



THE SKYLINE REPORT

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

First Half of 2018 August 2018

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Residential Real Estate Market Summary for Benton and Washington Counties

This report is the forty-fourth 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 2018

- There were 1,804 building permits issued in Benton and Washington counties from January 1 to June 30, 2018. Benton County accounted for 890 of the residential building permits, while Washington County accounted for 914.
- 26,689 lots were in the 374 active subdivisions identified by Skyline Report researchers in the first half of 2018.
- In 69 out of the 374 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the first half of 2018, 1,384 new houses in active subdivisions became occupied, down 7.0 percent from 1,488 in the second half of 2017.
- Using the absorption rate from the past twelve months implies that there was a 29.6-month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2018.
- An additional 7,892 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 62.5 months of remaining lot inventory.
- According to the Assessors' databases, 64.9 percent of houses in Benton County and 62.4 percent of houses in Washington County were owner-occupied.
- From January 1 to June 30, 2018 there were 4,438 houses sold in Benton and Washington counties. This is an increase of 1.2 percent from the 4,385 sold during the same time period in the previous year.
- The average sales price of a house in Benton County was \$238,098 in the first half of 2018. In Washington County, the average sales price was \$235,618.
- There were 2,434 houses listed for sale in the MLS database as of June 30, 2018 at an average list price of \$394,841.

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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 this data, leading Skyline Report researchers to manually standardize the information. Building permit data provides 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 second half of 2017 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions on going concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were included in

the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2017 to 2018. The number of houses listed for sale in the MLS database as of June 30, 2018 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 forty-second 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 2018 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 2018 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.

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

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 of the statistics that indicate the direction of the macro economy.

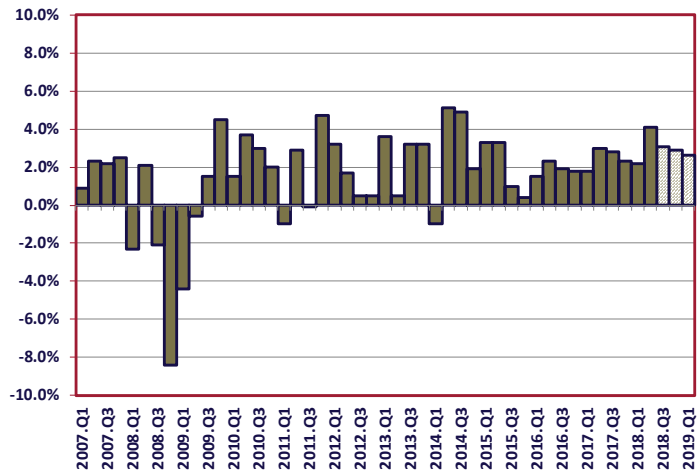
Gross Domestic Product

In the second quarter of 2018, real GDP increased by 4.1 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 2.2 percent in the first quarter of 2018. The increase in real GDP in the second quarter reflected positive contributions from personal consumption expenditures (PCE), exports, nonresidential fixed investment, federal government spending, and state and local government spending that were partly offset by negative contributions from private inventory investment and residential fixed investment. Imports, which are a subtraction in the calculation of GDP, increased. The acceleration in real GDP growth in the second quarter reflected accelerations in PCE and in exports, a smaller decrease in residential fixed investment, and accelerations in federal government spending and in state and local spending. These movements were partly offset by a downturn in private inventory investment and a deceleration in nonresidential fixed investment. Imports decelerated.

Employment

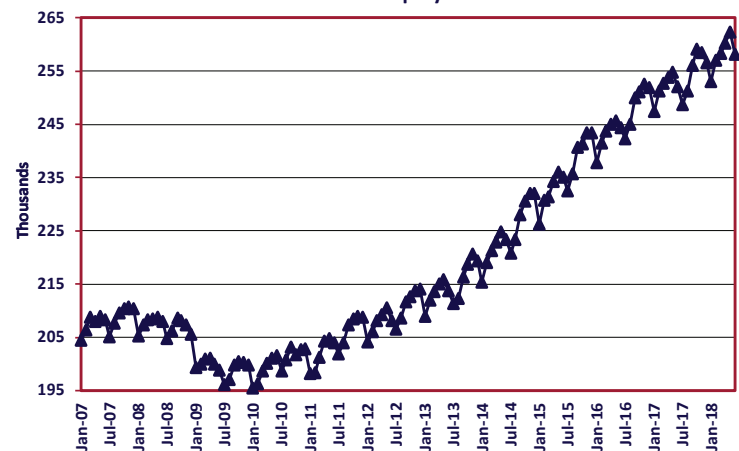
The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 258,200 in June 2018, up 2.5 percent from June 2017. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.9 percent in June 2018, lower than the unemployment rate in June 2017. The unemployment rate has remained under 4.0

Real U.S. Gross Domestic Product Growth Rate



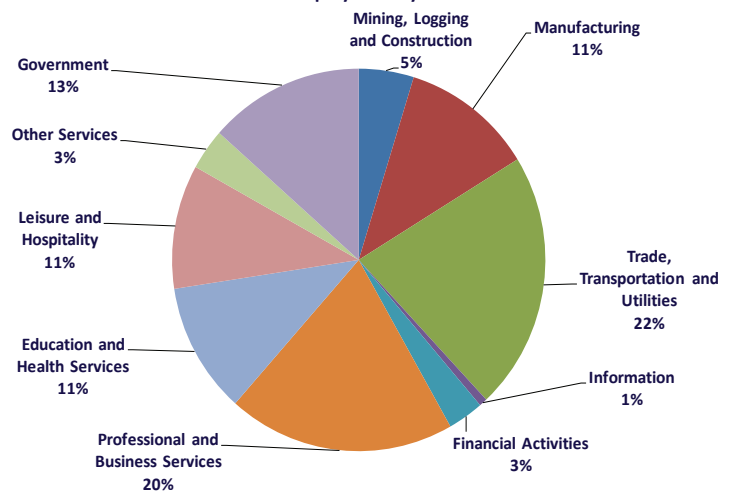
Source: U.S. Commerce Department, Bureau of Economic Analysis, June 2018 NABE Outlook

Fayetteville-Springdale-Rogers MSA
Non-Farm Employment



Source: Bureau of Labor Statistics

Northwest Arkansas Employment by Sector - June 2018



Source: Bureau of Labor Statistics

Economic Overview

percent since August of 2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (4.0 percent) and national (4.2 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the June 2018 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (20 percent), government (13 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (11 percent). The other figure shows the annual percentage change in the metro area's employment by sector from June 2017 to June 2018. Total nonfarm employment increased by 2.5 percent during that time. Employment in construction, leisure and hospitality, education and health services, government, and manufacturing sectors grew more quickly than 2.5 percent. Professional and business services, financial activities, grew slower than 2.5 percent while the trade, transportation and utilities sector and other services sector remained unchanged, and the information sector lost employment from June 2017 to June 2018.

Interest Rates

The Federal Funds rate averaged 1.82 percent in June 2018. The ten-year constant maturity Treasury bill had an interest rate of 2.91 percent in June 2018, up from 2.19 percent in June 2017. The positive spread between the ten-year rate and the federal funds rate narrowed a little from a year ago, but remains positive as both rates have increased. The Federal Reserve Open Market Committee decided to increase the target range for the federal funds rate from 1.75 to 2.0 percent. The stance of monetary policy remains accommodative, thereby supporting further

improvement in labor market conditions and a sustained return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty-year mortgage rate since January 2007. The 30-year mortgage rate was 4.57 percent in June 2018

Residential Construction

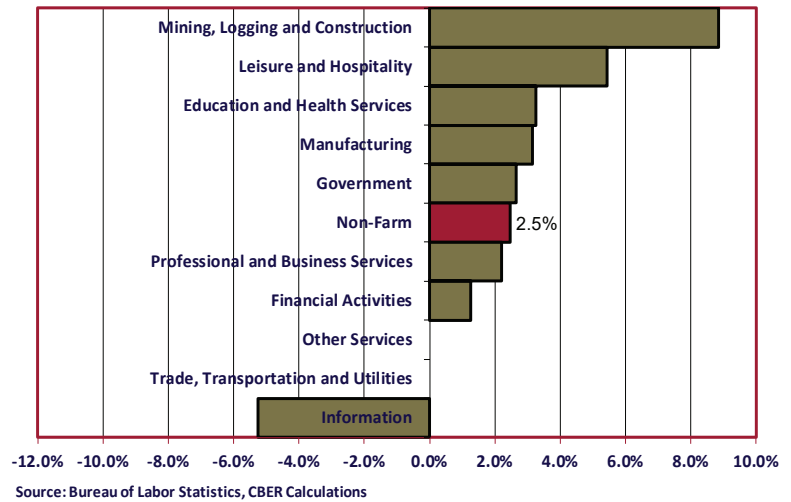
The U.S Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in June 2018 were at a seasonally adjusted annual rate of 1,273,000. This is 2.2 percent below the May rate of 1,301,000, and is 3.0

percent above the June 2017 estimate of 1,312,000. The National Association of Realtors reports national existing-home sales declined 0.6 percent to a seasonally adjusted annual rate of 5.38 million in June 2018 from 5.41 million in May. Existing home sales were 2.2 percent above the June 2017 rate.

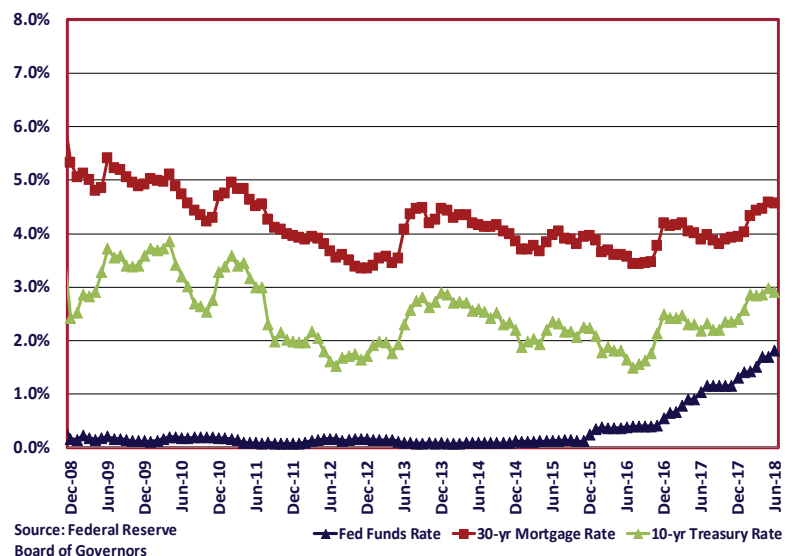
Regional Housing Market Summary

There were 1,804 building permits issued in Benton and Washington counties from January 1 to June 30, 2018. This number

Change in Northwest Arkansas MSA Employment by Sector, June 2017 - June 2018



Selected Interest Rates

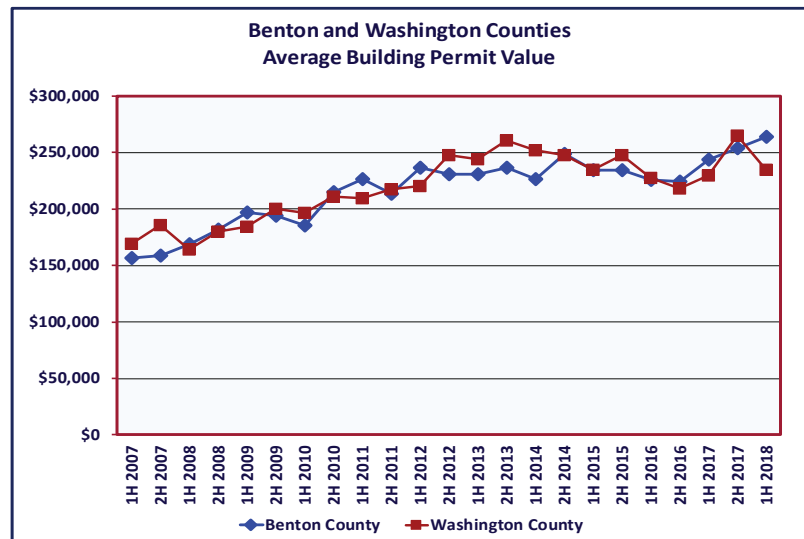
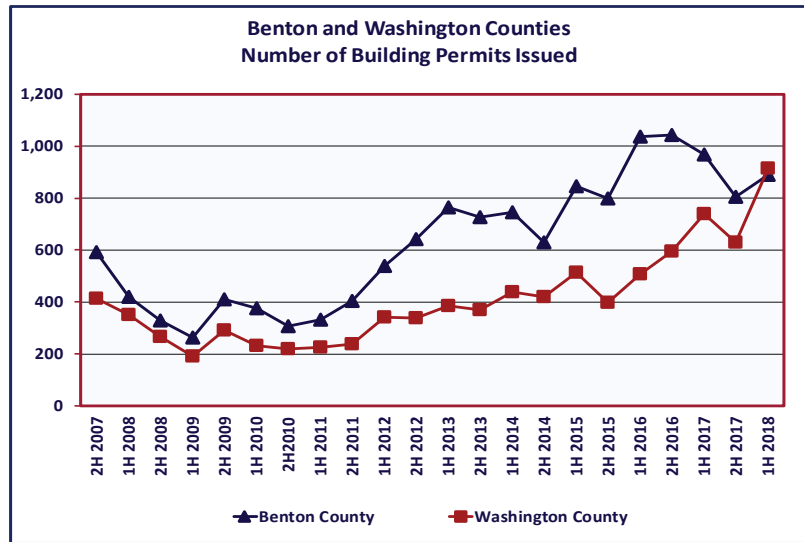
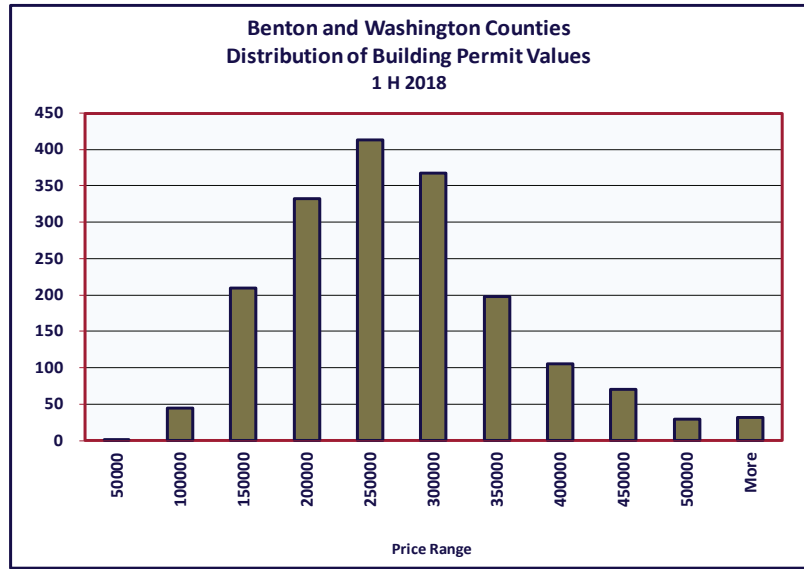


Regional Housing Market

is 5.6 percent higher than the 1,708 building permits issued during the same period in 2017. Benton County accounted for 890 of the residential building permits, while Washington County accounted for 914. The average value of all building permits in Northwest Arkansas from January 1 to June 30, 2018 was \$248,901 up 5.6 percent from the average value of \$237,606 during the same time period in 2017. The most active value range for building permits was the \$200,001 to \$250,000 range with 413, and there were also 367 building permits issued in the \$250,001 to \$300,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

26,689 lots were in the 374 active subdivisions identified by Skyline Report researchers in the first half of 2018. Of these lots, 5,407 were classified as empty, 292 were classified as starts, 961 were classified as being under construction, 415 were classified as complete, but unoccupied, and 19,614 were classified as occupied. In 69 out of the 374 active subdivisions, no new construction or progress in existing construction has occurred during the last year. During the first half of 2018, 1,384 new houses in active subdivisions became occupied, down 7.0 percent from 1,488 in the second half of 2017. Using the absorption rate from the past twelve months implies that there was a 29.6 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2018. When the remaining first half inventory is examined on a county-by-county basis, Benton County had 28.9 months of remaining lot inventory and Washington County had 30.8 months of remaining inventory in active subdivisions. Meanwhile, in 103 out of the 374 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gen-



Regional Housing Market

try, Gravette, Goshen, Highfill, Little Flock, Lowell, Pea Ridge, Prairie Grove, Rogers, Siloam Springs, Elm Springs, Farmington, Fayetteville, Springdale, and Tontitown, 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 2018 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed.

In the Bentonville pipeline, there were 1,183 lots in 17 subdivisions reported as either preliminary or finally approved. In Centerton, 30 subdivisions were planned with 1,733 lots. The Rogers planning commission had approved 11 subdivisions with 367 lots. There were 115 coming lots in 5 subdivisions in Siloam Springs. Cave Springs had 211 lots coming in 1 subdivision. The cities of Bethel Heights, Gentry, Gravette, Highfill, Little Flock, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 803 lots in 15 subdivisions.

Fayetteville and Springdale had in their pipelines 2,062 lots in 34 subdivisions and 496 lots in 10 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, Prairie Grove, and subdivisions in unincorporated areas of Washington County accounted for an additional 909 approved lots in 15 subdivisions. In total, there were 7,892 lots with preliminary or final approval within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 62.5 months

Benton and Washington Counties Number and Average Value of Residential Building Permits First Half of 2018

City	1H 2018 Number of Building Permits	1H 2017 Number of Building Permits	1H 2018 Average Value of Building Permits	1H 2017 Average Value of Building Permits
Bella Vista	131	84	\$260,790	\$265,689
Bentonville	253	248	\$293,402	\$309,307
Bethel Heights	8	5	\$235,355	\$127,800
Cave Springs	66	97	\$252,291	\$188,468
Centerton	121	183	\$282,691	\$247,802
Decatur	1	0	\$693,840	\$0
Elkins	69	25	\$147,594	\$120,347
Elm Springs	45	18	\$273,311	\$222,870
Farmington	45	12	\$273,311	\$402,667
Fayetteville	370	270	\$241,933	\$235,018
Gentry	9	11	\$124,444	\$150,000
Goshen	16	17	\$304,438	\$310,294
Gravette	25	24	\$137,920	\$144,034
Greenland	1	1	\$134,500	\$140,000
Johnson	0	9	\$0	\$517,875
Lincoln	4	2	\$165,900	\$146,807
Little Flock	13	8	\$525,597	\$444,897
Lowell	35	38	\$320,428	\$282,251
Pea Ridge	36	89	\$132,538	\$132,338
Prairie Grove	107	127	\$131,784	\$126,093
Rogers	155	144	\$261,513	\$254,624
Siloam Springs	37	38	\$135,152	\$131,938
Springdale	172	192	\$268,521	\$255,345
Tontitown	83	60	\$285,664	\$302,089
West Fork	2	6	\$157,500	\$141,000
Northwest Arkansas	1,804	1,708	\$248,901	\$237,606

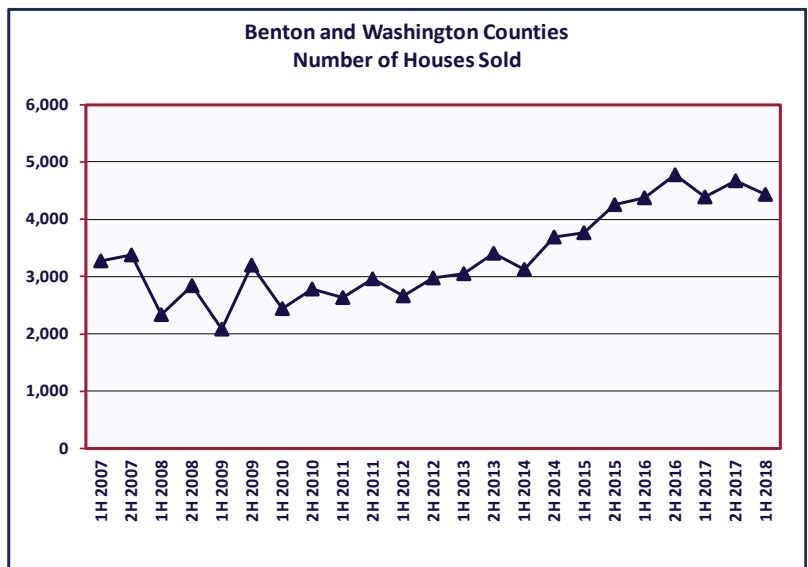
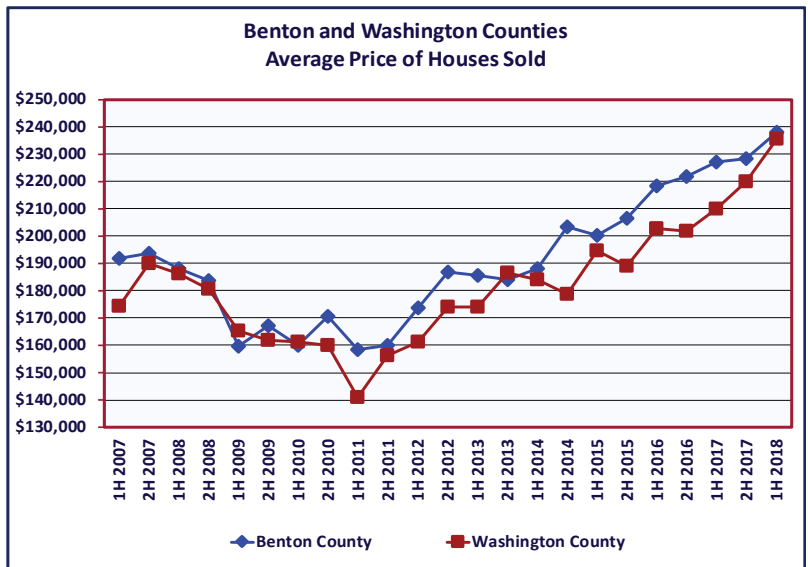
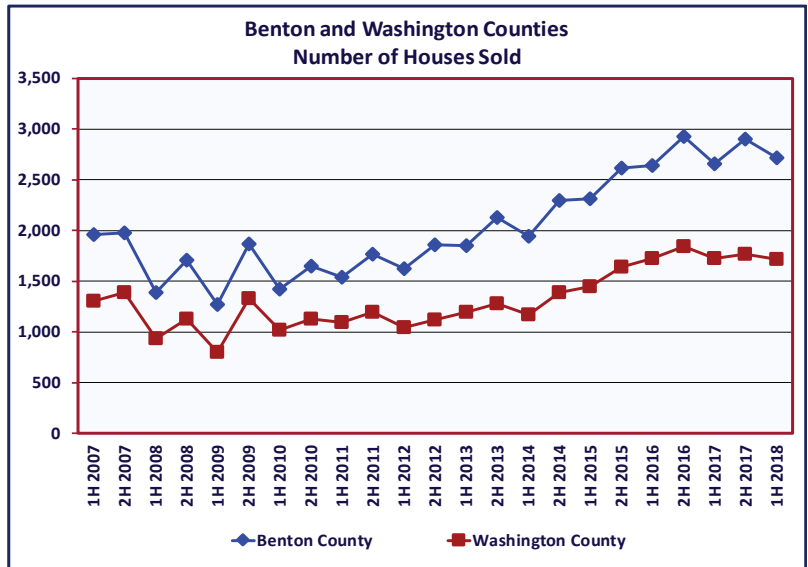
of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From January 1 to June 30, 2018 there were 4,438 houses sold in Benton and Washington counties. This is a increase of 1.2 percent from the same period in the previous year. There were 2,434 houses listed for sale in the MLS database as of June 30, 2018 at an

average list price of \$304,864. In the first half of 2018 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in both Benton and Washington County, as compared to the second half of 2017. In Benton County, the average sales price increased by 4.3 percent during the first half of 2018 to \$238,098. The median sales price increased to \$197,500 in the first half of 2018. In Washington County the average sales price increased by 7.2 percent to

Regional Housing Market

\$235,618. The median house price in Washington County increased to \$192,000 in the first half of 2018 compared to the previous half year. In per square foot terms, average Benton County prices increased 3.8 percent to \$109.33 and average Washington County prices increased 3.5 percent to \$113.24 from the second half of 2017 to the first half of 2018. Out of the 4,438 houses sold in the first half of 2018 1,097 were new construction. These newly constructed houses had average sale prices that were 112.4 percent and 100.9 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 2018

School District	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of Regional Sales
Bentonville	\$255,225	\$112.56	110	1,450	32.7%
Decatur	\$162,822	\$90.54	115	9	0.2%
Elkins	\$148,586	\$99.30	110	44	1.0%
Farmington	\$220,024	\$109.45	94	103	2.3%
Fayetteville	\$283,135	\$127.75	96	645	14.5%
Garfield	\$352,073	\$124.89	147	3	0.1%
Gentry	\$167,721	\$93.58	104	38	0.9%
Gravette	\$199,685	\$95.55	99	173	3.9%
Greenland	\$190,382	\$91.60	88	28	0.6%
Lincoln	\$153,150	\$86.20	142	26	0.6%
Mountainburg					0.0%
Pea Ridge	\$194,464	\$105.58	123	102	2.3%
Praire Grove	\$176,217	\$103.55	114	184	4.1%
Rogers	\$243,938	\$111.89	102	742	16.7%
Siloam Springs	\$166,329	\$91.89	113	163	3.7%
Springdale	\$217,618	\$105.62	138	703	15.8%
West Fork	\$176,114	\$100.91	82	25	0.6%
NWA	\$237,137	\$110.85	111	4,438	100.0%



Benton County

Building Permits

From January 1, 2018 to June 30, 2018 there were 890 residential building permits issued in Benton County. The total was 8.2 percent lower than the first half of 2017 total of 969 residential building permits. The average value of the Benton County building permits was \$263,753 in the first half of 2018, 8.2 percent higher than the average value of \$243,698 in the first half of 2017. About 64.2 percent of the first half of 2018 building permits were valued between \$150,001 and \$250,000 with 51.3 percent valued higher than \$250,000 and 11.3 percent lower than \$150,000.

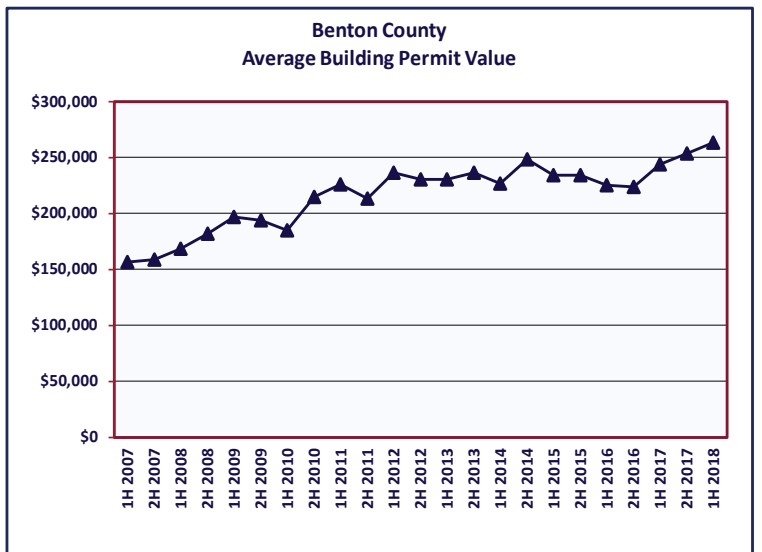
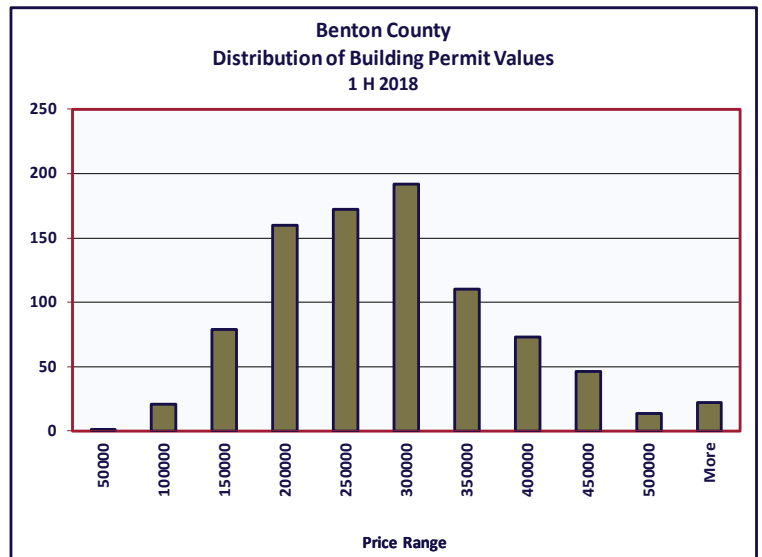
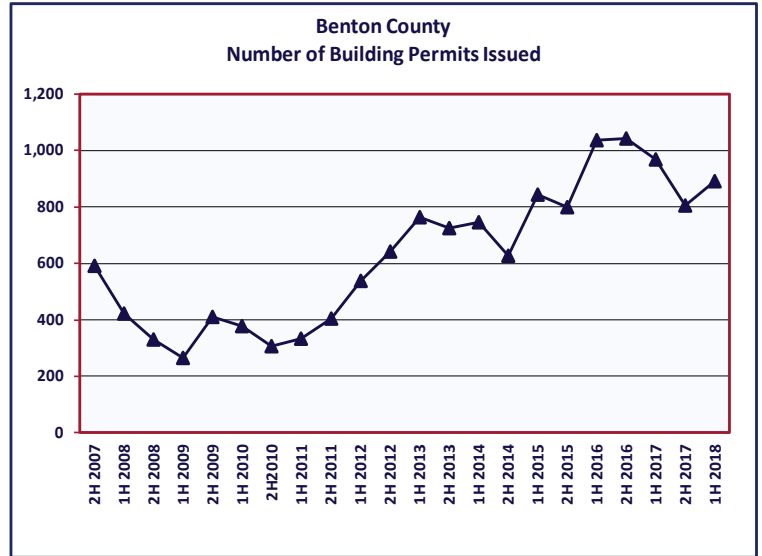
Bentonville accounted for 28.4 percent of the residential building permits in Benton County. Bella Vista and Rogers accounted for 14.7 and 17.4 percent of the Benton County residential building permits, respectively. The remaining 39.5 percent were from other cities in the county.

From the first half of 2017 to the first half of 2018, the number of building permits issued increased in Bella Vista, Bentonville, Bethel Heights, Decatur, Gravette, Little Flock and Rogers. The number of permits decreased in Cave Springs, Centerton, Gentry, Lowell, Pea Ridge and Siloam Springs.

Subdivisions

There were 17,058 total lots in 220 active subdivisions in Benton County in the first half of 2018. Within the active subdivisions, 19.0 percent of the lots were empty, 0.9 percent were starts, 3.2 percent were under construction, 1.5 percent were complete but unoccupied houses, and 75.4 percent were occupied houses. In the first half of 2018, Bentonville had the most number of empty lots, houses under construction, and most complete and occupied houses. Centerton and Rogers tied with the most starts at 32.

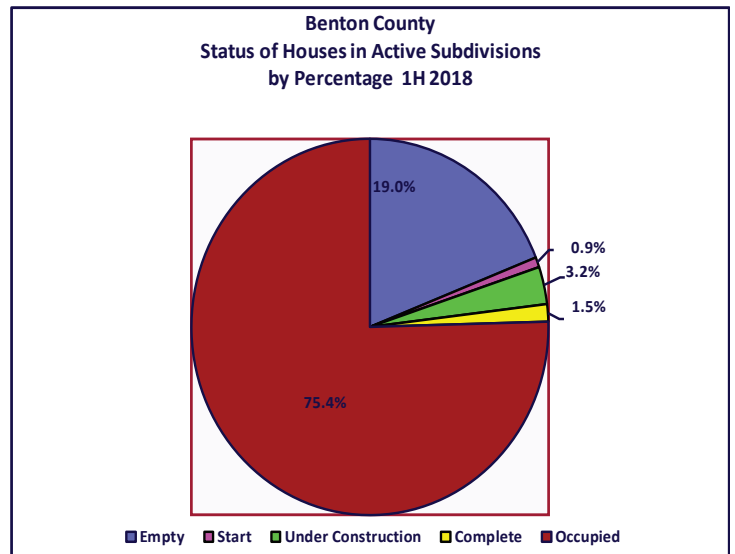
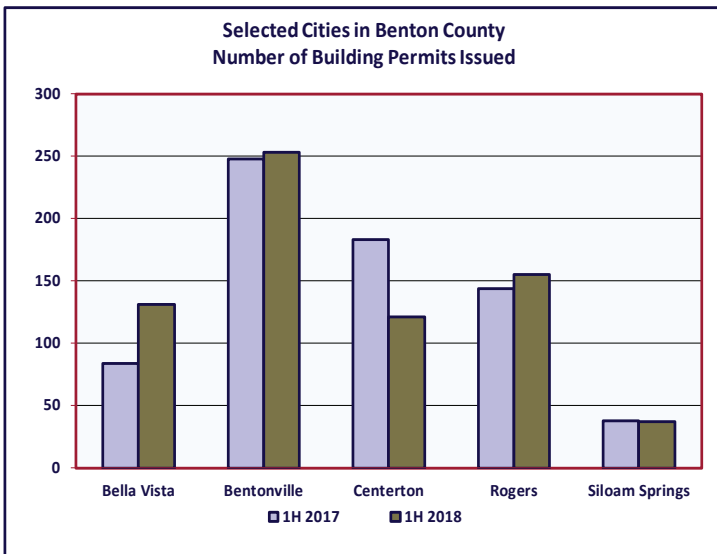
During the first half of 2018, the most active community in terms of houses under construction was Bentonville with 134. Centerton followed with 99 and Rogers with 96. These top cities for new construction were also among the most active in the second half of 2017. Meanwhile, no new construction or progress in existing construction occurred in the last year in 38 out of 220 subdivisions in Benton County.



Benton County

Benton County Residential Building Permit Values by City First Half of 2018

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 2018 Total	1H 2017 Total
Bella Vista	0	0	5	18	40	43	14	5	5	1	0	131	84
Bentonville	0	1	0	36	53	59	49	28	18	4	5	253	248
Bethel Heights	0	0	0	0	5	3	0	0	0	0	0	8	5
Cave Springs	1	2	1	25	10	3	10	11	1	1	1	66	97
Centerton	0	0	5	8	23	48	18	11	2	3	3	121	183
Decatur	0	0	0	0	0	0	0	0	0	0	1	1	0
Gentry	0	5	1	3	0	0	0	0	0	0	0	9	11
Gravette	0	4	19	1	0	0	0	0	1	0	0	25	24
Little Flock	0	0	0	0	0	0	0	1	3	1	8	13	8
Lowell	0	0	0	2	10	5	1	5	11	1	0	35	38
Pea Ridge	0	0	28	7	1	0	0	0	0	0	0	36	89
Rogers	0	1	4	47	30	31	18	12	5	3	4	155	144
Siloam Springs	0	8	16	13	0	0	0	0	0	0	0	37	38
Benton County	1	21	79	160	172	192	110	73	46	14	22	890	969



Benton County

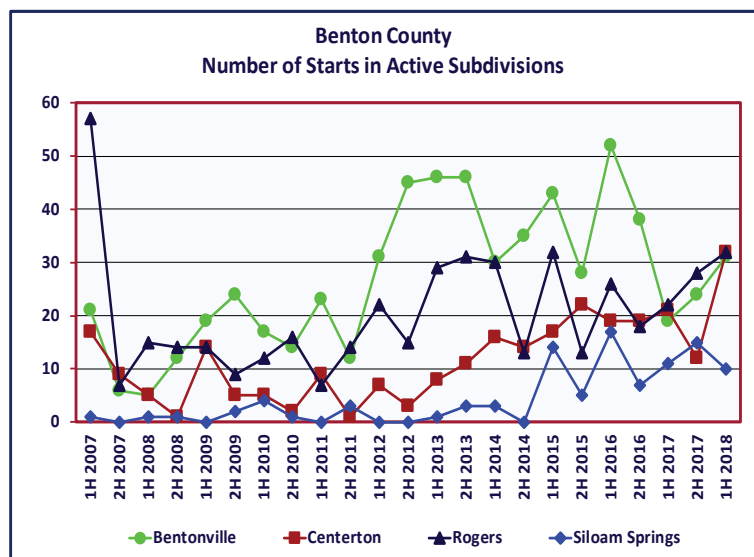
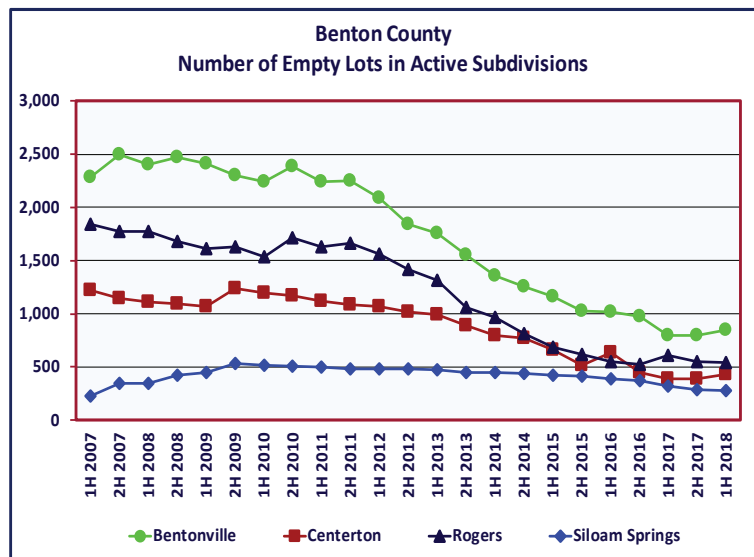
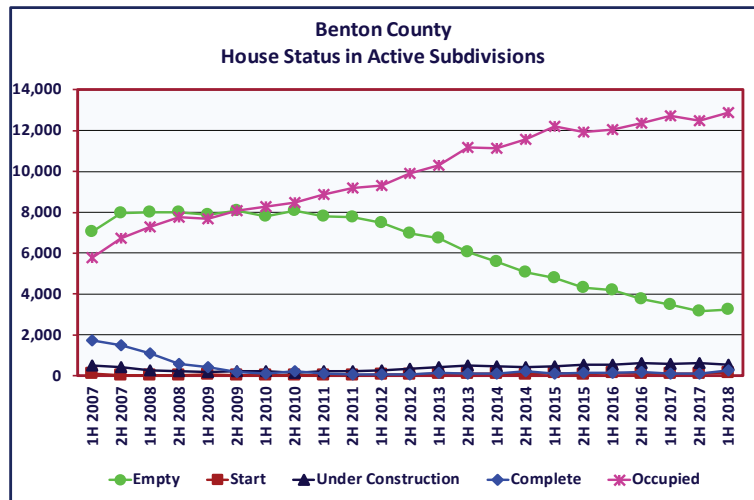
During the first half of 2018, there were 875 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 28.9 months of lot inventory at the end of the first half of 2018. This is up from 25.1 months of inventory at the end of the second half of 2017. Overall, in 53 out of 220 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 2018, there were 4,425 lots in 80 subdivisions in Benton County that had received approval. Bentonville accounted for 26.7 percent of the coming lots, Centerton accounted for 39.2 percent, Lowell accounted for 10.8, Rogers accounted for 8.3 percent, and Siloam Springs accounted for 2.4 percent of the coming lots. Other small cities in Benton County accounted for the remaining 12.6 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 2012 to 2018 are provided in this report. The percentage of houses occupied by owners increased from 64.4 percent in 2012 to 64.9 percent in the first half of 2018.

Sales of Existing Houses

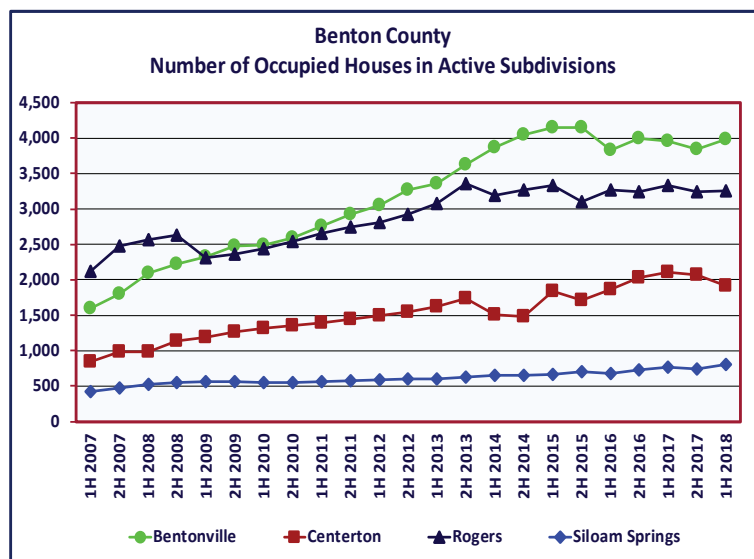
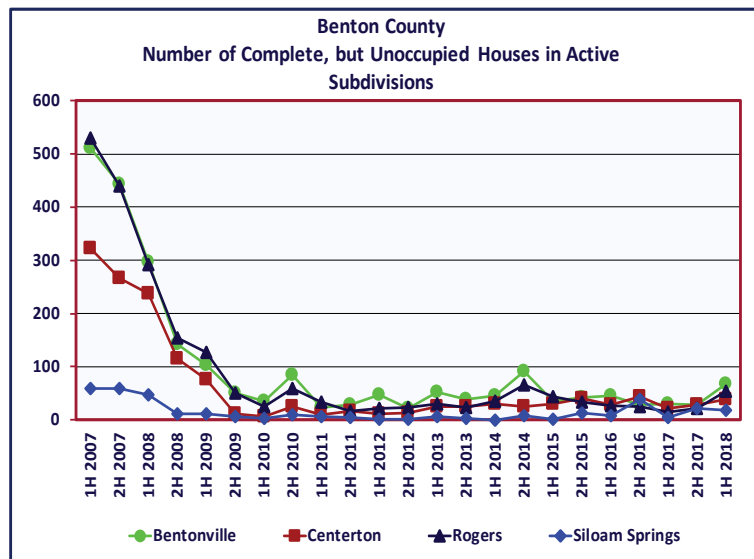
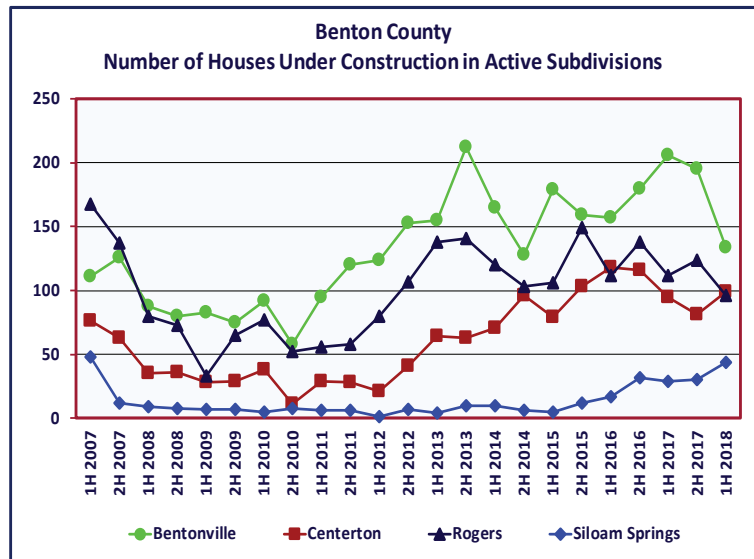
By examining house sales in the first half of 2018, the following results were revealed. A total of 2,718 houses were sold from January 1, 2018 to June 30, 2018 in Benton County. This represents a decrease of 6.4 percent from the previous half and an increase of 2.3 percent from the same time period in 2017. About 24.5 percent of the houses were sold in Rogers, 26.4 percent in Bentonville, 18.1 percent in Bella Vista, and 31.0 percent in the rest of Benton County. There were 1,657 houses listed for sale in the MLS database as of June 30, 2018 in Benton County at an average list price of \$394,995. In the first half of 2018, the average price of all houses sold in Benton County was \$238,098, while the median price was



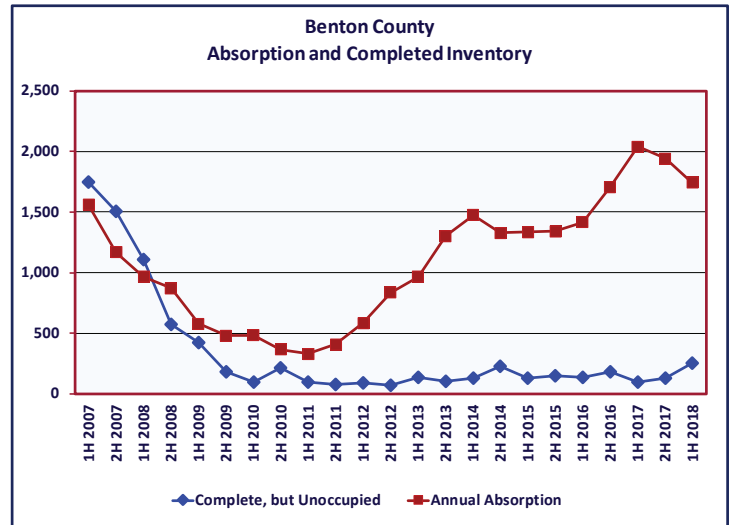
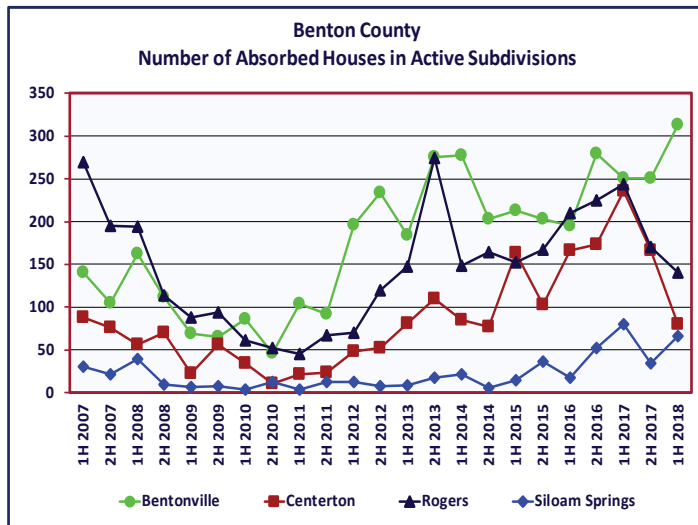
Benton County

\$197,500, and the average price per square foot was \$109.33. For the first half of 2018, the average amount of time between the initial listing of a house and the sale date was 107 days. The average sales price increased by 4.3 percent compared to the second half of 2017, the price per square foot increased by 3.8 percent from the second half of 2017 and the duration on the market increased by 9.4 percent from the second half of 2017. Out of the 2,718 houses sold in Benton County in the first half of 2018, 671 were new construction. These newly constructed houses had an average sold price of \$267,622 and took an average of 152 days to sell from their initial listing dates.

For the period of January 1, 2018 to June 30, 2018, on average in Benton County, the largest houses sold were in Highfill, the most expensive houses sold were in Highfill, and homes sold most rapidly in Sulphur Springs.



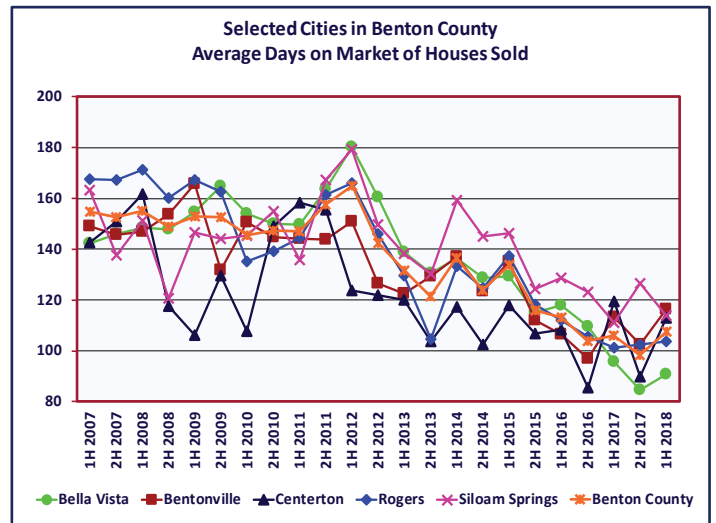
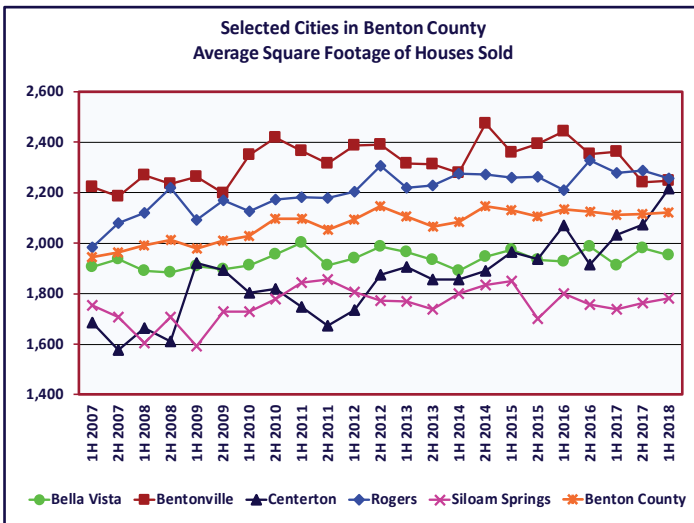
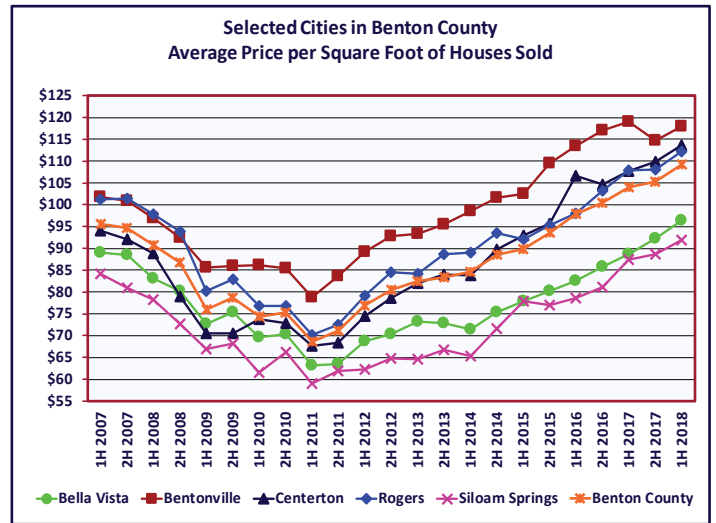
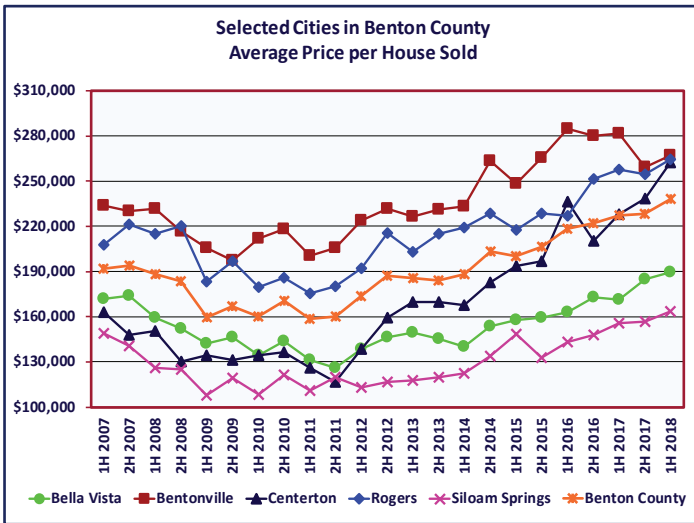
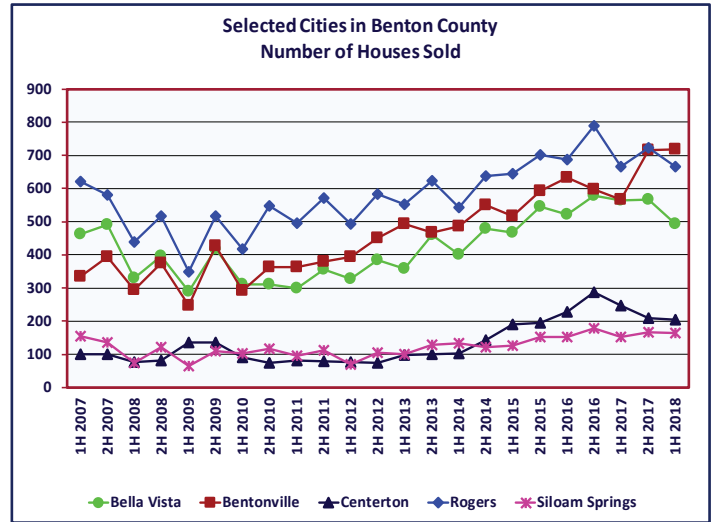
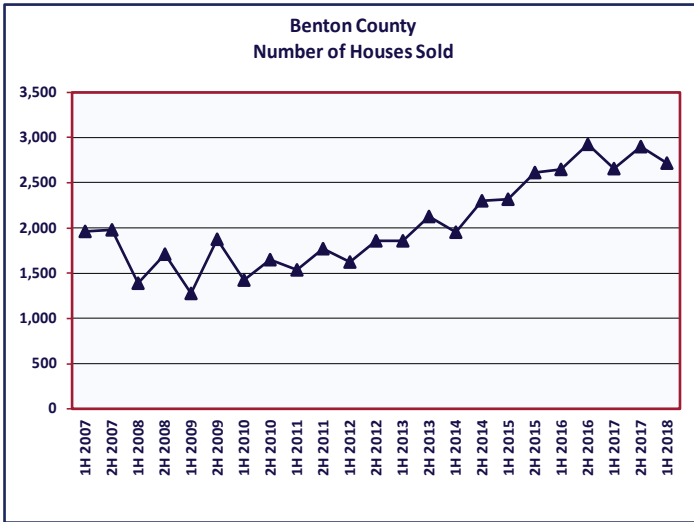
Benton County



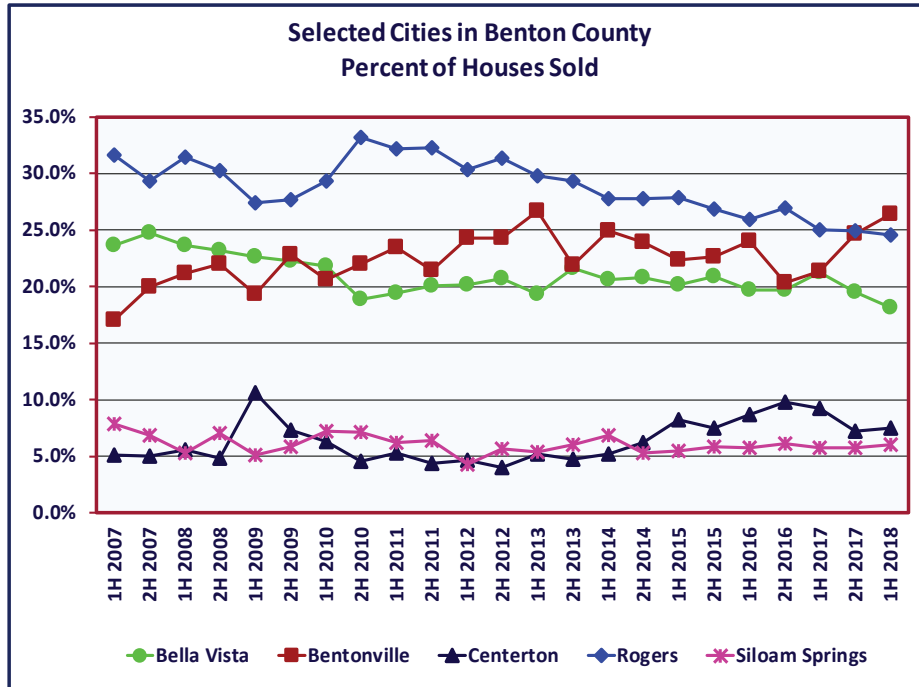
Benton County - Percentage of Owner-Occupied Houses by City

City	2012	2013	2014	2015	2016	2017	2018
Avoca	77.8%	75.8%	74.7%	72.1%	70.6%	70.7%	71.1%
Bella Vista	78.0%	78.0%	77.2%	77.8%	76.5%	77.7%	75.9%
Bentonville	68.7%	68.7%	67.5%	67.4%	64.4%	65.9%	61.8%
Bethel Heights	67.6%	68.1%	67.4%	67.3%	66.2%	62.3%	60.6%
Cave Springs	73.3%	75.4%	76.5%	76.9%	70.1%	75.2%	69.7%
Centerton	67.4%	66.9%	64.0%	63.8%	60.1%	64.0%	59.1%
Decatur	52.9%	53.6%	53.7%	55.6%	54.4%	54.3%	52.2%
Elm Springs	90.0%	83.3%	65.9%	75.6%	64.9%	75.9%	64.2%
Garfield	71.0%	70.0%	67.4%	67.0%	65.4%	66.7%	63.5%
Gateway	58.5%	57.3%	56.2%	56.4%	56.7%	56.4%	52.8%
Gentry	59.1%	60.1%	59.7%	58.7%	58.6%	59.6%	58.3%
Gravette	60.0%	57.9%	57.4%	57.7%	56.0%	58.5%	55.8%
Highfill	55.7%	54.6%	55.5%	56.6%	57.0%	54.5%	45.7%
Little Flock	75.5%	75.8%	75.7%	75.8%	75.2%	75.3%	73.9%
Lowell	72.7%	72.9%	72.0%	73.9%	70.4%	73.0%	69.8%
Pea Ridge	70.3%	71.0%	70.0%	69.8%	68.2%	69.1%	65.3%
Rogers	68.2%	68.7%	68.1%	68.6%	66.8%	68.6%	66.3%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	62.5%	63.6%	62.3%
Springdale	71.3%	70.5%	67.9%	67.8%	65.7%	66.6%	64.4%
Springtown	39.8%	52.4%	54.8%	52.4%	57.5%	63.4%	60.0%
Sulphur Springs	55.4%	56.4%	55.6%	60.5%	58.4%	54.1%	54.3%
Rural/Rurban	63.3%	67.0%	60.7%	62.9%	61.5%	62.0%	60.6%
Benton County	64.4%	68.6%	67.1%	63.2%	66.0%	67.4%	64.9%

Benton County



Benton County

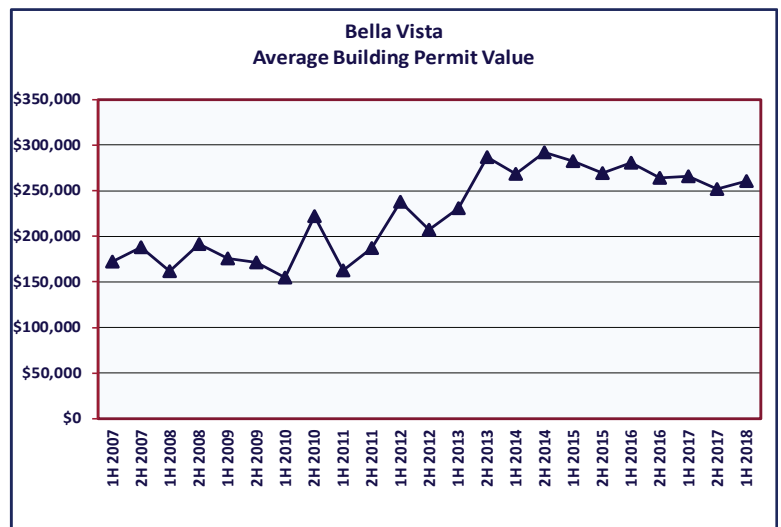
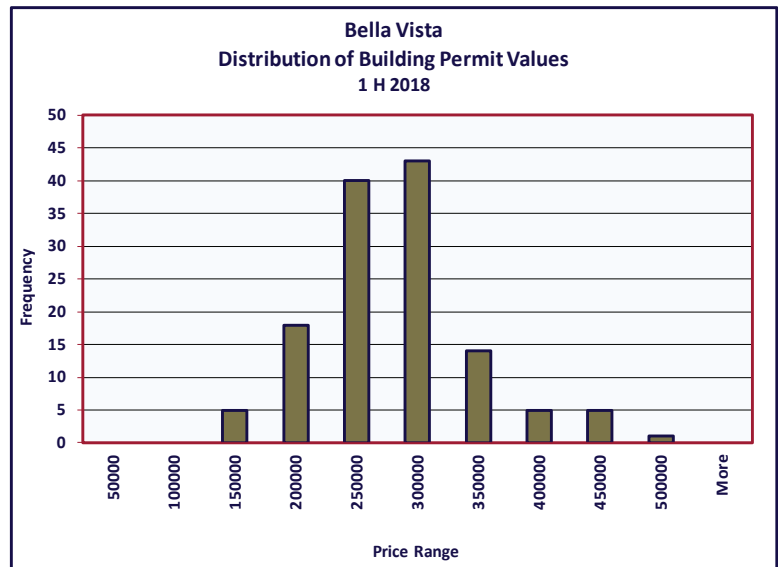
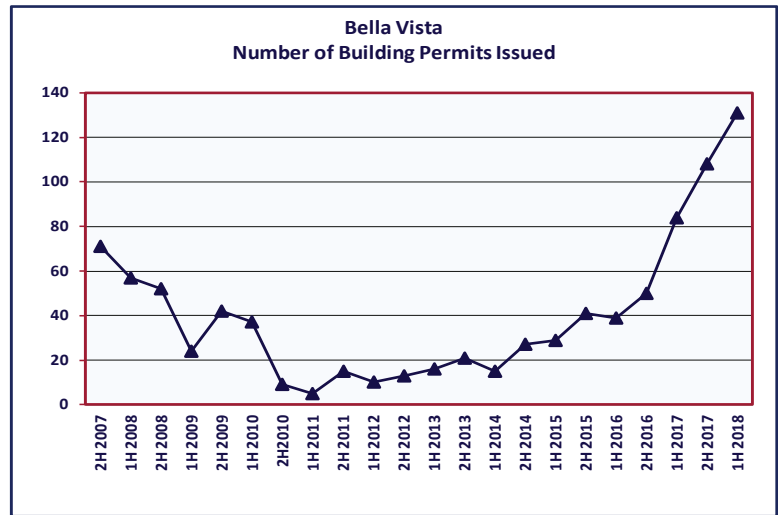


Benton County Sold House Characteristics by City First Half of 2018

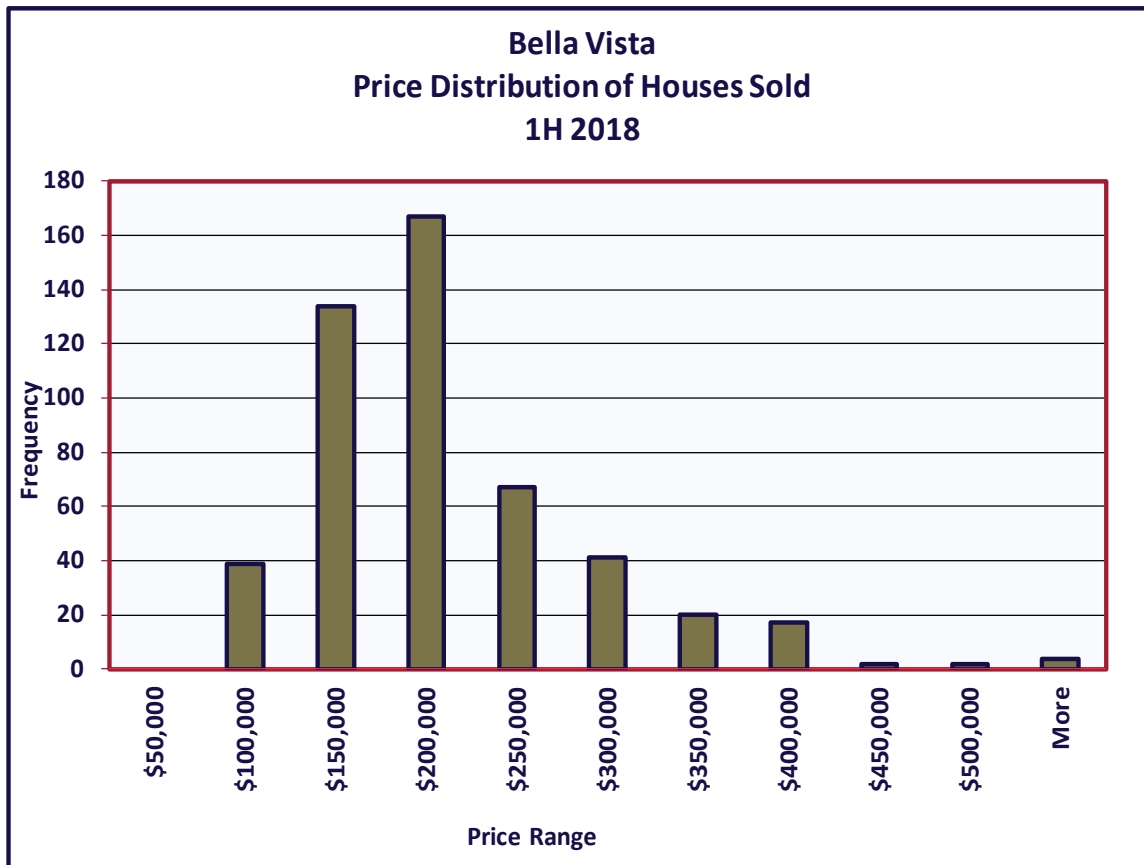
City	Average Price	Average Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca					0.0%
Bella Vista	\$189,710	\$96.31	83	272	18.4%
Bentonville	\$266,776	\$118.05	107	379	25.6%
Bethel Heights	\$178,729	\$103.57	70	17	1.1%
Cave Springs	\$325,014	\$129.26	108	49	3.3%
Centerton	\$262,499	\$113.64	114	126	8.5%
Decatur	\$163,156	\$89.23	116	3	0.2%
Garfield	\$230,959	\$124.20	144	21	1.4%
Gateway					0.0%
Gentry	\$163,455	\$94.08	87	19	1.3%
Gravette	\$168,538	\$95.63	103	19	1.3%
Highfill	\$326,250				0.0%
Hiwasse					0.0%
Little Flock	\$344,335				0.0%
Lowell	\$208,655	\$112.05	75	63	4.3%
Pea Ridge	\$194,011	\$105.68	126	50	3.4%
Rogers	\$264,269	\$114.18	106	366	24.7%
Siloam Springs	\$163,730	\$91.98	104	94	6.3%
Sulphur Springs	\$73,610	\$61.20	78	4	0.3%
Benton County	\$220,231	\$103.50	102	1,482	100.0%

Bella Vista

- From January 1 to June 30, 2018 there were 131 residential building permits issued in Bella Vista. This represents a 56 percent increase from the first half of 2017.
- A majority of the building permits were in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bella Vista decreased by 1.8 percent from \$265,689 in the first half of 2018 to \$260,790 in the first half of 2018.
- Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided. There are currently 38,515 total lots in Bella Vista. However, additional land can be turned into lots bringing the total to around 46,000 lots. There are about 13,300 residential structures in Bella Vista. Out of the remaining 25,215 lots approximately 9,000 to 13,000 could be considered ready for immediate construction, after acquisition from current owners. This was an increased estimate from the previous 5,000 to 7,000 due to continued growth of the sewer system, and growing demand for housing in Bella Vista by larger sized families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.



Bella Vista

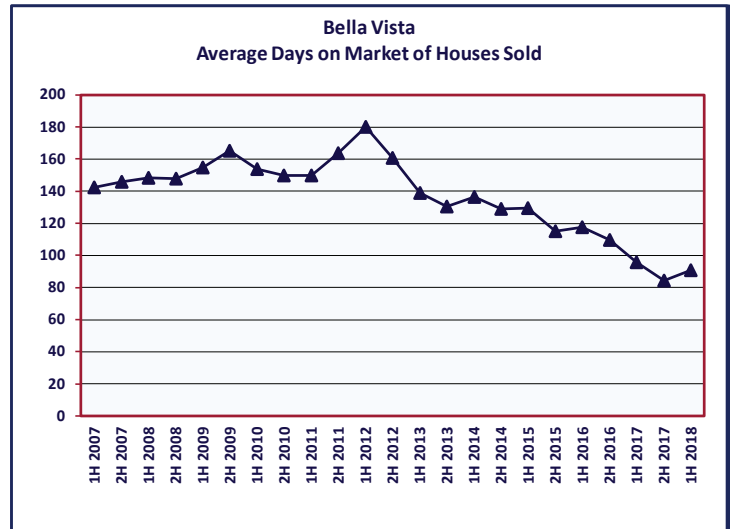
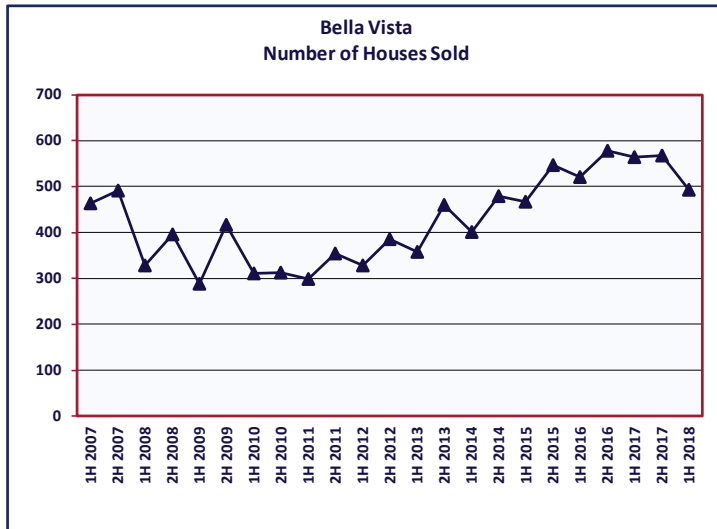


- 74.7 percent of the sold houses in Bella Vista were priced in the \$100,001 to \$250,000 range.

Bella Vista Price Range of Houses Sold First Half of 2018

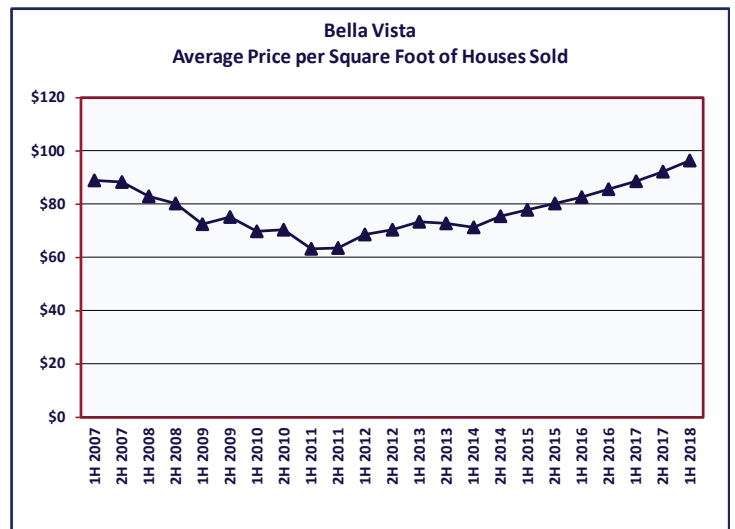
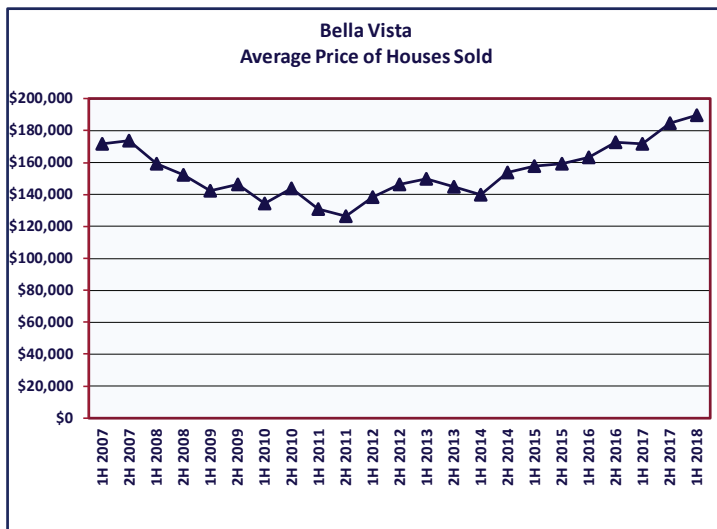
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	39	7.9%	1,211	94	96.4%	\$72.20
\$100,001 - \$150,000	134	27.2%	1,487	72	98.5%	\$89.86
\$150,001 - \$200,000	167	33.9%	1,819	91	98.4%	\$96.86
\$200,001 - \$250,000	67	13.6%	2,252	83	98.6%	\$102.44
\$250,001 - \$300,000	41	8.3%	2,685	104	98.4%	\$105.25
\$300,001 - \$350,000	20	4.1%	3,211	119	97.3%	\$104.96
\$350,001 - \$400,000	17	3.4%	3,157	175	97.0%	\$121.10
\$400,001 - \$450,000	2	0.4%	3,553	72	100.4%	\$116.56
\$450,001 - \$500,000	2	0.4%	3,731	156	98.1%	\$129.35
\$500,000+	4	0.8%	4,789	136	94.4%	\$154.90
Bella Vista	493	100.0%	1,953	91	98.2%	\$96.31

Bella Vista



- There were 493 houses sold in Bella Vista from January 1 to June 30, 2018, or 13.1 percent less than the 567 sold in the second half of 2017, and 12.6 percent fewer than the 564 sold in the first half of 2017.
- The average price of a house sold in Bella Vista increased by 2.6 percent from \$184,850 in the second half of 2017 to \$189,710 in the first half of 2018, and by 10.6 percent from a year ago.
- In Bella Vista, the average number of days on market from initial listing to the date of sale increased from 85 days in the second half of 2017 to 91 days in the first half of 2018.
- The average price per square foot for a house sold in Bella Vista increased from \$92.32 in the second half of 2017 to \$96.31 in the first half of 2018. The average price per square foot was 4.3 percent higher than in the previous half year, and

- 8.5 percent higher than in the first half of 2017.
- About 18.1 percent of all houses sold in Benton County in the first half of 2018 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 79.7 percent of the county average.
- Out of the 493 houses sold in the first half of 2018, 40 were new construction. These newly constructed houses had an average sales price of \$237,201 and took an average of 90 days to sell from their initial listing dates.
- There were 228 houses in Bella Vista listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$266,903.
- According to the Benton County Assessor's database, 75.9 percent of houses in Bella Vista were owner-occupied in the first half of 2018.



