

THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

First Half of 2022

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

Residential Real Estate Summary Benton Madison and Washington Counties

The fifty-second 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 2022

2,892 building permits were issued in Northwest Arkansas Region during the first half of 2022. This is 16.1 percent increase from the 2,490 permits issued in second half of 2021. Benton County accounted for 1,937, Washington County accounted for 932, and Madison accounted for 17 new permits. The average building permit value also increased from \$290,152 in the second half of 2021 to \$322,482 in the first half of 2022.

21,286 total lots in 359 active subdivisions were identified by Skyline Report researchers in the first half of 2022. Regional data includes Benton, Madison, and Washington Counties.

1,891 new houses became occupied, up 18.2 percent from 1,600 in the second half of 2021. Benton County accounted for 1,098, Madison County for 47, and Washington had 746 newly absorbed lots. Empty lot totals for all three counties declined from 4,213 in the second half of 2021 to 3,699 in the first half of 2022.

Using the absorption rate from the past twelve months implies that there were 21.5 months supply of remaining lots in active subdivisions in Northwest Arkansas.

An additional 13,092 residential lots have received either preliminary or final approval in Northwest Arkansas leading to 66.5 months of remaining lot inventory.

According to the Assessors' databases, 62.5 percent of houses in Benton County, 36.6 percent of the houses in Madison County, and 62.1 percent of houses in Washington County were owner occupied. For all three counties, owner occupied properties have gradually declined since 2012.

During the first half of 2022, a total of 4,848 houses were sold in Benton, Madison, and Washington counties. This is a decrease of 19.6 percent from the 6,030 sold during the second half of 2021. The average sales price of a house in Benton County was \$403,829, in Madison County \$238,463, and Washington County \$362,924 in the first half of 2022.

1,193 houses were listed for sale in the MLS database as of June 30, 2022. The average list price was \$574,132.

Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2021 to 2022. The number of houses listed for sale in the MLS database as of June 30, 2022 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, Madison, and Washington Assessors to estimate the percentage of owner-occupied houses in the region. Several years of data are provided in this report to evaluate a trend in both counties.

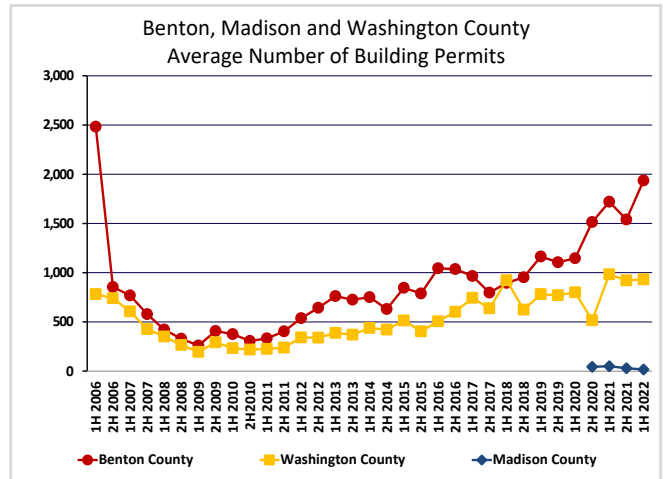
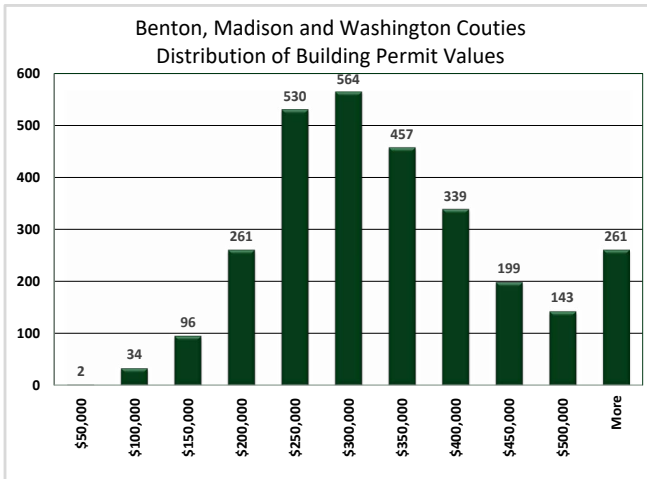
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are 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 2022 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

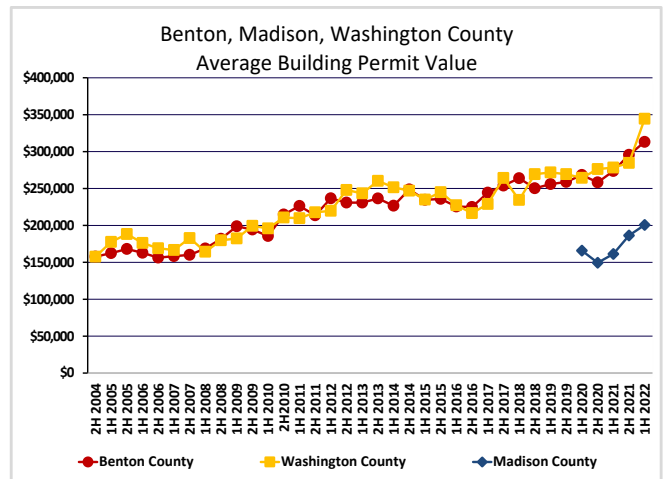
Regional Market Trends

Building Permits

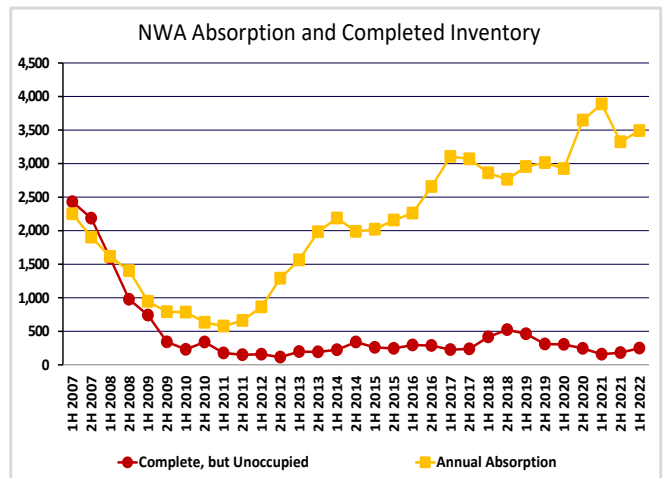


2,892 building permits were issued in Northwest Arkansas Region during the first half of 2022. This is a 16.1 percent increase from the 2,490 permits issued in second half of 2021.

The average building permit value also increased from \$290,152 in the second half of 2021 to \$322,482 in the first half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.



The most active value range for building permits was \$250,001 to \$300,000 range with 564. There were 457 building permits issued in the \$300,001 to \$350,000 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 21,286 total lots in 359 active subdivisions in Northwest Arkansas Region in the first half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2022. 17.4 percent of the lots were empty, 2.4 percent were starts, 8.4 were under construction, 1.2 were completed, but unoccupied, and 70.6 percent were occupied lots.

1,797 total subdivisions were under construction in the first half of 2022. The subdivisions with the most houses under-construction during the first half of 2022 in Benton County were Aurora, Phase I in Bentonville with 82, Avalon, Phase 1 in Pea Ridge with 51, Blossom Hills in Centerton with 41, and Sunset Ridge, Phase IIB & IV in Gentry with 40. Subdivisions with the

Regional Market Trends

Building Permits and Active Subdivisions

| Northwest Arkansas | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 2,754 | 2,490 | 2,892 | 5.0% | 16.1% |
| Average Value of Residential Building Permits | \$273,321 | \$290,152 | \$322,482 | 18.0% | 11.1% |

| City | Number of Permits 2H 2021 | Number of Permits 1H 2022 | Average Permit Value 2H 2021 | Average Permit Value 1H 2022 |
|----------------|---------------------------|---------------------------|------------------------------|------------------------------|
| Bella Vista | 267 | 311 | \$321,025 | \$339,392 |
| Bentonville | 266 | 323 | \$369,933 | \$399,448 |
| Cave Springs | 14 | 6 | \$366,964 | \$419,857 |
| Centerton | 355 | 546 | \$284,730 | \$283,580 |
| Decatur | 9 | 103 | \$168,824 | \$341,912 |
| Elkins | 9 | 56 | \$229,155 | \$189,833 |
| Elm Springs | 23 | 28 | \$366,505 | \$444,040 |
| Farmington | 236 | 77 | \$263,581 | \$336,183 |
| Fayetteville | 241 | 383 | \$295,558 | \$413,174 |
| Gentry | 106 | 109 | \$118,825 | \$175,259 |
| Goshen | 12 | 10 | \$493,490 | \$499,784 |
| Gravette | 17 | 14 | \$329,028 | \$350,113 |
| Greenland | 1 | 5 | \$462,000 | \$426,060 |
| Highfill | 66 | 69 | \$248,182 | \$264,567 |
| Huntsville | 30 | 17 | \$200,618 | \$200,618 |
| Johnson | 12 | 9 | \$717,491 | \$729,734 |
| Lincoln | 4 | 9 | \$143,375 | \$201,227 |
| Little Flock | 3 | 4 | \$355,032 | \$263,951 |
| Lowell | 108 | 77 | \$227,954 | \$313,926 |
| Pea Ridge | 126 | 146 | \$267,923 | \$278,937 |
| Prairie Grove | 24 | 157 | \$191,556 | \$263,361 |
| Rogers | 162 | 156 | \$394,257 | \$382,636 |
| Siloam Springs | 40 | 73 | \$126,088 | \$143,022 |
| Springdale | 128 | 67 | \$317,664 | \$332,487 |
| Tontitown | 230 | 127 | \$248,620 | \$266,762 |
| West Fork | 1 | 4 | \$175,000 | \$214,875 |
| NWA | 2,490 | 2,892 | \$290,152 | \$322,482 |

*The table includes 6 permits in Garfield averaging \$442,246. If Garfield continues to have building permits, the table will be updated and include Garfield in future reports.

most houses under construction in Washington County were Hickory Meadows, Phase I in Tontitown with 65, Goose Creek, Phase II in Farmington with 55 and Wagon Wheel Crossing in Farmington with 44. In Madison County the most under construction was Cedar Bluff, Phase I, with 11.

No new construction or progress in existing construction has occurred in the last year in 35 of the 359 active subdivisions in the Northwest Arkansas region.

1,891 new houses in the Northwest Arkansas region became occupied in the first half of 2022.

The annual absorption rate implies that there are 17.3 months of lot inventory at the end of first half of 2022. This is down from 22.9 months of inventory at the end of the second half of 2021.

In 73 out of the 359 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the first half of 2022.

Examining the first half of 2022 inventory on a county-by-county basis, Benton County has 21.1, Madison County has 6.1 and Washington County has 23.7 months of remaining inventory in active subdivisions.

Regional Market Trends

New and Preliminary Subdivisions and Lots

A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2020 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base.

If the lot inventory in the tables below were added to the remaining lots in active subdivisions, there would be 68.9 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

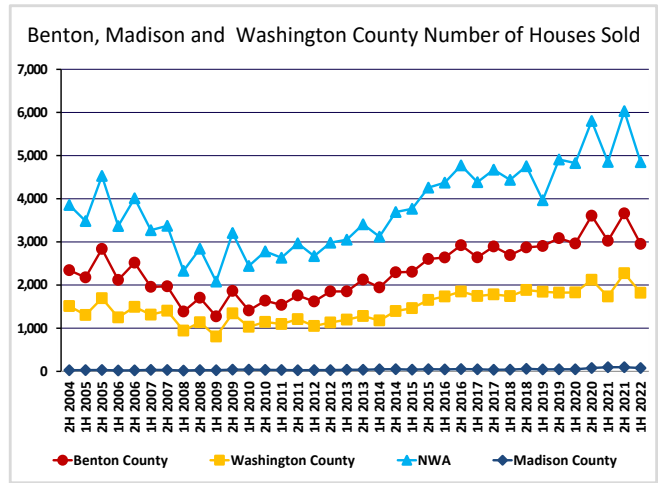
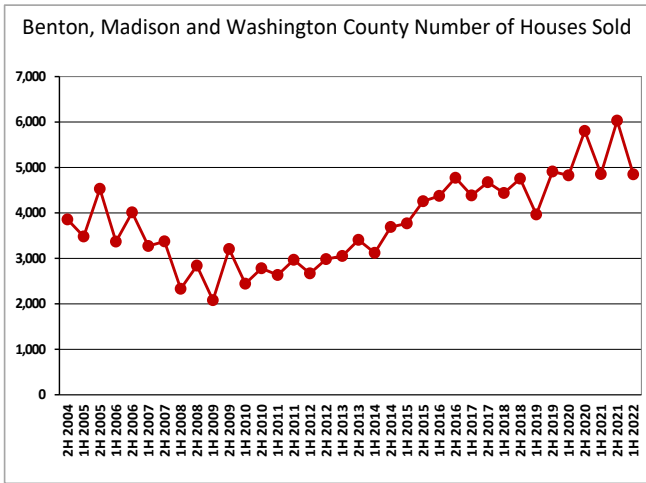
The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. Madison County had 1 new subdivision with 10 lots. In Benton, Madison, and Washington County, a total of 13,092 lots are in the inventory planning stages.

| Benton County | Preliminary Subdivisions | Preliminary Lots | Final Subdivisions | Final Lots | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|----------------------|--------------------------|------------------|--------------------|--------------|--|----------------------------------|
| Avoca | | | 1 | 40 | 1 | 40 |
| Bella Vista | 3 | 27 | | | 3 | 27 |
| Bentonville | 12 | 910 | 1 | 16 | 13 | 926 |
| Cave Springs | 1 | 200 | 2 | 33 | 3 | 233 |
| Centerton | 17 | 1635 | 2 | 113 | 19 | 1748 |
| Decatur | 2 | 228 | 1 | 46 | 3 | 274 |
| Gentry | | | 2 | 73 | 2 | 73 |
| Gravette | 1 | 23 | | | 1 | 23 |
| Highfill | 2 | 310 | 2 | 104 | 4 | 414 |
| Little Flock | 1 | 15 | | | 1 | 15 |
| Lowell | 1 | 65 | 8 | 722 | 9 | 787 |
| Pea Ridge | 4 | 615 | 5 | 196 | 9 | 811 |
| Rogers | 9 | 765 | 1 | 78 | 10 | 843 |
| Siloam Springs | 16 | 962 | 8 | 285 | 24 | 1247 |
| Unincorporated | | | 1 | 112 | 1 | 112 |
| Total Planned | 69 | 5,755 | 34 | 1,818 | 103 | 7,573 |

| Washington County | Preliminary Subdivisions | Preliminary Lots | Final Subdivisions | Final Lots | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|----------------------|--------------------------|------------------|--------------------|--------------|--|----------------------------------|
| Farmington | 3 | 328 | 4 | 554 | 7 | 882 |
| Fayetteville | 13 | 1274 | 18 | 681 | 30 | 2231 |
| Goshen | 1 | 41 | 1 | 16 | 2 | 57 |
| Lincoln | 1 | 11 | | | 1 | 11 |
| Prairie Grove | 4 | 262 | 3 | 369 | 7 | 631 |
| Springdale | 9 | 793 | 7 | 728 | 16 | 1521 |
| Tontitown | 2 | 136 | 2 | 40 | 4 | 176 |
| Total Planned | 33 | 2,845 | 35 | 2,388 | 67 | 5,509 |

Regional Market Trends

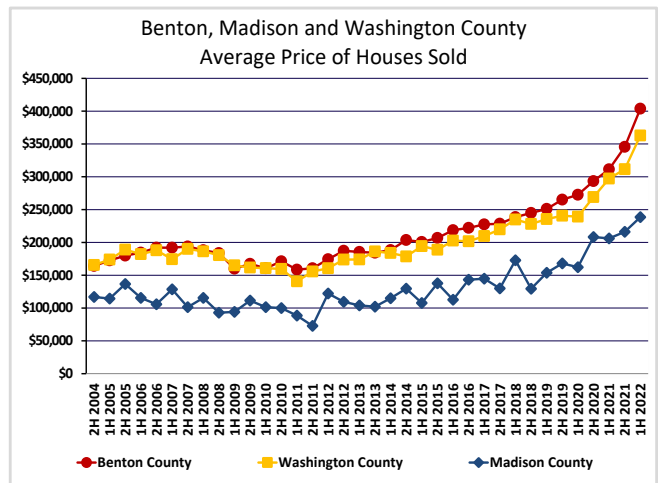
Sold Data



Benton County has 211 active subdivisions with 13,105 total lots, Madison county has 4 active subdivisions with 225 lots and Washington County has 144 active subdivisions with 7,956 lots.

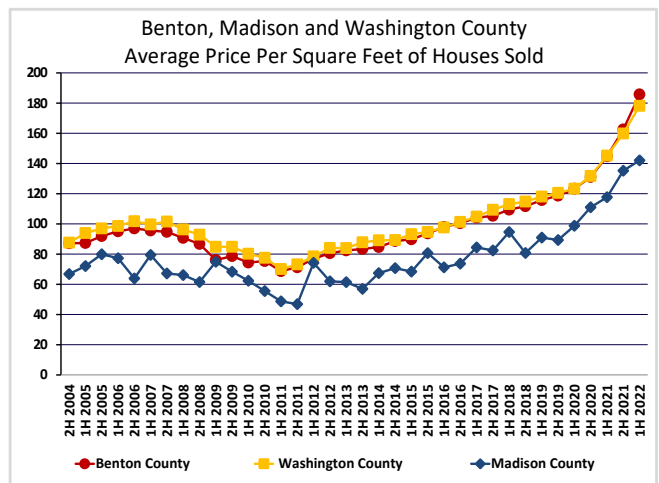
Out of the 4,848 houses sold in the first half of 2022, 1,317 were new construction accounting for 27.2 percent of the total sales in Northwest Arkansas, the third highest percentage of new houses since researchers have been tracking (since 2008).

In the first half of 2022, the average sales price in Benton County increased from the second half of 2021 by 16.9 percent to \$403,829, while in Madison County, the average sales price increased 10.4 percent to \$238,463 and Washington County, the average sales price was up 16.5 percent from \$311,572 to \$362,924.



The median sales price increased by 17.5 percent in Benton County to \$340,000 and increased by 0.06 percent in Washington County to \$265,000. Madison County median sales price of \$219,065 increased 20.4 percent in the first half of 2022 from \$181,888 the second half of 2021.

The table above covers a yearly and semi-yearly trend for house sales in Northwest Arkansas Region. This data includes Benton, Madison, and Washington counties.



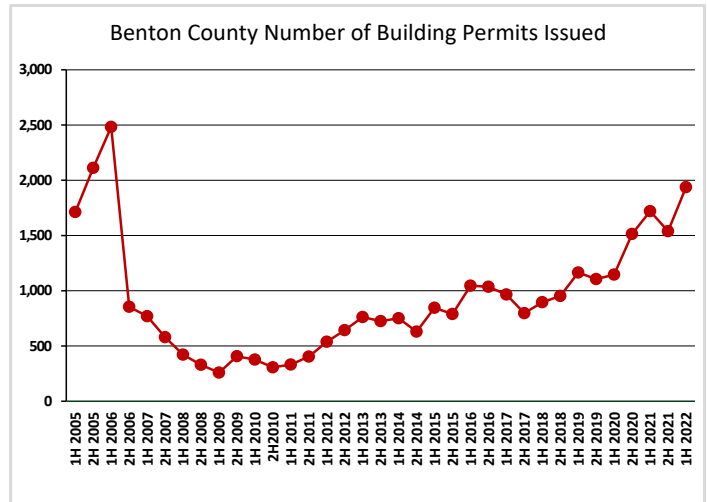
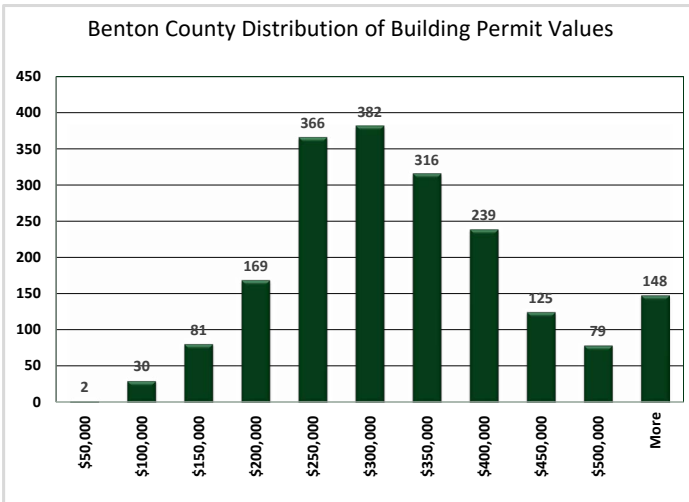
1,193 houses were listed for sale in the MLS database as of June 30, 2022 at an average list price of \$574,132.

Residential Market Trends

Sold Data By School District

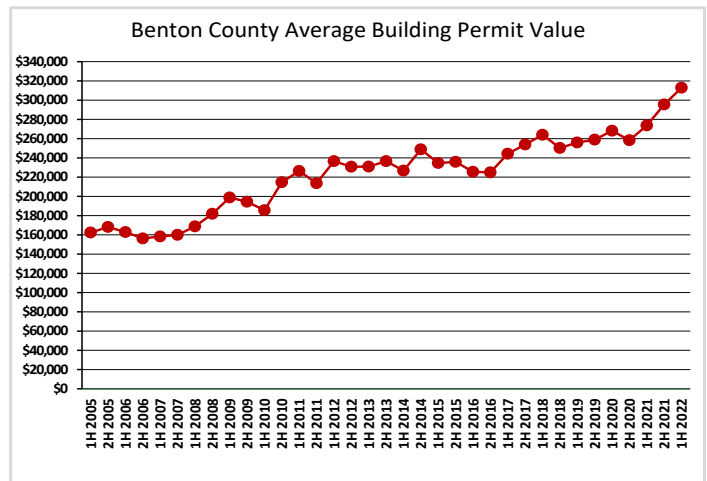
| Sold House Characteristics by School District | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of Region Sales |
|---|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Bentonville | \$435,051 | \$195.25 | 87 | 1518 | 31.3% |
| Decatur | \$415,994 | \$169.49 | 90 | 18 | 0.4% |
| Elkins | \$260,853 | \$163.66 | 62 | 51 | 1.1% |
| Farmington | \$321,565 | \$171.19 | 87 | 220 | 4.5% |
| Fayetteville | \$409,694 | \$196.65 | 77 | 673 | 13.9% |
| Gentry | \$285,785 | \$160.51 | 83 | 163 | 3.4% |
| Gravette | \$361,951 | \$183.54 | 56 | 229 | 4.7% |
| Greenland | \$313,209 | \$155.83 | 61 | 32 | 0.7% |
| Huntsville | \$240,554 | \$143.07 | 108 | 76 | 1.6% |
| Jasper | \$159,000 | \$103.48 | 72 | 2 | 0.0% |
| Lincoln | \$203,262 | \$127.44 | 74 | 44 | 0.9% |
| Pea Ridge | \$335,755 | \$170.29 | 89 | 136 | 2.8% |
| Prairie Grove | \$293,075 | \$162.58 | 51 | 137 | 2.8% |
| Rogers | \$424,801 | \$184.26 | 73 | 724 | 14.9% |
| Siloam Springs | \$266,398 | \$146.59 | 73 | 172 | 3.5% |
| Springdale | \$365,055 | \$171.33 | 69 | 620 | 12.8% |
| West Fork | \$312,794 | \$156.86 | 66 | 32 | 0.7% |
| Northwest Arkansas | \$385,821 | \$182.16 | 78 | 4,848 | 100.0% |

Benton County Building Permits



1,943 building permits were issued in Benton County during the first half of 2022. This is a 26.3 percent increase from the 1,539 permits issued in second half of 2021. Six of these permits were in Garfield and are included in the total city averages, and not included separately in the Skyline Report. If Garfield continues to report building permits, the report will add information on building permits in Garfield.

The average building permit value also increased from \$295,501 in the second half of 2021 to \$312,991 in the first half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.



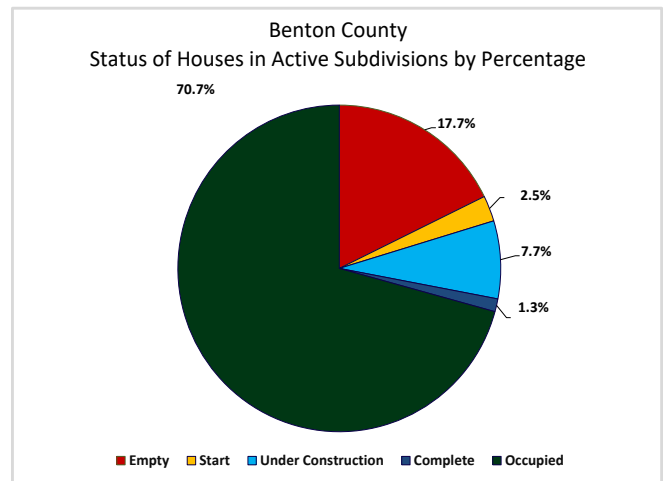
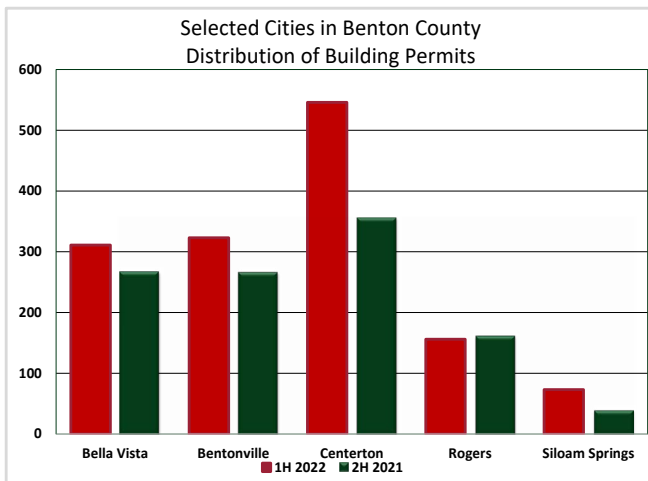
| Benton County | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 1,720 | 1,539 | 1,943 | 13.0% | 26.3% |
| Average Value of Residential Building Permits | \$273,699 | \$295,501 | \$312,991 | 14.4% | 5.9% |

*The table includes 6 permits in Garfield averaging \$442,246. If Garfield continues to have building permits, the data will be added to future reports.

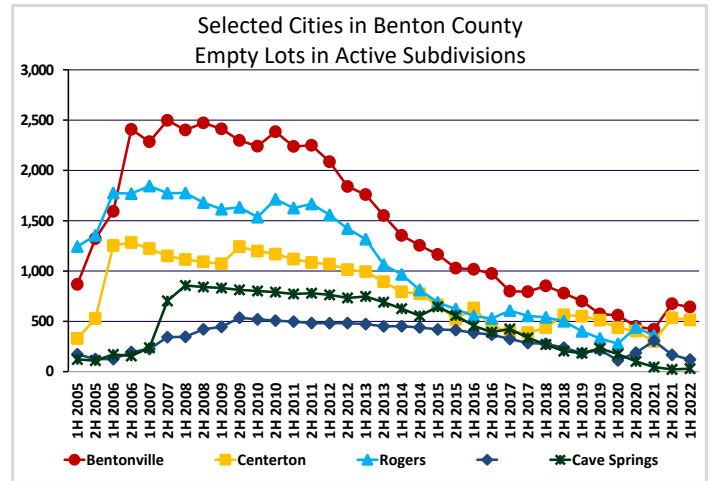
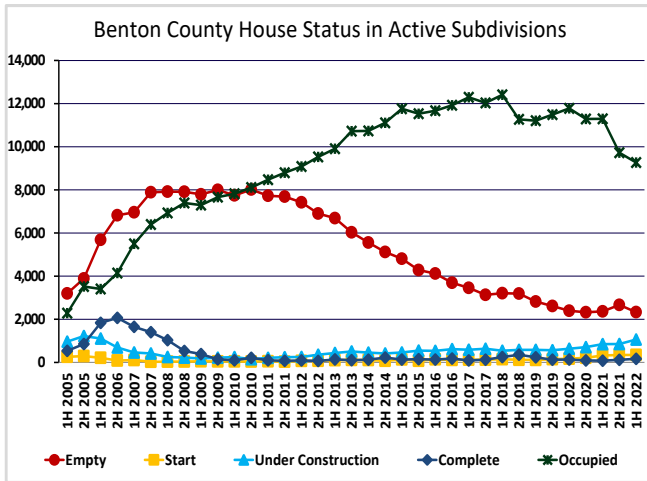
Benton County

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 2022 | 2H 2021 | % BC | % NWA |
|------------------------|----------|-----------|-----------|------------|------------|------------|------------|------------|------------|-----------|------------|--------------|--------------|---------------|--------------|
| Bella Vista | 0 | 0 | 0 | 5 | 25 | 75 | 108 | 48 | 29 | 7 | 14 | 311 | 267 | 16.1% | 10.8% |
| Bentonville | 0 | 0 | 2 | 0 | 29 | 61 | 37 | 78 | 35 | 21 | 60 | 323 | 266 | 16.7% | 11.2% |
| Cave Springs | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | | 0 | 2 | 6 | 14 | 0.3% | 0.2% |
| Centerton | 0 | 0 | 0 | 67 | 130 | 163 | 85 | 58 | 24 | 10 | 9 | 546 | 355 | 28.2% | 18.9% |
| Decatur | 1 | 3 | 1 | 23 | 9 | 10 | 11 | 6 | 12 | 9 | 18 | 103 | 9 | 5.3% | 3.6% |
| Gentry | 0 | 0 | 41 | 29 | 27 | 9 | 3 | 0 | 0 | 0 | 0 | 109 | 106 | 5.6% | 3.8% |
| Gravette | 0 | 0 | 0 | 1 | 3 | 2 | 1 | 3 | 1 | 1 | 2 | 14 | 17 | 0.7% | 0.5% |
| Highfill | 0 | 0 | 0 | 0 | 48 | 9 | 3 | 5 | 1 | 1 | 2 | 69 | 66 | 3.6% | 2.4% |
| Little Flock | 0 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 4 | 3 | 0.2% | 0.1% |
| Lowell | 0 | 0 | 1 | 8 | 21 | 15 | 13 | 4 | 1 | 4 | 10 | 77 | 108 | 4.0% | 2.7% |
| Pea Ridge | 0 | 0 | 1 | 10 | 55 | 27 | 34 | 12 | 4 | 0 | 3 | 146 | 126 | 7.5% | 5.1% |
| Rogers | 0 | 12 | 1 | 4 | 16 | 8 | 21 | 24 | 17 | 26 | 27 | 156 | 162 | 8.1% | 5.4% |
| Siloam Springs | 0 | 15 | 33 | 22 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 73 | 40 | 3.8% | 2.5% |
| Benton County | 2 | 30 | 81 | 169 | 366 | 382 | 316 | 239 | 125 | 79 | 148 | 1,943 | 1,539 | 100.0% | 67.1% |

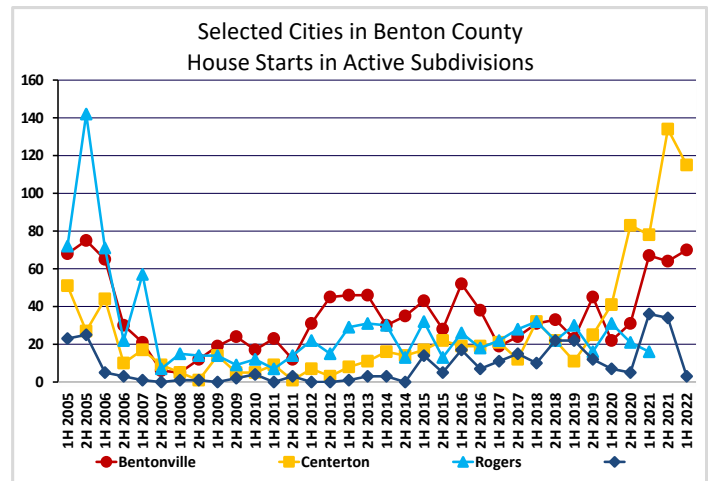


Benton County Active Subdivisions



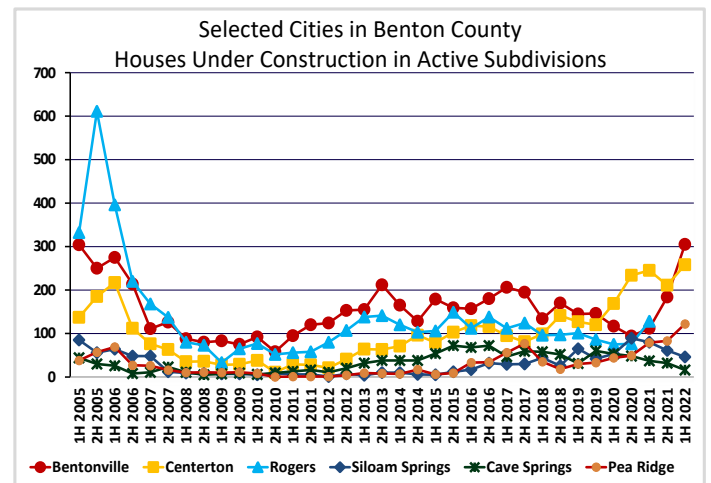
There were 13,105 total lots in 211 active subdivisions in Benton County in the first half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2022. 70.7 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 7.7 percent were under construction, 2.5 percent were starts, while 17.7 percent were empty lots.

During the first half of 2022, 1,098 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 21.1 months of lot inventory at the end of first half of 2022. This is down from 21.9 months of inventory at the end of the second half of 2021.



Overall, in 42 out of the 211 active subdivisions in Benton County, no absorption occurred in the last year.

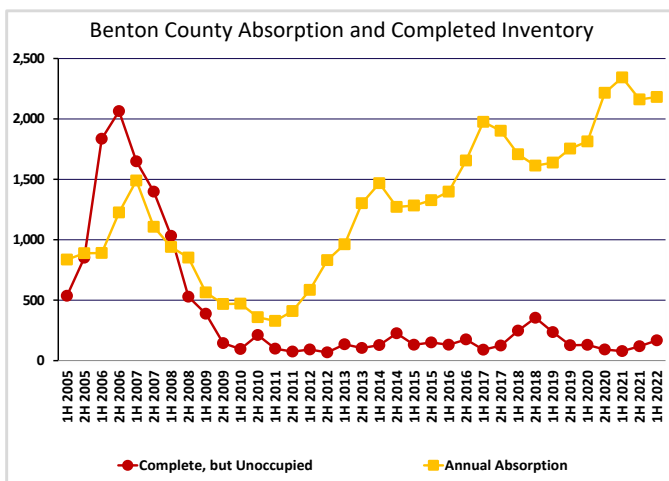
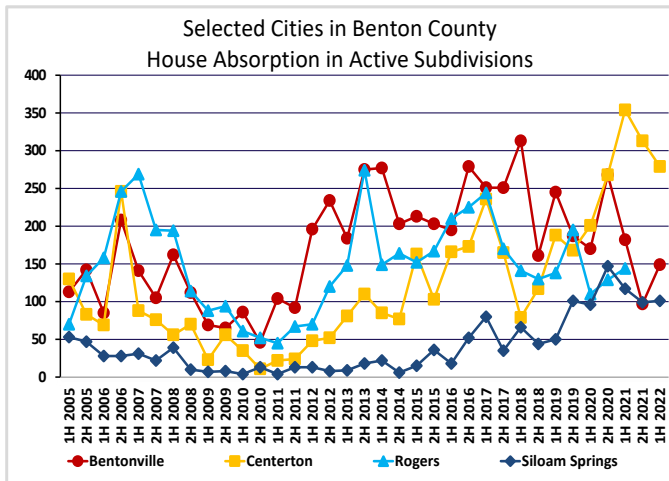
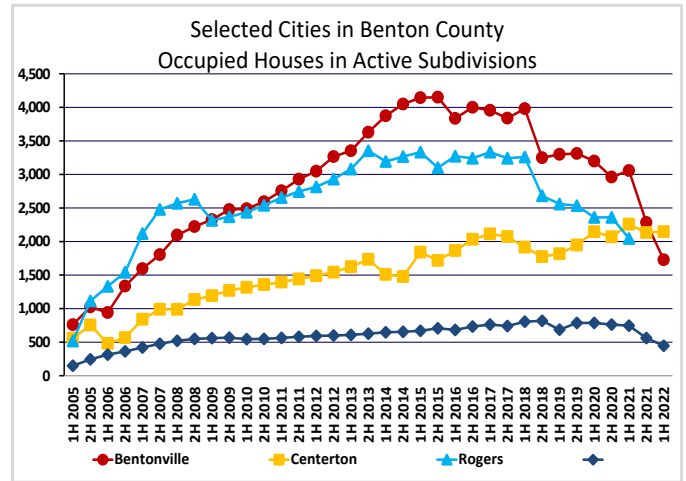
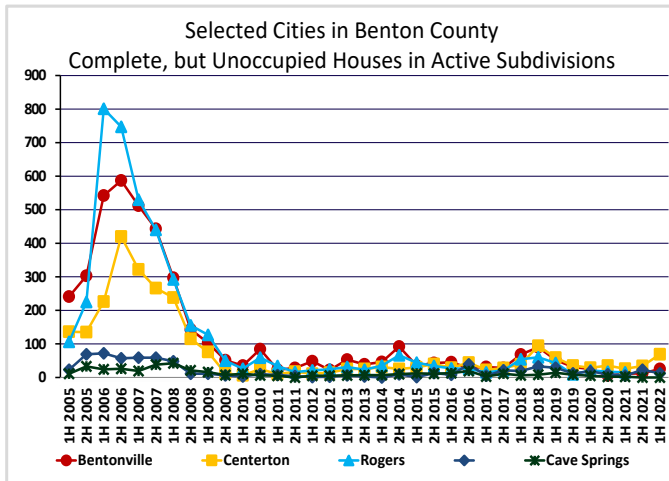
In the first half of 2022, Aurora, Phase I in Bentonville had the most houses under construction with 82. Avalon, Phase I in Pea Ridge with 51 was second, followed by Blossom Hills in Centerton with 41 houses.



No new construction or progress in existing construction has occurred in the last year in 18 of the 211 active subdivisions in the Benton County.

No new absorption has occurred in 42 of these subdivisions.

Benton County Active Subdivisions



| Benton County | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|---------------------|--|----------------------------------|
| Avoca | 1 | 40 |
| Bella Vista | 3 | 27 |
| Bentonville | 13 | 926 |
| Cave Springs | 3 | 233 |
| Centerton | 19 | 1748 |
| Decatur | 3 | 274 |
| Gentry | 2 | 73 |
| Gravette | 1 | 23 |
| Highfill | 4 | 414 |
| Little Flock | 1 | 15 |
| Lowell | 9 | 787 |
| Pea Ridge | 9 | 811 |
| Rogers | 10 | 843 |
| Siloam Springs | 24 | 1247 |
| Unincorporated | 1 | 112 |
| Benton Total | 103 | 7,573 |

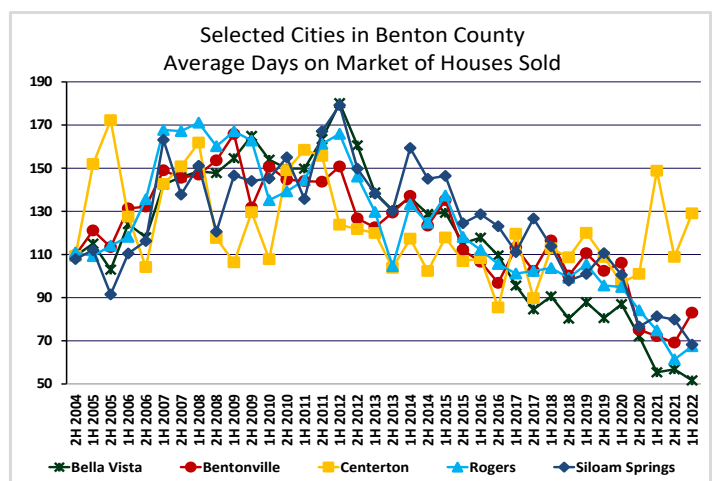
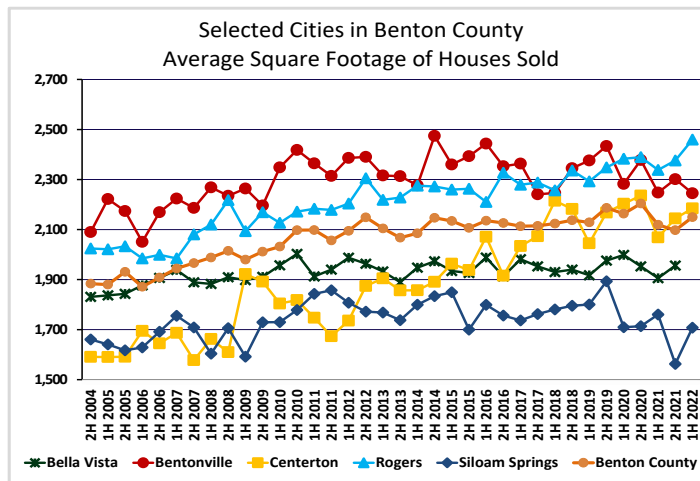
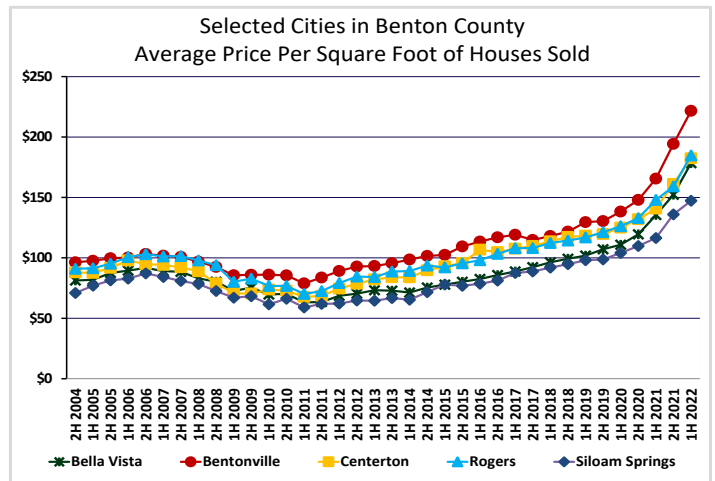
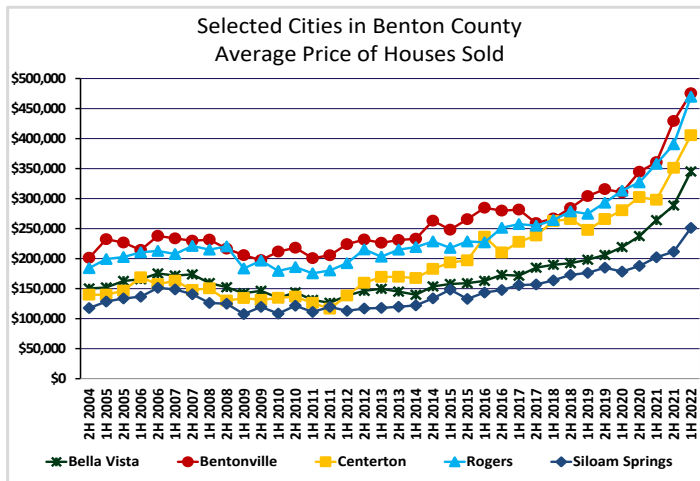
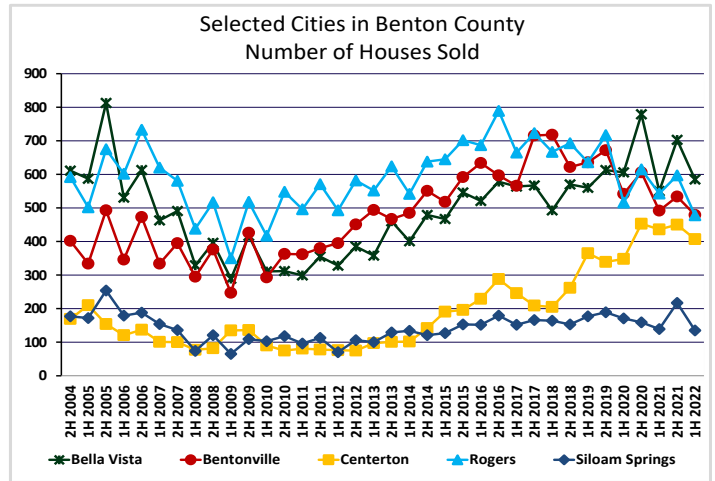
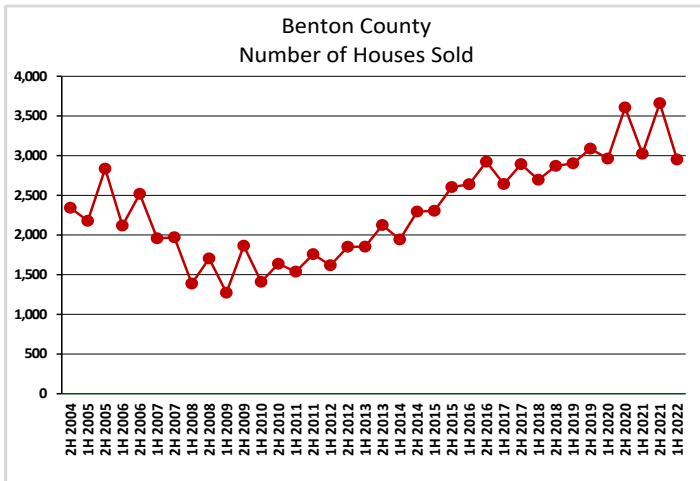
The above table shows additional lots in the pipeline for Benton County in the preliminary and final status. Benton County has an additional 7,573 lots in 103 subdivisions in the preliminary or final plat status in the first half of 2022.

| Benton County Owner Occupied | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Avoca | 77.8% | 75.8% | 74.7% | 72.1% | 72.2% | 70.6% | 74.9% | 72.4% | 71.7% | 72.1% | 70.2% |
| Bella Vista | 78.0% | 78.0% | 77.2% | 77.8% | 77.8% | 77.7% | 76.8% | 76.0% | 74.9% | 73.3% | 72.5% |
| Bentonville | 68.7% | 68.7% | 67.5% | 67.3% | 67.0% | 65.9% | 63.7% | 62.5% | 61.5% | 60.3% | 59.3% |
| Cave Springs | 73.3% | 75.4% | 76.5% | 76.4% | 76.3% | 75.3% | 74.4% | 72.7% | 72.2% | 71.2% | 69.8% |
| Centerton | 67.4% | 66.9% | 64.0% | 63.8% | 64.4% | 64.0% | 62.1% | 60.7% | 60.8% | 59.6% | 57.3% |
| Decatur | 52.9% | 53.6% | 53.7% | 54.4% | 54.8% | 54.3% | 53.8% | 54.2% | 55.0% | 55.0% | 54.0% |
| Elm Springs | 90.0% | 83.3% | 65.9% | 75.6% | 72.9% | 75.9% | 74.5% | 72.1% | 74.8% | 80.3% | 76.3% |
| Garfield | 71.0% | 70.0% | 67.4% | 66.8% | 66.5% | 66.7% | 63.9% | 60.9% | 62.0% | 61.3% | 59.2% |
| Gateway | 58.5% | 57.3% | 56.2% | 56.4% | 55.9% | 56.4% | 52.2% | 51.4% | 52.3% | 56.0% | 55.0% |
| Gentry | 59.1% | 60.1% | 59.7% | 59.1% | 59.4% | 59.6% | 60.1% | 60.8% | 58.2% | 57.2% | 56.1% |
| Gravette | 60.0% | 57.9% | 57.4% | 57.2% | 57.2% | 58.5% | 57.6% | 56.9% | 56.2% | 55.6% | 55.5% |
| Highfill | 55.7% | 54.6% | 55.5% | 55.9% | 56.6% | 54.5% | 50.0% | 49.4% | 54.8% | 52.3% | 49.9% |
| Little Flock | 75.5% | 75.8% | 75.7% | 75.8% | 76.0% | 75.3% | 74.1% | 73.2% | 73.2% | 71.9% | 72.1% |
| Lowell | 72.7% | 72.9% | 72.0% | 72.9% | 73.1% | 73.0% | 71.4% | 69.1% | 68.2% | 66.0% | 63.2% |
| Pea Ridge | 70.3% | 71.0% | 70.0% | 69.6% | 70.4% | 69.1% | 67.5% | 65.5% | 64.8% | 63.5% | 61.2% |
| Rogers | 68.2% | 68.7% | 68.1% | 68.5% | 68.6% | 68.6% | 67.8% | 66.7% | 66.0% | 64.9% | 64.5% |
| Siloam Springs | 64.0% | 64.5% | 63.3% | 63.5% | 63.8% | 63.6% | 63.8% | 63.0% | 61.8% | 60.4% | 59.0% |
| Springdale | 70.3% | 69.9% | 67.8% | 67.7% | 67.6% | 65.7% | 64.8% | 63.2% | 62.7% | 61.5% | 59.3% |
| Springtown | 51.2% | 52.4% | 54.8% | 52.4% | 60.0% | 63.4% | 65.0% | 61.9% | 59.5% | 59.5% | 61.0% |
| Sulphur Springs | 55.4% | 56.4% | 55.4% | 60.0% | 58.0% | 54.1% | 54.6% | 52.7% | 52.0% | 49.8% | 57.1% |
| Rural-BC | 63.3% | 63.6% | 62.6% | 62.5% | 62.4% | 62.0% | 61.3% | 60.7% | 60.1% | 59.6% | 49.1% |
| Benton County | 68.4% | 68.6% | 67.6% | 67.8% | 67.8% | 67.4% | 66.3% | 65.3% | 64.5% | 63.5% | 62.5% |

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 2022 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 62.5 percent in the first half of 2022. This represents a decline of owner-occupied homes of 5.9% over the 10 year time span.

| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 3,024 | 3,660 | 2,951 | -2.4% | -19.4% |
| Average Price of Houses Sold | \$311,333 | \$345,517 | \$403,829 | 29.7% | 16.9% |
| Average Days on Market | 90 | 80 | 79 | -12.5% | -1.0% |
| Average Price per Square Foot | \$144.73 | \$162.49 | \$185.70 | 28.3% | 14.3% |
| Percentage of County Sales | 100.0% | 100.0% | 100.0% | 0.0% | 0.0% |
| Number of New Houses Sold | 903 | 1054 | 865 | -4.2% | -17.9% |
| Average Price of New Houses Sold | \$297,853 | \$334,279 | \$393,851 | 32.2% | 17.8% |
| Average Days on Market of New Houses Sold | 158 | 147 | 144 | -8.8% | -1.5% |
| Number of Houses Listed | 75 | 67 | 105 | 105.8% | 107.1% |
| Average List Price of Houses Listed | \$523,136 | \$627,100 | \$614,714 | 17.5% | -2.0% |

Benton County Houses Sold



Benton County

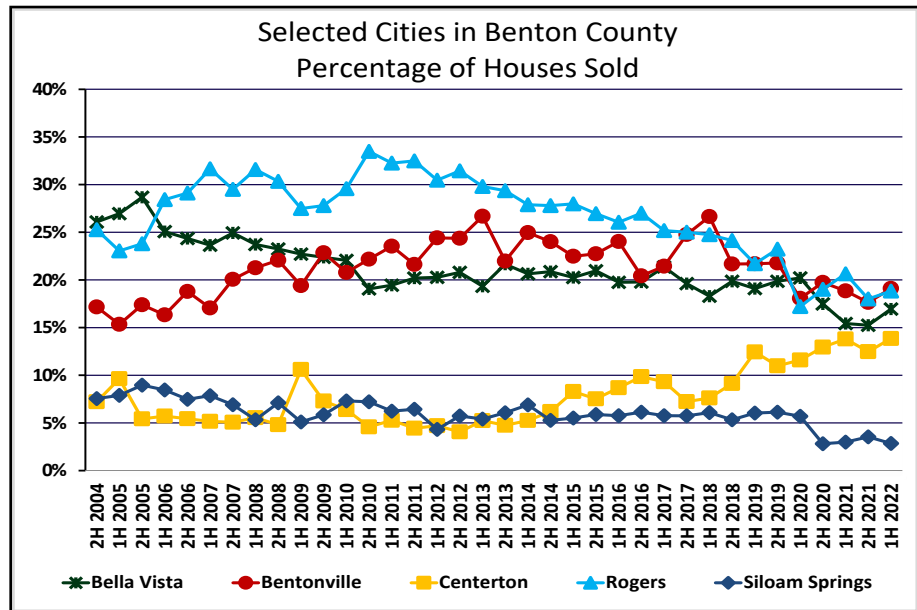
Sold by City and Characteristics

2,951 houses sold in Benton County during the first half of 2022.

The average price of a house was \$403,829 at \$185.70 per square foot.

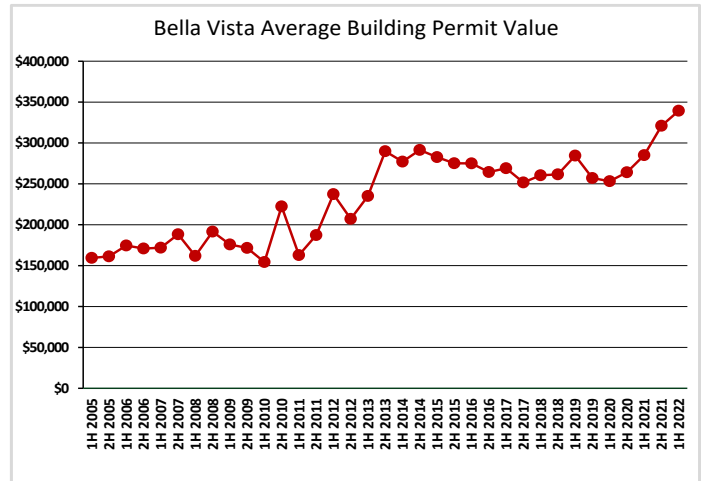
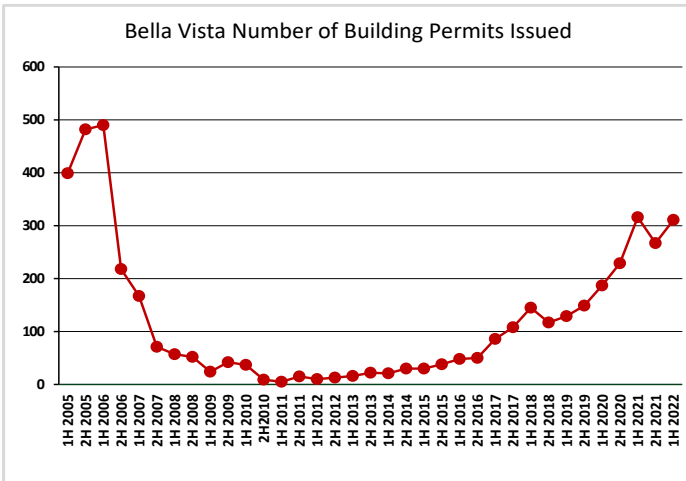
The median cost of a house sold in Benton County was \$340,000.

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 | \$247,600 | \$202.50 | 31 | 3 | 0.1% |
| Bella Vista | \$345,121 | \$178.35 | 52 | 585 | 19.8% |
| Bentonville | \$475,464 | \$221.70 | 83 | 479 | 16.2% |
| Cave Springs | \$574,959 | \$202.59 | 68 | 62 | 2.1% |
| Centerton | \$405,495 | \$182.44 | 129 | 407 | 13.8% |
| Decatur | \$187,613 | \$129.70 | 67 | 8 | 0.3% |
| Garfield | \$419,500 | \$219.39 | 81 | 2 | 0.1% |
| Gateway | \$253,988 | \$146.93 | 176 | 5 | 0.2% |
| Gentry | \$258,168 | \$157.65 | 83 | 146 | 4.9% |
| Gravette | \$253,961 | \$155.07 | 71 | 32 | 1.1% |
| Highfill | \$307,952 | \$171.62 | 106 | 62 | 2.1% |
| Little Flock | \$686,433 | \$188.52 | 70 | 14 | 0.5% |
| Lowell | \$321,384 | \$177.63 | 63 | 166 | 5.6% |
| Pea Ridge | \$339,857 | \$171.27 | 88 | 127 | 4.3% |
| Rogers | \$469,667 | \$184.73 | 68 | 478 | 16.2% |
| Siloam Springs | \$251,200 | \$147.22 | 68 | 135 | 4.6% |
| Sulphur Springs | \$258,750 | \$97.26 | 212 | 2 | 0.1% |
| Unincorporated BC | \$533,846 | \$197.41 | 83 | 238 | 8.1% |
| Benton County | \$403,829 | \$185.70 | 79 | 2,951 | 100.0% |

Bella Vista Building Permits

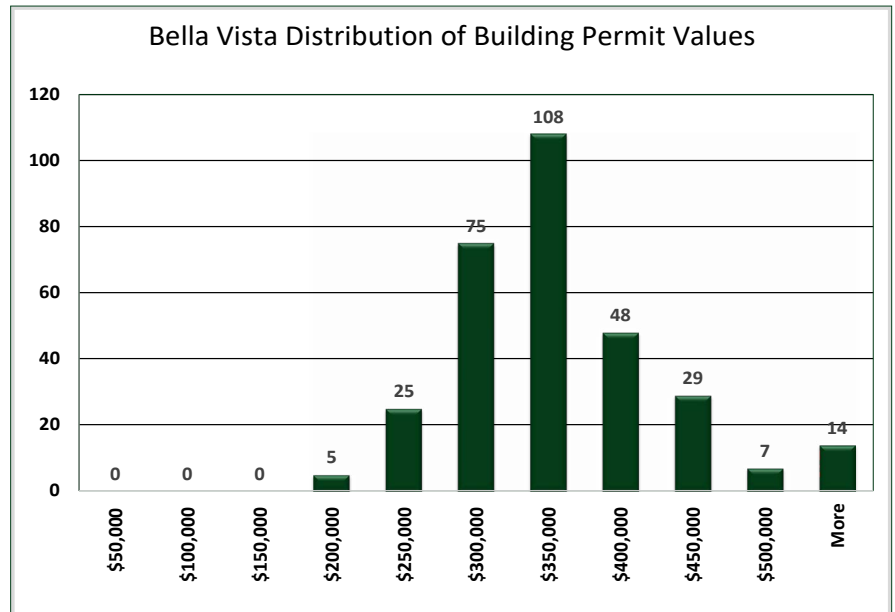


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

Out of the remaining 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



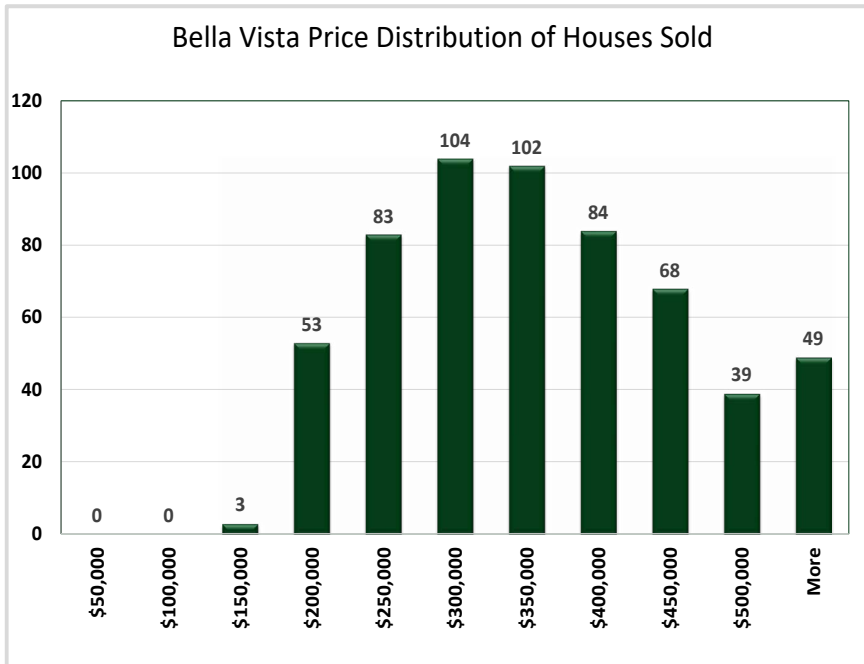
housing in Bella Vista by larger sized families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 27 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2022.

| Bella Vista | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 316 | 267 | 311 | -1.6% | 16.5% |
| Average Value of Residential Building Permits | \$285,079 | \$321,025 | \$339,392 | 19.1% | 5.7% |

Bella Vista

Price Distribution of Houses Sold



585 houses were sold in Bella Vista in the first half of 2022.

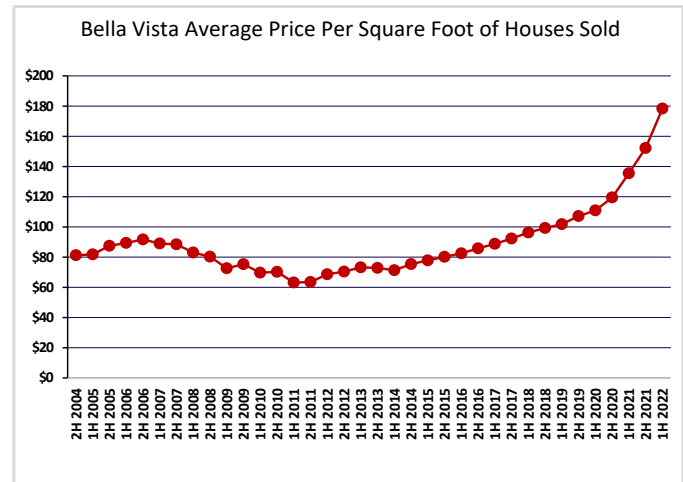
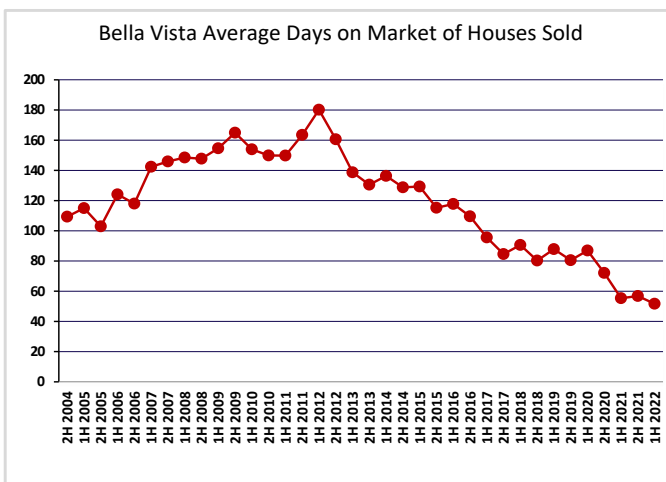
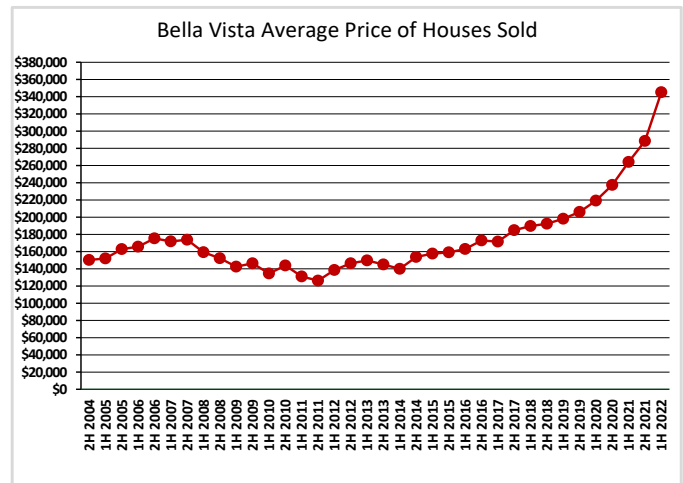
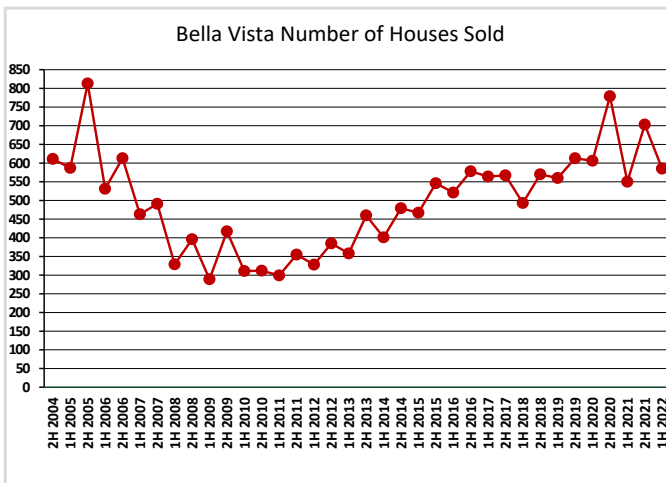
The average price of a house was \$345,121 at \$178.35 per square foot.

The median cost of a house was \$425,000

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 3 | 0.5% | 1,269 | 34 | 98.4% |
| \$150,001 - \$200,000 | 53 | 9.1% | 1,272 | 35 | 103.1% |
| \$200,001 - \$250,000 | 83 | 14.2% | 1,424 | 47 | 104.5% |
| \$250,001 - \$300,000 | 104 | 17.8% | 1,618 | 57 | 104.1% |
| \$300,001 - \$350,000 | 102 | 17.4% | 1,825 | 58 | 104.2% |
| \$350,001 - \$400,000 | 84 | 14.4% | 2,187 | 52 | 103.2% |
| \$400,001 - \$450,000 | 68 | 11.6% | 2,402 | 55 | 101.9% |
| \$450,001 - \$500,000 | 39 | 6.7% | 2,675 | 51 | 101.0% |
| \$500,001+ | 49 | 8.4% | 3,044 | 50 | 102.8% |
| Total | 585 | 100% | 1,956 | 52 | 103.4% |

Bella Vista

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 550 | 703 | 585 | 6.4% | -16.8% |
| Average Price of Houses Sold | \$264,165 | \$288,576 | \$345,121 | 30.6% | 19.6% |
| Average Days on Market | 55 | 57 | 52 | -6.7% | -9.0% |
| Average Price per Square Foot | \$135.53 | \$152.25 | \$178.35 | 31.6% | 17.1% |
| Percentage of County Sales | 15.4% | 15.2% | 16.9% | 9.8% | 11.1% |
| Number of New Houses Sold | 90 | 118 | 129 | 43.3% | 9.3% |
| Average Price of New Houses Sold | \$280,011 | \$303,075 | \$375,253 | 34.0% | 23.8% |
| Average Days on Market of New Houses Sold | 90 | 97 | 87 | -3.3% | -9.5% |
| Number of Houses Listed | 55 | 44 | 120 | 118.2% | 172.7% |
| Average List Price of Houses Listed | \$348,319 | \$388,453 | \$472,146 | 35.6% | 21.5% |

Bella Vista

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Aberdeen | 1 | 0.2% | 2,978 | 16 | \$680,000 | \$228.34 |
| Aldsworth | 2 | 0.3% | 2,319 | 29 | \$382,500 | \$176.06 |
| Allendale | 4 | 0.7% | 2,302 | 51 | \$425,969 | \$196.96 |
| Angus | 1 | 0.2% | 1,787 | 0 | \$385,000 | \$215.44 |
| Ardwell | 2 | 0.3% | 1,987 | 79 | \$330,081 | \$165.90 |
| Argyll | 1 | 0.2% | 1,153 | 45 | \$247,500 | \$214.66 |
| Avondale | 28 | 4.8% | 1,400 | 54 | \$231,567 | \$165.44 |
| Ayr | 2 | 0.3% | 1,925 | 90 | \$304,200 | \$158.23 |
| Bankfoot | 1 | 0.2% | 1,811 | 94 | \$360,000 | \$198.79 |
| Basildon | 2 | 0.3% | 1,693 | 36 | \$272,500 | \$160.97 |
| Basildon Courts | 1 | 0.2% | 1,088 | 33 | \$193,000 | \$177.39 |
| Bedford | 2 | 0.3% | 1,529 | 79 | \$276,000 | \$180.99 |
| Belgravia | 1 | 0.2% | 2,095 | 38 | \$360,000 | \$171.84 |
| Berksdale | 3 | 0.5% | 2,559 | 41 | \$338,833 | \$139.59 |
| Berkshire | 4 | 0.7% | 2,430 | 153 | \$408,305 | \$180.94 |
| Bethnal | 1 | 0.2% | 1,450 | 39 | \$310,000 | \$213.79 |
| Birmingham | 4 | 0.7% | 2,678 | 43 | \$398,975 | \$149.53 |
| Birsay | 6 | 1.0% | 1,730 | 63 | \$337,717 | \$195.43 |
| Blenheim | 4 | 0.7% | 2,146 | 39 | \$328,750 | \$155.65 |
| Boswell | 1 | 0.2% | 1,615 | 1 | \$277,247 | \$171.67 |
| Branchwood | 3 | 0.5% | 1,676 | 79 | \$303,000 | \$179.32 |
| Brecknock | 6 | 1.0% | 2,289 | 60 | \$375,333 | \$165.87 |
| Brigadoon | 3 | 0.5% | 2,369 | 37 | \$433,633 | \$186.79 |
| Bristol | 2 | 0.3% | 1,944 | 25 | \$397,500 | \$201.58 |
| Brittany | 6 | 1.0% | 2,372 | 65 | \$497,683 | \$204.52 |
| Brompton | 4 | 0.7% | 1,858 | 42 | \$387,575 | \$205.71 |
| Brunswick | 2 | 0.3% | 1,871 | 74 | \$308,500 | \$165.88 |
| Buckingham | 4 | 0.7% | 1,986 | 36 | \$286,250 | \$150.42 |
| Buckland | 1 | 0.2% | 2,087 | 69 | \$365,000 | \$174.89 |
| Cambridge | 3 | 0.5% | 1,719 | 48 | \$339,512 | \$196.27 |
| Cannich | 2 | 0.3% | 2,363 | 76 | \$369,950 | \$161.99 |
| Cardigan | 3 | 0.5% | 2,075 | 65 | \$441,667 | \$212.03 |
| Cargill | 1 | 0.2% | 1,807 | 0 | \$510,000 | \$282.24 |
| Carlisle | 6 | 1.0% | 1,948 | 60 | \$363,650 | \$183.71 |
| Carmarthen | 2 | 0.3% | 2,085 | 32 | \$417,000 | \$200.00 |
| Carnahan | 1 | 0.2% | 1,930 | 42 | \$419,900 | \$217.56 |

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 |
|---------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Charing | 3 | 0.5% | 1,580 | 47 | \$287,000 | \$180.98 |
| Chelmsworth | 2 | 0.3% | 1,485 | 49 | \$247,450 | \$167.33 |
| Cheshire | 5 | 0.9% | 1,198 | 32 | \$214,100 | \$179.34 |
| Cheviot | 5 | 0.9% | 2,690 | 38 | \$549,600 | \$204.50 |
| Churchill | 7 | 1.2% | 2,147 | 38 | \$320,714 | \$150.44 |
| Cornwall | 2 | 0.3% | 1,774 | 85 | \$302,500 | \$173.87 |
| Coulter | 7 | 1.2% | 1,737 | 79 | \$334,469 | \$191.06 |
| Coventry | 1 | 0.2% | 2,625 | 38 | \$415,000 | \$158.10 |
| Cresswell | 1 | 0.2% | 2,109 | 60 | \$371,000 | \$175.91 |
| Cullen Hills | 2 | 0.3% | 1,626 | 32 | \$301,250 | \$185.47 |
| Cumberland | 4 | 0.7% | 2,251 | 116 | \$320,500 | \$151.17 |
| Dartmoor | 1 | 0.2% | 3,170 | 53 | \$400,000 | \$126.18 |
| Derby | 2 | 0.3% | 1,785 | 83 | \$347,361 | \$194.65 |
| Devonshire | 1 | 0.2% | 1,558 | 35 | \$318,100 | \$204.17 |
| Dickenshire | 1 | 0.2% | 1,614 | 56 | \$349,900 | \$216.79 |
| Dillow | 3 | 0.5% | 1,353 | 50 | \$232,667 | \$171.69 |
| Dirleton | 3 | 0.5% | 2,104 | 21 | \$443,513 | \$206.33 |
| Dogwood Hills | 1 | 0.2% | 2,500 | 38 | \$475,000 | \$190.00 |
| Dorchester | 2 | 0.3% | 2,657 | 36 | \$621,250 | \$231.07 |
| Dornoch | 4 | 0.7% | 2,115 | 30 | \$541,500 | \$254.90 |
| Dorset | 1 | 0.2% | 2,180 | 0 | \$215,000 | \$98.62 |
| Drake Courts | 15 | 2.6% | 1,803 | 48 | \$216,587 | \$125.04 |
| Dumfries | 1 | 0.2% | 1,521 | 71 | \$275,000 | \$180.80 |
| Dunbarton | 1 | 0.2% | 2,252 | 38 | \$385,000 | \$170.96 |
| Dunedin | 2 | 0.3% | 1,735 | 36 | \$296,500 | \$175.75 |
| Dunvegan | 1 | 0.2% | 1,918 | 33 | \$354,000 | \$184.57 |
| East Riding | 3 | 0.5% | 1,815 | 75 | \$334,967 | \$184.28 |
| Eastleigh | 1 | 0.2% | 1,414 | 39 | \$275,000 | \$194.48 |
| Eddleston | 1 | 0.2% | 2,863 | 33 | \$702,000 | \$245.20 |
| Embleton | 4 | 0.7% | 2,076 | 50 | \$313,750 | \$150.17 |
| Essex | 6 | 1.0% | 1,894 | 59 | \$293,167 | \$164.05 |
| Ettington | 3 | 0.5% | 2,035 | 69 | \$439,333 | \$220.05 |
| Evanton | 1 | 0.2% | 2,836 | 33 | \$480,000 | \$169.25 |
| Fenchurch | 4 | 0.7% | 2,823 | 30 | \$358,750 | \$131.71 |
| Forest Hills | 2 | 0.3% | 1,571 | 31 | \$315,500 | \$200.37 |
| Glasgow | 2 | 0.3% | 1,921 | 48 | \$340,000 | \$176.05 |

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% | 2,367 | 45 | \$349,601 | \$151.91 |
| Granton | 1 | 0.2% | 1,550 | 110 | \$300,000 | \$193.55 |
| Grinstead | 1 | 0.2% | 1,820 | 50 | \$316,200 | \$173.74 |
| Hampstead | 5 | 0.9% | 1,550 | 37 | \$223,480 | \$145.02 |
| Harborough | 1 | 0.2% | 2,806 | 19 | \$450,000 | \$160.37 |
| Harlow | 4 | 0.7% | 1,924 | 37 | \$270,250 | \$140.64 |
| Harrington | 2 | 0.3% | 3,508 | 106 | \$452,500 | \$147.72 |
| Hartlepool | 2 | 0.3% | 1,167 | 23 | \$225,250 | \$193.04 |
| Headley | 4 | 0.7% | 2,256 | 57 | \$406,500 | \$180.19 |
| Hebrides | 1 | 0.2% | 1,341 | 35 | \$288,500 | \$215.14 |
| Hertford | 5 | 0.9% | 2,171 | 95 | \$357,000 | \$168.59 |
| Hexham | 1 | 0.2% | 2,050 | 34 | \$406,000 | \$198.05 |
| Highland | 2 | 0.3% | 1,887 | 51 | \$374,763 | \$197.84 |
| Highland Park Villas | 7 | 1.2% | 1,824 | 34 | \$327,236 | \$179.67 |
| Highlands Estates | 1 | 0.2% | 1,933 | 48 | \$470,000 | \$243.15 |
| Hillswick | 3 | 0.5% | 1,549 | 32 | \$258,667 | \$167.86 |
| Hopeman | 3 | 0.5% | 3,039 | 40 | \$493,667 | \$164.57 |
| Huntingdon | 1 | 0.2% | 1,923 | 57 | \$349,900 | \$181.96 |
| Ingleborough | 3 | 0.5% | 2,168 | 92 | \$418,333 | \$190.23 |
| Inverness | 1 | 0.2% | 2,348 | 104 | \$430,000 | \$183.13 |
| Islington | 1 | 0.2% | 1,350 | 45 | \$260,000 | \$192.59 |
| Jura | 3 | 0.5% | 1,882 | 28 | \$365,633 | \$193.14 |
| Kaleen | 1 | 0.2% | 2,274 | 61 | \$444,000 | \$195.25 |
| Keighley | 2 | 0.3% | 1,849 | 115 | \$347,550 | \$188.31 |
| Kendal | 2 | 0.3% | 2,702 | 48 | \$447,000 | \$165.62 |
| Kensington | 3 | 0.5% | 2,776 | 59 | \$485,000 | \$172.21 |
| Kenwood | 2 | 0.3% | 1,861 | 27 | \$329,000 | \$176.79 |
| Keswick | 6 | 1.0% | 1,880 | 56 | \$370,778 | \$198.70 |
| Kildonan | 1 | 0.2% | 1,936 | 35 | \$515,000 | \$266.01 |
| Kilmuir | 2 | 0.3% | 2,259 | 45 | \$447,000 | \$199.52 |
| Kincardine | 4 | 0.7% | 2,059 | 27 | \$401,250 | \$193.97 |
| Kingsdale Courts | 2 | 0.3% | 1,200 | 21 | \$177,875 | \$147.98 |
| Kingswood | 2 | 0.3% | 1,860 | 43 | \$312,450 | \$168.03 |
| Kinloch | 2 | 0.3% | 2,548 | 43 | \$692,450 | \$260.26 |
| Kinross | 1 | 0.2% | 3,352 | 49 | \$630,000 | \$187.95 |
| Kipling Courts | 2 | 0.3% | 2,659 | 45 | \$387,450 | \$146.13 |

Bella Vista

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Kirkcudbright | 3 | 0.5% | 1,761 | 34 | \$323,800 | \$187.63 |
| Kirkpatrick | 2 | 0.3% | 1,956 | 36 | \$414,500 | \$206.01 |
| Kirkwall | 1 | 0.2% | 1,652 | 88 | \$270,000 | \$163.44 |
| Kiroswald | 1 | 0.2% | 1,615 | 95 | \$290,900 | \$180.12 |
| Lake View | 1 | 0.2% | 1,380 | 32 | \$210,000 | \$152.17 |
| Lakenheath | 5 | 0.9% | 1,710 | 30 | \$315,800 | \$184.46 |
| Lakeview | 4 | 0.7% | 2,721 | 57 | \$319,695 | \$120.41 |
| Lambeth | 7 | 1.2% | 1,861 | 45 | \$349,343 | \$187.08 |
| Lands End | 3 | 0.5% | 2,018 | 64 | \$404,500 | \$201.47 |
| Latheron | 2 | 0.3% | 1,754 | 25 | \$382,500 | \$218.97 |
| Laurencekirk | 4 | 0.7% | 2,907 | 44 | \$531,875 | \$184.56 |
| Leicester | 5 | 0.9% | 1,560 | 46 | \$252,880 | \$162.95 |
| Lindsey | 1 | 0.2% | 1,044 | 36 | \$213,500 | \$204.50 |
| Lockerbie | 1 | 0.2% | 1,885 | 60 | \$389,900 | \$206.84 |
| Lockhart | 3 | 0.5% | 1,596 | 128 | \$289,467 | \$181.41 |
| London | 2 | 0.3% | 1,746 | 125 | \$296,950 | \$170.12 |
| Macon | 2 | 0.3% | 1,826 | 29 | \$351,500 | \$186.70 |
| Magrath | 1 | 0.2% | 1,689 | 35 | \$405,000 | \$239.79 |
| Mayfair | 3 | 0.5% | 2,538 | 52 | \$314,667 | \$130.77 |
| Melanie Courts | 6 | 1.0% | 1,281 | 37 | \$211,600 | \$166.72 |
| Merritt | 3 | 0.5% | 2,419 | 42 | \$392,667 | \$164.16 |
| Metfield Courts | 8 | 1.4% | 1,171 | 33 | \$196,625 | \$168.10 |
| Monikie | 2 | 0.3% | 1,866 | 165 | \$346,250 | \$185.54 |
| Monmouth | 1 | 0.2% | 2,229 | 49 | \$374,900 | \$168.19 |
| Morganshire | 1 | 0.2% | 1,818 | 49 | \$325,000 | \$178.77 |
| Mountain Springs Estate | 1 | 0.2% | 1,308 | 35 | \$240,000 | \$183.49 |
| Nairn | 1 | 0.2% | 4,981 | 92 | \$860,000 | \$172.66 |
| Nelson | 4 | 0.7% | 1,778 | 37 | \$348,875 | \$194.72 |
| New Galloway | 3 | 0.5% | 2,594 | 27 | \$460,868 | \$179.19 |
| Newburgh | 1 | 0.2% | 1,571 | 59 | \$250,000 | \$159.13 |
| Newquay | 1 | 0.2% | 2,940 | 37 | \$475,000 | \$161.56 |
| Norfolk | 3 | 0.5% | 1,523 | 64 | \$287,000 | \$189.29 |
| North Riding | 2 | 0.3% | 1,815 | 56 | \$330,000 | \$182.03 |
| Northampton | 2 | 0.3% | 1,377 | 186 | \$327,500 | \$237.71 |
| Norwood | 3 | 0.5% | 2,352 | 90 | \$418,333 | \$178.84 |

Bella Vista

Characteristics of Houses Sold

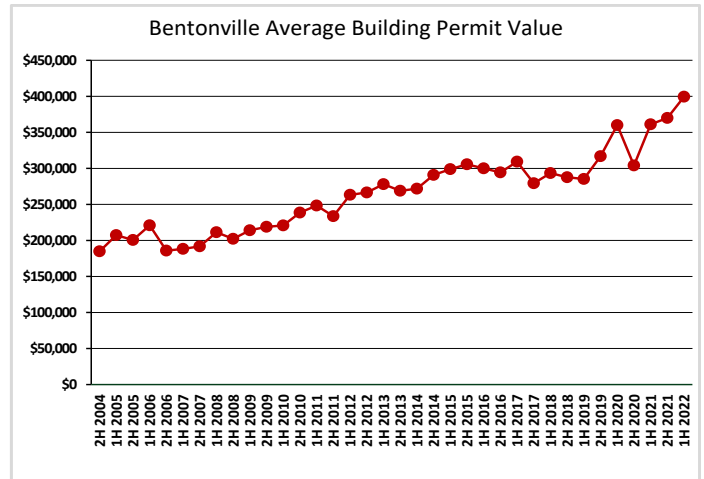
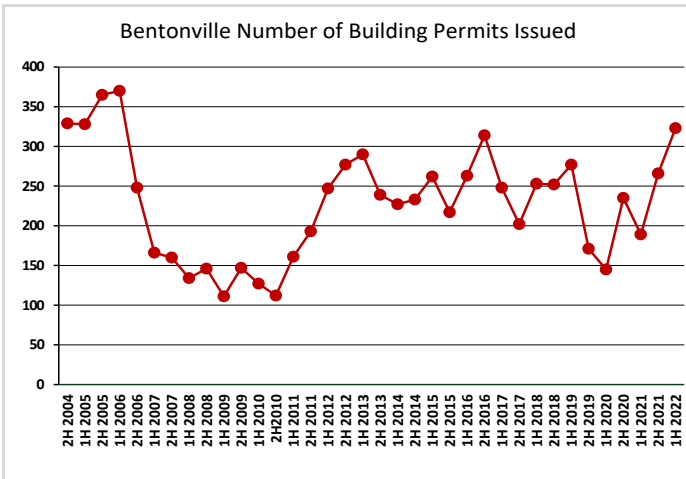
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Norwood Courts | 5 | 0.9% | 1,344 | 36 | \$249,500 | \$186.97 |
| Nottingham | 2 | 0.3% | 2,481 | 45 | \$290,050 | \$126.10 |
| Oak Knoll | 2 | 0.3% | 1,348 | 36 | \$235,000 | \$174.32 |
| Oniell | 3 | 0.5% | 1,838 | 35 | \$311,667 | \$169.96 |
| Orkney | 1 | 0.2% | 1,947 | 34 | \$340,000 | \$174.63 |
| Orleton | 2 | 0.3% | 2,273 | 66 | \$324,950 | \$143.26 |
| Oxford | 1 | 0.2% | 1,360 | 35 | \$239,000 | \$175.74 |
| Pamona | 3 | 0.5% | 2,273 | 27 | \$408,333 | \$181.08 |
| Pembroke | 2 | 0.3% | 2,791 | 35 | \$338,000 | \$145.42 |
| Penrith | 1 | 0.2% | 1,292 | 0 | \$200,000 | \$154.80 |
| Petersborough | 2 | 0.3% | 1,496 | 27 | \$277,350 | \$189.15 |
| Pimlico | 1 | 0.2% | 2,880 | 70 | \$415,000 | \$144.10 |
| Primrose | 1 | 0.2% | 2,138 | 55 | \$392,000 | \$183.35 |
| Quantock Hills | 1 | 0.2% | 2,075 | 32 | \$319,500 | \$153.98 |
| Queensborough | 1 | 0.2% | 2,349 | 25 | \$355,162 | \$151.20 |
| Radcliffe | 10 | 1.7% | 1,876 | 69 | \$325,400 | \$175.55 |
| Radnor | 3 | 0.5% | 1,772 | 27 | \$279,370 | \$175.57 |
| Raleigh Hills | 2 | 0.3% | 2,923 | 82 | \$490,000 | \$159.00 |
| Rannoch | 6 | 1.0% | 2,522 | 53 | \$591,683 | \$223.75 |
| Redwick | 1 | 0.2% | 1,850 | 55 | \$338,000 | \$182.70 |
| Reighton | 4 | 0.7% | 1,477 | 120 | \$274,897 | \$184.74 |
| Renfrew | 4 | 0.7% | 1,526 | 22 | \$303,757 | \$199.86 |
| Retford | 1 | 0.2% | 2,094 | 43 | \$429,900 | \$205.30 |
| Rettendon | 1 | 0.2% | 2,099 | 41 | \$450,000 | \$214.39 |
| Rillington | 2 | 0.3% | 1,917 | 46 | \$360,250 | \$190.60 |
| Roberts | 1 | 0.2% | 3,381 | 42 | \$425,000 | \$125.70 |
| Rosenheath | 2 | 0.3% | 1,494 | 26 | \$248,450 | \$165.94 |
| Rountree | 2 | 0.3% | 1,831 | 36 | \$375,000 | \$204.60 |
| Roxburgh | 4 | 0.7% | 1,816 | 137 | \$296,635 | \$162.46 |
| Rugby | 4 | 0.7% | 2,452 | 25 | \$413,875 | \$169.30 |
| Ruthwell | 3 | 0.5% | 1,740 | 34 | \$334,667 | \$193.87 |
| Scalloway | 3 | 0.5% | 1,540 | 67 | \$281,267 | \$181.19 |
| Scarborough | 3 | 0.5% | 1,903 | 39 | \$350,633 | \$182.06 |
| Scotsdale | 2 | 0.3% | 1,989 | 29 | \$393,500 | \$199.04 |
| Sculthorpe | 1 | 0.2% | 3,707 | 49 | \$450,000 | \$121.39 |
| Selkirk | 1 | 0.2% | 2,500 | 54 | \$465,000 | \$186.00 |

Bella Vista

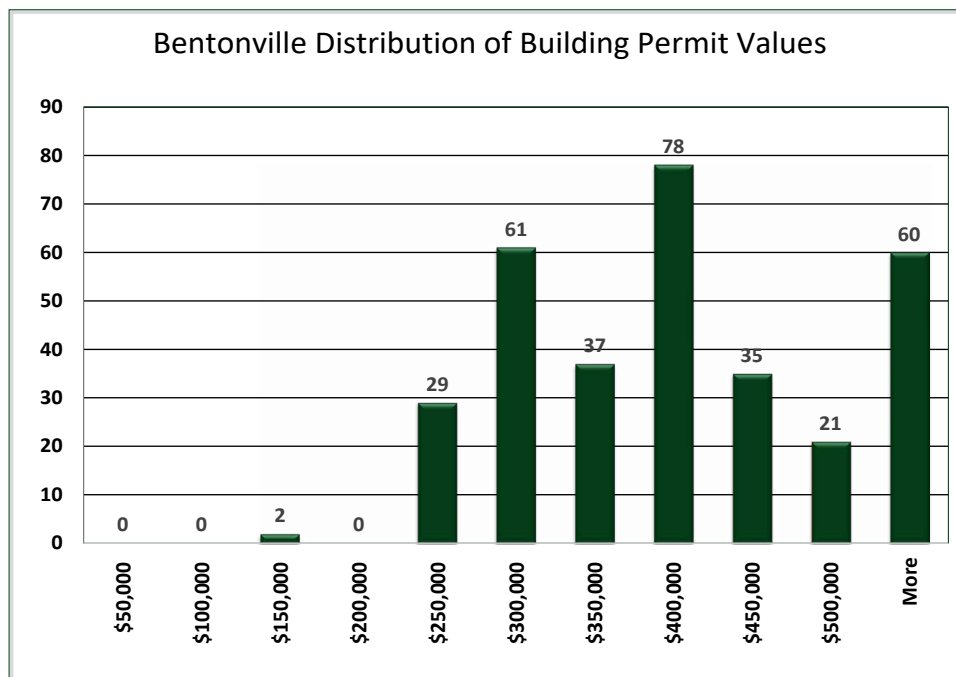
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Shakespeare Courts | 3 | 0.5% | 1,529 | 41 | \$269,167 | \$171.82 |
| Shetland | 2 | 0.3% | 1,367 | 38 | \$295,500 | \$216.14 |
| Shropshire | 6 | 1.0% | 1,867 | 42 | \$352,303 | \$189.47 |
| Sidlaw Hills | 6 | 1.0% | 2,500 | 43 | \$438,650 | \$177.62 |
| Somerset | 3 | 0.5% | 1,855 | 39 | \$305,500 | \$175.90 |
| Stafford | 3 | 0.5% | 2,353 | 39 | \$443,833 | \$188.88 |
| Stirling | 1 | 0.2% | 1,372 | 34 | \$280,000 | \$204.08 |
| Stonehaven | 2 | 0.3% | 2,821 | 43 | \$453,750 | \$155.78 |
| Stoneykirk | 1 | 0.2% | 1,480 | 38 | \$262,000 | \$177.03 |
| Strathdon | 2 | 0.3% | 2,718 | 34 | \$452,500 | \$166.79 |
| Suffolk | 3 | 0.5% | 1,297 | 35 | \$253,778 | \$199.17 |
| Sullivan | 4 | 0.7% | 2,225 | 52 | \$382,700 | \$171.47 |
| Sunderland | 3 | 0.5% | 2,409 | 39 | \$428,300 | \$182.97 |
| Sussex | 2 | 0.3% | 1,378 | 22 | \$390,000 | \$283.02 |
| Tilton | 1 | 0.2% | 2,099 | 49 | \$420,000 | \$200.10 |
| Tiree | 2 | 0.3% | 1,556 | 32 | \$295,500 | \$189.94 |
| Warwick | 1 | 0.2% | 2,161 | 30 | \$425,000 | \$196.67 |
| Waterbury | 2 | 0.3% | 2,577 | 45 | \$370,000 | \$149.39 |
| Watson | 2 | 0.3% | 1,609 | 22 | \$350,000 | \$216.83 |
| Wembly | 2 | 0.3% | 3,344 | 57 | \$651,000 | \$192.36 |
| Wendron | 4 | 0.7% | 1,528 | 34 | \$279,250 | \$187.46 |
| Wentworth | 2 | 0.3% | 2,451 | 67 | \$328,500 | \$131.41 |
| Westminster | 1 | 0.2% | 1,628 | 9 | \$250,000 | \$153.56 |
| Westmorland | 4 | 0.7% | 2,114 | 130 | \$468,725 | \$212.73 |
| Weymouth | 1 | 0.2% | 3,088 | 87 | \$432,000 | \$139.90 |
| Wight | 5 | 0.9% | 1,629 | 52 | \$273,750 | \$167.13 |
| Wigtown | 1 | 0.2% | 1,153 | 21 | \$307,500 | \$266.70 |
| Wiltshire | 3 | 0.5% | 1,737 | 56 | \$315,667 | \$182.04 |
| Wimbledon | 1 | 0.2% | 1,484 | 15 | \$215,938 | \$145.51 |
| Windsor Courts | 3 | 0.5% | 1,822 | 39 | \$306,333 | \$168.29 |
| Witherby | 3 | 0.5% | 2,367 | 92 | \$433,833 | \$183.55 |
| Worcester | 6 | 1.0% | 1,378 | 36 | \$248,867 | \$181.40 |
| York | 4 | 0.7% | 2,030 | 39 | \$343,250 | \$172.97 |
| Zennor | 2 | 0.3% | 1,680 | 37 | \$302,500 | \$179.50 |
| Other | 1 | 0.2% | 1,420 | 85 | \$275,000 | \$193.66 |
| Bella Vista | 585 | 100.0% | 1,956 | 52 | \$345,121 | \$178.35 |

Bentonville Building Permits



| Bentonville | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 189 | 266 | 323 | 70.9% | 21.4% |
| Average Value of Residential Building Permits | \$361,038 | \$369,933 | \$399,448 | 10.6% | 8.0% |



Bentonville

Active Subdivisions

There were 2,703 total lots in 39 active subdivisions in Bentonville in the first half of 2022. 63.9 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 9.4 percent were under construction, 2.2 percent were starts, and 23.5 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2022 were Aurora, Phase I with 82, Woodlands Crossing, Phase I with 24, and Glen Arbor, with 21.

Preston Park, Phase I had the most houses becoming occupied in Bentonville with 31 houses. An additional 20 houses in Lochmoor Club, Phase II, became occupied in the first half of 2022.

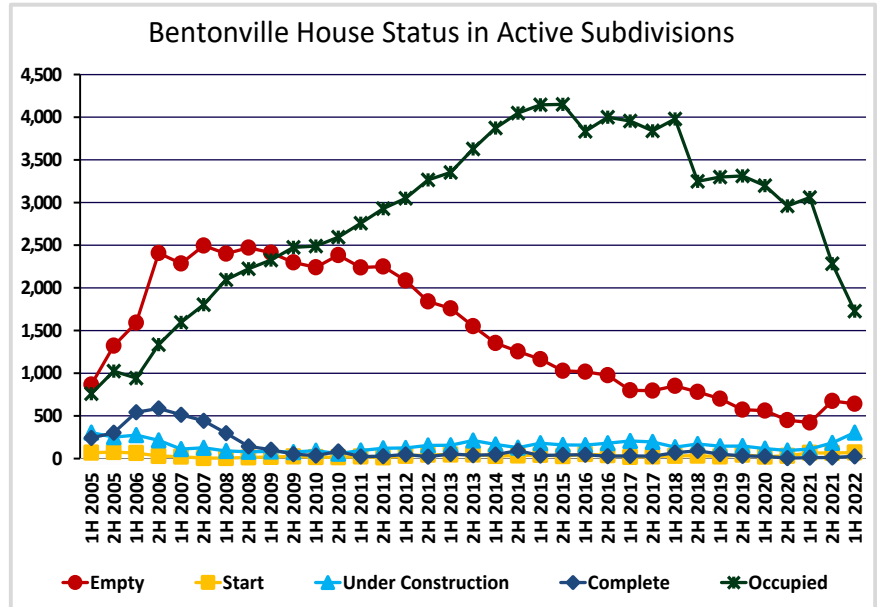
New construction or progress in existing construction has occurred in the last year in all of the 40 active subdivisions in Bentonville.

149 new houses in Bentonville became occupied in the first half of 2022. The annual absorption rate implies that there are 50.8 months of remaining inventory in active subdivisions, up from 35.5 percent in the second half of 2021.

In 4 out of the 40 active subdivisions in Bentonville, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 59.3 percent in the first half of 2022.

Additionally, 926 new lots in 16 subdivisions received either preliminary or final approval by June 30, 2022.



| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--------------------------------|---------------|------------------|------------|------------|
| Been Road Villas PP | 1H 2020 | 72 | | 72 |
| Bella Vista Homes | 1H 2018 | 4 | | 4 |
| Bentonville North Village | 2H 2018 | 58 | | 58 |
| Featherston | 1H 2021 | 216 | | 216 |
| Poigai Estates | 1H 2021 | 69 | | 69 |
| Preston Park, Phase II | 2H 2020 | 77 | | 77 |
| Providence Village, Phase III | 1H 2020 | 130 | | 130 |
| Providence Village, Phase IV | 1H 2021 | 27 | | 27 |
| Rolling Acres, Phase IV | 1H 2020 | 20 | | 20 |
| Sage Valley | 2H 2020 | 14 | | 14 |
| Snyder Meadows | 1H 2021 | 93 | | 93 |
| Trail Ridge | 1H 2021 | | 16 | 16 |
| Walnut Grove, Phase I | 2H 2018 | 130 | | 130 |
| Bentonville Coming Lots | | 910 | 16 | 926 |

Bentonville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-----------------------------------|-------|-------|-------|----------|----------|-------|---------|---------|
| Amber Ridge South at Woods Creek | 5 | 0 | 4 | 0 | 21 | 30 | 1 | 18.0 |
| Angel Falls, Phase I | 1 | 0 | 0 | 0 | 61 | 62 | 1 | 4.0 |
| Angel Falls North | 2 | 0 | 0 | 0 | 41 | 43 | 0 | 24.0 |
| Aurora, Phase I | 114 | 25 | 82 | 0 | 1 | 222 | 1 | 2,652.0 |
| Aurora, Phase II | 24 | 0 | 4 | 0 | 0 | 28 | 0 | -- |
| Autumn Hills | 35 | 0 | 11 | 1 | 4 | 51 | 2 | 141.0 |
| Bluff, The ¹ | 8 | 1 | 1 | 0 | 11 | 21 | 0 | -- |
| Briarwood | 2 | 0 | 2 | 0 | 25 | 29 | 1 | 48.0 |
| Chardonay | 4 | 0 | 1 | 0 | 45 | 50 | 1 | 60.0 |
| Clarendon Heights | 39 | 2 | 10 | 1 | 20 | 72 | 11 | 31.2 |
| Coler Creek, Phase I | 7 | 1 | 1 | 0 | 26 | 35 | 4 | 15.4 |
| Creekstone, Phase II ¹ | 3 | 0 | 1 | 0 | 28 | 32 | 0 | -- |
| Creekstone, Phase III | 18 | 0 | 1 | 0 | 6 | 25 | 2 | 76.0 |
| Eau Claire | 6 | 0 | 0 | 0 | 22 | 28 | 0 | 72.0 |
| Edgar Estates | 2 | 0 | 2 | 0 | 90 | 94 | 2 | 12.0 |
| Grammercy Park, Phase I | 48 | 2 | 6 | 0 | 59 | 115 | 4 | 96.0 |
| Glen Arbor | 73 | 14 | 21 | 0 | 10 | 118 | 10 | 129.6 |
| Hawthorne Heights | 1 | 3 | 11 | 0 | 8 | 23 | 8 | 22.5 |
| Hawthorne Heights Phase II | 29 | 0 | 3 | 0 | 0 | 32 | 0 | -- |
| Heathrow ¹ | 2 | 0 | 1 | 0 | 58 | 61 | 0 | -- |
| Lochmoor Club, Phase II | 1 | 1 | 0 | 2 | 98 | 102 | 20 | 1.7 |
| North Fork | 7 | 0 | 0 | 0 | 85 | 92 | 1 | 84.0 |
| Oak Meadows | 7 | 0 | 12 | 0 | 18 | 37 | 4 | 28.5 |
| Oakbrooke, Phase II | 3 | 0 | 0 | 0 | 28 | 31 | 0 | 36.0 |
| Oaklawn Hills | 1 | 0 | 0 | 0 | 63 | 64 | 0 | 12.0 |
| Osage Hills, Phase I | 82 | 9 | 18 | 15 | 18 | 142 | 18 | 82.7 |
| Osage Ridge Estates | 2 | 0 | 0 | 0 | 12 | 14 | 4 | 4.8 |
| P.E. Livingston | 0 | 0 | 9 | 1 | 22 | 32 | 6 | 20.0 |
| Preston Park, Phase I | 4 | 0 | 6 | 2 | 86 | 98 | 31 | 2.9 |
| Rolling Acres, Phase II | 1 | 0 | 0 | 0 | 52 | 53 | 0 | 2.0 |
| Stone Meadow | 5 | 0 | 6 | 2 | 234 | 247 | 4 | 19.5 |
| Stone Ridge Estates | 17 | 0 | 2 | 0 | 54 | 73 | 2 | 114.0 |
| Talamore, Phase II ¹ | 0 | 0 | 1 | 0 | 21 | 22 | 0 | -- |
| White Oak Trails, Phase II | 4 | 0 | 4 | 0 | 45 | 53 | 2 | 48.0 |
| Willowbrook Farms, Phase II | 20 | 1 | 7 | 0 | 209 | 237 | 2 | 168.0 |
| Windemere Woods, Phase I | 10 | 1 | 0 | 0 | 66 | 77 | 0 | 132.0 |
| Windmill Farms | 1 | 0 | 2 | 0 | 6 | 9 | 3 | 9.0 |

Bentonville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|------------|-----------|--------------|--------------|------------|-------------|
| Woodlands Crossing, Phase I | 45 | 0 | 24 | 1 | 5 | 75 | 4 | 168.0 |
| Woods Creek South, Phase II | 3 | 0 | 1 | 0 | 70 | 74 | 0 | 48.0 |
| Bentonville Active Subdivisions | 636 | 60 | 254 | 25 | 1,728 | 2,703 | 149 | 47.6 |

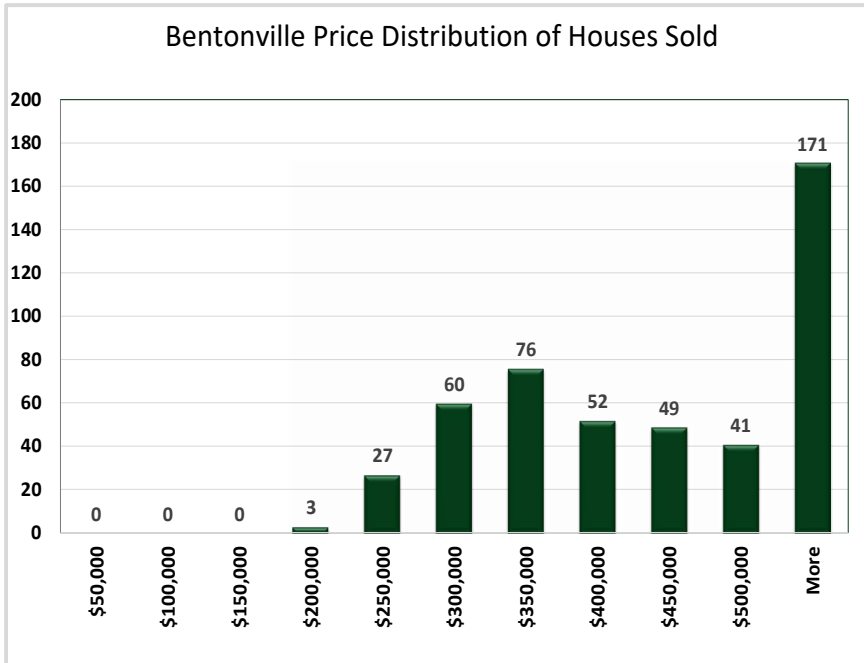
¹ No absorption has occurred in this subdivision in the last year.

