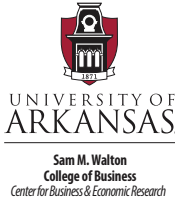




# THE SKYLINE REPORT

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## First Half of 2019 August 2019

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

This report is the forty-sixth 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 2019

- There were 1,946 building permits issued in Benton and Washington counties from January 1 to June 30, 2019. Benton County accounted for 1,179 of the residential building permits, while Washington County accounted for 767.
- 24,883 lots were in the 421 active subdivisions identified by Skyline Report researchers in the first half of 2019.
- In 72 out of the 421 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the first half of 2019, 1,589 new houses in active subdivisions became occupied, up 14.6 percent from 1,387 in the second half of 2018.
- Using the absorption rate from the past twelve months implies that there was a 25.6 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2019.
- An additional 8,117 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 58.3 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, 2019 there were 4,747 houses sold in Benton and Washington counties. This is an increase of 7.0 percent from the 4,438 sold during the same time period in the previous year.
- The average sales price of a house in Benton County was \$250,608 in the first half of 2019. In Washington County, the average sales price was \$235,893.
- There were 2,357 houses listed for sale in the MLS database as of June 30, 2019 at an average list price of \$383,343.

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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 2018 to 2019. The number of houses listed for sale in the MLS database as of June 30, 2019 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-sixth 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 2019 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 2019 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](http://cber.uark.edu).

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



# Economic Overview

## Gross Domestic Product

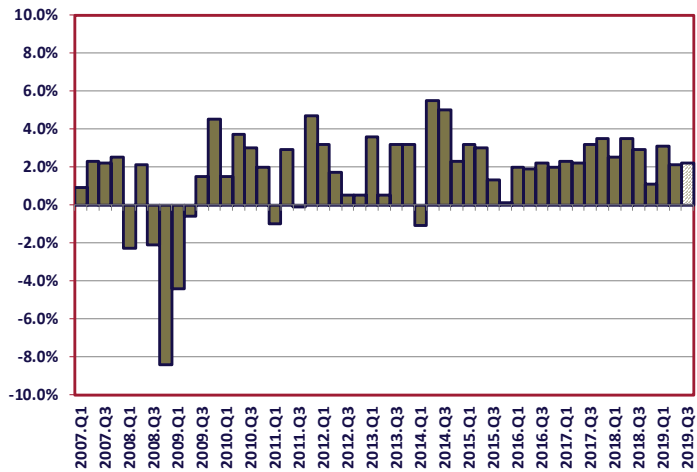
In the second quarter of 2019, real GDP increased by 2.1 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 3.1 percent in the first quarter of 2019. The increase in real GDP in the second quarter reflected positive contributions from personal consumption expenditures (PCE), federal government spending, and state and local government spending that were partly offset by negative contributions from private inventory investment, exports, nonresidential fixed investment and residential fixed investment. Imports, which are a subtraction in the calculation of GDP, increased. The deceleration in real GDP in the second quarter reflected downturns in inventory investment, exports, and nonresidential fixed investment. These downturns were partly offset by accelerations in PCE and federal government spending.

## Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 264,200 in June 2019, up 3.2 percent from June 2018. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.6 percent in June 2019, lower than the 3.0 percent unemployment rate in June 2018. The unemployment rate has remained under 4.0 percent since August of 2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.6 percent) and national (3.8 percent) unadjusted rates.

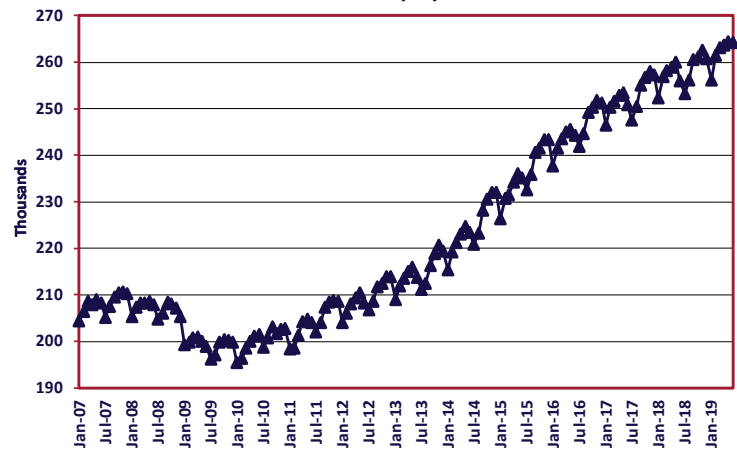
With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the June 2019 Fayetteville-Springdale-Rogers

Real U.S. Gross Domestic Product Growth Rate



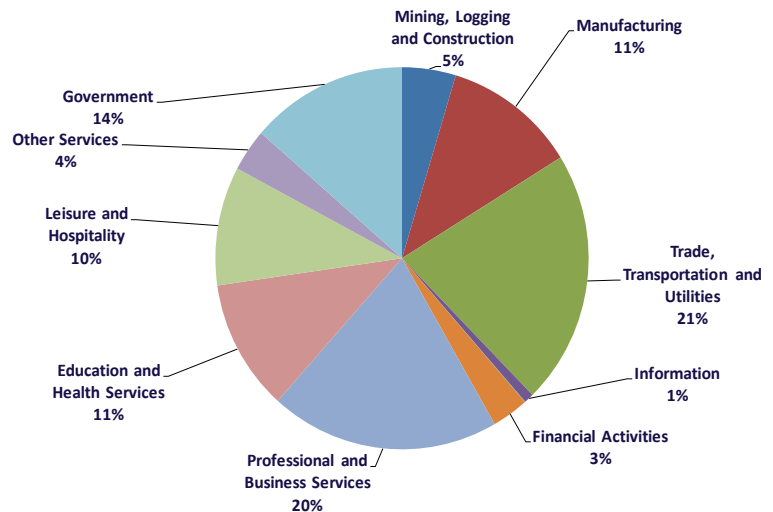
Source: U.S. Commerce Department, Bureau of Economic Analysis, June 2019 NABE Outlook

Fayetteville-Springdale-Rogers MSA  
Non-Farm Employment



Source: Bureau of Labor Statistics

Northwest Arkansas Employment by Sector - June 2019

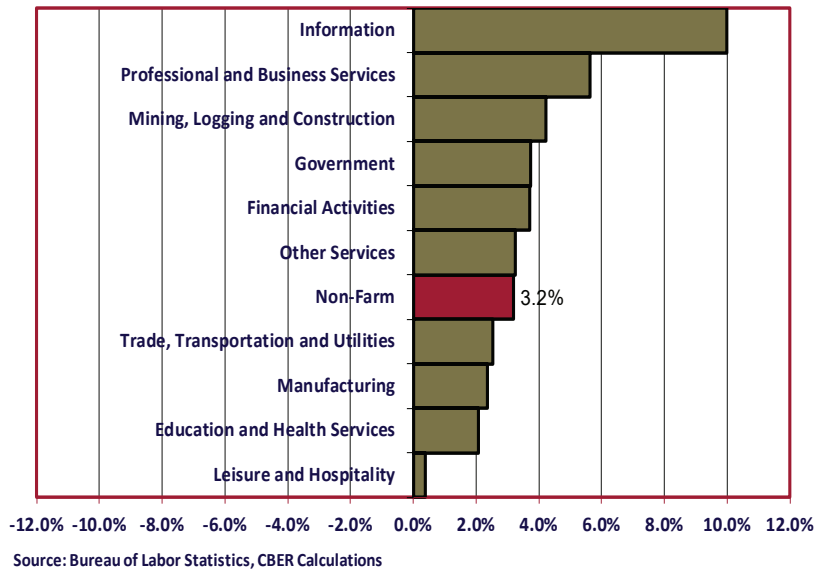


Source: Bureau of Labor Statistics

# Economic Overview

MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (21 percent) in Northwest Arkansas followed by professional and business services (20 percent), government (14 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (10 percent). The other figure shows the annual percentage change in the metro area's employment by sector from June 2018 to June 2019. Total nonfarm employment increased by 3.2 percent during that time. Employment in information, professional and business services, construction, government, financial activities and other services sectors grew more quickly than 3.2 percent. The trade, transportation and utilities sector, manufacturing, education and health services, and leisure and hospitality sectors grew slower than 3.2 percent.

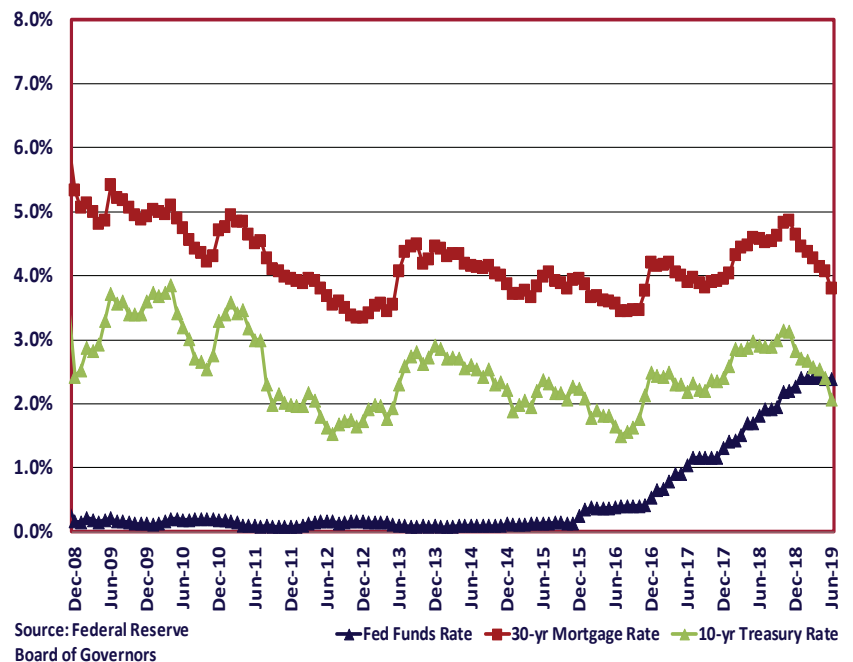
Change in Northwest Arkansas MSA Employment by Sector, June 2018 - June 2019



## Interest Rates

The Federal Funds rate averaged 2.38 percent in June 2019. The ten-year constant maturity Treasury bill had an interest rate of 2.07 percent in June 2019, down from 2.91 percent in June 2018. The positive spread between the ten-year rate and the federal funds rate has disappeared from a year ago and the spread has turned negative. The Federal Reserve Open Market Committee decided to decrease the target range for the federal funds rate from 2.25 to 2.00 percent. The Committee holds that sustained expansion of economic activity, strong labor market conditions, and inflation near the Committee's symmetric 2 percent objective are the most likely outcomes of their decision. The accompanying figure shows the Federal Funds rate and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 3.80 percent in June 2019.

Selected Interest Rates



# Regional Housing Market

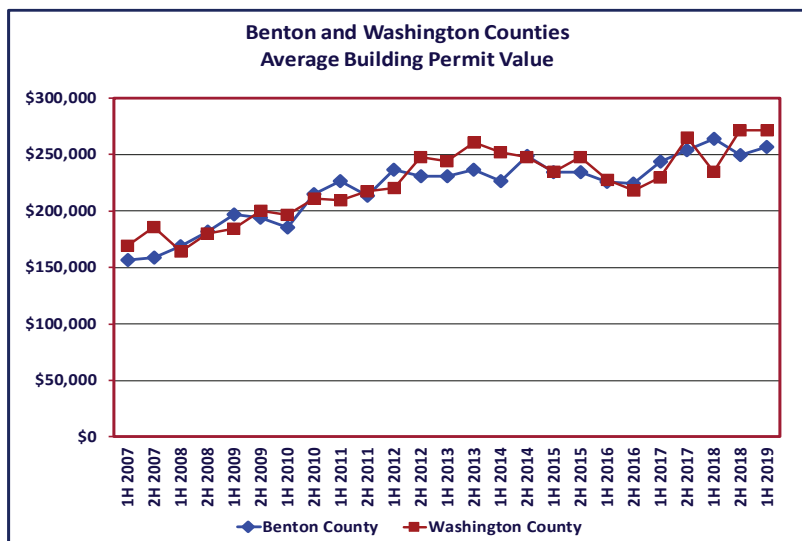
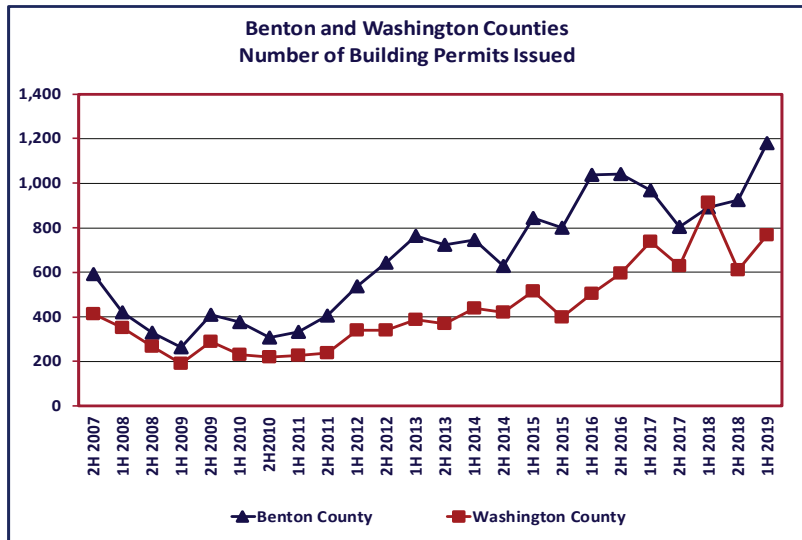
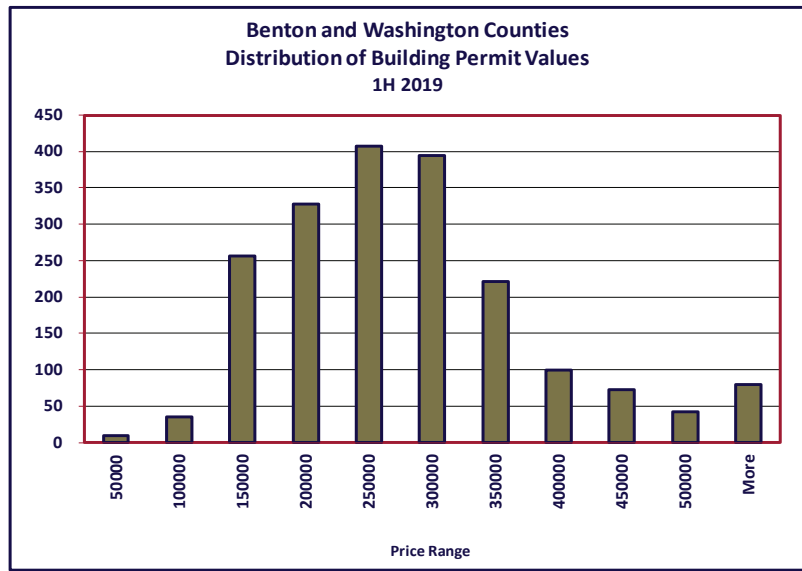
## Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in June 2019 were at a seasonally adjusted annual rate of 1,232,000. This is 5.2 percent below the May 2019 rate of 1,299,000 and is 5.7 percent below the June 2018 estimate of 1,306,000. The National Association of Realtors reports national existing-home sales declined 1.7 percent from May to a seasonally adjusted annual rate of 5.27 million in June. Existing home sales were 2.2 percent lower than the June 2018 rate.

## Regional Housing Market Summary

There were 1,946 building permits issued in Benton and Washington counties from January 1 to June 30, 2019. This number is 7.9 percent higher than the 1,804 building permits issued during the same period in 2018. Benton County accounted for 1,179 of the residential building permits, while Washington County accounted for 767. The average value of all building permits in Northwest Arkansas from January 1 to June 30, 2019 was \$262,327 up 5.4 percent from the average value of \$248,901 during the same time period in 2018. The most active value range for building permits was the \$200,001 to \$250,000 range with 21. Following closely were 19 building permits issued in the \$150,001 to \$200,000 range and 18 in the 300,001-350,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

24,883 lots were in the 421 active subdivisions identified by Skyline Report researchers in the first half of 2019. Of these lots, 4,719 were classified as empty, 179 were classified as starts, 992 were



# Regional Housing Market

classified as being under construction, 463 were classified as complete, but unoccupied, and 18,530 were classified as occupied. In 72 out of the 421 active subdivisions, no new construction or progress in existing construction has occurred during the last year. During the first half of 2019, 1,589 new houses in active subdivisions became occupied, up 14.6 percent from 1,387 in the second half of 2019. Using the absorption rate from the past twelve months implies that there was a 25.6 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2019. When the remaining first half inventory is examined on a county-by-county basis, Benton County had 27.9 months of remaining lot inventory and Washington County had 22.6 months of remaining inventory in active subdivisions. Meanwhile, in 131 out of the 421 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Gravette, Highfill, Little Flock, Lowell, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Johnson, Goshen, Prairie Grove, Springdale, Tontitown, and West Fork, as well as for Benton and Washington counties (no city divisions), a list of subdivisions that have received either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots, was compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2019 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 1,378 lots in 18 subdivisions reported as

## Benton and Washington Counties Number and Average Value of Residential Building Permits First Half of 2019

City	1H 2019 Number of Building Permits	1H 2018 Number of Building Permits	1H 2019 Average Value of Building Permits	1H 2018 Average Value of Building Permits
Bella Vista	129	131	\$284,558	\$260,790
Bentonville	277	253	\$285,321	\$293,402
Bethel Heights	15	8	\$301,520	\$235,355
Cave Springs	76	66	\$282,677	\$252,291
Centerton	173	121	\$261,538	\$282,691
Decatur	0	1	\$0	\$0
Elkins	37	69	\$158,164	\$147,594
Elm Springs	27	45	\$210,333	\$273,311
Farmington	61	45	\$281,967	\$273,311
Fayetteville	338	370	\$305,083	\$241,933
Gentry	31	9	\$131,783	\$124,444
Goshen	4	16	\$270,250	\$304,438
Gravette	3	25	\$163,333	\$137,920
Greenland	0	1	\$0	\$134,500
Highfill	69	0	\$158,845	\$0
Johnson	3	0	\$701,875	\$0
Lincoln	1	4	\$199,666	\$165,900
Little Flock	5	13	\$503,285	\$525,597
Lowell	73	35	\$280,609	\$320,428
Pea Ridge	34	36	\$272,252	\$132,538
Prairie Grove	101	107	\$148,035	\$131,784
Rogers	222	155	\$240,471	\$261,513
Siloam Springs	72	37	\$198,358	\$135,152
Springdale	101	172	\$306,589	\$268,521
Tontitown	91	83	\$290,999	\$285,664
West Fork	3	2	\$133,896	\$157,500
<b>Northwest Arkansas</b>	<b>1,946</b>	<b>1,804</b>	<b>\$262,327</b>	<b>\$248,901</b>

either preliminary or finally approved. In Centerton, 31 subdivisions were planned with 1,355 lots. The Rogers planning commission had approved 16 subdivisions with 509 lots. There were 320 coming lots in 9 subdivisions in Siloam Springs. Cave Springs had 123 lots coming in 2 subdivisions. The cities of Bethel Heights, Gentry, Gravette, Highfill, Little Flock, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 1,272 lots in 15 subdivisions.

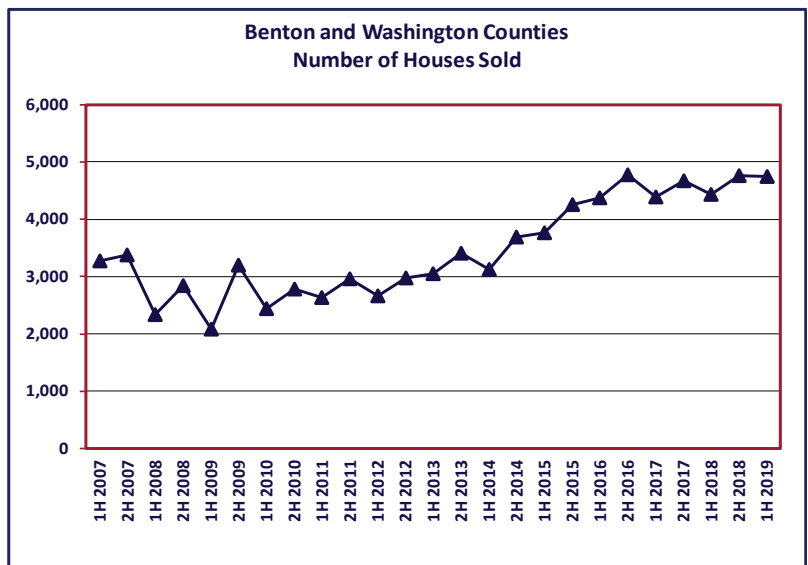
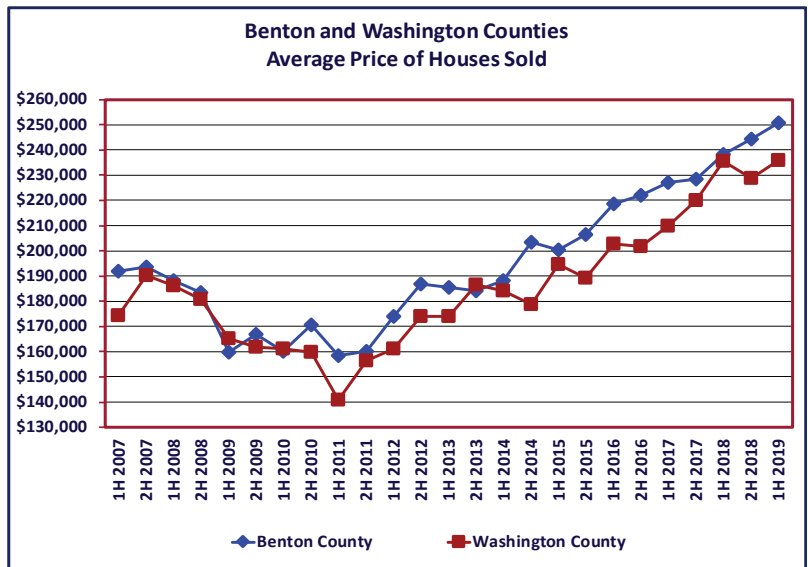
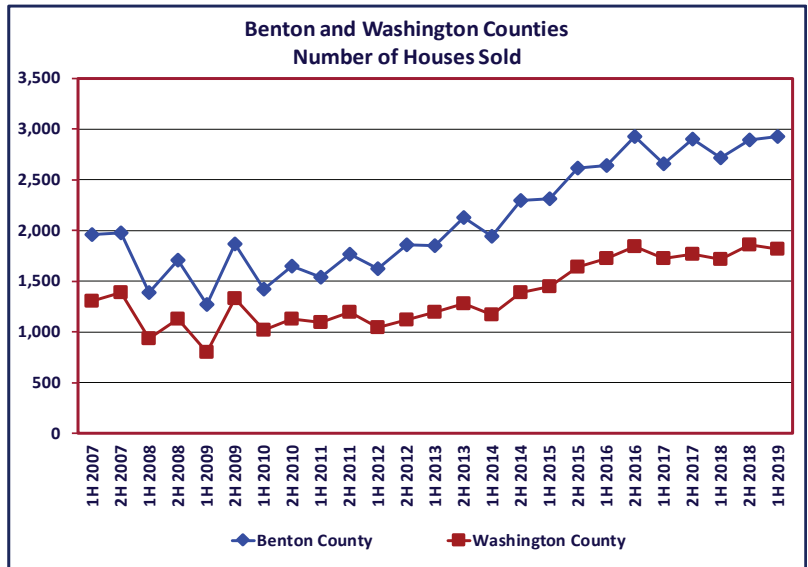
Fayetteville and Springdale had in their pipelines 2,012 lots in 30 subdivisions and 626 lots in 11 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, Prairie Grove, Johnson, and subdivisions in unincorporated areas of Washington County accounted for an additional 522 approved lots in 13 subdivisions. In total, there were 8,117 lots with preliminary or final approval within the two counties. If this lot inventory is added to the remaining lots in active subdivisions,



# Regional Housing Market

then there are 58.3 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From January 1 to June 30, 2019 there were 4,747 houses sold in Benton and Washington counties. This is an increase of 7.0 percent from the same period in the previous year. There were 2,357 houses listed for sale in the MLS database as of January 1, 2019 at an average list price of \$383,343. In the first half of 2019 in Northwest Arkansas, the average sales price of houses, in absolute terms, decreased in Benton and Washington County, as compared to the second half of 2018. In Benton County, the average sales price increased by 2.5 percent during the first half of 2019 to \$250,608. The median sales price increased to \$205,000 in the first half of 2019. In Washington County the average sales price increased by 0.1 percent to \$235,618. The median house price in Washington County increased to \$206,000 in the first half of 2019 compared to the previous half year. In per square foot terms, average Benton County prices increased 3.6 percent to \$115.61 and average Washington County prices increased 4.5 percent to \$118.30 from the second half of 2018 to the first half of 2019. Out of the 4,747 houses sold in the first half of 2019 1,294 were new construction, the highest percent since the initial tracking and analysis in this particular portion of the report. These newly constructed houses had average sale prices that were 129.7 percent and 102.8 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 2019

School District	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of Regional Sales
Bentonville	\$272,064.48	\$119.95	108	1,646	38.51%
Decatur	\$174,550.00	\$92.92	86	10	0.15%
Elkins	\$165,910.32	\$105.44	125	66	0.94%
Farmington	\$222,106.79	\$117.93	122	155	2.96%
Fayetteville	\$276,044.80	\$133.05	99	649	15.41%
Gentry	\$179,617.00	\$104.91	94	35	0.54%
Gravette	\$220,324.12	\$106.81	97	201	3.81%
Greenland	\$175,170.38	\$97.66	108	40	0.60%
Lincoln	\$123,274.19	\$82.83	91	31	0.33%
Lowell	\$155,262.20	\$107.97	46	5	0.07%
PeaRidge	\$199,427.78	\$111.84	113	117	2.01%
Prairie Grove	\$194,010.46	\$111.58	125	186	3.10%
Rogers	\$244,500.78	\$114.61	98	700	14.72%
Siloam Springs	\$175,948.03	\$97.97	100	178	2.69%
Springdale	\$228,300.11	\$110.23	89	701	13.76%
West Fork	\$175,259.26	\$103.69	108	27	0.41%
<b>NWA</b>	<b>\$244,981.75</b>	<b>\$116.64</b>	<b>103</b>	<b>4,747</b>	<b>100.00%</b>



# Benton County

## Building Permits

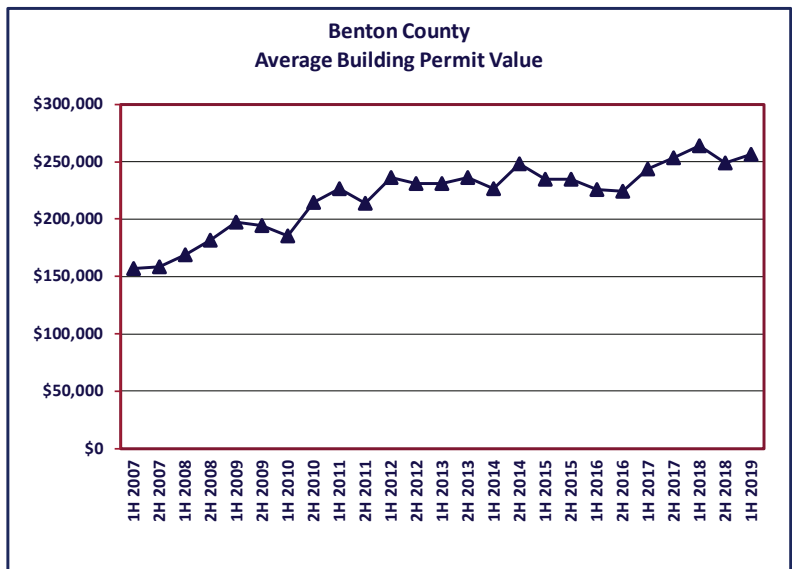
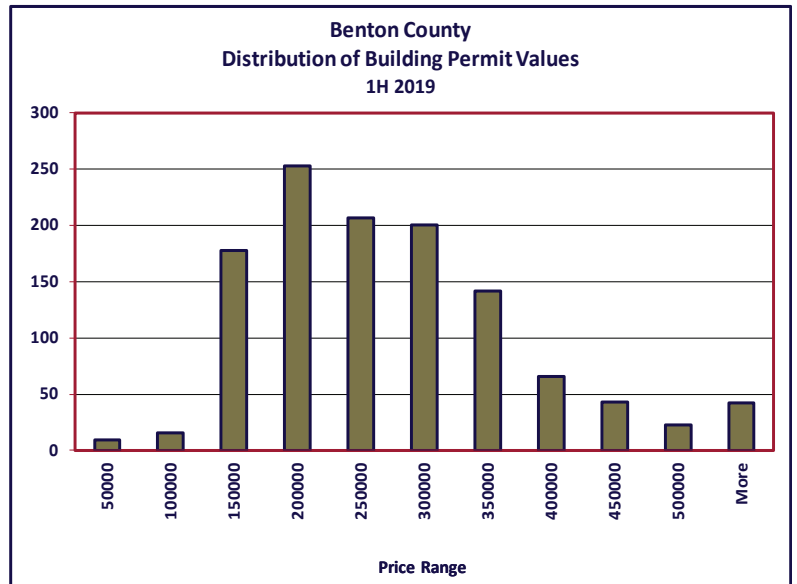
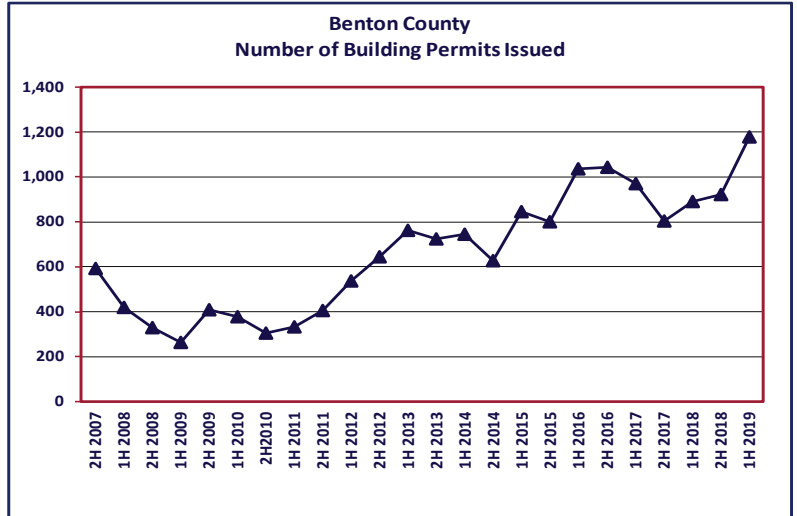
From January 1 to June 30, 2019 there were 1,179 residential building permits issued in Benton County. The total was 32.5 percent higher than the first half of 2018 total of 890 residential building permits. The average value of the Benton County building permits was \$256,534 in the first half of 2019, 2.7 percent lower than the average value of \$263,753 in the first half of 2018. About 39.0 percent of the first half of 2019 building permits were valued between \$150,001 and \$250,000 with 43.8 percent valued higher than \$250,000 and 17.2 percent \$150,000 or less.

Bentonville accounted for 23.5 percent of the residential building permits in Benton County. Bella Vista, Centerton, and Rogers accounted for 10.9, 14.7, and 18.8 percent of the Benton County residential building permits, respectively. The remaining 32.1 percent were from other cities in the county.

From the first half of 2018 to the first half of 2019, the number of building permits issued increased in Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Lowell, Rogers and Siloam Springs. The number of permits decreased in Bella Vista, Decatur, Gravette, Little Flock and Pea Ridge.

## Subdivisions

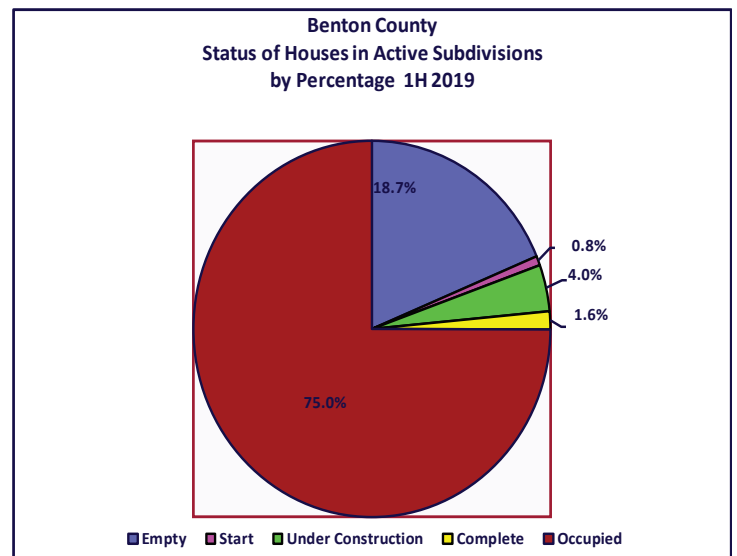
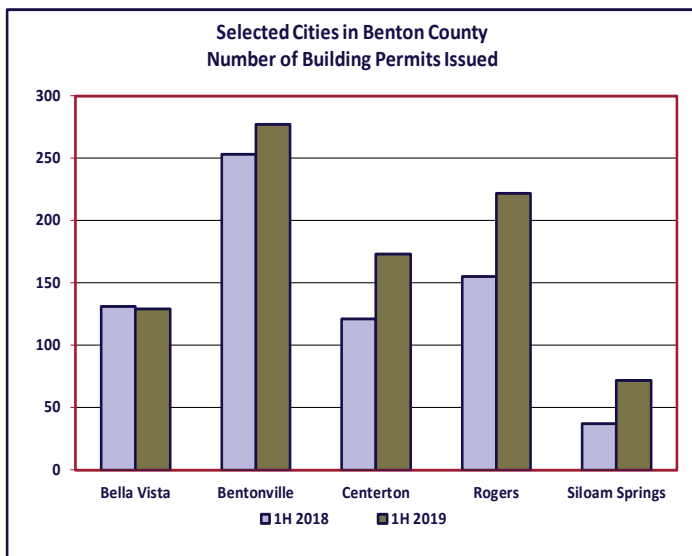
There were 15,590 total lots in 251 active subdivisions in Benton County in the first half of 2019. Within the active subdivisions, 18.7 percent of the lots were empty, 0.8 percent were starts, 4.0 percent were under construction, 1.6 percent were complete but unoccupied houses, and 75.0 percent were occupied houses. In the first half of 2019, Bentonville had the most number of empty lots (743) and lots with houses under construction (174), Rogers had the most starts (30), and Centerton had



# Benton County

## Benton County Residential Building Permit Values by City First Half of 2019

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 2019 Total	1H 2018 Total
Bella Vista	0	0	0	19	33	37	19	11	2	4	4	129	131
Bentonville	0	7	4	48	74	50	41	13	13	8	19	277	253
Bethel Heights	0	0	0	2	12	0	0	0	0	0	1	15	8
Cave Springs	0	2	1	23	10	16	5	12	4	1	2	76	66
Centerton	0	0	0	59	18	44	35	12	1	2	2	173	121
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	1
Gentry	0	3	25	0	0	1	0	2	0	0	0	31	9
Gravette	0	0	2	0	1	0	0	0	0	0	0	3	25
Highfill	0	1	36	26	4	1	1	0	0	0	0	69	0
Little Flock	0	0	0	0	0	0	0	1	0	2	2	5	13
Lowell	9	1	1	0	13	12	16	2	18	1	0	73	35
Pea Ridge	0	0	0	3	12	7	9	2	0	0	1	34	36
Rogers	0	0	58	55	30	32	16	11	5	5	10	222	155
Siloam Springs	0	2	51	18	0	0	0	0	0	0	1	72	37
<b>Benton County</b>	<b>9</b>	<b>16</b>	<b>178</b>	<b>253</b>	<b>207</b>	<b>200</b>	<b>142</b>	<b>66</b>	<b>43</b>	<b>23</b>	<b>42</b>	<b>1,179</b>	<b>890</b>





# Benton County

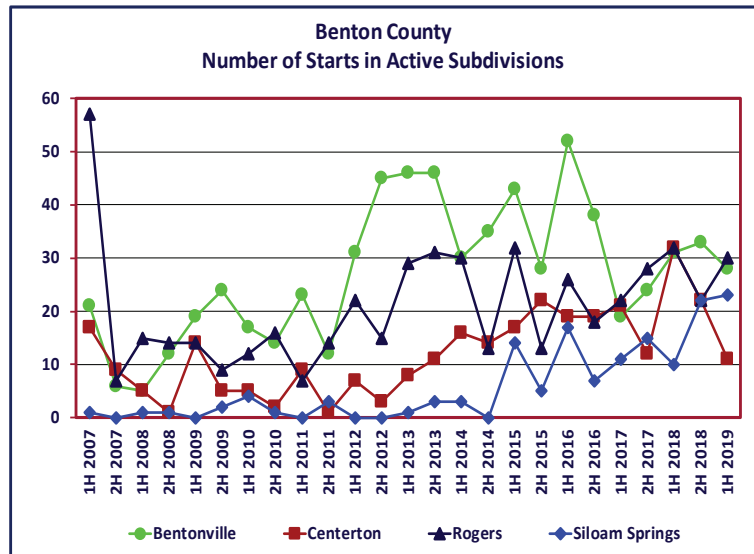
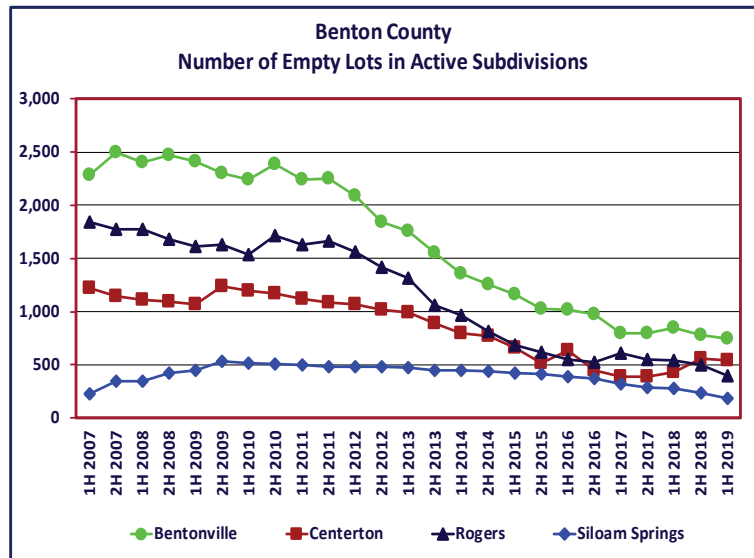
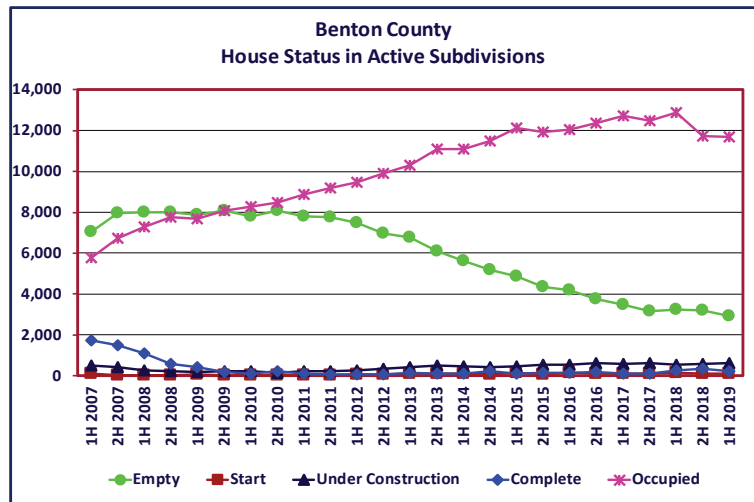
the most complete, but unoccupied homes (59).

During the first half of 2019, the most active community in terms of houses under construction was Bentonville with 174. Centerton followed with 127 and Rogers with 104. These top cities for new construction were also among the most active in the second half of 2018. Meanwhile, no new construction or progress in existing construction occurred in the last year in 45 out of 251 subdivisions in Benton County.

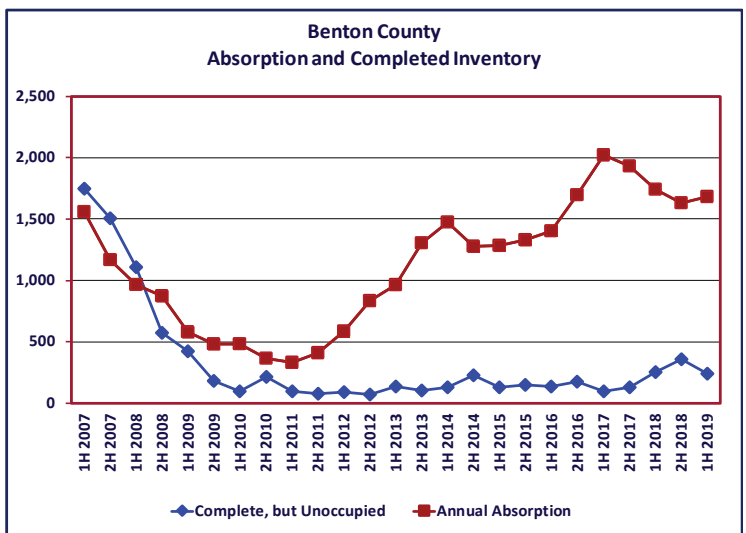
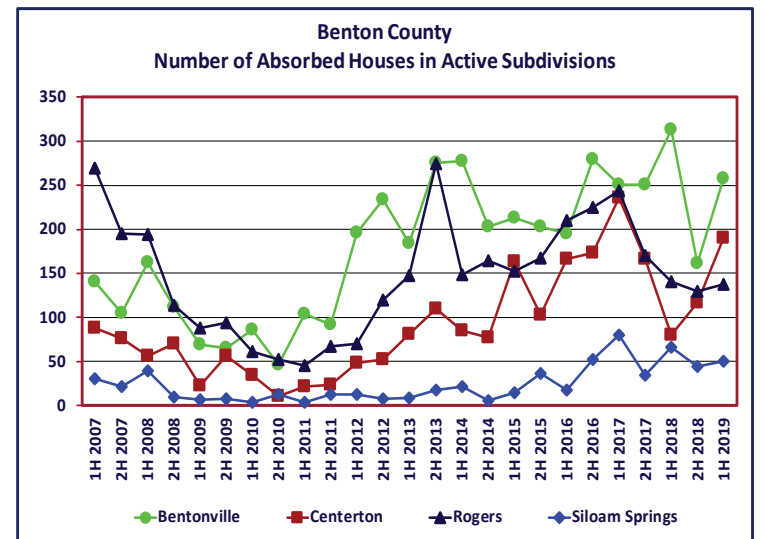
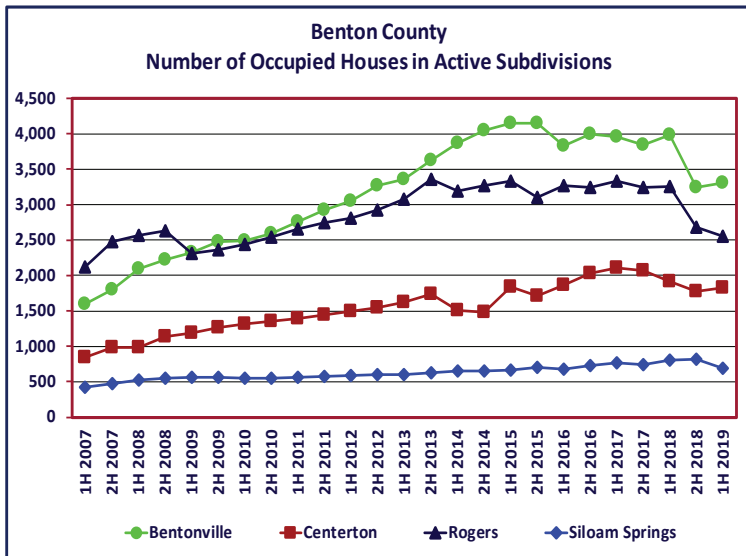
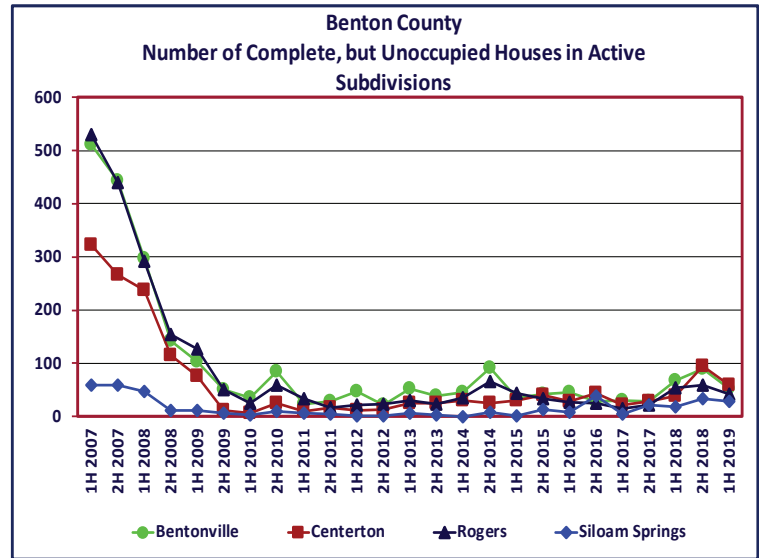
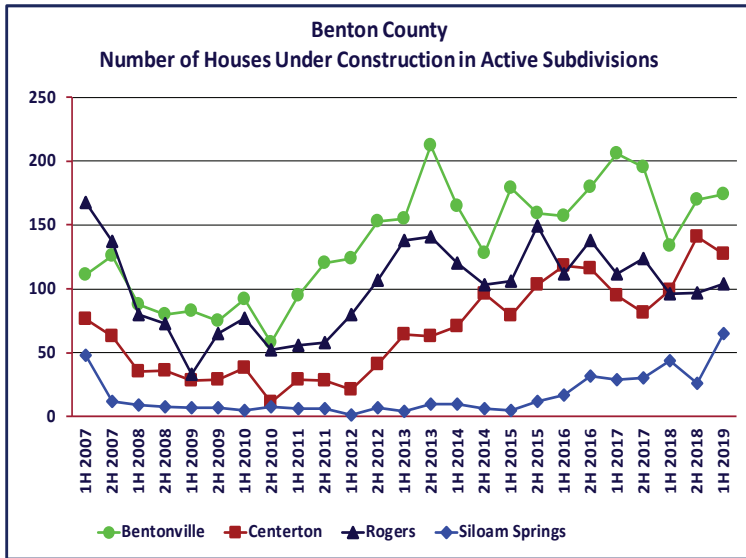
During the first half of 2019, there were 922 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 27.9 months of lot inventory at the end of the first half of 2019. This is down from 31.5 months of inventory at the end of the second half of 2018. Overall, in 62 out of the 251 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 2019, there were 4,957 lots in 92 subdivisions in Benton County that had received approval. Bentonville accounted for 27.8 percent of the coming lots, Centerton accounted for 27.3 percent, Rogers accounted for 10.3 percent, Highfill, accounted for 8.1 percent, Pea Ridge accounted for 7.7 percent, Gentry accounted for 4.9 percent, Siloam Springs accounted for 6.5 percent, and Lowell accounted for 3.3 percent of the coming lots. Other small cities in Benton County accounted for the remaining 4.1 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 2013 to 2019 are provided in this report. The percentage of houses occupied by owners decreased from 68.6 percent in 2013 to 64.9 percent in the first half of 2019.



# Benton County



## Sales of Existing Houses

Examination of house sales revealed the following results. The table below covers a yearly and semi-yearly trend for house sales in Benton County. The median cost of a house sold in Benton County was \$205,000.

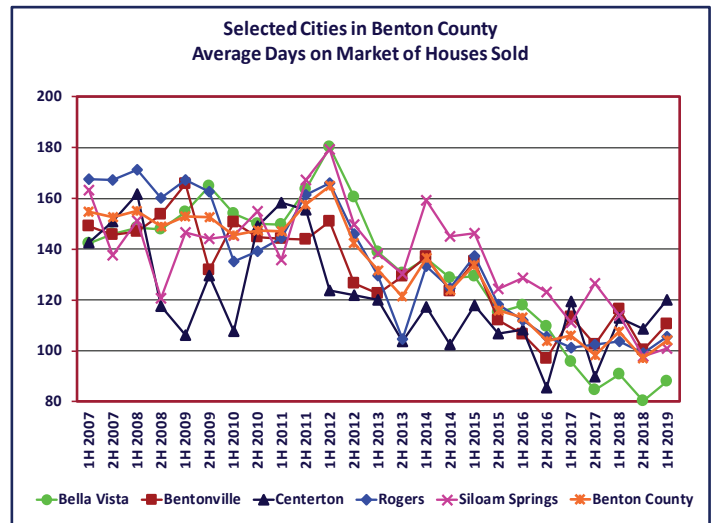
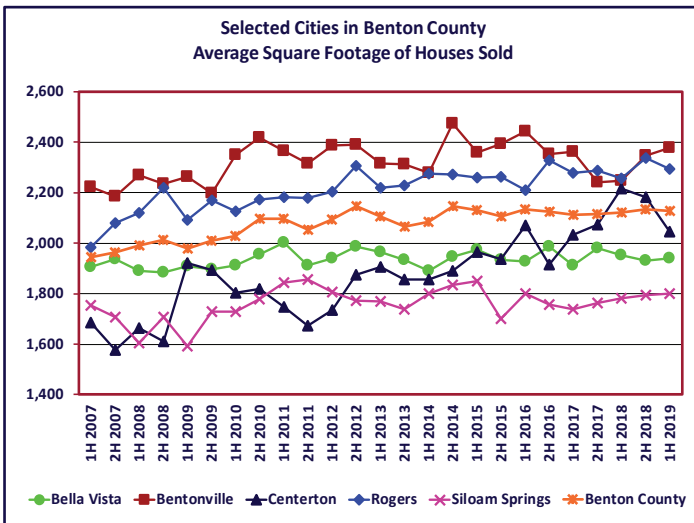
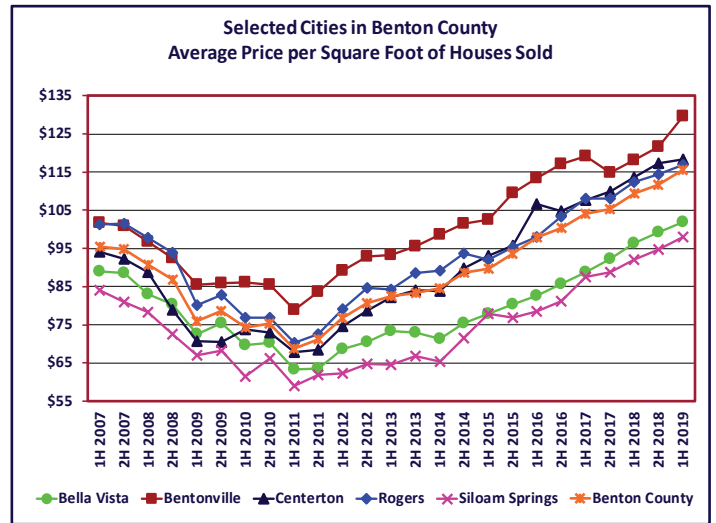
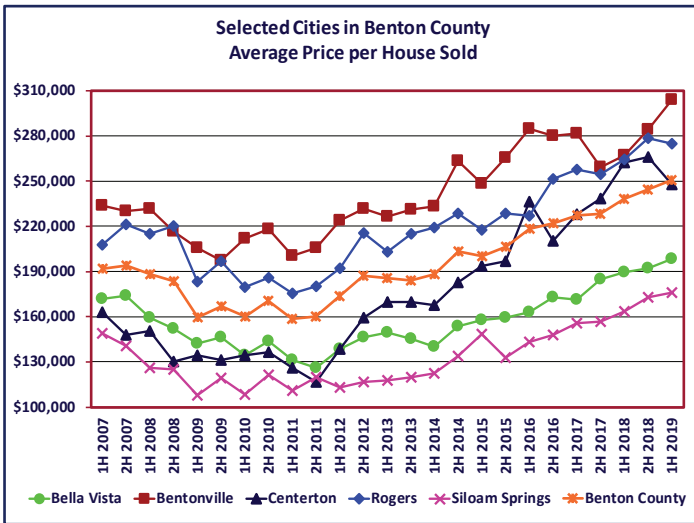
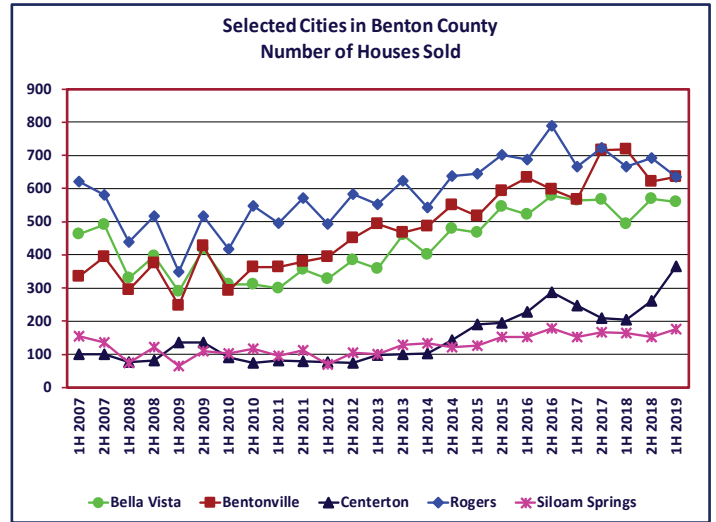
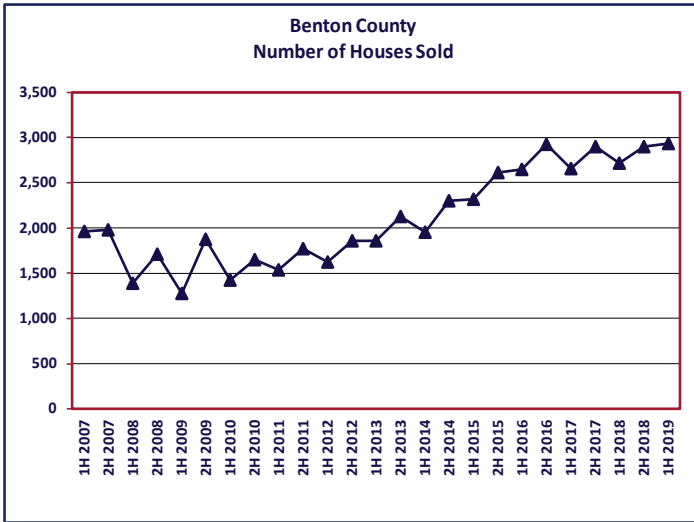
# Benton County

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

City	2013	2014	2015	2016	2017	2018	2019
Avoca	75.8%	74.7%	72.1%	70.6%	70.7%	74.9%	75.1%
Bella Vista	78.0%	77.2%	77.8%	76.5%	77.7%	76.8%	77.0%
Bentonville	68.7%	67.5%	67.4%	64.4%	65.9%	63.7%	63.5%
Bethel Heights	68.1%	67.4%	67.3%	66.2%	62.3%	61.1%	61.7%
Cave Springs	75.4%	76.5%	76.9%	70.1%	75.2%	74.4%	72.4%
Centerton	66.9%	64.0%	63.8%	60.1%	64.0%	62.1%	59.6%
Decatur	53.6%	53.7%	55.6%	54.4%	54.3%	53.8%	54.7%
Elm Springs	83.3%	65.9%	75.6%	64.9%	75.9%	74.5%	68.0%
Garfield	70.0%	67.4%	67.0%	65.4%	66.7%	63.9%	62.9%
Gateway	57.3%	56.2%	56.4%	56.7%	56.4%	52.2%	53.0%
Gentry	60.1%	59.7%	58.7%	58.6%	59.6%	60.1%	60.6%
Gravette	57.9%	57.4%	57.7%	56.0%	58.5%	57.6%	57.3%
Highfill	54.6%	55.5%	56.6%	57.0%	54.5%	50.0%	45.0%
Little Flock	75.8%	75.7%	75.8%	75.2%	75.3%	74.1%	73.9%
Lowell	72.9%	72.0%	73.9%	70.4%	73.0%	71.4%	69.9%
Pea Ridge	71.0%	70.0%	69.8%	68.2%	69.1%	67.5%	65.2%
Rogers	68.7%	68.1%	68.6%	66.8%	68.6%	67.8%	67.6%
Siloam Springs	64.5%	63.3%	63.5%	62.5%	63.6%	63.8%	63.8%
Springdale	70.5%	67.9%	67.8%	65.7%	66.6%	65.9%	64.4%
Springtown	52.4%	54.8%	52.4%	57.5%	63.4%	65.0%	64.3%
Sulphur Springs	56.4%	55.6%	60.5%	58.4%	54.1%	54.6%	54.0%
Rural/Rurban	67.0%	60.7%	62.9%	61.5%	62.0%	61.3%	57.1%
<b>Benton County</b>	<b>68.6%</b>	<b>67.1%</b>	<b>63.2%</b>	<b>66.0%</b>	<b>67.4%</b>	<b>66.3%</b>	<b>64.9%</b>

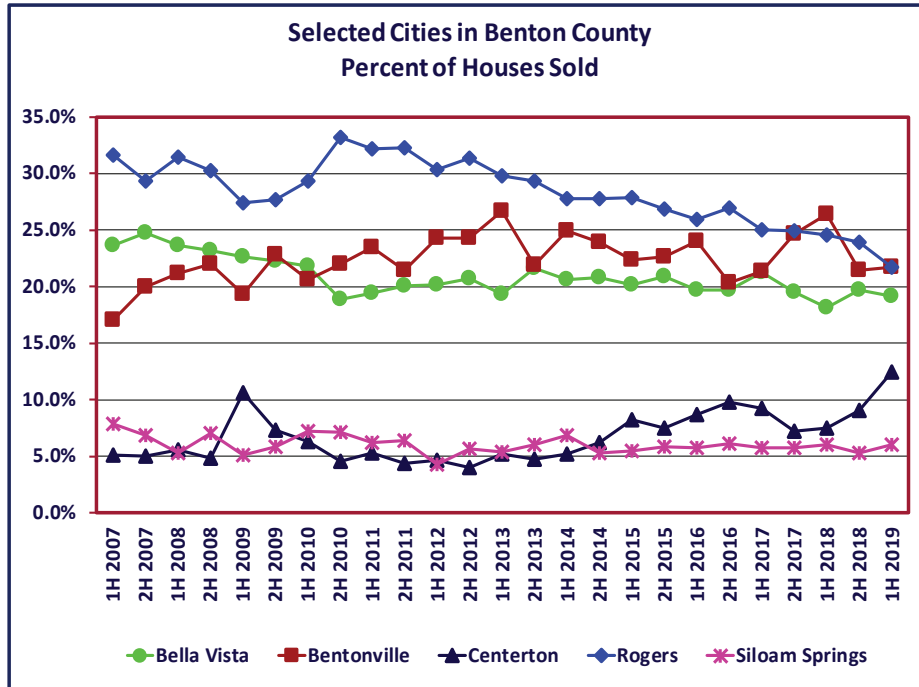
Benton County	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	2,718	2,896	2,932	7.9%	1.2%
Average Price of Houses Sold	\$238,098.15	\$244,477.90	\$250,608.18	5.3%	2.5%
Average Days on Market	107	97	104	-2.9%	7.6%
Average Price per Square Foot	\$109.33	\$111.64	\$115.61	5.7%	3.6%
Percentage of County Sales	100.0%	100.0%	100.0%		
Number of New Houses Sold	671	720	682	1.6%	-5.3%
Average Price of New Houses Sold	\$267,622.22	\$268,392.53	\$325,076.99	21.5%	21.1%
Average Days on Market of New Houses Sold	152	141	164	7.6%	16.1%
Number of Houses Listed	1,657	1,581	1,493	-9.9%	-5.6%
Average List Price of Houses Listed	\$394,995.00	\$354,156.00	\$390,620.00	-1.1%	10.3%

# Benton County





# Benton County

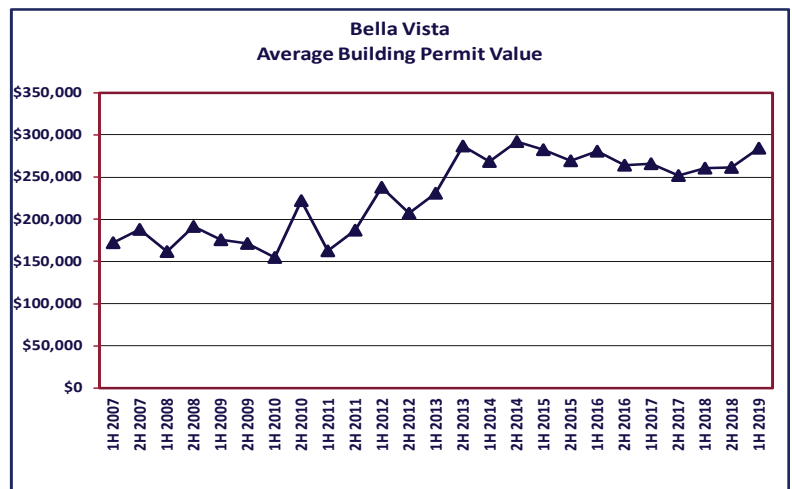
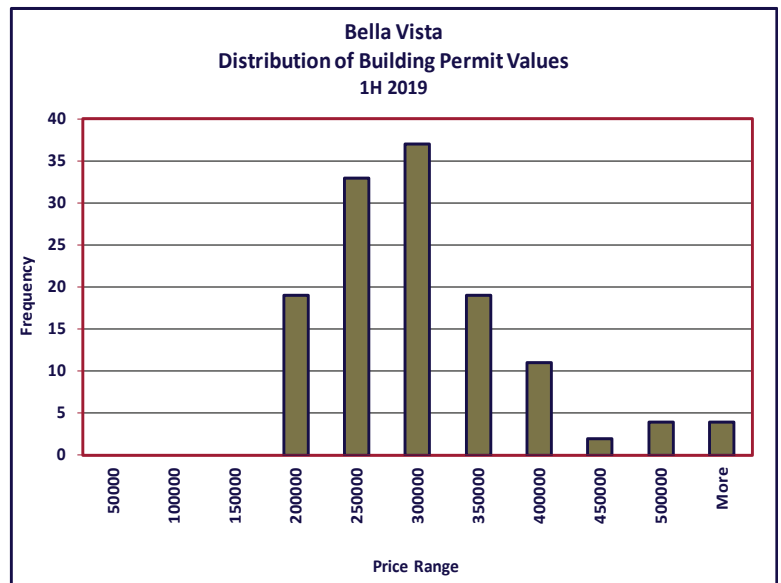
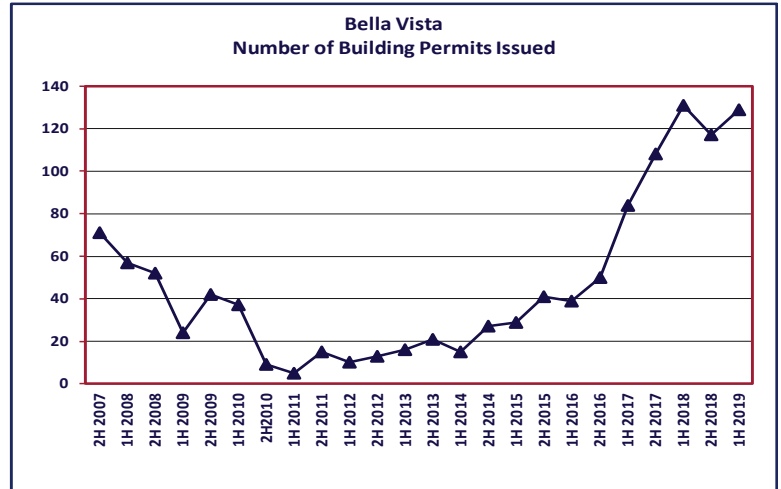


## Benton County Sold House Characteristics by City First Half of 2019

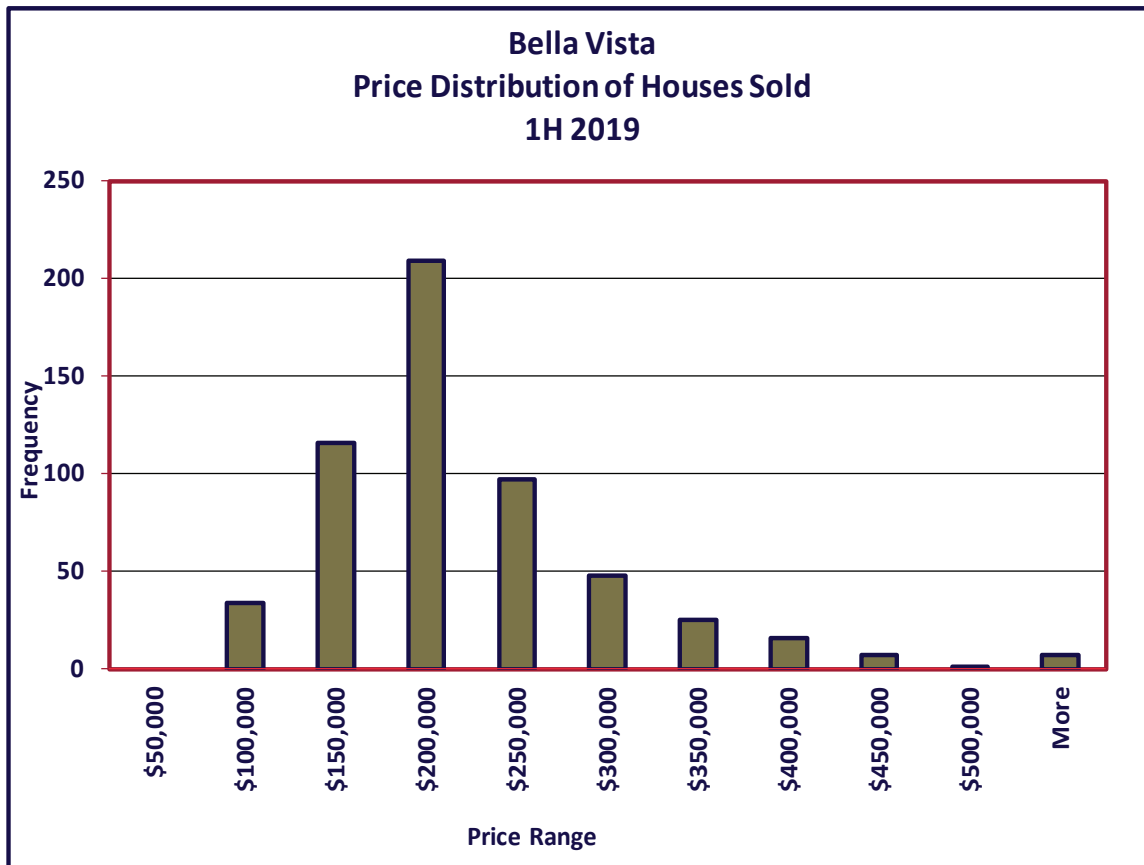
City	Average Price		Average Days on Market	Number of Houses Sold	Percentage of County Sales
	Average Price	Per Square Foot			
Avoca	\$181,475.00	\$84.04	194	4	0.10%
Bella Vista	\$198,213.27	\$101.83	88	560	15.11%
Bentonville	\$304,138.69	\$129.58	110	636	26.33%
Bethel Heights	\$208,695.00	\$104.11	98	29	0.82%
Cave Springs	\$373,086.78	\$131.61	132	96	4.87%
Centerton	\$247,705.75	\$118.37	120	365	12.30%
Decatur	\$142,750.00	\$91.20	64	8	0.16%
Garfield	\$295,136.97	\$129.67	101	35	1.41%
Gentry	\$167,503.06	\$102.32	85	31	0.71%
Gravette	\$185,281.78	\$96.77	116	49	1.24%
Highfill	\$186,512.54	\$119.37	71	48	1.22%
Hiwassee	\$65,000.00	\$104.17	-	1	0.01%
Little Flock	\$499,055.71	\$146.29	96	14	0.95%
Lowell	\$215,305.61	\$116.03	86	127	3.72%
Pea Ridge	\$194,632.02	\$111.19	111	114	3.02%
Rogers	\$274,751.97	\$116.90	105	636	23.78%
Siloam Springs	\$176,157.44	\$98.00	101	177	4.24%
Sulphur Springs	\$71,500.00	\$86.78	193	2	0.02%
<b>Benton County</b>	<b>\$250,608.18</b>	<b>\$115.61</b>	<b>104</b>	<b>2,932</b>	<b>100.00%</b>

# Bella Vista

- From January 1 to June 30, 2019 there were 129 residential building permits issued in Bella Vista. This represents a 1.5 percent decrease from the first half of 2018.
- A majority of the building permits were in the \$250,001 to \$300,000 range.
- The average residential building permit value in Bella Vista increased by 9.1 percent from \$260,790 in the first half of 2018 to \$284,558 in the first half of 2019.
- 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

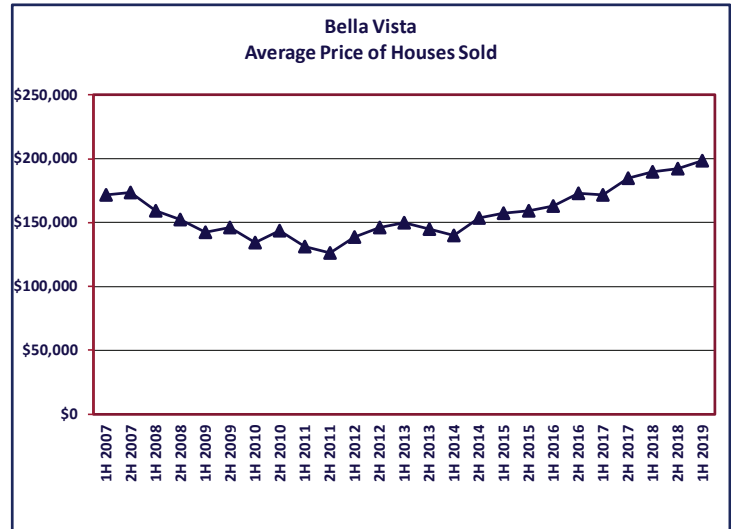
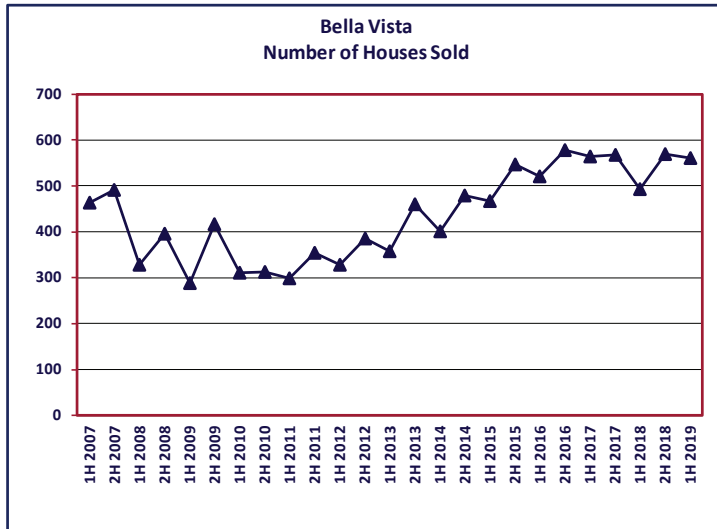


- 560 houses were sold in Bella Vista in the first half of 2019. The average price of a house was \$198,213.327 at \$101.83 per square feet.

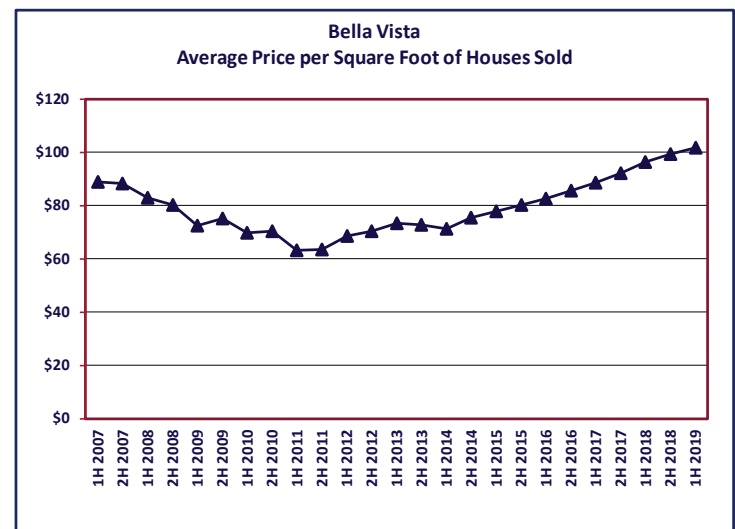
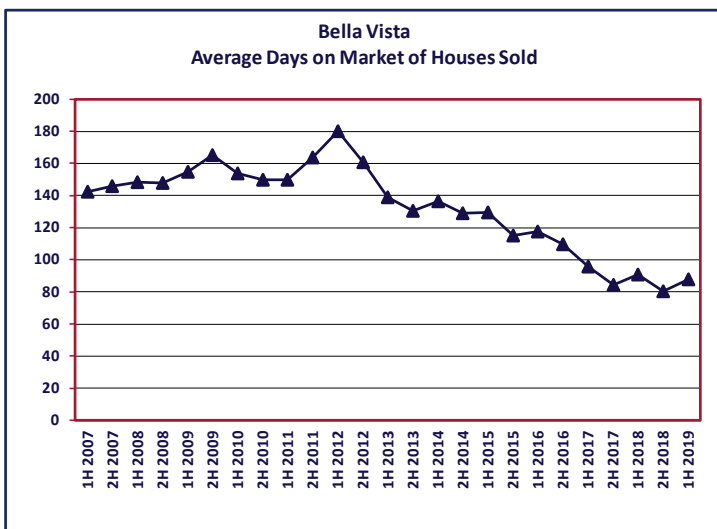
## Bella Vista Price Range of Houses Sold First Half of 2019

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	--	--	--	--	--	--
\$50,001 - \$100,000	34	6.1%	1,195	75	102.7%	\$72.22
\$100,001 - \$150,000	116	20.7%	1,370	78	99.2%	\$95.04
\$150,001 - \$200,000	209	37.3%	1,806	86	100.1%	\$100.57
\$200,001 - \$250,000	97	17.3%	2,095	88	100.2%	\$108.58
\$250,001 - \$300,000	48	8.6%	2,587	99	99.1%	\$108.52
\$300,001 - \$350,000	25	4.5%	2,928	109	100.7%	\$113.33
\$350,001 - \$400,000	16	2.9%	3,386	119	99.5%	\$112.18
\$400,001 - \$450,000	7	1.3%	3,465	92	101.1%	\$127.58
\$450,001 - \$500,000	1	0.2%	3,311	80	98.0%	\$146.48
\$500,001+	7	1.3%	3,832	136	97.7%	\$159.78
<b>Bella Vista</b>	<b>560</b>	<b>100.0%</b>	<b>1,940</b>	<b>88</b>	<b>100.0%</b>	<b>\$101.83</b>

# Bella Vista



Bella Vista	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	493	570	560	13.6%	-1.8%
Average Price of Houses Sold	\$189,709.66	\$192,352.37	\$198,213.27	4.5%	3.0%
Average Days on Market	91	80	88	-3.0%	9.5%
Average Price per Square Foot	\$96.31	\$99.25	\$101.83	5.7%	2.6%
Percentage of County Sales	18.1%	19.7%	19.1%		
Number of New Houses Sold	40	59	61	52.5%	3.4%
Average Price of New Houses Sold	\$237,201.35	\$234,752.12	\$275,010.10	15.9%	17.1%
Average Days on Market of New Houses Sold	90	102	132	45.9%	29.0%
Number of Houses Listed	228	269	261	14.5%	-3.0%
Average List Price of Houses Listed	\$266,903.00	\$253,269.00	\$263,351.00	-1.3%	4.0%





# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aldsworth	1	0.2%	1,763	100	\$172,900	\$98.07
Allendale	1	0.2%	2,815	53	\$355,000	\$126.11
Angus	1	0.2%	2,170	25	\$350,000	\$161.29
Argyll	1	0.2%	2,170	33	\$219,900	\$101.34
Avondale	27	4.8%	1,569	103	\$125,656	\$82.29
Bankfoot	1	0.2%	2,237	113	\$279,900	\$125.12
Basildon	1	0.2%	2,296	45	\$176,900	\$77.05
Basildon Courts	4	0.7%	1,311	69	\$110,625	\$85.71
Bedford	1	0.2%	1,590	79	\$170,000	\$106.92
Bella Vista Orig	1	0.2%	1,190	58	\$76,300	\$64.12
Bennington	1	0.2%	1,679	33	\$180,000	\$107.21
Berksdale	4	0.7%	2,106	109	\$189,600	\$94.17
Berkshire	2	0.4%	1,850	41	\$224,000	\$121.04
Birmingham	5	0.9%	1,855	95	\$188,580	\$102.22
Birsay	1	0.2%	1,732	67	\$225,000	\$129.91
Blenheim	1	0.2%	3,428	106	\$265,000	\$77.30
Bollington	1	0.2%	1,571	38	\$165,000	\$105.03
Boswell	2	0.4%	1,627	51	\$181,200	\$110.33
Branchwood	2	0.4%	2,896	64	\$285,000	\$99.10
Brecknock	2	0.4%	2,825	204	\$252,450	\$88.28
Bridgewater	1	0.2%	1,901	59	\$220,000	\$115.73
Brigadoon	3	0.5%	1,634	84	\$189,633	\$114.67
Bristol	1	0.2%	3,330	0	\$315,000	\$94.59
Brittany	1	0.2%	3,728	131	\$194,000	\$52.04
Brittany Court	2	0.4%	1,552	126	\$162,950	\$104.99
Brompton	1	0.2%	1,100	23	\$103,116	\$93.74
Brompton Courts	4	0.7%	1,361	79	\$92,350	\$67.90
Brunswick	2	0.4%	2,281	174	\$259,000	\$115.25
Buckingham	6	1.1%	1,904	61	\$176,250	\$99.27
Buckland	1	0.2%	2,090	141	\$261,500	\$125.12
Cambridge	3	0.5%	1,548	84	\$173,583	\$111.74
Cannich	2	0.4%	3,698	226	\$385,000	\$104.07
Canterbury Hills	2	0.4%	2,944	126	\$331,250	\$113.43
Cargill	2	0.4%	3,156	126	\$412,500	\$130.47
Carlisle	5	0.9%	2,693	112	\$231,500	\$88.04
Carnahan	1	0.2%	1,516	37	\$170,000	\$112.14
Carrick	2	0.4%	3,324	131	\$414,150	\$125.76
Charing	4	0.7%	2,011	106	\$207,725	\$104.35
Chatburn	2	0.4%	1,539	57	\$167,488	\$108.84
Chelsea	1	0.2%	1,836	204	\$143,500	\$78.16
Chelsea Courts	1	0.2%	1,928	113	\$195,000	\$101.14
Cheshire	2	0.4%	1,399	125	\$130,500	\$93.56
Cheviot	3	0.5%	3,313	139	\$398,333	\$116.65
Churchill	6	1.1%	2,400	103	\$180,800	\$78.16
Clackmannan	1	0.2%	1,891	136	\$200,000	\$105.76

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cornwall	2	0.4%	1,302	46	\$131,000	\$98.86
Coulter	4	0.7%	1,889	84	\$185,000	\$97.97
Country Club	5	0.9%	2,342	114	\$320,247	\$136.63
Coventry	1	0.2%	1,900	117	\$229,000	\$120.53
Cresswell	1	0.2%	2,647	217	\$235,000	\$88.78
Cullen Hills	3	0.5%	2,105	161	\$226,133	\$110.47
Cumberland	4	0.7%	1,550	102	\$167,725	\$106.29
Cunningham	2	0.4%	2,001	89	\$176,750	\$92.34
Dartmoor	2	0.4%	1,659	50	\$178,750	\$108.40
Derby	3	0.5%	1,961	106	\$198,800	\$103.01
Dickenshire	3	0.5%	2,102	71	\$235,667	\$114.11
Dillow	5	0.9%	1,941	88	\$189,280	\$99.35
Dorchester	2	0.4%	2,180	45	\$224,423	\$106.23
Dornoch	2	0.4%	2,362	207	\$251,500	\$106.20
Dorset	2	0.4%	2,175	77	\$244,950	\$110.24
Drake Court	17	3.0%	1,480	82	\$103,759	\$70.53
Dumfries	2	0.4%	2,189	87	\$226,350	\$101.73
Dunbarton	2	0.4%	2,559	121	\$290,000	\$111.23
Dunedin	2	0.4%	1,366	25	\$140,500	\$102.89
Dunsford	1	0.2%	3,050	107	\$424,510	\$139.18
Dunvegan	2	0.4%	1,870	81	\$185,613	\$99.69
Duxford	1	0.2%	1,848	77	\$182,000	\$98.48
Eddleston	2	0.4%	2,365	57	\$322,450	\$133.74
Elvendon	2	0.4%	2,376	89	\$204,500	\$89.34
Embleton	1	0.2%	2,645	52	\$239,000	\$90.36
Essex	8	1.4%	1,707	57	\$166,650	\$99.47
Ettington	2	0.4%	1,862	60	\$220,750	\$120.06
Evanton	1	0.2%	2,350	47	\$275,000	\$117.02
Fenchurch	6	1.1%	1,954	87	\$172,383	\$90.20
Forest Hills	5	0.9%	1,821	79	\$181,800	\$100.01
Gloucester	8	1.4%	2,123	75	\$224,863	\$104.99
Grampian	1	0.2%	1,677	25	\$158,000	\$94.22
Grinstead	2	0.4%	2,297	124	\$191,250	\$88.01
Hampstead	7	1.3%	1,552	103	\$138,571	\$91.12
Hampton	1	0.2%	3,208	202	\$385,000	\$120.01
Harborough	3	0.5%	3,171	49	\$341,000	\$107.39
Harlow	1	0.2%	3,047	39	\$265,000	\$86.97
Harrington	1	0.2%	3,640	144	\$364,900	\$100.25
Hartlepool	2	0.4%	1,245	117	\$140,500	\$112.31
Headley	4	0.7%	1,946	100	\$209,975	\$109.71
Hebrides	3	0.5%	1,407	71	\$151,300	\$107.64
Highland	1	0.2%	1,750	92	\$205,000	\$117.14
Highland Park Villas	7	1.3%	1,699	109	\$200,900	\$118.77
Highlands Estates	1	0.2%	2,961	53	\$380,000	\$128.34

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Hillswick	2	0.4%	1,590	84	\$194,450	\$121.38
Hopeman	1	0.2%	2,117	141	\$192,500	\$90.93
Ingleborough	1	0.2%	1,536	195	\$168,500	\$109.70
Inverness	2	0.4%	3,468	78	\$542,498	\$148.22
Jura	1	0.2%	1,626	287	\$170,000	\$104.55
Kelaen	2	0.4%	3,105	71	\$322,000	\$107.73
Kendal	2	0.4%	1,941	83	\$221,950	\$115.56
Kennet	1	0.2%	2,583	134	\$234,000	\$90.59
Kensington	3	0.5%	2,131	92	\$154,667	\$74.33
Keswick	1	0.2%	1,979	92	\$185,000	\$93.48
Kildonan	1	0.2%	1,750	47	\$219,000	\$125.14
Kincardine	2	0.4%	2,983	48	\$390,375	\$125.77
Kingsdale Courts	3	0.5%	1,321	66	\$114,667	\$86.29
Kingswood	1	0.2%	1,898	96	\$157,000	\$82.72
Kinloch	1	0.2%	3,230	204	\$450,000	\$139.32
Kinross	2	0.4%	1,779	49	\$225,250	\$124.82
Kipling Courts	1	0.2%	2,100	178	\$220,500	\$105.00
Kirkcudbright	5	0.9%	1,716	121	\$174,900	\$103.33
Kirkoswald	2	0.4%	2,274	91	\$192,250	\$83.50
Kirkpatrick	3	0.5%	2,688	94	\$318,000	\$120.74
Lakenheath	2	0.4%	1,876	48	\$202,250	\$107.44
Lakeview	7	1.3%	1,540	97	\$147,457	\$97.87
Lambeth	1	0.2%	1,550	62	\$176,000	\$113.55
Lancashire	2	0.4%	1,843	64	\$156,000	\$86.46
Lands End	8	1.4%	1,994	100	\$223,181	\$111.39
Leicester	4	0.7%	1,712	35	\$160,625	\$95.24
Lindsey	1	0.2%	1,286	146	\$147,000	\$114.31
Lockerbie	1	0.2%	2,210	158	\$215,000	\$97.29
Lockhart	2	0.4%	1,502	52	\$177,000	\$117.82
London	1	0.2%	1,447	21	\$159,900	\$110.50
Macon	2	0.4%	1,915	162	\$233,250	\$121.66
Magrath	1	0.2%	2,143	160	\$220,000	\$102.66
Marionet	3	0.5%	2,768	48	\$279,617	\$103.45
Marisco	1	0.2%	1,146	41	\$130,000	\$113.44
Mayfair	1	0.2%	2,002	64	\$254,000	\$126.87
Melanie	3	0.5%	2,045	144	\$184,303	\$96.96
Melanie Courts	7	1.3%	1,314	89	\$119,129	\$92.30
Merritt	4	0.7%	2,533	41	\$246,250	\$99.65
Metfield	3	0.5%	1,852	74	\$190,167	\$102.58
Metfield Courts	8	1.4%	1,127	75	\$102,663	\$91.02
Monmouth	2	0.4%	2,082	100	\$193,750	\$95.46
Montgomery	3	0.5%	1,919	66	\$229,933	\$119.04
Mountain Springs	1	0.2%	2,575	41	\$270,000	\$104.85
Nelson	4	0.7%	1,869	50	\$201,219	\$110.73
Newquay	1	0.2%	2,569	197	\$227,000	\$88.36

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Norfolk	2	0.4%	1,816	125	\$174,500	\$100.22
North Riding	1	0.2%	1,952	35	\$223,000	\$114.24
Northampton	1	0.2%	1,938	76	\$212,000	\$109.39
Norwood	2	0.4%	1,851	54	\$194,500	\$105.04
Norwood Courts	1	0.2%	1,569	85	\$154,000	\$98.15
Nottingham	1	0.2%	2,827	166	\$259,900	\$91.93
Oakford	2	0.4%	2,039	73	\$224,950	\$111.33
Oniell	3	0.5%	2,593	53	\$287,800	\$109.93
Orleton	3	0.5%	1,354	135	\$149,167	\$110.40
Oxford	2	0.4%	1,210	35	\$125,950	\$104.58
Padbury	1	0.2%	2,065	78	\$215,000	\$104.12
Pamona	1	0.2%	3,084	286	\$285,000	\$92.41
Pembroke	2	0.4%	1,923	48	\$191,500	\$99.62
Penrith	4	0.7%	1,826	52	\$170,225	\$90.34
Peterborough	1	0.2%	1,066	56	\$100,000	\$93.81
Pimlico	4	0.7%	2,075	55	\$211,500	\$105.08
Portsmouth	3	0.5%	1,881	92	\$210,333	\$110.82
Primrose	1	0.2%	1,516	56	\$197,900	\$130.54
Quantock Hills	3	0.5%	1,511	31	\$152,133	\$100.38
Queensborough	1	0.2%	1,634	44	\$178,000	\$108.94
Queensferry	4	0.7%	1,558	54	\$171,700	\$111.75
Radcliffe	3	0.5%	1,848	62	\$206,967	\$112.05
Raleigh Hills	2	0.4%	1,925	53	\$184,500	\$95.89
Rannoch	1	0.2%	4,250	198	\$750,000	\$176.47
Redwick	2	0.4%	2,242	124	\$207,500	\$96.24
Reighton	2	0.4%	1,712	84	\$202,250	\$118.81
Renfrew	5	0.9%	2,219	120	\$235,480	\$107.68
Retford	1	0.2%	2,031	188	\$243,500	\$119.89
Rillington	2	0.4%	1,308	40	\$141,500	\$108.07
Roberts	1	0.2%	1,390	129	\$163,000	\$117.27
Rockingham	1	0.2%	2,310	41	\$300,000	\$129.87
Rountree	3	0.5%	2,066	69	\$243,267	\$117.70
Roxburgh	2	0.4%	1,659	69	\$171,750	\$103.70
Rugby	1	0.2%	1,710	106	\$178,000	\$104.09
Ruthwell	3	0.5%	1,816	53	\$175,717	\$97.49
Sandwick	2	0.4%	2,065	92	\$185,750	\$89.95
Scalloway	6	1.1%	2,419	89	\$240,067	\$100.32
Scarborough	3	0.5%	1,648	41	\$186,333	\$112.22
Scotsdale	1	0.2%	2,106	81	\$250,000	\$118.71
Sculthorpe	2	0.4%	2,083	111	\$226,000	\$110.33
Shakespeare Courts	5	0.9%	1,544	68	\$122,900	\$83.07
Sherlock	1	0.2%	1,820	45	\$195,100	\$107.20
Sherwood	1	0.2%	1,536	213	\$184,900	\$120.38
Shropshire	1	0.2%	2,041	40	\$212,000	\$103.87

# Bella Vista

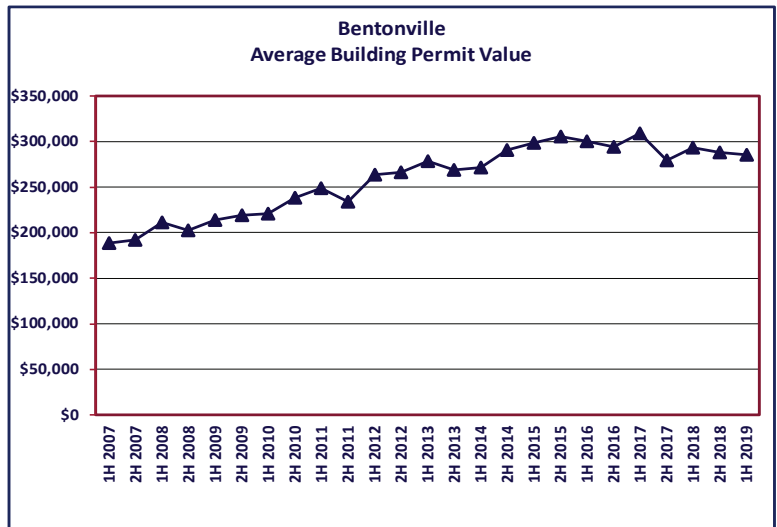
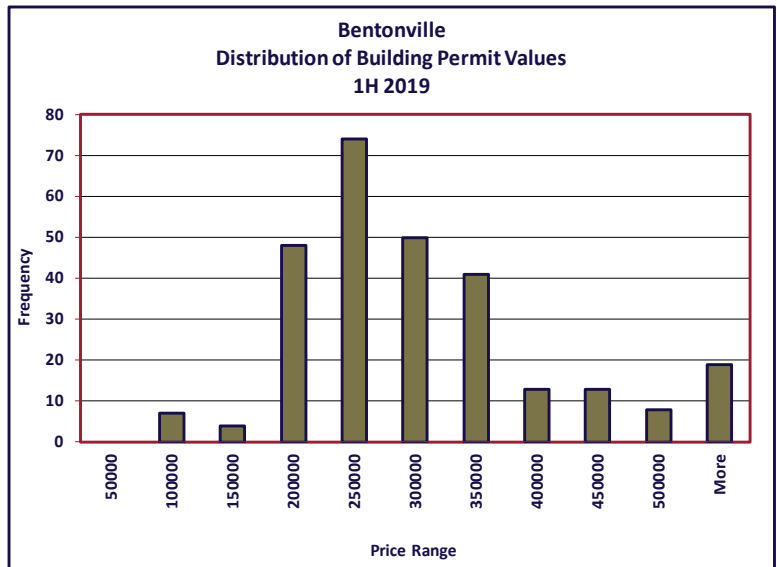
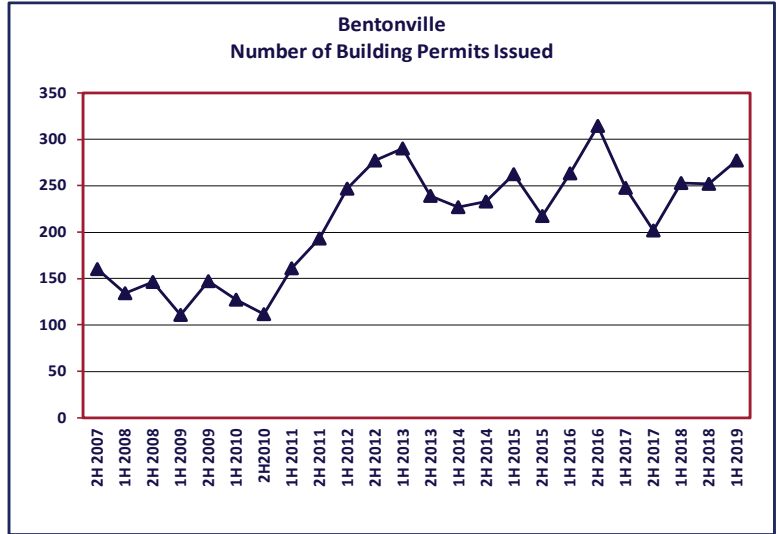
## Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sidlaw Hills	2	0.4%	2,165	97	\$215,000	\$99.37
Somerset	9	1.6%	1,760	95	\$168,183	\$97.61
St Andrews	2	0.4%	1,879	65	\$150,000	\$82.60
Stafford	7	1.3%	1,752	96	\$166,800	\$94.91
Stirling	2	0.4%	3,607	158	\$321,511	\$88.84
Stockton	2	0.4%	2,012	132	\$189,750	\$99.14
Stonehaven	4	0.7%	2,432	82	\$349,113	\$138.14
Stoneykirk	1	0.2%	2,000	32	\$186,500	\$93.25
Stronsay	1	0.2%	2,128	67	\$195,000	\$91.64
Suffolk	3	0.5%	1,285	127	\$119,633	\$94.53
Sullivan	3	0.5%	2,657	131	\$268,717	\$103.55
Sunderland	1	0.2%	1,852	68	\$195,000	\$105.29
Sussex	1	0.2%	1,050	55	\$139,900	\$133.24
Tanyard Creek Courts	1	0.2%	2,250	37	\$243,000	\$108.00
Taransay	1	0.2%	1,432	42	\$149,000	\$104.05
Thompson Estates	1	0.2%	2,071	30	\$278,000	\$134.23
Tilton	2	0.4%	1,647	63	\$182,000	\$110.62
Timbercrest	2	0.4%	1,884	50	\$217,500	\$115.91
Tiree	2	0.4%	1,624	61	\$187,000	\$116.94
Tudor	1	0.2%	2,035	309	\$244,900	\$120.34
Wandsworth	2	0.4%	3,105	56	\$258,450	\$93.03
Warwick	2	0.4%	2,317	83	\$222,000	\$96.31
Waterbury	1	0.2%	2,200	41	\$215,000	\$97.73
Watson	2	0.4%	1,406	95	\$153,000	\$108.90
Wellington	1	0.2%	1,690	242	\$165,500	\$97.93
Wembly	2	0.4%	2,266	132	\$209,000	\$93.95
Wendron	3	0.5%	1,336	41	\$151,167	\$112.20
Wentworth	5	0.9%	1,985	49	\$179,380	\$92.88
Westbrook	1	0.2%	1,930	32	\$245,000	\$126.94
Westminster	3	0.5%	1,756	44	\$193,667	\$110.97
Westport	1	0.2%	1,565	65	\$187,000	\$119.49
Weymouth	1	0.2%	1,312	31	\$152,500	\$116.23
Wight	3	0.5%	1,499	99	\$174,567	\$117.54
Wiltshire	3	0.5%	2,144	71	\$199,967	\$93.72
Wimbledon	2	0.4%	1,914	100	\$165,750	\$86.76
Windsor	1	0.2%	3,913	233	\$565,500	\$144.52
Windsor Courts	2	0.4%	1,615	44	\$181,250	\$112.32
Witherby	1	0.2%	1,798	61	\$189,900	\$105.62
Worcester	11	2.0%	1,491	70	\$136,482	\$93.95
York	4	0.7%	2,140	53	\$222,700	\$105.07
Other	1	0.2%	2,277	221	\$274,500	\$120.55
<b>Bella Vista</b>	<b>560</b>	<b>100.0%</b>	<b>1,940</b>	<b>88</b>	<b>100.0%</b>	<b>\$101.83</b>



# Bentonville

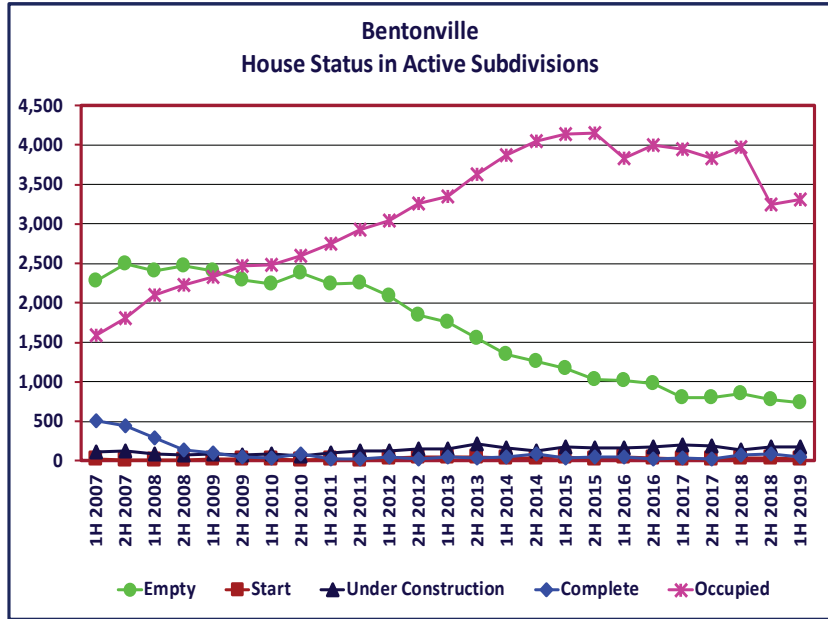
- From January 1 to June 30, 2019 there were 277 residential building permits issued in Bentonville. This represents a 9.5 percent increase from the 253 building permits issued in the first half of 2018.
- In the first half of 2019, a majority of building permits were valued in the \$150,001 to \$350,000 range.
- The average residential building permit value in Bentonville decreased 2.8 percent from \$293,402 in the first half of 2018 to \$285,321 in the first half of 2019.





