



# THE SKYLINE REPORT

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## First Half of 2016 August 2016

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## Residential Real Estate Market Summary for Benton and Washington Counties

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

### Highlights from the First Half of 2016

- There were 1,561 building permits issued in Benton and Washington counties from January 1 to June 30, 2016. Benton County accounted for 1,036 of the residential building permits, while Washington County accounted for 525.
- 27,357 lots were in the 375 active subdivisions identified by Skyline Report researchers in the first half of 2016.
- In 95 out of the 375 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the first half of 2016, 1,152 new houses in active subdivisions became occupied, up 0.7 percent from 1,144 in the second half of 2015.
- Using the absorption rate from the past twelve months implies that there was a 46.1 month supply of remaining lots in active subdivisions in Northwest Arkansas in the first half of 2016.
- An additional 5,539 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 75.1 months of inventory in the first half of 2016.
- According to the Assessors' databases, 66.0 percent of houses in Benton County and 62.1 percent of houses in Washington County were owner-occupied.
- From January 1 to June 30, 2016 there were 4,373 houses sold in Benton and Washington counties. This is an increase of 16.1 percent from the 3,768 sold in the same time period in the previous year.
- The average sales price of a house in Benton County was \$218,482 in the first half of 2016. In Washington County, the average sales price was \$202,894.
- There were 2,555 houses listed for sale in the MLS database as of June 30, 2016 at an average list price of \$334,444.

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# Report Structure

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

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the first half of 2014 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions still ongoing concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were in-

cluded in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2015 to 2016. The number of houses listed for sale in the MLS database as of June 30, 2016 and their average list prices were also reported.

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

In order to provide a context for the residential real estate market analysis, an economic overview is provided. This 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.

After the economic overview, 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 2016 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the first half of 2016 Washington County results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

# Economic Overview

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

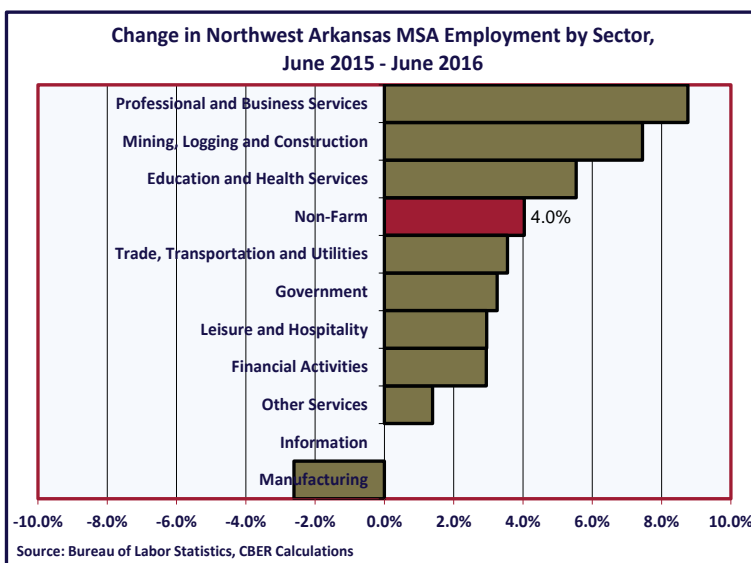
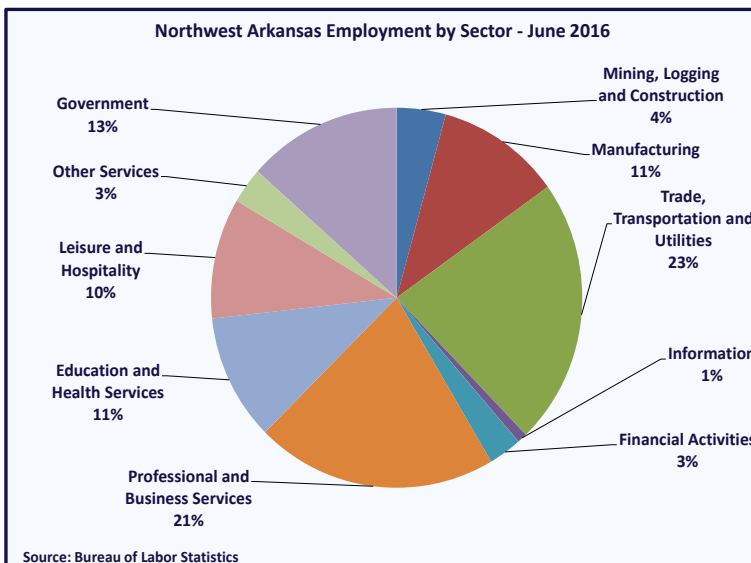
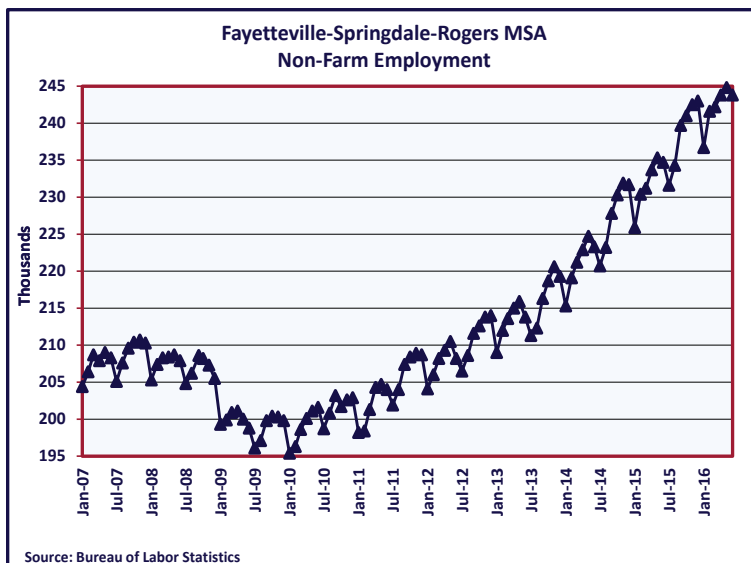
## Gross Domestic Product

In the first quarter of 2016, real GDP increased by 1.1 percent according to estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 1.4 percent in the fourth quarter of 2015. The increase in real GDP in the first quarter primarily reflected positive contributions from personal consumption expenditures (PCE), residential fixed investment, state and local government spending and exports that were partly offset by negative contributions from private inventory investment, federal government spending, and nonresidential fixed investment. Imports, which are a subtraction in the calculation of GDP, decreased.

## Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 243,800 in June 2016, up 4.0 percent from June 2015. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.8 percent in May 2016. This is down from the May 2015 rate of 4.1 percent. The unemployment rate has remained under 5.0 percent since July of 2014. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.8 percent) and national (4.7 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures are provided. The first shows the June 2016 Fayetteville-Springdale-Rogers MSA em-



# Economic Overview

ployment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (23 percent) in Northwest Arkansas followed by professional and business services (21 percent), government (13 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (10 percent). The other figure (on the previous page) shows the annual percentage change in the metro area's employment by sector from June 2015 to June 2016. Total nonfarm employment increased by 4.0 percent during that time. Employment in professional and business services, mining, logging and construction, and education and health services grew more quickly than 4.0 percent, while trade, transportation, and utilities, government, leisure and hospitality, financial activities, and other services grew at a slower pace. Information remained unchanged, while manufacturing declined from June 2015 to June 2016.

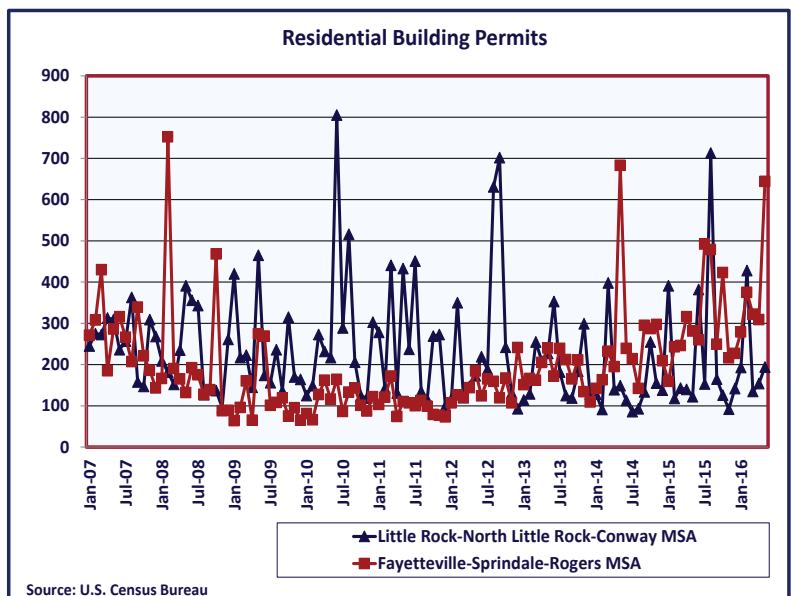
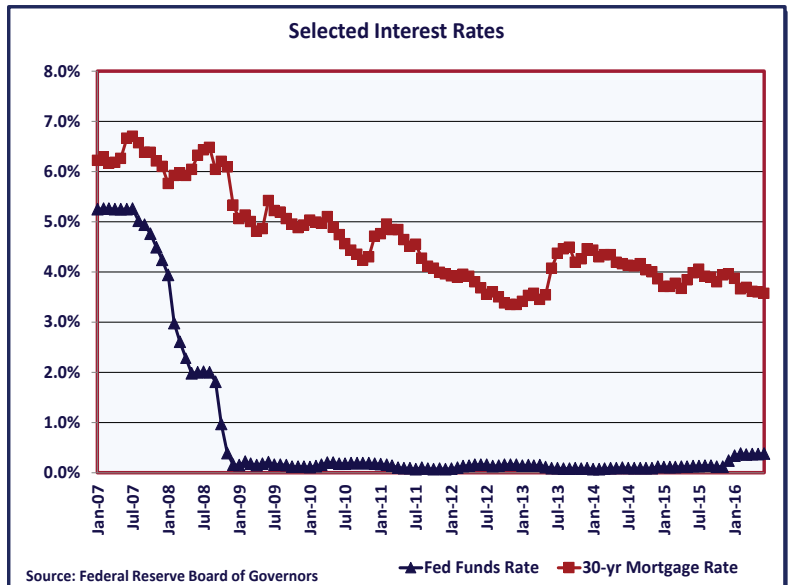
## Interest Rates

The Federal Funds rate averaged 0.38 percent in June 2016. The ten year constant maturity Treasury bill had an interest rate of 1.64 percent in June 2016, down from 2.36 percent in June 2015. Near zero short-term rates continue to cause the positive spread between the ten year rate and the fed rate. The Federal Reserve Open Market Committee decided to maintain the target range for the federal funds rate at 1/4 to 1/2 percent. The stance of monetary policy remains accommodative, thereby supporting further improvement in labor market conditions and a return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2007.

## Residential Construction

The U.S Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in May 2016 were at a seasonally adjusted

annual rate of 1,136,000. This is 0.5 percent above the revised April 2016 rate of 1,130,000, but is 10.3 percent below the May 2015 estimate of 1,266,000. The National Association of Realtors reports national existing-home sales. Existing-home sales increased 1.1 percent to a seasonally adjusted annual rate of 5.57 million in June from 5.51 million in May. Existing home sales were 3.0 percent above the June 2015 rate.

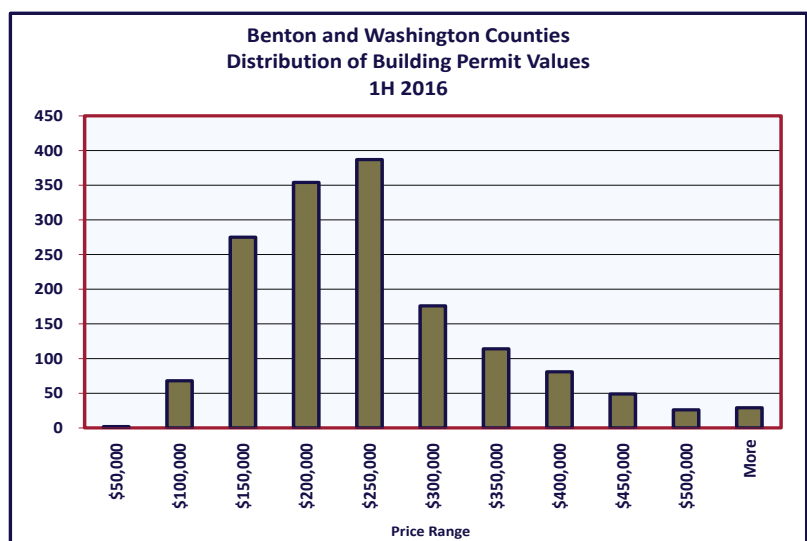
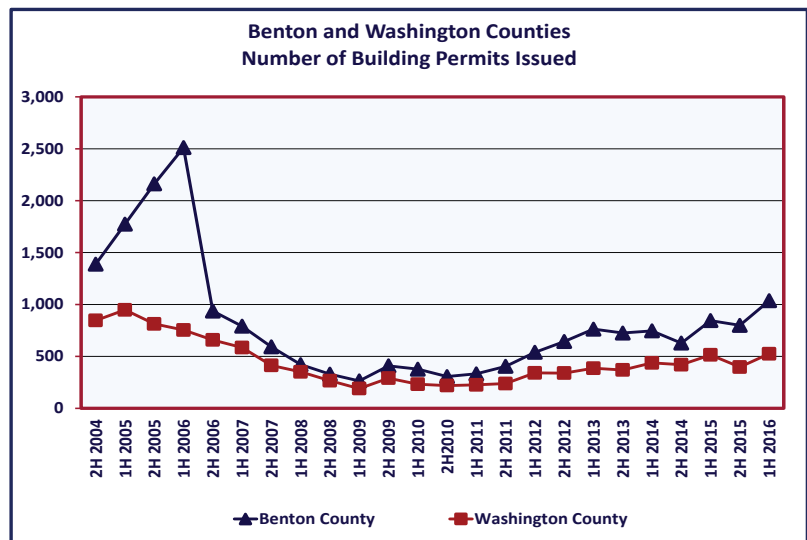
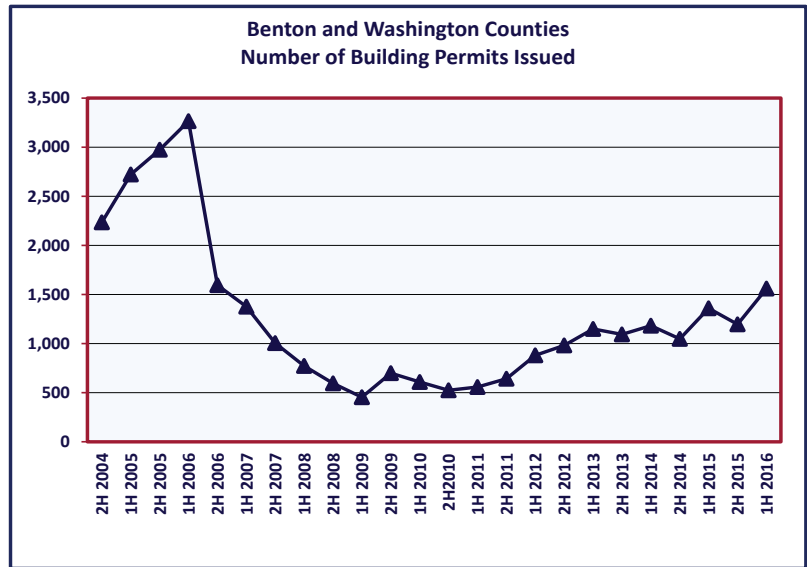


# Regional Housing Market

## Regional Housing Market Summary

There were 1,561 building permits issued in Benton and Washington counties from January 1 to June 30, 2016. This number is 14.9 percent higher than the 1,359 building permits issued during the same period in 2015. Benton County accounted for 1,036 of the residential building permits, while Washington County accounted for 525. The average value of all building permits in Northwest Arkansas from January 1 to June 30, 2016 was \$226,466, down 3.5 percent from the average value of \$234,753 during the same time period in 2015. The most active value range for building permits was the \$200,001 to \$250,000 range with 387, but there were 354 building permits issued in the \$150,001 to \$200,000 range, as well. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

27,357 lots were in the 375 active subdivisions identified by Skyline Report researchers in the first half of 2016. Of these lots, 7,473 were classified as empty, 224 were classified as starts, 823 were classified as being under construction, 302 were classified as complete, but unoccupied, and 18,535 were classified as occupied. In 95 out of the 375 active subdivisions, no new construction or progress in existing construction occurred during the last year. During the first half of 2016, 1,152 new houses in active subdivisions became occupied, up 0.7 percent from the 1,144 in the second half of 2015. Using the absorption rate from the past twelve months implied that there was a 46.1 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2016. When the remaining first half inventory is examined on a county-by-county basis, Benton County had 42.8 months of remaining lot inventory and Washington County had 51.5 months of remaining inventory in active





# Regional Housing Market

subdivisions. Meanwhile, in 105 out of the 375 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Cave Springs, Centerton, Decatur, Gentry, Lowell, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Prairie Grove, Springdale, and West Fork, as well as for Benton and Washington counties (no city divisions), a list of subdivisions that have received either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots, was compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2014 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.

In the Bentonville pipeline, there were 620 lots in 14 subdivisions reported as either preliminary or finally approved. In Centerton, 16 subdivisions were planned with 872 lots. The Rogers planning commission had approved 15 subdivisions with 927 lots. There were 196 coming lots in 7 subdivisions in Siloam Springs. Cave Springs had 147 lots coming in 2 subdivisions. The cities of Bethel Heights, Highfill, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 626 lots in 10 subdivisions. Fayetteville and Springdale had in their pipelines 1,355 lots in 30 subdivisions and 496 lots in 8 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, West Fork, and subdivisions in unincorporated areas of Washington County accounted for an additional 289 approved lots in 8 subdivisions. In total, there were 5,539

## Benton and Washington Counties Number and Average Value of Residential Building Permits First Half of 2016

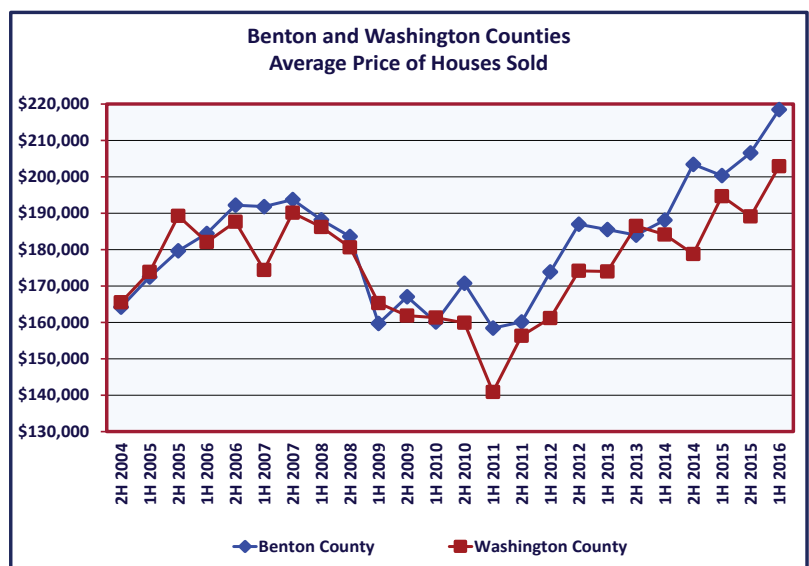
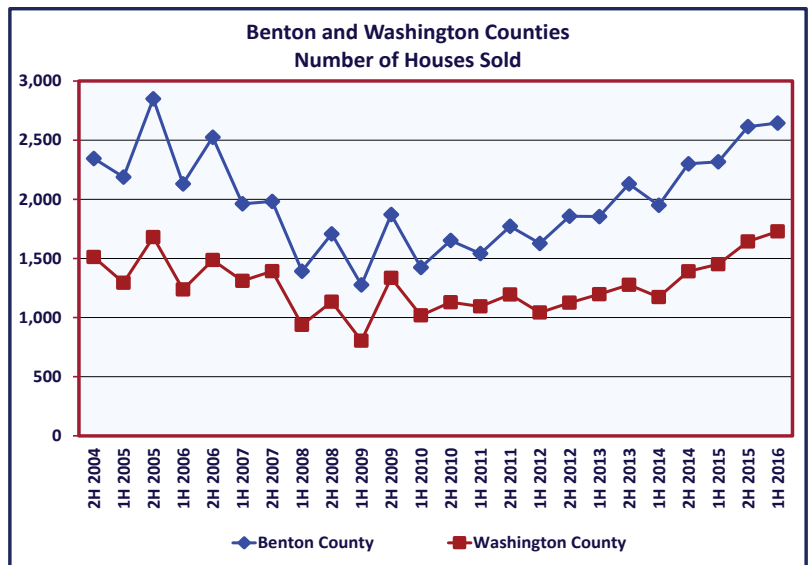
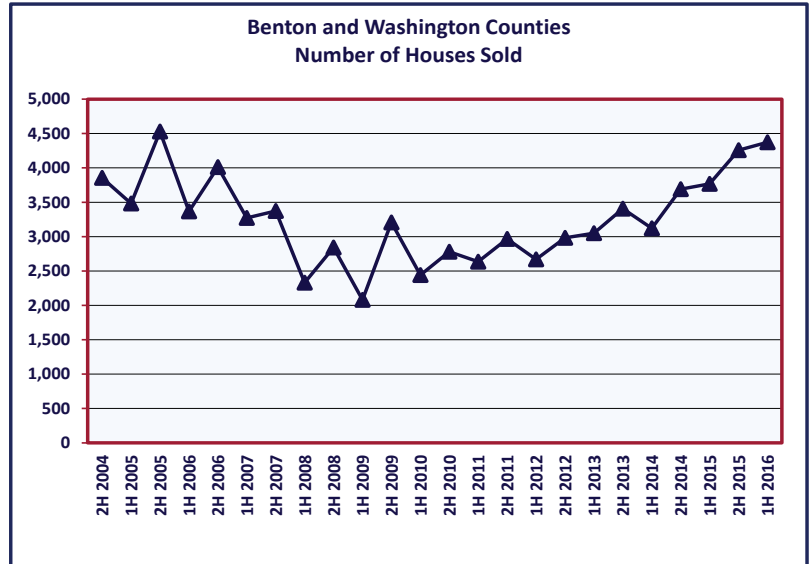
City	1H 2016 Number of Building Permits	1H 2015 Number of Building Permits	1H 2016 Average Value of Building Permits	1H 2015 Average Value of Building Permits
Bella Vista	39	29	\$280,756	\$282,690
Bentonville	263	262	\$300,002	\$298,819
Bethel Heights	0	0	--	--
Cave Springs	114	110	\$190,967	\$180,378
Centerton	194	140	\$243,931	\$275,333
Decatur	1	0	\$230,300	--
Elkins	11	3	\$103,115	\$98,060
Elm Springs	21	18	\$273,176	\$237,469
Farmington	12	34	\$367,250	\$342,500
Fayetteville	188	208	\$229,533	\$218,059
Gentry	1	6	\$125,000	\$160,497
Goshen	11	18	\$262,091	\$299,018
Gravette	11	0	\$190,955	--
Greenland	1	1	\$150,000	\$105,000
Johnson	4	6	\$381,628	\$607,522
Lincoln	0	1	--	\$80,000
Little Flock	8	0	\$365,011	--
Lowell	54	34	\$224,417	\$229,608
Pea Ridge	68	22	\$121,176	\$120,796
Prairie Grove	53	31	\$117,304	\$119,220
Rogers	216	212	\$186,720	\$179,484
Siloam Springs	67	30	\$129,202	\$138,105
Springdale	174	156	\$238,589	\$236,535
Tontitown	26	30	\$290,409	\$281,978
West Fork	5	8	\$139,000	\$118,831
<b>Northwest Arkansas</b>	<b>1,561</b>	<b>1,359</b>	<b>\$226,466</b>	<b>\$234,753</b>

lots approved within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 75.1 months of inventory in Northwest Arkansas. However, this should be viewed as a worst case scenario as many of the projects with approval may be significantly delayed or changed before becoming active.

From January 1 to June 30, 2016 there were 4,373 houses sold in Benton and Washington counties. This is an increase of 16.1 percent from the same period in the previous year. There were 2,555 houses listed for sale in the MLS database as of June 30, 2016 at an average list price of \$334,444. In the first half of 2016 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in both Benton County and Washington County, as compared to the second half of

# Regional Housing Market

2015. In Benton County, average sales prices increased by 5.8 percent during the first half of 2016 to \$218,482. The median sales price increased to \$179,900 during the first half of 2016. In Washington County average sales prices increased by 7.3 percent to \$202,894. The median house price in Washington County increased to \$167,125 in the first half of 2016. In per square foot terms, average Benton County prices increased 4.3 percent to \$93.60 and average Washington County prices increased 1.7 percent to \$94.75 from the first half of 2015 to the first half of 2016. Out of the 4,373 houses sold in the first half of 2016, 859 were new construction. These newly constructed houses had average sale prices that were 132.9 percent and 109.5 percent of the overall Benton and Washington county average prices, respectively.



# Regional Housing Market

## Benton and Washington Counties Sold House Characteristics by School District First Half of 2016

School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Regional Sales
Bentonville	\$247,626	\$103.95	110	1,434	32.8%
Decatur	\$82,755	\$49.48	101	11	0.3%
Elkins	\$142,346	\$85.03	117	24	0.5%
Farmington	\$173,676	\$92.12	112	134	3.1%
Fayetteville	\$240,185	\$110.43	112	680	15.5%
Garfield	\$374,900	\$164.86	68	1	0.0%
Gentry	\$160,936	\$79.77	137	43	1.0%
Gravette	\$181,819	\$85.62	140	162	3.7%
Greenland	\$185,341	\$85.34	128	34	0.8%
Lincoln	\$111,517	\$66.84	131	32	0.7%
Pea Ridge	\$149,523	\$90.14	103	71	1.6%
Prairie Grove	\$151,580	\$88.46	105	121	2.8%
Rogers	\$199,934	\$95.48	109	754	17.2%
Siloam Springs	\$144,937	\$79.13	132	154	3.5%
Springdale	\$188,374	\$90.74	121	687	15.7%
West Fork	\$142,098	\$80.17	130	31	0.7%
<b>NWA</b>	<b>\$212,323</b>	<b>\$97.80</b>	<b>114</b>	<b>4,373</b>	<b>100.0%</b>





# Benton County

## Building Permits

From January 1, 2016 to June 30, 2016 there were 1,036 residential building permits issued in Benton County. The total was 22.6 percent higher than the first half of 2015 total of 845 residential building permits. The average value of the Benton County building permits was \$225,546 in the first half of 2016, 3.9 percent lower than the average value of \$234,606 in the first half of 2015. About 42.3 percent of the first half of 2016 building permits were valued between \$150,001 and \$250,000 with 31.5 percent valued higher than \$250,000 and 26.3 percent lower than \$150,000.

Bentonville accounted for 25.4 percent of the residential building permits in Benton County. Rogers and Centerton accounted for 20.8 and 18.7 percent of the Benton County residential building permits, respectively. The remaining 35.1 percent were from other small cities in the county.

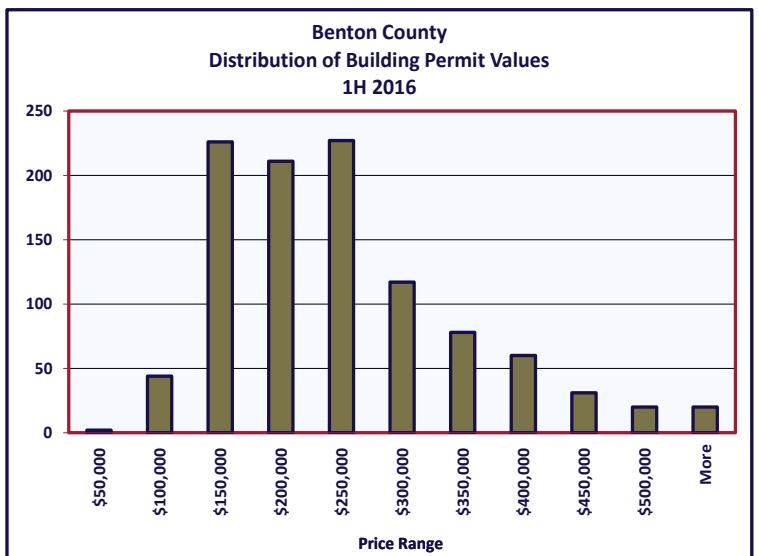
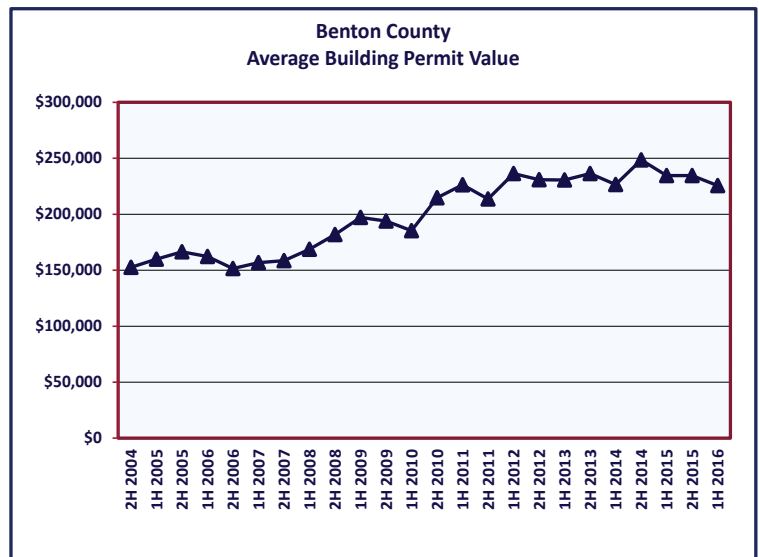
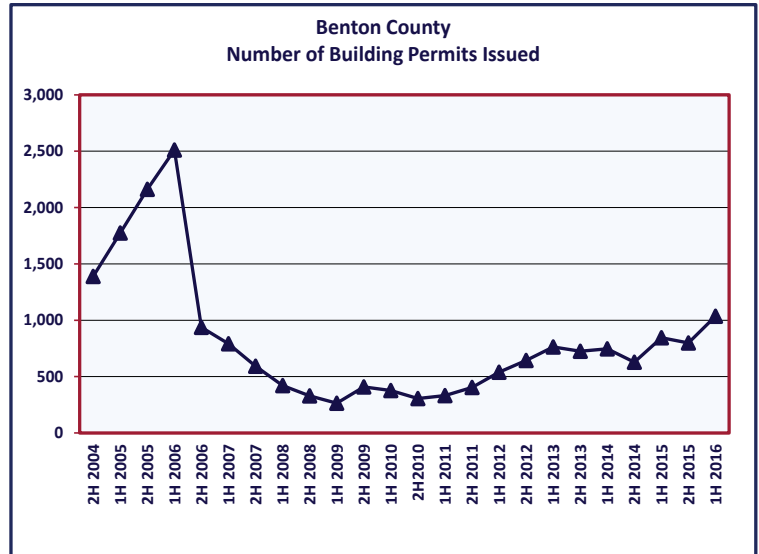
From the first half of 2015 to the first half of 2016, the number of building permits issued increased in Bella Vista, Bentonville, Cave Springs, Centerton, Decatur, Gravette, Little Flock, Lowell, Pea Ridge, Rogers, and Siloam Springs. The number of permits decreased in Gentry, and remained the same in Bethel Heights.

## Subdivisions

There were 17,101 total lots in 211 active subdivisions in Benton County in the first half of 2016. Within the active subdivisions, 24.6 percent of the lots were empty, 0.9 percent were starts, 3.3 percent were under construction, 0.8 percent were complete but unoccupied houses, and 70.5 percent were occupied houses. In the first half of 2016, Bentonville had the most empty lots, starts, and occupied houses.

During the first half of 2016, the most active communities in terms of houses under construction were Bentonville with 158 and Centerton with 118. These top cities for new construction was also among the most active in the second half of 2015. Meanwhile, no new construction or progress in existing construction occurred in the last year in 59 out of 211 subdivisions in Benton County.

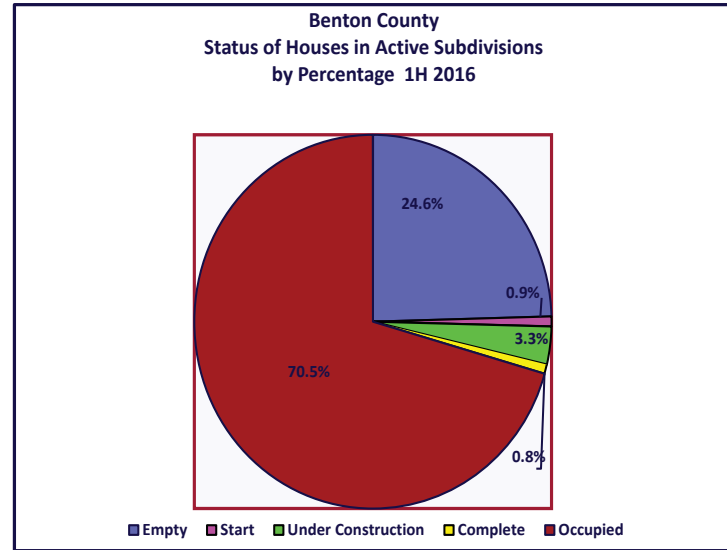
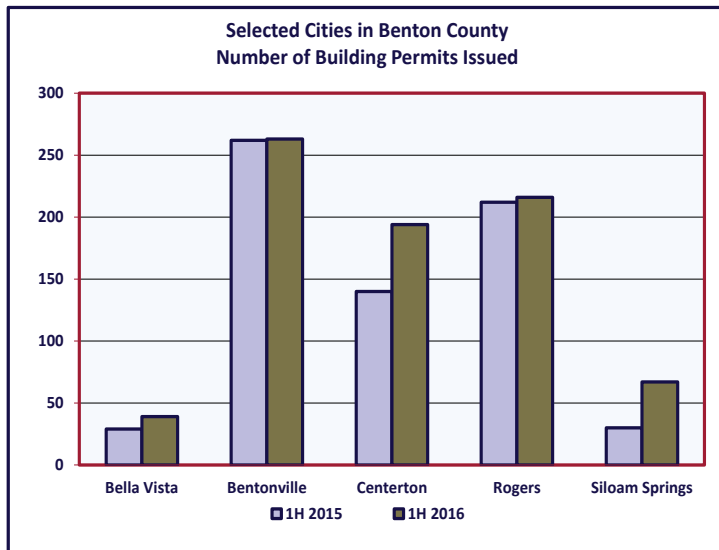
In the first half of 2016, there were 744 lots that became occupied. Extrapolating the annual absorption rate to the



# Benton County

## Benton County Residential Building Permit Values by City First Half 2016

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	1H 2016 Total	1H 2015 Total
Bella Vista	0	0	0	7	9	10	7	3	0	1	2	39	29
Bentonville	0	0	0	18	77	43	52	40	19	10	4	263	262
Bethel Heights	0	0	0	0	0	0	0	0	0	0	0	0	0
Cave Springs	0	21	21	30	26	4	4	2	3	1	2	114	110
Centerton	0	0	20	80	24	29	11	13	4	5	8	194	140
Decatur	0	0	0	0	1	0	0	0	0	0	0	1	0
Gentry	0	0	1	0	0	0	0	0	0	0	0	1	6
Gravette	0	3	1	5	0	1	0	0	0	1	0	11	0
Little Flock	0	1	0	1	1	1	0	0	0	1	3	8	0
Lowell	0	0	0	18	24	11	1	0	0	0	0	54	34
Pea Ridge	0	11	53	3	0	0	1	0	0	0	0	68	22
Rogers	2	1	79	42	63	18	2	2	5	1	1	216	212
Siloam Springs	0	7	51	7	2	0	0	0	0	0	0	67	30
<b>Benton County</b>	<b>2</b>	<b>44</b>	<b>226</b>	<b>211</b>	<b>227</b>	<b>117</b>	<b>78</b>	<b>60</b>	<b>31</b>	<b>20</b>	<b>20</b>	<b>1,036</b>	<b>845</b>



# Benton County

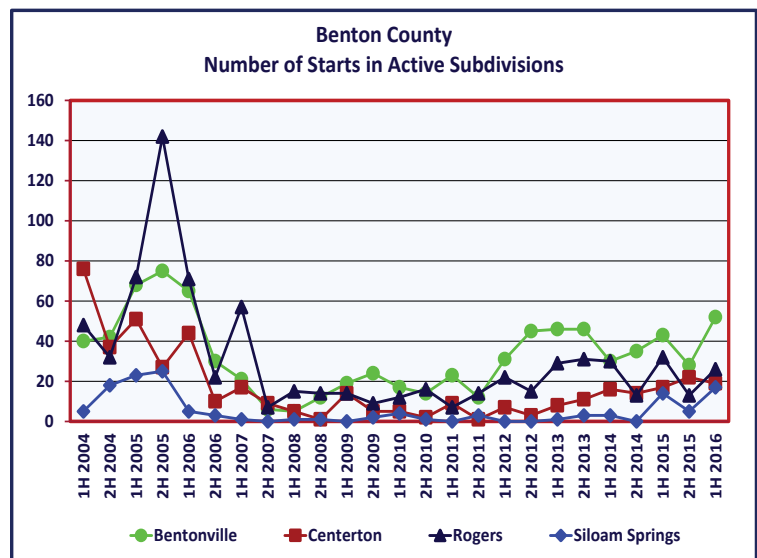
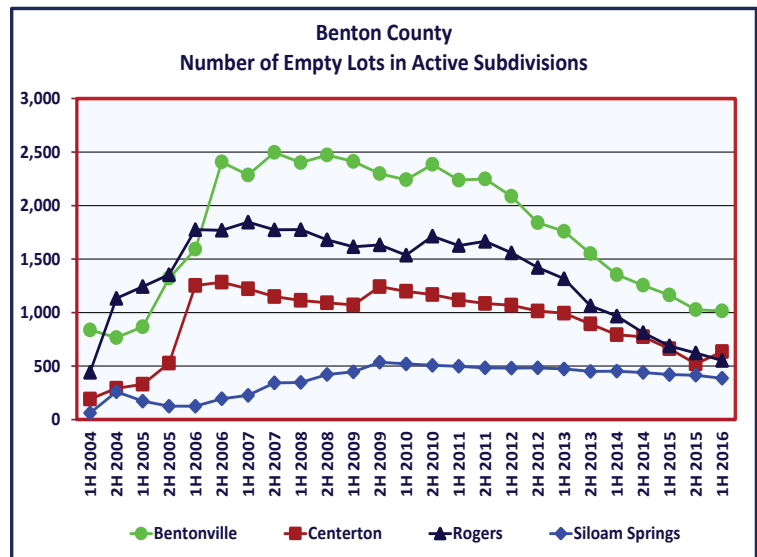
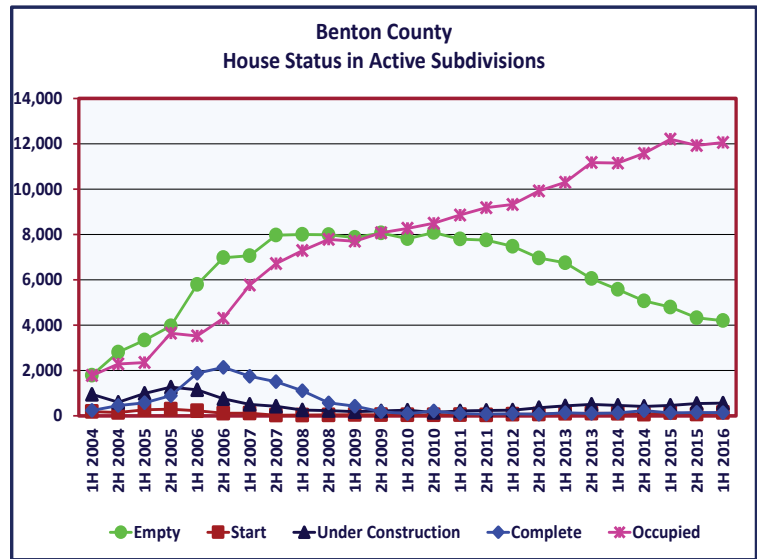
remaining lots in active subdivisions, Benton County had 42.8 months of lot inventory at the end of the first half of 2016. This is down from 45.4 months of inventory at the end of the second half of 2015. Overall, in 51 out of 211 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the first half of 2016, there were 3,399 lots in 65 subdivisions in Benton County that had received approval. Bentonville accounted for 18.2 percent of the coming lots, Centerton accounted for 25.7 percent, Rogers accounted for 27.3 percent, and Siloam Springs accounted for 5.8 percent of the coming lots. Other small cities in Benton County accounted for the remaining 23.0 percent of coming lots.

In addition, 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 2010 to 2016 are provided in this report. The percentage of houses occupied by owners decreased from 68.5 percent in 2010 to 66.0 percent in the first half of 2016.

## Sales of Existing Houses

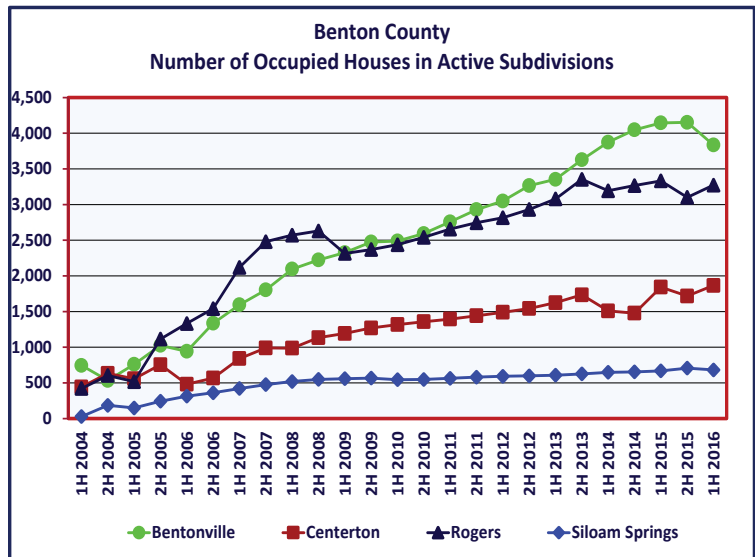
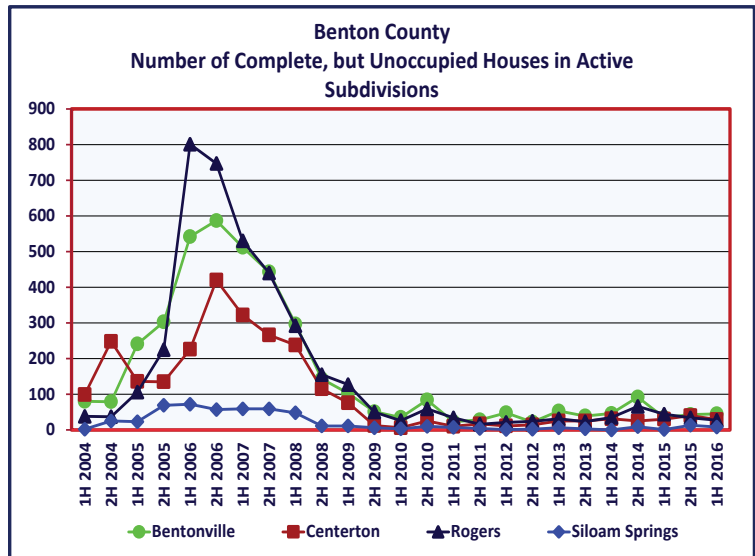
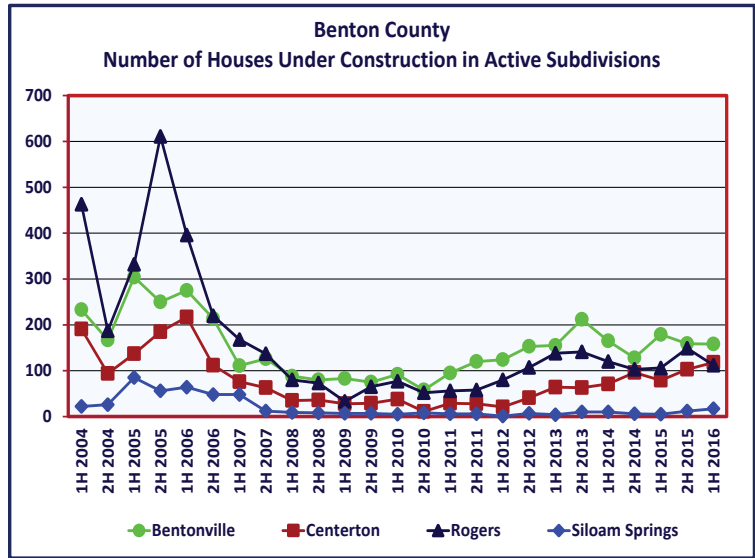
By examining house sales in the first half of 2016, the following results were revealed. A total of 2,644 houses were sold from January 1, 2016 to June 30, 2016 in Benton County. This represents an increase of 1.1 percent from the previous half and an increase of 14.1 percent from the same time period in 2015. About 26.0 percent of the houses were sold in Rogers, 24.0 percent in Bentonville, 19.7 percent in Bella Vista, and 30.3 percent in the rest of Benton County. There were 1,559 houses listed for sale in the MLS database as of June 30, 2016 in Benton County at an average list price of \$344,611. In the first half of 2016, the average price of all houses sold in Benton County was \$218,482, while the median price was \$179,900 and the average house price per square foot was \$97.89. For the first half of 2016, the average amount of time between the initial listing of a house and the sale date was 113 days. The average



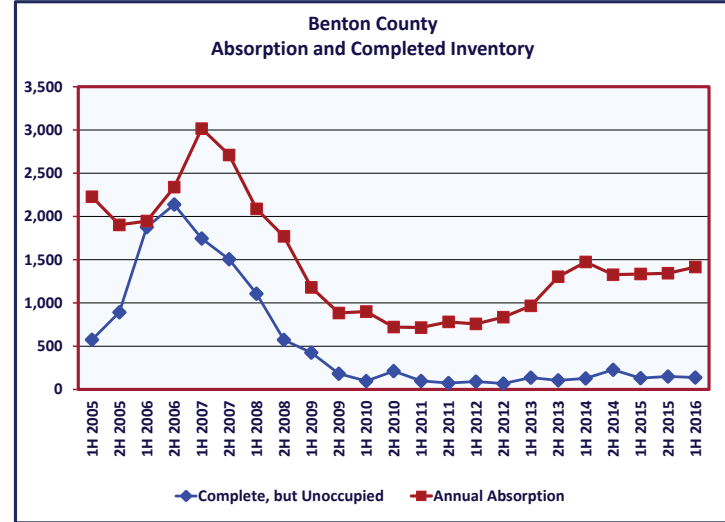
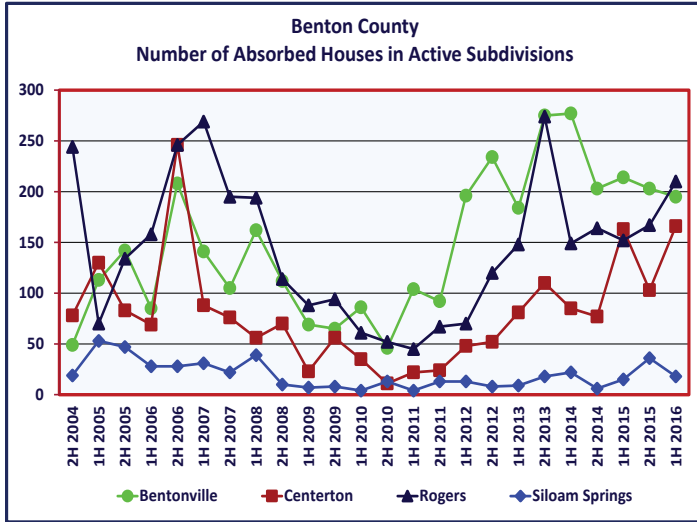
# Benton County

sales price increased by 5.8 percent compared to the second half of 2015, the price per square foot increased by 4.6 percent from the second half of 2015 and the duration on the market decreased by 2.4 percent during the second half of 2015. Out of the 2,645 houses sold in Benton County in the first half of 2016, 547 were new construction. These newly constructed houses had an average sold price of \$290,455 and took an average of 140 days to sell from their initial listing dates.

For the period of January 1, 2016 to June 30, 2016, on average in Benton County, the most expensive houses sold were in Bentonville, the largest houses were sold in Bentonville, and homes sold most rapidly in Decatur.



# Benton County

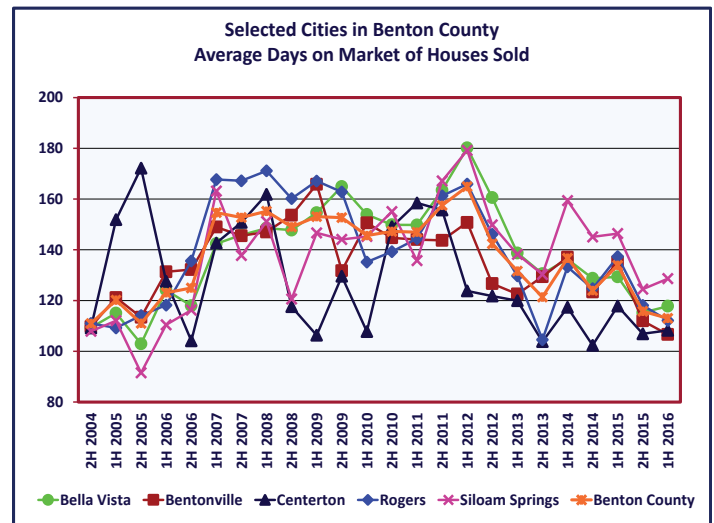
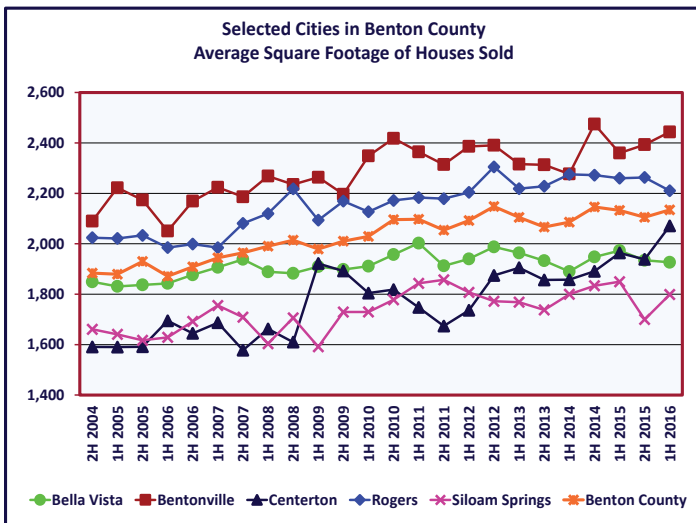
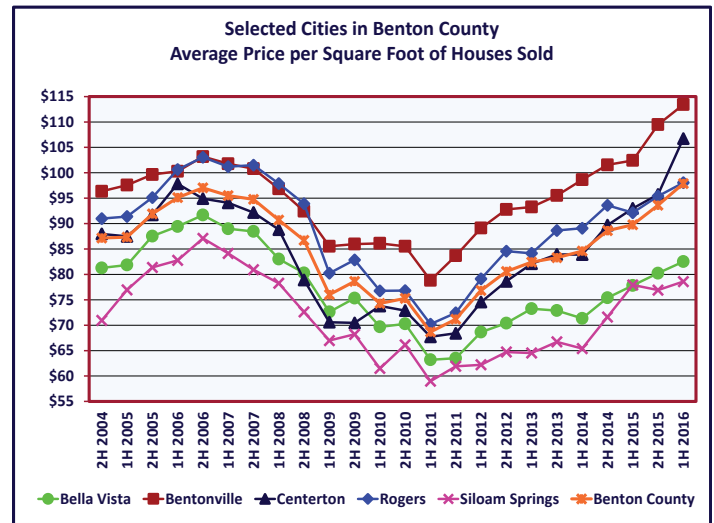
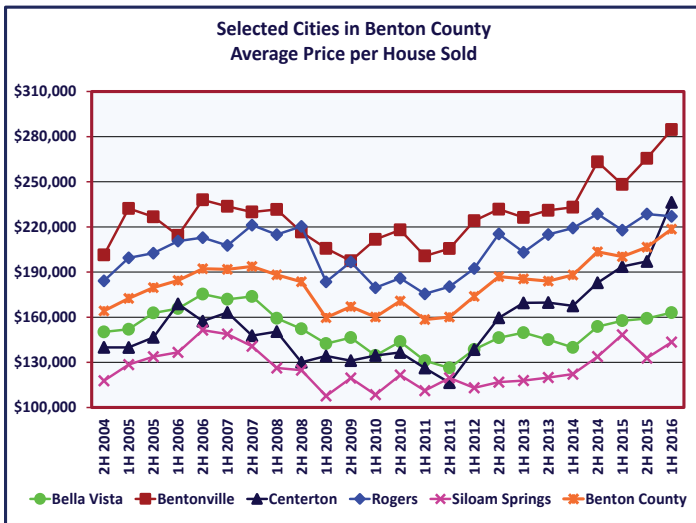
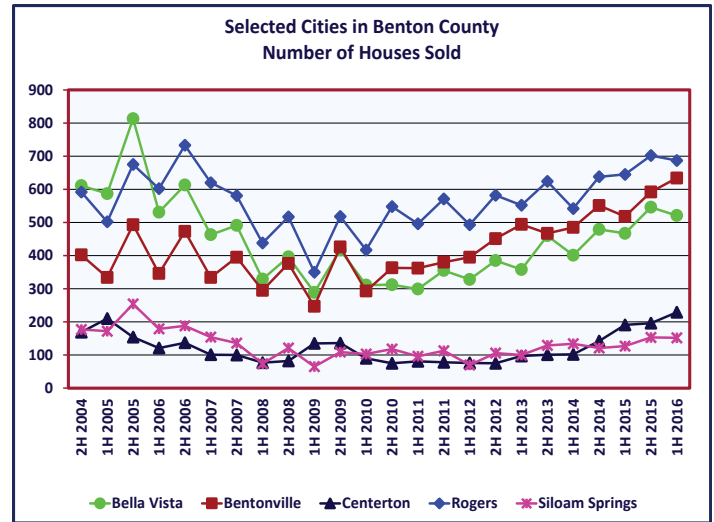
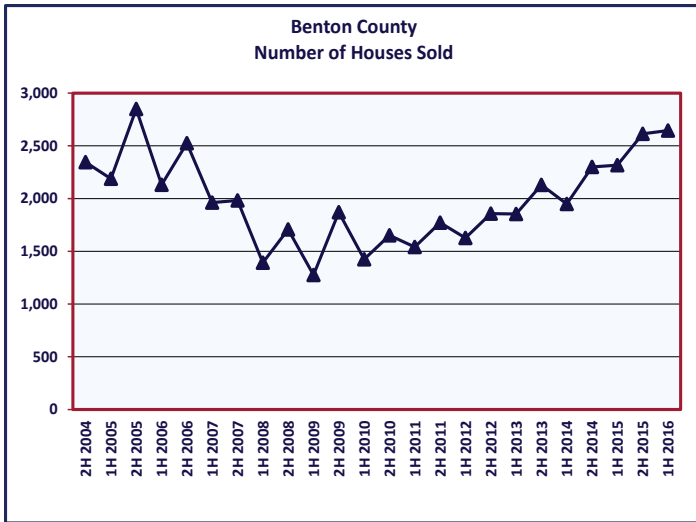


## Benton County - Percentage of Owner-Occupied Houses by City

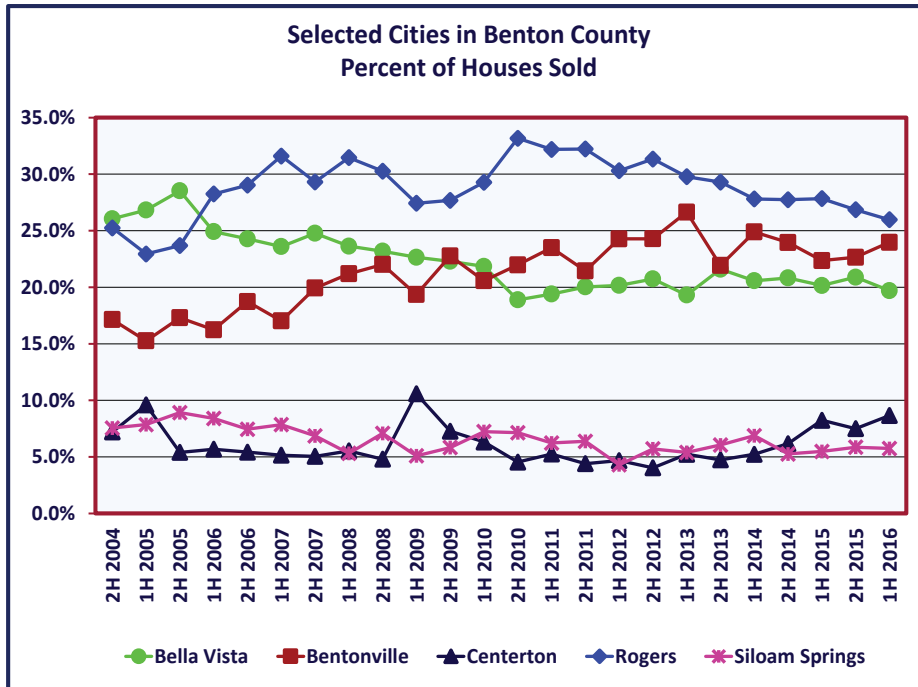
City	2010	2011	2012	2013	2014	2015	2016
Avoca	75.7%	78.2%	77.8%	75.8%	74.7%	72.1%	70.6%
Bella Vista	78.9%	78.4%	78.0%	78.0%	77.2%	77.8%	76.5%
Avoca	75.7%	78.2%	77.8%	75.8%	74.7%	72.1%	70.6%
Bella Vista	78.9%	78.4%	78.0%	78.0%	77.2%	77.8%	76.5%
Bentonville	68.4%	69.4%	68.7%	68.7%	67.5%	67.4%	64.4%
Bethel Heights	63.5%	66.8%	67.6%	68.1%	67.4%	67.3%	66.2%
Cave Springs	72.5%	73.7%	73.3%	75.4%	76.5%	76.9%	70.1%
Centerton	66.8%	67.6%	67.4%	66.9%	64.0%	63.8%	60.1%
Decatur	54.8%	54.6%	52.9%	53.6%	53.7%	55.6%	54.4%
Elm Springs	70.0%	70.0%	90.0%	83.3%	65.9%	75.6%	64.9%
Garfield	68.6%	69.8%	71.0%	70.0%	67.4%	67.0%	65.4%
Gateway	60.0%	60.0%	58.5%	57.3%	56.2%	56.4%	56.7%
Gentry	59.3%	59.2%	59.1%	60.1%	59.7%	58.7%	58.6%
Gravette	59.9%	60.6%	60.0%	57.9%	57.4%	57.7%	56.0%
Highfill	53.6%	55.7%	55.7%	54.6%	55.5%	56.6%	57.0%
Little Flock	76.6%	76.0%	75.5%	75.8%	75.7%	75.8%	75.2%
Lowell	72.7%	72.6%	72.7%	72.9%	72.0%	73.9%	70.4%
Pea Ridge	70.7%	70.5%	70.3%	71.0%	70.0%	69.8%	68.2%
Rogers	67.5%	68.7%	68.2%	68.7%	68.1%	68.6%	66.8%
Siloam Springs	64.6%	64.6%	64.0%	64.5%	63.3%	63.5%	62.5%
Springdale	71.9%	72.0%	71.3%	70.5%	67.9%	67.8%	65.7%
Springtown	48.9%	51.2%	39.8%	52.4%	54.8%	52.4%	57.5%
Sulphur Springs	52.8%	54.5%	55.4%	56.4%	55.6%	60.5%	58.4%
Rural/Rurban	63.9%	63.6%	63.3%	67.0%	60.7%	62.9%	61.5%
<b>Benton County</b>	<b>68.5%</b>	<b>68.8%</b>	<b>64.4%</b>	<b>68.6%</b>	<b>67.1%</b>	<b>63.2%</b>	<b>66.0%</b>



# Benton County



# Benton County

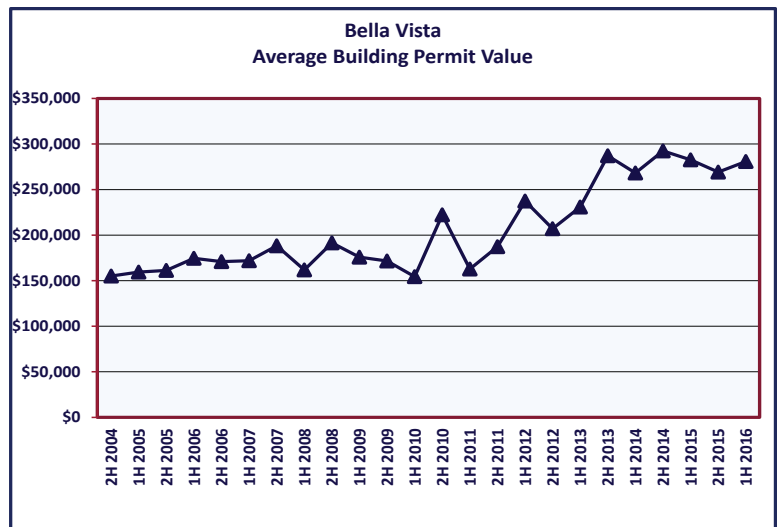
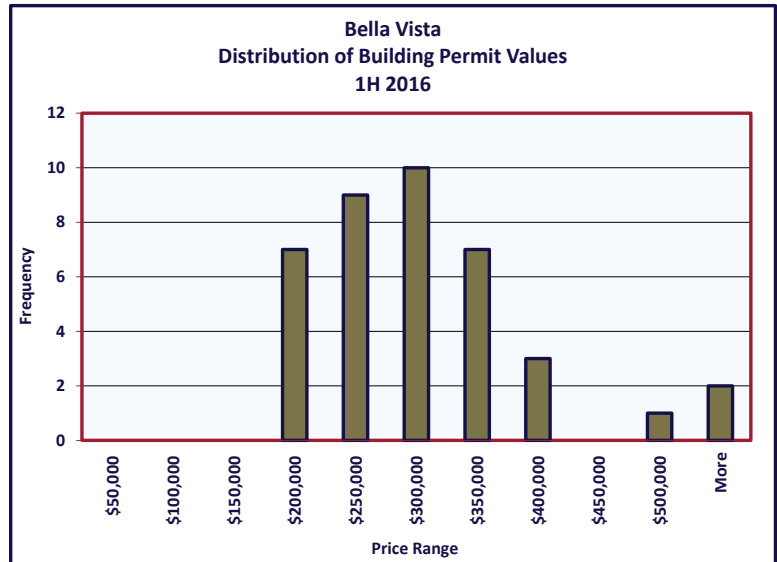
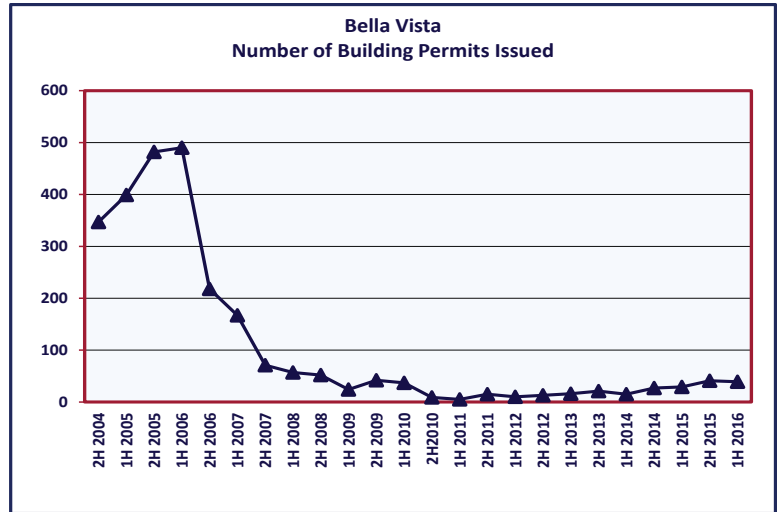


## Benton County Sold House Characteristics by City First Half of 2016

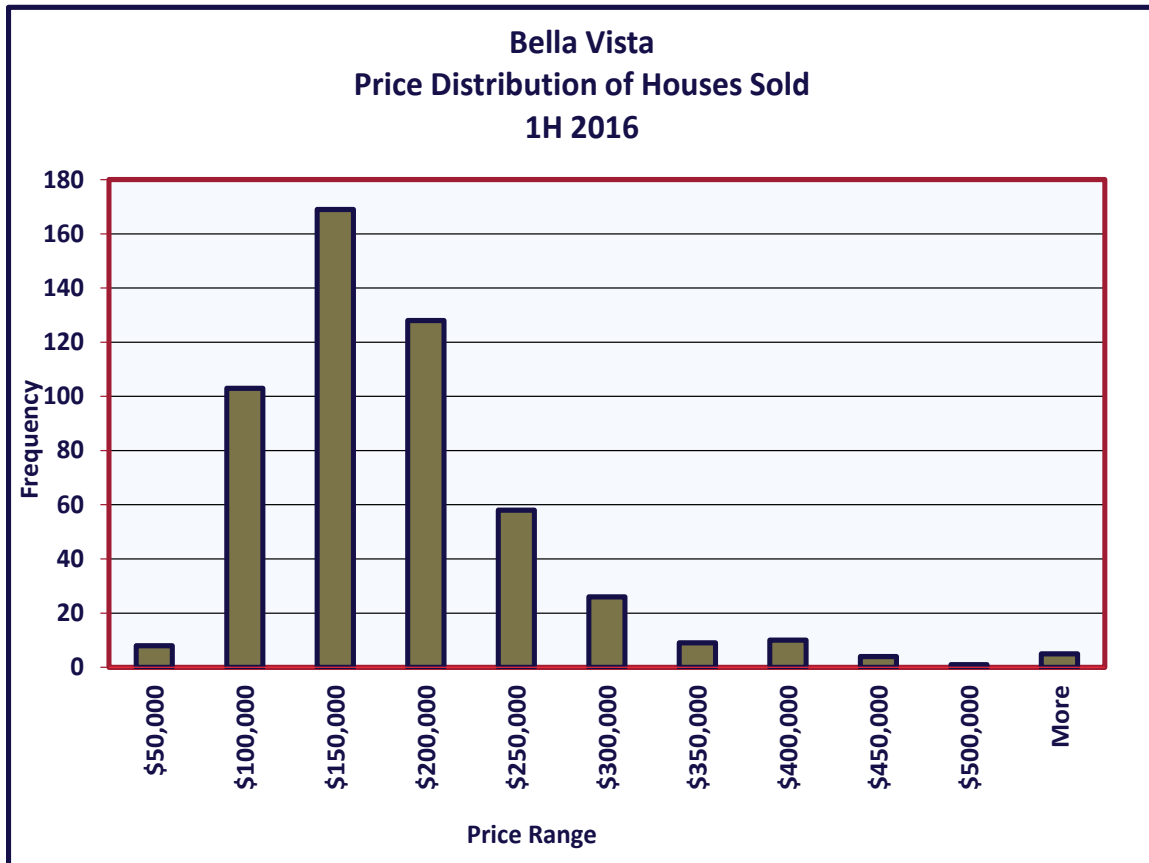
City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$74,667	\$51.36	134	3	0.1%
Bella Vista	\$163,037	\$82.52	118	521	19.7%
Bentonville	\$284,670	\$113.42	107	634	24.0%
Bethel Heights	\$145,143	\$84.79	125	7	0.3%
Cave Springs	\$269,606	\$113.59	101	105	4.0%
Centerton	\$236,338	\$106.72	108	229	8.7%
Decatur	\$69,030	\$46.96	95	10	0.4%
Garfield	\$274,522	\$124.24	158	19	0.7%
Gateway	--	--	--	0	0.0%
Gentry	\$161,285	\$79.87	137	43	1.6%
Gravette	\$153,467	\$70.59	185	34	1.3%
Highfill	--	--	--	0	0.0%
Hiwasse	--	--	--	0	0.0%
Little Flock	--	--	--	0	0.0%
Lowell	\$174,042	\$96.91	100	130	4.9%
Pea Ridge	\$148,326	\$90.14	99	68	2.6%
Rogers	\$227,037	\$98.04	112	687	26.0%
Siloam Springs	\$143,430	\$78.59	129	152	5.7%
Sulpher Springs	\$82,167	\$68.37	139	3	0.1%
<b>Benton County</b>	<b>\$218,482</b>	<b>\$97.89</b>	<b>113</b>	<b>2,645</b>	<b>100.0%</b>

# Bella Vista

- From January 1 to June 30, 2016 there were 39 residential building permits issued in Bella Vista. This represents a 34.5 percent increase from the first half of 2015. A majority of the building permits were in the \$200,001 to \$300,000 range.
- The average residential building permit value in Bella Vista decreased by 0.7 percent from \$282,690 in the first half of 2015 to \$280,756 in the first half of 2016.
- Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided. There are 38,700 total lots in Bella Vista. There are about 13,000 residential structures in Bella Vista. Out of the remaining 25,700 lots approximately 5,000 to 7,000 (an increased estimate from the previous 3,800 to 5,000 due to continued growth of the sewer system) could be considered ready for immediate construction, after acquisition from current owners.



# Bella Vista

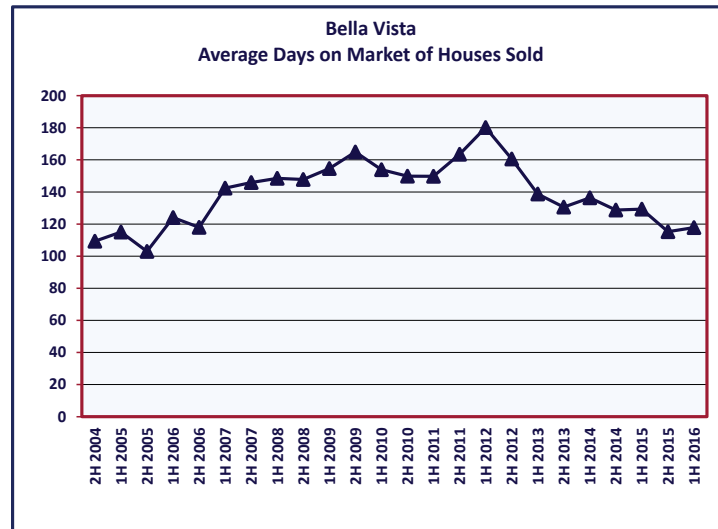
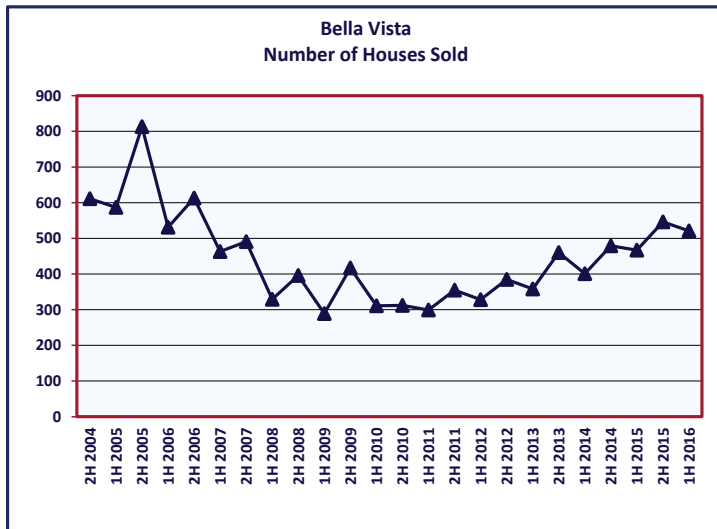


- 57.0 percent of the sold houses in Bella Vista were priced in the \$100,001 to \$200,000 range.