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



Bentonville

Price Distribution of Houses Sold



479 houses were sold in Bentonville in the first half of 2022.

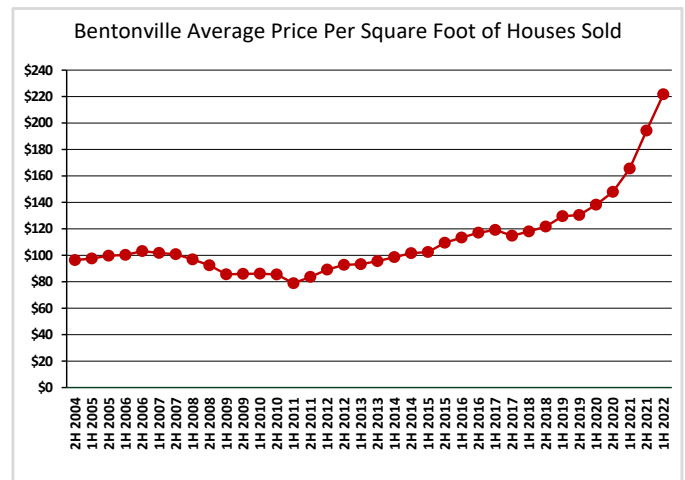
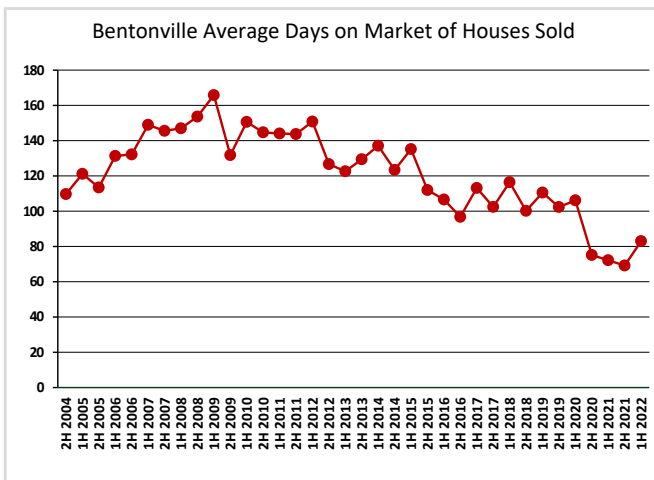
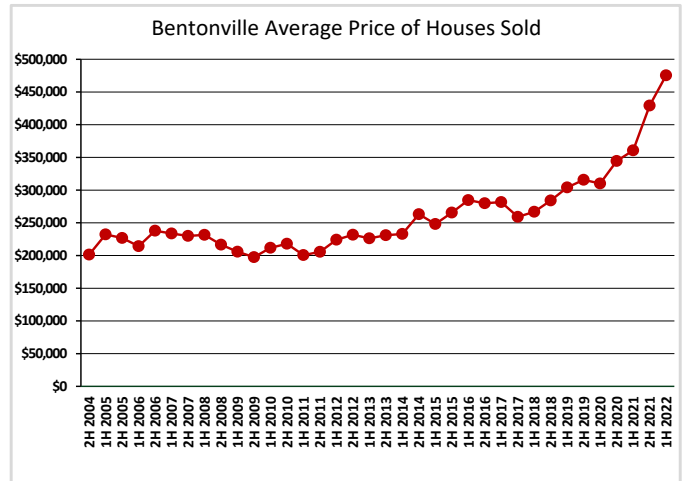
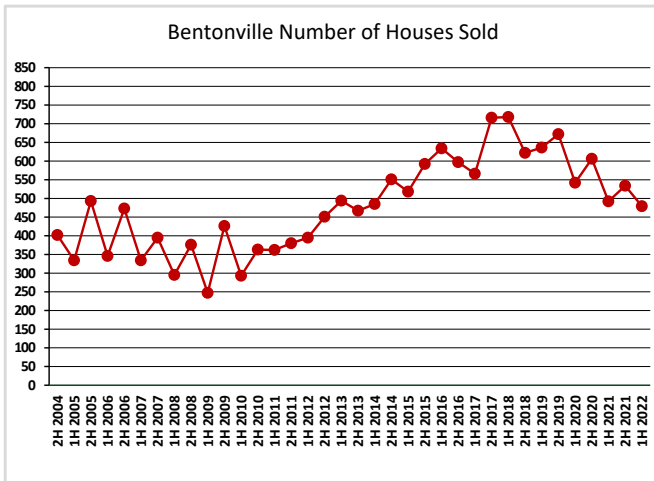
The average price of a house was \$475,464 at \$221.70 per square foot.

The median cost of a house was \$425,000.

| 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 | 3 | 0.6% | 1,171 | 49 | 99.2% |
| \$200,001 - \$250,000 | 27 | 5.6% | 1,191 | 37 | 104.1% |
| \$250,001 - \$300,000 | 60 | 12.5% | 1,532 | 94 | 103.3% |
| \$300,001 - \$350,000 | 76 | 15.9% | 1,786 | 104 | 102.6% |
| \$350,001 - \$400,000 | 52 | 10.9% | 1,875 | 54 | 103.6% |
| \$400,001 - \$450,000 | 49 | 10.2% | 2,155 | 88 | 101.9% |
| \$450,001 - \$500,000 | 41 | 8.6% | 2,477 | 94 | 102.4% |
| \$500,001+ | 171 | 35.7% | 2,967 | 82 | 102.2% |
| Bentonville Houses Sold | 479 | 100% | 2,245 | 83 | 102.6% |

Bentonville

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 492 | 534 | 479 | -2.6% | -10.3% |
| Average Price of Houses Sold | \$360,643 | \$429,154 | \$475,464 | 31.8% | 10.8% |
| Average Days on Market | 72 | 69 | 83 | 15.0% | 20.0% |
| Average Price per Square Foot | \$165.60 | \$194.29 | \$221.70 | 33.9% | 14.1% |
| Percentage of County Sales | 18.8% | 17.6% | 19.1% | 1.4% | 8.3% |
| Number of New Houses Sold | 106 | 75 | 116 | 9.4% | 54.7% |
| Average Price of New Houses Sold | \$353,201 | \$518,642 | \$500,542 | 41.7% | -3.5% |
| Average Days on Market of New Houses Sold | 123 | 183 | 194 | 57.2% | 6.1% |
| Number of Houses Listed | 53 | 51 | 111 | 109.4% | 117.6% |
| Average List Price of Houses Listed | \$648,243 | \$836,886 | \$727,182 | 12.2% | -13.1% |

Bentonville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Allencroft | 1 | 0.2% | 2,156 | 36 | \$420,000 | \$194.81 |
| Amber Ridge At Woods Creek | 1 | 0.2% | 3,473 | 32 | \$852,750 | \$245.54 |
| Angel Falls | 3 | 0.6% | 3,239 | 53 | \$713,333 | \$220.10 |
| Apple Ridge | 2 | 0.4% | 1,480 | 75 | \$320,000 | \$224.88 |
| Arbors At Deer Crossing | 1 | 0.2% | 1,852 | 45 | \$395,000 | \$213.28 |
| Aurora | 5 | 1.0% | 2,595 | 131 | \$516,992 | \$198.01 |
| Autumn Hills | 1 | 0.2% | 3,584 | 169 | \$862,500 | \$240.65 |
| Autumn Wood | 1 | 0.2% | 1,183 | 22 | \$349,000 | \$295.01 |
| B & W Heights | 1 | 0.2% | 1,335 | 30 | \$365,000 | \$273.41 |
| Banks | 1 | 0.2% | 1,215 | 57 | \$341,000 | \$280.66 |
| Blueberry Heights | 2 | 0.4% | 1,869 | 51 | \$384,000 | \$211.27 |
| Braithwaite Park | 2 | 0.4% | 1,034 | 52 | \$250,000 | \$241.69 |
| Briar Chase | 2 | 0.4% | 1,932 | 68 | \$314,500 | \$162.88 |
| Briarwood | 1 | 0.2% | 2,700 | 219 | \$728,000 | \$269.63 |
| Brighton Cottages | 7 | 1.5% | 2,597 | 61 | \$508,129 | \$195.86 |
| Brighton Heights | 2 | 0.4% | 2,597 | 38 | \$472,500 | \$181.61 |
| Brightwood | 3 | 0.6% | 1,823 | 60 | \$328,333 | \$179.71 |
| Brookhollow Park | 4 | 0.8% | 988 | 40 | \$219,750 | \$228.36 |
| BV Bike HPR | 2 | 0.4% | 1,638 | 57 | \$641,500 | \$392.70 |
| Carriage Square | 4 | 0.8% | 1,556 | 39 | \$294,250 | \$189.22 |
| Carsons | 1 | 0.2% | 1,525 | 48 | \$281,000 | \$184.26 |
| Cedar Heights | 1 | 0.2% | 4,615 | 136 | \$582,500 | \$126.22 |
| Chapel Hill | 3 | 0.6% | 4,510 | 49 | \$891,667 | \$200.47 |
| Chardonnay | 2 | 0.4% | 3,120 | 93 | \$579,500 | \$185.40 |
| Clarendon Heights | 8 | 1.7% | 3,253 | 44 | \$666,313 | \$204.89 |
| Clarks | 3 | 0.6% | 2,138 | 41 | \$930,238 | \$546.67 |
| Coffelt | 1 | 0.2% | 2,509 | 81 | \$926,000 | \$369.07 |
| Coler Creek | 3 | 0.6% | 2,870 | 34 | \$669,175 | \$233.87 |
| College Place | 11 | 2.3% | 2,895 | 45 | \$567,114 | \$197.75 |
| Colony West | 1 | 0.2% | 2,531 | 46 | \$510,000 | \$201.50 |
| Cornerstone Ridge | 11 | 2.3% | 2,103 | 31 | \$414,318 | \$199.15 |
| Crabtree | 1 | 0.2% | 696 | 57 | \$385,000 | \$553.16 |
| Creekstone | 5 | 1.0% | 4,455 | 35 | \$793,860 | \$181.88 |
| Crestview | 1 | 0.2% | 1,356 | 19 | \$545,000 | \$401.92 |
| Curtis Heights | 1 | 0.2% | 1,614 | 56 | \$360,000 | \$223.05 |
| Dean Maxwell | 1 | 0.2% | 1,574 | 0 | \$525,000 | \$333.55 |
| Debbies | 1 | 0.2% | 1,079 | 146 | \$215,000 | \$199.26 |

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 |
|--------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Demings | 9 | 1.9% | 2,035 | 116 | \$858,210 | \$466.86 |
| Dickson | 5 | 1.0% | 1,140 | 54 | \$463,350 | \$407.36 |
| Dogwood Place | 4 | 0.8% | 1,269 | 51 | \$236,250 | \$186.60 |
| Dunn & Davis | 4 | 0.8% | 1,384 | 45 | \$591,250 | \$434.09 |
| Eagle Creek | 4 | 0.8% | 2,199 | 45 | \$385,000 | \$176.52 |
| Edens Brooke | 5 | 1.0% | 2,608 | 37 | \$495,500 | \$191.78 |
| Edgar Estates | 3 | 0.6% | 2,790 | 56 | \$529,666 | \$191.28 |
| Elington Village | 2 | 0.4% | 1,995 | 45 | \$385,000 | \$192.60 |
| Fairfield | 5 | 1.0% | 1,157 | 27 | \$407,700 | \$353.62 |
| Fairview Heights | 1 | 0.2% | 1,155 | 33 | \$225,000 | \$194.81 |
| Gilmores | 1 | 0.2% | 3,586 | 55 | \$1,562,500 | \$435.72 |
| Glen Arbor | 9 | 1.9% | 1,884 | 66 | \$288,517 | \$153.30 |
| Glenbrook | 1 | 0.2% | 3,343 | 32 | \$777,000 | \$232.43 |
| Grace Park | 1 | 0.2% | 1,333 | 42 | \$310,000 | \$232.56 |
| Grammercy Park | 3 | 0.6% | 2,856 | 87 | \$529,933 | \$185.68 |
| Green Oaks | 1 | 0.2% | 4,520 | 244 | \$1,600,000 | \$353.98 |
| Hanover | 2 | 0.4% | 3,953 | 60 | \$810,750 | \$210.64 |
| Happy Home | 2 | 0.4% | 1,238 | 63 | \$438,000 | \$355.58 |
| Harbin Pointe | 1 | 0.2% | 1,344 | 44 | \$280,000 | \$208.33 |
| Harmon Grove | 5 | 1.0% | 3,122 | 45 | \$626,000 | \$200.44 |
| Hazel Park | 2 | 0.4% | 1,251 | 135 | \$319,500 | \$255.28 |
| Heathrow | 2 | 0.4% | 5,394 | 72 | \$1,027,500 | \$191.00 |
| Hendrix | 1 | 0.2% | 1,733 | 39 | \$284,900 | \$164.40 |
| Hidden Springs | 2 | 0.4% | 4,036 | 36 | \$750,001 | \$206.43 |
| High Meadows | 7 | 1.5% | 1,376 | 36 | \$237,714 | \$173.23 |
| Highland Park | 3 | 0.6% | 2,656 | 37 | \$569,002 | \$214.29 |
| Highpointe | 4 | 0.8% | 1,156 | 21 | \$220,750 | \$190.16 |
| Hilldale | 1 | 0.2% | 1,600 | 274 | \$308,736 | \$192.96 |
| Ivy Place | 3 | 0.6% | 1,659 | 30 | \$343,167 | \$206.87 |
| Kensington | 3 | 0.6% | 3,312 | 34 | \$618,333 | \$185.82 |
| Kerelaw Castle | 5 | 1.0% | 2,419 | 61 | \$387,070 | \$160.42 |
| Kingsbury | 4 | 0.8% | 3,812 | 51 | \$962,500 | \$255.45 |
| Kristyl Heights | 6 | 1.3% | 1,174 | 35 | \$231,717 | \$198.29 |
| Laurynwood Estates | 1 | 0.2% | 1,803 | 40 | \$353,500 | \$196.06 |
| Lefors | 2 | 0.4% | 1,675 | 72 | \$667,450 | \$516.98 |
| Lexington | 1 | 0.2% | 4,200 | 36 | \$775,000 | \$184.52 |
| Lincoln & Rice | 2 | 0.4% | 3,576 | 163 | \$1,450,000 | \$427.84 |
| Lochmoor Club | 17 | 3.5% | 3,349 | 278 | \$579,082 | \$173.45 |

Bentonville

Characteristics of Houses Sold

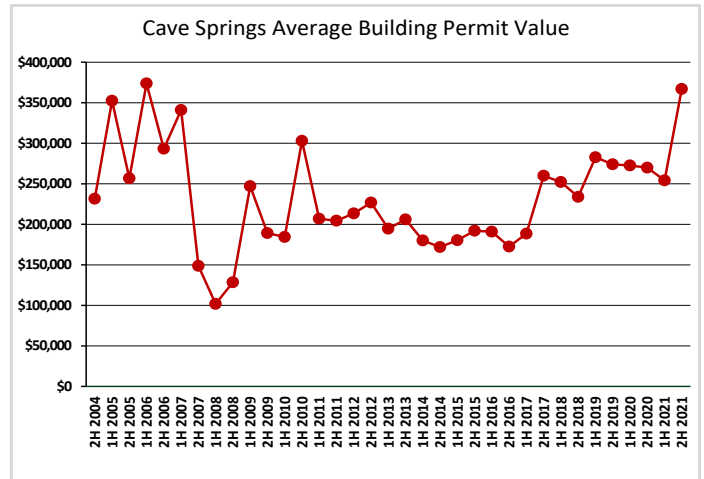
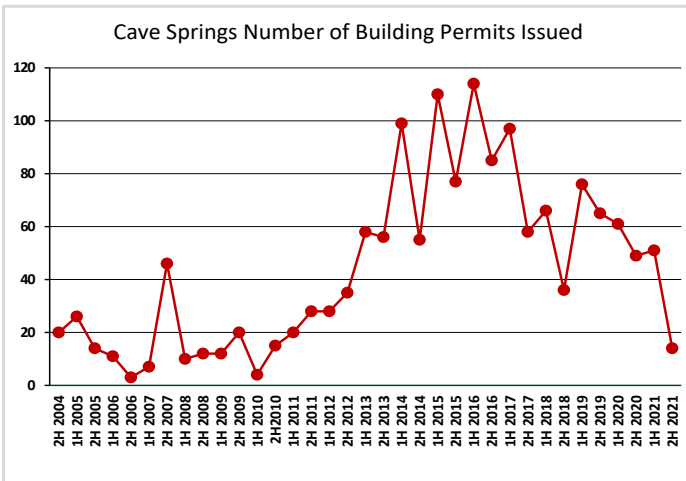
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Loesche | 1 | 0.2% | 1,792 | 0 | \$500,000 | \$279.02 |
| Lonesome Pond | 2 | 0.4% | 1,862 | 10 | \$347,500 | \$186.24 |
| Lyndal Heights | 4 | 0.8% | 2,862 | 57 | \$491,375 | \$177.99 |
| Magnolia Estates | 1 | 0.2% | 1,074 | 61 | \$290,150 | \$270.16 |
| Maidstone | 1 | 0.2% | 1,694 | 26 | \$311,000 | \$183.59 |
| Manor Heights | 2 | 0.4% | 1,601 | 67 | \$427,500 | \$271.76 |
| Mcandrew & Jackson | 3 | 0.6% | 1,042 | 0 | \$381,667 | \$366.01 |
| Mcclain Ridge At Woods Creek | 1 | 0.2% | 2,832 | 51 | \$440,000 | \$155.37 |
| Meadowbrook Farms | 1 | 0.2% | 1,920 | 92 | \$294,000 | \$153.13 |
| Meadows At Woods Crk, The | 2 | 0.4% | 2,452 | 30 | \$430,000 | \$175.44 |
| North Fork | 4 | 0.8% | 2,782 | 43 | \$502,625 | \$182.29 |
| Northaven Hills | 5 | 1.0% | 2,346 | 49 | \$392,930 | \$179.44 |
| Oakbrooke | 1 | 0.2% | 2,802 | 25 | \$540,000 | \$192.72 |
| Oaklawn Hills | 1 | 0.2% | 2,839 | 26 | \$615,000 | \$216.63 |
| Orchard | 3 | 0.6% | 2,487 | 61 | \$1,103,333 | \$446.01 |
| Orchards, The | 5 | 1.0% | 2,258 | 32 | \$370,500 | \$165.11 |
| Osage Hills | 43 | 9.0% | 1,816 | 209 | \$304,096 | \$167.56 |
| Oxford Ridge | 3 | 0.6% | 2,924 | 40 | \$598,333 | \$204.38 |
| Oz Village | 3 | 0.6% | 2,006 | 72 | \$903,500 | \$450.50 |
| Parkcrest | 2 | 0.4% | 1,189 | 18 | \$245,750 | \$206.81 |
| Parkview Village | 2 | 0.4% | 1,100 | 30 | \$252,500 | \$229.64 |
| Pleasant View Estates | 1 | 0.2% | 1,737 | 15 | \$335,000 | \$192.86 |
| Preston Park | 14 | 2.9% | 2,493 | 304 | \$429,449 | \$173.66 |
| Pritchard | 1 | 0.2% | 1,320 | 36 | \$425,000 | \$321.97 |
| Providence Village | 9 | 1.9% | 1,749 | 28 | \$304,639 | \$176.54 |
| Quail Run | 3 | 0.6% | 2,424 | 29 | \$464,000 | \$192.49 |
| Railroad | 2 | 0.4% | 1,218 | 82 | \$550,000 | \$447.92 |
| Razorback | 1 | 0.2% | 1,375 | 62 | \$235,000 | \$170.91 |
| Renaissance | 1 | 0.2% | 1,081 | 0 | \$350,000 | \$323.77 |
| Riverwalk Farm Estate | 8 | 1.7% | 1,950 | 43 | \$359,319 | \$184.27 |
| Rolling Acres | 12 | 2.5% | 2,769 | 59 | \$494,582 | \$179.12 |
| Royal Heights | 2 | 0.4% | 1,610 | 38 | \$375,000 | \$239.53 |
| Shellfish | 1 | 0.2% | 2,974 | 4 | \$1,500,000 | \$504.37 |
| Sherrill Heights | 1 | 0.2% | 3,665 | 52 | \$817,000 | \$222.92 |
| Sherwood Forest | 1 | 0.2% | 3,104 | 116 | \$450,000 | \$144.97 |
| Simsberry Place | 2 | 0.4% | 3,520 | 67 | \$640,000 | \$182.22 |

Bentonville

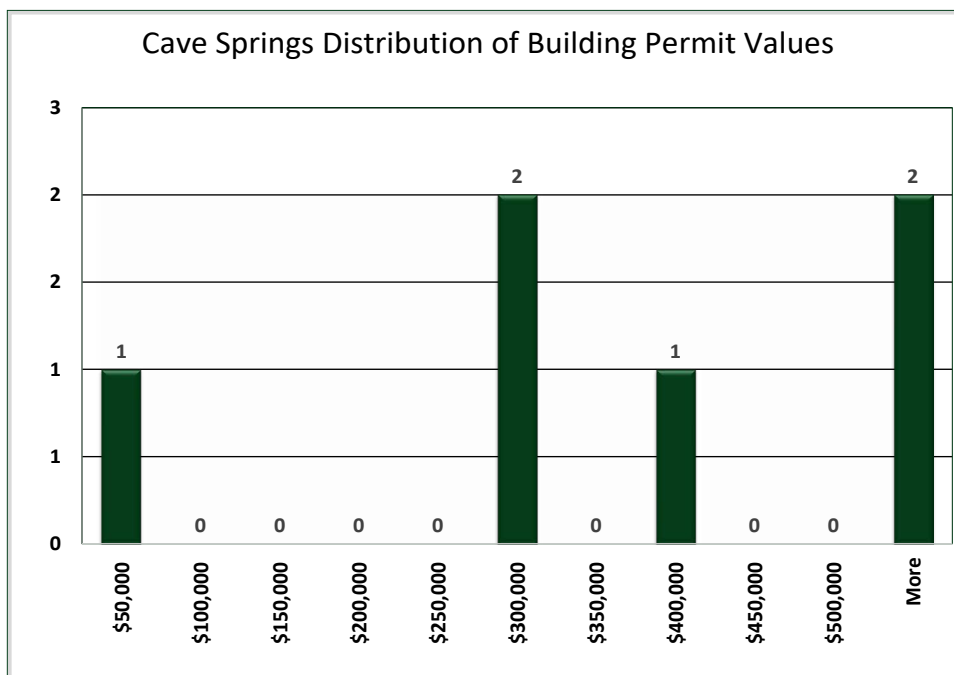
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Skyview Acres | 5 | 1.0% | 1,480 | 69 | \$352,200 | \$241.28 |
| Starbridge | 1 | 0.2% | 2,195 | 22 | \$395,000 | \$179.95 |
| Sterling | 2 | 0.4% | 2,662 | 47 | \$445,500 | \$167.47 |
| Stone Meadow | 4 | 0.8% | 1,938 | 79 | \$329,500 | \$169.65 |
| Stoneburrow | 10 | 2.1% | 1,879 | 48 | \$323,540 | \$175.34 |
| Stonecreek | 1 | 0.2% | 1,880 | 37 | \$292,000 | \$155.32 |
| Stonehenge | 2 | 0.4% | 3,128 | 89 | \$557,500 | \$178.75 |
| Sturbridge | 2 | 0.4% | 2,319 | 34 | \$421,000 | \$184.20 |
| Summerlin | 4 | 0.8% | 1,320 | 28 | \$246,125 | \$188.37 |
| Sunrise | 2 | 0.4% | 1,884 | 54 | \$303,750 | \$161.77 |
| Sunset | 1 | 0.2% | 2,467 | 31 | \$384,000 | \$155.65 |
| T J Hollands | 2 | 0.4% | 1,600 | 45 | \$563,250 | \$352.03 |
| Thornbrook Village | 2 | 0.4% | 2,040 | 37 | \$407,500 | \$199.37 |
| Tourmaline Urban Lofts | 1 | 0.2% | 1,910 | 43 | \$756,000 | \$395.81 |
| Town And Country | 1 | 0.2% | 2,480 | 34 | \$489,000 | \$197.18 |
| Tunbridge Wells | 5 | 1.0% | 2,128 | 55 | \$447,600 | \$210.74 |
| Virginias Grove | 2 | 0.4% | 1,876 | 35 | \$360,000 | \$191.89 |
| W A Burk's | 3 | 0.6% | 1,167 | 49 | \$459,067 | \$394.59 |
| Walnut Valley | 2 | 0.4% | 1,677 | 31 | \$329,000 | \$195.92 |
| Westside | 2 | 0.4% | 1,646 | 174 | \$475,000 | \$293.59 |
| White Oak Trails | 6 | 1.3% | 2,977 | 36 | \$601,667 | \$202.57 |
| Wildwood | 8 | 1.7% | 2,285 | 44 | \$431,750 | \$188.80 |
| Willowbrook Farms | 6 | 1.3% | 2,535 | 50 | \$497,650 | \$196.84 |
| Windemere Woods | 1 | 0.2% | 3,588 | 42 | \$687,600 | \$191.64 |
| Windmill Farms | 2 | 0.4% | 3,135 | 364 | \$569,587 | \$182.85 |
| Windwood | 7 | 1.5% | 1,761 | 33 | \$320,071 | \$182.09 |
| Woodlands Crossing | 6 | 1.3% | 2,415 | 37 | \$533,985 | \$220.85 |
| Woods Creek | 1 | 0.2% | 3,078 | 46 | \$665,000 | \$216.05 |
| Other | 4 | 0.8% | 1,373 | 76 | \$570,000 | \$430.60 |
| Windemere Woods | 2 | 0.4% | 4,148 | 73 | \$655,000 | \$159.72 |
| Windmill Farms | 1 | 0.2% | 3,625 | 238 | \$616,250 | \$170.00 |
| Windsor Manor | 2 | 0.4% | 3,049 | 42 | \$522,500 | \$171.61 |
| Windwood | 10 | 1.9% | 1,797 | 32 | \$277,410 | \$154.23 |
| Woods Creek | 5 | 0.9% | 3,100 | 53 | \$582,000 | \$182.57 |
| Youngs | 2 | 0.4% | 1,440 | 0 | \$455,870 | \$316.68 |
| Other | 4 | 0.7% | 1,405 | 70 | \$319,488 | \$245.79 |
| Bentonville Houses Sold | 479 | 100.0% | 2,245 | 83 | \$475,464 | \$221.70 |

Cave Springs Building Permits



| Cave Springs | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 51 | 14 | 6 | -88.2% | -57.1% |
| Average Value of Residential Building Permits | \$254,231 | \$366,964 | \$419,857 | 65.1% | 14.4% |



Cave Springs Active Subdivisions

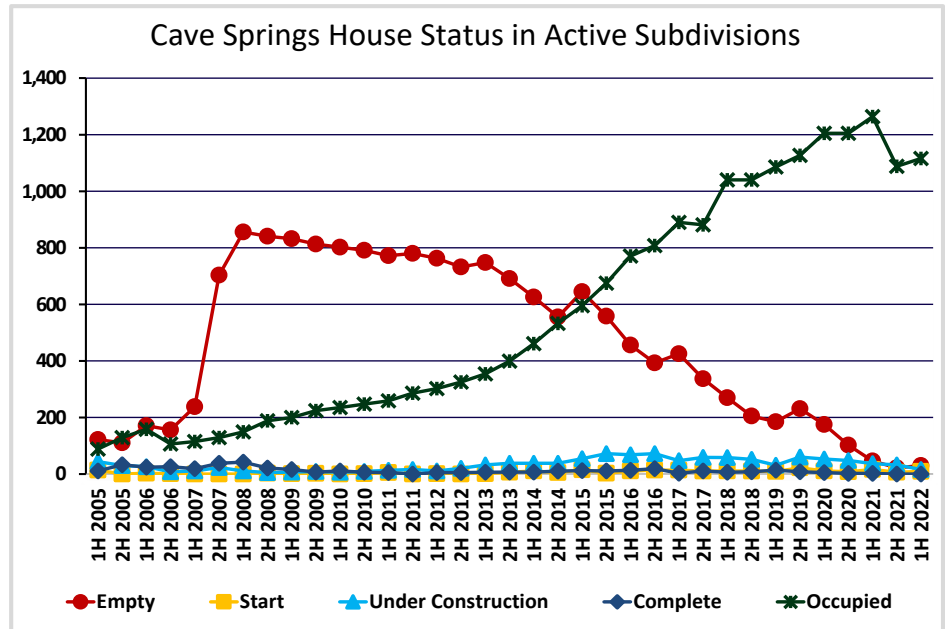
There were 1,171 total lots in 15 active subdivisions in Cave Springs in the first half of 2022. 95.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.4 percent were under construction, 0.8 percent were starts, and 2.6 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the first half of 2022 were Hyde Park with 4, Allen's Mill, Phase I with 3, and Fairway Valley, Phase III with 3. Allen's Mill, Phase I had the most houses becoming occupied in Cave Springs with 14 houses. An additional 5 houses in Hickory Hills became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 3 of the 15 active subdivisions in Cave Springs.

28 new houses in Cave Springs became occupied in the first half of 2022. The annual absorption rate implies that there are 10.2 months of remaining inventory in active subdivisions, up from 7.5 percent in the second half of 2021.

In 6 out of the 15 active subdivisions in Cave Springs,



no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 69.8 percent in the first half of 2022.

Additionally, 233 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------|---------------|------------------|------------|------------|
| Allen's Mill Phase IIA | 2H 2020 | | 30 | 30 |
| mGm Estates | 1H 2022 | | 3 | 200 |
| Osage Meadows | 2H 2020 | | 200 | 3 |
| Cave Springs Total | | 33 | 233 | 233 |

Cave Springs

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-----------|----------|-----------|----------|--------------|--------------|-----------|-------------|
| Allen's Mill, Phase I | 0 | 0 | 3 | 0 | 110 | 113 | 14 | 1.2 |
| Averie Estates | 1 | 0 | 0 | 0 | 9 | 10 | 1 | 4.0 |
| Brentwood | 0 | 0 | 0 | 0 | 197 | 197 | 3 | 0.0 |
| Chattin Valle ^{1,2} | 2 | 0 | 0 | 0 | 26 | 28 | 0 | -- |
| Duffer's Ridge ^{1,2} | 1 | 0 | 0 | 0 | 7 | 8 | 0 | -- |
| Fairway Valley, Phase II ¹ | 0 | 0 | 1 | 0 | 32 | 33 | 0 | -- |
| Fairway Valley, Phase III ¹ | 14 | 7 | 3 | 0 | 0 | 24 | 0 | -- |
| Hickory Hills | 2 | 0 | 1 | 0 | 62 | 65 | 5 | 3.6 |
| Hyde Park | 0 | 0 | 4 | 0 | 288 | 292 | 0 | 48.0 |
| La Bonne Vie ^{1,2} | 1 | 0 | 1 | 0 | 4 | 6 | 0 | -- |
| Marbella, Phase I | 0 | 0 | 0 | 0 | 71 | 71 | 2 | 0.0 |
| Nevaeh Estates | 4 | 0 | 2 | 0 | 34 | 40 | 0 | 18.0 |
| Otter Creek Estates, Phase II | 0 | 1 | 0 | 0 | 113 | 114 | 2 | 1.1 |
| Sand Springs, Phase I ¹ | 5 | 1 | 1 | 0 | 111 | 118 | 0 | -- |
| Springs At Wellington, The | 0 | 0 | 0 | 0 | 52 | 52 | 1 | 0.0 |
| Cave Springs Active Subdivisions | 30 | 9 | 16 | 0 | 1,116 | 1,171 | 28 | 10.2 |

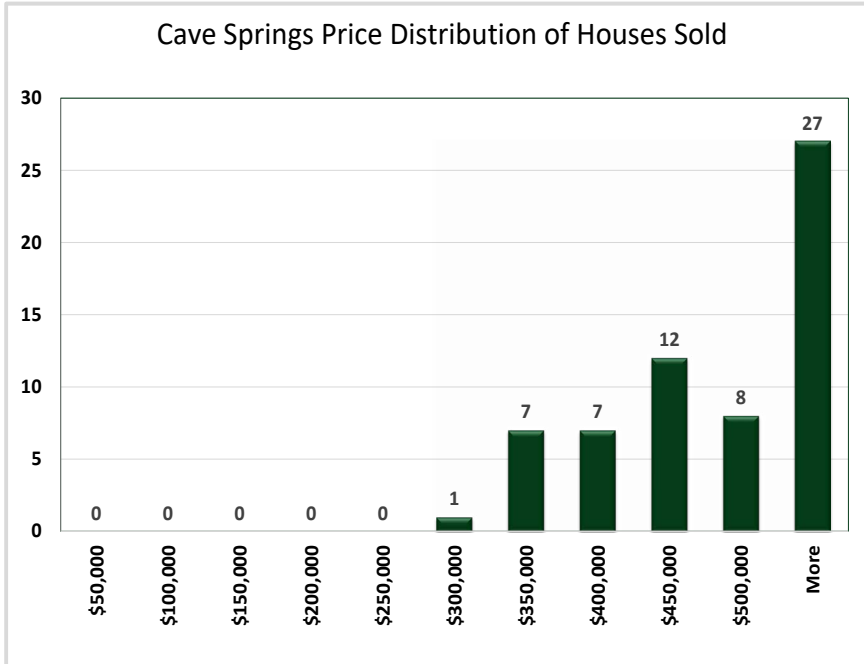
¹ No absorption has occurred in this subdivision in the last year.

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



Cave Springs

Price Distribution of Houses Sold



62 houses were sold in Cave Springs in the first half of 2022.

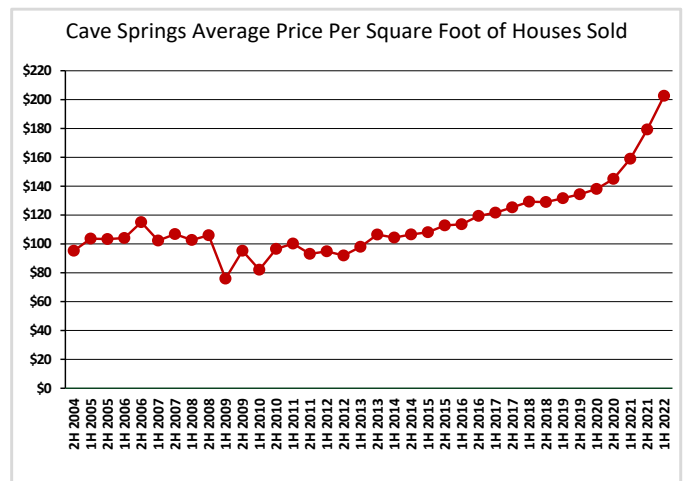
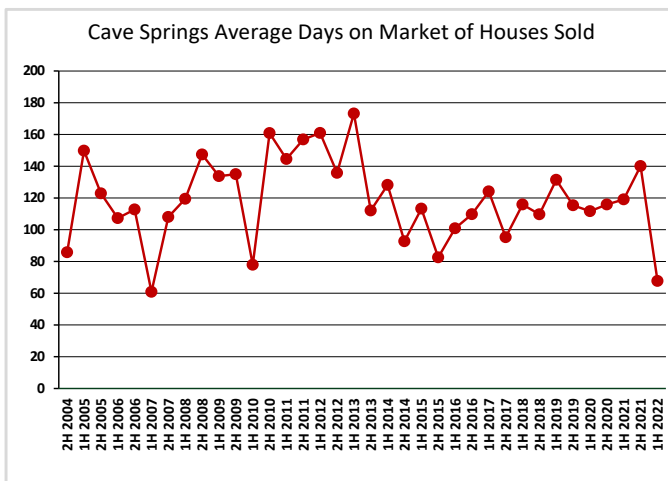
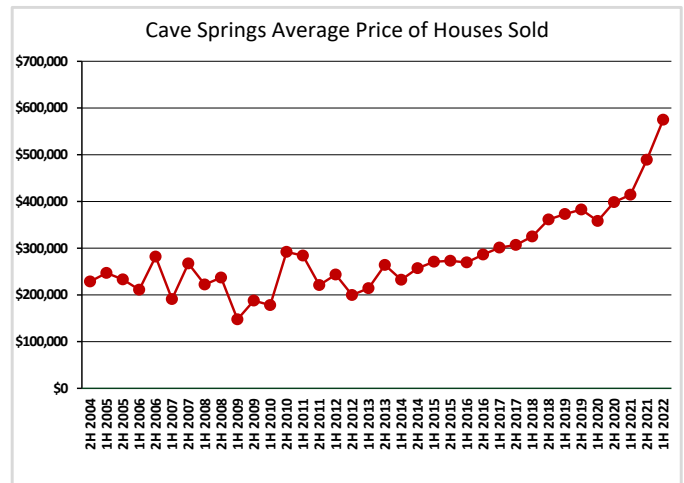
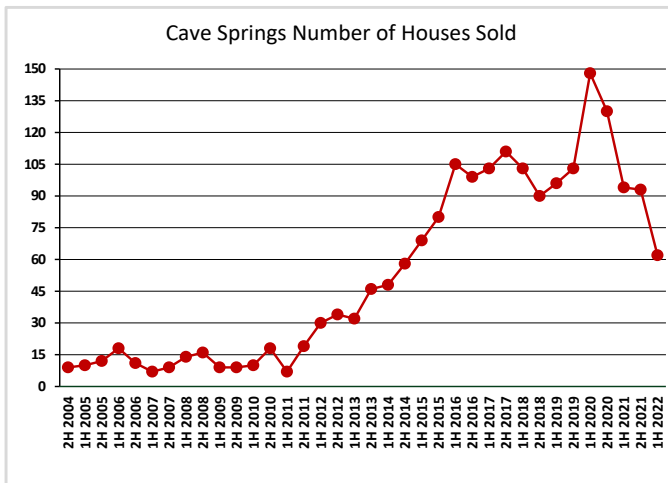
The average price of a house was \$574,959 at \$202.59 per square foot.

The median cost of a house was \$472,500.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|---------------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 1 | 1.6% | 1,625 | 76 | 98.3% |
| \$300,001 - \$350,000 | 7 | 11.3% | 1,719 | 42 | 102.0% |
| \$350,001 - \$400,000 | 7 | 11.3% | 2,138 | 58 | 99.6% |
| \$400,001 - \$450,000 | 12 | 19.4% | 2,336 | 78 | 102.1% |
| \$450,001 - \$500,000 | 8 | 12.9% | 2,448 | 128 | 103.1% |
| \$500,001+ | 27 | 43.5% | 3,497 | 54 | 103.2% |
| Cave Springs Houses Sold | 62 | 100.0% | 2,752 | 68 | 102.3% |

Cave Springs

Characteristics of Houses Sold



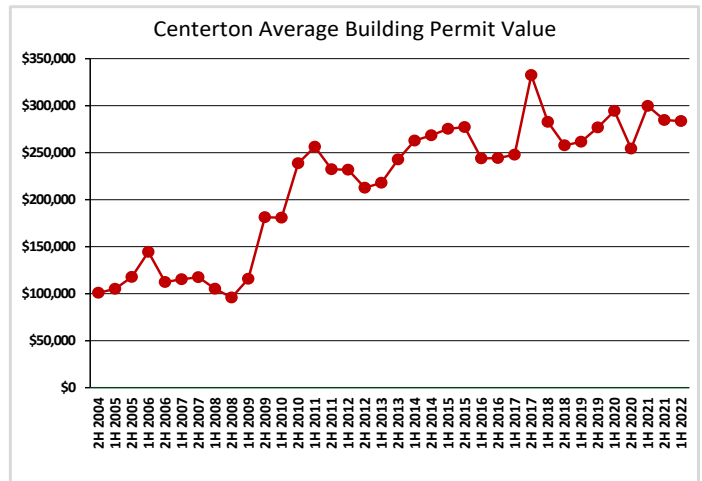
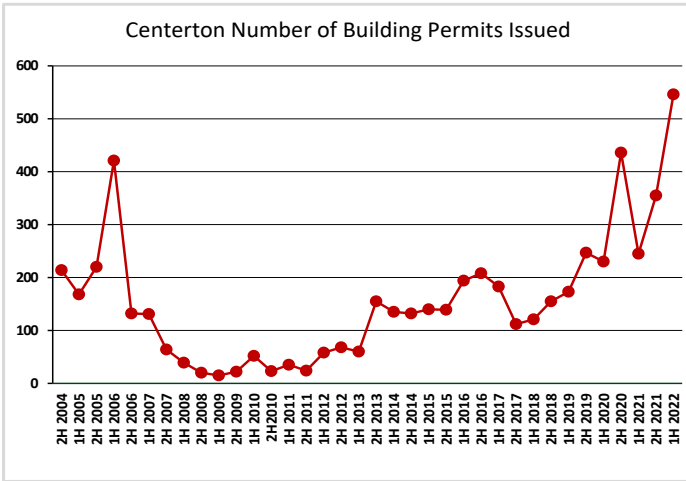
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 94 | 93 | 62 | -34.0% | -33.3% |
| Average Price of Houses Sold | \$414,474 | \$489,049 | \$574,959 | 38.7% | 17.6% |
| Average Days on Market | 119 | 140 | 68 | -43.2% | -51.7% |
| Average Price per Square Foot | \$159.00 | \$179.25 | \$202.59 | 27.4% | 13.0% |
| Percentage of County Sales | 4.1% | 3.6% | 3.0% | -27.7% | -16.8% |
| Number of New Houses Sold | 42 | 40 | 12 | -71.4% | -70.0% |
| Average Price of New Houses Sold | \$487,751 | \$461,826 | \$490,066 | 0.5% | 6.1% |
| Average Days on Market of New Houses Sold | 199 | 252 | 139 | -30.2% | -44.9% |
| Number of Houses Listed | 11 | 7 | 13 | 18.2% | 85.7% |
| Average List Price of Houses Listed | \$739,536 | \$643,119 | \$786,998 | 6.4% | 22.4% |

Cave Springs

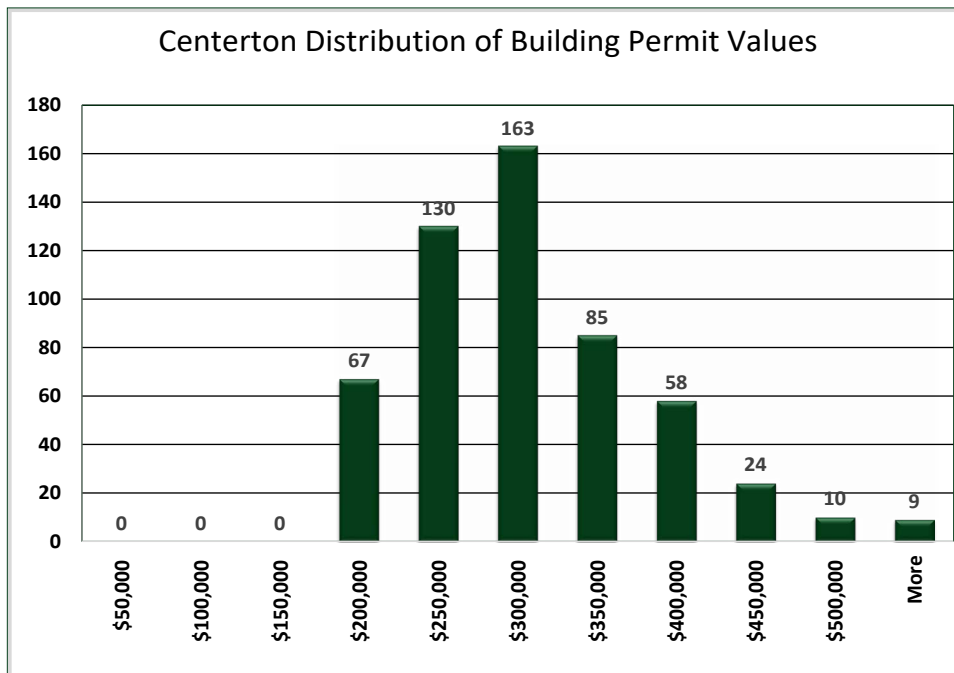
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost per Square Foot |
|---------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Allen's Mill | 8 | 12.9% | 2,561 | 161 | \$509,324 | \$198.66 |
| Averie Estates | 2 | 3.2% | 3,585 | 52 | \$1,006,487 | \$281.40 |
| Bartletts | 1 | 1.6% | 1,914 | 56 | \$390,000 | \$203.76 |
| Brentwood | 6 | 9.7% | 2,285 | 62 | \$434,593 | \$190.29 |
| Chattin Valle | 1 | 1.6% | 5,035 | 204 | \$1,300,000 | \$258.19 |
| Creekside Estates | 1 | 1.6% | 3,509 | 56 | \$745,636 | \$212.49 |
| Fairway Valley | 2 | 3.2% | 2,255 | 65 | \$385,000 | \$170.80 |
| Ford | 1 | 1.6% | 1,985 | 122 | \$315,000 | \$158.69 |
| Franklin | 1 | 1.6% | 1,667 | 15 | \$305,000 | \$182.96 |
| Hamptons, The | 1 | 1.6% | 1,816 | 24 | \$339,000 | \$186.67 |
| Hickory Hills | 3 | 4.8% | 2,428 | 10 | \$474,255 | \$195.18 |
| Hyde Park | 10 | 16.1% | 2,624 | 50 | \$516,162 | \$196.32 |
| Marbella | 6 | 9.7% | 2,336 | 44 | \$436,122 | \$186.98 |
| Mountain View | 2 | 3.2% | 1,655 | 53 | \$304,500 | \$183.93 |
| Nevaeh Estates | 2 | 3.2% | 2,996 | 32 | \$665,000 | \$221.51 |
| Otter Creek | 4 | 6.5% | 3,945 | 43 | \$885,000 | \$224.67 |
| Sand Springs | 3 | 4.8% | 1,783 | 37 | \$323,167 | \$182.22 |
| Springs At Wellington | 1 | 1.6% | 4,172 | 62 | \$795,000 | \$190.56 |
| St Valery Downs | 3 | 4.8% | 5,277 | 34 | \$1,260,000 | \$234.62 |
| Weston Hills | 2 | 3.2% | 1,920 | 49 | \$360,000 | \$188.24 |
| Other | 2 | 3.2% | 3,512 | 160 | \$921,550 | \$262.35 |
| Cave Springs Houses Sold | 62 | 100.0% | 2,752 | 68 | \$574,959 | \$202.59 |

Centerton Building Permits



| Centerton | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 245 | 355 | 546 | 122.9% | 53.8% |
| Average Value of Residential Building Permits | \$299,730 | \$284,730 | \$283,580 | -5.4% | -0.4% |



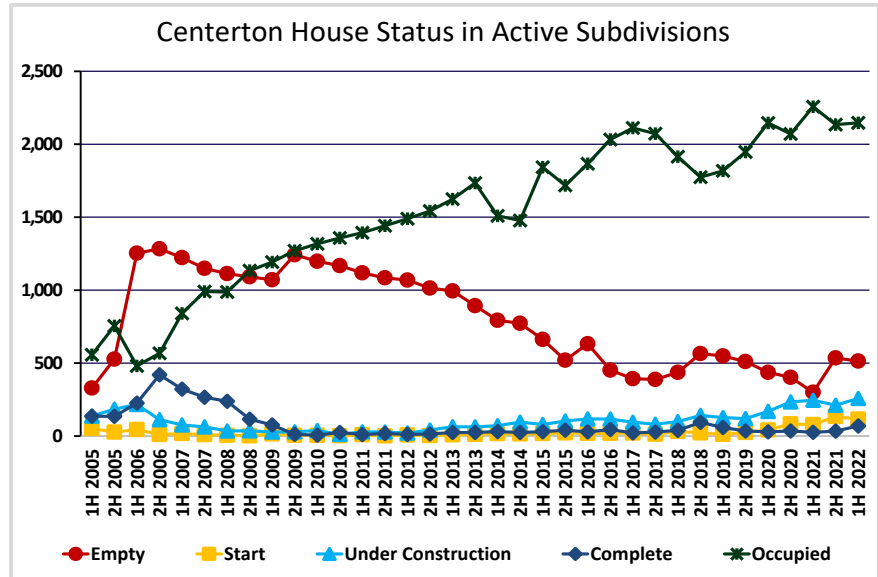
Centerton Active Subdivisions

There were 3,103 total lots in 43 active subdivisions in Centerton in the first half of 2022. 69.2 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 8.3 were under construction, 3.7 percent were starts, and 16.6 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2022 were Blossom Hills with 41, Southwinds, Phase II with 31, and Willow Ridge with 29.

Hilldale had the most houses becoming occupied in Centerton with 52 houses. An additional 37 houses in Southwinds, Phase II became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 43 active subdivisions in Centerton.



279 new houses in Centerton became occupied in the first half of 2022. The annual absorption rate implies that there are 19.4 months of remaining inventory in active subdivisions, up from 17.9 percent in the second half of 2021.

In 5 out of the 43 active subdivisions in Centerton, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 57.3 percent in the first half of 2022.



Centerton

Active Subdivisions

Additionally, 1,748 new lots in 21 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--|---------------|------------------|------------|--------------|
| Annika Estates, Phase II | | | 68 | 68 |
| Bliss Street Twin Homes | 1H 2020 | 46 | | 46 |
| Brookside Estates | 1H 2020 | 142 | | 142 |
| Diamond Estates, Phase IV | 2H 2020 | 55 | | 55 |
| Featherston Village | 1H 2020 | 332 | | 332 |
| Forest Park, Phase IV | 1H 2018 | 65 | | 65 |
| Fox Haven | 1H 2020 | 19 | | 19 |
| Kimmel Ridge, Phase II | 1H 2021 | | 45 | 45 |
| Magnolia Landing | | | | |
| Morning Side, Phase V | 2H 2016 | 43 | | 43 |
| Prairie Brook (additional Phases) | 2H 2020 | 158 | | 158 |
| Silver Leaf | 1H 2021 | 202 | | 202 |
| Southwinds, Phase II | 1H 2020 | 113 | | 113 |
| The Pines Phase at Orchard Park, Phase III | | | | |
| 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 |
| Willow Ridge | 2H 2020 | 36 | | 36 |
| Woodcrest Walk | 2H 2020 | 99 | | 99 |
| Wynnbrooke (County) | 2H 2019 | 28 | | 28 |
| Centerton Coming Lots | | 1,635 | 113 | 1,748 |

Centerton

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-------|-------|-------|----------|----------|-------|---------|--------|
| Annika Estates | 35 | 4 | 24 | 6 | 3 | 72 | 3 | 276.0 |
| Ashmore Landing Loop | 0 | 0 | 0 | 0 | 67 | 67 | 16 | 0.0 |
| Barrington Place | 35 | 12 | 13 | 14 | 40 | 114 | 37 | 22.2 |
| Bequette Farms, Phase I | 0 | 0 | 0 | 0 | 30 | 30 | 3 | 0.0 |
| Bequette Farms, Phase II | 57 | | 1 | 0 | 0 | 69 | 0 | -- |
| Bequette Farms, Phase II | 3 | 0 | 0 | 0 | 66 | 69 | 4 | 2.8 |
| Big Sky | 1 | 0 | 41 | 10 | 22 | 74 | 22 | 28.4 |
| Blossom Hills | 0 | 0 | 2 | 0 | 33 | 35 | 5 | 4.8 |
| Clark Estates | 0 | 0 | 0 | 0 | 57 | 57 | 6 | 0.0 |
| Creekside, Phase I | 0 | 0 | 0 | 0 | 53 | 53 | 6 | 0.0 |
| Creekside, Phase II | 0 | 0 | 4 | 0 | 78 | 82 | 10 | 2.4 |
| Diamond Estates, Phase III | 2 | 0 | 0 | 0 | 73 | 75 | 4 | 0.6 |
| Forest Park, Phase II | 0 | 0 | 1 | 0 | 57 | 58 | 2 | 4.0 |
| Forest Park, Phase III | 38 | 1 | 6 | 2 | 14 | 61 | 5 | 40.3 |
| Grassy Hills | 2 | 0 | 1 | 0 | 4 | 7 | 3 | 9.0 |
| Hilldale | 47 | 0 | 27 | 14 | 52 | 140 | 52 | 20.3 |
| Kimmel Ridge, Phase II-Duplexes | 11 | 18 | 4 | 0 | 0 | 33 | 0 | -- |
| Kimmel Ridge | 2 | 0 | 0 | 0 | 68 | 70 | 12 | 0.8 |
| Maple Estates, Phase 1A-Replatted Lots | 0 | 0 | 0 | 0 | 8 | 8 | 8 | 0.0 |
| Maple Estates, Phase II | 29 | 3 | 11 | 4 | 6 | 53 | 6 | 94.0 |
| Moonlight Valley | 14 | 1 | 3 | 0 | 16 | 34 | 1 | 108.0 |
| Morningside Estates, Phase I ^{1,2} | 2 | 0 | 0 | 1 | 55 | 58 | 0 | -- |
| Morningside Estates, Phase IV | 72 | 8 | 3 | 0 | 0 | 83 | 0 | -- |
| Oak Tree ¹ | 8 | 0 | 1 | 0 | 189 | 198 | 0 | -- |
| Orchard Park, Phase III ¹ | 7 | 0 | 0 | 2 | 19 | 28 | 0 | -- |
| Osage Creek | 3 | 0 | 2 | 1 | 29 | 35 | 0 | 24.0 |
| Park Place ¹ | 6 | 3 | 2 | 0 | 0 | 11 | 0 | -- |
| Pines, Phase I, The | 1 | 0 | 14 | 12 | 31 | 58 | 31 | 10.5 |
| Pines, Phase II, The | 33 | 5 | 1 | 0 | 0 | 39 | 0 | -- |
| Prairie Brook, Phase I | 5 | 17 | 13 | 0 | 0 | 35 | 0 | -- |
| Quail Hollow, Phase III | 0 | 0 | 0 | 0 | 38 | 38 | 7 | 0.0 |
| Ridgefield, Blk III | 1 | 0 | 1 | 0 | 34 | 36 | 0 | 24.0 |
| Southwinds, Phase I | 0 | 0 | 0 | 0 | 110 | 110 | 1 | 0.0 |
| Southwinds, Phase II | 63 | 18 | 31 | 0 | 0 | 112 | 0 | -- |
| Sunrise Ridge | 0 | 0 | 0 | 0 | 70 | 70 | 2 | 0.0 |
| Tamarron | 4 | 5 | 1 | 0 | 290 | 300 | 0 | 30.0 |
| Tuscany, Phase I | 1 | 0 | 0 | 0 | 76 | 77 | 3 | 3.0 |
| Tuscany, Phase II | 0 | 0 | 1 | 0 | 24 | 25 | 0 | 6.0 |
| Versailles | 12 | 0 | 4 | 0 | 111 | 127 | 2 | 64.0 |

Centerton Active Subdivisions

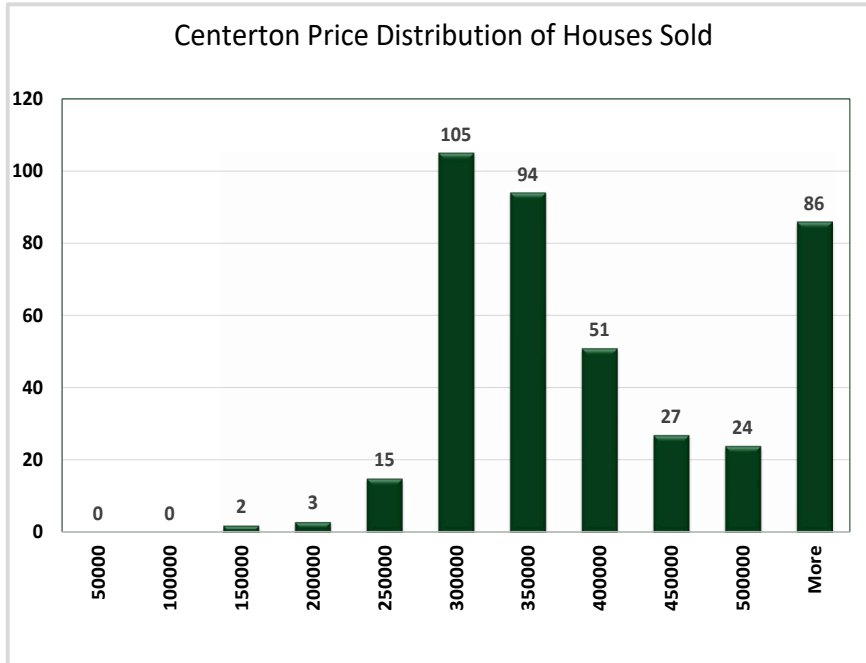
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|------------|------------|------------|-----------|--------------|--------------|------------|-------------|
| Westridge Village | 11 | 2 | 15 | 1 | 55 | 84 | 26 | 9.2 |
| West End Acres | 6 | 0 | 2 | 2 | 18 | 28 | 2 | 30.0 |
| Willow Crossing ^{1,2} | 1 | 1 | 0 | 0 | 251 | 253 | 0 | -- |
| Willow Ridge | 2 | 6 | 29 | 0 | 0 | 37 | 0 | -- |
| Centerton Active Subdivisions | 514 | 115 | 258 | 69 | 2,147 | 3,103 | 279 | 19.4 |

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.



Centerton Price Distribution of Houses Sold



407 houses were sold in Centerton in the first half of 2022.

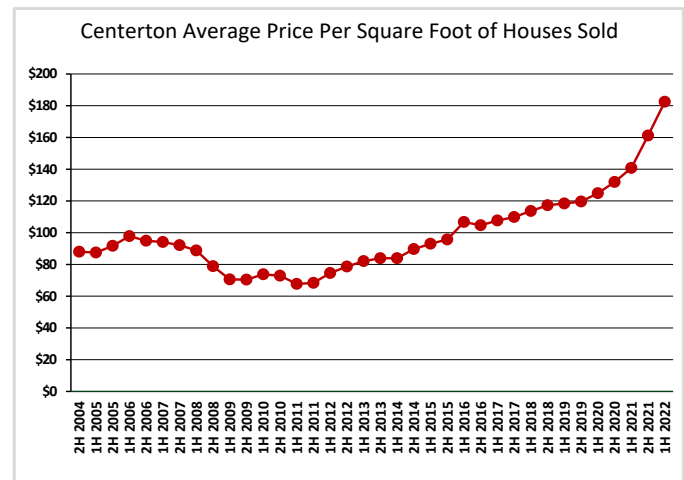
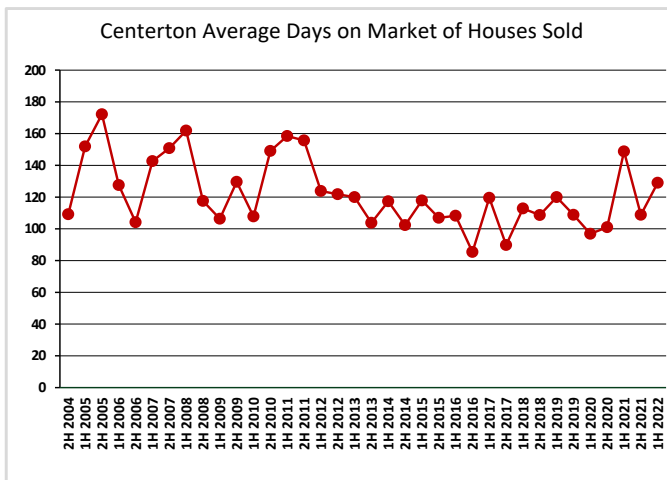
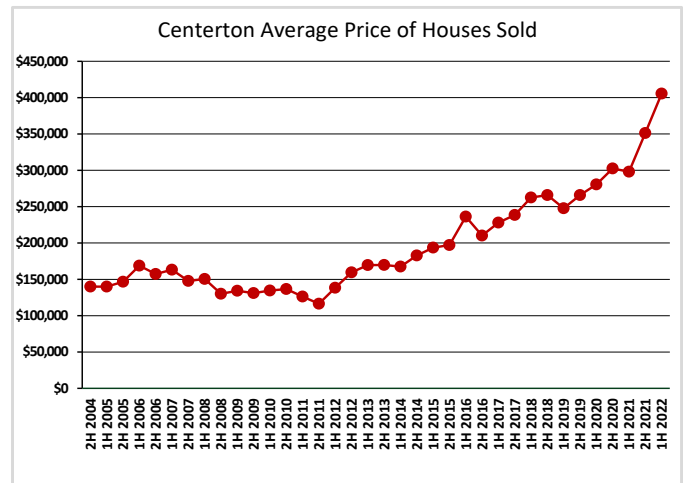
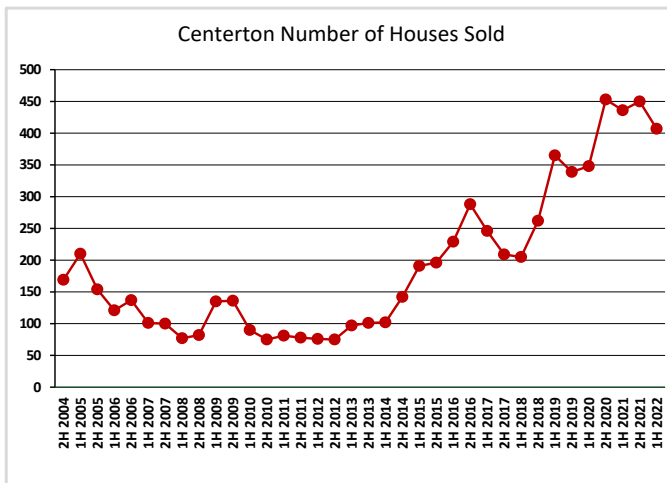
The average price of a house was \$405,495 at \$182.44 per square foot.

The median cost of a house was \$341,060.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 2 | 0.5% | 1,261 | 22 | 126.6% |
| \$150,001 - \$200,000 | 3 | 0.7% | 1,243 | 36 | 98.9% |
| \$200,001 - \$250,000 | 15 | 3.7% | 1,348 | 35 | 102.2% |
| \$250,001 - \$300,000 | 105 | 25.8% | 1,660 | 142 | 101.9% |
| \$300,001 - \$350,000 | 94 | 23.1% | 1,855 | 156 | 101.9% |
| \$350,001 - \$400,000 | 51 | 12.5% | 2,127 | 172 | 102.4% |
| \$400,001 - \$450,000 | 27 | 6.6% | 2,370 | 121 | 101.8% |
| \$450,001 - \$500,000 | 24 | 5.9% | 2,571 | 95 | 101.6% |
| \$500,001+ | 86 | 21.1% | 3,253 | 92 | 101.6% |
| Centerton Houses Sold | 407 | 100.0% | 2,184 | 129 | 102.0% |

Centerton

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 436 | 450 | 407 | -6.7% | -9.6% |
| Average Price of Houses Sold | \$298,009 | \$351,199 | \$405,495 | 36.1% | 15.5% |
| Average Days on Market | 149 | 109 | 129 | -13.3% | 18.5% |
| Average Price per Square Foot | \$140.78 | \$161.17 | \$182.44 | 29.6% | 13.2% |
| Percentage of County Sales | 13.8% | 12.5% | 13.8% | 0.3% | 11.0% |
| Number of New Houses Sold | 268 | 222 | 234 | -12.7% | 5.4% |
| Average Price of New Houses Sold | \$295,119 | \$358,496 | \$378,192 | 28.1% | 5.5% |
| Average Days on Market of New Houses Sold | 204 | 175 | 190 | -6.9% | 8.3% |
| Number of Houses Listed | 19 | 30 | 69 | 263.2% | 130.0% |
| Average List Price of Houses Listed | \$504,084 | \$484,885 | \$507,863 | 0.7% | 4.7% |

Centerton

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Annika Estates | 10 | 2.5% | 2,339 | 127 | \$421,173 | \$179.68 |
| Ashmore Landing | 8 | 2.0% | 1,940 | 276 | \$321,071 | \$165.25 |
| Barrington Place | 33 | 8.1% | 1,654 | 187 | \$299,505 | \$181.10 |
| Bellewood | 3 | 0.7% | 1,708 | 45 | \$335,533 | \$197.50 |
| Bequette Farms | 4 | 1.0% | 3,104 | 46 | \$589,316 | \$190.01 |
| Big Sky | 4 | 1.0% | 3,327 | 136 | \$686,572 | \$206.92 |
| Black Springs | 1 | 0.2% | 2,350 | 19 | \$415,000 | \$176.60 |
| Bliss Meadows | 3 | 0.7% | 1,797 | 32 | \$338,238 | \$188.01 |
| Blossom Hills | 39 | 9.6% | 1,966 | 343 | \$323,685 | \$164.49 |
| Briar Rose | 8 | 2.0% | 1,568 | 35 | \$297,000 | \$189.55 |
| Centerpoint | 13 | 3.2% | 1,423 | 33 | \$253,308 | \$178.38 |
| Char Lou Estates | 1 | 0.2% | 1,682 | 25 | \$288,000 | \$171.22 |
| Clark Estates | 2 | 0.5% | 2,266 | 57 | \$419,950 | \$186.23 |
| Creekside | 12 | 2.9% | 2,783 | 104 | \$548,562 | \$197.91 |
| Diamond Estates | 10 | 2.5% | 2,582 | 85 | \$495,802 | \$191.79 |
| Dogwood | 3 | 0.7% | 1,424 | 55 | \$260,000 | \$183.88 |
| Forest Park | 3 | 0.7% | 2,152 | 36 | \$454,000 | \$209.94 |
| Hickory Park | 4 | 1.0% | 1,323 | 29 | \$238,900 | \$180.42 |
| Hilldale | 37 | 9.1% | 1,596 | 42 | \$304,825 | \$191.66 |
| Laynebridge | 3 | 0.7% | 2,061 | 55 | \$340,167 | \$164.85 |
| Lexington | 2 | 0.5% | 2,707 | 46 | \$520,950 | \$192.47 |
| Maple Estates | 14 | 3.4% | 2,724 | 133 | \$507,882 | \$186.37 |
| Morningside | 5 | 1.2% | 1,346 | 24 | \$247,220 | \$184.49 |
| North Forty | 3 | 0.7% | 1,601 | 38 | \$240,000 | \$149.11 |
| Oak Ridge | 1 | 0.2% | 1,744 | 41 | \$282,500 | \$161.98 |
| Oak Tree | 10 | 2.5% | 4,290 | 56 | \$940,700 | \$218.54 |
| Orchard Park | 10 | 2.5% | 1,883 | 45 | \$349,173 | \$185.16 |
| Osage Creek | 4 | 1.0% | 2,655 | 110 | \$501,419 | \$189.03 |
| Pines, The | 40 | 9.8% | 2,187 | 236 | \$337,640 | \$154.12 |
| Quail Hollow | 13 | 3.2% | 2,526 | 231 | \$426,953 | \$169.89 |
| Quailridge | 3 | 0.7% | 3,054 | 42 | \$537,254 | \$177.51 |
| Rozars | 3 | 0.7% | 1,209 | 31 | \$183,667 | \$148.78 |
| Sienna At Coopers Farm | 18 | 4.4% | 1,761 | 39 | \$313,833 | \$178.87 |
| Sonoma Valley | 2 | 0.5% | 1,591 | 25 | \$272,550 | \$172.54 |
| Southfork | 2 | 0.5% | 1,726 | 25 | \$296,500 | \$172.25 |
| Southland | 2 | 0.5% | 1,251 | 42 | \$217,500 | \$176.26 |

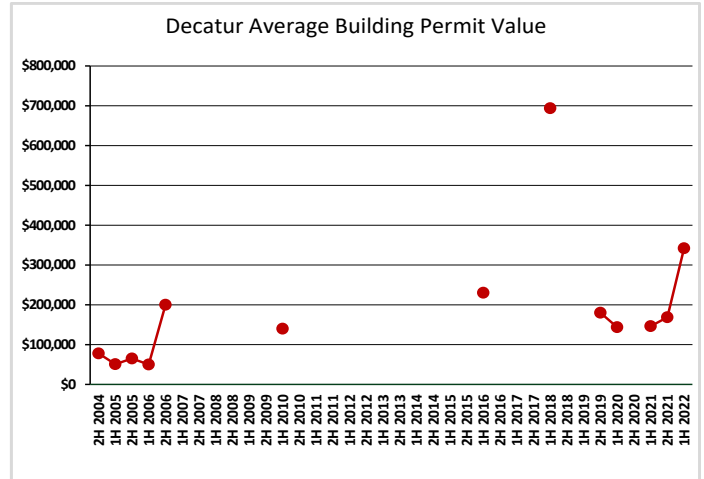
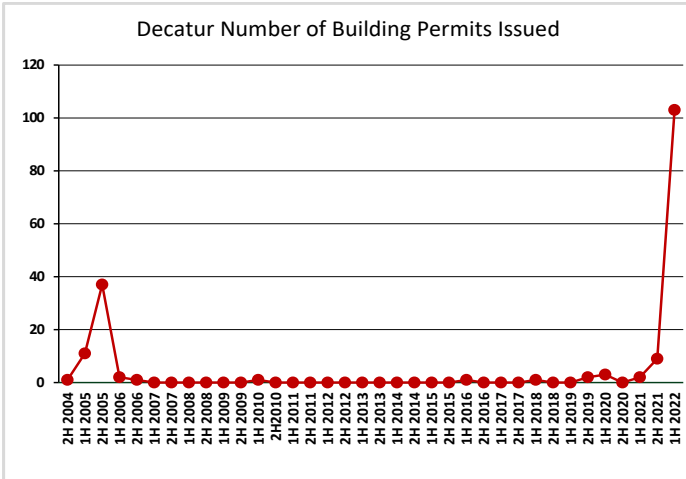
Centerton

Characteristics of Houses Sold

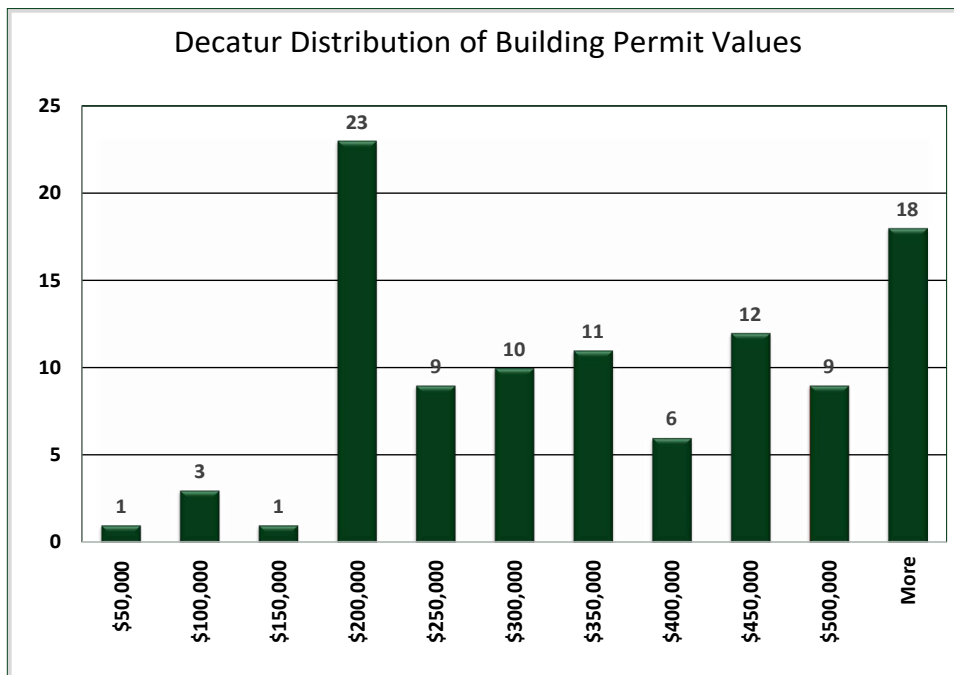
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Southwinds | 1 | 0.2% | 1,853 | 63 | \$439,900 | \$237.40 |
| Sunrise Ridge | 3 | 0.7% | 1,913 | 38 | \$350,200 | \$182.98 |
| Tamarron | 19 | 4.7% | 2,153 | 35 | \$397,216 | \$185.21 |
| Tarah Knolls | 2 | 0.5% | 2,217 | 59 | \$383,250 | \$175.81 |
| Timber Ridge | 1 | 0.2% | 1,680 | 32 | \$309,000 | \$183.93 |
| Township | 1 | 0.2% | 1,858 | 76 | \$265,000 | \$142.63 |
| Tuscany | 2 | 0.5% | 3,680 | 51 | \$765,000 | \$207.94 |
| Versailles | 10 | 2.5% | 4,460 | 64 | \$1,065,400 | \$239.96 |
| Walnut Ridge | 3 | 0.7% | 1,484 | 33 | \$256,700 | \$172.58 |
| West End Acres | 2 | 0.5% | 4,925 | 127 | \$1,150,000 | \$233.53 |
| Western Heights | 1 | 0.2% | 2,244 | 48 | \$333,000 | \$148.40 |
| Westridge Village | 19 | 4.7% | 2,740 | 137 | \$526,649 | \$192.10 |
| Willow Ridge | 6 | 1.5% | 2,087 | 177 | \$364,503 | \$174.61 |
| Other | 4 | 1.0% | 2,476 | 90 | \$645,000 | \$274.77 |
| Centerton Houses Sold | 407 | 100.0% | 2,184 | 129 | \$405,495 | \$182.44 |



Decatur Building Permits



| Decatur | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 2 | 9 | 103 | 5050.0% | 1044.4% |
| Average Value of Residential Building Permits | \$146,500 | \$168,824 | \$341,912 | 133.4% | 102.5% |

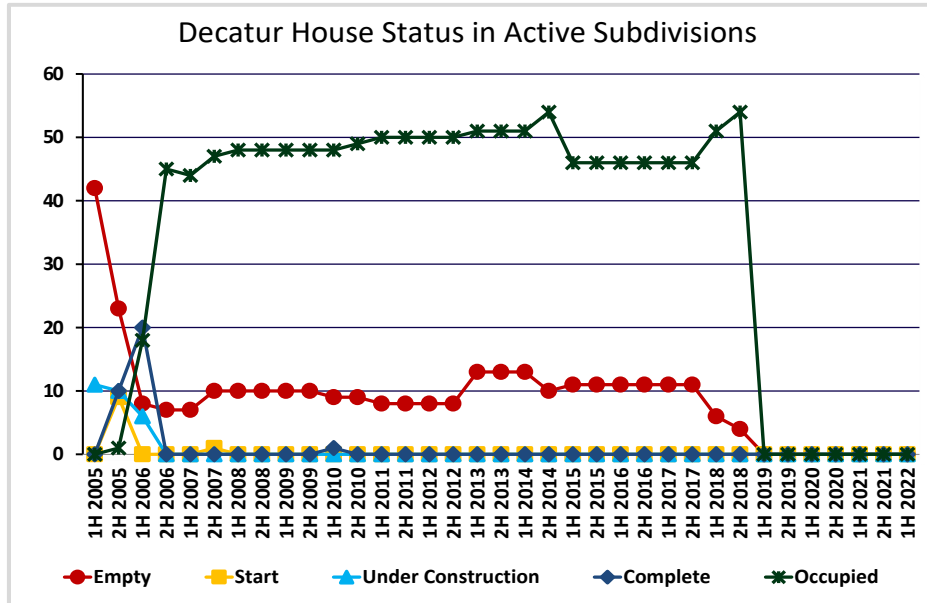


Decatur Active Subdivisions

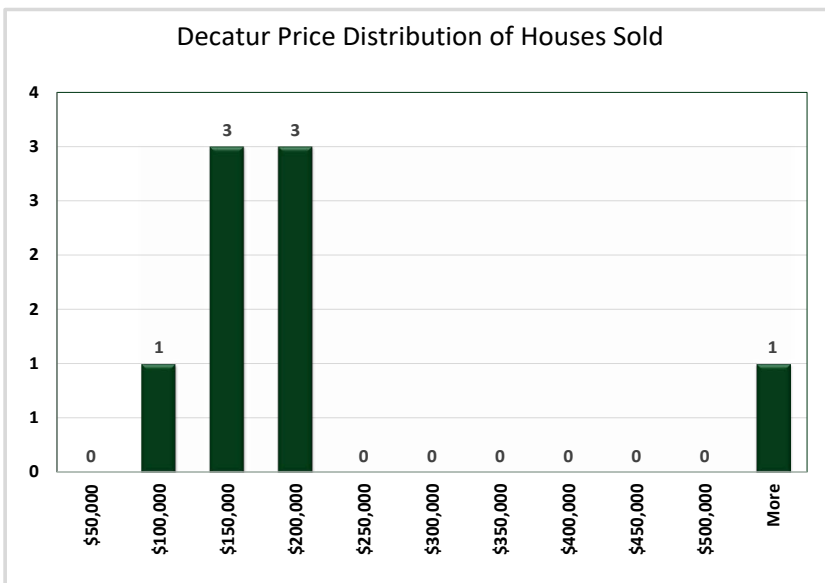
There were no active subdivisions in Decatur for the first half of 2022.

228 new or additional lots have received either preliminary or final approval by June 30, 2022 in Decatur.

The percentage of occupied by owner houses increased in Decatur from 52.9 percent in 2012 to 55.0 percent in the first half of 2022.



| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|------------|
| Columbia Crossing, Phase I | 1H 2022 | | 120 | 120 |
| Columbia Crossing, Phase I | | | 46 | 46 |
| Sycamore Place Phase I | 1H 2022 | 108 | | 108 |
| New and Preliminary Lots | | 228 | 46 | 274 |



8 houses were sold in Decatur in the first half of 2022.

The average price of a house was \$187,613 at \$129.70 per square foot.

The median cost of a house was \$142,250.

Decatur

Price Distribution of Houses Sold

| 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 | 12.5% | 1,215 | 173 | 100.0% |
| \$100,001 - \$150,000 | 3 | 37.5% | 1,061 | 54 | 93.0% |
| \$150,001 - \$200,000 | 3 | 37.5% | 1,120 | 44 | 99.3% |
| \$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+ | 1 | 12.5% | 3,390 | 70 | 100.0% |
| Total | 8 | 100.0% | 1,394 | 67 | 97.1% |

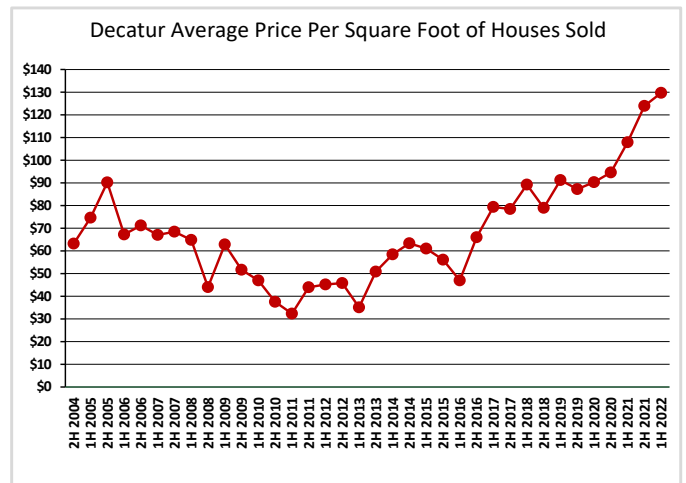
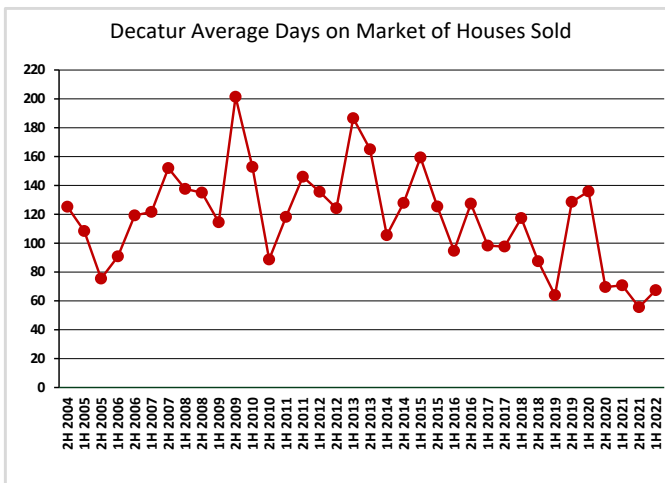
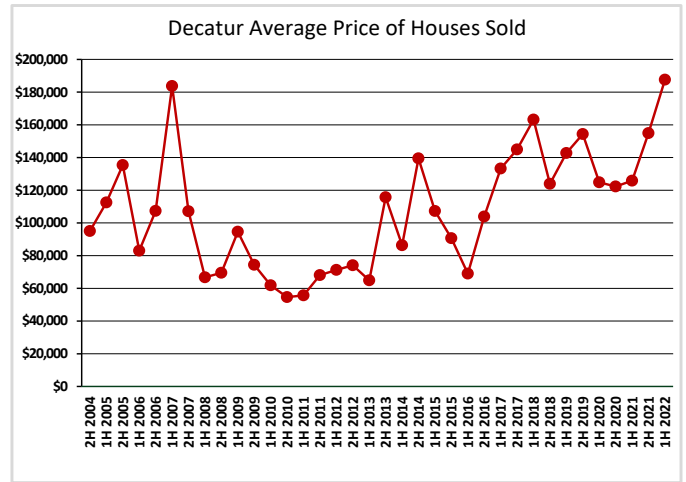
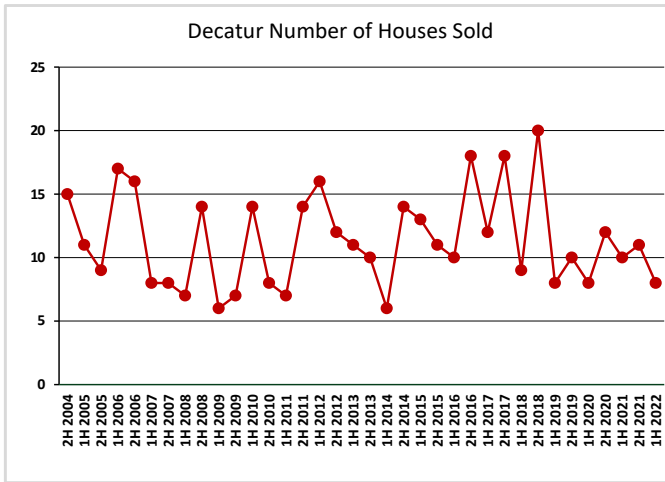
Decatur

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 |
|----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Developers Inc | 2 | 25.0% | 1,215 | 125 | \$127,000 | \$104.53 |
| Grant Springs | 1 | 12.5% | 1,196 | 56 | \$120,000 | \$100.33 |
| Northwest Park | 2 | 25.0% | 1,040 | 35 | \$142,250 | \$136.60 |
| Other | 2 | 25.0% | 2,222 | 52 | \$367,450 | \$173.74 |
| Twin Pines | 1 | 12.5% | 1,000 | 61 | \$107,500 | \$107.50 |
| Decatur Houses Sold | 8 | 100.0% | 1,394 | 67 | \$187,613 | \$129.70 |

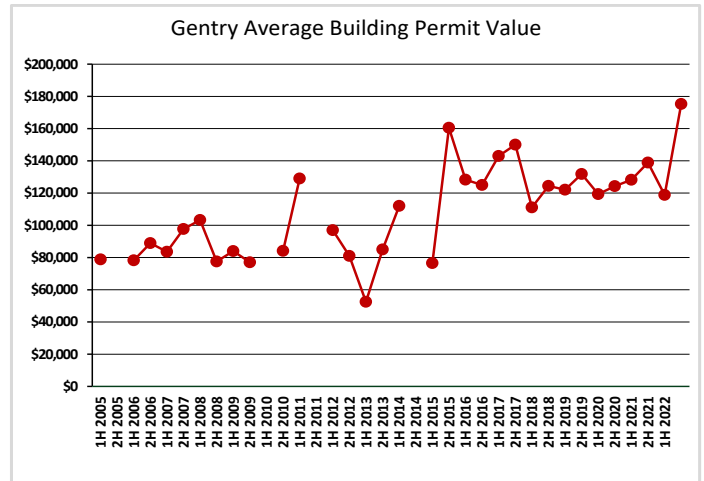
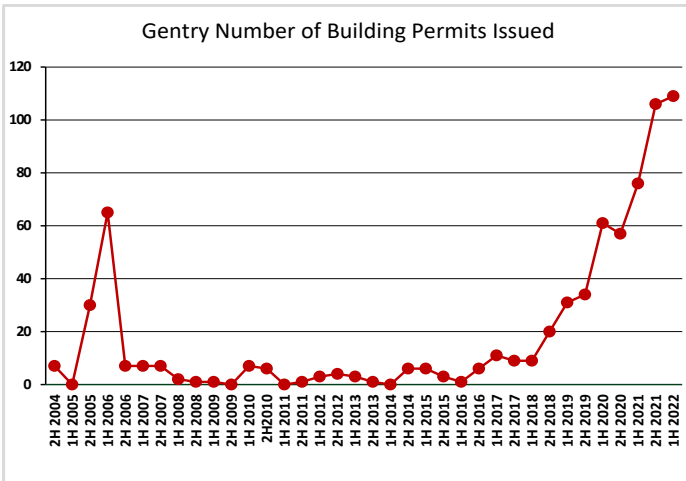
Decatur

Characteristics of Houses Sold



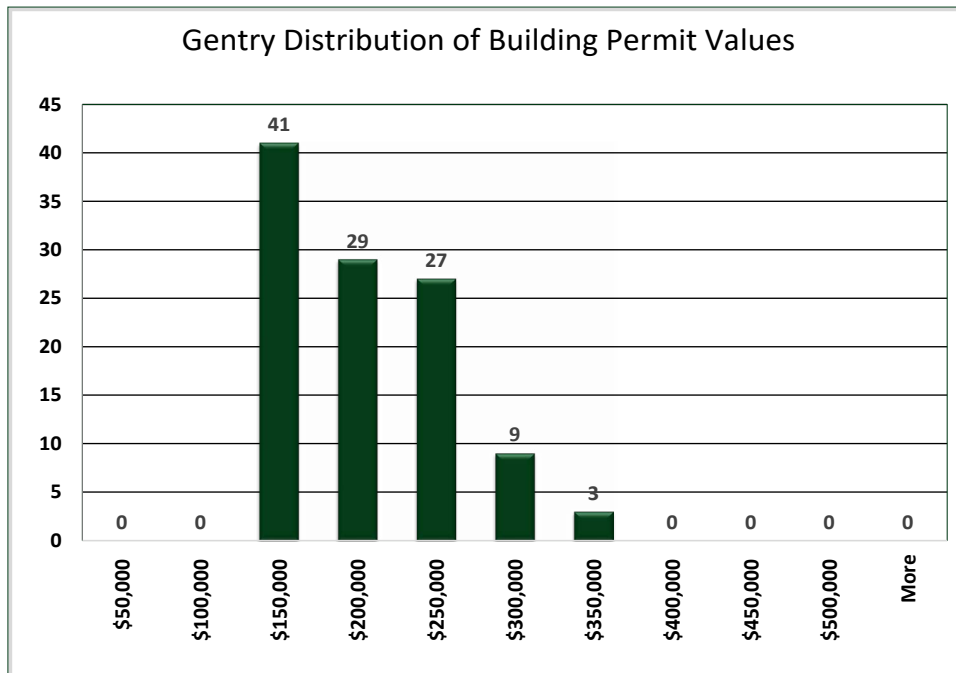
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|--------------|--------------|-----------------------|-----------------------|
| Number of Houses Sold | 10 | 11 | 8 | -20.0% | -27.3% |
| Average Price of Houses Sold | \$125,800 | \$154,900 | \$187,613 | 49.1% | 21.1% |
| Average Days on Market | 71 | 56 | 67 | -4.8% | 21.1% |
| Average Price per Square Foot | \$107.93 | \$123.94 | \$129.70 | 20.2% | 4.6% |
| Percentage of County Sales | 0.1% | 0.1% | 0.1% | -5.7% | -6.5% |
| Number of New Houses Sold | 0 | 1 | 1 | -- | 0.0% |
| Average Price of New Houses Sold | -- | \$229,900 | \$199,900 | -- | -13.0% |
| Average Days on Market of New Houses Sold | -- | 184 | 34 | -- | -81.5% |
| Number of Houses Listed | 0 | 3 | 2 | -- | -33.3% |
| Average List Price of Houses Listed | \$0.00 | \$201,666.67 | \$372,500.00 | -- | 84.7% |

Gentry Building Permits



| Gentry | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 76 | 106 | 109 | 43.4% | 2.8% |
| Average Value of Residential Building Permits | \$138,888 | \$118,825 | \$175,259 | 26.2% | 47.5% |

The number of building permits has increased as the number of active subdivisions has increased in Gentry since the first half of 2020.



Gentry

Active Subdivisions

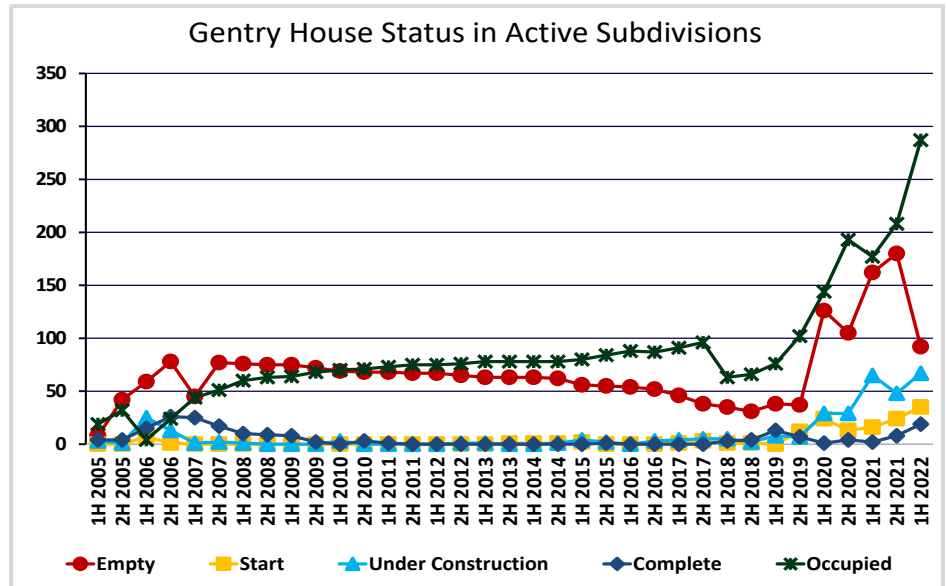
There were 500 total lots in 13 active subdivisions in Gentry in the first half of 2022. 57.4 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 13.4 were under construction, 7.0 percent were starts, and 18.4 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the first half of 2022 were Sunset Ridge, Phase IIB & IV with 40, Grand Estates, Phase II with 11, and Sandy Acres with 5.

Grand Estates, Phase II had the most houses becoming occupied in Gentry with 29 houses. An additional 19 houses in Sunset Ridge, Phase IIB & IV became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 13 active subdivisions in Gentry.

79 new houses in Gentry became occupied in the first half of 2022. The annual absorption rate implies there are 18.1 months of remaining inventory in active subdivisions, down from 37.6 percent in the second half of 2021.



In 3 out of the 13 active subdivisions in Gentry, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 56.1 percent in the first half of 2022.

Additionally, 2 new subdivisions with 73 lots have had final approval.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|------------|
| Pioneer Woods | | | 13 | 13 |
| Sunset Ridge IV | 1H 2020 | | 60 | 60 |
| New and Preliminary Lots | | | 73 | 73 |

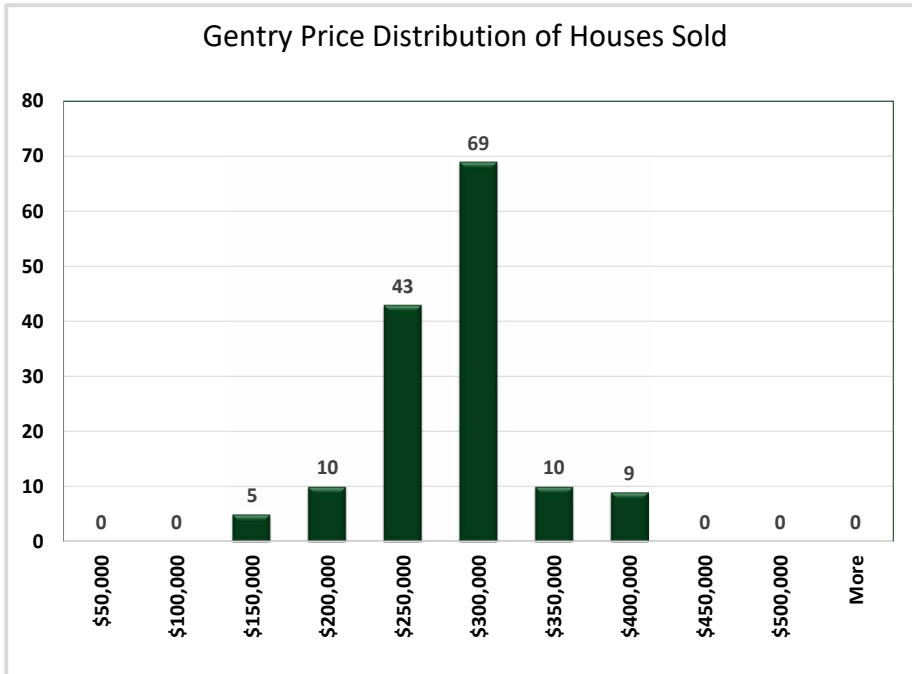
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|-----------|-----------|-----------|-----------|------------|------------|-----------|-------------|
| College Hill Second, Phase II ^{1,2} | 2 | 0 | 0 | 0 | 3 | 5 | 0 | -- |
| Grand Estates, Phase I | 13 | 0 | 0 | 2 | 46 | 61 | 2 | 9.5 |
| Grand Estates, Phase II | 9 | 8 | 11 | 0 | 29 | 57 | 29 | 11.6 |
| Oaks, The, Phase II ^{1,2} | 3 | 0 | 0 | 0 | 29 | 32 | 0 | -- |
| Phillips Park | 13 | 0 | 0 | 3 | 8 | 24 | 4 | 24.0 |
| Rustic Flats | 21 | 6 | 4 | 0 | 0 | 31 | 0 | -- |
| Sandy Acres | 7 | 2 | 5 | 0 | 6 | 20 | 5 | 28.0 |
| Rustic Ridge | 3 | 0 | 2 | 1 | 22 | 28 | 7 | 4.5 |
| Springhill | 7 | 4 | 4 | 0 | 15 | 30 | 4 | 45.0 |
| Sunset Ridge, Phase IA | 2 | 0 | 0 | 0 | 29 | 31 | 2 | 12.0 |
| Sunset Ridge, Phase IIA ¹ | 2 | 0 | 1 | 0 | 27 | 30 | 0 | -- |
| Sunset Ridge, Phase IIB & IV | 8 | 15 | 40 | 8 | 19 | 90 | 19 | 44.8 |
| Sunset Ridge, Phase III | 2 | 0 | 0 | 5 | 54 | 61 | 7 | 2.2 |
| Gentry Active Subdivisions | 92 | 35 | 67 | 19 | 287 | 500 | 79 | 18.1 |

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.

Gentry

Price Distribution of Houses Sold



146 houses were sold in Gentry in the first half of 2022.

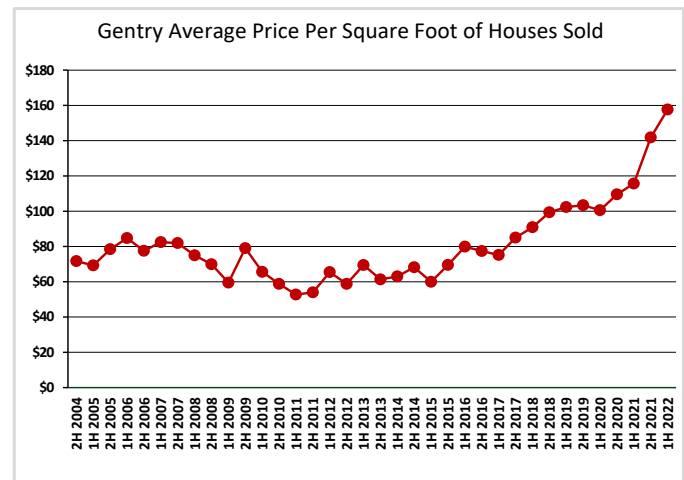
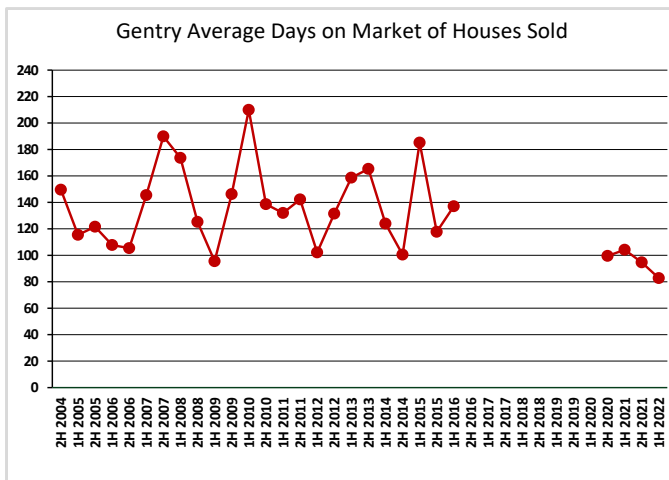
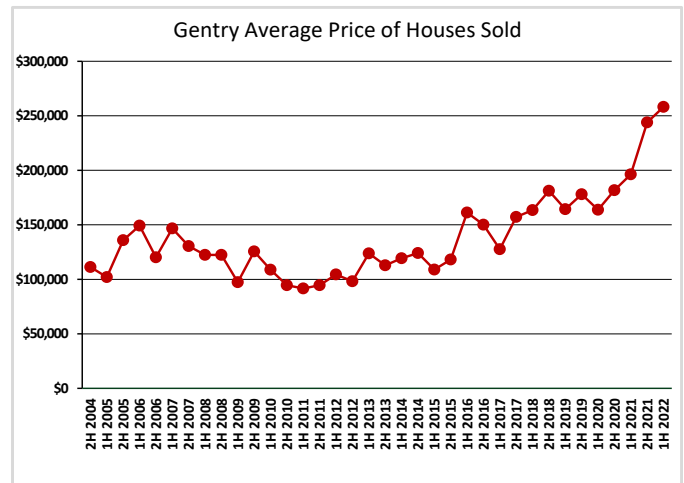
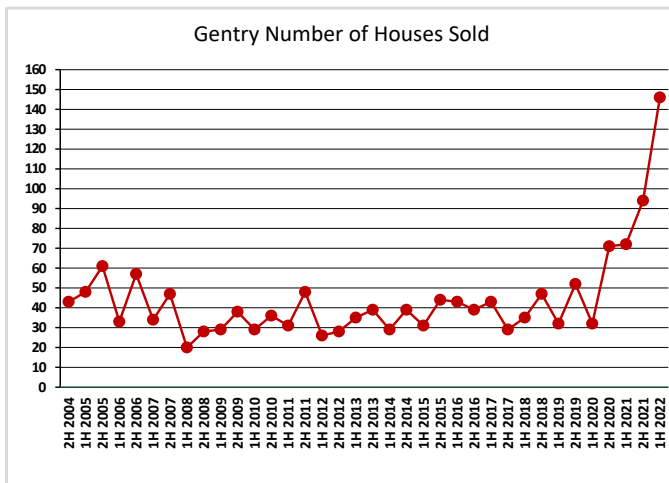
The average price of a house was \$258,168 at \$157.65 per square foot.

