

THE SKYLINE REPORT

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First Half of 2021

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Residential Real Estate Summary Benton Madison and Washington Counties

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

Highlights from the First Half of 2021

2,754 building permits were issued in Benton, Madison, and Washington counties during the first half of 2021. Benton County accounted for 1,720, Washington County accounted for 984, and Madison accounted for 50.

23,693 total lots in 414 active subdivisions were identified by Skyline Report researchers in the first half of 2021. Regional data includes Benton and Washington Counties and Madison County.

1,744 new houses became occupied, down 19.6 percent from 2,168 in the second half of 2020. Benton County accounted for 1,099, Washington for 600, and Madison County had 45 newly absorbed lots. Empty lot totals for all three counties rose from the record low of 3,624 in the second half of 2020 to 3,769 in the first half of 2021.

Using the absorption rate from the past twelve months implies that there were 17.3 months supply of remaining lots in active subdivisions in Northwest Arkansas.

An additional 14,602 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 62.1 months of remaining lot inventory.

According to the Assessors' databases, 63.8 percent of houses in Benton County, 60.6 percent of houses in Washington County, and 36.6 percent of the houses in Madison County were owner occupied. For all three counties, owner occupied properties have gradually declined in a ten year period.

During the first half of 2021, a total of 4,854 houses were sold in Benton, Madison, and Washington counties. This is an increase of increase of 0.6 percent from the 4,826 sold during the first half of 2020.

The average sales price of a house in Benton County was \$311,333, in Washington County \$297,343 and in Madison County \$206,104, in the first half of 2021. Washington and Benton counties continued to have an average of less than 90 days on the market, the lowest average since the inception of the Skyline Report. Madison County had an average of 116 days on the market.

642 houses were listed for sale in the MLS database as of June 30, 2021 at an average of \$508,382. This is the smallest number of listed houses since 2009.

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

Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2019 to 2021. The number of houses listed for sale in the MLS database as of June 30, 2021 and their average list prices were also reported.

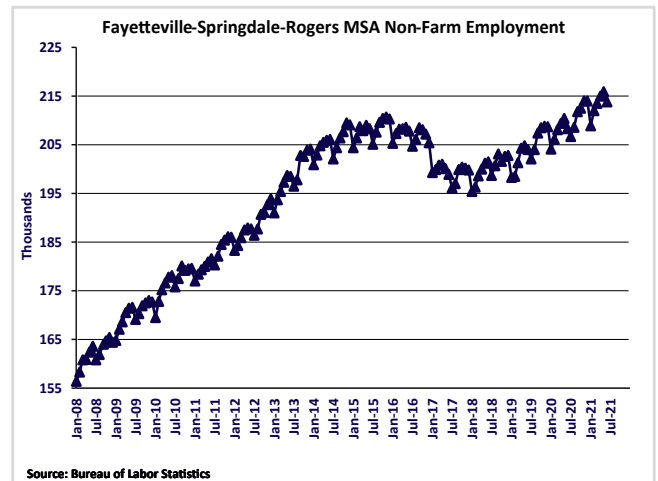
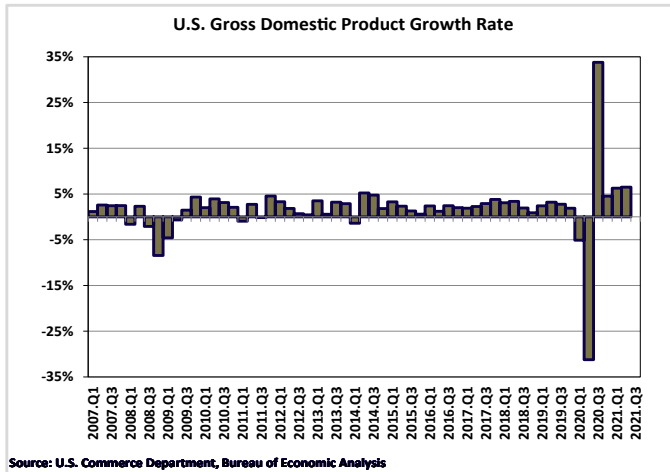
Data is collected on a semiannual basis. Additionally, where available, absorption rates were calculated for active subdivisions. Numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Time trend data are available for the different series which are collected. Skyline Report analysts are able to separate the seasonality and trend effects to discuss the direction of the Northwest Arkansas market effectively since the Skyline Report first began in 2004. Additionally, Center researchers acquired data from Benton, Madison, and Washington Assessors to estimate the percentage of owner-occupied houses in the region. Several years of data are provided in this report to evaluate a trend in both counties.

The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are likely to impact the local residential real estate markets.

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the first half of 2021 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

Economic Overview

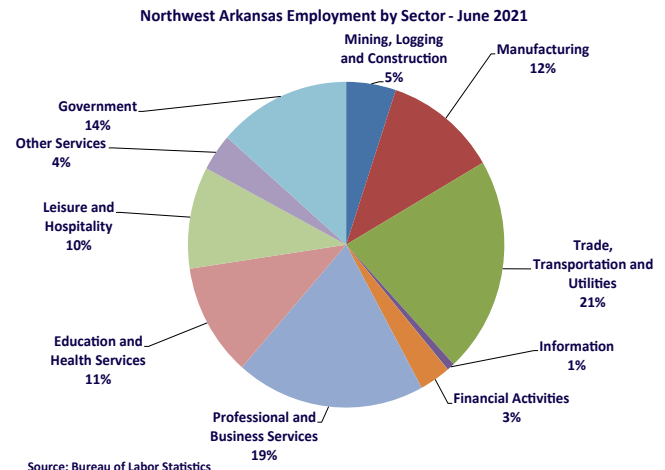


Economic Overview

It is helpful to look at some key macroeconomic statistics in order to get a sense of the Northwest Arkansas commercial real estate market. The rate of activity in the Northwest Arkansas commercial real estate market is dependent upon two general factors: those that are specific to the region and those that are national in nature. The following discussion highlights some of the statistics that indicate the direction of the macro economy.

Gross Domestic Product

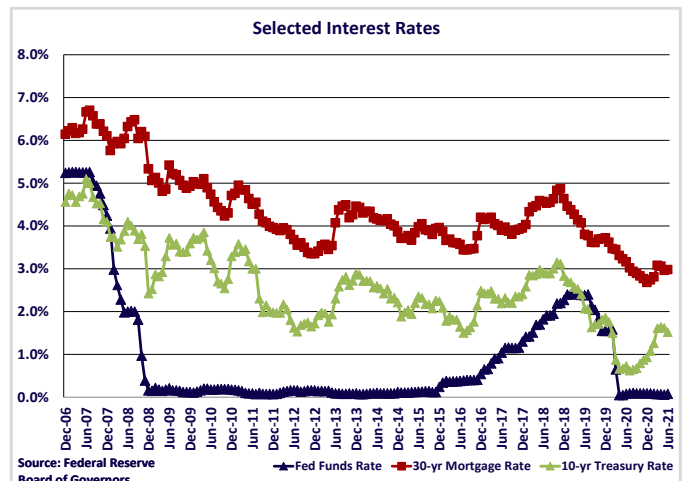
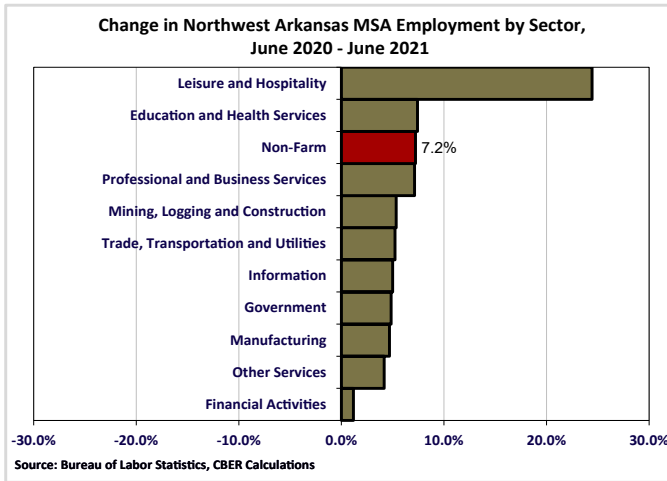
In the second quarter of 2021, real GDP increased 6.5 percent according to advance estimates released by U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 6.3 percent in the first quarter of 2021. The increase in real GDP increases in personal consumption expenditures (PCE), nonresidential fixed investment, exports, and state and local government spending that were partly offset by decreases in private inventory investment, residential fixed investment, and federal government spending. Imports, which are a subtraction in the calculation of GDP, increased. Real GDP increased in the second quarter at a rate faster than the first quarter. In the first quarter, increases in personal consumption expenditures (PCE), nonresidential fixed investment, federal government spending, residential fixed investment, and state and local government spending that were partly offset by decreases in private inventory investment and exports



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 296,328 in June 2021, up 5.4 percent from June 2020. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 3.7 percent in June 2021, lower than the 6.1 percent in June 2020. The unemployment rate has been below 4.0 percent since October 2020. The unemployment rate in Northwest Arkansas continues to be lower than both the state (5.0 percent) and national (6.1 percent) unadjusted rates.

Economic Overview



With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures are provided. The first shows the June 2021 Fayetteville-Springdale-Rogers 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 (19 percent), government (14 percent), manufacturing (12 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 2020 to June 2021. Total nonfarm employment increased by 7.2 percent during that time. All sectors experienced employment growth. Employment in leisure and hospitality, and education and health services grew faster than the non-farm rate at 24.4 percent and 7.4 percent. The professional and business sector grew at a rate similar to the non-farm rate, 7.1 percent. The slowest growing sectors were financial activities, other services, manufacturing, and government at 1.2 percent, 4.2 percent, 4.7 percent, and 4.8 percent, respectively.

Interest Rates

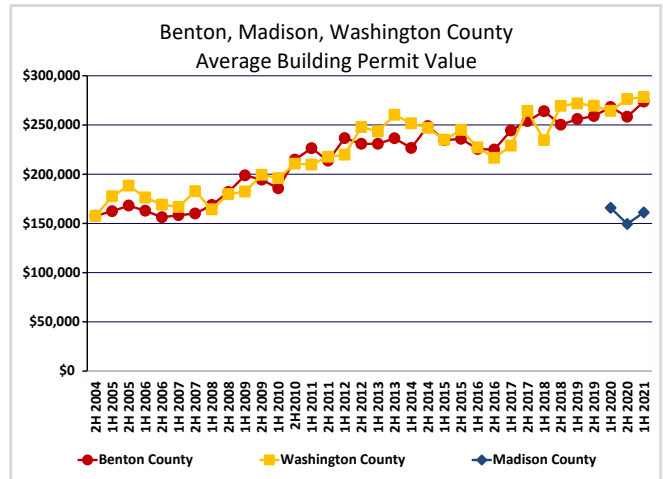
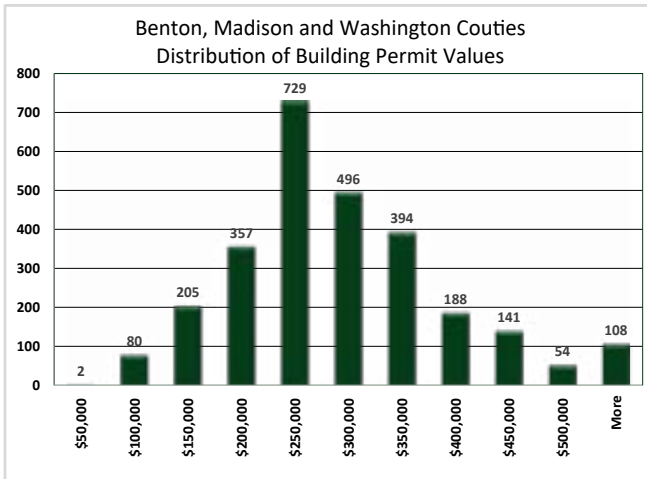
The Federal Funds rate averaged 0.08 percent in June 2021. The ten-year constant maturity Treasury bill had an interest rate of 1.52 percent in June 2021, up from 0.73 percent in June 2020. The spread remained positive and increased between the ten-year rate and the federal funds rate from a year ago, as the ten-year rate increased. The Federal Reserve Open Market Committee decided to maintain the target range for the federal funds rate at 0 to 0.25 percent. The Committee expects to maintain this target range until labor market conditions have reached levels consistent with the Committee's assessments of maximum employment and inflation has risen to 2 percent and is on track to moderately exceed 2 percent for some time. The accompanying figure shows the Federal Funds rate, ten-year rate, and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 2.98 percent in June 2021.

Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in June 2021 were at a seasonally adjusted annual rate of 1,115,000. This is 6.5 percent below the May 2021 rate 1,192,000 and is 25.1 percent above the June 2020 estimate of 891,000. The National Association of Realtors reports national existing-home sales increased 1.4 percent from May to a seasonally adjusted annual rate of 5.86 million in June. Existing home sales were 22.9 percent higher than the June 2020 rate.

Regional Market Trends

Building Permits

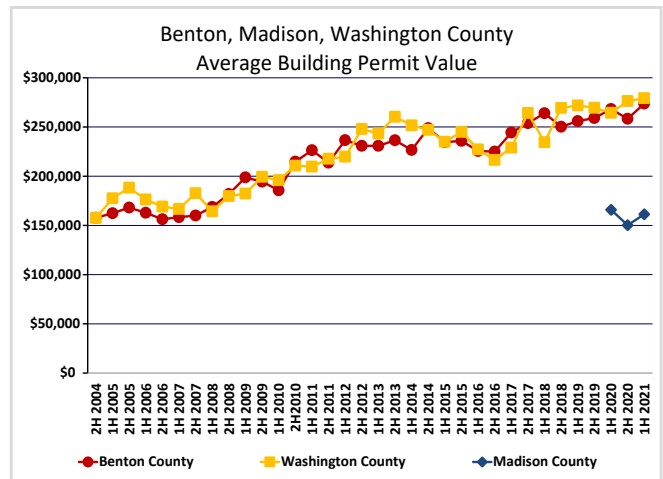


2,754 building permits were issued in Northwest Arkansas Region during the first half of 2021. This is up from the 2,074 permits issued in second half of 2020. The most active value range for building permits was \$200,001 to \$250,000 range with 729. There were 496 building permits issued in the \$250,001 to \$300,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

There were 23,693 total lots in 414 active subdivisions in Northwest Arkansas Region in the first half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2021. 76.2 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 5.2 percent were under construction, 2.1 percent were starts, while 15.9 percent were empty lots.

The subdivisions with the most houses under construction during the first half of 2021 in Benton County were Sunset Ridge, Phase III in Gentry with 36, and Park Central, Phase III in Lowell with 34. Ashmore Landing Loop, Diamond Estates, and Orchard Park, Phase VI, all in Centerton, had 31 additional houses under construction.

Subdivisions with the most houses under construction during in Washington County were Habberton Ridge, 1B in Springdale with 33, Riverwalk, Phase II in Fayetteville with 31, and Creekview, in Fayetteville with 24.



Madison County subdivisions with the most under construction were Cedar Bluff, Phase I, 22 followed by New Hindsville, 4.

No new construction or progress in existing construction has occurred in the last year in 67 of the 414 active subdivisions in the Northwest Arkansas region.

1,744 new houses in the Northwest Arkansas region became occupied in the first half of 2021.

The annual absorption rate implies that there are 17.3 months of remaining inventory in active subdivisions, down from 17.8 months in the second half of 2020.

Regional Market Trends

Building Permits and Active Subdivisions

Northwest Arkansas	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	1,953	2,074	2,754	41.0%	32.8%
Average Value of Residential Building Permits	\$262,327	\$260,492	\$273,321	4.92%	0.70%

City	Number of Permits 2H 2020	Number of Permits 1H 2021	Average Permit Value 2H 2020	Average Permit Value 1H 2021
Bella Vista	229	316	\$264,200	\$285,079
Bentonville	235	189	\$303,987	\$361,038
Cave Springs	49	51	\$269,910	\$254,231
Centerton	436	245	\$254,397	\$299,730
Decatur	--	2	\$0	\$146,500
Elkins	13	3	\$241,238	\$210,672
Elm Springs	31	43	\$324,402	\$311,773
Farmington	89	191	\$290,483	\$261,848
Fayetteville	146	465	\$288,911	\$263,797
Gentry	57	76	\$128,257	\$138,888
Goshen	15	16	\$349,793	\$494,960
Gravette	12	8	\$213,308	\$235,620
Greenland	1	--	\$325,000	\$0
Highfill	61	68	\$259,333	\$257,350
Huntsville	44	50	\$149,440	\$161,235
Johnson	3	7	\$769,047	\$555,739
Lincoln	2	14	\$110,000	\$143,526
Little Flock	5	10	\$508,110	\$483,743
Lowell	57	258	\$239,822	\$246,647
Pea Ridge	121	147	\$243,259	\$246,539
Prairie Grove	37	39	\$182,742	\$209,201
Rogers	189	206	\$290,082	\$365,581
Siloam Springs	63	144	\$140,346	\$109,611
Springdale	117	97	\$248,195	\$354,210
Tontitown	59	105	\$286,114	\$288,103
West Fork	3	4	\$198,667	\$149,750
NWA	2,074	2,754	\$260,492	\$273,321

In 51 out of the 414 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the first half of 2021.

Examining the first half of 2021 inventory on a county-by-county basis, Benton County had 18.3 months of remaining lot inventory and Washington County had 15.2 months of remaining inventory in active subdivisions. At this time, data in Madison County indicates 35.5 months in active subdivisions.

Benton County has 240 active subdivisions with 14,914 total lots, Madison county has 4 active subdivisions with 215 lots. Washington County has 170 active subdivisions with 8,564 lots.

Regional Market Trends

New and Preliminary Subdivisions and Lots

Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Bentonville	17	1,676	3	114	20	1,790
Cave Springs	1	200			1	200
Centerton	23	2,163	3	259	26	2,422
Gentry	1	50	2	80	3	130
Gravette	2	35			2	35
Highfill			2	104	2	104
Lowell	4	361	3	243	7	604
Pea Ridge	5	606	4	159	9	765
Rogers	8	609	4	201	12	810
Siloam Springs	13	897	2	47	15	944
Total Planned	74	6,597	23	1,207	97	7,804

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Elkins			1	241	1	241
Elm Springs			1	29	1	29
Farmington	7	1,349	1	120	8	1,469
Fayetteville	19	1,713	10	503	29	2,216
Goshen			1	16	1	16
Prairie Grove	6	555			6	555
Springdale	10	877	9	807	19	1,684
Tontitown	3	491	3	97	6	588
Total Planned	45	4,985	26	1,813	71	6,798

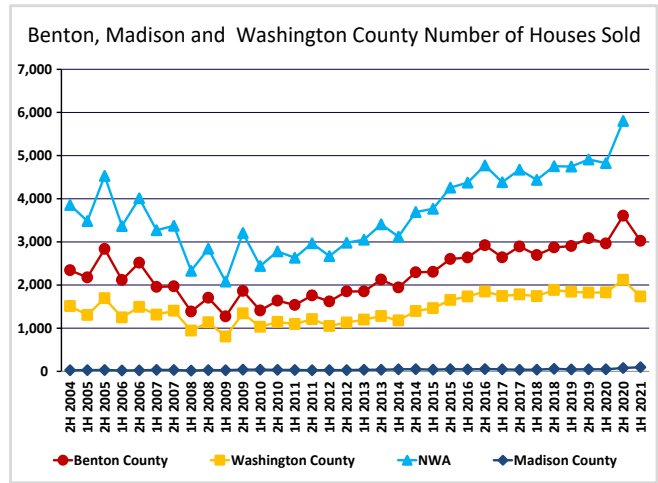
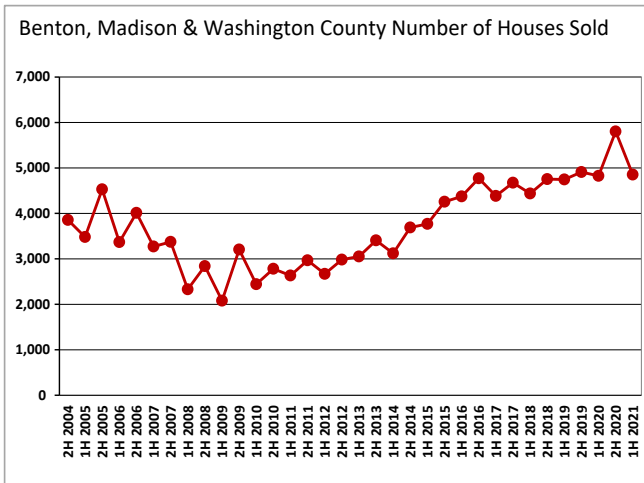
A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2018 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base. If the lot inventory in the above tables were added to the remaining lots in active subdivisions, there would be 62.1 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active. The above tables list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city.

Examining the first half of 2021 inventory on a county-by-county basis, Benton County had 18.3 months of remaining lot inventory, Madison County had 35.5 months, and Washington County had 15.2 months of remaining inventory in active subdivisions.

14,602 new lots in 168 subdivisions received either preliminary or final approval by June 30, 2021.

Regional Market Trends

Sold Data

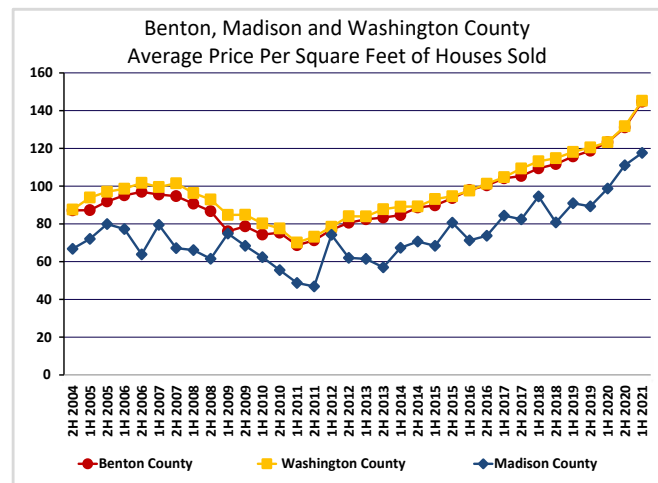
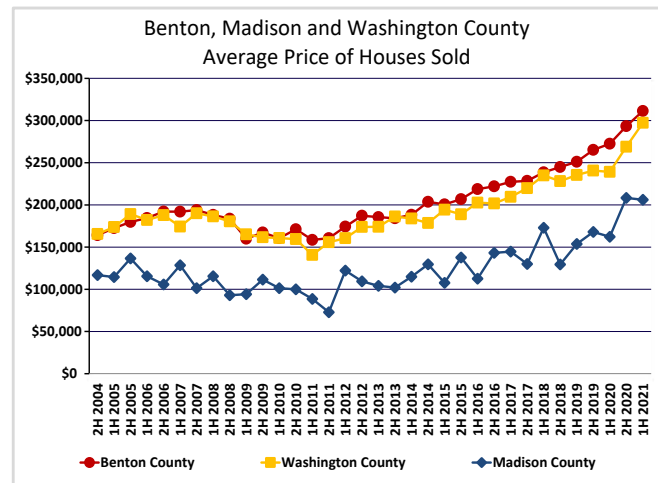


Benton County currently has 240 active subdivisions with 14,914 total lots, Washington County has 170 active subdivisions with 8,564 lots and Madison county has a total of 4 active subdivisions with 215 lots.

Out of the 4,854 houses sold in the first half of 2021, 1,270 were new construction accounting for 26.2 percent of the total sales in Northwest Arkansas, higher than the 25.3 percent average from the five year period of 2016-2020.

In the first half of 2021 the average sales price in Benton County, increased from the second half of 2020 by 6.1 percent to \$311,333, while in Washington County, the average sales price increased 10.5 percent to \$297,343. Madison County's average sales price was \$206,104, down 1.0 percent from \$208,285 in the second half of 2020.

The median sales price increased by 9.4 percent in Benton County to \$260,000 and increased by 8.5 percent in Washington County to \$249,500. Madison County median sales price of \$175,000 decreased 10.6 percent in the first half of 2021 from \$186,000 in the second half of 2020.



Residential Market Trends

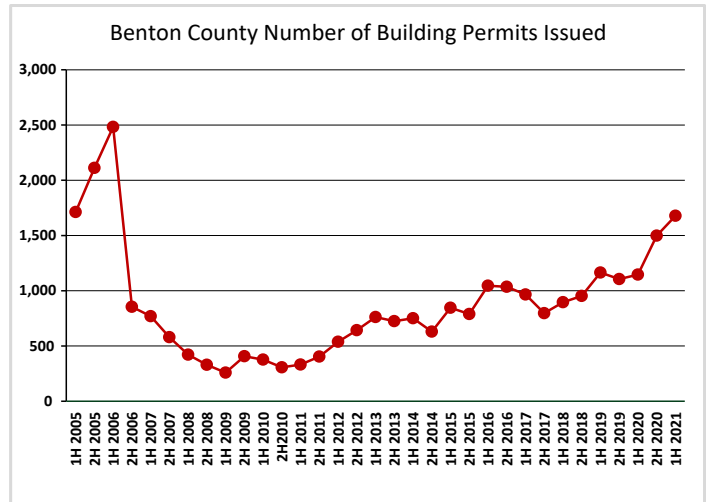
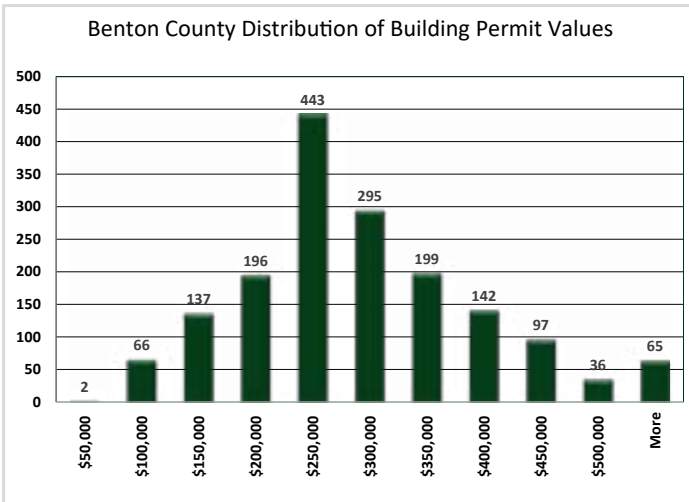
Sold Data By School District

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

Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$332,799	\$149.38	96	1610	33.2%
Decatur	\$182,500	\$122.91	63	16	0.3%
Elkins	\$209,208	\$135.10	84	37	0.8%
Farmington	\$279,052	\$142.67	98	174	3.6%
Fayetteville	\$340,967	\$162.02	82	627	12.9%
Gentry	\$241,033	\$126.63	100	102	2.1%
Gravette	\$277,463	\$137.49	71	189	3.9%
Greenland	\$241,118	\$135.01	53	36	0.7%
Huntsville	\$201,773	\$116.88	115	92	1.9%
Jasper	\$285,800	\$131.56	136	5	0.1%
Lincoln	\$161,676	\$99.96	70	42	0.9%
Pea Ridge	\$260,781	\$136.49	98	171	3.5%
Prairie Grove	\$234,838	\$131.24	65	148	3.0%
Rogers	\$320,180	\$146.87	85	754	15.5%
Siloam Springs	\$221,601	\$120.83	80	177	3.6%
Springdale	\$292,765	\$137.89	78	638	13.1%
West Fork	\$241,382	\$126.57	62	36	0.7%
Northwest Arkansas	\$304,235	\$144.35	87	4,854	100.0%

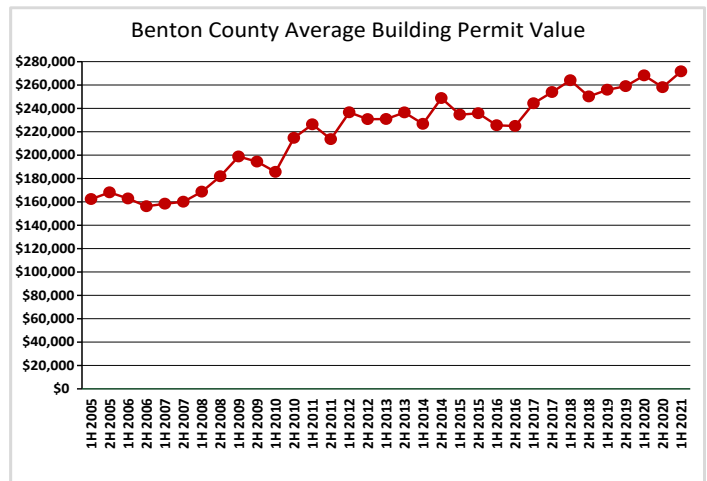
There were 642 houses listed for sale in the MLS database as of June 30, 2021 at an average list price of \$508,382.

Benton County Building Permits



1,720 building permits were issued in Benton County during the first half of 2021. This is up from the 1,514 permits issued in second half of 2020. The average building permit value also increased. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

From the second half of 2020 to the first half of 2021, the number of building permits issued increased in Bella Vista, Cave Springs, Centerton, Gentry, Highfill, Little Flock, Lowell, Pea Ridge, Rogers and Siloam Springs. The number of permits decreased in Bentonville and Gravette. However, Bentonville has 1,790 additional lots in the preliminary or final plat categories.

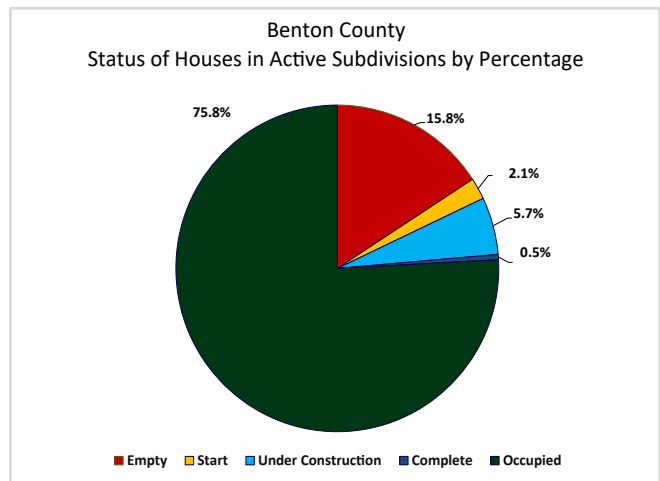
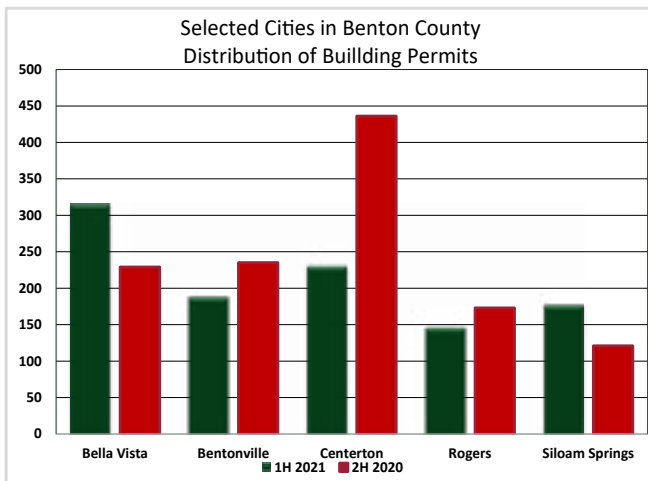


Benton County	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	1,146	1,514	1,720	50.1%	13.6%
Average Value of Residential Building Permits	\$268,239	\$258,311	\$273,699	2.0%	6.0%

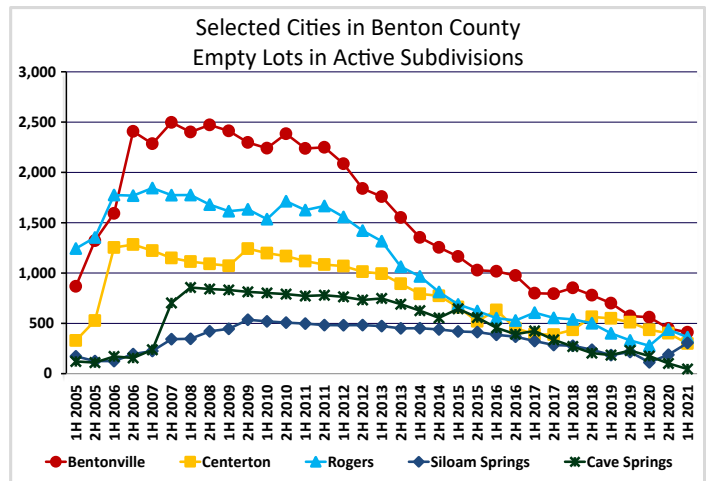
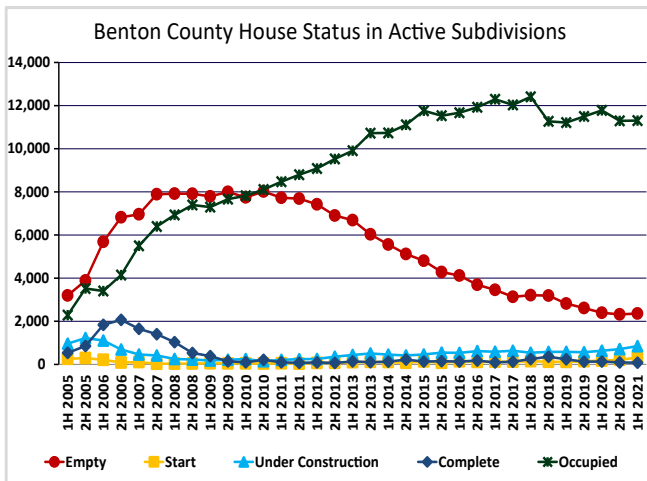
Benton County

Building Permits in Selected Cities

Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	1H 2021	2H 2020	% BC	% NWA
Bella Vista	0	0	0	32	69	114	53	27	10	6	5	316	229	18.4%	11.5%
Bentonville	0	0	0	3	51	22	21	29	33	11	19	189	235	11.0%	6.9%
Cave Springs	0	1	1	15	18	10	1	2		0	3	51	49	3.0%	1.9%
Centerton	1	0	0	26	46	41	87	26	6	5	7	245	436	14.2%	8.9%
Decatur	0	1	0	0	1	0	0	0	0	0	0	2	0	0.1%	0.1%
Gentry	0	5	54	10	1	2	3	0	1	0	0	76	57	4.4%	2.8%
Gravette	0	0	1	2	1	3	0	1	0	0	0	8	12	0.5%	0.3%
Highfill	0	0	0	0	48	9	3	5	1	1	1	68	61	4.0%	2.5%
Little Flock	0	0	0	0	0	0	1	2	2	2	3	10	5	0.6%	0.4%
Lowell	1	0	2	60	101	61	7	14	6	6	0	258	57	15.0%	9.4%
Pea Ridge	0	0	0	18	88	22	14	1	2	0	2	147	121	8.5%	5.3%
Rogers	0	1	1	43	11	7	25	37	42	7	32	206	189	12.0%	7.5%
Siloam Springs	0	59	78	5	1	0	0	0	0	0	1	144	63	8.4%	5.2%
Benton County	2	67	137	214	436	291	215	144	103	38	73	1,720	1,514	100.0%	62.5%

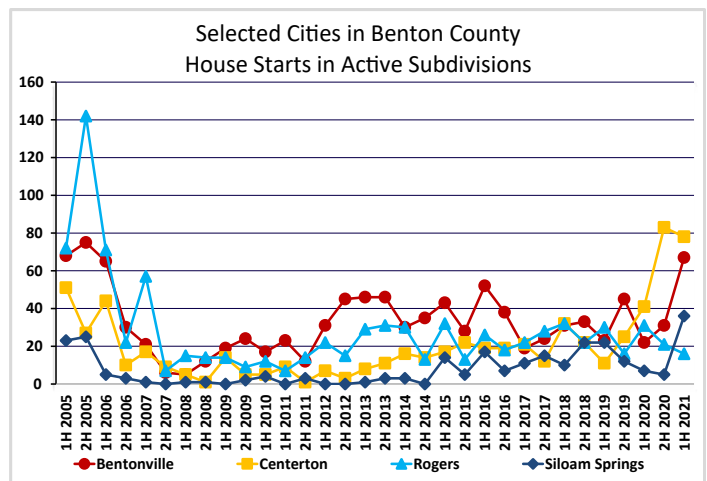


Benton County Active Subdivisions



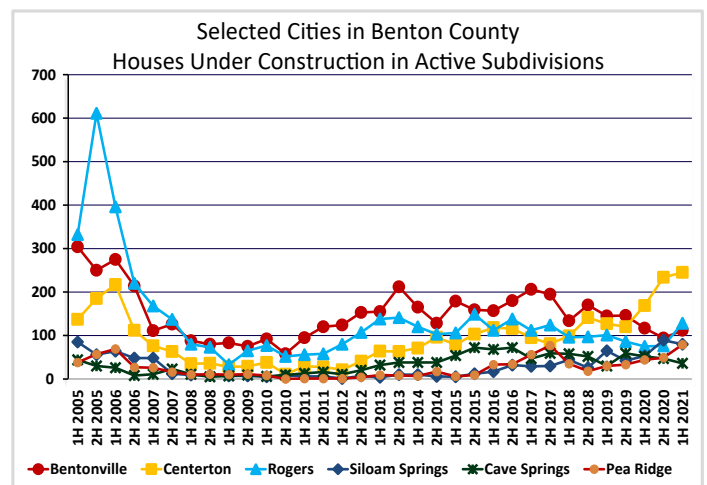
There were 14,914 total lots in 240 active subdivisions in Benton County in the first half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2021. 15.9 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 5.7 percent were under construction, 2.1 percent were starts, while 15.9 percent were empty lots.

During the first half of 2021, 1,099 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 18.3 months of lot inventory at the end of the first half of 2021. This is up from 18.0 months of inventory at the end of the second half of 2020.



Overall, in 51 out of the 240 active subdivisions in Benton County, no absorption occurred in the last year.

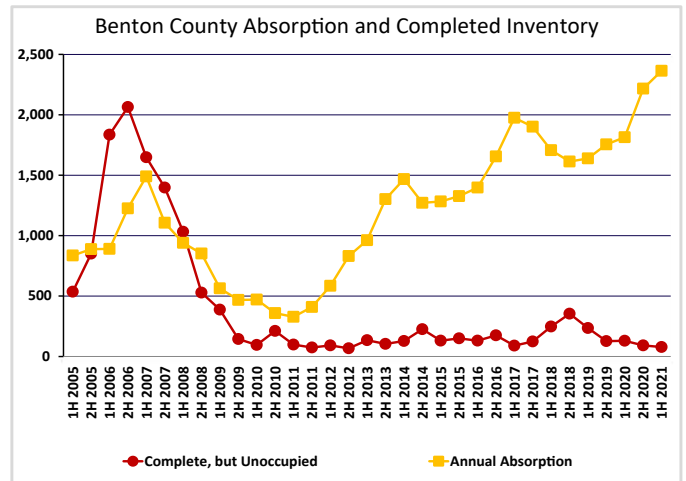
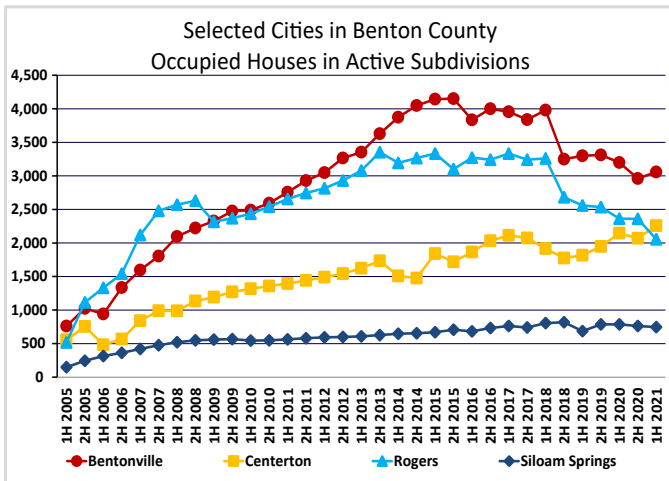
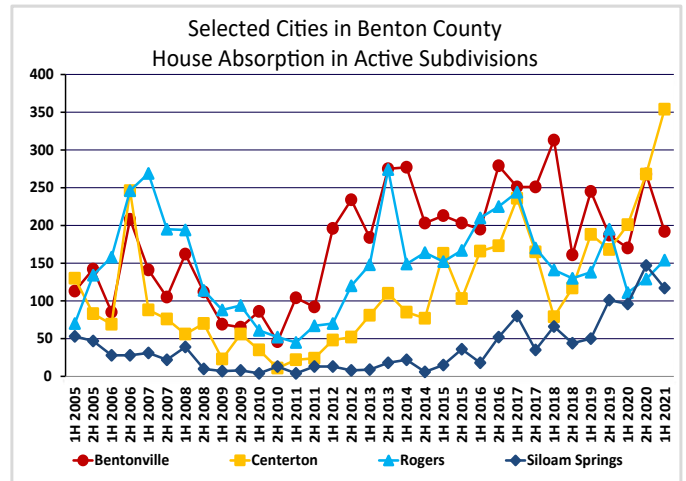
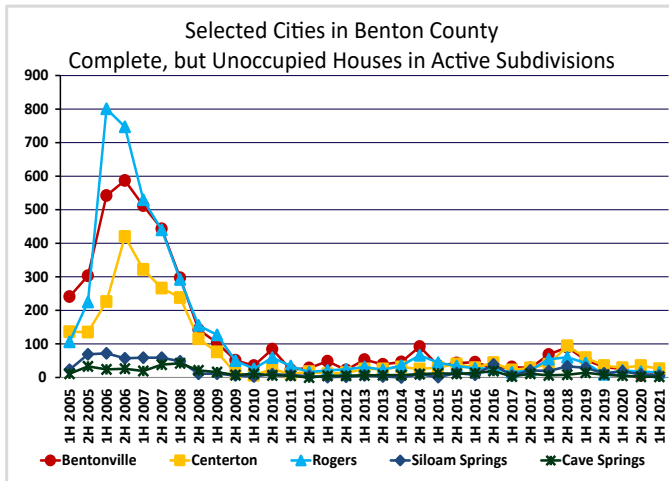
In the first half of 2021, Sunset Ridge, Phase III in Gentry had the most houses under construction, with 36. Park Central, Phase III in Lowell had 34. Ashmore Landing Loop, Diamond Estates, and Orchard Park, Phase VI, all in Centerton had 31.



In Centerton, Southwinds, Phase I 100 houses became occupied. Providence Village, Phase II in Bentonville had 99. Ridgestone Duplexes, Ashmore Landing Loop, Diamond Estates, and Orchard Park, Phase VI, all had 31 houses becoming occupied.

No new construction or progress in existing construction has occurred in the last year in 37 of the 240 subdivisions in Benton County.

Benton County Active Subdivisions



In the pipeline, Benton County has a total of 7,804 lots in 97 preliminary or final subdivisions. The table at the right shows the cities with the number of subdivisions and lots.

Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Bentonville	20	1,790
Cave Springs	1	200
Centerton	26	2,422
Gentry	3	130
Gravette	2	35
Highfill	2	104
Lowell	7	604
Pea Ridge	9	765
Rogers	12	810
Siloam Springs	15	944
Total Planned	97	7,804

Benton County Owner Occupied Trend

Benton County Owner Occupied by City	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.7%	70.2%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.9%	75.2%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.5%	59.5%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.2%	70.0%
Centeron	67.4%	66.9%	64.0%	63.8%	64.4%	64.0%	62.1%	60.7%	60.8%	60.7%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	55.0%	55.6%
Elm Springs	90.0%	83.3%	65.9%	75.6%	72.9%	75.9%	74.5%	72.1%	74.8%	80.1%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	62.0%	61.6%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.3%	54.4%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.2%	58.7%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.2%	56.4%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.8%	56.0%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.2%	73.8%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.2%	68.5%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.8%	65.7%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	66.0%	64.0%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.8%	60.3%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.7%	63.0%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.5%	59.5%
Sulphur Springs	55.4%	56.4%	55.4%	60.0%	58.0%	54.1%	54.6%	52.7%	52.0%	51.6%
Rural/Rurban	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.1%	60.1%
Benton County	68.4%	68.6%	67.6%	67.8%	67.8%	67.4%	66.3%	65.3%	64.5%	63.8%

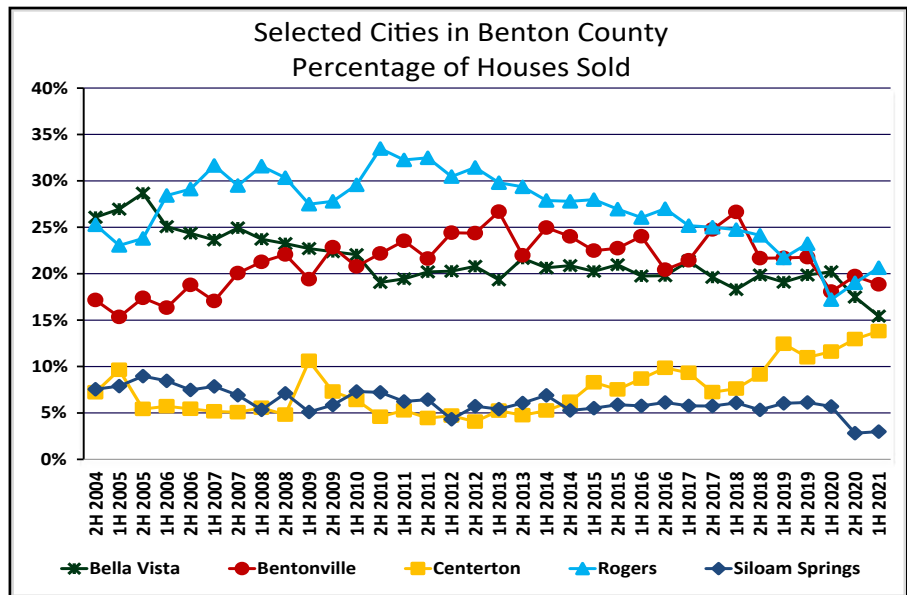
Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2020 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 63.8 percent in the first half of 2021.

Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	2,962	3,606	3,024	2.1%	-16.1%
Average Price of Houses Sold	\$272,494	\$293,403	\$311,333	14.3%	6.1%
Average Days on Market	98	87	90	-8.1%	4.4%
Average Price per Square Foot	\$123.24	\$131.08	\$144.73	17.4%	10.4%
Number of New Houses Sold	841	945	903	7.4%	-4.4%
Average Price of New Houses Sold	\$293,264	\$298,528	\$297,853	1.6%	-0.2%
Average Days on Market of New Houses Sold	136	129	158	16.1%	22.7%
Number of Houses Listed	702	375	327	-53.4%	-12.8%
Average List Price of Houses Listed	\$420,521	\$401,378	\$523,136	24.4%	30.3%

Benton County Sold by City and Characteristics

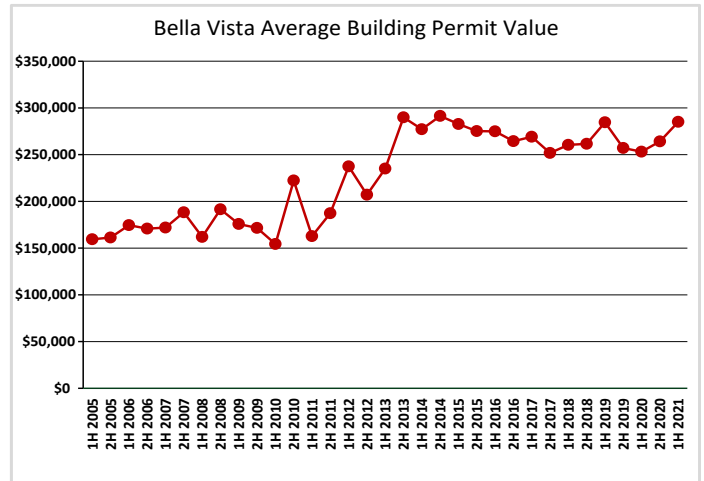
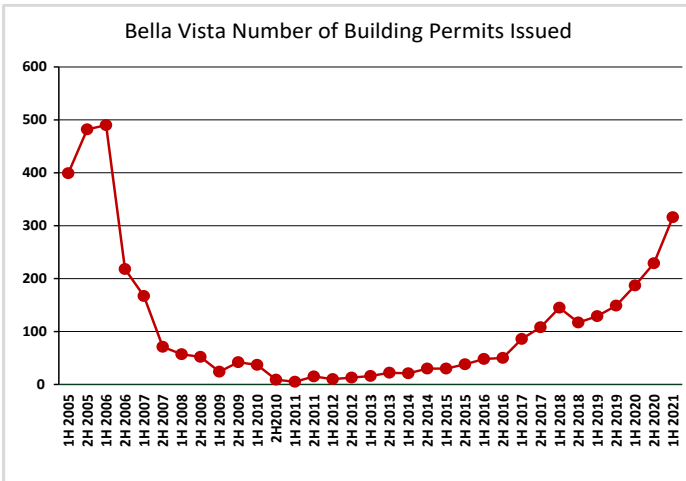
The median cost of a house sold in Benton County was \$260,000.

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



Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$124,000	\$75.24	133	1	0.0%
Bella Vista	\$264,165	\$135.53	55	550	18.2%
Bentonville	\$360,643	\$165.60	72	492	16.3%
Cave Springs	\$414,474	\$159.00	119	94	3.1%
Centerton	\$298,009	\$140.78	149	436	14.4%
Decatur	\$125,800	\$107.93	71	10	0.3%
Garfield	\$376,667	\$139.83	79	3	0.1%
Gateway	\$208,400	\$131.73	189	4	0.1%
Gentry	\$196,240	\$115.68	104	72	2.4%
Gravette	\$176,105	\$109.30	90	32	1.1%
Highfill	\$195,502	\$126.56	167	63	2.1%
Little Flock	\$632,700	\$182.77	75	10	0.3%
Lowell	\$245,121	\$140.45	115	131	4.3%
Pea Ridge	\$256,203	\$136.25	100	159	5.3%
Rogers	\$357,825	\$147.95	75	543	18.0%
Siloam Springs	\$202,274	\$116.45	81	139	4.6%
Sulphur Springs	\$212,500	\$125.53	202	2	0.1%
No City BC	\$397,209	\$158.20	88	283	9.4%
Benton County Houses Sold	\$311,333	\$144.73	90	3,024	100.0%

Bella Vista Building Permits

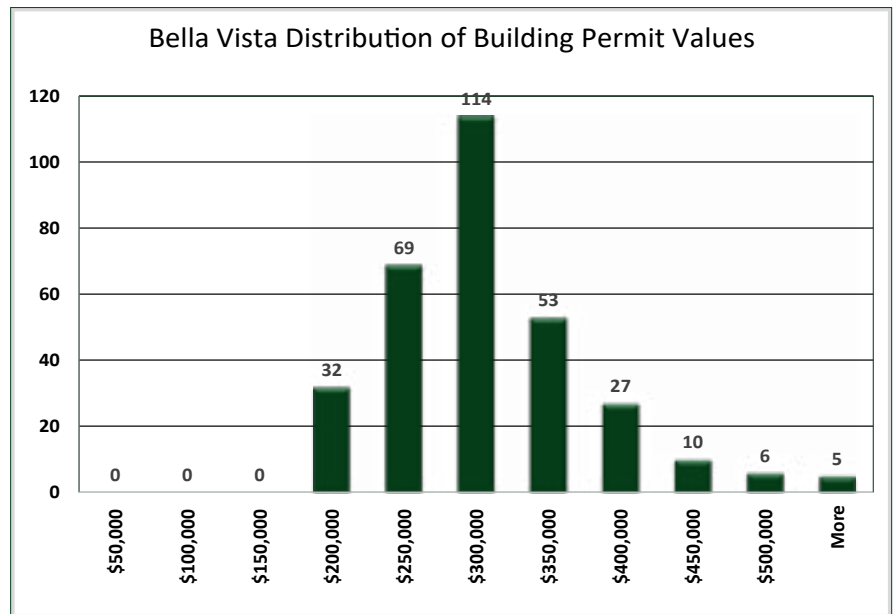


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

Out of the remaining 25,215 lots, approximately 9,000 to 13,000 could be considered ready for immediate construction, after acquisition from current owners.

This was an increased estimate from the previous 5,000 to 7,000 due to continued growth of the

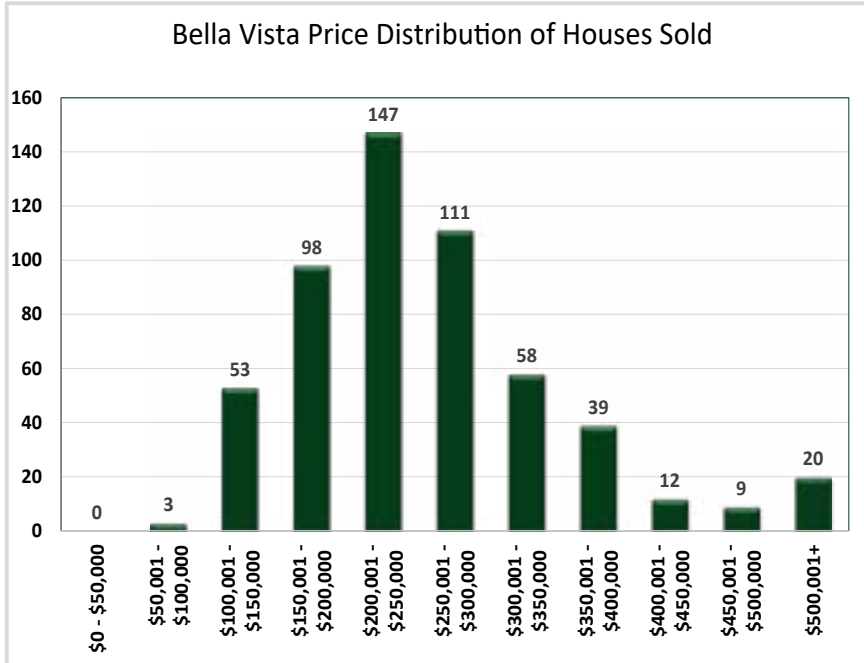


sewer system and growing demand for housing in Bella Vista by larger sized families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Bella Vista	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	187	229	316	69.0%	38.0%
Average Value of Residential Building Permits	\$253,198	\$264,200	\$285,079	12.6%	7.9%

Bella Vista

Price Distribution of Houses Sold



550 houses were sold in Bella Vista in the first half of 2021.

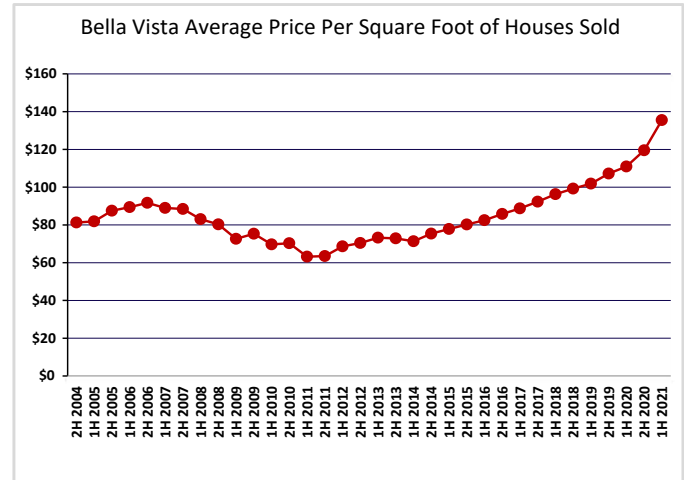
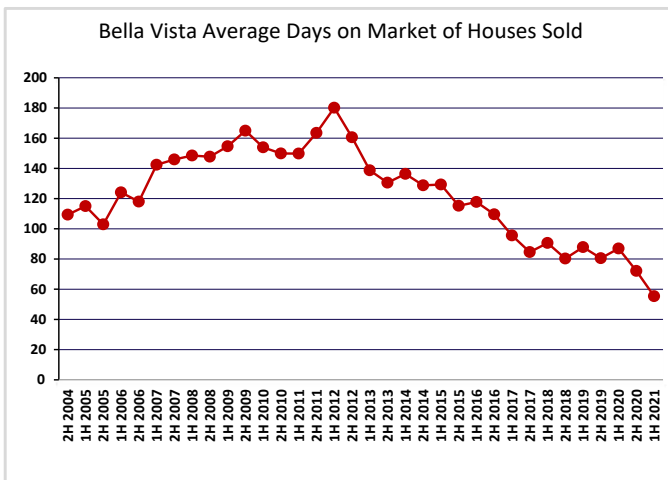
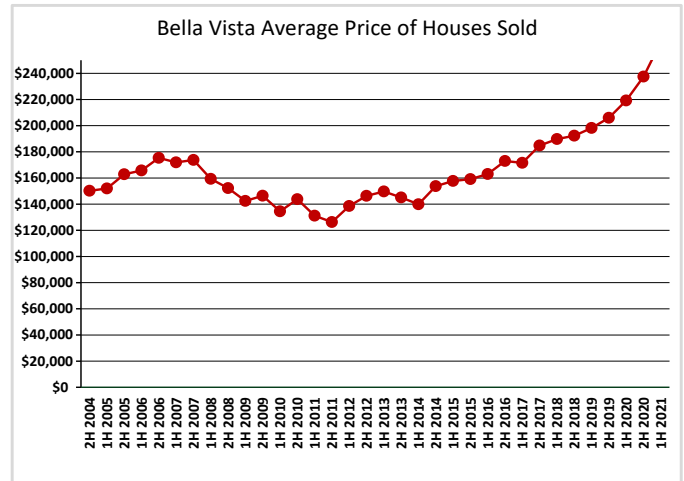
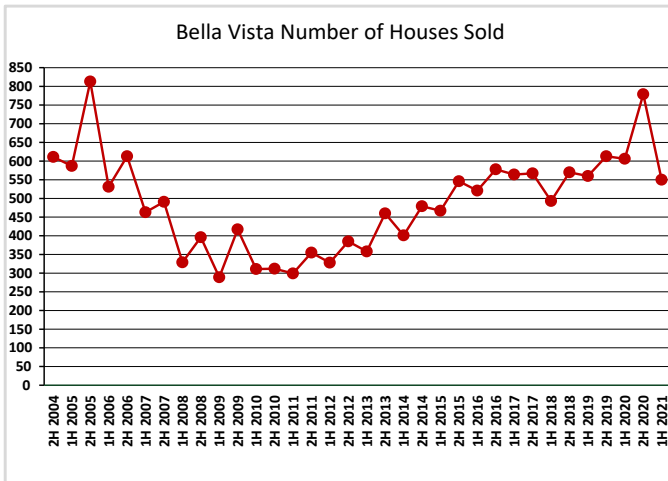
The average price of a house was \$264,165 at \$135.53 per square foot.

The median cost of a house was \$241,000

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	0.5%	1,320	52	104.4%
\$100,001 - \$150,000	53	9.6%	1,235	44	101.2%
\$150,001 - \$200,000	98	17.8%	1,402	52	102.0%
\$200,001 - \$250,000	147	26.7%	1,730	51	102.0%
\$250,001 - \$300,000	111	20.2%	2,034	70	102.2%
\$300,001 - \$350,000	58	10.5%	2,358	69	101.4%
\$350,001 - \$400,000	39	7.1%	2,601	42	104.2%
\$400,001 - \$450,000	12	2.2%	3,051	52	99.1%
\$450,001 - \$500,000	9	1.6%	3,254	36	99.8%
\$500,001+	20	3.6%	4,154	51	100.1%
Bella Vista Houses Sold	550	100%	1,953	55	101.9%

Bella Vista

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	606	779	550	-9.2%	-29.4%
Average Price of Houses Sold	\$219,263	\$237,458	\$264,165	20.5%	11.2%
Average Days on Market	87	72	55	-36.3%	-23.2%
Average Price per Square Foot	\$110.90	\$119.50	\$135.53	22.2%	13.4%
Percentage of County Sales	20.2%	17.5%	15.4%	-23.6%	-11.7%
Number of New Houses Sold	103	139	90	-12.6%	-35.3%
Average Price of New Houses Sold	\$239,984	\$239,588	\$280,011	16.7%	16.9%
Average Days on Market of New Houses Sold	124	95	90	-27.3%	-4.4%
Number of Houses Listed	104	25	55	-47.1%	120.0%
Average List Price of Houses Listed	\$280,908	\$281,523	\$348,319	24.0%	23.7%

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aldsworth	4	0.7%	1,659	48	\$219,750	\$133.43
Allendale	3	0.5%	2,936	93	\$346,500	\$121.05
Angus	1	0.2%	2,929	29	\$500,000	\$170.71
Annsborough	1	0.2%	1,532	43	\$171,584	\$112.00
Argyll	1	0.2%	1,256	63	\$175,000	\$139.33
Avondale	25	4.5%	1,528	43	\$200,700	\$130.72
Ayr	2	0.4%	1,666	76	\$229,000	\$139.21
Bankfoot	1	0.2%	2,158	285	\$304,900	\$141.29
Basildon	4	0.7%	2,520	54	\$301,125	\$120.13
Basildon Courts	1	0.2%	1,088	19	\$175,000	\$160.85
Bedford	4	0.7%	1,649	40	\$250,250	\$150.13
Bella Vista Orig	1	0.2%	1,590	34	\$215,000	\$135.22
Bennington	2	0.4%	2,015	161	\$266,543	\$132.29
Berksdale	1	0.2%	1,470	41	\$230,000	\$156.46
Berkshire	5	0.9%	2,105	88	\$275,000	\$133.08
Birmingham	4	0.7%	1,673	34	\$249,500	\$149.30
Birsay	5	0.9%	2,024	57	\$290,540	\$143.75
Blenhiem	1	0.2%	3,300	124	\$310,000	\$93.94
Boreland	2	0.4%	1,518	296	\$211,260	\$139.17
Branchwood	5	0.9%	1,829	78	\$256,300	\$140.15
Brecknock	2	0.4%	2,474	47	\$340,000	\$138.13
Brigadoon	2	0.4%	3,239	54	\$512,500	\$139.94
Bristol	3	0.5%	1,989	32	\$271,611	\$138.62
Brittany	2	0.4%	2,373	58	\$322,000	\$133.82
Brittany Courts	1	0.2%	1,210	22	\$176,000	\$145.45
Brompton	2	0.4%	2,889	66	\$230,750	\$80.23
Brompton Courts	2	0.4%	2,528	34	\$231,950	\$93.84
Brunswick	1	0.2%	1,784	33	\$269,000	\$150.78
Buckingham	4	0.7%	2,444	43	\$408,350	\$165.08
Burghead	1	0.2%	2,055	50	\$272,000	\$132.36
Caithness	1	0.2%	1,466	62	\$204,500	\$139.50
Cambridge	5	0.9%	1,994	82	\$278,803	\$139.52
Cannich	2	0.4%	2,611	65	\$343,250	\$131.63
Cardenen	1	0.2%	2,510	66	\$380,000	\$151.39
Cardigan	1	0.2%	2,018	43	\$297,000	\$147.18
Cargill	2	0.4%	4,459	34	\$927,000	\$208.09

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Carlisle	3	0.5%	1,554	36	\$213,167	\$132.41
Carnahan	1	0.2%	1,033	34	\$136,200	\$131.85
Carrick	1	0.2%	2,370	7	\$375,000	\$158.23
Charing	7	1.3%	2,089	41	\$290,357	\$141.30
Chatburn	1	0.2%	2,085	112	\$304,175	\$145.89
Chelmsworth	1	0.2%	1,940	48	\$235,000	\$121.13
Chelsea	1	0.2%	1,432	60	\$178,000	\$124.30
Chelsea Courts	1	0.2%	2,581	56	\$247,700	\$95.97
Cheshire	3	0.5%	1,456	57	\$184,767	\$131.65
Cheviot	4	0.7%	2,194	52	\$328,725	\$149.74
Churchill	4	0.7%	2,966	64	\$367,975	\$123.43
Clackmannan	1	0.2%	2,338	45	\$373,000	\$159.54
Cleveland Hills	1	0.2%	1,516	10	\$175,000	\$115.44
Cornwall	3	0.5%	1,900	37	\$266,333	\$140.24
Coulter	2	0.4%	1,679	52	\$236,500	\$140.84
Cresswell	2	0.4%	2,011	72	\$290,300	\$144.70
Cullen Hills	1	0.2%	3,414	32	\$397,500	\$116.43
Cumberland	3	0.5%	1,840	45	\$274,500	\$150.77
Cunningham	2	0.4%	1,689	37	\$220,000	\$131.21
Derby	2	0.4%	1,642	37	\$228,000	\$138.17
Devonshire	1	0.2%	4,647	59	\$570,000	\$122.66
Dickenshire	4	0.7%	2,689	77	\$415,750	\$143.61
Dirleton	1	0.2%	1,747	41	\$249,900	\$143.05
Dogwood Hills	1	0.2%	2,826	33	\$385,000	\$136.23
Dorchester	1	0.2%	2,778	20	\$455,000	\$163.79
Dornoch	1	0.2%	1,932	43	\$265,000	\$137.16
Dorset	4	0.7%	2,013	28	\$248,332	\$121.62
Drake Court	13	2.4%	1,381	54	\$125,144	\$93.19
Dumfries	1	0.2%	1,994	0	\$285,000	\$142.93
Dunbarton	3	0.5%	2,172	39	\$353,667	\$163.81
Dunsford	1	0.2%	2,532	62	\$360,000	\$142.18
Dunvegan	5	0.9%	2,357	45	\$337,600	\$144.03
Duxford	1	0.2%	1,735	35	\$235,000	\$135.45
East Riding	2	0.4%	1,955	33	\$248,000	\$138.89
Elvendon	1	0.2%	1,024	93	\$139,900	\$136.62
Embleton	3	0.5%	2,463	46	\$379,167	\$151.55

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Essex	6	1.1%	1,825	35	\$202,650	\$115.01
Ettington	3	0.5%	1,629	34	\$234,333	\$144.05
Evanton	1	0.2%	1,772	173	\$251,201	\$141.76
Fenchurch	5	0.9%	1,995	38	\$239,080	\$121.54
Forest Hills	6	1.1%	2,077	45	\$280,942	\$138.37
Gloucester	3	0.5%	2,519	48	\$361,082	\$138.96
Grampian	2	0.4%	1,630	39	\$238,500	\$146.41
Hampstead	6	1.1%	1,162	34	\$157,483	\$135.94
Harborough	3	0.5%	1,619	59	\$231,667	\$144.27
Harlow	3	0.5%	2,023	67	\$230,767	\$118.10
Harrington	2	0.4%	1,966	45	\$294,500	\$143.50
Hartlepool	1	0.2%	1,800	38	\$250,000	\$138.89
Headley	2	0.4%	1,487	33	\$211,750	\$142.63
Hebrides	3	0.5%	1,283	56	\$179,667	\$140.98
Highland	1	0.2%	1,751	22	\$256,980	\$146.76
Highland Park Villas	6	1.1%	1,647	47	\$240,833	\$146.45
Hillswick	1	0.2%	1,825	163	\$275,000	\$150.68
Hopeman	1	0.2%	1,907	32	\$284,000	\$148.93
Huntingdon	1	0.2%	2,002	36	\$270,000	\$134.87
Ingleborough	1	0.2%	2,018	1	\$290,000	\$143.71
Inverness	1	0.2%	2,352	67	\$329,500	\$140.09
Islay	1	0.2%	1,314	34	\$180,000	\$136.99
Islington	2	0.4%	1,673	41	\$230,500	\$137.82
Keighley	2	0.4%	2,151	65	\$316,250	\$147.75
Kelaen	3	0.5%	2,741	56	\$393,000	\$143.67
Kendal	1	0.2%	2,202	54	\$387,000	\$175.75
Kensington	4	0.7%	2,152	40	\$227,500	\$105.12
Kent	1	0.2%	1,480	34	\$235,000	\$158.78
Kenwood	1	0.2%	2,138	30	\$351,000	\$164.17
Keswick	4	0.7%	2,008	32	\$333,550	\$166.52
Kildonan	4	0.7%	1,894	153	\$267,075	\$140.03
Kilmuir	1	0.2%	1,954	122	\$299,000	\$153.02
Kingsdale Courts	3	0.5%	1,289	48	\$147,233	\$114.29
Kingsland	1	0.2%	1,730	243	\$169,000	\$97.69
Kingswood	2	0.4%	2,282	23	\$233,750	\$111.07
Kinloch	1	0.2%	1,557	39	\$255,000	\$163.78

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kinross	2	0.4%	2,773	55	\$405,000	\$148.45
Kintyre	3	0.5%	1,742	48	\$260,450	\$149.77
Kipling Courts	2	0.4%	1,963	39	\$274,500	\$140.00
Kirkpatrick	1	0.2%	3,429	56	\$411,500	\$120.01
Lakenheath	2	0.4%	2,113	39	\$297,750	\$141.29
Lakeview	6	1.1%	2,052	66	\$214,900	\$113.65
Lambeth	6	1.1%	1,597	18	\$190,667	\$135.33
Lancashire	1	0.2%	1,024	43	\$145,000	\$141.60
Lands End	8	1.5%	1,720	42	\$242,572	\$141.69
Latheron	1	0.2%	1,840	117	\$286,000	\$155.43
Leicester	14	2.5%	1,595	43	\$186,250	\$118.42
Lindsey	1	0.2%	1,044	34	\$159,500	\$152.78
Lockerbie	3	0.5%	2,296	91	\$302,300	\$135.69
Lockhart	4	0.7%	1,522	79	\$224,275	\$147.47
Lothian	1	0.2%	1,497	97	\$235,000	\$156.98
Magrath	3	0.5%	1,730	82	\$254,250	\$147.00
Marionet	4	0.7%	1,931	95	\$279,045	\$144.03
Mayfair	3	0.5%	2,790	57	\$362,133	\$127.49
Melanie	4	0.7%	1,790	67	\$227,600	\$126.43
Melanie Courts	3	0.5%	1,371	35	\$173,000	\$127.95
Merritt	3	0.5%	1,559	46	\$227,667	\$146.86
Metfield	1	0.2%	1,642	35	\$250,000	\$152.25
Metfield Courts	3	0.5%	1,189	51	\$152,179	\$128.74
Monikie	1	0.2%	3,119	98	\$412,000	\$132.09
Montgomery	1	0.2%	1,885	75	\$279,900	\$148.49
Morganshire	1	0.2%	2,329	85	\$329,900	\$141.65
Morvan	2	0.4%	1,628	49	\$202,500	\$124.65
Mountain Springs	1	0.2%	1,772	9	\$390,000	\$220.09
Nelson	5	0.9%	1,519	34	\$221,680	\$147.46
Newburgh	2	0.4%	2,222	33	\$317,750	\$143.17
Newquay	3	0.5%	3,385	71	\$476,667	\$145.84
Norfolk	5	0.9%	1,688	48	\$211,100	\$127.15
North Riding	1	0.2%	1,441	50	\$205,000	\$142.26
Northampton	1	0.2%	1,946	40	\$236,000	\$121.27
Norwood	6	1.1%	2,398	35	\$329,967	\$136.49
Nottingham	1	0.2%	1,244	26	\$173,000	\$139.07

Bella Vista

Characteristics of Houses Sold

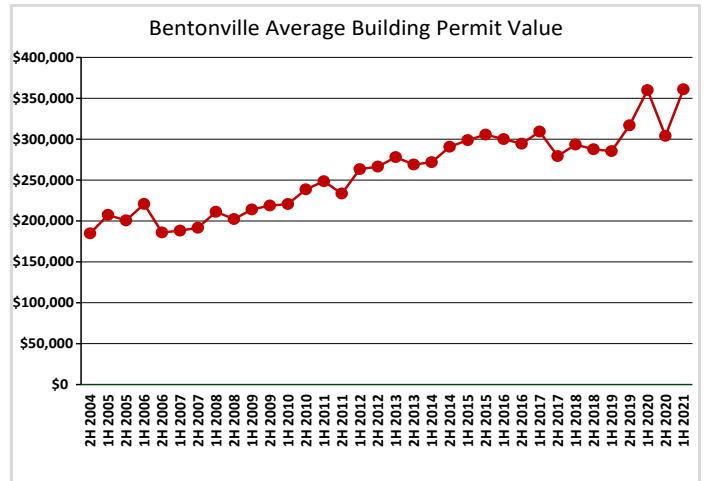
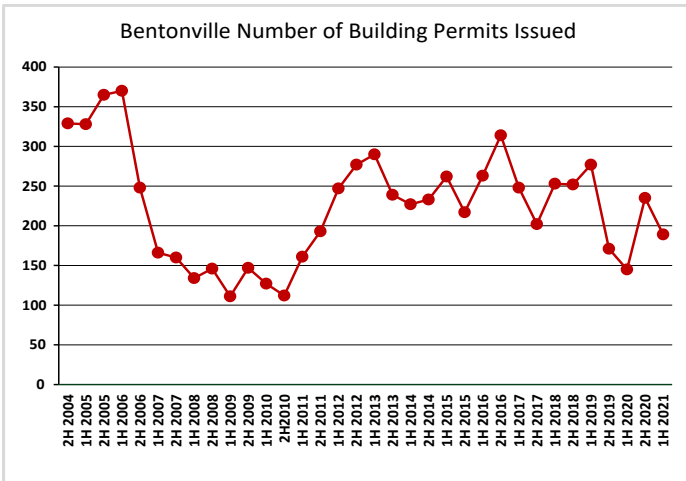
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Oakford	1	0.2%	1,704	33	\$305,000	\$178.99
Oniell	1	0.2%	3,189	0	\$455,000	\$142.68
Orkney	1	0.2%	1,997	43	\$270,000	\$135.20
Orleton	1	0.2%	1,939	80	\$284,815	\$146.89
Oxford	3	0.5%	1,805	69	\$240,435	\$132.51
Pamona	1	0.2%	2,150	65	\$310,000	\$144.19
Pembroke	2	0.4%	2,484	186	\$196,000	\$86.54
Penrith	2	0.4%	1,755	1	\$251,288	\$143.14
Peterborough	1	0.2%	1,040	44	\$164,000	\$157.69
Pimlico	1	0.2%	2,632	42	\$225,000	\$85.49
Portsmouth	1	0.2%	1,952	94	\$267,000	\$136.78
Primrose	1	0.2%	1,749	123	\$251,925	\$144.04
Quantock Hills	5	0.9%	1,646	52	\$234,600	\$144.30
Queensferry	1	0.2%	2,019	20	\$279,000	\$138.19
Radcliffe	5	0.9%	1,724	68	\$254,150	\$147.19
Radnor	2	0.4%	1,910	94	\$225,000	\$121.47
Redwick	2	0.4%	1,685	39	\$234,590	\$139.03
Reighton	1	0.2%	2,267	47	\$290,000	\$127.92
Renfrew	3	0.5%	1,602	39	\$239,333	\$148.63
Retford	2	0.4%	2,184	34	\$308,500	\$143.19
Rillington	2	0.4%	1,895	48	\$237,950	\$131.55
Roberts	4	0.7%	2,945	112	\$375,331	\$131.92
Rockingham	1	0.2%	2,158	42	\$345,000	\$159.87
Rosenheath	3	0.5%	1,836	92	\$248,956	\$135.84
Rothbury	1	0.2%	1,365	12	\$215,000	\$157.51
Rountree	2	0.4%	2,430	75	\$349,200	\$144.32
Roxburgh	1	0.2%	1,284	37	\$180,500	\$140.58
Rugby	2	0.4%	1,781	32	\$248,500	\$139.31
Sandwick	3	0.5%	1,537	18	\$195,000	\$130.20
Scarborough	1	0.2%	1,631	27	\$215,000	\$131.82
Scotsdale	1	0.2%	2,250	45	\$377,109	\$167.60
Sculthorpe	1	0.2%	2,700	55	\$350,000	\$129.63
Selkirk	1	0.2%	1,700	13	\$160,000	\$94.12
Shakespeare Courts	10	1.8%	1,470	40	\$177,488	\$125.83
Sherlock	1	0.2%	3,046	180	\$292,000	\$95.86
Sherwood	3	0.5%	1,640	49	\$210,667	\$130.15

Bella Vista

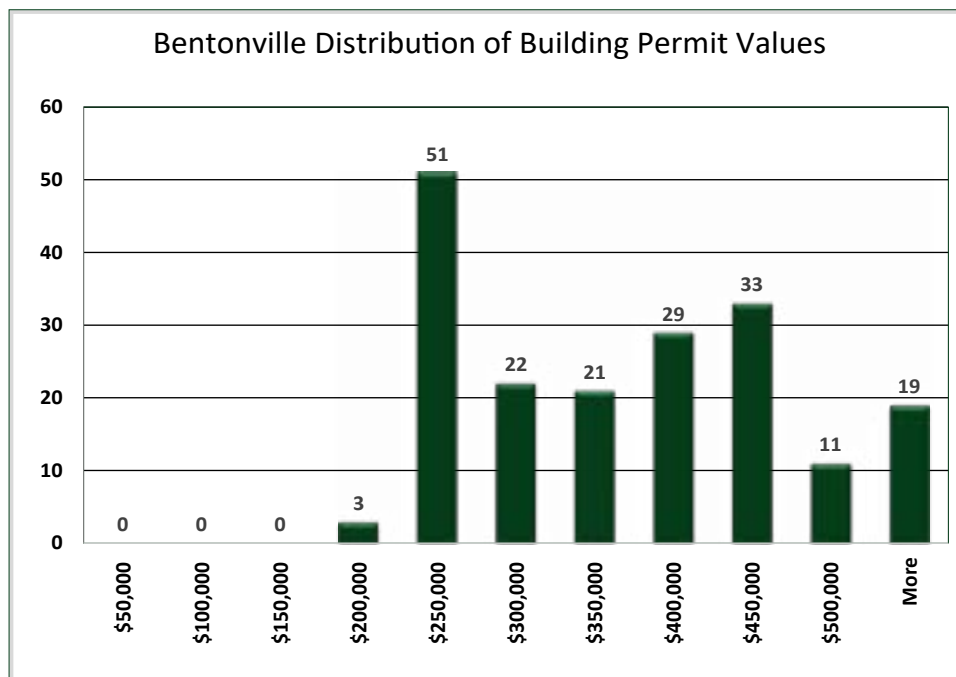
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Shropshire	3	0.5%	2,045	55	\$291,667	\$140.16
Somerset	1	0.2%	1,281	32	\$195,000	\$152.22
St Andrews	1	0.2%	2,346	55	\$350,000	\$149.19
Stafford	2	0.4%	1,705	45	\$260,000	\$147.36
Stirling	3	0.5%	3,463	34	\$435,300	\$127.90
Stockton	1	0.2%	1,746	44	\$261,900	\$150.00
Stonehaven	4	0.7%	4,141	29	\$745,800	\$174.43
Stoneykirk	1	0.2%	1,417	50	\$207,500	\$146.44
Stronsay	1	0.2%	2,596	34	\$385,000	\$148.31
Suffolk	2	0.4%	1,577	43	\$180,750	\$116.04
Sullivan	5	0.9%	2,180	34	\$294,700	\$140.07
Sunderland	2	0.4%	1,812	49	\$240,450	\$134.60
Sussex	2	0.4%	1,808	135	\$252,870	\$139.85
Tanyard Creek Courts	1	0.2%	2,021	20	\$276,500	\$136.81
Taransay	6	1.1%	1,742	169	\$248,402	\$141.71
Tilton	1	0.2%	1,701	15	\$294,000	\$172.84
Tiree	2	0.4%	1,600	73	\$237,129	\$148.26
Tiverton	1	0.2%	2,723	54	\$325,000	\$119.35
Trafalgar	2	0.4%	1,660	49	\$234,500	\$143.57
Triverton	1	0.2%	2,832	51	\$289,900	\$102.37
Wandsworth	1	0.2%	3,526	41	\$600,000	\$170.16
Warwick	3	0.5%	1,527	54	\$243,333	\$160.63
Wellington	2	0.4%	3,033	45	\$340,000	\$114.20
Wembly	1	0.2%	2,110	34	\$260,000	\$123.22
Wendron	3	0.5%	2,133	132	\$221,667	\$107.96
Wentworth	5	0.9%	2,037	83	\$222,000	\$110.08
Westminster	4	0.7%	2,224	57	\$287,750	\$131.54
Westmorland	1	0.2%	1,963	37	\$294,450	\$150.00
Weymouth	1	0.2%	3,138	34	\$390,000	\$124.28
Wight	1	0.2%	1,611	51	\$219,900	\$136.50
Wiltshire	4	0.7%	2,015	39	\$280,500	\$139.49
Wimbledon	1	0.2%	2,302	38	\$210,000	\$91.23
Witherby	2	0.4%	2,396	39	\$321,500	\$134.45
Worcester	7	1.3%	1,202	39	\$162,250	\$135.97
York	7	1.3%	2,089	52	\$269,297	\$133.89
Zennor	1	0.2%	1,040	36	\$144,000	\$138.46
Bella Vista Houses Sold	550	100.0%	1,953	55	\$264,165	\$135.53

Bentonville Building Permits



Bentonville	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	145	235	189	30.3%	-19.6%
Average Value of Residential Building Permits	\$359,944	\$303,987	\$361,038	0.3%	18.8%



Bentonville

Active Subdivisions

There were 3,659 total lots in 51 active subdivisions in Bentonville in the first half of 2021. 83.3 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 3.1 percent were under construction, 1.8 percent were starts, and 11.5 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2021 were Preston Park, Phase I with 18, Lochmoor Club, Phase II with 16, and Oak Meadows with 9.

Providence Village, Phase II had the most houses becoming occupied in Bentonville with 99 houses. An additional 21 houses in Lochmoor Club, Phase II became occupied in the first half of 2021.

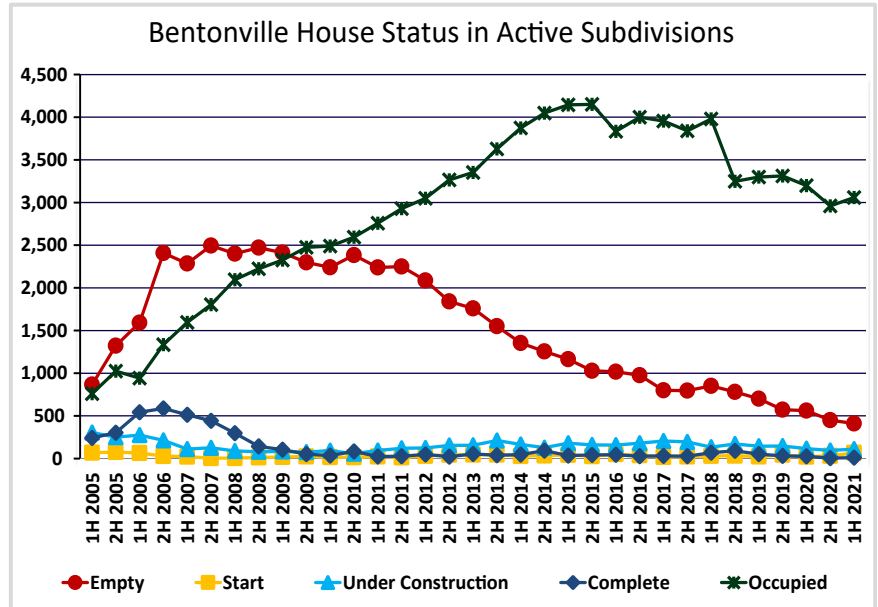
No new construction or progress in existing construction has occurred in the last year in 10 of the 51 active subdivisions in Bentonville.

192 new houses in Bentonville became occupied in the first half of 2021. The annual absorption rate implies that there are 15.9 months of remaining inventory in active subdivisions, down from 15.9 percent in the second half of 2020.

In 17 out of the 51 active subdivisions in Bentonville, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 59.5 percent in the first half of 2021.

Additionally, 1,790 new lots in 20 subdivisions received either preliminary or final approval by June 30, 2021.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Been Road Villas PP	1H 2020	72		72
Bella Vista Homes	1H 2018	4		4
Bentonville North Village	2H 2018	58		58
Featherston	1H 2021	216		216
Glen Arbor	1H 2019	119		119
Halo -Aurora	1H 2018	228		228
Harmony-Aurora	2H 2018	28		28
Hawthorne Heights, Phase I	2H 2020		24	24
Horizon-Aurora	1H 2018	29		29
Osage Hill's, Phase I	2H 2019	362		362
Poigai Estates	1H 2021	69		69
Preston Park, Phase II	2H 2020	77		77
Providence Village, Phase III	1H 2020	130		130
Providence Village, Phase IV	1H 2021	27		27
Rolling Acres, Phase IV	1H 2020	20		20
Sage Valley	2H 2020	14		14
Snyder Meadows	1H 2021	93		93
Trail Ridge	1H 2021		16	16
Walnut Grove, Phase I	2H 2018	130		130
Woodlands Crossing	1H 2021		74	74
Bentonville Coming Lots		1,676	114	1,790

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	10	0	3	1	15	29	2	18.7
Angel Falls, Phase I ¹	1	1	2	0	58	62	0	--
Angel Falls North	2	0	1	0	40	43	3	4.0
Avignon ^{1,2}	4	0	0	0	34	38	0	--
Autumn Hills	46	0	5	0	0	51	0	--
Bluff, The	10	0	0	0	11	21	2	40.0
Briarwood	3	2	0	0	24	29	1	60.0
Brighton Cottages	1	0	8	0	159	168	2	4.3
Chapel Hill, Phase I ^{1,2}	3	0	0	0	116	119	0	--
Chardonnay ¹	5	1	0	0	44	50	0	--
Clarendon Heights	61	5	5	0	0	71	0	--
Coler Creek, Phase I	12	1	1	2	19	35	2	32.0
Cornerstone Ridge, Phase I ^{1,2}	4	0	0	0	125	129	0	--
Creekstone, Phase II	4	0	0	0	28	32	0	9.6
Creekstone, Phase III	20	0	2	0	3	25	0	264.0
Eau Claire	6	0	1	0	21	28	2	42.0
Edgar Estates	5	0	3	0	86	94	4	6.9
Elington Village	1	0	1	0	38	40	3	6.0
Estates at Woods Creek, The ¹	0	0	1	0	13	14	0	--
Grace	3	0	0	0	110	113	0	36.0
Grammercy Park, Phase I ¹	56	4	2	1	52	115	0	--
Heathrow ¹	2	1	0	0	58	61	0	--
Kensington, Phase III ¹	1	0	1	0	29	31	0	--
Kerelaw Castle	1	0	0	0	179	180	0	3.0
Laurywood Estates ^{1,2}	7	0	0	0	93	100	0	--
Little Sugar Estates	0	0	0	0	13	13	1	0.0
Lochmoor Club, Phase II	11	4	16	1	70	102	17	9.8
McClain Place ^{1,2}	1	0	0	0	9	10	0	--
North Fork	7	1	0	0	84	92	0	32.0
Oak Meadows	15	5	9	0	10	39	3	69.6
Oakbrooke, Phase I ^{1,2}	2	0	0	0	30	32	0	--
Oakbrooke, Phase II ^{1,2}	4	0	0	0	27	31	0	--
Oaklawn Hills	1	0	1	0	62	64	0	24.0
Osage Ridge Estates	3	0	4	0	7	14	1	42.0
P.E. Livingston	2	10	4	0	16	32	0	27.4
Preston Park, Phase I	30	13	18	0	37	98	21	19.8
Providence Village	0	0	0	0	181	181	3	0.0

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Providence Village, Phase II ²	0	0	0	0	99	99	99	0.0
Rolling Acres, Phase II ¹	1	0	3	3	46	53	1	84.0
Rolling Acres, Phase III, Replat lot 54	0	6	2	0	0	8	0	--
Simsberry Place, Phase II ^{1,2}	1	0	0	0	68	69	0	--
Stone Meadow	5	6	8	2	226	247	1	63.0
Stone Ridge Estates	18	1	2	0	52	73	2	84.0
Stoneburrow, Phase I ^{1,2}	1	0	0	0	196	197	0	--
Talamore, Phase II ^{1,2}	1	0	0	0	21	22	0	--
White Oak Trails, Phase II	7	1	2	0	43	53	0	120.0
Wildwood, Phase VI	0	0	0	0	63	63	4	0.0
Willowbrook Farms, Phase II	26	3	3	0	207	239	16	3.0
Windemere Woods, Phase I	10	1	1	0	65	77	1	72.0
Windmill Farms	3	1	2	1	2	9	1	42.0
Woods Creek South, Phase II	4	0	1	0	69	74	0	60.0
Bentonville Active Subdivisions	421	67	112	11	3,058	3,669	192	15.9

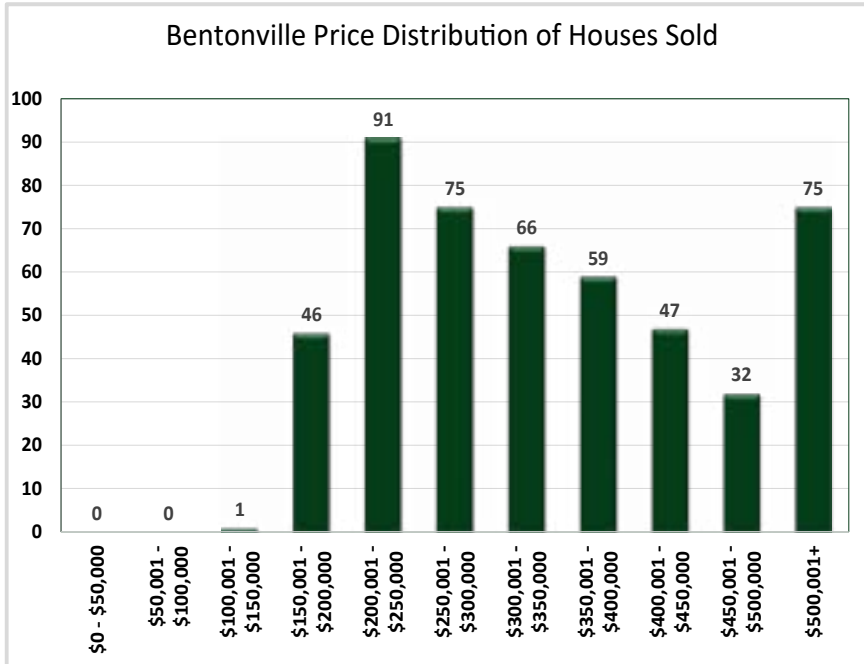
¹ No absorption has occurred in this subdivision in the last year.

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



Bentonville

Price Distribution of Houses Sold



492 houses were sold in Bentonville in the first half of 2021.

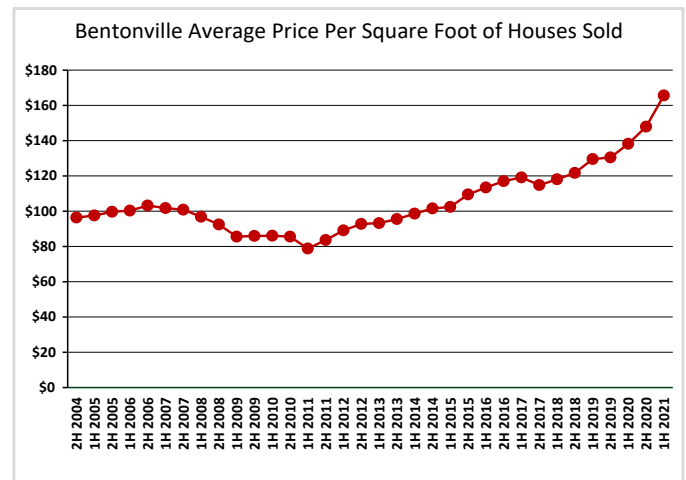
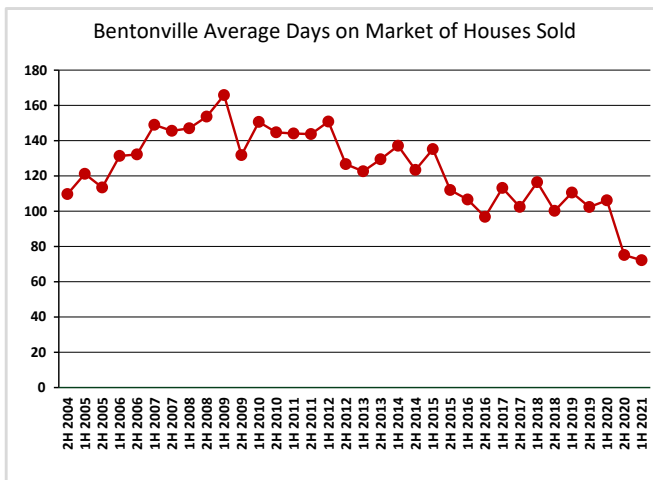
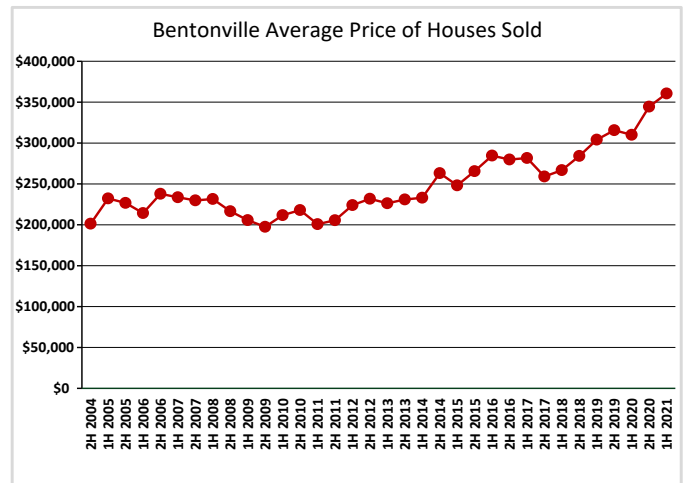
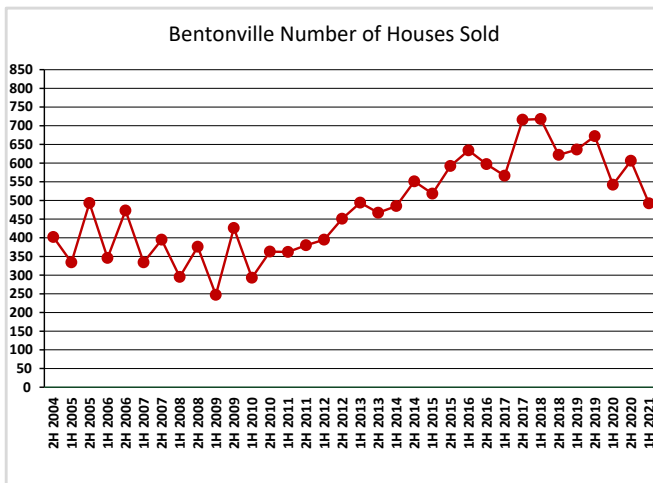
The average price of a house was \$360,643 at \$165.60 per square foot.

