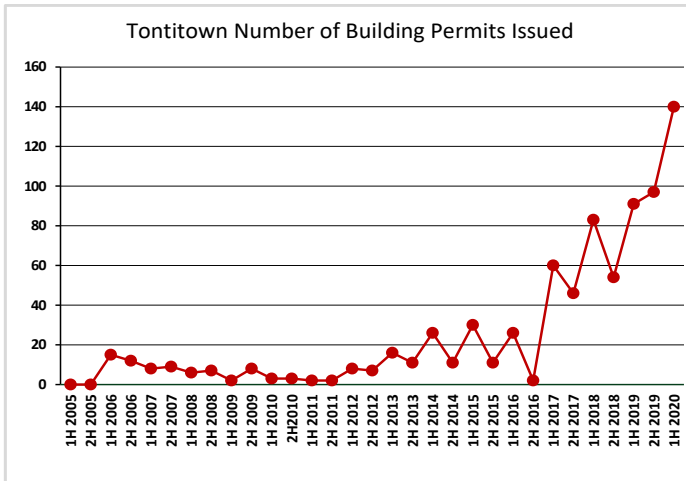
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
San Jose Estates	1	0.2%	4,020	168	\$335,000	\$83.33
Sandy Heights	1	0.2%	1,760	42	\$200,000	\$113.64
Savannah Ridge	3	0.6%	1,613	27	\$191,000	\$118.12
Serenity	2	0.4%	1,684	39	\$197,550	\$117.59
Shenandoah Hills	4	0.9%	2,735	52	\$298,000	\$109.26
Silent Knoll	4	0.9%	1,535	56	\$177,875	\$115.93
Silverstone	3	0.6%	1,621	63	\$169,333	\$104.72
Sonoma	2	0.4%	2,068	68	\$227,500	\$110.02
South Meadows	1	0.2%	2,038	85	\$205,000	\$100.59
Southfield	2	0.4%	1,431	25	\$166,000	\$116.34
Southhill	1	0.2%	2,261	49	\$420,000	\$185.76
Southland Estates	1	0.2%	864	286	\$105,000	\$121.53
Southwest	1	0.2%	1,557	20	\$146,000	\$93.77
Southwind Terrace	4	0.9%	3,332	90	\$271,473	\$84.18
Spanish Trace	2	0.4%	2,100	61	\$217,500	\$103.57
Spring Creek Estates	4	0.9%	1,880	81	\$216,500	\$115.01
Spring Creek Park	13	2.8%	1,539	48	\$182,223	\$118.35
Spring Hill	5	1.1%	1,964	58	\$206,180	\$106.69
Spring Ridge	2	0.4%	2,903	41	\$372,475	\$128.33
Stockton Place	1	0.2%	1,372	39	\$166,000	\$120.99
Stonecrest	1	0.2%	2,979	35	\$368,000	\$123.53
Stults	1	0.2%	1,380	33	\$177,000	\$128.26
Sugg	1	0.2%	1,417	36	\$192,000	\$135.50
Summer View	3	0.6%	1,877	89	\$234,750	\$125.09
Sunset Ridge	1	0.2%	3,370	0	\$367,400	\$109.02
Sycamore	2	0.4%	921	40	\$74,950	\$88.09
Thompson's	1	0.2%	1,144	63	\$119,900	\$104.81
Thornbury	6	1.3%	4,393	159	\$531,833	\$122.39
Tom Carrel	1	0.2%	1,455	59	\$214,000	\$147.08
Tuscany	3	0.6%	3,207	69	\$389,000	\$121.22
Tyson Heights	34	7.2%	1,701	51	\$188,432	\$113.07
W Walker	5	1.1%	1,922	53	\$209,000	\$109.07
Wagon Wheel Bend	3	0.6%	1,409	55	\$169,633	\$120.96
Walnut Crossing	2	0.4%	1,530	71	\$172,750	\$115.39
Walnut Grove	2	0.4%	1,308	49	\$165,500	\$126.57

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
West Emma Gardens	1	0.2%	1,592	101	\$151,000	\$94.85
West Heights	1	0.2%	1,916	42	\$178,000	\$92.90
West Huntsville	1	0.2%	1,702	77	\$165,000	\$96.94
Western Oaks Place	5	1.1%	2,198	89	\$168,940	\$75.44
Western Trails Estates	1	0.2%	3,228	63	\$450,000	\$139.41
Westside	2	0.4%	1,777	81	\$143,850	\$80.79
Westwood	2	0.4%	1,199	63	\$114,000	\$93.27
White Hills	3	0.6%	1,818	79	\$175,467	\$104.68
Wilkins	5	1.1%	1,628	70	\$167,500	\$103.62
Windsor	2	0.4%	2,731	92	\$299,500	\$109.68
Woodcliff	2	0.4%	3,287	108	\$297,250	\$93.09
Woodland Heights	2	0.4%	1,387	76	\$154,500	\$111.86
Other	28	6.0%	1,939	152	\$243,430	\$117.37
Springdale Houses Sold	469	100.0%	1,861	90	\$210,030	\$112.78

Tontitown Building Permits

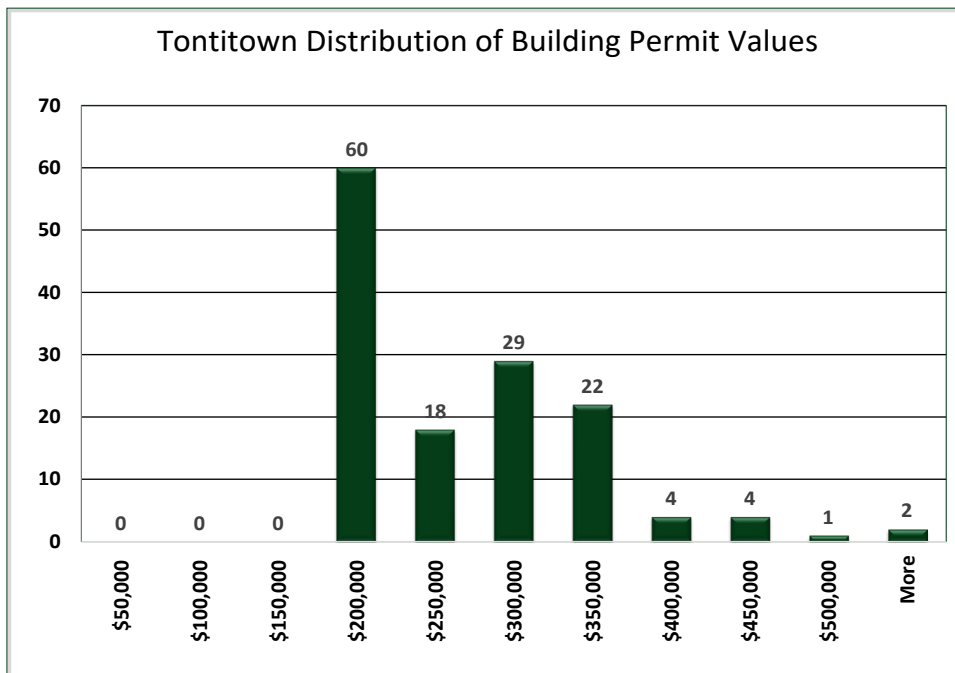


From January 1 through June 30, 2020 there were 140 residential building permits issued in Tontitown.

This represents a percent 44.3 increase from the 97 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$350,000 range.

The average residential building permit value in Tontitown decreased 20.6 percent from \$315,183 in the second half of 2019 to \$250,224 in the first half of 2020.



Tontitown Active Subdivisions

There were 595 total lots in 12 active subdivisions in Tontitown in the first half of 2020. Lots and houses were researched and classified in the following categories: 63.5 percent of the lots were occupied, 3.7 percent were complete but unoccupied, 7.2 percent were under construction, 4.2 percent were starts, while 21.3 percent were empty lots.