# Bentonville

- There were 4,309 total lots in 65 active subdivisions in Bentonville in the first half of 2019. 76.9 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 4.0 percent were under construction, 0.6 percent were starts, and 17.2 percent were empty lots.
- The subdivisions with the most houses under construction in Bentonville in the first half of 2019 were Cornerstone Ridge, Phase VII with 30 and Rolling Acres, Phase II with 14.
- Brighton Cottages had the most houses that became occupied in Bentonville with 32.
- No new construction or progress in existing construction has occurred in the last year in 14 of the 65 active subdivisions in Bentonville.
- 258 new houses in Bentonville became occupied in the first half of 2019. The annual absorption rate implies that there were 28.6 months of remaining inventory in active subdivisions, up from 27.2 the second half of 2018.
- In 20 out of the 65 active subdivisions in Bentonville, no absorption has occurred in the first half of 2019.
- An additional 1,378 lots in 18 subdivisions had received either preliminary or final approval by June 30, 2019.



## Bentonville Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Aurora, Phase I	1H 2018	228
Aurora, Phase II	2H 2018	28
Autumn Hills	2H 2018	53
Bentonville North Village	2H 2018	58
Bella Vista Homes	1H 2018	4
Coler Creek, Phase II	1H 2018	50
Clarendon	1H 2019	72
Glen Arbor	1H 2019	128
Harbin Pointe Townhomes	2H 2016	4
Osage Hill's, Phase I, II	2H 2016	430
Presley Place	1H 2018	8
Preston Park, Phase I	1H 2018	98
Walnut Grove, Phase I	2H 2018	130
<i>Final Approval</i>		
Central Park, Phase VI	2H 2014	66
East Ridge Addition	2H 2013	7
Mandrew & Jackson Addition	2H 2018	5
Windmill Farms	1H 2019	9

Bentonville 1,378

# Bentonville

## Bentonville House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek <sup>1</sup>	0	0	1	0	33	34	0	--
Amber Ridge North at Woods Creek	0	0	1	0	38	39	22	0.4
Angel Falls, Phase I	4	0	0	1	57	62	0	--
Angel Falls North <sup>1</sup>	12	0	0	3	28	43	3	45.0
Arbor Lane II	0	0	0	0	25	25	4	0.0
Arbor Lane II, Phase II	1	3	1	0	17	22	13	3.5
Avignon <sup>1</sup>	4	0	0	1	33	38	0	--
Bluff, The <sup>1,2</sup>	13	0	0	0	8	21	0	--
Briarwood	6	0	0	0	23	29	0	72.0
Brighton Cottages	47	1	11	2	107	168	32	21.5
Harmon Grove at Central Park, Phase III	0	0	0	0	32	32	1	0.0
Central Park, Phase V	0	0	2	0	61	63	5	3.4
Chapel Hill, Phase I <sup>1,2</sup>	3	0	0	0	116	119	0	--
Chardonnay <sup>1,2</sup>	6	0	0	0	44	50	0	--
Coler Creek, Phase I	21	0	7	0	2	30	2	168.0
Cornerstone Ridge, Phase I <sup>1</sup>	4	0	0	0	125	129	1	48.0
Cornerstone Ridge, Phase V <sup>1,2</sup>	1	0	0	0	65	66	0	--
Cornerstone Ridge, Phase VI	0	0	0	0	22	22	3	0.0
Cornerstone Ridge, Phase VII	43	5	30	0	12	90	12	78.0
Creekstone, Phase II	8	1	1	2	20	32	2	72.0
Creekstone, Phase III <sup>1</sup>	22	0	1	1	1	25	0	--
Eau Claire <sup>1</sup>	8	0	0	1	18	27	0	--
Edgar Estates	28	1	13	0	52	94	22	16.8
Elington Village	1	0	3	0	35	39	23	1.9
Estates at Woods Creek, The	1	0	0	0	13	14	1	12.0
Grace	5	0	1	0	107	113	4	12.0
Grammercy Park, Phase I	58	0	3	6	48	115	0	160.8
Heathrow <sup>1,2</sup>	3	0	0	0	58	61	0	--
Highland Park	0	0	0	0	53	53	1	0.0
Highpointe	1	4	2	0	127	134	4	21.0
Kensington, Phase III <sup>1,2</sup>	2	0	0	0	29	31	0	--
Kerelaw Castle	9	0	4	1	165	179	22	4.2
Laurynwood Estates <sup>1,2</sup>	7	0	0	0	93	100	0	--
Little Sugar Estates <sup>1</sup>	1	0	0	0	12	13	0	6.0
Loochmoor Club, Phase II	84	0	8	2	11	105	7	112.8
Lyndal Heights, Phase V <sup>1,2</sup>	12	0	0	0	12	24	0	--
McClain Place	1	0	0	0	9	10	7	1.5
North Fork	13	1	0	0	78	92	0	42.0
Oakbrooke, Phase I	2	0	0	0	30	32	0	24.0
Oakbrooke, Phase II	4	0	0	0	27	31	1	48.0
Oaklawn Hills	3	0	1	5	55	64	4	18.0
Oak Meadows	34	0	4	0	0	38	0	--
Orchard, Block J	0	0	0	8	7	15	0	48.0
Osage Creek, Phase I	25	0	0	0	10	35	10	30.0
Osage Creek, Phase II	2	0	8	0	2	12	2	60.0
Osage Ridge Estates	9	0	1	0	4	14	1	120.0

# Bentonville

## Bentonville House Status in Active Subdivisions (Continued) First Half of 2019

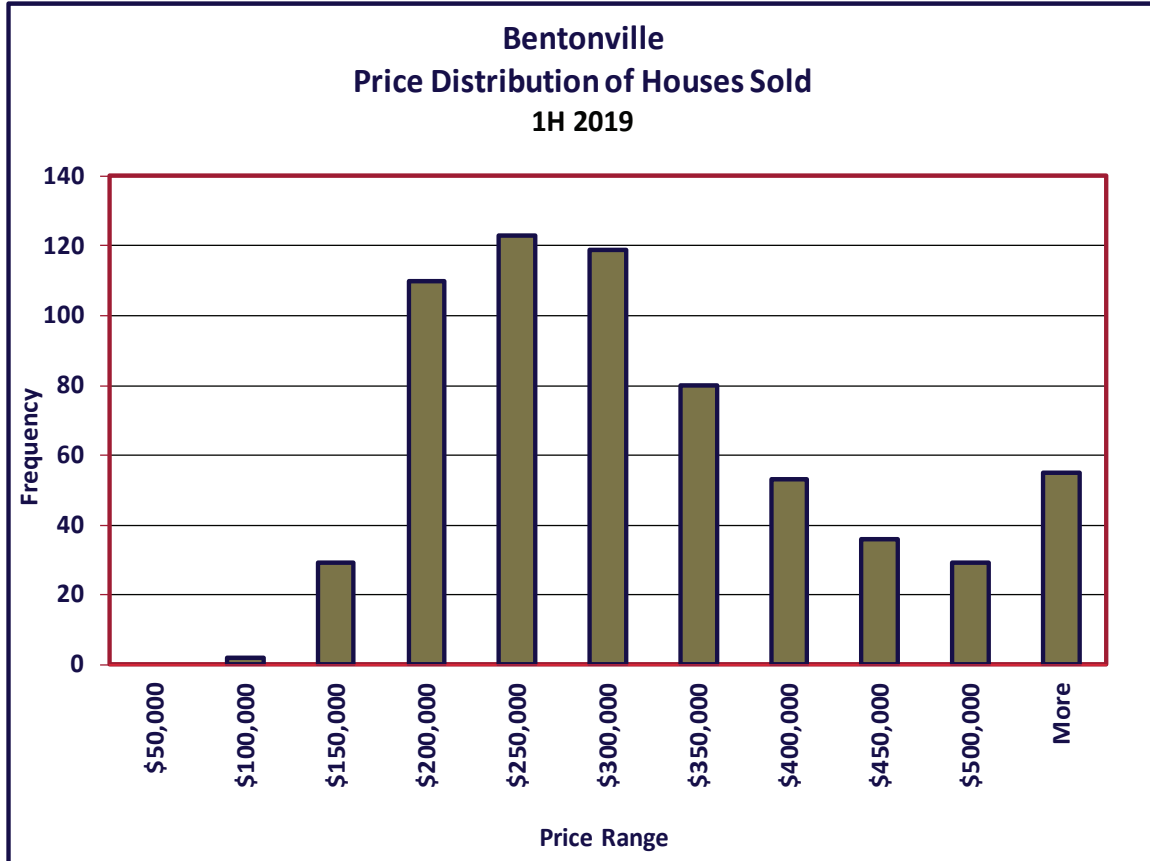
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
P.E. Livingston	26	0	7	0	0	33	0	--
Providence Village	75	0	13	0	94	182	22	21.6
Riverwalk Farms Estates, Phase II <sup>1,2</sup>	1	0	0	0	158	159	0	--
Rolling Acres, Phase II	8	2	14	3	26	53	0	12.5
Simsberry Place, Phase I <sup>1,2</sup>	1	0	0	0	12	13	0	--
Simsberry Place, Phase II <sup>1,2</sup>	1	0	0	0	68	69	0	--
Stone Meadow	24	1	10	0	213	248	6	35.0
Stone Ridge Estates	22	3	0	0	47	72	2	150.0
Stoneburrow, Phase I	1	0	0	0	196	197	0	6.0
Stonecreek	1	0	1	1	64	67	1	18.0
Talamore, Phase II	1	0	0	0	21	22	0	12.0
Talamore, Phase V <sup>1</sup>	0	0	0	0	12	12	0	--
Thornbrook Village, Phase I	0	0	2	1	145	148	1	12.0
White Oak Trails, Phase I <sup>1,2</sup>	1	0	0	0	69	70	0	--
White Oak Trails, Phase II <sup>2</sup>	12	0	2	0	39	53	0	--
Wildwood, Phase VI	10	2	10	2	31	55	3	20.6
Willowbrook Farms, Phase II	33	3	12	12	62	122	11	55.4
Windemere Woods, Phase I	13	1	0	0	63	77	0	168.0
Woods Creek South, Phase II	5	0	0	0	68	73	3	20.0
<b>Bentonville</b>	<b>743</b>	<b>28</b>	<b>174</b>	<b>52</b>	<b>3,312</b>	<b>4,309</b>	<b>258</b>	<b>28.6</b>

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

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



# Bentonville

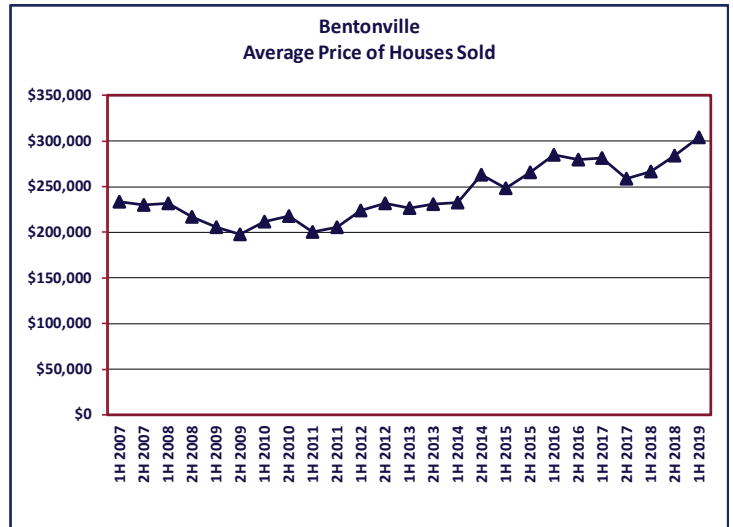
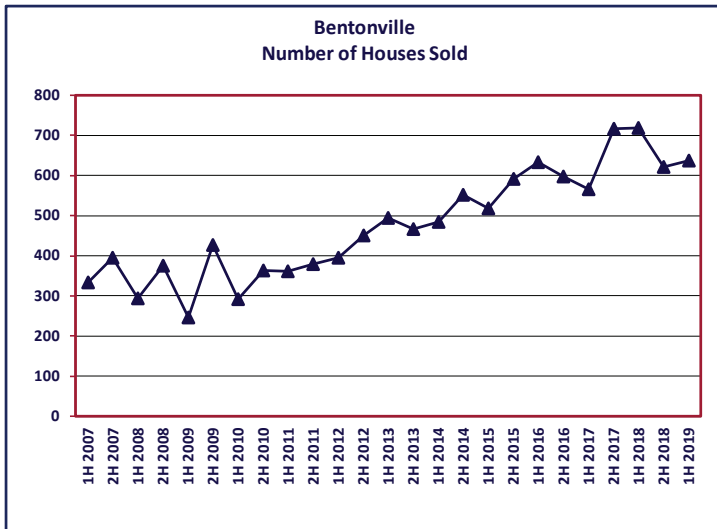


636 houses were sold in Bentonville in the first half of 2019. The price of a house averaged \$304,138.69 at \$129.58 per square feet.

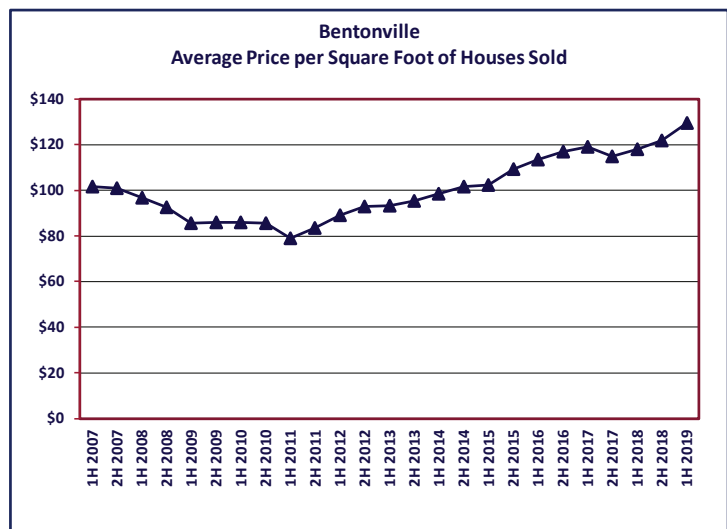
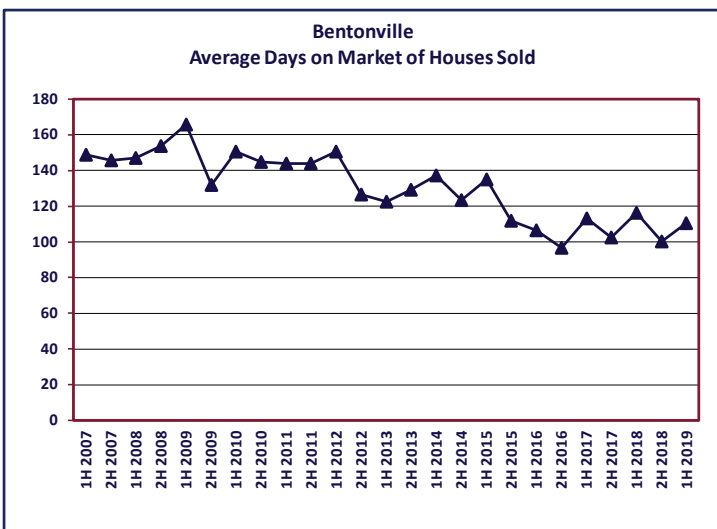
## Bentonville Price Range of Houses Sold First Half of 2019

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	--	--	--	--	--
\$50,001 - \$100,000	2	0.3%	1,400	74	97.5%	\$67.43
\$100,001 - \$150,000	29	4.6%	1,206	56	99.2%	\$114.29
\$150,001 - \$200,000	110	17.3%	1,539	77	99.7%	\$115.40
\$200,001 - \$250,000	123	19.3%	1,988	93	99.3%	\$117.94
\$250,001 - \$300,000	119	18.7%	2,154	114	99.3%	\$133.39
\$300,001 - \$350,000	80	12.6%	2,589	139	99.8%	\$130.82
\$350,001 - \$400,000	53	8.3%	2,948	135	100.0%	\$135.70
\$400,001 - \$450,000	36	5.7%	3,326	123	99.2%	\$131.90
\$450,001 - \$500,000	29	4.6%	3,385	151	99.4%	\$147.29
\$500,001+	55	8.6%	4,043	143	98.9%	\$167.45
<b>Bentonville</b>	<b>636</b>	<b>100.0%</b>	<b>2,377</b>	<b>110</b>	<b>99.4%</b>	<b>\$129.58</b>

# Bentonville



Bentonville	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	718	622	636	-11.4%	2.3%
Average Price of Houses Sold	\$266,775.54	\$284,139.35	\$304,138.69	14.0%	7.0%
Average Days on Market	116	100	111	-5.1%	10.3%
Average Price per Square Foot	\$118.05	\$121.71	\$129.58	9.8%	6.5%
Percentage of County Sales	26.4%	21.5%	21.7%		
Number of New Houses Sold	256	170	148	-42.2%	-12.9%
Average Price of New Houses Sold	\$261,363.11	\$283,071.26	\$345,024.99	32.0%	21.9%
Average Days on Market of New Houses Sold	159	146	167	5.4%	14.5%
Number of Houses Listed	491	380	378	-23.0%	-0.5%
Average List Price of Houses Listed	\$436,190.00	\$416,723.00	\$439,746.00	0.8%	5.5%





# Bentonville

## Bentonville Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	1	0.2%	2,028	37	\$241,000	\$118.84
Amber Ridge At Woods Creek	1	0.2%	3,399	47	\$495,000	\$145.63
Angel Falls	5	0.8%	3,364	199	\$493,980	\$146.95
Apple Ridge	1	0.2%	1,251	23	\$156,000	\$124.70
Arbor Lane II	7	1.1%	1,614	124	\$194,357	\$120.76
Avignon	4	0.6%	4,906	215	\$573,250	\$117.97
Banks	1	0.2%	1,242	6	\$175,000	\$140.90
Bentonville Heights	1	0.2%	1,546	42	\$181,500	\$117.40
Bland Valley Estates	2	0.3%	1,994	41	\$185,950	\$93.20
Bluffs	1	0.2%	6,311	14	\$720,000	\$114.09
Braithwaite Park	1	0.2%	1,608	117	\$180,000	\$111.94
Briar Chase	3	0.5%	1,910	79	\$195,667	\$102.76
Briarwood	2	0.3%	2,000	120	\$215,750	\$107.82
Brighton Cottages	25	3.9%	2,121	132	\$286,740	\$135.79
Brighton Heights	1	0.2%	2,479	33	\$312,900	\$126.22
Brightwood	2	0.3%	1,959	37	\$210,501	\$107.68
Brownstones	3	0.5%	2,512	238	\$563,000	\$224.12
Burk's	1	0.2%	1,329	60	\$275,000	\$206.92
Cardinal Creek	2	0.3%	1,921	58	\$212,450	\$110.59
Carriage Square	6	0.9%	1,533	46	\$167,167	\$109.11
Central Heights	1	0.2%	3,328	73	\$412,000	\$123.80
Central Park	7	1.1%	3,166	174	\$413,844	\$130.74
Chapel Hill	5	0.8%	4,005	97	\$505,400	\$127.01
Chardonay	2	0.3%	3,105	139	\$307,500	\$99.37
Clarks 2nd	9	1.4%	2,554	145	\$513,644	\$207.87
Claypool	2	0.3%	1,881	80	\$497,500	\$264.48
Coffelt	1	0.2%	1,506	34	\$300,000	\$199.20
Coler Creek	1	0.2%	2,670	53	\$368,460	\$138.00
College Place	7	1.1%	2,836	112	\$335,157	\$118.03
Colony West	1	0.2%	2,357	50	\$305,000	\$129.40
Cooks	2	0.3%	921	79	\$244,250	\$265.17
Cornerstone Ridge	17	2.7%	2,321	99	\$278,102	\$120.74
Creekstone	6	0.9%	3,725	160	\$411,083	\$112.57
Crestview	2	0.3%	2,143	59	\$323,000	\$147.49
Cross Creek	2	0.3%	2,167	38	\$241,000	\$111.56
Curtis	2	0.3%	1,322	209	\$380,000	\$306.21
Debbies	1	0.2%	1,199	25	\$159,000	\$132.61
Demings	11	1.7%	2,033	149	\$419,842	\$207.45
Denali Park	3	0.5%	3,042	157	\$305,500	\$100.70
Dickson	2	0.3%	2,196	132	\$398,000	\$180.76
Dogwood Acres	1	0.2%	981	39	\$152,000	\$154.94
Dogwood Place	6	0.9%	1,220	39	\$140,608	\$115.52
Dunn & Davis	1	0.2%	1,900	98	\$437,000	\$230.00
Eagle Creek	6	0.9%	2,130	100	\$223,417	\$105.41



# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
East Ridge	1	0.2%	4,100	44	\$632,000	\$154.15
East Side	3	0.5%	1,348	281	\$248,333	\$189.39
Edens Brooke	1	0.2%	2,774	77	\$333,000	\$120.04
Edgar Estates	9	1.4%	2,889	147	\$343,298	\$119.40
Elington Village	2	0.3%	1,954	109	\$260,200	\$133.26
Faircloe	1	0.2%	3,350	136	\$655,000	\$195.52
Fairfield	2	0.3%	1,149	86	\$179,550	\$156.25
Farms, The	2	0.3%	2,010	40	\$249,450	\$124.34
Foxglove	1	0.2%	2,991	38	\$310,000	\$103.64
Gilmores	1	0.2%	2,046	196	\$470,000	\$229.72
Glenbrook	1	0.2%	3,418	42	\$575,000	\$168.23
Grace	9	1.4%	1,789	58	\$220,522	\$123.54
Grammercy Park	3	0.5%	2,776	135	\$347,967	\$125.45
Grants Garden	2	0.3%	1,269	22	\$185,725	\$155.12
Greenridge	2	0.3%	1,909	68	\$258,000	\$134.32
Greenstone Estates	2	0.3%	3,211	214	\$465,000	\$145.48
Halifax	1	0.2%	3,858	77	\$530,000	\$137.38
Hanover	1	0.2%	3,708	300	\$453,000	\$122.17
Harbin Pointe	3	0.5%	1,410	52	\$161,833	\$114.94
Hazel Park	5	0.8%	1,204	57	\$152,200	\$127.21
Heathrow	3	0.5%	6,808	169	\$770,000	\$110.90
Hendrix	1	0.2%	1,609	39	\$159,000	\$98.82
Heritage Heights	1	0.2%	2,350	231	\$300,000	\$127.66
Hidden Springs	13	2.0%	3,242	132	\$370,546	\$114.75
High Meadows	5	0.8%	1,488	49	\$157,697	\$106.21
Highland Park	1	0.2%	2,347	30	\$320,000	\$136.34
Highpointe	5	0.8%	1,272	59	\$160,088	\$126.74
Hillcrest	1	0.2%	1,148	62	\$142,000	\$123.69
Jerry Heights	1	0.2%	2,045	148	\$212,500	\$103.91
Kensington	8	1.3%	3,700	116	\$380,813	\$104.52
Kerelaw Castle	8	1.3%	2,041	111	\$194,073	\$97.23
Keystone	5	0.8%	1,697	51	\$212,000	\$125.09
Kingsbury	1	0.2%	3,776	63	\$455,000	\$120.50
Kristyl Heights	9	1.4%	1,383	52	\$151,700	\$109.86
Lake Bentonville	1	0.2%	1,445	53	\$180,000	\$124.57
Lance ,The	1	0.2%	2,403	47	\$214,500	\$89.26
Laurynwood Estates	5	0.8%	1,895	46	\$202,900	\$107.51
Lefors	1	0.2%	3,314	149	\$530,000	\$159.93
Lexington	2	0.3%	4,158	54	\$437,500	\$106.91
Lincoln & Rice	3	0.5%	1,737	173	\$394,667	\$220.39
Linwood	1	0.2%	1,796	106	\$265,000	\$147.55
Little Sugar Estates	1	0.2%	5,160	30	\$1,500,000	\$290.70
Lochmoor Club	18	2.8%	3,312	102	\$414,542	\$125.36
Lonesome Pond	1	0.2%	1,890	12	\$210,000	\$111.11
Lyndal Heights	1	0.2%	3,220	108	\$290,000	\$90.06

# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Maidstone	5	0.8%	1,956	74	\$208,380	\$106.56
Mallard	1	0.2%	2,400	47	\$210,000	\$87.50
Manor Heights	2	0.3%	1,875	272	\$377,450	\$201.36
Maxwell Manor	1	0.2%	3,350	39	\$500,000	\$149.25
McAndrew & Jackson	1	0.2%	1,445	49	\$270,000	\$186.85
McClain Place	7	1.1%	2,517	167	\$322,350	\$128.45
McGinnis	1	0.2%	1,842	282	\$283,680	\$154.01
Mckeehans	1	0.2%	1,285	24	\$165,000	\$128.40
North Fork	5	0.8%	2,313	104	\$262,640	\$113.98
Northaven Hills	4	0.6%	2,185	134	\$221,800	\$102.44
Oakbrooke	3	0.5%	2,561	46	\$343,333	\$132.45
OakHills	5	0.8%	3,441	79	\$457,500	\$143.59
Oaklawn Hills	7	1.1%	3,110	106	\$437,086	\$140.32
Orchards , The	7	1.1%	2,182	67	\$236,571	\$113.58
Oxford Ridge	8	1.3%	2,687	79	\$327,438	\$121.71
Park	1	0.2%	1,905	120	\$245,000	\$128.61
Parker	1	0.2%	3,960	45	\$570,000	\$143.94
Parkview Village	1	0.2%	1,328	47	\$153,400	\$115.51
Pleasant View Estates	2	0.3%	2,903	72	\$299,000	\$103.00
Polson	1	0.2%	1,064	398	\$250,000	\$234.96
Providence Village	19	3.0%	1,813	125	\$188,734	\$109.25
Quail Hollow	3	0.5%	2,424	278	\$317,767	\$131.23
Railroad	1	0.2%	1,188	37	\$318,000	\$267.68
Razorback	3	0.5%	1,451	105	\$176,767	\$121.86
Riverwalk Farm	19	3.0%	2,067	73	\$253,224	\$122.04
Robin Haven	1	0.2%	2,100	39	\$215,000	\$102.38
Rolling Acres	10	1.6%	2,655	119	\$303,430	\$114.48
Rolling Hills	2	0.3%	2,865	94	\$410,000	\$147.17
Royal Heights	2	0.3%	1,342	68	\$178,000	\$133.00
Rystroms	1	0.2%	1,344	111	\$162,000	\$120.54
Saddlebrook	4	0.6%	2,175	82	\$236,375	\$109.00
Shamrock	1	0.2%	3,504	70	\$650,000	\$185.50
Simsberry Place	2	0.3%	2,520	69	\$306,250	\$121.06
Southern Meadows	2	0.3%	2,018	85	\$200,500	\$99.31
Southside	1	0.2%	2,445	429	\$550,000	\$224.95
Stone Meadow	7	1.1%	1,484	69	\$188,286	\$129.16
Stone Ridge Estates	4	0.6%	3,898	60	\$513,750	\$131.88
Stonebriar	2	0.3%	4,402	182	\$590,000	\$134.15
Stoneburrow	6	0.9%	1,613	145	\$173,567	\$108.85
Stonecreek	2	0.3%	2,043	74	\$255,450	\$125.07
Stonehenge	3	0.5%	3,172	53	\$372,000	\$116.92
Sturbridge	3	0.5%	2,327	41	\$224,333	\$99.77
Summerlin	13	2.0%	1,337	54	\$151,646	\$113.81
Sunset	3	0.5%	1,926	58	\$256,667	\$132.54

# Bentonville

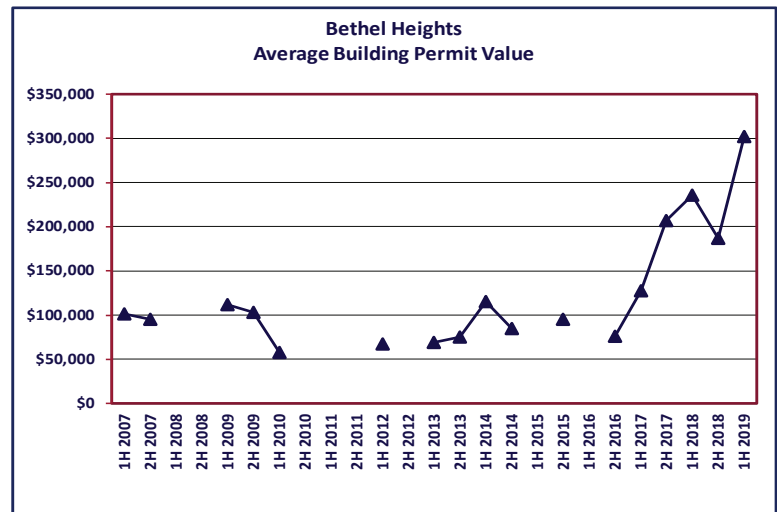
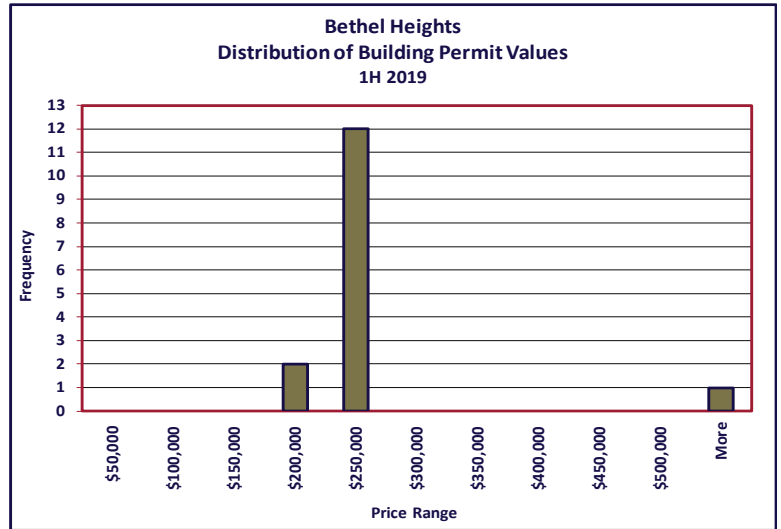
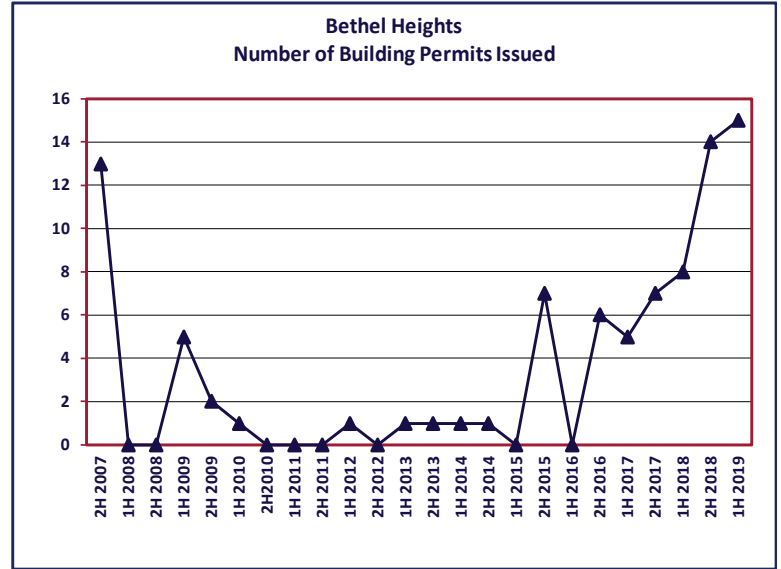
## Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
T J Hollands	1	0.2%	1,680	337	\$371,500	\$221.13
Talamore	1	0.2%	3,609	43	\$580,000	\$160.71
Thornbrook Village	2	0.3%	2,450	87	\$292,750	\$119.51
Tourmaline Urban Lofts	1	0.2%	2,011	315	\$475,000	\$236.20
Town & Country Estates	2	0.3%	2,163	87	\$210,000	\$97.03
Tunbridge Wells	5	0.8%	2,194	53	\$233,780	\$109.06
Vintage Estates	2	0.3%	1,636	61	\$221,500	\$134.87
Virginias Grove	1	0.2%	1,980	38	\$225,000	\$113.64
W A Burks	7	1.1%	1,392	163	\$265,262	\$186.99
Walnut Valley	3	0.5%	1,574	39	\$168,667	\$107.25
Water Lou Estates	1	0.2%	4,195	91	\$545,000	\$129.92
Westside	2	0.3%	1,940	130	\$353,765	\$181.06
White Oak Trails	5	0.8%	3,041	52	\$378,300	\$124.38
Wiens Acres	2	0.3%	1,628	284	\$305,650	\$193.43
Wildwood	32	5.0%	2,454	155	\$284,077	\$116.29
Williamsburg Heights	1	0.2%	2,187	32	\$245,000	\$112.03
Willowbend	1	0.2%	3,059	102	\$305,900	\$100.00
Willowbrook Farms	24	3.8%	2,399	162	\$291,829	\$121.75
Windemere Woods	4	0.6%	3,680	217	\$383,750	\$104.23
Windwood	11	1.7%	1,868	73	\$206,500	\$110.74
Woodbriar	2	0.3%	1,814	90	\$267,250	\$147.62
Woodridge Manor	1	0.2%	3,612	58	\$430,000	\$119.05
Woods Creek	13	2.0%	3,186	113	\$413,875	\$127.29
Other	17	2.7%	2,595	134	\$354,153	\$131.56
<b>Bentonville</b>	<b>636</b>	<b>100.0%</b>	<b>2,377</b>	<b>110</b>	<b>\$304,139</b>	<b>\$129.58</b>



# Bethel Heights

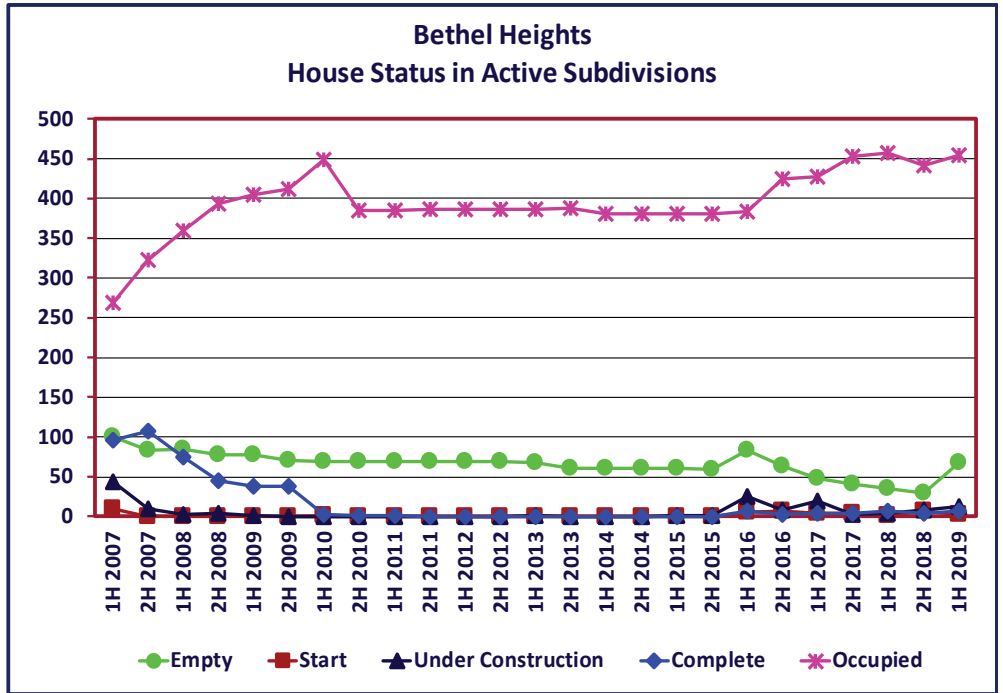
- From January 1 to June 30, 2019 there were 15 residential building permits issued in Bethel Heights. This represents an 87.5 percent increase from the first half of 2018.
- A majority of the building permits were in the \$200,001 to \$250,000 range.
- The average residential building permit value in Bethel Heights increased by 28.1 percent from \$235,355 in the first half of 2018 to \$301,520 in the first half of 2019.





# Bethel Heights

- There were 543 total lots in 10 active subdivisions in Bethel Heights in the first half of 2019. About 83.6 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 2.4 percent were under construction, 0.4 percent were stars, and 12.3 percent were empty lots.
- The subdivisions with the most houses under construction in Bethel Heights was Oak Creek with 9.
- No new construction or progress in existing construction has occurred in the last year in 1 of the 10 active subdivisions in Bethel Heights.
- 13 new houses in Bethel Heights became occupied in the first half of 2019. The annual absorption rate implies that there were 46.4 months of remaining inventory in active subdivisions, up from 42 in the second half of 2018.



- In 1 out of 10 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 51 lots in 1 subdivision had received final approval by June 30, 2019.



## Bethel Heights Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Final Approval</i> Oak Creek	2H 2018	51
Bethel Heights		51

# Bethel Heights

## Bethel Heights House Status in Active Subdivisions First Half 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel, Phase I	5	0	1	0	67	73	3	18.0
Great Meadows	1	0	1	0	60	62	1	8.0
Heritage Heights	1	0	0	0	62	63	0	12.0
Heritage Village	0	0	2	0	4	6	4	6.0
Logan Heights, Phase I	0	0	0	0	28	28	3	0.0
Oak Creek	38	1	9	3	0	51	0	--
Oak Place	12	0	0	0	49	61	1	72.0
Parkside	7	1	0	4	0	12	0	--
Remington Place <sup>1,2</sup>	3	0	0	0	58	61	0	--
Wilkins	0	0	0	0	126	126	1	0.0
<b>Bethel Heights</b>	<b>67</b>	<b>2</b>	<b>13</b>	<b>7</b>	<b>454</b>	<b>543</b>	<b>13</b>	<b>46.4</b>

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

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

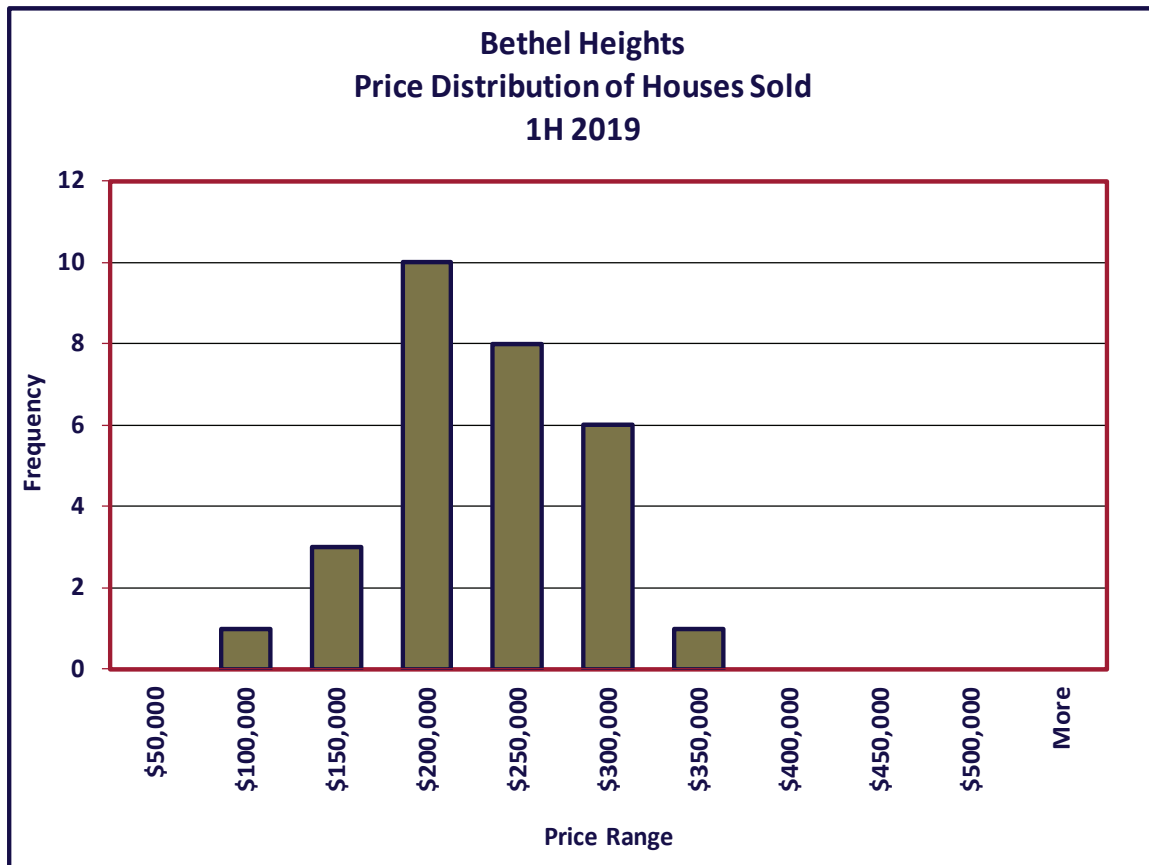


## Bethel Heights Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Chantel	10	34.5%	2,550	131	\$262,078	\$103.61
Courtyard	2	6.9%	1,824	113	\$166,000	\$90.51
Great Meadows	2	6.9%	1,502	107	\$168,750	\$112.48
Lexington	3	10.3%	2,345	161	\$228,000	\$97.31
Moody Acres	1	3.4%	1,875	34	\$187,500	\$100.00
Oak Place	1	3.4%	1,532	36	\$145,000	\$94.65
Parkside	1	3.4%	1,612	62	\$217,875	\$135.16
Quail Meadows	1	3.4%	2,053	29	\$265,000	\$129.08
Royal Crest Estates	1	3.4%	1,463	15	\$160,000	\$109.36
Wilkins	4	13.8%	1,593	53	\$164,500	\$103.29
Other	3	10.3%	1,429	73	\$148,167	\$101.23
<b>Bethel Heights</b>	<b>29</b>	<b>100.0%</b>	<b>2,013</b>	<b>98</b>	<b>\$208,695</b>	<b>\$104.11</b>



# Bethel Heights

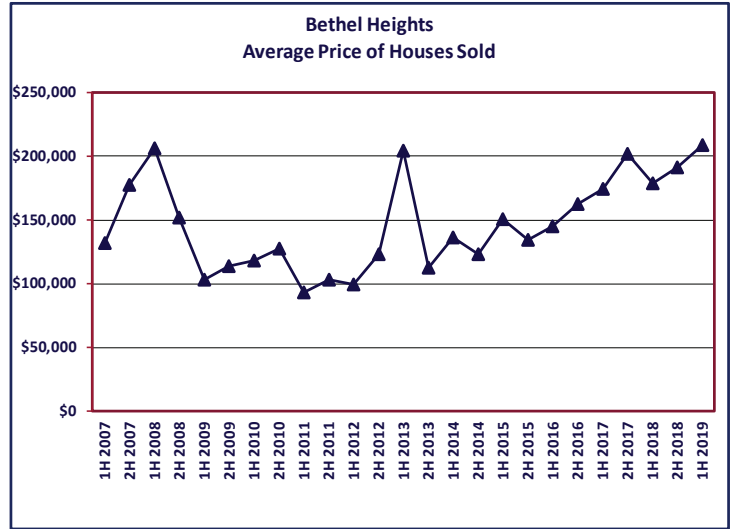
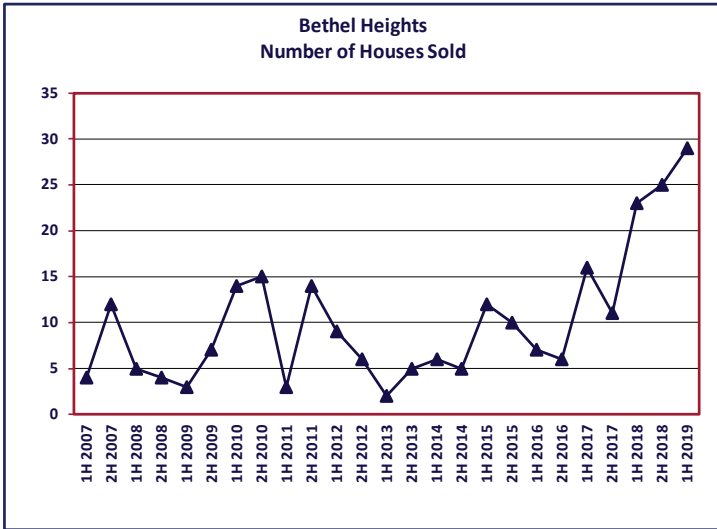


- 29 houses were sold in Bethel Heights in the first half of 2019. The average price of a house was \$208,695.00 at \$104.11 per square feet.

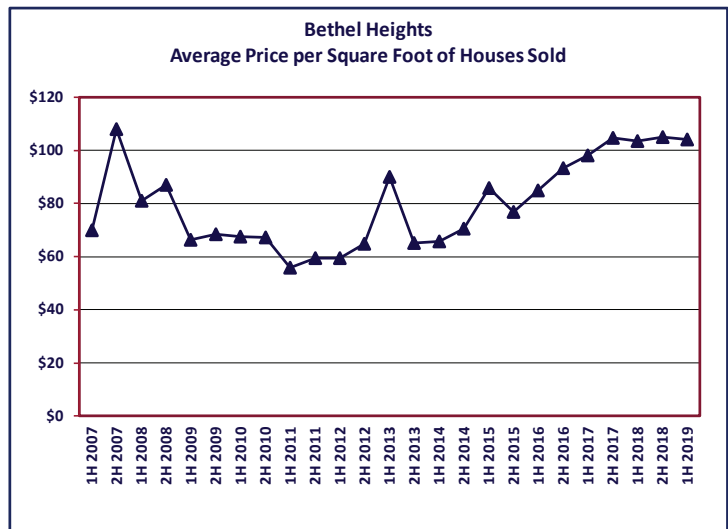
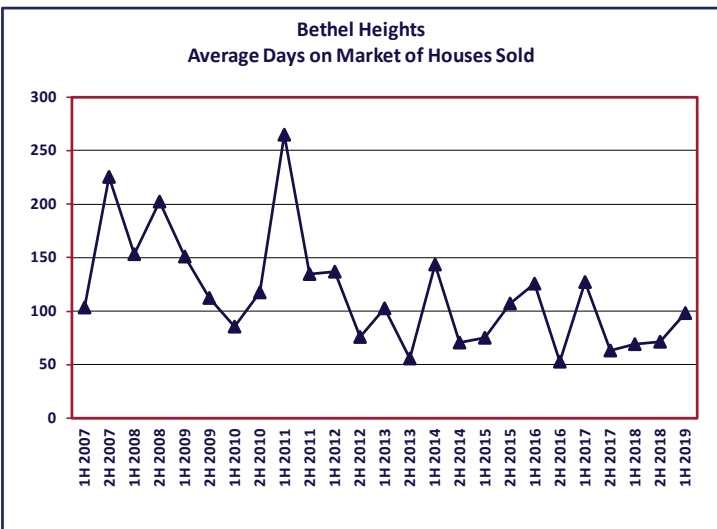
## Bethel Heights Price Range of Houses Sold First Half of 2019

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	--	--	--	--	\$0.00
\$50,001 - \$100,000	1	3.4%	864	26	110.2%	\$89.12
\$100,001 - \$150,000	3	10.3%	1,491	54	96.7%	\$96.43
\$150,001 - \$200,000	10	34.5%	1,684	77	99.9%	\$104.84
\$200,001 - \$250,000	8	27.6%	2,304	137	98.8%	\$101.68
\$250,001 - \$300,000	6	20.7%	2,503	114	98.1%	\$110.68
\$300,001 - \$350,000	1	3.4%	2,746	105	100.0%	\$114.68
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	0	--	--	--	--	--
<b>Bethel Heights</b>	<b>29</b>	<b>100.0%</b>	<b>2,013</b>	<b>98</b>	<b>99.3%</b>	<b>\$104.11</b>

# Bethel Heights

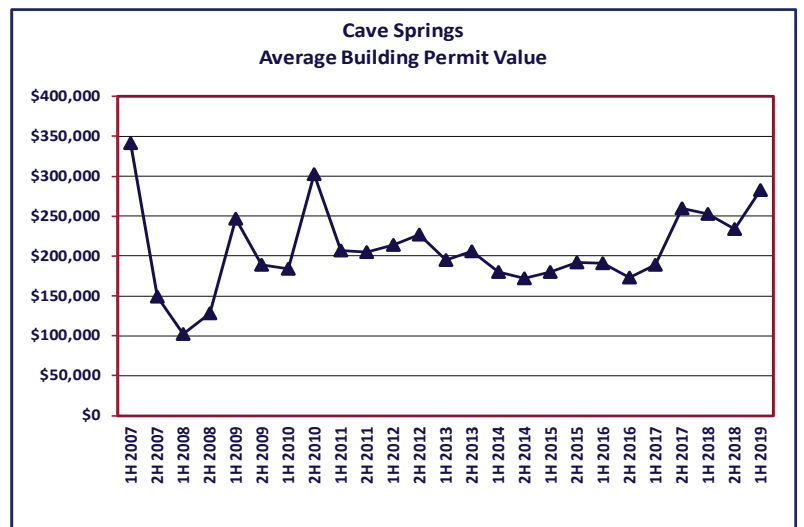
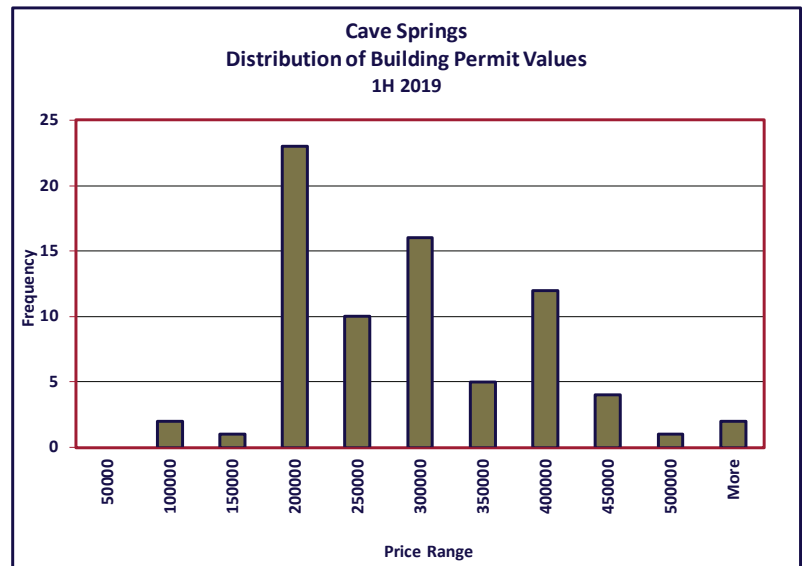
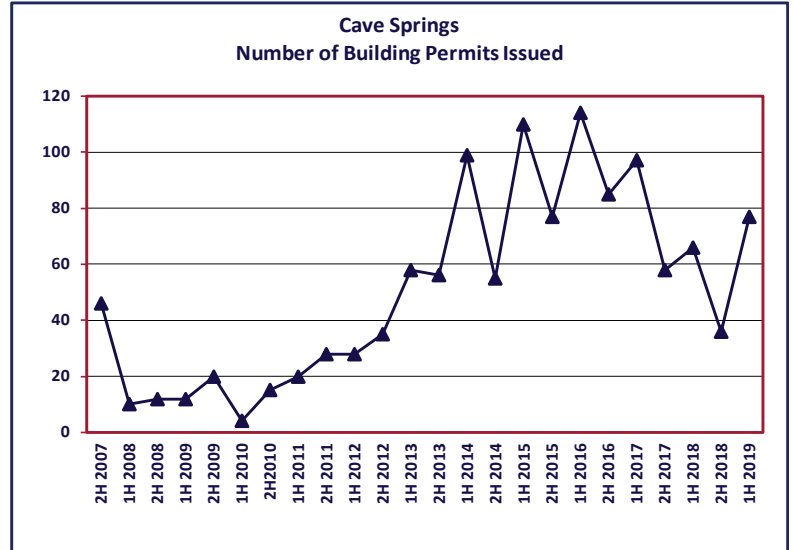


Bethel Heights	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	23	25	29	26.1%	16.0%
Average Price of Houses Sold	\$178,728.70	\$191,414.08	\$208,695.00	16.8%	9.0%
Average Days on Market	69	72	98	41.5%	36.5%
Average Price per Square Foot	\$103.57	\$104.98	\$104.11	0.5%	-0.8%
Percentage of County Sales	0.8%	0.9%	1.0%		
Number of New Houses Sold	5	5	7	40.0%	40.0%
Average Price of New Houses Sold	\$184,870.00	\$192,803.00	\$245,750.86	32.9%	27.5%
Average Days on Market of New Houses Sold	63	96	115	83.2%	20.0%
Number of Houses Listed	6	14	5	-16.7%	-64.3%
Average List Price of Houses Listed	\$229,450.00	\$237,643.00	\$231,315.00	0.8%	-2.7%



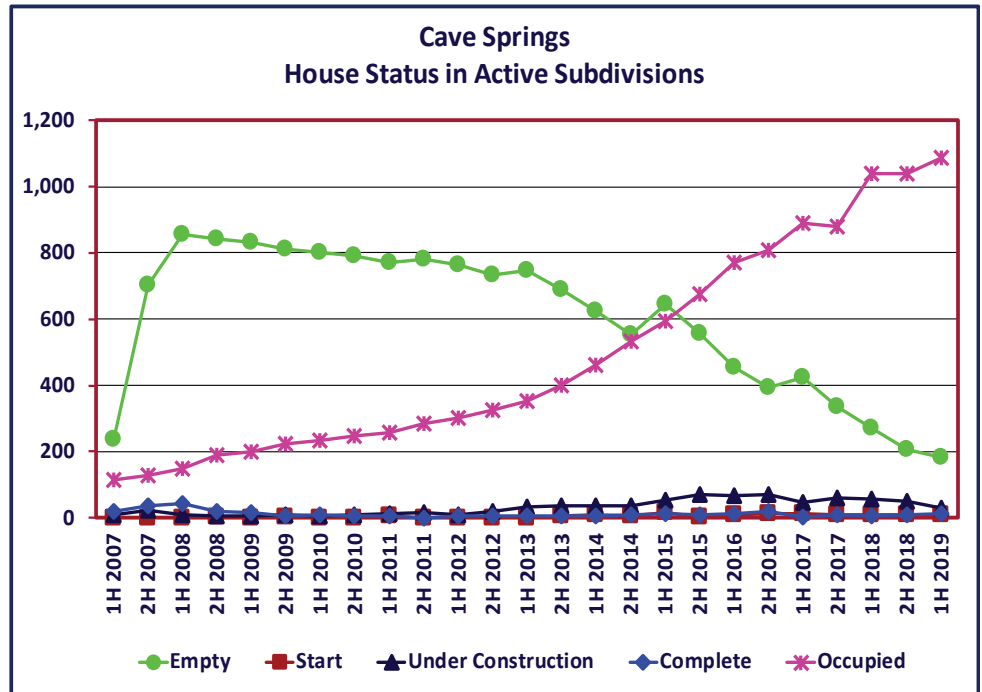
# Cave Springs

- From January 1 to June 30, 2019 there were 76 residential building permits issued in Cave Springs. This represents a 15.2 percent increase from the first half of 2018.
- In the first half of 2019, a majority of building permits in Cave Springs were valued in the 200,001 to \$250,000 range.
- The average residential building permit value in Cave Springs increased by 12.0 percent from \$252,291 in the first half of 2018 to \$282,677 in the first half of 2019.



# Cave Springs

- There were 1,325 total lots in 18 active subdivisions in Cave Springs in the first half of 2019. About 82.0 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 2.3 percent were under construction, 0.8 percent were starts, and 13.9 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the first half of 2019 was Otter Creek Estates, Phase II with 8.
- No new construction or progress in existing construction has occurred in the last year in 3 of the 18 active subdivisions in Cave Springs.
- 47 new houses in Cave Springs became occupied in the first half of 2019.
- The annual absorption rate implies that there were 26.4 months of remaining inventory in active subdivisions, up from 23.2 months in the second half of 2018.
- In 3 out of the 18 active subdivisions in Cave Springs, no absorption has occurred in the past year.



- There were an additional 123 lots in 2 subdivisions that had received preliminary or final approval by June 30, 2019.

## Cave Springs Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Allen's Mill	1H 2017	116
<i>Final Approval</i>		
Osage Vistas	1H 2019	7
Cave Springs		123

# Cave Springs

## Cave Springs House Status in Active Subdivisions First Half of 2019

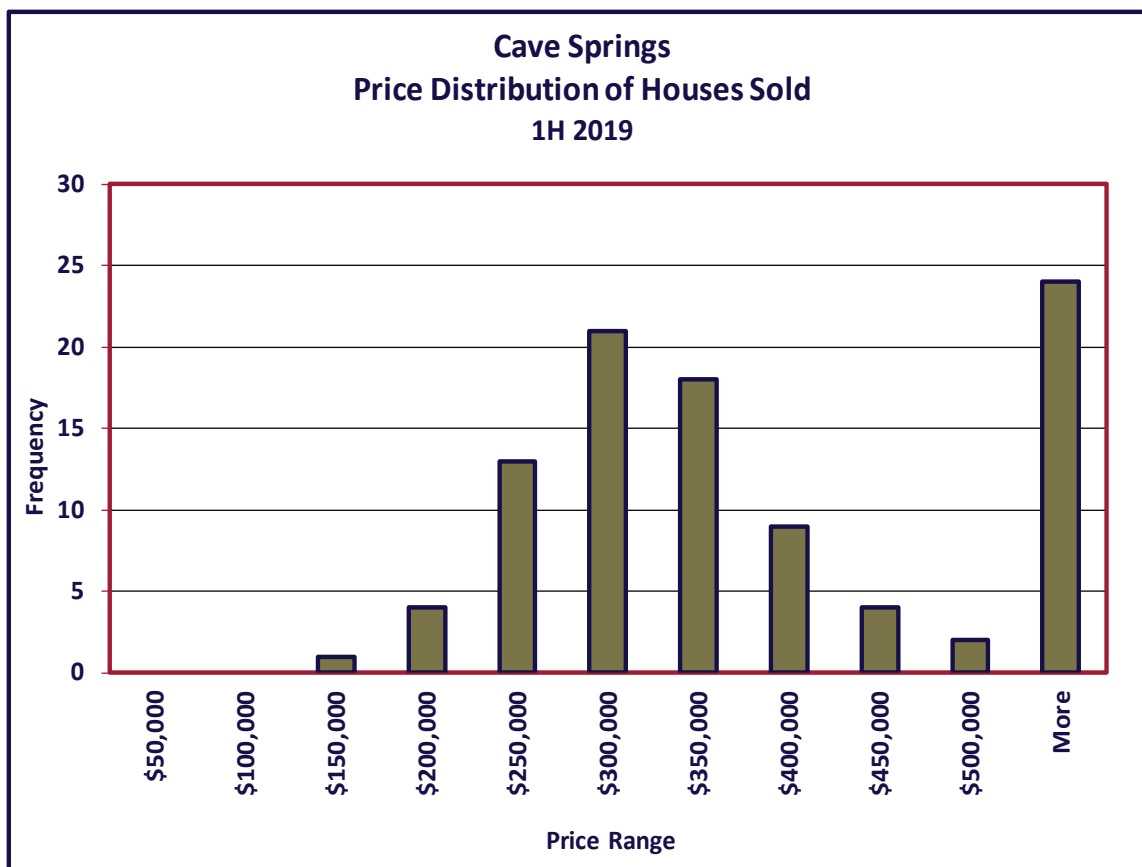
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Averie Estates	7	1	2	0	0	10	0	--
Brentwood	7	0	0	1	189	197	2	9.6
Chattin Valle <sup>1,2</sup>	2	0	1	0	25	28	0	--
Duffer's Ridge <sup>1,2</sup>	1	0	0	0	7	8	0	--
Fairway Valley, Phase II	7	0	1	4	21	33	0	48.0
Hickory Hills	27	0	1	1	37	66	3	116.0
Hyde Park	33	4	6	2	247	292	10	25.7
La Bonne Vie	1	0	0	0	5	6	1	12.0
Marbella, Phase I	11	2	3	1	55	72	8	14.6
Mountain View	2	0	0	0	37	39	1	24.0
Nevaeh Estates	17	0	3	1	19	40	3	28.0
Otter Creek Estates, Phase I	1	0	1	1	73	76	0	6.0
Otter Creek Estates, Phase II	57	1	8	1	47	114	13	32.2
Ridgewood	1	0	0	0	76	77	0	6.0
Sand Springs, Phase I	8	2	1	2	105	118	5	15.6
Soaring Hawk <sup>1,2</sup>	1	0	0	0	15	16	0	--
Springs At Wellington, The	1	0	2	0	49	52	0	36.0
St Valery Downs	0	0	1	0	80	81	1	6.0
<b>Cave Springs</b>	<b>184</b>	<b>10</b>	<b>30</b>	<b>14</b>	<b>1,087</b>	<b>1,325</b>	<b>47</b>	<b>26.4</b>

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

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



# Cave Springs



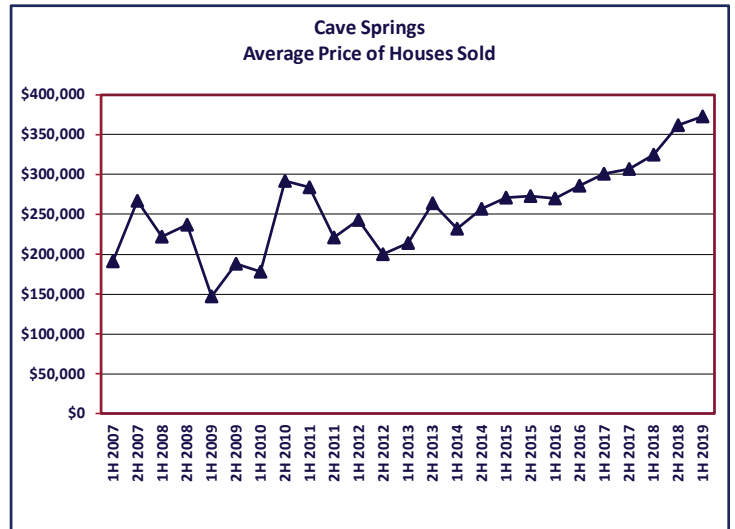
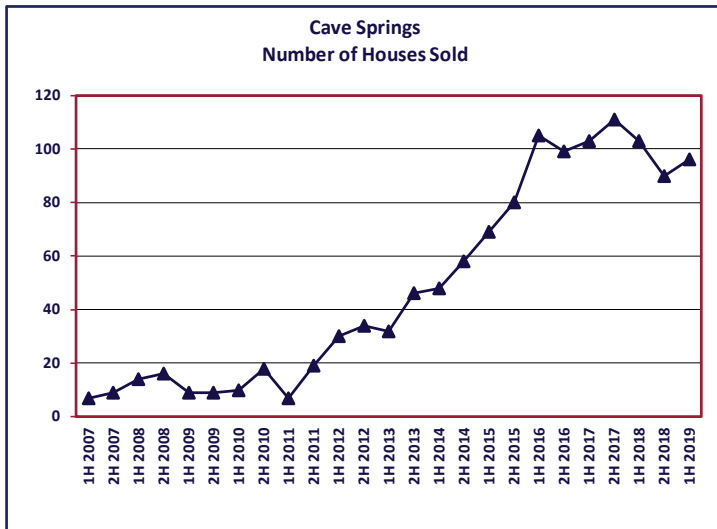
- 96 houses were sold in Cave Springs in the first half of 2019. The average price of a house was \$373,086.78 at \$131.61 per square feet.

## Cave Springs Price Range of Houses Sold First Half of 2019

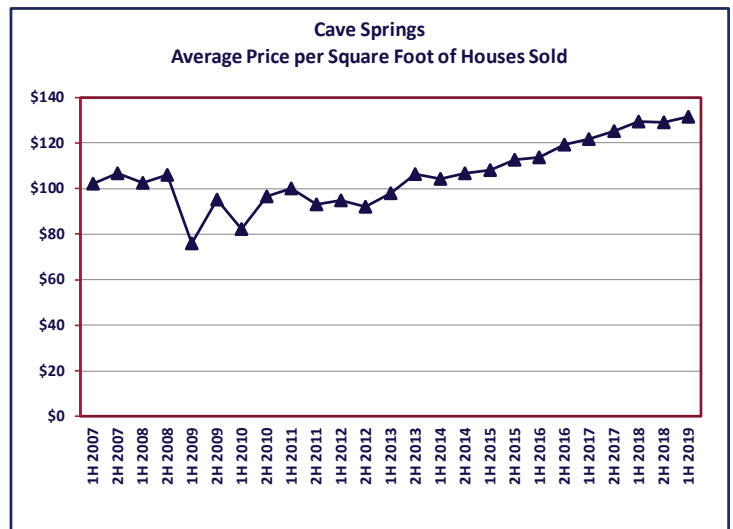
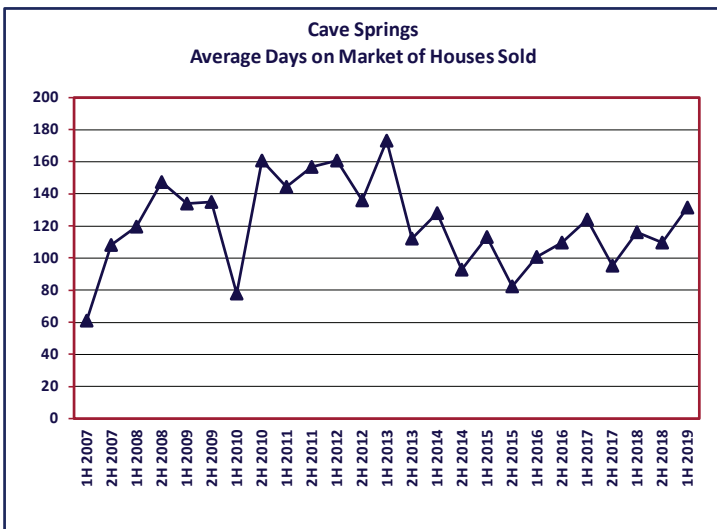
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	\$0.00
\$50,001 - \$100,000	0	--	--	--	--	\$0.00
\$100,001 - \$150,000	1	1.0%	2,042	74	103.6%	\$71.01
\$150,001 - \$200,000	4	4.2%	1,394	48	99.7%	\$122.29
\$200,001 - \$250,000	13	13.5%	1,918	79	100.2%	\$123.62
\$250,001 - \$300,000	21	21.9%	2,295	123	99.9%	\$124.21
\$300,001 - \$350,000	18	18.8%	2,528	134	100.4%	\$126.85
\$350,001 - \$400,000	9	9.4%	2,810	116	99.7%	\$132.01
\$400,001 - \$450,000	4	4.2%	3,181	95	102.3%	\$138.21
\$450,001 - \$500,000	2	2.1%	3,229	168	101.5%	\$145.16
\$500,001+	24	25.0%	3,991	192	100.6%	\$147.67
<b>Cave Springs</b>	<b>96</b>	<b>100.0%</b>	<b>2,776</b>	<b>131</b>	<b>100.4%</b>	<b>\$131.61</b>



# Cave Springs



Cave Springs	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	103	90	96	6.7%	-13.5%
Average Price of Houses Sold	\$325,014.20	\$361,431.85	\$373,086.78	3.2%	21.6%
Average Days on Market	116	110	131	19.8%	37.9%
Average Price per Square Foot	\$129.26	\$128.98	\$131.61	2.0%	5.0%
Percentage of County Sales	3.8%	3.1%	3.3%		
Number of New Houses Sold	54	52	42	-19.2%	-38.2%
Average Price of New Houses Sold	\$348,188.78	\$379,895.55	\$465,127.07	22.4%	34.8%
Average Days on Market of New Houses Sold	140	135	203	51.1%	98.8%
Number of Houses Listed	51	47	47	0.0%	23.7%
Average List Price of Houses Listed	\$441,014.00	\$393,472.00	\$434,159.00	10.3%	20.4%



# Cave Springs

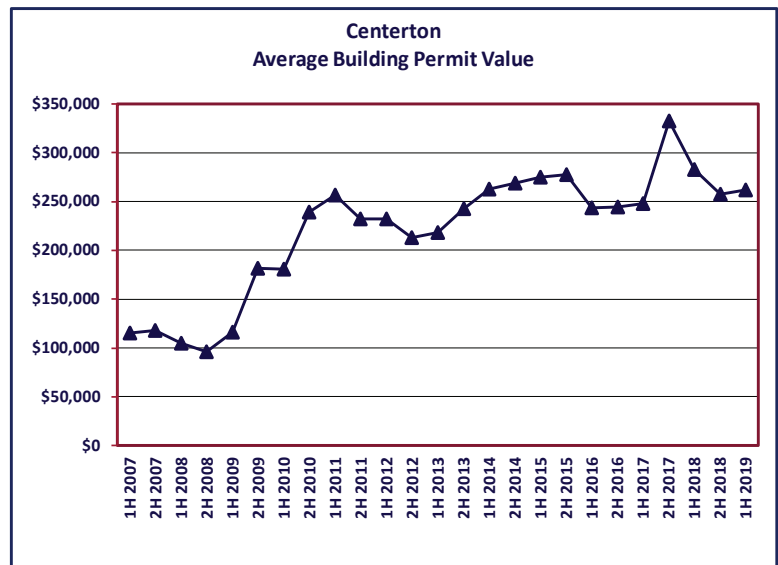
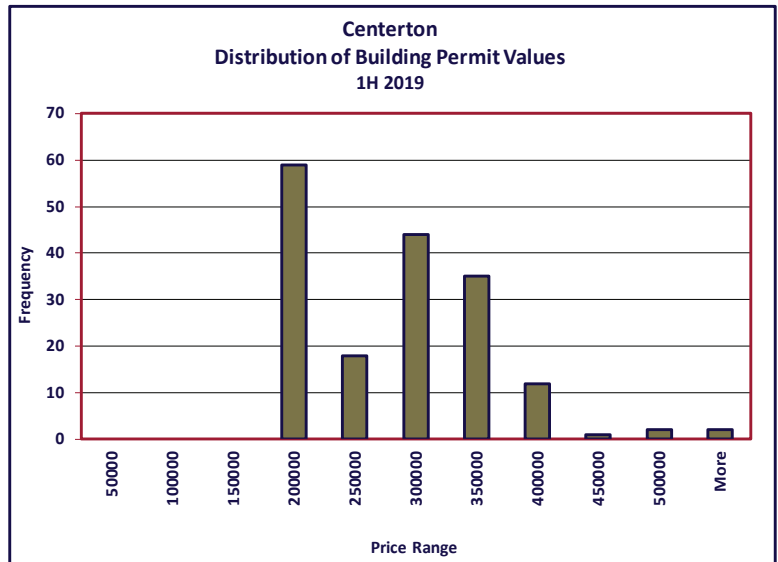
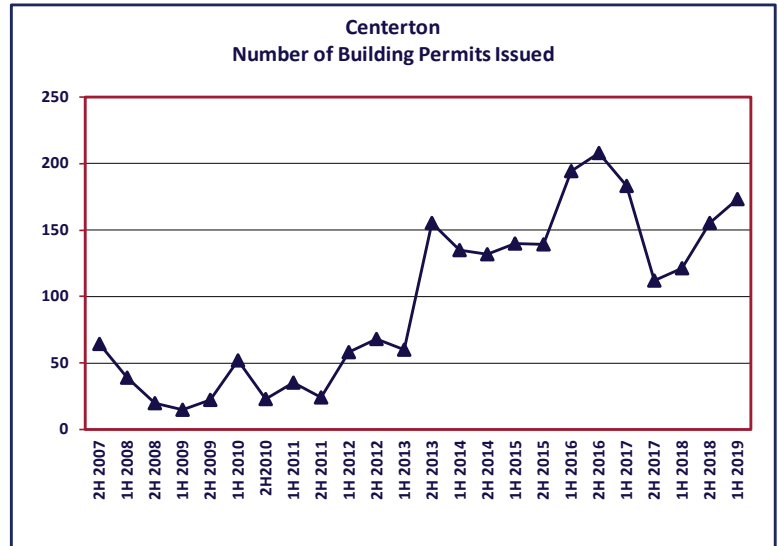
## Cave Springs Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Price Sold	Per Square Foot
Bartlets	1	1.0%	2,202	51	\$272,000	\$123.52
Brentwood	9	9.4%	2,141	132	\$263,764	\$123.68
Cave Springs Original	1	1.0%	2,042	74	\$145,000	\$71.01
Creekside Estates	1	1.0%	3,407	32	\$450,000	\$132.08
Duffers Ridge	1	1.0%	3,803	27	\$585,000	\$153.83
Fairway Valley	7	7.3%	2,359	163	\$299,357	\$126.99
Hamptons, The	1	1.0%	2,264	50	\$285,000	\$125.88
Hickory Hills	8	8.3%	2,271	134	\$288,313	\$127.00
Hyde Park	18	18.8%	2,635	86	\$347,147	\$131.63
Johnsons	1	1.0%	4,318	89	\$555,000	\$128.53
Marbella	8	8.3%	2,359	107	\$287,859	\$122.03
Mountain View	1	1.0%	1,264	63	\$159,500	\$126.19
Neveah Estates	1	1.0%	3,075	279	\$399,500	\$129.92
Otter Creek	20	20.8%	3,616	218	\$536,625	\$148.32
Sand Springs	7	7.3%	1,739	86	\$220,934	\$126.97
Springs at Wellington	1	1.0%	3,168	77	\$425,000	\$134.15
St Valery Downs	5	5.2%	4,966	131	\$740,980	\$146.56
Wellington Heights	3	3.1%	2,469	99	\$276,667	\$115.76
Weston Hills	1	1.0%	2,673	126	\$240,000	\$89.79
Other	1	1.0%	1,320	49	\$159,000	\$120.45
<b>Cave Springs</b>	<b>96</b>	<b>100.0%</b>	<b>2,776</b>	<b>132</b>	<b>\$373,087</b>	<b>\$131.61</b>



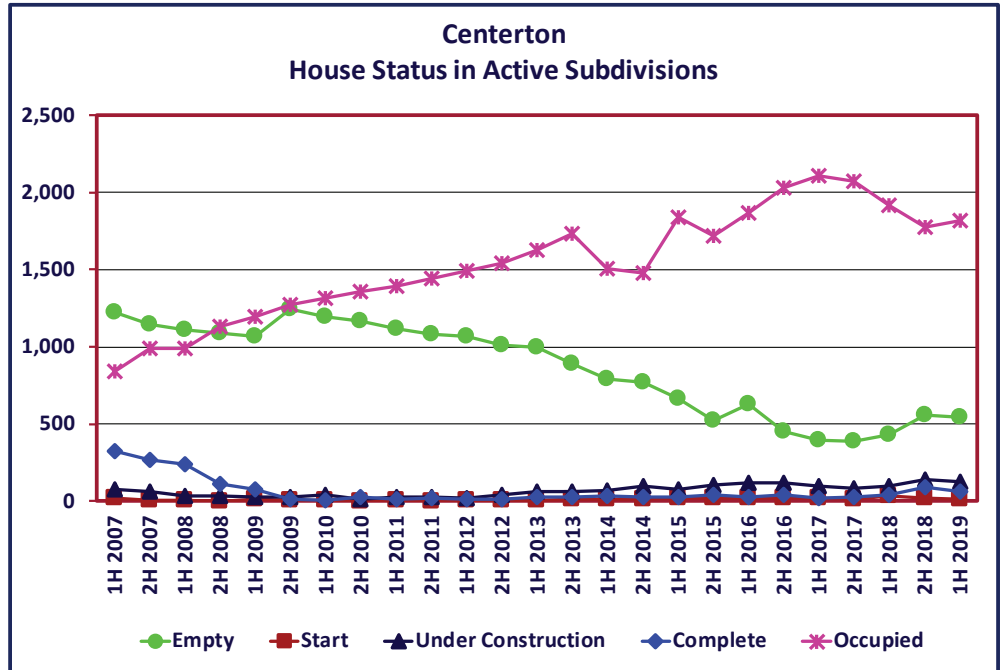
# Centerton

- From January 1 to June 30, 2019 there were 173 residential building permits issued in Centerton. This represents a 43.0 percent increase from the first half of 2018.
- In the first half of 2019, a majority of building permits in Centerton were valued in the \$150,001 to \$350,000 range.
- The average residential building permit value in Centerton decreased by 7.5 percent from \$282,691 from the first half of 2018 to \$261,538 in the first half of 2019.