The median cost of a house was \$330,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.2%	1,431	12	100.0%
\$150,001 - \$200,000	46	9.3%	1,358	60	100.1%
\$200,001 - \$250,000	91	18.5%	1,661	55	100.6%
\$250,001 - \$300,000	75	15.2%	1,857	67	102.4%
\$300,001 - \$350,000	66	13.4%	2,044	83	101.6%
\$350,001 - \$400,000	59	12.0%	2,282	84	102.2%
\$400,001 - \$450,000	47	9.6%	2,637	82	102.6%
\$450,001 - \$500,000	32	6.5%	3,114	61	100.8%
\$500,001+	75	15.2%	3,447	88	100.7%
Bentonville Houses Sold	492	100%	2,248	72	101.4%

Bentonville

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	542	606	492	-9.2%	-18.8%
Average Price of Houses Sold	\$310,102	\$344,536	\$360,643	16.3%	4.7%
Average Days on Market	106	75	72	-32.0%	-4.0%
Average Price per Square Foot	\$138.22	\$147.93	\$165.60	19.8%	11.9%
Percentage of County Sales	18.1%	19.7%	18.8%	4.3%	-4.5%
Number of New Houses Sold	152	138	106	-30.3%	-23.2%
Average Price of New Houses Sold	\$341,186	\$382,757	\$353,201	3.5%	-7.7%
Average Days on Market of New Houses Sold	176	95	123	-30.1%	29.5%
Number of Houses Listed	117	48	53	-54.7%	10.4%
Average List Price of Houses Listed	\$513,172	\$459,293	\$648,243	26.3%	41.1%

Bentonville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
5th N Dickson Hpr	6	1.2%	1,750	69	\$401,583	\$229.48
Allencroft	2	0.4%	2,970	21	\$482,500	\$166.82
Angel Falls	3	0.6%	3,626	148	\$736,414	\$201.54
Apple Ridge	4	0.8%	1,479	53	\$203,000	\$137.40
Arbor Lane	1	0.2%	1,839	39	\$260,000	\$141.38
Arbors	1	0.2%	1,816	31	\$325,000	\$178.96
Avignon	3	0.6%	3,881	28	\$683,333	\$176.02
B & W Heights	1	0.2%	1,365	47	\$232,400	\$170.26
Banks	1	0.2%	1,320	89	\$237,600	\$180.00
Benton	1	0.2%	1,176	262	\$188,000	\$159.86
Bentonville Heights	1	0.2%	1,454	38	\$315,000	\$216.64
Bland Valley Estates	1	0.2%	1,664	90	\$225,000	\$135.22
Braithwaite Park	2	0.4%	2,213	61	\$391,250	\$170.08
Briarwood	1	0.2%	2,850	86	\$511,000	\$179.30
Brighton Cottages	11	2.2%	2,170	124	\$356,328	\$164.85
Brighton Heights	3	0.6%	2,653	37	\$374,467	\$141.30
Brightwood	3	0.6%	2,209	38	\$289,333	\$131.89
Brookhaven	2	0.4%	1,172	67	\$232,500	\$198.64
Cardinal Creek	1	0.2%	3,084	29	\$377,500	\$122.41
Carriage Square	7	1.4%	1,597	38	\$219,986	\$138.16
Cedar Heights	1	0.2%	4,615	65	\$475,000	\$102.93
Central Park	5	1.0%	3,133	59	\$485,400	\$154.99
Chapel Hill	3	0.6%	4,029	27	\$647,000	\$160.31
Clarks	5	1.0%	2,239	94	\$738,980	\$327.39
College Place	9	1.8%	2,916	48	\$417,664	\$143.06
Concord	2	0.4%	4,692	54	\$743,500	\$158.39
Corleys	1	0.2%	1,240	3	\$310,000	\$250.00
Cornerstone Ridge	8	1.6%	2,139	42	\$325,938	\$154.25
Cottons	1	0.2%	1,264	49	\$468,000	\$370.25
Courtyard	1	0.2%	1,533	49	\$295,000	\$192.43
Creekstone	3	0.6%	4,152	120	\$606,867	\$144.98
Crestview	2	0.4%	2,781	98	\$548,750	\$221.29
Cross Creek	1	0.2%	2,606	43	\$377,000	\$144.67
Dean Maxwell	1	0.2%	1,402	35	\$340,000	\$242.51
Delwhite	1	0.2%	1,367	117	\$225,000	\$164.59
Demings	3	0.6%	1,579	66	\$554,706	\$369.95

Bentonville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Denali Park	1	0.2%	4,064	101	\$498,500	\$122.66
Dickson	2	0.4%	2,100	202	\$642,550	\$295.82
Dogwood Place	2	0.4%	1,235	38	\$170,500	\$137.93
Dunn & Davis	1	0.2%	2,014	44	\$630,000	\$312.81
Eagle Creek	3	0.6%	2,067	46	\$283,633	\$137.51
Eagle Crest Estates	3	0.6%	1,617	72	\$215,000	\$133.69
East Side	2	0.4%	1,225	284	\$325,500	\$266.09
Eden's Brooke	3	0.6%	2,994	49	\$426,107	\$142.51
Edgar Estates	3	0.6%	2,931	55	\$429,985	\$147.39
El Contento Acres	2	0.4%	3,219	64	\$536,500	\$166.56
Fairfield	2	0.4%	1,386	69	\$264,500	\$202.52
Farms, The	1	0.2%	2,051	31	\$293,500	\$143.10
Fountain Park	1	0.2%	1,755	45	\$375,000	\$213.68
Gocio	1	0.2%	2,539	55	\$715,000	\$281.61
Grace	2	0.4%	1,916	40	\$280,750	\$146.98
Grammercy Park	5	1.0%	2,678	54	\$411,300	\$154.43
Green Oakes	1	0.2%	1,829	25	\$589,000	\$322.03
Hannahs Meadow	1	0.2%	1,342	40	\$220,000	\$163.93
Hanover	3	0.6%	3,333	12	\$550,333	\$162.63
Happy Home	2	0.4%	1,476	169	\$235,000	\$166.57
Hazel Park	3	0.6%	1,282	37	\$171,667	\$135.77
Heathrow	4	0.8%	4,813	87	\$728,750	\$152.06
Hendrix	2	0.4%	1,339	24	\$197,700	\$148.17
Hidden Springs	3	0.6%	2,653	38	\$426,667	\$161.51
High Meadows	6	1.2%	1,440	28	\$186,333	\$129.64
Highland Park	3	0.6%	2,663	27	\$495,667	\$186.19
Highpointe	7	1.4%	1,379	51	\$202,247	\$147.90
Hillcrest	1	0.2%	960	39	\$225,000	\$234.38
Huffman	1	0.2%	1,274	213	\$449,000	\$352.43
Kensington	7	1.4%	4,149	107	\$511,500	\$126.81
Kerelaw Castle	4	0.8%	2,223	42	\$283,813	\$129.08
Keystone	4	0.8%	1,699	57	\$251,250	\$148.94
Kristyl Heights	5	1.0%	1,321	27	\$183,500	\$139.80
Lake	2	0.4%	1,491	37	\$217,000	\$145.64
Lexington	1	0.2%	3,972	49	\$495,000	\$124.62
Lincoln & Rice	1	0.2%	1,124	117	\$340,000	\$302.49
Lochmoor Club	12	2.4%	3,364	34	\$491,308	\$146.23

Bentonville

Characteristics of Houses Sold

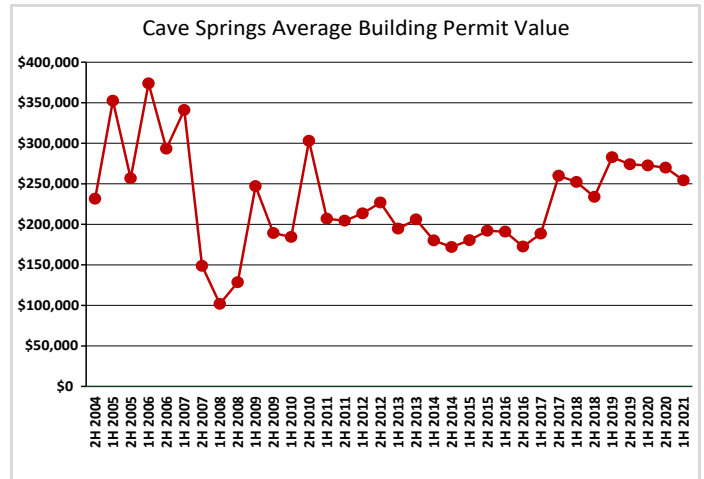
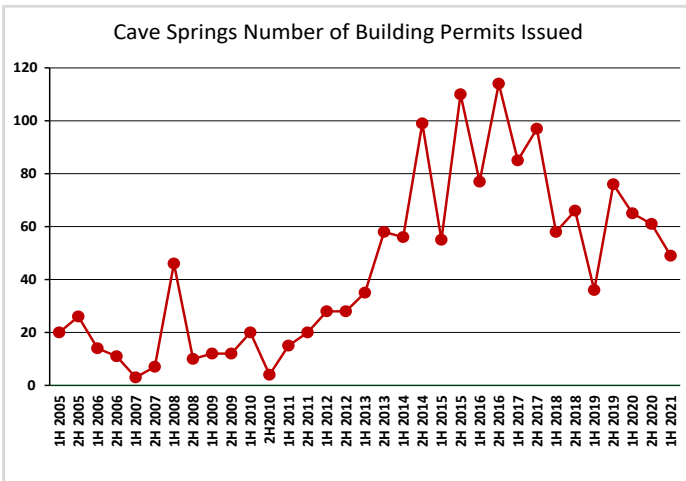
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lonesome Pond	4	0.8%	1,988	40	\$289,075	\$147.01
Lyndal Heights	1	0.2%	1,809	76	\$250,000	\$138.20
Maidstone	4	0.8%	1,968	33	\$272,625	\$138.26
Mcandrews & Jacksons	2	0.4%	2,307	231	\$544,500	\$234.37
Meadowglade	1	0.2%	1,241	34	\$285,000	\$229.65
North Fork	3	0.6%	2,467	38	\$357,170	\$145.36
Northaven Hills	4	0.8%	1,633	34	\$281,225	\$174.26
Oak Meadows	1	0.2%	2,421	53	\$360,729	\$149.00
Oakbrooke	1	0.2%	2,798	31	\$470,000	\$167.98
Oaklawn Hills	2	0.4%	3,088	55	\$570,000	\$183.96
Oakwood Park	2	0.4%	2,350	0	\$235,000	\$100.00
Orchard	2	0.4%	2,563	181	\$747,000	\$291.05
Orchards, The	8	1.6%	1,818	48	\$286,754	\$178.15
Oxford Ridge	5	1.0%	2,796	35	\$414,530	\$148.77
Park	2	0.4%	1,928	32	\$333,500	\$171.97
Parkcrest	1	0.2%	1,200	24	\$205,000	\$170.83
Parkview Village	2	0.4%	1,139	30	\$186,250	\$165.00
Pauling	1	0.2%	3,849	29	\$432,000	\$112.24
Polson	3	0.6%	727	112	\$325,000	\$447.27
Preston Park	13	2.6%	2,301	266	\$356,854	\$156.73
Pritchard	1	0.2%	2,000	22	\$515,000	\$257.50
Providence Village	48	9.8%	1,817	82	\$222,907	\$125.79
Quail Run	1	0.2%	2,538	39	\$338,000	\$133.18
Railroad	2	0.4%	1,410	33	\$397,500	\$316.33
Razorback	1	0.2%	1,450	8	\$330,000	\$227.59
Renaissance	1	0.2%	2,513	77	\$580,000	\$230.80
Reynolds	1	0.2%	1,730	111	\$235,000	\$135.84
Riverwalk Farms	14	2.8%	1,999	40	\$297,507	\$148.98
Robin Haven	1	0.2%	1,801	40	\$256,556	\$142.45
Rolling Acres	12	2.4%	2,635	106	\$372,312	\$140.59
Rolling Hills	1	0.2%	2,992	2	\$750,000	\$250.67
Ronnie D Henry	1	0.2%	3,348	196	\$450,000	\$134.41
Royal Heights	2	0.4%	1,362	55	\$292,500	\$215.14
Saddlebrook	1	0.2%	2,190	19	\$325,000	\$148.40
Scoggan	2	0.4%	2,864	65	\$920,000	\$279.21
Sherrill Heights	1	0.2%	3,000	51	\$235,000	\$78.33

Bentonville

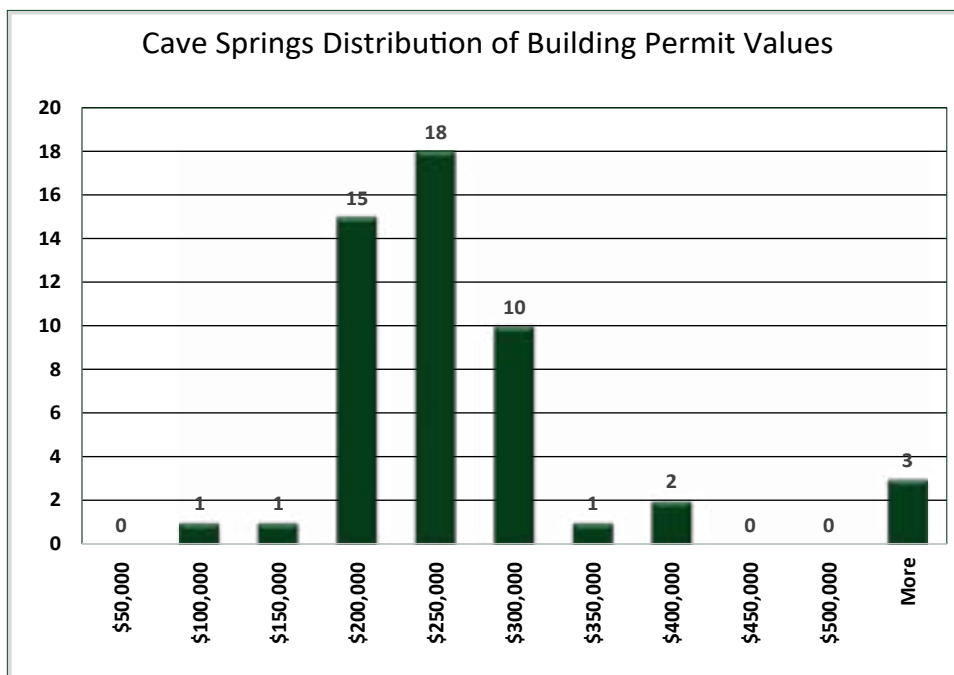
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sherwood Forest	1	0.2%	4,211	29	\$522,000	\$123.96
Simsberry Place	1	0.2%	1,981	42	\$218,000	\$110.05
Smalley Acres	1	0.2%	2,941	24	\$450,000	\$153.01
Southern Meadows	1	0.2%	1,613	38	\$235,000	\$145.69
Southside	1	0.2%	1,550	128	\$429,000	\$276.77
Stone Creek	1	0.2%	1,914	46	\$304,000	\$158.83
Stone Meadow	9	1.8%	1,783	101	\$252,435	\$141.64
Stonebridge	1	0.2%	2,837	86	\$340,000	\$119.84
Stoneburrow	11	2.2%	1,558	44	\$224,764	\$144.45
Stonecreek	4	0.8%	2,189	104	\$350,875	\$159.40
Stonehenge	3	0.6%	3,374	36	\$548,433	\$159.96
Sturbridge	5	1.0%	2,179	37	\$340,900	\$159.35
Summerlin	6	1.2%	1,279	36	\$191,683	\$151.13
Thompsons	2	0.4%	1,676	24	\$332,750	\$199.57
Thornbrook Village	2	0.4%	2,453	50	\$364,000	\$148.24
Tunbridge Wells	8	1.6%	2,043	36	\$279,394	\$136.29
Vintage Estates	2	0.4%	1,884	50	\$325,000	\$172.84
W A Burks	4	0.8%	1,511	111	\$470,331	\$338.45
White Oak Trails	8	1.6%	3,030	47	\$524,263	\$173.00
Wildwood	16	3.3%	2,389	71	\$373,197	\$156.64
Willowbend	1	0.2%	3,026	34	\$450,000	\$148.71
Willowbrook Farms	11	2.2%	2,570	101	\$376,861	\$146.65
Windemere Woods	2	0.4%	3,902	46	\$497,500	\$126.70
Windsong	1	0.2%	2,664	34	\$420,000	\$157.66
Windwood	12	2.4%	1,855	43	\$262,150	\$141.05
Woodbriar	1	0.2%	1,784	39	\$386,002	\$216.37
Woods Creek	10	2.0%	3,424	119	\$543,390	\$157.13
Young's	2	0.4%	1,128	196	\$418,750	\$375.23
Other	4	0.8%	1,446	198	\$378,750	\$268.01
Bentonville Houses Sold	492	100.0%	2,248	72	\$360,643	\$165.60

Cave Springs Building Permits



Cave Springs	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	61	49	51	-16.4%	4.1%
Average Value of Residential Building Permits	\$272,580	\$269,910	\$254,231	-6.7%	-5.8%



Cave Springs Active Subdivisions

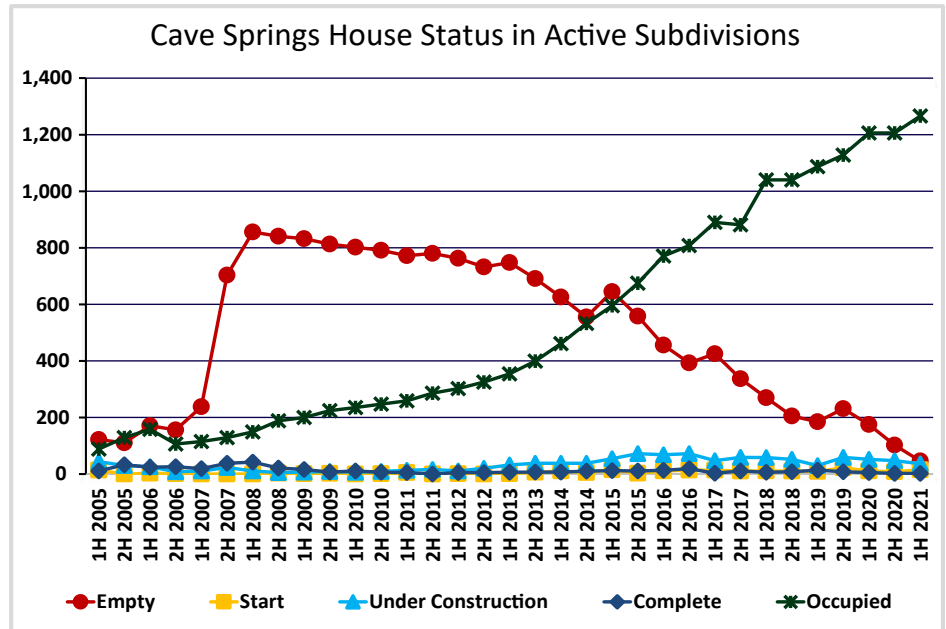
There were 1,365 total lots in 19 active subdivisions in Cave Springs in the first half of 2021. 92.7 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 2.6 percent were under construction, 1.1 percent were starts, and 3.4 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the first half of 2021 were Allen's Mill, Phase I with 15, Otter Creek Estates, Phase II with 8, and Hickory Hills with 6.

Allen's Mill, Phase I had the most houses becoming occupied in Cave Springs with 26 houses. An additional 13 houses in Otter Creek Estates, Phase II became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 4 of the 19 active subdivisions in Cave Springs.

60 new houses in Cave Springs



became occupied in the first half of 2021. The annual absorption rate implies that there are 8.4 months of remaining inventory in active subdivisions, up from 12.0 percent in the second half of 2020.

In 5 out of the 19 active subdivisions in Cave Springs, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Bentonville from 73.3 percent in 2012 to 70.0 percent in the first half of 2021.

Additionally, 200 new lots in 1 subdivision received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Osage Meadows	2H 2020	200		200
Cave Springs Coming Lots		200		200

Cave Springs

Active Subdivisions

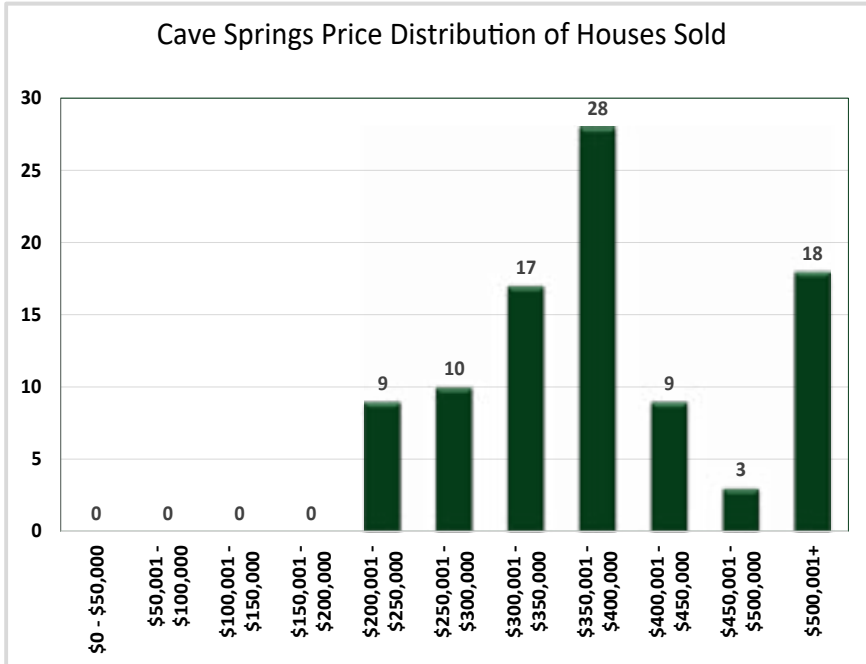
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill, Phase I	10	9	15	0	80	114	26	7.2
Averie Estates	2	0	2	0	6	10	2	9.6
Brentwood	0	3	0	0	194	197	1	12.0
Chattin Valle ^{1,2}	2	0	0	0	26	28	0	--
Duffer's Ridge ^{1,2}	1	0	0	0	7	8	0	--
Fairway Valley, Phase II	1	0	0	0	32	33	3	4.0
Hickory Hills	8	0	6	0	52	66	4	21.0
Hyde Park	4	0	1	0	287	292	1	3.3
La Bonne Vie ^{1,2}	1	0	0	0	5	6	0	--
Marbella, Phase I	0	1	0	0	70	71	3	2.0
Mountain View	0	0	0	0	39	39	1	0.0
Nevaeh Estates	6	0	3	1	30	40	3	20.0
Osage Vistas	2	0	0	0	5	7	1	8.0
Otter Creek Estates, Phase I	0	0	0	0	77	77	1	0.0
Otter Creek Estates, Phase II	1	2	8	1	102	114	13	5.1
Ridgewood	0	0	0	0	77	77	1	0.0
Sand Springs, Phase I	7	0	0	0	111	118	0	84.0
Soaring Hawk ^{1,2}	1	0	0	0	15	16	0	--
Springs At Wellington, The ¹	0	0	1	0	51	52	0	--
Cave Springs Active Subdivisions	46	15	36	2	1,266	1,365	60	8.4

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

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

Cave Springs

Price Distribution of Houses Sold



94 houses were sold in Cave Springs in the first half of 2021.

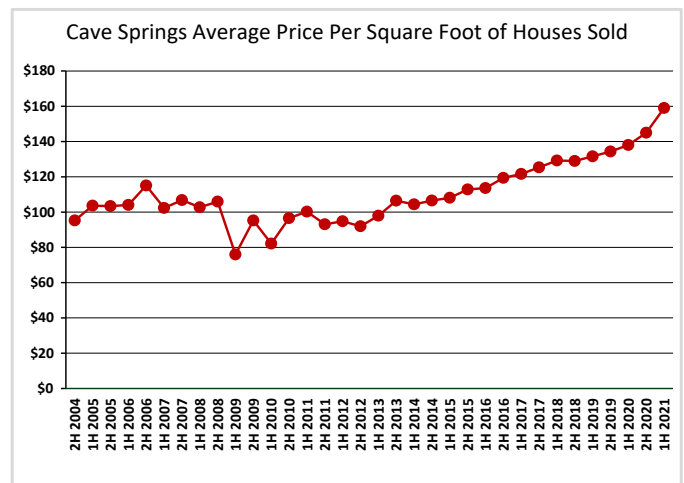
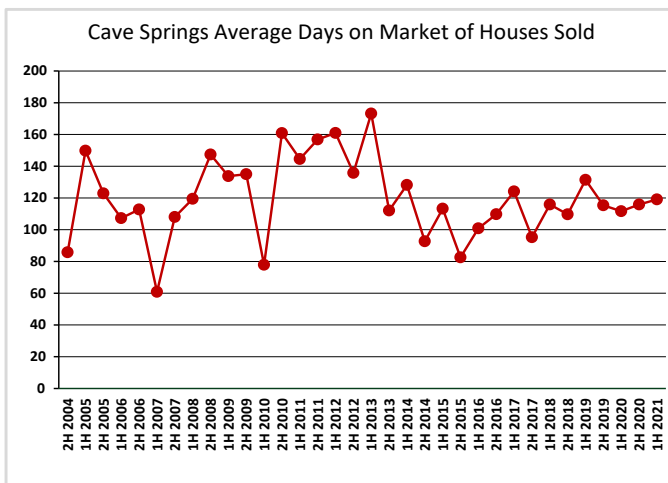
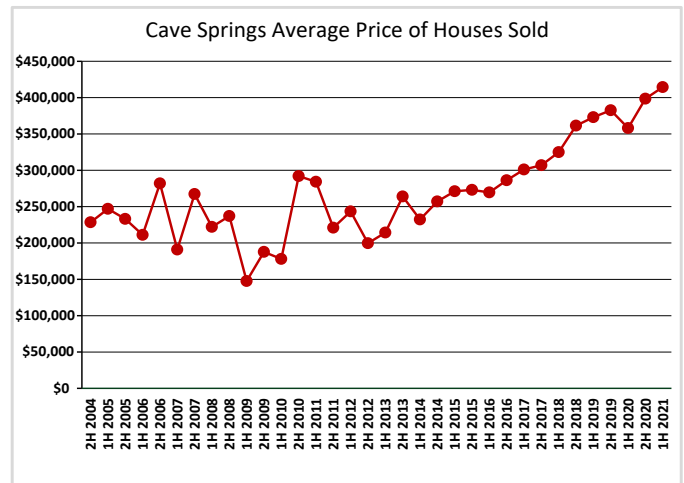
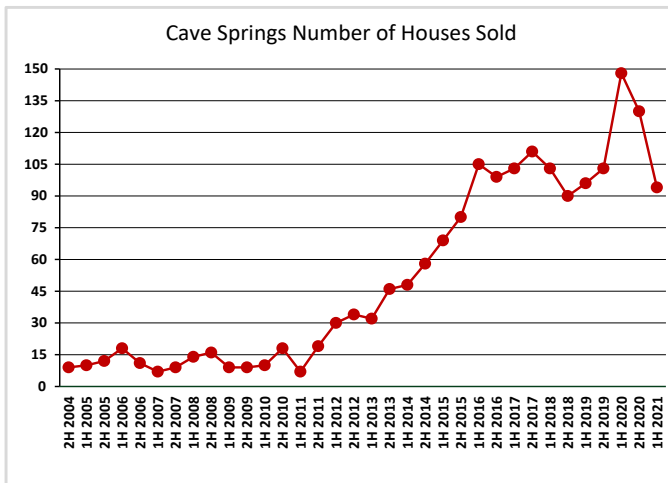
The average price of a house was \$414,474 at \$159.00 per square foot.

The median cost of a house was \$371,573.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	9	9.6%	1,605	49	102.7%
\$250,001 - \$300,000	10	10.6%	1,948	67	102.3%
\$300,001 - \$350,000	17	18.1%	2,197	92	101.2%
\$350,001 - \$400,000	28	29.8%	2,398	159	100.7%
\$400,001 - \$450,000	9	9.6%	2,607	104	101.6%
\$450,001 - \$500,000	3	3.2%	3,041	37	97.5%
\$500,001+	18	19.1%	3,960	168	101.6%
Cave Springs Houses Sold	94	100.0%	2,577	119	101.3%

Cave Springs

Characteristics of Houses Sold



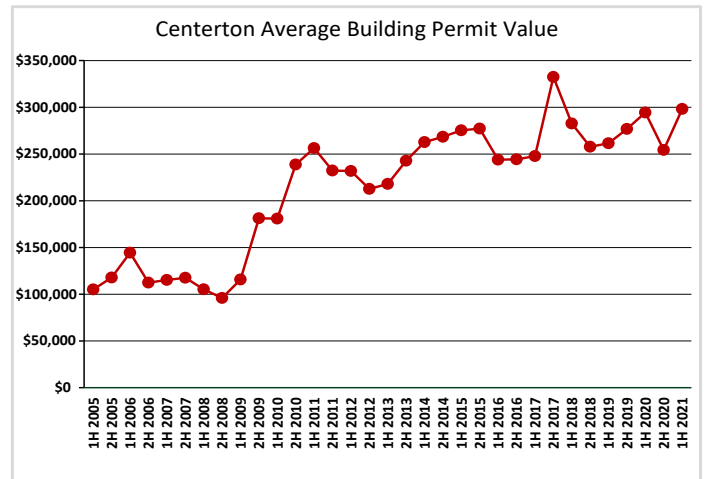
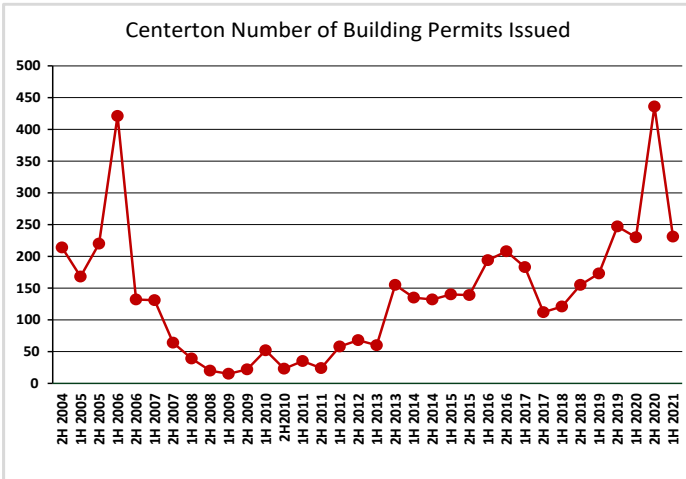
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	148	130	94	-36.5%	-27.7%
Average Price of Houses Sold	\$358,107	\$398,571	\$414,474	15.7%	4.0%
Average Days on Market	112	116	119	6.7%	2.8%
Average Price per Square Foot	\$138.06	\$145.00	\$159.00	15.2%	9.7%
Percentage of County Sales	4.9%	4.9%	4.1%	-16.1%	-15.5%
Number of New Houses Sold	63	57	42	-33.3%	-26.3%
Average Price of New Houses Sold	\$394,618	\$413,478	\$487,751	23.6%	18.0%
Average Days on Market of New Houses Sold	154	188	199	29.0%	5.4%
Number of Houses Listed	16	9	11	-31.3%	22.2%
Average List Price of Houses Listed	\$455,452	\$505,194	\$739,536	62.4%	46.4%

Cave Springs

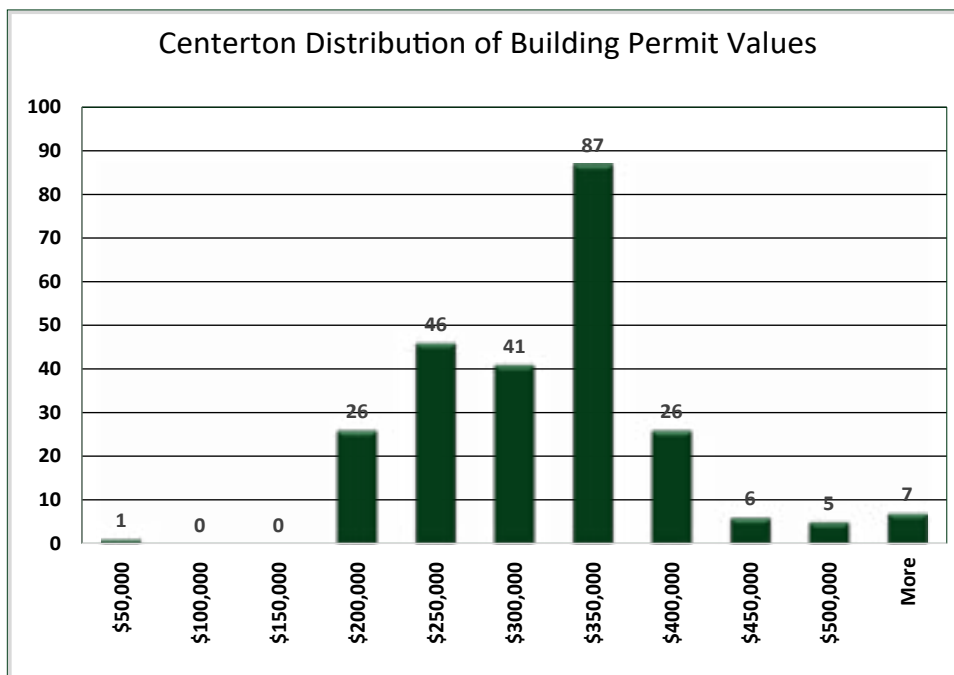
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allen's Mill	24	25.5%	2,301	227	\$375,564	\$164.15
Averie Estates	4	4.3%	4,463	43	\$1,025,637	\$231.22
Brentwood	11	11.7%	2,121	43	\$321,431	\$151.86
Cave Spgs Orig	1	1.1%	1,704	103	\$209,900	\$123.18
Creskide Estates	1	1.1%	3,468	43	\$460,000	\$132.64
Fairway Valley	4	4.3%	2,137	38	\$315,500	\$148.02
Hamptons, The	2	2.1%	1,588	44	\$250,250	\$158.33
Hickory Hills	3	3.2%	2,291	136	\$340,053	\$149.92
Hyde Park	11	11.7%	2,638	46	\$411,969	\$156.58
Marbella	5	5.3%	2,456	57	\$364,849	\$148.63
Otter Creek	12	12.8%	3,638	221	\$603,954	\$166.63
Ridgewood	1	1.1%	4,647	48	\$799,000	\$171.94
Sand Springs	7	7.4%	1,529	37	\$250,857	\$164.01
St Valery Downs	1	1.1%	5,123	146	\$703,800	\$137.38
Wellington Heights	1	1.1%	2,015	63	\$325,000	\$161.29
Weston Hills	3	3.2%	1,905	44	\$256,667	\$134.68
Other	3	3.2%	2,984	69	\$299,667	\$103.09
Cave Springs Houses Sold	94	100.0%	2,577	119	\$414,474	\$159.00

Centerton Building Permits



Centerton	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	230	436	245	6.5%	-43.8%
Average Value of Residential Building Permits	\$294,360	\$254,397	\$299,730	1.8%	17.8%



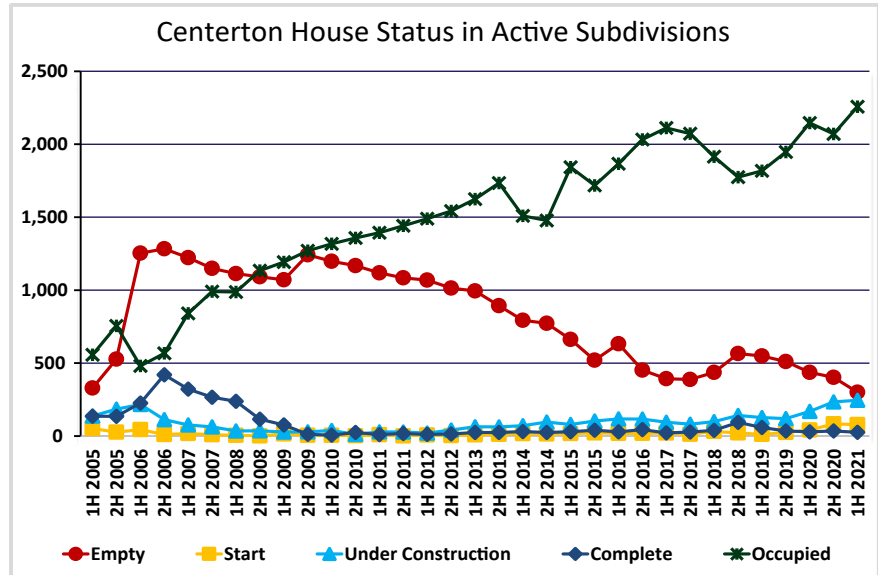
Centerton Active Subdivisions

There were 2,906 total lots in 42 active subdivisions in Centerton in the first half of 2021. 77.7 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 8.4 were under construction, 2.7 percent were starts, and 10.3 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2021 were Ashmore Landing Loop, Diamond Estates, Phase III, and Orchard Park, Phase VI, all with 31.

Southwinds, Phase I had the most houses becoming occupied in Centerton with 100 houses. An additional 27 houses in Ashmore Landing Loop became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 2 of the 42 active subdivisions in Centerton.



354 new houses in Centerton became occupied in the first half of 2021. The annual absorption rate implies that there are 12.5 months of remaining inventory in active subdivisions, down from 19.3 percent in the second half of 2020.

In 4 out of the 42 active subdivisions in Centerton, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 60.7 percent in the first half of 2021.



Centerton

Active Subdivisions

Additionally, 2,422 new lots in 26 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Annika Estates	2H 2020		139	139
Barrington Place	2H 2020		114	114
Bequette Farms, Phase II	2H 2020	72		72
Bliss Street Twin Homes	1H 2020	46		46
Brookside Estates	1H 2020	142		142
Diamond Estates, Phase IV	2H 2020	55		55
Featherston Village	1H 2020	332		332
Forest Park, Phase IV	1H 2018	65		65
Fox Haven	1H 2020	19		19
Grassy Hills Subdivision	1H 2021		6	6
Hilldale Subdivision	1H 2019	142		142
Kimmel Ridge, Phase II	1H 2021	45		45
Maple Estates, Phase II	1H 2020	53		53
Morning Side, Phase IV	2H 2016	47		47
Morning Side, Phase V	2H 2016	43		43
Pines, The	2H 2020	134		134
Prairie Brook	2H 2020	193		193
Silver Leaf	1H 2021	202		202
Southwinds, Phase II	1H 2020	113		113
Tuscany, Phase III	1H 2020	44		44
Tuscany, Phase IV	1H 2020	42		42
Tycoon Park	1H 2020	192		192
Valley Oaks	1H 2020	19		19
Willow Ridge	2H 2020	36		36
Woodcrest Walk	2H 2020	99		99
Wynnbrooke (County)	2H 2019	28		28
Centerton Coming Lots		2,163	259	2,422

Centerton

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashmore Landing Loop	14	14	31	1	8	68	8	90.0
Bellewood, Phase II ^{1,2}	1	0	0	0	226	227	0	--
Bequette Farms, Phase I	1	2	0	0	27	30	6	2.3
Big Sky	5	1	8	2	53	69	18	6.4
Blossom Hills	74	1	0	0	0	75	0	--
Brimwoods, Phase I ¹	2	5	0	0	28	35	0	--
Clark Estates	0	2	8	0	47	57	18	3.3
Creekside, Phase I	1	2	6	0	44	53	0	15.4
Creekside, Phase II	6	4	14	0	58	82	16	7.8
Diamond Estates, Phase I	0	0	1	0	31	32	1	6.0
Diamond Estates, Phase II	0	1	1	0	46	48	2	1.2
Diamond Estates, Phase III	5	3	31	1	35	75	25	16.0
Forest Park, Phase II	1	2	1	0	54	58	7	3.7
Forest Park, Phase III ¹	45	5	8	1	0	59	0	--
Kimmel Ridge	5	5	20	2	38	70	21	10.1
Lexington	0	0	0	0	48	48	1	0.0
Maple Estates, Phase IB	1	0	0	0	23	24	0	3.0
Maple Estates, Phase IC	0	0	0	0	13	13	3	0.0
McKissic Creek Estates	0	0	0	0	9	9	1	0.0
Moonlight Valley	17	1	2	0	14	34	0	120.0
Morningside Estates, Phase I	2	0	0	1	55	58	1	9.0
Morningside Estates, Phase III	4	13	26	5	16	64	16	36.0
Oak Tree	9	0	0	0	189	198	2	13.5
Orchard Park, Phase III	7	0	1	1	19	28	3	5.7
Orchard Park, Phase IV	0	0	0	0	27	27	26	0.0
Orchard Park, Phase V	0	0	3	0	27	30	27	1.3
Orchard Park, Phase VI	0	0	31	3	3	37	3	136.0
Oasage Creek	6	0	3	0	26	35	4	9.0
Quail Hollow, Phase II	0	0	0	0	42	42	2	0.0
Quail Hollow, Phase III	5	0	24	0	9	38	6	38.7
Ridgefield, Blk III	2	0	1	0	33	36	0	18.0
Sunrise Ridge	0	1	5	1	63	70	11	3.2
Southwinds, Phase I	0	0	2	3	105	110	100	0.6
Tamarron	10	0	3	1	286	300	0	42.0
Tarah Knolls	0	0	0	0	52	52	1	0.0
Tuscany, Phase I	2	0	3	0	72	77	0	15.0
Tuscany, Phase II	1	0	2	0	22	25	4	3.0
Versailles	15	2	2	0	108	127	1	76.0

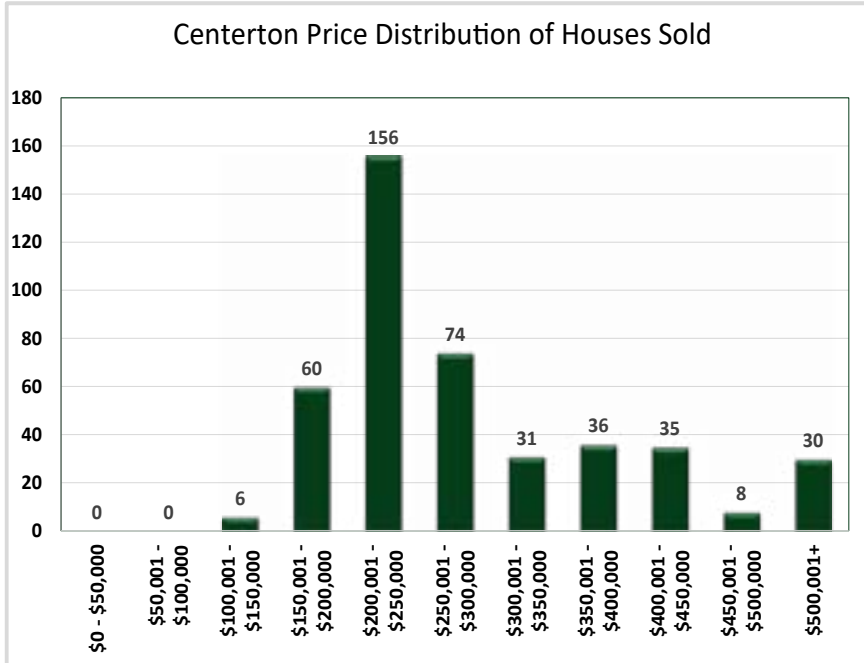
Centerton Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Westridge Village	48	10	6	4	17	85	17	48.0
West End Acres	9	3	2	0	14	28	2	24.0
Waterford Park	1	0	0	0	19	20	1	6.0
Willow Crossing ^{1,2}	1	1	0	0	251	253	0	--
Centerton Active Subdivisions	300	78	245	26	2,257	2,906	354	12.5

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

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

Centerton Price Distribution of Houses Sold



436 houses were sold in Centerton in the first half of 2021.