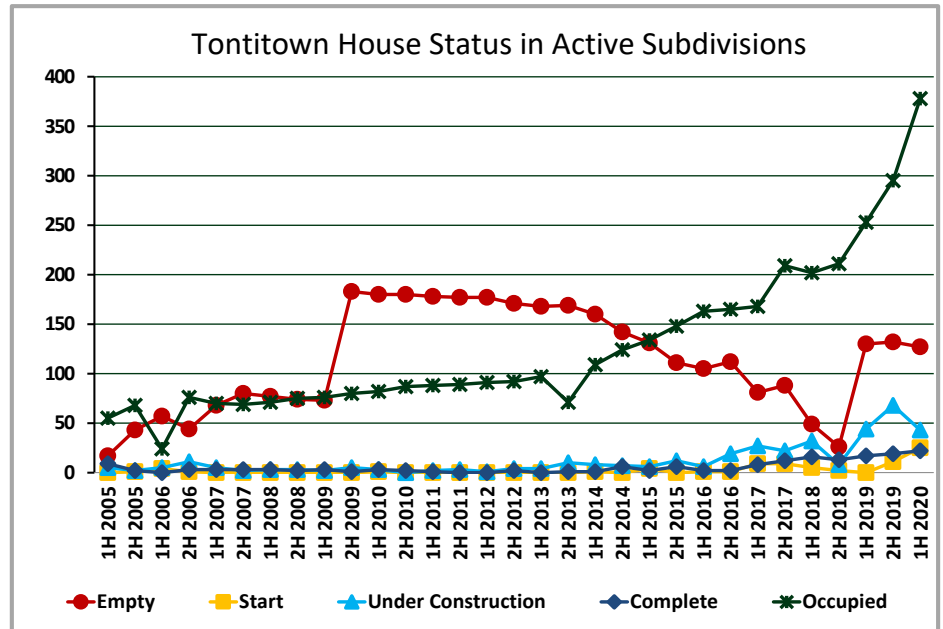
The subdivisions with the most houses under construction in Tontitown during the first half of 2020 were Napa, Phase I with 12 and Liberty Estates, Phase II with 9.

Subdivisions with the most houses becoming occupied in first half of 2020 were Westbrook, Phase II, with 50, and Liberty Estates, Phase II with 10.

No new construction or progress in existing construction has occurred in the last year in 4 of the 12 active subdivisions in Tontitown.

83 new houses in Tontitown became occupied in the first half of 2020. The annual absorption rate implies that there are 20.8 months of remaining inventory in active subdivisions, down from 32.9 months in the second half of 2019.

In 5 out of the 12 active subdivisions in Tontitown, no absorption has occurred in the first half of 2020.



96 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Tontitown from 78.2 percent in 2012 to 72.7 percent in the first half of 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aspen Heights	1H 2020	11		11
Hidden Valley Estates	2H 2019		29	29
South Point, Phase II	1H 2020		56	56
New and Preliminary		11	85	96

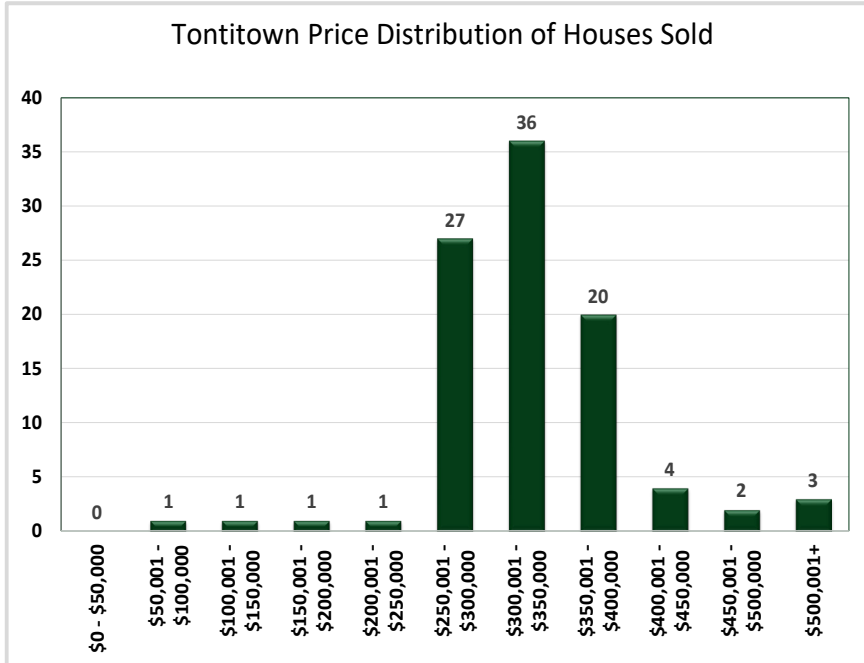
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Barrington Heights ^{1,2}	5	0	0	0	25	30	0	--
Coppertree ^{1,2}	6	0	0	0	8	14	0	--
Liberty Estates	0	0	0	0	49	49	3	0.0
Liberty Estates, Phase II	1	0	9	2	17	29	3	14.4
Morsani Acres	42	11	8	2	7	70	7	108.0
Napa, Phase I ²	22	6	12	8	10	58	10	57.6
Napa, Phase II	4	0	1	0	0	5	0	--
San Gennaro ^{1,2}	4	0	0	0	9	13	0	--
South Pointe, Phase I	16	3	7	10	24	60	10	18.0
Tuscany, Phase II	1	0	2	0	38	41	0	12.0
Westbrook, Phase I ^{1,2}	1	0	0	0	112	113	0	--
Westbrook, Phase II	25	5	4	0	79	113	50	6.4
Tontitown Active Lots	127	25	43	22	378	595	83	20.8

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

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

Tontitown

Price Distribution of Houses Sold



96 houses were sold in Tontitown in the first half of 2020.

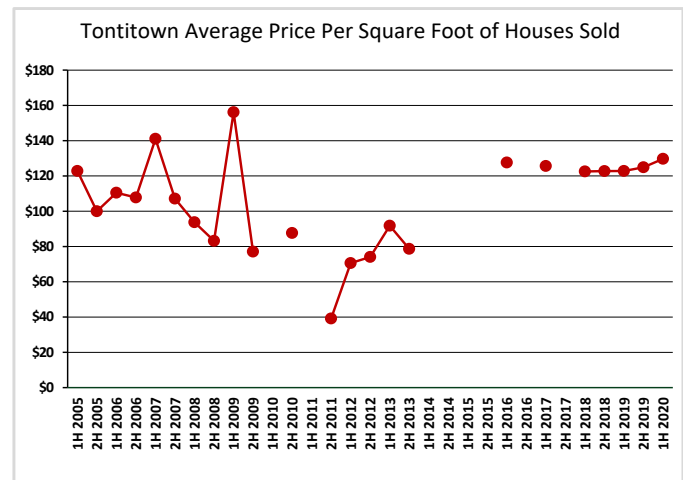
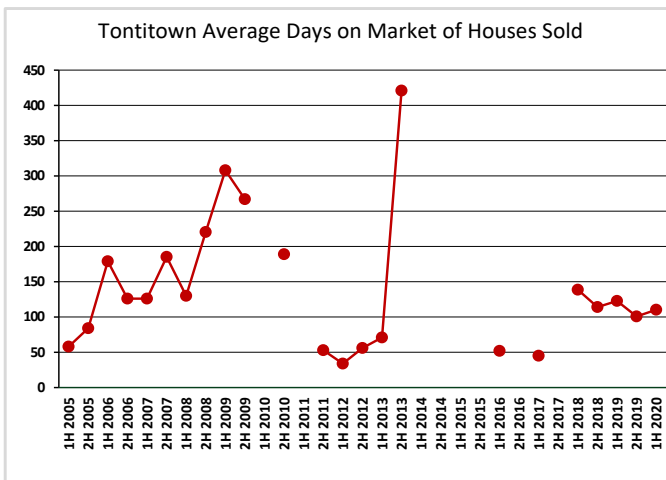
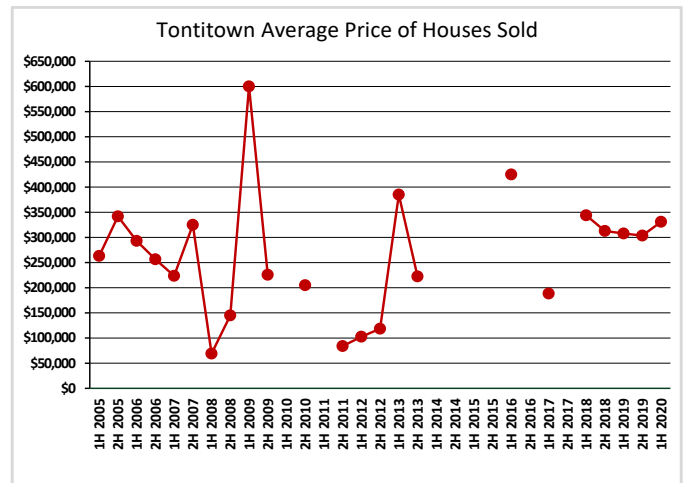
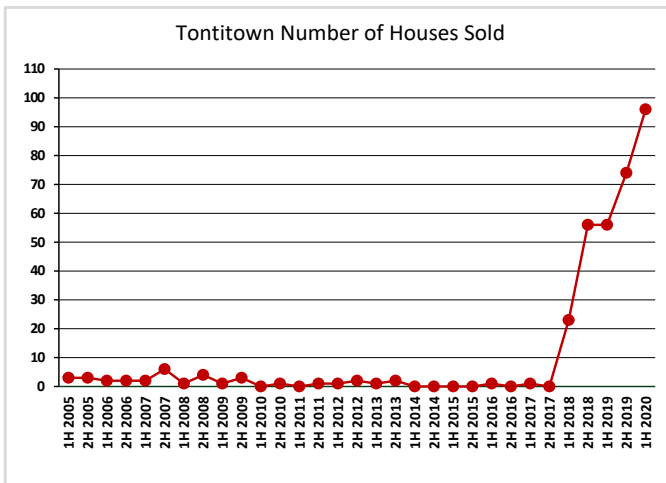
The average price of a house was \$330,889 at \$129.71 per square foot.