# Centerton

- There were 2,564 total lots in 33 active subdivisions in Centerton in the first half of 2019. About 71.1 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 5.0 percent were under construction, 0.4 percent were starts, and 21.3 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the first half of 2019 was Briar Rose with 38. Briar Rose also had the highest absorption rate with 40 houses becoming occupied.
- No new construction or progress in existing construction has occurred in the last year in 3 of the 33 active subdivisions in Centerton.



## Centerton House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bellewood, Phase II	1	0	0	1	225	227	0	24.0
Bellewood, Phase IB <sup>1,2</sup>	1	0	0	0	215	216	0	--
Bequette Farms, Phase I	19	0	0	2	9	30	6	28.0
Big Sky	47	0	8	3	11	69	6	69.6
Bliss Meadows	10	0	3	8	29	50	23	8.7
Briar Rose	2	0	38	0	62	102	40	7.7
Brimwoods, Phase I <sup>1,2</sup>	6	0	0	0	29	35	0	--
Clark Estates	50	2	1	1	3	57	2	216.0
Creekside, Phase I	29	0	0	2	24	55	7	33.8
Creekside, Phase II	74	0	10	0	12	96	12	84.0
Diamond Estates, Phase I	7	1	2	1	21	32	10	8.8
Diamond Estates, Phase II	29	1	5	7	6	48	6	84.0
Forest Park, Phase II	19	3	1	0	35	58	9	25.1
Lexington	4	1	3	0	40	48	2	6.9
Maple Estates, Phase IA	0	0	0	1	26	27	10	0.6
Maple Estates, Phase IB	11	1	8	2	2	24	1	132.0
McKissic Creek Estates	1	0	0	0	8	9	1	6.0
Moonlight Valley	23	0	0	0	11	34	1	92.0
Morningside Estates, Phase I	21	0	6	7	21	55	14	19.4
Oak Tree	12	1	2	3	180	198	7	30.9
Oasage Creek	25	0	0	0	10	35	0	300.0
Osage Creek, Phase II	2	0	8	0	2	12	2	60.0
Quail Hollow, Phase I	0	0	0	0	41	41	4	0.0
Quail Hollow, Phase II	16	0	12	0	12	40	2	28.0
Ridgefield, Blk III	7	0	3	2	24	36	1	24.0
Sunrise Ridge	50	1	7	5	8	71	6	94.5
Tamarron	21	0	2	4	273	300	4	40.5
Tarah Knolls <sup>1,2</sup>	1	0	0	0	51	52	0	--
Tuscany, Phase I	8	0	2	4	63	77	1	18.7

# Centerton

## Centerton House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Versailles	23	0	4	0	100	127	2	108.0
West End Acres	21	0	1	5	2	29	0	162.0
Waterford Park	2	0	1	1	16	20	1	48.0
Willow Crossing	3	0	0	0	251	254	10	3.6
<b>Centerton</b>	<b>545</b>	<b>11</b>	<b>127</b>	<b>59</b>	<b>1,822</b>	<b>2,564</b>	<b>190</b>	<b>29.0</b>

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

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

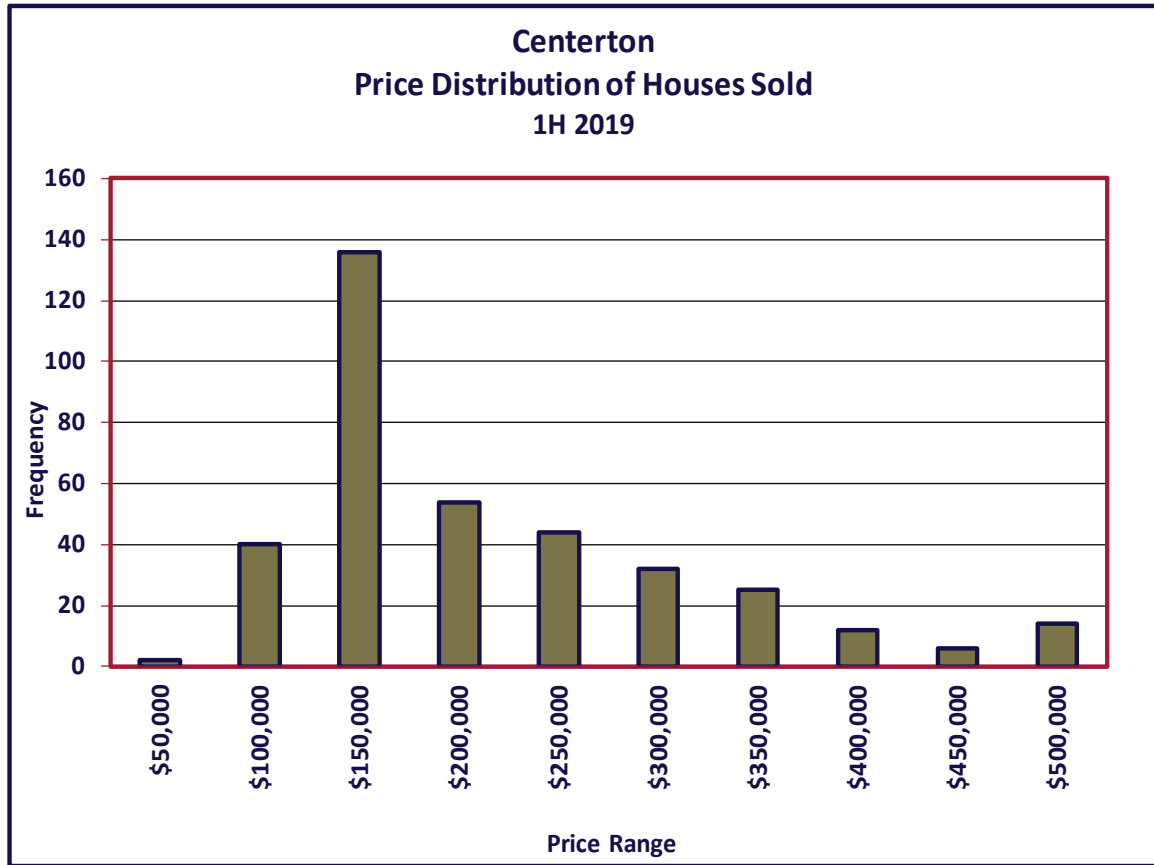
## Centerton Preliminary and Final Approved Subdivisions First Half of 2019

- 190 new houses in Centerton became occupied in the first half of 2019.
- The annual absorption rate implies that there were 29 months of remaining inventory in the active subdivisions, down from 49.8 months in the second half of 2018.
- In 3 out of the 33 active subdivisions in Centerton, no absorption has occurred in the past year.
- An additional 1,355 lots in 31 subdivisions had received preliminary or final approval by June 30, 2019.

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Ashmore Subdivision	1H 2018	78
Blossom Hills	2H 2018	74
Bob Bland	2H 2017	4
Diamond Estates, Phase 3	1H 2018	73
Diamond Estates, Phase 4	2H 2017	99
Forest Park, Phase 3	2H 2017	131
Kimmel Ridge	2H 2018	69
Maple Estates, Phase 1C	1H 2019	13
Maple Estates, Phase 2	2H 2017	119
Morning Side, Phase 2	2H 2016	45
Morning Side, Phase 3	2H 2016	64
Morning Side, Phase 4	2H 2016	47
Morning Side, Phase 5	2H 2016	43
Myers Minor Subdivision	2H 2018	5
Orchard Park, Phase 1	1H 2018	34
Orchard Park, Phase 2	1H 2018	23
Orchard Park, Phase 3	1H 2018	28
Orchard Park, Phase 4	1H 2018	26
Orchard Park, Phase 5	1H 2018	27
Orchard Park, Phase 6	1H 2018	38
Park Place	2H 2017	11
Quail Hollow, Phase III	1H 2013	38
Sun Meadows (Townhouse Duplexes)	2H 2018	40
Tuscany, Phase IV	1H 2015	42
Westridge Village	2H 2017	83
Willow Ridge	1H 2018	36
<i>Final Approval</i>		
Four Points Estate (County)	2H 2017	4
Ginn Estates	2H 2018	5
Maxwell Farms	1H 2017	6
Tuscany, Phase II	1H 2019	25
Tuscany, Phase III	1H 2019	25
<b>Centerton</b>		<b>1,355</b>



# Centerton



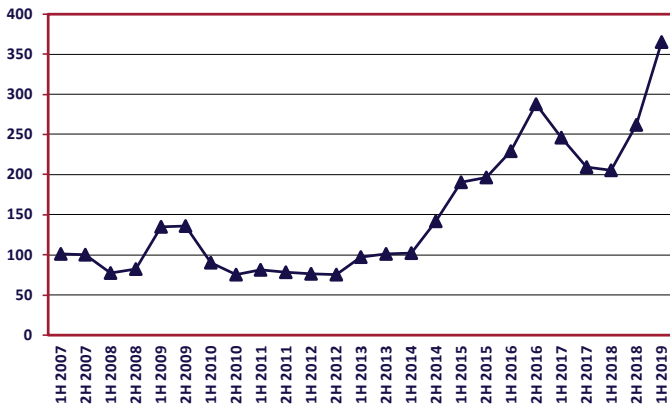
- 365 houses were sold in Centerton in the first half of 2019. The average price of a house was \$247,705.75 at \$118.37 per square feet.

## Centerton Price Range of Houses Sold First Half of 2019

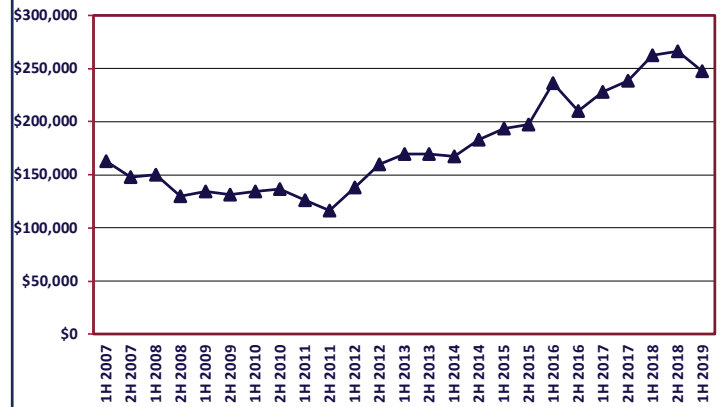
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	--
\$50,001 - \$100,000	2	11.0%	1,434	70	98.8%	\$67.54
\$100,001 - \$150,000	40	11.0%	1,347	66	100.5%	\$102.59
\$150,001 - \$200,000	136	37.3%	1,555	111	99.9%	\$114.37
\$200,001 - \$250,000	54	14.8%	1,962	113	99.8%	\$114.77
\$250,001 - \$300,000	44	12.1%	2,242	133	100.0%	\$123.08
\$300,001 - \$350,000	32	8.8%	2,604	152	100.1%	\$126.03
\$350,001 - \$400,000	25	6.8%	2,919	150	100.3%	\$126.99
\$400,001 - \$450,000	12	3.3%	3,212	162	100.7%	\$131.56
\$450,001 - \$500,000	6	1.6%	3,369	169	99.7%	\$143.76
\$500,001+	14	3.8%	4,176	168	99.7%	\$153.63
<b>Centerton</b>	<b>365</b>	<b>100.0%</b>	<b>2,045</b>	<b>120</b>	<b>100.0%</b>	<b>\$118.37</b>

# Centerton

Centerton  
Number of Houses Sold

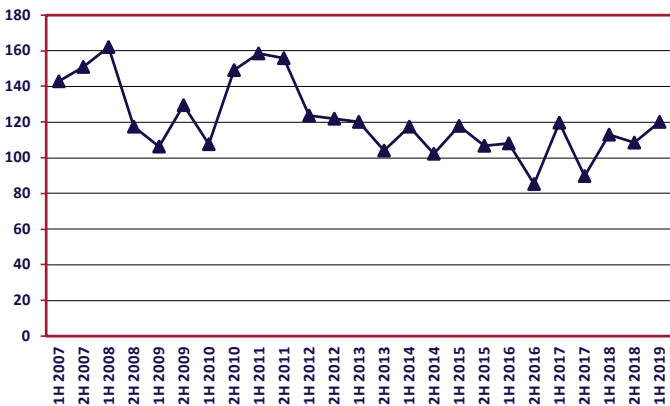


Centerton  
Average Price of Houses Sold

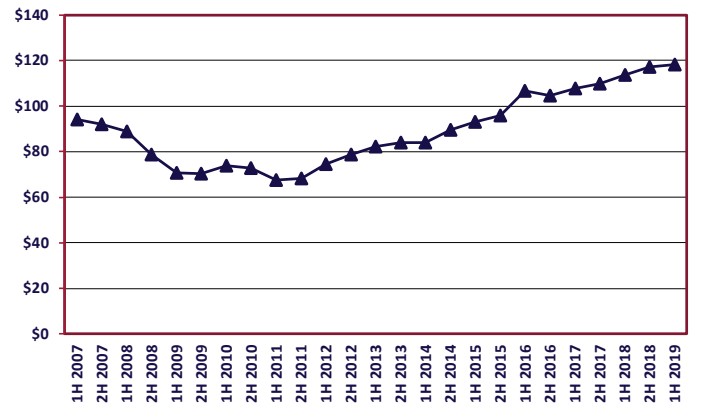


Centerton	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	205	262	365	1	0
Average Price of Houses Sold	\$262,499.12	\$265,916.35	\$247,705.75	(\$0.06)	(\$0.07)
Average Days on Market	113	109	120	0	0
Average Price per Square Foot	\$113.64	\$117.33	\$118.37	\$0.04	\$0.01
Percentage of County Sales	7.5%	9.0%	12.4%	65.1%	37.6%
Number of New Houses Sold	80	116	160	1	0
Average Price of New Houses Sold	\$317,699.39	\$304,130.63	\$353,708.36	\$0.11	\$0.16
Average Days on Market of New Houses Sold	170	147	194	0	0
Number of Houses Listed	144	171	141	0	0
Average List Price of Houses Listed	\$385,801.00	\$356,737.00	\$416,477.00	\$0.08	\$0.17

Centerton  
Average Days on Market of Houses Sold



Centerton  
Average Price per Square Foot of Houses Sold



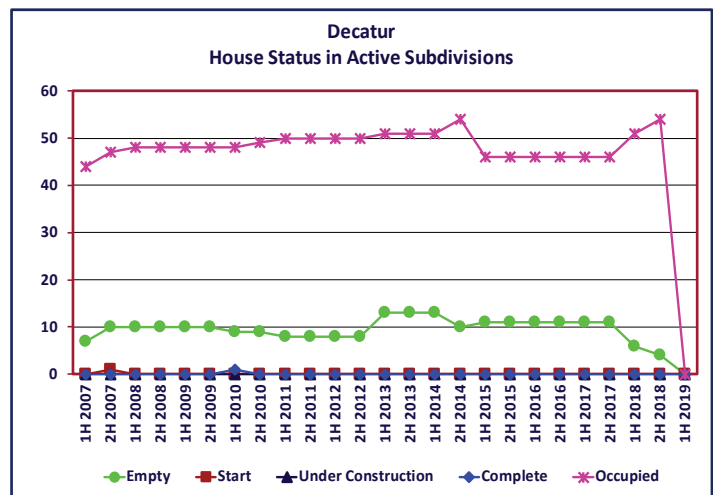
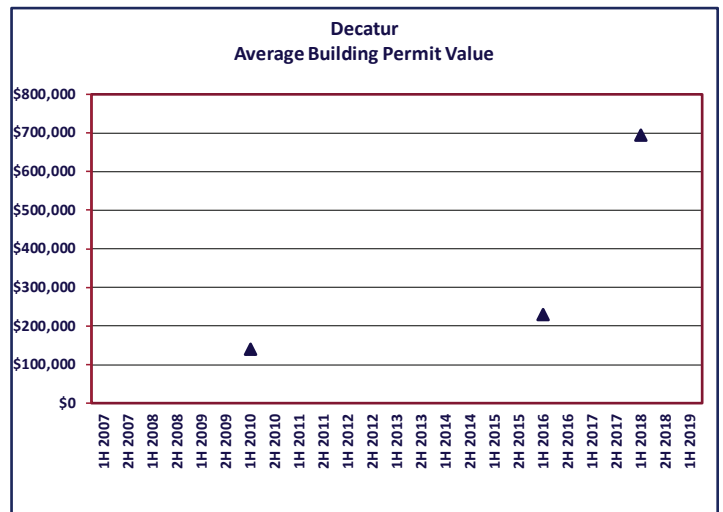
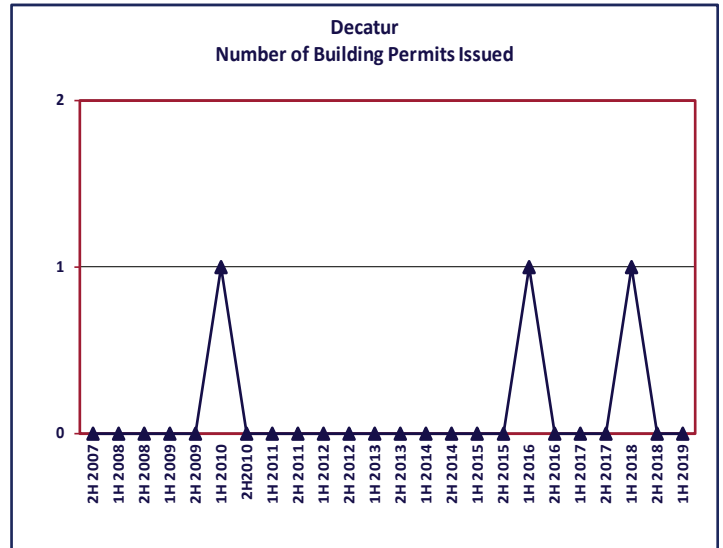
# Centerton

## Centerton Sold House Characteristics by Subdivision First Half of 2019

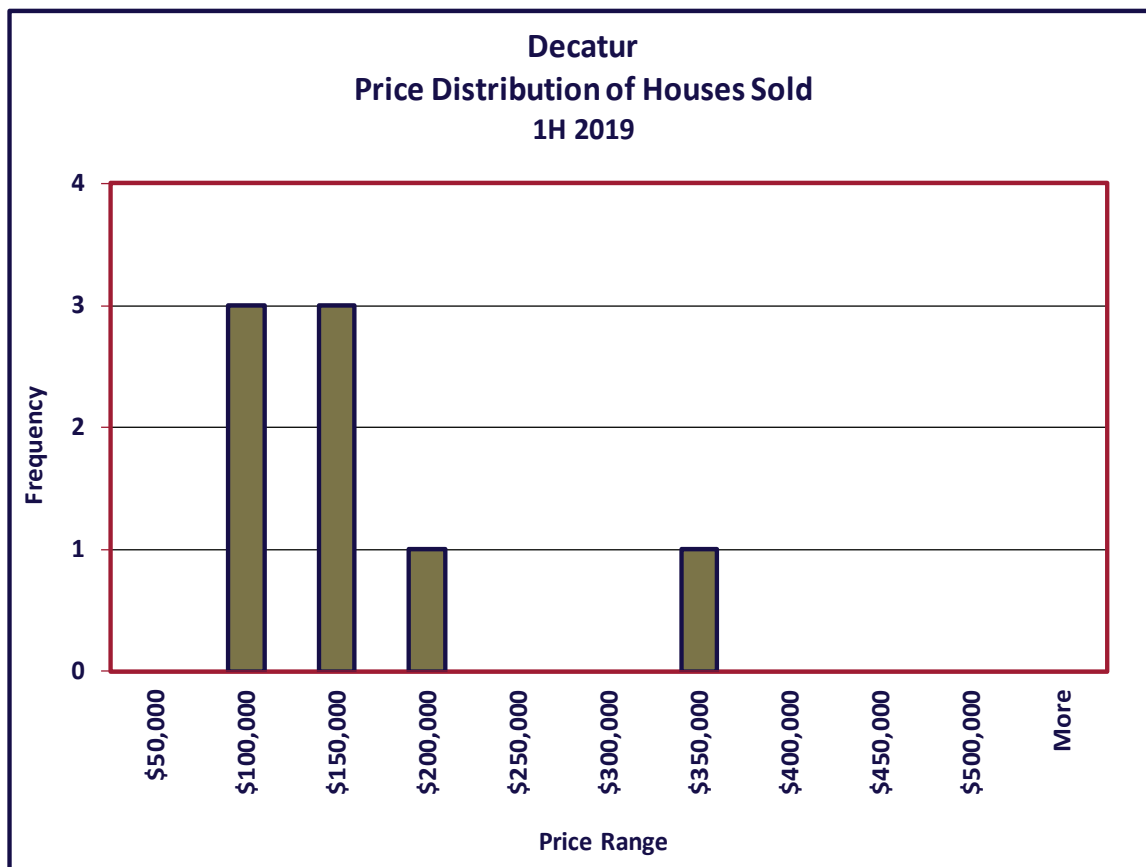
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	4	1.1%	1,555	270	\$181,038	\$116.29
Bequette Farms	5	1.4%	3,201	257	\$420,945	\$131.24
Big Sky	3	0.8%	3,505	177	\$489,604	\$139.87
Black Springs	1	0.3%	2,330	30	\$235,000	\$100.86
Bliss Meadows	24	6.6%	1,997	125	\$242,031	\$121.27
Briar Rose	63	17.3%	1,491	143	\$185,248	\$124.39
Brimwoods	3	0.8%	1,514	43	\$164,333	\$108.56
Centerpoint	16	4.4%	1,352	58	\$141,219	\$105.16
Char Lou Estates	6	1.6%	1,940	54	\$191,083	\$99.39
Clark Estates	5	1.4%	2,144	150	\$257,000	\$119.88
Creekside	3	0.8%	2,798	202	\$370,567	\$132.41
Diamond Estates	11	3.0%	2,654	133	\$334,951	\$126.25
Dogwood	2	0.5%	1,713	52	\$178,000	\$104.68
Forest Park	7	1.9%	2,223	161	\$281,695	\$126.36
Fox Run	2	0.5%	1,846	51	\$186,000	\$100.95
Hickory Park	5	1.4%	1,448	107	\$141,600	\$98.33
Kensington Hills	7	1.9%	2,003	74	\$211,286	\$106.03
Laynebridge	2	0.5%	2,074	57	\$215,750	\$104.14
Lexington	10	2.7%	2,988	118	\$377,454	\$126.56
Maple Estates	10	2.7%	2,754	171	\$355,952	\$129.26
Morningside	18	4.9%	1,669	113	\$170,343	\$104.12
North Forty	7	1.9%	1,361	57	\$138,700	\$102.43
Oak Ridge	2	0.5%	1,586	64	\$164,500	\$103.93
Oak Tree	12	3.3%	4,113	146	\$632,317	\$152.85
Osage Creek	2	0.5%	2,670	71	\$349,918	\$131.07
Quail Hollow	17	4.7%	2,376	184	\$310,445	\$130.90
Quailridge	11	3.0%	2,892	73	\$320,919	\$111.31
Ridgefield	4	1.1%	2,097	96	\$254,296	\$121.18
Rozars	1	0.3%	1,250	33	\$105,800	\$84.64
Sienna at Cooper's Farm	27	7.4%	1,838	92	\$195,350	\$106.89
Simmons	1	0.3%	1,819	33	\$184,000	\$101.15
Somerset	1	0.3%	1,544	36	\$183,500	\$118.85
Sonoma Valley	1	0.3%	1,614	45	\$166,000	\$102.85
Southfork	6	1.6%	1,882	122	\$183,392	\$98.17
Southland	6	1.6%	1,242	48	\$127,696	\$103.06
Stoneridge	1	0.3%	1,480	111	\$154,383	\$104.31
Sunrise Ridge	10	2.7%	2,063	119	\$255,010	\$123.67
Tamarron	8	2.2%	2,220	111	\$256,550	\$115.66
Tarah Knolls	2	0.5%	2,119	42	\$225,000	\$106.20
Township	2	0.5%	1,574	68	\$128,500	\$80.74
Tuscany	9	2.5%	3,206	198	\$426,409	\$133.40
Versailles	3	0.8%	3,939	162	\$636,667	\$161.78
Walnut Ridge	4	1.1%	1,500	84	\$145,500	\$96.45
Western Heights	1	0.3%	1,594	140	\$145,000	\$90.97
Westwood	1	0.3%	1,420	128	\$149,250	\$105.11
Willow Crossing	14	3.8%	1,411	78	\$157,771	\$111.92
Woodland Acres	1	0.3%	1,442	33	\$162,000	\$112.34
Other	4	1.1%	1,757	104	\$262,625	\$153.19
<b>Centerton</b>	<b>365</b>	<b>100.0%</b>	<b>2,045</b>	<b>120</b>	<b>\$247,706</b>	<b>\$118.37</b>

# Decatur

- From January 1 to June 30, 2019 there were no residential building permits issued in Decatur, while there was 1 issued in the first half of 2018.
- There were no active subdivisions in Decatur for the first half of 2019.



# Decatur



- 8 houses were sold in Decatur in the first half of 2019. The average price of a house was \$142,750.00 at \$91.20 per square feet

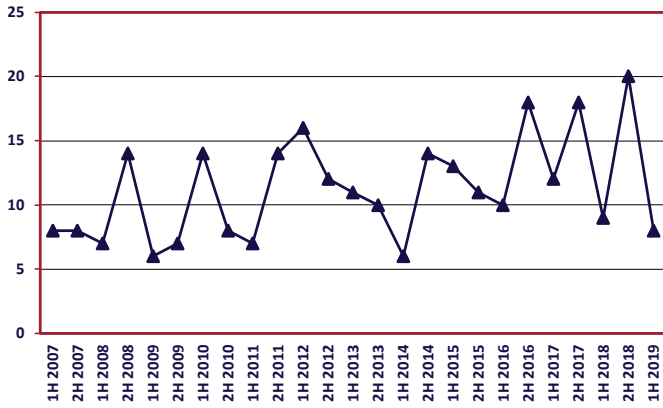
## Decatur Price Range of Houses Sold First Half of 2019

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	--	--	--	--	--
\$50,001 - \$100,000	3	37.5%	1,121	42	101.0%	\$82.61
\$100,001 - \$150,000	3	37.5%	1,458	94	99.8%	\$88.64
\$150,001 - \$200,000	1	12.5%	2,026	63	100.1%	\$93.78
\$200,001 - \$250,000	0	--	--	--	--	--
\$250,001 - \$300,000	0	--	--	--	--	--
\$300,001 - \$350,000	1	12.5%	2,514	44	99.1%	\$122.12
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	0	--	--	--	--	--
<b>Decatur</b>	<b>8</b>	<b>100.0%</b>	<b>1,534</b>	<b>64</b>	<b>100.2%</b>	<b>\$91.20</b>

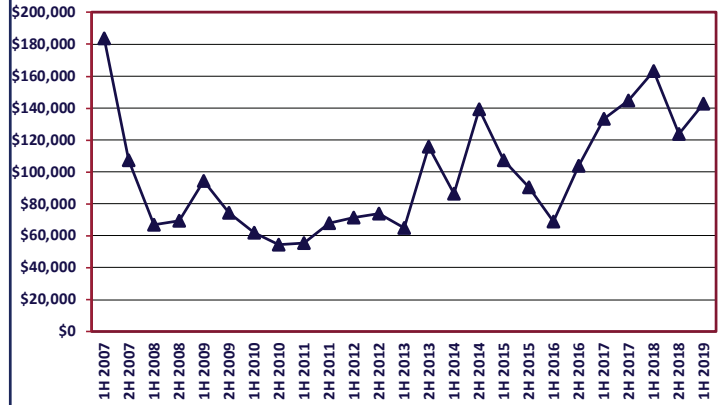


# Decatur

Decatur  
Number of Houses Sold

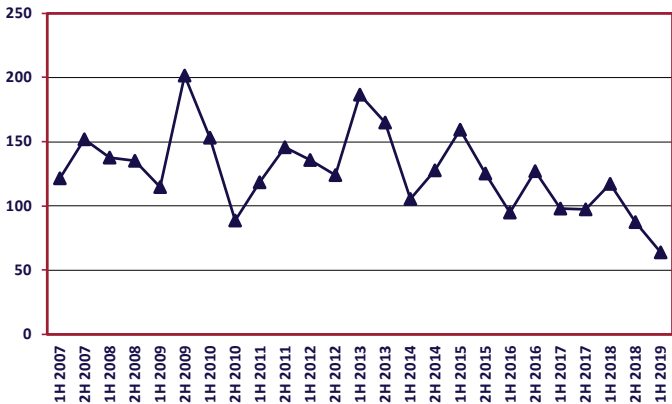


Decatur  
Average Price of Houses Sold

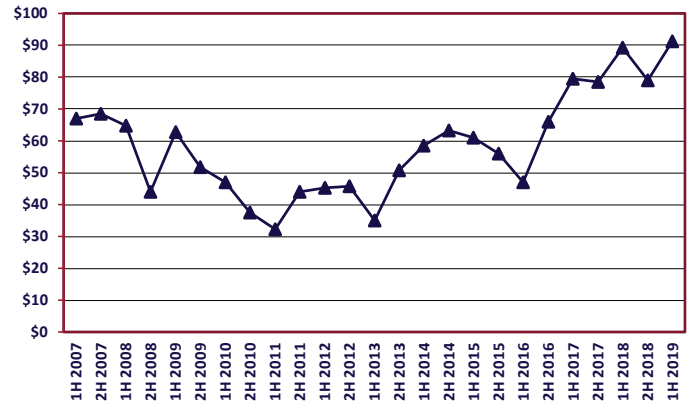


Decatur	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	9	20	8	-11.1%	-60.0%
Average Price of Houses Sold	\$163,155.67	\$123,906.00	\$142,750.00	-12.5%	15.2%
Average Days on Market	117	87	64	-45.5%	-26.8%
Average Price per Square Foot	\$89.23	\$78.97	\$91.20	2.2%	15.5%
Percentage of County Sales	0.3%	0.7%	0.3%		
Number of New Houses Sold	1	0	0	-100.0%	#DIV/0!
Average Price of New Houses Sold	\$298,000.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Average Days on Market of New Houses Sold	120	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Number of Houses Listed	7	12	9	28.6%	-25.0%
Average List Price of Houses Listed	\$1,091,901.00	\$723,867.00	\$214,344.00	-80.4%	-70.4%

Decatur  
Average Days on Market of Houses Sold



Decatur  
Average Price per Square Foot of Houses Sold



# Decatur

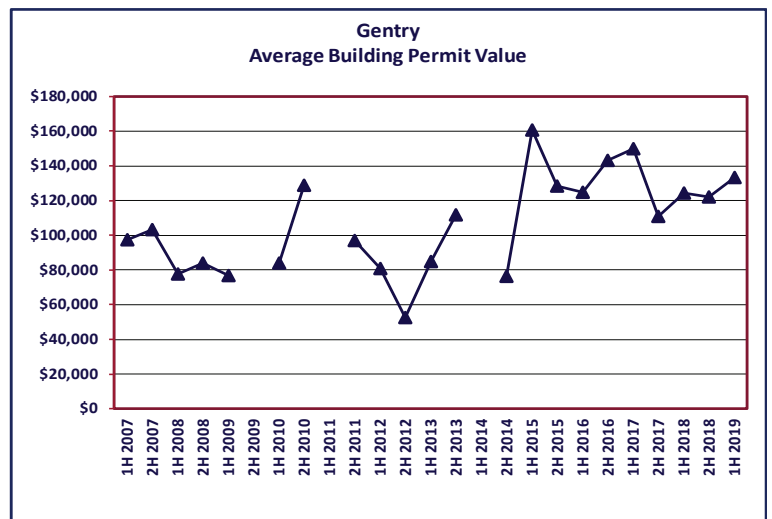
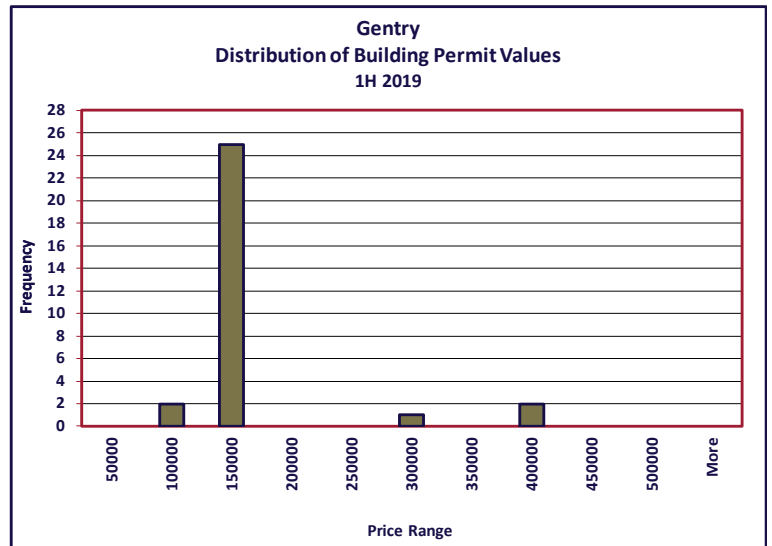
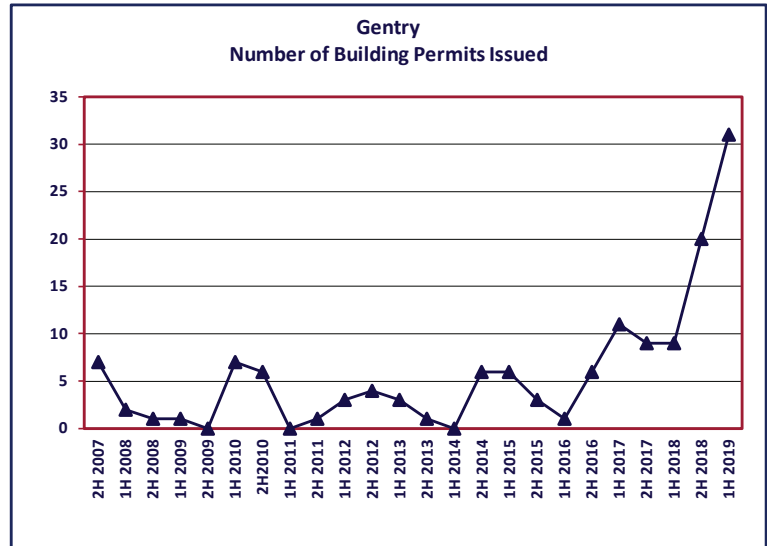
## Decatur Sold House Characteristics by Subdivision First Half of 2019

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	12.5%	1,008	37	\$85,000	\$84.33
Grant Springs	1	12.5%	1,154	29	\$105,000	\$90.99
Northwest Park	1	12.5%	988	50	\$95,000	\$96.15
Wards Southside	1	12.5%	1,366	38	\$92,000	\$67.35
Western Estates	1	12.5%	1,887	88	\$119,000	\$63.06
Wolf Creek Ridge	1	12.5%	2,026	63	\$190,000	\$93.78
Other	2	25.0%	1,923	104	\$228,000	\$116.99
<b>Decatur</b>	<b>8</b>	<b>100.0%</b>	<b>1,534</b>	<b>64</b>	<b>\$142,750</b>	<b>\$91.20</b>



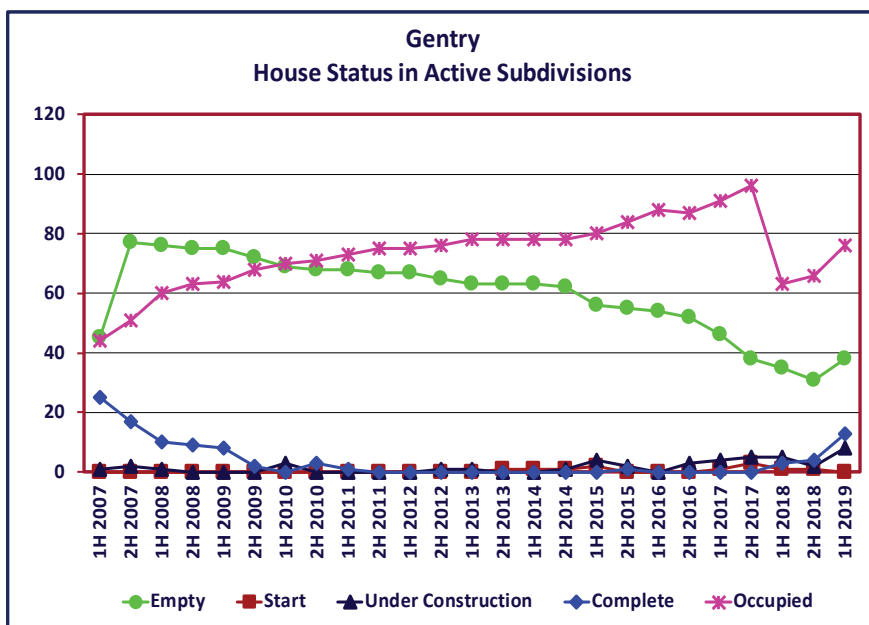
# Gentry

- From January 1 to June 30, 2019 there were 31 residential building permits issued in Gentry. This represents a 244.4 percent increase from the first half of 2018.
- In the first half of 2019, a majority of the issued building permits in Gentry were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gentry increased 5.9 percent from \$124,444 in the first half of 2018 to \$131,783 in the first half of 2019.



# Gentry

- There were 135 total lots in 5 active subdivisions in Gentry in the first half of 2019. About 56.3 percent of the lots were occupied, 9.6 percent were complete but unoccupied, 5.9 percent were under construction, 0 percent were starts, and 28.1 percent were empty lots.
- The subdivision with the most houses under construction in the first half of 2019 was Sunset Ridge, with 7.
- The most absorption was in The Oaks Phase II, with 5 houses becoming occupied.
- In the last year, there was no new construction or progress in existing construction in 1 of the 5 active subdivisions in Gentry.
- 10 new houses in Gentry became occupied in the first half of 2019. The annual absorption rate implies that there were 44.3 months of remaining inventory in active subdivisions, down from 57.0 months in the second half of 2018.
- In 1 of the 5 active subdivisions in Gentry, no absorption or construction occurred in the last year.



- 245 additional lots in 1 subdivision have received either preliminary or final approval by June 30, 2019 in Gentry.

## Gentry House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	4	0	1	0	32	37	1	15.0
College Hill Second, Phase II	2	0	0	0	3	5	0	24.0
Oaks, The, Phase II	5	0	0	0	27	32	5	8.6
Springhill <sup>1,2</sup>	20	0	0	0	10	30	0	--
Sunset Ridge	7	0	7	13	4	31	4	81.0
<b>Gentry</b>	<b>38</b>	<b>0</b>	<b>8</b>	<b>13</b>	<b>76</b>	<b>135</b>	<b>10</b>	<b>44.3</b>

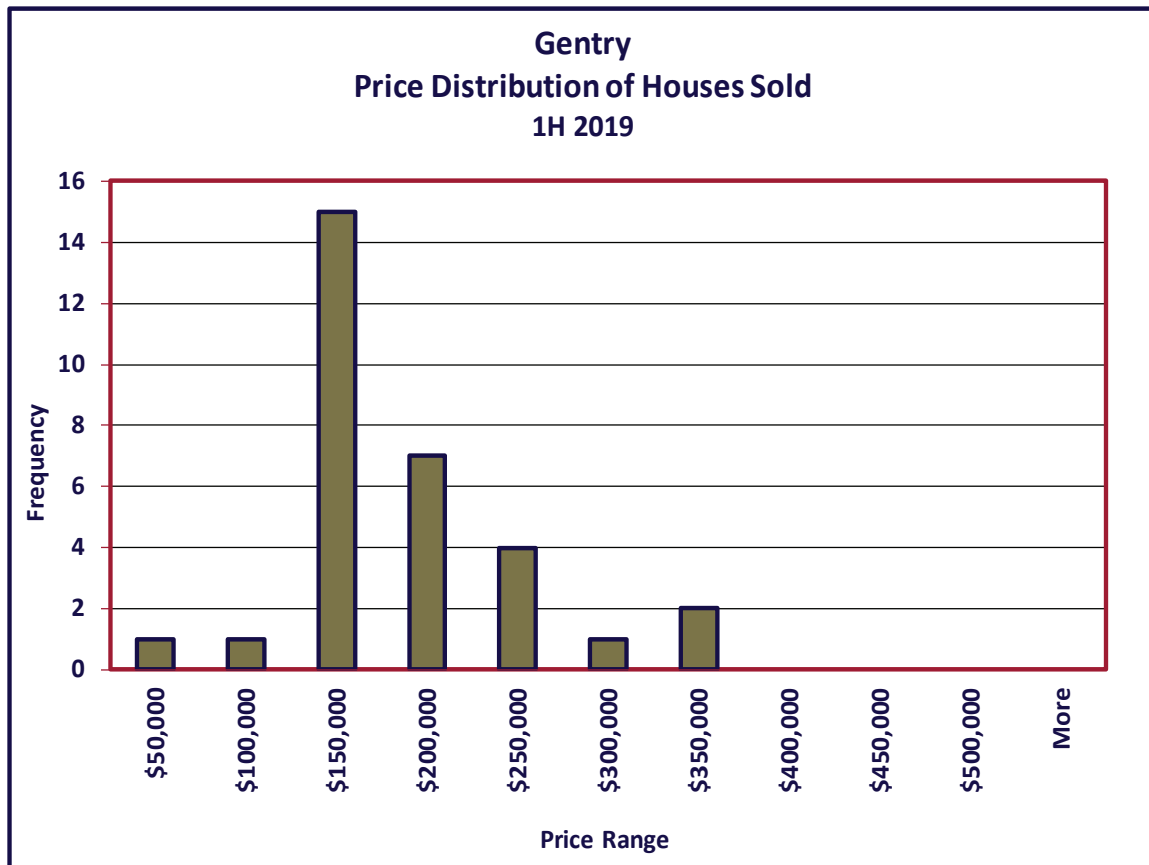
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

## Gentry Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Final Approval</i> Sunset Ridge	2H 2018	245
Gentry		245

# Gentry



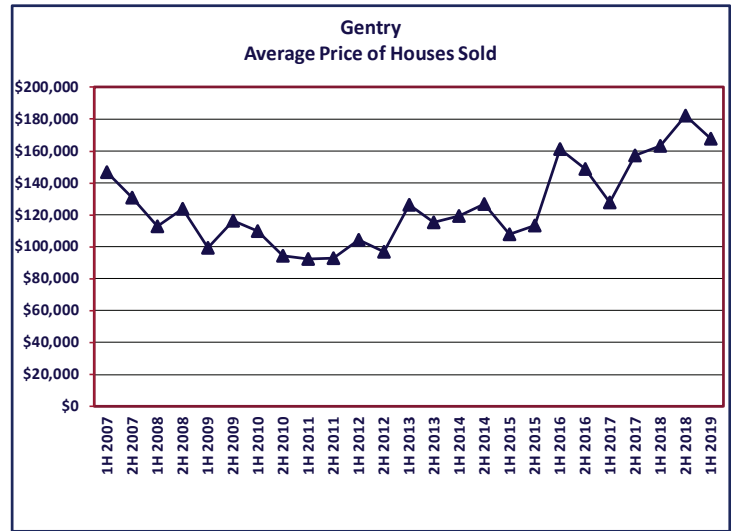
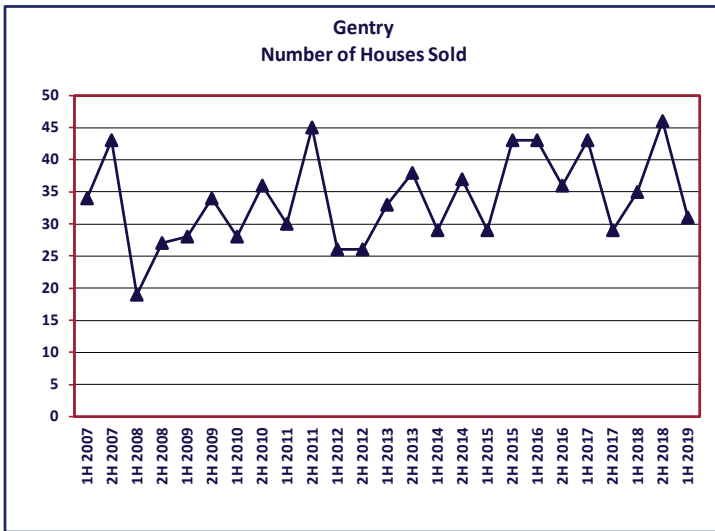
- 31 houses were sold in Gentry in the first half of 2019. The average price of a house was \$167,503.06 at \$102.32 per square feet.

## Gentry Price Range of Houses Sold First Half of 2019

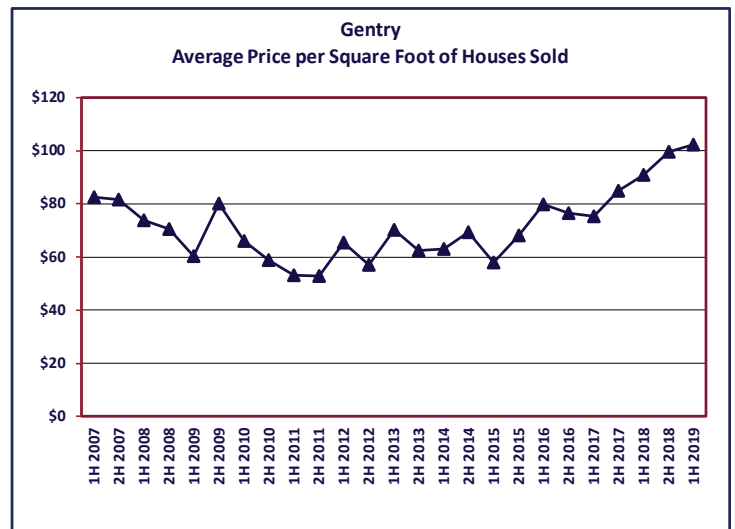
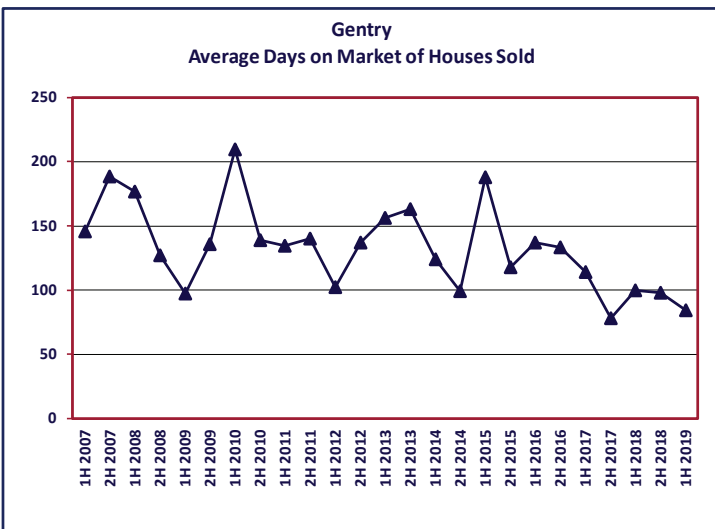
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	3.2%	1,960	317	93.4%	\$104.59
\$50,001 - \$100,000	1	3.2%	1,746	44	100.0%	\$117.41
\$100,001 - \$150,000	15	48.4%	2,773	96	102.9%	\$162.47
\$150,001 - \$200,000	7	22.6%	1,306	66	101.3%	\$92.17
\$200,001 - \$250,000	4	12.9%	1,718	73	100.2%	\$85.43
\$250,001 - \$300,000	1	3.2%	1,428	120	105.0%	\$97.34
\$300,001 - \$350,000	2	6.5%	2,669	97	99.0%	\$125.03
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	0	--	--	--	--	--
<b>Gentry</b>	<b>31</b>	<b>100.0%</b>	<b>1,639</b>	<b>85</b>	<b>101.7%</b>	<b>\$102.32</b>



# Gentry



Gentry	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	35	46	31	-11.4%	-32.6%
Average Price of Houses Sold	\$163,454.51	\$181,994.46	\$167,503.06	2.5%	-8.0%
Average Days on Market	100	98	84	0	0
Average Price per Square Foot	\$90.93	\$99.56	\$102.32	12.5%	2.8%
Percentage of County Sales	1.3%	1.6%	1.1%		
Number of New Houses Sold	5	3	3	-40.0%	0.0%
Average Price of New Houses Sold	\$0.00	\$162,468.33	\$262,933.33	69.0%	61.8%
Average Days on Market of New Houses Sold	89	152	171	92.1%	13.0%
Number of Houses Listed	34	18	26	-23.5%	44.4%
Average List Price of Houses Listed	\$440,615.00	\$207,766.00	\$275,008.00	32.4%	0.0%



# Gentry

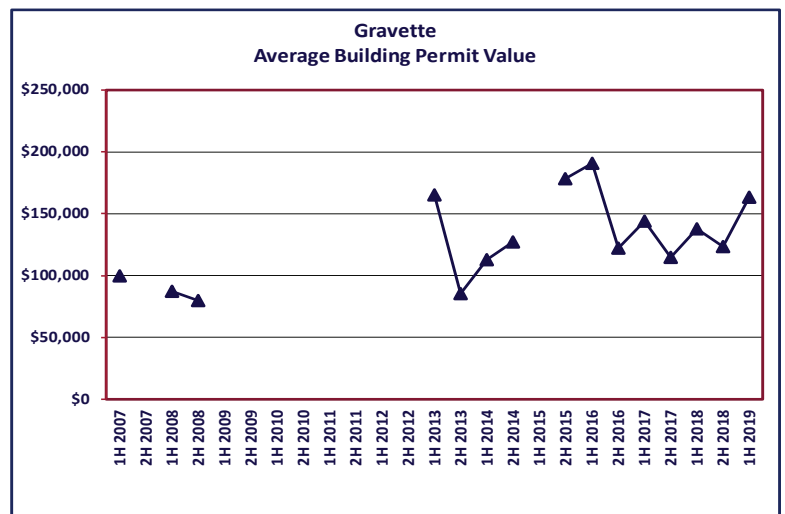
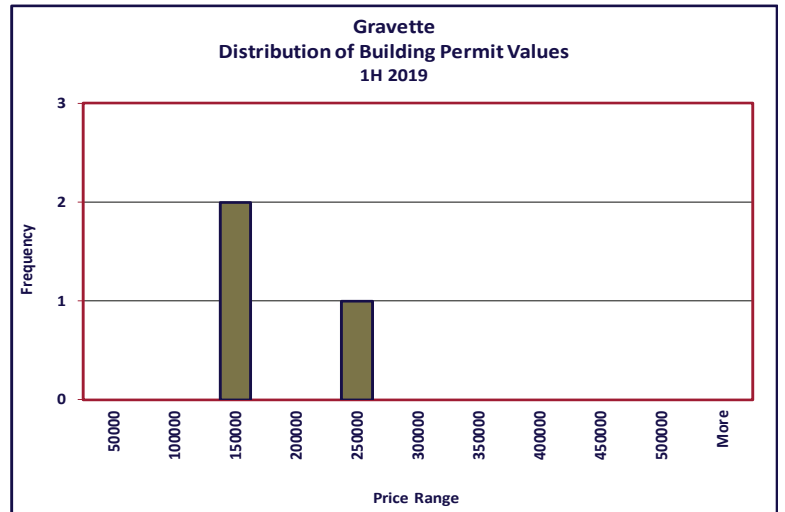
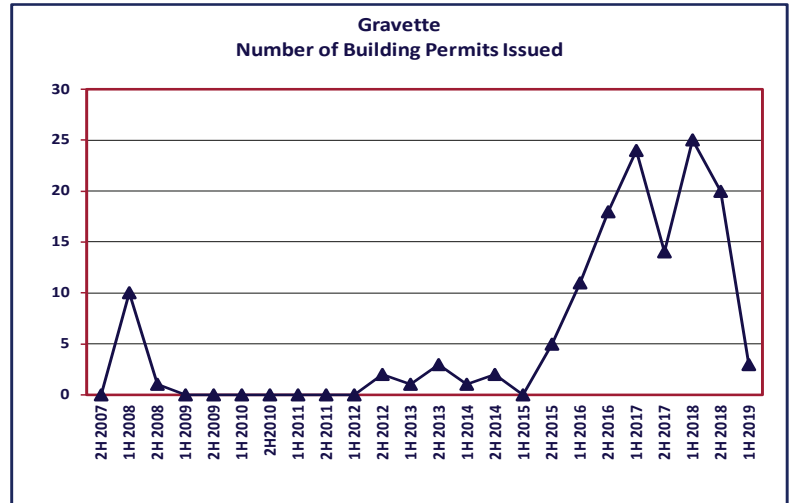
## Gentry Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cobblestone	2	6.5%	1,566	54	\$141,450	\$90.60
Dawn View Estate	1	3.2%	2,934	82	\$337,000	\$114.86
Doss Storey	1	3.2%	1,850	274	\$188,500	\$101.89
Eagles Nest Estates	1	3.2%	1,444	35	\$137,500	\$95.22
Gentry Orig	2	6.5%	987	134	\$66,250	\$65.87
Moongate Estates	1	3.2%	1,584	134	\$250,000	\$157.83
Oak Knoll	1	3.2%	1,428	120	\$139,000	\$97.34
Oaks, The	2	6.5%	1,463	83	\$150,950	\$103.08
Orchard City	2	6.5%	1,296	71	\$135,750	\$104.66
Parks Acreage	1	3.2%	1,118	52	\$110,000	\$98.39
Pioneer Woods	1	3.2%	2,713	153	\$128,500	\$47.36
Rock & Arrow	1	3.2%	1,416	60	\$134,900	\$95.27
Round Prairie Estate	1	3.2%	1,444	61	\$154,000	\$106.65
Spring Valley Estates	1	3.2%	1,052	49	\$125,000	\$118.82
Springhill	1	3.2%	1,300	42	\$135,000	\$103.85
Sunset Ridge	1	3.2%	1,543	64	\$169,900	\$110.11
Other	11	35.5%	1,852	74	\$199,500	\$108.72
<b>Gentry</b>	<b>31</b>	<b>100.0%</b>	<b>1,639</b>	<b>85</b>	<b>\$167,503</b>	<b>\$102.32</b>



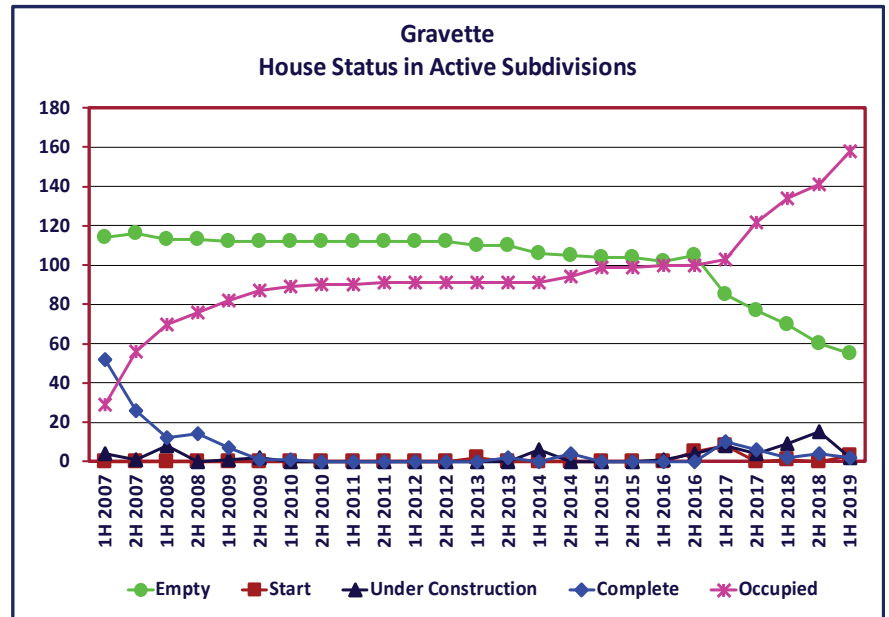
# Gravette

- From January 1 through June 30, 2019 there were 3 residential building permits issued in Gravette, a decrease of 88.0 percent from the first half of 2018.
- In the first half of 2019, more than half of the building permits in Gravette were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gravette was \$163,333 in the first half of 2019, an increase of 18.4 percent from the first half of 2018 average value of \$137,920.



# Gravette

- There were 220 total lots in 4 active subdivisions in Gravette in the first half of 2019. About 71.8 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 0.9 percent were under construction, 1.4 percent were starts, and 25.0 percent were vacant lots.
- There were 2 new houses under construction in Gravette in the first half of 2019 in Country Meadows Estates.
- New construction and absorption occurred in the past year in all of the 4 active subdivisions in Gravette.
- 17 new houses in Gravette became occupied in the first half of 2019. The annual absorption rate implies that there were 31.0 months of remaining inventory in active subdivisions, down from 49.9 months in the second half of 2018.
- Walnut Creek was the most active subdivision, with 2 starts, 2 complete, and 7 houses becoming occupied.



- An additional 25 lots in one subdivision had received either preliminary approval by June 30, 2019 in Gravette.

## Gravette House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows Estate	1	1	2	0	36	40	2	12.0
Lynchburg Estates	10	0	0	0	1	11	0	120.0
Patriot Park	0	0	0	0	62	62	8	0.0
Walnut Creek	44	2	0	2	59	107	7	52.4
<b>Gravette</b>	<b>55</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>158</b>	<b>220</b>	<b>17</b>	<b>31.0</b>

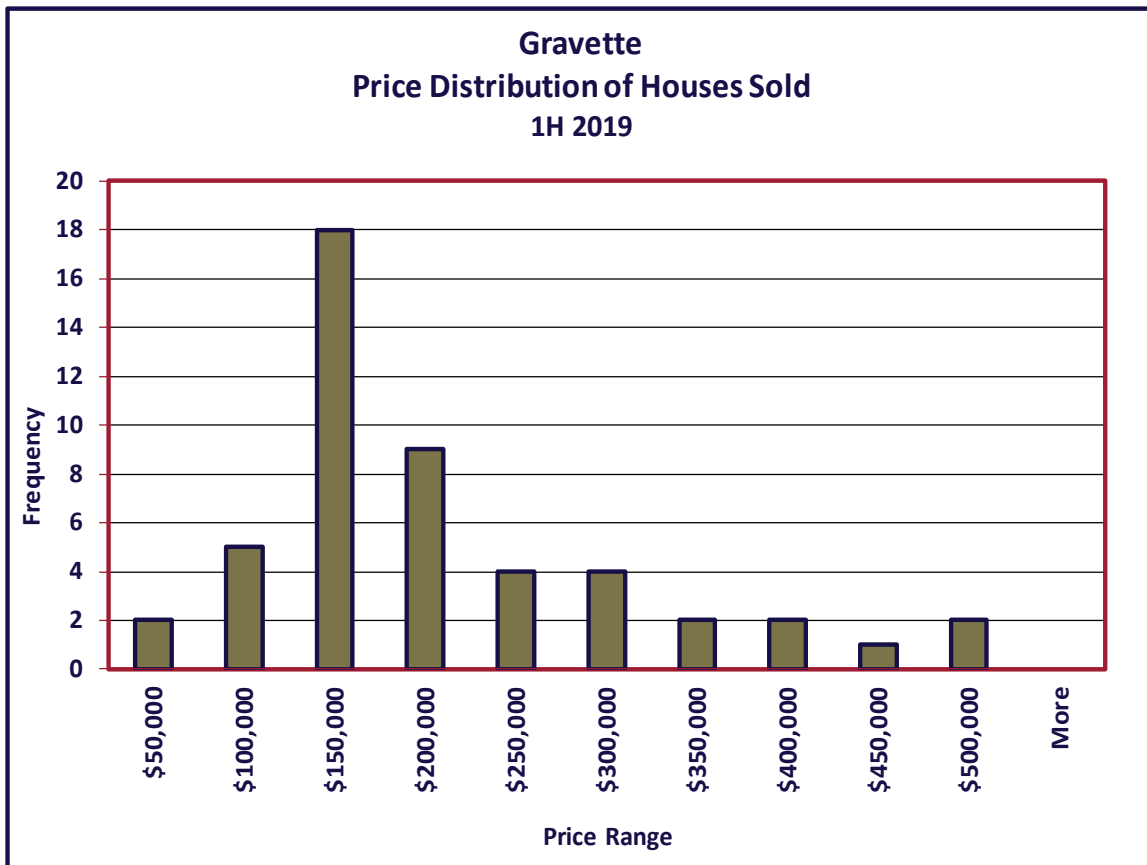
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

## Gravette Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Stonecrest	1H 2018	25
Gravette		25

# Gravette



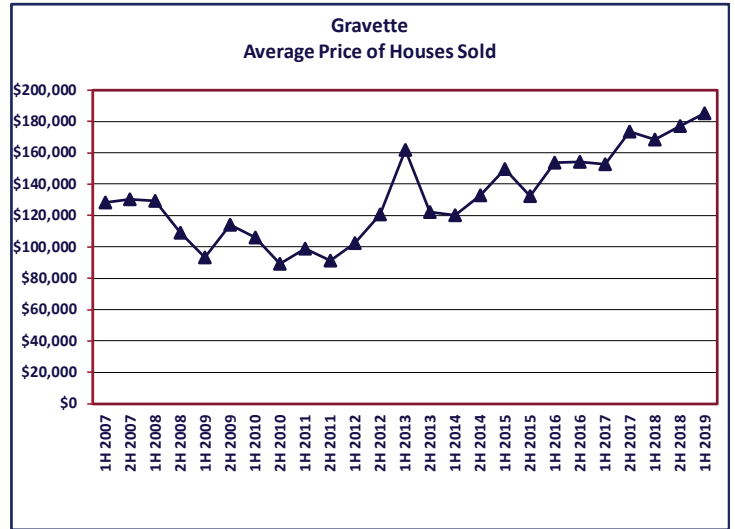
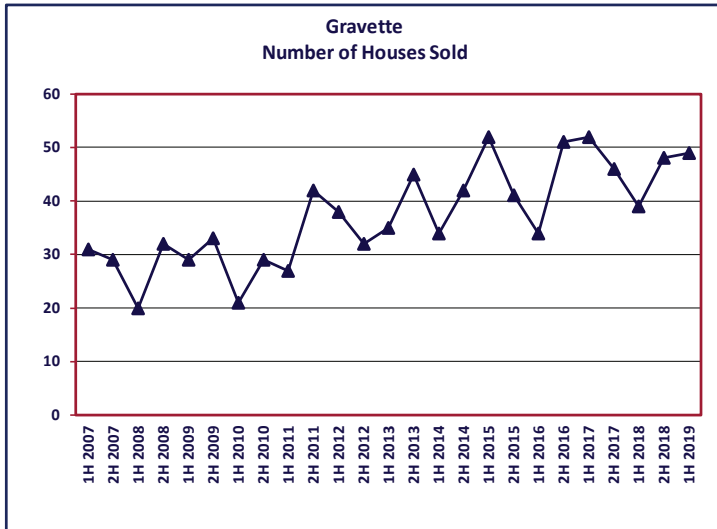
- 49 houses were sold in Gravette in the first half of 2019. The average price of a house was \$185,281.78 at \$96.77 per square feet.

## Gravette Price Range of Houses Sold First Half of 2019

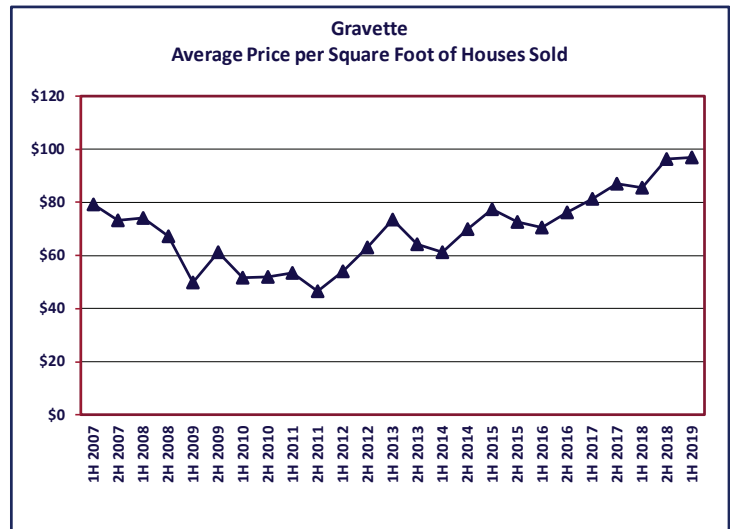
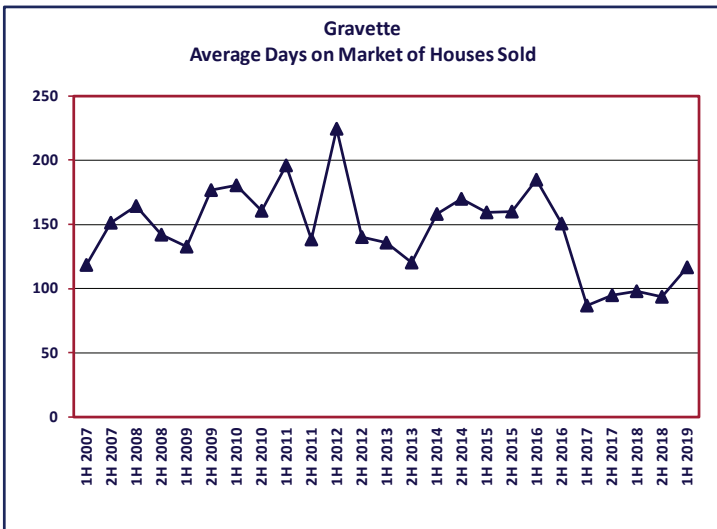
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	4.1%	1,012	51	98.5%	\$41.98
\$50,001 - \$100,000	5	10.2%	1,561	43	93.5%	\$50.86
\$100,001 - \$150,000	18	36.7%	1,365	98	100.0%	\$90.71
\$150,001 - \$200,000	9	18.4%	1,917	137	100.9%	\$96.86
\$200,001 - \$250,000	4	8.2%	1,781	72	99.8%	\$123.61
\$250,001 - \$300,000	4	8.2%	2,564	71	102.4%	\$117.95
\$300,001 - \$350,000	2	4.1%	2,058	520	97.1%	\$153.10
\$350,001 - \$400,000	2	4.1%	3,219	207	93.8%	\$124.25
\$400,001 - \$450,000	1	2.0%	3,550	149	97.6%	\$116.90
\$450,001 - \$500,000	2	4.1%	3,832	100	104.5%	\$130.61
\$500,001+	0	--	--	--	--	--
<b>Gravette</b>	<b>49</b>	<b>100.0%</b>	<b>1,853</b>	<b>116</b>	<b>99.4%</b>	<b>\$96.77</b>



# Gravette



Gravette	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	39	48	49	0	0
Average Price of Houses Sold	\$168,538.46	\$177,145.83	\$185,281.78	\$0.10	\$0.05
Average Days on Market	98	94	116	0	0
Average Price per Square Foot	\$85.55	\$96.15	\$96.77	\$0.13	\$0.01
Percentage of County Sales	1.4%	1.7%	1.7%	16.5%	0.8%
Number of New Houses Sold	2	2	3	1	1
Average Price of New Houses Sold	\$163,950.00	\$181,250.00	\$385,166.67	\$1.35	\$1.13
Average Days on Market of New Houses Sold	90	105	282	2	2
Number of Houses Listed	36	52	27	0	0
Average List Price of Houses Listed	\$612,210.00	\$264,737.00	\$272,487.00	(\$0.55)	\$0.03



# Gravette

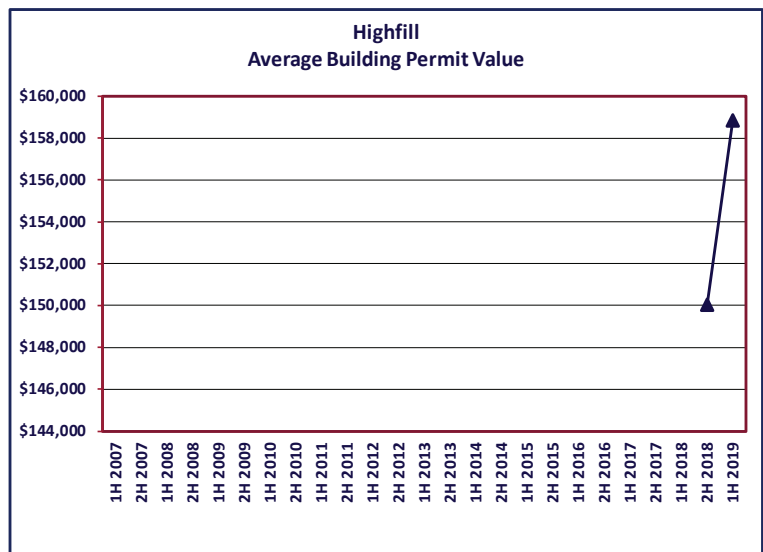
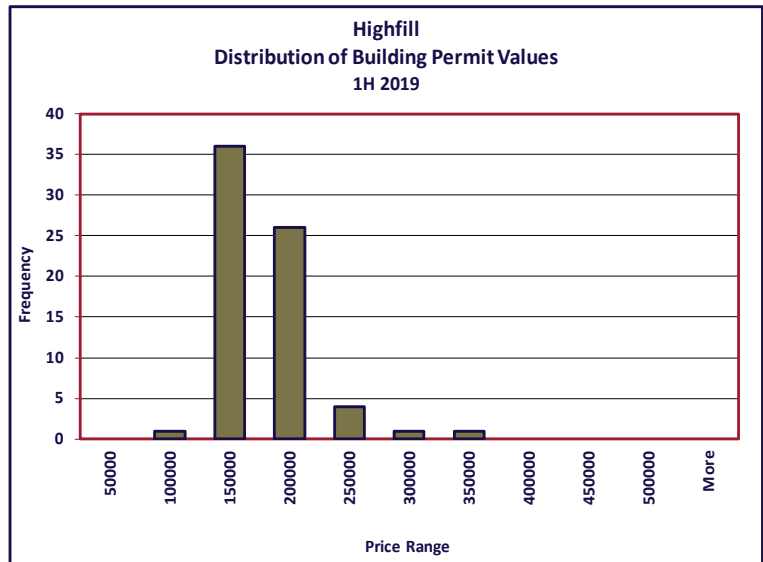
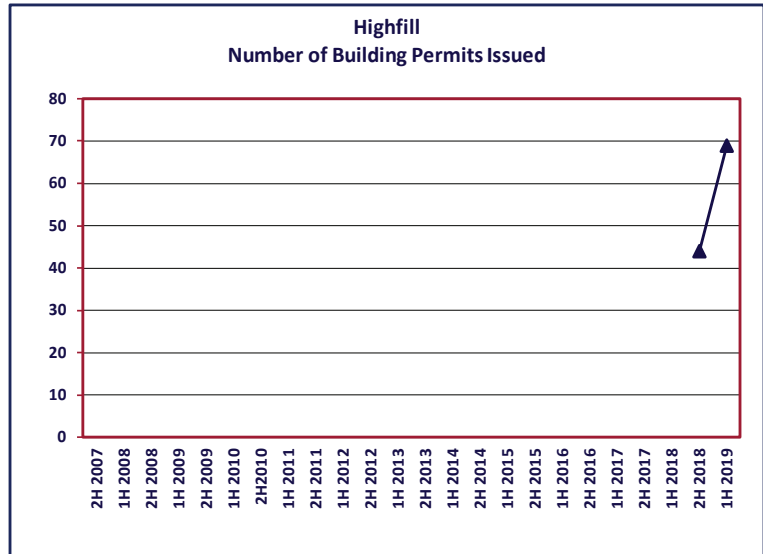
## Gravette Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Barber	1	2.0%	2,012	168	\$190,000	\$94.43
Countryside Estates	1	2.0%	1,271	32	\$115,000	\$90.48
Davidson's	1	2.0%	2,176	42	\$185,000	\$85.02
Easley Estates	1	2.0%	1,292	44	\$137,000	\$106.04
Gravette Orig	2	4.1%	1,304	87	\$109,450	\$83.34
J D Coveys	1	2.0%	1,597	94	\$104,500	\$65.44
Karr & Powell	1	2.0%	928	111	\$107,000	\$115.30
Listening Hills	1	2.0%	2,240	79	\$199,900	\$89.24
Mcallister & Shields	2	4.1%	1,528	66	\$112,450	\$72.17
Oswalt	4	8.2%	1,220	50	\$91,225	\$74.37
Ozark Estates	1	2.0%	1,982	49	\$257,000	\$129.67
Patriot Park	3	6.1%	1,367	87	\$122,500	\$89.66
Ridgeview Estates	1	2.0%	1,930	49	\$212,300	\$110.00
Sloans	1	2.0%	1,328	32	\$114,500	\$86.22
Stone Ridge	1	2.0%	1,792	282	\$143,000	\$79.80
Walnut Creek	2	4.1%	1,698	117	\$187,900	\$110.70
Wells	3	6.1%	1,497	165	\$150,800	\$100.20
Westfield	2	4.1%	1,470	202	\$130,250	\$88.54
Other	20	40.8%	2,339	141	\$252,435	\$105.68
<b>Gravette</b>	<b>49</b>	<b>100.0%</b>	<b>1,853</b>	<b>116</b>	<b>\$185,282</b>	<b>\$96.77</b>



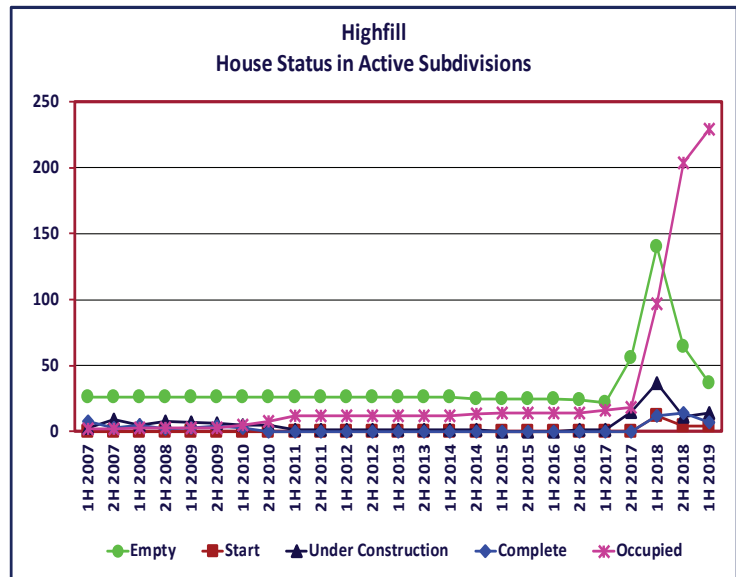
# Highfill

- There was a 56.8% increase in the number of residential building permits issued in Highfill from 44 in the second half of 2018 to 69 in the first half of 2019.
- In the first half of 2019, more than half of the building permits in Highfill were valued in the \$100,001 to \$200,000 range.
- The average value of residential building permits issued in Highfill in the first half of 2019 was \$158,845, a 5.9 percent increase from \$150,028 in the second half of 2018.



# Highfill

- There were 291 total lots in 3 active subdivisions in Highfill in the first half of 2019. About 78.7 percent of the lots were occupied, 2.4 percent were complete but unoccupied, 4.8 percent were under construction, 1.4 percent were starts, and 12.7 percent were vacant lots.
- There were 14 homes under construction in Highfill in the first half of 2019; 13 in Silver Meadows subdivision. 30 lots in Silver Meadows became occupied.
- 31 new houses in Highfill became occupied in the first half of 2019. The annual absorption rate implies that there were 5.4 months of remaining inventory in active subdivisions, down from 6.0 months in the second half of 2018.
- In the past year there has been no construction or absorption hiatus in Highfill.



## Highfill Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Woodland Hills, Phase II	2H 2018	300
<i>Final Approval</i>		
Woodland Hills, Phase I	2H 2018	100
<b>Highfill</b>		<b>400</b>

- An additional 400 lots in 2 subdivisions had received final approval by June 30, 2019.

## Highfill House Status in Active Subdivisions First Half of 2019

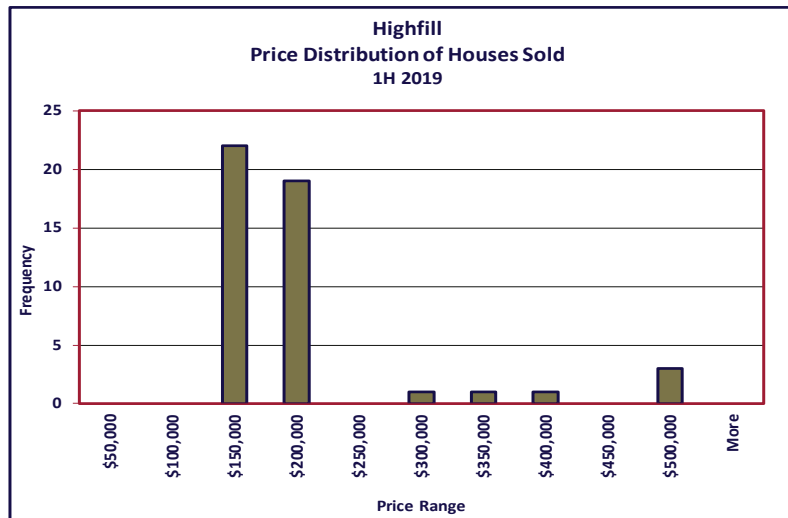
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Holland Hills Estates	17	0	0	0	15	32	0	102.0
Silver Meadows I	15	4	13	6	212	250	30	3.4
Snyderwolf	5	0	1	1	2	9	1	84.0
<b>Highfill</b>	<b>37</b>	<b>4</b>	<b>14</b>	<b>7</b>	<b>229</b>	<b>291</b>	<b>31</b>	<b>5.4</b>

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

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

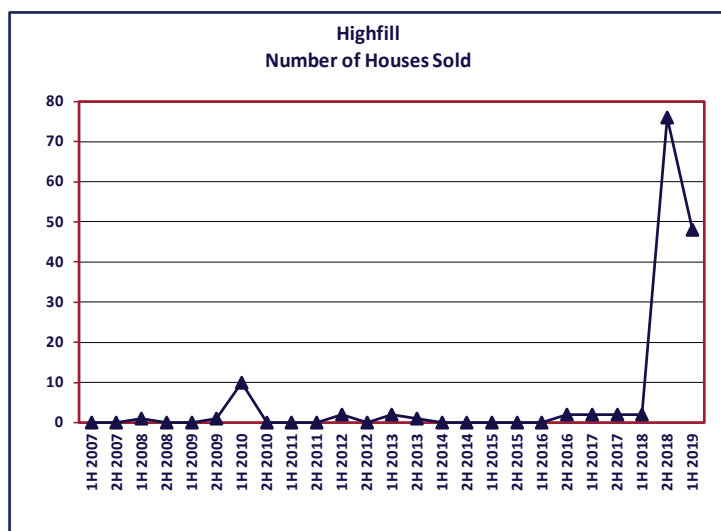
# Highfill

- 48 houses were sold in Highfill in the first half of 2019. The average price of a house was \$186,512.54 at \$119.37 per square feet.



## Highfill Price Range of Houses Sold First Half of 2019

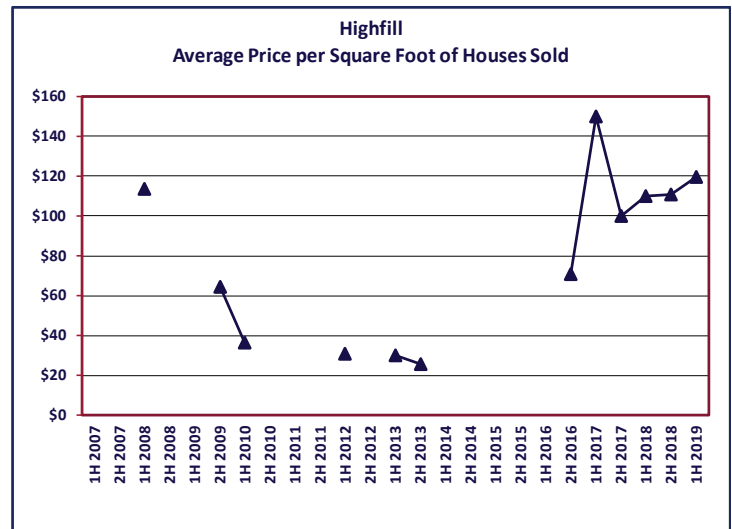
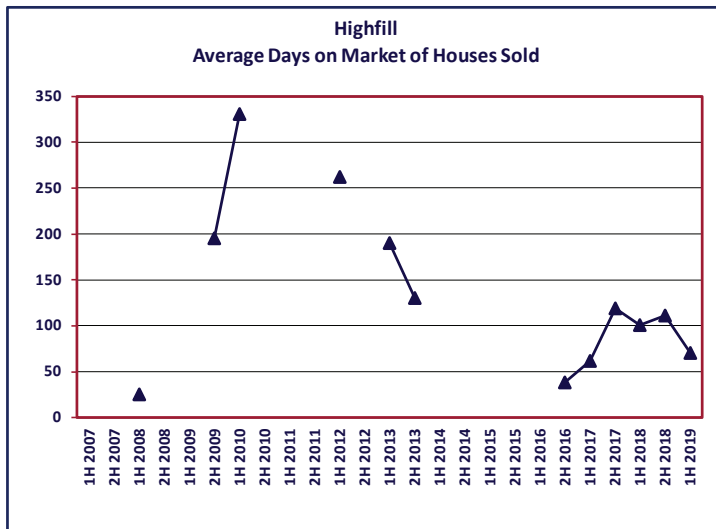
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	--
\$50,001 - \$100,000	0	--	--	--	--	--
\$100,001 - \$150,000	22	45.8%	1,324	75	100.1%	\$109.20
\$150,001 - \$200,000	19	39.6%	1,487	59	99.8%	\$117.89
\$200,001 - \$250,000	0	--	--	--	--	--
\$250,001 - \$300,000	2	4.2%	2,254	120	99.7%	\$117.13
\$300,001 - \$350,000	1	2.1%	2,804	74	1	116
\$350,001 - \$400,000	1	2.1%	3,768	120	1	101
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	3	6.3%	2,461	62	105.4%	\$212.12
\$500,001+	0	--	--	--	--	--
<b>Highfill</b>	<b>48</b>	<b>100.0%</b>	<b>1,580</b>	<b>71</b>	<b>100.3%</b>	<b>\$119.37</b>





# Highfill

Highfill	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	2	76	48	2300.0%	-36.8%
Average Price of Houses Sold	\$326,250.00	\$158,281.54	\$186,512.54	-42.8%	17.8%
Average Days on Market	101	111	71	-30.1%	-36.6%
Average Price per Square Foot	\$109.99	\$110.80	\$119.37	8.5%	7.7%
Percentage of County Sales	0.1%	2.6%	1.6%		
Number of New Houses Sold	0	70	36	#DIV/0!	-48.6%
Average Price of New Houses Sold	#DIV/0!	\$158,158.24	\$177,433.89	#DIV/0!	12.2%
Average Days on Market of New Houses Sold	#DIV/0!	115	76	#DIV/0!	-33.7%
Number of Houses Listed	1	15	8	700.0%	-46.7%
Average List Price of Houses Listed	\$119,000.00	\$240,397.00	\$443,378.00	272.6%	84.4%

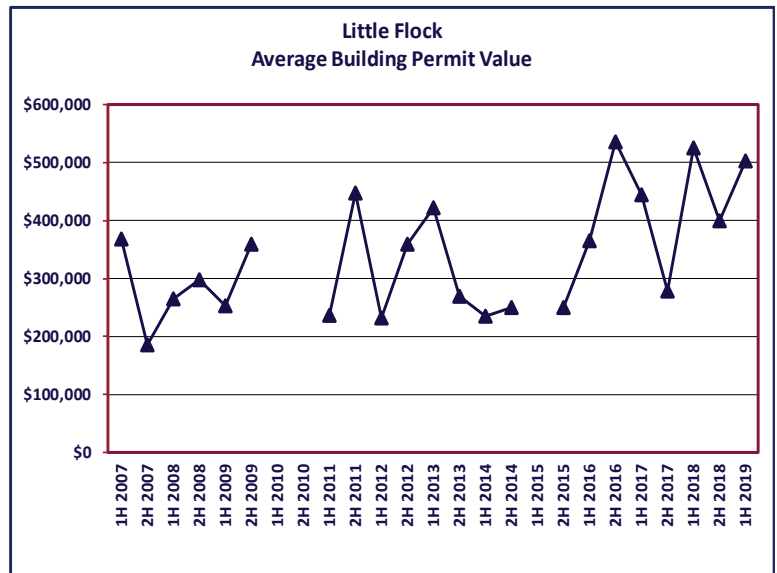
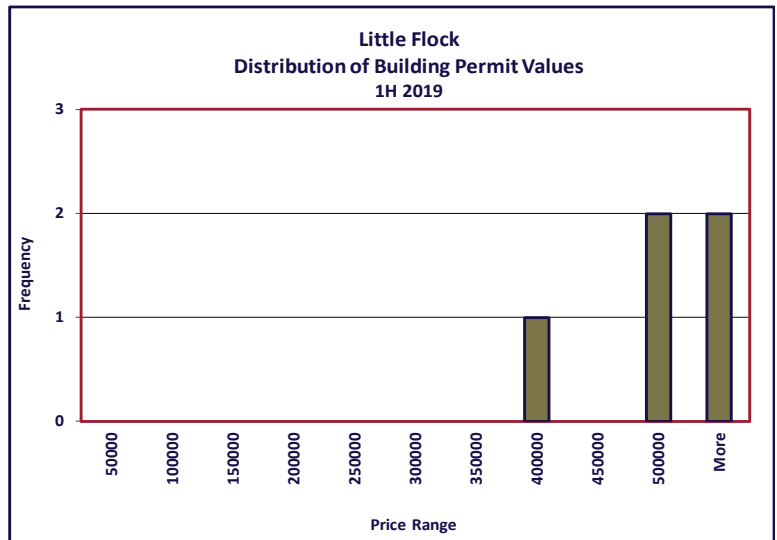
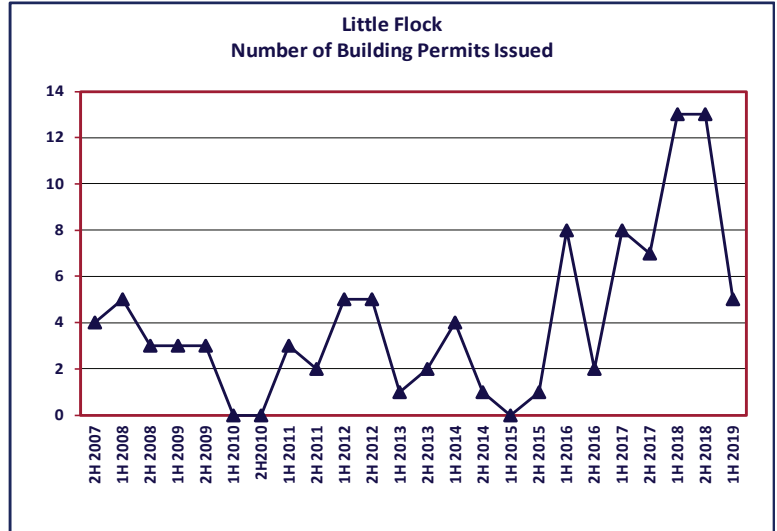


## Highfill Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Silver Meadows	38	79.2%	1,402	67	\$152,390	\$109.28
Snyder Wolf	2	4.2%	2,602	101	\$298,400	\$114.58
Other	8	16.7%	2,171	82	\$320,625	\$168.45
<b>Highfill</b>	<b>48</b>	<b>100.0%</b>	<b>1,580</b>	<b>71</b>	<b>\$186,513</b>	<b>\$119.37</b>

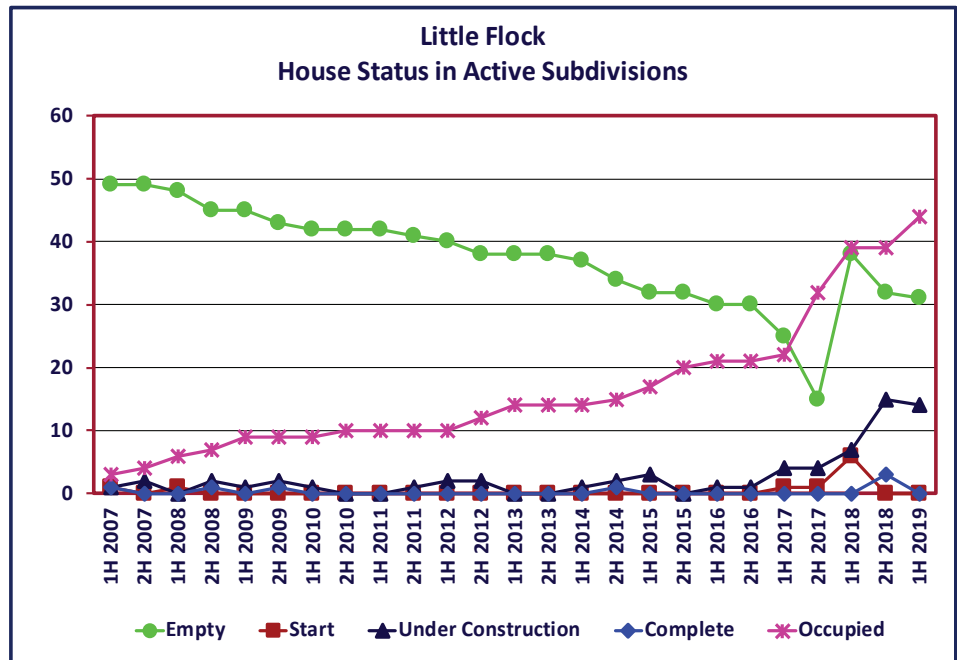
# Little Flock

- From January 1 to June 30, 2019 there were 5 residential building permits issued in Little Flock. This was a 61.5 percent decrease from the first half of 2018.
- In the first half of 2019, a majority of the building permits issued in Little Flock were valued between the \$450,001 and \$500,000+ range.
- The average residential building permit value in Little Flock was \$503,285 in the first half of 2019, a decrease of 4.2 percent from \$525,597 in the first half of 2018.