Bella Vista

Bella Vista Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aldsworth	3	0.6%	2,841	94	\$268,167	\$92.94
Allendale	1	0.2%	3,250	218	\$364,000	\$112.00
Annsborough	2	0.4%	2,001	171	\$169,500	\$82.47
Argyll	1	0.2%	2,046	41	\$215,000	\$105.08
Avondale	24	4.9%	1,875	93	\$152,068	\$83.18
Bankfoot	2	0.4%	1,351	87	\$140,000	\$104.12
Basildon	6	1.2%	2,069	102	\$174,300	\$87.43
Basildon Courts	3	0.6%	1,246	36	\$104,333	\$83.55
Bedford	2	0.4%	1,883	61	\$207,586	\$110.20
Berksdale	2	0.4%	2,876	135	\$210,500	\$75.00
Birmingham	9	1.8%	2,239	68	\$203,417	\$94.60
Boreland	2	0.4%	1,339	57	\$145,500	\$108.77
Branchwood	3	0.6%	2,246	106	\$174,300	\$78.99
Brecknock	5	1.0%	2,805	85	\$274,700	\$98.58
Brigadoon	1	0.2%	1,703	91	\$199,000	\$116.85
Bristol	4	0.8%	1,792	78	\$152,102	\$85.38
Brittany	1	0.2%	2,494	46	\$240,000	\$96.23
Brittany Courts	4	0.8%	1,669	48	\$174,000	\$104.29
Brompton	3	0.6%	2,430	131	\$314,333	\$126.18
Brompton Courts	3	0.6%	1,530	84	\$138,000	\$90.50
Brunswick	3	0.6%	1,994	64	\$211,133	\$107.55
Buckingham	6	1.2%	1,763	73	\$169,667	\$96.36
Buckland	1	0.2%	4,160	170	\$465,000	\$111.78
Caithness	1	0.2%	1,466	29	\$138,000	\$94.13
Cambridge	3	0.6%	1,544	87	\$146,183	\$94.65
Canterbury Hills	2	0.4%	2,614	86	\$232,950	\$89.37
Cardenden	3	0.6%	3,230	75	\$264,467	\$85.96
Cardigan	2	0.4%	1,874	79	\$200,950	\$105.53
Cargill	1	0.2%	2,648	75	\$360,000	\$135.95
Carlisle	1	0.2%	1,855	33	\$222,745	\$120.08
Carrick	1	0.2%	1,600	7	\$68,600	\$42.88
Charing	4	0.8%	1,747	61	\$180,975	\$104.66
Chelmsworth	1	0.2%	3,114	91	\$360,000	\$115.61
Chelsea	1	0.2%	1,998	90	\$163,900	\$82.03
Chelsea Courts	1	0.2%	1,890	204	\$172,000	\$91.01
Cheshire	5	1.0%	1,536	92	\$123,120	\$81.56
Cheviot	1	0.2%	3,301	141	\$485,000	\$146.93
Churchill	2	0.4%	1,605	43	\$166,750	\$103.95
Clackmannan	1	0.2%	2,142	123	\$253,000	\$118.11
Cornwall	1	0.2%	1,692	35	\$152,000	\$89.83
Coulter	1	0.2%	1,350	31	\$160,000	\$118.52
Country Club Villas	2	0.4%	2,103	126	\$304,614	\$144.93
Coventry	1	0.2%	1,954	40	\$212,000	\$108.50
Cromarty	1	0.2%	3,230	668	\$390,000	\$120.74
Cullen Hills	2	0.4%	2,061	110	\$230,350	\$109.68
Cumberland	1	0.2%	1,652	98	\$160,000	\$96.85
Cunningham	2	0.4%	1,740	60	\$182,500	\$104.36
Devonshire	1	0.2%	1,645	64	\$143,000	\$86.93
Dillow	1	0.2%	1,766	42	\$217,900	\$123.39
Dirleton	1	0.2%	1,800	121	\$187,000	\$103.89
Dorchester	1	0.2%	2,278	60	\$235,000	\$103.16
Dornoch	4	0.8%	3,259	174	\$370,750	\$112.18
Dorset	2	0.4%	1,256	49	\$119,950	\$95.55

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Drake Courts	13	2.6%	1,344	105	\$92,357	\$69.53
Dumfries	1	0.2%	1,890	150	\$157,000	\$83.07
Dunbarton	3	0.6%	1,808	74	\$195,800	\$107.87
Dunedin	3	0.6%	2,768	124	\$324,833	\$116.22
Dunsford	4	0.8%	2,143	76	\$256,625	\$114.98
Dunvegan	2	0.4%	1,797	62	\$177,000	\$95.97
Eastleigh	2	0.4%	1,257	46	\$131,750	\$105.02
Eddleston	2	0.4%	2,071	79	\$177,500	\$86.42
Elvendon	2	0.4%	1,633	30	\$168,275	\$101.90
Embleton	5	1.0%	1,762	67	\$180,480	\$101.76
Essex	1	0.2%	2,223	369	\$135,000	\$60.73
Evanton	1	0.2%	3,545	77	\$510,000	\$143.86
Fenchurch	4	0.8%	2,524	99	\$217,225	\$88.16
Flint	1	0.2%	1,937	85	\$195,000	\$100.67
Forest Hills	4	0.8%	2,324	115	\$211,875	\$93.62
Gloucester	5	1.0%	2,720	71	\$264,200	\$98.86
Grinstead	3	0.6%	2,071	74	\$228,833	\$111.76
Halladale	1	0.2%	2,010	157	\$182,500	\$90.80
Hampstead	3	0.6%	1,456	95	\$120,333	\$84.04
Hampton	1	0.2%	1,719	26	\$171,500	\$99.77
Harborough	1	0.2%	1,524	53	\$160,000	\$104.99
Harrington	2	0.4%	2,019	133	\$233,015	\$115.42
Hartlepool	1	0.2%	1,347	14	\$115,000	\$85.37
Headley	5	1.0%	1,748	69	\$188,700	\$108.03
Hebrides	3	0.6%	1,470	95	\$145,833	\$99.51
Highland	2	0.4%	1,745	94	\$169,450	\$97.63
Highland Park Villas	4	0.8%	1,554	137	\$171,000	\$110.49
HillsWick	1	0.2%	1,492	50	\$136,500	\$91.49
Huntingdon	1	0.2%	2,726	193	\$220,000	\$80.70
Inverness	3	0.6%	3,494	106	\$502,333	\$136.95
Islington	3	0.6%	1,667	42	\$165,833	\$99.41
Kelaen	4	0.8%	3,112	119	\$325,975	\$110.63
Kendal	1	0.2%	3,157	151	\$385,000	\$121.95
Kensington	5	1.0%	2,267	94	\$218,075	\$95.97
Kenwood	1	0.2%	2,200	48	\$254,900	\$115.86
Keswick	1	0.2%	2,420	258	\$182,500	\$75.41
Kincardine	3	0.6%	1,942	162	\$245,833	\$121.67
Kingsdale Courts	4	0.8%	1,429	188	\$92,375	\$65.27
Kingswood	2	0.4%	2,317	86	\$218,450	\$94.91
Kinross	1	0.2%	2,467	59	\$181,500	\$73.57
Kipling Courts	1	0.2%	1,915	116	\$205,000	\$107.05
Lakeview	3	0.6%	2,037	101	\$121,400	\$60.99
Lambeth	5	1.0%	1,490	100	\$125,080	\$86.23
Lancashire	3	0.6%	1,016	42	\$113,133	\$111.48
Lands End	8	1.6%	1,800	81	\$191,025	\$107.88
Laurencekirk	1	0.2%	3,248	289	\$295,000	\$90.83
Leicester	1	0.2%	1,116	144	\$84,900	\$76.08
Lockhart	1	0.2%	1,436	46	\$149,500	\$104.11
London	2	0.4%	1,742	65	\$154,500	\$88.77
Lothian	3	0.6%	1,709	54	\$179,467	\$105.80
Magrath	3	0.6%	1,782	62	\$185,967	\$104.19
Marionet	3	0.6%	2,469	108	\$247,667	\$101.46
Marisco	1	0.2%	1,648	56	\$154,900	\$93.99

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Mayfair	2	0.4%	1,868	105	\$154,950	\$82.59
Melanie	1	0.2%	1,824	32	\$179,000	\$98.14
Melanie Courts	4	0.8%	1,274	103	\$105,500	\$83.43
Merritt	6	1.2%	2,107	91	\$214,475	\$102.91
Metfield	1	0.2%	1,760	269	\$159,000	\$90.34
Metfield Courts	10	2.0%	1,155	70	\$99,890	\$86.40
Monmouth	1	0.2%	2,537	87	\$266,500	\$105.05
Morganshire	1	0.2%	2,089	49	\$208,900	\$100.00
Morvan	2	0.4%	2,354	119	\$225,500	\$94.98
Nelson	5	1.0%	1,741	47	\$181,737	\$105.34
New Galloway	1	0.2%	3,600	147	\$360,000	\$100.00
Newquay	2	0.4%	1,612	83	\$174,500	\$108.04
Norfolk	1	0.2%	1,357	30	\$130,000	\$95.80
North Riding	1	0.2%	1,783	84	\$179,000	\$100.39
Norwood	1	0.2%	1,521	38	\$160,700	\$105.65
Norwood Courts	4	0.8%	1,467	101	\$137,875	\$93.70
Nottingham	3	0.6%	2,226	134	\$188,167	\$89.08
Oak Knoll	1	0.2%	1,232	60	\$128,000	\$103.90
Oniell	3	0.6%	2,310	106	\$248,267	\$106.59
Orkney	1	0.2%	2,081	165	\$177,000	\$85.06
Orleton	1	0.2%	1,856	45	\$189,900	\$102.32
Oxford	1	0.2%	1,704	30	\$195,000	\$114.44
Pamona	1	0.2%	3,017	75	\$315,000	\$104.41
Penrith	1	0.2%	1,663	31	\$177,500	\$106.73
Pimlico	2	0.4%	2,692	163	\$205,450	\$81.10
Portsmouth	2	0.4%	1,744	53	\$180,750	\$103.67
Primrose	3	0.6%	2,028	70	\$208,567	\$101.00
Quantock Hills	5	1.0%	1,683	42	\$153,580	\$91.52
Queensborough	2	0.4%	1,845	46	\$191,500	\$106.50
Queensferry	1	0.2%	1,573	35	\$205,000	\$130.32
Radcliffe	1	0.2%	1,630	46	\$177,000	\$108.59
Radnor	1	0.2%	2,022	168	\$99,750	\$49.33
Raleigh Hills	1	0.2%	1,414	88	\$119,000	\$84.16
Redwick	2	0.4%	1,642	144	\$151,500	\$92.27
Reighton	2	0.4%	2,112	64	\$203,000	\$98.11
Renfrew	5	1.0%	1,785	60	\$165,000	\$92.10
Roberts	5	1.0%	2,412	68	\$251,380	\$102.72
Romford	2	0.4%	1,566	95	\$149,600	\$91.64
Rothbury	1	0.2%	1,115	72	\$125,000	\$112.11
Rountree	1	0.2%	1,850	118	\$229,900	\$124.27
Rugby	1	0.2%	1,675	40	\$170,000	\$101.49
Rush Estates	1	0.2%	3,678	70	\$330,000	\$89.72
Rutland	2	0.4%	2,503	134	\$276,100	\$112.96
Sandwick	2	0.4%	1,657	38	\$144,750	\$93.82
Scalloway	2	0.4%	2,365	103	\$217,000	\$91.98
Scarborough	2	0.4%	1,422	177	\$148,249	\$105.43
Scotsdale	1	0.2%	1,872	261	\$152,500	\$81.46
Sculthorpe	3	0.6%	2,095	53	\$205,667	\$99.44
Shakespeare Courts	4	0.8%	1,392	47	\$101,500	\$72.23
Sherlock	3	0.6%	2,521	52	\$223,717	\$94.40
Sherwood	4	0.8%	1,503	79	\$138,100	\$93.23
Shetland	2	0.4%	1,548	65	\$138,325	\$90.20
Shropshire	4	0.8%	2,168	50	\$211,550	\$98.33
Sidlaw Hills	1	0.2%	2,132	149	\$230,000	\$107.88

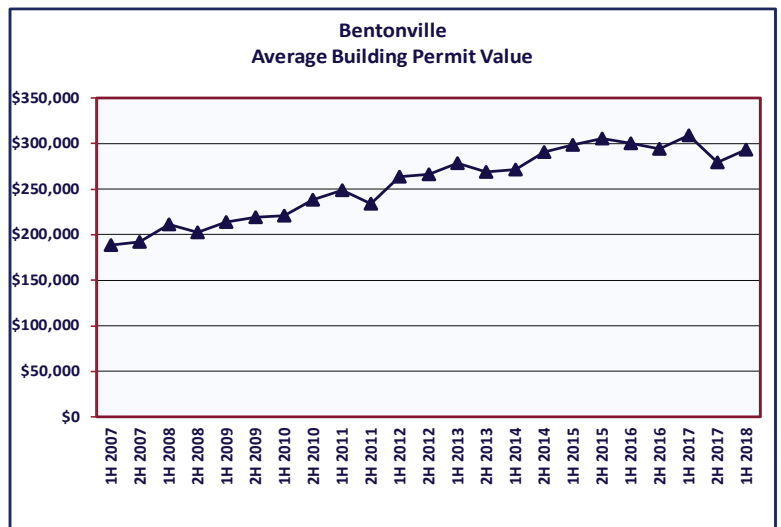
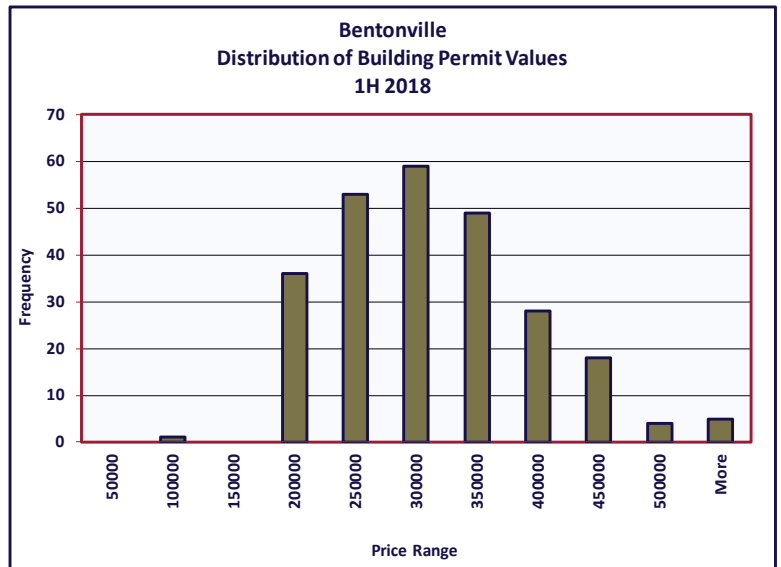
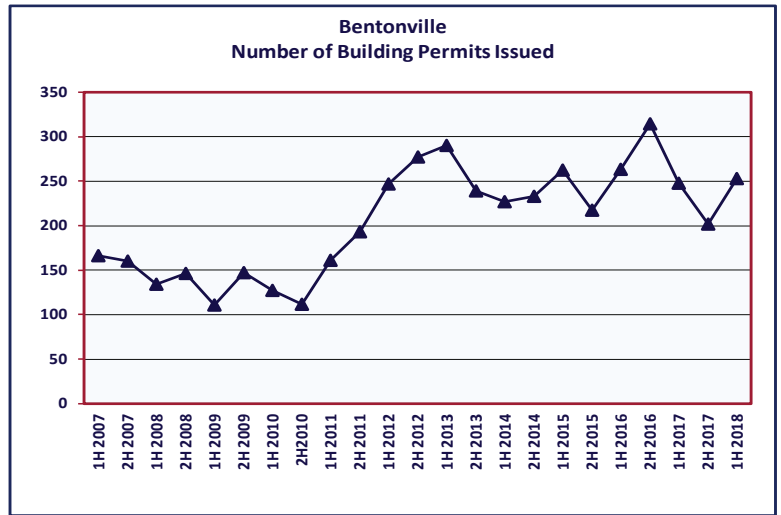
Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Somerset	4	0.8%	1,779	100	\$157,000	\$91.62
St Andrews	1	0.2%	1,560	41	\$174,000	\$111.54
Stafford	4	0.8%	1,989	50	\$194,800	\$93.82
Stirling	4	0.8%	1,869	77	\$203,000	\$107.53
Stonehaven	1	0.2%	5,584	36	\$995,000	\$178.19
Stoneykirk	2	0.4%	1,450	80	\$139,950	\$96.55
Strathdon	1	0.2%	3,186	179	\$275,000	\$86.32
Stronsay	1	0.2%	1,757	144	\$165,000	\$93.91
Suffolk	1	0.2%	1,024	92	\$99,900	\$97.56
Sullivan	2	0.4%	2,535	124	\$270,500	\$107.08
Sunderland	5	1.0%	2,107	108	\$160,400	\$76.27
Sussex	1	0.2%	1,800	46	\$209,500	\$116.39
Tanyard Creek Courts	1	0.2%	3,021	242	\$320,000	\$105.93
Taransay	3	0.6%	1,457	63	\$158,678	\$108.96
Timbercrest	2	0.4%	2,610	106	\$214,500	\$81.89
Tiverton	1	0.2%	2,298	33	\$279,900	\$121.80
Wandsworth	1	0.2%	2,942	36	\$312,000	\$106.05
Warwick	3	0.6%	2,109	98	\$220,404	\$106.31
Watson	2	0.4%	1,678	115	\$167,000	\$100.25
Wellington	1	0.2%	3,431	686	\$317,500	\$92.54
Wembly	2	0.4%	1,531	78	\$143,000	\$93.43
Wentworth	4	0.8%	1,939	117	\$157,975	\$81.48
Westminster	7	1.4%	1,914	58	\$198,271	\$106.27
Westmorland	3	0.6%	2,037	16	\$197,333	\$98.21
Weymouth	1	0.2%	2,462	239	\$165,500	\$67.22
Wight	4	0.8%	1,802	132	\$180,225	\$99.03
Wiltshire	4	0.8%	1,772	70	\$152,238	\$87.90
Wimbledon	3	0.6%	2,345	60	\$163,100	\$69.94
Witherby	4	0.8%	1,791	70	\$188,625	\$104.99
Worcester	9	1.8%	1,260	97	\$102,500	\$81.89
York	2	0.4%	1,798	52	\$186,950	\$103.38
Bella Vista	493	100.0%	1,953	91	\$189,710	\$96.31

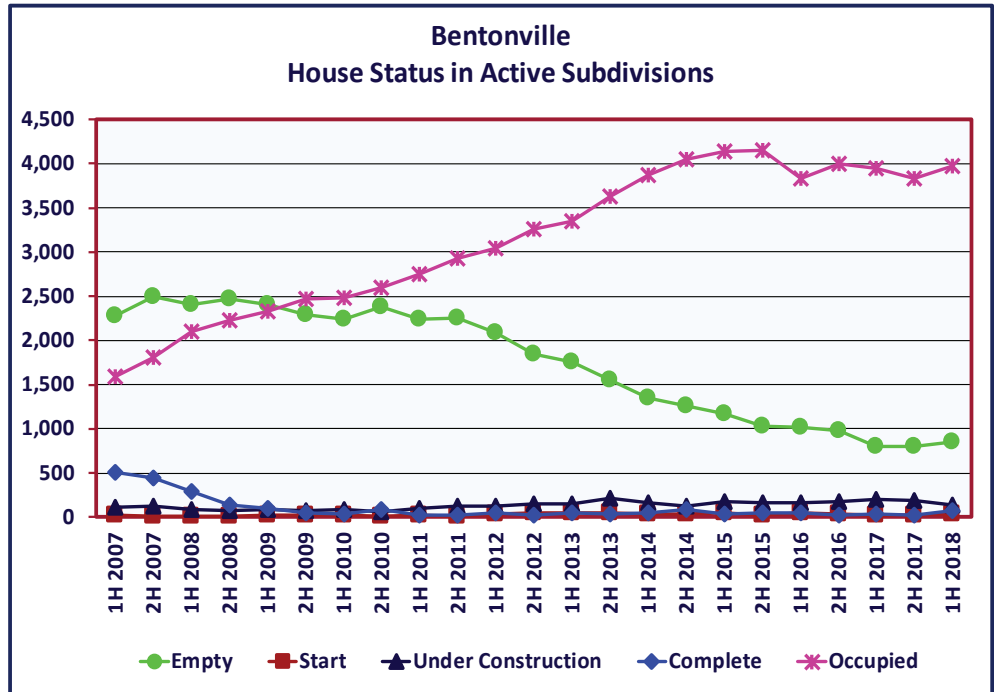
Bentonville

- From January 1 to June 30, 2018 there were 253 residential building permits issued in Bentonville. This represents a 2.0% percent increase from the 248 building permits issued in the first half of 2017.
- In the first half of 2018, a majority of building permits were valued in the \$200,001 to \$400,000 range.
- The average residential building permit value in Bentonville decreased 5.1 percent from \$309,307 in the first half of 2017 to \$293,402 in the first half of 2018.



Bentonville

- There were 5,064 total lots in 56 active subdivisions in Bentonville in the first half of 2018. About 78.6 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 2.6 percent were under construction, 0.6 percent were starts, and 16.8 percent were empty lots.
- The subdivision with the most houses under construction in Bentonville in the first half of 2018 was Brighton Cottages with 18.
- No new construction or progress in existing construction has occurred in the last year in 6 of the 56 active subdivisions in Bentonville.
- 313 new houses in Bentonville became occupied in the first half of 2018. The annual absorption rate implies that there were 23.1 months of remaining inventory in active subdivisions, up from 24.9 months in the second half of 2017.
- In 10 out of the 56 active subdivisions in Bentonville, no absorption has occurred in the first half of 2018.
- An additional 1,183 lots in 17 subdivisions had received either preliminary or final approval by June 30, 2018.



Bentonville Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Amber Ridge South @ Woods Creek	2H 2015	19
Aurora Subdivision	1H 2018	228
Bella Vista Homes	1H 2018	4
Coler Creek, Phase II	1H 2018	50
Harbin Pointe Townhomes	2H 2016	4
Livingston Square	2H 2015	37
Osage Hill's Phase I, II	2H 2016	430
Presley Place	1H 2018	8
Preston Park Phase I	1H 2018	98
Windmill Farms	2H 2016	10
<i>Final Approval</i>		
Central Park, Phase VI	2H 2014	66
Coler Creek Phase I	1H 2018	32
East Ridge Addition	2H 2013	7
Harbin Pointe Addition Phase II	1H 2018	4
Kensington Phase IV	1H 2018	5
Rolling Acres, Phase II	2 H 2015	54
Willowbrook, Phase II	2H 2017	127
Bentonville		1,183

Bentonville

Bentonville House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek	1	0	0	0	34	35	2	3.0
Amber Ridge North at Woods Creek	3	1	5	0	11	20	7	10.8
Angel Falls Phase I, II	22	2	0	0	81	105	8	28.8
Arbor Lane II	4	0	0	3	20	27	6	6.5
Avignon	3	0	1	1	33	38	1	60.0
The Bluffs, Phase I	13	0	0	0	8	21	1	156.0
Briarwood ¹	6	0	1	0	22	29	0	--
Brighton Cottages	74	3	18	0	73	168	19	25.3
Central Park, Phase, II III, V	5	2	3	0	85	95	5	10.0
Chapel Hill ^{1,2}	3	0	0	0	122	125	0	--
Chardonnay	6	0	0	0	46	52	0	72.0
College Place, Phases VII, VIII	0	0	1	0	117	118	1	4.0
Cornerstone Ridge, Phase I, V, VI	5	0	0	13	198	216	24	3.9
Creekstone, Phase II, III	32	1	3	1	20	57	1	444.0
Eagle Creek, Phase I	0	0	0	0	62	62	1	0.0
Eau Claire	7	0	1	0	18	26	2	32.0
Edgar Estates, Block I, II	48	1	14	10	22	95	12	54.8
Elington Village	20	1	8	0	10	39	10	34.8
The Estates at Woods Creek	1	0	1	0	12	14	4	3.4
Grace	9	0	2	0	101	112	0	66.0
Grammercy Park	61	0	6	5	43	115	3	96.0
Heathrow ^{1,2}	3	0	0	0	62	65	0	--
Hidden Springs, Phase IV ^{1,2}	4	0	0	0	44	48	0	--
Highland Park ^{1,2}	0	0	1	0	51	52	0	--
Highpointe	10	0	0	0	128	138	9	6.7
Kensington, Phase III	2	0	0	0	29	31	0	24.0
Kerelaw Castle	35	2	14	1	125	177	31	13.3
Keystone Phase II	1	0	0	0	83	84	0	12.0
Laurynwood Estates	7	0	0	0	93	100	0	42.0
Little Sugar Estates	1	0	0	0	10	11	1	12.0
Loochmoor Club Phase II	92	3	10	4	26	135	26	50.3
Lyndal Heights, Phase V	12	0	0	0	12	24	3	36.0
McClain Place Addition	1	1	6	0	1	9	1	96.0
McKissic Creek Estates ¹	1	0	2	0	6	9	0	--
North Fork	15	1	2	0	77	95	1	19.6
Oakbrooke, Phases I, II	5	0	3	0	56	64	0	96.0
Oak Lawn Hills	5	3	6	1	49	64	0	90.0
Orchard Addition, Block J	0	0	0	10	5	15	5	24.0
Osage Ridge Estates	11	0	0	0	3	14	1	132.0
Oxford Ridge	0	0	0	0	167	167	2	0.0
Providence Village	122	2	12	1	45	182	26	36.5
Riverwalk Farm Estates, Phases I, II	1	0	0	0	430	431	12	0.4
Rolling Acres	0	0	0	1	90	91	8	1.1
Simsberry Place ¹	3	0	1	0	79	83	0	--
Stone Meadow	44	0	0	6	208	258	6	37.5
Stone Ridge Estates ^{1,2}	26	0	0	0	58	84	0	--

Bentonville

Bentonville House Status in Active Subdivisions (Continued) First Half of 2018

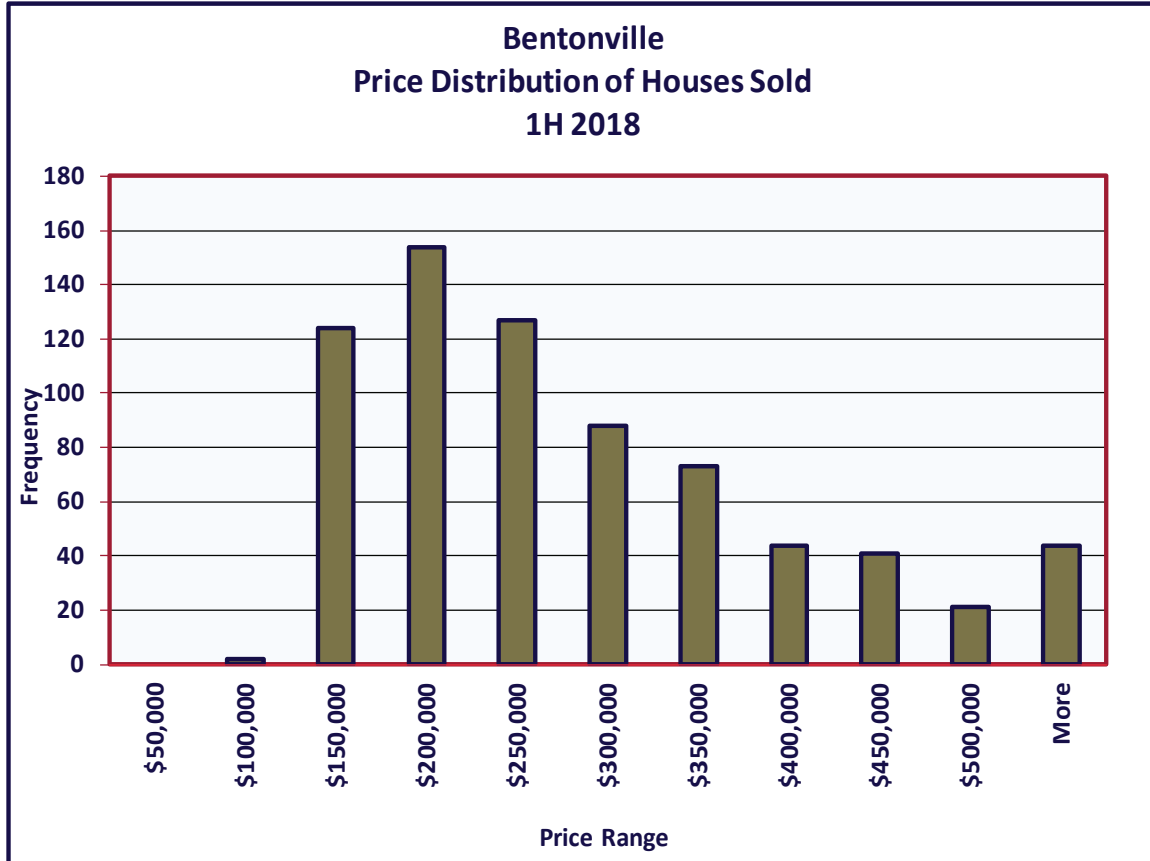
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Stoneburrow, Phase I	1	0	1	0	194	196	2	8.0
Stonecreek	2	3	0	0	62	67	0	60.0
Summerlin, Phase II ^{1,2}	1	0	0	0	83	84	0	--
Talamore	4	0	1	0	88	93	0	60.0
Thornbrook Village, Phase I	3	0	3	0	142	148	7	2.8
White Oak Trails, Phase I, II	14	0	0	0	110	124	2	14.0
Wildwood, Phase VI	24	3	7	0	17	51	14	24.0
Willowbrook Farms	60	1	0	11	49	121	49	17.6
Windemere Woods ¹	13	0	1	0	65	79	0	--
Woods Creek South, Phases II,III	6	1	0	0	94	101	0	14.0
Bentonville	852	31	134	68	3,979	5,064	313	23.1

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

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



Bentonville

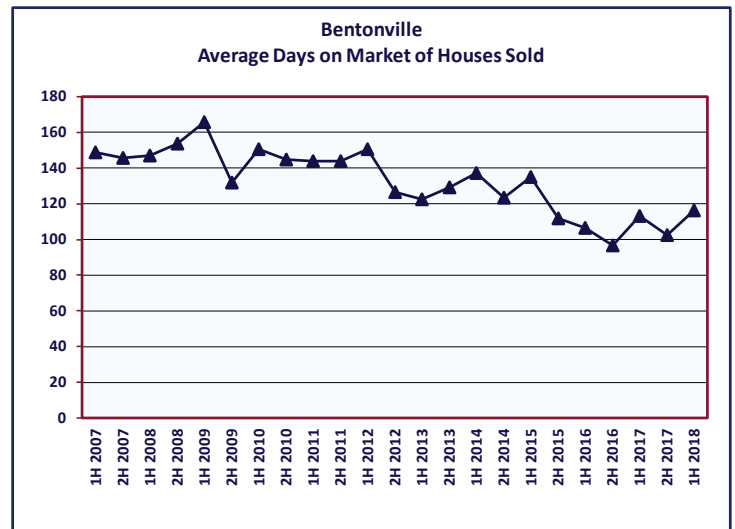
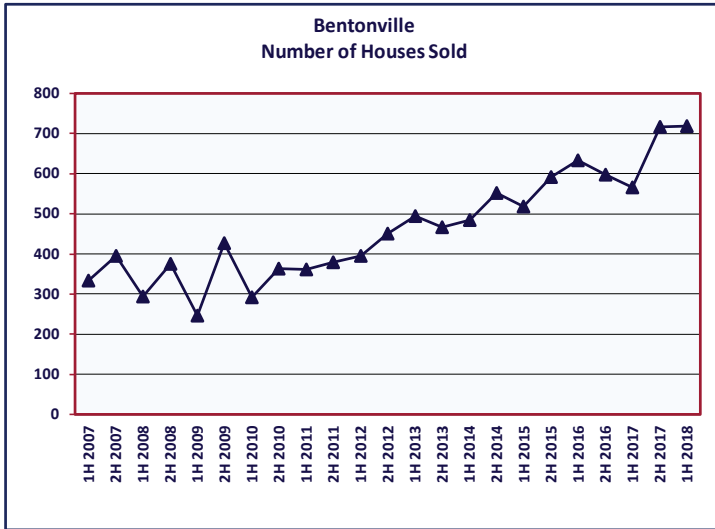


- 56.4 percent of the sold houses in Bentonville were priced between \$100,001 and \$250,000.

Bentonville Price Range of Houses Sold First Half of 2018

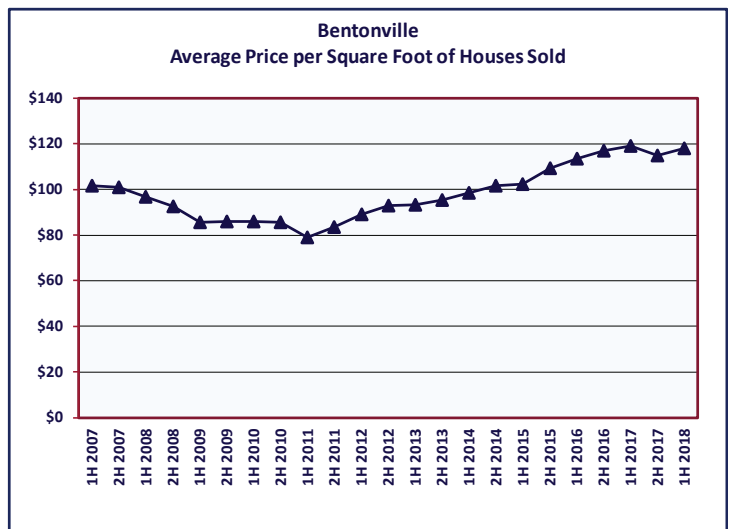
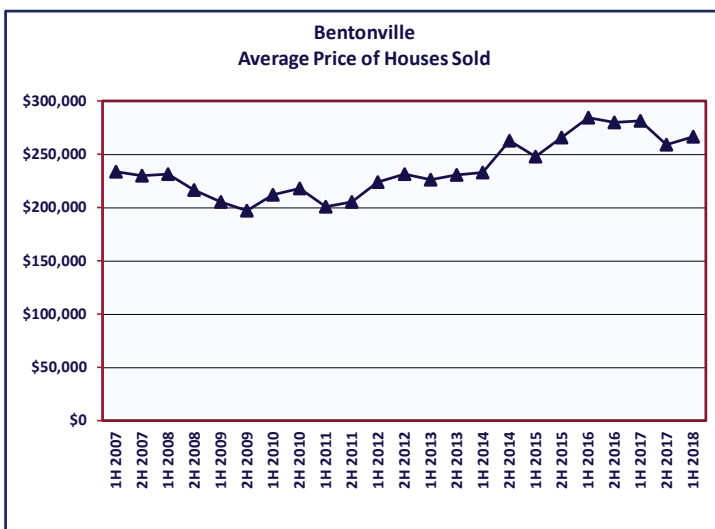
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	0.3%	1,482	244	81.3%	\$52.16
\$100,001 - \$150,000	124	17.3%	1,297	92	98.8%	\$106.50
\$150,001 - \$200,000	154	21.4%	1,638	89	99.0%	\$107.80
\$200,001 - \$250,000	127	17.7%	2,028	104	98.8%	\$114.23
\$250,001 - \$300,000	88	12.3%	2,307	121	98.1%	\$121.12
\$300,001 - \$350,000	73	10.2%	2,802	151	98.6%	\$120.41
\$350,001 - \$400,000	44	6.1%	3,094	166	98.2%	\$125.34
\$400,001 - \$450,000	41	5.7%	3,347	133	97.9%	\$132.12
\$450,001 - \$500,000	21	2.9%	3,417	138	98.9%	\$147.11
\$500,000+	44	6.1%	4,249	171	98.1%	\$156.14
Bentonville	718	100.0%	2,247	117	98.6%	\$118.05

Bentonville



- There were 718 houses sold in Bentonville from January 1 to June 30, 2018, or 0.3 percent greater than the 716 sold in the second half of 2017, and 26.9 percent greater than the 566 sold in the first half of 2017.
- The average price of a house sold in Bentonville increased by 3.0 percent from \$259,077 in the second half of 2017 to \$266,776 in the first half of 2018, and decreased by 5.3 percent from \$281,604 in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 102 in the second half of 2017 to 116 in the first half of 2018.
- The average price per square foot for a house sold in Bentonville increased from \$114.77 in the second half of 2017 to \$118.05 in the first half of 2018. The average price per square foot was 2.9 percent higher than in the previous half year, and 0.9 percent lower than in the first half of 2017.

- About 25.6 percent of all houses sold in Benton County in the first half of 2018 were sold in Bentonville. The average sales price of a house was 112 percent of the county average.
- Out of 718 houses sold in the first half of 2018, 256 were new construction. These newly constructed houses had an average sold price of \$261,363 and took an average of 159 days to sell from their initial listing dates.
- There were 491 houses in Bentonville listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$436,190.
- According to the Benton County Assessor's database, 61.8 percent of houses in Bentonville were owner-occupied in the first half of 2018.



Bentonville

Bentonville Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	4	0.6%	2,154	115	\$213,375	\$99.06
Amber Ridge At Woods Creek	2	0.3%	3,794	45	\$533,000	\$140.50
American Flats	1	0.1%	750	191	\$217,991	\$290.65
Angel Falls	8	1.1%	3,572	134	\$497,177	\$140.31
Apple Ridge	2	0.3%	1,505	65	\$147,500	\$99.87
Arbor Lane	9	1.3%	1,541	168	\$178,389	\$116.10
Arbors	1	0.1%	1,806	47	\$225,000	\$124.58
Autumn Wood	1	0.1%	1,264	22	\$133,000	\$105.22
Baldwin	1	0.1%	3,685	221	\$729,000	\$197.83
Banks	2	0.3%	1,280	29	\$139,950	\$109.32
Belle Royal	1	0.1%	1,705	104	\$285,000	\$167.16
Bentonville Gardens	1	0.1%	1,495	57	\$134,000	\$89.63
Bland Valley Estates	2	0.3%	2,029	51	\$171,450	\$85.99
Blueberry Heights	2	0.3%	2,257	91	\$211,000	\$96.27
Bluffs, The	1	0.1%	6,850	519	\$570,000	\$83.21
Briar Chase	3	0.4%	1,791	117	\$177,667	\$99.27
Brighton Cottages	14	1.9%	2,198	183	\$285,334	\$130.14
Brighton Heights	4	0.6%	2,541	71	\$287,800	\$113.42
Brightwood	5	0.7%	1,873	45	\$199,954	\$106.74
Brookhaven	1	0.1%	1,158	33	\$143,900	\$124.27
Brookhollow Park	3	0.4%	1,045	34	\$133,400	\$127.55
Brownstones	1	0.1%	2,512	384	\$697,950	\$277.85
Cahill	2	0.3%	1,077	66	\$131,950	\$124.07
Cardinal Creek	2	0.3%	4,037	66	\$372,500	\$94.21
Carriage Square	9	1.3%	1,541	61	\$151,056	\$98.34
Central Park	8	1.1%	2,920	140	\$367,842	\$125.46
Chapel Hill	3	0.4%	3,218	155	\$407,133	\$125.34
Chardonnay	1	0.1%	3,274	37	\$303,000	\$92.55
Chattin Valle	2	0.3%	5,102	272	\$560,000	\$111.82
Clarks	4	0.6%	2,853	74	\$651,250	\$226.11
Claypool	2	0.3%	1,580	344	\$417,750	\$265.95
Coffelt	1	0.1%	2,177	28	\$475,000	\$218.19
College Place	11	1.5%	2,889	110	\$334,285	\$115.32
Corleys	1	0.1%	2,400	31	\$378,000	\$157.50
Cornerstone Ridge	42	5.8%	2,090	156	\$254,305	\$122.85
Courtyard	1	0.1%	2,055	0	\$212,000	\$103.16
Creekstone	4	0.6%	3,552	103	\$419,299	\$120.53
Debbies	1	0.1%	1,112	64	\$137,500	\$123.65
Demings	6	0.8%	3,212	66	\$552,833	\$170.00
Denali Park	2	0.3%	3,263	171	\$338,000	\$103.71
Dogwood Place	3	0.4%	1,285	84	\$131,333	\$102.23
Eagle Creek	9	1.3%	2,128	73	\$223,556	\$105.24
Eagle Crest Estates	1	0.1%	1,366	30	\$139,438	\$102.08
Eau Claire	1	0.1%	5,036	74	\$550,000	\$109.21

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2018

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	8	1.1%	2,405	95	\$274,000	\$113.65
Edgar Estates	8	1.1%	3,050	346	\$352,024	\$115.71
El Contento Acres	1	0.1%	2,709	149	\$275,000	\$101.51
Elm Tree	1	0.1%	3,203	173	\$535,000	\$167.03
Estates At Woods Creek	1	0.1%	4,174	191	\$605,000	\$144.94
Farms, The	1	0.1%	2,207	67	\$265,000	\$120.07
Fountain Park	1	0.1%	2,231	174	\$419,900	\$188.21
Gilmores	1	0.1%	3,270	241	\$734,000	\$224.46
Glenbrook	1	0.1%	2,792	198	\$344,500	\$123.39
Grace	6	0.8%	1,607	58	\$187,413	\$116.57
Grace Park	1	0.1%	1,720	78	\$169,000	\$98.26
Grammercy Park	1	0.1%	3,123	220	\$399,900	\$128.05
Green Oakes	2	0.3%	2,269	89	\$288,000	\$128.52
Greenridge	2	0.3%	1,544	100	\$175,500	\$114.02
Greenstone Estates	1	0.1%	2,428	64	\$365,000	\$150.33
Halifax	1	0.1%	3,362	190	\$390,500	\$116.15
Hannahs Meadow	2	0.3%	1,760	47	\$174,750	\$100.12
Hanover	5	0.7%	3,926	308	\$460,400	\$117.79
Happy Home	1	0.1%	1,254	62	\$149,000	\$118.82
Harbin Pointe	2	0.3%	1,449	106	\$157,500	\$108.87
Heathrow	3	0.4%	4,031	45	\$512,333	\$128.97
Hendrix	2	0.3%	1,491	0	\$140,000	\$94.41
High Meadows	5	0.7%	1,393	156	\$133,674	\$96.13
Highland Park	1	0.1%	2,617	49	\$335,000	\$128.01
Highpointe	10	1.4%	1,294	40	\$154,292	\$119.65
Ivy Place	1	0.1%	1,940	124	\$181,000	\$93.30
Kensington	8	1.1%	3,879	113	\$367,300	\$96.85
Kerelaw Castle	21	2.9%	2,294	98	\$213,852	\$95.29
Keystone	7	1.0%	1,745	70	\$199,100	\$114.15
Kingsbury	1	0.1%	3,500	38	\$429,000	\$122.57
Kristyl Heights	14	1.9%	1,203	42	\$130,100	\$108.81
Lake Bentonville	1	0.1%	1,440	67	\$170,000	\$118.06
Laurynwood Estates	1	0.1%	1,607	85	\$178,000	\$110.77
Lexington	1	0.1%	3,474	294	\$390,000	\$112.26
Lincoln & Rice	1	0.1%	1,428	110	\$250,000	\$175.07
Linwood	2	0.3%	1,979	80	\$184,950	\$97.00
Lochmoor Club	16	2.2%	3,276	86	\$392,393	\$119.98
Lonesome Pond	4	0.6%	1,832	38	\$206,725	\$112.93
Lyndal Heights	3	0.4%	2,992	66	\$300,000	\$100.38
Magnolia Estate	1	0.1%	1,172	29	\$129,500	\$110.49
Magnolia Park	1	0.1%	1,712	222	\$285,000	\$166.47
Manor Heights	1	0.1%	1,478	65	\$313,500	\$212.11
Mcandrew & Jackson	1	0.1%	1,780	28	\$410,000	\$230.34
Mcclain Ridge At Woods Creek	2	0.3%	2,638	76	\$278,788	\$106.23
Mcginnis	1	0.1%	1,271	22	\$135,000	\$106.22

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Meadowbrook Farms	1	0.1%	2,411	49	\$215,000	\$89.17
Meadowlands	2	0.3%	1,370	24	\$150,229	\$109.86
Meadows At Woods Crk, The	2	0.3%	2,289	62	\$252,500	\$110.37
North Fork	5	0.7%	2,230	83	\$260,585	\$116.89
Northaven Hills	5	0.7%	1,625	35	\$180,680	\$111.13
Oakbrooke	1	0.1%	2,676	100	\$339,900	\$127.02
Oaklawn Hills	3	0.4%	2,842	57	\$399,967	\$140.69
Oakwood Heights	2	0.3%	2,104	56	\$235,000	\$111.65
Orchards, The	6	0.8%	1,990	45	\$192,817	\$96.51
Osage Creek	1	0.1%	3,042	359	\$382,450	\$125.72
Oxford Ridge	6	0.8%	2,970	88	\$363,833	\$122.01
Park	1	0.1%	1,905	30	\$150,000	\$78.74
Parkcrest	1	0.1%	1,156	29	\$130,000	\$112.46
Parker	1	0.1%	3,657	86	\$434,000	\$118.68
Parkview Village	2	0.3%	1,107	61	\$128,950	\$117.17
Pleasant View Estates	7	1.0%	2,062	61	\$216,626	\$104.84
Providence Village	27	3.8%	1,769	142	\$180,132	\$104.76
Quail Hollow	5	0.7%	2,667	165	\$338,588	\$127.03
Quail Run	4	0.6%	3,580	105	\$403,250	\$108.11
Quailridge	7	1.0%	2,772	86	\$297,757	\$108.14
Railroad	2	0.3%	1,340	168	\$270,000	\$204.98
Razorback	1	0.1%	1,384	32	\$123,000	\$88.87
Riverwalk Farms	18	2.5%	2,006	90	\$234,989	\$116.73
Robin Haven	2	0.3%	1,991	80	\$187,000	\$91.98
Rolling Acres	14	1.9%	2,543	150	\$309,625	\$122.05
Royal Heights	4	0.6%	1,435	110	\$129,250	\$92.26
Scissortail	5	0.7%	3,528	215	\$571,614	\$161.82
Silo Falls	1	0.1%	3,157	0	\$410,425	\$130.00
Silver Meadows	70	9.7%	1,404	134	\$151,200	\$107.75
Simsberry Place	4	0.6%	2,888	154	\$313,650	\$109.13
Slebrook	2	0.3%	1,988	60	\$210,000	\$105.68
Spinnaker Rdg Woods Crk	2	0.3%	3,319	93	\$452,421	\$136.30
St Valery Downs	2	0.3%	4,310	196	\$561,450	\$130.51
Sterling	1	0.1%	2,462	112	\$245,000	\$99.51
Stone Meadow	13	1.8%	1,677	152	\$206,004	\$122.64
Stone Ridge Estates	2	0.3%	5,273	359	\$589,000	\$111.65
Stonebriar	1	0.1%	3,490	206	\$470,000	\$134.67
Stoneburrow	16	2.2%	1,752	63	\$177,600	\$102.91
Stonecreek	1	0.1%	1,820	28	\$225,000	\$123.63
Stonehenge	5	0.7%	3,604	61	\$397,200	\$113.01
Sturbridge	1	0.1%	1,938	64	\$205,000	\$105.78
Summerlin	9	1.3%	1,244	55	\$140,589	\$113.28
Sunset	1	0.1%	2,629	187	\$240,000	\$91.29
T J Hollands	1	0.1%	2,010	150	\$442,000	\$219.90

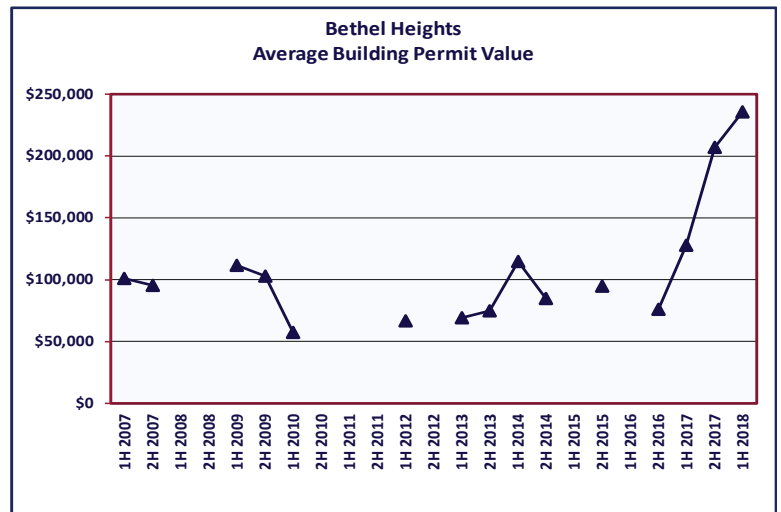
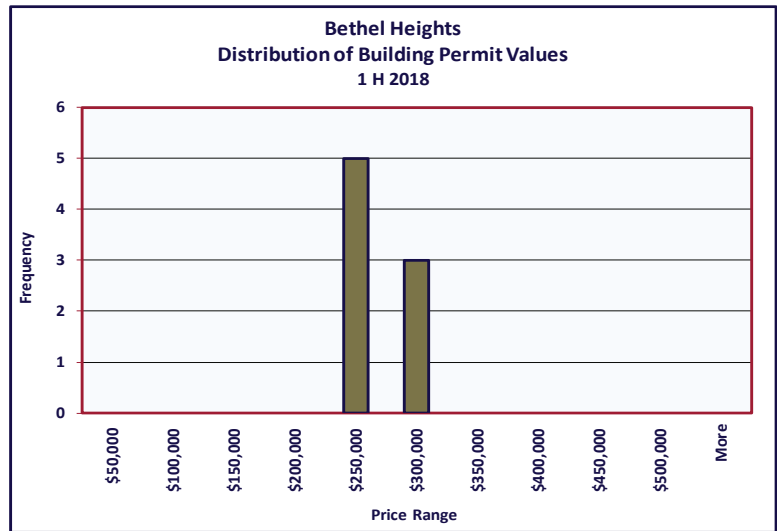
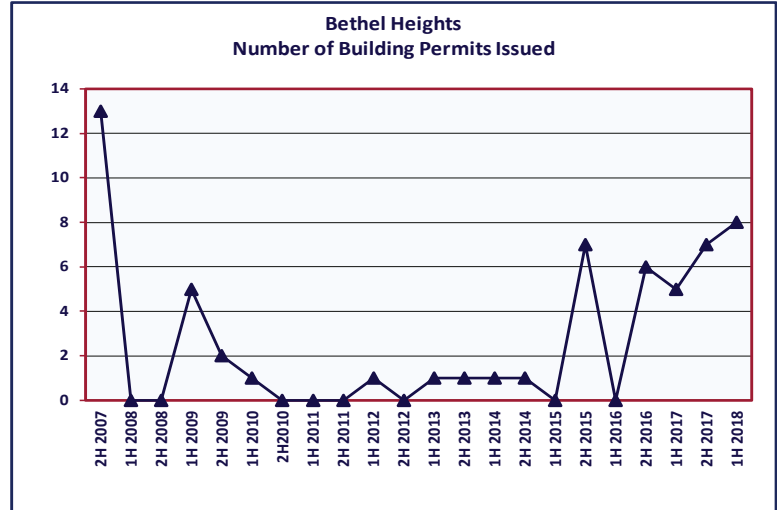
Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Talamore	2	0.3%	5,848	138	\$745,000	\$127.50
Thornbrook	3	0.4%	2,245	116	\$261,225	\$116.35
Trinity	1	0.1%	2,650	65	\$260,000	\$98.11
Tunbridge Wells	2	0.3%	2,055	81	\$218,775	\$105.87
Twin City Heights	1	0.1%	1,690	14	\$108,000	\$63.91
Victoria Estates	1	0.1%	3,163	62	\$418,000	\$132.15
Vintage Estates	1	0.1%	1,385	53	\$180,000	\$129.96
Virginias Grove	1	0.1%	2,120	205	\$227,000	\$107.08
W A Burks	4	0.6%	1,453	305	\$211,025	\$138.04
Walnut Valley	1	0.1%	1,511	37	\$150,500	\$99.60
White Oak Trails	9	1.3%	2,984	145	\$357,916	\$119.88
Wildwood	24	3.3%	2,384	149	\$287,363	\$120.41
Willowbrook Farms	3	0.4%	2,352	157	\$268,000	\$114.17
Windemere Woods	2	0.3%	3,921	78	\$453,500	\$115.80
Windsong	1	0.1%	3,243	64	\$370,000	\$114.09
Windsor Manor	2	0.3%	3,310	204	\$332,500	\$101.27
Windwood	17	2.4%	1,789	61	\$183,762	\$102.42
Woodridge Manor	1	0.1%	2,203	47	\$222,500	\$101.00
Woods Creek	14	1.9%	3,631	151	\$464,518	\$125.66
Other	20	2.8%	2,331	128	\$325,679	\$153.97
Bentonville	718	100.0%	2,247	116	\$266,775	\$118.05

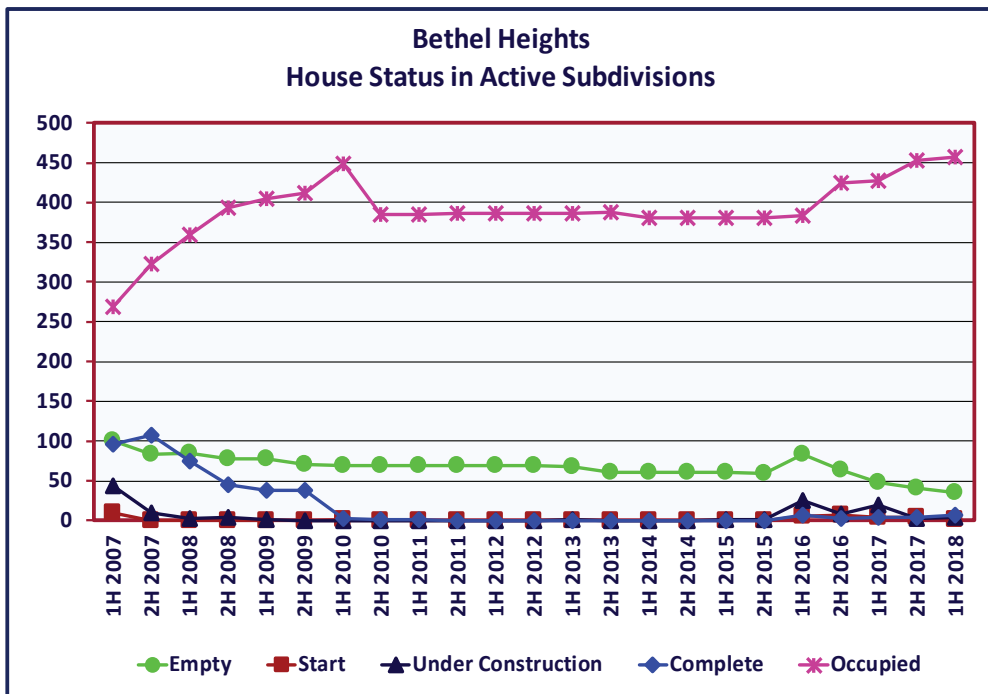
Bethel Heights

- From January 1, 2018 to June 30, 2018 there were 8 residential building permits issued in Bethel Heights. This represents a 60 percent increase from the first half of 2017.
- A majority of the building permits were in the \$250,001 to 300,000 range.
- The average residential building permit value in Bethel Heights increased by 84.2 percent from \$127,800 in the first half of 2017 to \$235,355 in the first half of 2018.



Bethel Heights

- There were 504 total lots in 8 active subdivisions in Bethel Heights in the first half of 2018. About 90.7 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 0.8 percent were under construction, 0.2 percent were under construction, 0.2 percent were starts, and 6.9 percent were empty lots.
- The subdivisions with the most houses under construction in Bethel Heights was Logan Heights, Phase I with 2.
- No new construction or progress in existing construction has occurred in the last year in 2 of the 8 active subdivisions in Bethel Heights.
- 4 new houses in Bethel Heights became occupied in the first half of 2018. The annual absorption rate implies that there were 19.4 months of remaining inventory in active subdivisions, down from 20.4 months in the second half of 2017.



- In 3 out of 8 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 124 lots in 4 subdivisions had received preliminary or final approval by June 30, 2018.



Bethel Heights Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Oak Creek	2H 2017	51
Spring Meadows	2H 2012	55
<i>Final Approval</i>		
Heritage Village	2H 2017	6
Parkside	2H 2017	12
Bethel Heights		124

Bethel Heights

Bethel Heights House Status in Active Subdivisions First Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	9	0	0	0	63	72	0	21.6
Great Meadows ^{1,2}	3	0	0	0	57	60	0	--
Heritage Heights	1	0	0	1	61	63	0	1.3
Logan Heights, Phase I	0	1	2	4	21	28	2	28.0
Oak Place ¹	12	0	1	1	47	61	0	--
Remington Place ^{1,2}	3	0	0	0	58	61	0	--
Sunset Ridge	7	0	0	0	26	33	2	42.0
Wilkins	0	0	1	1	124	126	0	24.0
Bethel Heights	35	1	4	7	457	504	4	19.4

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

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



Bethel Heights Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Apple Meadows	1	4.3%	2,074	76	\$220,000	\$106.08
Chantel	4	17.4%	2,122	111	\$223,250	\$105.56
Courtyard	1	4.3%	1,914	68	\$178,000	\$93.00
Great Meadows	1	4.3%	1,359	97	\$142,000	\$104.49
Happy Johns	1	4.3%	1,811	69	\$170,500	\$94.15
Lexington	1	4.3%	2,139	116	\$215,000	\$100.51
Logan Heights	6	26.1%	1,469	36	\$166,558	\$113.42
Oak Place	4	17.4%	1,694	47	\$166,500	\$98.71
Wilkins	4	17.4%	1,629	79	\$156,725	\$96.59
Bethel Heights	23	100.0%	1,734	69	\$178,728	\$103.57

Bethel Heights

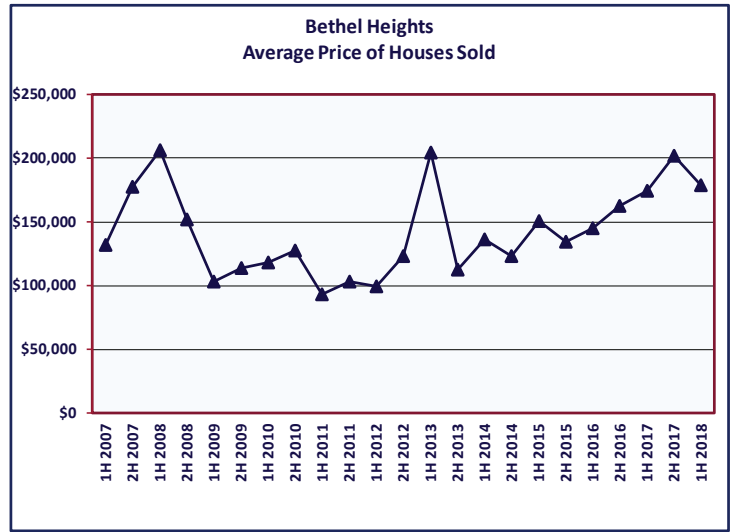
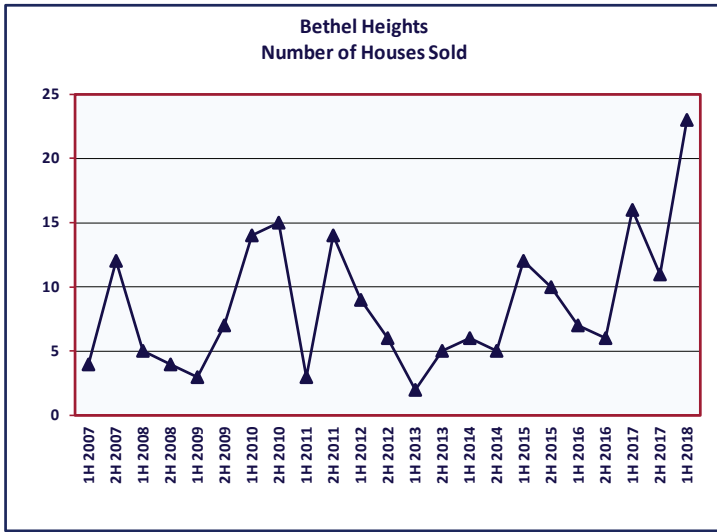


- 73.9 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$200,000.

Bethel Heights Price Range of Houses Sold First Half of 2018

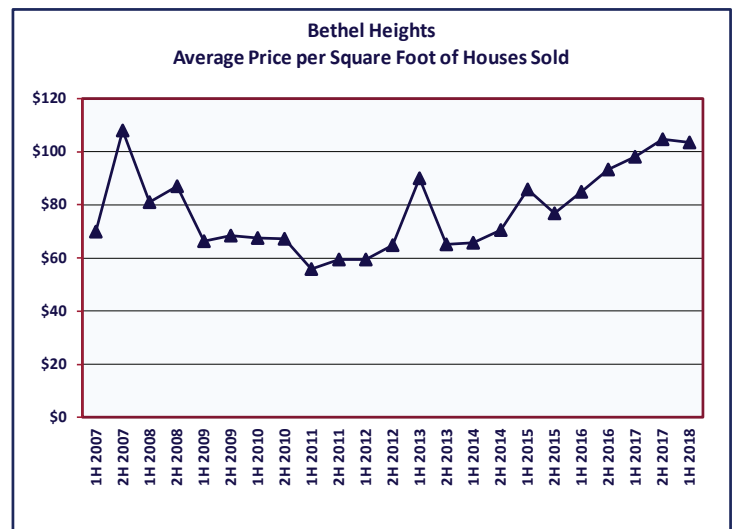
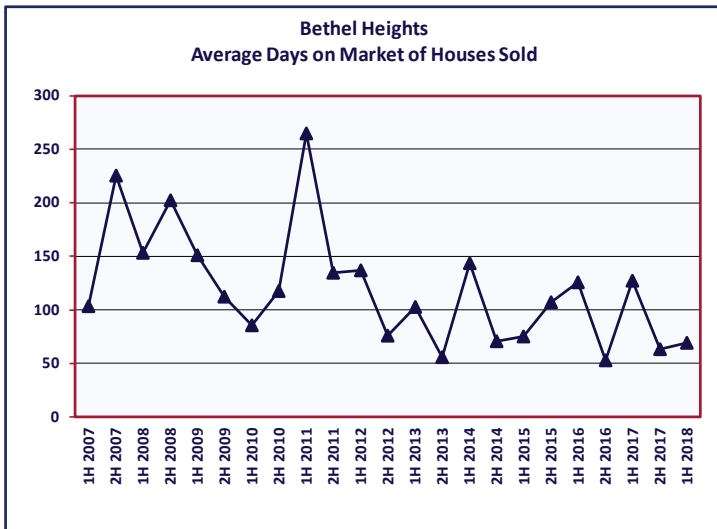
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	5	21.7%	1,525	58	100.3%	\$97.36
\$150,001 - \$200,000	12	52.2%	1,630	56	97.8%	\$105.54
\$200,001 - \$250,000	6	26.1%	2,117	106	95.2%	\$104.80
\$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%	--	--	--	--
Bethel Heights	23	100.0%	1,734	69	97.7%	\$103.57

Bethel Heights



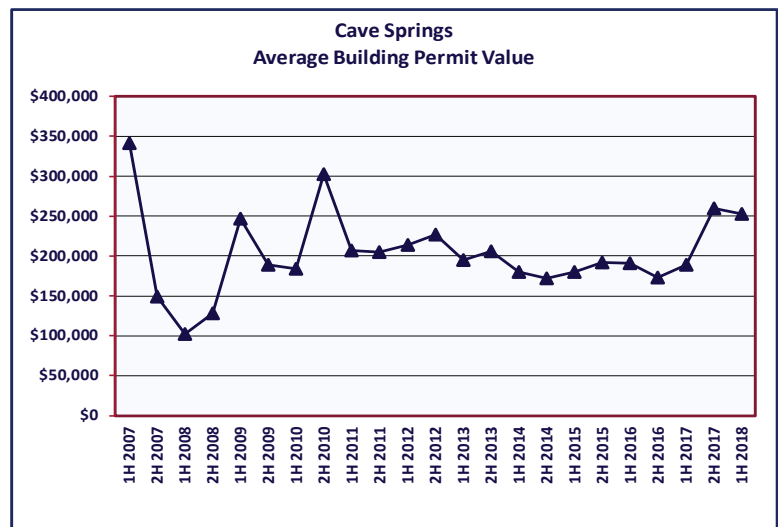
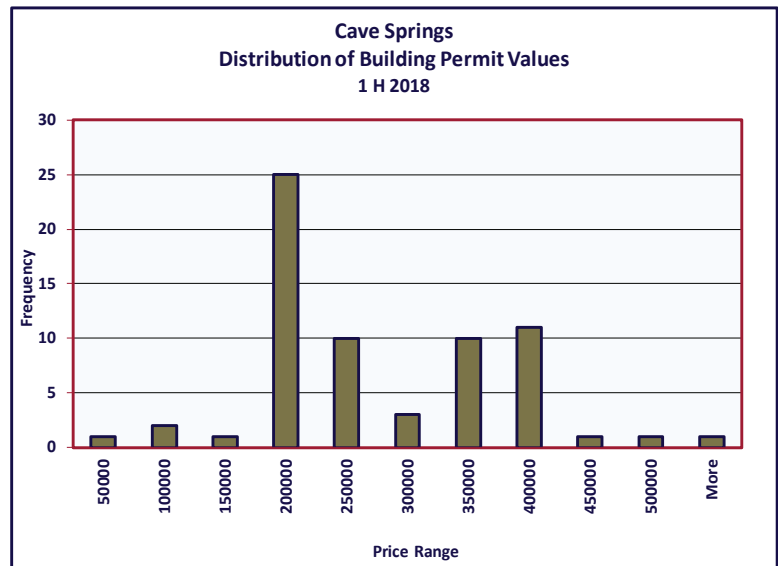
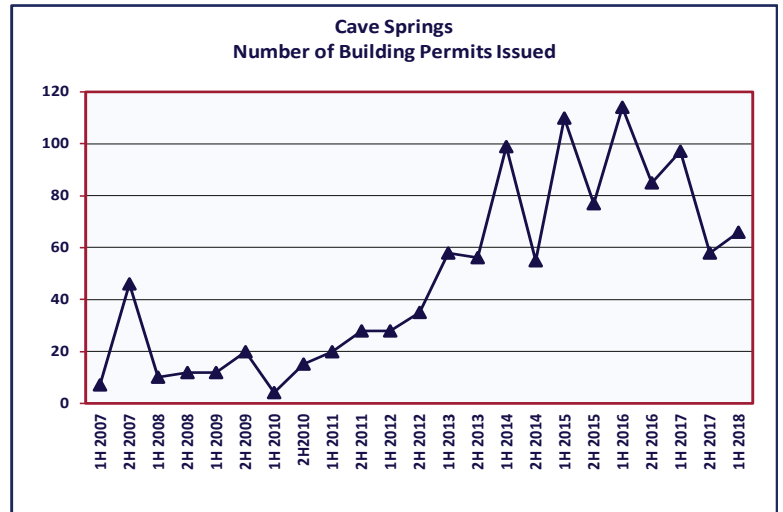
- There were 23 houses sold in Bethel Heights from January 1 to June 30, 2018, or 109.1 percent more than the 11 sold in the second half of 2017, and 43.8 percent greater than the 16 sold in the first half of 2017.
- The average price of a house sold in Bethel Heights decreased from \$201,711 in the second half of 2017 to \$178,729 in the first half of 2018. The average sales price was 11.4 percent lower than in the previous half year, and 2.6 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 63 in the second half of 2017 to 69 in the first half of 2018.
- The average price per square foot for a house sold in Bethel Heights decreased from \$104.56 in the second half of 2017 to \$103.57 in the first half of 2018.

- The average price per square foot was 0.9 percent lower than in the second half of 2017 and 5.6 percent higher than in the first half of 2017.
- About 0.8 percent of all houses sold in Benton County in the first half of 2018 were sold in Bethel Heights. The average sales price of a house was 75.1 percent of the county average.
- Out of the 23 houses sold in the first half of 2018, 5 were new construction. These houses sold for an average of \$184,870 and spent an average of 63 days on the market.
- There were 6 houses in Bethel Heights listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$229,450.
- According to the Benton County Assessor's database, 60.6 percent of houses in Bethel Heights were owner-occupied in the first half of 2018.



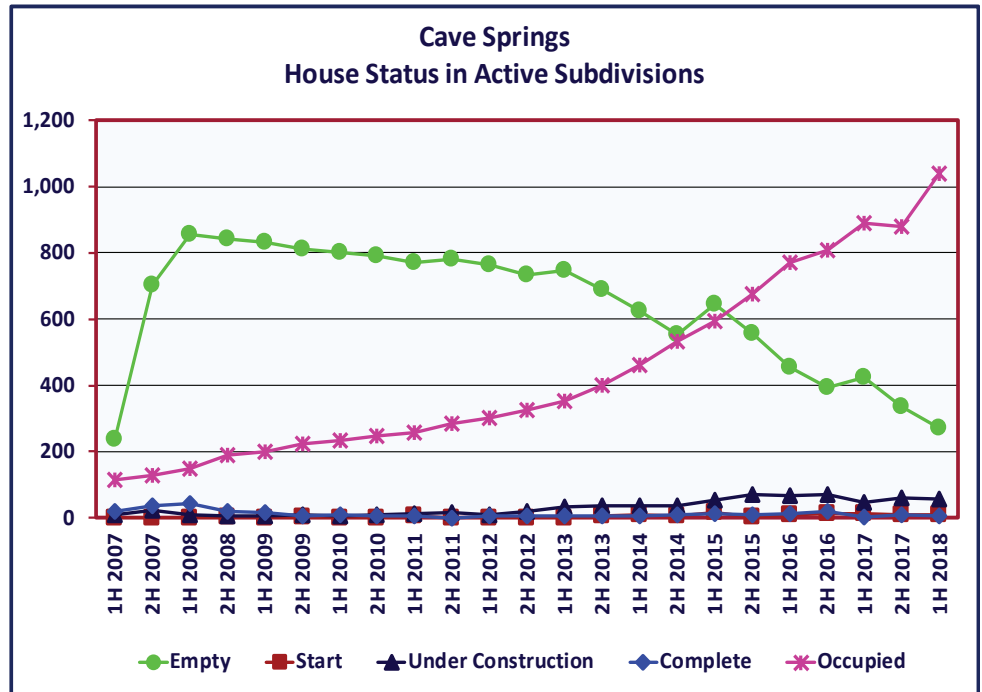
Cave Springs

- From January 1 to June 30, 2018 there were 66 residential building permits issued in Cave Springs. This represents a 32.0 percent decrease from the first half of 2017.
- In the first half of 2018, a majority of building permits in Cave Springs were valued in the 200,001 to \$400,000 range.
- The average residential building permit value in Cave Springs increased by 33.9 percent from \$188,468 in the first half of 2017 to \$252,291 in the first half of 2018.



Cave Springs

- There were 1,385 total lots in 18 active subdivisions in Cave Springs in the first half of 2018. About 75.1 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 4.2 percent were under construction, 0.8 percent were starts, and 19.5 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the first half of 2018 was Otter Creek Estates with 15.
- No new construction or progress in existing construction has occurred in the last year in 3 of the 18 active subdivisions in Cave Springs.
- 81 new houses in Cave Springs became occupied in the first half of 2018. The annual absorption rate implies that there were 27.6 months of remaining inventory in active subdivisions, down from 28.0 months in the second half of 2017.
- In 5 out of the 18 active subdivisions in Cave Springs, no absorption has occurred in the past year.



- There were 211 additional lots in one subdivision that had received preliminary approval by June 30, 2018.

Cave Springs Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Allen's Mill	1H 2017	211
Cave Springs		211

Cave Springs

Cave Springs House Status in Active Subdivisions First Half of 2018

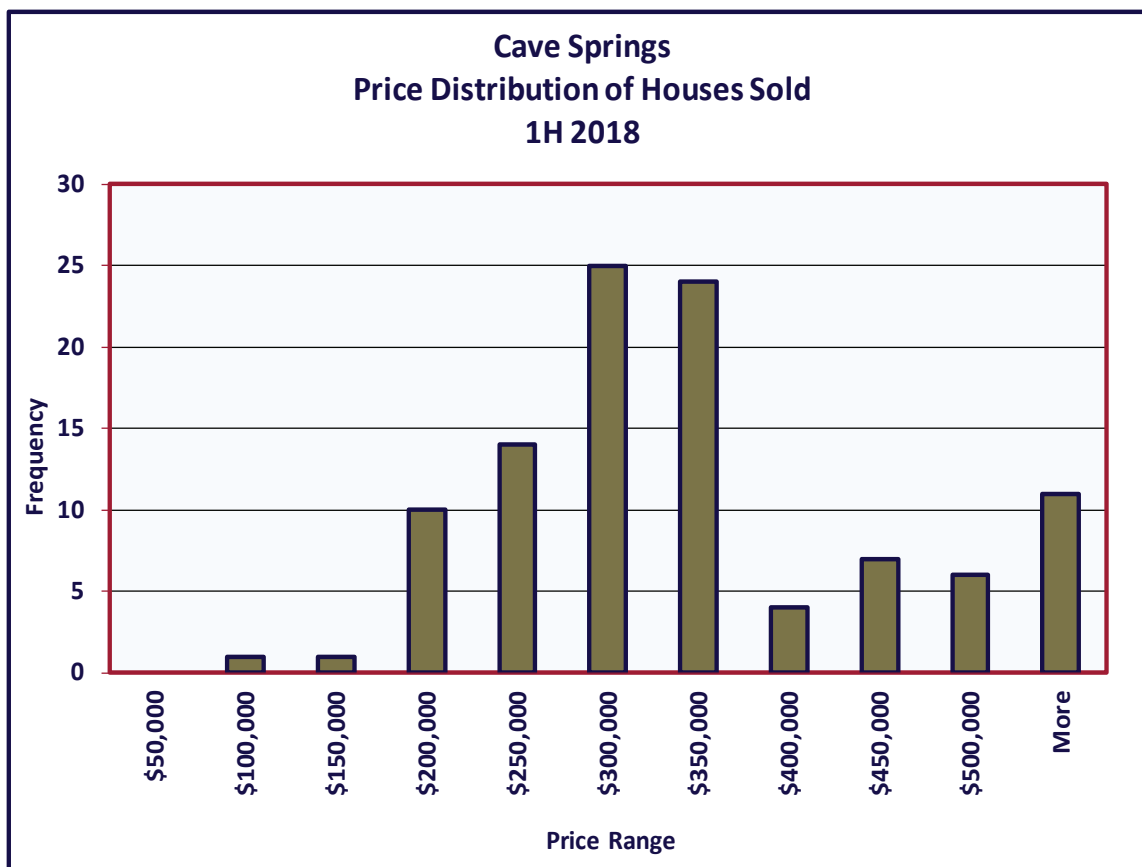
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	8	2	6	0	179	195	14	5.6
Chattin Valle ¹	2	0	1	0	25	28	0	--
Duffers Ridge	0	0	0	1	7	8	1	12.0
Fairway Valley, Phase II	9	3	1	2	18	33	8	15.0
Hickory Hills (replat from Sand Springs)	28	2	2	0	34	66	7	27.4
Hyde Park	54	0	8	2	226	290	12	38.4
La Bonne Vie, Phase I	1	0	1	0	4	6	1	24.0
Marbella	26	0	4	0	41	71	3	40.0
Mountain View ^{1,2}	4	0	0	0	36	40	0	--
Nevaeh Estates	21	0	11	0	10	42	3	76.8
Osage Vistas	4	0	2	0	0	6	0	--
Otter Creek Estates, Phase I, II	85	3	15	0	89	192	16	38.6
Ridgewood	1	0	1	1	77	80	1	18.0
Sand Springs, Phase I	18	1	4	0	95	118	11	19.7
Soaring Hawk ^{1,2}	1	0	0	0	15	16	0	--
Spring Ridge	2	0	1	0	58	61	4	6.0
Springs at Wellington ¹	3	0	1	0	48	52	0	--
St. Valery Downs ^{1,2}	3	0	0	0	78	81	0	--
Cave Springs	270	11	58	6	1,040	1,385	81	27.6

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

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



Cave Springs

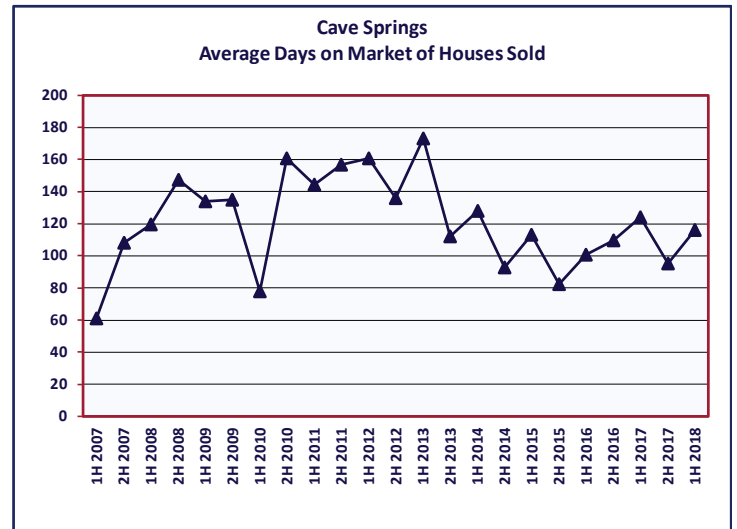
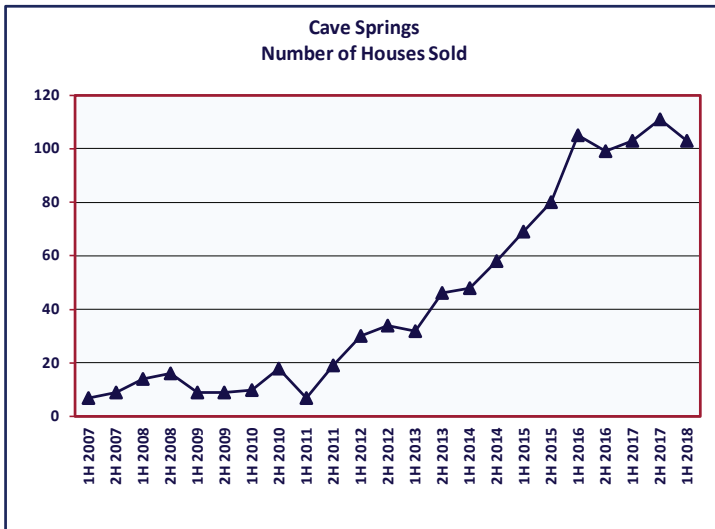


- 61.2 percent of the sold houses in Cave Springs were priced between \$200,001 and \$350,000.

Cave Springs Price Range of Houses Sold First Half of 2018

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	1.0%	768	91	82.9%	\$107.42
\$100,001 - \$150,000	1	1.0%	1,546	29	100.0%	\$67.92
\$150,001 - \$200,000	10	9.7%	1,641	75	98.3%	\$112.62
\$200,001 - \$250,000	14	13.6%	1,835	54	98.9%	\$125.06
\$250,001 - \$300,000	25	24.3%	2,292	159	99.2%	\$122.87
\$300,001 - \$350,000	24	23.3%	2,645	98	98.9%	\$123.59
\$350,001 - \$400,000	4	3.9%	2,417	174	99.8%	\$174.25
\$400,001 - \$450,000	7	6.8%	3,041	159	97.0%	\$145.29
\$450,001 - \$500,000	6	5.8%	3,485	123	100.0%	\$139.31
\$500,000+	11	10.7%	3,693	132	99.7%	\$152.15
Cave Springs	103	100.0%	2,502	116	98.8%	\$129.26

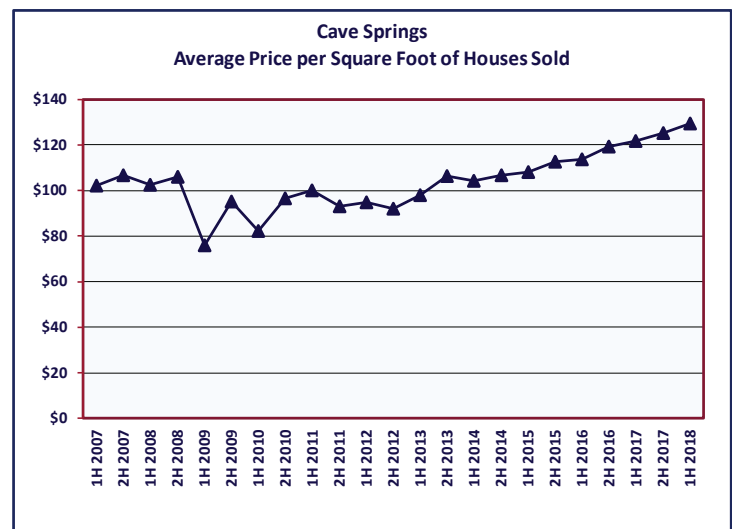
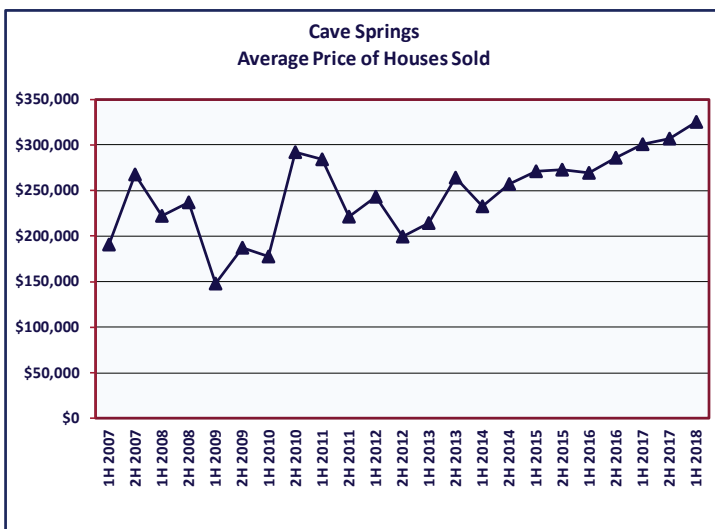
Cave Springs



- There were 103 houses sold in Cave Springs from January 1 to June 30, 2018, or 7.2 percent less than the 111 sold in the first half of 2017, and unchanged from the 103 sold in the first half of 2017.
- The average price of a house sold in Cave Springs increased from \$306,922 in the second half of 2017 to \$325,014 in the first half of 2018.
- The average sales price was 5.9 percent more than in the previous half year and 7.9 percent more than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 95 in the second half of 2017 to 116 in the first half of 2018.
- About 3.8 percent of all houses sold in Benton County in the

first half of 2018 were sold in Cave Springs.

- The average price per square foot for a house sold in Cave Springs increased from \$125.33 in the second half of 2017 to \$129.26 in the first half of 2018.
- Out of the 103 houses sold, 54 were new construction. These houses sold for an average price of \$348,189 and spent an average of 140 days on the market.
- There were 51 houses in Cave Springs listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$441,014.
- According to the Benton County Assessor's database, 69.7 percent of houses in Cave Springs were owner-occupied in the first half of 2018.



Cave Springs

Cave Springs Sold House Characteristics by Subdivision

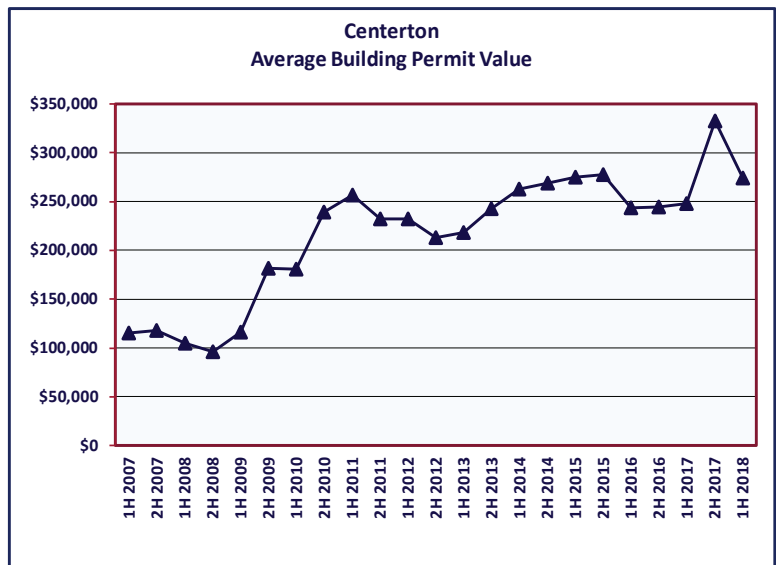
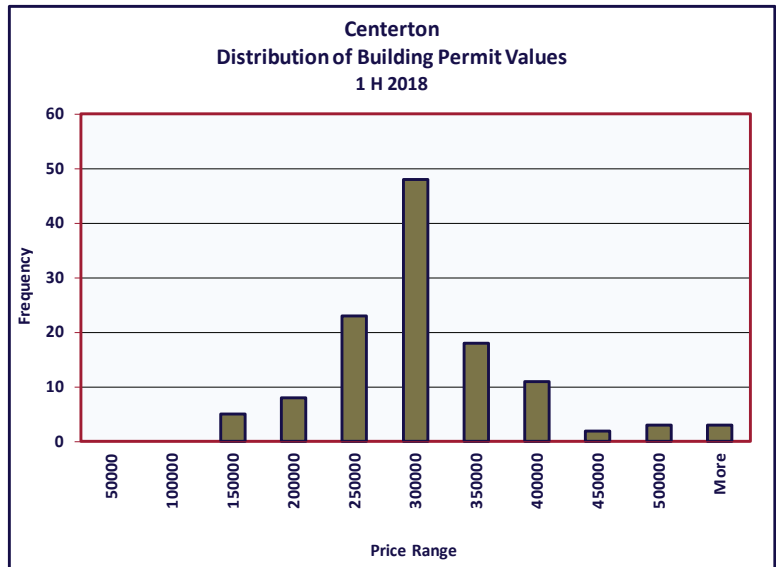
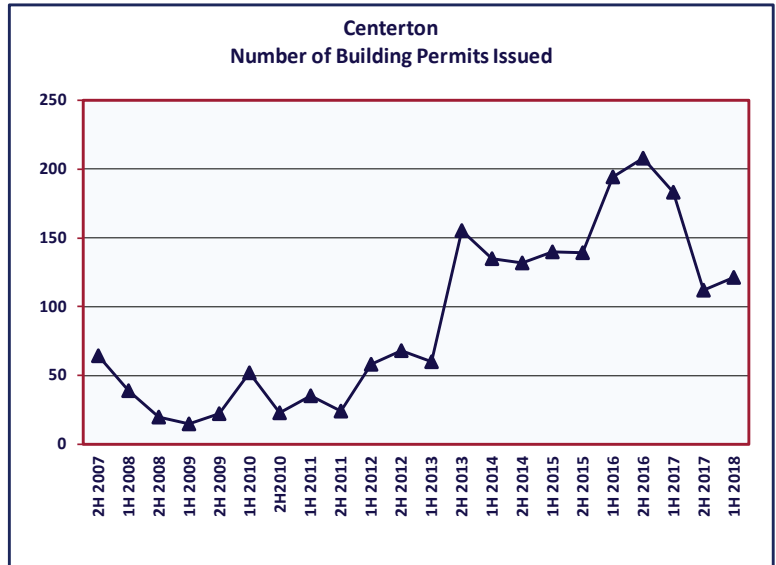
First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Price Average Sold Price	Per Square Foot
Biltmore	2	1.9%	2,536	101	\$285,000	\$112.34
Brentwood	12	11.7%	2,154	113	\$272,150	\$126.56
Cave Spgs Original	1	1.0%	768	91	\$82,500	\$107.42
Fairway Valley	6	5.8%	2,399	173	\$295,158	\$122.88
Hamptons, The	3	2.9%	1,889	30	\$237,833	\$126.47
Hickory Hills	3	2.9%	2,333	141	\$297,913	\$127.66
Hyde Park	23	22.3%	2,439	86	\$307,562	\$126.27
Marbella	9	8.7%	2,463	160	\$293,878	\$119.50
Mountain View	3	2.9%	1,766	91	\$206,333	\$116.79
Nevaeh Estates	4	3.9%	3,120	174	\$404,546	\$129.81
Otter Creek	15	14.6%	3,531	140	\$500,747	\$141.75
Ozark Acres	1	1.0%	2,368	42	\$560,000	\$236.49
Ridgewood	4	3.9%	3,959	122	\$544,500	\$136.89
Sand Springs	8	7.8%	1,615	69	\$195,243	\$120.72
Soaring Hawk	1	1.0%	2,992	33	\$398,000	\$133.02
Weston Hills	2	1.9%	1,780	50	\$179,900	\$101.73
Woodruff	1	1.0%	3,316	95	\$310,000	\$93.49
Other	5	4.9%	1,784	193	\$269,000	\$161.60
Cave Springs	103	100.0%	2,502	116	\$325,014	\$129.26



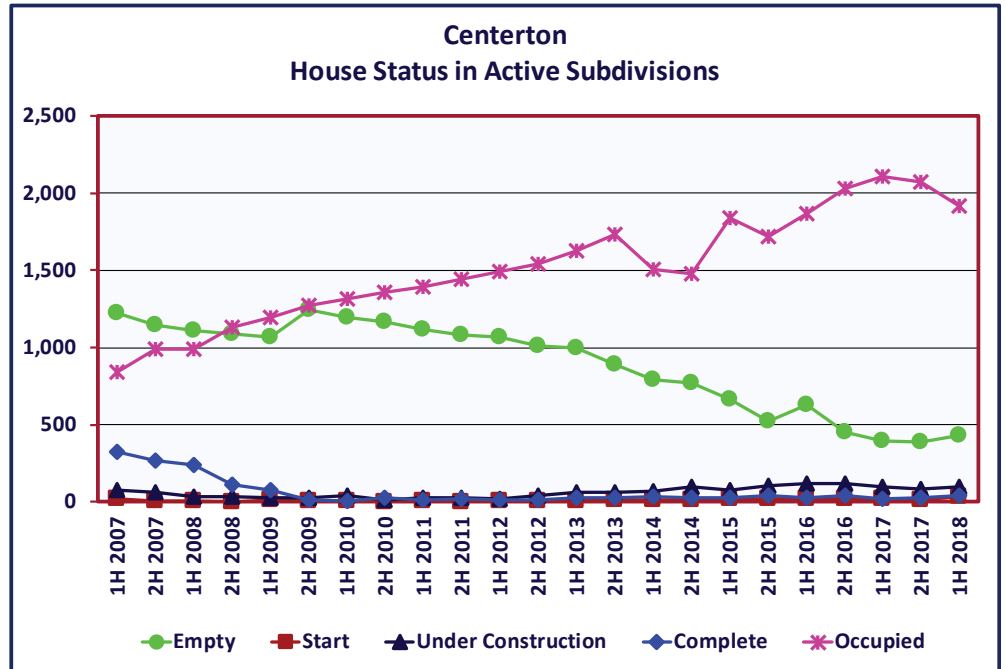
Centerton

- From January 1 to June 30, 2018 there were 121 residential building permits issued in Centerton. This represents a 33.9 percent decrease from the first half of 2017.
- In the first half of 2018, a majority of building permits in Centerton were valued in the \$250,001 to \$400,000 range.
- The average residential building permit value in Centerton increased by 14.1 percent from \$247,802 from the first half of 2017 to \$282,691 in the first half of 2018.



Centerton

- There were 2,521 total lots in 24 active subdivisions in Centerton in the first half of 2018. About 76 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 3.9 percent were under construction, 1.3 percent were starts, and 17.2 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the first half of 2018 was Maple Estates with 10.
- 80 new houses in Centerton became occupied in the first half of 2018. The annual absorption rate implies that there were 29.5 months of remaining inventory in the active subdivisions, up from 15.2 months in the second half of 2017.