The median cost of a house was \$314,950.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	1.0%	800	24	92.6%
\$100,001 - \$150,000	1	1.0%	736	73	89.1%
\$150,001 - \$200,000	1	1.0%	1,280	69	100.0%
\$200,001 - \$250,000	1	1.0%	2,080	78	94.0%
\$250,001 - \$300,000	27	28.1%	2,270	99	99.9%
\$300,001 - \$350,000	36	37.5%	2,491	116	99.9%
\$350,001 - \$400,000	20	20.8%	2,821	134	99.4%
\$400,001 - \$450,000	4	4.2%	3,437	110	97.7%
\$450,001 - \$500,000	2	2.1%	3,412	55	98.7%
\$500,001+	3	3.1%	3,839	91	96.3%
Tontitown Houses Sold	96	100.0%	2,546	110	99.3%

Tontitown

Characteristics of Houses Sold



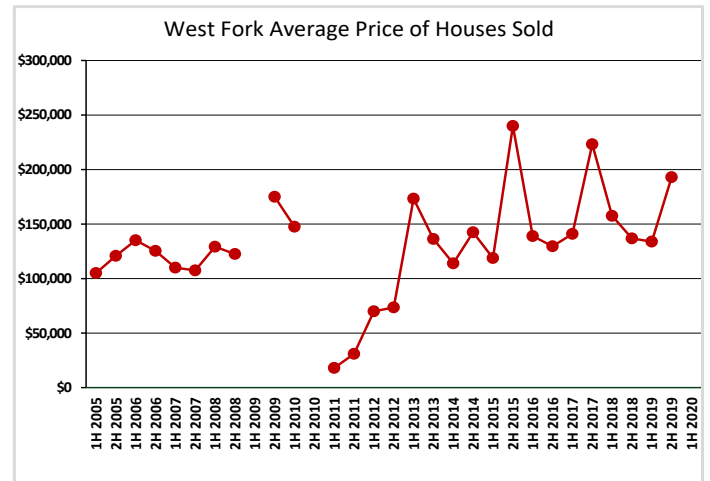
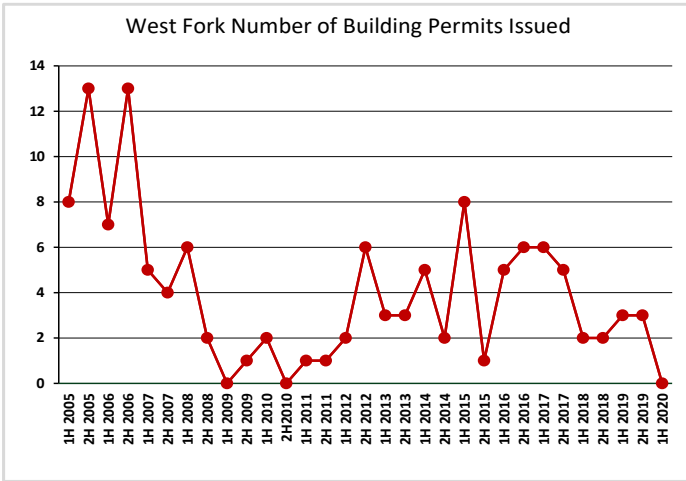
Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	56	74	96	71.4%	29.7%
Average Price of Houses Sold	\$307,854	\$303,674	\$330,889	7.5%	9.0%
Average Days on Market	123	101	110	-10.1%	9.5%
Average Price per Square Foot	\$122.79	\$124.93	\$129.71	5.6%	3.8%
Percentage of County Sales	3.1%	4.2%	5.3%	70.3%	26.4%
Number of New Houses Sold	46	57	72	56.5%	26.3%
Average Price of New Houses Sold	\$309,042	\$306,629	\$318,761	3.1%	4.0%
Average Days on Market of New Houses Sold	129	105	119	-7.3%	13.4%
Number of Houses Listed	43	40	12	-72.1%	-70.0%
Average List Price of Houses Listed	\$356,166	\$336,429	\$427,934	20.2%	27.2%

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
Arbor Acres	1	1.0%	736	73	\$115,000	\$156.25
Brush Creek	1	1.0%	3,309	130	\$398,000	\$120.28
Buckingham Estates	2	2.1%	3,122	133	\$387,000	\$124.25
Davenshire	2	2.1%	3,641	124	\$460,500	\$126.46
Lazy "U" Estates	1	1.0%	4,834	61	\$745,000	\$154.12
Liberty Estates	12	12.5%	2,588	81	\$339,828	\$131.25
Napa	17	17.7%	2,764	150	\$361,521	\$130.78
Powers Estates	1	1.0%	3,249	48	\$433,000	\$133.27
Rolling Oaks Estates	1	1.0%	2,744	59	\$328,000	\$119.53
San Gennaro	1	1.0%	2,607	32	\$365,000	\$140.01
South Pointe	21	21.9%	2,318	122	\$288,245	\$124.48
Westbrook	27	28.1%	2,362	108	\$303,088	\$128.30
Other	9	9.4%	2,541	77	\$358,444	\$138.99
Tontitown Houses Sold	96	100.0%	2,546	110	\$330,889	\$129.71

West Fork Building Permits



From January 1 through June 30, 2020 there were no residential building permits issued in West Fork.

There were 3 building permits issued in the second half of 2019.

West Fork Active Subdivisions

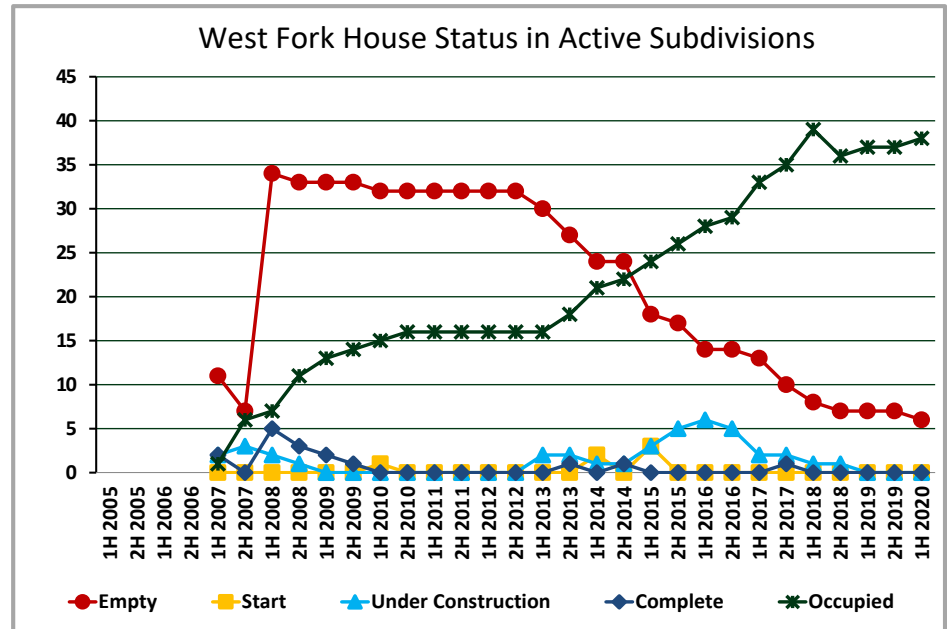
There were 44 total lots in 2 active subdivisions in West Fork in the first half of 2020. Lots and houses were researched and classified in the following categories: 86.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, while 13.6 percent were empty lots.

No subdivisions had houses under construction in West Fork during the first half of 2020.

The subdivision with the most houses becoming occupied in first half of 2020 was Graystone, with 1.

No new construction or progress in existing construction has occurred in the last year in 1 of the 2 active subdivisions in West Fork.

1 new house in West Fork became occupied in the first half of 2020. The annual absorption rate implies that there are 72.0 months of remaining inventory in active subdivisions, down from 84.0 months in the



second half of 2019.

In 1 out of the 2 active subdivisions in West Fork, no absorption has occurred in the first half of 2020.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in West Fork from 71.2 percent in 2012 to 71.1 percent in the first half of 2020.