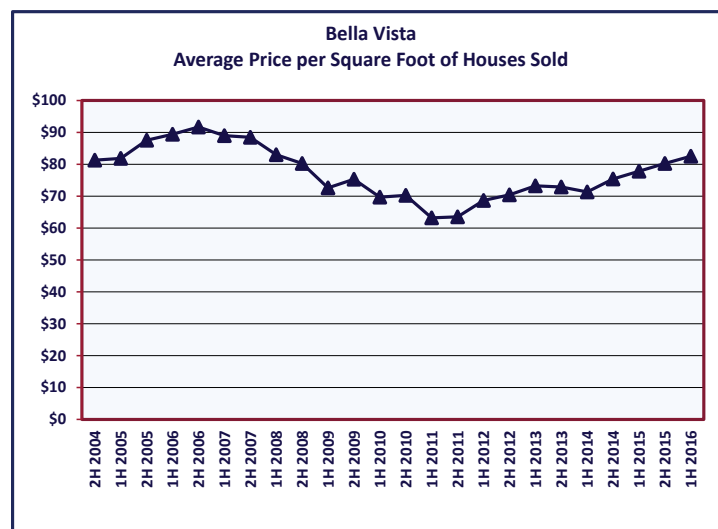
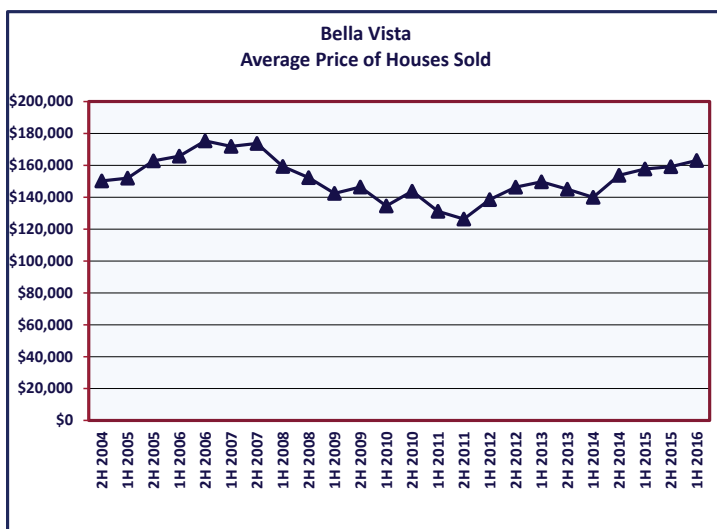
## Bella Vista Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	8	1.5%	1,257	179	93.9%	\$34.88
\$50,001 - \$100,000	103	19.8%	1,310	99	98.1%	\$63.48
\$100,001 - \$150,000	169	32.4%	1,605	105	98.0%	\$80.15
\$150,001 - \$200,000	128	24.6%	2,047	137	98.8%	\$87.68
\$200,001 - \$250,000	58	11.1%	2,596	119	98.0%	\$90.41
\$250,001 - \$300,000	26	5.0%	2,906	139	97.7%	\$97.80
\$300,001 - \$350,000	9	1.7%	3,130	154	96.5%	\$107.95
\$350,001 - \$400,000	10	1.9%	3,345	86	96.7%	\$113.05
\$400,001 - \$450,000	4	0.8%	3,063	53	98.3%	\$144.32
\$450,001 - \$500,000	1	0.2%	3,761	174	89.2%	\$142.25
\$500,000+	5	1.0%	4,368	248	95.5%	\$159.55
<b>Bella Vista</b>	<b>521</b>	<b>100.0%</b>	<b>1,927</b>	<b>118</b>	<b>98.0%</b>	<b>\$82.52</b>

# Bella Vista



- There were 521 houses sold in Bella Vista from January 1 to June 30, 2016, or 4.6 percent fewer than the 546 sold in the second half of 2015, and 11.6 percent more than sold in the first half of 2015.
- The average price of a house sold in Bella Vista increased from \$159,157 in the second half of 2015 to \$163,037 in the first half of 2016.
- In Bella Vista, the average number of days on market from initial listing to the date of sale increased from 115 days in the second half of 2015 to 118 days in the first half of 2016.
- The average price per square foot for a house sold in Bella Vista increased from \$80.23 in the second half of 2015 to \$82.52 in the first half of 2016. The average price per square foot was 2.8 percent higher than in the previous half year, and 6.0 percent higher than in the first half of 2015.
- About 19.7 percent of all houses sold in Benton County in the first half of 2016 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 74.6 percent of the county average.
- Out of the 521 houses sold in the first half of 2016, 19 were new construction. These newly constructed houses had an average sales price of \$217,240 and took an average of 152 days to sell from their initial listing dates.
- There were 287 houses in Bella Vista listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$237,441.
- According to the Benton County Assessor's database, 76.5 percent of houses in Bella Vista were owner-occupied in the first half of 2016





# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aberdeen	1	0.2%	3,443	210	\$343,100	\$99.65
Allendale	3	0.6%	1,871	71	\$138,633	\$79.40
Angus	2	0.4%	2,701	165	\$328,500	\$108.32
Annsborough	1	0.2%	2,195	142	\$175,500	\$79.95
Armdale	1	0.2%	3,268	96	\$188,000	\$57.53
Auckland	1	0.2%	1,510	115	\$93,500	\$61.92
Avondale	29	5.6%	1,546	106	\$108,853	\$71.38
Basildon Courts	7	1.3%	1,540	112	\$92,357	\$63.99
Bedford	2	0.4%	1,885	86	\$158,500	\$83.72
Bennington	2	0.4%	2,373	142	\$182,500	\$78.15
Berkshire	3	0.6%	2,208	129	\$191,108	\$86.50
Birmingham	1	0.2%	1,104	112	\$46,500	\$42.12
Blenheim	1	0.2%	3,300	169	\$207,000	\$62.73
Bollington	1	0.2%	1,244	22	\$42,000	\$33.76
Boswell	1	0.2%	1,421	68	\$120,000	\$84.45
Branchwood	3	0.6%	2,322	155	\$155,633	\$68.21
Brigadoon	1	0.2%	1,606	45	\$151,000	\$94.02
Bristol	4	0.8%	2,415	92	\$217,125	\$90.18
Brittany Courts	9	1.7%	1,824	139	\$170,789	\$92.53
Brompton Courts	7	1.3%	1,321	98	\$75,906	\$57.22
Brunswick	1	0.2%	1,396	101	\$124,900	\$89.47
Buckingham	5	1.0%	2,666	89	\$215,081	\$79.71
Caithness	1	0.2%	1,172	82	\$86,900	\$74.15
Cambridge	1	0.2%	1,464	248	\$101,000	\$68.99
Canterbury	1	0.2%	1,296	15	\$119,000	\$91.82
Canterbury Hills	2	0.4%	2,662	117	\$287,750	\$108.57
Cardenden	1	0.2%	2,389	239	\$189,900	\$79.49
Cardigan	3	0.6%	1,612	53	\$133,250	\$82.89
Cargill	1	0.2%	2,882	137	\$295,000	\$102.36
Carlisle	3	0.6%	2,366	156	\$205,000	\$90.11
Charing	4	0.8%	2,021	160	\$171,800	\$86.42
Chelmsworth	2	0.4%	1,716	54	\$171,000	\$95.51
Chelsea	5	1.0%	1,903	216	\$130,310	\$66.40
Chelsea Courts	1	0.2%	1,722	224	\$144,000	\$83.62
Cheshire	5	1.0%	1,450	91	\$101,298	\$69.86
Cheviot	2	0.4%	3,043	249	\$376,250	\$111.53
Churchill	6	1.2%	2,729	139	\$208,423	\$74.91
Copinsay	1	0.2%	2,064	354	\$156,000	\$75.58
Cornwall	1	0.2%	1,598	79	\$127,000	\$79.47
Coulter	5	1.0%	1,575	321	\$138,520	\$86.92
Coventry	2	0.4%	2,054	41	\$202,500	\$97.76
Cresswell	3	0.6%	2,242	168	\$186,600	\$85.62
Croydon	1	0.2%	2,416	45	\$219,000	\$90.65
Cumberland	5	1.0%	2,083	78	\$184,380	\$89.26
Cunningham	4	0.8%	2,292	110	\$169,500	\$76.77
Dartmoor	1	0.2%	2,176	110	\$224,900	\$103.35
Derby	3	0.6%	1,508	124	\$110,333	\$73.34
Devonshire	1	0.2%	1,558	91	\$154,900	\$99.42
Dickenshire	3	0.6%	2,065	119	\$204,033	\$107.19
Dillow	3	0.6%	1,353	118	\$112,300	\$82.88
Dirleton	1	0.2%	1,648	16	\$115,000	\$69.78
Dogwood Hills	3	0.6%	2,506	127	\$251,792	\$99.84
Dorchester	2	0.4%	3,399	98	\$252,450	\$77.26
Dornoch	6	1.2%	2,684	74	\$288,400	\$104.64

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dorset	3	0.6%	2,164	100	\$199,967	\$89.79
Drake Courts	14	2.7%	1,434	97	\$68,993	\$49.20
Dunbarton	2	0.4%	2,136	144	\$182,450	\$86.35
Dunedin	2	0.4%	2,804	91	\$181,250	\$68.53
Dunsford	3	0.6%	1,882	79	\$134,367	\$71.84
Dunvegan	3	0.6%	1,876	183	\$155,000	\$84.48
Duxford	2	0.4%	1,811	51	\$171,750	\$94.00
East Riding	1	0.2%	1,719	522	\$99,000	\$57.59
Eddleston	3	0.6%	4,001	208	\$519,633	\$128.05
Elvendon	1	0.2%	1,802	84	\$160,000	\$88.79
Embleton	1	0.2%	3,042	266	\$296,000	\$97.30
Essex	6	1.2%	2,087	118	\$160,833	\$79.78
Ettington	2	0.4%	1,917	101	\$193,700	\$100.30
Evanton	1	0.2%	2,435	77	\$352,000	\$144.56
Fenchurch	2	0.4%	3,271	303	\$192,500	\$59.23
Flint	1	0.2%	1,700	140	\$145,000	\$85.29
Forest Hills	9	1.7%	2,167	146	\$193,200	\$89.19
Glasgow	1	0.2%	2,976	221	\$225,000	\$75.60
Gloucester	3	0.6%	1,793	96	\$131,667	\$75.37
Granshire	1	0.2%	1,465	49	\$135,000	\$92.15
Grinstead	2	0.4%	2,186	53	\$211,350	\$95.76
Hampshire	1	0.2%	1,372	49	\$125,000	\$91.11
Hampstead	2	0.4%	1,468	41	\$118,000	\$81.16
Hampton	1	0.2%	2,600	42	\$250,000	\$96.15
Harborough	2	0.4%	1,866	54	\$203,500	\$106.29
Harlow	2	0.4%	1,596	86	\$131,400	\$82.51
Harrington	2	0.4%	1,789	43	\$168,000	\$93.94
Hartlepool	1	0.2%	2,428	91	\$248,300	\$102.27
Headley	2	0.4%	1,387	77	\$133,750	\$96.37
Hebrides	1	0.2%	1,927	204	\$178,000	\$92.37
Highland Park Villas	4	0.8%	1,492	50	\$158,300	\$106.10
Highlands	1	0.2%	1,195	49	\$89,000	\$74.48
Hopeman	4	0.8%	1,933	91	\$173,975	\$90.11
Huntingdon	1	0.2%	2,041	259	\$165,000	\$80.84
Inverness	1	0.2%	4,327	81	\$750,000	\$173.33
Islington	1	0.2%	1,683	53	\$146,000	\$86.75
Jura	1	0.2%	1,934	99	\$151,000	\$78.08
Keighley	1	0.2%	1,838	128	\$176,400	\$95.97
Keith	1	0.2%	2,944	52	\$70,000	\$23.78
Kelaen	1	0.2%	2,139	115	\$195,000	\$91.16
Kendal	2	0.4%	2,278	320	\$187,250	\$83.58
Kensington	2	0.4%	1,987	176	\$125,000	\$65.28
Kent	1	0.2%	1,516	184	\$112,000	\$73.88
Kenwood	3	0.6%	2,174	104	\$201,633	\$93.16
Keswick	1	0.2%	1,056	66	\$88,000	\$83.33
Kildonan	1	0.2%	1,578	77	\$150,000	\$95.06
Kilmuir	2	0.4%	2,244	132	\$209,450	\$92.78
Kincardine	1	0.2%	2,494	100	\$408,000	\$163.59
Kingsdale Courts	2	0.4%	1,740	23	\$78,750	\$45.32
Kingswood	2	0.4%	2,279	64	\$171,500	\$73.39
Kintyre	2	0.4%	3,464	27	\$397,500	\$116.84
Kipling Courts	3	0.6%	2,443	177	\$234,467	\$96.12
Kirkcudbright	3	0.6%	2,135	48	\$166,333	\$78.42
Kirkpatrick	1	0.2%	1,464	72	\$117,000	\$79.92

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Lakenheath	3	0.6%	2,095	53	\$192,167	\$89.36
Lakeview	5	1.0%	1,910	74	\$112,258	\$59.59
Lambeth	2	0.4%	1,665	195	\$138,950	\$84.88
Lancashire	2	0.4%	1,072	68	\$70,301	\$65.23
Lands End	5	1.0%	1,881	123	\$140,820	\$79.07
Laurencekirk	1	0.2%	2,188	95	\$249,900	\$114.21
Leicester	8	1.5%	1,675	114	\$133,238	\$75.59
Lundy	1	0.2%	1,775	57	\$135,000	\$76.06
Magrath	1	0.2%	1,810	0	\$172,500	\$95.30
Manchester	3	0.6%	2,149	84	\$201,167	\$93.00
Marionet	1	0.2%	3,099	140	\$231,900	\$74.83
Mayfair	1	0.2%	1,532	177	\$189,500	\$123.69
Melanie	7	1.3%	1,630	108	\$120,064	\$70.89
Metfield Courts	9	1.7%	1,183	91	\$83,267	\$69.44
Monikie	3	0.6%	2,134	254	\$167,817	\$80.14
Monmouth	1	0.2%	2,537	47	\$245,000	\$96.57
Mountain Spgs Estate	1	0.2%	1,744	91	\$150,000	\$86.01
Nelson	5	1.0%	1,325	104	\$115,500	\$87.30
New Galloway	2	0.4%	2,171	135	\$233,000	\$109.15
Newquay	4	0.8%	2,486	71	\$238,475	\$93.99
Norfolk	7	1.3%	1,638	74	\$119,714	\$72.27
North Riding	1	0.2%	1,653	70	\$153,000	\$92.56
Norwood	3	0.6%	1,620	228	\$150,133	\$92.57
Nottingham	3	0.6%	2,339	135	\$136,550	\$61.81
Oak Knoll	1	0.2%	1,228	165	\$108,000	\$87.95
Oakford	4	0.8%	1,494	110	\$120,148	\$80.73
Oniell	2	0.4%	2,055	121	\$190,500	\$93.28
Orleton	1	0.2%	1,456	56	\$110,000	\$75.55
Oxford	2	0.4%	1,996	183	\$129,250	\$66.54
Pamona	1	0.2%	1,512	68	\$132,500	\$87.63
Pembroke	2	0.4%	1,952	102	\$141,750	\$72.13
Peterborough	3	0.6%	1,614	78	\$145,500	\$91.58
Pimlico	1	0.2%	2,632	97	\$182,750	\$69.43
Plymouth	2	0.4%	2,157	164	\$226,400	\$104.93
Portsmouth	4	0.8%	2,486	163	\$265,000	\$103.93
Primrose	1	0.2%	1,652	37	\$142,000	\$85.96
Quantock Hills	3	0.6%	1,328	206	\$90,550	\$67.24
Radcliffe	8	1.5%	1,948	107	\$164,050	\$84.41
Radnor	4	0.8%	1,764	50	\$153,050	\$85.47
Raleigh Hills	1	0.2%	2,830	115	\$233,584	\$82.54
Reighton	3	0.6%	2,405	109	\$159,167	\$76.05
Renfrew	1	0.2%	1,388	49	\$120,000	\$86.46
Retford	1	0.2%	1,940	66	\$174,900	\$90.15
Rillington	2	0.4%	1,371	141	\$104,950	\$75.70
Roberts	2	0.4%	2,195	164	\$222,200	\$103.86
Romford	1	0.2%	1,932	122	\$181,600	\$94.00
Rosenheath	3	0.6%	2,047	117	\$171,833	\$83.30
Rothbury	1	0.2%	1,809	23	\$163,000	\$90.11
Rountree	2	0.4%	1,905	323	\$174,950	\$93.68
Rugby	2	0.4%	1,372	38	\$111,000	\$81.46
Ruthwell	2	0.4%	1,694	90	\$154,300	\$91.33
Rutland	1	0.2%	2,553	184	\$267,000	\$104.58
Sandwick	4	0.8%	1,398	141	\$114,175	\$82.57
Scalloway	4	0.8%	1,976	74	\$169,700	\$85.94

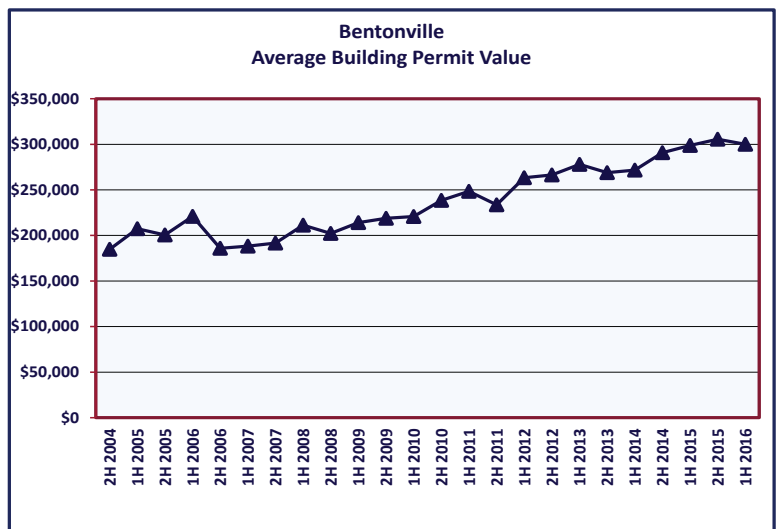
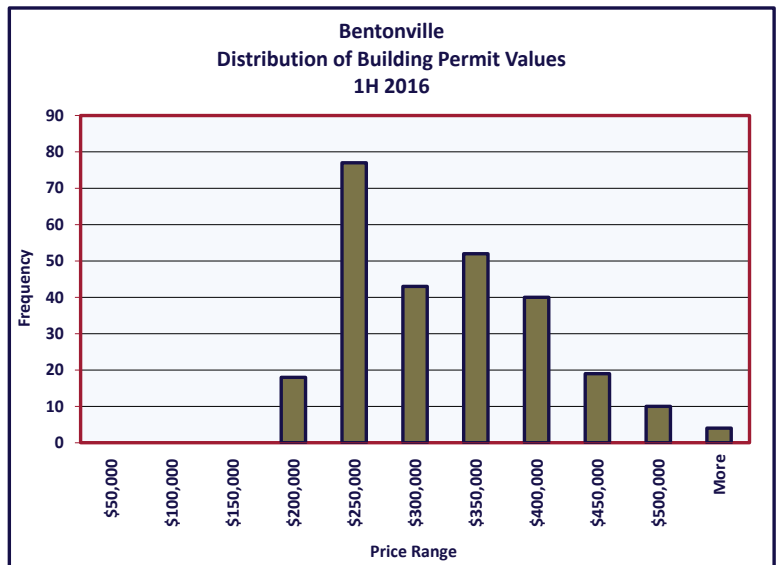
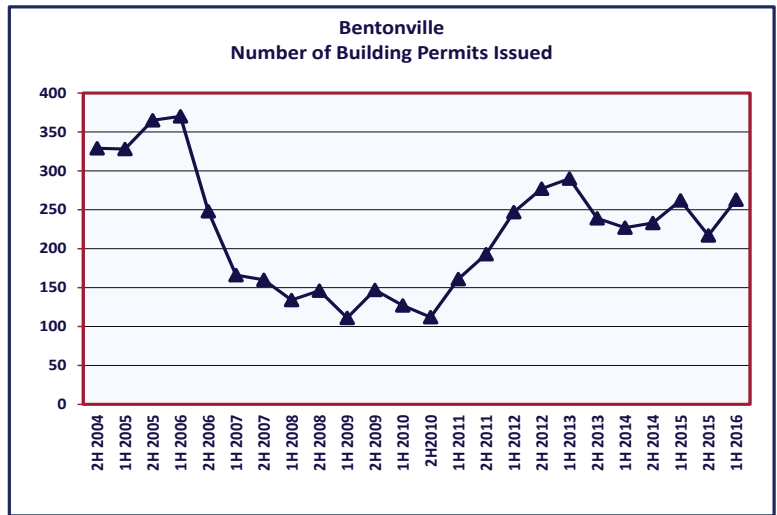
# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Scarborough	3	0.6%	1,411	71	\$91,835	\$66.01
Scotsdale	2	0.4%	2,213	136	\$176,450	\$80.03
Sculthorpe	1	0.2%	2,337	140	\$236,000	\$100.98
Selkirk	1	0.2%	1,456	136	\$127,000	\$87.23
Shakespeare Courts	6	1.2%	1,587	153	\$127,750	\$81.66
Sherlock	2	0.4%	1,965	69	\$172,000	\$83.34
Sherwood	4	0.8%	2,123	159	\$147,125	\$70.05
Shetland	5	1.0%	1,427	83	\$113,205	\$79.56
Shropshire	1	0.2%	2,338	56	\$180,000	\$76.99
Sidlaw Hills	2	0.4%	2,641	99	\$252,500	\$97.59
Somerset	4	0.8%	1,338	97	\$114,075	\$85.43
Stafford	4	0.8%	1,661	103	\$105,750	\$64.32
Stirling	3	0.6%	1,830	137	\$186,154	\$100.32
Suffolk	1	0.2%	1,104	28	\$63,000	\$57.07
Sullivan	1	0.2%	1,844	119	\$150,000	\$81.34
Sunderland	1	0.2%	1,793	151	\$147,500	\$82.26
Sussex	2	0.4%	2,313	158	\$225,700	\$96.48
Taransay	2	0.4%	1,504	70	\$128,950	\$86.13
Tiverton	1	0.2%	2,624	280	\$207,500	\$79.08
Trafalgar	1	0.2%	1,468	54	\$143,000	\$97.41
Warwick	1	0.2%	2,212	185	\$189,900	\$85.85
Waterbury	2	0.4%	2,908	92	\$239,900	\$88.14
Watson	1	0.2%	1,350	63	\$126,000	\$93.33
Wellington	1	0.2%	2,855	29	\$243,500	\$85.29
Wembly	4	0.8%	2,930	121	\$438,000	\$138.49
Wentworth	2	0.4%	2,076	101	\$143,250	\$71.33
Westminster	2	0.4%	1,415	69	\$135,000	\$91.88
Westmorland	1	0.2%	3,166	373	\$270,000	\$85.28
Westport	1	0.2%	2,844	61	\$259,990	\$91.42
Wight	1	0.2%	1,628	228	\$118,000	\$72.48
Wiltshire	3	0.6%	1,871	156	\$151,433	\$81.09
Wimbledon	1	0.2%	2,872	385	\$235,000	\$81.82
Windsor	4	0.8%	1,897	75	\$226,913	\$103.56
Witherby	3	0.6%	2,206	89	\$206,300	\$94.86
Worcester	8	1.5%	1,364	144	\$86,231	\$65.46
York	2	0.4%	1,819	75	\$163,500	\$89.83
Zennor	1	0.2%	1,595	259	\$125,000	\$78.37
<b>Bella Vista</b>	<b>521</b>	<b>100.0%</b>	<b>1,927</b>	<b>118</b>	<b>\$163,037</b>	<b>\$82.52</b>

# Bentonville

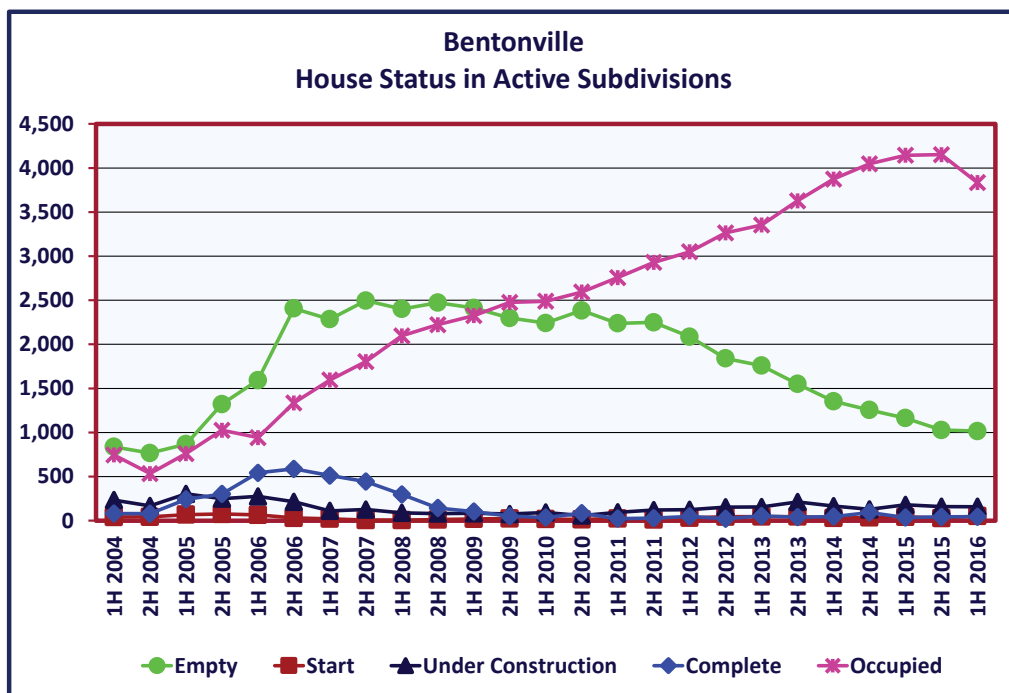
- From January 1 to June 30, 2016 there were 263 residential building permits issued in Bentonville. This represents a 0.4 percent increase from the 262 building permits issued in the first half of 2015.
- In the first half of 2016, a majority of building permits were valued in the \$200,000 to \$350,000 range.
- The average residential building permit value in Bentonville increased by 0.4 percent from \$298,819 in the first half of 2015 to \$300,002 in the first half of 2016.





# Bentonville

- There were 5,105 total lots in 52 active subdivisions in Bentonville in the first half of 2016. About 75.1 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 3.1 percent were under construction, 1.0 percent were starts, and 19.9 percent were vacant lots.
- The subdivision with the most houses under construction in Bentonville in the first half of 2016 was Thornbrook Village, Phase I with 21.
- No new construction or progress in existing construction has occurred in the last year in 7 out of the 52 active subdivisions in Bentonville.
- 195 new houses in Bentonville became occupied in the first half of 2016. The annual absorption rate implies that there were 38.3 months of remaining inventory in active subdivisions, up from 35.7 months in the second half of 2015.
- In 15 out of the 52 active subdivisions in Bentonville, no absorption occurred in the first half of 2016.



- An additional 620 lots in 14 subdivisions had received either preliminary or final approval by June 30, 2016.

## Bentonville Preliminary and Final Approved Subdivisions First Half of 2016

Subdivision	Approved	Number of Lots
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### Preliminary Approval

Amber Ridge North @ Woods Creek	2H 2015	19
Amber Ridge South @ Woods Creek	2H 2015	19
Coler Creek	2H 2015	30
Cornerstone Ridge, Phase V	1H 2015	67
Cornerstone Ridge, Phase VI	1H 2015	21
Livingston Square	2H 2015	36

### Final Approval

Central Park, Phase VI	2H 2014	66
Clarks's 2nd Addition, Block 7 (Jacobs)	2H 2015	4
Cornerstone RDG, Phase IV	2H 2015	6
East Ridge Addition	2H 2013	7
Edgar Estates	1H 2016	94
The Estates at Woods Creek	1H 2015	15
Providence Village	2H 2013	183
Rolling Acres, Phase II	2H 2015	53

<b>Bentonville</b>		<b>620</b>
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# Bentonville

## Bentonville House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek	7	1	7	1	19	35	12	10.1
Angel Falls, Phases I, II	36	0	6	0	64	106	6	63.0
Arbor Lane, Phase II <sup>1</sup>	22	0	0	0	5	27	0	0.0
Avignon	6	0	0	0	32	38	0	72.0
The Bluffs, Phase I <sup>1</sup>	14	0	0	1	6	21	0	--
Briarwood	6	0	0	0	22	28	0	--
Brighton Cottages <sup>1</sup>	163	3	2	0	0	168	0	0.0
Central Park, Phases II, III, V	39	1	7	3	76	126	9	31.6
Chapel Hill	3	0	0	0	122	125	1	36.0
Chardonnay <sup>1</sup>	7	1	1	0	43	52	0	--
College Place, Phases VII, VIII, IX	22	6	8	3	135	174	10	18.0
Cornerstone Ridge, Phases I, III	5	0	0	0	155	160	5	2.7
Creekstone, Phase II	14	1	2	0	15	32	1	204.0
Eagle Creek, Phase I <sup>1,2</sup>	1	0	0	0	61	62	0	--
Eau Claire	9	0	1	0	16	26	0	24.0
The Farms	1	0	0	1	56	58	2	4.8
Grace	21	0	15	0	76	112	4	48.0
Grammercy Park	81	0	1	2	31	115	3	126.0
Heathrow <sup>1</sup>	3	0	1	0	61	65	0	--
Hidden Springs, Phase IV <sup>1,2</sup>	4	0	0	0	44	48	0	--
Highland Park	3	2	5	1	41	52	6	14.7
Highpointe	38	0	8	3	89	138	6	73.5
Kensington, Phases I, III	2	0	1	0	78	81	0	36.0
Kerelaw Castle	100	0	0	9	61	170	12	109.0
Keystone Phase II	2	0	0	0	82	84	0	12.0
Laurynwood Estates	10	0	0	0	90	100	1	120.0
Little Sugar Estates	1	1	0	0	9	11	1	24.0
Lyndal Heights, Phase V <sup>1,2</sup>	17	0	0	0	7	24	0	--
McKissic Creek Estates <sup>1</sup>	3	0	1	0	5	9	0	--
North Fork	37	3	4	4	47	95	11	22.2
Oakbrooke, Phases I, II	9	0	0	0	56	65	0	108.0
Oak Lawn Hills	21	1	8	1	33	64	4	93.0
Oxford Ridge	7	1	4	0	155	167	4	12.0
Plum Tree Place <sup>1,2</sup>	4	0	0	0	2	6	0	--
Riverwalk Farm Estates, Phases I-IV	17	4	12	1	463	497	18	17.0
Rolling Acres	17	1	0	4	69	91	1	33.0
Simsberry Place <sup>1</sup>	4	1	1	0	77	83	0	--
Stone Meadow	87	3	18	0	150	258	12	92.6
Stone Ridge Estates	26	0	0	0	58	84	1	312.0
Stoneburrow, Phases I, II	3	0	2	0	291	296	27	1.4
Stonecreek	8	0	1	0	58	67	2	36.0
Summerlin, Phases I, II	2	0	2	2	170	176	5	10.3
Talamore <sup>1</sup>	5	0	1	0	87	93	0	--
Thornbrook Village, Phase I <sup>1</sup>	60	10	21	0	57	148	0	--
Vintage <sup>1</sup>	6	8	4	0	48	66	0	0.0
White Oak Trails, Phase I, II	35	2	0	0	87	124	10	22.2

# Bentonville

## Bentonville House Status in Active Subdivisions (Continued) First Half of 2016

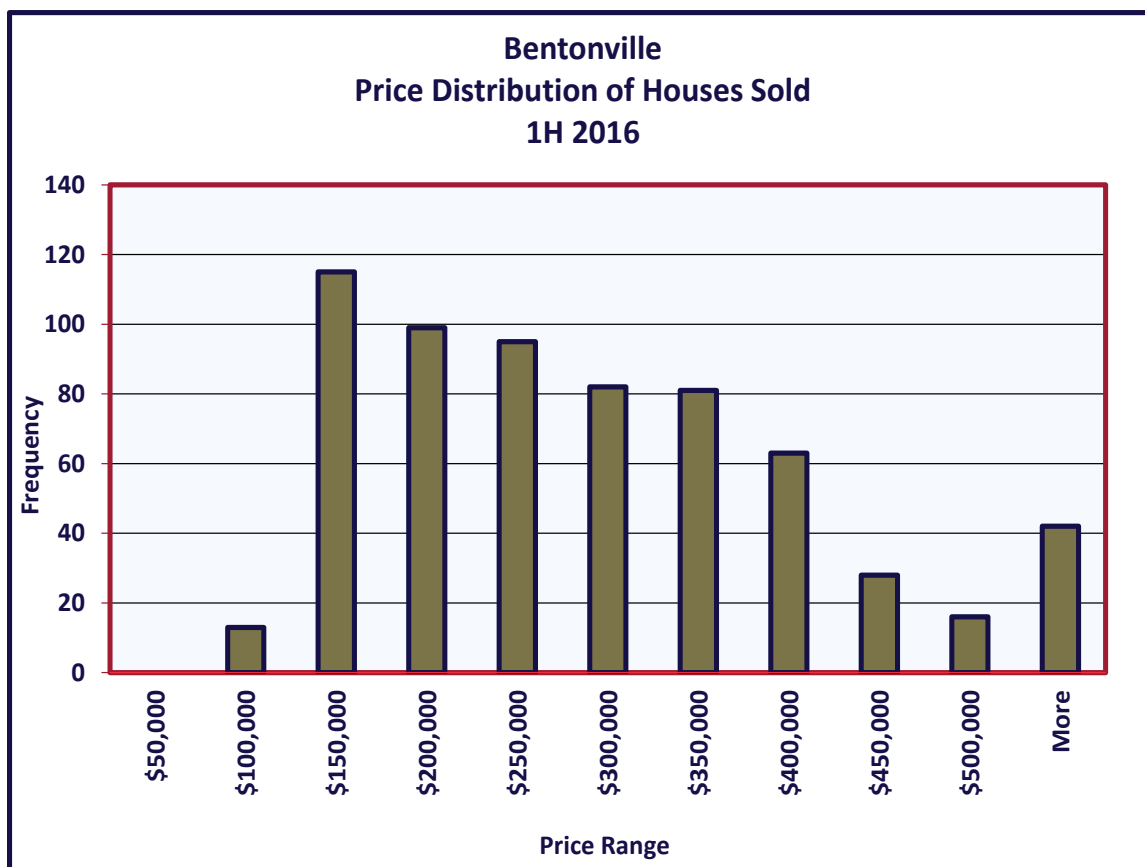
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Wildwood, Phase IV, V	1	1	5	0	144	151	4	6.5
Willowbend <sup>1,2</sup>	1	0	0	0	49	50	0	--
Willowbrook Farms, Phase I	0	0	0	6	40	46	5	5.1
Windemere Woods	14	0	0	0	65	79	1	168.0
Windwood, Phase V, VI	0	0	5	1	45	51	11	3.3
Woods Creek South, Phases II,III	11	1	4	2	83	101	0	72.0
<b>Bentonville</b>	<b>1,015</b>	<b>52</b>	<b>158</b>	<b>45</b>	<b>3,835</b>	<b>5,105</b>	<b>195</b>	<b>38.3</b>

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

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



# Bentonville

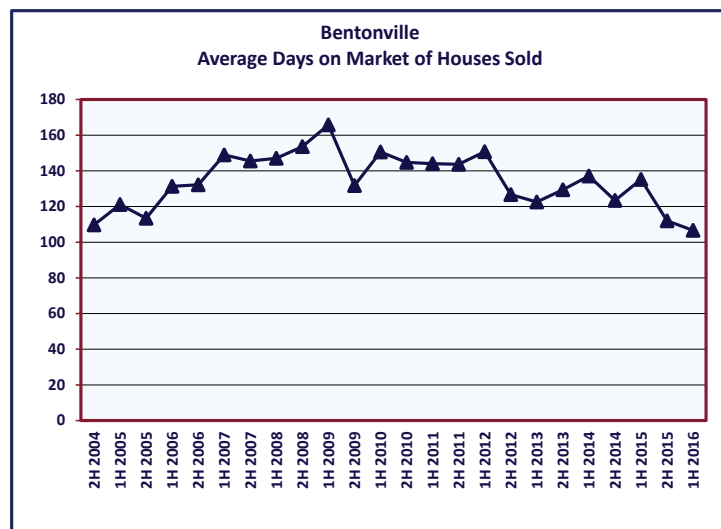
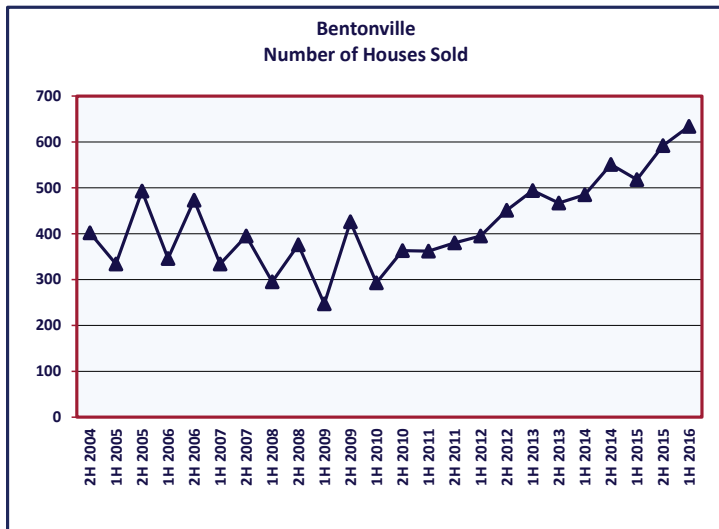


- 48.7 percent of the sold houses in Bentonville were priced between \$100,001 and \$250,000.

## Bentonville Price Range of Houses Sold First Half of 2016

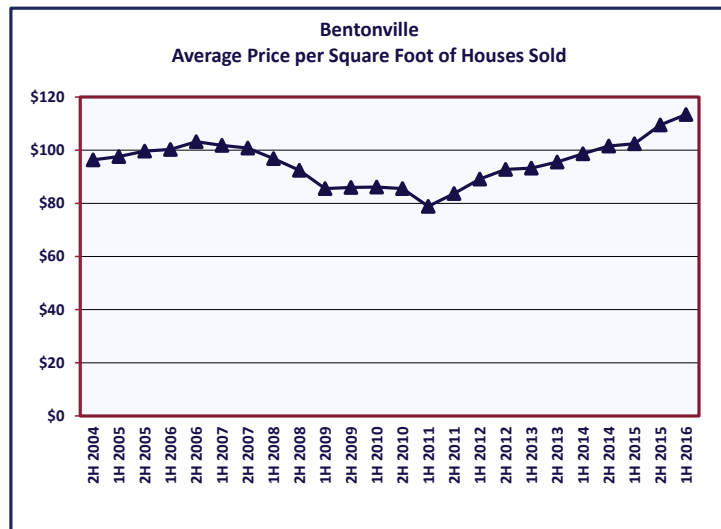
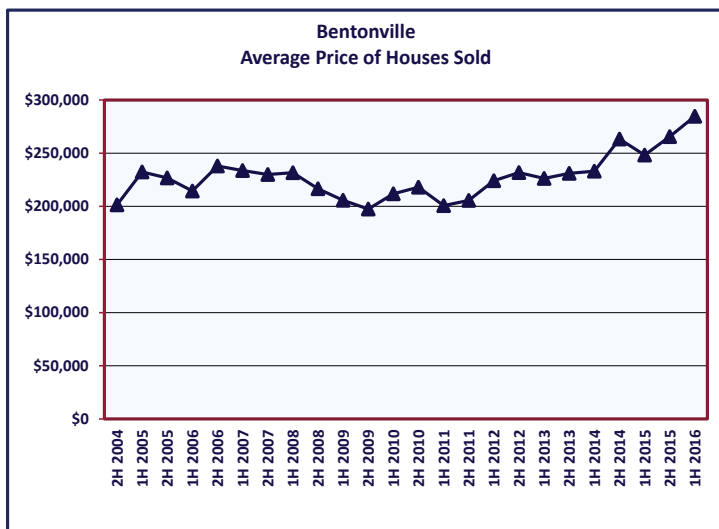
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	13	2.1%	1,150	78	92.1%	\$75.85
\$100,001 - \$150,000	115	18.1%	1,415	74	97.4%	\$94.75
\$150,001 - \$200,000	99	15.6%	1,779	94	97.5%	\$100.98
\$200,001 - \$250,000	95	15.0%	2,153	110	97.9%	\$110.27
\$250,001 - \$300,000	82	12.9%	2,510	123	98.6%	\$113.24
\$300,001 - \$350,000	81	12.8%	2,889	126	98.1%	\$116.87
\$350,001 - \$400,000	63	9.9%	3,213	103	98.6%	\$119.22
\$400,001 - \$450,000	28	4.4%	3,574	138	98.4%	\$123.90
\$450,001 - \$500,000	16	2.5%	3,780	135	99.0%	\$128.84
\$500,000+	42	6.6%	4,478	129	95.4%	\$184.75
<b>Bentonville</b>	<b>634</b>	<b>100.0%</b>	<b>2,444</b>	<b>107</b>	<b>97.7%</b>	<b>\$113.42</b>

# Bentonville



- There were 634 houses sold in Bentonville from January 1 to June 30, 2016, or 7.1 percent more than the 592 sold in the second half of 2015, and 22.4 percent more than sold in the first half of 2015.
- The average price of a house sold in Bentonville increased from \$265,558 in the second half of 2015 to \$284,670 in the first half of 2016. The average sales price in the first half of the year was 7.2 percent higher than in the second half, and 14.7 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 112 in the second half of 2016 to 107 in the first half of 2016.
- The average price per square foot for a house sold in Bentonville increased from \$109.48 in the second half of 2015 to \$113.42 in the first half of 2016. The average price per square foot was 3.6 percent higher than in the previous half

- year, and 10.7 percent higher than in the first half of 2015.
- About 24 percent of all houses sold in Benton County in the first half of 2016 were sold in Bentonville. The average sales price of a house was 130.3 percent of the county average.
- Out of 634 houses sold in the first half of 2016, 162 were new construction. These newly constructed houses had an average sold price of \$325,114 and took an average of 149 days to sell from their initial listing dates.
- There were 355 houses in Bentonville listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$414,586.
- According to the Benton County Assessor's database, 64.4 percent of houses in Bentonville were owner-occupied in the first half of 2016.





# Bentonville

## Bentonville Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Alice Valley	1	0.2%	4,280	11	\$750,000	\$175.23
Allencroft	2	0.3%	1,753	49	\$180,750	\$103.70
Amber Ridge	6	0.9%	4,206	119	\$571,050	\$135.78
Angel Falls	4	0.6%	3,456	194	\$473,185	\$137.50
Apple Ridge	1	0.2%	1,376	56	\$129,000	\$93.75
Arbor Lane	3	0.5%	1,408	159	\$161,100	\$114.39
Autumn Wood	1	0.2%	1,038	188	\$110,000	\$105.97
Avignon	3	0.5%	5,209	114	\$588,333	\$112.67
Baldwin	1	0.2%	3,685	118	\$584,900	\$158.72
Banks	2	0.3%	1,206	27	\$104,600	\$87.75
Bentonville Heights	1	0.2%	2,354	103	\$187,500	\$79.65
Black Apple Community	1	0.2%	1,750	37	\$600,000	\$342.86
Bland Valley Estates	5	0.8%	1,785	70	\$138,400	\$78.69
Blueberry Heights	1	0.2%	1,797	77	\$161,000	\$89.59
Bluffs	1	0.2%	6,120	51	\$660,000	\$107.84
Braithwaite Park	1	0.2%	1,461	68	\$155,100	\$106.16
Briar Chase	2	0.3%	1,782	109	\$160,500	\$90.09
Brighton Heights	3	0.5%	2,540	59	\$272,383	\$107.08
Brightwood	9	1.4%	1,768	54	\$160,867	\$91.03
Brookhaven	1	0.2%	1,154	110	\$118,950	\$103.08
Burnett	1	0.2%	1,174	36	\$115,000	\$97.96
Cardinal Creek	3	0.5%	2,342	57	\$230,000	\$95.00
Carriage Square	8	1.3%	1,549	69	\$138,488	\$89.67
Cave Spgs	1	0.2%	2,379	143	\$118,000	\$49.60
Central Heights	1	0.2%	2,122	64	\$215,000	\$101.32
Central Park	12	1.9%	3,084	84	\$378,658	\$122.85
Chapel Hill	5	0.8%	3,086	57	\$396,820	\$127.83
Chardonnay	2	0.3%	3,677	96	\$314,950	\$86.54
Chattin Valle	2	0.3%	3,736	59	\$465,500	\$125.13
Clark Acres	1	0.2%	3,519	68	\$380,000	\$107.99
Clarks 2nd Addition	7	1.1%	1,874	140	\$381,429	\$202.64
Coffelt	1	0.2%	2,170	25	\$310,000	\$142.86
College Place	17	2.7%	3,062	137	\$355,598	\$116.26
Colony West	3	0.5%	1,765	187	\$203,833	\$117.54
Cooks	1	0.2%	3,348	325	\$412,000	\$123.06
Cornerstone	24	3.8%	2,434	117	\$257,307	\$106.12
Cottons	1	0.2%	1,852	121	\$339,500	\$183.32
Courtyard	2	0.3%	1,897	101	\$177,400	\$93.68
Creekstone	3	0.5%	4,138	92	\$410,667	\$99.28
Cross Creek	2	0.3%	2,771	130	\$245,000	\$88.34
Curtis Heights	1	0.2%	1,392	54	\$135,000	\$96.98
Dean Maxwell	1	0.2%	3,790	166	\$320,000	\$84.43
Delwhite	1	0.2%	1,768	46	\$152,000	\$85.97
Demings	6	0.9%	1,885	84	\$342,483	\$181.27
Denali Park	2	0.3%	3,122	30	\$350,000	\$112.72
Dogwood Place	7	1.1%	1,239	59	\$113,636	\$92.15
Downum Acres	2	0.3%	1,401	138	\$254,300	\$183.91
Eagle Creek	4	0.6%	2,208	99	\$218,500	\$98.22
Eau Claire	1	0.2%	2,579	72	\$285,000	\$110.51

# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Eden's Brooke	6	0.9%	2,745	79	\$300,167	\$109.14
El Contento Acres	2	0.3%	4,157	60	\$371,650	\$90.58
Farms, The	7	1.1%	2,037	71	\$229,479	\$112.69
Foxglove	3	0.5%	2,633	88	\$268,333	\$102.10
Glenbrook	2	0.3%	3,207	127	\$407,500	\$126.71
Grace Addition	11	1.7%	1,638	109	\$169,928	\$103.11
Grammercy Park	7	1.1%	2,796	78	\$327,152	\$116.88
Greenstone Estates	3	0.5%	2,925	17	\$324,100	\$111.18
Halifax	2	0.3%	3,158	97	\$359,950	\$114.13
Hannahs Meadow	1	0.2%	1,183	47	\$117,500	\$99.32
Happy Home	2	0.3%	1,477	60	\$138,000	\$93.48
Harbin Pointe	3	0.5%	1,412	89	\$140,333	\$99.60
Hayes	1	0.2%	840	18	\$148,000	\$176.19
Hazel Park	4	0.6%	1,330	87	\$94,325	\$70.91
Heathrow	4	0.6%	5,167	291	\$485,000	\$95.04
Hidden Springs	4	0.6%	3,424	58	\$372,881	\$109.20
High Meadows	8	1.3%	1,443	69	\$116,990	\$81.23
Highland Park	5	0.8%	2,645	162	\$335,201	\$126.69
Highpointe	4	0.6%	1,348	40	\$135,375	\$100.39
Hillcrest	2	0.3%	1,154	28	\$85,950	\$74.50
Ivy Place	2	0.3%	1,649	106	\$161,500	\$98.07
Kensington	7	1.1%	3,358	148	\$341,343	\$102.89
Kerelaw Castle	6	0.9%	1,920	120	\$202,867	\$105.56
Keystone	3	0.5%	1,789	72	\$189,500	\$106.36
Kristyl Heights	9	1.4%	1,244	75	\$119,870	\$96.54
Lake Bentonville	2	0.3%	1,469	27	\$152,900	\$104.16
Lazenby	1	0.2%	1,867	72	\$200,000	\$107.12
Lefors	1	0.2%	3,291	74	\$835,000	\$253.72
Lexington	6	0.9%	3,569	81	\$334,983	\$94.04
Lochmoor Club	8	1.3%	3,303	113	\$381,925	\$115.89
Magnolia Estates	4	0.6%	1,200	52	\$105,375	\$86.86
Maidstone	2	0.3%	2,043	96	\$189,000	\$92.37
Manor Heights	1	0.2%	1,480	119	\$229,800	\$155.27
McAndrew and Jackson	1	0.2%	3,110	92	\$346,000	\$111.25
Mcclain Ridge	1	0.2%	2,475	42	\$185,000	\$74.75
Mcginnis	1	0.2%	1,542	118	\$154,900	\$100.45
Mckee	1	0.2%	3,176	201	\$550,000	\$173.17
North Fork	13	2.1%	2,542	164	\$278,623	\$111.89
Northaven Hills	5	0.8%	1,953	135	\$182,600	\$94.98
Oakbrooke	5	0.8%	3,029	199	\$351,180	\$116.12
Oakhills	2	0.3%	3,532	65	\$347,750	\$98.79
Oakhurst	1	0.2%	3,193	58	\$365,000	\$114.31
Oaklawn	6	0.9%	3,176	149	\$411,300	\$129.18
Oakwood Heights	1	0.2%	1,880	105	\$225,000	\$119.68
Orchards, The	8	1.3%	2,013	170	\$244,813	\$115.43
Oxford Ridge	13	2.1%	2,970	78	\$350,283	\$117.59
Ozark Acres	2	0.3%	3,078	70	\$512,450	\$149.83
Parkcrest	3	0.5%	1,178	62	\$119,333	\$101.52
Parkview Village	1	0.2%	1,210	77	\$105,000	\$86.78
Pleasant View	5	0.8%	2,521	105	\$236,060	\$93.48
Plentywood	4	0.6%	2,881	174	\$256,750	\$89.19

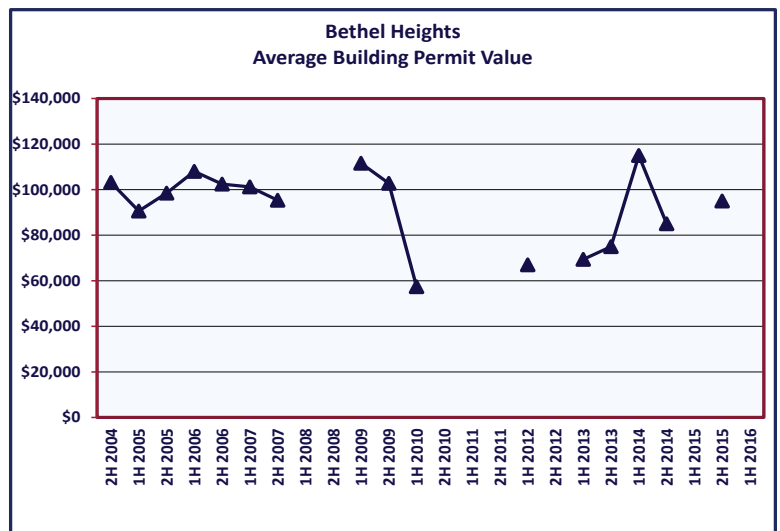
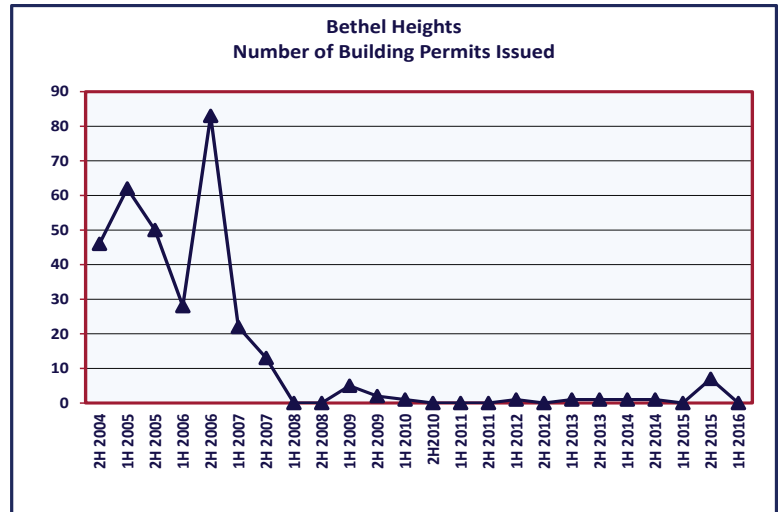
# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Pritchard	1	0.2%	1,232	53	\$227,000	\$184.25
Quail Ridge	7	1.1%	3,057	96	\$327,071	\$106.34
Railroad	2	0.3%	2,049	231	\$448,250	\$255.51
Razorback	1	0.2%	1,863	86	\$143,000	\$76.76
River Oaks	1	0.2%	3,265	163	\$350,000	\$107.20
Riverwalk Farm Estate	22	3.5%	2,137	106	\$241,507	\$112.29
Robin Haven	3	0.5%	1,960	49	\$200,333	\$102.36
Rolling Acres	8	1.3%	2,691	81	\$296,843	\$110.18
Rolling Hills	4	0.6%	2,854	74	\$313,750	\$106.45
Royal Heights	3	0.5%	1,348	89	\$121,900	\$90.50
Saddlebrook	3	0.5%	2,456	98	\$216,300	\$88.82
Scoggan	1	0.2%	1,016	22	\$155,000	\$152.56
Simsberry	1	0.2%	3,023	44	\$363,000	\$120.08
Skyview Acres	1	0.2%	1,232	59	\$118,000	\$95.78
Soaring Hawk	1	0.2%	3,181	260	\$330,000	\$103.74
Southside	1	0.2%	760	46	\$132,500	\$174.34
Spinnaker Rdg Woods	1	0.2%	3,270	59	\$365,000	\$111.62
Sterling	1	0.2%	2,544	53	\$222,000	\$87.26
Stone Meadow	11	1.7%	1,587	144	\$179,078	\$112.34
Stone Ridge Estates	3	0.5%	4,181	153	\$510,000	\$123.29
Stonebriar	2	0.3%	4,349	53	\$579,950	\$131.80
Stoneburrow	14	2.2%	1,783	119	\$157,779	\$89.75
Stonecreek	9	1.4%	1,929	63	\$210,322	\$108.98
Stonehenge	6	0.9%	3,732	135	\$382,083	\$103.09
Sturbridge	3	0.5%	1,718	42	\$168,267	\$98.27
Summerlin	9	1.4%	1,293	65	\$129,833	\$100.73
Sunset	1	0.2%	1,580	104	\$145,000	\$91.77
T J Hollands	1	0.2%	1,909	210	\$399,000	\$209.01
Talamore	4	0.6%	6,034	145	\$802,500	\$134.57
Thompson's	1	0.2%	2,912	235	\$135,000	\$46.36
Town & Country Estates	1	0.2%	2,388	98	\$220,000	\$92.13
Tunbridge Wells	4	0.6%	1,821	73	\$161,850	\$89.09
Victoria Estates	1	0.2%	3,890	259	\$404,000	\$103.86
Virginia's Grove	1	0.2%	2,292	39	\$217,900	\$95.07
W A Burks	2	0.3%	944	101	\$92,500	\$98.92
Walnut Valley	2	0.3%	1,467	45	\$137,000	\$93.44
Westside	1	0.2%	1,112	55	\$110,000	\$98.92
White Oak Trails	10	1.6%	2,925	190	\$343,068	\$116.92
Wildwood	26	4.1%	2,425	114	\$272,915	\$112.03
Willowbend	1	0.2%	2,697	89	\$269,500	\$99.93
Willowbrook Farms	9	1.4%	2,307	226	\$263,532	\$114.25
Windsor Manor	2	0.3%	3,439	131	\$367,500	\$107.97
Windwood	20	3.2%	1,867	62	\$185,578	\$98.49
Woodridge Manor	1	0.2%	1,809	69	\$130,000	\$71.86
Woods Creek	17	2.7%	3,365	140	\$399,795	\$117.42
Other	33	5.1%	2,734	117	\$522,623	\$168.28
<b>Bentonville</b>	<b>634</b>	<b>100.0%</b>	<b>2,444</b>	<b>107</b>	<b>\$284,669</b>	<b>\$113.42</b>

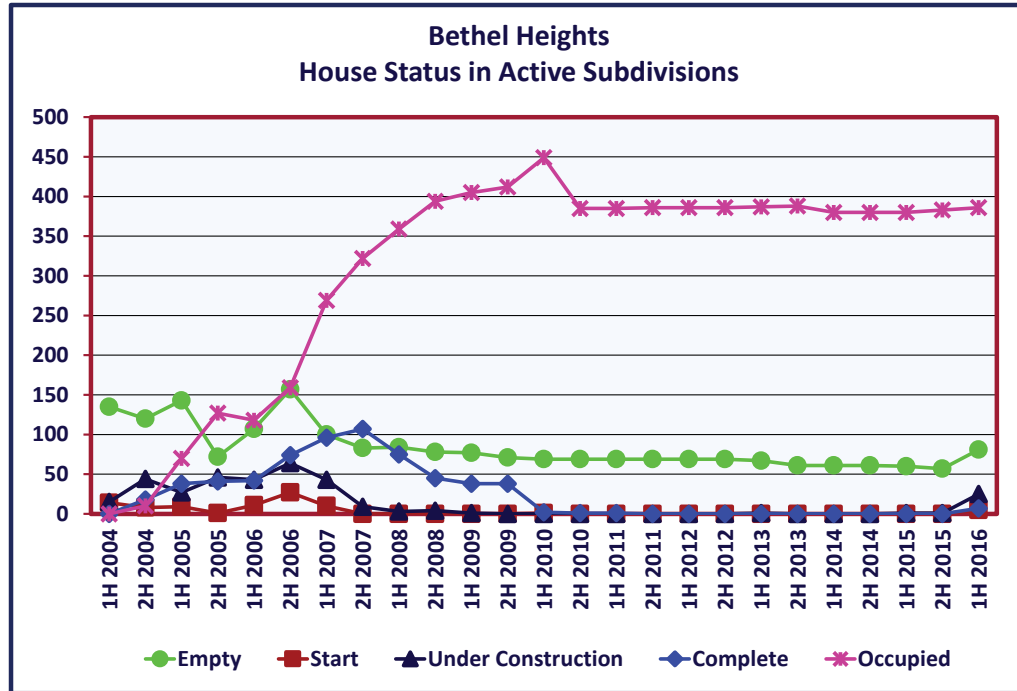
# Bethel Heights

- From January 1 to June 30, 2016 there were no residential building permits issued in Bethel Heights.



# Bethel Heights

- There were 504 total lots in 8 active subdivisions in Bethel Heights in the first half of 2016. About 76.6 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 5.0 percent were under construction, 1.0 percent were starts, and 16.1 percent were vacant lots.
- The only Bethel Heights subdivisions with houses under construction in the first half of 2016 were Heritage Heights with 24 and Wilkins with 1.
- No new construction or progress in existing construction has occurred in the last year in 3 out of 8 active subdivisions in Bethel Heights.
- 3 new houses in Bethel Heights became occupied in the first half of 2016. The annual absorption rate implies that there were 236.0 months of remaining inventory in active subdivisions, up from 232.0 months in the second half of 2015.



- In 5 out of 8 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 118 lots in 2 subdivisions had received preliminary or final approval by June 30, 2016.

## Bethel Heights Preliminary and Final Approved Subdivisions First Half of 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Spring Meadows	2H 2012	55
<i>Final Approval</i>		
Heritage	2H 2014	63
<b>Bethel Heights</b>		<b>118</b>

# Bethel Heights

## Bethel Heights House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	14	0	0	0	58	72	0	168
Great Meadows <sup>1,2</sup>	3	0	0	0	57	60	0	--
Heritage Heights	28	4	24	7	0	63	0	--
Logan Heights, Phase I <sup>1,2</sup>	10	0	0	0	18	28	0	--
Oak Place	12	0	0	0	49	61	0	72
Remington Place <sup>1,2</sup>	3	0	0	0	58	61	0	--
Sunset Ridge	8	0	0	0	25	33	3	32
Wilkins <sup>1</sup>	3	1	1	0	121	126	0	--
<b>Bethel Heights</b>	<b>81</b>	<b>5</b>	<b>25</b>	<b>7</b>	<b>386</b>	<b>504</b>	<b>3</b>	<b>236.0</b>

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

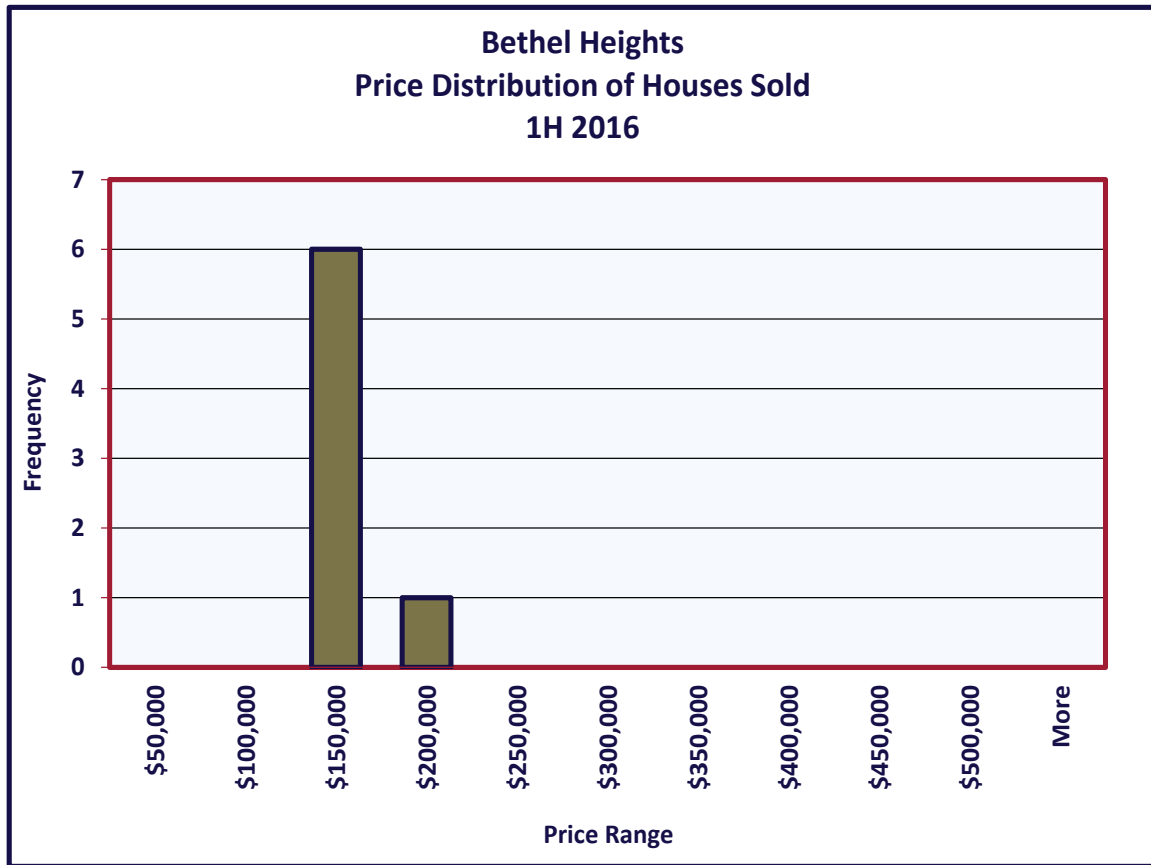
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

## Bethel Heights Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Oak Place	2	28.6%	1,742	91	\$141,000	\$81.20
Wilkins	4	57.1%	1,626	111	\$133,500	\$82.13
Other	1	14.3%	1,950	254	\$200,000	\$102.56
<b>Bethel Heights</b>	<b>7</b>	<b>100.0%</b>	<b>1,705</b>	<b>125</b>	<b>\$145,143</b>	<b>\$84.79</b>



# Bethel Heights

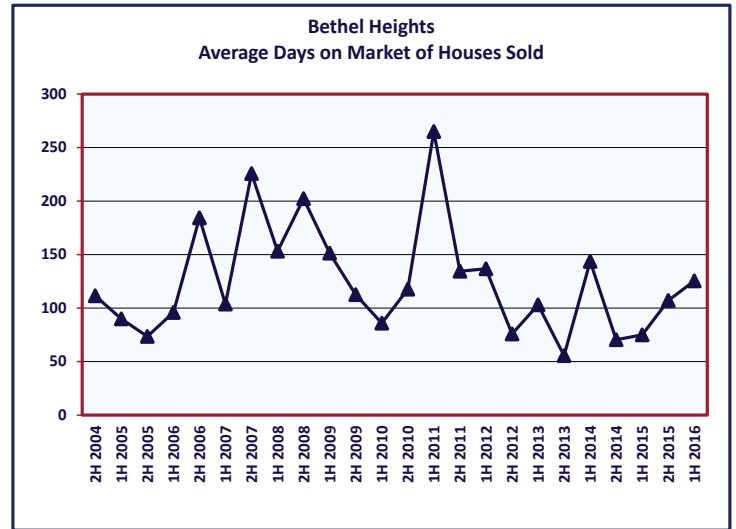
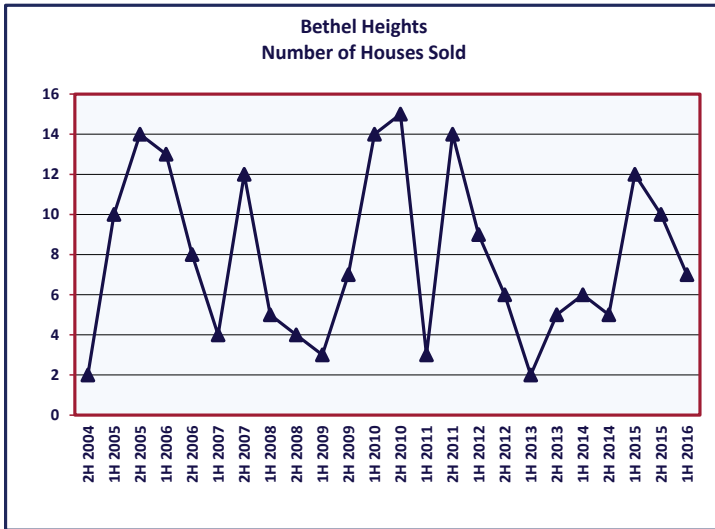


- 85.7 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$150,000.

## Bethel Heights Price Range of Houses Sold First Half of 2016

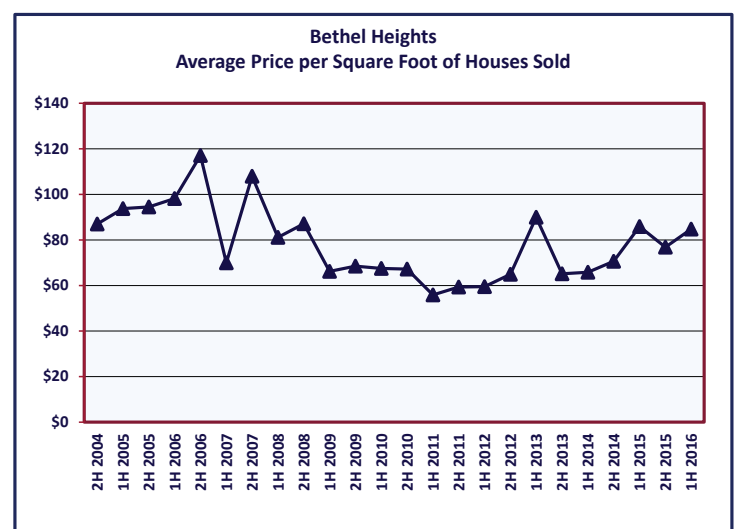
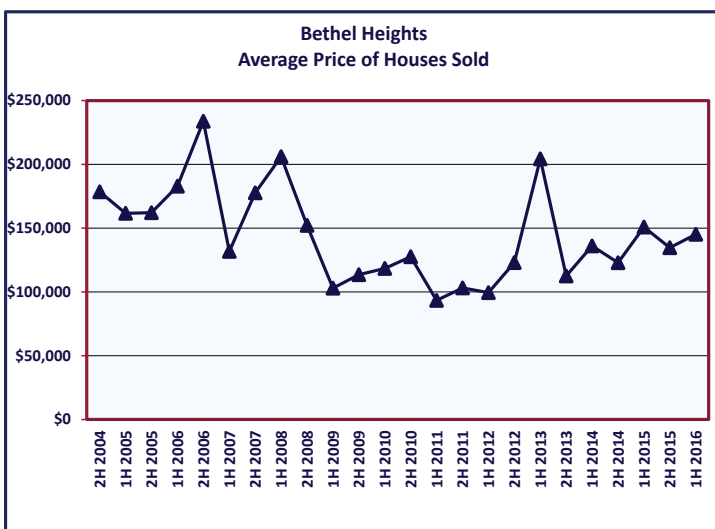
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	6	85.7%	1,664	104	97.1%	\$81.82
\$150,001 - \$200,000	1	14.3%	1,950	254	95.7%	\$102.56
\$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%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Bethel Heights</b>	<b>7</b>	<b>100.0%</b>	<b>1,705</b>	<b>125</b>	<b>96.9%</b>	<b>\$84.79</b>

# Bethel Heights



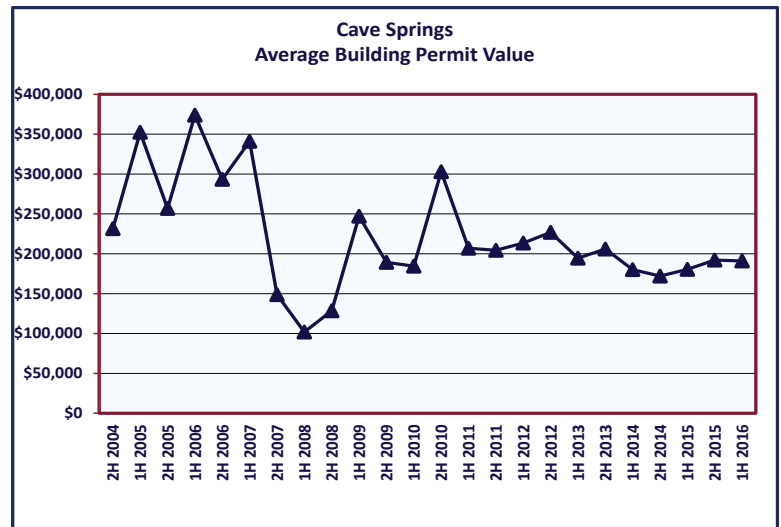
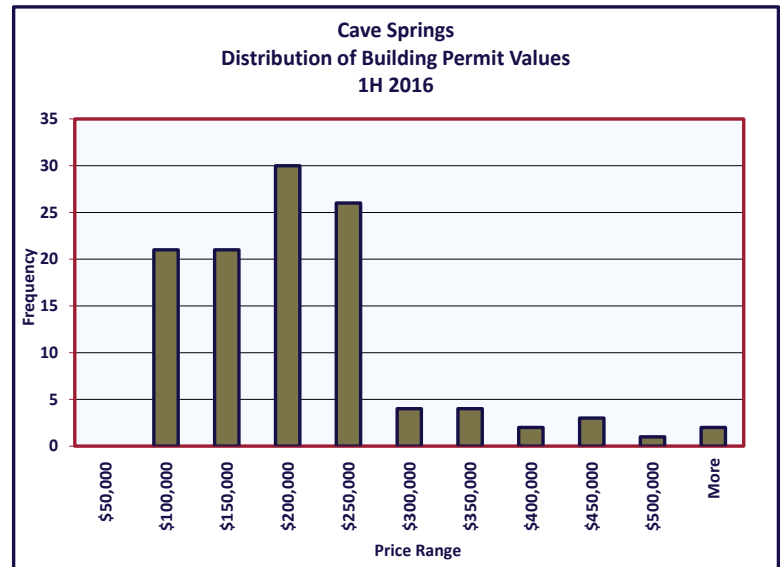
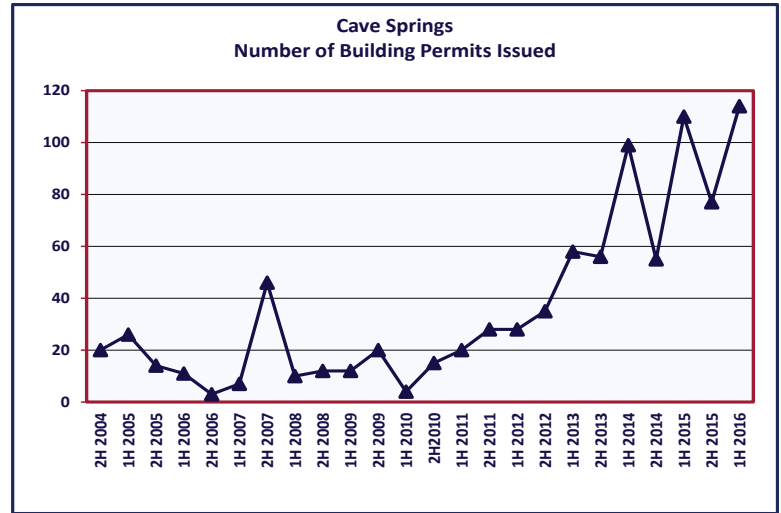
- There were 7 houses sold in Bethel Heights from January 1 to June 30, 2016, or 30.0 percent fewer than the 10 sold in the second half of 2015, and 41.7 percent fewer than the total sold in the first half of 2015.
- The average price of a house sold in Bethel Heights increased from \$134,650 in the second half of 2015 to \$145,143 in the first half of 2016. The average sales price was 7.8 percent higher than in the previous half year, and 3.8 percent lower than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 107 in the second half of 2015 to 125 in the first half of 2016.
- The average price per square foot for a house sold in Bethel Heights increased from \$76.84 in the second half of 2015 to \$84.79 in the first half of 2016.

- The average price per square foot was 10.3 percent higher than in the second half of 2015 and 1.3 percent lower than in the first half of 2015.
- About 0.3 percent of all houses sold in Benton County in the first half of 2016 were sold in Bethel Heights. The average sales price of a house was 66.4 percent of the county average.
- Out of the 7 houses sold in the first half of 2016, none were new construction.
- There were 2 houses in Bethel Heights listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$153,900.
- According to the Benton County Assessor's database, 66.2 percent of houses in Bethel Heights were owner-occupied in the first half of 2016.



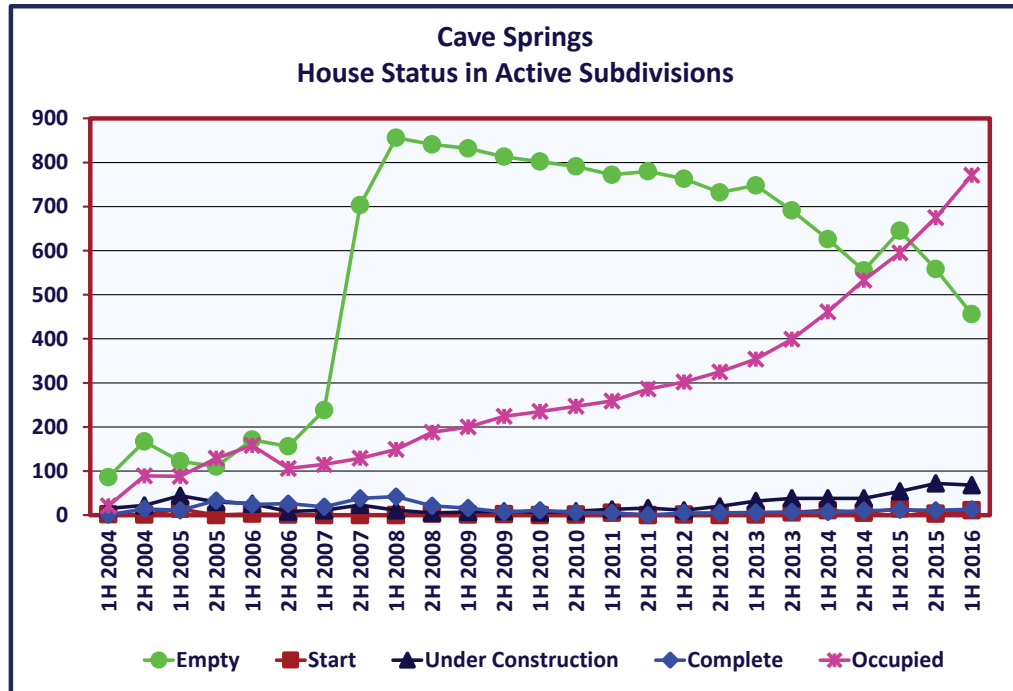
# Cave Springs

- From January 1 to June 30, 2016 there were 114 residential building permits issued in Cave Springs. This represents a 3.6 percent increase from the first half of 2015.
- In the first half of 2016, a majority of building permits in Cave Springs were valued in the \$50,001 to \$200,000 range.
- The average residential building permit value in Cave Springs increased by 7.4 percent from \$180,378 in the first half of 2015 to \$190,967 in the first half of 2016.



# Cave Springs

- There were 1,319 total lots in 18 active subdivisions in Cave Springs in the first half of 2016. About 58.5 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 5.2 percent were under construction, 0.8 percent were starts, and 34.6 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the first half of 2016 was Hyde Park with 19.
- No new construction or progress in existing construction has occurred in the last year in 2 out of the 18 active subdivisions in Cave Springs.
- 96 new houses in Cave Springs became occupied in the first half of 2016. The annual absorption rate implies that there were 37.2 months of remaining inventory in active subdivisions, down from 54.8 months in the second half of 2015.



- In 2 out of the 18 active subdivisions in Cave Springs, no absorption has occurred in the past year.
- An additional 147 lots in 2 subdivisions had received final approval by June 30, 2016.



## Cave Springs Preliminary and Final Approved Subdivisions First Half of 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Fairway Valley, Phase II	2H 2015	33
Otter Creek, Phase II	1H 2007	114
<b>Cave Springs</b>		<b>147</b>

# Cave Springs

## Cave Springs House Status in Active Subdivisions First Half of 2016

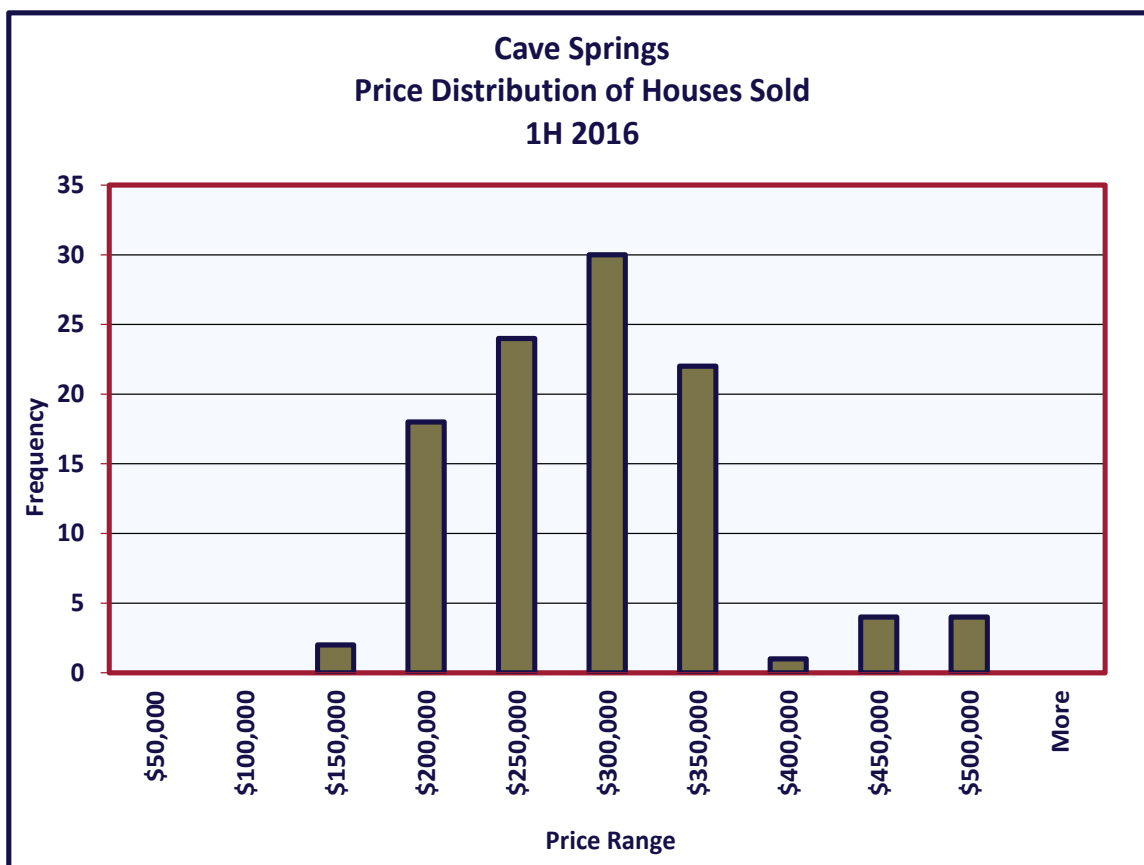
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	86	3	18	8	80	195	19	39.4
Chattin Valle	3	0	0	0	25	28	1	18.0
Duffers Ridge <sup>1,2</sup>	2	0	0	0	6	8	0	--
Fairway Valley	1	0	1	0	26	28	4	2.7
Hamptons, The	0	0	0	0	59	59	3	0.0
Hickory Hills	55	0	4	0	7	66	5	101.1
Hyde Park	113	0	19	0	158	290	11	58.7
La Bonne Vie, Phase I <sup>1,2</sup>	3	0	0	0	3	6	0	--
Marbella	49	2	9	1	10	71	7	73.2
Mountain View	4	0	0	0	36	40	1	24.0
Nevaeh Estates	39	0	1	1	1	42	1	492.0
Otter Creek Estates, Phase I	33	2	8	1	34	78	15	24.0
Ridgewood	6	1	4	0	69	80	5	11.0
Sand Springs, Phase I	45	2	2	2	67	118	17	18.5
Soaring Hawk	1	0	0	0	15	16	1	6.0
Spring Ridge	9	0	1	0	51	61	4	30.0
Springs at Wellington	5	1	0	0	46	52	1	36.0
St. Valery Downs	2	0	1	0	78	81	1	36.0
<b>Cave Springs</b>	<b>456</b>	<b>11</b>	<b>68</b>	<b>13</b>	<b>771</b>	<b>1,319</b>	<b>96</b>	<b>37.2</b>

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

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



# Cave Springs



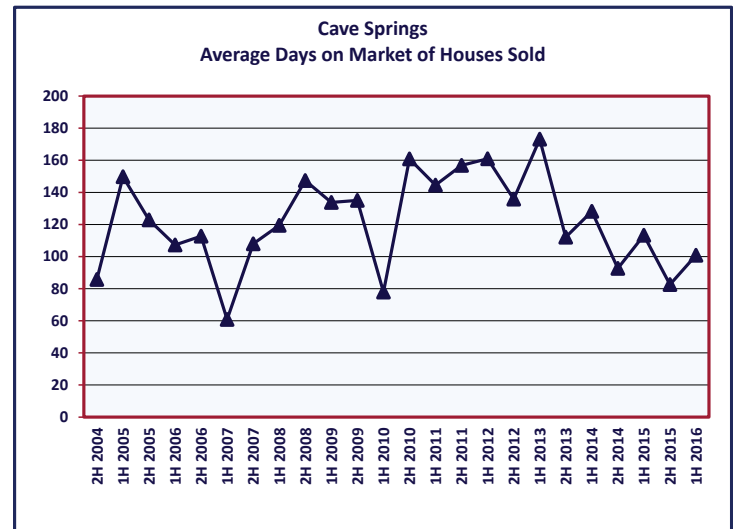
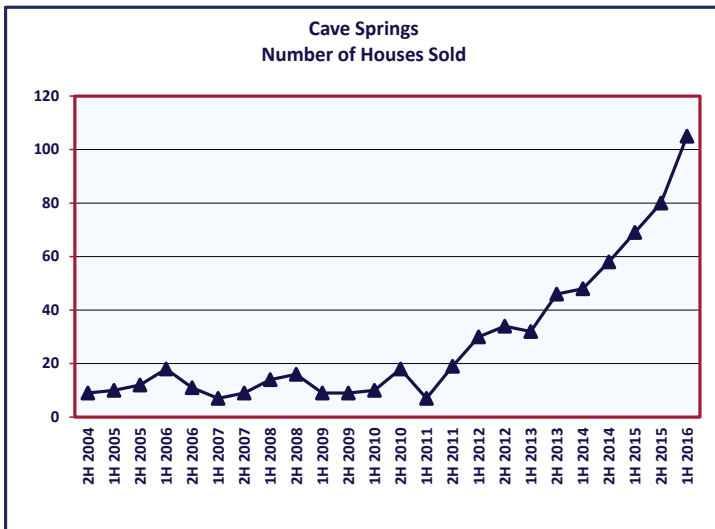
- 51.5 percent of the sold houses in Cave Springs were priced between \$200,001 and \$300,000.

## Cave Springs Price Range of Houses Sold First Half of 2016

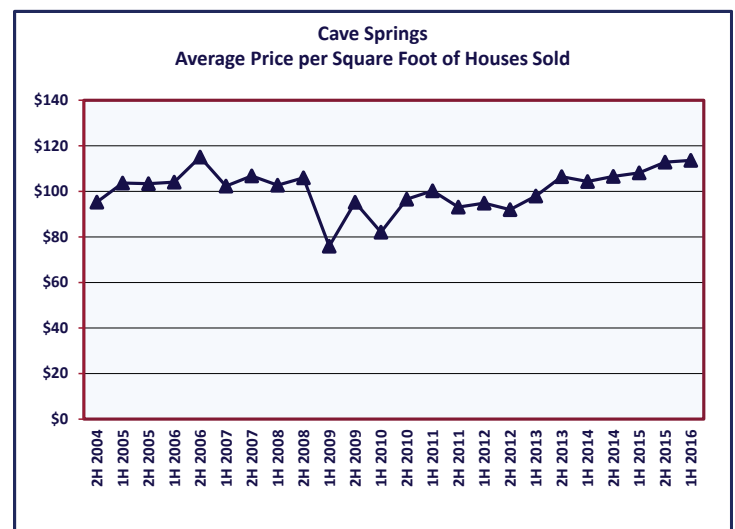
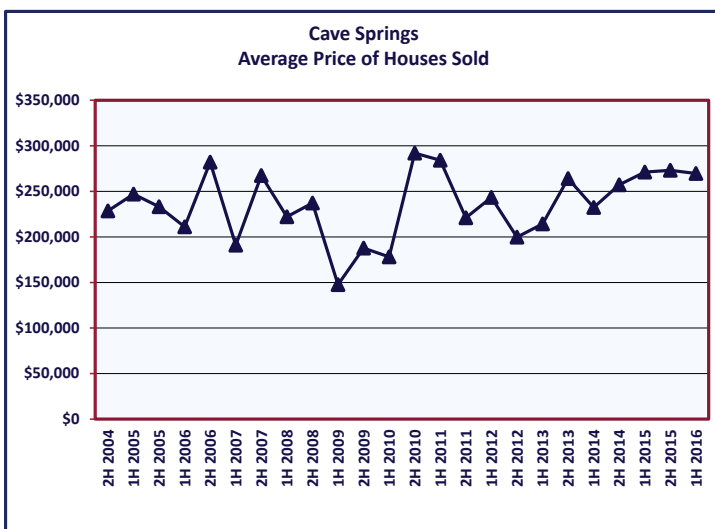
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	2	1.9%	1,539	50	97.5%	\$87.72
\$150,001 - \$200,000	18	17.1%	1,704	87	99.3%	\$107.82
\$200,001 - \$250,000	24	22.9%	2,075	117	99.9%	\$111.89
\$250,001 - \$300,000	30	28.6%	2,451	98	99.3%	\$111.79
\$300,001 - \$350,000	22	21.0%	2,753	87	99.7%	\$117.19
\$350,001 - \$400,000	1	1.0%	3,140	231	98.1%	\$114.01
\$400,001 - \$450,000	4	3.8%	3,337	125	99.9%	\$128.12
\$450,001 - \$500,000	4	3.8%	3,359	132	100.0%	\$141.87
\$500,000+	0	0.0%	--	--	--	--
<b>Cave Springs</b>	<b>105</b>	<b>100.0%</b>	<b>2,358</b>	<b>101</b>	<b>99.6%</b>	<b>\$113.59</b>



# Cave Springs



- There were 105 houses sold in Cave Springs from January 1 to June 30, 2016, or 31.3 percent more than the 80 sold in the second half of 2015, and 52.2 percent more than in the first half of 2015.
- The average price of a house sold in Cave Springs decreased from \$273,080 in the second half of 2015 to \$269,606 in the first half of 2016.
- The average sales price was 1.3 percent lower than in the previous half year and 0.6 percent lower than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 83 in the second half of 2015 to 101 in the first half of 2016.
- The average price per square foot for a house sold in Cave Springs increased from \$112.82 in the second half of 2015 to \$113.59 in the first half of 2016.
- The average price per square foot was 0.7 percent higher than in the previous half year and 5.1 percent higher than in the first half of 2015.
- About 4.0 percent of all houses sold in Benton County in the first half of 2016 were sold in Cave Springs. The average sales price of a house was 123.4 percent of the county average.
- Out of 105 houses sold in the first half of 2016, 74 were new construction.
- These newly constructed houses had an average sold price of \$281,059 and took an average of 103 days to sell from their initial listing dates.
- There were 53 houses in Cave Springs listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$313,540.
- According to the Benton County Assessor's database, 70.1 percent of houses in Cave Springs were owner-occupied in the first half of 2016.



# Cave Springs

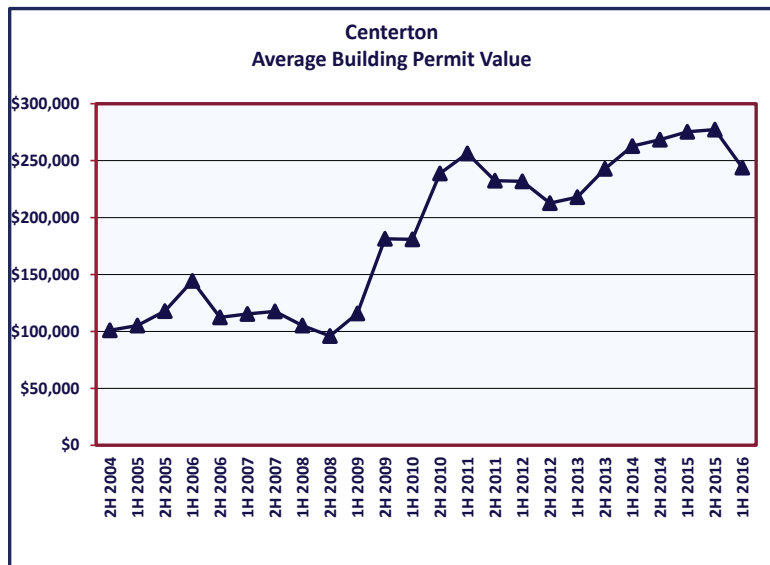
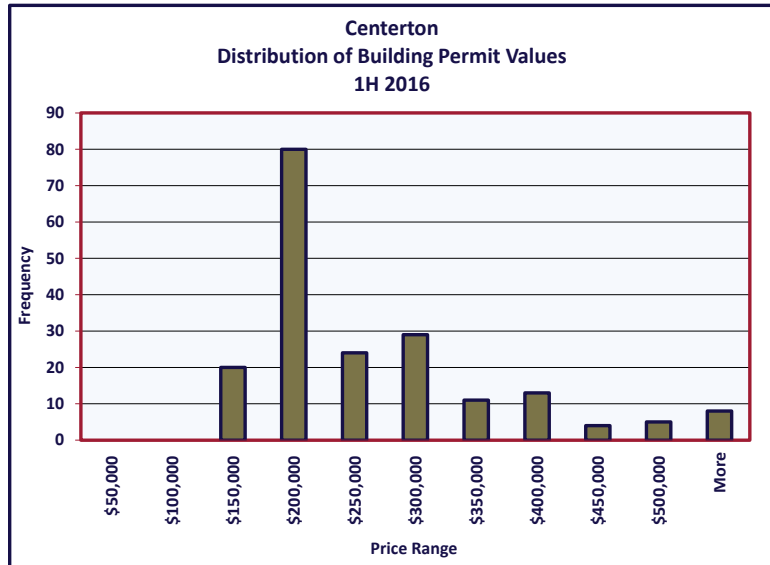
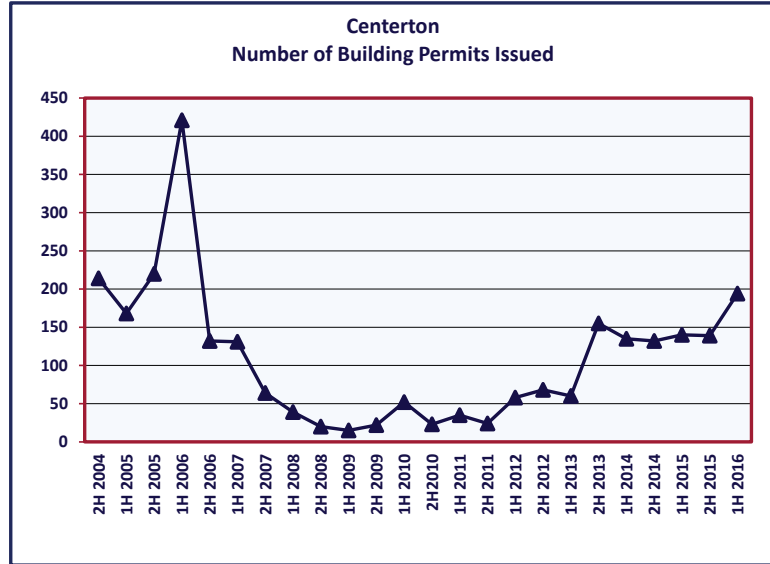
## Cave Springs Sold House Characteristics by Subdivision First Half 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bartletts	1	1.0%	3,442	92	\$325,000	\$94.42
Biltmore	4	3.8%	2,321	50	\$254,625	\$109.71
Brentwood	20	19.0%	2,104	94	\$229,323	\$109.04
Fairway Valley	6	5.7%	2,237	146	\$257,648	\$115.74
Hamptons	6	5.7%	1,801	87	\$199,119	\$110.49
Hickory Hills	5	4.8%	2,170	92	\$255,210	\$117.61
Hyde Park	21	20.0%	2,661	89	\$319,245	\$119.67
Johnsons	1	1.0%	1,687	58	\$120,000	\$71.13
Marbella	12	11.4%	2,534	106	\$294,458	\$116.52
Otter Creek Estates	4	3.8%	3,399	141	\$463,375	\$136.31
Reeves	1	1.0%	2,786	132	\$260,000	\$93.32
Ridgewood	2	1.9%	3,278	142	\$468,000	\$143.34
Sand Springs	11	10.5%	1,746	90	\$194,821	\$112.37
Springs At Wellington	3	2.9%	2,767	136	\$296,000	\$106.44
Wellington Heights	6	5.7%	2,606	142	\$257,333	\$99.02
Weston Hills	1	1.0%	1,748	66	\$182,000	\$104.12
Other	1	1.0%	1,858	78	\$197,900	\$106.51
<b>Cave Springs</b>	<b>105</b>	<b>100.0%</b>	<b>2,358</b>	<b>101</b>	<b>\$269,606</b>	<b>\$113.59</b>



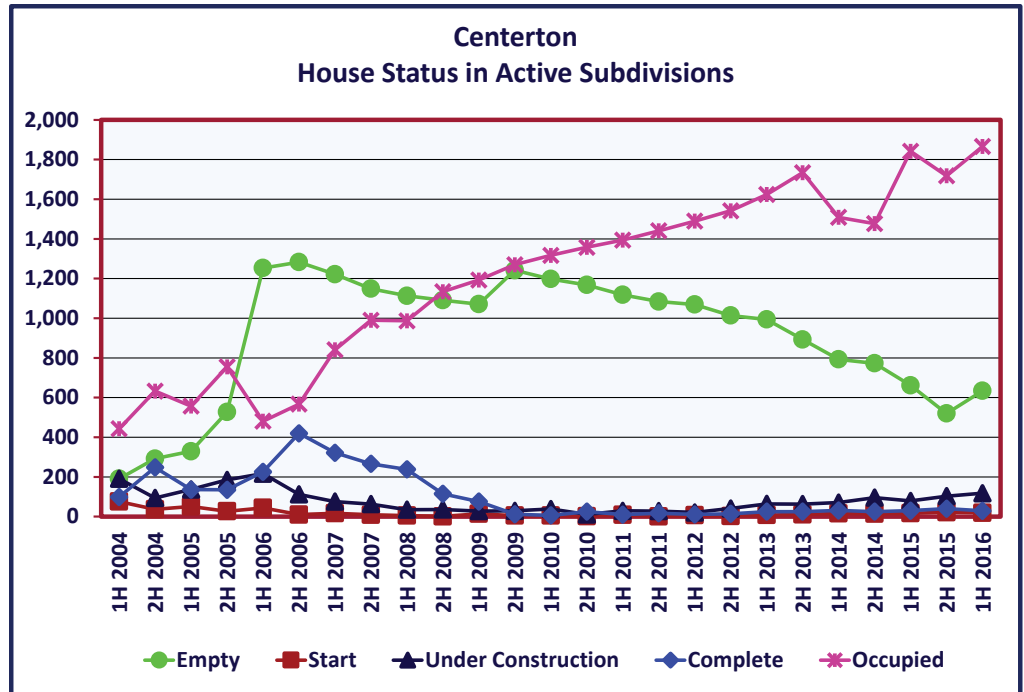
# Centerton

- From January 1 to June 30, 2016 there were 194 residential building permits issued in Centerton. This represents a 38.6 percent increase from the second half of 2015.
- In the first half of 2016, a majority of building permits in Centerton were valued in the \$100,001 to \$300,000 range.
- The average residential building permit value in Centerton decreased by 11.4 percent from \$275,333 in the first half of 2015 to \$243,931 in the first half of 2016.