# Little Flock

- There were 89 total lots in 2 active subdivisions in Little Flock in the first half of 2019. 49.4 percent of the lots were occupied, 0 percent were complete, but unoccupied, 15.7 percent were under construction, 0 percent were starts, and 34.8 percent were vacant lots.
- The subdivision with the most houses under construction in the first half of 2019 in Little Flock was Copper Ridge Court with 13.
- 5 new houses in Little Flock became occupied in the first half of 2019. The annual absorption rate implies that there were 90 months of remaining inventory in active subdivisions, up from the 75 months in the second half of 2018.



## Little Flock House Status in Active Subdivisions First Half of 2019

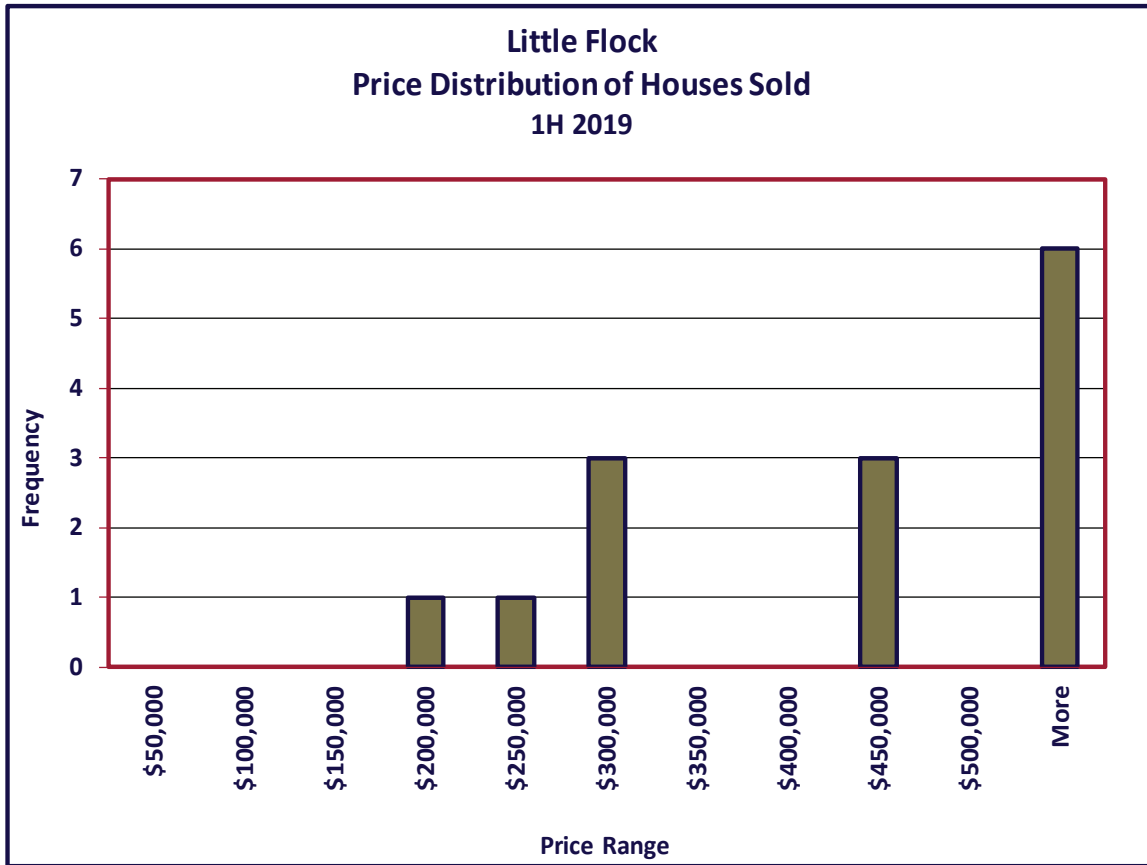
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Copper Ridge Court	19	0	13	0	6	38	4	96.0
Meadows, The	12	0	1	0	38	51	1	78.0
<b>Little Flock</b>	<b>31</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>44</b>	<b>89</b>	<b>5</b>	<b>90.0</b>

- 4 additional lots in 1 subdivision in Little Flock received preliminary approval by June 30, 2019.

## Little Flock Preliminary and Final Approved Subdivisions First Half of 2019

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

# Little Flock

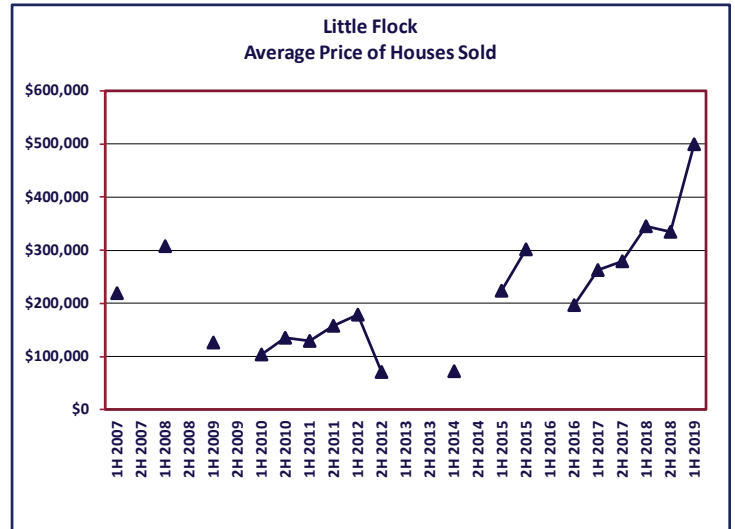
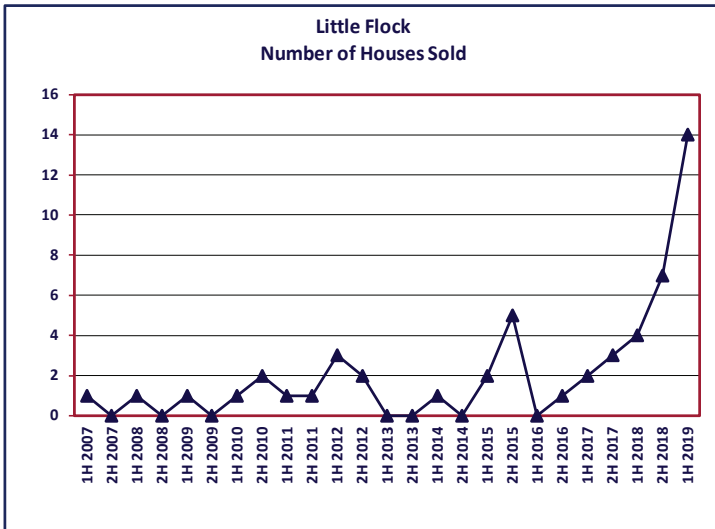


- 14 houses in Little Flock were sold in the first half of 2019. The average price of a house was \$499,055.71 and the average price per square feet was \$146.29.

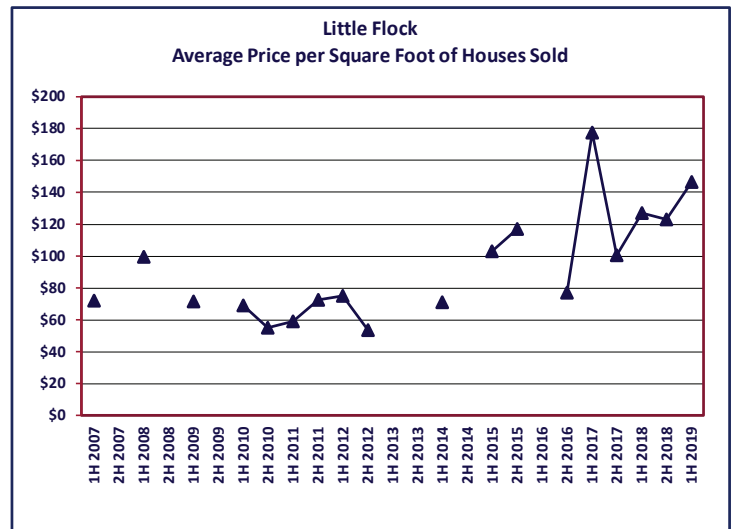
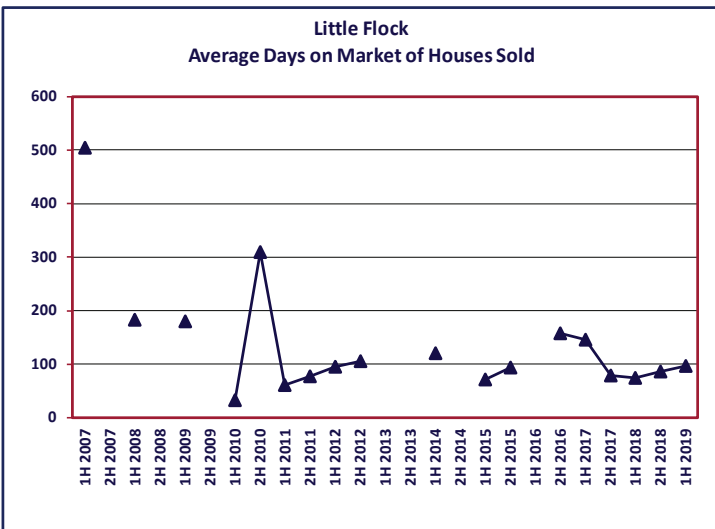
## Little Flock Price Range of Houses Sold First Half of 2019

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
\$50,001 - \$100,000	0	--	--	--	--	--
\$100,001 - \$150,000	0	--	--	--	--	--
\$150,001 - \$200,000	1	7.1%	1,164	120	82.2%	\$158.93
\$200,001 - \$250,000	1	7.1%	3,248	60	94.3%	\$76.97
\$250,001 - \$300,000	3	21.4%	2,021	83	98.2%	\$139.63
\$300,001 - \$350,000	0	--	--	--	--	--
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	3	21.4%	3,364	30	99.1%	\$131.81
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	6	42.9%	4,393	139	100.0%	\$166.30
<b>Little Flock</b>	<b>14</b>	<b>100.0%</b>	<b>3,352</b>	<b>96</b>	<b>97.8%</b>	<b>\$146.29</b>

# Little Flock



Little Flock	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	4	7	14	250.0%	100.0%
Average Price of Houses Sold	\$344,335.00	\$334,814.29	\$499,055.71	44.9%	49.1%
Average Days on Market	74	87	96	29.9%	10.3%
Average Price per Square Foot	\$126.81	\$123.00	\$146.29	15.4%	18.9%
Percentage of County Sales	0.1%	0.2%	0.5%		
Number of New Houses Sold	1	1	4	300.0%	300.0%
Average Price of New Houses Sold	\$417,439.00	\$759,900.00	\$1,096,445.25	162.7%	44.3%
Average Days on Market of New Houses Sold	0	102	208		103.7%
Number of Houses Listed	1	11	8	700.0%	-27.3%
Average List Price of Houses Listed	\$555,000.00	\$593,173.00	\$679,413.00	22.4%	14.5%





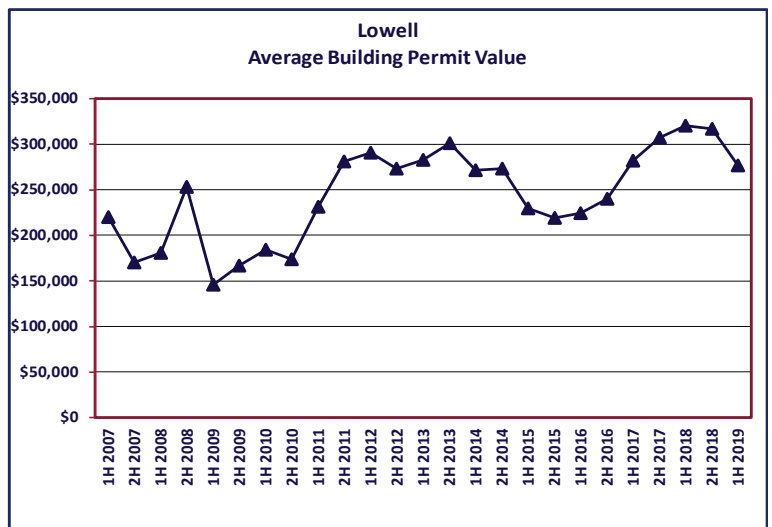
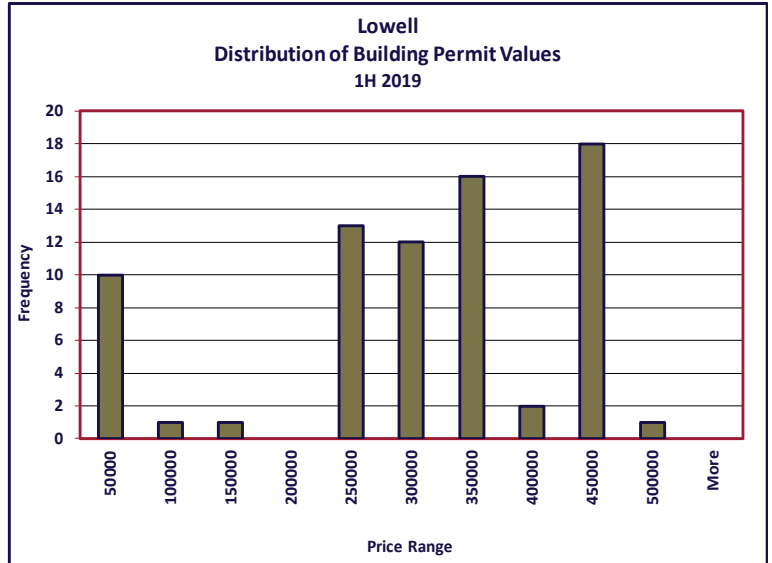
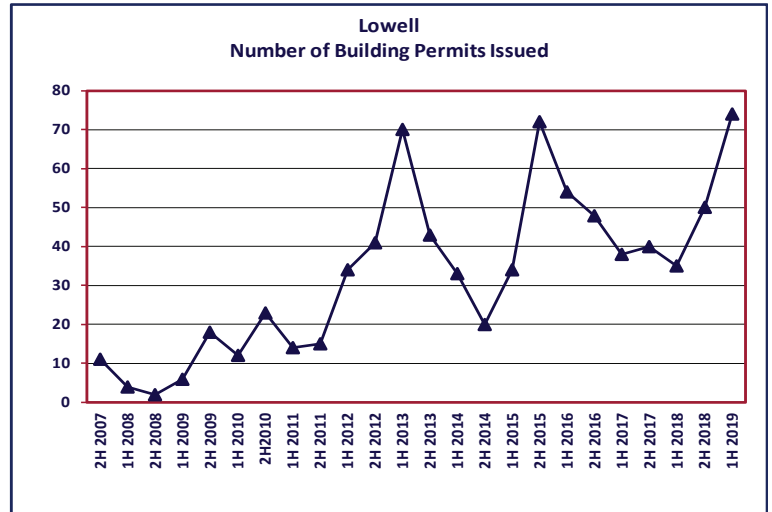
# Little Flock

## Little Flock Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Copper Ridge	6	42.9%	4,393	139	\$730,963	\$166.30
Meadows, The	1	7.1%	3,117	54	\$448,000	\$143.73
Richards Glen	2	14.3%	3,487	18	\$437,000	\$125.85
Other	5	35.7%	2,095	86	\$255,800	\$130.96
Little Flock	14	100.0%	3,352	96	\$499,056	\$146.29

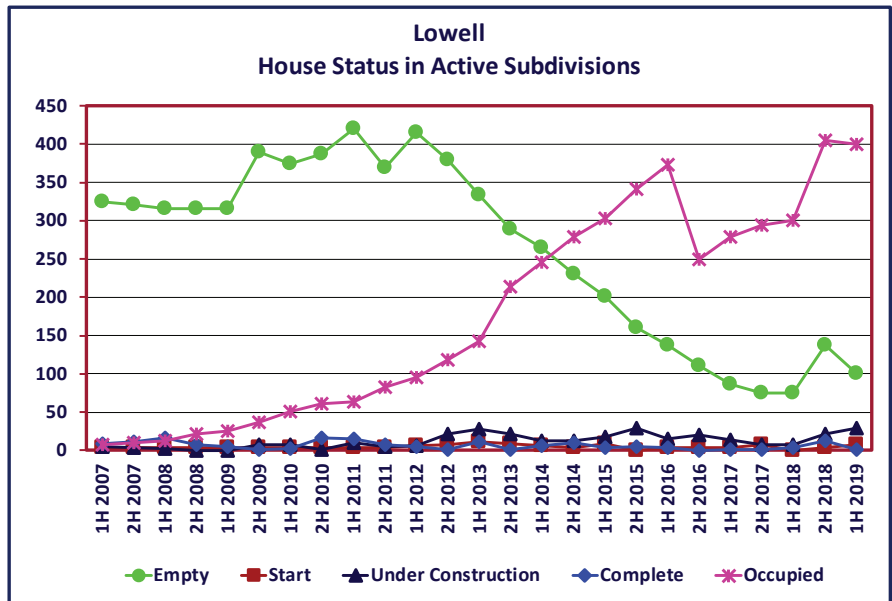
# Lowell

- From January 1 to June 30, 2019, there were 73 residential building permits issued in Lowell. This represents a 108.6 percent increase from the first half of 2018.
- In the first half of 2019, 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 decreased by 12.4 percent from \$320,428 in the first half of 2018 to \$280,609 in the first half of 2019.



# Lowell

- There were 538 total lots in 6 active subdivisions in Lowell in 6 subdivisions in the first half of 2019. 74.3 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 5.4 percent were under construction, 1.3 percent were starts, and 18.8 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the first half of 2019 was Lakewood Subdivision with 13. Timber Ridge Park had 11
- No new construction or absorption has occurred in the last year in 1 of the 6 active subdivisions in Lowell.



## Lowell House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Months of Inventory
Lakewood, Phase III	3	0	0	0	82	85	1	1.8
Lakewood Subdivision, Phase IV	8	4	13	0	25	50	23	12
Park Central, Phase I	61	1	5	1	20	88	2	408
Timber Ridge Park	27	2	11	0	15	55	8	32
Tuscan Heights, Phase 1	0	0	0	0	83	83	3	0
Weatherton <sup>1,2</sup>	2	0	0	0	175	177	0	--
<b>Lowell</b>	<b>101</b>	<b>7</b>	<b>29</b>	<b>1</b>	<b>400</b>	<b>538</b>	<b>37</b>	<b>20.7</b>

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

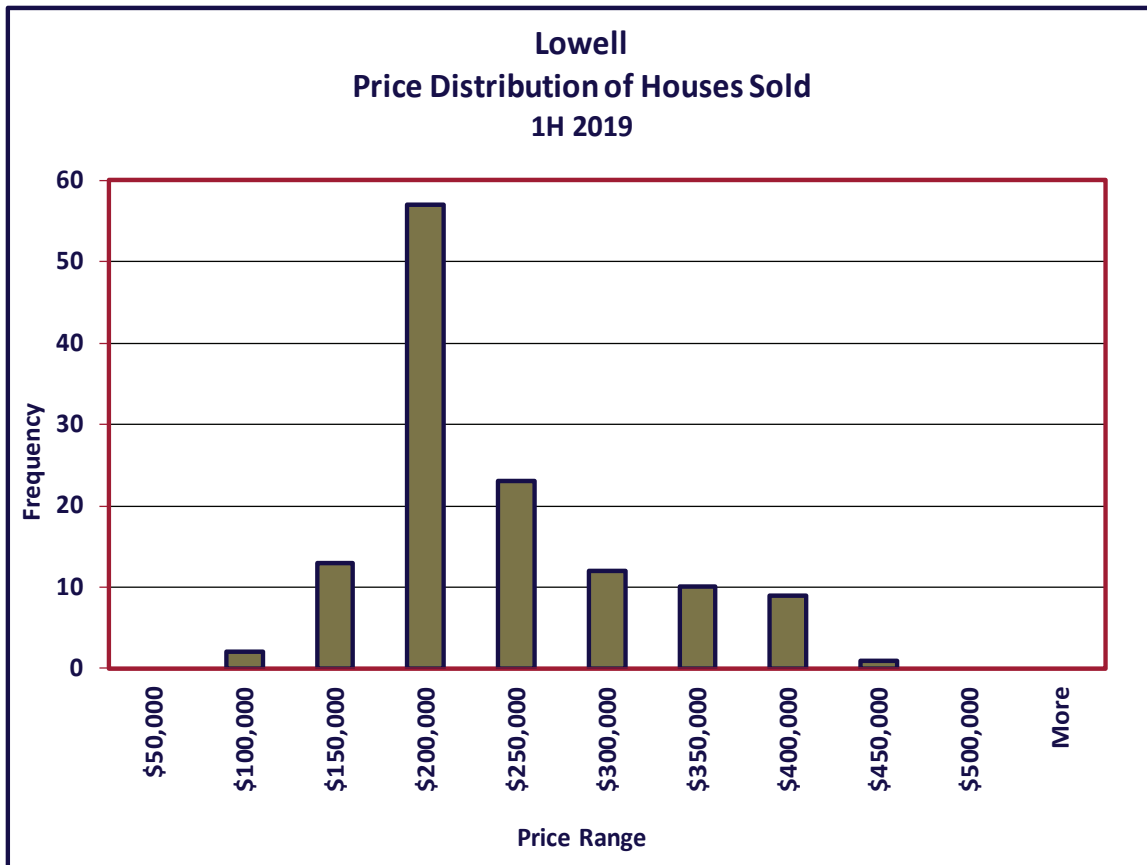
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

## Lowell Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Lakewood, Phase V	2H 2018	54
Parkside Patio Homes, Phase II	2H 2018	14
<i>Final Approval</i>		
Park Central PUD, Phase III	1H 2018	97
<b>Lowell</b>		<b>165</b>

- 37 new houses in Lowell became occupied in the first half of 2019.
- The annual absorption rate implies that there were 20.7 months of remaining inventory in active subdivisions, down from 42.9 months in the second half of 2018.
- There were an additional 165 lots in 3 subdivisions that had received preliminary or final approval by June 30, 2019.

# Lowell

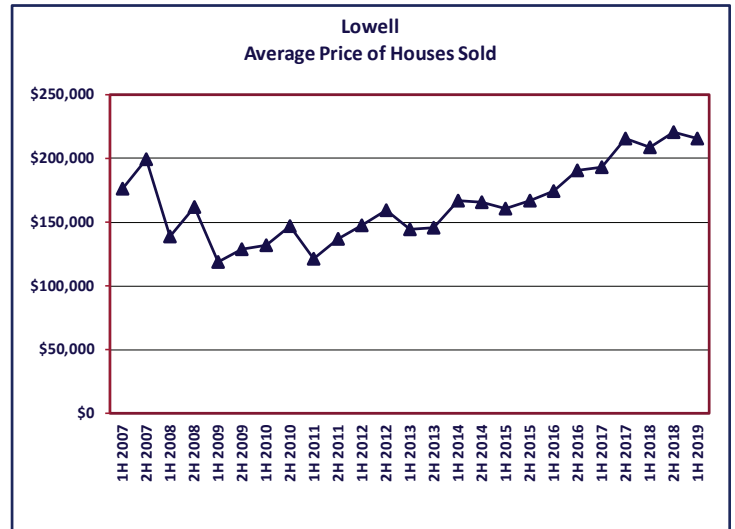
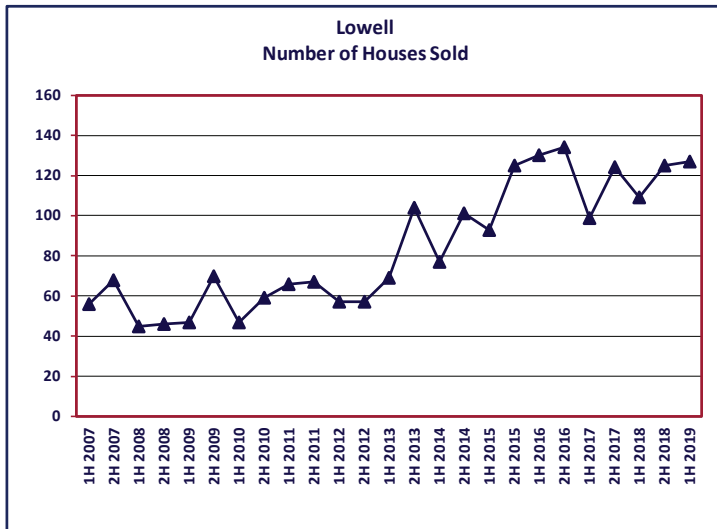


- 127 houses in Lowell were sold in the first half of 2019. The average price of a house was \$215,305.61 and the average price per square feet was \$116.03.

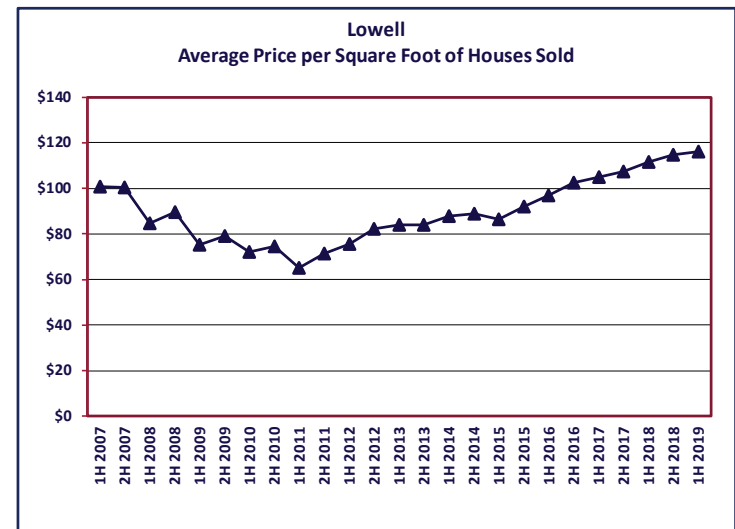
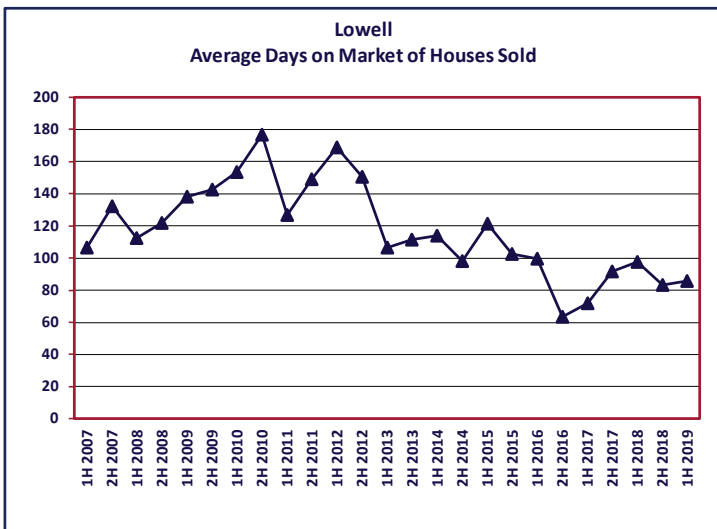
## Lowell Price Range of Houses Sold First Half of 2019

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	--	--	--	--	--
\$50,001 - \$100,000	2	1.6%	1,320	98	98.8%	\$74.24
\$100,001 - \$150,000	13	10.2%	1,290	45	98.9%	\$100.74
\$150,001 - \$200,000	57	44.9%	1,534	82	100.6%	\$117.07
\$200,001 - \$250,000	23	18.1%	1,963	92	100.0%	\$113.42
\$250,001 - \$300,000	12	9.4%	2,269	87	99.3%	\$121.49
\$300,001 - \$350,000	10	7.9%	2,696	101	99.9%	\$121.06
\$350,001 - \$400,000	9	7.1%	2,820	121	101.1%	\$131.81
\$400,001 - \$450,000	1	0.8%	2,900	143	102.5%	\$140.75
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	0	--	--	--	--	--
<b>Lowell</b>	<b>127</b>	<b>100.0%</b>	<b>1,846</b>	<b>86</b>	<b>100.1%</b>	<b>\$116.03</b>

# Lowell



Lowell	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	109	125	127	16.5%	1.6%
Average Price of Houses Sold	\$208,655.17	\$220,803.22	\$215,305.61	3.2%	-2.5%
Average Days on Market	97	83	86	-11.7%	3.3%
Average Price per Square Foot	\$111.60	\$114.83	\$116.03	4.0%	1.0%
Percentage of County Sales	\$0.04	\$0.04	\$0.04		
Number of New Houses Sold	24	31	33	37.5%	6.5%
Average Price of New Houses Sold	\$233,495.63	\$249,384.58	\$316,333.70	35.5%	26.8%
Average Days on Market of New Houses Sold	158	133	158	0.0%	18.6%
Number of Houses Listed	37	51	51	37.8%	0.0%
Average List Price of Houses Listed	\$429,547.00	\$330,848.00	\$476,194.00	10.9%	43.9%





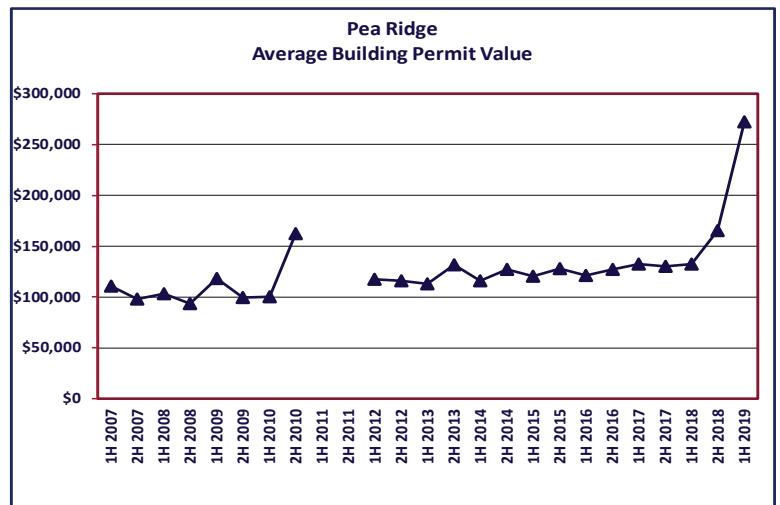
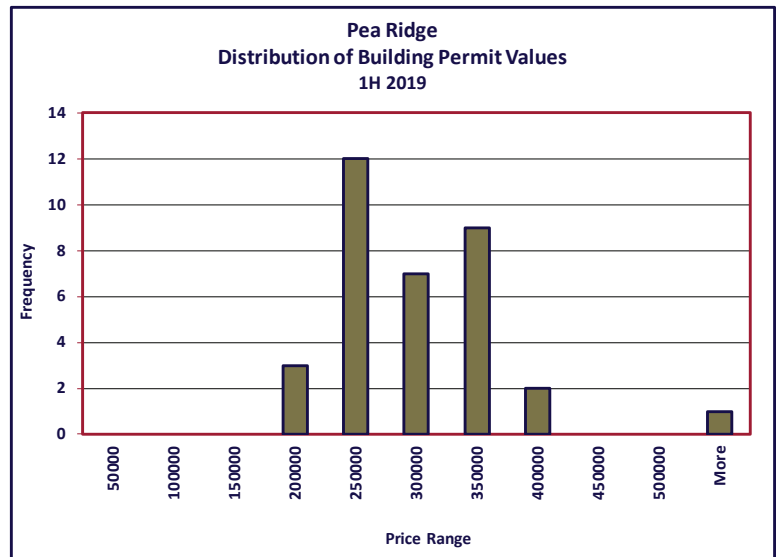
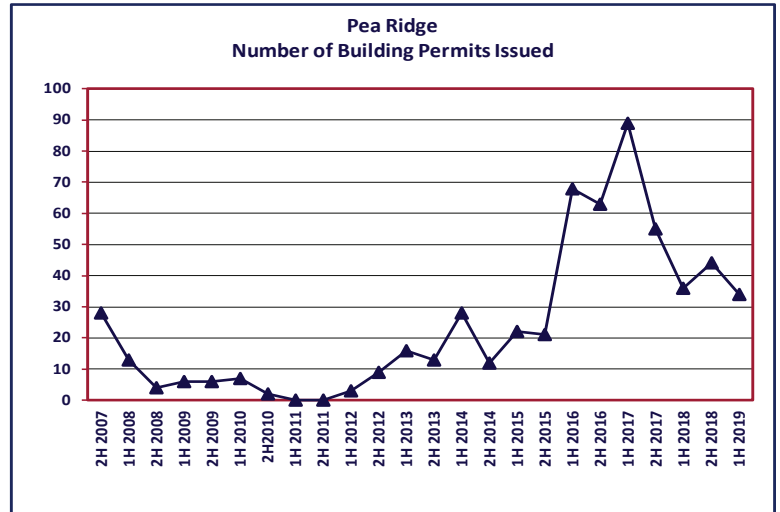
# Lowell

## Lowell Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Barrett Place	1	0.8%	2,378	44	\$294,300	\$123.76
Cambridge Place	3	2.4%	1,693	55	\$186,667	\$110.32
Carrington Parke	1	0.8%	1,868	52	\$212,500	\$113.76
Center Point Park	3	2.4%	1,961	52	\$196,667	\$100.76
Concord Place	3	2.4%	1,783	46	\$192,400	\$107.92
Cooper Hills	1	0.8%	2,035	41	\$220,000	\$108.11
Creekwood	1	0.8%	3,469	49	\$379,100	\$109.28
Cross Creek	1	0.8%	2,511	38	\$322,000	\$128.24
Edinburgh	5	3.9%	2,517	102	\$278,340	\$111.55
Ford's Rock Landing	1	0.8%	2,401	334	\$245,000	\$102.04
Franklin Terrace	2	1.6%	1,799	65	\$187,250	\$104.48
Greene Acres	1	0.8%	1,299	45	\$145,000	\$111.62
Highland Meadows	4	3.1%	1,403	46	\$153,918	\$110.32
Lakeview Acres	1	0.8%	1,388	33	\$190,000	\$136.89
Lakewood	29	22.8%	1,733	120	\$201,424	\$117.80
Little Hickory Meadows	2	1.6%	1,769	111	\$168,000	\$94.93
Lowell Estates	1	0.8%	1,020	28	\$125,000	\$122.55
Meadowlands	3	2.4%	1,763	72	\$233,200	\$132.37
North Hickory Hills	3	2.4%	1,448	93	\$147,800	\$103.15
Oak Park	1	0.8%	2,491	77	\$262,500	\$105.38
Park Central	4	3.1%	2,139	118	\$267,594	\$125.13
Pleasure Heights	3	2.4%	1,215	86	\$127,000	\$107.00
Prairie Meadows	3	2.4%	1,484	66	\$163,833	\$110.41
Sabre Heights	1	0.8%	1,169	39	\$103,000	\$88.11
Southfork	12	9.4%	1,407	46	\$154,078	\$109.68
Southview	3	2.4%	1,262	44	\$143,833	\$114.08
Summer Meadows	2	1.6%	1,673	91	\$193,450	\$115.73
Sylvan Acres	1	0.8%	2,810	45	\$305,000	\$108.54
Timber Ridge Park	12	9.4%	2,683	128	\$362,368	\$135.00
Tuscan Heights	4	3.1%	2,378	82	\$292,475	\$123.31
Weatherton	5	3.9%	1,700	53	\$215,580	\$126.74
Other	10	7.9%	1,721	65	\$190,461	\$110.97
<b>Lowell</b>	<b>127</b>	<b>100.0%</b>	<b>1,846</b>	<b>86</b>	<b>\$215,306</b>	<b>\$116.03</b>

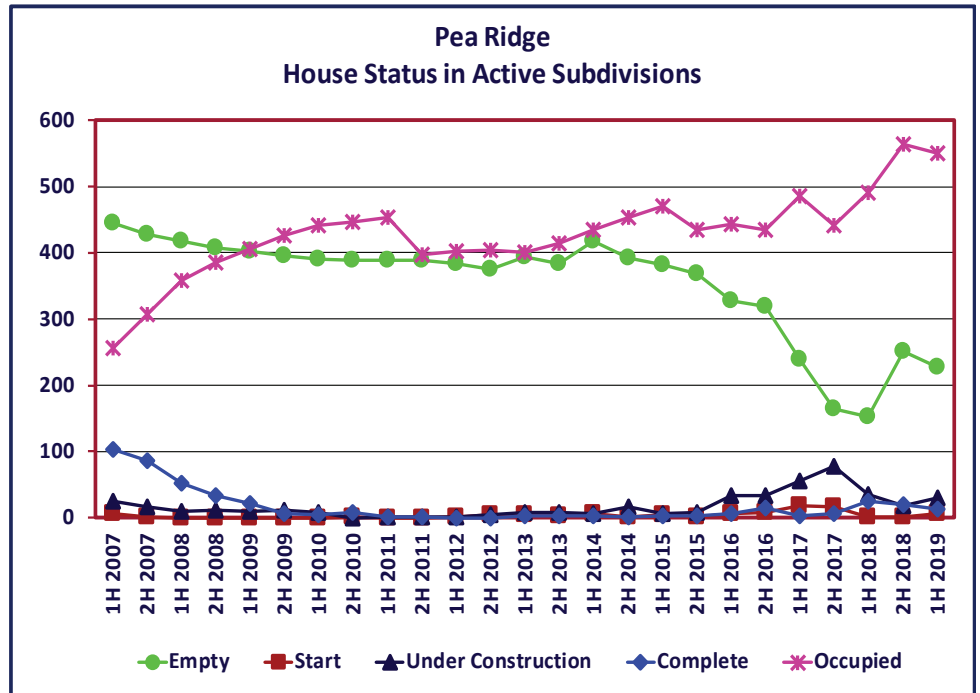
# Pea Ridge

- From January 1 to June 30, 2019 there were 34 residential building permits issued in Pea Ridge. This represents a 5.6 percent decrease from the first half of 2018.
- In the first half of 2019, a majority of building permits in Pea Ridge were valued in the \$250,001 to \$350,000 range.
- The average residential building permit value in Pea Ridge increased by 105.4 percent from \$132,538 in the first half of 2018 to \$272,252 in the first half of 2019.



# Pea Ridge

- There were 828 total lots in 16 active subdivisions in Pea Ridge in the first half of 2019. 66.4 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 3.6 percent were under construction, 0.8 percent were starts, and 27.4 percent were vacant lots.
- The subdivisions with the most houses under construction in Pea Ridge in the first half of 2019 were Battlefield Estates and Elkhorn, Phase II with 10 each.
- No new construction or progress in existing construction has occurred in the last year in 3 of the 16 active subdivisions in Pea Ridge.
- 61 new houses in Pea Ridge became occupied in the first half of 2019. The annual absorption rate implies that there were 29.8 months of remaining inventory in active subdivisions, down from the 35.3 months in the second half of 2018.



- 4 of the 16 subdivisions in Pea Ridge had no absorption in the last year.
- An additional 382 lots in 6 subdivisions had received either preliminary or final approval by June 30, 2019 in Pea Ridge.

## Pea Ridge Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cardiff Manor, Phases I, II	2H 2018	159
Elkhorn Ridge, Phase IV, V	2H 2018	135
<i>Final Approval</i>		
Elkhorn Ridge, Phase III	2H 2017	43
Shelby Forrest (replat of Hilcrestt 2nd	1H 2019	18
Sugar Creek Residential Community, Phase III	2H 2017	14
Ridgeview Estates	1H 2019	13
<b>Pea Ridge</b>		<b>382</b>



# Pea Ridge

## Pea Ridge House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battefield Estates	16	2	10	8	71	107	17	13.1
Creekside Estates	21	0	0	0	13	34	2	126.0
Creekwood Manor	1	0	0	0	44	45	0	1.3
Deer Meadows	6	0	0	0	86	92	0	8.0
Elkhorn, Phase I	7	0	0	0	45	52	1	84.0
Elkhorn, Phase II	12	2	10	0	27	51	27	10.7
Givens Place <sup>1,2</sup>	13	0	0	0	62	75	0	--
Lee Town Estates <sup>1,2</sup>	3	0	0	0	6	9	0	--
Maple Glenn	4	0	1	0	115	120	1	20.0
Maple Glenn, Phase II	5	0	1	0	14	20	3	9.0
Ridgeview Acres	16	0	2	0	12	30	0	216.0
Shepherd Hills	19	0	0	0	16	35	1	228.0
Sugar Creek Estates <sup>1,2</sup>	12	0	0	0	4	16	0	--
Sugar Creek Residential Community, Phase I	50	0	1	0	21	72	7	76.5
Sugar Creek Residential Community, Phase II <sup>1</sup>	30	1	3	0	8	42	0	--
Willow Run	12	2	2	6	6	28	2	44.00
<b>Pea Ridge</b>	<b>227</b>	<b>7</b>	<b>30</b>	<b>14</b>	<b>550</b>	<b>828</b>	<b>61</b>	<b>29.8</b>

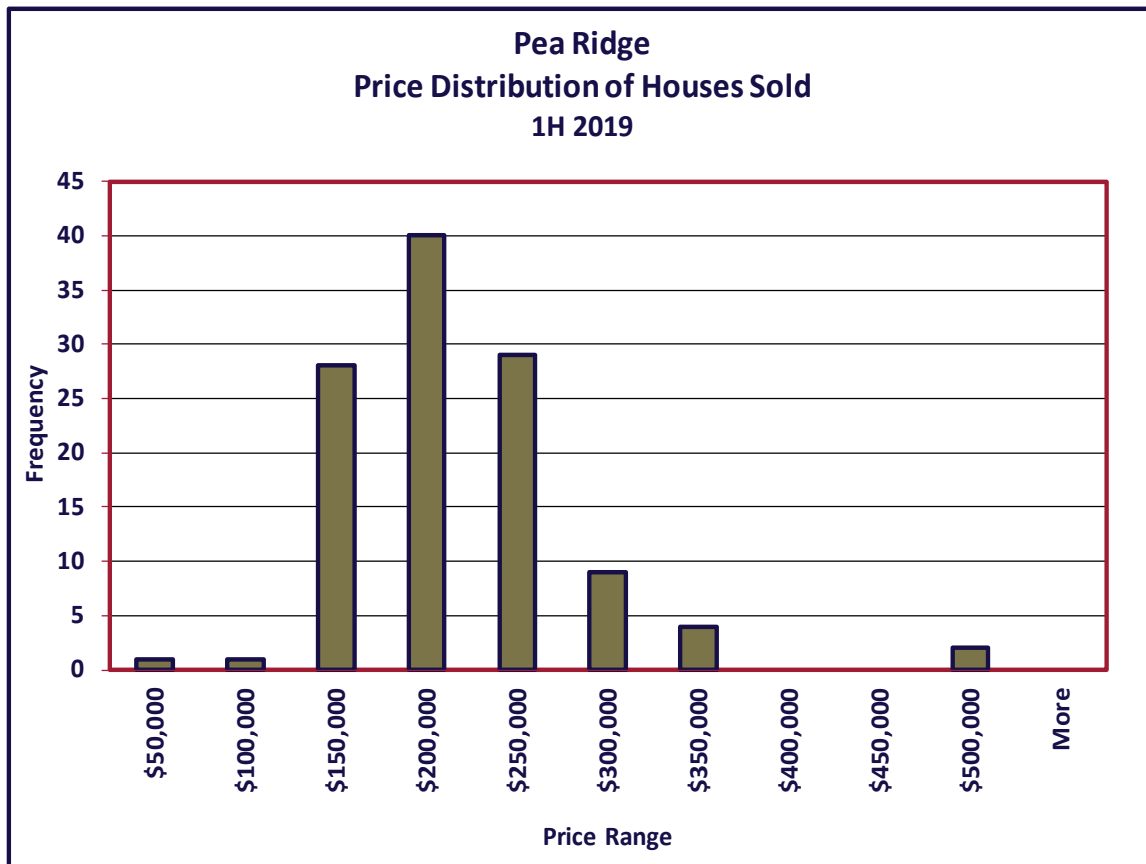
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Pea Ridge



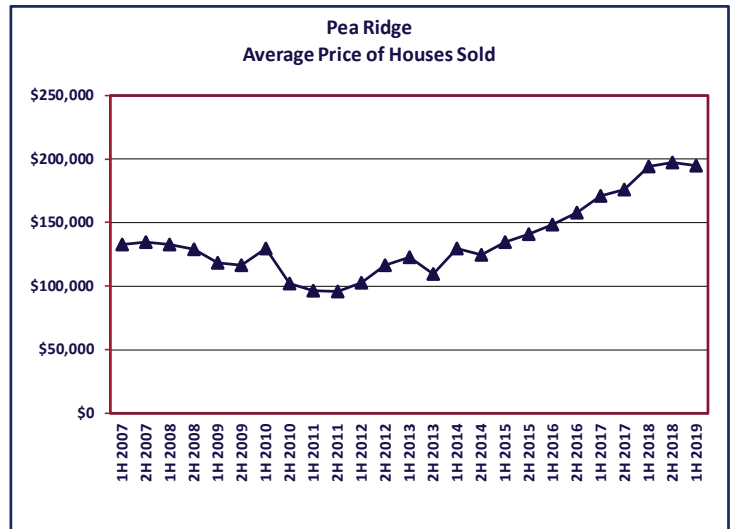
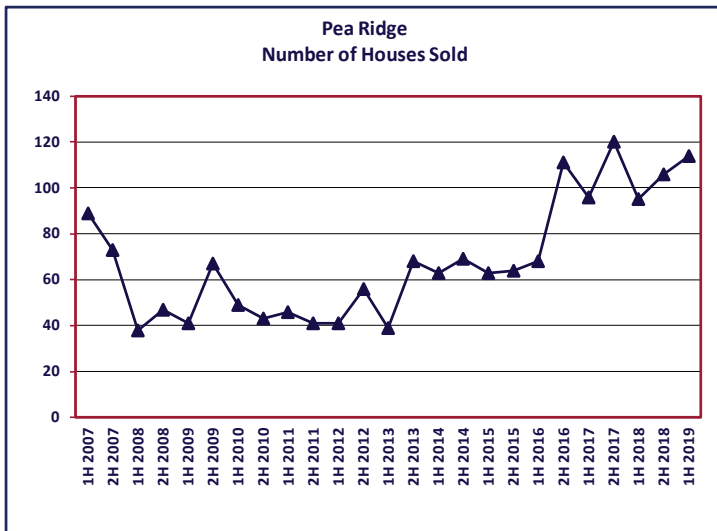
- 114 houses in Pea Ridge were sold in the first half of 2019. The average price of a house was \$194,632.02 at \$111.19 per square feet.

## Pea Ridge Price Range of Houses Sold First Half of 2019

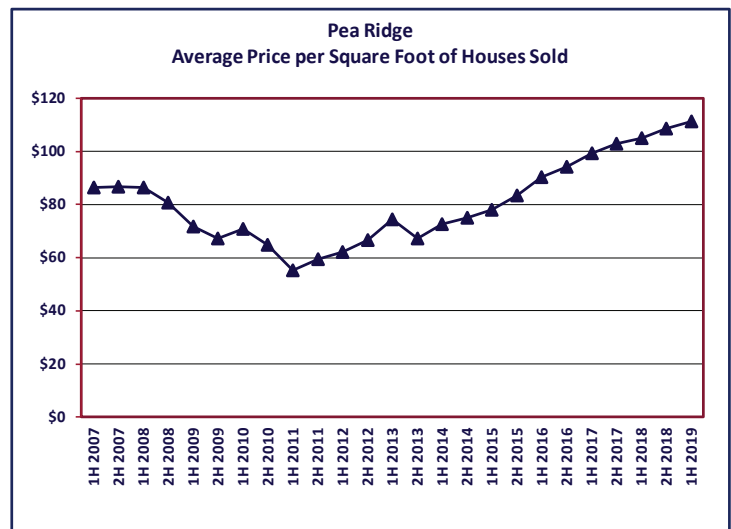
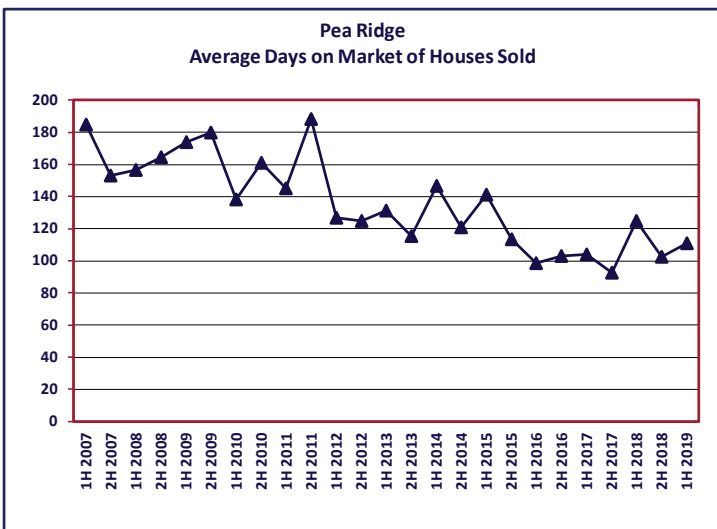
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.9%	1,265	142	80.1%	\$41.11
\$50,001 - \$100,000	1	0.9%	721	31	100.0%	\$104.02
\$100,001 - \$150,000	28	24.6%	1,315	69	98.0%	\$106.51
\$150,001 - \$200,000	40	35.1%	1,702	98	100.3%	\$104.00
\$200,001 - \$250,000	29	25.4%	1,882	145	100.2%	\$120.16
\$250,001 - \$300,000	9	7.9%	2,191	152	99.0%	\$121.48
\$300,001 - \$350,000	4	3.5%	2,580	155	96.1%	\$131.71
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	2	1.8%	3,489	188	99.5%	\$141.53
\$500,001+	0	--	--	--	--	--
<b>Pea Ridge</b>	<b>114</b>	<b>100.0%</b>	<b>1,741</b>	<b>111</b>	<b>99.3%</b>	<b>\$111.19</b>



# Pea Ridge



Pea Ridge	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	95	106	114	20.0%	7.5%
Average Price of Houses Sold	\$194,010.84	\$197,189.25	\$194,632.02	0.3%	-1.3%
Average Days on Market	125	102	111	-11.6%	7.8%
Average Price per Square Foot	\$105.05	\$108.67	\$111.19	5.8%	2.3%
Percentage of County Sales	3.5%	3.7%	3.9%		
Number of New Houses Sold	38	39	33	-13.2%	-15.4%
Average Price of New Houses Sold	\$217,731.26	\$220,681.56	\$233,972.73	7.5%	6.0%
Average Days on Market of New Houses Sold	185	154	160	-13.4%	4.0%
Number of Houses Listed	43	38	41	-4.7%	7.9%
Average List Price of Houses Listed	\$252,647.00	\$246,687.00	\$280,838.00	11.2%	13.8%



# Pea Ridge

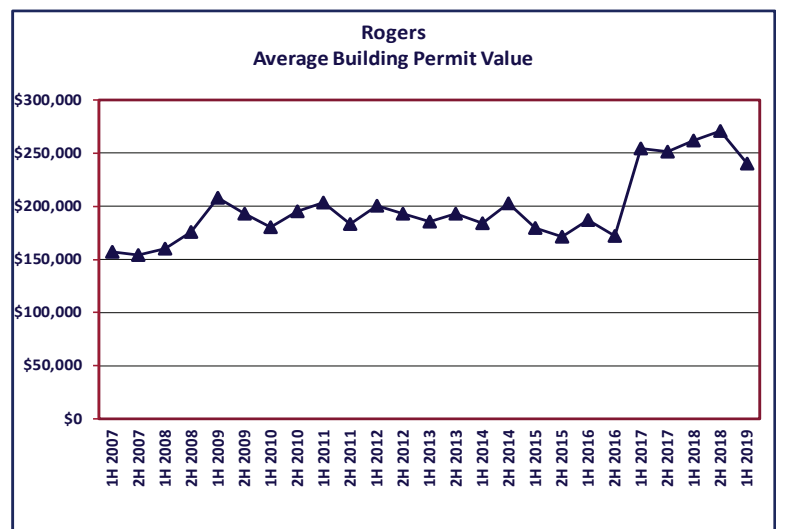
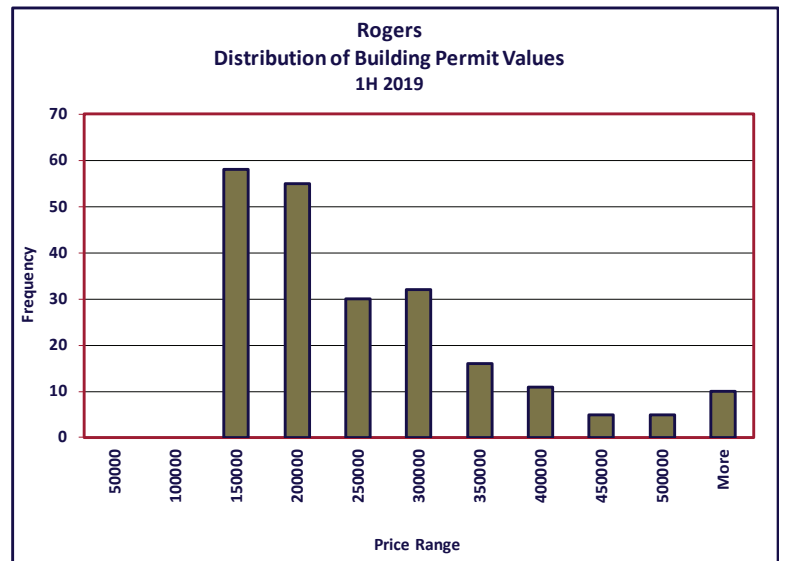
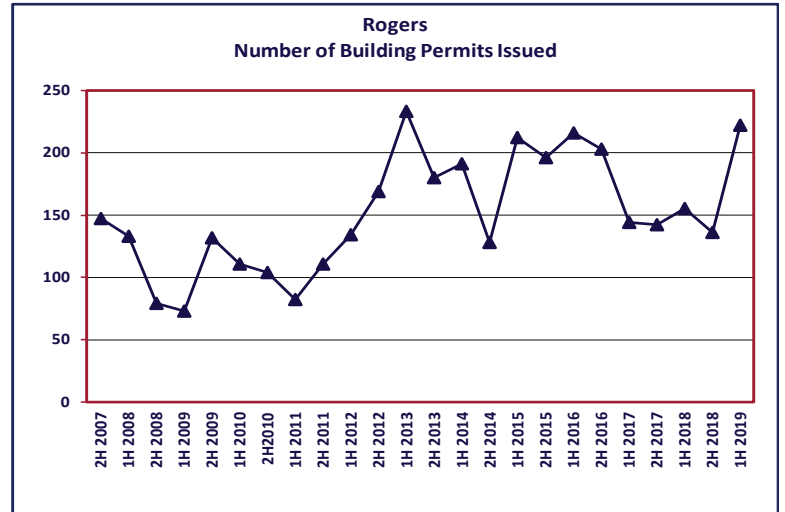
## Pea Ridge Sold House Characteristics by Subdivision First Half of 2019

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
B A Jeffersons	1	0.9%	1,880	210	\$320,000	\$170.21
Battlefield Estates	15	13.2%	2,022	217	\$234,145	\$116.02
Battlefield View	11	9.6%	1,609	75	\$184,036	\$114.24
Bloxham Estates	1	0.9%	1,744	34	\$175,000	\$100.34
Country Acres	1	0.9%	2,100	180	\$175,000	\$83.33
Creekside Estates	1	0.9%	2,600	144	\$338,000	\$130.00
Creekwood Manor	2	1.8%	1,937	64	\$205,000	\$105.17
Elkhorn	10	8.8%	1,746	47	\$235,515	\$134.99
Givens Place	7	6.1%	1,284	47	\$138,164	\$107.75
Hillcrest	2	1.8%	1,484	45	\$127,500	\$87.49
Kayto Estates	2	1.8%	1,851	180	\$172,500	\$93.29
Maple Glenn	9	7.9%	1,779	153	\$196,274	\$110.13
Oak Ridge West	1	0.9%	2,212	57	\$180,000	\$81.37
Oaks, The	4	3.5%	1,454	41	\$153,625	\$106.04
Patterson Place	6	5.3%	1,698	86	\$177,317	\$104.59
Ridgemoor Estates	1	0.9%	2,032	167	\$215,000	\$105.81
Southland	2	1.8%	1,066	43	\$119,450	\$111.99
Standing Oaks	10	8.8%	1,572	67	\$160,410	\$102.08
Sugar Creek	1	0.9%	3,372	206	\$320,000	\$94.90
Summit Meadows	1	0.9%	1,782	80	\$190,000	\$106.62
Thompson	1	0.9%	1,168	34	\$135,100	\$115.67
Town & Country	1	0.9%	1,320	175	\$129,900	\$98.41
Tyler Estates	1	0.9%	1,739	60	\$173,500	\$99.77
Windmill Estates	7	6.1%	1,884	147	\$170,500	\$90.34
Other	16	14.0%	1,778	123	\$217,894	\$118.48
<b>Pea Ridge</b>	<b>114</b>	<b>100.0%</b>	<b>1,741</b>	<b>111</b>	<b>\$194,632</b>	<b>\$111.19</b>



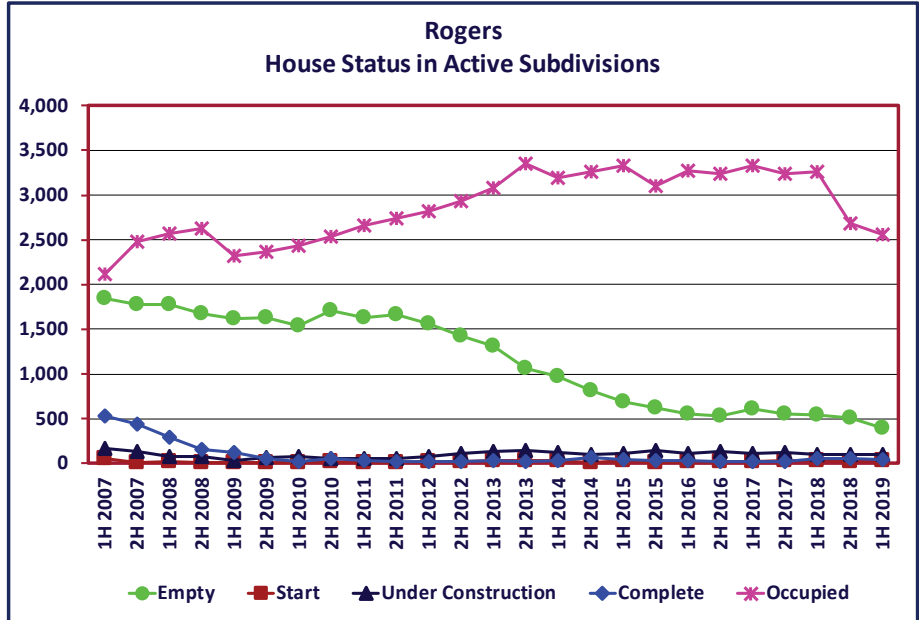
# Rogers

- From January 1 to June 30, 2019 there were 222 residential building permits issued in Rogers. This represents a 43.2 percent increase from the first half of 2018.
- In the first half of 2019, more than half of the building permits in Rogers were valued in the \$100,001 to \$300,000 range.
- The average residential building permit value in Rogers decreased by 8.0 percent from \$261,513 in the first half of 2018 to \$240,471 in the first half of 2019.



# Rogers

- There were 3,136 total lots in 44 active subdivisions in Rogers in the first half of 2019. About 81.6 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 3.3 percent were under construction, 1.0 percent were starts, and 12.7 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the first half of 2019 was First Place. Chandler Run and First Place had 20 houses which became occupied in the first half of 2019.
- No new construction or progress in existing construction has occurred in the last year in 9 of the 44 active subdivisions in Rogers.
- 138 new houses in Rogers became occupied in the first half of 2019. The annual absorption rate implies that there were 25.8 months of remaining inventory in active subdivisions, down from 30.2 months in the second half of 2018.
- In 11 out of the 44 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 509 lots in 16 subdivisions had received preliminary or final approval by June 30, 2019 in Rogers.

## Rogers Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cadence Place	1H 2018	34
Eastridge Subdivision, Phase II	1H 2016	28
The Groves, Phase II	1H 2018	24
Halls Creek	2H 2016	50
Haxton Road	1H 2018	6
Matthew's Subdivision	2H 2016	5
Pine Meadows, Phase V	1H 2017	8
Wire Ridge	1H 2019	45
Scissortail Phase 3	1H 2019	95
Pine Street (expanded)	1H 2019	17
<i>Final Approval</i>		
The Estates at Southgate	1H 2018	31
Haxton Estates	1H 2019	6
Chandler Run #3	1H 2019	31
Pine Meadows Phase 4	1H 2019	9
Cadence Place Ph 1	1H 2019	20
Shadow Valley, Phase 10	1H 2018	100
<b>Rogers</b>		<b>509</b>



# Rogers

## Siloam Springs House Status in Active Subdivisions First Half of 2019

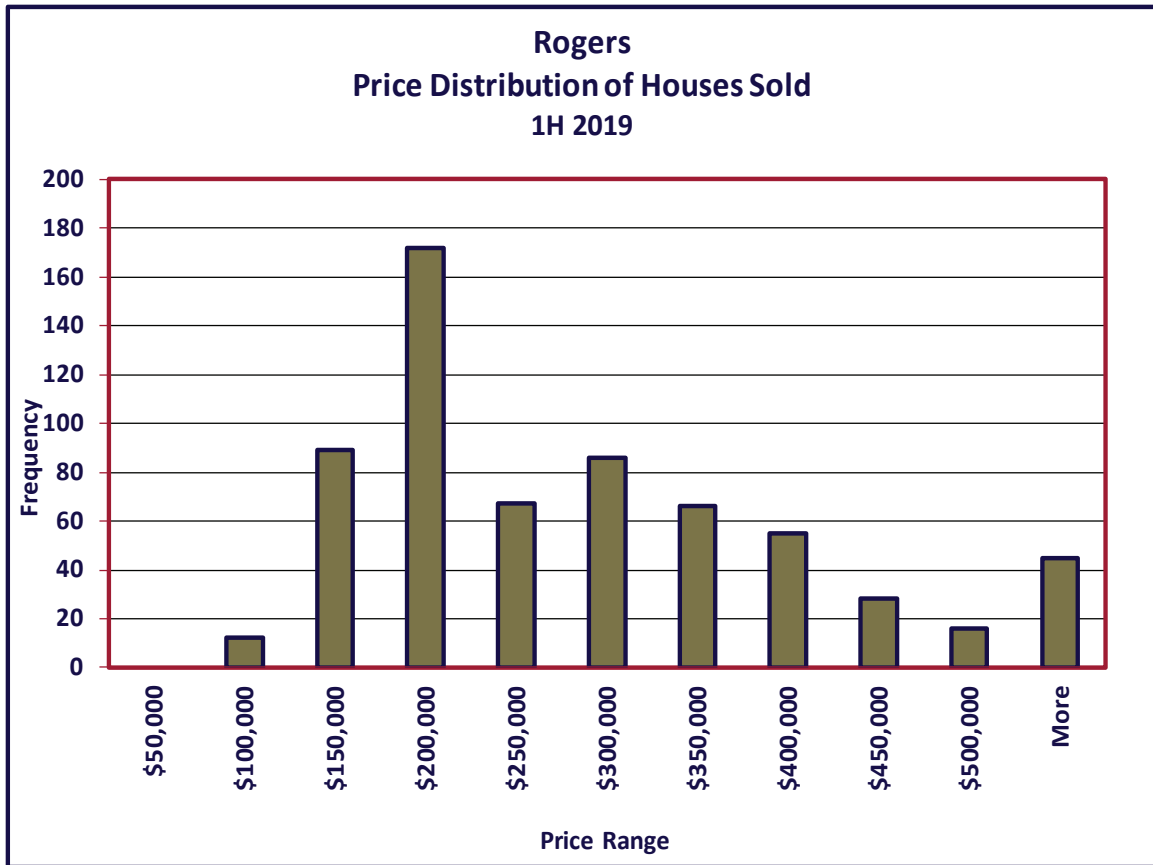
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Biltmore	2	0	0	0	108	110	1	8.0
Camden Way <sup>1,2</sup>	1	0	0	0	159	160	0	--
Camelot Estates	6	0	2	0	6	14	2	32.0
Chandler Run, Phase I	0	0	3	8	20	31	20	6.6
Chandler Run, Phase II	16	0	17	0	0	33	0	--
Chelsea Point, Phase II	1	0	0	0	84	85	17	0.4
Clower	9	2	1	1	62	75	1	78.0
Countryside Estates <sup>1,2</sup>	4	0	0	0	24	28	0	--
Creekside	2	0	1	0	61	64	3	9.0
Creekwood <sup>1,2</sup>	4	0	0	0	163	167	0	--
Cross Timbers South <sup>1,2</sup>	1	0	0	0	14	15	0	--
Eastridge, Phase II	12	0	4	0	12	28	6	27.4
Estates at Southgate, The	31	0	0	1	0	32	0	--
First Place	17	3	19	4	55	98	20	16.1
Foxbriar, Phase II	15	10	10	8	19	62	7	27.2
Garrett Road <sup>1</sup>	0	1	0	0	79	80	0	--
Grand Pointe	6	0	4	1	31	42	7	10.2
Groves Neighborhood, The, Phase I	0	1	0	0	15	16	6	1.1
Habitat Trails <sup>1,2</sup>	5	0	0	0	9	14	0	--
Hearthstone, Phase III	1	0	0	0	95	96	1	4.0
Ivey's Phase II, The	36	4	5	4	27	76	11	29.4
Lancaster	0	0	0	0	9	9	1	0.0
Lexington <sup>2</sup>	5	0	0	0	115	120	0	60.0
Liberty Bell North	0	0	0	0	103	103	7	0.0
Madison	4	0	1	0	30	35	1	30.0
Peaks, The, Phase III	0	0	0	0	109	109	3	0.0
Pinnacle, The, Phase I <sup>1</sup>	6	2	0	0	58	66	0	--
Pinnacle, The, Phase II <sup>1,2</sup>	1	0	0	0	8	9	0	--
Pinnacle, Phase IV	16	0	1	0	132	149	0	204.0
Champions Golf & Country Club	30	0	1	2	269	302	3	99.0
Champions Golf & Country Club, Phase II	2	0	0	0	18	20	1	24.0
Roller's Ridge	6	0	1	0	127	134	0	42.0
Sandalwood <sup>1,2</sup>	1	0	0	0	47	48	0	--
Scissortail, Phase I	79	3	17	12	25	136	3	70.1
Shadow Valley, Phase III	2	0	1	0	27	30	1	36.0
Golf Villas of Shadow Valley, PUD <sup>1,2</sup>	2	0	0	0	5	7	0	--
Shadow Valley, Phase VII	11	1	0	1	160	173	4	39.0
Shadow Valley, Phase VIII	30	0	4	0	42	76	2	37.1
Shadow Valley, Phase IX	4	0	0	0	10	14	3	16.0
Silo Falls, Phase I	4	1	1	0	97	103	0	18.0
Silo Falls, Phase II	3	0	0	1	78	82	0	16.0
Torino Estates	2	2	1	0	2	7	0	60.0
Vintage <sup>1</sup>	1	0	1	0	21	23	0	--
Woodhaven Manor	21	0	9	0	25	55	7	40.0
<b>Rogers</b>	<b>399</b>	<b>30</b>	<b>104</b>	<b>43</b>	<b>2,560</b>	<b>3,136</b>	<b>138</b>	<b>25.8</b>

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

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



# Rogers



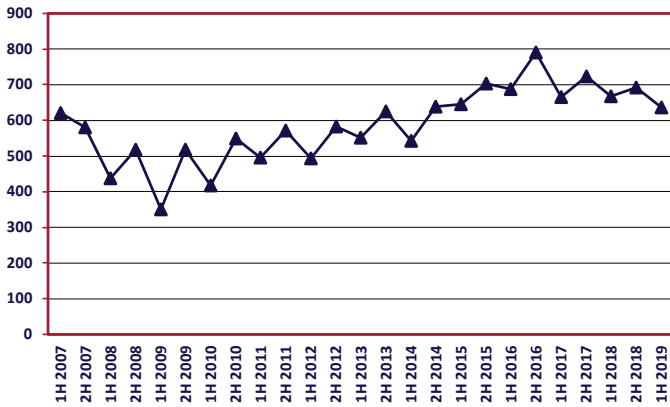
- 636 houses in Rogers were sold in the first half of 2019. The average price of a house was \$274,751.97 at \$116.90 per square feet.

## Rogers Price Range of Houses Sold First Half of 2019

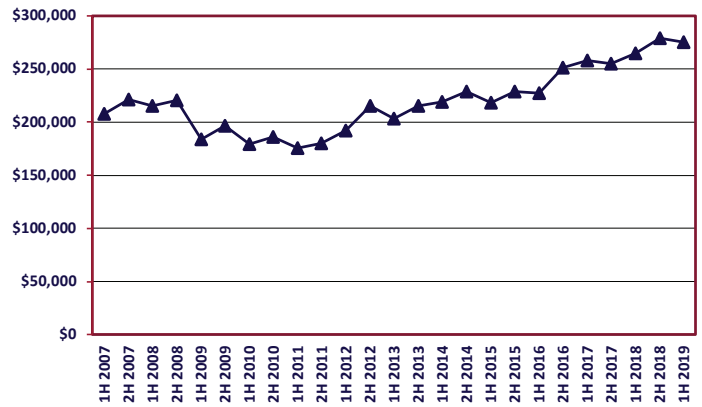
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	--
\$50,001 - \$100,000	12	1.9%	1,193	93	97.7%	\$86.13
\$100,001 - \$150,000	89	14.0%	1,327	72	101.5%	\$102.14
\$150,001 - \$200,000	172	27.0%	1,640	95	100.2%	\$107.47
\$200,001 - \$250,000	67	10.5%	2,042	82	100.2%	\$115.06
\$250,001 - \$300,000	86	13.5%	2,358	107	99.9%	\$119.30
\$300,001 - \$350,000	66	10.4%	2,747	115	99.8%	\$122.88
\$350,001 - \$400,000	55	8.6%	3,171	143	99.3%	\$121.85
\$400,001 - \$450,000	28	4.4%	3,442	144	98.5%	\$125.27
\$450,001 - \$500,000	16	2.5%	3,562	105	97.3%	\$137.37
\$500,001+	45	7.1%	4,329	164	99.4%	\$161.23
<b>Rogers</b>	<b>636</b>	<b>100.0%</b>	<b>2,292</b>	<b>105</b>	<b>100.0%</b>	<b>\$116.90</b>

# Rogers

**Rogers**  
Number of Houses Sold

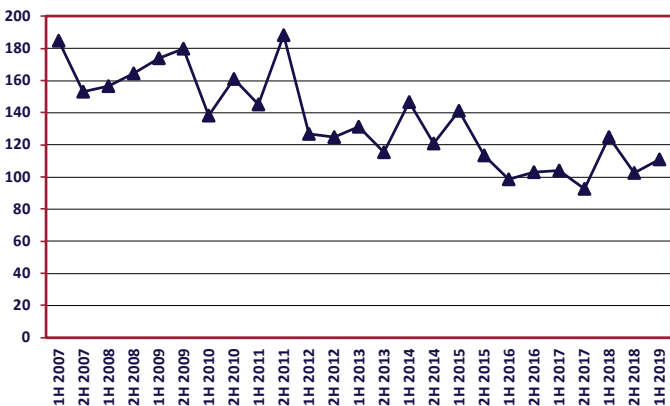


**Rogers**  
Average Price of Houses Sold

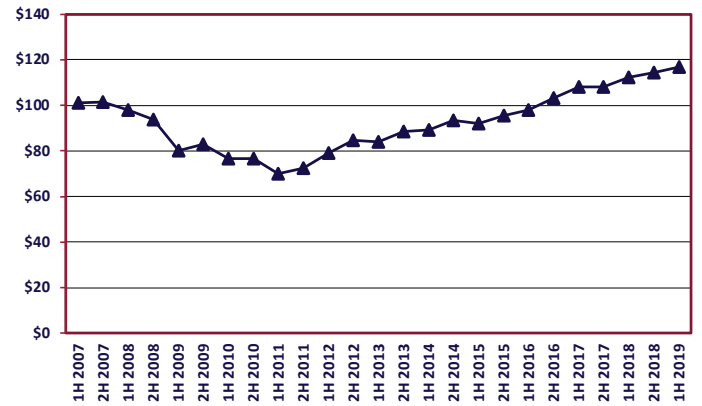


Rogers	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	667	693	636	-4.6%	-8.2%
Average Price of Houses Sold	\$264,269.08	\$278,693.60	\$274,751.97	4.0%	-1.4%
Average Days on Market	104	99	105	1.6%	6.3%
Average Price per Square Foot	\$112.28	\$114.36	\$116.90	4.1%	2.2%
Percentage of County Sales	24.5%	23.9%	21.7%		
Number of New Houses Sold	118	129	100	-15.3%	-22.5%
Average Price of New Houses Sold	\$284,706.37	\$294,683.39	\$334,719.36	17.6%	13.6%
Average Days on Market of New Houses Sold	144	152	162	13.1%	6.6%
Number of Houses Listed	443	372	351	-20.8%	-5.6%
Average List Price of Houses Listed	\$435,997.00	\$416,055.00	\$488,541.00	12.1%	17.4%

**Pea Ridge**  
Average Days on Market of Houses Sold



**Rogers**  
Average Price per Square Foot of Houses Sold



# Rogers

## Rogers Sold House Characteristics by Subdivision First Half of 2019

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	5	0.7%	2,200	64	\$253,100	\$115.26
Acres Escondidos	1	0.1%	2,743	44	\$394,900	\$143.97
Altons Brush Creek	3	0.4%	2,569	111	\$242,033	\$99.95
Arabian Acres	1	0.1%	3,281	129	\$280,000	\$85.34
Arbor Glenn	5	0.7%	2,013	93	\$216,560	\$108.99
Arbors at Pinnacle Ridge, The	2	0.3%		1,975	101	\$256,250
Atalanta Point	1	0.1%	3,425	53	\$405,500	\$118.39
Avalon	3	0.4%	4,360	153	\$487,667	\$113.35
Barnetts	3	0.4%	1,620	65	\$132,667	\$83.58
Beau Chene	1	0.1%	6,477	68	\$1,221,500	\$188.59
Beaver Shores	14	2.0%	1,856	108	\$214,493	\$113.89
Bel Air	3	0.4%	2,699	23	\$272,300	\$101.53
Bellawood	1	0.1%	2,929	68	\$295,000	\$100.72
Bellview	10	1.4%	1,729	39	\$202,450	\$117.22
Bent Tree	7	1.0%	3,091	68	\$352,071	\$113.49
Berry Farm	2	0.3%	2,480	73	\$276,500	\$111.61
Beverly Oaks	1	0.1%	1,472	39	\$135,000	\$91.71
Biltmore	4	0.6%	2,235	108	\$260,350	\$116.55
Bishop Manor	3	0.4%	1,063	53	\$93,167	\$87.09
Bloomfield	1	0.1%	3,496	43	\$375,000	\$107.27
Blue Hill	1	0.1%	2,016	119	\$192,500	\$95.49
Breckenridge	2	0.3%	2,131	68	\$222,419	\$104.35
Brian	1	0.1%	1,291	34	\$120,000	\$92.95
Brooks	1	0.1%	3,400	78	\$390,000	\$114.71
C F Miller	1	0.1%	1,300	62	\$115,000	\$88.46
Callahan Heights	1	0.1%	1,762	40	\$175,000	\$99.32
Cambridge Park	5	0.7%	1,778	46	\$184,640	\$103.72
Camden Way	6	0.9%	1,988	119	\$206,400	\$104.00
Camelot Estates	1	0.1%	2,746	179	\$343,250	\$125.00
Campbells	2	0.3%	2,271	91	\$204,750	\$89.88
Centennial Acres	3	0.4%	1,829	62	\$158,333	\$86.74
Champions Estates	2	0.3%	2,061	52	\$203,900	\$98.16
Champions Golf & Cc	4	0.6%	3,160	118	\$455,000	\$142.83
Chandler Run	15	2.2%	2,057	188	\$272,853	\$132.85
Chateau Terrace	8	1.2%	2,173	48	\$204,600	\$94.48
Chateaux At Shadow Valley	1	0.1%	2,335	31	\$295,500	\$126.55
Chelsea Point	11	1.6%	1,530	140	\$182,915	\$119.58
Cherokee Strip	1	0.1%	2,200	35	\$210,000	\$95.45
Chronisters Corner	1	0.1%	2,651	32	\$190,000	\$71.67
Clead Acres	1	0.1%	1,680	102	\$112,000	\$66.67
Cloverdale Estate	1	0.1%	1,558	105	\$155,000	\$99.49
Clower	1	0.1%	2,408	117	\$296,184	\$123.00
Cordova	1	0.1%	1,704	45	\$160,000	\$93.90
Cottagewood	1	0.1%	1,443	35	\$149,900	\$103.88

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abington	5	0.8%	2,239	76	\$260,730	\$116.42
Academy	1	0.2%	1,318	45	\$160,000	\$121.40
Allens /Irene	1	0.2%	1,422	93	\$120,000	\$84.39
Altons Brush Creek	4	0.6%	2,526	131	\$254,100	\$101.77
Amis Road	2	0.3%	1,288	60	\$145,075	\$112.81
Arbor Glenn	1	0.2%	1,719	40	\$223,800	\$130.19
Arbors at Pinnacle Ridge, The	3	0.5%	1,919	78	\$251,667	\$131.22
Arrow Head Lodge	1	0.2%	1,579	78	\$129,000	\$81.70
Avalon	2	0.3%	4,777	135	\$523,000	\$111.95
B F Sikes	1	0.2%	1,490	116	\$160,000	\$107.38
Banz	3	0.5%	1,872	39	\$162,733	\$86.92
Barnetts	1	0.2%	1,064	41	\$127,650	\$119.97
Beaver Shores	15	2.4%	1,904	100	\$223,493	\$114.39
Bellview	5	0.8%	1,713	70	\$198,036	\$115.73
Berry Farm	2	0.3%	2,714	60	\$303,000	\$112.50
Biltmore	3	0.5%	2,308	149	\$275,833	\$119.52
Bishop Manor	1	0.2%	1,300	142	\$100,000	\$76.92
Blackburn	1	0.2%	1,016	94	\$147,000	\$144.69
Bloomfield	4	0.6%	3,163	85	\$344,100	\$109.16
Blue Hill	1	0.2%	1,352	34	\$125,000	\$92.46
Blue Ridge	1	0.2%	3,434	252	\$276,000	\$80.37
Bordeaux	1	0.2%	3,703	113	\$365,000	\$98.57
Breckenridge	1	0.2%	2,761	99	\$284,900	\$103.19
Brentwood	3	0.5%	1,351	22	\$160,333	\$118.73
Brian	1	0.2%	1,215	167	\$124,000	\$102.06
Browns Port	1	0.2%	3,082	18	\$493,777	\$160.21
Brush Creek Hills	1	0.2%	3,254	119	\$275,000	\$84.51
C F Miller	1	0.2%	1,248	52	\$111,500	\$89.34
Cambridge Park	2	0.3%	1,650	16	\$163,750	\$98.87
Camden Way	3	0.5%	2,017	99	\$213,267	\$105.91
Campbells Countrywood Estate	1	0.2%	2,192	60	\$200,000	\$91.24
Cedar Heights	2	0.3%	1,162	50	\$133,500	\$114.94
Centennial Acres	5	0.8%	1,615	54	\$150,300	\$93.87
Champions Estates	1	0.2%	1,861	44	\$225,000	\$120.90
Champions Golf & Cc	3	0.5%	4,260	41	\$747,833	\$176.31
Chandler Run	19	3.0%	1,951	160	\$263,115	\$135.10
Chateau Terrace	1	0.2%	2,145	102	\$225,000	\$104.90
Chelsea Point	4	0.6%	1,579	49	\$186,725	\$117.63
Cloverdale Estates	1	0.2%	1,722	73	\$184,000	\$106.85
Clower	2	0.3%	2,147	222	\$243,327	\$114.55
Conaway	3	0.5%	1,321	22	\$113,000	\$87.39
Cordova	1	0.2%	1,310	31	\$136,700	\$104.35
Country Club Estates	1	0.2%	2,860	34	\$237,500	\$83.04
Countryside Estates	1	0.2%	2,346	65	\$230,000	\$98.04
Creeside	3	0.5%	4,127	137	\$488,333	\$118.23
Creekwood	6	0.9%	3,101	127	\$336,333	\$108.78