Centerton House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bequette Farms ¹	21	0	4	5	0	30	0	--
Big Sky	55	0	9	5	1	70	1	828.0
Brimwoods, Phase I	5	0	0	0	30	35	1	30.0
Centerton Business Park	25	0	1	0	9	35	5	52.0
Copper Oaks	2	0	0	0	227	229	1	8.0
Creekside	34	0	1	5	13	53	3	68.6
Diamond Estates, Phase I	11	3	8	4	6	32	6	52.0
Forest Park, Phase II	27	3	6	1	24	61	8	18.5
Lexington (replat of Braemer)	10	4	8	0	26	48	7	20.3
Maple Estates, Phase IA	0	1	10	10	5	26	4	50.4
Moonlight Valley	21	0	5	0	8	34	0	156.0
Oak Tree	17	1	7	1	174	200	2	20.8
Osage Creek	12	1	0	0	0	13	0	--
Quail Hallow, Phase I, II	35	9	1	2	36	83	17	15.7
Ridgefield Addition, Block II, III	11	0	7	0	53	71	8	11.4
Bellewood, (formerly Sienna at Cooper's Farm)	2	0	0	3	580	585	3	1.9
Sunrise Ridge	54	0	6	2	0	62	0	--
Tamarron	20	5	9	0	265	299	6	11.7
Tarah Knolls	1	0	0	0	51	52	1	12.0
Tuscany, Phase I/Replats	10	3	8	1	54	76	5	20.3
Versailles	27	1	3	0	97	128	2	37.2
West End	25	0	4	0	0	29	0	--
Waterford Park ¹	2	1	2	0	16	21	0	--
Willow Crossing, Phase I	7	0	0	0	242	249	0	10.5
Centerton	434	32	99	39	1,917	2,521	80	29.5

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

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

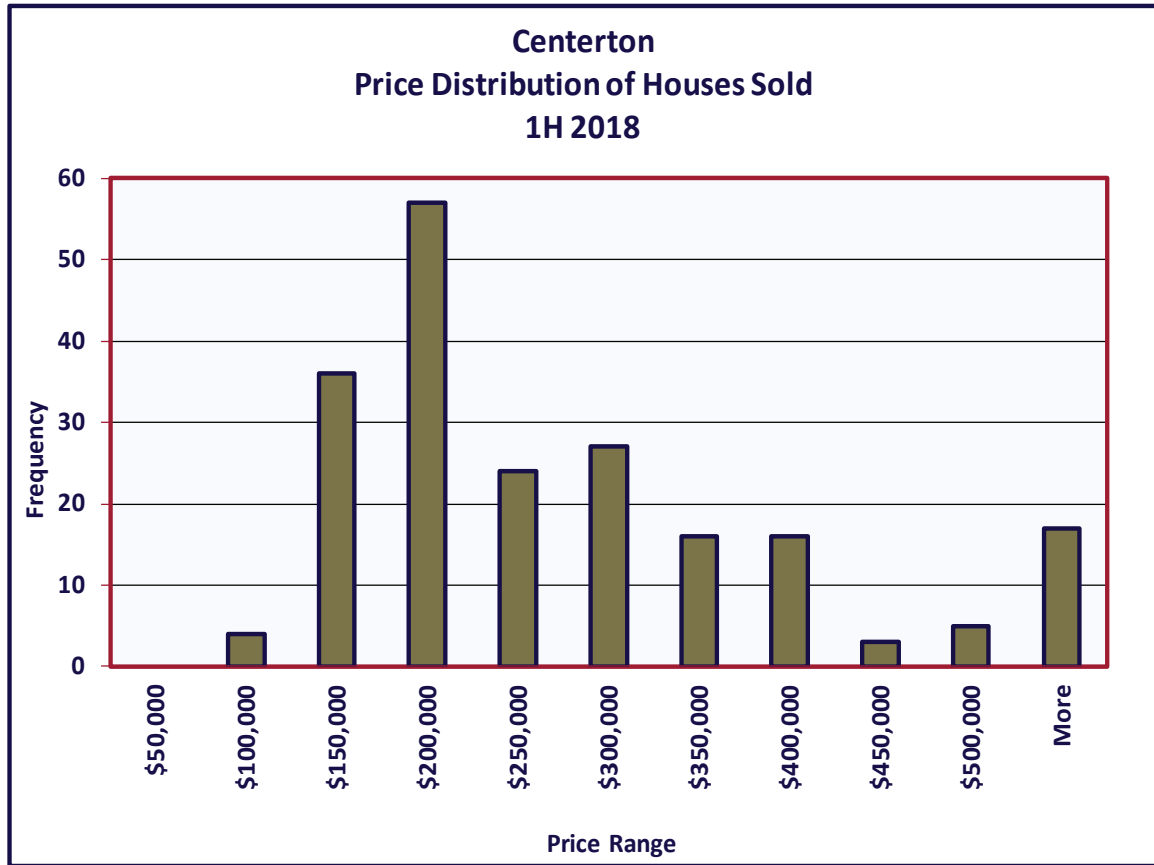
Centerton

Centerton Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Ashmore Subdivision	1H 2018	78
Bliss Meadows	1H 2014	50
Bob Bland	2H 2017	4
Briar Rose Meadows	1H 2017	102
Creekside, Phase II	1H 2017	82
Diamond Estates, Phase III	1H 2018	74
Diamond Estates, Phase IV	2H 2017	99
Forest Park, Phase III	2H 2017	131
Maple Estates, Phase IB	1H 2016	37
Maple Estates, Phase II	2H 2017	119
Morning Side, Phase II	2H 2016	45
Morning Side, Phase III	2H 2016	64
Morning Side, Phase IV	2H 2016	47
Morning Side, Phase V	2H 2016	43
Orchard Park	1H 2018	176
Osage Creek, Phase II	2H 2016	11
Park Place	2H 2017	11
Quail Hollow, Phase III	1H 2013	38
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Tuscany, Phase II	1H 2015	25
Tuscany, Phase III	1H 2015	44
Tuscany, Phase IV	1H 2015	42
Westridge Village	2H 2017	83
Willow Ridge	1H 2018	36
<i>Final Approval</i>		
Bliss Meadows	1H 2018	50
Clark Estates	1H 2018	57
Diamond Estates, Phase II	2H 2017	48
Osage Creek, Phase I	2H 2015	34
Maxwell Farms	1H 2017	6
Morning Side, Phase I	1H 2018	57
Centerton		1,733

- An additional 1,733 lots in 30 subdivisions had received final approval by June 30, 2018.

Centerton

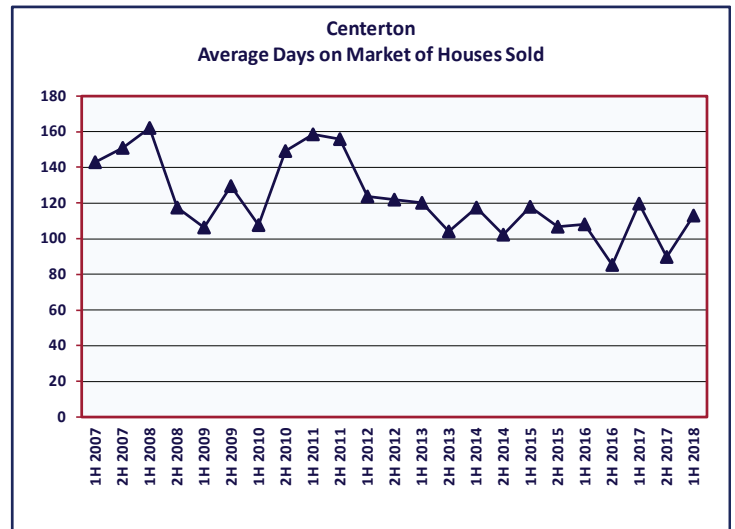
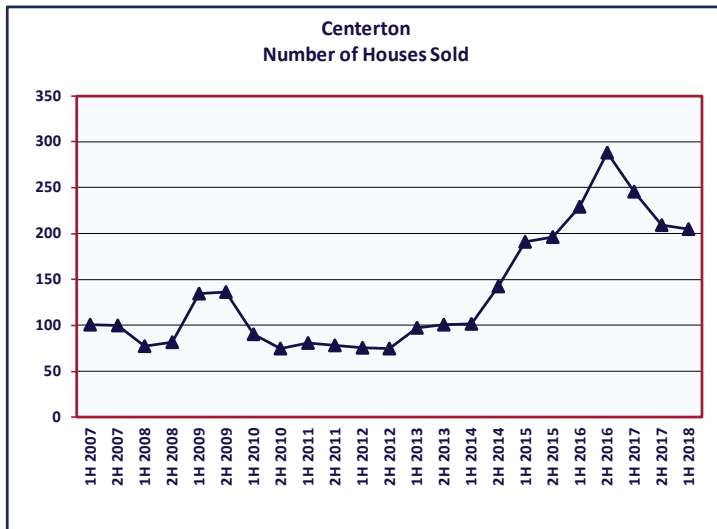


- 57.1 percent of the sold houses in Centerton were priced between \$100,001 and \$250,000.

Centerton Price Range of Houses Sold First Half of 2018

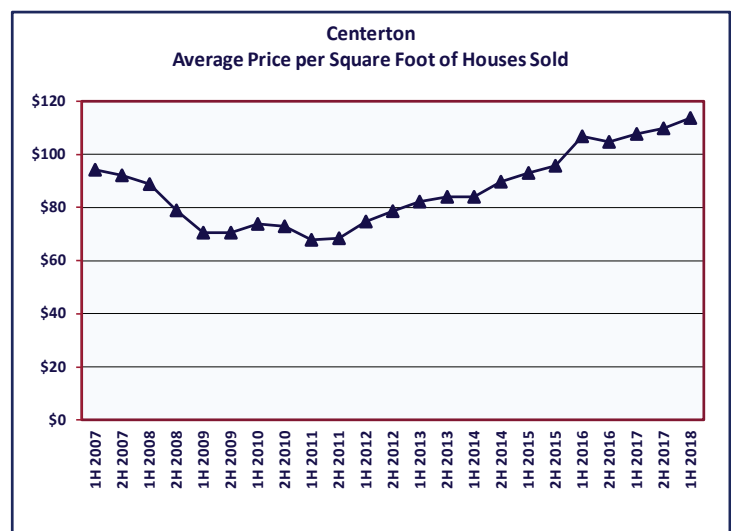
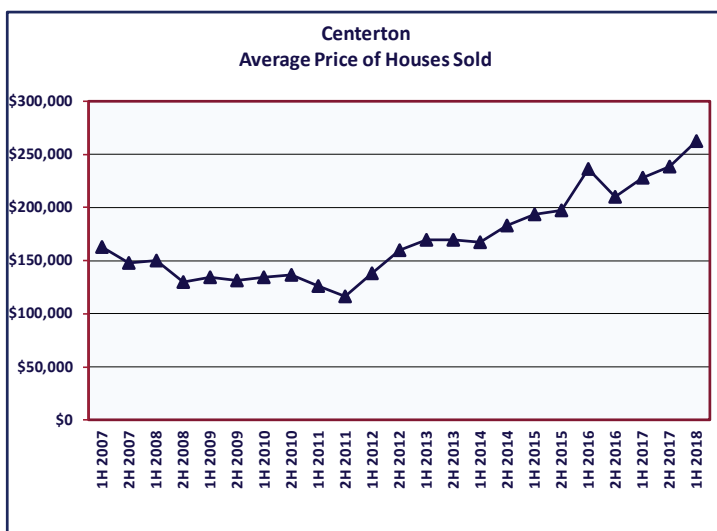
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	4	2.0%	1,152	36	95.7%	\$78.62
\$100,001 - \$150,000	36	17.6%	1,365	53	98.7%	\$100.79
\$150,001 - \$200,000	57	27.8%	1,700	73	98.6%	\$104.21
\$200,001 - \$250,000	24	11.7%	2,103	134	98.9%	\$109.25
\$250,001 - \$300,000	27	13.2%	2,411	152	99.4%	\$114.88
\$300,001 - \$350,000	16	7.8%	2,547	195	99.9%	\$129.79
\$350,001 - \$400,000	16	7.8%	2,859	182	98.4%	\$129.33
\$400,001 - \$450,000	3	1.5%	3,227	265	99.6%	\$134.15
\$450,001 - \$500,000	5	2.4%	3,575	137	98.8%	\$135.66
\$500,000+	17	8.3%	4,347	128	98.5%	\$144.91
Centerton	205	100.0%	2,215	113	98.8%	\$113.64

Centerton



- There were 205 houses sold in Centerton from January 1 to June 30, 2018 or 1.9 percent less than the 209 sold in the second half of 2017, and 16.7 percent less than in the first half of 2017.
- The average price of a house sold in Centerton increased from \$238,482 in the second half of 2017 to \$262,499 in the first half of 2018.
- The average sales price was 10.1 percent higher than in the second half of 2017 and 15.2 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 90 in the second half of 2017 to 113 in the first half of 2018.
- The average price per square foot for a house sold in Centerton increased from \$109.83 in the second half of 2017 to \$113.64 in the first half of 2018.
- The average price per square foot was 3.5 percent higher than

- in the second half of 2017 and 5.6 percent higher than in the first half of 2017.
- About 7.5 percent of all houses sold in Benton County in the first half of 2018 were sold in Centerton.
- The average sales price of a house was 110.2 percent of the county average.
- Out of 205 houses sold in the first half of 2018, 80 were new construction.
- These newly constructed houses had an average sold price of \$317,699 and took an average of 170 days to sell from their initial listing dates.
- There were 144 houses in Centerton listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$385,801.
- According to the Benton County Assessor's database, 59.1 percent of houses in Centerton were owner-occupied in the first half of 2018.

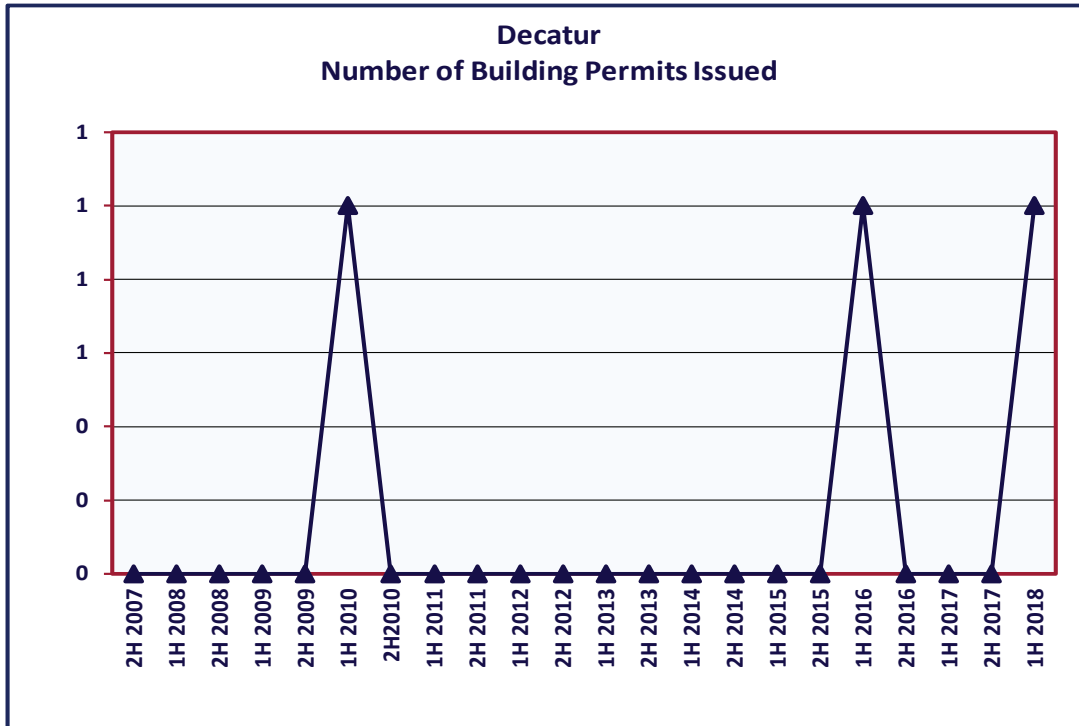


Centerton

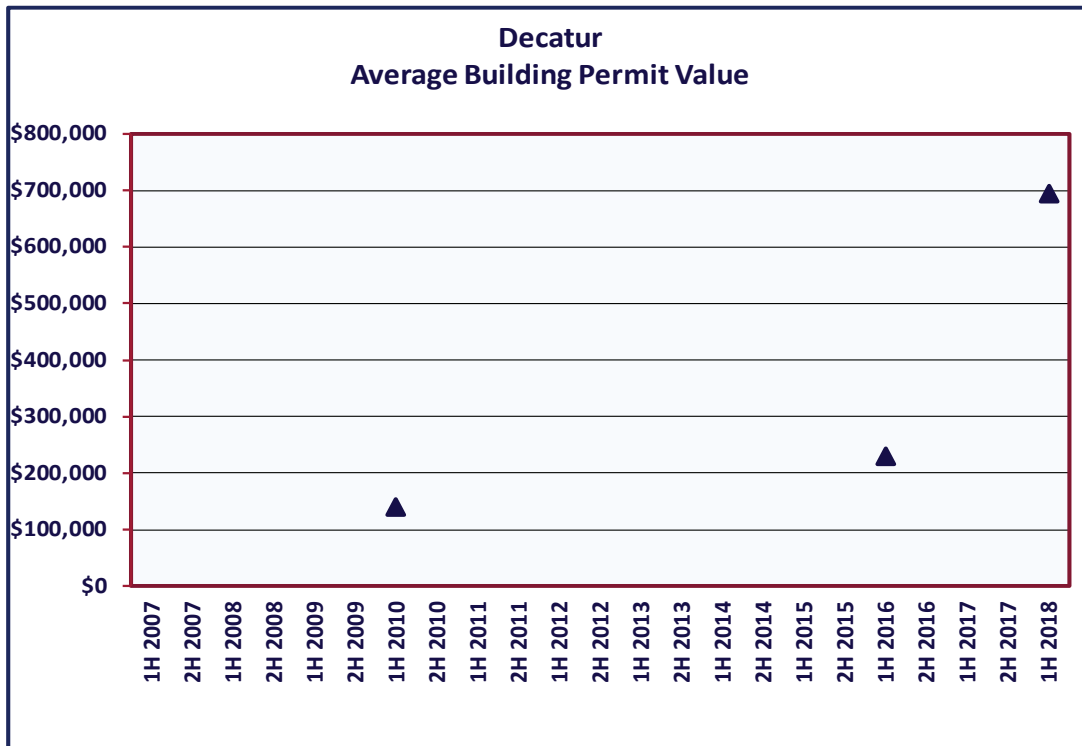
Centerton Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	11	5.4%	1,732	114	\$200,668	\$116.26
Bequette Farms	3	1.5%	2,843	164	\$376,025	\$132.45
Big Sky	1	0.5%	3,197	128	\$453,900	\$141.98
Black Springs	2	1.0%	2,064	160	\$208,750	\$101.99
Bliss Orchard	1	0.5%	1,629	116	\$158,000	\$96.99
Brimwoods	1	0.5%	1,462	1	\$108,700	\$74.35
Centerpoint	12	5.9%	1,356	47	\$140,233	\$103.80
Char Lou Estates	1	0.5%	2,052	34	\$200,000	\$97.47
Copper Oaks	2	1.0%	1,520	118	\$127,500	\$84.11
Creekside	1	0.5%	2,696	183	\$350,480	\$130.00
Diamond Estates	2	1.0%	2,600	128	\$332,736	\$128.00
Dogwood	1	0.5%	1,468	43	\$150,000	\$102.18
Edens Court	1	0.5%	1,717	47	\$179,900	\$104.78
Forest Park	16	7.8%	2,185	175	\$263,111	\$120.29
Fox Run	5	2.4%	1,736	76	\$169,600	\$98.36
Hickory Park	4	2.0%	1,478	52	\$146,975	\$99.63
Kensington Hills	1	0.5%	1,740	28	\$185,000	\$106.32
Laynebridge	2	1.0%	1,979	71	\$204,000	\$103.06
Lexington	7	3.4%	2,852	185	\$358,234	\$125.96
Maple Estates	5	2.4%	2,731	231	\$350,469	\$128.36
Morningside	3	1.5%	1,400	96	\$151,833	\$108.78
North Forty	2	1.0%	1,374	75	\$142,850	\$104.12
Oak Ridge	3	1.5%	2,099	90	\$186,667	\$90.48
Oak Tree	13	6.3%	4,104	128	\$592,288	\$143.16
Oakdale	1	0.5%	1,750	40	\$180,000	\$102.86
Osage	1	0.5%	3,250	64	\$390,000	\$120.00
Quail Hollow	6	2.9%	2,700	217	\$339,308	\$125.66
Ridgefield	5	2.4%	2,123	124	\$244,794	\$114.94
Rozars	2	1.0%	1,365	42	\$113,250	\$82.85
Sienna At Coopers Farm	26	12.7%	1,815	76	\$187,060	\$103.18
Somerset	2	1.0%	1,530	74	\$175,000	\$114.18
Sonoma Valley	3	1.5%	1,706	138	\$166,833	\$97.80
Southfork	2	1.0%	1,694	60	\$175,000	\$103.31
Southland	7	3.4%	1,178	43	\$116,271	\$98.57
Tamarron	24	11.7%	2,299	125	\$250,356	\$108.53
Tarah Knolls	2	1.0%	2,408	60	\$255,050	\$105.87
Township West Add	1	0.5%	1,326	93	\$137,000	\$103.32
Tuscany	6	2.9%	3,142	218	\$431,793	\$137.54
Versailles	6	2.9%	4,248	86	\$634,367	\$148.80
Walnut Ridge	3	1.5%	1,433	30	\$148,417	\$104.03
Westwood	3	1.5%	1,422	38	\$148,133	\$104.21
Willow Crossing	1	0.5%	1,442	55	\$150,000	\$104.02
Other	4	2.0%	2,756	193	\$332,250	\$123.99
Centerton	205	100.0%	2,215	113	\$262,499	\$113.64

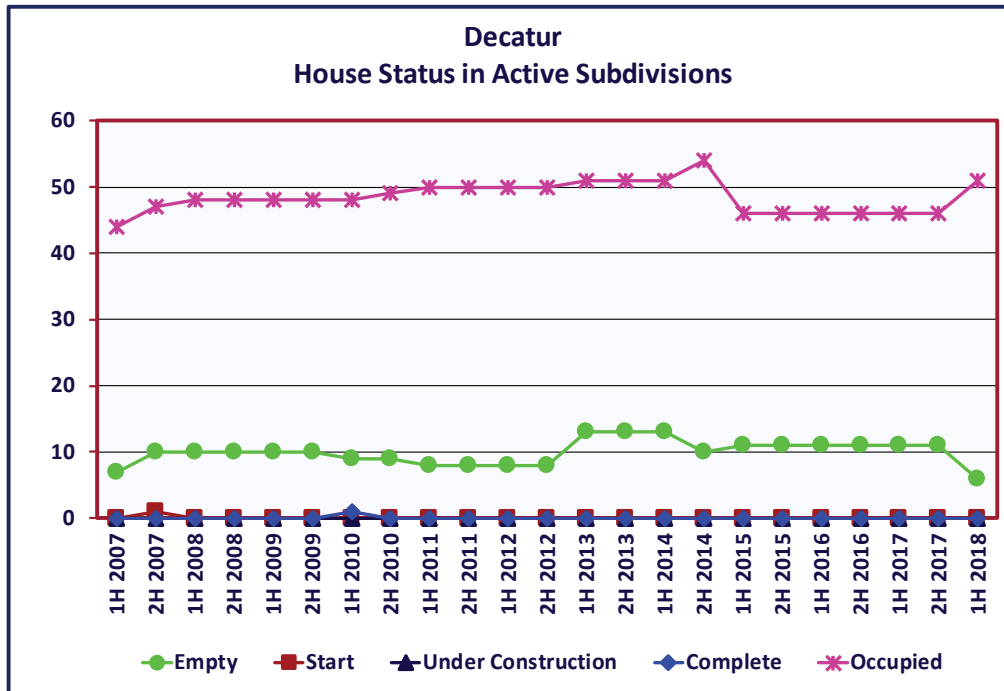
Decatur



- From January 1 to June 30, 2018 there was 1 residential building permit issued in Decatur, compared to no residential permits issued in the first half of 2017.



Decatur



- There were 57 total lots in 2 active subdivisions in Decatur in first half of 2018. About 89.5 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 10.5 percent were empty lots.
- No new houses were under construction in Decatur in the first half of 2018.
- No new construction or progress in existing construction occurred in the past year in 1 of the 2 active subdivisions in Decatur.
- 5 houses in Decatur became occupied in the first half of 2018. Decatur experienced absorption in 1 out of 2 active subdivisions during the past year.
- No additional lots received preliminary or final approval by June 30, 2018.

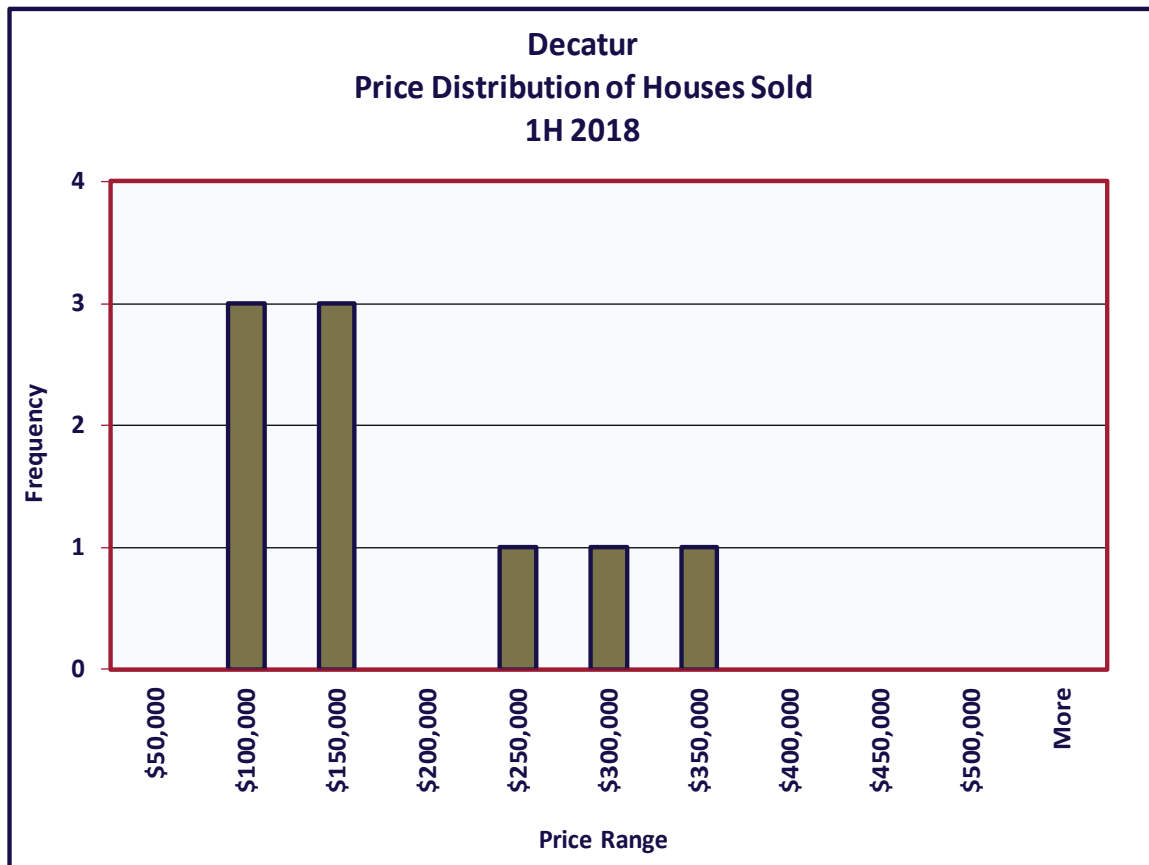
Decatur House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates ^{1,2}	4	0	0	0	2	6	0	--
Grant Springs	2	0	0	0	49	51	5	4.8
Decatur	6	0	0	0	51	57	5	14.4

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

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

Decatur

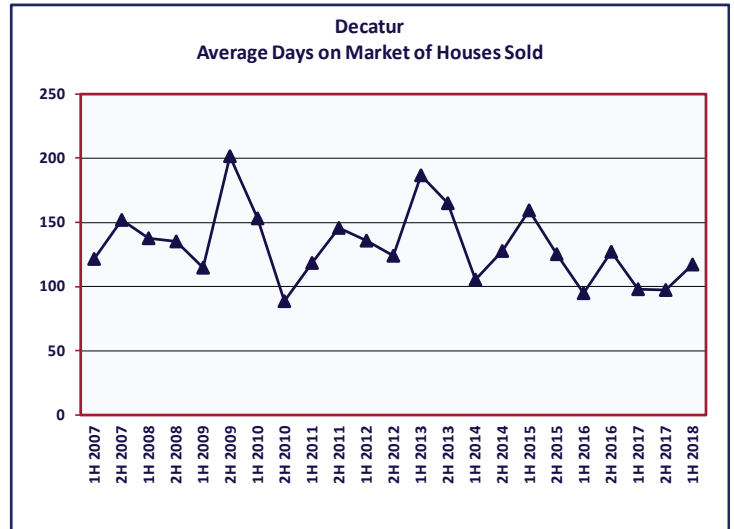
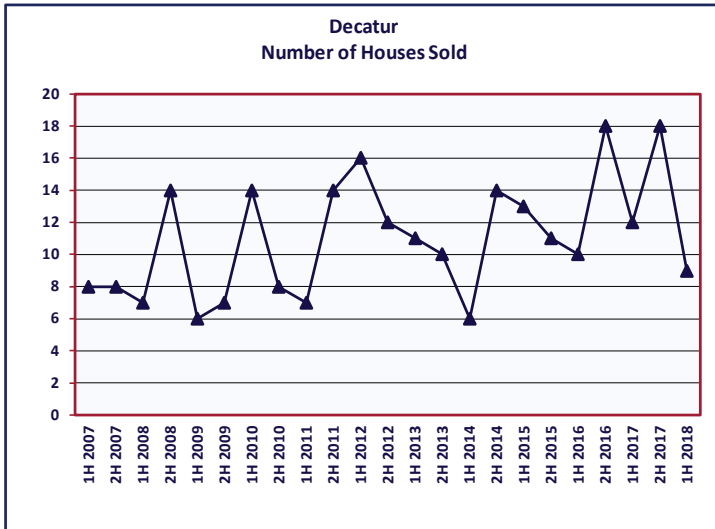


- 66.6 percent of the sold houses in Decatur were priced between \$50,001 and \$150,000.

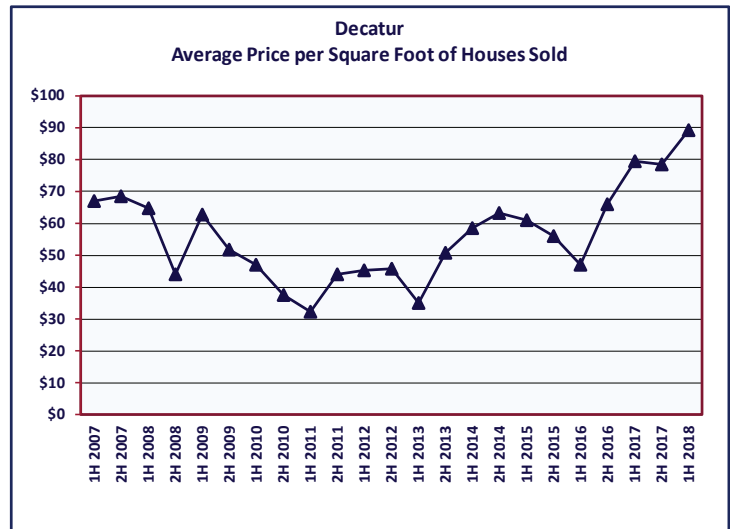
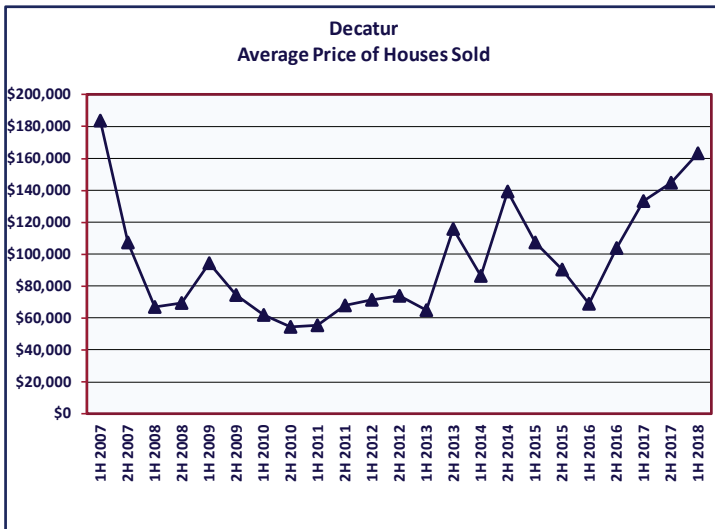
Decatur Price Range of Houses Sold First Half of 2018

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	33.3%	1,299	109	99.3%	\$66.16
\$100,001 - \$150,000	3	33.3%	1,976	87	94.5%	\$60.30
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	11.1%	1,421	64	100.0%	\$161.79
\$250,001 - \$300,000	1	11.1%	2,600	120	100.0%	\$114.62
\$300,001 - \$350,000	1	11.1%	2,343	281	93.5%	\$147.25
\$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%	0	1	200.0%	\$3.00
Decatur	9	100.0%	1,799	117	97.2%	\$89.23

Decatur



- There were 9 houses sold in Decatur from January 1 to June 30, 2018, 25.0 percent less than the 12 sold in the first half of 2017, and 50.0 percent less than the 18 sold in the second half of 2017.
- The average price of a house sold in Decatur increased from \$144,912 in the second half of 2017 to \$163,156 in the first half of 2018.
- The average sales price was 22.5 percent higher than in the first half of 2017 and 12.6 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale was 117 in the first half of 2018, higher than the second half of 2017.
- The average price per square foot for a house sold in Decatur increased from \$78.47 in the second half of 2017 to \$89.23 in the first half of 2018.
- The average price per square foot was 12.4 percent higher than in the first half of 2017 and 13.7 percent higher than in the second half of 2017.
- About 0.3 percent of all houses sold in Benton County in the first half of 2018 were sold in Decatur. The average sales price of a house was 68.5 percent of the county average.
- Out of 9 houses sold in first half of 2018, only 1 was new construction. This house was sold at a price of \$298,000 and was on the market for 120 days.
- There were 7 houses in Decatur listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$1,091,901.
- According to the Benton County Assessor's database 52.2 percent of houses in Decatur were owner-occupied in the first half of 2018.



Decatur

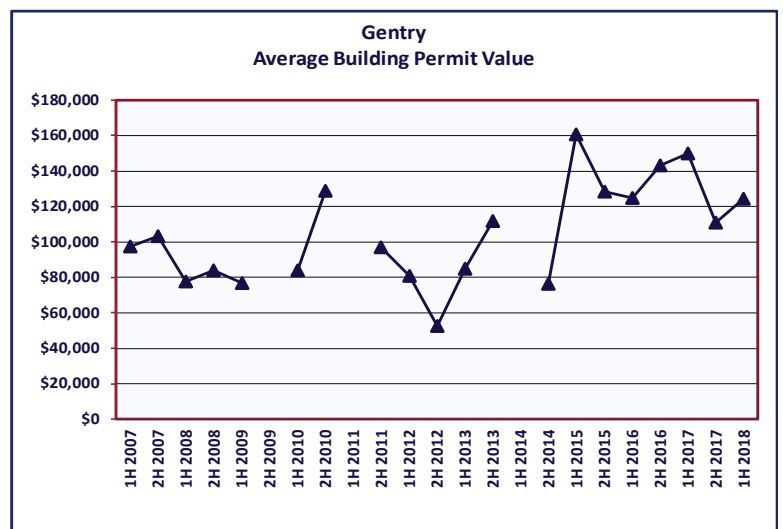
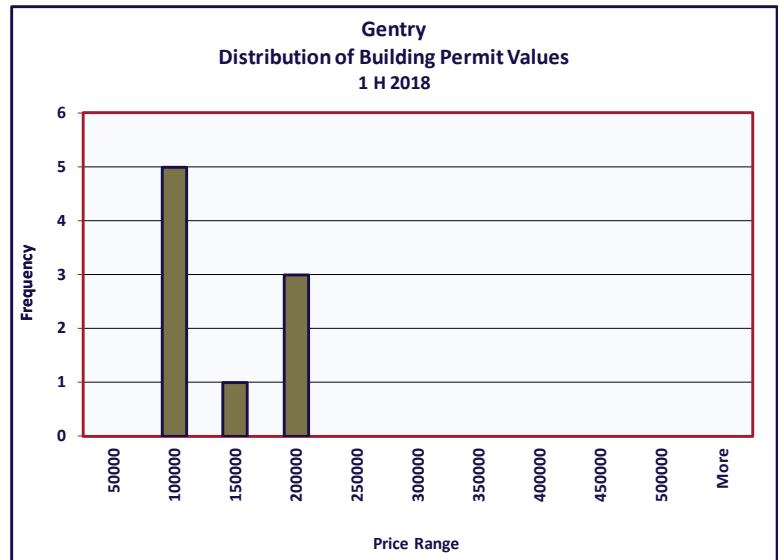
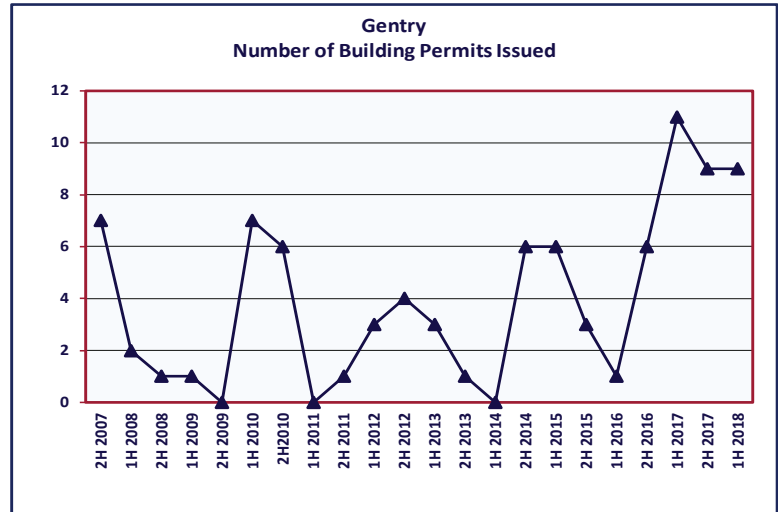
Decatur Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Developers Inc	1	11.1%	1,431	169	\$81,000	\$56.60
Wilmoth	2	22.2%	2,302	93	\$117,000	\$50.86
Wolf Creek Ridge	1	11.1%	1,326	75	\$105,000	\$79.19
Other	5	55.6%	1,766	125	\$209,680	\$113.11
Decatur	9	100.0%	1,799	117	\$163,156	\$89.23



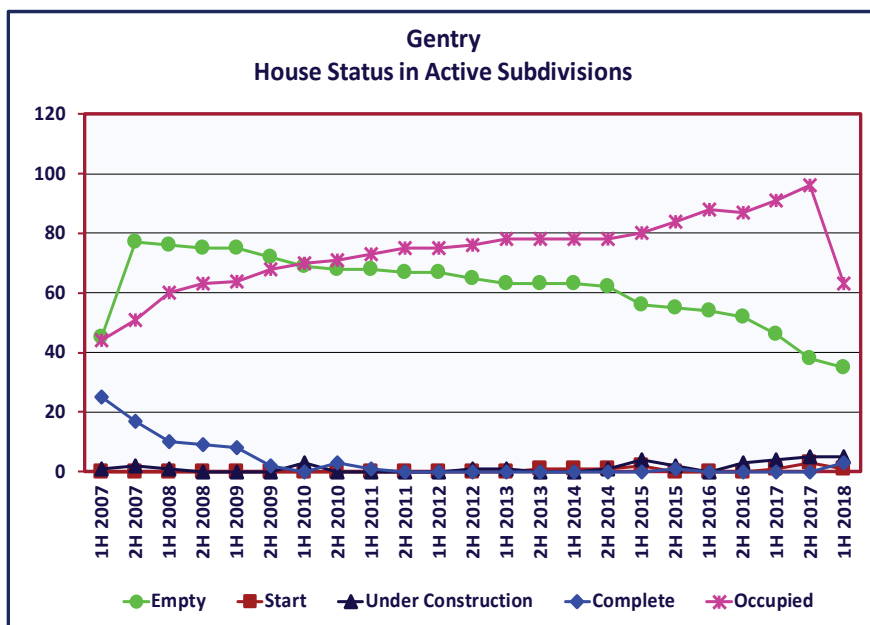
Gentry

- From January 1 to June 30, 2018 there were 9 residential building permits issued in Gentry. This represents a 18.2 percent decrease from the first half of 2017.
- In the second half of 2017, all of the issued building permits in Gentry were valued in the \$150,001 to \$200,000 range.
- The average residential building permit value in Bentonville decreased 17.0 percent from \$150,000 in the first half of 2017 to \$124,444 in the first half of 2018.



Gentry

- There were 107 total lots in 4 active subdivisions in Gentry in the first half of 2018. About 58.9 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 4.7 percent were under construction, 0.9 percent were starts, and 32.7 percent were empty lots.
- The subdivisions with the most houses under construction in the first half of 2018 were The Oaks and Ashton Place with 2.
- In the last year, there was no new construction or progress in existing construction in Gentry.
- 2 new houses in Gentry became occupied in the first half of 2018. The annual absorption rate implies that there were 75.4 months of remaining inventory in active subdivisions, up from 61.3 months in the second half of 2017.
- In 1 of the 4 active subdivisions in Gentry, no absorption occurred in the last year.



- 30 additional lots in 1 subdivision have received either preliminary or final approval by June 30, 2018 in Gentry.

Gentry House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	5	1	2	1	28	37	0	108.0
College Hill Second Addition ¹	2	0	1	0	5	8	0	--
The Oaks, Phase II	8	0	2	2	20	32	2	36.0
Springhill	20	0	0	0	10	30	0	240.0
Gentry	35	1	5	3	63	107	2	75.4

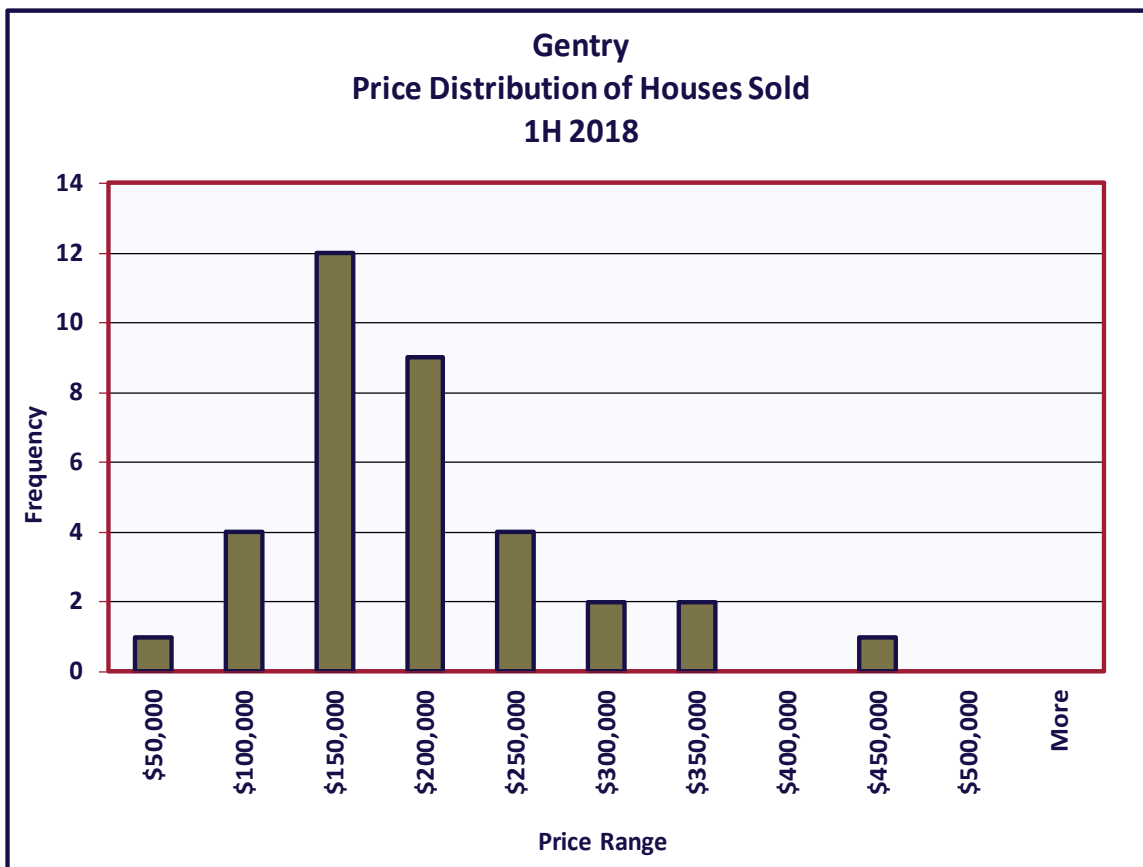
¹ No absorption has occurred in this subdivision in the last year.

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

Gentry Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Unnamed	1H 2017	30
Gentry		30

Gentry

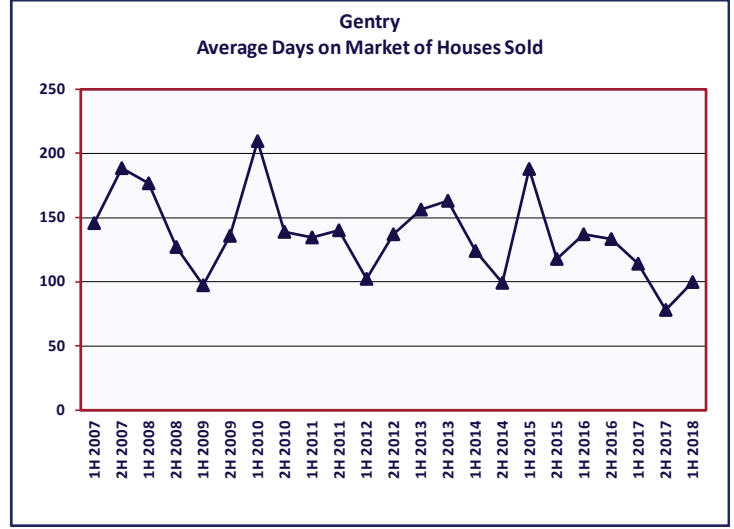
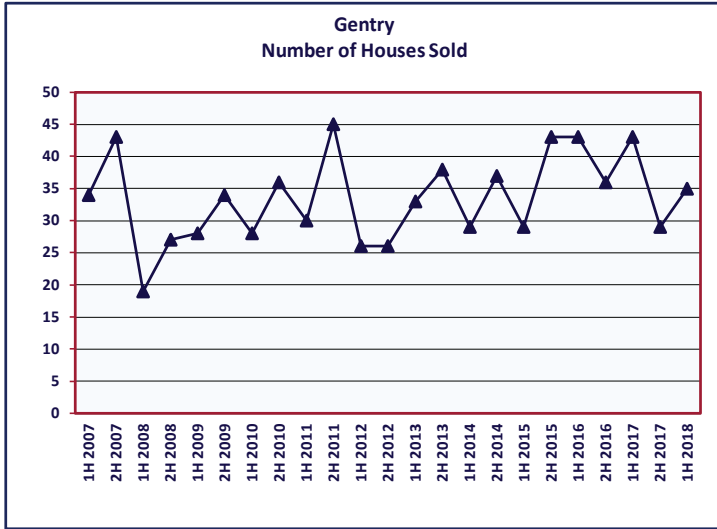


- 60 percent of the sold houses in Gentry were priced between \$100,001 and \$200,000.

Gentry Price Range of Houses Sold First Half of 2018

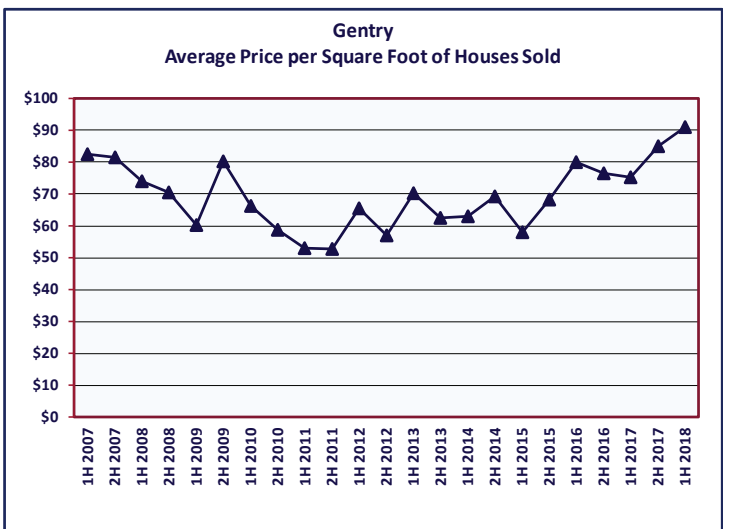
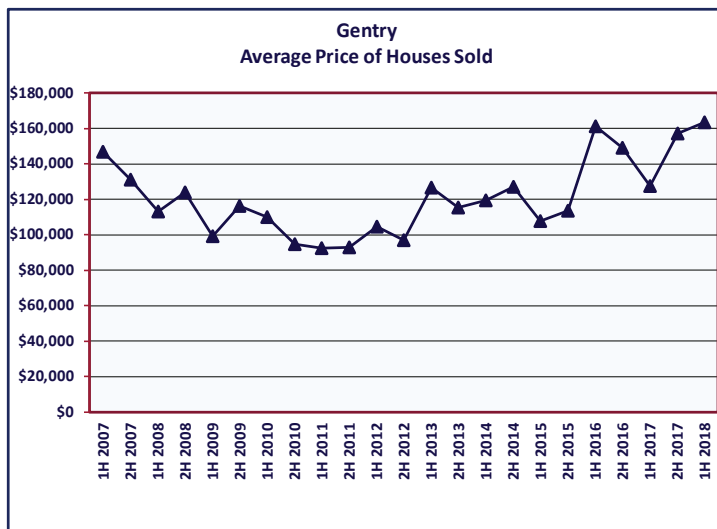
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	2.9%	936	28	147.9%	\$53.42
\$50,001 - \$100,000	4	11.4%	1,375	174	90.1%	\$58.92
\$100,001 - \$150,000	12	34.3%	1,517	67	98.0%	\$85.06
\$150,001 - \$200,000	9	25.7%	1,576	89	99.4%	\$100.06
\$200,001 - \$250,000	4	11.4%	2,789	56	95.7%	\$83.30
\$250,001 - \$300,000	2	5.7%	2,012	189	92.6%	\$129.53
\$300,001 - \$350,000	2	5.7%	2,756	222	96.8%	\$113.03
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	2.9%	2,924	106	93.8%	\$153.90
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Gentry	35	100.0%	1,784	99	98.1%	\$90.93

Gentry



- There were 35 houses sold in Gentry from January 1 to June 30, 2018, 18.6 percent less than the first half of 2017 and 20.7 percent more than the second half of 2017.
- The average price of a house sold in Gentry increased from \$157,227 in the second half of 2017 to \$163,455 in the first half of 2018.
- The average sales price in the second half of 2017 was 4.0 percent higher than in the previous half year and 28.1 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 78 in the second half of 2017 to 100 in the first half of 2018 in Gentry.
- The average price per square foot for a house sold in Gentry increased from \$84.98 in the second half of 2017 to \$90.93 in the first half of 2018.
- The average price per square foot was 7.0 percent higher than

- in the previous half year and 21.0 percent higher than in the first half of 2017.
- About 1.3 percent of all houses sold in Benton County in the first half of 2018 were sold in Gentry.
- The average sales price of a house was 68.7 percent of the county average.
- Out of 35 houses sold in the first half of 2018, 5 were new construction.
- These newly constructed houses sold for \$155,580 and took 89 days to sell from the initial listing date.
- There were 34 houses in Gentry listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$440,615.
- According to the Benton County Assessor's database, 58.3 percent of houses in Gentry were owner-occupied in the first half of 2018.



Gentry

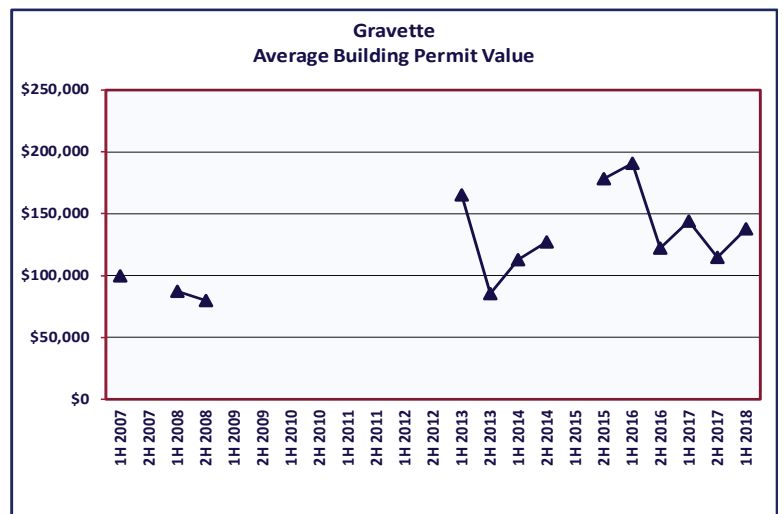
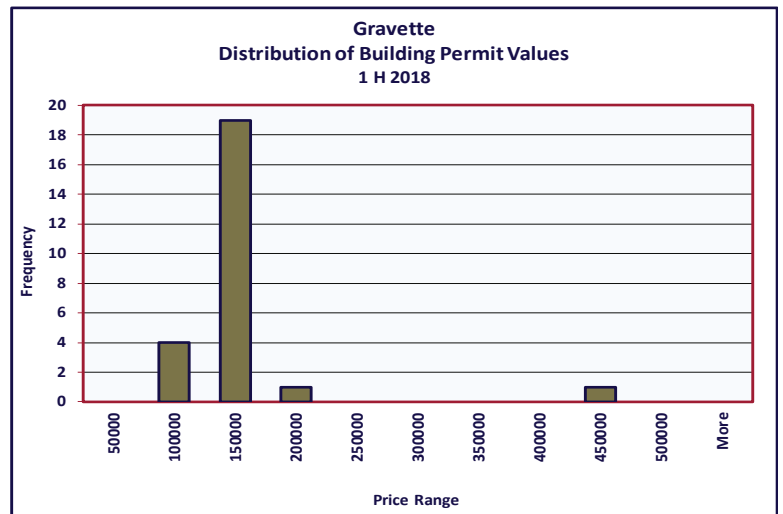
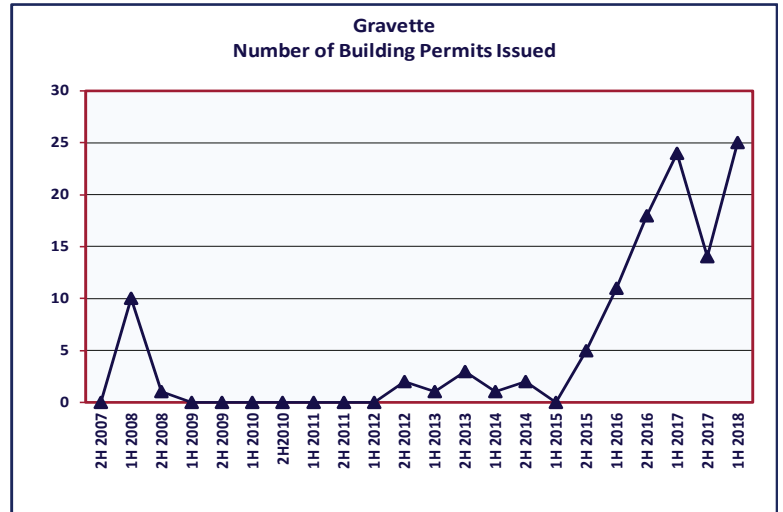
Gentry Sold House Characteristics by Subdivision First Half of 2018

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	2.9%	1,560	136	\$165,000	\$105.77
Carast Acres	1	2.9%	1,620	120	\$68,500	\$42.28
Cobblestone	1	2.9%	1,424	37	\$130,500	\$91.64
Eagle Ridge	1	2.9%	1,904	74	\$150,500	\$79.04
Gentry Original	4	11.4%	1,503	173	\$77,278	\$51.61
Hornbeck Heights	1	2.9%	1,702	181	\$104,500	\$61.40
Kay Lynette	1	2.9%	1,140	71	\$113,000	\$99.12
Oak Knoll	1	2.9%	1,260	52	\$115,000	\$91.27
Oaks, The	4	11.4%	1,475	68	\$152,225	\$103.22
Orchard City	1	2.9%	1,771	68	\$139,900	\$78.99
Pepper Hills	1	2.9%	3,000	86	\$315,000	\$105.00
Piersons	1	2.9%	1,430	80	\$128,000	\$89.51
Plucks	1	2.9%	768	4	\$73,000	\$95.05
Round Prairie Estate	1	2.9%	1,570	123	\$155,000	\$98.73
Spring Valley Estates	1	2.9%	1,206	76	\$130,000	\$107.79
Springhill	3	8.6%	1,524	43	\$144,900	\$95.05
Other	11	31.4%	2,326	117	\$234,573	\$102.95
Gentry	35	100.0%	1,784	99	\$163,455	\$90.93



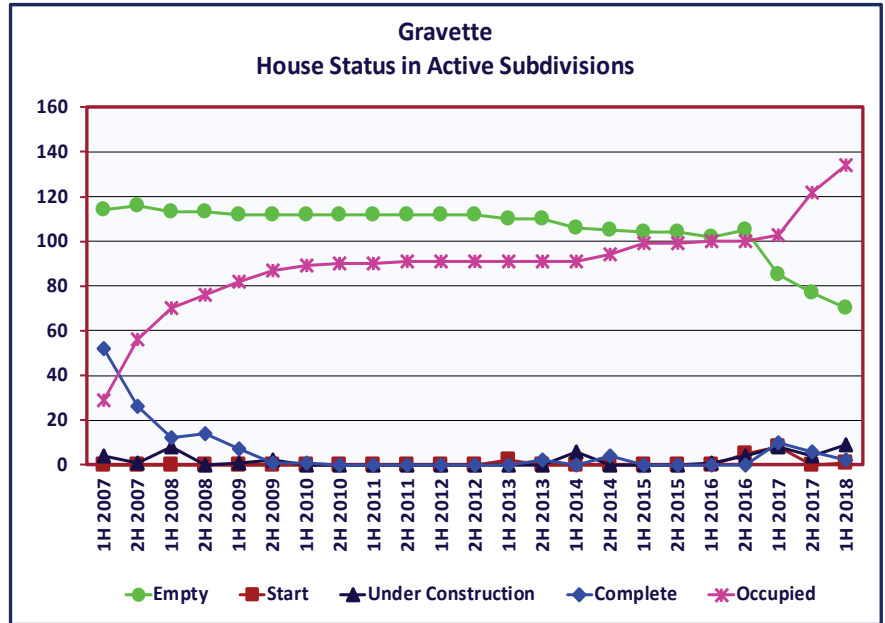
Gravette

- From January 1 through June 30, 2018 there were 25 residential building permits issued in Gravette, an increase of 4.2 percent from the 24 issued in the first half of 2017.
- In the first half of 2018, more than half of the building permits in Gravette were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Gravette was \$137,920 in the first half of 2018, a decrease of 4.2 percent from the first half of 2017 average value of \$144,034.



Gravette

- There were 216 total lots in 4 active subdivisions in Gravette in the first half of 2018. About 62 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 4.2 percent were under construction, 0.5 percent were starts, and 32.4 percent were vacant lots.
- There were 9 new houses under construction in Gravette in the first half of 2018.
- No new construction or progress in existing construction occurred in the past year in 1 of the 4 active subdivisions in Gravette.
- 12 new houses in Gravette became occupied in the first half of 2018. The annual absorption rate implies that there were 27.3 months of remaining inventory in active subdivisions, down from 38.7 months in the second half of 2017.
- No new absorption occurred in the past year in 1 of the 4 active subdivisions in Gravette.



- An additional 25 lots in one subdivision had received either preliminary or final approval by June 30, 2018 in Gravette.

Gravette House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows	4	0	2	0	32	38	7	5.1
Lynchburg Estates ^{1,2}	10	0	1	0	0	11	0	--
Patriot Park	1	1	6	0	54	62	0	8.7
Walnut Creek	55	0	0	2	48	105	5	62.2
Gravette	70	1	9	2	134	216	12	27.3

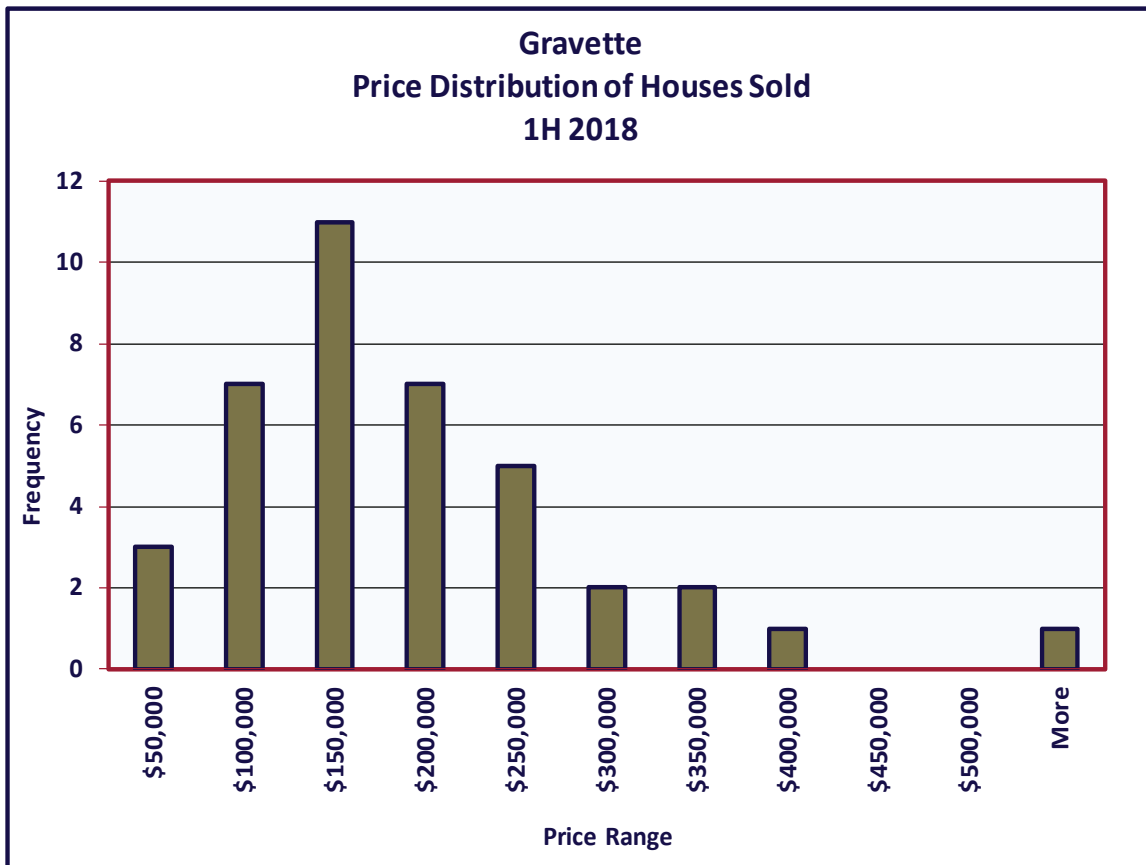
¹ No absorption has occurred in this subdivision in the last year.

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

Gavette Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Stonecrest	1H 2017	25
Gentry		5

Gravette

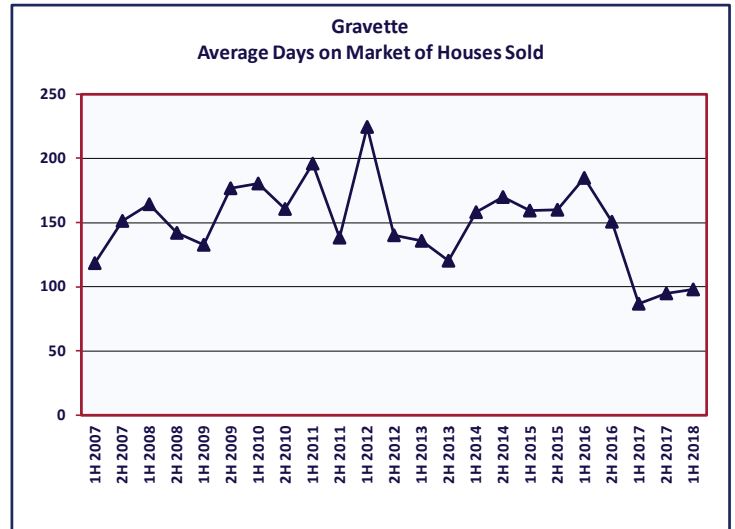
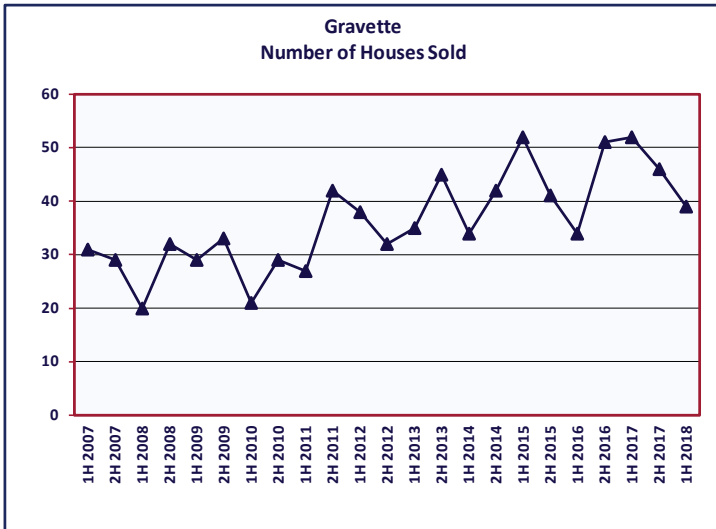


- 64 percent of the sold houses in Gravette were priced between \$100,001 and \$200,000.

Gravette Price Range of Houses Sold First Half of 2018

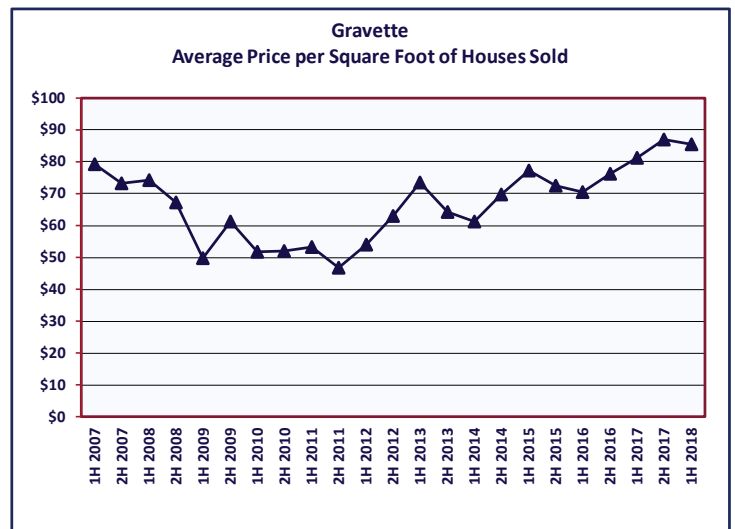
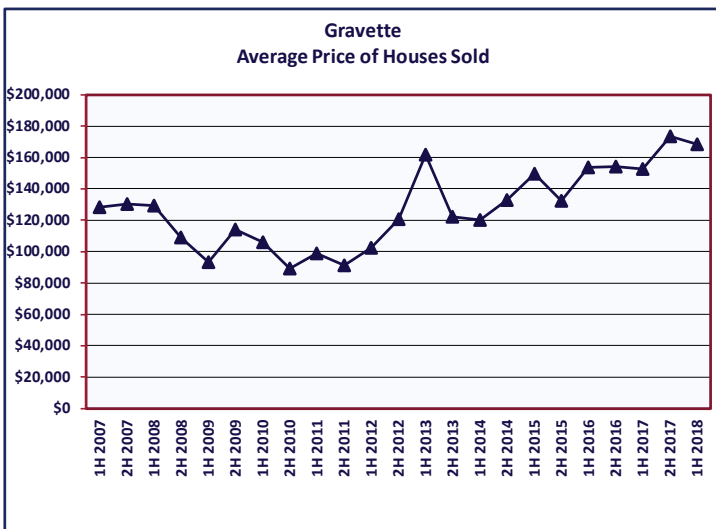
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	7.7%	1,358	205	87.9%	\$25.17
\$50,001 - \$100,000	7	17.9%	1,199	52	96.4%	\$76.11
\$100,001 - \$150,000	11	28.2%	1,598	83	98.1%	\$82.69
\$150,001 - \$200,000	7	17.9%	1,834	93	96.9%	\$89.01
\$200,001 - \$250,000	5	12.8%	2,267	121	95.3%	\$103.36
\$250,001 - \$300,000	2	5.1%	2,285	82	98.5%	\$124.94
\$300,001 - \$350,000	2	5.1%	2,912	185	98.1%	\$115.76
\$350,001 - \$400,000	1	2.6%	4,178	60	96.3%	\$94.54
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	2.6%	6,274	56	95.6%	\$102.81
Gravette	39	100.0%	1,925	98	96.4%	\$85.55

Gravette



- There were 39 houses sold in Gravette from January 1 to June 30, 2018 or 25 percent lower than the 52 sold in the first half of 2017 and 15.2 percent lower than the 46 sold in the second half of 2017.
- The average price of a house sold in Gravette decreased from \$173,707 in the second half of 2017 to \$168,538 in the first half of 2018.
- The average sales price was 3.0 percent lower than in the previous half year and 10.2 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 95 in the second half of 2017 to 98 in the first half of 2018.
- The average price per square foot for a house sold in Gravette decreased from \$86.89 in the second half of 2017 to \$85.55 in the first half of 2018.
- The average price per square foot was 1.5 percent lower than in the previous half year and 5.3 percent higher than in the

- first half of 2017.
- About 1.4 percent of all houses sold in Benton County in the first half of 2018 were sold in Gravette.
- The average sales price of a house was 70.8 percent of the county average.
- Out of 39 houses sold in the first half of 2018, 2 were new construction.
- These newly constructed houses had an average sold price of \$163,950 and took an average of 90 days to sell from their initial listing dates.
- There were 36 houses in Gravette listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$612,210.
- According to the Benton County Assessor's database, 55.8 percent of houses in Gravette were owner-occupied in the first half of 2018.



Gravette

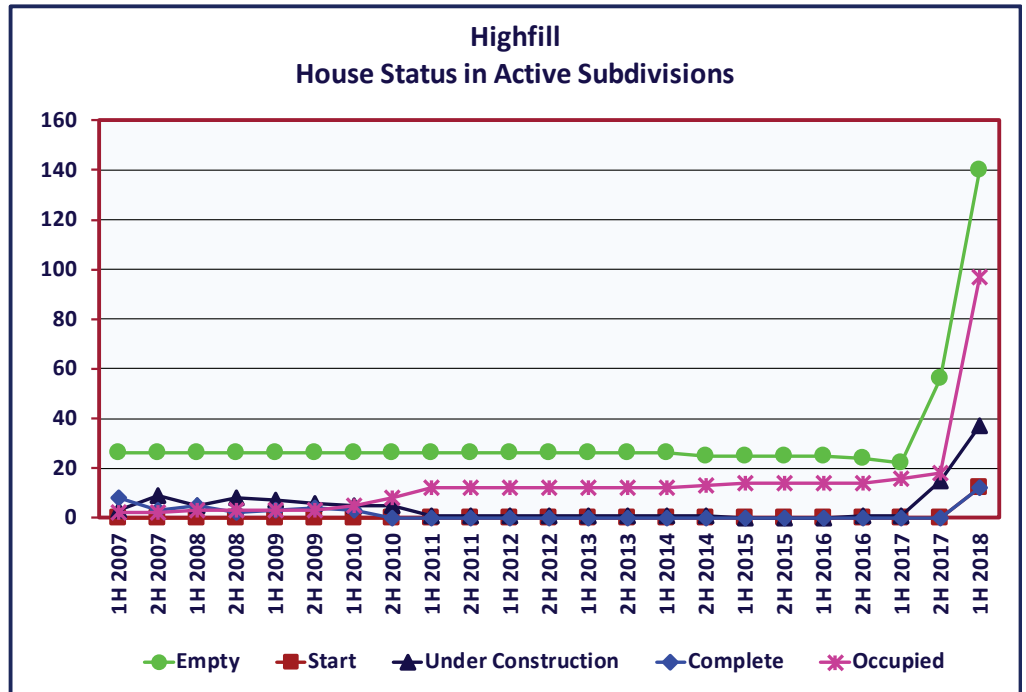
Gravette Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Estates	1	2.6%	3,736	32	\$219,500	\$58.75
Countryside Estates	2	5.1%	1,238	78	\$102,500	\$82.93
Dugan & Leaf	1	2.6%	1,834	53	\$210,000	\$114.50
Gravette Original	4	10.3%	1,890	87	\$102,875	\$62.33
Harris	1	2.6%	944	50	\$79,000	\$83.69
J D Coveys	1	2.6%	956	61	\$93,500	\$97.80
Jenson's	1	2.6%	1,200	174	\$32,000	\$26.67
Loydon Oaks	1	2.6%	1,757	133	\$230,000	\$130.90
Mcallister & Shields	2	5.1%	1,463	66	\$95,650	\$65.28
Moonlight Valley	1	2.6%	1,911	89	\$206,000	\$107.80
Ozark Estates	2	5.1%	3,639	143	\$372,000	\$103.56
Patriot Park	3	7.7%	1,489	64	\$137,300	\$91.91
Sloans	1	2.6%	1,743	33	\$158,000	\$90.65
Walnut Creek	5	12.8%	1,565	73	\$149,580	\$95.37
Wells	1	2.6%	1,128	123	\$103,000	\$91.31
Westfield	2	5.1%	1,296	43	\$110,000	\$84.92
Other	10	25.6%	2,473	149	\$231,040	\$85.92
Gravette	39	100.0%	1,925	98	\$168,538	\$85.55



Highfill

- From January 1 through June 30, 2018 there were no residential building permits issued in Highfill.
- There were 298 total lots in 4 active subdivisions in Highfill in the first half of 2018. About 32.6 percent of the lots were occupied, 4.0 percent were complete but unoccupied, 12.4 percent were under construction, 4.0 percent were starts, and 47 percent were vacant lots.
- There were 37 homes under construction in Highfill in the first half of 2018; one of which is from Snyderwolf and the others from Silver Meadows.
- 79 new houses in Highfill became occupied in the first half of 2018.
- In the past year there has been no construction or absorption hiatus in Highfill.



- An additional 10 lots in 1 subdivision had received final approval by June 30, 2018.
- 50 percent of the houses sold in Highfill were in the \$200,001 - \$250,000 range.



Highfill Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Potsie Lane	2H 2016	10
Highfill		10

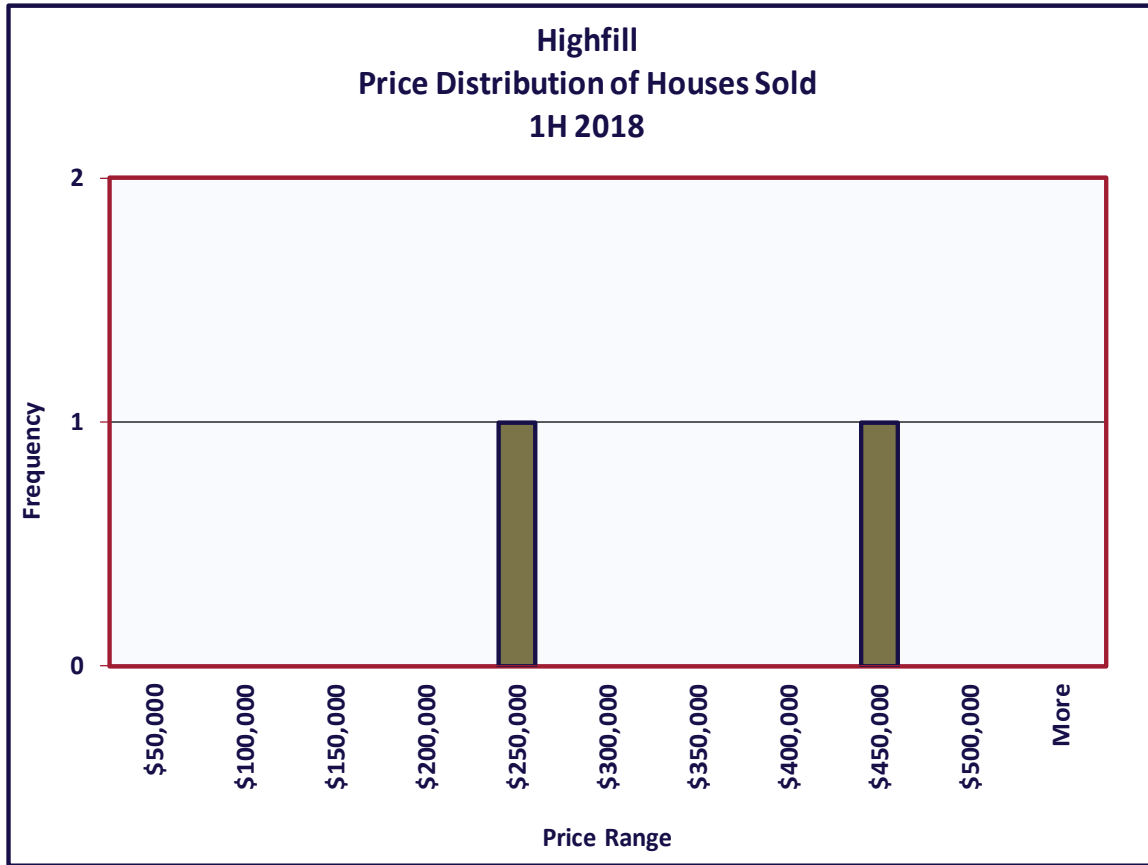
Highfill House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates	1	0	0	0	5	6	0	12.0
Holiday Hills Estates	19	0	0	1	13	33	0	240.0
Silver Meadows	114	11	36	11	78	250	78	26.5
Snyderwolf	6	1	1	0	1	9	1	96.0
Highfill	140	12	37	12	97	298	79	29.8

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

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

Highfill

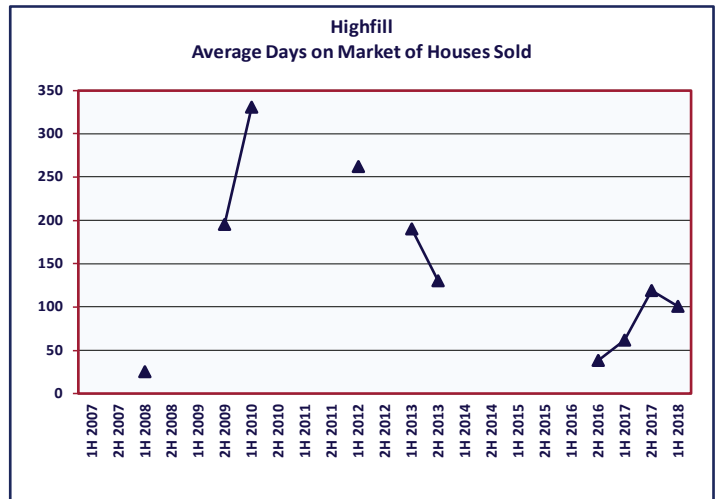
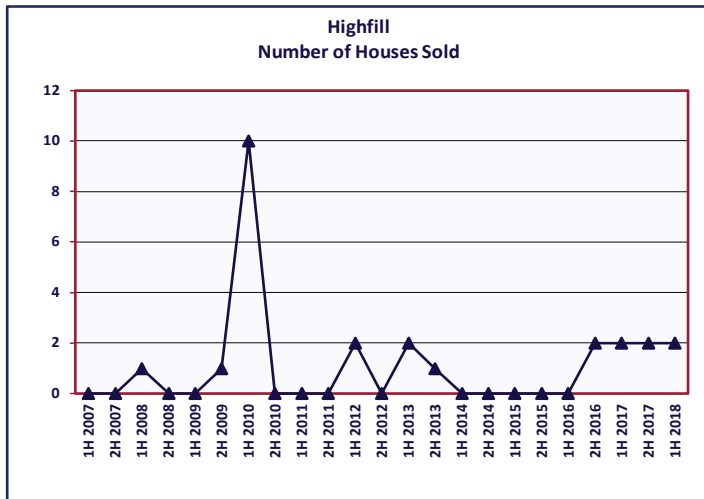


- There were 2 houses sold in Highfill from January 1 to June 30, 2018.

Highfill Price Range of Houses Sold First Half of 2018

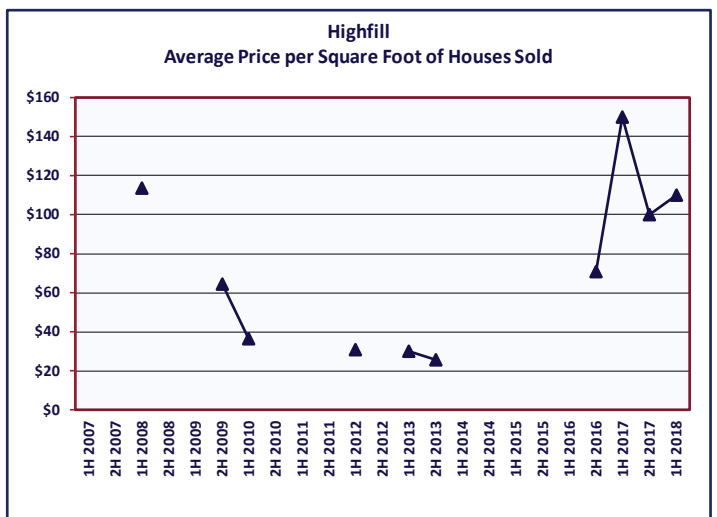
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	50.0%	2,222	45	98.0%	\$108.01
\$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	50.0%	3,684	157	97.1%	\$111.97
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Highfill	2	100.0%	2,953	101	97.5%	\$109.99

Highfill



- The average price of a house sold in Highfill was \$326,250 in the first half of 2018.
- The average number of days on market from initial listing to the sale was 101 days in the first half of 2018.
- The average price per square foot for a house sold in Highfill was \$109.99 in the first half of 2018.
- About 0.1 percent of all houses sold in Benton County in the first half of 2018 were sold in Highfill.
- The average sales price of a house was 137 percent of the county average.