The median cost of a house was \$259,450.

| 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 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 5 | 3.4% | 1,428 | 39 | 92.2% |
| \$150,001 - \$200,000 | 10 | 6.8% | 1,230 | 59 | 100.1% |
| \$200,001 - \$250,000 | 43 | 29.5% | 1,525 | 81 | 100.2% |
| \$250,001 - \$300,000 | 69 | 47.3% | 1,658 | 81 | 101.7% |
| \$300,001 - \$350,000 | 10 | 6.8% | 1,953 | 102 | 100.8% |
| \$350,001 - \$400,000 | 9 | 6.2% | 2,334 | 129 | 99.8% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Total | 146 | 100.0% | 1,644 | 83 | 100.6% |

Gentry

Characteristics of Houses Sold



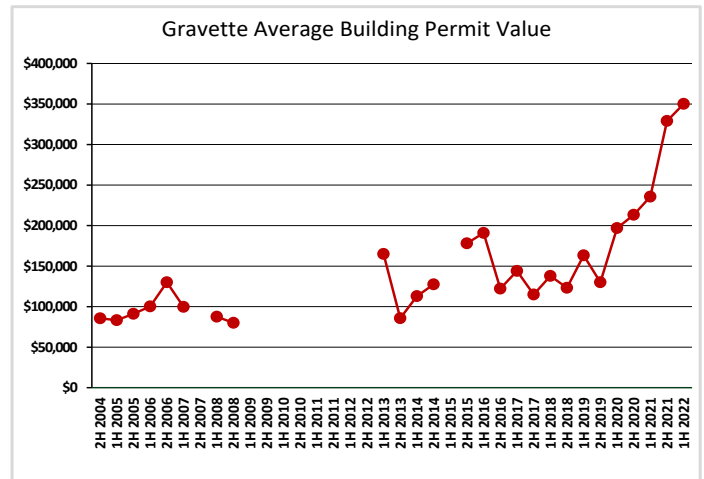
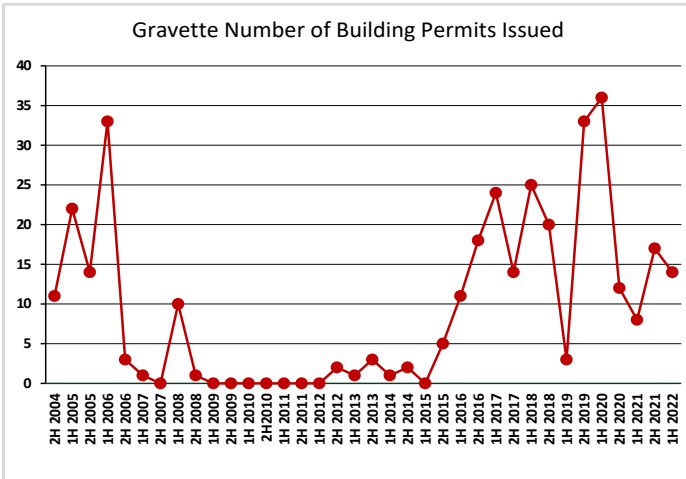
| Gentry-Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|--------------|--------------|--------------|-----------------------|-----------------------|
| Number of Houses Sold | 72 | 94 | 146 | 102.8% | 55.3% |
| Average Price of Houses Sold | \$196,240 | \$243,953 | \$258,168 | 31.6% | 5.8% |
| Average Days on Market | 104 | 95 | 83 | 0 | 0 |
| Average Price per Square Foot | \$115.68 | \$141.81 | \$157.65 | 36.3% | 11.2% |
| Percentage of County Sales | 1.5% | 1.8% | 3.2% | 110.8% | 75.7% |
| Number of New Houses Sold | 32 | 61 | 93 | 190.6% | 52.5% |
| Average Price of New Houses Sold | \$162,822.22 | \$165,186.67 | \$199,736.19 | 28.4% | 10.3% |
| Average Days on Market of New Houses Sold | 107 | 112 | 102 | -5.2% | -9.1% |
| Number of Houses Listed | 8 | 14 | 36 | 350.0% | 157.1% |
| Average List Price of Houses Listed | \$406,257 | \$328,952 | \$356,197 | -12.3% | 8.3% |

Gentry

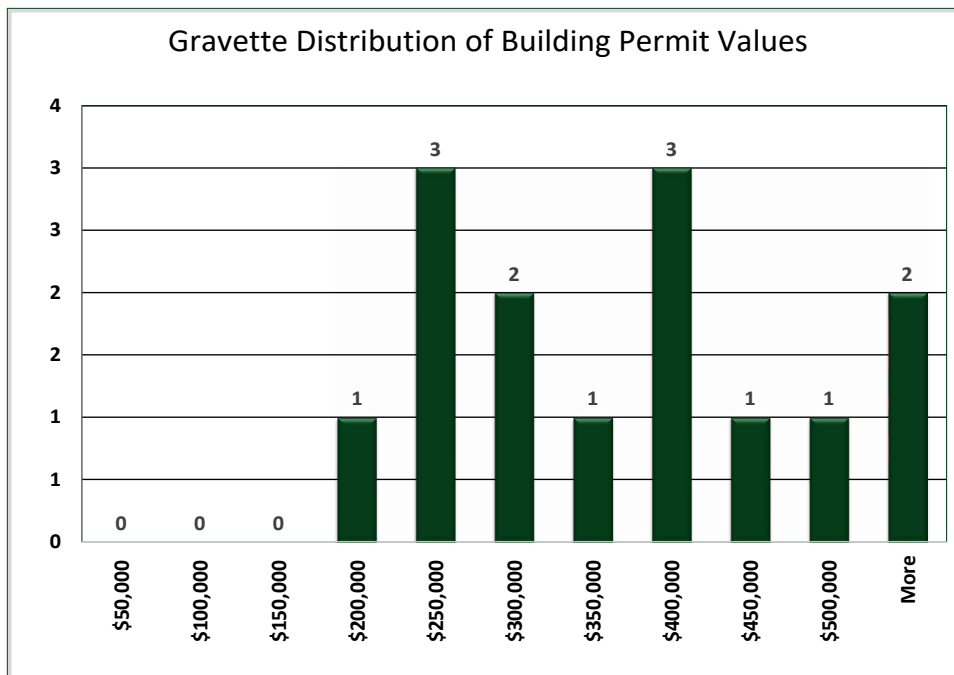
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Carast Acres | 1 | 0.7% | 1,215 | 44 | \$170,000 | \$139.92 |
| Cobblestone | 3 | 2.1% | 1,430 | 42 | \$236,667 | \$166.99 |
| Country Estates | 1 | 0.7% | 1,504 | 33 | \$235,000 | \$156.25 |
| Gentry Original | 5 | 3.4% | 1,630 | 57 | \$197,000 | \$127.26 |
| Grand Estates | 30 | 20.5% | 1,708 | 106 | \$273,666 | \$160.52 |
| Hastings | 2 | 1.4% | 1,346 | 42 | \$140,500 | \$105.01 |
| Oaks, The | 1 | 0.7% | 1,499 | 1 | \$240,000 | \$160.11 |
| Orchard City | 1 | 0.7% | 1,140 | 40 | \$176,000 | \$154.39 |
| Pequena Valley Estates | 1 | 0.7% | 960 | 36 | \$130,000 | \$135.42 |
| Phillips Park | 5 | 3.4% | 1,550 | 57 | \$264,256 | \$170.51 |
| Pioneer Woods | 14 | 9.6% | 1,713 | 79 | \$258,513 | \$152.73 |
| Pluck's | 1 | 0.7% | 1,575 | 28 | \$248,000 | \$157.46 |
| Round Prairie Estate | 1 | 0.7% | 1,490 | 40 | \$233,000 | \$156.38 |
| Rustic Flats | 1 | 0.7% | 2,346 | 35 | \$385,752 | \$164.43 |
| Rustic Ridge | 8 | 5.5% | 2,333 | 141 | \$373,426 | \$160.09 |
| Spring Valley Estates | 3 | 2.1% | 1,206 | 35 | \$179,000 | \$152.71 |
| Sunny Acres | 3 | 2.1% | 1,297 | 104 | \$193,833 | \$149.32 |
| Sunset Ridge | 61 | 41.8% | 1,588 | 81 | \$259,334 | \$163.35 |
| Other | 4 | 2.7% | 1,783 | 74 | \$205,750 | \$121.98 |
| Gentry Houses Sold | 146 | 100.0% | 1,644 | 83 | \$258,168 | \$157.65 |

Gravette Building Permits



| Gravette | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 8 | 17 | 14 | 75.0% | -17.6% |
| Average Value of Residential Building Permits | \$235,620 | \$329,028 | \$350,113 | 48.6% | 6.4% |



Gravette

Active Subdivisions

There were 130 total lots in 3 active subdivisions in Gravette in the first half of 2022. 80.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 7.7 were under construction, 0.0 percent were starts, and 11.5 percent were empty lots.

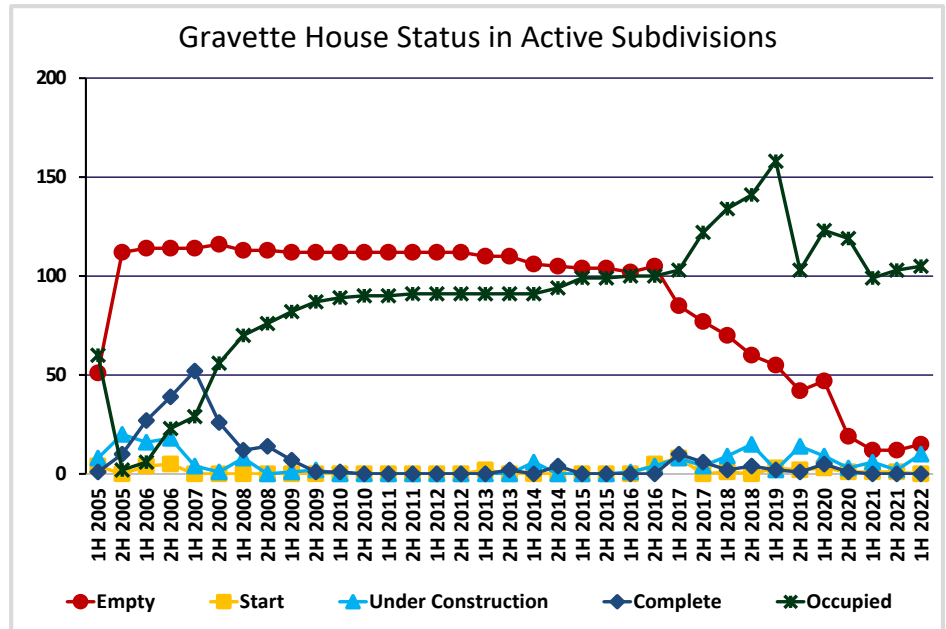
The subdivisions with the most houses under construction in Gravette during the first half of 2022 were Terri's Place with 8, Lynchburg Estates with 1, and Walnut Creek with 1.

Lynchburg Estates had the most houses becoming occupied in Gravette with 2 houses. No houses in Lynchburg Estates or Walnut Creek became occupied in the first half of 2022.

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

2 new houses in Gravette became occupied in the first half of 2022. The annual absorption rate implies that there are 50.0 months of remaining inventory in active subdivisions, up from 20.0 percent in the second half of 2021.

In 1 of the 3 active subdivisions in



Gravette, absorption has occurred in the first half of 2022. The other two subdivisions are new and filling quickly.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 55.5 percent in the first half of 2022.

Additionally, 23 new lots in 1 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--------------------------|---------------|------------------|------------|------------|
| Jenna Estates | 1H 2021 | 23 | | 23 |
| New and Preliminary Lots | | 23 | 0 | 23 |

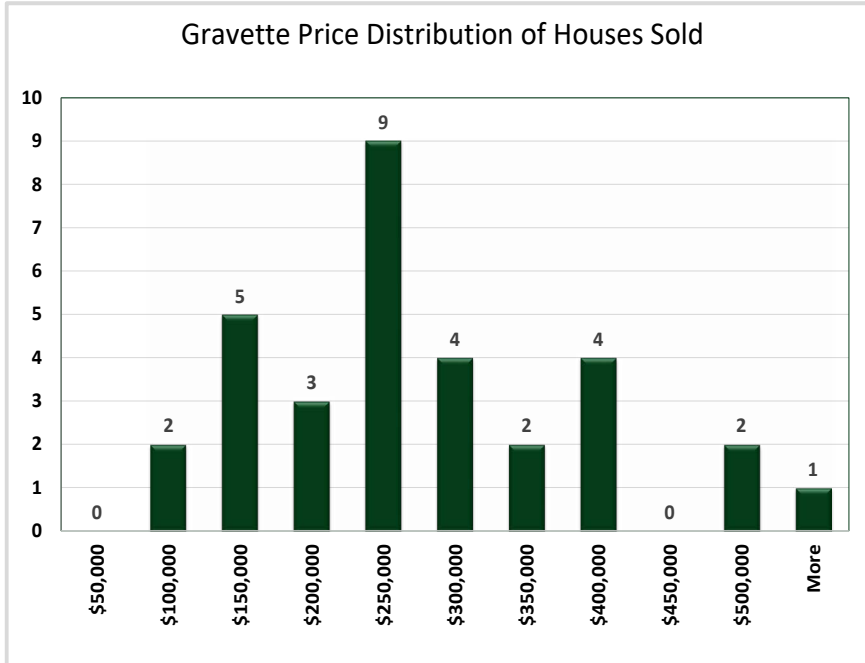
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-------------------------------------|-----------|----------|-----------|----------|------------|------------|----------|-------------|
| Lynchburg Estates | 4 | 0 | 1 | 0 | 6 | 11 | 2 | 30.0 |
| Terri's Place | 4 | 0 | 8 | 0 | 0 | 12 | 0 | -- |
| Walnut Creek | 7 | 0 | 1 | 0 | 99 | 107 | 0 | 24.0 |
| Gravette Active Subdivisions | 15 | 0 | 10 | 0 | 105 | 130 | 2 | 50.0 |

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.

Gravette

Price Distribution of Houses Sold



32 houses were sold in Gravette in the first half of 2022.

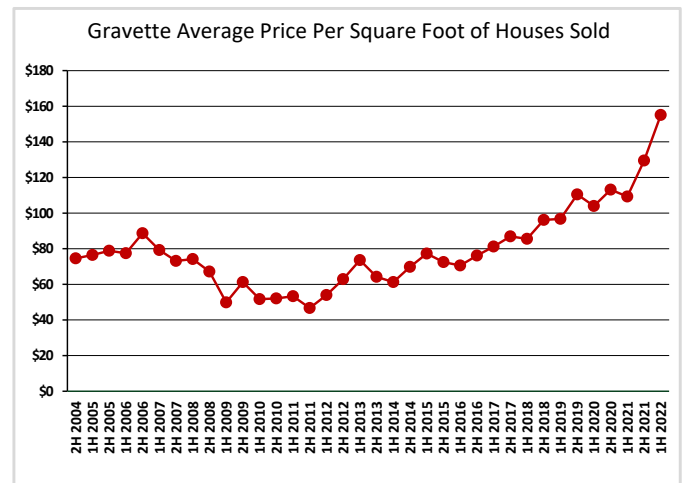
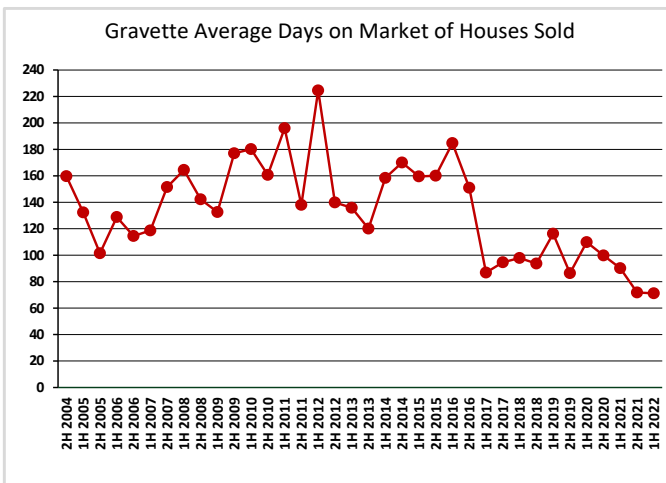
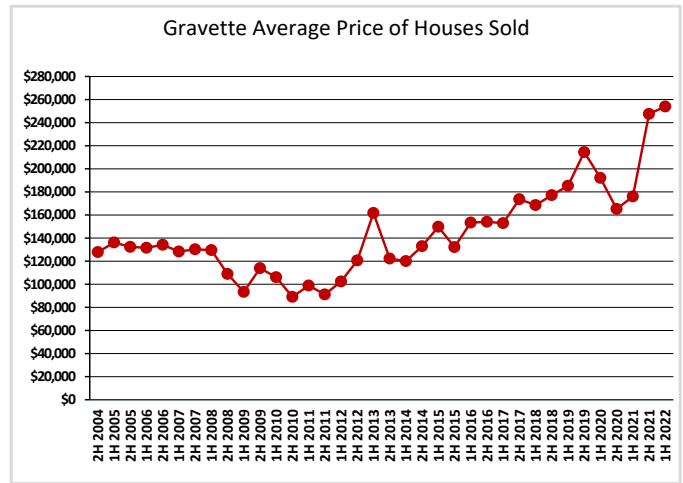
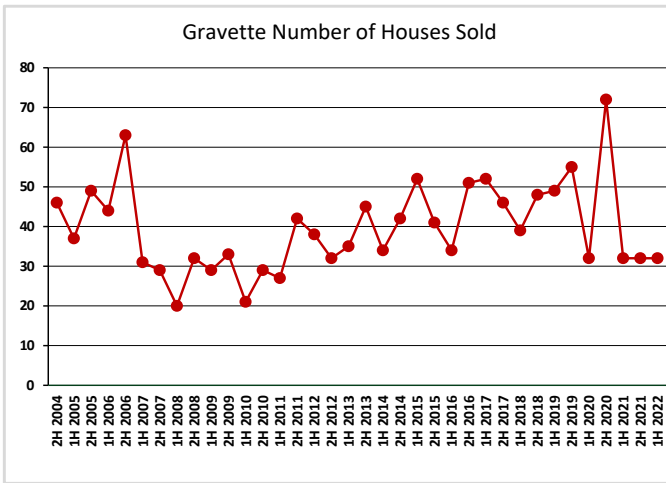
The average price of a house was \$253,961 at \$155.07 per square foot.

The median cost of a house was \$227,500.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 2 | 6.3% | 1,126 | 74 | 97.8% |
| \$100,001 - \$150,000 | 5 | 15.6% | 1,192 | 92 | 93.2% |
| \$150,001 - \$200,000 | 3 | 9.4% | 1,276 | 63 | 101.6% |
| \$200,001 - \$250,000 | 9 | 28.1% | 1,517 | 48 | 99.6% |
| \$250,001 - \$300,000 | 4 | 12.5% | 1,725 | 54 | 99.7% |
| \$300,001 - \$350,000 | 2 | 6.3% | 2,206 | 34 | 95.1% |
| \$350,001 - \$400,000 | 4 | 12.5% | 1,867 | 107 | 99.3% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 2 | 6.3% | 2,866 | 72 | 100.2% |
| \$500,001+ | 1 | 3.1% | 2,770 | 202 | 96.8% |
| Gravette Sold Houses | 32 | 100.0% | 1,655 | 71 | 98.3% |

Gravette

Characteristics of Houses Sold



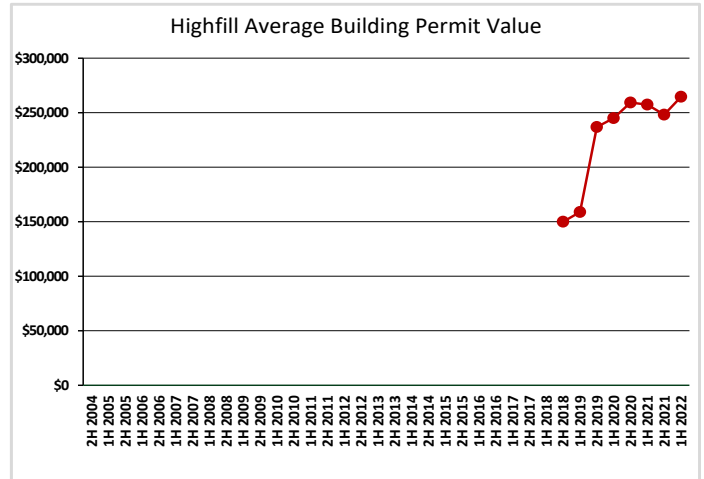
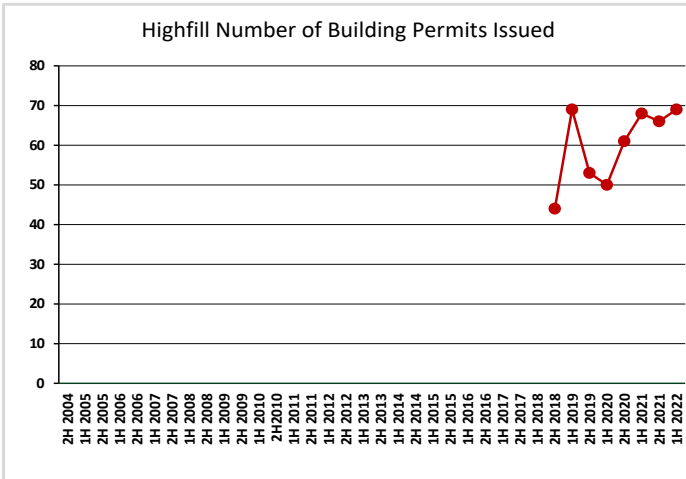
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 32 | 32 | 32 | 0.0% | 0.0% |
| Average Price of Houses Sold | \$176,105 | \$247,525 | \$253,961 | 44.2% | 2.6% |
| Average Days on Market | 90 | 72 | 71 | -21.0% | -0.7% |
| Average Price per Square Foot | \$109.30 | \$129.49 | \$155.07 | 41.9% | 19.7% |
| Percentage of County Sales | 0.6% | 0.6% | 0.7% | 13.9% | 20.7% |
| Number of New Houses Sold | 3 | 6 | 2 | -33.3% | -66.7% |
| Average Price of New Houses Sold | \$206,100 | \$354,150 | \$379,950 | 84.4% | 7.3% |
| Average Days on Market of New Houses Sold | 94 | 98 | 79 | -16.5% | -20.0% |
| Number of Houses Listed | 4 | 9 | 13 | 225.0% | 44.4% |
| Average List Price of Houses Listed | \$350,210 | \$286,489 | \$433,896 | 23.9% | 51.5% |

Gravette

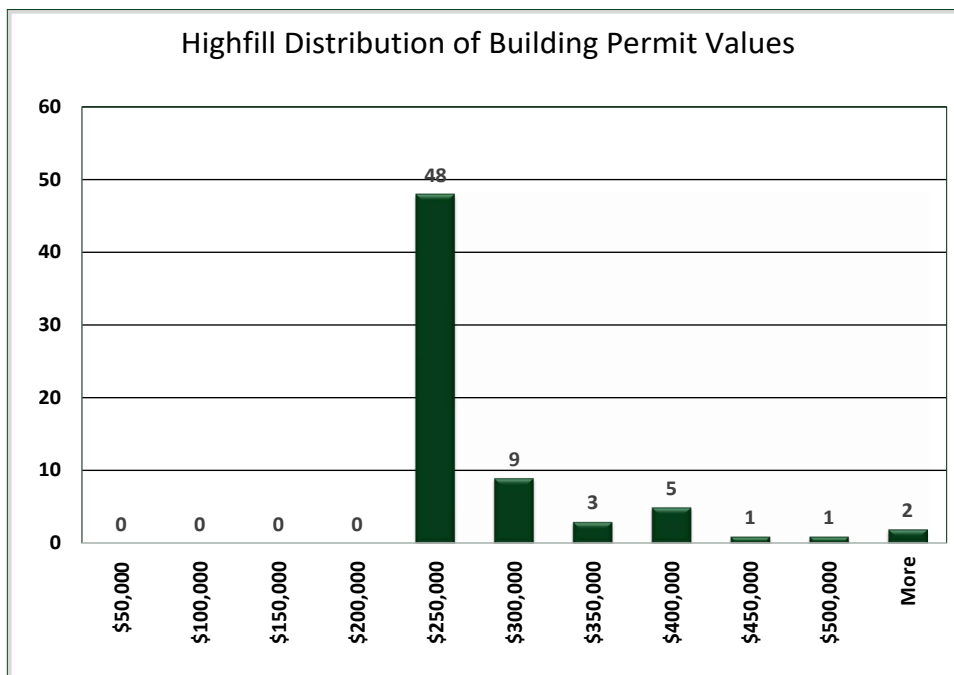
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Camerons | 1 | 3.1% | 1,183 | 43 | \$180,000 | \$152.16 |
| Countryside Estates | 1 | 3.1% | 1,309 | 36 | \$230,000 | \$175.71 |
| Gravette Original | 2 | 6.3% | 963 | 79 | \$132,500 | \$138.35 |
| J D Coveys | 3 | 9.4% | 1,811 | 83 | \$259,000 | \$144.10 |
| John & Joe Mcallister | 1 | 3.1% | 2,023 | 22 | \$340,000 | \$168.07 |
| Nebo | 1 | 3.1% | 1,280 | 93 | \$132,500 | \$103.52 |
| Oswalt | 1 | 3.1% | 987 | 37 | \$125,000 | \$126.65 |
| Patriot Park | 3 | 9.4% | 1,373 | 38 | \$220,000 | \$160.01 |
| Ridgeview Estates | 2 | 6.3% | 2,125 | 79 | \$379,950 | \$178.85 |
| River Valley | 1 | 3.1% | 1,210 | 84 | \$210,000 | \$173.55 |
| Sloans | 1 | 3.1% | 1,969 | 49 | \$254,000 | \$129.00 |
| Touch Me Not Springs Estate | 2 | 6.3% | 2,706 | 88 | \$363,000 | \$145.50 |
| Walnut Creek | 1 | 3.1% | 1,687 | 19 | \$266,900 | \$158.21 |
| Westfield | 4 | 12.5% | 1,329 | 42 | \$223,725 | \$168.93 |
| Other | 8 | 25.0% | 1,859 | 110 | \$288,195 | \$157.73 |
| Gravette Sold Houses | 32 | 100.0% | 1,655 | 71 | \$253,961 | \$155.07 |

Highfill Building Permits



| Highfill | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 68 | 66 | 69 | 1.5% | 4.5% |
| Average Value of Residential Building Permits | \$257,350 | \$248,182 | \$264,567 | 2.8% | 6.6% |



Highfill

Active Subdivisions

There were 229 total lots in 6 active subdivisions in Highfill in the first half of 2022. 52.4 percent of the lots were occupied, 7.0 percent were complete but unoccupied, 8.3 were under construction, 1.7 percent were starts, and 30.6 percent were empty lots.

The subdivisions with the most houses under construction in Highfill during the first half of 2022 were Woodward Hills, Phase VI with 15, Little Osage Hills with 3, and Snyderwolf with 1.

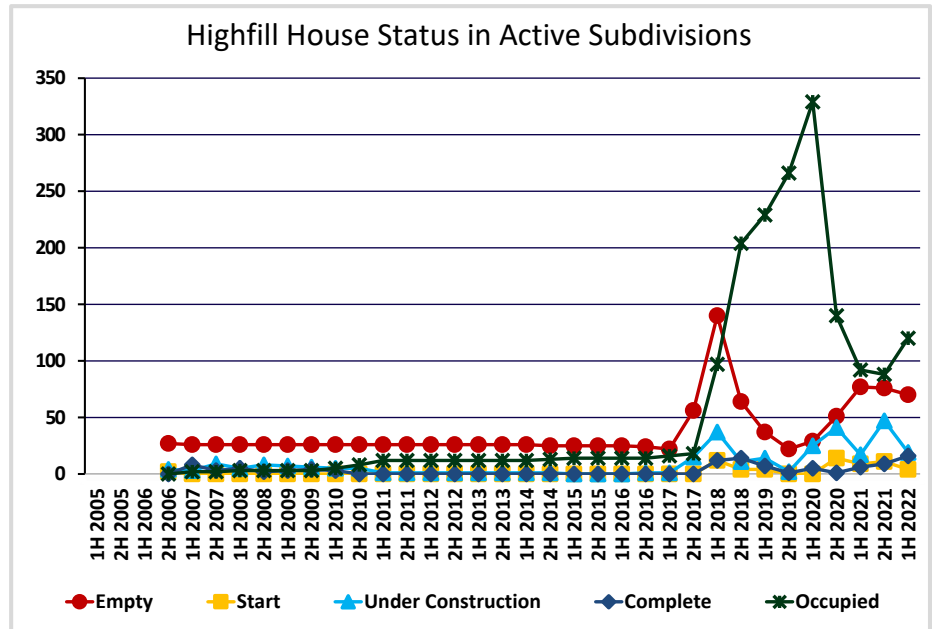
Woodward Hills, Phase VI had the most houses becoming occupied in Highfill with 43 houses. An additional 39 houses in Little Osage Hills became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 1 of the 6 active subdivisions in Highfill.

82 new houses in Highfill became occupied in the first half of 2022. The annual absorption rate implies that there are 11.5 months of remaining inventory in active subdivisions, down from 21.19 percent in the second half of 2021.

In 2 out of the 6 active subdivisions in Highfill, no absorption has occurred in the first half of 2022.

The percentage of houses occupied



| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Apple Crossing | 1H 2020 | | 90 | 90 |
| Applewood | | 117 | | 117 |
| Healing Springs, Phase II | 2H 2020 | | 14 | 14 |
| Savannah Park | | 193 | | 193 |
| New and Preliminary | | 310 | 104 | 414 |

by owners decreased in Highfill from 55.7 percent in 2012 to 49.9 percent in the first half of 2022.

Additionally, 414 new lots in 4 subdivisions received either preliminary or final approval by June 30, 2022.

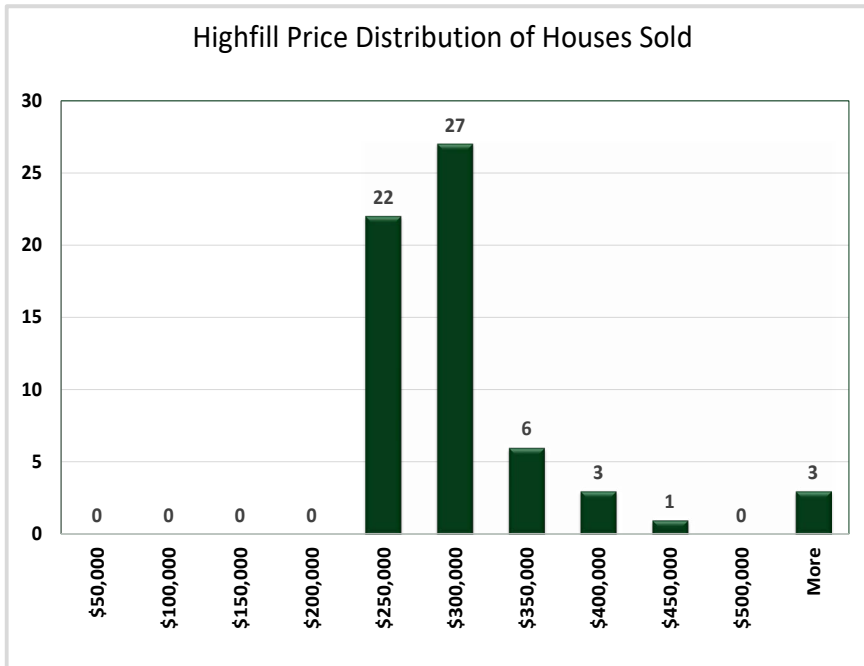
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|-----------|----------|-----------|-----------|------------|------------|-----------|-------------|
| Holland Hills Estates ^{1,2} | 16 | 0 | 0 | 0 | 16 | 32 | 0 | -- |
| Little Osage Hills | 14 | 1 | 3 | 1 | 6 | 25 | 0 | 45.6 |
| Snyderwolf ¹ | 0 | 1 | 1 | 0 | 7 | 9 | 0 | -- |
| Woodward Hills, Phase V | 0 | 0 | 0 | 0 | 48 | 48 | 39 | 0.0 |
| Woodward Hills, Phase VI | 0 | 0 | 15 | 9 | 43 | 67 | 43 | 6.7 |
| Woodward Hills, Phase VII | 40 | 2 | 0 | 6 | 0 | 48 | 0 | -- |
| Highfill Active Subdivisions | 70 | 4 | 19 | 16 | 120 | 229 | 82 | 11.5 |

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.

Highfill

Price Distribution of Houses Sold



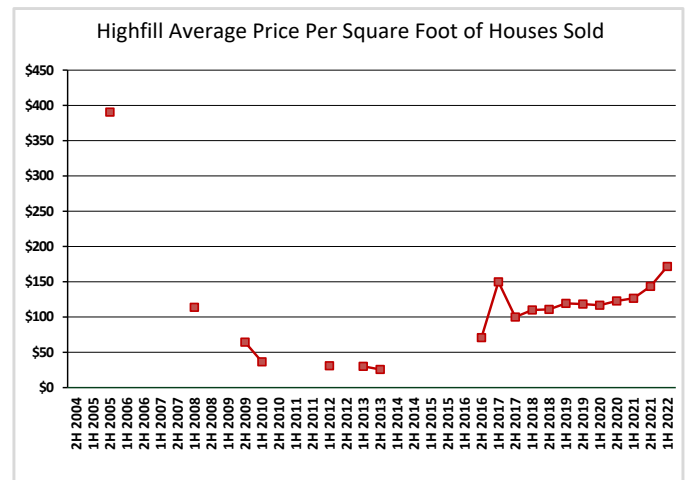
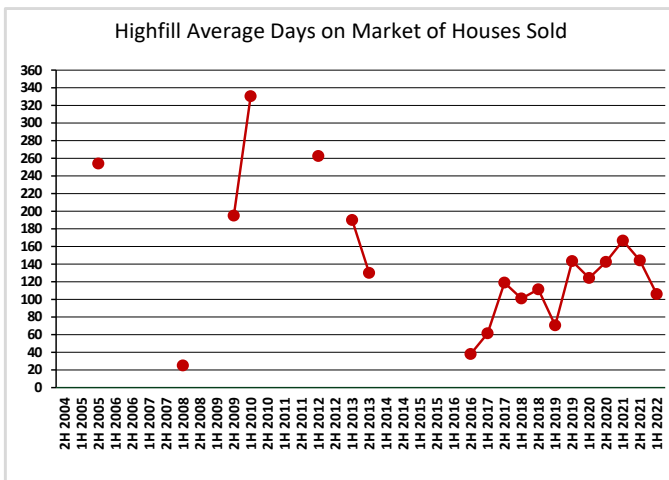
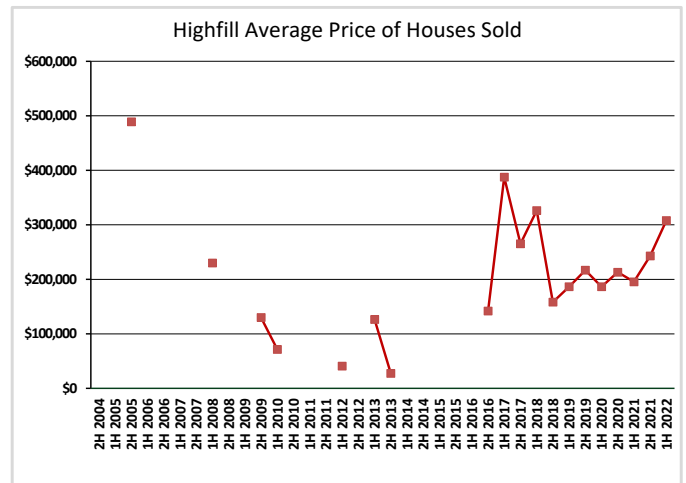
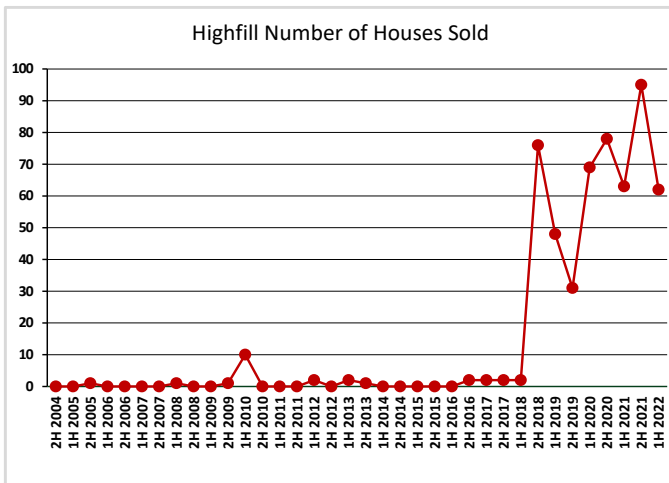
62 houses were sold in Highfill in the first half of 2022.

The average price of a house was \$307,952 at \$171.62 per square foot.

The median cost of a house was \$269,329.

| 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 | 22 | 35.5% | 1,454 | 80 | 103.5% |
| \$250,001 - \$300,000 | 27 | 43.5% | 1,639 | 134 | 102.1% |
| \$300,001 - \$350,000 | 6 | 9.7% | 1,801 | 64 | 104.1% |
| \$350,001 - \$400,000 | 3 | 4.8% | 1,954 | 39 | 98.4% |
| \$400,001 - \$450,000 | 1 | 1.6% | 2,358 | 337 | 99.7% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 3 | 4.8% | 4,858 | 125 | 93.6% |
| Total | 62 | 100.0% | 1,772 | 106 | 102.2% |

Highfill Characteristics of Houses Sold



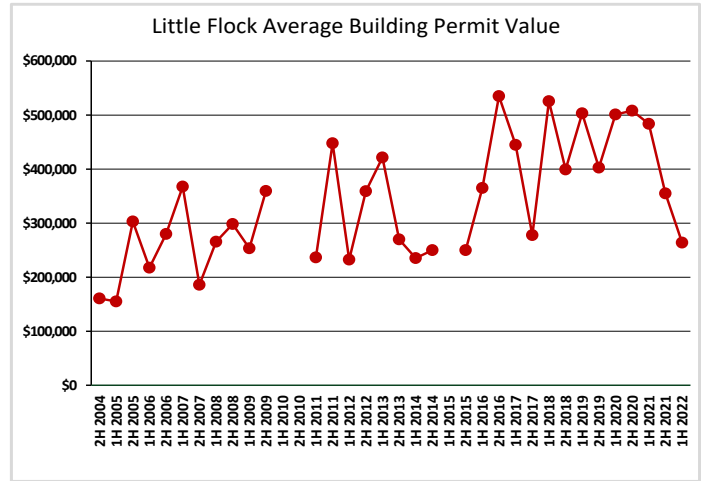
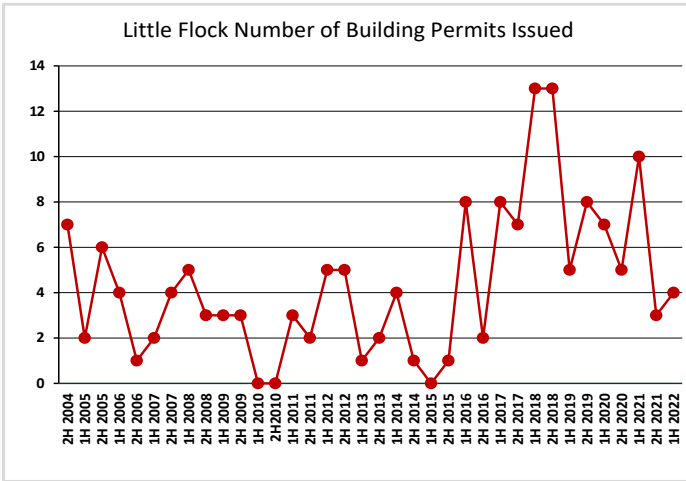
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 63 | 95 | 62 | -1.6% | -34.7% |
| Average Price of Houses Sold | \$195,502 | \$242,919 | \$307,952 | 57.5% | 26.8% |
| Average Days on Market | 167 | 144 | 106 | -36.4% | -26.5% |
| Average Price per Square Foot | \$126.56 | \$143.48 | \$171.62 | 35.6% | 19.6% |
| Percentage of County Sales | 1.3% | 1.8% | 1.6% | 22.5% | -11.1% |
| Number of New Houses Sold | 47 | 74 | 37 | -21.3% | -50.0% |
| Average Price of New Houses Sold | \$187,205 | \$235,657 | \$271,812 | 45.2% | 15.3% |
| Average Days on Market of New Houses Sold | 207 | 169 | 145 | -30.1% | -14.4% |
| Number of Houses Listed | 3 | 2 | 14 | 366.7% | 600.0% |
| Average List Price of Houses Listed | \$455,393 | \$551,133 | \$462,755 | 1.6% | -16.0% |

Highfill

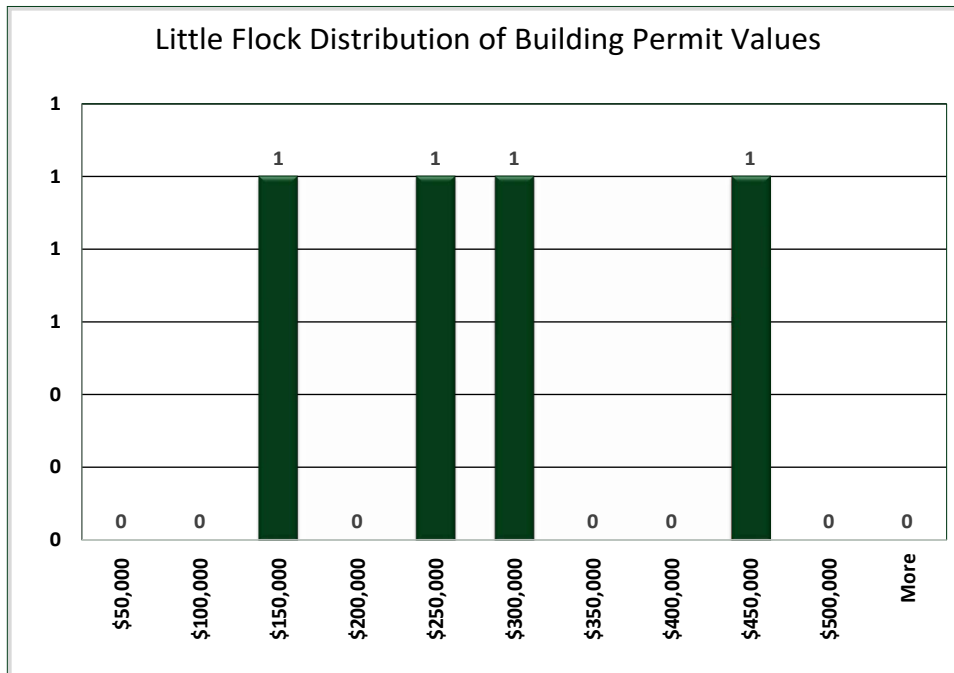
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Beau Chalet | 1 | 1.6% | 4,810 | 46 | \$775,000 | \$161.12 |
| Silver Meadows | 17 | 27.4% | 1,514 | 32 | \$266,176 | \$176.38 |
| Woodward Hills | 41 | 66.1% | 1,656 | 134 | \$278,245 | \$168.05 |
| Other | 3 | 4.8% | 3,796 | 160 | \$795,000 | \$196.97 |
| Highfill Houses Sold | 62 | 100.0% | 1,772 | 106 | \$307,952 | \$171.62 |

Little Flock Building Permits



| Little Flock | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 10 | 3 | 4 | -60.0% | 33.3% |
| Average Value of Residential Building Permits | \$483,743 | \$355,032 | \$263,951 | -45.4% | -25.7% |



Little Flock Active Subdivisions

There were 94 total lots in 3 active subdivisions in Little Flock in the first half of 2022. 86.2 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 2.1 were under construction, 1.1 percent were starts, and 9.6 percent were empty lots.

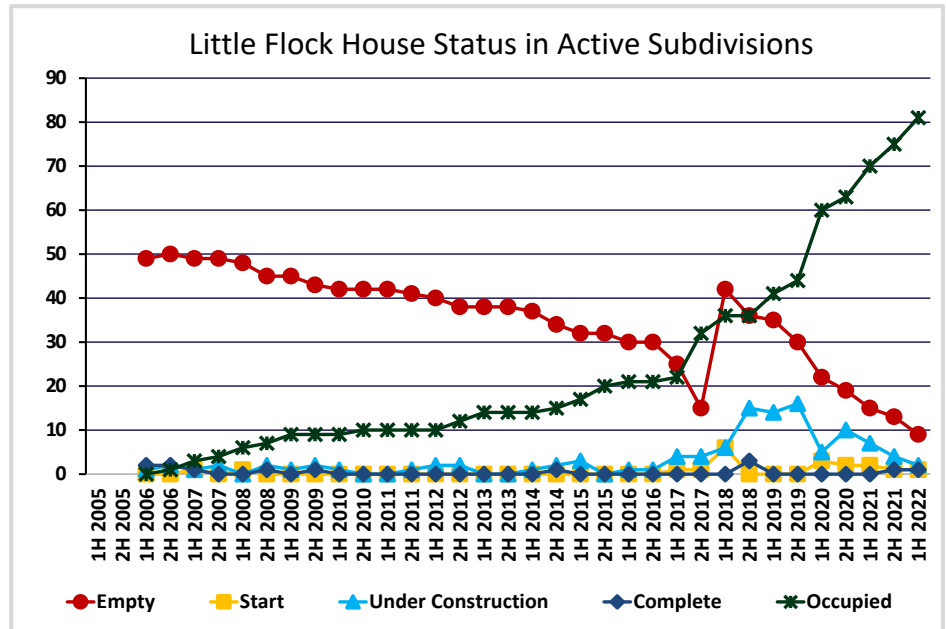
The subdivisions with the most houses under construction in Little Flock during the first half of 2022 were Copper Ridge Court and The Meadows with 1.

The Meadows had the most houses becoming occupied in Little Flock with 4 houses. An additional 2 houses in Copper Ridge Court became occupied in the first half of 2022.

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

6 new houses in Little Flock became occupied in the first half of 2022. The annual absorption rate implies that there are 14.2 months of remaining inventory in active subdivisions, down from 19.0 percent in the second half of 2021.

In 1 of the 3 active subdivisions



in Little Flock, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 72.1 percent in the first half of 2022.

Additionally, 15 new lots in 1 subdivisions received preliminary approval by June 30, 2022.

14 houses were sold in Little Flock in the first half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Gwen Meadows | 1H 2022 | 15 | | 15 |
| New and Preliminary | | 15 | | 15 |

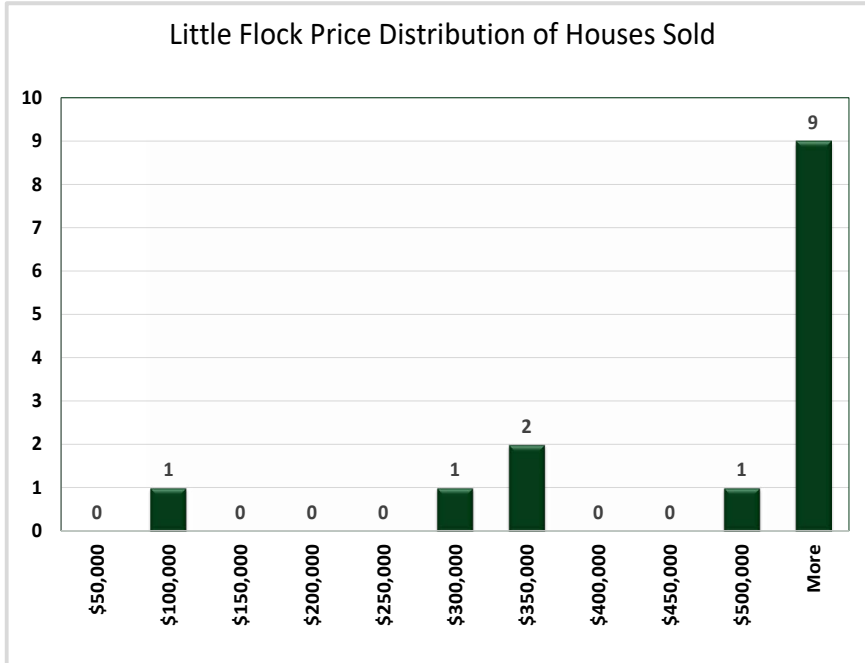
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|----------|----------|----------|----------|-----------|-----------|----------|-------------|
| Copper Ridge Court | 2 | 0 | 1 | 0 | 35 | 38 | 2 | 9.0 |
| Farms, The | 2 | 0 | 0 | 0 | 2 | 4 | 0 | 24.0 |
| Meadows, The | 5 | 1 | 1 | 1 | 44 | 52 | 4 | 16.0 |
| Little Flock Active Subdivisions | 9 | 1 | 2 | 1 | 81 | 94 | 6 | 14.2 |

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.

Little Flock

Price Distribution of Houses Sold



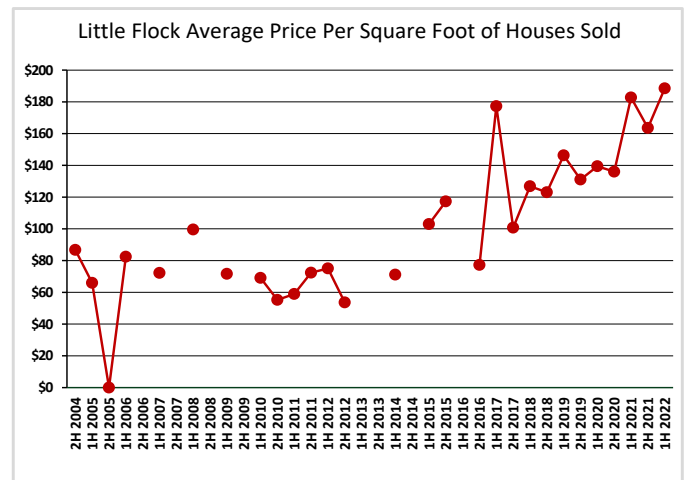
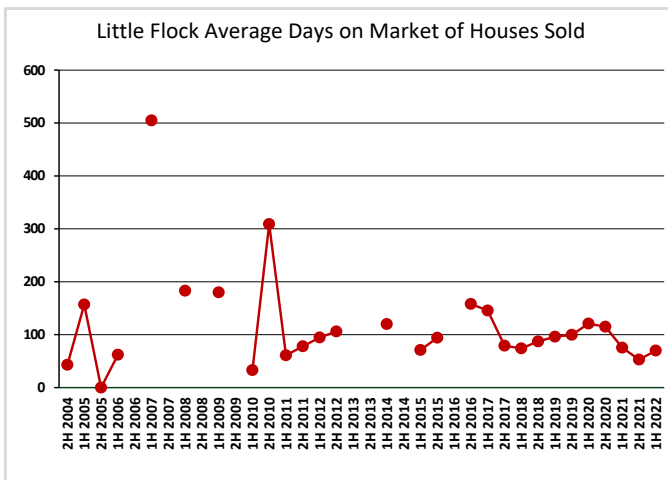
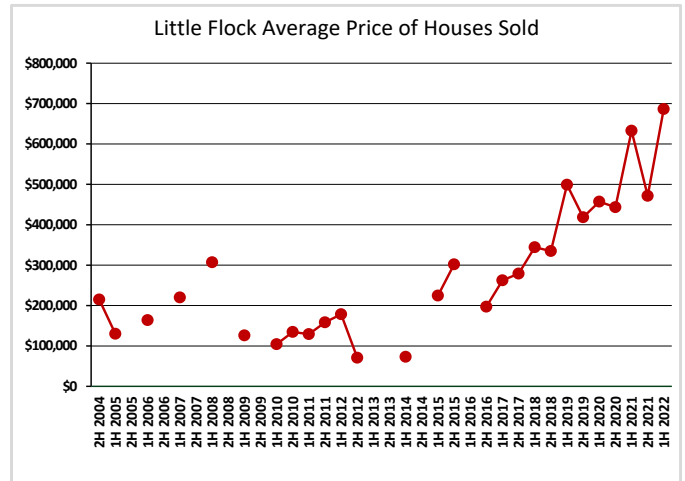
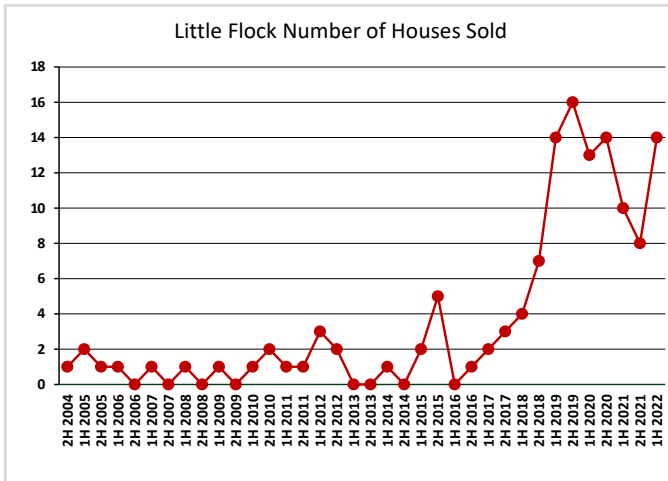
The average price of a house was \$686,433 at \$188.52 per square foot.

The median cost of a house was \$640,500.

| 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 | 7.1% | 1,268 | 33 | 90.9% |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 1 | 7.1% | 1,396 | 15 | 104.0% |
| \$300,001 - \$350,000 | 2 | 14.3% | 2,230 | 28 | 99.3% |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 1 | 7.1% | 2,830 | 59 | 95.9% |
| \$500,001+ | 9 | 64.3% | 4,240 | 91 | 99.5% |
| Little Flock Sold | 14 | 100.0% | 3,437 | 70 | 98.9% |

Little Flock

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-------------|-----------------------|-----------------------|
| Number of Houses Sold | 10 | 8 | 14 | 40.0% | 75.0% |
| Average Price of Houses Sold | \$632,700 | \$471,625 | \$686,433 | 8.5% | 45.5% |
| Average Days on Market | 75 | 53 | 70 | -7.4% | 32.1% |
| Average Price per Square Foot | \$182.77 | \$163.59 | \$188.52 | 3.1% | 15.2% |
| Percentage of County Sales | 0.7% | 0.3% | 0.8% | 20.0% | 170.3% |
| Number of New Houses Sold | 2 | 0 | 2 | 0.0% | -- |
| Average Price of New Houses Sold | \$790,000 | -- | \$951,750 | 20.5% | -- |
| Average Days on Market of New Houses Sold | 94 | -- | 122 | 29.3% | -- |
| Number of Houses Listed | 0 | 3 | 1 | -- | -66.7% |
| Average List Price of Houses Listed | \$0 | \$969,967 | \$1,890,000 | -- | 94.9% |

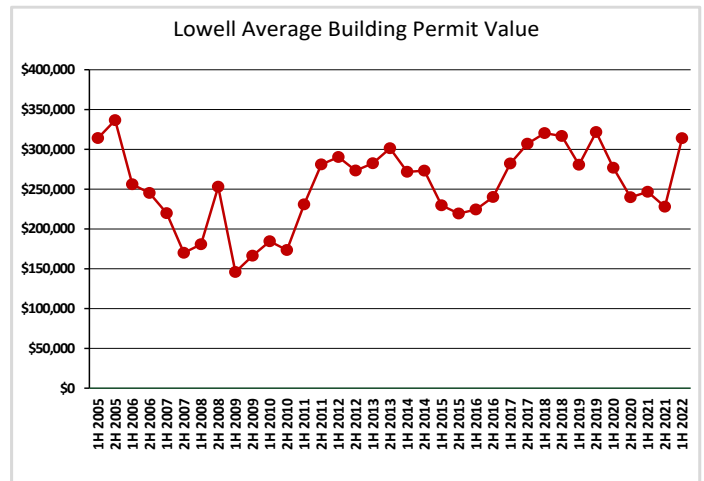
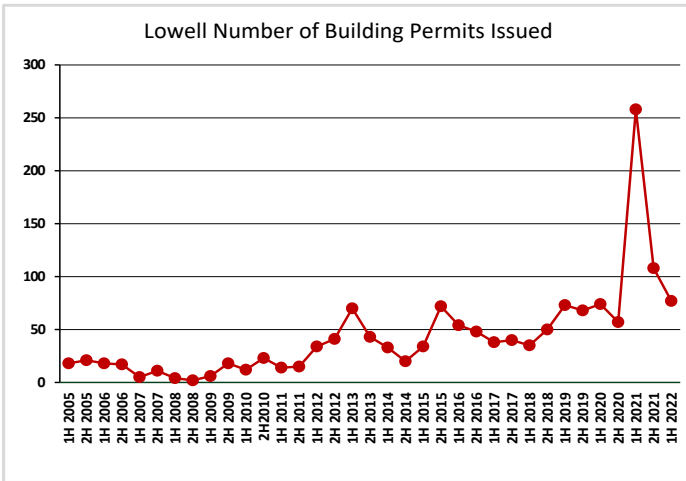
Little Flock

Characteristics of Houses Sold

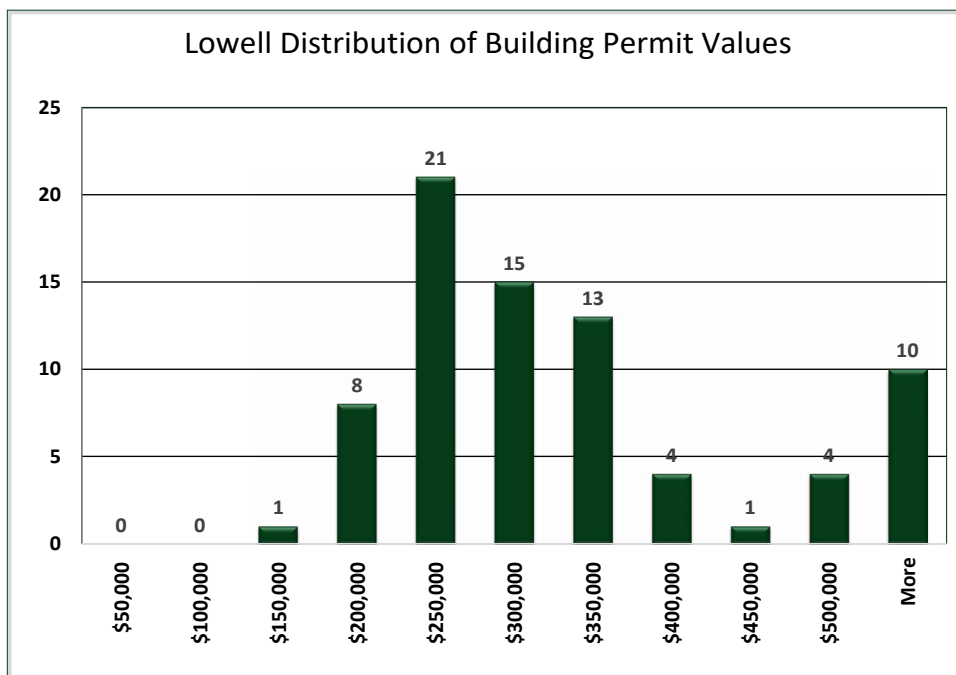
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Copper Ridge | 1 | 7.1% | 5,665 | 217 | \$1,700,000 | \$300.09 |
| David Cawthon | 1 | 7.1% | 3,678 | 73 | \$687,000 | \$186.79 |
| Meadows, The | 5 | 35.7% | 4,411 | 89 | \$916,900 | \$211.05 |
| Rolling Oaks | 1 | 7.1% | 1,268 | 33 | \$100,000 | \$78.86 |
| Other | 6 | 42.9% | 2,575 | 35 | \$423,095 | \$169.72 |
| Little Flock Houses Sold | 14 | 100.0% | 3,437 | 70 | \$686,433 | \$188.52 |



Lowell Building Permits



| Lowell | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 258 | 108 | 77 | -70.2% | -28.7% |
| Average Value of Residential Building Permits | \$246,647 | \$227,954 | \$313,926 | 27.3% | 37.7% |



Lowell

Active Subdivisions

There were 661 total lots in 9 active subdivisions in Lowell in the first half of 2022. 77.8 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 13.2 were under construction, 2.9 percent were starts, and 5.9 percent were empty lots.

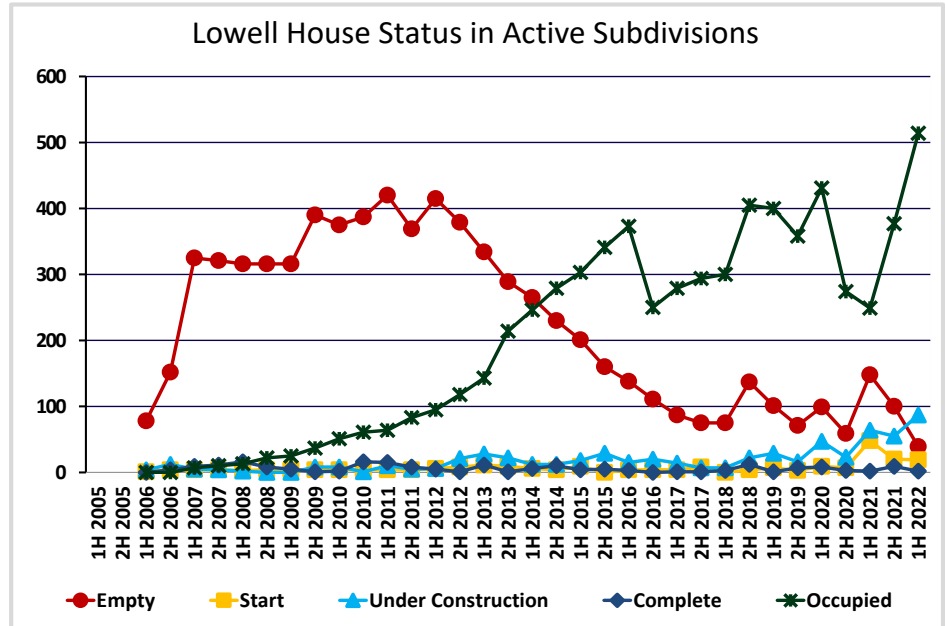
The subdivisions with the most houses under construction in Lowell during the first half of 2022 were Lakewood, Phase VII with 38, Park View at Apple Blossom, Phase II with 29, and Timber Ridge Park, Phase II with 11.

Lincoln Place had the most houses becoming occupied in Lowell with 45 houses. An additional 31 houses in Park View at Apple Blossom, Phase II became occupied in the first half of 2022.

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

137 new houses in Lowell became occupied in the first half of 2022. The annual absorption rate implies that there are 5.5 months of remaining inventory in active subdivisions, down from 10.4 percent in the second half of 2021.

In 1 out of the 9 active subdivisions in Lowell, no absorption has occurred in the first half of 2022.



The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 63.2 percent in the first half of 2022.

Additionally, 787 new lots in 9 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--|---------------|------------------|------------|------------|
| Concord Heights | 1H 2020 | | 91 | 91 |
| Crescent View, Phase II | 1H 2021 | | 103 | 103 |
| Hudson Steel Multifamily Subdivision Phase I | 2H 2021 | | 84 | 84 |
| Hunt Farms, Phase I | 1H 2022 | 65 | | 65 |
| Lakewood, Phase VIII | 2H 2021 | | 132 | 132 |
| Laramie | 2H 2020 | | 127 | 127 |
| Parkview, Phase II | 2H 2021 | | 43 | 43 |
| Shepherd Hills | 2H 2020 | | 77 | 77 |
| Tucker | 2H 2021 | | 65 | 65 |
| New and Preliminary | | 65 | 722 | 787 |

Lowell

Active Subdivisions

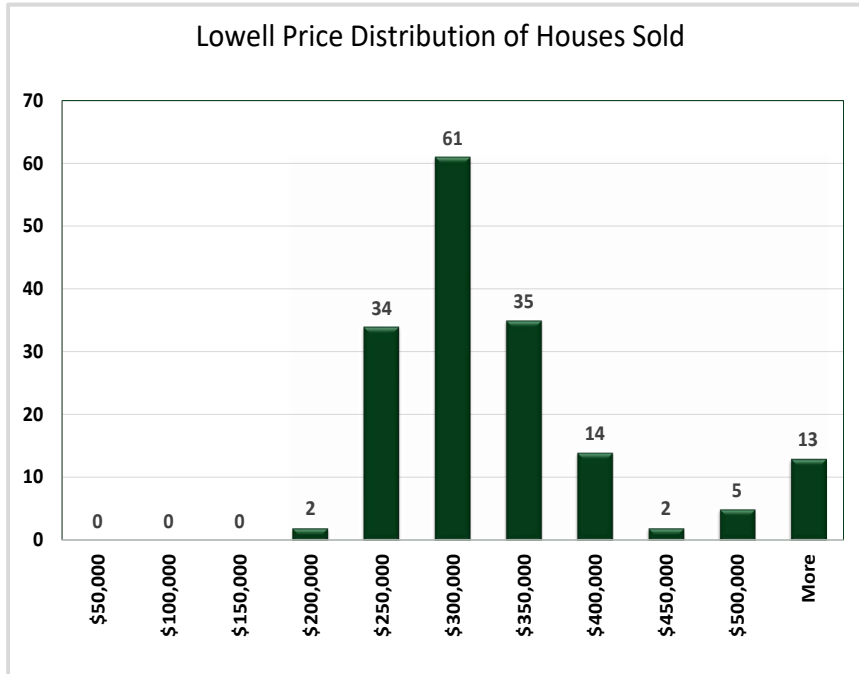
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|-----------|-----------|-----------|----------|------------|------------|------------|------------|
| Lakewood, Phase III ^{1,2} | 2 | 0 | 0 | 0 | 83 | 85 | 0 | -- |
| Lakewood, Phase VI | 0 | 0 | 0 | 0 | 69 | 69 | 10 | |
| Lakewood, Phae VII | 20 | 9 | 38 | 0 | 24 | 91 | 24 | 33.5 |
| Lincoln Place | 3 | 0 | 9 | 2 | 45 | 59 | 45 | 3.7 |
| Park Central, Phase I | 0 | 0 | 0 | 0 | 88 | 88 | 1 | 0.0 |
| Park Central, Phase III | 2 | 0 | 0 | 0 | 84 | 86 | 16 | 0.4 |
| Park View at Apple Blossom | 0 | 0 | 0 | 0 | 94 | 94 | 31 | 0.0 |
| Park View at Apple Blossom, Phase II | 3 | 10 | 29 | 0 | 1 | 43 | 1 | 504.0 |
| Timber Ridge Park, Phase II | 9 | 0 | 11 | 0 | 26 | 46 | 9 | 9.2 |
| Lowell Active Subdivisions | 39 | 19 | 87 | 2 | 514 | 661 | 137 | 5.5 |

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.

Lowell

Price Distribution of Houses Sold



166 houses were sold in Lowell in the first half of 2022.

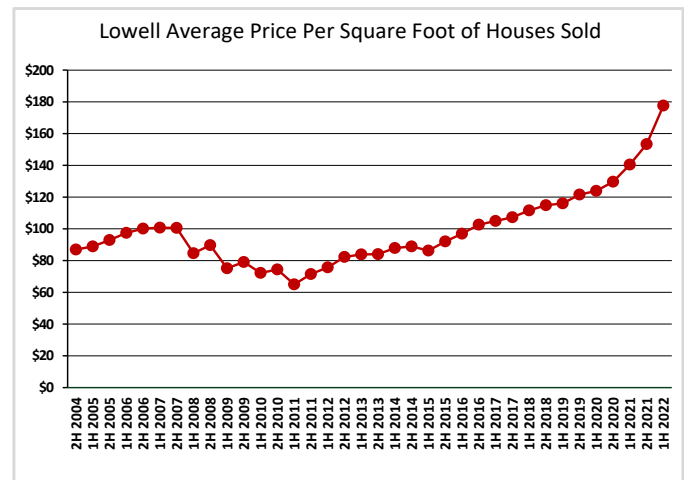
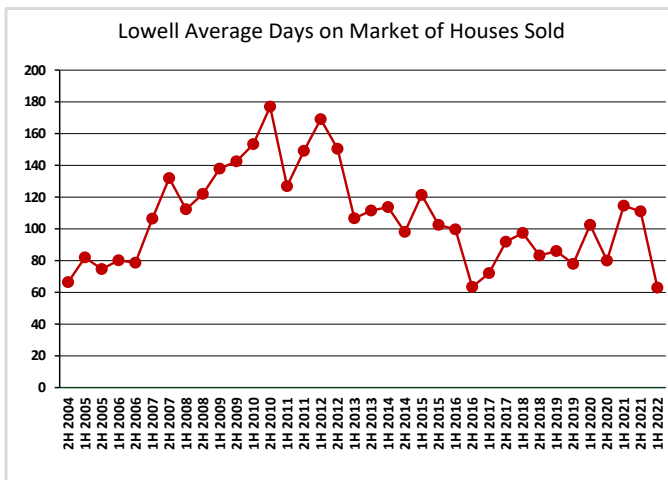
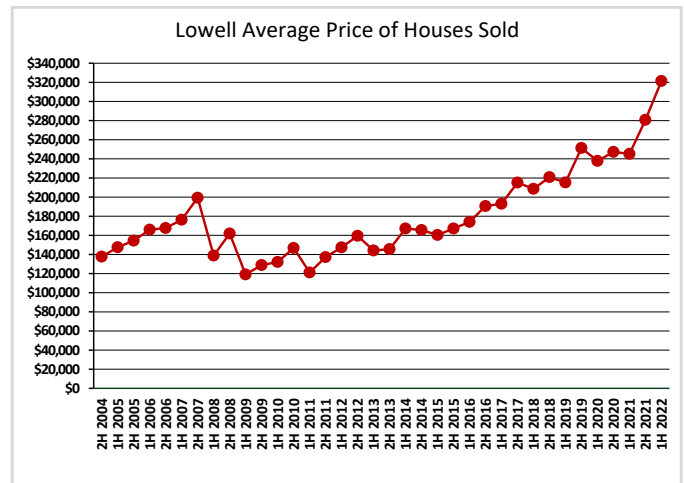
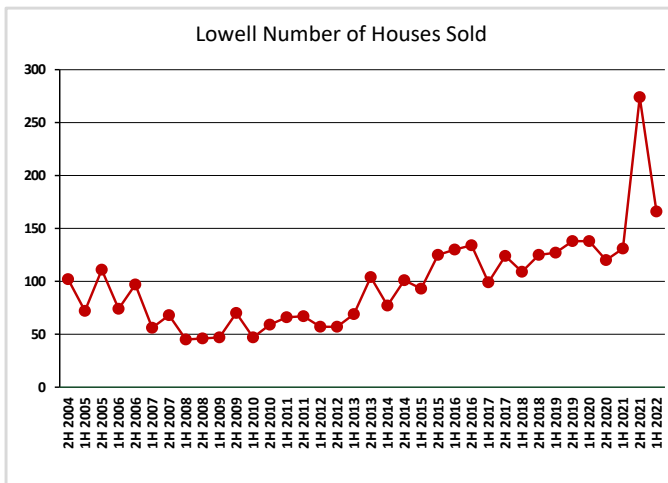
The average price of a house was \$321,384 at \$177.63 per square foot.

The median cost of a house was \$288,750.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 2 | 1.2% | 1,189 | 76 | 102.7% |
| \$200,001 - \$250,000 | 34 | 20.5% | 1,336 | 64 | 103.5% |
| \$250,001 - \$300,000 | 61 | 36.7% | 1,619 | 79 | 101.5% |
| \$300,001 - \$350,000 | 35 | 21.1% | 1,903 | 58 | 103.3% |
| \$350,001 - \$400,000 | 14 | 8.4% | 2,129 | 45 | 100.8% |
| \$400,001 - \$450,000 | 2 | 1.2% | 2,265 | 28 | 105.3% |
| \$450,001 - \$500,000 | 5 | 3.0% | 2,578 | 19 | 100.6% |
| \$500,001+ | 13 | 7.8% | 3,187 | 37 | 106.5% |
| Lowell | 166 | 100.0% | 1,818 | 63 | 102.6% |

Lowell

Characteristics of Houses Sold



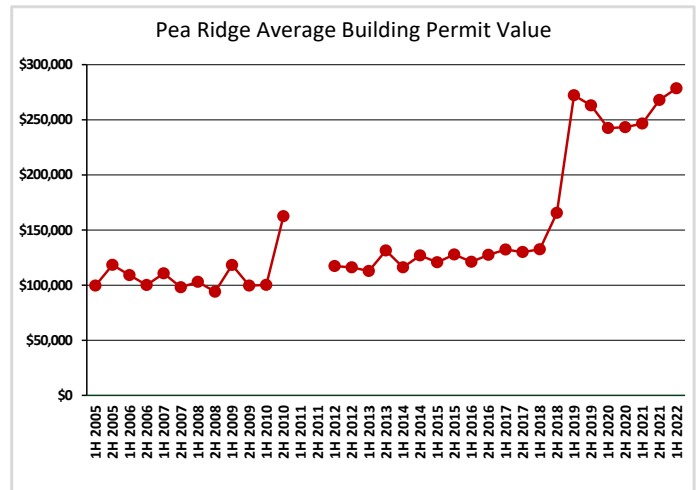
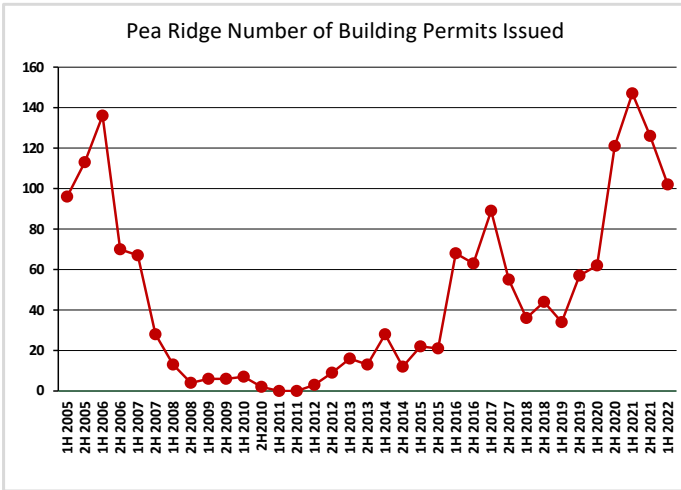
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 131 | 274 | 166 | 26.7% | -39.4% |
| Average Price of Houses Sold | \$245,121 | \$280,733 | \$321,384 | 31.1% | 14.5% |
| Average Days on Market | 115 | 111 | 63 | -45.1% | -43.3% |
| Average Price per Square Foot | \$140.45 | \$153.34 | \$177.63 | 26.5% | 15.8% |
| Percentage of County Sales | 3.4% | 6.0% | 4.5% | 31.3% | -25.2% |
| Number of New Houses Sold | 72 | 185 | 72 | 0.0% | -61.1% |
| Average Price of New Houses Sold | \$242,482 | \$280,029 | \$299,339 | 23.4% | 6.9% |
| Average Days on Market of New Houses Sold | 164 | 143 | 96 | -41.4% | -32.8% |
| Number of Houses Listed | 4 | 3 | 16 | 300.0% | 433.3% |
| Average List Price of Houses Listed | \$246,738 | \$690,458 | \$366,417 | 48.5% | -46.9% |

Lowell

Characteristics of Houses Sold

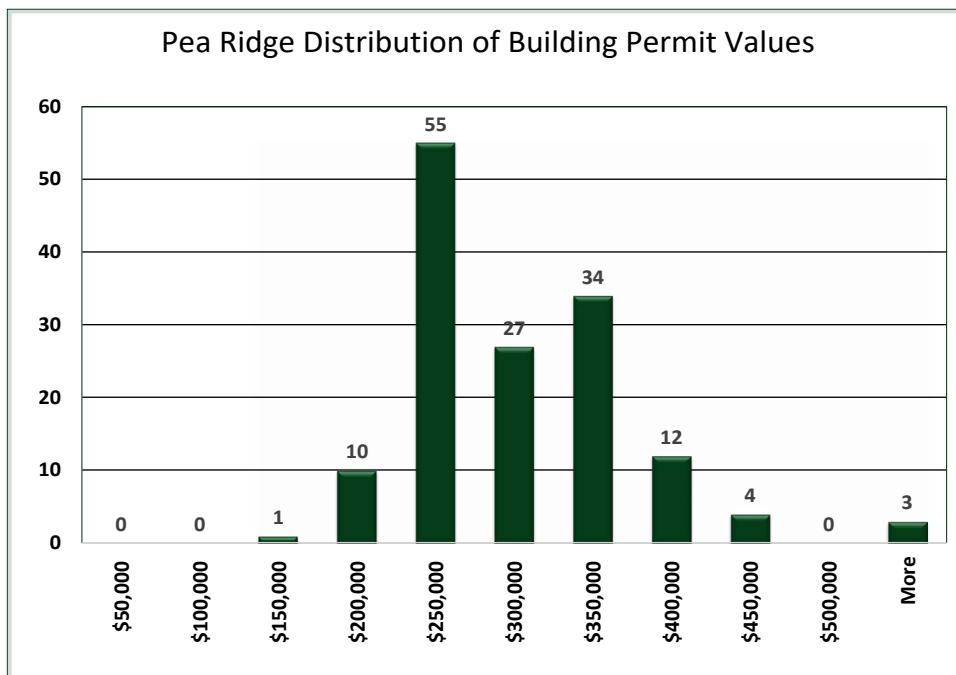
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Cambridge Place | 6 | 3.6% | 1,665 | 34 | \$271,917 | \$164.11 |
| Center Point Park | 5 | 3.0% | 1,807 | 30 | \$271,230 | \$150.76 |
| Concord Place | 3 | 1.8% | 1,632 | 41 | \$280,667 | \$172.26 |
| Creekwood | 2 | 1.2% | 3,705 | 38 | \$667,500 | \$180.49 |
| Cross Creek | 5 | 3.0% | 2,682 | 36 | \$491,500 | \$182.57 |
| Edinburgh | 2 | 1.2% | 1,967 | 29 | \$352,000 | \$178.84 |
| Evergreen | 1 | 0.6% | 1,320 | 34 | \$250,000 | \$189.39 |
| Franklin Terrace | 1 | 0.6% | 1,823 | 33 | \$290,000 | \$159.08 |
| Green Acres | 1 | 0.6% | 1,517 | 39 | \$275,000 | \$181.28 |
| Highland Meadows | 5 | 3.0% | 1,325 | 31 | \$234,960 | \$177.82 |
| Lakewood | 58 | 34.9% | 1,812 | 61 | \$301,302 | \$168.97 |
| Lassiter | 1 | 0.6% | 1,644 | 41 | \$252,000 | \$153.28 |
| Lincoln Place | 12 | 7.2% | 1,528 | 98 | \$257,770 | \$170.45 |
| Lowell Estates | 2 | 1.2% | 1,119 | 34 | \$202,500 | \$183.13 |
| Meadowlands | 2 | 1.2% | 1,813 | 22 | \$371,914 | \$204.36 |
| Park Central | 6 | 3.6% | 1,995 | 44 | \$377,917 | \$189.39 |
| Park View | 16 | 9.6% | 1,545 | 174 | \$272,139 | \$176.07 |
| Prairie Meadows | 2 | 1.2% | 1,552 | 28 | \$284,500 | \$183.33 |
| Sabre Heights | 3 | 1.8% | 1,526 | 36 | \$266,667 | \$174.88 |
| Southfork | 8 | 4.8% | 1,344 | 40 | \$236,238 | \$177.23 |
| Southview | 4 | 2.4% | 1,179 | 54 | \$224,153 | \$190.29 |
| Timber Ridge Park | 10 | 6.0% | 2,817 | 25 | \$534,498 | \$190.23 |
| Tuscan Heights | 2 | 1.2% | 3,986 | 52 | \$699,000 | \$179.58 |
| Weatherton | 4 | 2.4% | 1,641 | 39 | \$314,750 | \$191.93 |
| Other | 5 | 3.0% | 1,682 | 54 | \$457,000 | \$270.71 |
| Lowell Sold | 166 | 100.0% | 1,818 | 63 | \$321,384 | \$177.63 |

Pea Ridge Building Permits



| Pea Ridge | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 147 | 126 | 146 | -0.7% | 15.9% |
| Average Value of Residential Building Permits | \$246,539 | \$267,923 | \$278,937 | 13.1% | 4.1% |

Building permits have remained high in Pea Ridge. New subdivisions with lot capacity are near the larger metro cities and amenities in the NWA area.



Pea Ridge Active Subdivisions

There were 1,366 total lots in 25 active subdivisions in Pea Ridge in the first half of 2022. 66.8 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 8.9 were under construction, 2.9 percent were starts, and 20.8 percent were empty lots.

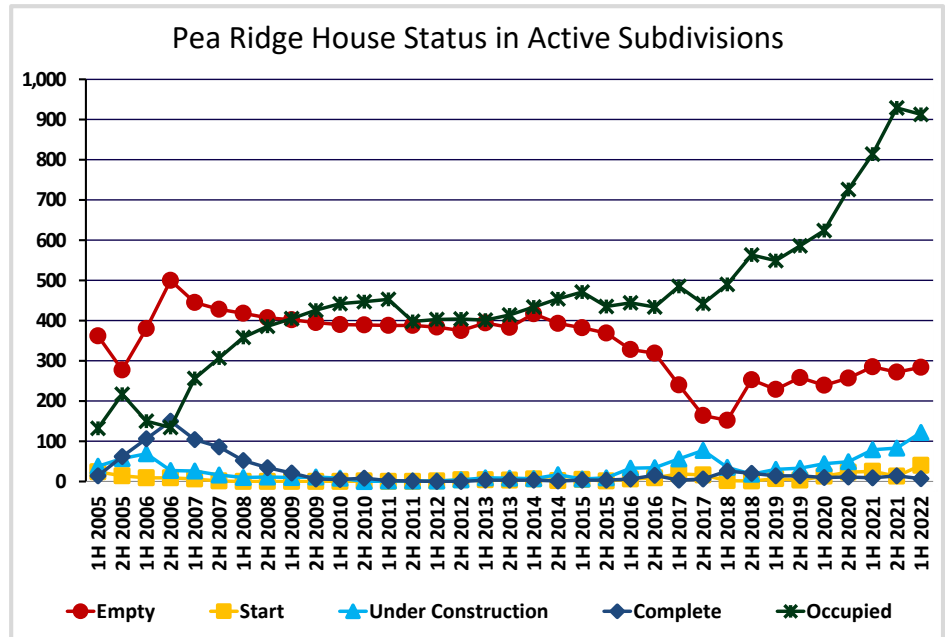
The subdivisions with the most houses under construction in Pea Ridge during the first half of 2022 were Avalon, Phase I with 51, Arlington, Phase I with 18, and Elkhorn, Phase IV with 13.

Fox Spur, Phase II had the most houses becoming occupied in Pea Ridge with 42 houses. An additional 22 houses in Hazelton Heights, Phase I became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 3 of the 25 active subdivisions in Pea Ridge.

114 new houses in Pea Ridge became occupied in the first half of 2022. The annual absorption rate implies that there are 23.7 months of remaining inventory in active subdivisions, up from 22.6 percent in the second half of 2021.

In 6 out of the 25 active subdivisions in Pea Ridge, no absorption has occurred in the first half of 2022.



The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 61.2 percent in the first half of 2022.

Additionally, 811 new lots in 9 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--|---------------|------------------|------------|------------|
| Avalon, Phase II, III | 2H 2021 | 111 | | 111 |
| Elkhorn Ridge, Phase V | 2H 2021 | | 54 | 54 |
| Elkhorn, Phase V | | | 70 | 70 |
| Sedona Rose | 2H 2020 | 143 | | 143 |
| Shelby Forrest (replat of Hillcrest IIInd) | 1H 2019 | | 23 | 23 |
| Walnut Hill, Phase I | 1H 2020 | 60 | | 60 |
| Walnut Hill, Phase II, III, IV, V | 1H 2020 | 301 | | 301 |
| Elkhorn, Phase VI | | | 41 | 41 |
| Marilyn's Orchard, Phase II | 2H 2021 | | 8 | 8 |
| New and Preliminary | | 615 | 196 | 811 |

Pea Ridge

Active Subdivisions

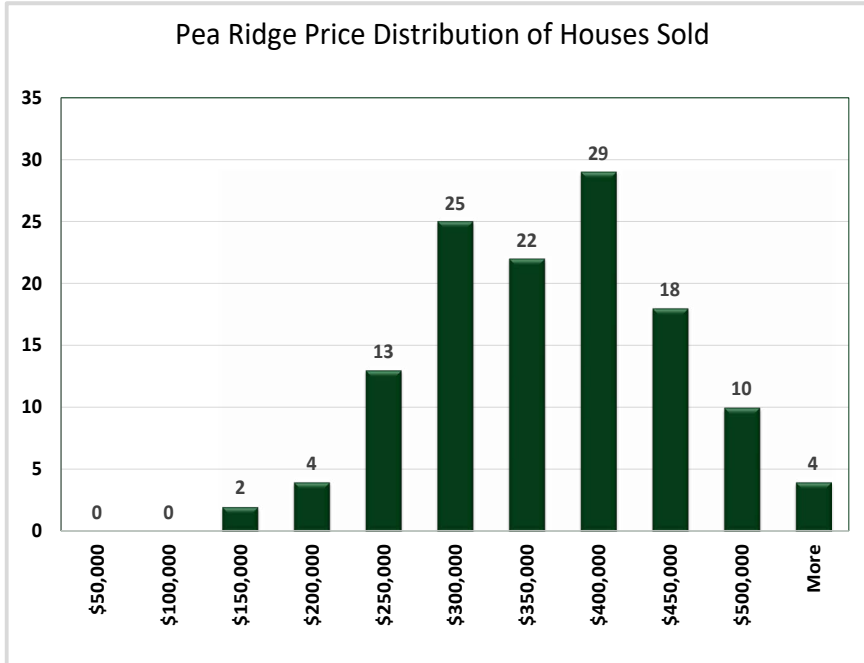
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|------------|----------|------------|--------------|------------|-------------|
| Arlington, Phase I | 15 | 1 | 18 | 4 | 12 | 50 | 12 | 38.0 |
| Arlington, Phase IB | 34 | 7 | 8 | 0 | 0 | 49 | 0 | -- |
| Avalon, Phase I | 6 | 10 | 51 | 0 | 0 | 67 | 0 | -- |
| Battefield Estates | 1 | 0 | 0 | 0 | 105 | 106 | 0 | 6.0 |
| Creekside Estates ¹ | 11 | 0 | 1 | 0 | 22 | 34 | 0 | -- |
| Creekwood Manor ^{1,2} | 1 | 0 | 0 | 0 | 44 | 45 | 0 | -- |
| Deer Meadows ^{1,2} | 4 | 0 | 0 | 0 | 88 | 92 | 0 | -- |
| Elkhorn, Phase I | 2 | 0 | 0 | 0 | 50 | 52 | 0 | 24.0 |
| Elkhorn, Phase II | 1 | 1 | 0 | 0 | 50 | 52 | 0 | 8.0 |
| Elkhorn, Phase III | 0 | 0 | 0 | 0 | 43 | 43 | 1 | 0.0 |
| Elkhorn, Phase IV | 20 | 2 | 13 | 0 | 24 | 59 | 16 | 17.5 |
| Fox Spur, Phase II | 2 | 0 | 0 | 2 | 83 | 87 | 42 | 0.6 |
| Hazelton Heights, Phase I ¹ | 0 | 0 | 4 | 0 | 100 | 104 | 22 | 0.8 |
| Hazelton Heights, Phase II | 60 | 15 | 7 | 1 | 0 | 83 | 0 | -- |
| Maple Glenn | 2 | 0 | 0 | 0 | 118 | 120 | 0 | -- |
| Maple Glenn, Phase II ^{1,2} | 3 | 0 | 0 | 0 | 17 | 20 | 1 | 36.0 |
| Marilyn's Orchard Phase I | 7 | 0 | 1 | 0 | 0 | 8 | 0 | -- |
| Prairie Lee | 23 | 2 | 10 | 0 | 7 | 42 | 7 | 60.0 |
| Ridgeview Acres ¹ | 13 | 1 | 1 | 0 | 15 | 30 | 0 | -- |
| Shepherd Hills | 11 | 0 | 1 | 0 | 23 | 35 | 1 | 72.0 |
| Sugar Creek Estates ¹ | 10 | 0 | 1 | 0 | 5 | 16 | 0 | -- |
| Sugar Creek Residential Community, Phase I | 36 | 1 | 4 | 0 | 31 | 72 | 3 | 164.0 |
| Sugar Creek Residential Community, Phase II | 13 | 0 | 2 | 0 | 28 | 43 | 2 | 25.7 |
| Sugar Creek Residential Community, Phase III | 9 | 0 | 0 | 0 | 12 | 21 | 0 | 108.0 |
| Woodbridge | 0 | 0 | 0 | 0 | 36 | 36 | 7 | 0.0 |
| Pea Ridge Active Subdivisions | 284 | 40 | 122 | 7 | 913 | 1,366 | 114 | 23.7 |

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.

Pea Ridge

Price Distribution of Houses Sold



127 houses were sold in Pea Ridge in the first half of 2022.

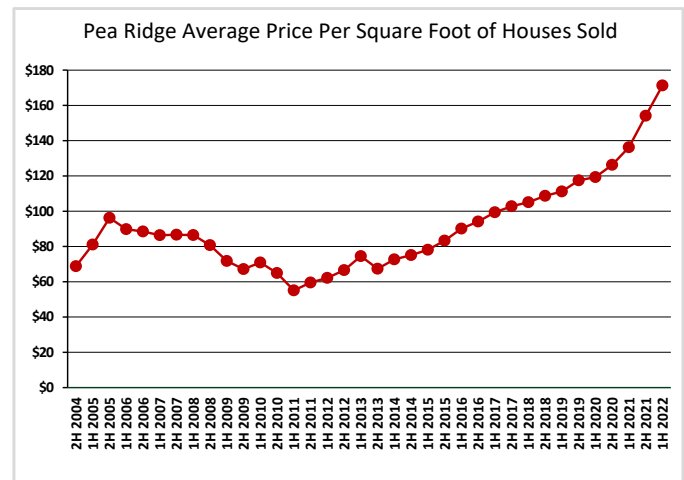
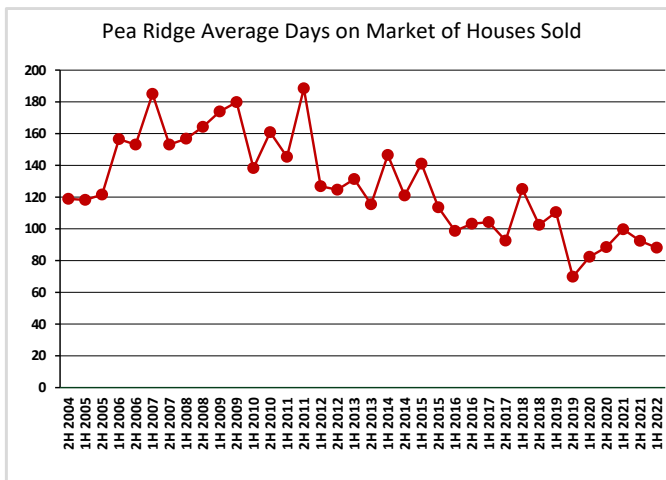
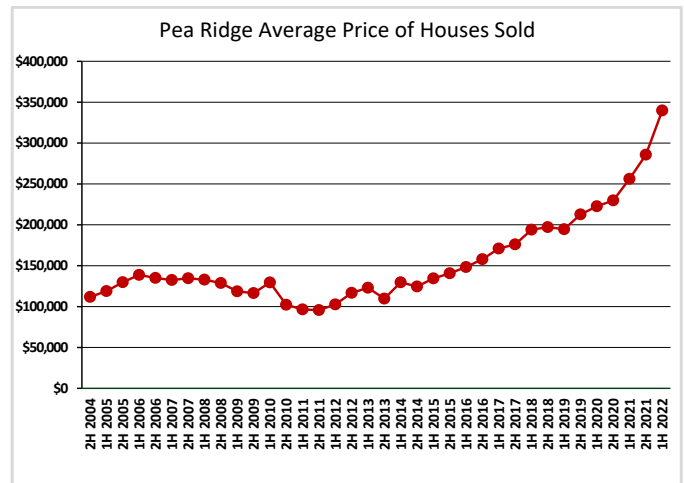
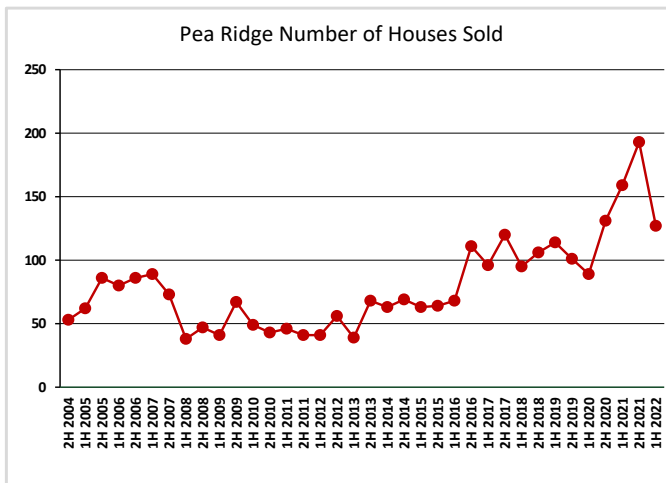
The average price of a house was \$339,857 at \$171.27 per square foot.