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cross Creek	12	1.9%	3,013	83	\$349,992	\$118.68
Cross Timbers South	1	0.2%	2,238	42	\$275,000	\$122.88
Crows Nest	1	0.2%	2,452	37	\$266,100	\$108.52
Dixieland Crossing	3	0.5%	2,096	42	\$236,333	\$113.03
Dogwood	1	0.2%	1,863	57	\$185,000	\$99.30
Dorsets	1	0.2%	2,127	35	\$389,500	\$183.12
Dream Valley	4	0.6%	3,194	135	\$234,375	\$76.89
Dutchmans	3	0.5%	2,687	83	\$282,333	\$105.80
Eagle Glen	2	0.3%	1,451	47	\$158,500	\$109.27
Eastridge	4	0.6%	1,540	42	\$185,500	\$120.10
Fairchild	4	0.6%	1,611	80	\$152,825	\$96.59
Fairground	1	0.2%	1,425	85	\$110,000	\$77.19
Felkers	1	0.2%	1,962	239	\$175,000	\$89.19
First Place	21	3.3%	1,518	130	\$157,576	\$106.78
Forest Park	2	0.3%	1,397	46	\$149,000	\$106.74
Fox Briar	26	4.1%	1,418	75	\$168,973	\$119.15
Fraker Willow Oak	1	0.2%	2,814	118	\$255,500	\$90.80
Garrett Road	1	0.2%	1,380	29	\$180,000	\$130.43
Golden Acres	1	0.2%	1,346	41	\$140,000	\$104.01
Grand Pointe	7	1.1%	2,698	174	\$342,914	\$127.15
Greenfield Place	1	0.2%	1,464	44	\$148,000	\$101.09
Grove, The	3	0.5%	2,211	76	\$268,333	\$122.56
H E Garner	1	0.2%	1,429	351	\$149,900	\$104.90
Hancock	1	0.2%	2,193	42	\$237,000	\$108.07
Hardins	1	0.2%	1,244	89	\$74,000	\$59.49
Hardwood Heights	2	0.3%	2,025	46	\$194,000	\$95.75
Hearthstone	9	1.4%	2,507	75	\$297,267	\$119.26
Henry Hills	3	0.5%	1,119	37	\$128,000	\$114.57
Heritage Bay	4	0.6%	1,365	155	\$169,625	\$123.80
Heritage West	3	0.5%	1,819	98	\$167,333	\$92.46
Highland Knolls	4	0.6%	3,151	79	\$336,238	\$108.65
Hill View	1	0.2%	1,942	77	\$189,900	\$97.79
Hillcrest	4	0.6%	1,686	49	\$145,875	\$86.97
Holiday Hills	1	0.2%	1,292	60	\$153,000	\$118.42
Horseshoe Hills	1	0.2%	2,480	38	\$324,500	\$130.85
Huckleberry Hills	1	0.2%	3,006	31	\$470,000	\$156.35
Hunters Run	1	0.2%	3,427	27	\$345,000	\$100.67
Hyland Park	3	0.5%	3,944	248	\$349,000	\$89.90
Indian Trail	1	0.2%	2,125	37	\$249,500	\$117.41
Irene	1	0.2%	1,108	65	\$115,000	\$103.79
Iveys, The	12	1.9%	2,333	58	\$308,300	\$131.98
J D Neill Unit 1	1	0.2%	2,661	259	\$211,000	\$79.29
J Wade Sikes Park	3	0.5%	2,013	29	\$238,833	\$122.85
Kersten	1	0.2%	1,500	41	\$164,000	\$109.33
Kimber	1	0.2%	1,538	185	\$147,500	\$95.90



# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Kiphart	1	0.2%	923	35	\$100,000	\$108.34
Lakeshore Manor	1	0.2%	3,229	377	\$400,000	\$123.88
Lakewood	1	0.2%	1,480	179	\$183,790	\$124.18
Lakewood Crossing	3	0.5%	1,596	31	\$190,183	\$118.92
Larimore & Garner	3	0.5%	1,252	43	\$125,133	\$100.06
Laurel Crossing	3	0.5%	2,953	64	\$368,457	\$124.78
Lexington	5	0.8%	2,317	69	\$281,580	\$121.58
Liberty Bell	17	2.7%	2,682	192	\$335,285	\$125.48
Lindell	1	0.2%	912	119	\$91,500	\$100.33
Lisa Capri And Pine Ridge	1	0.2%	8,183	77	\$1,085,000	\$132.59
Lost Pine	1	0.2%	2,156	106	\$345,000	\$160.02
Mack Grimes	1	0.2%	2,109	50	\$157,000	\$74.44
Madison	2	0.3%	3,037	118	\$362,876	\$120.26
Malies	1	0.2%	1,250	31	\$152,500	\$122.00
Manors On Blossom Way	3	0.5%	4,965	206	\$665,333	\$134.48
Mcgaugheys Orchard	1	0.2%	2,255	162	\$332,000	\$147.23
Meadow Acres	1	0.2%	1,532	35	\$170,000	\$110.97
Meadow Wood	3	0.5%	1,378	65	\$156,333	\$113.58
Mitchell Place	1	0.2%	1,084	38	\$125,000	\$115.31
Monte Ne	3	0.5%	1,983	159	\$183,667	\$91.63
Montreaux	3	0.5%	2,474	58	\$287,666	\$117.28
Mountain Lake Estates	3	0.5%	3,422	155	\$383,500	\$112.99
New Hope	2	0.3%	1,265	26	\$126,000	\$102.65
None	2	0.3%	2,347	45	\$235,000	\$91.08
North Brush Creek Hills	2	0.3%	1,999	37	\$164,000	\$86.51
Northland Heights	1	0.2%	2,055	41	\$195,000	\$94.89
Northridge	3	0.5%	1,283	39	\$139,000	\$108.51
Norwood	2	0.3%	1,745	97	\$161,450	\$95.15
Oak Hill	5	0.8%	2,052	145	\$184,400	\$91.37
Oak Ridge Estates	2	0.3%	2,751	284	\$312,500	\$115.44
Oak Run	1	0.2%	3,321	45	\$285,000	\$85.82
Oakhurst	1	0.2%	1,186	55	\$95,000	\$80.10
Oldetown Estates	3	0.5%	1,824	42	\$231,333	\$126.81
Olivewood	3	0.5%	1,445	38	\$151,833	\$104.49
Osage Reservation	1	0.2%	2,251	61	\$290,000	\$128.83
Overland	2	0.3%	2,621	25	\$317,500	\$120.75
Palos Woods	1	0.2%	3,737	532	\$435,000	\$116.40
Patrick Place	1	0.2%	1,792	56	\$175,000	\$97.66
Peaks, The	6	0.9%	3,242	91	\$378,350	\$116.68
Perry Place	1	0.2%	2,174	125	\$243,500	\$112.01
Pine Meadow	3	0.5%	1,603	25	\$161,300	\$100.99
Pine Ridge Estates	2	0.3%	2,210	84	\$212,450	\$97.04
Pinewoods	1	0.2%	1,264	45	\$135,000	\$106.80
Pinnacle	10	1.6%	4,005	144	\$673,456	\$166.88
Pinnacle Gardens	2	0.3%	4,049	98	\$370,744	\$91.69
Pinnacle Station Condos	2	0.3%	1,385	1,592	\$187,000	\$135.23

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2019

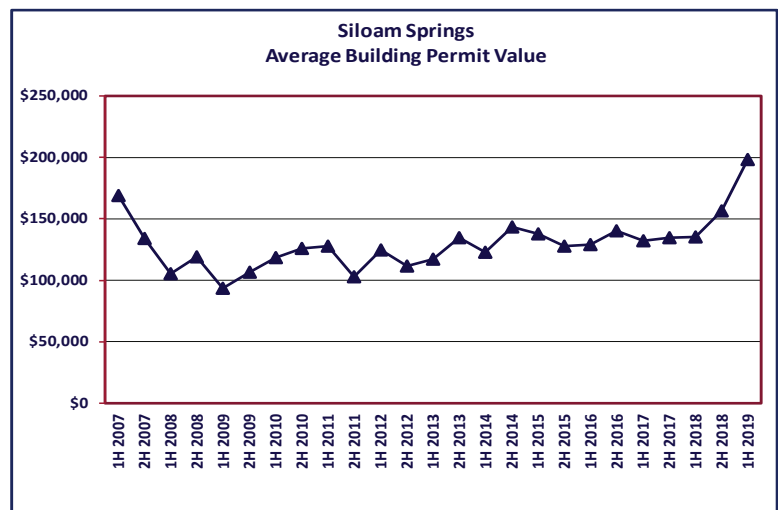
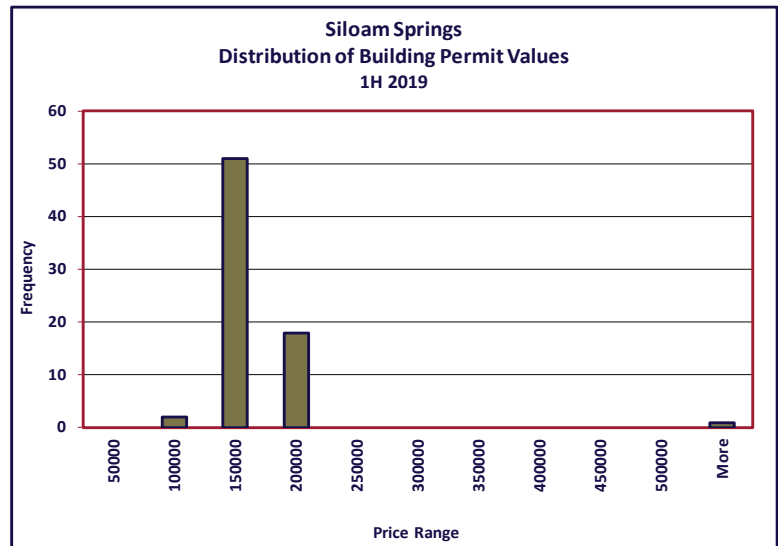
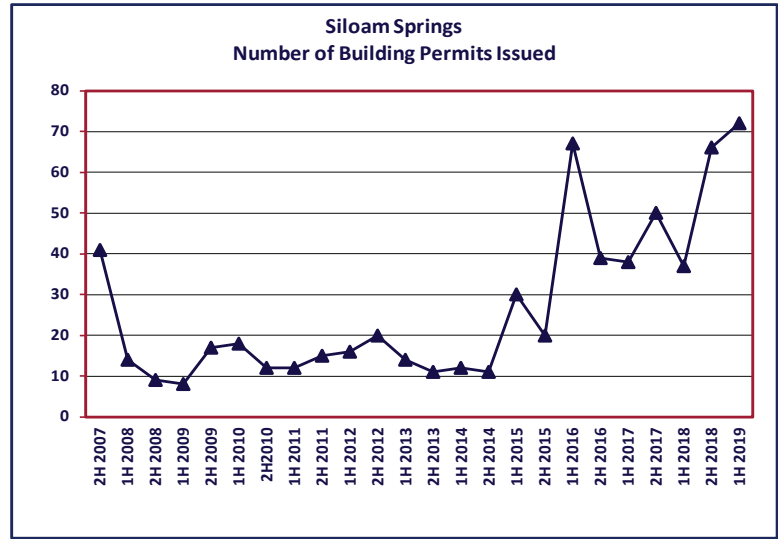
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Pinnacle Town Homes	4	0.6%	1,863	64	\$263,750	\$141.47
Plantation, The	10	1.6%	1,505	51	\$162,350	\$107.99
Pleasant Acres	2	0.3%	3,533	130	\$402,500	\$113.19
Point @ Falls Hollow, The	1	0.2%	5,070	64	\$715,000	\$141.03
Pointe Clear Heights	2	0.3%	2,447	179	\$460,000	\$184.75
Post Meadows	6	0.9%	1,541	52	\$173,967	\$112.93
Posy Mountain Ranch	1	0.2%	2,892	45	\$270,000	\$93.36
Prairie Creek	1	0.2%	2,001	142	\$235,000	\$117.44
Putmans 2nd	1	0.2%	2,457	56	\$368,275	\$149.89
Quail Meadow	2	0.3%	3,296	233	\$335,000	\$101.67
Rader	1	0.2%	2,956	170	\$560,000	\$189.45
Ranch Plaza	1	0.2%	1,876	33	\$178,900	\$95.36
Regency East	1	0.2%	1,088	60	\$117,000	\$107.54
Ridgecrest Meadows	4	0.6%	2,171	53	\$262,750	\$121.38
Rivercliff Farms	1	0.2%	3,637	197	\$525,000	\$144.35
Rivercliff View	1	0.2%	3,018	297	\$525,000	\$173.96
Rocky Branch Estates	1	0.2%	1,856	166	\$220,400	\$118.75
Rocky Creek	3	0.5%	2,111	59	\$252,500	\$120.34
Rogers Heights	4	0.6%	1,056	54	\$120,388	\$114.73
Rollers Ridge	8	1.3%	1,474	92	\$164,875	\$111.92
Rolling Oaks	2	0.3%	1,207	53	\$125,750	\$105.50
Rosewood	4	0.6%	2,162	60	\$193,875	\$90.54
Runnymede	1	0.2%	3,519	92	\$334,400	\$95.03
S H Cole	1	0.2%	1,550	232	\$179,900	\$116.06
Saddlebrook Farm	1	0.2%	3,078	77	\$298,000	\$96.82
Sandalwood	5	0.8%	1,493	71	\$167,990	\$113.19
Scissortail	15	2.4%	3,616	192	\$604,042	\$165.56
Seminole Hills	2	0.3%	1,641	74	\$161,250	\$99.53
Sentosa	1	0.2%	4,730	75	\$685,000	\$144.82
Sequoyah Woods	1	0.2%	1,996	74	\$185,000	\$92.69
Serenity Point	1	0.2%	6,000	215	\$1,300,000	\$216.67
Shadow Valley	34	5.3%	3,383	134	\$451,038	\$133.60
Shiloh Ridge	1	0.2%	1,954	157	\$172,000	\$88.02
Sikes	1	0.2%	730	47	\$95,000	\$130.14
Silo Falls	7	1.1%	3,148	120	\$401,299	\$127.48
Southern Hills	3	0.5%	1,784	93	\$174,833	\$98.52
Spring Creek Meadows	1	0.2%	2,940	91	\$523,000	\$177.89
Spring Hollow	2	0.3%	2,942	92	\$287,000	\$97.55
Stone Manor Condo	1	0.2%	1,323	89	\$180,000	\$136.05
Stoney Creek Place	1	0.2%	2,320	70	\$279,000	\$120.26
Stoney Point	2	0.3%	1,564	47	\$150,000	\$95.90
Sugar Hollow Acres	2	0.3%	3,470	103	\$377,500	\$112.54
Sundance Acres	4	0.6%	1,406	72	\$138,475	\$98.73

## Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sundown	1	0.2%	1,300	35	\$118,000	\$90.77
Sunset View	1	0.2%	1,026	28	\$138,500	\$134.99
Tanglewood	2	0.3%	2,342	219	\$260,950	\$111.12
Timber Ridge Estates	1	0.2%	2,580	78	\$329,900	\$127.87
Timberidge	1	0.2%	1,096	75	\$117,000	\$106.75
Top Flite	3	0.5%	3,059	192	\$309,500	\$105.11
Turtle Creek Place	1	0.2%	1,957	147	\$158,400	\$80.94
Twin Lakes Estate	2	0.3%	2,637	54	\$272,500	\$102.99
Twin Oaks	1	0.2%	2,082	53	\$230,000	\$110.47
Ventris Acres	1	0.2%	3,176	310	\$431,000	\$135.71
Vintage	1	0.2%	2,181	39	\$258,000	\$118.29
Wallace	1	0.2%	1,596	215	\$85,000	\$53.26
Warren Glen	5	0.8%	3,205	70	\$380,680	\$118.99
Watson	1	0.2%	2,931	42	\$219,900	\$75.03
Weber	7	1.1%	1,427	53	\$140,071	\$98.71
West Brush Creek	1	0.2%	1,794	38	\$205,000	\$114.27
West End	1	0.2%	1,407	33	\$140,750	\$100.04
West Landing	1	0.2%	2,553	42	\$325,000	\$127.30
West Olrich	1	0.2%	1,683	34	\$173,000	\$102.79
Westridge	1	0.2%	1,101	31	\$129,900	\$117.98
Whispering Timber	7	1.1%	2,037	45	\$203,571	\$100.09
Williamsburg Place	1	0.2%	3,294	58	\$396,000	\$120.22
Willowbrook	1	0.2%	1,349	74	\$147,000	\$108.97
Windsor Place	1	0.2%	1,662	127	\$130,000	\$78.22
Windy Hills Estates	1	0.2%	3,272	257	\$269,500	\$82.37
Woodhaven	6	0.9%	3,022	172	\$397,994	\$131.67
Woodland Acres	2	0.3%	2,112	33	\$198,500	\$93.30
Other	30	4.7%	2,207	108	\$259,867	\$118.53
<b>Rogers</b>	<b>636</b>	<b>100.0%</b>	<b>2,292</b>	<b>105</b>	<b>\$274,752</b>	<b>\$116.90</b>

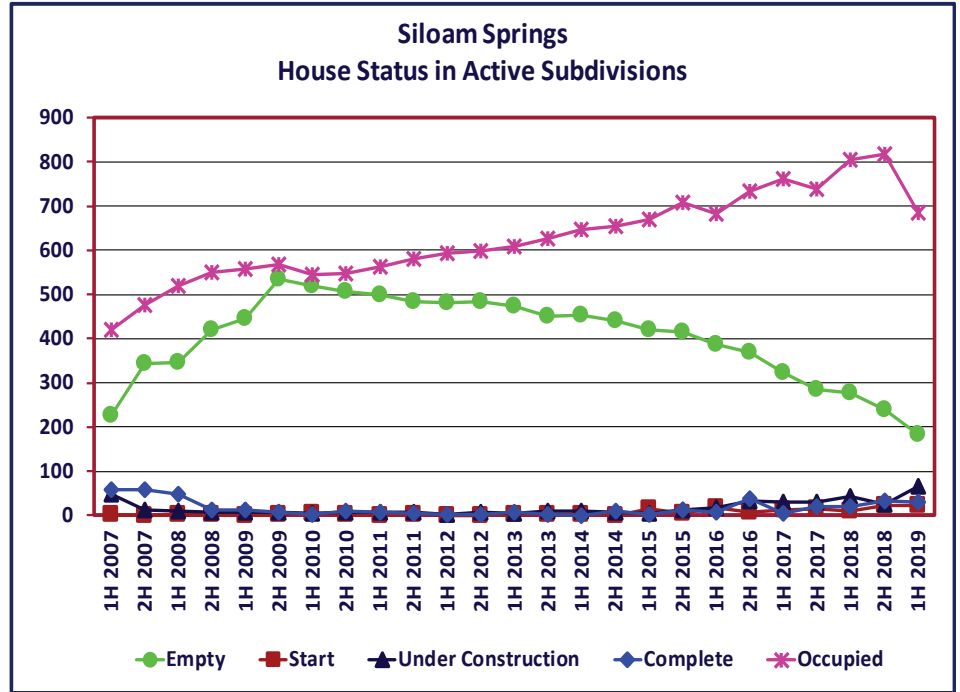
# Siloam Springs

- From January 1 to June 30, 2019 there were 72 residential building permits issued in Siloam Springs. This represents a 94.6 percent increase from the first half of 2018.
- In the first half of 2019, 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 46.8 percent from \$135,152 in the first half of 2018 to \$198,358 in the first half of 2019.



# Siloam Springs

- There were 987 total lots in 29 active subdivisions in Siloam Springs in the first half of 2019. About 69.5 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 6.6 percent were under construction, 2.3 percent were starts, and 18.6 percent were vacant lots.
- The subdivision with the most houses under construction was Woodlands, Phase I, with 11 lots.
- No new construction or progress in existing construction has occurred in the past year in 5 of the 29 active subdivisions in Siloam Springs.
- 50 new houses in Siloam Springs became occupied in the first half of 2019. The annual absorption rate implies that there were 38.4 months of remaining inventory in active subdivisions, up from the 34.8 months in the second half of 2018.
- In 12 of the 29 active subdivisions in Siloam Springs, no absorption occurred in the past year.



- An additional 320 lots in 9 subdivisions have received either preliminary or final approval.

## Siloam Springs Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases III, IV	2H 2016	36
Revised Gunter's Subdivision	2H 2018	23
Ridge Stone Duplexes	2H 2018	55
Moonridge	1H2019	14
<i>Final Approval</i>		
Heritage Ranch, Phase II	2H 2018	53
River Valley Estates	1H 2017	10
Shadowlands	1H 2017	7
Sweet Homes	1H 2019	48
Autumn Glen	1H2019	74
<b>Siloam Springs</b>		<b>320</b>





# Siloam Springs

## Siloam Springs House Status in Active Subdivisions First Half of 2019

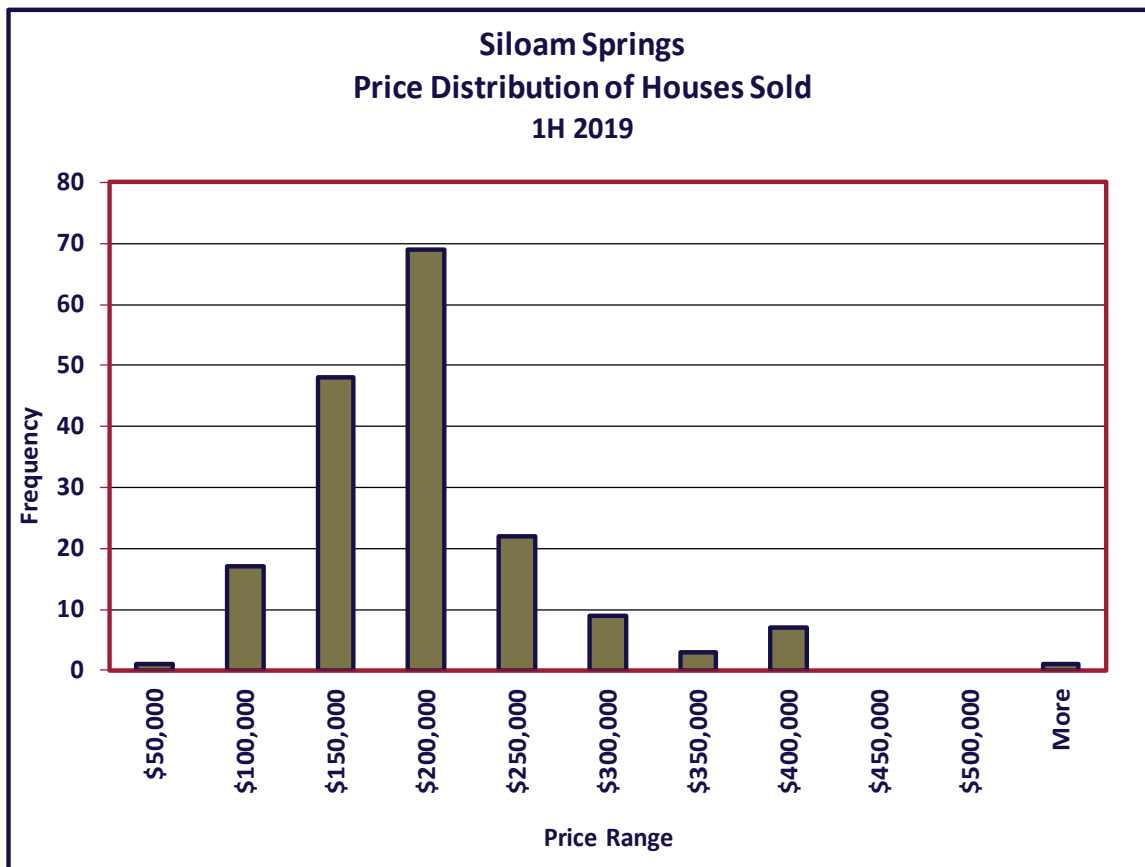
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Park, Phase I	9	3	2	0	17	31	1	24.0
Autumn Glen, Phase I <sup>1</sup>	1	0	4	0	130	135	0	--
Blackberry Meadows	0	0	1	0	6	7	0	12.0
City Lake View Estates	4	0	1	0	4	9	0	60.0
Club View Estates <sup>1,2</sup>	7	0	0	0	7	14	0	--
Copper Leaf, Phase II <sup>1</sup>	1	0	0	0	14	15	0	--
Copper Leaf, Phase III	1	0	0	0	15	16	0	12.0
Deer Lodge	0	0	1	0	17	18	1	12.0
Dogwood Meadow <sup>1</sup>	6	0	0	1	2	9	0	--
Forest Hills	35	1	2	3	27	68	2	70.3
Haden Place	0	0	4	12	62	78	14	8.7
Lawlis Ranch	16	6	8	0	0	30	0	--
Madison Heights <sup>1,2</sup>	0	0	1	0	7	8	0	--
Maloree Woods <sup>1,2</sup>	8	0	0	0	48	56	0	--
Meadow Brook	1	0	2	0	16	19	0	--
Meadows Edge	2	0	0	0	16	18	0	12.0
Nottingham	2	0	4	0	33	39	0	72.0
Paige Place, Phase II	3	0	0	0	23	26	0	36.0
Prairie Meadow Estates <sup>1</sup>	9	1	0	0	11	21	0	--
Rose Meade <sup>1,2</sup>	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II <sup>1</sup>	3	1	4	0	2	10	0	--
Stone Ridge, Phase I	10	0	6	2	12	30	4	43.2
Stone Ridge, Phase IIA	3	0	4	0	1	8	0	84.0
Stone Ridge, Phase IIB & III	9	3	8	2	23	45	17	11.5
Stonecrest, Phase IV, V, VII	21	3	2	3	31	60	5	24.9
Walnut Woods No. 2, Phase III	0	0	0	1	26	27	2	6.0
Walnut Woods No.2, Phase IV, V <sup>1</sup>	0	0	0	2	35	37	0	--
Woodlands, Phase I	6	1	11	3	41	62	4	63.0
Woodlands, The Phase II <sup>1</sup>	18	4	0	0	20	42	0	--
<b>Siloam Springs</b>	<b>184</b>	<b>23</b>	<b>65</b>	<b>29</b>	<b>686</b>	<b>987</b>	<b>50</b>	<b>38.4</b>

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

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



# Siloam Springs

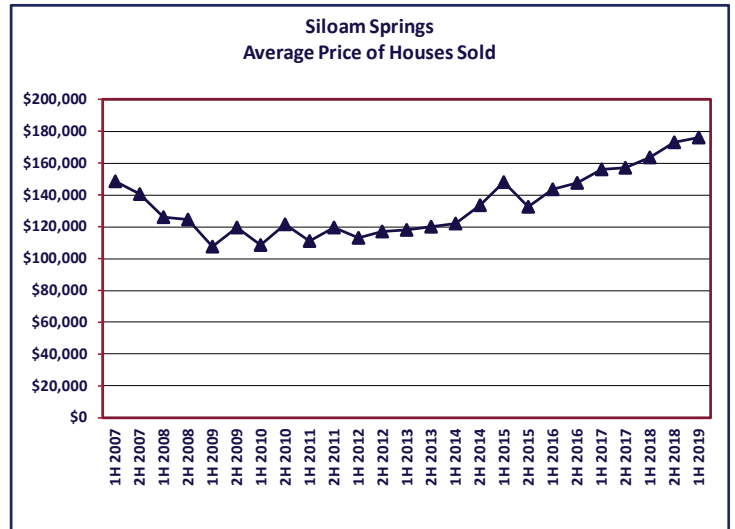
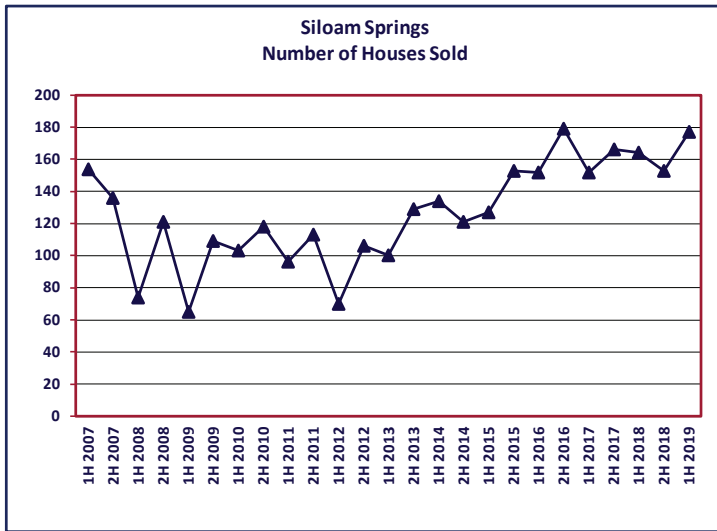


- 177 houses in Siloam Springs were sold in the first half of 2019. The average price of a house was \$176,157.44 at \$98.00 per square feet.

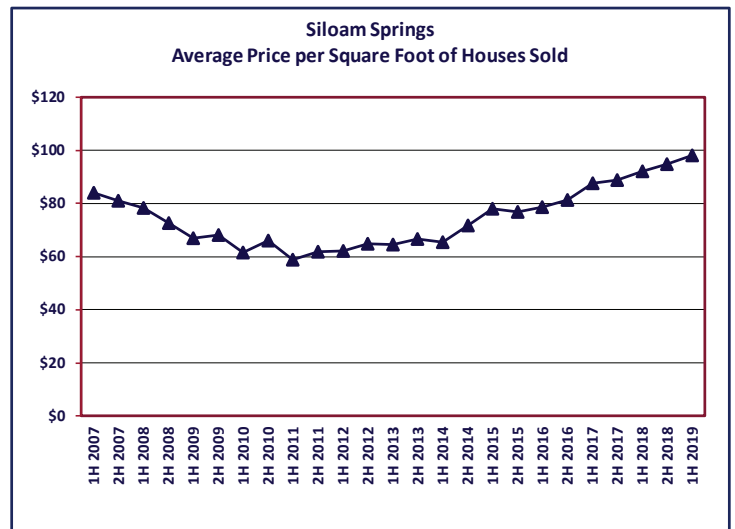
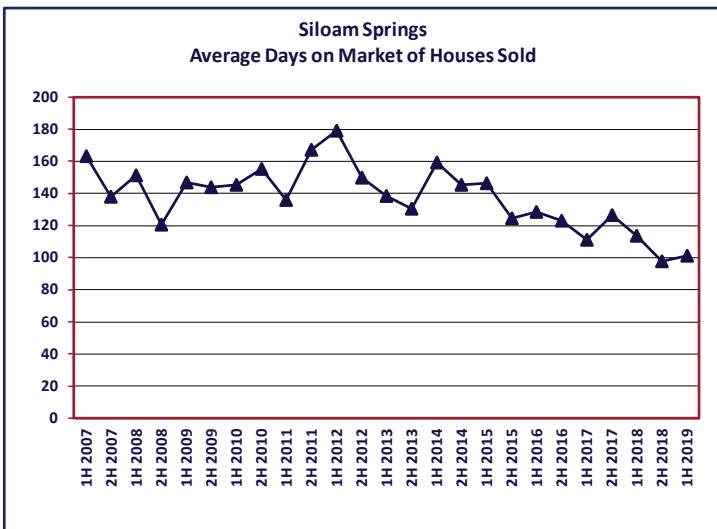
## Siloam Springs Price Range of Houses Sold First Half of 2019

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%	784	18	72.3%	\$59.95
\$50,001 - \$100,000	17	9.6%	1,231	84	97.8%	\$74.70
\$100,001 - \$150,000	48	27.1%	1,379	78	99.7%	\$95.79
\$150,001 - \$200,000	69	39.0%	1,746	104	99.5%	\$101.67
\$200,001 - \$250,000	22	12.4%	2,307	128	100.0%	\$98.25
\$250,001 - \$300,000	9	5.1%	2,736	91	99.0%	\$102.92
\$300,001 - \$350,000	3	1.7%	3,488	121	103.2%	\$97.72
\$350,001 - \$400,000	7	4.0%	3,007	203	99.5%	\$123.94
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	1	0.6%	3,372	162	100.0%	\$155.69
<b>Siloam Springs</b>	<b>177</b>	<b>100.0%</b>	<b>1,800</b>	<b>101</b>	<b>99.3%</b>	<b>\$98.00</b>

# Siloam Springs



Siloam Springs	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	164	153	177	7.9%	15.7%
Average Price of Houses Sold	\$163,729.80	\$172,996.44	\$176,157.44	7.6%	1.8%
Average Days on Market	114	98	101	-11.3%	3.2%
Average Price per Square Foot	\$91.95	\$94.77	\$98.00	6.6%	3.4%
Percentage of County Sales	6.0%	5.3%	6.0%		
Number of New Houses Sold	35	28	41	17.1%	46.4%
Average Price of New Houses Sold	\$200,773.40	\$215,000.42	\$229,024.56	14.1%	6.5%
Average Days on Market of New Houses Sold	173	200	155	-10.7%	-22.6%
Number of Houses Listed	85	87	102	20.0%	17.2%
Average List Price of Houses Listed	\$243,945.00	\$223,093.00	\$236,515.00	-3.0%	6.0%



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Autumn Glenn	6	3.4%	1,413	38	\$151,375	\$107.26
Beauchamps	1	0.6%	1,934	118	\$58,100	\$30.04
C D Gunters	3	1.7%	1,078	50	\$101,832	\$97.04
Carls	4	2.3%	1,885	93	\$203,746	\$109.56
College	1	0.6%	784	18	\$47,000	\$59.95
Copper Leaf	1	0.6%	1,450	17	\$166,900	\$115.10
Couchs	1	0.6%	1,092	39	\$90,000	\$82.42
Country Acres	1	0.6%	3,500	273	\$322,160	\$92.05
Courtney Courts	1	0.6%	1,460	65	\$138,000	\$94.52
Dawn Hill C C Resort	3	1.7%	1,423	35	\$109,800	\$76.38
Deer Lodge	1	0.6%	1,663	121	\$179,900	\$108.18
Deerfield Meadows	7	4.0%	2,281	111	\$215,586	\$95.94
Dogwood Meadow	2	1.1%	1,975	77	\$237,500	\$120.19
E N Coons	1	0.6%	1,050	146	\$86,000	\$81.90
Eastgate	1	0.6%	1,373	509	\$117,000	\$85.21
Edgewood Urban Estates	2	1.1%	1,567	44	\$133,500	\$85.94
Forest Hills	2	1.1%	2,756	344	\$354,000	\$128.48
Gabriel Park	1	0.6%	1,690	58	\$161,200	\$95.38
Grace Estates	1	0.6%	2,400	164	\$375,000	\$156.25
Grassy Acres	1	0.6%	2,019	73	\$190,000	\$94.11
Grimes	1	0.6%	1,278	149	\$122,500	\$95.85
Gunters	1	0.6%	3,372	162	\$525,000	\$155.69
Heritage Ranch	4	2.3%	2,215	75	\$250,025	\$112.50
Hewitt Place	1	0.6%	1,506	129	\$105,500	\$70.05
Hickory Hills	2	1.1%	1,723	109	\$160,000	\$92.86
Hico Manor	2	1.1%	1,270	98	\$125,000	\$98.35
Jean Trahin	1	0.6%	1,397	66	\$145,500	\$104.15
John E Rodgers	1	0.6%	1,826	78	\$187,000	\$102.41
Johnsons	1	0.6%	2,204	331	\$71,000	\$32.21
Kimberly Heights	2	1.1%	1,361	72	\$134,500	\$98.75
Knollwood	1	0.6%	3,049	302	\$242,000	\$79.37
L M Proctors	1	0.6%	2,010	107	\$132,400	\$65.87
Liva Lima	2	1.1%	1,835	170	\$157,950	\$89.06
Maloree Woods	1	0.6%	2,425	203	\$230,000	\$94.85
Maples	1	0.6%	1,660	133	\$163,000	\$98.19
Marshall	1	0.6%	1,132	37	\$98,000	\$86.57
Meadow Wood	2	1.1%	2,091	108	\$181,000	\$89.49
Mt Olive	3	1.7%	1,431	34	\$124,500	\$86.65
Nine Elms	1	0.6%	1,550	49	\$105,000	\$67.74
Oak Grove	1	0.6%	1,962	53	\$185,000	\$94.29
Oaks , The	1	0.6%	1,610	66	\$158,000	\$98.14
Paige Place	2	1.1%	1,933	49	\$182,500	\$94.55
Patriot Park	3	1.7%	1,421	72	\$147,667	\$103.91
Pettys	2	1.1%	1,235	32	\$122,000	\$101.37
Quail Run	7	4.0%	1,110	46	\$112,729	\$102.02
R S Morris	1	0.6%	900	124	\$78,000	\$86.67
Ravenwood	4	2.3%	2,642	84	\$257,250	\$99.56
Rolling Hills	1	0.6%	1,730	105	\$133,000	\$76.88
Sager Creek	1	0.6%	1,851	45	\$162,500	\$87.79

# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Shady Grove Estate	1	0.6%	1,500	106	\$158,000	\$105.33
Siloam Springs Original	2	1.1%	2,608	75	\$154,500	\$58.33
South Haven	1	0.6%	1,400	38	\$98,000	\$70.00
Stone Ridge	28	15.8%	1,855	107	\$175,940	\$97.43
Stonecrest	8	4.5%	1,926	88	\$200,746	\$104.14
Sun Haven	1	0.6%	1,348	99	\$144,900	\$107.49
Tara Heights	1	0.6%	2,513	234	\$230,000	\$91.52
Teagues	2	1.1%	1,335	79	\$131,250	\$98.25
Tolleson Acres	1	0.6%	1,602	134	\$162,500	\$101.44
Vista View	2	1.1%	1,318	69	\$123,500	\$94.99
Walnut Woods	6	3.4%	1,555	124	\$173,493	\$111.35
Wm C Tate's	5	2.8%	1,093	67	\$92,080	\$89.90
Woodlands, The	10	5.6%	1,591	150	\$175,192	\$110.23
Young & Bailey	1	0.6%	1,630	58	\$149,000	\$91.41
Other	15	8.5%	2,498	115	\$252,060	\$99.84
<b>Siloam Springs</b>	<b>177</b>	<b>100.0%</b>	<b>1,800</b>	<b>101</b>	<b>\$176,157</b>	<b>\$98.00</b>





# Washington County

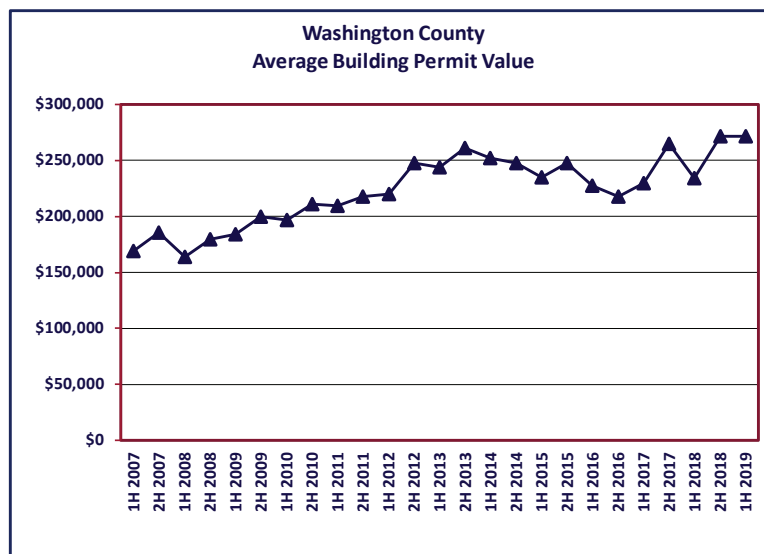
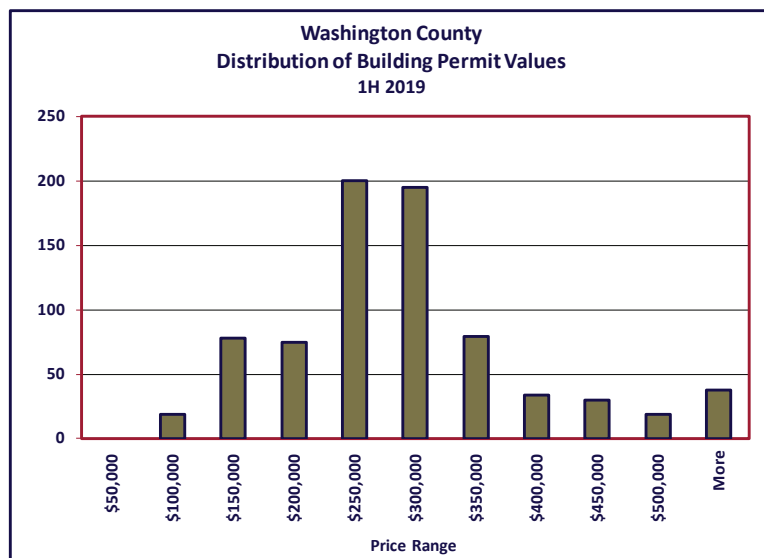
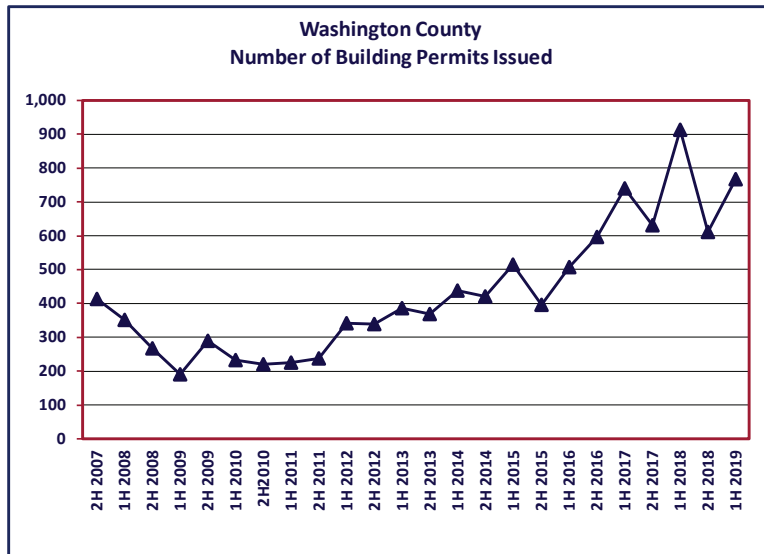
## Building Permits

From January 1 to June 30, 2019, there were 767 residential building permits issued in Washington County. The first half of 2019 total was a 16.1 percent decrease from the first half of 2018 total of 914 residential building permits. The average value of the Washington County building permits was \$271,232 during the first half of 2019, up 15.7 percent from the average residential building permit value of \$234,440 in the first half of 2018. About 77.6 percent of the period's building permits were valued over \$250,001, 19.9 percent were valued between \$150,001 and \$250,000, and 2.5 percent were valued lower than \$150,000.

Fayetteville accounted for 44.1 percent of the residential building permits issued in Washington County, while Springdale accounted for 13.2 percent. Meanwhile, West Washington County accounted for 21.6 percent in the first half of 2019.

## Subdivisions

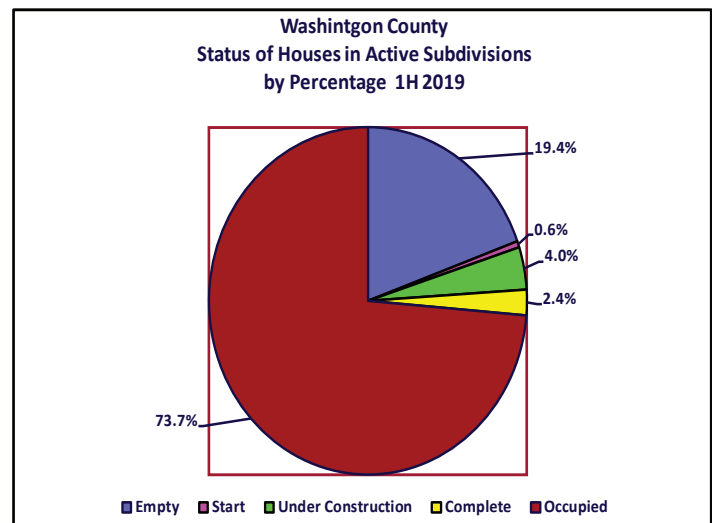
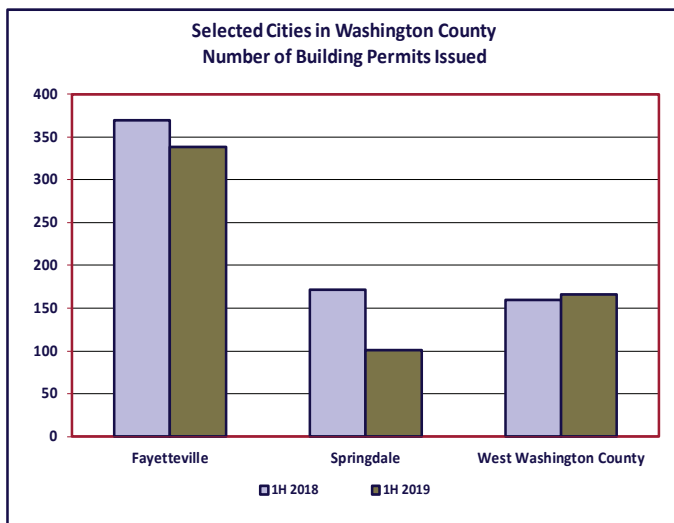
There were 9,293 total lots in 170 active subdivisions in Washington County in the first half of 2019. Within the active subdivisions 19.4 percent were empty, 0.6 percent were starts, 4.0 percent were under construction, 2.4 percent were complete but unoccupied houses, and 73.7 percent of the lots were occupied. In the first half of 2019, Fayetteville had the most lots which were empty, start, houses under construction, complete but unoccupied houses, and occupied houses. During the first half of 2019, the most active subdivisions in terms of houses under construction were Woodridge Phase I and II in Fayetteville with 14, and South Pointe, Phase I in Tontitown with 20. By contrast, in 27 of the 170 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 2019

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 2019 Total	1H 2018 Total
Elkins	0	0	23	8	6	0	0	0	0	0	0	37	69
Elm Springs	0	0	0	21	2	2	2	0	0	0	0	27	45
Farmington	0	0	0	0	19	25	11	3	0	2	1	61	45
Fayetteville	0	0	4	10	115	96	37	21	22	13	20	338	370
Goshen	0	0	1	0	0	1	2	0	0	0	0	4	16
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	1
Johnson	0	0	0	0	0	0	0	0	0	0	3	3	0
Lincoln	0	0	0	1	0	0	0	0	0	0	0	1	4
Prairie Grove	0	18	49	25	5	2	0	1	0	0	1	101	107
Springdale	0	0	0	9	43	9	11	8	7	3	11	101	172
Tontitown	0	0	0	0	10	60	16	1	1	1	2	91	83
West Fork	0	1	1	1	0	0	0	0	0	0	0	3	2
West Washington County	0	19	50	27	24	27	11	4	0	2	2	166	160
<b>Washington County</b>	<b>0</b>	<b>19</b>	<b>78</b>	<b>75</b>	<b>200</b>	<b>195</b>	<b>79</b>	<b>34</b>	<b>30</b>	<b>19</b>	<b>38</b>	<b>767</b>	<b>914</b>



# Washington County

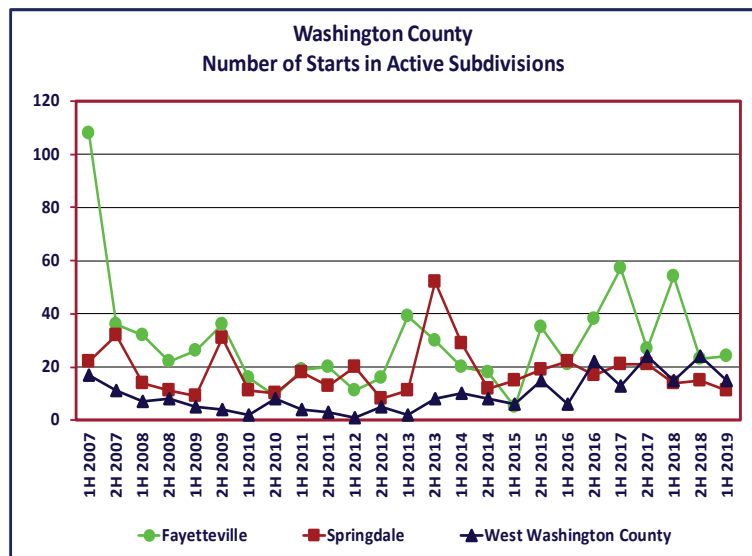
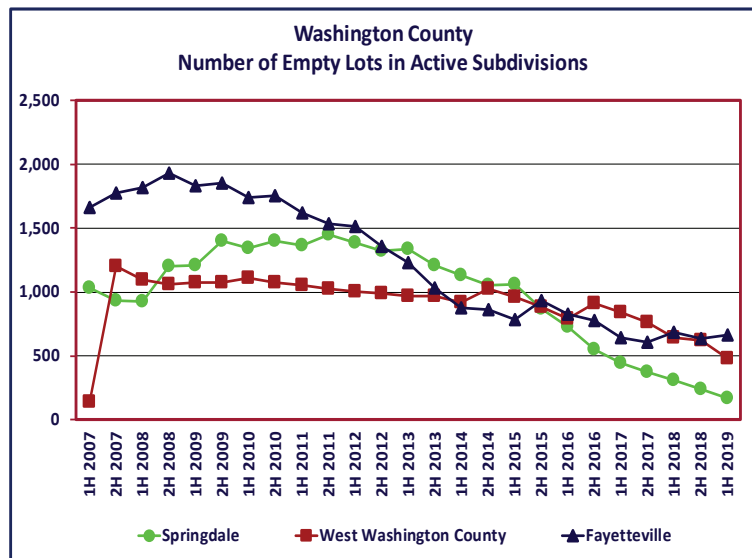
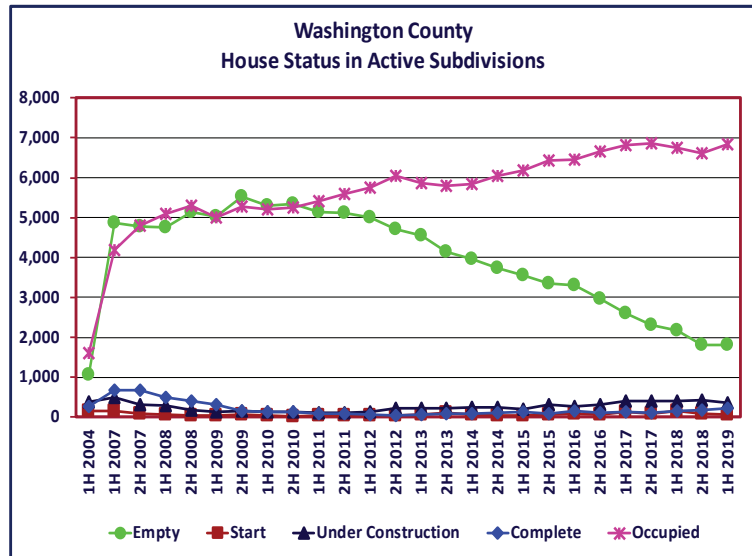
During the first half of 2019, 667 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 22.6 months of lot inventory at the end of the first half of 2019 down from 26.2 in the second half of 2018. The results reflect that in only 69 of the 170 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 3,160 lots in 54 subdivisions had received either preliminary or final approval by June 30, 2019. Fayetteville accounted for 63.7 percent of the coming lots, Springdale accounted for 19.8 percent, Farmington accounted for 5.0 percent, Tontitown accounted for 3.9 percent, and the remaining 7.6 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 64.3 percent in 2013 to 62.4 percent in the first half of 2019.

## Sales of Existing Houses

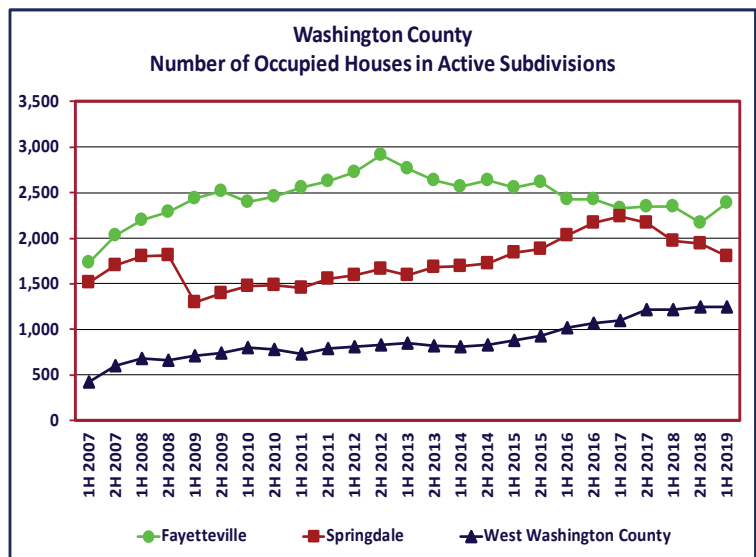
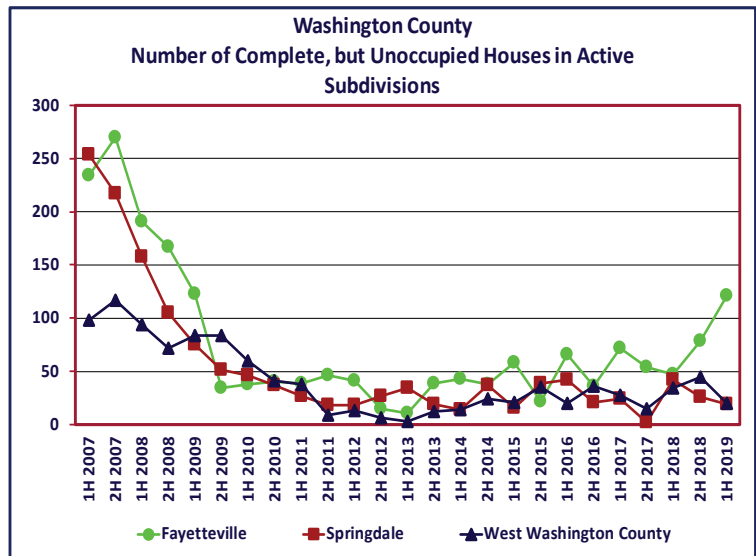
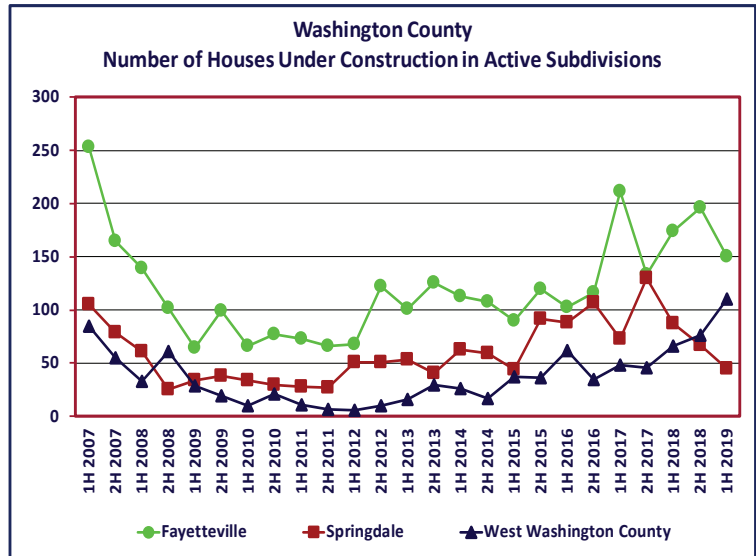
Examining the house sales in the first half of 2019 yields the following results: 1,815 houses were sold from January 1 to June 30, 2019 in Washington County. This is 2.4 percent less than in the second half of 2018. About 42.1 percent of the houses were sold in Fayetteville, while 28.5 percent were sold in Springdale. As of June 30, 2019, the MLS database listed 864 houses for sale at an average list price of



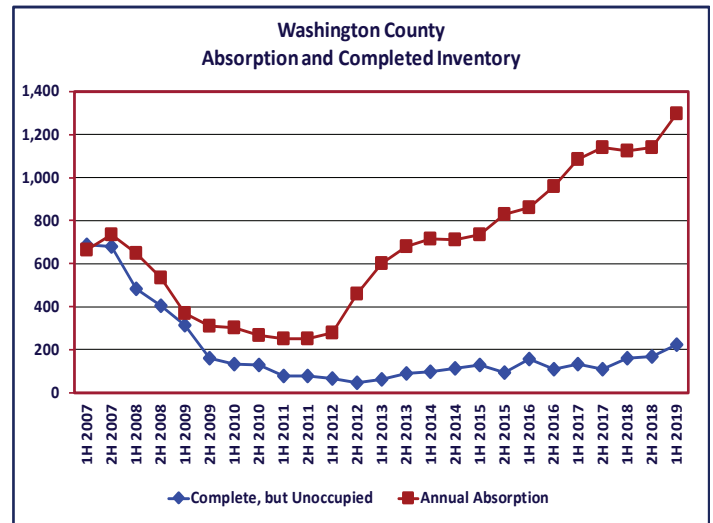
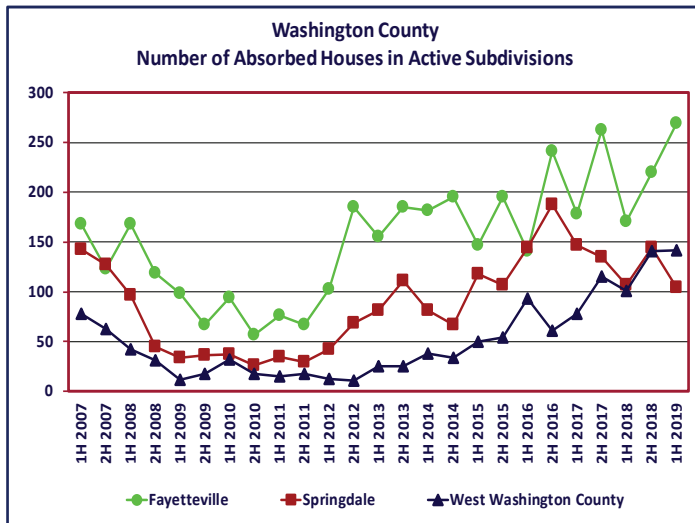
# Washington County

\$370,767. The average price of all houses sold in Washington County was \$235,892.67 and the average house price per square foot was \$118.30. For the first half of 2019 the average amount of time between the initial listing of a house and the sale date was 101 days, an increase of 13.5 percent from the previous half. Out of the 1,815 houses sold in the first half of 2019, 491 were new construction. These newly constructed houses had an average sales price of \$242,521 and took an average of 154 days to sell from their initial listing dates.

From January 1 to June 30, 2019, on average, Goshen had the largest and most expensive houses, and Summers had the slowest selling time in Washington County.



# Washington County

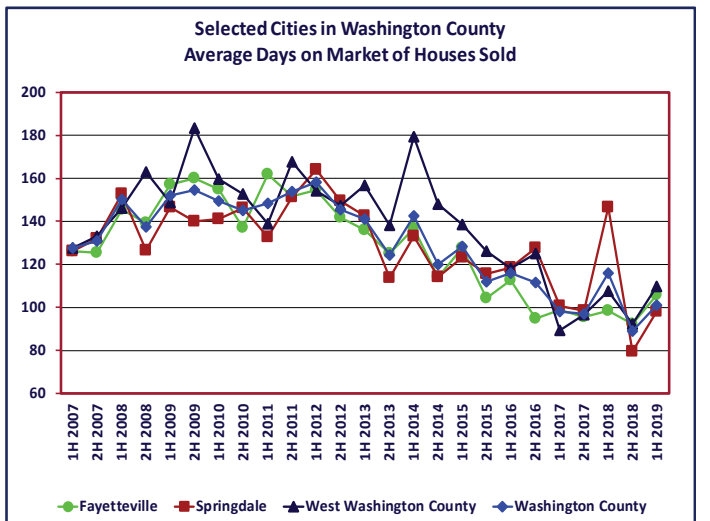
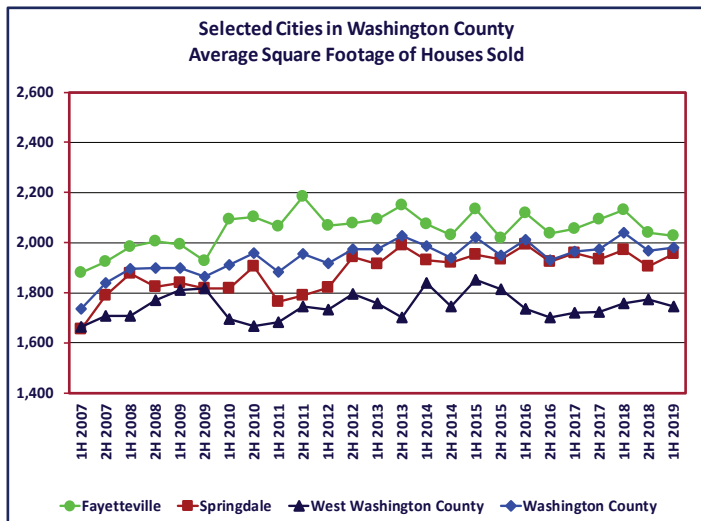
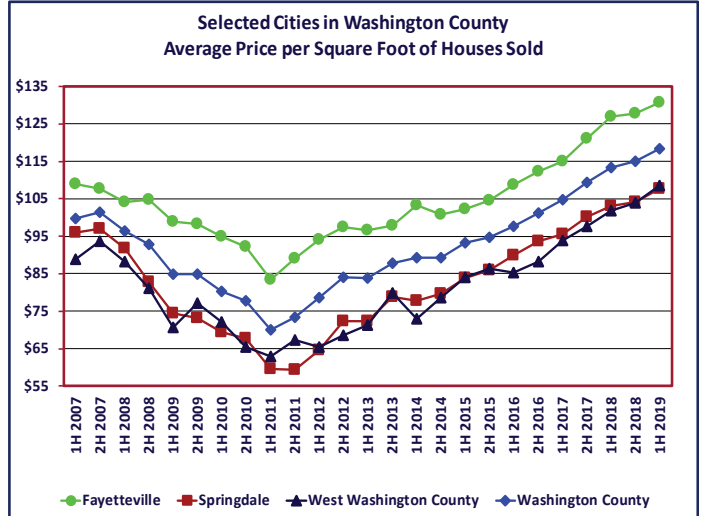
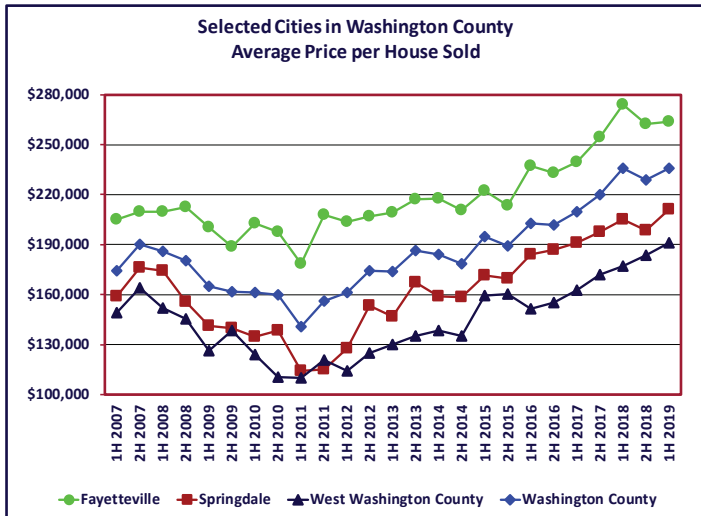
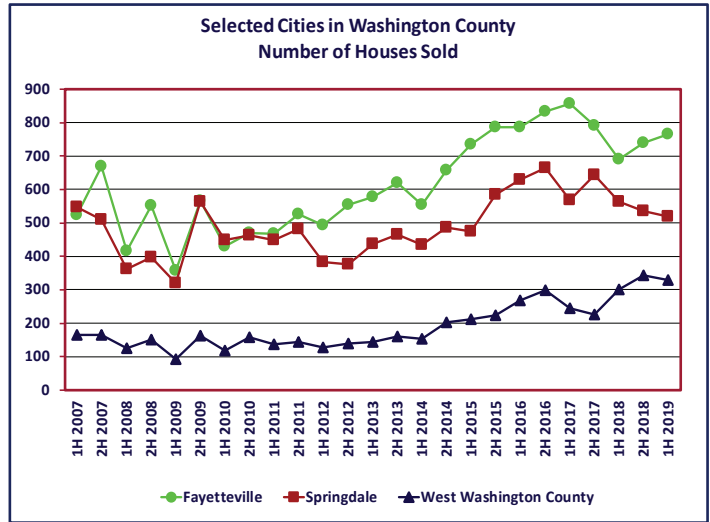
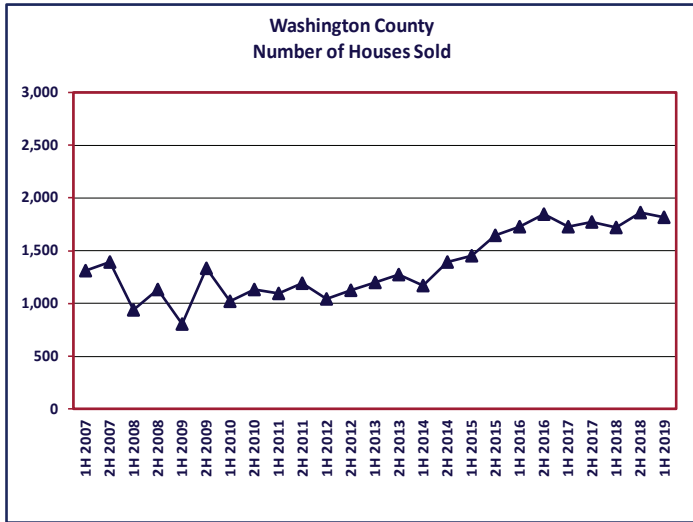


## Washington County - Percentage of Owner-Occupied Houses by City

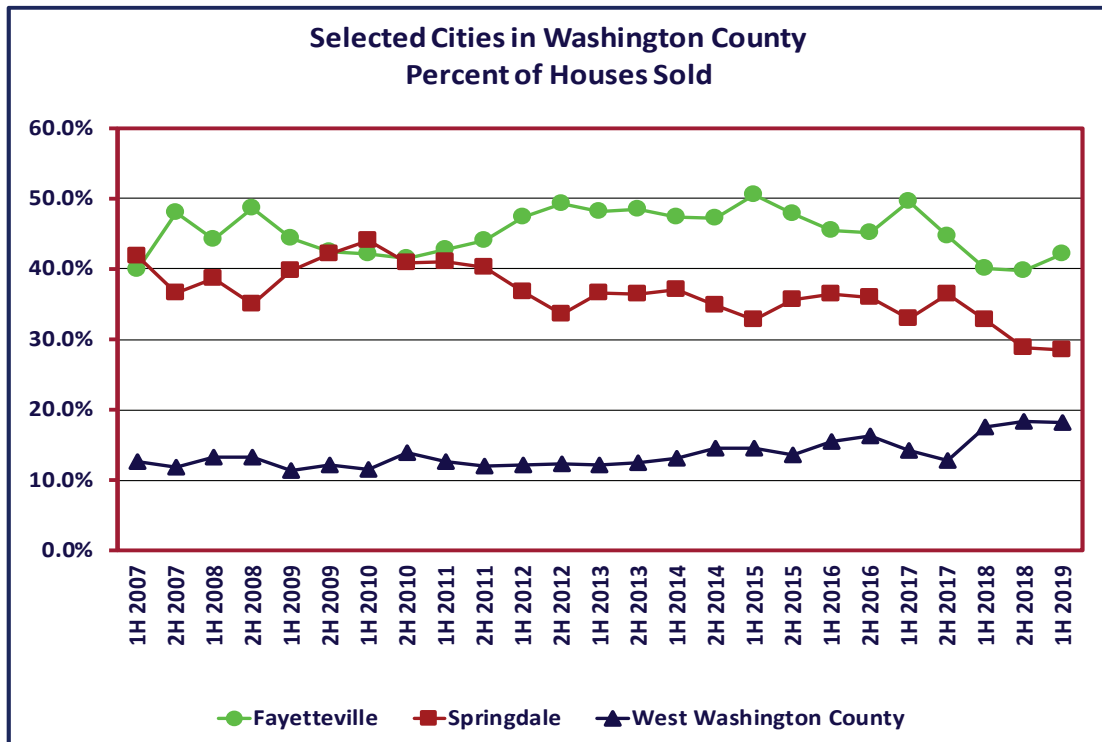
City	2013	2014	2015	2016	2017	2018	2019
Elkins	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	67.8%
Elm Springs	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.6%
Farmington	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	68.6%
Fayetteville	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.4%
Goshen	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	78.9%
Greenland	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	68.8%
Johnson	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	54.7%
Lincoln	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	55.1%
Prairie Grove	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	61.8%
Springdale	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	71.9%
Tontitown	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.3%
West Fork	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	70.5%
Winslow	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	70.3%
Rural	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	59.1%
Washington County	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.4%



# Washington County



# Washington County

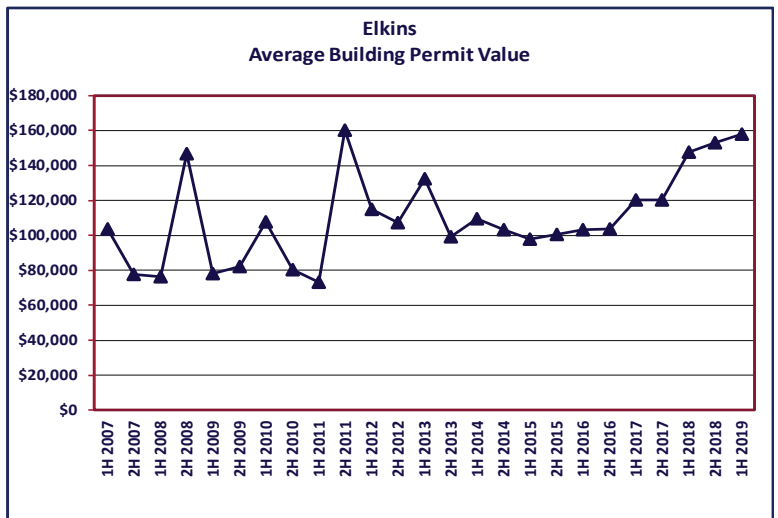
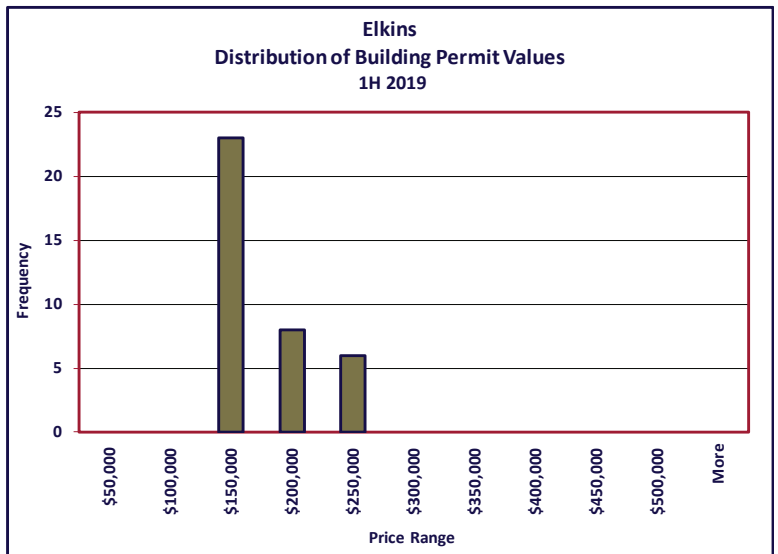
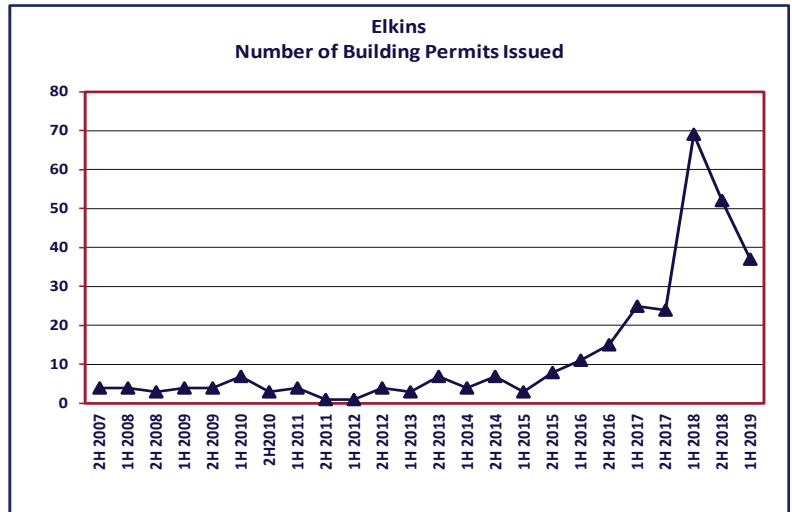


## Washington County Sold House Characteristics by City First Half of 2019

	Average Price Average	Average Per Square	Average Days on	Number of Houses	Percentage of County
Cane Hill	\$110,000.00	\$58.14	\$68.50	2	0.05%
Elkins	\$170,377.38	\$105.58	\$119.79	76	3.02%
Elm Springs	\$351,163.35	\$126.01	\$107.38	26	2.13%
Evansville				0	0.0%
Farmington	\$212,990.82	\$114.26	\$118.16	116	5.77%
Fayetteville	\$263,528.11	\$130.69	\$105.34	765	47.09%
Goshen	\$426,364.73	\$126.80	\$95.09	11	1.10%
Greenland	\$176,158.33	\$98.70	\$117.33	12	0.49%
Johnson	\$401,263.64	\$124.32	\$76.82	22	2.06%
Lincoln	\$113,857.14	\$83.52	\$86.82	28	0.74%
Mountainburg				0	0.0%
Prairie Grove	\$190,546.66	\$111.04	\$107.79	136	6.05%
Springdale	\$211,282.50	\$107.76	\$83.42	518	25.56%
Summers	\$27,500.00	\$19.42	\$181.00	1	0.01%
Tontitown	\$307,853.82	\$122.79	\$123.00	56	4.03%
West Fork	\$187,513.92	\$103.73	\$106.16	37	1.62%
Winstlow	\$128,511.11	\$83.78	\$121.56	9	0.27%
<b>Washington County</b>	<b>\$235,892.67</b>	<b>\$118.30</b>	<b>\$100.75</b>	<b>1815</b>	<b>100.00%</b>

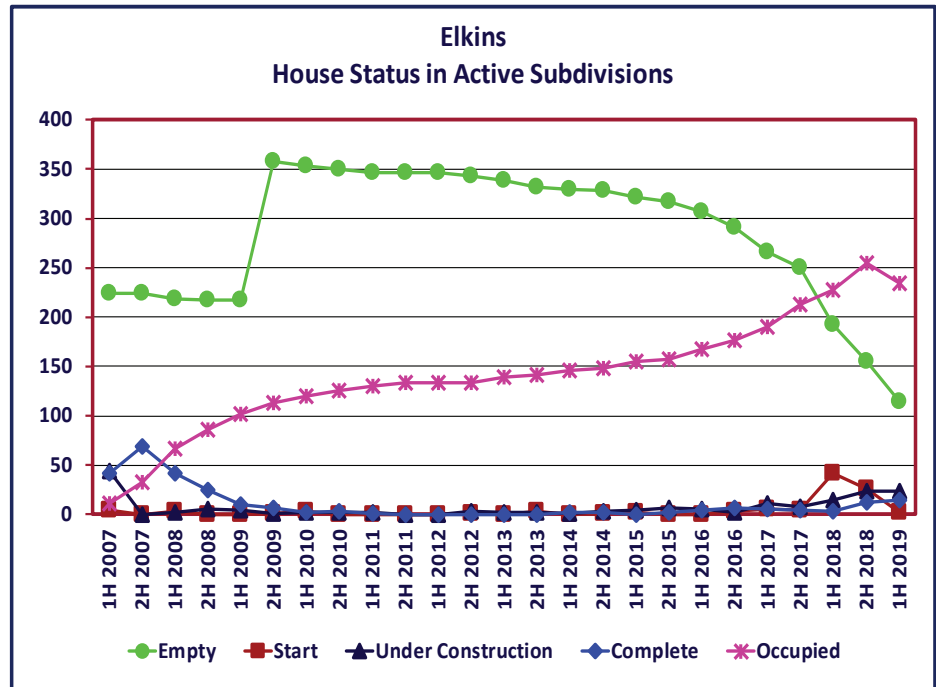
# Elkins

- From January 1 to June 30, 2019 there were 37 residential building permits issued in Elkins. This represents a 46.4 percent decrease from the first half of 2018.
- Most of the building permits issued in Elkins were valued in the \$100,001 to \$150,000 range in the first half of 2019.
- The average residential building permit value in Elkins increased by 7.2 percent from \$147,594 in the first half of 2018 to \$158,164 in the first half of 2019.



# Elkins

- There were 388 total lots in 5 active subdivisions in Elkins in the first half of 2019. About 60.3 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 6.2 percent were under construction, 0.5 percent were starts, and 29.4 percent were empty lots.
- The subdivisions with the most houses under construction in Elkins in the first half of 2019 were Elkrige Plantation, Oakleaf Manor and Stokenbury Farms, each with 8.
- There was no new construction hiatus or absorption hiatus in any of the 5 subdivisions during the past year.
- 64 new houses in Elkins became occupied in the first half of 2019. The annual rate implies that there were 19.1 months of remaining inventory in active subdivisions, down from 55.4 months in the second half of 2018.



- No additional lots in subdivisions received preliminary or final approval by June 30, 2019.

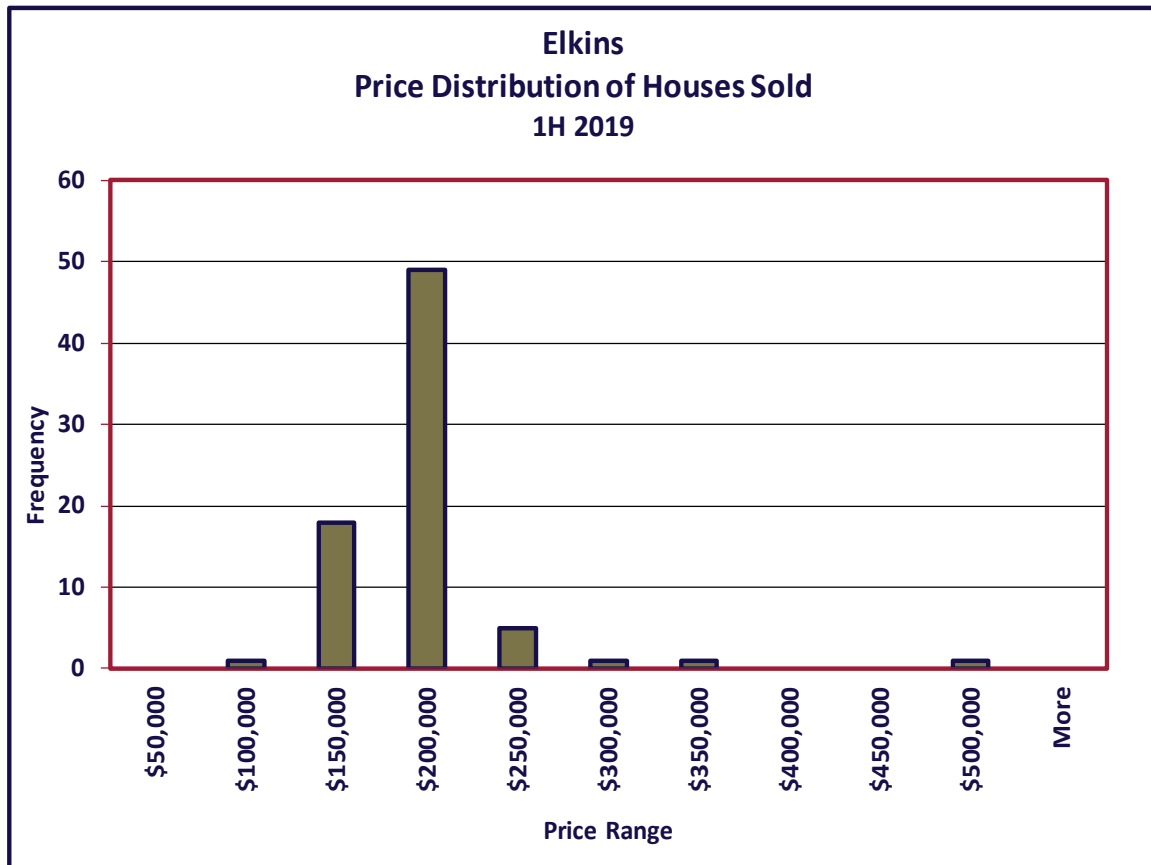
## Elkins House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkrige Plantation	4	1	8	3	35	51	10	10.7
Miller's Creek	0	0	0	0	7	7	1	0.0
Oakleaf Manor	22	1	8	5	111	147	35	8.8
Stokenbury Farms	75	0	8	6	49	138	14	66.8
Stonecrest	13	0	0	0	32	45	4	15.6
<b>Elkins</b>	<b>114</b>	<b>2</b>	<b>24</b>	<b>14</b>	<b>234</b>	<b>388</b>	<b>64</b>	<b>19.1</b>

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

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

# Elkins



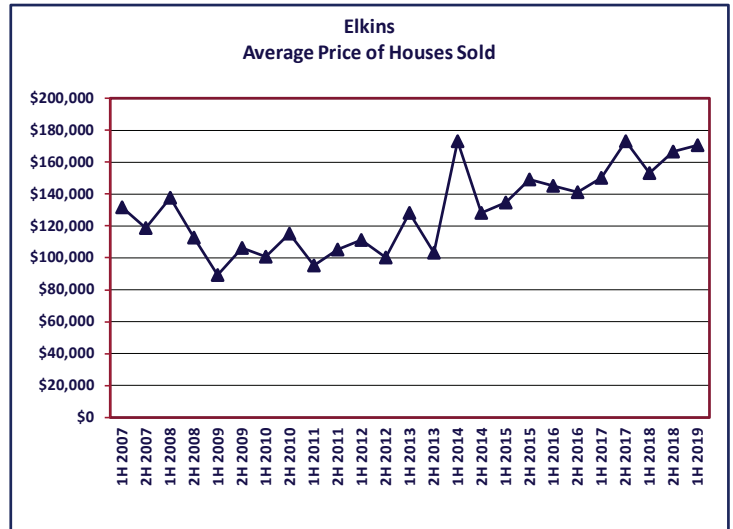
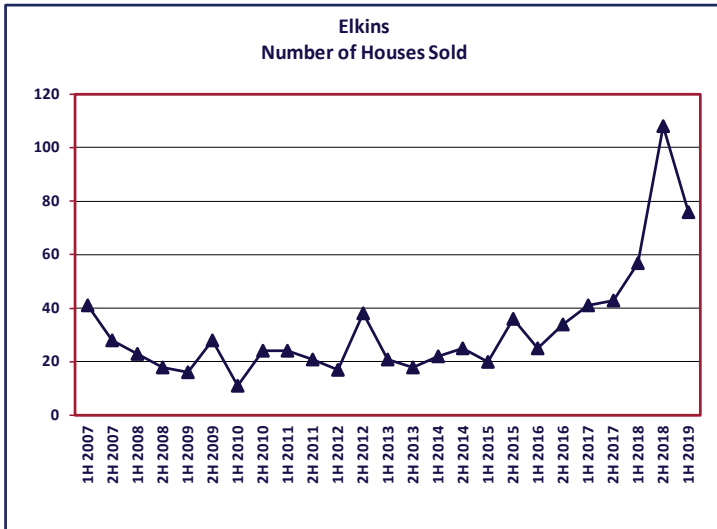
- 76 houses in Elm Springs were sold in the first half of 2019. The average price of a house was \$170,377.38 at \$105.58 per square feet.