# Centerton

- There were 2,666 total lots in 22 active subdivisions in Centerton in the first half of 2016. About 70.0 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 4.4 percent were under construction, 0.7 percent were starts, and 23.8 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the first half of 2016 was Tamarron with 41.
- 166 new houses in Centerton became occupied in the first half of 2016. The annual absorption rate implies 35.7 months of remaining inventory in active subdivisions, up from 30.7 months in the second half of 2015.
- In 3 out of 21 active subdivisions in Centerton, no absorption has occurred in the past year.



- An additional 872 lots in 16 subdivisions had received final approval by June 30, 2016.



## Centerton Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bequette Farms, Phase I	2H 2015	30
Big Sky	2H 2015	70
Bliss Meadows	1H 2014	50
Clark Estates	1H 2016	57
Diamond Estates, Phase I	1H 2016	34
Forest Park, Phase II	1H 2013	58
Maple Estates, Phase IA	1H 2016	27
Maple Estates, Phase IB	1H 2016	37
Osage Creek	2H 2015	34
Quail Hollow, Phases I-III	1H 2013	120
Ridgefield, Phase III	1H 2016	36
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Sunrise Ridge	2H 2015	32
Tuscany, Phases II, III	1H 2014	51
<i>Final Approval</i>		
Bellewood	1H 2016	143
Creekside, Phase I	1H 2016	196
<b>Centerton</b>		<b>872</b>

# Centerton

## Centerton House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brimwoods, Phase I	7	0	1	0	27	35	0	96.0
Centerton Business Park	32	0	1	1	0	34	0	--
Char-Lou Estates, Phases I, II	16	3	5	2	102	128	16	17.3
Copper Oaks <sup>1</sup>	3	0	0	0	222	225	0	--
Creekside	49	2	4	0	0	55	0	--
Forest Park	2	0	0	1	65	68	16	1.8
Lexington (replat of Braemer) <sup>1</sup>	42	1	5	0	0	48	0	--
Moonlight Valley	29	1	1	0	3	34	0	372.0
Morningside	45	3	7	5	49	109	22	19.5
Oak Tree	51	0	8	4	137	200	21	26.1
Quail Ridge, Phases I, II	3	0	1	0	179	183	2	16.0
Ridgefield Addition, Block II	3	0	1	0	31	35	1	24.0
Sienna at Cooper's Farm, Ph. IB, II, III	132	0	18	1	434	585	11	151.0
Somerset	4	0	1	0	46	51	6	6.7
Tamarron	103	1	41	8	146	299	46	24.8
Tarah Knolls	4	0	0	0	48	52	1	5.3
Timber Ridge	5	0	5	0	51	61	6	17.1
Tuscany, Phase I	38	0	7	2	24	71	7	80.6
Versailles	49	1	10	5	63	128	11	22.9
Waterford Park	5	1	2	0	13	21	0	48.0
Willow Crossing, Phase I <sup>1</sup>	12	6	0	0	226	244	0	--
<b>Centerton</b>	<b>634</b>	<b>19</b>	<b>118</b>	<b>29</b>	<b>1,866</b>	<b>2,666</b>	<b>166</b>	<b>35.7</b>

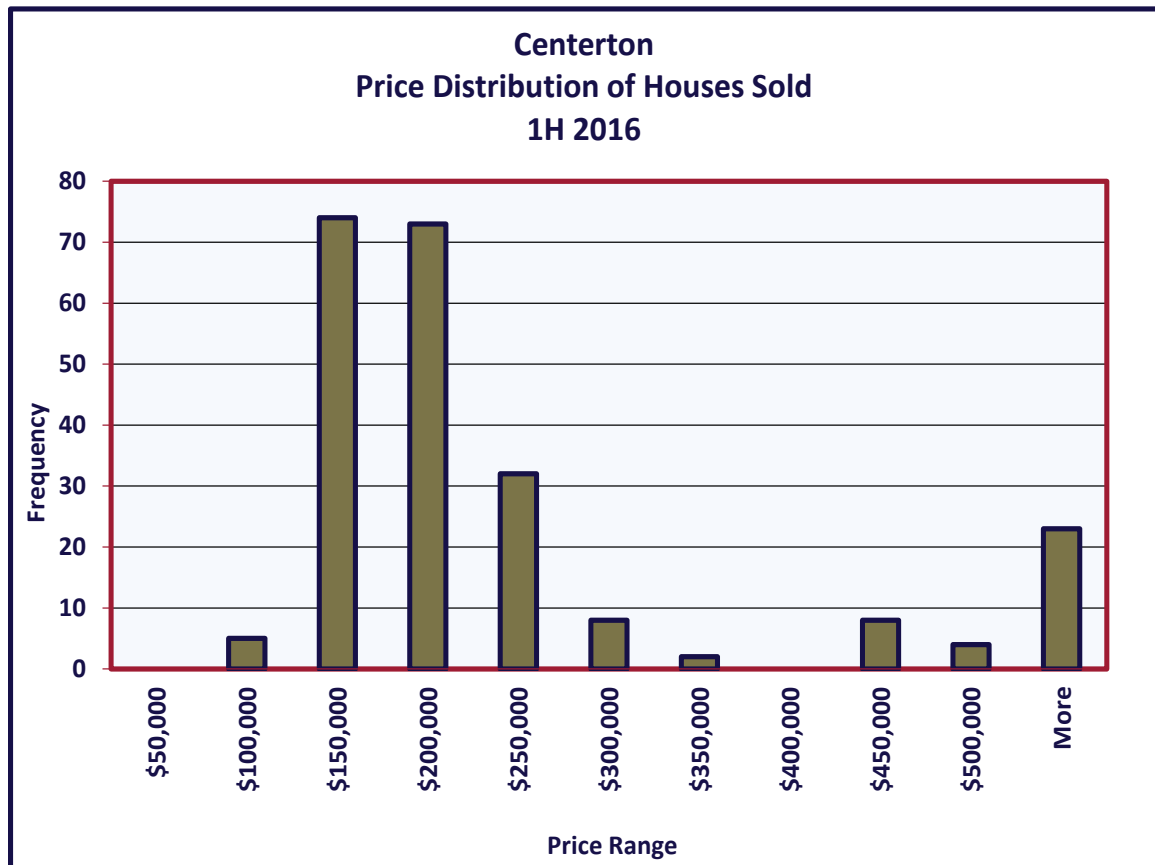
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Centerton



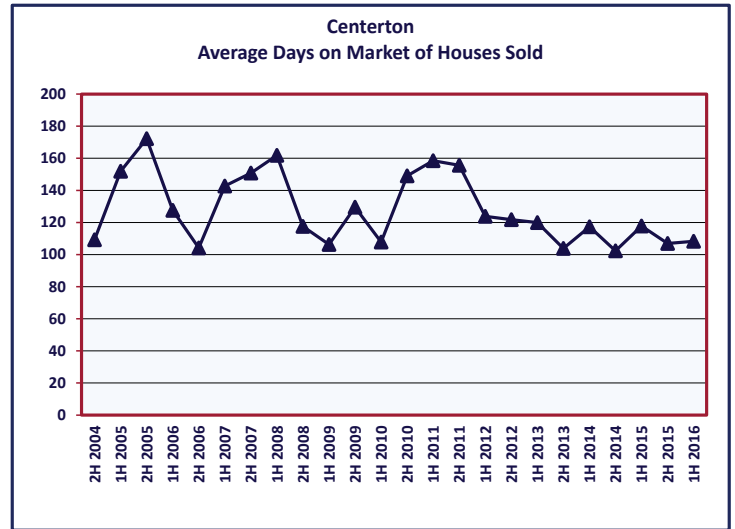
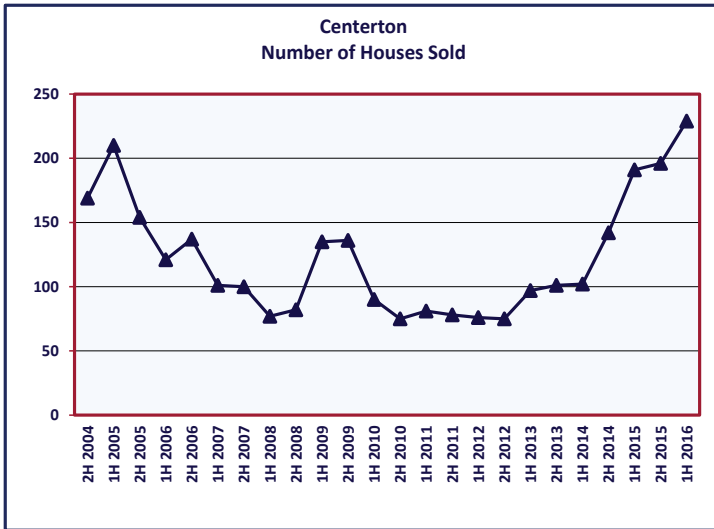
- 64.2 percent of the sold houses in Centerton were priced between \$100,001 and \$200,000.

## Centerton Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	5	2.2%	1,363	91	97.3%	\$63.60
\$100,001 - \$150,000	74	32.3%	1,419	73	98.7%	\$90.61
\$150,001 - \$200,000	73	31.9%	1,802	91	99.3%	\$96.31
\$200,001 - \$250,000	32	14.0%	2,146	129	99.8%	\$104.83
\$250,001 - \$300,000	8	3.5%	2,468	162	100.1%	\$107.27
\$300,001 - \$350,000	2	0.9%	3,145	90	100.8%	\$107.74
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	8	3.5%	3,359	224	99.5%	\$127.22
\$450,001 - \$500,000	4	1.7%	3,586	149	99.5%	\$135.17
\$500,000+	23	10.0%	4,129	187	99.3%	\$191.30
<b>Centerton</b>	<b>229</b>	<b>100.0%</b>	<b>2,071</b>	<b>108</b>	<b>99.2%</b>	<b>\$106.73</b>



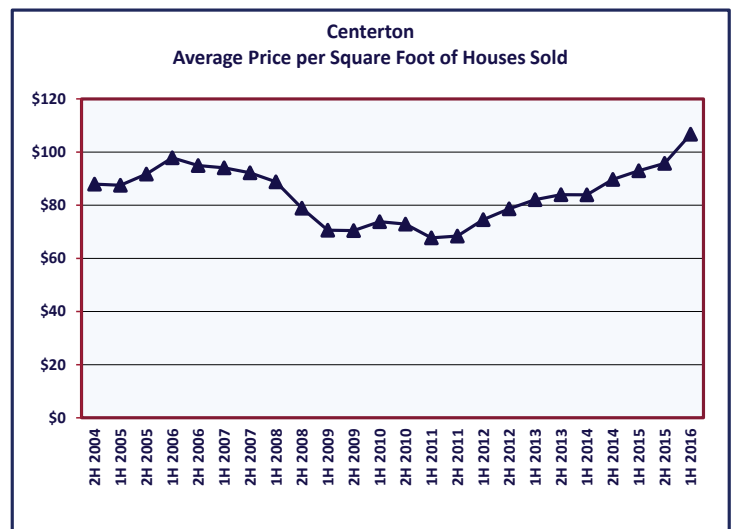
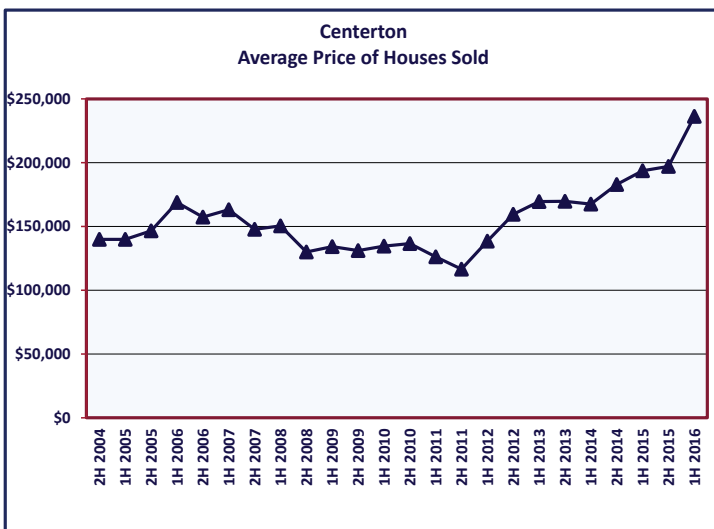
# Centerton



- There were 229 houses sold in Centerton from January 1 to June 30, 2016 or 16.8 percent more than the 196 sold in the second half of 2015, and 19.9 percent more than in the first half of 2015.
- The average price of a house sold in Centerton increased from \$197,058 in the second half of 2015 to \$236,338 in the first half of 2016.
- The average sales price was 19.9 percent higher than in the second half of 2015 and 22.0 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 107 in the second half of 2015 to 108 in the first half of 2016.
- The average price per square foot for a house sold in Centerton increased from \$95.72 in the second half of 2015 to \$106.73 in the first half of 2016.
- The average price per square foot was 11.5 percent higher than in the first half of 2015 and 14.8 percent higher than in the

second half of 2015.

- About 8.7 percent of all houses sold in Benton County in the first half of 2016 were sold in Centerton.
- The average sales price of a house was 108.2 percent of the county average.
- Out of 229 houses sold in the first half of 2016, 93 were new construction.
- These newly constructed houses had an average sold price of \$341,930 and took an average of 159 days to sell from their initial listing dates.
- There were 109 houses in Centerton listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$332,810.
- According to the Benton County Assessor's database, 60.1 percent of houses in Centerton were owner-occupied in the first half of 2016.



# Centerton

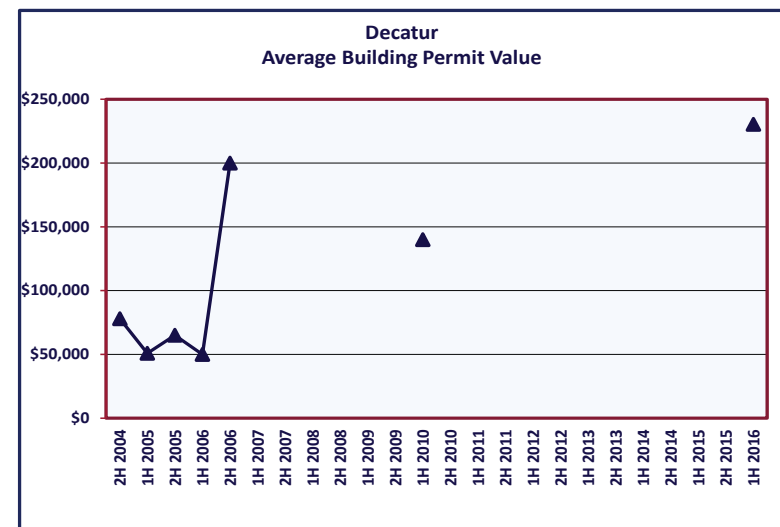
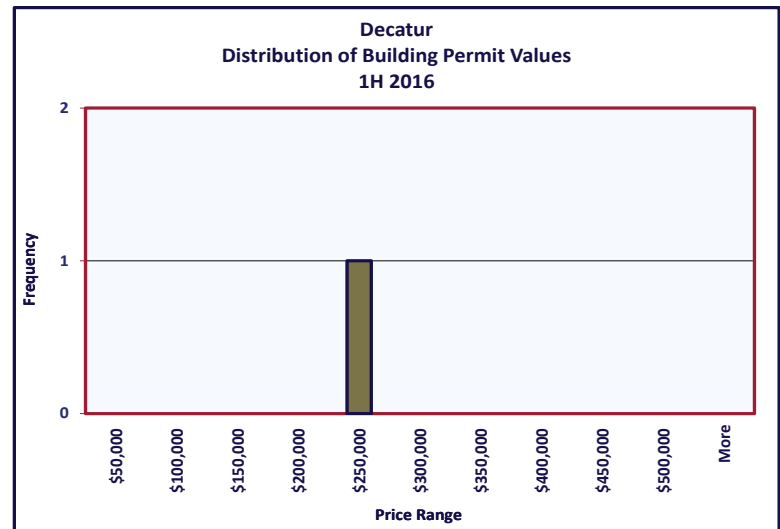
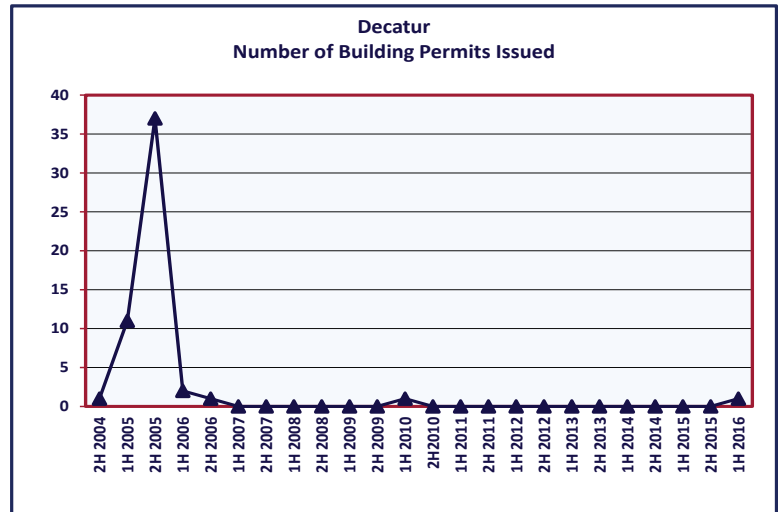
## Centerton Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	8	3.5%	1,515	87	\$166,488	\$110.08
Black Springs	3	1.3%	1,908	77	\$179,667	\$94.34
Bliss Orchard	4	1.7%	1,704	88	\$149,975	\$88.16
Centerpoint	28	12.2%	1,364	73	\$122,154	\$89.89
Char Lou Estates	3	1.3%	2,651	103	\$202,000	\$76.85
Dogwood	2	0.9%	1,407	104	\$127,825	\$91.25
Edens Court	1	0.4%	1,652	52	\$155,000	\$93.83
Forest Park	12	5.2%	2,110	206	\$230,762	\$109.33
Fox Run	2	0.9%	1,769	60	\$152,000	\$85.95
Hickory Park	1	0.4%	1,443	19	\$98,977	\$68.59
Kensington Hills	7	3.1%	1,878	50	\$178,786	\$95.55
Laynebridge	1	0.4%	2,185	63	\$205,000	\$93.82
Lexington	1	0.4%	3,094	102	\$347,131	\$112.19
Liberty Heights	1	0.4%	1,916	118	\$72,000	\$37.58
Morningside	9	3.9%	1,353	108	\$137,312	\$101.98
North Forty	6	2.6%	1,469	65	\$123,300	\$84.19
Oak Ridge	1	0.4%	1,478	73	\$123,900	\$83.83
Oak Tree	13	5.7%	4,250	201	\$642,254	\$149.18
Ridgefield	4	1.7%	1,946	39	\$187,700	\$96.41
Sienna At Coopers Farm	27	11.8%	1,765	80	\$164,641	\$93.41
Simmons	2	0.9%	1,896	142	\$166,000	\$87.85
Somerset	7	3.1%	1,478	104	\$148,311	\$100.02
Sonoma Valley	3	1.3%	1,670	58	\$151,333	\$90.59
SouthFork	4	1.7%	1,913	71	\$171,475	\$89.67
Southland	4	1.7%	1,238	83	\$92,125	\$73.54
Tamarron	38	16.6%	2,040	116	\$260,477	\$126.12
Tarah Knolls	2	0.9%	2,224	111	\$202,750	\$91.61
Timber Ridge	3	1.3%	1,789	175	\$175,733	\$98.18
Tuscany	9	3.9%	3,398	230	\$431,889	\$127.08
Versailles	11	4.8%	4,179	150	\$613,623	\$146.20
Westwood	5	2.2%	1,444	44	\$127,430	\$88.30
Willow Crossing	3	1.3%	1,460	38	\$135,167	\$92.70
Other	4	1.7%	1,992	75	\$283,000	\$134.75
<b>Centerton</b>	<b>229</b>	<b>100.0%</b>	<b>2,071</b>	<b>108</b>	<b>\$236,338</b>	<b>\$106.73</b>

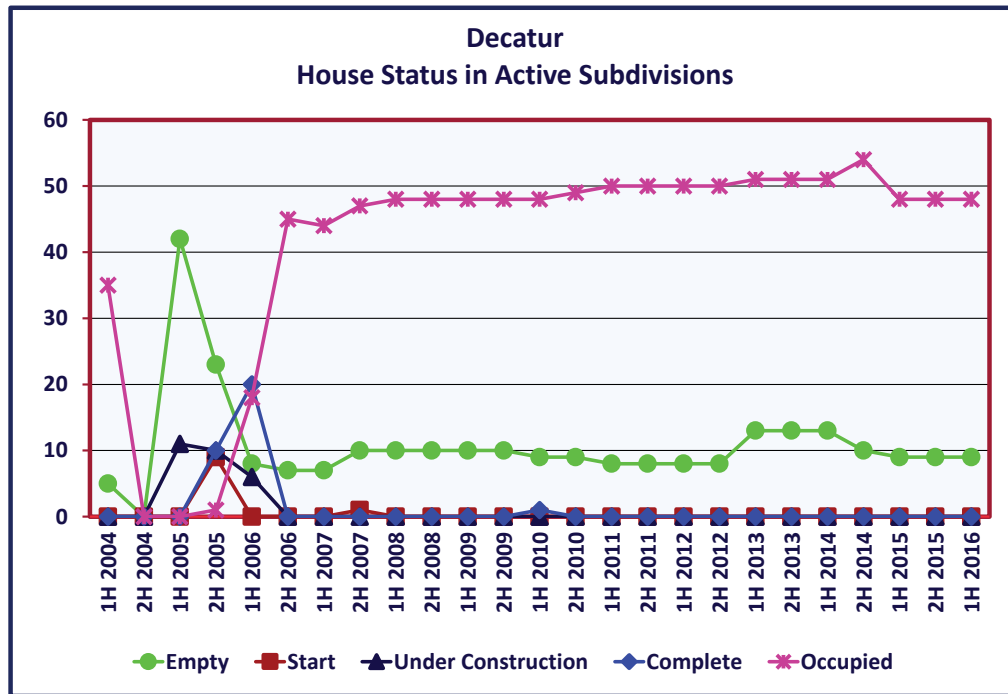


# Decatur

- From January 1 to June 30, 2016 there was 1 residential building permit valued at \$230,300 issued in Decatur.



# Decatur



- There were 57 total lots in 2 active subdivisions in Decatur in first half of 2016. About 84.2 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 15.8 percent were empty lots.
- No new houses were under construction in Decatur in the first half of 2016.
- No construction or progress in existing construction occurred in the past year in both of the active subdivisions in Decatur.
- 0 houses in Decatur became occupied in the first half of 2016. In both of the active subdivisions, Decatur experienced no absorption during the past year.
- No new subdivisions received preliminary or final approval by June 30, 2016.

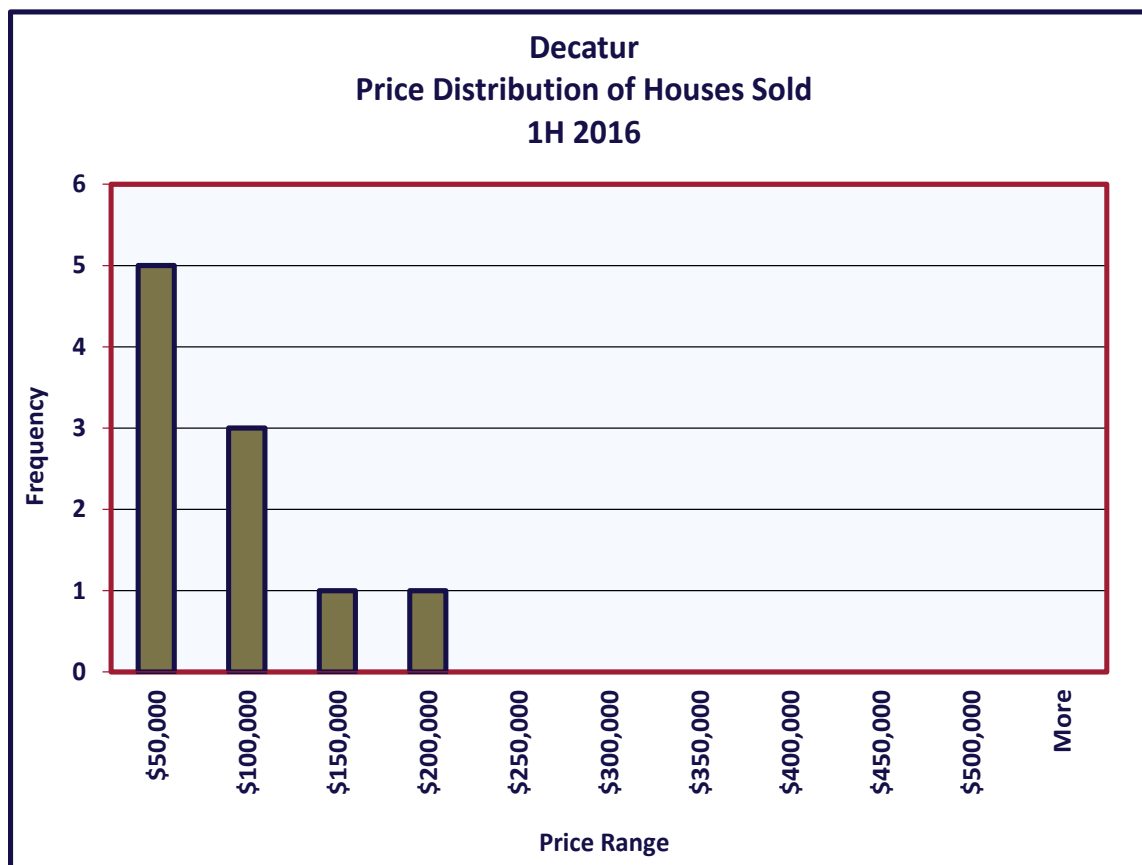
## Decatur House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates <sup>1,2</sup>	2	0	0	0	4	6	0	--
Grant Springs <sup>1,2</sup>	7	0	0	0	44	51	0	--
<b>Decatur</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>57</b>	<b>0</b>	<b>--</b>

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

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

# Decatur

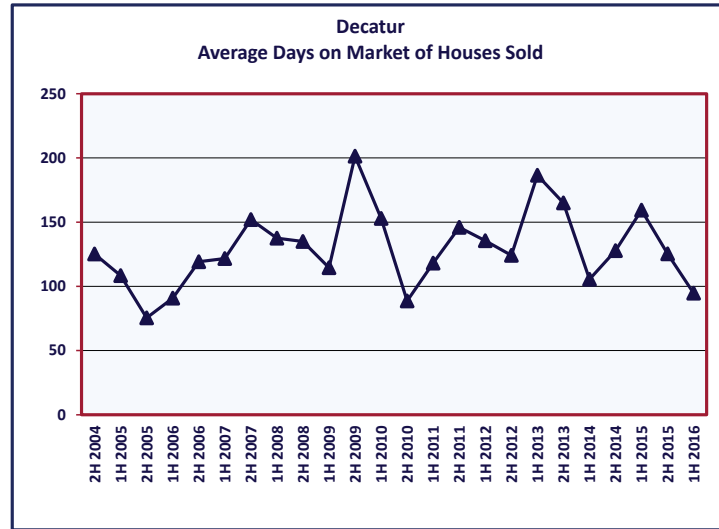
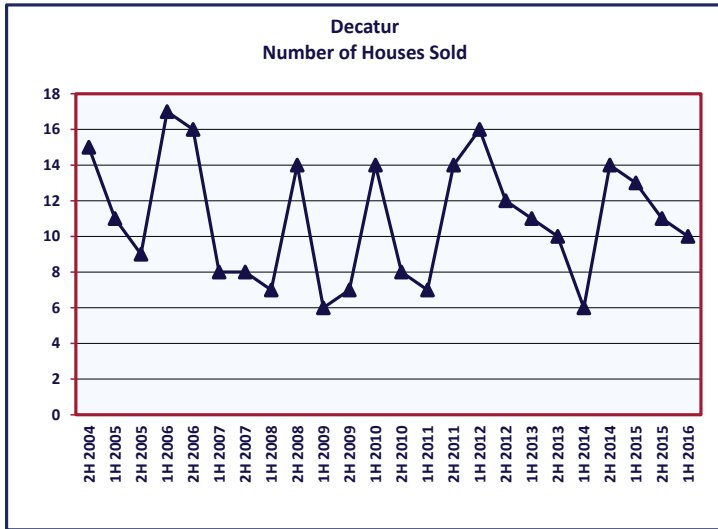


- 50.0 percent of the sold houses in Decatur were priced between \$0 and \$50,000.

## Decatur Price Range of Houses Sold First Half of 2016

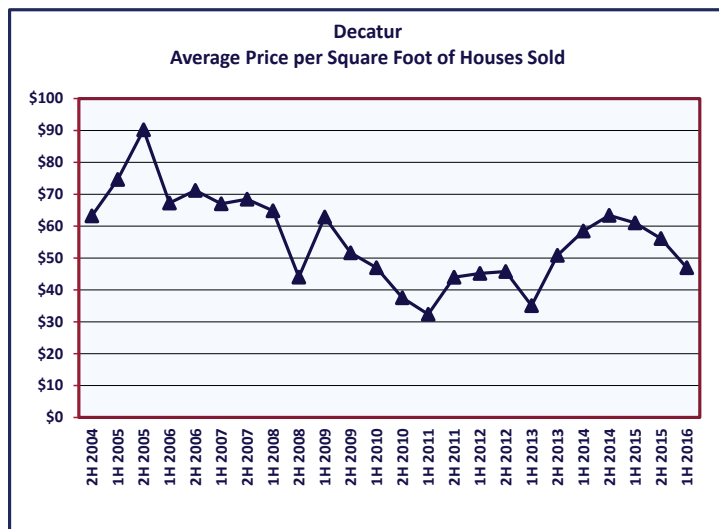
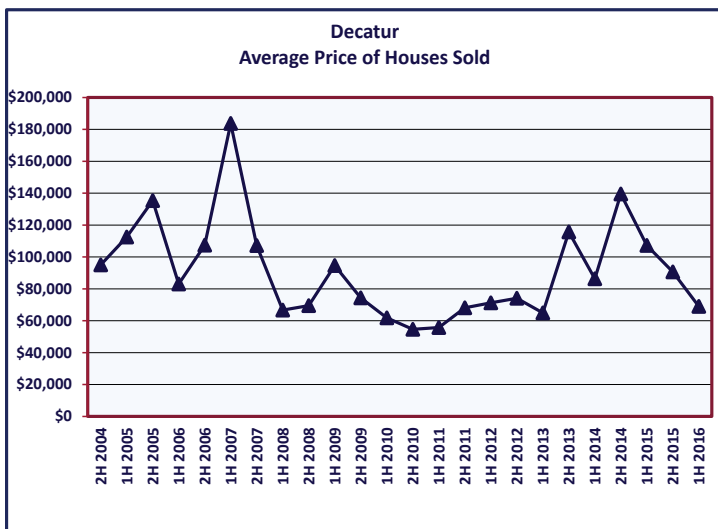
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	50.0%	1,173	119	90.4%	\$31.73
\$50,001 - \$100,000	3	30.0%	1,242	64	97.0%	\$50.32
\$100,001 - \$150,000	1	10.0%	1,780	117	91.3%	\$76.97
\$150,001 - \$200,000	1	10.0%	2,229	44	94.9%	\$83.00
\$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%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Decatur</b>	<b>10</b>	<b>100.0%</b>	<b>1,360</b>	<b>95</b>	<b>92.9%</b>	<b>\$46.96</b>

# Decatur



- There were 10 houses sold in Decatur from January 1 to June 30, 2016, or 9.1 percent fewer than the 11 sold in the second half of 2015, and 23.1 percent fewer than in the first half of 2015.
- The average price of a house sold in Decatur decreased from \$90,646 in the second half of 2015 to \$69,030 in the first half of 2016.
- The average sales price was 23.8 percent lower than in the second half of 2015 and 35.7 percent lower than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 125 in the second half of 2015 to 95 in the first half of 2016.
- The average price per square foot for a house sold in Decatur decreased from \$56.12 in the second half of 2015 to \$46.96 in the first half of 2016.

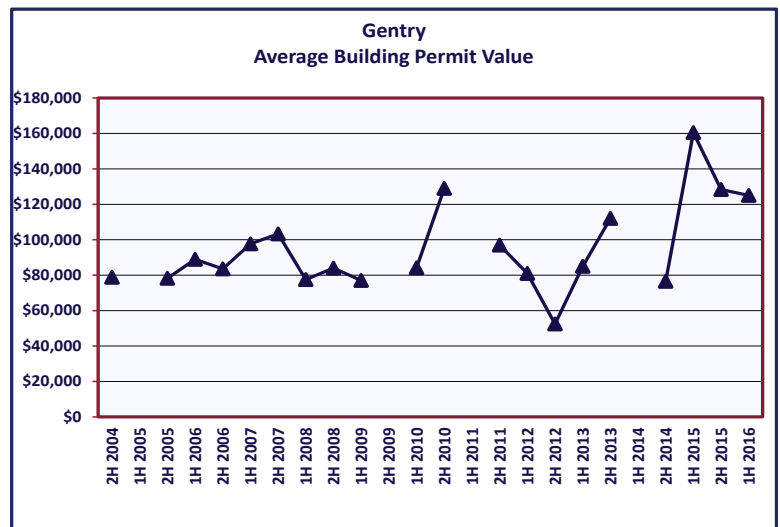
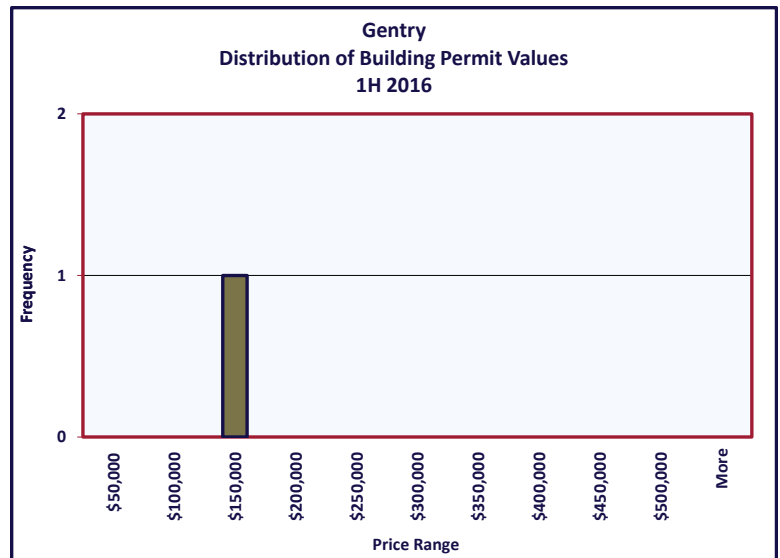
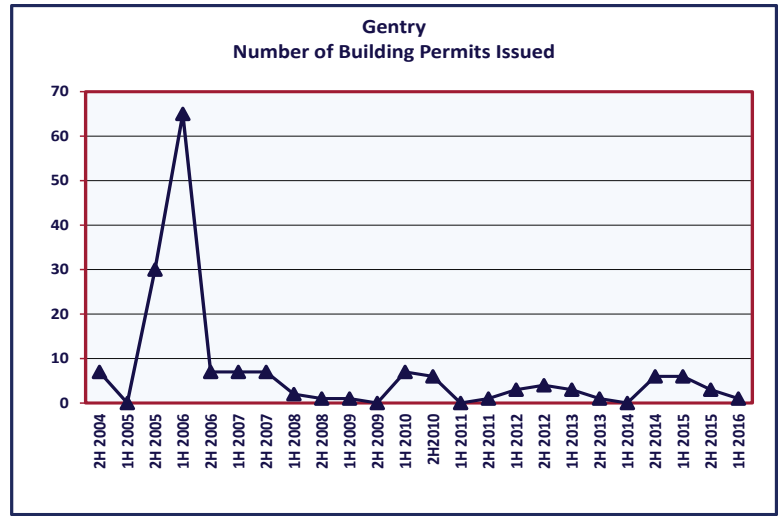
- The average price per square foot was 16.3 percent lower than in the second half of 2015 and 23.1 percent lower than in the first half of 2015.
- About 0.4 percent of all houses sold in Benton County in the first half of 2016 were sold in Decatur. The average sales price of a house was 31.6 percent of the county average.
- Out of 10 houses sold in first half of 2016, none were new construction.
- There were 9 houses in Decatur listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$166,467.
- According to the Benton County Assessor's database, 54.4 percent of houses in Decatur were owner-occupied in the first half of 2016.



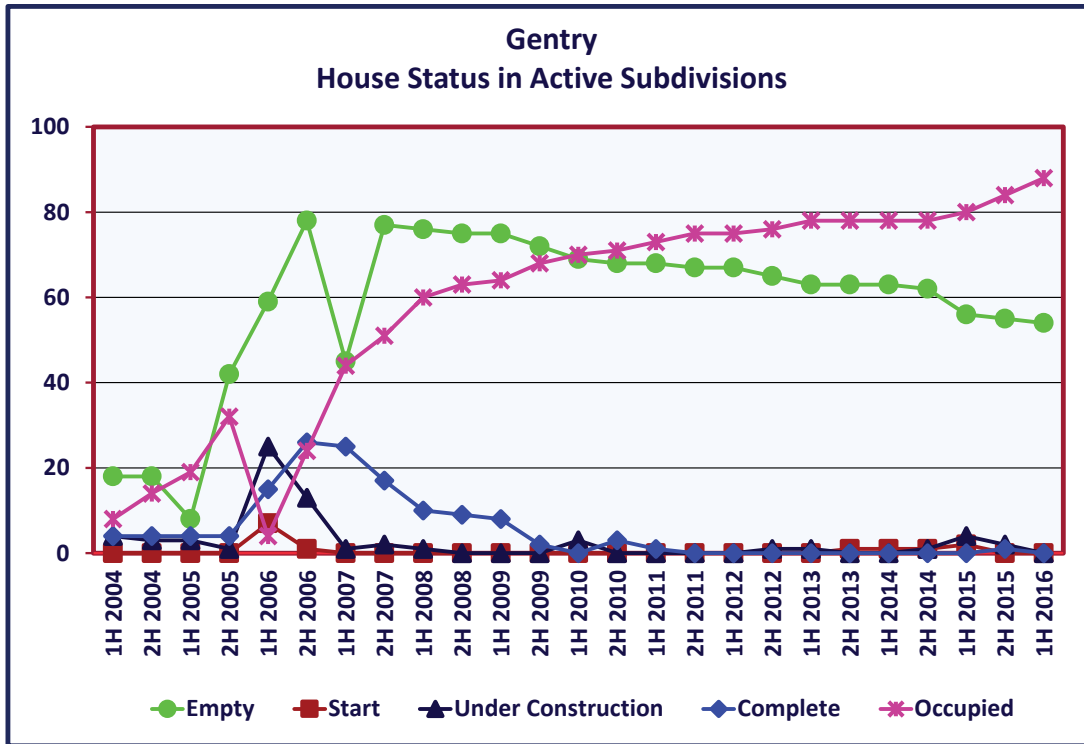


# Gentry

- From January 1 to June 30, 2016 there was 1 residential building permit issued in Gentry, a decrease of 83.3 percent from the first half of 2015.
- In the first half of 2016, the building permit in Gentry was valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gentry was \$125,000 in the first half of 2016, an decrease of 22.1 percent from the \$160,497 average building permit value in the first half of 2015.



# Gentry



- There were 142 total lots in 4 active subdivisions in Gentry in the first half of 2016. About 62.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 38.0 percent were vacant lots.
- No subdivisions had houses under construction in Gentry in the first half of 2016.
- No new construction or progress in existing construction has occurred in the last year in 2 of the 4 active subdivisions in Gentry.
- 4 new houses in Gentry became occupied in the first half of 2016. The annual absorption rate implies that there were 81.0 months of remaining inventory in active subdivisions, down from 116.0 months in the second half of 2015.
- In two of the four active subdivisions in Gentry, no absorption occurred in the last year.
- No additional lots had received either preliminary or final approval by June 30, 2016 in Gentry.

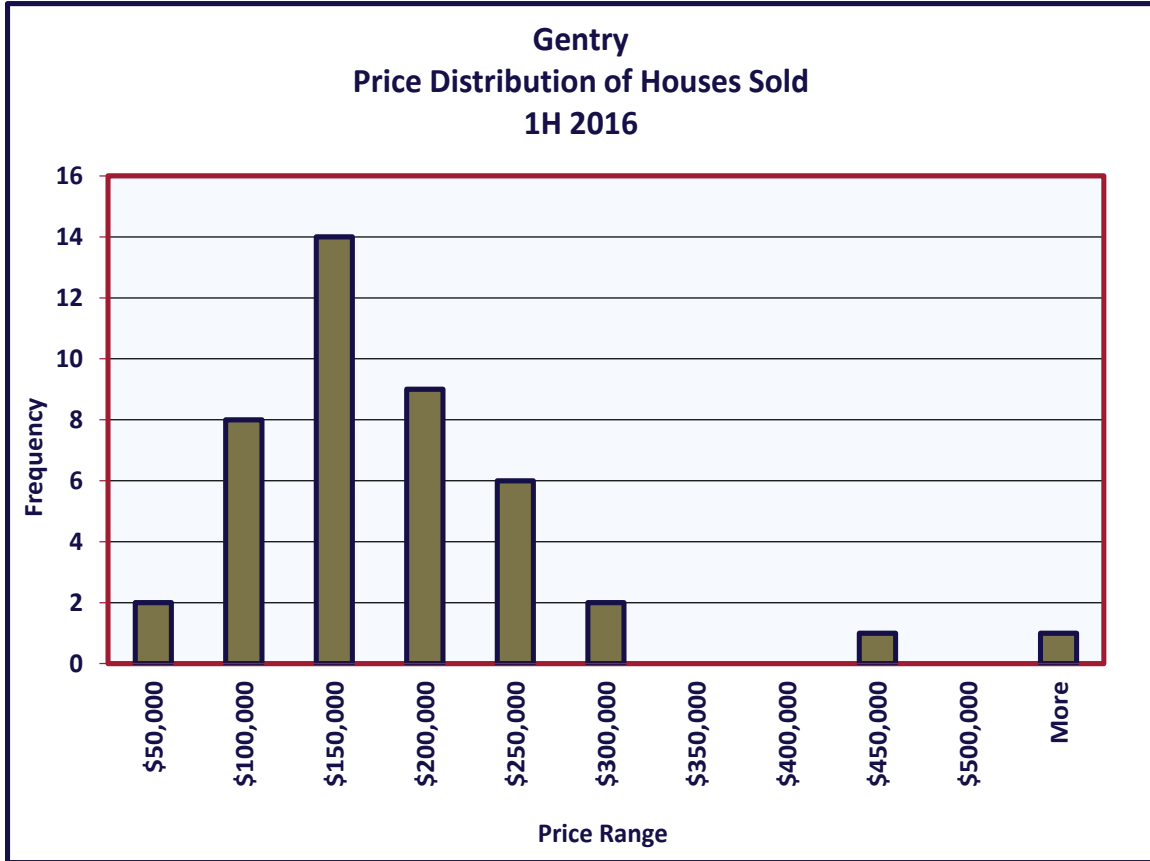
## Gentry House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place <sup>1,2</sup>	11	0	0	0	26	37	0	--
College Hill Second Addition	2	0	0	0	6	8	1	24.0
The Oaks, Phases I, II	20	0	0	0	47	67	3	34.3
Springhill <sup>1,2</sup>	21	0	0	0	9	30	0	--
<b>Gentry</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>142</b>	<b>4</b>	<b>81.0</b>

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

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

# Gentry

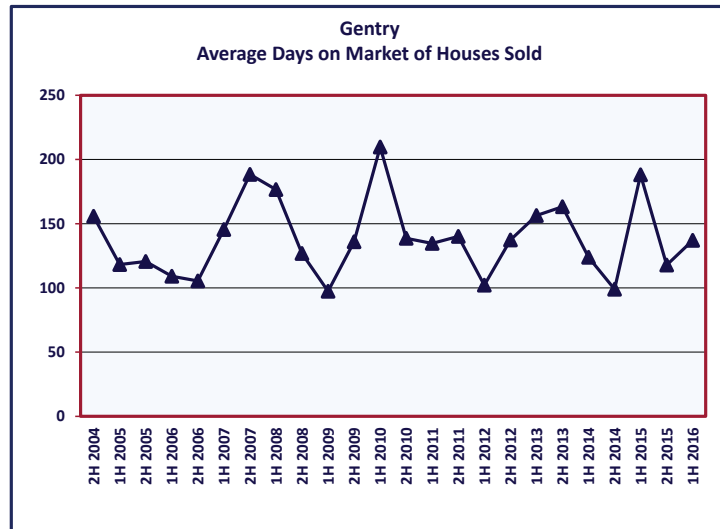
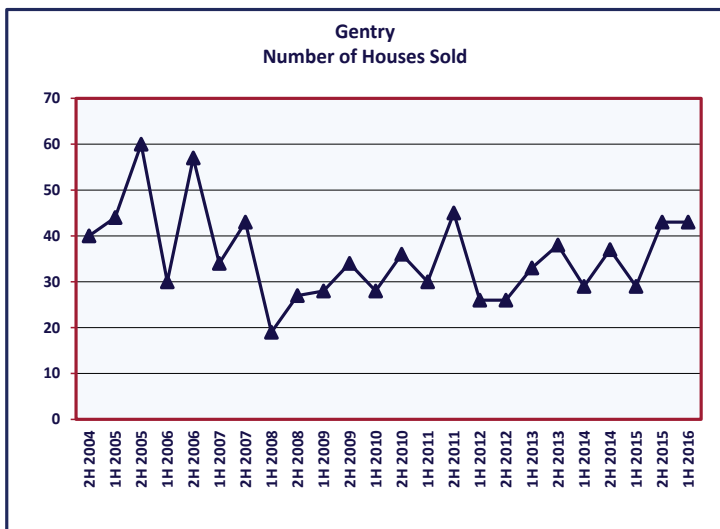


- 53.5 percent of the sold houses in Gentry were priced between \$100,001 and \$200,000.

## Gentry Price Range of Houses Sold First Half of 2016

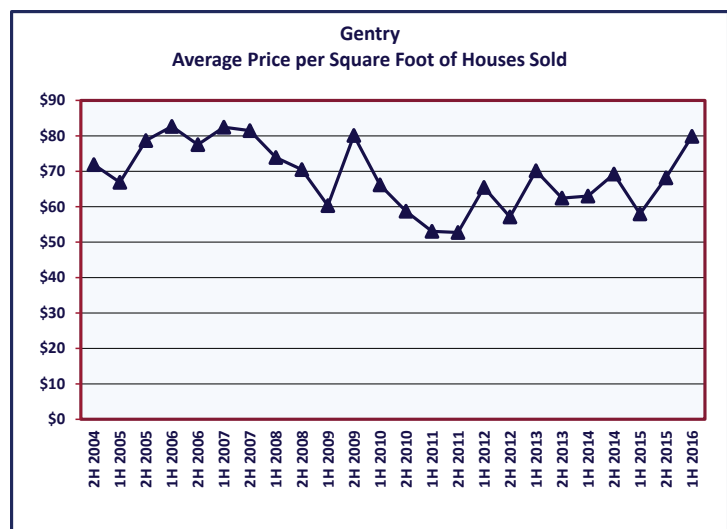
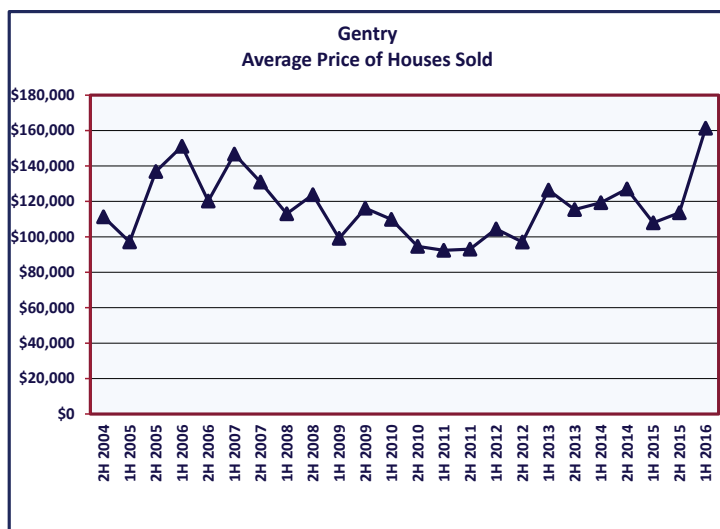
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	4.7%	1,333	191	78.0%	\$28.50
\$50,001 - \$100,000	8	18.6%	1,645	79	91.0%	\$51.11
\$100,001 - \$150,000	14	32.6%	1,657	134	96.4%	\$78.19
\$150,001 - \$200,000	9	20.9%	1,952	97	96.1%	\$89.89
\$200,001 - \$250,000	6	14.0%	2,586	223	88.5%	\$91.10
\$250,001 - \$300,000	2	4.7%	4,300	75	96.1%	\$82.77
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	2.3%	2,148	52	100.0%	\$209.03
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	2.3%	4,307	584	93.5%	\$143.95
<b>Gentry</b>	<b>43</b>	<b>100.0%</b>	<b>2,027</b>	<b>137</b>	<b>93.4%</b>	<b>\$79.88</b>

# Gentry



- There were 43 houses sold in Gentry from January 1 to June 30, 2016, the same as in the second half of 2015 and 48.3 percent more than in the first half of 2015.
- The average price of a house sold in Gentry increased from \$113,566 in second half of 2015 to \$161,285 in the first half of 2016.
- The average sales price in the first half of 2016 was 42.0 percent higher than in the previous half year and 49.4 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 118 in the second half of 2015 to 137 in the first half of 2016 in Gentry.
- The average price per square foot for a house sold in Gentry increased from \$68.13 in the second half of 2015 to \$79.88 in the first half of 2016.
- The average price per square foot was 17.2 percent higher than in the previous half year and 37.7 percent higher than in

- the first half of 2015.
- About 1.6 percent of all houses sold in Benton County in the first half of 2016 were sold in Gentry.
- The average sales price of a house was 73.8 percent of the county average.
- Out of 43 houses sold in the first half of 2016, 1 was new construction.
- This house sold for \$137,000 and took 319 days to sell from its initial listing date.
- There were 27 houses in Gentry listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$161,856.
- According to the Benton County Assessor's database, 58.6 percent of houses in Gentry were owner-occupied in the first half of 2016.



# Gentry

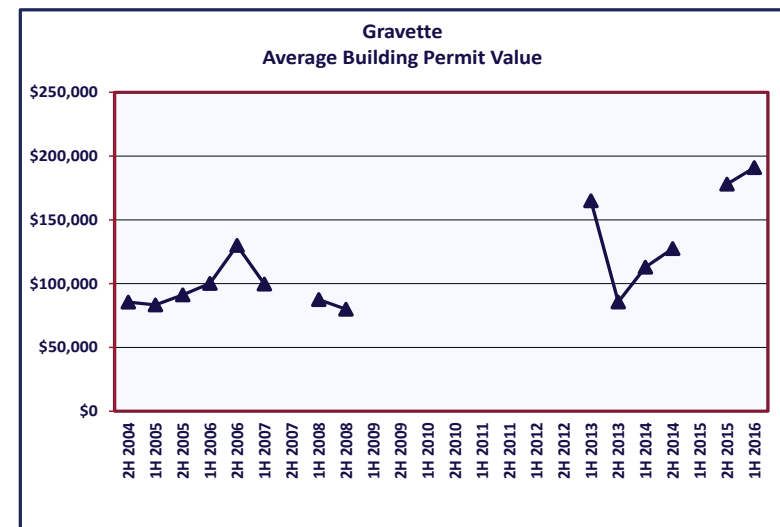
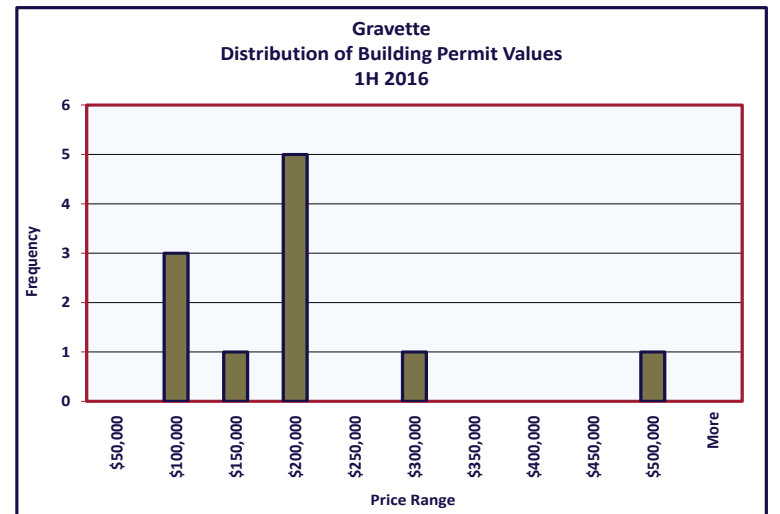
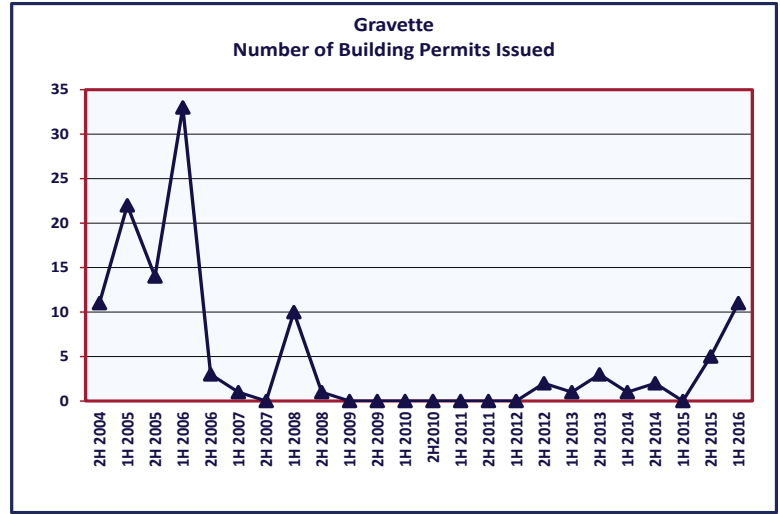
## Gentry Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashton Place	1	2.3%	1,412	128	\$105,000	\$74.36
Carast Acres	1	2.3%	1,215	18	\$52,000	\$42.80
Cobblestone	2	4.7%	1,808	91	\$150,250	\$83.57
Eagles Nest Estates	3	7.0%	1,897	66	\$147,333	\$78.58
Hornbeck Heights	2	4.7%	1,957	145	\$92,108	\$43.46
Oak Lawn	1	2.3%	3,046	262	\$205,000	\$67.30
Oaks	4	9.3%	1,507	163	\$125,825	\$84.11
Ozark Orchard Co	1	2.3%	2,944	161	\$220,000	\$74.73
Rock & Arrow	1	2.3%	1,624	126	\$84,000	\$51.72
Round Prairie Estate	2	4.7%	1,418	102	\$112,500	\$79.42
Spring Valley Estates	3	7.0%	1,020	79	\$69,567	\$68.26
Tuttles	1	2.3%	1,020	193	\$36,935	\$36.21
Other	21	48.8%	2,417	154	\$208,029	\$90.36
<b>Gentry</b>	<b>43</b>	<b>100.0%</b>	<b>2,027</b>	<b>137</b>	<b>\$161,285</b>	<b>\$79.88</b>



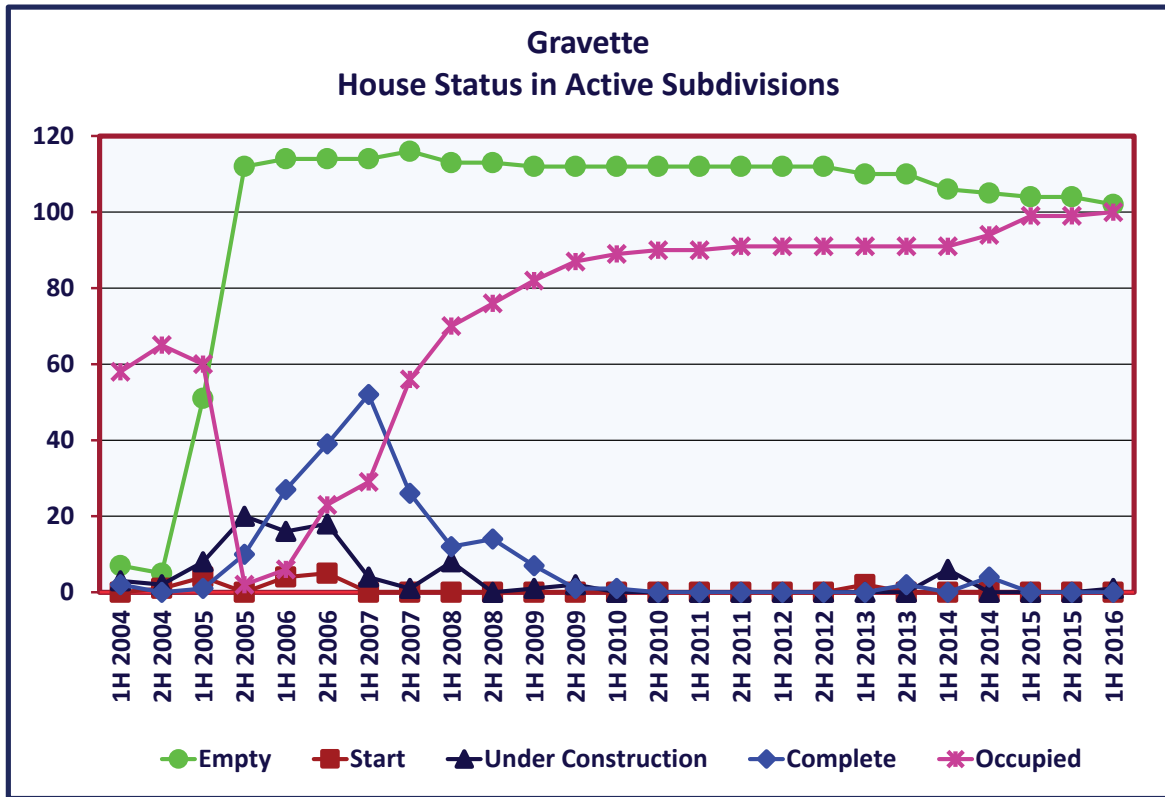
# Gravette

- From January 1 to June 30, 2016 there were 11 residential building permits issued in Gravette.
- In the first half of 2016, a majority of building permits in Gravette were valued in the \$150,001 to \$200,000 range.
- The average residential building permit value in Gravette was \$190,955 in the first half of 2016.





# Gravette



- There were 203 total lots in 4 active subdivisions in Gravette in the first half of 2016. About 49.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.5 percent were under construction, 0.0 percent were starts, and 50.2 percent were vacant lots.
- There was 1 new house under construction in Gravette in the first half of 2016.
- No new construction or progress in existing construction occurred in the past year in 2 of the 4 active subdivisions in Gravette.
- One house in Gravette became occupied in the first half of 2016. The annual absorption rate implies that there were 1,236.0 months of remaining inventory in active subdivisions, up from 206.0 months in the second half of 2015.
- In three of the four active subdivisions in Gravette, no absorption occurred in the past year.
- An additional 11 lots in 1 subdivision had received final approval by June 30, 2016.

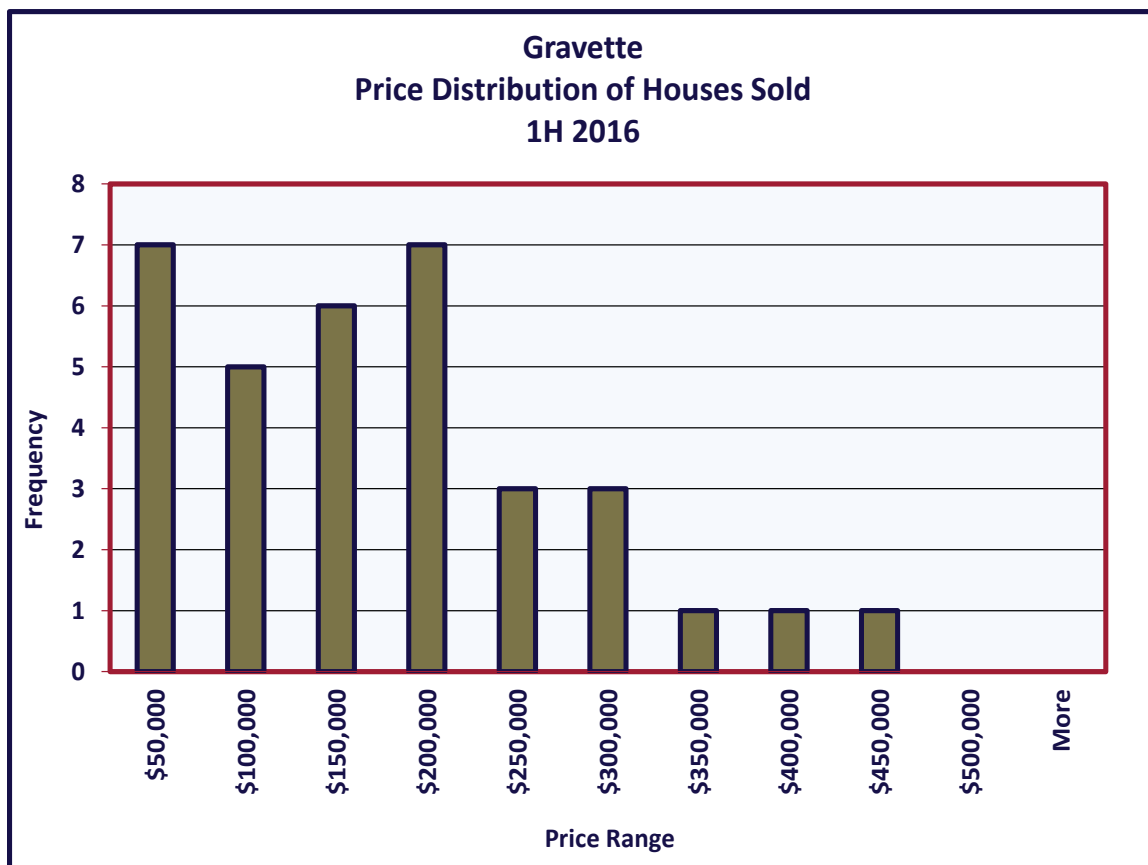
## Gravette House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows <sup>1,2</sup>	13	0	0	0	18	31	0	--
Habitat Meadows <sup>1,2</sup>	1	0	0	0	4	5	0	--
Patriot Park	19	0	0	0	43	62	1	228.0
Walnut Creek <sup>1</sup>	69	0	1	0	35	105	0	--
<b>Gravette</b>	<b>102</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>100</b>	<b>203</b>	<b>1</b>	<b>1,236.0</b>

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

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

# Gravette



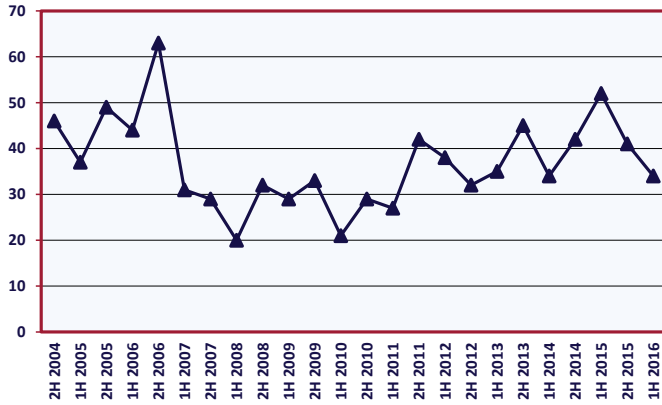
- 52.9 percent of the sold houses in Gravette were priced between \$0 and \$150,000.

## Gravette Price Range of Houses Sold First Half of 2016

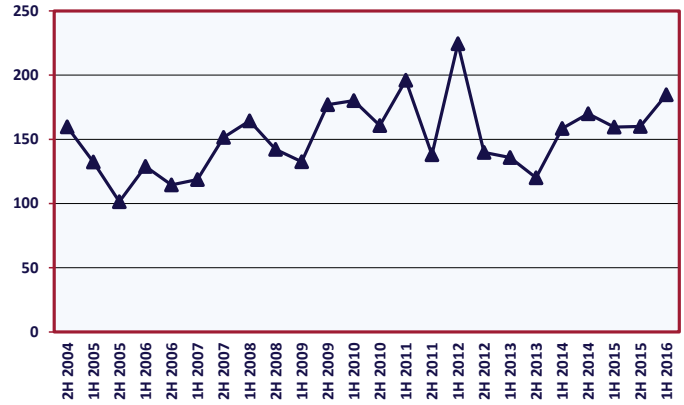
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	20.6%	1,279	183	88.9%	\$29.05
\$50,001 - \$100,000	5	14.7%	1,542	134	96.5%	\$53.41
\$100,001 - \$150,000	6	17.6%	1,631	108	93.8%	\$74.57
\$150,001 - \$200,000	7	20.6%	2,864	246	93.6%	\$67.04
\$200,001 - \$250,000	3	8.8%	2,465	226	96.4%	\$90.85
\$250,001 - \$300,000	3	8.8%	2,721	141	98.8%	\$100.31
\$300,001 - \$350,000	1	2.9%	2,840	108	94.1%	\$109.15
\$350,001 - \$400,000	1	2.9%	3,568	112	96.3%	\$110.71
\$400,001 - \$450,000	1	2.9%	2,050	638	97.8%	\$219.51
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Gravette</b>	<b>34</b>	<b>100.0%</b>	<b>2,074</b>	<b>185</b>	<b>94.0%</b>	<b>\$70.59</b>

# Gravette

Gravette  
Number of Houses Sold



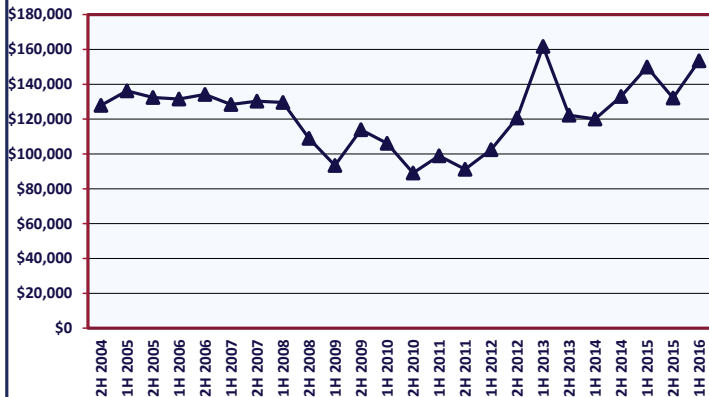
Gravette  
Average Days on Market of Houses Sold



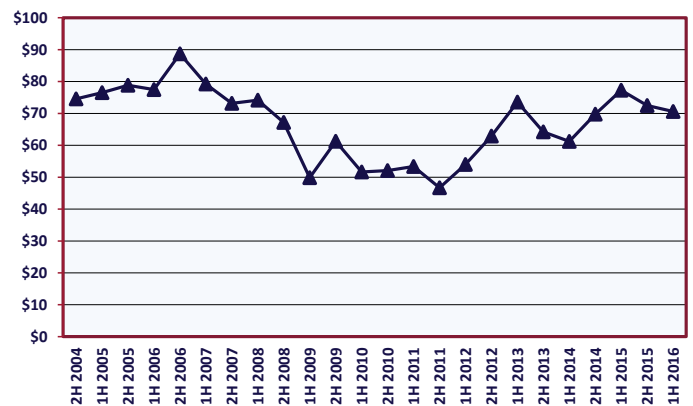
- There were 34 houses sold in Gravette from January 1 to June 30, 2016 or 17.1 percent fewer than the 41 sold in the second half of 2015 and 34.6 percent fewer than in the first half of 2015.
- The average price of a house sold in Gravette increased from \$132,132 in the second half of 2015 to \$153,467 in the first half of 2016.
- The average sales price was 16.1 percent higher than in the previous half year and 2.4 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 160 in the second half of 2015 to 185 in the first half of 2016.
- The average price per square foot for a house sold in Gravette decreased from \$72.50 in the second half of 2015 to \$70.59 in the first half of 2016.
- The average price per square foot was 2.6 percent lower than

- in the previous half year and 8.6 percent lower than in the first half of 2015.
- About 1.3 percent of all houses sold in Benton County in the first half of 2016 were sold in Gravette.
- The average sales price of a house was 70.2 percent of the county average.
- Out of 34 houses sold in the first half of 2016, 1 was new construction.
- These newly constructed houses had an average sold price of \$139,000 and took an average of 165 days to sell from their initial listing dates.
- There were 29 houses in Gravette listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$296,734.
- According to the Benton County Assessor's database, 56.0 percent of houses in Gravette were owner-occupied in the first half of 2016.

Gravette  
Average Price of Houses Sold



Gravette  
Average Price per Square Foot of Houses Sold



# Gravette

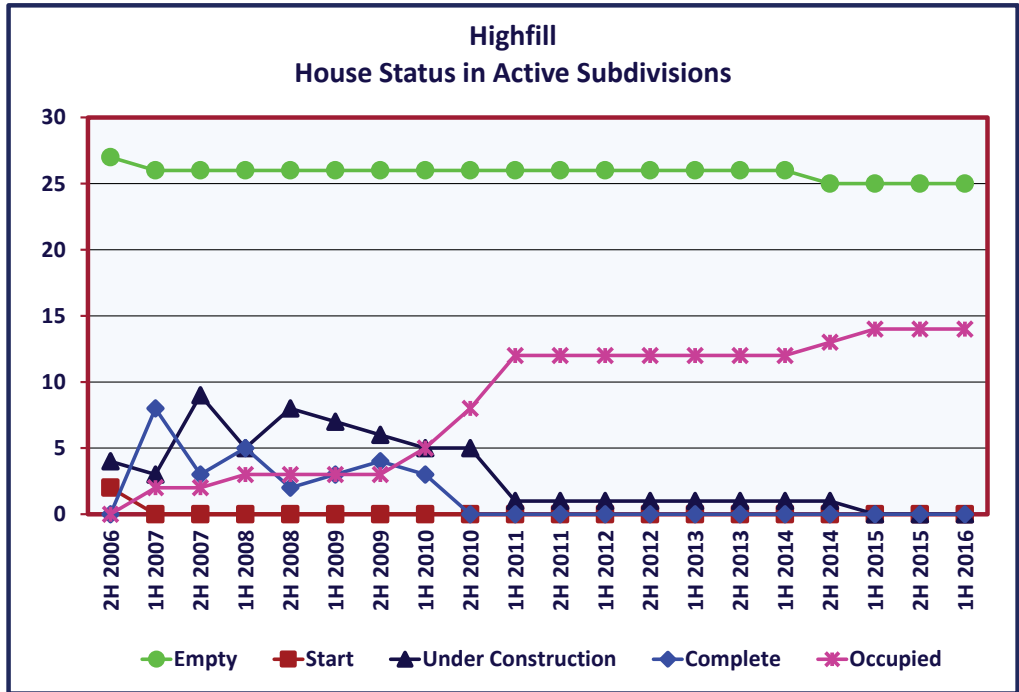
## Gravette Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Countryside Estates	1	2.9%	1,246	70	\$69,000	\$55.38
Dogwood Estates	1	2.9%	2,840	149	\$192,500	\$67.78
Easley Estates	1	2.9%	1,228	75	\$95,000	\$77.36
Highland	2	5.9%	2,228	106	\$52,505	\$27.27
Jensons	2	5.9%	1,574	438	\$48,500	\$28.87
Loydon Oaks	1	2.9%	2,488	137	\$213,900	\$85.97
Ozark Estates	1	2.9%	2,840	108	\$310,000	\$109.15
Patriot Park	1	2.9%	1,620	165	\$139,000	\$85.80
Viriden Hills	3	8.8%	2,856	222	\$193,333	\$69.81
Westfield	2	5.9%	1,376	127	\$104,000	\$75.63
Other	19	55.9%	2,070	188	\$168,866	\$76.08
<b>Gravette</b>	<b>34</b>	<b>100.0%</b>	<b>2,074</b>	<b>185</b>	<b>\$153,467</b>	<b>\$70.59</b>



# Highfill

- From January 1 to June 30, 2016 there were no residential building permits issued in Highfill. This represents no change from the second half of 2015.
- There were 39 total lots in 2 active subdivisions in Highfill in the first half of 2016. About 35.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 64.1 percent were vacant lots.
- No new construction or progress in existing construction has occurred in the last year in both of the active subdivisions in Highfill.
- No new houses in Highfill became occupied in the first half of 2016. No absorption occurred in the past year in either of the Highfill subdivisions.



- An additional 50 lots in one subdivision had received final approval by June 30, 2016.



## Highfill Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Silver Meadows	1H 2011	50
Highfill		50

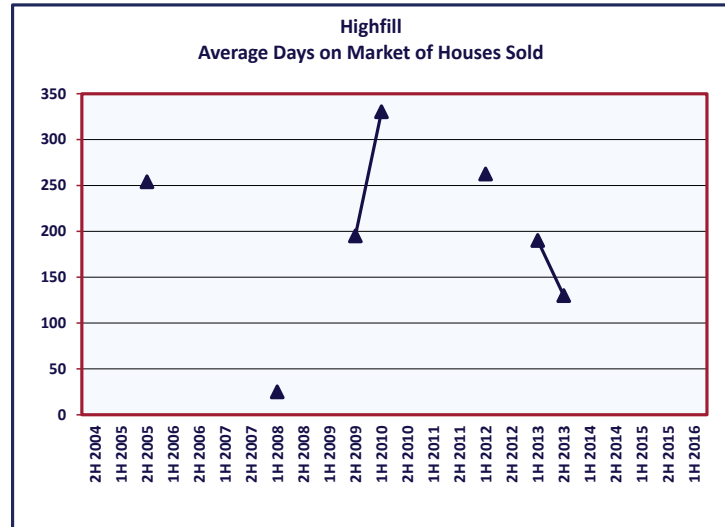
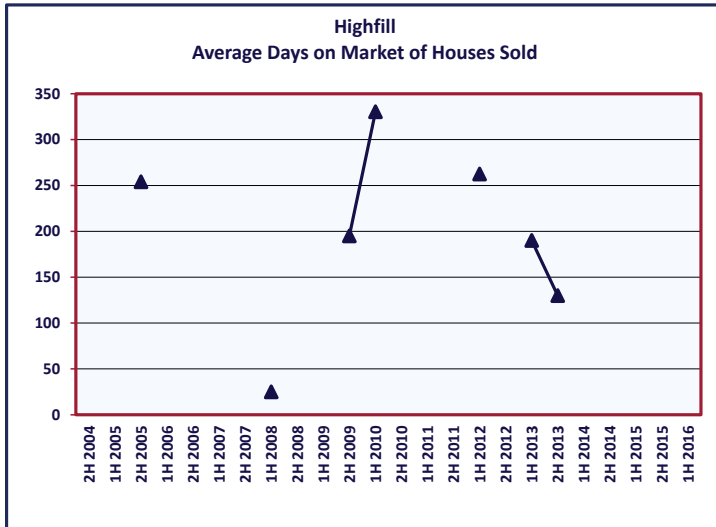
## Highfill House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates <sup>2</sup>	4	0	0	0	2	6	0	--
Holiday Hills Estates <sup>2</sup>	21	0	0	0	12	33	0	--
<b>Highfill</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>39</b>	<b>0</b>	<b>--</b>

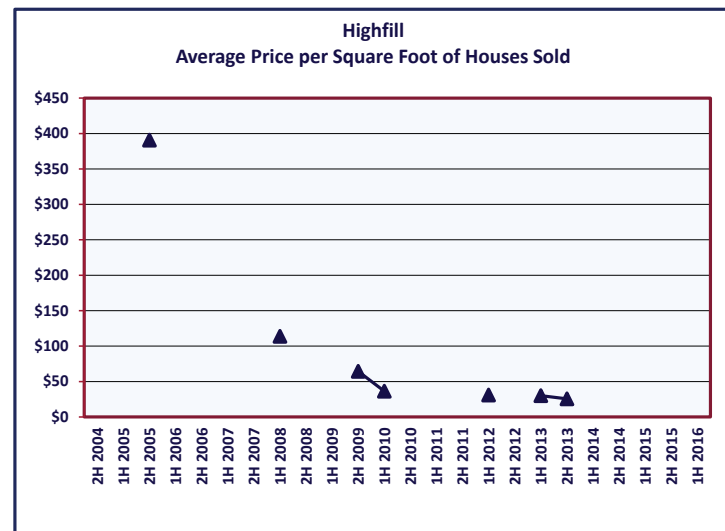
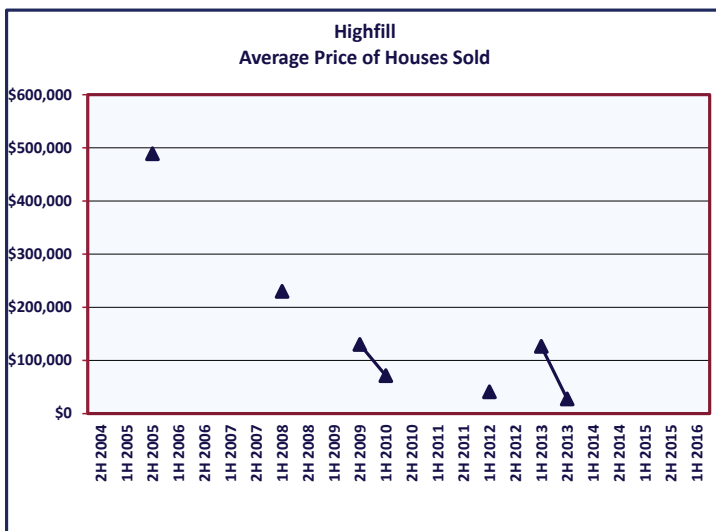
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Highfill



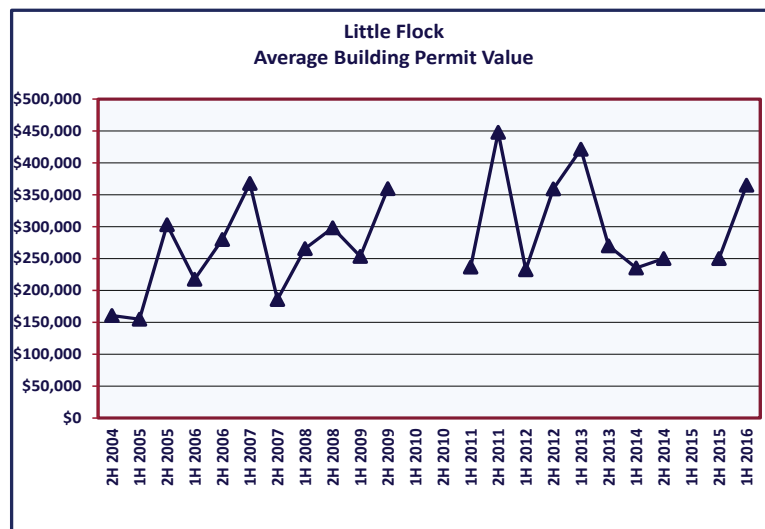
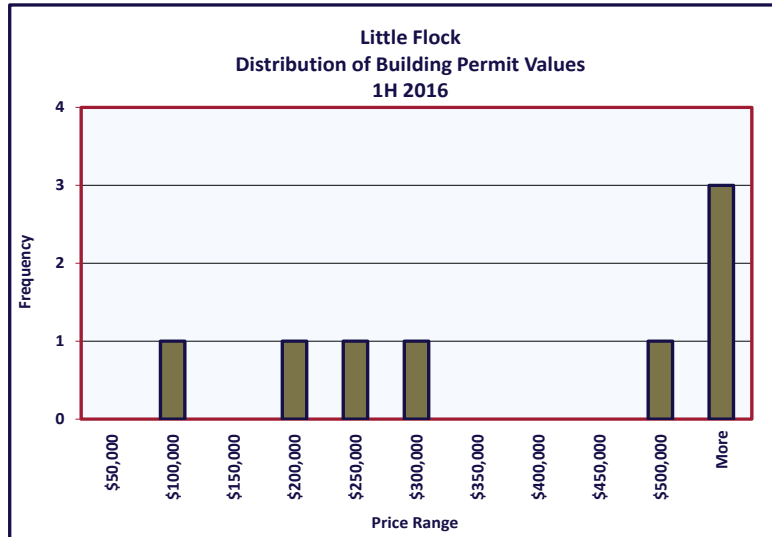
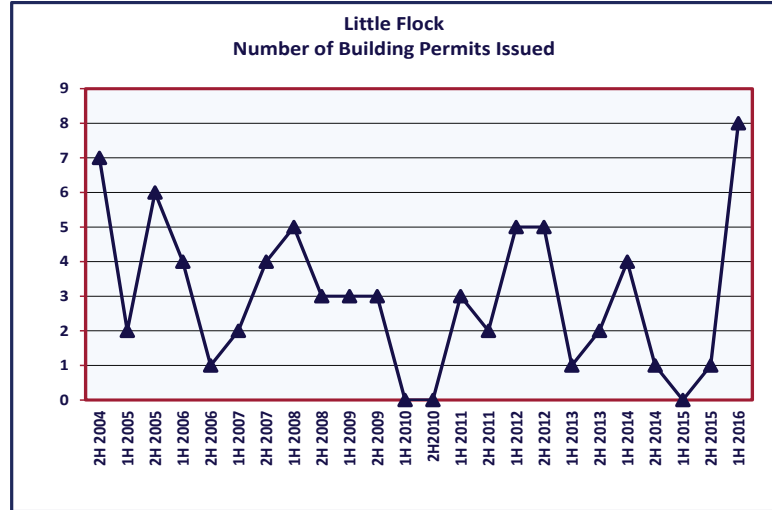
- There were no houses sold in the first half of 2016 in Highfill.
- There were no houses in Highfill listed for sale in the MLS database as of June 30, 2016.]
- According to the Benton County Assessor's database, 57.0 percent of houses in Highfill were owner-occupied in the first half of 2016.



