



THE SKYLINE REPORT

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First Half of 2017 July 2017 Highlights

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Residential Real Estate Market Summary
Prepared Exclusively under
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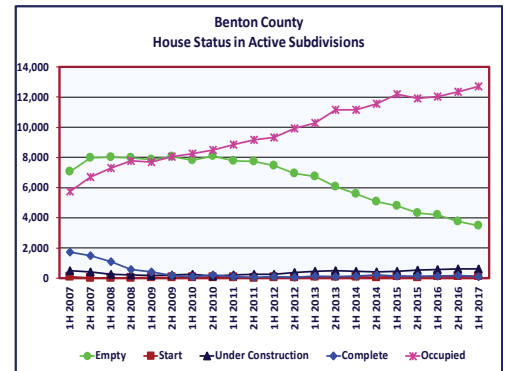
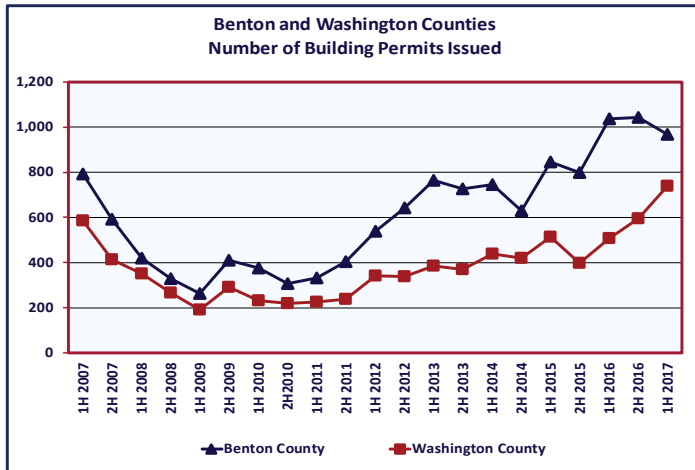
Residential Real Estate Market Summary for Benton and Washington Counties

This report is the forty-first 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 Second Half of 2016

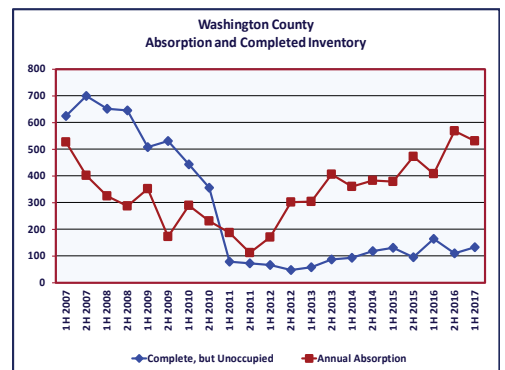
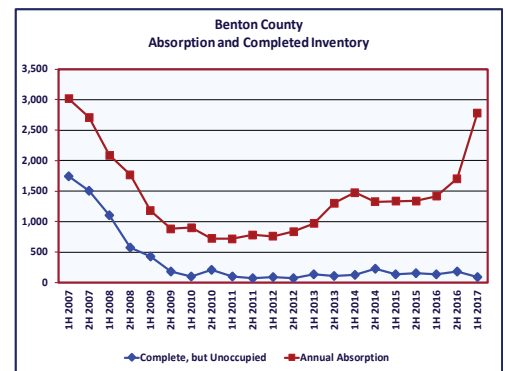
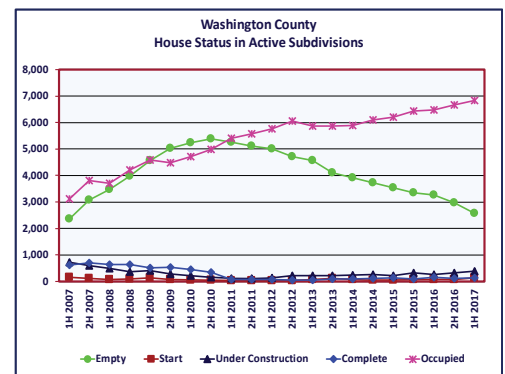
- There were 1,638 building permits issued in Benton and Washington counties from July 1 to December 31, 2016. Benton County accounted for 1,042 of the residential building permits, while Washington County accounted for 596.
- 26,868 lots were in the 379 active subdivisions identified by Skyline Report researchers in the second half of 2016.
- In 80 out of the 379 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the second half of 2016, 1,574 new houses in active subdivisions became occupied, up 36.6 percent from 1,152 in the first half of 2016.
- Using the absorption rate from the past twelve months implies that there was a 35.1 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2016.
- An additional 6,666 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 64.5 months of remaining lot inventory, the lowest level since the Skyline Report began in 2004.
- According to the Assessors' databases, 66.0 percent of houses in Benton County and 62.9 percent of houses in Washington County were owner-occupied.
- From July 1 to December 31, 2016 there were 4,772 houses sold in Benton and Washington counties. This is an increase of 12.1 percent from the 4,257 sold in the same time period in the previous year.
- The average sales price of a house in Benton County was \$221,944 in the second half of 2016. In Washington County, the average sales price was \$201,804.
- There were 2,147 houses listed for sale in the MLS database as of December 31, 2016 at an average list price of \$330,542.