## Elkins Price Range of Houses Sold First Half of 2019

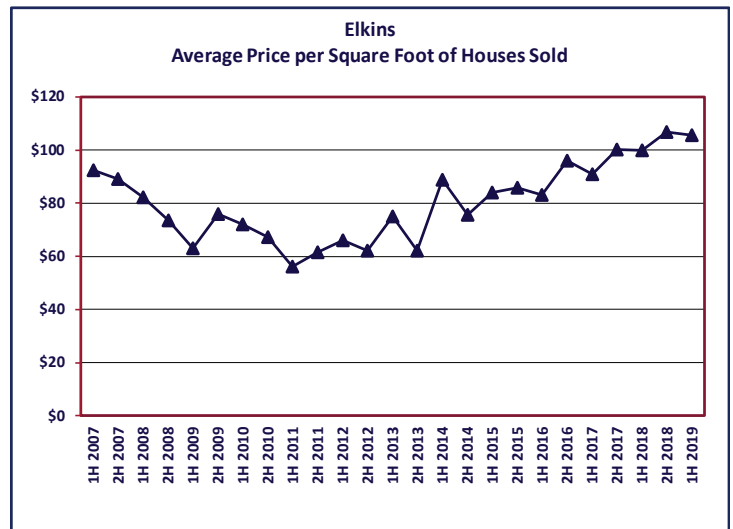
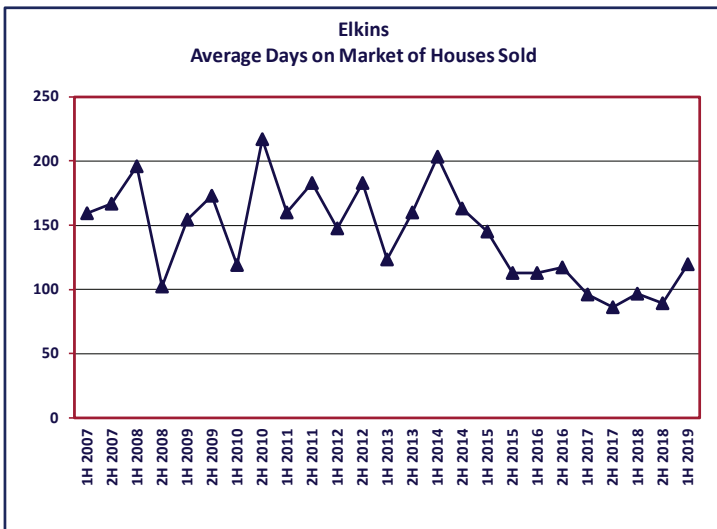
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	--
\$50,001 - \$100,000	1	1.3%	1,628	45	93.3%	\$42.94
\$100,001 - \$150,000	18	23.7%	1,357	95	98.8%	\$100.70
\$150,001 - \$200,000	49	64.5%	1,586	126	99.8%	\$107.69
\$200,001 - \$250,000	5	6.6%	2,342	167	101.7%	\$96.00
\$250,001 - \$300,000	1	1.3%	1,652	0	99.6%	\$166.46
\$300,001 - \$350,000	1	1.3%	2,250	105	103.2%	\$140.00
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	1	1.3%	4,549	209	96.0%	\$105.52
\$500,001+	0	--	--	--	--	--
<b>Elkins</b>	<b>76</b>	<b>100.0%</b>	<b>1,631</b>	<b>120</b>	<b>99.6%</b>	<b>\$105.58</b>



# Elkins



Elkins	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	57	108	76	33.3%	-29.6%
Average Price of Houses Sold	\$153,273.00	\$166,584.53	\$170,377.38	11.2%	2.3%
Average Days on Market	97	89	120	23.3%	33.7%
Average Price per Square Foot	\$99.81	\$106.83	\$105.58	5.8%	-1.2%
Percentage of County Sales	3.3%	5.8%	4.2%	26.4%	-27.9%
Number of New Houses Sold	28	54	42	50.0%	-22.2%
Average Price of New Houses Sold	\$168,313.43	\$164,464.81	\$167,163.86	-0.7%	1.6%
Average Days on Market of New Houses Sold	119	108	141	18.4%	29.8%
Number of Houses Listed	28	26	31	10.7%	19.2%
Average List Price of Houses Listed	\$201,435.00	\$211,351.00	\$242,329.00	20.3%	14.7%



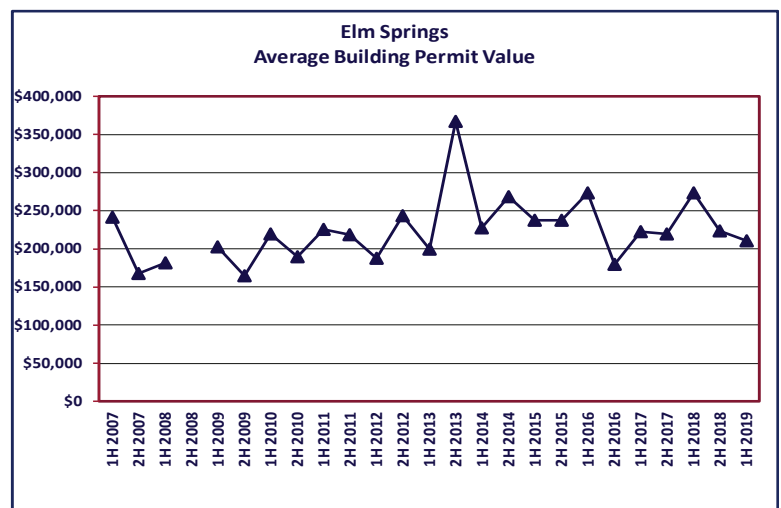
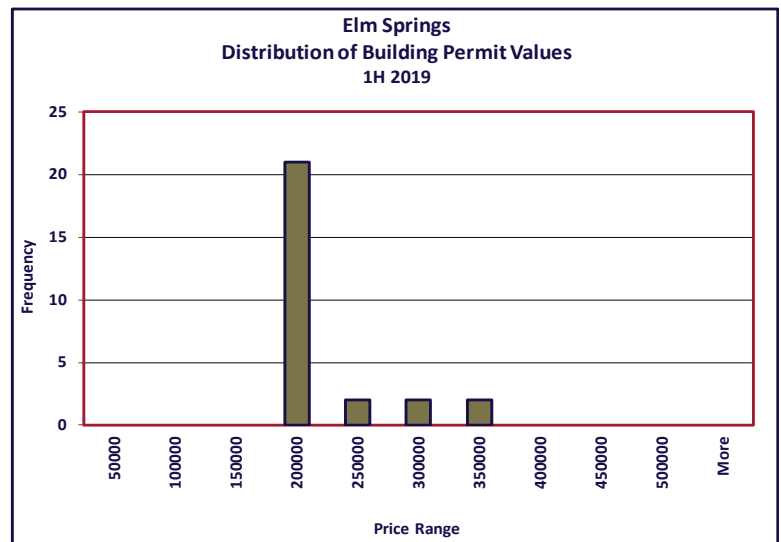
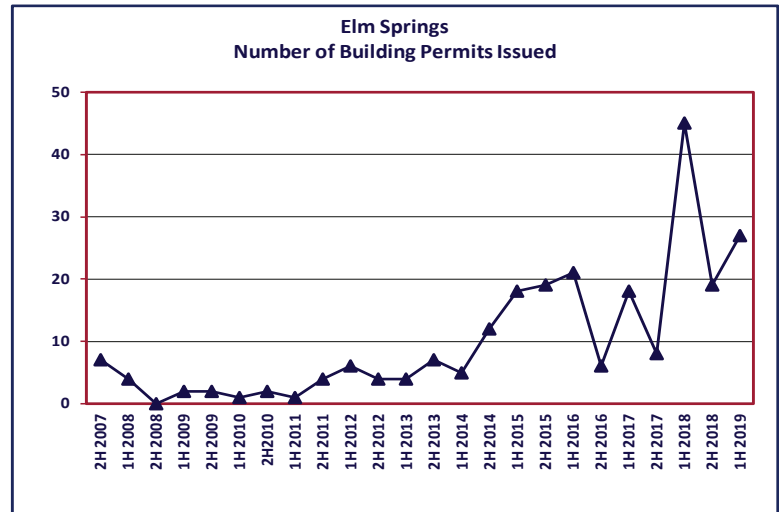
# Elkins

## Elkins Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Deer Valley	2	2.6%	1,556	36	\$140,000	\$90.44
Duncans	1	1.3%	1,141	68	\$133,500	\$117.00
Elkridge Plantation	12	15.8%	1,365	169	\$159,408	\$116.78
Hollybrooke Estates	1	1.3%	1,350	37	\$152,000	\$112.59
Meadowbrook	3	3.9%	1,640	38	\$167,667	\$102.27
Millers Meadow	5	6.6%	1,869	79	\$196,580	\$105.13
Oakleaf Manor	19	25.0%	1,679	110	\$173,934	\$104.87
Oakwoods	8	10.5%	1,322	57	\$135,550	\$102.89
Stokenbury Farms	13	17.1%	1,706	149	\$168,902	\$102.25
Stonecrest	2	2.6%	1,828	296	\$185,350	\$101.41
Woodbridge	1	1.3%	1,092	35	\$123,900	\$113.46
Other	9	11.8%	2,032	142	\$211,656	\$102.09
<b>Elkins</b>	<b>76</b>	<b>100.0%</b>	<b>1,631</b>	<b>120</b>	<b>\$170,377</b>	<b>\$105.58</b>

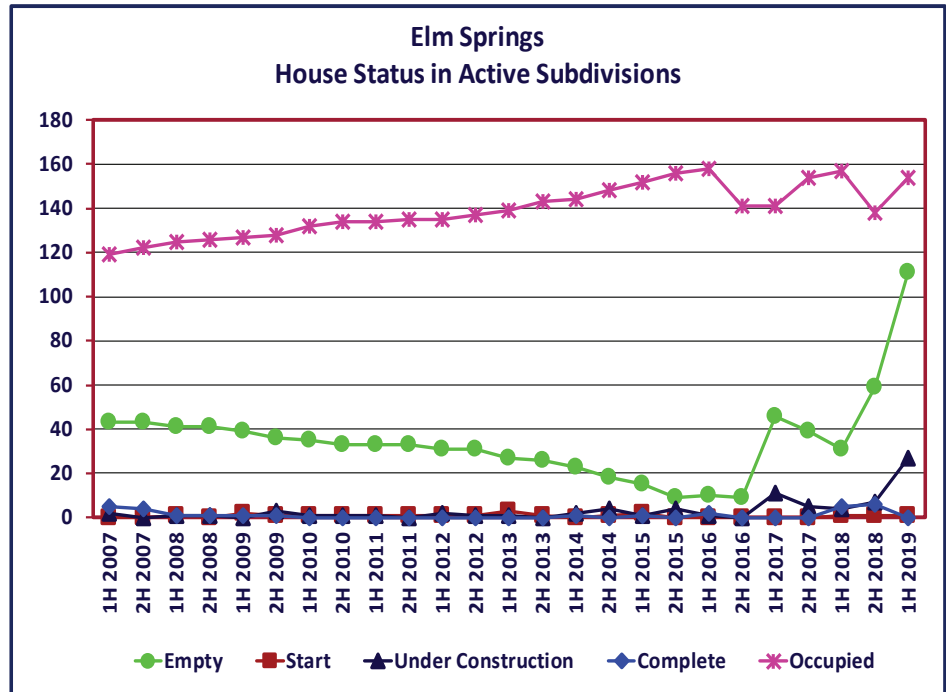
# Elm Springs

- From January 1 to June 30, 2019 there were 27 residential building permits issued in Elm Springs. This represents a 40.0 percent decrease from the first half of 2018.
- Most of the building permits issued in Elm Springs were valued in the \$150,001 to \$200,000 range in the first half of 2019.
- The average residential building permit value in Elm Springs decreased by 23.0 percent from \$273,311 in the first half of 2018 to \$210,333 in the first half of 2019.



# Elm Springs

- There were 293 total lots in 7 active subdivisions in Elm Springs in the first half of 2019. About 52.6 percent of the lots were occupied, 0 percent were complete but unoccupied, 9.2 percent were under construction, 0.3 percent were starts, and 37.9 percent were empty lots.
- There were 27 new houses under construction in Elm Springs in the first half of 2019.
- 16 new houses in Elm Springs became occupied in the first half of 2019. The annual absorption rate implies that there were 55.6 months of remaining inventory in active subdivisions, up from 51.5 in the second half of 2018.
- There was no absorption in 1 of the subdivisions in Elm Springs during the past year.
- An additional 54 lots in 1 subdivision had received final approval by June 30, 2019.



## Elm Springs Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Highland @ Elm Springs	1H 2018	54
<b>Elm Springs</b>		<b>54</b>

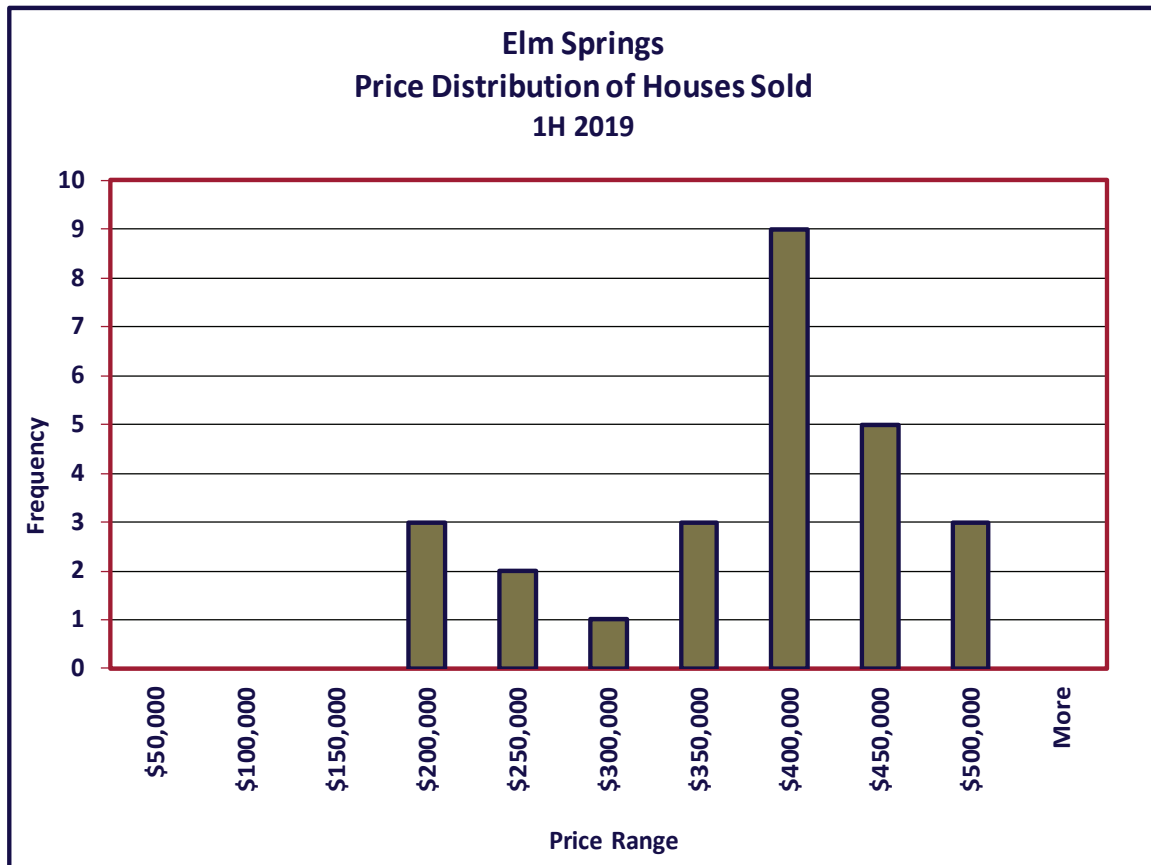
## Elm Springs House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Camelot	12	0	0	0	55	67	1	72.0
Elm Valley, Phase I	1	0	9	0	38	48	9	5.5
Elm Valley, Phase II	68	1	13	0	0	82	0	--
Elmdale Lake Estates	26	0	3	0	4	33	4	87.0
Estates at Brush Creek, The <sup>1</sup>	0	0	2	0	22	24	0	--
Pinkley, Phase II	3	0	0	0	19	22	1	36.0
Pinkley, Phase III	1	0	0	0	16	17	1	12.0
<b>Elm Springs Totals</b>	<b>111</b>	<b>1</b>	<b>27</b>	<b>0</b>	<b>154</b>	<b>293</b>	<b>16</b>	<b>55.6</b>

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

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

# Elm Springs



- 26 houses in Elm Springs were sold in the first half of 2019. The average price of a house was \$351,163.35 at \$126.01 per square feet.

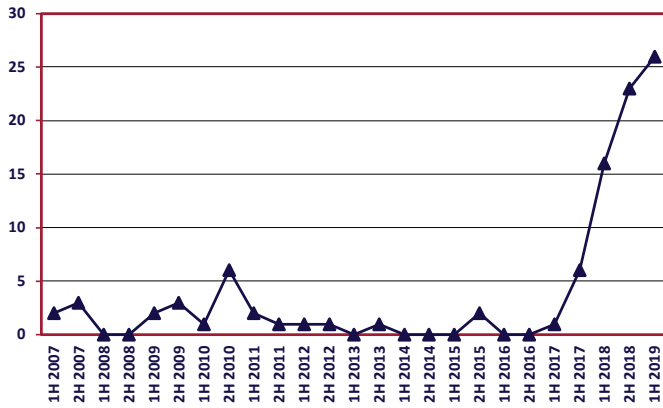
## Elm Springs Price Range of Houses Sold First Half of 2019

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
\$50,001 - \$100,000	0	--	--	--	--	--
\$100,001 - \$150,000	0	--	--	--	--	--
\$150,001 - \$200,000	3	11.5%	1,934	159	101.2%	\$93.58
\$200,001 - \$250,000	2	7.7%	2,018	27	100.0%	\$115.55
\$250,001 - \$300,000	1	3.8%	2,385	212	104.9%	\$119.92
\$300,001 - \$350,000	3	11.5%	2,390	67	98.5%	\$148.50
\$350,001 - \$400,000	9	34.6%	2,751	116	99.8%	\$134.16
\$400,001 - \$450,000	5	19.2%	3,709	134	99.6%	\$114.32
\$450,001 - \$500,000	3	11.5%	3,391	46	100.0%	\$140.01
\$500,001+	0	--	--	--	--	--
<b>Elm Springs</b>	<b>26</b>	<b>100.0%</b>	<b>2,802</b>	<b>107</b>	<b>100.0%</b>	<b>\$126.01</b>

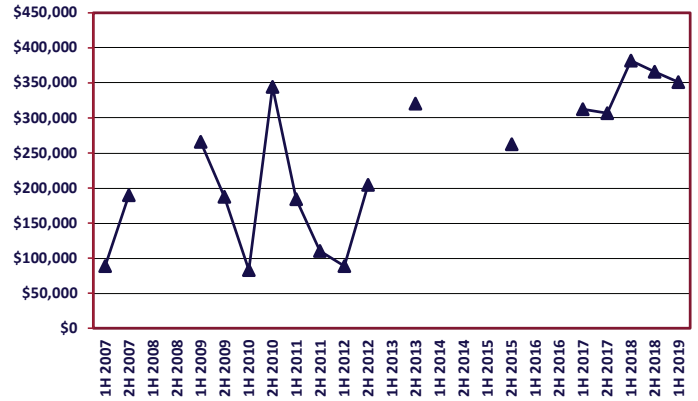


# Elm Springs

Elm Springs  
Number of Houses Sold

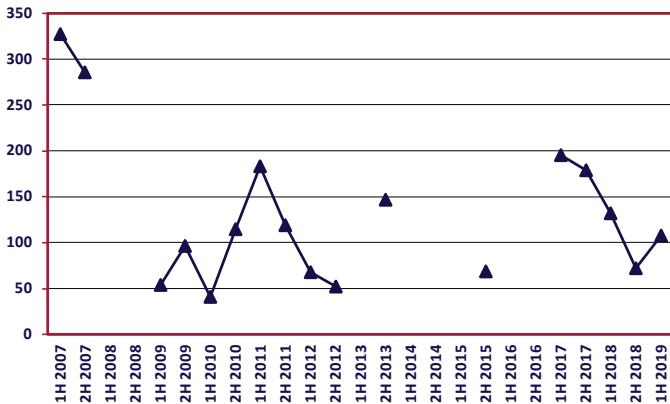


Elm Springs  
Average Price of Houses Sold

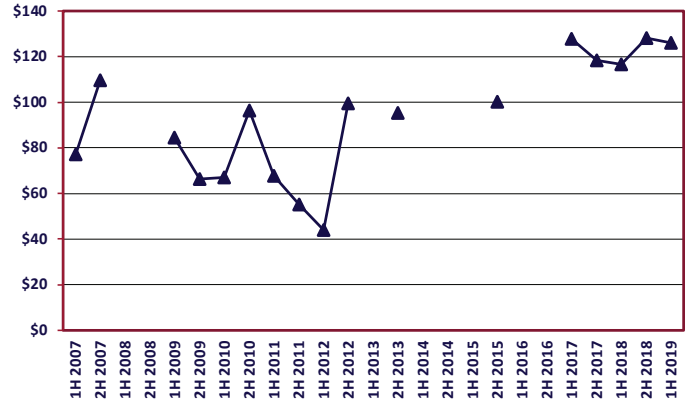


Elm Springs	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	16	23	26	62.5%	13.0%
Average Price of Houses Sold	\$381,968.75	\$365,297.39	\$351,163.35	-8.1%	-3.9%
Average Days on Market	132	73	107	-18.9%	48.0%
Average Price per Square Foot	\$116.55	\$128.08	\$126.01	8.1%	-1.6%
Percentage of County Sales	0.9%	1.2%	1.4%	54.0%	15.8%
Number of New Houses Sold	3	11	13	333.3%	18.2%
Average Price of New Houses Sold	\$366,667.00	\$365,385.45	\$385,449.62	5.1%	5.5%
Average Days on Market of New Houses Sold	207	49	92	-55.6%	86.2%
Number of Houses Listed	1	14	10	900.0%	-28.6%
Average List Price of Houses Listed	\$105,000.00	\$396,714.00	\$477,890.00	355.1%	20.5%

Elm Springs  
Average Days on Market of Houses Sold



Elm Springs  
Average Price per Square Foot of Houses Sold



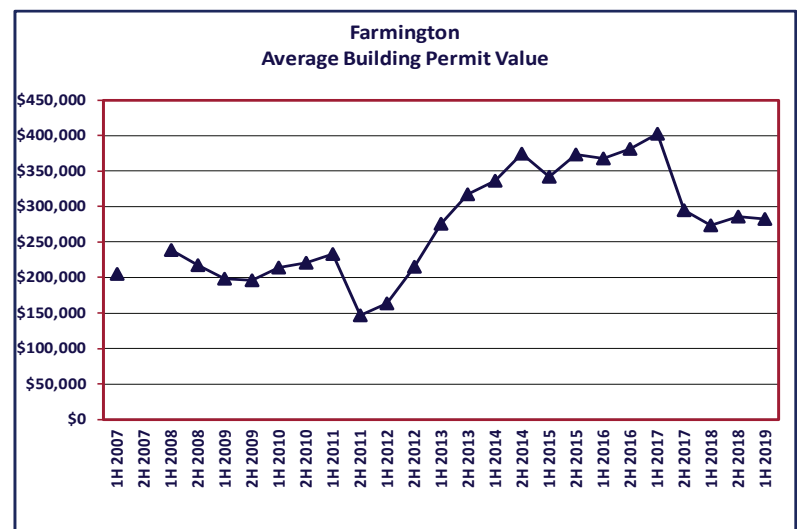
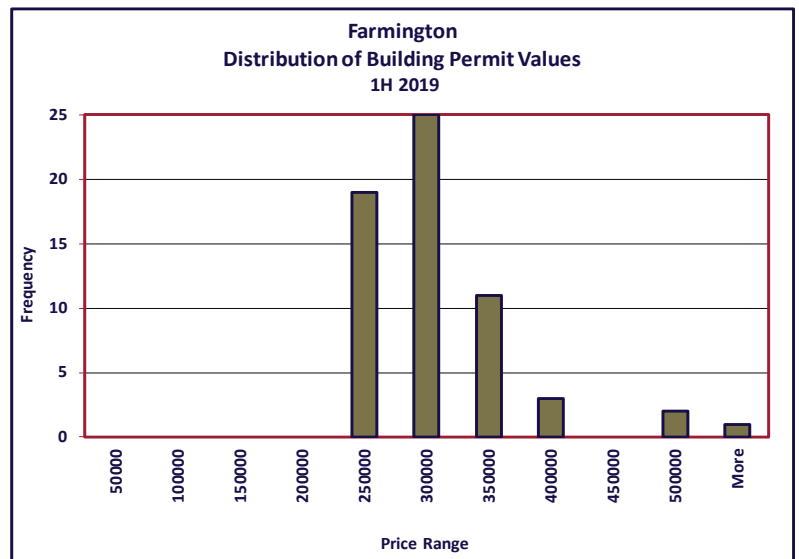
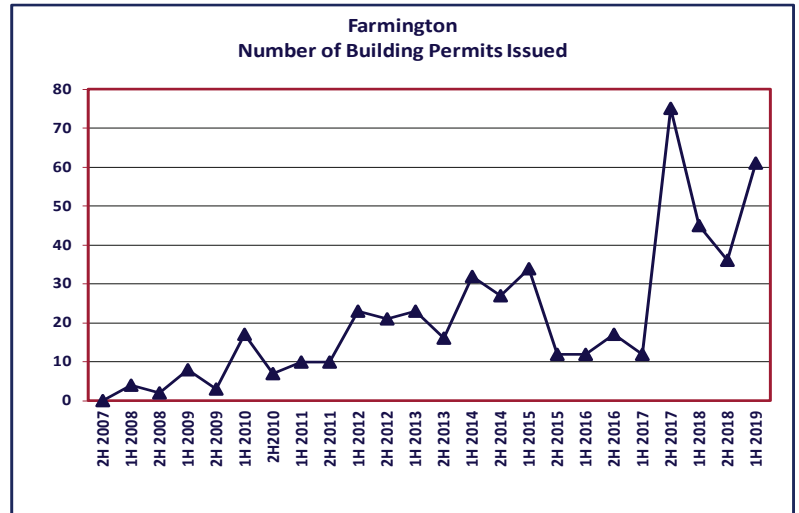
# Elm Springs

## Elm Springs Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Camelot	1	3.8%	3,656	245	\$430,000	\$117.61
Elm Valley	9	34.6%	2,702	107	\$367,981	\$136.17
Elmdale Lake Estates	3	11.5%	3,289	32	\$423,038	\$128.23
Estates At Brush Creek	2	7.7%	3,601	166	\$422,450	\$119.00
High Ridge Estates	1	3.8%	3,823	58	\$405,000	\$105.94
Oak Alley Estates	1	3.8%	3,307	42	\$499,000	\$150.89
Pinkley	2	7.7%	2,366	118	\$266,500	\$112.60
Plantation Estates	2	7.7%	3,435	128	\$390,000	\$114.06
Other	5	19.2%	1,818	113	\$211,480	\$120.06
<b>Elm Springs</b>	<b>26</b>	<b>100.0%</b>	<b>2,802</b>	<b>107</b>	<b>\$351,163</b>	<b>\$126.01</b>

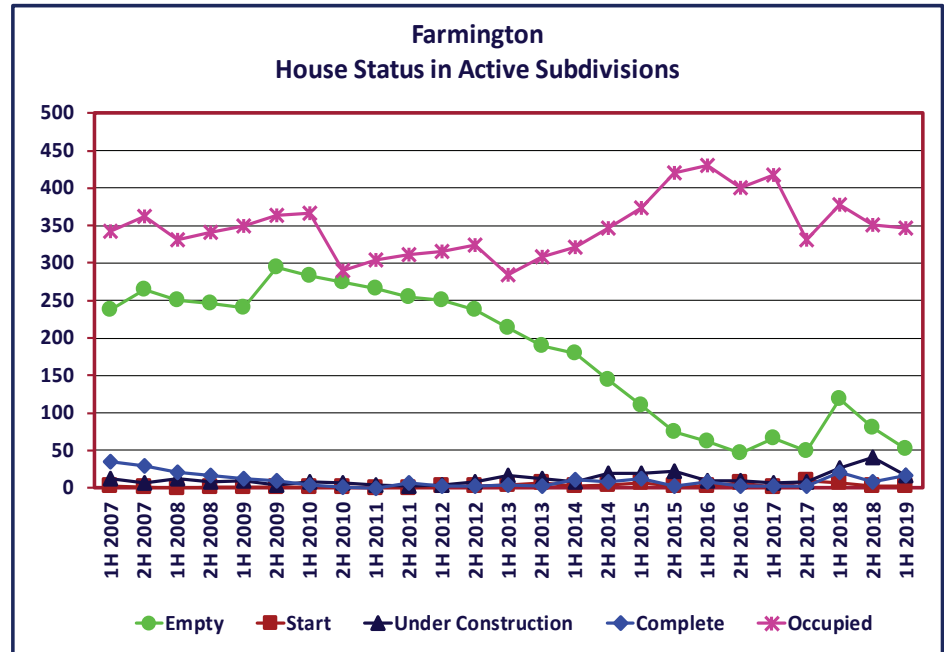
# Farmington

- From January 1 to June 30, 2019 there were 61 residential building permits issued in Farmington, a 35.6 percent increase from the first half of 2018.
- In the first half of 2019, most of the residential building permits in Farmington were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Farmington increased by 3.2 percent from \$273,311 in the first half of 2018 to \$281,967 in the first half of 2019.



# Farmington

- There were 433 total lots in 7 active subdivisions in Farmington in the first half of 2019. About 79.9 percent of the lots were occupied, 3.7 percent were complete, but vacant, 3.7 percent were under construction, 0.7 percent were starts, and 12.0 percent were empty lots.
- There was no construction activity in 2 of the 7 active subdivisions in Farmington during the past year.
- The subdivision with the most houses under construction in Farmington in the first half of 2019 was Saddle Brook with 16.
- 45 new houses in Farmington became occupied in the first half of 2019. The annual absorption rate implies that there were 11.9 months of remaining inventory in active subdivisions, down from 17.5 in the second half of 2018.
- In 2 of the 7 active subdivisions in Farmington, no absorption has occurred in the last year.



- An additional 158 lots in 3 subdivisions had received either preliminary or final approval by June 30, 2019.



## Farmington Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Farmington Heights	2H 2017	125
Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Windgate	2H 2017	27
<b>Total</b>		<b>158</b>



# Farmington

## Farmington House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Under Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	6	0	0	0	60	66	1	36.0
Saddle Brook	22	3	16	16	72	129	37	10.5
South Club House Estates <sup>1,2</sup>	15	0	0	0	60	75	0	--
Twin Falls, Phase I	3	0	0	0	67	70	1	18.0
Twin Falls Phase II <sup>1,2</sup>	1	0	0	0	59	60	0	12.0
Twin Falls, Phase III	3	0	0	0	4	7	4	9.0
Walnut Grove Acres	2	0	0	0	24	26	2	12.0
<b>Farmington</b>	<b>52</b>	<b>3</b>	<b>16</b>	<b>16</b>	<b>346</b>	<b>433</b>	<b>45</b>	<b>11.9</b>

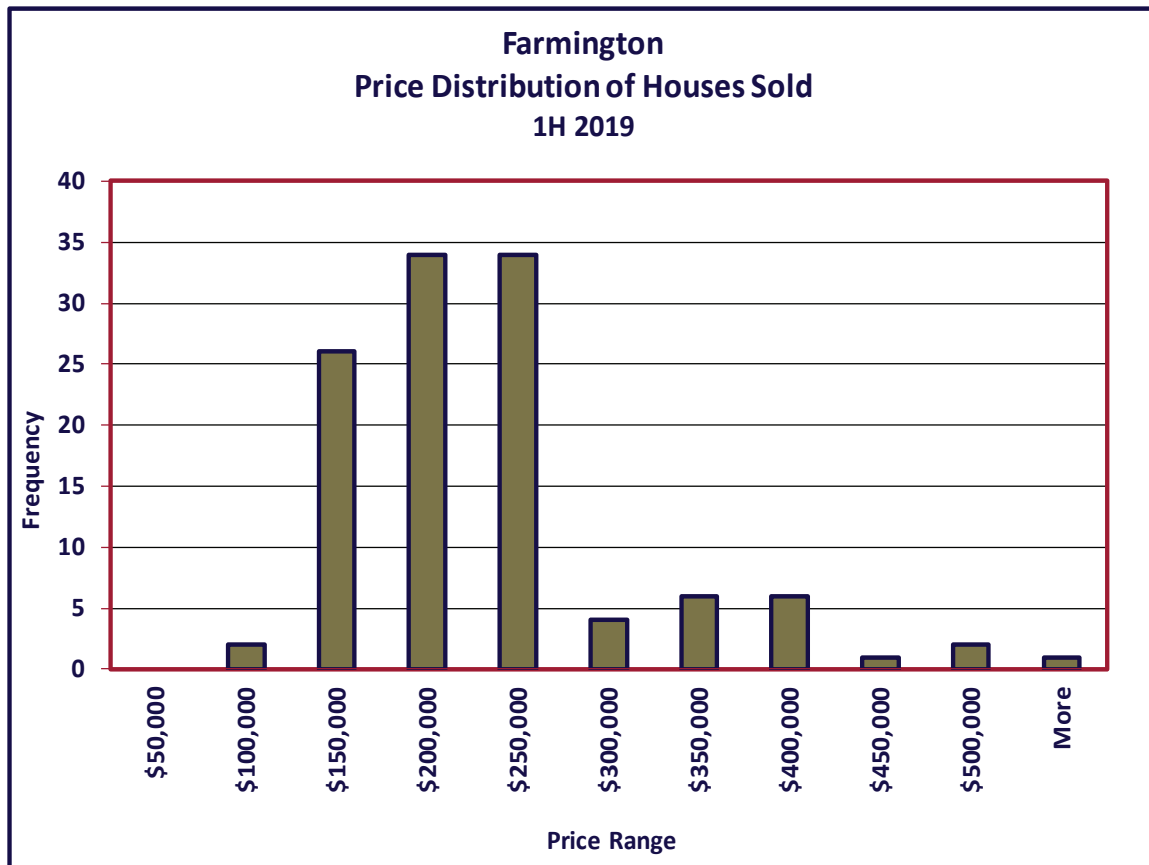
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Farmington



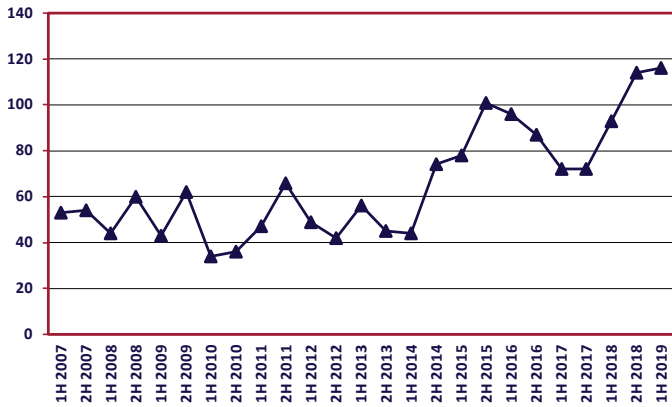
- 116 houses in Farmington were sold in the first half of 2019. The average price of a house was \$212,990.82 at \$114.26 per square feet.

## Farmington Price Range of Houses Sold First Half of 2019

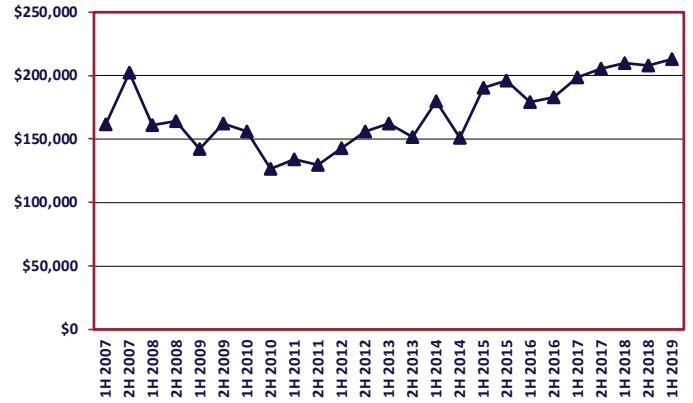
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	0	--	--	--
\$50,001 - \$100,000	2	1.7%	1,153	109	107.6%	\$68.72
\$100,001 - \$150,000	26	22.4%	1,333	74	101.5%	\$99.23
\$150,001 - \$200,000	34	29.3%	1,630	143	100.0%	\$115.04
\$200,001 - \$250,000	34	29.3%	1,999	146	99.1%	\$113.55
\$250,001 - \$300,000	4	3.4%	2,547	117	99.2%	\$112.17
\$300,001 - \$350,000	6	5.2%	2,554	77	99.7%	\$134.33
\$350,001 - \$400,000	6	5.2%	3,002	96	100.6%	\$127.26
\$400,001 - \$450,000	1	0.9%	2,675	45	97.8%	\$164.49
\$450,001 - \$500,000	2	1.7%	2,445	81	96.4%	\$196.74
\$500,001+	1	0.9%	3,000	22	100.0%	\$188.33
<b>Farmington</b>	<b>116</b>	<b>100.0%</b>	<b>1,849</b>	<b>118</b>	<b>100.1%</b>	<b>\$114.26</b>

# Farmington

Farmington  
Number of Houses Sold

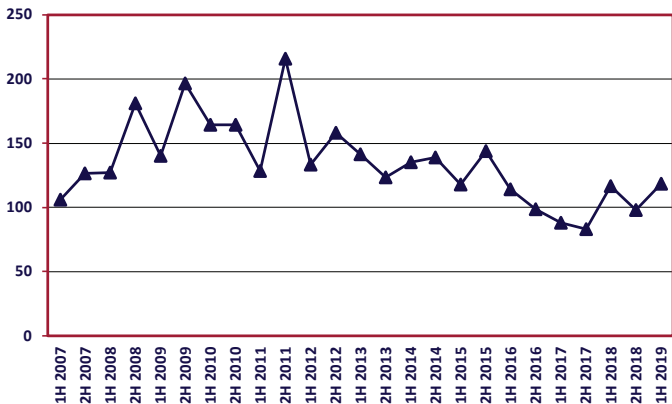


Farmington  
Average Price of Houses Sold

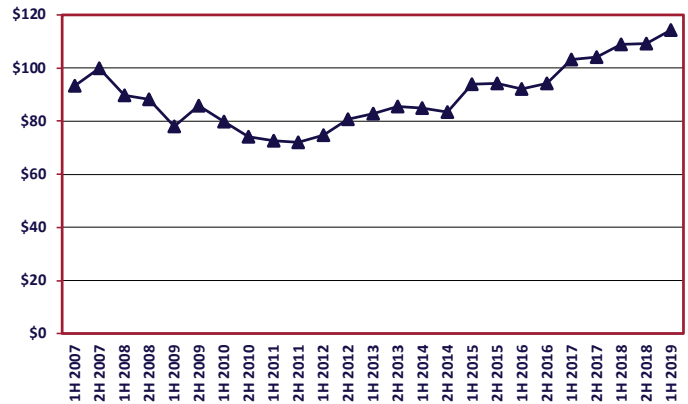


Farmington	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	93	114	116	24.7%	1.8%
Average Price of Houses Sold	\$209,632.35	\$208,022.28	\$212,990.82	1.6%	2.4%
Average Days on Market	117	98	118	1.4%	20.5%
Average Price per Square Foot	\$108.76	\$109.24	\$114.26	5.1%	4.6%
Percentage of County Sales	5.4%	6.1%	6.4%	18.2%	4.2%
Number of New Houses Sold	19	33	37	94.7%	12.1%
Average Price of New Houses Sold	\$201,314.58	\$237,086.97	\$228,330.70	13.4%	-3.7%
Average Days on Market of New Houses Sold	156	152	203	29.7%	33.9%
Number of Houses Listed	54	48	41	-24.1%	-14.6%
Average List Price of Houses Listed	\$243,900.00	\$213,508.00	\$289,171.00	18.6%	35.4%

Farmington  
Average Days on Market of Houses Sold



Farmington  
Average Price per Square Foot of Houses Sold



# Farmington

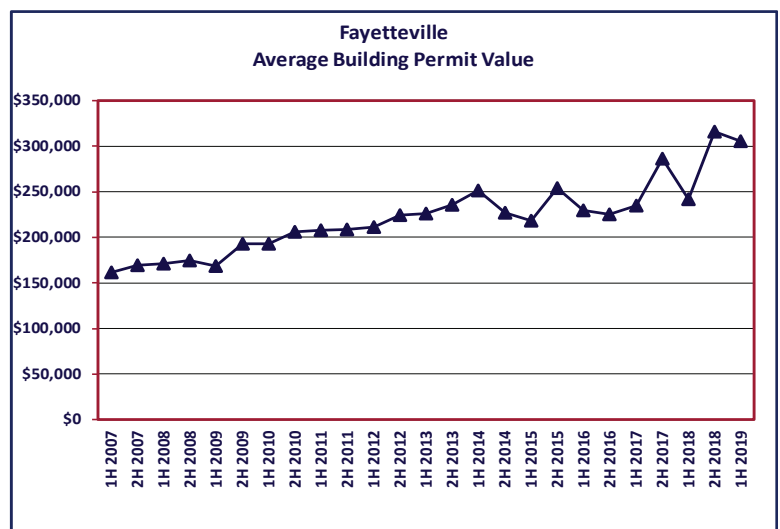
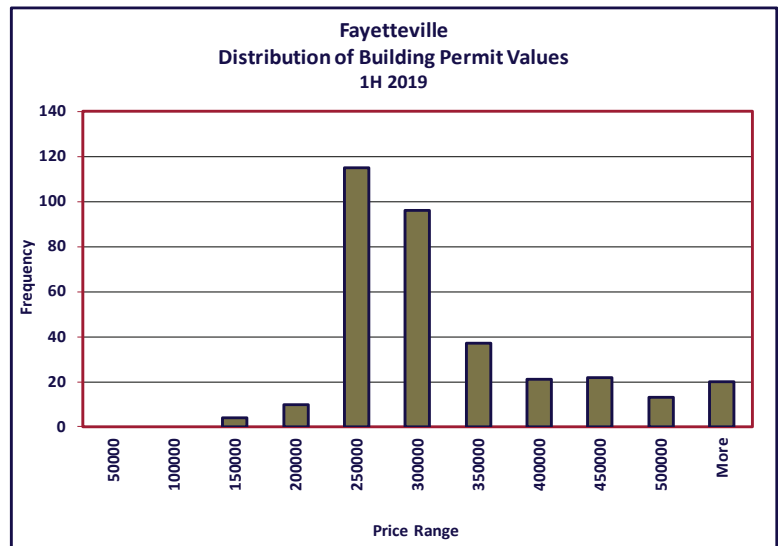
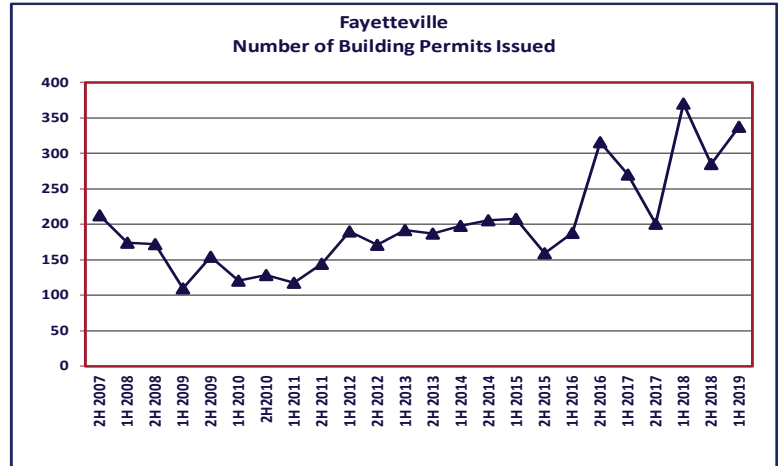
## Farmington Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bethel Estates	1	0.9%	2,675	45	\$440,000	\$164.49
Bethel Oaks	4	3.4%	1,671	41	\$198,475	\$119.23
Brookside	1	0.9%	1,908	82	\$135,000	\$70.75
Farmington Original	2	1.7%	1,053	48	\$96,300	\$93.02
Giles	1	0.9%	1,662	163	\$136,000	\$81.83
Green	6	5.2%	1,219	50	\$130,508	\$107.88
Highlands Square	2	1.7%	1,954	90	\$186,500	\$95.34
Lossing	1	0.9%	1,716	32	\$105,000	\$61.19
Meadowlark	8	6.9%	1,270	50	\$136,525	\$108.91
Meadowsweet	1	0.9%	1,846	101	\$217,900	\$118.04
Mountain View Estates	2	1.7%	2,900	79	\$342,500	\$118.21
North Club House Estates	4	3.4%	2,591	105	\$216,975	\$83.86
Oakridge	1	0.9%	1,875	43	\$189,900	\$101.28
Red Bird Estates	1	0.9%	1,156	32	\$134,900	\$116.70
Riviera Estates	4	3.4%	2,386	109	\$245,850	\$102.94
Rose Court Estates	3	2.6%	1,690	142	\$117,467	\$69.37
Saddle Brook	32	27.6%	1,647	220	\$205,744	\$125.03
Silverthorne	1	0.9%	2,976	26	\$394,900	\$132.69
South Club House Estates	4	3.4%	2,227	74	\$216,250	\$97.13
South Haven	2	1.7%	1,550	129	\$159,000	\$102.76
Southwinds	6	5.2%	2,038	89	\$205,492	\$102.28
Thomas P Lee	2	1.7%	2,397	126	\$276,500	\$117.27
Twin Falls	5	4.3%	2,884	120	\$371,860	\$129.64
Williams	1	0.9%	1,380	77	\$155,000	\$112.32
Willow West	2	1.7%	1,502	38	\$171,200	\$113.86
Windgate	1	0.9%	2,415	29	\$345,735	\$143.16
Other	18	15.5%	1,931	81	\$254,150	\$126.03
<b>Farmington</b>	<b>116</b>	<b>100.0%</b>	<b>1,849</b>	<b>118</b>	<b>\$212,991</b>	<b>\$114.26</b>



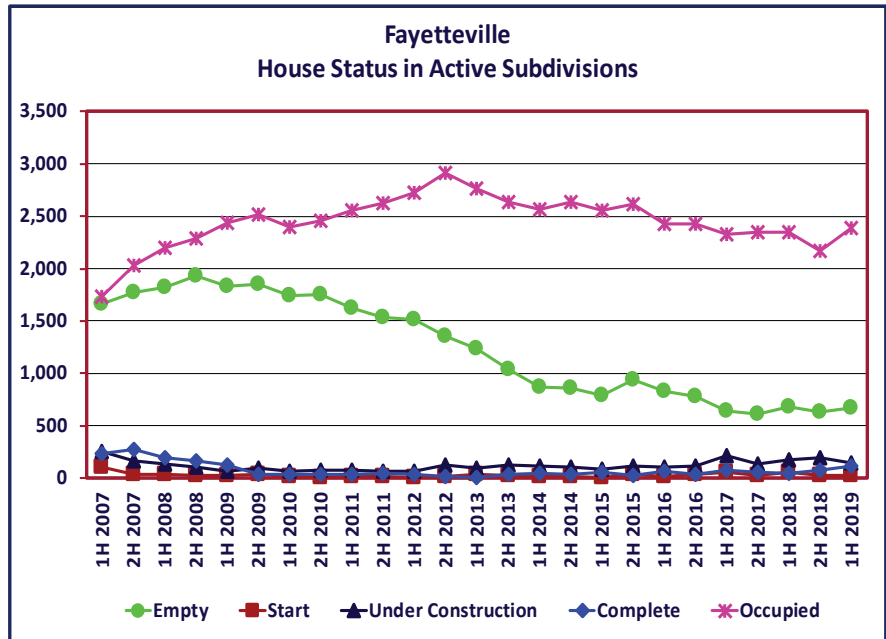
# Fayetteville

- From January 1 to June 30, 2019 there were 338 residential building permits issued in Fayetteville. This represents an 8.6 percent decrease from the first half of 2018.
- In the second half of 2018, a majority of building permits in Fayetteville were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Fayetteville increased by 26.1 percent from \$241,933 in the first half of 2018 to \$305,083 in the first half of 2019.



# Fayetteville

- There were 3,351 total lots in 68 active subdivisions in Fayetteville in the first half of 2019. About 71.3 percent of the lots were occupied, 3.6 percent were complete but vacant, 4.5 percent were under construction, 0.7 percent were starts, and 19.9 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the first half of 2019 were Ruppel Meadows with 20, and Starr Lake with 15. Woodridge Phase I and II had 14.
- In 11 of the 68 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 269 new houses in Fayetteville became occupied in the first half of 2019. Legacy Pointe Phase 5 B and Ruppel Meadows both had 27 newly occupied houses. The Coves, Phase III had 25, and Hughmount Village followed with 19. The annual absorption rate implies that there were 23.6 months of remaining inventory in active subdivisions, down from 28.6 in the second half of 2018.
- In 30 out of the 68 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 2,012 lots in 30 subdivisions had received either preliminary or final approval by June 30, 2019.



## Fayetteville Preliminary and Final Approved Subdivisions First Half of 2019

### Preliminary Approval

Albatross Loop at the Links	2H 2015	27
Brooklands, Phase II	2H 2018	26
Coves, Phase IV, The	2H 2016	56
Engles Park	1H 2016	59
Falling Waters	2H 2016	49
Homes at Willow Bend	1H 2016	54
Lefler SD	Pending	13
Magnolia Park SD	1H 2019	167
Meadows at Stonebridge	1H 2017	135
Mountain Ranch, Phase III	2H 2015	87
Mountain Vista	2H 2016	52
Oakbrooke, Phase III	2H 2011	83
Park Commons	1H 2018	7
Rochester	1H 2018	37
Ruppel Road	2H 2018	180
Sagely Place PZD	2H 2018	114
Villages at Sloanbrook 4 & 5	1H 2018	188
Villages at Sloanbrook 6	2H 2018	130
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 2019 (cont.)

### Final Approval

Emerald Point	2H 2018	36
Mission Heights, Phase II	2H 2017	25
Mission Heights, Phase III	1H 2018	21
Nettleship	1H 2017	15
Riverwalk, Phase II	1H 2017	49
Timber Ridge Estates	1H 2017	79
Sloanbrooke IV	1H 2019	70
Woodland Estates SD	1H 2019	13

**Total** 2,012

## Fayetteville House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abshier Heights, Phase II	0	0	0	3	6	9	0	9.0
Amber Jane Estates, Phase I	3	0	1	0	18	22	1	48.0
Bridgedale	2	0	0	0	24	26	0	12.0
Bridgeport, Phase VII	2	0	1	0	10	13	0	--
Bridgeport, Phase VIII	2	0	0	0	9	11	0	--
Bridgewater Estates <sup>1,2</sup>	2	0	0	0	27	29	0	--
Brooklands @ Mountain Ranch	48	2	7	7	24	88	10	36.6
Bungalows at Cato Springs, The	1	0	4	3	24	32	3	19.2
Copper Creek, Phase II <sup>1,2</sup>	2	0	0	0	75	77	0	24.0
Coves, The, Phase II	2	0	0	0	42	44	0	24.0
Coves, The, Phase III	9	1	5	0	37	52	25	4.9
Creek Meadow Residential	1	0	0	0	47	48	0	6.0
Crescent Lake	6	0	0	0	37	43	1	36.0
Cross Keys, Phase I <sup>1,2</sup>	1	0	0	0	107	108	0	--
Cross Keys Estates	8	0	0	0	4	12	0	96.0
Crystal Springs, Phase III <sup>1,2</sup>	2	0	0	0	100	102	0	--
Deerpath Estates, Phase II <sup>1,2</sup>	9	0	0	0	6	15	0	--
Eastern Park	10	0	3	0	0	13	0	--
Estates at Dogwood Canyon, The	18	0	0	1	36	55	0	76.0
Hamptons, The, Phase I	0	0	0	0	68	68	5	0.0
Hamptons, The, Phase II	17	1	3	11	18	50	18	21.3
Havenwood <sup>1</sup>	5	0	4	1	5	15	0	24.0
Harmon Trails Estates <sup>1</sup>	4	0	1	2	19	26	0	84.0
Hughmount Village	0	0	5	14	109	128	19	6.3
Legacy Pointe, Phase 5 B	39	4	9	2	27	81	27	24.0
Links at Fayetteville Row Homes	0	0	0	5	34	39	9	4.0
Mission Heights, Phase I	2	0	1	9	5	17	0	72.0

# Fayetteville

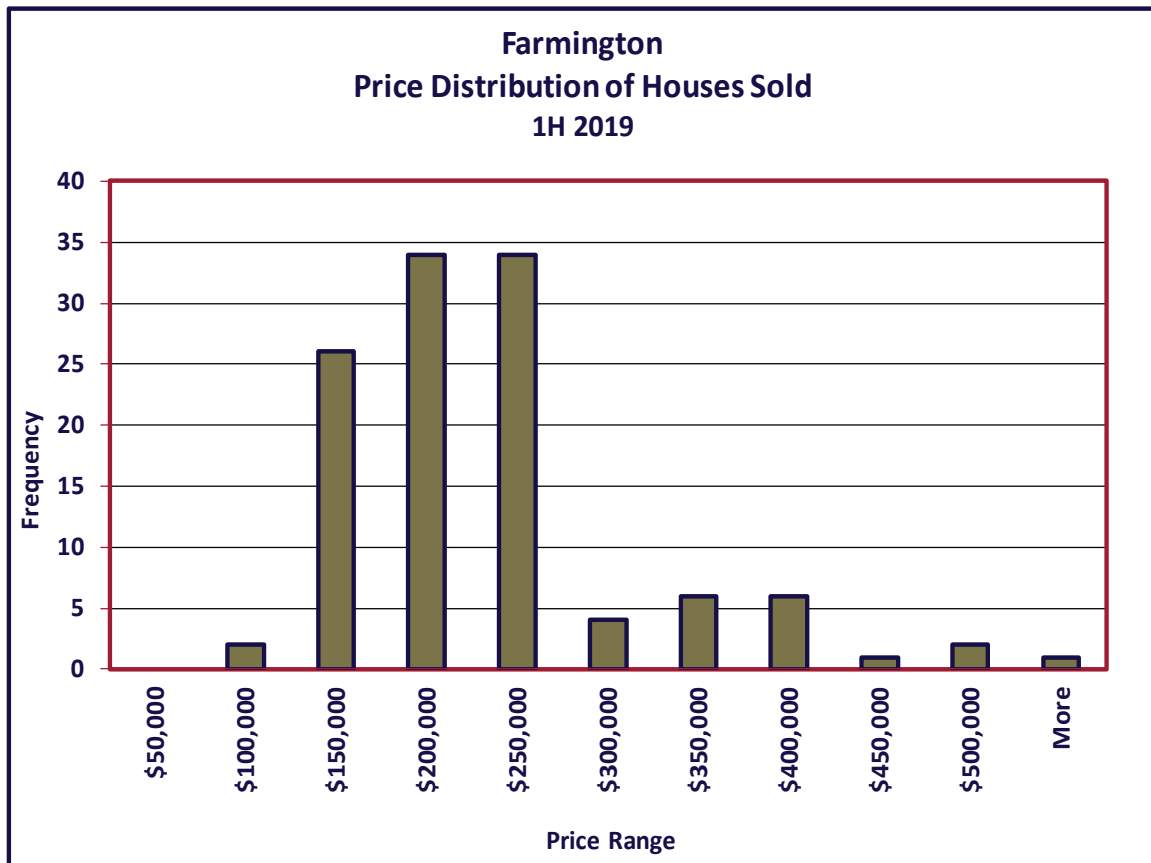
## Fayetteville House Status in Active Subdivisions (Continued) First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Mission Heights, Phase II A <sup>1</sup>	27	0	0	1	0	28	0	--
Mountain Ranch, Phase I <sup>2</sup>	8	0	0	0	104	112	1	96.0
Mountain Ranch, Phase 2A	4	0	0	0	2	6	1	48.0
Oakbrooke, Phase I <sup>1</sup>	59	0	0	3	5	67	0	--
Oakbrooke, Phase II	14	0	2	1	23	40	7	25.5
Oakbrooke, Phase III Phase1A <sup>1,2</sup>	2	0	0	0	8	10	0	--
Overton West <sup>1</sup>	1	0	1	1	9	12	0	--
Park Hill II at Mountain Ranch <sup>1</sup>	1	0	0	0	6	7	0	2.0
Park Meadows, Phase I	42	1	9	2	15	69	15	43.2
Park Ridge Estates <sup>1,2</sup>	4	0	0	0	22	26	0	--
Parkerman Estates <sup>1</sup>	3	0	0	0	5	8	0	36.0
Quarry Trace, Phase II	8	0	0	0	80	88	7	9.6
Remington Estates	18	0	3	3	2	26	1	288.0
River Meadows	6	0	5	0	0	11	0	--
Riverwalk, Phase I	0	0	0	0	56	56	2	0.0
Ripple Meadows	2	4	20	14	27	67	27	17.8
Ripple Row	0	0	0	3	255	258	1	12.0
Sloan Estates	3	0	2	0	52	57	2	12.0
Starr Lake	0	5	15	0	2	22	2	120.0
Stone Mountain, Phase I	13	0	1	0	98	112	1	28.0
Stonebridge Meadows, Phase III <sup>1,2</sup>	4	0	0	0	57	61	0	--
Stonebridge Meadows, Phase V <sup>1</sup>	10	0	1	0	59	70	0	44.0
Summit Place, Phase I	11	0	0	0	12	23	3	22.0
Summit Place, Phase II	27	0	9	2	7	45	2	76.0
Timber Trails	37	1	0	0	74	112	5	91.2
Townhomes at Forest Hills <sup>1</sup>	1	0	0	3	27	31	0	--
Township Heights <sup>1,2</sup>	1	0	1	0	19	21	0	--
Treetops <sup>1</sup>	36	0	3	0	3	42	0	234.0
Twin Springs Estates, Phase I <sup>1,2</sup>	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II <sup>1</sup>	9	0	1	0	13	23	0	--
Villages of Sloanbrooke, The	1	0	0	0	96	97	1	12.0
Villages of Sloanbrooke, Phase II (The)	2	0	6	0	97	105	8	1.4
Villages of Sloanbrooke, Phase III (The)	26	0	0	0	0	26	0	--
Villas at Forest Hills (The)	18	0	5	18	40	81	15	12.3
West End	12	0	5	3	38	58	18	8.6
West Haven	2	0	2	0	36	40	1	48.0
Westbrook PZD <sup>1</sup>	2	0	0	0	10	12	0	12.0
Whistler Woods	11	0	1	3	9	24	5	20.0
Wildflower Meadows	0	0	0	0	48	48	1	0.0
Woodbury	0	0	0	0	34	34	7	0.0
Woodridge, Phase I, II	45	5	14	6	18	88	18	46.7
<b>Fayetteville</b>	<b>667</b>	<b>24</b>	<b>150</b>	<b>121</b>	<b>2,389</b>	<b>3,351</b>	<b>269</b>	<b>23.6</b>

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

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

# Fayetteville



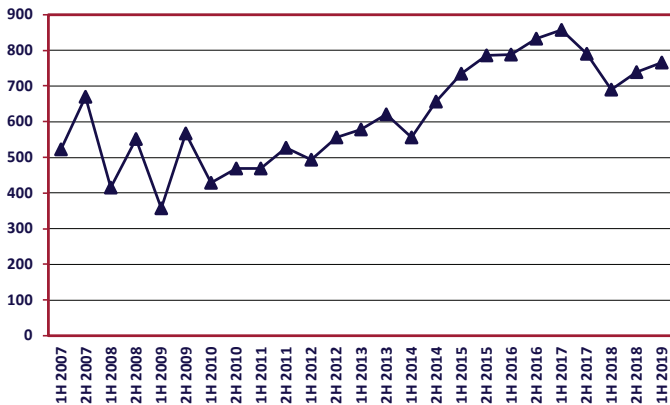
- 765 houses in Fayetteville were sold in the first half of 2019. The average price of a house was \$263,528.11 at at \$130.69 per square feet.

## Fayetteville Price Range of Houses Sold First Half of 2019

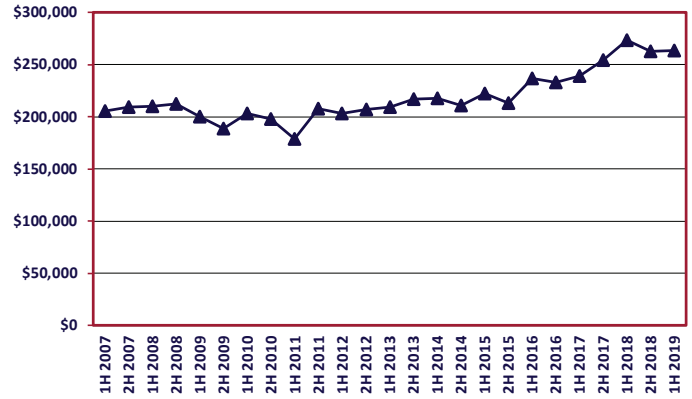
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	--
\$50,001 - \$100,000	10	1.3%	1,201	107	102.6%	\$76.78
\$100,001 - \$150,000	77	10.1%	1,188	62	98.7%	\$117.88
\$150,001 - \$200,000	202	26.4%	1,488	92	100.5%	\$124.94
\$200,001 - \$250,000	163	21.3%	1,865	96	100.3%	\$123.44
\$250,001 - \$300,000	127	16.6%	2,159	149	100.4%	\$129.40
\$300,001 - \$350,000	64	8.4%	2,575	113	100.8%	\$132.53
\$350,001 - \$400,000	45	5.9%	2,779	114	98.5%	\$146.86
\$400,001 - \$450,000	22	2.9%	2,846	110	99.4%	\$164.17
\$450,001 - \$500,000	12	1.6%	2,655	106	99.9%	\$188.99
\$500,001+	43	5.6%	4,301	130	98.1%	\$171.40
<b>Fayetteville</b>	<b>765</b>	<b>100.0%</b>	<b>2,028</b>	<b>105</b>	<b>100.0%</b>	<b>\$130.69</b>

# Fayetteville

Fayetteville  
Number of Houses Sold

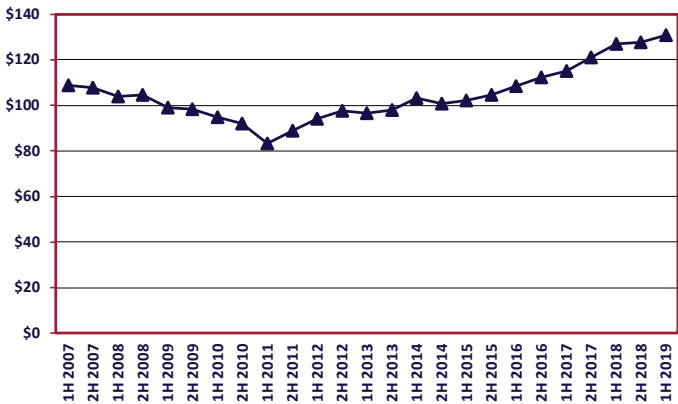


Fayetteville  
Average Price of Houses Sold

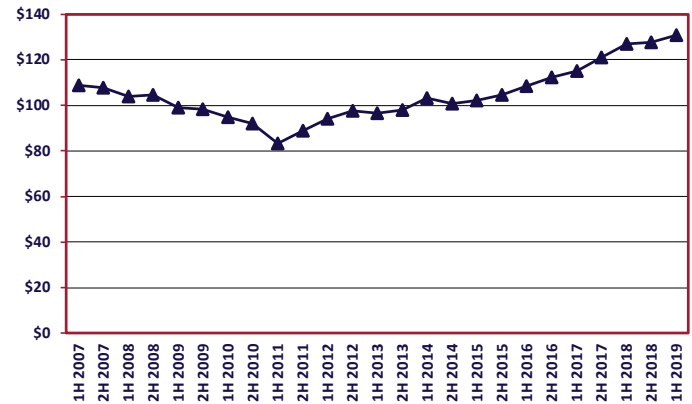


Fayetteville	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	690	738	765	10.9%	3.7%
Average Price of Houses Sold	\$273,917.73	\$262,554.91	\$263,528.11	-3.8%	0.4%
Average Days on Market	99	92	105	6.9%	14.1%
Average Price per Square Foot	\$126.87	\$127.78	\$130.69	3.0%	2.3%
Percentage of County Sales	40.1%	39.7%	42.1%	5.1%	6.2%
Number of New Houses Sold	139	206	219	57.6%	6.3%
Average Price of New Houses Sold	\$283,962.43	\$266,019.68	\$255,915.02	-9.9%	-3.8%
Average Days on Market of New Houses Sold	163	140	173	6.2%	23.3%
Number of Houses Listed	333	383	409	22.8%	6.8%
Average List Price of Houses Listed	\$446,892.00	\$417,466.00	\$401,415.00	-10.2%	-3.8%

Fayetteville  
Average Price per Square Foot of Houses Sold



Fayetteville  
Average Price per Square Foot of Houses Sold



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
620 N College Ave HPR	1	0.1%	648	36	\$130,000	\$200.62
Abshier Heights	2	0.3%	1,785	50	\$221,500	\$125.31
Adams	1	0.1%	2,004	24	\$205,000	\$102.30
Azalea Terrace	2	0.3%	1,737	102	\$214,750	\$124.37
BarnesBaldwin	1	0.1%	1,357	34	\$163,500	\$120.49
Barrington Parke	4	0.5%	3,288	85	\$344,125	\$105.97
Bassett	1	0.1%	1,080	150	\$135,010	\$125.01
Beavorama Park	2	0.3%	2,066	55	\$194,000	\$94.28
Belclaire Estates	2	0.3%	2,822	72	\$354,500	\$125.64
Bellafront Gardens Hpr	4	0.5%	2,257	48	\$229,400	\$102.04
Bellwood	3	0.4%	1,582	39	\$189,417	\$119.63
Benton Ridge Hpr	1	0.1%	1,814	80	\$165,900	\$91.46
Bird Haven Terrace	3	0.4%	1,420	64	\$156,167	\$111.48
Bishop	2	0.3%	1,209	20	\$153,700	\$127.45
Bois D' Arc	2	0.3%	5,424	205	\$775,000	\$154.88
Boles	1	0.1%	1,932	142	\$445,000	\$230.33
Boxwood	4	0.5%	2,110	105	\$257,600	\$122.11
Bradford Place Hpr	1	0.1%	1,056	60	\$120,000	\$113.64
Bridgedale	2	0.3%	3,411	358	\$295,000	\$86.43
Bridgeport	5	0.7%	2,567	72	\$322,130	\$122.78
Bridgewater Estates	1	0.1%	4,534	48	\$795,000	\$175.34
Broadview	3	0.4%	2,387	158	\$319,833	\$132.56
Brookbury Woods	2	0.3%	2,543	70	\$319,000	\$125.76
Brookhollow	1	0.1%	1,168	28	\$140,000	\$119.86
Brooklands Mountain Ranch	11	1.4%	2,022	137	\$275,336	\$137.12
Brookside East	3	0.4%	1,946	71	\$251,667	\$129.41
Burl Dodd	2	0.3%	1,404	104	\$201,900	\$142.11
Butterfield	2	0.3%	2,500	51	\$289,500	\$115.96
Campbell Ave Hpr	2	0.3%	1,162	125	\$344,000	\$298.73
Candlewood	2	0.3%	3,831	99	\$580,000	\$151.79
Canvas Mountain	2	0.3%	2,294	227	\$273,000	\$120.63
Cedar Creek	1	0.1%	2,212	26	\$305,000	\$137.88
Cedarwood	3	0.4%	2,154	71	\$216,000	\$103.76
Chapel View	1	0.1%	4,497	130	\$650,000	\$144.54
Charleston Place	2	0.3%	2,308	117	\$339,000	\$146.71
Chevaux Court Hpr	5	0.7%	1,304	60	\$148,580	\$113.93
City Park	1	0.1%	5,094	197	\$1,125,000	\$220.85
Clabber Creek	12	1.6%	2,128	69	\$245,367	\$115.46
Clay Yoe	1	0.1%	1,884	23	\$360,000	\$191.08
Clearwood Crossings	2	0.3%	1,612	33	\$197,950	\$122.98
Clover Creek	3	0.4%	1,212	25	\$144,133	\$118.96
Cobblestone	9	1.2%	1,574	40	\$215,989	\$137.25
College	1	0.1%	1,068	25	\$171,000	\$160.11
Commons At Walnut Crossing	3	0.4%	1,206	58	\$151,550	\$126.12
Copper Creek	5	0.7%	3,069	130	\$356,100	\$116.40
Cottages at Old Wire	2	0.3%	2,238	57	\$402,250	\$179.81



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2019

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	2	0.3%	3,001	48	\$357,500	\$121.31
Country Gardens	1	0.1%	2,115	130	\$347,000	\$164.07
County Court	3	0.4%	1,733	153	\$336,667	\$187.43
Coves	13	1.7%	1,729	159	\$183,359	\$111.36
Covington Park	6	0.8%	3,631	89	\$433,387	\$118.25
Creek Meadow	1	0.1%	3,145	25	\$450,000	\$143.08
Creekside	1	0.1%	2,109	49	\$270,000	\$128.02
Creekwood Hills	1	0.1%	1,715	41	\$240,000	\$139.94
Crescent Lake	3	0.4%	3,587	180	\$334,667	\$98.32
Crestwood Acres	1	0.1%	5,104	27	\$205,000	\$40.16
Crofton Manor	1	0.1%	1,846	81	\$208,000	\$112.68
Cross Keys	3	0.4%	2,485	55	\$295,500	\$119.12
Crossover Heights	3	0.4%	2,605	112	\$301,667	\$119.03
Crystal Springs	9	1.2%	1,786	44	\$215,350	\$120.20
David Lyle Village	5	0.7%	1,385	52	\$159,180	\$115.24
Davidson's First	3	0.4%	1,887	125	\$386,667	\$223.69
Davis & Ferguson	1	0.1%	1,181	69	\$202,500	\$171.46
Dickson Hpr	1	0.1%	522	31	\$199,000	\$381.23
East Oaks	4	0.5%	2,314	52	\$330,600	\$141.15
Embry Acres	5	0.7%	2,431	49	\$306,100	\$126.66
Emerald Point	11	1.4%	1,611	141	\$208,265	\$129.23
Englewood	1	0.1%	2,404	75	\$460,000	\$191.35
Estates At 45 East	1	0.1%	4,518	242	\$710,000	\$157.15
Estates At Dogwood Canyon	2	0.3%	4,551	48	\$953,500	\$206.25
Fairfield	2	0.3%	1,867	53	\$213,000	\$114.16
Fayetteville Original	1	0.1%	1,696	111	\$450,000	\$265.33
Ferguson	1	0.1%	2,103	112	\$462,660	\$220.00
Fieldstone	2	0.3%	1,484	39	\$168,450	\$113.52
Forest Hills	1	0.1%	3,650	112	\$396,000	\$108.49
Foster	1	0.1%	5,031	39	\$528,000	\$104.95
Fox Run	2	0.3%	4,924	123	\$550,000	\$116.43
Garland Terraces	1	0.1%	1,544	41	\$185,000	\$119.82
Georgian Place	1	0.1%	1,496	171	\$142,250	\$95.09
Glenbrook	1	0.1%	2,126	41	\$250,000	\$117.59
Glenwood Park	7	0.9%	847	57	\$174,429	\$220.61
Goff	1	0.1%	1,450	205	\$272,500	\$187.93
Golden Oaks Estates	2	0.3%	1,224	120	\$105,000	\$85.78
Green Valley	3	0.4%	1,936	92	\$224,250	\$116.80
Greenfield	1	0.1%	2,129	16	\$225,000	\$105.68
Gunters	3	0.4%	1,631	88	\$328,167	\$195.70
Hall & Gollahar	2	0.3%	1,297	41	\$182,500	\$138.65
Hamestring South	2	0.3%	1,524	51	\$192,450	\$126.31
Hamptons, The	18	2.4%	1,744	221	\$228,822	\$131.28
Hawkins House At Shiloh	9	1.2%	1,273	107	\$165,800	\$130.51
Heather Heights	1	0.1%	4,614	64	\$630,000	\$136.54
Hendrix	1	0.1%	812	20	\$152,000	\$187.19

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Heritage East	6	0.8%	1,150	65	\$128,742	\$112.71
Heritage Village	5	0.7%	1,261	31	\$146,664	\$116.81
Hill Country Estates	1	0.1%	1,593	25	\$187,500	\$117.70
Holcomb Heights	3	0.4%	1,466	36	\$194,800	\$132.85
Holiday Hills	2	0.3%	1,715	46	\$210,750	\$127.09
Hughmount Village	22	2.9%	2,249	217	\$298,841	\$133.48
Huntingdon	1	0.1%	1,740	18	\$175,000	\$100.57
Hutchison's First	1	0.1%	1,516	70	\$190,000	\$125.33
Hyland Park	3	0.4%	3,111	169	\$374,667	\$117.90
Ice House Hpr	1	0.1%	1,296	85	\$336,500	\$259.65
Jackson Heights	1	0.1%	1,792	43	\$218,958	\$122.19
Jackson's First	4	0.5%	2,351	113	\$256,375	\$110.94
Jennings	2	0.3%	1,530	56	\$265,000	\$160.12
Johnson Road	3	0.4%	1,138	90	\$139,000	\$123.27
Jug Wheeler	2	0.3%	1,395	30	\$223,875	\$159.92
Kaitlynn Meadows	1	0.1%	2,480	180	\$312,000	\$125.81
Kellie Acres	1	0.1%	1,032	7	\$140,000	\$135.66
Kinwood	2	0.3%	1,561	31	\$178,500	\$113.40
Ladons	1	0.1%	4,066	221	\$590,000	\$145.11
Lakewood	6	0.8%	1,841	88	\$269,067	\$146.20
Lazenbys Third	1	0.1%	1,122	18	\$157,725	\$140.57
Legacy Bldg Hpr	4	0.5%	1,093	139	\$351,750	\$321.67
Legacy Estates	16	2.1%	2,157	95	\$250,727	\$116.23
Legacy Heights	4	0.5%	1,899	61	\$223,625	\$118.40
Legacy Pointe	27	3.5%	2,201	221	\$260,825	\$118.61
Leisure Lane	1	0.1%	2,618	26	\$310,000	\$118.41
Leverett Terrace	2	0.3%	1,195	42	\$132,700	\$112.28
Lewis Baldwin	1	0.1%	1,456	121	\$141,500	\$97.18
Lierly Lane	3	0.4%	2,322	33	\$258,333	\$111.57
Magnolia Crossing	4	0.5%	1,236	63	\$141,978	\$115.45
Maple Crest	2	0.3%	2,046	108	\$197,500	\$111.12
Maple Park	2	0.3%	1,636	97	\$229,250	\$139.99
Maple Valley	2	0.3%	1,845	77	\$220,000	\$119.29
Maplewood	2	0.3%	1,814	42	\$364,355	\$197.34
Masonic	3	0.4%	2,168	116	\$445,333	\$212.28
Mathias	1	0.1%	1,472	68	\$196,000	\$133.15
Mcclintons	1	0.1%	1,450	58	\$144,001	\$99.31
Meadow Vale	2	0.3%	972	50	\$83,850	\$91.45
Meadowlark	2	0.3%	1,762	38	\$170,000	\$100.03
Metro District Lofts Hpr	1	0.1%	1,079	96	\$302,500	\$280.35
Mission Heights	2	0.3%	2,548	262	\$498,000	\$197.70
Mod Condos Hpr	1	0.1%	1,640	104	\$199,000	\$121.34
Mountain Ranch	4	0.5%	1,650	38	\$214,000	\$129.49
Mountain View	4	0.5%	2,259	51	\$310,500	\$140.75
North Briar	2	0.3%	1,454	31	\$183,250	\$125.97
North Heights	2	0.3%	1,845	50	\$209,773	\$113.73

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
North Ridge	2	0.3%	2,219	76	\$293,500	\$137.31
Oak Grove	1	0.1%	2,491	176	\$542,500	\$217.78
Oak Tree Condos	1	0.1%	1,008	74	\$99,000	\$98.21
Oakbrooke	4	0.5%	2,145	175	\$335,975	\$158.57
Oakland Meadows	1	0.1%	1,595	41	\$265,000	\$166.14
Oakridge Park	1	0.1%	1,192	76	\$115,000	\$96.48
Oaks Manor	2	0.3%	2,228	84	\$244,500	\$111.15
One East Center Hpr	1	0.1%	2,834	172	\$1,050,000	\$370.50
Ottis Watson	2	0.3%	1,284	54	\$154,250	\$120.30
Overton Park	1	0.1%	4,497	295	\$619,000	\$137.65
Owl Creek	1	0.1%	1,413	37	\$164,000	\$116.07
Paradise Gardens	1	0.1%	1,296	21	\$151,500	\$116.90
Paradise Valley	1	0.1%	2,755	202	\$244,000	\$88.57
Park Hill II at Mountain Ranch	1	0.1%	1,576	62	\$227,000	\$144.04
Park Meadows	15	2.0%	1,428	190	\$175,542	\$123.70
Park Place	5	0.7%	2,857	39	\$374,400	\$131.03
Paseo Hpr	1	0.1%	1,350	69	\$140,000	\$103.70
Persimmon Place	4	0.5%	2,013	54	\$227,100	\$113.15
Pine Crest	3	0.4%	999	59	\$131,333	\$132.47
Pittmans Northwest	1	0.1%	2,476	101	\$215,000	\$86.83
Quail Creek	1	0.1%	2,442	56	\$298,900	\$122.40
Quarry Trace	2	0.3%	1,400	48	\$157,500	\$112.69
Regency North	3	0.4%	1,472	41	\$187,033	\$126.51
Remington Estates	1	0.1%	3,634	22	\$600,000	\$165.11
Reserve At Steel Crossing, The	3	0.4%	985	67	\$139,500	\$142.34
Ridgemonte View	1	0.1%	4,719	72	\$678,150	\$143.71
River Hills	1	0.1%	1,964	101	\$203,900	\$103.82
River Meadows	1	0.1%	2,526	3	\$341,000	\$135.00
River Ridge North	1	0.1%	4,200	34	\$396,000	\$94.29
Riverwalk	5	0.7%	2,617	230	\$313,400	\$120.99
Rockhaven	3	0.4%	1,706	47	\$213,333	\$125.76
Rolling Hills	1	0.1%	1,876	99	\$205,000	\$109.28
Rolling Meadows	1	0.1%	1,555	91	\$170,000	\$109.32
Rose Hill	1	0.1%	800	62	\$163,000	\$203.75
Rosewood Heights	1	0.1%	1,467	69	\$240,000	\$163.60
Royal Oaks Estates	2	0.3%	2,193	82	\$255,250	\$119.16
Rupple Meadows	2	0.3%	1,925	137	\$253,000	\$131.53
Rupple Row	12	1.6%	1,922	54	\$211,708	\$110.47
Sage Meadows	2	0.3%	1,844	44	\$180,000	\$100.46
Salem Heights	2	0.3%	1,758	36	\$228,450	\$129.87
Salem Meadows	2	0.3%	1,635	34	\$199,000	\$121.97
Salem Village	4	0.5%	1,721	87	\$186,000	\$108.25
Sassafras Hill	1	0.1%	3,921	28	\$533,000	\$135.93
Savanna Estates	3	0.4%	3,982	82	\$666,000	\$163.13
Scottswood Place	1	0.1%	1,941	77	\$182,500	\$94.02
Sequoyah Woods	3	0.4%	1,415	39	\$158,000	\$112.62

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sherwood Acres	1	0.1%	3,138	42	\$375,000	\$119.50
Skyler Place	2	0.3%	1,364	80	\$141,500	\$103.74
Sloan Estates	6	0.8%	3,331	140	\$448,610	\$134.93
Sloanbrooke	1	0.1%	2,212	367	\$260,000	\$117.54
Spring Creek	1	0.1%	2,809	38	\$303,000	\$107.87
Spring Hollow Estates	1	0.1%	2,079	22	\$250,000	\$120.25
St James Park	1	0.1%	2,048	4	\$258,000	\$125.98
Stephens	1	0.1%	2,034	50	\$192,500	\$94.64
Stone Mountain	2	0.3%	3,208	165	\$412,000	\$129.02
Stone St Hpr	1	0.1%	1,160	31	\$145,000	\$125.00
Stonebridge Meadows	7	0.9%	2,493	49	\$296,914	\$120.14
Stonewood	5	0.7%	2,724	71	\$294,300	\$110.18
Summersby	1	0.1%	5,571	569	\$575,000	\$103.21
Summit Place	3	0.4%	3,353	119	\$686,585	\$204.63
Sunbridge Villas	12	1.6%	1,457	45	\$195,693	\$134.38
Sundance Meadows	1	0.1%	1,743	72	\$217,000	\$124.50
Sunset Hills	1	0.1%	2,429	109	\$329,000	\$135.45
Sweetbriar	2	0.3%	2,204	102	\$202,500	\$94.39
Timber Trails	2	0.3%	1,567	65	\$181,950	\$117.65
Township Common	1	0.1%	1,342	11	\$153,100	\$114.08
Township Heights	1	0.1%	2,689	46	\$341,000	\$126.81
Usonia Terrace	1	0.1%	1,944	29	\$259,000	\$133.23
Villa North	2	0.3%	1,036	14	\$143,000	\$141.69
Village On Shiloh Hpr	3	0.4%	1,169	75	\$131,467	\$112.67
Villages Of Sloanbrooke, The 30		3.9%	1,630	145	\$211,411	\$129.09
Villas At Forest Hills	2	0.3%	1,775	66	\$274,733	\$154.82
Walker Estates	2	0.3%	3,341	98	\$379,250	\$113.46
Walnut Crossing	6	0.8%	1,376	64	\$160,650	\$118.15
Walnut Park	2	0.3%	1,363	30	\$159,400	\$117.02
Walnut View Estates	2	0.3%	1,566	53	\$184,750	\$118.47
Waterman Woods	2	0.3%	3,020	97	\$477,500	\$156.79
Watkins	1	0.1%	2,137	47	\$305,000	\$142.72
Watson	1	0.1%	1,274	89	\$142,600	\$111.93
WE Anderson Farm	1	0.1%	1,828	30	\$220,000	\$120.35
Wedington Woods	2	0.3%	1,944	43	\$211,750	\$111.74
West Haven	2	0.3%	3,677	96	\$533,500	\$145.17
West View	1	0.1%	1,416	30	\$263,750	\$186.26
Western Methodist Assembly	1	0.1%	3,524	85	\$563,000	\$159.76
Westwind	1	0.1%	3,100	147	\$353,000	\$113.87
Westwoods	2	0.3%	1,481	21	\$201,750	\$136.25
Whistler Woods	3	0.4%	2,567	151	\$466,733	\$181.80
Willow Springs	4	0.5%	1,384	35	\$155,974	\$112.90
Wilsonadams	3	0.4%	2,546	158	\$402,333	\$157.78
Wilsonson	1	0.1%	2,379	147	\$440,000	\$184.95
Winwood	2	0.3%	1,933	29	\$233,961	\$121.68



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2019

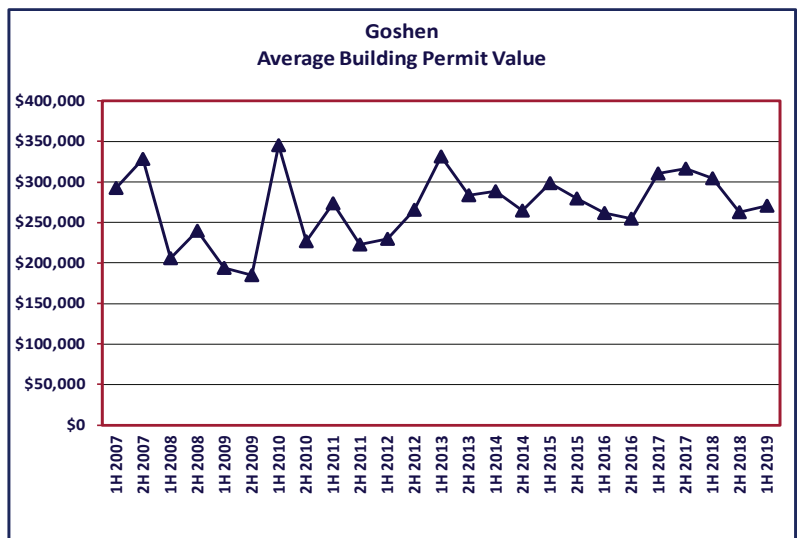
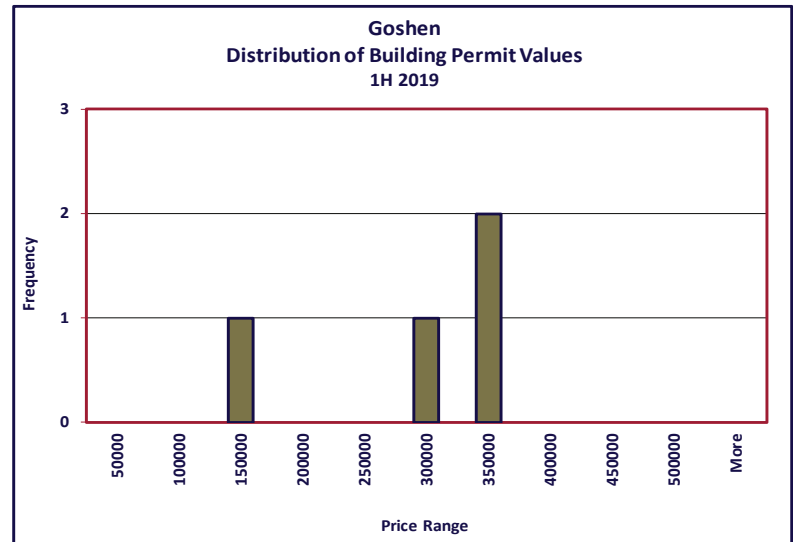
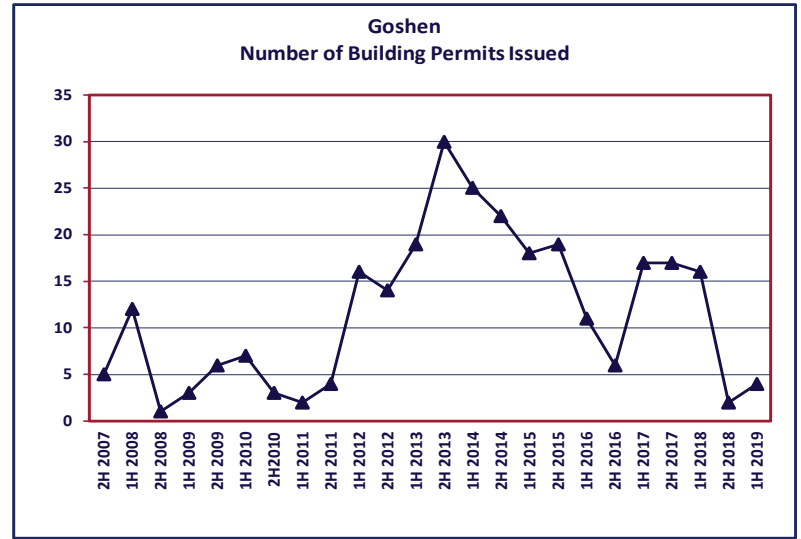
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Woodbury	1	0.1%	2,080	60	\$290,000	\$139.42
Woodfield	3	0.4%	1,077	23	\$140,967	\$131.63
Woodridge	22	2.9%	1,655	192	\$213,786	\$129.35
Yorktowne Square	2	0.3%	2,684	46	\$362,000	\$135.09
Other	63	8.2%	2,316	115	\$286,471	\$116.49
<b>Fayetteville</b>	<b>765</b>	<b>100.0%</b>	<b>2,028</b>	<b>105</b>	<b>\$263,528</b>	<b>\$130.69</b>





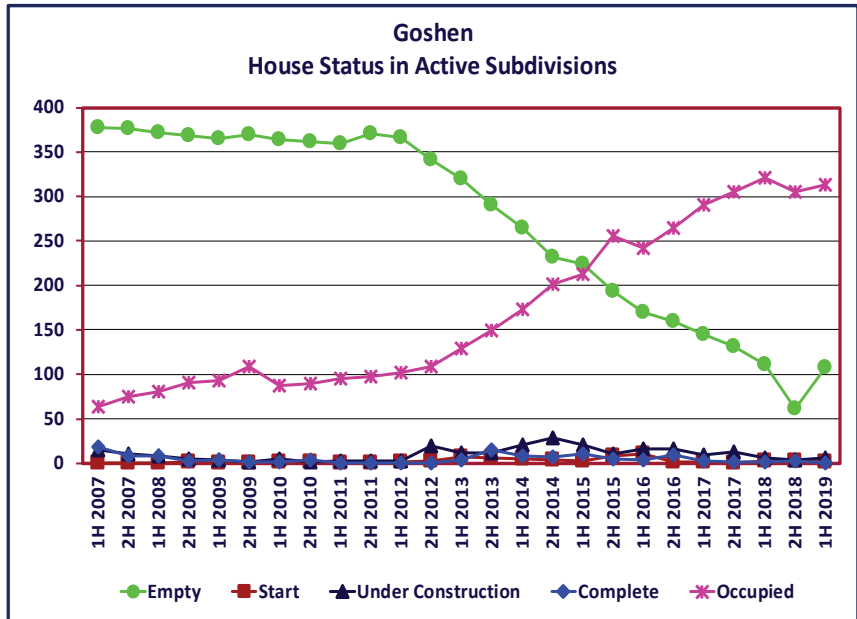
# Goshen

- From January 1 to June 30, 2019 there were 4 residential building permits issued in Goshen. This represents an .5 percent decrease from the first half of 2018.
- In the first half of 2019, two of the four building permits which were issued were between \$350,001 and \$400,000.
- The average residential building permit value in Goshen decreased by 11.2 percent from \$304,438 in the first half of 2018 to \$249,000 in the first half of 2019.



# Goshen

- There were 428 total lots in 9 active subdivisions in Goshen in the first half of 2019. About 73.1 percent of the lots were occupied, 0 percent were complete but unoccupied, 1.4 percent were under construction, 0.2 percent were starts, and 25.2 percent were empty lots. 51 empty lots were in a new subdivision, Riverside Estates.
- The subdivision with the most houses under construction in Goshen in the first half of 2019 was The Knolls with 5.
- In 3 out of the 9 active subdivisions in Goshen, there was no construction activity in the past year.
- 8 new houses in Goshen became occupied in the first half of 2019. The annual absorption rate implies that there were 92.0 months of remaining inventory in active subdivisions, up from 27.5 in the second half of 2018.
- In 6 out of the 9 active subdivisions in Goshen, no absorption occurred in the past year.
- 121 additional lots in 3 subdivisions had received final approval by June 30, 2019.