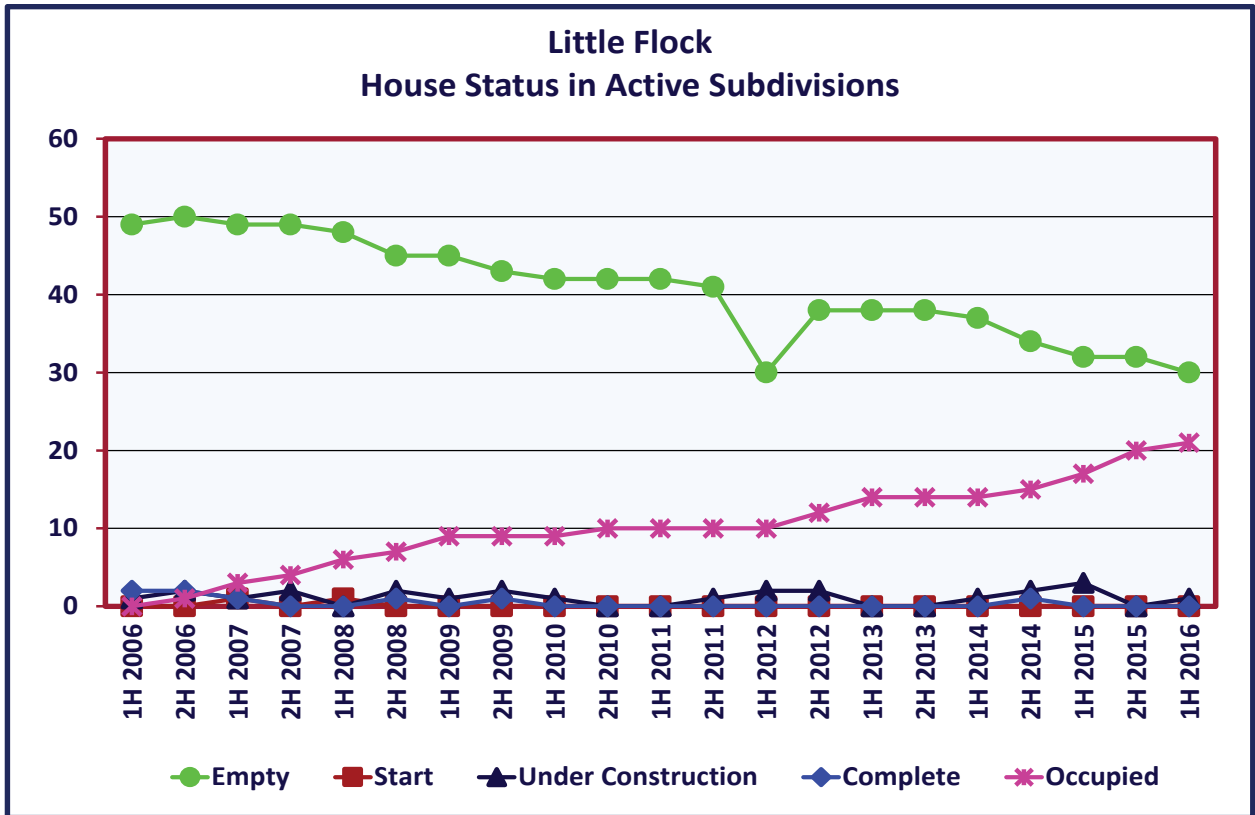


# Little Flock

- From January 1 to June 30, 2016 there were 8 residential building permits issued in Little Flock.
- In the first half of 2016, half of building permits issued in Little Flock were valued at more than \$450,000.
- The average residential building permit value in Little Flock was \$365,011 in the first half of 2016.



# Little Flock

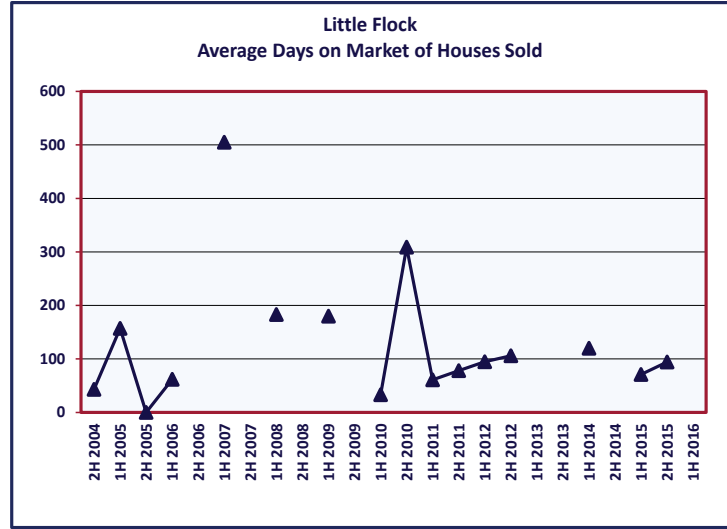
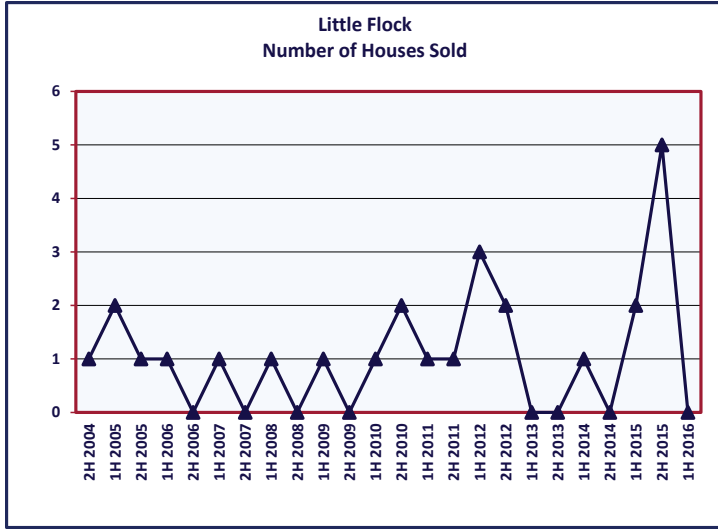


- There were 52 total lots in 1 active subdivision in Little Flock in the first half of 2016. 40.4 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 1.9 percent were under construction, 0.0 percent were starts, and 57.7 percent were vacant lots.
- One house was under construction in the first half of 2016 in Little Flock.
- One new house in Little Flock became occupied in the first half of 2016. The annual absorption rate implies that there were 93.0 months of remaining inventory in active subdivisions, up from 76.8 months in the second half of 2016.
- No additional lots in Little Flock received either preliminary or final approval by June 30, 2016.

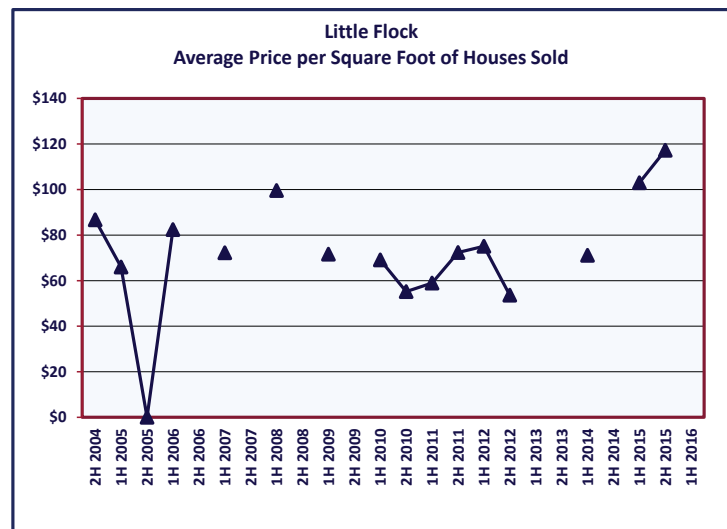
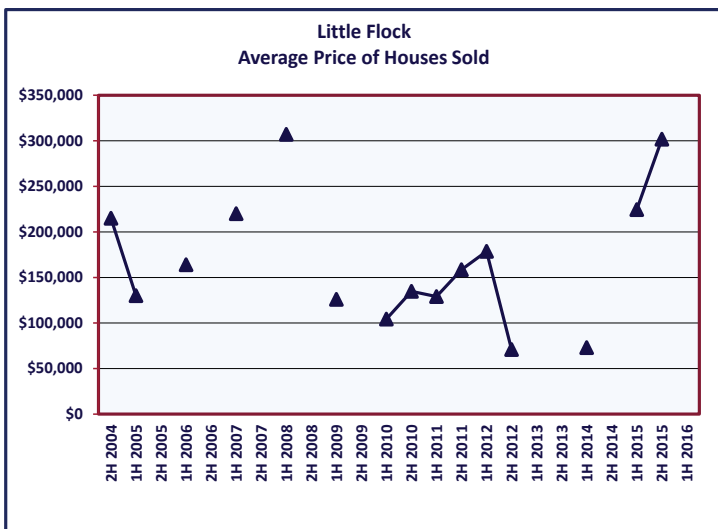
## Little Flock House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Meadows	30	0	1	0	21	52	1	93.0
Little Flock	30	0	1	0	21	52	1	93.0

# Little Flock

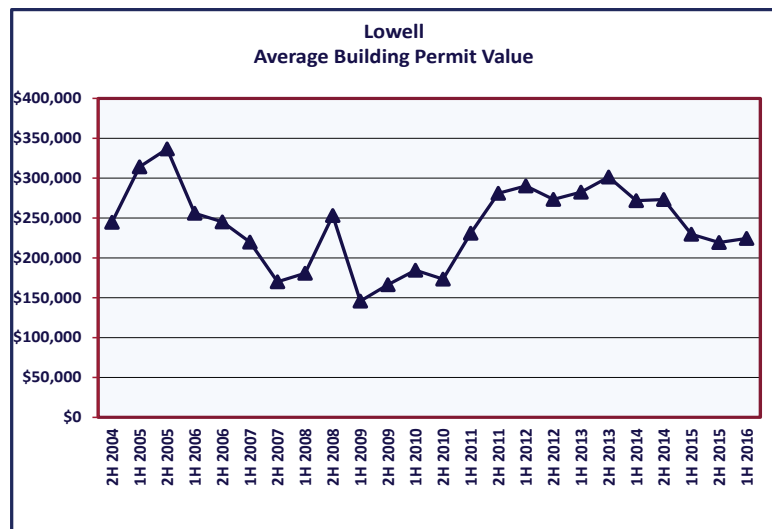
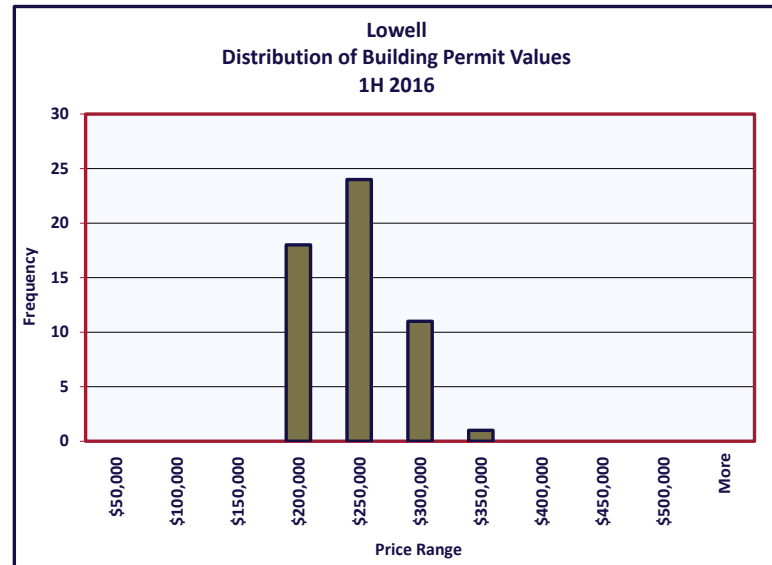
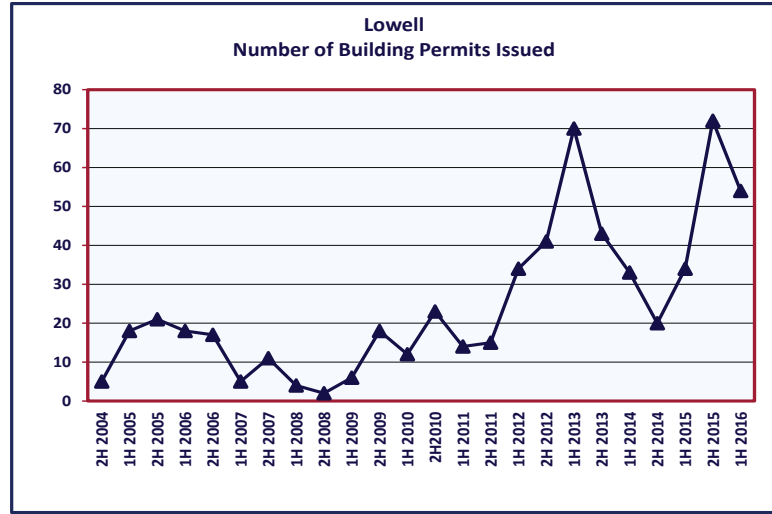


- There was one house in Little Flock listed for sale in the MLS database as of June 30, 2016. This house had a list price of \$254,500.
- According to the Benton County Assessor's database, 75.2 percent of houses in Little Flock were owner-occupied in the first half of 2016.

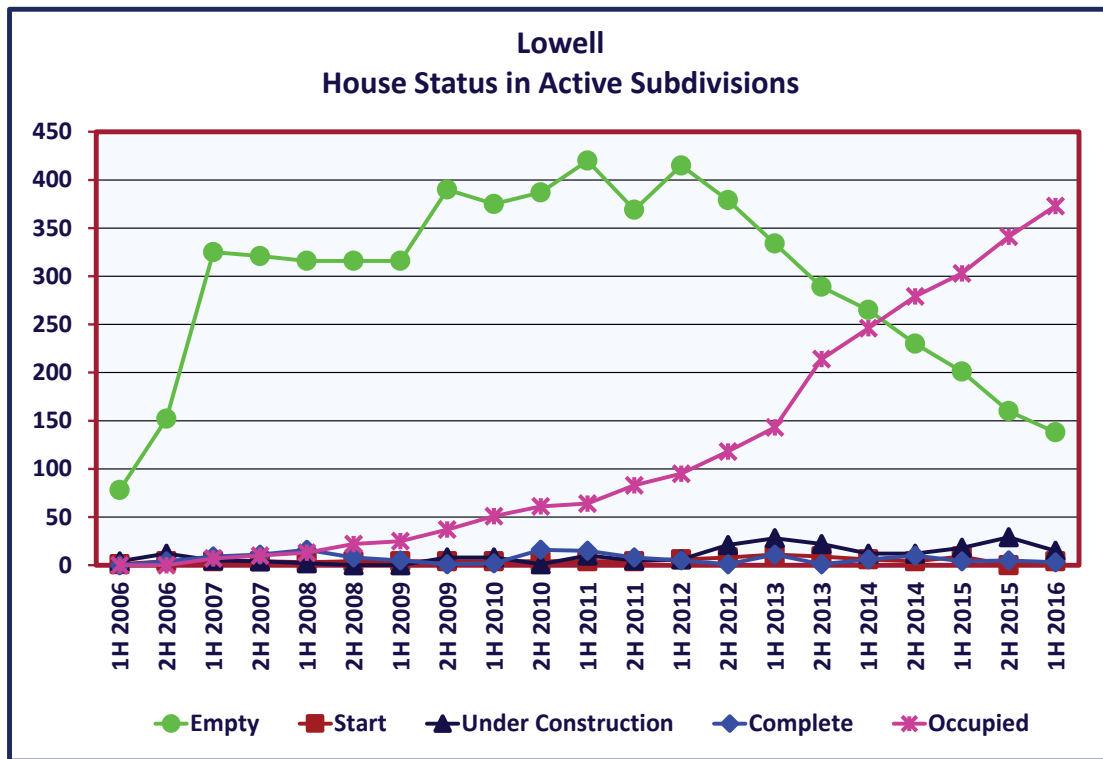


# Lowell

- From January 1 to June 30, 2016, there were 54 residential building permits issued in Lowell. This represents a 58.8 percent increase from the first half of 2015.
- In the first half of 2016, a majority of building permits in Lowell were valued in the \$151,001 to \$250,000 range.
- The average residential building permit value in Lowell decreased by 2.3 percent from \$229,608 in the first half of 2015 to \$224,417 in the first half of 2016.



# Lowell



- There were 533 total lots in 7 active subdivisions in Lowell in the first half of 2016. About 70.0 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 2.8 percent were under construction, 0.8 percent were starts, and 25.9 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the first half of 2016 was Weatherton with 10.
- No new construction has occurred in the last year in 2 out of the 7 active subdivisions in Lowell.
- 32 new houses in Lowell became occupied in the first half of 2016. The annual absorption rate implies that there were 27.4 months of remaining inventory in active subdivisions, down from 37.5 months in the second half of 2015.
- There were an additional 329 lots in 1 subdivision that had received preliminary approval by June 30, 2016.

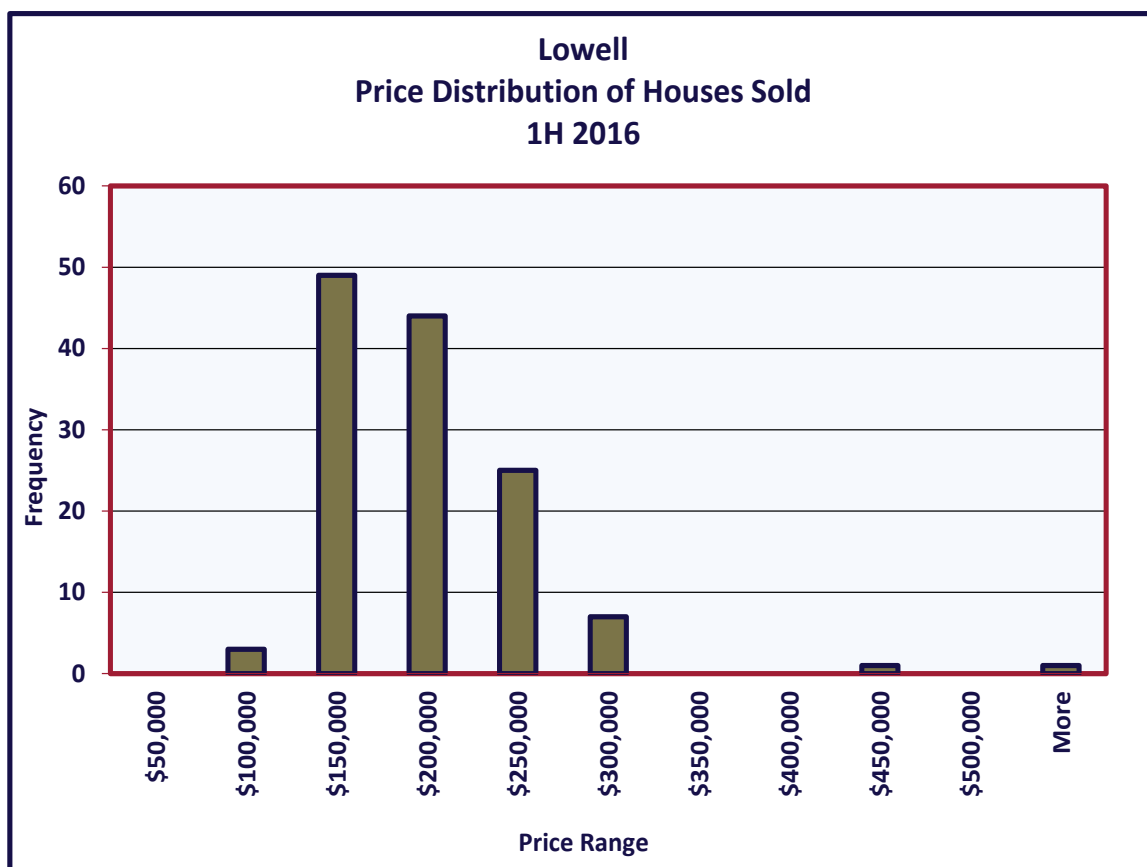
## Lowell House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Inventory
Barrett Place <sup>2</sup>	1	0	0	0	7	8	0
Borghese, Phase I	29	1	3	0	50	83	9
Carrington <sup>2</sup>	10	0	0	0	19	29	0
Edinburgh	0	0	0	0	90	90	5
Meadowlands	0	0	0	0	58	58	2
Park Central, Phase I	70	0	2	0	16	88	0
Weatherton	28	3	10	3	133	177	16
<b>Lowell</b>	<b>138</b>	<b>4</b>	<b>15</b>	<b>3</b>	<b>373</b>	<b>533</b>	<b>32</b>

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

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

# Lowell



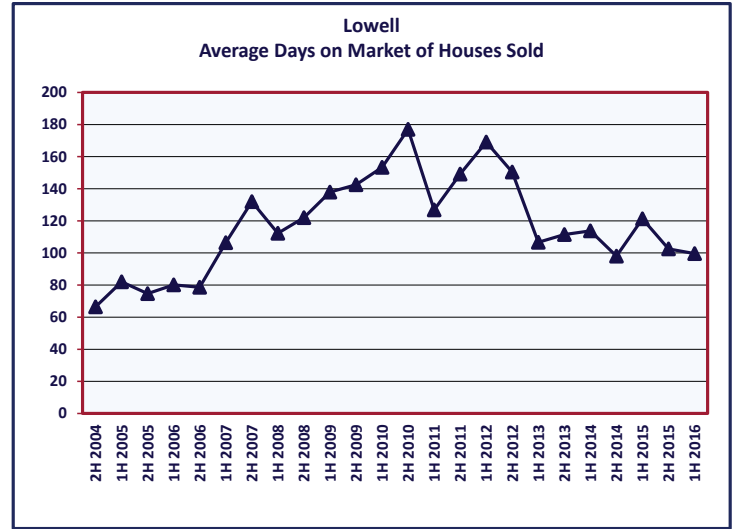
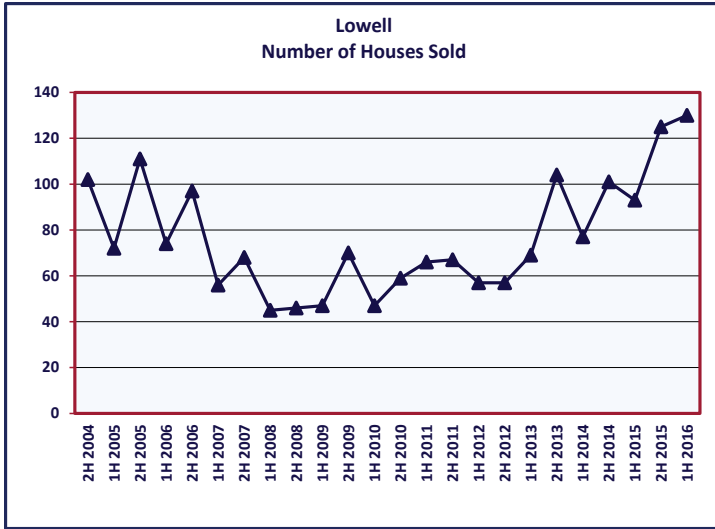
- 71.5 percent of the sold houses in Lowell were priced between \$100,001 and \$200,000.

## Lowell Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	3	2.3%	1,489	92	100.3%	\$64.01
\$100,001 - \$150,000	49	37.7%	1,427	98	99.5%	\$90.84
\$150,001 - \$200,000	44	33.8%	1,843	82	97.7%	\$97.40
\$200,001 - \$250,000	25	19.2%	2,091	113	98.4%	\$105.13
\$250,001 - \$300,000	7	5.4%	2,527	127	99.3%	\$111.33
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	0.8%	4,649	484	84.1%	\$96.80
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	0.8%	3,150	70	97.6%	\$165.08
<b>Lowell</b>	<b>130</b>	<b>100.0%</b>	<b>1,794</b>	<b>99</b>	<b>98.6%</b>	<b>\$96.91</b>

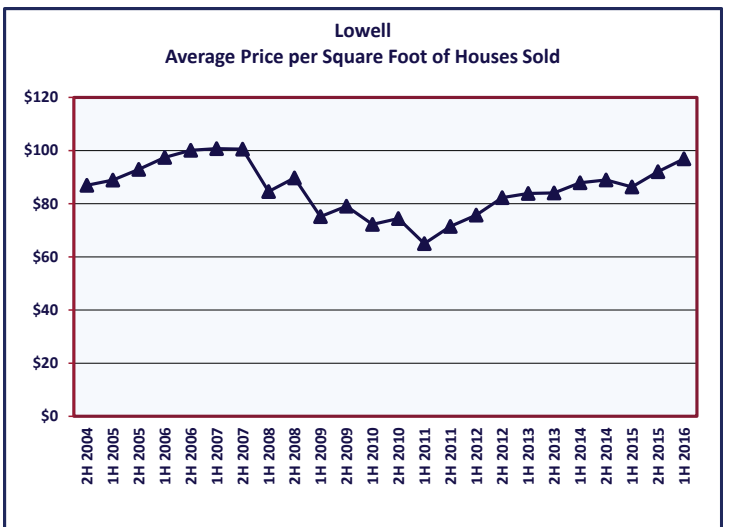
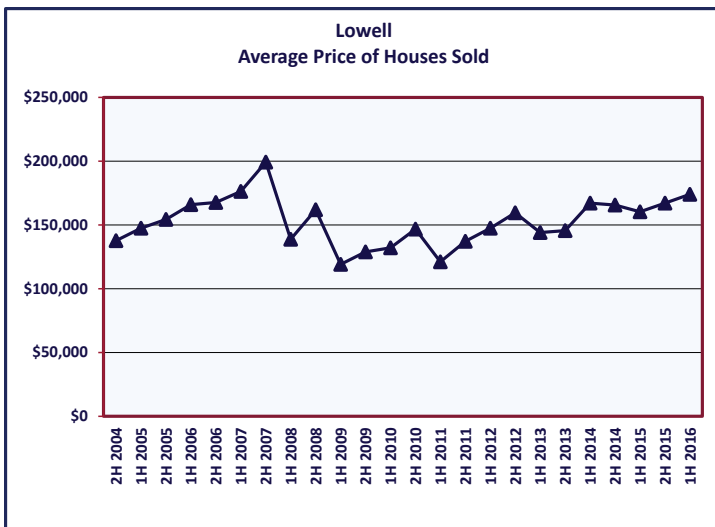


# Lowell



- There were 130 houses sold in Lowell from January 1 to June 30, 2016 or 4.0 percent more than were sold in the second half of 2015 and 39.8 percent more than in the first half of 2015.
- The average price of a house sold in Lowell increased from \$167,155 in the second half of 2015 to \$174,042 in the first half of 2016.
- The average sales price was 4.1 percent higher than in the previous half year and 8.5 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 103 in the second half of 2015 to 99 in the first half of 2016.
- The average price per square foot for a house sold in Lowell increased from \$92.07 in the second half of 2015 to \$96.91 in the first half of 2016.

- The average price per square foot was 5.3 percent higher than in the previous half year and 12.3 percent higher than in the first half of 2015.
- About 4.9 percent of all houses sold in Benton County in the first half of 2016 were sold in Lowell.
- The average sales price of a house was 79.7 percent of the county average.
- Out of 130 houses sold in the first half of 2016, 34 were new construction. These newly constructed houses had an average sold price of \$203,607 and took an average of 101 days to sell from their initial listing dates.
- There were 41 houses in Lowell listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$292,438.
- According to the Benton County Assessor's database, 70.4 percent of houses in Lowell were owner-occupied in the first half of 2016.



# Lowell

## Lowell Sold House Characteristics by Subdivision First Half of 2016

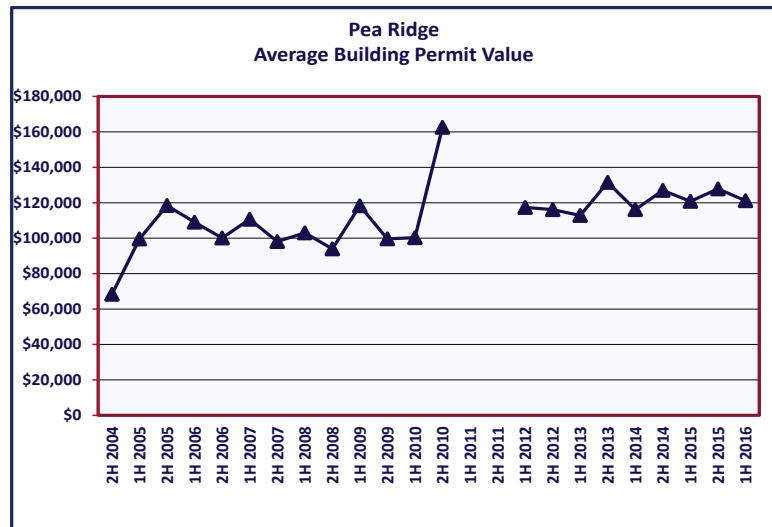
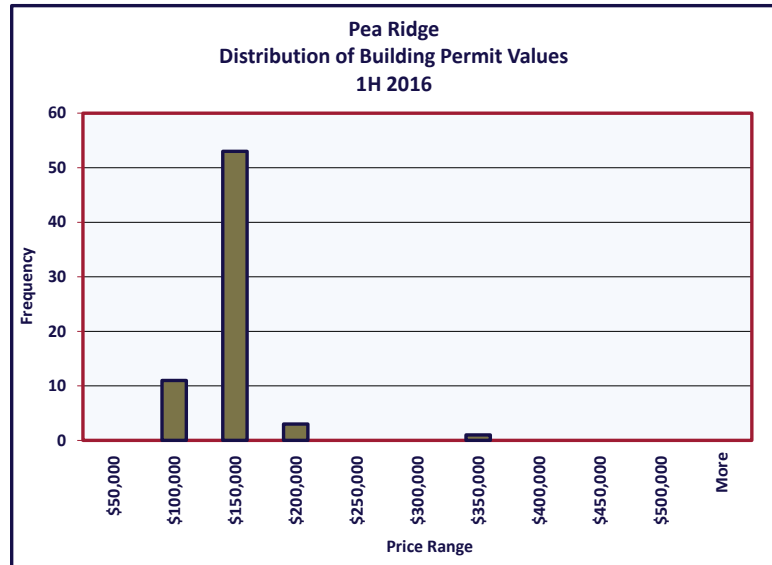
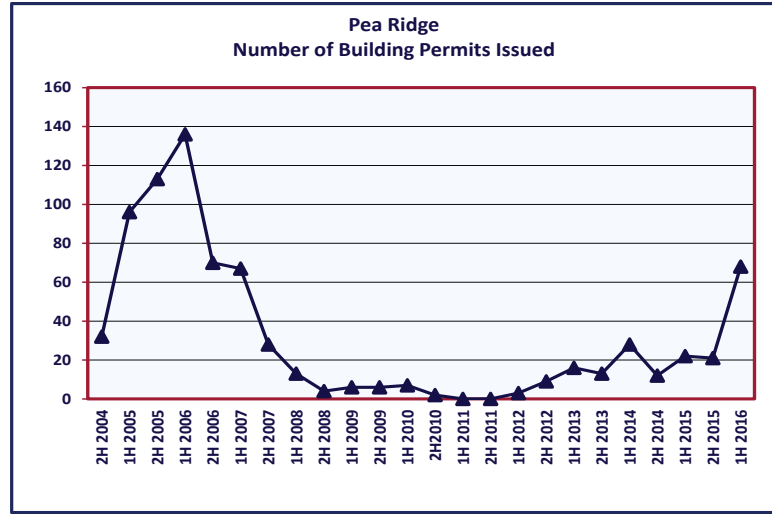
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Blueberry Hill	3	2.3%	2,035	125	\$189,167	\$93.84
Cambridge Place	9	6.9%	1,829	60	\$164,023	\$89.77
Carrington Parke	4	3.1%	1,934	95	\$166,000	\$85.78
Center Point Park	1	0.8%	1,410	43	\$115,500	\$81.91
Concord Place	1	0.8%	1,862	137	\$164,000	\$88.08
Edinburgh	7	5.4%	2,142	98	\$194,587	\$91.63
Frisco Spgs	1	0.8%	3,148	42	\$168,000	\$53.37
Green Acres	3	2.3%	1,405	80	\$131,000	\$93.41
Hickory Creek	1	0.8%	1,400	792	\$140,000	\$100.00
Highland Meadows	8	6.2%	1,379	87	\$127,419	\$93.02
Honeysuckle	1	0.8%	1,904	50	\$175,000	\$91.91
Lake Shore Farms	1	0.8%	3,150	70	\$520,000	\$165.08
Lakewood	13	10.0%	1,839	59	\$180,301	\$99.41
Little Hickory Meadows	2	1.5%	2,228	60	\$195,500	\$88.59
Lowell Estates	2	1.5%	1,189	39	\$105,200	\$88.20
Meadowlands	2	1.5%	1,702	47	\$190,450	\$111.92
North Hickory Hills	2	1.5%	1,528	115	\$129,250	\$84.70
Pleasant Meadows	1	0.8%	1,910	38	\$192,000	\$100.52
Pleasure Heights	2	1.5%	1,589	84	\$104,550	\$67.94
Prairie Meadow	2	1.5%	1,501	56	\$144,500	\$96.35
Sabre Heights	2	1.5%	1,432	139	\$124,500	\$87.02
SouthFork	16	12.3%	1,365	84	\$127,456	\$93.63
Southview	3	2.3%	1,269	63	\$112,667	\$88.87
Summerfield	1	0.8%	1,659	119	\$140,000	\$84.39
Tuscan Heights	4	3.1%	2,322	97	\$251,950	\$108.35
Weatherton	22	16.9%	1,826	110	\$203,547	\$111.50
Other	16	12.3%	2,182	158	\$208,363	\$96.37
<b>Lowell</b>	<b>130</b>	<b>100.0%</b>	<b>1,794</b>	<b>99</b>	<b>\$174,042</b>	<b>\$96.91</b>

## Lowell Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Lakewood, Phase III	1H 2015	329
Lowell		329

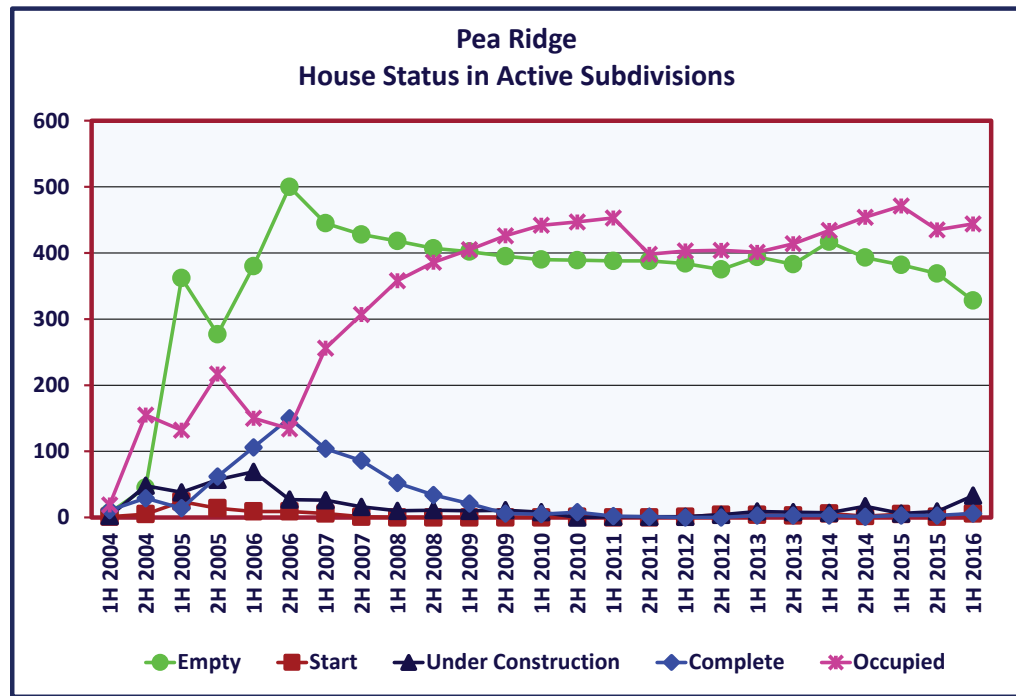
# Pea Ridge

- From January 1 to June 30, 2016 there were 68 residential building permits issued in Pea Ridge. This represents a 209.1 percent increase from the first half of 2015.
- In the first half of 2016, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Pea Ridge increased by 4.4 percent from \$120,796 in the first half of 2015 to \$121,176 in the first half of 2016.



# Pea Ridge

- There were 817 total lots in 13 active subdivisions in Pea Ridge in the first half of 2016. About 54.3 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 0.4 percent were under construction, 0.7 percent were starts, and 40.1 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the first half of 2016 was Battlefield View, Phases I, II with 13.
- No new construction or progress in existing construction has occurred in the last year in 5 out of the 13 active subdivisions in Pea Ridge.



- 9 new houses in Pea Ridge became occupied in the first half of 2016. The annual absorption rate implies that there were 194.6 months of remaining inventory in active subdivisions, up from 125.7 months in the second half of 2015.
- An additional 116 lots in 3 subdivisions had received either preliminary or final approval by June 30, 2016 in Pea Ridge.



## Pea Ridge Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Elkhorn Ridge	2H 2015	97
Summit Meadows, Phase II	2H 2015	14
<i>Final Approval</i>		
L & F Estates	2H 2010	5
<b>Pea Ridge</b>		<b>116</b>



# Pea Ridge

## Pea Ridge House Status in Active Subdivisions First Half of 2016

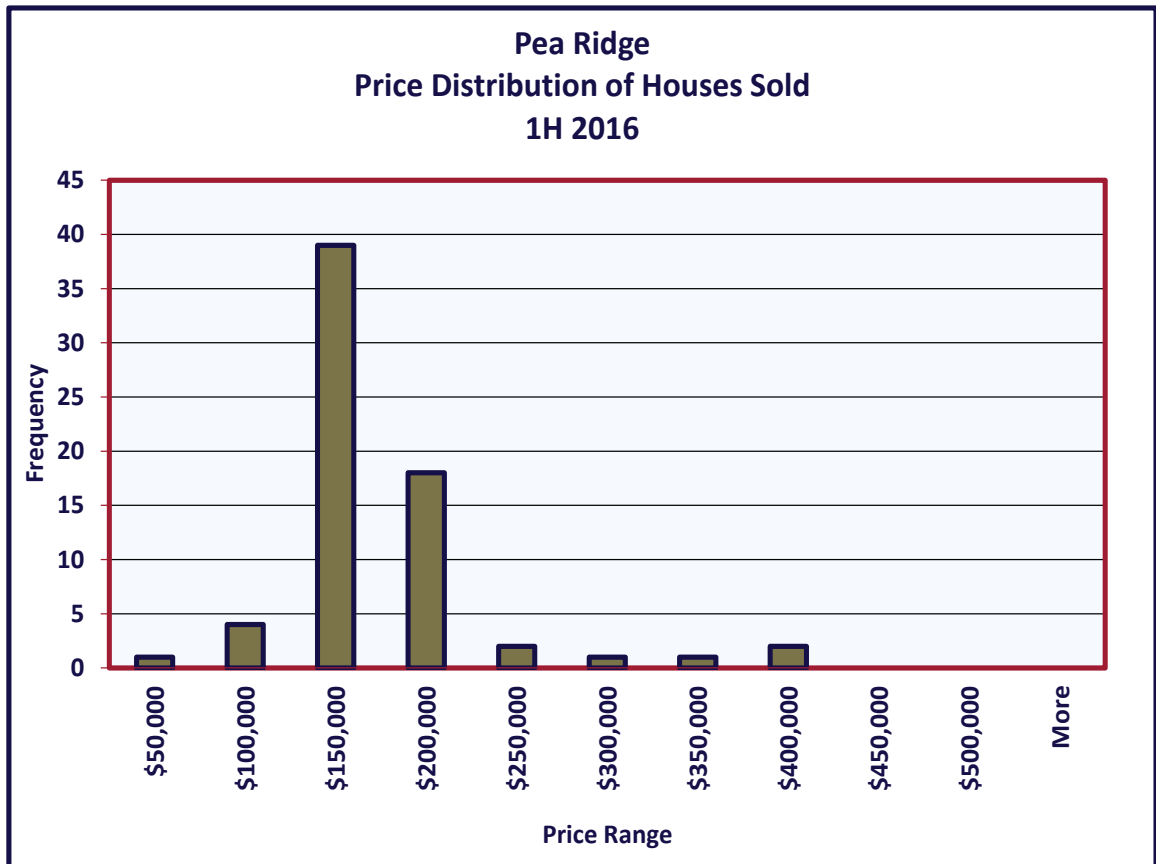
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates <sup>2</sup>	91	0	0	0	16	107	0	--
Battlefield View Phases I, II	41	1	13	5	114	174	4	120.0
Creekside Estates <sup>2</sup>	31	0	3	0	1	35	0	--
Creekwood Manor	14	2	3	0	26	45	3	57.0
Deer Meadows	61	3	10	0	18	92	0	888.0
Givens Place, Block III <sup>2</sup>	15	0	0	0	60	75	0	--
Leetown Estates <sup>2</sup>	3	0	0	0	3	6	0	--
Maple Glenn	11	0	1	1	105	118	1	31.2
Patterson Place	0	0	0	0	60	60	1	0.0
Ridgeview Acres <sup>2</sup>	25	0	2	0	6	33	0	--
Shepherd Hills	22	0	1	0	12	35	0	138.0
Sugar Creek Estates <sup>2</sup>	12	0	0	0	5	17	0	--
Weston Plexes <sup>2</sup>	2	0	0	0	18	20	0	--
<b>Pea Ridge</b>	<b>328</b>	<b>6</b>	<b>33</b>	<b>6</b>	<b>444</b>	<b>817</b>	<b>9</b>	<b>194.6</b>

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

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



# Pea Ridge



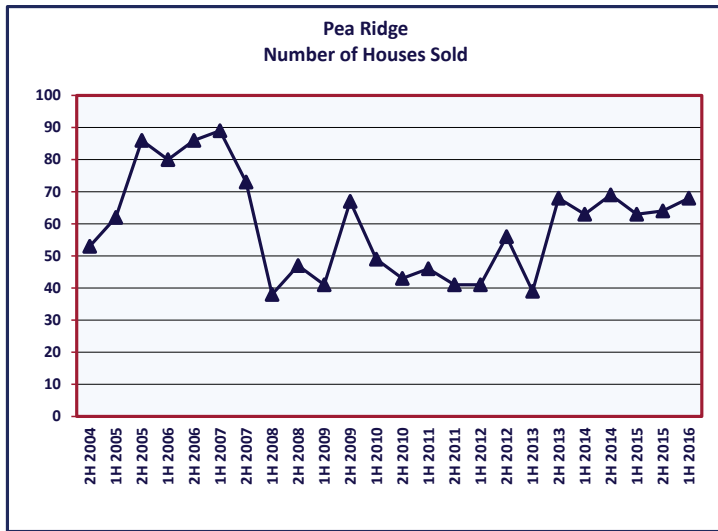
- 57.4 percent of the sold houses in Pea Ridge were priced between \$100,001 and \$150,000.

## Pea Ridge Price Range of Houses Sold First Half of 2016

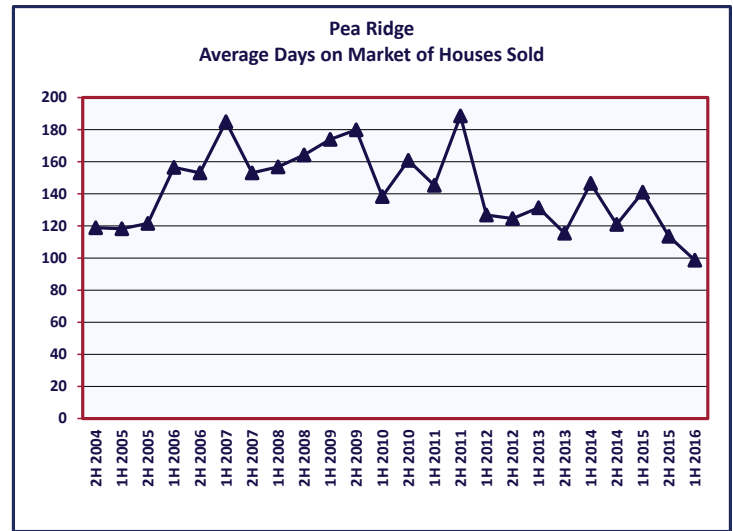
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.5%	700	64	91.2%	\$65.00
\$50,001 - \$100,000	4	5.9%	1,449	85	97.9%	\$61.55
\$100,001 - \$150,000	39	57.4%	1,475	89	99.1%	\$86.83
\$150,001 - \$200,000	18	26.5%	1,760	109	99.8%	\$94.13
\$200,001 - \$250,000	2	2.9%	2,250	206	97.1%	\$97.94
\$250,001 - \$300,000	1	1.5%	2,538	143	102.0%	\$100.47
\$300,001 - \$350,000	1	1.5%	2,676	120	100.0%	\$126.68
\$350,001 - \$400,000	2	2.9%	2,422	101	93.9%	\$157.38
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Pea Ridge</b>	<b>68</b>	<b>100.0%</b>	<b>1,621</b>	<b>99</b>	<b>98.9%</b>	<b>\$90.14</b>



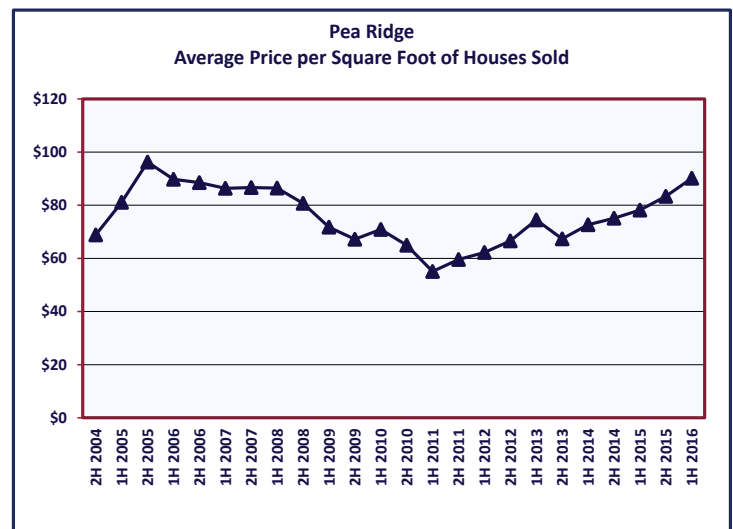
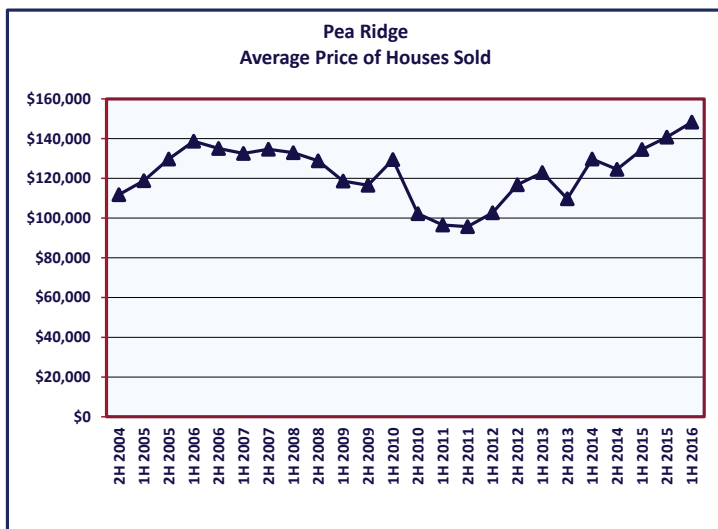
# Pea Ridge



- There were 68 houses sold in Pea Ridge from January 1 to June 30, 2016, or 6.3 percent more than the 64 sold in the second half of 2015 and 7.9 more than sold in the first half of 2015.
- The average price of a house sold in Pea Ridge increased from \$140,768 in the second half of 2015 to \$148,326 in the first half of 2016.
- The average sales price was 5.4 percent higher than in the previous half year and 10.3 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 114 in the second half of 2015 to 99 in the first half of 2016.
- The average price per square foot for a house sold in Pea Ridge increased from \$83.32 in the second half of 2015 to \$90.14 in the first half of 2016.



- The average price per square foot was 8.2 percent higher than in the previous half year and 15.4 percent higher than the first half of 2015.
- About 2.6 percent of all houses sold in Benton County in the first half of 2016 were sold in Pea Ridge. The average sales price of a house was 67.9 percent of the county average.
- Out of 68 houses sold in the first half of 2016, 10 were new construction.
- These newly constructed houses sold for an average of \$161,680 and took 107 days to sell from their initial listing dates.
- There were 49 houses in Pea Ridge listed for sale in the MLS database as June 30, 2016. These houses had an average list price of \$211,960.
- According to the Benton County Assessor's database, 66.8 percent of houses in Pea Ridge were owner-occupied in the first half of 2016.



# Pea Ridge

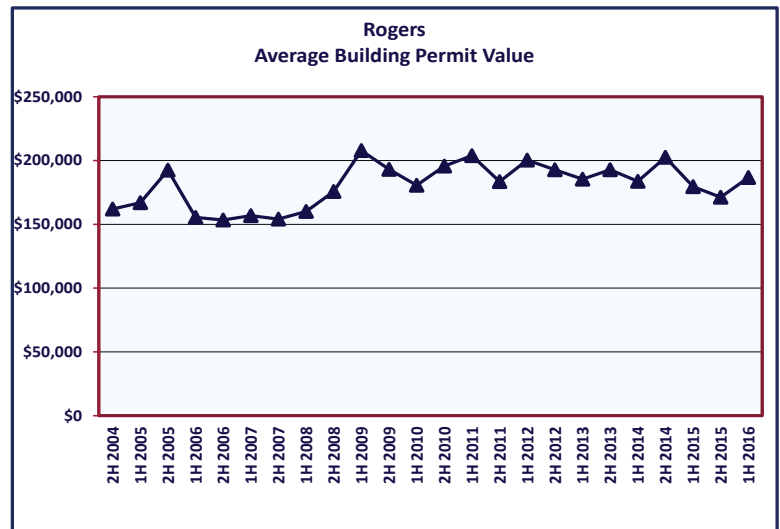
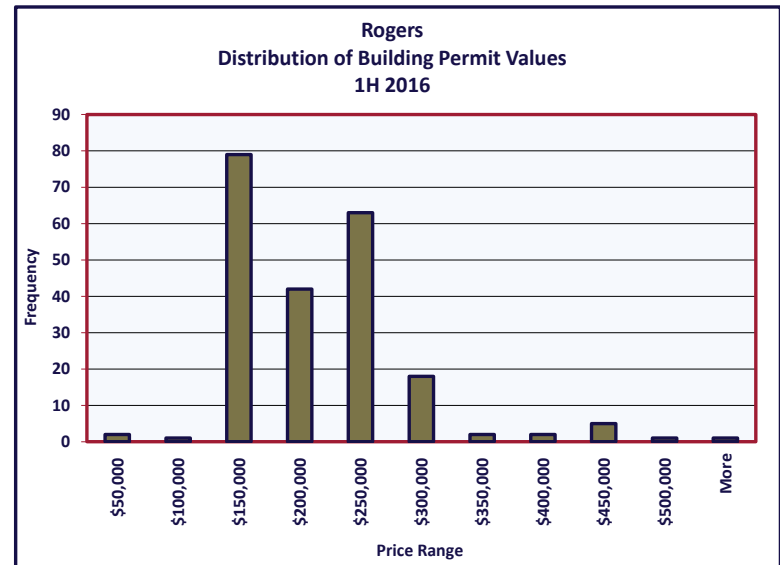
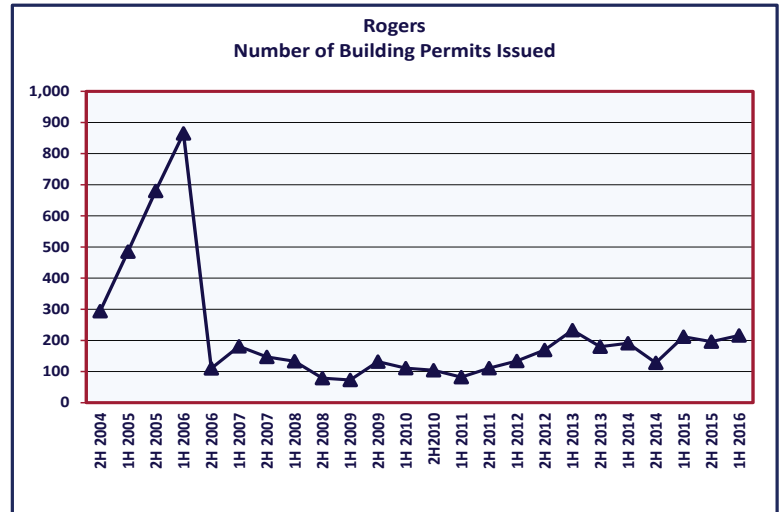
## Pea Ridge Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Battlefield View	10	14.9%	1,445	101	\$144,892	\$99.93
Bloxham Estates	1	1.5%	2,063	77	\$165,400	\$80.17
Creekwood Manor	3	4.5%	1,573	156	\$154,860	\$97.71
Deer Meadows	3	4.5%	1,863	84	\$152,833	\$81.35
Dogwood	1	1.5%	1,656	24	\$65,101	\$39.31
G R Foster	1	1.5%	1,230	135	\$89,900	\$73.09
Givens Place	5	7.5%	1,298	68	\$112,000	\$86.36
Kayto Estates	4	6.0%	1,818	77	\$140,750	\$77.49
Leetown Add	1	1.5%	1,768	159	\$125,500	\$70.98
Maple Glenn	9	13.4%	1,428	60	\$135,506	\$94.56
Oak Ridge	5	7.5%	1,563	58	\$140,354	\$88.61
Otter Creek	1	1.5%	1,264	102	\$114,000	\$90.19
Patterson Place	2	3.0%	1,675	104	\$156,500	\$93.41
Ridgemoor Estates	3	4.5%	1,756	92	\$146,333	\$83.59
Smith	1	1.5%	1,328	41	\$110,000	\$82.83
Standing Oaks	6	9.0%	1,641	123	\$142,417	\$86.77
Sugar Creek Residence	1	1.5%	2,538	143	\$255,000	\$100.47
Tyler Estates	1	1.5%	1,776	338	\$140,000	\$78.83
Windmill Estates	2	3.0%	1,821	101	\$147,500	\$81.10
Other	7	10.4%	1,950	135	\$220,986	\$103.93
<b>Pea Ridge</b>	<b>68</b>	<b>100.0%</b>	<b>1,621</b>	<b>99</b>	<b>\$148,326</b>	<b>\$90.14</b>



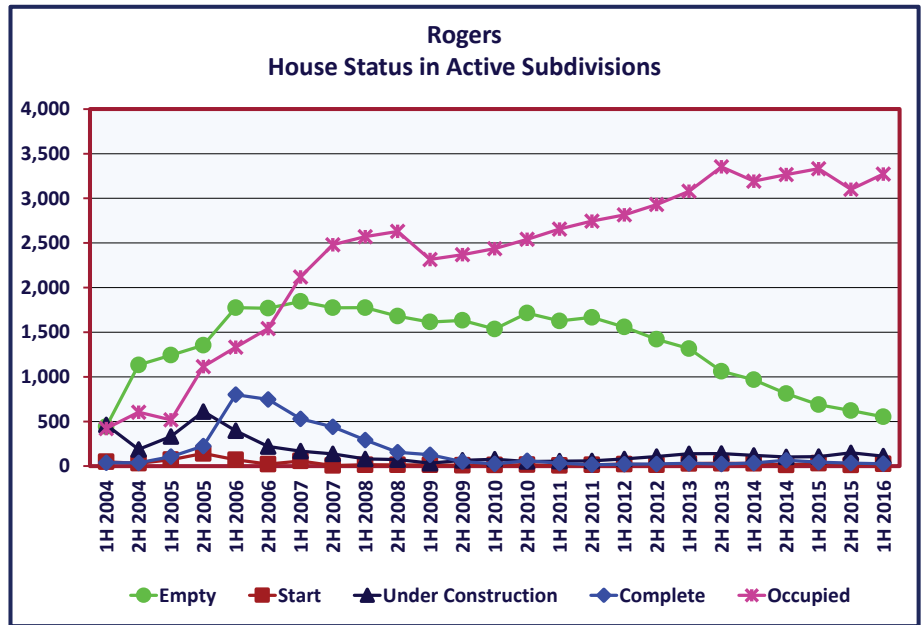
# Rogers

- From January 1 to June 30, 2016 there were 216 residential building permits issued in Rogers. This represents a 1.9 percent increase from the first half of 2015.
- In the first half of 2016, a majority of building permits in Rogers were valued in the \$100,001 to \$250,000 range.
- The average residential building permit value in Rogers increased by 14.0 percent from \$179,484 in the first half of 2015 to \$186,720 in the first half of 2016.



# Rogers

- There were 3,989 total lots in 40 active subdivisions in Rogers in the first half of 2016. About 82.0 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 2.8 percent were under construction, 0.7 percent were starts, and 13.8 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the first half of 2016 was Cross Creek with 14.
- No new construction or progress in existing construction has occurred in the last year in 6 out of the 40 active subdivisions in Rogers.
- 210 new houses in Rogers became occupied in the first half of 2016. The annual absorption rate implies that there were 22.8 months of remaining inventory in active subdivisions, down from 30.6 months in the second half of 2015.
- In 9 out of the 40 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 927 lots in 15 subdivisions had received preliminary or final approval by June 30, 2016 in Rogers.

## Rogers Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chelsea Point Phase II	1H 2015	83
Eastridge Subdivision, Phase II	1H 2016	28
Foxbriar, Phase II	1H 2016	63
The Grove Neighborhood	1H 2016	40
Haxton Woods	1H 2014	5
The Iveys, Phase II	1H 2015	76
Scisortail	1H 2015	269
Woodhaven Manor	1H 2014	55
<i>Final Approval</i>		
The District 2B	1H 2016	2
Dixieland Crossing, Phase III	1H 2015	27
First Place	2H 2007	101
Grande Pointe	1H 2016	42
Shadow Valley, Phase VIII	1H 2016	76
Turtle Creek Place	1H 2006	4
Woodhaven Manor	1H 2016	56
<b>Rogers</b>		<b>927</b>

# Rogers

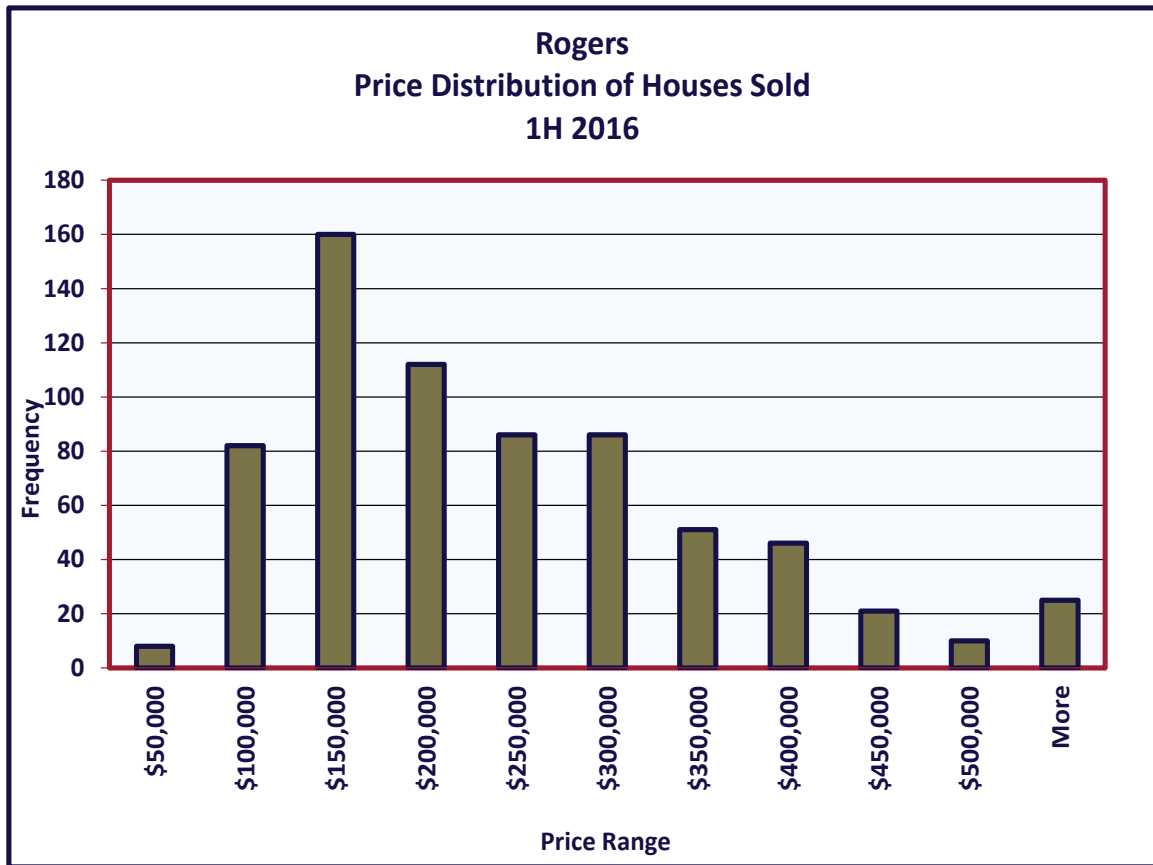
## Rogers House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn	27	1	5	0	21	54	2	198.0
Biltmore	6	0	5	0	98	109	8	9.4
Camden Way	5	0	3	0	152	160	3	32.0
Camelot Estates <sup>1,2</sup>	12	0	0	0	2	14	0	--
Chelsea Point, Phase I	2	0	0	0	42	44	5	1.6
Clower	26	0	2	2	45	75	2	180.0
Countryside Estates <sup>1,2</sup>	4	0	0	0	24	28	0	--
Creekside <sup>1</sup>	9	2	1	0	53	65	0	--
Creekwood (Rogers/Lowell)	4	0	0	0	195	199	1	16.0
Cross Creek, Blocks I, IV, V, Phases III,IV	40	9	14	2	130	195	54	12.0
Cross Timbers--South	1	0	0	0	14	15	2	3.0
Dixieland Crossing, Phase I, II	12	0	4	1	129	146	15	5.8
Fox Briar, Phase I	11	1	1	0	23	36	4	26.0
Garrett Road	2	0	2	4	72	80	0	96.0
The Grove, Phase III	0	0	0	0	18	18	5	0.0
Habitat Trails <sup>1,2</sup>	5	0	0	0	9	14	0	--
Hearthstone, Phases II, III	7	1	0	1	169	178	3	18.0
The Ivey's	13	0	6	0	76	95	3	9.9
Lakewood, Phase II	35	2	10	8	23	78	22	28.7
Lancaster	2	0	0	1	5	8	1	36.0
Legacy Estates <sup>1,2</sup>	1	0	0	0	29	30	0	--
Lexington	5	0	0	0	114	119	0	60.0
Liberty Bell North	20	0	4	0	79	103	2	57.6
Liberty Bell South	20	0	8	2	113	143	14	13.3
Madison	12	0	1	0	22	35	3	52.0
Oldetown Estates	1	1	3	0	49	54	20	2.0
The Peaks, Phases I-III	15	3	3	1	87	109	6	44.0
Pinnacle, Phases I-II, IV	31	1	6	0	181	219	0	456.0
Pinnacle Golf & Country Club <sup>1</sup>	32	1	5	0	394	432	0	--
The Plantation, Phase II	0	0	0	0	174	174	4	0.0
Rocky Creek	0	0	1	0	54	55	11	0.6
Roller's Ridge	47	0	1	2	83	133	2	50.0
Sandalwood, Phases I, II	15	1	4	0	68	88	1	80.0
Shadow Valley, Phases III-VII	45	0	8	1	287	341	0	72.0
Silo Falls, Phases I, II	50	0	10	1	125	186	0	48.8
Torino <sup>1,2</sup>	5	0	0	0	1	6	0	--
Veteran	0	0	0	0	26	26	9	0.0
Vintage <sup>1</sup>	2	0	2	0	19	23	0	--
West Landing	27	3	3	1	9	43	8	45.3
Wildflower, Phase II <sup>1,2</sup>	1	0	0	0	58	59	0	--
<b>Rogers</b>	<b>552</b>	<b>26</b>	<b>112</b>	<b>27</b>	<b>3,272</b>	<b>3,989</b>	<b>210</b>	<b>22.8</b>

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

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

# Rogers



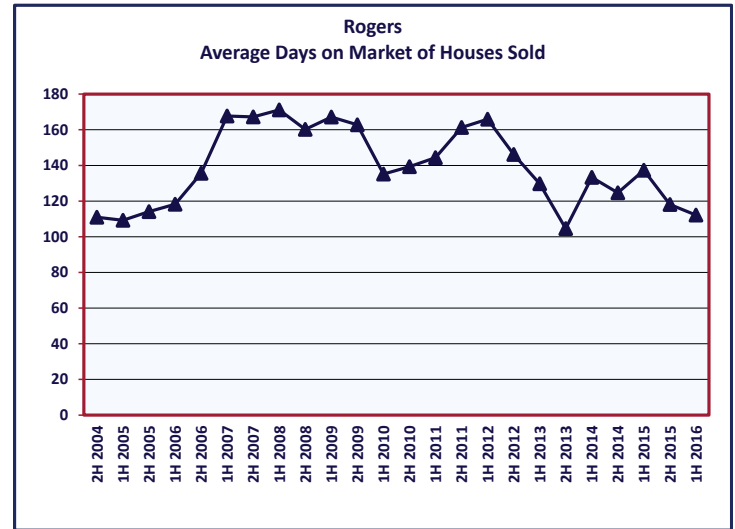
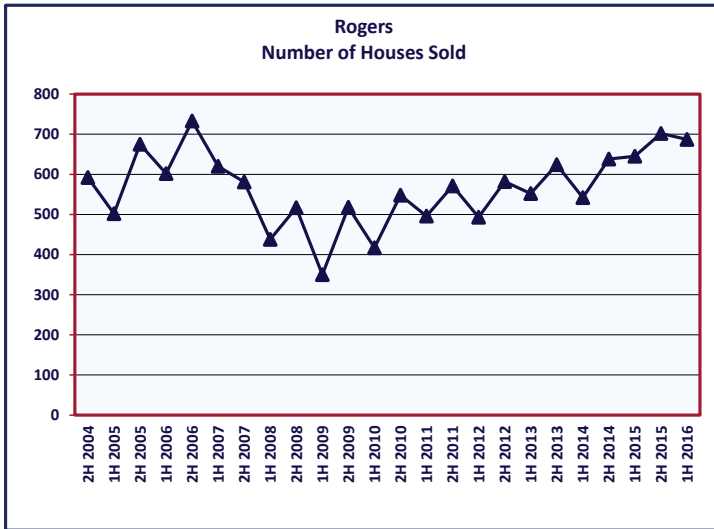
- 52.1 percent of the sold houses in Rogers were priced between \$100,001 and \$250,000.

## Rogers Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	8	1.2%	1,255	70	102.7%	\$32.18
\$50,001 - \$100,000	82	11.9%	1,337	110	95.2%	\$65.64
\$100,001 - \$150,000	160	23.3%	1,577	106	98.2%	\$83.95
\$150,001 - \$200,000	112	16.3%	1,937	98	98.6%	\$92.66
\$200,001 - \$250,000	86	12.5%	2,203	101	97.6%	\$107.23
\$250,001 - \$300,000	86	12.5%	2,677	115	97.4%	\$105.75
\$300,001 - \$350,000	51	7.4%	2,813	142	98.2%	\$116.74
\$350,001 - \$400,000	46	6.7%	3,249	144	99.1%	\$121.01
\$400,001 - \$450,000	21	3.1%	3,393	144	99.2%	\$126.13
\$450,001 - \$500,000	10	1.5%	3,495	106	97.7%	\$137.98
\$500,000+	25	3.6%	4,424	125	96.2%	\$161.45
<b>Rogers</b>	<b>687</b>	<b>100.0%</b>	<b>2,210</b>	<b>112</b>	<b>97.8%</b>	<b>\$98.04</b>

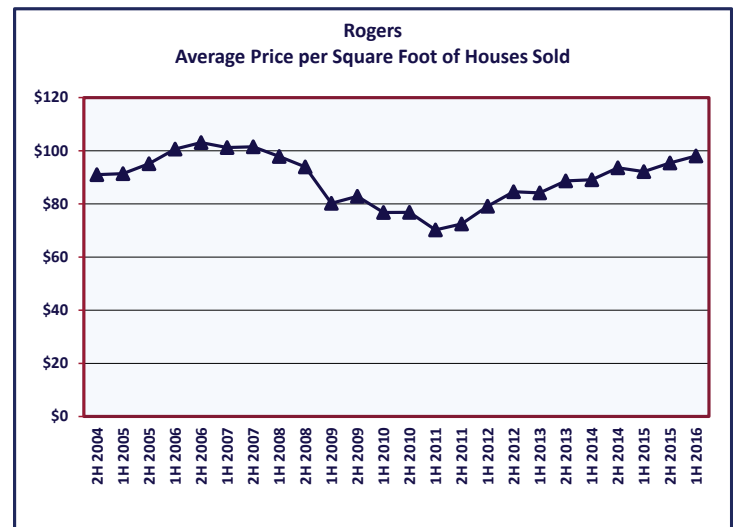
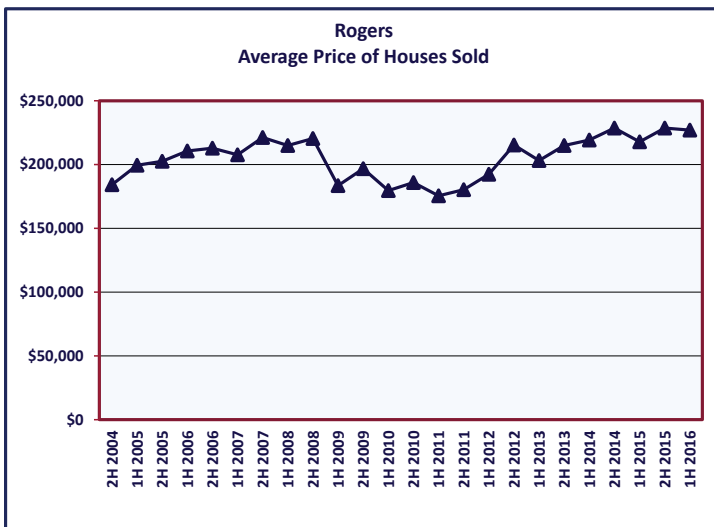


# Rogers



- There were 687 houses sold in Rogers from January 1 to June 30, 2016 or 2.1 percent fewer than the 702 sold in the second half of 2015 and 6.5 percent more than in the first half of 2015.
- The average price of a house sold in Rogers decreased from \$228,566 in the second half of 2015 to \$227,037 in the first half of 2016.
- The average sales price was 0.7 percent lower than in the previous half year and 4.2 percent more than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 118 in the second half of 2015 to 112 in the first half of 2016.
- The average price per square foot for a house sold in Rogers increased from \$95.41 in the second half of 2015 to \$98.04 in the first half of 2016.

- The average price per square foot was 2.8 percent higher than in the previous half year and 6.4 percent higher than in the first half of 2015.
- About 26.0 percent of all houses sold in Benton County in the first half of 2016 were sold in Rogers.
- The average sales price of a house was 103.9 percent of the county average.
- Out of 687 houses sold in the first half of 2016, 131 were new construction. These newly constructed houses had an average sold price of \$278,772 and took an average of 139 days to sell from their initial listing dates.
- There were 424 houses in Rogers listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$432,582.
- According to the Benton County Assessor's database, 66.8 percent of houses in Rogers were owner-occupied in the first half of 2016.