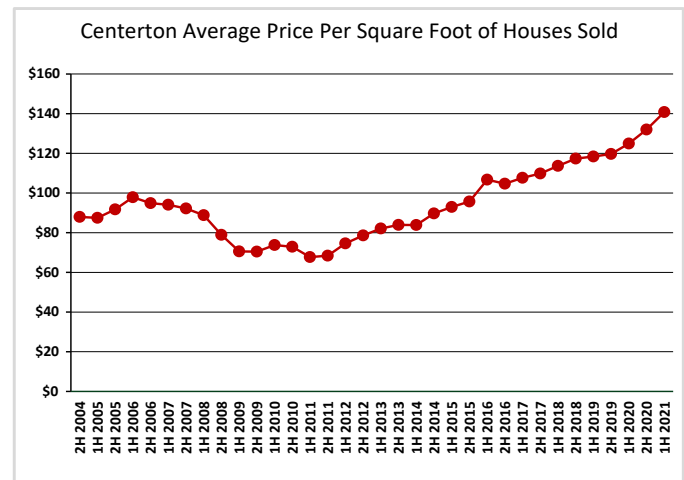
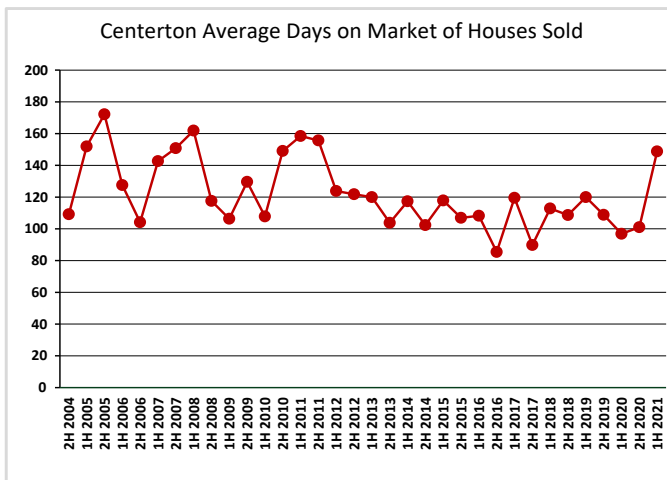
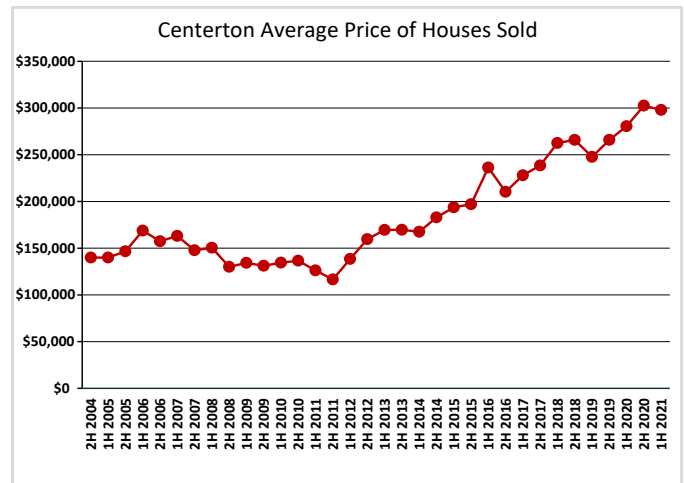
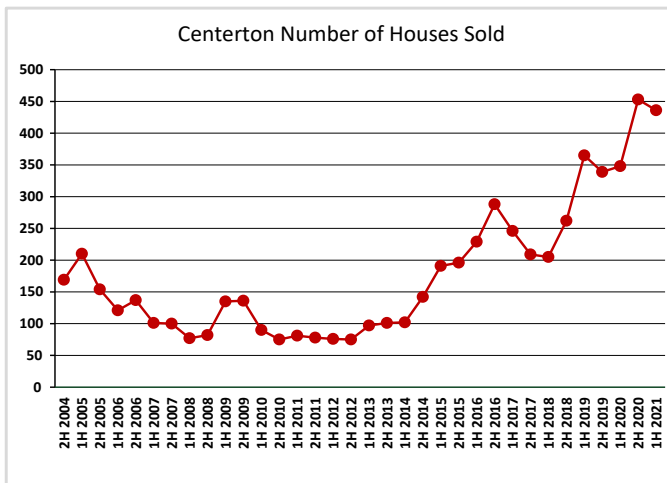
The average price of a house was \$298,009 at \$140.78 per square foot.

The median cost of a house was \$249,685.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	6	1.4%	1,196	69	92.2%
\$150,001 - \$200,000	60	13.8%	1,437	151	100.4%
\$200,001 - \$250,000	156	35.8%	1,699	166	100.9%
\$250,001 - \$300,000	74	17.0%	1,986	188	101.3%
\$300,001 - \$350,000	31	7.1%	2,301	127	100.8%
\$350,001 - \$400,000	36	8.3%	2,473	143	100.4%
\$400,001 - \$450,000	35	8.0%	2,692	119	102.0%
\$450,001 - \$500,000	8	1.8%	3,255	40	100.0%
\$500,001+	30	6.9%	3,863	68	100.5%
Centerton Houses Sold	436	100.0%	2,069	149	100.8%

Centerton

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	348	453	436	25.3%	-3.8%
Average Price of Houses Sold	\$280,554	\$302,518	\$298,009	6.2%	-1.5%
Average Days on Market	97	101	149	53.5%	47.3%
Average Price per Square Foot	\$124.91	\$131.97	\$140.78	12.7%	6.7%
Percentage of County Sales	11.6%	13.0%	13.8%	18.9%	6.5%
Number of New Houses Sold	192	216	268	39.6%	24.1%
Average Price of New Houses Sold	\$295,440	\$322,590	\$295,119	-0.1%	-8.5%
Average Days on Market of New Houses Sold	111	143	204	83.4%	42.0%
Number of Houses Listed	71	57	19	-73.2%	-66.7%
Average List Price of Houses Listed	\$434,822	\$352,757	\$504,084	15.9%	42.9%

Centerton

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashmore Landing	20	4.6%	1,910	187	\$280,693	\$146.96
Bellewood	3	0.7%	1,618	51	\$254,367	\$158.33
Bequette Farms	1	0.2%	2,903	138	\$435,000	\$149.84
Big Sky	15	3.4%	3,107	48	\$515,555	\$165.66
Black Spgs	1	0.2%	1,925	34	\$260,000	\$135.06
Bliss Meadows	1	0.2%	2,093	42	\$315,000	\$150.50
Briar Rose	4	0.9%	1,542	65	\$223,663	\$145.05
Centerpoint	16	3.7%	1,444	61	\$193,344	\$133.96
Centerton Original	1	0.2%	928	0	\$135,000	\$145.47
Char Lou Estates	9	2.1%	1,766	42	\$234,741	\$132.80
Clark Estates	14	3.2%	2,134	279	\$289,011	\$135.46
Creekside	12	2.8%	2,829	131	\$449,005	\$158.46
Diamond Estates	22	5.0%	2,664	139	\$399,378	\$149.98
Dogwood	1	0.2%	1,494	56	\$209,000	\$139.89
Edens Court	1	0.2%	1,717	30	\$261,000	\$152.01
Forest Park	7	1.6%	2,139	109	\$323,274	\$151.89
Hickory Park	1	0.2%	1,400	108	\$199,900	\$142.79
Kensington Hills	4	0.9%	2,060	46	\$263,600	\$128.23
Laynebridge	2	0.5%	1,998	61	\$252,550	\$126.43
Lexington	2	0.5%	3,080	18	\$504,500	\$164.14
Liberty Heights	1	0.2%	2,400	231	\$240,000	\$100.00
Maple Estates	3	0.7%	2,644	42	\$420,000	\$159.06
Mckissic Creek	1	0.2%	4,200	102	\$705,000	\$167.86
Morningside	43	9.9%	1,648	158	\$205,999	\$127.23
North Forty	4	0.9%	1,288	40	\$172,250	\$133.45
Oak Ridge	3	0.7%	1,707	19	\$212,833	\$126.05
Oak Tree	7	1.6%	4,876	75	\$909,429	\$187.02
Orchard Park	49	11.2%	1,835	286	\$232,502	\$126.58
Osage Creek	1	0.2%	2,549	28	\$440,000	\$172.62
Quail Hollow	6	1.4%	2,466	122	\$372,375	\$150.96
Quailridge	5	1.1%	2,907	52	\$391,900	\$135.55
Ridgefield	3	0.7%	2,081	69	\$298,573	\$142.76
Rozars	1	0.2%	1,316	61	\$120,000	\$91.19
Sienna Cooper's Farm	20	4.6%	1,686	55	\$234,230	\$139.35
Simmons	2	0.5%	1,902	147	\$240,500	\$126.62
Somerset	4	0.9%	1,479	36	\$207,838	\$140.36

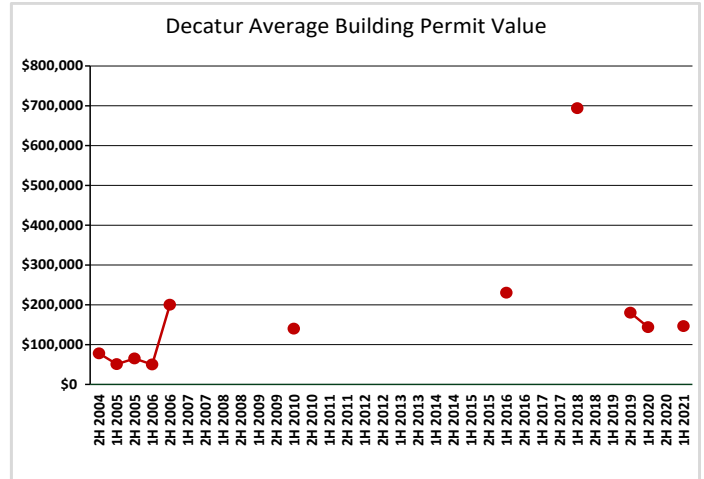
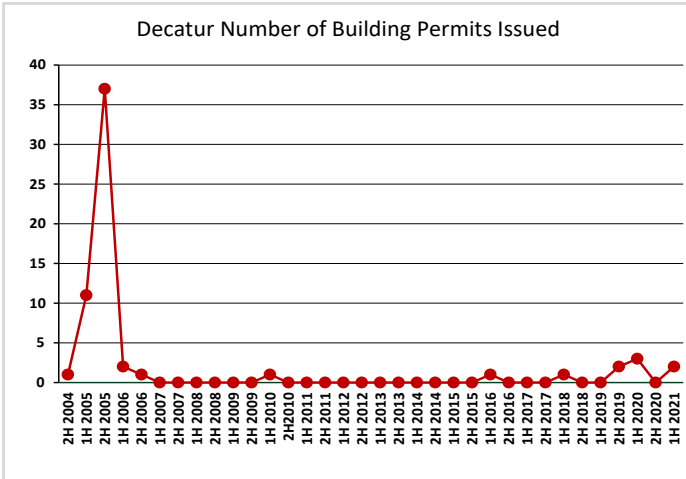
Centerton

Characteristics of Houses Sold

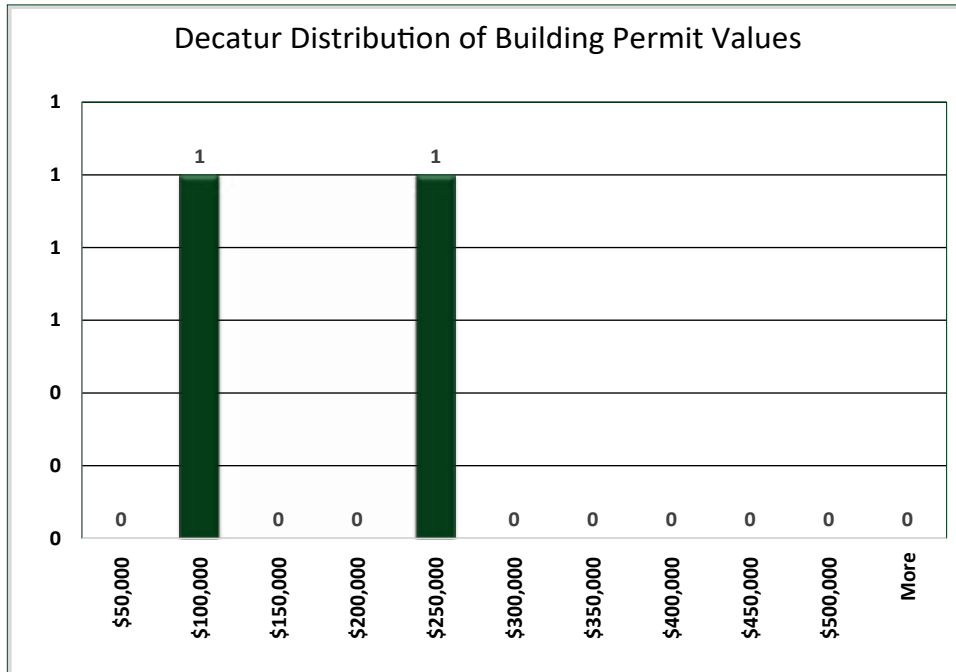
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sonoma Valley	5	1.1%	1,579	46	\$216,700	\$137.33
Southfork	3	0.7%	1,563	57	\$206,667	\$132.32
Southland	2	0.5%	1,309	49	\$171,000	\$129.24
Southwinds	63	14.4%	1,688	238	\$226,337	\$134.19
Sunrise Ridge	6	1.4%	2,165	236	\$294,671	\$136.15
Tamarron	17	3.9%	2,402	66	\$328,029	\$136.27
Timber Ridge	2	0.5%	1,802	33	\$242,000	\$134.60
Township West	1	0.2%	1,216	55	\$135,000	\$111.02
Tuscany	6	1.4%	3,114	90	\$463,211	\$150.07
Versailles	1	0.2%	4,422	92	\$890,000	\$201.27
Walnut Ridge	2	0.5%	1,638	38	\$212,000	\$130.39
West End	3	0.7%	4,517	86	\$836,667	\$185.10
Western Heights	1	0.2%	1,344	203	\$145,000	\$107.89
Westridge Village	19	4.4%	2,344	177	\$383,905	\$163.95
Westwood	2	0.5%	1,392	83	\$186,500	\$133.98
Willow Crossing	4	0.9%	1,446	40	\$199,750	\$138.89
Other	9	2.1%	2,411	89	\$397,322	\$167.00
Centerton Houses Sold	436	100.0%	2,069	149	\$298,009	\$140.78



Decatur Building Permits



Decatur	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	3	0	2	-33.3%	--
Average Value of Residential Building Permits	\$143,746	\$0	\$146,500	1.9%	--

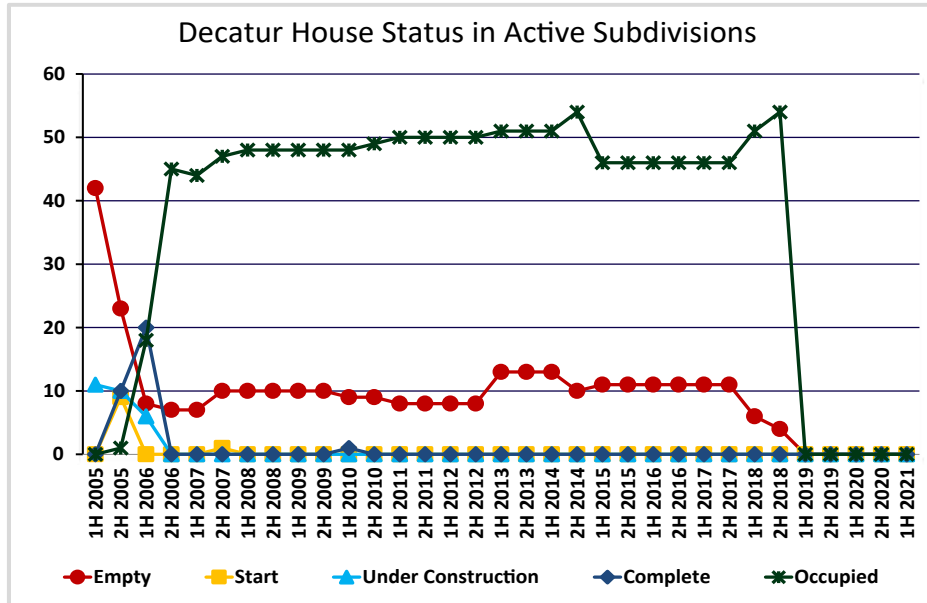


Decatur Active Subdivisions

There were no active subdivisions in Decatur for the first half of 2021.

No new or additional lots have received either preliminary or final approval by June 30, 2021, in Decatur.

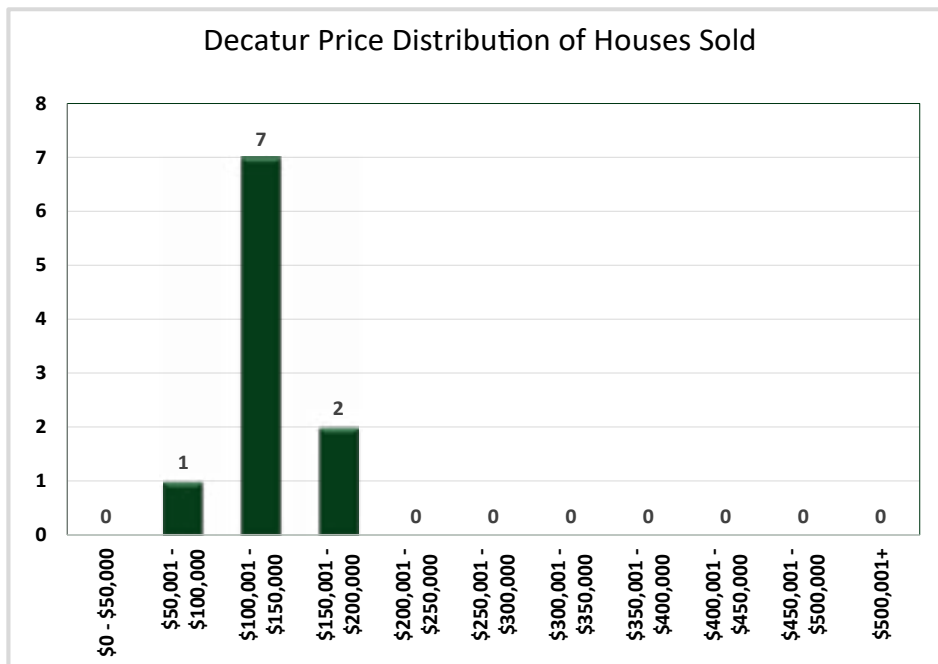
The percentage of houses occupied by owners increased in Decatur from 52.9 percent in 2012 to 55.6 percent in the first half of 2021.



10 houses were sold in Decatur in the first half of 2021.

The average price of a house was \$125,800 at \$107.93 per square foot.

The median cost of a house was \$124,000.



Decatur

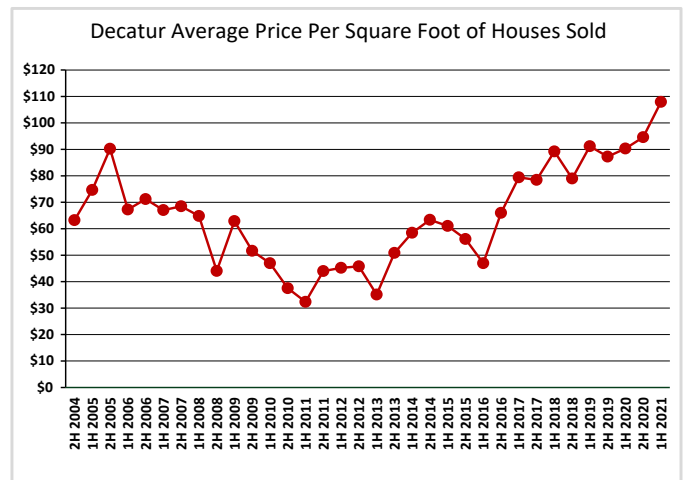
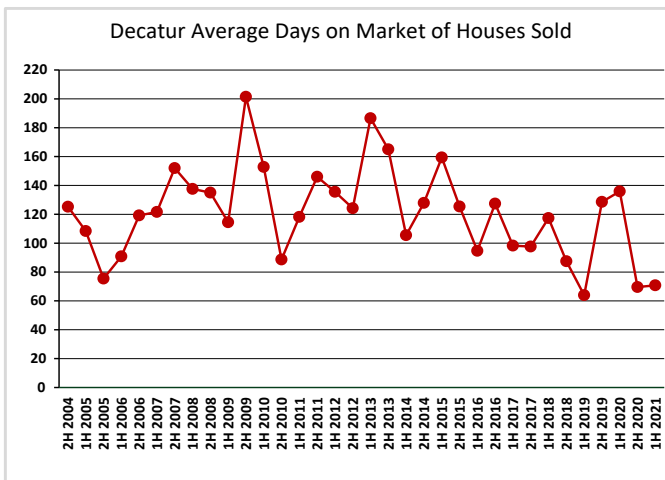
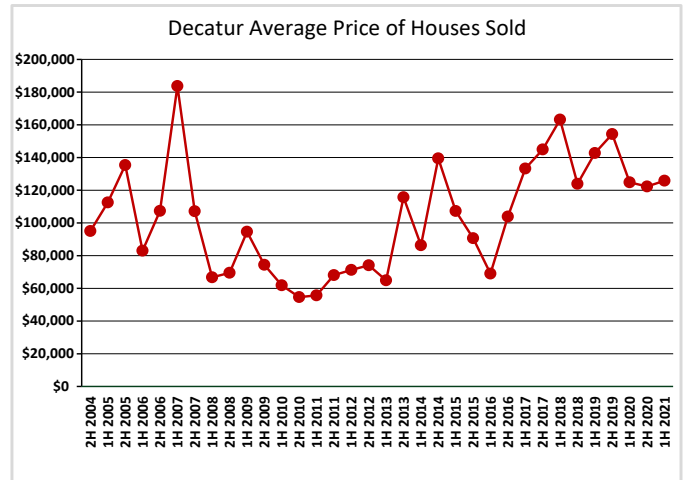
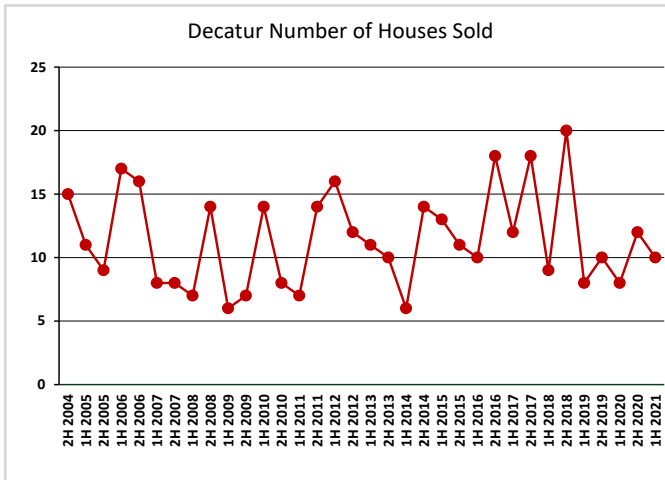
Price Distribution of Sold

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	10.0%	1,170	236	81.4%
\$100,001 - \$150,000	7	70.0%	1,103	33	98.7%
\$150,001 - \$200,000	2	20.0%	1,483	122	94.7%
\$200,001 - \$250,000	--	--	--	--	--
\$250,001 - \$300,000	--	--	--	--	--
\$300,001 - \$350,000	--	--	--	--	--
\$350,001 - \$400,000	--	--	--	--	--
\$400,001 - \$450,000	--	--	--	--	--
\$450,001 - \$500,000	--	--	--	--	--
\$500,001+	--	--	--	--	--
Decatur Houses Sold	10	100.0%	1,186	71	96.1%

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cackleberry Hill	1	10.0%	1,422	18	\$140,000	\$98.45
Northwest Park	4	40.0%	1,015	25	\$113,750	\$113.55
St Elmo	1	10.0%	852	66	\$123,000	\$144.37
Wilmoth	1	10.0%	1,546	37	\$175,000	\$113.20
Wolf Creek Ridge	1	10.0%	1,420	206	\$175,000	\$123.24
Other	2	20.0%	1,277	140	\$95,000	\$72.94
Decatur Houses Sold	10	100.0%	1,186	71	\$125,800	\$107.93

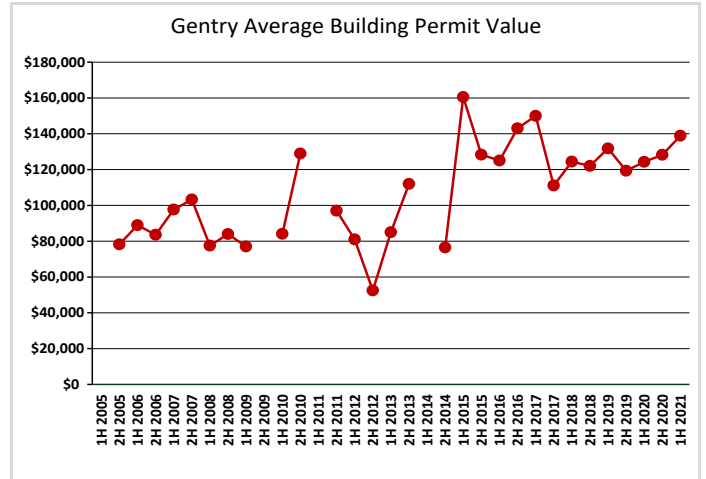
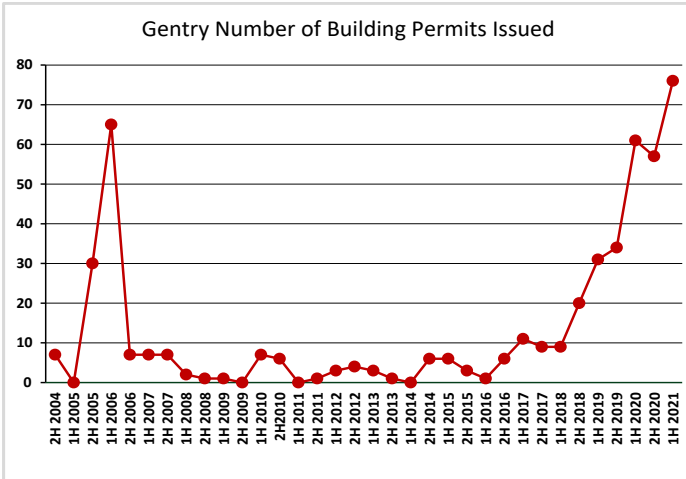
Decatur

Characteristics of Houses Sold

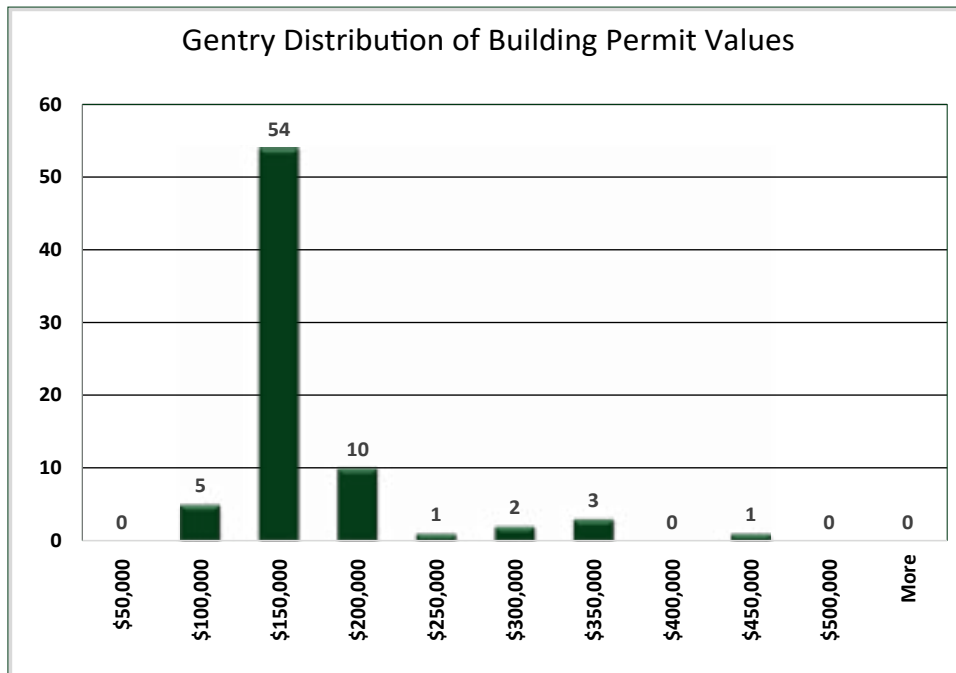


Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	8	12	10	25.0%	-16.7%
Average Price of Houses Sold	\$124,813	\$122,258	\$125,800	0.8%	2.9%
Average Days on Market	136	70	71	-47.9%	1.7%
Average Price per Square Foot	\$90.31	\$94.60	\$107.93	19.5%	14.1%
Percentage of County Sales	0.3%	0.1%	0.1%	-49.9%	-3.6%
Number of New Houses Sold	0	2	0	--	-100.0%
Average Price of New Houses Sold	--	\$198,450	--	--	--
Average Days on Market of New Houses Sold	--	189	--	--	--
Number of Houses Listed	3	3	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$187,667	\$131,600	\$0	-100.0%	-100.0%

Gentry Building Permits



Gentry	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	61	57	76	24.6%	33.3%
Average Value of Residential Building Permits	\$124,287	\$128,257	\$138,888	11.7%	8.3%



Gentry

Active Subdivisions

There were 422 total lots in 11 active subdivisions in Gentry in the first half of 2021. 41.9 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 15.4 were under construction, 3.8 percent were starts, and 38.4 percent were empty lots.

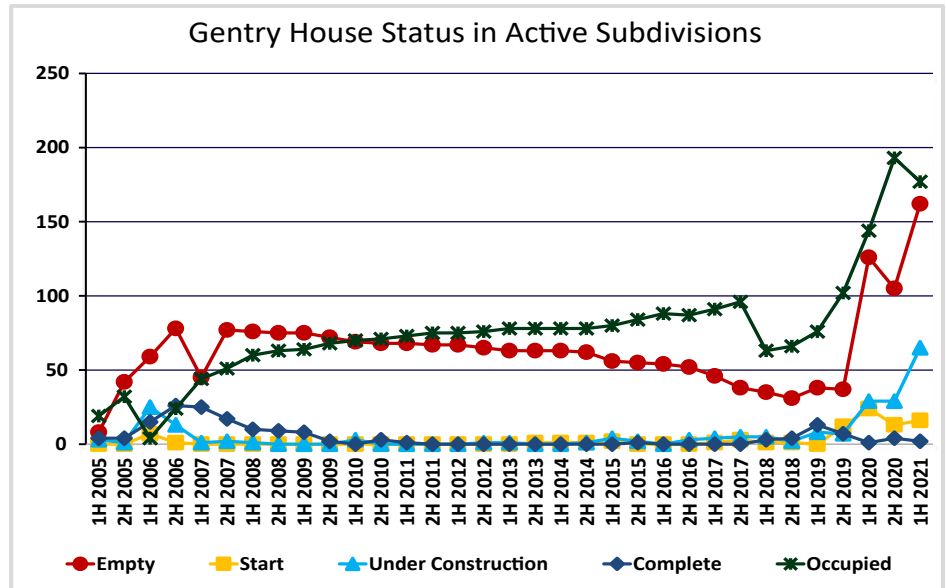
The subdivisions with the most houses under construction in Gentry during the first half of 2021 were Sunset Ridge, Phase III with 36, Grand Estates with 13, and Phillips Park with 9.

Sunset Ridge, Phase III had the most houses becoming occupied in Gentry with 12 houses. An additional 4 houses in Grand Estates became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 3 of the 11 active subdivisions in Gentry.

21 new houses in Gentry became occupied in the first half of 2021. The annual absorption rate implies that there are 26.3 months of remaining inventory in active subdivisions, up from 19.9 percent in the second half of 2020.

In 3 out of the 11 active subdivisions in Gentry, no absorption has occurred in the first half of 2021.



The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 58.7 percent in the first half of 2021.

Additionally, 130 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Grand Estates, Phase 2	1H 2021	50		50
Sandy Acres	1H 2020		20	20
Sunset Ridge IV	1H 2020		60	60
New and Preliminary Lots		50	80	130

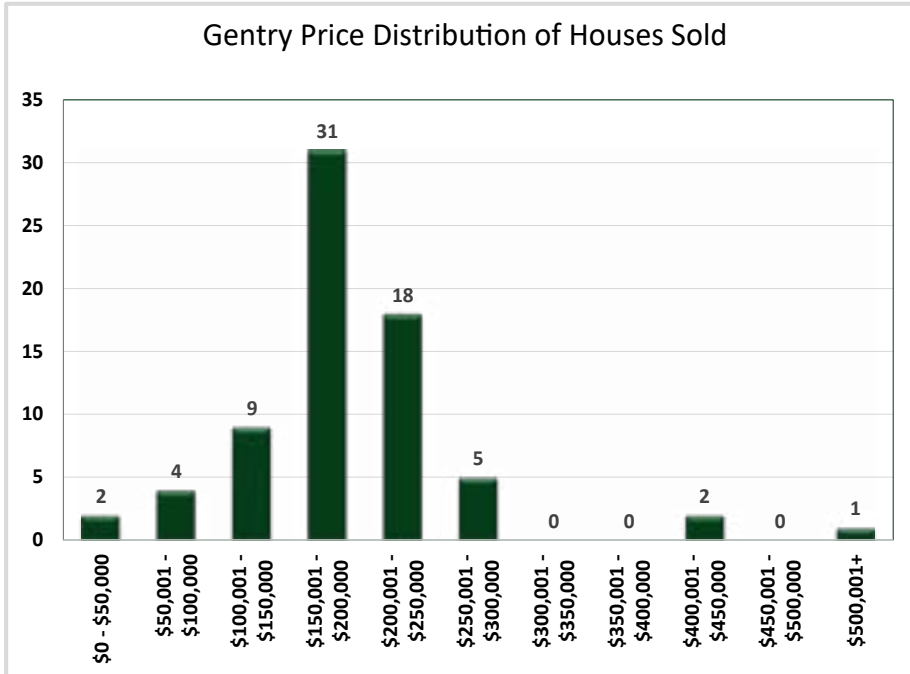
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II ^{1,2}	2	0	0	0	3	5	0	--
Grand Estates	17	3	13	0	27	60	4	18.9
Oaks, The, Phase II ^{1,2}	3	0	0	0	29	32	0	--
Phillips Park	15	0	9	0	0	24	0	--
Rustic Ridge	14	0	6	2	6	28	2	44.0
Springhill ^{1,2}	19	0	0	0	11	30	0	--
Sunset Ridge, Phase IA	3	0	1	0	27	31	0	16.0
Sunset Ridge, Phase IB	0	0	0	0	31	31	3	0.0
Sunset Ridge, Phase IIA	3	0	0	0	27	30	0	3.3
Sunset Ridge, Phase IIB	80	10	0	0	0	90	0	--
Sunset Ridge, Phase III	6	3	36	0	16	61	12	33.8
Gentry Active Subdivisions	162	16	65	2	177	422	21	26.3

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

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

Gentry

Price Distribution of Houses Sold



72 houses were sold in Gentry in the first half of 2021.

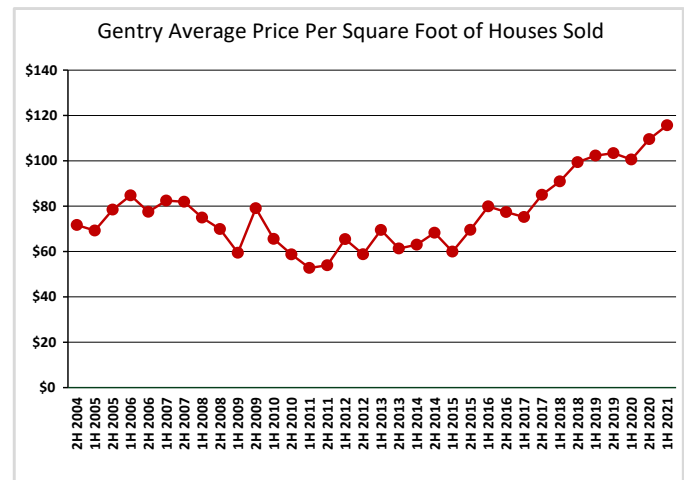
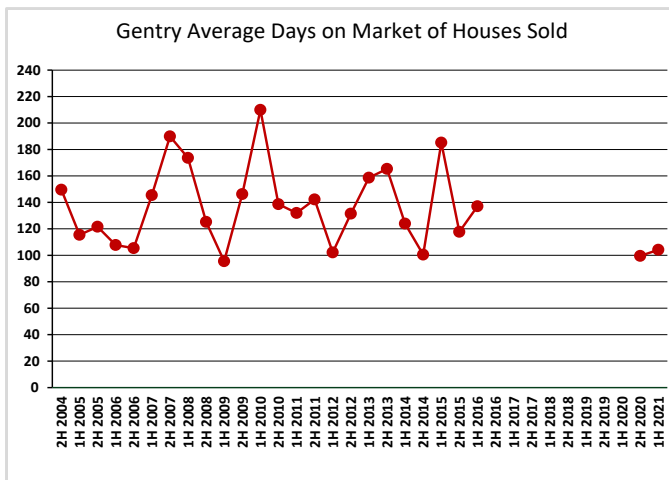
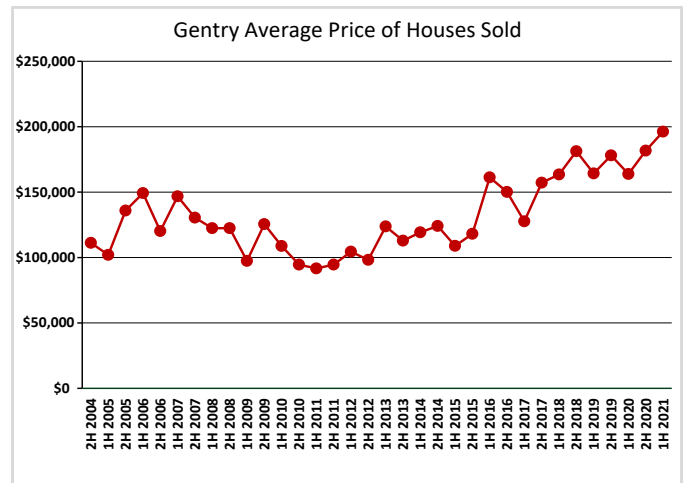
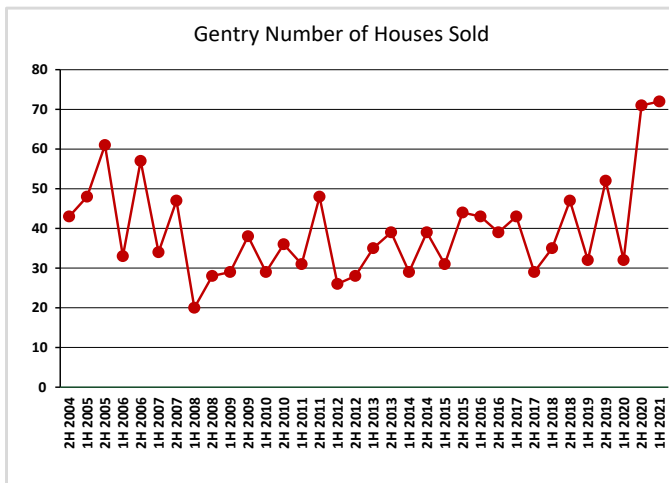
The average price of a house was \$196,240 at \$115.68 per square foot.

The median cost of a house was \$193,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	2.8%	1,442	675	66.4%
\$50,001 - \$100,000	4	5.6%	982	72	100.4%
\$100,001 - \$150,000	9	12.5%	1,435	63	100.8%
\$150,001 - \$200,000	31	43.1%	1,590	74	99.9%
\$200,001 - \$250,000	18	25.0%	1,769	109	100.3%
\$250,001 - \$300,000	5	6.9%	2,090	141	97.5%
\$300,001 - \$350,000	--	--	--	--	--
\$350,001 - \$400,000	--	--	--	--	--
\$400,001 - \$450,000	2	2.8%	3,387	142	99.4%
\$450,001 - \$500,000	--	--	--	--	--
\$500,001+	1	1.4%	2,473	62	100.0%
Gentry Houses Sold	72	100.0%	1,675	104	99.0%

Gentry

Characteristics of Houses Sold



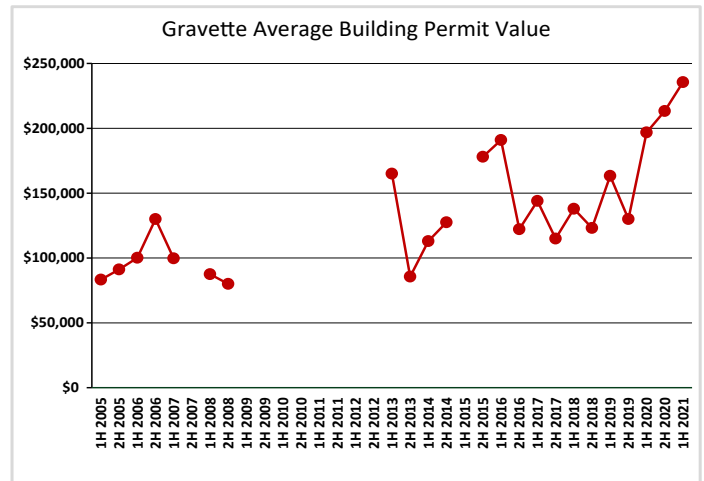
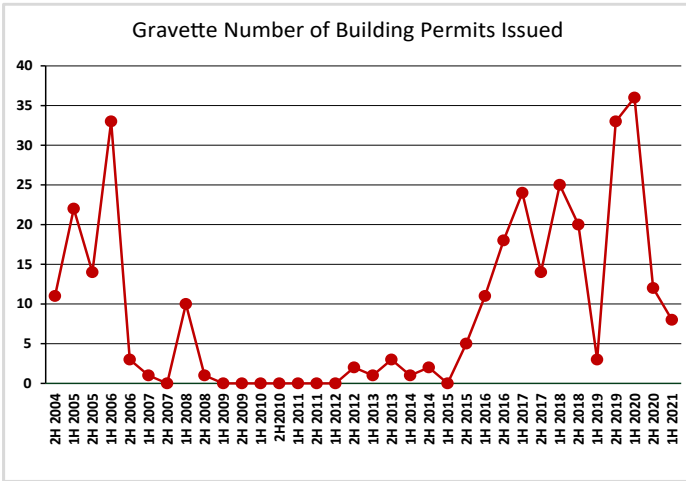
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	32	71	72	125.0%	1.4%
Average Price of Houses Sold	\$163,781	\$181,689	\$196,240	19.8%	8.0%
Average Days on Market	--	100	104	--	--
Average Price per Square Foot	\$100.54	\$109.53	\$115.68	15.1%	5.6%
Percentage of County Sales	1.1%	1.2%	1.5%	40.6%	23.1%
Number of New Houses Sold	15	47	32	113.3%	-31.9%
Average Price of New Houses Sold	\$0.00	\$0.00	\$0.00	28.6%	6.4%
Average Days on Market of New Houses Sold	91	114	107	18.3%	-6.3%
Number of Houses Listed	30	20	8	-73.3%	-60.0%
Average List Price of Houses Listed	\$228,050	\$231,278	\$406,257	78.1%	75.7%

Gentry

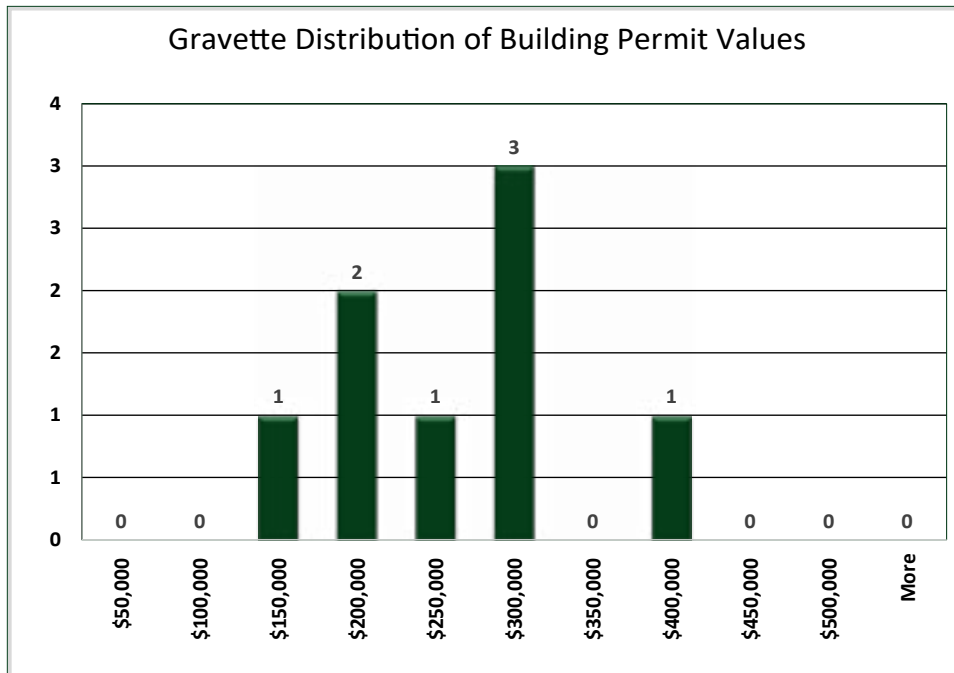
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashton Place	1	1.4%	1,446	56	\$165,000	\$114.11
Carast Acres	1	1.4%	1,215	42	\$139,000	\$114.40
Carmelle	1	1.4%	1,280	43	\$147,500	\$115.23
Cobblestone	2	2.8%	1,570	34	\$176,250	\$112.42
College Hill	1	1.4%	1,388	46	\$121,500	\$87.54
Crestview Heights	1	1.4%	1,884	46	\$213,000	\$113.06
Doss Story	1	1.4%	1,796	115	\$170,000	\$94.65
Eagles Nest	1	1.4%	1,696	190	\$170,000	\$100.24
Gentry Original	11	15.3%	1,719	187	\$145,641	\$81.94
Grand Estates	4	5.6%	1,772	87	\$227,975	\$128.74
Hastings	1	1.4%	1,152	106	\$88,000	\$76.39
Hornbeck Heights	1	1.4%	1,152	71	\$134,000	\$116.32
Oaks, The	3	4.2%	1,551	30	\$184,000	\$118.81
Pequena Valley	1	1.4%	960	39	\$100,000	\$104.17
Phillips Park	1	1.4%	1,594	259	\$231,900	\$145.48
Piersons	2	2.8%	1,781	87	\$171,500	\$96.41
Pioneer Woods	2	2.8%	1,977	60	\$195,500	\$99.08
Rock & Arrow	1	1.4%	3,336	177	\$435,000	\$130.40
Rustic Ridge	5	6.9%	2,013	194	\$270,162	\$134.64
Sandy Acres	2	2.8%	1,450	84	\$181,750	\$125.34
Springhill	1	1.4%	1,300	17	\$167,500	\$128.85
Sunny Acres	3	4.2%	1,238	97	\$141,733	\$113.74
Sunset Ridge	21	29.2%	1,599	80	\$197,852	\$123.87
Tuttles	1	1.4%	2,473	62	\$535,000	\$216.34
Other	3	4.2%	2,115	90	\$288,333	\$138.92
Springhill	1	1.4%	1,399	78	\$155,000	\$110.79
Sunny Acres	2	2.8%	1,175	54	\$102,501	\$80.04
Sunset Ridge	19	26.8%	1,594	77	\$182,316	\$114.48
Tuttles	1	1.4%	1,020	97	\$78,000	\$76.47
Other	1	1.4%	1,419	42	\$150,000	\$105.71
Gentry Houses Sold	72	100.0%	1,675	104	\$196,240	\$115.68

Gravette Building Permits



Gravette	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	36	12	8	-77.8%	-33.3%
Average Value of Residential Building Permits	\$196,863	\$213,308	\$235,620	19.7%	10.5%



Gravette

Active Subdivisions

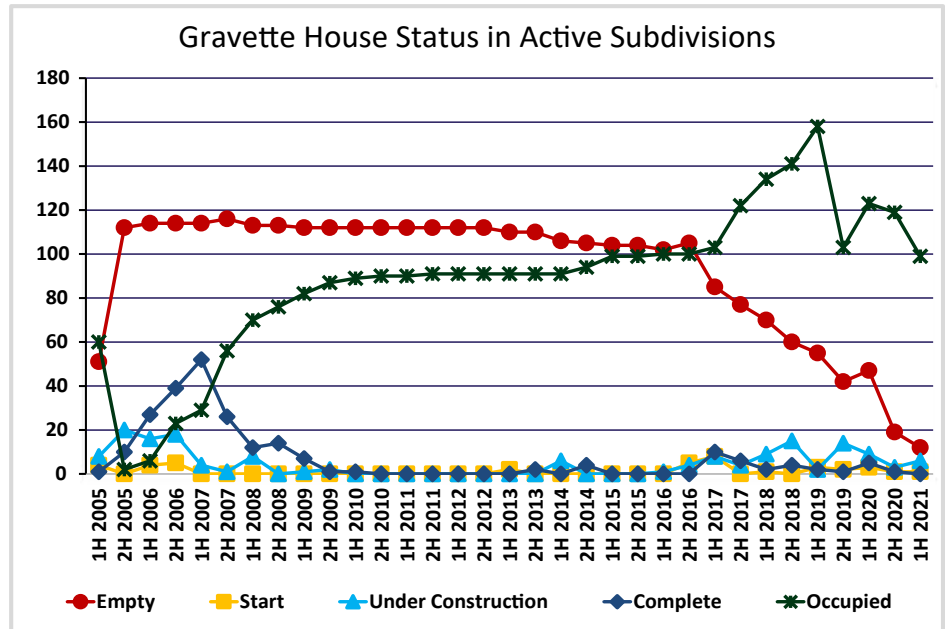
There were 118 total lots in 2 active subdivisions in Gravette in the first half of 2021. 83.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 5.1 were under construction, 0.8 percent were starts, and 10.2 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the first half of 2021 were Walnut Creek with 4 and Lynchburg Estates with 2.