## Goshen Preliminary and Final Approved Subdivisions First Half of 2019

<i>Preliminary Approval</i>			
Estates at Blue Springs	2H 2017		68
<i>Final Approval</i>			
Brookstone Woods	2H 2017		46
Holt Capital LLC	2H 2015		7
<b>Goshen</b>			<b>121</b>

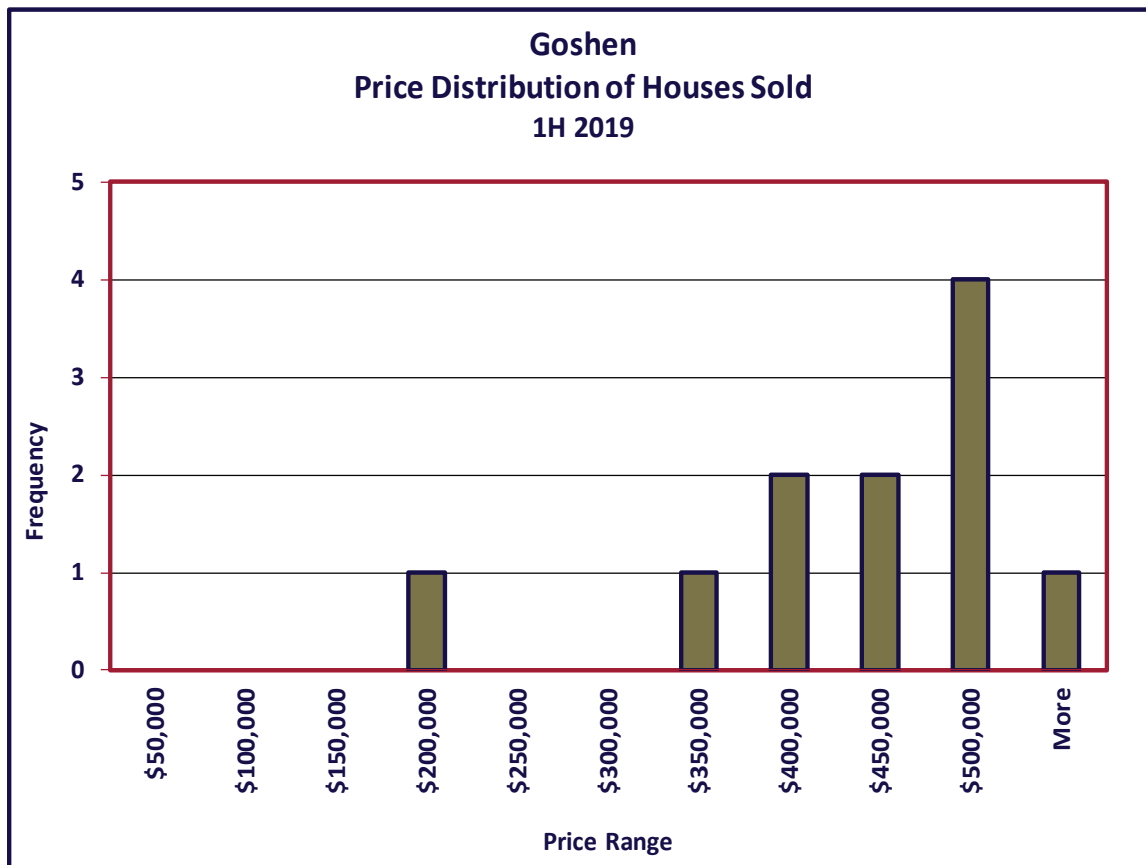
## Goshen House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Autumn View <sup>1</sup>	5	0	0	0	4	9	0	30.0
Bordeaux Village	1	0	0	0	20	21	1	6.0
Bridlewood, Phase I <sup>1,2</sup>	7	0	0	0	33	40	0	--
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Knolls, The	30	0	5	0	38	73	7	46.7
Oxford Bend Estates <sup>1</sup>	4	0	0	0	10	14	0	48.0
Riverside Estates	51	1	0	0	0	52	0	--
Waterford Estates at Hissom Ranch <sup>1</sup>	1	0	1	0	197	199	0	24.0
Wildwood <sup>1,2</sup>	6	0	0	0	4	10	0	--
<b>Goshen</b>	<b>108</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>313</b>	<b>428</b>	<b>8</b>	<b>92.0</b>

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

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

# Goshen

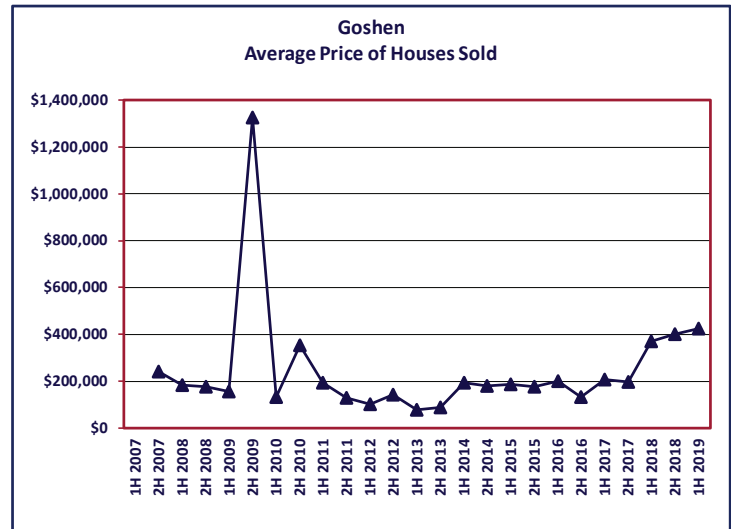
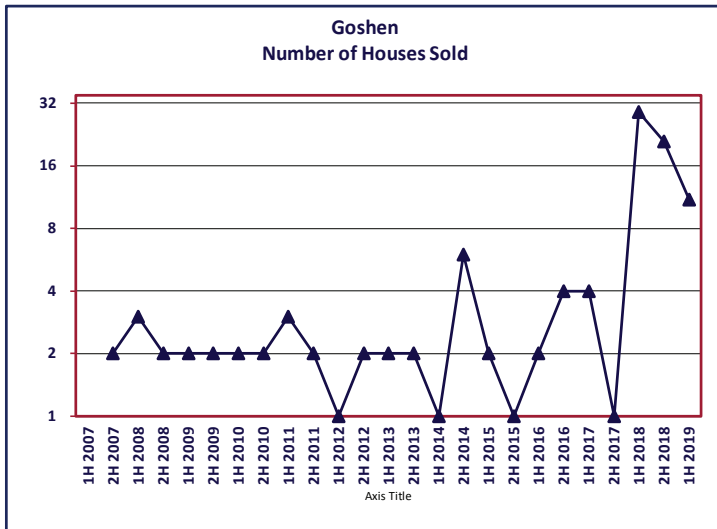


- 11 houses in Goshen were sold in the first half of 2019. The average price of a house was \$426,364.73 at \$126.80 per square feet.

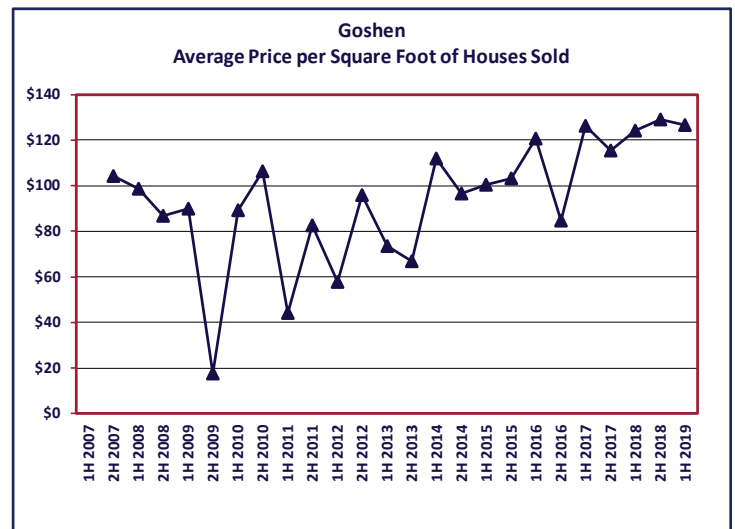
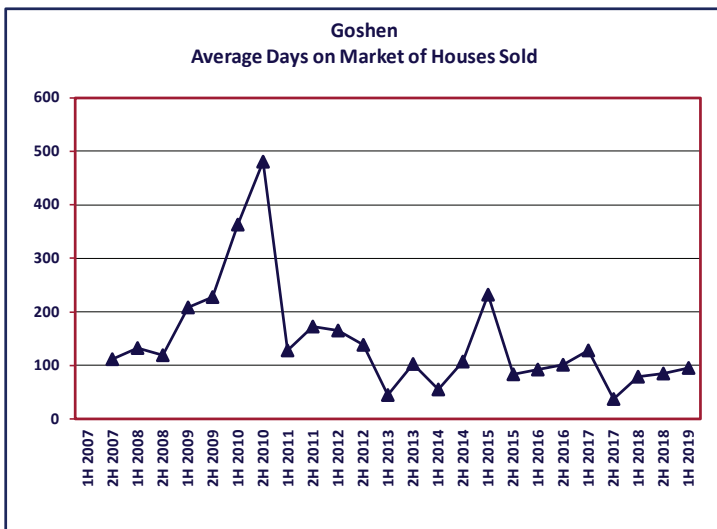
## Goshen Price Range of Houses Sold First Half of 2019

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	--	--	--	--	--
\$50,001 - \$100,000	0	--	--	--	--	--
\$100,001 - \$150,000	0	--	--	--	--	--
\$150,001 - \$200,000	1	9.1%	1,988	34	100.0%	\$90.49
\$200,001 - \$250,000	0	--	--	--	--	--
\$250,001 - \$300,000	0	--	--	--	--	--
\$300,001 - \$350,000	1	9.1%	3,779	42	113.0%	\$91.29
\$350,001 - \$400,000	2	18.2%	2,568	41	100.2%	\$143.92
\$400,001 - \$450,000	2	18.2%	3,679	72	101.1%	\$119.37
\$450,001 - \$500,000	4	36.4%	3,471	168	99.0%	\$138.27
\$500,001+	1	9.1%	4,793	71	104.7%	\$133.32
<b>Goshen</b>	<b>11</b>	<b>100.0%</b>	<b>3,358</b>	<b>95</b>	<b>101.5%</b>	<b>\$126.80</b>

# Goshen

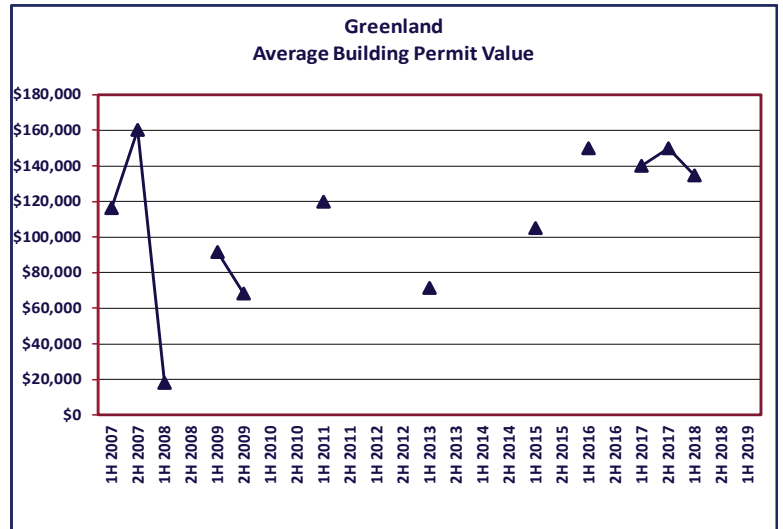
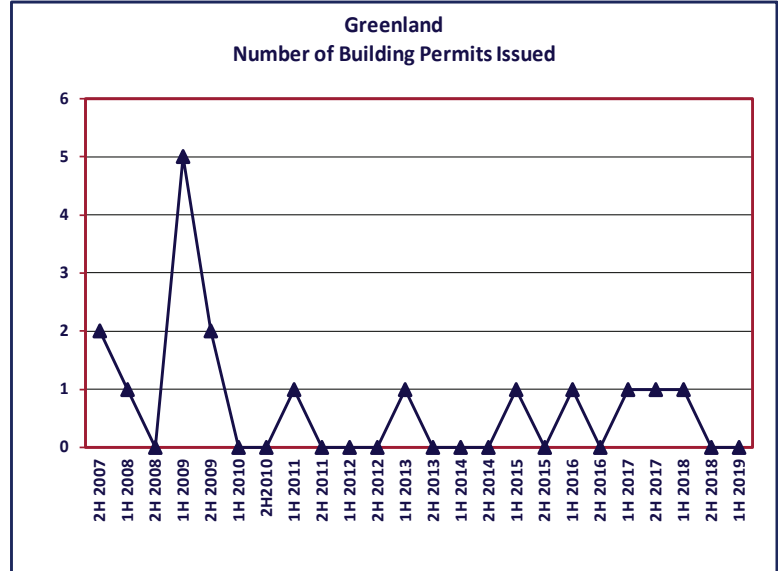


Goshen	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	29	21	11	-62.1%	-47.6%
Average Price of Houses Sold	\$368,687.38	\$401,675.52	\$426,364.73	15.6%	6.1%
Average Days on Market	80	85	95	19.3%	12.2%
Average Price per Square Foot	\$124.25	\$129.12	\$126.80	2.1%	-1.8%
Percentage of County Sales	1.7%	1.1%	0.6%	-64.1%	-46.3%
Number of New Houses Sold	6	3	2	-66.7%	-33.3%
Average Price of New Houses Sold	\$455,321.00	\$501,333.28	\$487,000.00	7.0%	-2.9%
Average Days on Market of New Houses Sold	129	104	279	116.3%	169.1%
Number of Houses Listed	15	8	17	13.3%	112.5%
Average List Price of Houses Listed	\$787,853.00	\$587,725.00	\$649,559.00	-17.6%	10.5%



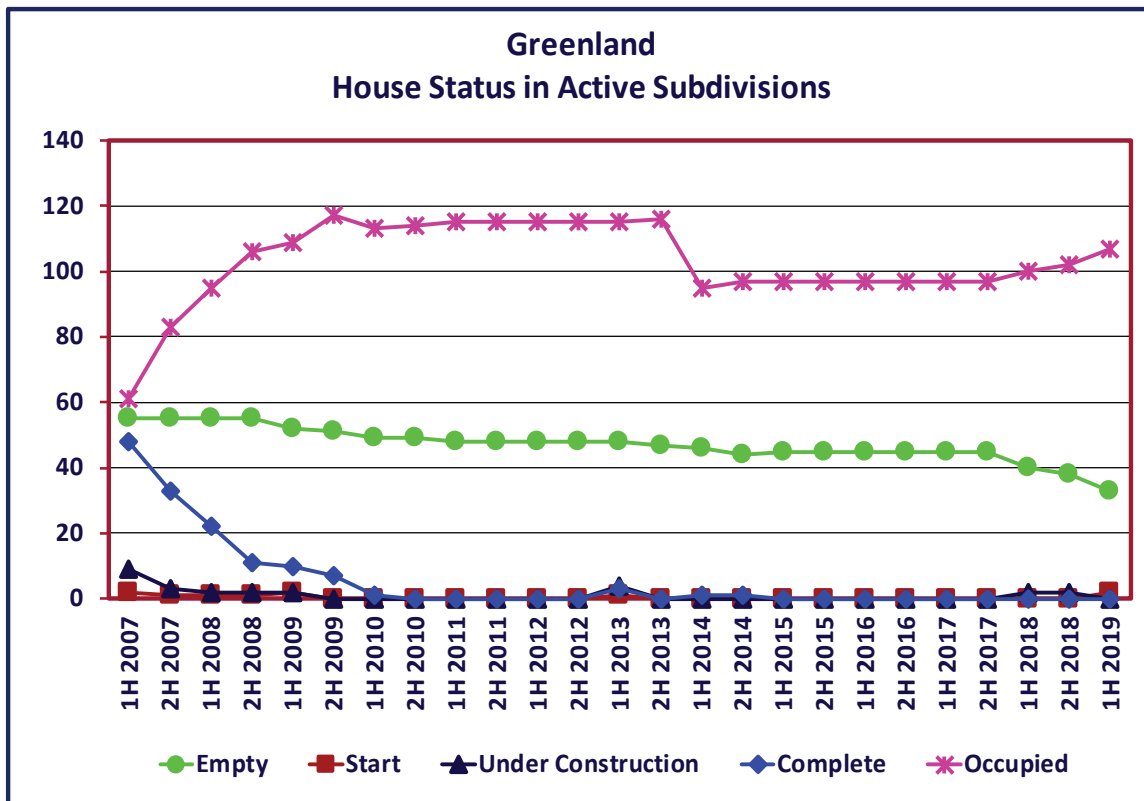
# Greenland

- From January 1 to June 30, 2019 there were no residential building permit issued in Greenland.





# Greenland



- There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2019.
- About 75.4 percent of the lots were occupied, 0 percent were complete but unoccupied, 0 percent were under construction, 1.4 percent were starts, and 23.2 percent were empty lots.
- 5 new houses in Greenland became occupied in the first half of 2019. The annual absorption rate implies that there were 60.0 months of remaining inventory in active subdivisions, down from 84.0 months in the second half of 2018.
- There was no construction or absorption hiatus in either of the 2 active subdivisions in Greenland in the past year. The annual absorption rate implies that there were 60.0 months of remaining inventory in active subdivisions, down from 84.0 months in the second half of 2018.

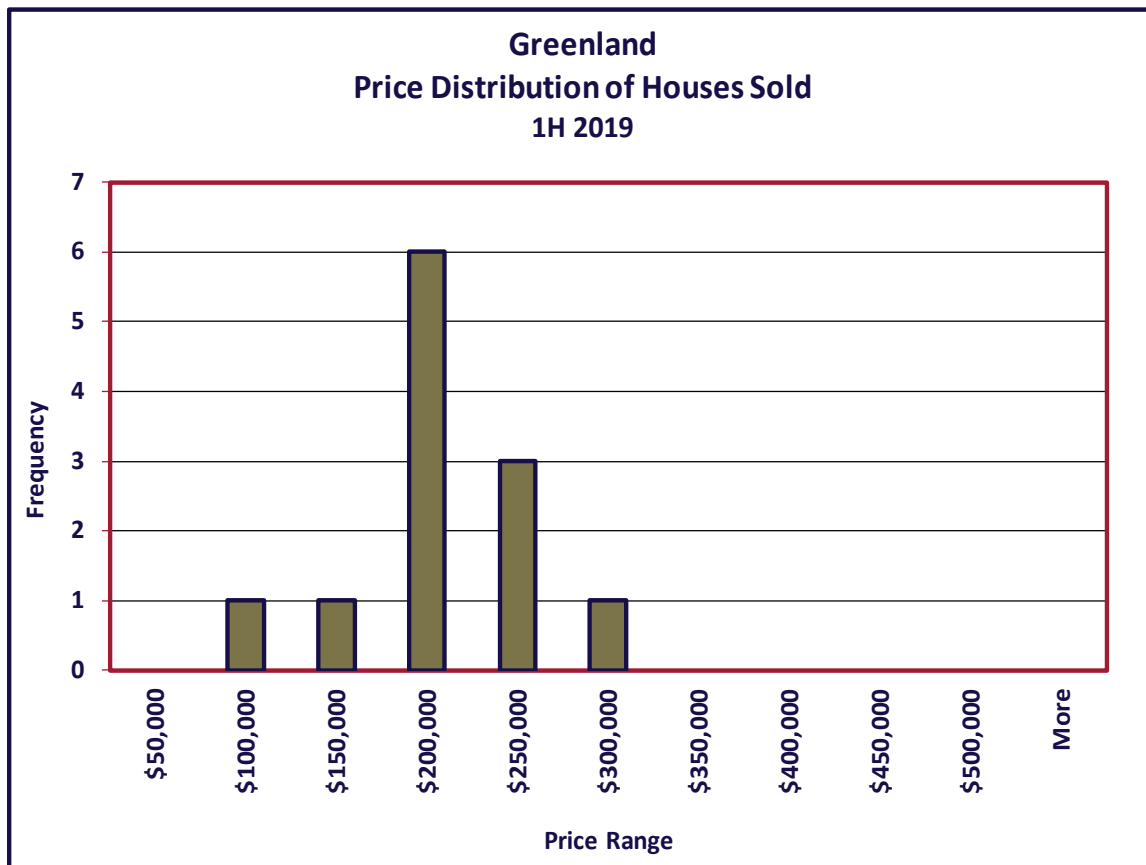
## Greenland House Status in Active Subdivisions First Half 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead	21	2	0	0	57	80	3	69.0
Lee Valley, Phase IV	12	0	0	0	50	62	2	48.0
<b>Greenland</b>	<b>33</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>142</b>	<b>5</b>	<b>60.0</b>

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

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

# Greenland



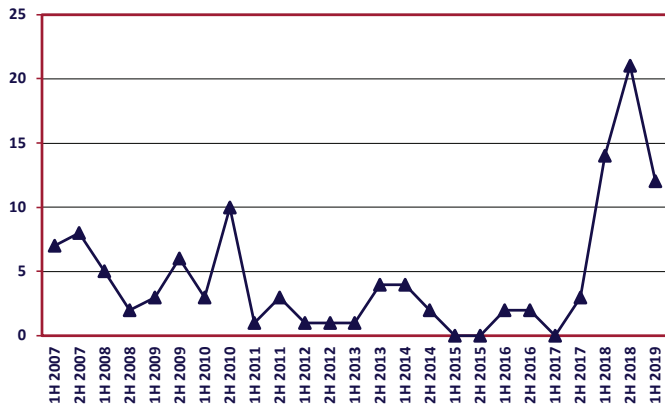
- 12 houses in Greenland were sold in the first half of 2019. The average price of a house was \$176,158.33 at \$98.70 per square feet.

## Greenland Price Range of Houses Sold First Half of 2019

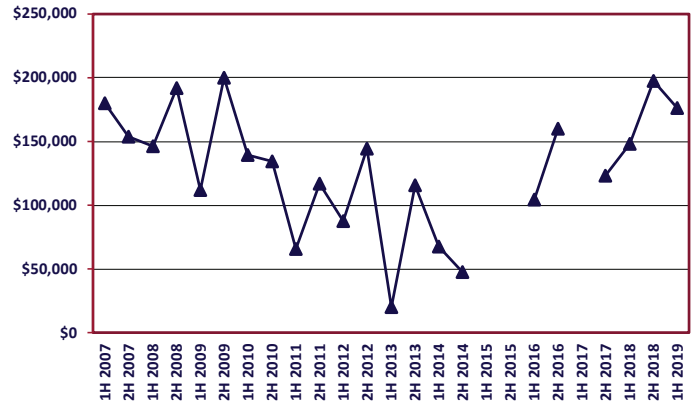
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	--	--	--	--	--
\$50,001 - \$100,000	1	8.3%	1,619	122	91.0%	\$58.99
\$100,001 - \$150,000	1	8.3%	1,008	129	97.0%	\$102.18
\$150,001 - \$200,000	6	50.0%	1,709	133	102.1%	\$102.85
\$200,001 - \$250,000	3	25.0%	2,037	95	100.1%	\$101.18
\$250,001 - \$300,000	1	8.3%	2,509	77	100.0%	\$102.59
\$300,001 - \$350,000	0	--	--	--	--	--
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	0.0%	0	0	0.0%	\$0.00
\$450,001 - \$500,000	0	0.0%	0	0	0.0%	\$0.00
\$500,001+	0	0.0%	0	0	0.0%	\$0.00
<b>Greenland</b>	<b>12</b>	<b>100.0%</b>	<b>1,792</b>	<b>117</b>	<b>100.1%</b>	<b>\$98.70</b>

# Greenland

Greenland  
Number of Houses Sold

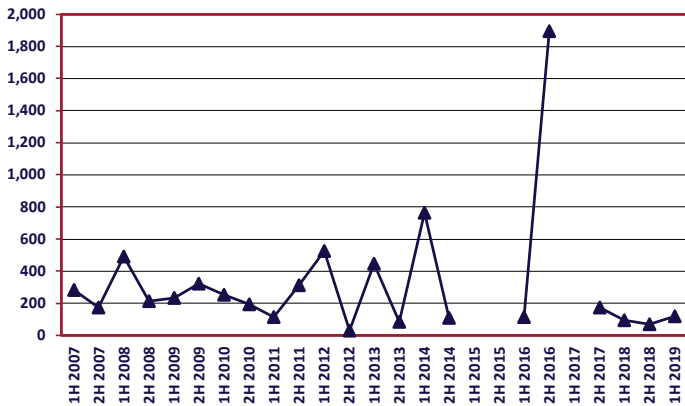


Greenland  
Average Price of Houses Sold

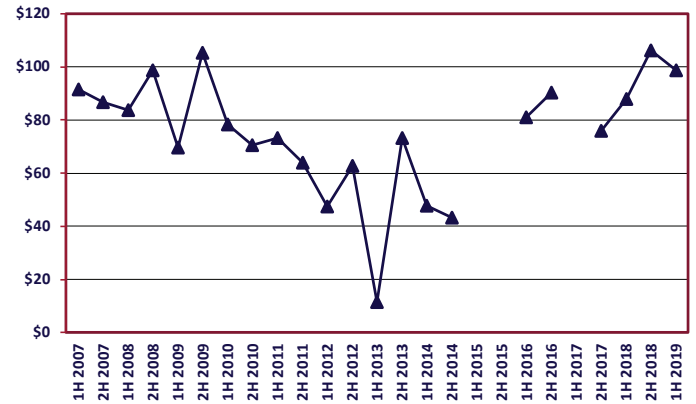


Greenland	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	14	21	12	-14.3%	-42.9%
Average Price of Houses Sold	\$148,128.86	\$197,342.86	\$176,158.33	18.9%	-10.7%
Average Days on Market	93	72	117	26.4%	62.5%
Average Price per Square Foot	\$87.80	\$106.07	\$98.70	12.4%	-6.9%
Percentage of County Sales	0.8%	1.1%	0.7%	-18.8%	-41.5%
Number of New Houses Sold	0	0	1		
Average Price of New Houses Sold			\$202,000.00		
Average Days on Market of New Houses Sold			82		
Number of Houses Listed	7	4	7	0.0%	75.0%
Average List Price of Houses Listed	\$195,829.00	\$191,425.00	\$193,129.00	-1.4%	0.9%

Greenland  
Average Days on Market of Houses Sold

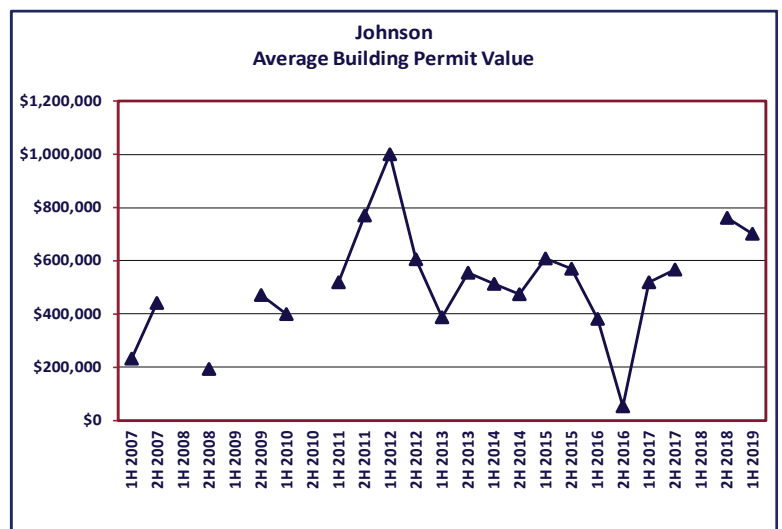
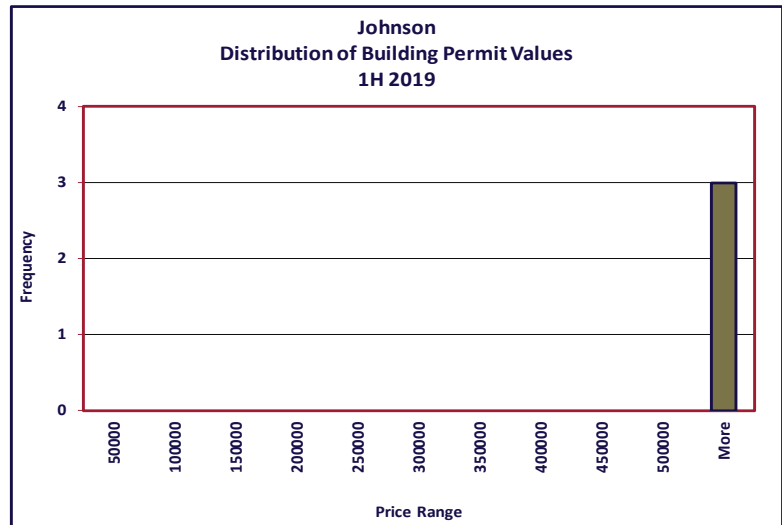
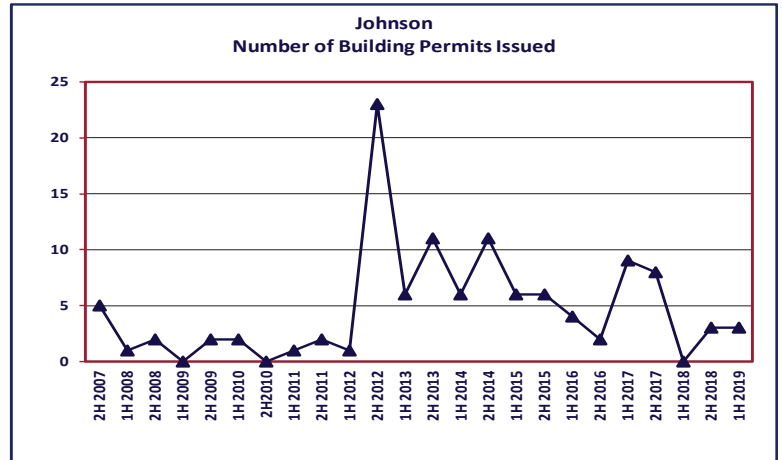


Greenland  
Average Price per Square Foot of Houses Sold

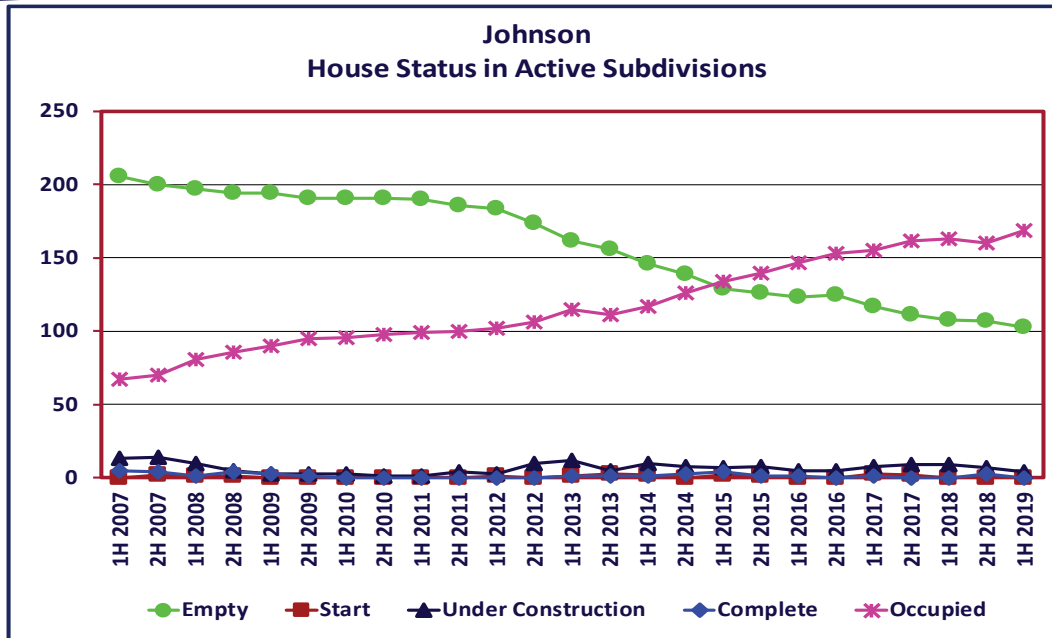


# Johnson

- From January 1 to June 30, 2019 there were 3 residential building permits issued in Johnson compared to none in from the first half of 2018.
- In the first half of 2019, all issued building permits were over \$500,001.
- The average residential building permit value in Johnson was \$701,875 in the first half of 2019.



# Johnson



- There were 276 total lots in 7 active subdivisions in Johnson in the first half of 2019. About 61.2 percent of the lots were occupied, 0 percent were complete, but unoccupied, 1.4 percent were under construction, 0.0 percent were starts, and 37.3 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the first half of 2019 was Clear Creek Phase I with 2 lots. Clear Creek Phase III and V each had 1 house, under construction.
- 1 of the 7 active subdivisions in Johnson had no new construction activity in the past year.
- 2 of the 7 active subdivisions in Johnson had no new absorption activity in the past year.
- 9 new houses in Johnson became occupied in the first half of 2019. The annual absorption rate implies that there were 142.7 months of remaining inventory in active subdivisions, down from 280.8 in the second half of 2018.
- 35 preliminary or final lots were approved in 2 subdivisions in Johnson in the first half of 2019.

## Johnson House Status in Active Subdivisions First Half 2019

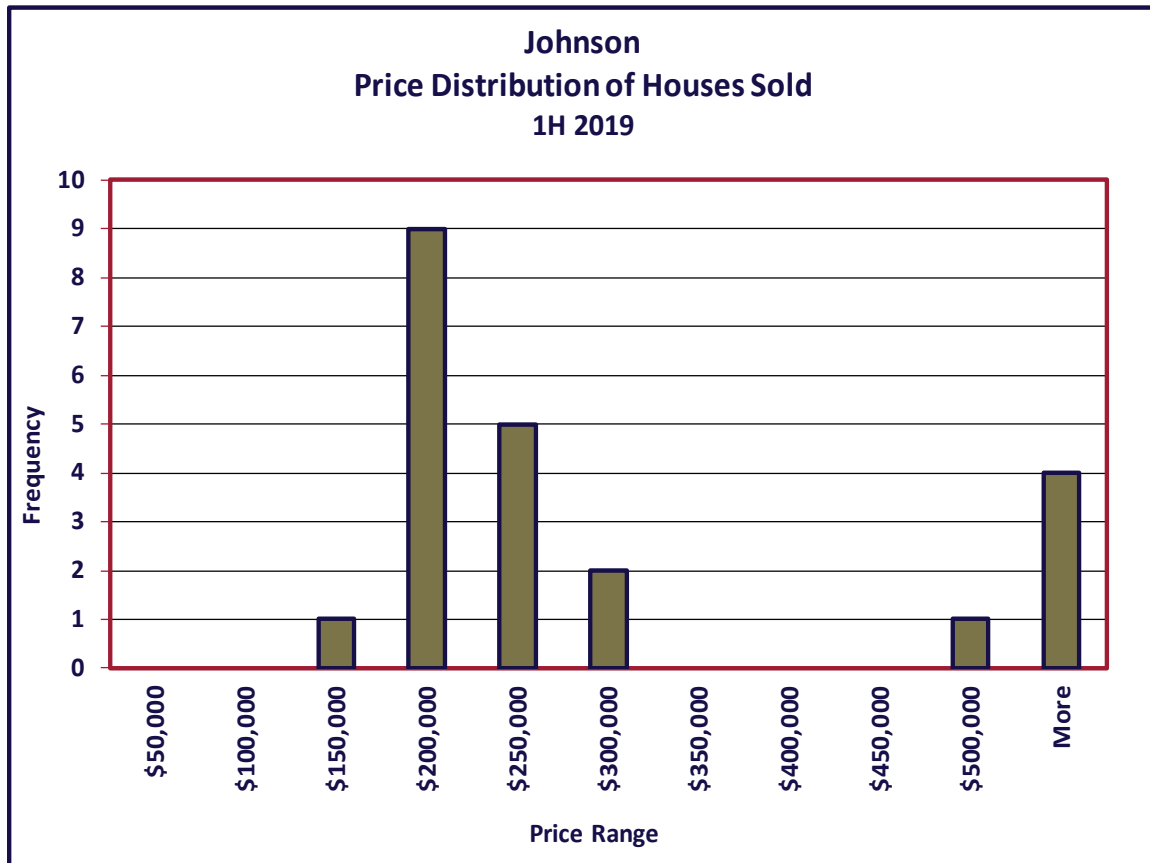
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek Patio Homes <sup>1,2</sup>	18	0	0	0	21	39	0	--
Clear Creek, Phase I <sup>2</sup>	26	0	2	0	19	47	0	--
Clear Creek, Phase II	6	0	0	0	39	45	1	72.0
Clear Creek, Phase III	12	0	1	0	28	41	1	156.0
Clear Creek, Phase V	27	0	1	0	7	35	1	336.0
Clear Creek, Phase VII	1	0	0	0	3	4	1	12.0
Heritage Hills	13	0	0	0	52	65	5	31.2
<b>Johnson</b>	<b>103</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>169</b>	<b>276</b>	<b>9</b>	<b>142.7</b>

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

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



# Johnson

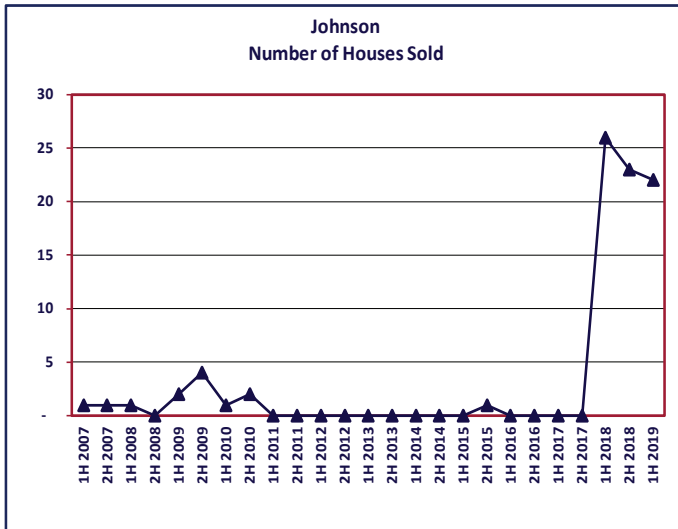


- 22 houses were sold in Johnson in the first half of 2019. The average price of a house was \$401,263.64 and \$124.32 per square feet.

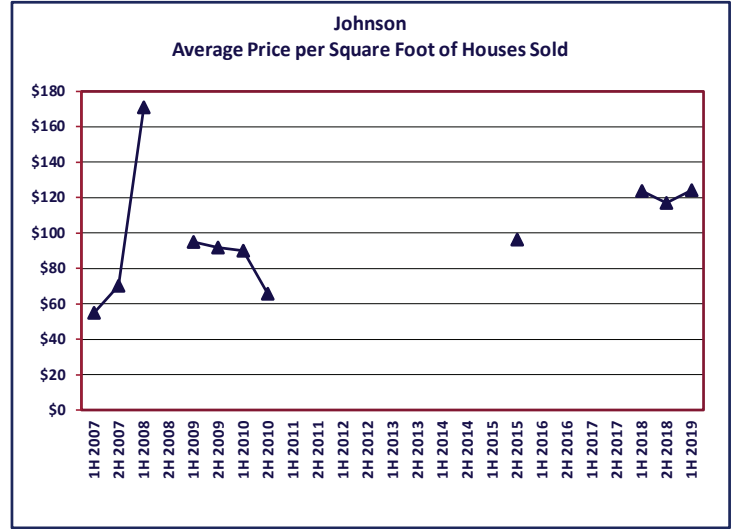
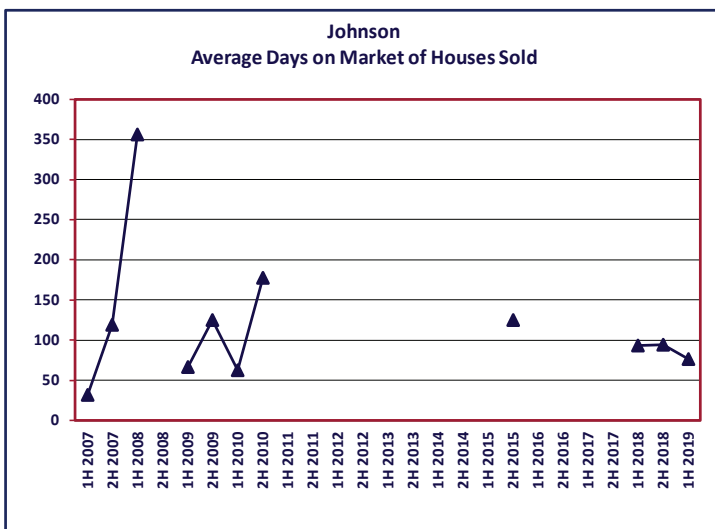
## Johnson Price Range of Houses Sold First Half of 2019

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	--	--	--	--	--
\$50,001 - \$100,000	0	--	--	--	--	--
\$100,001 - \$150,000	1	4.5%	1,351	232	91.9%	\$92.52
\$150,001 - \$200,000	9	40.9%	1,705	57	101.7%	\$109.34
\$200,001 - \$250,000	5	22.7%	2,202	89	101.3%	\$101.30
\$250,001 - \$300,000	2	9.1%	2,680	65	100.0%	\$100.69
\$300,001 - \$350,000	0	--	--	--	--	--
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	1	4.5%	3,800	154	104.8%	\$130.26
\$500,001+	4	18.2%	5,670	56	98.1%	\$205.10
<b>Johnson</b>	<b>22</b>	<b>100.0%</b>	<b>2,707</b>	<b>77</b>	<b>100.5%</b>	<b>\$124.32</b>

# Johnson

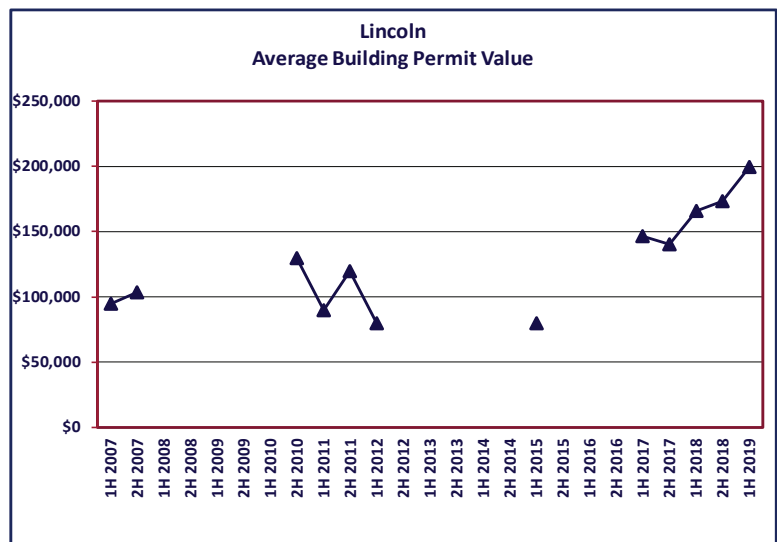
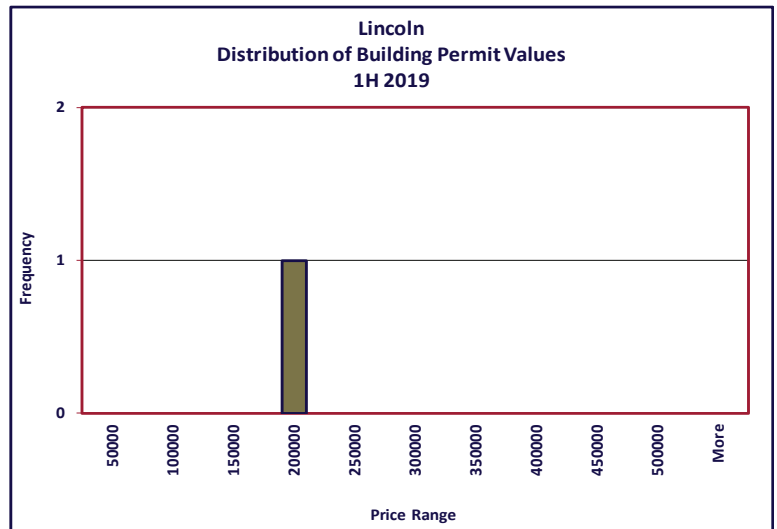
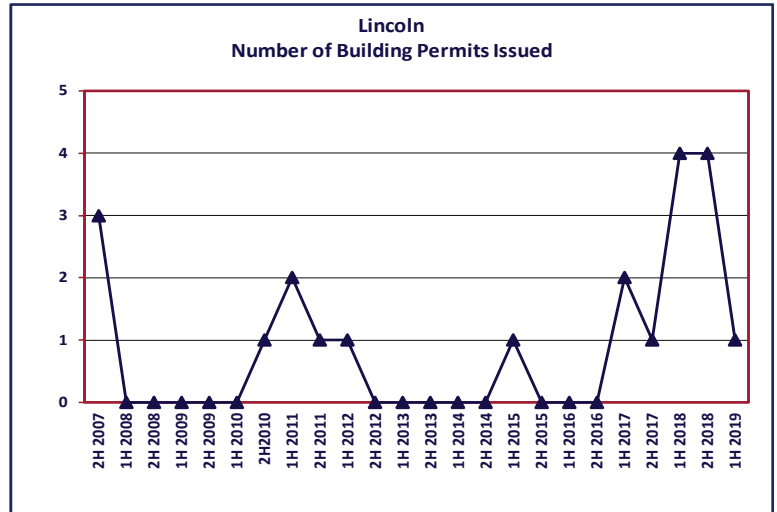


Johnson	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	26	23	22	-15.4%	-4.3%
Average Price of Houses Sold	\$424,257.85	\$340,405.57	\$401,263.64	-5.4%	17.9%
Average Days on Market	94	94	77	-18.3%	-18.9%
Average Price per Square Foot	\$123.91	\$117.11	\$124.32	0.3%	6.2%
Percentage of County Sales	1.5%	1.2%	1.2%	-19.8%	-2.0%
Number of New Houses Sold	0	0	0		
Average Price of New Houses Sold					
Average Days on Market of New Houses Sold					
Number of Houses Listed	9	8	9	0.0%	12.5%
Average List Price of Houses Listed	\$1,398,533.00	\$1,055,388.00	\$1,387,322.00	-0.8%	31.5%

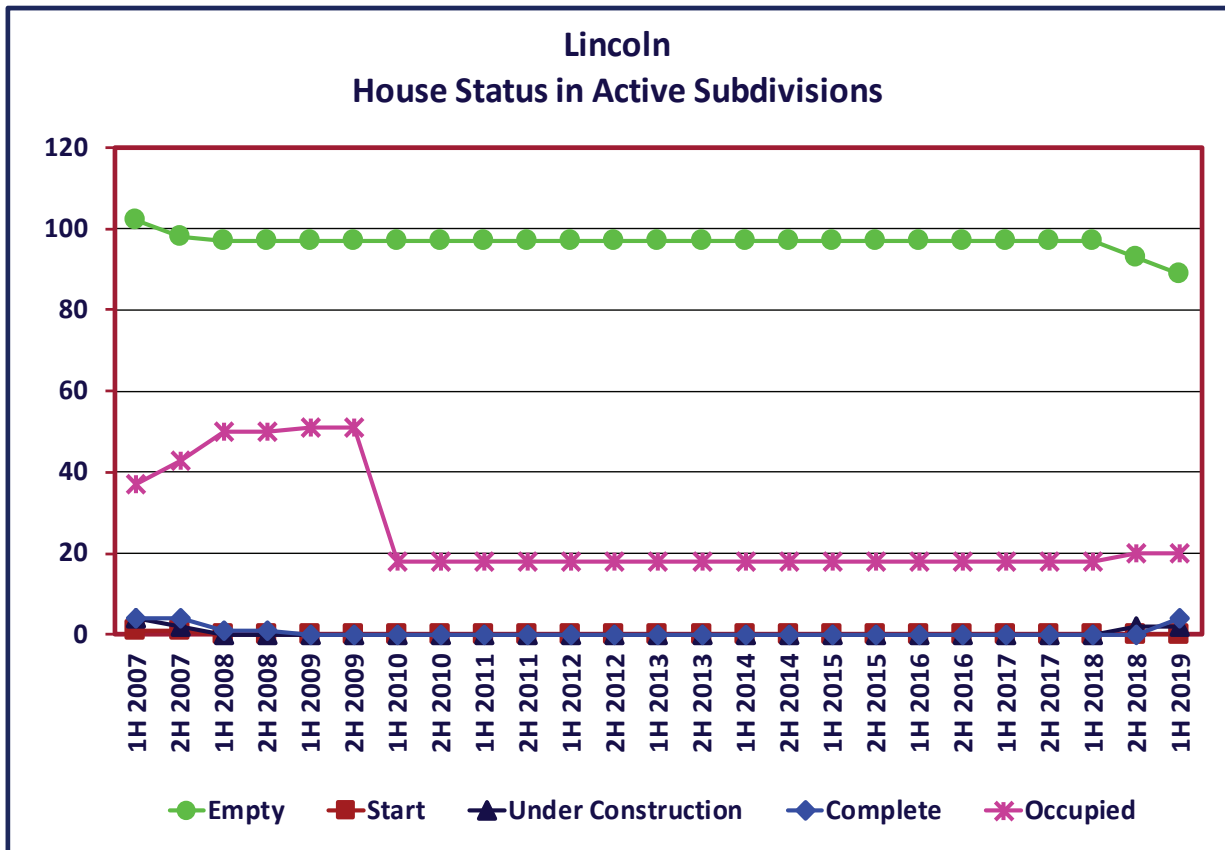


# Lincoln

- From January 1 to June 30, 2019 there was 1 residential building permit issued in Lincoln. This was a 75.0% decrease from the number of permits issued in the first half of 2018.
- The building permit in Lincoln was valued between \$150,001 and \$200,000.
- The average residential building permit value in Lincoln increased by 20.4 percent from \$165,900 in the first half of 2018 to \$199,666 in the first half of 2019.



# Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the first half of 2019. About 17.4 percent of the lots were occupied, 3.5 percent were complete but unoccupied, 1.7 percent were under construction, 0.0 percent were starts, and 77.4 percent were empty lots.
- There was new construction in both of the active subdivisions in the last year.
- No absorption occurred in either of the active subdivisions in the last year.
- Two new houses in Lincoln became occupied in the first half of 2019. The annual absorption rate implies that there were 570.0 months of remaining inventory in active subdivisions, unchanged from the second half of 2018.

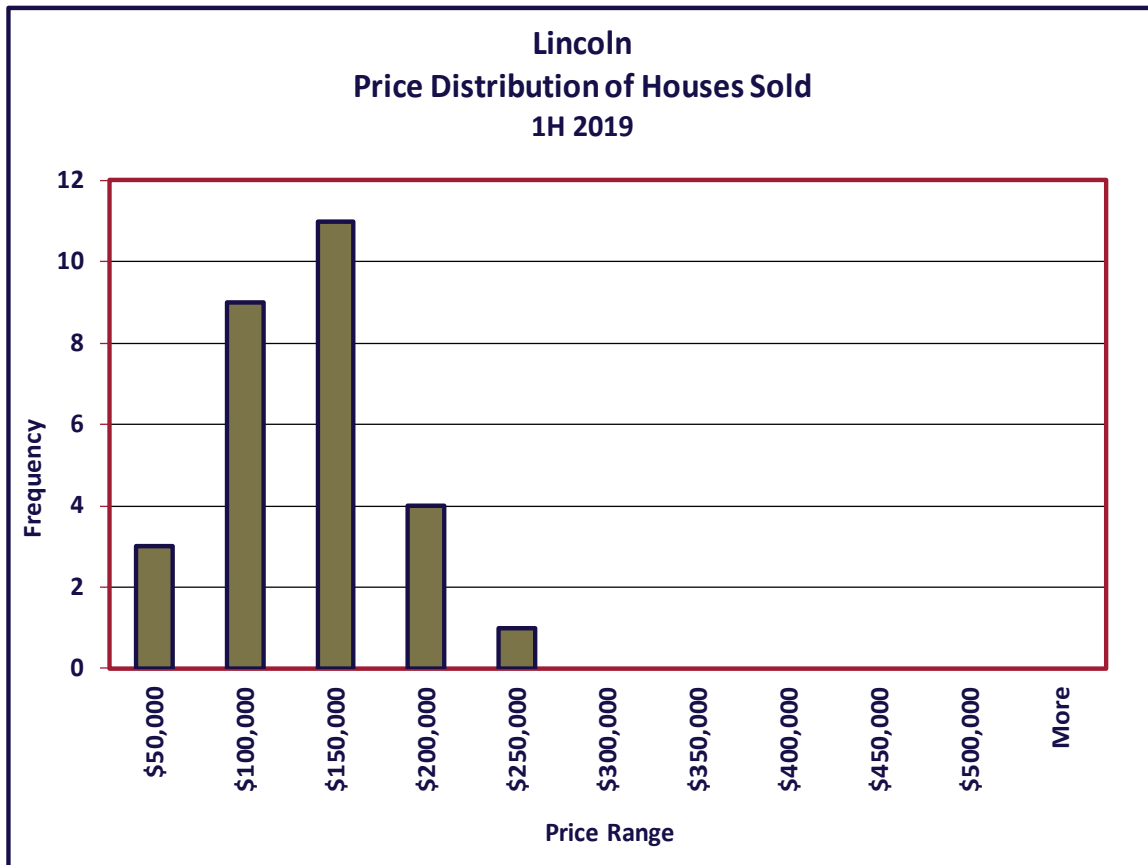
## Lincoln House Status in Active Subdivisions First Half 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Carter/Johnson <sup>1</sup>	6	0	0	4	2	12	0	--
Country Meadows <sup>1</sup>	83	0	2	0	18	103	0	510.0
<b>Lincoln</b>	<b>89</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>20</b>	<b>115</b>	<b>0</b>	<b>570.0</b>

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

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

# Lincoln



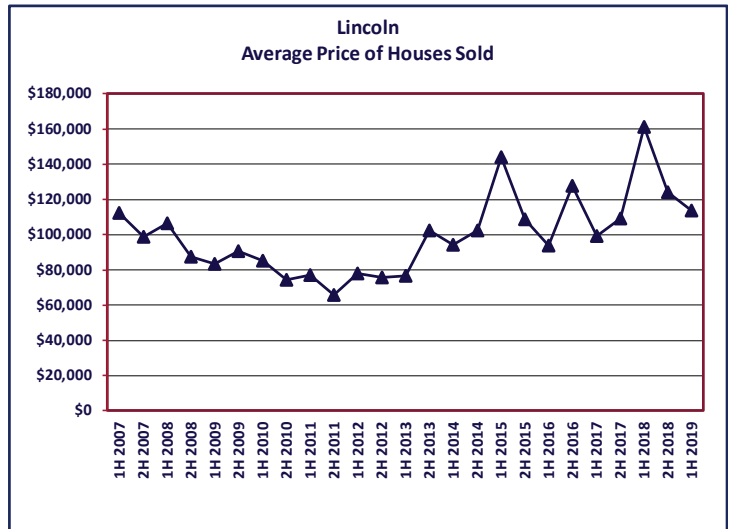
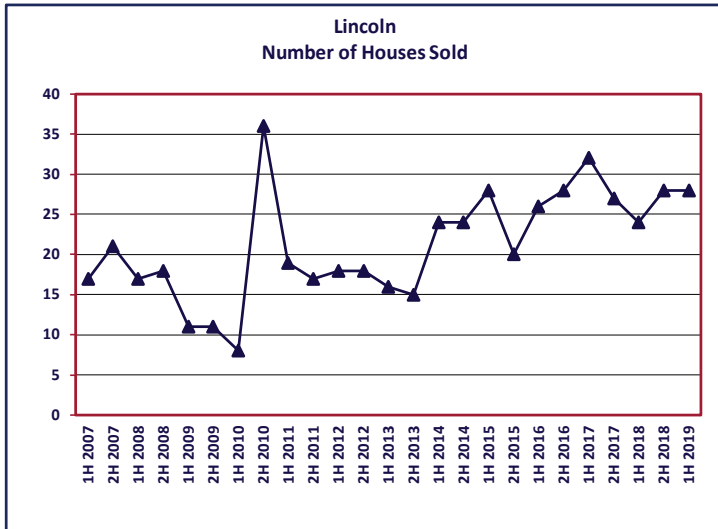
- 28 houses sold in Lincoln in the first half of 2019. The average price of a house was \$113,857.14 at \$83.52 per square feet.

## Lincoln Price Range of Houses Sold First Half of 2019

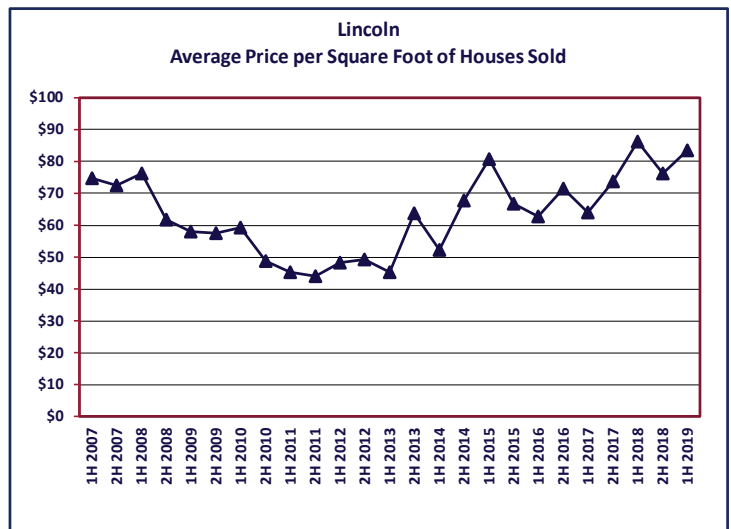
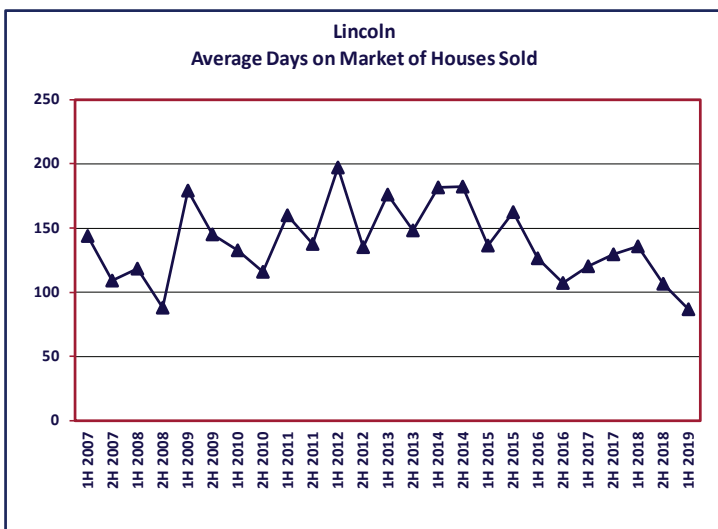
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	10.7%	1,110	98	96.0%	\$38.94
\$50,001 - \$100,000	9	32.1%	1,288	109	97.4%	\$71.51
\$100,001 - \$150,000	11	39.3%	1,386	61	99.6%	\$91.77
\$150,001 - \$200,000	4	14.3%	1,499	105	99.9%	\$115.43
\$200,001 - \$250,000	1	3.6%	2,152	69	100.0%	\$106.88
\$250,001 - \$300,000	0	--	--	--	--	--
\$300,001 - \$350,000	0	--	--	--	--	--
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	0	--	--	--	--	--
<b>Lincoln</b>	<b>28</b>	<b>100.0%</b>	<b>1,368</b>	<b>87</b>	<b>98.6%</b>	<b>\$83.52</b>



# Lincoln



Lincoln	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	24	28	28	16.7%	0.0%
Average Price of Houses Sold	\$161,199.83	\$124,225.36	\$113,857.14	-29.4%	-8.3%
Average Days on Market	136	107	87	-36.0%	-18.5%
Average Price per Square Foot	\$86.22	\$76.19	\$83.52	-3.1%	9.6%
Percentage of County Sales	1.4%	1.5%	1.5%	10.6%	2.4%
Number of New Houses Sold	1	0	4	300.0%	
Average Price of New Houses Sold	\$147,000.00		\$143,174.75	-2.6%	
Average Days on Market of New Houses Sold	92		90	-2.4%	
Number of Houses Listed	19	14	18	-5.3%	28.6%
Average List Price of Houses Listed	\$263,384.00	\$159,207.00	\$144,650.00	-45.1%	-9.1%



# Lincoln

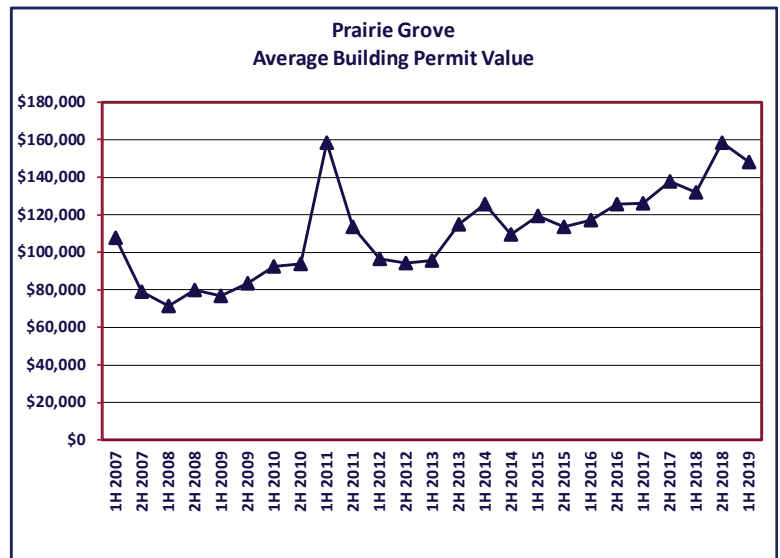
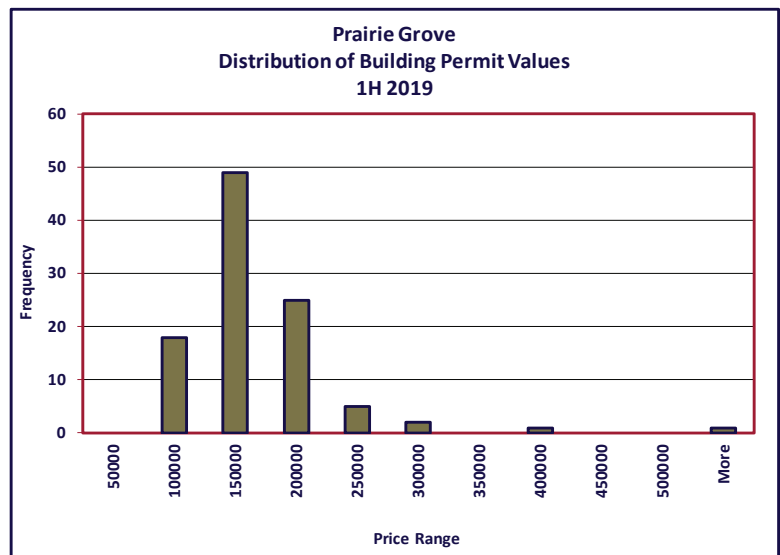
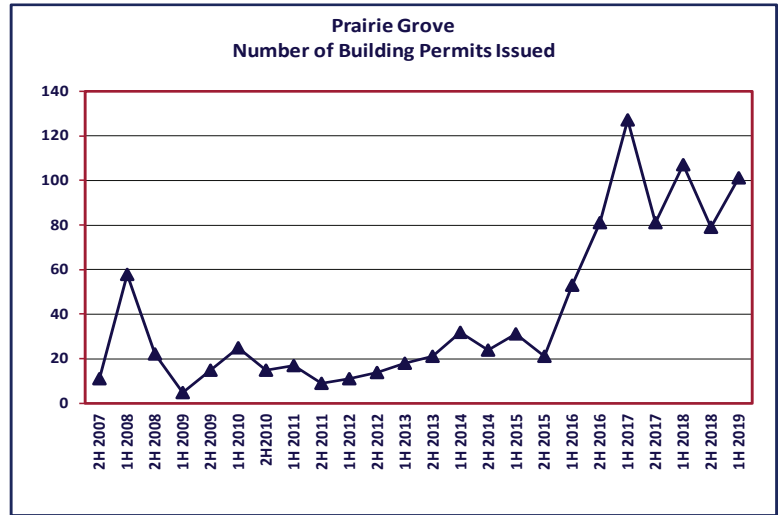
## Lincoln Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Carter/Johnson	2	7.1%	1,250	68	\$136,900	\$109.52
Corley	2	7.1%	1,481	52	\$118,000	\$80.09
Country Meadows	2	7.1%	1,361	115	\$142,750	\$104.73
Lincoln Original	2	7.1%	1,388	71	\$107,950	\$78.94
Reed	3	10.7%	1,092	60	\$89,467	\$79.13
Stapleton	1	3.6%	1,475	77	\$108,000	\$73.22
Summers Original	1	3.6%	1,008	100	\$98,000	\$97.22
Other	15	53.6%	1,440	98	\$113,493	\$78.94
<b>Lincoln</b>	<b>28</b>	<b>100.0%</b>	<b>1,368</b>	<b>87</b>	<b>\$113,857</b>	<b>\$83.52</b>



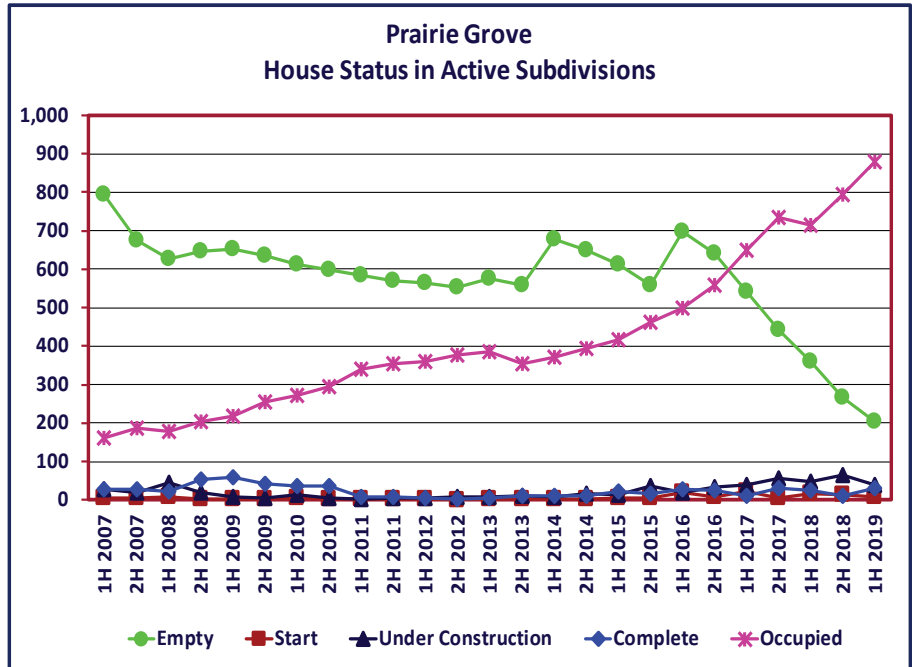
# Prairie Grove

- From January 1 through June 30, 2019 there were 101 residential building permits issued in Prairie Grove. This is a 5.6 percent decrease from the first half of 2018.
- In the first half of 2019, majority 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 12.3 percent from \$131,784 in the first half of 2018 to \$148,035 the first half of 2019.



# Prairie Grove

- There were 1,160 total lots in 18 active subdivisions in Prairie Grove in the first half of 2019.
- About 75.7 percent of the lots were occupied, 2.6 percent was complete, but unoccupied, 3.3 percent were under construction, 0.8 percent were starts, and 17.7 percent were empty lots.
- 1 of the 18 active subdivisions in Prairie Grove had no new construction activity in the past year.
- The subdivisions with the most houses under construction in Prairie Grove in the first half of 2019 were Highlands Green and Sundowner Phase III, with 8 each.
- In 8 of the 18 active subdivisions on Prairie Grove there was no absorption in the past year.
- 83 new houses in Prairie Grove became occupied in the first half of 2019. The annual absorption rate implies that there were 19.0 months of remaining inventory in active subdivisions, down from 23.5 months in the second half of 2018.



- There were 31 additional lots in 1 subdivision receiving either preliminary or final approval by June 30, 2019.

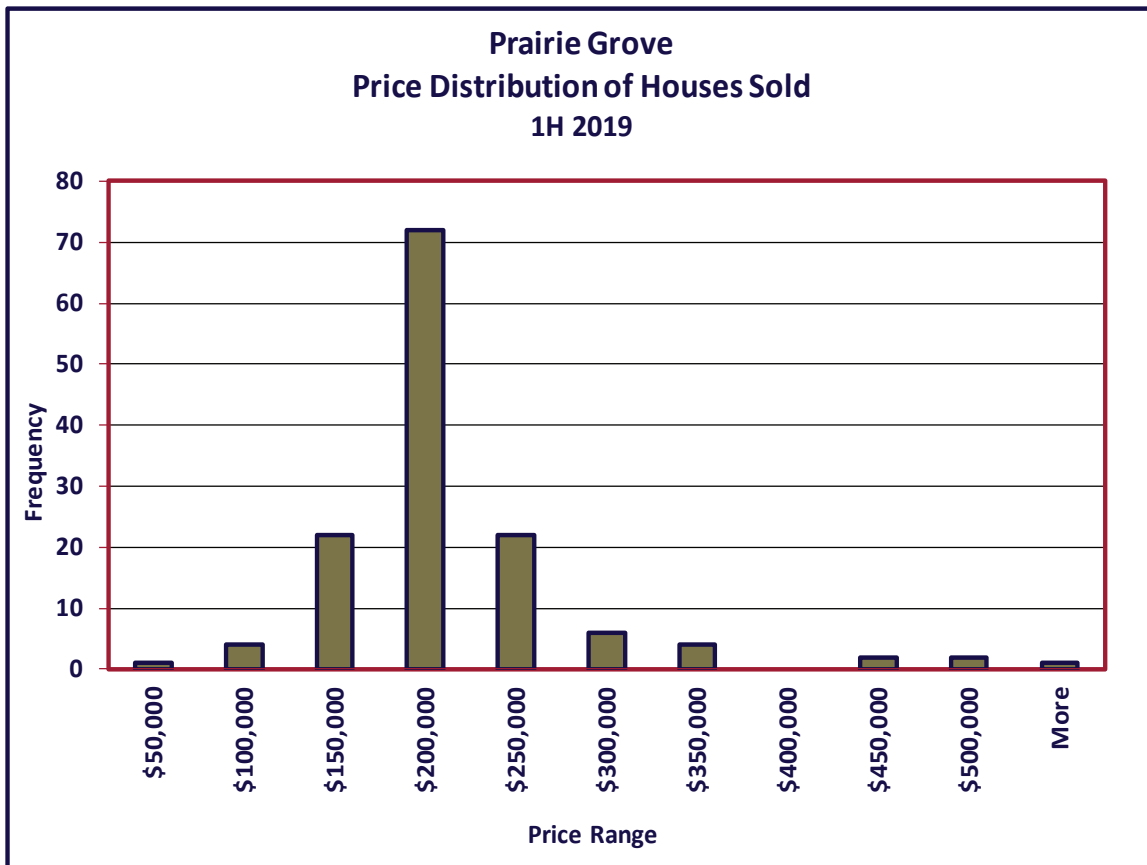
## Prairie Grove House Status in Active Subdivisions First Half 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates Phase II	3	0	0	9	114	126	6	7.2
Belle Meade, Phase I, II	22	0	1	1	110	134	9	14.4
Belle Meade, Phase III	14	0	0	0	0	14	0	--
Coyle <sup>1</sup>	2	0	0	0	1	3	0	24.0
Grandview Estates, Phase IB <sup>1</sup>	3	0	2	0	5	10	0	--
Grandview Estates, Phase II <sup>1</sup>	2	0	2	0	5	9	0	--
Grandview Estates, Phase III <sup>1,2</sup>	0	0	2	0	6	8	0	4.8
Highlands Green	9	2	8	1	7	27	7	34.3
Highlands Green, Phase I <sup>1,2</sup>	1	0	0	0	39	40	0	--
Highlands Square North <sup>1</sup>	5	0	0	0	34	39	0	20.0
Prairie Meadows, Phase III	16	0	2	3	96	117	3	31.5
Snyder Grove, Phase I	10	0	0	0	1	11	1	120.0
Stonecrest, Phase II <sup>1</sup>	4	0	1	0	39	44	0	--
Sundowner, Phase I Sec. I	14	0	1	0	46	61	8	20.0
Sundowner, Phase I Sec. II	34	0	3	3	104	144	3	160.0
Sundowner, Phase IIA <sup>1</sup>	5	0	1	2	77	85	0	24.0
Sundowner, Phase IIB	6	4	7	4	115	136	30	4.2
Sundowner, Phase III	55	3	8	7	79	152	16	23.7
<b>Prairie Grove Totals</b>	<b>205</b>	<b>9</b>	<b>38</b>	<b>30</b>	<b>878</b>	<b>1,160</b>	<b>83</b>	<b>19.0</b>

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

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

# Prairie Grove



- 136 houses were sold in Prairie Grove in the first half of 2019. The average price of a house was \$190,546.66 at \$111.04 per square feet.

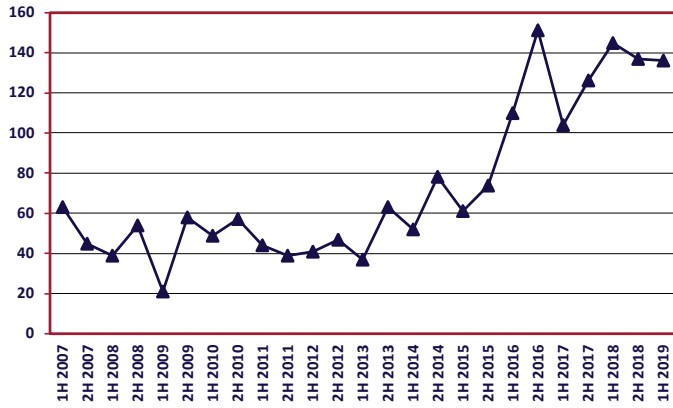
## Prairie Grove Price Range of Houses Sold First Half of 2019

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	0.7%	1,092	111	90.0%	\$32.97
\$50,001 - \$100,000	4	2.9%	1,255	93	103.1%	\$71.46
\$100,001 - \$150,000	22	16.2%	1,263	91	101.6%	\$108.23
\$150,001 - \$200,000	72	52.9%	1,558	113	100.5%	\$111.13
\$200,001 - \$250,000	22	16.2%	2,002	83	99.7%	\$112.66
\$250,001 - \$300,000	6	4.4%	2,364	170	100.2%	\$118.74
\$300,001 - \$350,000	4	2.9%	2,647	142	108.7%	\$133.34
\$350,001 - \$400,000	0	--	--	--	--	--
\$400,001 - \$450,000	2	1.5%	3,553	129	98.0%	\$121.42
\$450,001 - \$500,000	2	1.5%	3,025	116	102.6%	\$158.77
\$500,001+	1	0.7%	5,651	135	107.7%	\$114.85
<b>Prairie Grove</b>	<b>136</b>	<b>100.0%</b>	<b>1,718</b>	<b>108</b>	<b>100.8%</b>	<b>\$111.04</b>

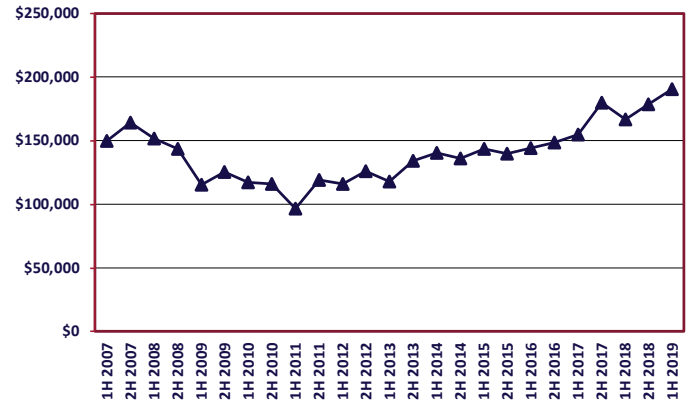


# Prairie Grove

Prairie Grove  
Number of Houses Sold

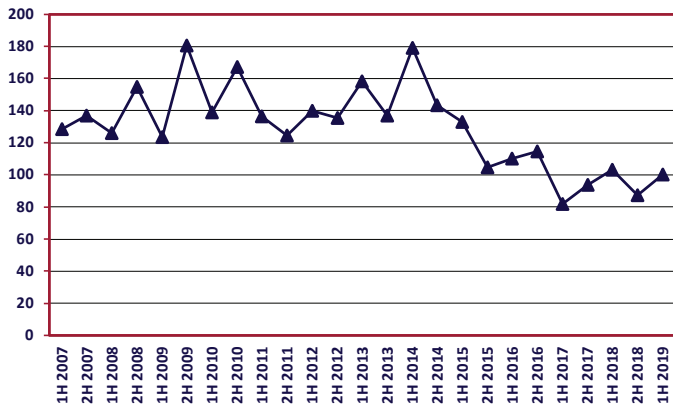


Prairie Grove  
Average Price of Houses Sold

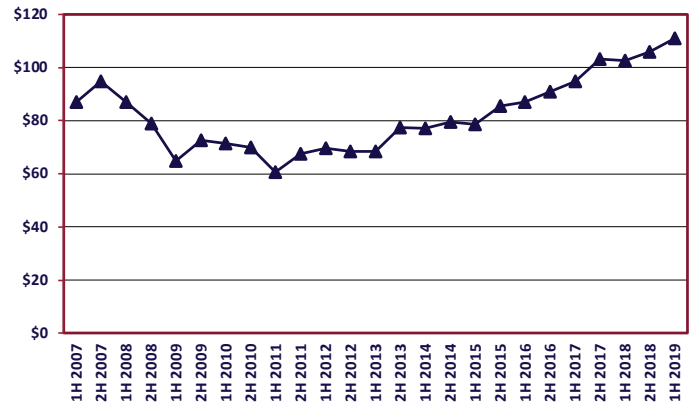


Prairie Grove	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	145	137	136	-6.2%	-0.7%
Average Price of Houses Sold	\$167,009.64	\$178,474.98	\$190,546.66	14.1%	6.8%
Average Days on Market	103	87	108	4.6%	23.7%
Average Price per Square Foot	\$102.49	\$105.96	\$111.04	8.3%	4.8%
Percentage of County Sales	8.4%	7.4%	7.5%	-11.1%	1.7%
Number of New Houses Sold	64	62	69	7.8%	11.3%
Average Price of New Houses Sold	\$172,613.84	\$178,313.50	\$181,433.20	5.1%	1.7%
Average Days on Market of New Houses Sold	114	90	117	2.6%	29.4%
Number of Houses Listed	41	72	61	48.8%	-15.3%
Average List Price of Houses Listed	\$239,301.00	\$232,675.00	\$207,819.00	-13.2%	-10.7%

Prairie Grove  
Average Days on Market of Houses Sold



Prairie Grove  
Average Price per Square Foot of Houses Sold





# Prairie Grove

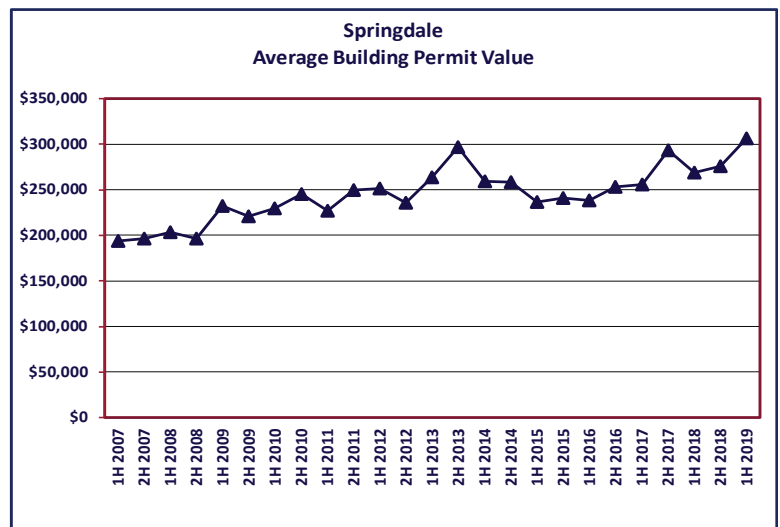
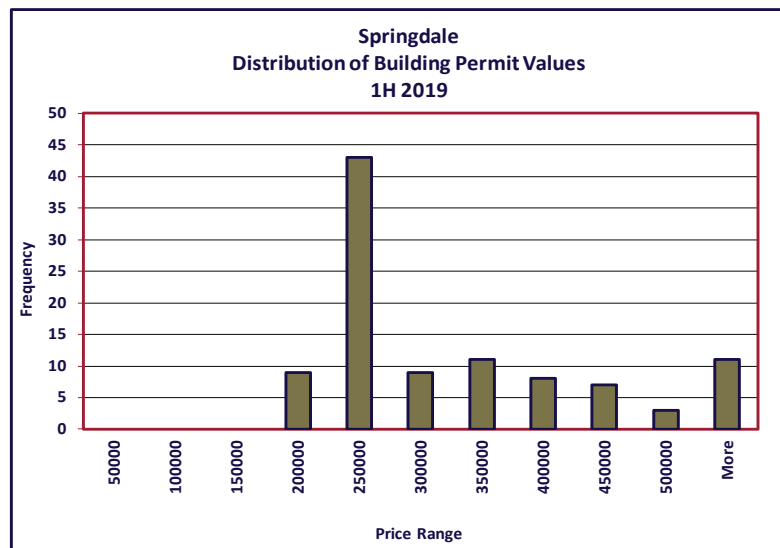
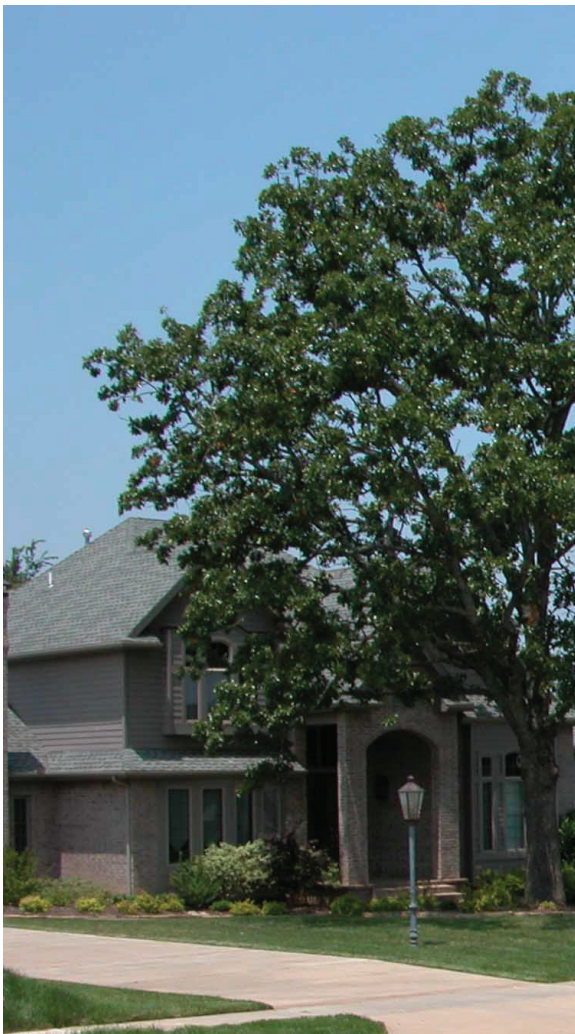
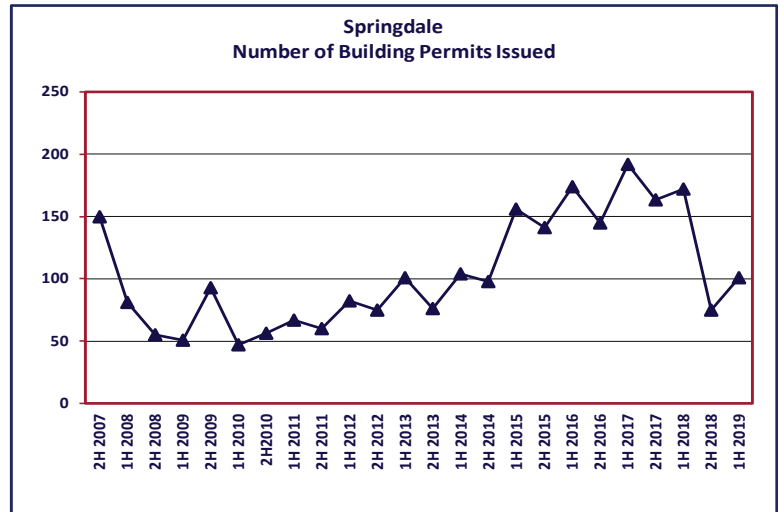
## Prairie Grove Sold House Characteristics by Subdivision First Half 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Battle Field Estates	6	4.4%	1,263	89	\$157,417	\$124.63
Belle Meade	6	4.4%	1,544	105	\$166,283	\$108.51
Bethel Blacktop	2	1.5%	3,054	198	\$380,180	\$129.35
Bright's	1	0.7%	1,628	42	\$149,900	\$92.08
DormanMorton	1	0.7%	2,850	235	\$279,000	\$97.89
Grandview Estates	1	0.7%	2,161	130	\$274,000	\$126.79
Highlands Green	11	8.1%	1,561	108	\$169,399	\$108.97
Highlands Square South	1	0.7%	1,313	64	\$145,000	\$110.43
Lahera Meadows	1	0.7%	1,784	77	\$162,000	\$90.81
Leeann Estates	1	0.7%	2,502	259	\$295,000	\$117.91
Prairie Grove Original	4	2.9%	1,253	100	\$104,194	\$86.89
Prairie Meadows	11	8.1%	1,775	128	\$186,555	\$104.67
Prairie Oaks One	1	0.7%	3,230	181	\$218,000	\$67.49
Rogers	2	1.5%	1,853	78	\$160,000	\$85.82
Rose	1	0.7%	1,989	143	\$262,000	\$131.72
Shady Acre Estates	1	0.7%	2,222	46	\$237,000	\$106.66
Simpsons	2	1.5%	1,053	73	\$78,000	\$75.71
Stonecrest	2	1.5%	1,531	27	\$164,000	\$107.86
Sundowner	51	37.5%	1,513	108	\$178,059	\$117.90
Willow Creek	2	1.5%	1,679	77	\$175,000	\$104.44
Other	28	20.6%	2,141	105	\$236,521	\$108.69
<b>Prairie Grove</b>	<b>136</b>	<b>100.0%</b>	<b>1,718</b>	<b>108</b>	<b>\$190,547</b>	<b>\$111.04</b>



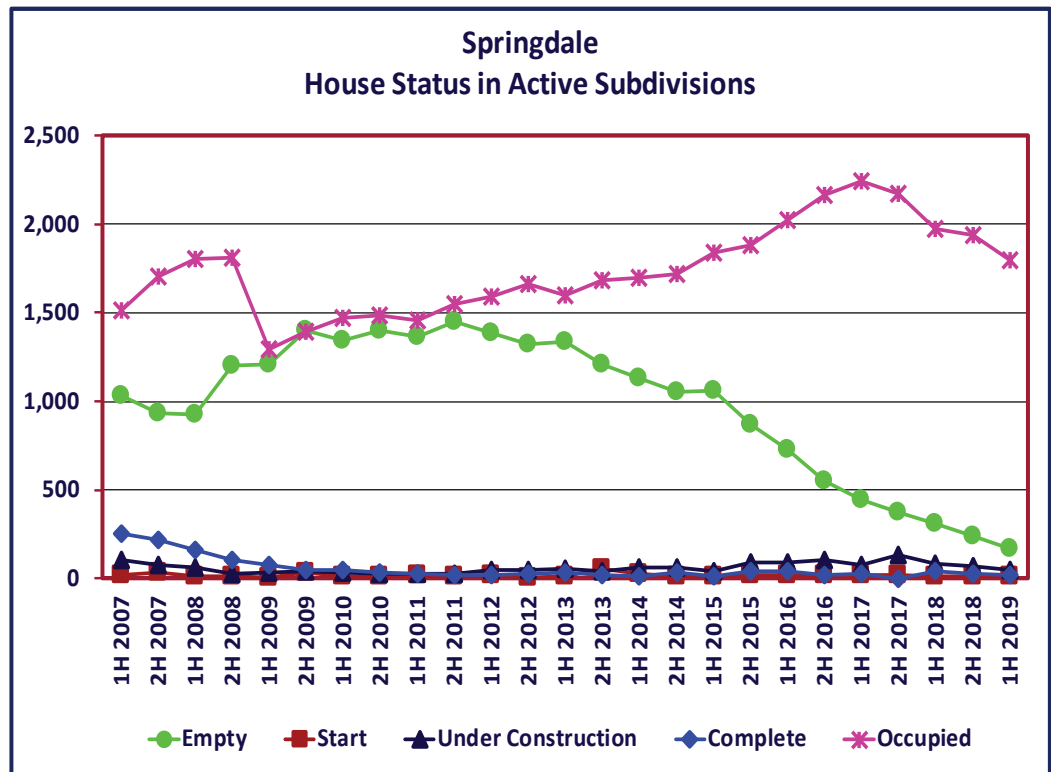
# Springdale

- From January 1 through June 30, 2019 there were 101 residential building permits issued in Springdale. This represents a 47.1 percent decrease from the first half of 2018.
- In the first half of 2019, a majority of building permits in Springdale were valued in the \$200,001 to \$250,000 range.
- The average residential building permit value in Springdale increased by 14.2 percent from \$268,521 in the first half of 2018 to \$306,589 in the first half of 2019.