The median cost of a house was \$344,000.

| 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 | 2 | 1.6% | 949 | 33 | 100.0% |
| \$150,001 - \$200,000 | 4 | 3.1% | 1,458 | 37 | 101.2% |
| \$200,001 - \$250,000 | 13 | 10.2% | 1,449 | 41 | 103.9% |
| \$250,001 - \$300,000 | 25 | 19.7% | 1,640 | 52 | 103.9% |
| \$300,001 - \$350,000 | 22 | 17.3% | 1,879 | 86 | 102.0% |
| \$350,001 - \$400,000 | 29 | 22.8% | 2,139 | 117 | 101.6% |
| \$400,001 - \$450,000 | 18 | 14.2% | 2,359 | 114 | 100.6% |
| \$450,001 - \$500,000 | 10 | 7.9% | 2,575 | 124 | 100.4% |
| \$500,001+ | 4 | 3.1% | 3,150 | 138 | 95.4% |
| Pea Ridge Sold | 127 | 100.0% | 1,982 | 88 | 101.9% |

Pea Ridge

Characteristics of Houses Sold



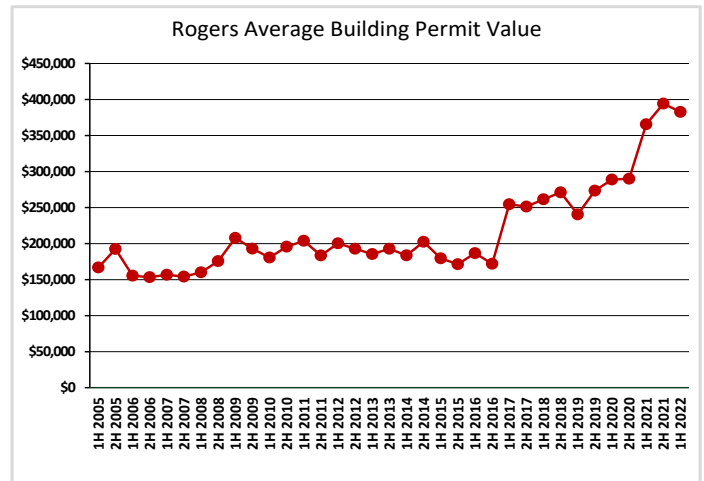
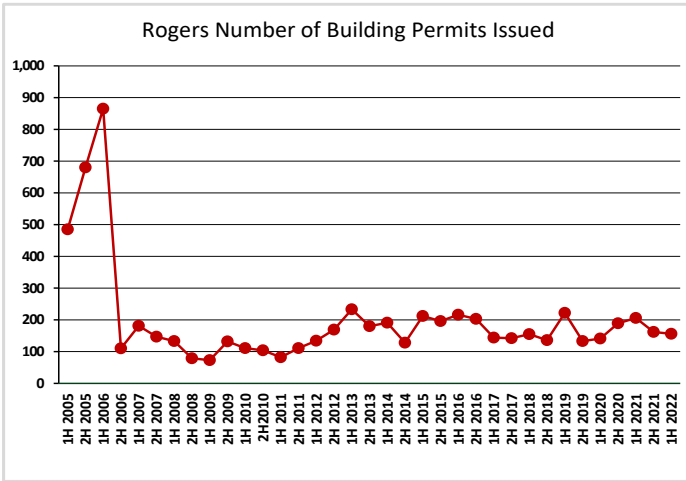
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 159 | 193 | 127 | -20.1% | -34.2% |
| Average Price of Houses Sold | \$256,203 | \$285,775 | \$339,857 | 32.7% | 18.9% |
| Average Days on Market | 100 | 92 | 88 | -11.7% | -4.7% |
| Average Price per Square Foot | \$136.25 | \$154.13 | \$171.27 | 25.7% | 11.1% |
| Percentage of County Sales | 4.3% | 4.3% | 3.6% | -16.3% | -16.1% |
| Number of New Houses Sold | 95 | 98 | 60 | -36.8% | -38.8% |
| Average Price of New Houses Sold | \$276,249 | \$306,526 | \$396,295 | 43.5% | 29.3% |
| Average Days on Market of New Houses Sold | 136 | 137 | 137 | 0.6% | -0.2% |
| Number of Houses Listed | 10 | 13 | 46 | 360.0% | 253.8% |
| Average List Price of Houses Listed | \$383,715 | \$412,930 | \$408,812 | 6.5% | -1.0% |

Pea Ridge

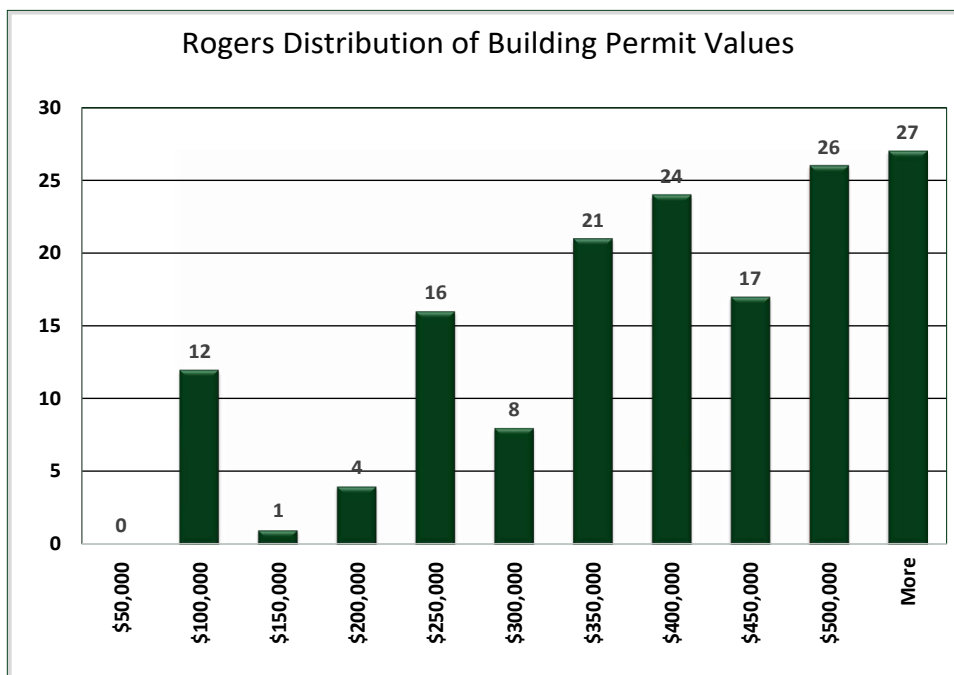
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Arlington | 19 | 15.0% | 2,451 | 144 | \$427,865 | \$174.51 |
| Avalon | 8 | 6.3% | 1,985 | 141 | \$375,160 | \$188.54 |
| B A Jeffersons | 1 | 0.8% | 1,924 | 41 | \$250,000 | \$129.94 |
| Battlefield Estates | 5 | 3.9% | 2,020 | 36 | \$374,400 | \$185.34 |
| Battlefield View | 5 | 3.9% | 1,406 | 32 | \$251,400 | \$179.10 |
| Bloxham Estates | 1 | 0.8% | 1,908 | 91 | \$275,000 | \$144.13 |
| Country Acres | 2 | 1.6% | 1,508 | 42 | \$226,750 | \$148.39 |
| Creekwood Manor | 2 | 1.6% | 1,825 | 59 | \$324,061 | \$177.48 |
| Deer Meadows | 1 | 0.8% | 1,838 | 70 | \$325,000 | \$176.82 |
| Dogwood | 1 | 0.8% | 1,536 | 3 | \$188,000 | \$122.40 |
| Elkhorn | 11 | 8.7% | 1,983 | 77 | \$364,534 | \$186.02 |
| Fox Spur | 10 | 7.9% | 1,910 | 125 | \$320,987 | \$168.35 |
| Givens Place | 4 | 3.1% | 1,450 | 38 | \$213,250 | \$151.42 |
| Hall Place | 1 | 0.8% | 2,190 | 111 | \$330,000 | \$150.68 |
| Hazelton Heights | 1 | 0.8% | 1,885 | 33 | \$355,000 | \$188.33 |
| Hillcrest | 1 | 0.8% | 1,312 | 59 | \$250,000 | \$190.55 |
| Maple Glenn | 7 | 5.5% | 2,039 | 43 | \$352,071 | \$176.81 |
| Miller | 1 | 0.8% | 1,202 | 20 | \$225,000 | \$187.19 |
| Oaks, The | 2 | 1.6% | 1,474 | 75 | \$250,750 | \$170.20 |
| Patterson Place | 5 | 3.9% | 1,655 | 40 | \$288,200 | \$174.29 |
| Prairie Lea | 10 | 7.9% | 2,333 | 139 | \$390,248 | \$167.30 |
| Ridgemoor Estates | 4 | 3.1% | 1,864 | 38 | \$305,500 | \$163.11 |
| Shepherd Hills | 1 | 0.8% | 2,681 | 105 | \$455,770 | \$170.00 |
| Southland | 3 | 2.4% | 1,163 | 43 | \$184,050 | \$154.31 |
| Standing Oaks | 4 | 3.1% | 1,551 | 44 | \$267,600 | \$172.77 |
| Sugar Creek | 3 | 2.4% | 2,811 | 236 | \$508,167 | \$181.14 |
| Summit Meadows | 3 | 2.4% | 1,787 | 32 | \$320,333 | \$178.86 |
| Tyler Estates | 1 | 0.8% | 2,600 | 44 | \$385,000 | \$148.08 |
| Windmill Estates | 2 | 1.6% | 2,250 | 80 | \$300,000 | \$132.86 |
| Woodbridge | 2 | 1.6% | 1,930 | 39 | \$340,000 | \$176.06 |
| Other | 6 | 4.7% | 1,931 | 71 | \$294,900 | \$147.18 |
| Pea Ridge Houses Sold | 127 | 100.0% | 1,982 | 88 | \$339,857 | \$171.27 |

Rogers Building Permits



| Rogers | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 206 | 162 | 156 | -24.3% | -3.7% |
| Average Value of Residential Building Permits | \$365,581 | \$394,257 | \$382,636 | 4.7% | -2.9% |



Rogers

Active Subdivisions

There were 1,890 total lots in 27 active subdivisions in Rogers in the first half of 2022. 74.8 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 6.0 were under construction, 2.1 percent were starts, and 16.3 percent were empty lots.

The subdivisions with the most houses under construction in Rogers during the first half of 2022 were Scissortail, Phase III with 24, Savannah Estates with 19, and Cobble Creek with 13.

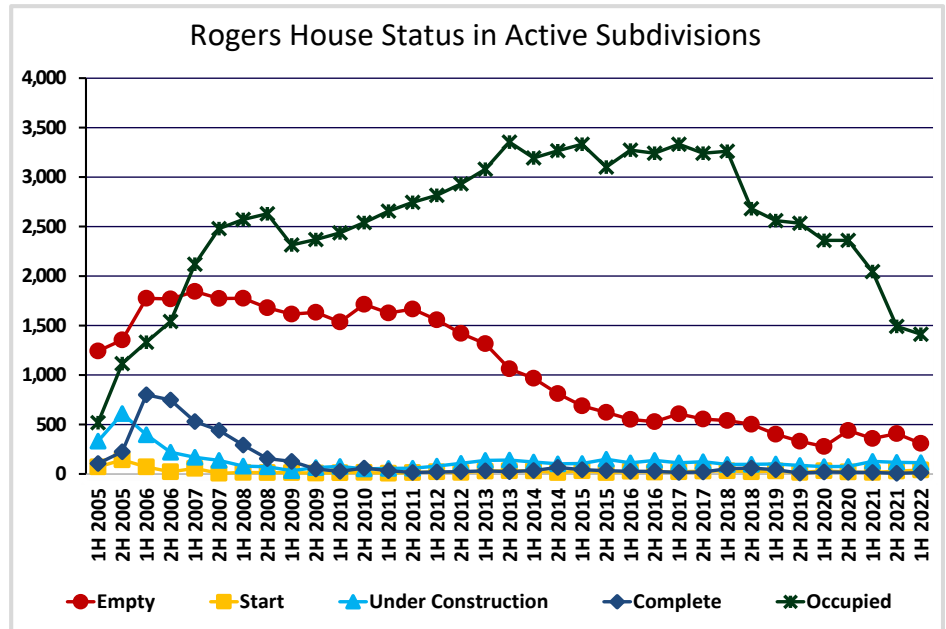
Crescent View, Phase I had the most houses becoming occupied in Rogers with 19 houses. An additional 18 houses in Shadow Valley, Phase X became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 3 of the 27 active subdivisions in Rogers.

112 new houses in Rogers became occupied in the first half of 2022. The annual absorption rate implies that there are 23.9 months of remaining inventory in active subdivisions, down from 52.9 percent in the second half of 2021.

In 7 out of the 27 active subdivisions in Rogers, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 64.5 percent in the first half of 2022.



Additionally, 843 new lots in 10 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|------------------------------|---------------|------------------|------------|------------|
| Blue Springs | 2H 2020 | 20 | | 20 |
| Carley Crossing, Phase I, II | | | 78 | 78 |
| Cottonwood Place | 1H 2020 | 61 | | 61 |
| Estates Subdivision, The | 1H 2021 | 13 | | 13 |
| Evening Star | 1H 2021 | 227 | | 227 |
| First Street | 2H 2020 | 119 | | 119 |
| Laurel and Concord | 2H 2021 | 156 | | 156 |
| Roselawn | 1H 2021 | 87 | | 87 |
| Shadow Valley, Phase II | 1H 2021 | 63 | | 63 |
| Sky Valley Estates | 1H 2021 | 19 | | 19 |
| New and Preliminary | | 765 | 78 | 843 |

Rogers

Active Subdivisions

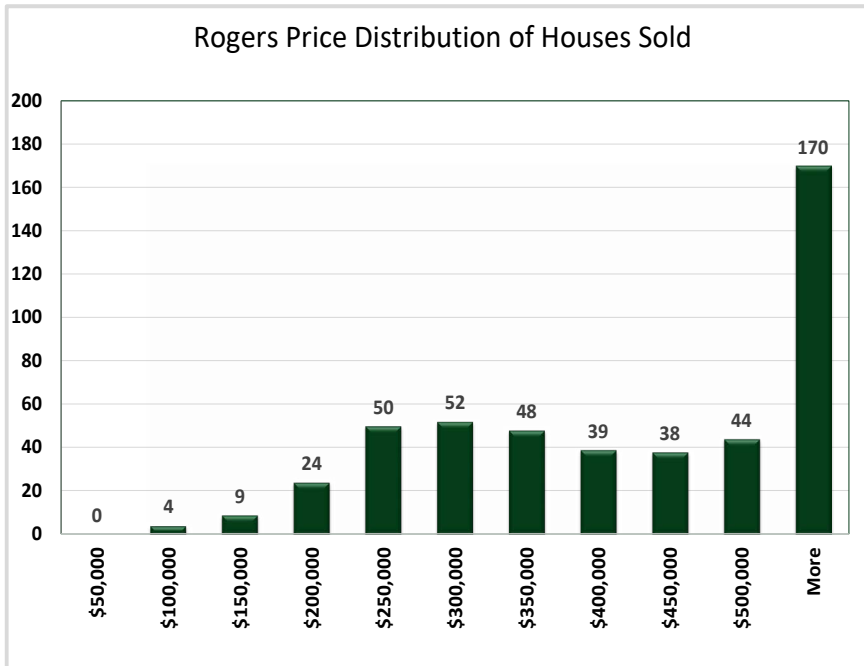
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|------------|-----------|--------------|--------------|------------|-------------|
| Cadence Place, Phase II | 0 | 0 | 0 | 0 | 16 | 16 | 3 | 0.0 |
| Camelot Estates ¹ | 2 | 0 | 1 | 0 | 11 | 14 | 0 | -- |
| Clower ¹ | 0 | 0 | 1 | 0 | 74 | 75 | 0 | -- |
| Cobble Creek | 22 | 9 | 13 | 2 | 14 | 60 | 14 | 39.4 |
| Crescent View, Phase I | 32 | 6 | 8 | 1 | 50 | 97 | 19 | 15.2 |
| Eastridge, Phase II | 2 | 0 | 0 | 0 | 26 | 28 | 0 | 24.0 |
| Estates at Southgate, The | 20 | 0 | 5 | 0 | 8 | 33 | 2 | 150.0 |
| Foxbriar, Phase II ^{1,2} | 4 | 0 | 0 | 0 | 58 | 62 | 0 | -- |
| Habitat Trails | 3 | 0 | 0 | 0 | 13 | 16 | 2 | 18.0 |
| Ivey's Phase III, The | 2 | 6 | 8 | 5 | 6 | 27 | 6 | 42.0 |
| Pine Street | 15 | 2 | 0 | 0 | 0 | 17 | 0 | -- |
| Pinnacle, The, Phase I ¹ | 7 | 0 | 0 | 0 | 59 | 66 | 0 | -- |
| Pinnacle, Phase IV ¹ | 9 | 1 | 2 | 0 | 137 | 149 | 0 | -- |
| Champions Golf & Country Club | 25 | 1 | 1 | 0 | 275 | 302 | 1 | 324.0 |
| Champions Golf & Country Club, Phase II | 1 | 0 | 0 | 0 | 19 | 20 | 1 | 12.0 |
| Roller's Ridge | 4 | 0 | 0 | 0 | 130 | 134 | 0 | -- |
| Savannah Estates | 1 | 1 | 19 | 1 | 35 | 57 | 18 | 8.8 |
| Scissortail, Phase I | 11 | 1 | 5 | 0 | 119 | 136 | 3 | 17.0 |
| Scissortail, Phase II | 26 | 2 | 8 | 0 | 7 | 43 | 6 | 61.7 |
| Scissortail, Phase III | 55 | 3 | 24 | 2 | 11 | 95 | 11 | 91.6 |
| Shadow Valley, Phase X | 56 | 0 | 8 | 3 | 46 | 113 | 18 | 21.7 |
| Golf Villas of Shadow Valley, PUD ¹ | 0 | 1 | 1 | 0 | 5 | 7 | 0 | -- |
| Shadow Valley, Phase VII | 9 | 0 | 0 | 0 | 164 | 173 | 1 | 108.0 |
| Shadow Valley, Phase VIII | 1 | 0 | 1 | 0 | 75 | 77 | 4 | 6.0 |
| Shadow Valley, Phase IX | 1 | 0 | 1 | 0 | 12 | 14 | 1 | 12.0 |
| Villas At Cobble Creek | 1 | 7 | 8 | 0 | 0 | 16 | 0 | -- |
| Wire Ridge | 0 | 0 | 0 | 0 | 43 | 43 | 2 | 0.0 |
| Shadow Valley, Phase IX | 2 | 0 | 1 | 0 | 11 | 14 | 1 | 18.0 |
| Wire Ridge | 0 | 0 | 2 | 0 | 41 | 43 | 24 | 0.6 |
| Rogers Active Subdivisions | 309 | 40 | 114 | 14 | 1,413 | 1,890 | 112 | 23.9 |

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.

Rogers

Price Distribution of Houses Sold



478 houses were sold in Rogers in the first half of 2022.

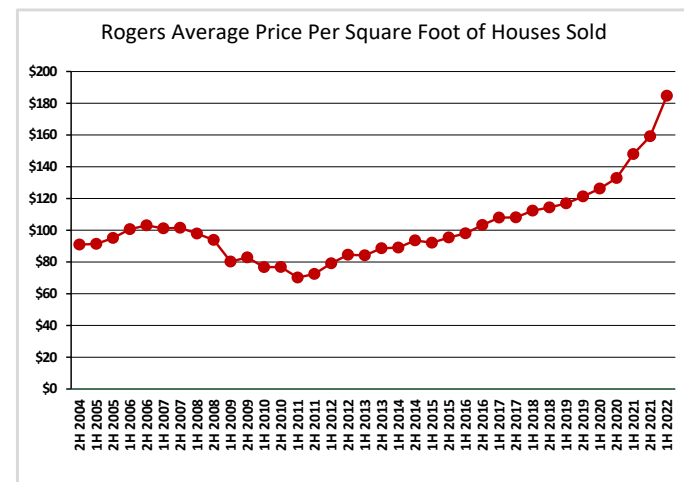
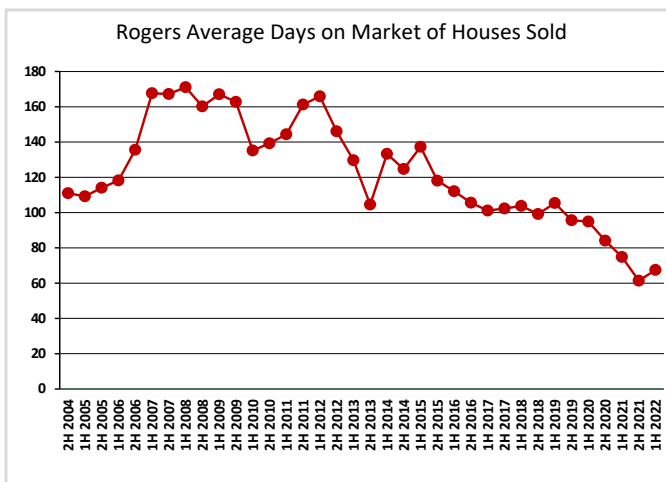
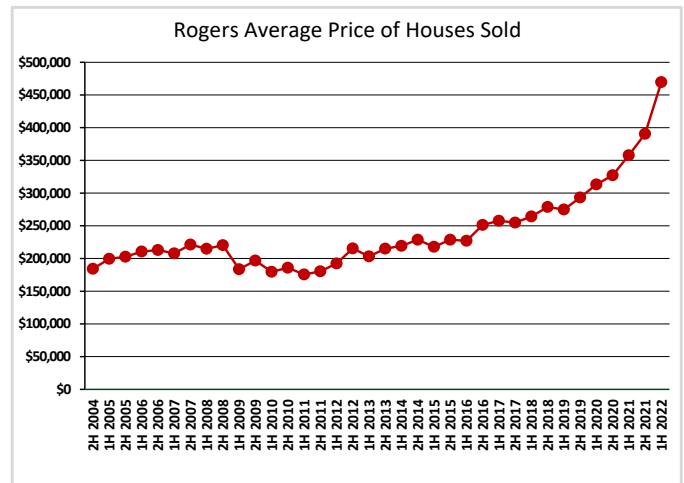
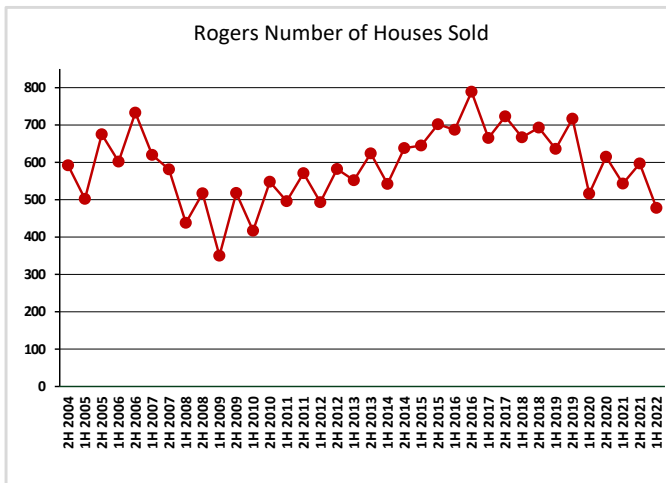
The average price of a house was \$469,667 at \$184.73 per square foot.

The median cost of a house was \$419,000.

| 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 | 0.8% | 1,074 | 47 | 89.1% |
| \$100,001 - \$150,000 | 9 | 1.9% | 1,091 | 52 | 95.8% |
| \$150,001 - \$200,000 | 24 | 5.0% | 1,295 | 70 | 98.6% |
| \$200,001 - \$250,000 | 50 | 10.5% | 1,420 | 50 | 102.2% |
| \$250,001 - \$300,000 | 52 | 10.9% | 1,676 | 42 | 101.9% |
| \$300,001 - \$350,000 | 48 | 10.0% | 2,001 | 60 | 103.3% |
| \$350,001 - \$400,000 | 39 | 8.2% | 2,121 | 41 | 102.7% |
| \$400,001 - \$450,000 | 38 | 7.9% | 2,421 | 46 | 102.6% |
| \$450,001 - \$500,000 | 44 | 9.2% | 2,570 | 55 | 102.6% |
| \$500,001+ | 170 | 35.6% | 3,462 | 97 | 101.1% |
| Rogers Sold | 478 | 100.0% | 2,460 | 68 | 101.6% |

Rogers

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 543 | 597 | 478 | -12.0% | -19.9% |
| Average Price of Houses Sold | \$357,825 | \$390,558 | \$469,667 | 31.3% | 20.3% |
| Average Days on Market | 75 | 61 | 68 | -9.8% | 10.0% |
| Average Price per Square Foot | \$147.95 | \$159.16 | \$184.73 | 24.9% | 16.1% |
| Percentage of County Sales | 20.6% | 18.0% | 18.8% | -8.7% | 4.6% |
| Number of New Houses Sold | 110 | 85 | 68 | -38.2% | -20.0% |
| Average Price of New Houses Sold | \$332,321 | \$467,885 | \$626,516 | 88.5% | 33.9% |
| Average Days on Market of New Houses Sold | 133 | 110 | 143 | 7.7% | 29.4% |
| Number of Houses Listed | 64 | 53 | 95 | 48.4% | 79.2% |
| Average List Price of Houses Listed | \$589,984 | \$655,088 | \$756,682 | 28.3% | 15.5% |

Rogers

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Abington | 2 | 0.4% | 2,211 | 35 | \$430,000 | \$194.48 |
| Abshire | 1 | 0.2% | 864 | 28 | \$167,000 | \$193.29 |
| Altons Brush Creek | 1 | 0.2% | 2,270 | 37 | \$499,900 | \$220.22 |
| Amis Road | 1 | 0.2% | 1,448 | 13 | \$170,000 | \$117.40 |
| Arbor Glenn | 2 | 0.4% | 1,955 | 35 | \$386,500 | \$197.69 |
| Arbors At Pinnacle Ridge | 2 | 0.4% | 1,891 | 26 | \$372,500 | \$197.37 |
| B F Sikes | 2 | 0.4% | 1,511 | 55 | \$261,000 | \$172.80 |
| Barnetts | 1 | 0.2% | 1,516 | 40 | \$415,200 | \$273.88 |
| Bel Air | 3 | 0.6% | 2,844 | 53 | \$451,667 | \$160.14 |
| Bellawood | 2 | 0.4% | 2,557 | 31 | \$424,000 | \$165.72 |
| Bellview Estates | 2 | 0.4% | 1,702 | 54 | \$311,500 | \$183.33 |
| Bent Tree | 6 | 1.3% | 3,243 | 51 | \$565,833 | \$175.32 |
| Berry Farm | 2 | 0.4% | 2,605 | 25 | \$517,500 | \$201.94 |
| Biltmore | 7 | 1.5% | 2,603 | 41 | \$484,041 | \$187.73 |
| Birch Drive | 1 | 0.2% | 2,382 | 46 | \$320,000 | \$134.34 |
| Bishop Court Estates | 1 | 0.2% | 1,200 | 31 | \$210,000 | \$175.00 |
| Bishop Manor | 1 | 0.2% | 1,011 | 34 | \$205,000 | \$202.77 |
| Blackburn | 2 | 0.4% | 1,437 | 149 | \$153,750 | \$115.46 |
| Bloomfield | 1 | 0.2% | 3,170 | 66 | \$498,000 | \$157.10 |
| Breckenridge | 1 | 0.2% | 2,094 | 57 | \$359,950 | \$171.90 |
| Brentwood | 1 | 0.2% | 1,300 | 29 | \$255,000 | \$196.15 |
| Burns | 1 | 0.2% | 1,635 | 67 | \$260,000 | \$159.02 |
| Cadence Place | 1 | 0.2% | 1,483 | 33 | \$330,000 | \$222.52 |
| Callahan Heights | 1 | 0.2% | 1,762 | 46 | \$259,000 | \$146.99 |
| Cambridge Park | 5 | 1.0% | 1,828 | 24 | \$309,900 | \$170.70 |
| Camden Way | 3 | 0.6% | 2,230 | 40 | \$334,667 | \$151.66 |
| Campbells Countrywood | 3 | 0.6% | 2,923 | 107 | \$355,667 | \$130.85 |
| Centennial Acres | 2 | 0.4% | 1,490 | 13 | \$254,000 | \$171.37 |
| Champions Estates | 3 | 0.6% | 2,063 | 45 | \$371,667 | \$179.19 |
| Champions Golf & Cc | 12 | 2.5% | 5,009 | 114 | \$1,306,879 | \$261.31 |
| Chandler Run | 4 | 0.8% | 1,898 | 28 | \$370,750 | \$195.44 |
| Chateau Terrace | 5 | 1.0% | 2,160 | 51 | \$312,800 | \$149.51 |
| Chelsea Point | 4 | 0.8% | 1,481 | 41 | \$263,250 | \$177.85 |
| Cherokee Strip | 1 | 0.2% | 1,595 | 49 | \$370,000 | \$231.97 |
| Cobble Creek | 9 | 1.9% | 2,941 | 178 | \$572,066 | \$194.55 |
| Creekside | 1 | 0.2% | 4,638 | 193 | \$685,000 | \$147.69 |

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 |
|---------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Creekwood | 4 | 0.8% | 3,243 | 69 | \$552,250 | \$170.11 |
| Crescent View | 15 | 3.1% | 2,851 | 32 | \$571,149 | \$200.80 |
| Cross Creek | 11 | 2.3% | 2,828 | 38 | \$523,627 | \$187.18 |
| Cross Timbers | 2 | 0.4% | 2,629 | 31 | \$478,000 | \$183.89 |
| Crosspointe | 1 | 0.2% | 1,468 | 32 | \$265,000 | \$180.52 |
| Cypress Acres | 2 | 0.4% | 1,472 | 43 | \$262,500 | \$180.02 |
| Delaney | 1 | 0.2% | 1,570 | 158 | \$315,000 | \$200.64 |
| Dixie Acres | 1 | 0.2% | 2,480 | 32 | \$400,000 | \$161.29 |
| Dixieland Crossing | 3 | 0.6% | 2,264 | 48 | \$355,000 | \$162.97 |
| Dixieland Village | 1 | 0.2% | 1,200 | 34 | \$221,000 | \$184.17 |
| Dogwood | 1 | 0.2% | 2,158 | 35 | \$425,000 | \$196.94 |
| Duckworths | 4 | 0.8% | 1,549 | 133 | \$210,000 | \$135.58 |
| Eagle Glen | 1 | 0.2% | 1,494 | 31 | \$262,500 | \$175.70 |
| Eastridge | 1 | 0.2% | 1,590 | 36 | \$340,000 | \$213.84 |
| Emerald Heights | 1 | 0.2% | 2,906 | 32 | \$535,000 | \$184.10 |
| Emily Place | 1 | 0.2% | 1,604 | 45 | \$220,000 | \$137.16 |
| Estates At Southgate, The | 1 | 0.2% | 4,404 | 131 | \$1,896,700 | \$430.68 |
| Fairground | 1 | 0.2% | 1,252 | 165 | \$235,000 | \$187.70 |
| Fairview | 1 | 0.2% | 2,625 | 59 | \$300,000 | \$114.29 |
| Felkers | 2 | 0.4% | 1,136 | 31 | \$217,500 | \$190.78 |
| Fieldstone | 3 | 0.6% | 2,102 | 30 | \$380,000 | \$180.96 |
| First Place | 4 | 0.8% | 1,600 | 37 | \$269,578 | \$171.57 |
| Forest Park | 2 | 0.4% | 1,770 | 85 | \$252,000 | \$146.68 |
| Fox Briar | 1 | 0.2% | 1,435 | 17 | \$255,000 | \$177.70 |
| Foxbriar | 4 | 0.8% | 1,429 | 38 | \$271,750 | \$190.13 |
| Garner Larimore | 1 | 0.2% | 1,448 | 29 | \$220,000 | \$151.93 |
| Garrett Road | 3 | 0.6% | 1,444 | 36 | \$330,000 | \$228.17 |
| Golden Acres | 1 | 0.2% | 1,532 | 41 | \$240,000 | \$156.66 |
| Green Ash Court | 1 | 0.2% | 2,982 | 38 | \$474,000 | \$158.95 |
| Greenfield Place | 2 | 0.4% | 1,368 | 23 | \$263,000 | \$192.07 |
| Grove, The | 6 | 1.3% | 2,622 | 37 | \$463,517 | \$176.56 |
| Hancock | 1 | 0.2% | 2,987 | 67 | \$427,500 | \$143.12 |
| Hardins | 1 | 0.2% | 2,620 | 34 | \$533,000 | \$203.44 |
| Hearthstone | 5 | 1.0% | 2,320 | 59 | \$393,100 | \$169.28 |
| Henry Hills | 1 | 0.2% | 1,324 | 31 | \$190,250 | \$143.69 |
| Highland Knolls | 2 | 0.4% | 3,207 | 35 | \$535,000 | \$166.61 |
| Hill View | 1 | 0.2% | 1,841 | 28 | \$285,000 | \$154.81 |

Rogers

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Hillcrest | 3 | 0.6% | 1,737 | 39 | \$266,667 | \$156.21 |
| Hilltop Acres | 1 | 0.2% | 2,889 | 37 | \$792,800 | \$274.42 |
| Hilltop Farm | 1 | 0.2% | 2,763 | 30 | \$600,000 | \$217.16 |
| Homes At Oakmont HPR | 2 | 0.4% | 1,625 | 68 | \$230,000 | \$141.49 |
| Hyland Park | 4 | 0.8% | 3,255 | 47 | \$601,250 | \$188.48 |
| Indian Hills | 1 | 0.2% | 3,542 | 46 | \$536,000 | \$151.33 |
| Irene | 1 | 0.2% | 1,083 | 42 | \$155,000 | \$143.12 |
| Iveys, The | 20 | 4.2% | 2,189 | 54 | \$450,059 | \$205.49 |
| J Wade Sikes Park | 1 | 0.2% | 1,872 | 44 | \$360,000 | \$192.31 |
| Kemps | 1 | 0.2% | 1,910 | 40 | \$440,000 | \$230.37 |
| Kersten | 5 | 1.0% | 1,361 | 40 | \$196,480 | \$142.18 |
| Kings Pointe | 1 | 0.2% | 1,936 | 76 | \$260,000 | \$134.30 |
| Lakewood Crossing | 4 | 0.8% | 2,011 | 35 | \$350,350 | \$181.20 |
| Larimore & Garner | 2 | 0.4% | 969 | 39 | \$172,550 | \$177.94 |
| Legacy Estates | 2 | 0.4% | 2,908 | 53 | \$493,250 | \$170.17 |
| Lexington | 2 | 0.4% | 2,319 | 9 | \$459,500 | \$197.75 |
| Liberty Bell | 6 | 1.3% | 3,159 | 45 | \$589,167 | \$186.78 |
| Loveland | 1 | 0.2% | 704 | 22 | \$97,500 | \$138.49 |
| Madison | 2 | 0.4% | 2,926 | 43 | \$520,500 | \$180.24 |
| Manors On Blossom Way | 1 | 0.2% | 5,057 | 73 | \$1,087,000 | \$214.95 |
| Mcgaugheys Orchard | 3 | 0.6% | 1,419 | 51 | \$223,150 | \$158.71 |
| Mcneils | 1 | 0.2% | 1,008 | 67 | \$70,000 | \$69.44 |
| Meadow Park | 2 | 0.4% | 1,684 | 42 | \$262,950 | \$155.97 |
| Meadow Wood | 2 | 0.4% | 1,434 | 81 | \$227,500 | \$158.84 |
| Midway | 1 | 0.2% | 1,750 | 20 | \$302,000 | \$172.57 |
| Mitchell | 1 | 0.2% | 1,196 | 35 | \$187,000 | \$156.35 |
| Monte Ne Village Rep | 1 | 0.2% | 1,103 | 52 | \$204,000 | \$184.95 |
| North Brush Creek Hills | 3 | 0.6% | 2,060 | 55 | \$310,000 | \$150.87 |
| Northland | 1 | 0.2% | 1,700 | 41 | \$280,000 | \$164.71 |
| Norwood Acres | 3 | 0.6% | 1,561 | 86 | \$228,333 | \$147.28 |
| Oak Hill | 3 | 0.6% | 2,070 | 55 | \$314,067 | \$152.77 |
| Oak View | 2 | 0.4% | 846 | 47 | \$107,500 | \$127.02 |
| Oaklawn | 1 | 0.2% | 1,866 | 51 | \$297,700 | \$159.54 |
| Oldetown Estates | 2 | 0.4% | 1,970 | 39 | \$371,750 | \$189.29 |
| Olivewood | 1 | 0.2% | 1,598 | 29 | \$300,000 | \$187.73 |
| Peaks, The | 7 | 1.5% | 2,908 | 108 | \$429,000 | \$145.54 |
| Pinnacle | 7 | 1.5% | 4,597 | 76 | \$1,108,429 | \$237.93 |

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 |
|-----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Pinnacle Gardens | 2 | 0.4% | 3,492 | 62 | \$584,500 | \$168.57 |
| Pinnacle Townhomes | 1 | 0.2% | 1,706 | 19 | \$449,250 | \$263.34 |
| Plantation, The | 1 | 0.2% | 1,479 | 103 | \$260,000 | \$175.79 |
| Pleasant Acres | 1 | 0.2% | 3,257 | 48 | \$590,000 | \$181.15 |
| Post Meadows | 1 | 0.2% | 1,536 | 17 | \$270,750 | \$176.27 |
| Prairie Creek Village | 1 | 0.2% | 4,076 | 90 | \$450,000 | \$110.40 |
| Quail Run | 1 | 0.2% | 1,449 | 49 | \$220,000 | \$151.83 |
| Ranch Plaza | 2 | 0.4% | 2,045 | 77 | \$265,000 | \$125.60 |
| Ridgecrest Meadows | 9 | 1.9% | 2,243 | 45 | \$395,111 | \$177.73 |
| Rocky Creek | 1 | 0.2% | 2,140 | 32 | \$420,000 | \$196.26 |
| Rogers Heights | 3 | 0.6% | 1,001 | 43 | \$156,333 | \$157.20 |
| Rogers Original | 1 | 0.2% | 2,246 | 109 | \$662,500 | \$294.97 |
| Rollers Ridge | 3 | 0.6% | 1,462 | 34 | \$278,333 | \$190.41 |
| Rolling Oaks | 3 | 0.6% | 1,345 | 88 | \$199,000 | \$152.20 |
| Rosewood | 4 | 0.8% | 1,764 | 91 | \$288,750 | \$165.05 |
| Royal Heights | 1 | 0.2% | 2,789 | 43 | \$459,000 | \$164.58 |
| Russell Fields | 1 | 0.2% | 1,513 | 45 | \$245,000 | \$161.93 |
| Saddlebrook Farm | 2 | 0.4% | 3,665 | 40 | \$712,500 | \$198.01 |
| Sandalwood | 1 | 0.2% | 1,508 | 34 | \$268,000 | \$177.72 |
| Savannah Estates | 15 | 3.1% | 3,210 | 363 | \$581,173 | \$181.77 |
| Schrader | 1 | 0.2% | 2,326 | 59 | \$305,000 | \$131.13 |
| Scissortail | 17 | 3.6% | 3,647 | 66 | \$871,101 | \$235.07 |
| Seminole Hills | 2 | 0.4% | 1,729 | 31 | \$299,250 | \$173.08 |
| Seminole Place | 1 | 0.2% | 1,536 | 30 | \$325,000 | \$211.59 |
| Shadow Valley | 30 | 6.3% | 3,347 | 74 | \$699,129 | \$207.72 |
| Shadow Valley Twnhms | 1 | 0.2% | 2,632 | 42 | \$450,000 | \$170.97 |
| Shiloh Ridge | 1 | 0.2% | 1,431 | 82 | \$250,000 | \$174.70 |
| Silo Falls | 8 | 1.7% | 3,288 | 41 | \$639,225 | \$193.24 |
| Smith & Hayes | 1 | 0.2% | 806 | 113 | \$118,000 | \$146.40 |
| Snodgrass Ext | 1 | 0.2% | 1,324 | 53 | \$250,000 | \$188.82 |
| Southern Hills | 2 | 0.4% | 1,756 | 48 | \$232,500 | \$131.65 |
| Stone Manor | 1 | 0.2% | 1,081 | 15 | \$214,900 | \$198.80 |
| Stoney Creek Place | 1 | 0.2% | 2,223 | 43 | \$368,000 | \$165.54 |
| Summit Heights | 4 | 0.8% | 2,497 | 35 | \$388,025 | \$155.95 |
| Sundance Acres | 2 | 0.4% | 1,421 | 34 | \$217,450 | \$152.66 |
| Sundance Trace | 1 | 0.2% | 1,191 | 41 | \$210,000 | \$176.32 |
| Sundown | 2 | 0.4% | 2,067 | 44 | \$246,500 | \$120.33 |

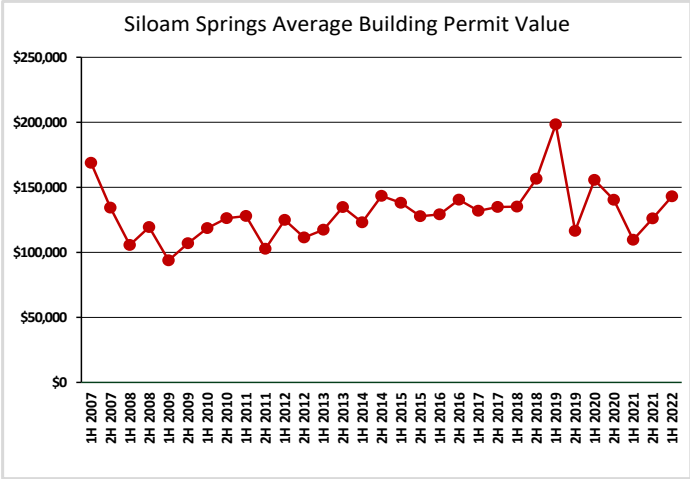
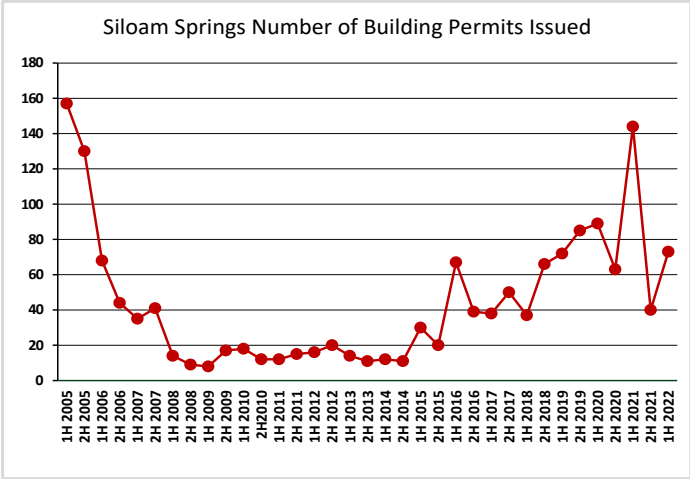
Rogers

Characteristics of Houses Sold

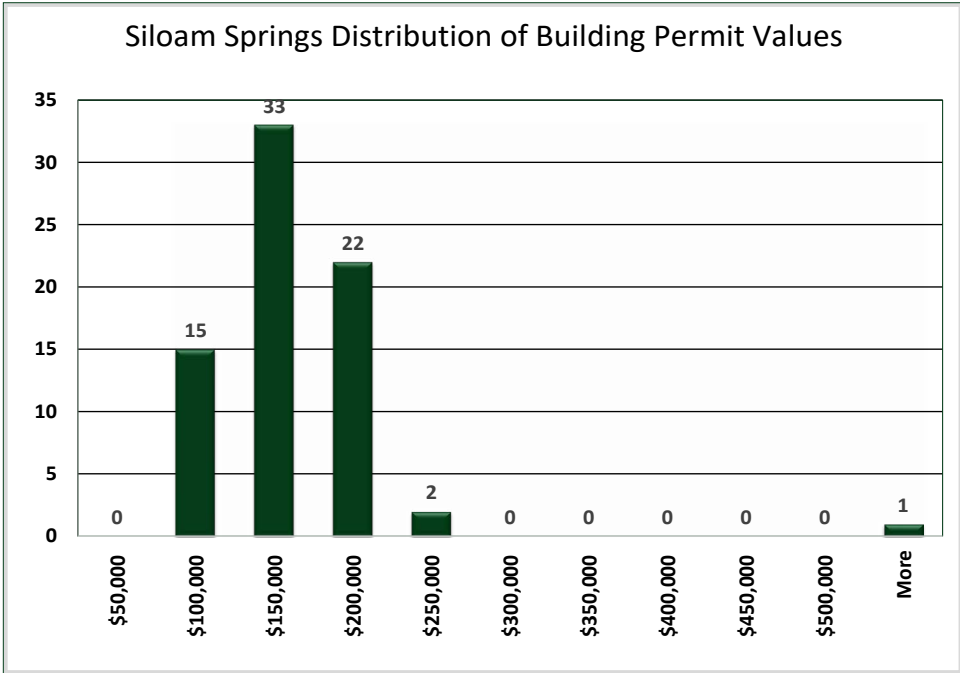
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Sunny Acres | 1 | 0.2% | 1,961 | 148 | \$180,000 | \$91.79 |
| Three Oaks Twnhms | 1 | 0.2% | 1,961 | 42 | \$359,000 | \$183.07 |
| Timberidge | 1 | 0.2% | 1,368 | 62 | \$223,000 | \$163.01 |
| Turtle Creek Place | 5 | 1.0% | 2,232 | 51 | \$335,300 | \$148.65 |
| Twin Lakes | 1 | 0.2% | 2,654 | 35 | \$495,000 | \$186.51 |
| Valley West Townhomes | 2 | 0.4% | 1,420 | 52 | \$258,500 | \$182.02 |
| Wall Estates | 1 | 0.2% | 2,320 | 44 | \$312,500 | \$134.70 |
| Wallace | 1 | 0.2% | 1,156 | 39 | \$175,000 | \$151.38 |
| Warren Glen | 2 | 0.4% | 3,316 | 44 | \$612,500 | \$185.37 |
| Weber | 3 | 0.6% | 1,541 | 32 | \$227,000 | \$145.89 |
| West Landing | 4 | 0.8% | 2,743 | 34 | \$557,500 | \$203.41 |
| Westwood Hills | 2 | 0.4% | 1,242 | 39 | \$227,500 | \$184.76 |
| Whispering Timbers | 4 | 0.8% | 2,111 | 24 | \$388,625 | \$184.02 |
| Wildflower | 1 | 0.2% | 2,100 | 41 | \$310,000 | \$147.62 |
| Willowbrook | 1 | 0.2% | 1,107 | 26 | \$250,000 | \$225.84 |
| Woodhaven | 2 | 0.4% | 2,506 | 0 | \$437,500 | \$170.93 |
| Woodland Acres | 2 | 0.4% | 1,996 | 44 | \$284,000 | \$141.59 |
| Other | 21 | 4.4% | 2,327 | 99 | \$494,881 | \$210.55 |
| Rogers Sold | 478 | 100.0% | 2,460 | 68 | \$469,667 | \$184.73 |



Siloam Springs Building Permits



| Siloam Springs | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 144 | 40 | 73 | -49.3% | 82.5% |
| Average Value of Residential Building Permits | \$109,611 | \$126,088 | \$143,022 | 30.5% | 13.4% |



Siloam Springs

Active Subdivisions

There were 628 total lots in 14 active subdivisions in Siloam Springs in the first half of 2022. 71.2 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 7.3 were under construction, 0.5 percent were starts, and 19.1 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the first half of 2022 were Ashley Park, Phase II with 30, Sweet Homes, Phase I with 9, and Endura Park with 3.

Grandview Estates, Phase I had the most houses becoming occupied in Siloam Springs with 44 houses. An additional 30 houses in Endura Park became occupied in the first half of 2022.

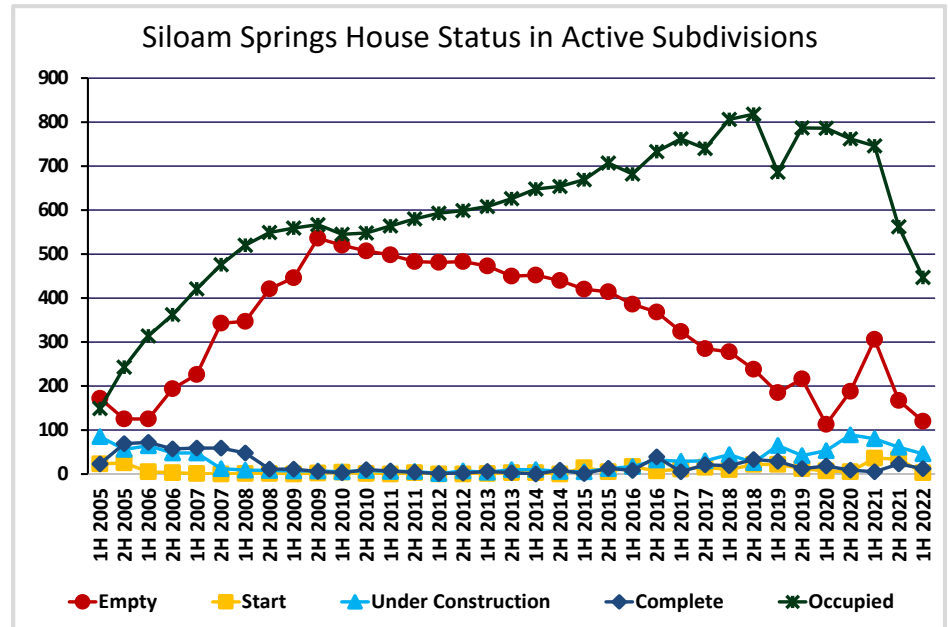
No new construction or progress in existing construction has occurred in the last year in 2 of the 14 active subdivisions in Siloam Springs.

101 new houses in Siloam Springs became occupied in the first half of 2022. The annual absorption rate implies that there are 10.9 months of remaining inventory in active subdivisions, down from 15.8 percent in the second half of 2021.

In 3 out of the 14 active subdivisions in Siloam Springs, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Siloam Springs from 64.0 percent in 2012 to 59.0 percent in the first half of 2022.

Additionally, 1,247 new lots in 24 subdivisions received either preliminary or final approval by June 30, 2022..



| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--------------------------------|---------------|------------------|------------|------------|
| Bellvue Estates | 1H 2021 | 88 | | 88 |
| Carley Crossing, Phase III | 2H 2021 | 56 | | 56 |
| Carley Crossings, Phase I & II | 1H 2020 | 78 | | 78 |
| Castlewood | 1H 2021 | 100 | | 100 |
| Faulkner Addition | 2H 2021 | | 6 | 6 |
| Fox Meadow (revised) | 1H 2022 | 9 | | 9 |
| Fox Tail Phase I | 1H 2022 | | 72 | 72 |
| Fox Tail, Phase II | 1H 2022 | 82 | | 82 |
| Foxtail Village | 1H 2022 | 56 | | 56 |
| Grandview Estates, Phase II | 2H 2020 | 65 | | 65 |
| Heritage Ranch, Phase II | 2H 2020 | | 17 | 17 |
| Heritage Ranch, Phases III | 1H 2022 | | 52 | 52 |
| Hillcrest | 2H 2021 | 99 | | 99 |
| Lawlis Ranch IB | 1H 2020 | 3 | | 3 |
| Lawlis Ranch II-V | 2H 2020 | 56 | | 56 |
| Lawlis Ranch, Phase II | 1H 2022 | | 19 | 19 |
| Mission Hill | 2H 2020 | 123 | | 123 |
| Somerset, Phase I | 1H 2022 | | 75 | 75 |
| Somerset, Phase II | 2H 2021 | 23 | | 23 |
| Stubbs Court | 2H 2020 | | 30 | 30 |
| Sweet Homes, Phase II | 2H 2020 | | 14 | 14 |
| The Commons | 1H 2022 | 28 | | 28 |
| Trail Pointe | 1H 2022 | 38 | | 38 |
| Whispering Oaks | 1H 2021 | 58 | | 58 |
| | | 962 | 285 | 1,247 |

Siloam Springs

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|----------|-----------|-----------|------------|------------|------------|-------------|
| Ashley Park, Phase I | 0 | 0 | 0 | 0 | 31 | 31 | 1 | 0.0 |
| Ashley Park, Phase II | 0 | 0 | 30 | 4 | 46 | 80 | 11 | 11.3 |
| City Lake View Estates | 1 | 0 | 0 | 2 | 6 | 9 | 1 | 36.0 |
| Club View Estates ¹ | 6 | 0 | 0 | 1 | 7 | 14 | 0 | -- |
| Endura Park | 65 | 0 | 3 | 1 | 30 | 99 | 30 | 27.6 |
| Forest Hills | 18 | 1 | 0 | 0 | 49 | 68 | 2 | 45.6 |
| Grandview Estates, Phase I | 0 | 0 | 0 | 0 | 79 | 79 | 44 | 0.0 |
| Maloree Woods ^{1,2} | 6 | 0 | 0 | 0 | 50 | 56 | 0 | -- |
| Paige Place, Phase II | 0 | 0 | 0 | 0 | 26 | 26 | 3 | 0.0 |
| Prairie Meadow Estates | 1 | 0 | 0 | 2 | 18 | 21 | 3 | 9.0 |
| Shady Grove Estates, Phase II ^{1,2} | 2 | 1 | 0 | 0 | 7 | 10 | 0 | -- |
| Stonecrest, Phase IV, V, VII | 2 | 0 | 2 | 0 | 56 | 60 | 3 | 16.0 |
| Sweet Homes, Phase I | 16 | 1 | 9 | 2 | 5 | 33 | 2 | 67.2 |
| Woodlands, The Phase II | 3 | 0 | 2 | 0 | 37 | 42 | 1 | 30.0 |
| Siloam Springs Active Lots | 120 | 3 | 46 | 12 | 447 | 628 | 101 | 10.9 |

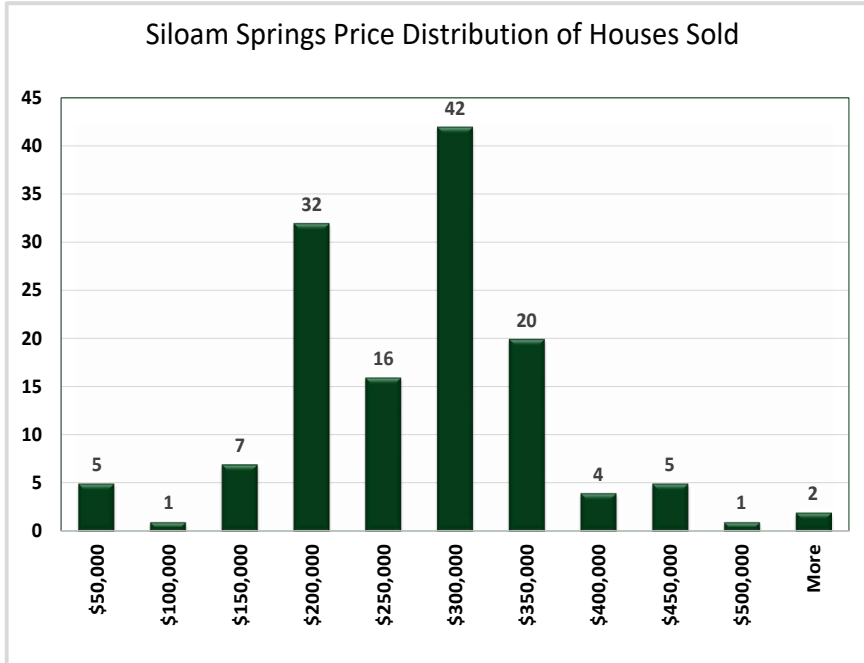
¹ No absorption has occurred in this subdivision in the last year.

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



Siloam Springs

Price Distribution of Houses Sold



135 houses were sold in Siloam Springs in the first half of 2022.

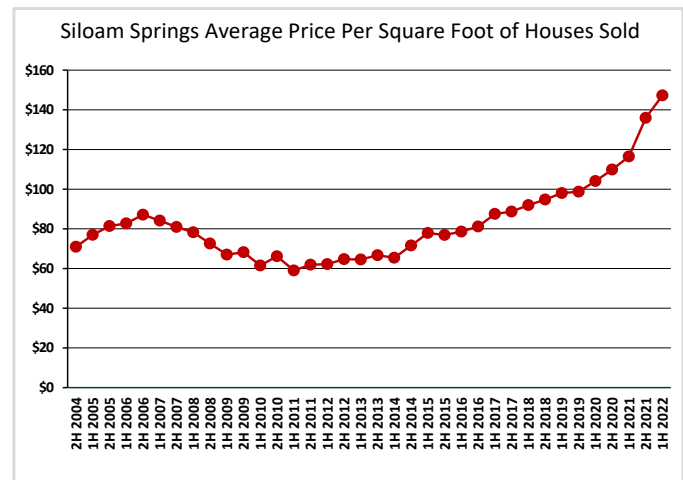
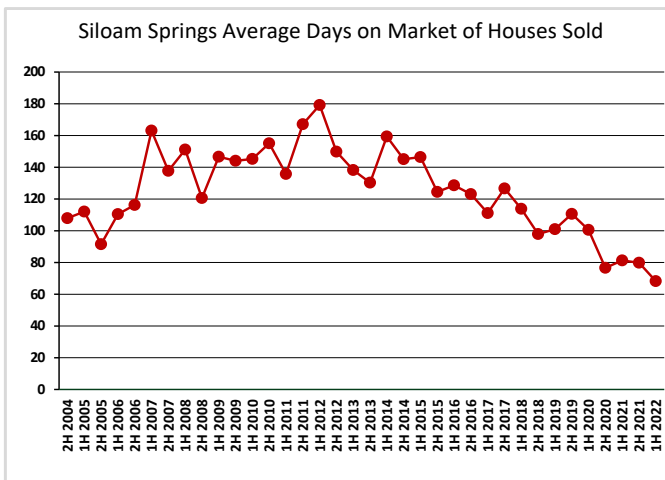
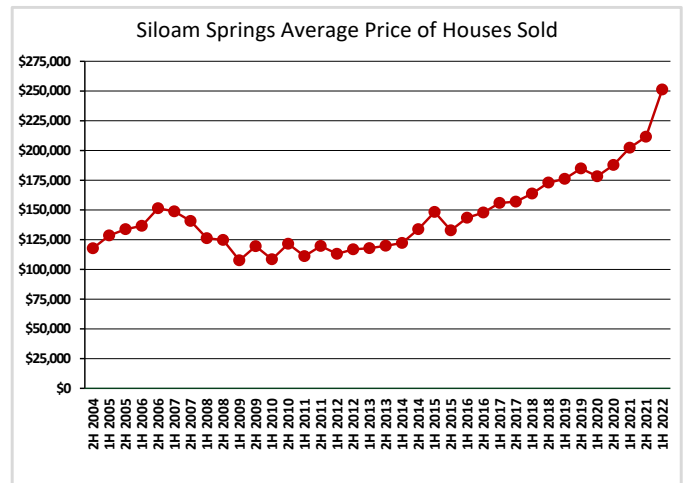
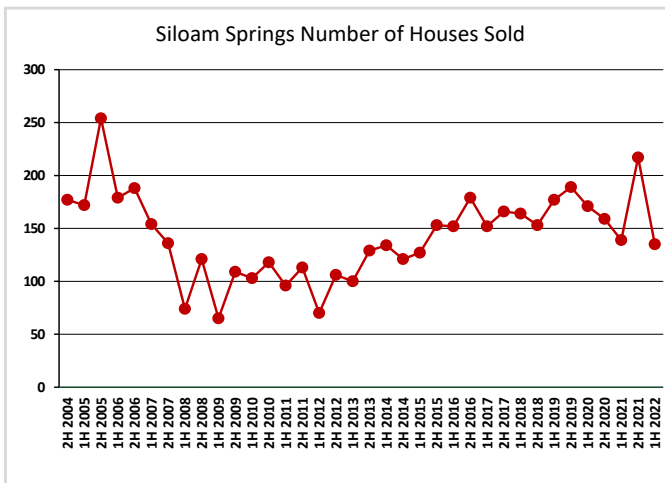
The average price of a house was \$251,200 at \$147.22 persquarefoot.

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

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 5 | 3.7% | 1,050 | 27 | 88.4% |
| \$50,001 - \$100,000 | 1 | 0.7% | 941 | 98 | 92.9% |
| \$100,001 - \$150,000 | 7 | 5.2% | 1,003 | 47 | 99.9% |
| \$150,001 - \$200,000 | 32 | 23.7% | 1,298 | 53 | 100.5% |
| \$200,001 - \$250,000 | 16 | 11.9% | 1,499 | 46 | 101.1% |
| \$250,001 - \$300,000 | 42 | 31.1% | 1,850 | 76 | 100.3% |
| \$300,001 - \$350,000 | 20 | 14.8% | 2,089 | 97 | 100.8% |
| \$350,001 - \$400,000 | 4 | 3.0% | 2,504 | 88 | 99.0% |
| \$400,001 - \$450,000 | 5 | 3.7% | 2,337 | 83 | 99.8% |
| \$450,001 - \$500,000 | 1 | 0.7% | 3,526 | 29 | 100.0% |
| \$500,001+ | 2 | 1.5% | 3,543 | 140 | 96.0% |
| Total | 135 | 100.0% | 1,708 | 68 | 99.9% |

Siloam Springs

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 139 | 217 | 135 | -2.9% | -37.8% |
| Average Price of Houses Sold | \$202,274 | \$211,577 | \$251,200 | 24.2% | 18.7% |
| Average Days on Market | 81 | 80 | 68 | -16.1% | -14.5% |
| Average Price per Square Foot | \$116.45 | \$135.95 | \$147.22 | 26.4% | 8.3% |
| Percentage of County Sales | 3.0% | 3.5% | 2.8% | -4.7% | -19.7% |
| Number of New Houses Sold | 20 | 72 | 31 | 55.0% | -56.9% |
| Average Price of New Houses Sold | \$202,644 | \$207,147 | \$289,045 | 42.6% | 39.5% |
| Average Days on Market of New Houses Sold | 155 | 132 | 117 | -24.4% | -11.5% |
| Number of Houses Listed | 15 | 20 | 26 | 73.3% | 30.0% |
| Average List Price of Houses Listed | \$246,148 | \$335,110 | \$253,383 | 2.9% | -24.4% |

Siloam Springs

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Ashley Park | 6 | 4.4% | 1,959 | 37 | \$336,233 | \$171.72 |
| Autumn Glenn | 4 | 3.0% | 1,644 | 37 | \$264,750 | \$161.14 |
| Bartells | 3 | 2.2% | 1,571 | 49 | \$176,833 | \$117.54 |
| Beauchamps | 5 | 3.7% | 904 | 27 | \$74,900 | \$78.85 |
| Burwell | 2 | 1.5% | 1,506 | 48 | \$302,450 | \$200.83 |
| C D Gunters | 3 | 2.2% | 1,340 | 49 | \$151,667 | \$115.36 |
| C E Elliff | 1 | 0.7% | 1,237 | 42 | \$190,000 | \$153.60 |
| Carls | 3 | 2.2% | 2,086 | 96 | \$348,333 | \$168.66 |
| Carters | 1 | 0.7% | 1,808 | 186 | \$290,000 | \$160.40 |
| Chattering Heights | 2 | 1.5% | 2,344 | 44 | \$307,000 | \$132.31 |
| College | 1 | 0.7% | 1,332 | 40 | \$190,000 | \$142.64 |
| Copper Leaf | 2 | 1.5% | 1,601 | 54 | \$259,500 | \$161.61 |
| Courtney Courts | 2 | 1.5% | 1,505 | 20 | \$250,000 | \$165.91 |
| Cranes | 1 | 0.7% | 1,600 | 26 | \$27,000 | \$16.88 |
| Deerfield Meadows | 1 | 0.7% | 1,794 | 25 | \$285,000 | \$158.86 |
| Endura Park | 6 | 4.4% | 1,624 | 56 | \$262,375 | \$161.58 |
| Fallon Heights | 1 | 0.7% | 1,301 | 37 | \$195,000 | \$149.88 |
| Gabriel Park | 2 | 1.5% | 1,705 | 34 | \$245,000 | \$145.93 |
| Grandview Estates | 4 | 3.0% | 1,363 | 62 | \$224,691 | \$164.41 |
| Grimes | 1 | 0.7% | 960 | 46 | \$145,000 | \$151.04 |
| Heritage Ranch | 2 | 1.5% | 2,539 | 28 | \$411,500 | \$162.19 |
| Hickory Hills | 2 | 1.5% | 1,642 | 37 | \$205,000 | \$125.75 |
| Holly Place | 1 | 0.7% | 2,070 | 89 | \$410,000 | \$198.07 |
| Ingrams | 1 | 0.7% | 1,050 | 92 | \$176,000 | \$167.62 |
| Kimberly Heights | 4 | 3.0% | 1,325 | 37 | \$190,250 | \$145.82 |
| L M Proctors | 1 | 0.7% | 950 | 85 | \$175,000 | \$184.21 |
| Liva Lima | 1 | 0.7% | 1,566 | 132 | \$195,000 | \$124.52 |
| Lyndale Estates | 2 | 1.5% | 1,477 | 26 | \$217,000 | \$146.66 |
| Maloree Woods | 3 | 2.2% | 2,242 | 72 | \$315,000 | \$141.38 |
| Marshall | 1 | 0.7% | 1,476 | 48 | \$175,000 | \$118.56 |
| Mccleskey Place | 1 | 0.7% | 2,112 | 99 | \$280,000 | \$132.58 |
| Mt Olive | 1 | 0.7% | 1,245 | 37 | \$172,000 | \$138.15 |
| Nine Elms | 1 | 0.7% | 1,550 | 101 | \$165,000 | \$106.45 |
| Paige Place | 2 | 1.5% | 1,916 | 56 | \$274,500 | \$143.49 |
| Patriot Park | 2 | 1.5% | 1,437 | 35 | \$218,000 | \$151.59 |
| Pettys | 3 | 2.2% | 1,227 | 48 | \$172,500 | \$141.70 |
| Quail Run | 2 | 1.5% | 1,280 | 35 | \$176,750 | \$137.53 |

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 |
|-----------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| R S Morris | 4 | 3.0% | 1,541 | 44 | \$215,750 | \$151.90 |
| Ravenwood | 1 | 0.7% | 1,816 | 168 | \$275,000 | \$151.43 |
| Rolling Hills | 1 | 0.7% | 1,896 | 57 | \$259,000 | \$136.60 |
| Siloam Springs Original | 5 | 3.7% | 2,407 | 41 | \$287,100 | \$126.67 |
| South Haven | 1 | 0.7% | 2,096 | 59 | \$279,000 | \$133.11 |
| Stone Ridge | 3 | 2.2% | 1,888 | 65 | \$280,333 | \$152.65 |
| Stonecrest | 8 | 5.9% | 2,095 | 102 | \$338,945 | \$162.26 |
| Sweet Homes | 8 | 5.9% | 1,893 | 252 | \$295,566 | \$156.05 |
| Tara Heights | 2 | 1.5% | 2,599 | 62 | \$315,000 | \$121.09 |
| Teague's | 1 | 0.7% | 1,579 | 72 | \$160,000 | \$101.33 |
| Thompson | 1 | 0.7% | 2,461 | 142 | \$253,000 | \$102.80 |
| Villa View Estates | 1 | 0.7% | 3,498 | 129 | \$525,000 | \$150.09 |
| Vista View | 1 | 0.7% | 1,159 | 35 | \$200,000 | \$172.56 |
| Walnut Woods | 6 | 4.4% | 1,810 | 39 | \$290,967 | \$161.45 |
| Washington Court | 1 | 0.7% | 1,573 | 35 | \$285,337 | \$181.40 |
| Wm C Tates | 2 | 1.5% | 880 | 40 | \$155,000 | \$181.55 |
| Woodlands, The | 2 | 1.5% | 1,901 | 69 | \$289,750 | \$152.69 |
| Young & Bailey | 1 | 0.7% | 1,288 | 43 | \$193,000 | \$149.84 |
| Other | 5 | 3.7% | 1,415 | 80 | \$204,100 | \$137.31 |
| Western Hills | 1 | 0.5% | 1,566 | 51 | \$191,500 | \$122.29 |
| Wm C Tates | 1 | 0.5% | 1,696 | 59 | \$190,000 | \$112.03 |
| Wood Creek | 3 | 1.4% | 1,458 | 36 | \$205,500 | \$141.56 |
| Woodcreek | 1 | 0.5% | 1,428 | 19 | \$200,000 | \$140.06 |
| Woodlands, The | 4 | 1.8% | 1,645 | 45 | \$242,250 | \$147.17 |
| Young & Bailey | 1 | 0.5% | 1,524 | 24 | \$215,000 | \$141.08 |
| Other | 6 | 2.8% | 1,485 | 70 | \$157,333 | \$102.67 |
| Siloam Springs Houses Sold | 135 | 100.0% | 1,708 | 68 | \$251,200 | \$147.22 |

Unincorporated Areas in Benton County

Active Subdivisions

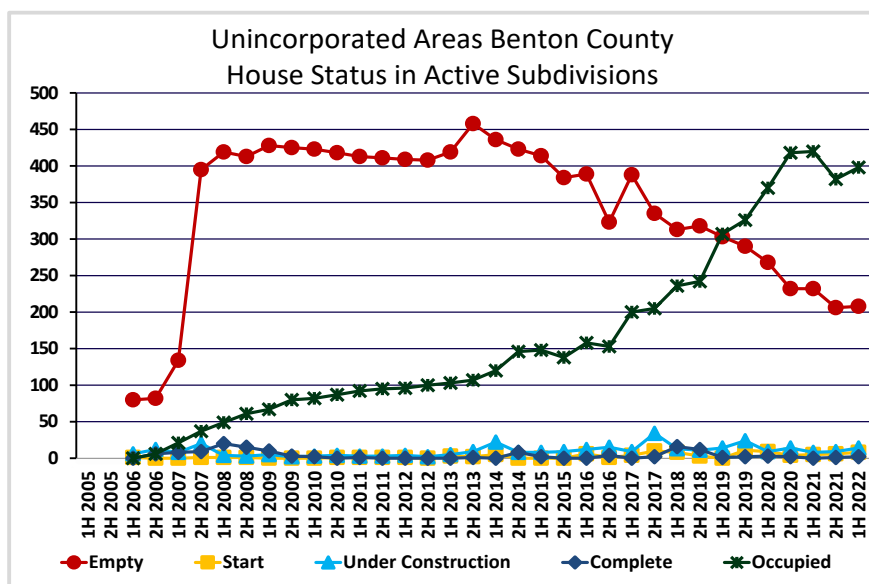
There were 630 total lots in 14 active subdivisions in Unincorporated Areas in Benton County in the first half of 2022. 63.2 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 2.2 percent were under construction, 1.3 percent were starts, and 33.0 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the first half of 2022 were Timber Ridge Estates with 5, Moonlight Valley with 3, and Pepper Hills with 2.

Pepper Hills had the most houses becoming occupied in Unincorporated Areas in Benton County with 3 houses in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 1 of the 14 active subdivisions in Unincorporated Areas in Benton County.

9 new houses in Unincorporated Areas in Benton County became occupied in the first half of 2022. The annual absorption rate implies that there are 154.7 months of remaining inventory in active subdivisions, up from 85.9 percent in the second half of 2021.



In 5 out of the 14 active subdivisions in Unincorporated Areas in Benton County, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 49.1 percent in the first half of 2022.

Additionally, no new lots in subdivisions received either preliminary or final approval by June 30, 2022.

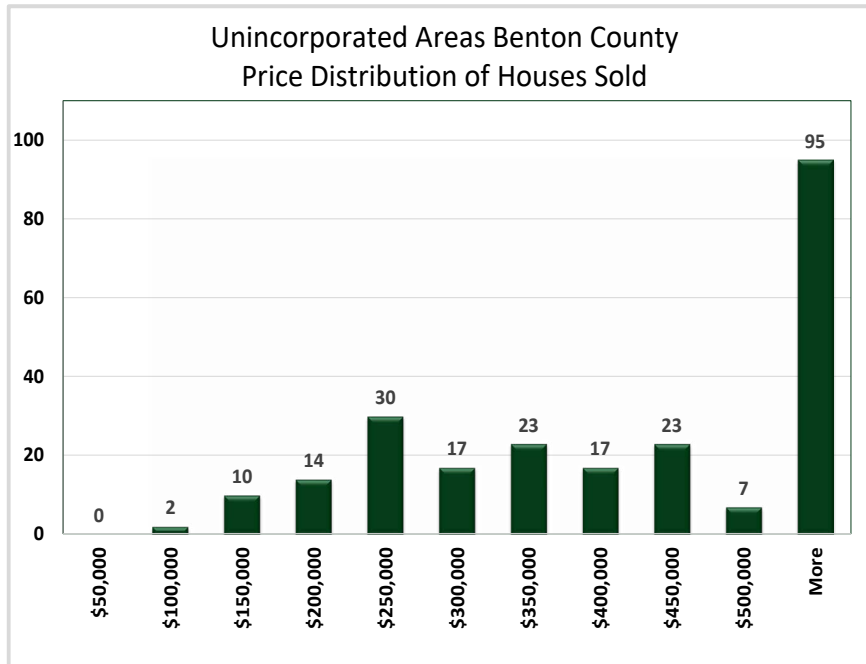
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|------------|----------|-----------|----------|------------|------------|----------|--------------|
| Beau Chalet | 16 | 0 | 0 | 0 | 28 | 44 | 1 | 192.0 |
| Charleston Park at Legendary | 4 | 0 | 0 | 0 | 104 | 108 | 0 | 16.0 |
| Crow's Nest 6th ^{1,2} | 6 | 0 | 0 | 0 | 9 | 15 | 0 | -- |
| Deer Haven | 2 | 0 | 0 | 0 | 123 | 125 | 1 | 24.0 |
| Esculapia Estates ¹ | 8 | 1 | 0 | 0 | 9 | 18 | 0 | -- |
| Greenstone Estate | 5 | 0 | 1 | 0 | 41 | 47 | 0 | 36.0 |
| Hawk's Landing ¹ | 14 | 0 | 1 | 1 | 1 | 17 | 0 | -- |
| Moonlight Valley | 14 | 1 | 3 | 0 | 16 | 34 | 1 | 108.0 |
| Ozark Hills ¹ | 25 | 2 | 0 | 0 | 1 | 28 | 0 | -- |
| Pepper Hills | 22 | 1 | 2 | 0 | 29 | 54 | 3 | 50.0 |
| Pleasant Meadows ¹ | 0 | 0 | 1 | 0 | 19 | 20 | 0 | -- |
| Sylvan Acres | 18 | 0 | 0 | 0 | 8 | 26 | 1 | 216.0 |
| Timber Ridge Estates | 32 | 3 | 5 | 1 | 8 | 49 | 1 | 492.0 |
| Ventris Cove Estates | 42 | 0 | 1 | 0 | 2 | 45 | 1 | 516.0 |
| Unincorporated Areas Benton County | 208 | 8 | 14 | 2 | 398 | 630 | 9 | 154.7 |

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.

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



238 houses were sold in Unincorporated Areas in Benton County in the first half of 2022.

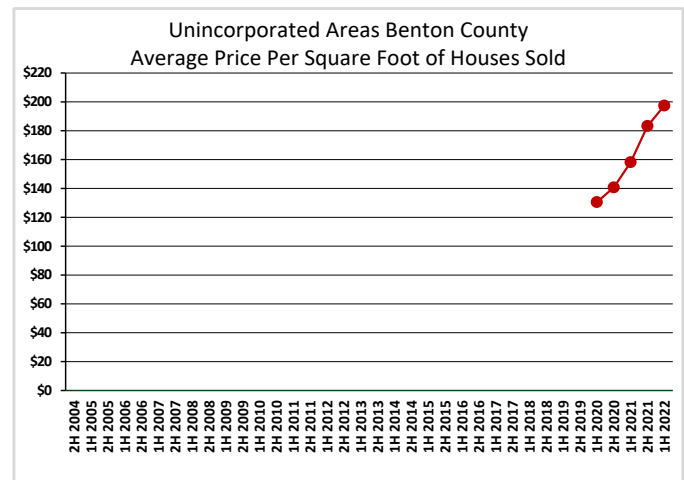
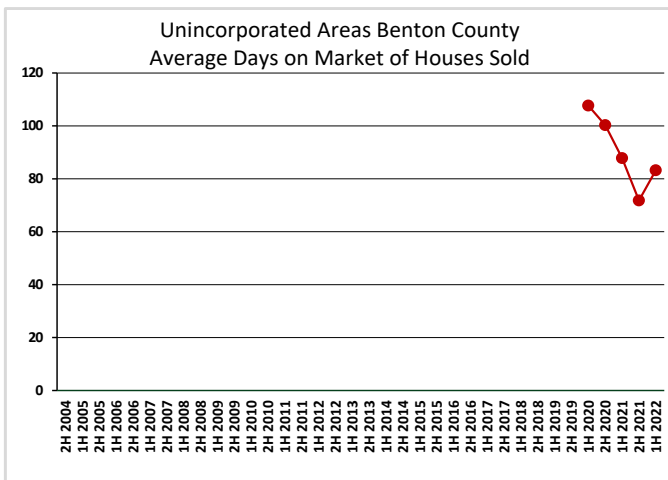
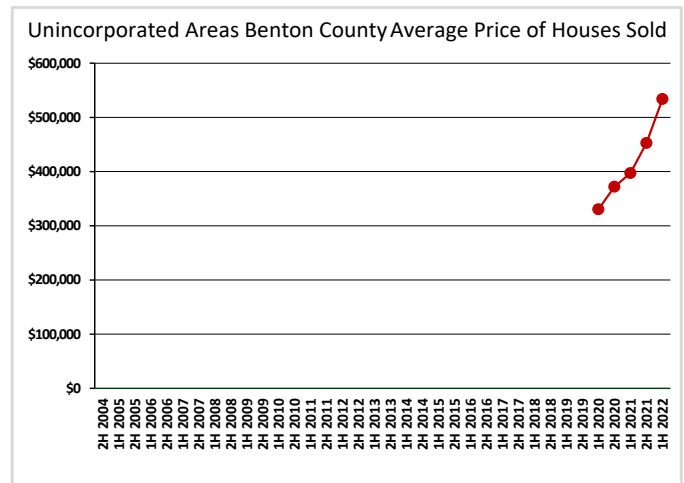
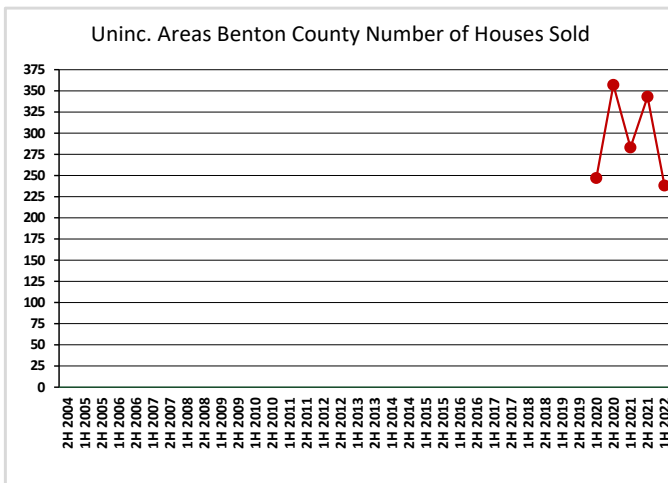
The average price of a house was \$533,846 at \$197.41 per square foot.

The median cost of a house was \$415,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 2 | 0.6% | 1,134 | 60 | 84.7% |
| \$100,001 - 150,000 | 10 | 3.1% | 1,100 | 54 | 97.5% |
| \$150,001 - \$200,000 | 14 | 4.3% | 1,393 | 66 | 90.9% |
| \$200,001 - \$250,000 | 30 | 9.3% | 1,727 | 68 | 98.4% |
| \$250,001 - \$300,000 | 17 | 5.3% | 1,623 | 57 | 98.4% |
| \$300,001 - \$350,000 | 23 | 7.1% | 2,164 | 75 | 99.8% |
| \$350,001 - \$400,000 | 17 | 5.3% | 2,113 | 54 | 103.5% |
| \$400,001 - \$450,000 | 23 | 7.1% | 2,717 | 87 | 97.6% |
| \$450,001 - \$500,000 | 7 | 2.2% | 2,629 | 102 | 100.6% |
| \$500,001+ | 95 | 29.5% | 3,601 | 104 | 98.9% |
| Total | 238 | 100.0% | 2,608 | 83 | 98.5% |

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



| Sold Characteristics Unincorporated-BC | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 283 | 343 | 238 | -15.9% | -30.6% |
| Average Price of Houses Sold | \$397,209 | \$452,780 | \$533,846 | 34.4% | 17.9% |
| Average Days on Market | 88 | 72 | 83 | -5.2% | 15.9% |
| Average Price per Square Foot | \$158.20 | \$183.33 | \$197.41 | 24.8% | 7.7% |
| Percentage of County Sales | 11.9% | 11.7% | 10.7% | -10.7% | -8.8% |
| Number of New Houses Sold | 16 | 16 | 8 | -50.0% | -50.0% |
| Average Price of New Houses Sold | \$289,886 | \$492,043 | \$580,197 | 100.1% | 17.9% |
| Average Days on Market of New Houses Sold | 181 | 103 | 182 | 0.6% | 76.1% |
| Number of Houses Listed | 75 | 67 | 105 | 40.0% | 56.7% |
| Average List Price of Houses Listed | \$611,884 | \$938,273 | \$928,119 | 51.7% | -1.1% |

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 |
|---------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Beaver Lake Estates | 1 | 0.4% | 1,647 | 180 | \$219,000 | \$132.97 |
| Beaver Shores | 9 | 3.8% | 1,912 | 83 | \$399,500 | \$185.11 |
| Brightwater | 1 | 0.4% | 2,235 | 118 | \$250,000 | \$111.86 |
| Brush Creek | 1 | 0.4% | 2,423 | 27 | \$412,000 | \$170.04 |
| City Lake View Estate | 1 | 0.4% | 3,300 | 367 | \$508,323 | \$154.04 |
| Club View Est | 1 | 0.4% | 3,290 | 249 | \$600,000 | \$182.37 |
| Crossings, The | 1 | 0.4% | 1,332 | 61 | \$200,000 | \$150.15 |
| Dawn Hill C C Resort | 3 | 1.3% | 2,019 | 61 | \$313,333 | \$153.45 |
| Dawn Hill C C Resort Twnh | 2 | 0.8% | 1,147 | 34 | \$93,550 | \$81.56 |
| Deep Water | 1 | 0.4% | 2,204 | 47 | \$365,200 | \$165.70 |
| Deer Haven | 2 | 0.8% | 1,390 | 49 | \$226,000 | \$163.04 |
| Del Lago Estates | 1 | 0.4% | 3,245 | 35 | \$1,095,000 | \$337.44 |
| Dimmit | 1 | 0.4% | 1,924 | 53 | \$350,000 | \$181.91 |
| Dogwood Estates | 1 | 0.4% | 2,803 | 94 | \$430,000 | \$153.41 |
| Dream Valley | 6 | 2.5% | 2,528 | 59 | \$385,195 | \$153.16 |
| Dutchmans | 2 | 0.8% | 2,610 | 62 | \$505,000 | \$191.85 |
| E N Coons | 2 | 0.8% | 1,837 | 68 | \$188,861 | \$111.63 |
| Eau Claire | 1 | 0.4% | 5,036 | 44 | \$800,000 | \$158.86 |
| Edgewood Urban Estate | 1 | 0.4% | 2,744 | 29 | \$450,000 | \$163.99 |
| Emburys | 1 | 0.4% | 1,585 | 41 | \$265,000 | \$167.19 |
| Esculapia Estates | 1 | 0.4% | 4,764 | 33 | \$1,850,000 | \$388.33 |
| Estates Of Lakeway, The | 2 | 0.8% | 3,522 | 168 | \$977,000 | \$277.69 |
| Feather Point Estate | 1 | 0.4% | 3,400 | 124 | \$835,000 | \$245.59 |
| Forest Park | 1 | 0.4% | 3,294 | 37 | \$428,000 | \$129.93 |
| Gene Hulet | 1 | 0.4% | 1,656 | 66 | \$420,000 | \$253.62 |
| Greenstone Estates | 1 | 0.4% | 3,505 | 140 | \$552,198 | \$157.55 |
| Heritage Hills | 1 | 0.4% | 3,685 | 29 | \$600,000 | \$162.82 |
| Hickory View Estates | 1 | 0.4% | 1,562 | 45 | \$434,000 | \$277.85 |
| Holiday Hills | 1 | 0.4% | 1,906 | 191 | \$425,000 | \$222.98 |
| Hoot Owl Hollow Heights | 1 | 0.4% | 1,760 | 60 | \$368,000 | \$209.09 |
| Huffman St | 1 | 0.4% | 1,046 | 24 | \$358,000 | \$342.26 |
| Indian Bow | 1 | 0.4% | 1,320 | 37 | \$165,400 | \$125.30 |
| Indian Point | 1 | 0.4% | 3,162 | 78 | \$779,000 | \$246.36 |
| Jarvis Acres | 1 | 0.4% | 4,526 | 35 | \$1,770,000 | \$391.07 |
| Lake Forrest Heights | 2 | 0.8% | 2,480 | 27 | \$276,500 | \$112.51 |
| Lakeshore Manor | 1 | 0.4% | 2,052 | 34 | \$450,000 | \$219.30 |
| Lakewood Estates | 1 | 0.4% | 2,590 | 196 | \$635,000 | \$245.17 |

Unincorporated Areas in Benton County

Characteristics of Houses Sold

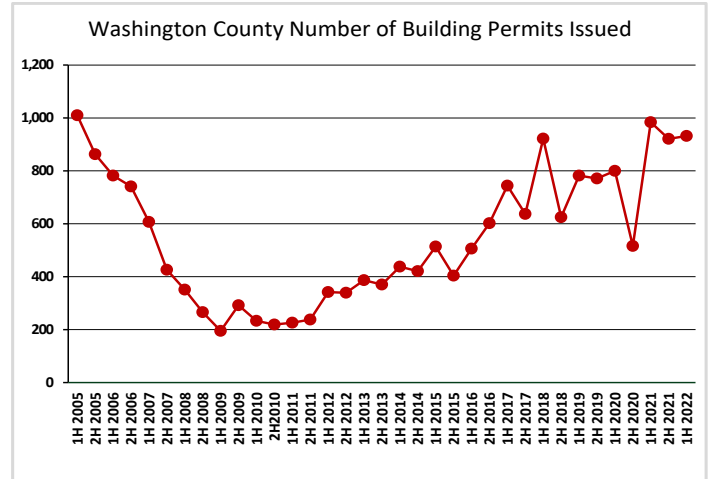
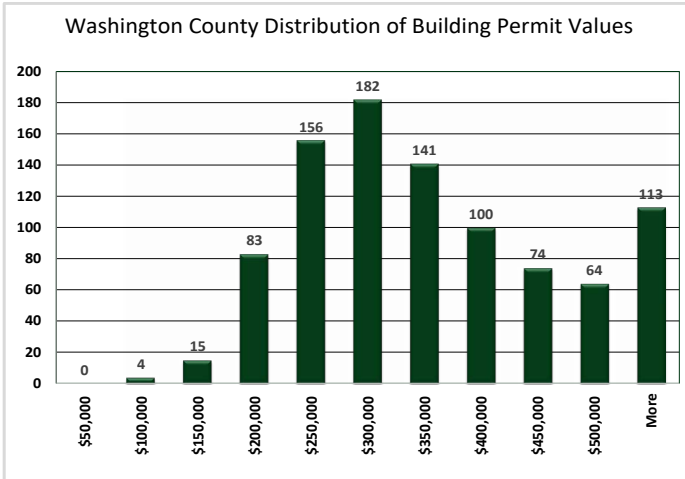
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Little Hickory Meadows | 1 | 0.4% | 1,450 | 25 | \$279,000 | \$192.41 |
| Little Sugar Estates | 1 | 0.4% | 7,300 | 477 | \$2,000,000 | \$273.97 |
| Lost Bridge Village | 6 | 2.5% | 2,460 | 65 | \$617,333 | \$255.48 |
| Mack Grimes | 2 | 0.8% | 2,263 | 52 | \$377,500 | \$166.69 |
| Maple Point | 1 | 0.4% | 5,506 | 272 | \$2,500,000 | \$454.05 |
| Meadow Wood | 2 | 0.8% | 2,736 | 60 | \$337,500 | \$123.32 |
| Monte Ne Original | 1 | 0.4% | 1,857 | 15 | \$385,000 | \$207.32 |
| Monte Ne Shores | 1 | 0.4% | 1,843 | 44 | \$335,000 | \$181.77 |
| Moonlight Valley | 1 | 0.4% | 1,944 | 29 | \$381,000 | \$195.99 |
| Moulder Hollow | 2 | 0.8% | 2,880 | 33 | \$942,500 | \$318.12 |
| North Hickory Hills | 1 | 0.4% | 1,497 | 39 | \$215,000 | \$143.62 |
| Oak Cliff Estates | 1 | 0.4% | 1,512 | 38 | \$580,000 | \$383.60 |
| Oak Crest Estates | 2 | 0.8% | 1,717 | 53 | \$235,000 | \$136.89 |
| Oak Hills | 1 | 0.4% | 5,173 | 207 | \$700,000 | \$135.32 |
| Oak Park | 1 | 0.4% | 2,735 | 88 | \$435,000 | \$159.05 |
| Oak View | 1 | 0.4% | 1,662 | 27 | \$247,000 | \$148.62 |
| Orndorff Acres | 2 | 0.8% | 2,373 | 39 | \$292,500 | \$141.83 |
| Ozark Orchard Co | 2 | 0.8% | 2,137 | 134 | \$282,500 | \$143.39 |
| Panorama Park | 2 | 0.8% | 3,668 | 186 | \$602,500 | \$173.76 |
| Pepper Hills | 1 | 0.4% | 3,600 | 31 | \$659,000 | \$183.06 |
| Pine Ridge Estates | 1 | 0.4% | 2,268 | 90 | \$375,000 | \$165.34 |
| Pleasure Heights | 3 | 1.3% | 948 | 63 | \$132,833 | \$141.65 |
| Plentywood Farms | 1 | 0.4% | 3,382 | 35 | \$751,000 | \$222.06 |
| Posy Mountain Ranch | 2 | 0.8% | 1,910 | 61 | \$323,000 | \$166.75 |
| Prairie Meadow Estates | 1 | 0.4% | 3,223 | 242 | \$616,753 | \$191.36 |
| Putmans | 1 | 0.4% | 3,957 | 37 | \$650,000 | \$164.27 |
| Rader | 1 | 0.4% | 1,734 | 45 | \$339,500 | \$195.79 |
| Rivercliff Farms | 2 | 0.8% | 2,769 | 69 | \$622,500 | \$224.23 |
| Rohrbough | 1 | 0.4% | 3,674 | 119 | \$450,000 | \$122.48 |
| Runnymede | 1 | 0.4% | 3,519 | 46 | \$515,000 | \$146.35 |
| Rush Estates | 1 | 0.4% | 1,480 | 51 | \$315,000 | \$212.84 |
| Seratts | 1 | 0.4% | 2,289 | 72 | \$1,277,000 | \$557.89 |
| Shady Acres | 1 | 0.4% | 1,566 | 31 | \$240,000 | \$153.26 |
| South Sun Estates | 1 | 0.4% | 3,304 | 101 | \$540,000 | \$163.44 |
| Spring Hollow | 1 | 0.4% | 2,787 | 118 | \$480,000 | \$172.23 |
| Stone Ridge Estates | 2 | 0.8% | 3,091 | 39 | \$705,000 | \$226.21 |

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 |
|--|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Sugar Hollow Acres | 2 | 0.8% | 3,468 | 40 | \$515,000 | \$154.09 |
| Sunset Bay | 1 | 0.4% | 3,430 | 81 | \$580,000 | \$169.10 |
| Sycamore Heights | 2 | 0.8% | 2,353 | 50 | \$355,000 | \$140.65 |
| Talamore | 2 | 0.8% | 4,907 | 51 | \$1,073,750 | \$218.61 |
| Tanglewood | 4 | 1.7% | 4,066 | 65 | \$1,353,750 | \$377.09 |
| Timber Lake Estates | 1 | 0.4% | 2,232 | 43 | \$404,925 | \$181.42 |
| Timber Ridge Estates | 1 | 0.4% | 2,771 | 281 | \$475,000 | \$171.42 |
| Townsends | 1 | 0.4% | 2,674 | 45 | \$570,000 | \$213.16 |
| Vans Lakeside Acres | 2 | 0.8% | 3,397 | 61 | \$533,625 | \$158.72 |
| Vista Shores | 1 | 0.4% | 1,400 | 39 | \$137,000 | \$97.86 |
| Water Lou Estates | 1 | 0.4% | 4,379 | 55 | \$840,000 | \$191.82 |
| Waterford Park | 1 | 0.4% | 4,719 | 53 | \$975,000 | \$206.61 |
| Whispering Woods | 1 | 0.4% | 2,382 | 28 | \$850,000 | \$356.84 |
| Wildflower Point | 1 | 0.4% | 7,845 | 189 | \$3,200,000 | \$407.90 |
| Windy Hills Estates | 1 | 0.4% | 1,200 | 96 | \$250,000 | \$208.33 |
| Woodridge Manor | 1 | 0.4% | 1,496 | 60 | \$630,000 | \$421.12 |
| Other | 104 | 43.7% | 2,552 | 89 | \$495,868 | \$192.40 |
| Unincorporated Areas in Benton County | 238 | 100.0% | 2,608 | 83 | \$533,846 | \$197.41 |

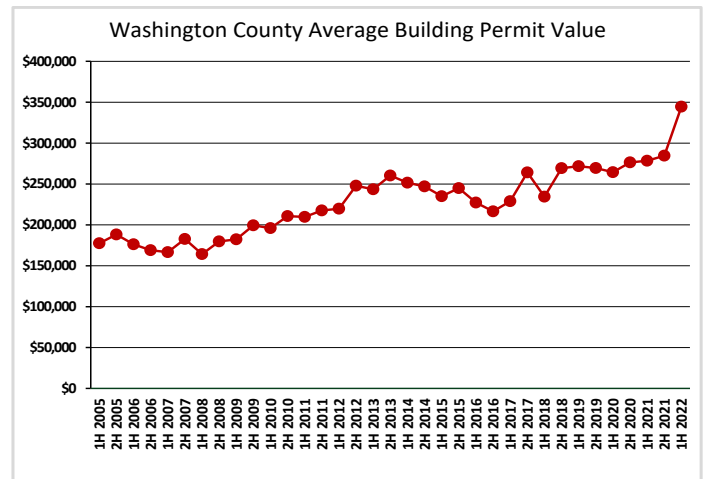
Washington County Building Permits



932 building permits were issued in Washington County during the first half of 2022. This is 1.2 percent increase from the 921 permits issued in second half of 2021.

The average building permit value also increased from \$284,593 in the second half of 2021 to \$344,490 in the first half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

In the pipeline, Washington County has an additional 5,509 lots in 67 subdivisions in the preliminary or final plat status in the first half of 2022.

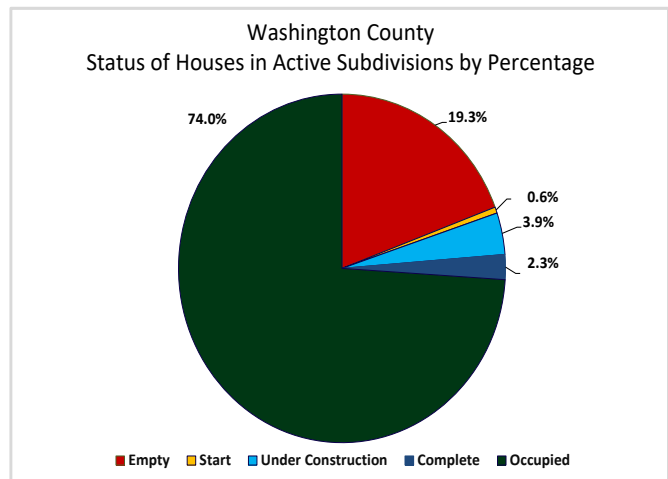
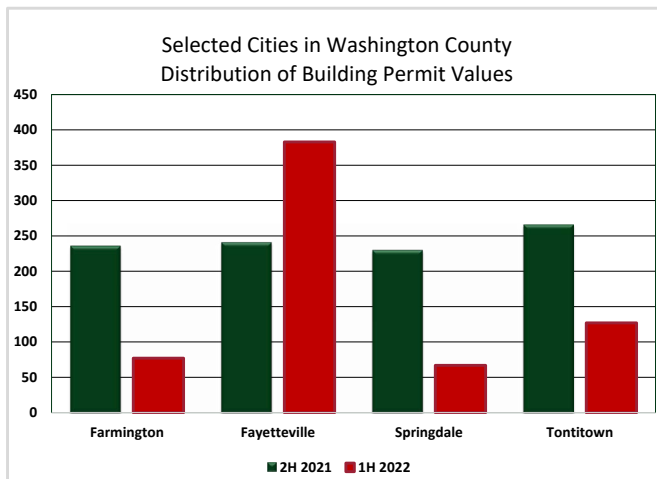


| Washington County Building Permits | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 984 | 921 | 932 | -5.3% | 1.2% |
| Average Value of Residential Building Permits | \$278,357 | \$284,593 | \$344,490 | 23.8% | 21.0% |

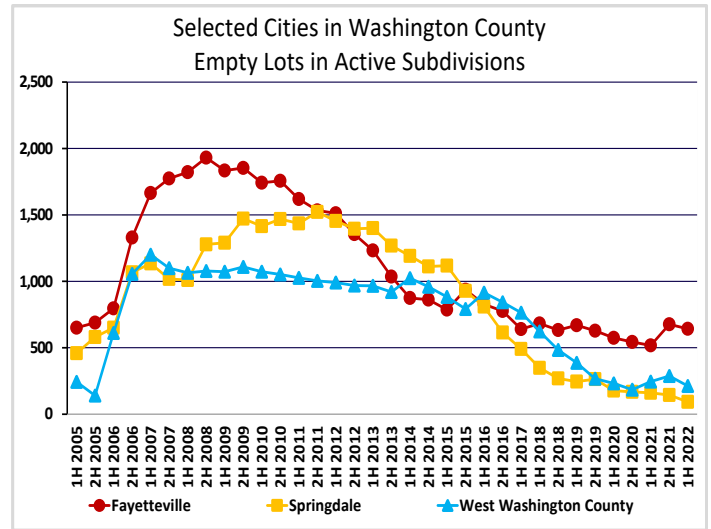
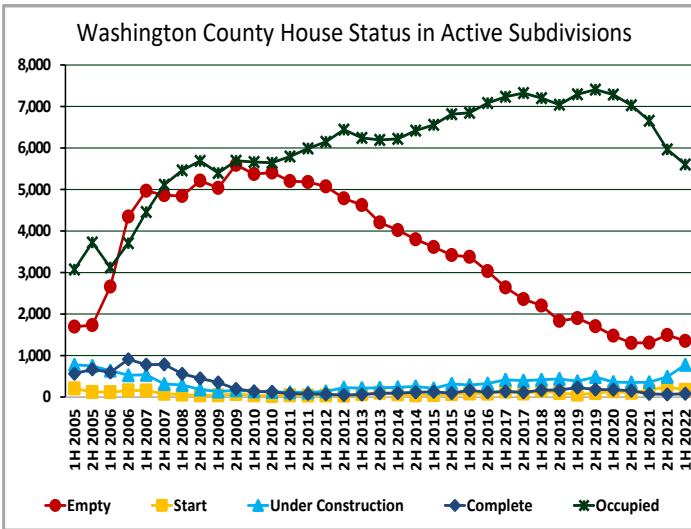
Washington County

Building Permits in Selected Cities

| Building Permit Values Washington County | \$50,000 | \$100,000 | \$100,000 | \$200,000 | \$250,000 | \$300,000 | \$350,000 | \$400,000 | \$450,000 | \$500,000 | More | 1H 2022 | 2H 2021 | % WC | % NWA |
|--|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------|---------|---------|--------|-------|
| Elkins | 0 | 0 | 2 | 35 | 18 | 0 | 1 | 0 | 0 | 0 | 0 | 56 | 9 | 6.0% | 1.9% |
| Elm Springs | 0 | 0 | 0 | 1 | 0 | 3 | 14 | 0 | 0 | 1 | 9 | 28 | 23 | 3.0% | 1.0% |
| Farmington | 0 | 0 | 1 | 0 | 24 | 16 | 11 | 3 | 3 | 8 | 11 | 77 | 236 | 8.3% | 2.7% |
| Fayetteville | 0 | 4 | 8 | 9 | 12 | 40 | 62 | 61 | 62 | 46 | 79 | 383 | 241 | 41.1% | 13.3% |
| Goshen | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 3 | 3 | 10 | 12 | 1.1% | 0.3% |
| Greenland | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 1 | 5 | 1 | 0.5% | 0.2% |
| Johnson | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 5 | 9 | 12 | 1.0% | 0.3% |
| Lincoln | 0 | 0 | 2 | 5 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 9 | 4 | 1.0% | 0.3% |
| Prairie Grove | 0 | 0 | 1 | 30 | 21 | 86 | 14 | 4 | 0 | 0 | 1 | 157 | 24 | 16.8% | 5.4% |
| Springdale | 0 | 0 | 0 | 2 | 3 | 6 | 36 | 12 | 4 | 3 | 1 | 67 | 128 | 7.2% | 2.3% |
| Tontitown | 0 | 0 | 0 | 0 | 77 | 25 | 1 | 18 | 3 | 0 | 3 | 127 | 230 | 13.6% | 4.4% |
| West Fork | 0 | 0 | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | 0.4% | 0.1% |
| West Washington County | 0 | 0 | 5 | 36 | 45 | 107 | 25 | 9 | 3 | 9 | 13 | 252 | 266 | 27.0% | 8.7% |
| Washington County | 0 | 4 | 15 | 83 | 156 | 182 | 141 | 100 | 74 | 64 | 113 | 932 | 921 | 100.0% | 32.3% |

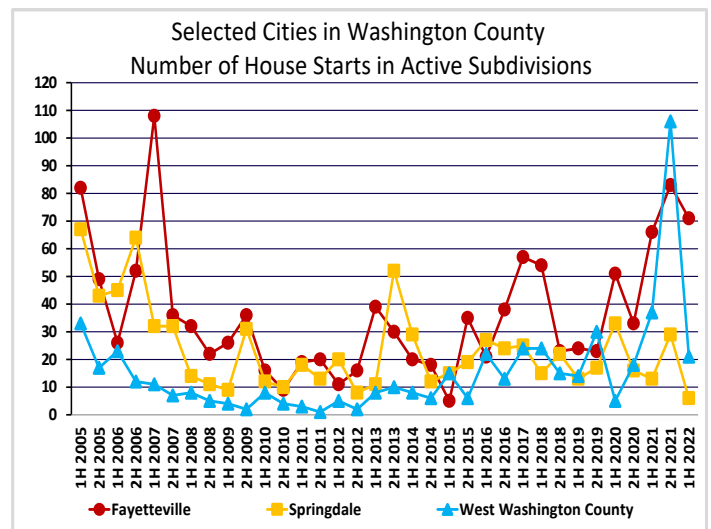


Washington County Active Subdivisions



There were 7,956 total lots in 144 active subdivisions in Washington County in the first half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2022. 70.3 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 9.8 percent were under construction, 2.1 percent were starts, while 16.8 percent were empty lots.

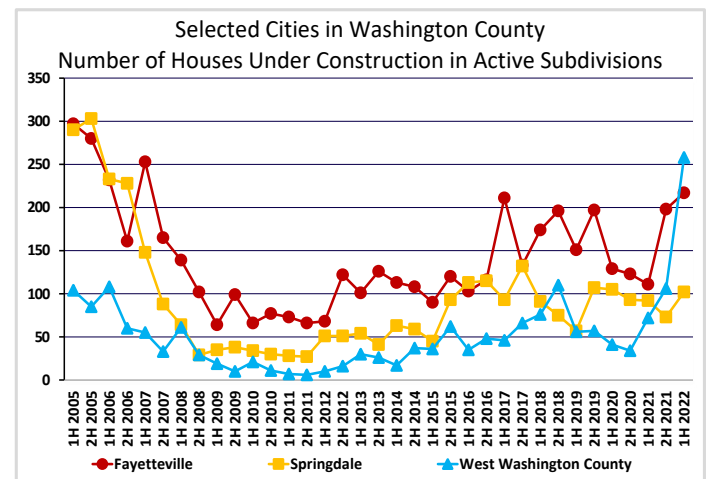
During the first half of 2022, 746 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 23.7 months of lot inventory at the end of first half of 2022. This is down from 26.3 months of inventory at the end of the second half of 2021.