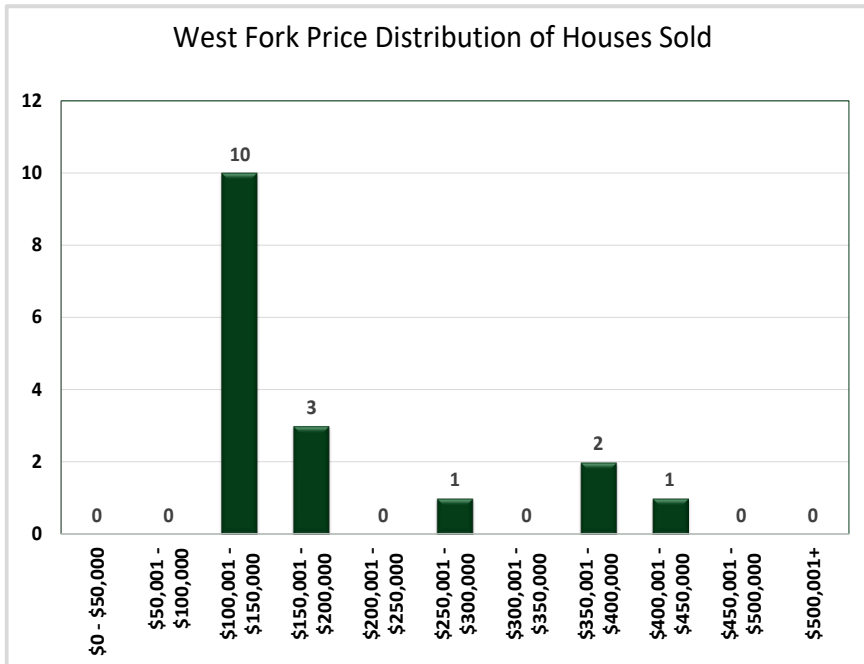
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone	4	0	0	0	24	28	1	48
Hidden Creek ^{1,2}	2	0	0	0	14	16	0	--
West Fork Active Lots	6	0	0	0	38	44	1	72.0

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

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

West Fork

Price Distribution of Houses Sold



17 houses were sold in West Fork in the first half of 2020.

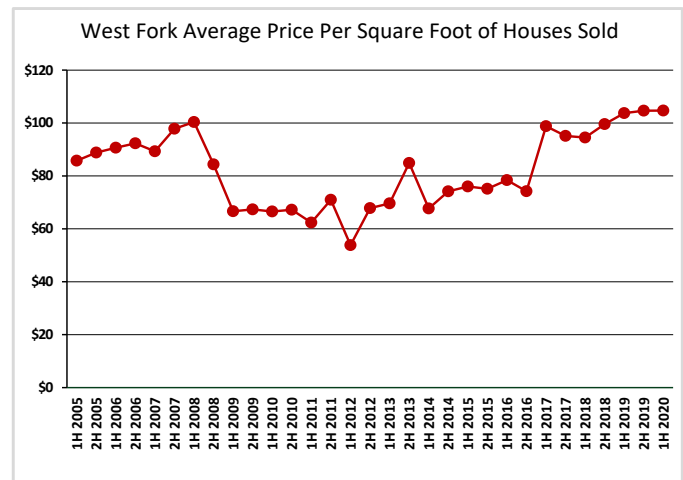
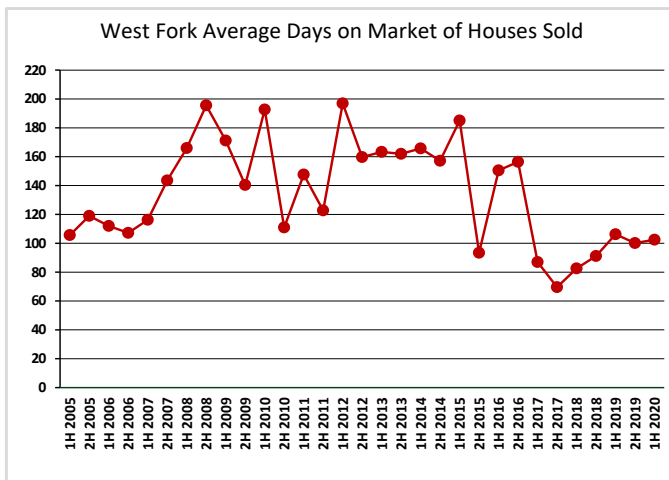
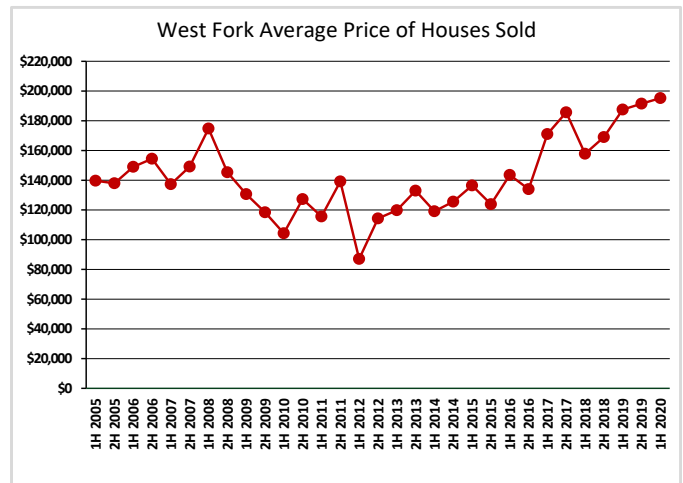
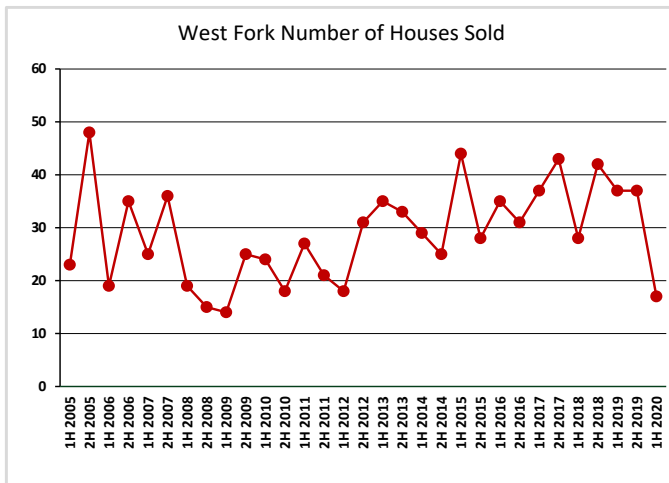
The average price of a house was \$195,187 at \$104.68 per square foot.

The median cost of a house was \$146,000.

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	10	58.8%	1,353	88	96.7%
\$150,001 - \$200,000	3	17.6%	2,264	168	94.9%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	5.9%	1,633	50	93.7%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	2	11.8%	3,435	120	97.5%
\$400,001 - \$450,000	1	5.9%	3,300	74	90.4%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
West Fork Houses Sold	17	100.0%	1,889	102	96.0%

West Fork

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	37	37	17	-54.1%	-54.1%
Average Price of Houses Sold	\$187,514	\$191,453	\$195,187	4.1%	2.0%
Average Days on Market	106	100	102	-3.5%	2.4%
Average Price per Square Foot	\$103.73	\$104.67	\$104.68	0.9%	0.0%
Percentage of County Sales	2.0%	2.1%	0.9%	-54.4%	-55.2%
Number of New Houses Sold	3	2	1	-66.7%	-50.0%
Average Price of New Houses Sold	\$198,847	\$288,650	\$415,000	108.7%	43.8%
Average Days on Market of New Houses Sold	105	266	74	-29.7%	-72.1%
Number of Houses Listed	21	25	2	-90.5%	-92.0%
Average List Price of Houses Listed	\$208,647	\$293,736	\$116,000	-44.4%	-60.5%

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
Clifton	2	11.8%	1,425	53	\$155,500	\$109.12
Hidden Creek	1	5.9%	1,711	113	\$197,000	\$115.14
Shady Lane	2	11.8%	1,282	147	\$125,000	\$97.78
Valley View	3	17.6%	2,268	160	\$149,967	\$72.71
West Fork Acres	3	17.6%	1,304	80	\$129,000	\$99.06
Other	6	35.3%	2,380	85	\$287,213	\$122.56
West Fork Houses Sold	17	100.0%	1,889	102	\$195,187	\$104.68

Unincorporated Areas in Washington County

Active Subdivisions

There were 178 total lots in 2 active subdivisions in areas which were not currently incorporated into a city in Washington County during the first half of 2020. Lots and houses were researched and classified in the following categories: 89.3 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 1.1 percent were under construction, 1.7 percent were starts, while 7.3 percent were empty lots.