Residential Market Trends

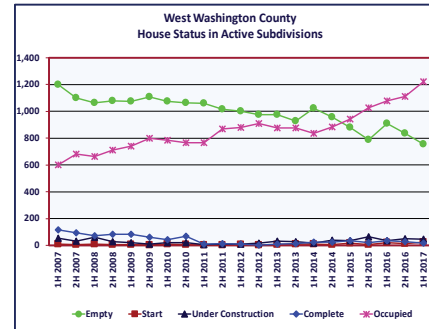
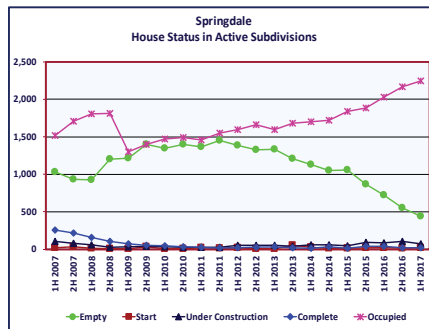
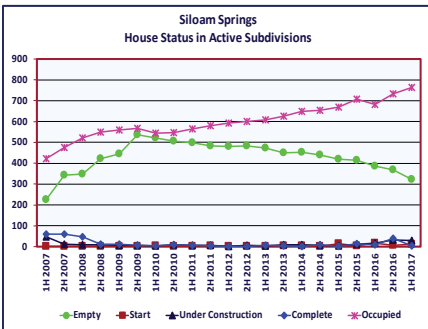
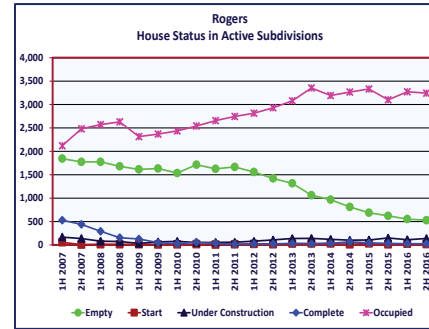
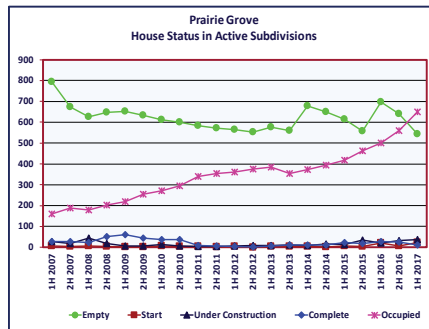
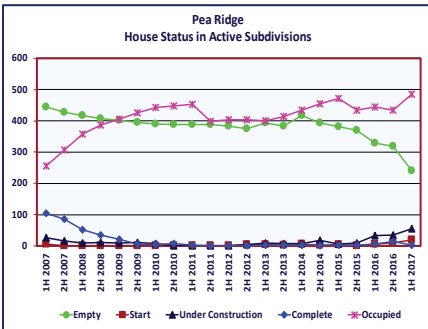
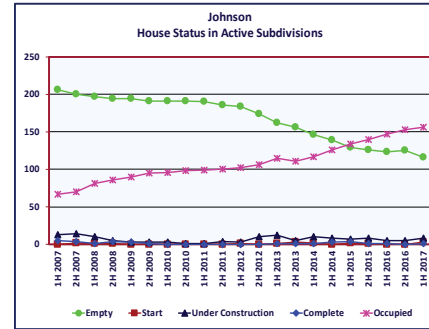