# Rogers

## Rogers Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abington	3	0.4%	2,267	62	\$234,400	\$103.48
Abshier	1	0.1%	976	256	\$107,500	\$110.14
Altons Brush Creek	3	0.4%	2,611	103	\$206,333	\$73.57
Amis Road	2	0.3%	1,152	113	\$94,250	\$82.15
Arabian Acres	1	0.1%	3,317	147	\$234,000	\$70.55
Arbor Glenn	5	0.7%	2,164	263	\$196,402	\$92.30
Arbors	3	0.4%	1,837	176	\$223,000	\$121.02
Avalon	2	0.3%	3,457	300	\$374,000	\$107.45
B A Riggs Park	1	0.1%	1,750	55	\$120,000	\$68.57
B F Sikes	3	0.4%	1,790	99	\$178,333	\$95.21
Banz	3	0.4%	1,575	158	\$118,967	\$76.09
Bar Zel Point	1	0.1%	3,028	257	\$405,000	\$133.75
Beaver Shores	12	1.7%	1,944	172	\$178,325	\$91.74
Bel Air	1	0.1%	1,830	53	\$170,000	\$92.90
Bellview Residence	10	1.5%	1,704	81	\$169,390	\$99.47
Bent Tree	4	0.6%	3,505	135	\$356,500	\$101.93
Berry Farm	4	0.6%	2,346	152	\$195,250	\$83.57
Beverly Oaks	1	0.1%	1,475	52	\$105,500	\$71.53
Biltmore	2	0.3%	2,921	170	\$310,000	\$106.29
Bishop Manor	2	0.3%	986	97	\$74,182	\$75.24
Blackburn	1	0.1%	768	68	\$68,000	\$88.54
Bloomfield	6	0.9%	2,485	114	\$232,083	\$93.41
Breckenridge	2	0.3%	2,131	91	\$200,000	\$93.86
Brentwood	5	0.7%	1,370	46	\$133,740	\$97.77
Brian	1	0.1%	1,472	82	\$105,000	\$71.33
Brooks Beaver Lake View	1	0.1%	2,700	126	\$369,500	\$136.85
Browns Port	1	0.1%	1,546	259	\$310,000	\$200.52
C H Anderson	1	0.1%	2,000	111	\$97,000	\$48.50
Cambridge Park	8	1.2%	1,770	97	\$152,788	\$87.10
Camden Way	12	1.7%	2,005	80	\$193,250	\$96.42
Campbells Countrywood Estate	3	0.4%	2,121	87	\$165,622	\$78.55
Cedar Heights	2	0.3%	1,064	111	\$99,000	\$92.83
Cedar Hills	1	0.1%	3,284	388	\$386,000	\$117.54
Centennial Acres	3	0.4%	1,570	41	\$131,797	\$84.05
Chambers	1	0.1%	940	150	\$60,000	\$63.83
Champions Estates	4	0.6%	2,010	49	\$190,000	\$94.71
Champions Golf & CC	1	0.1%	5,736	0	\$1,070,789	\$186.68
Chateau Terrace	10	1.5%	2,273	118	\$165,885	\$72.99
Chelsea Pointe	3	0.4%	1,352	50	\$131,247	\$97.40
Cherry Glenn	1	0.1%	1,278	66	\$103,500	\$80.99
Clead Acres	1	0.1%	1,472	54	\$105,000	\$71.33
Cloverdale Estate	2	0.3%	1,579	144	\$135,250	\$85.67
Clower	2	0.3%	2,163	94	\$246,750	\$114.04
Cordova	2	0.3%	1,430	114	\$122,750	\$86.55
Cottagewood	1	0.1%	1,298	42	\$119,900	\$92.37
Covington Trace	1	0.1%	3,015	50	\$295,000	\$97.84
Creekside	5	0.7%	3,434	158	\$460,300	\$148.98
Creekwood	8	1.2%	3,012	72	\$321,413	\$106.74
Cross Creek	21	3.1%	2,999	163	\$354,230	\$118.71
Cross Timbers	2	0.3%	2,291	149	\$267,150	\$116.27
Crosspointe	1	0.1%	1,562	37	\$117,000	\$74.90
Crows Nest	1	0.1%	2,834	70	\$275,000	\$97.04

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dixieland Crossing	29	4.2%	1,978	114	\$186,337	\$95.02
Dogwood	3	0.4%	2,114	55	\$129,259	\$62.66
Dream Valley	3	0.4%	2,456	112	\$187,000	\$75.90
Dutchmans	2	0.3%	2,358	113	\$197,750	\$85.94
Eagle Glen	2	0.3%	1,795	83	\$152,700	\$85.57
El Camino	1	0.1%	2,946	75	\$290,000	\$98.44
Estates Of Lakeway	1	0.1%	3,985	252	\$640,000	\$160.60
Fairchild	4	0.6%	1,703	46	\$132,375	\$78.80
Fairground	2	0.3%	1,230	212	\$86,000	\$69.90
Fieldstone	2	0.3%	2,180	75	\$230,875	\$106.05
Forest Park	6	0.9%	1,698	59	\$158,983	\$93.48
Foxbriar	3	0.4%	1,312	157	\$135,833	\$103.56
Fraker Willow Oak	1	0.1%	1,860	253	\$143,000	\$76.88
Garrett Road	3	0.4%	1,427	37	\$159,100	\$111.63
Greenfield Place	1	0.1%	1,323	556	\$94,000	\$71.05
Groves, The	5	0.7%	3,140	123	\$364,260	\$116.55
Hancock	2	0.3%	3,041	191	\$252,500	\$82.25
Hardwood Heights	2	0.3%	1,957	53	\$156,750	\$80.50
Hardys	1	0.1%	1,500	34	\$86,900	\$57.93
Hearthstone	12	1.7%	2,562	112	\$269,842	\$106.25
Henry Hills	3	0.4%	1,326	87	\$99,483	\$76.23
Heritage Bay	3	0.4%	1,863	37	\$214,333	\$114.42
Heritage West	2	0.3%	2,176	58	\$181,200	\$83.26
Highland Knolls	6	0.9%	2,894	96	\$279,483	\$96.79
Hill View	2	0.3%	1,641	86	\$141,450	\$86.32
Homes At Oakmont	2	0.3%	1,785	53	\$128,450	\$72.48
Huckleberry Hills	2	0.3%	2,487	121	\$298,825	\$119.12
Hy Villa	1	0.1%	2,006	104	\$387,500	\$193.17
Hyland Park	3	0.4%	3,169	105	\$274,633	\$87.16
Indian Hills	1	0.1%	2,528	282	\$232,000	\$91.77
Indian Lake	1	0.1%	3,013	165	\$289,000	\$95.92
Indian Trails	1	0.1%	2,125	63	\$230,000	\$108.24
Irene	1	0.1%	2,000	118	\$88,750	\$44.38
Iveys	6	0.9%	2,056	66	\$246,433	\$119.82
J Wade Sikes Park	6	0.9%	1,972	49	\$147,292	\$77.83
Kemps	2	0.3%	2,113	89	\$203,500	\$95.65
Kersten	1	0.1%	1,060	54	\$84,000	\$79.25
Kings Pointe	1	0.1%	1,660	65	\$124,000	\$74.70
Kiphart	1	0.1%	2,138	160	\$105,000	\$49.11
L M Smith	1	0.1%	896	96	\$39,000	\$43.53
La Raye Manor	1	0.1%	3,040	17	\$198,000	\$65.13
Lakewood Crossing	2	0.3%	2,231	65	\$201,450	\$93.71
Lawrence & Bradrick	1	0.1%	1,126	52	\$88,000	\$78.15
Legacy Estates	3	0.4%	3,029	85	\$315,667	\$104.08
Leon France	1	0.1%	1,488	132	\$73,400	\$49.33
Lexington	8	1.2%	2,631	127	\$270,969	\$104.78
Liberty Bell	21	3.1%	2,663	110	\$314,271	\$117.94
Little Flock	3	0.4%	1,839	166	\$178,333	\$94.42
Mack Grimes	7	1.0%	1,736	77	\$137,524	\$78.89
Madison	3	0.4%	2,801	98	\$308,267	\$110.22
Manors On Blossom	2	0.3%	3,661	149	\$433,750	\$118.36
Marjon	1	0.1%	2,400	132	\$67,000	\$27.92
Mcgaugheys Orchard	5	0.7%	1,427	84	\$114,920	\$73.17

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Mcneils	1	0.1%	768	198	\$54,500	\$70.96
Meadow Wood	1	0.1%	1,372	89	\$135,000	\$98.40
Meadows	1	0.1%	3,603	91	\$463,500	\$128.64
Monte Ne Shores	2	0.3%	1,190	77	\$93,850	\$78.67
Monte Ne Village	2	0.3%	1,203	77	\$74,000	\$61.51
Montrouex	1	0.1%	2,010	64	\$225,000	\$111.94
Mountain Lake Estates	2	0.3%	3,376	111	\$254,000	\$75.94
New Hope Acres	5	0.7%	1,608	118	\$112,300	\$71.40
New Hope Terrace	3	0.4%	1,050	108	\$83,500	\$79.22
North Brush Creek	2	0.3%	2,253	143	\$138,500	\$60.22
Northland Heights	2	0.3%	2,080	165	\$172,750	\$83.37
Norwood	4	0.6%	1,823	100	\$83,000	\$44.58
Oak Hill	4	0.6%	1,721	77	\$137,375	\$80.17
Oak Run	1	0.1%	3,650	49	\$430,000	\$117.81
Oak View	1	0.1%	1,700	44	\$203,900	\$119.94
Oldetown Estates	7	1.0%	1,901	144	\$212,014	\$111.64
Olivewood	2	0.3%	1,179	54	\$60,500	\$51.40
Olrich Acres	2	0.3%	845	51	\$81,550	\$96.72
Overland	1	0.1%	4,589	279	\$385,000	\$83.90
Peaks, The	2	0.3%	3,368	92	\$389,950	\$115.91
Perry Place	4	0.6%	1,908	74	\$198,950	\$104.50
PG Smith	1	0.1%	1,536	169	\$67,500	\$43.95
Pine Graham	1	0.1%	1,896	157	\$123,750	\$65.27
Pine Meadow	3	0.4%	1,472	69	\$121,967	\$82.93
Pinewoods	1	0.1%	998	133	\$92,000	\$92.18
Pinnacle	12	1.7%	4,391	126	\$752,450	\$171.62
Plantation Estates	9	1.3%	1,481	84	\$132,389	\$89.66
Point Virgo Estates	1	0.1%	1,947	83	\$215,000	\$110.43
Post Meadows	3	0.4%	1,560	71	\$140,933	\$90.35
Posy Mountain Ranch	1	0.1%	2,144	78	\$135,700	\$63.29
Putmans	1	0.1%	3,384	64	\$243,000	\$71.81
Quail Run	2	0.3%	1,540	97	\$93,750	\$60.61
Rader	1	0.1%	2,820	105	\$419,000	\$148.58
Red Oak Hills	2	0.3%	1,575	125	\$92,450	\$60.77
Regency East	1	0.1%	1,155	44	\$94,900	\$82.16
Richards Glen	1	0.1%	2,300	82	\$250,000	\$108.70
Ridgecrest Meadows	8	1.2%	2,343	103	\$247,600	\$106.09
Rivercliff Park	1	0.1%	707	183	\$210,000	\$297.03
Rivercliff Summit	1	0.1%	4,784	532	\$369,900	\$77.32
Robertson	1	0.1%	1,064	35	\$40,000	\$37.59
Rocky Branch	1	0.1%	1,716	208	\$345,000	\$201.05
Rocky Creek	7	1.0%	2,033	134	\$233,784	\$115.01
Rogers Heights	4	0.6%	1,556	75	\$51,225	\$35.41
Roller's Ridge	8	1.2%	1,482	165	\$135,681	\$91.67
Rolling Oaks	4	0.6%	1,041	74	\$76,864	\$73.38
Roselawn	1	0.1%	1,008	19	\$65,000	\$64.48
Rosewood	3	0.4%	1,955	92	\$167,633	\$85.59
Rural Oaks	2	0.3%	2,653	101	\$268,950	\$101.31
S H Cole	1	0.1%	1,120	157	\$71,000	\$63.39
Sandalwood	5	0.7%	1,446	111	\$140,960	\$97.45
Sandstone	2	0.3%	1,209	69	\$102,500	\$84.78
Schrader	1	0.1%	1,664	77	\$117,000	\$70.31
Shadow Valley	35	5.1%	3,210	119	\$418,501	\$128.25

# Rogers

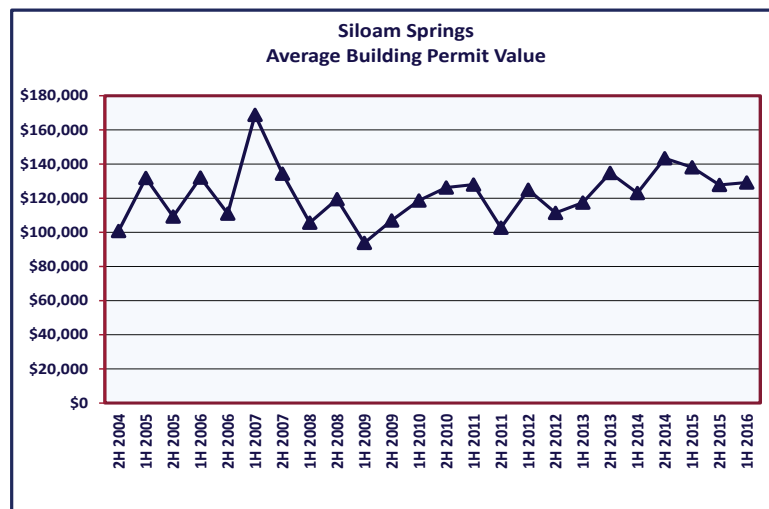
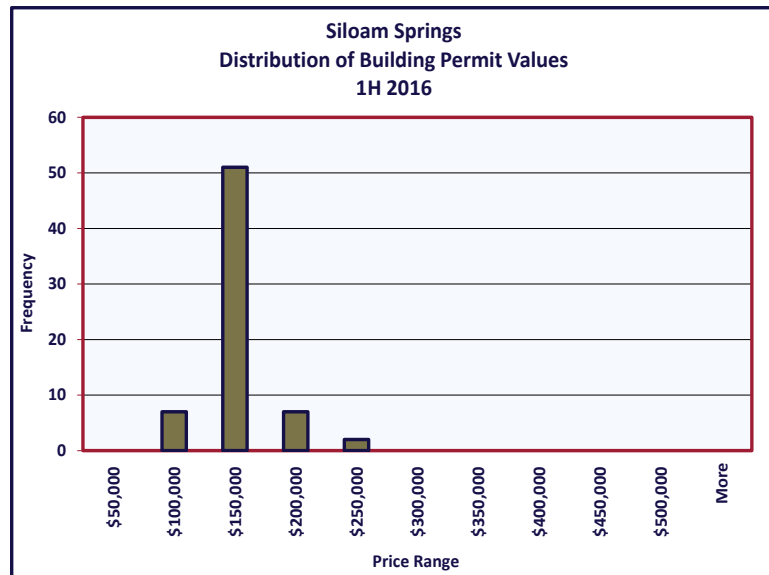
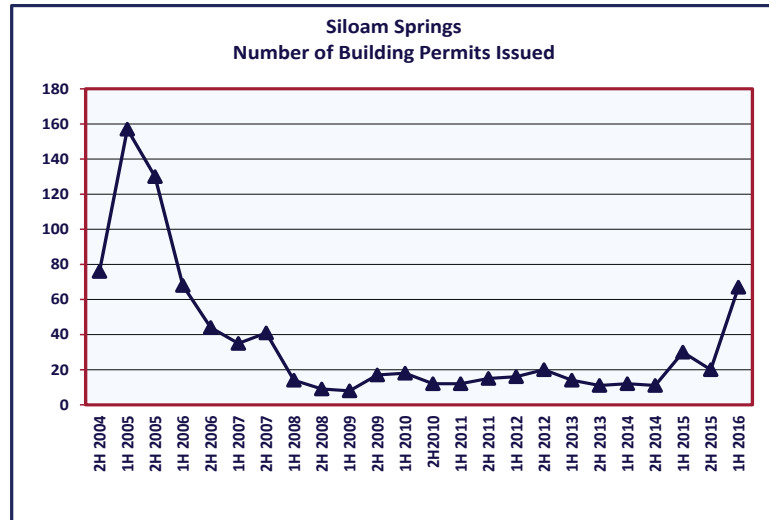
## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Silo Falls	10	1.5%	3,226	138	\$396,770	\$122.58
Silver Tree	5	0.7%	1,401	137	\$103,060	\$73.56
Southern Hills	1	0.1%	1,625	112	\$128,000	\$78.77
Southern Trace	1	0.1%	3,521	171	\$390,000	\$110.76
Spring Creek	2	0.3%	1,453	38	\$163,175	\$112.49
Stone Manor Condo	1	0.1%	1,028	59	\$136,000	\$132.30
Stoney Creek Place	1	0.1%	2,076	29	\$219,000	\$105.49
Stoney Point	3	0.4%	1,753	111	\$128,750	\$73.41
Summit Heights	2	0.3%	3,423	54	\$257,500	\$74.19
Sundown	2	0.3%	1,894	92	\$136,750	\$72.53
Sunset Bay	2	0.3%	4,016	74	\$292,500	\$72.83
Tanglewood	1	0.1%	4,905	260	\$800,000	\$163.10
Top Flite	1	0.1%	3,128	183	\$275,000	\$87.92
Tucks Crossing	2	0.3%	2,730	95	\$272,500	\$99.55
Turners Acres	1	0.1%	1,240	119	\$93,500	\$75.40
Turtle Cove	1	0.1%	2,103	109	\$50,000	\$23.78
Turtle Creek	6	0.9%	1,921	87	\$140,153	\$72.98
Twin Lakes Estate	1	0.1%	2,268	145	\$250,000	\$110.23
Twin Oaks	1	0.1%	1,713	225	\$142,200	\$83.01
Veterans Park	7	1.0%	1,117	149	\$112,643	\$101.00
Victoria Place	4	0.6%	1,106	59	\$84,625	\$77.32
Vintage	1	0.1%	2,530	154	\$265,000	\$104.74
Wallace	1	0.1%	1,600	204	\$73,000	\$45.63
Warren Glen	9	1.3%	3,154	63	\$353,956	\$112.29
Wateroak Horizontal	2	0.3%	2,010	438	\$168,250	\$83.26
Weber	2	0.3%	1,428	73	\$101,250	\$70.67
Welsh	1	0.1%	1,582	66	\$121,000	\$76.49
West Brush Creek	1	0.1%	1,687	66	\$152,000	\$90.10
West Landing	6	0.9%	2,642	210	\$311,433	\$117.87
West Olrich	1	0.1%	2,106	94	\$380,000	\$180.44
Westar Twnhms	1	0.1%	1,233	0	\$119,000	\$96.51
Westridge	3	0.4%	1,343	53	\$104,400	\$78.40
Westwood Hills	2	0.3%	1,629	65	\$128,750	\$83.09
Whispering Timbers	15	2.2%	1,981	93	\$165,347	\$83.37
William F Evans	1	0.1%	744	186	\$84,000	\$112.90
Windsor Place	2	0.3%	1,612	74	\$112,500	\$70.00
Woodland Acres	3	0.4%	1,752	114	\$136,633	\$78.56
Other	39	5.7%	2,149	114	\$220,494	\$101.09
<b>Rogers</b>	<b>687</b>	<b>100.0%</b>	<b>2,210</b>	<b>112</b>	<b>\$227,036</b>	<b>\$98.04</b>



# Siloam Springs

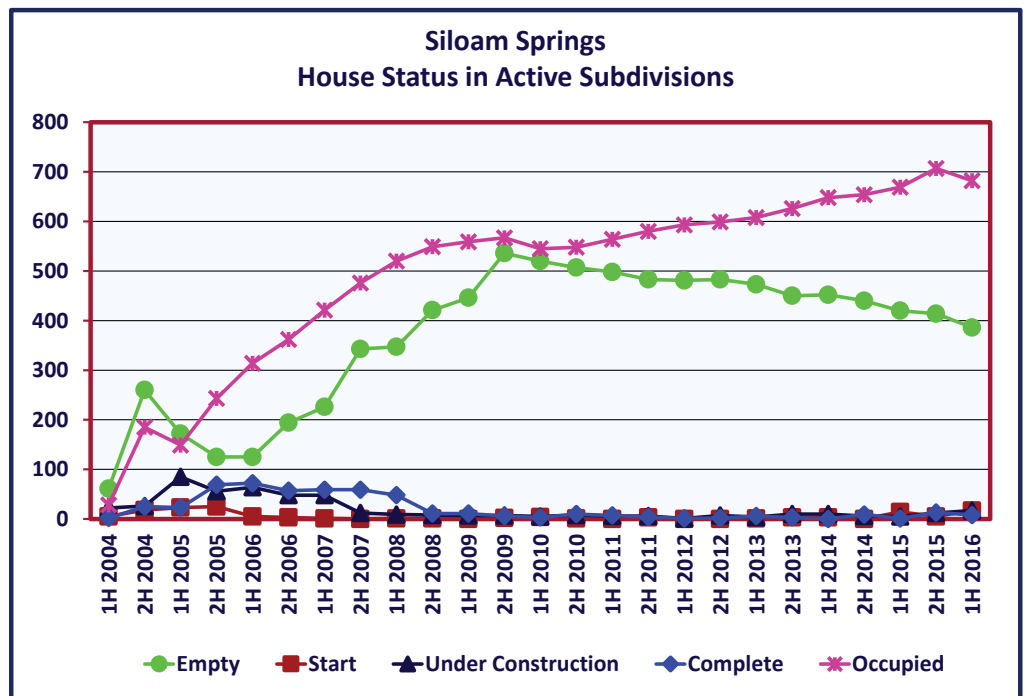
- From January 1 to June 30, 2016 there were 67 residential building permits issued in Siloam Springs. This represents a 123.3 percent increase from the first half of 2015.
- In the first half of 2016, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Siloam Springs decreased by 6.4 percent from \$138,105 in the first half of 2015 to \$129,202 in the first half of 2016.





# Siloam Springs

- There were 1,110 total lots in 24 active subdivisions in Siloam Springs in the first half of 2016. About 61.4 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 1.5 percent were under construction, 1.5 percent were starts, and 34.8 percent were vacant lots.
- The subdivision with the most houses under construction in Siloam Springs in the first half of 2016 was Autumn Glen, Phase I with 10.
- No new construction or progress in existing construction has occurred in the past year in 12 out of the 24 active subdivisions in Siloam Springs.
- 18 new houses in Siloam Springs became occupied in the first half of 2016. The annual absorption rate implies that there were 95.1 months of remaining inventory in active subdivisions, down from 104.5 months in the second half of 2015.



- In 15 out of the 24 active subdivisions in Siloam Springs, no absorption occurred in the past year.
- An additional 196 lots in 7 subdivisions have received either preliminary or final approval by June 30, 2016.



## Siloam Springs Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Aurora Gables	2H 2013	11
Drake Concepts	1H 2013	11
Lawlis Ranch, Phase I	2H 2011, Phase I	30
Stone Ridge, Phase II	2H 2012	86
<i>Final Approval</i>		
River Valley Estates	1H 2006	18
Shady Grove Estates, Phase II	1H 2010	10
Stone Ridge, Phase I	2H 2015	30
<b>Siloam Springs</b>		<b>196</b>

# Siloam Springs

## Siloam Springs House Status in Active Subdivisions First Half of 2016

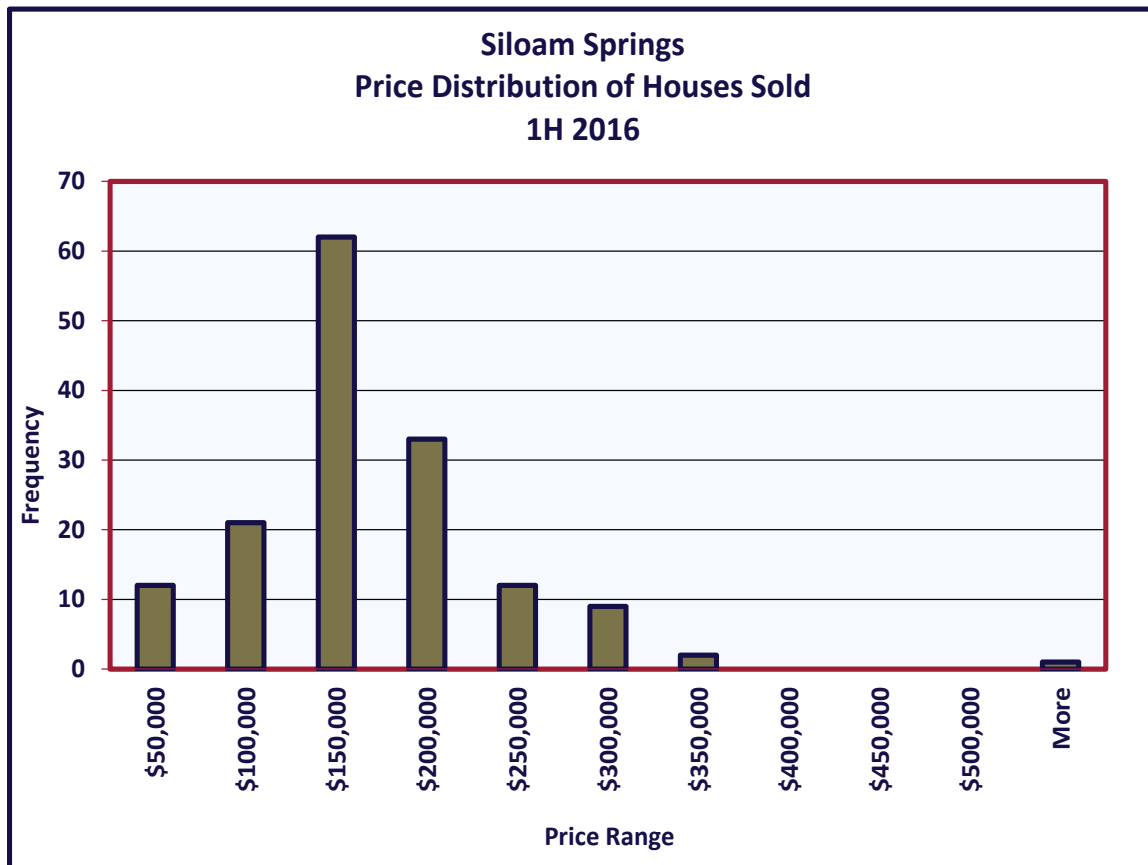
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Parks <sup>1</sup>	25	3	0	3	0	31	0	--
Autumn Glen, Phase I	44	0	10	4	64	122	7	26.8
Blackberry Meadows <sup>1,2</sup>	1	0	0	0	5	6	0	--
City Lake View Estates <sup>1,2</sup>	8	0	0	0	1	9	0	--
Club View Estates <sup>1,2</sup>	7	0	0	0	7	14	0	--
Copper Leaf, Phase I,II	7	1	0	0	24	32	1	16.0
Deer Lodge <sup>1,2</sup>	3	0	0	0	15	18	0	--
Eastern Hills <sup>1</sup>	17	10	0	0	4	31	0	--
Forest Hills	50	0	2	0	14	66	1	624.0
Haden Place <sup>1,2</sup>	25	0	0	0	28	53	0	--
Heritage Ranch	10	0	1	0	15	26	2	22.0
Madison Heights <sup>1,2</sup>	1	0	0	0	7	8	0	--
Maloree Woods <sup>1,2</sup>	11	0	0	0	47	58	0	--
Meadow Brook	8	0	0	0	12	20	0	48.0
Meadows Edge <sup>1,2</sup>	4	0	0	0	14	18	0	--
Nottingham <sup>1,2</sup>	12	0	0	0	22	34	0	--
Paige Place, Phases I, II	5	0	0	0	52	57	1	60.0
Patriot Park <sup>1,2</sup>	2	0	0	0	151	153	0	--
Prairie Meadows Estates	14	0	1	1	6	22	3	64.0
Rose Meade <sup>1,2</sup>	9	0	0	0	40	49	0	--
Stonecrest, Phases III-VI	49	3	0	0	55	107	3	208.0
Walnut Ridge <sup>1,2</sup>	1	0	0	0	4	5	0	--
Walnut Woods, No. 2, Phases III-V <sup>1</sup>	15	0	2	0	47	64	0	--
The Woodlands, Phases I, II	58	0	1	0	48	107	0	177.0
<b>Siloam Springs</b>	<b>386</b>	<b>17</b>	<b>17</b>	<b>8</b>	<b>682</b>	<b>1,110</b>	<b>18</b>	<b>95.1</b>

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

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



# Siloam Springs

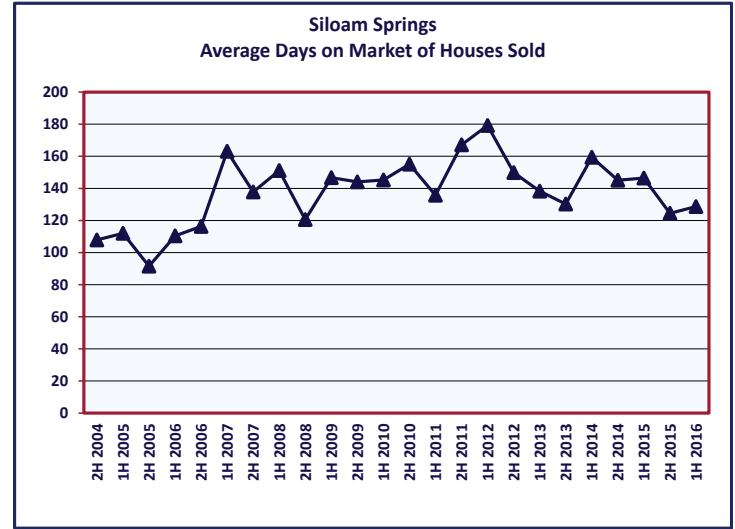
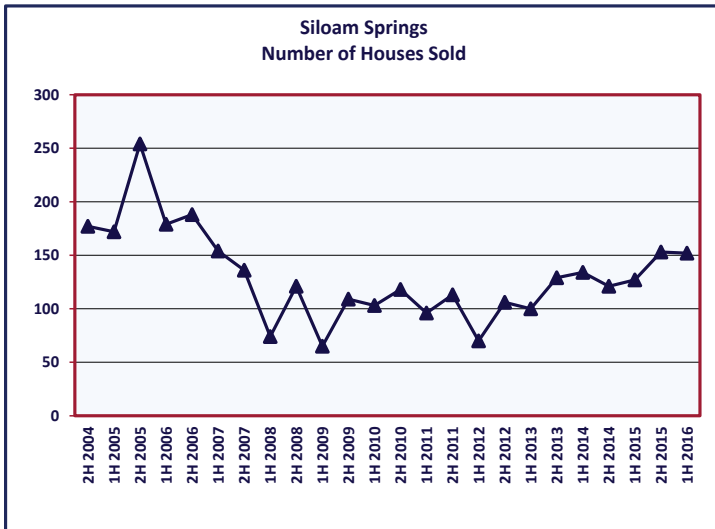


- 62.5 percent of the sold houses in Siloam Springs were valued between \$100,001 and \$200,000.

## Siloam Springs Price Range of Houses Sold First Half of 2016

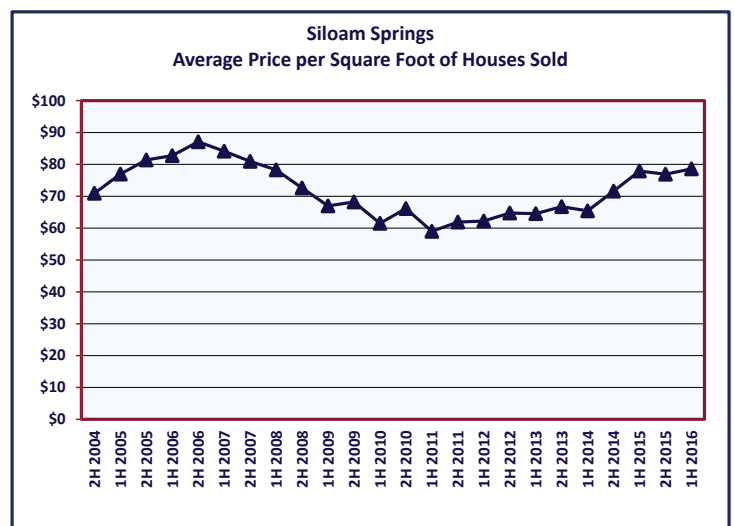
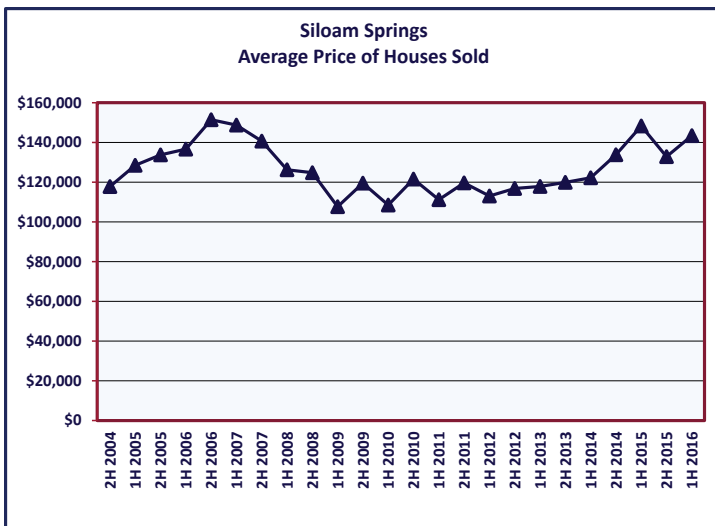
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	12	7.9%	1,403	147	94.9%	\$31.12
\$50,001 - \$100,000	21	13.8%	1,291	130	96.2%	\$58.82
\$100,001 - \$150,000	62	40.8%	1,618	135	98.1%	\$79.07
\$150,001 - \$200,000	33	21.7%	1,981	120	98.5%	\$90.75
\$200,001 - \$250,000	12	7.9%	2,597	102	97.9%	\$87.43
\$250,001 - \$300,000	9	5.9%	2,531	154	98.0%	\$105.55
\$300,001 - \$350,000	2	1.3%	3,909	41	99.6%	\$93.42
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	0.7%	2,068	28	98.1%	\$253.87
<b>Siloam Springs</b>	<b>152</b>	<b>100.0%</b>	<b>1,799</b>	<b>129</b>	<b>97.7%</b>	<b>\$78.59</b>

# Siloam Springs



- There were 152 houses sold in Siloam Springs from January 1 to June 30, 2016 or 0.7 percent fewer than the 153 sold in the second half of 2015 and 19.7 percent more than in the first half of 2015.
- The average price of a house sold in Siloam Springs increased from \$132,826 in the second half of 2015 to \$143,430 in first half of 2016.
- The average sales price was 8.0 percent higher than in the previous half year and 3.3 percent lower than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 125 in the second half of 2015 to 129 in the first half of 2016.
- The average price per square foot for a house sold in Siloam Springs increased from \$76.91 in the second half of 2015 to \$78.59 in the first half of 2016.

- The average price per square foot was 2.2 percent higher than in the previous half year and 0.9 percent higher than in the first half of 2015.
- About 5.7 percent of all houses sold in Benton County in the first half of 2016 were sold in Siloam Springs. The average sales price of a house was 65.6 percent of the county average.
- Out of 152 houses sold in the first half of 2016, 22 were new construction. These newly constructed houses had an average sold price of \$188,648 and took an average of 179 days to sell from their initial listing dates.
- There were 104 houses in Siloam Springs, listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$180,743.
- According to the Benton County Assessor's database 62.5 percent of houses in Siloam Springs were owner-occupied in the first half of 2016.



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision First Half 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashley Park	2	1.3%	1,782	129	\$190,823	\$107.11
Autumn Glenn	7	4.6%	1,455	189	\$139,971	\$96.40
Avery Place	1	0.7%	2,639	32	\$255,000	\$96.63
Beauchamps	3	2.0%	1,359	206	\$67,667	\$47.93
Briarwood	1	0.7%	2,129	104	\$141,000	\$66.23
Canyon Estates	1	0.7%	1,726	17	\$114,800	\$66.51
Carls	4	2.6%	2,024	63	\$76,325	\$44.43
Chattering Heights	4	2.6%	3,004	20	\$226,375	\$78.01
Copper Leaf	2	1.3%	1,641	144	\$151,000	\$92.53
Country Acres	1	0.7%	1,508	424	\$105,000	\$69.63
Courtney Courts	3	2.0%	1,535	66	\$121,567	\$79.17
Cranes	4	2.6%	1,737	244	\$111,950	\$60.41
Crossings	1	0.7%	1,368	200	\$93,500	\$68.35
Dawn Hill C C	8	5.3%	1,871	113	\$156,513	\$75.17
Deerfield Meadows	1	0.7%	1,790	88	\$155,000	\$86.59
Dogwood Park	1	0.7%	1,244	41	\$108,000	\$86.82
E N Coons	2	1.3%	1,710	123	\$76,375	\$44.04
Eastgate	1	0.7%	1,566	97	\$110,000	\$70.24
Edgewood Suburban	1	0.7%	2,251	362	\$135,000	\$59.97
Eighteen Acres Estates	1	0.7%	2,644	34	\$275,500	\$104.20
Elm Woods	1	0.7%	1,566	0	\$132,050	\$84.32
Flint Creek Park	1	0.7%	2,100	63	\$138,700	\$66.05
Ford's	1	0.7%	1,026	137	\$64,000	\$62.38
Forest Hills	1	0.7%	2,240	273	\$252,500	\$112.72
Forest Park	1	0.7%	1,244	60	\$28,000	\$22.51
Fox Run	2	1.3%	1,358	62	\$119,488	\$88.15
Gabriel Park	3	2.0%	1,506	165	\$130,500	\$86.62
Heritage Ranch	4	2.6%	2,488	184	\$257,751	\$103.55
Hickory Hills	2	1.3%	1,589	82	\$105,000	\$66.15
Hico Manor	2	1.3%	1,419	58	\$117,195	\$82.79
Home Addition	1	0.7%	1,041	65	\$74,400	\$71.47
Ingrams	1	0.7%	1,463	138	\$55,000	\$37.59
John E Rodgers	1	0.7%	1,836	231	\$120,000	\$65.36
Killebrew	1	0.7%	1,596	294	\$115,000	\$72.06
Kimberly Heights	1	0.7%	1,276	31	\$85,000	\$66.61
L M Proctors	1	0.7%	1,080	41	\$34,000	\$31.48
Layne & Luttrell	1	0.7%	1,000	30	\$58,000	\$58.00
Maloree Woods	2	1.3%	2,470	136	\$234,500	\$94.88
Maples, The	3	2.0%	1,891	59	\$166,217	\$87.83
Mcnair	1	0.7%	1,810	256	\$101,600	\$56.13
Meadow Wood	5	3.3%	2,312	99	\$177,040	\$76.93
Mt Olive	1	0.7%	1,670	200	\$112,500	\$67.37
Nine Elms	2	1.3%	1,510	179	\$41,050	\$28.25
Oak Crest Estates	1	0.7%	1,800	49	\$183,500	\$101.94
Oak View Add	2	1.3%	1,699	97	\$165,750	\$97.23
Old Orchard Estates	1	0.7%	1,975	40	\$200,000	\$101.27
Paige Place	2	1.3%	1,743	86	\$134,000	\$76.93
Patriot Park	6	3.9%	1,459	66	\$122,000	\$83.65
Pettys	1	0.7%	1,010	16	\$70,000	\$69.31

# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Pyeatte Mccumber	1	0.7%	2,064	34	\$152,000	\$73.64
Quail Run	1	0.7%	1,292	143	\$68,250	\$52.83
R S Morris	1	0.7%	1,479	132	\$20,000	\$13.52
Ravenwood	1	0.7%	1,691	153	\$101,800	\$60.20
Reta Place	1	0.7%	860	103	\$50,000	\$58.14
Robinson	1	0.7%	3,100	218	\$198,000	\$63.87
Rolling Hills	3	2.0%	2,161	126	\$153,133	\$71.22
Shady Acres	1	0.7%	2,556	149	\$129,900	\$50.82
Siloam Heights	1	0.7%	1,440	762	\$98,000	\$68.06
Siloam Springs Original	1	0.7%	3,673	363	\$215,000	\$58.54
Southern Hills	2	1.3%	1,500	86	\$124,450	\$85.00
Stonecrest	1	0.7%	1,930	188	\$185,000	\$95.85
Sycamore Heights	1	0.7%	1,790	123	\$135,000	\$75.42
Teagues	1	0.7%	1,200	0	\$45,000	\$37.50
Thomas & Barnes	1	0.7%	1,525	77	\$147,900	\$96.98
Villa View Estates	2	1.3%	2,214	81	\$190,000	\$85.81
Vista View	2	1.3%	1,205	125	\$100,950	\$83.56
Walnut Ridge	1	0.7%	2,692	261	\$297,500	\$110.51
Walnut Woods	8	5.3%	1,669	126	\$142,488	\$86.09
Woodlands, The	4	2.6%	1,694	225	\$176,750	\$104.35
Young & Bailey	1	0.7%	1,630	77	\$112,000	\$68.71
Other	15	9.9%	1,886	116	\$181,661	\$96.11
<b>Siloam Springs</b>	<b>152</b>	<b>100.0%</b>	<b>1,799</b>	<b>129</b>	<b>\$143,430</b>	<b>\$78.59</b>



# Washington County

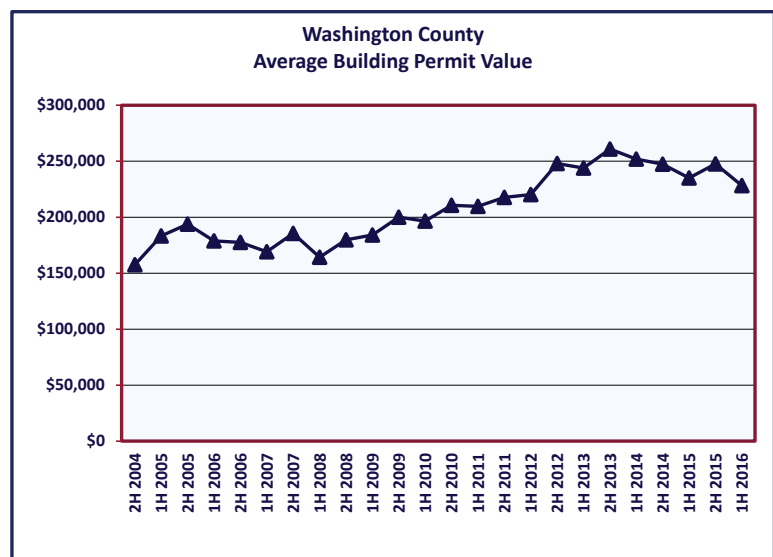
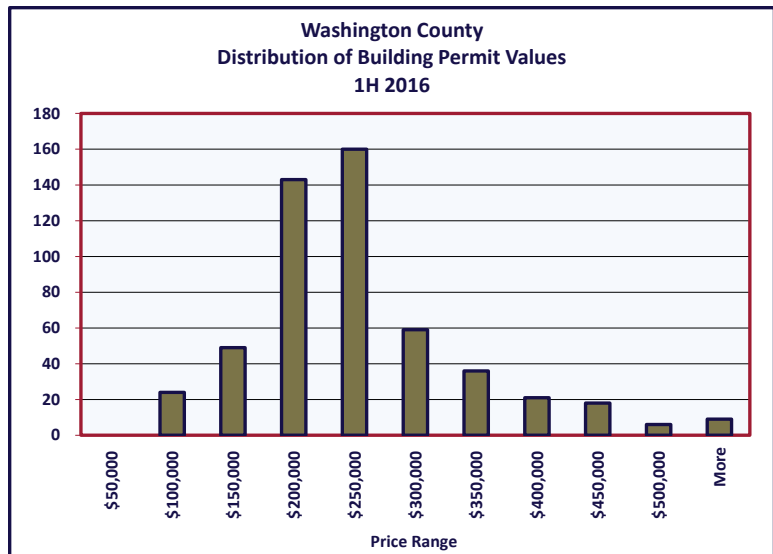
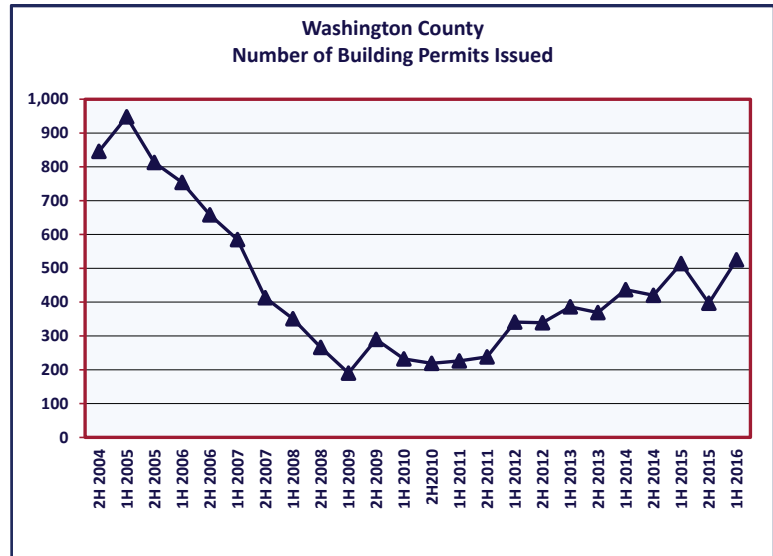
## Building Permits

From January 1 to June 30, 2016, there were 525 residential building permits issued in Washington County. The first half of 2016 total was a 2.1 percent increase from the first half 2015 total of 514 residential building permits. The average value of the Washington County building permits was \$228,281 during the first half of 2016, down 2.9 percent from the average residential building permit value of \$234,995 in the first half of 2015. About 57.7 percent of the period's building permits were valued between \$150,001 and \$250,000, 13.9 percent were valued \$150,000 or lower, and 28.4 percent were valued higher than \$250,000.

Fayetteville accounted for 39.4 percent of the residential building permits issued in Washington County, while Springdale accounted for 33.1 percent. Meanwhile, West Washington County accounted for 13.5 percent in the first half of 2016.

## Subdivisions

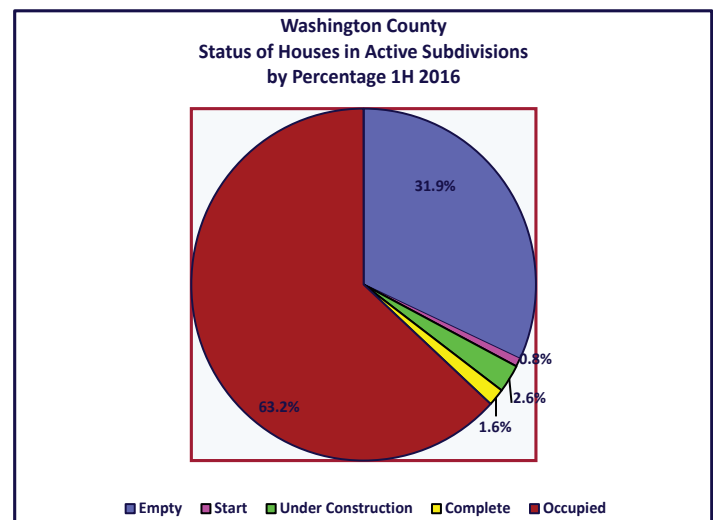
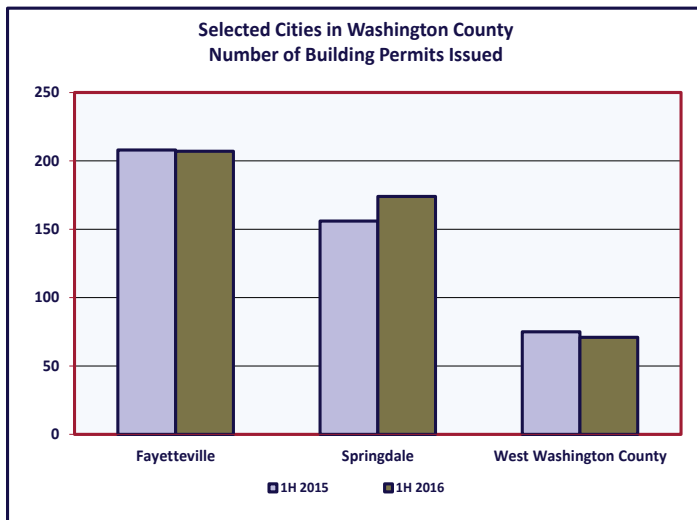
There were 10,256 total lots in 164 active subdivisions in Washington County in the first half of 2016. Within the active subdivisions 31.9 percent were empty, 0.8 percent were starts, 2.6 percent were under construction, 1.6 percent were complete but unoccupied houses and 63.2 percent of the lots were occupied. In the first half of 2016, Fayetteville had the most empty lots, houses under construction, complete but unoccupied houses, and occupied houses while Springdale had the most starts. During the first half of 2016, the most active subdivisions in terms of houses under construction were Waterford Estates in Goshen with 16 and Sundowner in Prairie



# Washington County

## Washington County Residential Building Permit Values by City First Half of 2016

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	1H 2016 Total	1H 2015 Total
Elkins	0	6	5	0	0	0	0	0	0	0	0	11	3
Elm Springs	0	1	0	6	4	3	2	2	2	0	1	21	18
Farmington	0	0	0	1	0	2	1	3	4	1	0	12	34
Fayetteville	0	0	12	68	68	29	17	4	4	2	3	207	208
Goshen	0	1	0	1	3	4	0	1	0	1	0	11	18
Greenland	0	0	1	0	0	0	0	0	0	0	0	1	1
Johnson	0	0	1	1	0	0	0	0	0	0	2	4	6
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	1
Prairie Grove	0	15	27	10	0	0	1	0	0	0	0	53	31
Springdale	0	0	0	54	78	13	10	8	6	2	3	174	156
Tontitown	0	0	0	2	7	7	5	3	2	0	0	26	30
West Fork	0	1	3	0	0	1	0	0	0	0	0	5	8
West Washington County	0	16	31	11	0	3	2	3	4	1	0	71	75
<b>Washington County</b>	<b>0</b>	<b>24</b>	<b>49</b>	<b>143</b>	<b>160</b>	<b>59</b>	<b>36</b>	<b>21</b>	<b>18</b>	<b>6</b>	<b>9</b>	<b>525</b>	<b>514</b>



# Washington County

Grove with 16. By contrast, in 36 out of the 164 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.

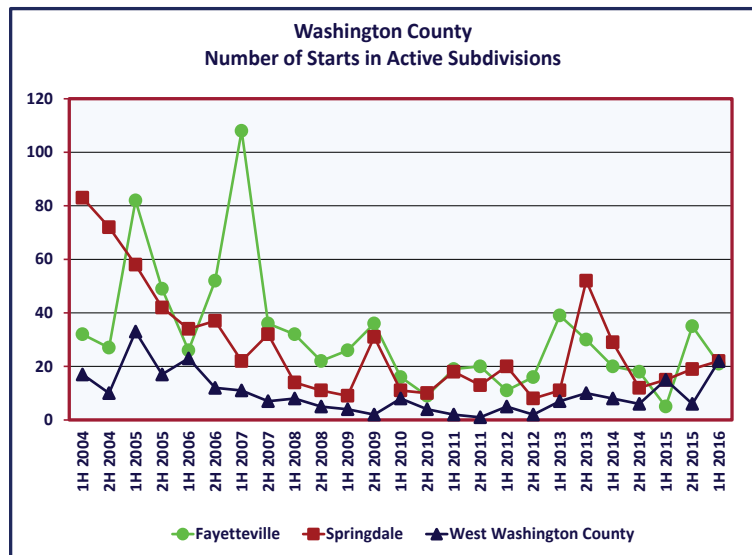
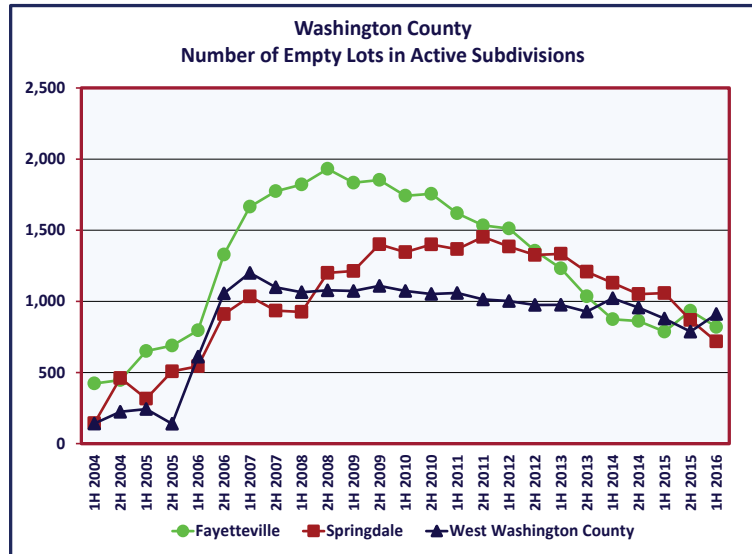
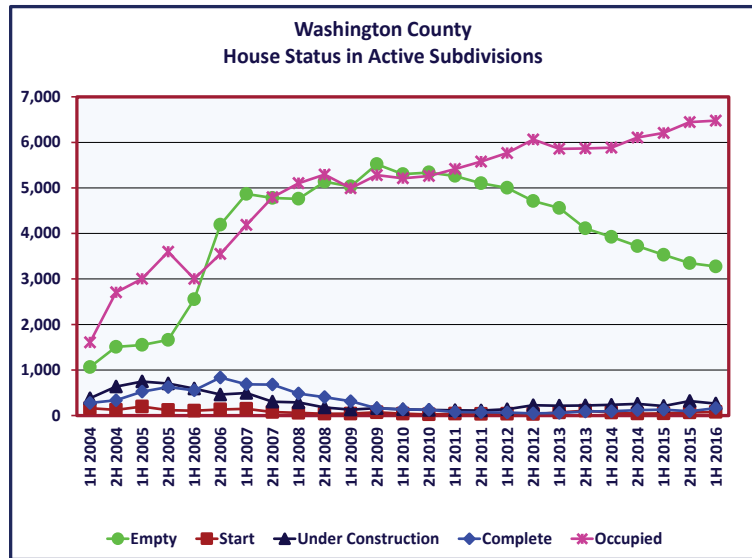
During the first half of 2016, 408 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 51.5 months of lot inventory at the end of the first half of 2016 down from 54.0 in the second half of 2015. The results reflect that in 54 of the 164 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 2,140 lots in 46 subdivisions had received either preliminary or final approval by June 30, 2016. Fayetteville accounted for 63.3 percent of the coming lots, Springdale accounted for 23.2 percent, Farmington accounted for 8.7 percent, and the remaining 6.8 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the first half of 2016 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 64.5 percent in 2010 to 62.1 percent in the first half of 2016.

## Sales of Existing Houses

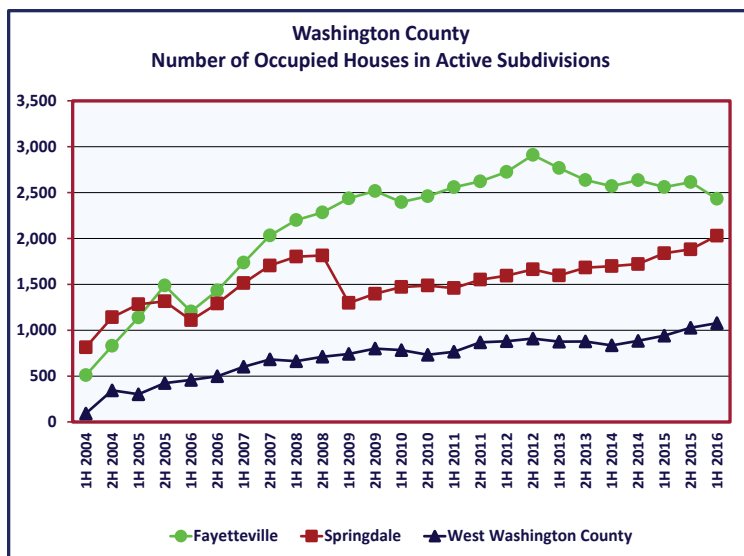
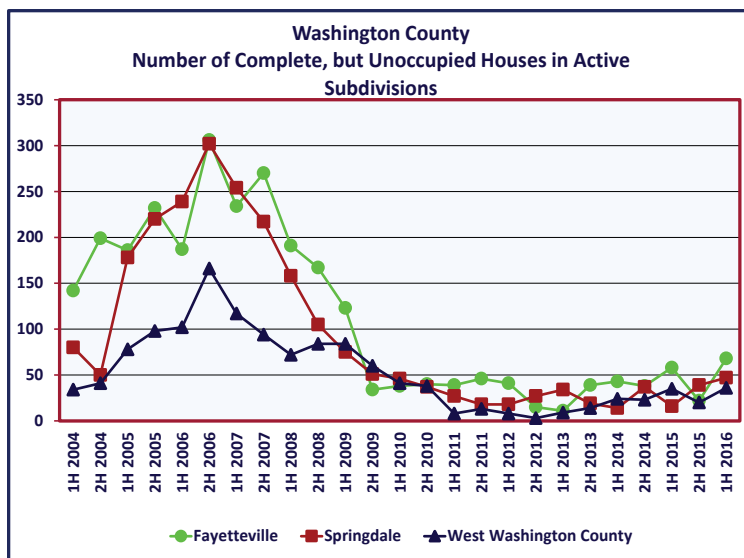
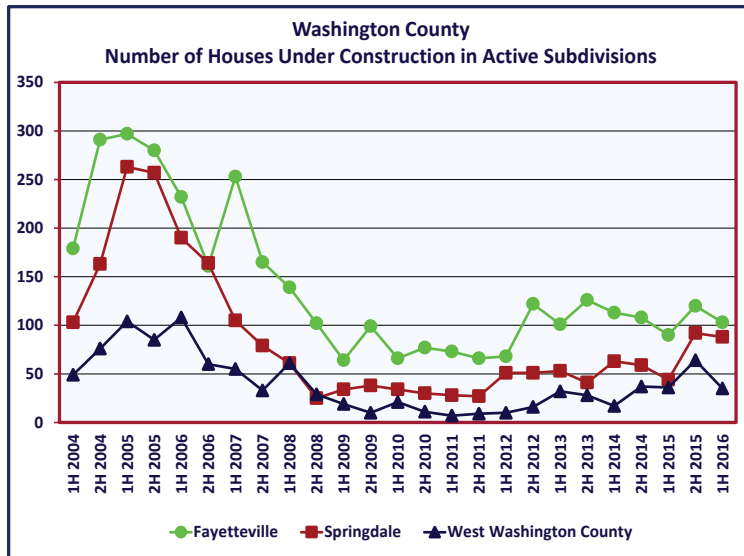
Examining the house sales in the first half of 2016 yields the following results: 1,728 houses were sold from January 1 to June 30, 2016 in Washington County. This represents an increase of 19.1 percent from the same period



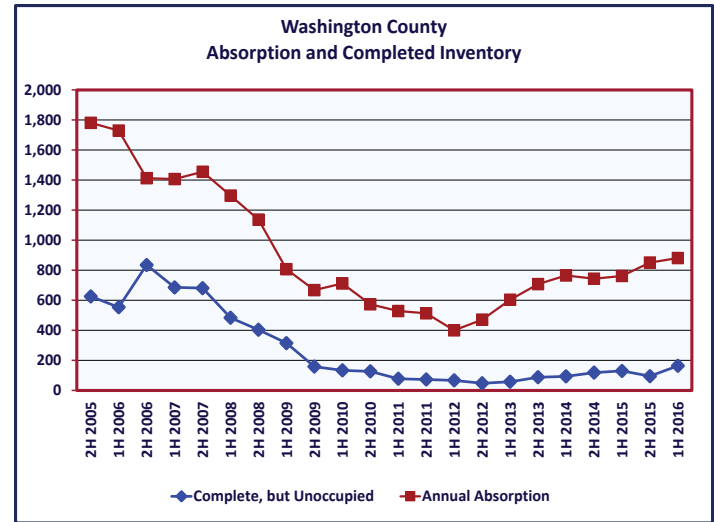
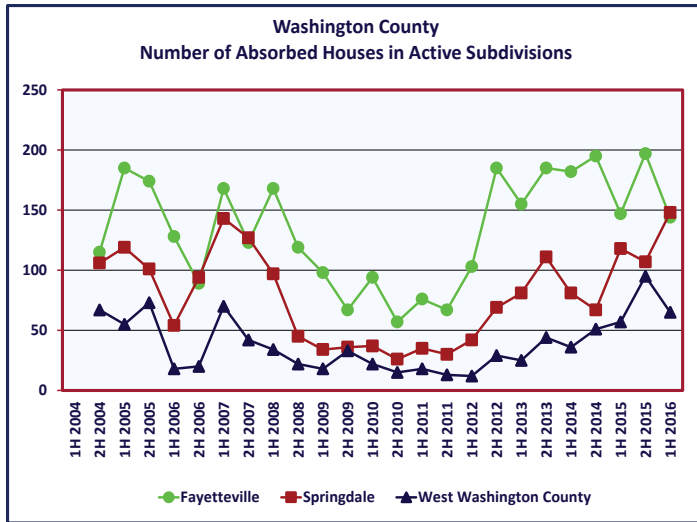
# Washington County

in 2015. About 45.5 percent of the houses were sold in Fayetteville, while 36.5 percent were sold in Springdale. As of June 30, 2016, the MLS database listed 996 houses for sale at an average list price of \$318,529. The average price of all houses sold in Washington County was \$202,894 and the average house price per square foot was \$97.67. For the first half of 2016, the average amount of time between the initial listing of a house and the sale date was 116 days, an increase of 4 days from the previous half. Out of the 1,728 houses sold in the first half of 2016, 212 were new construction. These newly constructed houses had an average sales price of \$222,185 and took an average 137 days to sell from their initial listing dates.

From January 1 to June 30, 2016, with one house sold, Tontitown had the largest house, the most expensive house, and the fastest selling time in Washington County. On average the second largest houses were sold in Winslow. The second most expensive average home prices were in Summers. On average, homes sold second fastest in Goshen.



# Washington County

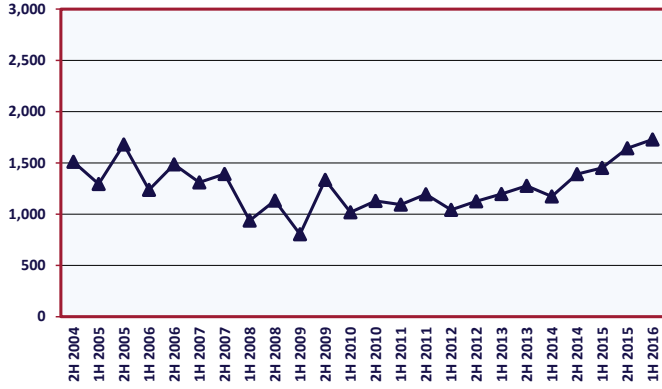


## Washington County - Percentage of Owner-Occupied Houses by City

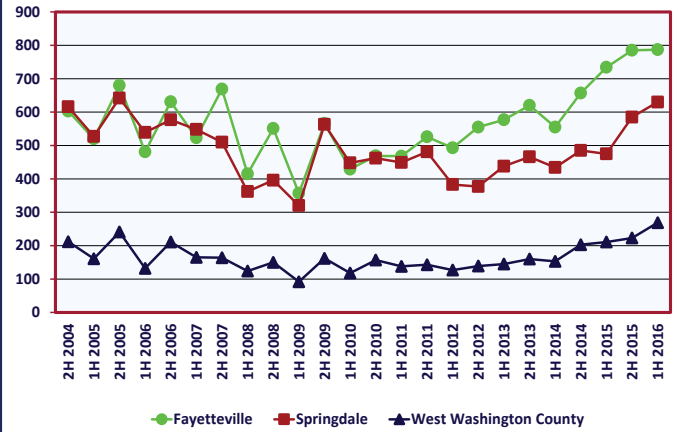
City	2010	2011	2012	2013	2014	2015	2016
Elkins	71.7%	74.1%	69.8%	70.9%	70.8%	68.7%	68.8%
Elm Springs	78.1%	80.2%	79.8%	79.5%	79.3%	77.7%	77.6%
Farmington	68.9%	69.9%	69.8%	69.9%	69.7%	67.1%	67.4%
Fayetteville	58.4%	59.2%	59.2%	58.6%	58.3%	55.9%	56.0%
Goshen	76.9%	77.7%	78.3%	72.4%	73.5%	71.1%	71.1%
Greenland	66.2%	67.8%	68.5%	67.9%	67.3%	66.8%	67.5%
Johnson	60.2%	60.6%	59.5%	58.6%	57.9%	56.3%	56.3%
Lincoln	63.2%	63.8%	62.8%	61.0%	60.2%	56.6%	57.1%
Prairie Grove	66.8%	67.2%	68.7%	67.6%	68.0%	65.2%	65.2%
Springdale	64.5%	76.8%	64.7%	64.1%	74.2%	72.6%	62.2%
Tontitown	74.6%	66.3%	78.2%	77.9%	63.4%	76.3%	78.1%
West Fork	70.9%	76.0%	71.2%	70.5%	78.3%	69.3%	69.2%
Winslow	65.0%	71.1%	63.0%	65.0%	70.0%	62.8%	62.8%
Other	75.4%	66.4%	75.3%	74.7%	63.5%	62.3%	73.0%
Washington County	64.5%	65.7%	64.9%	64.3%	63.9%	62.0%	62.1%

# Washington County

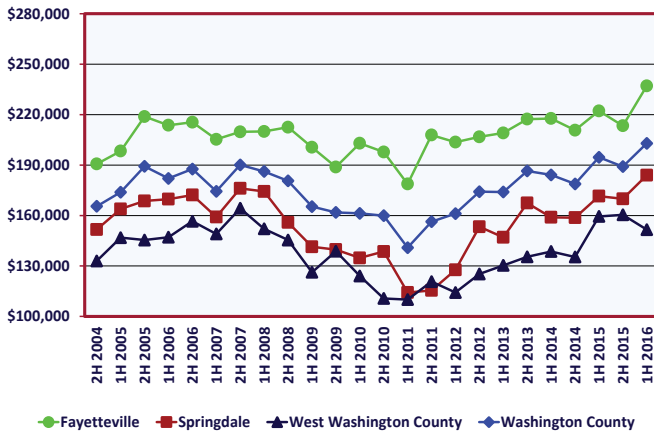
Washington County  
Number of Houses Sold



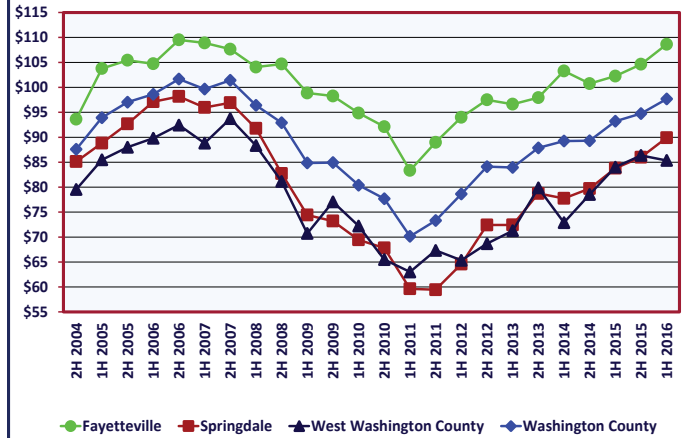
Selected Cities in Washington County  
Number of Houses Sold



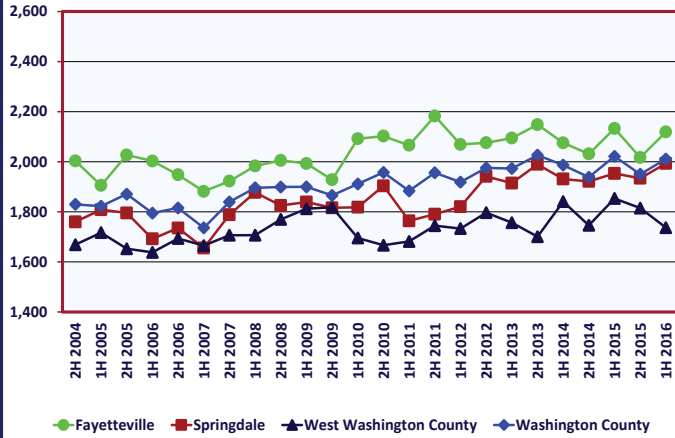
Selected Cities in Washington County  
Average Price per House Sold



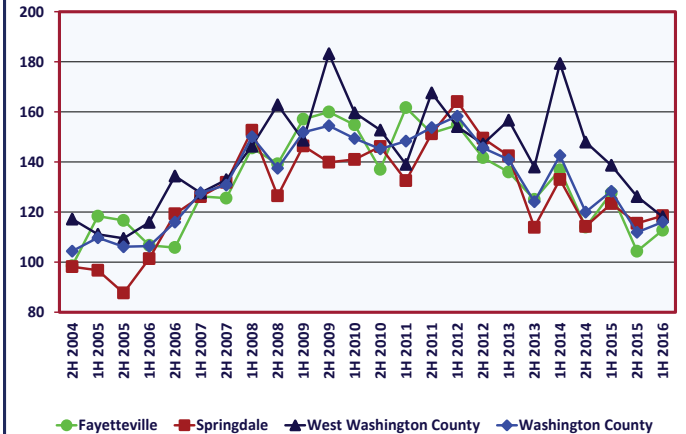
Selected Cities in Washington County  
Average Price per Square Foot of Houses Sold



Selected Cities in Washington County  
Average Square Footage of Houses Sold

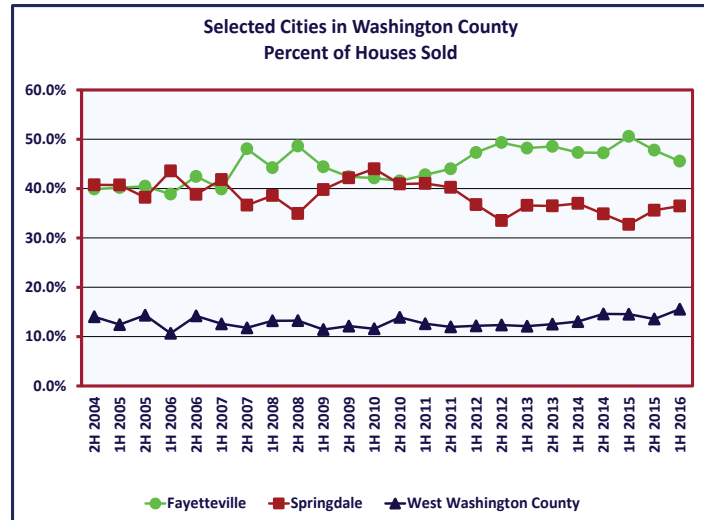


Selected Cities in Washington County  
Average Days on Market of Houses Sold





# Washington County

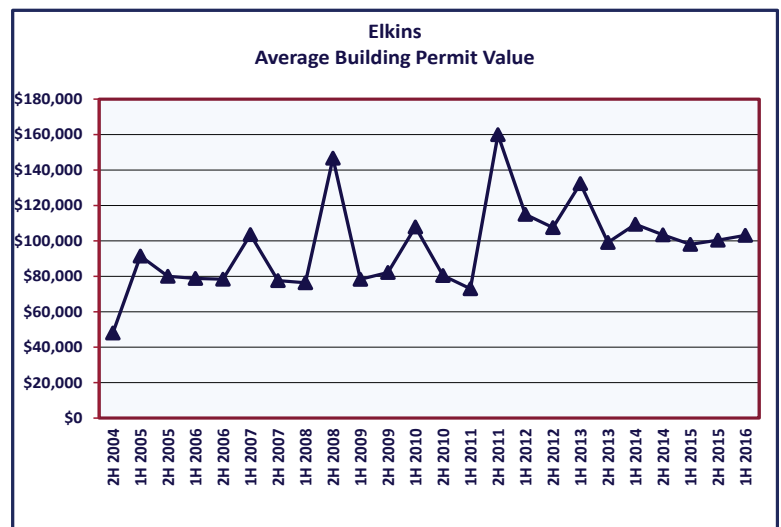
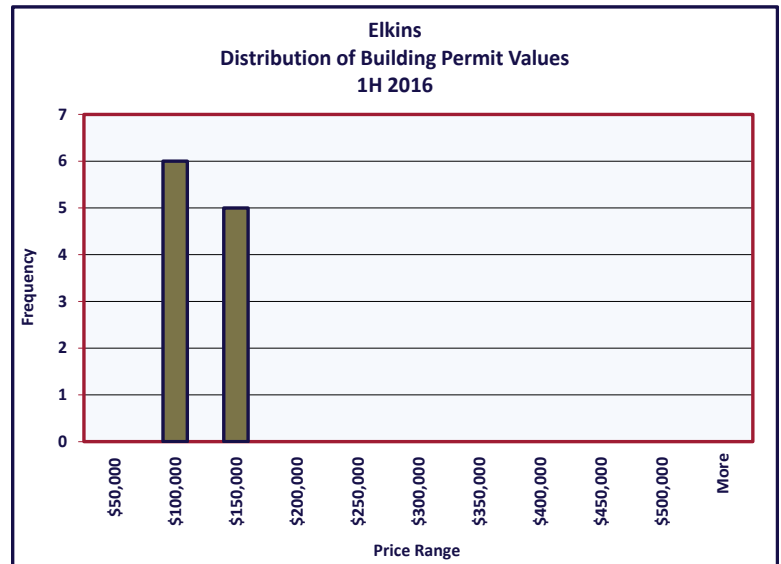
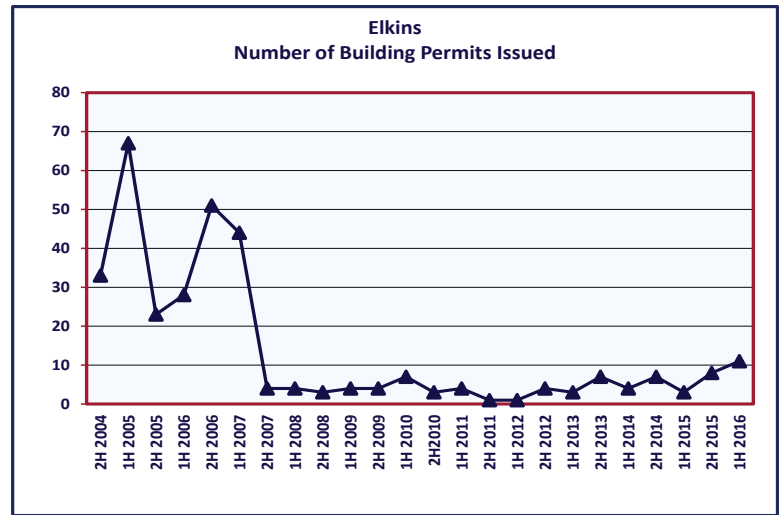


## Washington County Sold House Characteristics by City First Half of 2016

City	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of County Sales
Cane Hill	\$160,000	\$77.41	231	2	0.1%
Elkins	\$145,329	\$83.04	113	25	1.4%
Elm Springs	--	--	--	0	0.0%
Farmington	\$179,293	\$92.08	114	96	5.6%
Fayetteville	\$237,051	\$108.63	113	787	45.5%
Goshen	\$201,250	\$120.66	93	2	0.1%
Greenland	\$104,500	\$80.94	113	2	0.1%
Johnson	--	--	--	0	0.0%
Lincoln	\$93,660	\$62.70	127	26	1.5%
Prairie Grove	\$144,526	\$87.12	110	110	6.4%
Springdale	\$183,966	\$89.91	119	630	36.5%
Summers	\$262,225	\$109.62	237	4	0.2%
Tontitown	\$425,000	\$127.59	52	1	0.1%
West Fork	\$143,580	\$78.40	150	35	2.0%
Winslow	\$194,213	\$82.58	100	8	0.5%
<b>Washington County</b>	<b>\$202,894</b>	<b>\$97.67</b>	<b>116</b>	<b>1,728</b>	<b>100.0%</b>

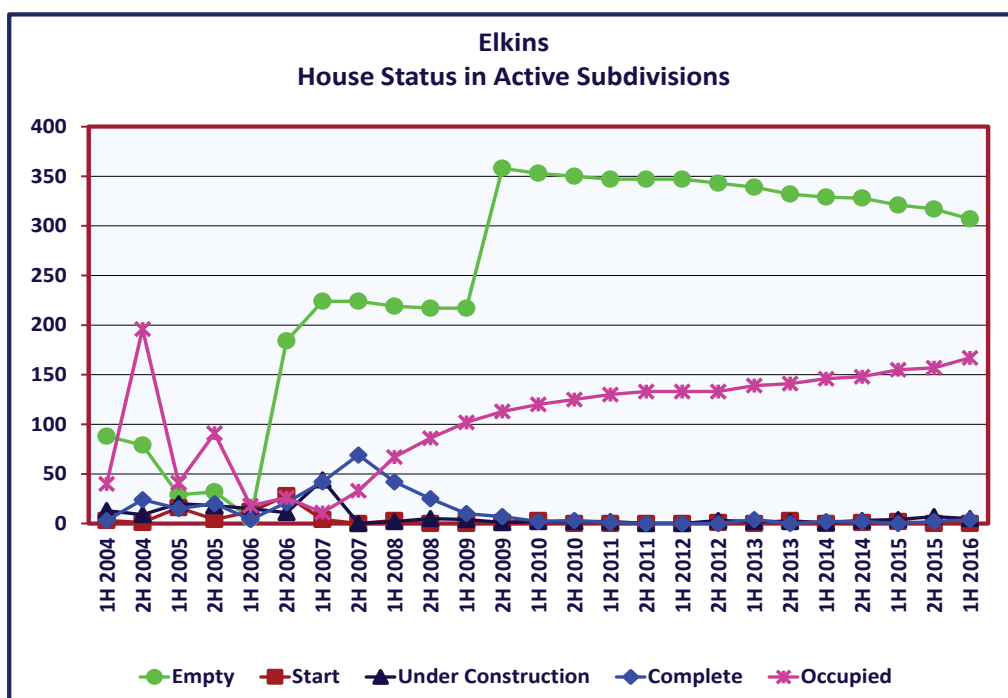
# Elkins

- From January 1 through June 30, 2016 there were 11 residential building permits issued in Elkins. This represents a 266.7 percent increase from the first half of 2015.
- All of the building permits issued in Elkins were valued in the \$50,001 to \$150,000 range in the first half of 2016.
- The average residential building permit value in Elkins increased by 5.2 percent from \$98,060 in the first half of 2015 to \$103,115 in the first half of 2016.



# Elkins

- There were 483 total lots in 8 active subdivisions in Elkins in the first half of 2016. About 34.6 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.0 percent were under construction, 0.0 percent were starts, and 63.6 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the first half of 2016 was Miller's Meadow with 3.
- No new construction has occurred in the past year in 6 out of the 8 active subdivisions in Elkins.
- 10 new houses in Elkins became occupied in the first half of 2016. The annual rate implies that there were 316.0 months of remaining inventory in active subdivisions, down from 434.7 months in the second half of 2015.
- There was no absorptions in 6 of the 8 active subdivisions in Elkins during the past year.



- No additional lots had received preliminary or final approval by June 30, 2016.

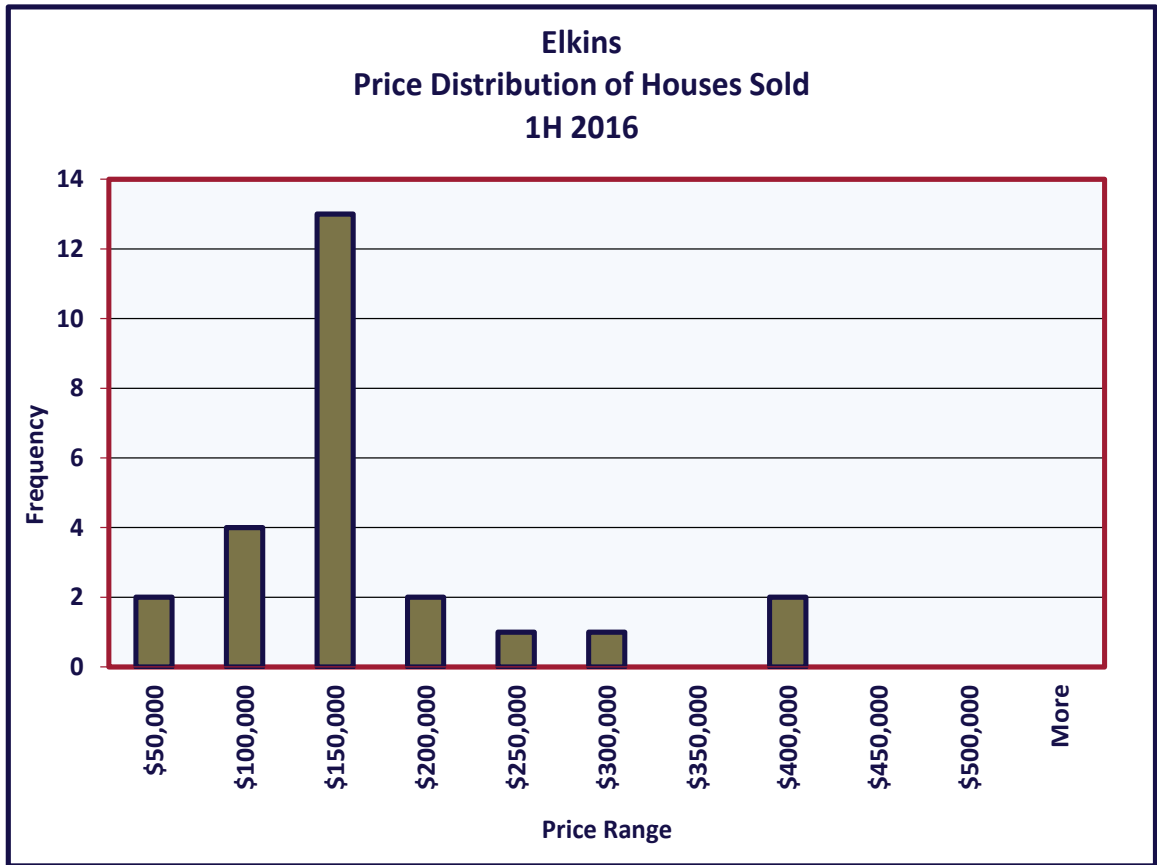
## Elkins House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge <sup>1,2</sup>	36	0	0	0	15	51	0	--
Miller's Creek <sup>1,2</sup>	2	0	0	0	5	7	0	--
Miller's Meadow	7	0	3	0	75	85	6	15.0
Oakleaf Manor	125	0	2	4	16	147	4	393.0
Pin Oak <sup>1,2</sup>	4	0	0	0	0	4	0	--
Silver Birch Estates <sup>1,2</sup>	2	0	0	0	5	7	0	--
Stokenbury Farms <sup>1,2</sup>	107	0	0	0	31	138	0	--
Stonecrest <sup>1,2</sup>	24	0	0	0	20	44	0	--
<b>Elkins</b>	<b>307</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>167</b>	<b>483</b>	<b>10</b>	<b>316.0</b>

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

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

# Elkins

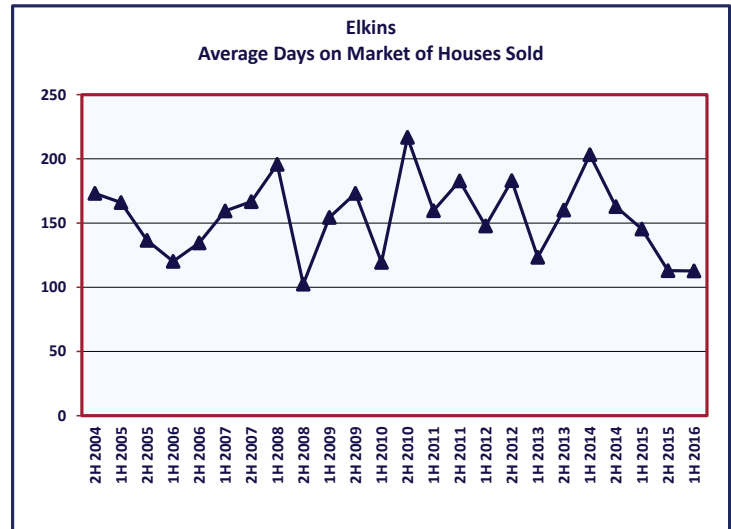
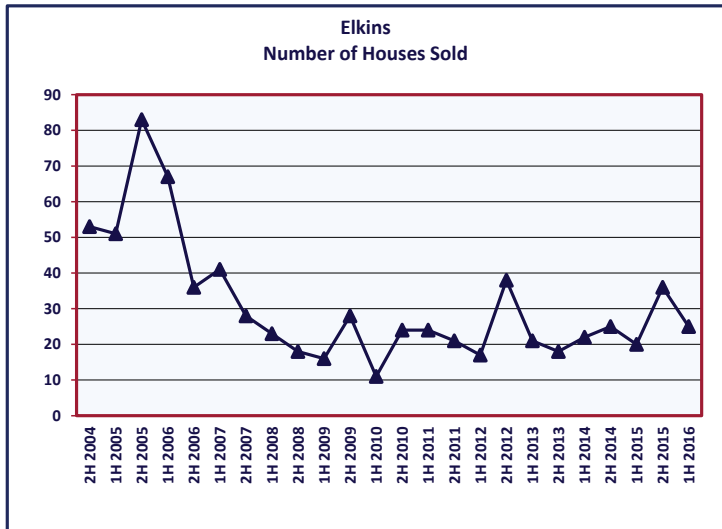


- 52.0 percent of the sold houses in Elkins were priced between \$100,001 and \$150,000.

## Elkins Price Range of Houses Sold First Half of 2016

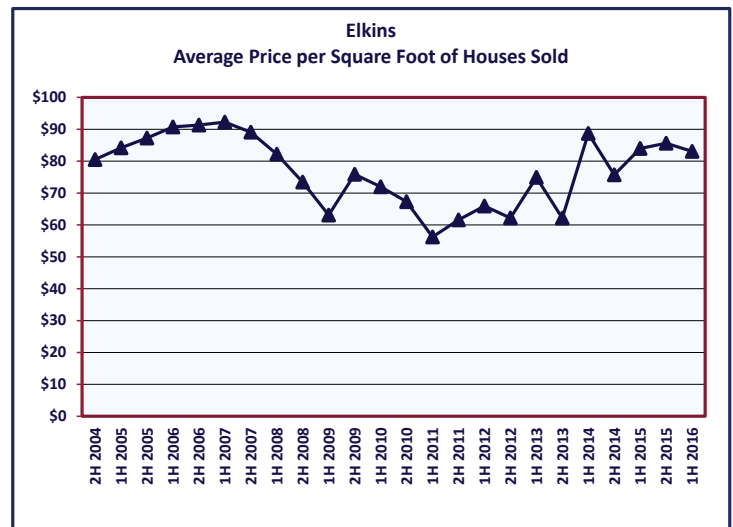
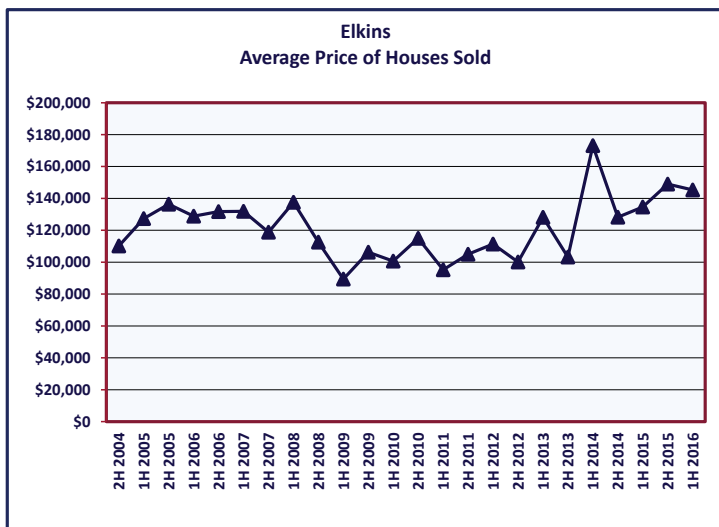
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	8.0%	1,215	87	93.7%	\$35.53
\$50,001 - \$100,000	4	16.0%	1,276	87	95.1%	\$70.72
\$100,001 - \$150,000	13	52.0%	1,449	98	99.6%	\$90.36
\$150,001 - \$200,000	2	8.0%	1,662	98	115.3%	\$96.31
\$200,001 - \$250,000	1	4.0%	3,798	45	96.1%	\$64.51
\$250,001 - \$300,000	1	4.0%	2,220	226	93.9%	\$115.09
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	2	8.0%	4,084	280	95.1%	\$87.65
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Elkins</b>	<b>25</b>	<b>100.0%</b>	<b>1,755</b>	<b>113</b>	<b>98.9%</b>	<b>\$83.04</b>

# Elkins



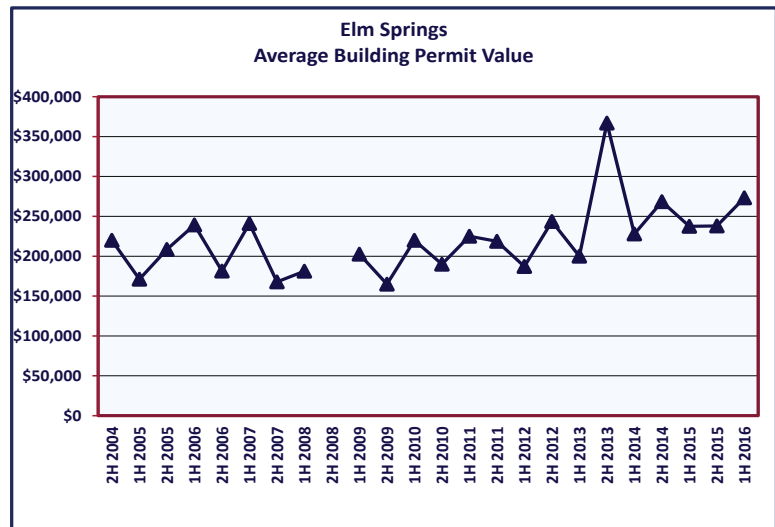
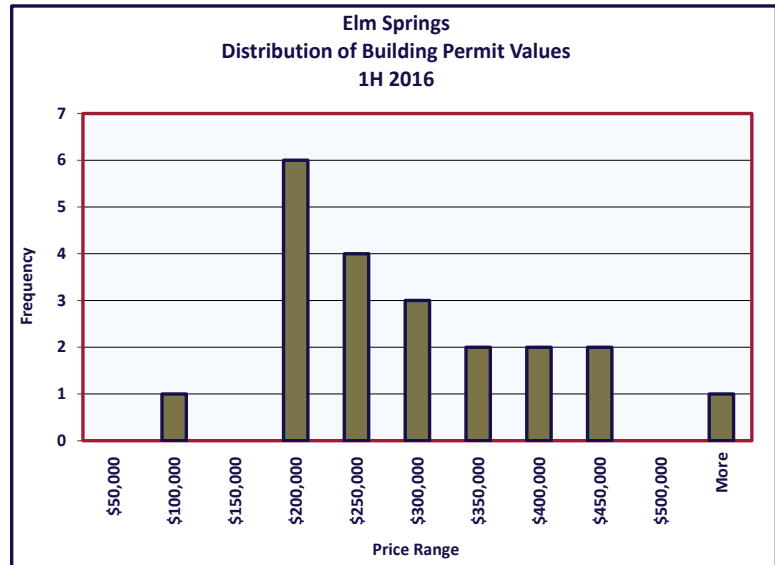
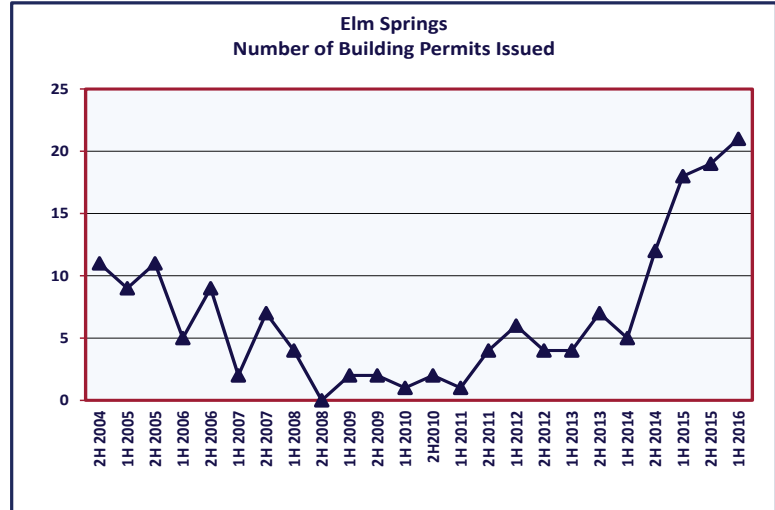
- There were 25 houses sold in Elkins from January 1 to June 30, 2016 or 30.6 percent fewer than the 36 sold in the second half of 2015 and 25.0 percent more than in the first half of 2015.
- The average price of a house sold in Elkins decreased from \$148,961 in the second half of 2015 to \$145,329 in the first half of 2016.
- The average sales price was 2.4 percent lower than in the previous half year and 8.0 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale remained the same at 113 in the first half of 2016.
- The average price per square foot for a house sold in Elkins decreased from \$85.64 in the second half of 2015 to \$83.04 in the first half of 2016.