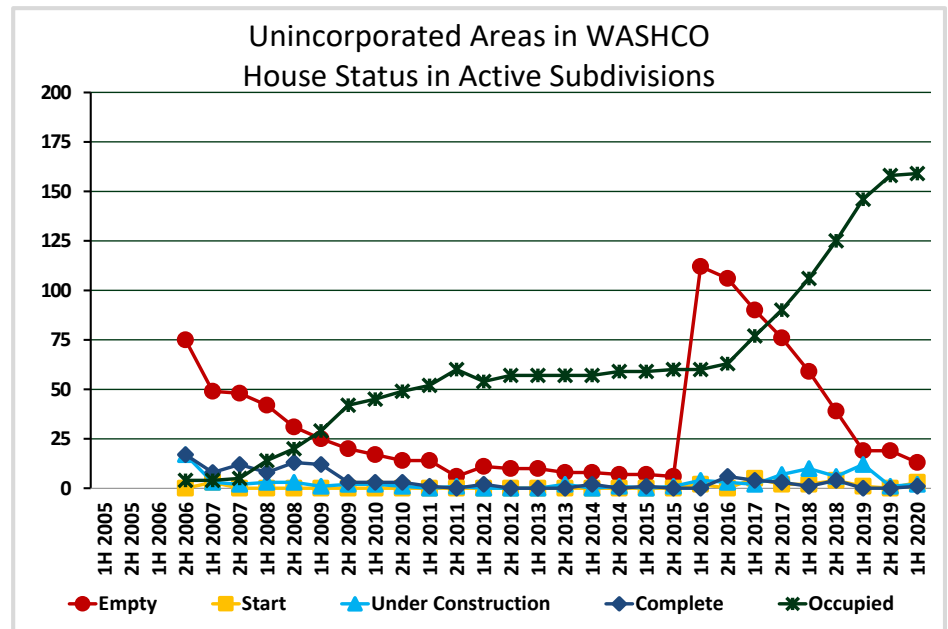
1 subdivision had 2 houses under construction, Legacy Estates.

The subdivision with the most houses becoming occupied in first half of 2020 was Legacy Estates Phase I, with 1.

Both subdivisions had construction in the first half of 2020.

1 new house in Unincorporated Areas in Washington County, became occupied in the first half of 2020.

The annual absorption rate implies that there are 17.5 months of remaining inventory in active subdivisions, up from 7.3 months in the second half of 2019.



In 1 out of the 2 active subdivisions in Unincorporated Areas in Washington County, absorption has occurred in the first half of 2020.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2020.

The percentage of houses occupied by owners declined in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 74.3 percent in the first half of 2020.

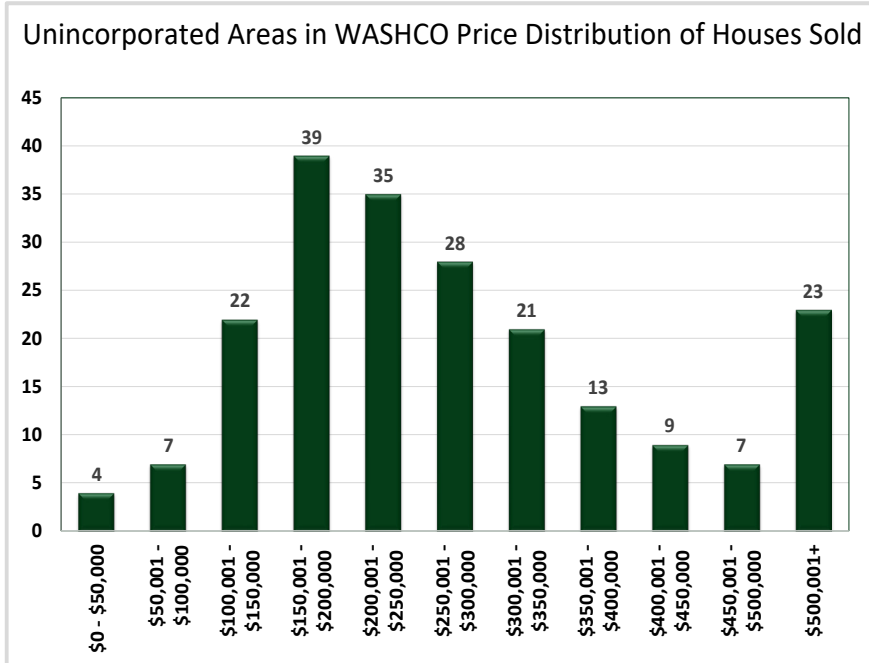
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Legacy Estates, Phase I	12	3	2	1	93	111	1	18.0
Meadowsweet	1	0	0	0	66	67	0	12.0
Unincorporated Washington County Active Lots	13	3	2	1	159	178	1	17.5

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

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

Unincorporated Areas in Washington County

Price Distribution of Houses Sold



208 houses were sold in Unincorporated Areas in Washington County in the first half of 2020.

The average price of a house was \$300,060 at \$121.45 per square foot.

The median cost of a house was \$247,750.

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	4	1.5%	1,509	124	117.0%
\$50,001 - \$100,000	7	2.6%	1,436	103	93.5%
\$100,001 - 150,000	22	8.3%	1,672	102	98.0%
\$150,001 - \$200,000	39	14.7%	1,762	88	99.0%
\$200,001 - \$250,000	35	13.2%	1,887	136	96.4%
\$250,001 - \$300,000	28	10.5%	2,257	100	96.7%
\$300,001 - \$350,000	21	7.9%	2,539	129	99.7%
\$350,001 - \$400,000	13	4.9%	3,017	94	96.1%
\$400,001 - \$450,000	9	3.4%	3,367	108	98.4%
\$450,001 - \$500,000	7	2.6%	3,553	186	95.4%
\$500,001+	23	8.6%	4,533	118	96.1%
Unincorporated Washington County	208	100.0%	2,417	112	97.7%

Unincorporated Areas in Washington County

Characteristics of Houses Sold

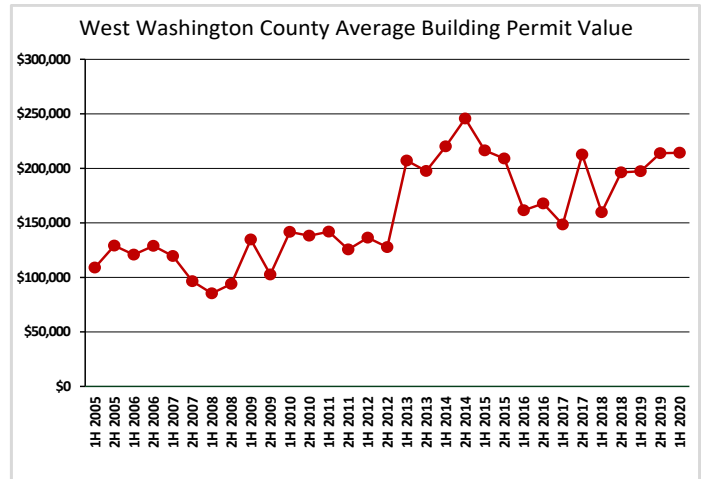
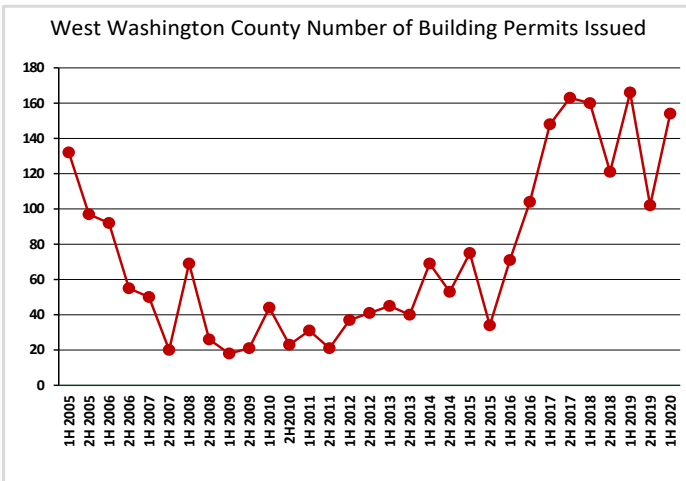
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
BeavORama Park	2	1.0%	1,906	210	\$173,950	\$91.21
Bethel Oaks	4	1.9%	1,822	61	\$221,850	\$121.92
Blue Springs Village	7	3.4%	1,648	63	\$172,343	\$106.42
Boston Mountain Estates	1	0.5%	1,774	33	\$110,000	\$62.01
Brakey	1	0.5%	3,400	100	\$379,500	\$111.62
Bridgewater	1	0.5%	8,400	247	\$2,500,000	\$297.62
Cabins at Cedar Grove HPR	1	0.5%	1,352	276	\$265,000	\$196.01
Chestnut Farms	1	0.5%	2,850	21	\$445,000	\$156.14
Estates at Dogwood Canyon	1	0.5%	4,018	169	\$796,750	\$198.30
Estates at Salem Hills	1	0.5%	3,565	60	\$502,362	\$140.92
Garrett	1	0.5%	4,078	72	\$420,500	\$103.11
Grand Valley Stables at Guy Terry Farms	3	1.4%	3,926	140	\$548,000	\$139.57
Harmon Trails Estates	2	1.0%	2,987	122	\$404,950	\$135.77
Havenwood	1	0.5%	4,873	42	\$1,375,575	\$282.29
Highland View Estates	1	0.5%	1,720	42	\$190,000	\$110.47
Holiday Hills Homes Hpr	1	0.5%	1,574	266	\$200,000	\$127.06
Homestead	6	2.9%	1,709	150	\$190,718	\$112.46
Horsebend Estates	1	0.5%	2,780	41	\$382,000	\$137.41
Hughmount Village	9	4.3%	2,445	99	\$331,556	\$135.99
Huntington Place	2	1.0%	2,966	131	\$318,750	\$106.90
Hunts Lakeside Estates	1	0.5%	2,401	23	\$310,000	\$129.11
J & J Estates	2	1.0%	2,279	38	\$278,100	\$122.35
Legacy Estates	4	1.9%	2,137	37	\$250,975	\$117.61
Markley	1	0.5%	1,808	210	\$238,851	\$132.11
Mcclure	1	0.5%	1,262	41	\$99,000	\$78.45
Meadowbrook Estates	1	0.5%	2,039	39	\$285,000	\$139.77
Oakland Meadows	1	0.5%	2,535	156	\$330,900	\$130.53
Old Mill Estates	2	1.0%	1,392	172	\$206,000	\$150.24
Overton Park	1	0.5%	4,033	44	\$640,000	\$158.69
Ridgemonte Estates	3	1.4%	4,874	165	\$559,917	\$116.72
Rochelle Riviera	2	1.0%	2,737	37	\$370,000	\$195.11
Rocky Bluffs	1	0.5%	1,830	189	\$265,000	\$144.81
Rolling Hills Estates	1	0.5%	1,168	23	\$165,000	\$141.27