Walnut Creek had the most houses becoming occupied in Gravette with 3 houses. An additional 2 houses in Lynchburg Estates became occupied in the first half of 2021.

New construction or progress in existing construction occurred in the last year in the 2 active subdivisions in Gravette.

5 new houses in Gravette became occupied in the first half of 2021. The annual absorption rate implies that there are 5.1 months of remaining inventory in active subdivisions, up from 4.8 percent in the second half of 2020.



In both active subdivisions in Gravette, absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 56.4 percent in the first half of 2021.

Additionally, 35 new lots in 2 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Jenna Estates	1H 2021	23		23
Teri's Place	1H 2021	12		12
New and Preliminary Lots		35	0	35

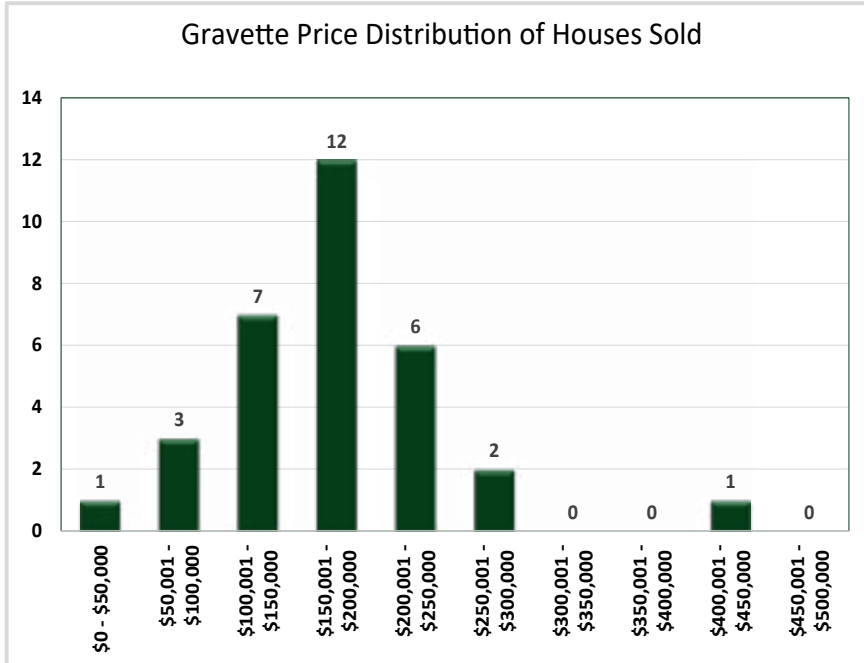
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lynchburg Estates	4	1	2	0	4	11	2	28.0
Walnut Creek	8	0	4	0	95	107	3	8.5
Gravette Active Subdivisions	12	1	6	0	99	118	5	5.1

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

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

Gravette

Price Distribution of Houses Sold



32 houses were sold in Gravette in the first half of 2021.

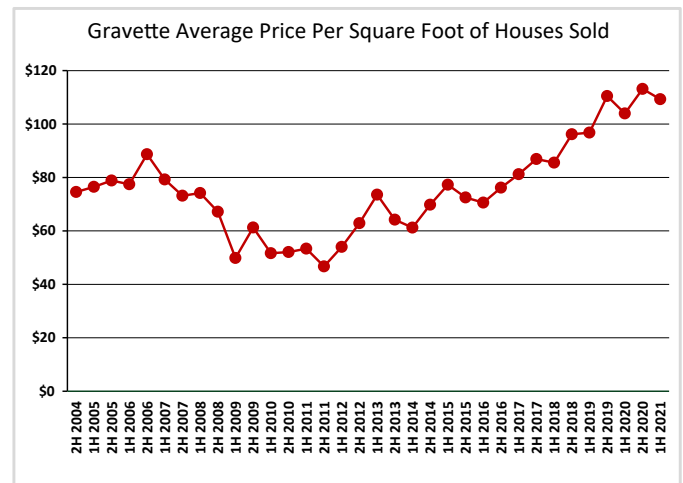
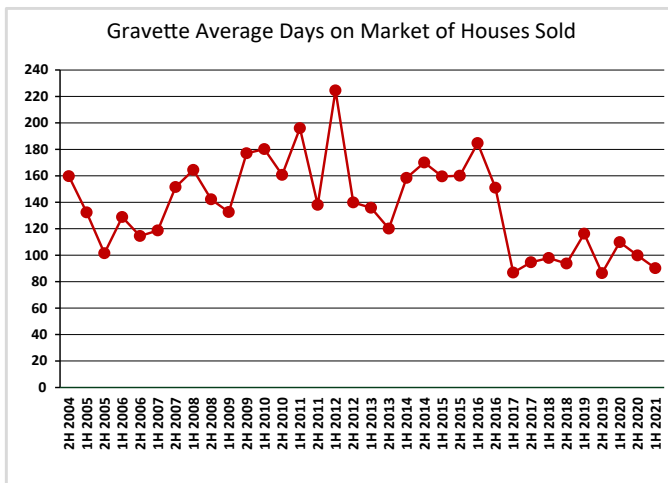
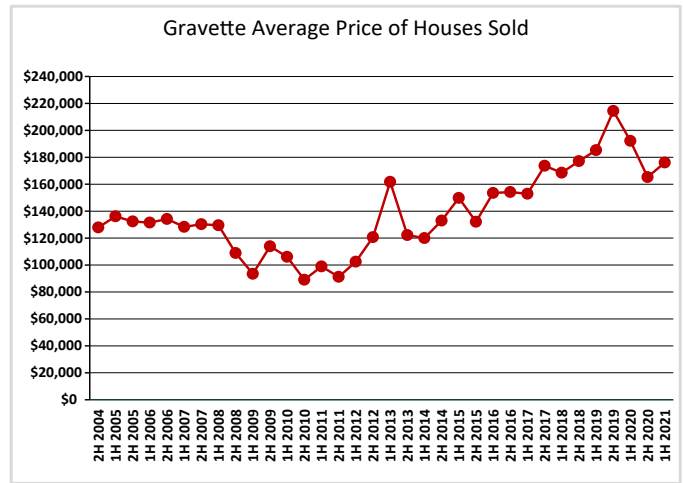
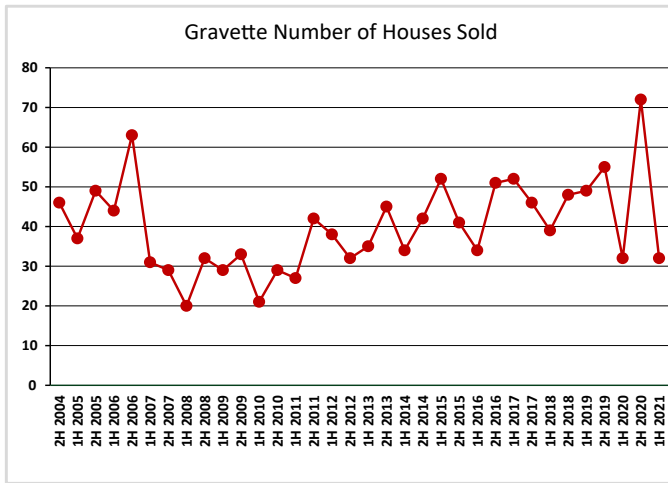
The average price of a house was \$176,105 at \$109.30 per square foot.

The median cost of a house was \$166,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	3.1%	600	6	68.2%
\$50,001 - \$100,000	3	9.4%	1,497	209	85.5%
\$100,001 - \$150,000	7	21.9%	1,329	84	101.2%
\$150,001 - \$200,000	12	37.5%	1,518	90	100.0%
\$200,001 - \$250,000	6	18.8%	1,766	74	98.9%
\$250,001 - \$300,000	2	6.3%	2,350	33	95.0%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	3.1%	3,176	77	91.5%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Gravette Houses Sold	32	100.0%	1,596	90	97.1%

Gravette

Characteristics of Houses Sold



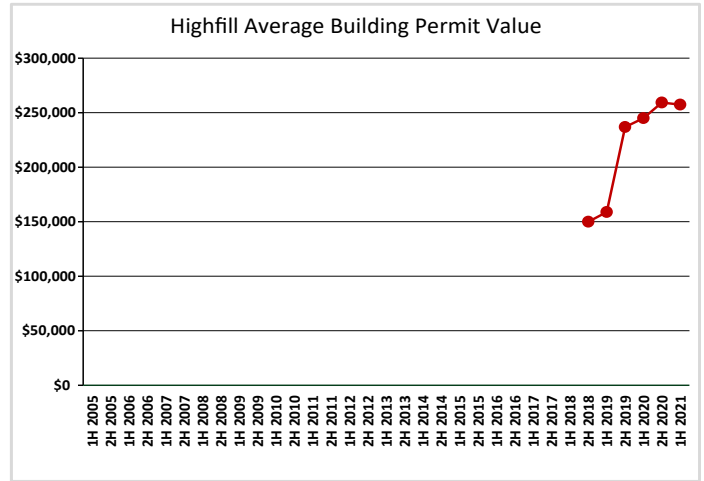
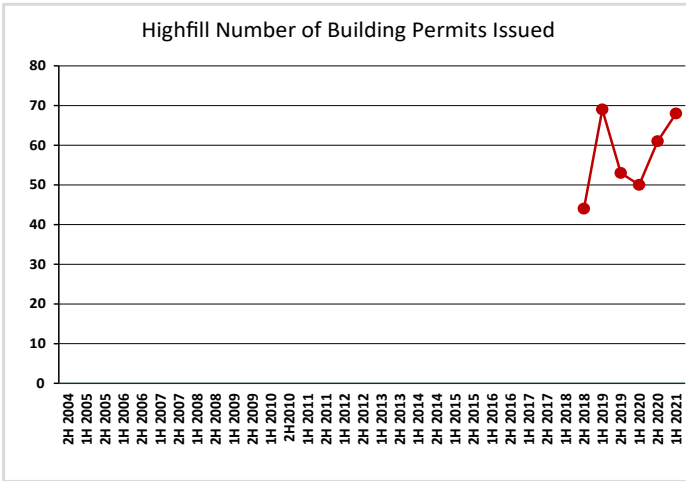
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	32	72	32	0.0%	-55.6%
Average Price of Houses Sold	\$192,166	\$165,280	\$176,105	-8.4%	6.5%
Average Days on Market	110	100	90	-17.9%	-9.6%
Average Price per Square Foot	\$103.96	\$113.14	\$109.30	5.1%	-3.4%
Percentage of County Sales	1.1%	1.1%	0.6%	-43.9%	-46.8%
Number of New Houses Sold	6	39	3	-50.0%	-92.3%
Average Price of New Houses Sold	\$203,583	\$172,166	\$206,100	1.2%	19.7%
Average Days on Market of New Houses Sold	115	128	94	-18.0%	-26.3%
Number of Houses Listed	25	6	4	-84.0%	-33.3%
Average List Price of Houses Listed	\$192,330	\$221,483	\$350,210	82.1%	58.1%

Gravette

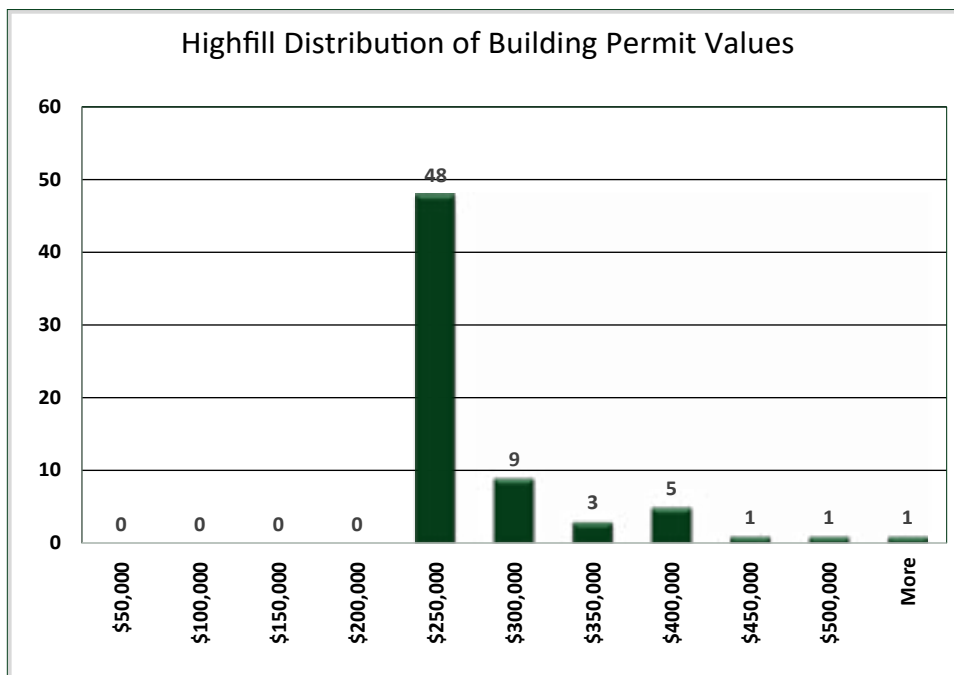
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Countryside Estates	2	6.3%	1,446	111	\$169,250	\$118.75
Felkers	1	3.1%	1,822	70	\$235,000	\$128.98
Gravette Original	3	9.4%	1,648	116	\$162,255	\$101.01
J D Coveys	1	3.1%	1,684	116	\$133,000	\$78.98
Karr & Powell	2	6.3%	1,523	285	\$127,000	\$75.89
Mcallister & Shields	1	3.1%	1,592	33	\$85,000	\$53.39
Oswalt	1	3.1%	1,144	50	\$145,000	\$126.75
Patriot Park	7	21.9%	1,398	61	\$159,214	\$113.81
Sloans	3	9.4%	1,046	35	\$112,133	\$99.54
Walnut Creek	3	9.4%	1,805	85	\$221,067	\$122.88
Wells	1	3.1%	966	51	\$145,000	\$150.10
Westfield	1	3.1%	1,516	34	\$175,000	\$115.44
Other	6	18.8%	2,190	101	\$254,000	\$114.61
Gravette Houses Sold	32	100.0%	1,596	90	\$176,105	\$109.30

Highfill Building Permits



Highfill	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	50	61	68	36.0%	11.5%
Average Value of Residential Building Permits	\$245,031	\$259,333	\$257,350	5.0%	-0.8%



Highfill

Active Subdivisions

There were 201 total lots in 6 active subdivisions in Highfill in the first half of 2021. 45.8 percent of the lots were occupied, 3.0 percent were complete but unoccupied, 8.5 were under construction, 4.5 percent were starts, and 38.3 percent were empty lots.

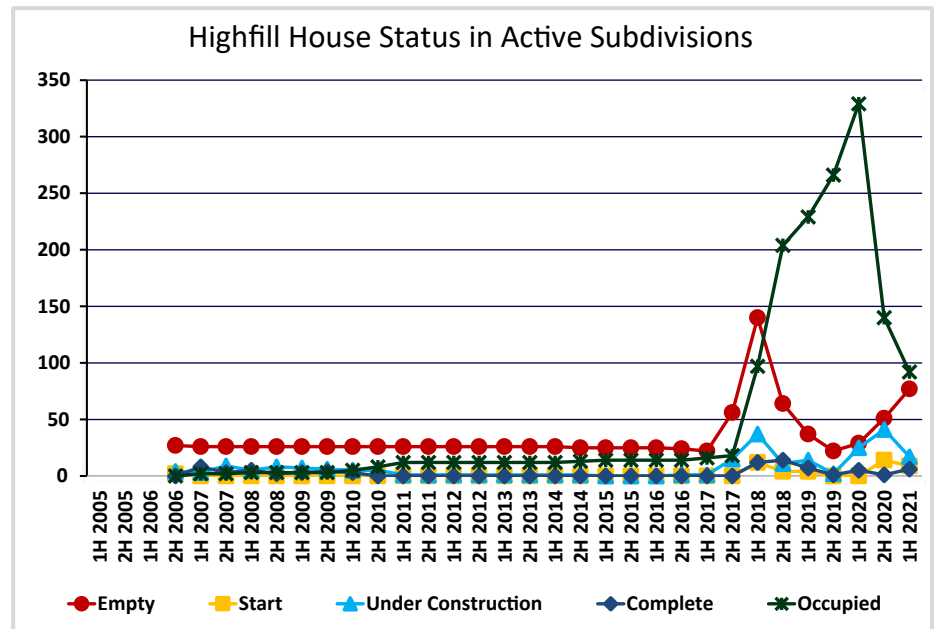
The subdivisions with the most houses under construction in Highfill during the first half of 2021 was Woodward Hills, Phase IV with 14.

Woodward Hills, Phase IV had the most houses becoming occupied in Highfill with 32 houses. An additional 15 houses in Little Osage Hills became occupied in the first half of 2021.

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

49 new houses in Highfill became occupied in the first half of 2021. The annual absorption rate implies that there are 11.9 months of remaining inventory in active subdivisions, up from 10.4 percent in the second half of 2020.

In all of the 6 active subdivisions in Highfill, absorption has occurred in the first half of 2021.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Apple Crossing	1H 2020		90	14
Healing Springs, Phase II	2H 2020		14	90
New and Preliminary			104	104

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 56.0 percent in the first half of 2021.

Additionally, 104 new lots in 2 subdivisions received either preliminary or final approval by June 30, 2021.

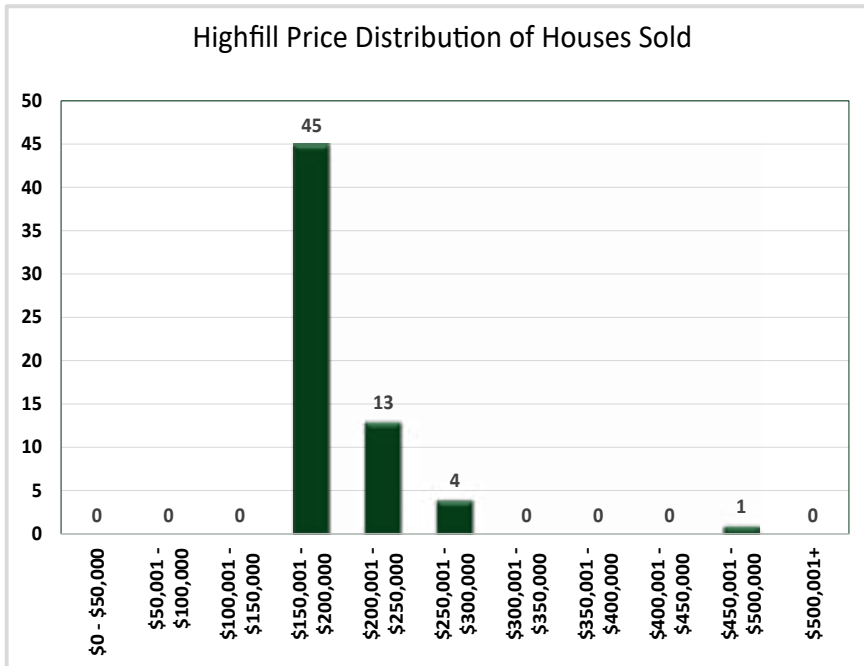
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Holland Hills Estates	16	0	0	0	16	32	1	192.0
Little Osage Hills	17	3	2	2	1	25	1	288.0
Snyderwolf	2	0	0	0	7	9	0	24.0
Woodward Hills, Phase III ²	0	0	0	0	36	36	15	0.0
Woodward Hills, Phase IV	0	0	14	4	32	50	32	6.8
Woodward Hills, Phase V	42	6	1	0	0	49	0	--
Highfill Active Subdivisions	77	9	17	6	92	201	49	11.9

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

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

Highfill

Price Distribution of Houses Sold



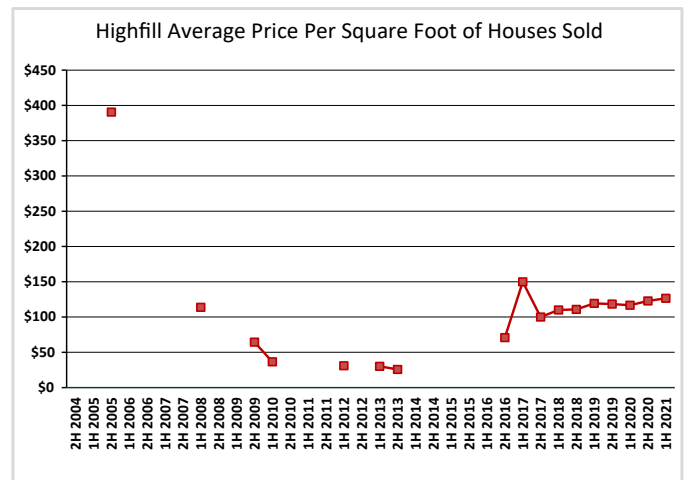
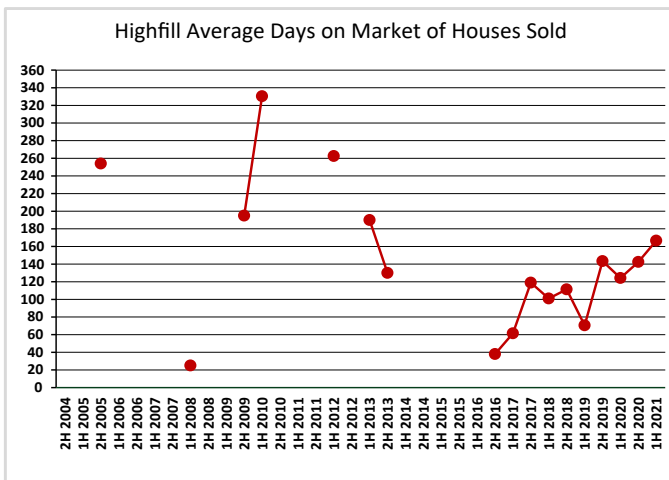
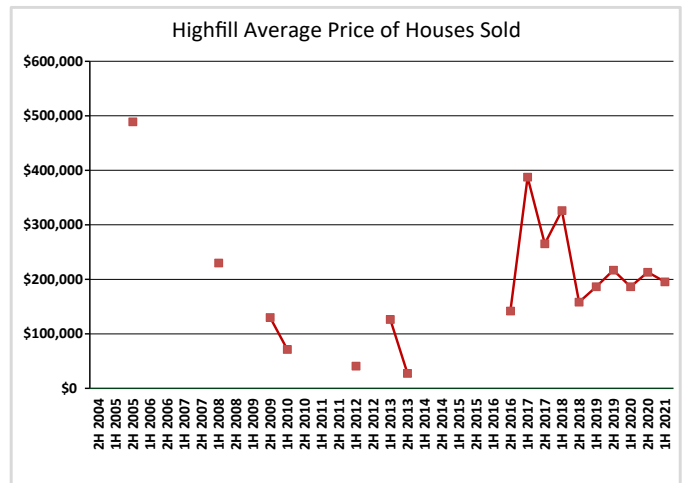
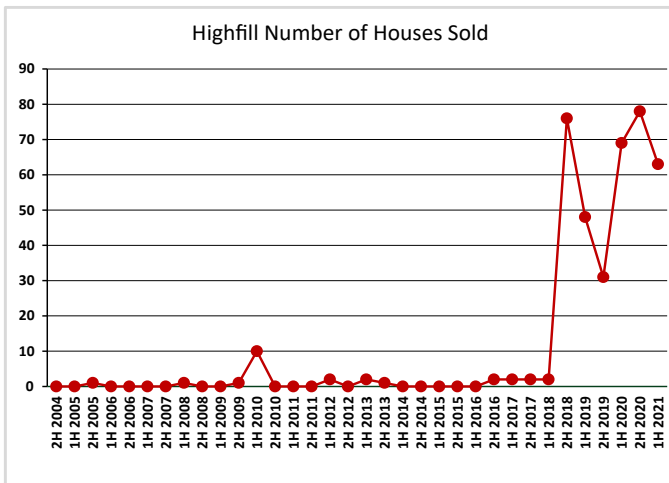
63 houses were sold in Highfill in the first half of 2021.

The average price of a house was \$195,502 at \$126.56 per square foot.

The median cost of a house was \$179,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	45	71.4%	1,422	167	100.4%
\$200,001 - \$250,000	13	20.6%	1,703	168	101.0%
\$250,001 - \$300,000	4	6.3%	2,103	186	99.4%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	1.6%	2,558	52	91.0%
\$500,001+	0	0.0%	--	--	--
Highfill Houses Sold	63	100.0%	1,541	167	100.3%

Highfill Characteristics of Houses Sold



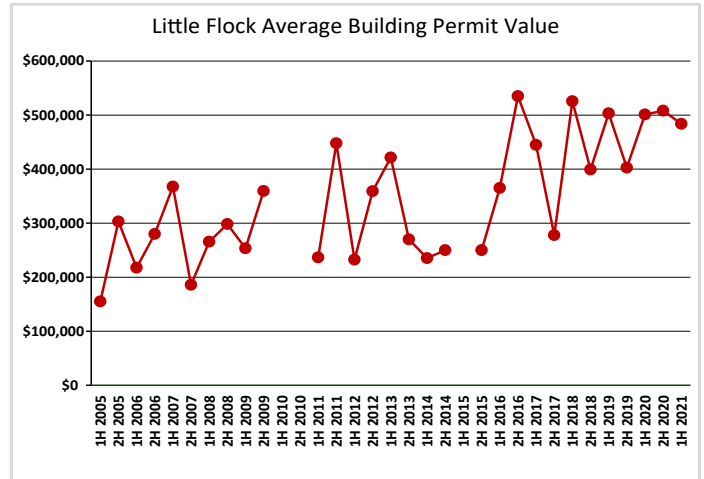
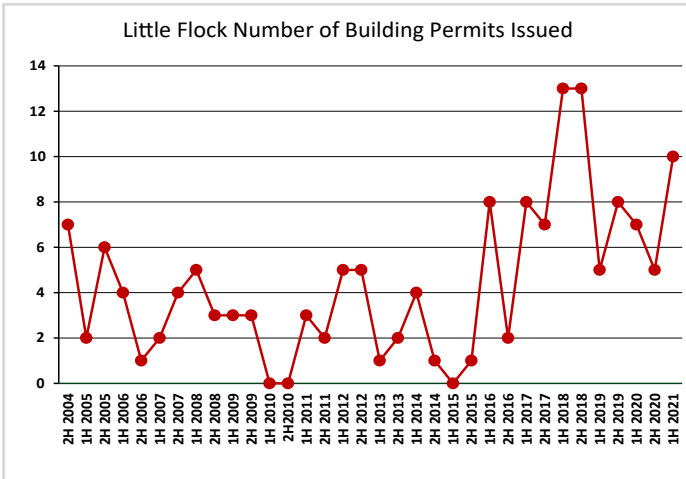
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	69	78	63	-8.7%	-19.2%
Average Price of Houses Sold	\$186,488	\$213,169	\$195,502	4.8%	-8.3%
Average Days on Market	124	142	167	34.0%	16.9%
Average Price per Square Foot	\$116.65	\$122.79	\$126.56	8.5%	3.1%
Percentage of County Sales	2.3%	1.6%	1.3%	-43.1%	-16.8%
Number of New Houses Sold	34	50	47	38.2%	-6.0%
Average Price of New Houses Sold	\$185,444	\$197,771	\$187,205	0.9%	-5.3%
Average Days on Market of New Houses Sold	112	182	207	85.2%	14.1%
Number of Houses Listed	13	0	3	-76.9%	--
Average List Price of Houses Listed	\$217,070	\$238,432	\$455,393	109.8%	91.0%

Highfill

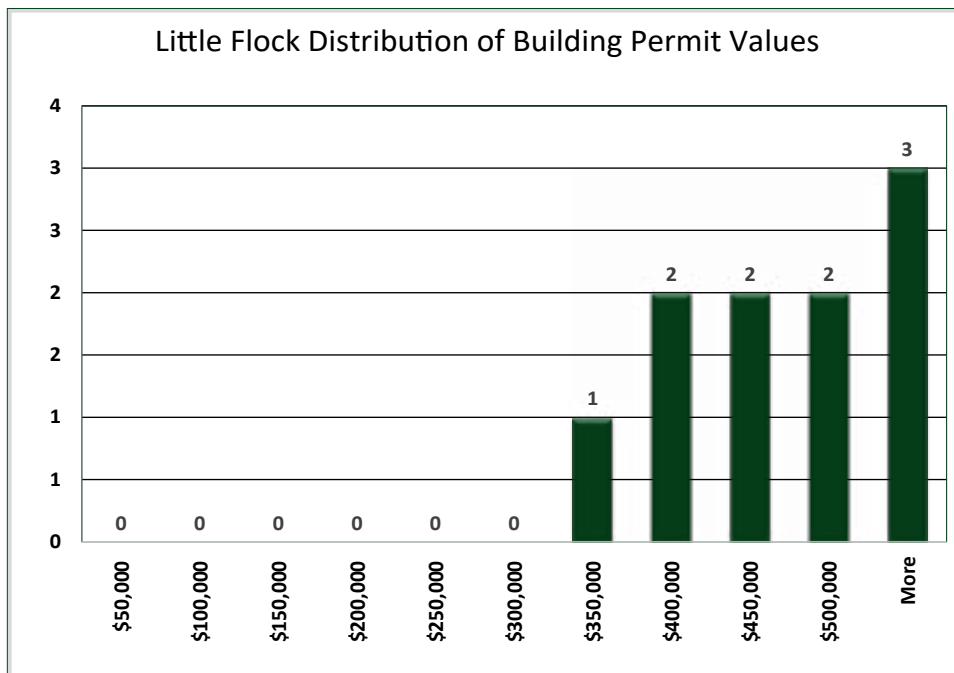
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Silver Meadows	14	22.2%	1,392	42	\$195,604	\$140.59
Woodward Hills	47	74.6%	1,555	207	\$187,205	\$120.56
Other	2	3.2%	2,254	76	\$389,750	\$169.43
Highfill Houses Sold	63	100.0%	1,541	167	\$195,502	\$126.56

Little Flock Building Permits



Little Flock	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	7	5	10	42.9%	100.0%
Average Value of Residential Building Permits	\$501,187	\$508,110	\$483,743	-3.5%	-4.8%



Little Flock Active Subdivisions

There were 94 total lots in 3 active subdivisions in Little Flock in the first half of 2021. 74.5 percent of the lots were occupied, 0.0 were complete but unoccupied, 7.4 were under construction, 2.1 percent were starts, and 16.0 percent were empty lots.

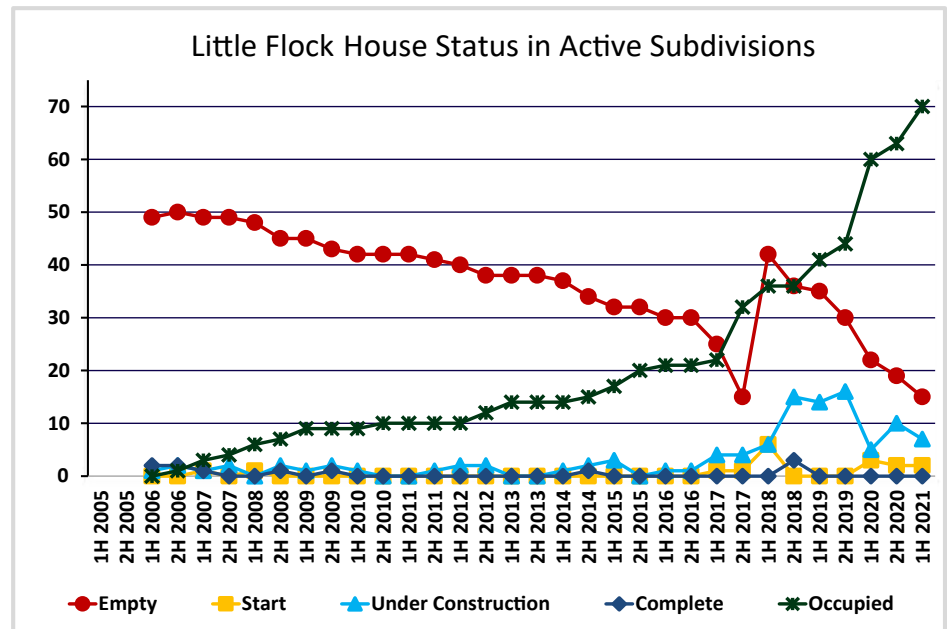
The subdivision with the most houses under construction in Little Flock during the first half of 2021 was The Meadows with 4.

Copper Ridge Court had the most houses becoming occupied in Little Flock with 4 houses. An additional 2 houses in The Meadows became occupied in the first half of 2021.

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

7 new houses in Little Flock became occupied in the first half of 2021. The annual absorption rate implies that there are 28.8 months of remaining inventory in active subdivisions, down from 108.0 percent in the second half of 2020.

In all 3 active subdivisions in Little Flock, absorption occurred in the



first half of 2021.

The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 73.8 percent in the first half of 2021.

Additionally, no new lots or subdivisions received either preliminary or final approval by June 30, 2021.

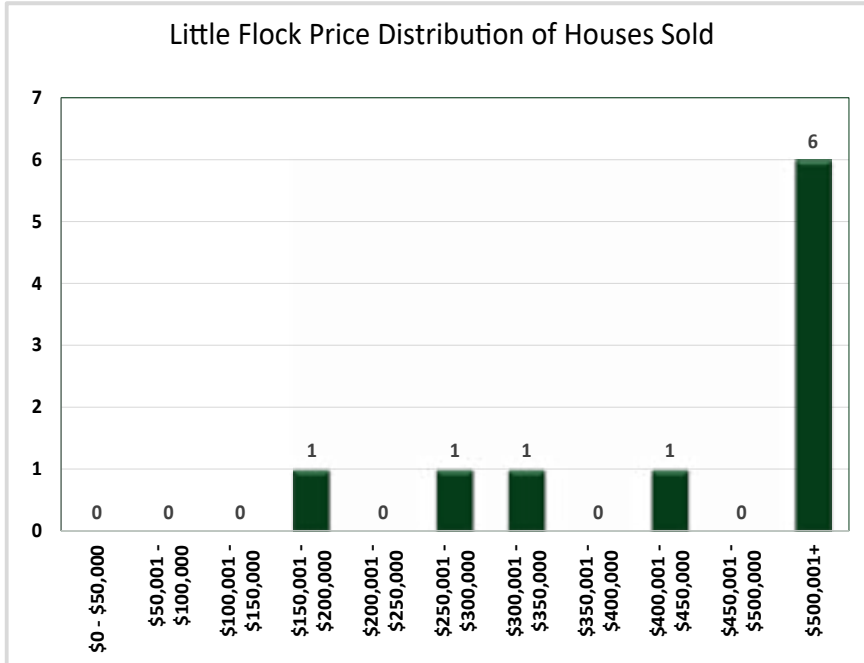
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	4	1	2	0	31	38	4	14.0
Farms, The	2	0	1	0	1	4	1	36.0
Meadows, The	9	1	4	0	38	52	2	56.0
Little Flock Active Subdivisions	15	2	7	0	70	94	7	28.8

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

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

Little Flock

Price Distribution of Houses Sold



10 houses were sold in Little Flock in the first half of 2021.

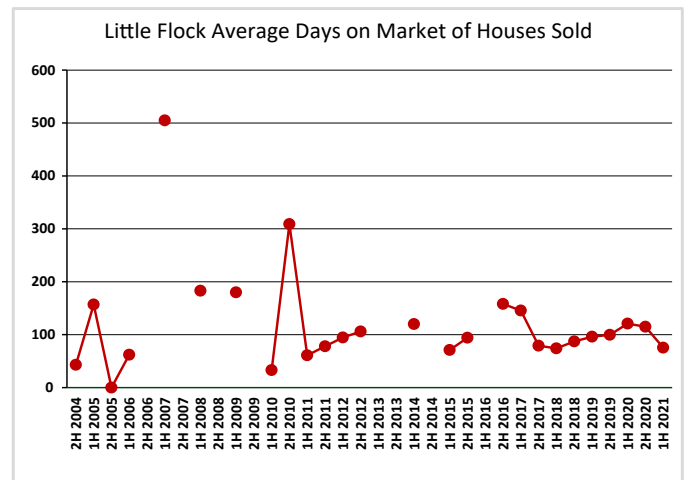
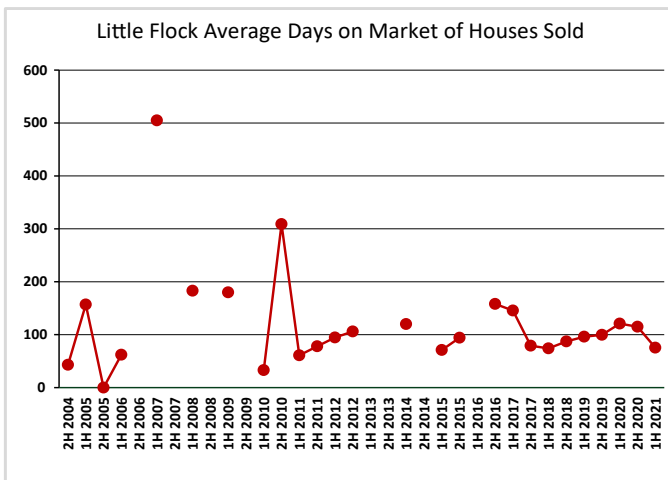
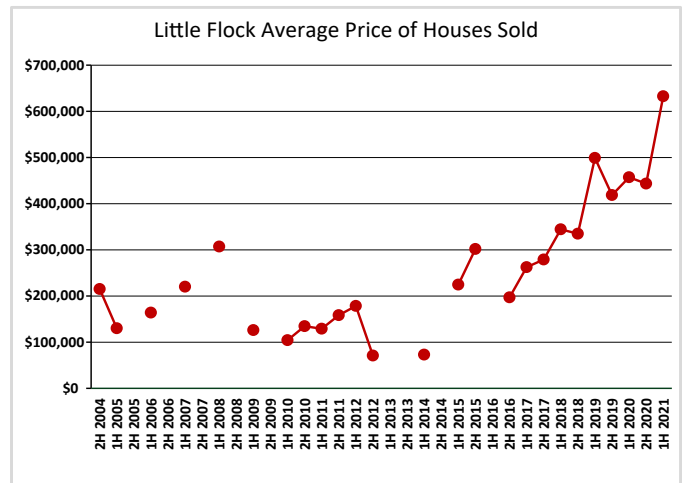
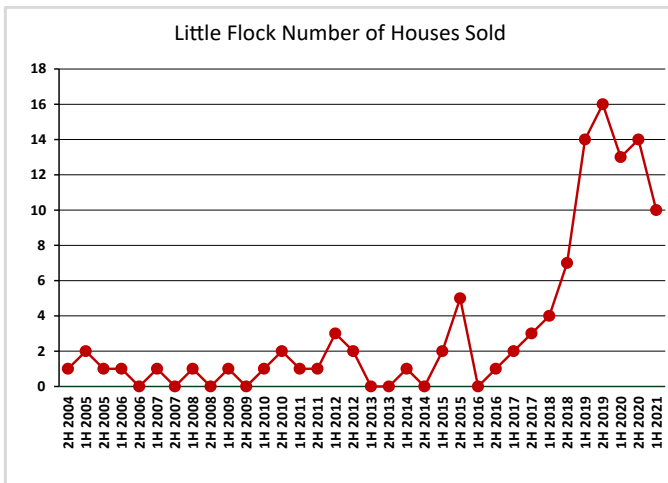
The average price of a house was \$632,700 at \$182.77 per square foot.

The median cost of a house was \$517,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	10.0%	1,316	71	112.4%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	10.0%	1,483	66	102.7%
\$300,001 - \$350,000	1	10.0%	2,200	78	94.2%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	10.0%	3,682	140	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	6	60.0%	4,064	67	99.4%
Little Flock Houses Sold	10	100.0%	3,307	75	100.6%

Little Flock

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	13	14	10	-23.1%	-28.6%
Average Price of Houses Sold	\$457,192	\$443,343	\$632,700	38.4%	42.7%
Average Days on Market	121	115	75	-37.6%	-34.4%
Average Price per Square Foot	\$139.47	\$136.03	\$182.77	31.0%	34.4%
Percentage of County Sales	0.4%	0.6%	0.7%	55.0%	14.6%
Number of New Houses Sold	1	2	2	100.0%	0.0%
Average Price of New Houses Sold	\$795,000	\$517,450	\$790,000	-0.6%	52.7%
Average Days on Market of New Houses Sold	133	183	94	-29.3%	-48.5%
Number of Houses Listed	5	1	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$472,960	\$749,500	\$0	-100.0%	-100.0%

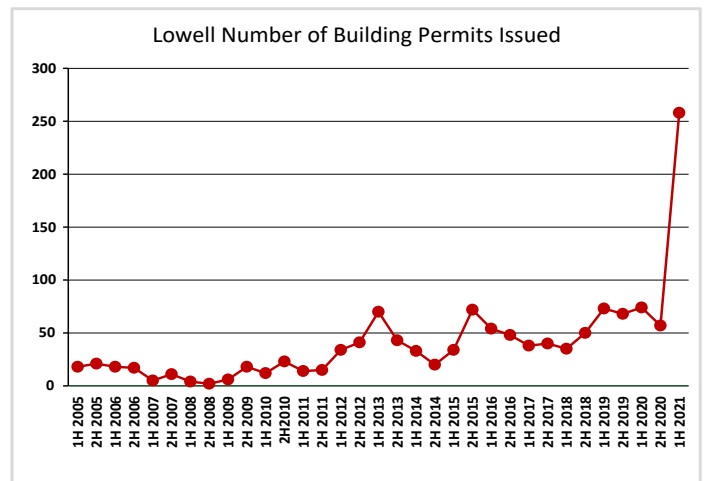
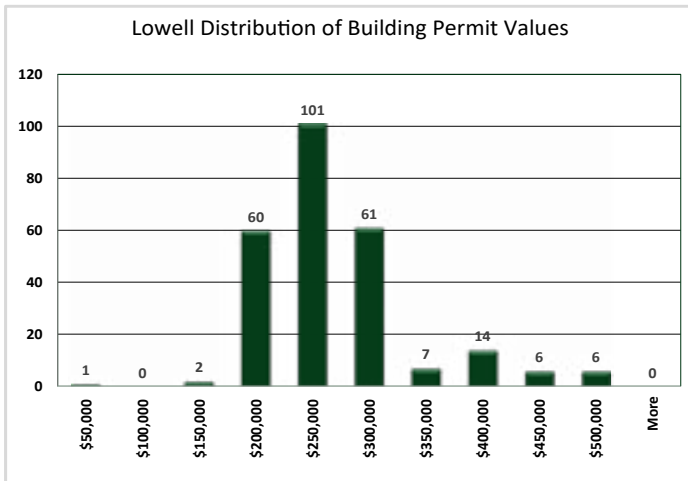
Little Flock

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cherokee Crossing	1	10.0%	2,200	78	\$325,000	\$147.73
Copper Ridge	3	30.0%	4,647	81	\$931,666	\$200.19
Richards Glen	1	10.0%	3,236	34	\$515,000	\$159.15
Other	5	50.0%	2,738	80	\$538,400	\$184.05
Little Flock Houses Sold	10	100.0%	3,307	75	\$632,700	\$182.77

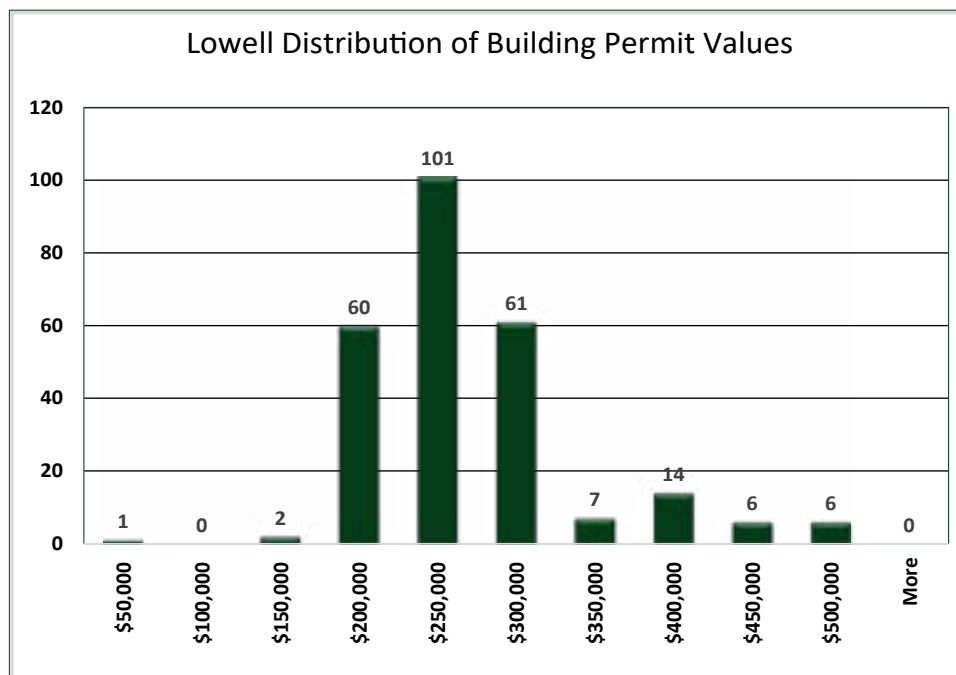


Lowell Building Permits



Lowell	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	74	57	258	248.6%	352.6%
Average Value of Residential Building Permits	\$276,861	\$239,822	\$246,647	-10.9%	2.8%

Lowell more than tripled its building permits in the past year as new subdivisions have been platted and infrastructure has been improved.