- The average price per square foot was 3.0 percent lower than in the previous half year and 1.1 percent lower than in the first half of 2015.
- About 1.4 percent of all houses sold in Washington County in the first half of 2016 were sold in Elkins.
- The average sales price of a house was 71.6 percent of the county average.
- 4 newly constructed houses were sold in Elkins in the first half of 2016, at an average price of \$145,950.
- There were 29 houses in Elkins listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$164,019.
- According to the Washington County Assessor's database, 68.8 percent of houses in Elkins were owner-occupied in the first half of 2016.



# Elm Springs

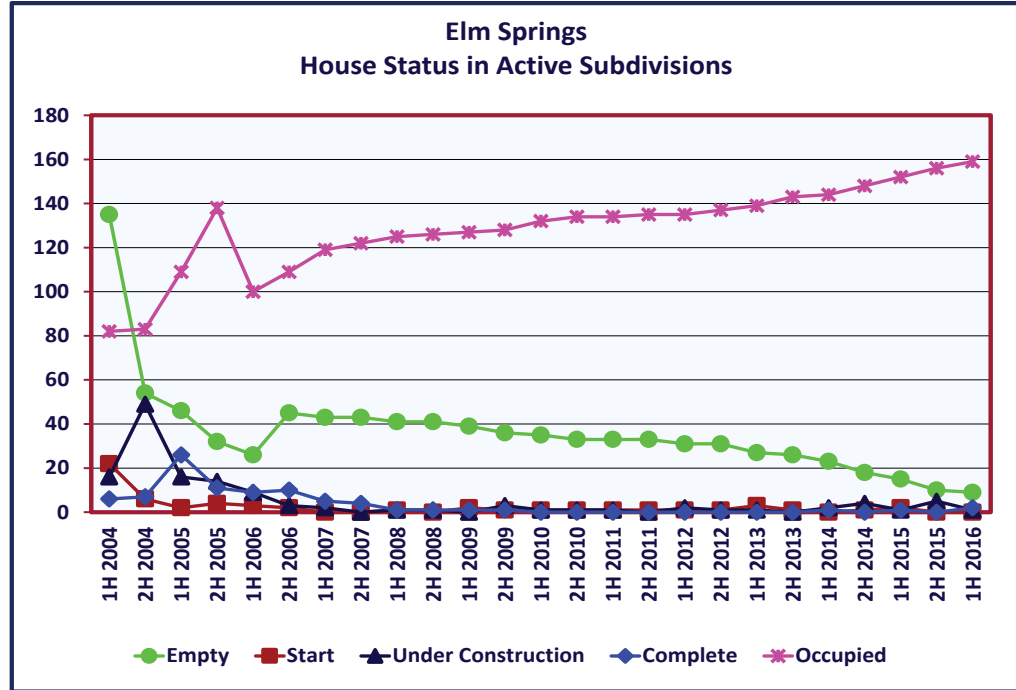
- From January 1 to June 30, 2016 there were 21 residential building permits issued in Elm Springs. This was a 16.7 percent increase from the first half of 2015.
- The majority of the residential building permit values in Elm Springs were in the \$150,001 to the \$250,000 range.
- The average residential building permit value in Elm Springs increased by 15.0 percent from \$237,469 in the first half of 2015 to \$273,176 in the first half of 2016.





# Elm Springs

- There were 171 total lots in 4 active subdivisions in Elm Springs in the first half of 2016. About 93.0 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 0.6 percent were under construction, 0.0 percent were starts, and 5.3 percent were empty lots.
- The subdivision with the most houses under construction in Elm Springs in the first half of 2016 was The Estates at Brush Creek with 1 house under construction.
- 3 houses in Elm Springs became occupied in the first half of 2016. The annual absorption rate implies that there were 20.6 months of remaining inventory in active subdivisions, down from 22.5 in the second half of 2015.
- There was absorption in each of the four subdivisions in Elm Springs during the past year.
- An additional 48 lots in 1 subdivision had received final approval by June 30, 2016.



## Elm Springs Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Elm Valley, Phase I	2H 2008	48
Elm Springs		48

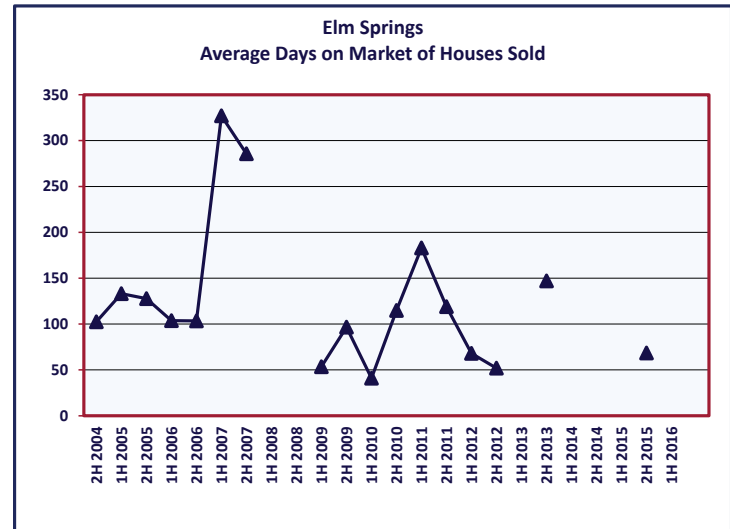
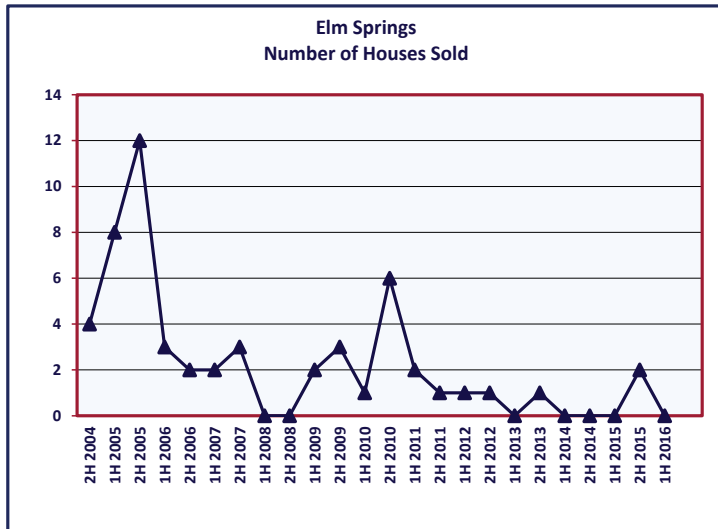
## Elm Springs House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Estates at Brush Creek	2	0	1	2	19	24	1	20.0
High Ridge Estates	0	0	0	0	21	21	1	0.0
Pinkley, Phases I - III	5	0	0	0	56	61	1	60.0
Plantation Estates	2	0	0	0	63	65	0	12.0
<b>Elm Springs</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>159</b>	<b>171</b>	<b>3</b>	<b>20.6</b>

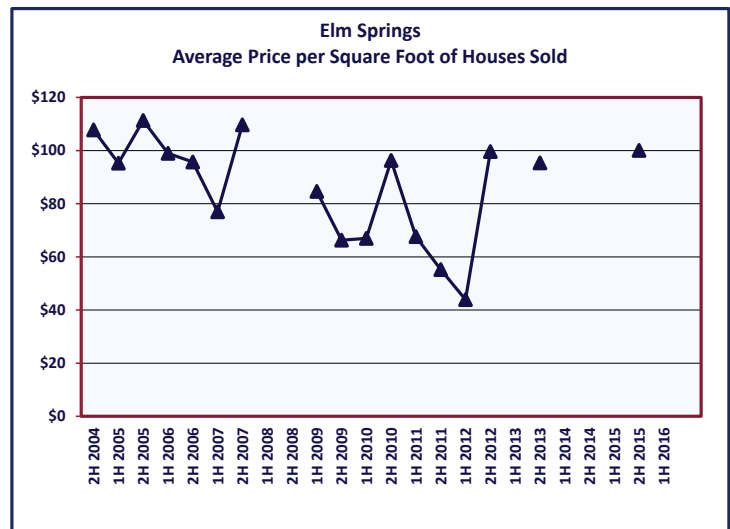
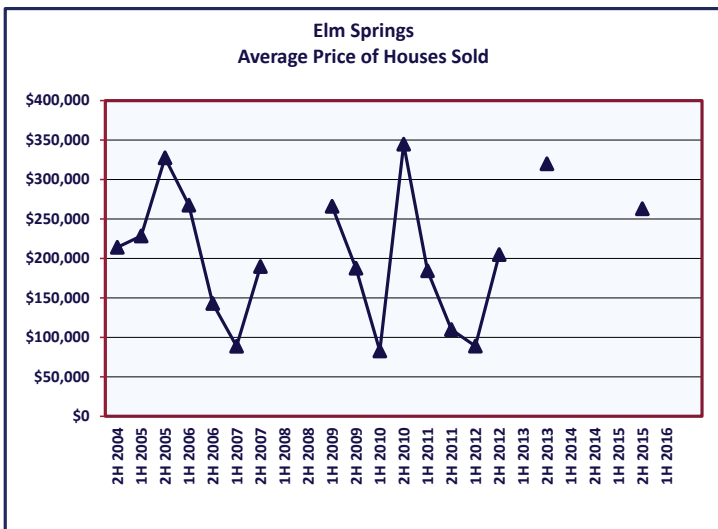
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Elm Springs

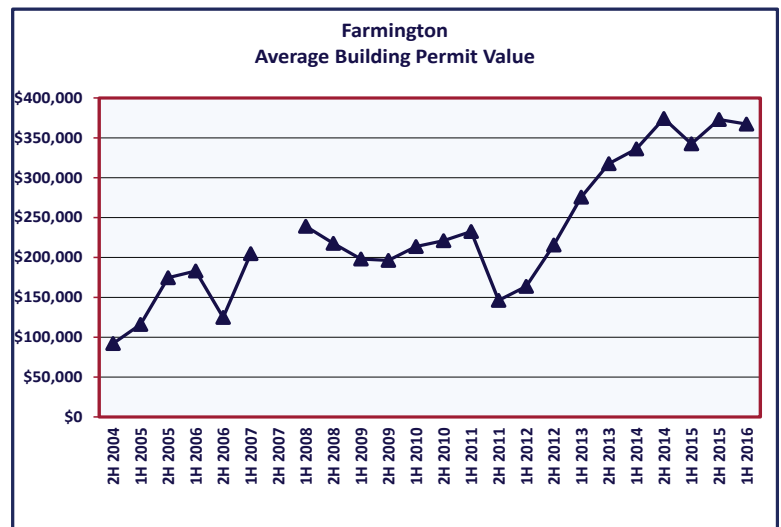
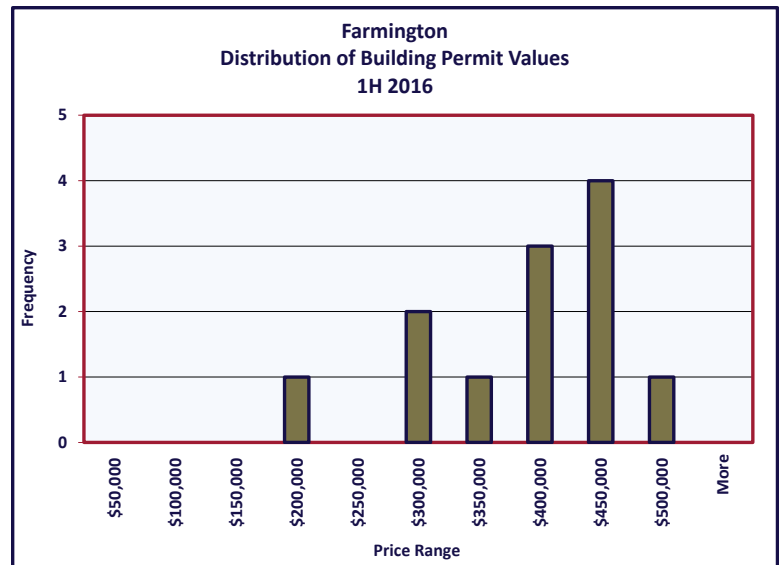
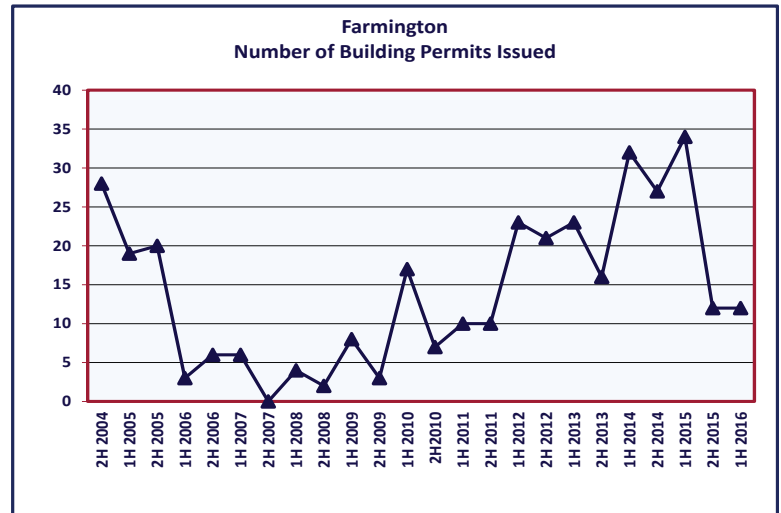


- There were no houses sold in Elm Springs from January 1 to June 30, 2016.
- There were no houses in Elm Springs listed for sale in the MLS database as of June 30, 2016.
- According to the Washington County Assessor's database, 77.6 percent of houses in Elm Springs were owner-occupied in the first half of 2016.



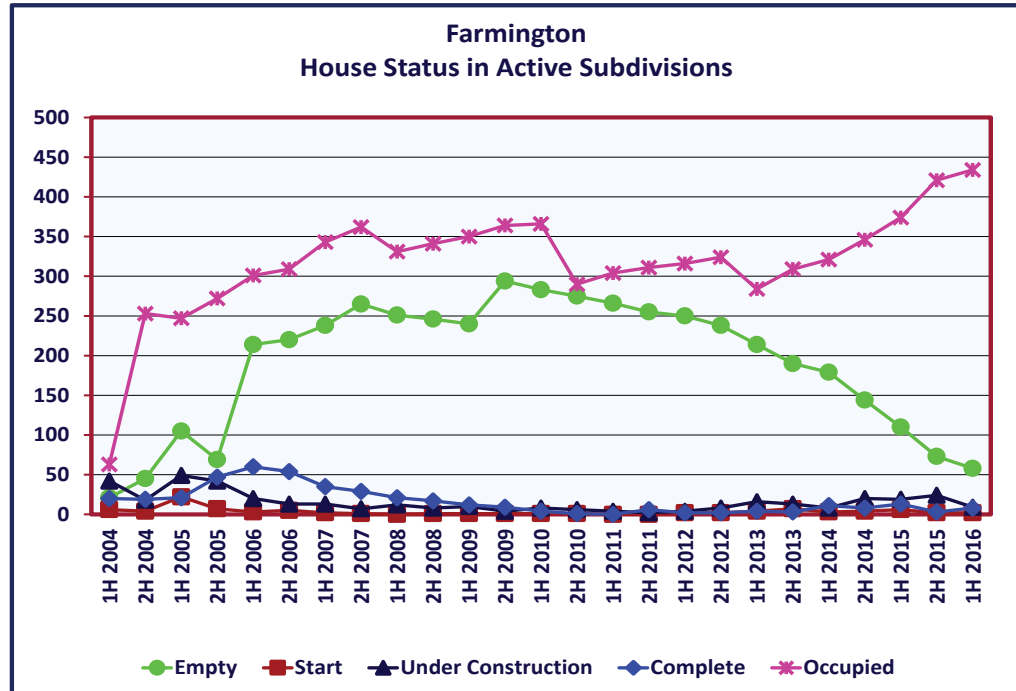
# Farmington

- From January 1 to June 30, 2016 there were 12 residential building permits issued in Farmington. This was a 64.7 percent decrease from the first half of 2015.
- In the first half of 2016, most of the residential building permits in Farmington were valued in the \$300,001 to \$450,000 range.
- The average residential building permit value in Farmington increased by 7.2 percent from \$342,500 in the first half of 2015 to \$367,250 in the first half of 2016.



# Farmington

- There were 511 total lots in 9 active subdivisions in Farmington in the first half of 2016. About 84.9 percent of the lots were occupied, 1.6 percent were complete, but vacant, 1.8 percent were under construction, 0.4 percent were starts, and 11.4 percent were empty lots.
- The subdivision with the most houses under construction in Farmington in the first half of 2016 was Bethel Oaks with 4.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 10 active subdivisions in Farmington.
- 25 new houses in Farmington became occupied in the first half of 2016. The annual absorption rate implies that there were 12.8 months of remaining inventory in active subdivisions, down from 16.3 in the second half of 2015.



- In 1 of the 10 active subdivisions in Farmington, no absorption has occurred in the last year.
- An additional 186 lots in 3 subdivisions had received either preliminary or final approval June 30, 2016.



## Farmington Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Hillside Estates	1H 2016	7
<i>Final Approval</i>		
Holland Crossing	1H 2016	50
Saddle Brook	1H 2010	129
<b>Farmington</b>		<b>186</b>

# Farmington

## Farmington House Status in Active Subdivisions First Half of 2016

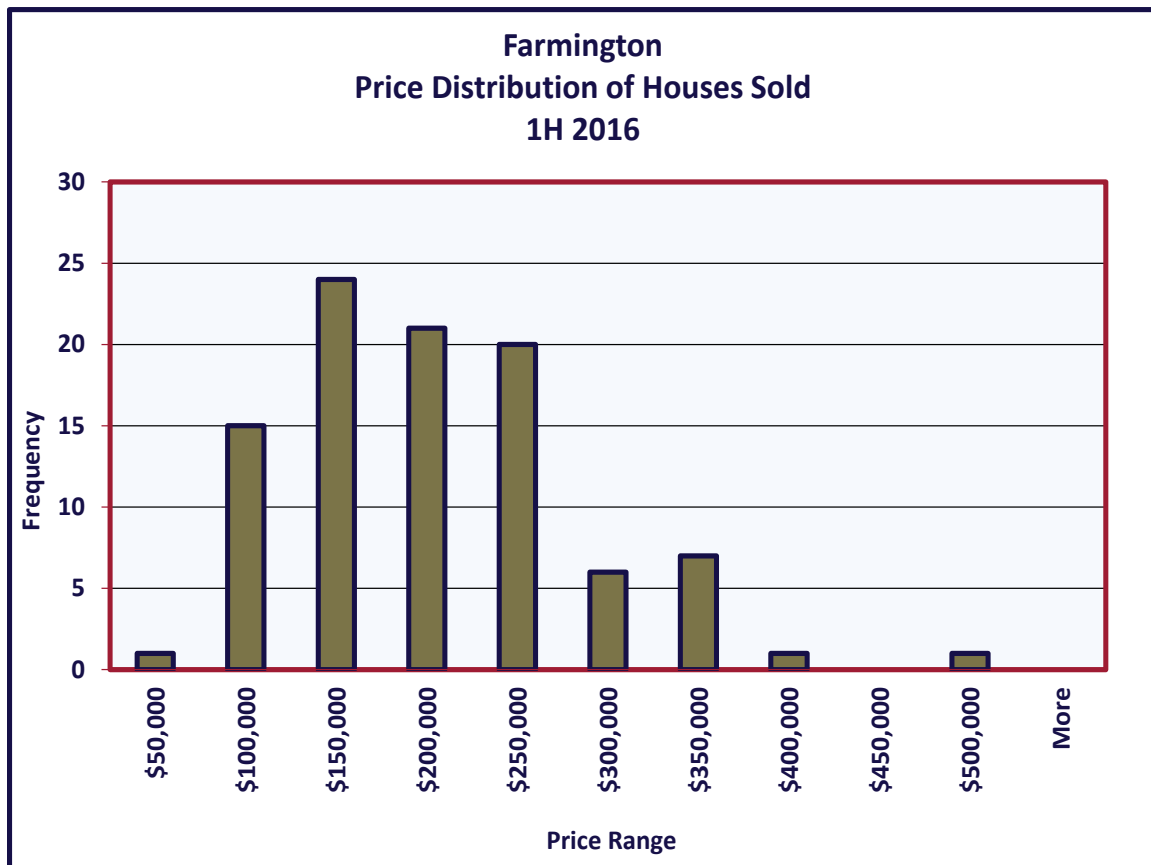
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	8	1	0	0	57	66	1	54.0
Bethel Oaks	6	1	4	2	54	67	4	7.8
East Creek Place	0	0	0	0	47	47	2	0.0
Forest Hills, Phases I, II <sup>1,2</sup>	2	0	0	0	49	51	0	--
North Club House Estates	1	0	1	0	19	21	1	12.0
South Club House Estates	13	0	0	0	63	76	3	52.0
Southwinds, Phase V	1	0	0	0	30	31	2	3.0
Twin Falls, Phases I, II	21	0	2	4	99	126	10	12.0
Walnut Grove	6	0	2	2	16	26	2	20.0
<b>Farmington</b>	<b>58</b>	<b>2</b>	<b>9</b>	<b>8</b>	<b>434</b>	<b>511</b>	<b>25</b>	<b>12.8</b>

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

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



# Farmington



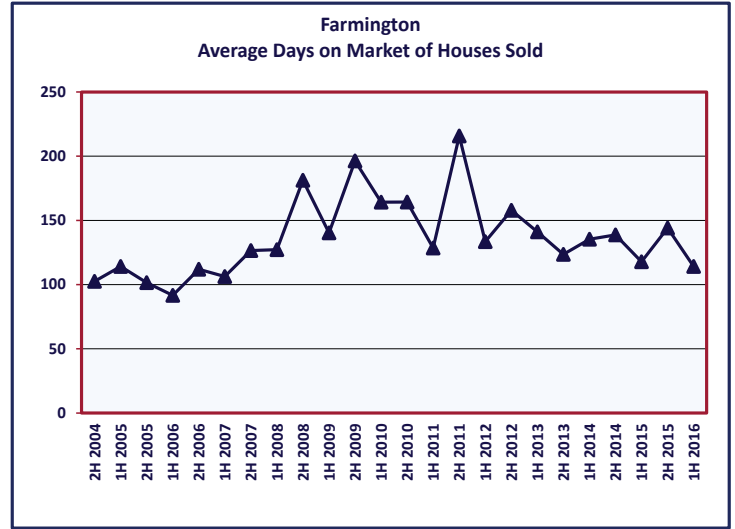
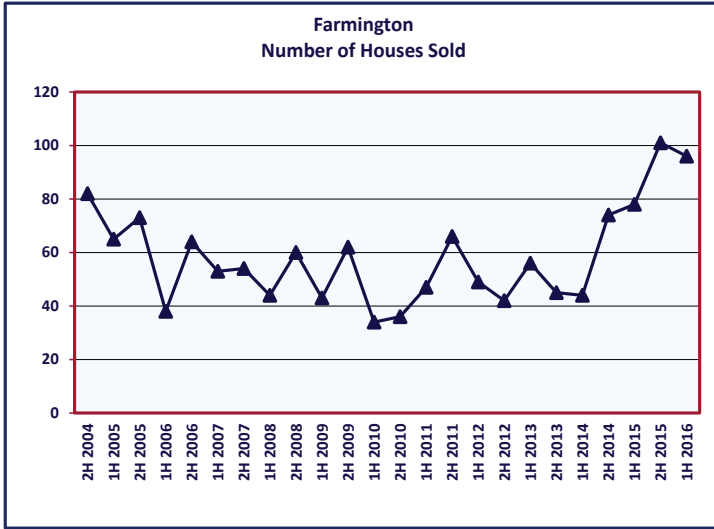
- 67.7 percent of the sold houses in Farmington were priced between \$100,001 and \$250,000.

## Farmington Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.0%	928	194	95.0%	\$40.95
\$50,001 - \$100,000	15	15.6%	1,189	120	102.5%	\$71.43
\$100,001 - \$150,000	24	25.0%	1,473	92	97.3%	\$85.99
\$150,001 - \$200,000	21	21.9%	1,889	126	97.1%	\$95.04
\$200,001 - \$250,000	20	20.8%	2,298	109	97.9%	\$96.38
\$250,001 - \$300,000	6	6.3%	2,580	113	98.5%	\$111.03
\$300,001 - \$350,000	7	7.3%	2,873	149	100.5%	\$115.49
\$350,001 - \$400,000	1	1.0%	2,860	147	100.0%	\$125.17
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	1.0%	3,424	85	97.0%	\$140.19
\$500,000+	0	0.0%	--	--	--	--
<b>Farmington</b>	<b>96</b>	<b>100.0%</b>	<b>1,892</b>	<b>114</b>	<b>98.5%</b>	<b>\$92.08</b>

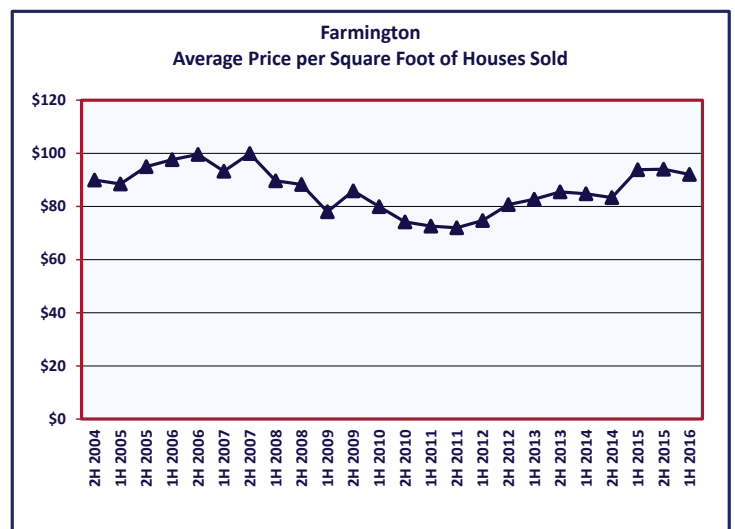
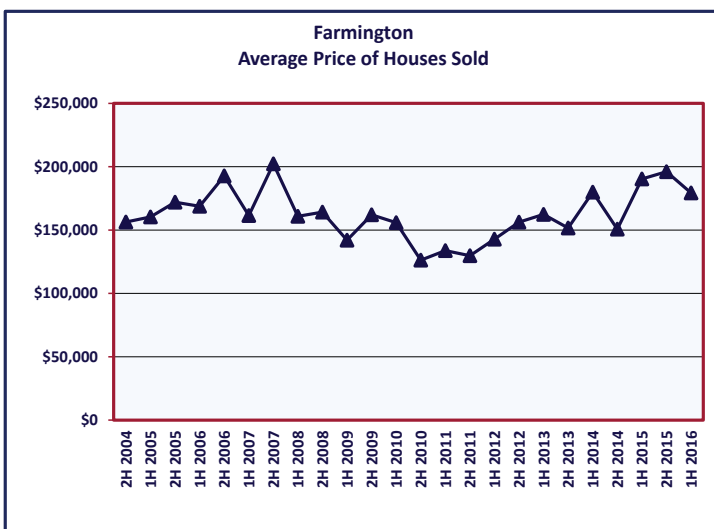


# Farmington



- There were 96 houses sold in Farmington from January 1 to June 30, 2016, or 5.0 percent fewer than the 101 sold in the second half of 2015 and 23.1 percent more than in the first half of 2015.
- The average price of a house sold in Farmington decreased from \$196,074 in the second half of 2015 to \$179,293 in the first half of 2016.
- The average sales price was 8.6 percent lower than in the previous half year and 5.8 percent lower than in the first half of 2015.
- The average price per square foot for a house sold in Farmington decreased from \$94.02 in the second half of 2015 to \$92.08 in the first half of 2016.
- The average price per square foot was 2.1 percent lower than in the previous half year, and 1.9 percent lower than in the first half of 2015

- The average number of days on market from initial listing to the sale decreased from 144 in the second half of 2015 to 114 in the first half of 2016.
- About 5.6 percent of all houses sold in Washington County in the first half of 2016 were sold in Farmington.
- The average sales price of a house was 88.4 percent of the county average.
- Out of 96 houses sold in the first half of 2016, 19 were new construction. These newly constructed houses had an average sold price of \$239,705 and took an average of 150 days to sell from their initial listing dates.
- There were 32 houses in Farmington listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$261,200.
- According to the Washington County Assessor's database, 67.4 percent of houses in Farmington were owner-occupied in the first half of 2016.



# Farmington

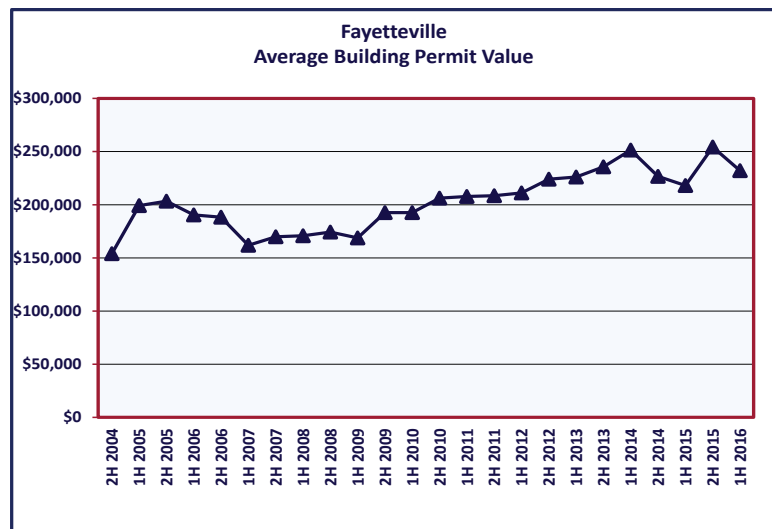
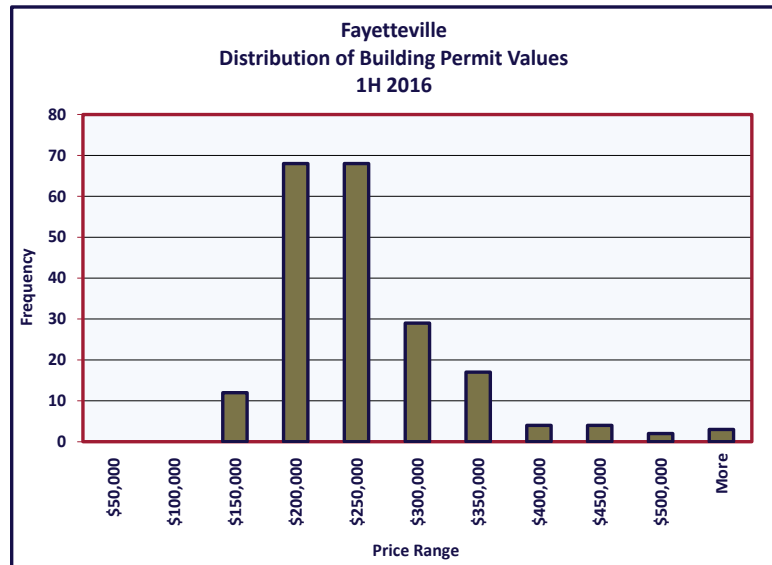
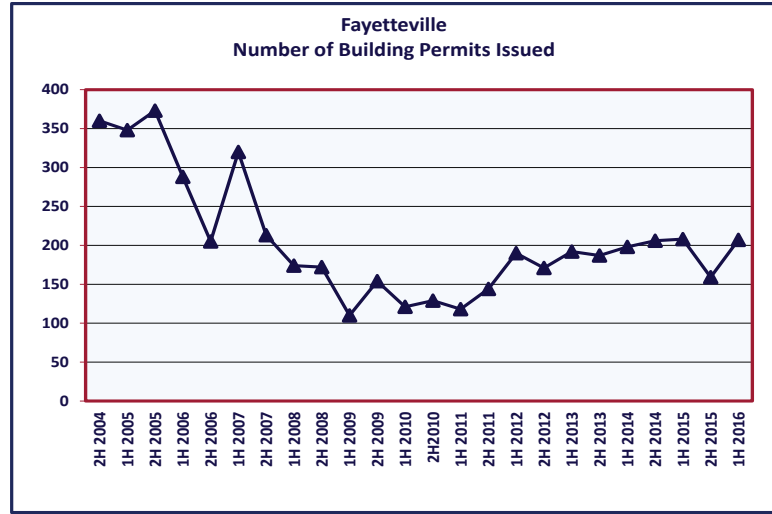
## Farmington Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellwood	1	1.0%	2,316	188	\$211,000	\$91.11
Bermuda Estates	3	3.1%	2,335	92	\$214,667	\$92.31
Bethel Oaks	5	5.2%	1,771	196	\$179,090	\$101.14
Brookside	1	1.0%	936	112	\$85,000	\$90.81
East Creek Place	1	1.0%	2,591	61	\$219,000	\$84.52
Green	5	5.2%	1,111	43	\$88,851	\$81.03
Highland Square	5	5.2%	2,117	128	\$173,225	\$82.73
Highlands Green	2	2.1%	1,565	111	\$143,750	\$91.87
Hollands	1	1.0%	1,237	48	\$103,000	\$83.27
Meadowlark	5	5.2%	1,253	49	\$117,360	\$93.69
Meadowsweet	2	2.1%	1,909	70	\$175,625	\$92.75
Mountain View Estates	2	2.1%	3,025	81	\$264,450	\$86.08
N Clubhouse	1	1.0%	1,961	27	\$179,550	\$91.56
Red Bird Estates	1	1.0%	1,418	61	\$118,000	\$83.22
Riviera Estates	3	3.1%	2,061	80	\$203,667	\$98.42
Rose Court	1	1.0%	1,540	273	\$85,000	\$55.19
South Bank	1	1.0%	1,538	77	\$123,500	\$80.30
South Club House	3	3.1%	2,244	84	\$209,667	\$93.32
South Field	1	1.0%	1,817	26	\$160,000	\$88.06
South Fork Estates	1	1.0%	2,246	66	\$224,000	\$99.73
South Haven	4	4.2%	1,568	103	\$135,625	\$86.32
Southwinds	6	6.3%	2,337	155	\$228,667	\$98.92
Suburban Homes	4	4.2%	1,152	144	\$85,375	\$74.13
Twin Falls	8	8.3%	2,644	156	\$320,363	\$121.46
Valley View	3	3.1%	2,015	102	\$176,300	\$88.07
Walnut Grove	5	5.2%	2,118	99	\$223,174	\$105.17
Williams	2	2.1%	1,277	199	\$102,000	\$80.18
Other	19	19.8%	1,822	121	\$168,007	\$86.73
<b>Farmington</b>	<b>96</b>	<b>100.0%</b>	<b>1,892</b>	<b>114</b>	<b>\$179,293</b>	<b>\$92.08</b>



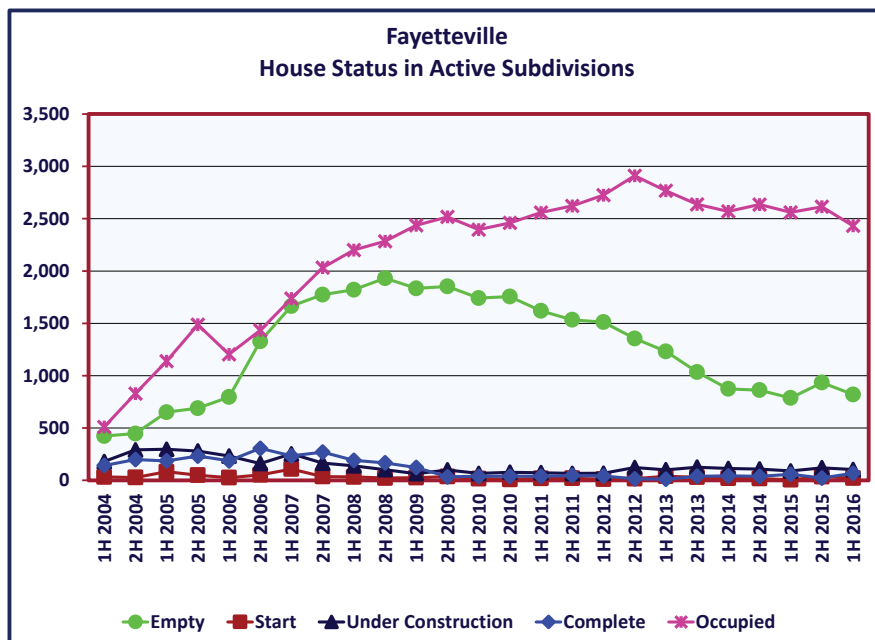
# Fayetteville

- From January 1 to June 30, 2016 there were 207 residential building permits issued in Fayetteville. This represents a 0.5 percent decrease from the first half of 2015.
- In the first half of 2016, a majority of building permits in Fayetteville were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Fayetteville increased by 6.4 percent from \$218,059 in the first half of 2015 to \$232,043 in the first half of 2016.



# Fayetteville

- There were 3,444 total lots in 61 active subdivisions in Fayetteville in the first half of 2016. About 70.6 percent of the lots were occupied, 2.0 percent were complete but vacant, 3.0 percent were under construction, 0.6 percent were starts, and 23.8 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the first half of 2016 were Cobblestone IV, Hughmount Village, Falcon Ridge, and Stone Mountain.
- In 7 of the 61 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 144 new houses in Fayetteville became occupied in the first half of 2016. The annual absorption rate implies that there were 35.6 months of remaining inventory in active subdivisions, down from 38.8 months in the second half of 2015.
- In 16 out of the 61 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 1,355 lots in 30 subdivisions had received either preliminary or final approval by June 30, 2016.



## Fayetteville Preliminary and Final Approved Subdivisions First Half 2016

<i>Preliminary Approval</i>		
Albatross Loop at the Links	2H 2015	27
Buffington Subdivision	1H 2013	43
The Coves Phase II	2H 2014	45
Cross Keys South	2H 2015	96
East Mission	2H 2014	66
Eastern Park	1H 2015	17
Engles Park	1H 2016	59
Fox Hills	2H 2015	17
Hawkins House Townhomes	1H 2015	95
Homes at Willow Bend	1H 2016	54
Jay McLelland	1H 2013	4
Legacy Pointe Phase V	2H 2013	108
Mountain Ranch, Phase III	2H 2015	87
Oak Creek Estates	2H 2013	9
Oakbrooke, Phase III	2H 2011	93
Overlook	1H 2014	36
Remington Estates	1H 2015	27
Ripple Meadows	1H 2016	68
Striegler	1H 2016	4
Summit Place	1H 2015	45
Woodbury	1H 2015	38
Woodridge	1H 2016	160
<i>Final Approval</i>		
Abshier Heights Phase II	1H 2015	9
Legacy Pointe Phase 5A	1H 2016	24
Mission Heights Phase I	2H 2015	18
Park Hill	1H 2016	10
Parkerman Estates	2H 2015	11
Reindl Woods	1H 2016	11
Row Homes at the Links	1H 2016	42
Summit Place, Phase II	1H 2016	46
Townhomes at Forest Hills	2H 2015	311
<b>Fayetteville</b>		<b>1,355</b>

# Fayetteville

## Fayetteville House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Jane <sup>1</sup>	5	1	0	0	16	22	0	--
Belclaire Estates	3	0	1	0	91	95	3	6.0
Blueberry Meadows	4	0	2	0	67	73	2	5.1
Bridgedale	4	0	0	0	21	25	1	48.0
Bridgeport, Phases VII, VIII	3	0	0	0	22	25	8	4.5
Bridgewater Estates	2	0	1	0	26	29	1	12.0
The Bungalows at Cato Springs	17	0	0	4	10	31	1	252.0
Canterbury Place <sup>1,2</sup>	1	0	0	0	2	3	0	--
Chapel View	6	0	1	0	11	18	4	9.3
Clabber Creek, Phase III	0	0	0	0	110	110	1	0.0
Cobblestone, Phase IV	6	5	11	5	6	33	6	54.0
Copper Creek, Phases I-II <sup>1</sup>	2	0	0	1	160	163	0	--
Copper Ridge	6	0	0	0	18	24	0	18.0
Cottages at Old Wire	22	0	0	7	23	52	6	21.8
The Coves	0	0	0	1	52	53	0	0.9
Creek Meadow	20	1	4	2	21	48	12	17.1
Creekside, Phases I, II	0	0	0	0	16	16	1	0.0
Crescent Lake	13	0	1	1	28	43	2	90.0
Crestmont Estates	1	0	0	0	10	11	1	12.0
Cross Keys, Phase I <sup>1,2</sup>	1	0	0	0	107	108	0	--
Crystal Springs, Phase III	4	0	0	1	97	102	3	4.0
Deerpath, Phase II <sup>1,2</sup>	9	0	0	0	7	16	0	--
Driver Subdivision	1	0	0	1	4	6	0	--
The Estates at Dogwood Canyon	25	0	2	0	27	54	2	54.0
The Estates at Salem Hill <sup>1</sup>	0	1	0	0	22	23	0	--
Fairfield, Phase II <sup>1,2</sup>	2	0	0	0	48	50	0	--
Falcon Ridge	20	0	8	3	31	62	2	19.6
Gulley Addition	2	0	1	0	1	4	1	36.0
The Hamptons	24	0	1	2	43	70	4	24.9
Harmon Trails Estates	14	1	1	0	10	26	0	192.0
Holcomb Heights	1	0	6	2	64	73	34	1.7
Hughmount Village	95	0	10	21	2	128	1	756.0
Joyce Street Cottages <sup>1</sup>	10	0	2	0	28	40	0	--
Legacy Pointe, Phase I	0	0	0	0	114	114	2	0.0
Lierly Lane	4	0	0	4	66	74	1	96.0
Mission Hills	1	0	0	0	22	23	0	12.0
Mountain Ranch, Phases I, IIA <sup>1</sup>	21	0	1	0	104	126	0	--
Newcastle Estates	2	0	0	0	8	10	1	24.0
Oakbrooke, Phases I, II	84	1	7	1	22	115	0	558.0
Overton Park	2	0	0	0	50	52	1	24.0
Overton West	5	0	3	1	3	12	2	36.0
Treetops (Paddock) <sup>1</sup>	40	0	1	0	1	42	0	--

# Fayetteville

## Fayetteville House Status in Active Subdivisions (Continued) First Half of 2016

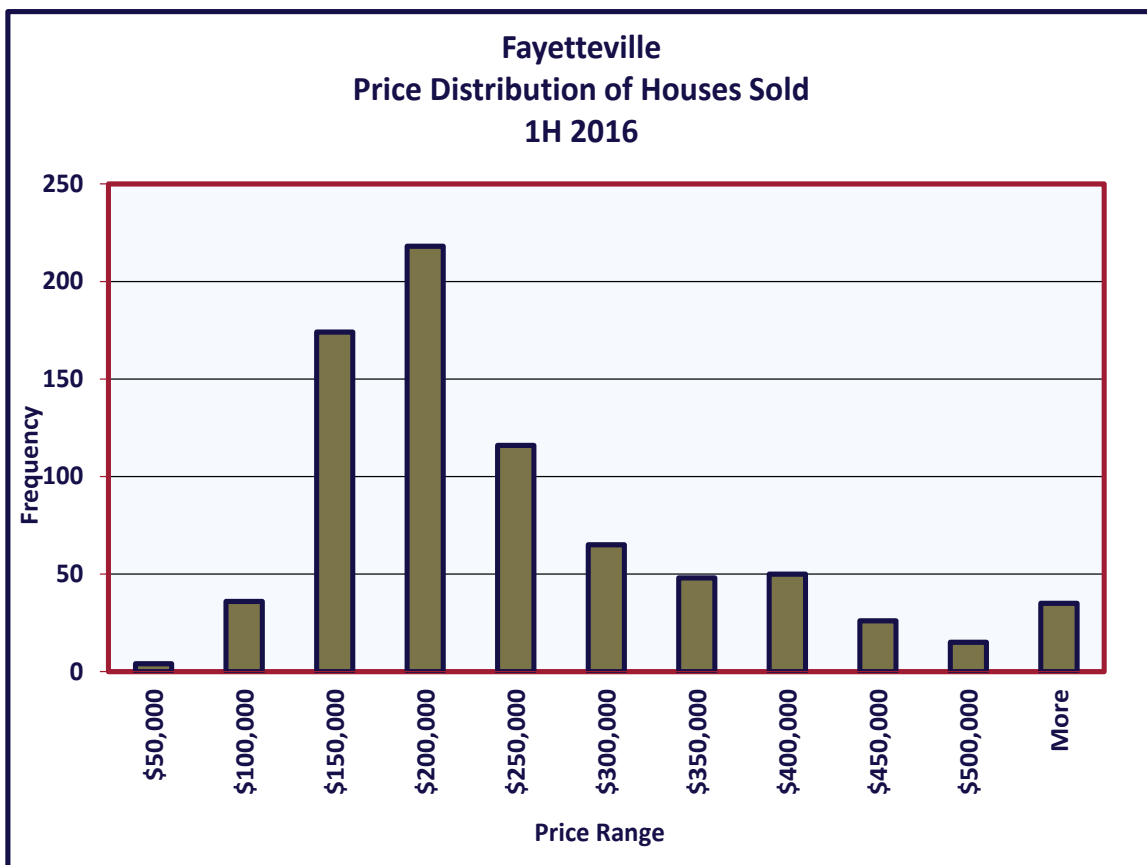
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Park Ridge Estates	10	0	2	0	14	26	0	48.0
Prairie View @ Spring Woods	2	0	0	1	33	36	0	12.0
Quarry Trace, Phase I	86	3	7	0	18	114	16	64.0
Riverwalk	37	1	3	7	9	57	2	96.0
Rupple Row	28	3	6	0	221	258	6	29.6
Silverthorne, Phase II	3	0	1	0	29	33	0	16.0
Sloan Estates	20	0	2	0	35	57	0	37.7
Stone Mountain, Phase I	25	1	8	0	78	112	5	34.0
Stonebridge Meadows, Phases II, III, V	28	2	2	1	189	222	5	23.3
Summit Place	22	0	1	0	5	28	0	138.0
Sundance Meadows	1	0	0	0	24	25	1	12.0
Timber Trails <sup>1</sup>	41	1	1	0	68	111	0	--
Township Heights <sup>1,2</sup>	5	0	0	0	16	21	0	--
Twin Maple Acres <sup>1,2</sup>	2	0	0	0	2	4	0	--
Twin Maple Estates <sup>1,2</sup>	2	0	0	0	6	8	0	--
Twin Springs Estates, Phases I, II	13	0	3	0	12	28	4	48.0
West Haven	9	0	2	1	29	41	0	144.0
Westbrook PZD <sup>1</sup>	4	0	0	1	6	11	0	--
Wildflower Meadows	0	0	1	0	47	48	2	6.0
<b>Fayetteville</b>	<b>820</b>	<b>21</b>	<b>103</b>	<b>68</b>	<b>2,432</b>	<b>3,444</b>	<b>144</b>	<b>35.6</b>

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

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



# Fayetteville

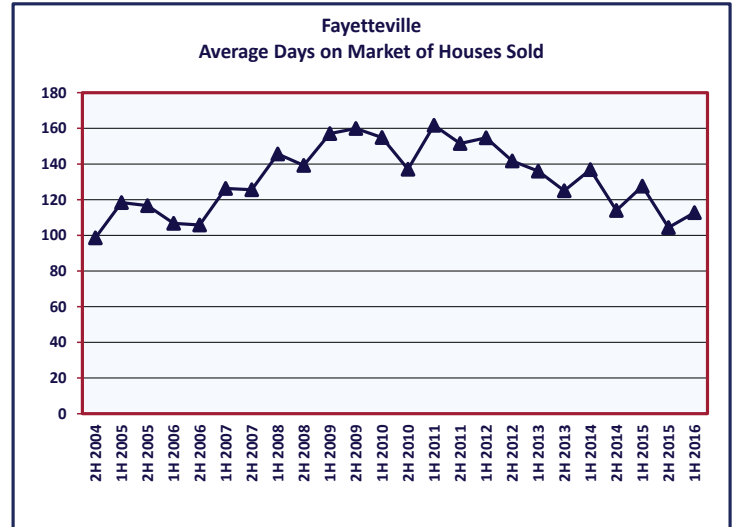
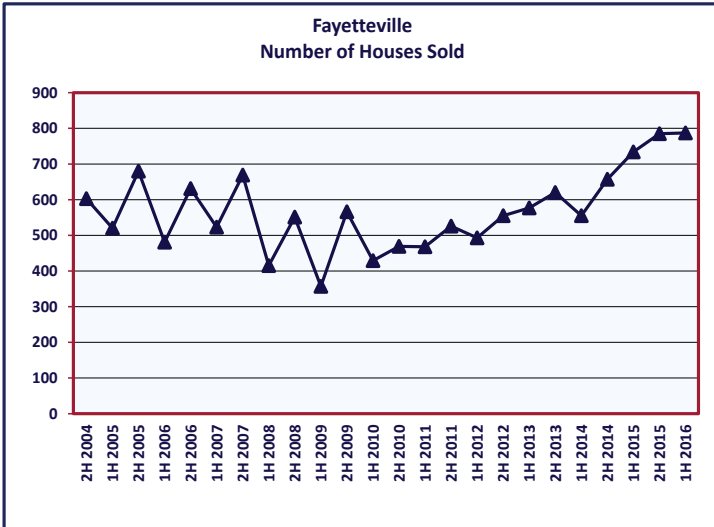


- 64.5 percent of the sold houses in Fayetteville were valued between \$100,001 and \$250,000.

## Fayetteville Price Range of Houses Sold First Half of 2016

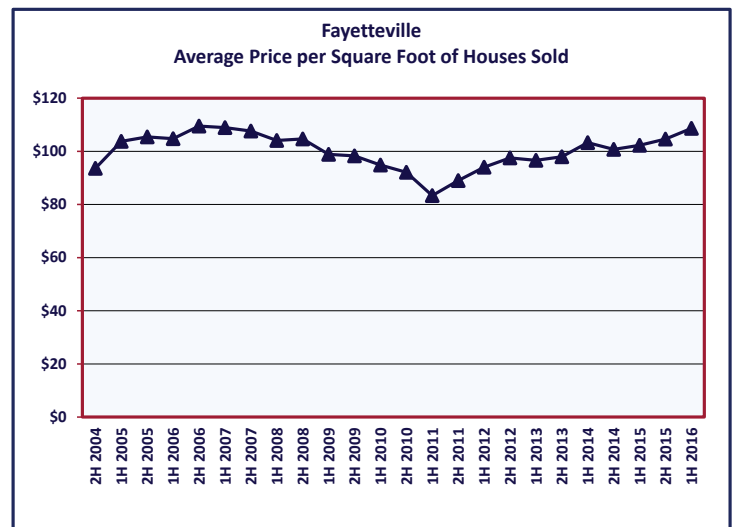
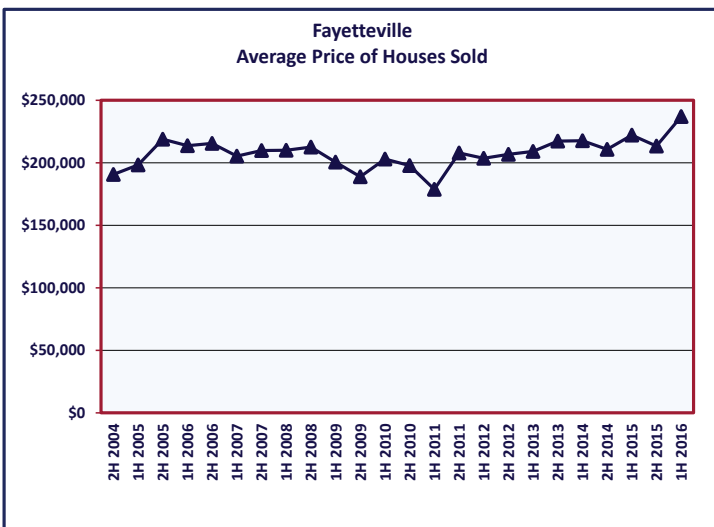
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	0.5%	1,101	89	88.2%	\$39.14
\$50,001 - \$100,000	36	4.6%	1,142	100	99.9%	\$76.06
\$100,001 - \$150,000	174	22.1%	1,412	81	97.6%	\$95.04
\$150,001 - \$200,000	218	27.7%	1,738	98	98.3%	\$104.09
\$200,001 - \$250,000	116	14.7%	2,118	99	98.3%	\$109.16
\$250,001 - \$300,000	65	8.3%	2,566	134	97.6%	\$110.36
\$300,001 - \$350,000	48	6.1%	2,691	146	97.6%	\$125.77
\$350,001 - \$400,000	50	6.4%	3,129	152	98.4%	\$126.89
\$400,001 - \$450,000	26	3.3%	3,509	162	98.0%	\$124.15
\$450,001 - \$500,000	15	1.9%	3,496	159	97.7%	\$147.52
\$500,000+	35	4.4%	4,521	224	94.0%	\$164.73
<b>Fayetteville</b>	<b>787</b>	<b>100.0%</b>	<b>2,119</b>	<b>113</b>	<b>97.8%</b>	<b>\$108.63</b>

# Fayetteville



- There were 787 houses sold in Fayetteville from January 1 to June 30, 2016 or 0.3 percent more than the 785 sold in the second half of 2015 and 7.2 percent more than in the first half of 2015.
- The average price of a house sold in Fayetteville increased from \$213,359 in the second half of 2015 to \$237,051 in the first half of 2016.
- The average sales price was 11.1 percent higher than in the previous half year and 6.7 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 104 in the second half of 2015 to 113 in the first half of 2016.
- The average price per square foot for a house sold in Fayetteville increased from \$104.63 in the second half of 2015 to \$108.63 in the first half of 2016.

- The average price per square foot was 3.8 percent higher than in the previous half year and 6.2 percent higher than the first half of 2015.
- About 45.5 percent of all houses sold in Washington County in the first half of 2016 were sold in Fayetteville.
- The average sales price of a house was 116.8 percent of the county average.
- Out of 787 houses sold in the first half of 2016, 157 were new construction. These newly constructed houses had an average sold price of \$255,029 and took an average of 135 days to sell from their initial listing dates.
- There were 453 houses in Fayetteville listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$385,950.
- According to the Washington County Assessor's database, 56.0 percent of houses in Fayetteville were owner-occupied in the first half of 2016.



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aaron	1	0.1%	1,028	81	\$69,000	\$67.12
Abbey Lane	1	0.1%	4,011	208	\$540,000	\$134.63
Abshier Heights	2	0.3%	1,362	199	\$159,750	\$116.04
Adams	2	0.3%	2,401	48	\$210,783	\$87.87
Anderson Farm	3	0.4%	2,191	99	\$240,833	\$105.74
Appleby	1	0.1%	3,476	221	\$236,000	\$67.89
Archais	1	0.1%	1,296	74	\$250,000	\$192.90
Audrey	1	0.1%	2,268	99	\$257,500	\$113.54
Azalea Terrace	1	0.1%	1,779	41	\$175,000	\$98.37
Barrington	4	0.5%	2,543	126	\$289,875	\$113.95
Bates	1	0.1%	2,207	188	\$371,830	\$168.48
Belclaire	9	1.1%	2,598	116	\$297,544	\$114.90
Bellafont Gardens	4	0.5%	2,387	181	\$207,100	\$86.86
Bellwood	4	0.5%	1,531	74	\$164,100	\$107.14
Bethel Oaks	1	0.1%	1,859	168	\$191,000	\$102.74
Bird Haven Terrace	1	0.1%	1,330	41	\$122,000	\$91.73
Blueberry Meadows	8	1.0%	1,630	81	\$165,500	\$101.46
Boardwalk	1	0.1%	3,183	215	\$340,000	\$106.82
Bordeaux	1	0.1%	4,200	205	\$445,000	\$105.95
Boxwood	2	0.3%	1,946	70	\$182,500	\$93.87
Bradford Place	1	0.1%	1,060	85	\$75,000	\$70.75
Breezy Heights	1	0.1%	2,355	159	\$350,000	\$148.62
Bridgedale	1	0.1%	3,530	141	\$290,900	\$82.41
Bridgeport	6	0.8%	2,236	59	\$207,483	\$92.68
Bridgewater Estates	1	0.1%	5,400	154	\$710,000	\$131.48
Broadview	2	0.3%	2,034	8	\$194,717	\$96.51
Bronze Tree Village	1	0.1%	2,034	69	\$145,000	\$71.29
Brookbury Woods	2	0.3%	2,868	46	\$317,000	\$111.04
Brookhollow	5	0.6%	1,197	52	\$125,980	\$105.19
Brookside	1	0.1%	2,052	105	\$189,000	\$92.11
Bungalows, The	6	0.8%	1,550	93	\$165,750	\$106.96
Butterfield Meadows	1	0.1%	3,026	171	\$285,000	\$94.18
Campbell Ave	1	0.1%	1,386	105	\$326,870	\$235.84
Candlewood	3	0.4%	3,685	315	\$511,667	\$139.22
Carson Meadows	1	0.1%	3,531	42	\$336,000	\$95.16
Century Estates	1	0.1%	2,056	39	\$233,000	\$113.33
Chapel View	2	0.3%	4,303	152	\$646,000	\$150.27
Charleston Place	1	0.1%	2,047	133	\$276,950	\$135.30
City Park	2	0.3%	1,649	66	\$476,000	\$248.26
Clabber Creek	25	3.2%	1,758	85	\$177,844	\$102.42
Clear Creek	4	0.5%	5,215	249	\$978,375	\$188.08
Clearwood Crossing	3	0.4%	1,592	122	\$167,333	\$105.17
Clover Creek	4	0.5%	1,298	47	\$112,463	\$85.98
Cobblestone	22	2.8%	1,807	105	\$210,852	\$116.61
Combs	1	0.1%	1,108	57	\$55,000	\$49.64
Commons	5	0.6%	1,203	61	\$122,600	\$101.98
Copper Creek	16	2.0%	3,129	143	\$337,144	\$108.38
Cottages	5	0.6%	2,356	125	\$371,660	\$158.22
Country Club	3	0.4%	1,611	57	\$169,667	\$106.13
County Court	4	0.5%	1,708	78	\$234,900	\$135.53

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Coves	5	0.6%	1,647	111	\$157,097	\$96.01
Covington Park	5	0.6%	3,257	59	\$369,300	\$113.30
Creek Meadow	7	0.9%	3,299	237	\$426,963	\$129.23
Creekwood Hills	1	0.1%	1,742	82	\$215,000	\$123.42
Crescent Lake	5	0.6%	2,627	209	\$272,352	\$103.59
Crofton Manor	4	0.5%	1,906	82	\$186,375	\$97.83
Cross Keys	3	0.4%	2,412	48	\$238,300	\$98.78
Crystal Springs	6	0.8%	1,897	94	\$208,250	\$109.30
Cummings-Goff	1	0.1%	1,646	78	\$168,000	\$102.07
David Lyle Village	4	0.5%	1,339	49	\$128,375	\$96.09
Davidsons Second	1	0.1%	1,092	41	\$201,000	\$184.07
Davis & Ferguson	1	0.1%	2,032	56	\$252,000	\$124.02
Deer Valley	2	0.3%	1,610	117	\$135,750	\$84.36
Deerfield Place	2	0.3%	1,542	117	\$141,000	\$92.37
Deerpath Estates	1	0.1%	3,842	306	\$370,000	\$96.30
Dickson Condos, The	1	0.1%	1,317	62	\$380,000	\$288.53
Double Tree	1	0.1%	3,335	78	\$399,000	\$119.64
East Oaks	1	0.1%	2,776	108	\$270,000	\$97.26
Eastview	1	0.1%	1,476	104	\$124,208	\$84.15
Elmwood	2	0.3%	2,113	159	\$210,000	\$99.09
Emerald	2	0.3%	3,127	236	\$309,500	\$99.13
Estates At Dogwood Canyon, The	2	0.3%	4,648	233	\$992,500	\$213.51
Estates At Salem Hills	2	0.3%	3,620	72	\$416,250	\$116.05
Everett Add	1	0.1%	1,104	41	\$110,000	\$99.64
Fairfield	6	0.8%	1,837	66	\$177,400	\$96.77
Falcon Ridge	10	1.3%	1,894	109	\$201,162	\$106.26
Ferguson Carl	1	0.1%	1,726	39	\$345,900	\$200.41
Fieldstone	10	1.3%	1,505	63	\$139,733	\$92.93
Fiesta Park	2	0.3%	964	33	\$113,750	\$118.00
Forest Heights	1	0.1%	2,099	143	\$115,000	\$54.79
Fox Run	2	0.3%	4,242	315	\$475,000	\$111.56
Georgian Place	2	0.3%	1,548	107	\$117,500	\$75.72
Glenbrook	2	0.3%	2,239	67	\$225,275	\$100.53
Glennwood	5	0.6%	1,673	54	\$167,380	\$98.44
Golden Oaks	1	0.1%	1,224	595	\$89,000	\$72.71
Green Valley	2	0.3%	2,028	131	\$160,950	\$79.41
Greenland	2	0.3%	1,488	68	\$143,000	\$94.55
Guinn	1	0.1%	5,218	161	\$535,000	\$102.53
Gunter Add	1	0.1%	1,038	91	\$169,900	\$163.68
Hamptons, The	6	0.8%	2,060	140	\$233,900	\$113.78
Harmon Hills	1	0.1%	1,268	51	\$136,000	\$107.26
Hemingway Ridge	1	0.1%	2,621	77	\$252,500	\$96.34
Heritage East	2	0.3%	1,241	208	\$113,000	\$91.44
Heritage Village	10	1.3%	1,407	63	\$136,790	\$97.72
Hickory Park	1	0.1%	4,250	140	\$419,000	\$98.59
Hidden Lake Estates	1	0.1%	2,968	55	\$249,000	\$83.89
Hillside	1	0.1%	1,834	60	\$200,000	\$109.05
Holcomb Heights	13	1.7%	1,515	161	\$171,831	\$113.44
Holiday Hills	1	0.1%	2,120	30	\$237,000	\$111.79
Hollybrook	3	0.4%	1,463	91	\$132,167	\$91.34

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Horsebend	2	0.3%	2,721	158	\$330,500	\$121.62
Horseshoe	3	0.4%	1,577	62	\$146,467	\$93.27
Hughmount	3	0.4%	2,567	132	\$317,000	\$123.53
Huntingdon	4	0.5%	2,487	116	\$251,900	\$102.11
Hyland Park	6	0.8%	2,781	85	\$284,083	\$101.65
Iron Horse Rentals	2	0.3%	896	79	\$81,500	\$90.97
Jacksons First	4	0.5%	2,611	136	\$288,125	\$113.82
Jennings	4	0.5%	1,349	62	\$170,875	\$120.81
Johnlil	1	0.1%	2,740	111	\$444,000	\$162.04
Justin	1	0.1%	1,185	256	\$113,900	\$96.12
Kellie Acres	1	0.1%	1,700	142	\$175,000	\$102.94
Kenwood Hills	1	0.1%	2,607	39	\$278,040	\$106.65
Kinwood	1	0.1%	1,120	82	\$84,750	\$75.67
Lafayette	4	0.5%	871	219	\$175,225	\$201.71
Lakeview Estates	1	0.1%	3,889	63	\$405,000	\$104.14
Lakewood	7	0.9%	1,766	123	\$227,057	\$128.65
Lee Valley	8	1.0%	2,024	92	\$174,613	\$86.25
Legacy Bldg	1	0.1%	1,506	203	\$467,000	\$310.09
Legacy Estates	2	0.3%	1,960	100	\$206,675	\$105.47
Legacy Heights	7	0.9%	1,697	75	\$170,571	\$101.00
Legacy Pointe	5	0.6%	2,026	163	\$186,380	\$91.88
Lewis Baldwin	3	0.4%	1,090	64	\$100,633	\$94.29
Lierly Lane	8	1.0%	1,679	56	\$179,609	\$107.15
Magnolia Crossing	4	0.5%	1,303	50	\$114,053	\$87.29
Maple Crest	2	0.3%	1,020	130	\$103,950	\$103.39
Maple Park	1	0.1%	2,409	173	\$190,000	\$78.87
Maple Valley	1	0.1%	1,977	78	\$203,000	\$102.68
Maplewood	2	0.3%	2,501	116	\$423,750	\$170.95
Markley	1	0.1%	1,363	122	\$120,000	\$88.04
Masonic	2	0.3%	2,201	347	\$340,250	\$154.92
Maxwell	1	0.1%	1,395	441	\$105,000	\$75.27
Mcclintons	1	0.1%	1,584	53	\$102,000	\$64.39
Meadowland	4	0.5%	2,025	114	\$169,000	\$82.50
Meadowlark	1	0.1%	1,092	40	\$110,000	\$100.73
Millers Meadow	5	0.6%	1,850	90	\$173,260	\$93.73
Mission Hills	1	0.1%	3,050	110	\$330,000	\$108.20
Mitchell's	2	0.3%	1,852	116	\$305,500	\$169.15
Mountain Ranch	5	0.6%	2,433	38	\$282,000	\$116.25
Mountain View	2	0.3%	1,692	175	\$270,980	\$153.93
North Briar	2	0.3%	1,513	61	\$153,750	\$101.66
North Heights	1	0.1%	1,644	78	\$210,000	\$127.74
North Ridge	3	0.4%	2,090	214	\$123,333	\$58.35
Norwood	1	0.1%	992	44	\$130,000	\$131.05
Oak Grovegates	1	0.1%	1,838	59	\$325,000	\$176.82
Oakbrooke	2	0.3%	2,013	48	\$294,620	\$146.99
Oakland Hills	5	0.6%	2,536	79	\$253,680	\$100.17
Oaks Manor	4	0.5%	2,615	178	\$216,625	\$86.67
Oakview Estates	1	0.1%	1,710	283	\$147,150	\$86.05
Ottis Watson	1	0.1%	1,056	50	\$95,000	\$89.96
Overton Park	1	0.1%	4,836	197	\$840,000	\$173.70

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Owl Creek	3	0.4%	1,521	155	\$133,201	\$87.53
Paradise Acres	2	0.3%	1,584	49	\$141,950	\$89.49
Paradise Valley	3	0.4%	1,916	41	\$214,667	\$110.80
Park Place	1	0.1%	2,766	223	\$235,000	\$84.96
Park Ridge Estates	1	0.1%	4,450	209	\$425,000	\$95.51
Parkers Valley	2	0.3%	1,224	0	\$128,000	\$106.15
Paseo HPR	1	0.1%	1,350	91	\$138,500	\$102.59
Persimmon Place	5	0.6%	1,958	74	\$193,140	\$98.69
Pine Crest	6	0.8%	1,241	88	\$138,167	\$110.35
Piper's Glen	2	0.3%	3,869	308	\$396,000	\$101.20
Prairie View Acres	3	0.4%	3,177	116	\$355,800	\$111.61
Putmans	1	0.1%	1,170	44	\$245,000	\$209.40
Quail Creek	2	0.3%	2,356	60	\$232,318	\$99.03
Quarry Trace	21	2.7%	1,338	95	\$135,889	\$101.95
Ravenswood	1	0.1%	1,213	70	\$113,000	\$93.16
Red Arrow	1	0.1%	1,012	106	\$72,000	\$71.15
Regency Estates	1	0.1%	1,618	57	\$190,000	\$117.43
Reinheimer	1	0.1%	1,758	47	\$161,900	\$92.09
Reserve at Steel Crossing	2	0.3%	1,204	94	\$140,090	\$116.25
Ridgemonte View	2	0.3%	3,914	197	\$449,000	\$114.51
Ridgewood	1	0.1%	5,152	182	\$748,000	\$145.19
Riverlyn Estate	1	0.1%	3,465	44	\$400,000	\$115.44
Riverwalk	7	0.9%	2,355	246	\$283,429	\$120.35
Robinson Mountain Estates	2	0.3%	3,740	136	\$505,000	\$134.89
Rockhaven	1	0.1%	2,076	28	\$219,500	\$105.73
Rolling Hills Farm	1	0.1%	1,760	122	\$105,000	\$59.66
Rolling Meadows	2	0.3%	1,848	70	\$177,000	\$97.90
Rollston Bldg	2	0.3%	709	87	\$197,500	\$286.04
Rose Hill	1	0.1%	1,800	619	\$305,000	\$169.44
Roy Adams	2	0.3%	2,521	51	\$473,000	\$188.98
Rudolph	1	0.1%	1,104	46	\$117,000	\$105.98
Rupple Row	9	1.1%	1,954	165	\$192,557	\$98.58
Sage Meadows	8	1.0%	1,741	82	\$164,356	\$95.05
Salem Heights	5	0.6%	1,764	63	\$184,700	\$104.80
Salem Meadows	4	0.5%	1,608	65	\$154,875	\$96.35
Salem Village	7	0.9%	1,757	93	\$154,675	\$88.35
Sassafrass	1	0.1%	3,984	86	\$465,000	\$116.72
Savanna Estates	1	0.1%	3,816	77	\$510,000	\$133.65
Scottswood Place	1	0.1%	1,604	103	\$149,000	\$92.89
Segraves Bldg	1	0.1%	1,446	176	\$285,000	\$197.10
Sequoyah Meadows	3	0.4%	1,784	67	\$157,667	\$88.25
Sequoyah Woods	3	0.4%	1,817	41	\$164,333	\$90.90
Shelton Add	1	0.1%	2,985	204	\$245,000	\$82.08
Silverthorne	3	0.4%	2,713	85	\$274,667	\$101.25
Sligo Street	1	0.1%	1,040	35	\$83,200	\$80.00
Sloan Estates	5	0.6%	3,266	225	\$407,134	\$125.08
South Gregg	1	0.1%	627	58	\$80,500	\$128.39
South Hampton	1	0.1%	2,642	32	\$450,000	\$170.33
Southern Heights	1	0.1%	3,145	164	\$402,000	\$127.82
St. James Park	2	0.3%	1,951	134	\$187,500	\$96.56



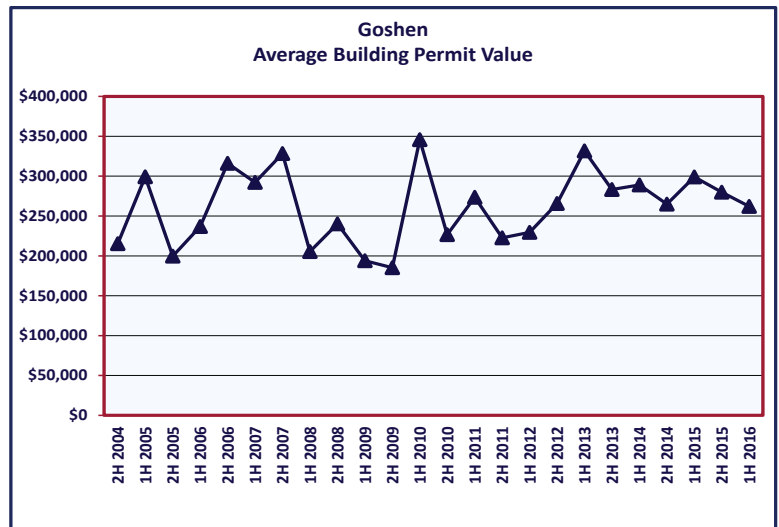
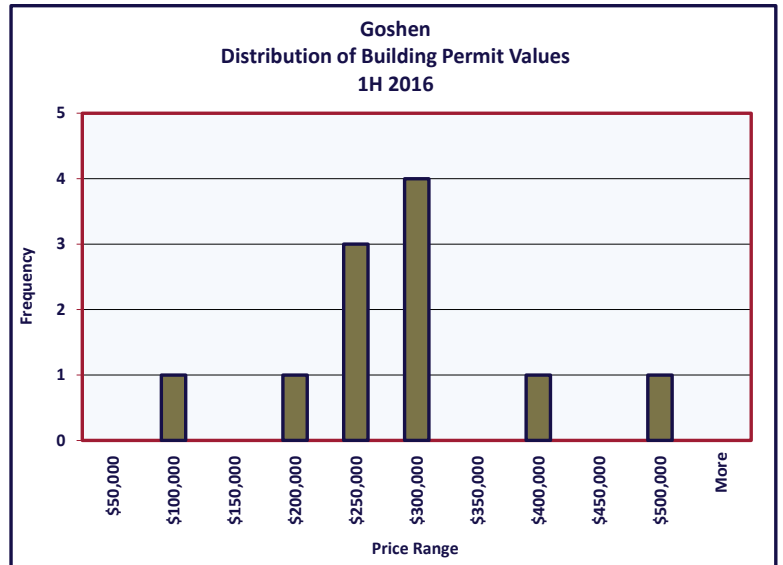
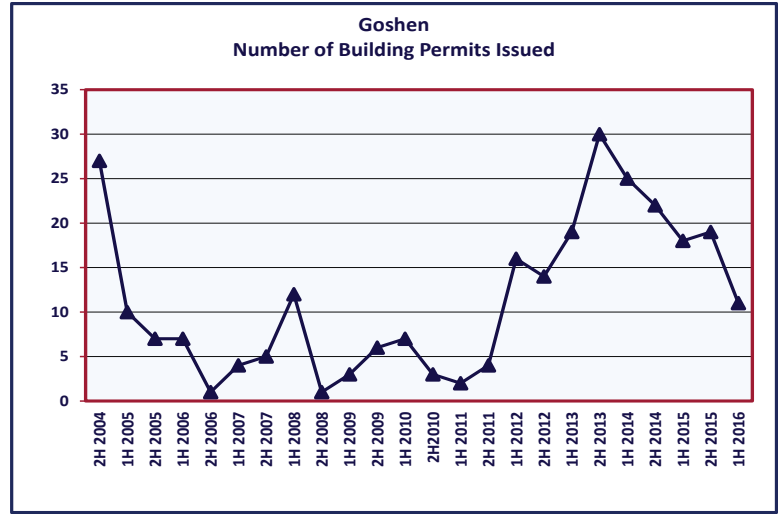
# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Stephens	1	0.1%	1,198	33	\$112,000	\$93.49
Stone Mountain	5	0.6%	3,581	124	\$464,165	\$128.88
Stonebridge Meadows	11	1.4%	2,622	135	\$275,376	\$105.11
Stonewood	5	0.6%	3,030	219	\$317,310	\$104.44
Summerbrook Place	1	0.1%	3,993	106	\$450,000	\$112.70
Summersby	2	0.3%	4,763	279	\$578,575	\$121.48
Sun Valley	2	0.3%	1,541	51	\$153,250	\$100.54
Sunbridge Villas	3	0.4%	1,375	56	\$160,333	\$116.71
Sundance Meadows	1	0.1%	2,286	99	\$198,700	\$86.92
Sunset Woods	1	0.1%	2,845	200	\$241,000	\$84.71
Sweetbriar	3	0.4%	1,793	40	\$159,400	\$89.45
Sycamore	1	0.1%	1,175	28	\$195,000	\$165.96
Timber Trails	1	0.1%	1,677	75	\$164,000	\$97.79
Timbercrest	1	0.1%	3,065	49	\$274,900	\$89.69
Tisdale Glen	1	0.1%	2,295	133	\$240,000	\$104.58
Township Heights	1	0.1%	2,465	62	\$299,500	\$121.50
Twin Springs Estates	1	0.1%	2,320	100	\$261,000	\$112.50
Viewpoint	1	0.1%	1,292	68	\$123,600	\$95.67
Vineyard	1	0.1%	6,100	121	\$985,000	\$161.48
Wahneetah Heights	2	0.3%	2,804	195	\$237,500	\$84.13
Walker Estates	1	0.1%	3,700	80	\$385,000	\$104.05
Walker Stone Square	1	0.1%	1,024	315	\$165,000	\$161.13
Walnut Crossing	9	1.1%	1,399	75	\$137,156	\$98.63
Walnut Grove Acres	4	0.5%	1,194	69	\$96,804	\$81.09
Walnut Heights	2	0.3%	1,411	49	\$139,000	\$98.85
Walnut Park	1	0.1%	1,357	38	\$137,000	\$100.96
Walnut View Estates	3	0.4%	1,367	34	\$123,360	\$90.13
Waterford Estates At Hissom Ranch	18	2.3%	3,436	130	\$428,994	\$124.94
Waterman Woods	1	0.1%	3,982	255	\$356,500	\$89.53
Wedington Woods	3	0.4%	2,485	184	\$119,833	\$49.26
West End	1	0.1%	1,512	0	\$127,000	\$83.99
West Haven	1	0.1%	3,506	202	\$430,000	\$122.65
West View	1	0.1%	3,556	23	\$380,000	\$106.86
Western Methodist Assembly	1	0.1%	2,291	378	\$262,900	\$114.75
Westridge	2	0.3%	2,065	111	\$187,600	\$90.98
Westwoods	1	0.1%	1,449	19	\$174,000	\$120.08
Wheeler-Sawyer	2	0.3%	2,068	56	\$196,000	\$97.16
Wildflower Meadows	2	0.3%	2,907	94	\$307,500	\$107.26
Willow Springs	7	0.9%	1,430	51	\$132,893	\$92.72
WilsonDunn	2	0.3%	1,248	260	\$60,000	\$49.40
Wilsonwilson	1	0.1%	1,702	38	\$204,000	\$119.86
Woodfield	3	0.4%	1,085	59	\$116,867	\$110.07
Yoes Place	1	0.1%	1,440	101	\$125,000	\$86.81
Yorktowne Square	2	0.3%	2,425	100	\$237,500	\$97.20
Other	66	8.4%	2,306	125	\$272,474	\$102.166
<b>Fayetteville</b>	<b>787</b>	<b>100.0%</b>	<b>2,119</b>	<b>113</b>	<b>\$237,051</b>	<b>\$108.63</b>

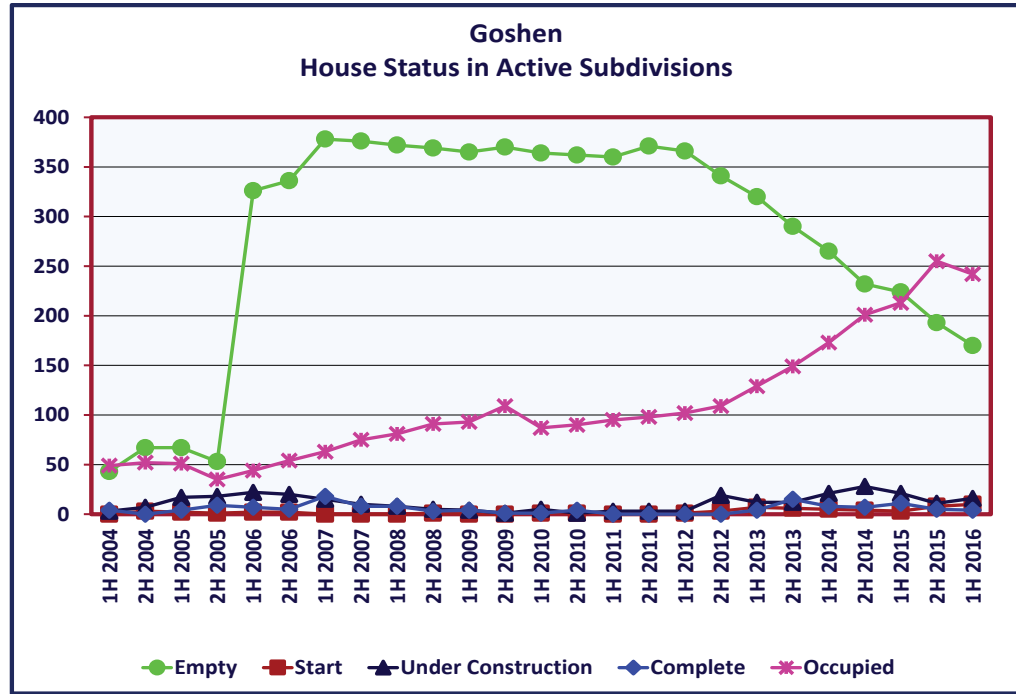
# Goshen

- From January 1 to June 30, 2016 there were 11 residential building permits issued in Goshen. This represents a 38.9 percent decrease from the first half of 2015.
- In the first half of 2016, a majority of building permits in Goshen were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Goshen decreased by 12.3 percent from \$299,018 in the first half of 2015 to \$262,091 in the first half of 2016.



# Goshen

- There were 442 total lots in 10 active subdivisions in Goshen in the first half of 2016. About 54.8 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 3.6 percent were under construction, 2.3 percent were starts, and 38.5 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the first half of 2016 was Waterford Estates with 16.
- No new construction or progress in existing construction has occurred in the last year in 6 out of the 10 active subdivisions in Goshen.
- 15 new houses in Goshen became occupied in the first half of 2016. The annual absorption rate implies that there were 42.1 months of remaining inventory in active subdivisions, down from 45.7 months in the second half of 2015.



- In 6 out of the 10 active subdivisions in Goshen, no absorption occurred in the past year.
- 7 additional lots in 1 subdivision had received final approval by June 30, 2016.