Unincorporated Areas in 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
Rose	1	0.5%	1,989	38	\$278,000	\$139.77
Scott Acres	1	0.5%	2,224	632	\$107,500	\$48.34
Shelton	1	0.5%	2,002	51	\$269,500	\$134.62
Skyview	1	0.5%	1,704	51	\$193,750	\$113.70
Sloan Estates	6	2.9%	3,630	108	\$464,983	\$129.81
South Fork Estates	1	0.5%	3,159	182	\$320,000	\$101.30
Tuttle	1	0.5%	1,368	46	\$131,500	\$96.13
Twin Springs	1	0.5%	2,342	53	\$288,000	\$122.97
Village Estates	1	0.5%	2,336	50	\$300,000	\$128.42
War Eagle Cove	1	0.5%	1,869	166	\$240,000	\$128.41
Wedington Woods	7	3.4%	1,745	49	\$210,175	\$119.14
West Haven	1	0.5%	3,760	46	\$560,000	\$148.94
Woodview Estates	1	0.5%	4,389	103	\$750,000	\$170.88
Other	116	55.8%	2,324	120	\$265,168	\$115.21
Unincorporated Washington County	208	100.0%	2,417	112	\$300,060	\$121.45

West Washington County Building Permits



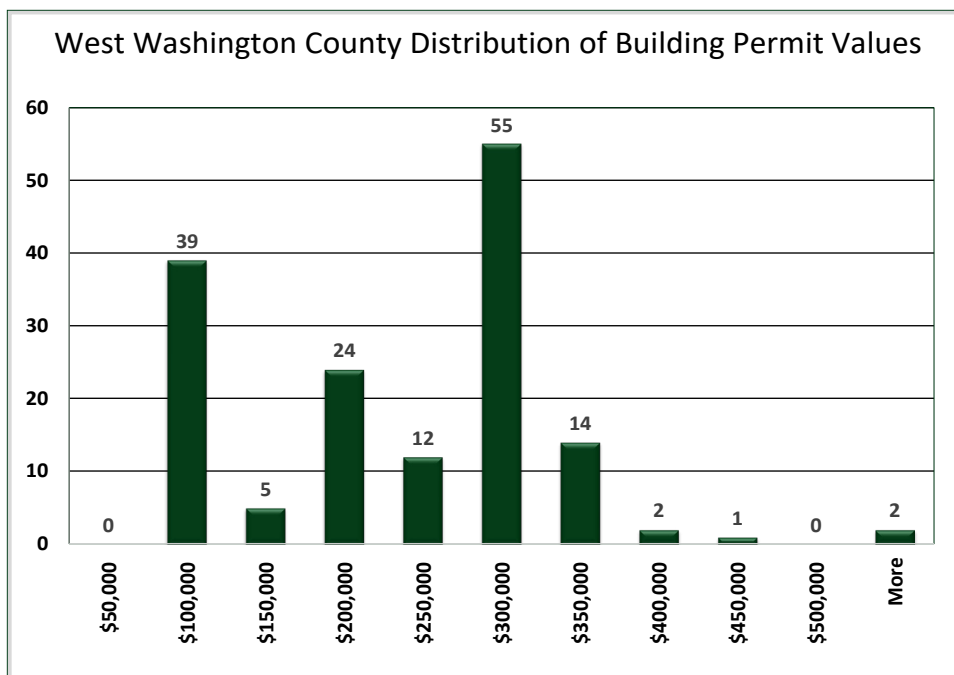
West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

From January 1 through June 30, 2020 there were 154 residential building permits issued in West Washington County.

This represents a 51.0 percent increase from the 102 building permits issued in the second half of 2019.

In the first half of 2020, a majority of building permits were valued in the \$150,000 to \$300,000 range.

The average residential building permit value in West Washington County increased 0.2 percent from \$213,899 in the second half of 2019 to \$214,314 in the first half of 2020.



West Washington County Active Subdivisions

There were 1,919 total lots in 31 active subdivisions in West Washington County in the first half of 2020 identified by Skyline Report researchers.

Lots and houses were researched and classified in the following 5 categories: 84.2 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 2.1 percent were under construction, 0.3 percent were starts, while 12.1 percent were empty lots.

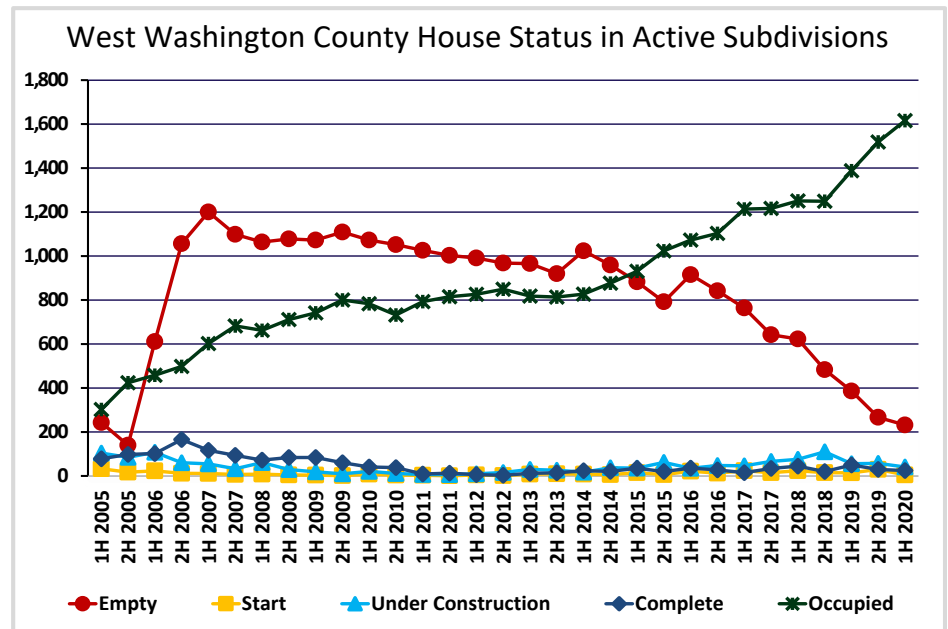
The subdivisions with the most houses under construction in West Washington County during the first half of 2020 were Redbird, in Farmington with 14, and Sundowner, Phase III, in Prairie Grove with 8. Homestead in Greenland followed with 5.