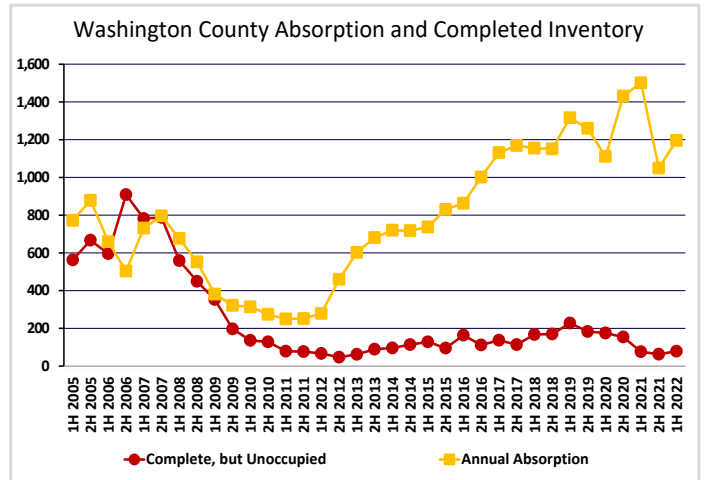
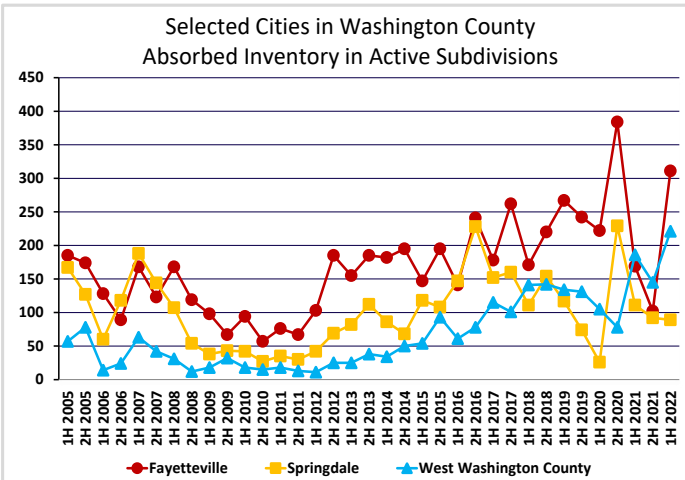
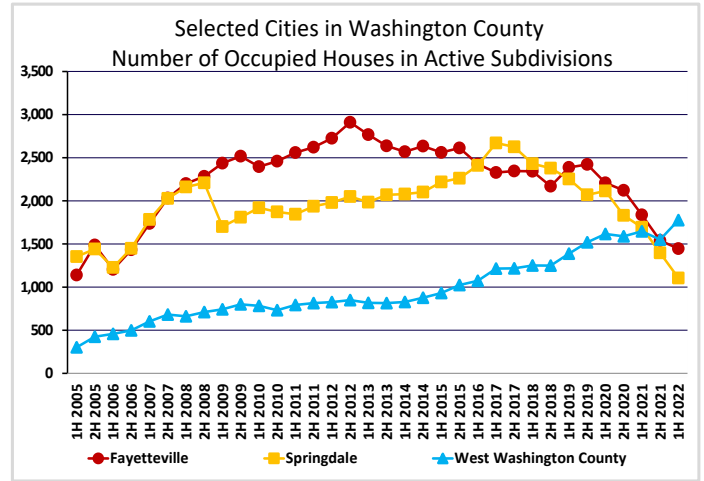
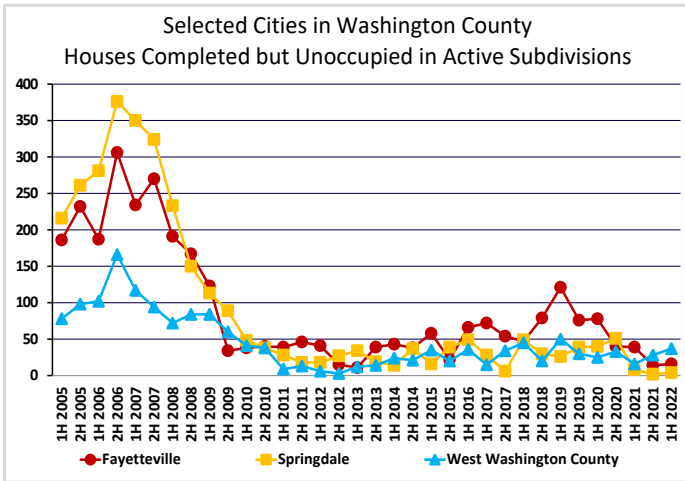
Overall, in 31 out of the 144 active subdivisions in Benton County, no absorption occurred in the last year.

In the first half of 2022, Villages of Sloanbrook in Fayetteville had the most absorbed lots becoming occupied at 127, Riverwalk, in Fayetteville and Cedar Crest in Farmington followed with 52. Hickory Meadows in Tontitown had the most houses under construction with 65. Goose Creek in Farmington had 55, and Wagon Wheel Crossing in Farmington followed, with 44.

No new construction or progress in existing construction has occurred in the last year in 17 each of the 144 active subdivisions in the Washington County.



Washington County Active Subdivisions



No new absorption has occurred in 32 of these subdivisions.

The table on the right shows and additional 5,509 final and preliminary lots for Washington County.

| Washington County | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|-------------------------|--|----------------------------------|
| Farmington | 7 | 882 |
| Fayetteville | 30 | 2231 |
| Goshen | 2 | 57 |
| Lincoln | 1 | 11 |
| Prairie Grove | 7 | 631 |
| Springdale | 16 | 1521 |
| Tontitown | 4 | 176 |
| Washington Total | 67 | 5,509 |

Washington County Owner Occupied Trend

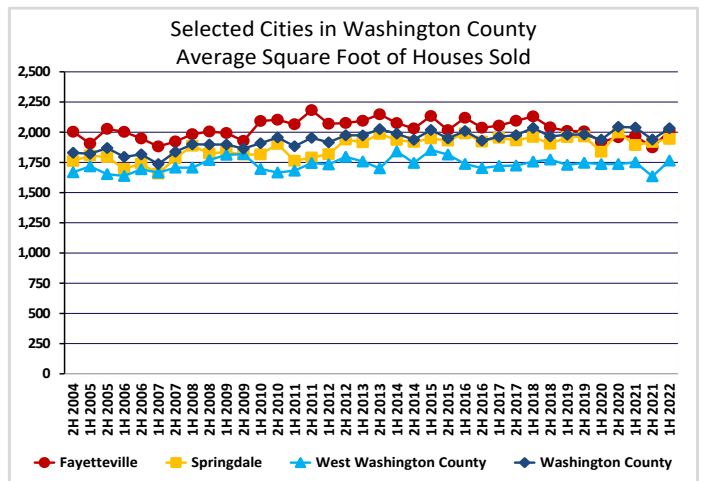
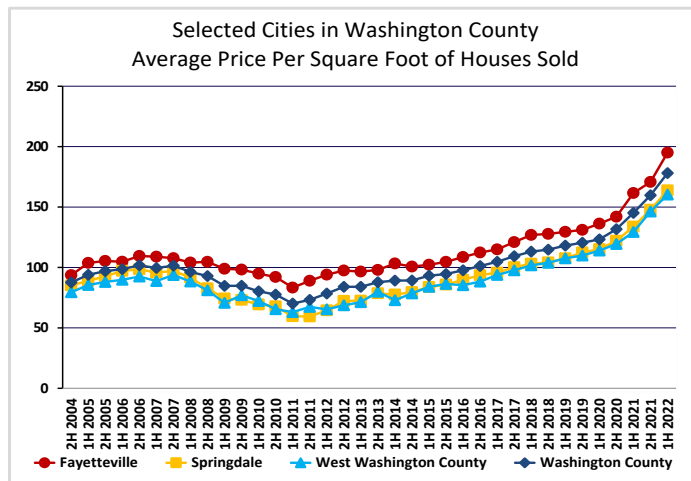
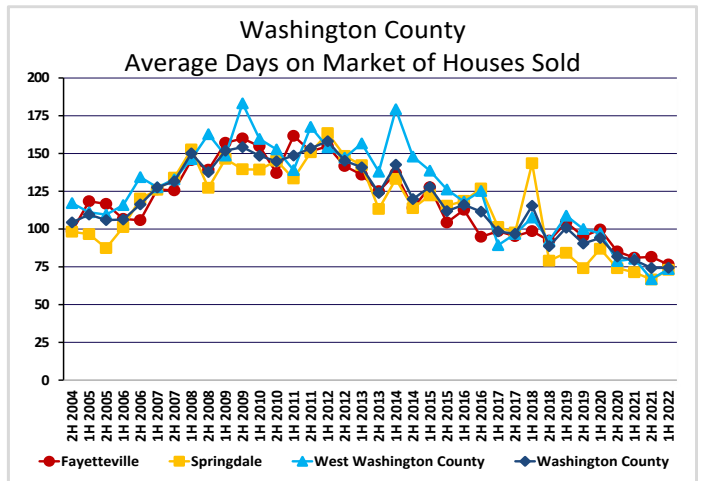
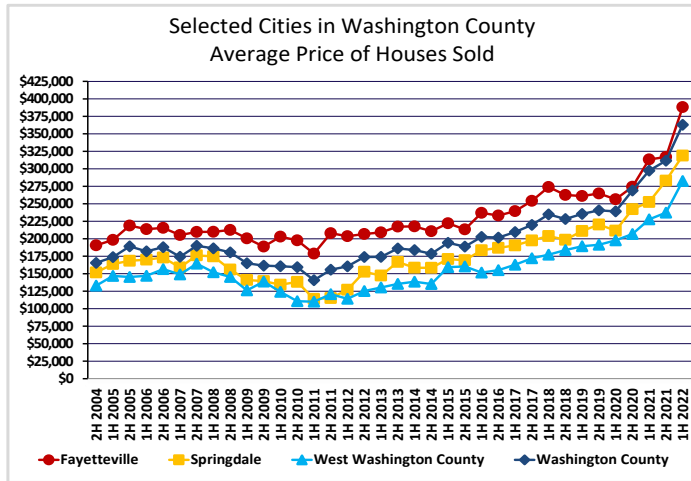
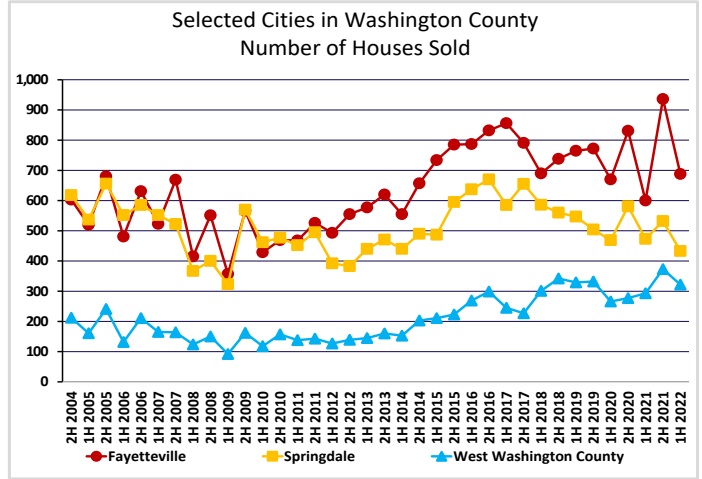
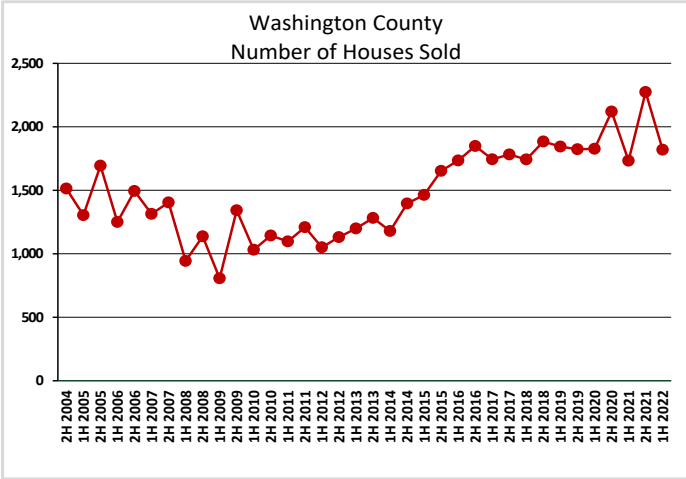
| Washington County Owner Occupied by City | 2012 | 2013 | 2014 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Elkins | 69.8% | 70.9% | 70.8% | 68.7% | 68.8% | 69.2% | 67.9% | 68.8% | 69.0% | 68.9% | 68.9% | 69.6% |
| Elm Springs | 79.8% | 79.5% | 79.3% | 77.7% | 77.6% | 78.9% | 77.8% | 74.1% | 74.0% | 71.9% | 71.9% | 73.8% |
| Farmington | 69.8% | 69.9% | 69.7% | 67.1% | 67.4% | 69.3% | 70.2% | 69.8% | 67.4% | 67.8% | 67.8% | 69.1% |
| Fayetteville | 59.2% | 58.6% | 58.3% | 55.9% | 56.0% | 55.9% | 56.5% | 55.9% | 54.5% | 54.2% | 54.2% | 54.6% |
| Goshen | 78.3% | 72.4% | 73.5% | 71.1% | 71.1% | 74.2% | 75.6% | 80.9% | 81.4% | 78.9% | 78.9% | 78.9% |
| Greenland | 68.5% | 67.9% | 67.3% | 66.8% | 67.5% | 68.4% | 69.8% | 70.3% | 72.7% | 74.3% | 74.3% | 74.3% |
| Johnson | 59.5% | 58.6% | 57.9% | 56.3% | 56.3% | 55.8% | 56.5% | 55.1% | 54.3% | 54.6% | 54.6% | 54.6% |
| Lincoln | 62.8% | 61.0% | 60.2% | 56.6% | 57.1% | 57.0% | 57.6% | 56.8% | 55.3% | 58.4% | 58.4% | 58.4% |
| Prairie Grove | 68.7% | 67.6% | 68.0% | 65.2% | 65.2% | 65.7% | 66.6% | 62.9% | 63.1% | 64.5% | 64.5% | 64.5% |
| Springdale | 64.7% | 64.1% | 74.2% | 72.6% | 62.2% | 62.5% | 63.4% | 64.0% | 62.7% | 62.8% | 62.8% | 62.8% |
| Tontitown | 78.2% | 77.9% | 63.4% | 76.3% | 78.1% | 73.4% | 71.3% | 63.7% | 70.7% | 71.9% | 71.9% | 71.9% |
| West Fork | 71.2% | 70.5% | 78.3% | 69.3% | 69.2% | 69.4% | 69.7% | 71.7% | 70.9% | 70.9% | 70.9% | 71.4% |
| Winslow | 63.0% | 65.0% | 70.0% | 62.8% | 62.8% | 65.2% | 65.7% | 71.0% | 63.0% | 60.4% | 60.4% | 60.4% |
| Rural-WC | 75.3% | 74.7% | 63.5% | 62.3% | 73.0% | 72.3% | 72.8% | 60.6% | 73.0% | 72.9% | 72.9% | 73.7% |
| Washington County | 64.9% | 64.3% | 63.9% | 62.0% | 62.1% | 62.2% | 62.4% | 62.2% | 61.7% | 61.7% | 61.7% | 62.1% |

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 2022 are provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 62.1 percent in the first half of 2022. This represents a decline of owner-occupied homes of 2.8% over the 10 year time span.

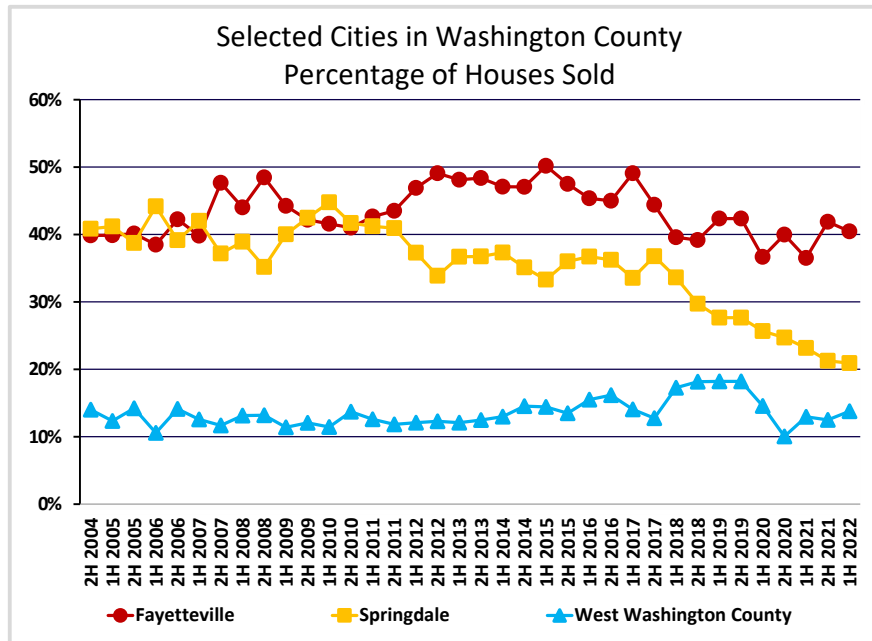
1,819 houses were sold in Washington County during the first half of 2022. The average price of a house was \$362,924 at \$160.38 per square foot. The median cost of a house sold in Washington County was \$315,000. The table below the graph covers a yearly and semi-yearly trend for house sales in Washington County.

| Sold Characteristics in Washington County | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 1,733 | 2,274 | 1,819 | 5.0% | -20.0% |
| Average Price of Houses Sold | \$297,343 | \$311,572 | \$362,924 | 22.1% | 16.5% |
| Average Days on Market | 79 | 74 | 74 | -6.5% | 0.2% |
| Average Price per Square Foot | \$129.36 | \$146.31 | \$160.38 | 22.7% | 11.5% |
| Percentage of County Sales | 100.0% | 100.0% | 100.0% | 0.0% | 0.0% |
| Number of New Houses Sold | 328 | 505 | 426 | 29.9% | -15.6% |
| Average Price of New Houses Sold | \$303,272 | \$323,196 | \$371,267 | 22.4% | 14.9% |
| Average Days on Market of New Houses Sold | 140 | 143 | 136 | -2.8% | -4.8% |
| Number of Houses Listed | 332 | 280 | 241 | 75.7% | 104.1% |
| Average List Price of Houses Listed | \$525,654 | \$539,618 | \$531,082 | 1.0% | -1.6% |

Washington County Houses Sold

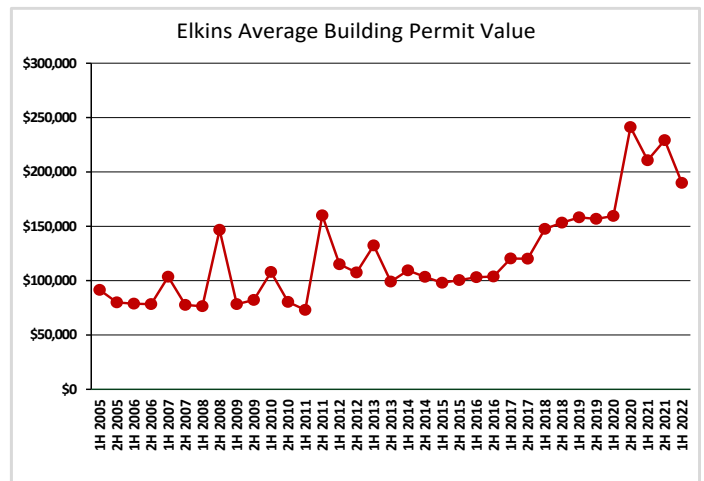
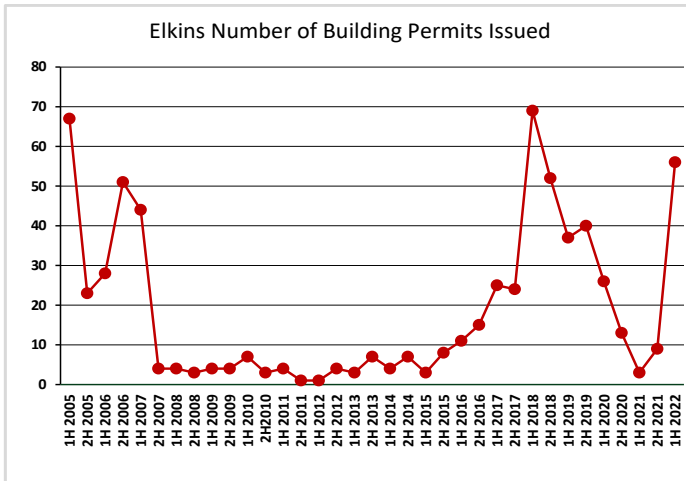


Washington County Sold Houses by City and Characteristics



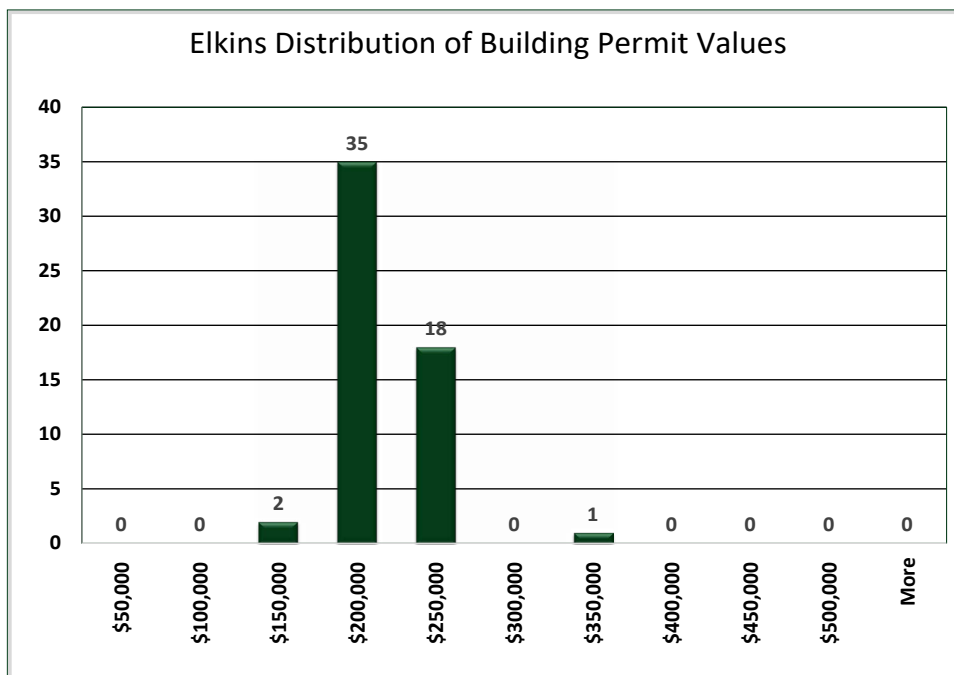
| Washington County | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of County Sales |
|-------------------------------|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Canehill | -- | -- | -- | 0 | 0.0% |
| Elkins | \$239,194 | \$159.41 | 47 | 43 | 2.4% |
| Elm Springs | \$572,164 | \$190.93 | 102 | 39 | 2.1% |
| Evansville | -- | -- | -- | 0 | 0.0% |
| Farmington | \$301,754 | \$169.16 | 93 | 162 | 8.9% |
| Fayetteville | \$388,208 | \$195.01 | 76 | 688 | 37.8% |
| Goshen | \$583,812 | \$184.44 | 131 | 23 | 1.3% |
| Greenland | \$333,533 | \$150.33 | 76 | 12 | 0.7% |
| Johnson | \$469,416 | \$181.30 | 76 | 25 | 1.4% |
| Lincoln | \$181,435 | \$110.41 | 70 | 26 | 1.4% |
| Mountainburg | -- | -- | -- | 0 | 0.0% |
| Prairie Grove | \$270,080 | \$161.16 | 47 | 106 | 5.8% |
| Springdale | \$318,942 | \$163.83 | 73 | 433 | 23.8% |
| Summers | \$100,000 | \$76.92 | 26 | 1 | 0.1% |
| Tontitown | \$469,059 | \$188.85 | 55 | 59 | 3.2% |
| West Fork | \$295,191 | \$155.13 | 54 | 16 | 0.9% |
| Winslow | -- | -- | -- | 0 | 0.0% |
| No City WC | \$421,922 | \$177.21 | 71 | 186 | 10.2% |
| Washington County Sold | \$362,924 | \$178.12 | 74 | 1,819 | 100.0% |

Elkins Building Permits



| Elkins | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 3 | 9 | 56 | 1766.7% | 522.2% |
| Average Value of Residential Building Permits | \$210,672 | \$229,155 | \$189,833 | -9.9% | -17.2% |

Additional lots in Stokenbury phases will contribute to an upward trend for a larger number of building permits and new construction in Elkins in 2022.



Elkins

Active Subdivisions

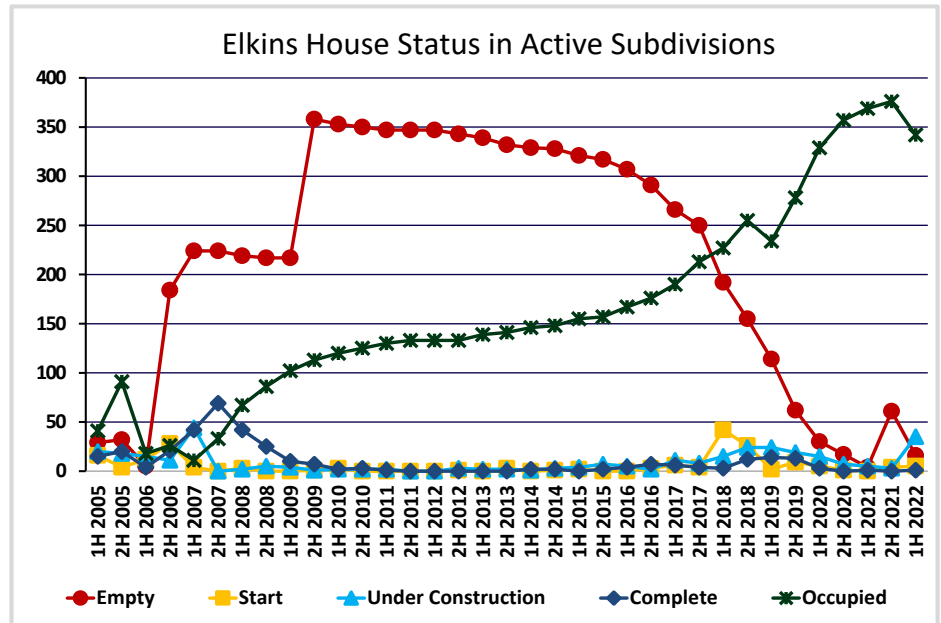
There were 399 total lots in 4 active subdivisions in Elkins in the first half of 2022. 85.7 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 8.8 were under construction, 1.3 percent were starts, and 4.0 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the first half of 2022 were Stokenbury Farms, Phase II with 34, Oakleaf Manor with 1.

Stokenbury Farms, Phase II had the most houses becoming occupied in Elkins with 8 houses. An additional 2 houses in Oakleaf Manor became occupied in the first half of 2022.

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

The annual absorption rate implies that there are 38.0 months of remaining inventory in active subdivisions, down from 42.9 percent in the second half of 2021.



In all of the 3 of the 4 active subdivisions in Elkins, absorption occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 69.6 percent in the first half of 2022.

Additionally, no new subdivisions or lots received either preliminary or final approval by June 30, 2022

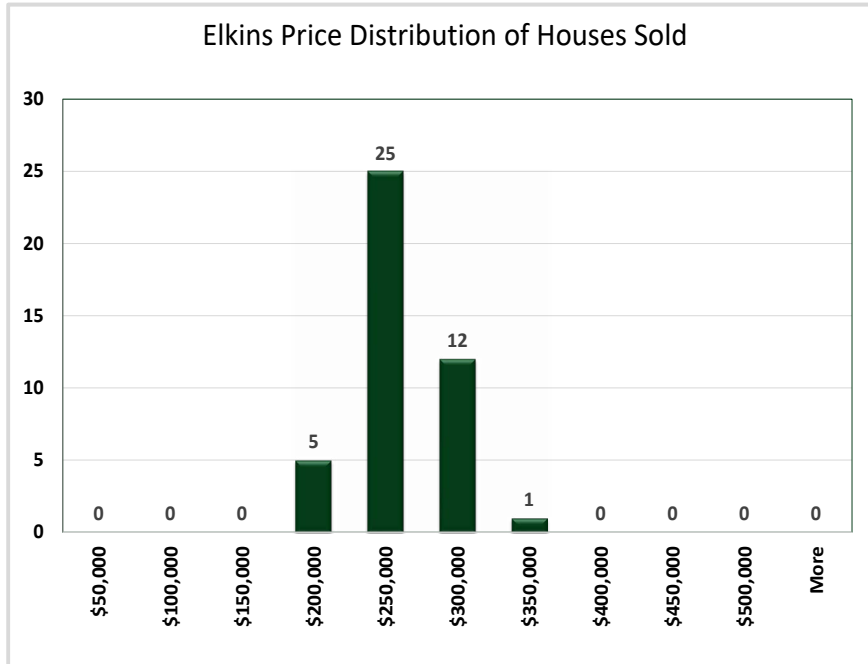
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|----------------------------|-----------|----------|-----------|----------|------------|------------|-----------|-------------|
| Elkridge Plantation | 0 | 0 | 0 | 0 | 51 | 51 | 2 | 0.0 |
| Oakleaf Manor | 0 | 0 | 1 | 0 | 147 | 148 | 0 | 4.0 |
| Stokenbury Farms | 0 | 0 | 0 | 0 | 136 | 136 | 1 | 0.0 |
| Stokenbury Farms, Phase II | 16 | 5 | 34 | 1 | 8 | 64 | 8 | 84.0 |
| Active Subdivision | 16 | 5 | 35 | 1 | 342 | 399 | 11 | 38.0 |

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.

Elkins

Price Distribution of Houses Sold



43 houses were sold in Elkins in the first half of 2022.

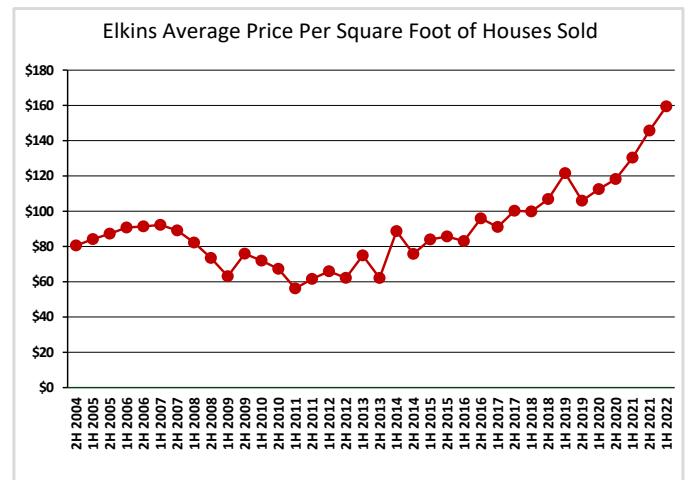
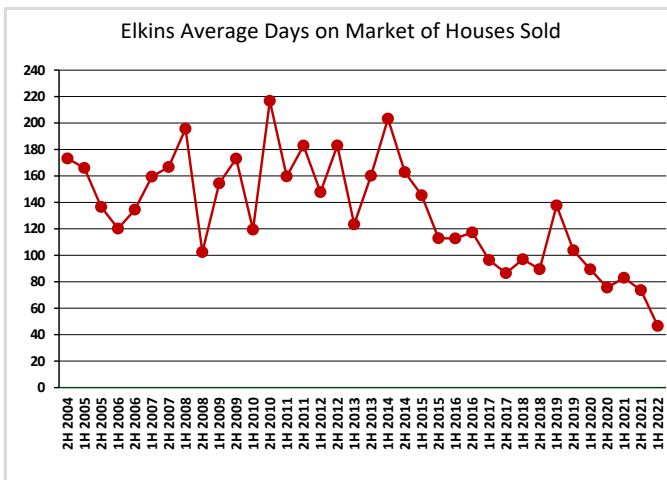
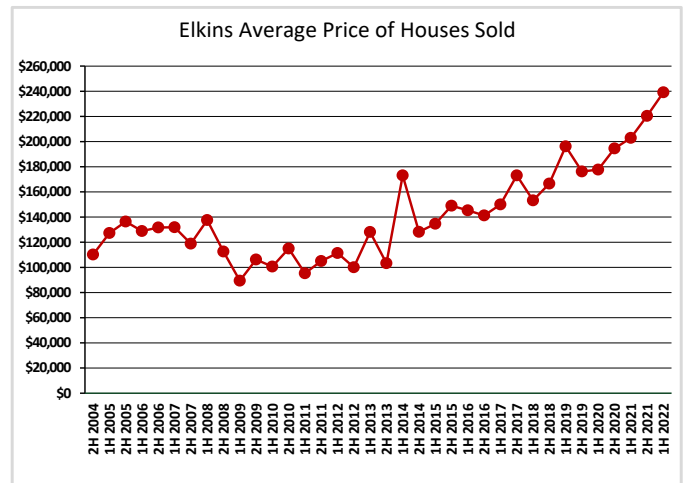
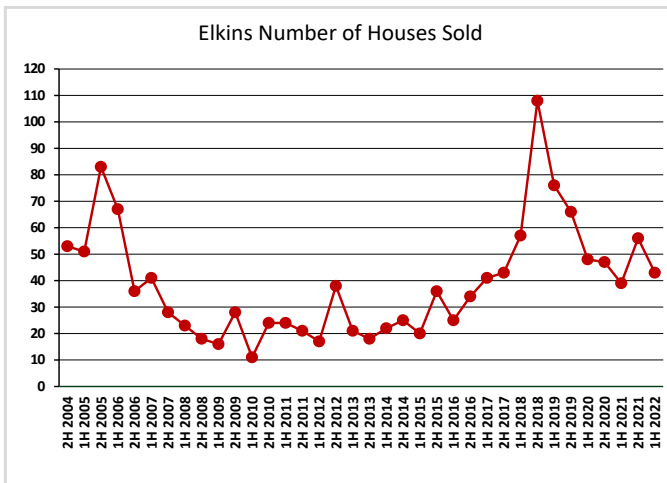
The average price of a house was \$239,194 at \$159.41 per square foot.

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

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 5 | 11.6% | 1,207 | 54 | 98.5% |
| \$200,001 - \$250,000 | 25 | 58.1% | 1,489 | 46 | 100.5% |
| \$250,001 - \$300,000 | 12 | 27.9% | 1,637 | 46 | 102.3% |
| \$300,001 - \$350,000 | 1 | 2.3% | 2,658 | 38 | 97.4% |
| \$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 Sold | 43 | 100.0% | 1,525 | 47 | 100.7% |

Elkins

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 39 | 56 | 43 | 10.3% | -23.2% |
| Average Price of Houses Sold | \$202,947 | \$220,393 | \$239,194 | 17.9% | 8.5% |
| Average Days on Market | 83 | 74 | 47 | -43.9% | -36.7% |
| Average Price per Square Foot | \$130.35 | \$145.67 | \$159.41 | 22.3% | 9.4% |
| Percentage of County Sales | 1.5% | 1.7% | 1.6% | 1.4% | -10.6% |
| Number of New Houses Sold | 4 | 3 | 7 | 75.0% | 133.3% |
| Average Price of New Houses Sold | \$274,792 | \$258,223 | \$252,949 | -7.9% | -2.0% |
| Average Days on Market of New Houses Sold | 190 | 204 | 63 | -66.9% | -69.1% |
| Number of Houses Listed | 1 | 1 | 16 | 1500.0% | 1500.0% |
| Average List Price of Houses Listed | \$375,000 | \$235,000 | \$256,187 | -31.7% | 9.0% |

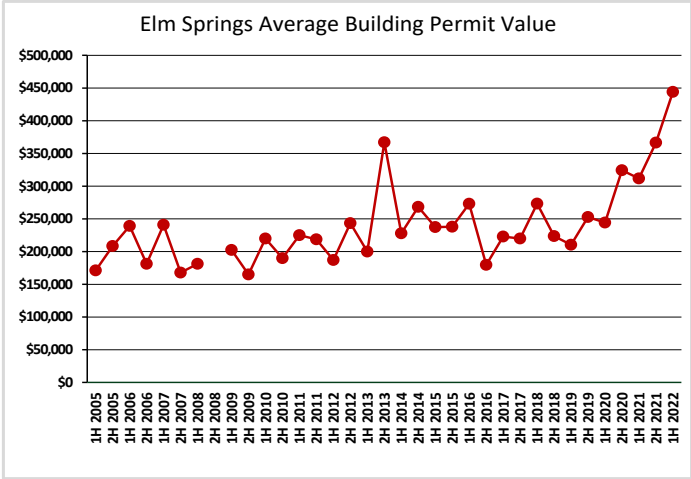
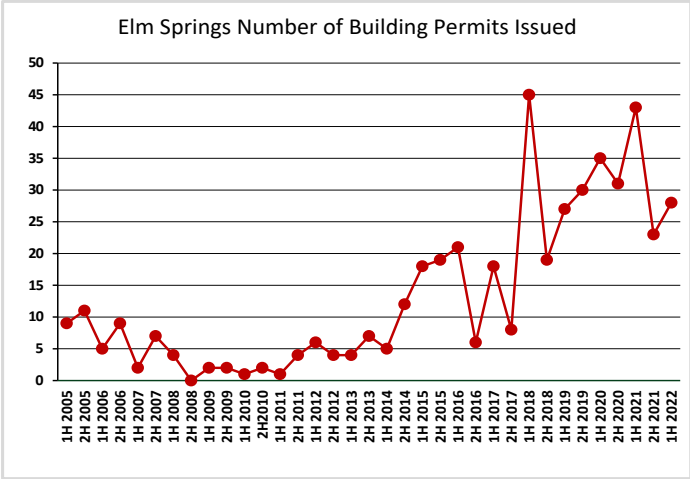
Elkins

Characteristics of Houses Sold

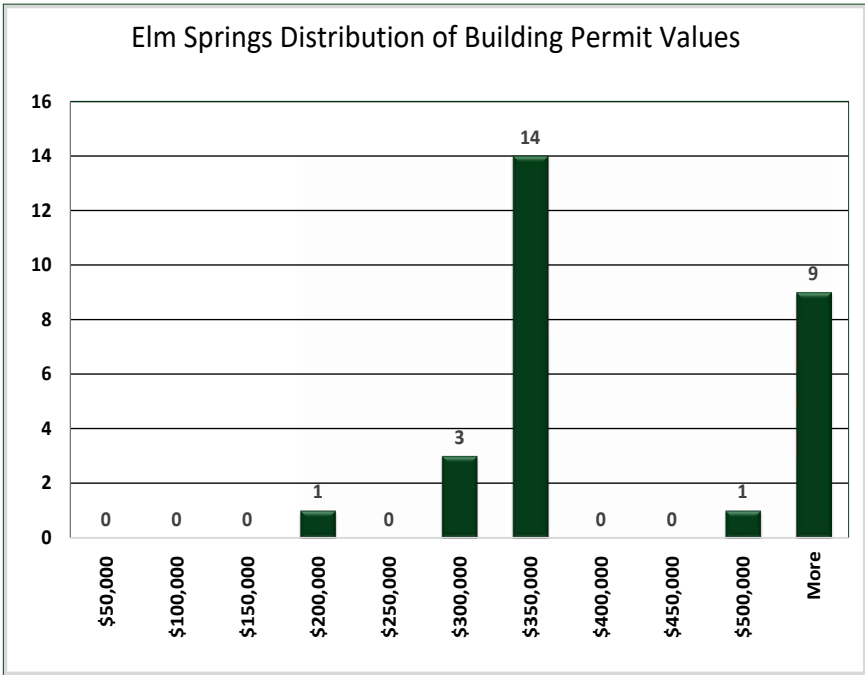
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Deer Valley | 1 | 2.3% | 1,432 | 2 | \$225,000 | \$157.12 |
| Duncans | 1 | 2.3% | 2,696 | 49 | \$220,000 | \$81.60 |
| Elkridge Plantation | 1 | 2.3% | 1,362 | 31 | \$240,000 | \$176.21 |
| Fox Trail Village | 2 | 4.7% | 1,479 | 31 | \$221,000 | \$149.35 |
| Hollybrooke Estates | 2 | 4.7% | 1,345 | 25 | \$247,500 | \$184.02 |
| Meadowbrook | 2 | 4.7% | 1,613 | 50 | \$251,000 | \$155.69 |
| Miller's Meadow | 2 | 4.7% | 1,410 | 40 | \$219,450 | \$155.38 |
| Oakleaf Manor | 9 | 20.9% | 1,785 | 46 | \$265,556 | \$151.28 |
| Oakwoods | 3 | 7.0% | 1,313 | 35 | \$209,967 | \$159.84 |
| Stokenbury Farms | 16 | 37.2% | 1,462 | 54 | \$244,972 | \$167.54 |
| Woodbridge | 1 | 2.3% | 986 | 47 | \$163,000 | \$165.31 |
| Other | 3 | 7.0% | 1,335 | 68 | \$206,667 | \$154.63 |
| Other | 7 | 12.5% | 1,735 | 233 | \$224,857 | \$132.31 |
| Elkins Houses Sold | 43 | 100.0% | 1,525 | 47 | \$239,194 | \$159.41 |



Elm Springs Building Permits



| Elm Springs | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 43 | 23 | 28 | -34.9% | 21.7% |
| Average Value of Residential Building Permits | \$311,773 | \$366,505 | \$444,040 | 42.4% | 21.2% |



Elm Springs

Active Subdivisions

There were 299 total lots in 6 active subdivisions in Elm Springs in the first half of 2022. 71.2 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 6.7 were under construction, 3.0 percent were starts, and 17.4 percent were empty lots.

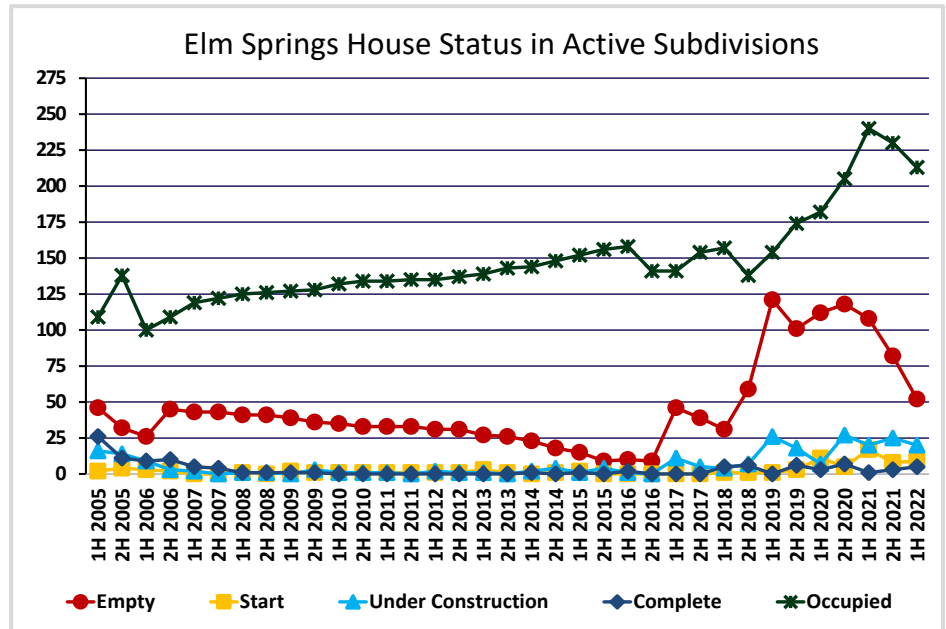
The subdivisions with the most houses under construction in Elm Springs during the first half of 2022 were Elm Valley, Phase II (Benton County) with 9, Oak Park with 6, and Elmdale Lake Estates with 3.

Elm Valley, Phase II (Benton County) had the most houses becoming occupied in Elm Springs with 13 houses. An additional 8 houses in Oak Park became occupied in the first half of 2022.

New construction or progress occurred in the last year in all of the 6 active subdivisions in Elm Springs.

31 new houses in Elm Springs became occupied in the first half of 2022. The annual absorption rate implies that there are 18.1 months of remaining inventory in active subdivisions, up from 22.8 percent in the second half of 2021.

In all of of the 6 active subdivisions in



Elm Springs, absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 73.8 percent in the first half of 2022.

Additionally, 29 new lots in 1 subdivision received either preliminary or final approval by June 30, 2022.

39 houses were sold in Elm Springs in the first half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------|---------------|------------------|------------|------------|
| Ball Road | 1H 2021 | | 29 | 29 |
| New and Preliminary | | | 29 | 29 |

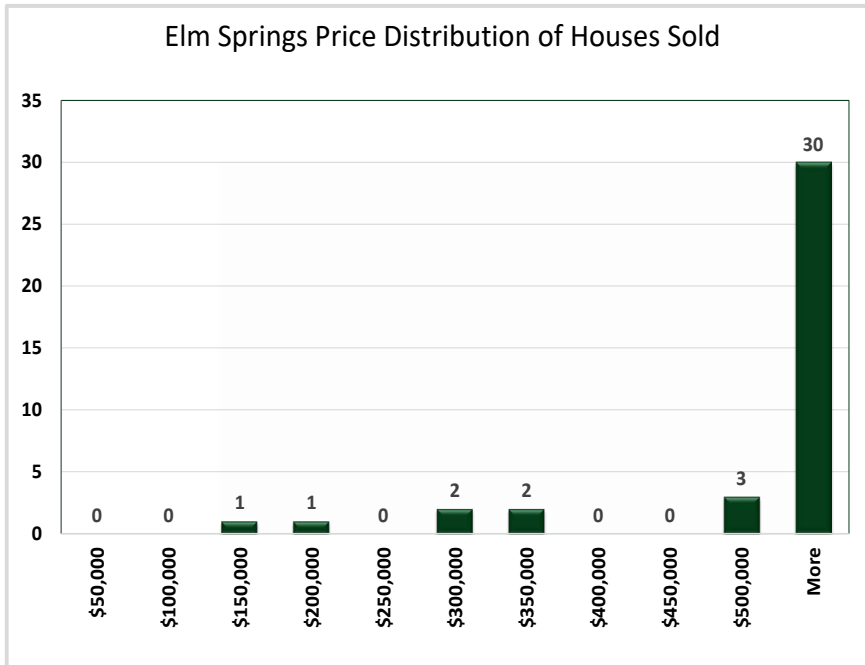
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|-----------|----------|-----------|----------|------------|------------|-----------|-------------|
| Camelot | 5 | 0 | 1 | 0 | 61 | 67 | 1 | 36.0 |
| Elm Valley, Phase II (Benton County) | 5 | 3 | 9 | 0 | 73 | 90 | 13 | 8.9 |
| Elmdale Lake Estates | 0 | 1 | 3 | 0 | 29 | 33 | 2 | 8.0 |
| Highlands at Elm Springs | 39 | 2 | 1 | 0 | 5 | 47 | 2 | 252.0 |
| Mill Park | 0 | 0 | 0 | 0 | 37 | 37 | 5 | 0.0 |
| Oak Park | 3 | 3 | 6 | 5 | 8 | 25 | 8 | 25.5 |
| Elm Springs Active Subdivisions | 52 | 9 | 20 | 5 | 213 | 299 | 31 | 18.1 |

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.

Elm Springs

Price Distribution of Houses Sold



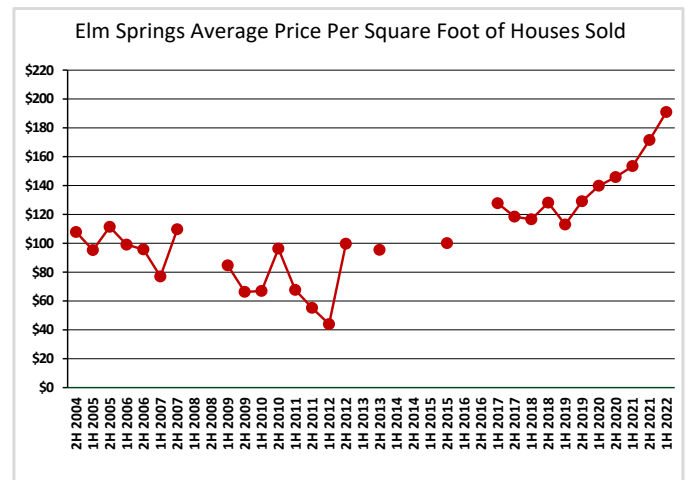
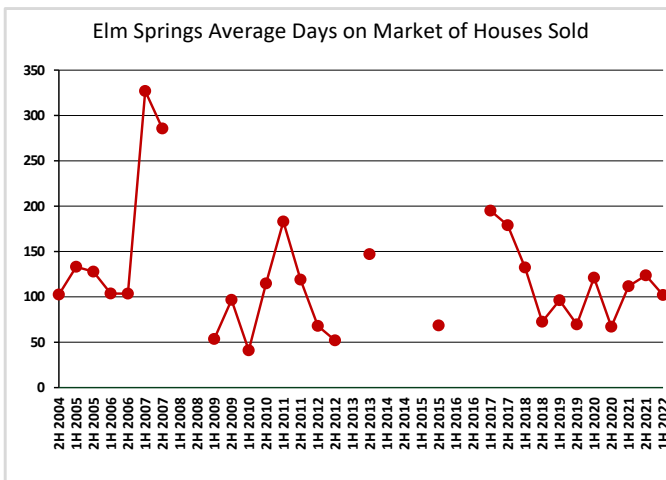
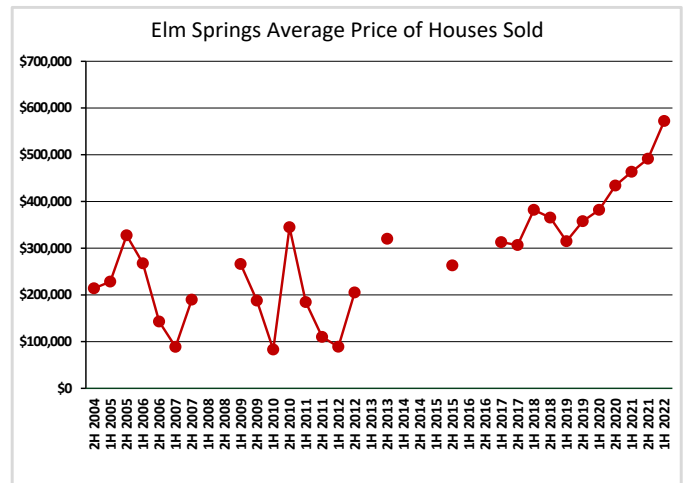
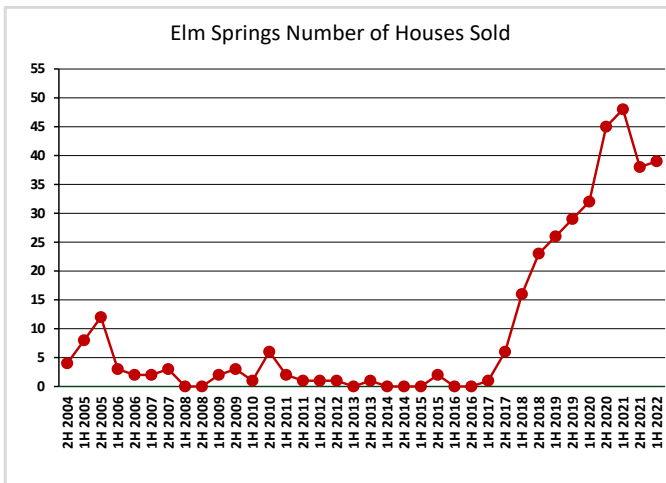
The average price of a house was \$572,164 at \$190.93 per square foot.

The median cost of a house was \$595,000.

| 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 | 2.6% | 616 | 28 | 78.1% |
| \$150,001 - \$200,000 | 1 | 2.6% | 720 | 11 | 100.0% |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 2 | 5.1% | 1,332 | 81 | 89.1% |
| \$300,001 - \$350,000 | 2 | 5.1% | 2,297 | 136 | 98.3% |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 3 | 7.7% | 2,520 | 56 | 96.7% |
| \$500,001+ | 30 | 76.9% | 3,449 | 111 | 100.2% |
| Elm Springs Sold | 39 | 100.0% | 3,067 | 102 | 98.7% |

Elm Springs

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 48 | 38 | 39 | -18.8% | 2.6% |
| Average Price of Houses Sold | \$463,479 | \$491,313 | \$572,164 | 23.4% | 16.5% |
| Average Days on Market | 112 | 124 | 102 | -8.7% | -17.6% |
| Average Price per Square Foot | \$153.49 | \$171.54 | \$190.93 | 3.9% | -7.1% |
| Percentage of County Sales | 4.3% | 2.6% | 3.4% | -21.7% | 31.8% |
| Number of New Houses Sold | 26 | 27 | 24 | -7.7% | -11.1% |
| Average Price of New Houses Sold | \$441,939 | \$525,774 | \$605,396 | 37.0% | 15.1% |
| Average Days on Market of New Houses Sold | 113 | 147 | 122 | 7.8% | -17.0% |
| Number of Houses Listed | 11 | 4 | 10 | 225.0% | 30.0% |
| Average List Price of Houses Listed | \$503,495 | \$621,425 | \$562,070 | 33.5% | 47.6% |

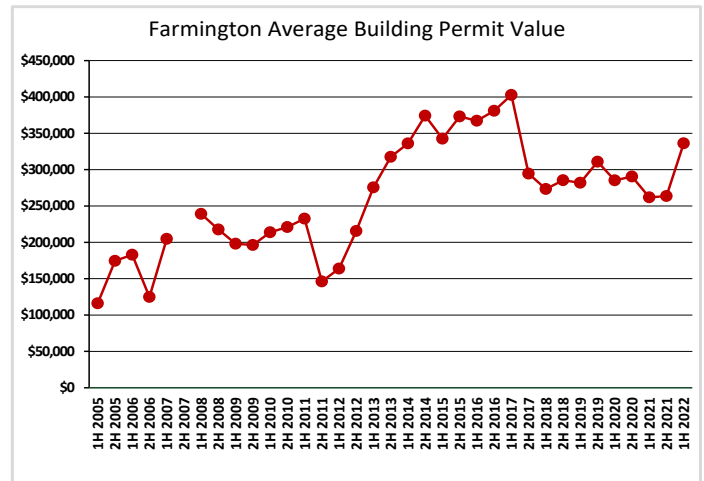
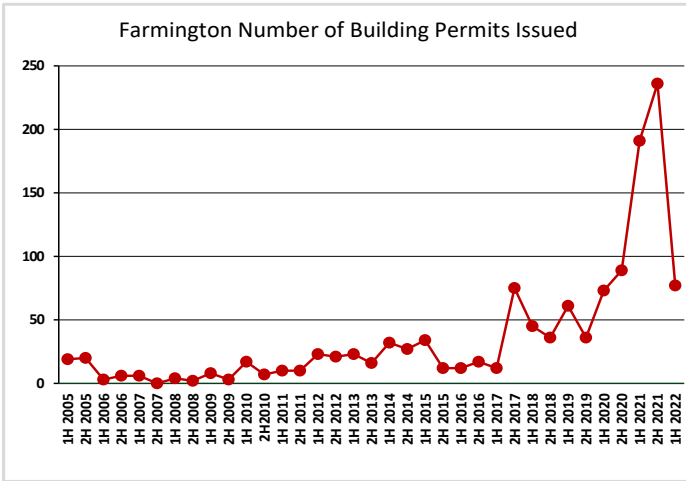
Elm Springs

Characteristics of Houses Sold

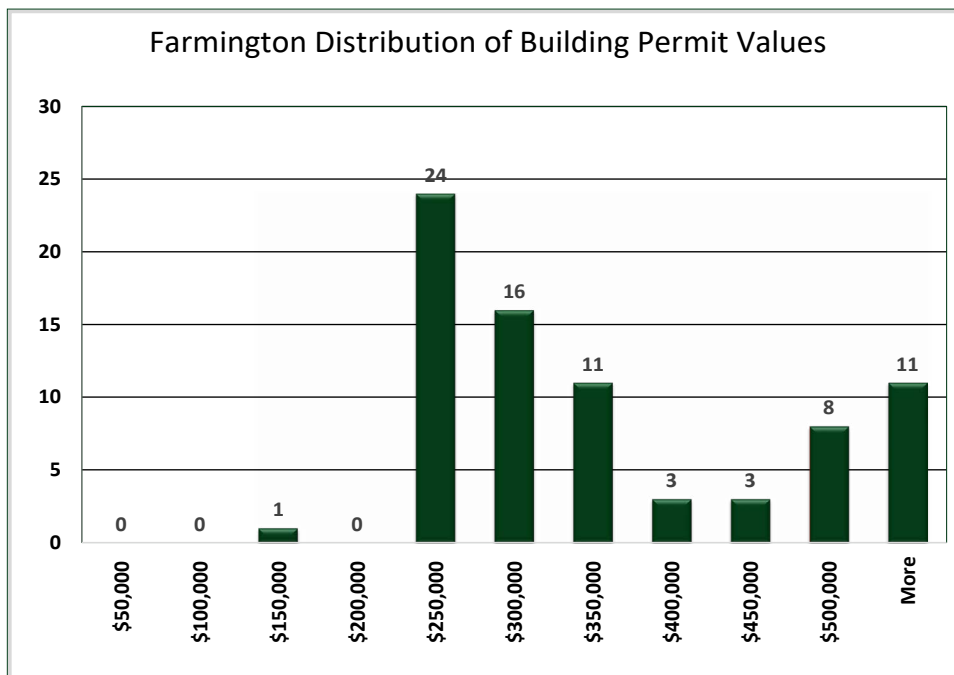
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Camelot | 1 | 2.6% | 3,768 | 154 | \$600,000 | \$159.24 |
| Churchill | 1 | 2.6% | 12,230 | 65 | \$1,750,000 | \$143.09 |
| Elm Springs Original | 1 | 2.6% | 616 | 28 | \$125,000 | \$202.92 |
| Elm Valley | 15 | 38.5% | 3,066 | 94 | \$599,098 | \$195.29 |
| Elmdale Lake Estates | 1 | 2.6% | 3,290 | 276 | \$670,000 | \$203.65 |
| High Ridge Estates | 1 | 2.6% | 3,823 | 44 | \$699,900 | \$183.08 |
| Lake View | 1 | 2.6% | 720 | 11 | \$170,000 | \$236.11 |
| Mill Park | 3 | 7.7% | 2,624 | 79 | \$484,800 | \$184.97 |
| Oak Park | 10 | 25.6% | 3,154 | 130 | \$620,065 | \$196.61 |
| Other | 5 | 12.8% | 1,951 | 90 | \$331,600 | \$173.54 |
| Elm Springs Houses Sold | 39 | 100.0% | 3,067 | 102 | \$572,164 | \$190.93 |



Farmington Building Permits



| Farmington | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 191 | 236 | 77 | -59.7% | -67.4% |
| Average Value of Residential Building Permits | \$261,848 | \$263,581 | \$336,183 | 28.4% | 27.5% |



Farmington Active Subdivisions

There were 952 total lots in 15 active subdivisions in Farmington in the first half of 2022. 61.7 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 24.8 were under construction, 1.8 percent were starts, and 9.0 percent were empty lots.

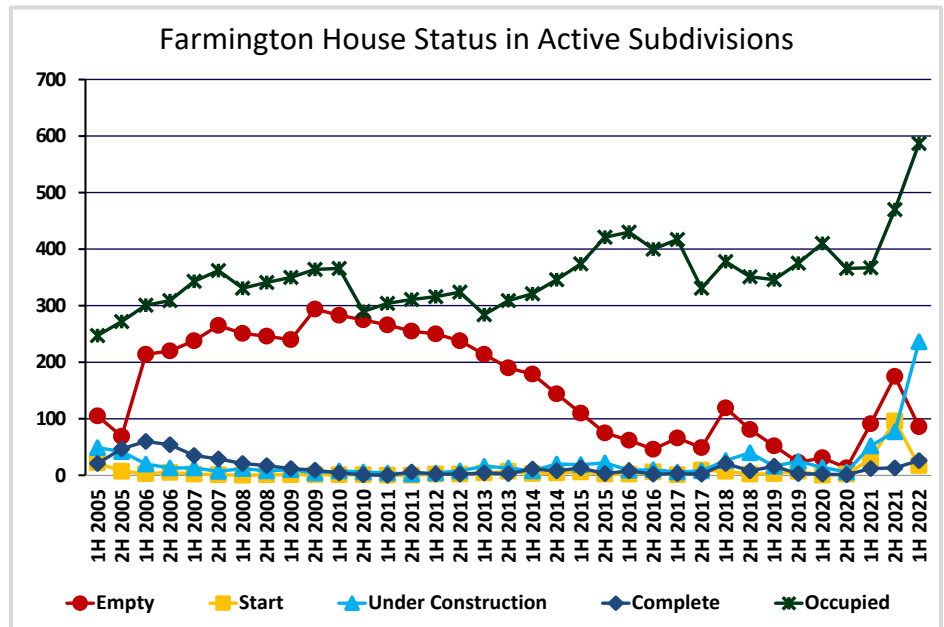
The subdivisions with the most houses under construction in Farmington during the first half of 2022 were Goose Creek, Phase II with 55, Wagon Wheel Crossing, Phase I with 44, and Cedar Crest with 42.

Cedar Crest had the most houses becoming occupied in Farmington with 52 houses. An additional 50 houses in Wagon Wheel Crossing, Phase I became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 1 of the 15 active subdivisions in Farmington.

177 new houses in Farmington became occupied in the first half of 2022. The annual absorption rate implies that there are 14.3 months of remaining inventory in active subdivisions, down from 16.79 percent in the second half of 2021.

In 1 out of the 15 active subdivisions in Farmington, no absorption has occurred in the first half of 2022.



The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 69.1 percent in the first half of 2022.

Additionally, 882 new lots in 7 subdivisions received either preliminary or final approval by June 30, 2022

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--------------------------------|---------------|------------------|------------|------------|
| Goose Creek, Phase III | 2H 2021 | | 121 | 121 |
| Grove at Engles Mill Park, The | 1H 2020 | 249 | | 249 |
| Hillcrest | 2H 2020 | 73 | | 73 |
| Hillside Estates | 2H 2017 | 6 | | 6 |
| Summerfield, Phase I | 2H 2019 | | 117 | 117 |
| Summerfield, Phase II | 2H 2021 | | 193 | 193 |
| Wagon Wheel West | 2H 2021 | | 123 | 123 |
| Farmington Coming Lots | | 328 | 554 | 882 |

Farmington

Active Subdivisions

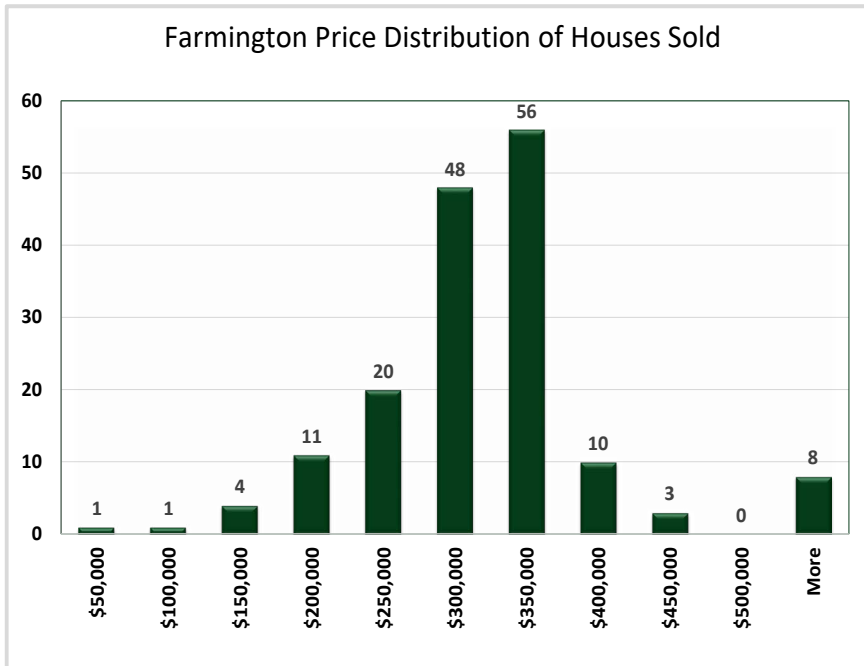
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|-----------|-----------|------------|-----------|------------|------------|------------|-------------|
| Briarwood Estates | 7 | 4 | 4 | 0 | 0 | 15 | 0 | -- |
| Cedar Crest | 0 | 0 | 42 | 12 | 117 | 171 | 52 | 5.5 |
| Farmington Creek | 8 | 0 | 0 | 0 | 19 | 27 | 19 | 5.1 |
| Farmington Heights, Phase I | 0 | 0 | 15 | 0 | 110 | 125 | 12 | 9.5 |
| Farmington Heights, Phase II | 3 | 3 | 21 | 4 | 60 | 91 | 41 | 6.2 |
| Groves at Engles Mill, Phase I | 0 | 1 | 24 | 5 | 50 | 80 | 50 | 7.2 |
| Groves at Engles Mill, Phase II | 22 | 5 | 23 | 0 | 0 | 50 | 0 | -- |
| Goose Creek, Phase I | 0 | 0 | 0 | 2 | 49 | 51 | 1 | 0.8 |
| Goose Creek, Phase II | 2 | 0 | 55 | 0 | 0 | 57 | 0 | -- |
| Redbird | 0 | 0 | 0 | 3 | 21 | 24 | 1 | 18.0 |
| South Club House Estates | 4 | 0 | 1 | 0 | 68 | 73 | 0 | 60.0 |
| Twin Falls, Phase I ^{1,2} | 1 | 0 | 0 | 0 | 69 | 70 | 0 | -- |
| Twin Falls, Phase III | 2 | 0 | 0 | 0 | 5 | 7 | 1 | 24.0 |
| Wagon Wheel Crossing, Phase I ¹ | 37 | 3 | 44 | 0 | 0 | 84 | 0 | -- |
| Windgate | 0 | 1 | 7 | 0 | 19 | 27 | 0 | 24.0 |
| Farmington Active Lots | 86 | 17 | 236 | 26 | 587 | 952 | 177 | 14.3 |

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

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

Farmington

Price Distribution of Houses Sold



162 houses were sold in Farmington in the first half of 2022.

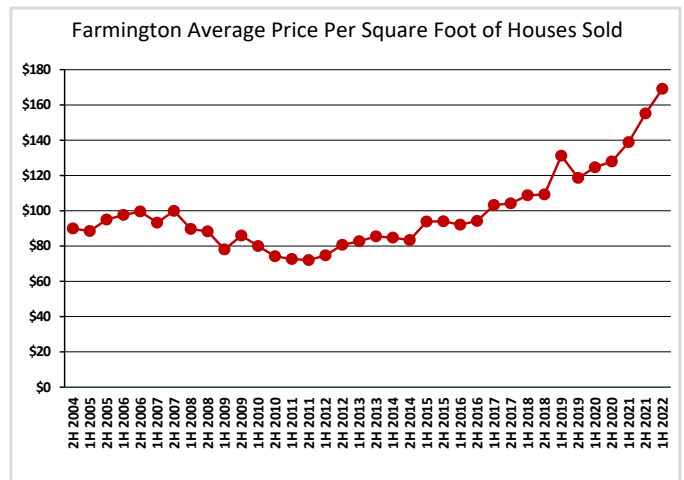
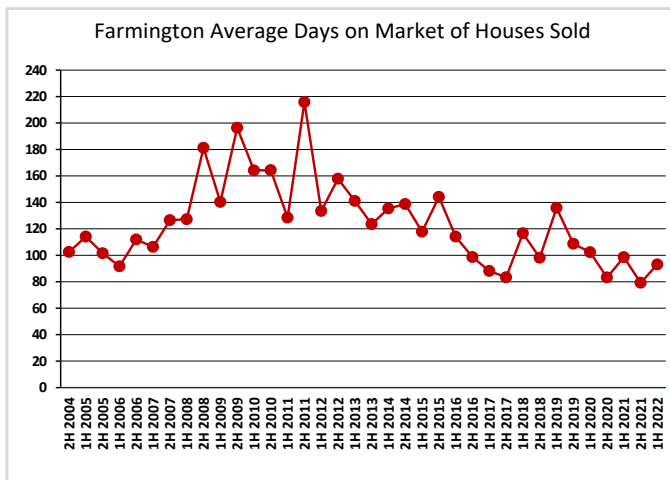
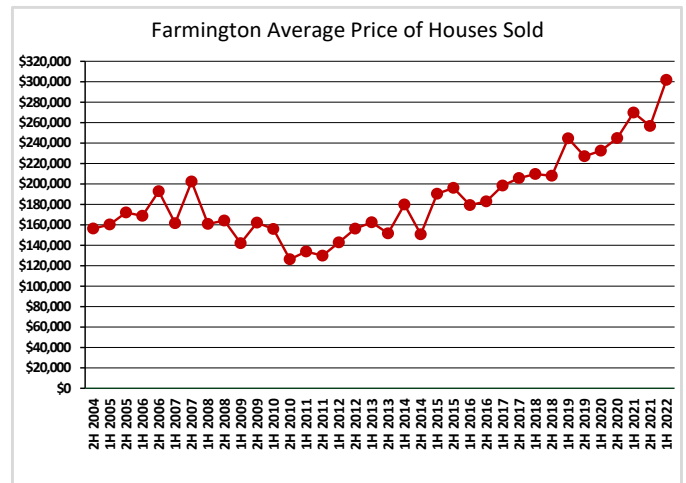
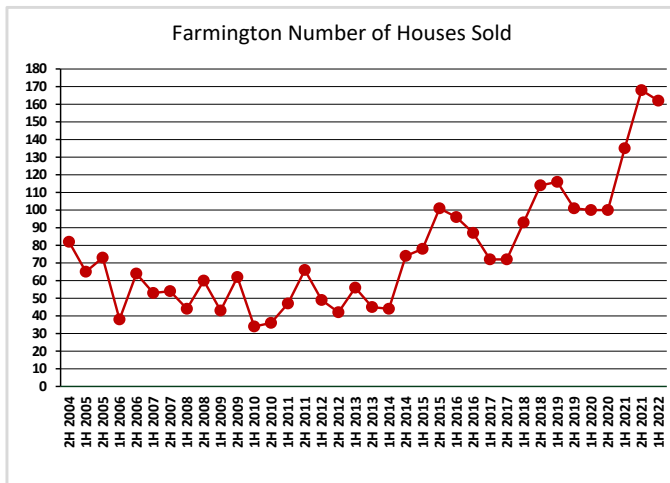
The average price of a house was \$301,754 at \$169.16 per square foot.

The median cost of a house was \$298,831

| 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% | 920 | 25 | 33.3% |
| \$50,001 - \$100,000 | 1 | 0.6% | 1,020 | 5 | 100.0% |
| \$100,001 - \$150,000 | 4 | 2.5% | 1,124 | 36 | 100.0% |
| \$150,001 - \$200,000 | 11 | 6.8% | 1,157 | 46 | 100.5% |
| \$200,001 - \$250,000 | 20 | 12.3% | 1,451 | 103 | 100.8% |
| \$250,001 - \$300,000 | 48 | 29.6% | 1,628 | 101 | 100.8% |
| \$300,001 - \$350,000 | 56 | 34.6% | 1,882 | 108 | 100.8% |
| \$350,001 - \$400,000 | 10 | 6.2% | 2,145 | 101 | 103.4% |
| \$400,001 - \$450,000 | 3 | 1.9% | 2,426 | 49 | 102.5% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 8 | 4.9% | 3,306 | 42 | 102.5% |
| Farmington Sold | 162 | 100% | 1,771 | 93 | 100.6% |

Farmington

Characteristics of Houses Sold



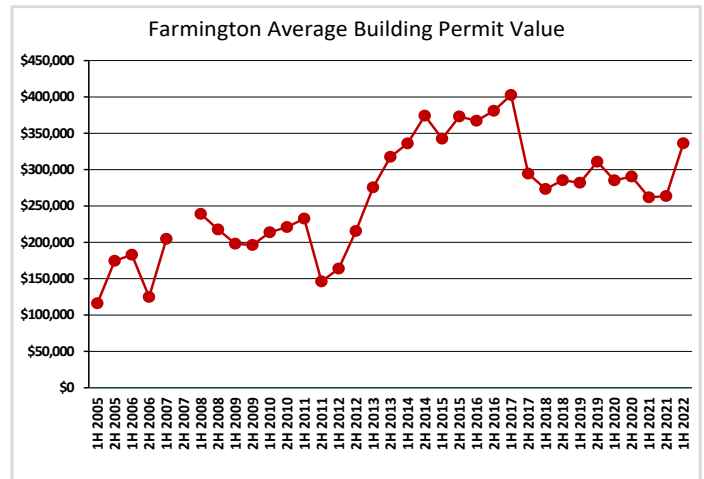
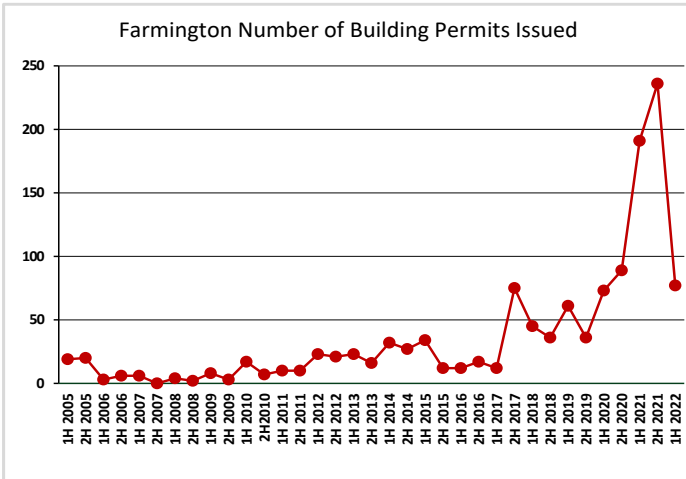
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 135 | 168 | 162 | 20.0% | -3.6% |
| Average Price of Houses Sold | \$269,772 | \$256,688 | \$301,754 | 11.9% | 17.6% |
| Average Days on Market | 99 | 79 | 93 | -5.6% | 17.5% |
| Average Price per Square Foot | \$138.85 | \$155.14 | \$169.16 | 21.8% | 9.0% |
| Percentage of County Sales | 7.1% | 6.1% | 7.4% | 4.8% | 21.7% |
| Number of New Houses Sold | 70 | 90 | 89 | 27.1% | -1.1% |
| Average Price of New Houses Sold | \$257,352 | \$259,046 | \$301,242 | 17.1% | 16.3% |
| Average Days on Market of New Houses Sold | 133 | 108 | 130 | -2.1% | 20.4% |
| Number of Houses Listed | 6 | 22 | 24 | 300.0% | 9.1% |
| Average List Price of Houses Listed | \$348,100 | \$370,105 | \$374,291 | 7.5% | 1.1% |

Farmington

Characteristics of Houses Sold

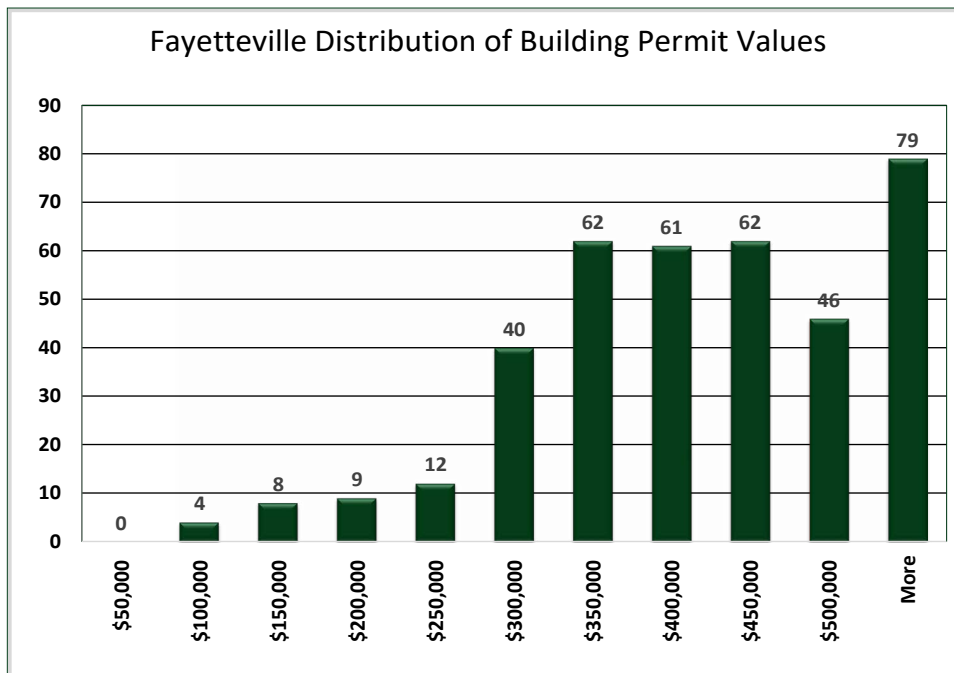
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Bermuda Estates | 4 | 2.5% | 2,454 | 49 | \$448,875 | \$180.52 |
| Brookside | 4 | 2.5% | 1,417 | 48 | \$210,700 | \$147.06 |
| Cedar Crest | 9 | 5.6% | 1,805 | 52 | \$326,114 | \$180.72 |
| East Creek Place | 2 | 1.2% | 2,329 | 48 | \$315,000 | \$137.02 |
| Farmington Creek | 23 | 14.2% | 1,669 | 103 | \$310,528 | \$186.67 |
| Farmington Heights | 1 | 0.6% | 1,835 | 39 | \$270,000 | \$147.14 |
| Farmington Original | 5 | 3.1% | 1,170 | 45 | \$181,460 | \$155.44 |
| Goose Creek Village | 57 | 35.2% | 1,711 | 152 | \$295,083 | \$172.47 |
| Grand Oaks | 1 | 0.6% | 1,612 | 124 | \$218,500 | \$135.55 |
| Green | 3 | 1.9% | 2,180 | 40 | \$311,267 | \$147.45 |
| Grove at Engles Mill, The | 1 | 0.6% | 2,438 | 37 | \$507,600 | \$208.20 |
| Highlands Square North | 7 | 4.3% | 1,230 | 42 | \$191,200 | \$155.37 |
| Lossing | 1 | 0.6% | 1,838 | 21 | \$300,000 | \$163.22 |
| Magnolia Ridge | 2 | 1.2% | 2,996 | 55 | \$457,500 | \$150.66 |
| Meadow Lark Estates | 1 | 0.6% | 2,188 | 79 | \$295,000 | \$134.83 |
| Meadowsweet | 2 | 1.2% | 2,020 | 38 | \$314,750 | \$156.59 |
| Mountain View Estates | 2 | 1.2% | 1,511 | 48 | \$252,500 | \$167.37 |
| North Club House Estates | 1 | 0.6% | 4,652 | 38 | \$800,000 | \$171.97 |
| RedBird | 4 | 2.5% | 1,818 | 108 | \$313,465 | \$172.46 |
| Riviera Estates | 2 | 1.2% | 2,078 | 53 | \$320,000 | \$152.66 |
| Rose Court HPR | 6 | 3.7% | 1,678 | 46 | \$318,833 | \$190.14 |
| Saddle Brook | 2 | 1.2% | 3,497 | 41 | \$630,500 | \$181.46 |
| Shannondoah Valley | 2 | 1.2% | 2,386 | 58 | \$377,500 | \$157.96 |
| South Club House Estates | 5 | 3.1% | 1,968 | 42 | \$314,800 | \$157.84 |
| Southaven | 2 | 1.2% | 1,255 | 45 | \$215,500 | \$172.23 |
| Southwinds | 1 | 0.6% | 3,182 | 44 | \$685,000 | \$215.27 |
| Suburban Homes | 1 | 0.6% | 1,485 | 36 | \$210,000 | \$141.41 |
| Twin Falls | 1 | 0.6% | 1,576 | 0 | \$230,000 | \$145.94 |
| Valley View | 10 | 6.2% | 1,414 | 43 | \$214,600 | \$139.99 |
| Williams | 1 | 0.6% | 1,080 | 12 | \$100,000 | \$92.59 |
| Willow West | 1 | 0.6% | 1,470 | 47 | \$200,000 | \$136.05 |
| Windgate | 1 | 0.6% | 2,100 | 60 | \$380,000 | \$180.95 |
| Other | 11 | 6.5% | 1,653 | 38 | \$244,582 | \$148.91 |
| Farmington Sold Houses | 162 | 100.0% | 1,771 | 93 | \$301,754 | \$169.16 |

Fayetteville Building Permits



| Fayetteville | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 465 | 241 | 383 | -17.6% | 58.9% |
| Average Value of Residential Building Permits | \$263,797 | \$295,558 | \$413,174 | 56.6% | 39.8% |

The supply of land available for subdivisions in Fayetteville is mostly in the West Washington County area.



Fayetteville

Active Subdivisions

There were 2,392 total lots in 50 active subdivisions in Fayetteville in the first half of 2022. 60.5 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 9.1 were under construction, 3.0 percent were starts, and 26.8 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2022 were Sagely Place, Phase II, III with 33, Creekside Meadows with 31, and Nash Crossing with 28.

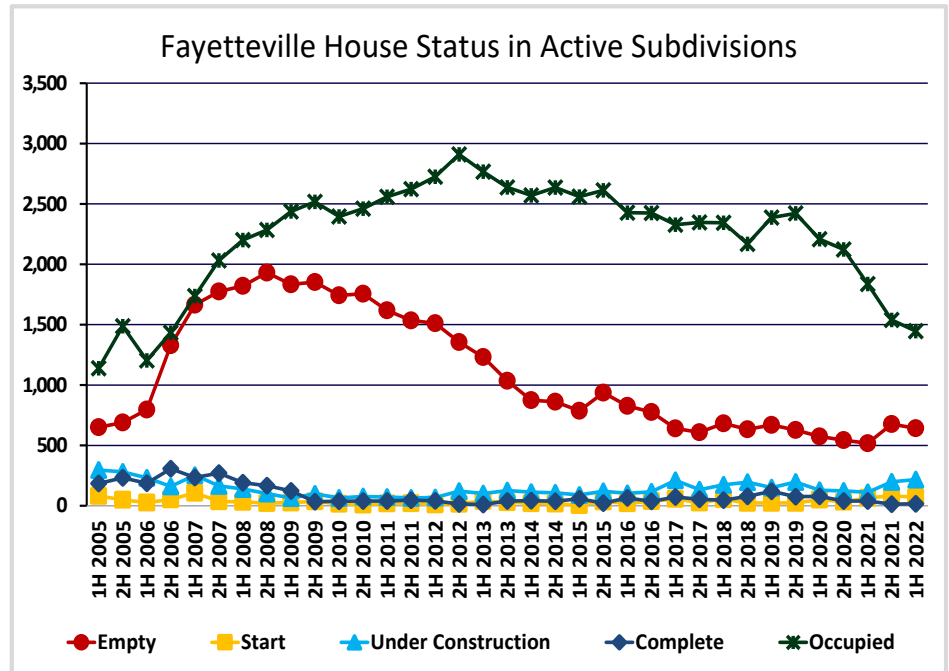
Villages of Sloanbrooke, Phase VI had the most houses becoming occupied in Fayetteville with 127 houses. An additional 52 houses in Creekside Meadows became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 7 of the 50 active subdivisions in Fayetteville.

311 new houses in Fayetteville became occupied in the first half of 2022. The annual absorption rate implies that there are 27.5 months of remaining inventory in active subdivisions, down from 43.0 percent in the second half of 2021.

In 13 out of the 50 active subdivisions in Fayetteville, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 54.6 percent in the first half of 2022.



Additionally, 2,231 new lots in 31 subdivisions received either preliminary or final approval by June 30, 2022.



Fayetteville

New and Preliminary Subdivisions

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|------------------------------------|---------------|------------------|------------|--------------|
| Aiden's Place | 1H 2021 | 101 | | 101 |
| Blackberry Ridge, Phase I (County) | 2H 2020 | | 28 | 28 |
| Brooklands @ Mountain Ranch IV | 1H 2021 | | 19 | 19 |
| Broyles Ave | 2H 2020 | 136 | | 136 |
| Cadence Ridge | 2H 2021 | 14 | | 14 |
| Chandler Crossing | 1H 2021 | 374 | | 374 |
| Courts at Owl Creek | 1H 2022 | 55 | | 55 |
| Crystal Springs Village Phase. I | 1H 2022 | 48 | | 48 |
| Dutton Woods aka Lefler SD | 2H 2020 | | 13 | 13 |
| Ellis Estates (County) | 1H 2021 | 59 | 70 | 59 |
| Heartfield Estates SD | 1H 2022 | | 6 | 5 |
| Henderson Park | 2H 2021 | 89 | | 89 |
| Irish Bend SD | 1H 2022 | | 38 | 385 |
| Magnolia Park, Phase III, IV | 2H 2021 | 55 | | 55 |
| Markham Hill SD Phase II | 1H 2022 | | | |
| Meadows at Stonebridge | 2H 2022 | | 69 | 69 |
| Mission Heights, Phase III | 1H 2018 | | 21 | 21 |
| Nettleship | 2H 2018 | | 15 | 15 |
| New Horizons | 2H 2021 | 26 | | 26 |
| Oak Creek | 2H 2019 | 107 | | 107 |
| Park Meadows IV | 2H 2019 | 80 | | 80 |
| Riverwalk SD Phase V | 2H 2021 | | 35 | 35 |
| Ripple Road | 2H 2018 | | 180 | 180 |
| Stone Hollow | 1H 2021 | | 12 | 12 |
| Stonebrook | 2H 2020 | | 44 | 44 |
| Towne West Phase II | 1H 2022 | | 17 | 17 |
| Villages at Sloanbrook VII | 2H 2020 | 130 | | 130 |
| Wedington Place (Roczen Duplexes) | 1H 2022 | | 24 | 24 |
| Whispering Meadows (County) | 1H 2021 | | 8 | 8 |
| Woodland Estates | 1H 2019 | | 13 | 13 |
| Woodridge IV | 2H 2019 | | 69 | 69 |
| New and Preliminary Lots | | 1,274 | 681 | 2,231 |

Fayetteville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-------|-------|-------|----------|----------|-------|---------|--------|
| Amber Jane Estates, Phase I | 2 | 0 | 0 | 0 | 20 | 22 | 0 | 24.0 |
| Bridgeport, Phase VII ^{1,2} | 1 | 0 | 1 | 0 | 11 | 13 | 0 | -- |
| Bridgewater Lane | 2 | 0 | 2 | 0 | 2 | 6 | 1 | 24.0 |
| Brooklands @ Mountain Ranch | 20 | 0 | 5 | 0 | 60 | 85 | 1 | 150.0 |
| Brooklands @ Mountain Ranch, Ph. II | 0 | 0 | 2 | 0 | 21 | 23 | 4 | 2.7 |
| Creekside Meadows | 58 | 13 | 31 | 5 | 6 | 113 | 6 | 214.0 |
| Creekview | 0 | 0 | 0 | 0 | 85 | 85 | 27 | 0.0 |
| Crescent Lake ¹ | 2 | 1 | 1 | 0 | 38 | 42 | 0 | -- |
| Cross Keys Estates ^{1,2} | 2 | 0 | 0 | 0 | 10 | 12 | 0 | -- |
| Deerpath Estates, Phase II ¹ | 8 | 1 | 0 | 0 | 6 | 15 | 0 | -- |
| Eastern Park | 2 | 0 | 0 | 0 | 11 | 13 | 2 | 6.0 |
| Estates at Dogwood Canyon, The ¹ | 13 | 1 | 4 | 0 | 37 | 55 | 0 | -- |
| Gulley Grove | 25 | 20 | 3 | 0 | 3 | 51 | 3 | 192.0 |
| Havenwood | 2 | 0 | 0 | 0 | 13 | 15 | 1 | 24.0 |
| Hawks Bill (Reindl Woods) ^{1,2} | 8 | 0 | 1 | 0 | 0 | 9 | 0 | -- |
| Legacy Pointe, Phase 5 B | 1 | 0 | 0 | 0 | 78 | 79 | 1 | 12.0 |
| Lynwood Estates ¹ | 6 | 0 | 2 | 0 | 0 | 8 | 0 | -- |
| Magnolia Park, Phase I, II | 102 | 1 | 6 | 1 | 0 | 110 | 0 | -- |
| Markum Hill, Phase I | 14 | 0 | 5 | 0 | 0 | 19 | 0 | -- |
| Mission Heights, Phase II A | 22 | 2 | 1 | 0 | 2 | 27 | 0 | 300.0 |
| Mountain Ranch, Phase I ^{1,2} | 6 | 0 | 0 | 0 | 105 | 111 | 0 | -- |
| MTC Townhomes ¹ | 0 | 0 | 13 | 0 | 0 | 13 | 0 | -- |
| Nash Crossing | 0 | 0 | 28 | 0 | 0 | 28 | 0 | -- |
| Oakbrooke, Phase I | 54 | 0 | 3 | 0 | 12 | 69 | 3 | 228.0 |
| Oakbrooke, Phase II | 9 | 0 | 1 | 0 | 31 | 41 | 1 | 120.0 |
| Park Commons | 0 | 0 | 0 | 0 | 7 | 7 | 6 | 0.0 |
| Park Meadows, Phase I | 11 | 0 | 0 | 1 | 58 | 70 | 4 | 20.6 |
| Park Meadows, Phase II | 0 | 0 | 0 | 1 | 84 | 85 | 0 | 3.0 |
| Park Meadows, Phase III | 3 | 0 | 0 | 0 | 44 | 47 | 38 | 0.8 |
| Park Ridge Estates | 2 | 1 | 0 | 0 | 23 | 26 | 0 | 36.0 |
| Parkerman Estates | 2 | 0 | 0 | 0 | 6 | 8 | 1 | 24.0 |
| Remington Estates | 3 | 1 | 4 | 0 | 19 | 27 | 4 | 19.2 |
| Riverwalk, Phase III | 0 | 0 | 3 | 0 | 54 | 57 | 52 | 0.7 |
| Sagely Place, Phase II, III | 0 | 0 | 33 | 0 | 0 | 33 | 0 | -- |
| Stone Mountain, Phase I ¹ | 11 | 0 | 1 | 0 | 100 | 112 | 0 | -- |
| Stonebridge Meadows, Phase V ² | 2 | 0 | 0 | 0 | 69 | 71 | 0 | 24.0 |

Fayetteville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|------------|-----------|--------------|--------------|------------|-------------|
| Summit Place, Phase I ^{1,2} | 12 | 0 | 0 | 0 | 12 | 24 | 0 | -- |
| Summit Place, Phase II | 23 | 3 | 2 | 0 | 17 | 45 | 1 | 168.0 |
| Timber Ridge Estates | 32 | 4 | 12 | 5 | 22 | 75 | 2 | 33.5 |
| Timber Trails | 10 | 0 | 4 | 0 | 98 | 112 | 1 | 84.0 |
| Towne West, Phase III, IV | 55 | 2 | 11 | 0 | 0 | 68 | 0 | -- |
| Treetops | 16 | 0 | 4 | 0 | 22 | 42 | 6 | 24.0 |
| Twin Springs Estates, Phase I ^{1,2} | 2 | 0 | 0 | 0 | 3 | 5 | 0 | -- |
| Twin Springs Estates, Phase II | 7 | 0 | 0 | 0 | 16 | 23 | 0 | 84.0 |
| Villages of Sloanbrooke, Phase VI | 0 | 0 | 0 | 0 | 127 | 127 | 127 | 0.0 |
| West End ¹ | 4 | 0 | 5 | 0 | 49 | 58 | 0 | -- |
| West Haven | 0 | 0 | 0 | 0 | 40 | 40 | 1 | 0.0 |
| Westview Meadows | 0 | 2 | 28 | 3 | 15 | 48 | 12 | 26.4 |
| Willow Bend | 42 | 0 | 0 | 0 | 10 | 52 | 6 | 50.4 |
| Woodridge, Phase III | 46 | 19 | 1 | 0 | 0 | 66 | 0 | -- |
| Fayetteville Active Lots | 642 | 71 | 217 | 16 | 1,446 | 2,392 | 311 | 27.5 |

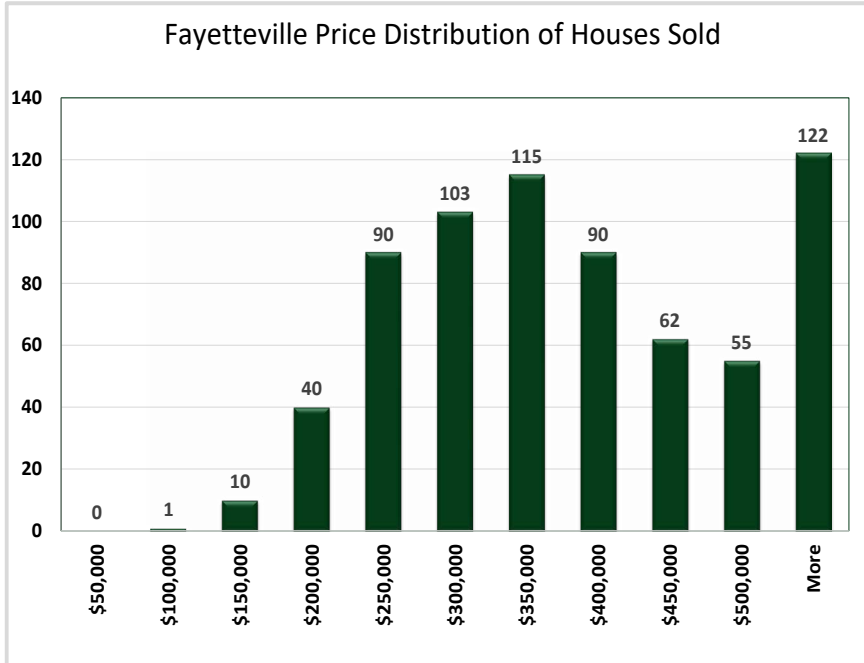
¹ No absorption has occurred in this subdivision in the last year.

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



Fayetteville

Price Distribution of Houses Sold



688 houses were sold in Fayetteville in the first half of 2022.

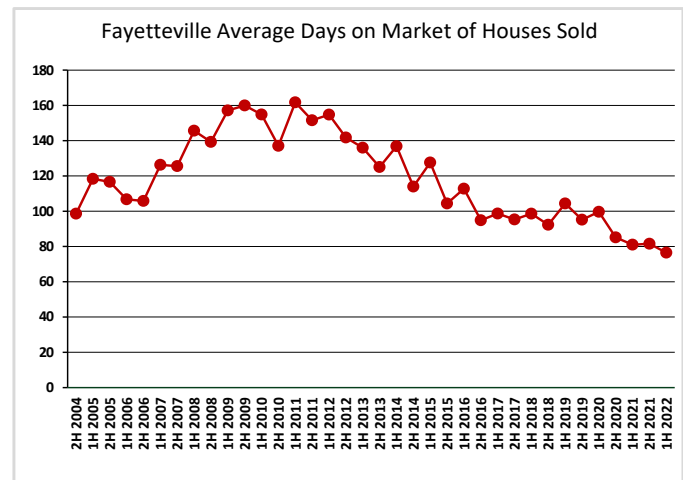
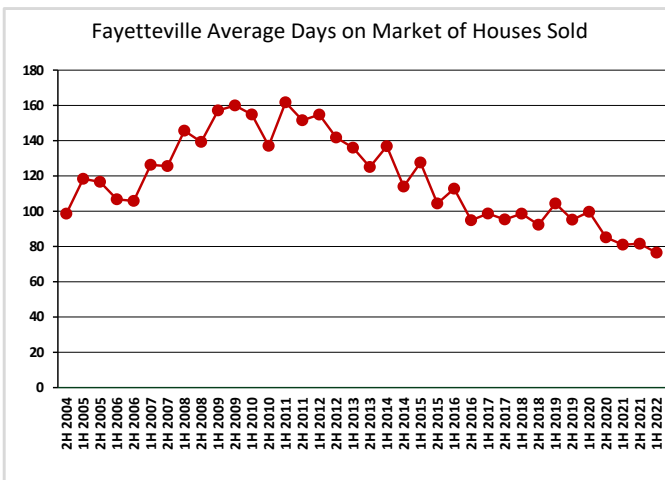
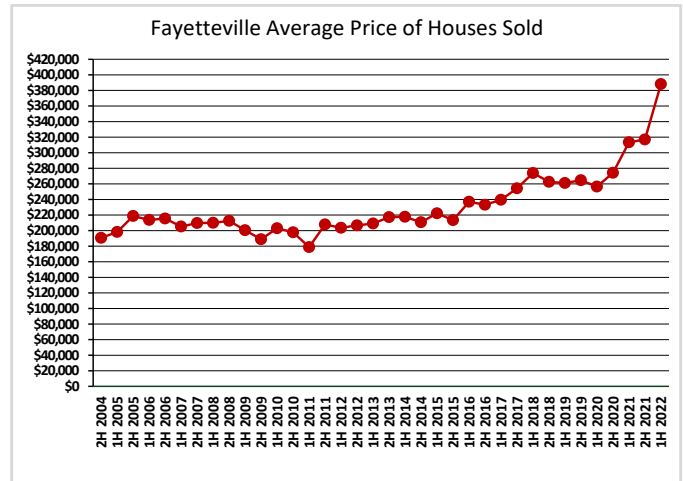
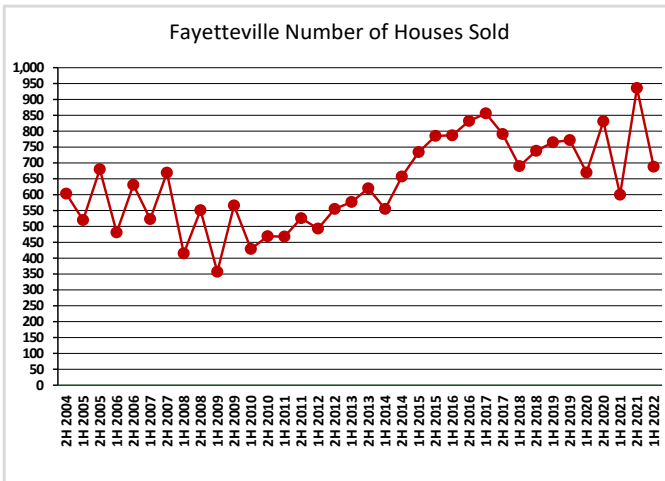
The average price of a house was \$388,208 at \$195.01 per square foot.