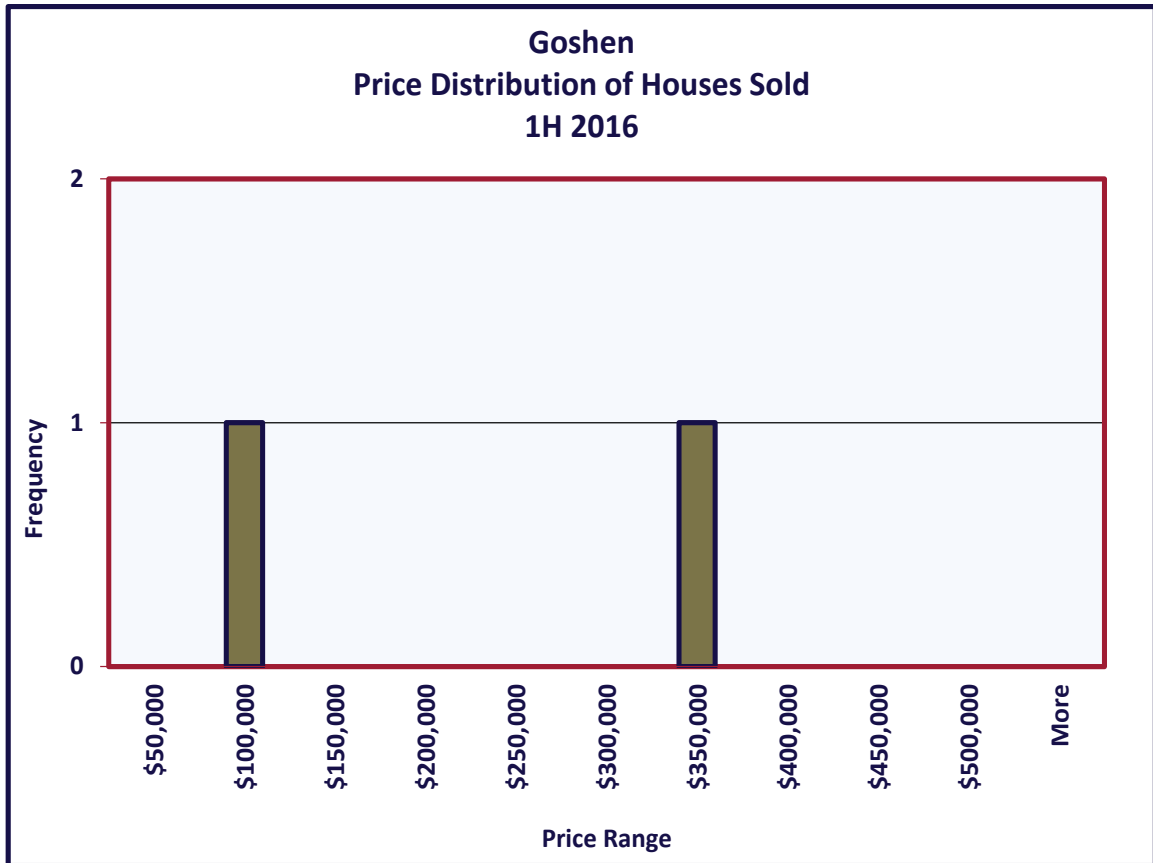
## Goshen House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane <sup>1,2</sup>	2	0	0	0	6	8	0	--
Autumn View <sup>1,2</sup>	9	0	0	0	1	10	0	--
Bordeaux	4	0	0	0	17	21	0	48.0
Bridlewood, Phases I, II	20	1	0	0	29	50	1	84.0
Brookstone Woods <sup>1,2</sup>	45	0	0	0	1	46	0	--
The Knolls	56	4	0	0	13	73	0	720.0
Oxford Bend Estates <sup>1,2</sup>	5	0	0	0	9	14	0	--
Stonemeadow <sup>1,2</sup>	5	0	0	0	14	19	0	--
Waterford Estates	19	5	16	4	155	199	14	10.4
Wildwood <sup>1,2</sup>	7	0	0	0	3	10	0	--
<b>Goshen</b>	<b>170</b>	<b>10</b>	<b>16</b>	<b>4</b>	<b>242</b>	<b>442</b>	<b>15</b>	<b>42.1</b>

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

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

# Goshen

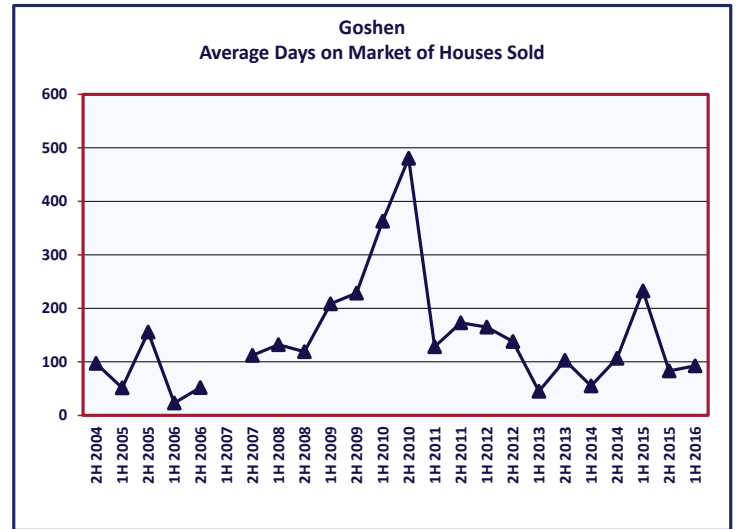
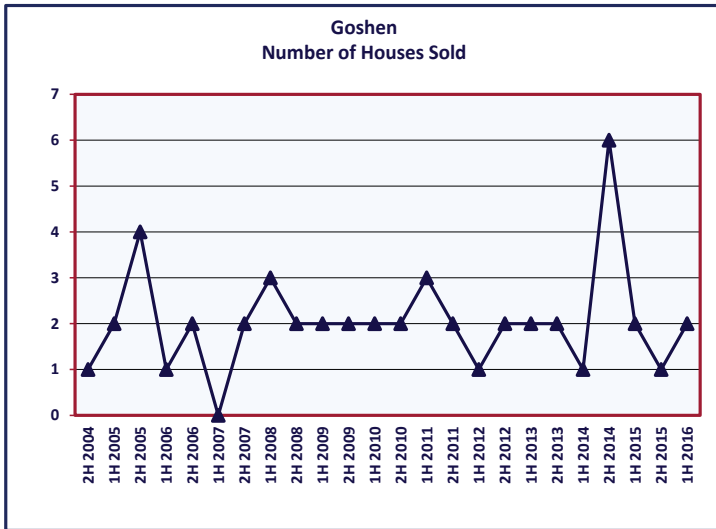


- One of the houses sold in Goshen was in the \$50,001 to \$100,000 range and the other was in the \$300,001 to \$350,000 range.

## Goshen Price Range of Houses Sold First Half of 2016

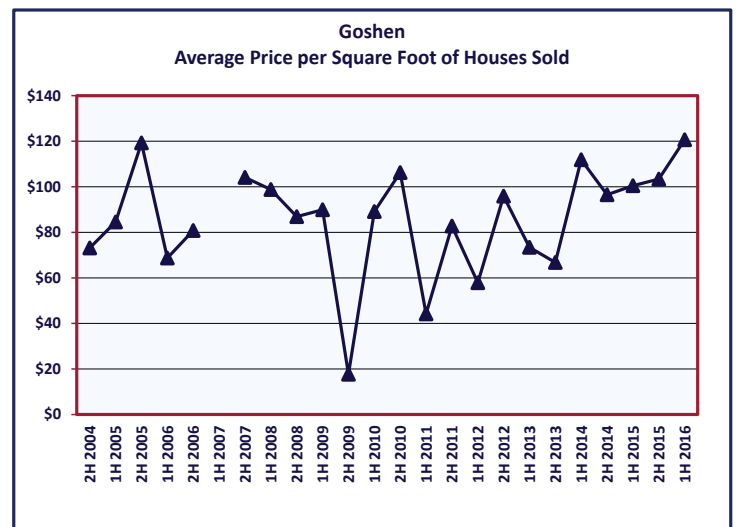
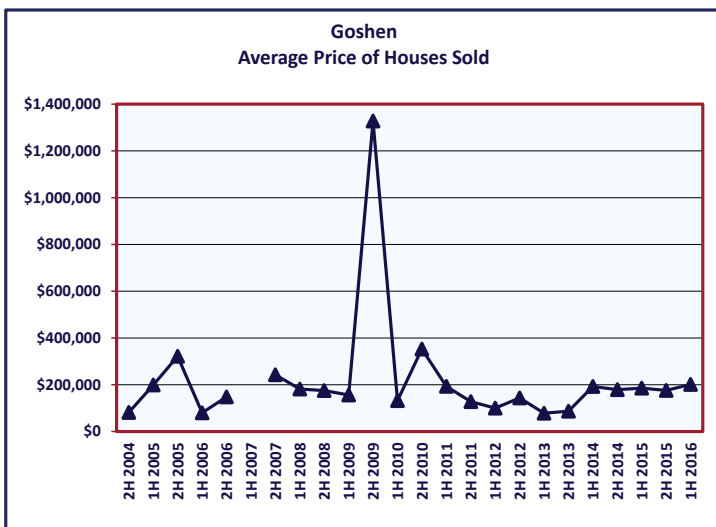
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	50.0%	1,072	99	100.0%	\$67.63
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	50.0%	1,900	86	100.0%	\$173.68
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Goshen</b>	<b>2</b>	<b>100.0%</b>	<b>1,486</b>	<b>93</b>	<b>100.0%</b>	<b>\$120.66</b>

# Goshen



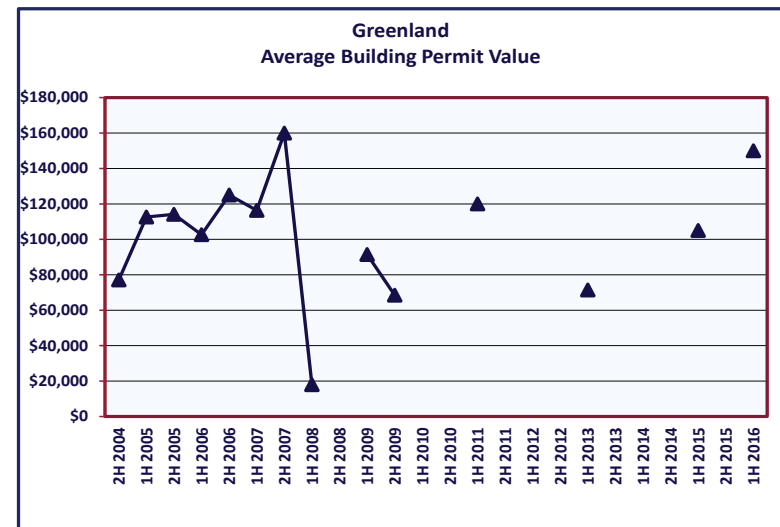
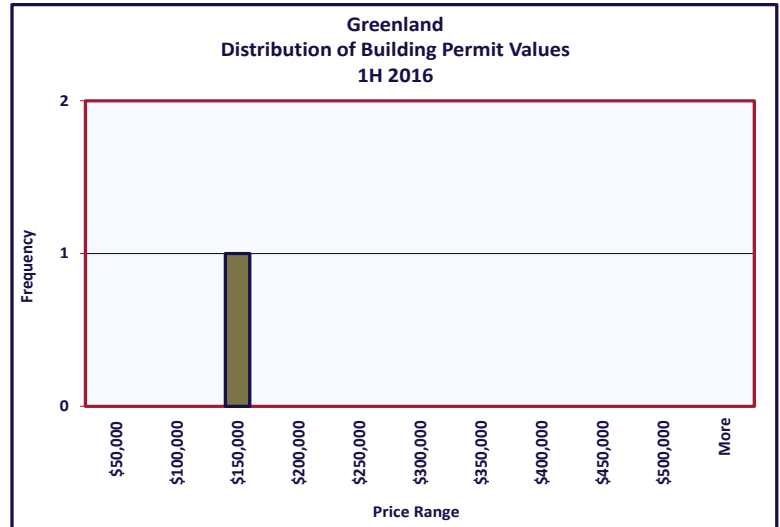
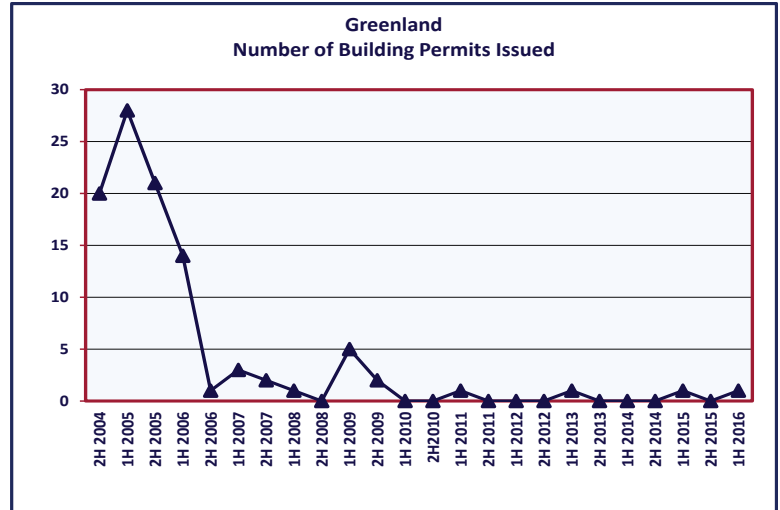
- There were 2 houses sold in Goshen from January 1 to June 30, 2016, 100.0 percent more than the 1 sold in the second half of 2015 and the same amount as sold in the first half of 2015.
- The average price of a house sold in Goshen increased from \$176,000 in the second half of 2015 to \$201,250 in the first half of 2016.
- The average sales price was 14.3 percent higher than in the previous half year and 8.5 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 83 in the second half of 2015 to 93 days in the first half of 2016.
- The average price per square foot for a house sold in Goshen increased from \$103.35 in the second half of 2015 to \$120.66 in the first half of 2016.

- The average price per square foot was 16.7 percent higher than in the previous half year, and 20.1 percent higher than in the first half of 2015.
- About 0.1 percent of all houses sold in Washington County in the first half of 2016 were sold in Goshen. The average sales price of a house was 99.2 percent of the county average.
- Out of the 2 houses sold in the first half of 2016, 1 was new construction.
- This newly constructed house had a sold price of \$330,000 and took 86 days to sell from the initial listing date.
- There were 2 houses in Goshen, listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$261,200.
- According to the Washington County Assessor's database, 67.5 percent of houses in Goshen were owner-occupied in the first half of 2016.



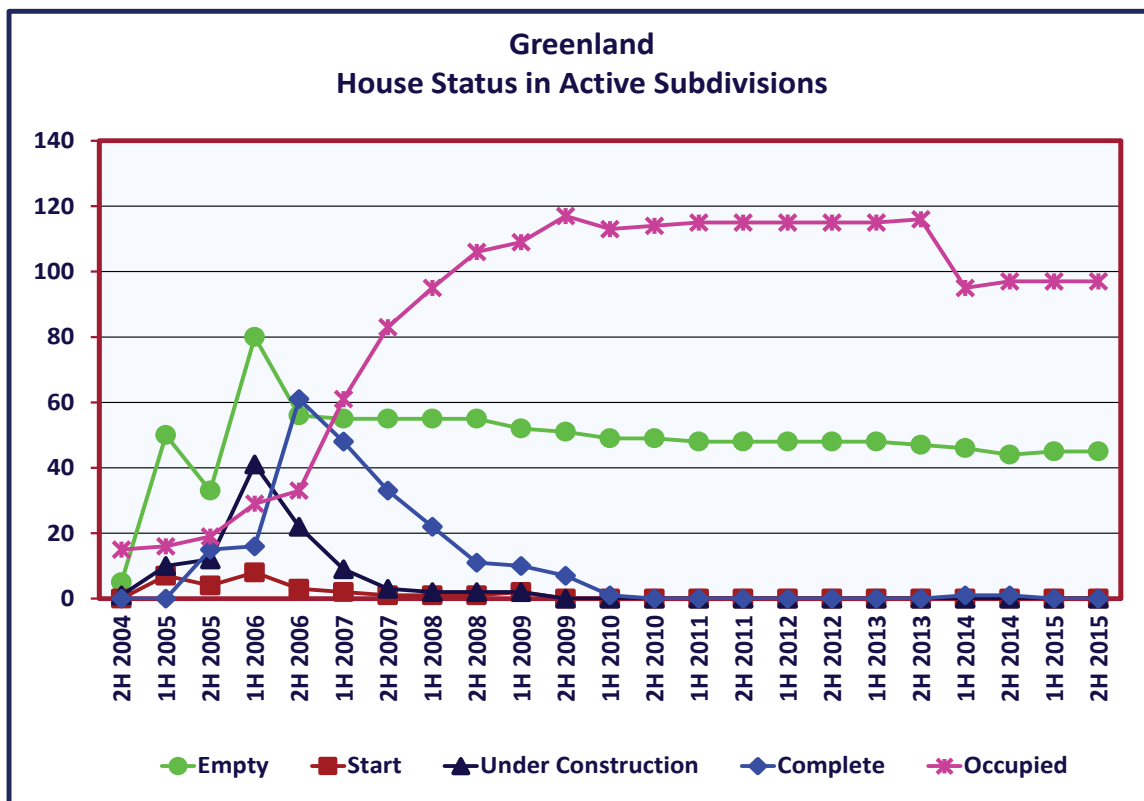
# Greenland

- From January 1 to June 30, 2016, there was 1 residential building permit issued in Greenland. This was the same amount issued in the first half of 2015.
- In the first half of 2016, the building permit issued in Greenland was valued at \$150,000.
- The residential building permit value in Greenland increased by 42.9 percent from \$105,000 in the first half of 2015 to \$150,000 in the first half of 2016.





# Greenland



- There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2016. About 68.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 31.7 percent were empty lots.
- No new houses in Greenland became occupied in the first half of 2016.
- No additional lots in any subdivisions had received either preliminary or final approval by June 30, 2016.

## Greenland House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition <sup>1,2</sup>	27	0	0	0	53	80	0	--
Lee Valley, Phase IV <sup>1,2</sup>	18	0	0	0	44	62	0	--
<b>Greenland</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97</b>	<b>142</b>	<b>0</b>	<b>--</b>

# Greenland

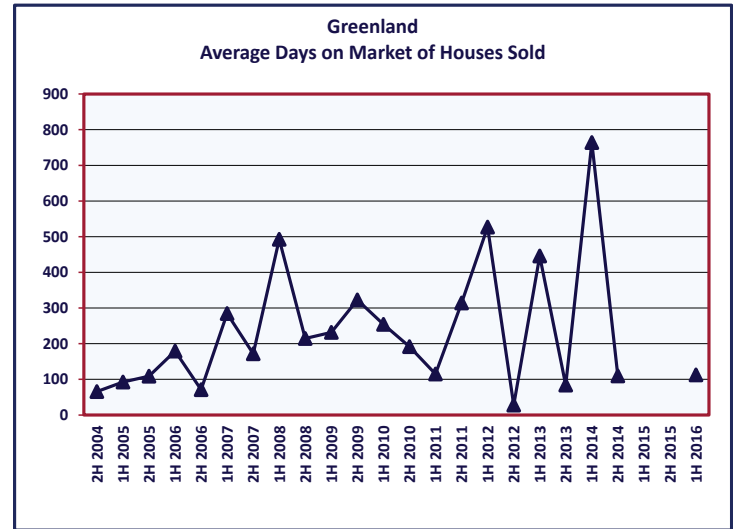
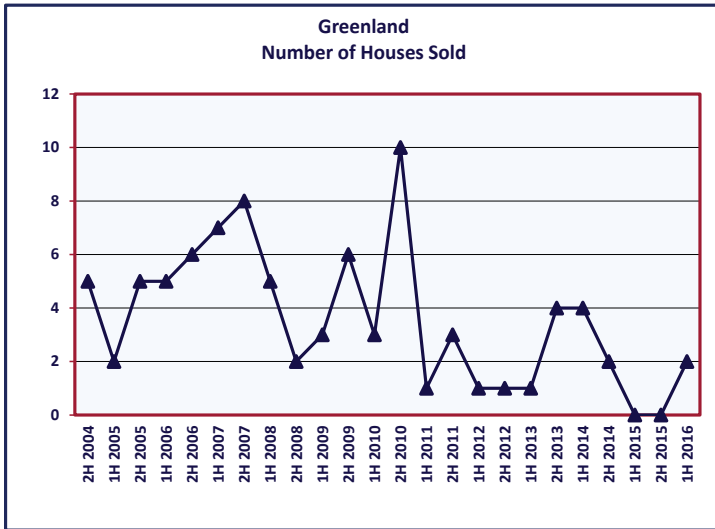


- 100.0 percent of the sold houses in Greenland were priced in the \$50,001 and \$150,000 range.

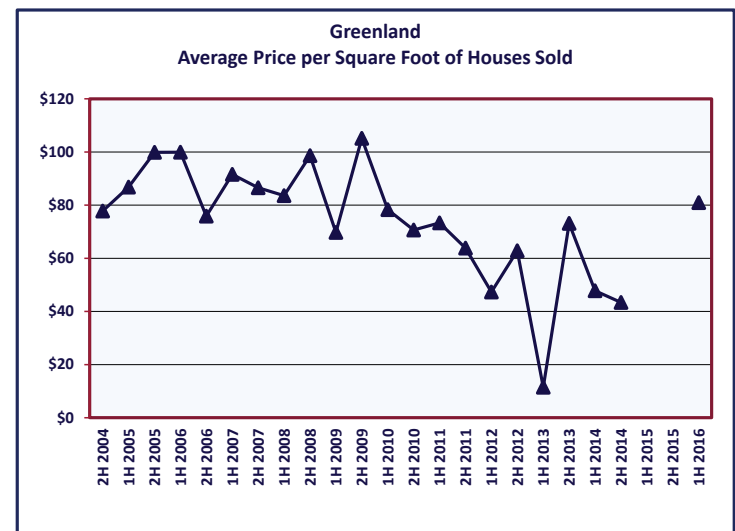
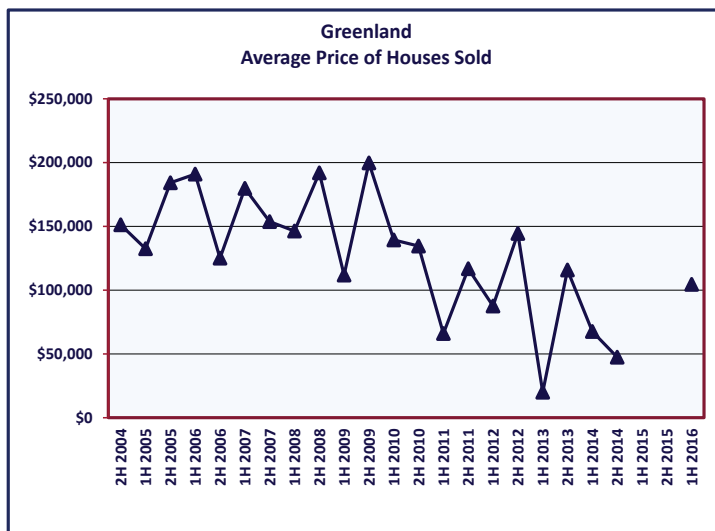
## Greenland Price Range of Houses Sold First Half 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	50.0%	982	140	93.3%	\$84.52
\$100,001 - \$150,000	1	50.0%	1,629	85	96.2%	\$77.35
\$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%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Greenland</b>	<b>2</b>	<b>100.0%</b>	<b>1,306</b>	<b>113</b>	<b>94.7%</b>	<b>\$80.93</b>

# Greenland

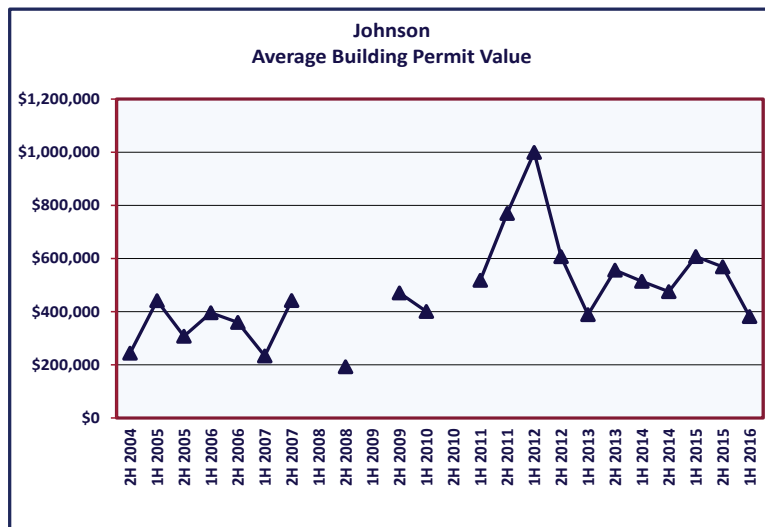
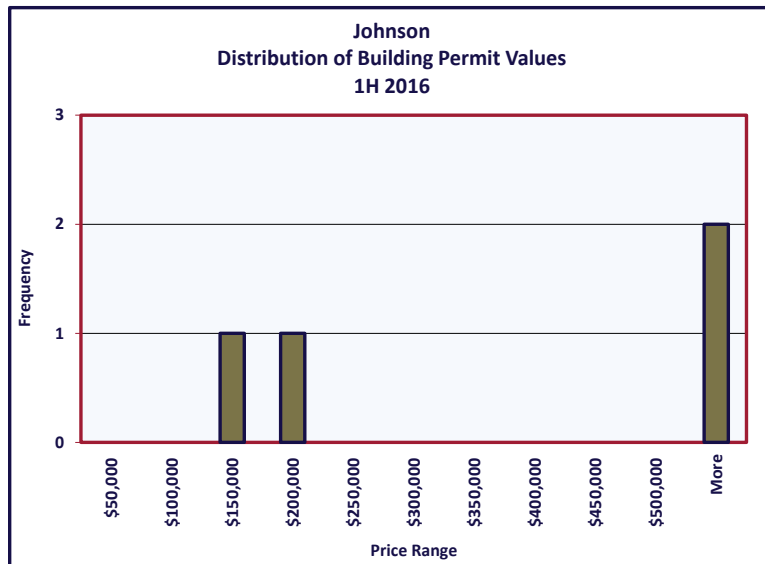
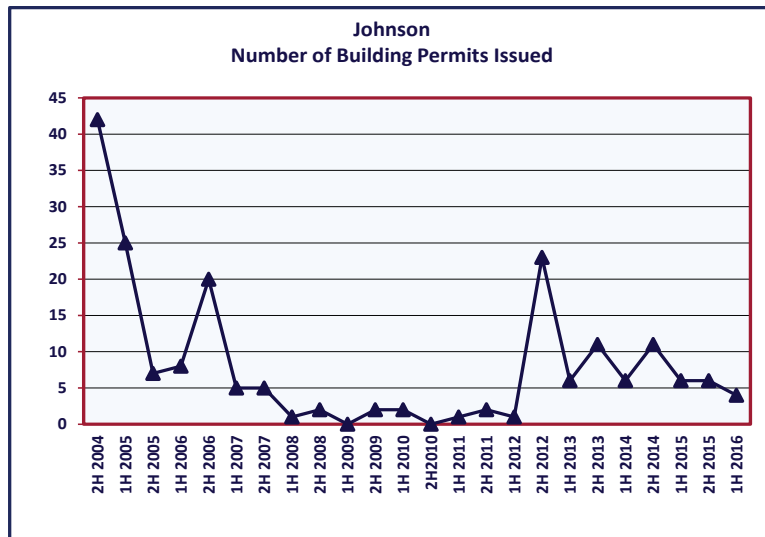


- There were 2 houses sold in Greenland from January 1 to June 30, 2016, with an average sold price of \$104,500. There were no houses sold in 2015.
- The average number of days on market from initial listing to the sale was 113 days in the first half of 2016.
- The average price per square foot for a house sold in Greenland was \$80.93 in the first half of 2016.
- About 0.1 percent of all houses sold in Washington County in the first half of 2016 were sold in Greenland. The average sales price of a house was 51.5 percent of the county average.
- Neither of the 2 houses sold in the first half of 2016 was new construction.
- There were 3 houses in Greenland listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$175,000.
- According to the Washington County Assessor's database, 67.5 percent of houses in Greenland were owner-occupied in the first half of 2016.

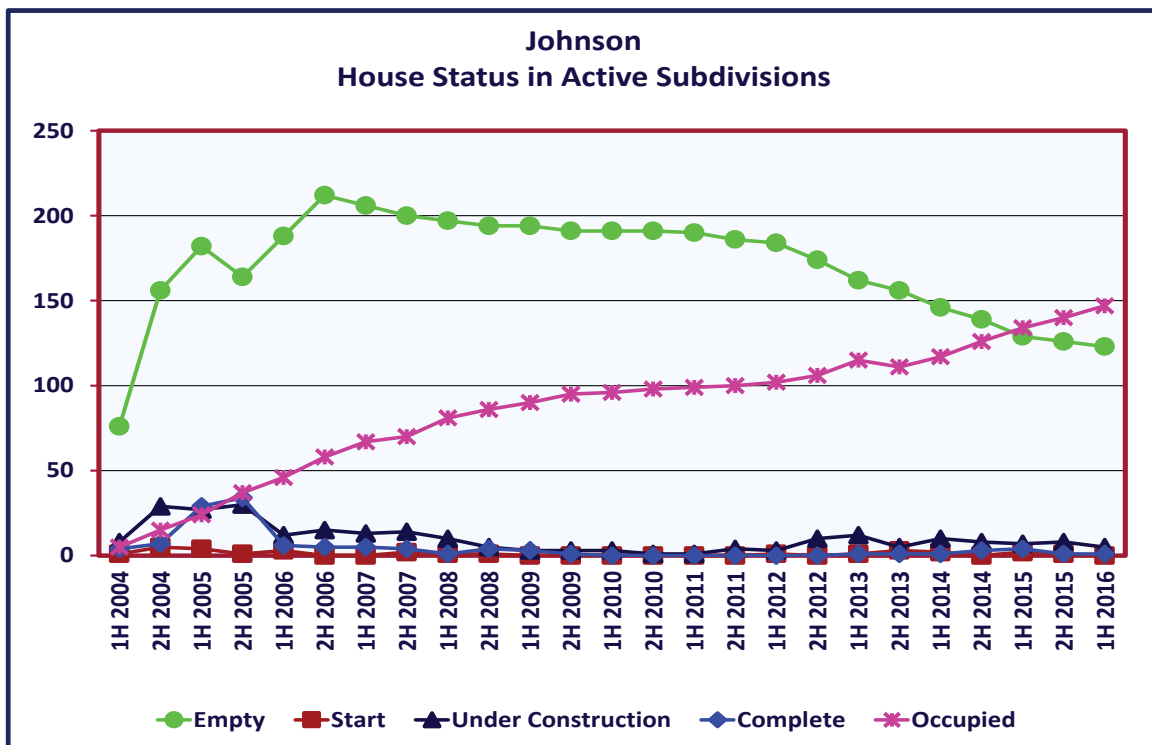


# Johnson

- From January 1 to June 30, 2016 there were 4 residential building permits issued in Johnson. This was a decline of 33.3 percent from the number of permits issued in the first half of 2015.
- In the first half of 2016, half of the building permits issued in Johnson were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Johnson decreased by 33.3 percent from \$607,522 in the first half of 2015 to \$381,628 in the first half of 2016.



# Johnson

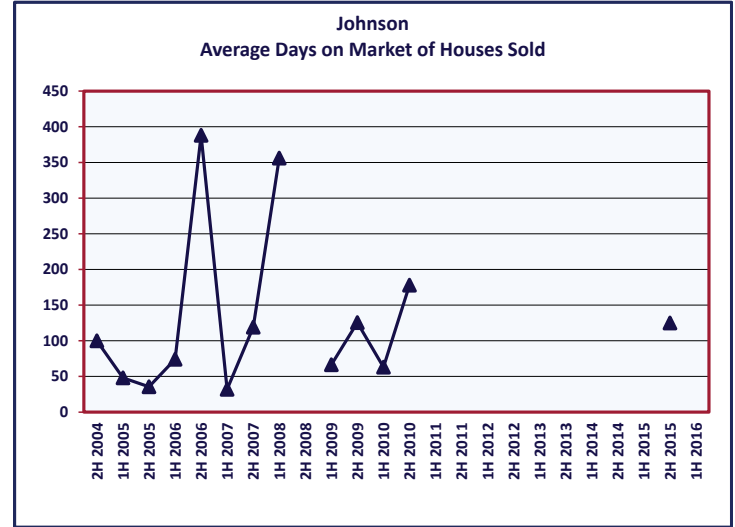
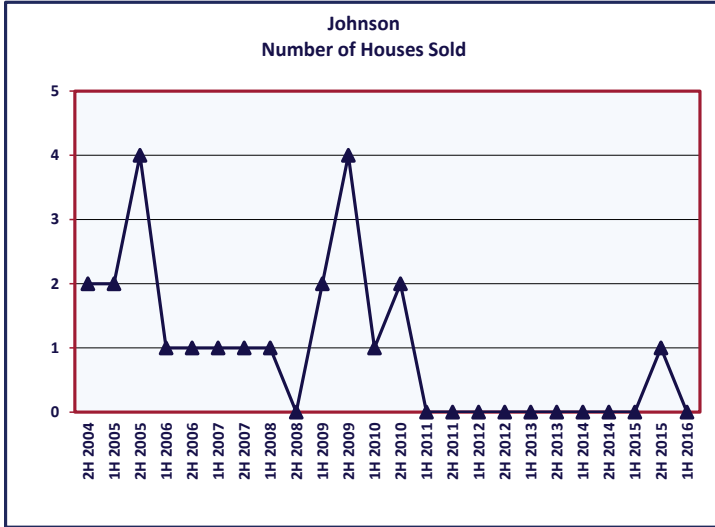


- There were 276 total lots in 3 active subdivisions in Johnson in the first half of 2016. About 53.3 percent of the lots were occupied, 0.4 percent were complete, but unoccupied, 1.8 percent were under construction, 0.0 percent were starts, and 44.6 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the first half of 2016 was Clear Creek, Phases I-V, with 4.
- 1 of the 3 active subdivision in Johnson had no new construction activity or absorption in the first half of 2016.
- 7 new houses in Johnson became occupied in the first half of 2016. The annual absorption rate implies that there were 119.1 months of remaining inventory in active subdivisions, up from 116.6 months in the second half of 2015.
- In one of the three active subdivisions in Johnson, no absorption occurred in the past year.
- No additional lots in Johnson had received either preliminary or final approval by June 30, 2016.

## Johnson House Status in Active Subdivisions First Half of 2016

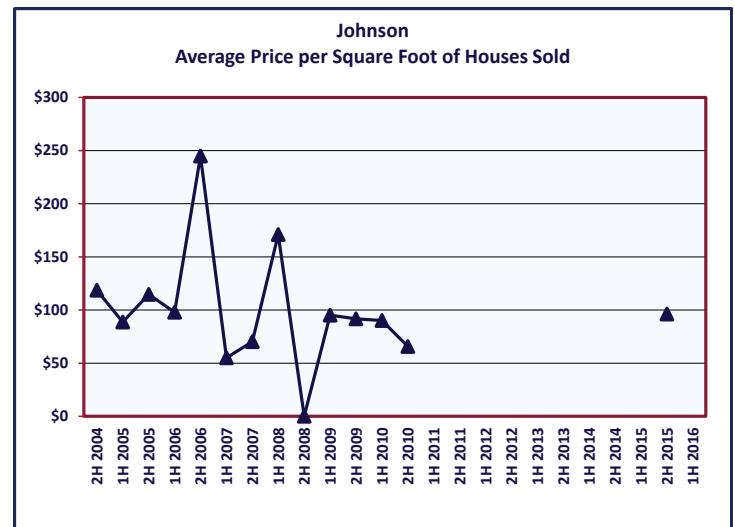
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes <sup>1,2</sup>	18	0	0	0	21	39	0	--
Clear Creek, Phases I-V	82	0	4	0	85	171	2	344.0
Heritage Hills	23	0	1	1	41	66	5	30.0
<b>Johnson</b>	<b>123</b>	<b>0</b>	<b>5</b>	<b>1</b>	<b>147</b>	<b>276</b>	<b>7</b>	<b>119.1</b>

# Johnson



- There were no houses sold in Johnson from January 1 to June 30, 2016, or 100.0 percent less than sold in the second half of 2015 and the same amount sold in first half of 2015.
- There were no houses in Johnson listed for sale in the MLS database as of June 30, 2016.

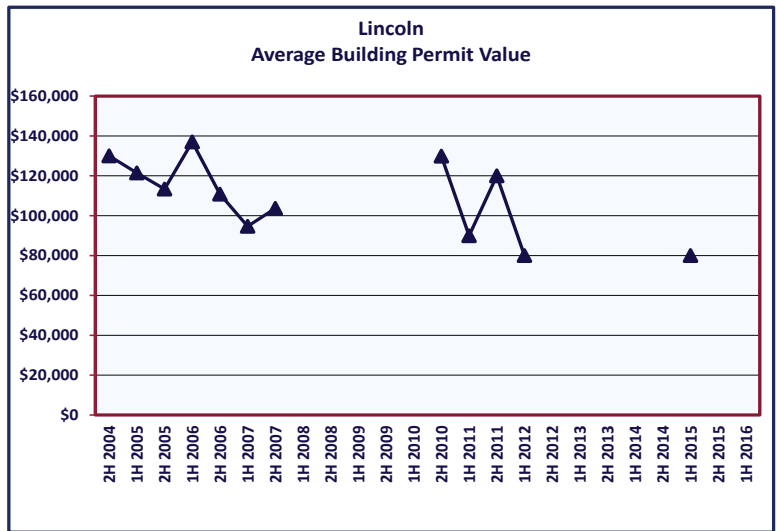
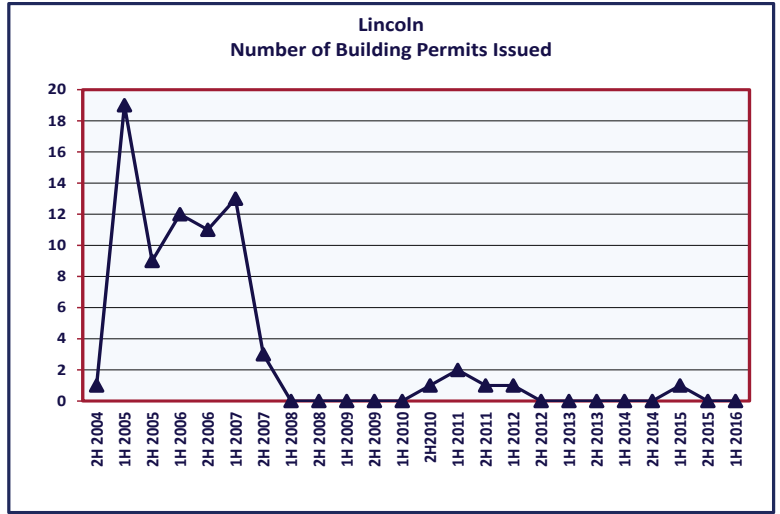
- According to the Washington County Assessor's database, 56.3 percent of houses in Johnson were owner-occupied in the first half of 2016.



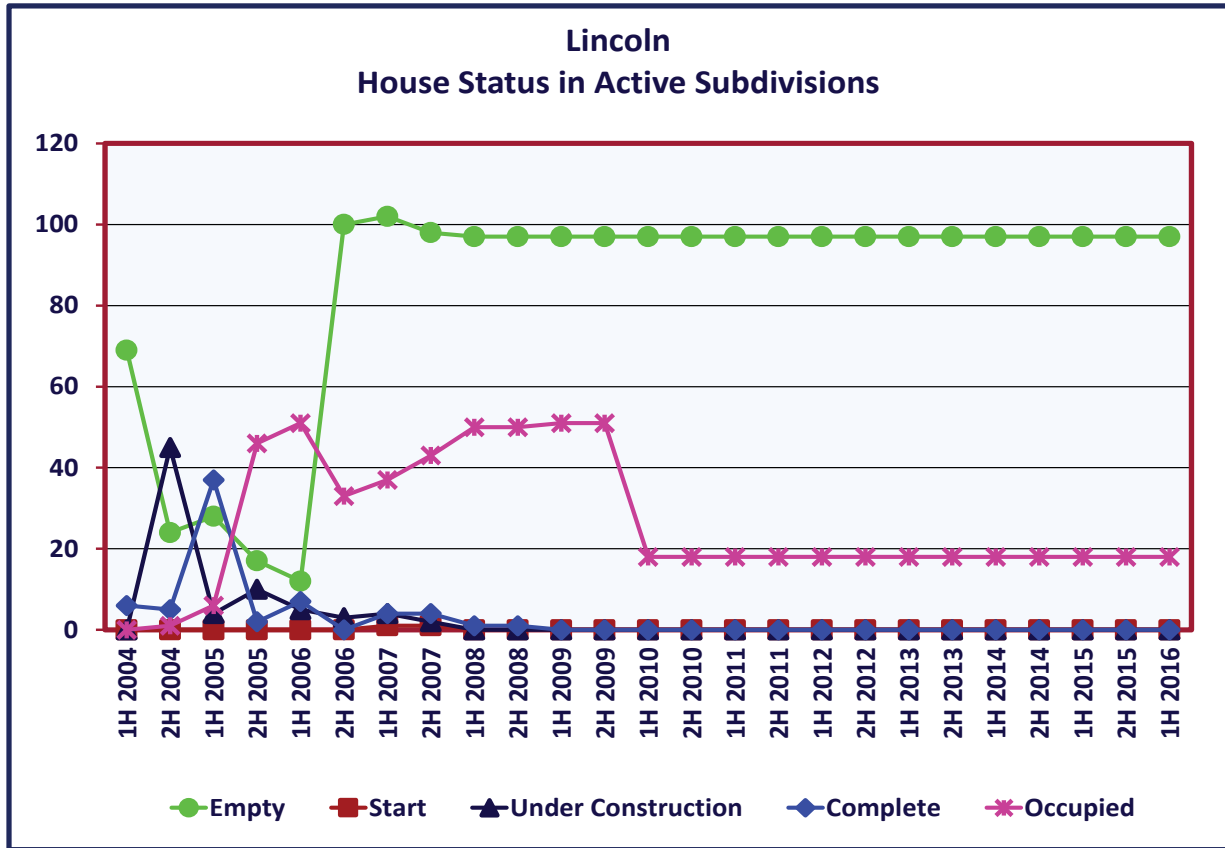


# Lincoln

- From January 1 to June 30, 2016 there were no residential building permits issued in Lincoln. There was 1 permit issued in the first half of 2015.



# Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the first half of 2016. About 15.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 84.3 percent were vacant lots.
- Both of the 2 active subdivisions had no new construction or progress in existing construction in the last year.
- No new houses in Lincoln became occupied in the first half of 2016.
- No additional lots in any subdivisions had received either preliminary or final approval by June 30, 2016.

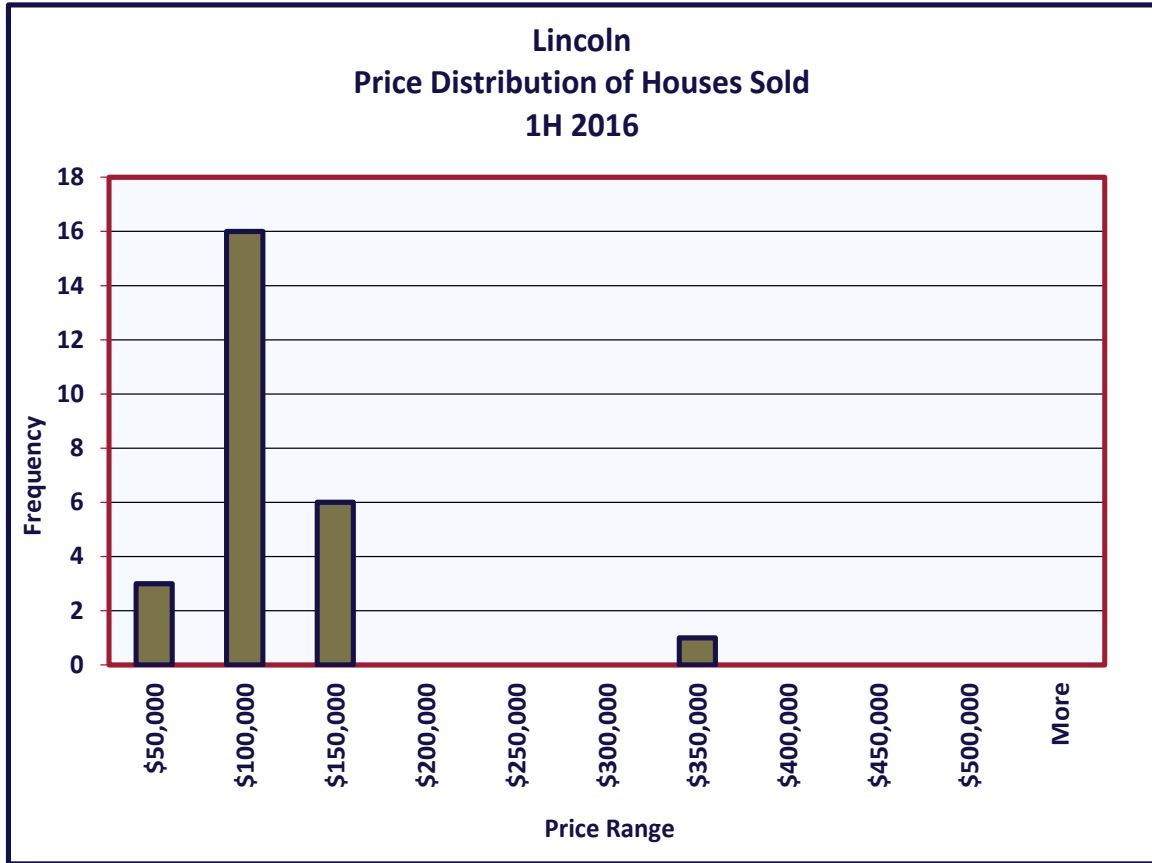
## Lincoln House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Carter-Johnson Subdivision <sup>1,2</sup>	10	0	0	0	2	12	0	--
Country Meadows <sup>1,2</sup>	87	0	0	0	16	103	0	--
<b>Lincoln</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>115</b>	<b>0</b>	<b>--</b>

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

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

# Lincoln

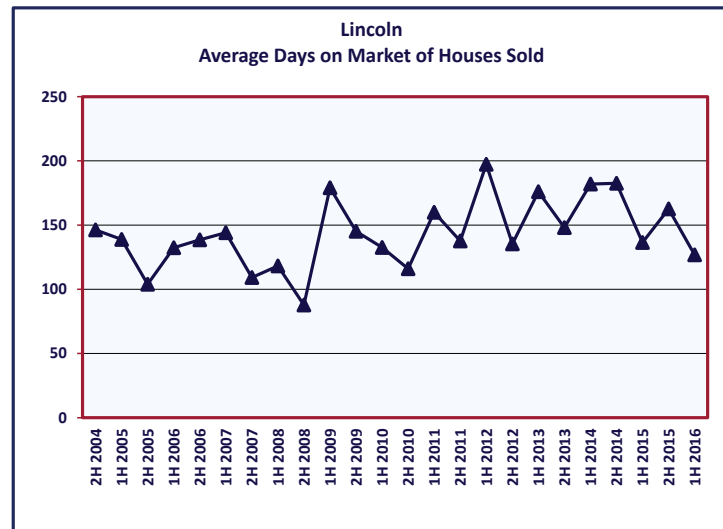
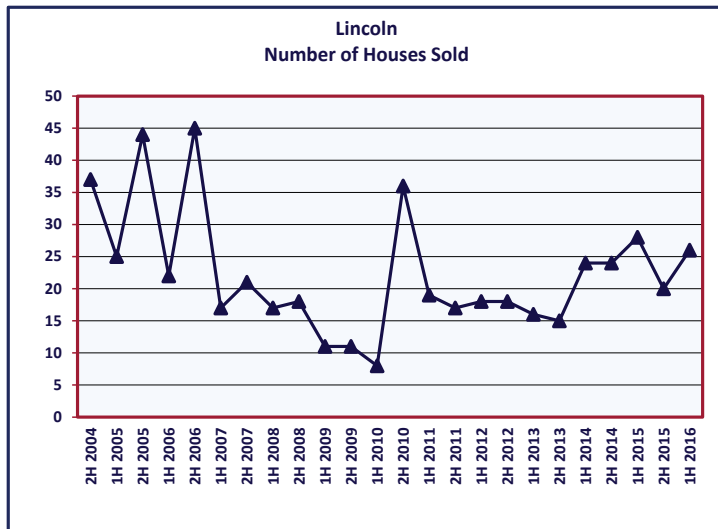


- 61.5 percent of the sold houses in Lincoln were priced between \$50,001 and \$100,000.

## Lincoln Price Range of Houses Sold First Half of 2016

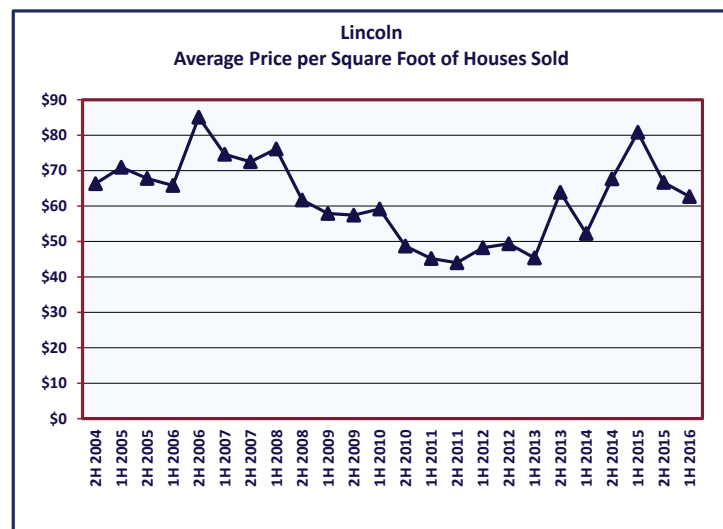
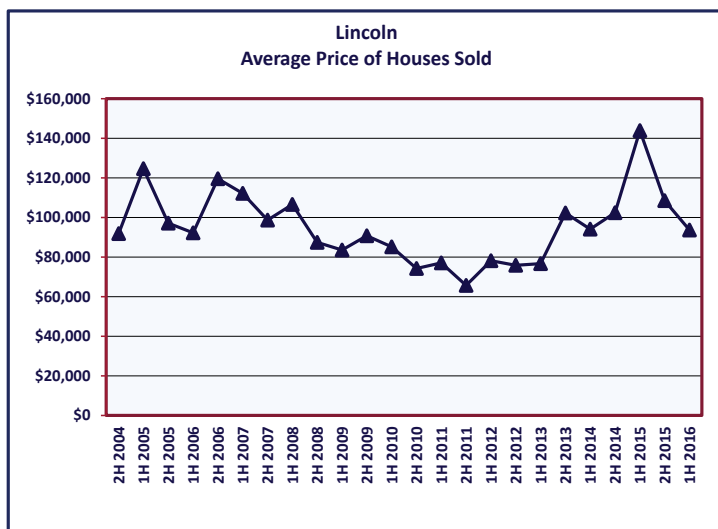
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	11.5%	1,494	128	77.7%	\$19.19
\$50,001 - \$100,000	16	61.5%	1,255	125	96.6%	\$66.05
\$100,001 - \$150,000	6	23.1%	1,779	148	93.6%	\$68.62
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	3.8%	3,080	25	97.0%	\$103.90
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Lincoln</b>	<b>26</b>	<b>100.0%</b>	<b>1,473</b>	<b>127</b>	<b>93.7%</b>	<b>\$62.69</b>

# Lincoln



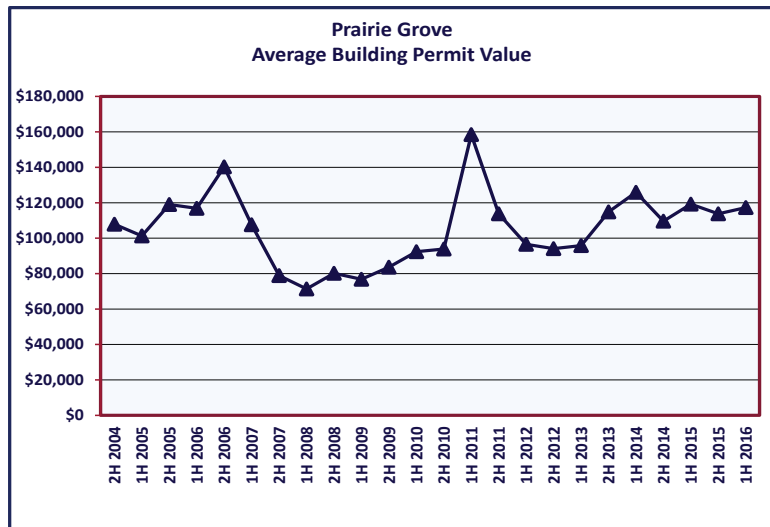
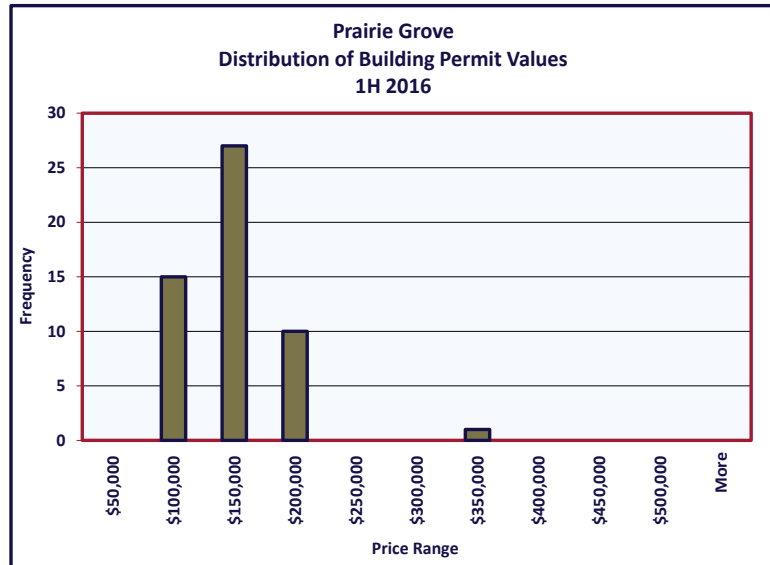
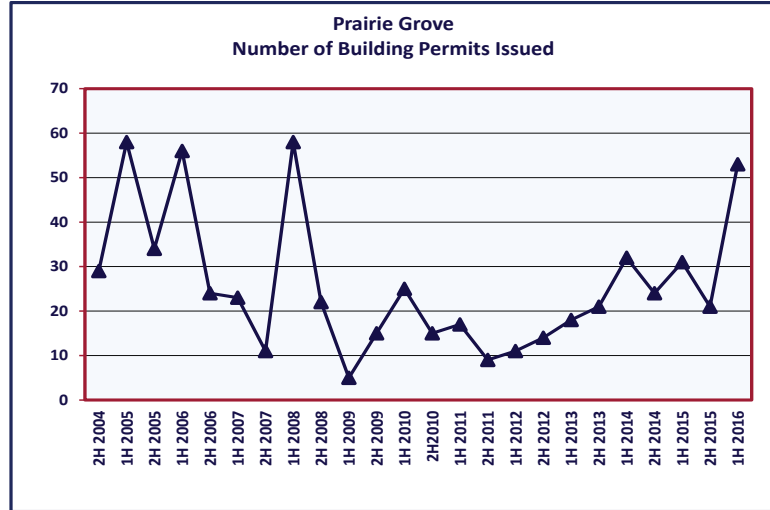
- There were 26 houses sold in Lincoln from January 1 to June 30, 2016, 30.0 percent more than the 20 sold in the second half of 2015 and 7.1 percent fewer than in the first half of 2015.
- The average price of a house sold in Lincoln decreased from \$108,523 in the second half of 2015 to \$93,660 in the first half of 2016.
- The average sales price was 13.6 percent lower than in the previous half year and 34.9 percent lower than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 163 in the second half of 2015 to 127 in the first half of 2016.
- The average price per square foot for a house sold in Lincoln decreased from \$66.67 in the second half of 2015 to \$62.69 in the first half of 2016.

- The average price per square foot was 6.0 percent lower than in the previous half year and 22.4 percent lower than in the first half of 2015.
- About 1.5 percent of all houses sold in Washington County in the first half of 2016 were sold in Lincoln.
- The average sales price of a house was 46.2 percent of the county average.
- Of the 26 houses sold in the first half of 2016, none were new construction.
- There were 27 houses in Lincoln listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$197,587.
- According to the Washington County Assessor's database, 57.1 percent of houses in Lincoln were owner-occupied in the first half of 2016.



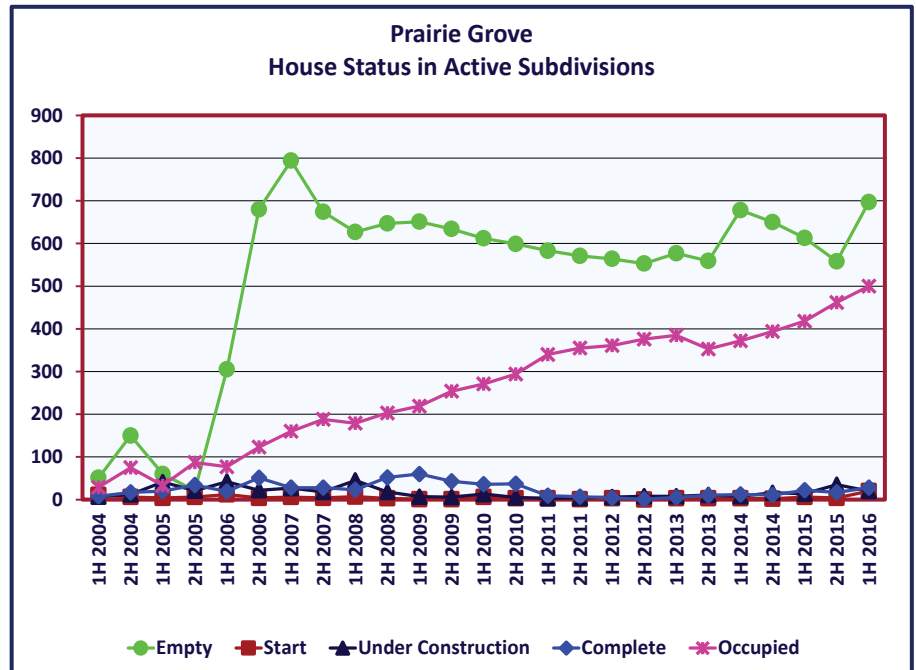
# Prairie Grove

- From January 1 to June 30, 2016 there were 53 residential building permits issued in Prairie Grove. This represents a 71.0 percent increase from the first half of 2015.
- In the first half of 2016, a majority of the building permits in Prairie Grove were in the \$50,001 to \$150,000 range.
- The average residential building permit value in Prairie Grove decreased by 1.6 percent from \$119,220 in the first half of 2015 to \$117,304 in the first half of 2016.



# Prairie Grove

- There were 1,265 total lots in 9 active subdivisions in Prairie Grove in the first half of 2016. About 39.5 percent of the lots were occupied, 2.2 percent were complete, but unoccupied, 1.6 percent were under construction, 1.6 percent were starts, and 55.1 percent were empty lots.
- The subdivision with the most houses under construction in Prairie Grove in the first half of 2016 was Sundowner with 16.
- 38 new houses in Prairie Grove became occupied in the first half of 2016. The annual absorption rate implies that there were 112.0 months of remaining inventory in active subdivisions, up from 108.4 months in the second half of 2015.
- There were no additional lots receiving either preliminary or final approval by June 30, 2016.



## Prairie Grove House Status in Active Subdivisions First Half of 2016

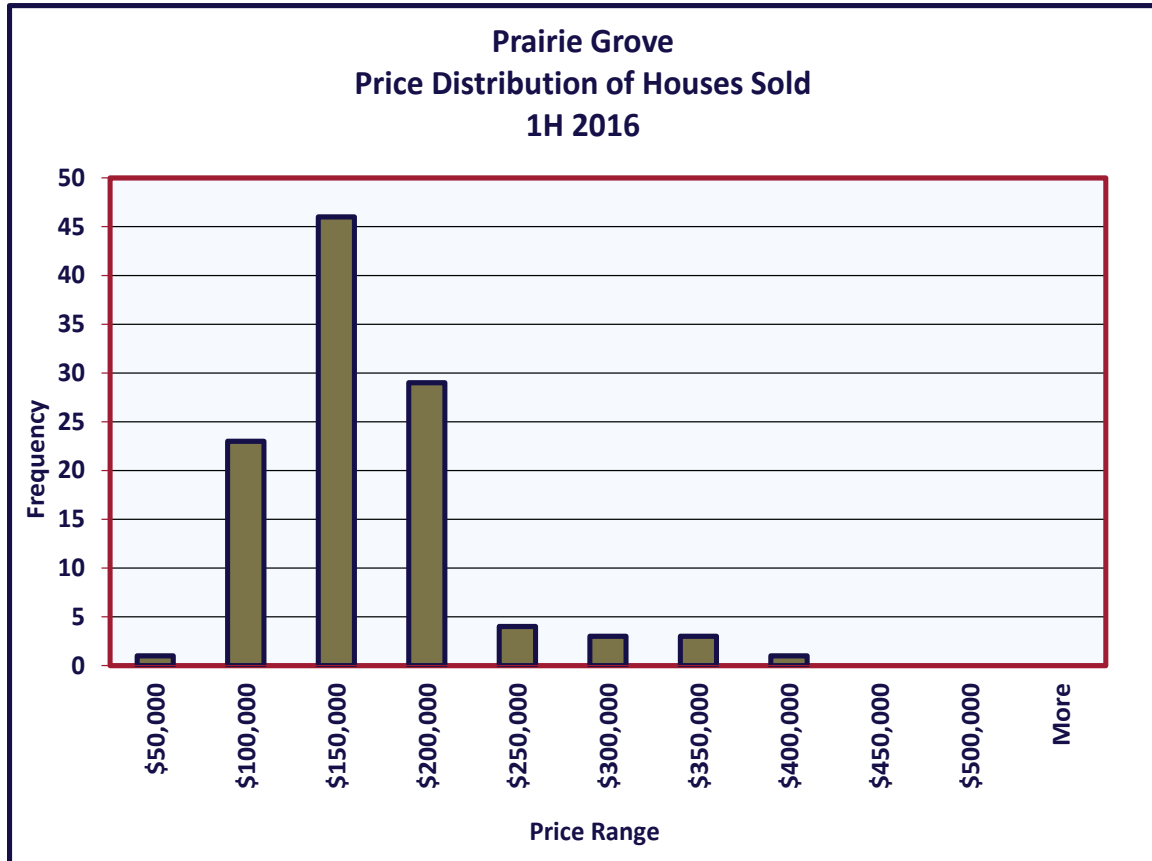
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	68	8	3	3	44	126	0	328.0
Belle Meade, Phases I, II	77	3	0	7	48	135	12	61.4
Chapel Ridge	2	0	0	0	13	15	0	24.0
Grandview Estates, Phases IB, II, III	12	0	0	0	10	22	0	144.0
Highlands Green Phase I	1	0	1	2	36	40	5	3.7
Highlands Square North	10	0	0	2	27	39	7	14.4
Prairie Meadows, Phases II, III	62	3	0	4	153	222	4	103.5
Stonecrest, Phase II	11	0	0	2	32	45	0	39.0
Sundowner, Phases I, II, III	454	6	16	8	137	621	10	232
<b>Prairie Grove</b>	<b>697</b>	<b>20</b>	<b>20</b>	<b>28</b>	<b>500</b>	<b>1,265</b>	<b>38</b>	<b>112.0</b>

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

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



# Prairie Grove

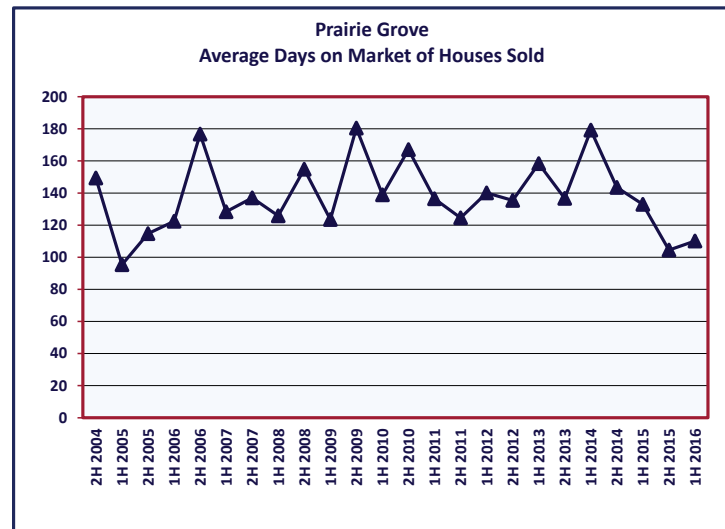
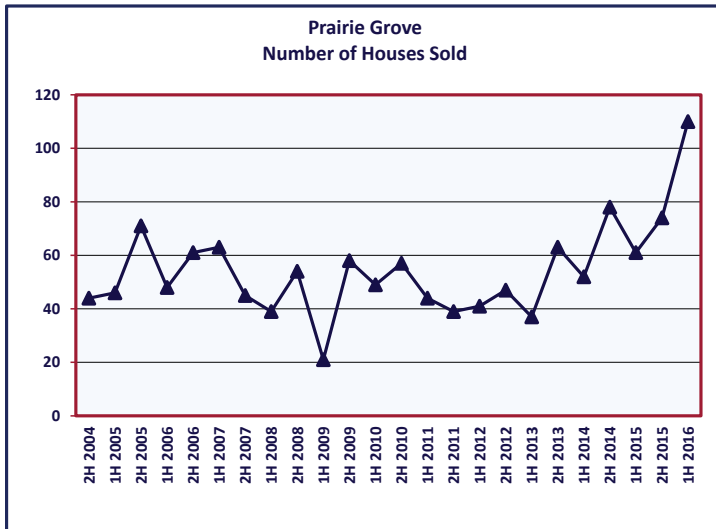


- 68.2 percent of the sold houses in Prairie Grove were priced between \$100,001 and \$200,000.

## Prairie Grove Price Range of Houses Sold First Half of 2016

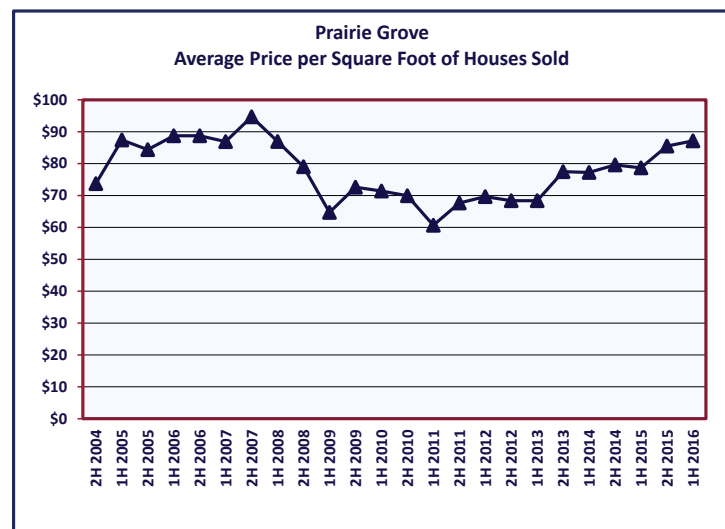
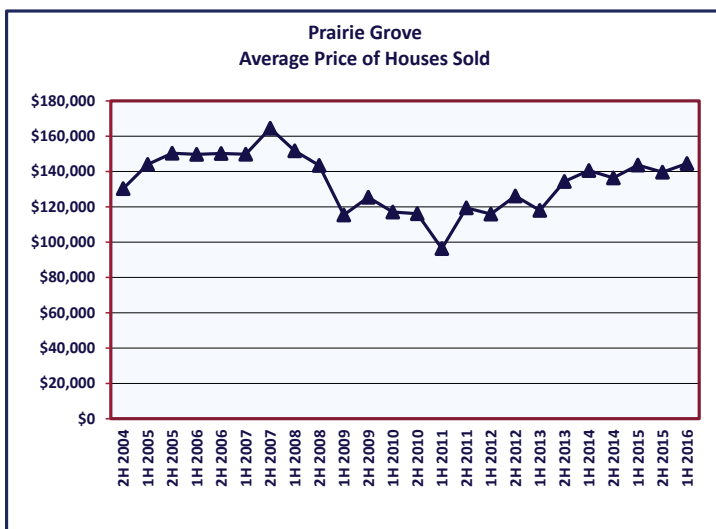
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.9%	1,200	16	83.3%	\$25.00
\$50,001 - \$100,000	23	20.9%	1,198	96	79.3%	\$64.52
\$100,001 - \$150,000	46	41.8%	1,630	109	97.7%	\$83.05
\$150,001 - \$200,000	29	26.4%	1,816	109	98.9%	\$99.44
\$200,001 - \$250,000	4	3.6%	2,719	182	97.2%	\$89.10
\$250,001 - \$300,000	3	2.7%	2,217	69	97.9%	\$120.64
\$300,001 - \$350,000	3	2.7%	2,140	142	93.6%	\$175.77
\$350,001 - \$400,000	1	0.9%	3,050	361	95.2%	\$124.59
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Prairie Grove</b>	<b>110</b>	<b>100.0%</b>	<b>1,667</b>	<b>110</b>	<b>93.9%</b>	<b>\$87.12</b>

# Prairie Grove



- There were 110 houses sold in Prairie Grove from January 1 to June 30, 2016 or 48.6 percent more than the 74 sold in the second half of 2015 and 80.3 percent more than in the first half of 2015.
- The average price of a house sold in Prairie Grove increased from \$139,617 in the second half of 2015 to \$144,526 in the first half of 2016.
- The average sales price was 3.5 percent higher than in the previous half year and 0.6 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 105 in the second half of 2015 to 110 in the first half of 2016.
- The average price per square foot for a house sold in Prairie Grove increased from \$85.50 in the second half of 2015 to \$87.12 in the first half of 2016.

- The average price per square foot was 1.9 percent higher than in the second half of 2015 and 10.7 higher than in the first half of 2015.
- About 6.4 percent of all houses sold in Washington County in the first half of 2016 were sold in Prairie Grove. The average sales price of a house was 71.2 percent of the county average.
- Out of 110 houses sold in the first half of 2016, 17 were new construction. These newly constructed houses had an average sold price of \$159,867 and took an average of 122 days to sell from their initial listing dates.
- There were 74 houses in Prairie Grove listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$207,023.
- According to the Washington County Assessor's database, 65.2 percent of houses in Prairie Grove were owner-occupied in the first half of 2016.



# Prairie Grove

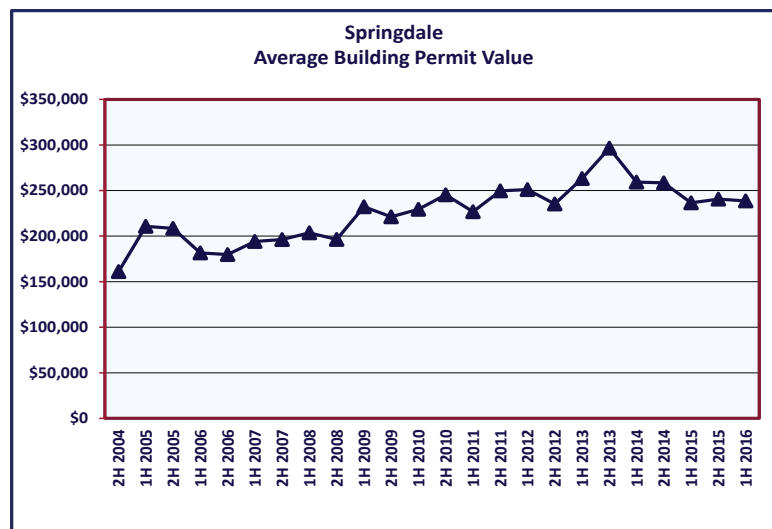
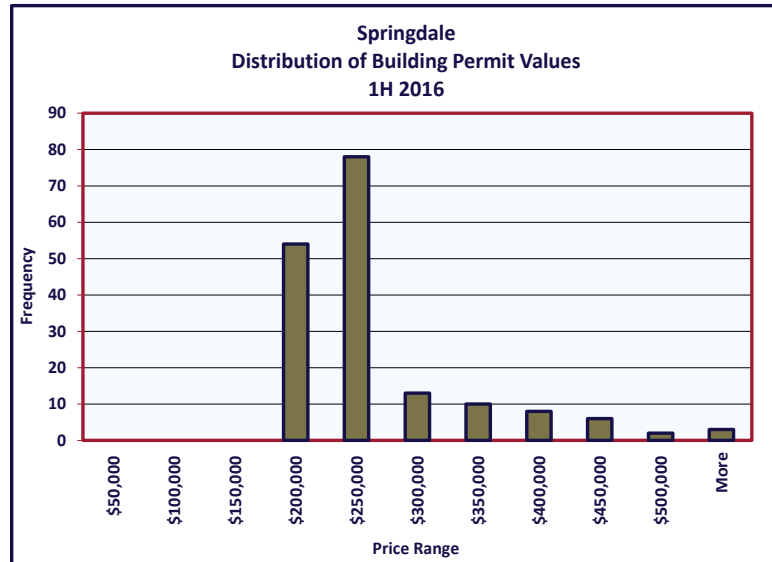
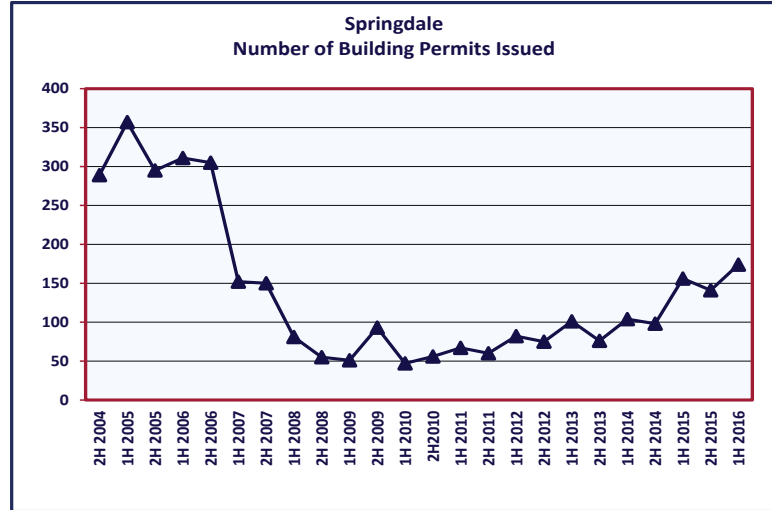
## Prairie Grove Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Baggetts	1	0.9%	1,653	140	\$99,000	\$59.89
Battlefield Est	4	3.6%	1,491	93	\$149,920	\$100.56
Belle Meade	7	6.4%	1,500	91	\$134,136	\$90.25
Goose Creek	1	0.9%	3,050	361	\$380,000	\$124.59
Green Earth Estates	2	1.8%	2,395	61	\$202,500	\$83.59
Highland Green	4	3.6%	1,457	147	\$134,500	\$92.35
Lahera Meadows	1	0.9%	1,643	67	\$156,000	\$94.95
Meadowsweet	2	1.8%	1,861	65	\$174,200	\$93.48
Prairie Grove Original	1	0.9%	830	39	\$57,500	\$69.28
Prairie Meadows	9	8.2%	1,699	136	\$155,919	\$91.32
Prairie Oaks One	6	5.5%	1,715	110	\$129,900	\$75.77
Rogers	4	3.6%	1,798	133	\$129,475	\$78.48
Rose Prairie Estates	1	0.9%	1,971	52	\$324,525	\$164.65
Shady Acre Estates	1	0.9%	2,032	77	\$172,500	\$84.89
Stonecrest	2	1.8%	1,581	111	\$162,750	\$103.08
Sundowner Estates	30	27.3%	1,426	97	\$127,531	\$86.35
Twin Pines	1	0.9%	1,572	225	\$143,800	\$91.48
Willow Creek	3	2.7%	1,765	104	\$124,583	\$70.73
Other	30	27.3%	1,861	114	\$150,292	\$84.57
<b>Prairie Grove</b>	<b>110</b>	<b>100.0%</b>	<b>1,667</b>	<b>110</b>	<b>93.9%</b>	<b>\$87.12</b>



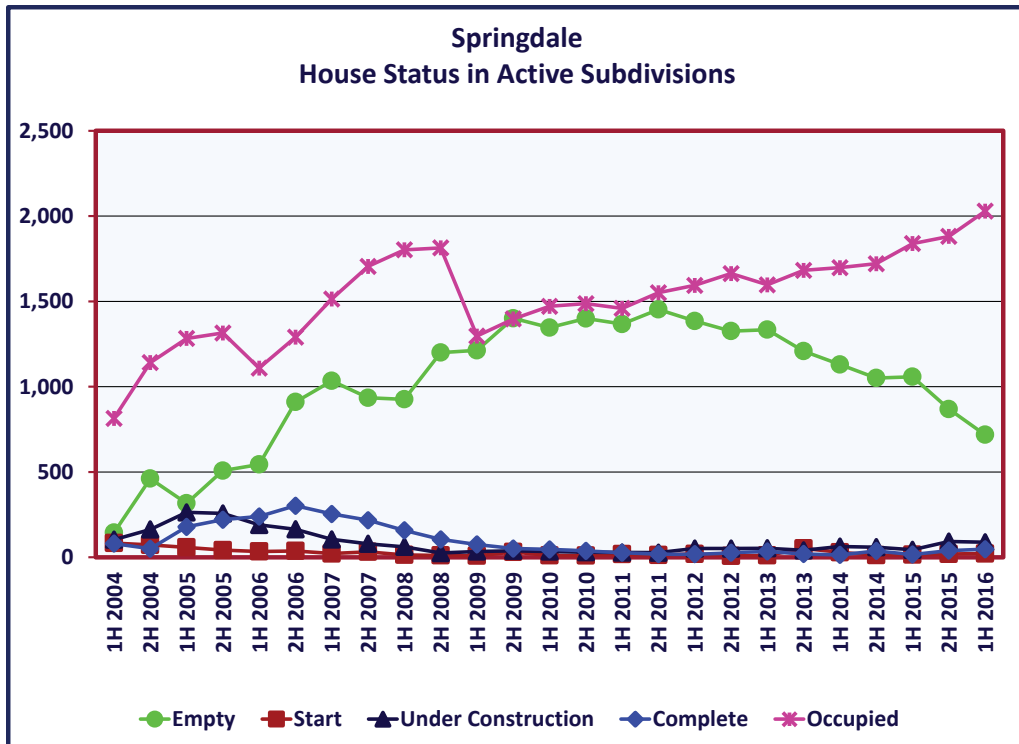
# Springdale

- From January 1 to June 30, 2016 there were 174 residential building permits issued in Springdale. This represents an 11.5 percent increase from the first half of 2015.
- In the first half of 2016, a majority of building permits in Springdale were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Springdale increased by 0.9 percent from \$236,535 in the first half of 2015 to \$238,589 in the first half of 2016.



# Springdale

- There were 2,904 total lots in 41 active subdivisions in Springdale in the first half of 2016. About 69.9 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 3.0 percent were under construction, 0.8 percent were empty starts, and 24.7 percent were empty lots.
- The subdivision with the most houses under construction in Springdale in the first half of 2016 was Grand Valley with 14.
- No new construction or progress in existing construction occurred in the last year in 9 out of the 41 active subdivisions in Springdale.
- 148 new houses in Springdale became occupied in the first half of 2016. The annual absorption rate implies that there were 41.2 months of remaining inventory in active subdivisions, down from 54.3 months in the second half of 2015.
- In 16 out of the 41 active subdivisions in Springdale, no absorption occurred in the past year.



- An additional 496 lots in 8 subdivisions had received either preliminary or final approval by June 30, 2016.