Subdivisions with the most houses becoming occupied in first half of 2020 were Saddle Brook in Farmington, with 27, and Sundowner, Phase III, in Prairie Grove with 17 new homes.

No new construction or progress in existing construction has occurred in the last year in 5 of the 31 active subdivisions in West Washington County.

105 new houses in West Washington County became occupied in the first half of 2020. The annual absorption rate implies that there are 15.4 months of remaining inventory in active subdivisions, decreased from 17.4 months in the second half of 2019.

In 7 out of the 31 active subdivisions in West Washington County, no



absorption has occurred in the first half of 2020.

Additionally, 1,913 new lots in 13 subdivisions received either preliminary or final approval by June 30, 2020.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Cedar Crest PUD	1H 2020	120		120
Farmington	Farmington Heights	2H 2017	90	125	215
Farmington	Goose Creek, Phase I	1H 2020	52		52
Farmington	Goose Creek, Phase II+	1H 2020	248		248
Farmington	Grove at Engles Mill Park, The	1H 2020	379		379
Farmington	Hillside Estates	2H 2017	6		6
Farmington	Summerfield	2H 2019	394		394
Farmington	Wagon Wheel	2H 2019	234		234
Farmington	Windgate	2H 2018		27	27
Prairie Grove	Belle Meade, Phase 4	1H 2020		55	55
Prairie Grove	Snyder Grove, Phase 2	1H 2020	96		96
Prairie Grove	Wagon's Spring	1H 2020	61		61
Prairie Grove	Wakefield Park	1H 2020	26		26
WWCounty	New and Preliminary Lots		1,706	207	1,913

West Washington County

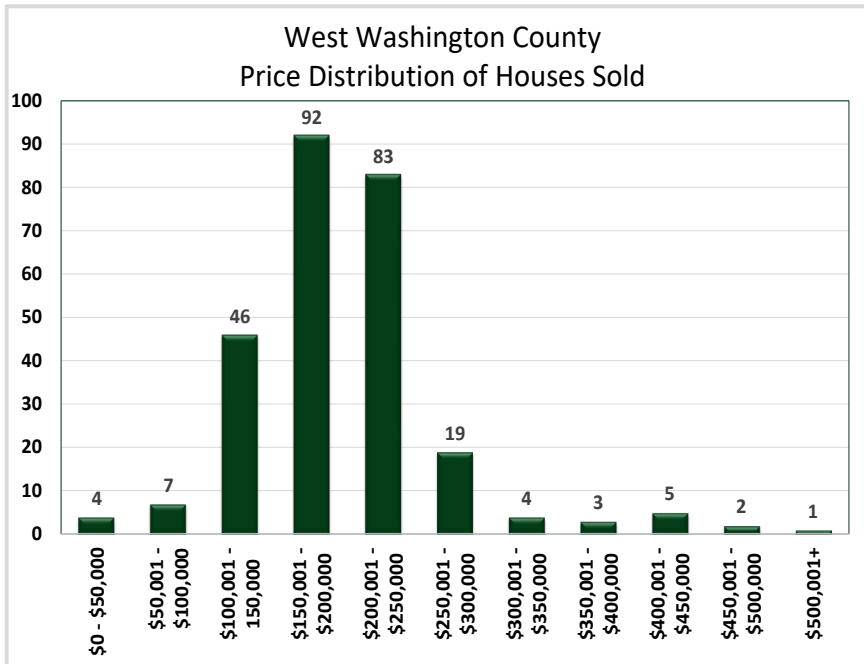
Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Bermuda Estates	5	0	0	0	61	66	1	60
Farmington	Redbird	9	0	14	1	0	24	0	--
Farmington	Saddle Brook	1	0	0	0	128	129	27	0
Farmington	South Club House Estates	10	0	0	0	65	75	5	24
Farmington	Twin Falls, Phase I	2	0	0	0	68	70	1	24
Farmington	Twin Falls Phase II ^{1,2}	1	0	0	0	59	60	0	--
Farmington	Twin Falls, Phase III ^{1,2}	3	0	0	0	4	7	0	--
Farmington	Walnut Grove Acres	0	0	0	1	25	26	1	12
Greenland	Homestead	14	0	5	1	60	80	3	80
Greenland	Lee Valley, Phase IV ²	10	0	2	0	50	62	0	--
Lincoln	Carter/Johnson	0	2	0	2	8	12	2	8
Lincoln	Country Meadows	83	0	0	0	20	103	1	498
Prairie Grove	Battlefield Estates Phase II	2	0	0	0	124	126	0	2
Prairie Grove	Belle Meade, Phase I, II	10	0	0	6	118	134	5	24
Prairie Grove	Belle Meade, Phase III	7	1	0	1	5	14	1	22
Prairie Grove	Coyle ²	1	0	1	0	1	3	0	--
Prairie Grove	Grandview Estates, Phase IB	1	0	0	0	9	10	2	3
Prairie Grove	Grandview Estates, Phase II	2	0	0	1	6	9	0	36
Prairie Grove	Highlands Green, Phase I ^{1,2}	1	0	0	0	39	40	0	--
Prairie Grove	Highlands Green Phase II	0	0	0	0	31	31	17	0
Prairie Grove	Highlands Square North	2	0	0	0	37	39	3	8
Prairie Grove	Prairie Meadows, Phase III	8	0	4	0	106	118	7	14
Prairie Grove	Snyder Grove, Phase I	6	0	0	1	4	11	3	28
Prairie Grove	Stonecrest, Phase II	0	0	2	0	42	44	1	8
Prairie Grove	Sundowner, Phase I Sec. I	12	0	0	2	47	61	0	168
Prairie Grove	Sundowner, Phase I Sec. II	18	2	5	2	117	144	6	25
Prairie Grove	Sundowner, Phase IIA	5	0	0	0	83	88	2	10
Prairie Grove	Sundowner, Phase IIB	2	0	0	0	135	137	1	1
Prairie Grove	Sundowner, Phase III	11	0	8	7	126	152	15	7
West Fork	Graystone	4	0	0	0	24	28	1	48
West Fork	Hidden Creek ^{1,2}	2	0	0	0	14	16	0	--
WWCounty	Active Lots	232	5	41	25	1,616	1,919	105	15.4

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

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

West Washington County Price Distribution of Houses Sold



266 houses sold in West Washington County in the first half of 2020.

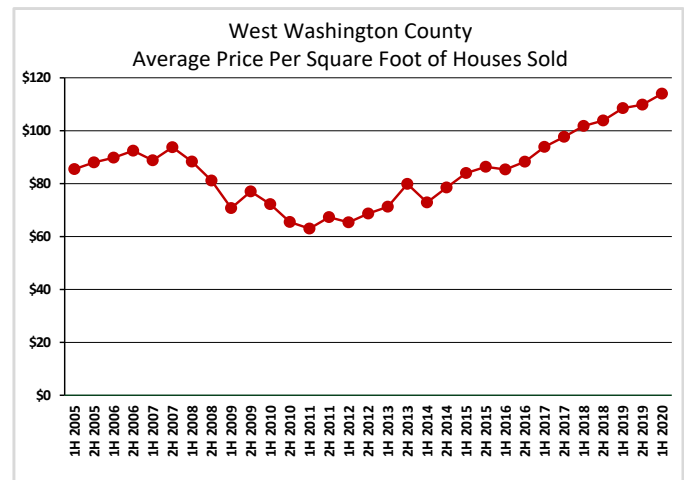
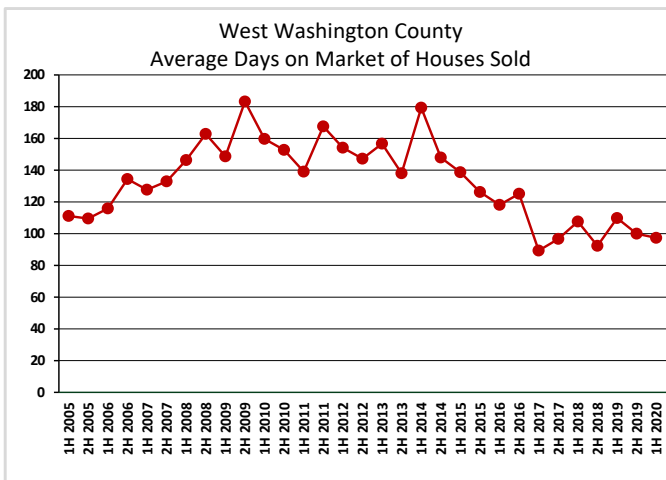
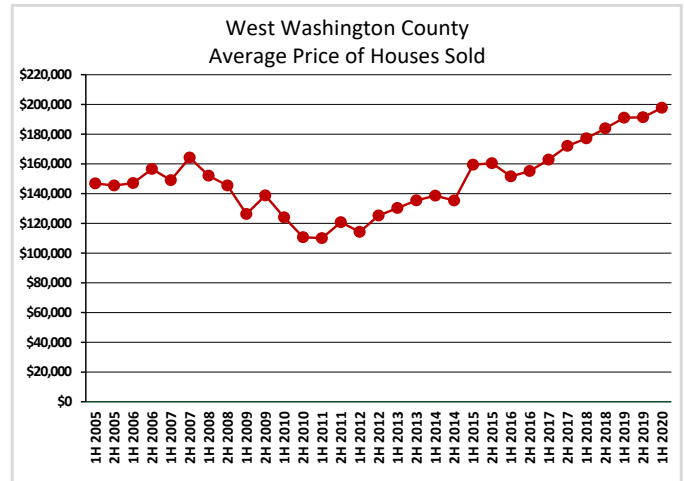
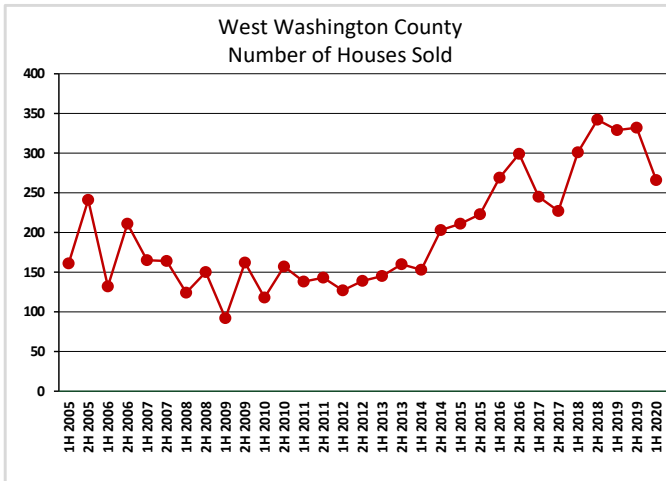
In West Washington County, the average cost of a house was \$197,701, averaging \$113.98 per square foot.