The median cost of a house was \$346,475.

| 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 | 0.1% | 720 | 219 | 90.0% |
| \$100,001 - \$150,000 | 10 | 1.5% | 964 | 88 | 97.7% |
| \$150,001 - \$200,000 | 40 | 5.8% | 1,075 | 64 | 99.5% |
| \$200,001 - \$250,000 | 90 | 13.1% | 1,382 | 95 | 101.1% |
| \$250,001 - \$300,000 | 103 | 15.0% | 1,527 | 65 | 102.9% |
| \$300,001 - \$350,000 | 115 | 16.7% | 1,764 | 85 | 102.0% |
| \$350,001 - \$400,000 | 90 | 13.1% | 2,045 | 60 | 103.0% |
| \$400,001 - \$450,000 | 62 | 9.0% | 2,139 | 89 | 100.9% |
| \$450,001 - \$500,000 | 55 | 8.0% | 2,541 | 77 | 102.2% |
| \$500,001+ | 122 | 17.7% | 3,198 | 72 | 101.2% |
| Fayetteville Sold | 688 | 100.0% | 2,012 | 76 | 101.7% |

Fayetteville

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 600 | 936 | 688 | 14.7% | -26.5% |
| Average Price of Houses Sold | \$313,477 | \$316,923 | \$388,208 | 23.8% | 22.5% |
| Average Days on Market | 81 | 82 | 76 | -5.6% | -6.2% |
| Average Price per Square Foot | \$161.56 | \$170.79 | \$195.01 | 20.7% | 14.2% |
| Percentage of County Sales | 36.5% | 41.9% | 40.5% | 10.8% | -3.4% |
| Number of New Houses Sold | 103 | 247 | 172 | 67.0% | -30.4% |
| Average Price of New Houses Sold | \$307,383 | \$296,851 | \$374,032 | 21.7% | 26.0% |
| Average Days on Market of New Houses Sold | 155 | 164 | 147 | -5.1% | -9.9% |
| Number of Houses Listed | 122 | 78 | 189 | 54.9% | 142.3% |
| Average List Price of Houses Listed | \$560,909 | \$647,403 | \$567,434 | 1.2% | -12.4% |

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 | 1 | 0.1% | 2,186 | 36 | \$620,000 | \$283.62 |
| Ambrose | 1 | 0.1% | 1,671 | 29 | \$550,000 | \$329.14 |
| Appleby | 3 | 0.4% | 2,705 | 54 | \$441,667 | \$167.61 |
| Ashbrook Hills | 1 | 0.1% | 1,689 | 36 | \$311,500 | \$184.43 |
| Barington Parke | 1 | 0.1% | 3,382 | 31 | \$580,000 | \$171.50 |
| Barrington Parke | 1 | 0.1% | 3,195 | 29 | \$585,000 | \$183.10 |
| Bassett | 1 | 0.1% | 1,144 | 44 | \$266,000 | \$232.52 |
| Belair Acres | 4 | 0.6% | 1,458 | 38 | \$270,000 | \$186.87 |
| Belclaire Estates | 3 | 0.4% | 3,008 | 49 | \$548,333 | \$182.81 |
| Bellafront Gardens Hpr | 1 | 0.1% | 2,652 | 28 | \$350,000 | \$131.98 |
| Benton Ridge | 1 | 0.1% | 1,896 | 28 | \$335,000 | \$176.69 |
| Benton Ridge Hpr | 2 | 0.3% | 3,144 | 120 | \$364,500 | \$118.21 |
| Boardwalk | 1 | 0.1% | 2,945 | 34 | \$589,000 | \$200.00 |
| Boles | 3 | 0.4% | 2,000 | 101 | \$528,300 | \$264.15 |
| Boxwood | 3 | 0.4% | 1,995 | 32 | \$385,333 | \$197.47 |
| Bridgedale | 1 | 0.1% | 2,771 | 95 | \$480,000 | \$173.22 |
| Bridgeport | 8 | 1.2% | 2,767 | 110 | \$474,745 | \$170.38 |
| Broadview | 4 | 0.6% | 2,374 | 40 | \$499,375 | \$213.42 |
| Brookhaven Estates | 1 | 0.1% | 2,470 | 33 | \$555,000 | \$224.70 |
| Brookhollow | 2 | 0.3% | 1,406 | 54 | \$254,500 | \$181.31 |
| Brooklands At Mountain Ranch | 5 | 0.7% | 2,287 | 26 | \$433,200 | \$192.57 |
| Burl Dodd | 1 | 0.1% | 1,025 | 41 | \$225,000 | \$219.51 |
| Butterfield | 1 | 0.1% | 2,810 | 43 | \$608,000 | \$216.37 |
| Butterfield Meadows | 1 | 0.1% | 5,861 | 198 | \$1,850,000 | \$315.65 |
| Campbell Ave Condos Hpr | 1 | 0.1% | 1,114 | 22 | \$495,900 | \$445.15 |
| Candlewood | 4 | 0.6% | 4,630 | 44 | \$980,000 | \$213.80 |
| Cedarwood | 3 | 0.4% | 1,688 | 39 | \$363,500 | \$215.23 |
| Centerbrook | 1 | 0.1% | 1,317 | 34 | \$263,000 | \$199.70 |
| Century Estates | 1 | 0.1% | 2,603 | 38 | \$600,000 | \$230.50 |
| Chevaux Court Condos Hpr | 1 | 0.1% | 1,291 | 31 | \$176,000 | \$136.33 |
| City Park | 1 | 0.1% | 2,373 | 84 | \$925,000 | \$389.80 |
| Clabber Creek | 10 | 1.5% | 2,048 | 38 | \$383,256 | \$186.51 |
| Clearwood Crossings | 1 | 0.1% | 1,700 | 32 | \$335,000 | \$197.06 |
| Clover Creek | 2 | 0.3% | 1,274 | 43 | \$215,000 | \$168.64 |

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 |
|----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Cobblestone | 9 | 1.3% | 1,623 | 36 | \$326,522 | \$201.29 |
| Combs | 1 | 0.1% | 1,050 | 34 | \$200,000 | \$190.48 |
| Commons At Walnut Crossing | 2 | 0.3% | 1,213 | 23 | \$254,500 | \$210.86 |
| Copper Creek | 6 | 0.9% | 3,166 | 41 | \$520,150 | \$164.44 |
| Cottages At Old Wire | 1 | 0.1% | 1,989 | 22 | \$562,100 | \$282.60 |
| Country Club Estates | 1 | 0.1% | 2,422 | 32 | \$400,000 | \$165.15 |
| Country Court | 1 | 0.1% | 814 | 42 | \$215,000 | \$264.13 |
| Coves | 6 | 0.9% | 1,861 | 35 | \$294,833 | \$163.49 |
| Covington Park | 8 | 1.2% | 3,361 | 44 | \$630,250 | \$187.93 |
| Creek Meadow | 2 | 0.3% | 3,429 | 35 | \$660,000 | \$192.71 |
| Creekside Meadows | 13 | 1.9% | 1,431 | 62 | \$245,999 | \$172.69 |
| Creekview | 15 | 2.2% | 2,379 | 113 | \$433,380 | \$182.53 |
| Crescent Lake | 4 | 0.6% | 2,946 | 141 | \$489,500 | \$168.88 |
| Crestmont Estates | 1 | 0.1% | 3,489 | 47 | \$675,000 | \$193.47 |
| Crestwood Acres | 1 | 0.1% | 2,156 | 0 | \$700,000 | \$324.68 |
| Crofton Manor | 1 | 0.1% | 1,846 | 42 | \$360,000 | \$195.02 |
| Cross Keys | 6 | 0.9% | 2,421 | 35 | \$422,833 | \$175.47 |
| Crossover Heights | 1 | 0.1% | 2,008 | 70 | \$315,000 | \$156.87 |
| Crystal Cove | 1 | 0.1% | 3,641 | 33 | \$675,000 | \$185.39 |
| Crystal Springs | 9 | 1.3% | 1,951 | 40 | \$366,789 | \$188.72 |
| Cummings-Goff | 1 | 0.1% | 1,688 | 58 | \$280,000 | \$165.88 |
| David Lyle Village | 2 | 0.3% | 1,380 | 51 | \$235,500 | \$170.97 |
| Davidsons | 2 | 0.3% | 1,439 | 29 | \$383,750 | \$264.48 |
| Davis & Ferguson | 2 | 0.3% | 1,891 | 43 | \$430,300 | \$239.95 |
| Dickson Hpr | 1 | 0.1% | 1,317 | 39 | \$785,000 | \$596.05 |
| Dunaway | 1 | 0.1% | 1,204 | 37 | \$225,000 | \$186.88 |
| Duncan's | 1 | 0.1% | 1,853 | 28 | \$468,500 | \$252.83 |
| East Oaks | 1 | 0.1% | 2,004 | 35 | \$500,000 | \$249.50 |
| Elams | 1 | 0.1% | 688 | 37 | \$146,500 | \$212.94 |
| Elmwood | 3 | 0.4% | 3,099 | 48 | \$768,333 | \$248.16 |
| Emerald Point | 6 | 0.9% | 1,651 | 43 | \$317,308 | \$192.31 |
| Evans Farm | 1 | 0.1% | 2,300 | 40 | \$585,000 | \$254.35 |
| Evelyn Hills | 1 | 0.1% | 4,782 | 32 | \$750,000 | \$156.84 |
| Everett | 1 | 0.1% | 1,088 | 24 | \$199,900 | \$183.73 |
| Fairfield | 3 | 0.4% | 1,807 | 21 | \$293,000 | \$163.42 |
| Fairland | 1 | 0.1% | 1,124 | 220 | \$120,000 | \$106.76 |

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 |
|-------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Falcon Ridge | 1 | 0.1% | 2,026 | 26 | \$335,000 | \$165.35 |
| Fayetteville Original | 4 | 0.6% | 1,807 | 50 | \$618,798 | \$340.36 |
| Ferguson | 1 | 0.1% | 2,319 | 29 | \$799,900 | \$344.93 |
| Fieldstone | 7 | 1.0% | 1,538 | 45 | \$265,714 | \$173.67 |
| Fiesta Park | 2 | 0.3% | 1,247 | 99 | \$227,500 | \$183.28 |
| Forest Hills | 1 | 0.1% | 3,312 | 29 | \$599,000 | \$180.86 |
| Garner-Iarimore | 1 | 0.1% | 1,444 | 87 | \$320,000 | \$221.61 |
| Georgian Place | 1 | 0.1% | 1,416 | 48 | \$225,000 | \$158.90 |
| Glenbrook | 1 | 0.1% | 2,170 | 15 | \$352,000 | \$162.21 |
| Glendale | 2 | 0.3% | 2,904 | 32 | \$305,000 | \$105.05 |
| Glenwood Park | 1 | 0.1% | 540 | 25 | \$190,000 | \$351.85 |
| Golden Oaks Estates | 1 | 0.1% | 1,224 | 36 | \$175,000 | \$142.97 |
| Gragg | 1 | 0.1% | 1,140 | 35 | \$245,000 | \$214.91 |
| Green Valley | 3 | 0.4% | 1,417 | 45 | \$316,100 | \$224.02 |
| Gulley Grove | 1 | 0.1% | 2,640 | 0 | \$625,377 | \$236.89 |
| Gunter | 4 | 0.6% | 1,914 | 69 | \$649,750 | \$325.79 |
| Gy Acres | 1 | 0.1% | 4,885 | 57 | \$979,900 | \$200.59 |
| Hammond | 1 | 0.1% | 4,586 | 514 | \$450,000 | \$98.12 |
| Hamptons, The | 6 | 0.9% | 1,934 | 125 | \$360,833 | \$186.90 |
| Harrisons | 1 | 0.1% | 1,350 | 42 | \$375,000 | \$277.78 |
| Harters Fairview | 3 | 0.4% | 1,554 | 51 | \$425,000 | \$273.49 |
| Hawkins House At Shiloh | 2 | 0.3% | 1,245 | 31 | \$247,500 | \$198.79 |
| Hemingway Ridge | 1 | 0.1% | 2,600 | 35 | \$510,000 | \$196.15 |
| Heritage East | 1 | 0.1% | 1,289 | 35 | \$185,000 | \$143.52 |
| Heritage Village | 7 | 1.0% | 1,379 | 36 | \$241,429 | \$176.15 |
| Holcomb Heights | 4 | 0.6% | 1,440 | 18 | \$266,250 | \$185.22 |
| Horseshoe | 1 | 0.1% | 1,638 | 24 | \$256,000 | \$156.29 |
| Houston Meadows | 1 | 0.1% | 1,044 | 89 | \$129,500 | \$124.04 |
| Hughmount Village | 7 | 1.0% | 2,578 | 42 | \$458,714 | \$180.33 |
| Huntclub | 1 | 0.1% | 1,489 | 20 | \$258,000 | \$173.27 |
| Huntingdon | 4 | 0.6% | 2,327 | 42 | \$436,016 | \$187.56 |
| Hyland Park | 4 | 0.6% | 2,964 | 42 | \$550,125 | \$187.87 |
| Icehouse Condos | 1 | 0.1% | 1,345 | 1 | \$510,000 | \$379.18 |
| Jacksons | 1 | 0.1% | 2,868 | 44 | \$745,000 | \$259.76 |
| Jennings | 5 | 0.7% | 1,892 | 110 | \$385,920 | \$203.69 |
| Kinwood | 1 | 0.1% | 1,144 | 98 | \$145,900 | \$127.53 |

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 |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Ladons | 1 | 0.1% | 4,066 | 32 | \$700,000 | \$172.16 |
| Lakewood | 2 | 0.3% | 1,750 | 55 | \$357,500 | \$204.87 |
| Leflar's | 1 | 0.1% | 2,144 | 40 | \$490,500 | \$228.78 |
| Legacy Bldg Hpr | 1 | 0.1% | 623 | 28 | \$315,000 | \$505.62 |
| Legacy Heights | 4 | 0.6% | 1,760 | 30 | \$324,500 | \$186.04 |
| Legacy Pointe | 7 | 1.0% | 2,329 | 51 | \$388,843 | \$168.27 |
| Leverett Terrace | 1 | 0.1% | 1,042 | 27 | \$214,000 | \$205.37 |
| Lewis Baldwin | 8 | 1.2% | 1,359 | 79 | \$202,175 | \$148.24 |
| Magnolia Crossing | 3 | 0.4% | 1,137 | 47 | \$219,000 | \$193.68 |
| Magnolia Park | 5 | 0.7% | 2,458 | 181 | \$490,518 | \$199.79 |
| Maple Crest | 2 | 0.3% | 1,299 | 32 | \$259,450 | \$209.94 |
| Maple Park | 1 | 0.1% | 1,400 | 59 | \$420,000 | \$300.00 |
| Maplewood | 2 | 0.3% | 1,463 | 59 | \$395,000 | \$268.96 |
| Masonic | 2 | 0.3% | 2,054 | 33 | \$555,000 | \$258.09 |
| Masters | 1 | 0.1% | 2,796 | 93 | \$544,000 | \$194.56 |
| Mathias | 1 | 0.1% | 1,619 | 161 | \$321,000 | \$198.27 |
| Mcclelland | 1 | 0.1% | 1,410 | 32 | \$330,000 | \$234.04 |
| Meadow Vale | 1 | 0.1% | 784 | 17 | \$155,000 | \$197.70 |
| Meadowlands | 2 | 0.3% | 1,846 | 35 | \$286,000 | \$155.49 |
| Miller | 1 | 0.1% | 2,527 | 32 | \$455,000 | \$180.06 |
| Mission Heights | 1 | 0.1% | 3,120 | 22 | \$699,900 | \$224.33 |
| Mission Hills | 2 | 0.3% | 3,311 | 77 | \$580,000 | \$176.87 |
| Mitchells | 1 | 0.1% | 3,405 | 74 | \$1,342,500 | \$394.27 |
| Mount Comfort | 1 | 0.1% | 1,523 | 45 | \$236,250 | \$155.12 |
| Mount Nord | 1 | 0.1% | 5,108 | 283 | \$1,246,900 | \$244.11 |
| Mountain Ranch | 1 | 0.1% | 1,937 | 25 | \$320,000 | \$165.20 |
| Mountain View | 2 | 0.3% | 2,016 | 169 | \$540,000 | \$281.26 |
| Mullis Apts Hpr | 1 | 0.1% | 1,130 | 281 | \$425,000 | \$376.11 |
| North Briar | 2 | 0.3% | 1,496 | 18 | \$307,500 | \$205.62 |
| North Heights | 1 | 0.1% | 1,558 | 67 | \$267,000 | \$171.37 |
| North Ridge | 3 | 0.4% | 1,794 | 68 | \$303,500 | \$173.08 |
| Oak Woods Condos Hpr | 1 | 0.1% | 1,152 | 94 | \$140,000 | \$121.53 |
| Oakbrooke | 7 | 1.0% | 2,238 | 39 | \$465,714 | \$209.69 |
| Oakland Hills | 1 | 0.1% | 2,230 | 41 | \$456,500 | \$204.71 |
| Oaks Manor | 4 | 0.6% | 2,091 | 43 | \$419,025 | \$200.93 |
| Ottis Watson | 2 | 0.3% | 1,216 | 40 | \$228,500 | \$198.00 |
| Owl Creek | 1 | 0.1% | 1,397 | 47 | \$262,000 | \$187.54 |

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 |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Paradise Acres | 1 | 0.1% | 1,616 | 56 | \$253,000 | \$156.56 |
| Paradise Gardens Condo | 1 | 0.1% | 1,296 | 50 | \$235,000 | \$181.33 |
| Paradise Valley | 1 | 0.1% | 1,420 | 76 | \$240,000 | \$169.01 |
| Park Commons | 2 | 0.3% | 2,608 | 103 | \$521,963 | \$199.29 |
| Park Meadows | 9 | 1.3% | 1,383 | 170 | \$240,158 | \$175.73 |
| Park Place | 1 | 0.1% | 2,190 | 30 | \$389,000 | \$177.63 |
| Park Ridge Estates | 1 | 0.1% | 4,450 | 107 | \$615,000 | \$138.20 |
| Parkers Valley View Acres | 4 | 0.6% | 1,493 | 134 | \$163,750 | \$109.95 |
| Persimmon Place | 4 | 0.6% | 2,102 | 41 | \$341,500 | \$162.63 |
| Pine Crest | 2 | 0.3% | 1,067 | 39 | \$202,500 | \$191.97 |
| Pines At Springwoods Hpr | 1 | 0.1% | 1,938 | 9 | \$355,000 | \$183.18 |
| Quarry Trace | 3 | 0.4% | 1,428 | 25 | \$258,333 | \$181.04 |
| Red Arrow | 1 | 0.1% | 1,272 | 40 | \$203,000 | \$159.59 |
| Regency North | 3 | 0.4% | 1,300 | 21 | \$254,000 | \$195.63 |
| Reinheimer | 1 | 0.1% | 942 | 275 | \$145,000 | \$153.93 |
| Remington Estates | 4 | 0.6% | 3,456 | 169 | \$728,857 | \$210.76 |
| Reserve At Steele Crossing Hpr | 1 | 0.1% | 693 | 2 | \$130,000 | \$187.59 |
| Ridgewood | 1 | 0.1% | 7,491 | 469 | \$1,125,000 | \$150.18 |
| Rivermeadows | 1 | 0.1% | 2,250 | 47 | \$420,000 | \$186.67 |
| Riverwalk | 29 | 4.2% | 2,142 | 121 | \$341,398 | \$159.27 |
| Rockwood | 2 | 0.3% | 2,712 | 30 | \$570,000 | \$212.73 |
| Rolling Hills | 1 | 0.1% | 2,253 | 36 | \$352,500 | \$156.46 |
| Rolling Hills Farm | 1 | 0.1% | 2,342 | 40 | \$410,000 | \$175.06 |
| Rolling Meadows | 2 | 0.3% | 1,500 | 48 | \$318,750 | \$212.55 |
| Rose Hill | 1 | 0.1% | 1,347 | 30 | \$335,000 | \$248.70 |
| Rosewood Estates | 1 | 0.1% | 2,799 | 32 | \$765,000 | \$273.31 |
| Rupple Row | 5 | 0.7% | 1,903 | 37 | \$324,620 | \$171.20 |
| S T Russell | 2 | 0.3% | 1,256 | 133 | \$169,750 | \$134.37 |
| Sage Meadows | 3 | 0.4% | 1,693 | 37 | \$275,000 | \$162.44 |
| Sagely Place | 16 | 2.3% | 1,873 | 158 | \$371,650 | \$198.65 |
| Salem Heights | 1 | 0.1% | 1,822 | 33 | \$327,000 | \$179.47 |
| Salem Meadows | 2 | 0.3% | 1,594 | 39 | \$283,250 | \$177.78 |
| Salem Village | 6 | 0.9% | 1,717 | 92 | \$254,317 | \$148.86 |
| Savanna Estates | 2 | 0.3% | 4,252 | 41 | \$1,000,000 | \$230.19 |
| Sequoyah Meadows | 1 | 0.1% | 1,799 | 30 | \$344,000 | \$191.22 |

Fayetteville

Characteristics of Houses Sold

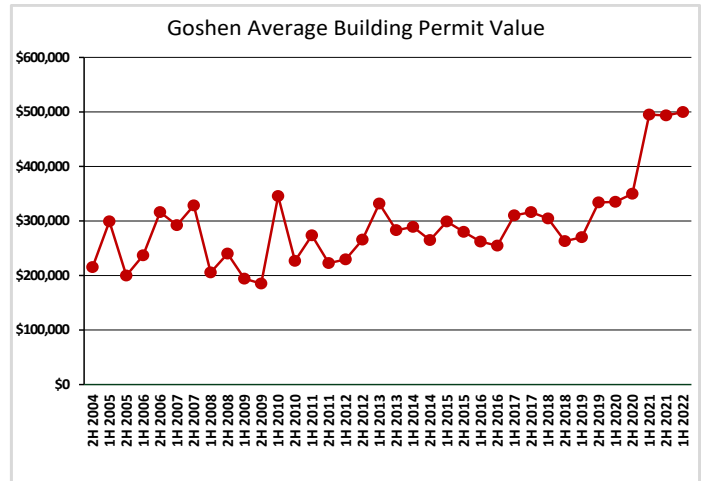
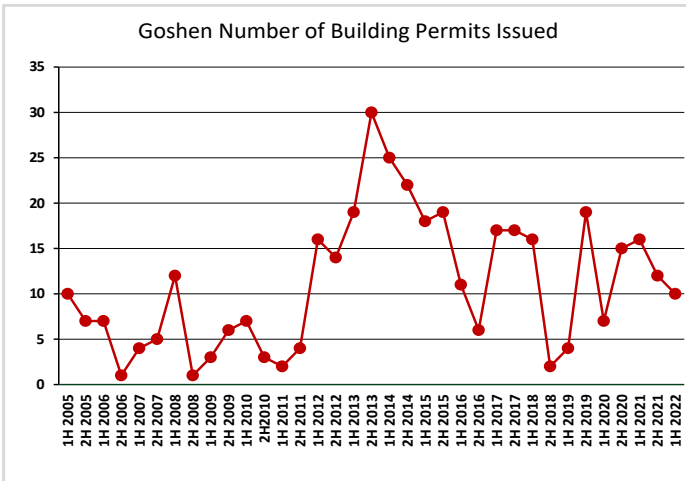
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Sequoyah Woods | 2 | 0.3% | 1,867 | 37 | \$368,750 | \$203.63 |
| Shadow Hills | 1 | 0.1% | 1,546 | 26 | \$325,000 | \$210.22 |
| Silverthorne | 1 | 0.1% | 2,717 | 70 | \$470,000 | \$172.98 |
| Skate Place Condos Hpr | 1 | 0.1% | 1,539 | 193 | \$199,500 | \$129.63 |
| Skeltons | 1 | 0.1% | 1,728 | 99 | \$240,000 | \$138.89 |
| Skyler Place | 2 | 0.3% | 1,326 | 53 | \$199,250 | \$150.26 |
| Skyline Estates | 1 | 0.1% | 2,441 | 41 | \$387,000 | \$158.54 |
| South Gregg Ave Hpr | 3 | 0.4% | 537 | 32 | \$182,633 | \$340.83 |
| Southern Heights | 1 | 0.1% | 3,145 | 204 | \$900,000 | \$286.17 |
| Southern Woods | 14 | 2.0% | 934 | 111 | \$242,419 | \$267.95 |
| Spring Creek | 1 | 0.1% | 2,831 | 33 | \$698,434 | \$246.71 |
| Spring Hollow Estates | 1 | 0.1% | 2,509 | 63 | \$373,500 | \$148.86 |
| St James Park | 2 | 0.3% | 1,926 | 32 | \$360,000 | \$186.86 |
| Stephens | 1 | 0.1% | 1,128 | 17 | \$190,000 | \$168.44 |
| Stone Mountain | 6 | 0.9% | 3,726 | 30 | \$708,333 | \$190.22 |
| Stonebridge Meadows | 5 | 0.7% | 2,553 | 44 | \$440,900 | \$173.08 |
| Stonewood | 5 | 0.7% | 3,294 | 44 | \$519,300 | \$158.36 |
| Strawberry Hill | 2 | 0.3% | 1,873 | 35 | \$378,000 | \$202.69 |
| Stubblefield | 1 | 0.1% | 1,470 | 62 | \$355,500 | \$241.84 |
| Summerhill | 1 | 0.1% | 1,332 | 20 | \$260,000 | \$195.20 |
| Summersby | 2 | 0.3% | 4,371 | 49 | \$850,000 | \$195.66 |
| Summit Place | 2 | 0.3% | 2,370 | 166 | \$549,975 | \$231.91 |
| Sunbridge Villas | 4 | 0.6% | 1,577 | 37 | \$286,190 | \$182.16 |
| Sundance Meadows | 1 | 0.1% | 1,582 | 56 | \$300,000 | \$189.63 |
| Sunset Hills | 1 | 0.1% | 3,422 | 38 | \$520,000 | \$151.96 |
| Sunset Woods | 1 | 0.1% | 1,628 | 34 | \$341,000 | \$209.46 |
| Sweetbriar | 2 | 0.3% | 2,012 | 37 | \$360,446 | \$179.58 |
| Sycamore One Hpr | 1 | 0.1% | 1,164 | 10 | \$320,000 | \$274.91 |
| Sycamore Two Hpr | 1 | 0.1% | 1,220 | 90 | \$310,000 | \$254.10 |
| Timber Ridge Estates | 5 | 0.7% | 2,290 | 218 | \$414,670 | \$180.63 |
| Town Homes At Forest Hills | 2 | 0.3% | 2,142 | 20 | \$452,000 | \$211.12 |
| Treetops | 4 | 0.6% | 1,942 | 79 | \$450,813 | \$232.52 |
| Uark Bowl Hpr | 2 | 0.3% | 1,312 | 33 | \$452,599 | \$345.60 |
| Valley View | 1 | 0.1% | 1,296 | 46 | \$315,000 | \$243.06 |
| Village On Shiloh Hpr | 1 | 0.1% | 1,228 | 31 | \$185,000 | \$150.65 |

Fayetteville

Characteristics of Houses Sold

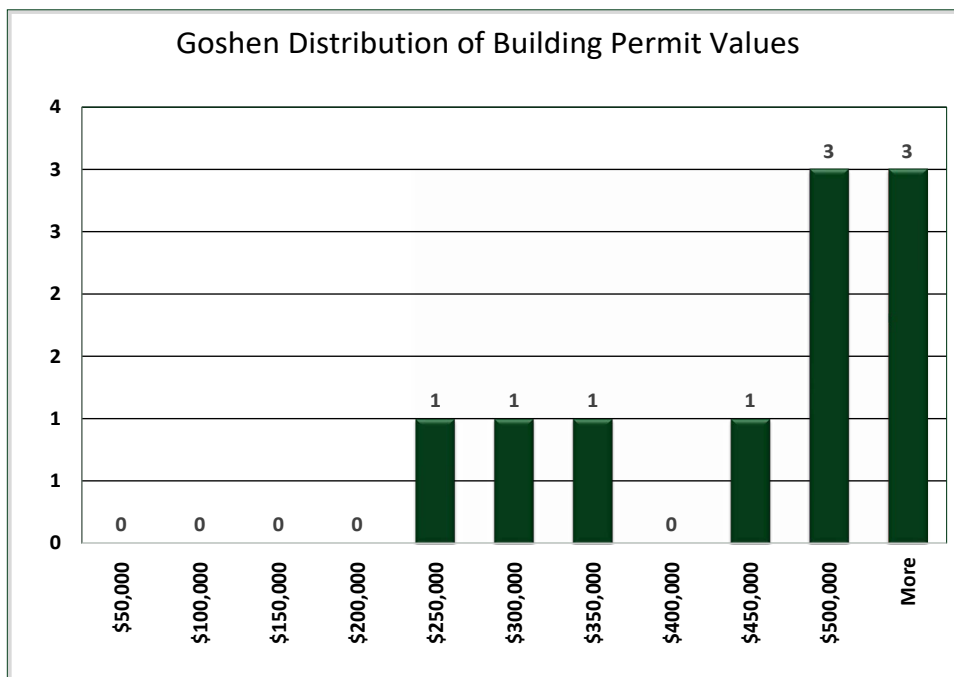
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Villages of Sloanbrooke, The | 48 | 7.0% | 1,686 | 127 | \$294,295 | \$174.32 |
| Virginia Hills | 1 | 0.1% | 2,869 | 59 | \$769,000 | \$268.04 |
| Walnut Crossing | 4 | 0.6% | 1,254 | 33 | \$236,750 | \$190.78 |
| Walnut Grove | 4 | 0.6% | 1,182 | 56 | \$203,000 | \$172.16 |
| Walnut Heights | 1 | 0.1% | 1,275 | 28 | \$260,000 | \$203.92 |
| Walnut Park | 1 | 0.1% | 1,384 | 57 | \$275,000 | \$198.70 |
| Walnut View Estates | 1 | 0.1% | 1,450 | 2 | \$240,000 | \$165.52 |
| West End | 2 | 0.3% | 2,000 | 7 | \$575,000 | \$287.50 |
| West View | 1 | 0.1% | 2,870 | 97 | \$508,000 | \$177.00 |
| Western Methodist Assembly | 1 | 0.1% | 1,914 | 63 | \$410,000 | \$214.21 |
| Westridge | 2 | 0.3% | 1,950 | 52 | \$303,681 | \$154.54 |
| Westview Meadows | 12 | 1.7% | 2,250 | 204 | \$383,246 | \$170.31 |
| Westwind | 1 | 0.1% | 2,030 | 28 | \$405,000 | \$199.51 |
| Westwoods | 1 | 0.1% | 1,348 | 48 | \$225,000 | \$166.91 |
| Wheeler-sawyer | 1 | 0.1% | 1,625 | 30 | \$325,000 | \$200.00 |
| Wildflower Meadows | 1 | 0.1% | 2,920 | 23 | \$565,000 | \$193.49 |
| Willow Bend | 1 | 0.1% | 1,124 | 213 | \$259,500 | \$230.87 |
| Willow Springs | 4 | 0.6% | 1,454 | 14 | \$227,625 | \$155.00 |
| Wilson-Dunn | 8 | 1.2% | 1,535 | 81 | \$328,000 | \$207.93 |
| Winwood | 3 | 0.4% | 1,932 | 46 | \$360,667 | \$187.32 |
| Woodbury | 1 | 0.1% | 2,435 | 0 | \$500,000 | \$205.34 |
| Woodridge | 3 | 0.4% | 1,573 | 34 | \$312,667 | \$198.99 |
| Other | 30 | 4.4% | 2,069 | 106 | \$436,007 | \$203.33 |
| Fayetteville Sold | 688 | 100.0% | 2,012 | 76 | \$388,208 | \$195.01 |

Goshen Building Permits



| Goshen | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 16 | 12 | 10 | -37.5% | -16.7% |
| Average Value of Residential Building Permits | \$494,960 | \$493,490 | \$499,784 | 1.0% | 1.3% |

Building permit values are trending higher than the average for Northwest Arkansas.



Goshen

Active Subdivisions

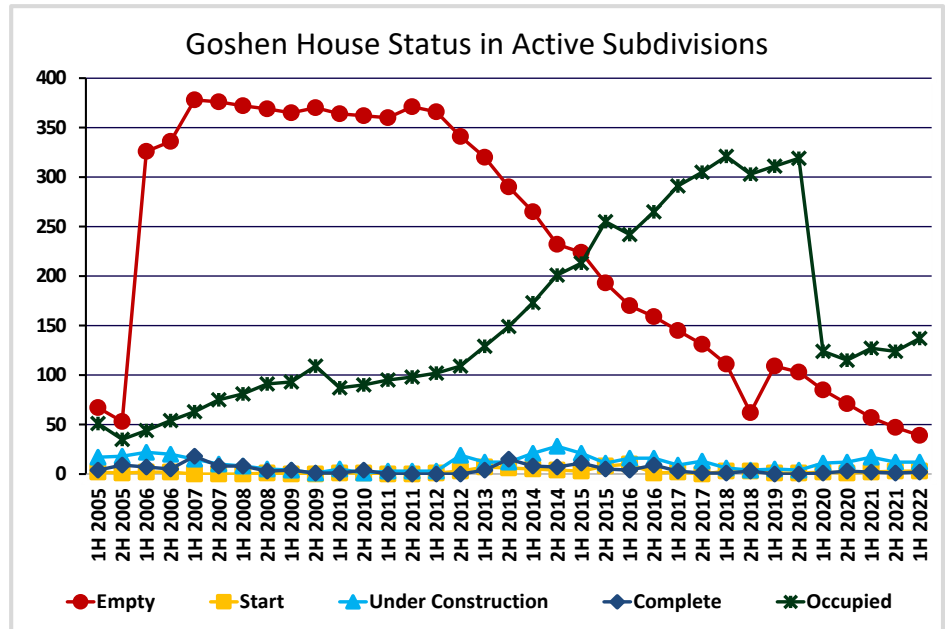
There were 193 total lots in 8 active subdivisions in Goshen in the first half of 2022. 71.0 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 6.2 were under construction, 1.6 percent were starts, and 20.2 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the first half of 2022 were Riverside Estates, Phase I with 7, Riverside Estates, Phase IIIA, IV with 4, and Bridlewood, Phase I with 1.

Riverside Estates, Phase I had the most houses becoming occupied in Goshen with 10 houses. An additional 2 houses in Riverside Estates, Phase IIIA, IV became occupied in the first half of 2022.

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

13 new houses in Goshen became occupied in the first half of 2022. The annual absorption rate implies that there are 33.6 months of remaining inventory in active subdivisions, down from 39.8 percent in the second half of 2021.



In 3 out of the 8 active subdivisions in Goshen, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners increased in Goshen from 78.3 percent in 2012 to 78.9 percent in the first half of 2022.

Additionally, 57 new lots in 2 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------|---------------|------------------|------------|------------|
| Asher's Ranch | | 41 | | 41 |
| Brookstone Woods | 2H 2017 | | 16 | 16 |
| New and Preliminary | | 41 | 16 | 57 |

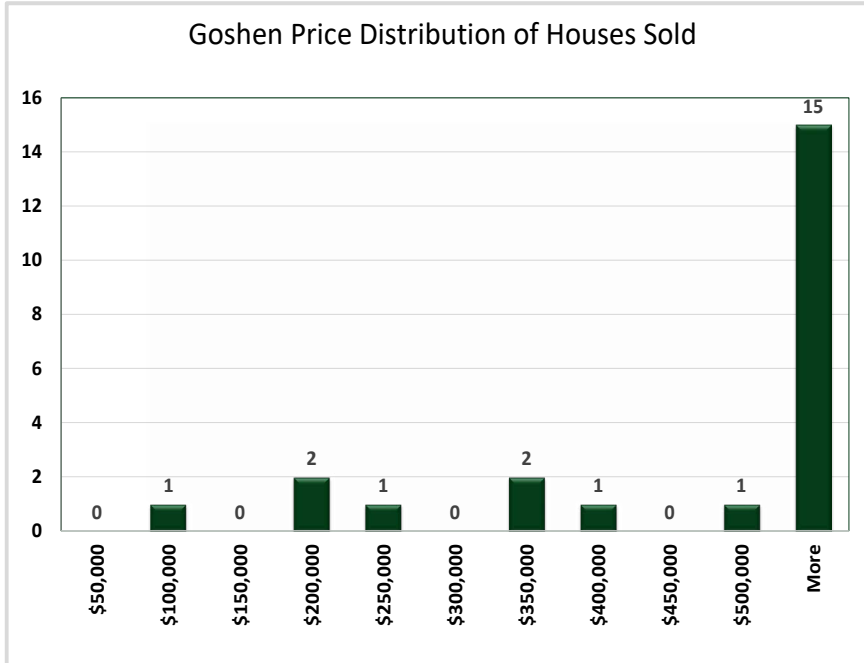
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-------------------------------------|-----------|----------|-----------|----------|------------|------------|-----------|-------------|
| Autumn View | 5 | 0 | 0 | 0 | 3 | 8 | 0 | 60.0 |
| Bridlewood, Phase I ¹ | 1 | 1 | 1 | 0 | 35 | 38 | 0 | -- |
| Bridlewood, Phase II ^{1,2} | 3 | 0 | 0 | 0 | 7 | 10 | 0 | -- |
| Knolls, The | 14 | 0 | 0 | 0 | 56 | 70 | 2 | 42.0 |
| Riverside Estates, Phase I | 14 | | 7 | 2 | 28 | 51 | 10 | 19.7 |
| Riverside Estates, Phase II | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0.0 |
| Riverside Estates, Phase IIIA, IV | 1 | 0 | 4 | 0 | 0 | 5 | 0 | -- |
| Wildwood ¹ | 1 | 2 | 0 | 0 | 7 | 10 | 0 | -- |
| Goshen Active Lots | 39 | 3 | 12 | 2 | 137 | 193 | 13 | 33.6 |

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.

Goshen

Price Distribution of Houses Sold



23 houses were sold in Goshen in the first half of 2022.

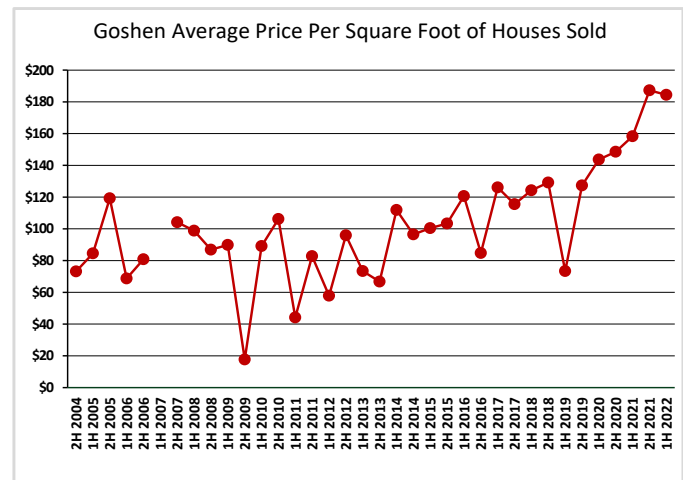
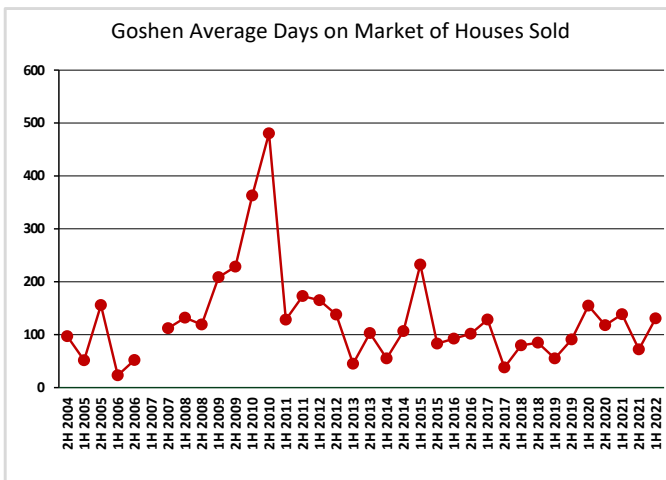
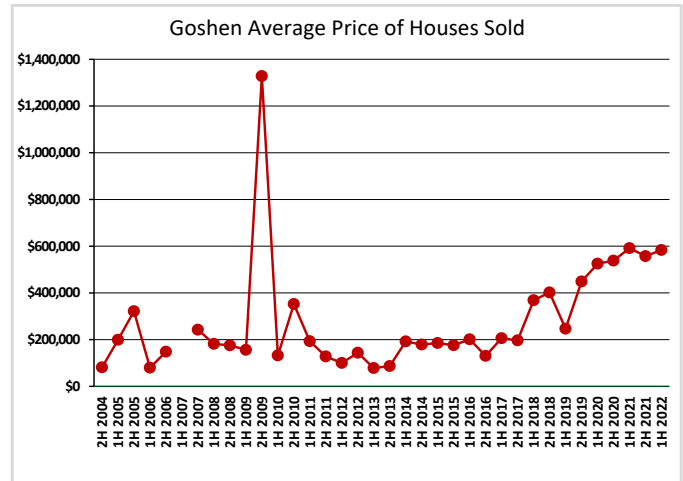
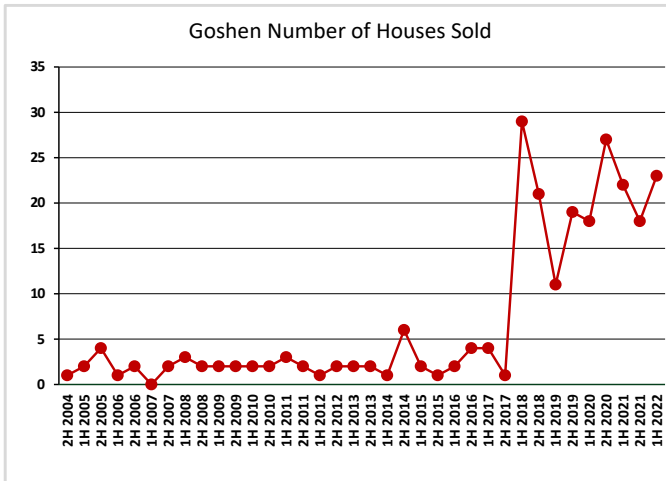
The average price of a house was \$583,812 at \$184.44 per square foot.

The median cost of a house was \$615,000.

| 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 | 4.3% | 680 | 2 | 100.0% |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 2 | 8.7% | 1,391 | 3 | 100.0% |
| \$200,001 - \$250,000 | 1 | 4.3% | 1,144 | 19 | 104.9% |
| \$250,001 - \$300,000 | 0 | 0.0% | -- | -- | -- |
| \$300,001 - \$350,000 | 2 | 8.7% | 1,731 | 39 | 104.9% |
| \$350,001 - \$400,000 | 1 | 4.3% | 1,928 | 43 | 107.4% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 1 | 4.3% | 2,345 | 35 | 117.5% |
| \$500,001+ | 15 | 65.2% | 3,903 | 188 | 101.6% |
| Goshen Sold | 23 | 100.0% | 3,082 | 131 | 102.8% |

Goshen

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-------------|-----------------------|-----------------------|
| Number of Houses Sold | 22 | 18 | 23 | 4.5% | 27.8% |
| Average Price of Houses Sold | \$591,518 | \$557,275 | \$583,812 | -1.3% | 4.8% |
| Average Days on Market | 139 | 72 | 131 | -5.6% | 81.2% |
| Average Price per Square Foot | \$158.31 | \$187.27 | \$184.44 | 16.5% | -1.5% |
| Percentage of County Sales | 2.5% | 1.4% | 2.0% | -19.5% | 43.7% |
| Number of New Houses Sold | 6 | 5 | 1 | -83.3% | -80.0% |
| Average Price of New Houses Sold | \$568,917 | \$630,920 | \$598,175 | 5.1% | -5.2% |
| Average Days on Market of New Houses Sold | 167 | 96 | 398 | 138.8% | 316.3% |
| Number of Houses Listed | 6 | 0 | 6 | 0.0% | -- |
| Average List Price of Houses Listed | \$952,592 | \$0.00 | \$1,282,150 | 34.6% | -- |

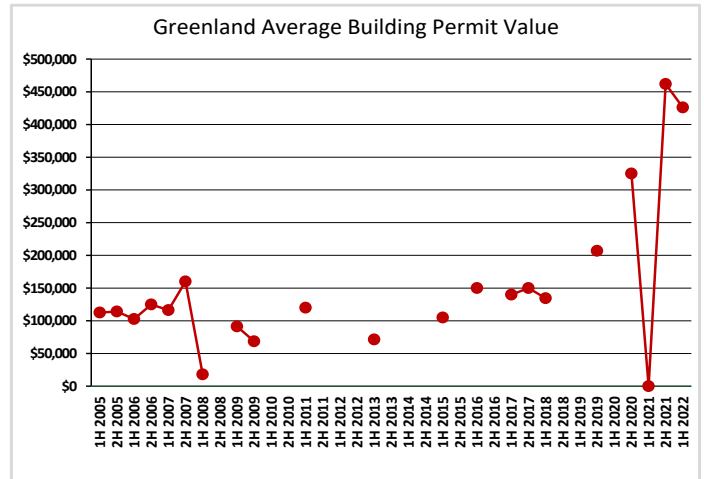
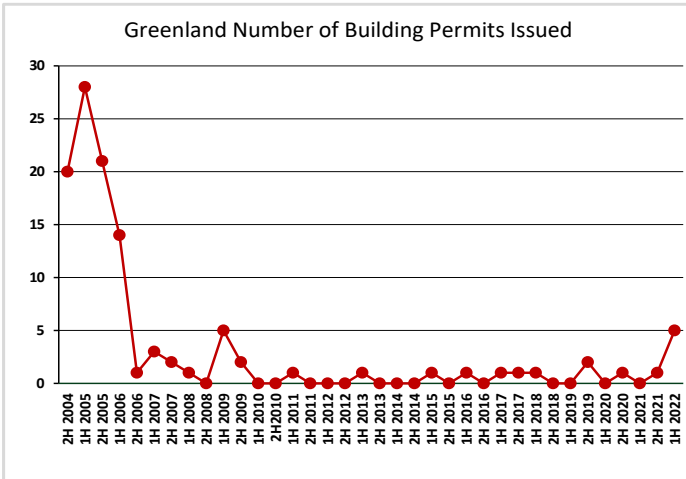
Goshen

Characteristics of Houses Sold

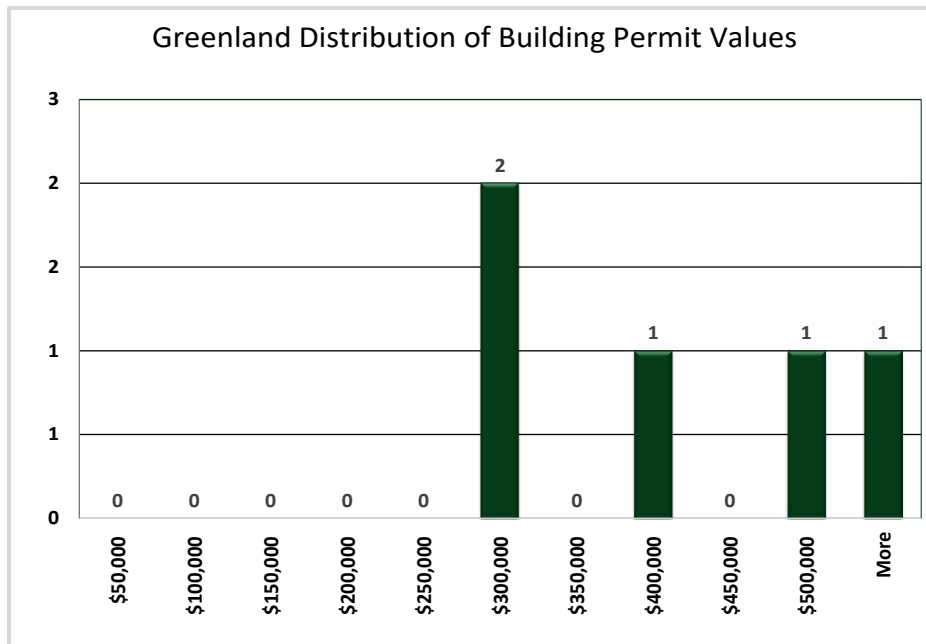
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Knolls | 1 | 4.3% | 4,600 | 62 | \$795,000 | \$172.83 |
| Leisure Heights | 2 | 8.7% | 1,528 | 35 | \$262,500 | \$175.04 |
| Polo Country Estates | 1 | 4.3% | 3,481 | 71 | \$699,000 | \$200.80 |
| Riverlyn Estate | 1 | 4.3% | 2,940 | 35 | \$604,000 | \$205.44 |
| Riverside Estates | 1 | 4.3% | 3,100 | 398 | \$598,175 | \$192.96 |
| Tisdale Glen | 1 | 4.3% | 2,345 | 35 | \$470,000 | \$200.43 |
| Waterford Estates At Hissom Ranch | 9 | 39.1% | 3,630 | 54 | \$706,389 | \$194.46 |
| Other | 7 | 30.4% | 2,669 | 264 | \$482,714 | \$167.06 |



Greenland Building Permits



| Greenland | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|---------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 0 | 1 | 5 | -- | 400.0% |
| Average Value of Residential Building Permits | -- | \$462,000 | \$426,060 | -- | -7.8% |



Greenland

Active Subdivisions

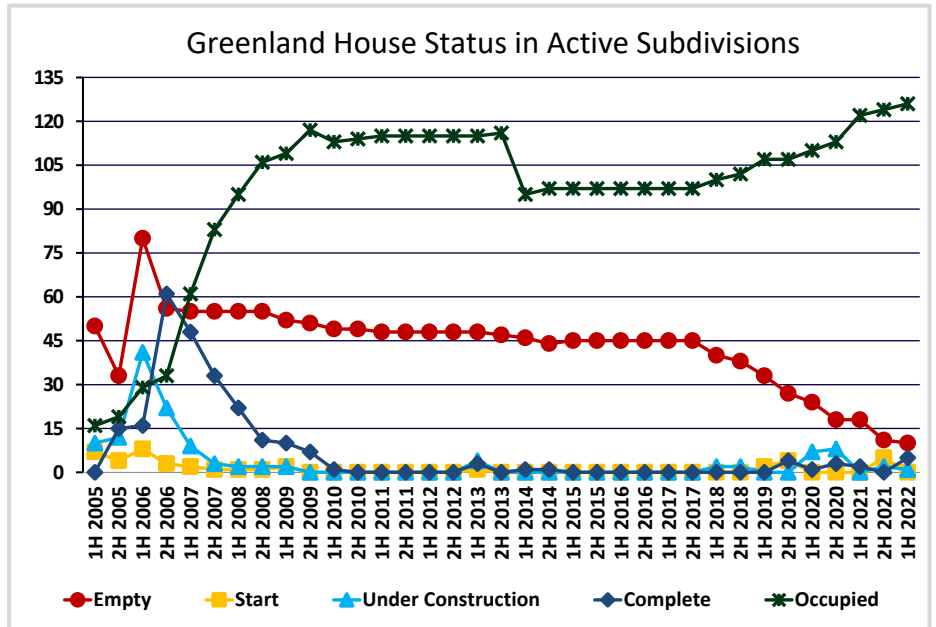
There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2022. 88.7 percent of the lots were occupied, 3.5 percent were complete but unoccupied, 0.7 were under construction, 0.0 percent were starts, and 7.0 percent were empty lots.

The subdivisions with the most houses under construction in Greenland during the first half of 2022 were Homestead with 1.

Homestead had the most houses becoming occupied in Greenland with 2 houses, in the first half of 2022.

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

The annual absorption rate implies that there are 423.3 months of remaining inventory in active subdivisions, up from 17.4 percent in the second half of 2021.



In 1 out of the 2 active subdivisions in Greenland, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners increased in Greenland from 68.5 percent in 2012 to 74.3 percent in the first half of 2022.

Additionally, no new subdivisions received either preliminary or final approval by June 30, 2022.

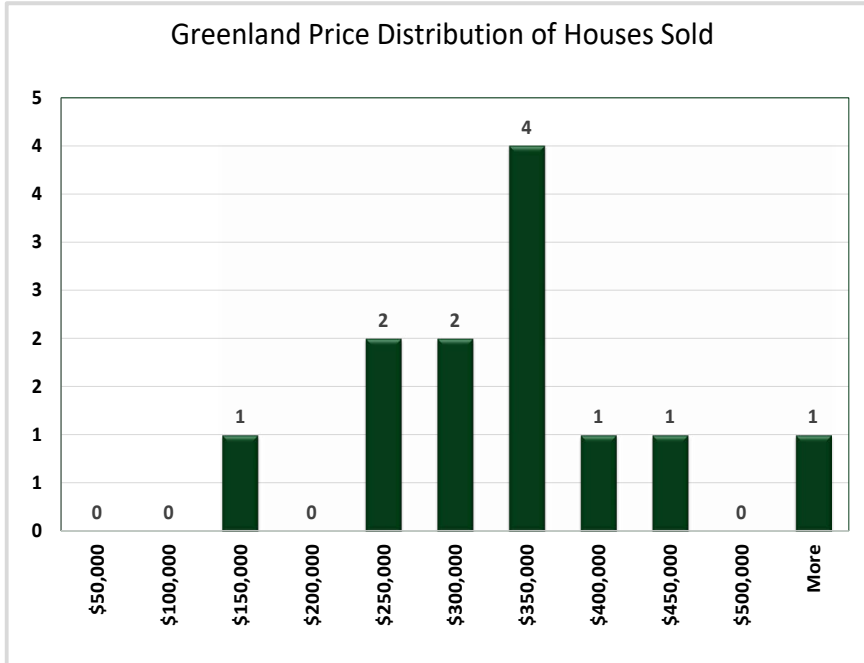
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-------------------------------------|-----------|----------|----------|----------|------------|------------|----------|--------------|
| Homestead | 0 | 0 | 1 | 5 | 74 | 80 | 2 | 18.0 |
| Lee Valley, Phase IV ^{1,2} | 10 | 0 | 0 | 0 | 52 | 62 | 0 | -- |
| Greenland Active Lots | 10 | 0 | 1 | 5 | 126 | 142 | 2 | 423.3 |

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.

Greenland

Price Distribution of Houses Sold



12 houses were sold in Greenland in the first half of 2022.

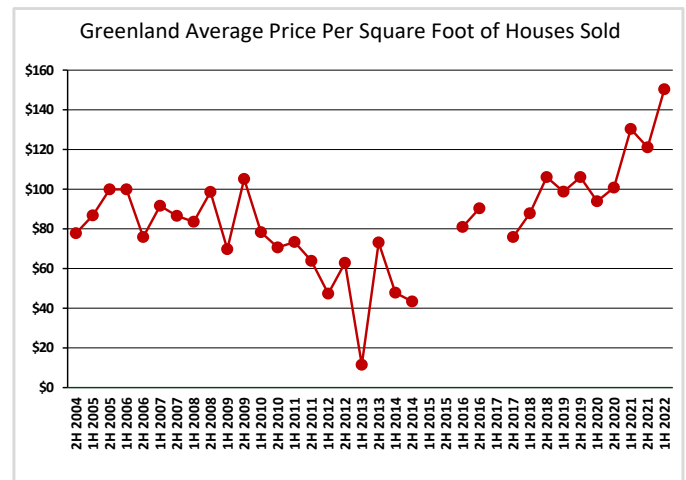
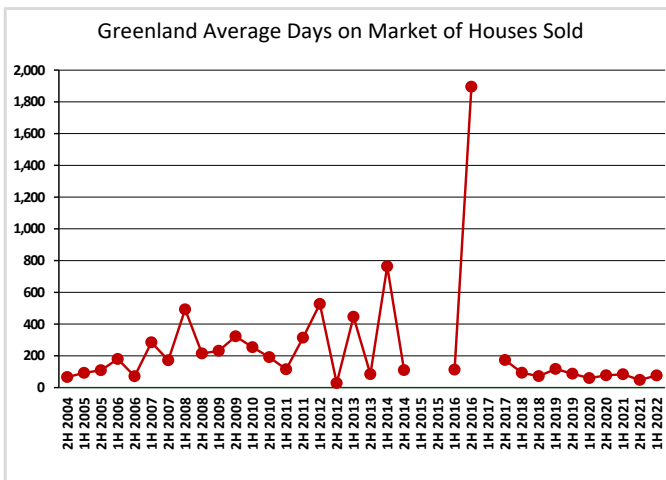
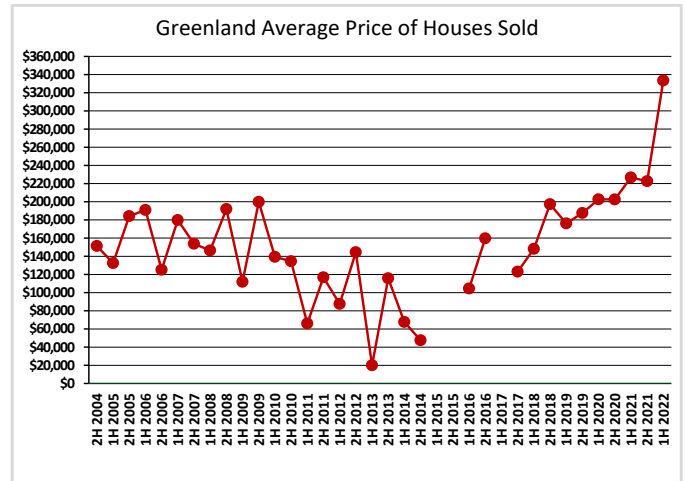
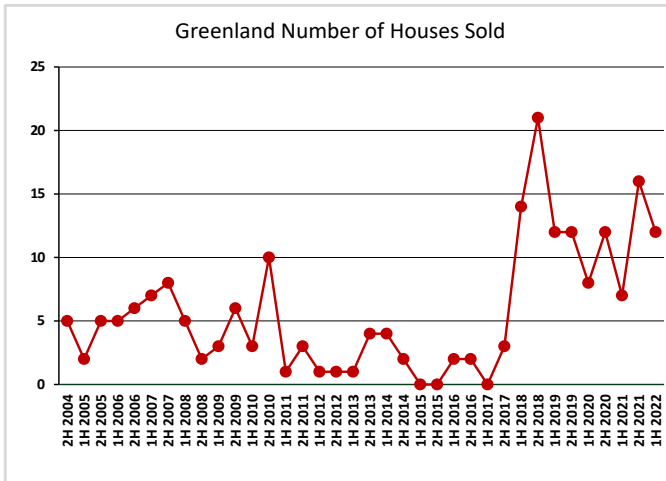
The average price of a house was \$333,533 at \$150.33 per square foot.

The median cost of a house was \$308,500.

| 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 | 1 | 8.3% | 1,148 | 68 | 95.6% |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 2 | 16.7% | 1,299 | 82 | 102.8% |
| \$250,001 - \$300,000 | 2 | 16.7% | 1,714 | 42 | 99.3% |
| \$300,001 - \$350,000 | 4 | 33.3% | 2,366 | 69 | 98.3% |
| \$350,001 - \$400,000 | 1 | 8.3% | 2,454 | 88 | 95.8% |
| \$400,001 - \$450,000 | 1 | 8.3% | 2,562 | 39 | 103.6% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 1 | 8.3% | 5,200 | 196 | 96.1% |
| Greenland Sold | 12 | 100.0% | 2,238 | 76 | 99.0% |

Greenland

Characteristics of Houses Sold



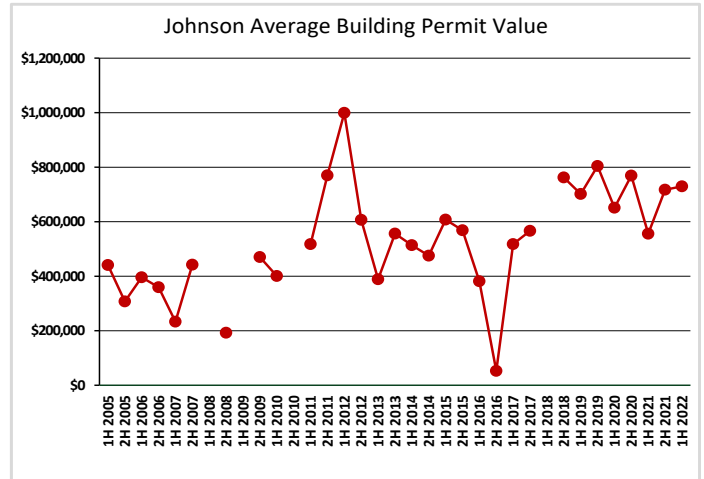
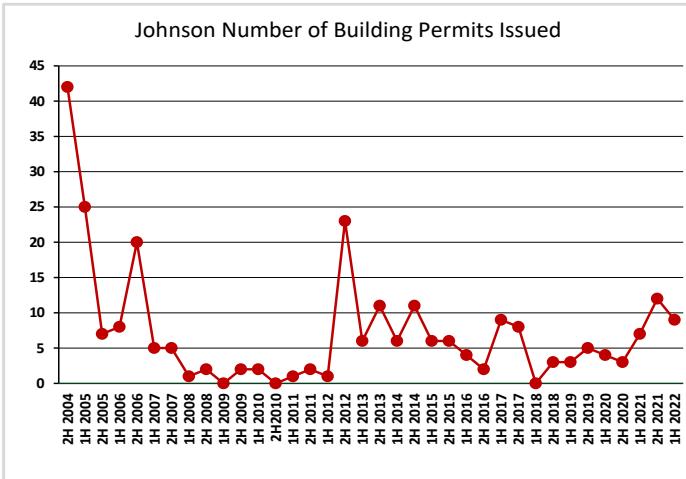
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 7 | 16 | 12 | 71.4% | -25.0% |
| Average Price of Houses Sold | \$226,786 | \$222,654 | \$333,533 | 47.1% | 49.8% |
| Average Days on Market | 84 | 48 | 76 | -8.9% | 58.5% |
| Average Price per Square Foot | \$130.32 | \$121.04 | \$150.33 | 15.4% | 24.2% |
| Percentage of County Sales | 0.3% | 0.5% | 0.6% | 96.8% | 20.6% |
| Number of New Houses Sold | 0 | 0 | 0 | -- | -- |
| Average Price of New Houses Sold | -- | -- | -- | -- | -- |
| Average Days on Market of New Houses Sold | -- | -- | -- | -- | -- |
| Number of Houses Listed | 2 | 0 | 1 | -50.0% | -- |
| Average List Price of Houses Listed | \$394,123 | \$0 | \$450,000 | 14.2% | -- |

Greenland

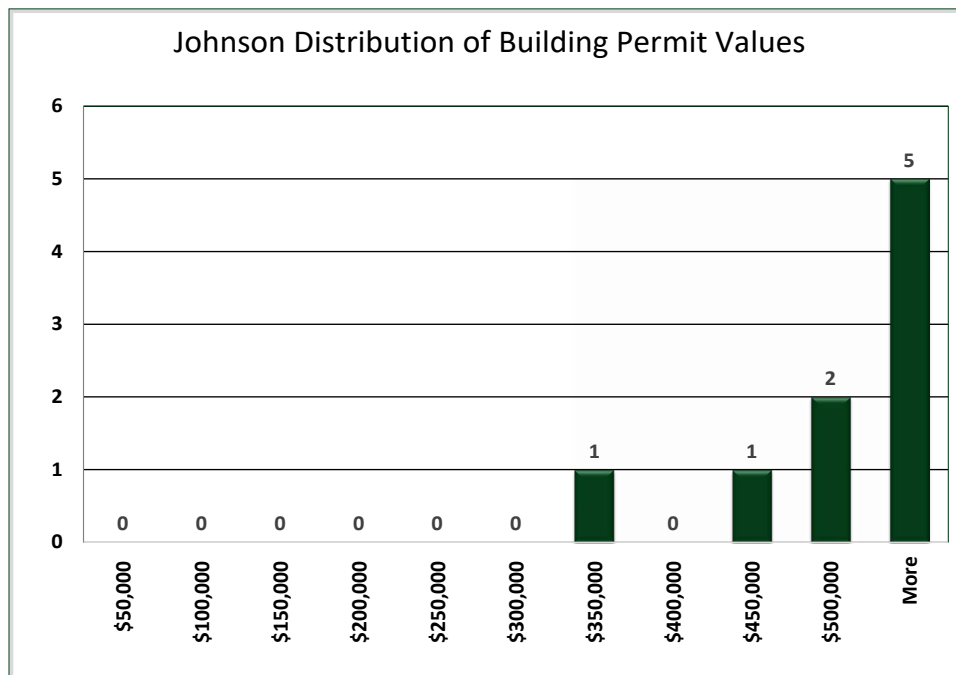
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Greenland Original | 2 | 16.7% | 4,250 | 185 | \$592,500 | \$132.77 |
| Lee Valley | 5 | 41.7% | 2,126 | 44 | \$328,680 | \$155.14 |
| Twin Creeks | 1 | 8.3% | 1,777 | 63 | \$270,000 | \$151.94 |
| Other | 4 | 33.3% | 1,487 | 65 | \$226,000 | \$152.70 |
| Greenland Sold | 12 | 100.0% | 2,238 | 76 | \$333,533 | \$150.33 |

Johnson Building Permits



| Johnson | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 7 | 12 | 9 | 28.6% | -25.0% |
| Average Value of Residential Building Permits | \$555,739 | \$717,491 | \$729,734 | 31.3% | 1.7% |



Johnson

Active Subdivisions

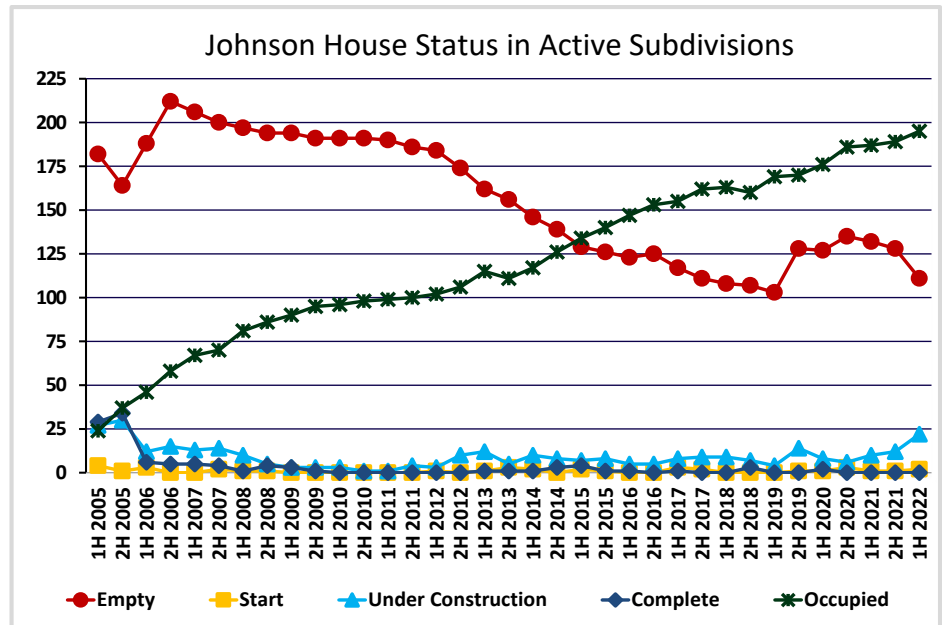
There were 330 total lots in 9 active subdivisions in Johnson in the first half of 2022. 59.1 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 6.7 were under construction, 0.6 percent were starts, and 33.6 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the first half of 2022 were Johnson Square Phase 1A with 6, and Johnson Square Phase 1B with 6.

Clear Creek Patio Homes and Johnson Square Phase 1A had the most houses becoming occupied in Johnson, both with 2 houses in the first half of 2022.

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

6 new houses in Johnson became occupied in the first



half of 2022. The annual absorption rate implies that there are 202.5 months of remaining inventory in active subdivisions, down from 564.0 percent in the second half of 2021.

In 3 out of the 9 active subdivisions in Johnson, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 54.6 percent in the first half of 2022.

Additionally no new subdivisions received either preliminary or final approval by June 30, 2022

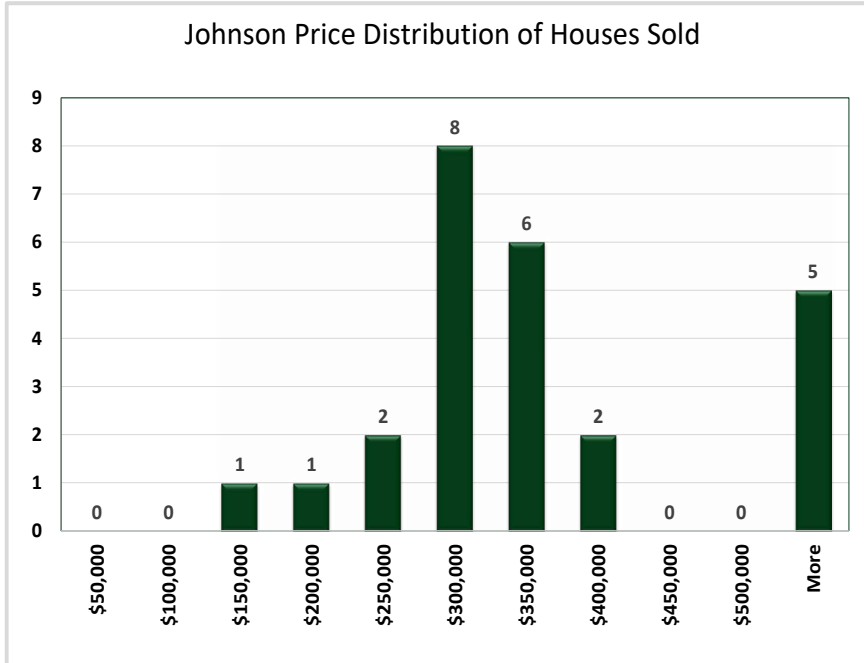
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|------------|----------|-----------|----------|------------|------------|----------|--------------|
| Clear Creek Patio Homes | 12 | 0 | 2 | 0 | 25 | 39 | 2 | 84.0 |
| Clear Creek, Phase I | 17 | 0 | 2 | 0 | 28 | 47 | 1 | 228.0 |
| Clear Creek, Phase II ¹ | 4 | 0 | 2 | 0 | 39 | 45 | 0 | -- |
| Clear Creek, Phase III | 7 | 0 | 2 | 0 | 31 | 40 | 0 | 108.0 |
| Clear Creek, Phase V | 23 | 2 | 0 | 0 | 10 | 35 | 2 | 150.0 |
| Clear Creek, Phase VII | 0 | 0 | 0 | 0 | 4 | 4 | 1 | 0.0 |
| Heritage Hills ¹ | 9 | 0 | 2 | 0 | 54 | 65 | 0 | -- |
| Johnson Square Phase 1A ¹ | 15 | 0 | 6 | 0 | 2 | 23 | 0 | -- |
| Johnson Square Phase 1B | 24 | 0 | 6 | 0 | 2 | 32 | 0 | 360.0 |
| Johnson Active Lots | 111 | 2 | 22 | 0 | 195 | 330 | 6 | 202.5 |

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.

Johnson

Price Distribution of Houses Sold



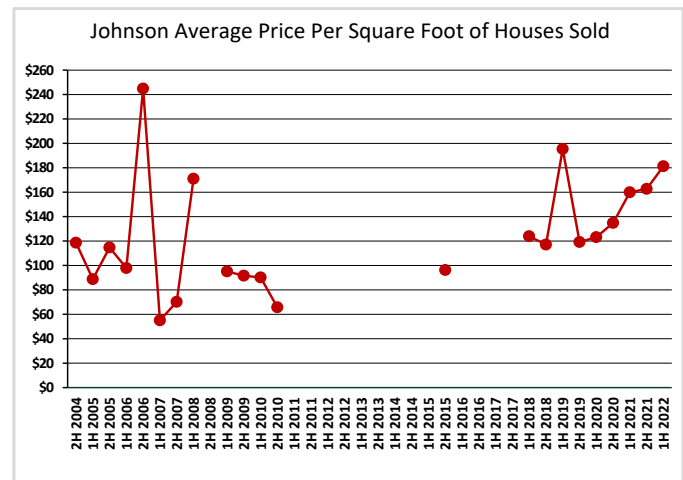
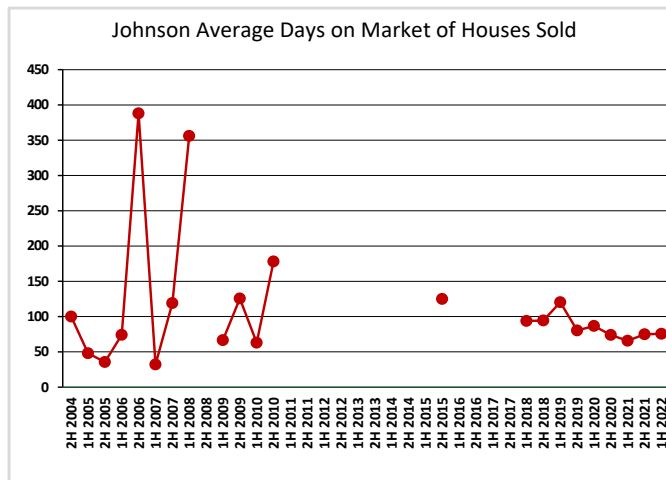
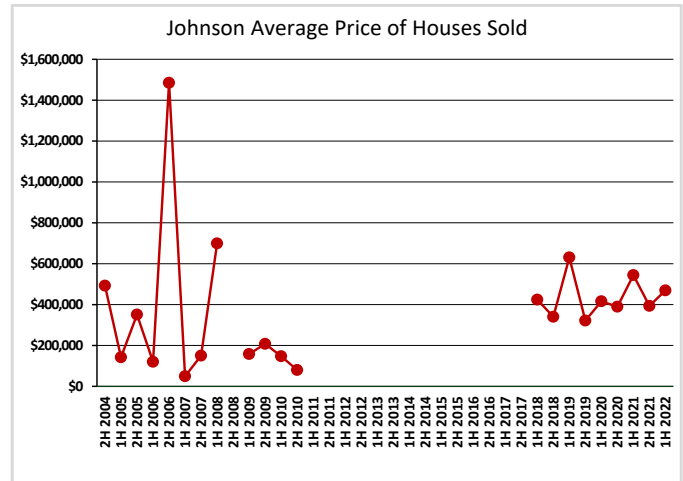
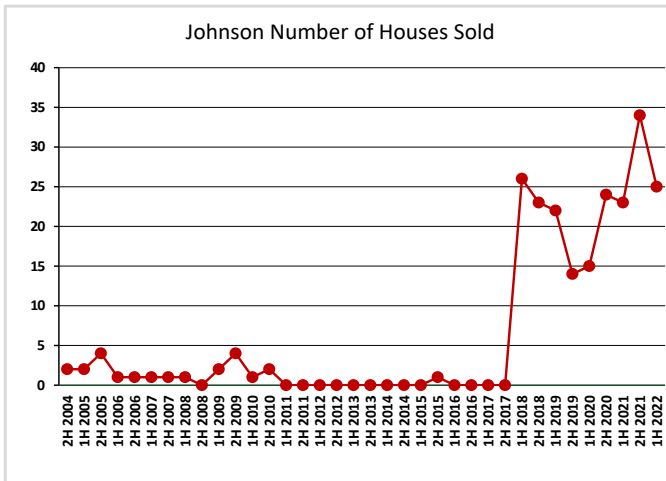
25 houses were sold in Johnson in the first half of 2022.

The average price of a house was \$469,416 at \$181.30 per square foot.

The median cost of a house was \$311,405

| 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 | 4.0% | 1,920 | 335 | 86.7% |
| \$150,001 - \$200,000 | 1 | 4.0% | 1,150 | 289 | 98.8% |
| \$200,001 - \$250,000 | 2 | 8.0% | 1,423 | 37 | 100.0% |
| \$250,001 - \$300,000 | 8 | 32.0% | 1,646 | 57 | 103.1% |
| \$300,001 - \$350,000 | 6 | 24.0% | 1,953 | 52 | 102.7% |
| \$350,001 - \$400,000 | 2 | 8.0% | 2,169 | 37 | 105.3% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 5 | 20.0% | 4,492 | 71 | 100.7% |
| Johnson Sold | 25 | 100.0% | 2,304 | 76 | 101.6% |

Johnson Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 23 | 34 | 25 | 8.7% | -26.5% |
| Average Price of Houses Sold | \$544,268 | \$393,447 | \$469,416 | -13.8% | 19.3% |
| Average Days on Market | 66 | 75 | 76 | 14.9% | 0.9% |
| Average Price per Square Foot | \$159.99 | \$162.69 | \$181.30 | 13.3% | 11.4% |
| Percentage of County Sales | 2.4% | 1.9% | 1.8% | -26.8% | -5.8% |
| Number of New Houses Sold | 0 | 1 | 0 | -- | -100.0% |
| Average Price of New Houses Sold | -- | \$382,790 | -- | -- | -- |
| Average Days on Market of New Houses Sold | 66 | 75 | 76 | -- | -- |
| Number of Houses Listed | 9 | 13 | 10 | 11.1% | -23.1% |
| Average List Price of Houses Listed | \$567,278 | \$209,231 | \$637,950 | 12.5% | 204.9% |

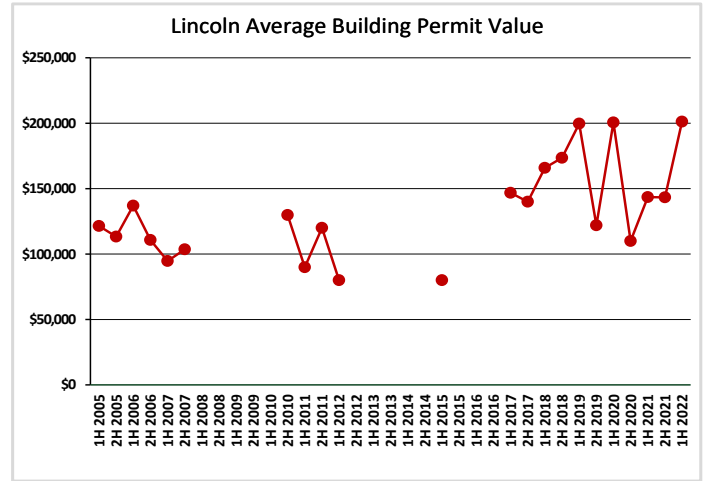
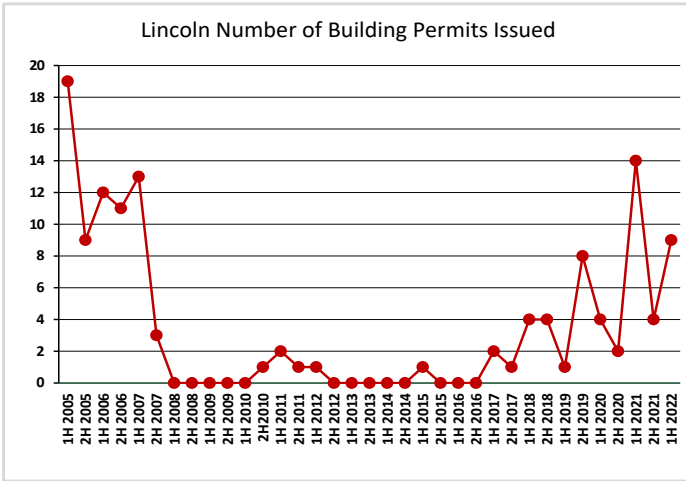
Johnson

Characteristics of Houses Sold

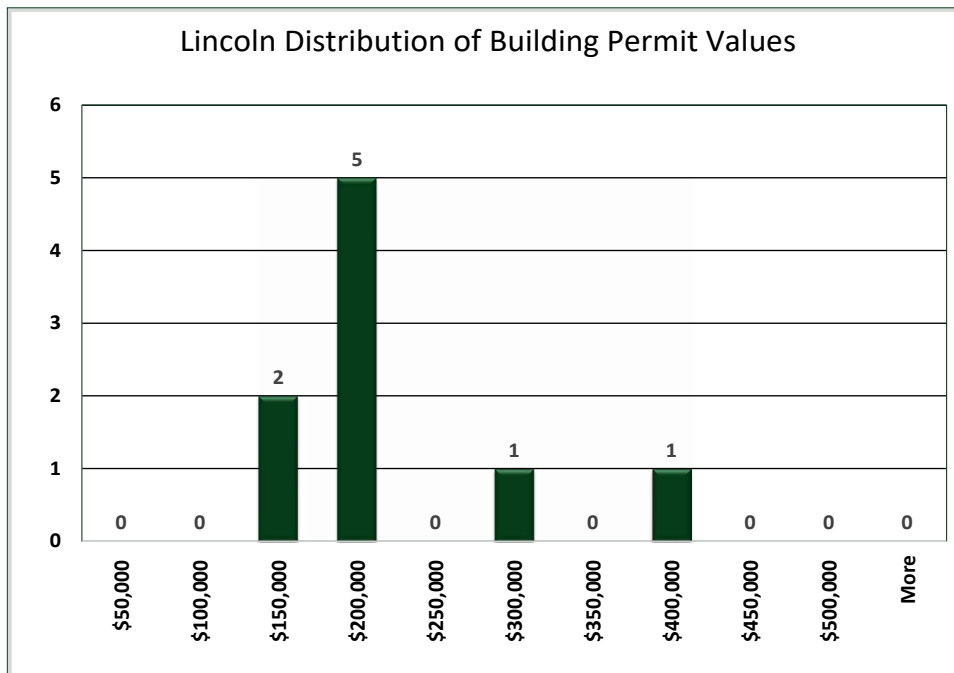
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Blake Lane | 1 | 4.0% | 2,019 | 45 | \$322,500 | \$159.73 |
| Briarwood | 6 | 24.0% | 1,589 | 48 | \$290,250 | \$183.02 |
| Clear Creek | 1 | 4.0% | 6,265 | 75 | \$3,200,000 | \$510.77 |
| Edens Gate | 1 | 4.0% | 5,146 | 72 | \$690,000 | \$134.08 |
| Fergusons Glen | 3 | 12.0% | 1,672 | 55 | \$296,135 | \$177.10 |
| Heritage Hills | 3 | 12.0% | 3,682 | 69 | \$701,667 | \$190.87 |
| Karrington Ridge Hpr | 1 | 4.0% | 1,150 | 289 | \$168,000 | \$146.09 |
| Kensington | 4 | 16.0% | 2,015 | 39 | \$355,000 | \$179.53 |
| Shady Oaks | 1 | 4.0% | 2,670 | 86 | \$350,000 | \$131.09 |
| Viewpoint | 1 | 4.0% | 1,306 | 34 | \$250,000 | \$191.42 |
| Other | 25 | 100.0% | 2,304 | 76 | \$469,416 | \$181.30 |



Lincoln Building Permits



| Lincoln | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 2 | 4 | 9 | -35.7% | 125.0% |
| Average Value of Residential Building Permits | \$110,000 | \$143,375 | \$201,227 | 40.2% | 40.3% |



Lincoln

Active Subdivisions

There were 103 total lots in 1 active subdivisions in Lincoln in the first half of 2022. 33.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 67.0 percent were empty lots.

Country Meadows had the most houses becoming occupied in Lincoln with 8 houses.

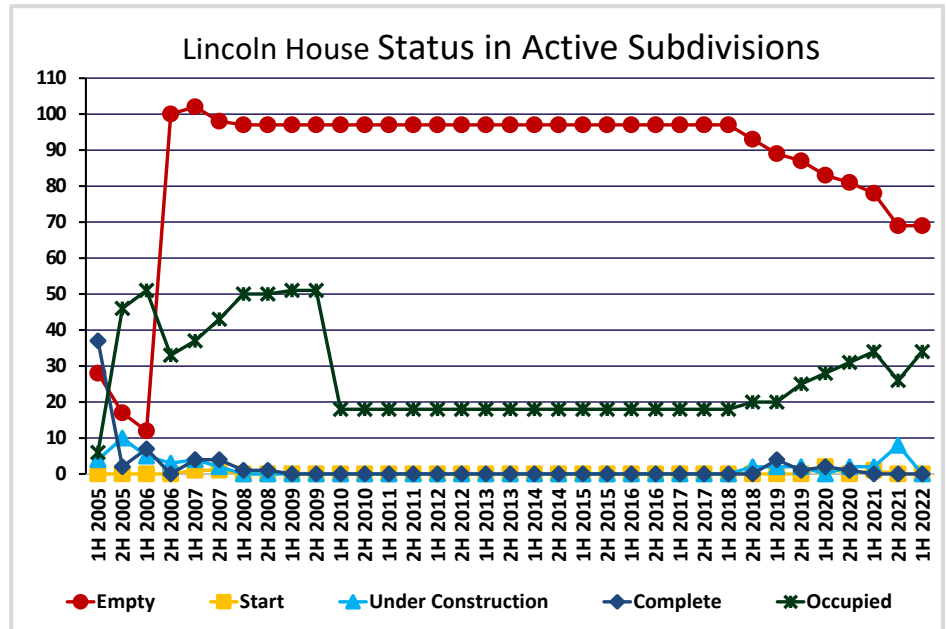
New construction or progress in existing construction has occurred in the last year in the one subdivision in Lincoln.

8 new houses in Lincoln became occupied in the first half of 2022.

The annual absorption rate implies that there are 69.0 months of remaining inventory in active subdivisions, down from 132.0 percent in the second half of 2021.

In the 1 active subdivisions in Lincoln, absorption occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 58.4



percent in the first half of 2022.

Additionally, 11 new lots in 1 subdivision received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|------------------------|---------------|------------------|------------|------------|
| Estates at Freedom Way | 2H 2021 | 11 | | 11 |
| New and Preliminary | | 11 | | 11 |

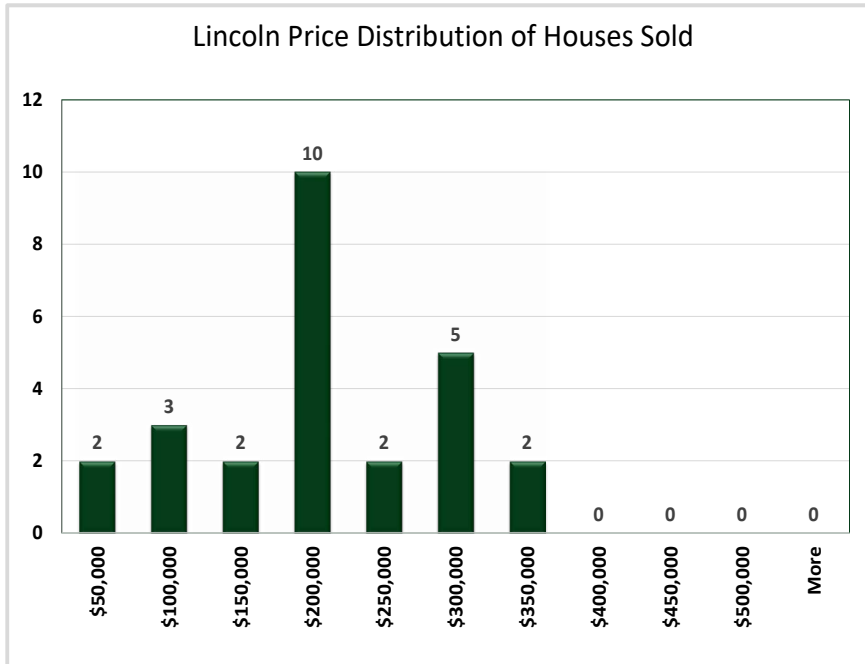
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---------------------|-------|-------|-------|----------|----------|-------|---------|--------|
| Country Meadows | 69 | 0 | 0 | 0 | 34 | 103 | 8 | 69.0 |
| Lincoln Active Lots | 69 | 0 | 0 | 0 | 34 | 103 | 8 | 69.0 |

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

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

Lincoln

Price Distribution of Houses Sold



26 houses were sold in Lincoln in the first half of 2022.

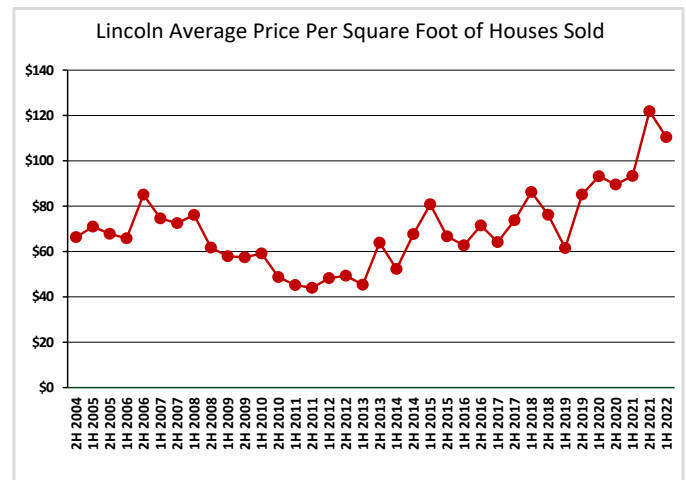
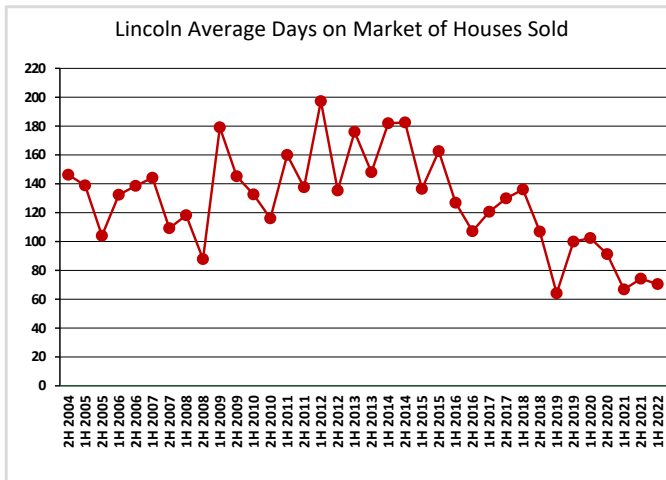
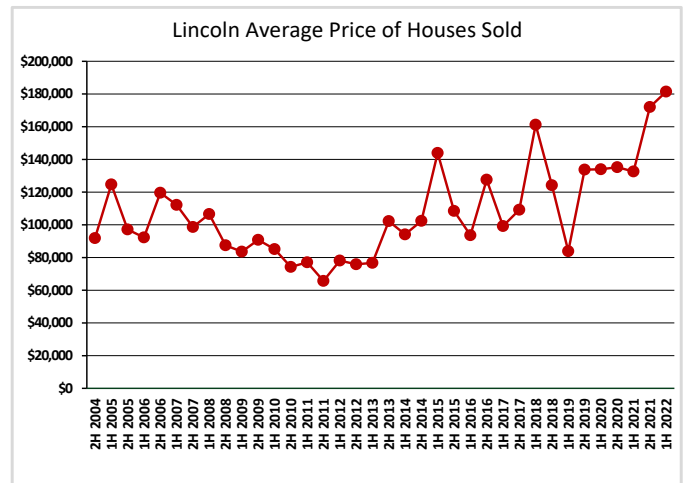
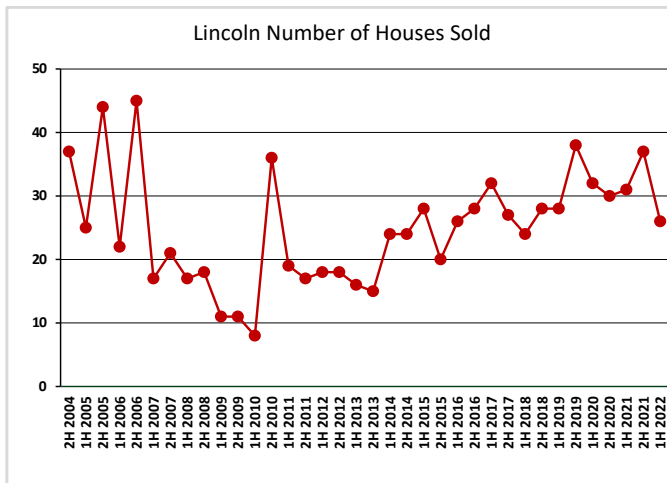
The average price of a house was \$181,435 at \$110.41 per square foot.

The median cost of a house was \$175,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 2 | 7.7% | 1,074 | 71 | 83.9% |
| \$50,001 - \$100,000 | 3 | 11.5% | 1,490 | 71 | 84.1% |
| \$100,001 - \$150,000 | 2 | 7.7% | 1,589 | 69 | 89.5% |
| \$150,001 - \$200,000 | 10 | 38.5% | 1,438 | 77 | 101.6% |
| \$200,001 - \$250,000 | 2 | 7.7% | 1,672 | 30 | 101.9% |
| \$250,001 - \$300,000 | 5 | 19.2% | 2,060 | 78 | 100.7% |
| \$300,001 - \$350,000 | 2 | 7.7% | 2,142 | 58 | 100.0% |
| \$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 Sold | 26 | 100.0% | 1,619 | 70 | 97.0% |

Lincoln

Characteristics of Houses Sold



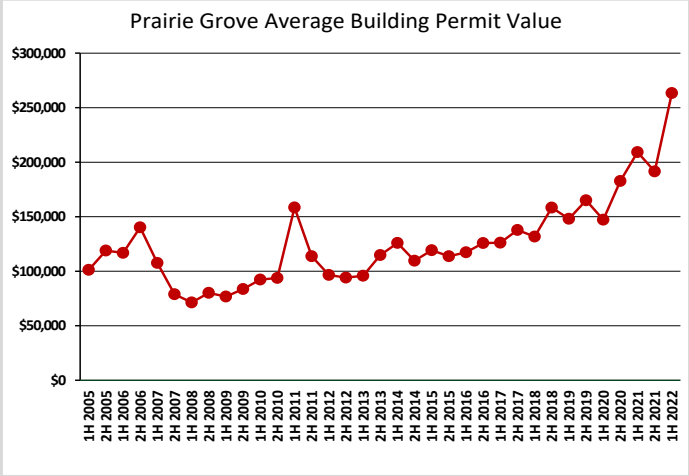
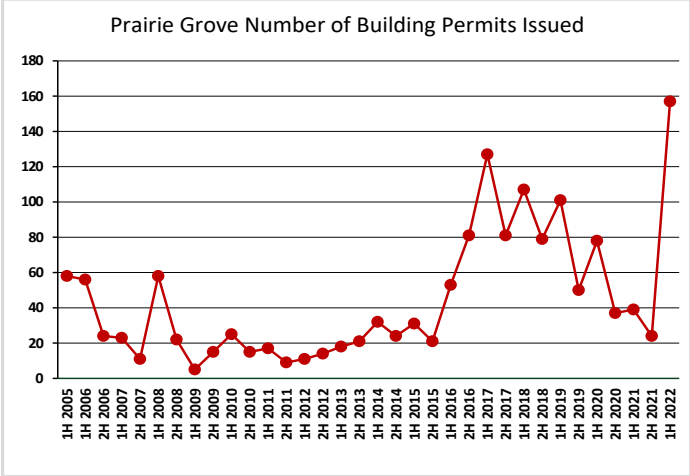
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 31 | 37 | 26 | -16.1% | -29.7% |
| Average Price of Houses Sold | \$132,619 | \$172,049 | \$181,435 | 36.8% | 5.5% |
| Average Days on Market | 67 | 74 | 70 | 5.5% | -5.1% |
| Average Price per Square Foot | \$93.32 | \$121.86 | \$110.41 | 18.3% | -9.4% |
| Percentage of County Sales | 0.8% | 0.9% | 0.7% | -10.4% | -20.5% |
| Number of New Houses Sold | 3 | 4 | 2 | -33.3% | -50.0% |
| Average Price of New Houses Sold | \$163,558 | \$198,275 | \$258,750 | 58.2% | 30.5% |
| Average Days on Market of New Houses Sold | 93 | 195 | 43 | -54.3% | -78.2% |
| Number of Houses Listed | 7 | 7 | 6 | -14.3% | -14.3% |
| Average List Price of Houses Listed | \$176,771 | \$230,186 | \$168,967 | -4.4% | -26.6% |

Lincoln

Characteristics of Houses Sold

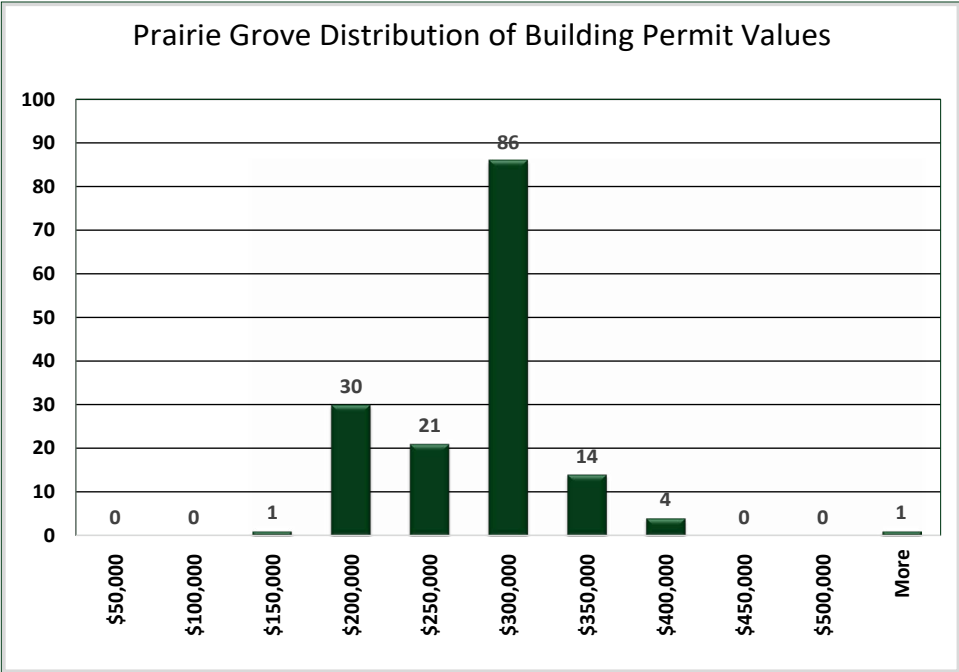
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Braly | 2 | 7.7% | 1,841 | 56 | \$252,450 | \$135.93 |
| Corley | 1 | 3.8% | 1,850 | 58 | \$315,000 | \$170.27 |
| Country Meadows | 2 | 7.7% | 1,286 | 29 | \$183,750 | \$142.57 |
| Lincoln Original | 3 | 11.5% | 1,461 | 52 | \$124,000 | \$85.04 |
| Reed | 1 | 3.8% | 1,720 | 178 | \$185,000 | \$107.56 |
| Stapleton | 1 | 3.8% | 1,600 | 66 | \$187,000 | \$116.88 |
| Other | 16 | 61.5% | 1,643 | 75 | \$174,119 | \$103.99 |
| Pleasant Tree | 1 | 2.7% | 1,113 | 34 | \$168,000 | \$150.94 |
| Reed | 5 | 13.5% | 1,167 | 71 | \$155,580 | \$132.94 |
| Other | 18 | 48.6% | 1,565 | 55 | \$174,006 | \$115.78 |
| Lincoln Sold | 26 | 100.0% | 1,619 | 70 | \$181,435 | \$110.41 |

Prairie Grove Building Permits



| Prairie Grove | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 39 | 24 | 157 | 302.6% | 554.2% |
| Average Value of Residential Building Permits | \$209,201 | \$191,556 | \$263,361 | 25.9% | 37.5% |

The number of empty lots in active subdivisions and the number of building permits are increasing in Prairie Grove. An additional 631 lots are in preliminary or final status for new construction once they are approved.



Prairie Grove Active Subdivisions

There were 959 total lots in 11 active subdivisions in Prairie Grove in the first half of 2022. 94.0 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 2.0 were under construction, 0.2 percent were starts, and 3.3 percent were empty lots.

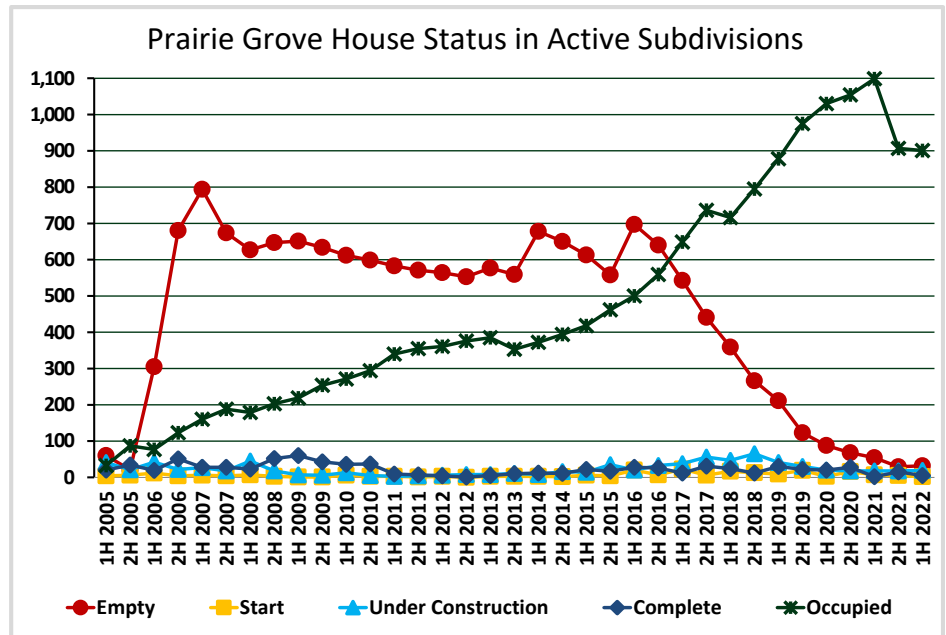
The subdivisions with the most houses under construction in Prairie Grove during the first half of 2022 were Wakefield Park with 17, Belle Meade, Phase I, II with 1.

Belle Meade, Phase IV had the most houses becoming occupied in Prairie Grove with 19 houses. An additional 4 houses Sundowner, Phase III became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 1 of the 11 active subdivisions in Prairie Grove.

33 new houses in Prairie Grove became occupied in the first half of 2022. The annual absorption rate implies that there are 16.2 months of remaining inventory in active subdivisions, up from 14.6 percent in the second half of 2021.

In 1 out of the 11 active subdivisions in Prairie Grove, no absorption has occurred in the first half of 2022.



The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 64.5 percent in the first half of 2022.