- There were no newly constructed houses sold.
- There was 1 house in Highfill listed for sale in the MLS database as of June 30, 2018. This house had a list price of \$119,000.
- According to the Benton County Assessor's database, 45.7 percent of houses in Highfill were owner-occupied in the first half of 2018.

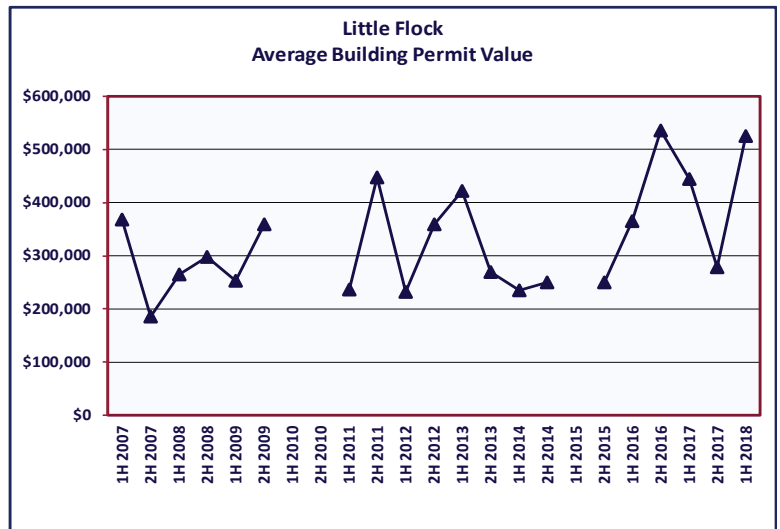
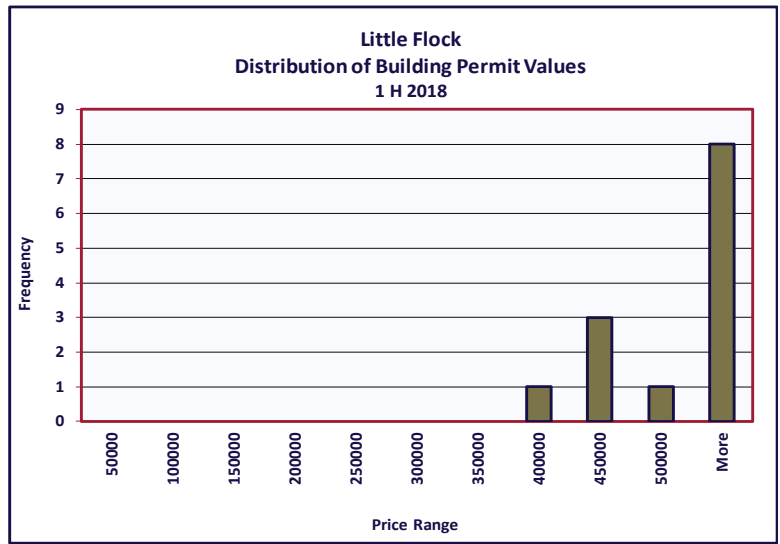
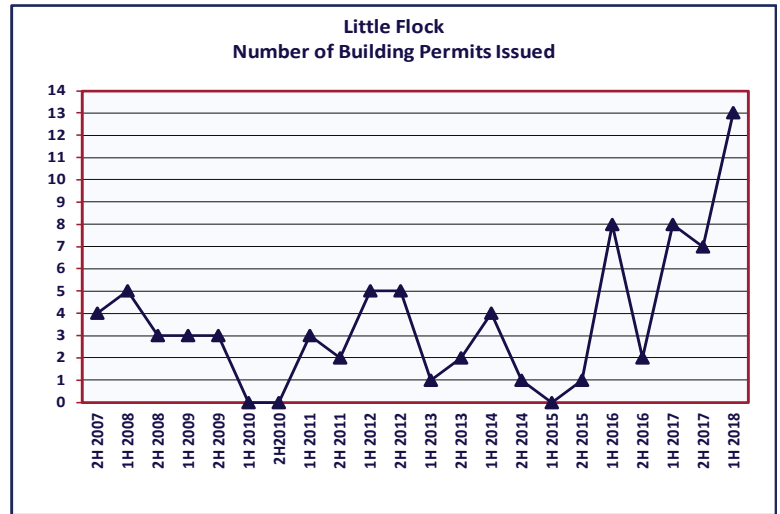


Highfill Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Holland Hills Estates	1	50.0%	2,222	45	\$240,000	\$108.01
Other	1	50.0%	3,684	157	\$412,500	\$111.97
Highfill	2	100.0%	2,953	101	\$326,250	\$109.99

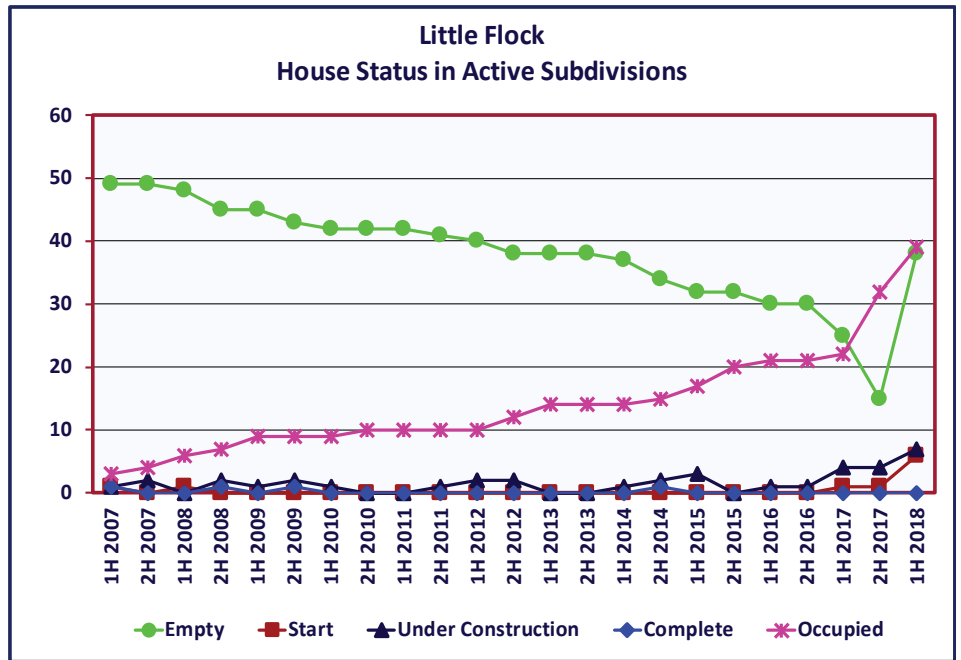
Little Flock

- From January 1 to June 30, 2018 there were 13 residential building permits issued in Little Flock.
- In the first half of 2018, a majority of the building permits issued in Little Flock were valued between the \$400,001 and \$500,000+ range.
- The average residential building permit value in Little Flock was \$525,597 in the first half of 2018.



Little Flock

- There were 90 total lots in 2 active subdivisions in Little Flock in the first half of 2018. 43.3 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 7.8 percent were under construction, 6.7 percent were starts, and 42.2 percent were vacant lots.
- Seven houses were under construction in the first half of 2018 in Little Flock.
- Seven new houses in Little Flock became occupied in the first half of 2018. The annual absorption rate implies that there were 36.0 months of remaining inventory in active subdivisions, up from 21.8 months in the second half of 2017.



Little Flock House Status in Active Subdivisions First Half of 2018

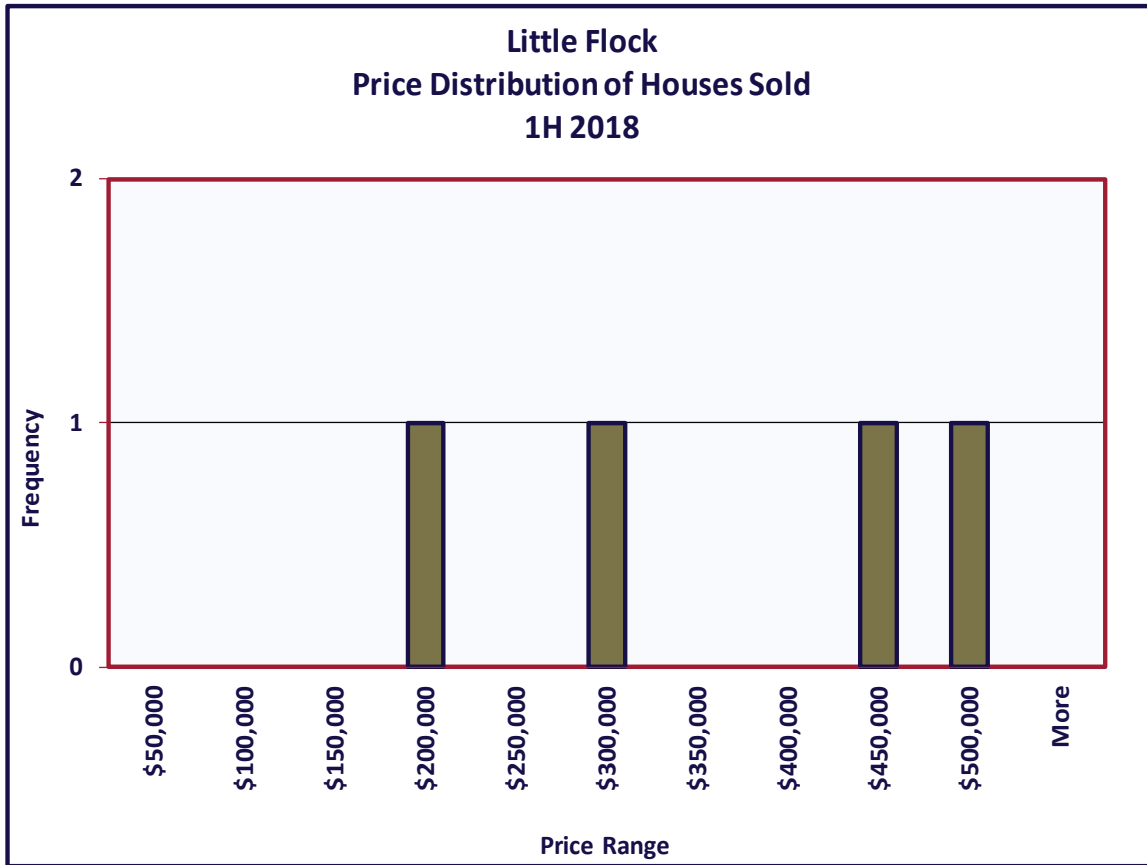
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Months of Inventory
Copper Ridge Court	27	5	4	0	2	38.0	2	216.0
The Meadows	11	1	3	0	37	52.0	5	12.0
Little Flock	38	6	7	0	39	90	7	36.0

- 4 additional lots in 1 subdivision in Little Flock received either preliminary or final approval by June 30, 2018.

Little Flock Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
The Farms	1H 2017	4
Little Flock		4

Little Flock

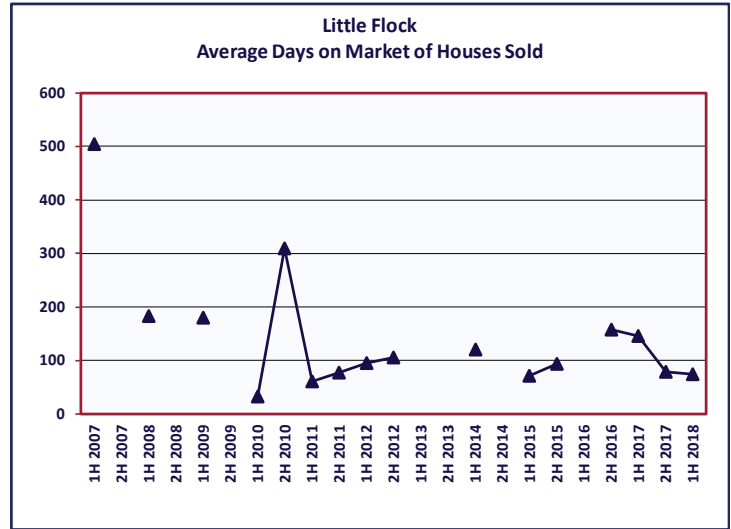
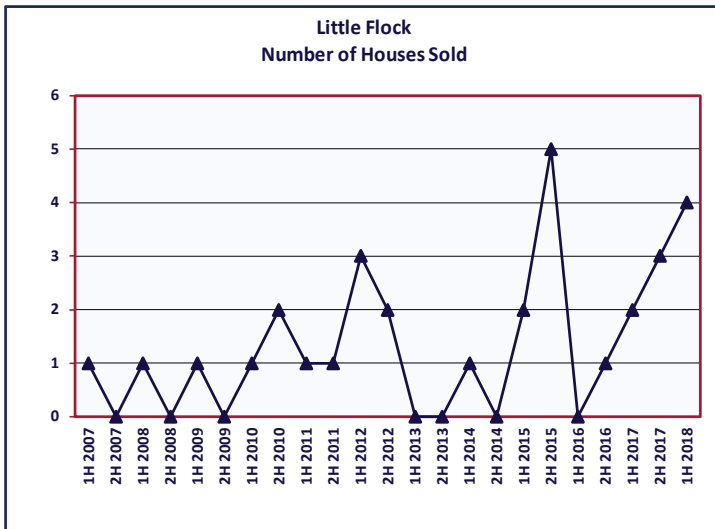


- 50 percent of the houses sold in Little Flock were in the \$150,001-\$300,000 range.

Little Flock Price Range of Houses Sold First Half of 2018

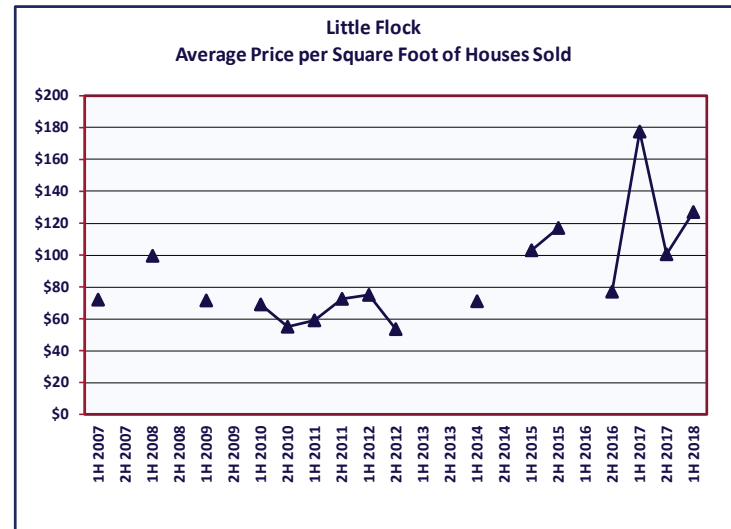
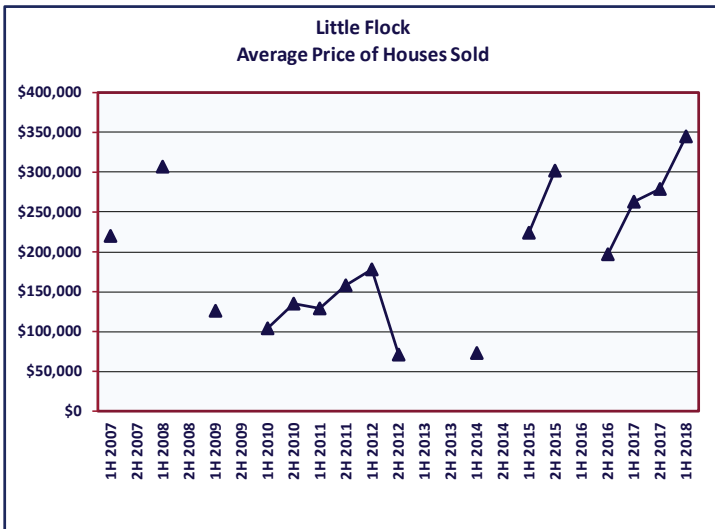
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	25.0%	1,565	59	100.0%	\$108.56
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	25.0%	2,636	125	93.7%	\$111.91
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	25.0%	3,000	0	100.0%	\$139.15
\$450,001 - \$500,000	1	25.0%	3,353	112	95.4%	\$147.63
\$500,000+	0	0.0%	--	--	--	--
Little Flock	4	100.0%	2,639	74	97.3%	\$126.81

Little Flock



- There were 4 houses sold in Little Flock in the first half of 2018.
- The average sale price was \$344,335 or \$126.81 per square foot.
- There was 1 newly constructed house sold in Little Flock during the first half of 2018.

- There was 1 house in Little Flock listed for sale in the MLS database as of June 30, 2018. This house had an average list price of \$555,000
- According to the Benton County Assessor's database, 73.9 percent of houses in Little Flock were owner-occupied in the first half of 2018.

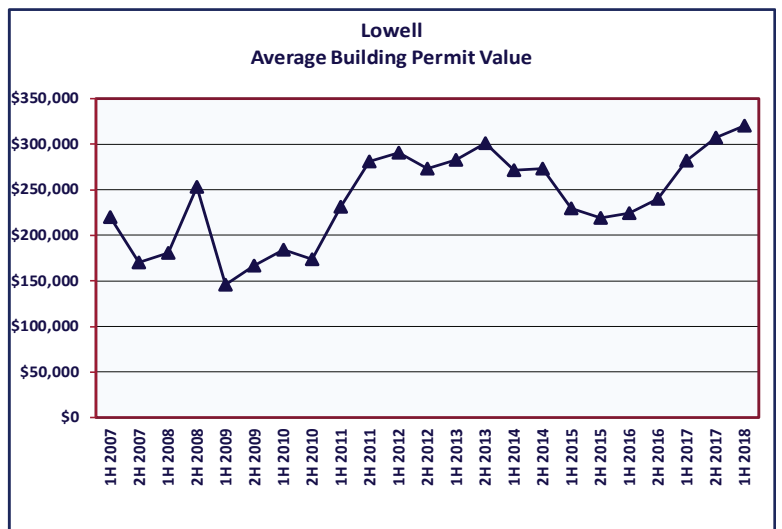
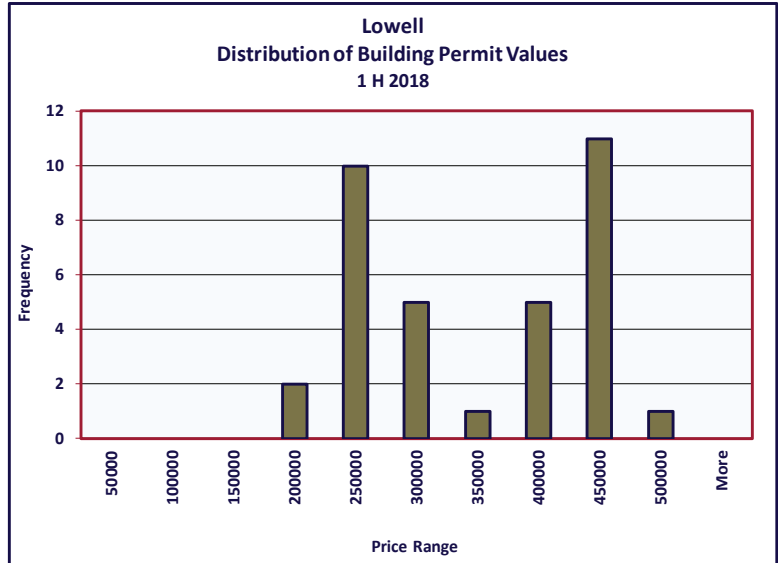
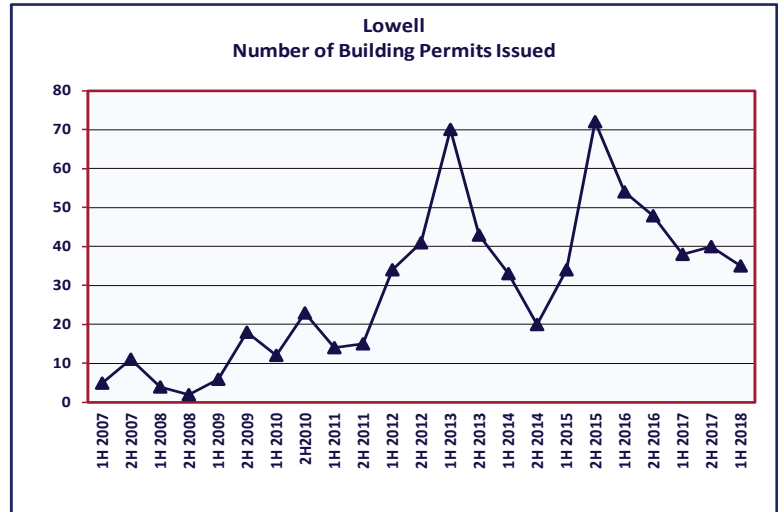


Little Flock Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Little Flock	1	25.0%	1,565	59	\$169,900	\$108.56
Meadows, The	2	50.0%	3,177	56	\$456,220	\$143.39
Richards Glen	1	25.0%	2,636	125	\$295,000	\$111.91
Little Flock	4	100.0%	2,639	74	\$344,335	\$126.81

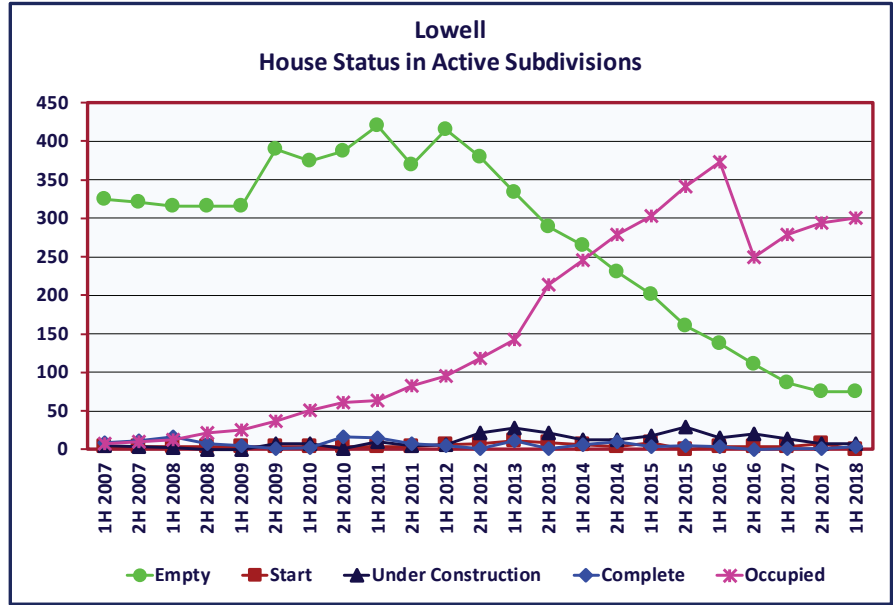
Lowell

- From January 1 to June 30, 2018, there were 35 residential building permits issued in Lowell. This represents a 7.9 percent decrease from the first half of 2017.
- In the first half of 2018, a majority of building permits in Lowell were valued in the \$250,001 to \$450,000 range.
- The average residential building permit value in Lowell increased by 13.5 percent from \$282,251 in the first half of 2017 to \$320,428 in the first half of 2018.



Lowell

- There were 385 total lots in 5 active subdivisions in Lowell in the first half of 2018. About 77.9 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.8 percent were under construction, 0.0 percent were starts, and 19.5 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the first half of 2018 was Carrington with 5.
- No new construction has occurred in the last year in 2 of the 5 active subdivisions in Lowell.
- 6 new houses in Lowell became occupied in the first half of 2018. The annual absorption rate implies that there were 48.6 months of remaining inventory in active subdivisions, up from 24.8 months in the second half of 2017.



Lowell House Status in Active Subdivisions First Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Inventory
Barrett Place ^{1,2}	1	0	0	0	7	8	0	--
Borghese, Phase I	2	0	2	2	77	83	6	7.2
Carrington	0	0	5	1	23	29	0	18.0
Park Central, Phase I ^{1,2}	70	0	0	0	18	88	0	--
Weatherton	2	0	0	0	175	177	0	3.4
Lowell	75	0	7	3	300	385	6	48.6

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

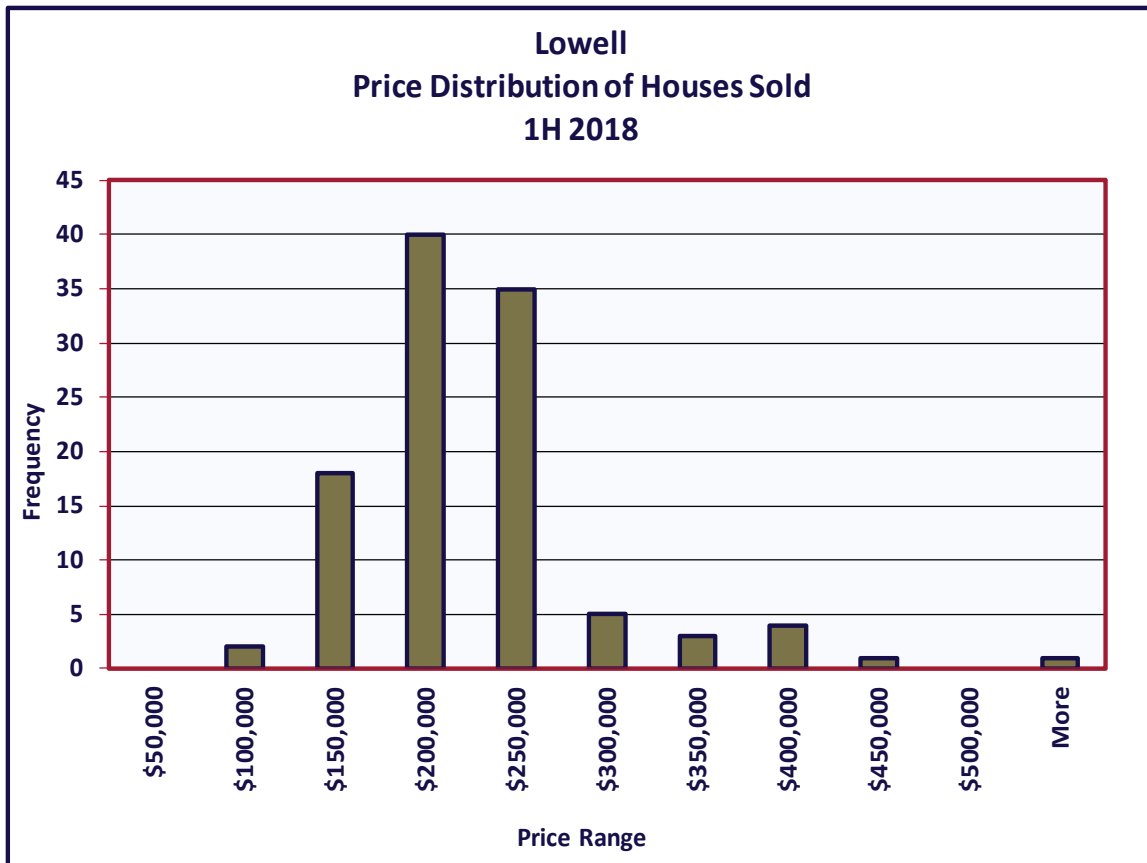
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

- There were an additional 480 lots in 4 subdivisions that had received preliminary or final approval by June 30, 2018.

Lowell Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Timber Ridge North	2H 2017	N/A
<i>Final Approval</i>		
Lakewood, Phase III	2H 2016	329
Park Central PUD, Phase III	1H 2018	97
Timber Ridge	2H 2016	54
Lowell		480

Lowell

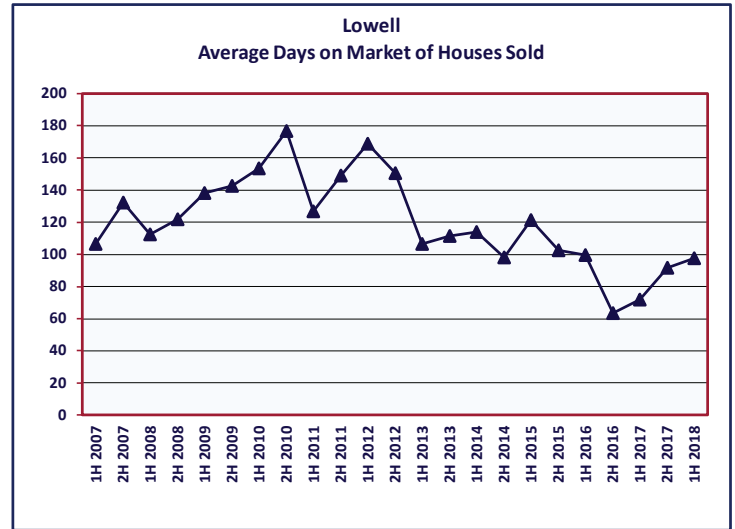
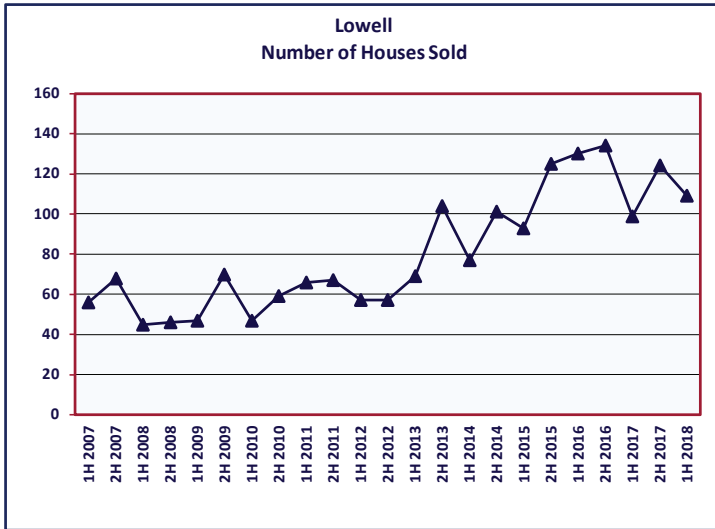


- 68.8 percent of the sold houses in Lowell were priced between \$150,001 and \$250,000.

Lowell Price Range of Houses Sold First Half of 2018

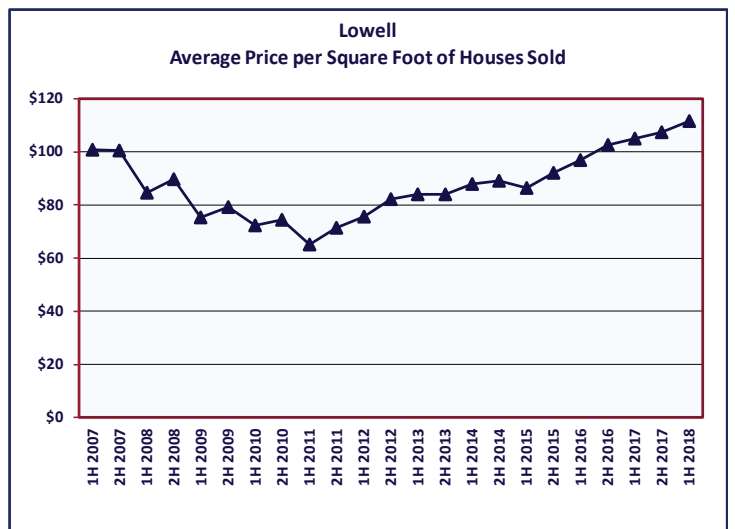
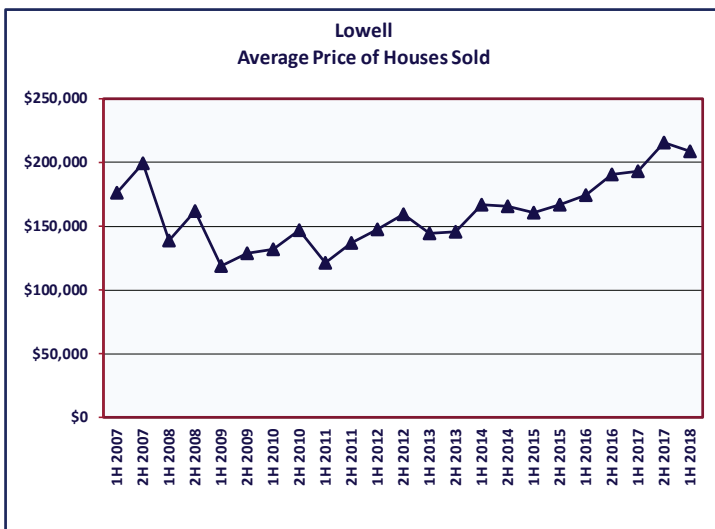
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	1.8%	851	250	98.3%	\$94.89
\$100,001 - \$150,000	18	16.5%	1,321	67	99.0%	\$104.05
\$150,001 - \$200,000	40	36.7%	1,677	110	98.5%	\$107.45
\$200,001 - \$250,000	35	32.1%	2,022	91	98.5%	\$113.02
\$250,001 - \$300,000	5	4.6%	2,441	76	99.4%	\$115.73
\$300,001 - \$350,000	3	2.8%	2,257	109	99.1%	\$149.39
\$350,001 - \$400,000	4	3.7%	2,927	87	98.2%	\$138.64
\$400,001 - \$450,000	1	0.9%	3,583	63	97.7%	\$120.01
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	0.9%	6,143	204	95.0%	\$146.92
Lowell	109	100.0%	1,869	97	98.6%	\$111.60

Lowell



- There were 109 houses sold in Lowell from January 1 to June 30, 2018 or 10.1 percent more than were sold in the first half of 2017 and 12.1 percent less than in the second half of 2017.
- The average price of a house sold in Lowell decreased from \$215,218 in the second half of 2017 to \$208,655 in the first half of 2018.
- The average sales price was 3 percent lower than in the previous half year and 8.1 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 92 in the second half of 2017 to 97 in the first half of 2018.
- The average price per square foot for a house sold in Lowell increased from \$107.26 in the second half of 2017 to \$111.60 in the first half of 2018.
- The average price per square foot was 4.0 percent higher than

- in the previous half year and 6.4 percent higher than in the first half of 2017.
- About 4.0 percent of all houses sold in Benton County in the first half of 2018 were sold in Lowell.
- The average sales price of a house was 87.6 percent of the county average.
- Out of 109 houses sold in the first half of 2018, 24 were new construction. These newly constructed houses had an average sold price of \$233,496 and took an average of 158 days to sell from their initial listing dates.
- There were 37 houses in Lowell listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$429,547.
- According to the Benton County Assessor's database, 69.8 percent of houses in Lowell were owner-occupied in the first half of 2018.



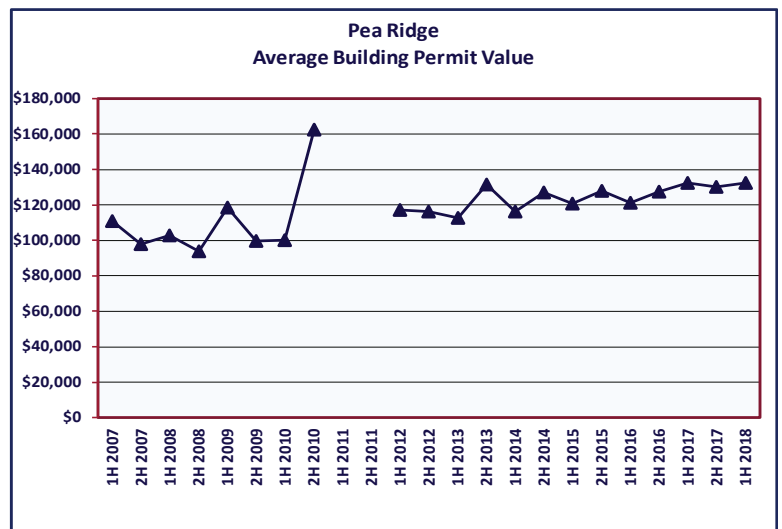
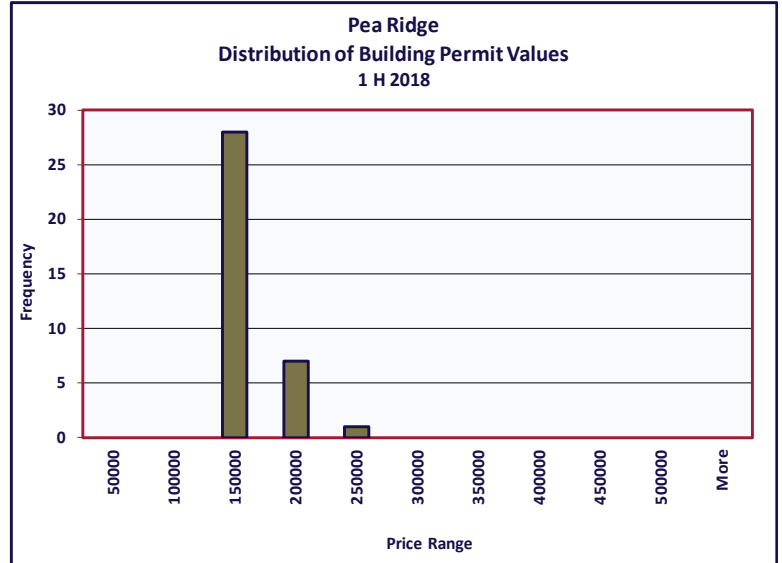
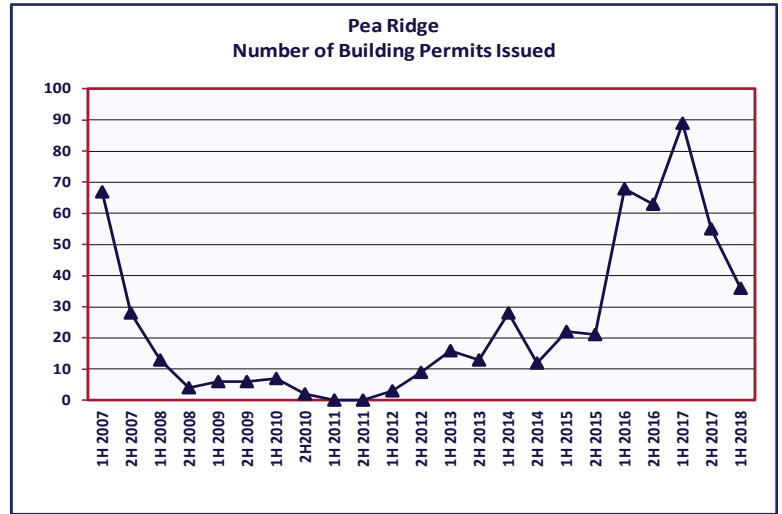
Lowell

Lowell Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cambridge Place	5	4.6%	1,729	73	\$180,200	\$104.30
Center Point Park	2	1.8%	1,880	34	\$186,200	\$98.99
Chet Miller	1	0.9%	2,387	83	\$240,000	\$100.54
Concord Place	3	2.8%	1,815	69	\$190,983	\$105.21
Cooper Hills	1	0.9%	2,035	51	\$202,400	\$99.46
Creekwood	1	0.9%	3,583	63	\$430,000	\$120.01
Cross Creek	1	0.9%	3,499	37	\$370,000	\$105.74
Edgehill Manor	1	0.9%	2,430	45	\$243,000	\$100.00
Edinburgh	4	3.7%	2,228	107	\$234,000	\$107.23
Franklin Terrace	1	0.9%	1,333	45	\$133,000	\$99.77
Hickory Creek	1	0.9%	1,586	105	\$173,900	\$109.65
Highland Meadows	1	0.9%	1,377	15	\$157,400	\$114.31
Honeysuckle	1	0.9%	1,710	60	\$157,500	\$92.11
Kendrick Place	2	1.8%	1,794	63	\$182,500	\$101.90
Lakewood	20	18.3%	2,001	174	\$207,079	\$106.07
Lazy R Ranch	1	0.9%	1,810	57	\$382,500	\$211.33
Lowell Estates	2	1.8%	1,139	47	\$134,450	\$118.09
Lynn Estate	1	0.9%	1,363	44	\$153,500	\$112.62
Meadowlands	4	3.7%	1,763	69	\$220,375	\$125.01
Miller	1	0.9%	1,242	69	\$114,900	\$92.51
North Hickory Hills	2	1.8%	1,413	66	\$150,125	\$107.28
Phillips Creek	1	0.9%	1,080	126	\$105,000	\$97.22
Pleasant Meadows	2	1.8%	1,930	59	\$227,000	\$117.59
Pleasure Heights	1	0.9%	680	32	\$72,500	\$106.62
Prairie Meadows	1	0.9%	1,691	106	\$170,000	\$100.53
Sabre Heights	1	0.9%	1,600	60	\$179,900	\$112.44
South Mountain Estates	1	0.9%	6,143	204	\$902,500	\$146.92
Southfork	8	7.3%	1,402	73	\$148,225	\$105.83
Southview	5	4.6%	1,363	81	\$142,600	\$105.35
Summer Meadows	2	1.8%	1,637	44	\$173,450	\$105.93
Sunrise Manor	1	0.9%	1,600	99	\$140,000	\$87.50
Tuscan Heights	9	8.3%	2,318	59	\$284,636	\$122.59
Weatherton	5	4.6%	1,788	53	\$216,400	\$121.15
Other	16	14.7%	1,819	135	\$208,275	\$117.89
Lowell	109	100.0%	1,869	97	\$208,655	\$111.60

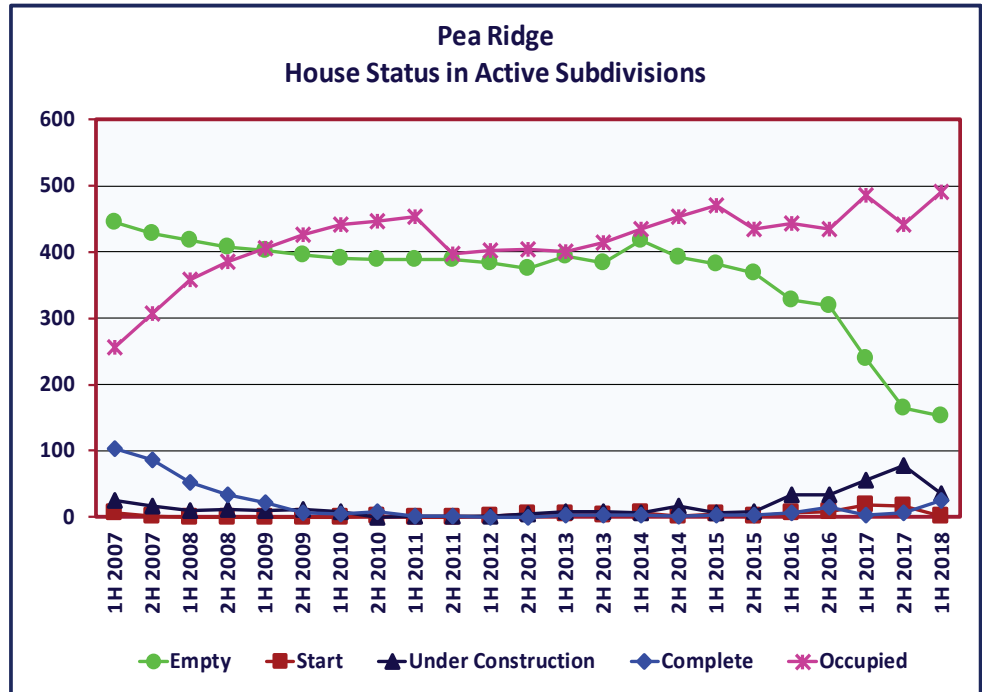
Pea Ridge

- From January 1 to June 30, 2018 there were 36 residential building permits issued in Pea Ridge. This represents a 59.6 percent decrease from the first half of 2017.
- In the first half of 2018, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Pea Ridge increased by 0.2 percent from \$132,338 in the first half of 2017 to \$132,538 in the first half of 2018.



Pea Ridge

- There were 705 total lots in 13 active subdivisions in Pea Ridge in the first half of 2018. About 69.5 percent of the lots were occupied, 3.7 percent were complete but unoccupied, 5.0 percent were under construction, 0.3 percent were starts, and 21.6 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the first half of 2018 was Battlefield Estates with 17.
- No new construction or progress in existing construction has occurred in the last year in 2 of the 13 active subdivisions in Pea Ridge.



- 48 new houses in Pea Ridge became occupied in the first half of 2018. The annual absorption rate implies that there were 21.0 months of remaining inventory in active subdivisions, down from 21.3 months in the second half of 2017.
- An additional 130 lots in 3 subdivisions had received either preliminary or final approval by June 30, 2018 in Pea Ridge.



Pea Ridge Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Elkhorn Ridge, Phase III	2H 2017	56
Willow Run	2H 2017	20
<i>Final Approval</i>		
Elkhorn Ridge, Phase II	2H 2017	54
Pea Ridge		130

Pea Ridge

Pea Ridge House Status in Active Subdivisions First Half of 2018

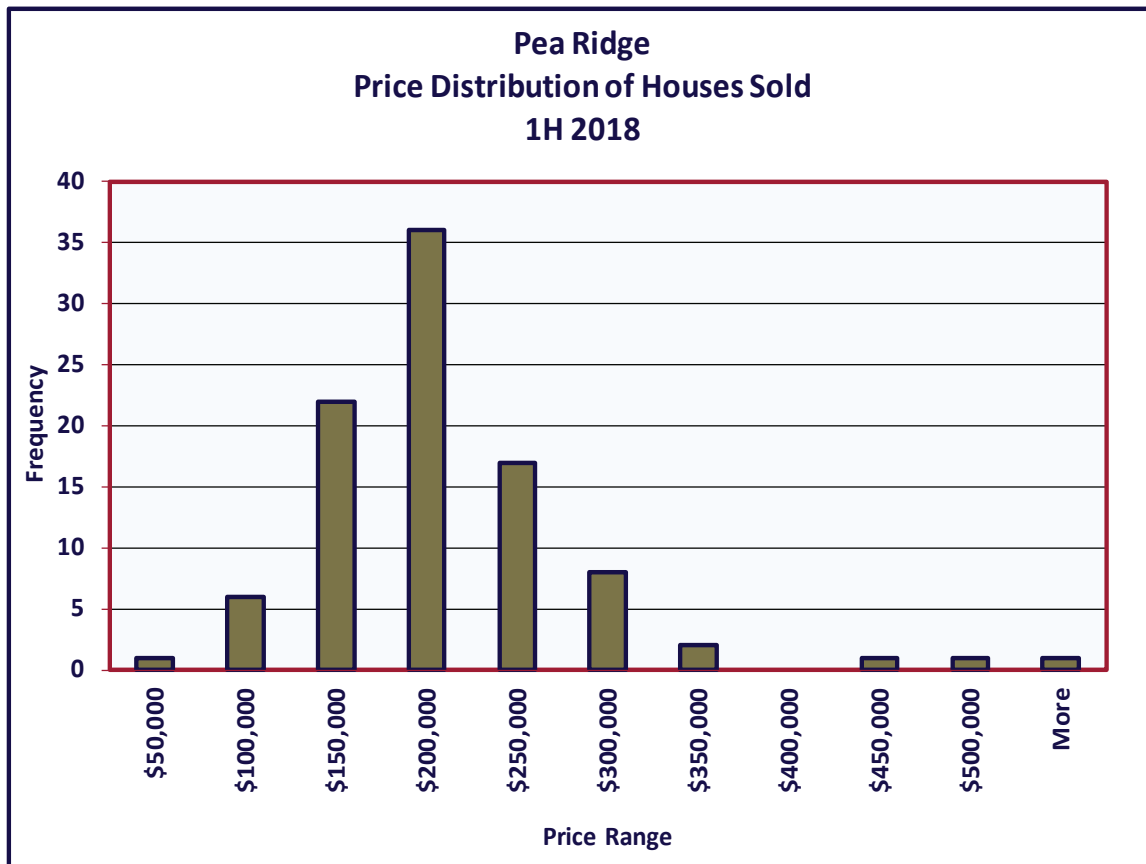
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates	36	1	17	15	38	107	7	39.4
Battlefield View, Phase II	0	0	0	2	54	56	6	1.8
Creekside Estates	22	0	2	0	11	35	2	57.6
Creekwood Manor	5	0	2	3	35	45	1	40.0
Deer Meadows	6	0	6	3	77	92	14	5.6
Elkhorn	8	0	0	0	44	52	5	3.8
Givens Place, Block III ^{1,2}	13	0	0	0	62	75	0	--
Lee Town Estates	1	0	0	0	5	6	1	12.0
Maple Glenn, Phase I, II	10	1	6	3	118	138	6	30.0
Ridgeview Acres	20	0	1	0	12	33	2	126.0
Shepherd Hills	19	0	0	0	16	35	0	76.0
Sugar Creek Estates ^{1,2}	12	0	0	0	5	17	0	--
Summit Meadows, Phase III	0	0	1	0	13	14	4	1.2
Pea Ridge	152	2	35	26	490	705	48	21.0

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

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



Pea Ridge

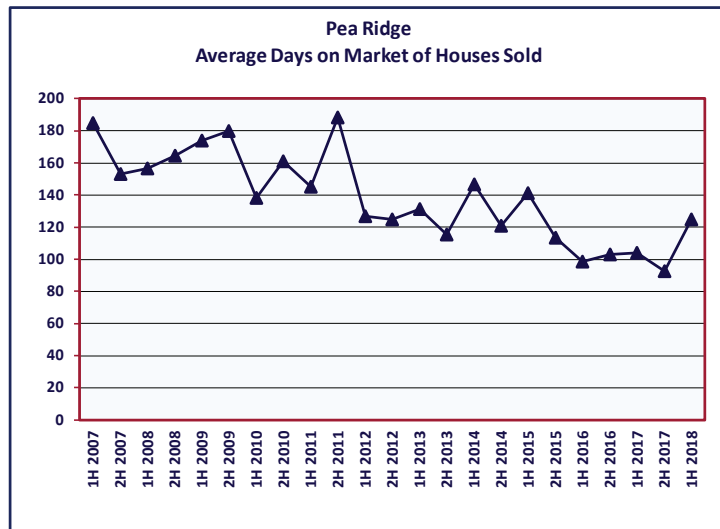
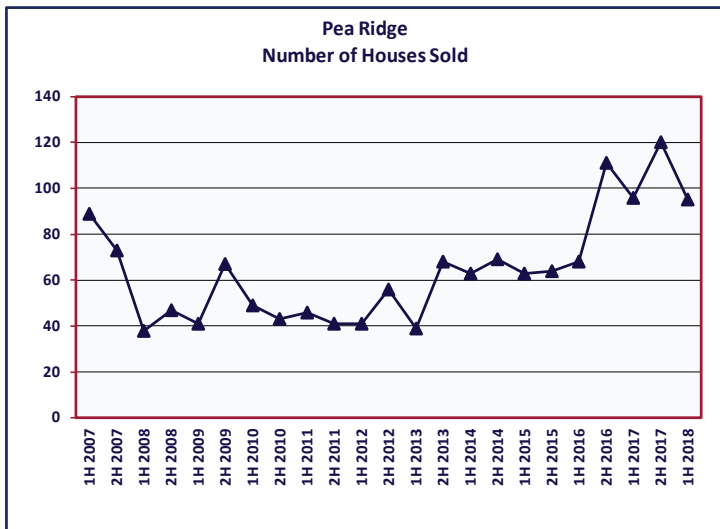


- 61.1 percent of the sold houses in Pea Ridge were priced between \$100,001 and \$200,000

Pea Ridge Price Range of Houses Sold First Half of 2018

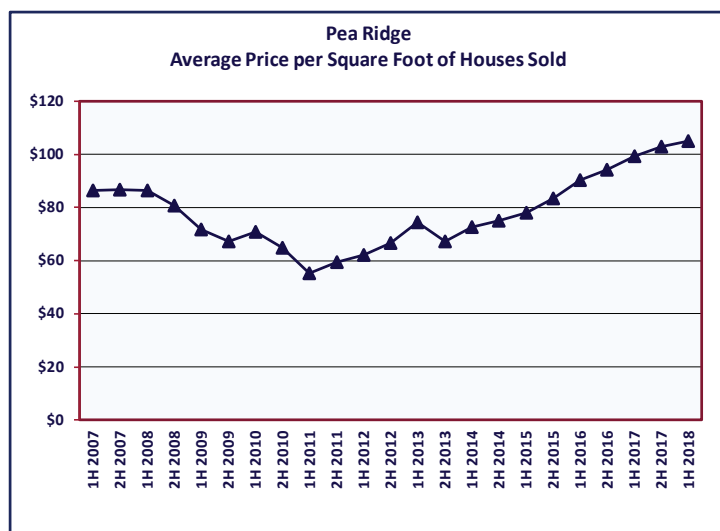
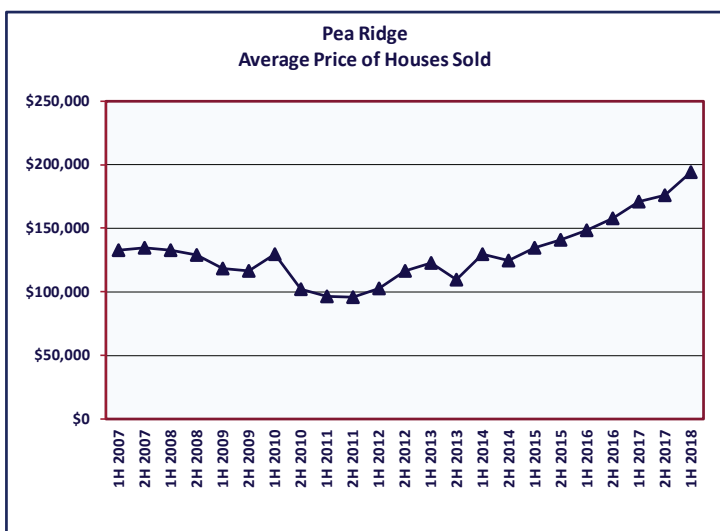
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.1%	800	67	76.3%	\$56.25
\$50,001 - \$100,000	6	6.3%	1,211	44	92.7%	\$67.81
\$100,001 - \$150,000	22	23.2%	1,378	76	98.4%	\$99.48
\$150,001 - \$200,000	36	37.9%	1,779	132	99.3%	\$103.15
\$200,001 - \$250,000	17	17.9%	1,927	165	100.5%	\$114.76
\$250,001 - \$300,000	8	8.4%	2,256	178	100.0%	\$118.18
\$300,001 - \$350,000	2	2.1%	2,290	79	100.6%	\$149.53
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	1.1%	3,700	34	100.0%	\$114.86
\$450,001 - \$500,000	1	1.1%	4,832	42	97.9%	\$94.27
\$500,000+	1	1.1%	4,385	693	96.9%	\$209.97
Pea Ridge	95	100.0%	1,797	125	98.7%	\$105.05

Pea Ridge



- There were 95 houses sold in Pea Ridge from January 1 to June 30, 2018, or 1 percent less than the 96 sold in the first half of 2017 and 20.8 percent less than the 120 sold in the second half of 2017.
- The average price of a house sold in Pea Ridge increased from \$176,034 in the second half of 2017 to \$194,011 in the first half of 2018.
- The average sales price was 10.2 percent higher than in the previous half year and 13.4 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 93 in the second half of 2017 to 125 in the first half of 2018.
- The average price per square foot for a house sold in Pea Ridge increased from \$102.80 in the second half of 2017 to \$105.05 in the first half of 2018.

- The average price per square foot was 2.2 percent higher than in the previous half year and 5.7 percent higher than the first half of 2017.
- About 3.5 percent of all houses sold in Benton County in the first half of 2018 were sold in Pea Ridge. The average sales price of a house was 81.5 percent of the county average.
- Out of 95 houses sold in the first half of 2018, 38 were new construction.
- These newly constructed houses sold for an average of \$217,731 and took 185 days to sell from their initial listing dates.
- There were 43 houses in Pea Ridge listed for sale in the MLS database as June 30, 2018. These houses had an average list price of \$252,647.
- According to the Benton County Assessor's database 65.3 percent of houses in Pea Ridge were owner-occupied in the first half of 2018.



Pea Ridge

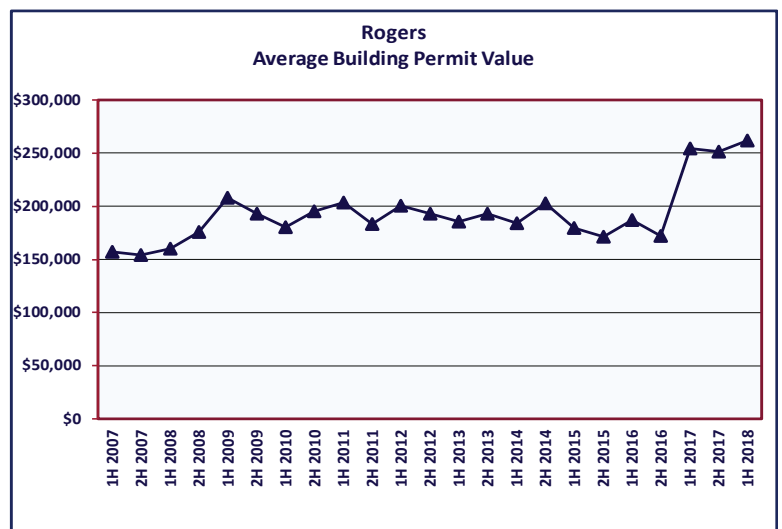
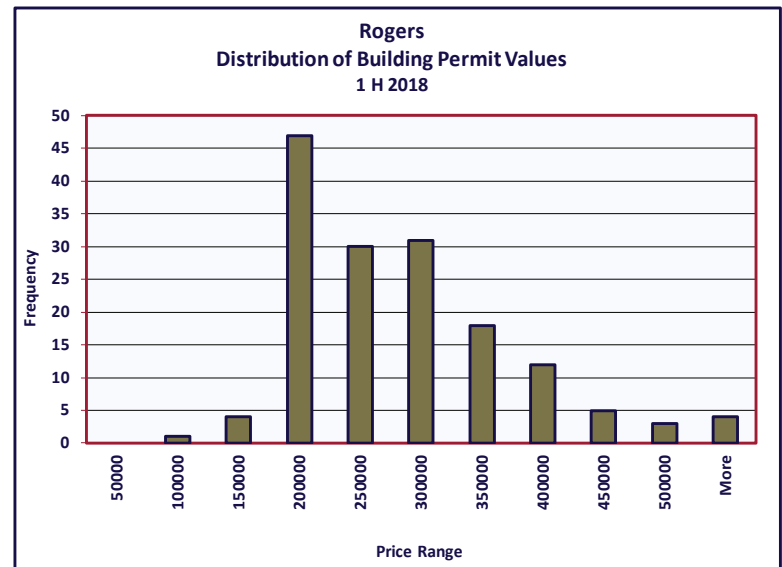
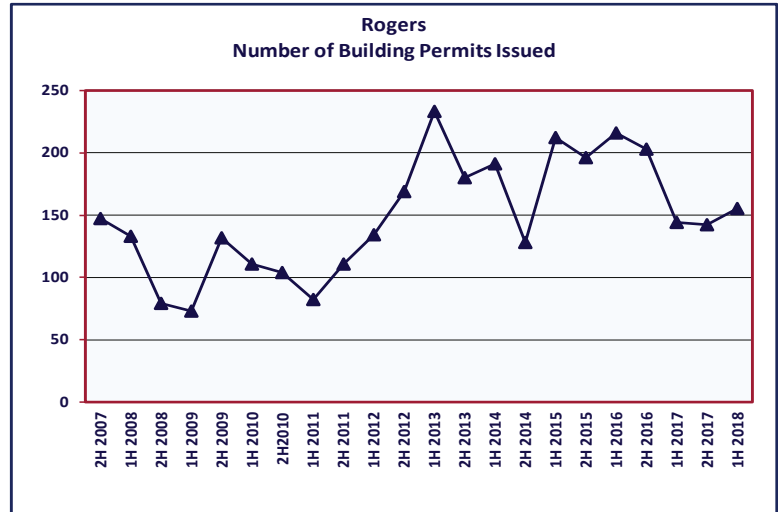
Pea Ridge Sold House Characteristics by Subdivision First Half of 2018

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 Estates	12	12.6%	2,011	212	\$228,584	\$113.77
Battlefield View	14	14.7%	1,586	140	\$172,761	\$108.68
Country Acres	2	2.1%	1,473	51	\$117,750	\$79.87
Creskide Estates	1	1.1%	2,500	34	\$332,900	\$133.16
Creekwood Manor	5	5.3%	2,113	154	\$219,920	\$102.73
Deer Meadows	9	9.5%	1,823	113	\$188,367	\$103.28
G R Foster	1	1.1%	1,255	60	\$129,900	\$103.51
Givens Place	3	3.2%	1,290	105	\$127,233	\$98.80
Kayto Estates	1	1.1%	1,800	36	\$170,000	\$94.44
Maple Glenn	11	11.6%	1,712	140	\$188,955	\$109.91
Miller	1	1.1%	1,344	109	\$127,700	\$95.01
Oak Ridge	2	2.1%	1,738	78	\$219,950	\$122.30
Oaks, The	2	2.1%	1,506	61	\$148,700	\$98.78
Patterson Place	4	4.2%	1,864	84	\$190,575	\$102.23
Ridgemoor Estates	2	2.1%	1,551	53	\$156,000	\$100.73
Southland	2	2.1%	1,188	45	\$104,800	\$89.92
Standing Oaks	3	3.2%	1,686	40	\$159,667	\$94.59
Summit Meadows	2	2.1%	1,646	131	\$166,000	\$100.98
Town & Country	1	1.1%	1,320	45	\$66,000	\$50.00
Tyler Estates	1	1.1%	1,551	127	\$145,000	\$93.49
Windmill Estates	2	2.1%	2,113	84	\$198,000	\$93.66
Other	14	14.7%	2,143	134	\$255,650	\$107.84
Pea Ridge	95	100.0%	1,797	125	\$194,011	\$105.05



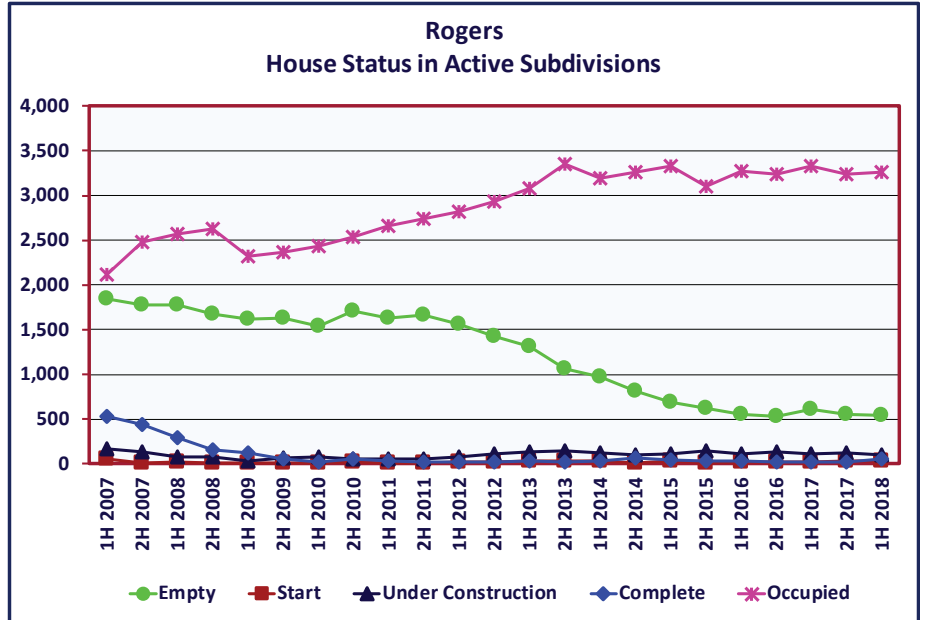
Rogers

- From January 1 to June 30, 2018 there were 155 residential building permits issued in Rogers. This represents a 7.6 percent increase from the first half of 2017.
- In the first half of 2018, more than half of the building permits in Rogers were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Rogers increased by 2.7 percent from \$254,624 in the first half of 2017 to \$261,513 in the first half of 2018.



Rogers

- There were 3,983 total lots in 41 active subdivisions in Rogers in the first half of 2018. About 81.9 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 2.4 percent were under construction, 0.8 percent were starts, and 13.6 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the first half of 2018 was Chelsea Point Phase II with 17.
- No new construction or progress in existing construction has occurred in the last year in 11 of the 41 active subdivisions in Rogers.
- 141 new houses in Rogers became occupied in the first half of 2018. The annual absorption rate implies that there were 27.9 months of remaining inventory in active subdivisions, up from 21.1 months in the second half of 2017.
- In 12 out of the 41 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 367 lots in 11 subdivisions had received preliminary or final approval by June 30, 2018 in Rogers.

Rogers Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cadence Place	1H 2018	34
Eastridge Subdivision, Phase II	1H 2016	28
The Groves Neighborhood Ph.II	1H 2018	24
Halls Creek	2H 2016	50
Haxton Road	1H 2018	6
Matthew's Subdivision	2H 2016	5
Pine Meadows V	1H 2017	8
Shadow Valley Phase 10	1H 2018	116
<i>Final Approval</i>		
The District 2B	1H 2016	2
The Estates at Southgate	1H 2018	31
Foxbriar, Phase II	1H 2018	63
Rogers		367



Rogers

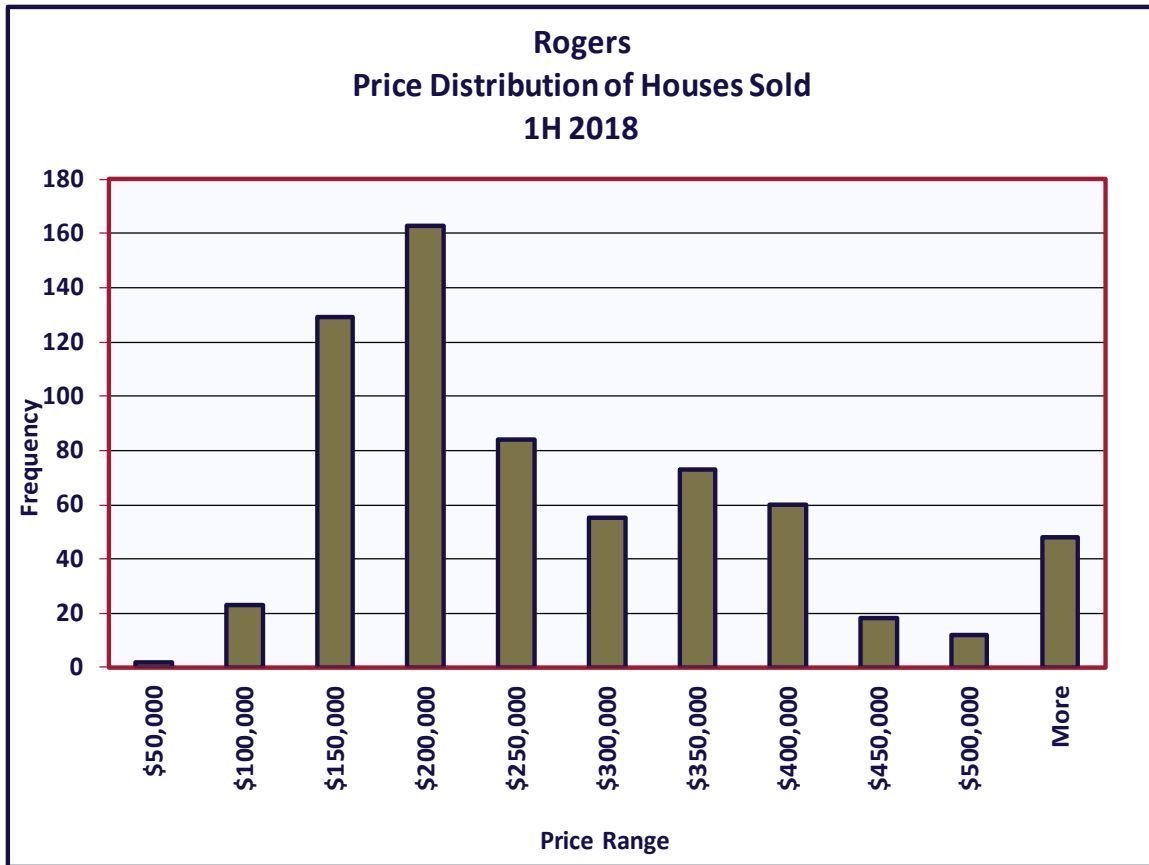
Rogers House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn	0	0	2	4	48	54	3	8.0
Biltmore	2	0	2	0	105	109	2	16.0
Camden Way ^{1,2}	1	0	0	0	159	160	0	--
Camelot Estates	7	1	2	1	3	14	1	132.0
Chandler Run, Phase I	16	15	0	0	0	31	0	--
Chelsea Point Phase II	13	0	17	1	54	85	34	7.3
Clower	11	0	3	1	60	75	2	22.5
Countryside Estates ^{1,2}	4	0	0	0	24	28	0	--
Creekside	4	1	0	3	57	65	0	96.0
Creekwood (Rogers/Lowell) ^{1,2}	4	0	0	0	195	199	0	--
Cross Creek, Phase III, Phase IV, Block II, III	0	0	2	0	126	128	5	1.1
Cross Timbers--South ^{1,2}	1	0	0	0	14	15	0	--
East Ridge	19	3	1	0	5	28	5	55.2
First Place	65	1	10	2	23	101	1	66.9
Fox Briar, Phase I	0	0	0	3	33	36	4	5.1
Garrett Road ^{1,2}	1	0	0	0	79	80	0	--
Grande Pointe	16	3	3	2	18	42	4	28.8
The Groves Neighborhood	7	0	5	0	4	16	4	36.0
Habitat Trails ^{1,2}	5	0	0	0	9	14	0	--
Hearthstone, Phases II, III	1	1	1	1	174	178	2	24.0
The Ivey's, Phase I, II	57	4	8	0	102	171	9	75.3
Lakewood, Phase II, III	19	0	2	0	140	161	29	4.3
Lancaster ¹	0	0	1	0	7	8	0	--
Legacy Estates ^{1,2}	1	0	0	0	29	30	0	--
Lexington ^{1,2}	5	0	0	0	114	119	0	--
Liberty Bell North	1	0	2	7	93	103	1	20.0
Liberty Bell South	0	0	0	0	143	143	1	0.0
Madison	6	0	1	0	28	35	0	84.0
The Peaks - Phases I-IV	7	0	2	2	109	120	6	10.2
Pinnacle, Phases I-II, IV	23	0	2	0	194	219	2	42.9
Pinnacle Golf & Country Club	20	0	5	0	337	362	0	300.0
Roller's Ridge	7	0	0	1	125	133	1	13.7
Sandalwood Phase I	1	0	0	0	47	48	2	6.0
Shadow Valley, Phases III-VII, VIII, IX	64	0	7	4	296	371	10	50.0
Scissortail	99	2	7	16	6	130	6	248.0
Silo Falls, Phases I, II	8	1	6	3	168	186	4	18.0
Torino ^{1,2}	5	0	0	0	1	6	0	--
Vintage ^{1,2}	2	0	0	0	21	23	0	--
West Landing	0	0	5	1	37	43	0	6.0
Wildflower, Phase II ^{1,2}	1	0	0	0	58	59	0	--
Woodhaven Manor	37	0	0	2	16	55	3	58.5
Rogers	540	32	96	54	3,261	3,983	141	27.9

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

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

Rogers

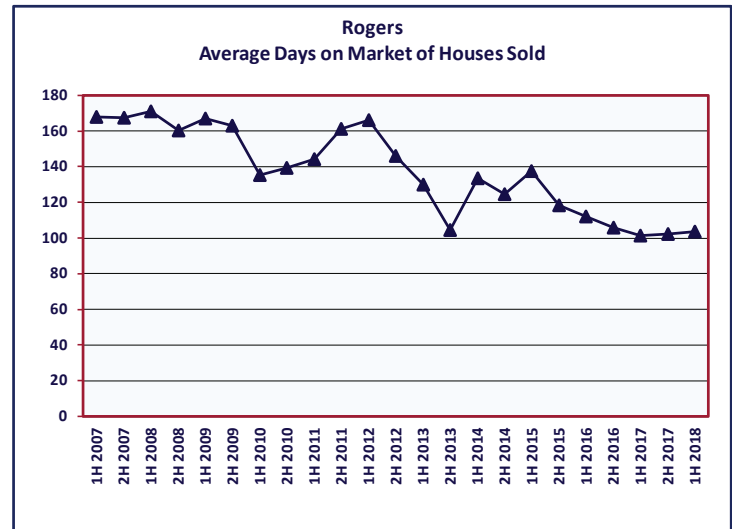
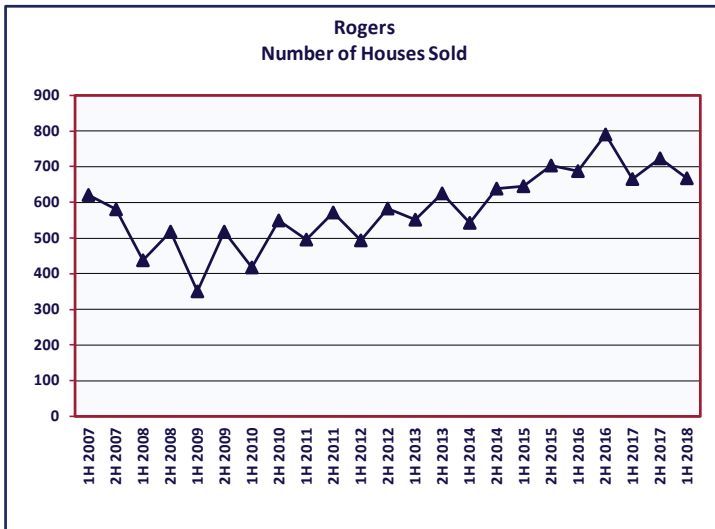


- 43.7 percent of the sold houses in Rogers were priced between \$100,001 and \$200,000.

Rogers Price Range of Houses Sold First Half of 2018

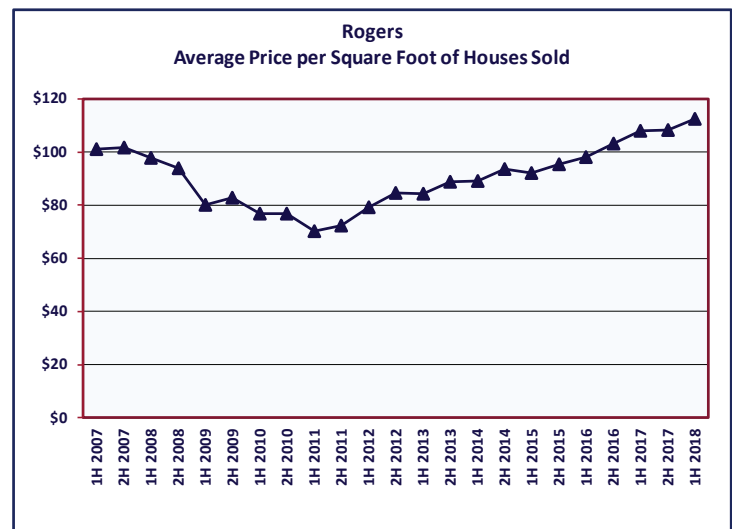
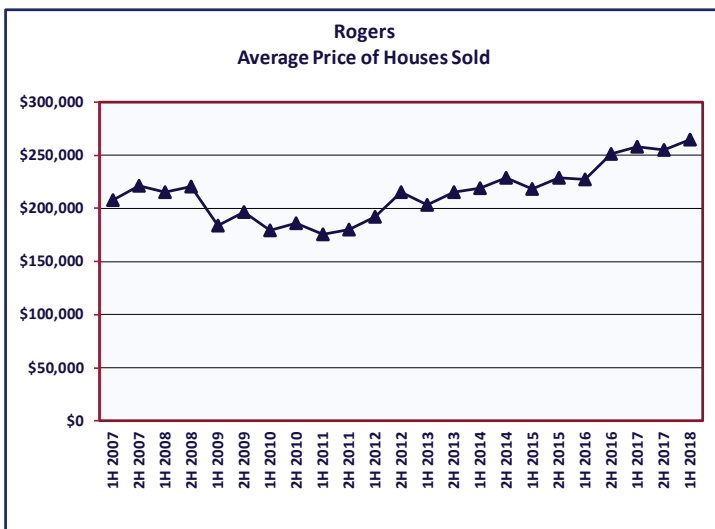
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	0.3%	889	46	92.2%	\$58.66
\$50,001 - \$100,000	23	3.4%	1,134	71	104.1%	\$74.58
\$100,001 - \$150,000	129	19.3%	1,407	70	98.3%	\$94.86
\$150,001 - \$200,000	163	24.4%	1,701	86	98.4%	\$103.70
\$200,001 - \$250,000	84	12.6%	2,137	96	98.0%	\$109.48
\$250,001 - \$300,000	55	8.2%	2,402	93	97.4%	\$116.80
\$300,001 - \$350,000	73	10.9%	2,808	123	98.5%	\$119.61
\$350,001 - \$400,000	60	9.0%	3,081	171	98.6%	\$126.41
\$400,001 - \$450,000	18	2.7%	3,181	124	98.6%	\$134.13
\$450,001 - \$500,000	12	1.8%	3,808	110	98.0%	\$124.81
\$500,000+	48	7.2%	4,464	180	96.4%	\$168.13
Rogers	667	100.0%	2,257	104	98.3%	\$112.28

Rogers



- There were 667 houses sold in Rogers from January 1 to June 30, 2018 or 0.3 percent more than the 665 sold in the first half of 2017 and 7.7 percent less than the 723 sold in the second half of 2017.
- The average price of a house sold in Rogers increased from \$254,781 in the second half of 2017 to \$264,269 in the first half of 2018.
- The average sales price was 3.7 percent higher than in the previous half year and 2.6 percent more than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 102 in the second half of 2017 to 104 in the first half of 2018.
- The average price per square foot for a house sold in Rogers increased from \$108.12 in the second half of 2017 to \$112.28 in the first half of 2018.

- The average price per square foot was 3.9 percent higher than in the previous half year and 4.0 percent higher than in the first half of 2017.
- About 24.5 percent of all houses sold in Benton County in the first half of 2018 were sold in Rogers.
- The average sales price of a house was 111 percent of the county average.
- Out of 667 houses sold in the first half of 2018, 118 were new construction. These newly constructed houses had an average sold price of \$284,706 and took an average of 144 days to sell from their initial listing dates.
- There were 443 houses in Rogers listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$435,997.
- According to the Benton County Assessor's database 66.3 percent of houses in Rogers were owner-occupied in the first half of 2018.



Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2018

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
Abington	6	0.9%	2,229	118	\$251,333	\$112.76
Altons Brush Creek	1	0.1%	2,448	41	\$250,000	\$102.12
Amis Road	1	0.1%	1,258	26	\$120,000	\$95.39
Arabian Acres	1	0.1%	4,058	77	\$295,000	\$72.70
Arbor Glenn	5	0.7%	1,942	92	\$229,780	\$118.32
Arbors At Pinnacle Ridge	3	0.4%	1,929	140	\$232,833	\$121.03
Atalanta Point	1	0.1%	3,473	218	\$355,000	\$102.22
Avalon	1	0.1%	5,300	630	\$560,000	\$105.66
Banz	3	0.4%	1,750	109	\$144,333	\$84.57
Barnetts	1	0.1%	1,056	30	\$115,000	\$108.90
Beaver Shores	4	0.6%	1,884	74	\$197,198	\$97.73
Bellawood	1	0.1%	2,596	51	\$270,000	\$104.01
Bellview	12	1.8%	1,682	58	\$189,992	\$113.09
Bent Tree	5	0.7%	3,522	68	\$401,880	\$114.21
Berry Farm	2	0.3%	2,394	36	\$264,000	\$110.69
Beverly Oaks	1	0.1%	1,475	78	\$139,500	\$94.58
Biltmore	1	0.1%	3,019	453	\$329,000	\$108.98
Biltmore Estates	1	0.1%	2,160	52	\$251,000	\$116.20
Bishop Manor	1	0.1%	1,314	51	\$112,500	\$85.62
Blackburn	1	0.1%	1,016	15	\$60,000	\$59.06
Bloomfield	2	0.3%	3,444	60	\$377,250	\$109.79
Bordeaux	2	0.3%	3,520	123	\$442,500	\$124.78
Breckenridge	1	0.1%	3,620	45	\$299,000	\$82.60
Brentwood	4	0.6%	1,389	50	\$150,500	\$108.37
Buckridge	1	0.1%	2,564	44	\$285,000	\$111.15
Cambridge Park	3	0.4%	1,817	57	\$173,333	\$95.57
Camden Way	7	1.0%	2,086	99	\$214,414	\$102.87
Camelot Estates	1	0.1%	2,746	90	\$343,250	\$125.00
Cedar Heights	2	0.3%	1,084	53	\$125,000	\$115.19
Centennial Acres	4	0.6%	1,754	102	\$152,250	\$88.94
Champions Estates	4	0.6%	1,961	77	\$214,750	\$109.08
Champions Golf & C	1	0.1%	4,088	45	\$872,788	\$213.50
Chateau Terrace	3	0.4%	1,914	72	\$166,600	\$86.73
Chelsea Point	42	6.3%	1,577	126	\$181,513	\$115.11
Clead Acres	3	0.4%	1,602	83	\$149,333	\$93.21
Cloverdale Estates	1	0.1%	1,617	40	\$154,000	\$95.24
Clower	2	0.3%	2,445	340	\$290,955	\$119.00
Copper Mine Acres	1	0.1%	1,451	152	\$235,000	\$161.96
Cordova	1	0.1%	1,533	46	\$150,000	\$97.85
Cottagewood	3	0.4%	1,278	58	\$133,933	\$105.20
Country Club Estates	1	0.1%	3,203	192	\$215,000	\$67.12
Countrywood Estate	1	0.1%	1,812	30	\$162,500	\$89.68
Courtyard	2	0.3%	1,267	34	\$135,750	\$107.19
Creekside	2	0.3%	4,062	143	\$480,000	\$119.88
Creekwood	12	1.8%	3,041	112	\$335,202	\$110.35

Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Crescent Heights	1	0.1%	2,000	197	\$152,500	\$76.25
Cross Creek	10	1.5%	2,855	204	\$348,741	\$123.31
Cross Timbers	1	0.1%	2,442	78	\$305,000	\$124.90
Crosspointe	2	0.3%	1,466	75	\$138,750	\$94.89
Crows Nest	1	0.1%	3,359	32	\$430,000	\$128.01
Dixieland	1	0.1%	1,956	156	\$147,000	\$75.15
Dixieland Crossing	9	1.3%	2,043	86	\$231,064	\$113.50
Dogwood	1	0.1%	1,786	0	\$179,900	\$100.73
Dorsets	1	0.1%	1,400	114	\$227,000	\$162.14
Dream Valley	5	0.7%	2,532	79	\$224,332	\$89.80
Duckworths	4	0.6%	1,713	89	\$152,325	\$90.07
Dutchmans	4	0.6%	2,501	60	\$323,475	\$120.34
Eagle Crest	1	0.1%	3,234	45	\$350,000	\$108.23
Eagle Glen	1	0.1%	1,667	38	\$174,900	\$104.92
Elder Estates	2	0.3%	1,957	28	\$267,450	\$136.60
Esculapia Estates	1	0.1%	3,887	52	\$845,000	\$217.39
Fairground	2	0.3%	1,086	80	\$79,000	\$74.48
Felkers	2	0.3%	1,764	42	\$187,500	\$107.28
Fieldstone	2	0.3%	2,070	151	\$233,575	\$112.84
First Place	6	0.9%	1,488	122	\$162,978	\$111.34
Forest Park	8	1.2%	1,578	57	\$156,363	\$99.23
Foxbriar	6	0.9%	1,349	93	\$154,667	\$114.69
Garrett Road	6	0.9%	1,346	38	\$167,000	\$124.08
Grand Pointe	7	1.0%	2,707	120	\$340,600	\$125.84
Greenfield Place	3	0.4%	1,350	45	\$144,000	\$106.83
Grove, The	2	0.3%	3,192	66	\$370,000	\$115.78
Hancock	1	0.1%	3,479	176	\$340,500	\$97.87
Hardins	1	0.1%	1,304	36	\$115,000	\$88.19
Hardwood Heights	1	0.1%	1,783	23	\$167,000	\$93.66
Hearthstone	6	0.9%	2,353	67	\$274,675	\$116.78
Heights	1	0.1%	968	14	\$98,000	\$101.24
Henry Hills	2	0.3%	1,146	24	\$119,500	\$104.38
Heritage Bay	2	0.3%	1,418	195	\$184,000	\$131.43
Heritage West	3	0.4%	1,865	47	\$168,333	\$90.01
Highland Knolls	7	1.0%	3,015	114	\$342,629	\$114.18
Hill View	2	0.3%	1,832	36	\$163,000	\$89.56
Hillcrest	1	0.1%	1,472	31	\$125,000	\$84.92
Holiday Hills	1	0.1%	1,792	37	\$265,000	\$147.88
Homes At Oakmont	2	0.3%	1,660	23	\$150,000	\$90.36
Hyland Park	1	0.1%	3,324	39	\$335,000	\$100.78
Indian Hills	2	0.3%	2,560	56	\$211,000	\$84.50
Ivey, The	11	1.6%	2,325	51	\$302,238	\$129.78
J Wade Sikes Park	2	0.3%	2,578	95	\$247,500	\$100.43
JD Neill	2	0.3%	1,921	85	\$151,000	\$78.48
Kemps	2	0.3%	2,915	149	\$264,000	\$87.39
Kersten	4	0.6%	1,483	75	\$121,800	\$83.67

Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2018

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%	1,775	218	\$167,500	\$94.37
L E Scriber	1	0.1%	1,598	84	\$136,000	\$85.11
Lakeview	2	0.3%	2,688	142	\$255,000	\$96.31
Lancaster	2	0.3%	2,195	86	\$264,500	\$121.68
Larimore & Garner	5	0.7%	1,035	76	\$98,600	\$96.53
Laurel Crossing	1	0.1%	4,616	28	\$550,000	\$119.15
Legacy Estates	2	0.3%	3,081	103	\$344,500	\$111.93
Leon France	1	0.1%	1,344	37	\$135,000	\$100.45
Lexington	5	0.7%	2,527	74	\$309,370	\$122.51
Lexington Square	2	0.3%	3,274	169	\$306,500	\$93.70
Liberty Bell South	6	0.9%	2,498	82	\$315,179	\$126.01
Lindell	1	0.1%	912	53	\$84,000	\$92.11
Little Flock	3	0.4%	2,977	196	\$385,624	\$124.78
Mack Grimes	2	0.3%	2,248	81	\$277,000	\$121.69
Malies	1	0.1%	1,224	34	\$142,000	\$116.01
Manors On Blossom Way	4	0.6%	3,963	141	\$556,000	\$137.90
Marjon	1	0.1%	1,500	48	\$120,000	\$80.00
Mcgaugheys Orchard	2	0.3%	1,302	55	\$118,500	\$90.95
Mcneils	1	0.1%	1,003	43	\$71,500	\$71.29
Meadow Wood	5	0.7%	1,422	30	\$147,360	\$104.01
Meadows, The	1	0.1%	4,025	99	\$599,900	\$149.04
Mistletoe	1	0.1%	840	29	\$55,000	\$65.48
Monte Ne Shores	2	0.3%	1,242	79	\$113,500	\$93.61
Monte Ne Village	2	0.3%	1,155	63	\$117,250	\$101.52
Montroux	4	0.6%	2,284	75	\$264,750	\$116.13
Navy Point Estates	1	0.1%	3,400	218	\$655,000	\$192.65
New Hope Acres	1	0.1%	2,706	126	\$215,000	\$79.45
New Hope Terrace	7	1.0%	1,194	58	\$113,030	\$94.51
Northeast	1	0.1%	4,981	82	\$465,000	\$93.35
Northland Heights	5	0.7%	1,573	89	\$153,200	\$97.70
Northridge	1	0.1%	1,422	54	\$138,000	\$97.05
Norwood Acres	1	0.1%	2,320	46	\$167,000	\$71.98
Oak Hill	9	1.3%	2,033	60	\$175,324	\$87.80
Oak Ridge Estates	1	0.1%	6,314	269	\$670,000	\$106.11
Oak View	1	0.1%	2,322	80	\$140,000	\$60.29
Oakdale	1	0.1%	1,008	45	\$104,900	\$104.07
Oldetown Estates	8	1.2%	1,911	82	\$215,707	\$112.98
Olivewood	1	0.1%	1,449	108	\$96,000	\$66.25
Olrich Acres	1	0.1%	1,320	60	\$121,500	\$92.05
Orndorff Acres	2	0.3%	2,300	39	\$125,130	\$58.25
Overland	3	0.4%	3,198	206	\$356,500	\$111.37
P G Smith	1	0.1%	1,281	565	\$400,000	\$312.26
Park View Estates	1	0.1%	3,225	162	\$316,500	\$98.14
Parkwood	3	0.4%	1,522	72	\$129,333	\$85.08
Patrick Place	1	0.1%	1,231	42	\$135,000	\$109.67

Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Peaks, The	5	0.7%	3,081	117	\$364,840	\$118.85
Pine Meadow	4	0.6%	1,486	40	\$141,338	\$95.31
Pine Ridge Estates	3	0.4%	1,857	105	\$181,667	\$98.24
Pinnacle	17	2.5%	4,625	200	\$805,706	\$170.33
Pinnacle Gardens	3	0.4%	3,951	146	\$376,467	\$95.35
Point at Falls Hollow, The	1	0.1%	4,642	293	\$709,000	\$152.74
Point Virgo Estates	1	0.1%	2,254	204	\$205,000	\$90.95
Post Meadows	1	0.1%	1,530	35	\$178,900	\$116.93
Prairie Creek Village	1	0.1%	2,647	140	\$260,000	\$98.22
Primrose	1	0.1%	1,367	35	\$115,000	\$84.13
Rancho Villa	1	0.1%	1,152	77	\$94,000	\$81.60
Regency East	2	0.3%	1,222	36	\$107,500	\$89.04
Richards Glen	1	0.1%	3,746	153	\$466,500	\$124.53
Ridgecrest Meadows	4	0.6%	2,221	148	\$243,625	\$109.78
Rivercliff Farms	1	0.1%	4,766	112	\$1,025,000	\$215.07
Roberts & Musteen	1	0.1%	1,362	12	\$72,222	\$53.03
Rocky Branch Estates	1	0.1%	2,277	52	\$329,750	\$144.82
Rocky Creek	3	0.4%	2,300	60	\$266,633	\$116.21
Rogers Heights	1	0.1%	1,224	39	\$110,000	\$89.87
Rollers Ridge	5	0.7%	1,506	77	\$155,100	\$103.25
Rolling Oaks	4	0.6%	1,323	63	\$116,000	\$91.71
Rosewood	3	0.4%	1,544	58	\$142,833	\$92.90
Runnymede	4	0.6%	3,283	126	\$369,000	\$110.15
S H Cole	3	0.4%	1,380	77	\$135,000	\$97.67
Sandalwood Rogers	1	0.1%	1,553	87	\$157,500	\$101.42
Schrader	1	0.1%	1,598	293	\$135,000	\$84.48
Scissortail	1	0.1%	2,802	112	\$444,000	\$158.46
Seminole Hills	3	0.4%	1,606	30	\$159,000	\$98.97
Seminole Place	1	0.1%	2,285	92	\$188,000	\$82.28
Shadow Valley	38	5.7%	3,083	147	\$412,141	\$132.36
Shepherd Hills	1	0.1%	2,187	93	\$265,000	\$121.17
Shiloh Ridge	1	0.1%	1,431	50	\$141,000	\$98.53
Silo Falls	13	1.9%	3,196	141	\$422,117	\$132.12
Sky Mountain	1	0.1%	2,931	259	\$322,500	\$110.03
Slebrook Farm	1	0.1%	3,242	57	\$350,000	\$107.96
Snodgrass	2	0.3%	1,003	69	\$99,750	\$99.69
South Sun Estates	1	0.1%	2,769	36	\$435,000	\$157.10
Southern Hills	1	0.1%	1,408	41	\$129,300	\$91.83
Southern Trace	1	0.1%	3,261	187	\$309,000	\$94.76
Spring Hollow	1	0.1%	3,240	77	\$319,000	\$98.46
Stoney Creek Place	1	0.1%	1,936	49	\$235,000	\$121.38
Stoney Point	3	0.4%	1,477	51	\$138,333	\$94.01
Summit Heights	1	0.1%	2,288	42	\$148,000	\$64.69
Sundance Trace	1	0.1%	1,171	37	\$121,000	\$103.33
Sundown	1	0.1%	1,000	113	\$77,000	\$77.00
Tanglewood	4	0.6%	2,256	209	\$222,500	\$100.87

Rogers

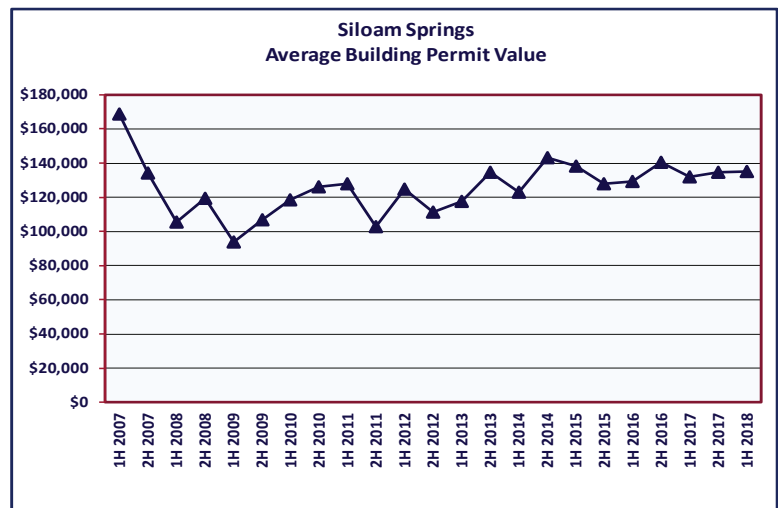
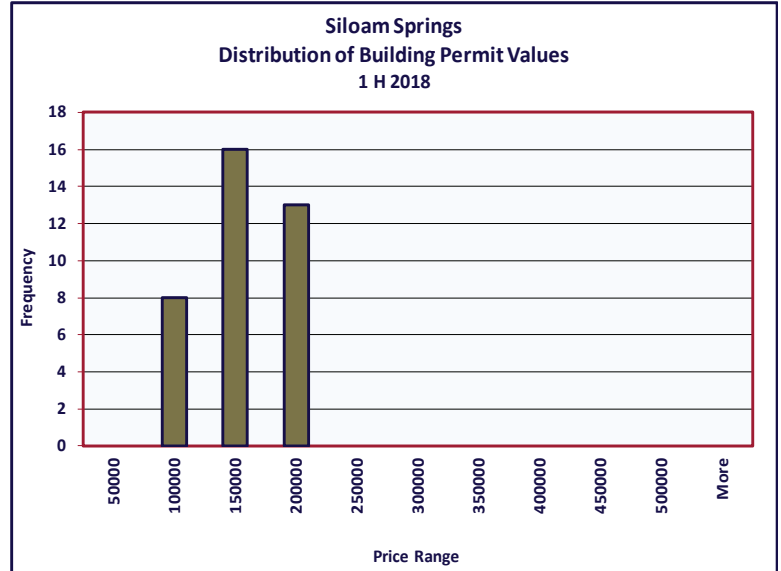
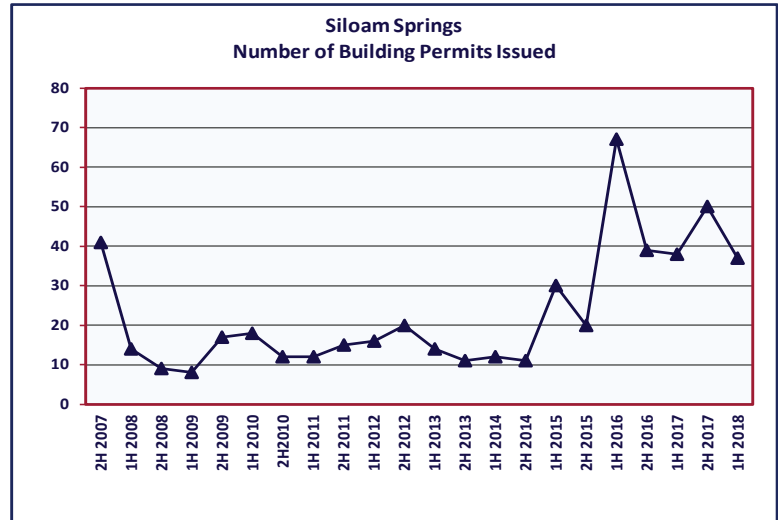
Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Timberidge	1	0.1%	1,240	57	\$103,000	\$83.06
Timberlake Estates	3	0.4%	2,991	124	\$262,533	\$97.91
Top Flite	2	0.3%	3,258	84	\$322,500	\$95.93
Tucks Crossing	1	0.1%	2,861	71	\$308,000	\$107.65
Turnberry at the Peaks	2	0.3%	3,179	141	\$392,700	\$123.63
Turtle Creek Place	2	0.3%	1,775	28	\$147,376	\$83.55
Twin Lake Estates	2	0.3%	2,002	62	\$229,000	\$114.36
Valley West	2	0.3%	1,568	86	\$149,000	\$95.03
Ventris Acres	1	0.1%	3,202	39	\$520,000	\$162.40
Victoria Place	4	0.6%	1,268	52	\$129,750	\$102.67
Vintage	1	0.1%	2,348	91	\$261,500	\$111.37
Wall Estates	1	0.1%	1,933	138	\$173,000	\$89.50
Warren Glen	6	0.9%	3,058	92	\$352,250	\$115.35
Welsh	1	0.1%	1,757	3	\$175,000	\$99.60
West Brush Creek	1	0.1%	1,789	168	\$212,000	\$118.50
West Landing	8	1.2%	2,551	111	\$324,897	\$127.44
West Olrich	1	0.1%	1,578	103	\$169,000	\$107.10
Westridge	2	0.3%	1,230	45	\$135,250	\$110.08
Westwood	1	0.1%	2,108	112	\$227,261	\$107.81
Westwood Hills	5	0.7%	1,716	97	\$142,080	\$83.65
Whispering Timbers	14	2.1%	1,972	70	\$187,087	\$95.66
Wilbur Scott	1	0.1%	1,547	107	\$130,000	\$84.03
Willowbrook	1	0.1%	1,430	70	\$135,000	\$94.41
Woodhaven	4	0.6%	3,036	174	\$398,869	\$131.37
Woodland Acres	2	0.3%	2,057	101	\$174,250	\$84.57
Other	39	5.8%	2,218	156	\$297,604	\$126.91
Rogers	667	100.0%	2,257	104	\$264,269	\$112.28



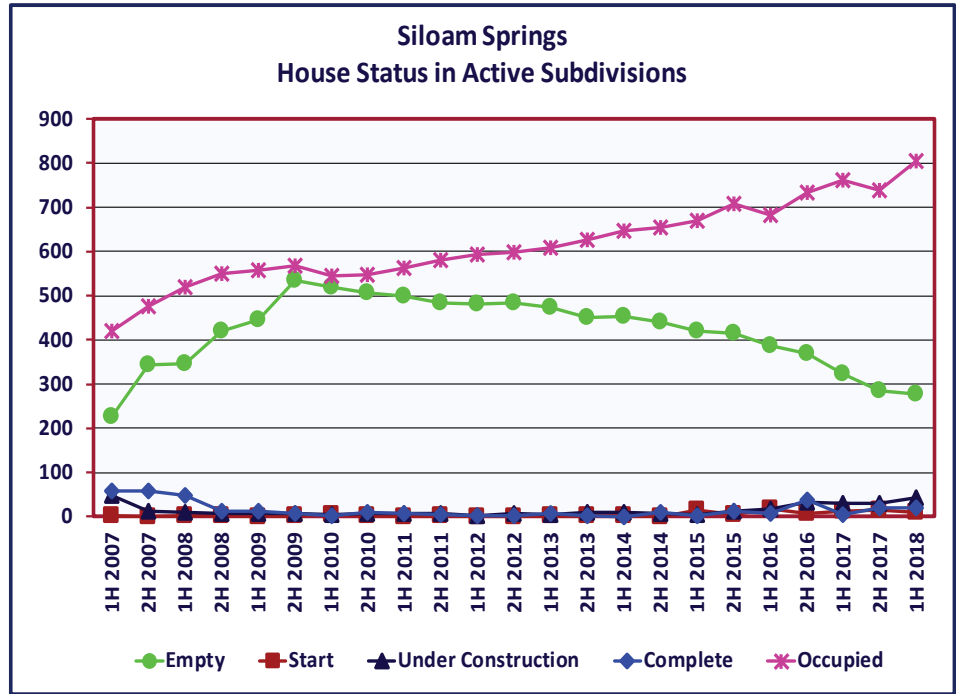
Siloam Springs

- From January 1 to June 30, 2018 there were 37 residential building permits issued in Siloam Springs. This represents a 2.6 percent decrease from the first half of 2017.
- In the second half of 2017, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Siloam Springs increased by 2.4 percent from \$131,938 in the first half of 2017 to \$135,152 in the first half of 2018.



Siloam Springs

- There were 1,157 total lots in 25 active subdivisions in Siloam Springs in the first half of 2018. About 69.7 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 3.8 percent were under construction, 0.9 percent were starts, and 24.0 percent were vacant lots.
- The subdivisions with the most houses under construction in Siloam Springs in the first half of 2018 was Haden Place with 20.
- No new construction or progress in existing construction has occurred in the past year in 5 of the 25 active subdivisions in Siloam Springs.
- 66 new houses in Siloam Springs became occupied in the first half of 2018. The annual absorption rate implies that there were 41.7 months of remaining inventory in active subdivisions, up from 36.6 months in the second half of 2017.
- In 8 of the 25 active subdivisions in Siloam Springs, no absorption occurred in the past year.



- An additional 115 lots in 5 subdivisions have received either preliminary or final approval by June 30, 2018.

Siloam Springs Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases II, III, IV	2H 2016	53
Lawlis Ranch, Phase I	2H 2011	30
<i>Final Approval</i>		
River Valley Estates	1H 2017	18
Shadowlands	1H 2017	7
Stone Ridge, Phase II A	2H 2016	7
Siloam Springs		115



Siloam Springs

Siloam Springs House Status in Active Subdivisions First Half of 2018

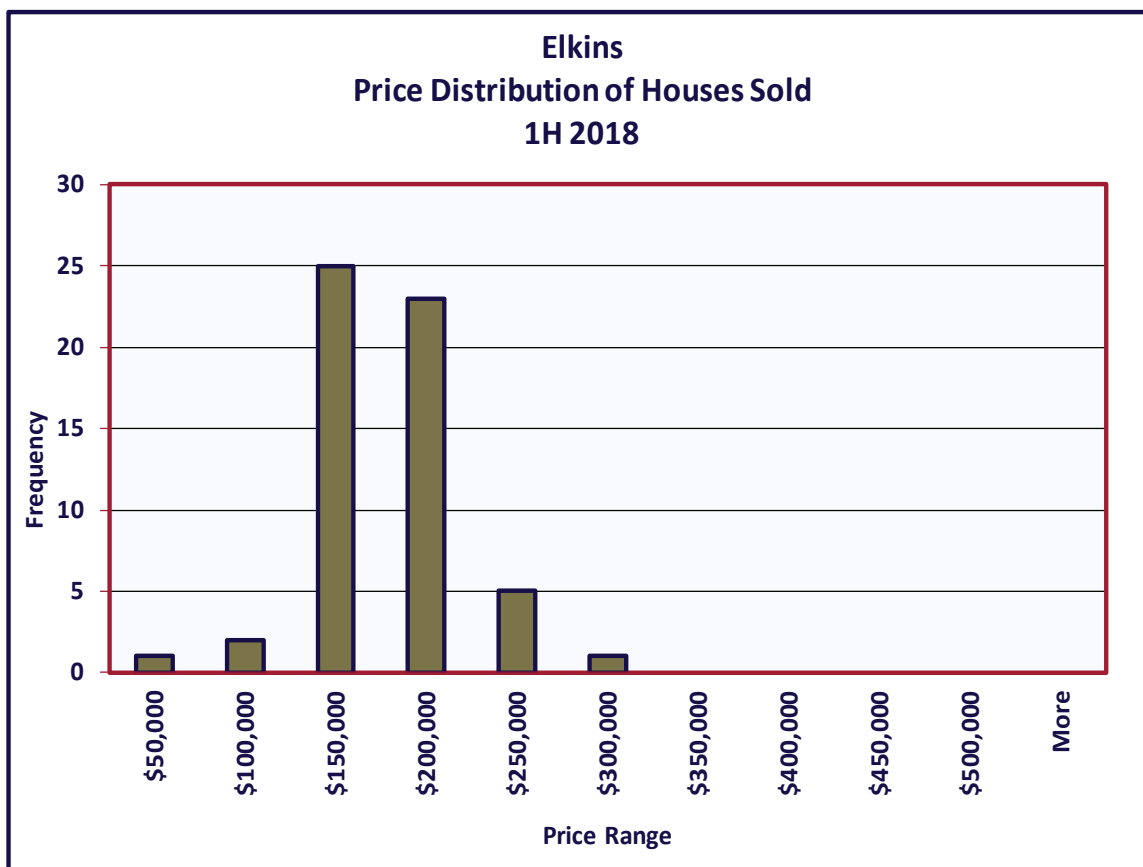
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Parks	14	0	2	5	10	31	1	50.4
Autumn Glen, Phase I	5	0	0	0	130	135	28	1.4
Blackberry Meadows ^{1,2}	1	0	0	0	5	6	0	--
City Lake View Estates	6	0	0	0	3	9	0	36.0
Club View Estates ^{1,2}	7	0	0	0	7	14	0	--
Copper Leaf, Phase II,III	3	1	0	0	28	32	1	48.0
Deer Lodge	1	0	1	0	16	18	1	24.0
Dogwood Meadows	7	0	0	0	2	9	1	84.0
Forest Hills	37	3	5	1	20	66	4	138.0
Haden Place	7	0	20	4	40	71	8	37.2
Heritage Ranch	0	0	0	0	26	26	5	0.0
Madison Heights ¹	0	0	1	0	7	8	0	--
Maloree Woods	8	0	0	0	50	58	2	32.0
Meadow Brook	3	0	0	0	17	20	2	12.0
Meadows Edge ^{1,2}	4	0	0	0	14	18	0	--
Nottingham ^{1,2}	7	0	0	0	32	39	0	--
Paige Place, Phases I, II ¹	4	0	0	1	51	56	0	--
Patriot Park ¹	0	0	1	0	152	153	0	--
Prairie Meadows Estates	10	0	0	0	12	22	2	30.0
Rose Meade ^{1,2}	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	8	0	0	0	2	10	1	96.0
Stone Ridge Phase I, IIB and III	53	0	9	5	7	74	3	201.0
Stonecrest, Phase IV,V,VI	37	2	1	3	17	60	0	258.0
Walnut Woods, No. 2, Phases III-V	2	2	1	0	59	64	2	20.0
The Woodlands, Phases I, II	45	2	3	0	59	109	5	85.7
Siloam Springs	278	10	44	19	806	1,157	66	41.7

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

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



Siloam Springs

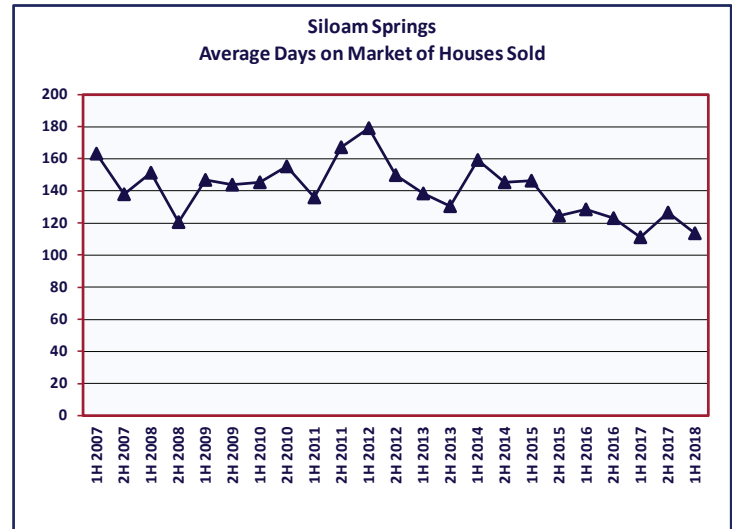
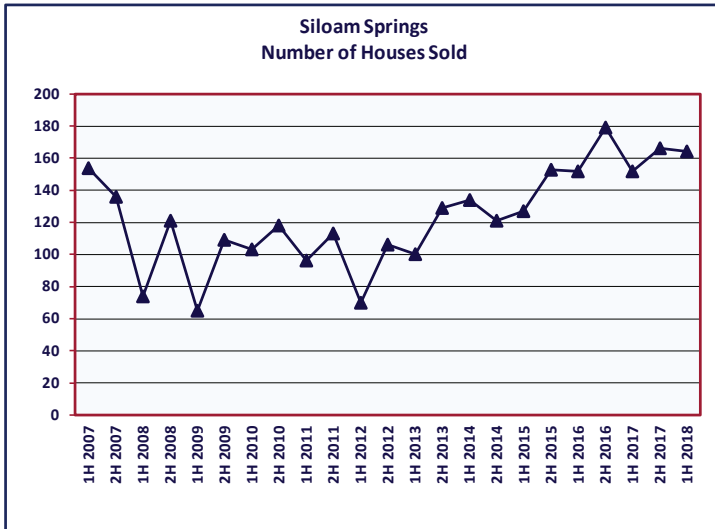


- 63.4 percent of the sold houses in Siloam Springs were valued between \$100,001 and \$200,000.

Siloam Springs Price Range of Houses Sold First Half of 2018

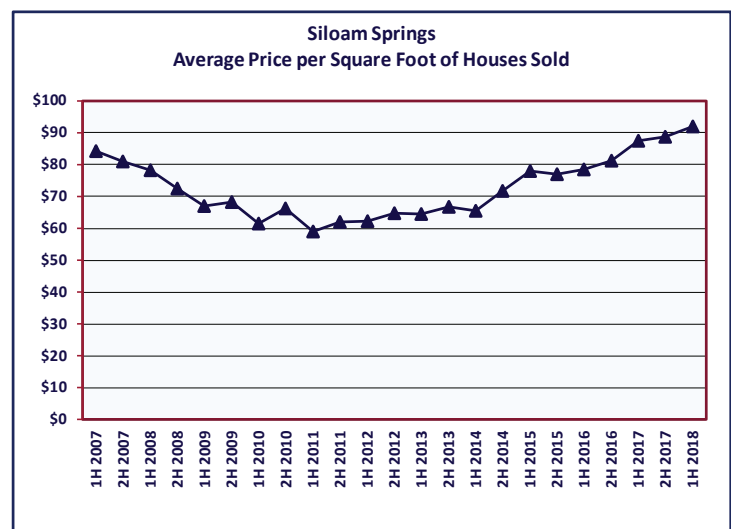
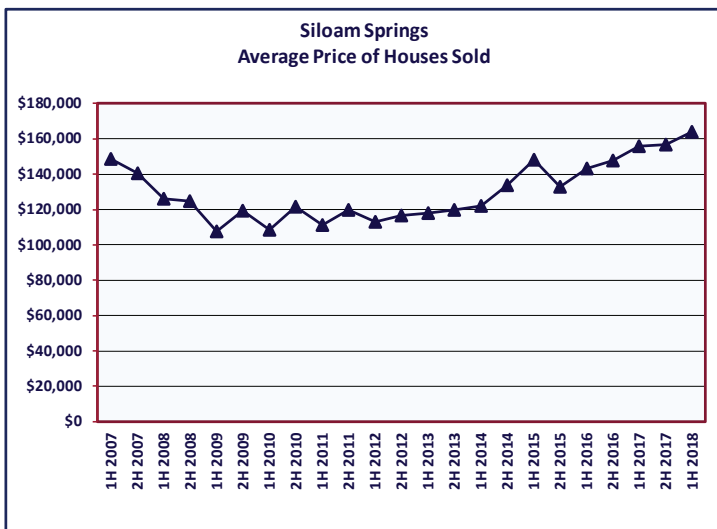
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.6%	1,466	13	87.7%	\$23.87
\$50,001 - \$100,000	21	12.8%	1,265	91	92.4%	\$65.94
\$100,001 - \$150,000	51	31.1%	1,473	107	97.2%	\$89.71
\$150,001 - \$200,000	53	32.3%	1,771	110	98.4%	\$98.20
\$200,001 - \$250,000	19	11.6%	2,188	109	98.4%	\$100.41
\$250,001 - \$300,000	16	9.8%	2,816	176	95.5%	\$102.02
\$300,001 - \$350,000	2	1.2%	2,750	203	97.6%	\$113.69
\$350,001 - \$400,000	1	0.6%	2,955	112	97.3%	\$123.52
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Siloam Springs	164	100.0%	1,781	114	96.9%	\$91.95

Siloam Springs



- There were 164 houses sold in Siloam Springs from January 1 to June 30, 2018 or 7.9 percent more than the 152 sold in the first half of 2017 and 1.2 percent less than the 166 sold in the second half of 2017.
- The average price of a house sold in Siloam Springs increased from \$156,952 in the second half of 2017 to \$163,730 in the first half of 2018.
- The average sales price was 4.3 percent higher than in the previous half year and 5.0 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale decreased from 127 in the second half of 2017 to 114 in the first half of 2018.
- The average price per square foot for a house sold in Siloam Springs increased from \$88.70 in the second half of 2017 to \$91.95 in the first half of 2018.

- The average price per square foot was 3.7 percent higher than in the previous half year and 5.1 percent higher than in the first half of 2017.
- About 6 percent of all houses sold in Benton County in the first half of 2018 were sold in Siloam Springs. The average sales price of a house was 68.8 percent of the county average.
- Out of 164 houses sold in the first half of 2018, 35 were new construction. These newly constructed houses had an average sold price of \$200,773 and took an average of 173 days to sell from their initial listing dates.
- There were 85 houses in Siloam Springs, listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$243,945.
- According to the Benton County Assessor's database 62.3 percent of houses in Siloam Springs were owner-occupied in the first half of 2018.



Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashley Park	5	3.0%	1,872	134	\$211,280	\$112.84
Autumn Glenn	10	6.1%	1,469	194	\$158,002	\$107.64
Beauchamps	1	0.6%	1,392	0	\$85,000	\$61.06
Bilby Rurban	1	0.6%	2,036	186	\$189,000	\$92.83
Burwell	1	0.6%	2,589	432	\$190,000	\$73.39
C D Gunters	2	1.2%	1,870	59	\$149,250	\$80.28
Carls	2	1.2%	2,004	61	\$165,250	\$88.14
Chattering Heights	1	0.6%	2,136	96	\$214,000	\$100.19
College	2	1.2%	1,076	97	\$98,950	\$91.43
Comstock	2	1.2%	1,144	41	\$109,500	\$95.82
Coons	1	0.6%	1,342	126	\$115,000	\$85.69
Copper Leaf	4	2.4%	1,786	122	\$178,477	\$100.08
Courtney Courts	3	1.8%	1,470	125	\$131,800	\$89.19
Cranes	2	1.2%	1,464	116	\$123,250	\$81.68
Dawn Hill	6	3.7%	1,526	51	\$115,277	\$69.80
Deer Lodge	1	0.6%	1,600	76	\$169,500	\$105.94
Deerfield Meadows	3	1.8%	1,840	34	\$176,667	\$96.02
Dogwood Meadow	1	0.6%	1,912	107	\$219,880	\$115.00
E N Coons	1	0.6%	1,248	219	\$51,900	\$41.59
Eighteen Acres	1	0.6%	2,710	57	\$279,900	\$103.28
Gabriel Park	1	0.6%	1,570	22	\$153,000	\$97.45
Grassy Acres	1	0.6%	1,655	52	\$165,500	\$100.00
Grimes	1	0.6%	1,278	56	\$87,500	\$68.47
Heritage Ranch	3	1.8%	2,604	262	\$291,617	\$112.00
Hickory Hills	2	1.2%	1,725	133	\$120,375	\$72.17
Highlands	1	0.6%	1,907	79	\$185,000	\$97.01
Ingrams	1	0.6%	1,463	90	\$131,000	\$89.54
Jean Trahin	1	0.6%	869	43	\$103,000	\$118.53
John Phillips	1	0.6%	2,184	176	\$230,000	\$105.31
Johnsons	1	0.6%	1,026	141	\$90,500	\$88.21
Killebrew	1	0.6%	1,264	79	\$118,000	\$93.35
Kimberely Heights	1	0.6%	1,337	81	\$123,900	\$92.67
L M Proctors	2	1.2%	1,363	70	\$113,000	\$83.64
Liva Lima	1	0.6%	1,566	202	\$125,750	\$80.30
Lyndale Estates	1	0.6%	1,288	69	\$102,500	\$79.58
Maloree Woods	1	0.6%	2,247	1	\$223,900	\$99.64
Maples, The	1	0.6%	1,550	60	\$153,000	\$98.71
Mattie Myers	1	0.6%	1,400	67	\$120,000	\$85.71
Mccleskey Place	1	0.6%	1,930	87	\$168,000	\$87.05
Meadow Brook	1	0.6%	2,670	232	\$284,500	\$106.55
Meadow Wood	1	0.6%	2,454	118	\$218,406	\$89.00
Meadows Edge	1	0.6%	2,955	112	\$365,000	\$123.52
Oak View	4	2.4%	1,720	105	\$170,063	\$98.71
Oaks, The	1	0.6%	2,124	22	\$212,000	\$99.81
Paige Place	3	1.8%	2,244	197	\$224,800	\$99.49
Patriot Park	4	2.4%	1,456	50	\$141,750	\$97.38
Pettys 2nd	1	0.6%	1,092	31	\$115,000	\$105.31
Pyeatte Mccumber	2	1.2%	1,576	212	\$131,250	\$83.30
Quail Run	3	1.8%	1,223	55	\$104,667	\$86.67

Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
R S Morris	1	0.6%	1,325	165	\$138,000	\$104.15
Ravenwood	2	1.2%	2,426	174	\$247,450	\$100.74
Robert Dykes	1	0.6%	1,880	241	\$140,000	\$74.47
Rolling Hills	3	1.8%	1,882	41	\$153,800	\$81.72
Shady Grove Estate	1	0.6%	1,600	111	\$142,000	\$88.75
Siloam Heights	1	0.6%	892	154	\$65,000	\$72.87
Siloam Spgs Orig	3	1.8%	2,466	201	\$168,667	\$67.42
Stonecrest	8	4.9%	2,183	119	\$213,821	\$98.55
Stoneridge	3	1.8%	1,562	84	\$178,277	\$114.45
Sycamore Heights	3	1.8%	2,585	217	\$262,833	\$104.84
Teagues	1	0.6%	1,466	13	\$35,000	\$23.87
Vista View	1	0.6%	1,240	40	\$127,000	\$102.42
Walnut Woods	6	3.7%	1,653	87	\$164,571	\$100.72
West Kenwood	1	0.6%	1,197	41	\$111,000	\$92.73
Wm C Tates	2	1.2%	1,682	94	\$124,000	\$73.57
Wood Creek	2	1.2%	1,384	58	\$128,000	\$92.58
Woodlands, The	6	3.7%	1,567	123	\$171,648	\$109.39
Young & Bailey	1	0.6%	1,456	4	\$92,675	\$63.65
Young's	1	0.6%	1,711	92	\$142,000	\$82.99
Other	23	14.0%	2,071	110	\$163,143	\$80.59
Siloam Springs	164	100.0%	1,781	114	\$163,730	\$91.95



Washington County

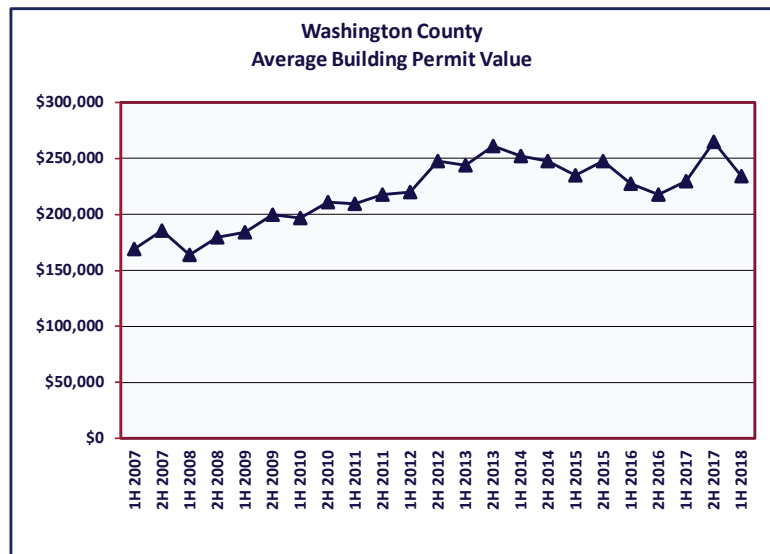
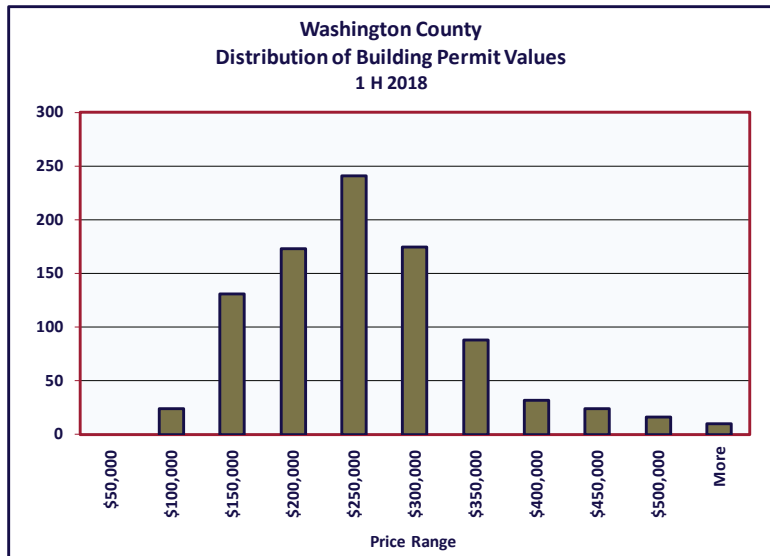
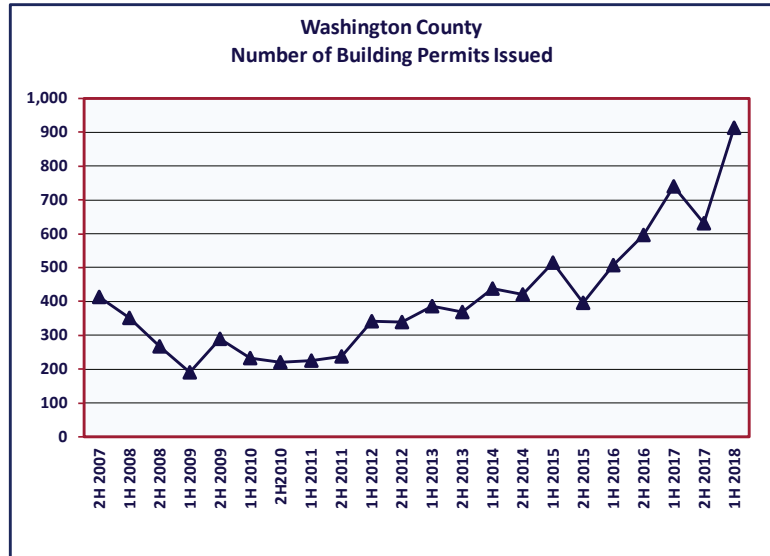
Building Permits

From January 1 to June 30, 2018, there were 914 residential building permits issued in Washington County. The first half of 2018 total was a 23.7 percent increase from the first half of 2017 total of 739 residential building permits. The average value of the Washington County building permits was \$234,440 during the first half of 2018, up 2.1 percent from the average residential building permit value of \$229,619 in the first half of 2017. About 64.4 percent of the period's building permits were valued between \$200,001 and \$300,000, 17.0 percent were valued \$150,000 or lower, and 37.7 percent were valued higher than \$300,000.

Fayetteville accounted for 40.5 percent of the residential building permits issued in Washington County, while Springdale accounted for 18.8 percent. Meanwhile, West Washington County also accounted for 17.5 percent in the first half of 2018.

Subdivisions

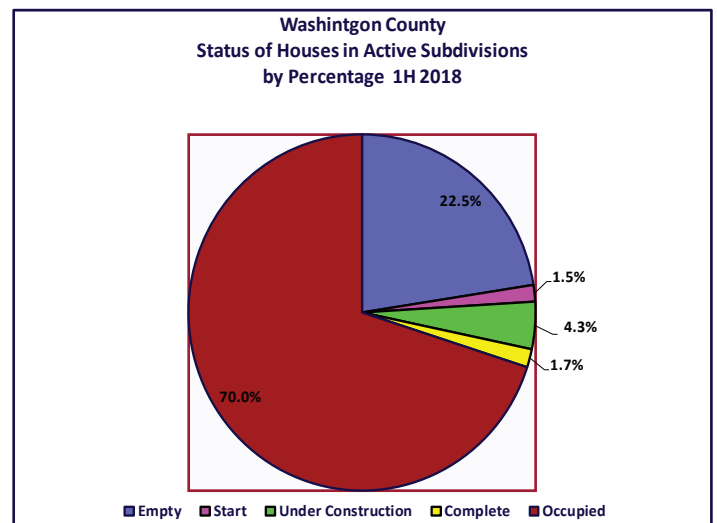
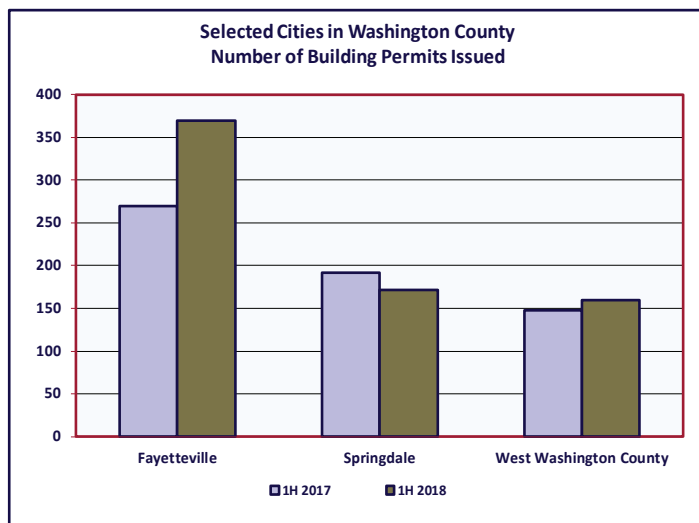
There were 9,631 total lots in 154 active subdivisions in Washington County in the first half of 2018. Within the active subdivisions 22.5 percent were empty, 1.5 percent were starts, 4.3 percent were under construction, 1.7 percent were complete but unoccupied houses and 70 percent of the lots were occupied. In the first half of 2018, Fayetteville had the most empty lots, starts, houses under construction, complete but unoccupied houses, and occupied houses. During the first half of 2018, the most active subdivisions in terms of houses under construction were Sundowner Phases I, II, III with 40 in Prairie Grove and The Villages of Sloanbrooke, Phase I and II in Fayetteville with 38. By contrast, in 31 out of the 154 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.



Washington County

Washington County Residential Building Permit Values by City First Half of 2018

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 2018 Total	1H 2017 Total
Elkins	0	5	40	19	1	3	1	0	0	0	0	69	25
Elm Springs	0	0	0	1	26	7	3	5	2	0	1	45	18
Farmington	0	0	0	1	26	7	3	5	2	0	1	45	12
Fayetteville	0	0	21	95	129	63	23	11	14	9	5	370	270
Goshen	0	0	2	0	2	5	5	0	1	0	1	16	17
Greenland	0	0	1	0	0	0	0	0	0	0	0	1	1
Johnson	0	0	0	0	0	0	0	0	0	0	0	0	9
Lincoln	0	1	0	1	2	0	0	0	0	0	0	4	2
Prairie Grove	0	18	61	24	4	0	0	0	0	0	0	107	127
Springdale	0	0	6	30	38	34	45	8	4	6	1	172	192
Tontitown	0	0	0	0	13	56	8	3	1	1	1	83	60
West Fork	0	0	0	2	0	0	0	0	0	0	0	2	6
West Washington County	0	19	62	28	32	7	3	5	2	0	1	159	148
Washington County	0	24	131	173	241	175	88	32	24	16	10	914	739



Washington County

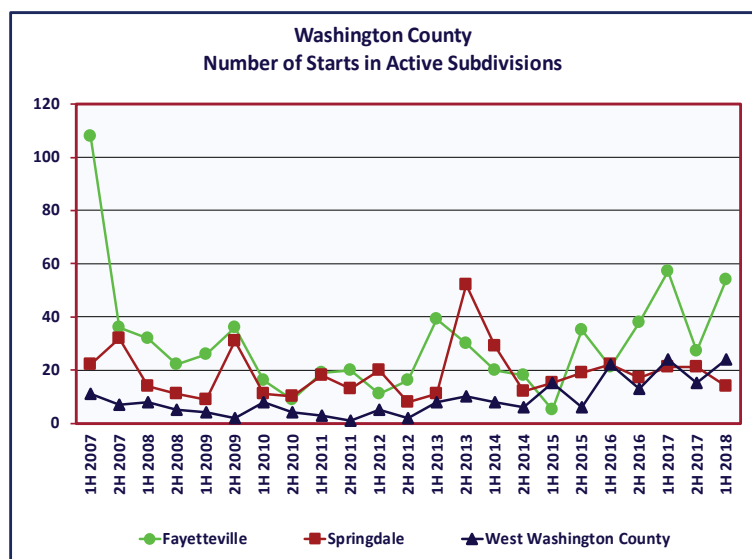
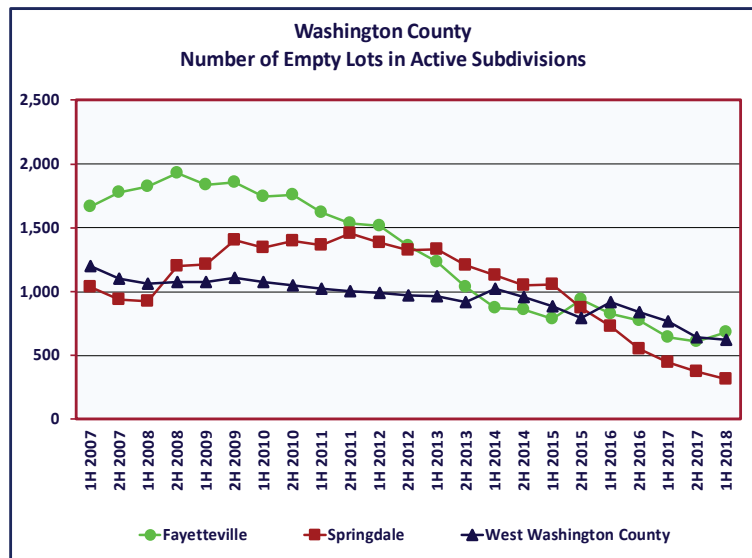
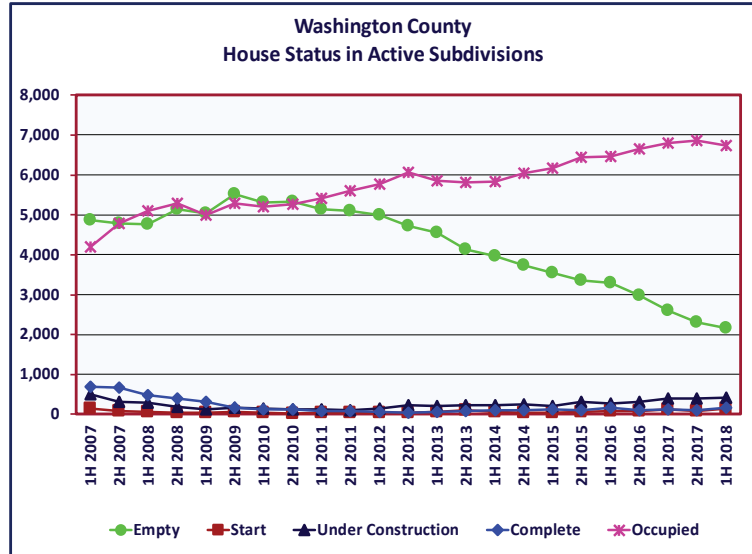
During the first half of 2018, 509 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 30.8 months of lot inventory at the end of the first half of 2018 up from 30.6 in the second half of 2017. The results reflect that in only 50 of the 154 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 3,467 lots in 59 subdivisions had received either preliminary or final approval by June 30, 2018. Fayetteville accounted for 59.5 percent of the coming lots, Springdale accounted for 14.3 percent, Tontitown accounted for 12 percent, Farmington accounted for 4.7 percent, and the remaining 9.5 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 2018 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 64.9 percent in 2012 to 62.4 percent in the first half of 2018.

Sales of Existing Houses

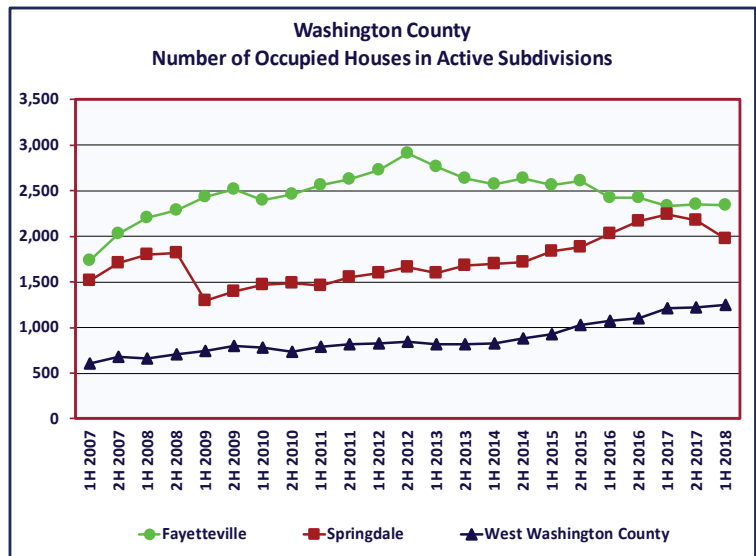
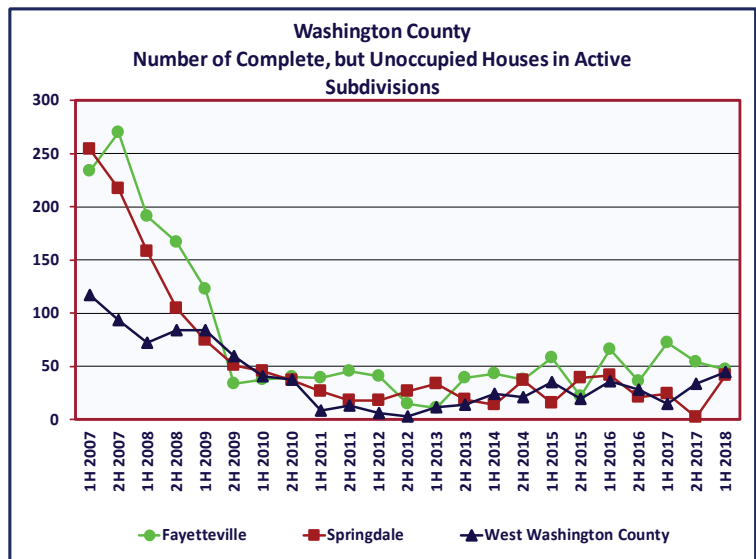
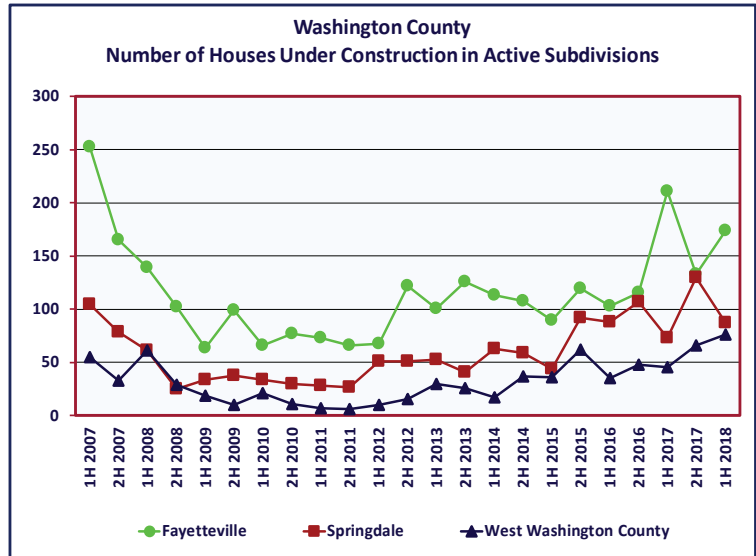
Examining the house sales in the first half of 2018 yields the following results: 1,720 houses were sold from January 1 to December 30, 2018 in Washington County. This is 2.9 percent less than in the second half of 2017. About 40.1 percent of the houses were sold in Fayetteville, while 32.7 percent were sold in Springdale. As of June 30, 2018, the MLS database listed 777 houses for sale at an average list price of \$387,714. The average price



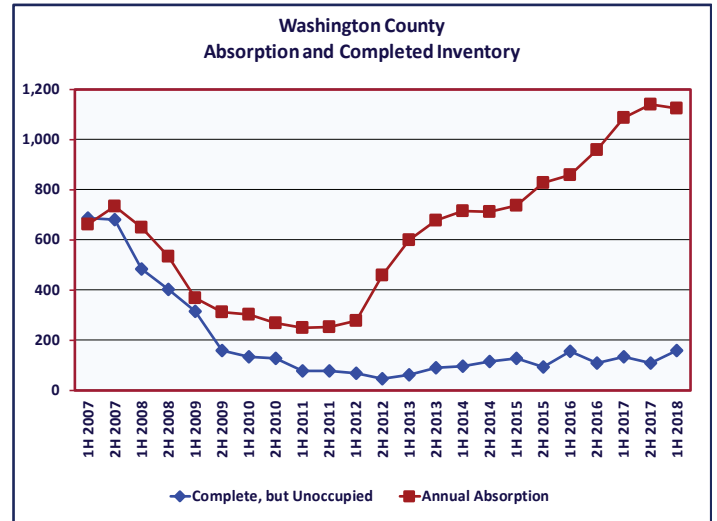
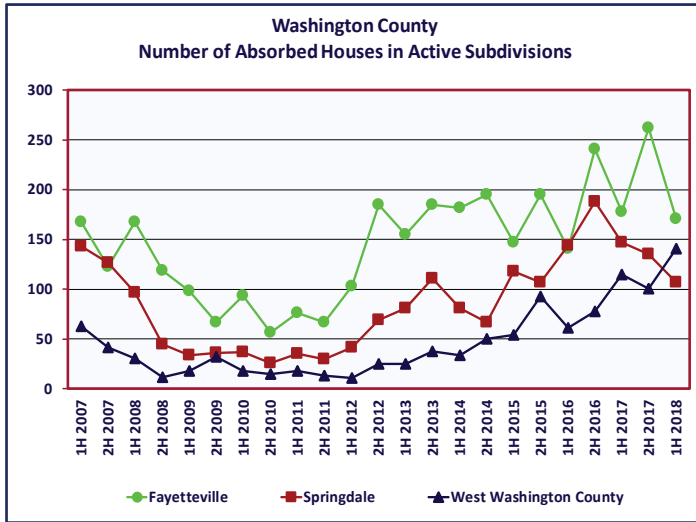
Washington County

of all houses sold in Washington County was \$235,618 and the average house price per square foot was \$113.24. For the first half of 2018, the average amount of time between the initial listing of a house and the sale date was 116 days, an increase of 19.5 percent from the previous half. Out of the 1,720 houses sold in the first half of 2018, 426 were new construction. These newly constructed houses had an average sales price of \$237,805 and took an average 153 days to sell from their initial listing dates.

From January 1 to June 30, 2018, on average, Johnson had the largest and most expensive houses, and Evansville had the slowest selling time in Washington County.



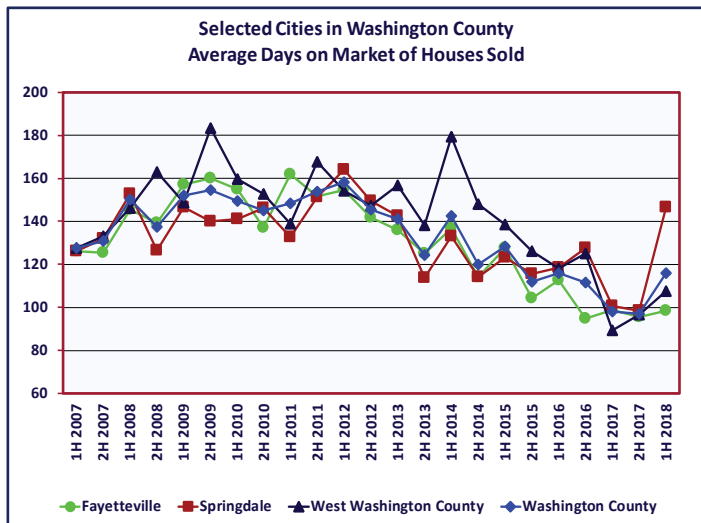
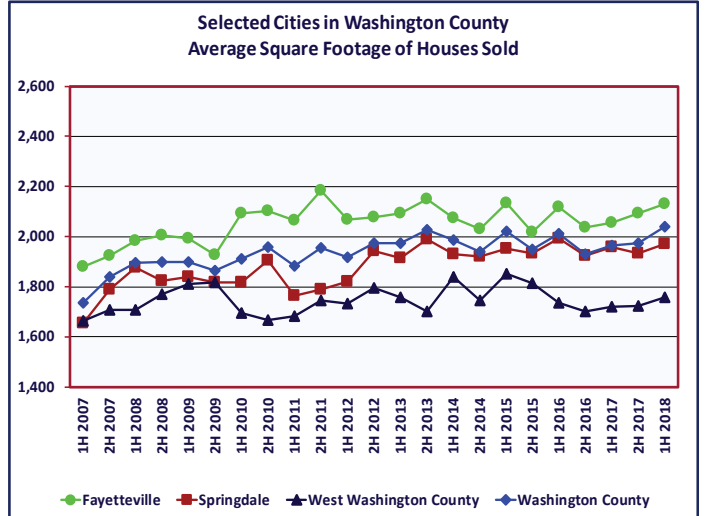
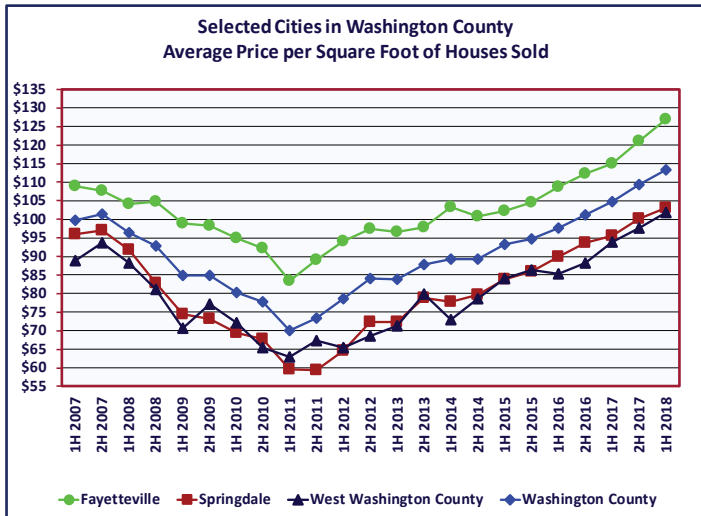
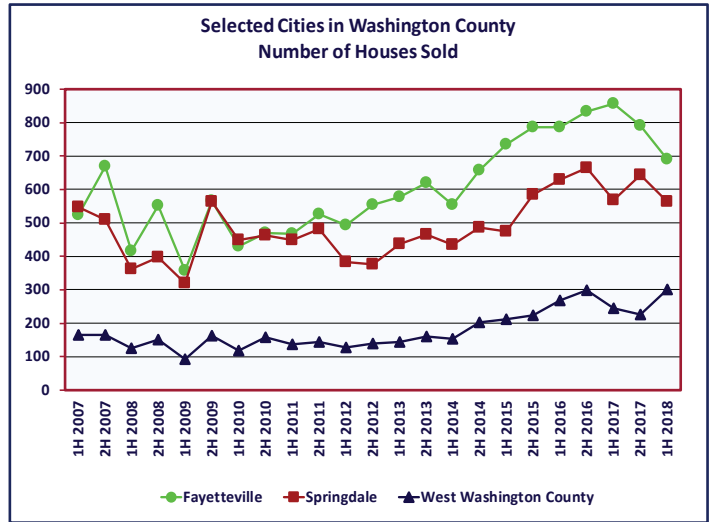
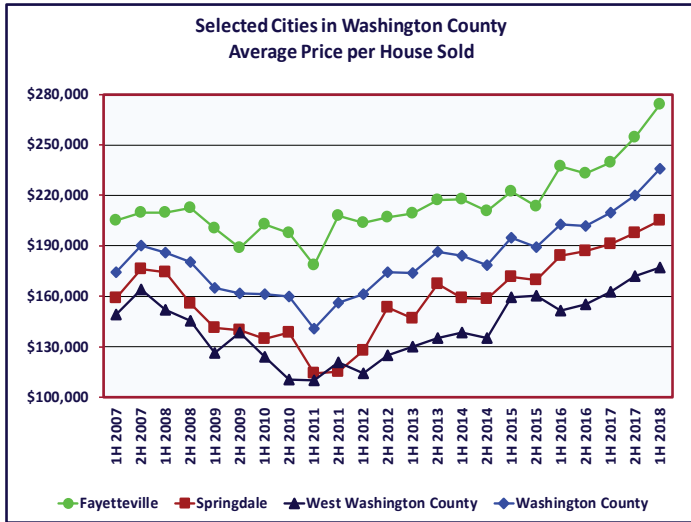
Washington County



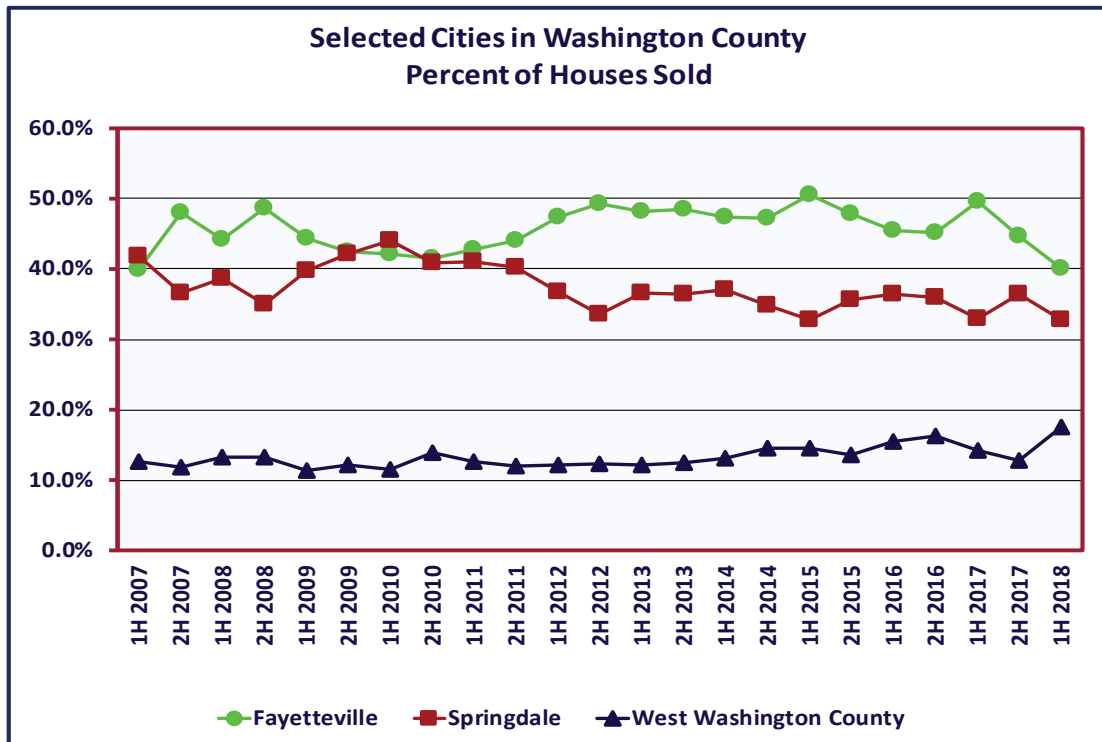
Washington County - Percentage of Owner-Occupied Houses by City

City	2012	2013	2014	2015	2016	2017	2018
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.1%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	58.4%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.5%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	72.5%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	63.4%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	71.3%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	69.7%
Other	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	65.7%
Washington County	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%

Washington County



Washington County

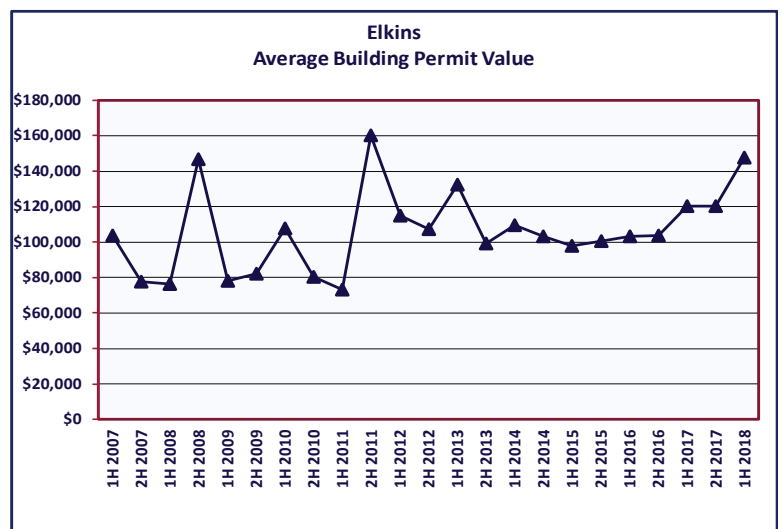
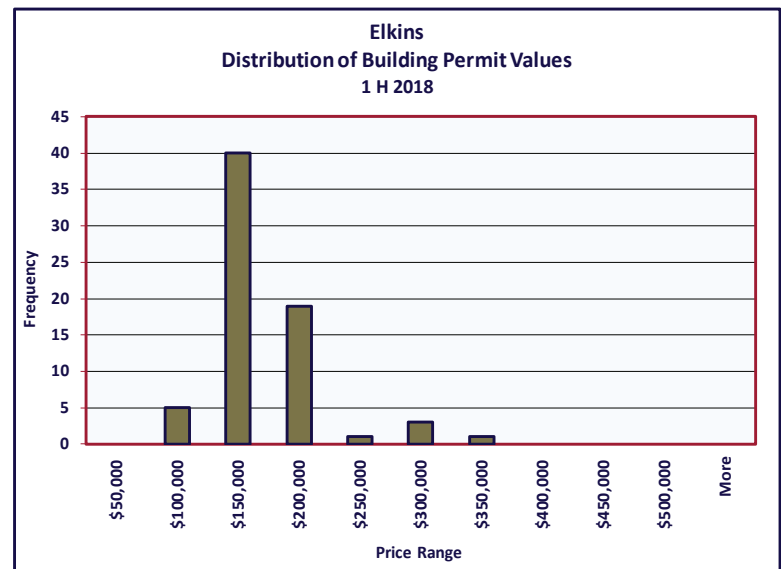
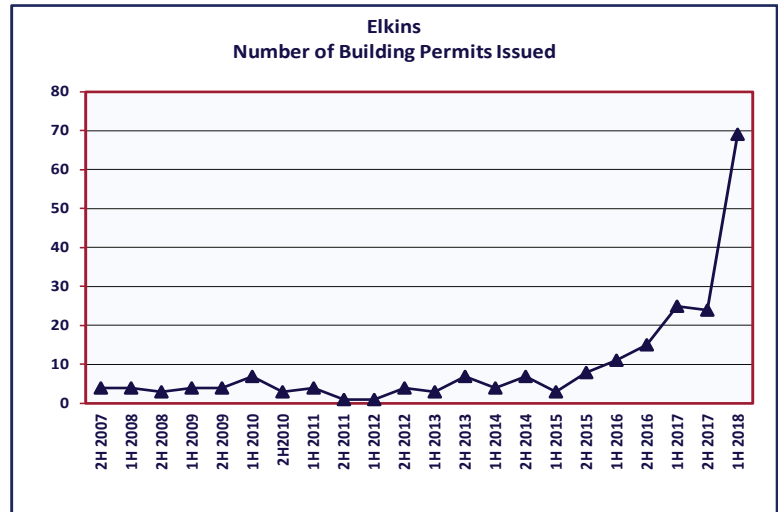


Washington County Sold House Characteristics by City First Half of 2018

	Average Price	Average Price Per Square	Average Days on Market	Number of Houses	Percentage of County
Cane Hill					0.0%
Elkins	\$153,273	\$99.81	97	57	3.3%
Elm Springs	\$381,969	\$116.55	132	16	0.9%
Evansville	\$84,750	\$91.80	198	2	0.1%
Farmington	\$209,632	\$108.76	117	93	5.4%
Fayetteville	\$273,918	\$126.87	99	690	40.1%
Goshen	\$368,687	\$124.25	80	29	1.7%
Greenland	\$148,129	\$87.80	93	14	0.8%
Johnson	\$424,258	\$123.91	94	26	1.5%
Lincoln	\$161,200	\$86.22	136	24	1.4%
Mountainburg				0	0.0%
Prairie Grove	\$167,010	\$102.49	103	145	8.4%
Springdale	\$204,901	\$103.10	147	563	32.7%
Summers	\$297,450	\$88.67	114	2	0.1%
Tontitown	\$343,876	\$122.55	139	23	1.3%
West Fork	\$157,762	\$94.51	83	28	1.6%
Winslow	\$169,950	\$87.96	65	8	0.5%
Washington County	\$235,618	\$113.24	116	1,720	100.0%

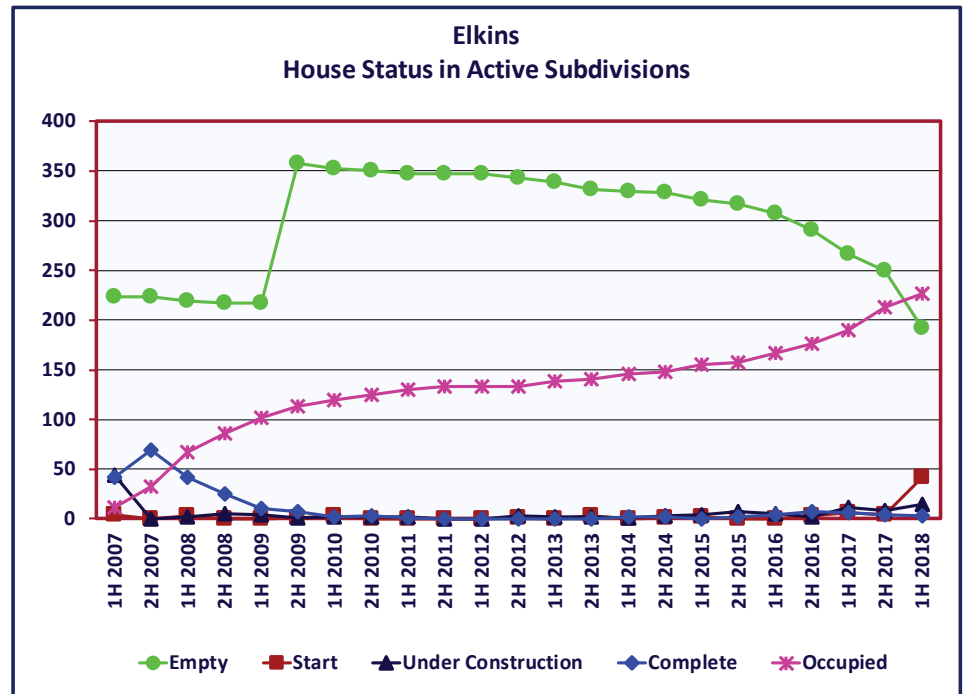
Elkins

- From January 1 through June 30, 2018 there were 69 residential building permits issued in Elkins. This represents a 176 percent increase from the first half of 2017.
- Most of the building permits issued in Elkins were valued in the \$150,001 to \$200,000 range in the first half of 2018.
- The average residential building permit value in Elkins increased by 22.6 percent from \$120,347 in the first half of 2017 to \$147,594 in the first half of 2018.



Elkins

- There were 479 total lots in 7 active subdivisions in Elkins in the first half of 2018. About 47.4 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 3.1 percent were under construction, 8.8 percent were starts, and 40.1 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the first half of 2018 was Oakleaf Manor with 8.
- No new construction has occurred in the past year in 2 out of the 7 active subdivisions in Elkins.
- 14 new houses in Elkins became occupied in the first half of 2018. The annual rate implies that there were 81.7 months of remaining inventory in active subdivisions, down from 86.3 months in the second half of 2017.
- There was no absorption in 2 of the 7 active subdivisions in Elkins during the past year.



- No additional lots in subdivisions received preliminary or final approval by June 30, 2018.

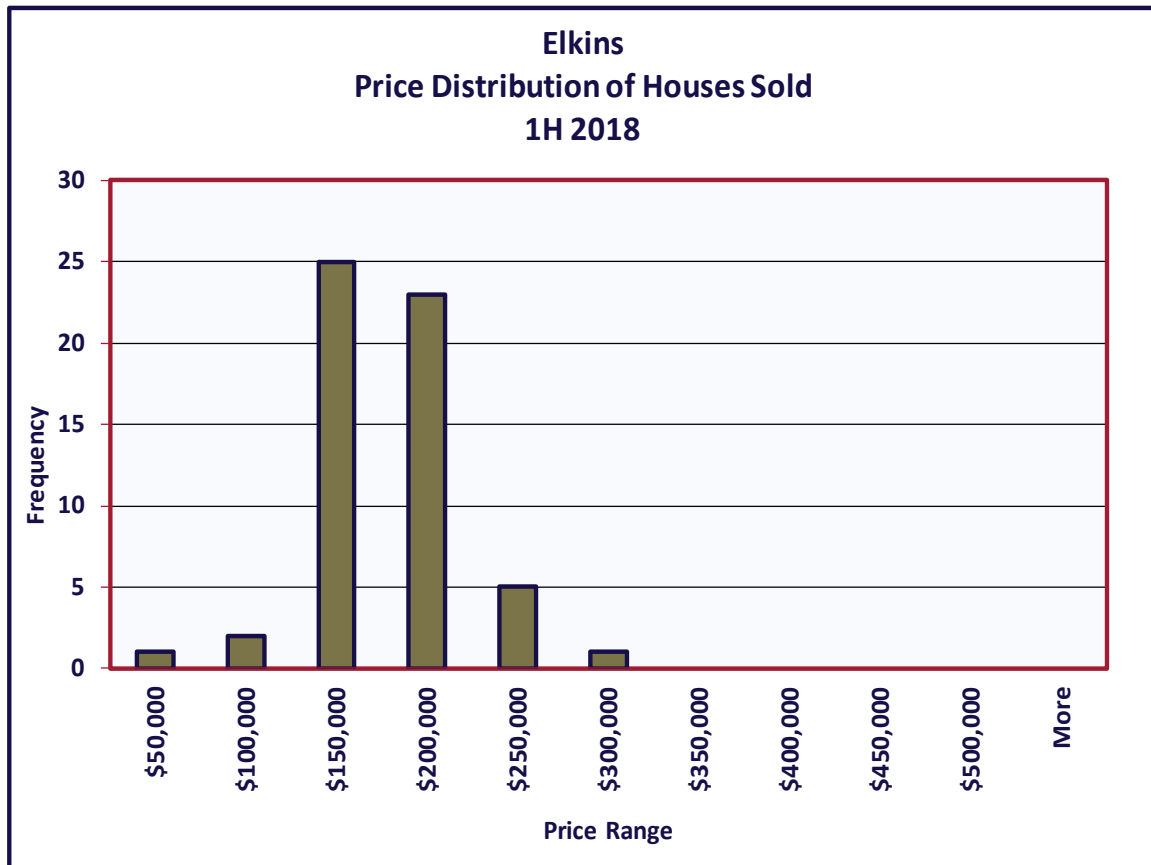
Elkins House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge	30	0	2	2	17	51	2	204.0
Miller's Creek	0	0	1	0	6	7	0	12.0
Miller's Meadow ^{1,2}	3	0	0	0	82	85	0	--
Oakleaf Manor	35	41	8	1	62	147	11	34.0
Silver Birch Estates ^{1,2}	2	0	0	0	5	7	0	--
Stokenbury Farms	105	0	0	0	33	138	0	630.0
Stonecrest	17	1	4	0	22	44	1	132.0
Elkins	192	42	15	3	227	479	14	81.7

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

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

Elkins

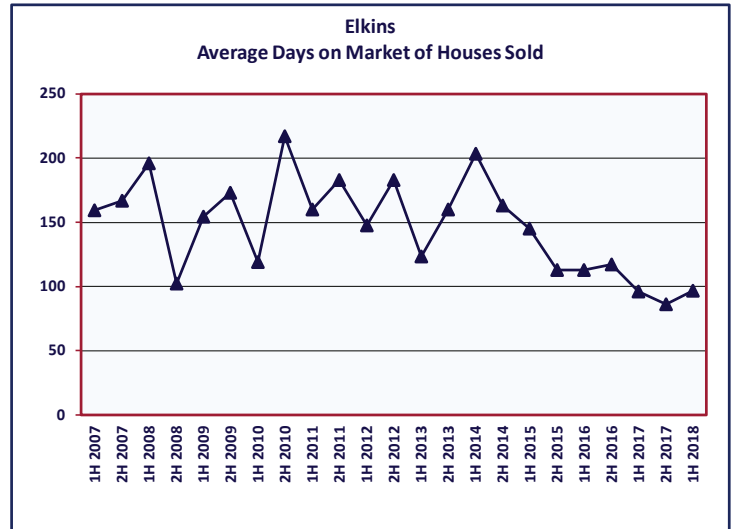
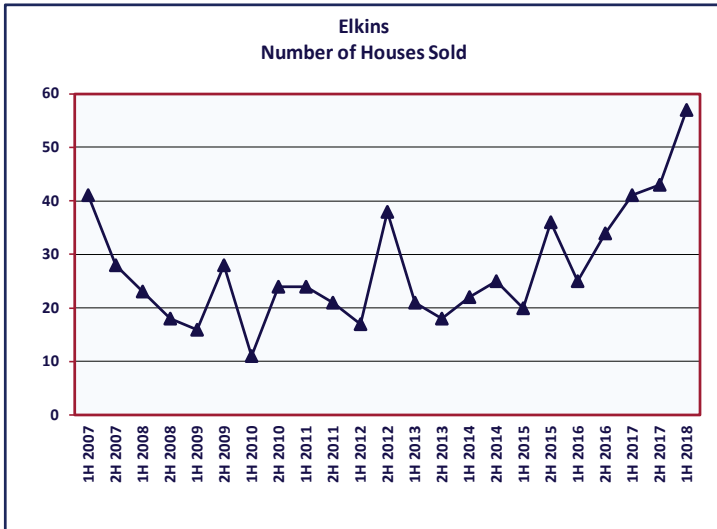


- 84.3 percent of the sold houses in Elkins were priced between \$100,001 and \$200,000.

Elkins Price Range of Houses Sold First Half of 2018

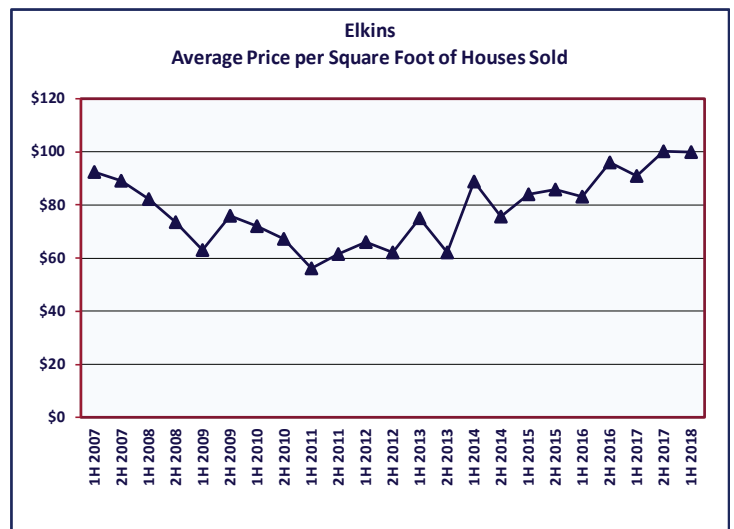
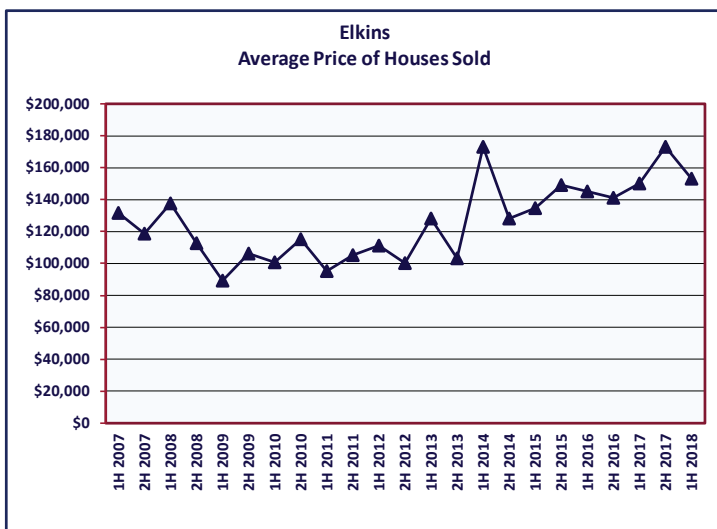
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.8%	1,132	31	100.0%	\$33.57
\$50,001 - \$100,000	2	3.5%	1,118	66	94.5%	\$84.08
\$100,001 - \$150,000	25	43.9%	1,389	97	98.2%	\$98.96
\$150,001 - \$200,000	23	40.4%	1,594	103	100.0%	\$105.14
\$200,001 - \$250,000	5	8.8%	2,075	93	98.4%	\$103.45
\$250,001 - \$300,000	1	1.8%	3,531	98	95.0%	\$77.88
\$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%	--	--	--	--
Elkins	57	100.0%	1,555	97	98.8%	\$99.81

Elkins



- There were 57 houses sold in Elkins from January 1 to June 30, 2018 or 39.0 percent higher than the 41 sold in the first half of 2017 and 32.6 percent more than the 43 sold in the second half of 2017.
- The average price of a house sold in Elkins decreased from \$173,078 in the second half of 2017 to \$153,273 in the first half of 2018.
- The average sales price was 11.4 percent lower than in the second half of 2017 and 2.2 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 86 in the second half of 2017 to 97 in the first half of 2018.
- The average price per square foot for a house sold in Elkins decreased from \$100.21 in the second half of 2017 to \$99.81 in the first half of 2018.
- The average price per square foot was 0.4 percent lower than

- in the second half of 2017 and 9.7 percent higher than in the first half of 2017.
- About 3.3 percent of all houses sold in Washington County in the first half of 2018 were sold in Elkins.
- The average sales price of a house was 65.1 percent of the county average.
- 28 newly constructed houses were sold in Elkins in the first half of 2018, at an average price of \$168,313.
- There were 28 houses in Elkins listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$201,435.
- According to the Washington County Assessor's database, , 67.9 percent of houses in Elkins were owner-occupied in the first half of 2018.