The median cost of a house was \$190,000.

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	4	1.5%	714	86	90.5%
\$50,001 - \$100,000	7	2.6%	1,104	114	95.5%
\$100,001 - \$150,000	46	17.3%	1,339	76	97.9%
\$150,001 - \$200,000	92	34.6%	1,629	99	98.5%
\$200,001 - \$250,000	83	31.2%	1,824	108	99.3%
\$250,001 - \$300,000	19	7.1%	2,170	85	99.0%
\$300,001 - \$350,000	4	1.5%	2,399	103	98.9%
\$350,001 - \$400,000	3	1.1%	3,173	98	98.4%
\$400,001 - \$450,000	5	1.9%	3,343	133	97.9%
\$450,001 - \$500,000	2	0.8%	4,177	101	72.8%
\$500,001+	1	0.4%	3,085	34	100.0%
WWC Houses Sold	266	100.0%	1,736	97	98.3%

West Washington County

Characteristics of Houses Sold



Sold Characteristics	1H 2019	2H 2019	1H 2020	% change from 1H 2019	% change from 2H 2019
Number of Houses Sold	329	332	266	-19.1%	-19.9%
Average Price of Houses Sold	\$191,067	\$191,369	\$197,701	3.5%	3.3%
Average Days on Market	110	100	97	-11.4%	-2.7%
Average Price per Square Foot	\$108.56	\$109.84	\$113.98	5.0%	3.8%
Percentage of County Sales	18.1%	18.7%	14.6%	-19.7%	-21.9%
Number of New Houses Sold	114	101	98	-14.0%	-3.0%
Average Price of New Houses Sold	\$195,950	\$211,017	\$218,283	11.4%	3.4%
Average Days on Market of New Houses Sold	143	134	120	-16.5%	-10.6%
Number of Houses Listed	148	143	48	-67.6%	-66.4%
Average List Price of Houses Listed	\$222,096	\$251,575	\$394,030	-1.7%	-13.3%

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. Cost Per Square Feet
Ab Neals	1	0.4%	600	75	\$77,000	\$128.33
Applegate	2	0.8%	1,358	76	\$140,500	\$103.46
Battle Field Estates	8	3.0%	1,447	78	\$169,938	\$119.33
Belle Meade	14	5.3%	1,332	103	\$172,998	\$130.46
Bermuda Estates	2	0.8%	2,369	150	\$258,950	\$110.03
Braly	2	0.8%	1,056	108	\$77,500	\$74.31
Carter/Johnson	3	1.1%	1,325	86	\$147,633	\$111.41
Clifton	2	0.8%	1,425	53	\$155,500	\$109.12
Corley	3	1.1%	1,783	149	\$163,667	\$93.80
Country Meadows	1	0.4%	1,233	39	\$132,000	\$107.06
Dormanmorton	1	0.4%	1,664	41	\$140,000	\$84.13
East Creek Place	1	0.4%	2,671	106	\$235,000	\$87.98
Eastwood Heights	2	0.8%	2,442	163	\$223,250	\$91.52
Farmington Heights	20	7.5%	1,695	132	\$231,756	\$136.71
Grand Oaks	1	0.4%	2,076	72	\$205,000	\$98.75
Grandview Estates	2	0.8%	3,117	301	\$325,383	\$111.47
Green	2	0.8%	1,139	58	\$130,000	\$114.04
Heather Ridge	1	0.4%	5,436	50	\$465,000	\$85.54
Hidden Creek	1	0.4%	1,711	113	\$197,000	\$115.14
Highlands Green	5	1.9%	1,656	129	\$177,838	\$108.12
Highlands Square	5	1.9%	1,581	122	\$174,438	\$110.62
Jackson Heights	1	0.4%	1,211	75	\$118,500	\$97.85
Lahera Meadows	3	1.1%	1,805	61	\$174,833	\$96.99
Lee Valley	2	0.8%	2,000	40	\$207,000	\$103.46
Lincoln Original	4	1.5%	1,097	85	\$91,375	\$83.14
Lossing	1	0.4%	1,716	132	\$142,000	\$82.75
Meadowlark Estates	3	1.1%	1,168	32	\$145,773	\$124.58
Meadowsweet	1	0.4%	2,422	80	\$244,000	\$100.74
Mountain View Estates	1	0.4%	2,400	56	\$299,900	\$124.96
North Club House Estates	4	1.5%	2,188	45	\$235,005	\$107.25
North Ridge	1	0.4%	1,829	54	\$198,000	\$108.26
Oakridge	2	0.8%	1,729	67	\$191,750	\$111.58
Prairie Grove Original	2	0.8%	1,173	118	\$84,450	\$83.18
Prairie Meadows	16	6.0%	1,853	86	\$206,056	\$110.89
Prairie Oaks	2	0.8%	2,069	152	\$165,950	\$80.55
Prairie Pines	1	0.4%	1,606	70	\$172,800	\$107.60

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. Cost Per Square Feet
Redbird	7	2.6%	1,777	110	\$230,309	\$129.58
Reed	1	0.4%	1,491	70	\$116,500	\$78.14
Rogers	2	0.8%	2,060	104	\$199,750	\$99.05
Saddle Brook	18	6.8%	1,668	125	\$213,889	\$128.44
Shady Lane	2	0.8%	1,282	147	\$125,000	\$97.78
Simpsons	3	1.1%	1,313	32	\$131,833	\$105.74
Snyder Grove	2	0.8%	2,032	88	\$254,500	\$124.96
South Club House Estates	2	0.8%	1,791	177	\$192,750	\$107.73
South Haven	3	1.1%	1,499	50	\$164,000	\$109.41
Southwinds	2	0.8%	2,149	62	\$237,500	\$110.35
Stapleton	1	0.4%	1,203	48	\$105,000	\$87.28
Stapletons	2	0.8%	1,155	62	\$86,250	\$68.68
Stonecrest	3	1.1%	1,845	67	\$201,667	\$111.83
Suburban Homes	1	0.4%	1,352	105	\$128,000	\$94.67
Sundowner	30	11.3%	1,655	87	\$200,807	\$121.97
Twin Falls	5	1.9%	2,798	62	\$398,500	\$143.20
Valley View	4	1.5%	2,262	132	\$167,850	\$79.21
Walnut Grove Acres	1	0.4%	1,850	140	\$241,425	\$130.50
West Fork Acres	3	1.1%	1,304	80	\$129,000	\$99.06
Windgate	6	2.3%	2,226	113	\$287,552	\$129.35
Wt Neals	1	0.4%	784	181	\$45,000	\$57.40
Other	44	16.5%	1,823	88	\$199,615	\$107.95
WWCounty Houses Sold	266	100.0%	1,736	97	\$197,701	\$113.98