Additionally, 631 new lots in 7 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|------------|
| Hudson Heights | 1H 2021 | 99 | | 99 |
| Mountain View | 2H 2020 | | 175 | 175 |
| Prairie View | 2H 2020 | | 98 | 98 |
| Snyder Grove, Phase II,III, IV | 1H 2020 | | 96 | 96 |
| Snyder Grove, Phase V | 2H 2021 | 46 | | 46 |
| Wagon's Spring | 1H 2020 | 61 | | 61 |
| Wagon's Spring, Phase II PUD | 2H 2021 | 56 | | 56 |
| New and Preliminary Lots | | 262 | 369 | 631 |

Prairie Grove

Active Subdivisions

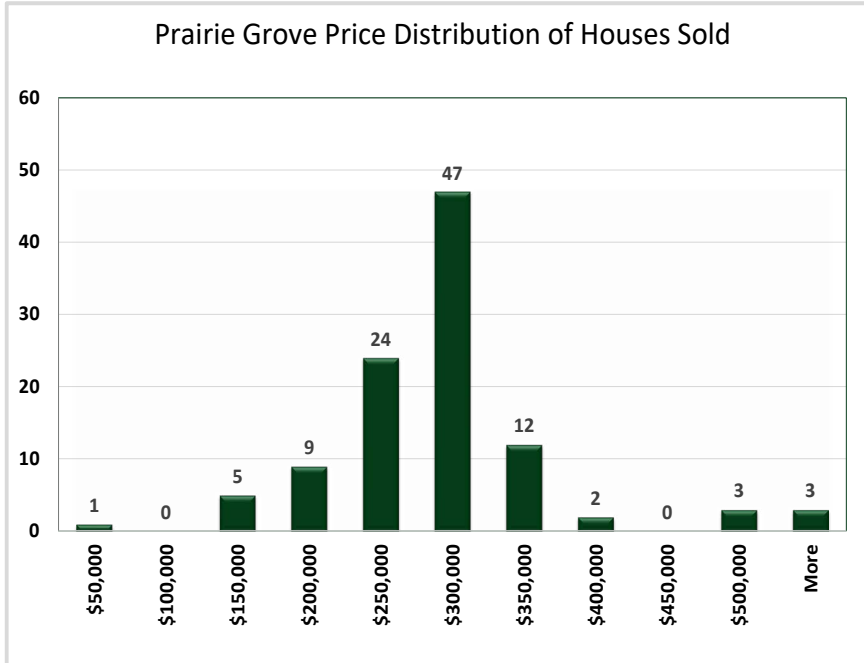
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-------------------------------------|-----------|----------|-----------|----------|------------|------------|-----------|-------------|
| Belle Meade, Phase I, II | 0 | 0 | 1 | 1 | 130 | 132 | 1 | 12.0 |
| Belle Meade, Phase IV | 0 | 0 | 0 | 1 | 53 | 54 | 19 | 0.6 |
| Highlands Square North | 0 | 0 | 0 | 0 | 39 | 39 | 2 | 0.0 |
| Prairie Meadows, Phase III | 0 | 0 | 1 | 0 | 117 | 118 | 3 | 4.0 |
| Snyder Grove, Phase I | 1 | 0 | 0 | 0 | 10 | 11 | 0 | 6.0 |
| Sundowner, Phase I Sec. I | 7 | 1 | 0 | 2 | 51 | 61 | 1 | 60.0 |
| Sundowner, Phase I Sec. II | 11 | 0 | 0 | 0 | 131 | 142 | 1 | 33.0 |
| Sundowner, Phase IIA | 0 | 0 | 0 | 0 | 88 | 88 | 2 | 0.0 |
| Sundowner, Phase IIB ^{1,2} | 1 | 0 | 0 | 0 | 136 | 137 | 0 | -- |
| Sundowner, Phase III | 5 | 0 | 0 | 1 | 146 | 152 | 4 | 18.0 |
| Wakefield Park | 7 | 1 | 17 | 0 | 0 | 25 | 0 | -- |
| Prairie Grove Active Lots | 32 | 2 | 19 | 5 | 901 | 959 | 33 | 16.2 |

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.

Prairie Grove

Price Distribution of Houses Sold



106 houses were sold in Prairie Grove in the first half of 2022.

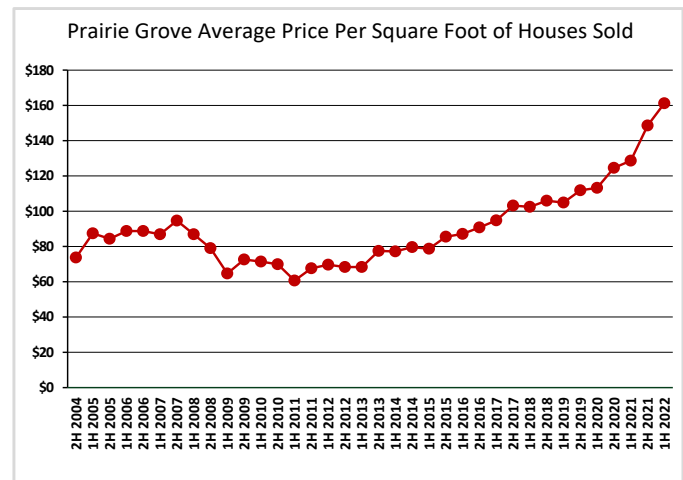
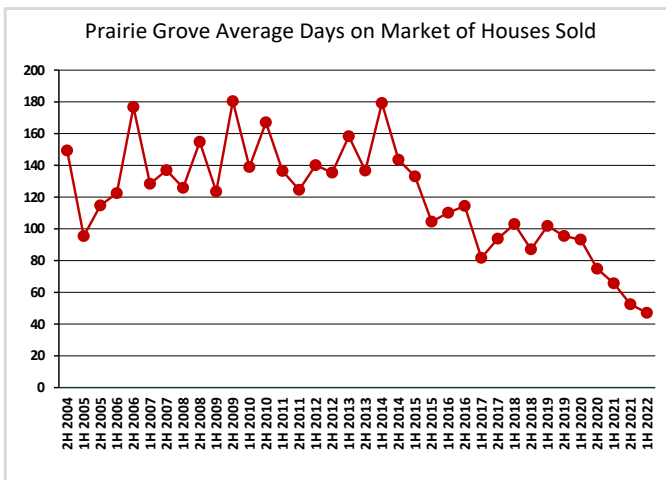
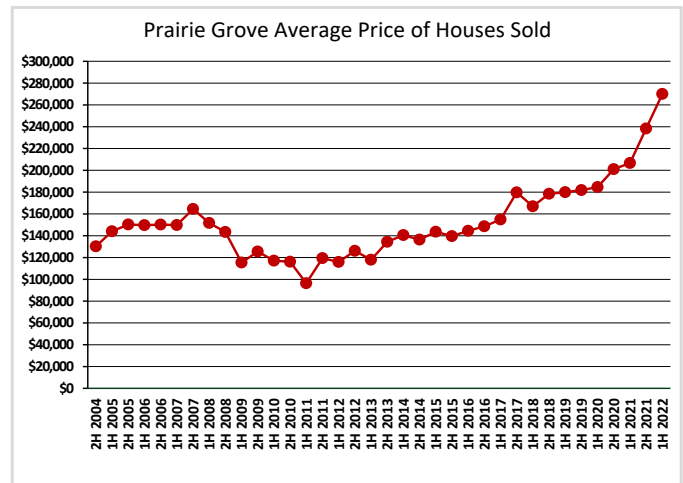
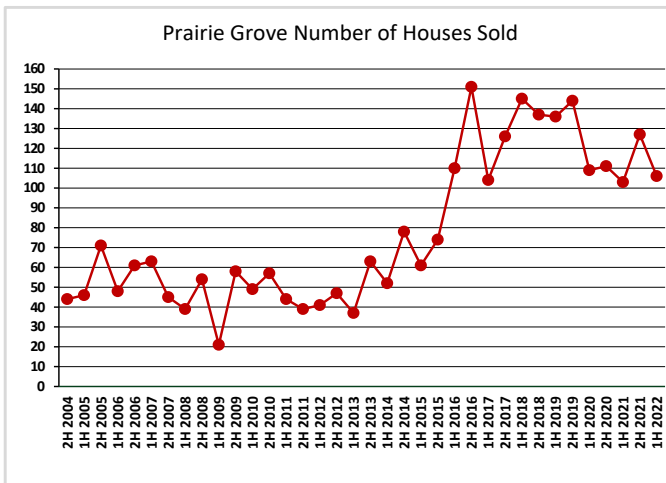
The average price of a house was \$270,080 at \$161.16 per square foot.

The median cost of a house was \$266,950.

| 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 | 1 | 0.9% | 1,064 | 21 | 50.5% |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 5 | 4.7% | 1,279 | 46 | 106.2% |
| \$150,001 - \$200,000 | 9 | 8.5% | 1,385 | 47 | 101.7% |
| \$200,001 - \$250,000 | 24 | 22.6% | 1,380 | 38 | 102.7% |
| \$250,001 - \$300,000 | 47 | 44.3% | 1,771 | 42 | 101.0% |
| \$300,001 - \$350,000 | 12 | 11.3% | 1,994 | 57 | 100.9% |
| \$350,001 - \$400,000 | 2 | 1.9% | 2,115 | 35 | 102.9% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 3 | 2.8% | 3,145 | 112 | 99.4% |
| \$500,001+ | 3 | 2.8% | 2,918 | 118 | 100.1% |
| Prairie Grove Sold | 106 | 100.0% | 1,723 | 47 | 101.1% |

Prairie Grove

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 103 | 127 | 106 | 2.9% | -16.5% |
| Average Price of Houses Sold | \$206,635 | \$238,332 | \$270,080 | 30.7% | 13.3% |
| Average Days on Market | 66 | 52 | 47 | -28.3% | -10.3% |
| Average Price per Square Foot | \$128.63 | \$148.61 | \$161.16 | 25.3% | 8.4% |
| Percentage of County Sales | 4.1% | 4.3% | 4.3% | 5.0% | 1.5% |
| Number of New Houses Sold | 14 | 24 | 14 | 0.0% | -41.7% |
| Average Price of New Houses Sold | \$224,396 | \$257,614 | \$331,243 | 47.6% | 28.6% |
| Average Days on Market of New Houses Sold | 102 | 70 | 62 | -39.2% | -11.6% |
| Number of Houses Listed | 8 | 11 | 28 | 250.0% | 154.5% |
| Average List Price of Houses Listed | \$388,513 | \$543,535 | \$607,951 | 56.5% | 11.9% |

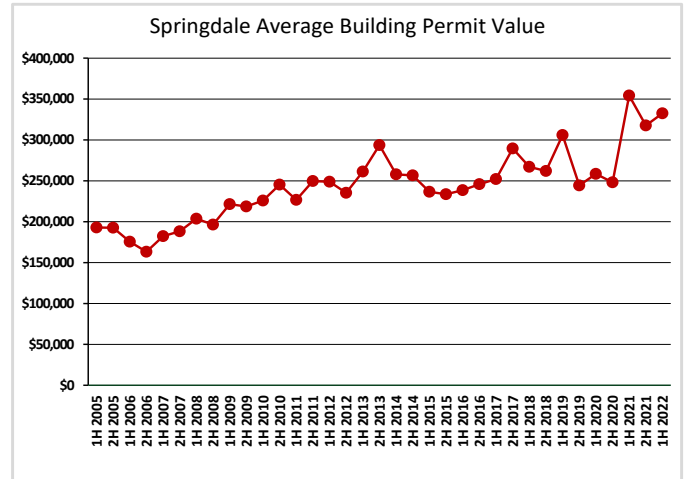
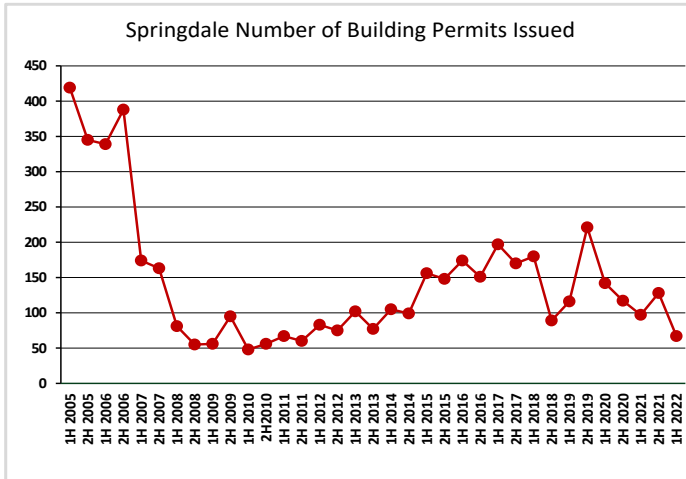
Prairie Grove

Characteristics of Houses Sold

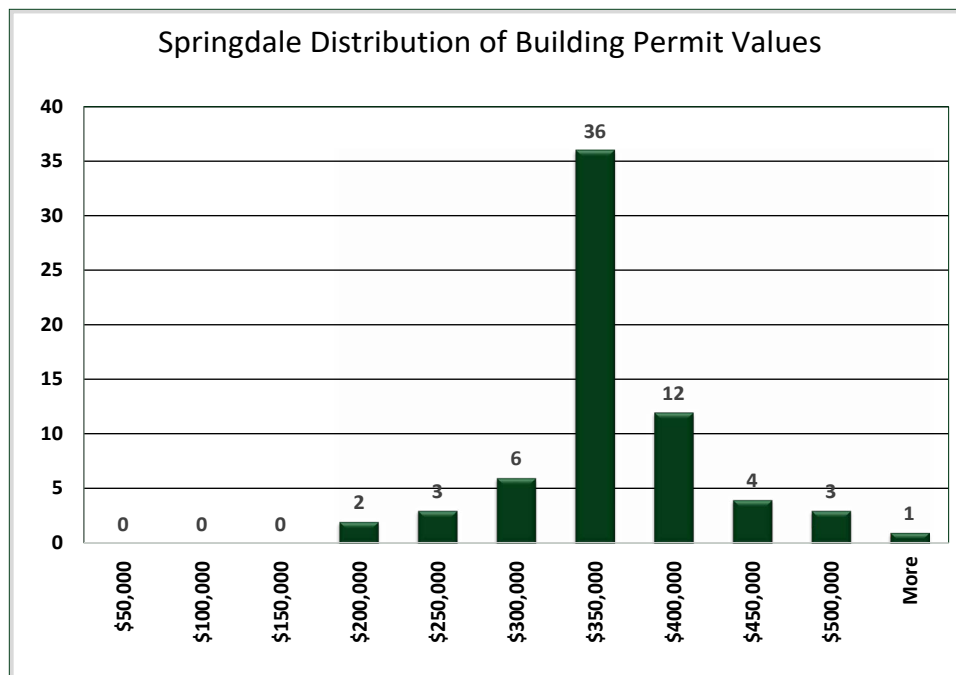
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Ab Neals | 3 | 2.8% | 1,089 | 34 | \$100,333 | \$96.10 |
| Battle Field Estates | 4 | 3.8% | 1,342 | 33 | \$249,250 | \$186.20 |
| Belle Meade | 12 | 11.3% | 1,471 | 35 | \$256,917 | \$174.80 |
| Highlands Green | 5 | 4.7% | 1,489 | 32 | \$248,720 | \$167.57 |
| Highlands Square | 2 | 1.9% | 1,399 | 32 | \$227,500 | \$162.69 |
| Prairie Grove Original | 2 | 1.9% | 4,552 | 286 | \$310,000 | \$83.28 |
| Prairie Meadows | 6 | 5.7% | 1,749 | 34 | \$288,317 | \$164.72 |
| Prairie Oaks | 1 | 0.9% | 1,500 | 46 | \$240,000 | \$160.00 |
| Prairie Pines | 1 | 0.9% | 1,798 | 30 | \$279,000 | \$155.17 |
| Rogers | 4 | 3.8% | 1,474 | 46 | \$180,000 | \$123.67 |
| Roy Fidler | 1 | 0.9% | 1,760 | 47 | \$285,000 | \$161.93 |
| Royal Oaks | 1 | 0.9% | 1,134 | 83 | \$174,000 | \$153.44 |
| Shady Acres Estates | 3 | 2.8% | 2,193 | 40 | \$326,600 | \$150.36 |
| Simpsons | 1 | 0.9% | 1,741 | 33 | \$242,000 | \$139.00 |
| South Club House | 1 | 0.9% | 1,680 | 26 | \$275,000 | \$163.69 |
| Stonecrest | 1 | 0.9% | 1,341 | 36 | \$246,000 | \$183.45 |
| Sundowner | 36 | 34.0% | 1,657 | 37 | \$286,994 | \$174.62 |
| Synder Grove | 1 | 0.9% | 1,800 | 36 | \$330,000 | \$183.33 |
| Wakefield Park | 4 | 3.8% | 2,847 | 138 | \$516,326 | \$181.33 |
| Willow Creek | 2 | 1.9% | 1,826 | 25 | \$222,500 | \$122.21 |
| Youree's | 3 | 2.8% | 1,414 | 29 | \$196,367 | \$144.51 |
| Other | 12 | 11.3% | 1,862 | 55 | \$249,750 | \$141.58 |
| Prairie Grove Houses Sold | 106 | 100.0% | 1,723 | 47 | \$270,080 | \$161.16 |



Springdale Building Permits



| Springdale | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 97 | 128 | 67 | -30.9% | -47.7% |
| Average Value of Residential Building Permits | \$354,210 | \$317,664 | \$332,487 | -6.1% | 4.7% |



Springdale

Active Subdivisions

There were 1,283 total lots in 21 active subdivisions in Springdale in the first half of 2022. 85.5 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 8.0 were under construction, 0.5 percent were starts, and 5.8 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the first half of 2022 were Sundance with 41, Cottages at the Park, Phase I with 32, and Spring Meadows with 14.

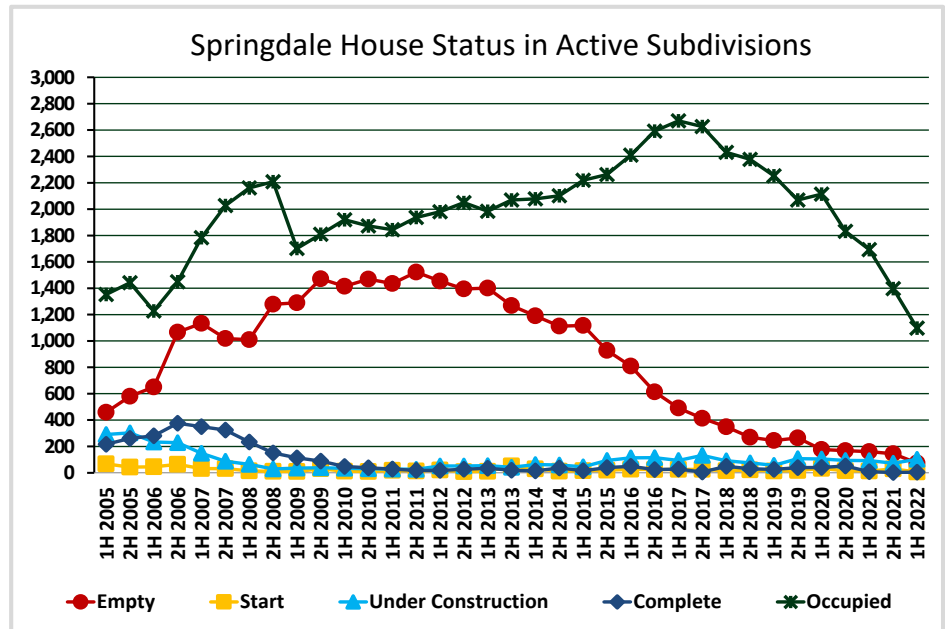
Spring Meadows had the most houses becoming occupied in Springdale with 38 houses. An additional 30 houses in Cottages at the Park, Phase I became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 5 of the 21 active subdivisions in Springdale.

88 new houses in Springdale became occupied in the first half of 2022. The annual absorption rate implies that there are 12.4 months of remaining inventory in active subdivisions, down from 14.7 percent in the second half of 2021.

In 7 out of the 21 active subdivisions in Springdale, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 62.8 percent in the first half of 2022.



Additionally, 1,521 new lots in 16 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|--------------|
| Barberry Court | 1H 2021 | 50 | | 50 |
| Cadence Crossing | 1H 2021 | 27 | | 27 |
| Collins Cove | 1H 2021 | 57 | | 57 |
| Cottages at Clear Creek | 2H 2020 | | 344 | 344 |
| Deere Creek | 1H 2021 | 251 | | 251 |
| Habberton Ridge, Phase II, III | 1H 2021 | 181 | | 181 |
| Har-ber | 1H 2020 | | 11 | 11 |
| Hylton Place, Phase II | 1H 2020 | | 48 | 48 |
| Hylton Place, Phase III | 1H 2021 | | 33 | 33 |
| Hylton Place, PUD | 2H 2020 | | 284 | 284 |
| McJunkin Place | 1H 2020 | | 4 | 4 |
| Noah's Place | 1H 2021 | 54 | | 54 |
| Rosedale Heights | 1H 2021 | 8 | | 8 |
| Shepard Hills | 2H 2019 | 90 | | 90 |
| Spring Creek Farms, Phase II | 2H 2018 | 75 | | 75 |
| Village Heights | 1H 2020 | | 4 | 4 |
| New and Preliminary Lots | | 793 | 728 | 1,521 |

Springdale

Active Subdivisions

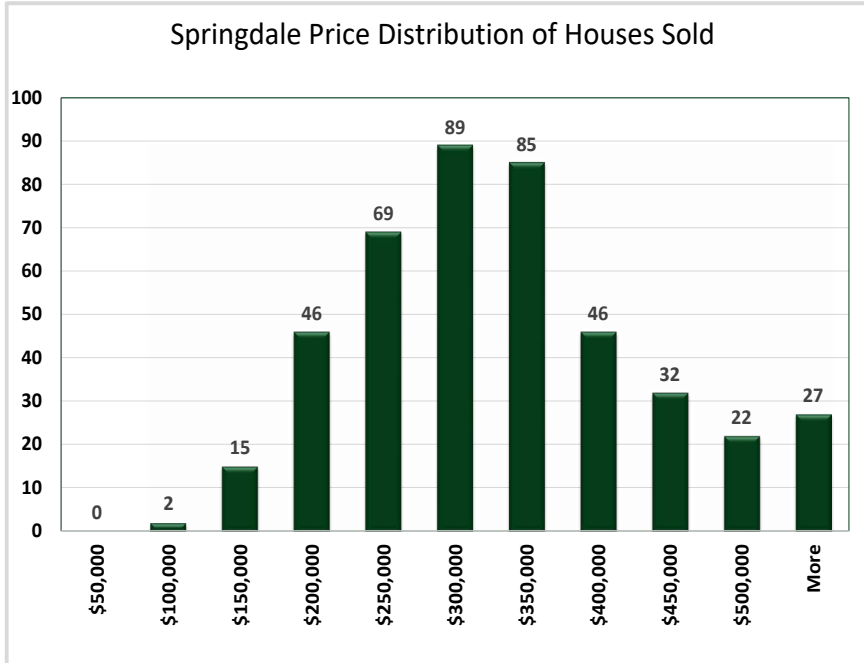
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-----------|----------|------------|----------|--------------|--------------|-----------|-------------|
| Benedetto, Phase I | 2 | 1 | 6 | 0 | 34 | 43 | 2 | 21.6 |
| Benedetto, Phase II | 37 | 2 | 0 | 0 | 0 | 39 | 0 | -- |
| Churchill Crescent, Phase III | 0 | 0 | 0 | 0 | 14 | 14 | 1 | 0.0 |
| Cottages at the Park, Phase I | 0 | 0 | 32 | 0 | 25 | 57 | 12 | 15.4 |
| Enclave, The | 0 | 0 | 0 | 0 | 66 | 66 | 2 | 0.0 |
| Grand Valley Estates ^{1,2} | 2 | 0 | 0 | 0 | 22 | 24 | 0 | -- |
| Grand Valley Stables at Guy Terry Farms ^{1,2} | 4 | 0 | 0 | 0 | 20 | 24 | 0 | -- |
| Hidden Hills, Phase II ¹ | 1 | 0 | 1 | 0 | 81 | 83 | 0 | -- |
| Legendary, Phase I | 2 | 0 | 0 | 0 | 165 | 167 | 0 | 12.0 |
| Legendary, Phase II - D ^{1,2} | 2 | 0 | 0 | 0 | 32 | 34 | 0 | -- |
| Meadow Haven | 1 | 0 | 0 | 0 | 36 | 37 | 0 | 6.0 |
| Oak Place | 1 | 0 | 0 | 0 | 60 | 61 | 1 | 6.0 |
| Savannah Ridge ¹ | 3 | 0 | 4 | 0 | 86 | 93 | 0 | -- |
| Silent Knoll | 3 | 0 | 0 | 0 | 65 | 68 | 0 | 18.0 |
| Spring Hill, Phase II | 8 | 0 | 3 | 0 | 89 | 100 | 1 | 132.0 |
| Spring Meadows | 0 | 0 | 14 | 3 | 38 | 55 | 38 | 5.4 |
| Spyglass Estates | 3 | 3 | 0 | 0 | 0 | 6 | 0 | -- |
| Sundance | 0 | 0 | 41 | 1 | 30 | 72 | 30 | 16.8 |
| Thornbury, Phase V | 1 | 0 | 1 | 0 | 33 | 35 | 0 | -- |
| Tuscany, Phase I | 3 | 0 | 0 | 0 | 161 | 164 | 0 | -- |
| Tuscany, Phase II | 1 | 0 | 0 | 0 | 40 | 41 | 1 | 12.0 |
| Summer View | 0 | 0 | 0 | 0 | 41 | 41 | 2 | 0.0 |
| Sundance | 53 | 17 | 2 | 0 | 0 | 72 | 0 | -- |
| Sylvan Acres | 18 | 1 | 0 | 0 | 7 | 26 | 0 | 228.0 |
| Thornbury, Phase V ^{1,2} | 1 | 0 | 1 | 0 | 33 | 35 | 0 | -- |
| Tuscany, Phase I ^{1,2} | 3 | 0 | 0 | 0 | 161 | 164 | 0 | -- |
| Tuscany, Phase II ¹ | 1 | 0 | 1 | 0 | 39 | 41 | 0 | -- |
| Springdale Active Subdivisions | 74 | 6 | 102 | 4 | 1,097 | 1,283 | 88 | 12.4 |

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.

Springdale

Price Distribution of Houses Sold



433 houses were sold in Springdale in the first half of 2022.

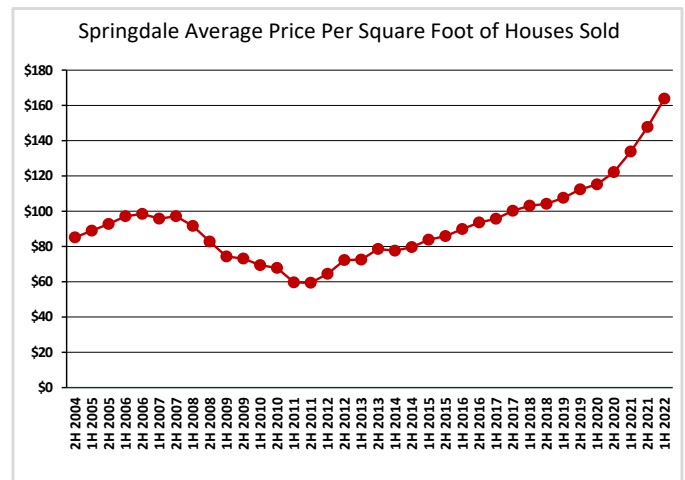
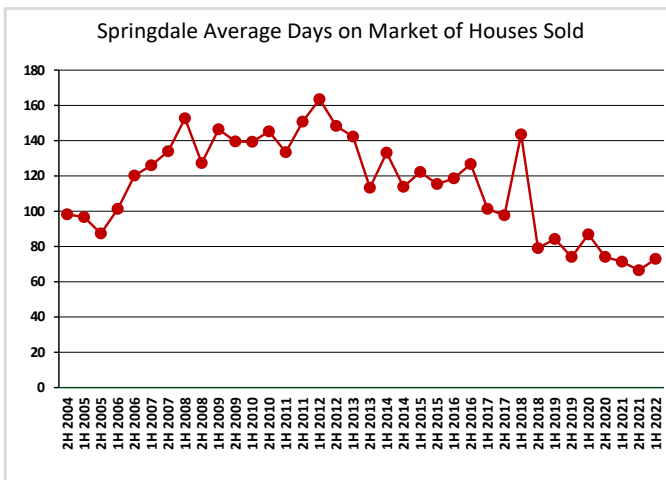
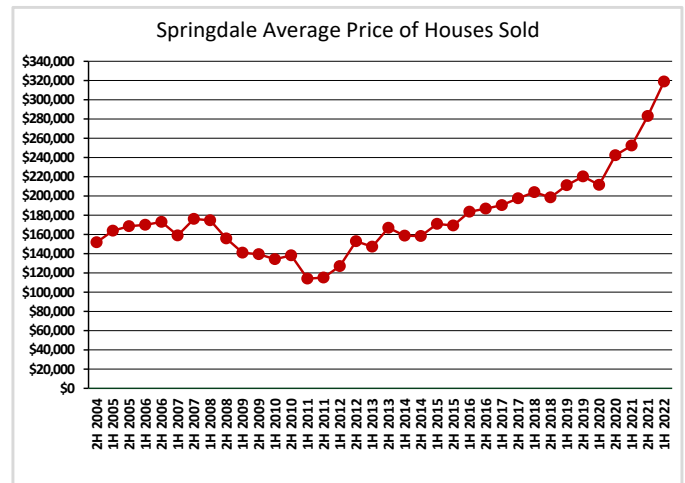
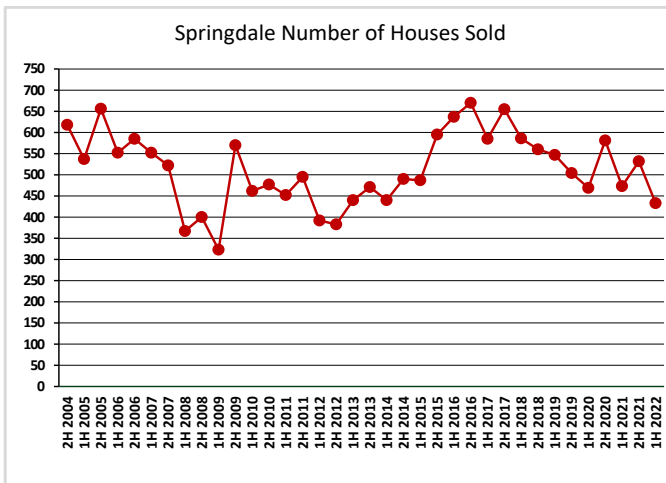
The average price of a house was \$318,942 at \$163.83 per square foot.

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 | 2 | 0.5% | 1,012 | 21 | 126.4% |
| \$100,001 - \$150,000 | 15 | 3.5% | 1,073 | 38 | 104.6% |
| \$150,001 - \$200,000 | 46 | 10.6% | 1,284 | 50 | 101.3% |
| \$200,001 - \$250,000 | 69 | 15.9% | 1,488 | 48 | 102.5% |
| \$250,001 - \$300,000 | 89 | 20.6% | 1,710 | 69 | 102.7% |
| \$300,001 - \$350,000 | 85 | 19.6% | 1,978 | 92 | 102.1% |
| \$350,001 - \$400,000 | 46 | 10.6% | 2,260 | 114 | 101.8% |
| \$400,001 - \$450,000 | 32 | 7.4% | 2,433 | 78 | 100.8% |
| \$450,001 - \$500,000 | 22 | 5.1% | 2,695 | 66 | 102.1% |
| \$500,001+ | 27 | 6.2% | 3,713 | 79 | 100.5% |
| Springdale Sold | 433 | 100.0% | 1,943 | 73 | 102.2% |

Springdale

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 473 | 532 | 433 | -8.5% | -18.6% |
| Average Price of Houses Sold | \$252,452 | \$283,126 | \$318,942 | 26.3% | 12.7% |
| Average Days on Market | 71 | 67 | 73 | 2.2% | 9.7% |
| Average Price per Square Foot | \$133.80 | \$147.73 | \$163.83 | 22.4% | 10.9% |
| Percentage of County Sales | 23.2% | 21.3% | 20.9% | -9.7% | -1.6% |
| Number of New Houses Sold | 67 | 55 | 76 | 13.4% | 38.2% |
| Average Price of New Houses Sold | \$255,253 | \$336,102 | \$364,503 | 42.8% | 8.5% |
| Average Days on Market of New Houses Sold | 171 | 179 | 186 | 8.8% | 3.8% |
| Number of Houses Listed | 49 | 51 | 84 | 71.4% | 64.7% |
| Average List Price of Houses Listed | \$400,595 | \$430,291 | \$387,435 | -3.3% | -10.0% |

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 | 4 | 0.9% | 2,091 | 50 | \$288,000 | \$140.48 |
| Apple Orchard | 4 | 0.9% | 1,721 | 46 | \$279,000 | \$161.86 |
| Balwin | 1 | 0.2% | 1,150 | 15 | \$130,000 | \$113.04 |
| Belmont Estates | 1 | 0.2% | 3,137 | 34 | \$610,000 | \$194.45 |
| Benedetto | 3 | 0.7% | 3,064 | 82 | \$589,667 | \$192.60 |
| Bert Watson | 1 | 0.2% | 1,134 | 181 | \$170,000 | \$149.91 |
| Bradshaw | 1 | 0.2% | 1,000 | 101 | \$185,000 | \$185.00 |
| Brandons Way | 2 | 0.5% | 1,603 | 57 | \$280,750 | \$175.19 |
| Brenda | 1 | 0.2% | 1,091 | 39 | \$183,000 | \$167.74 |
| Briarwood | 1 | 0.2% | 1,866 | 51 | \$269,000 | \$144.16 |
| Butterfield Gardens | 5 | 1.2% | 1,245 | 72 | \$214,900 | \$175.04 |
| Cameron Heights | 2 | 0.5% | 1,089 | 24 | \$171,250 | \$156.38 |
| Canterbury | 2 | 0.5% | 1,908 | 20 | \$331,250 | \$174.12 |
| Carriage Crossing | 1 | 0.2% | 2,669 | 104 | \$395,000 | \$148.00 |
| Carter | 2 | 0.5% | 1,368 | 6 | \$150,000 | \$110.25 |
| Chadwick | 2 | 0.5% | 1,879 | 37 | \$322,000 | \$171.41 |
| Chantel | 4 | 0.9% | 2,311 | 46 | \$375,000 | \$162.31 |
| Chapman Hills | 1 | 0.2% | 1,361 | 86 | \$232,000 | \$170.46 |
| Charleston Park | 1 | 0.2% | 1,699 | 35 | \$300,000 | \$176.57 |
| Churchill Cresent | 1 | 0.2% | 4,051 | 89 | \$535,000 | \$132.07 |
| Cobblestone Place | 2 | 0.5% | 2,571 | 37 | \$367,000 | \$144.10 |
| Coger Samuels | 1 | 0.2% | 714 | 36 | \$138,600 | \$194.12 |
| College Heights | 1 | 0.2% | 1,800 | 90 | \$295,000 | \$163.89 |
| Comley-davis | 1 | 0.2% | 1,346 | 62 | \$230,000 | \$170.88 |
| Commons | 2 | 0.5% | 1,101 | 39 | \$175,500 | \$160.73 |
| Cottages At The Park | 16 | 3.7% | 2,260 | 220 | \$413,371 | \$182.46 |
| County Court | 7 | 1.6% | 1,630 | 109 | \$229,486 | \$139.74 |
| Courtyard | 1 | 0.2% | 1,852 | 58 | \$310,000 | \$167.39 |
| Crutcher | 1 | 0.2% | 1,110 | 24 | \$175,000 | \$157.66 |
| Dandys | 3 | 0.7% | 1,419 | 31 | \$228,333 | \$164.56 |
| Davis | 2 | 0.5% | 1,459 | 52 | \$211,500 | \$144.04 |
| Deerfield | 3 | 0.7% | 1,729 | 36 | \$265,000 | \$153.29 |
| Dreamcatcher | 1 | 0.2% | 1,066 | 48 | \$168,000 | \$157.60 |
| Eagle Crest | 3 | 0.7% | 1,896 | 48 | \$313,900 | \$167.78 |
| Eastport | 1 | 0.2% | 1,594 | 20 | \$241,000 | \$151.19 |
| Eastside | 2 | 0.5% | 1,295 | 21 | \$164,000 | \$128.39 |

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 |
|---------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Eastview | 5 | 1.2% | 1,426 | 44 | \$247,000 | \$173.21 |
| Elm Springs Heights | 3 | 0.7% | 2,147 | 45 | \$353,333 | \$167.85 |
| Elmdale Terrace | 3 | 0.7% | 1,313 | 23 | \$170,000 | \$138.89 |
| Fairview Acres | 1 | 0.2% | 2,061 | 53 | \$310,000 | \$150.41 |
| Fairway Condo Hpr | 2 | 0.5% | 1,122 | 102 | \$150,500 | \$134.14 |
| Falcon | 4 | 0.9% | 1,600 | 46 | \$249,375 | \$156.07 |
| Falcon Heights | 2 | 0.5% | 1,643 | 44 | \$287,500 | \$176.38 |
| Falls, The | 2 | 0.5% | 4,515 | 58 | \$609,000 | \$138.67 |
| Flowing Springs | 2 | 0.5% | 2,165 | 52 | \$342,950 | \$158.70 |
| Gates | 1 | 0.2% | 1,000 | 29 | \$170,000 | \$170.00 |
| Grand Valley | 5 | 1.2% | 1,887 | 31 | \$321,950 | \$171.39 |
| Green Acres Estates | 1 | 0.2% | 1,442 | 19 | \$240,000 | \$166.44 |
| Greenbriar Estates | 1 | 0.2% | 2,270 | 32 | \$410,000 | \$180.62 |
| Habberton Ridge | 2 | 0.5% | 1,329 | 28 | \$238,000 | \$179.06 |
| Harber Meadows | 10 | 2.3% | 2,300 | 36 | \$379,460 | \$167.96 |
| Harper | 1 | 0.2% | 1,776 | 65 | \$232,500 | \$130.91 |
| Hembree | 1 | 0.2% | 810 | 5 | \$135,000 | \$166.67 |
| Hidden Hills | 1 | 0.2% | 1,429 | 18 | \$275,000 | \$192.44 |
| Hidden Lake | 3 | 0.7% | 1,241 | 33 | \$207,833 | \$167.10 |
| High Chaparral | 4 | 0.9% | 2,072 | 69 | \$314,375 | \$152.91 |
| Highland | 1 | 0.2% | 1,225 | 46 | \$170,000 | \$138.78 |
| Hillview Rep | 1 | 0.2% | 2,146 | 47 | \$274,900 | \$128.10 |
| Howards | 1 | 0.2% | 1,662 | 28 | \$210,000 | \$126.35 |
| Hunt Estates | 1 | 0.2% | 2,148 | 36 | \$325,000 | \$151.30 |
| Hunter's Ridge | 1 | 0.2% | 1,475 | 116 | \$235,000 | \$159.32 |
| Hylton Place | 1 | 0.2% | 1,619 | 27 | \$325,000 | \$200.74 |
| Indianhead Estates | 1 | 0.2% | 1,548 | 0 | \$285,000 | \$184.11 |
| Lake Side | 2 | 0.5% | 1,027 | 45 | \$170,000 | \$165.98 |
| Lakeview Heights | 1 | 0.2% | 3,315 | 49 | \$554,000 | \$167.12 |
| Legendary | 7 | 1.6% | 2,036 | 36 | \$392,357 | \$191.69 |
| Lester | 3 | 0.7% | 1,971 | 35 | \$286,967 | \$148.35 |
| Lexington | 1 | 0.2% | 2,670 | 35 | \$410,000 | \$153.56 |
| Magnolia Estates | 1 | 0.2% | 1,829 | 20 | \$281,500 | \$153.91 |
| Maple Drive | 1 | 0.2% | 1,610 | 37 | \$238,000 | \$147.83 |
| Monticello | 2 | 0.5% | 2,613 | 53 | \$488,000 | \$187.33 |
| Neff | 1 | 0.2% | 1,335 | 84 | \$180,000 | \$134.83 |
| Newell | 3 | 0.7% | 1,458 | 36 | \$232,125 | \$163.50 |

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 |
|---------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| North Meadows | 1 | 0.2% | 1,270 | 35 | \$217,000 | \$170.87 |
| Northeast Meadow | 1 | 0.2% | 2,852 | 29 | \$300,000 | \$105.19 |
| Northern Heights | 2 | 0.5% | 2,361 | 48 | \$408,000 | \$173.42 |
| Oak Creek | 2 | 0.5% | 1,873 | 36 | \$357,500 | \$190.90 |
| Oak Hills | 3 | 0.7% | 1,641 | 27 | \$236,667 | \$144.19 |
| Oak Place | 3 | 0.7% | 1,600 | 56 | \$275,333 | \$172.05 |
| Oak Valley | 1 | 0.2% | 1,704 | 61 | \$265,000 | \$155.52 |
| Oak Walk | 1 | 0.2% | 2,172 | 116 | \$358,000 | \$164.83 |
| Oaks | 3 | 0.7% | 1,683 | 28 | \$243,667 | \$142.41 |
| Orchard | 1 | 0.2% | 1,429 | 301 | \$220,000 | \$153.95 |
| Palisades | 3 | 0.7% | 2,245 | 122 | \$336,000 | \$155.13 |
| Paradise Valley | 2 | 0.5% | 1,183 | 47 | \$213,750 | \$180.83 |
| Park Phillips | 1 | 0.2% | 2,675 | 24 | \$350,000 | \$130.84 |
| Park Place | 2 | 0.5% | 1,464 | 42 | \$237,000 | \$163.66 |
| Parkers | 1 | 0.2% | 1,092 | 31 | \$152,000 | \$139.19 |
| Parkers Place | 2 | 0.5% | 1,656 | 28 | \$309,500 | \$186.91 |
| Parson Hills | 1 | 0.2% | 1,707 | 207 | \$258,700 | \$151.55 |
| Peaceful Valley | 11 | 2.5% | 1,844 | 40 | \$255,591 | \$139.95 |
| Perrings | 1 | 0.2% | 736 | 18 | \$155,000 | \$210.60 |
| Pinewood | 1 | 0.2% | 2,270 | 37 | \$408,000 | \$179.74 |
| Pleasant Place | 1 | 0.2% | 1,280 | 14 | \$225,000 | \$175.78 |
| Ponderosa | 2 | 0.5% | 2,174 | 41 | \$333,600 | \$153.40 |
| Putman | 1 | 0.2% | 728 | 35 | \$103,500 | \$142.17 |
| Quail Run | 1 | 0.2% | 2,956 | 42 | \$530,000 | \$179.30 |
| R L Hayes | 1 | 0.2% | 1,267 | 62 | \$233,900 | \$184.61 |
| Ranchwood Place | 2 | 0.5% | 2,322 | 41 | \$295,000 | \$133.16 |
| Renaissance | 5 | 1.2% | 2,327 | 51 | \$403,800 | \$174.38 |
| Ritter Circle Drive | 1 | 0.2% | 1,050 | 29 | \$173,500 | \$165.24 |
| Rogers | 1 | 0.2% | 1,172 | 52 | \$194,000 | \$165.53 |
| San Jose Estates | 4 | 0.9% | 2,659 | 42 | \$402,500 | \$158.65 |
| Savannah Ridge | 2 | 0.5% | 1,542 | 76 | \$269,500 | \$174.60 |
| Serenity | 4 | 0.9% | 1,710 | 51 | \$294,250 | \$173.02 |
| Shenandoah Hills | 3 | 0.7% | 2,661 | 31 | \$464,667 | \$174.95 |
| Silverstone | 2 | 0.5% | 1,698 | 68 | \$282,500 | \$166.26 |
| South Fork | 3 | 0.7% | 1,658 | 33 | \$268,667 | \$158.33 |
| South Meadows | 1 | 0.2% | 2,385 | 34 | \$415,000 | \$174.00 |

Springdale

Characteristics of Houses Sold

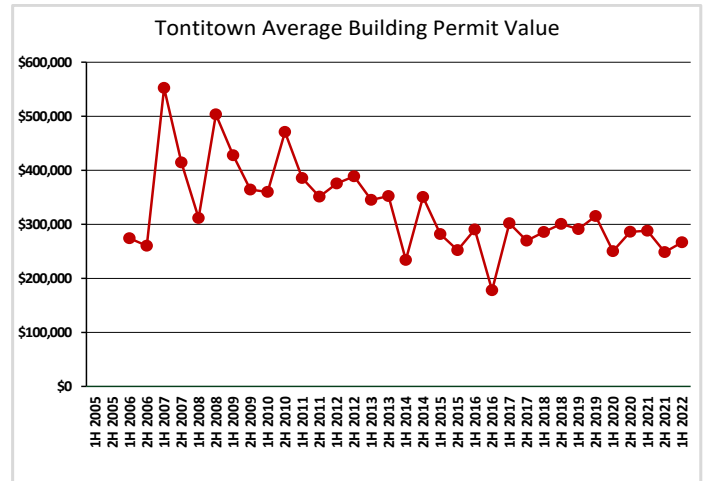
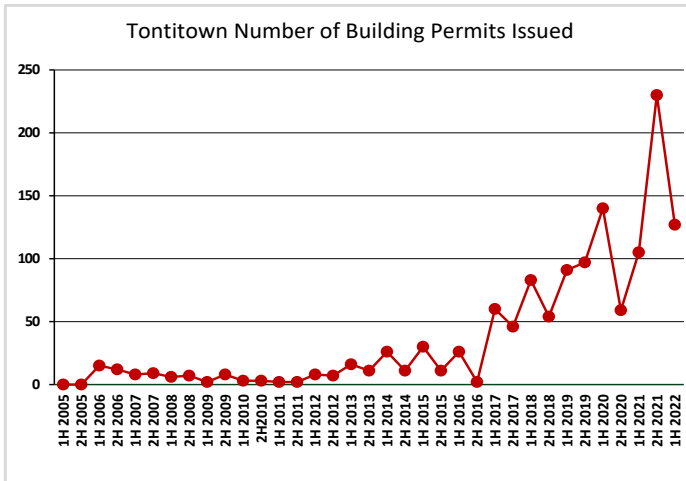
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| South Willow Terrace | 1 | 0.2% | 2,478 | 25 | \$386,000 | \$155.77 |
| Southern Hills | 2 | 0.5% | 1,450 | 35 | \$249,950 | \$172.02 |
| Southfield | 4 | 0.9% | 1,519 | 47 | \$264,500 | \$173.19 |
| Southhill | 1 | 0.2% | 2,114 | 14 | \$358,000 | \$169.35 |
| Southwinds Terrace | 3 | 0.7% | 2,778 | 46 | \$399,333 | \$148.46 |
| Spanish Trace | 2 | 0.5% | 2,039 | 37 | \$300,750 | \$148.04 |
| Spring Creek Estates | 4 | 0.9% | 1,985 | 45 | \$333,500 | \$168.59 |
| Spring Creek Park | 6 | 1.4% | 1,557 | 31 | \$277,083 | \$177.93 |
| Spring Hill | 5 | 1.2% | 2,122 | 36 | \$412,560 | \$194.29 |
| Spring Meadows | 20 | 4.6% | 2,304 | 221 | \$380,669 | \$165.05 |
| Spring Ridge | 1 | 0.2% | 2,748 | 27 | \$530,000 | \$192.87 |
| Steeplechase | 1 | 0.2% | 2,610 | 41 | \$431,000 | \$165.13 |
| Stonecrest | 1 | 0.2% | 2,979 | 40 | \$521,000 | \$174.89 |
| Summer View | 1 | 0.2% | 1,830 | 47 | \$330,000 | \$180.33 |
| Sundance | 31 | 7.2% | 1,948 | 182 | \$314,171 | \$161.19 |
| Sunrise | 2 | 0.5% | 1,790 | 65 | \$269,000 | \$150.28 |
| Sunset Ridge | 1 | 0.2% | 3,496 | 86 | \$539,000 | \$154.18 |
| Sycamore | 1 | 0.2% | 862 | 30 | \$170,000 | \$197.22 |
| Thornbury | 4 | 0.9% | 4,847 | 46 | \$809,472 | \$167.73 |
| Tuscany | 3 | 0.7% | 2,348 | 39 | \$431,417 | \$184.85 |
| Tyson Heights | 2 | 0.5% | 1,538 | 35 | \$250,500 | \$162.84 |
| Vicenza Villa | 2 | 0.5% | 1,696 | 48 | \$348,500 | \$205.55 |
| Vineyard | 2 | 0.5% | 1,678 | 15 | \$207,750 | \$128.51 |
| W Walker | 6 | 1.4% | 2,033 | 38 | \$307,067 | \$150.99 |
| Walker | 1 | 0.2% | 1,071 | 52 | \$190,000 | \$177.40 |
| Walnut Crossing | 2 | 0.5% | 1,749 | 33 | \$305,750 | \$177.74 |
| Watson | 2 | 0.5% | 1,348 | 34 | \$142,563 | \$98.56 |
| Weathers | 1 | 0.2% | 1,575 | 51 | \$315,000 | \$200.00 |
| West Emma Gardens | 1 | 0.2% | 1,500 | 149 | \$265,000 | \$176.67 |
| West Heights | 3 | 0.7% | 1,831 | 43 | \$270,633 | \$148.35 |
| Western Oaks Place | 3 | 0.7% | 2,079 | 46 | \$348,333 | \$170.40 |
| Westfield | 2 | 0.5% | 1,674 | 30 | \$277,750 | \$165.92 |
| Westwood | 2 | 0.5% | 1,863 | 38 | \$252,500 | \$136.55 |
| Westwood Heights | 6 | 1.4% | 1,409 | 62 | \$207,317 | \$151.06 |
| Whillock | 1 | 0.2% | 1,480 | 41 | \$220,000 | \$148.65 |
| White Hills | 2 | 0.5% | 1,595 | 50 | \$248,951 | \$156.00 |
| Wilkins | 6 | 1.4% | 1,773 | 20 | \$265,458 | \$150.07 |

Springdale

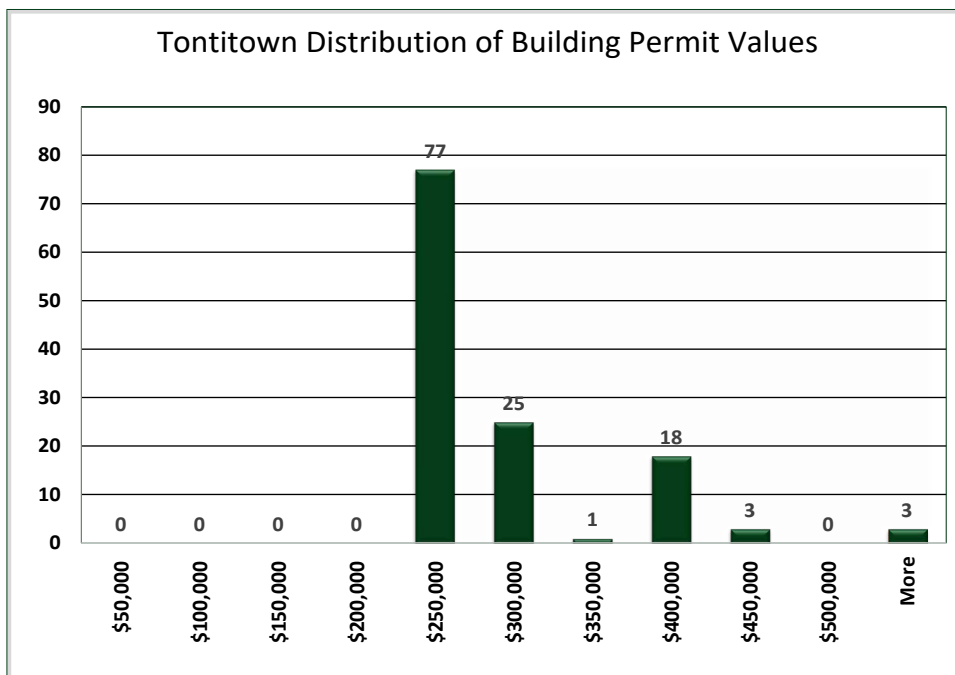
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Willow Bend | 3 | 0.7% | 4,472 | 161 | \$893,000 | \$192.54 |
| Windsor | 1 | 0.2% | 2,603 | 55 | \$407,000 | \$156.36 |
| Wobbe Gardens | 2 | 0.5% | 1,002 | 38 | \$140,000 | \$139.49 |
| Woodcliff | 5 | 1.2% | 3,029 | 37 | \$489,800 | \$165.44 |
| Woodland Heights | 2 | 0.5% | 1,600 | 95 | \$212,450 | \$132.59 |
| Zion Place | 1 | 0.2% | 3,774 | 47 | \$627,000 | \$166.14 |
| Other | 34 | 7.9% | 1,811 | 60 | \$325,910 | \$176.21 |
| Springdale | 433 | 100.0% | 1,943 | 73 | \$318,942 | \$163.83 |

Tontitown Building Permits



| Tontitown | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 105 | 230 | 127 | 21.0% | -44.8% |
| Average Value of Residential Building Permits | \$288,103 | \$248,620 | \$266,762 | -7.4% | 7.3% |



Tontitown

Active Subdivisions

There were 755 total lots in 14 active subdivisions in Tontitown in the first half of 2022. 51.3 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 14.7 were under construction, 7.2 percent were starts, and 25.0 percent were empty lots.

The subdivisions with the most houses under construction in Tontitown during the first half of 2022 were Hickory Meadows with 65, and South Pointe, Phase III with 27.

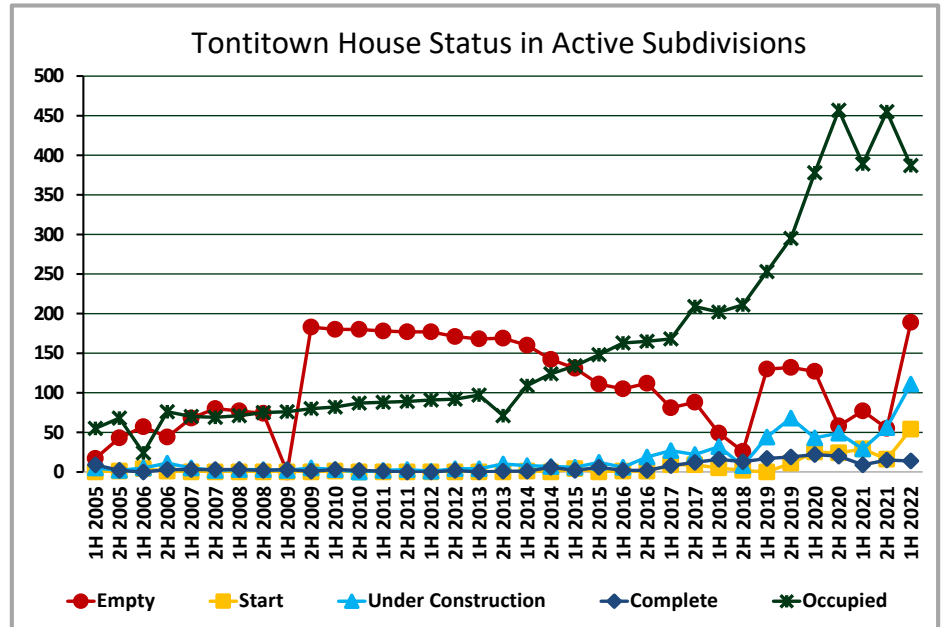
Napa, Phase III had the most houses becoming occupied in Tontitown with 36 houses. An additional 17 houses in South Pointe, Phase III became occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 1 of the 14 active subdivisions in Tontitown.

65 new houses in Tontitown became occupied in the first half of 2022. The annual absorption rate implies that there are 33.7 months of remaining inventory in active subdivisions, up from 12.2 percent in the second half of 2021.

In 2 out of the 14 active subdivisions in Tontitown, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 71.9 percent in the first half of 2022.



Additionally, 176 new lots in 5 subdivisions received either preliminary or final approval by June 30, 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Aspen Heights | 1H 2020 | | 11 | 11 |
| Hickory Meadow, Phase III | 2H 2020 | 123 | | 123 |
| Hidden Valley Estates | 2H 2019 | | 29 | 29 |
| Mantegani Estates | 1H 2021 | 13 | | 13 |
| Oak Trail Park | | | 112 | 112 |
| New and Preliminary | | 136 | 40 | 176 |

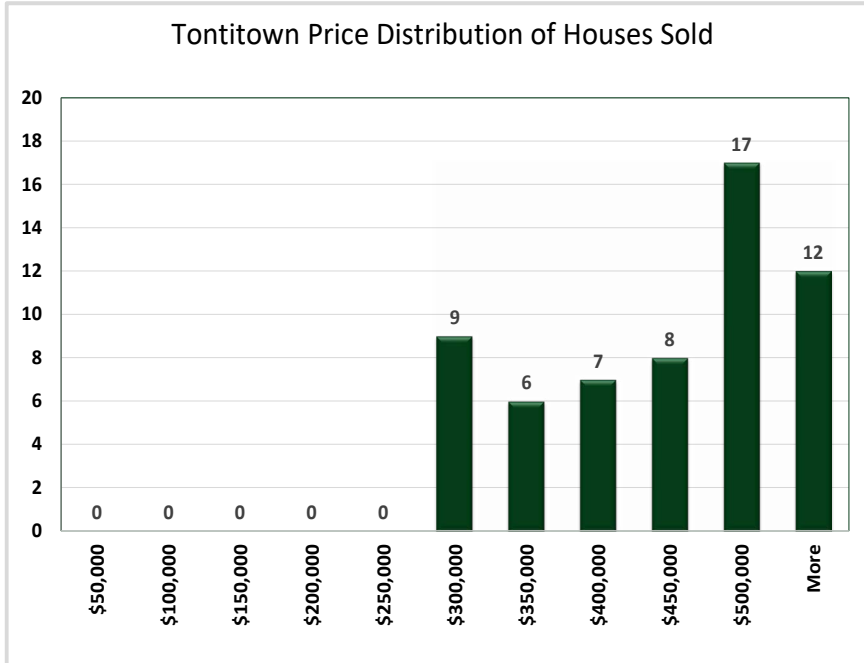
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------------------|------------|-----------|------------|-----------|------------|------------|-----------|-------------|
| Barrington Heights | 2 | 0 | 0 | 0 | 28 | 30 | 1 | 24.0 |
| Coppertree ¹ | 4 | 0 | 1 | 0 | 9 | 14 | 0 | -- |
| Hickory Meadows, Phase I | 68 | 2 | 0 | 0 | 0 | 70 | 0 | -- |
| Hickory Meadows, Phase II | 0 | 38 | 65 | 0 | 0 | 103 | 0 | -- |
| Napa, Phase I | 1 | 0 | 0 | 1 | 56 | 58 | 4 | 3.4 |
| Napa, Phase II | 0 | 0 | 0 | 0 | 5 | 5 | 1 | 0.0 |
| Napa, Phase III | 0 | 0 | 8 | 0 | 48 | 56 | 36 | 2.0 |
| San Gennaro ^{1,2} | 4 | 0 | 0 | 0 | 9 | 13 | 0 | -- |
| South Pointe, Phase I | 1 | 0 | 0 | 0 | 59 | 60 | 1 | 1.3 |
| South Pointe, Phase III | 0 | 7 | 27 | 13 | 17 | 64 | 17 | 33.2 |
| South Pointe, Phase IV, V | 104 | 7 | 7 | 0 | 0 | 118 | 0 | -- |
| Tuscany, Phase II | 1 | 0 | 0 | 0 | 40 | 41 | 1 | 12.0 |
| West Elm Estates | 4 | 0 | 3 | 0 | 3 | 10 | 3 | 28.0 |
| Westbrook, Phase III | 0 | 0 | 0 | 0 | 113 | 113 | 1 | 0.0 |
| Tontitown Active Lots | 189 | 54 | 111 | 14 | 387 | 755 | 65 | 33.7 |

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.

Tontitown

Price Distribution of Houses Sold



59 houses were sold in Tontitown in the first half of 2022.

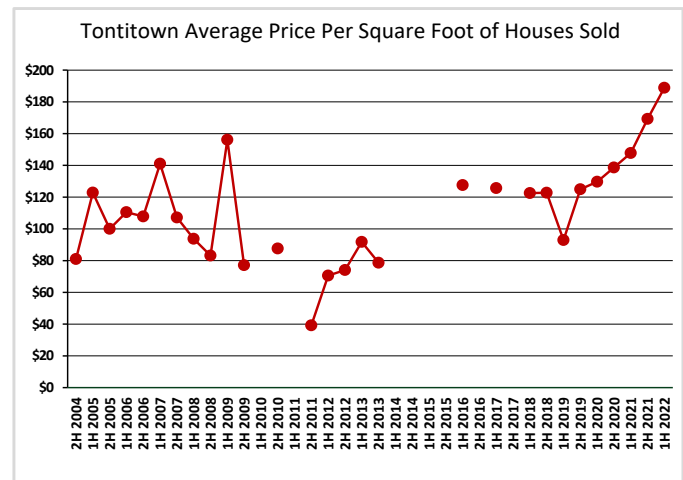
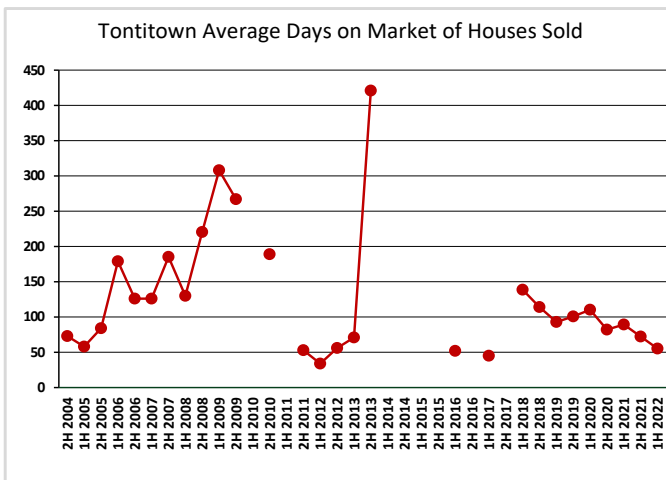
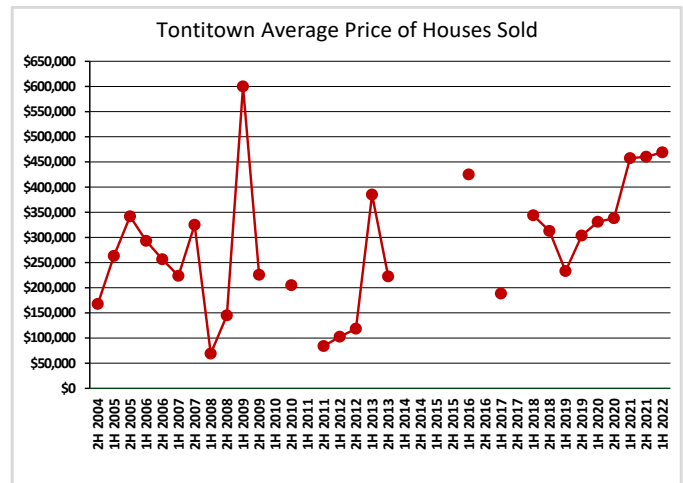
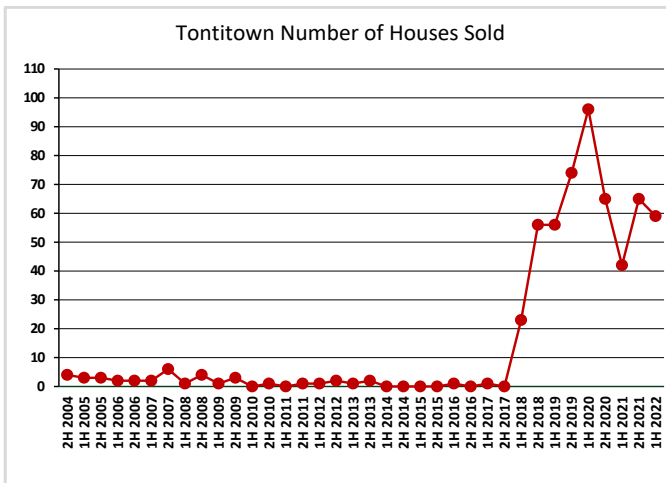
The average price of a house was \$469,059 at \$188.85 per square foot.

The median cost of a house was \$450,000.

| 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 | 9 | 15.3% | 1,580 | 33 | 100.9% |
| \$300,001 - \$350,000 | 6 | 10.2% | 1,734 | 24 | 103.5% |
| \$350,001 - \$400,000 | 7 | 11.9% | 2,123 | 28 | 104.0% |
| \$400,001 - \$450,000 | 8 | 13.6% | 2,405 | 46 | 103.2% |
| \$450,001 - \$500,000 | 17 | 28.8% | 2,595 | 68 | 100.7% |
| \$500,001+ | 12 | 20.3% | 3,720 | 90 | 100.0% |
| Tontitown Sold | 59 | 100.0% | 2,499 | 55 | 101.6% |

Tontitown

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 42 | 65 | 59 | 40.5% | -9.2% |
| Average Price of Houses Sold | \$457,355 | \$460,277 | \$469,059 | 2.6% | 1.9% |
| Average Days on Market | 89 | 72 | 55 | -38.2% | -23.5% |
| Average Price per Square Foot | \$147.77 | \$169.23 | \$188.85 | 27.8% | 11.6% |
| Percentage of County Sales | 3.7% | 4.2% | 4.2% | 12.5% | -0.7% |
| Number of New Houses Sold | 20 | 35 | 26 | 30.0% | -25.7% |
| Average Price of New Houses Sold | \$361,286 | \$423,432 | \$433,481 | 20.0% | 2.4% |
| Average Days on Market of New Houses Sold | 76 | 77 | 51 | -32.8% | -33.3% |
| Number of Houses Listed | 9 | 9 | 19 | 111.1% | 111.1% |
| Average List Price of Houses Listed | \$924,781 | \$744,567 | \$454,085 | -50.9% | -39.0% |

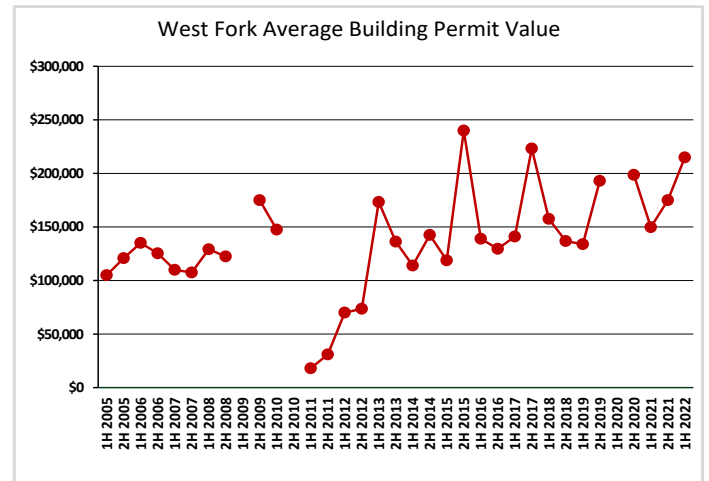
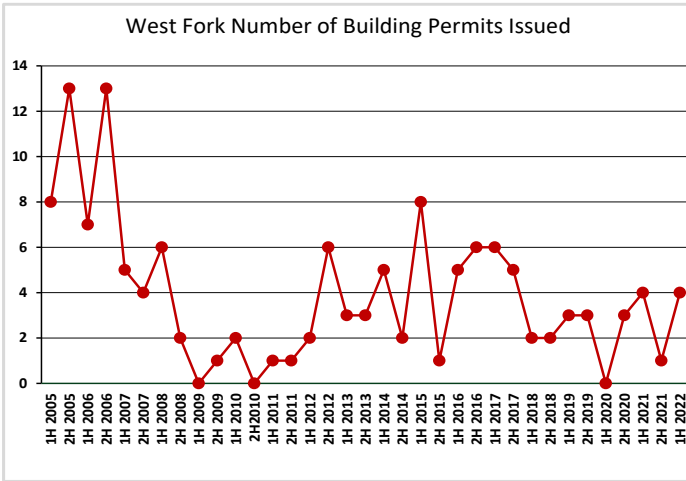
Tontitown

Characteristics of Houses Sold

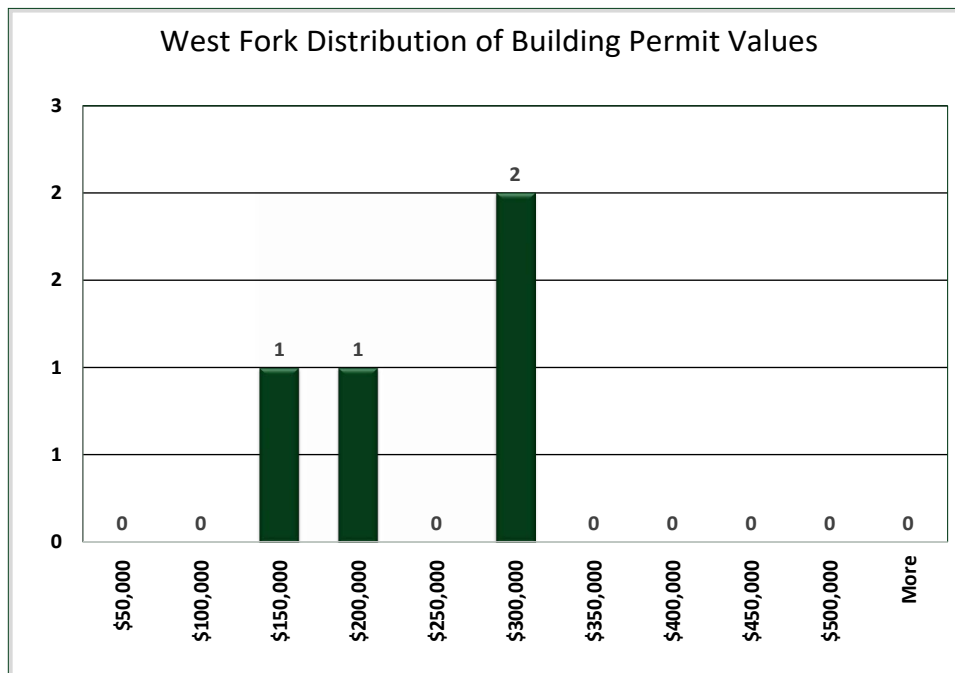
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Callihan Estates | 1 | 1.7% | 3,000 | 21 | \$395,000 | \$131.67 |
| Davenshire | 1 | 1.7% | 4,900 | 203 | \$1,199,999 | \$244.90 |
| Hickory Meadows | 7 | 11.9% | 1,687 | 12 | \$300,135 | \$177.88 |
| Hidden Valley Estates | 1 | 1.7% | 2,062 | 0 | \$350,000 | \$169.74 |
| Liberty Estates | 1 | 1.7% | 2,710 | 42 | \$515,000 | \$190.04 |
| Morsani Acres | 4 | 6.8% | 1,605 | 52 | \$299,000 | \$186.62 |
| Napa | 16 | 27.1% | 2,629 | 72 | \$483,085 | \$183.92 |
| South Barrington | 2 | 3.4% | 2,439 | 57 | \$486,000 | \$199.14 |
| South Pointe | 8 | 13.6% | 2,147 | 46 | \$402,000 | \$188.13 |
| Tuscany | 1 | 1.7% | 2,463 | 24 | \$495,000 | \$200.97 |
| Westbrook | 8 | 13.6% | 2,295 | 35 | \$415,250 | \$180.84 |
| Other | 9 | 15.3% | 3,513 | 85 | \$687,022 | \$213.37 |
| Tontitown Houses Sold | 59 | 100.0% | 2,499 | 55 | \$469,059 | \$188.85 |



West Fork Building Permits



| West Fork | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 4 | 1 | 4 | 0.0% | 300.0% |
| Average Value of Residential Building Permits | \$149,750 | \$175,000 | \$214,875 | 43.5% | 22.8% |



West Fork Active Subdivisions

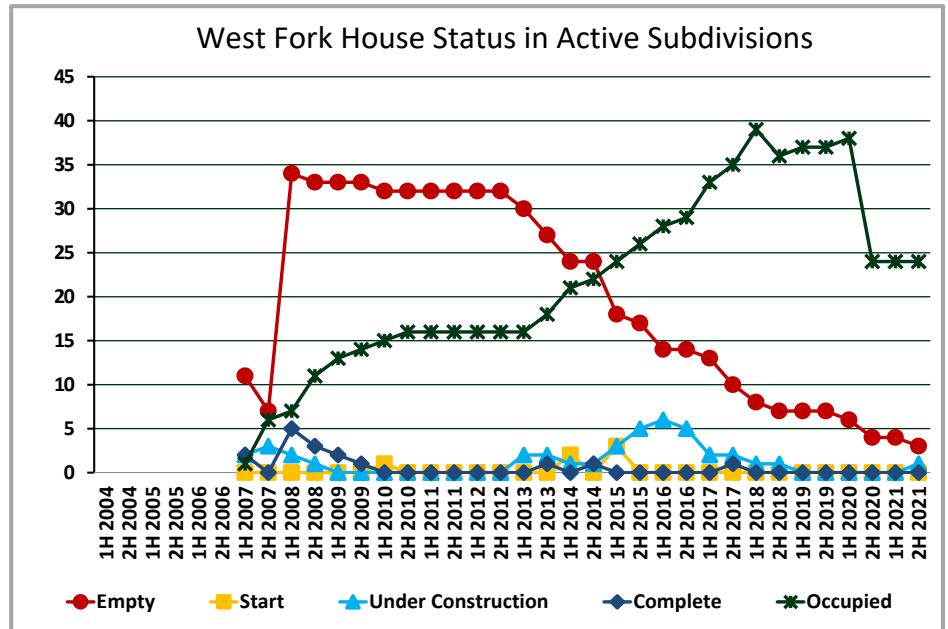
There were 28 total lots in 1 active subdivisions in West Fork in the first half of 2022. 89.3 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 7.1 percent were empty lots.

No Subdivisions in in West Fork had construction during the first half of 2022.

Graystone had the most houses becoming occupied in West Fork with 1 house.

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

1 new houses in West Fork became occupied in the first half of 2022. The annual absorption rate implies that there are 36.0 months of remaining inventory in active subdivisions, up from the second half of 2021.



In the 1 active subdivisions in West Fork, absorption occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 71.4 percent in the first half of 2022.

Additionally, no new lots or subdivisions received either preliminary or final approval by June 30, 2022.

16 houses were sold in West Fork in the first half of 2022.

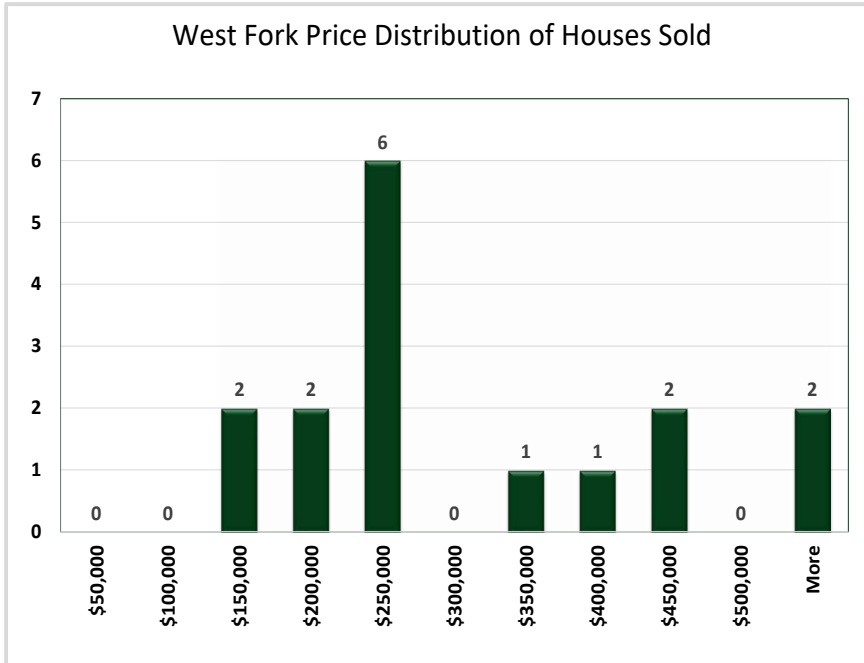
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------------------|----------|----------|----------|----------|-----------|-----------|----------|-------------|
| Graystone | 2 | 0 | 0 | 1 | 25 | 28 | 1 | 36.0 |
| West Fork Active Lots | 2 | 0 | 0 | 1 | 25 | 28 | 1 | 36.0 |

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



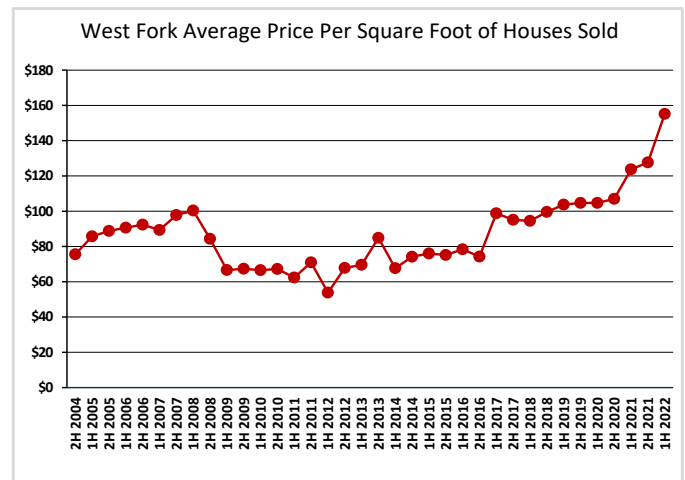
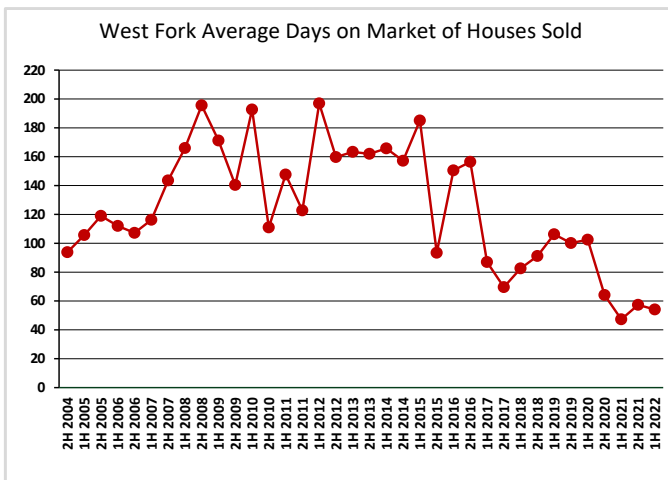
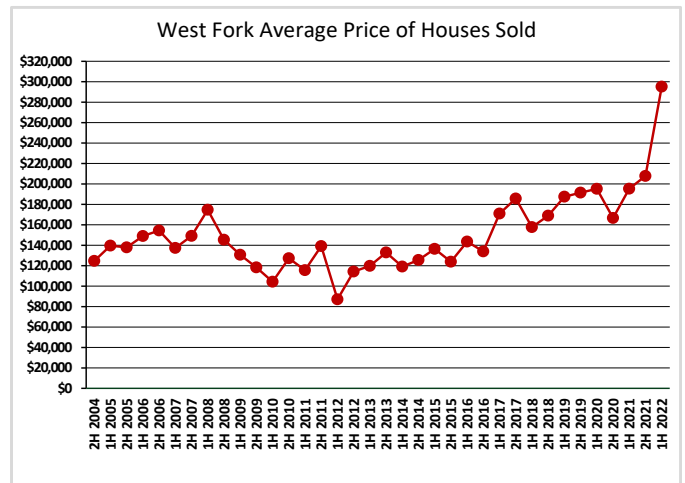
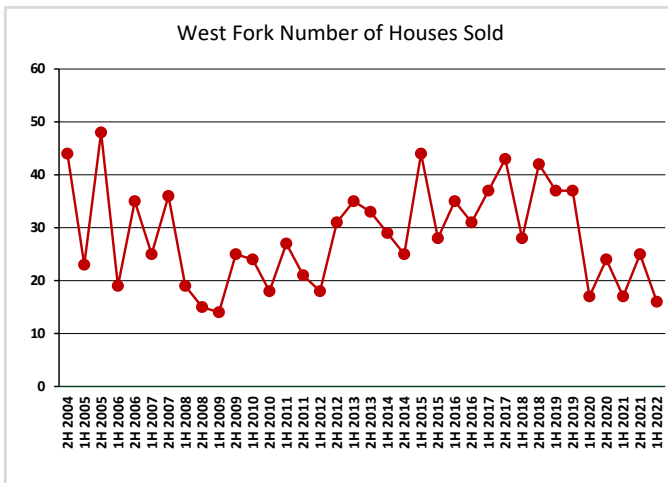
The average price of a house was \$295,191 at \$155.13 per square foot.

The median cost of a house was \$233,700.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 2 | 12.5% | 1,097 | 59 | 101.2% |
| \$150,001 - \$200,000 | 2 | 12.5% | 1,305 | 90 | 93.7% |
| \$200,001 - \$250,000 | 6 | 37.5% | 1,527 | 42 | 99.6% |
| \$250,001 - \$300,000 | 0 | 0.0% | -- | -- | -- |
| \$300,001 - \$350,000 | 1 | 6.3% | 1,767 | 59 | 105.4% |
| \$350,001 - \$400,000 | 1 | 6.3% | 2,244 | 43 | 100.3% |
| \$400,001 - \$450,000 | 2 | 12.5% | 2,253 | 41 | 101.3% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 2 | 12.5% | 3,668 | 66 | 103.4% |
| West Fork Sold | 16 | 100.0% | 1,864 | 54 | 100.1% |

West Fork

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 17 | 25 | 16 | -5.9% | -36.0% |
| Average Price of Houses Sold | \$195,324 | \$207,762 | \$295,191 | 51.1% | 42.1% |
| Average Days on Market | 47 | 57 | 54 | 14.4% | -5.5% |
| Average Price per Square Foot | \$123.70 | \$127.64 | \$155.13 | 25.4% | 21.5% |
| Percentage of County Sales | 0.6% | 0.7% | 0.7% | 11.0% | -2.4% |
| Number of New Houses Sold | 0 | 0 | 1 | -- | -- |
| Average Price of New Houses Sold | -- | -- | \$215,750 | -- | -- |
| Average Days on Market of New Houses Sold | -- | -- | 23 | -- | -- |
| Number of Houses Listed | 5 | 1 | 2 | -60.0% | 100.0% |
| Average List Price of Houses Listed | \$217,166 | \$159,900 | \$458,458 | 111.1% | 186.7% |

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 |
|-----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Hidden Creek | 1 | 6.3% | 1,511 | 80 | \$227,500 | \$150.56 |
| Shady Lane | 1 | 6.3% | 1,048 | 50 | \$130,000 | \$124.05 |
| Smith | 1 | 6.3% | 1,736 | 35 | \$245,000 | \$141.13 |
| Valley View | 3 | 18.8% | 1,554 | 45 | \$243,583 | \$153.67 |
| West Fork Acres | 2 | 12.5% | 1,305 | 90 | \$184,950 | \$143.20 |
| White River Estates | 1 | 6.3% | 1,307 | 35 | \$205,000 | \$156.85 |
| Other | 7 | 43.8% | 2,420 | 50 | \$402,129 | \$166.01 |
| West Fork Sold | 16 | 100.0% | 1,864 | 54 | \$295,191 | \$155.13 |

Unincorporated Areas in Washington County

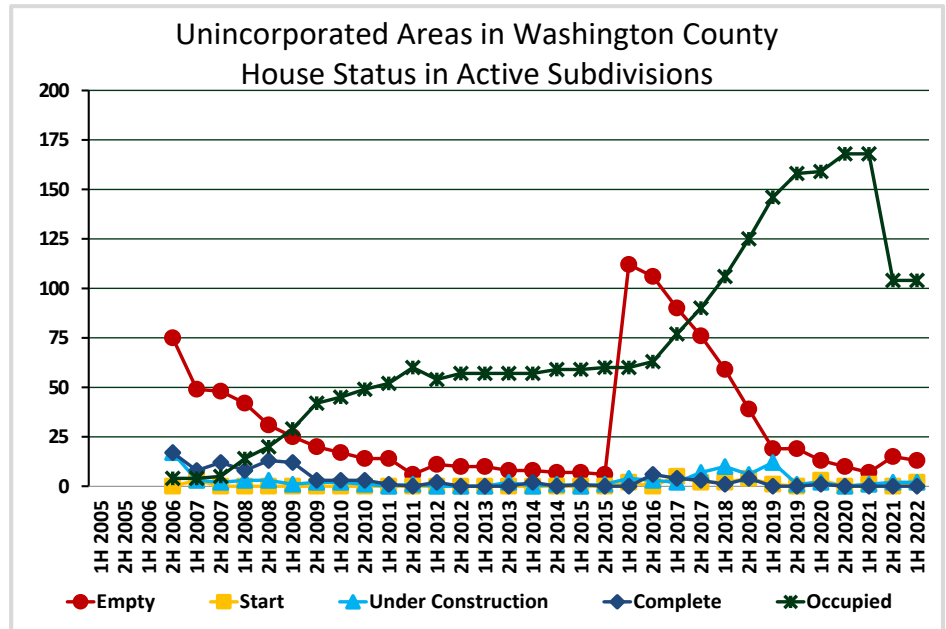
Active Subdivisions

There were 121 total lots in 2 active subdivisions in Unincorporated Areas in Washington County in the first half of 2022. 86.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 1.7 percent were starts, and 10.7 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Washington County during the first half of 2022 was Legacy Estates, Phase I with 1.

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

No new houses in Unincorporated Areas in Washington County became occupied in the first half of 2022. The annual absorption rate implies that there are 102.0 months of remaining inventory in active subdivisions, had no change from 102.0 percent in the second half of 2021.



In both of the 2 active subdivisions in Unincorporated Areas in Washington County, no absorption has occurred in the first half of 2022.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 73.7 percent in the first half of 2022.

Additionally, no new lots or subdivisions received either preliminary or final approval by June 30, 2022.

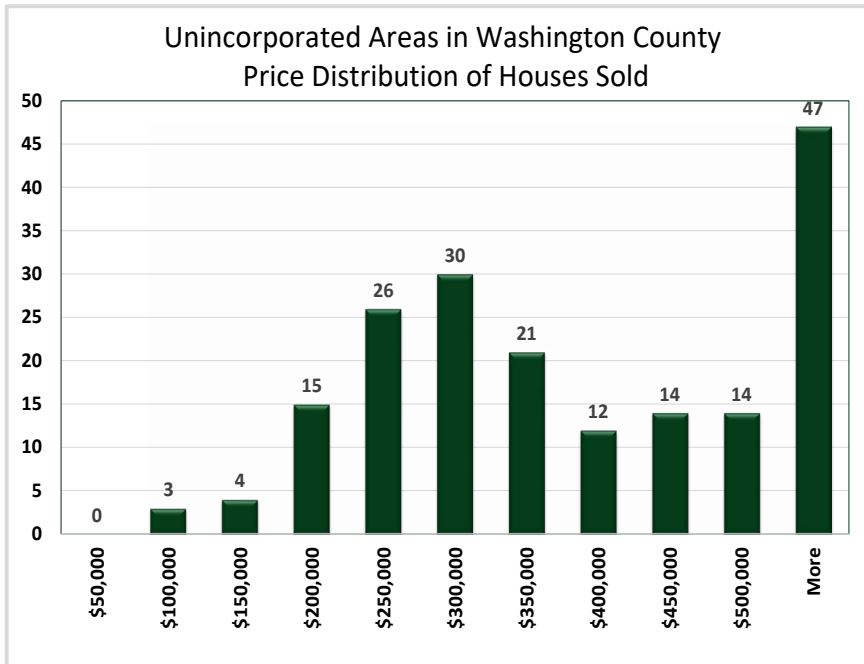
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-----------|----------|----------|----------|------------|------------|----------|--------------|
| Legacy Estates, Phase I | 5 | 1 | 1 | 0 | 104 | 111 | 0 | 42.0 |
| Magnolia Acres | 8 | 1 | 1 | 0 | 0 | 10 | 0 | -- |
| Unincorporated Areas Washington County | 13 | 2 | 2 | 0 | 104 | 121 | 0 | 102.0 |

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

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

Unincorporated Areas in Washington County

Price Distribution of Houses Sold



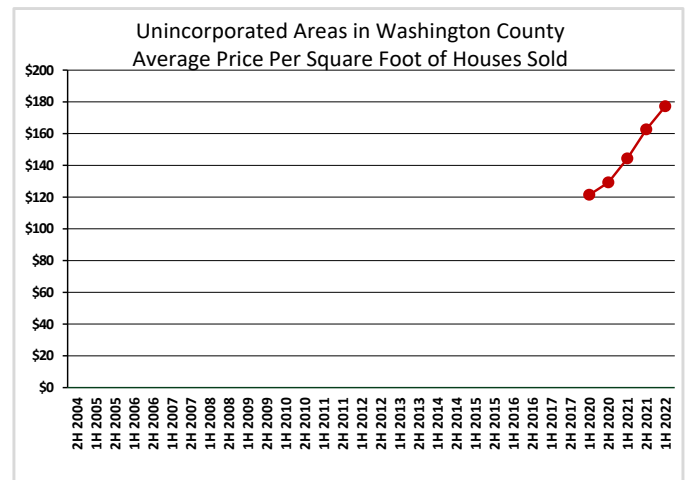
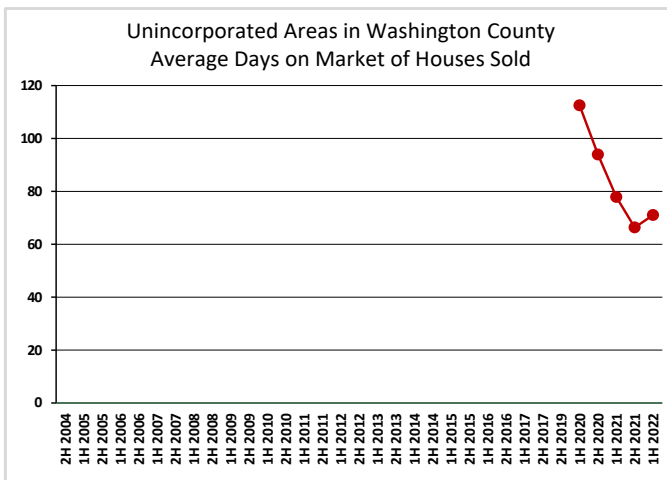
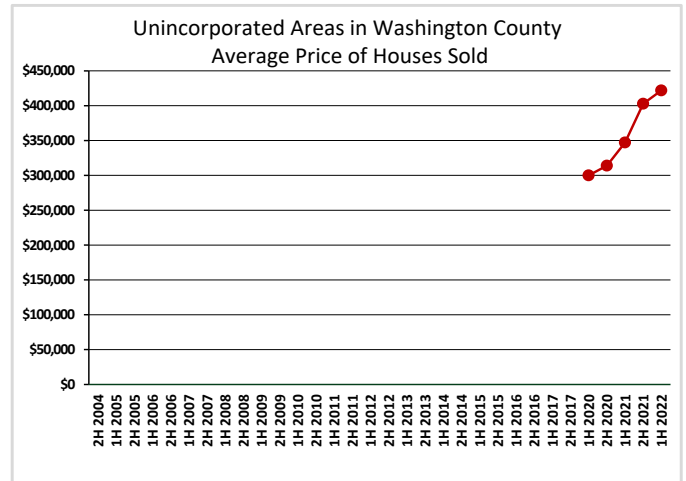
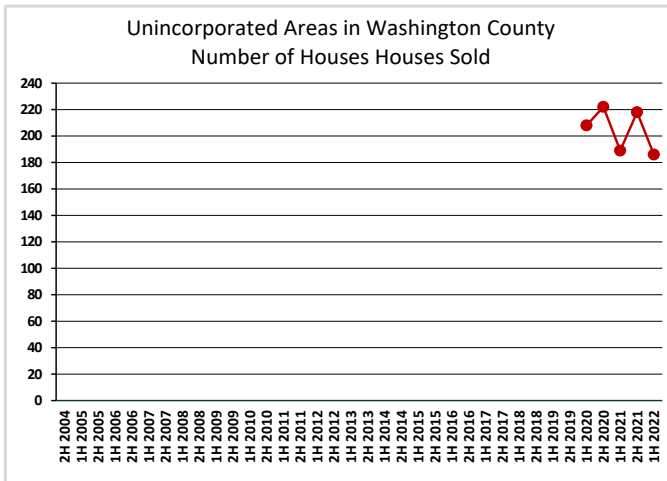
186 houses were sold in Unincorporated Areas in Washington County in the first half of 2022.

The average price of a house was \$421,922 at \$177.21 per square foot.

The median cost of a house was \$345,950.

| 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 | 3 | 1.6% | 776 | 146 | 99.5% |
| \$100,001 - 150,000 | 4 | 2.2% | 1,509 | 65 | 103.3% |
| \$150,001 - \$200,000 | 15 | 8.1% | 1,285 | 67 | 101.3% |
| \$200,001 - \$250,000 | 26 | 14.0% | 1,664 | 63 | 97.0% |
| \$250,001 - \$300,000 | 30 | 16.1% | 1,666 | 68 | 100.8% |
| \$300,001 - \$350,000 | 21 | 11.3% | 2,029 | 59 | 99.4% |
| \$350,001 - \$400,000 | 12 | 6.5% | 2,147 | 45 | 101.5% |
| \$400,001 - \$450,000 | 14 | 7.5% | 2,455 | 45 | 101.2% |
| \$450,001 - \$500,000 | 14 | 7.5% | 2,749 | 101 | 99.2% |
| \$500,001+ | 47 | 25.3% | 3,807 | 85 | 98.9% |
| Unincorporated WC Sold | 186 | 100.0% | 2,371 | 71 | 99.6% |

Unincorporated Areas-Washington County Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 189 | 218 | 186 | -1.6% | -14.7% |
| Average Price of Houses Sold | \$347,112 | \$402,745 | \$421,922 | 21.6% | 4.8% |
| Average Days on Market | 78 | 66 | 71 | -8.7% | 7.1% |
| Average Price per Square Foot | \$144.30 | \$162.61 | \$177.21 | 22.8% | 9.0% |
| Percentage of County Sales | 12.7% | 12.4% | 11.9% | -6.6% | -4.1% |
| Number of New Houses Sold | 14 | 14 | 14 | 0 | -1.1% |
| Average Price of New Houses Sold | \$406,939 | \$556,306 | \$412,424 | 1.3% | -25.9% |
| Average Days on Market of New Houses Sold | 80 | 112 | 55 | -31.5% | -50.9% |
| Number of Houses Listed | 28 | 50 | 38 | 84.0% | 142.1% |
| Average List Price of Houses Listed | \$363,482 | \$572,559 | \$695,693 | -56.4% | -64.1% |

Unincorporated Areas in Washington County

Characteristics of Houses Sold

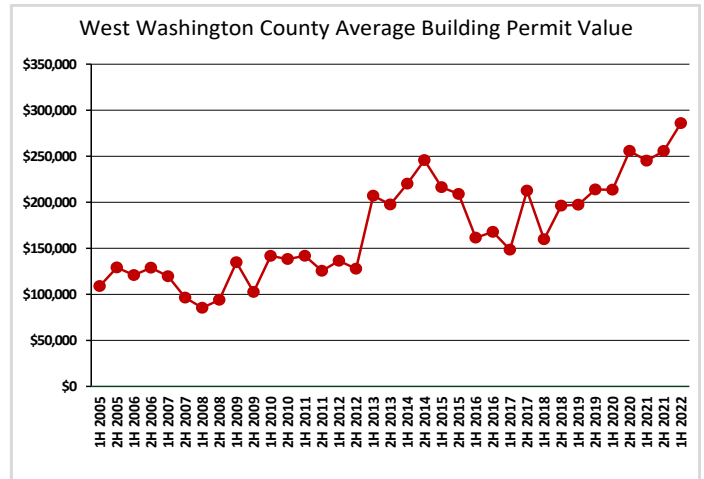
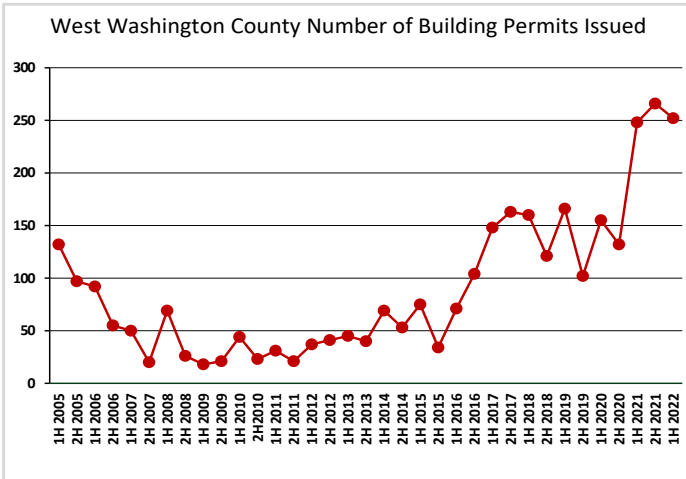
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|---|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Bethel Blacktop | 1 | 0.5% | 2,769 | 106 | \$649,900 | \$234.71 |
| Bethel Oaks | 4 | 2.2% | 1,698 | 29 | \$289,250 | \$172.46 |
| Blue Springs Village | 5 | 2.7% | 1,426 | 40 | \$245,800 | \$172.06 |
| Carson Meadows | 1 | 0.5% | 2,131 | 17 | \$350,000 | \$164.24 |
| Country Living | 1 | 0.5% | 1,008 | 81 | \$178,680 | \$177.26 |
| Double Tree Estates | 1 | 0.5% | 2,957 | 34 | \$655,000 | \$221.51 |
| Eastern Hills Estates | 1 | 0.5% | 3,008 | 155 | \$470,000 | \$156.25 |
| Forest Hills Estates | 1 | 0.5% | 1,551 | 37 | \$340,000 | \$219.21 |
| Fox Hunter Estates | 1 | 0.5% | 4,751 | 17 | \$825,000 | \$173.65 |
| Fox Run | 1 | 0.5% | 4,600 | 48 | \$840,000 | \$182.61 |
| Grand Valley Stables At Guy Terry Farms | 2 | 1.1% | 3,780 | 134 | \$662,500 | \$174.87 |
| Green Earth Estates | 1 | 0.5% | 3,083 | 203 | \$212,500 | \$68.93 |
| Greenburrow Minor | 1 | 0.5% | 1,200 | 31 | \$227,000 | \$189.17 |
| Harmon Trails Estates | 1 | 0.5% | 3,000 | 245 | \$489,000 | \$163.00 |
| Havenwood | 1 | 0.5% | 3,661 | 148 | \$896,945 | \$245.00 |
| Holiday Hills | 1 | 0.5% | 2,097 | 20 | \$365,100 | \$174.11 |
| Homestead | 14 | 7.5% | 1,638 | 38 | \$264,705 | \$162.51 |
| Horsebend Estates | 2 | 1.1% | 3,030 | 15 | \$523,750 | \$172.81 |
| Hunting Cabin Paradise | 1 | 0.5% | 2,248 | 241 | \$285,000 | \$126.78 |
| Huntington Place | 1 | 0.5% | 1,903 | 27 | \$395,000 | \$207.57 |
| Joyce Street Cottages Hpr | 1 | 0.5% | 1,460 | 33 | \$214,000 | \$146.58 |
| Lakeview Estates | 1 | 0.5% | 2,144 | 43 | \$659,000 | \$307.37 |
| Legacy Estates | 3 | 1.6% | 2,330 | 35 | \$404,333 | \$174.00 |
| Mayes Oakwood | 1 | 0.5% | 2,050 | 46 | \$360,000 | \$175.61 |
| Meadowbrook Estates | 1 | 0.5% | 1,660 | 152 | \$285,000 | \$171.69 |
| Overton Park | 1 | 0.5% | 4,052 | 27 | \$935,000 | \$230.75 |
| Pipers Glen | 1 | 0.5% | 4,011 | 61 | \$690,000 | \$172.03 |
| Red Oaks Country Estates | 1 | 0.5% | 2,269 | 19 | \$515,000 | \$226.97 |
| Rochelle Riviera Lakesites | 1 | 0.5% | 1,840 | 74 | \$259,900 | \$141.25 |
| Shady Cove | 1 | 0.5% | 2,800 | 60 | \$740,000 | \$264.29 |
| Silver Birch | 1 | 0.5% | 4,589 | 45 | \$700,000 | \$152.54 |
| Skyview | 1 | 0.5% | 4,370 | 174 | \$813,000 | \$186.04 |
| Sloan Estates | 3 | 1.6% | 3,587 | 45 | \$674,133 | \$188.33 |

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 |
|----------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Spears | 1 | 0.5% | 3,358 | 67 | \$429,000 | \$127.75 |
| Thomas P Lee | 1 | 0.5% | 2,165 | 82 | \$375,000 | \$173.21 |
| Tony Mountain | 1 | 0.5% | 2,313 | 33 | \$335,000 | \$144.83 |
| Village Estates | 1 | 0.5% | 2,063 | 31 | \$375,000 | \$181.77 |
| Washington | 1 | 0.5% | 1,600 | 2 | \$290,000 | \$181.25 |
| Wedington Woods | 2 | 1.1% | 2,022 | 61 | \$309,950 | \$164.79 |
| West Haven | 2 | 1.1% | 4,773 | 91 | \$1,030,000 | \$217.41 |
| White Oak Estates | 2 | 1.1% | 1,939 | 30 | \$441,500 | \$227.36 |
| Unincorporated Washington County | 186 | 100.0% | 2,371 | 71 | \$421,922 | \$177.21 |

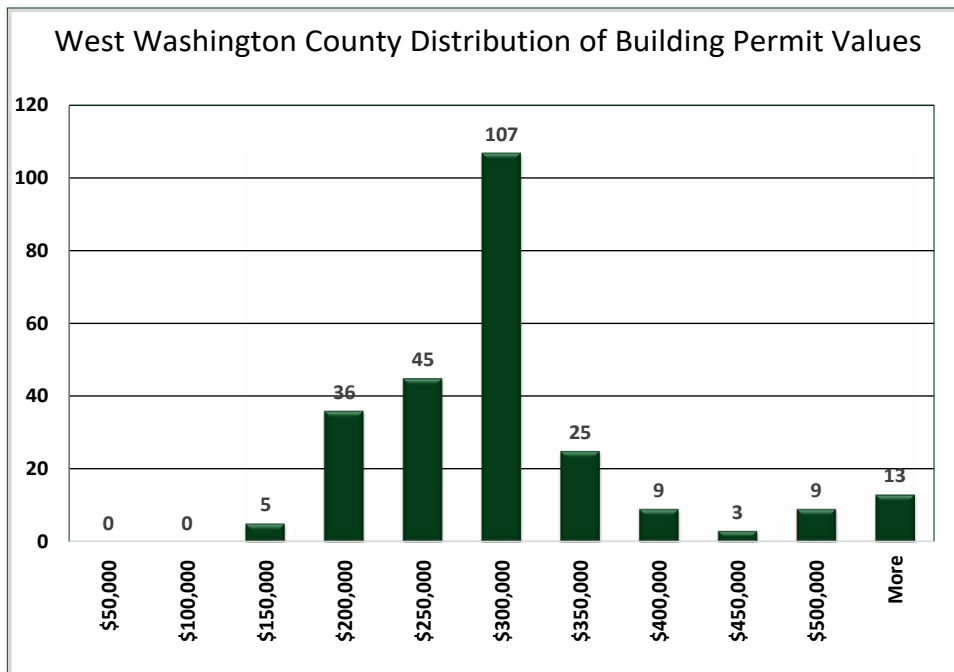
West Washington County Building Permits



| West Washington County | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|--|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 248 | 266 | 252 | 1.6% | -5.3% |
| Average Value Residential Building Permits | \$245,081 | \$255,687 | \$285,852 | 16.6% | 11.8% |

252 building permits were issued in West Washington County during the first half of 2022. This is a 5.3 percent decrease from the 266 permits issued in second half of 2021,

The average building permit value also increased from \$255,687 in the second half of 2021 to \$285,852 in the first half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.