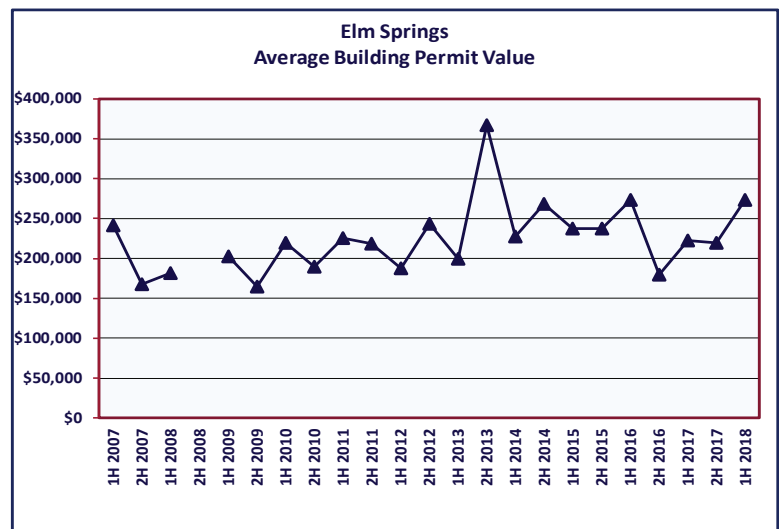
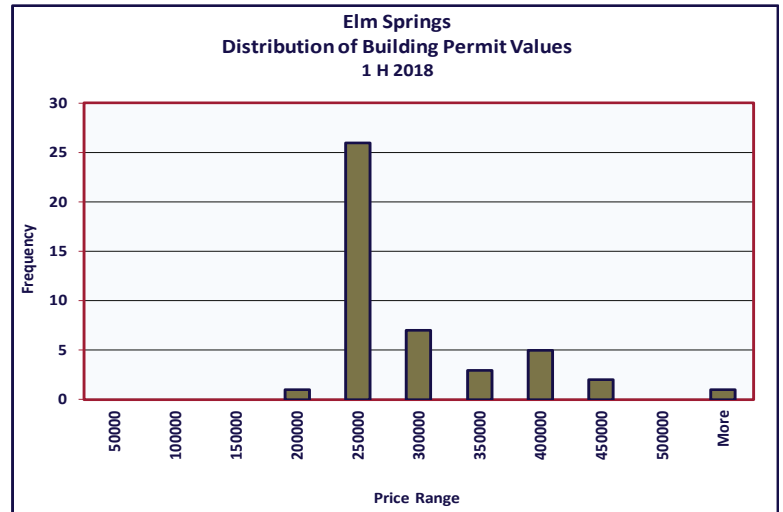
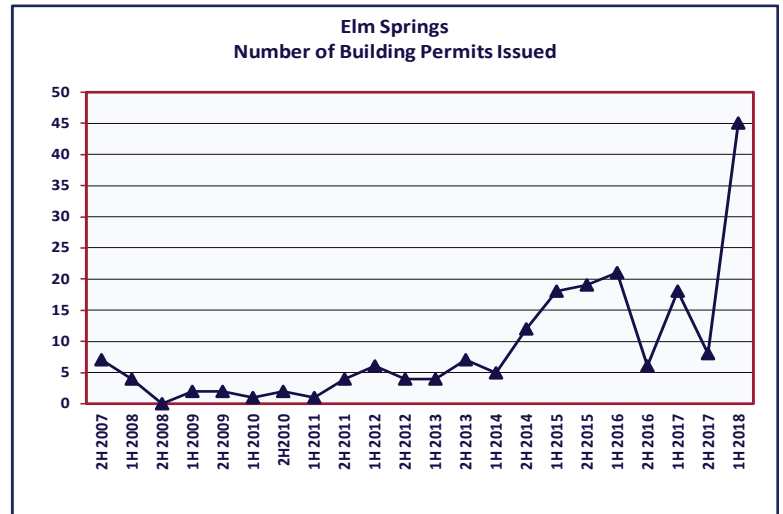
Elkins

Elkins Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Creekside Acres	1	1.8%	1,161	185	\$150,000	\$129.20
Deer Valley	1	1.8%	1,432	49	\$140,000	\$97.77
Duncan	2	3.5%	1,206	52	\$89,000	\$71.47
Elkridge Plantation	5	8.8%	1,388	148	\$151,995	\$109.53
Fox Trail Village	2	3.5%	1,844	49	\$179,950	\$98.11
Hollybrooke Estates	4	7.0%	1,428	56	\$149,903	\$104.85
Millers Creek	1	1.8%	1,700	71	\$174,000	\$102.35
Millers Meadow	4	7.0%	1,468	71	\$157,375	\$107.44
Oakleaf Manor	17	29.8%	1,576	119	\$164,942	\$104.88
Oakwoods	3	5.3%	1,249	72	\$123,167	\$98.46
Shofner	2	3.5%	1,840	65	\$159,000	\$83.17
Stonecrest	3	5.3%	2,043	78	\$216,593	\$106.00
Tuttle	1	1.8%	2,265	57	\$148,000	\$65.34
Twin Oaks	4	7.0%	1,217	67	\$117,600	\$97.21
Woodbridge	1	1.8%	1,116	67	\$113,000	\$101.25
Other	6	10.5%	1,857	128	\$145,483	\$84.28
Elkins	57	100.0%	1,555	97	\$153,273	\$99.81

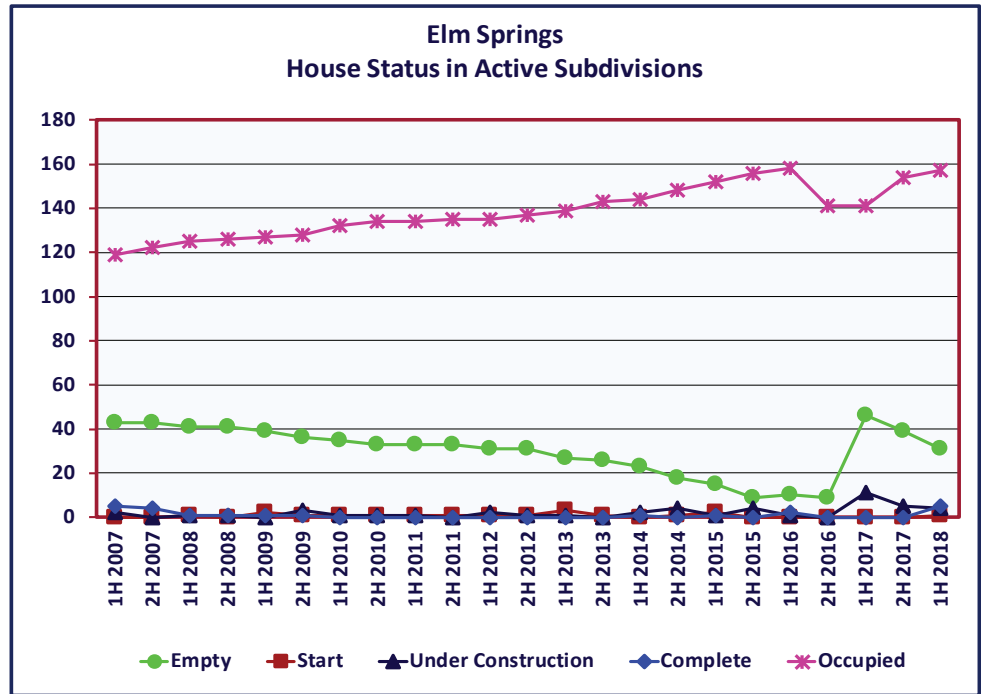
Elm Springs

- From January 1 through July 30, 2018 there were 45 residential building permits issued in Elm Springs. This represents a 150 percent increase from the first half of 2017.
- Most of the building permits issued in Elm Springs were valued in the \$200,001 to \$300,000 range in the first half of 2018.
- The average residential building permit value in Elm Springs increased by 22.6 percent from \$222,870 in the first half of 2017 to \$273,311 in the first half of 2018.



Elm Springs

- There were 198 total lots in 4 active subdivisions in Elm Springs in the first half of 2018. About 79.3 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 2.0 percent were under construction, 0.5 percent were starts, and 15.7 percent were empty lots.
- There were 4 new houses under construction in Elm Springs in the first half of 2018.
- 3 new houses in Elm Springs became occupied in the first half of 2018. The annual absorption rate implies that there were 30.8 months of remaining inventory in active subdivisions, down from 40.6 in the second half of 2017.
- There was no absorption or new construction in 3 of the subdivisions in Elm Springs during the past year.
- An additional 154 lots in 2 subdivisions had received final approval by June 30, 2018.



Elm Springs Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Highland @ Elm Springs	1H 2018	54
<i>Final Approval</i>		
Elm Valley, Phases II, III	2H 2016	100
Elm Springs		154

Elm Springs House Status in Active Subdivisions First Half of 2018

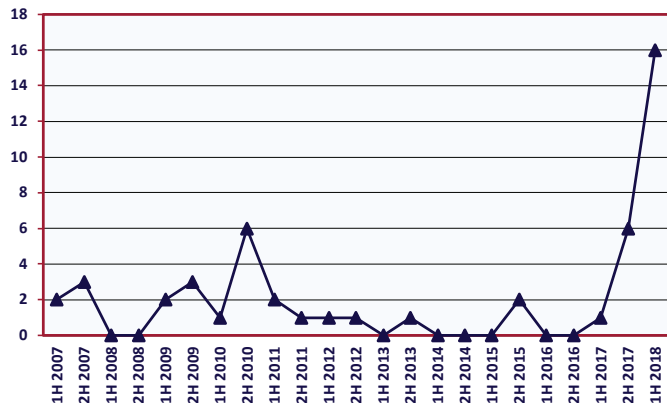
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elm Valley, Phase I	22	1	4	5	16	48	3	24.0
The Estates at Brush Creek ^{1,2}	2	0	0	0	22	24	0	--
Pinkley, Phases I - III ^{1,2}	6	0	0	0	55	61	0	--
Plantation Estates ^{1,2}	1	0	0	0	64	65	0	--
Elm Springs Totals	31	1	4	5	157	198	3	30.8

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

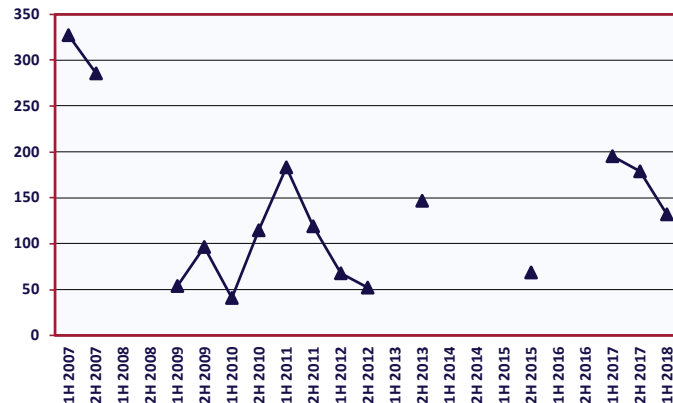
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

Elm Springs

Elm Springs
Number of Houses Sold

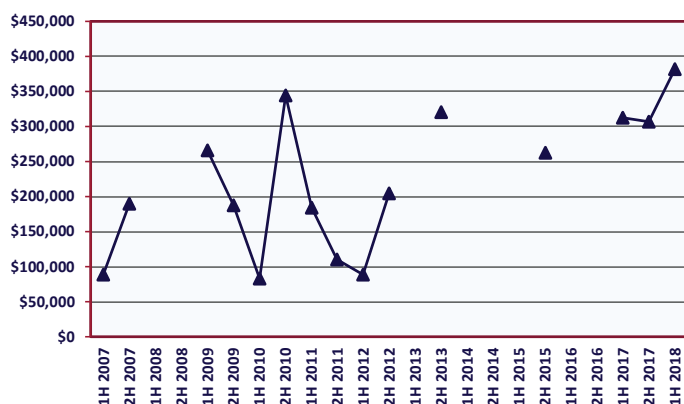


Elm Springs
Average Days on Market of Houses Sold

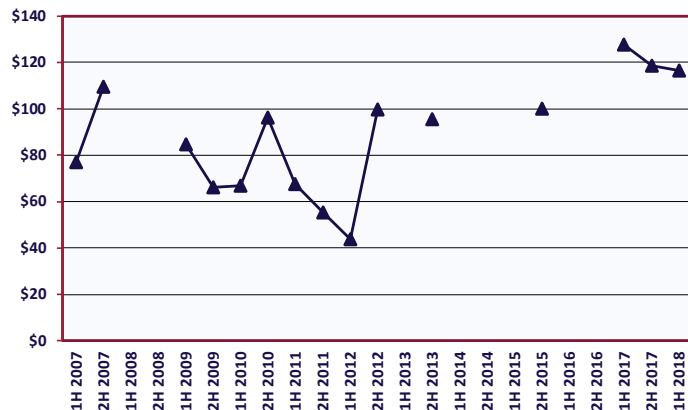


- There were 16 houses sold in Elm Springs from January 1 to June 30, 2018, a 166.7 percent increase from the 6 sold in the second half of 2017.
- The average price of a house sold in Elm Springs increased from \$306,617 in the second half of 2017 to \$381,969 in the first half of 2018.
- The average sale price was 24.6 percent higher than in the previous half year.
- The average price per square foot for a house sold in Elm Springs decreased from \$118.45 in the second half of 2017 to \$116.55 in the first half of 2018.
- The average price per square foot was 1.6 percent lower than in the previous half year.
- The average number of days on market from initial listing to the sale decreased from 179 in the second half of 2017 to 132 in the first half of 2018.
- About 0.9 percent of all houses sold in Washington County in the first half of 2018 were sold in Elm Springs.
- Out of the 16 houses sold in Elm Springs 3 were new construction. These newly constructed houses had an average sold price of \$366,667 and took an average of 207 days to sell from their initial listing dates.
- There was 1 house in Elm Springs listed for sale in the MLS database as of June 30, 2018. This house had an average list price of \$105,000.
- According to the Washington County Assessor's database, 77.8 percent of houses in Elm Springs were owner-occupied in the first half of 2018.

Elm Springs
Average Price of Houses Sold



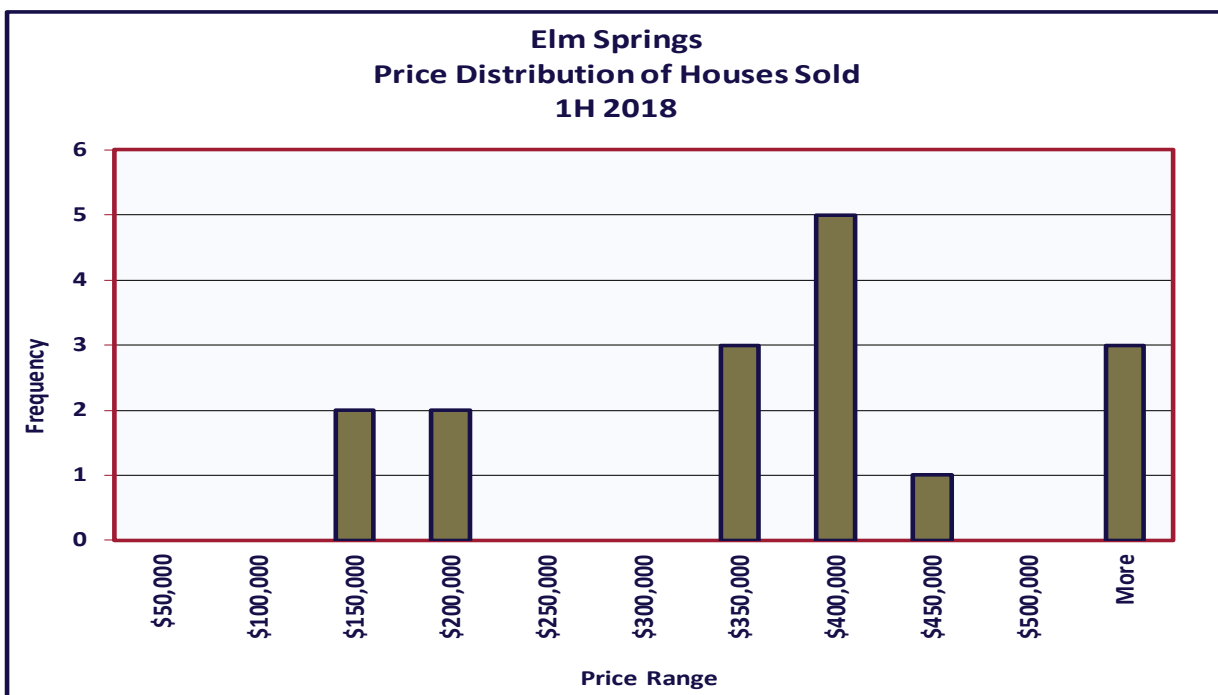
Elm Springs
Average Price per Square Foot of Houses Sold



Elm Springs

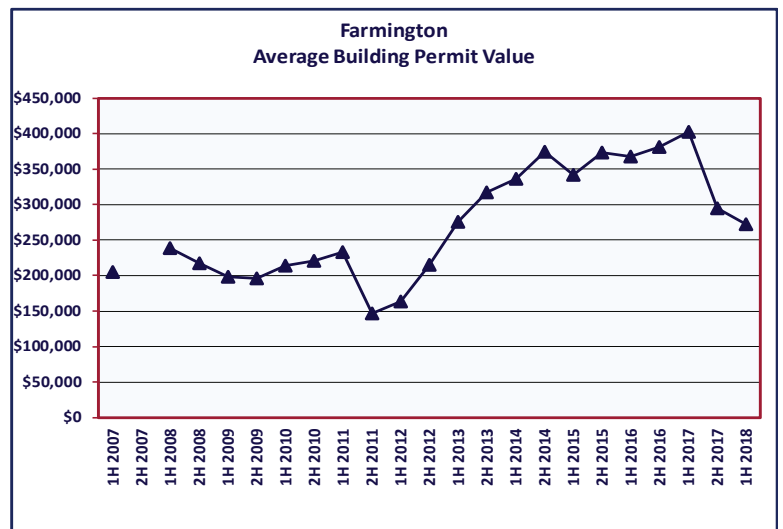
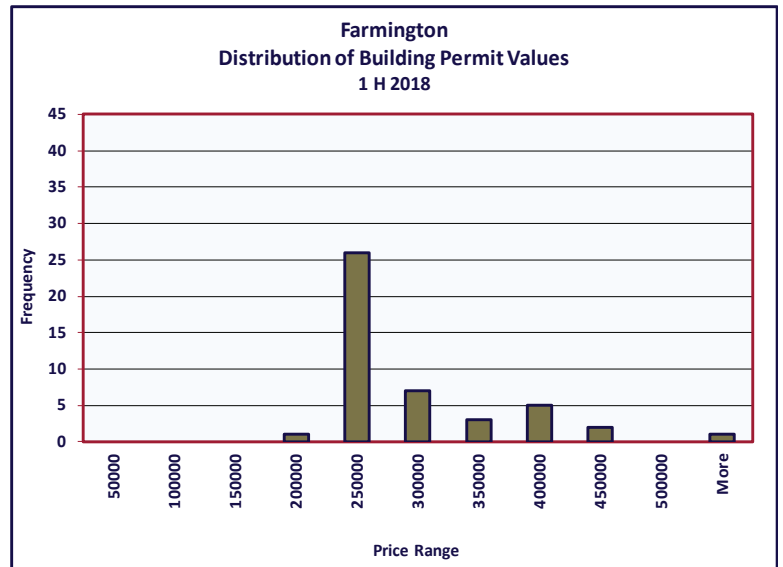
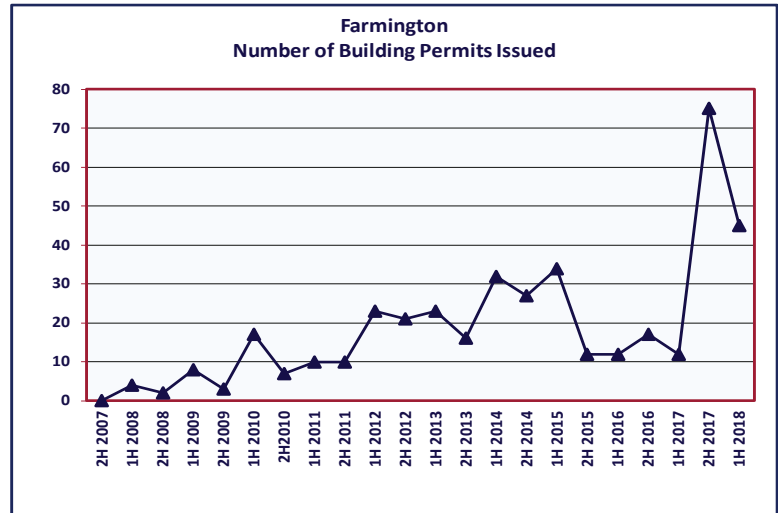
Elm Springs Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Camelot	1	6.3%	2,939	126	\$351,000	\$119.43
Elm Spgs Original	2	12.5%	1,717	77	\$141,000	\$81.84
Elm Valley	3	18.8%	2,891	207	\$366,667	\$126.78
Estates At Brush Creek	1	6.3%	5,034	260	\$550,000	\$109.26
High Ridge Estates	1	6.3%	2,222	30	\$312,500	\$140.64
Oak Alley Estates	1	6.3%	5,095	376	\$845,000	\$165.85
Oak Ridge Estates	1	6.3%	3,747	94	\$410,000	\$109.42
Pinkley	1	6.3%	3,504	244	\$335,000	\$95.61
Plantation Estates	2	12.5%	3,079	32	\$361,450	\$117.40
Other	3	18.8%	2,825	49	\$401,033	\$115.25
Elm Springs	16	100.0%	3,080	132	\$381,969	\$116.55



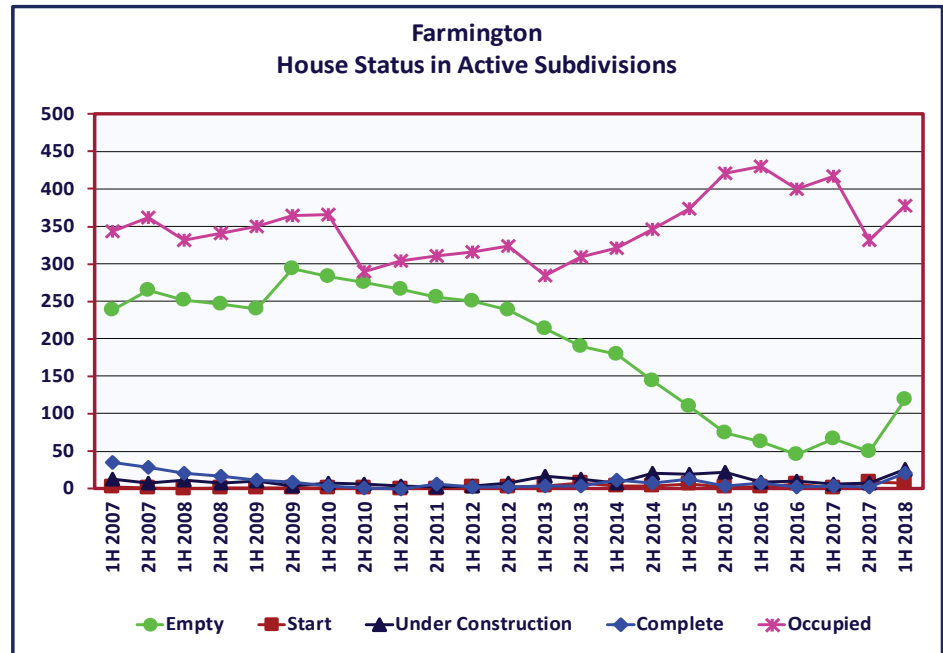
Farmington

- From January 1 to June 30, 2018 there were 45 residential building permits issued in Farmington, a 275 percent increase from the first half of 2017.
- In the first half of 2018, most of the residential building permits in Farmington were valued in the \$250,001 to \$350,000 range.
- The average residential building permit value in Farmington decreased by 32.1% from \$402,667 in the first half of 2017 to \$273,311 in the first half of 2018.



Farmington

- There were 551 total lots in 8 active subdivisions in Farmington in the first half of 2018. About 68.6 percent of the lots were occupied, 3.8 percent were complete, but vacant, 4.7 percent were under construction, 1.3 percent were starts, and 21.6 percent were empty lots.
- The subdivision with the most houses under construction in Farmington in the first half of 2018 was Saddle Brook with 19.
- 47 new houses in Farmington became occupied in the first half of 2018. The annual absorption rate implies that there were 35.2 months of remaining inventory in active subdivisions, up from 28.6 in the second half of 2017.
- In 3 of the 8 active subdivisions in Farmington, no absorption has occurred in the last year.



- An additional 164 lots in 4 subdivisions had received either preliminary or final approval by June 30, 2018.



Farmington Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Farmington Heights	2H 2017	125
Twin Falls, Phase III	2H 2017	6
Windgate	2H 2017	27
Total		164

Farmington

Farmington House Status in Active Subdivisions First Half of 2018

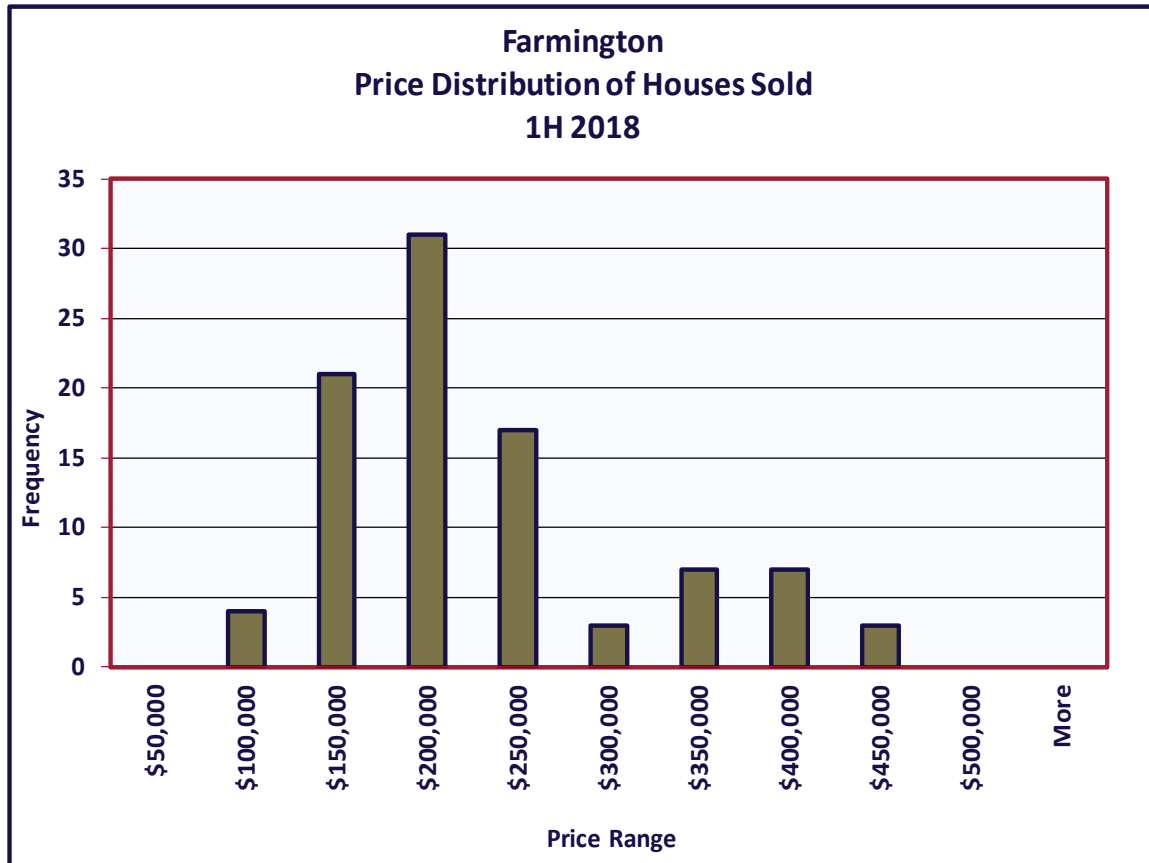
Subdivision	Empty Lots	Under Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	7	0	1	0	58	66	0	48.0
Forest Hills, Phases I, II ^{1,2}	1	0	0	0	50	51	0	--
Holland Crossing Commercial Subdivision	0	0	6	6	38	50	36	4.0
North Club House Estates ^{1,2}	1	0	0	0	20	21	0	--
Saddle Brook	81	7	19	15	7	129	7	209.1
South Club House Estates ^{1,2}	16	0	0	0	60	76	0	--
Twin Falls, Phases I, II	9	0	0	0	123	132	2	9.0
Walnut Grove	4	0	0	0	22	26	2	24.0
Farmington	119	7	26	21	378	551	47	35.2

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

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



Farmington

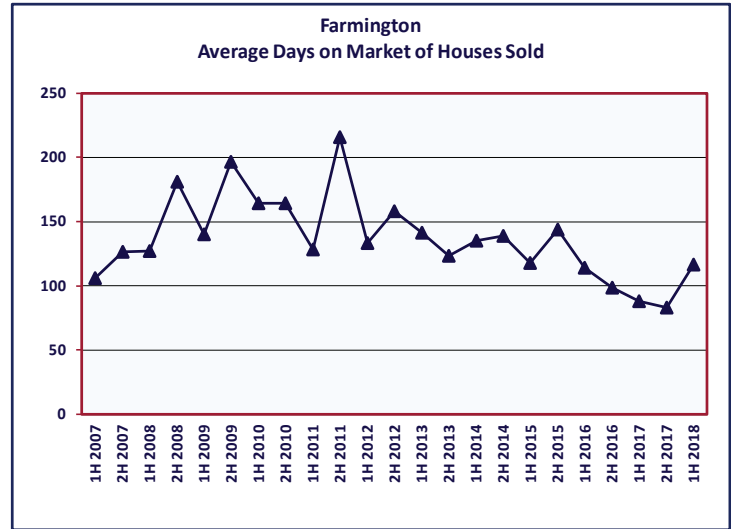
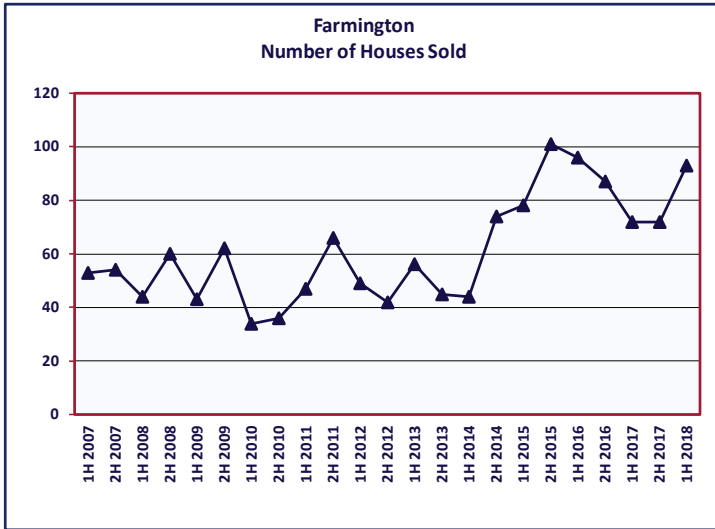


- 55.9 percent of the sold houses in Farmington were priced between \$100,001 and \$200,000.

Farmington Price Range of Houses Sold First Half of 2018

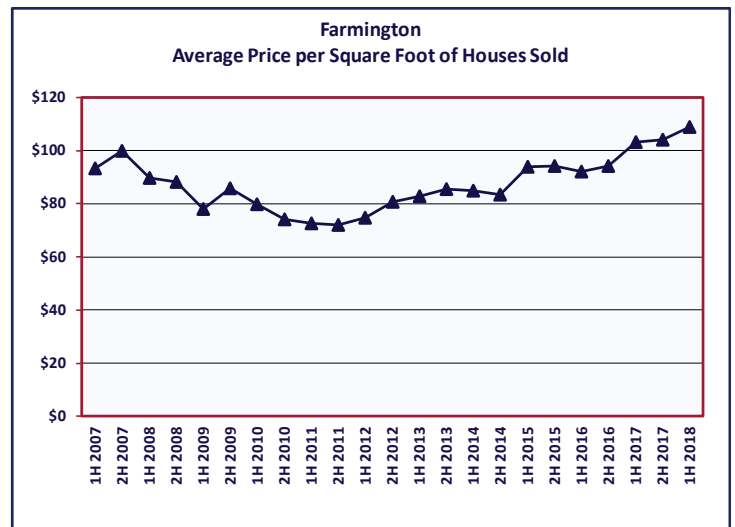
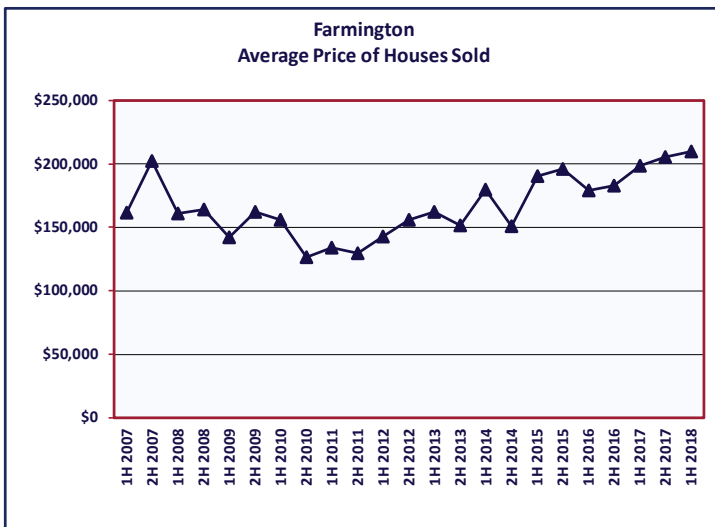
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	4	4.3%	1,666	27	102.7%	\$62.12
\$100,001 - \$150,000	21	22.6%	1,232	79	98.4%	\$105.39
\$150,001 - \$200,000	31	33.3%	1,691	135	99.4%	\$109.65
\$200,001 - \$250,000	17	18.3%	2,219	151	98.1%	\$101.12
\$250,001 - \$300,000	3	3.2%	2,378	75	98.3%	\$113.46
\$300,001 - \$350,000	7	7.5%	2,875	168	96.1%	\$117.71
\$350,001 - \$400,000	7	7.5%	3,015	81	97.7%	\$125.68
\$400,001 - \$450,000	3	3.2%	2,796	111	85.9%	\$163.60
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Farmington	93	100.0%	1,929	116	98.2%	\$108.76

Farmington



- There were 93 houses sold in Farmington from January 1 to June 30, 2018, or 29.2 percent more than the 72 sold in both the first half of 2017 and the second half of 2017.
- The average price of a house sold in Farmington increased from \$205,758 in the second half of 2017 to \$209,632 in the first half of 2018.
- The average sales price was 1.9 percent higher than in the previous half year and 5.7 percent higher than in the first half of 2017.
- The average price per square foot for a house sold in Farmington increased from \$104.18 in the second half of 2017 to \$108.76 in the first half of 2018.
- The average price per square foot was 4.4 percent higher than in the previous half year, and 5.4 percent higher than in the first half of 2017.

- The average number of days on market from initial listing to the sale increased from 83 in the second half of 2017 to 117 in the first half of 2018.
- About 5.4 percent of all houses sold in Washington County in the first half of 2018 were sold in Farmington.
- The average sales price of a house was 89.0 percent of the county average.
- Out of 93 houses sold in the first half of 2018, 19 were new construction. These newly constructed houses had an average sold price of \$201,315 and took an average of 156 days to sell from their initial listing dates.
- There were 54 houses in Farmington listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$243,900.
- According to the Washington County Assessor's database, 70.1 percent of houses in Farmington were owner-occupied in the first half of 2018.



Farmington

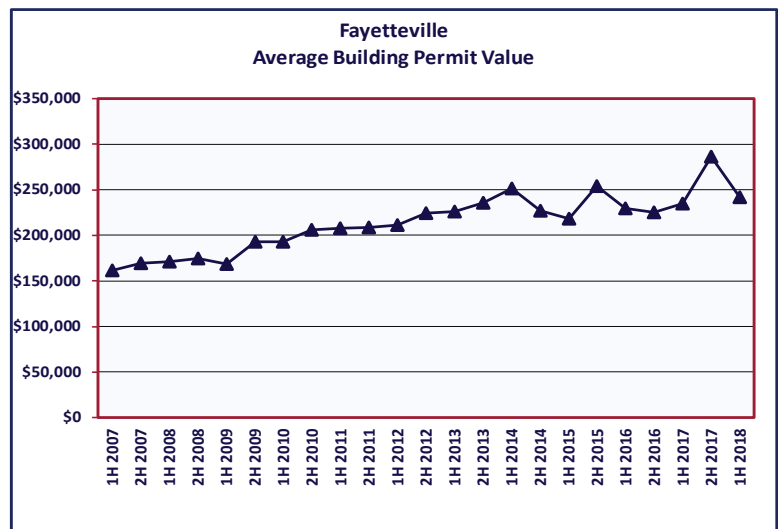
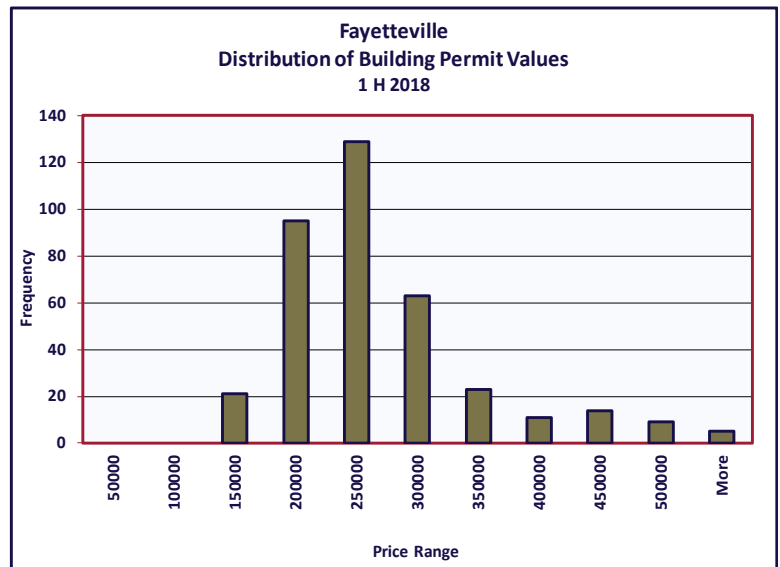
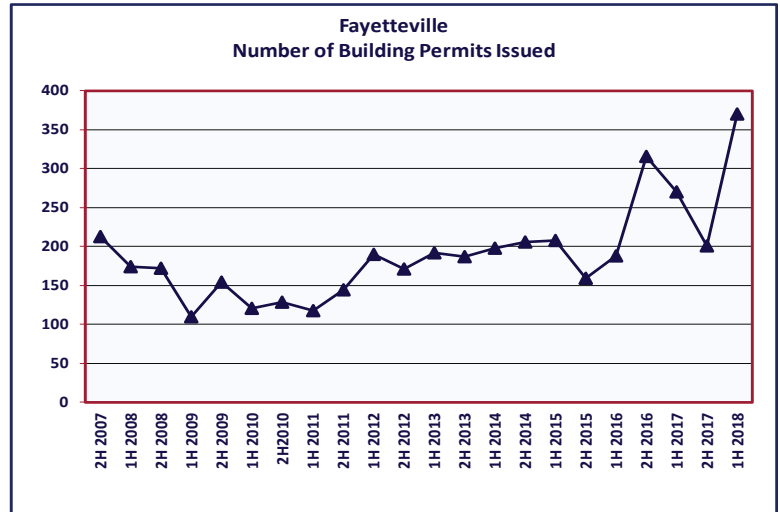
Farmington Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bethel Oaks	1	1.1%	1,450	112	\$158,000	\$108.97
East Creek Place	6	6.5%	2,268	154	\$201,983	\$89.95
Golden Acres	2	2.2%	1,256	84	\$125,000	\$99.53
Green	3	3.2%	1,233	66	\$126,167	\$102.93
Highlands Green	1	1.1%	1,328	94	\$142,000	\$106.93
Highlands Square North	1	1.1%	2,007	41	\$190,000	\$94.67
Longwith	1	1.1%	1,350	217	\$137,900	\$102.15
Meadowlark Estates	11	11.8%	1,274	55	\$139,527	\$110.63
Meadowsweet	4	4.3%	2,161	196	\$197,250	\$91.66
Mountain View Estates	1	1.1%	2,728	74	\$339,000	\$124.27
North Club House Estates	1	1.1%	2,252	193	\$211,000	\$93.69
North Ridge	1	1.1%	1,870	75	\$184,000	\$98.40
Riviera Estates	1	1.1%	1,754	44	\$178,000	\$101.48
Rose Court Valley View	1	1.1%	1,540	34	\$96,500	\$62.66
Saddle Brook	15	16.1%	1,595	159	\$197,667	\$124.01
Sle Brook	3	3.2%	1,573	168	\$194,633	\$123.74
South Club House Estates	3	3.2%	2,561	159	\$252,633	\$98.61
South Field	2	2.2%	1,588	65	\$166,750	\$105.00
South Haven	2	2.2%	1,483	38	\$155,000	\$104.56
Southwinds	4	4.3%	2,288	114	\$211,875	\$92.50
Thomas P Lee	1	1.1%	2,105	82	\$258,000	\$122.57
Twin Falls	7	7.5%	2,802	80	\$372,550	\$133.45
Valley View	1	1.1%	2,359	106	\$214,000	\$90.72
Walnut Grove Acres	1	1.1%	2,360	83	\$276,071	\$116.98
Wedington Woods	1	1.1%	1,536	94	\$117,000	\$76.17
Other	18	19.4%	2,281	128	\$245,806	\$107.42
Farmington	93	100.0%	1,929	116	\$209,632	\$108.76



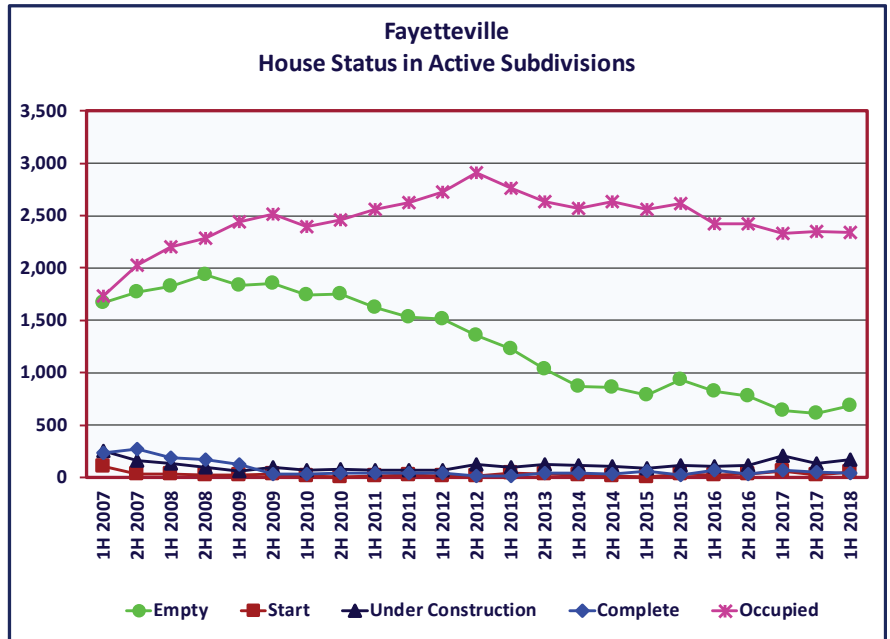
Fayetteville

- From January 1 to June 30, 2018 there were 370 residential building permits issued in Fayetteville. This represents a 37 percent increase from the first half of 2017.
- In the first half of 2018, a majority of building permits in Fayetteville were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Fayetteville increased by 2.9 percent from \$235,018 in the first half of 2017 to \$241,933 in the first half of 2018.



Fayetteville

- There were 3,301 total lots in 62 active subdivisions in Fayetteville in the first half of 2018. About 71.0 percent of the lots were occupied, 1.4 percent were complete but vacant, 5.3 percent were under construction, 1.6 percent were starts, and 20.7 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the first half of 2018 were The Villages of Sloanbrooke with 38, Ruppel Meadows with 25, and The Links at Fayetteville Row Homes with 12.
- In 7 of the 62 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 171 new houses in Fayetteville became occupied in the first half of 2018. The annual absorption rate implies that there were 26.5 months of remaining inventory in active subdivisions, up from 22.4 months in the second half of 2017.
- In 13 out of the 62 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 2,062 lots in 34 subdivisions had received either preliminary or final approval by June 30, 2018.



Fayetteville Preliminary and Final Approved Subdivisions First Half of 2018

Preliminary Approval

Albatross Loop at the Links	2H 2015	27
Coves, Phase IV	2H 2016	56
Emerald Point	1H 2017	38
Engles Park	1H 2016	59
Falling Waters	2H 2016	49
Hamptons, Phase II, III	1H 2017	54
Homes at Willow Bend	1H 2016	54
Meadows at Stonebridge	1H 2017	135
Mountain Ranch, Phase III	2H 2015	87
Mountain Vista	2H 2016	52
Oakbrooke, Phase III	2H 2011	93
Park Commons	1H 2018	7
Park Meadows	2H 2016	293
River Meadows	1H 2017	12
Riverwalk, Phase II	1H 2017	49
Rochester	1H 2018	37
Starr Lake	1H 2017	22
Timber Ridge Estates	1H 2017	81
Villages at Sloanbrooke, Phase III	2H 2017	26
Villages at Sloanbrook 4 & 5	1H 2018	188
Wedington Landing	1H 2018	75
Westside	1H 2018	88
Windsor	1H 2017	58
Woodbury, Phase II	1H 2015	38

continued on next page



Fayetteville

Fayetteville Preliminary and Final Approved Subdivisions First Half of 2018 (cont.)

Final Approval

Coves, Phase III	2H 2017	52
Eastern Park	1H 2018	14
Legacy Pointe, Phase 5B	2H 2017	105
Mission Blvd. & Whistler Lane	1 H 2018	25
Mission Heights, Phase IIA	1H 2017	28
Mission Heights, Phase III	1H 2018	21
Nettleship	1H 2017	15
Reindl Woods	2H 2016	8
Whistler Woods	1H 2018	25
Woodridge	1H 2018	91
Total		2,062

Fayetteville House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abshier Heights Phase II	0	2	2	3	2	9	0	42.0
Amber Jane ¹	4	0	1	0	17	22	0	--
Bridgedale	2	0	0	1	22	25	0	36.0
Bridgeport, Phases VII, VIII	6	0	0	0	19	25	0	72.0
Bridgewater Estates	1	0	0	0	28	29	2	4.0
Brooklands at Mountain Ranch	58	3	11	0	3	75	3	288.0
Canterbury Place	0	0	0	0	3	3	1	0.0
Chapel View	0	0	1	0	16	17	1	--
Copper Creek, Phases I-II	2	0	0	0	161	163	1	--
Cottages at Old Wire	0	0	0	0	52	52	1	0.0
Coves Phase II	2	0	0	1	41	44	0	2.0
Creek Meadow	1	0	0	2	45	48	6	3.0
Crescent Lake	7	0	1	0	35	43	2	48.0
Crestmont Estates	1	0	0	0	10	11	1	12.0
Cross Keys, Phase I, II	9	0	1	0	110	120	3	40.0
Crystal Springs, Phase III	2	0	0	0	100	102	0	--
Deerpath, Phase II ^{1,2}	9	0	0	0	7	16	0	--
Fairfield, Phase II ^{1,2}	2	0	0	0	48	50	0	--
Gulley Addition ^{1,2}	1	0	0	0	3	4	0	--
Havenwood	9	1	5	0	0	15	0	--
Harmon Trails Estates	8	0	0	0	18	26	2	24.0
Hughmont Village	32	11	6	6	73	128	18	16.9
Joyce Street Cottages ^{1,2}	10	0	0	0	30	40	0	--
Legacy Pointe, Phase 5 A	0	0	0	0	23	23	16	0.0
Links at Fayetteville row homes	0	0	12	8	19	39	18	12.6

Fayetteville

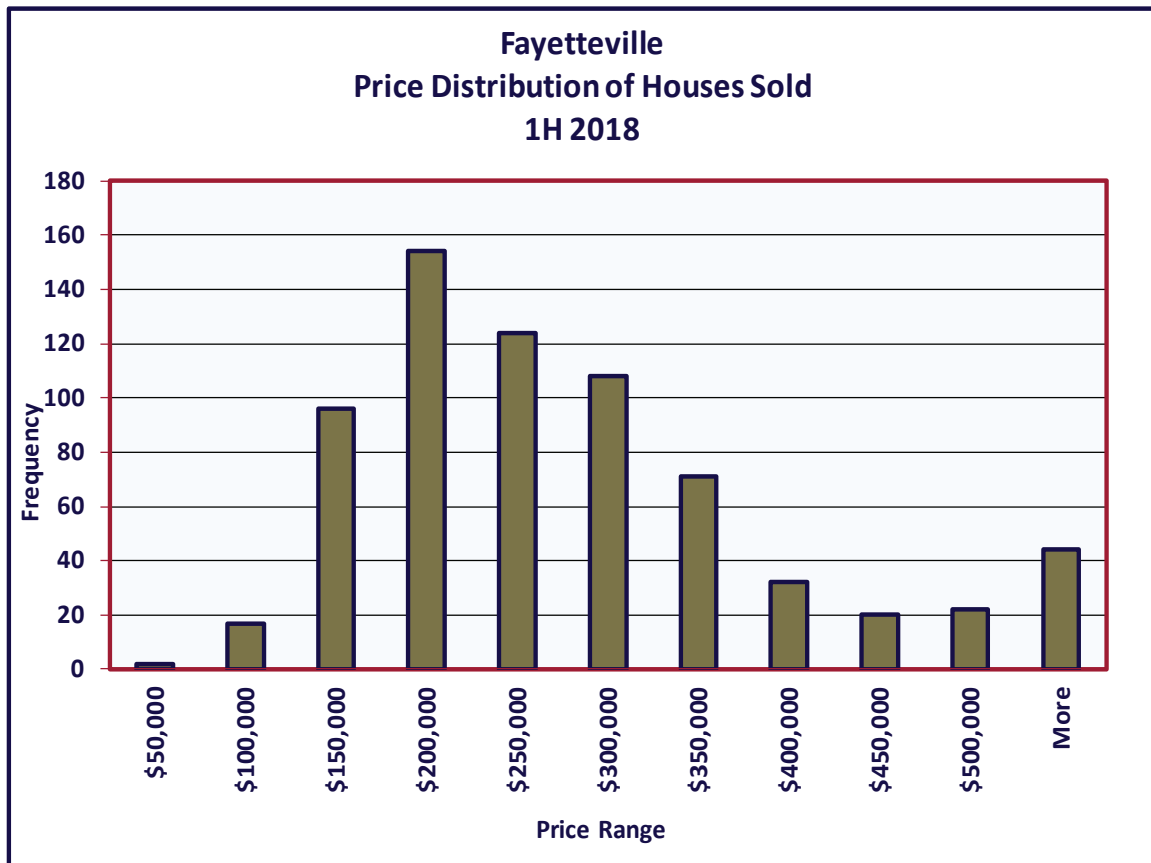
Fayetteville House Status in Active Subdivisions (Continued) First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Mission Heights, Phase I, II	14	0	4	8	3	29	1	104.0
Mission Hills	1	0	0	0	22	23	1	12.0
Mountain Ranch, Phase I, II ^{1,2}	14	0	0	0	104	118	0	--
Oakbrooke, Phase I, II	77	0	2	8	29	116	3	208.8
Overton West	2	1	0	0	9	12	0	36.0
Park Hill at Mountain Ranch, Phase I, II	0	0	0	0	17	17	4	0.0
Park Ridge Estates	4	0	0	0	22	26	3	16.0
Parkerman Estates	3	0	1	0	4	8	0	24.0
Prairie View @ Spring Woods	0	0	0	0	36	36	2	0.0
Quarry Trace	14	0	0	0	100	114	0	5.1
Remington Estates	20	2	3	0	1	26	1	300.0
Riverwalk	1	0	5	2	48	56	4	4.8
Rupple Meadows	36	6	25	0	0	67	0	--
Rupple Row	4	0	2	0	252	258	1	5.1
Silverthorne, Phase II ^{1,2}	4	0	0	0	29	33	0	--
Sloan Estates	6	1	3	0	47	57	4	17.1
Stone Mountain, Phase I	18	0	2	0	92	112	1	60.0
Stonebridge Meadows, Phases III, V	15	0	2	1	113	131	2	21.6
Summit Place, Phase I, II ¹	53	2	10	1	7	73	0	--
Sundance Meadows	0	0	0	0	25	25	1	0.0
The Bungalows at Cato Springs	8	4	0	0	19	31	4	36.0
The Estates at Dogwood Canyon	19	0	1	1	33	54	1	63.0
The Hamptons	3	2	1	1	62	69	0	14.0
The Villas at Forest Hills	73	0	10	0	0	83	0	--
The Villages of Sloanbrooke, Phase I, II	23	13	38	0	121	195	31	9.1
Timber Trails ¹	38	3	0	0	70	111	0	--
Townhomes at Forest Hills	3	1	0	0	27	31	10	2.8
Township Heights	1	0	1	0	19	21	0	12.0
Treetops (Paddock) ¹	39	0	0	2	1	42	0	--
Twin Maple Acres ^{1,2}	1	0	0	0	3	4	0	--
Twin Maple Estates	0	0	0	1	7	8	1	12.0
Twin Springs Estates, Phase I, II	11	0	0	0	16	27	1	66.0
West End Addition	4	0	10	0	10	24	4	16.8
West Haven	3	1	1	0	36	41	0	12.0
Westbrook PZD ¹	1	0	2	0	8	11	0	--
Wildflower Meadows ^{1,2}	0	0	0	1	47	48	0	--
Woodbury	4	1	11	0	19	35	16	10.1
Fayetteville	683	54	174	47	2,343	3,301	171	26.5

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

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

Fayetteville



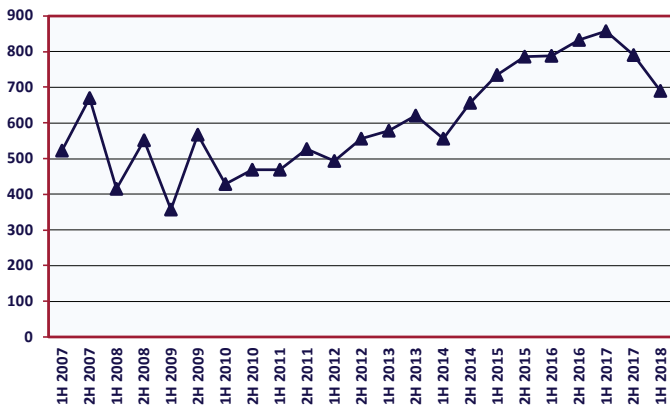
- 54.2 percent of the sold houses in Fayetteville were valued between \$100,001 and \$250,000.

Fayetteville Price Range of Houses Sold First Half of 2018

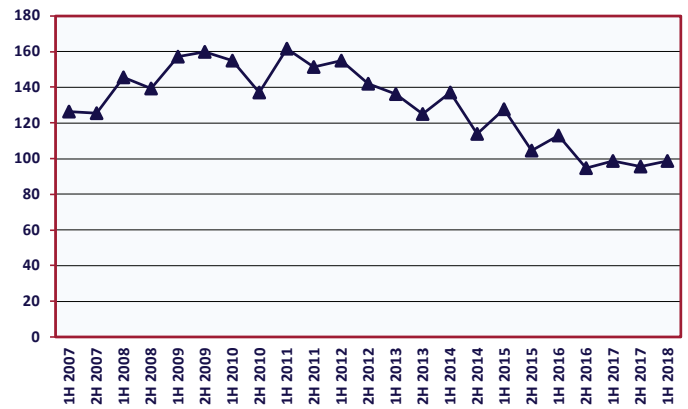
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	0.3%	1,272	577	81.3%	\$33.67
\$50,001 - \$100,000	17	2.5%	879	84	94.1%	\$97.91
\$100,001 - \$150,000	96	13.9%	1,242	68	97.2%	\$111.46
\$150,001 - \$200,000	154	22.3%	1,575	68	98.5%	\$114.17
\$200,001 - \$250,000	124	18.0%	1,911	84	98.6%	\$125.67
\$250,001 - \$300,000	108	15.7%	2,238	130	98.6%	\$130.11
\$300,001 - \$350,000	71	10.3%	2,554	120	97.9%	\$135.30
\$350,001 - \$400,000	32	4.6%	2,936	120	97.1%	\$136.41
\$400,001 - \$450,000	20	2.9%	3,197	148	99.0%	\$136.18
\$450,001 - \$500,000	22	3.2%	3,353	103	96.7%	\$145.50
\$500,000+	44	6.4%	4,517	142	95.6%	\$181.73
Fayetteville	690	100.0%	2,130	98	97.8%	\$126.87

Fayetteville

Fayetteville
Number of Houses Sold



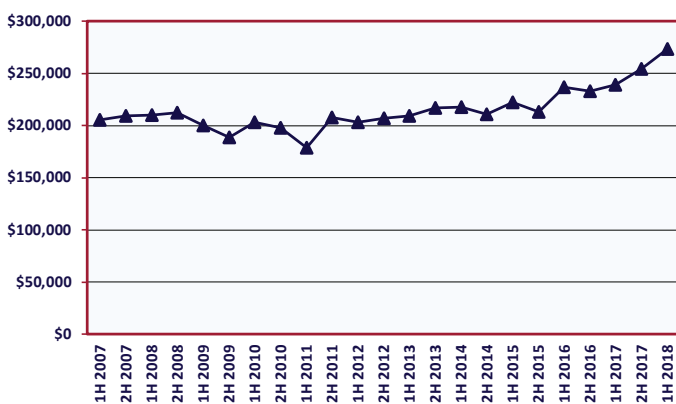
Fayetteville
Average Days on Market of Houses Sold



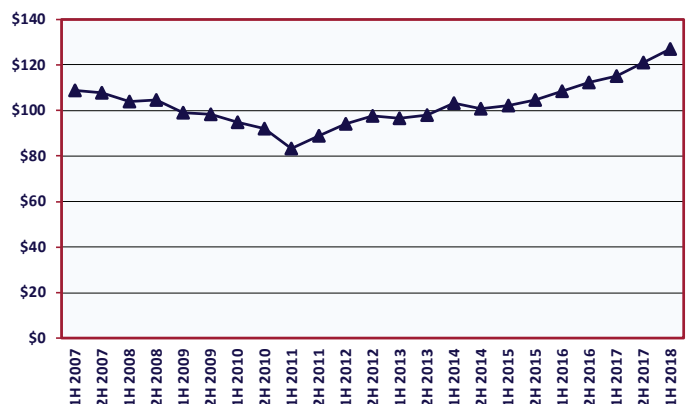
- There were 690 houses sold in Fayetteville from January 1 to June 30, 2018 or 19.4 percent less than the 856 sold in the first half of 2017 and 12.8 percent less than the 791 sold in the second half of 2017.
- The average price of a house sold in Fayetteville increased from \$254,223 in the second half of 2017 to \$273,918 in the first half of 2018.
- The average sales price was 7.7 percent higher than in the previous half year and 14.4 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 95 in the second half of 2017 to 99 in the first half of 2018.
- The average price per square foot for a house sold in Fayetteville increased from \$120.97 in the second half of 2017 to \$126.87 in the first half of 2018.

- The average price per square foot was 4.9 percent higher than in the previous half year, and 10.4 percent higher than in the first half of 2017.
- About 40.1 percent of all houses sold in Washington County were sold in Fayetteville, and the average sales price was 116.3 percent of the county average.
- Out of the 690 houses sold, 139 were new construction. These houses sold for an average price of \$283,962 and were on the market for an average of 163 days.
- There were 333 houses in Fayetteville listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$446,892.
- According to the Washington County Assessor's database, 56.5 percent of houses in Fayetteville were owner-occupied in the first half of 2018.

Fayetteville
Average Price of Houses Sold



Fayetteville
Average Price per Square Foot of Houses Sold



Fayetteville

Fayetteville Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aces Acres	1	0.1%	1,232	72	\$310,000	\$251.62
Addison Acres	1	0.1%	1,650	109	\$179,000	\$108.48
Amber Jane	1	0.1%	2,830	58	\$345,000	\$121.91
Anderson Farm	2	0.3%	1,625	57	\$164,000	\$99.83
Barrington Parke	4	0.6%	3,264	76	\$372,350	\$114.43
Beavorama Park	1	0.1%	1,985	36	\$179,900	\$90.63
Belclaire Estates	4	0.6%	2,712	53	\$339,750	\$125.37
Bellafront Gardens	6	0.9%	2,226	63	\$228,500	\$102.98
Bellwood	2	0.3%	1,569	24	\$180,500	\$115.00
Benton Ridge Hpr	3	0.4%	2,106	138	\$184,333	\$87.51
Bird Haven Terrace	2	0.3%	1,332	43	\$146,000	\$109.67
Birwin Street	1	0.1%	2,200	29	\$309,000	\$140.45
Bishop	1	0.1%	2,446	68	\$173,000	\$70.73
Blueberry Meadows	3	0.4%	1,680	63	\$177,333	\$105.65
Boardwalk	2	0.3%	3,338	108	\$433,500	\$129.87
Bohlens	1	0.1%	1,727	134	\$218,000	\$126.23
Bradford Place Condos	2	0.3%	528	125	\$66,000	\$125.00
Bridgedale	5	0.7%	3,222	193	\$310,480	\$97.08
Bridgeport	8	1.2%	2,318	63	\$251,100	\$108.42
Bridgewater Estates	3	0.4%	9,053	82	\$2,211,667	\$236.01
Broadview	3	0.4%	2,718	64	\$344,533	\$138.29
Brookbury Woods	2	0.3%	2,769	32	\$374,450	\$134.32
Brookhaven Estates	2	0.3%	2,512	54	\$302,650	\$120.71
Brookhollow	1	0.1%	1,256	26	\$140,000	\$111.46
Brooklands	3	0.4%	2,955	172	\$388,000	\$131.92
Brookside East	3	0.4%	1,815	75	\$236,467	\$131.21
Brophy	2	0.3%	1,950	159	\$164,750	\$88.49
Bungalows @ Cato Springs, The	1	0.1%	1,589	33	\$187,000	\$117.68
Burl Dodd	2	0.3%	1,274	33	\$129,085	\$98.54
Burlington Heights	1	0.1%	2,057	85	\$180,000	\$87.51
Butterfield	3	0.4%	2,897	164	\$313,833	\$107.79
Campbell Ave Condos	1	0.1%	931	33	\$245,000	\$263.16
Candlewood	1	0.1%	4,250	94	\$542,500	\$127.65
Canvas Mountain	1	0.1%	2,381	34	\$288,000	\$120.96
Cedarwood	4	0.6%	1,767	65	\$206,750	\$117.36
Charleston Place	1	0.1%	2,123	364	\$275,000	\$129.53
Chevaux Court	1	0.1%	1,298	33	\$147,000	\$113.25
City Park	1	0.1%	2,702	35	\$589,000	\$217.99
Clabber Creek	12	1.7%	2,058	52	\$229,392	\$112.51
Clay Yoe	1	0.1%	3,150	0	\$625,000	\$198.41
Clearwood Crossings	2	0.3%	1,619	26	\$187,500	\$115.84
Clover Creek	1	0.1%	1,020	37	\$134,000	\$131.37
Cobblestone	6	0.9%	1,548	39	\$197,854	\$127.72
Commons At Walnut Crossing 7	7	1.0%	1,130	39	\$136,557	\$120.91
Copper Creek	8	1.2%	3,080	77	\$361,000	\$118.57
Cottages At Old Wire	4	0.6%	2,253	122	\$368,600	\$164.87

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Club Estates	1	0.1%	2,741	35	\$303,000	\$110.54
Covington Park	6	0.9%	3,698	133	\$443,700	\$119.75
Creek Meadow	5	0.7%	3,209	212	\$416,081	\$129.98
Crescent Lake	3	0.4%	2,994	158	\$312,333	\$106.00
Crestwood Acres	2	0.3%	3,104	41	\$607,500	\$200.28
Crofton Manor	1	0.1%	1,902	65	\$215,000	\$113.04
Cross Keys	6	0.9%	2,592	46	\$302,083	\$115.27
Crossover Heights	3	0.4%	2,189	136	\$232,667	\$107.79
Crystal Cove	2	0.3%	2,984	34	\$369,500	\$124.23
Crystal Springs	9	1.3%	1,999	76	\$226,256	\$112.52
David Lyle Village	4	0.6%	1,291	25	\$142,875	\$110.59
Davidsons	3	0.4%	2,125	133	\$420,000	\$183.23
Davis & Ferguson	1	0.1%	1,303	36	\$270,000	\$207.21
Deerfield Place	2	0.3%	1,541	45	\$163,700	\$106.43
Deerpath Estates	1	0.1%	2,857	39	\$290,000	\$101.51
Dickson HPR, The Driver	2	0.3%	949	84	\$295,500	\$311.95
Eastwood	1	0.1%	3,798	83	\$487,500	\$128.36
Elams	1	0.1%	3,713	150	\$487,500	\$131.30
Elms	1	0.1%	1,056	48	\$254,490	\$240.99
Elmwood	1	0.1%	2,154	152	\$225,000	\$104.46
Embry Acres	1	0.1%	2,542	46	\$293,000	\$115.26
Emerald	1	0.1%	3,191	30	\$339,900	\$106.52
Estates At Dogwood Canyon	2	0.3%	5,135	251	\$887,500	\$172.71
Fairfield	4	0.6%	1,838	168	\$194,725	\$105.03
Fayetteville Original	3	0.4%	1,773	180	\$436,000	\$248.04
Ferguson	2	0.3%	2,283	163	\$454,800	\$199.26
Fieldstone	4	0.6%	1,442	42	\$153,813	\$106.91
Fiesta Park	5	0.7%	853	93	\$118,194	\$138.73
Fincher	1	0.1%	1,474	25	\$127,000	\$86.16
Forest Hills	3	0.4%	3,028	115	\$364,308	\$132.79
Forrest Hills Estates	1	0.1%	4,200	0	\$412,500	\$98.21
Fred Starr Estates	1	0.1%	5,786	56	\$877,000	\$151.57
Fritz	1	0.1%	1,464	0	\$220,000	\$150.27
Garnerlarimore	1	0.1%	1,400	51	\$209,000	\$149.29
Georgian Place	1	0.1%	1,416	33	\$122,000	\$86.16
Glendale	1	0.1%	2,789	129	\$300,000	\$107.57
Glenwood Park	1	0.1%	1,190	88	\$207,500	\$174.37
Green Acres	1	0.1%	1,308	68	\$132,000	\$100.92
Green Valley	2	0.3%	1,454	60	\$198,950	\$135.92
Greenbriar	2	0.3%	1,529	47	\$142,000	\$93.84
Greenfield	1	0.1%	1,412	38	\$150,000	\$106.23
Gunter	6	0.9%	1,775	67	\$314,167	\$181.28
Hamptons, The	4	0.6%	1,889	66	\$227,750	\$120.67
Harmon Trails Estates	3	0.4%	2,427	135	\$318,167	\$131.63
Harters Fairview	1	0.1%	1,984	31	\$251,000	\$126.51
Hawkins House At Shiloh	10	1.4%	1,267	72	\$154,760	\$122.52

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Hendrix	1	0.1%	864	37	\$101,500	\$117.48
Heritage East	5	0.7%	1,217	39	\$134,900	\$111.32
Heritage Village	8	1.2%	1,412	50	\$147,630	\$104.66
Hickory Park	1	0.1%	2,747	64	\$344,900	\$125.56
Hidden Lake Estates	1	0.1%	1,907	20	\$222,900	\$116.89
Hill Country Estates	4	0.6%	1,676	39	\$173,250	\$103.44
Hillside	1	0.1%	1,440	65	\$154,000	\$106.94
Holcomb Heights	2	0.3%	1,448	40	\$189,800	\$131.11
Horsebend Estates	1	0.1%	2,782	42	\$363,500	\$130.66
Hotz	1	0.1%	2,672	294	\$390,000	\$145.96
Hughmount Village	19	2.8%	2,365	195	\$301,514	\$128.20
Huntingdon	5	0.7%	2,076	84	\$214,600	\$103.93
Hyland Park	4	0.6%	2,558	44	\$339,500	\$130.83
Iron Horse Rentals	1	0.1%	908	16	\$94,500	\$104.07
Jacksons First	1	0.1%	2,278	37	\$210,000	\$92.19
Jennings	6	0.9%	1,334	54	\$205,392	\$146.02
Johnson Road	1	0.1%	1,100	119	\$122,500	\$111.36
Kantz Place	1	0.1%	1,224	52	\$144,600	\$118.14
Kinwood	2	0.3%	1,504	23	\$137,500	\$90.70
Lafayette Loft Condos Hpr	1	0.1%	1,252	48	\$210,000	\$167.73
Lake Sequoyah	1	0.1%	2,090	180	\$155,000	\$74.16
Lakewood	7	1.0%	1,798	63	\$251,214	\$139.77
Leflars	1	0.1%	3,000	136	\$615,000	\$205.00
Legacy Building	4	0.6%	967	97	\$285,813	\$294.61
Legacy Estates	12	1.7%	2,132	110	\$241,511	\$113.29
Legacy Heights	4	0.6%	1,883	59	\$212,725	\$113.55
Legacy Pointe	12	1.7%	2,167	175	\$234,500	\$107.69
Leisure Lane	1	0.1%	2,003	61	\$219,900	\$109.79
Leverett Terrace	2	0.3%	1,054	48	\$101,750	\$96.52
Lewis Baldwin	3	0.4%	1,366	132	\$142,333	\$104.10
Lierly Lane	2	0.3%	1,738	89	\$215,203	\$124.15
Litteral Original	1	0.1%	1,680	130	\$15,900	\$9.46
Lynn Leigh Hill Estates	1	0.1%	3,284	63	\$320,000	\$97.44
Magnolia Corner	1	0.1%	2,236	432	\$500,000	\$223.61
Magnolia Crossing	3	0.4%	1,225	38	\$137,949	\$113.67
Maple Park	1	0.1%	1,076	56	\$122,500	\$113.85
Maple Valley	1	0.1%	1,730	395	\$186,900	\$108.03
Maplewood	2	0.3%	2,683	127	\$443,500	\$163.78
Masonic	2	0.3%	3,078	134	\$579,500	\$192.43
Mathias	1	0.1%	1,436	36	\$178,500	\$124.30
Mayes Oakwood	1	0.1%	2,500	105	\$215,000	\$86.00
McClintons	3	0.4%	1,079	18	\$118,167	\$105.51
Meadow Vale	1	0.1%	866	41	\$92,500	\$106.81
Meadowlands	1	0.1%	1,788	53	\$173,000	\$96.76
Metro District Lofts Hpr	1	0.1%	1,088	93	\$284,500	\$261.49
Mission Heights	1	0.1%	3,453	235	\$587,500	\$170.14

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Mount Nord	1	0.1%	1,075	76	\$247,500	\$230.23
Mountain Ranch	2	0.3%	2,385	135	\$295,450	\$123.90
Mountain View	3	0.4%	1,277	52	\$223,167	\$176.44
North Heights	2	0.3%	2,121	82	\$219,125	\$103.18
North Ridge	1	0.1%	2,076	53	\$155,000	\$74.66
Oak Tree Condos	3	0.4%	1,008	133	\$81,667	\$81.02
Oakbrooke	1	0.1%	1,630	95	\$245,000	\$150.31
Oakland Hills	1	0.1%	1,426	27	\$205,000	\$143.76
Oaks Manor	6	0.9%	1,917	96	\$203,000	\$106.88
Overton Park	3	0.4%	4,555	80	\$521,833	\$122.93
Owl Creek	2	0.3%	1,592	25	\$174,900	\$110.10
Paradise Gardens Condo	1	0.1%	1,296	49	\$157,500	\$121.53
Paradise Place	1	0.1%	2,900	50	\$382,000	\$131.72
Paradise Valley Condo	3	0.4%	1,695	161	\$194,667	\$114.48
Pardues	1	0.1%	1,564	311	\$174,000	\$111.25
Park Hill at Brooklands	1	0.1%	1,700	73	\$238,000	\$140.00
Park Ridge Estates	2	0.3%	3,502	144	\$378,000	\$110.74
Parkers Valley View Acres	1	0.1%	1,607	84	\$185,000	\$115.12
Parksdale	1	0.1%	1,350	146	\$60,000	\$44.44
Paseo Hpr	2	0.3%	1,144	103	\$115,000	\$100.52
Persimmon Place	10	1.4%	1,974	42	\$215,300	\$109.09
Pine Crest	1	0.1%	1,060	73	\$124,567	\$117.52
Prairie View	1	0.1%	1,466	34	\$173,000	\$118.01
Quail Creek	2	0.3%	1,837	42	\$212,250	\$117.10
Quarry Trace	2	0.3%	1,674	33	\$176,100	\$105.20
Reserve At Steel Crossing	5	0.7%	1,053	62	\$145,330	\$138.61
Ridgemonte View	1	0.1%	4,808	161	\$585,000	\$121.67
River Hills	1	0.1%	1,866	100	\$189,000	\$101.29
Riverwalk	7	1.0%	2,360	172	\$302,527	\$128.22
Robinson Mountain Estates	2	0.3%	4,684	83	\$567,500	\$118.32
Rockhaven	3	0.4%	1,902	75	\$208,333	\$111.90
Rockwood	1	0.1%	3,490	119	\$476,000	\$136.39
Rolling Hills Farm	1	0.1%	1,895	24	\$300,000	\$158.31
Rolling Meadows	2	0.3%	1,467	38	\$171,750	\$117.16
Rollston Bldg Condos Hpr	1	0.1%	826	31	\$239,900	\$290.44
Rose Hill	1	0.1%	1,607	51	\$210,000	\$130.68
Rupple Row	13	1.9%	1,950	88	\$207,877	\$106.85
S T Russell	1	0.1%	1,216	105	\$133,000	\$109.38
Salem Heights	4	0.6%	1,868	50	\$212,250	\$113.60
Salem Meadows	4	0.6%	1,570	49	\$183,813	\$117.35
Salem Village	5	0.7%	1,932	133	\$182,500	\$94.55
Savanna Estates	4	0.6%	3,908	142	\$639,750	\$158.93
Sequoyah Meadows	2	0.3%	1,624	34	\$176,500	\$108.59
Sequoyah Woods	3	0.4%	1,569	44	\$152,167	\$96.69
Shadow Hills	1	0.1%	1,599	50	\$190,000	\$118.82
Sherwood Forest Estates	1	0.1%	5,646	137	\$645,000	\$114.24

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Skate Place	3	0.4%	1,539	122	\$125,667	\$81.65
Skeltons	1	0.1%	952	134	\$68,900	\$72.37
Skyler Place	1	0.1%	1,318	65	\$134,000	\$101.67
Sloan Estates	3	0.4%	3,274	236	\$440,903	\$134.79
Stiegman Lot Split	1	0.1%	4,386	193	\$575,000	\$131.10
Stone Mountain	4	0.6%	3,609	92	\$462,500	\$128.23
Stone St-Hpr	1	0.1%	1,254	62	\$170,000	\$135.57
Stonebridge Meadows	12	1.7%	2,554	148	\$281,025	\$110.62
Stonewood	1	0.1%	3,239	36	\$310,000	\$95.71
Strawberry Hill	2	0.3%	2,833	82	\$290,000	\$102.42
Stubblefield	1	0.1%	2,407	35	\$295,000	\$122.56
Summerhill	1	0.1%	1,640	49	\$150,000	\$91.46
Summersby	2	0.3%	5,648	42	\$897,500	\$155.25
Summit Place	3	0.4%	3,129	312	\$549,339	\$175.50
Sunbridge Villas	3	0.4%	1,379	26	\$173,333	\$125.84
Sundance Meadows	3	0.4%	1,979	77	\$216,500	\$110.60
Sunset	1	0.1%	2,039	263	\$350,000	\$171.65
Sunset Woods	2	0.3%	2,680	92	\$412,450	\$147.59
Sycamore HPR	2	0.3%	1,017	218	\$178,375	\$179.89
Timber Crest	1	0.1%	2,783	40	\$337,500	\$121.27
Timber Trails	1	0.1%	1,302	161	\$130,500	\$100.23
Tomlyn Valley View	1	0.1%	1,928	80	\$289,250	\$150.03
Townhomes at Forest Hills	3	0.4%	2,075	362	\$291,467	\$140.75
Township	1	0.1%	1,410	38	\$210,000	\$148.94
Township Heights	1	0.1%	2,000	42	\$315,000	\$157.50
Twin Maple Estates	2	0.3%	2,193	119	\$256,000	\$116.72
Valley	1	0.1%	1,440	43	\$206,000	\$143.06
Villages of Sloanbrooke, The	28	4.1%	1,718	117	\$218,183	\$126.60
Villas at Forest Hills	2	0.3%	1,820	43	\$268,214	\$147.37
Virginia Hills	1	0.1%	3,450	183	\$565,000	\$163.77
Walker Estates	1	0.1%	3,774	49	\$457,450	\$121.21
Walnut Crossing	2	0.3%	1,536	42	\$170,250	\$111.67
Walnut Grove	2	0.3%	1,349	84	\$150,750	\$111.77
Walnut Heights	2	0.3%	1,408	51	\$147,250	\$104.74
Walnut Park	3	0.4%	1,447	74	\$148,500	\$102.40
Walnut View Estates	2	0.3%	1,402	27	\$156,375	\$111.54
Wedington Woods	1	0.1%	2,412	105	\$315,000	\$130.60
West End	1	0.1%	2,000	16	\$375,000	\$187.50
West View	3	0.4%	3,294	94	\$421,000	\$134.93
Westridge	2	0.3%	2,073	82	\$205,250	\$99.16
Westwind	1	0.1%	3,450	64	\$470,000	\$136.23
White Oak Estates	1	0.1%	1,826	64	\$214,000	\$117.20
Wildflower Meadows	1	0.1%	2,601	89	\$328,500	\$126.30
Willow Avenue Condo	1	0.1%	985	33	\$245,000	\$248.73
Willow Springs	5	0.7%	1,343	38	\$145,900	\$108.90

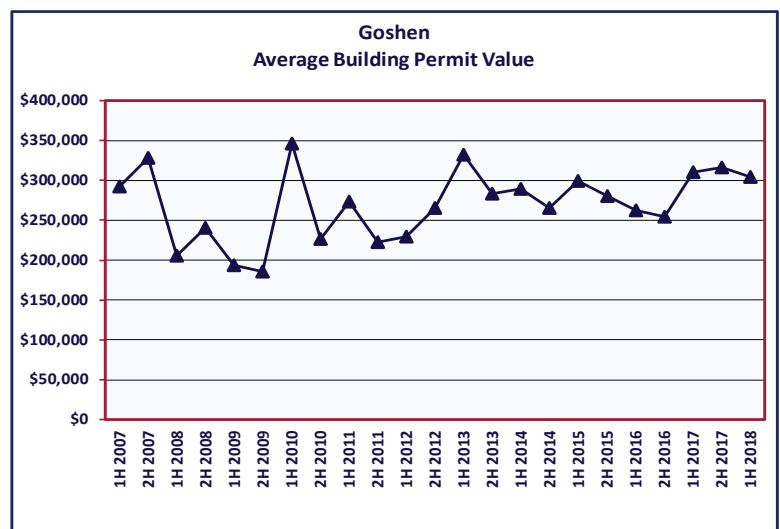
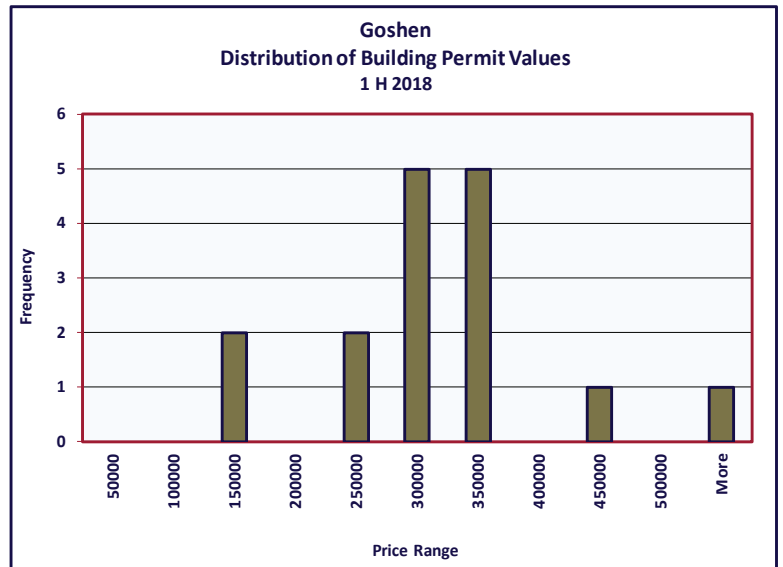
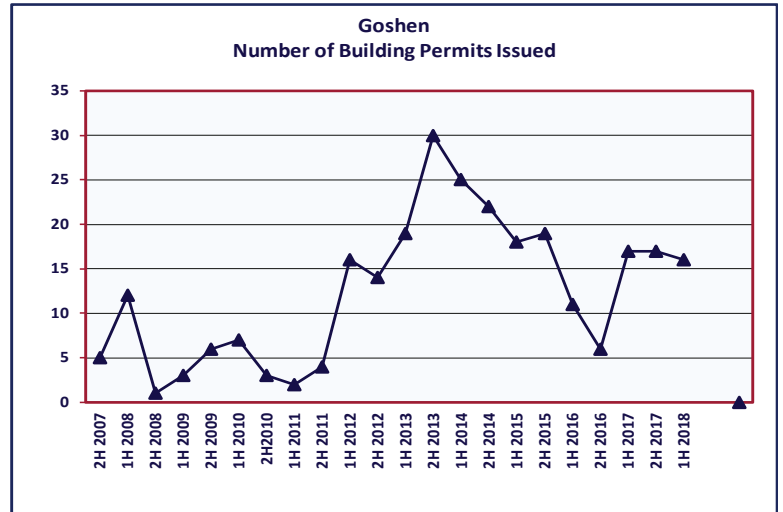
Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Wilson Adams	1	0.1%	2,150	66	\$310,000	\$144.19
Wilson-Dunn	2	0.3%	3,157	231	\$202,500	\$89.60
Winwood	2	0.3%	2,311	44	\$275,750	\$120.10
Woodbury	12	1.7%	2,177	166	\$286,914	\$131.51
Woodfield	2	0.3%	872	41	\$120,000	\$137.41
Woodview Estates	1	0.1%	6,312	76	\$946,500	\$149.95
Yorktowne Square	2	0.3%	2,654	48	\$340,300	\$128.26
Other	53	7.7%	2,220	132	\$323,992	\$141.17
Fayetteville	690	100.0%	2,130	99	\$273,918	\$126.87

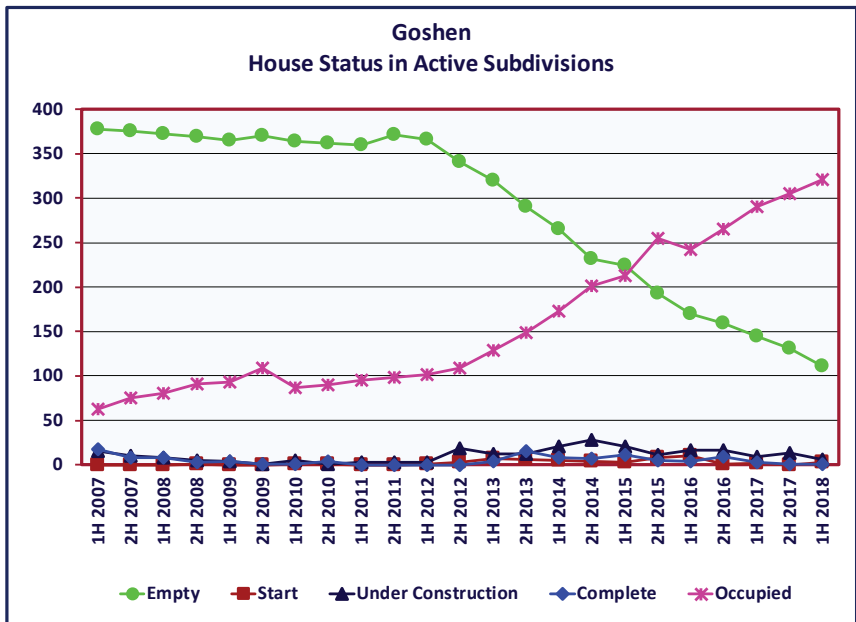
Goshen

- From January 1 to July 30, 2018 there were 16 residential building permits issued in Goshen. This represents a 5.9 percent decrease from the first half of 2017.
- In the first half of 2018, the majority of issued building permits were between \$250,001 and \$350,000.
- The average residential building permit value in Goshen decreased by 1.9 percent from \$310,294 in the first half of 2017 to \$304,438 in the first half of 2018.