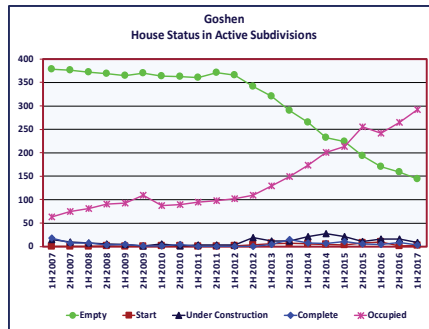
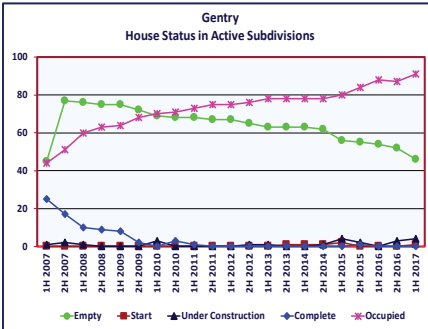
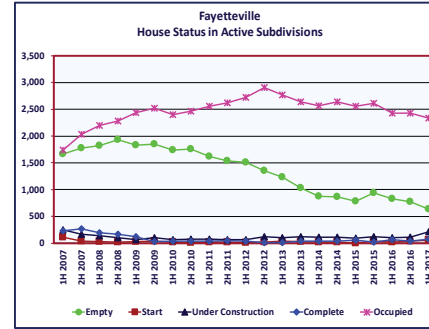
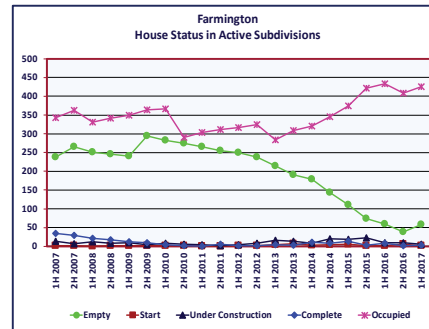
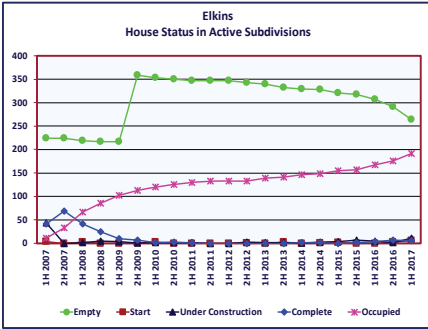
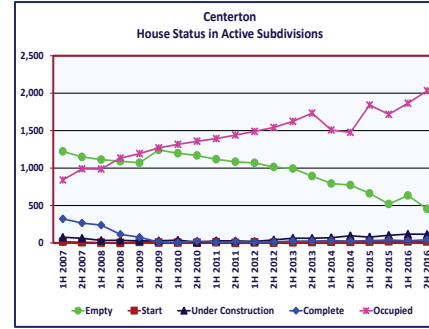
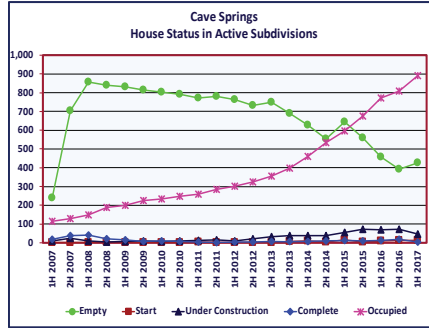
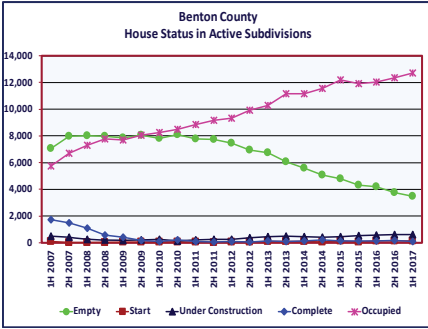