Lowell

Active Subdivisions

There were 511 total lots in 7 active subdivisions in Lowell in the first half of 2021. 48.7 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 12.5 were under construction, 9.4 percent were starts, and 29.0 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the first half of 2021 were Park Central, Phase III with 34, Lakewood, Phase VI with 17, and Park View at Apple Blossom with 10.

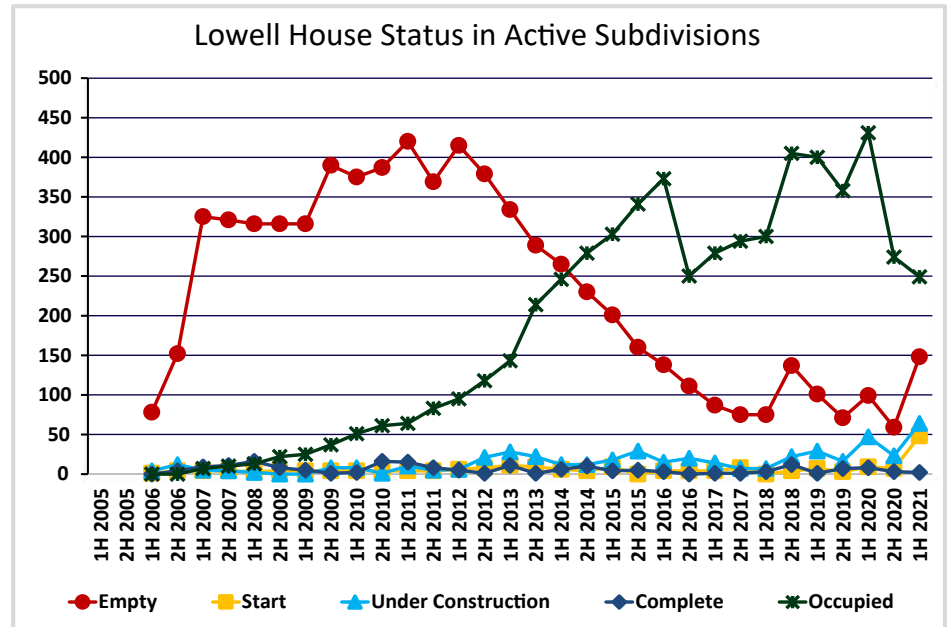
Park Central, Phase III had the most houses becoming occupied in Lowell with 20 houses. An additional 9 houses in Lakewood, Phase VI became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 1 of the 7 active subdivisions in Lowell.

30 new houses in Lowell became occupied in the first half of 2021. The annual absorption rate implies that there are 32.1 months of remaining inventory in active subdivisions, up from 7.8 percent in the second half of 2020.

In 1 out of the 7 active subdivisions in Lowell, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Lowell from



72.7 percent in 2012 to 68.5 percent in the first half of 2021.

Additionally, 604 new lots in 7 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Concord Heights	1H 2020		91	91
Crescent View, Phase II	1H 2021	104		104
Lakewood, Phase VII	1H 2020		92	92
Laramie	2H 2020	126		126
Lincoln Place	1H 2020		60	60
Parkview, Phase II	2H 2020	43		43
Shephard Hills	2H 2020	88		88
New and Preliminary		361	243	604

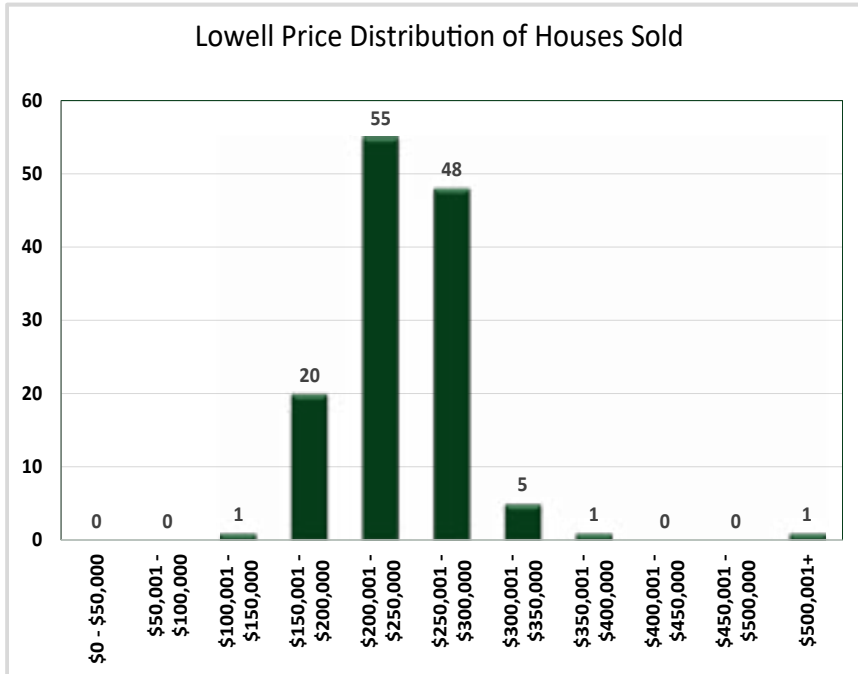
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lakewood, Phase III ^{1,2}	2	0	0	0	83	85	0	--
Lakewood, Phase VI	26	27	17	0	0	70	0	--
Park Central, Phase I	0	0	1	0	87	88	9	0.4
Park Central, Phase III	19	5	34	2	24	84	20	30.0
Park View at Apple Blossom	65	8	10	0	0	83	0	--
Timber Ridge Park, Phase I	0	0	0	0	55	55	1	0.0
Timber Ridge Park, Phase II	36	8	2	0	0	46	0	--
Lowell Active Subdivisions	148	48	64	2	249	511	30	32.1

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

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

Lowell

Price Distribution of Houses Sold



131 houses were sold in Lowell in the first half of 2021.

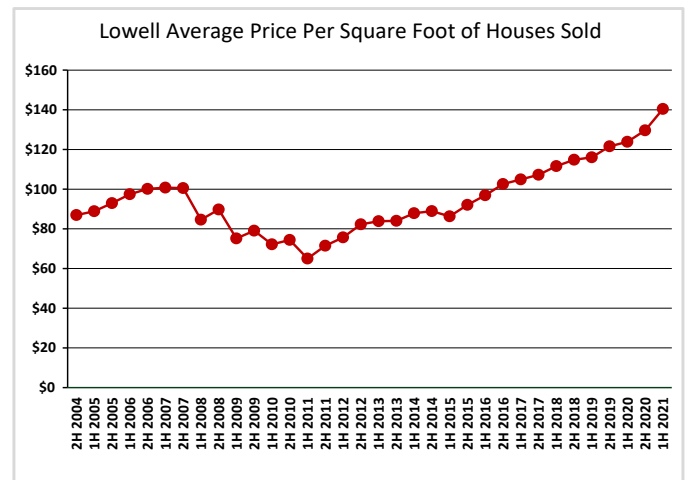
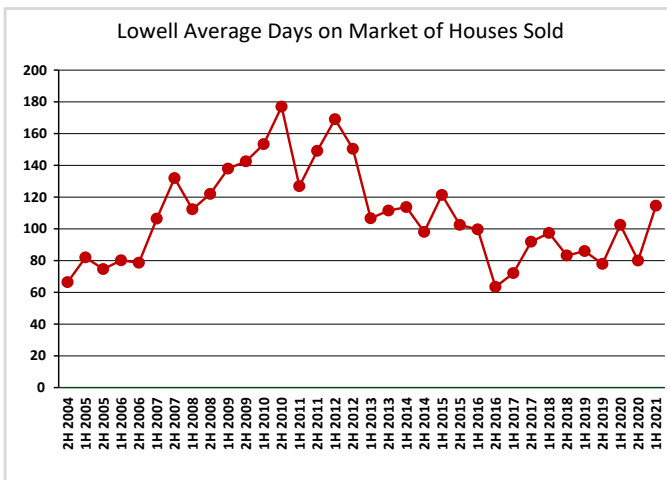
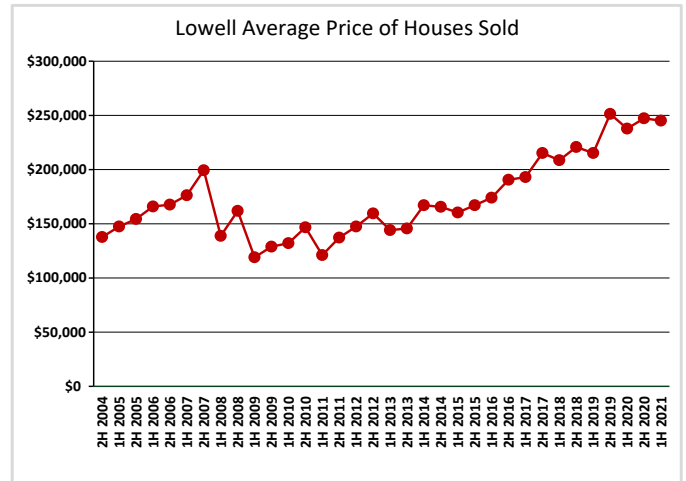
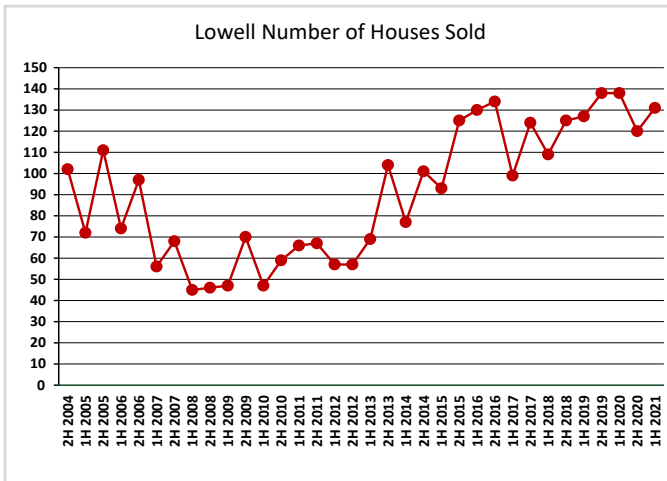
The average price of a house was \$245,121 at \$140.45 per square foot.

The median cost of a house was \$243,516.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.8%	1,495	138	95.7%
\$150,001 - \$200,000	20	15.3%	1,370	83	100.8%
\$200,001 - \$250,000	55	42.0%	1,636	127	100.7%
\$250,001 - \$300,000	48	36.6%	1,946	122	100.3%
\$300,001 - \$350,000	5	3.8%	2,142	54	104.1%
\$350,001 - \$400,000	1	0.8%	2,676	63	98.3%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	0.8%	3,738	60	101.7%
Lowell Houses Sold	131	100.0%	1,751	115	100.7%

Lowell

Characteristics of Houses Sold



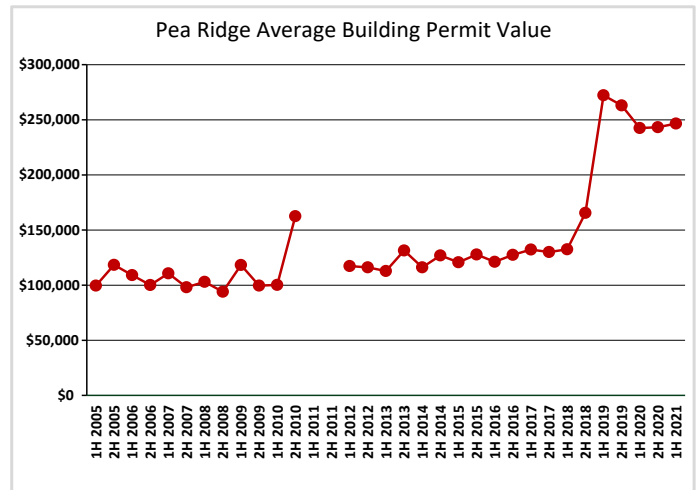
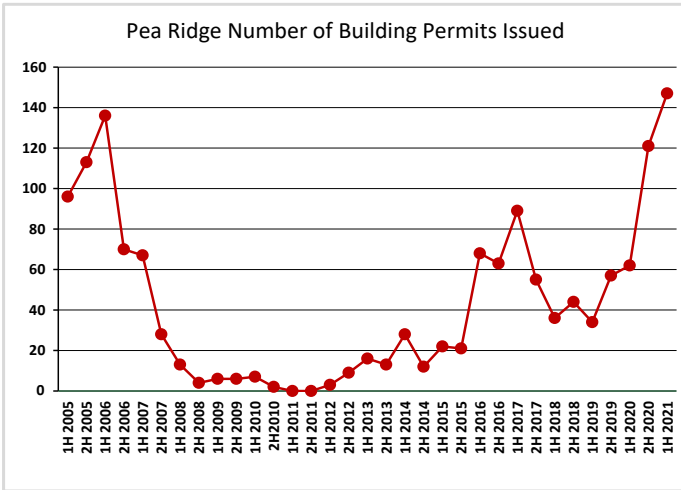
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	138	120	131	-5.1%	9.2%
Average Price of Houses Sold	\$237,791	\$247,287	\$245,121	3.1%	-0.9%
Average Days on Market	103	80	115	11.8%	43.2%
Average Price per Square Foot	\$123.88	\$129.64	\$140.45	13.4%	8.3%
Percentage of County Sales	4.6%	2.8%	3.4%	-25.9%	21.6%
Number of New Houses Sold	73	42	72	-1.4%	71.4%
Average Price of New Houses Sold	\$250,841	\$276,682	\$242,482	-3.3%	-12.4%
Average Days on Market of New Houses Sold	146	138	164	12.3%	19.0%
Number of Houses Listed	7	8	4	-42.9%	-50.0%
Average List Price of Houses Listed	\$316,414	\$281,880	\$246,738	-22.0%	-12.5%

Lowell

Characteristics of Houses Sold

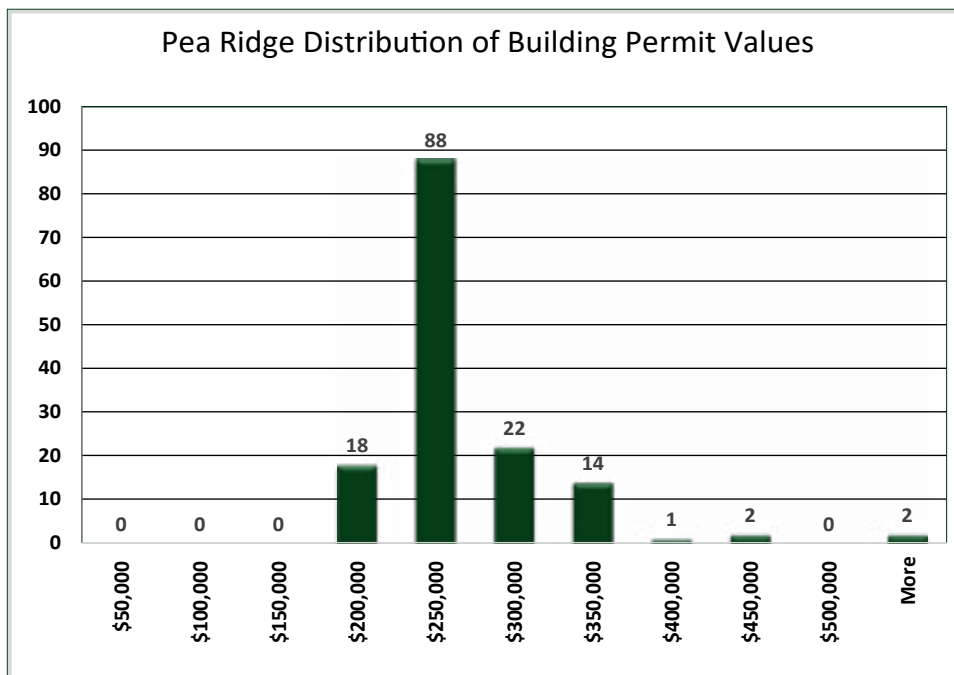
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Barrett Place	1	0.8%	2,470	55	\$260,000	\$105.26
Cambridge Place	4	3.1%	1,839	41	\$253,250	\$138.50
Carrington Parke	1	0.8%	1,868	37	\$230,000	\$123.13
Center Point Park	3	2.3%	1,892	38	\$249,167	\$131.67
Concord Place	4	3.1%	1,631	38	\$231,625	\$141.71
Cross Creek	1	0.8%	2,027	67	\$289,300	\$142.72
Edinburgh	2	1.5%	2,073	58	\$293,500	\$141.60
Franklin Terrace	2	1.5%	1,819	46	\$249,500	\$139.55
Highland Meadows	2	1.5%	1,401	28	\$182,500	\$132.32
Honeysuckle	1	0.8%	1,799	52	\$250,000	\$138.97
Lakewood	29	22.1%	1,727	109	\$241,641	\$141.17
Lowell Estates	3	2.3%	1,162	35	\$177,185	\$152.92
Lowell Original	2	1.5%	1,540	43	\$189,850	\$127.91
Meadowlands	1	0.8%	1,884	34	\$287,500	\$152.60
Park Central	23	17.6%	1,990	178	\$273,363	\$137.35
Park View	27	20.6%	1,580	194	\$225,648	\$142.69
Prairie Meadows	3	2.3%	1,579	38	\$226,000	\$144.24
Sabre Heights	1	0.8%	1,495	138	\$110,000	\$73.58
Southfork	4	3.1%	1,323	34	\$187,063	\$141.23
Southview	2	1.5%	1,432	111	\$197,500	\$137.99
Southwinds	1	0.8%	1,659	206	\$231,598	\$139.60
Summer Meadows	2	1.5%	1,687	21	\$234,000	\$138.70
Tuscan Heights	3	2.3%	2,424	51	\$344,643	\$142.69
Weather-ton	6	4.6%	1,828	39	\$281,683	\$154.22
Other	3	2.3%	2,159	44	\$334,167	\$151.71
Lowell Houses Sold	131	100.0%	1,751	115	\$245,121	\$140.45

Pea Ridge Building Permits



Pea Ridge	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	62	121	147	137.1%	21.5%
Average Value of Residential Building Permits	\$242,562	\$243,259	\$246,539	1.6%	1.3%

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



Pea Ridge Active Subdivisions

There were 1,212 total lots in 23 active subdivisions in Pea Ridge in the first half of 2021. 67.2 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 6.5 were under construction, 2.1 percent were starts, and 23.5 percent were empty lots.

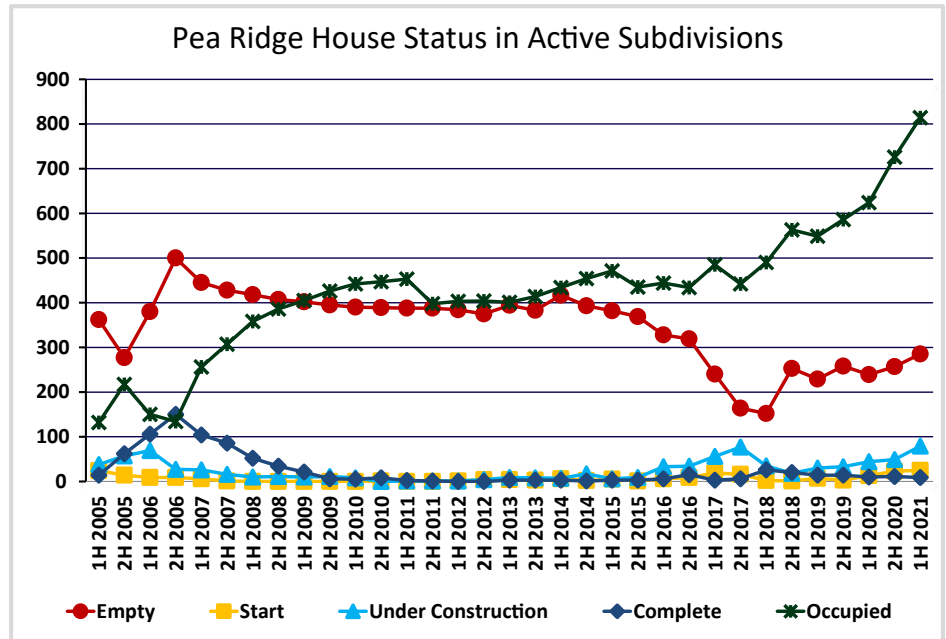
The subdivisions with the most houses under construction in Pea Ridge during the first half of 2021 were Fox Spur, Phase II and Hazelton, Phase I, both with 27. Woodbridge had 12 new houses under construction.

Fox Spur, Phase I had the most houses becoming occupied in Pea Ridge with 23 houses. An additional 22 houses in Hazelton, Phase I became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 2 of the 23 active subdivisions in Pea Ridge.

88 new houses in Pea Ridge became occupied in the first half of 2021. The annual absorption rate implies that there are 25.1 months of remaining inventory in active subdivisions, down from 29.1 percent in the second half of 2020.

In 2 out of the 23 active subdivisions in Pea Ridge, no absorption occurred in the first half of 2021.



The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 65.7 percent in the first half of 2021.

Additionally, 765 new lots in 9 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Arlington, Phase I	1H 2021		48	48
Arlington, Phase IB	1H 2021	48		48
Elkhorn Ridge, Phase V	2H 2018	54		54
Hazelton Heights, Phase II	1H 2021		84	84
Marylands Orchard	1H 2021		4	4
Sedona Rose	2H 2020	143		143
Shelby Forrest (replat of Hillcrest 2nd)	1H 2019		23	23
Walnut Hill, Phase I	1H 2020	60		60
Walnut Hill, Phase II, III, IV, V	1H 2020	301		18
New and Preliminary		606	159	765

Pea Ridge

Active Subdivisions

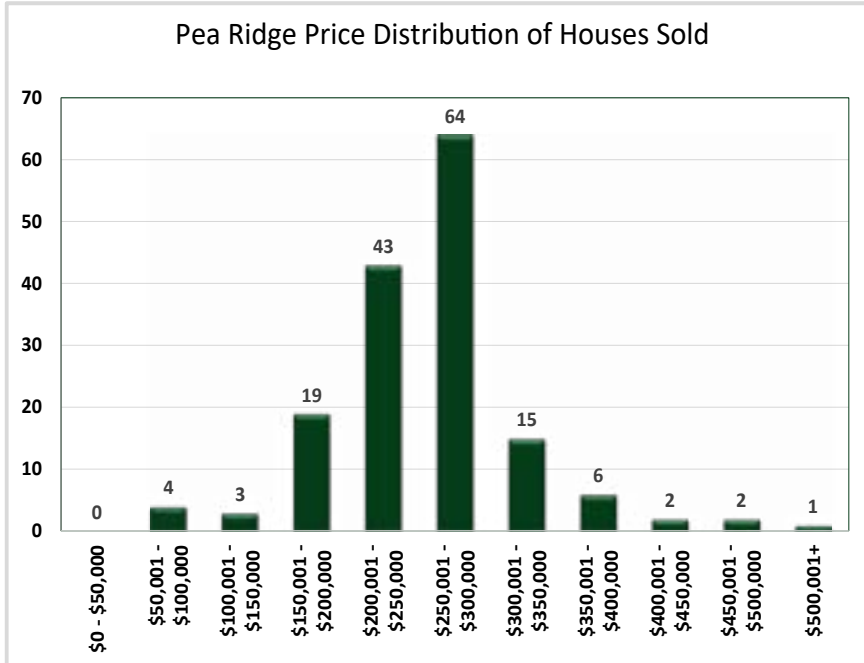
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Battefield Estates	2	0	0	1	103	106	3	4.5
Creekside Estates	12	0	0	0	22	34	1	18.0
Creekwood Manor	1	0	0	0	44	45	1	12.0
Deer Meadows	4	0	0	0	88	92	2	24.0
Elkhorn, Phase I	2	0	0	1	49	52	3	12.0
Elkhorn, Phase II	2	0	2	1	47	52	1	60.0
Elkhorn, Phase III	2	1	1	0	39	43	9	1.2
Elkhorn, Phase IV	54	4	1	0	0	59	0	--
Fox Spur, Phase I	0	0	0	1	23	24	23	0.5
Fox Spur, Phase II	52	8	27	0	0	87	0	--
Givens Place ^{1,2}	13	0	0	0	62	75	0	--
Hazelton, Phase I	29	5	27	1	42	104	22	17.7
Lee Town Estates ^{1,2}	3	0	0	0	6	9	0	--
Maple Glenn	2	0	0	0	118	120	0	12.0
Maple Glenn, Phase II	3	0	1	0	16	20	1	48.0
Ridgeview Acres	15	0	0	0	15	30	1	180.0
Shepherd Hills	13	0	1	0	21	35	2	42.0
Sugar Creek Estates	11	0	0	0	5	16	0	132.0
Sugar Creek Residential Community, Phase I	41	1	1	0	28	71	1	86.0
Sugar Creek Residential Community, Phase II	15	3	3	1	21	43	2	37.7
Sugar Creek Residential Community, Phase III	9	0	1	0	11	21	1	24.0
Willow Run	0	0	2	2	34	38	8	3.0
Woodbridge	0	3	12	1	20	36	7	9.6
Pea Ridge Active Subdivisions	285	25	79	9	814	1,212	88	25.1

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

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

Pea Ridge

Price Distribution of Houses Sold



159 houses were sold in Pea Ridge in the first half of 2021.

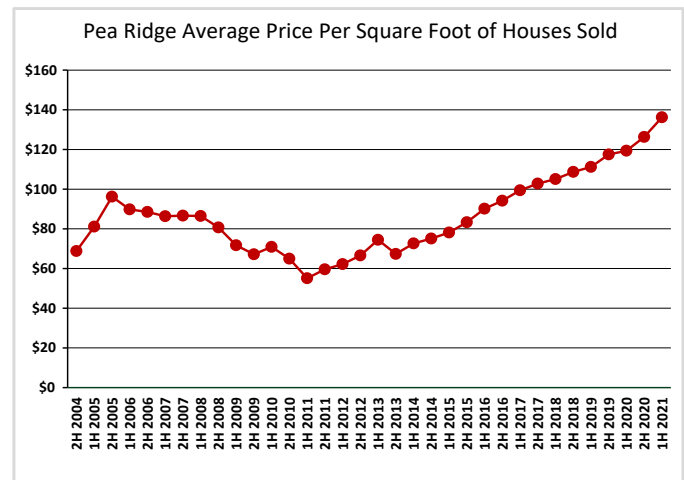
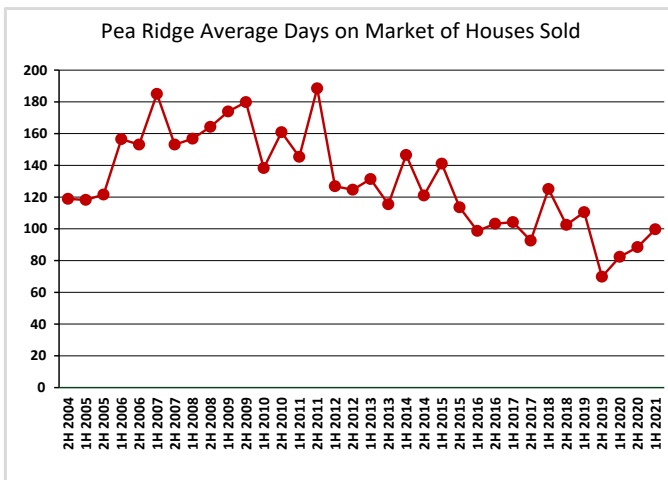
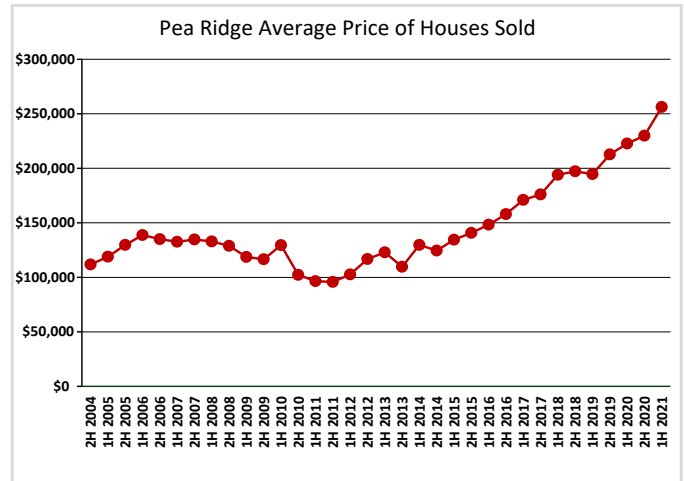
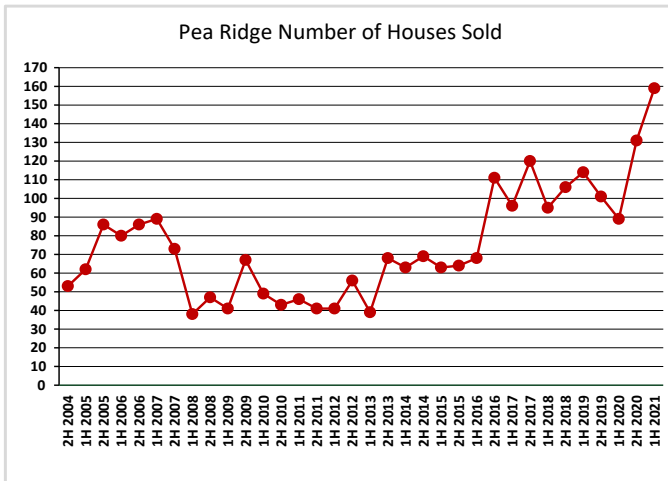
The average price of a house was \$256,203 at \$136.25 per square foot.

The median cost of a house was \$257,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	4	2.5%	1,171	44	88.0%
\$100,001 - \$150,000	3	1.9%	1,071	33	94.6%
\$150,001 - \$200,000	19	11.9%	1,364	55	102.1%
\$200,001 - \$250,000	43	27.0%	1,698	106	101.0%
\$250,001 - \$300,000	64	40.3%	1,932	96	100.5%
\$300,001 - \$350,000	15	9.4%	2,308	135	101.6%
\$350,001 - \$400,000	6	3.8%	2,583	195	101.4%
\$400,001 - \$450,000	2	1.3%	2,982	203	100.0%
\$450,001 - \$500,000	2	1.3%	3,760	83	97.5%
\$500,001+	1	0.6%	3,831	87	99.1%
Pea Ridge Houses Sold	159	100.0%	1,874	100	100.5%

Pea Ridge

Characteristics of Houses Sold



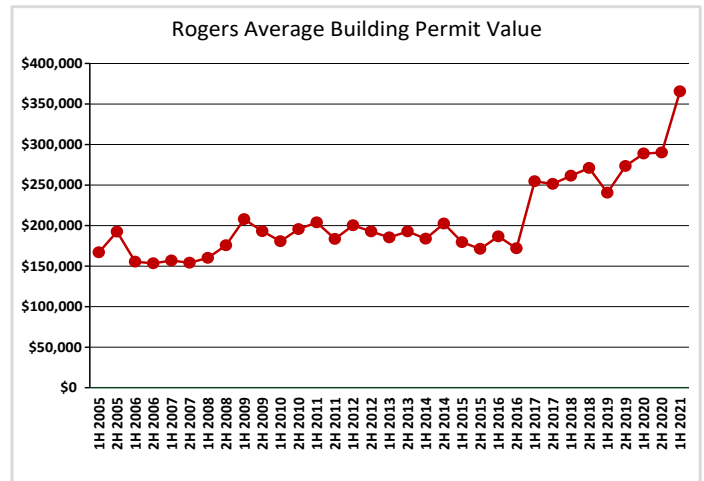
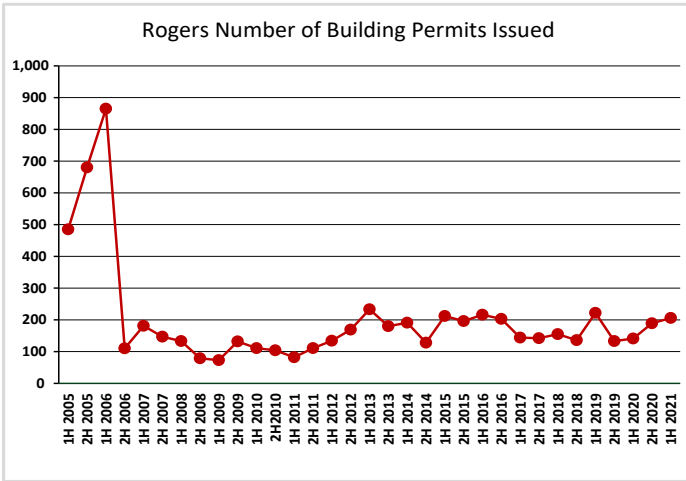
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	89	131	159	78.7%	21.4%
Average Price of Houses Sold	\$222,652	\$229,899	\$256,203	15.1%	11.4%
Average Days on Market	82	88	100	21.1%	12.7%
Average Price per Square Foot	\$119.34	\$126.28	\$136.25	14.2%	7.9%
Percentage of County Sales	3.0%	2.8%	4.3%	45.8%	52.0%
Number of New Houses Sold	26	61	95	265.4%	55.7%
Average Price of New Houses Sold	\$281,800	\$268,147	\$276,249	-2.0%	3.0%
Average Days on Market of New Houses Sold	132	115	136	2.6%	17.6%
Number of Houses Listed	31	29	10	-67.7%	-65.5%
Average List Price of Houses Listed	\$255,340	\$294,181	\$383,715	50.3%	30.4%

Pea Ridge

Characteristics of Houses Sold

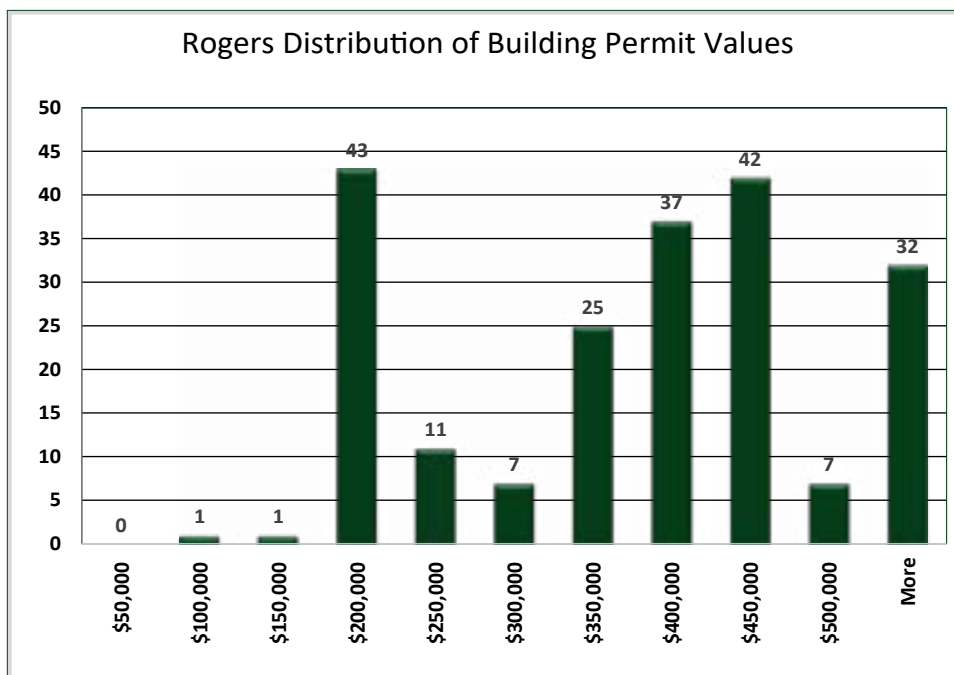
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Battlefield Estates	5	3.1%	2,063	67	\$296,300	\$143.32
Battlefield View	3	1.9%	1,696	61	\$232,633	\$137.04
Bloxham Estates	1	0.6%	1,799	46	\$215,000	\$119.51
Brett Ryan Ridge	1	0.6%	1,000	24	\$155,000	\$155.00
Buttry	1	0.6%	3,247	74	\$487,050	\$150.00
Country Acres	1	0.6%	1,300	21	\$165,000	\$126.92
Creekwood Manor	2	1.3%	2,012	63	\$293,500	\$146.03
Deer Meadows	3	1.9%	2,009	51	\$272,667	\$136.27
Elkhorn	6	3.8%	1,737	91	\$274,800	\$158.69
Fox Spur	47	29.6%	1,969	176	\$273,069	\$138.49
Givens Place	2	1.3%	1,438	33	\$195,500	\$135.75
Haskell Walker	1	0.6%	1,240	103	\$152,100	\$122.66
Hazelton Heights	31	19.5%	1,894	75	\$266,578	\$140.75
Hillcrest	1	0.6%	1,624	38	\$219,500	\$135.16
Kayto Estates	1	0.6%	2,115	34	\$280,000	\$132.39
Leetown	1	0.6%	1,780	42	\$205,000	\$115.17
Maple Glenn	12	7.5%	1,600	40	\$213,700	\$133.25
Medlin	2	1.3%	1,824	19	\$250,950	\$137.73
Oaks, The	2	1.3%	1,506	32	\$229,500	\$152.50
Patterson Place	2	1.3%	1,771	37	\$250,500	\$141.59
Ridgemoor Estates	3	1.9%	1,595	67	\$231,333	\$144.15
Shepherd Hills	1	0.6%	2,105	55	\$294,000	\$139.67
Southland	2	1.3%	1,115	68	\$146,750	\$131.18
Standing Oaks	2	1.3%	1,580	37	\$184,925	\$117.04
Sugar Creek	6	3.8%	3,178	170	\$421,833	\$133.69
Summit Meadows	1	0.6%	1,757	50	\$240,000	\$136.60
Town & Country	1	0.6%	1,432	39	\$120,000	\$83.80
Tyler Estates	3	1.9%	2,274	56	\$250,967	\$115.08
Windmill Estates	2	1.3%	1,783	41	\$227,000	\$127.51
Woodbridge	6	3.8%	1,900	114	\$263,531	\$138.81
Other	7	4.4%	1,150	42	\$111,214	\$99.27
Pea Ridge Houses Sold	159	100.0%	1,874	100	\$256,203	\$136.25

Rogers Building Permits



Rogers	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	141	189	206	46.1%	9.0%
Average Value of Residential Building Permits	\$288,840	\$290,082	\$365,581	26.6%	26.0%

From June 1, through June 30, 2021, 52 of the total 206 residential permits were permitted in Rogers, totaling 25 percent of the total permits which were permitted in the six month period. These 52 permits in June, averaged \$402,903.



Rogers

Active Subdivisions

There were 2,578 total lots in 36 active subdivisions in Rogers in the first half of 2021. 79.8 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 5.0 percent were under construction, 0.6 percent were starts, and 14.1 percent were empty lots.

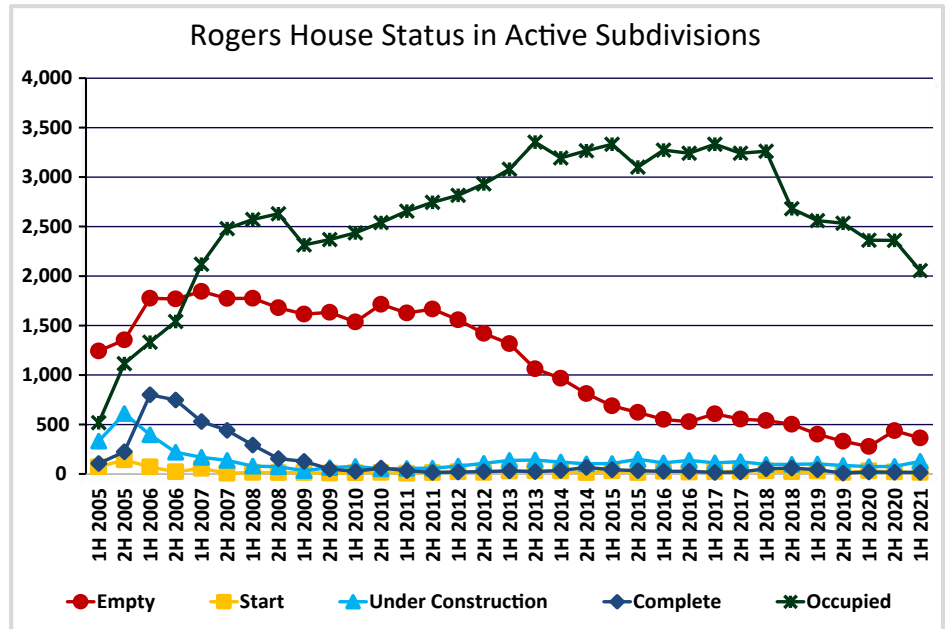
The subdivisions with the most houses under construction in Rogers during the first half of 2021 were Shadow Valley, Phase X with 21, Crescent View, Phase I with 17, and Cadence Place, Phase II with 16.

The Groves Neighborhood Phase II had the most houses becoming occupied in Rogers with 36 houses. An additional 24 houses in Crescent View, Phase I became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 5 of the 36 active subdivisions in Rogers.

154 new houses in Rogers became occupied in the first half of 2021. The annual absorption rate implies that there are 22.1 months of remaining inventory in active subdivisions, down from 27.6 percent in the second half of 2020.

In 8 out of the 36 active subdivisions in Rogers, no absorption has occurred in the first half of 2021.



The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 64.0 percent in the first half of 2021.

Additionally, 810 new lots in 12 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blue Springs	2H 2020	20		20
Cobble Creek	1H 2021		63	63
Cottonwood Place	1H 2020	61		61
Estates Subdivision,	1H 2021	13		13
Evening Star	1H 2021	227		227
First Street	2H 2020	119		119
Ivey's, The	1H 2021		27	27
Pine Street (expanded)	1H 2020		16	16
Roselawn	1H 2021	87		87
Scissortial, Phase III	1H 2021		95	95
Shadow Valley, Phase XI	1H 2021	63		63
Sky Valley Estates	1H 2021	19		19
New and Preliminary		609	201	810

Rogers

Active Subdivisions

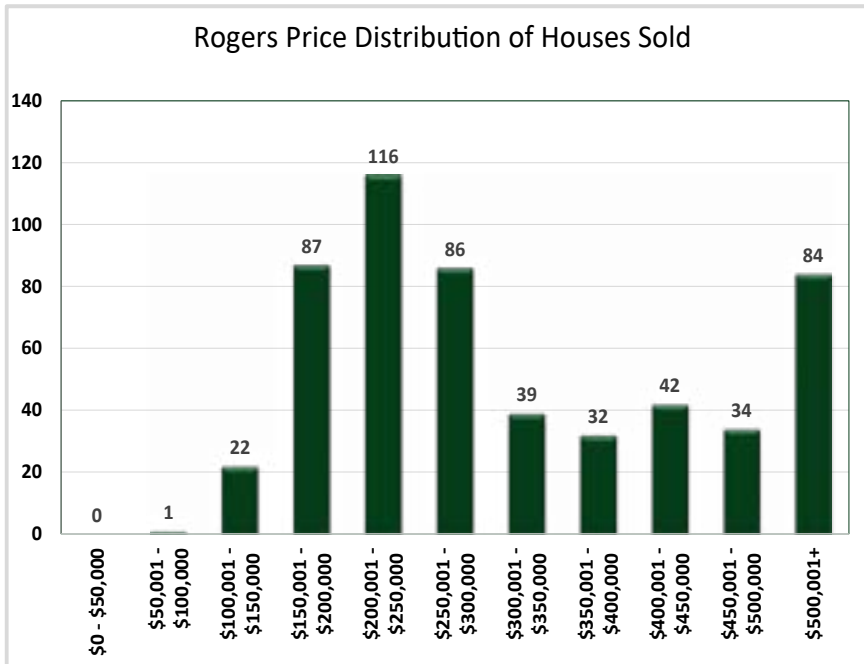
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Biltmore	0	0	0	0	110	110	2	0.0
Cadence Place, Phase II	0	0	16	0	0	16	0	--
Camelot Estates ¹	3	0	0	0	11	14	0	--
Chandler Run, Phase III	0	0	0	0	30	30	2	0.0
Clower	1	0	0	0	74	75	2	3.0
Creekside ^{1,2}	2	0	0	0	62	64	0	--
Creekwood	2	0	0	0	165	167	0	12.0
Crescent View, Phase I	65	0	17	2	13	97	13	77.5
Eastridge, Phase II	2	0	1	0	25	28	3	4.5
Estates at Southgate, The	23	0	4	0	6	33	2	54.0
Foxbriar, Phase II	4	0	0	0	58	62	0	12.0
Garrett Road	0	0	0	0	80	80	1	0.0
Groves Neighborhood, The, Phase II	1	0	6	2	36	45	36	3.0
Groves Neighborhood, The, Phase III	0	0	15	3	24	42	24	9.0
Habitat Trails	10	0	0	0	21	31	10	12.0
Ivey's Phase II, The	0	0	2	0	74	76	7	1.3
Lexington ^{1,2}	5	0	0	0	115	120	0	--
Madison	1	0	0	0	34	35	0	4.0
Pine Meadows, Phase IV	0	0	0	0	8	8	5	0.0
Pinnacle, The, Phase I ¹	7	0	0	0	59	66	0	--
Pinnacle, Phase IV	10	2	0	0	137	149	2	36.0
Champions Golf & Country Club ¹	27	0	1	0	274	302	0	84.0
Champions Golf & Country Club, Phase II	1	0	1	0	18	20	0	--
Roller's Ridge	4	0	0	0	130	134	2	24.0
Savannah Estates	34	4	13	1	5	57	0	124.8
Scissortail, Phase I	17	1	10	1	107	136	9	13.4
Scissortail, Phase II	39	1	3	0	0	43	0	--
Shadow Valley, Phase III ^{1,2}	2	0	0	0	28	30	0	--
Shadow Valley, Phase X	83	3	21	1	9	117	9	144.0
Golf Villas of Shadow Valley, PUD ^{1,2}	1	0	0	0	6	7	0	--
Shadow Valley, Phase VII	9	0	1	0	163	173	1	120.0
Shadow Valley, Phase VIII	4	0	2	0	71	77	5	3.8
Shadow Valley, Phase IX	2	0	2	0	10	14	1	48.0
Vintage ^{1,2}	1	0	0	0	22	23	0	--
Wire Ridge	3	5	13	5	17	43	17	18.4
Woodhaven Manor	0	0	0	0	54	54	1	0.0
Rogers Active Lots	363	16	128	15	2,056	2,578	154	22.1

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

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

Rogers

Price Distribution of Houses Sold



543 houses were sold in Rogers in the first half of 2021.