# Springdale

- There were 2,041 total lots in 32 active subdivisions in Springdale in the first half of 2019.
- About 88.1 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 2.2 percent were under construction, 0.5 percent were starts, and 8.2 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the first half of 2019 was Silent Knoll with 7.
- No new construction or progress in existing construction occurred in the last year in 7 out of the 32 active subdivisions in Springdale.
- 104 new houses in Springdale became occupied in the first half of 2019. The annual absorption rate implies that there were 11.7 months of remaining inventory in active subdivisions, up from 16.6 in the second half of 2018.
- In 15 out of the 32 active subdivisions in Springdale, no absorption occurred in the past year. One new subdivision had 2 lots absorbed.
- An additional 626 lots in 11 subdivisions had received either preliminary or final approval by June 30, 2019.



## Springdale Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Butterfield Subdivision	1H 2018	14
Hilton Road	2H 2018	98
Joy Acres	1H 2016	4
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
<b>Springdale</b>		<b>626</b>

# Springdale

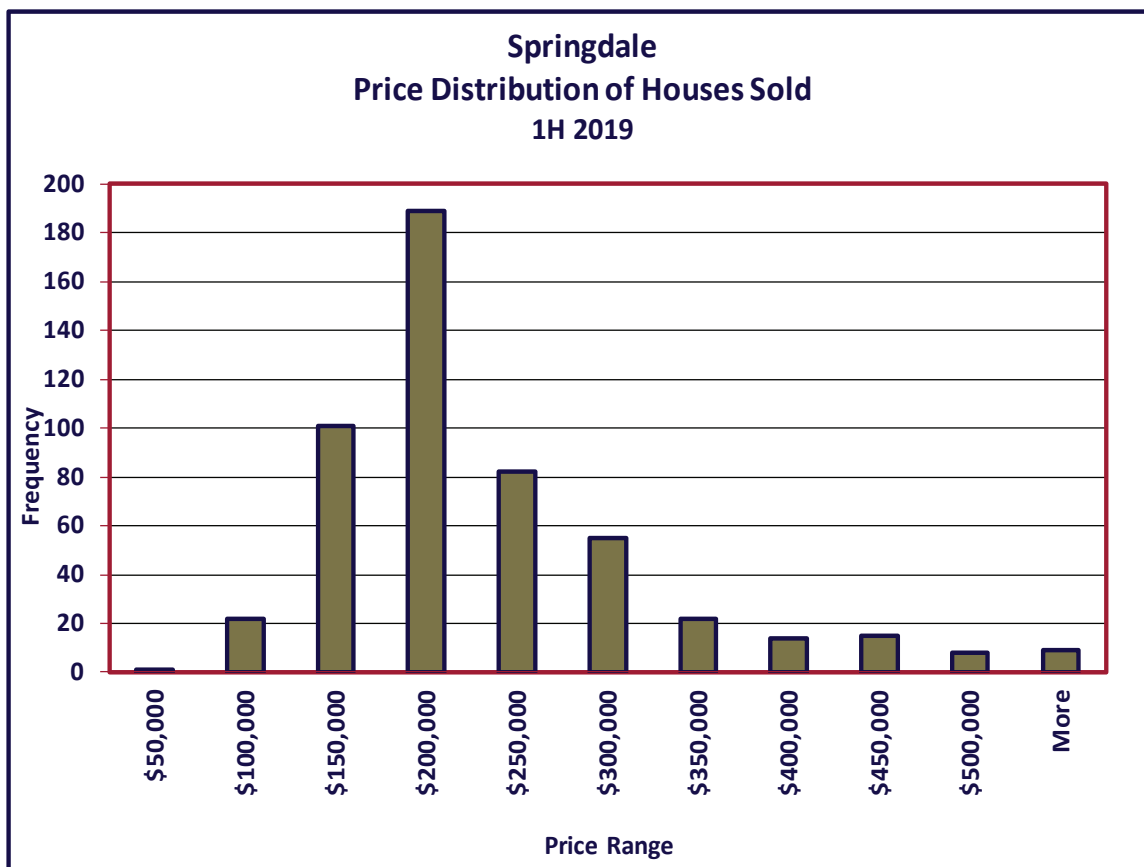
## Springdale House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Benedetto, Phase I	33	1	5	3	2	44	2	252.0
Brookemore Chase <sup>1</sup>	0	0	0	1	31	32	0	6.0
Churchill Crescent, Phase III <sup>1,2</sup>	2	0	0	0	12	14	0	--
East Ridge	2	0	0	0	6	8	2	12.0
Eastview <sup>1,2</sup>	2	0	0	0	172	174	0	--
Enclave, The	4	1	2	2	57	66	5	10.8
Falls, The	0	0	0	0	30	30	1	0.0
Ferns Valley	3	0	5	1	46	55	13	5.1
Grand Valley, Phase I	3	0	1	0	155	159	7	3.0
Grand Valley Estates	5	0	1	0	18	24	5	14.4
Grand Valley Meadows, Phase I	1	0	6	6	79	92	21	3.3
Grand Valley Stables at Guy Terry Farms <sup>1</sup>	4	0	2	0	18	24	0	--
Har-ber Meadows, Phase V <sup>1,2</sup>	1	0	0	0	15	16	0	--
Har-ber Meadows, Phase XX	0	0	2	2	49	53	1	16.0
Hidden Hills, Phase II <sup>1</sup>	2	3	1	2	75	83	0	96.0
Legendary, Phase I	12	1	2	0	153	168	12	7.2
Legendary, Phase II - D	8	4	4	0	18	34	14	10.7
Meadow Haven <sup>1</sup>	5	0	1	0	31	37	0	--
Rosson Creek	1	0	0	0	49	50	3	1.0
Savannah Ridge <sup>1,2</sup>	12	0	0	0	81	93	0	--
Serenity <sup>1,2</sup>	3	0	0	0	97	100	0	--
Silent Knoll	3	0	7	0	57	67	4	13.3
Spring Hill, Phase II <sup>1,2</sup>	12	0	0	0	88	100	0	144.0
Spring Ridge <sup>1</sup>	1	0	1	0	58	60	0	--
Sylvan Acres <sup>1</sup>	21	0	0	0	5	26	0	252.0
Sunset Ridge <sup>1</sup>	5	1	1	0	26	33	0	--
Thornbury, Phase III <sup>1</sup>	0	0	1	0	36	37	0	--
Thornbury, Phase V	4	0	2	1	28	35	2	21.0
Tuscany	7	0	1	1	155	164	5	18.0
Tyson Heights, Phase I	5	0	0	0	61	66	3	1.6
Vicenza Villa	0	0	0	0	73	73	4	0.0
Wagon Wheel Bend <sup>1,2</sup>	6	0	0	0	18	24	0	---
<b>Springdale Totals</b>	<b>167</b>	<b>11</b>	<b>45</b>	<b>19</b>	<b>1,799</b>	<b>2,041</b>	<b>104</b>	<b>11.7</b>

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

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

# Springdale

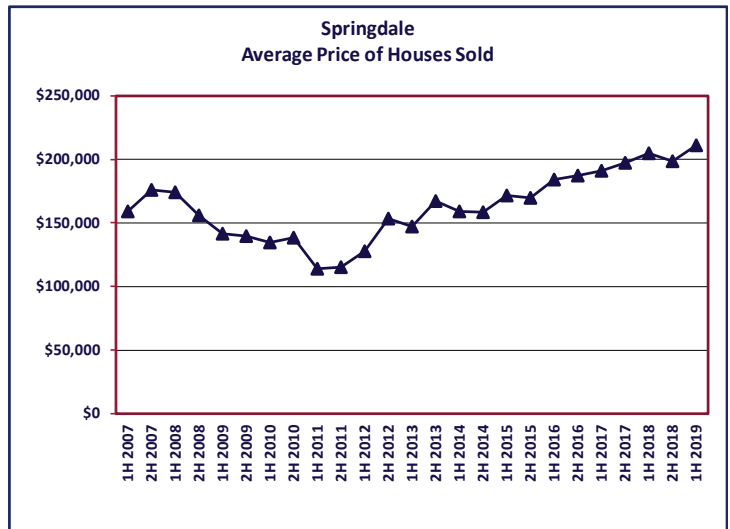
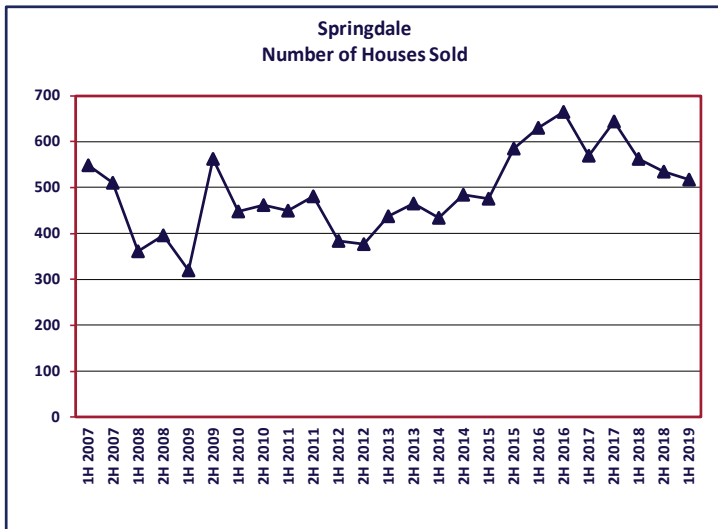


- 518 houses sold in Springdale in the first half of 2019. The average price of a house was \$211,282.50 and \$107.76 per square feet.

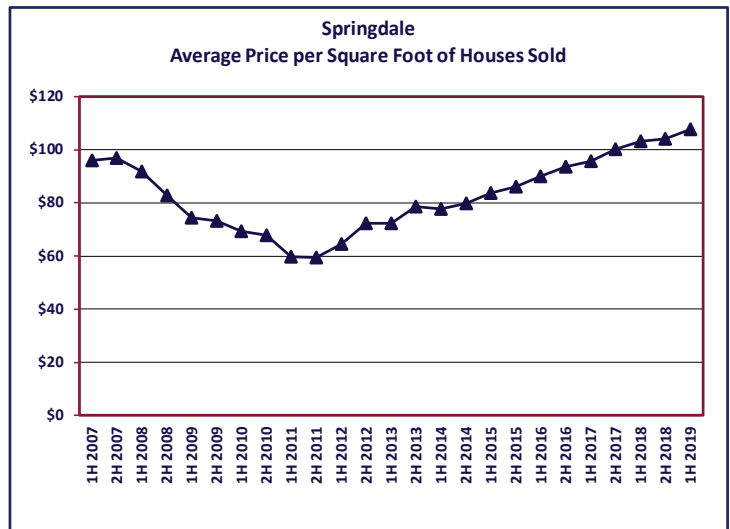
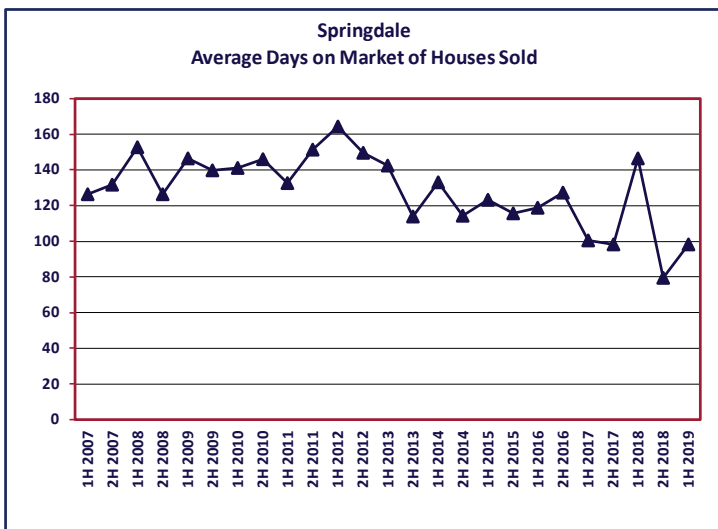
## Springdale Price Range of Houses Sold First Half of 2019

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%	520	5	92.1%	\$67.31
\$50,001 - \$100,000	22	4.2%	1,105	48	98.7%	\$78.64
\$100,001 - \$150,000	101	19.5%	1,308	76	100.2%	\$101.44
\$150,001 - \$200,000	189	36.5%	1,656	67	100.0%	\$106.75
\$200,001 - \$250,000	82	15.8%	2,088	89	100.4%	\$110.19
\$250,001 - \$300,000	55	10.6%	2,438	89	100.6%	\$112.72
\$300,001 - \$350,000	22	4.2%	3,051	80	98.7%	\$114.88
\$350,001 - \$400,000	14	2.7%	3,153	191	97.5%	\$124.18
\$400,001 - \$450,000	15	2.9%	3,653	171	96.2%	\$124.30
\$450,001 - \$500,000	8	1.5%	3,738	137	100.0%	\$128.03
\$500,001+	9	1.7%	4,710	175	100.0%	\$134.76
<b>Springdale</b>	<b>518</b>	<b>100.0%</b>	<b>1,957</b>	<b>83</b>	<b>99.9%</b>	<b>\$107.76</b>

# Springdale



Springdale	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	563	535	518	-8.0%	-3.2%
Average Price of Houses Sold	\$204,901.40	\$198,786.48	\$211,282.50	3.1%	6.3%
Average Days on Market	147	79	83	-43.1%	5.1%
Average Price per Square Foot	\$103.10	\$104.16	\$107.76	4.5%	3.5%
Percentage of County Sales	32.7%	28.8%	28.5%	-12.8%	-0.8%
Number of New Houses Sold	149	77	55	-63.1%	-28.6%
Average Price of New Houses Sold	\$221,279.71	\$211,912.00	\$244,954.44	10.7%	15.6%
Average Days on Market of New Houses Sold	167	128	143	-14.5%	11.8%
Number of Houses Listed	205	190	182	-11.2%	-4.2%
Average List Price of Houses Listed	\$336,189.00	\$320,991.00	\$369,187.00	9.8%	15.0%





# Springdale

## Springdale Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	6	1.2%	1,863	72	\$168,950	\$90.89
Apple Orchard	11	2.1%	1,559	68	\$160,609	\$103.23
Arkanshire	1	0.2%	1,800	29	\$192,000	\$106.67
Arthur Banks	1	0.2%	1,863	121	\$220,000	\$118.09
Benedetto	1	0.2%	3,290	203	\$437,500	\$132.98
Birds	1	0.2%	1,194	42	\$113,000	\$94.64
Blue Springs Village	6	1.2%	1,664	44	\$176,417	\$105.01
Blueberry	1	0.2%	756	45	\$95,000	\$125.66
Bradshaw	1	0.2%	1,404	84	\$137,592	\$98.00
Brandons Way	1	0.2%	1,522	41	\$180,000	\$118.27
Brenda	1	0.2%	1,136	89	\$123,000	\$108.27
Briarwood	1	0.2%	1,532	46	\$158,000	\$103.13
Bridlewood	3	0.6%	4,196	261	\$594,833	\$141.49
Broadmore Acres	3	0.6%	1,165	53	\$120,700	\$103.30
Brookemore Chase	2	0.4%	2,423	256	\$247,500	\$102.99
Butterfield Gardens	6	1.2%	1,218	47	\$131,467	\$108.25
Canterbury	4	0.8%	1,872	43	\$196,250	\$104.95
Chadwick	2	0.4%	1,961	102	\$192,500	\$98.39
Chapman Hills	1	0.2%	1,798	44	\$177,000	\$98.44
Charleston Park At Legendary	14	2.7%	1,639	104	\$181,082	\$111.62
Clear Creek Acres	1	0.2%	2,985	60	\$374,000	\$125.29
College Heights	1	0.2%	1,005	37	\$103,000	\$102.49
County Court	7	1.4%	1,103	48	\$91,986	\$83.99
Davis	1	0.2%	1,225	18	\$93,500	\$76.33
Deerfield	1	0.2%	1,560	81	\$153,900	\$98.65
Dels Woods	1	0.2%	3,193	245	\$375,000	\$117.44
Eagle Crest	1	0.2%	1,698	23	\$182,000	\$107.18
East Fork	1	0.2%	1,356	47	\$145,000	\$106.93
Eastside	3	0.6%	1,221	27	\$133,300	\$112.96
Eastview	5	1.0%	1,520	91	\$154,807	\$102.22
Edmondson	1	0.2%	1,421	55	\$176,000	\$123.86
Elm Springs Heights	1	0.2%	2,800	145	\$283,500	\$101.25
Elmdale Terrace	3	0.6%	1,636	28	\$155,767	\$94.77
Emerald Point	1	0.2%	3,219	77	\$325,000	\$100.96
Enclave	5	1.0%	3,624	135	\$459,560	\$126.93
Fairway Hpr	2	0.4%	1,122	56	\$107,161	\$95.51
Falcon	4	0.8%	1,703	56	\$160,344	\$94.29
Falcon Heights	3	0.6%	1,926	39	\$200,300	\$103.99
Flowing Springs	1	0.2%	2,027	14	\$209,900	\$103.55
Forest Glen	2	0.4%	2,442	43	\$252,000	\$103.33
Frederick	1	0.2%	2,032	45	\$164,500	\$80.95
Garner-Larimore	6	1.2%	1,229	47	\$115,317	\$95.07
Gates	1	0.2%	1,352	67	\$95,000	\$70.27
Grand Valley Meadows	31	6.0%	2,033	131	\$238,254	\$117.32
Green Acres Estates	1	0.2%	1,442	75	\$139,000	\$96.39
Har-ber Meadows	19	3.7%	2,348	84	\$268,753	\$115.64

# Springdale

## Springdale Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Harmon Estates	2	0.4%	3,282	56	\$388,750	\$120.47
Harper	2	0.4%	1,647	82	\$151,400	\$92.12
Harvo	1	0.2%	1,144	24	\$115,500	\$100.96
Hayes	2	0.4%	1,291	56	\$159,000	\$123.45
Hembree	1	0.2%	1,167	21	\$87,000	\$74.55
Henson Heights	2	0.4%	1,622	25	\$172,500	\$106.45
Hidden Hills	3	0.6%	1,557	78	\$166,100	\$107.03
Hidden Lake	6	1.2%	1,155	128	\$129,000	\$112.03
High Chaparral	5	1.0%	2,278	59	\$200,298	\$89.88
Hillview	1	0.2%	1,397	0	\$75,000	\$53.69
Houts	2	0.4%	1,081	51	\$86,950	\$81.11
Idlewild Estates	1	0.2%	2,543	54	\$305,000	\$119.94
Indianhead Estates	1	0.2%	1,471	41	\$164,000	\$111.49
Joy J Acres	1	0.2%	2,774	56	\$325,000	\$117.16
Lake Road Estates	2	0.4%	2,594	36	\$297,500	\$116.31
Lake Side	1	0.2%	1,808	156	\$173,000	\$95.69
Lakeview Heights	1	0.2%	2,694	44	\$290,000	\$107.65
Legendary	8	1.5%	1,913	104	\$236,788	\$124.03
Lester	2	0.4%	1,823	36	\$182,000	\$100.00
Liberty Homes	1	0.2%	1,484	46	\$152,000	\$102.43
Lynn Estates	2	0.4%	1,648	76	\$174,900	\$106.04
Maple Drive	1	0.2%	2,013	80	\$192,000	\$95.38
Meadow Haven	2	0.4%	1,903	76	\$224,050	\$117.75
Melonie	2	0.4%	1,353	42	\$144,700	\$106.94
Mills Quarter	1	0.2%	1,495	31	\$190,000	\$127.09
Monticello	2	0.4%	2,712	105	\$281,000	\$104.39
Mtn View	3	0.6%	1,135	71	\$98,833	\$89.29
Neff	8	1.5%	1,336	78	\$133,663	\$101.00
Newell	1	0.2%	1,494	84	\$142,000	\$95.05
North Heights	1	0.2%	1,700	181	\$152,000	\$89.41
Northeast Meadow	2	0.4%	1,131	88	\$118,250	\$105.40
Oak Valley	1	0.2%	1,600	40	\$179,500	\$112.19
Oak Walk	3	0.6%	2,129	115	\$217,167	\$102.66
Oaks	6	1.2%	2,302	27	\$189,067	\$84.18
Oakwood Estates	1	0.2%	4,357	78	\$420,000	\$96.40
Orchard	3	0.6%	1,649	60	\$163,333	\$99.80
Palisades	5	1.0%	1,913	67	\$200,400	\$104.67
Paradise Valley	1	0.2%	1,374	213	\$140,000	\$101.89
Park Place	2	0.4%	1,233	34	\$133,000	\$109.09
Parkers Place	3	0.6%	1,731	79	\$202,000	\$116.68
Parson Hills	5	1.0%	2,007	73	\$176,800	\$88.61
Peaceful Valley Estates	5	1.0%	1,770	80	\$164,900	\$93.36
Peppermill	1	0.2%	1,322	32	\$152,900	\$115.66
Perrings	1	0.2%	736	48	\$54,000	\$73.37
Pines, The	1	0.2%	832	14	\$85,500	\$102.76

# Springdale

## Springdale Sold House Characteristics by Subdivision (Continued) First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Pinewood	1	0.2%	2,513	49	\$262,500	\$104.46
Pleasant Place	1	0.2%	1,215	51	\$128,500	\$105.76
Ponderosa	1	0.2%	1,644	51	\$152,500	\$92.76
Porthaven	3	0.6%	1,387	50	\$172,333	\$124.31
Powell	1	0.2%	1,459	65	\$129,900	\$89.03
Pullens War Eagle Bay	1	0.2%	1,572	101	\$310,000	\$197.20
Pults	1	0.2%	1,142	86	\$130,000	\$113.84
Quail Run	2	0.4%	2,890	37	\$303,950	\$105.19
R L Hayes Park	1	0.2%	1,688	130	\$153,000	\$90.64
Ranchwood Place	1	0.2%	2,510	134	\$220,000	\$87.65
Renaissance	8	1.5%	2,155	74	\$240,688	\$111.61
Rochelle Riviera	2	0.4%	2,961	228	\$350,000	\$157.11
Rogers	1	0.2%	1,397	32	\$129,900	\$92.98
Rolling Acres	1	0.2%	1,494	33	\$163,000	\$109.10
Rolling Stone Estates	1	0.2%	4,249	168	\$780,000	\$183.57
Rosson Creek	1	0.2%	1,996	40	\$241,000	\$120.74
Rugel	1	0.2%	1,548	76	\$120,000	\$77.52
San Jose Estates	1	0.2%	2,911	70	\$259,500	\$89.14
Sandy Heights	3	0.6%	3,074	74	\$301,667	\$104.28
Savannah Ridge	3	0.6%	1,608	49	\$190,633	\$118.71
Serenity	6	1.2%	1,566	77	\$178,593	\$114.33
Shenandoah Hills	2	0.4%	3,000	62	\$318,900	\$105.99
Silent Knoll	6	1.2%	1,470	108	\$164,117	\$111.71
Silverstone	2	0.4%	1,566	78	\$157,250	\$100.65
Sonoma	2	0.4%	2,099	48	\$220,450	\$105.04
Southern Hills	2	0.4%	1,803	70	\$140,908	\$79.11
Southfield	5	1.0%	1,543	40	\$168,200	\$109.05
Southfork	3	0.6%	1,614	118	\$148,000	\$91.61
Southhill	2	0.4%	2,926	33	\$272,450	\$95.91
Southland Estates	1	0.2%	1,037	85	\$125,000	\$120.54
Southwest	4	0.8%	1,332	78	\$130,715	\$98.39
Southwind Terrace	9	1.7%	3,001	154	\$286,811	\$96.35
Spring Creek Estates	9	1.7%	2,018	67	\$224,856	\$111.39
Spring Creek Park	8	1.5%	1,486	41	\$172,075	\$115.94
Spring Hill	8	1.5%	2,133	56	\$211,875	\$101.72
Spring Ridge	2	0.4%	3,431	37	\$446,450	\$129.85
Steeplechase	1	0.2%	2,614	36	\$259,500	\$99.27
Stonecrest	1	0.2%	2,507	52	\$271,000	\$108.10
Sunny Slope	2	0.4%	1,038	69	\$101,950	\$97.23
Sunrise	1	0.2%	1,519	36	\$135,000	\$88.87
Sunset Ridge	1	0.2%	3,717	59	\$420,000	\$112.99
Thornbury	5	1.0%	4,192	151	\$492,299	\$117.54
Tuscany	10	1.9%	2,577	101	\$293,960	\$114.69
Tyson Heights	1	0.2%	2,021	265	\$178,258	\$88.20
Village Estates	1	0.2%	3,209	284	\$355,000	\$110.63

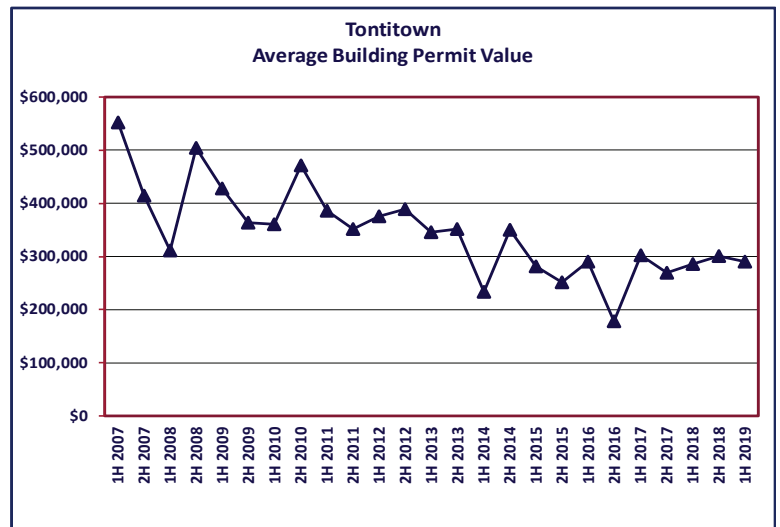
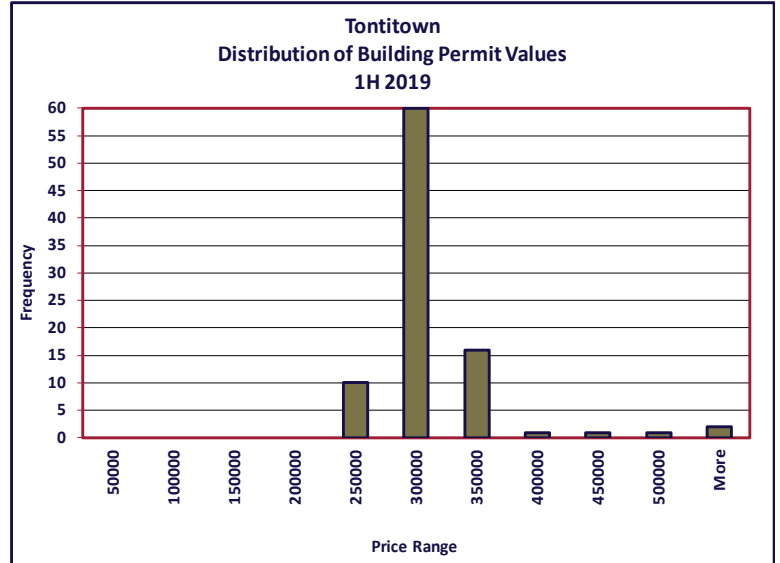
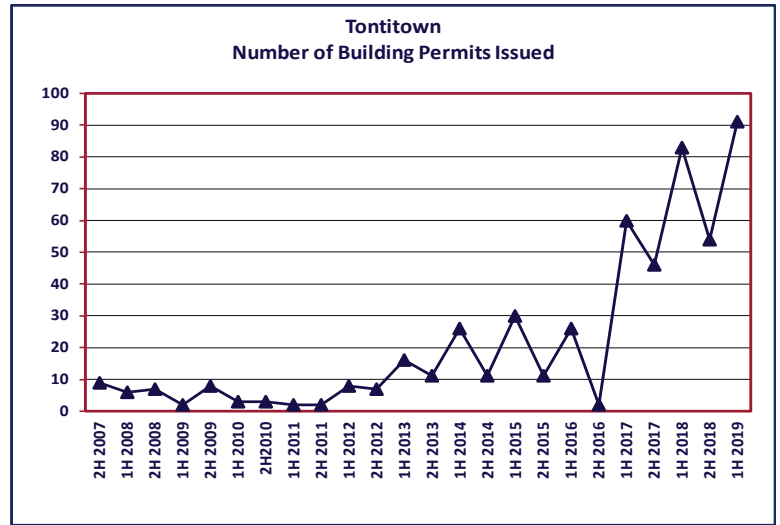
# Springdale

## Springdale Sold House Characteristics by Subdivision (Continued) First Half of 2019

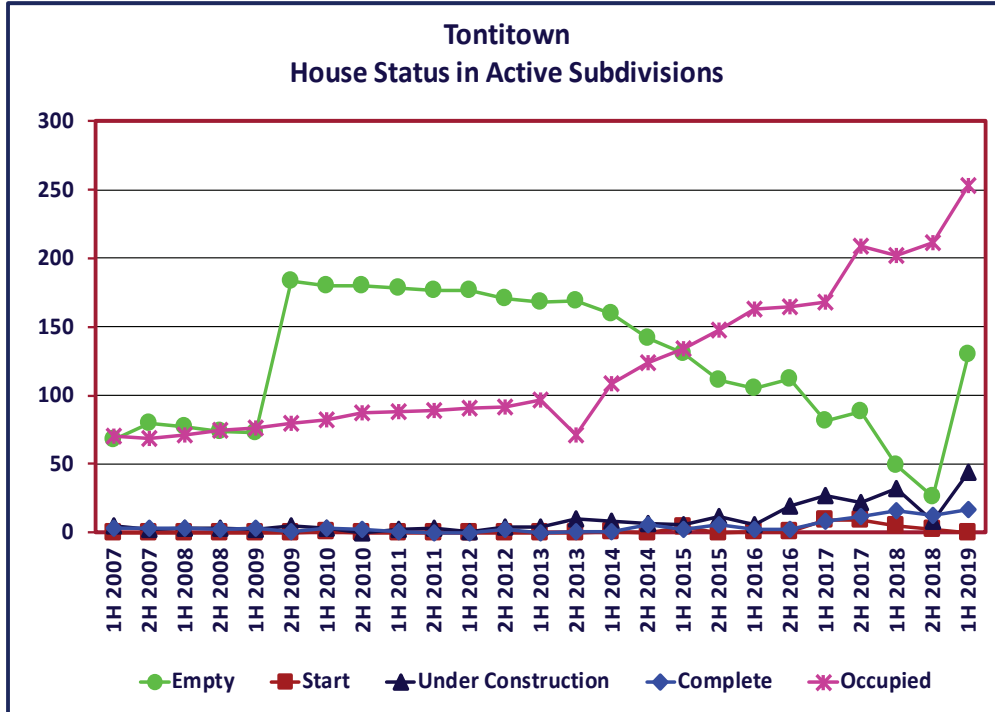
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Vineyard	5	1.0%	1,802	76	\$183,599	\$103.22
W Walker	2	0.4%	2,114	58	\$199,175	\$94.07
Wagon Wheel Bend	4	0.8%	1,398	36	\$164,425	\$118.13
Walker	1	0.2%	2,000	38	\$140,000	\$70.00
Walnut Crossing	5	1.0%	1,471	46	\$169,000	\$115.04
Walnut Grove	4	0.8%	1,339	49	\$158,556	\$118.45
War Eagle Bend	1	0.2%	1,564	58	\$175,000	\$111.89
War Eagle Cove	1	0.2%	1,867	85	\$245,000	\$131.23
War Eagle Cove Hpr	1	0.2%	996	37	\$200,000	\$200.80
Watson Rep	1	0.2%	1,322	166	\$129,900	\$98.26
West Emma Gardens	2	0.4%	1,364	104	\$127,051	\$94.16
West Heights	1	0.2%	2,103	239	\$155,000	\$73.70
Western Oaks Place	6	1.2%	1,909	38	\$197,150	\$103.14
Western Trails Estates	2	0.4%	4,780	264	\$494,170	\$110.81
Westfield	3	0.6%	1,660	91	\$190,333	\$114.83
Westside	1	0.2%	1,744	109	\$158,000	\$90.60
Westwood	2	0.4%	1,512	60	\$139,325	\$93.64
Westwood Heights	1	0.2%	1,226	140	\$125,000	\$101.96
White Hills	2	0.4%	1,434	72	\$137,500	\$95.94
Wilkins	3	0.6%	1,502	106	\$161,333	\$108.16
Williamstowne Estates	1	0.2%	1,497	33	\$264,400	\$176.62
Willow Bend	3	0.6%	4,388	55	\$486,300	\$111.36
Windsor	3	0.6%	2,774	56	\$284,667	\$103.01
Woodcliff	1	0.2%	3,143	50	\$313,685	\$99.80
Woodland Heights	4	0.8%	1,029	59	\$123,000	\$119.86
Zachary	2	0.4%	1,234	114	\$112,950	\$90.27
Other	48	9.3%	2,189	108	\$243,912	\$113.60
<b>Springdale</b>	<b>518</b>	<b>100.0%</b>	<b>1,957</b>	<b>83</b>	<b>\$211,283</b>	<b>\$107.76</b>

# Tontitown

- From January 1 through June 30, 2019 there were 91 residential building permits issued in Tontitown. This represents a 1.9 percent increase from the first half of 2018.
- In the first half of 2019, the majority of the building permits were in the \$250,001 through \$300,000 range.
- The average building permit value increased 9.6 percent from \$285,664 in the first half of 2018 to \$290,999 in the first half of 2019.



# Tontitown



- There were 444 total lots in 9 active subdivisions in Tontitown in the first half of 2019. About 57.0 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 9.9 percent were under construction, 0 percent were starts, and 29.3 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the first half of 2019 was South Pointe Phase I with 20.
- 42 new houses in Tontitown became occupied in the first half of 2019. The annual absorption rate implies that there were 24.6 months of remaining inventory in active subdivisions, up from 7.4 in the second half 2018
- In 2 out of the 9 active subdivisions in Tontitown, no absorption occurred in the past year. In 1 out of the 9 active subdivisions in Tontitown, no new construction occurred in the past year.
- 123 lots in 3 subdivisions had received either preliminary or final approval by June 30, 2019.

## Tontitown House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights <sup>2</sup>	5	0	0	0	25	30	0	60.0
Coppertree <sup>1,2</sup>	6	0	0	0	8	14	0	--
Liberty Estates	3	0	4	0	42	49	7	2.5
Liberty Estates, Phase II	15	0	7	0	7	29	7	37.7
San Gennaro	4	0	0	0	9	13	1	48.0
South Pointe, Phase I	39	0	20	1	0	60	0	--
Tuscany, Phase II	3	0	3	0	35	41	7	4.8
Westbrook, Phase I	1	0	0	0	112	113	5	0.6
Westbrook, Phase II	54	0	10	16	15	95	15	64.0
<b>Tontitown</b>	<b>130</b>	<b>0</b>	<b>44</b>	<b>17</b>	<b>253</b>	<b>444</b>	<b>42</b>	<b>24.6</b>

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

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



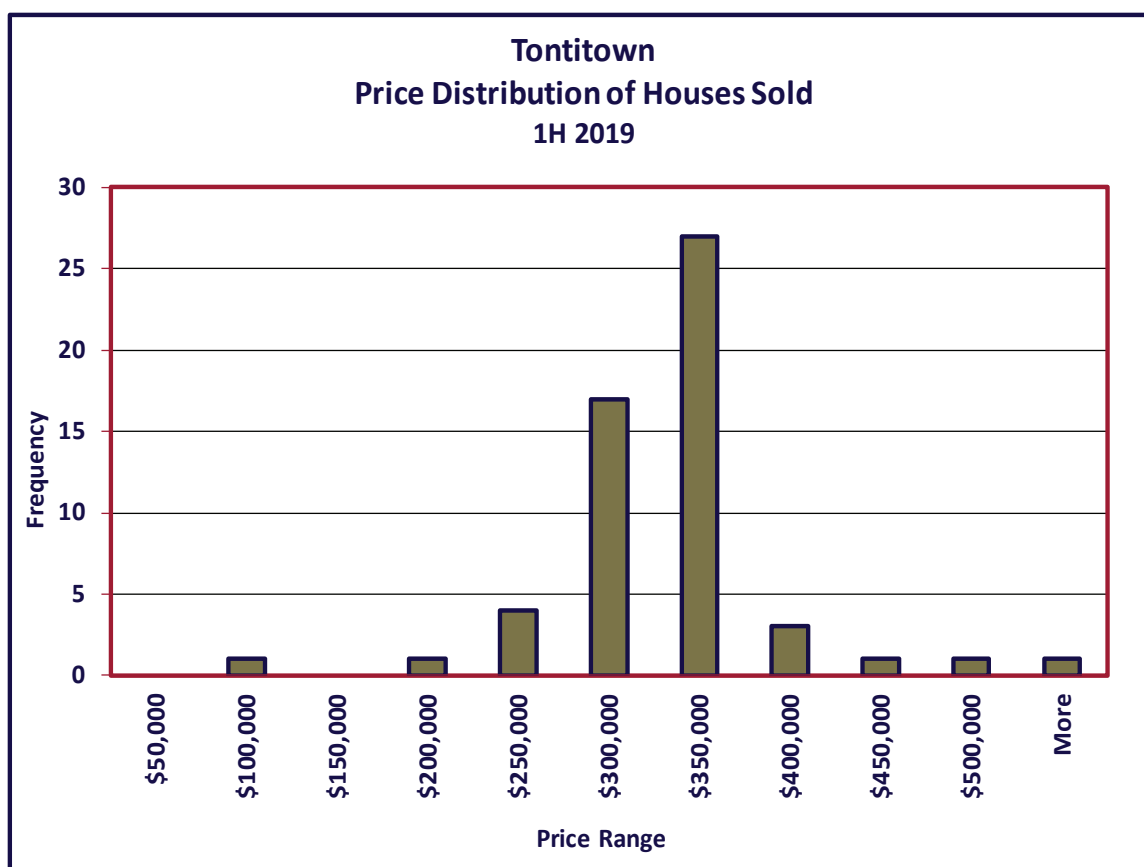
# Tontitown

## Tontitown Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Napa Subdivision	1H 2018	65
<i>Final Approval</i>		
Hidden Valley Estates	1H 2018	29
Liberty Estates Phase II	1H 2018	29
<b>Tontitown</b>		<b>123</b>



# Tontitown

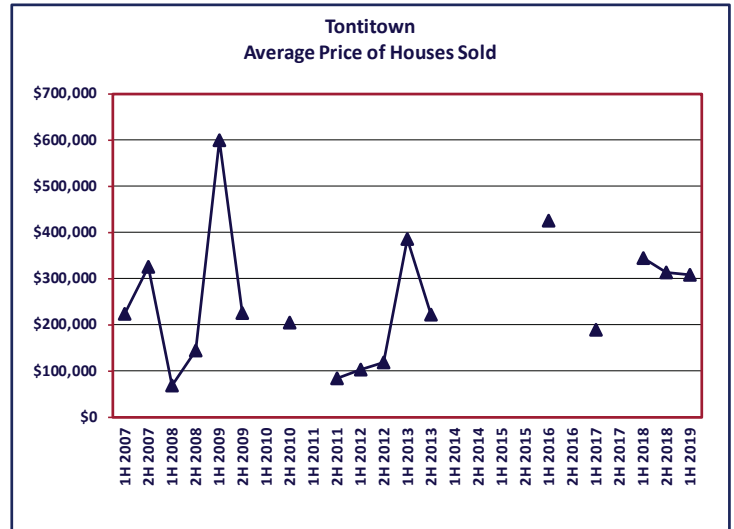
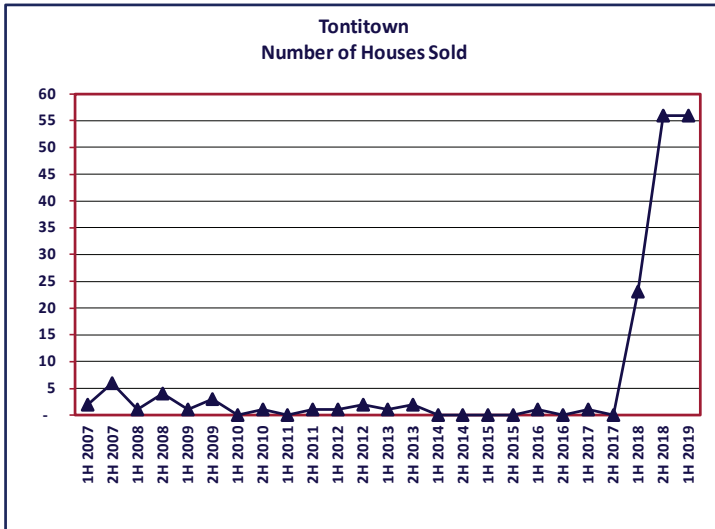


- 56 houses sold in Tontitown in the first half of 2019. The average price of a house was \$307,853.82 at \$122.79 per square feet.

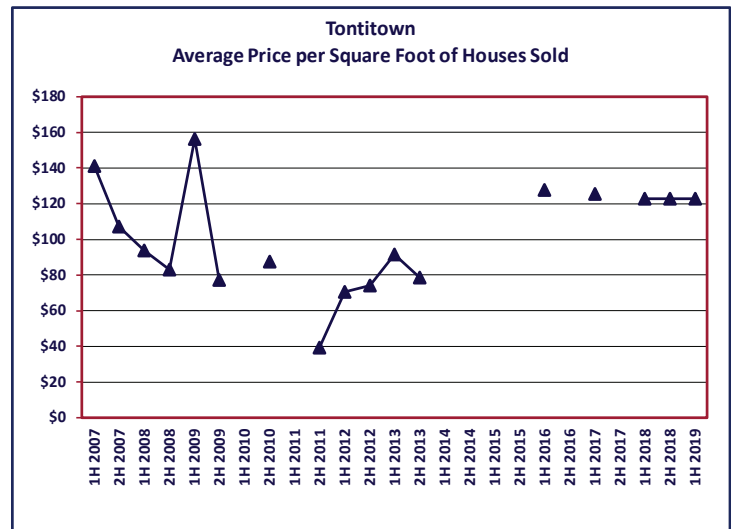
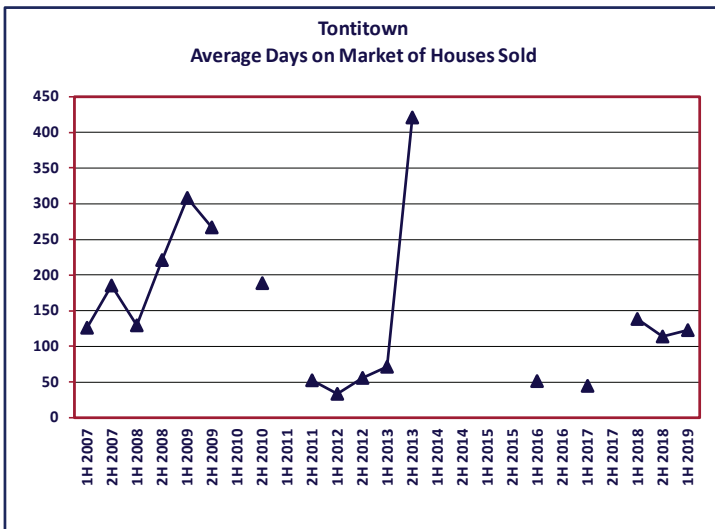
## Tontitown Price Range of Houses Sold First Half of 2019

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
\$50,001 - \$100,000	1	1.8%	1,982	42	75.0%	\$45.41
\$100,001 - \$150,000	0	--	--	--	--	--
\$150,001 - \$200,000	1	1.8%	2,110	65	98.7%	\$92.42
\$200,001 - \$250,000	4	7.1%	1,890	126	99.7%	\$119.53
\$250,001 - \$300,000	17	30.4%	2,278	116	100.1%	\$124.79
\$300,001 - \$350,000	27	48.2%	2,554	142	100.4%	\$124.03
\$350,001 - \$400,000	3	5.4%	3,170	68	98.4%	\$118.79
\$400,001 - \$450,000	1	1.8%	3,192	87	96.5%	\$132.21
\$450,001 - \$500,000	1	1.8%	2,900	0	100.0%	\$162.93
\$500,001+	1	1.8%	4,650	195	97.9%	\$138.71
<b>Tontitown</b>	<b>56</b>	<b>100.0%</b>	<b>2,493</b>	<b>123</b>	<b>99.5%</b>	<b>\$122.79</b>

# Tontitown

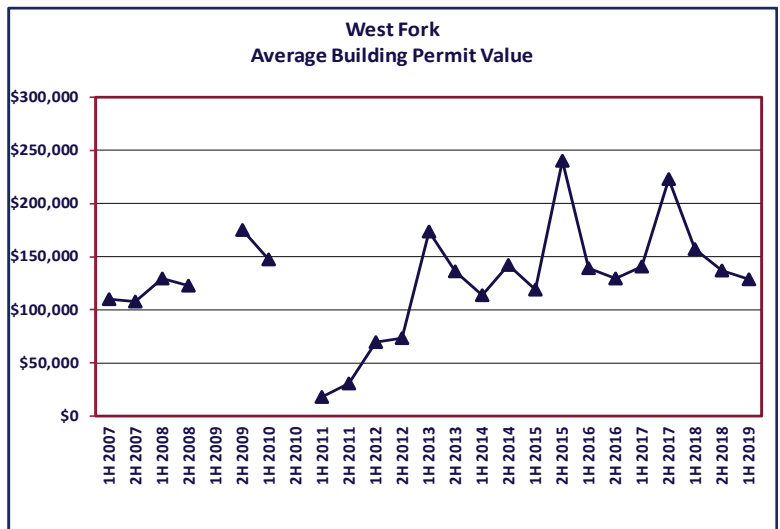
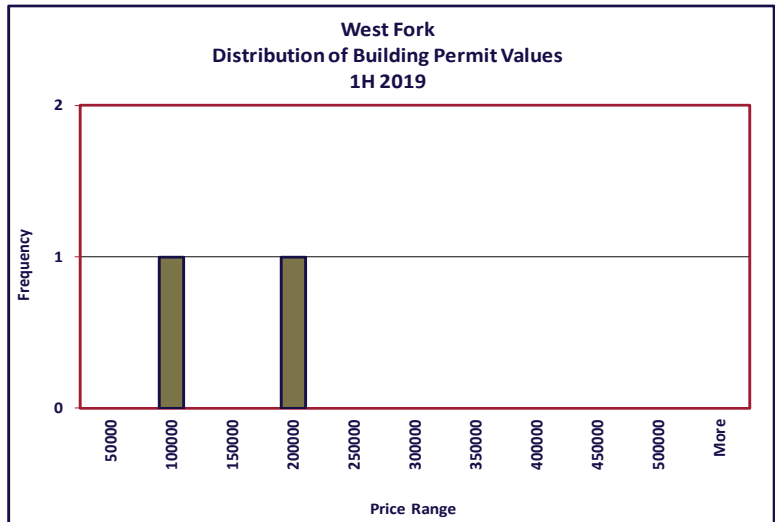
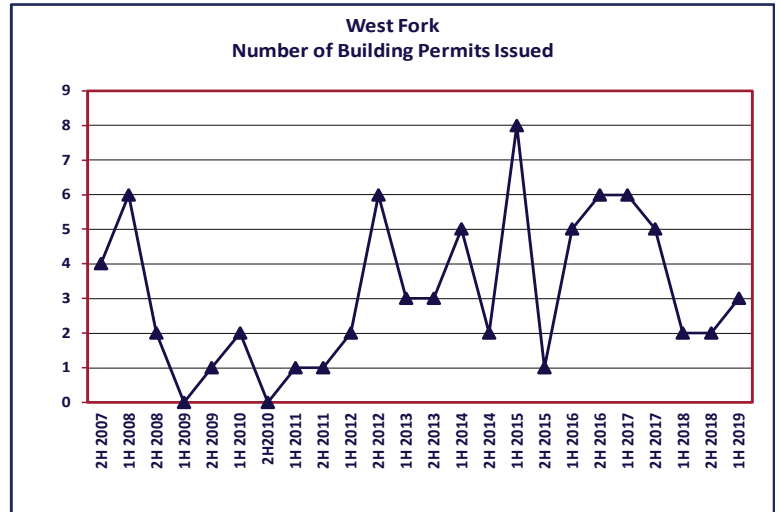


Tontitown	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	23	56	56	143.5%	0.0%
Average Price of Houses Sold	\$343,876.13	\$312,698.21	\$307,853.82	-10.5%	-1.5%
Average Days on Market	139	114	123	-11.5%	7.7%
Average Price per Square Foot	\$122.55	\$122.77	\$122.79	0.2%	0.0%
Percentage of County Sales	1.3%	3.0%	3.1%		
Number of New Houses Sold	17	41	46	170.6%	12.2%
Average Price of New Houses Sold	\$311,744.35	\$302,840.24	\$309,041.85	-0.9%	2.0%
Average Days on Market of New Houses Sold	144	124	129	-10.6%	3.7%
Number of Houses Listed	33	40	43	30.3%	7.5%
Average List Price of Houses Listed	\$405,361.00	\$374,995.00	\$356,166.00	-12.1%	-5.0%

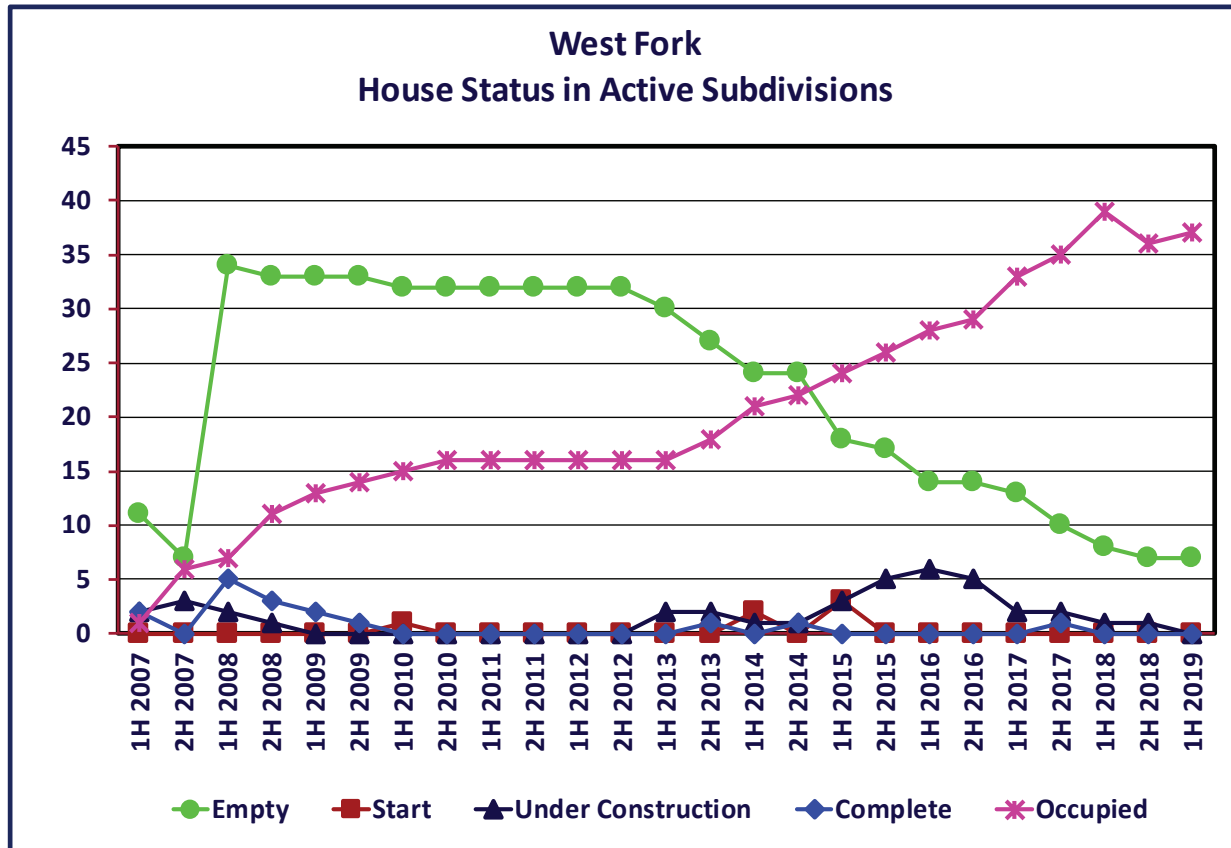


# West Fork

- From January 1 through June 30, 2019, there were 3 residential building permits issued in West Fork. This represents a 50.0 percent increase from the first half of 2018.
- In the first half of 2019, all of the building permits issued in West Fork were valued in the \$101,000 to \$200,000 range.
- The average residential building permit value in West Fork decreased by 15.0 percent from \$157,500 in the first half of 2018 to \$133,986 in the first half of 2019.



# West Fork



- There were 44 total lots in 2 active subdivisions in West Fork in the first half of 2019. About 84.1 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 15.9 percent were empty lots.
- 1 new house became occupied in West Fork in the first half of 2019. The annual absorption rate implies that there were 84.0 months of remaining inventory in active subdivisions, up from 24.00 in the second half of 2018.
- There was no new construction or absorption in 1 subdivision, Hidden Creek, in West Fork in the last year.
- No additional lots had received final approval by June 30, 2019.

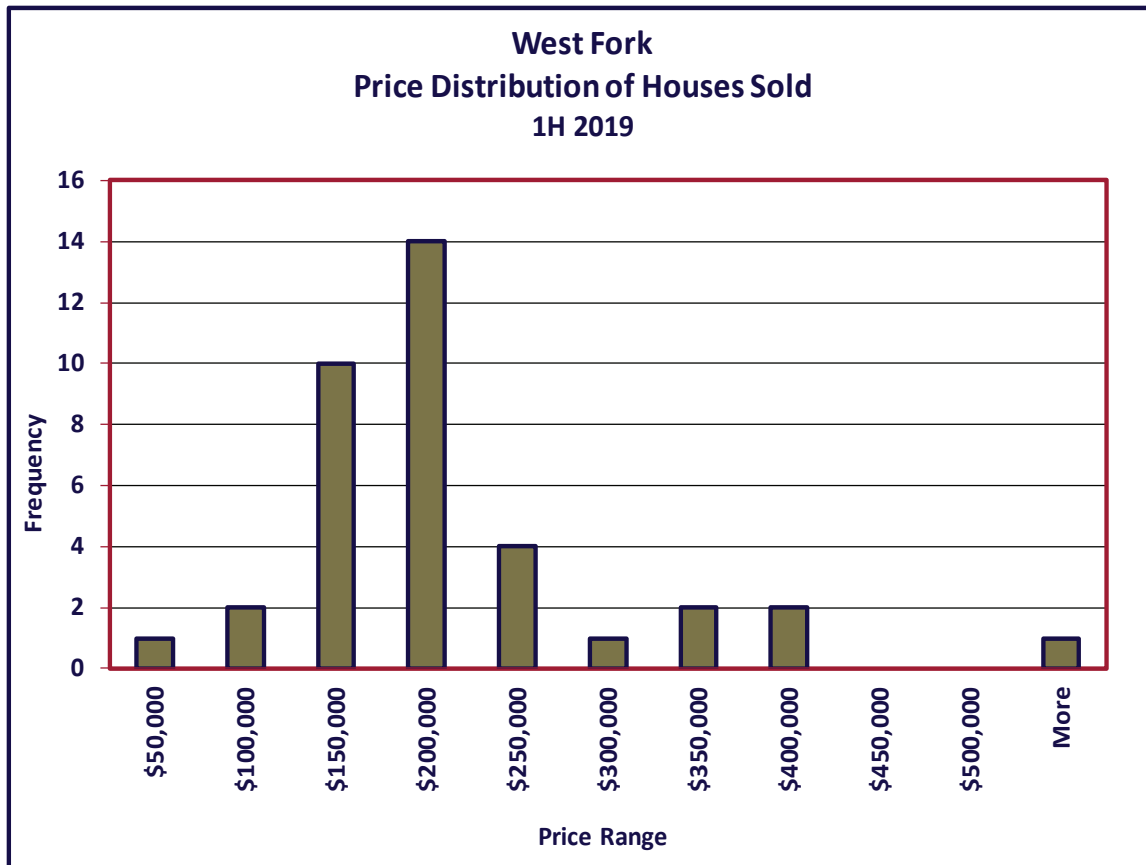
## West Fork House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Graystone	5	0	0	0	23	28	1	60
Hidden Creek <sup>1,2</sup>	2	0	0	0	14	16	0	--
<b>West Fork</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>37</b>	<b>44</b>	<b>1</b>	<b>84.0</b>

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

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

# West Fork



- 37 houses were sold in West Fork in the first half of 2019. The price of a house averaged \$187,513.92 at \$103.73 per square feet.

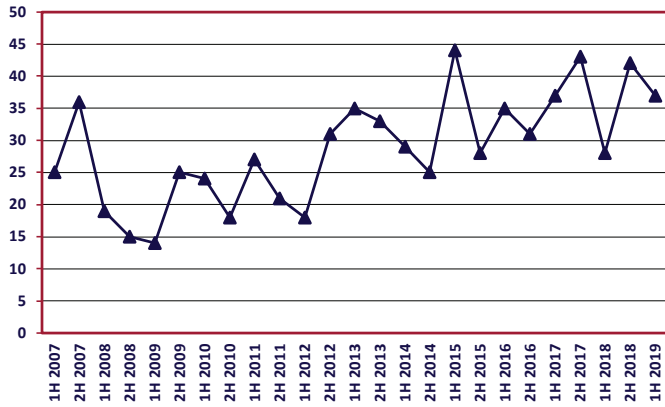
## West Fork Price Range of Houses Sold First Half of 2019

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	2.7%	1,332	51	136.4%	\$33.03
\$50,001 - \$100,000	2	5.4%	1,381	97	85.3%	\$63.05
\$100,001 - \$150,000	10	27.0%	1,285	81	99.2%	\$97.85
\$150,001 - \$200,000	14	37.8%	1,736	123	101.8%	\$103.54
\$200,001 - \$250,000	4	10.8%	1,928	144	98.5%	\$115.81
\$250,001 - \$300,000	1	2.7%	1,703	35	105.8%	\$152.67
\$300,001 - \$350,000	2	5.4%	2,426	68	102.4%	\$130.73
\$350,001 - \$400,000	2	5.4%	3,951	101	102.5%	\$93.08
\$400,001 - \$450,000	0	--	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--	--
\$500,001+	1	2.7%	2,777	209	111.5%	\$187.25
<b>West Fork</b>	<b>37</b>	<b>100.0%</b>	<b>1,789</b>	<b>106</b>	<b>101.2%</b>	<b>\$103.73</b>

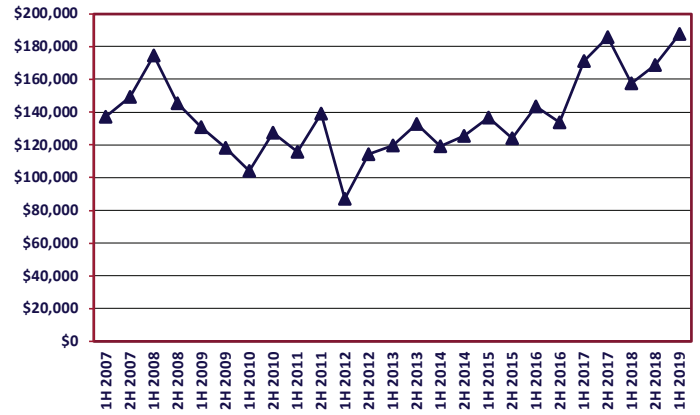


# West Fork

West Fork  
Number of Houses Sold

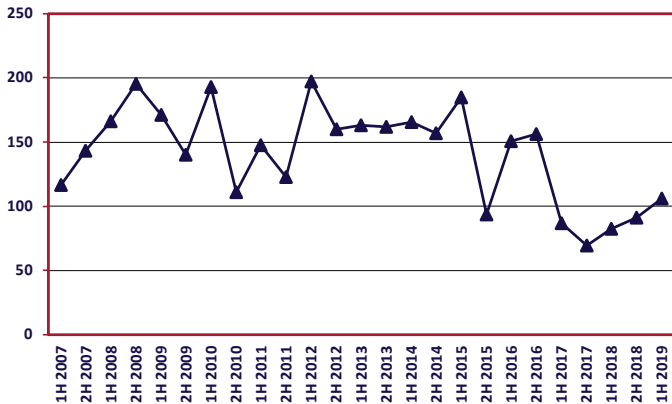


West Fork  
Average Price of Houses Sold

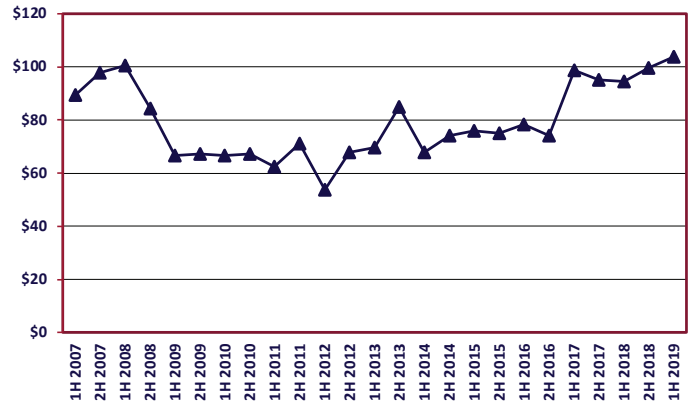


West Fork	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	28	42	37	32.1%	-11.9%
Average Price of Houses Sold	\$157,761.86	\$168,973.83	\$187,513.92	18.9%	11.0%
Average Days on Market	83	91	106	28.6%	16.5%
Average Price per Square Foot	\$94.51	\$99.57	\$103.73	9.8%	4.2%
Percentage of County Sales	1.6%	2.3%	2.0%	25.2%	-9.8%
Number of New Houses Sold	0	1	3		200.0%
Average Price of New Houses Sold		\$154,000.00	\$198,846.67		29.1%
Average Days on Market of New Houses Sold		67	105		57.2%
Number of Houses Listed	20	28	21	5.0%	-25.0%
Average List Price of Houses Listed	\$363,335.00	\$284,230.00	\$208,647.00	-42.6%	-26.6%

West Fork  
Average Days on Market of Houses Sold



West Fork  
Average Price per Square Foot of Houses Sold



# West Fork

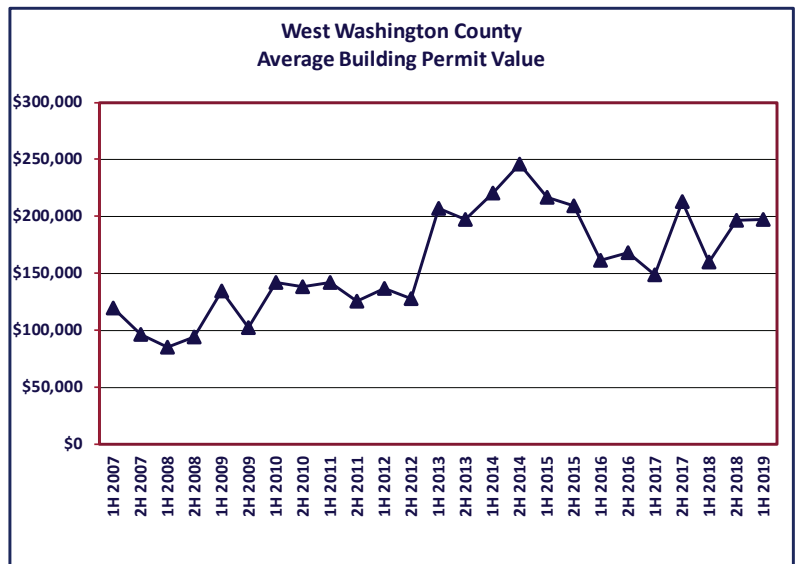
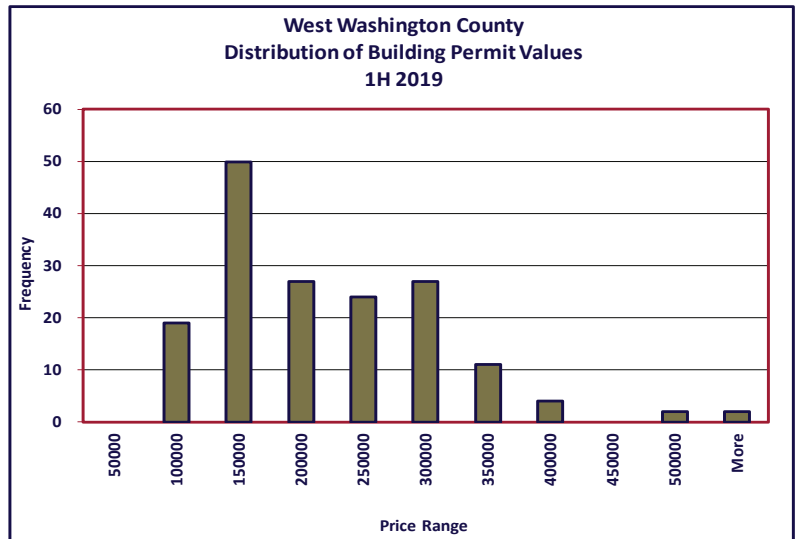
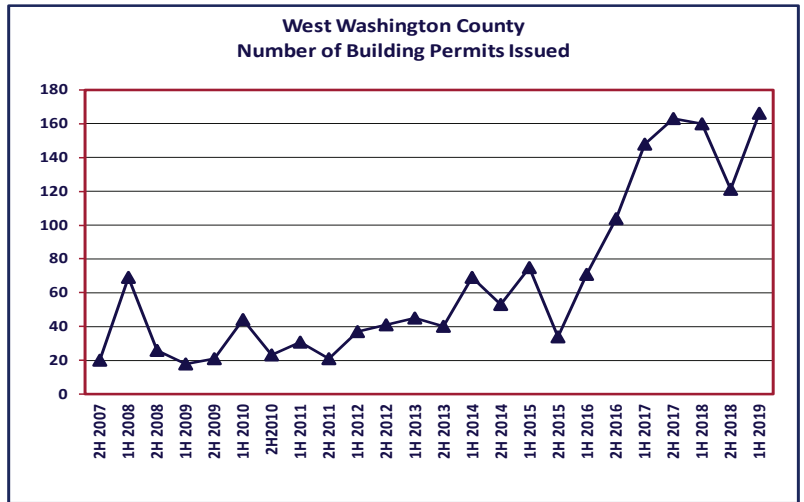
## West Fork Sold House Characteristics by Subdivision First Half of 2019

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cantrell	1	2.7%	1,125	27	\$101,000	\$89.78
Clifton	1	2.7%	1,332	51	\$44,000	\$33.03
Hidden Creek	1	2.7%	1,674	200	\$189,000	\$112.90
Homestead	7	18.9%	1,781	103	\$182,006	\$103.64
Skyview	3	8.1%	2,688	180	\$236,167	\$90.79
Valley View	2	5.4%	1,508	111	\$152,000	\$102.59
West Fork Acres	1	2.7%	1,252	78	\$117,000	\$93.45
West Fork Original	1	2.7%	1,232	78	\$148,000	\$120.13
Other	20	54.1%	1,801	101	\$202,624	\$109.28
<b>West Fork</b>	<b>37</b>	<b>100.0%</b>	<b>1,789</b>	<b>106</b>	<b>\$187,514</b>	<b>\$103.73</b>



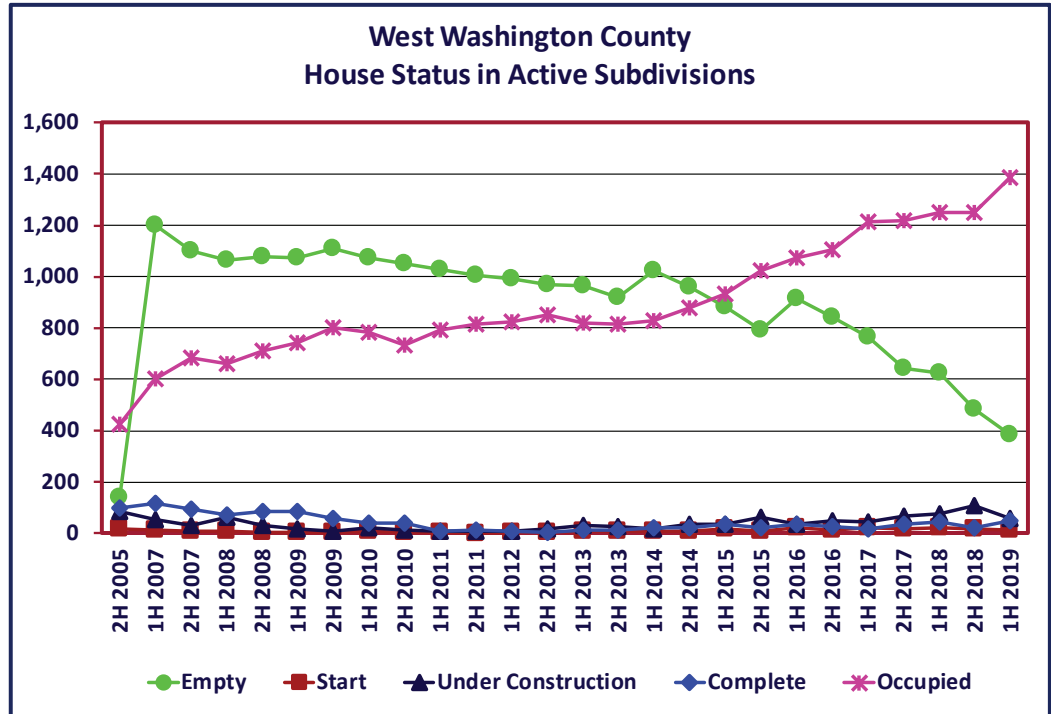
# West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From January 1 to June 30, 2019 there were 166 residential building permits issued in West Washington County. This represents a 3.8 percent increase from the first half of 2018.
- In the first half of 2019, the majority of the building permits in West Washington County were valued in the \$100,001 to \$300,000 range.
- The average residential building permit value in West Washington County decreased 23.5 percent from \$159,763 in the first half of 2018 to \$197,306 in the first half of 2019.



# West Washington County

- There were 1,894 total lots in 31 active subdivisions in West Washington County in the first of 2019. About 73.3 percent of the lots were occupied, 2.6 percent were complete, but unoccupied, 3.0 percent were under construction, 0.7 percent were starts, and 20.4 percent were empty lots.
- The subdivisions with the most houses under construction in West Washington County in the first half of 2019 were Saddlebrook, in Farmington with 16, and Highlands Green and Sundowner, Phase III, each with 8. Both Sundowner and Highlands Green were in Praire Grove.
- No new construction or progress in existing construction occurred in the first half of 2019 in 4 out of the 31 active subdivisions in West Washington County.
- 134 new houses in West Washington County became occupied in the first half of 2019. The annual absorption rate implies that there were 22.0 months of remaining inventory in active subdivisions, down from 26.2 months in the second half of 2018
- In 13 out of the 31 active subdivisions in West Washington County, no absorption occurred in the last year.
- An additional 189 lots in 4 subdivisions had received either preliminary or final approval by June 30, 2019.



## West Washington County Preliminary and Final Approved Subdivisions First Half of 2019

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Prairie Grove, Highland Green, Phase II	1H 2017	31
Farmington, Farmington Heights	2H 2017	125
Farmington, Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Farmington, Windgate	2H 2017	27
<b>West Washington County</b>		<b>189</b>

# West Washington County

## West Washington County House Status in Active Subdivisions First Half of 2019

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Farmington: Bermuda Estates	6	0	0	0	60	66	1	36
Farmington: Saddle Brook	22	3	16	16	72	129	37	11
Farmington: South Club House Estates <sup>1,2</sup>	15	0	0	0	60	75	0	--
Farmington: Twin Falls, Phase I	3	0	0	0	67	70	1	18
Farmington: Twin Falls Phase II <sup>1,2</sup>	1	0	0	0	59	60	0	12
Farmington: Twin Falls, Phase III	3	0	0	0	4	7	4	9
Farmington: Walnut Grove Acres	2	0	0	0	24	26	2	12
Greenland: Homestead	21	2	0	0	57	80	3	69
Greenland: Lee Valley, Phase IV	12	0	0	0	50	62	2	48
Lincoln: Carter/Johnson <sup>2</sup>	6	0	0	4	2	12	0	--
Lincoln: Country Meadows <sup>2</sup>	83	0	2	0	18	103	0	510
Prairie Grove: Battlefield Estates Phase II	3	0	0	9	114	126	6	7
Prairie Grove: Belle Meade, Phase I, II	22	0	1	1	110	134	9	14
Prairie Grove: Belle Meade, Phase III	14	0	0	0	0	14	0	--
Prairie Grove: Coyle <sup>2</sup>	2	0	0	0	1	3	0	24
Prairie Grove: Grandview Estates, Phase IB <sup>2</sup>	3	0	2	0	5	10	0	--
Prairie Grove: Grandview Estates, Phase II <sup>2</sup>	2	0	2	0	5	9	0	--
Prairie Grove: Grandview Estates, Phase III <sup>2</sup>	0	0	2	0	6	8	0	5
Prairie Grove: Highlands Green	9	2	8	1	7	27	7	34
Prairie Grove: Highlands Green, Phase I <sup>1,2</sup>	1	0	0	0	39	40	0	--
Prairie Grove: Highlands Square North <sup>2</sup>	5	0	0	0	34	39	0	20
Prairie Grove: Prairie Meadows, Phase III <sup>2</sup>	16	0	2	3	96	117	3	32
Prairie Grove: Snyder Grove, Phase I	10	0	0	0	1	11	1	120
Prairie Grove: Stonecrest, Phase II <sup>2</sup>	4	0	1	0	39	44	0	--
Prairie Grove: Sundowner, Phase I Sec. I	14	0	1	0	46	61	8	20
Prairie Grove: Sundowner, Phase I Sec. II	34	0	3	3	104	144	3	160
Prairie Grove: Sundowner, Phase IIA <sup>2</sup>	5	0	1	2	77	85	0	24
Prairie Grove: Sundowner, Phase IIB	6	4	7	4	115	136	30	4
Prairie Grove: Sundowner, Phase III	55	3	8	7	79	152	16	24
West Fork: Graystone	5	0	0	0	23	28	1	60
West Fork: Hidden Creek	2	0	0	0	14	16	0	--
<b>West Washington County</b>	<b>386</b>	<b>14</b>	<b>56</b>	<b>50</b>	<b>1,388</b>	<b>1,894</b>	<b>134</b>	<b>22.0</b>

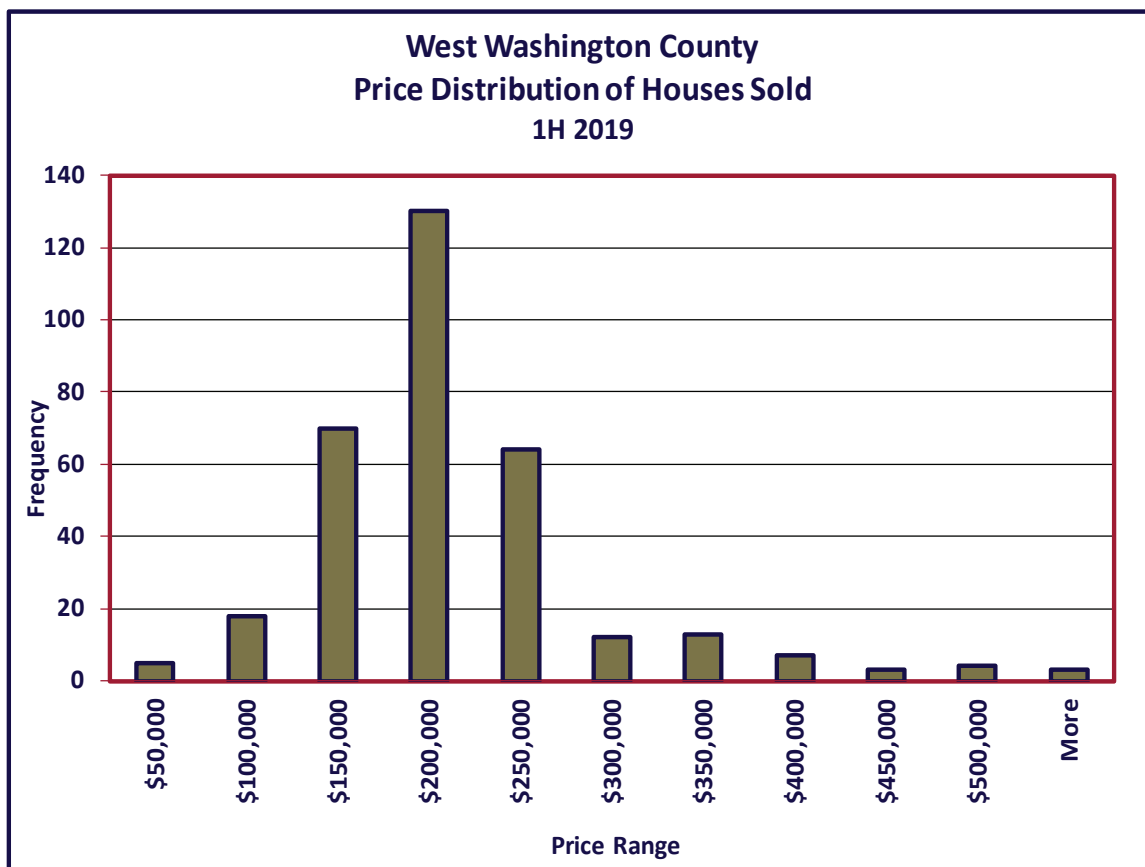
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# West Washington County



- 329 houses sold in West Washington County in the first half of 2019. The average price of a house was \$191,067.45 at \$108.56 per square feet.

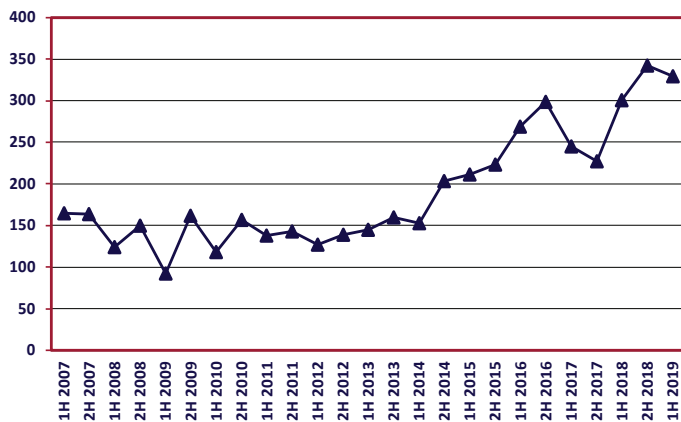
## West Washington County Price Range of Houses Sold First Half of 2019

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	1.5%	1,151	91	102.8%	\$36.57
\$50,001 - \$100,000	18	5.5%	1,294	105	98.1%	\$69.55
\$100,001 - 150,000	70	21.3%	1,308	79	100.8%	\$100.73
\$150,001 - \$200,000	130	39.5%	1,601	123	100.6%	\$111.09
\$200,001 - \$250,000	64	19.5%	2,000	120	99.3%	\$112.70
\$250,001 - \$300,000	12	3.6%	2,382	133	100.3%	\$118.03
\$300,001 - \$350,000	13	4.0%	2,637	100	102.9%	\$130.79
\$350,001 - \$400,000	7	2.1%	3,199	92	101.2%	\$121.46
\$400,001 - \$450,000	3	0.9%	3,260	101	97.9%	\$135.77
\$450,001 - \$500,000	4	1.2%	3,264	101	101.5%	\$174.28
\$500,001+	3	0.9%	3,809	122	106.4%	\$163.48
<b>West Washington County</b>	<b>329</b>	<b>100.0%</b>	<b>1,745</b>	<b>110</b>	<b>100.4%</b>	<b>\$108.56</b>

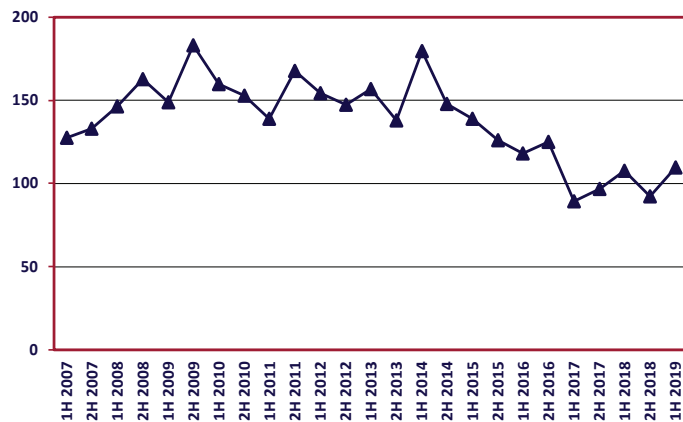


# West Washington County

West Washington County  
Number of Houses Sold

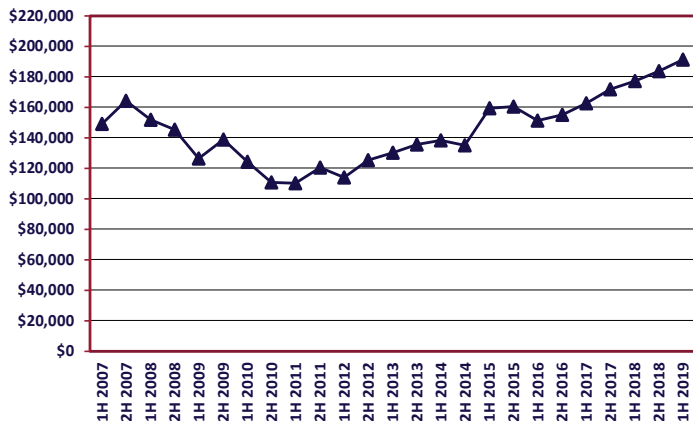


West Washington County  
Average Days on Market of Houses Sold



West Washington County	1H 2018	2H 2018	1H 2019	% change from 1H 2018	% change from 2H 2018
Number of Houses Sold	301	342	329	9.3%	-3.8%
Average Price of Houses Sold	\$177,166.83	\$183,874.49	\$191,067.45	7.8%	3.9%
Average Days on Market	108	92	110	2.0%	19.0%
Average Price per Square Foot	\$101.79	\$103.84	\$108.56	6.6%	4.5%
Percentage of County Sales	17.5%	18.4%	18.1%	3.6%	-1.5%
Number of New Houses Sold	84	96	114	35.7%	18.8%
Average Price of New Houses Sold	\$178,800.81	\$198,263.61	\$195,950.42	9.6%	-1.2%
Average Days on Market of New Houses Sold	124	111	143	15.9%	28.8%
Number of Houses Listed	141	166	148	5.0%	-10.8%
Average List Price of Houses Listed	\$259,743.00	\$228,639.00	\$222,096.00	-14.5%	-2.9%

West Washington County  
Average Price of Houses Sold



West Washington County  
Average Price per Square Foot of Houses Sold