West Washington County

Active Subdivisions

There were 2,184 total lots in 30 active subdivisions in West Washington County in the first half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2022. 76.6 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 11.7 percent were under construction, 0.9 percent were starts, while 9.1 percent were empty lots.

During the first half of 2022, 221 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 16.8 months of lot inventory at the end of first half of 2022. This is down from 19.1 months of inventory at the end of the second half of 2021.

Overall, in 4 out of the 30 active subdivisions in West Washington County, no absorption occurred in the last year.

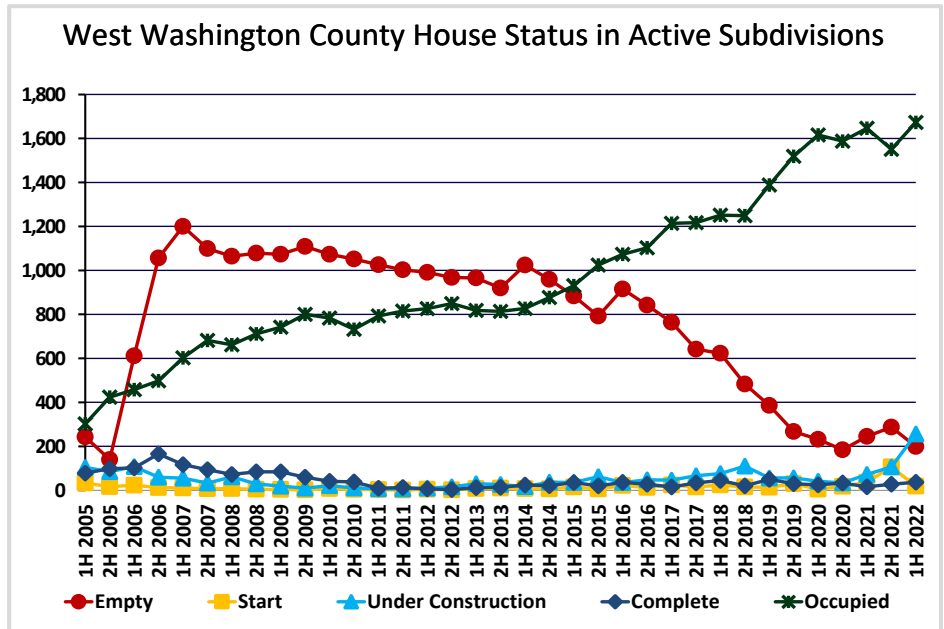
In the first half of 2022, Goose Creek, Phase II in Farmington had 55 new houses under construction followed by Wagon Wheel Crossing, Phase I with an additional 44.

In Farmington, Cedar Crest had 52 houses becoming occupied, The Groves at Engles Mill, Phase I, had 52 houses becoming occupied in the first half of 2022.

No new construction or progress in existing construction has occurred in the last year in 3 of the 30 active subdivisions in the West Washington County. No new absorption has occurred in 4 of these subdivisions.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 66.9 percent owner occupied in the first half of 2022.

In the pipeline, West Washington County has an additional 1,524 lots in 16 subdivisions in the preliminary or final plat status in the first half of 2022.



| City | Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------|---------------------------------|---------------|------------------|------------|--------------|
| Farmington | Goose Creek, Phase III | 2H 2021 | | 121 | 121 |
| Farmington | Grove at Engles Mill Park, The | 1H 2020 | 249 | | 249 |
| Farmington | Hillcrest | 2H 2020 | 73 | | 73 |
| Farmington | Hillside Estates | 2H 2017 | 6 | | 6 |
| Farmington | Summerfield, Phase I | 2H 2019 | | 117 | 117 |
| Farmington | Summerfield, Phase II | 2H 2021 | | 193 | 193 |
| Farmington | Wagon Wheel West | 2H 2021 | | 123 | 123 |
| Lincoln | Estates at Freedom Way | 2H 2021 | 11 | 8 | 11 |
| Prairie Grove | Hudson Heights | 1H 2021 | 99 | | 99 |
| Prairie Grove | Mountain View | 2H 2020 | | 175 | 175 |
| Prairie Grove | Prairie View | 2H 2020 | | 98 | 98 |
| Prairie Grove | Snyder Grove, Phase II, III, IV | 1H 2020 | | 96 | 96 |
| Prairie Grove | Snyder Grove, Phase V | 2H 2021 | 46 | | 46 |
| Prairie Grove | Wagon's Spring | 1H 2020 | 61 | | 61 |
| Prairie Grove | Wagon's Spring, Phase II PUD | 2H 2021 | 56 | | 56 |
| Prairie Grove | Wakefield Park | 2H 2021 | | 26 | 26 |
| WWC | | | 601 | 931 | 1,524 |

West Washington County

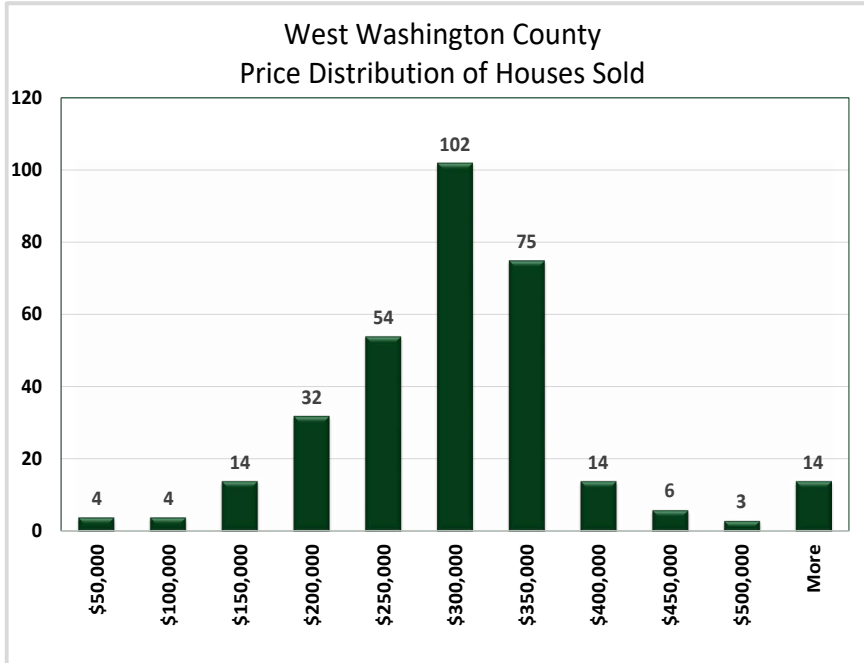
Active Subdivisions

| City | Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-----------------|-------------------------------------|------------|-----------|------------|-----------|--------------|--------------|------------|-------------|
| Farmington | Briarwood Estates | 7 | 4 | 4 | 0 | 0 | 15 | 0 | -- |
| Farmington | Cedar Crest | 0 | 0 | 42 | 12 | 117 | 171 | 52 | 6 |
| Farmington | Farmington Creek | 8 | 0 | 0 | 0 | 19 | 27 | 19 | 5 |
| Farmington | Farmington Heights, Phase I | 0 | 0 | 15 | 0 | 110 | 125 | 12 | 9 |
| Farmington | Farmington Heights, Phase II | 3 | 3 | 21 | 4 | 60 | 91 | 41 | 6 |
| Farmington | Groves at Engles Mill, Phase I | 0 | 1 | 24 | 5 | 50 | 80 | 50 | 7 |
| Farmington | Groves at Engles Mill, Phase II | 22 | 5 | 23 | 0 | 0 | 50 | 0 | -- |
| Farmington | Goose Creek, Phase I | 0 | 0 | 0 | 2 | 49 | 51 | 1 | 1 |
| Farmington | Goose Creek, Phase II | 2 | 0 | 55 | 0 | 0 | 57 | 0 | -- |
| Farmington | Redbird | 0 | 0 | 0 | 3 | 21 | 24 | 1 | 18 |
| Farmington | South Club House Estates | 4 | 0 | 1 | 0 | 68 | 73 | 0 | 60 |
| Farmington | Twin Falls, Phase I ¹ | 1 | 0 | 0 | 0 | 69 | 70 | 0 | -- |
| Farmington | Twin Falls, Phase III | 2 | 0 | 0 | 0 | 5 | 7 | 1 | 24 |
| Farmington | Wagon Wheel Crossing, Phase I | 37 | 3 | 44 | 0 | 0 | 84 | 0 | -- |
| Farmington | Windgate | 0 | 1 | 7 | 0 | 19 | 27 | 0 | 24 |
| Greenland | Homestead | 0 | 0 | 1 | 5 | 74 | 80 | 2 | 18 |
| Greenland | Lee Valley, Phase IV ¹ | 10 | 0 | 0 | 0 | 52 | 62 | 0 | -- |
| Lincoln | Country Meadows ¹ | 69 | 0 | 0 | 0 | 34 | 103 | 8 | 69 |
| Prairie Grove | Belle Meade, Phase I, II | 0 | 0 | 1 | 1 | 130 | 132 | 1 | 12 |
| Prairie Grove | Belle Meade, Phase IV | 0 | 0 | 0 | 1 | 53 | 54 | 19 | 1 |
| Prairie Grove | Highlands Square North ¹ | 0 | 0 | 0 | 0 | 39 | 39 | 2 | 0 |
| Prairie Grove | Prairie Meadows, Phase III | 0 | 0 | 1 | 0 | 117 | 118 | 3 | 4 |
| Prairie Grove | Snyder Grove, Phase I ¹ | 1 | 0 | 0 | 0 | 10 | 11 | 0 | 6 |
| Prairie Grove | Sundowner, Phase I Sec. I | 7 | 1 | 0 | 2 | 51 | 61 | 1 | 60 |
| Prairie Grove | Sundowner, Phase I Sec. II | 11 | 0 | 0 | 0 | 131 | 142 | 1 | 33 |
| Prairie Grove | Sundowner, Phase IIA ¹ | 0 | 0 | 0 | 0 | 88 | 88 | 2 | 0 |
| Prairie Grove | Sundowner, Phase IIB ² | 1 | 0 | 0 | 0 | 136 | 137 | 0 | -- |
| Prairie Grove | Sundowner, Phase III | 5 | 0 | 0 | 1 | 146 | 152 | 4 | 18 |
| Prairie Grove | Wakefield Park | 7 | 1 | 17 | 0 | 0 | 25 | 0 | -- |
| West Fork | Graystone ¹ | 2 | 0 | 0 | 1 | 25 | 28 | 1 | 36 |
| WWCounty | Active Lots | 199 | 19 | 256 | 37 | 1,673 | 2,184 | 221 | 16.8 |

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

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

West Washington County Price Distribution of Houses Sold



322 houses sold in West Washington County during the first half of 2022.

The average price of a house was \$282,470 at \$160.38 per square foot.

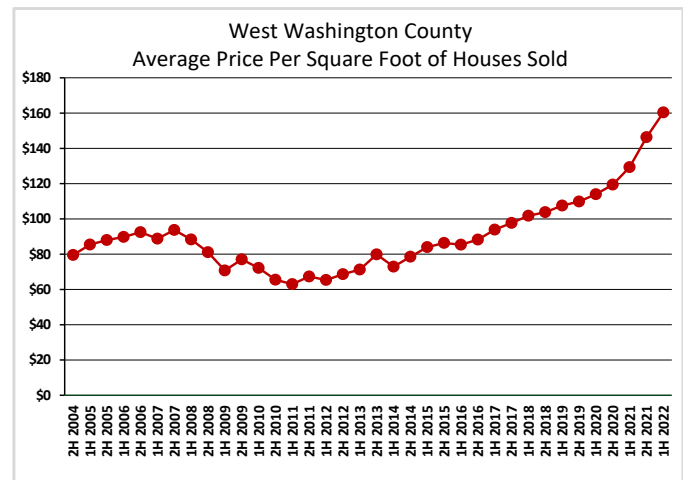
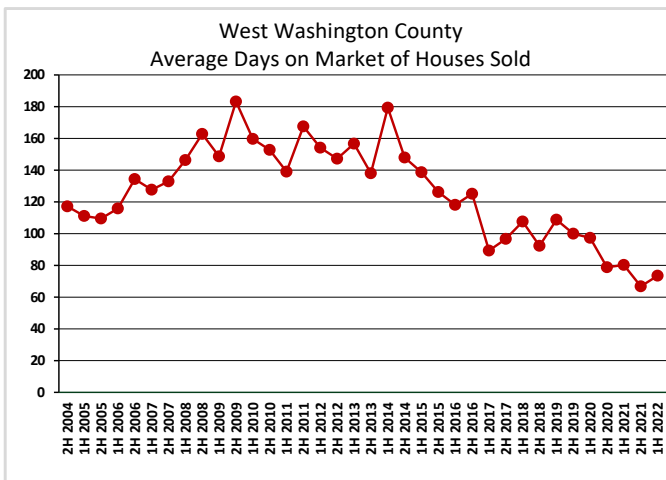
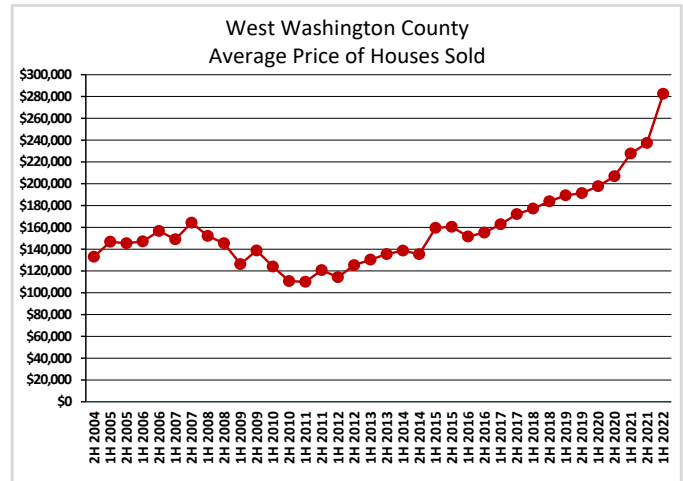
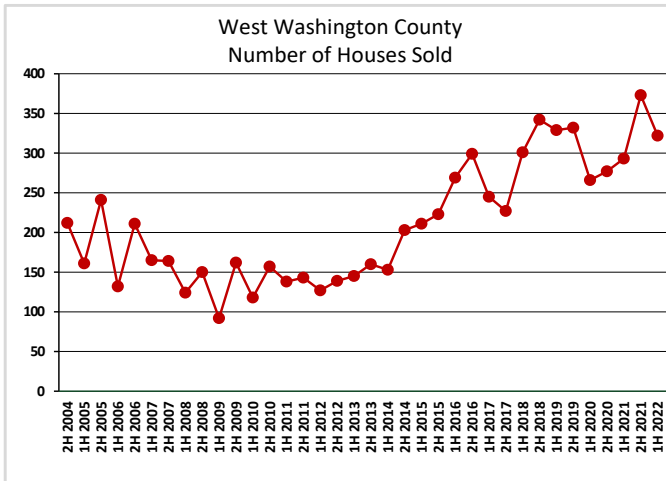
The median cost of a house sold in West Washington County was \$281,147.

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

| 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 | 1.2% | 1,033 | 47 | 62.9% |
| \$50,001 - \$100,000 | 4 | 1.2% | 1,373 | 55 | 88.1% |
| \$100,001 - \$150,000 | 14 | 4.3% | 1,244 | 50 | 100.6% |
| \$150,001 - \$200,000 | 32 | 9.9% | 1,318 | 59 | 100.8% |
| \$200,001 - \$250,000 | 54 | 16.8% | 1,431 | 64 | 101.6% |
| \$250,001 - \$300,000 | 102 | 31.7% | 1,717 | 71 | 100.8% |
| \$300,001 - \$350,000 | 75 | 23.3% | 1,931 | 95 | 100.7% |
| \$350,001 - \$400,000 | 14 | 4.3% | 2,170 | 87 | 102.5% |
| \$400,001 - \$450,000 | 6 | 1.9% | 2,391 | 45 | 102.3% |
| \$450,001 - \$500,000 | 3 | 0.9% | 3,145 | 112 | 99.4% |
| \$500,001+ | 14 | 4.3% | 3,410 | 73 | 101.6% |
| West Washington Sold | 322 | 100.0% | 1,765 | 74 | 100.4% |

West Washington County

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 293 | 373 | 322 | 9.9% | -13.7% |
| Average Price of Houses Sold | \$227,719 | \$237,303 | \$282,470 | 24.0% | 19.0% |
| Average Days on Market | 80 | 67 | 74 | -8.4% | 10.1% |
| Average Price per Square Foot | \$129.36 | \$146.31 | \$160.38 | 24.0% | 9.6% |
| Percentage of County Sales | 12.9% | 12.5% | 13.8% | 6.4% | 10.3% |
| Number of New Houses Sold | 87 | 118 | 106 | 21.8% | -10.2% |
| Average Price of New Houses Sold | \$248,815 | \$256,695 | \$303,596 | 22.0% | 18.3% |
| Average Days on Market of New Houses Sold | 127 | 104 | 119 | -6.4% | 14.7% |
| Number of Houses Listed | 28 | 41 | 61 | 117.9% | 48.8% |
| Average List Price of Houses Listed | \$296,721 | \$387,619 | \$357,530 | 20.5% | -7.8% |

West Washington County

Characteristics of Houses Sold

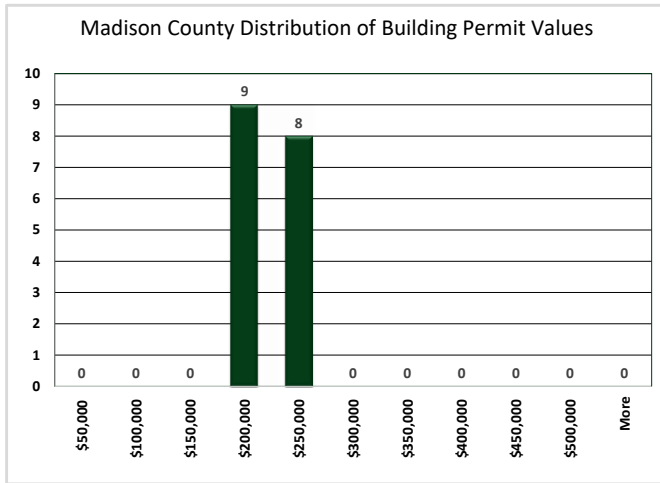
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Price Per Square Feet |
|---------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|----------------------------|
| Brookside | 4 | 1.2% | 1,417 | 48 | \$210,700 | \$147.06 |
| Cedar Crest | 9 | 2.8% | 1,805 | 52 | \$326,114 | \$180.72 |
| Corley | 1 | 0.3% | 1,850 | 58 | \$315,000 | \$170.27 |
| Country Meadows | 2 | 0.6% | 1,286 | 29 | \$183,750 | \$142.57 |
| East Creek Place | 2 | 0.6% | 2,329 | 48 | \$315,000 | \$137.02 |
| Farmington Heights | 23 | 7.1% | 1,669 | 103 | \$310,528 | \$186.67 |
| Grand Oaks | 1 | 0.3% | 1,835 | 39 | \$270,000 | \$147.14 |
| Green | 5 | 1.6% | 1,170 | 45 | \$181,460 | \$155.44 |
| Greenland Original | 2 | 0.6% | 4,250 | 185 | \$592,500 | \$132.77 |
| Grove At Engles Mill, The | 57 | 17.7% | 1,711 | 152 | \$295,083 | \$172.47 |
| Hamblens | 1 | 0.3% | 1,612 | 124 | \$218,500 | \$135.55 |
| Hidden Creek | 1 | 0.3% | 1,511 | 80 | \$227,500 | \$150.56 |
| Highlands Green | 5 | 1.6% | 1,489 | 32 | \$248,720 | \$167.57 |
| Highlands Square | 5 | 1.6% | 1,868 | 37 | \$277,760 | \$153.55 |
| Hillside Estates | 1 | 0.3% | 2,438 | 37 | \$507,600 | \$208.20 |
| Lee Valley | 5 | 1.6% | 2,126 | 44 | \$328,680 | \$155.14 |
| Lincoln Original | 3 | 0.9% | 1,461 | 52 | \$124,000 | \$85.04 |
| Meadowlark | 7 | 2.2% | 1,230 | 42 | \$191,200 | \$155.37 |
| Meadowsweet | 1 | 0.3% | 1,838 | 21 | \$300,000 | \$163.22 |
| Mountain View Estates | 2 | 0.6% | 2,996 | 55 | \$457,500 | \$150.66 |
| North Club House | 1 | 0.3% | 2,188 | 79 | \$295,000 | \$134.83 |
| North Ridge | 2 | 0.6% | 2,020 | 38 | \$314,750 | \$156.59 |
| Oakridge | 2 | 0.6% | 1,511 | 48 | \$252,500 | \$167.37 |
| Owl Creek | 1 | 0.3% | 4,652 | 38 | \$800,000 | \$171.97 |
| Prairie Grove Original | 2 | 0.6% | 4,552 | 286 | \$310,000 | \$83.28 |
| Prairie Meadows | 6 | 1.9% | 1,749 | 34 | \$288,317 | \$164.72 |
| Prairie Oaks | 1 | 0.3% | 1,500 | 46 | \$240,000 | \$160.00 |
| Prairie Pines | 1 | 0.3% | 1,798 | 30 | \$279,000 | \$155.17 |
| Redbird | 4 | 1.2% | 1,818 | 108 | \$313,465 | \$172.46 |
| Reed | 1 | 0.3% | 1,720 | 178 | \$185,000 | \$107.56 |
| Riviera Estates | 2 | 0.6% | 2,078 | 53 | \$320,000 | \$152.66 |
| Rogers | 4 | 1.2% | 1,474 | 46 | \$180,000 | \$123.67 |
| Roy Fidler | 1 | 0.3% | 1,760 | 47 | \$285,000 | \$161.93 |
| Royal Oaks | 1 | 0.3% | 1,134 | 83 | \$174,000 | \$153.44 |
| Saddle Brook | 6 | 1.9% | 1,678 | 46 | \$318,833 | \$190.14 |
| Shady Acres Estates | 3 | 0.9% | 2,193 | 40 | \$326,600 | \$150.36 |
| Shady Lane | 1 | 0.3% | 1,048 | 50 | \$130,000 | \$124.05 |

West Washington County

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Price Per Square Feet |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|----------------------------|
| Silverthorne | 2 | 0.6% | 3,497 | 41 | \$630,500 | \$181.46 |
| Simpsons | 1 | 0.3% | 1,741 | 33 | \$242,000 | \$139.00 |
| Smith | 1 | 0.3% | 1,736 | 35 | \$245,000 | \$141.13 |
| South Club House | 3 | 0.9% | 2,150 | 47 | \$343,333 | \$159.87 |
| Southwinds | 5 | 1.6% | 1,968 | 42 | \$314,800 | \$157.84 |
| Stapleton | 1 | 0.3% | 1,600 | 66 | \$187,000 | \$116.88 |
| Stonecrest | 1 | 0.3% | 1,341 | 36 | \$246,000 | \$183.45 |
| Suburban Homes | 2 | 0.6% | 1,255 | 45 | \$215,500 | \$172.23 |
| Sundowner | 36 | 11.2% | 1,657 | 37 | \$286,994 | \$174.62 |
| Synder Grove | 1 | 0.3% | 1,800 | 36 | \$330,000 | \$183.33 |
| Twin Creeks | 1 | 0.3% | 1,777 | 63 | \$270,000 | \$151.94 |
| Twin Falls | 1 | 0.3% | 3,182 | 44 | \$685,000 | \$215.27 |
| Valley View | 3 | 0.9% | 1,554 | 45 | \$243,583 | \$153.67 |
| Wakefield Park | 4 | 1.2% | 2,847 | 138 | \$516,326 | \$181.33 |
| West Fork Acres | 2 | 0.6% | 1,305 | 90 | \$184,950 | \$143.20 |
| White River Estates | 1 | 0.3% | 1,307 | 35 | \$205,000 | \$156.85 |
| Williams | 1 | 0.3% | 1,485 | 36 | \$210,000 | \$141.41 |
| Willow Creek | 2 | 0.6% | 1,826 | 25 | \$222,500 | \$122.21 |
| Willow West | 1 | 0.3% | 1,576 | 0 | \$230,000 | \$145.94 |
| Youree's | 3 | 0.9% | 1,414 | 29 | \$196,367 | \$144.51 |
| Other | 49 | 15.2% | 1,748 | 59 | \$237,710 | \$133.38 |
| WWCounty Houses Sold | 322 | 100.0% | 1,765 | 74 | \$282,470 | \$160.38 |

Madison County Building Permits



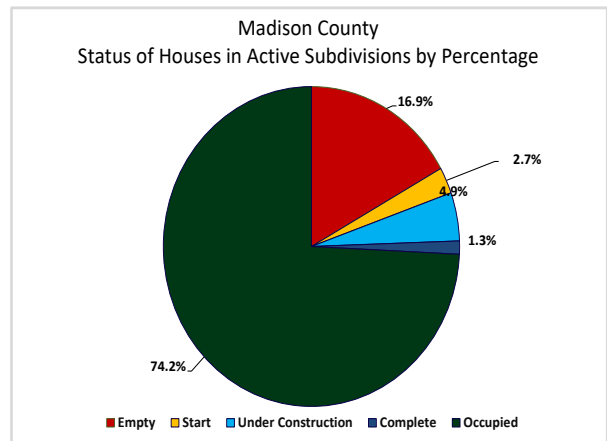
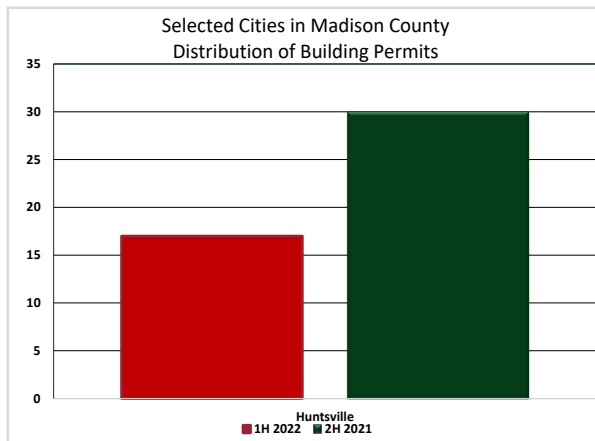
17 building permits were issued in Madison County during the first half of 2022. This is a 66.0 percent decrease from the 30 permits issued in second half of 2021.

The average building permit value also increased from \$186,445 in the second half of 2021 to \$200,618 in the first half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

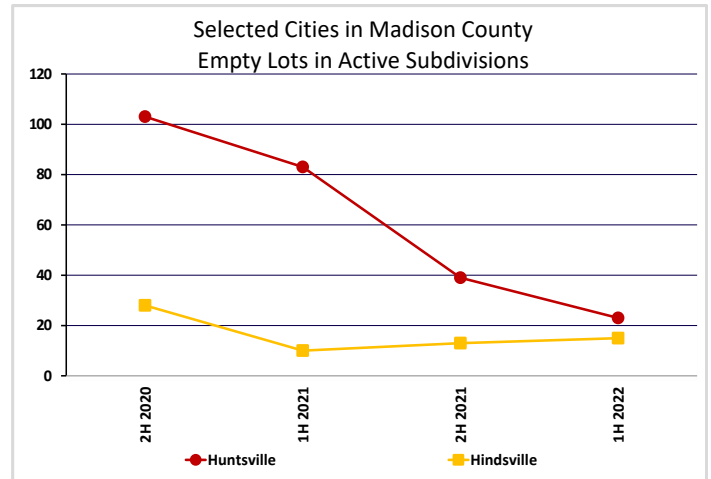
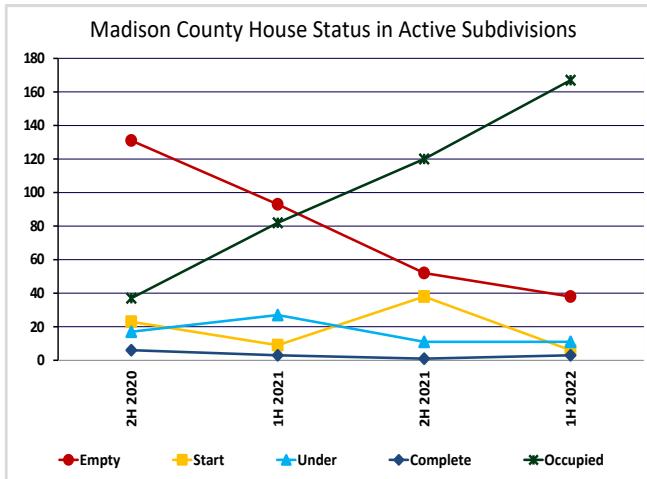
In the pipeline, Madison County has an additional 10 lots in 1 subdivision in the preliminary or final plat status in the first half of 2022.

| Building Permit Values Madison County | \$50,000.00 | \$100,000.00 | \$100,000.00 | \$200,000.00 | \$250,000.00 | \$300,000.00 | \$350,000.00 | \$400,000.00 | \$450,000.00 | \$500,000.00 | More | 1H 2022 | 2H 2021 | % MC | % NWA |
|--|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|-----------|-----------|---------------|-------------|
| Hindsville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0.0% |
| Huntsville | 0 | 0 | 0 | 9 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 30 | 100.0% | 0.6% |
| Unincorporated Areas | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0.0% |
| St. Paul | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0.0% |
| Madison County | 0 | 0 | 0 | 9 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 30 | 100.0% | 0.6% |

| Madison County | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 50 | 30 | 17 | -66.0% | -43.3% |
| Average Value of Residential Building Permits | \$161,267 | \$186,445 | \$200,618 | 24.4% | 7.6% |

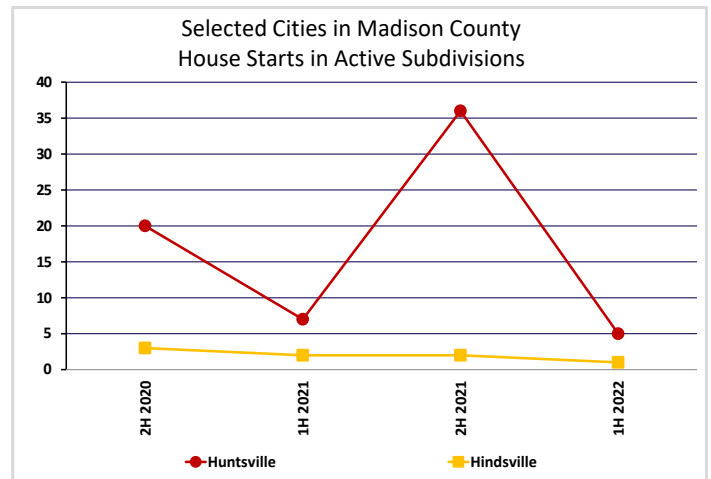


Madison County Active Subdivisions



There were 225 total lots in 4 active subdivisions in Madison County in the first half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2022. 74.2 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 4.9 percent were under construction, 2.7 percent were starts, while 16.9 percent were empty lots.

During the first half of 2022, 47 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 6.1 months of lot inventory at the end of first half of 2022. This is down from 10.8 months of inventory at the end of the second half of 2021.

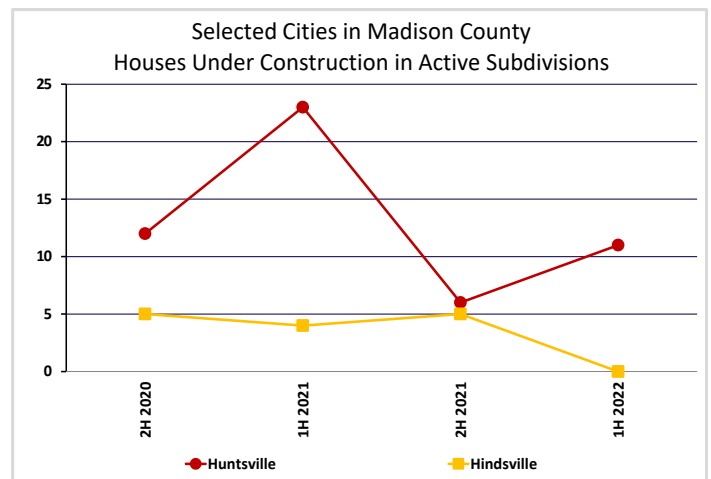


Overall, all of the 4 active subdivisions in Madison County had absorption occurring in the last year. In the first half of 2022, Cedar Bluff, Phase I in Huntsville had the most houses under construction with 11.

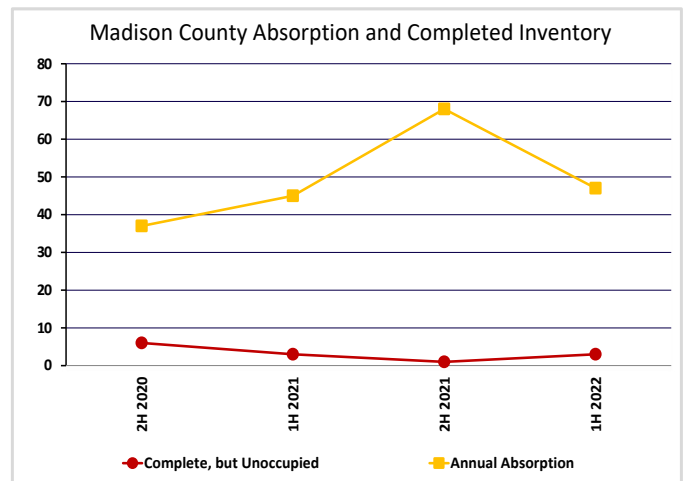
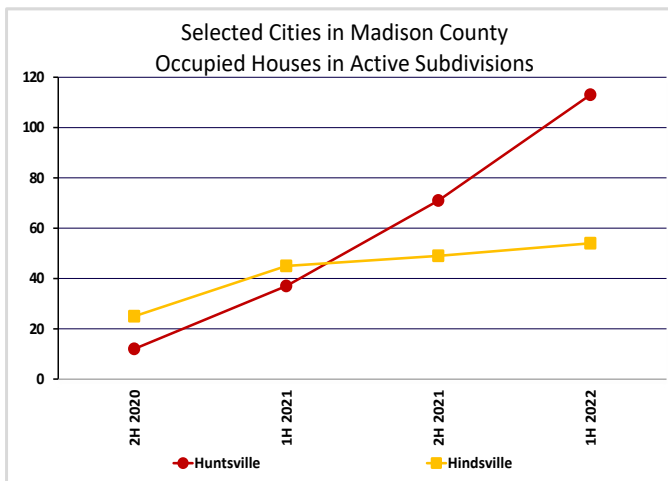
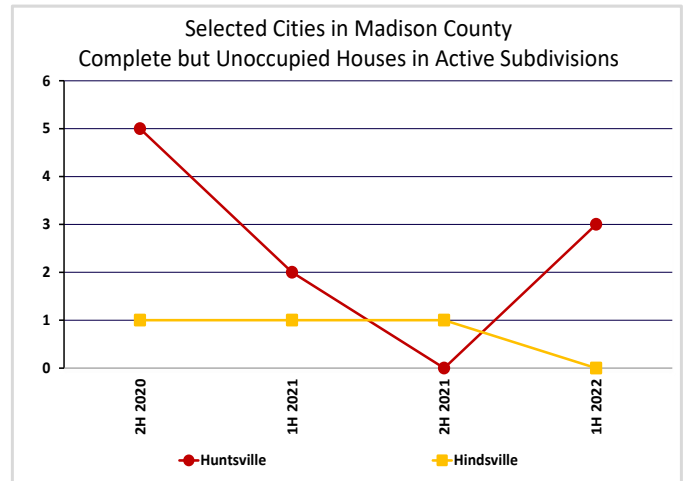
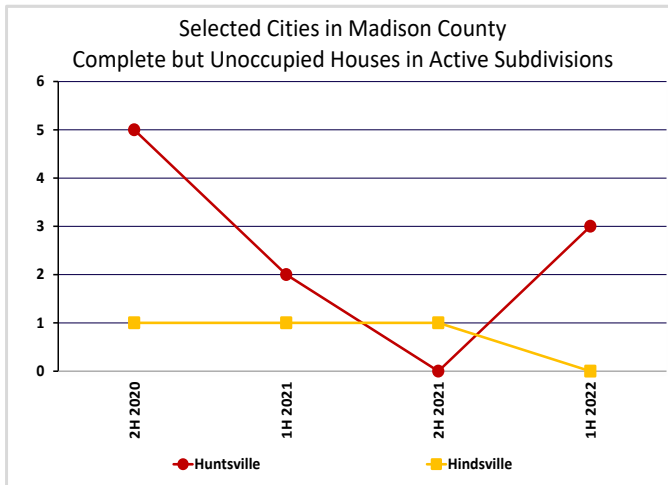
Cedar Bluff, Phase I also had the most houses which became occupied with 39. An additional 3 houses in Highland Park, Phase I became occupied.

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

Additionally, 1 new subdivision, Highland Park, Phase II, in Huntsville has 10 new lots which will be added to the inventory.



Madison County Active Subdivisions



Madison County Owner Occupied Trend

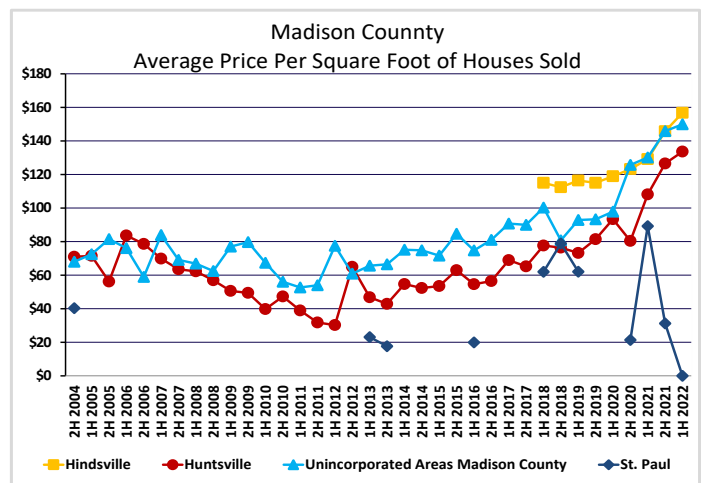
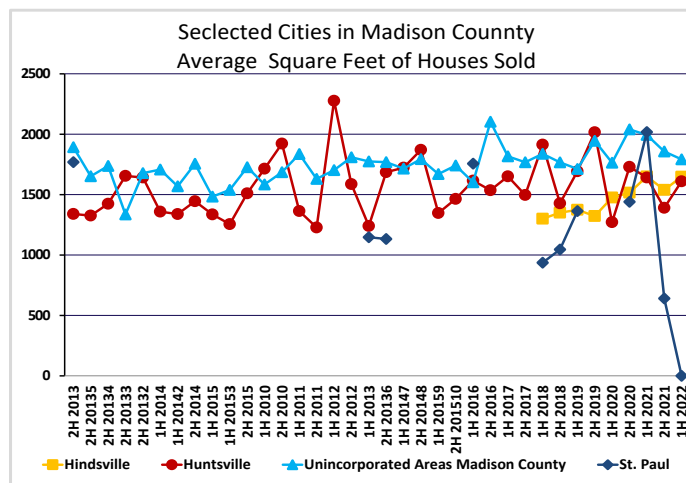
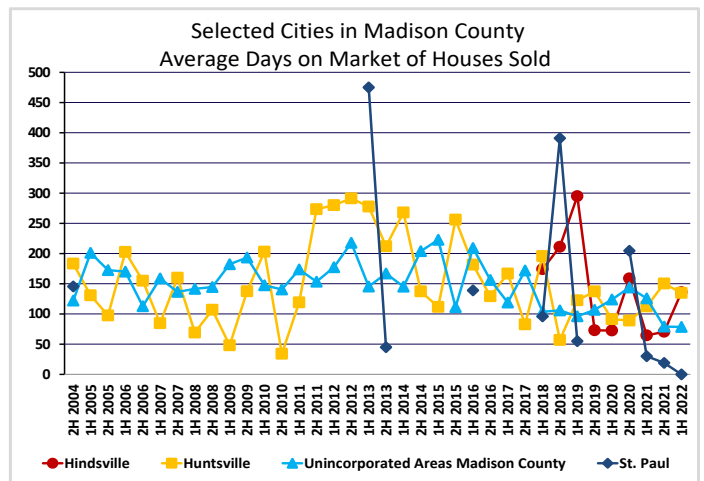
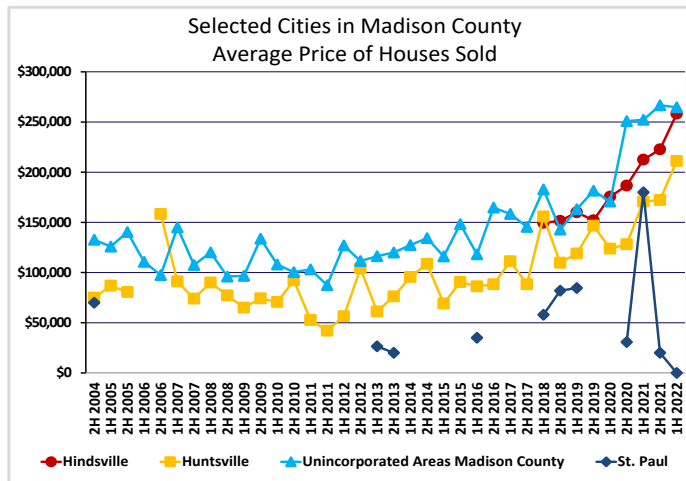
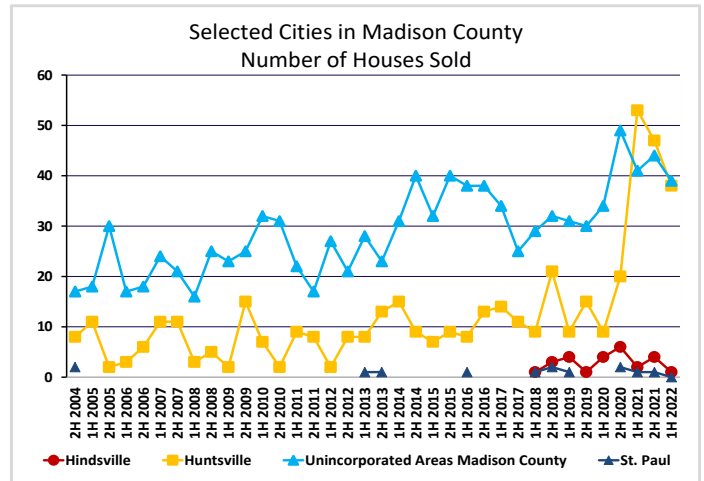
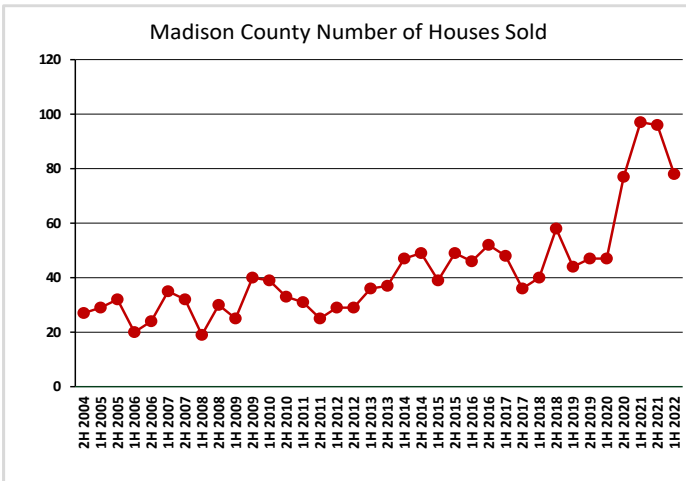
| Madison County Owner Occupied by City | 2020 | 2021 |
|---|--------------|--------------|
| Hindsville | 36.8% | 37.7% |
| Huntsville | 35.0% | 34.8% |
| Rural-MC | 37.3% | 36.8% |
| Madison County | 37.1% | 36.6% |

Center researchers were unable to obtain updated owner occupied data due to unforeseen circumstances in Madison County. The table above shows the owner occupied percentage declined from 37.1 percent in 2020 to 36.6 percent in the second half of 2021.

| Sold House by School District | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of Region Permits |
|----------------------------------|------------------|----------------------------------|------------------------------|-----------------------------|---------------------------------------|
| Huntsville | \$240,554 | \$143 | 108 | 76 | 97.44% |
| Jasper | \$159,000 | \$103 | 72 | 2 | 2.56% |
| Madison County | \$238,463 | \$142.06 | 107 | 78 | 100.0% |

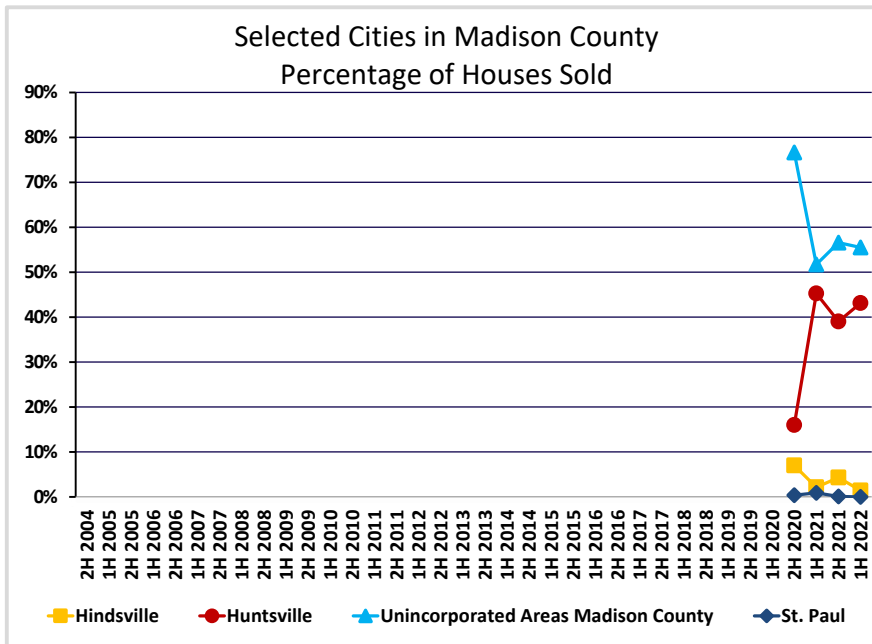
| Sold Characteristics in Madison County | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|--------------------------|--------------------------|
| Number of Houses Sold | 97 | 96 | 78 | -19.6% | -18.8% |
| Average Price of Houses Sold | \$206,104 | \$216,079 | \$238,463 | 15.7% | 10.4% |
| Average Days on Market | 116 | 113 | 107 | -8.3% | -5.6% |
| Average Price per Square Foot | \$117.64 | \$135.21 | \$142.06 | 20.8% | 5.1% |
| Percentage of County Sales | 100.0% | 100.0% | 100.0% | 0.0% | 0.0% |
| Number of New Houses Sold | 39 | 37 | 26 | -33.3% | -29.7% |
| Average Price of New Houses Sold | \$171,004 | \$189,340 | \$216,557 | 26.6% | 14.4% |
| Average Days on Market of New Houses Sold | 127 | 171 | 161 | 26.5% | -6.3% |
| Number of Houses Listed | 35 | 18 | 28 | -20.0% | 55.6% |
| Average List Price of Houses Listed | \$232,369 | \$240,693 | \$355,161 | 52.8% | 47.6% |
| | | | | | |

Madison County Sold Houses



Madison County

Sold Houses by City and Characteristics



78 houses sold in Madison County during the first half of 2022.

The average price of a house was \$238,463 at \$142.06 per square foot.

The median cost of a house sold in Madison County was \$219,065.

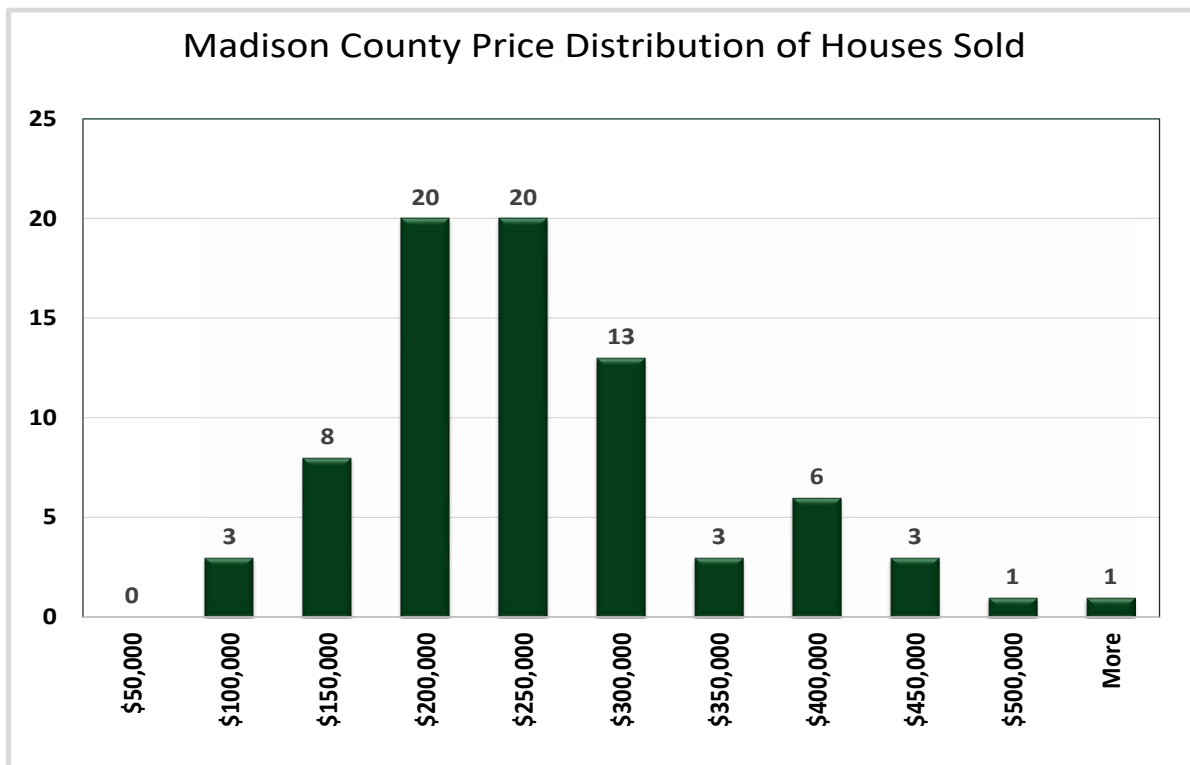
The table below the graph covers a yearly and semi-yearly trend for house sales in Madison County.

| Madison County Sold Houses by City | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of County Sales |
|------------------------------------|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Huntsville | \$240,554 | \$143 | 108 | 76 | 97.44% |
| Jasper | \$159,000 | \$103 | 72 | 2 | 2.56% |
| Madison County Sold | \$238,463 | \$142.06 | 107 | 78 | 100.0% |

Madison County

Price Distribution of Houses Sold

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|----------------------------|-------------|---------------------------|---------------------|---------------------|--|
| 98.4% | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 3 | 3.8% | 999 | 81 | 87.5% |
| \$100,001 - 150,000 | 8 | 10.3% | 1,505 | 118 | 99.3% |
| \$150,001 - \$200,000 | 20 | 25.6% | 1,333 | 134 | 99.2% |
| \$200,001 - \$250,000 | 20 | 25.6% | 1,540 | 103 | 99.5% |
| \$250,001 - \$300,000 | 13 | 16.7% | 1,992 | 84 | 101.0% |
| \$300,001 - \$350,000 | 3 | 3.8% | 2,413 | 123 | 95.6% |
| \$350,001 - \$400,000 | 6 | 7.7% | 2,132 | 107 | 99.5% |
| \$400,001 - \$450,000 | 3 | 3.8% | 2,321 | 58 | 99.3% |
| \$450,001 - \$500,000 | 1 | 1.3% | 2,715 | 47 | 105.6% |
| \$500,001+ | 1 | 1.3% | 4,622 | 71 | 100.0% |
| Madison County Sold | 78 | 100.0% | 1,701 | 107 | 99.1% |



Hindsville Active Subdivisions

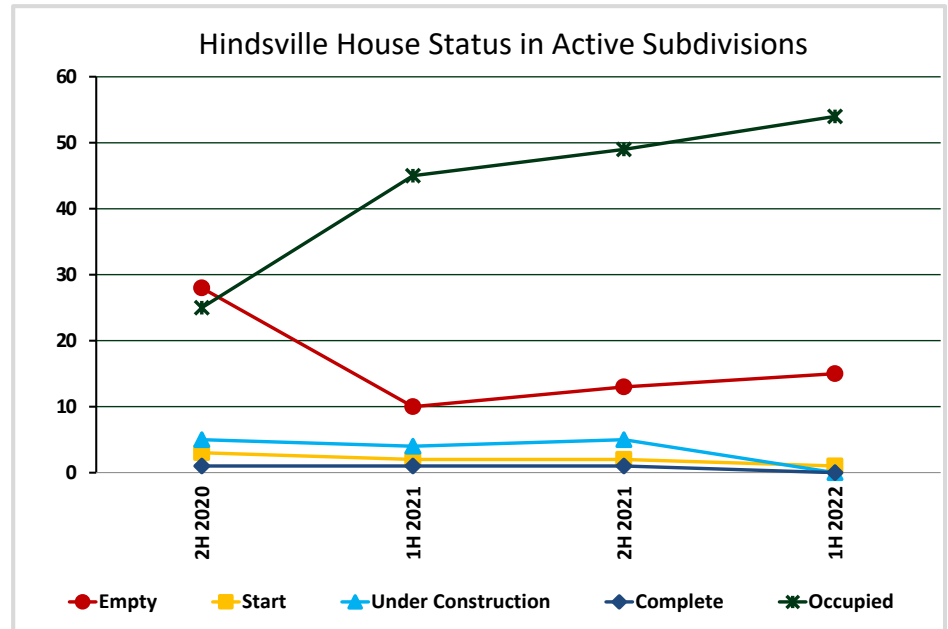
There were 70 total lots in 1 active subdivision in Hindsville in the first half of 2022. 77.1 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 1.4 percent were starts, and 21.4 percent were empty lots.

New Hindsville had the most houses becoming occupied in Hindsville with 5 houses.

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

5 new houses in Hindsville became occupied in the first half of 2022. The annual absorption rate implies that there are 4.9 months of remaining inventory in active subdivisions, up from 4.6 percent in the second half of 2021.

In all of the active subdivisions in Hindsville, absorption has occurred in the first half of 2022.



Additionally, no new lots or new subdivisions received either preliminary or final approval by June 30, 2022.

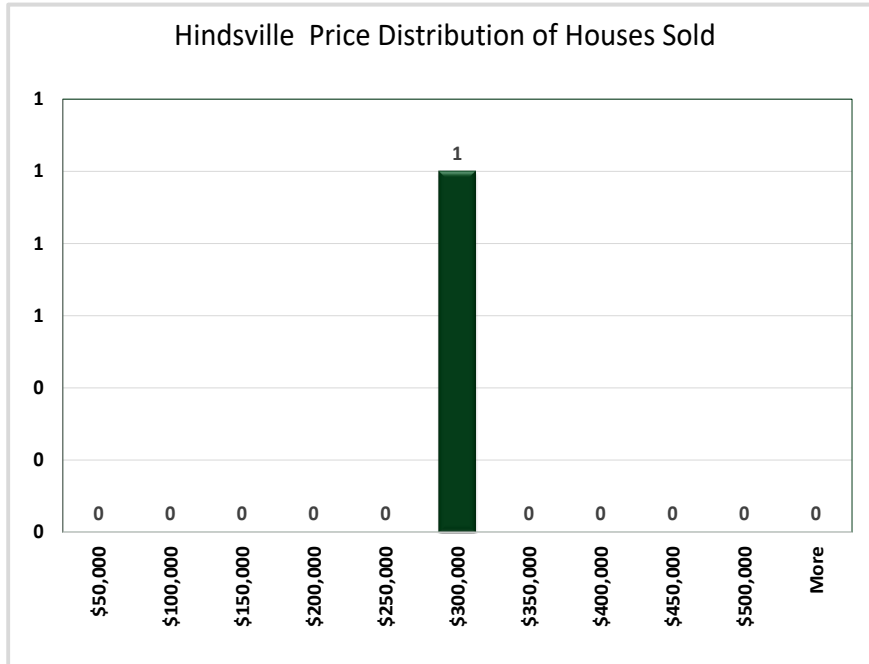
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------|-------|-------|-------|----------|----------|-------|---------|--------|
| New Hindsville | 15 | 1 | 0 | 0 | 54 | 70 | 5 | 4.9 |
| Hindsville | 15 | 1 | 0 | 0 | 54 | 70 | 5 | 4.9 |

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.

Hindsville

Price Distribution of Houses Sold



1 house was sold in Hindsville in the first half of 2022.

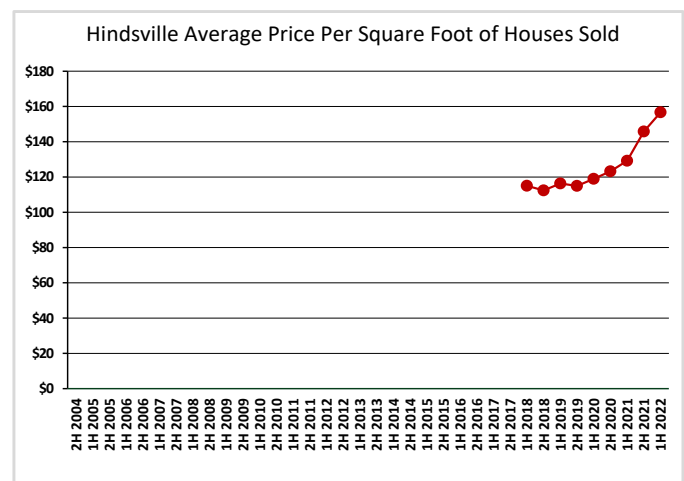
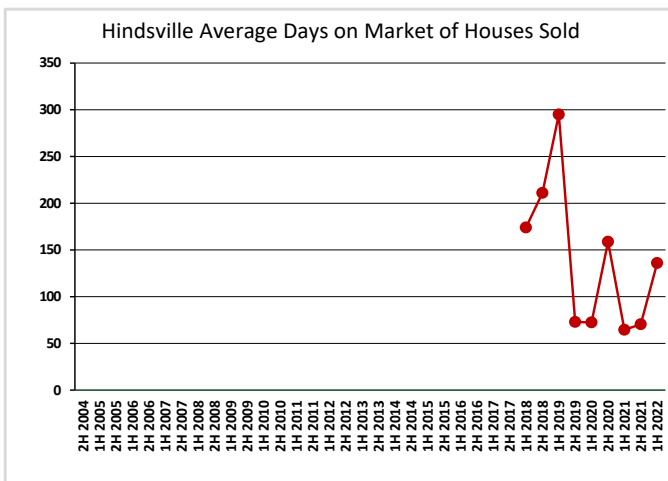
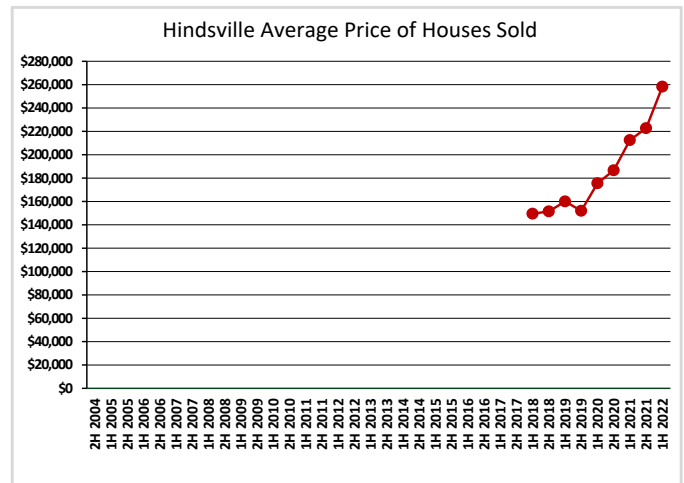
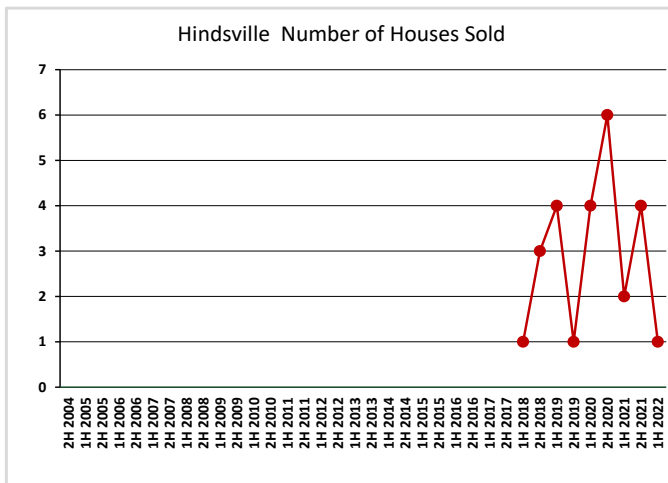
The average price of a house was \$258,250 at \$156.71 per square foot.

The median cost of a house was \$258,250.

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| New Hindsville | 1 | 100.0% | 1,648 | 136 | \$258,250 | \$156.71 |
| Hindsville Sold Houses | 1 | 100.0% | 1,648 | 136 | \$258,250 | \$156.71 |

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - 150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 1 | 100.0% | 1,648 | 136 | 97.9% |
| \$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% | -- | -- | -- |
| Hindsville Sold | 1 | 100.0% | 1,648 | 136 | 97.9% |

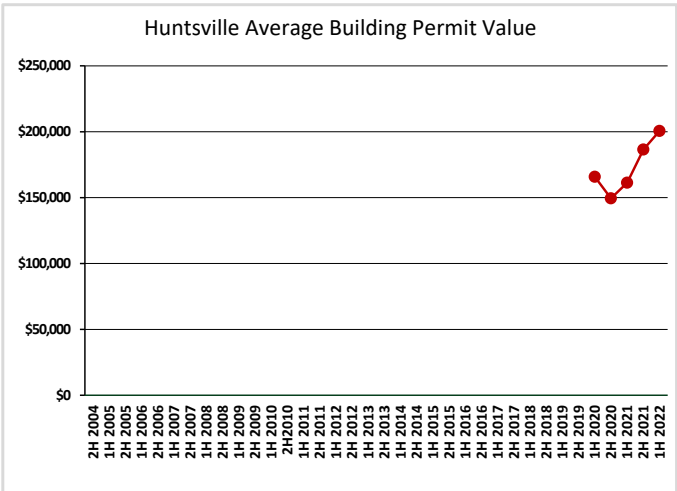
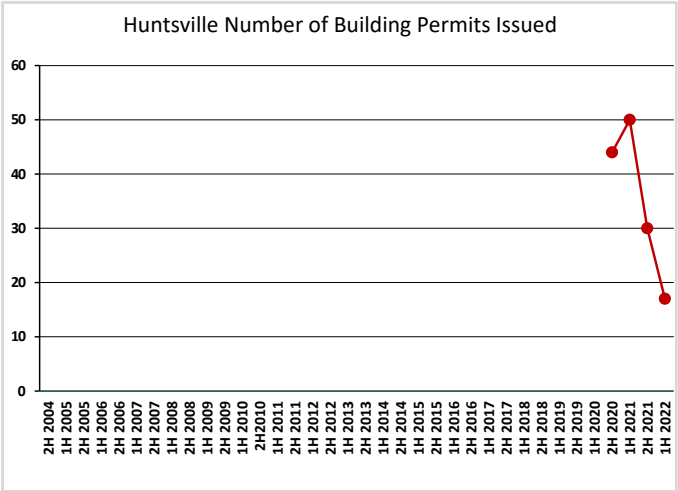
Hindsville Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 2 | 4 | 1 | -50.0% | -75.0% |
| Average Price of Houses Sold | \$212,500 | \$222,750 | \$258,250 | 21.5% | 15.9% |
| Average Days on Market | 65 | 71 | 136 | 110.9% | 92.9% |
| Average Price per Square Foot | \$129.17 | \$145.76 | \$156.71 | 21.3% | 7.5% |
| Percentage of County Sales | 2.1% | 4.3% | 1.4% | -34.7% | -67.7% |
| Number of New Houses Sold | 2 | 3 | 1 | -50.0% | -66.7% |
| Average Price of New Houses Sold | \$212,500 | \$222,000 | \$258,250 | 21.5% | 16.3% |
| Average Days on Market of New Houses Sold | 65 | 82 | 136 | 110.9% | 65.2% |
| Number of Houses Listed | 1 | 2 | -- | -100.0% | -100.0% |
| Average List Price of Houses Listed | \$220,000 | \$260,160 | -- | -100.0% | -100.0% |

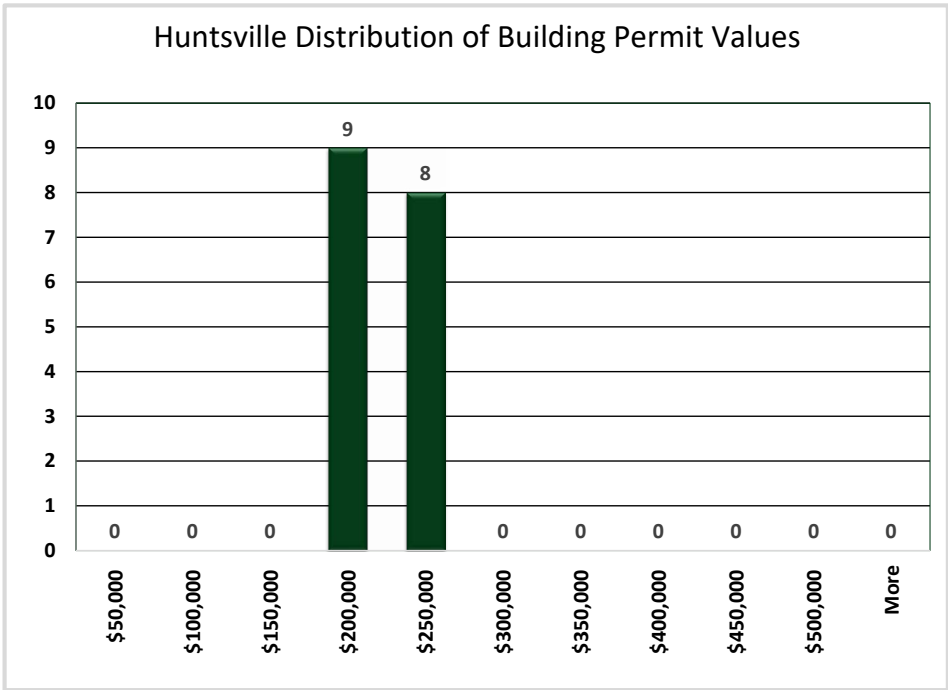
Huntsville

Building Permits in Selected Cities



| Huntsville | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 50 | 30 | 17 | -66.0% | -43.3% |
| Average Value of Residential Building Permits | \$161,267 | \$186,445 | \$200,618 | 24.4% | 7.6% |

Building permits in Huntsville have only been analyzed for three periods. Huntsville is the only city in Madison County which is currently collects building permits. The table above shows the breakdown of the known building permits in Huntsville for the first half of 2022.



Huntsville Active Subdivisions

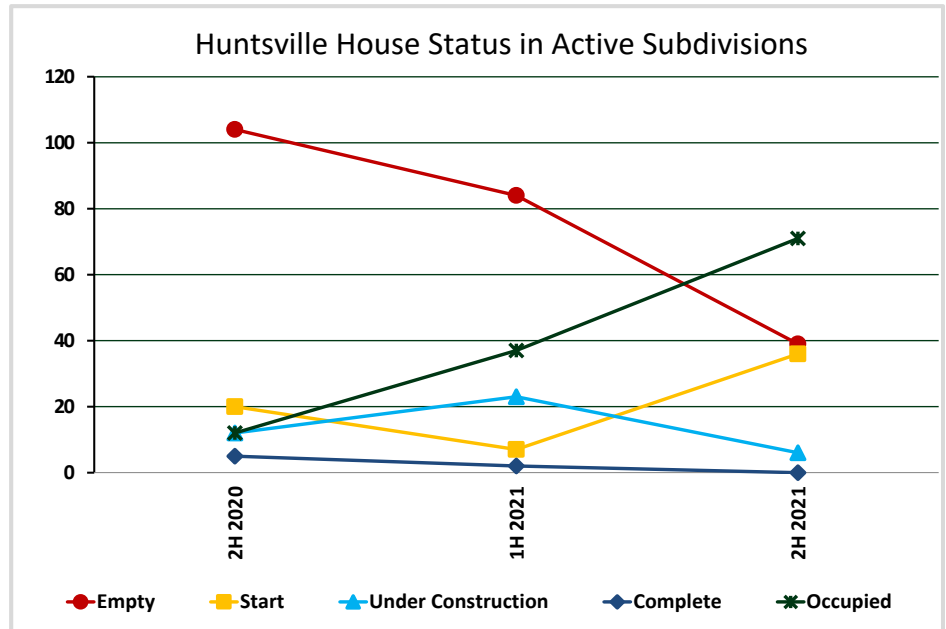
There were 155 total lots in 3 active subdivisions in Huntsville in the first half of 2022. 72.9 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 7.1 were under construction, 3.2 percent were starts, and 14.8 percent were empty lots.

The subdivision with the most houses under construction in Huntsville during the first half of 2022 was Cedar Bluff, Phase I with 11 houses.

Cedar Bluff, Phase I had the most houses becoming occupied in Huntsville with 39 houses. An additional 3 houses in Highland Park, Phase II became occupied in the first half of 2022.

New construction or progress occurred in all existing active subdivisions in Huntsville.

42 new houses in Huntsville became occupied in the first half of 2022. The annual absorption rate implies that there are 6.6 months of remaining inventory in active subdivisions, down from 16.5 percent in the second half of 2021.



In 2 of the active subdivisions in Huntsville, absorption has occurred in the first half of 2022.

Additionally, 10 new lots in 1 new subdivision received either preliminary or final approval by June 30, 2022.

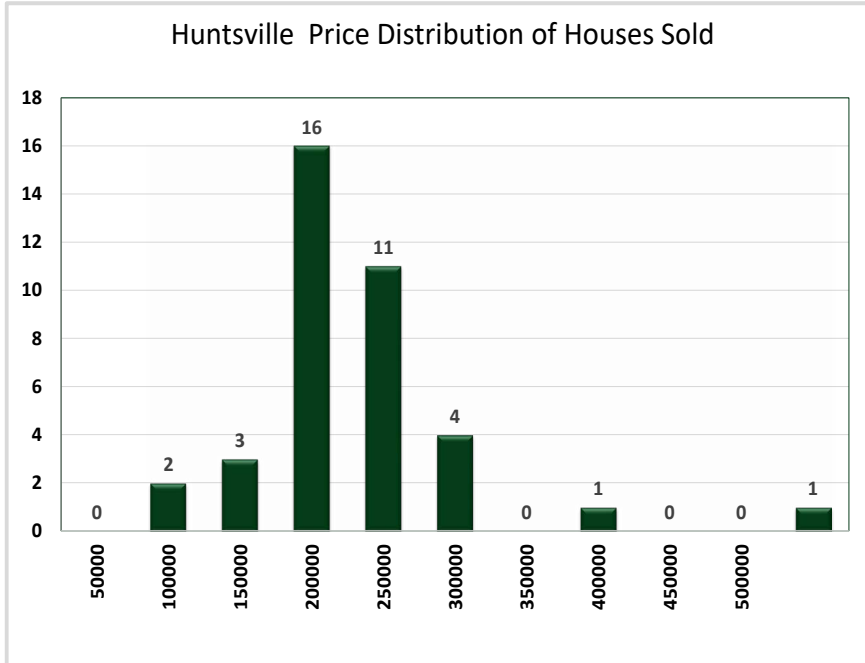
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---------------------------------------|-----------|----------|-----------|----------|------------|------------|-----------|------------|
| Cedar Bluff, Phase I | 19 | 2 | 11 | 3 | 92 | 127 | 39 | 6 |
| Enclave, The | 4 | 3 | 0 | 0 | 7 | 14 | 0 | -- |
| Highland Park, Phase I | 0 | 0 | 0 | 0 | 14 | 14 | 3 | 0 |
| Huntsville Active Subdivisions | 23 | 5 | 11 | 3 | 113 | 155 | 42 | 6.6 |

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.

Huntsville

Price Distribution of Houses Sold



38 houses were sold in Huntsville in the first half of 2022.

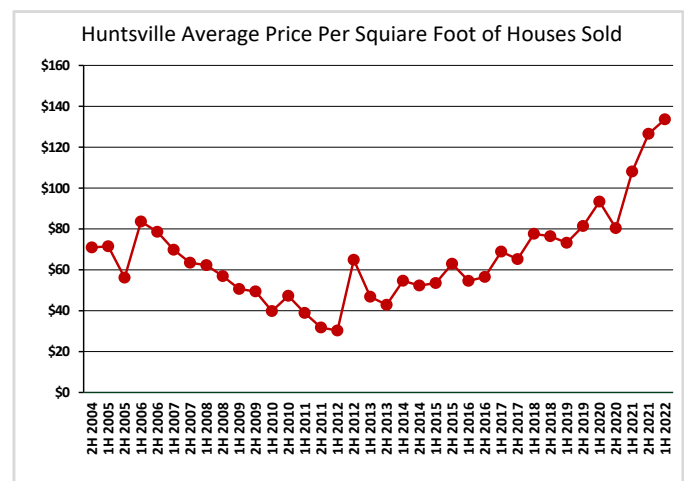
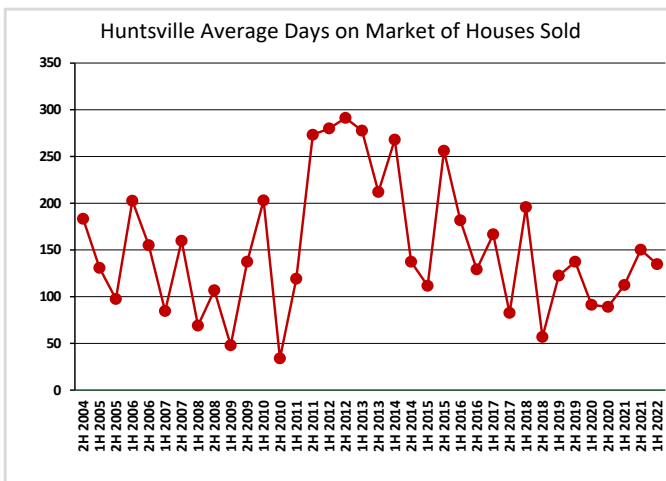
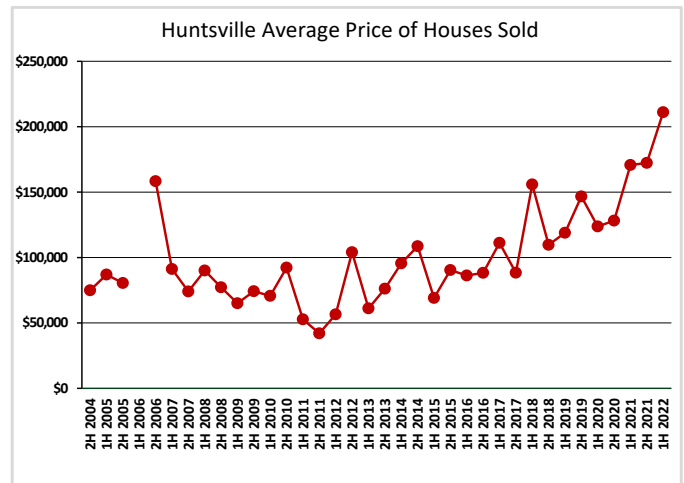
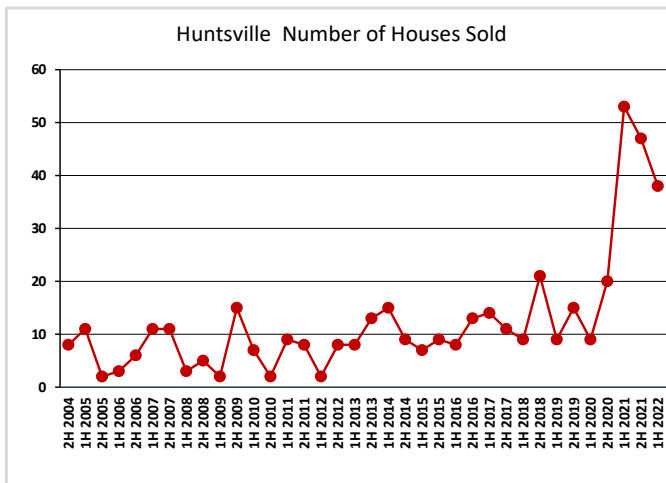
The average price of a house was \$211,030 at \$133.62 per square foot.

The median cost of a house was \$195,838.

| 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 | 5.3% | 770 | 86 | 101.7% |
| \$100,001 - \$150,000 | 3 | 7.9% | 1,186 | 121 | 98.9% |
| \$150,001 - \$200,000 | 16 | 42.1% | 1,339 | 144 | 100.0% |
| \$200,001 - \$250,000 | 11 | 28.9% | 1,611 | 139 | 99.3% |
| \$250,001 - \$300,000 | 4 | 10.5% | 2,390 | 139 | 108.9% |
| \$300,001 - \$350,000 | 0 | 0.0% | -- | -- | -- |
| \$350,001 - \$400,000 | 1 | 2.6% | 2,762 | 128 | 96.5% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 1 | 2.6% | -- | -- | -- |
| Huntsville Sold | 38 | 100.0% | 1,610 | 135 | 100.7% |

Huntsville

Characteristics of Houses Sold



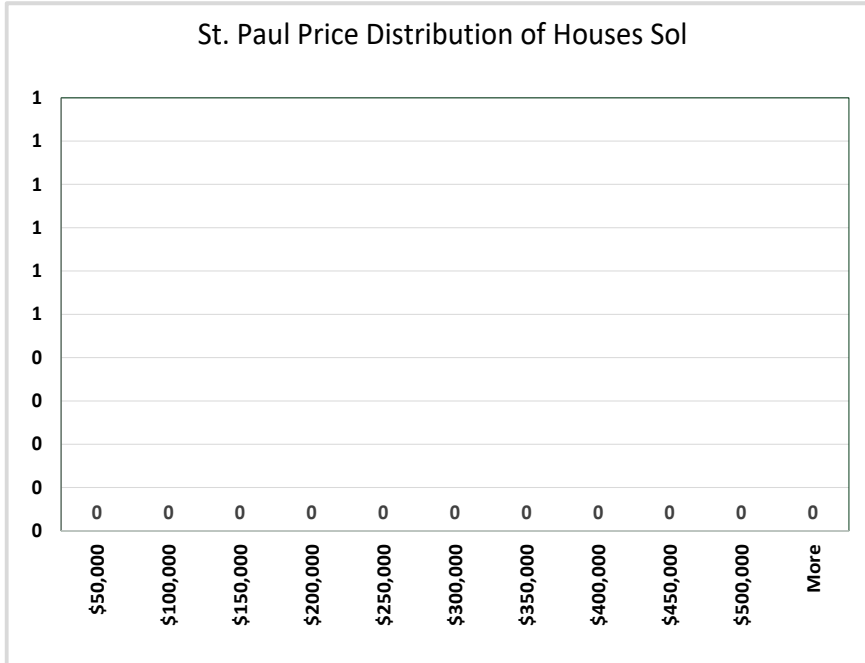
| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 53 | 47 | 38 | -28.3% | -19.1% |
| Average Price of Houses Sold | \$170,696 | \$172,285 | \$211,030 | 23.6% | 22.5% |
| Average Days on Market | 112 | 150 | 135 | 19.9% | -10.3% |
| Average Price per Square Foot | \$108.08 | \$126.55 | \$133.62 | 23.6% | 5.6% |
| Percentage of County Sales | 45.3% | 39.0% | 43.1% | -4.7% | 10.4% |
| Number of New Houses Sold | 37 | 33 | 24 | -35.1% | -27.3% |
| Average Price of New Houses Sold | \$168,761 | \$186,381 | \$215,676 | 27.8% | 15.7% |
| Average Days on Market of New Houses Sold | 130 | 183 | 162 | 24.4% | -11.3% |
| Number of Houses Listed | 17 | 8 | 12 | -29.4% | 50.0% |
| Average List Price of Houses Listed | \$202,370 | \$206,119 | \$401,966 | 98.6% | 95.0% |

Huntsville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Amber Estates | 1 | 2.6% | 1,130 | 100 | \$147,000 | \$130.09 |
| Cedar Bluff | 24 | 63.2% | 1,585 | 162 | \$215,676 | \$141.12 |
| Dogwood | 1 | 2.6% | 832 | 142 | \$113,000 | \$135.82 |
| East Heights | 1 | 2.6% | 1,200 | 39 | \$152,000 | \$126.67 |
| Enclave, The | 1 | 2.6% | 2,762 | 128 | \$385,000 | \$139.39 |
| Governors Hill | 2 | 5.3% | 1,630 | 112 | \$210,500 | \$129.47 |
| Polk | 2 | 5.3% | 1,334 | 41 | \$112,500 | \$79.50 |
| Rockwood Heights | 1 | 2.6% | 1,256 | 67 | \$164,000 | \$130.57 |
| Other | 5 | 13.2% | 2,006 | 89 | \$247,180 | \$122.03 |
| Huntsville Sold Houses | 38 | 100.0% | 1,610 | 135 | \$211,030 | \$133.62 |

St. Paul Price Distribution of Houses Sold



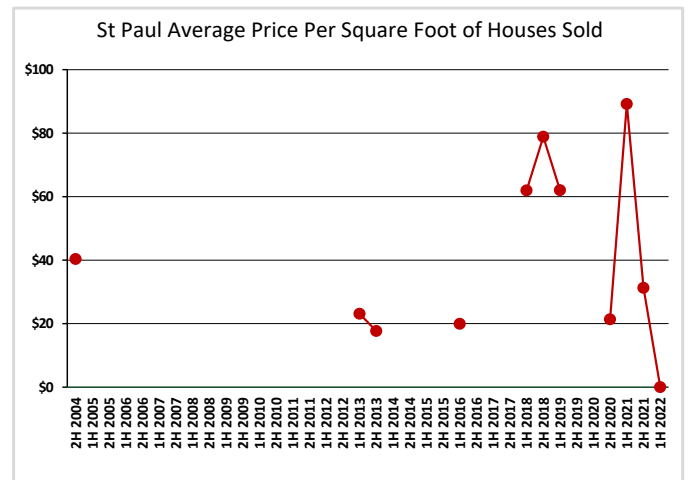
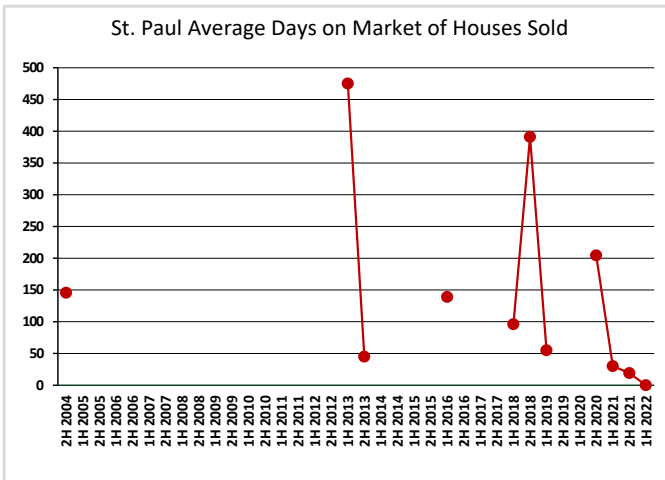
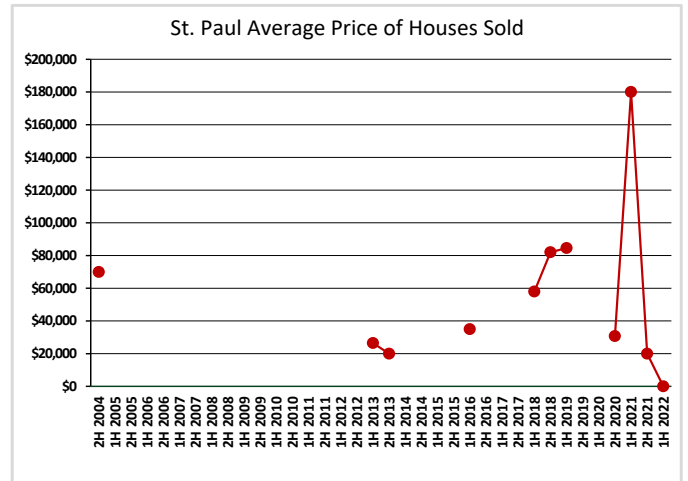
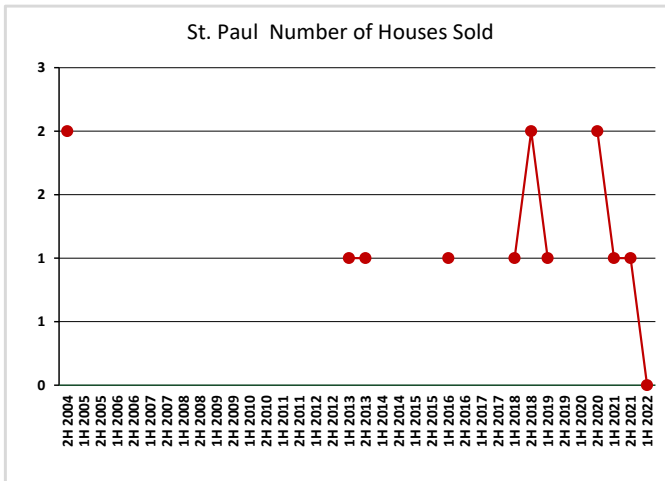
No houses sold in St. Paul in the first half of 2022.

No houses were listed in St. Paul in the first half of 2022.

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| St Paul City | -- | -- | -- | -- | -- | -- |
| St. Paul Sold Houses | -- | 1-- | -- | -- | -- | -- |

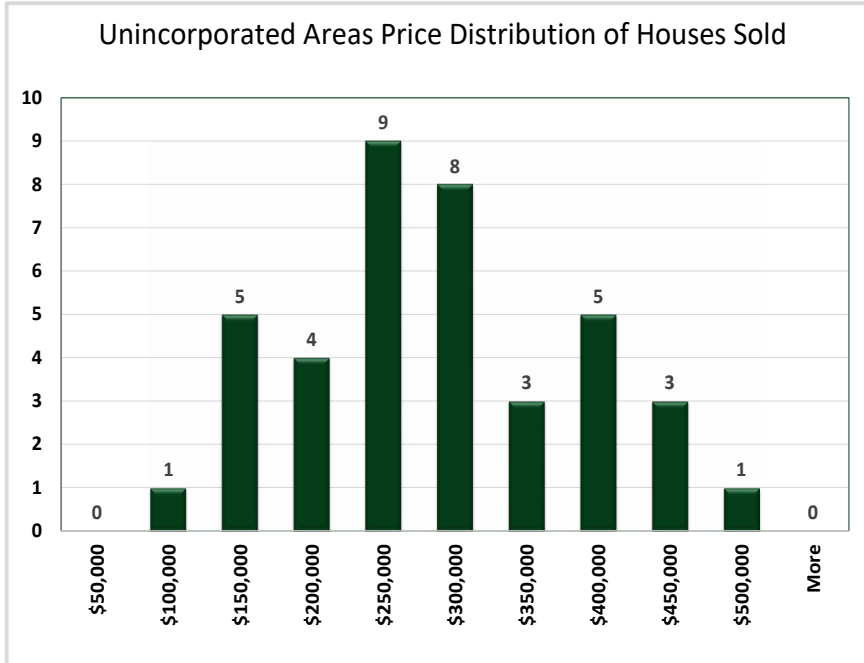
| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - 150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 0 | 0.0% | -- | -- | -- |
| \$300,001 - \$350,000 | 0 | 0.0% | -- | -- | -- |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| St. Paul Total | -- | -- | -- | -- | -- |

St. Paul Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|----------|-----------|---------|-----------------------|-----------------------|
| Number of Houses Sold | 2 | 1 | 0 | -100.0% | -100.0% |
| Average Price of Houses Sold | \$30,750 | \$180,000 | -- | -- | -- |
| Average Days on Market | 205 | 30 | -- | -- | -- |
| Average Price per Square Foot | \$21.35 | \$89.20 | -- | -- | -- |
| Percentage of County Sales | 0.4% | 0.9% | -- | -100.0% | -100.0% |
| Number of New Houses Sold | -- | -- | -- | -- | -- |
| Average Price of New Houses Sold | -- | -- | -- | -- | -- |
| Average Days on Market of New Houses Sold | -- | -- | -- | -- | -- |
| Number of Houses Listed | -- | -- | -- | -- | -- |
| Average List Price of Houses Listed | -- | -- | -- | -- | -- |

Unincorporated Areas Madison Price Distribution of Houses Sold



39 houses were sold in Unincorporated Areas in Madison County in the first half of 2022.

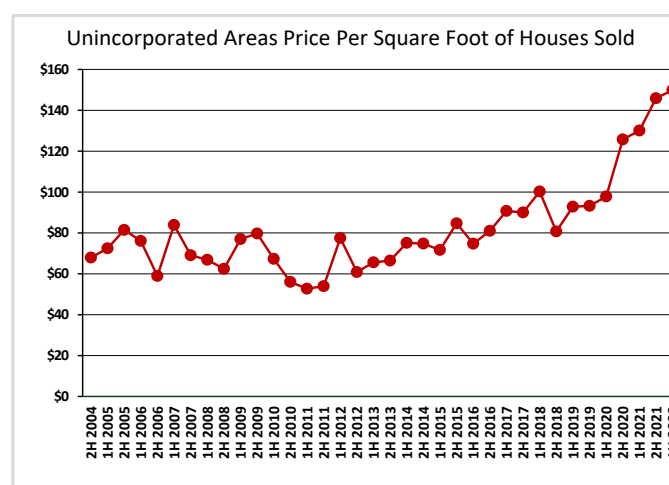
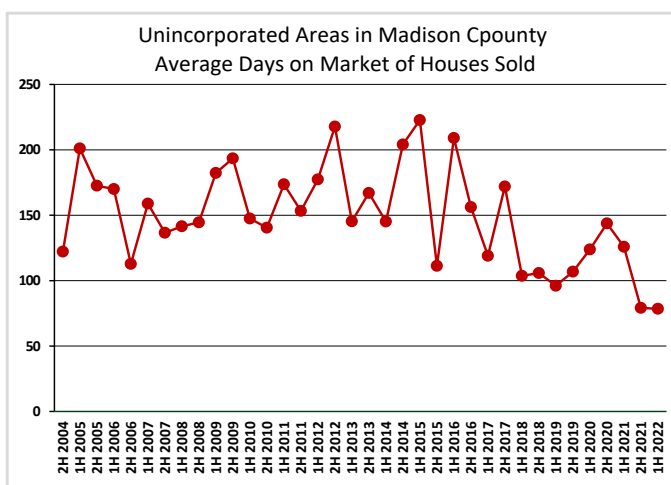
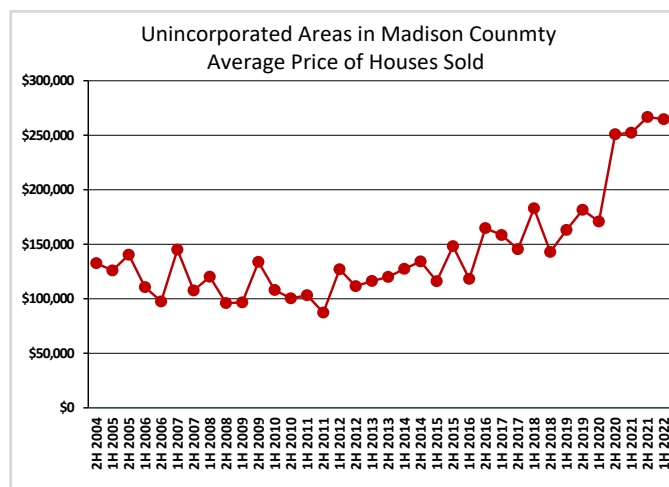
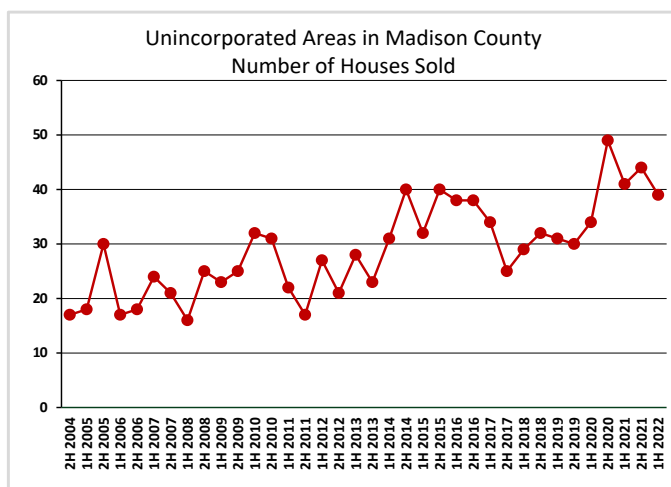
The average price of a house was \$264,686 at \$149.90 per square foot.

The median cost of a house was \$255,000.

| 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 | 2.6% | 1,456 | 72 | 59.1% |
| \$100,001 - \$150,000 | 5 | 12.8% | 1,696 | 116 | 99.5% |
| \$150,001 - \$200,000 | 4 | 10.3% | 1,308 | 94 | 95.8% |
| \$200,001 - \$250,000 | 9 | 23.1% | 1,454 | 58 | 99.9% |
| \$250,001 - \$300,000 | 8 | 20.5% | 1,836 | 50 | 97.4% |
| \$300,001 - \$350,000 | 3 | 7.7% | 2,413 | 123 | 95.6% |
| \$350,001 - \$400,000 | 5 | 12.8% | 2,005 | 103 | 100.1% |
| \$400,001 - \$450,000 | 3 | 7.7% | 2,321 | 58 | 99.3% |
| \$450,001 - \$500,000 | 1 | 2.6% | 2,715 | 47 | 105.6% |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| No City MC Total | 39 | 100.0% | 1,792 | 78 | 97.6% |

Unincorporated Areas Madison County

Characteristics of Houses Sold



| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 41 | 44 | 39 | -4.9% | -11.4% |
| Average Price of Houses Sold | \$252,200 | \$266,709 | \$264,686 | 5.0% | -0.8% |
| Average Days on Market | 126 | 79 | 78 | -37.7% | -0.9% |
| Average Price per Square Foot | \$130.12 | \$145.87 | \$149.90 | 15.2% | 2.8% |
| Percentage of County Sales | 51.7% | 56.6% | 55.5% | 7.3% | -1.9% |
| Number of New Houses Sold | 0 | 1 | 1 | -- | 0.0% |
| Average Price of New Houses Sold | -- | \$189,000 | \$196,000 | -- | -- |
| Average Days on Market of New Houses Sold | -- | 59 | 149 | -- | 152.5% |
| Number of Houses Listed | 17 | 8 | 16 | -5.9% | 100.0% |
| Average List Price of Houses Listed | \$271,782 | \$270,400 | \$320,056 | 17.8% | 18.4% |

Unincorporated Areas in Madison County

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|--------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Briarwood | 1 | 2.6% | 1,678 | 35 | \$260,500 | \$155.24 |
| Dogwood | 1 | 2.6% | 1,144 | 28 | \$167,000 | \$145.98 |
| Dream Valley | 1 | 2.6% | 1,488 | 42 | \$230,000 | \$154.57 |
| Hidden Valley Estates | 1 | 2.6% | 2,370 | 214 | \$394,900 | \$166.62 |
| Madison County | 1 | 2.6% | 1,992 | 145 | \$355,000 | \$178.21 |
| Meadows, The | 1 | 2.6% | 1,362 | 32 | \$250,000 | \$183.55 |
| Oakridge Estates | 1 | 2.6% | 2,715 | 47 | \$475,000 | \$174.95 |
| Phils Hills | 1 | 2.6% | 1,612 | 88 | \$280,000 | \$173.70 |
| Other | 31 | 79.5% | 1,791 | 78 | \$255,173 | \$145.60 |
| Unincorporated MC | 39 | 100.0% | 1,792 | 78 | \$264,686 | \$149.90 |