## Springdale Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Habberton Ridge	2H 2014	181
Joy Acres	1H 2016	4
Mill Creek PUD	2H 2009	7
Sage Field Phase II	1H 2013	27
Tuscany, Phase III,IV,V,VI	1H 2016	81
Springdale 2016 LLC	1H 2016	170
<i>Final Approval</i>		
Business Park at Brush Creek	1H 2016	6
Legendary Phase II	1H 2016	20
<b>Springdale</b>		<b>496</b>

# Springdale

## Springdale House Status in Active Subdivisions First Half of 2016

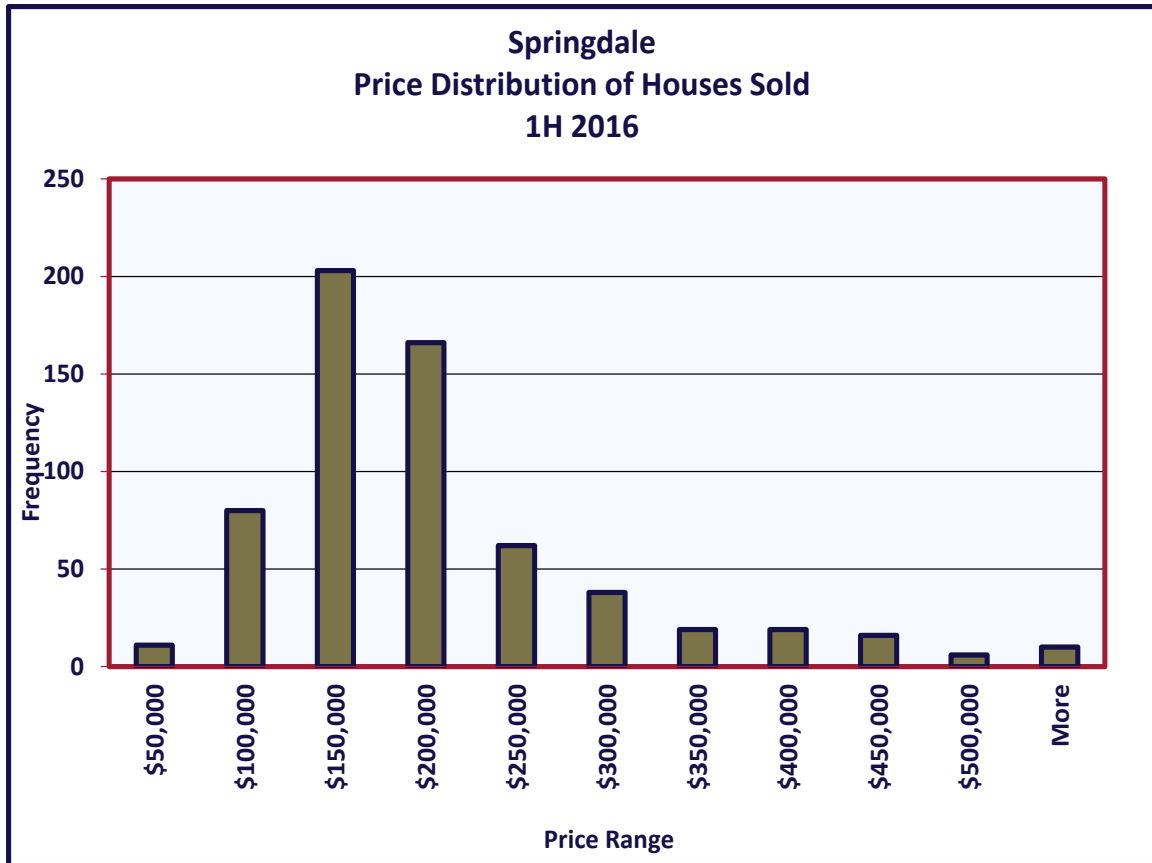
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	10	0	0	0	94	104	3.0	40.0
Arkanshire	5	0	0	0	65	70	1.0	60.0
Blue Ridge Meadows (Benton County)	0	0	1	0	38	39	2.0	6.0
Brookemore Chase <sup>1,2</sup>	3	0	0	0	29	32	0.0	--
Butterfield Gardens, Phase III	1	0	4	0	71	76	8.0	7.5
Camelot	30	0	7	0	30	67	15.0	23.4
Carriage Crossing	2	0	0	0	18	20	1.0	24.0
Churchill Crescent, Phase III <sup>1,2</sup>	2	0	0	0	12	14	0.0	--
East Ridge	6	1	0	0	1	8	0.0	--
Eastview	86	3	13	4	67	173	32.0	26.0
The Enclave <sup>1</sup>	25	0	1	0	40	66	0.0	--
The Falls <sup>1,2</sup>	10	1	0	0	19	30	0.0	--
Fern's Valley <sup>1,2</sup>	38	0	0	0	15	53	0.0	--
Grand Valley	74	1	14	13	57	159	9.0	49.0
Grand Valley Estates	12	0	1	0	11	24	0.0	156.0
Grand Valley Meadows <sup>1</sup>	85	0	5	2	0	92	0.0	--
Grand Valley Stables at Guy Terry Farms <sup>1,2</sup>	6	0	0	0	18	24	0.0	--
Har-Ber Meadows, Ph. V, VII, XVIII, XX <sup>1</sup>	12	0	2	0	121	135	0.0	--
Hidden Hills, Phase II <sup>1</sup>	10	0	1	0	72	83	0.0	--
Jacob's Court (Benton County)	5	2	1	2	18	28	4.0	13.3
Legendary, Phase I (Benton County)	79	1	2	0	83	165	6.0	75.7
Meadow Haven	7	0	0	0	29	36	2.0	42.0
Mill's Quarter	1	0	1	0	17	19	2.0	12.0
Parker's Place, Phase II <sup>1,2</sup>	1	0	0	0	42	43	0.0	--
Renaissance South <sup>1</sup>	7	3	0	0	48	58	0.0	--
Rosson Creek	13	0	4	0	28	45	4.0	20.4
Sage Field	2	0	2	0	88	92	6.0	8.0
Savannah Ridge	17	1	4	0	71	93	4.0	37.7
Serenity Phase I	3	3	8	11	75	100	7.0	30.0
Silent Knoll	22	0	4	4	38	68	7.0	32.7
Spring Creek Estates, Phases IIA-IIC	4	0	1	2	155	162	1.0	84.0
Spring Creek Park	17	0	0	0	143	160	0.0	102.0
Spring Hill, Phases I, II (Benton County)	15	2	3	6	154	180	22.0	2.0
Sugg <sup>1,2</sup>	12	0	0	0	6	18	0.0	--
Sylvan Acres (Benton County) <sup>1,2</sup>	21	0	0	0	5	26	0.0	--
Thornbury, Phases III, V (Benton County)	12	0	0	1	58	71	3.0	39.0
Tuscany	25	2	5	2	130	164	7.0	21.5
Vicenza Villa	26	2	4	0	42	74	2.0	34.9
Wagon Wheel Bend (Benton County) <sup>1</sup>	6	0	0	0	18	24	0.0	--
Williamstowne Estates <sup>1,2</sup>	6	0	0	0	3	9	0.0	--
<b>Springdale</b>	<b>718</b>	<b>22</b>	<b>88</b>	<b>47</b>	<b>2,029</b>	<b>2,904</b>	<b>148</b>	<b>41.2</b>

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

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



# Springdale

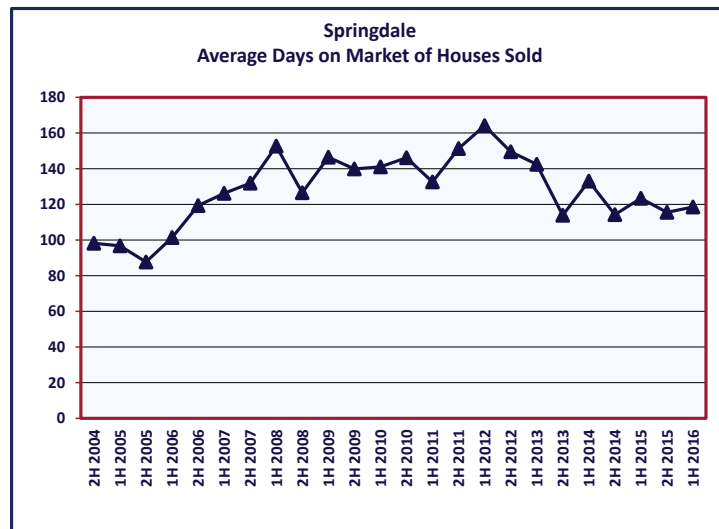
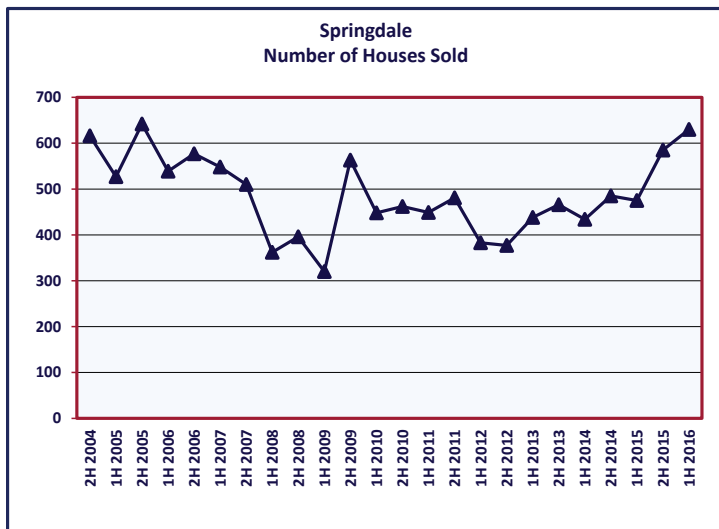


- 58.5 percent of the sold houses in Springdale were priced between \$100,001 and \$200,000.

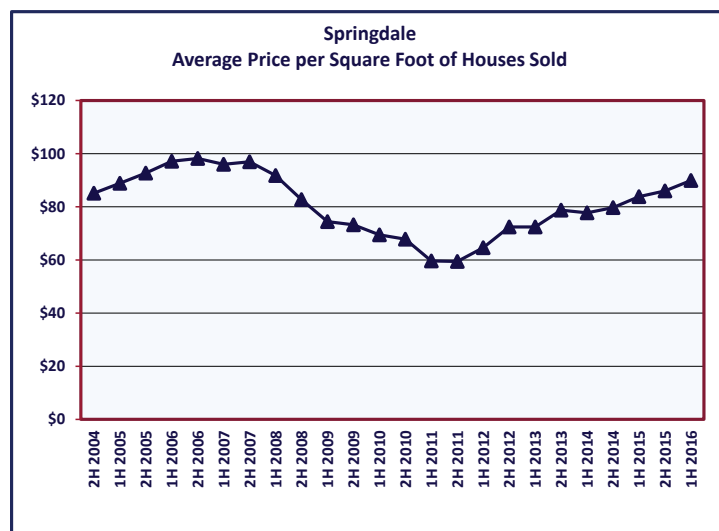
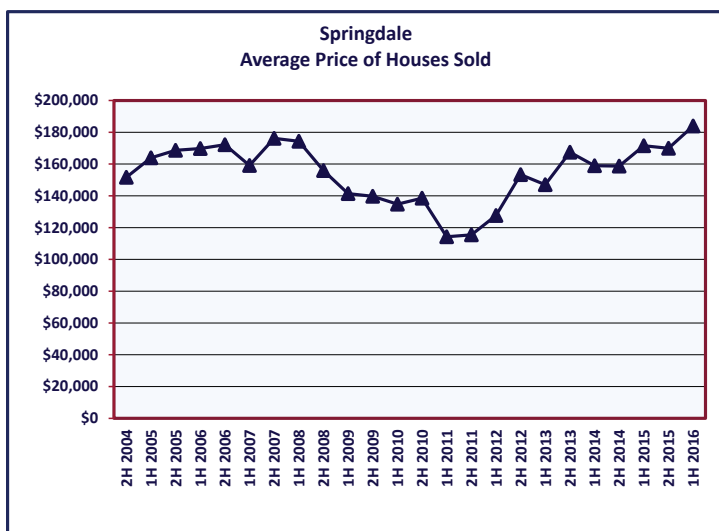
## Springdale Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	11	1.7%	937	119	85.9%	\$44.34
\$50,001 - \$100,000	80	12.7%	1,282	126	95.9%	\$66.87
\$100,001 - \$150,000	203	32.2%	1,563	101	97.7%	\$83.47
\$150,001 - \$200,000	166	26.3%	1,883	122	98.6%	\$92.70
\$200,001 - \$250,000	62	9.8%	2,317	117	97.8%	\$99.59
\$250,001 - \$300,000	38	6.0%	2,742	120	98.7%	\$101.47
\$300,001 - \$350,000	19	3.0%	3,364	210	95.9%	\$105.09
\$350,001 - \$400,000	19	3.0%	3,505	177	96.5%	\$109.04
\$400,001 - \$450,000	16	2.5%	4,085	132	97.4%	\$108.97
\$450,001 - \$500,000	6	1.0%	3,882	70	98.7%	\$122.29
\$500,000+	10	1.6%	4,592	103	181.8%	\$189.60
<b>Springdale</b>	<b>630</b>	<b>100.0%</b>	<b>1,993</b>	<b>119</b>	<b>98.8%</b>	<b>\$89.91</b>

# Springdale



- There were 630 houses sold in Springdale from January 1 to June 30, 2016 or 7.7 percent more than the 585 sold in the second half of 2015 and 32.6 percent more than in the first half of 2015.
- The average price of a house sold in Springdale increased from \$169,921 in the second half of 2015 to \$183,967 in the first half of 2016.
- The average sales price was 8.3 percent higher than in the previous half year and 7.3 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 116 in the second half of 2015 to 119 in the first half of 2016.
- The average price per square foot for a house sold in Springdale increased from \$85.99 in the second half of 2015 to \$89.91 in the first half of 2016.
- The average price per square foot was 4.6 percent higher than in the second half of 2015 and 7.3 percent higher than in the first half of 2015.
- About 36.5 percent of all houses sold in Washington County in the first half of 2016 were sold in Springdale. The average sales price of a house was 90.7 percent of the county average.
- Out of 630 houses sold in the first half of 2016, 119 were new construction. These newly constructed houses had an average sold price of \$197,257 and took an average of 138 days to sell from their initial listing dates.
- There were 333 houses in Springdale listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$292,718.
- According to the Washington County Assessor's database, 62.2 percent of houses in Springdale were owner-occupied in the first half of 2016.



# Springdale

## Springdale Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abington	3	0.4%	2,267	62	\$234,400	\$103.48
Abshier	1	0.1%	976	256	\$107,500	\$110.14
Altons Brush Creek	3	0.4%	2,611	103	\$206,333	\$73.57
Amis Road	2	0.3%	1,152	113	\$94,250	\$82.15
Arabian Acres	1	0.1%	3,317	147	\$234,000	\$70.55
Arbor Glenn	5	0.7%	2,164	263	\$196,402	\$92.30
Arbors	3	0.4%	1,837	176	\$223,000	\$121.02
Avalon	2	0.3%	3,457	300	\$374,000	\$107.45
B A Riggs Park	1	0.1%	1,750	55	\$120,000	\$68.57
B F Sikes	3	0.4%	1,790	99	\$178,333	\$95.21
Banz	3	0.4%	1,575	158	\$118,967	\$76.09
Bar Zel Point	1	0.1%	3,028	257	\$405,000	\$133.75
Beaver Shores	12	1.7%	1,944	172	\$178,325	\$91.74
Bel Air	1	0.1%	1,830	53	\$170,000	\$92.90
Bellview Residence	10	1.5%	1,704	81	\$169,390	\$99.47
Bent Tree	4	0.6%	3,505	135	\$356,500	\$101.93
Berry Farm	4	0.6%	2,346	152	\$195,250	\$83.57
Beverly Oaks	1	0.1%	1,475	52	\$105,500	\$71.53
Biltmore	2	0.3%	2,921	170	\$310,000	\$106.29
Bishop Manor	2	0.3%	986	97	\$74,182	\$75.24
Blackburn	1	0.1%	768	68	\$68,000	\$88.54
Bloomfield	6	0.9%	2,485	114	\$232,083	\$93.41
Breckenridge	2	0.3%	2,131	91	\$200,000	\$93.86
Brentwood	5	0.7%	1,370	46	\$133,740	\$97.77
Brian	1	0.1%	1,472	82	\$105,000	\$71.33
Brooks Beaver Lake View	1	0.1%	2,700	126	\$369,500	\$136.85
Browns Port	1	0.1%	1,546	259	\$310,000	\$200.52
C H Anderson	1	0.1%	2,000	111	\$97,000	\$48.50
Cambridge Park	8	1.2%	1,770	97	\$152,788	\$87.10
Camden Way	12	1.7%	2,005	80	\$193,250	\$96.42
Camp.Countrywood Estate	3	0.4%	2,121	87	\$165,622	\$78.55
Cedar Heights	2	0.3%	1,064	111	\$99,000	\$92.83
Cedar Hills	1	0.1%	3,284	388	\$386,000	\$117.54
Centennial Acres	3	0.4%	1,570	41	\$131,797	\$84.05
Chambers	1	0.1%	940	150	\$60,000	\$63.83
Champions Estates	4	0.6%	2,010	49	\$190,000	\$94.71
Champions Golf & Cc	1	0.1%	5,736	0	\$1,070,789	\$186.68
Chateau Terrace	10	1.5%	2,273	118	\$165,885	\$72.99
Chelsea Pointe	3	0.4%	1,352	50	\$131,247	\$97.40
Cherry Glenn	1	0.1%	1,278	66	\$103,500	\$80.99
Clead Acres	1	0.1%	1,472	54	\$105,000	\$71.33
Cloverdale Estate	2	0.3%	1,579	144	\$135,250	\$85.67
Clower	2	0.3%	2,163	94	\$246,750	\$114.04
Cordova	2	0.3%	1,430	114	\$122,750	\$86.55
Cottagewood	1	0.1%	1,298	42	\$119,900	\$92.37

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Covington Trace	1	0.1%	3,015	50	\$295,000	\$97.84
Creekside	5	0.7%	3,434	158	\$460,300	\$148.98
Creekwood	8	1.2%	3,012	72	\$321,413	\$106.74
Cross Creek	21	3.1%	2,999	163	\$354,230	\$118.71
Cross Timbers	2	0.3%	2,291	149	\$267,150	\$116.27
Crosspointe	1	0.1%	1,562	37	\$117,000	\$74.90
Crows Nest	1	0.1%	2,834	70	\$275,000	\$97.04
Dixieland Crossing	29	4.2%	1,978	114	\$186,337	\$95.02
Dogwood	3	0.4%	2,114	55	\$129,259	\$62.66
Dream Valley	3	0.4%	2,456	112	\$187,000	\$75.90
Dutchmans	2	0.3%	2,358	113	\$197,750	\$85.94
Eagle Glen	2	0.3%	1,795	83	\$152,700	\$85.57
El Camino	1	0.1%	2,946	75	\$290,000	\$98.44
Estates Of Lakeway	1	0.1%	3,985	252	\$640,000	\$160.60
Fairchild	4	0.6%	1,703	46	\$132,375	\$78.80
Fairground	2	0.3%	1,230	212	\$86,000	\$69.90
Fieldstone	2	0.3%	2,180	75	\$230,875	\$106.05
Forest Park	6	0.9%	1,698	59	\$158,983	\$93.48
Foxbriar	3	0.4%	1,312	157	\$135,833	\$103.56
Fraker Willow Oak	1	0.1%	1,860	253	\$143,000	\$76.88
Garrett Road	3	0.4%	1,427	37	\$159,100	\$111.63
Greenfield Place	1	0.1%	1,323	556	\$94,000	\$71.05
Groves, The	5	0.7%	3,140	123	\$364,260	\$116.55
Hancock	2	0.3%	3,041	191	\$252,500	\$82.25
Hardwood Heights	2	0.3%	1,957	53	\$156,750	\$80.50
Hardys	1	0.1%	1,500	34	\$86,900	\$57.93
Hearthstone	12	1.7%	2,562	112	\$269,842	\$106.25
Henry Hills	3	0.4%	1,326	87	\$99,483	\$76.23
Heritage Bay	3	0.4%	1,863	37	\$214,333	\$114.42
Heritage West	2	0.3%	2,176	58	\$181,200	\$83.26
Highland Knolls	6	0.9%	2,894	96	\$279,483	\$96.79
Hill View	2	0.3%	1,641	86	\$141,450	\$86.32
Homes At Oakmont	2	0.3%	1,785	53	\$128,450	\$72.48
Huckleberry Hills	2	0.3%	2,487	121	\$298,825	\$119.12
Hy Villa	1	0.1%	2,006	104	\$387,500	\$193.17
Hyland Park	3	0.4%	3,169	105	\$274,633	\$87.16
Indian Hills	1	0.1%	2,528	282	\$232,000	\$91.77
Indian Lake	1	0.1%	3,013	165	\$289,000	\$95.92
Indian Trails	1	0.1%	2,125	63	\$230,000	\$108.24
Irene	1	0.1%	2,000	118	\$88,750	\$44.38
Iveys	6	0.9%	2,056	66	\$246,433	\$119.82
J Wade Sikes Park	6	0.9%	1,972	49	\$147,292	\$77.83
Kemps	2	0.3%	2,113	89	\$203,500	\$95.65
Kersten	1	0.1%	1,060	54	\$84,000	\$79.25
Kings Pointe	1	0.1%	1,660	65	\$124,000	\$74.70

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Kiphart	1	0.1%	2,138	160	\$105,000	\$49.11
L M Smith	1	0.1%	896	96	\$39,000	\$43.53
La Raye Manor	1	0.1%	3,040	17	\$198,000	\$65.13
Lakewood Crossing	2	0.3%	2,231	65	\$201,450	\$93.71
Lawrence & Bradrick	1	0.1%	1,126	52	\$88,000	\$78.15
Legacy Estates	3	0.4%	3,029	85	\$315,667	\$104.08
Leon France	1	0.1%	1,488	132	\$73,400	\$49.33
Lexington	8	1.2%	2,631	127	\$270,969	\$104.78
Liberty Bell	21	3.1%	2,663	110	\$314,271	\$117.94
Little Flock	3	0.4%	1,839	166	\$178,333	\$94.42
Mack Grimes	7	1.0%	1,736	77	\$137,524	\$78.89
Madison	3	0.4%	2,801	98	\$308,267	\$110.22
Manors On Blossom	2	0.3%	3,661	149	\$433,750	\$118.36
Marjon	1	0.1%	2,400	132	\$67,000	\$27.92
Mcgaugheys Orchard	5	0.7%	1,427	84	\$114,920	\$73.17
Mcneils	1	0.1%	768	198	\$54,500	\$70.96
Meadow Wood	1	0.1%	1,372	89	\$135,000	\$98.40
Meadows	1	0.1%	3,603	91	\$463,500	\$128.64
Monte Ne Shores	2	0.3%	1,190	77	\$93,850	\$78.67
Monte Ne Village	2	0.3%	1,203	77	\$74,000	\$61.51
Montroux	1	0.1%	2,010	64	\$225,000	\$111.94
Mountain Lake Estates	2	0.3%	3,376	111	\$254,000	\$75.94
New Hope Acres	5	0.7%	1,608	118	\$112,300	\$71.40
New Hope Terrace	3	0.4%	1,050	108	\$83,500	\$79.22
North Brush Creek	2	0.3%	2,253	143	\$138,500	\$60.22
Northland Heights	2	0.3%	2,080	165	\$172,750	\$83.37
Norwood	4	0.6%	1,823	100	\$83,000	\$44.58
Oak Hill	4	0.6%	1,721	77	\$137,375	\$80.17
Oak Run	1	0.1%	3,650	49	\$430,000	\$117.81
Oak View	1	0.1%	1,700	44	\$203,900	\$119.94
Oldetown Estates	7	1.0%	1,901	144	\$212,014	\$111.64
Olivewood	2	0.3%	1,179	54	\$60,500	\$51.40
Olrich Acres	2	0.3%	845	51	\$81,550	\$96.72
Overland	1	0.1%	4,589	279	\$385,000	\$83.90
Peaks, The	2	0.3%	3,368	92	\$389,950	\$115.91
Perry Place	4	0.6%	1,908	74	\$198,950	\$104.50
PG Smith	1	0.1%	1,536	169	\$67,500	\$43.95
Pine Graham	1	0.1%	1,896	157	\$123,750	\$65.27
Pine Meadow	3	0.4%	1,472	69	\$121,967	\$82.93
Pinewoods	1	0.1%	998	133	\$92,000	\$92.18
Pinnacle	12	1.7%	4,391	126	\$752,450	\$171.62
Plantation Estates	9	1.3%	1,481	84	\$132,389	\$89.66
Point Virgo Estates	1	0.1%	1,947	83	\$215,000	\$110.43
Post Meadows	3	0.4%	1,560	71	\$140,933	\$90.35

# Springdale

## Springdale Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Posy Mountain Ranch	1	0.1%	2,144	78	\$135,700	\$63.29
Putmans	1	0.1%	3,384	64	\$243,000	\$71.81
Quail Run	2	0.3%	1,540	97	\$93,750	\$60.61
Rader	1	0.1%	2,820	105	\$419,000	\$148.58
Red Oak Hills	2	0.3%	1,575	125	\$92,450	\$60.77
Regency East	1	0.1%	1,155	44	\$94,900	\$82.16
Richards Glen	1	0.1%	2,300	82	\$250,000	\$108.70
Ridgecrest Meadows	8	1.2%	2,343	103	\$247,600	\$106.09
Rivercliff Park	1	0.1%	707	183	\$210,000	\$297.03
Rivercliff Summit	1	0.1%	4,784	532	\$369,900	\$77.32
Robertson	1	0.1%	1,064	35	\$40,000	\$37.59
Rocky Branch	1	0.1%	1,716	208	\$345,000	\$201.05
Rocky Creek	7	1.0%	2,033	134	\$233,784	\$115.01
Rogers Heights	4	0.6%	1,556	75	\$51,225	\$35.41
Roller's Ridge	8	1.2%	1,482	165	\$135,681	\$91.67
Rolling Oaks	4	0.6%	1,041	74	\$76,864	\$73.38
Roselawn	1	0.1%	1,008	19	\$65,000	\$64.48
Rosewood	3	0.4%	1,955	92	\$167,633	\$85.59
Rural Oaks	2	0.3%	2,653	101	\$268,950	\$101.31
S H Cole	1	0.1%	1,120	157	\$71,000	\$63.39
Sandalwood	5	0.7%	1,446	111	\$140,960	\$97.45
Sandstone	2	0.3%	1,209	69	\$102,500	\$84.78
Schrader	1	0.1%	1,664	77	\$117,000	\$70.31
Shadow Valley	35	5.1%	3,210	119	\$418,501	\$128.25
Silo Falls	10	1.5%	3,226	138	\$396,770	\$122.58
Silver Tree	5	0.7%	1,401	137	\$103,060	\$73.56
Southern Hills	1	0.1%	1,625	112	\$128,000	\$78.77
Southern Trace	1	0.1%	3,521	171	\$390,000	\$110.76
Spring Creek	2	0.3%	1,453	38	\$163,175	\$112.49
Stone Manor Condo	1	0.1%	1,028	59	\$136,000	\$132.30
Stoney Creek Place	1	0.1%	2,076	29	\$219,000	\$105.49
Stoney Point	3	0.4%	1,753	111	\$128,750	\$73.41
Summit Heights	2	0.3%	3,423	54	\$257,500	\$74.19
Sundown	2	0.3%	1,894	92	\$136,750	\$72.53
Sunset Bay	2	0.3%	4,016	74	\$292,500	\$72.83
Tanglewood	1	0.1%	4,905	260	\$800,000	\$163.10
Top Flite	1	0.1%	3,128	183	\$275,000	\$87.92
Tucks Crossing	2	0.3%	2,730	95	\$272,500	\$99.55
Turners Acres	1	0.1%	1,240	119	\$93,500	\$75.40
Turtle Cove	1	0.1%	2,103	109	\$50,000	\$23.78
Turtle Creek	6	0.9%	1,921	87	\$140,153	\$72.98
Twin Lakes Estate	1	0.1%	2,268	145	\$250,000	\$110.23
Twin Oaks	1	0.1%	1,713	225	\$142,200	\$83.01
Veterans Park	7	1.0%	1,117	149	\$112,643	\$101.00
Victoria Place	4	0.6%	1,106	59	\$84,625	\$77.32



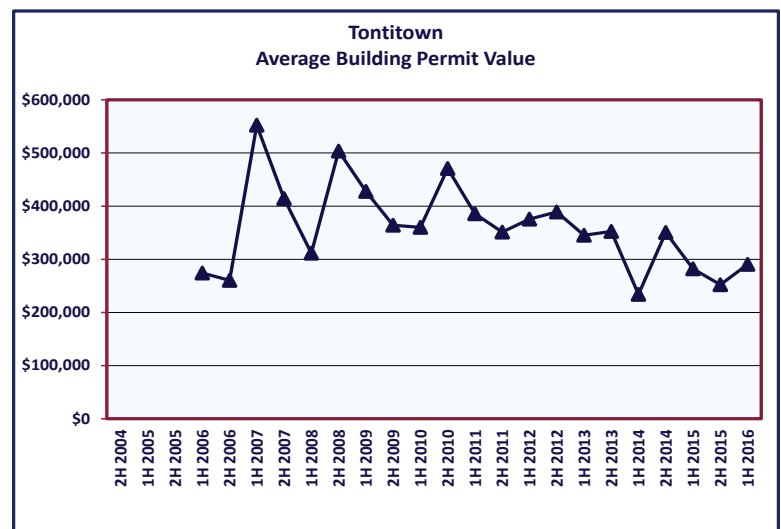
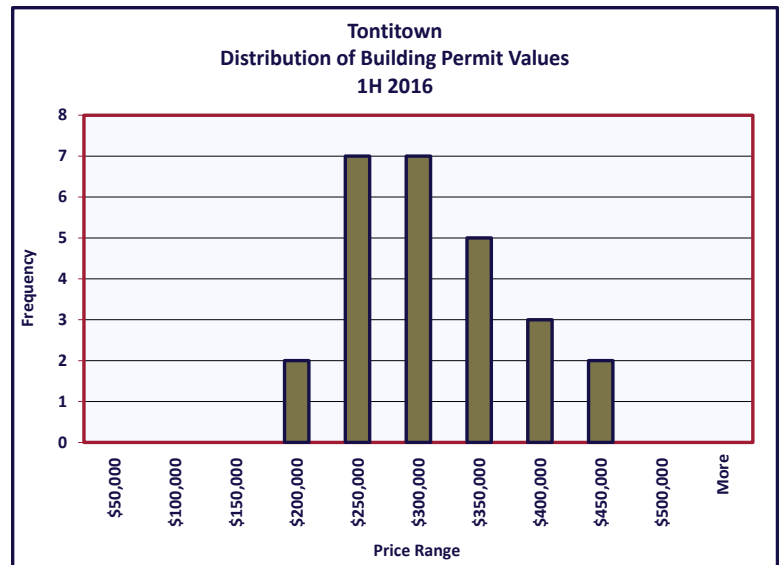
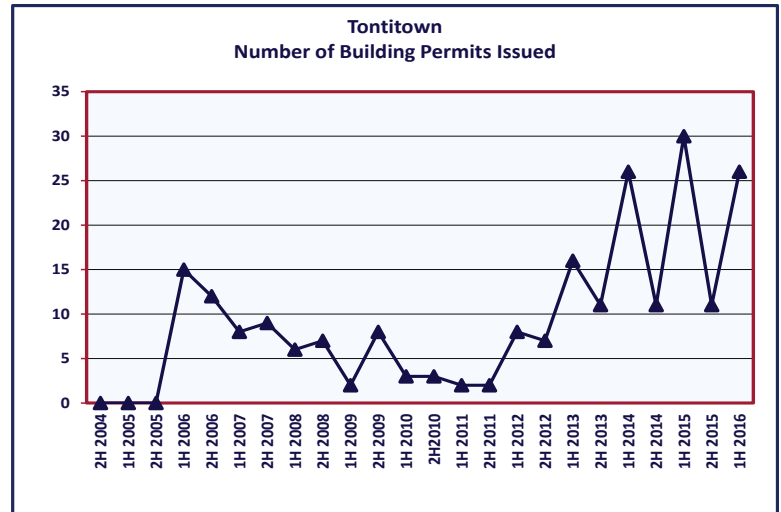
# Springdale

## Springdale Sold House Characteristics by Subdivision First Half of 2016

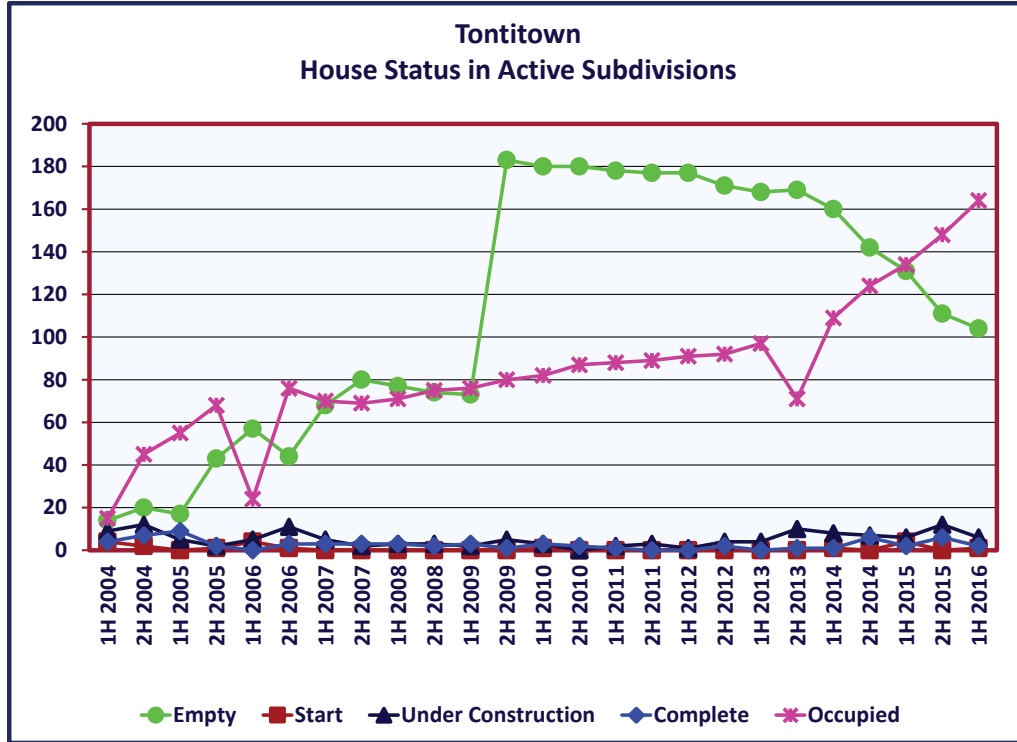
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Vintage	1	0.1%	2,530	154	\$265,000	\$104.74
Wallace	1	0.1%	1,600	204	\$73,000	\$45.63
Warren Glen	9	1.3%	3,154	63	\$353,956	\$112.29
Wateroak Horizontal	2	0.3%	2,010	438	\$168,250	\$83.26
Weber	2	0.3%	1,428	73	\$101,250	\$70.67
Welsh	1	0.1%	1,582	66	\$121,000	\$76.49
West Brush Creek	1	0.1%	1,687	66	\$152,000	\$90.10
West Landing	6	0.9%	2,642	210	\$311,433	\$117.87
West Olrich	1	0.1%	2,106	94	\$380,000	\$180.44
Westar Twnhms	1	0.1%	1,233	0	\$119,000	\$96.51
Westridge	3	0.4%	1,343	53	\$104,400	\$78.40
Westwood Hills	2	0.3%	1,629	65	\$128,750	\$83.09
Whispering Timbers	15	2.2%	1,981	93	\$165,347	\$83.37
William F Evans	1	0.1%	744	186	\$84,000	\$112.90
Windsor Place	2	0.3%	1,612	74	\$112,500	\$70.00
Woodland Acres	3	0.4%	1,752	114	\$136,633	\$78.56
Other	39	5.7%	2,149	114	\$220,494	\$101.09
<b>Springdale</b>	<b>630</b>	<b>100.0%</b>	<b>1,993</b>	<b>119</b>	<b>\$183,967</b>	<b>\$89.91</b>

# Tontitown

- From January 1 to June 30, 2016 there were 26 residential building permits issued in Tontitown. This represents a 13.3 percent decrease from the first half of 2015.
- In the first half of 2016, a majority of building permits issued in Tontitown were valued between \$200,001 and \$350,000.
- The average residential building permit value in Tontitown was \$290,409 in the first half of 2016, an increase of 3.0 percent from the first half of 2015.



# Tontitown



- There were 277 total lots in 10 active subdivisions in Tontitown in the first half of 2016. About 59.2 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 2.2 percent were under construction, 0.4 percent were starts, and 37.5 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the first half of 2016 was Westbrook with 6.
- No new construction or progress in existing construction occurred in the last year in 3 out of 10 of the active subdivisions in Tontitown.
- 16 new houses in Tontitown became occupied in the first half of 2016. The annual absorption rate implies that there were 45.2 months of remaining inventory in active subdivisions, down from 59.5 months in the second half of 2015.
- In 3 out of the 10 active subdivisions in Tontitown, no absorption occurred in the past year.
- An additional 45 lots in 2 subdivisions had received either preliminary or final approval by June 30, 2016.

## Tontitown Preliminary and Final Approved Subdivisions First Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Layman	1H 2013	2
Tuscany, Phase II	2H 2015	43
Tontitown		45

# Tontitown

## Tontitown House Status in Active Subdivisions First Half of 2016

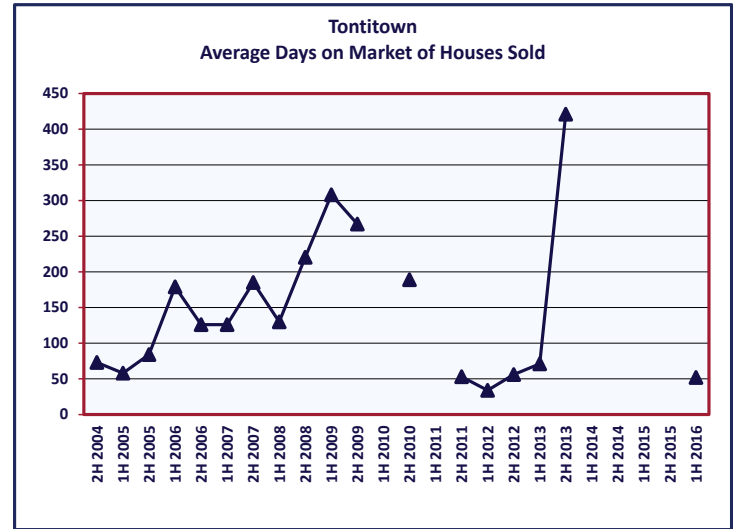
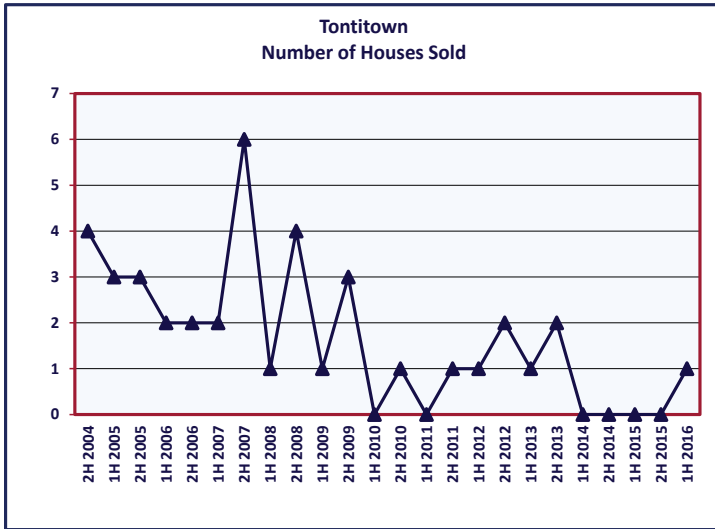
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	7	0	0	1	22	30	0	48.0
Brush Creek <sup>1,2</sup>	1	0	0	0	19	20	0	--
Coppertree	8	0	0	0	6	14	2	32.0
Davenshire	0	0	0	0	17	17	1	0.0
San Gennaro	7	1	0	0	6	14	1	96.0
Taldo	1	0	0	0	7	8	0	12.0
Tuscan Sun	2	0	0	0	18	20	1	24.0
Westbrook (replat of Villaggio)	76	0	6	1	32	115	11	47.4
Western Trails Estates <sup>1,2</sup>	1	0	0	0	23	24	0	--
White Oak Estates <sup>1,2</sup>	1	0	0	0	14	15	0	--
<b>Tontitown</b>	<b>104</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>164</b>	<b>277</b>	<b>16</b>	<b>45.2</b>

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

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

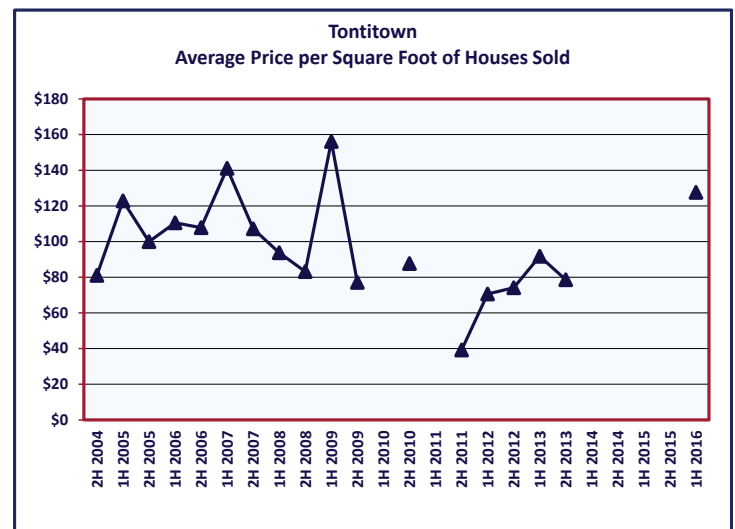
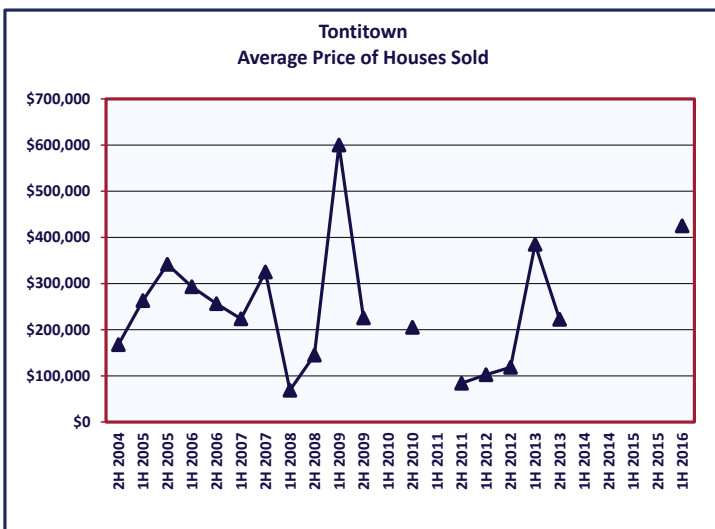


# Tontitown



- There was 1 houses sold in Tontitown from January 1 to June 30, 2016. There were no houses sold in 2015.
- The price of the house sold in Tontitown was \$425,000.
- The average number of days on market from initial listing to the sale was 52 days in the first half of 2016.
- The price per square foot for the house sold in Tontitown was \$127.59 in the first half of 2016.

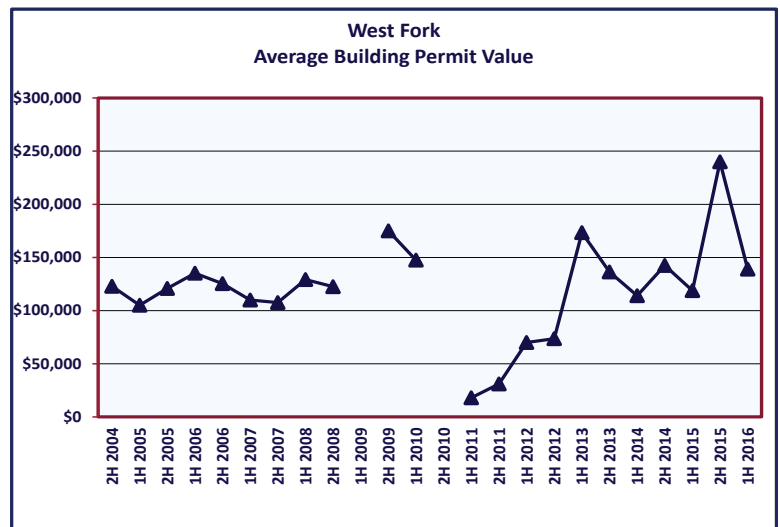
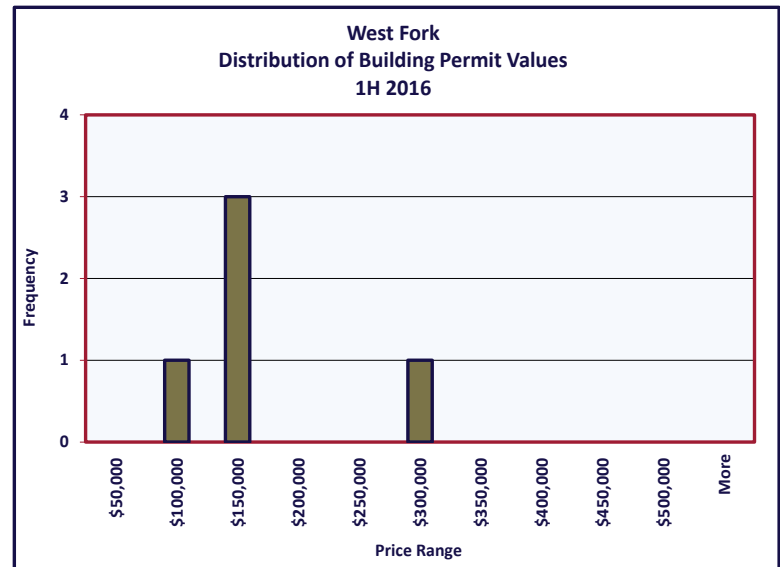
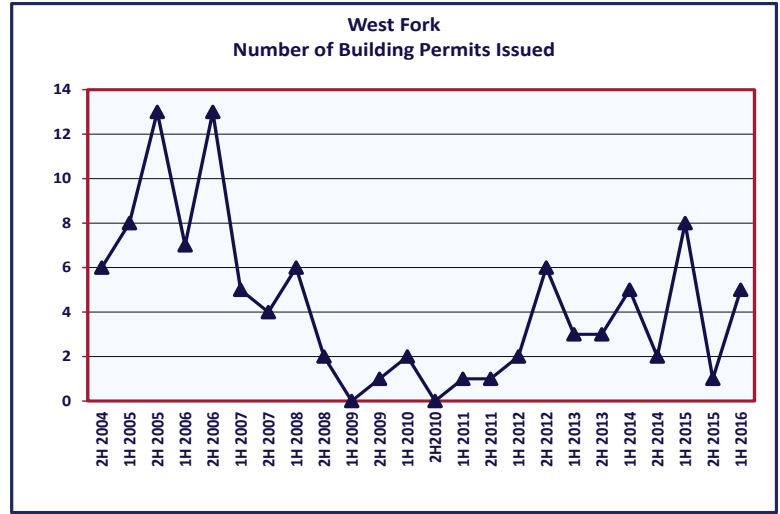
- About 0.1 percent of all houses sold in Washington County in the first half of 2016 were sold in Tontitown. The average sales price of a house was 209.5 percent of the county average.
- The house sold in the first half of 2016 was not new construction.
- There were no houses listed for sale in the MLS database in Tontitown as of June 30, 2016.
- According to the Washington County Assessor's database, 78.1 percent of houses in Tontitown were owner-occupied in the first half of 2016.





# West Fork

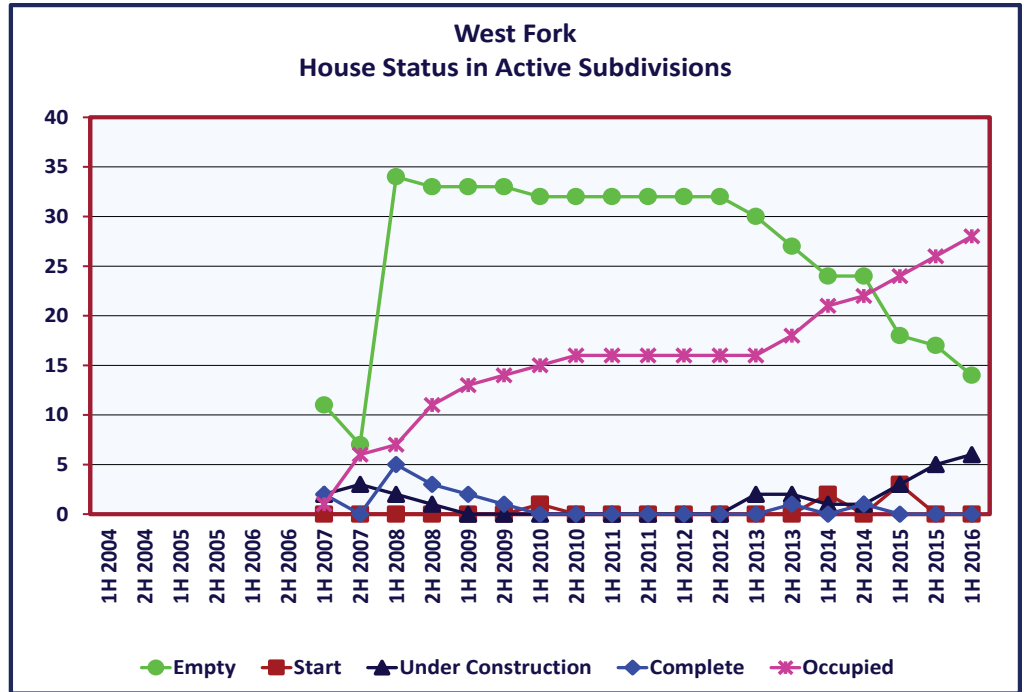
- From January 1 to June 30, 2016 there were 5 residential building permits issued in West Fork. This represents a 37.5 percent decrease from the first half of 2015.
- In the first half of 2016, the majority of building permits issued in West Fork were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in West Fork increased by 17.0 percent from \$118,831 in the first half of 2015 to \$139,000 in the first half of 2016.





# West Fork

- There were 48 total lots in 3 active subdivisions in West Fork in the first half of 2016. About 58.3 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 12.5 percent were under construction, 0.0 percent were starts, and 29.2 percent were empty lots.
- The subdivisions with the most houses under construction in West Fork in the first half of 2016 were Graystone and Hidden Creek with 3 each.
- 2 new houses became occupied in West Fork in the first half of 2016. The annual absorption rate implies that there were 60.0 months of remaining inventory in active subdivisions down from 66.0 in the second half of 2015.
- There was no absorption in 2 of the 3 active subdivisions in West Fork in the first half of 2016.



- 3 new lots in one subdivision had received final approval by June 30, 2016.



## West Fork Preliminary and Final Approved Subdivisions First Half of 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Three Dog	1H 2010	3
West Fork		3

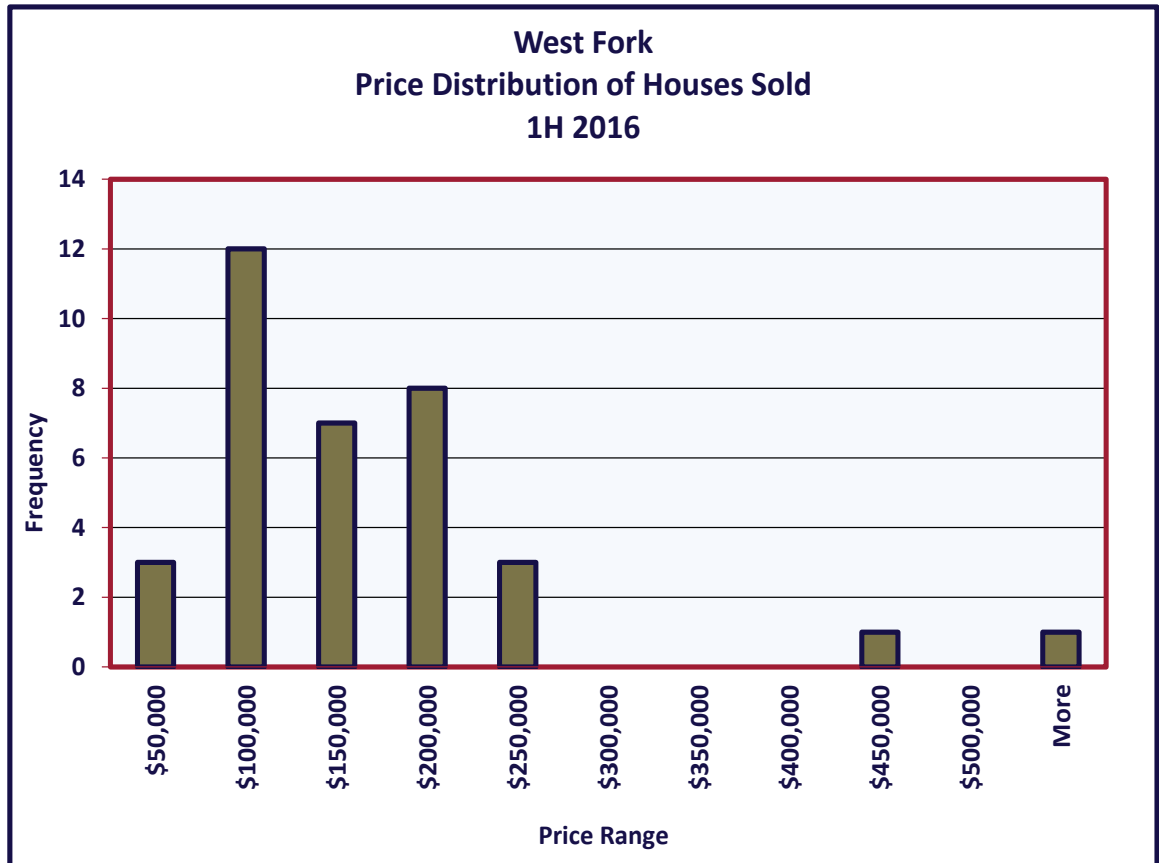
## West Fork House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates <sup>1,2</sup>	1	0	0	0	3	4	0	--
Graystone	10	0	3	0	15	28	2	39.0
Hidden Creek <sup>1</sup>	3	0	3	0	10	16	0	--
<b>West Fork</b>	<b>14</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>28</b>	<b>48</b>	<b>2</b>	<b>60.0</b>

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

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

# West Fork

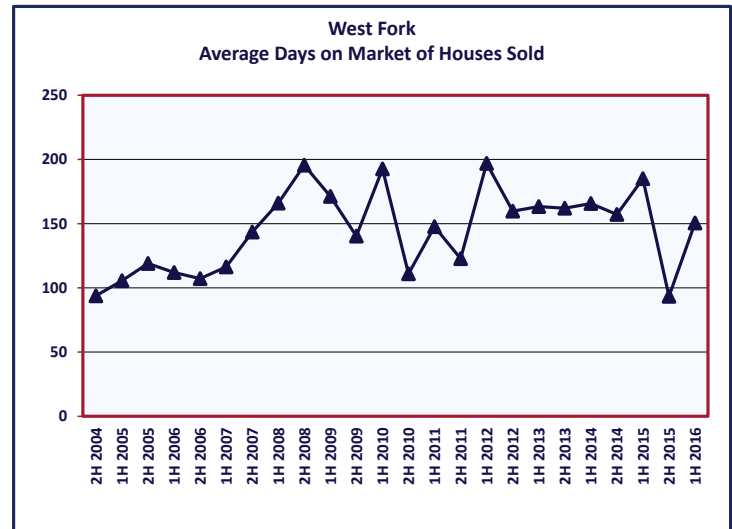
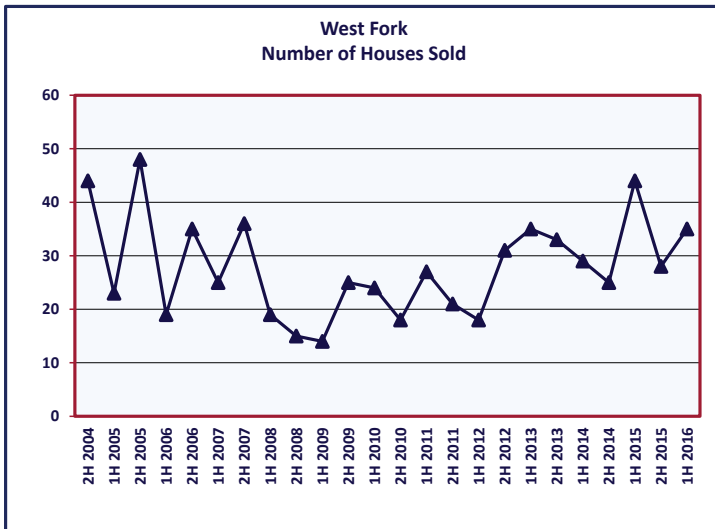


- 54.3 percent of the houses sold in West Fork were valued in the \$500,001 and \$150,000 range.

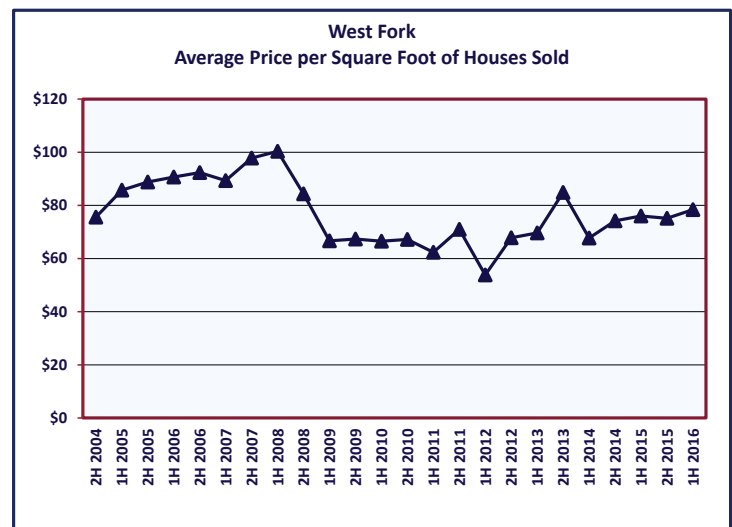
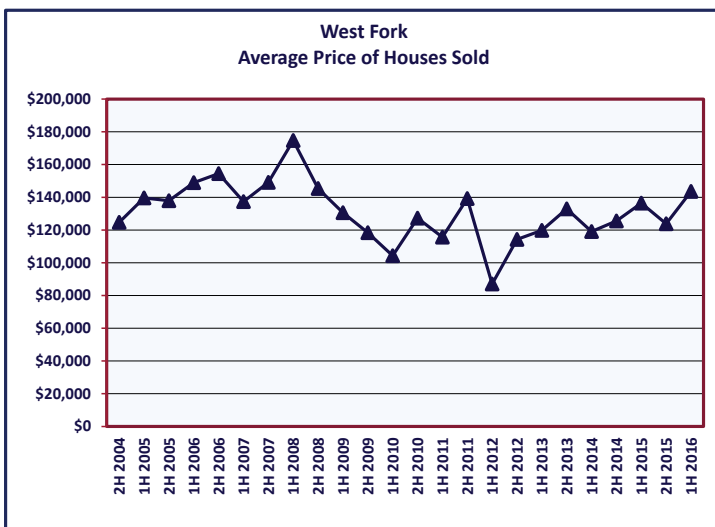
## West Fork Price Range of Houses Sold First Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	8.6%	1,072	200	89.2%	\$36.38
\$50,001 - \$100,000	12	34.3%	1,382	116	91.7%	\$63.93
\$100,001 - \$150,000	7	20.0%	1,733	149	97.3%	\$78.49
\$150,001 - \$200,000	8	22.9%	1,818	202	98.5%	\$94.81
\$200,001 - \$250,000	3	8.6%	2,226	86	95.0%	\$107.63
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	2.9%	3,518	187	95.7%	\$125.07
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	2.9%	4,700	170	95.5%	\$111.70
<b>West Fork</b>	<b>35</b>	<b>100.0%</b>	<b>1,753</b>	<b>150</b>	<b>94.7%</b>	<b>\$78.40</b>

# West Fork

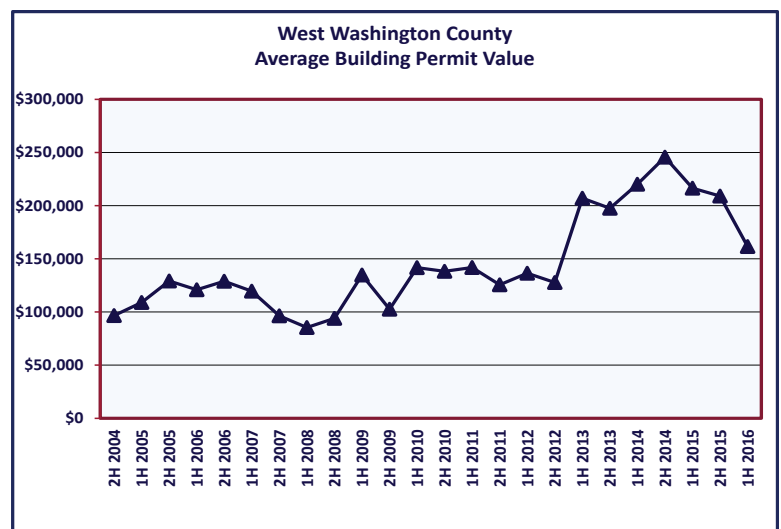
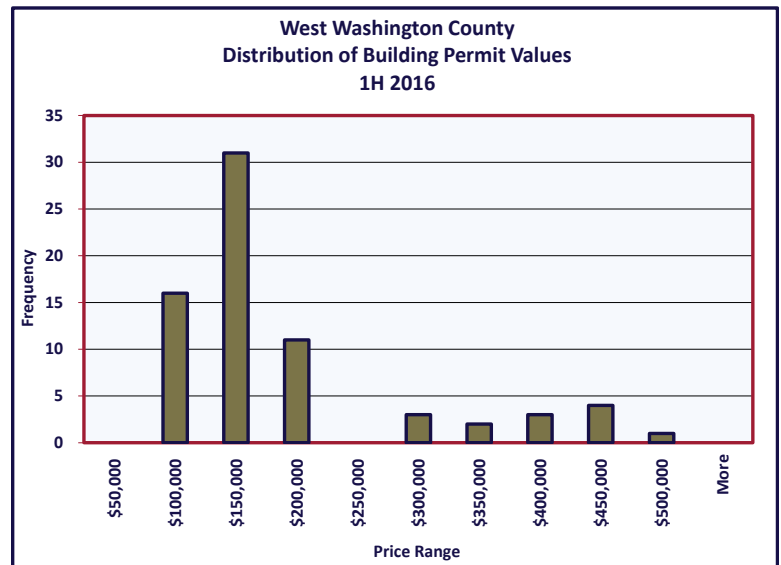
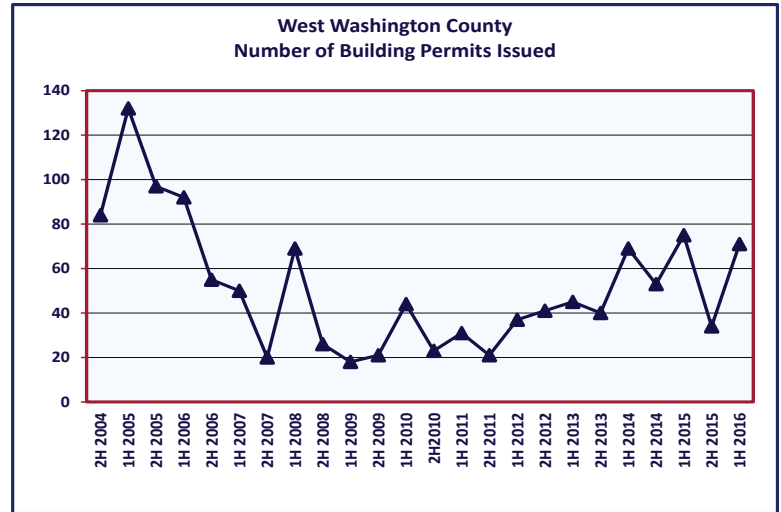


- There were 35 houses sold in West Fork from January 1 to June 30, 2016 or 25.0 percent more than the 28 houses sold in the second half of 2015 and 20.5 percent fewer than in the first half of 2015.
- The average price of a house sold in West Fork increased from \$123,850 in the second half of 2015 to \$143,580 in the first half of 2016.
- The average sales price was 15.9 percent higher than in the second half of 2015 and 5.2 percent higher than in the first half of 2015.
- The average number of days on market from initial listing to the sale increased from 93 in the second half of 2015 to 150 in the first half of 2016.
- The average price per square foot for a house sold in West Fork increased from \$75.14 in the second half of 2015 to \$78.40 in the first half of 2016.
- The average price per square foot was 4.3 percent higher than in the previous half year and 3.1 percent higher than in the first half of 2015.
- About 2.0 percent of all houses sold in Washington County in the first half of 2016 were sold in West Fork. The average sales price of a house was 70.8 percent of the county average.
- There were 27 houses listed for sale in the MLS database in West Fork as of June 30, 2016. These houses had an average list price of \$176,563.
- Out of 35 houses sold in the first half of 2016, 3 were new construction. These newly constructed houses had an average sold price of \$174,667 and took an average of 207 days to sell from their initial listing dates.
- According to the Washington County Assessor's database 69.2 percent of houses in West Fork were owner-occupied in the first half of 2016.



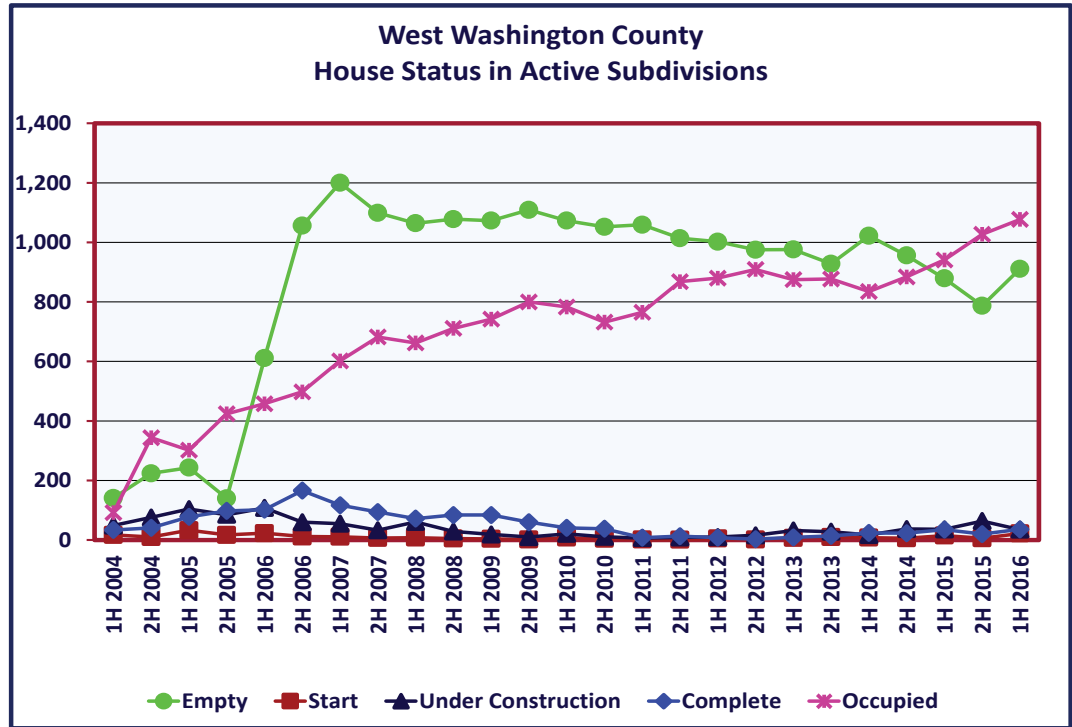
# West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From January 1 to June 30, 2016 there were 71 residential building permits issued in West Washington County. This represents a 5.3 percent decrease from the first half of 2015.
- In the first half of 2016, the majority of the building permits in West Washington County were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in West Washington County declined by 25.4 percent from \$216,046 in the first half of 2015 to \$161,537 in the first half of 2016.



# West Washington County

- There were 2,081 total lots in 25 active subdivisions in West Washington County in the first half of 2016. About 51.8 percent of the lots were occupied, 1.7 percent were complete, but unoccupied, 1.7 percent were under construction, 1.1 percent were starts, and 43.8 percent were vacant lots.
- The subdivisions with the most houses under construction in West Washington County in the first half of 2016 was Sundowner in Prairie Grove with 16.
- No new construction or progress in existing construction occurred in the first half of 2016 in 6 out of the 25 active subdivisions in West Washington County.
- 65 new houses in West Washington County became occupied in the first half of 2016. The annual absorption rate implies that there were 75.3 months of remaining



inventory in active subdivisions, down from 69.2 months in the second half of 2015.

- In 7 out of the 25 active subdivisions in West Washington County, no absorption occurred in the first half of 2016.
- An additional 189 lots in 4 subdivisions had received either preliminary or final approval by June 30, 2016.



## West Washington County Preliminary and Final Approved Subdivisions First Half of 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Hillside Estates (Farmington)	1H 2016	7
<i>Final Approval</i>		
Holland Crossing (Farmington)	1H 2016	50
Saddle Brook (Farmington)	1H 2010	129
Three Dog (West Fork)	2H 2010	3
<b>West Washington County</b>		<b>189</b>



# West Washington County

## West Washington County House Status in Active Subdivisions First Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates (Farmington)	8	1	0	0	57	66	1	54.0
Bethel Oaks (Farmington)	6	1	4	2	54	67	4	7.8
East Creek Place (Farmington)	0	0	0	0	47	47	2	0.0
Forest Hills, Phases I, II (Farmington) <sup>1,2</sup>	2	0	0	0	49	51	0	--
North Club House Estates (Farmington)	1	0	1	0	19	21	1	12.0
South Club House Estates (Farmington)	13	0	0	0	63	76	3	52.0
Southwinds, Phase V (Farmington)	1	0	0	0	30	31	2	3.0
Twin Falls, Phases I, II (Farmington)	21	0	2	4	99	126	10	12.0
Walnut Grove (Farmington)	6	0	2	2	16	26	2	20.0
Homestead Addition (Greenland) <sup>1,2</sup>	27	0	0	0	53	80	0	--
Lee Valley, Phase IV (Greenland) <sup>1,2</sup>	18	0	0	0	44	62	0	--
Carter-Johnson Subdivision (Lincoln) <sup>1,2</sup>	10	0	0	0	2	12	0	--
Country Meadows (Lincoln) <sup>1,2</sup>	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II (Prairie Grove)	68	8	3	3	44	126	0	328.0
Belle Meade, Phases I, II (Prairie Grove)	77	3	0	7	48	135	12	61.4
Chapel Ridge (Prairie Grove)	2	0	0	0	13	15	0	24.0
Grandview Estates, Phases IB, II, III (PG)	12	0	0	0	10	22	0	144.0
Highlands Green, Phase I (Prairie Grove)	1	0	1	2	36	40	5	3.7
Highlands Square North (Prairie Grove)	10	0	0	2	27	39	7	14.4
Prairie Meadows, Phases II, III (PG)	62	3	0	4	153	222	4	103.5
Stonecrest, Phase II (Prairie Grove)	11	0	0	2	32	45	0	39.0
Sundowner, Phases I, II, III (Prairie Grove)	454	6	16	8	137	621	10	232.3
Deaton Estates (West Fork) <sup>1,2</sup>	1	0	0	0	3	4	0	--
Graystone (West Fork)	10	0	3	0	15	28	2	39.0
Hidden Creek (West Fork) <sup>1</sup>	3	0	3	0	10	16	0	--
<b>West Washington County</b>	<b>911</b>	<b>22</b>	<b>35</b>	<b>36</b>	<b>1,077</b>	<b>2,081</b>	<b>65</b>	<b>75.3</b>

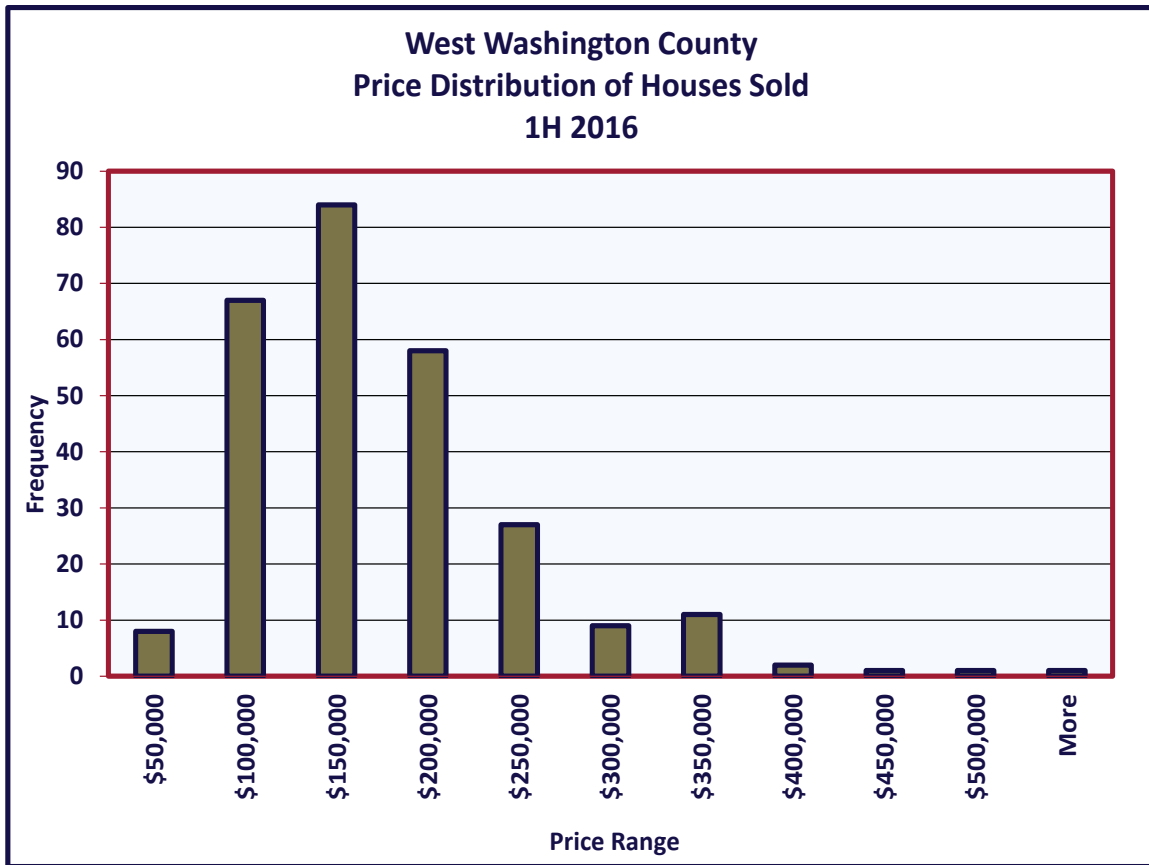
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# West Washington County

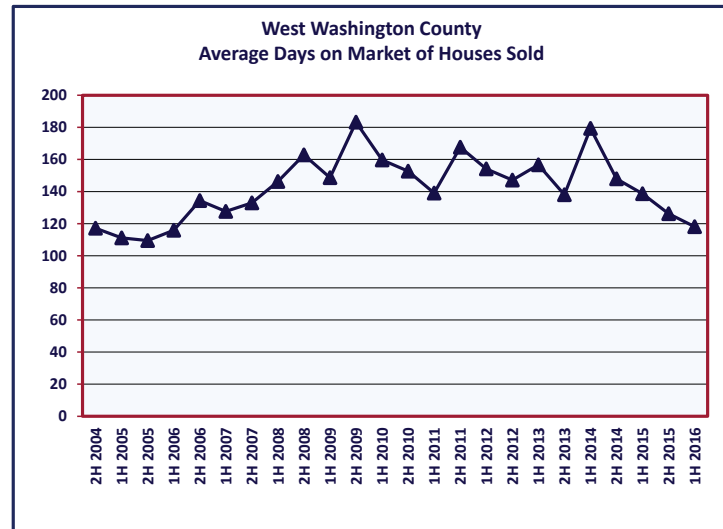
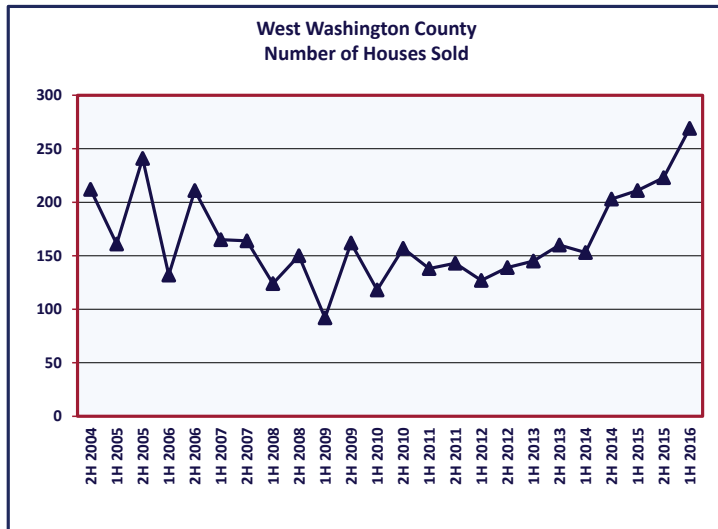


- 56.1 percent of the sold houses in West Washington County were priced between \$50,001 and \$150,000.

## West Washington County Price Range of Houses Sold First Half of 2016

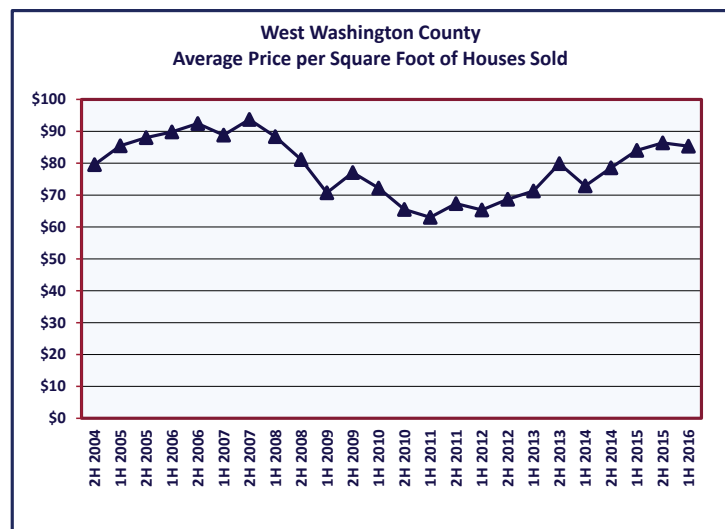
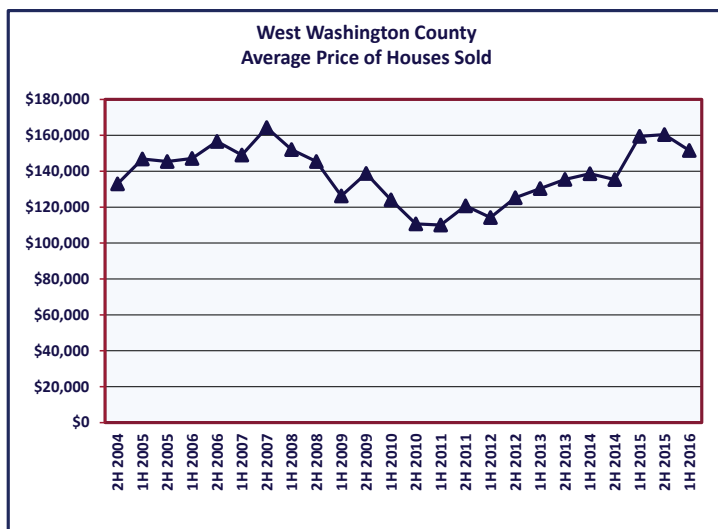
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	8	3.0%	1,228	150	84.9%	\$29.08
\$50,001 - \$100,000	67	24.9%	1,240	113	91.1%	\$66.63
\$100,001 - \$150,000	84	31.2%	1,604	110	97.2%	\$82.41
\$150,001 - \$200,000	58	21.6%	1,843	128	98.2%	\$97.21
\$200,001 - \$250,000	27	10.0%	2,352	117	97.5%	\$96.55
\$250,001 - \$300,000	9	3.3%	2,459	98	98.3%	\$114.23
\$300,001 - \$350,000	11	4.1%	2,692	135	98.3%	\$130.87
\$350,001 - \$400,000	2	0.7%	2,955	254	97.6%	\$124.88
\$400,001 - \$450,000	1	0.4%	3,518	187	95.7%	\$125.07
\$450,001 - \$500,000	1	0.4%	3,424	85	97.0%	\$140.19
\$500,000+	1	0.4%	4,700	170	95.5%	\$111.70
<b>West Washington County</b>	<b>269</b>	<b>100.0%</b>	<b>1,737</b>	<b>118</b>	<b>95.6%</b>	<b>\$85.35</b>

# West Washington County



- There were 269 houses sold in West Washington County from January 1 to June 30, 2016 or 20.6 percent more than in the second half of 2015 and 27.5 percent more than in the first half of 2015.
- The average price of a house sold in West Washington County decreased from \$160,418 in the second half of 2015 to \$151,596 in the first half of 2016.
- The average sales price was 5.5 percent lower than in the previous half year and 4.9 percent lower than in the first half of 2015.
- The average number of days on market from initial listing to the sale decreased from 126 in the second half of 2015 to 118 in the first half of 2016.
- The average price per square foot for a house sold in West Washington County decreased from \$86.36 in the second half of 2015 to \$85.35 in the first half of 2016.

- The average price per square foot was 1.2 percent lower than in the second half of 2015 and 1.6 percent higher than in the first half of 2015.
- About 15.6 percent of all houses sold in Washington County in the first half of 2016 were sold in West Washington County. The average sales price of a house was 74.7 percent of the county average.
- Out of 269 houses sold in the first half of 2016, 53 were new construction. These newly constructed houses had an average sales price of \$190,555 and took an average of 135 days to sell from their initial listing dates.
- There were 163 houses in West Washington County listed for sale in the MLS database as of June 30, 2016. These houses had an average list price of \$210,461.
- According to the Washington County Assessor's database, 65.6 percent of houses in West Washington County were owner-occupied in the first half of 2016.



# West Washington County

## West Washington County Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Applegate	2	0.7%	1,281	109	\$87,600	\$68.38
Baggetts	1	0.4%	1,653	140	\$99,000	\$59.89
Battlefield Estates	4	1.5%	1,491	93	\$149,920	\$100.56
Belle Meade	7	2.6%	1,500	91	\$134,136	\$90.25
Bellwood	1	0.4%	2,316	188	\$211,000	\$91.11
Bermuda Estates	3	1.1%	2,335	92	\$214,667	\$92.31
Bethel Oaks	5	1.9%	1,771	196	\$179,090	\$101.14
Braly	2	0.7%	1,340	100	\$101,000	\$75.50
Brookside	1	0.4%	936	112	\$85,000	\$90.81
Corley	2	0.7%	1,509	86	\$87,250	\$57.88
Country Meadows	1	0.4%	1,092	58	\$87,500	\$80.13
Crider	1	0.4%	982	140	\$83,000	\$84.52
East Creek Place	1	0.4%	2,591	61	\$219,000	\$84.52
Goose Creek	1	0.4%	3,050	361	\$380,000	\$124.59
Graystone	3	1.1%	1,660	207	\$174,667	\$105.26
Green	5	1.9%	1,111	43	\$88,851	\$81.03
Green Earth Estates	2	0.7%	2,395	61	\$202,500	\$83.59
Hidden Creek	1	0.4%	1,731	49	\$158,000	\$91.28
Highland Green	6	2.2%	1,493	135	\$137,583	\$92.19
Highland Square	5	1.9%	2,117	128	\$173,225	\$82.73
Hollands	1	0.4%	1,237	48	\$103,000	\$83.27
Homestead	2	0.7%	1,766	124	\$138,000	\$78.11
Lahera Meadows	1	0.4%	1,643	67	\$156,000	\$94.95
Meadowlark	5	1.9%	1,253	49	\$117,360	\$93.69
Meadowsweet	4	1.5%	1,885	67	\$174,913	\$93.12
Mountain View Estates	2	0.7%	3,025	81	\$264,450	\$86.08
North Clubhouse	1	0.4%	1,961	27	\$179,550	\$91.56
Peaceful View	1	0.4%	2,520	41	\$74,500	\$29.56
Pleasant Tree	2	0.7%	1,084	96	\$78,457	\$72.15
Prairie Grove Original	1	0.4%	830	39	\$57,500	\$69.28
Prairie Meadows	9	3.3%	1,699	136	\$155,919	\$91.32
Prairie Oaks One	6	2.2%	1,715	110	\$129,900	\$75.77
Red Bird Estates	1	0.4%	1,418	61	\$118,000	\$83.22
Reed	1	0.4%	1,880	155	\$105,000	\$55.85
Riviera Estates	3	1.1%	2,061	80	\$203,667	\$98.42
Rogers	4	1.5%	1,798	133	\$129,475	\$78.48
Rose Court	1	0.4%	1,540	273	\$85,000	\$55.19
Rose Prairie Estates	1	0.4%	1,971	52	\$324,525	\$164.65
Shady Acre Estates	1	0.4%	2,032	77	\$172,500	\$84.89
Skyview	1	0.4%	1,384	84	\$94,000	\$67.92
South Bank	1	0.4%	1,538	77	\$123,500	\$80.30
South Club House	3	1.1%	2,244	84	\$209,667	\$93.32
South Field	1	0.4%	1,817	26	\$160,000	\$88.06

# West Washington County

## West Washington County Sold House Characteristics by Subdivision First Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
South Fork Estates	1	0.4%	2,246	66	\$224,000	\$99.73
South Haven	4	1.5%	1,568	103	\$135,625	\$86.32
Southwinds	6	2.2%	2,337	155	\$228,667	\$98.92
Stonecrest	2	0.7%	1,581	111	\$162,750	\$103.08
Suburban Homes	4	1.5%	1,152	144	\$85,375	\$74.13
Sugar Hill Estate	1	0.4%	1,563	115	\$97,000	\$62.06
Sundowner Estates	30	11.2%	1,426	97	\$127,531	\$86.35
Twin Falls	8	3.0%	2,644	156	\$320,363	\$121.46
Twin Pines	1	0.4%	1,572	225	\$143,800	\$91.48
Valley View	4	1.5%	1,824	107	\$161,225	\$89.29
Walnut Grove	5	1.9%	2,118	99	\$223,174	\$105.17
West Fork Acres	2	0.7%	1,218	161	\$87,350	\$72.36
White River Estates	1	0.4%	1,366	49	\$98,500	\$72.11
Williams	2	0.7%	1,277	199	\$102,000	\$80.18
Willow Creek	3	1.1%	1,765	104	\$124,583	\$70.73
Other	88	32.7%	1,791	133	\$145,154	\$78.63
<b>West Washington County</b>	<b>269</b>	<b>100.0%</b>	<b>1,737</b>	<b>118</b>	<b>\$151,596</b>	<b>\$85.35</b>