Benton and Washington Counties Number and Average Value of Residential Building Permits First Half of 2017

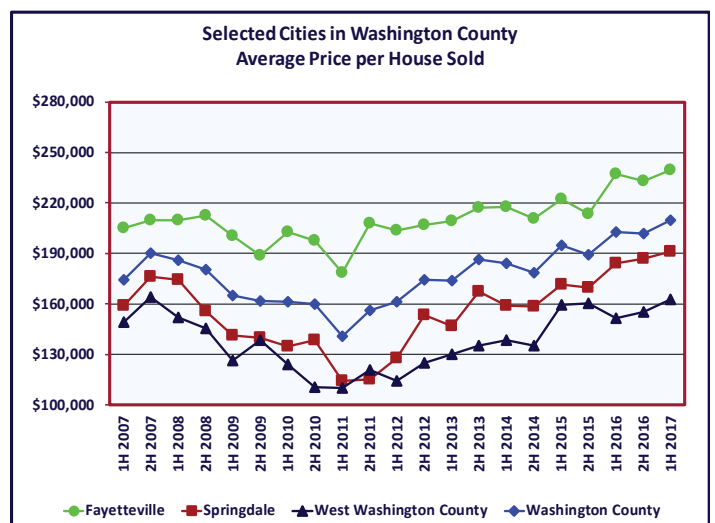
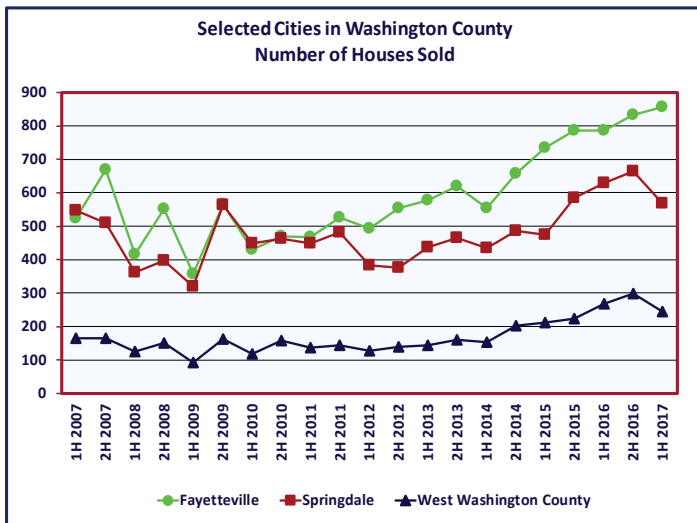
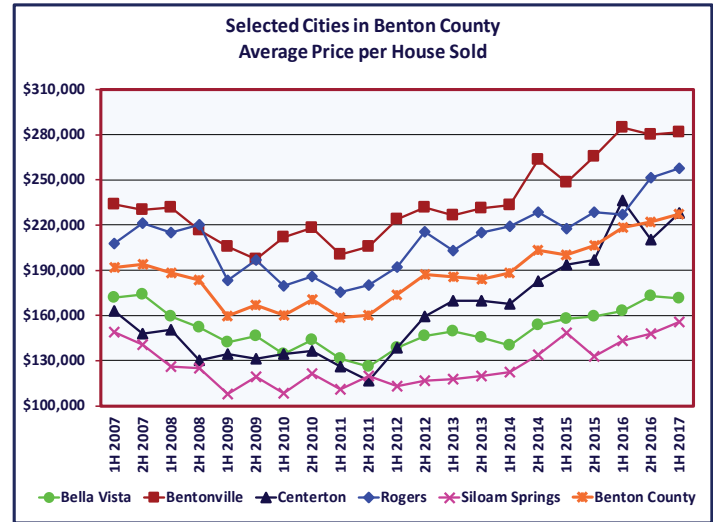
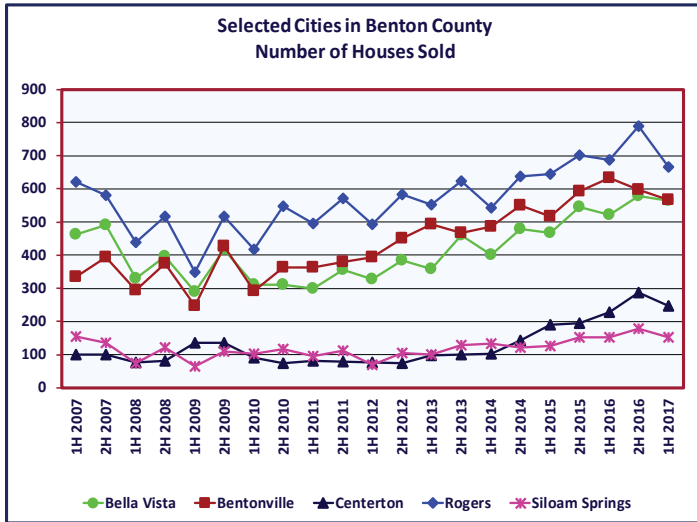
| City | 1H 2017 Number of Building Permits | 1H 2016 Number of Building Permits | 1H 2017 Average Value of Building Permits | 1H 2016 Average Value of Building Permits |
|---------------------------|---|---|--|--|
| Bella Vista | 84 | 39 | \$265,689 | \$280,756 |
| Bentonville | 248 | 263 | \$309,307 | \$300,002 |
| Bethel Heights | 5 | 0 | \$127,800 | \$0 |
| Cave Springs | 97 | 114 | \$188,468 | \$190,967 |
| Centerton | 183 | 194 | \$247,802 | \$243,931 |
| Decatur | 0 | 1 | -- | -- |
| Elkins | 25 | 11 | \$120,347 | \$103,115 |
| Elm Springs | 18 | 21 | \$222,870 | \$273,176 |
| Farmington | 12 | 12 | \$402,667 | \$367,250 |
| Fayetteville | 270 | 188 | \$235,018 | \$229,533 |
| Gentry | 11 | 1 | \$150,000 | \$125,000 |
| Goshen | 17 | 11 | \$310,294 | \$262,091 |
| Gravette | 24 | 11 | \$144,034 | \$190,955 |
| Greenland | 1 | 1 | \$140,000 | \$150,000 |
| Johnson | 9 | 4 | \$517,875 | \$381,628 |
| Lincoln | 2 | 0 | \$146,807 | -- |
| Little Flock | 8 | 8 | \$444,897 | \$365,011 |
| Lowell | 38 | 54 | \$282,251 | \$224,417 |
| Pea Ridge | 89 | 68 | \$132,338 | \$121,176 |