Goshen

- There were 442 total lots in 9 active subdivisions in Goshen in the first half of 2018. About 72.6 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 1.4 percent were under construction, 0.7 percent were starts, and 25.1 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the first half of 2018 was The Knolls with 3.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 9 active subdivisions in Goshen.
- 24 new houses in Goshen became occupied in the first half of 2018. The annual absorption rate implies that there were 38.2 months of remaining inventory in active subdivisions, down from 43.5 months in the second half of 2017.
- In 4 out of the 9 active subdivisions in Goshen, no absorption occurred in the past year.
- 144 additional lots in 3 subdivisions had received final approval by June 30, 2018.



Goshen Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Estates at Blue Springs	2H 2017	68
Riverside Estates	1H 2018	69
<i>Final Approval</i>		
Holt Capital LLC	2H 2015	7
Goshen		144

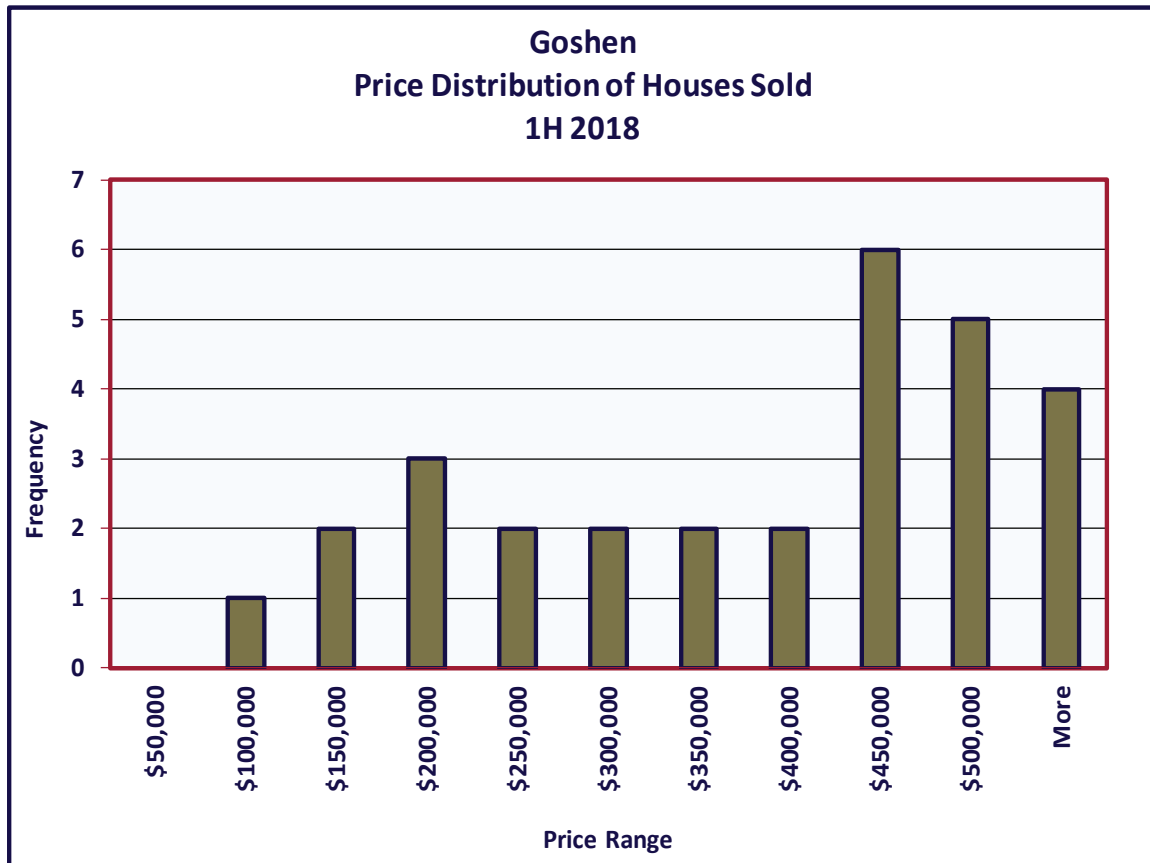
Goshen House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Autumn View ¹	7	0	0	1	2	10	0	--
Bordeaux ¹	1	0	2	0	18	21	0	--
Bridlewood, Phases I, II	9	0	0	0	41	50	4	27.0
Brookstone Woods	38	0	0	0	8	46	7	65.1
The Knolls	38	3	3	0	29	73	11	44.0
Oxford Bend Estates ¹	4	0	1	0	9	14	0	--
Stonemeadow ^{1,2}	5	0	0	0	14	19	0	--
Waterford Estates	3	0	0	0	196	199	2	3.0
Wildwood	6	0	0	0	4	10	0	72.0
Goshen Totals	111	3	6	1	321	442	24	38.2

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

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

Goshen

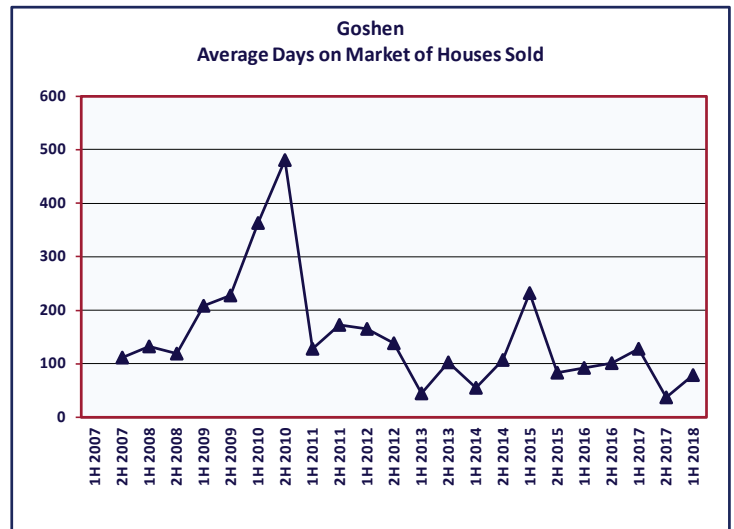
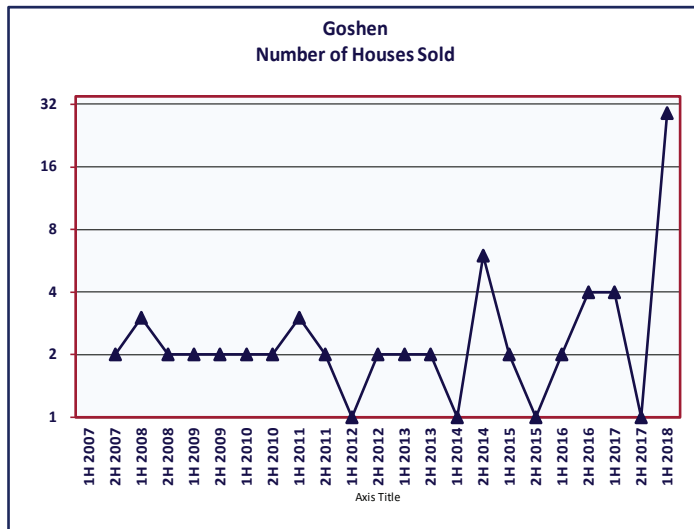


- 51.7% of houses sold in Goshen was in the \$400,001 to \$500,000+ range.

Goshen Price Range of Houses Sold First Half of 2018

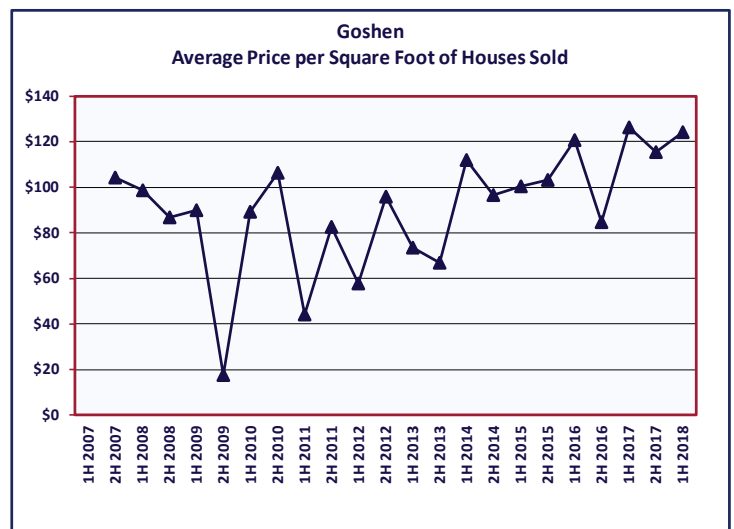
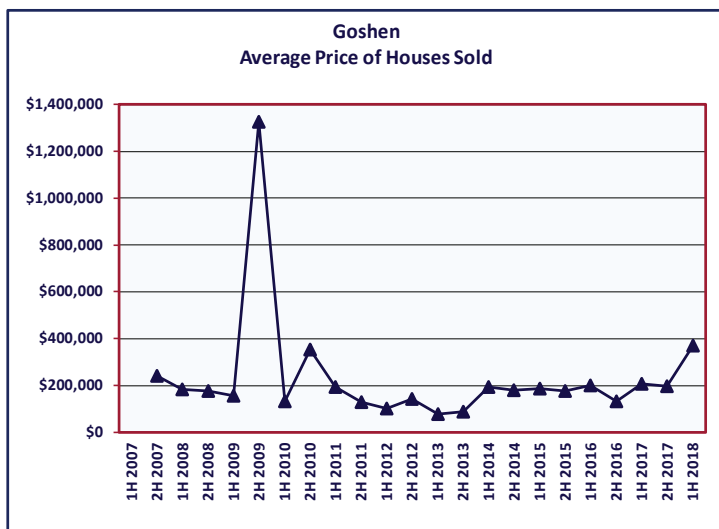
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	3.4%	1,392	79	90.5%	\$68.25
\$100,001 - \$150,000	2	6.9%	1,394	28	97.8%	\$97.92
\$150,001 - \$200,000	3	10.3%	1,771	52	95.7%	\$98.90
\$200,001 - \$250,000	2	6.9%	2,559	73	96.7%	\$97.56
\$250,001 - \$300,000	2	6.9%	1,871	90	95.3%	\$152.63
\$300,001 - \$350,000	2	6.9%	2,549	83	100.4%	\$131.53
\$350,001 - \$400,000	2	6.9%	2,948	155	97.6%	\$131.57
\$400,001 - \$450,000	6	20.7%	3,239	88	99.0%	\$131.64
\$450,001 - \$500,000	5	17.2%	3,751	75	98.6%	\$127.32
\$500,000+	4	13.8%	4,054	81	101.3%	\$147.31
Goshen	29	100.0%	2,888	80	98.1%	\$124.24

Goshen



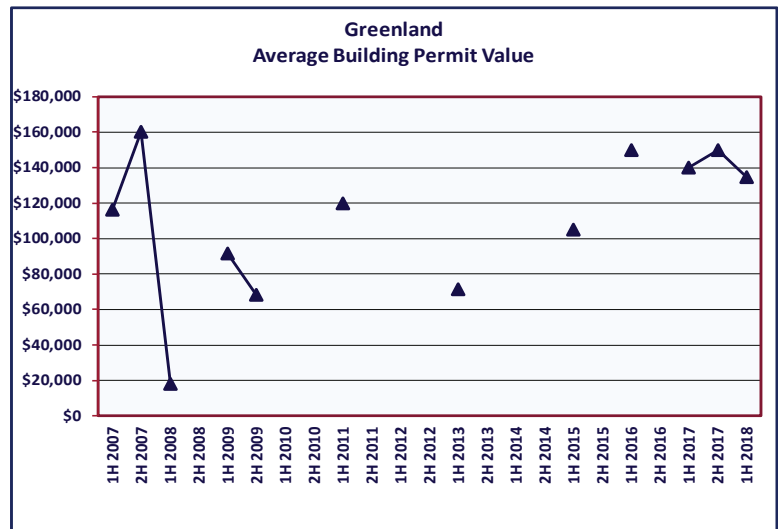
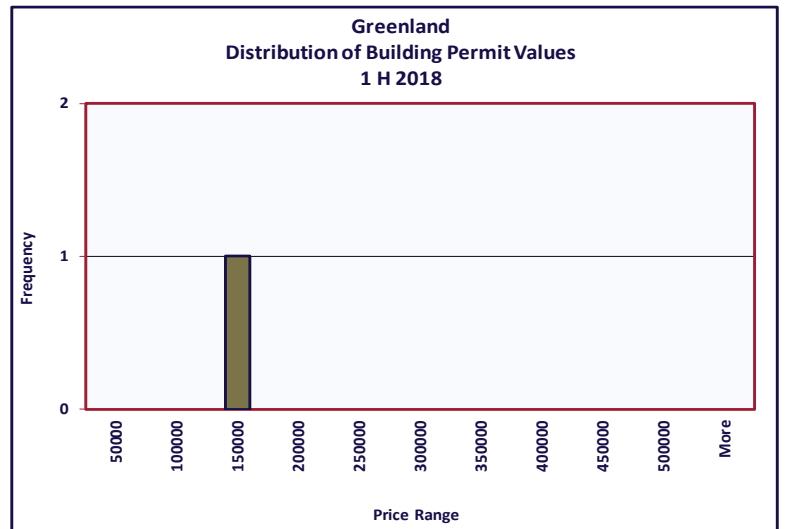
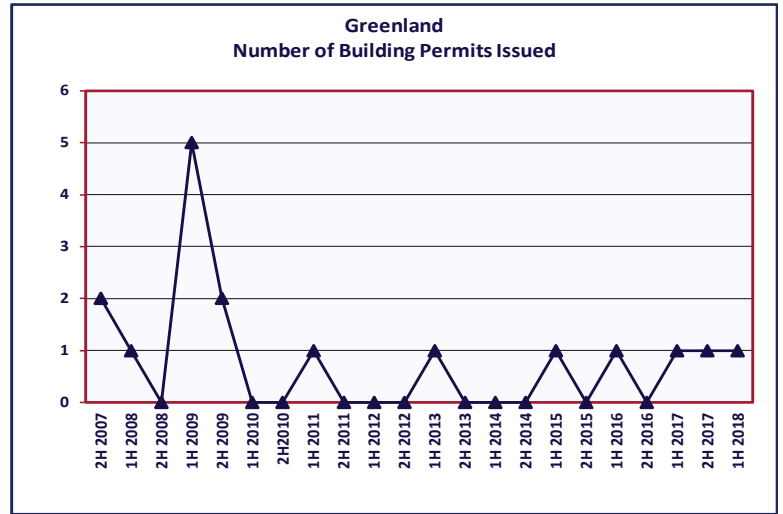
- There were 29 houses sold in Goshen from January 1 to June 30, 2018, which was 625 percent more than in the first half of 2017 and 2800 percent more than in the second half of 2017. Skyline Report researchers downloaded parcel codes which verified the accuracy of this MLS data.
- The average price of a house sold in Goshen increased from \$196,500 in the second half of 2017 to \$368,687 in the first half of 2018.
- The average sales price was 87.6 percent higher than in the previous half year and 78.9 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 38 in the second half of 2017 to 80 days in the first half of 2018.
- The average price per square foot for a house sold in Goshen increased from \$115.52 in the second half of 2017 to \$124.25 in the first half of 2018.

- The average price per square foot was 7.6 percent higher than in the previous half year, and 1.5 percent lower than in the first half of 2017.
- About 1.7 percent of all houses sold in Washington County in the first half of 2018 were sold in Goshen. The average sales price of a house was 156.5 percent of the county average.
- Out of 29 houses sold in the first half of 2018, 6 were new construction. These houses were sold at an average price of \$455,321 and remained on the market for an average of 129 days.
- There were 15 houses in Goshen, listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$787,853.
- According to the Washington County Assessor's database, 75.6 percent of houses in Goshen were owner-occupied in the first half of 2018.

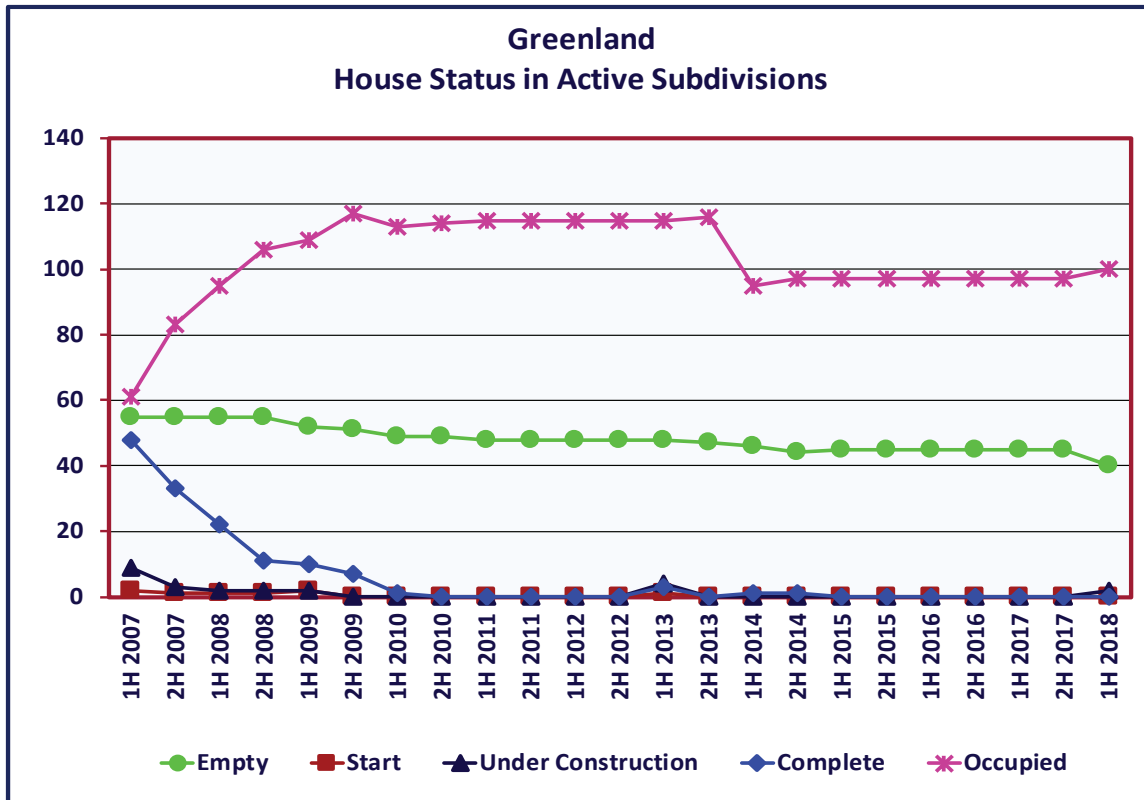


Greenland

- From January 1 to July 30, 2018, there was 1 residential building permit issued in Greenland.
- The building permit had a value of \$134,500.



Greenland



- There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2018.
- About 70.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.4 percent were under construction, 0.0 percent were starts, and 28.2 percent were empty lots.
- 3 new houses in Greenland became occupied in the first half of 2018.
- There was no new construction in 1 out of the 2 active subdivisions in Greenland in the past year
- There was no new absorption in 1 out of the 2 active subdivisions in Greenland in the past year.
- No additional lots in any subdivisions had received either preliminary or final approval by June 30, 2018.

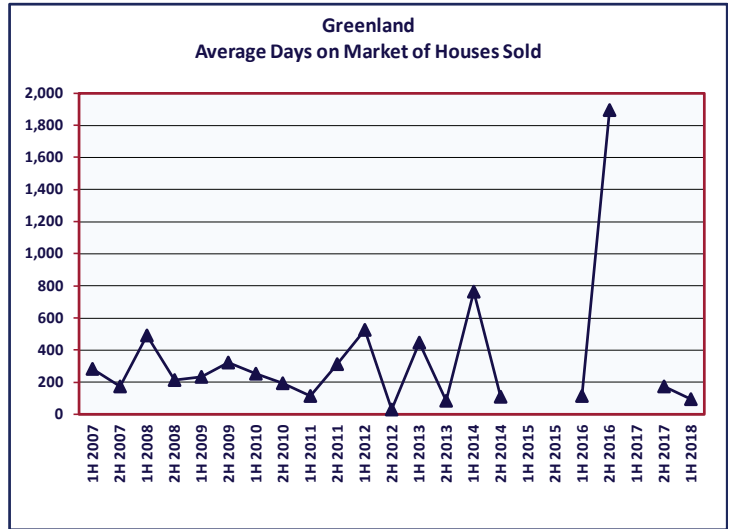
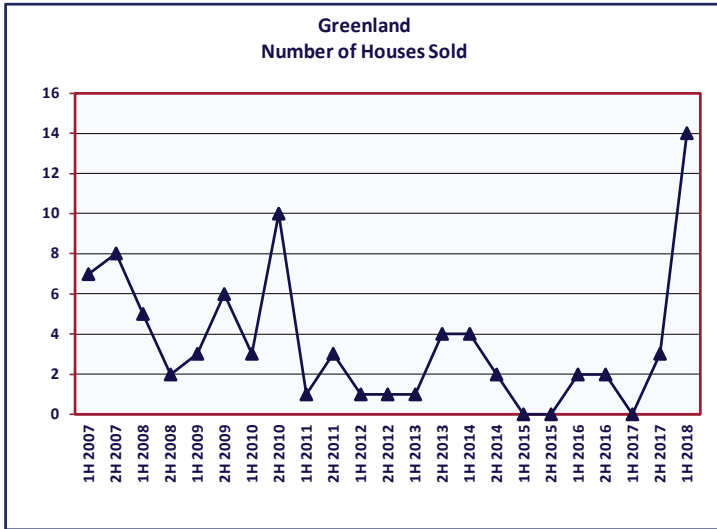
Greenland House Status in Active Subdivisions First Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition ^{1,2}	27	0	0	0	53	80	0	--
Lee Valley, Phases IV	13	0	2	0	47	62	3	60
Greenland	40	0	2	0	100	142	3	168.0

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

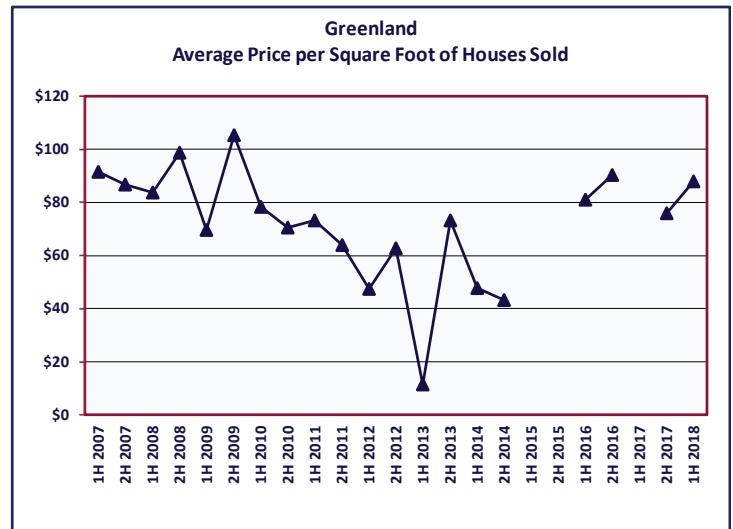
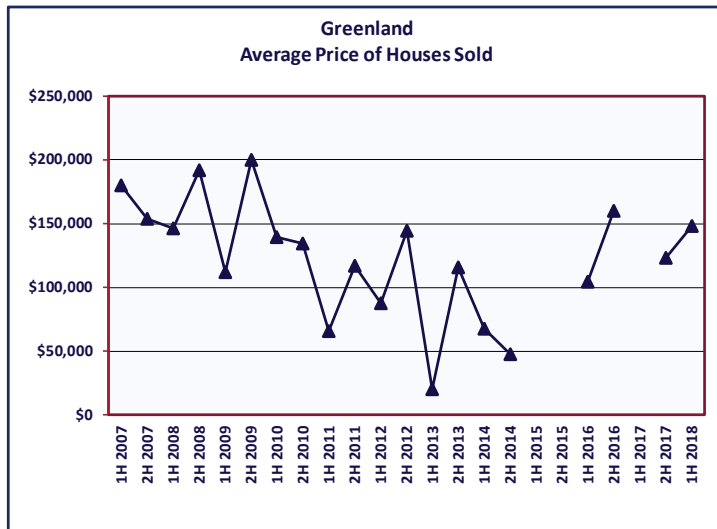
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

Greenland



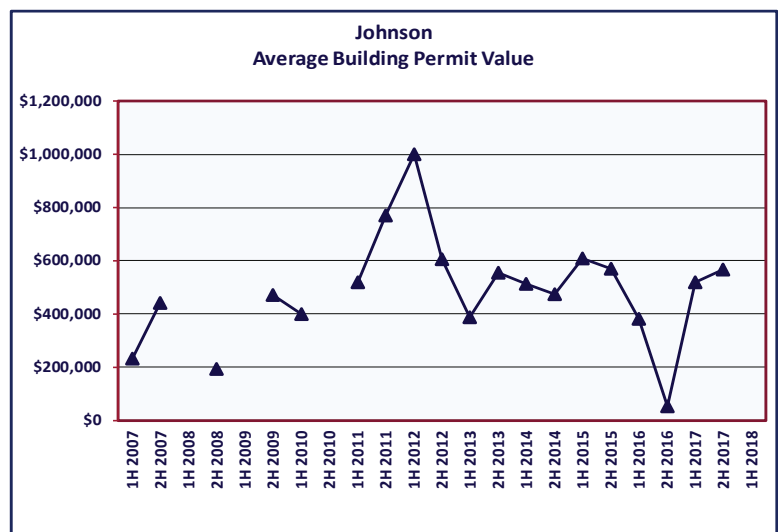
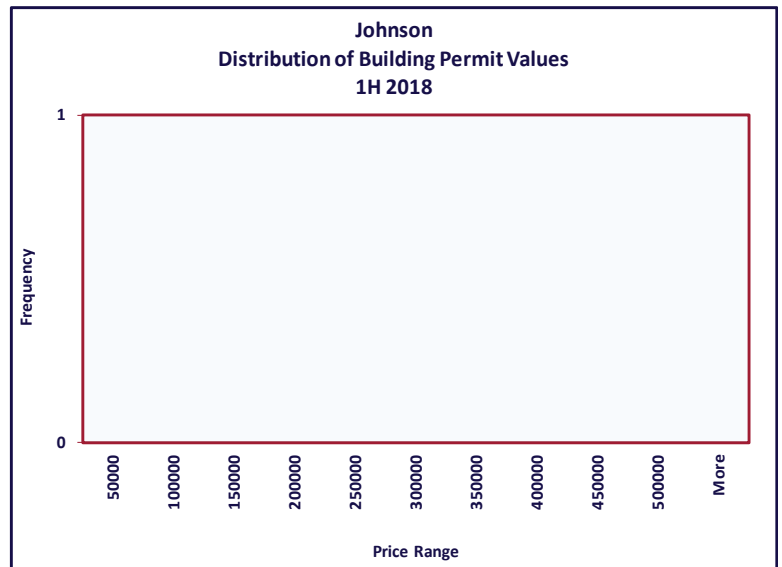
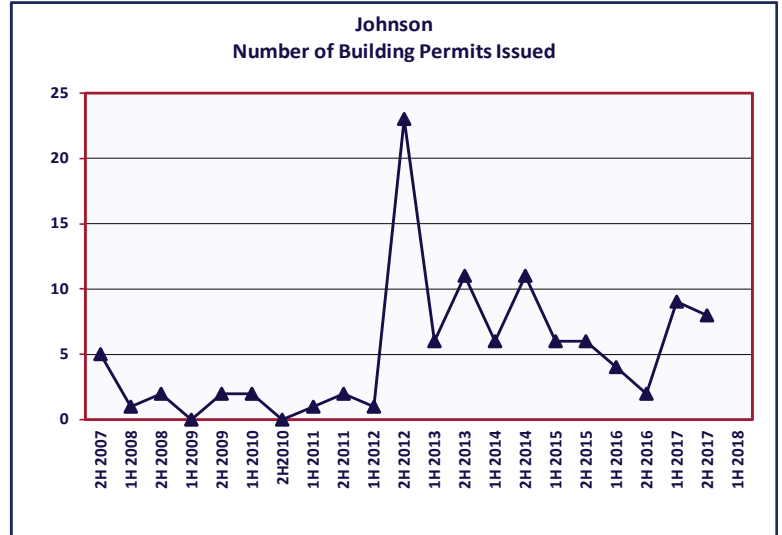
- There were 14 houses sold in Greenland from January 1 to June 30, 2018.
- The average price of a house sold in Greenland was \$148,129 in the first half of 2018.
- From initial listing to sale, houses in Greenland averaged 93 days on market in the first half of 2018.
- The average price per square foot of a house sold in Greenland was \$87.80 in the first half of 2018.
- About 0.8 percent of the houses sold in Washington County were sold in Greenland in the first half of 2018.
- The average sale price of a house in Greenland was 62.9 percent of the county average.

- There were 7 houses in Greenland listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$195,829.
- According to the Washington County Assessor's database 69.8 percent of houses in Greenland were owner-occupied in the first half of 2018.

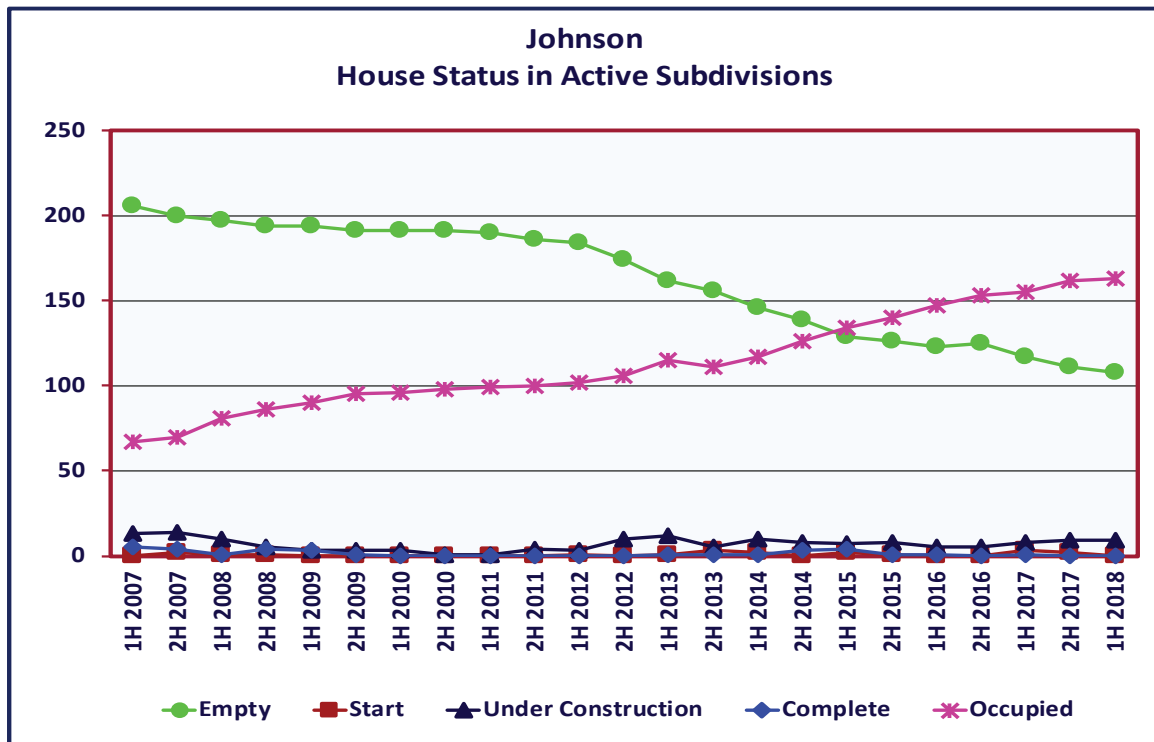


Johnson

- From January 1 through June 30, 2018 there were no residential building permits issued in Johnson. This was a decrease of 100 percent from the number of permits issued in the first half of 2017.



Johnson



- There were 280 total lots in 3 active subdivisions in Johnson in the first half of 2018. About 58.2 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 3.2 percent were under construction, 0.0 percent were starts, and 38.6 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the first half of 2018 was Heritage Hills with 5.
- 1 of the 3 active subdivisions in Johnson had no new construction activity or absorption in the past year.
- 5 new houses in Johnson became occupied in the first half of 2018. The annual absorption rate implies that there were 117.0 months of remaining inventory in active subdivisions, down from 162.7 months in the second half of 2017.
- No additional lots in Johnson had received either preliminary or final approval by June 30, 2018.

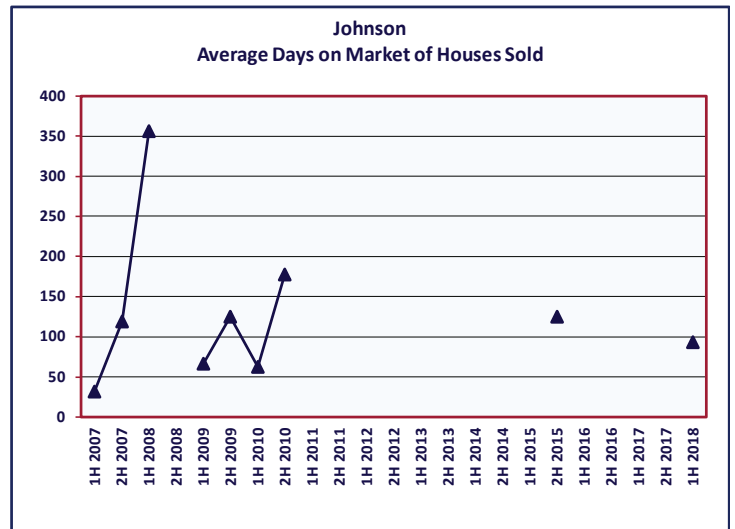
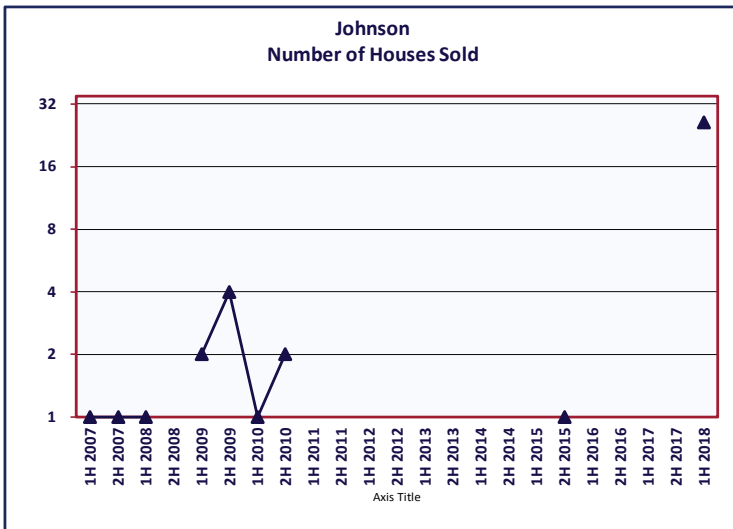
Johnson House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes ^{1,2}	18	0	0	0	21	39	0	--
Clear Creek, Phases I-III, V-VII	77	0	4	0	94	175	3	162.0
Heritage Hills	13	0	5	0	48	66	2	43.2
Johnson	108	0	9	0	163	280	5	117.00

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

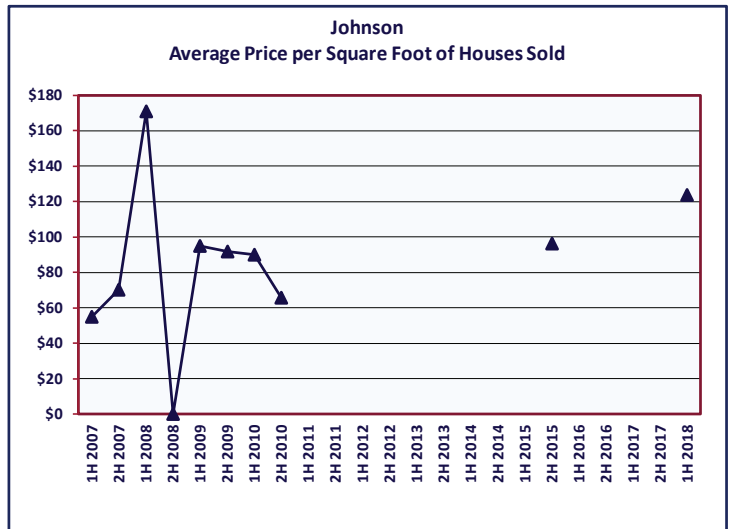
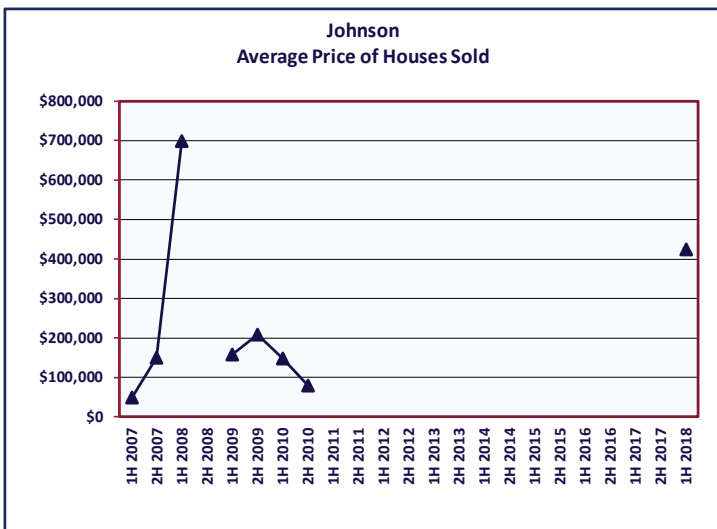
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

Johnson



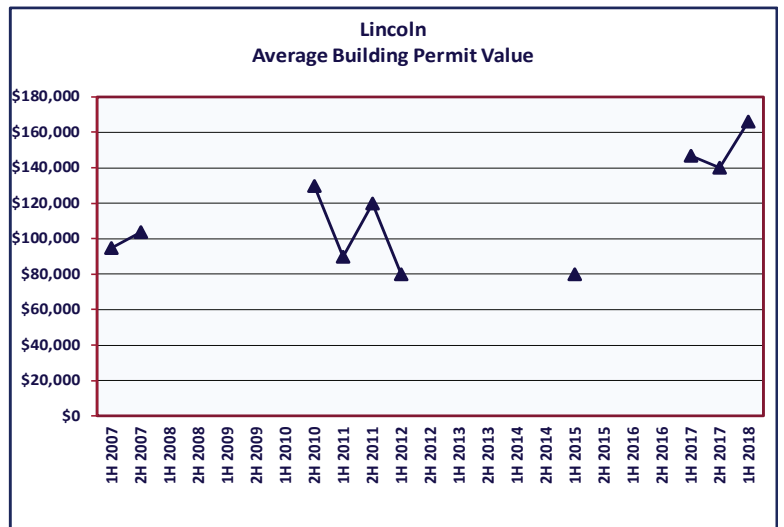
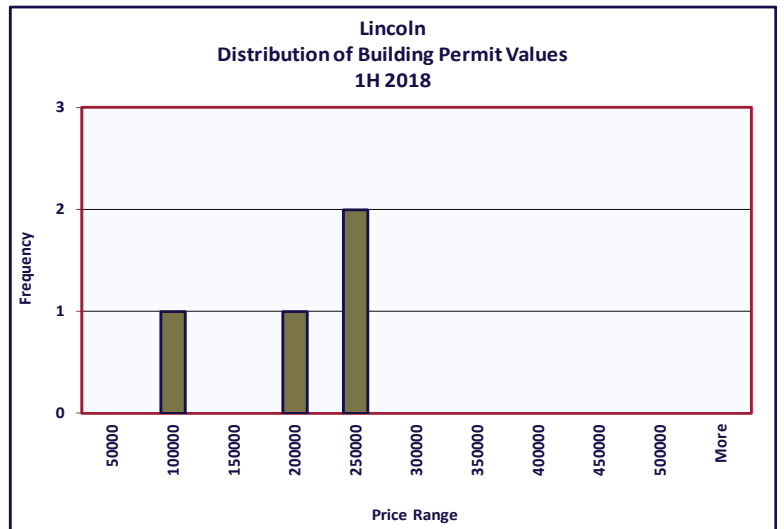
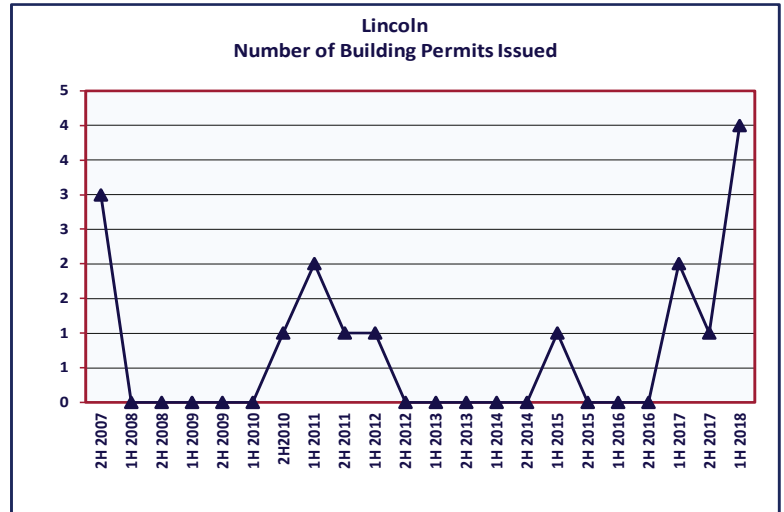
- There were 26 houses sold in Johnson from January 1 to June 30, 2018.
- The average price of a house sold in Johnson was \$424,258 in the first half of 2018.
- The average number of days on market from initial listing to the sale was 94 in the first half of 2018.
- The average price per square foot for a house sold in Johnson was \$123.91 in the first half of 2018.
- About 1.5 percent of all houses sold in Washington County in the first half of 2018 were sold in Johnson.
- The average sales price of a house was 180.1 percent of the county average.

- No newly constructed houses were sold in Johnson in the first half of 2018.
- There were 9 houses in Johnson listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$1,398,533
- According to the Washington County Assessor's database, 56.5 percent of houses in Johnson were owner-occupied in the first half of 2018.

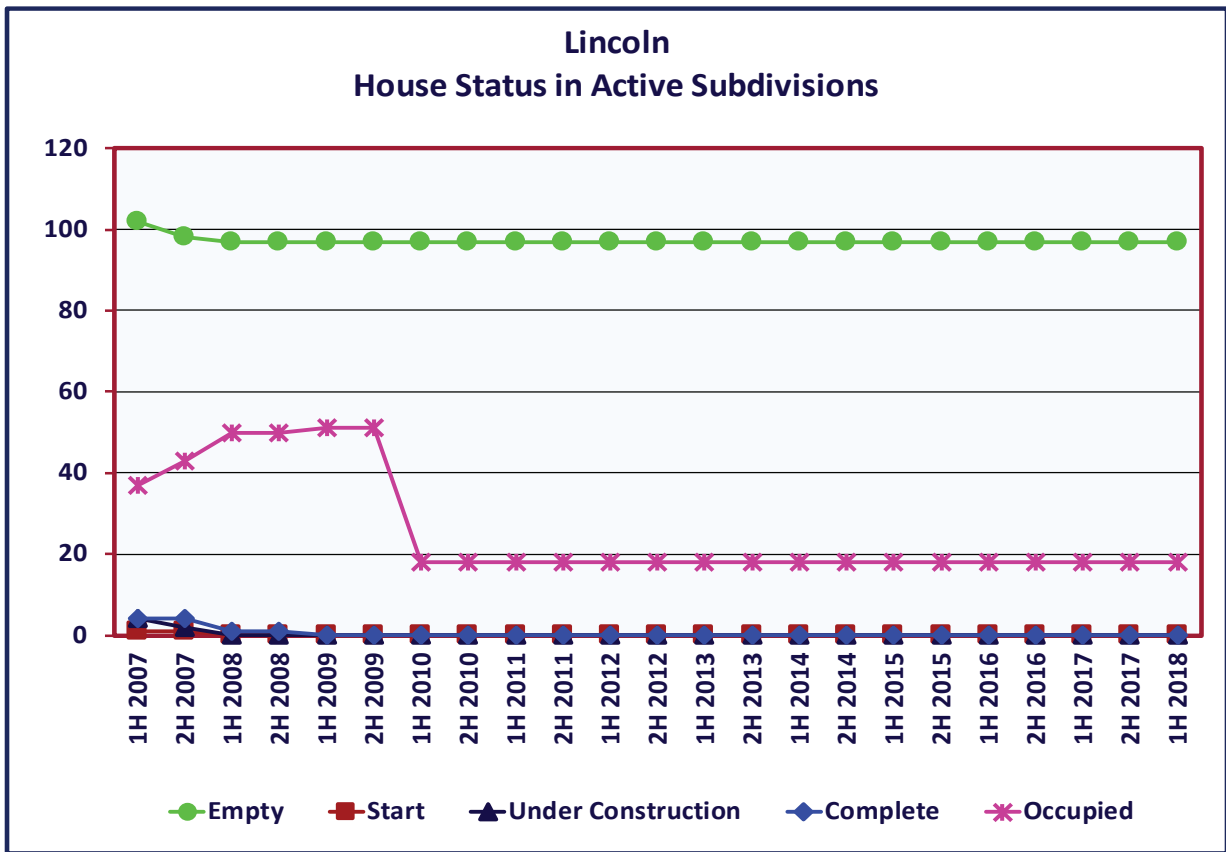


Lincoln

- From January 1 through June 30, 2018 there was 4 residential building permits issued in Lincoln. This was an increase of 100 percent from the number of permits issued in the first half of 2017.
- The majority of building permits in Lincoln were valued between \$100,001 and \$250,000.
- The average residential building permit value in Lincoln increased by 13 percent from \$146,807 in the first half of 2017 to \$165,900 in the first half of 2018.



Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the first half of 2018. 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 empty lots.
- Both of the 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 2018.
- No additional lots in any subdivisions had received either preliminary or final approval by June 30, 2018.
- 54.1 percent of the sold houses in Lincoln were priced between \$50,001 and \$150,000.

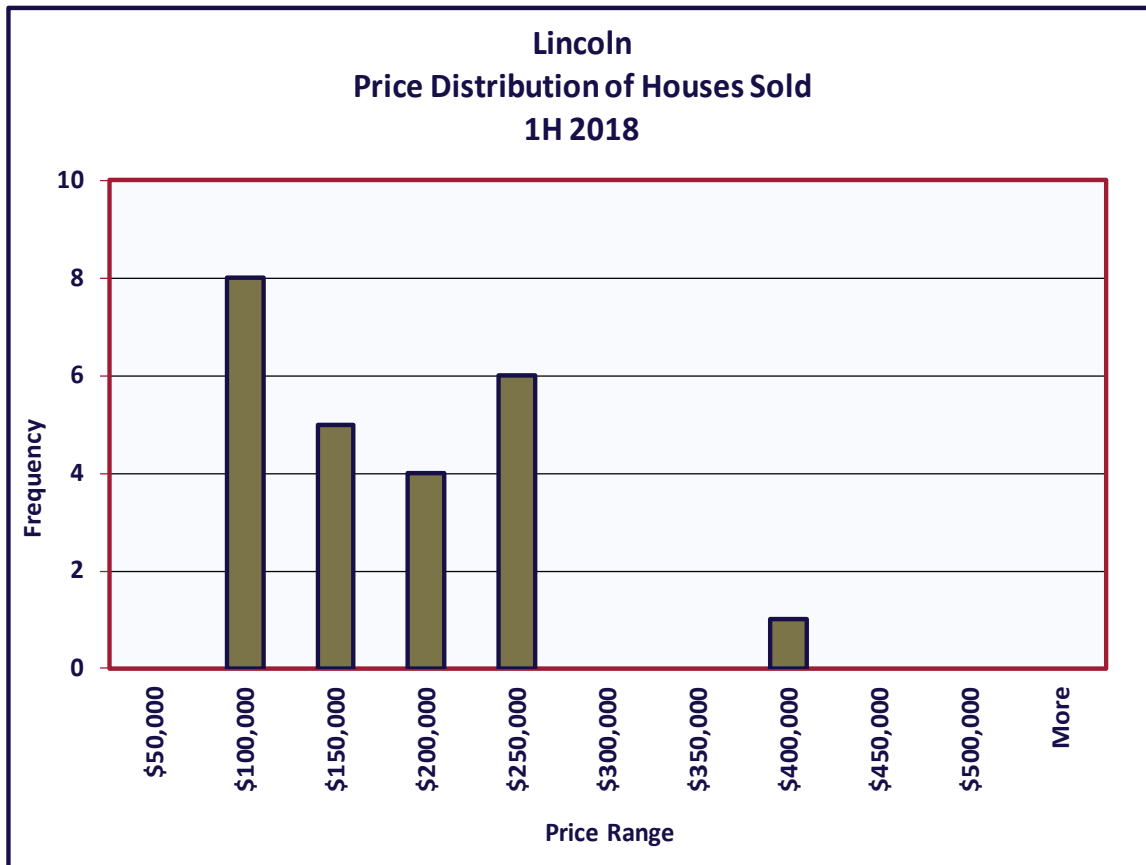
Lincoln House Status in Active Subdivisions First Half 2018

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

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

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

Lincoln

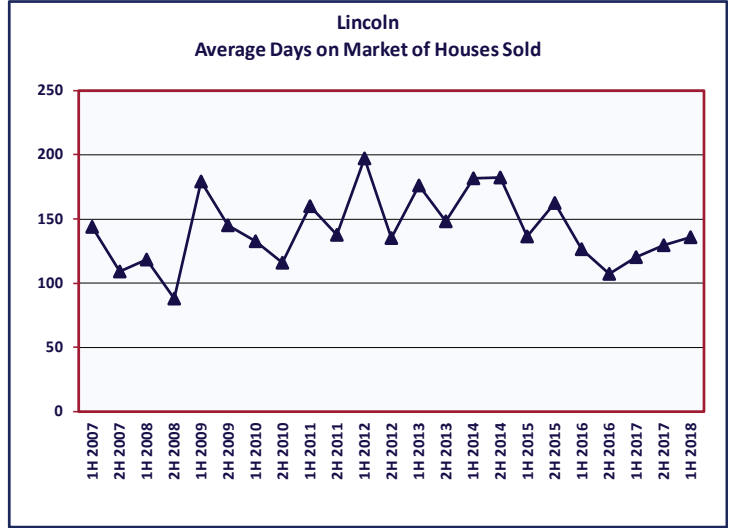
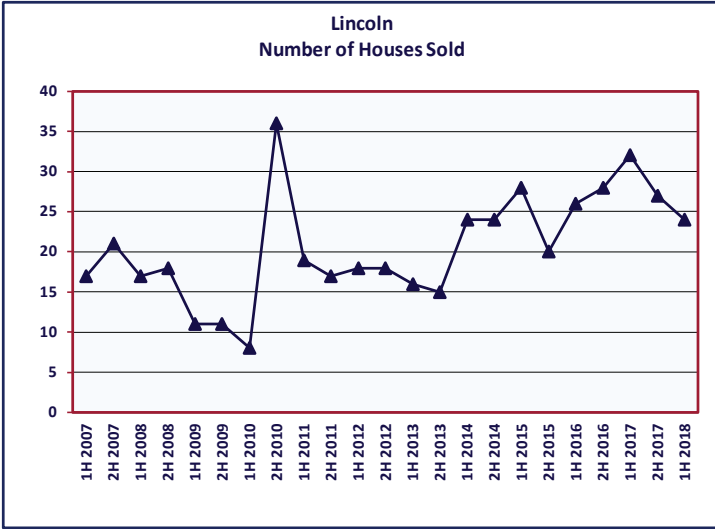


- There were 24 houses sold in Lincoln from January 1 to June 30, 2018, 11.1 percent less than the 27 sold

Lincoln Price Range of Houses Sold First Half of 2018

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	8	33.3%	1,271	107	97.1%	\$74.78
\$100,001 - \$150,000	5	20.8%	1,706	113	95.3%	\$77.48
\$150,001 - \$200,000	4	16.7%	2,215	127	98.3%	\$84.33
\$200,001 - \$250,000	6	25.0%	2,275	203	94.1%	\$110.09
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	1	4.2%	4,600	125	90.0%	\$85.87
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Lincoln	24	100.0%	1,909	136	95.9%	\$86.22

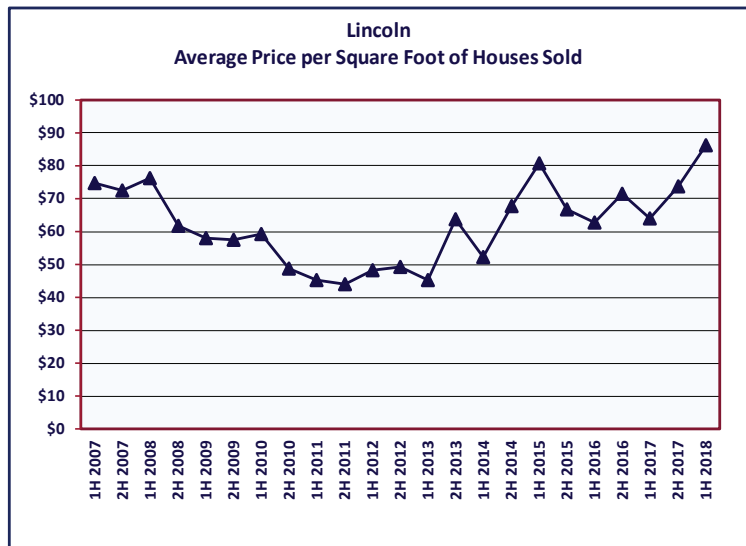
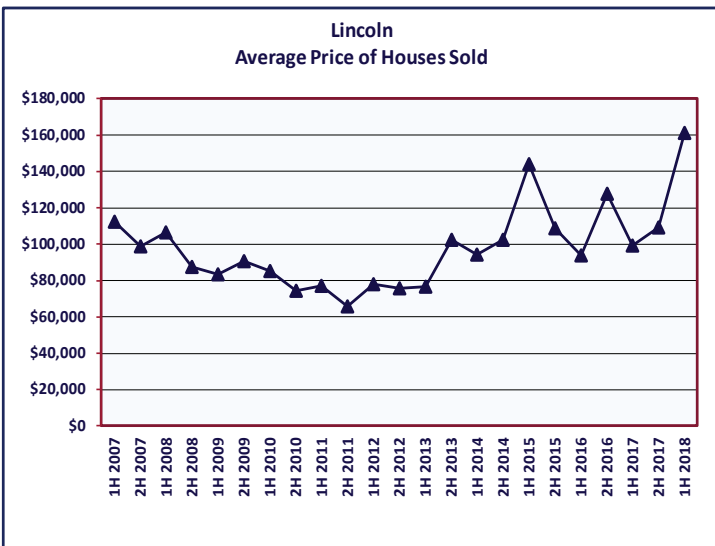
Lincoln



in the second half of 2017 and 25.0 percent less than the 32 sold in the first half of 2017.

- The average price of a house sold in Lincoln increased from \$109,214 in the second half of 2017 to \$161,200 in the first half of 2018.
- The average sales price was 47.6 percent higher than in the previous half year and 62.5 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 130 in the second half of 2017 to 136 in the first half of 2018.
- The average price per square foot for a house sold in Lincoln increased from \$73.75 in the second half of 2017 to \$86.22 in the first half of 2018.

- The average price per square foot was 16.9 percent higher than in the previous half year and 34.5 percent higher than in the first half of 2017.
- About 1.4 percent of all houses sold in Washington County in the first half of 2018 were sold in Lincoln.
- The average sales price of a house was 68.4 percent of the county average.
- Of the 24 houses sold in the first half of 2018, 1 was new construction at an average price of \$147,000.
- There were 19 houses in Lincoln listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$263,384.
- According to the Washington County Assessor's database, 58.4 percent of houses in Lincoln were owner-occupied in the first half of 2018.



Lincoln

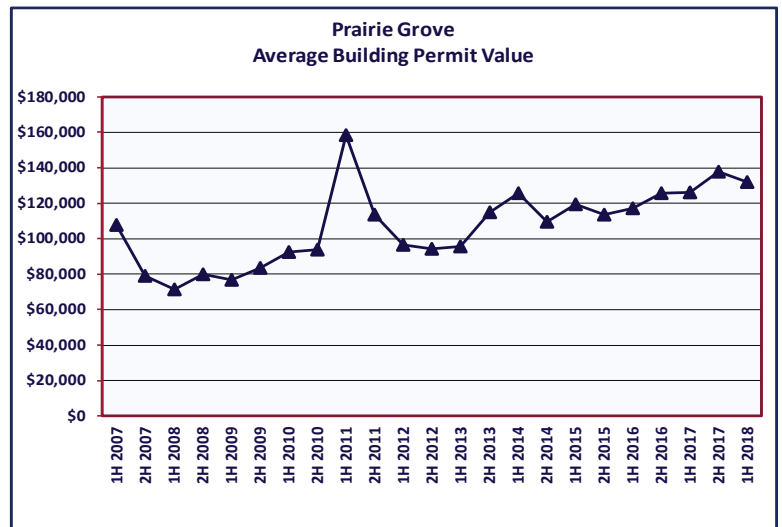
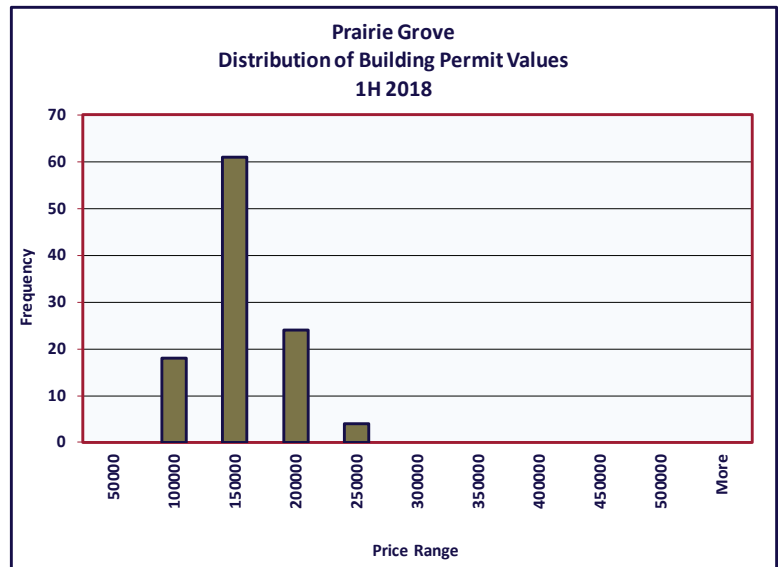
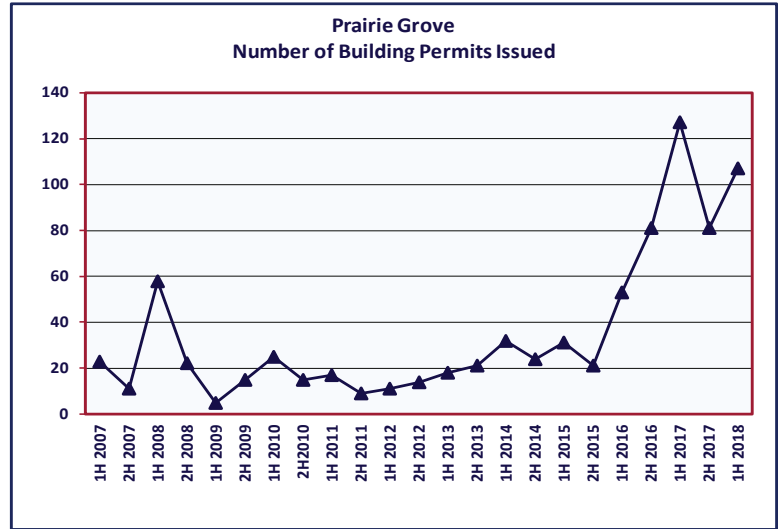
Lincoln Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Braly	2	8.3%	1,406	136	\$114,250	\$80.06
Lincoln Original	1	4.2%	1,500	224	\$100,000	\$66.67
Reed	1	4.2%	1,120	36	\$91,000	\$81.25
Other	20	83.3%	2,019	137	\$172,465	\$88.07
Lincoln	24	100.0%	1,909	136	\$161,200	\$86.22



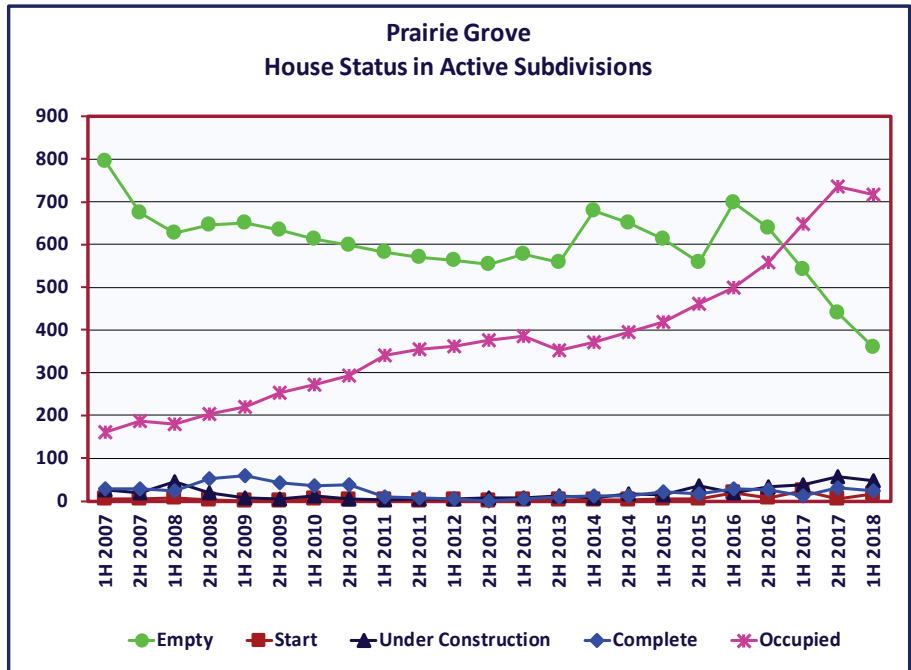
Prairie Grove

- From January 1 through June 30, 2018 there were 107 residential building permits issued in Prairie Grove. This is 15.7 percent decrease from the first half of 2017.
- In the first half of 2018, nearly of the building permits in Prairie Grove were in the \$100,001 to \$200,000 range.
- The average residential building permit value in Prairie Grove increased 4.5 percent from \$126,093 in the first half of 2017 to \$131,784 the first half of 2018.



Prairie Grove

- There were 1,163 total lots in 10 active subdivisions in Prairie Grove in the first half of 2018.
- About 61.6 percent of the lots were occupied, 2.1 percent were complete, but unoccupied, 4.0 percent were under construction, 1.5 percent were starts, and 30.9 percent were empty lots.
- The subdivision with the most houses under construction in Prairie Grove in the first half of 2018 was Sundowner with 40.
- 87 new houses in Prairie Grove became occupied in the first half of 2018. The annual absorption rate implies that there were 30.8 months of remaining inventory in active subdivisions, down from 35.6 months in the second half of 2017.
- There were 31 additional lots in one subdivision receiving either preliminary or final approval by June 30, 2018.



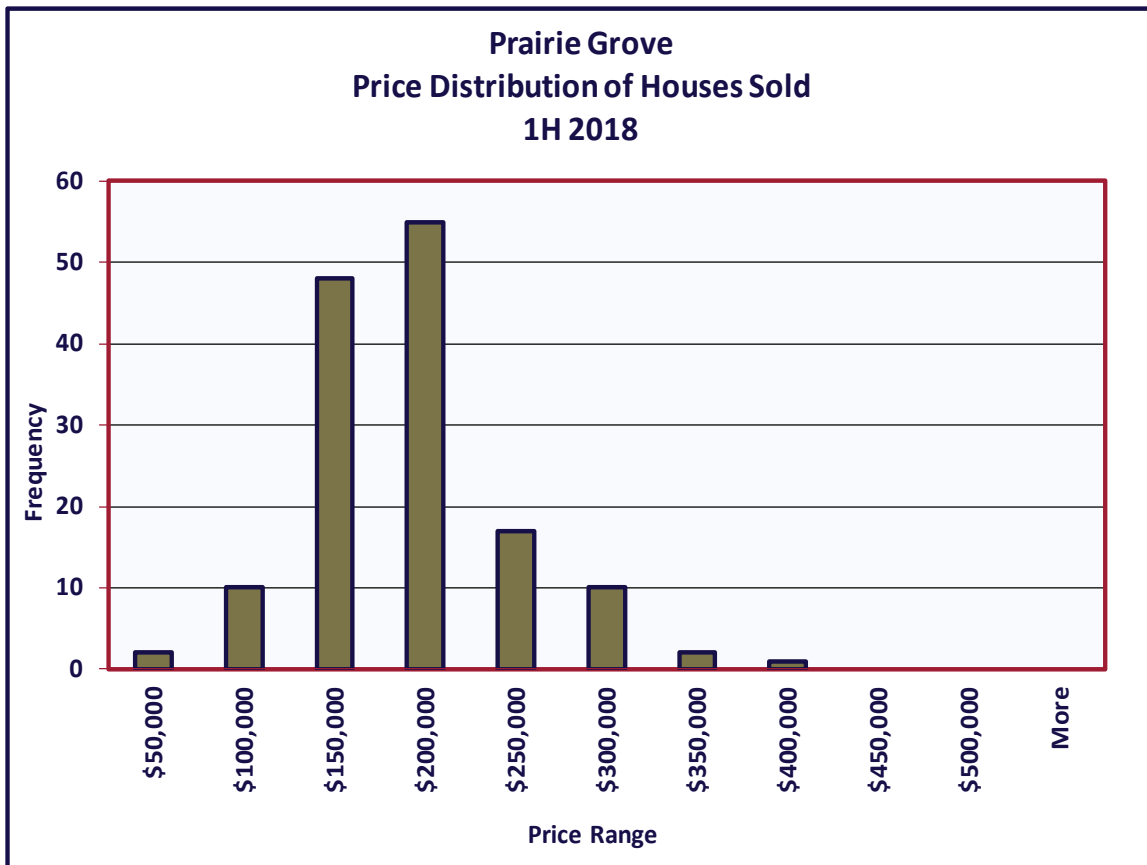
Prairie Grove House Status in Active Subdivisions First Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	25	0	4	3	94	126	12	14.8
Belle Meade, Phases I, II	38	0	2	5	90	135	3	38.6
Chapel Ridge ^{1,2}	1	0	0	0	14	15	0	--
Coyle ¹	2	0	1	0	0	3	0	--
Grandview Estates, Phases IB, II, III ¹	13	0	0	0	11	24	0	--
Highlands Green Phase I ¹	0	0	0	1	39	40	0	--
Highlands Square North ¹	5	0	0	3	31	39	0	--
Prairie Meadows, Phases III	22	0	0	5	88	115	14	13.5
Stonecrest, Phase II	6	0	0	0	39	45	1	36.0
Sundowner, Phases I, II, III	247	17	40	7	310	621	57	35.9
Prairie Grove Totals	359	17	47	24	716	1,163	87	30.8

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

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

Prairie Grove

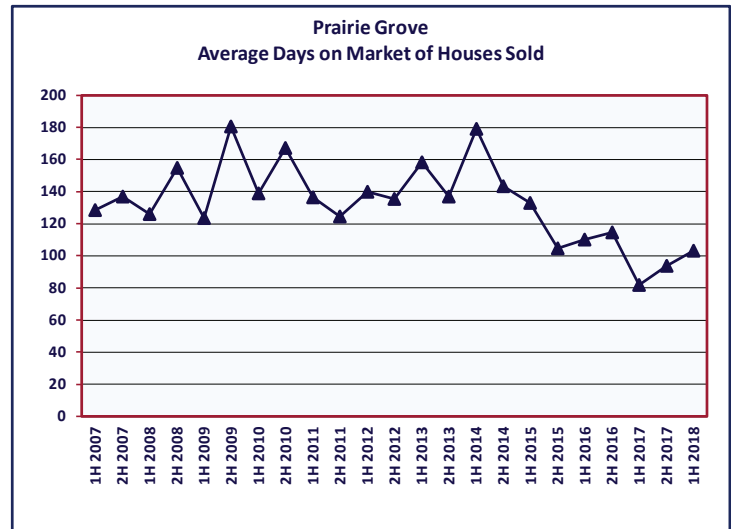
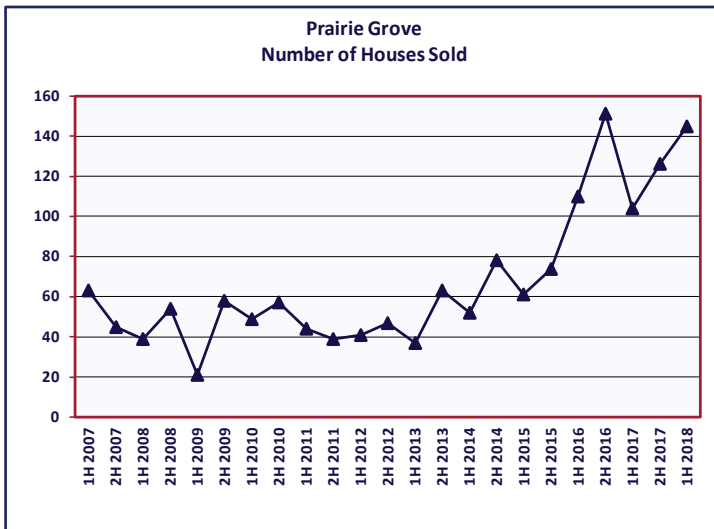


- 71 percent of the sold houses in Prairie Grove were priced between \$100,001 and \$200,000.

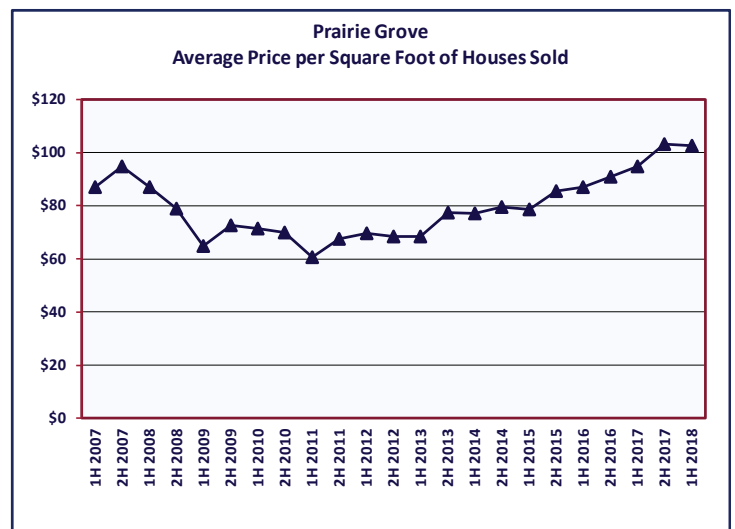
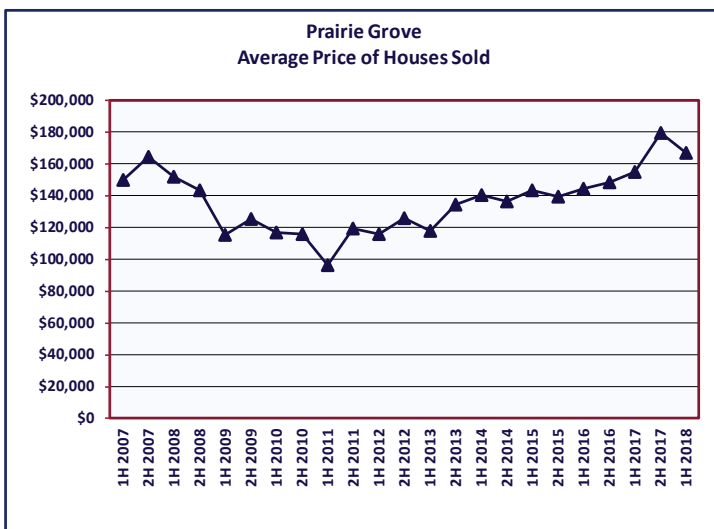
Prairie Grove Price Range of Houses Sold First Half of 2018

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	1.4%	845	116	79.4%	\$35.04
\$50,001 - \$100,000	10	6.9%	1,378	116	94.4%	\$69.85
\$100,001 - \$150,000	48	33.1%	1,401	97	98.9%	\$102.89
\$150,001 - \$200,000	55	37.9%	1,624	99	99.8%	\$105.87
\$200,001 - \$250,000	17	11.7%	1,958	126	98.6%	\$110.62
\$250,001 - \$300,000	10	6.9%	2,460	119	98.7%	\$110.44
\$300,001 - \$350,000	2	1.4%	2,829	41	95.5%	\$111.30
\$350,001 - \$400,000	1	0.7%	3,133	51	96.3%	\$122.89
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Prairie Grove	145	100.0%	1,646	103	98.5%	\$102.49

Prairie Grove



- There were 145 houses sold in Prairie Grove from January 1 to June 30, 2018 or 39.4 percent more than the 104 sold in the first half of 2017 and 15.1 percent more than the 126 sold in the second half of 2017.
- The average price of a house sold in Prairie Grove decreased from \$179,695 in the second half of 2017 to \$167,010 in the first half of 2018.
- The average sales price was 7.1 percent lower than in the previous half year and 7.9 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 94 in the second half of 2017 to 103 in the first half of 2018.
- The average price per square foot for a house sold in Prairie Grove decreased from \$103.17 in the second half of 2017 to \$102.49 in the first half of 2018.
- The average price per square foot was 0.7 percent lower than in the second half of 2017 and 8.1 percent higher than in the first half of 2017.
- About 8.4 percent of all houses sold in Washington County in the first half of 2018 were sold in Prairie Grove. The average sales price of a house was 70.9 percent of the county average.
- Out of 145 houses sold in the first half of 2018, 64 were new construction. These newly constructed houses had an average sold price of \$172,614 and took an average of 114 days to sell from their initial listing dates.
- There were 41 houses in Prairie Grove listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$239,301.
- According to the Washington County Assessor's database, 66.5 percent of houses in Prairie Grove were owner-occupied in the first half of 2018.



Prairie Grove

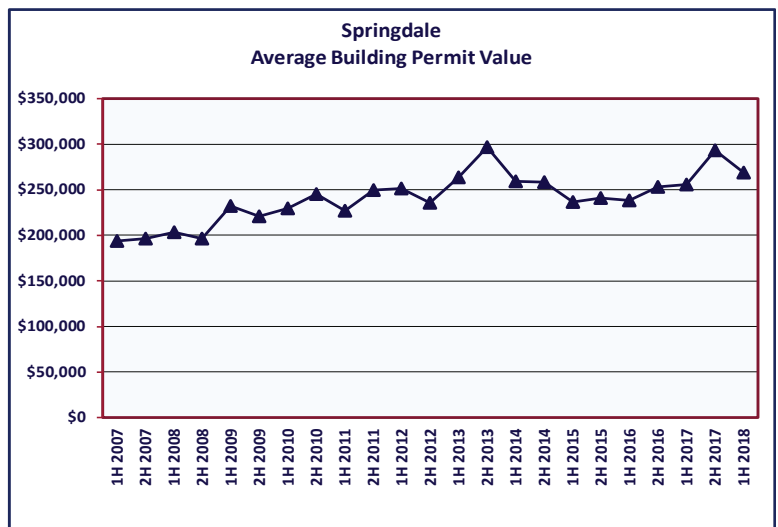
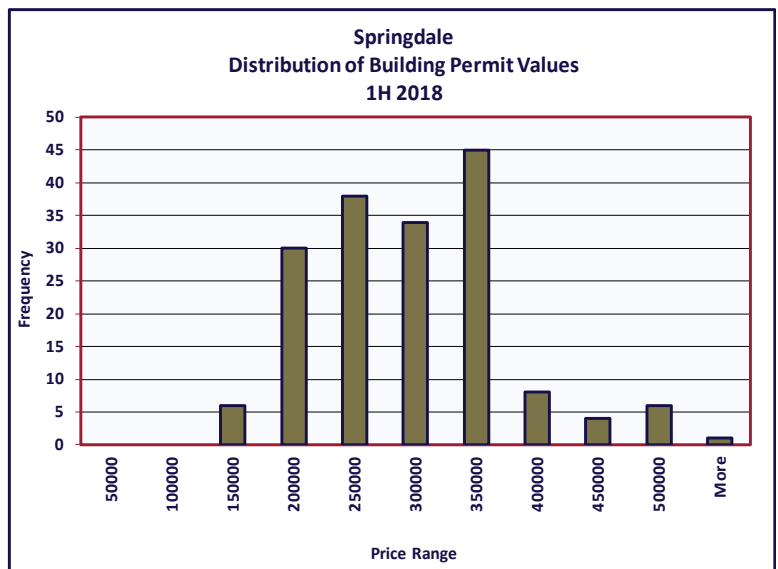
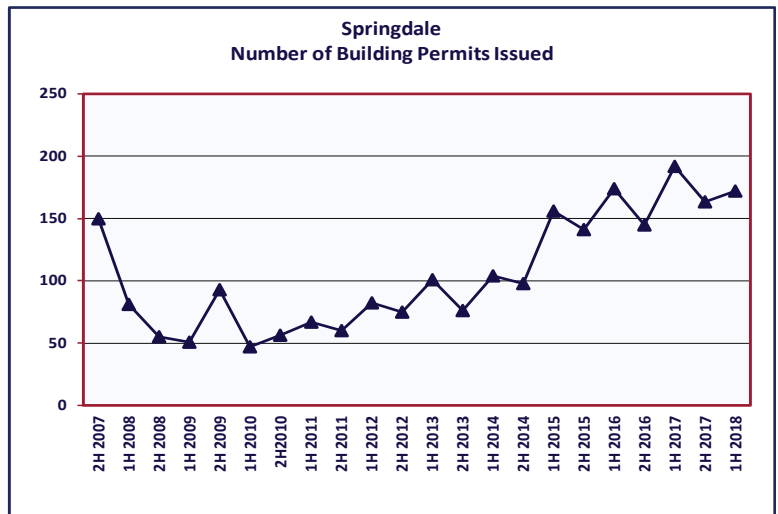
Prairie Grove Sold House Characteristics by Subdivision First Half 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
A.B. Neals	2	1.4%	1,184	232	\$68,700	\$79.54
Baggetts	1	0.7%	814	56	\$31,000	\$38.08
Battle Field Estates	17	11.7%	1,343	108	\$149,892	\$112.56
Belle Meade	7	4.8%	1,324	71	\$154,129	\$116.91
Bright Oaks	1	0.7%	1,608	54	\$140,500	\$87.38
Brights	1	0.7%	1,416	37	\$132,000	\$93.22
Carnahans	1	0.7%	3,087	232	\$167,500	\$54.26
Chapel Ridge	2	1.4%	2,045	65	\$223,700	\$109.36
Cummings	1	0.7%	1,274	65	\$149,900	\$117.66
Grandview Estates	1	0.7%	2,137	116	\$252,000	\$117.92
Green Earth Estates	1	0.7%	1,950	71	\$180,000	\$92.31
Highlands Green	3	2.1%	1,403	69	\$152,833	\$109.10
Highlands Square South	1	0.7%	1,352	31	\$146,700	\$108.51
Illinois Estates	1	0.7%	2,761	253	\$297,900	\$107.90
Leeann Estates	2	1.4%	2,675	64	\$342,500	\$129.10
Prairie Grove Original	1	0.7%	1,909	303	\$125,000	\$65.48
Prairie Meadows	14	9.7%	1,780	158	\$189,728	\$106.16
Prairie Oaks	2	1.4%	1,318	47	\$136,000	\$103.21
Prairie Pines	1	0.7%	1,498	115	\$146,000	\$97.46
Rogers	3	2.1%	1,973	58	\$173,000	\$85.17
Rose Cemetery	1	0.7%	2,000	175	\$258,000	\$129.00
Shady Acre Estates	1	0.7%	1,962	116	\$174,900	\$89.14
Simpsons	2	1.4%	1,326	188	\$94,451	\$71.59
Stapletons	2	1.4%	1,271	159	\$122,450	\$95.78
Stonecrest	2	1.4%	1,742	53	\$183,700	\$106.18
Sundowner	40	27.6%	1,513	98	\$171,872	\$113.82
Willow Creek	6	4.1%	1,789	56	\$142,500	\$80.41
Other	28	19.3%	1,908	91	\$167,191	\$87.01
Prairie Grove	145	100.0%	1,646	103	\$167,010	\$102.49



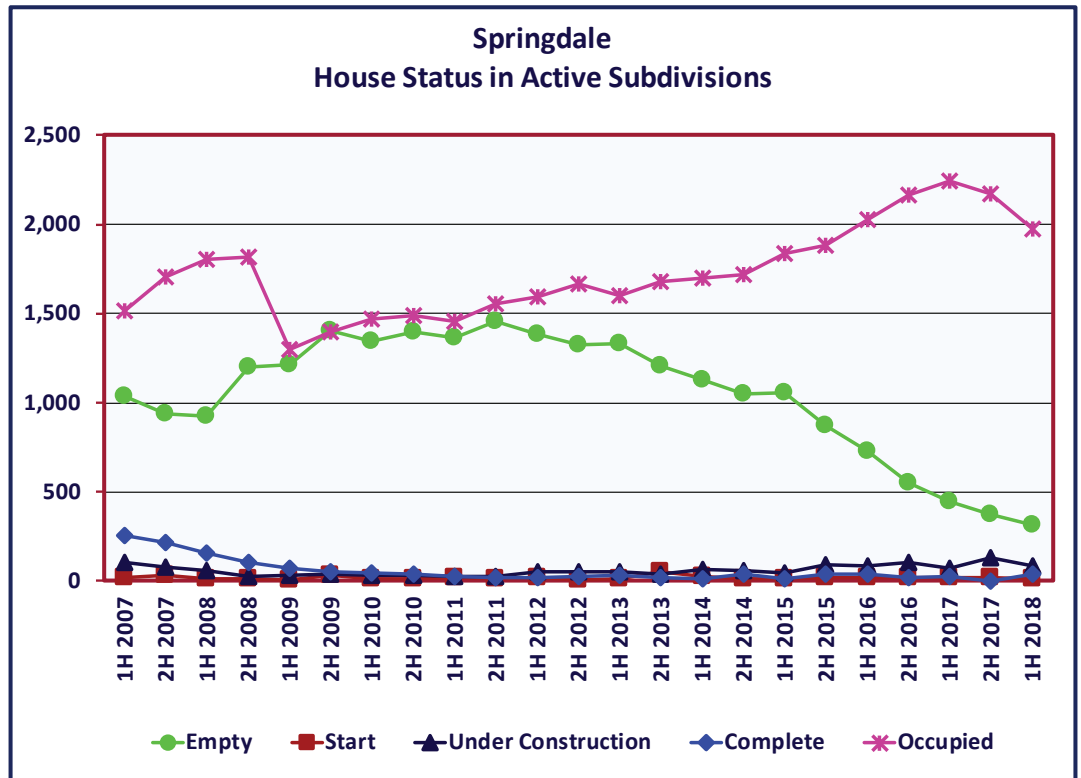
Springdale

- From July 1 through December 31, 2017 there were 172 residential building permits issued in Springdale. This represents a 10.4 percent decrease from the first half of 2017.
- In the second half of 2017, a majority of building permits in Springdale were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Springdale increased by 5.2 percent from \$255,345 in the first half of 2017 to \$268,521 in the first half of 2018.