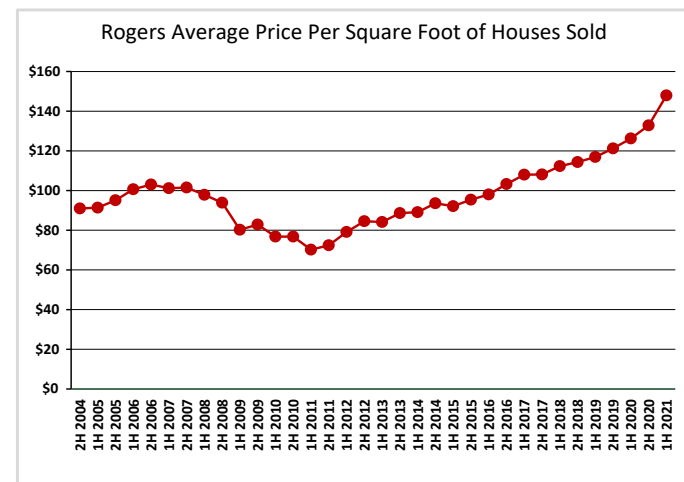
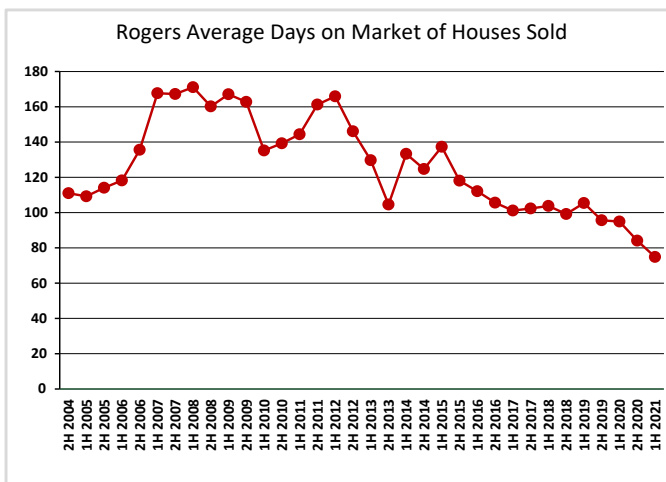
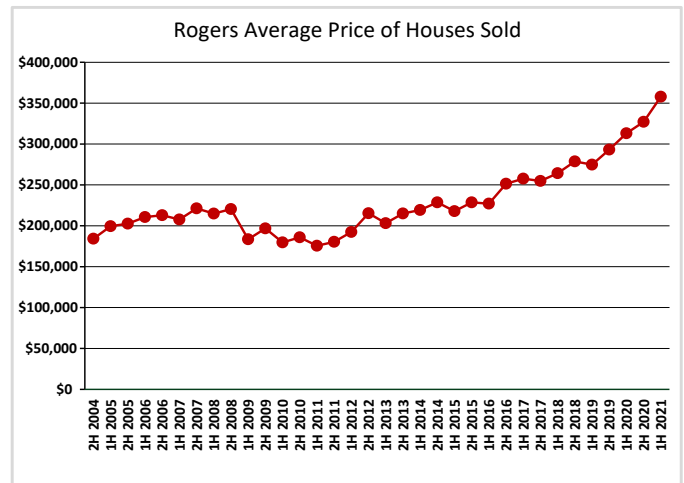
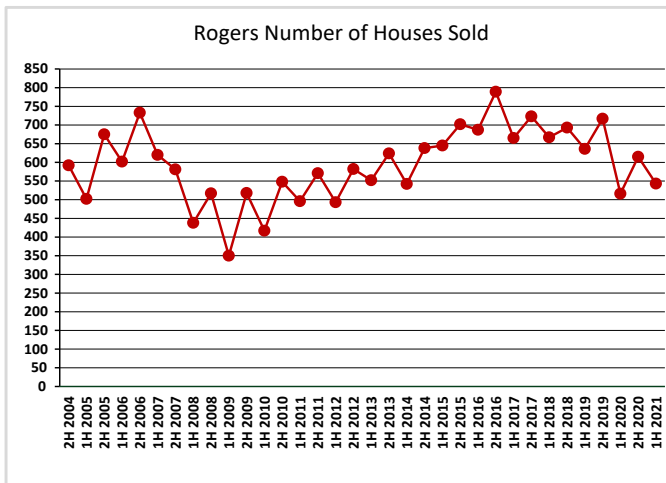
The average price of a house was \$357,825 at \$147.95 per square foot.

The median cost of a house was \$276,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	--	--	--	--	--
\$50,001 - \$100,000	1	0.2%	850	49	130.0%
\$100,001 - \$150,000	22	4.1%	1,158	47	100.7%
\$150,001 - \$200,000	87	16.0%	1,395	61	100.7%
\$200,001 - \$250,000	116	21.4%	1,676	78	101.6%
\$250,001 - \$300,000	86	15.8%	1,932	67	100.9%
\$300,001 - \$350,000	39	7.2%	2,297	56	102.0%
\$350,001 - \$400,000	32	5.9%	2,654	68	100.2%
\$400,001 - \$450,000	42	7.7%	2,899	63	100.7%
\$450,001 - \$500,000	34	6.3%	3,089	96	100.1%
\$500,001+	84	15.5%	4,286	110	98.7%
Rogers Houses Sold	543	100.0%	2,338	75	100.7%

Rogers

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	516	615	543	5.2%	-11.7%
Average Price of Houses Sold	\$313,151	\$327,161	\$357,825	14.3%	9.4%
Average Days on Market	95	84	75	-21.2%	-11.0%
Average Price per Square Foot	\$126.22	\$132.86	\$147.95	17.2%	11.4%
Percentage of County Sales	17.2%	19.0%	20.6%	19.9%	8.5%
Number of New Houses Sold	101	93	110	8.9%	18.3%
Average Price of New Houses Sold	\$349,244	\$341,407	\$332,321	-4.8%	-2.7%
Average Days on Market of New Houses Sold	145	150	133	-8.3%	-11.3%
Number of Houses Listed	134	86	64	-52.2%	-25.6%
Average List Price of Houses Listed	\$563,648	\$537,934	\$589,984	4.7%	9.7%

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abington	1	0.2%	2,206	28	\$336,000	\$152.31
Acres Escondidos	2	0.4%	3,467	14	\$789,500	\$234.69
Allens	1	0.2%	1,348	163	\$110,000	\$81.60
Altons Brush Creek	2	0.4%	2,276	74	\$297,350	\$129.43
Arbors Pinnacle Ridge	2	0.4%	1,891	48	\$292,750	\$154.74
B A Riggs Park	1	0.2%	1,805	34	\$325,000	\$180.06
B F Sikes	4	0.7%	1,658	36	\$289,863	\$178.90
Banz	2	0.4%	1,826	29	\$208,955	\$109.08
Beau Chene Farms	1	0.2%	9,943	320	\$1,600,000	\$160.92
Bellview	11	2.0%	1,711	31	\$257,164	\$150.32
Bent Tree	6	1.1%	3,235	44	\$428,167	\$132.05
Berry Farm	2	0.4%	3,050	80	\$381,450	\$125.02
Biltmore	5	0.9%	2,427	41	\$359,200	\$148.20
Bishop Manor	3	0.6%	1,227	43	\$166,667	\$137.35
Blackburn	3	0.6%	1,592	54	\$195,000	\$130.76
Bloomfield	3	0.6%	2,483	95	\$329,200	\$132.65
Blossom Creek	1	0.2%	2,020	65	\$210,000	\$103.96
Bordeaux	2	0.4%	3,158	16	\$436,000	\$138.07
Breckenridge	3	0.6%	2,231	64	\$300,500	\$135.10
Brentwood	2	0.4%	1,349	45	\$195,600	\$145.00
Cadence Place	2	0.4%	1,542	238	\$216,450	\$140.75
Cambridge Park	4	0.7%	2,070	69	\$261,725	\$127.49
Camden Way	3	0.6%	1,977	40	\$258,333	\$130.38
Campbells	2	0.4%	2,089	38	\$267,500	\$127.38
Cedar Heights	2	0.4%	1,055	51	\$163,500	\$154.98
Centennial Acres	3	0.6%	2,056	48	\$239,633	\$121.22
Centre Court	1	0.2%	4,358	49	\$581,000	\$133.32
Champions Estates	4	0.7%	1,843	31	\$268,900	\$146.20
Champions Garden	2	0.4%	3,129	132	\$705,000	\$226.66
Champions Golf & Cc	13	2.4%	5,352	161	\$1,103,385	\$195.90
Chandler Run	5	0.9%	2,129	32	\$337,950	\$158.44
Chateau Terrace	7	1.3%	2,171	69	\$262,700	\$121.67
Chelsea Point	6	1.1%	1,551	49	\$234,667	\$151.62
Churchill	1	0.2%	3,564	34	\$816,500	\$229.10
Clower	2	0.4%	1,960	30	\$285,250	\$146.36
Cordova	1	0.2%	1,310	15	\$185,000	\$141.22

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cottagewood	1	0.2%	1,443	51	\$205,575	\$142.46
Country Club Estates	3	0.6%	2,884	57	\$345,000	\$120.38
Creekside	4	0.7%	4,100	93	\$633,625	\$154.42
Creekwood	4	0.7%	3,428	51	\$461,000	\$134.13
Crescent View	11	2.0%	2,765	75	\$435,109	\$157.32
Cross Creek	7	1.3%	2,744	50	\$403,786	\$148.53
Dixieland Crossing	1	0.2%	2,001	43	\$270,250	\$135.06
Dogwood	1	0.2%	2,512	51	\$200,000	\$79.62
Eastern Heights	1	0.2%	2,044	46	\$260,000	\$127.20
Eastridge	1	0.2%	1,631	22	\$235,000	\$144.08
Emerald Heights	2	0.4%	2,831	40	\$401,500	\$143.71
Fairchild Acres	2	0.4%	1,303	67	\$168,000	\$131.64
Fairview	1	0.2%	1,113	39	\$135,000	\$121.29
Felkers	1	0.2%	941	56	\$190,000	\$201.91
First Place	4	0.7%	1,922	58	\$252,000	\$135.84
Forest Park	2	0.4%	1,554	38	\$218,650	\$140.63
Foxbriar	4	0.7%	1,408	50	\$205,750	\$146.22
Garrett Road	1	0.2%	1,325	13	\$185,000	\$139.62
Golden Acres	2	0.4%	1,706	95	\$202,500	\$118.19
Golf Villas	1	0.2%	3,128	40	\$486,500	\$155.53
Grand Pointe	1	0.2%	2,702	48	\$470,000	\$173.95
Green Ash Court	2	0.4%	1,049	40	\$150,000	\$142.99
Greenfield	1	0.2%	1,250	40	\$161,000	\$128.80
Grove, The	18	3.3%	1,948	139	\$290,566	\$149.14
Groves Neighborhood	9	1.7%	1,714	150	\$263,182	\$153.50
Hales	1	0.2%	1,682	34	\$263,000	\$156.36
Haxton Estates	1	0.2%	4,350	72	\$1,350,000	\$310.34
Hearthstone	8	1.5%	2,734	46	\$406,031	\$148.09
Henry Hills	1	0.2%	1,054	37	\$174,000	\$165.09
Heritage West	1	0.2%	2,297	49	\$320,000	\$139.31
Highland Knolls	4	0.7%	2,883	43	\$426,000	\$149.05
Hill View	2	0.4%	1,783	61	\$205,000	\$115.00
Hillcrest	5	0.9%	2,157	63	\$228,500	\$105.78
Homes At Oakmont	3	0.6%	1,784	32	\$195,333	\$110.19
Indian Trail	1	0.2%	2,364	41	\$355,000	\$150.17
Iveys, The	9	1.7%	2,144	46	\$347,283	\$162.12
J D Neill	1	0.2%	1,750	38	\$200,000	\$114.29

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kersten	2	0.4%	1,107	43	\$149,000	\$153.30
Lakewood Crossing	2	0.4%	1,660	34	\$257,500	\$158.82
Larimore & Garner	2	0.4%	1,072	20	\$112,500	\$104.93
Lexington Square	1	0.2%	3,870	99	\$398,000	\$102.84
Liberty Bell	4	0.7%	3,083	55	\$460,125	\$149.32
Lindell	1	0.2%	912	69	\$145,000	\$158.99
Madison	2	0.4%	2,748	90	\$392,950	\$143.04
Majestic Acres	1	0.2%	1,078	32	\$175,000	\$162.34
Manors	1	0.2%	5,534	163	\$799,900	\$144.54
Mcgaugheys Orchard	3	0.6%	995	60	\$126,667	\$135.89
Meadow Wood	4	0.7%	1,357	34	\$198,500	\$146.42
Meadowridge	1	0.2%	1,054	32	\$166,000	\$157.50
Midway	2	0.4%	1,740	312	\$231,500	\$133.03
Montroux	1	0.2%	2,576	35	\$350,000	\$135.87
New Hope Terrace	1	0.2%	1,053	17	\$155,000	\$147.20
North Brush Creek	2	0.4%	2,376	36	\$207,500	\$86.41
Northland Heights	3	0.6%	1,718	36	\$236,667	\$138.12
Northridge	1	0.2%	1,372	35	\$187,000	\$136.30
Norwood	2	0.4%	1,971	95	\$207,500	\$105.54
Oak Hill	4	0.7%	1,813	38	\$224,625	\$123.89
Oaklawn	1	0.2%	2,316	107	\$250,000	\$107.94
Oaks Place	1	0.2%	2,000	77	\$250,000	\$125.00
Oldetown Estates	4	0.7%	1,863	39	\$281,225	\$151.05
Osage Reservation	1	0.2%	3,698	217	\$320,000	\$86.53
Overland	1	0.2%	2,762	27	\$435,000	\$157.49
P G Smith	1	0.2%	1,062	80	\$115,000	\$108.29
Parkwood	2	0.4%	1,517	81	\$184,500	\$121.86
Peaks, The	12	2.2%	2,395	94	\$313,625	\$128.58
Pine Meadow	6	1.1%	1,648	41	\$216,667	\$134.12
Pinnacle	14	2.6%	5,118	146	\$1,037,371	\$202.93
Pinnacle Gardens	1	0.2%	3,433	42	\$552,000	\$160.79
Pinnacle Townhomes	3	0.6%	1,643	37	\$332,000	\$202.38
Plantation, The	1	0.2%	1,499	36	\$195,000	\$130.09
Post Meadows	1	0.2%	1,592	37	\$213,000	\$133.79
Primrose Estates	1	0.2%	1,905	47	\$161,000	\$84.51
Ranch Plaza	2	0.4%	1,740	29	\$228,000	\$130.93

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ridgecrest Meadows	2	0.4%	2,283	30	\$331,250	\$144.98
Roberts & Musteen	1	0.2%	1,697	41	\$241,000	\$142.02
Rollers Ridge	2	0.4%	1,478	112	\$211,000	\$142.82
Rolling Acres	1	0.2%	2,540	147	\$420,000	\$165.35
Rolling Oaks	1	0.2%	1,257	84	\$175,000	\$139.22
Roselawn	1	0.2%	1,428	38	\$170,000	\$119.05
Rosewood	3	0.6%	2,175	95	\$251,633	\$119.48
Saddlebrook Farm	1	0.2%	3,081	104	\$412,000	\$133.72
Sandalwood	1	0.2%	1,522	44	\$185,000	\$121.55
Sandstone	2	0.4%	1,244	54	\$187,750	\$150.24
Savannah Estates	6	1.1%	3,122	235	\$509,946	\$163.68
Scissortail	7	1.3%	3,428	122	\$627,599	\$182.85
Seminol Place	1	0.2%	1,657	68	\$200,000	\$120.70
Seminole Hills	1	0.2%	1,905	42	\$220,000	\$115.49
Sh Cole	1	0.2%	1,342	53	\$162,000	\$120.72
Shadow Valley	51	9.4%	3,086	77	\$511,637	\$166.50
Shadow Valley Twnhm	1	0.2%	2,350	35	\$369,000	\$157.02
Shiloh Ridge	3	0.6%	2,170	53	\$257,000	\$123.84
Silo Falls	8	1.5%	3,533	42	\$506,250	\$144.27
Silvertree	1	0.2%	1,401	24	\$156,000	\$111.35
Southern Hills	1	0.2%	1,467	1	\$170,000	\$115.88
Southern Trace	1	0.2%	2,550	39	\$322,500	\$126.47
Stoney Creek Place	2	0.4%	2,157	22	\$307,500	\$142.55
Stoney Point	1	0.2%	1,597	1	\$137,500	\$86.10
Summit Heights	1	0.2%	2,288	27	\$195,000	\$85.23
Sun Bridge	2	0.4%	1,499	30	\$198,400	\$132.42
Sunny Acres	1	0.2%	1,215	31	\$150,000	\$123.46
Three Oaks Place	10	1.8%	2,000	43	\$257,800	\$128.90
Turnberry	2	0.4%	3,586	81	\$454,950	\$127.16
Turtle Creek	7	1.3%	2,243	66	\$251,129	\$114.15
Twin Lakes	1	0.2%	3,171	118	\$376,000	\$118.57
Twin Oaks	1	0.2%	1,713	32	\$230,700	\$134.68
Valley West	7	1.3%	1,488	225	\$217,858	\$146.82
Victoria Place	8	1.5%	1,188	43	\$177,650	\$149.82
Vintage	1	0.2%	2,614	53	\$338,500	\$129.50
Warren Glen	1	0.2%	3,212	33	\$417,000	\$129.83

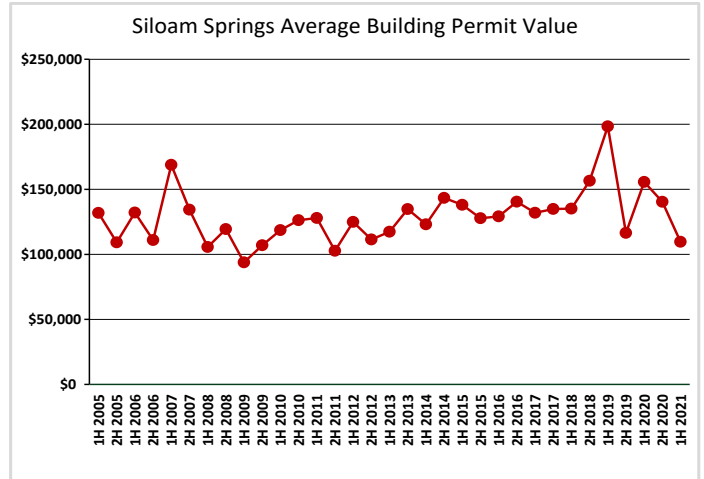
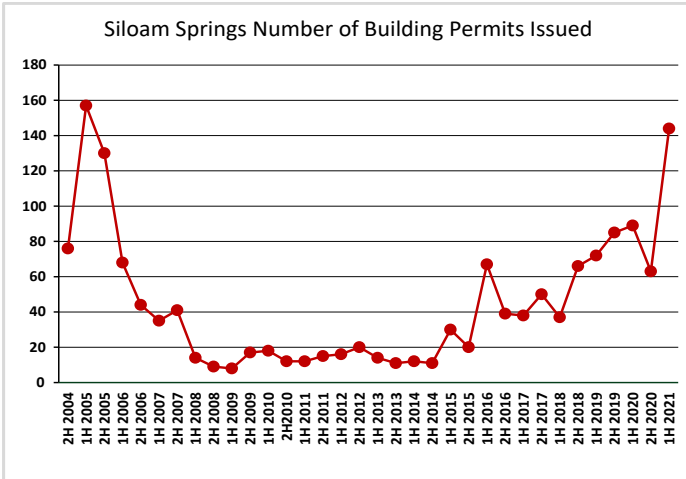
Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Weber	3	0.6%	1,538	49	\$196,100	\$128.05
Welsh	1	0.2%	1,726	46	\$203,500	\$117.90
West Olrich	2	0.4%	1,845	265	\$337,000	\$175.63
Western Terrace	1	0.2%	1,129	47	\$155,100	\$137.38
Westridge	1	0.2%	1,444	53	\$190,000	\$131.58
Westwood Hills	3	0.6%	1,626	35	\$234,333	\$141.81
Whispering Timbers	4	0.7%	1,895	51	\$243,750	\$128.74
Wire Ridge	31	5.7%	1,321	85	\$203,410	\$154.00
Woodhaven Manor	1	0.2%	3,141	70	\$500,000	\$159.18
Woodland Acres	2	0.4%	1,866	63	\$237,500	\$127.32
Woodland Heights	1	0.2%	1,110	51	\$130,000	\$117.12
Other	22	4.1%	1,885	63	\$279,382	\$153.04
Rogers Houses Sold	543	100.0%	2,338	75	\$357,825	\$147.95

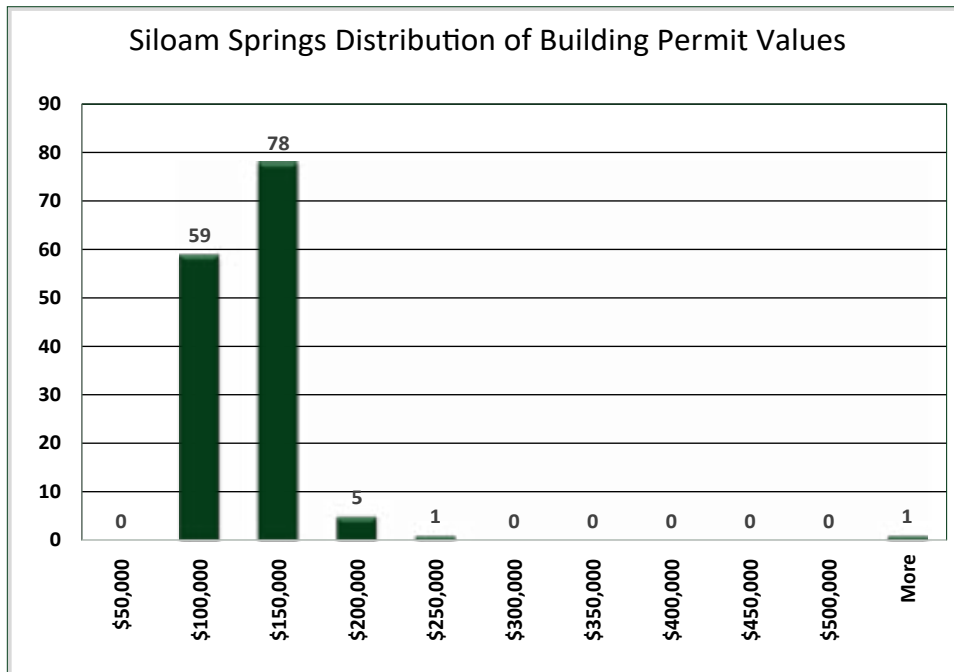


Siloam Springs Building Permits



Siloam Springs	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	89	63	144	61.8%	128.6%
Average Value of Residential Building Permits	\$155,690	\$140,346	\$109,611	-29.6%	-21.9%

As surrounding home prices climb, Siloam Springs has land which is desirable for new homes with less expensive values, pushing building permits numbers higher.



Siloam Springs

Active Subdivisions

There were 1,173 total lots in 23 active subdivisions in Siloam Springs in the first half of 2021. 63.6 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 6.8 were under construction, 3.1 percent were starts, and 26.1 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the first half of 2021 were Grandview Estates, Phase I with 16, Gunter's Subdivision with 14, and Grand Estates, Phase I with 13.

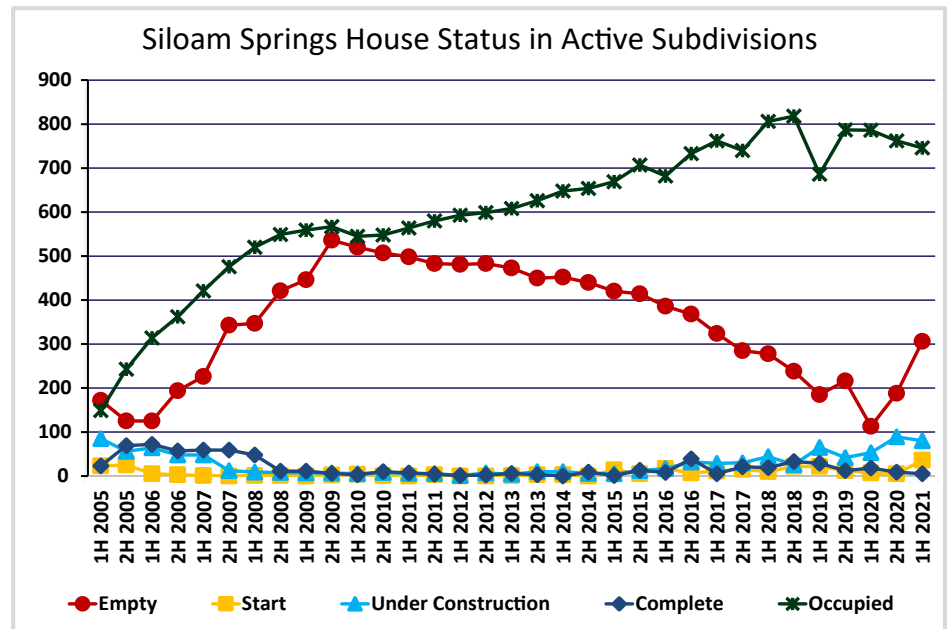
Ridgestone Duplexes had the most houses becoming occupied in Siloam Springs with 70 houses. An additional 14 houses in Stone Ridge, Phase IIB & III became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 5 of the 23 active subdivisions in Siloam Springs.

117 new houses in Siloam Springs became occupied in the first half of 2021. The annual absorption rate implies that there are 19.4 months of remaining inventory in active subdivisions, up from 14.4 percent in the second half of 2020.

In 7 out of the 23 active subdivisions in Siloam Springs, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Siloam Springs from 64.0 percent in 2012 to 60.3 percent in the first half of 2021.



Additionally, 944 new lots in 10 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bellvue Estates	1H 2021	88		88
Carley Crossing	1H 2020	78		78
Castlewood	1H 2021	100		100
Fox Meadow	1H 2021	12		12
Foxtail South	2H 2020	167		167
Grandview Estates, Phase II	2H 2020	65		65
Heritage Ranch, Phase II	2H 2020		17	17
Heritage Ranch, Phases III	1H 2020	59		59
Lawlis Ranch 1B	1H 2020	3		3
Lawlis Ranch II-IV	2H 2020	56		56
Mission Hill	2H 2020	123		123
Somerset	2H 2019	74		74
Stubbs	2H 2020		30	30
Sweet Homes, Phase II	2H 2020	14		14
Whispering Oaks	1H 2021	58		58
New and Preliminary		897	47	944

Siloam Springs

Active Subdivisions

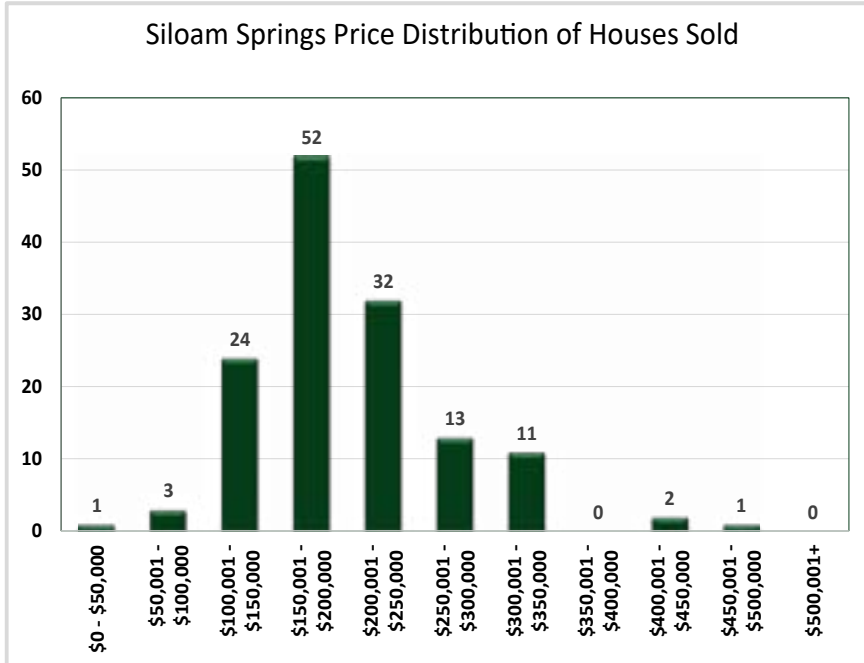
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashley Park, Phase I	1	0	0	0	30	31	2	2.0
Ashley Park, Phase II	36	19	15	0	10	80	10	84.0
Autumn Glen, Phase I ^{1,2}	1	0	0	0	138	139	0	--
Autumn Glen, Phase II	0	0	0	0	78	78	1	0.0
City Lake View Estates ^{1,2}	4	0	0	0	5	9	0	--
Club View Estates ^{1,2}	7	0	0	0	7	14	0	--
Dogwood Meadow	0	0	2	0	7	9	1	8.0
Endura Park	99	0	0	0	0	99	0	--
Forest Hills	20	1	3	0	44	68	2	26.2
Grand Estates, Phase I	17	3	13	0	27	60	4	14.7
Grandview Estates, Phase I	54	8	16	0	1	79	1	936.0
Gunter's Subdivision	0	0	14	1	7	22	7	25.7
Maloree Woods	6	0	0	0	50	56	2	36.0
Meadows Edge ^{1,2}	2	0	0	0	16	18	0	--
Paige Place, Phase II ²	0	0	3	0	23	26	0	--
Prairie Meadow Estates ²	5	2	0	0	14	21	0	--
Ridgestone Duplexes	0	0	10	4	96	110	70	1.8
Rose Meade ^{1,2}	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	2	1	0	0	7	10	0	18.0
Stone Ridge, Phase IIB & III	2	0	0	0	58	60	14	1.7
Stonecrest, Phase IV, V, VII	7	0	0	0	53	60	2	7.6
Sweet Homes, Phase I	28	1	4	0	0	33	0	--
Woodlands, The Phase II	6	1	0	0	35	42	1	21.0
Siloam Springs Active Lots	306	36	80	5	746	1,173	117	19.4

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

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

Siloam Springs

Price Distribution of Houses Sold



139 houses were sold in Siloam Springs in the first half of 2021.

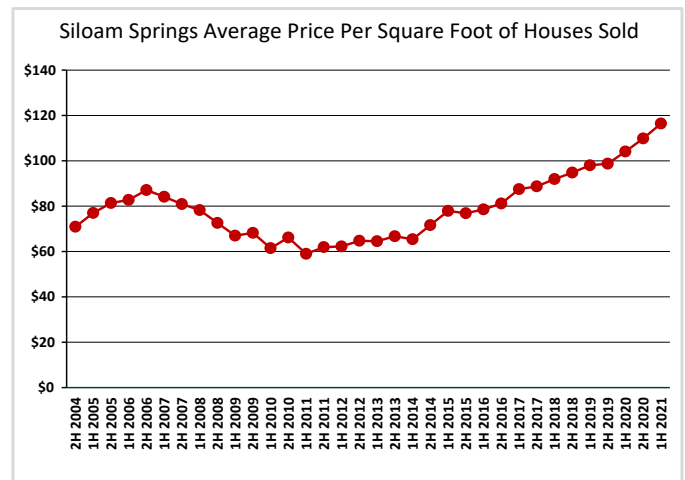
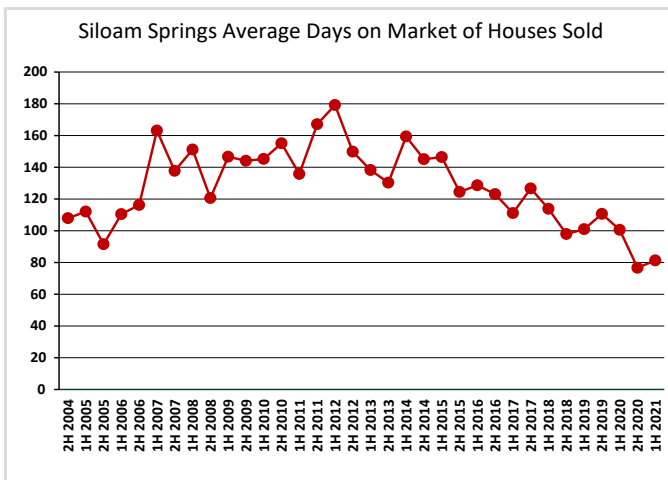
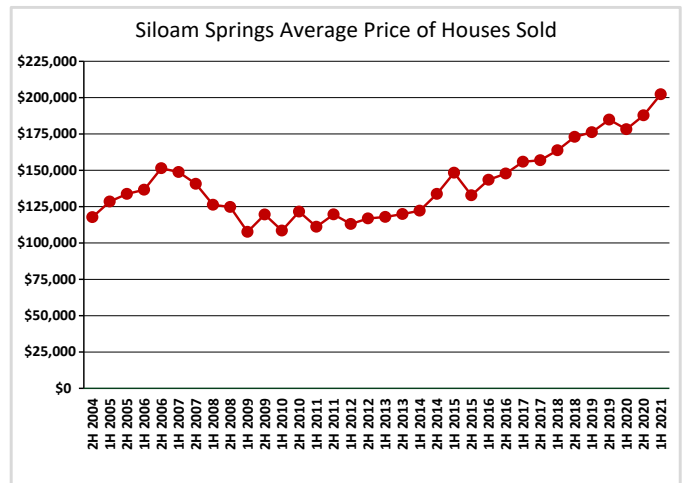
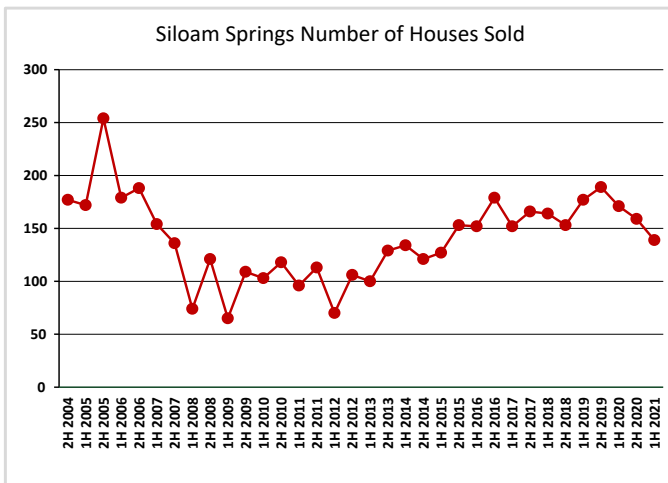
The average price of a house was \$202,274 at \$116.45 per square foot.

The median cost of a house was \$190,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.7%	1,284	206	106.7%
\$50,001 - \$100,000	3	2.2%	975	30	85.5%
\$100,001 - \$150,000	24	17.3%	1,307	76	96.5%
\$150,001 - \$200,000	52	37.4%	1,478	90	100.8%
\$200,001 - \$250,000	32	23.0%	1,869	79	100.4%
\$250,001 - \$300,000	13	9.4%	2,362	72	102.0%
\$300,001 - \$350,000	11	7.9%	2,785	77	96.7%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	2	1.4%	3,929	86	96.8%
\$450,001 - \$500,000	1	0.7%	3,200	6	100.0%
\$500,001+	--	--	--	--	--
Siloam Springs Houses Sold	139	100.0%	1,760	81	99.4%

Siloam Springs

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	171	159	139	-18.7%	-12.6%
Average Price of Houses Sold	\$178,281	\$187,801	\$202,274	13.5%	7.7%
Average Days on Market	101	77	81	-19.1%	6.2%
Average Price per Square Foot	\$104.10	\$109.86	\$116.45	11.9%	6.0%
Percentage of County Sales	5.7%	2.8%	3.0%	-47.6%	5.8%
Number of New Houses Sold	60	32	20	-66.7%	-37.5%
Average Price of New Houses Sold	\$201,477	\$205,250	\$202,644	0.6%	-1.3%
Average Days on Market of New Houses Sold	138	108	155	12.3%	43.3%
Number of Houses Listed	26	29	15	-42.3%	-48.3%
Average List Price of Houses Listed	\$240,578	\$213,192	\$246,148	2.3%	15.5%

Siloam Springs

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Autumn Glen	7	5.0%	1,507	34	\$195,429	\$130.07
Briarwood	1	0.7%	2,129	139	\$214,400	\$100.70
C D Gunters	6	4.3%	1,613	73	\$166,500	\$108.60
C E Elliff	3	2.2%	1,907	74	\$188,167	\$101.29
Carls	2	1.4%	3,768	156	\$334,250	\$95.49
Chattering Heights	3	2.2%	3,053	103	\$341,433	\$114.18
College	1	0.7%	1,007	35	\$120,500	\$119.66
Comstock	1	0.7%	1,066	42	\$148,500	\$139.31
Copper Leaf	2	1.4%	1,857	47	\$226,500	\$122.17
Country Acres	2	1.4%	1,854	114	\$216,195	\$117.28
Courtney Courts	1	0.7%	1,569	65	\$181,900	\$115.93
Cranes	1	0.7%	2,371	47	\$290,000	\$122.31
Deer Lodge	1	0.7%	1,663	46	\$200,000	\$120.26
Deerfield Meadows	2	1.4%	1,951	67	\$241,500	\$123.78
Eastgate	1	0.7%	1,200	23	\$135,000	\$112.50
Fords	1	0.7%	1,150	203	\$112,000	\$97.39
Gabriel Park	2	1.4%	1,590	58	\$178,750	\$116.62
Grandview Estates	14	10.1%	1,312	188	\$169,191	\$129.14
Guinns	1	0.7%	1,915	31	\$155,000	\$80.94
Heritage Ranch	2	1.4%	2,502	56	\$321,000	\$128.29
Hickory Hills	1	0.7%	1,538	49	\$188,000	\$122.24
Hico Manor	2	1.4%	1,211	92	\$142,575	\$117.51
Holly Place	1	0.7%	3,113	102	\$309,000	\$99.26
Ingrams	1	0.7%	1,463	45	\$185,000	\$126.45
Jean Trahin	1	0.7%	1,138	28	\$107,000	\$94.02
John E Rodgers	1	0.7%	936	87	\$131,000	\$139.96
Kimberly Heights	3	2.2%	1,418	45	\$137,500	\$99.45
Liva Lima	1	0.7%	1,175	61	\$135,000	\$114.89
Maloree Woods	1	0.7%	3,409	248	\$347,000	\$101.79
Maples, The	2	1.4%	1,709	27	\$208,000	\$121.74
Meadow Brook	2	1.4%	2,308	45	\$352,250	\$151.93
Mt Olive	1	0.7%	1,932	52	\$180,000	\$93.17
Nine Elms	1	0.7%	999	86	\$117,000	\$117.12
Oak Grove	1	0.7%	1,478	22	\$156,500	\$105.89
Paige Place	3	2.2%	2,070	54	\$256,300	\$122.07
Parklawn	2	1.4%	1,428	34	\$169,000	\$119.00
Patriot Park	3	2.2%	1,522	46	\$185,133	\$121.39

Siloam Springs

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Pyeatte Mccumber	1	0.7%	1,209	29	\$110,000	\$90.98
Quail Run	1	0.7%	1,226	50	\$145,000	\$118.27
R S Morris	2	1.4%	1,936	89	\$177,000	\$95.20
Ravenwood	2	1.4%	2,062	81	\$275,950	\$132.57
Roberts	1	0.7%	1,457	129	\$157,400	\$108.03
Rolling Hills	3	2.2%	2,163	76	\$230,009	\$105.60
Sager Creek	1	0.7%	1,468	57	\$160,000	\$108.99
Siloam Spgs Original	1	0.7%	1,923	446	\$145,000	\$75.40
Stone Ridge	3	2.2%	1,770	127	\$219,133	\$123.82
Stonecrest	8	5.8%	1,981	41	\$257,488	\$129.89
Stoneridge	2	1.4%	1,717	59	\$197,750	\$115.49
Sunset View	2	1.4%	1,599	59	\$175,500	\$114.41
Thomas & Barnes	1	0.7%	1,316	63	\$144,000	\$109.42
University	1	0.7%	1,224	40	\$170,000	\$138.89
Villa View Estates	1	0.7%	3,403	2	\$347,500	\$102.12
Vista View	1	0.7%	1,260	35	\$148,500	\$117.86
Walnut Woods	6	4.3%	2,017	71	\$243,273	\$121.85
Washington Court	1	0.7%	1,450	11	\$195,000	\$134.48
Wilbur Reed	1	0.7%	1,056	37	\$76,000	\$71.97
Woodlands, The	3	2.2%	1,778	42	\$240,000	\$135.02
Young & Bailey	2	1.4%	1,509	68	\$172,500	\$116.08
Young's	1	0.7%	1,642	31	\$190,000	\$115.71
Other	13	9.4%	1,784	85	\$176,088	\$99.00
Siloam Springs Houses Sold	139	100.0%	1,760	81	\$202,274	\$116.45

Unincorporated Areas in Benton County

Active Subdivisions

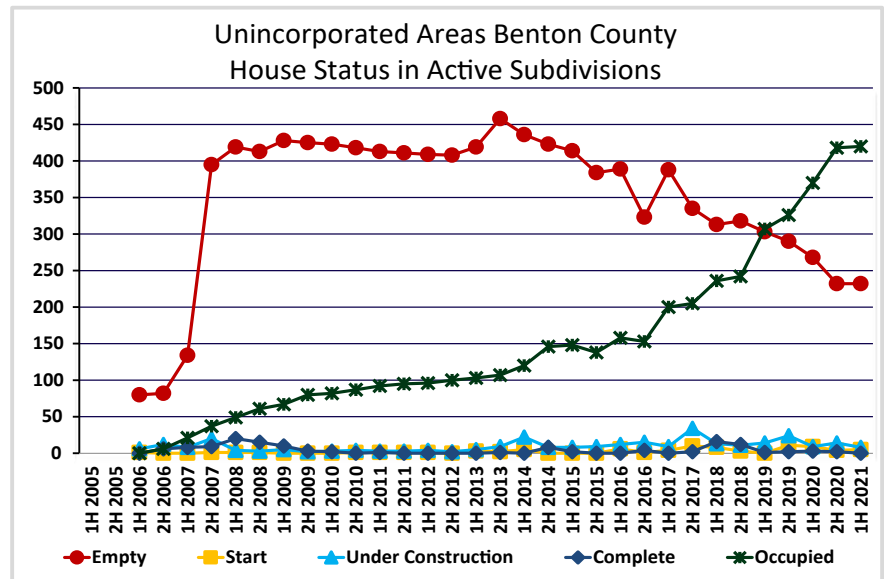
There were 665 total lots in 17 active subdivisions in Unincorporated Areas-Benton County in the first half of 2021. 63.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.2 were under construction, 0.8 percent were starts, and 34.9 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the first half of 2021 were Pepper Hills with 3 and Moonlight Valley with 2.

Deer Haven had the most houses becoming occupied in Unincorporated Areas in Benton County with 14 houses and Moonlight Valley with 2 houses in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 4 of the 17 active subdivisions in Unincorporated Areas in Benton County.

22 new houses in Unincorporated Areas in Benton County became occupied in the first half of 2021. The annual absorption rate implies that there are 25.6 months of remaining inventory in active subdivisions, down from 32.5 percent in the second half of 2020.



In 4 out of the 17 active subdivisions in Unincorporated areas in Benton County, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 60.1 percent in the first half of 2021.

No new lots or subdivisions received either preliminary or final approval by June 30, 2021.