| Prairie Grove | 127 | 53 | \$126,093 | \$117,304 |
| Rogers | 144 | 216 | \$254,624 | \$186,720 |
| Siloam Springs | 38 | 67 | \$131,938 | \$129,202 |
| Springdale | 192 | 174 | \$255,345 | \$238,589 |
| Tontitown | 60 | 26 | \$302,089 | \$290,409 |
| West Fork | 6 | 5 | \$141,000 | \$139,000 |
| Northwest Arkansas | 1,708 | 1,542 | \$237,606 | \$226,091 |



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots 1H 2017

| City | Empty Lots | Under Starts | Under Construction | Complete, but Unoccupied | Occupied | Total Lots in Active Subdivisions | Absorbed Lots | Approved Lots, Not Yet Active |
|------------------------|--------------|--------------|--------------------|--------------------------|---------------|-----------------------------------|---------------|-------------------------------|
| Bentonville | 797 | 19 | 206 | 31 | 3,958 | 5,011 | 254 | 1,237 |
| Centerton | 378 | 21 | 95 | 22 | 2,114 | 2,630 | 238 | 1,213 |
| Fayetteville | 635 | 57 | 211 | 72 | 2,333 | 3,308 | 182 | 2,038 |
| Rogers | 605 | 22 | 112 | 15 | 3,334 | 4,088 | 246 | 598 |
| Siloam Springs | 323 | 11 | 29 | 5 | 764 | 1,132 | 83 | 161 |
| Springdale | 439 | 21 | 73 | 24 | 2,246 | 2,803 | 147 | 386 |
| West Washington County | 756 | 24 | 46 | 15 | 1,222 | 2,063 | 115 | 163 |
| Selected Cities | 4,568 | 232 | 983 | 256 | 18,304 | 24,343 | 1,447 | 7,834 |