Springdale

- There were 2,430 total lots in 34 active subdivisions in Springdale in the first half of 2018.
- About 81.2 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 3.6 percent were under construction, 0.6 percent were starts, and 12.9 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the first half of 2018 were Grand Valley Meadows with 21 and Tyson Heights with 14.
- No new construction or progress in existing construction occurred in the last year in 6 out of the 34 active subdivisions in Springdale.
- 107 new houses in Springdale became occupied in the first half of 2018. The annual absorption rate implies that there were 22.6 months of remaining inventory in active subdivisions, up from 22.3 months in the second half of 2017.
- In 10 out of the 34 active subdivisions in Springdale, no absorption occurred in the past year.



- An additional 496 lots in 10 subdivisions had received either preliminary or final approval by June 30, 2018.

Springdale Preliminary and Final Approved Subdivisions First Half 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Butterfield Subdivision	1H 2018	14
Joy Acres	1H 2016	4
Parkway Plaza	1H 2018	43
Ramsey Subdivision	1H 2018	68
Springdale 2016 LLC	1H 2016	170
Summer View Subdivision	1H 2018	43
The Oasis	1H 2018	64
<i>Final Approval</i>		
Business Park at Brush Creek	1H 2016	6
Leroy Daniel	1H 2018	3
Tuscany, Phase III	2H 2017	81
Springdale		496

Springdale

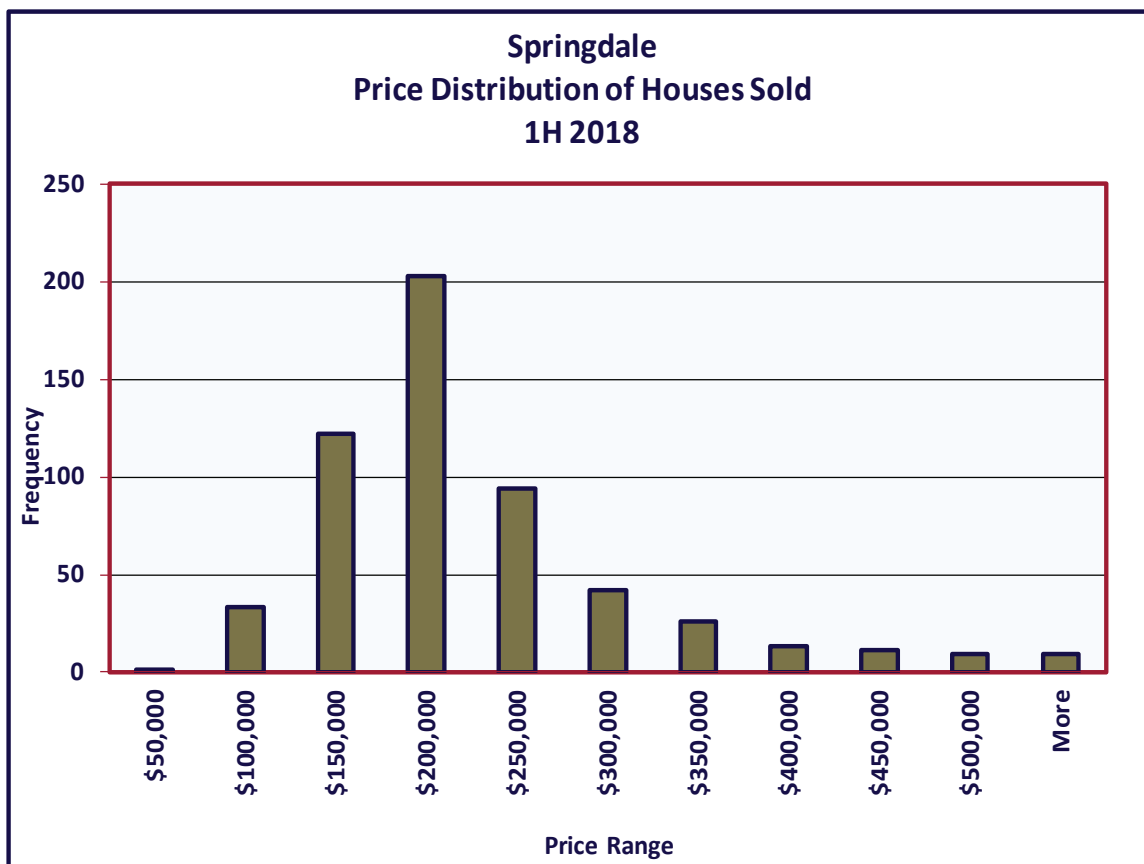
Springdale House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	0	0	2	0	103	105	0	8.0
Arkanshire	3	0	0	0	67	70	0	18.0
Brookemore Chase ¹	0	0	3	0	29	32	0	--
Camelot	14	0	0	0	53	67	2	42.0
Churchill Crescent, Phase III ^{1, 2}	1	1	0	0	12	14	0	--
East Ridge ¹	3	0	1	0	4	8	0	--
Eastview ^{1, 2}	2	0	0	0	169	171	0	--
The Enclave	7	1	7	4	47	66	4	38.0
The Falls	0	0	2	2	26	30	1	24.0
Fern's Valley	26	0	2	0	25	53	1	84.0
Grand Valley	11	2	7	0	139	159	12	8.3
Grand Valley Estates ¹	8	1	2	0	13	24	0	--
Grand Valley Meadows	39	1	21	0	31	92	7	36.6
Grand Valley Stables at Guy Terry Farms	5	0	0	0	19	24	0	60.0
Har-Ber Meadows, Phases V, XX	5	0	2	1	62	70	2	48.0
Hidden Hills, Phase II	6	1	2	0	74	83	0	108.0
Jacob's Court (Benton County) ¹	0	0	0	4	24	28	0	--
Legendary, Phase I, Phase II A-B-C-D (Benton County)	52	2	12	15	155	236	32	16.8
Meadow Haven	6	0	0	0	30	36	3	24.0
Renaissance South	1	0	0	0	57	58	0	2.4
Rosson Creek	7	0	4	1	37	49	5	24.0
Savannah Ridge	11	0	0	0	82	93	6	22.0
Serenity Phase I ^{1, 2}	3	0	0	0	97	100	0	--
Silent Knoll	19	0	1	0	48	68	0	120.0
Spring Creek Estates, Phase IIA	0	0	0	0	63	63	1	0.0
Spring Hill, Phases I, II (Benton County)	12	0	1	0	166	179	0	52.0
Sugg	1	0	0	0	17	18	0	1.7
Sylvan Acres (Benton County) ^{1, 2}	22	0	0	0	4	26	0	--
Thornbury, Phases III, V (Benton County)	8	0	2	0	61	71	4	30.0
Tuscany Phase I	11	1	0	3	149	164	2	25.7
Tyson Heights Phase I	15	3	14	12	23	67	23	23.0
Vicenza Villa	3	1	2	0	67	73	2	3.8
Wagon Wheel Bend (Benton County) ^{1, 2}	6	0	0	0	18	24	0	--
Williamstowne Estates ^{1, 2}	6	0	0	0	3	9	0	--
Springdale Totals	313	14	87	42	1,974	2,430	107	22.6

¹ No absorption has occurred in this subdivision in the last four quarters.

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

Springdale

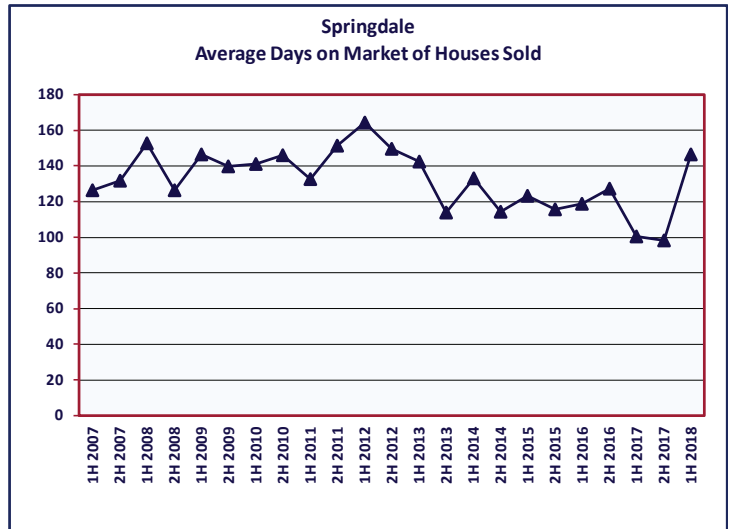
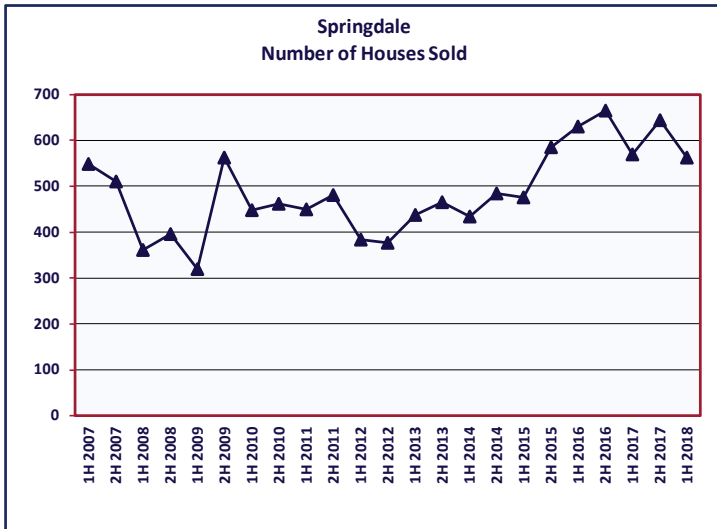


- 57.8 percent of the sold houses in Springdale were priced between \$100,001 and \$200,000.

Springdale Price Range of Houses Sold First Half of 2018

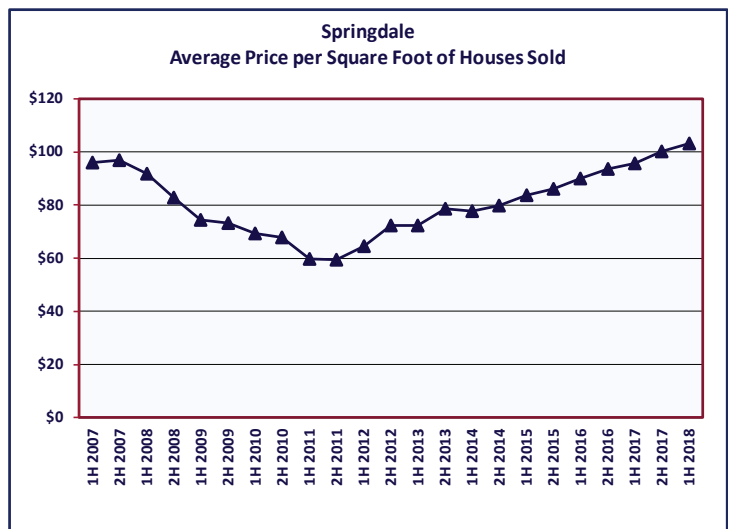
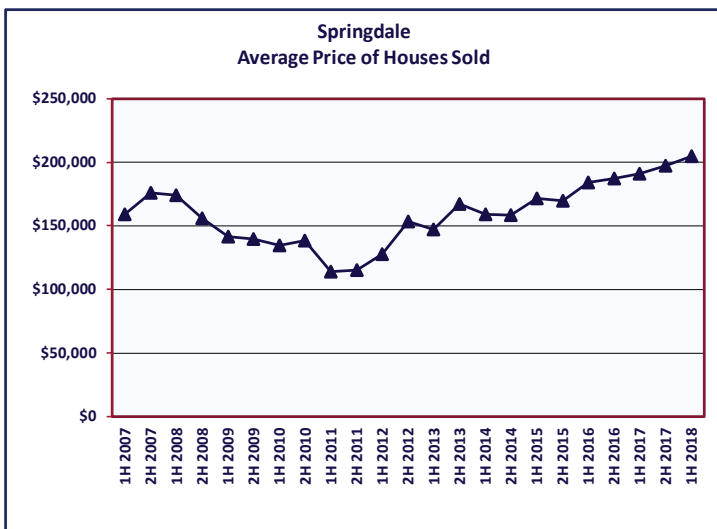
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.2%	800	23	105.1%	\$56.38
\$50,001 - \$100,000	33	5.9%	1,067	92	95.6%	\$85.22
\$100,001 - \$150,000	122	21.7%	1,393	283	97.1%	\$94.50
\$150,001 - \$200,000	203	36.1%	1,743	101	99.2%	\$102.31
\$200,001 - \$250,000	94	16.7%	2,112	115	98.0%	\$108.35
\$250,001 - \$300,000	42	7.5%	2,710	123	98.3%	\$103.93
\$300,001 - \$350,000	26	4.6%	2,804	107	98.4%	\$115.98
\$350,001 - \$400,000	13	2.3%	3,113	116	98.5%	\$123.55
\$400,001 - \$450,000	11	2.0%	3,652	135	98.5%	\$119.35
\$450,001 - \$500,000	9	1.6%	4,071	171	98.3%	\$135.48
\$500,000+	9	1.6%	5,173	120	96.1%	\$130.62
Springdale	563	100.0%	1,970	146	98.1%	\$103.10

Springdale



- There were 563 houses sold in Springdale from January 1 to June 30, 2018 or 1.1 percent less than the 569 sold in the first half of 2017 and 12.6 percent less than the 644 sold in the second half of 2017.
- The average price of a house sold in Springdale increased from \$197,462 in the second half of 2017 to \$204,901 in the first half of 2018.
- The average sales price was 3.8 percent higher than in the previous half year and 7.3 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 98 in the second half of 2017 to 147 in the first half of 2018.
- The average price per square foot for a house sold in Springdale increased from \$100.17 in the second half of 2017 to \$103.10 in the first half of 2018.

- The average price per square foot was 7.8 percent higher than in the first half of 2017 and 2.9 percent higher than in the second half of 2017.
- About 32.7 percent of all houses sold in Washington County in the first half of 2018 were sold in Springdale. The average sales price of a house was 87 percent of the county average.
- Out of 563 houses sold in the first half of 2018, 149 were new construction. These newly constructed houses had an average sold price of \$221,280 and took an average of 167 days to sell from their initial listing dates.
- There were 205 houses in Springdale listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$336,189.
- According to the Washington County Assessor's database, 72.5 percent of houses in Springdale were owner-occupied in the first half of 2018.



Springdale

Springdale Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	6	1.1%	1,844	81	\$172,342	\$93.51
Apple Orchard, The	7	1.2%	1,539	98	\$148,214	\$96.56
Arber Estates	2	0.4%	1,896	94	\$222,950	\$117.58
Archies Place	1	0.2%	4,988	134	\$565,000	\$113.27
Berry	1	0.2%	1,656	158	\$155,000	\$93.60
Blue Springs Village	4	0.7%	1,310	68	\$135,125	\$101.71
Bobby Thompson	1	0.2%	1,192	42	\$125,000	\$104.87
Bradshaw	1	0.2%	1,280	97	\$130,000	\$101.56
Brandons Way	1	0.2%	1,605	12	\$186,500	\$116.20
Brenda	1	0.2%	864	62	\$89,580	\$103.68
Broadmore Acres	2	0.4%	1,575	74	\$141,450	\$89.91
Butterfield Gardens	5	0.9%	1,186	33	\$120,300	\$101.80
Camelot	1	0.2%	2,809	36	\$360,000	\$128.16
Cameron Heights	2	0.4%	1,259	93	\$108,000	\$87.57
Candlestick Place	1	0.2%	1,498	47	\$139,900	\$93.39
Canterbury	3	0.5%	1,715	63	\$170,800	\$99.61
Carrington Place	1	0.2%	1,534	126	\$159,000	\$103.65
Carter	1	0.2%	1,510	1	\$135,000	\$89.40
Castle View	1	0.2%	1,764	24	\$175,000	\$99.21
Central Village	1	0.2%	1,100	80	\$120,000	\$109.09
Chadwick	3	0.5%	1,899	28	\$177,667	\$93.91
Chantel	1	0.2%	2,234	94	\$246,000	\$110.12
Chapman Hills	1	0.2%	1,916	73	\$178,900	\$93.37
Charleston Park Legendary	8	1.4%	1,663	163	\$174,204	\$106.82
Churchill Crescent	1	0.2%	3,567	54	\$542,000	\$151.95
Cobblestone Place	1	0.2%	2,625	70	\$248,000	\$94.48
Countryside Estates	1	0.2%	2,444	217	\$246,000	\$100.65
County Court	3	0.5%	2,062	118	\$152,917	\$73.13
Covenant Creek	1	0.2%	1,660	44	\$190,000	\$114.46
Cozy Cabin Estates	1	0.2%	1,457	39	\$179,000	\$122.86
Crestridge	1	0.2%	1,618	41	\$172,500	\$106.61
Dandys	1	0.2%	3,019	52	\$198,000	\$65.58
Davis	2	0.4%	1,663	64	\$130,359	\$81.25
Deerfield	1	0.2%	1,750	69	\$166,500	\$95.14
Eagle Crest	8	1.4%	1,864	51	\$188,563	\$101.28
Eastview	2	0.4%	1,578	147	\$156,250	\$99.02
Eichers	1	0.2%	1,495	24	\$150,000	\$100.33
Elm Valley	5	0.9%	3,025	264	\$399,600	\$132.13
Elmdale Terrace	7	1.2%	1,477	72	\$120,429	\$82.11
Enclave	5	0.9%	3,317	216	\$430,665	\$129.73
Fairview Acres	4	0.7%	2,194	92	\$195,975	\$89.65
Fairway Condo	1	0.2%	1,122	95	\$82,250	\$73.31
Falcon	2	0.4%	1,467	198	\$144,950	\$98.78
Falcon Heights	3	0.5%	1,814	45	\$173,067	\$95.85
Falls, The	2	0.4%	3,556	235	\$345,500	\$100.56

Springdale

Springdale Sold House Characteristics by Subdivision (continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Flowing Spgs	1	0.2%	2,216	34	\$225,000	\$101.53
Forest Glen	1	0.2%	2,130	161	\$234,000	\$109.86
Glenstone Hpr	1	0.2%	1,300	60	\$112,000	\$86.15
Grand Valley	14	2.5%	1,569	170	\$174,975	\$111.49
Grand Valley Meadows	24	4.3%	2,156	182	\$242,163	\$112.49
Grand Valley Stables @ Guy Terry Farms	2	0.4%	3,688	68	\$432,500	\$117.33
Grand View	1	0.2%	3,072	118	\$325,000	\$105.79
Green Acres	1	0.2%	1,772	53	\$154,838	\$87.38
Green Side Place	2	0.4%	2,011	97	\$199,950	\$99.46
Greenlawn	1	0.2%	904	49	\$86,000	\$95.13
Hanes	1	0.2%	1,100	112	\$125,000	\$113.64
Har-Ber Meadows	21	3.7%	2,605	73	\$305,410	\$114.66
Harger	1	0.2%	1,630	350	\$119,000	\$73.01
Harmon Estates	1	0.2%	3,850	183	\$300,000	\$77.92
Harper	2	0.4%	1,598	49	\$137,500	\$87.78
Hayes	1	0.2%	1,300	123	\$135,000	\$103.85
Heather Heights	1	0.2%	1,528	45	\$149,000	\$97.51
Hembree	3	0.5%	1,090	92	\$94,000	\$91.91
Hidden Hills	2	0.4%	1,478	90	\$149,250	\$100.85
Hidden Lake	5	0.9%	1,259	59	\$133,800	\$106.36
Hidden Valley Estates	1	0.2%	2,300	65	\$277,900	\$120.83
High Chaparral	3	0.5%	2,256	137	\$202,500	\$89.31
Highland	3	0.5%	1,160	93	\$109,667	\$97.36
Holcombs Second	1	0.2%	988	153	\$88,000	\$89.07
Hunt Estates	1	0.2%	3,395	64	\$288,000	\$84.83
Hunters Ridge	2	0.4%	1,553	56	\$153,000	\$98.85
Hunts Lakeside Estates	2	0.4%	2,642	15	\$349,750	\$132.87
Indianhead Estates	1	0.2%	2,147	46	\$210,000	\$97.81
Jacobs Court	1	0.2%	1,669	44	\$192,900	\$115.58
Joy J Acres	1	0.2%	2,145	35	\$209,000	\$97.44
Kimco	1	0.2%	1,620	46	\$143,000	\$88.27
Lake Road Estates	1	0.2%	3,522	89	\$283,000	\$80.35
Lake Side	2	0.4%	1,514	46	\$139,950	\$98.05
Lakeview Heights	1	0.2%	4,786	69	\$440,000	\$91.93
Landing, The	15	2.7%	1,300	1,759	\$101,733	\$78.26
Legendary	32	5.7%	1,756	155	\$207,640	\$119.06
Lester	1	0.2%	1,854	59	\$175,000	\$94.39
Liberty Estates	9	1.6%	2,552	116	\$299,383	\$117.25
Liberty Heights	1	0.2%	3,272	37	\$420,900	\$128.64
Liberty Homes	1	0.2%	1,547	29	\$152,000	\$98.25
Magnolia Estates	1	0.2%	1,829	2	\$207,500	\$113.45
Maple Drive	1	0.2%	3,038	196	\$215,000	\$70.77
Mayes	1	0.2%	1,200	35	\$122,000	\$101.67
Meadow Haven	3	0.5%	1,974	182	\$220,687	\$111.81
Meadows	1	0.2%	2,030	68	\$181,900	\$89.61

Springdale

Springdale Sold House Characteristics by Subdivision (continued) First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Monticello	1	0.2%	2,474	73	\$295,000	\$119.24
Mountain View	1	0.2%	1,175	119	\$115,500	\$98.30
Neals Add	1	0.2%	936	248	\$90,000	\$96.15
Neff	4	0.7%	1,226	33	\$117,038	\$95.48
North Meadows	1	0.2%	1,218	22	\$125,000	\$102.63
Northeast Meadow	2	0.4%	993	50	\$105,500	\$106.11
Oak Hills	1	0.2%	1,760	148	\$154,250	\$87.64
Oak Walk	3	0.5%	2,139	42	\$200,333	\$94.34
Oaks	3	0.5%	2,216	76	\$198,500	\$89.41
Orchard	3	0.5%	1,550	52	\$156,833	\$101.17
Palisades	2	0.4%	2,043	24	\$176,950	\$87.66
Paradise Valley	3	0.5%	1,198	51	\$111,000	\$93.04
Park Place	2	0.4%	1,413	112	\$107,000	\$76.27
Parker's Place	2	0.4%	1,821	40	\$205,150	\$112.70
Parson Hills	4	0.7%	2,181	79	\$168,750	\$78.48
Peaceful Valley Estates	4	0.7%	1,908	121	\$165,975	\$87.42
Pinewood	3	0.5%	2,711	44	\$254,917	\$95.92
Ponderosa	2	0.4%	1,928	75	\$177,250	\$91.90
Porthaven	2	0.4%	1,516	40	\$157,500	\$103.62
Purtle	1	0.2%	1,335	82	\$143,000	\$107.12
Putmans	1	0.2%	1,524	126	\$110,000	\$72.18
Quandt	1	0.2%	944	2	\$90,000	\$95.34
R L Hayes	1	0.2%	960	75	\$93,000	\$96.88
Renaissance	7	1.2%	2,242	73	\$240,357	\$107.67
Riggins	1	0.2%	6,672	67	\$742,000	\$111.21
Rogers	5	0.9%	2,051	69	\$164,400	\$82.96
Rolling Oaks Estates	1	0.2%	1,806	43	\$249,900	\$138.37
Rosson Creek	6	1.1%	2,103	208	\$241,095	\$114.68
San Jose Estates	6	1.1%	2,205	63	\$217,333	\$98.75
Sandy Heights	2	0.4%	1,669	33	\$161,200	\$97.33
Savannah Ridge	4	0.7%	1,442	60	\$159,925	\$110.74
Serenity	4	0.7%	1,636	95	\$176,200	\$107.70
Shawnee	1	0.2%	2,083	25	\$186,000	\$89.29
Shenandoah Hills	5	0.9%	2,779	80	\$281,820	\$101.62
Silverstone	2	0.4%	1,434	57	\$141,000	\$98.32
Sisson	1	0.2%	1,075	42	\$70,000	\$65.12
Sonoma	3	0.5%	2,180	48	\$226,803	\$104.14
Sonora Acres	1	0.2%	2,936	101	\$277,500	\$94.52
Southfield	2	0.4%	1,476	152	\$144,400	\$97.69
Southfork	2	0.4%	1,681	69	\$151,500	\$90.11
Southwind Terrace	3	0.5%	2,820	189	\$260,167	\$93.76
Spanish Trace	2	0.4%	2,241	80	\$188,000	\$84.18
Spring Creek Estates	6	1.1%	1,827	48	\$192,480	\$105.26
Spring Creek Park	7	1.2%	1,520	47	\$167,357	\$110.14

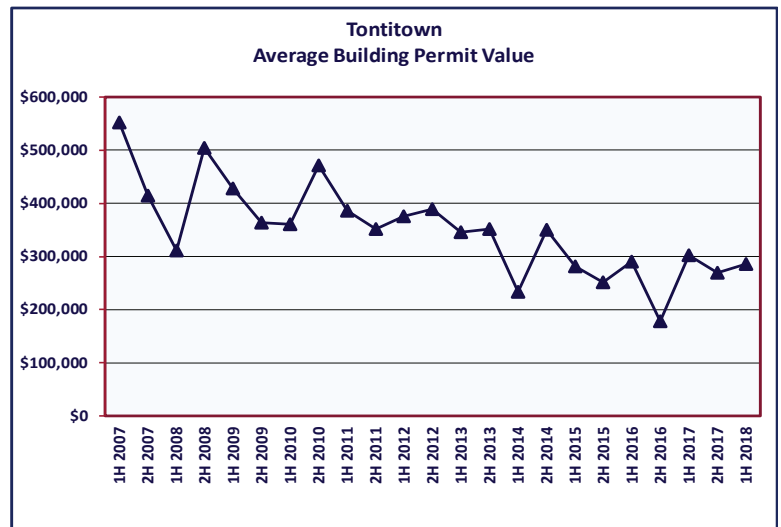
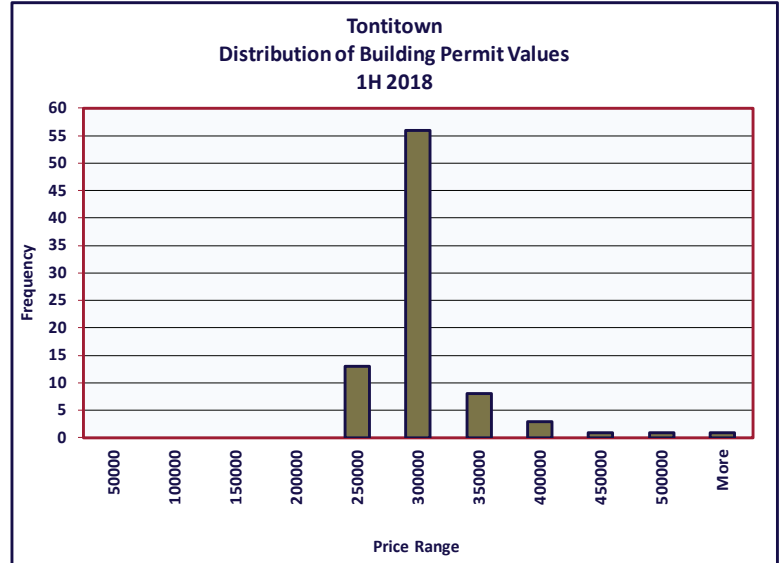
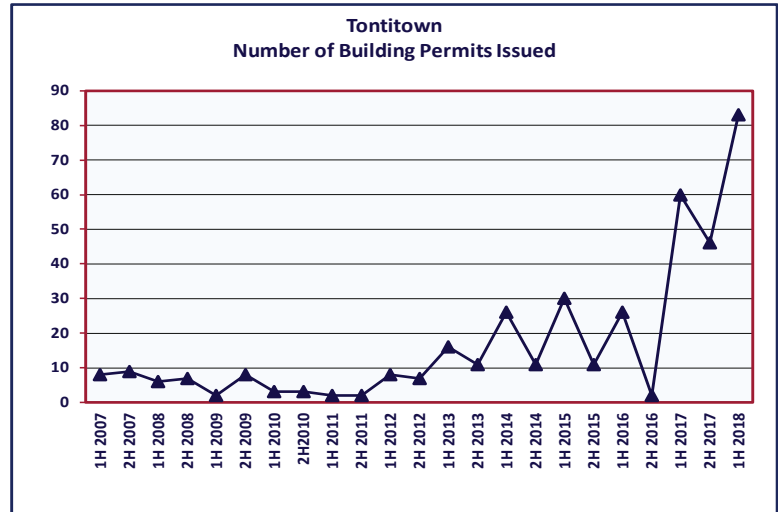
Springdale

Springdale Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Spring Hill	10	1.8%	2,131	90	\$217,180	\$102.51
Spring Ridge	2	0.4%	3,647	115	\$413,500	\$113.75
Steve Miller	1	0.2%	1,284	52	\$105,000	\$81.78
Stockton Place	1	0.2%	1,360	152	\$151,000	\$111.03
Stonecrest	3	0.5%	2,931	125	\$294,667	\$100.68
Stonegate of Legendary	2	0.4%	1,509	104	\$184,950	\$122.59
Sugg	2	0.4%	1,406	110	\$160,000	\$113.81
Sunny Slope	1	0.2%	1,378	38	\$118,000	\$85.63
Sunset Ridge	2	0.4%	3,286	116	\$345,000	\$105.06
Suttle Estates	1	0.2%	5,394	93	\$575,500	\$106.69
Thornbury	4	0.7%	3,932	64	\$462,313	\$117.45
Timber Ridge	2	0.4%	5,295	63	\$479,950	\$94.02
Tuscany	9	1.6%	2,889	140	\$339,322	\$117.58
Tyson Heights	30	5.3%	1,562	166	\$164,652	\$108.58
Valley View	2	0.4%	1,550	29	\$146,450	\$94.58
Vicenza Villa	2	0.4%	1,827	111	\$236,750	\$129.15
Vineyards, The	6	1.1%	1,683	71	\$158,167	\$95.50
W Walker	7	1.2%	1,834	66	\$166,000	\$90.89
Waggoners	2	0.4%	1,640	266	\$100,000	\$65.44
Walnut Crossing	2	0.4%	1,486	37	\$159,500	\$107.33
Walnut Grove	2	0.4%	1,379	23	\$151,250	\$109.68
War Eagle Cove	1	0.2%	1,669	81	\$205,000	\$122.83
Watson	1	0.2%	952	100	\$105,000	\$110.29
West Emma Gardens	2	0.4%	1,695	52	\$145,000	\$86.22
West End	3	0.5%	1,128	72	\$99,633	\$93.60
West Heights	1	0.2%	1,674	33	\$100,000	\$59.74
West Huntsville	2	0.4%	1,383	69	\$143,000	\$103.45
Westbrook	1	0.2%	2,345	38	\$288,435	\$123.00
Western Oaks Place	3	0.5%	2,023	94	\$165,633	\$82.07
Westfield	2	0.4%	1,681	44	\$177,200	\$105.62
Westside	2	0.4%	1,416	72	\$121,000	\$85.49
Westwood Heights	2	0.4%	1,473	51	\$130,750	\$88.76
White Hills	1	0.2%	1,388	43	\$140,000	\$100.86
Wilkins	4	0.7%	1,579	92	\$149,250	\$95.50
Willow Bend	1	0.2%	3,017	98	\$375,000	\$124.30
Windsor	4	0.7%	2,563	96	\$256,500	\$100.36
Wobbe Gardens	1	0.2%	931	35	\$92,000	\$98.82
Woodcliff	1	0.2%	3,750	223	\$265,000	\$70.67
Woodland Heights	2	0.4%	1,103	39	\$124,500	\$113.36
Other	35	6.2%	2,193	94	\$236,974	\$105.83
Springdale	563	100.0%	1,970	147	\$204,901	\$103.10

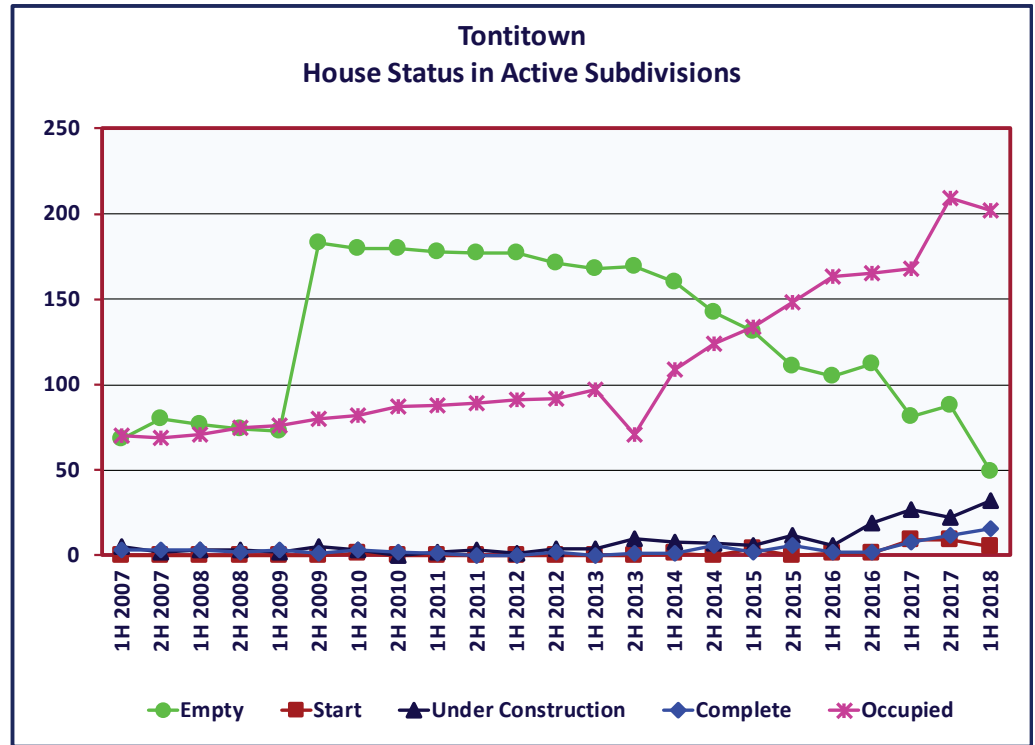
Tontitown

- From January 1 through June 30, 2018 there were 83 residential building permits issued in Tontitown. This represents a 38.3 percent increase from the first half of 2017.
- In the first half of 2018, the majority of the building permits were in the \$250,001 through \$300,000 range.
- The average building permit value decreased 5.4 percent from \$302,089 in the first half of 2017 to \$285,664 in the first half of 2018.



Tontitown

- There were 304 total lots in 8 active subdivisions in Tontitown in the first half of 2018. About 66.4 percent of the lots were occupied, 5.3 percent were complete but unoccupied, 10.5 percent were under construction, 1.6 percent were starts, and 16.1 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the first half of 2018 was Westbrook with 11.
- 28 new houses in Tontitown became occupied in the first half of 2018. The annual absorption rate implies that there were 15.9 months of remaining inventory in active subdivisions, down from 21 months in the second half of 2017.
- In 4 out of the 8 active subdivisions in Tontitown, no absorption occurred in the past year.
- In 3 out of the 8 active subdivisions in Tontitown, no new construction occurred in the past year.
- 416 lots in 5 subdivisions had received either preliminary or final approval by June 30, 2018.



Tontitown Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
South Pointe, Phase I, II	1H 2017	179
Napa Subdivision	1H 2018	65
<i>Final Approval</i>		
Hidden Valley Estates	1H 2018	29
Liberty Estates Phase 2	1H 2018	29
Westbrook Subdivision Phase 2	1H 2018	114
Tontitown		416

Tontitown

Tontitown House Status in Active Subdivisions First Half of 2018

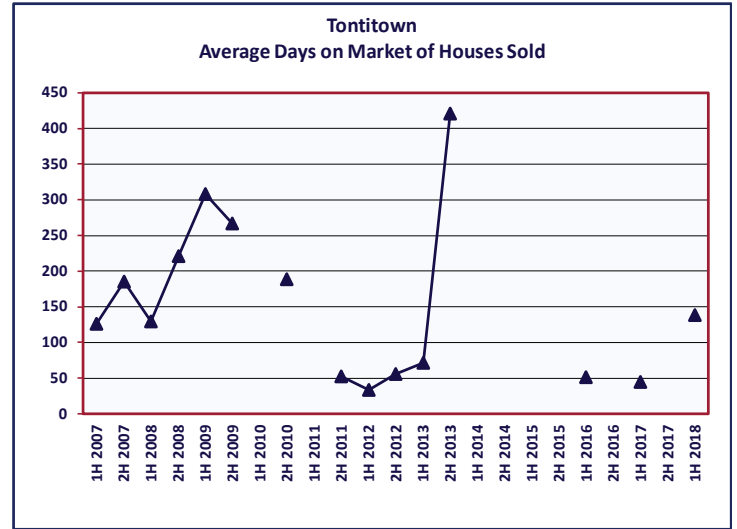
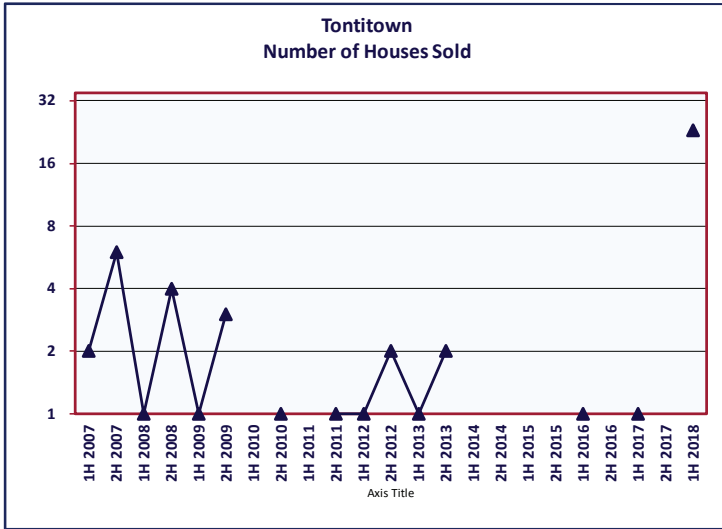
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights ^{1,2}	5	0	1	0	24	30	0	--
Coppertree ^{1,2}	6	0	0	0	8	14	0	--
Liberty Estates	18	0	10	13	8	49	8	61.5
San Gennaro ¹	5	0	1	0	8	14	0	--
South Barrington Road	0	0	0	0	23	23	5	0.0
Tuscan Sun ^{1,2}	1	0	0	0	19	20	0	--
Tuscany, Phase II	9	1	9	2	20	41	8	15.8
Westbrook (changed from Villaggio De Perona, Phase I)	5	4	11	1	92	113	7	8.4
Tontitown	49	5	32	16	202	304	28	15.9

¹ No absorption has occurred in this subdivision in the last four quarters.

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

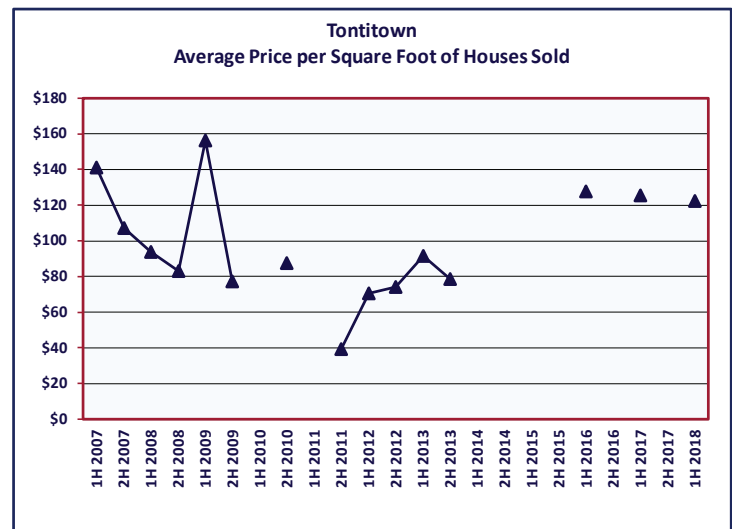
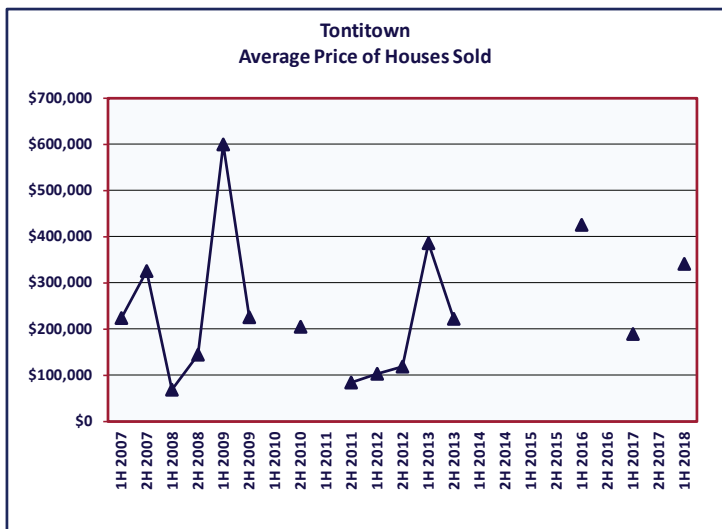


Tontitown



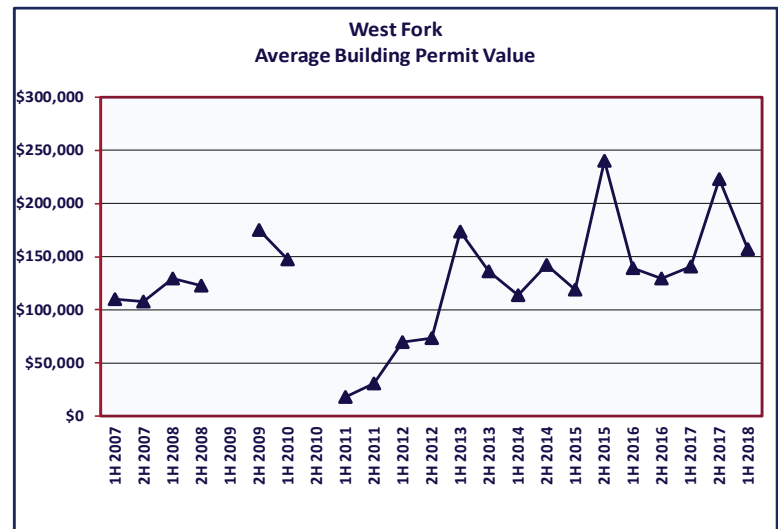
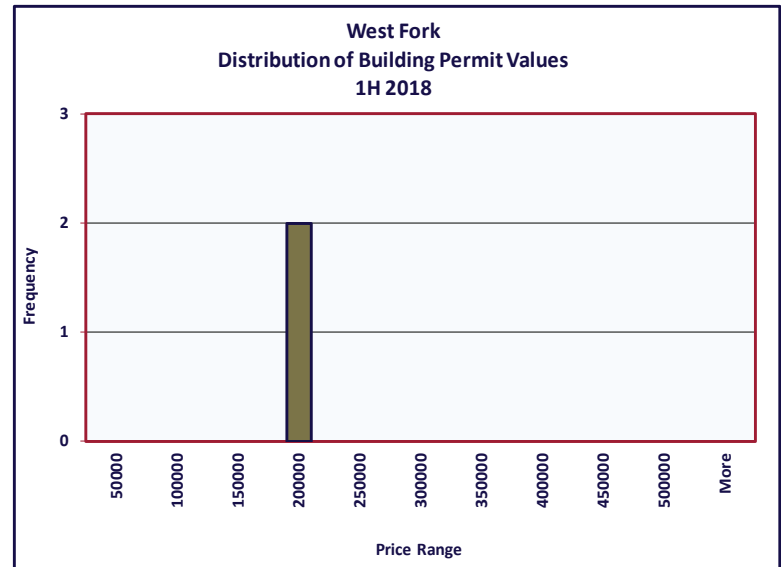
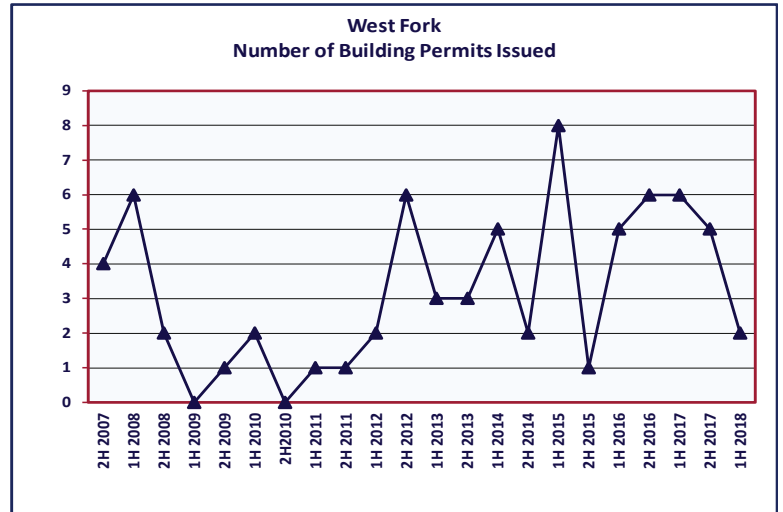
- There were 23 houses sold in Tontitown from January 1 to June 30, 2018 compared to the 1 house sold in the first half of 2017. Skyline Report researchers downloaded parcel codes which verified the accuracy of this MLS data.
- The average price of a house sold in Tontitown was \$343,876 in the first half of 2018.
- The average sales price was 82.5 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale was 139 in the first half of 2018.
- The average price per square foot for a house sold in Tontitown was \$122.55 in the first half of 2018.
- About 1.3 percent of all houses sold in Washington County in the first half of 2018 were sold in Tontitown.

- The average sales price of a house was 145.9 percent of the county average.
- 5 newly constructed houses were sold in Tontitown in the first half of 2018 at an average price of \$316,970. These houses were on the market for an average of 154 days.
- There were 33 houses listed for sale in the MLS database in Tontitown as of June 30, 2018. These houses had the average list price of 405,361.
- According to the Washington County Assessor's database, 63.4 percent of houses in Tontitown were owner-occupied in the first half of 2018.

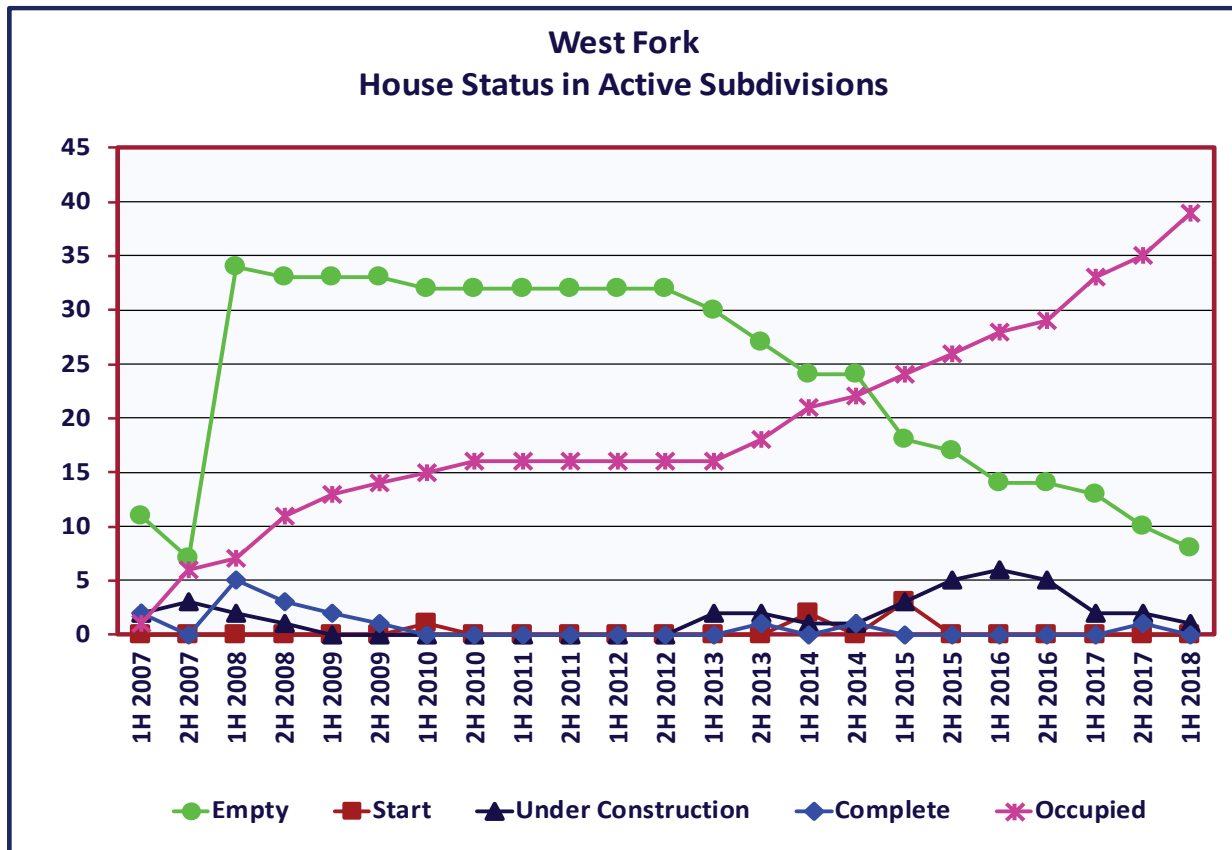


West Fork

- From January 1 through July 30, there were 2 residential building permits issued in West Fork. This represents a 66.7 percent decrease from the first half of 2017.
- In the first half of 2018, all of the building permits issued in West Fork were valued in the \$200,000 range.
- The average residential building permit value in West Fork increased by 11.7 percent from \$141,000 in the first half of 2017 to \$157,500 in the first half of 2018.



West Fork



- There were 48 total lots in 3 active subdivisions in West Fork in the first half of 2018. About 81.3 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 2.1 percent were under construction, 0.0 percent were starts, and 16.7 percent were empty lots.
- The subdivision with the most houses under construction in West Fork in the first half of 2018 was Graystone with 1.
- 4 new houses became occupied in West Fork in the first half of 2018. The annual absorption rate implies that there were 18.0 months of remaining inventory in active subdivisions down from 22.3 in the second half of 2017.
- There was no absorption in 1 of 3 active subdivision in West Fork in the first half of 2018 and no additional lots had received final approval by June 30, 2018.

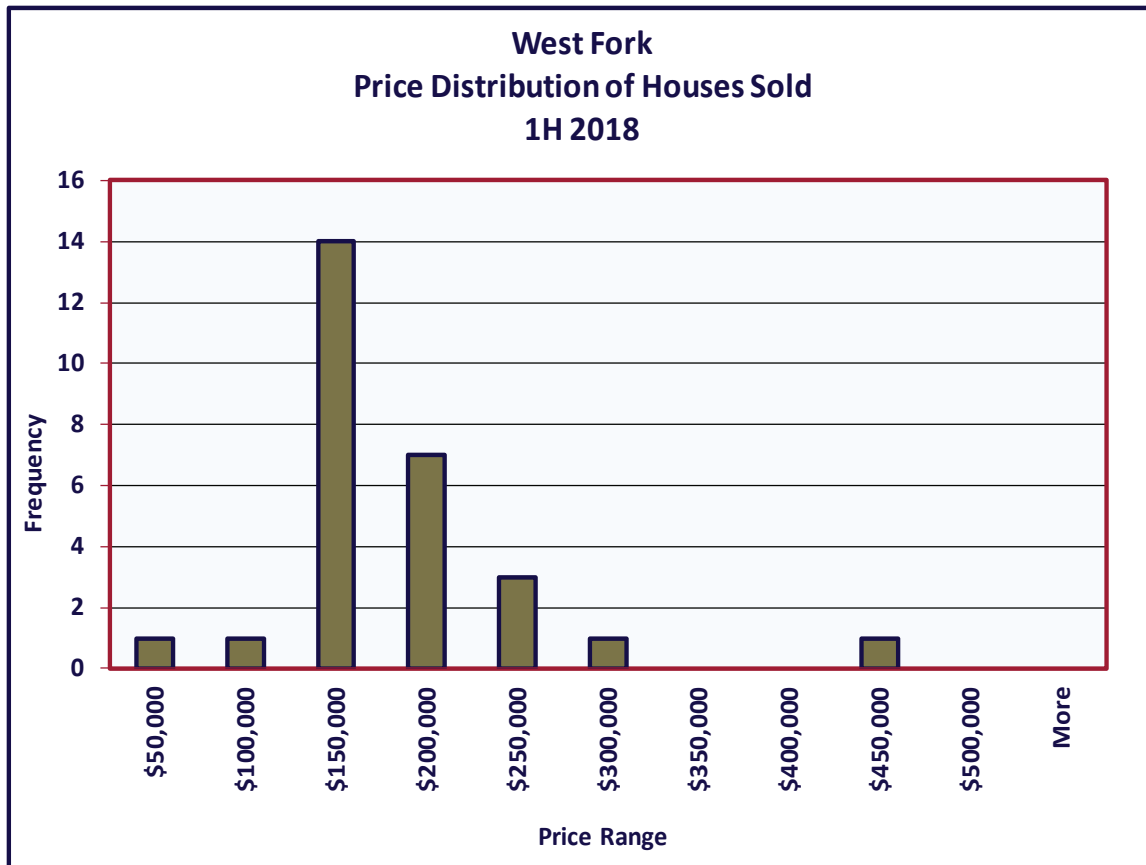
West Fork House Status in Active Subdivisions First Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates ^{1,2}	1	0	0	0	3	4	0	--
Graystone	5	0	1	0	22	28	3	14.4
Hidden Creek	2	0	0	0	14	16	1	24.0
West Fork	8	0	1	0	39	48	4	18.0

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

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

West Fork

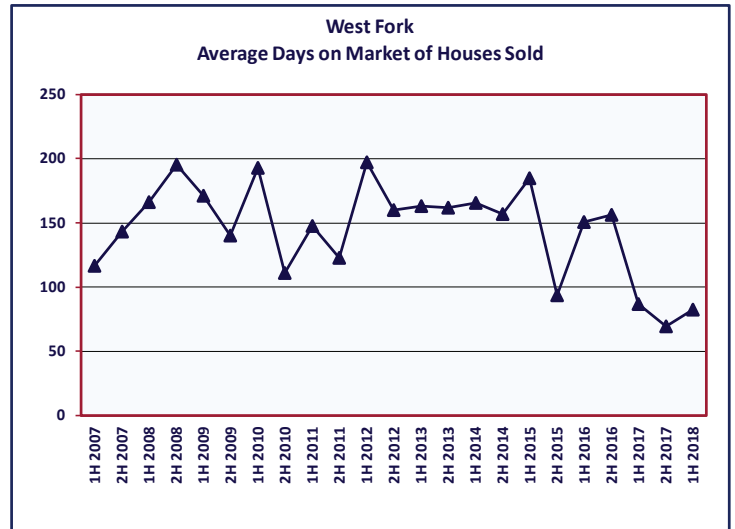
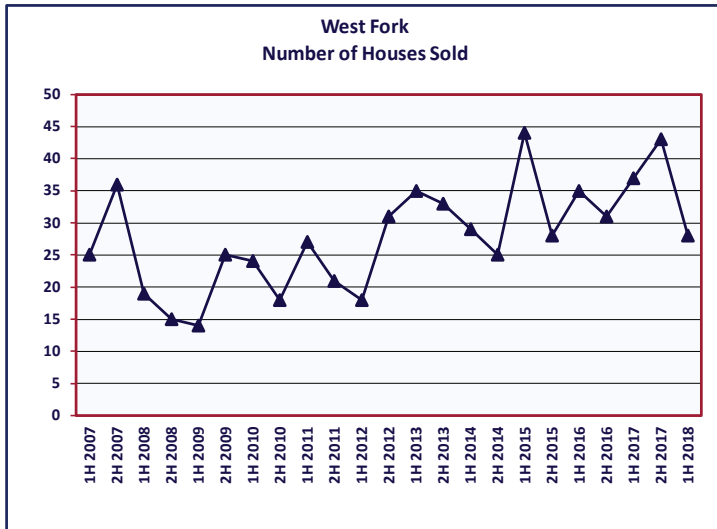


- 75 percent of the sold houses in West Fork were priced between \$100,001 and \$200,000.

West Fork Price Range of Houses Sold First Half of 2018

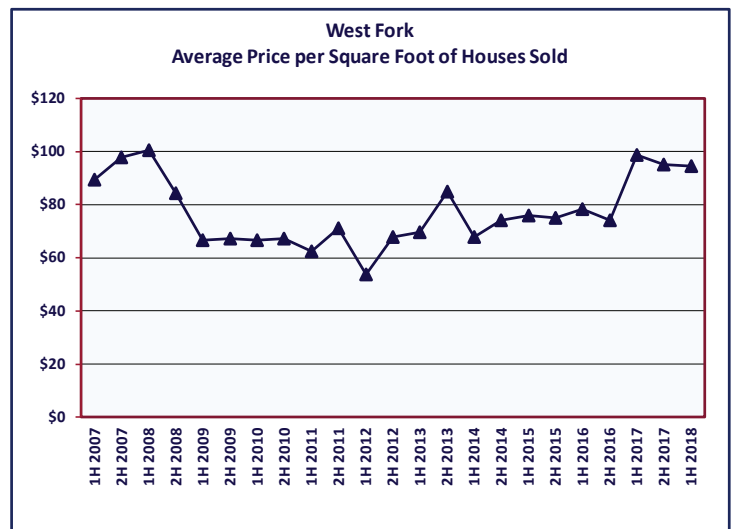
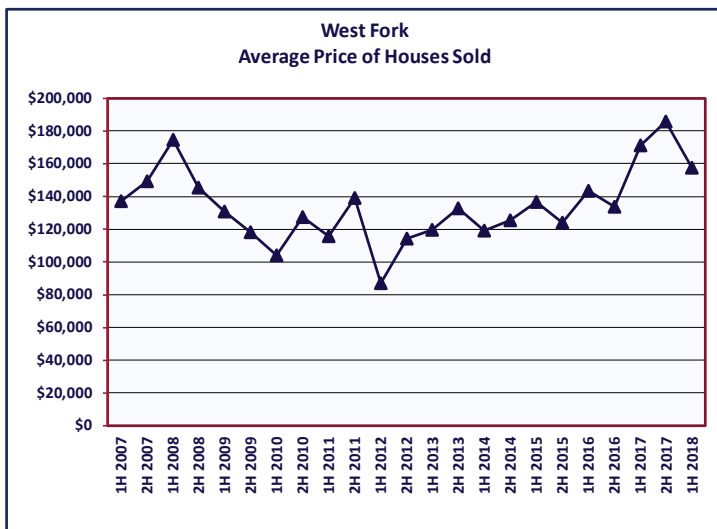
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	3.6%	800	86	114.5%	\$35.63
\$50,001 - \$100,000	1	3.6%	1,428	75	93.5%	\$56.97
\$100,001 - \$150,000	14	50.0%	1,357	75	99.1%	\$99.02
\$150,001 - \$200,000	7	25.0%	2,034	84	98.8%	\$86.45
\$200,001 - \$250,000	3	10.7%	1,920	128	94.4%	\$121.47
\$250,001 - \$300,000	1	3.6%	2,426	43	100.2%	\$103.27
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	3.6%	4,382	73	118.6%	\$94.71
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
West Fork	28	100.0%	1,716	82	99.6%	\$94.51

West Fork



- There were 28 houses sold in West Fork from January 1 to June 30, 2018 or 24.3 percent less than the 37 houses sold in the first half of 2017 and 34.9 percent less than the 43 sold in the second half of 2017.
- The average price of a house sold in West Fork decreased from \$185,638 in the second half of 2017 to \$157,762 in the first half of 2018.
- The average sales price was 7.7 percent lower than in the first half of 2017 and 15 percent lower than in the second half of 2017.
- The average number of days on market from initial listing to the sale increased from 70 in the second half of 2017 to 83 in the first half of 2018.
- The average price per square foot for a house sold in West Fork decreased from \$95.14 in the second half of 2017 to \$94.51 in the first half of 2018.

- The average price per square foot was 0.7 percent lower than in the previous half year and 4.3 percent lower than in the first half of 2017.
- About 1.6 percent of all houses sold in Washington County in the first half of 2018 were sold in West Fork. The average sales price of a house was 67 percent of the county average.
- There were 20 houses listed for sale in the MLS database in West Fork as of June 30, 2018. These houses had an average list price of \$363,335.
- Out of 28 houses sold in the first half of 2018, 0 were new construction.
- According to the Washington County Assessor's database 71.3 percent of houses in West Fork were owner-occupied in the first half of 2018.



West Fork

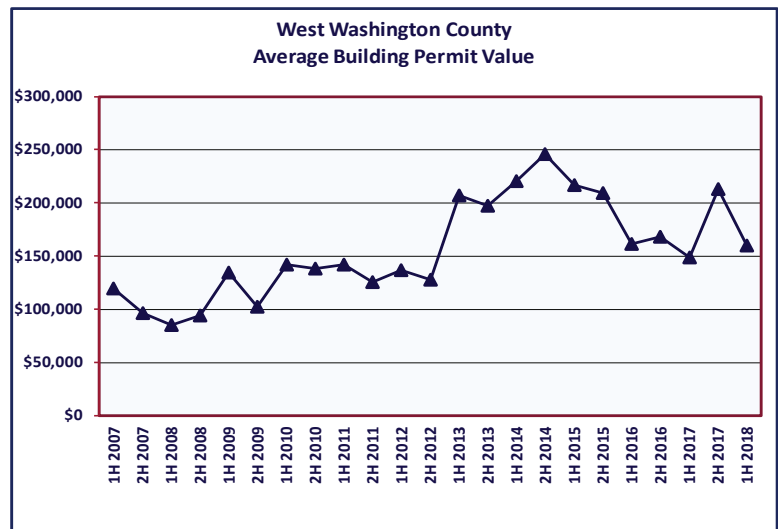
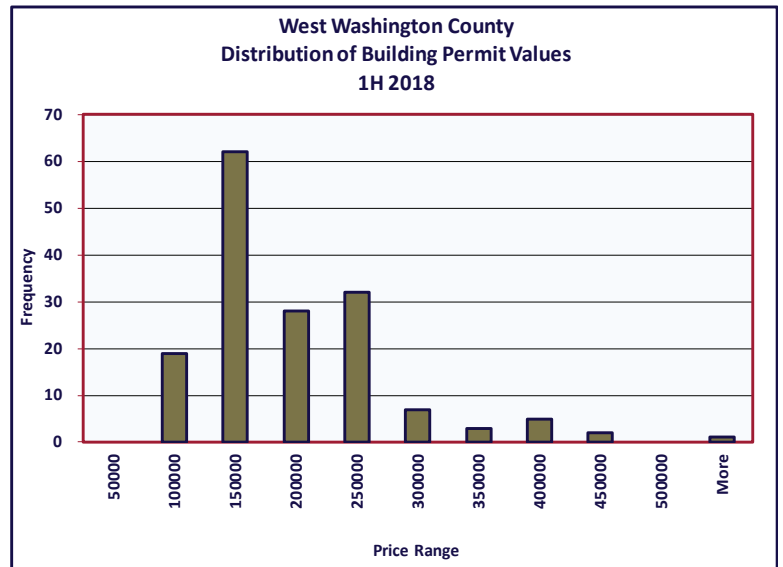
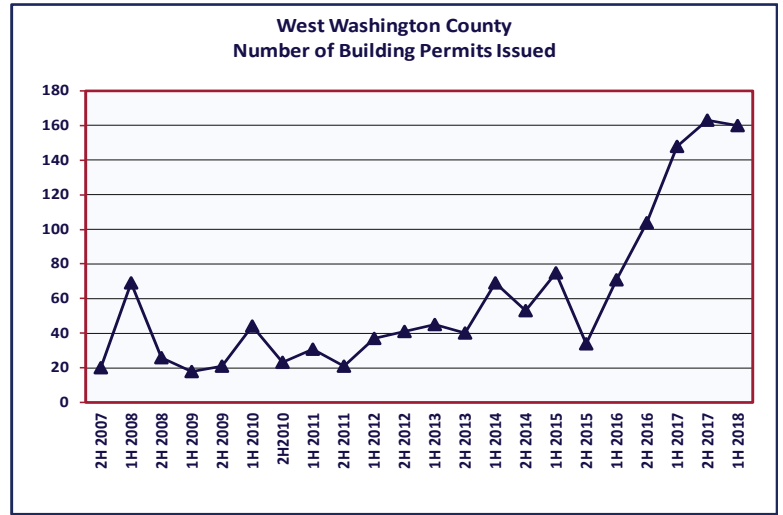
West Fork Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cantrell	1	3.6%	800	86	\$28,500	\$35.63
Graystone	1	3.6%	1,568	55	\$162,000	\$103.32
Skyview	1	3.6%	4,382	73	\$415,000	\$94.71
Smith	1	3.6%	1,540	32	\$134,000	\$87.01
Valley View	2	7.1%	1,511	114	\$143,500	\$96.64
White River Estates	1	3.6%	1,259	49	\$115,000	\$91.34
Other	21	75.0%	1,689	85	\$155,992	\$97.20
West Fork	28	100.0%	1,716	83	\$157,762	\$94.51



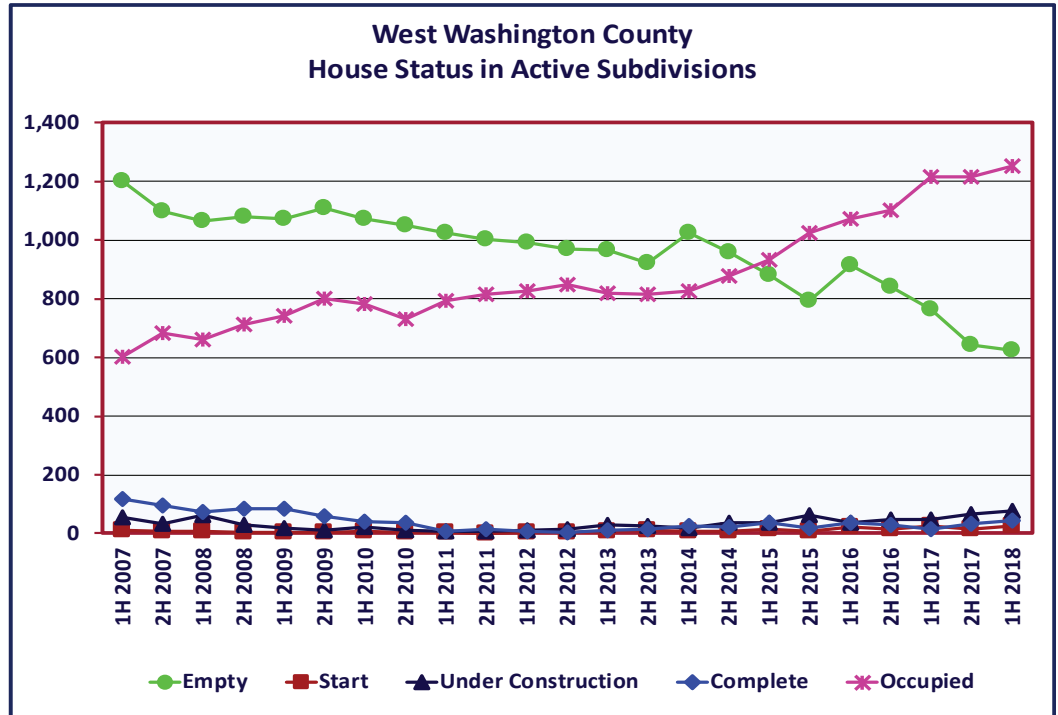
West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From January 1 to June 30, 2018 there were 160 residential building permits issued in West Washington County. This represents a 8.1 percent increase from the first half of 2017.
- In the first half of 2018, the majority of the building permits in West Washington County were valued in the \$100,001 to \$250,000 range.
- The average residential building permit value in West Washington County increased 7.6 percent from \$148,493 in the first half of 2017 to \$159,763 in the first half of 2018.



West Washington County

- There were 2,019 total lots in 25 active subdivisions in West Washington County in the first half of 2018. About 62 percent of the lots were occupied, 2.2 percent were complete, but unoccupied, 3.8 percent were under construction, 1.2 percent were starts, and 30.9 percent were empty lots.
- The subdivisions with the most houses under construction in West Washington County in the first half of 2018 were Sundowner in Prairie Grove with 40 and Saddlebrook in Farmington with 19.
- No new construction or progress in existing construction occurred in the first half of 2018 in 7 out of the 25 active subdivisions in West Washington County.
- 141 new houses in West Washington County became occupied in the first half of 2018. The annual absorption rate implies that there were 38.1 months of remaining inventory in active subdivisions, down from 42.1 months in the second half of 2017.
- In 11 out of the 25 active subdivisions in West Washington County, no absorption occurred in the last year.



- An additional 195 lots in 5 subdivisions had received either preliminary or final approval by June 30, 2018.

West Washington County Preliminary and Final Approved Subdivisions First Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Prairie Grove, Highland Green, Phase II	1H 2017	31
Farmington, Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Farmington, Farmington Heights	2H 2017	125
Farmington, Twin Falls, Phase III	2H 2017	6
Farmington, Windgate	2H 2017	27
West Washington County		195

West Washington County

West Washington County House Status in Active Subdivisions First Half of 2018

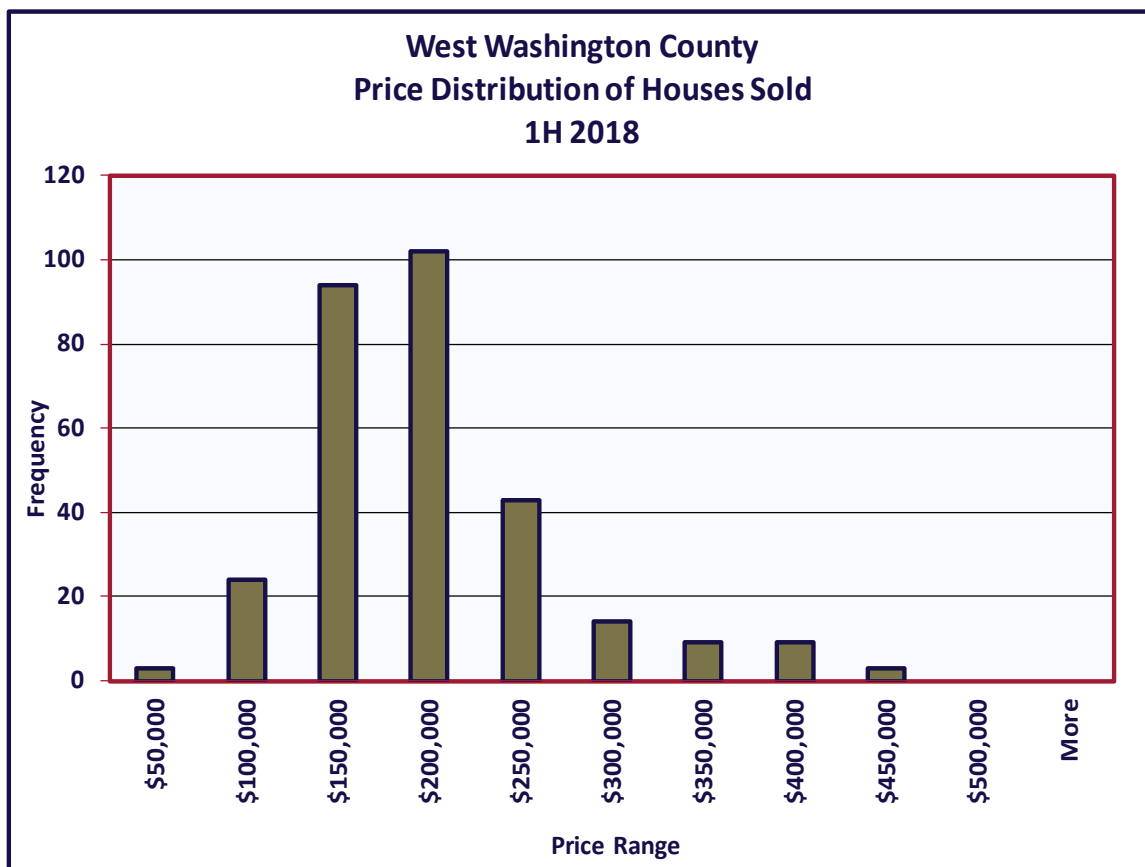
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates (Farmington)	7	0	1	0	58	66	0	48
Forest Hills, Phases I, II (Farmington) ^{1,2}	1	0	0	0	50	51	0	--
Holland Crossing Commercial Subdivision (Farmington)	0	0	6	6	38	50	36	4
North Club House Estates (Farmington) ^{1,2}	1	0	0	0	20	21	0	--
Saddle Brook (Farmington)	81	7	19	15	7	129	7	209
South Club House Estates (Farmington) ^{1,2}	16	0	0	0	60	76	0	--
Twin Falls, Phases I, II (Farmington)	9	0	0	0	123	132	2	9
Walnut Grove (Farmington)	4	0	0	0	22	26	2	24
Homestead Addition (Greenland) ^{1,2}	27	0	0	0	53	80	0	--
Lee Valley, Phase IV (Greenland)	13	0	2	0	47	62	3	60
Carter-Johnson Subdivision (Lincoln) ^{1,2}	10	0	0	0	2	12	0	--
Country Meadows (Lincoln) ^{1,2}	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II (Prairie Grove)	25	0	4	3	94	126	12	15
Belle Meade, Phases I, II (Prairie Grove)	38	0	2	5	90	135	3	39
Chapel Ridge (Prairie Grove) ^{1,2}	1	0	0	0	14	15	0	--
Coyle (Prairie Grove) ¹	2	0	1	0	0	3	0	--
Grandview Estates, Phases IB, II, III (Prairie Grove) ¹	13	0	0	0	11	24	0	--
Highlands Green Phase I (Prairie Grove) ¹	0	0	0	1	39	40	0	--
Highlands Square North (Prairie Grove) ¹	5	0	0	3	31	39	0	--
Prairie Meadows, Phase III (Prairie Grove)	22	0	0	5	88	115	14	14
Stonecrest, Phase II (Prairie Grove)	6	0	0	0	39	45	1	36
Sundowner, Phases I, II, III (Prairie Grove)	247	17	40	7	310	621	57	36
Deaton Estates (West Fork)	1	0	0	0	3	4	0	--
Graystone (West Fork)	5	0	1	0	22	28	3	14
Hidden Creek (West Fork)	2	0	0	0	14	16	1	24
West Washington County	623	24	76	45	1,251	2,019	141	38.1

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

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



West Washington County



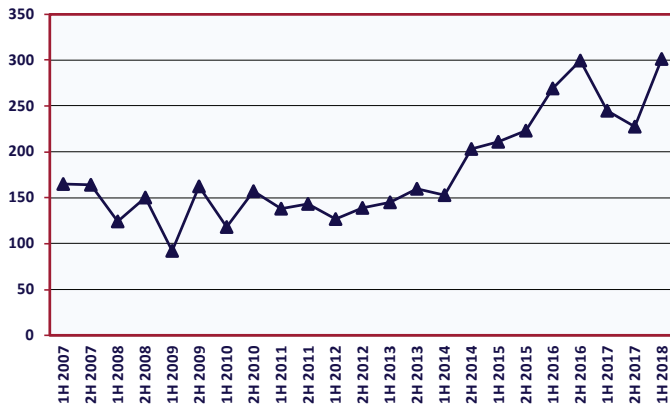
- 65.1 percent of the sold houses in West Washington County were priced between \$100,001 and \$200,000.

West Washington County Price Range of Houses Sold First Half of 2018

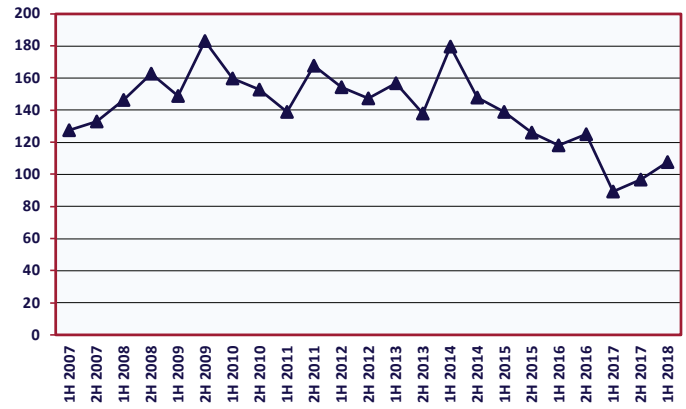
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	1.0%	830	106	91.1%	\$35.24
\$50,001 - \$100,000	24	8.0%	1,316	94	96.3%	\$72.72
\$100,001 - 150,000	94	31.2%	1,394	89	98.6%	\$100.35
\$150,001 - \$200,000	102	33.9%	1,723	108	99.3%	\$103.89
\$200,001 - \$250,000	43	14.3%	2,108	156	97.6%	\$106.56
\$250,001 - \$300,000	14	4.7%	2,440	104	98.7%	\$110.57
\$300,001 - \$350,000	9	3.0%	2,865	140	95.9%	\$116.29
\$350,001 - \$400,000	9	3.0%	3,204	83	96.7%	\$120.94
\$400,001 - \$450,000	3	1.0%	2,796	111	85.9%	\$163.60
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
West Washington County	301	100.0%	1,756	108	98.2%	\$101.78

West Washington County

West Washington County
Number of Houses Sold

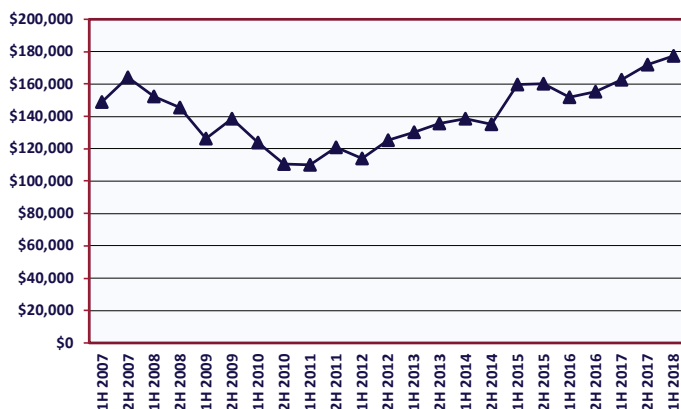


West Washington County
Average Days on Market of Houses Sold



- There were 301 houses sold in West Washington County from January 1 to June 30, 2018 or 32.6 percent more than in the second half of 2017 and 22.9 percent more than in the first half of 2017.
- The average price of a house sold in West Washington County increased from \$172,124 in the second half of 2017 to \$177,167 in the first half of 2018.
- The average sales price was 2.9 percent higher than in the previous half year and 8.8 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale increased from 97 in the second half of 2017 to 108 in the first half of 2018.
- The average price per square foot for a house sold in West Washington County increased from \$97.69 in the second half of 2017 to \$101.79 in the first half of 2018.
- The average price per square foot was 4.2 percent higher than in the second half of 2017 and 8.4 percent higher than in the first half of 2017.
- About 17.5 percent of all houses sold in Washington County in the first half of 2018 were sold in West Washington County. The average sales price of a house was 75.2 percent of the county average.
- Out of 301 houses sold in the first half of 2018, 84 were new construction. These newly constructed houses had an average sales price of \$178,801 and took an average of 124 days to sell from their initial listing dates.
- There were 141 houses in West Washington County listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$259,743.
- According to the Washington County Assessor's database, 67.7 percent of houses in West Washington County were owner-occupied in the first half of 2018.

West Washington County
Average Price of Houses Sold



West Washington County
Average Price per Square Foot of Houses Sold