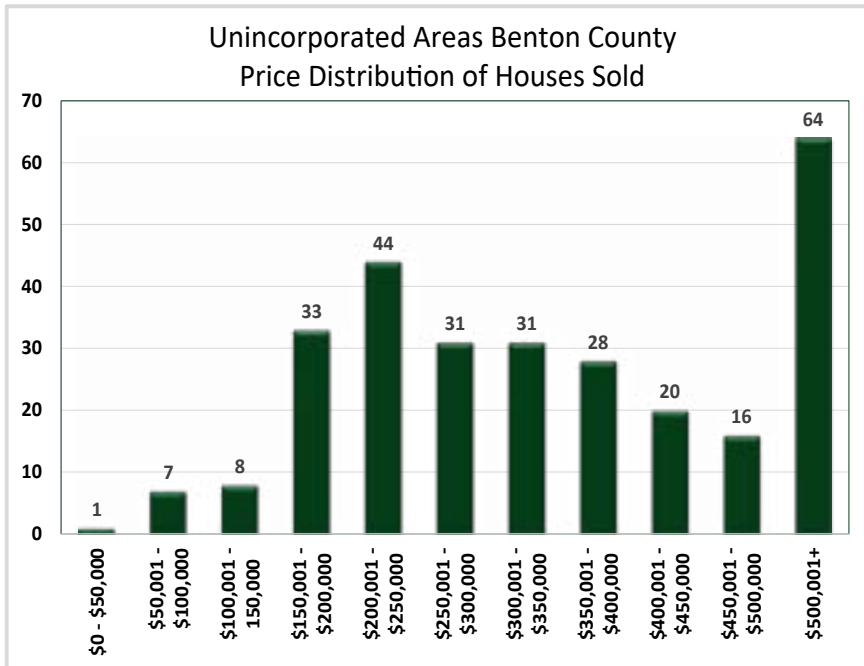
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	16	0	1	0	27	44	1	204.0
Charleston Park at Legendary	4	3	0	0	101	108	0	21.0
Cloverdale Estates, Phase II ^{1,2}	4	0	0	0	24	28	0	--
Crow's Nest 6th	6	0	0	0	9	15	0	72.0
Deer Haven	2	0	1	0	122	125	14	1.3
Esculapia Estates	9	0	0	0	9	18	0	108.0
Greenstone Estate	7	1	0	0	39	47	0	96.0
Hawk's Landing	16	0	1	0	1	18	1	204.0
Loyden Oaks	0	0	0	0	16	16	2	0.0
Maxwell Manor	2	0	0	0	3	5	1	24.0
Moonlight Valley	17	1	2	0	14	34	0	120.0
Ozark Hills	27	0	0	0	1	28	0	324.0
Pepper Hills	28	0	3	0	23	54	2	53.1
Pleasant Meadows	1	0	0	0	19	20	1	6.0
Sugar Hollow Acres ^{1,2}	7	0	0	0	4	11	0	--
Timber Ridge Estates ^{1,2}	42	0	0	0	7	49	0	--
Ventris Cove Estates ^{1,2}	44	0	0	0	1	45	0	--
Unincorporated Areas Benton County	232	5	8	0	420	665	22	25.6

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

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

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



283 houses were sold in Unincorporated Areas in Benton County in the first half of 2021.

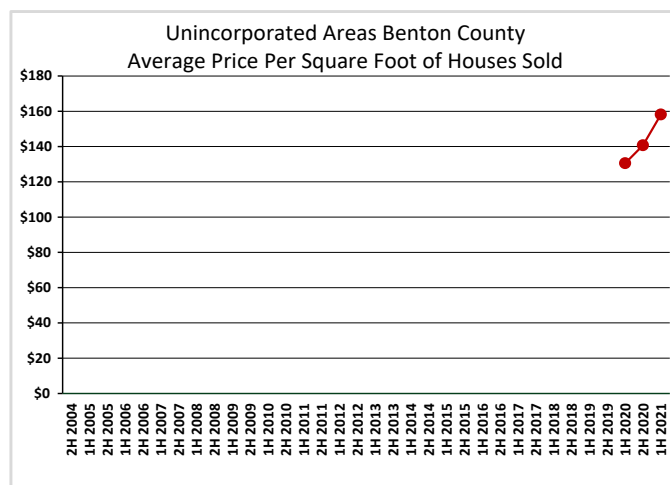
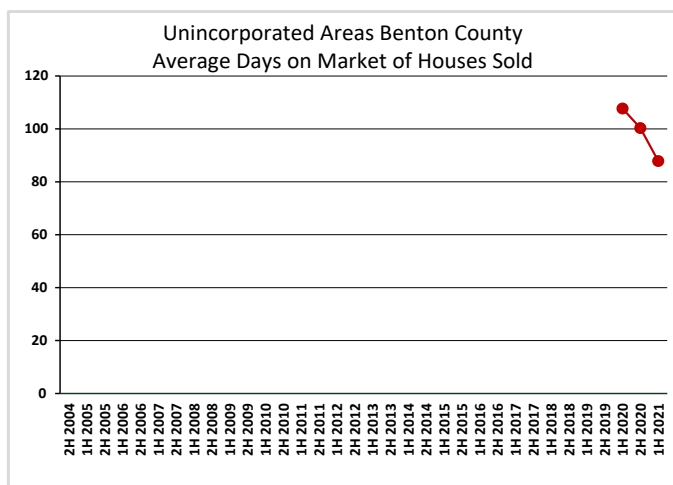
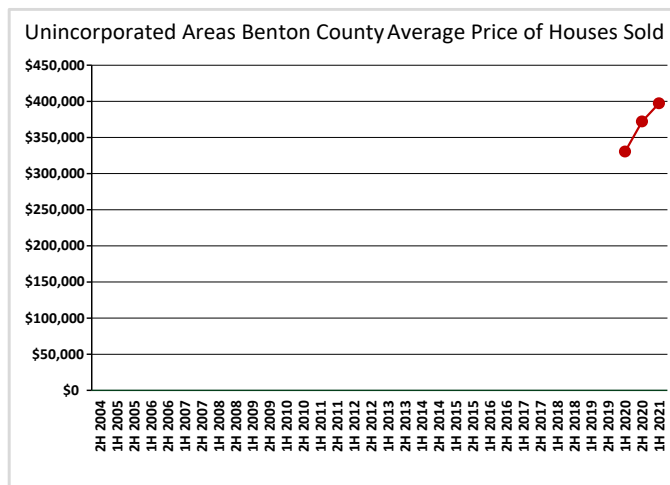
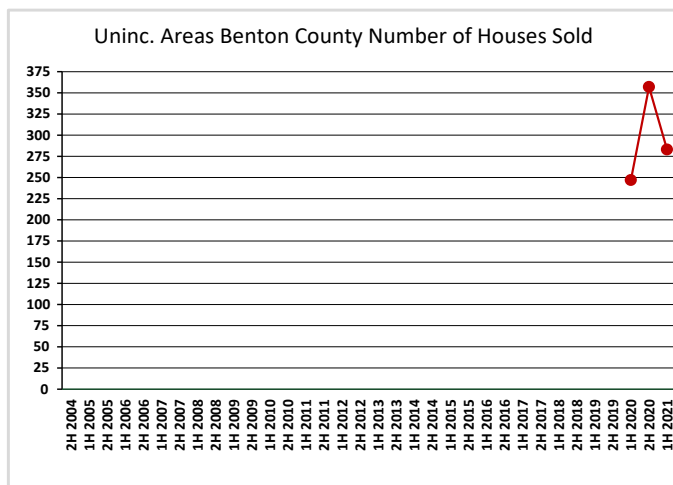
The average price of a house was \$397,209 at \$158.20 per square foot.

The median cost of a house was \$332,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.3%	1,529	15	90.0%
\$50,001 - \$100,000	7	2.4%	1,394	67	86.6%
\$100,001 - \$150,000	8	2.7%	1,259	43	103.0%
\$150,001 - \$200,000	33	11.3%	1,444	87	99.5%
\$200,001 - \$250,000	44	15.0%	1,787	78	101.2%
\$250,001 - \$300,000	31	10.6%	2,096	72	98.5%
\$300,001 - \$350,000	31	10.6%	2,160	61	99.5%
\$350,001 - \$400,000	28	9.6%	2,344	69	100.3%
\$400,001 - \$450,000	20	6.8%	2,876	84	97.3%
\$450,001 - \$500,000	16	5.5%	2,777	121	101.5%
\$500,001+	64	21.8%	4,072	126	97.9%
Unincorporated Areas in Benton County	283	100.0%	2,501	88	99.1%

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



Sold Characteristics in Washington County	1H 2020	2H 2020	1H 2021	% change from 2H 2020	% change from 1H 2020
Number of Houses Sold	247	357	283	14.6%	-20.7%
Average Price of Houses Sold	\$330,367	\$372,091	\$397,209	20.2%	6.8%
Average Days on Market	108	100	88	-18.4%	-12.4%
Average Price per Square Foot	\$130.53	\$140.74	\$158.20	21.2%	12.4%
Percentage of County Sales	8.2%	12.6%	11.9%	45.0%	-4.9%
Number of New Houses Sold	15	27	16	6.7%	-40.7%
Average Price of New Houses Sold	\$311,394	\$334,036	\$289,886	-6.9%	-13.2%
Average Days on Market of New Houses Sold	77	137	181	135.0%	32.4%
Number of Houses Listed	116	49	75	-35.3%	53.1%
Average List Price of Houses Listed	\$493,684	\$518,887	\$611,884	23.9%	17.9%

Unincorporated Areas in Benton County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Abshier	1	0.4%	1,680	67	\$185,000	\$110.12
Aiken Point	1	0.4%	1,712	132	\$290,000	\$169.39
Arrowhead	2	0.7%	1,975	46	\$330,750	\$167.39
Beaver Meadows	1	0.4%	1,024	48	\$125,000	\$122.07
Beaver Shores	14	4.9%	2,070	76	\$372,857	\$181.69
Blueberry Hill	1	0.4%	1,728	108	\$315,000	\$182.29
Bridge View	1	0.4%	1,344	21	\$257,500	\$191.59
Canyon Estates	1	0.4%	1,944	33	\$235,400	\$121.09
Cedar Acres	1	0.4%	3,128	140	\$775,000	\$247.76
Center Ridge Manor	1	0.4%	2,807	86	\$353,000	\$125.76
Cloverdale Estates	1	0.4%	1,436	97	\$220,000	\$153.20
Copper Mine Acres	1	0.4%	1,788	49	\$343,000	\$191.83
Country Life	1	0.4%	1,904	154	\$160,000	\$84.03
Country Living	1	0.4%	1,710	57	\$370,000	\$216.37
Covington Trace	1	0.4%	3,167	26	\$440,000	\$138.93
Crossings, The	1	0.4%	1,310	30	\$150,000	\$114.50
Crow's Nest	2	0.7%	3,233	150	\$533,750	\$162.95
Dawn Hill C C Resort	5	1.8%	2,277	72	\$259,320	\$113.17
Deer Haven	15	5.3%	1,541	158	\$198,502	\$130.38
Dream Valley	4	1.4%	2,276	39	\$258,500	\$117.66
Dutchmans	2	0.7%	3,445	154	\$312,500	\$95.74
E N Coons	2	0.7%	1,519	25	\$148,250	\$98.82
Eagle Ridge Estates	2	0.7%	2,200	97	\$268,500	\$125.27
Edgewood	1	0.4%	2,646	126	\$290,000	\$109.60
Forest Hills	5	1.8%	3,119	99	\$517,300	\$164.02
Fox Run	1	0.4%	3,082	84	\$481,500	\$156.23
Fraker	2	0.7%	2,428	95	\$327,500	\$135.60
Greenstone Estates	1	0.4%	2,325	50	\$360,000	\$154.84
Harris	1	0.4%	1,795	31	\$312,000	\$173.82
Healing Spgs	1	0.4%	2,709	32	\$386,000	\$142.49
Heritage Bay	2	0.7%	1,506	15	\$390,000	\$265.62
Heritage Ranch	2	0.7%	2,178	94	\$262,500	\$121.59
Hickory View	1	0.4%	1,562	49	\$330,000	\$211.27
Holiday Hills	1	0.4%	2,500	40	\$699,000	\$279.60
Horseshoe Hills	1	0.4%	1,452	32	\$190,650	\$131.30
Hyvilla	1	0.4%	2,510	57	\$372,000	\$148.21
Lake Forrest Heights	2	0.7%	2,472	51	\$295,500	\$119.57

Unincorporated Areas in Benton County

Characteristics of Houses Sold

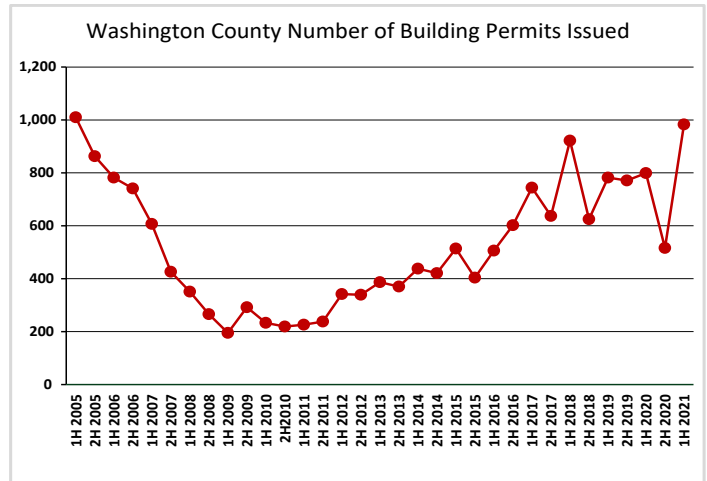
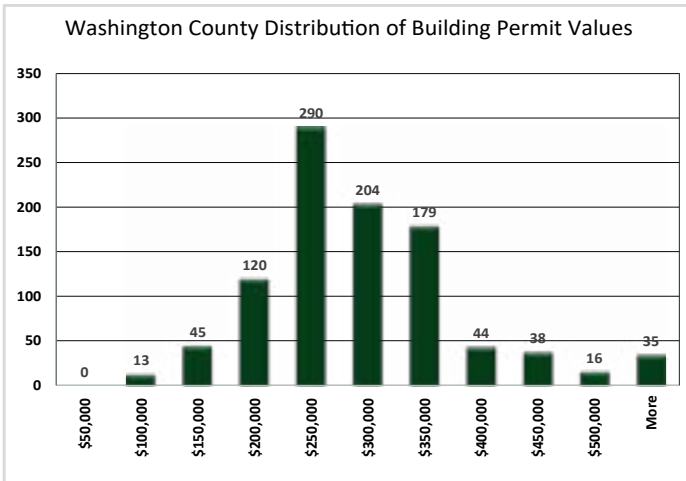
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Little Hickory Meadows	1	0.4%	1,822	34	\$262,000	\$143.80
Lost Bridge Village	5	1.8%	2,072	111	\$414,000	\$222.53
Mack Grimes	6	2.1%	1,923	49	\$235,833	\$124.53
Maple Ridge	1	0.4%	2,328	0	\$365,000	\$156.79
Metes And Bounds	1	0.4%	2,240	150	\$260,000	\$116.07
Monroe Acres	1	0.4%	4,769	380	\$910,000	\$190.82
Monte Ne Shores	3	1.1%	1,184	35	\$185,667	\$156.83
Moulder Hollow	2	0.7%	2,826	150	\$702,250	\$249.96
Mountain Lake Estates	2	0.7%	3,156	81	\$456,250	\$144.64
North Ashmore Creek	1	0.4%	2,344	35	\$319,000	\$136.09
North Hickory Hills	2	0.7%	2,048	56	\$317,500	\$159.85
Oak Knoll	1	0.4%	1,260	34	\$166,400	\$132.06
Oak Park	1	0.4%	1,830	47	\$265,000	\$144.81
Oak Ridge West	1	0.4%	1,438	59	\$214,520	\$149.18
Orndorff	1	0.4%	1,920	29	\$232,500	\$121.09
Osage Ridge Estates	1	0.4%	4,829	222	\$1,250,000	\$258.85
Ozark Estates	1	0.4%	2,045	45	\$335,000	\$163.81
Ozark Orchard	1	0.4%	1,772	67	\$244,500	\$137.98
Pepper Hills	2	0.7%	3,706	119	\$500,500	\$135.76
Pine Oak Estates	1	0.4%	2,737	133	\$710,000	\$259.41
Pine Ridge Estates	3	1.1%	1,640	29	\$262,667	\$160.36
Piney Point Retreat	1	0.4%	3,300	15	\$850,000	\$257.58
Pleasure Heights	1	0.4%	1,422	43	\$187,500	\$131.86
Point Virgo Estates	1	0.4%	4,392	151	\$720,000	\$163.93
Preserve Beaver Lake	1	0.4%	6,355	51	\$700,000	\$110.15
Punkin Hollow West	1	0.4%	1,984	151	\$230,000	\$115.93
Quail Hills	1	0.4%	2,166	19	\$500,000	\$230.84
Red Oak Hills	2	0.7%	1,408	38	\$150,000	\$108.48
Ridgeview Acres	1	0.4%	2,399	38	\$385,000	\$160.48
River Oaks Estates	2	0.7%	3,788	71	\$550,000	\$145.54
Rivercliff Farms	2	0.7%	2,877	199	\$562,500	\$197.23
Rivercliff View	1	0.4%	2,320	34	\$229,000	\$98.71
Rivercliff Village	1	0.4%	3,810	119	\$530,000	\$139.11
Rocking E Z	1	0.4%	1,924	234	\$280,000	\$145.53
Rolling Hills	1	0.4%	2,048	73	\$455,000	\$222.17
Runnymede	4	1.4%	4,740	175	\$552,750	\$121.54

Unincorporated Areas in Benton County

Characteristics of Houses Sold

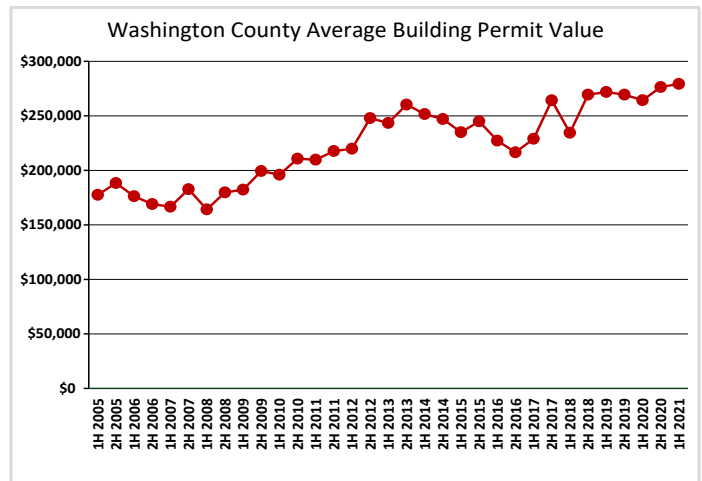
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Schillings	1	0.4%	2,403	72	\$286,000	\$119.02
Sequoyah Woods	1	0.4%	2,711	32	\$400,000	\$147.55
Shady Grove Estate	1	0.4%	1,500	43	\$202,900	\$135.27
Slate Gap Estates	1	0.4%	2,154	38	\$675,000	\$313.37
South Mountain	1	0.4%	8,000	133	\$1,350,000	\$168.75
Spring Hollow	1	0.4%	3,194	32	\$345,000	\$108.02
Spring Valley Estates	1	0.4%	5,316	46	\$970,000	\$182.47
Stone Ridge Estates	2	0.7%	4,083	31	\$685,000	\$169.17
Stonebriar	1	0.4%	4,353	354	\$545,000	\$125.20
Sunset Bay	1	0.4%	5,523	127	\$1,300,000	\$235.38
Talamore	5	1.8%	6,761	162	\$1,093,600	\$158.11
Tanglewood Resort	2	0.7%	1,907	63	\$362,000	\$186.68
Terrace Heights	1	0.4%	2,056	46	\$397,300	\$193.24
Tucks Crossing	1	0.4%	2,731	41	\$384,375	\$140.75
Vans Lakeside Acres	1	0.4%	2,738	77	\$435,000	\$158.88
Waterford Park	1	0.4%	5,274	274	\$645,000	\$122.30
Whispering Woods	2	0.7%	2,378	117	\$493,975	\$207.76
Wilson	1	0.4%	1,064	61	\$294,000	\$276.32
Woodridge Manor	1	0.4%	1,949	77	\$373,000	\$191.38
Other	114	40.3%	2,425	83	\$391,622	\$159.21
Unincorporated Areas in Benton County	283	100.0%	2,501	88	\$397,209	\$158.20

Washington County Building Permits



984 building permits were issued in Washington County during the first half of 2021. This is up from the 516 permits issued in second half of 2020.

This number represents the second highest number of total building permits since the inception of the Skyline Report. The highest number of building permits recorded was at 1,010 in 2005.



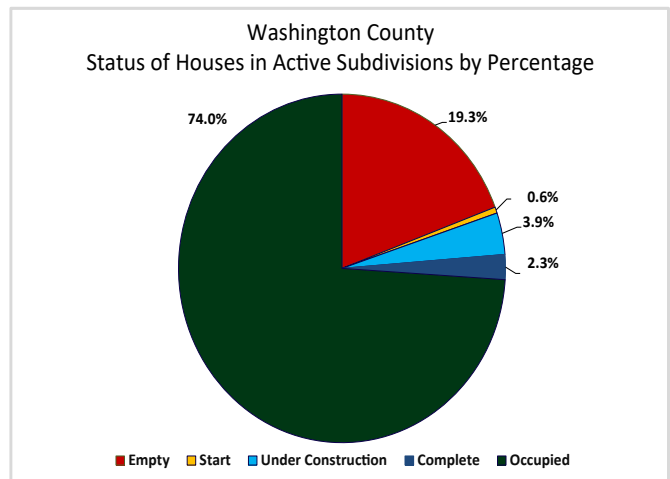
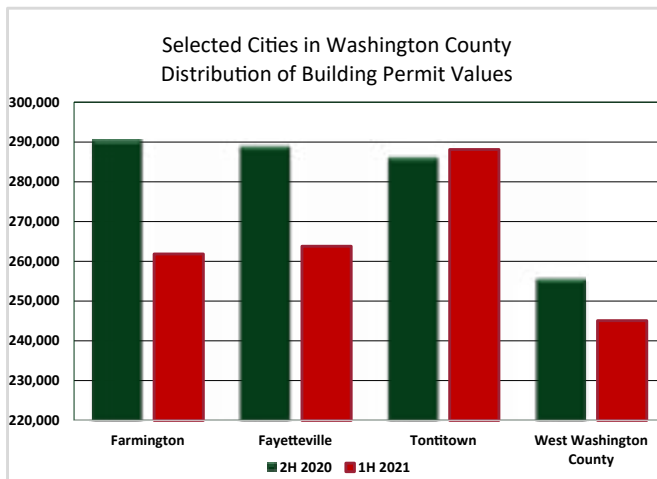
Washington County Building Permits	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	800	516	984	23.0%	90.7%
Average Value of Residential Building Permits	\$264,355	\$276,362	\$279,080	5.6%	1.0%

Washington County

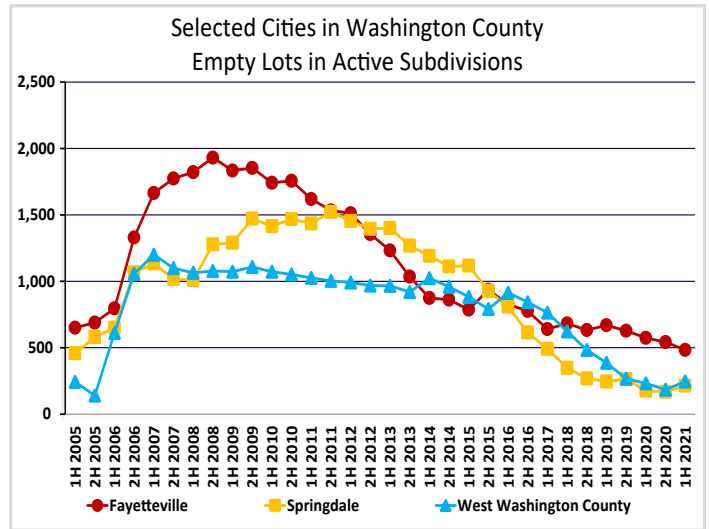
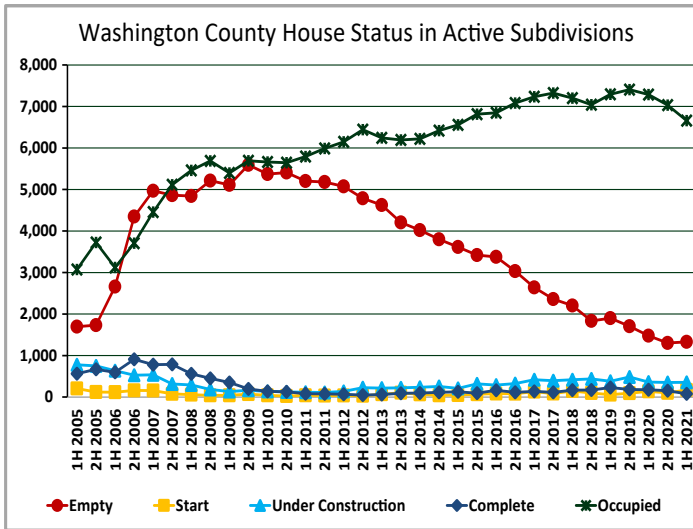
Building Permits in Selected Cities

Building Permit Values Washington County	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	1H 2021	2H 2020	% WC	% NWA
Elkins	0	0	0	1	2	0	0	0	0	0	0	3	13	0.3%	0.1%
Elm Springs	0	0	0	0	2	22	16	1	0	0	2	43	31	4.4%	1.6%
Farmington	0	0	0	0	117	63	2	2	1	0	6	191	89	19.4%	6.9%
Fayetteville	0	7	27	93	121	70	81	28	28	4	6	465	146	47.3%	16.9%
Goshen	0	0	1	0	0	0	1	1	1	4	8	16	15	1.6%	0.6%
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	1	0.0%	0.0%
Johnson	0	0	0	3	0	0	0	0	0	0	4	7	3	0.7%	0.3%
Lincoln	0	1	10	1	2	0	0	0	0	0	0	14	2	1.3%	0.5%
Prairie Grove	0	5	2	16	12	1	1	1	0	0	1	39	37	4.0%	1.4%
Springdale	0	0	1	0	7	19	46	7	6	5	6	97	117	9.9%	3.5%
Tontitown	0	0	1	5	27	29	32	4	2	3	2	105	59	10.7%	3.8%
West Fork	0	0	3	1	0	0	0	0	0	0	0	4	3	0.4%	0.1%
Total	0	13	45	120	290	204	179	44	38	16	35	984	516	100.0%	35.7%

The number of building permits continue to climb in the smaller metro areas of larger cities in the Northwest Arkansas Metro areas. In the first half of 2021, West Washington County had 248 building permits compared to 465 building permits issued in Fayetteville.



Washington County Active Subdivisions



There were 8,564 total lots in 170 active subdivisions in Washington County in the first half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2021. 78.8 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 3.9 percent were under construction, 1.1 percent were starts, while 14.6 percent were empty lots.

During the first half of 2021, over 356 houses in active subdivisions were under construction in Washington County.

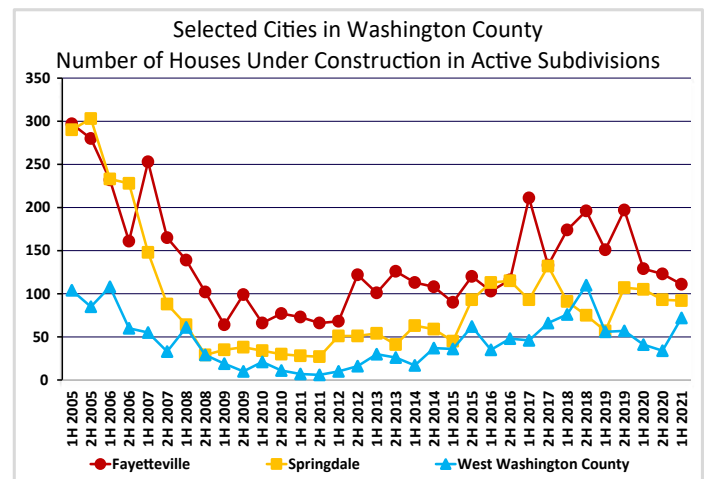
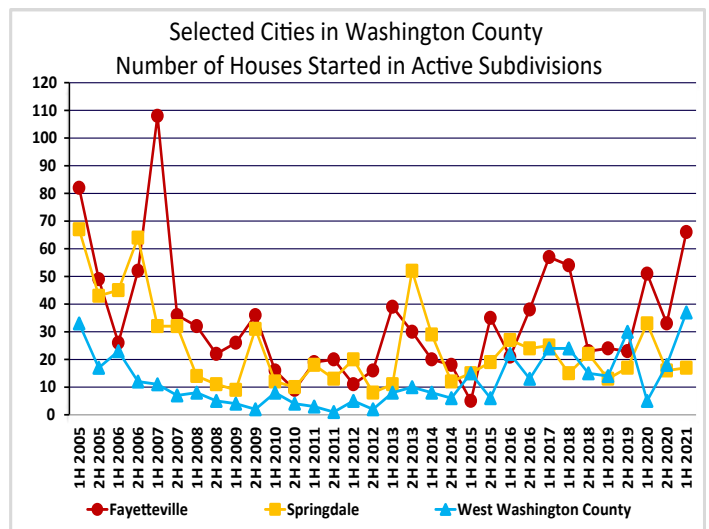
Habberton Ridge, 1B in Springdale had the most houses under construction at 33. In Fayetteville, Riverwalk, Phase III had 31, and Creekview had 24. Goosecreek, Phase I in Farmington had 22 houses under construction.

By contrast, in 30 out of the 170 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.

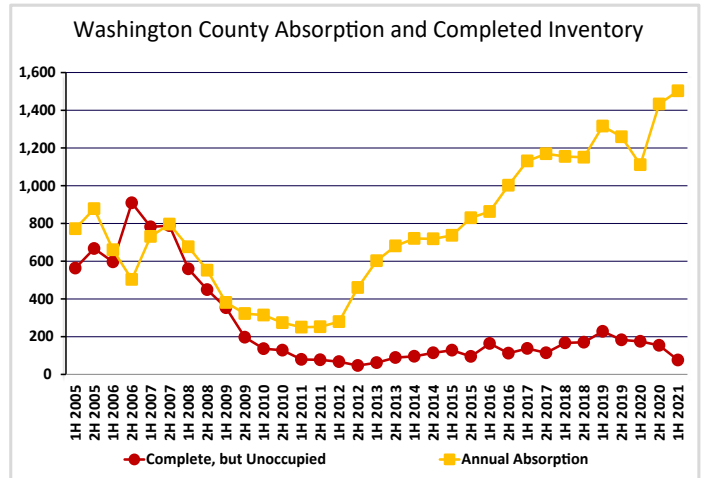
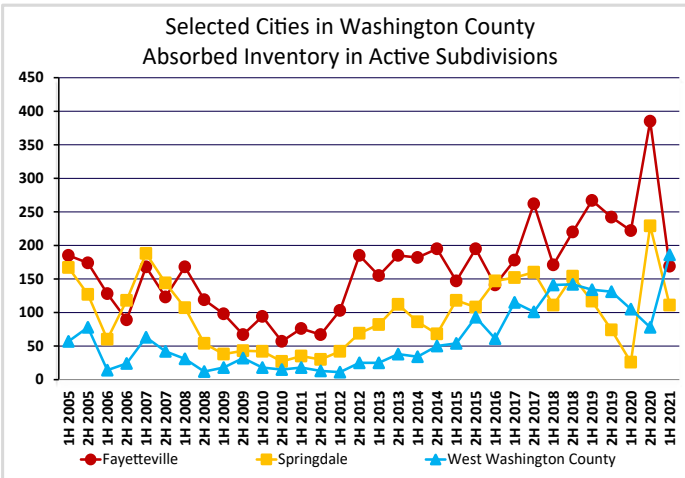
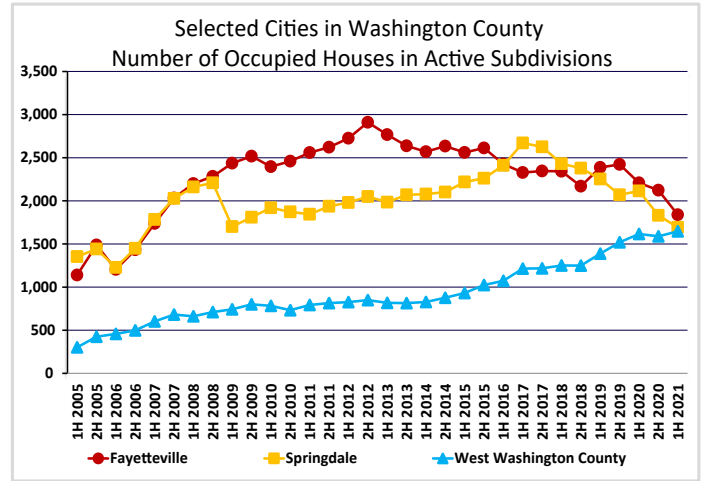
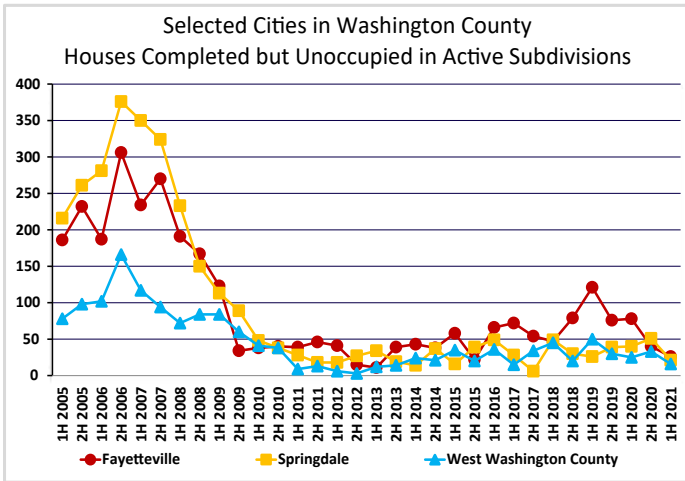
During the first half of 2021, 600 houses in active subdivisions became occupied in Washington County.

In Farmington, Farmington Heights, Phase I had 91 houses which became occupied. Park Meadows, Phase II in Fayetteville had 53. Habberton Ridge in Springdale had 40. In Tontitown, both Morsani Acres and South Pointe, Phase II had 24 houses which became occupied.

By contrast, in 47 out of the 170 active subdivisions in Washington County, no new absorption occurred in existing subdivisions in the last year.



Washington County Active Subdivisions



Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 15.2 months of lot inventory at the end of the first half of 2021 down from 16.0 months of inventory in the second half of 2020.

Information was also collected from each city on subdivisions that received either preliminary or final approval but where no construction had yet occurred. The additional lots in the table below had either preliminary or final approval by June 30, 2021.

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Elkins			1	241	1	241
Elm Springs			1	29	1	29
Farmington	7	1,349	1	120	8	1,469
Fayetteville	19	1,713	10	503	29	2,216
Goshen			1	16	1	16
Prairie Grove	6	555			6	555
Springdale	10	877	9	807	19	1,684
Tontitown	3	491	3	97	6	588
Total Planned	45	4,985	26	1,813	71	6,798

Washington County

Owner Occupied Trend

Washington County Owner Occupied by City	2012	2013	2014	2014	2015	2017	2018	2019	2020	2021
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	66.9%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	69.6%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	67.4%	66.5%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	54.5%	53.3%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.4%	77.9%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	72.7%	73.8%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	54.3%	53.4%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	56.8%	55.3%	56.4%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.1%	62.2%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	62.7%	61.9%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	70.7%	66.8%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	70.9%	70.1%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	63.0%	59.7%
Rural-WC	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	73.0%	72.3%
Washington County	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	61.7%	60.6%

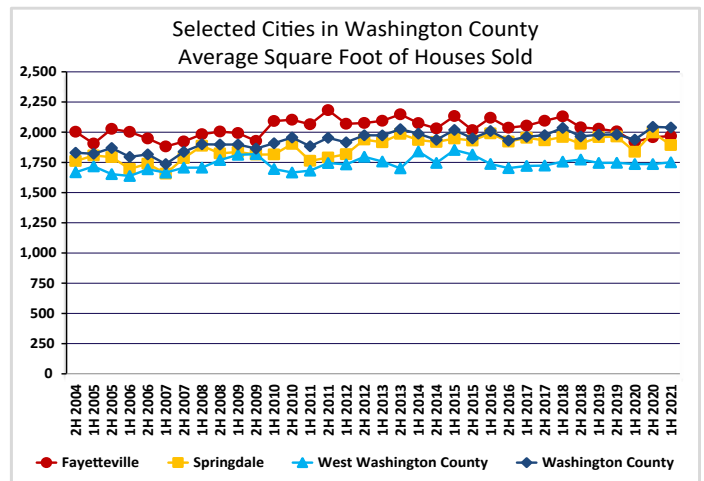
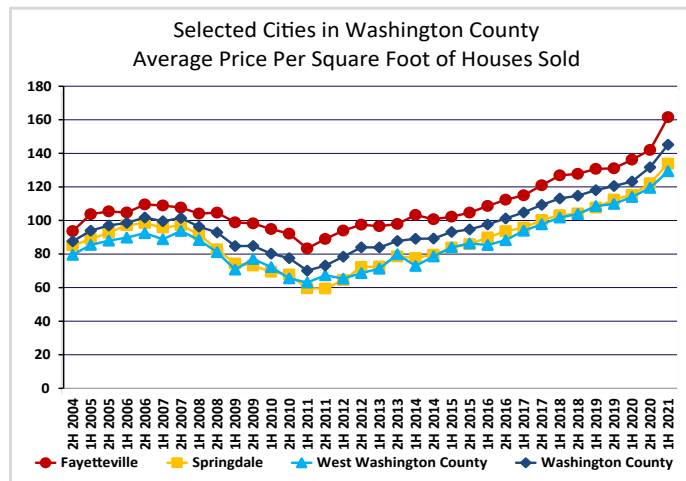
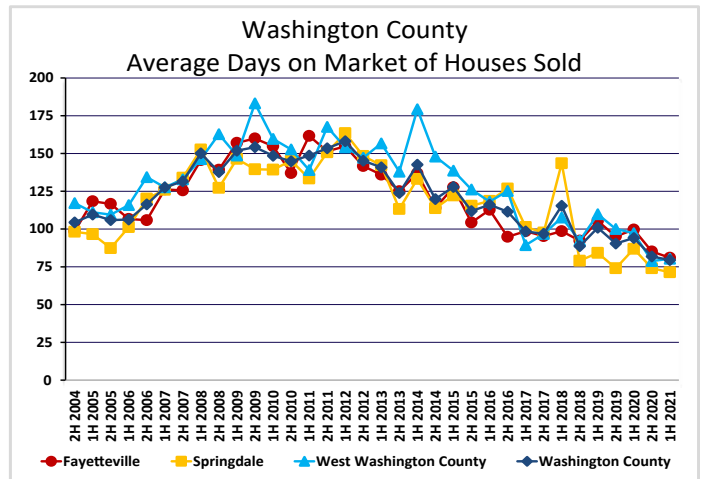
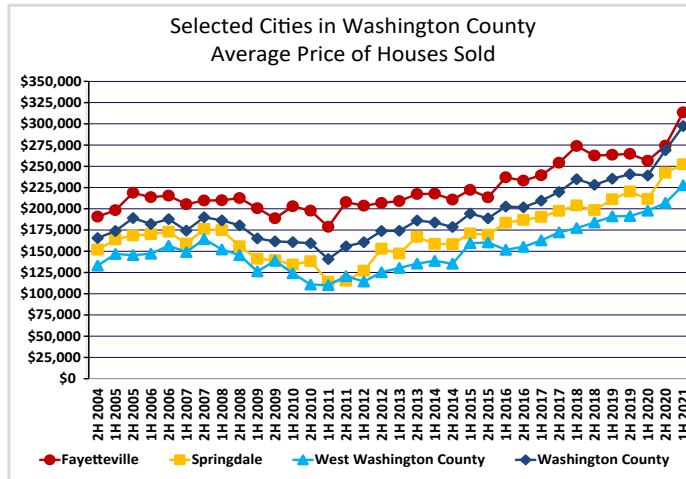
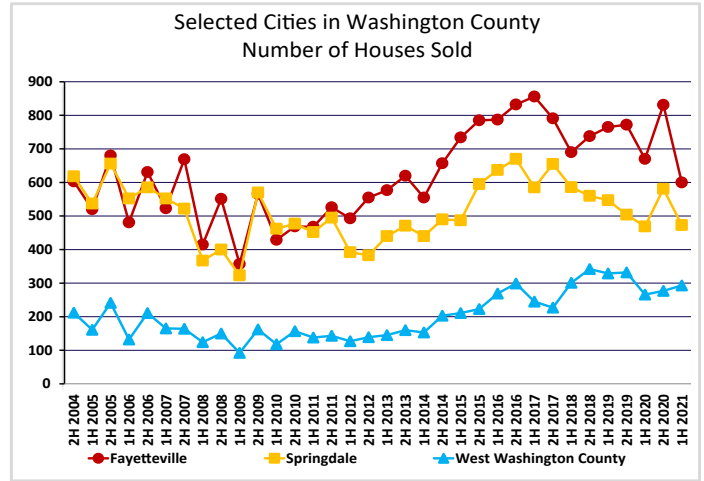
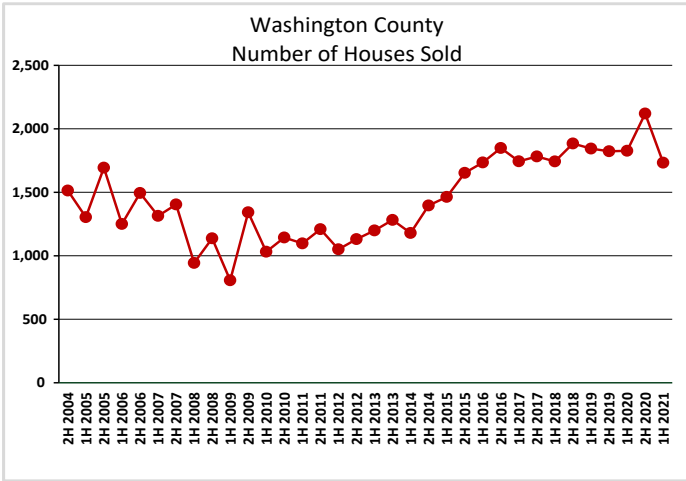
Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner occupied houses in the county. The data for the last nine years as are provided in this report by city.

Overall, the percentage of houses occupied by owners declined from 64.9 percent in 2012 to 60.6 percent in the first half of 2021 as shown in the table above.

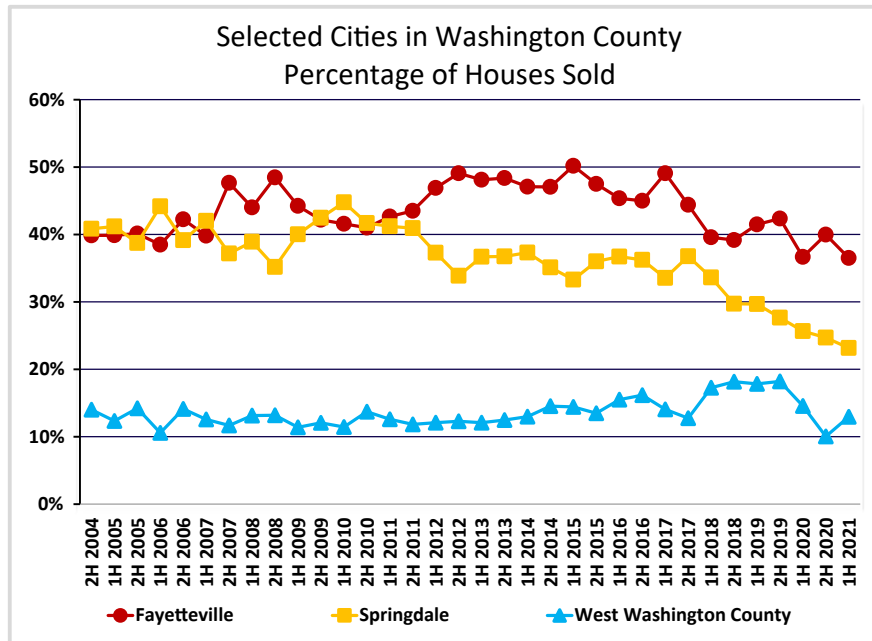
The table below covers a yearly and semi-yearly trend for house sales in Washington County. The median cost of a house sold in Washington County was \$230,000.

Sold Characteristics in Washington County	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	1827	2120	1733	-5.1%	-18.3%
Average Price of Houses Sold	\$239,178	\$268,987	\$297,343	24.3%	10.5%
Average Days on Market	94	82	79	-15.5%	-2.8%
Average Price per Square Foot	\$123.25	\$131.69	\$145.17	17.8%	10.2%
Number of New Houses Sold	510	520	328	-35.7%	-36.9%
Average Price of New Houses Sold	\$263,468	\$276,368	\$303,272	15.1%	9.7%
Average Days on Market of New Houses Sold	133	115	140	5.3%	21.7%
Number of Houses Listed	501	332	280	-44.1%	-15.7%
Average List Price of Houses Listed	\$393,031	\$378,513	\$525,654	33.7%	38.9%

Washington County Houses Sold

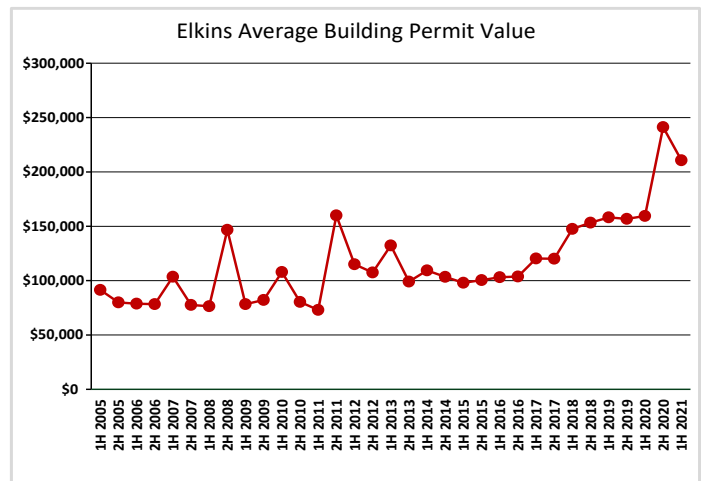
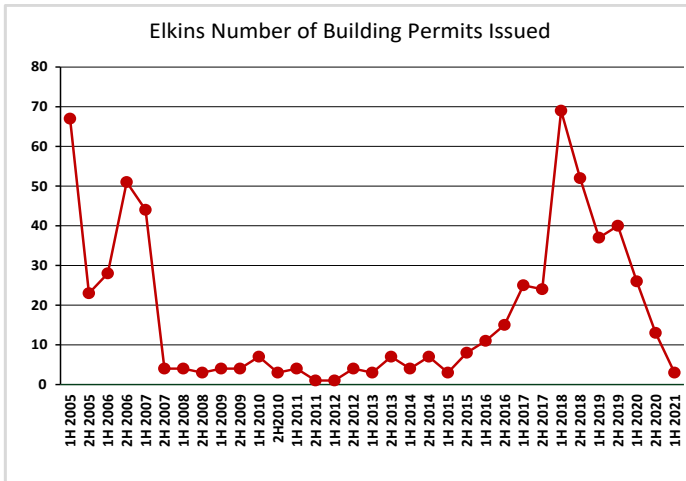


Washington County Sold Houses by City and Characteristics



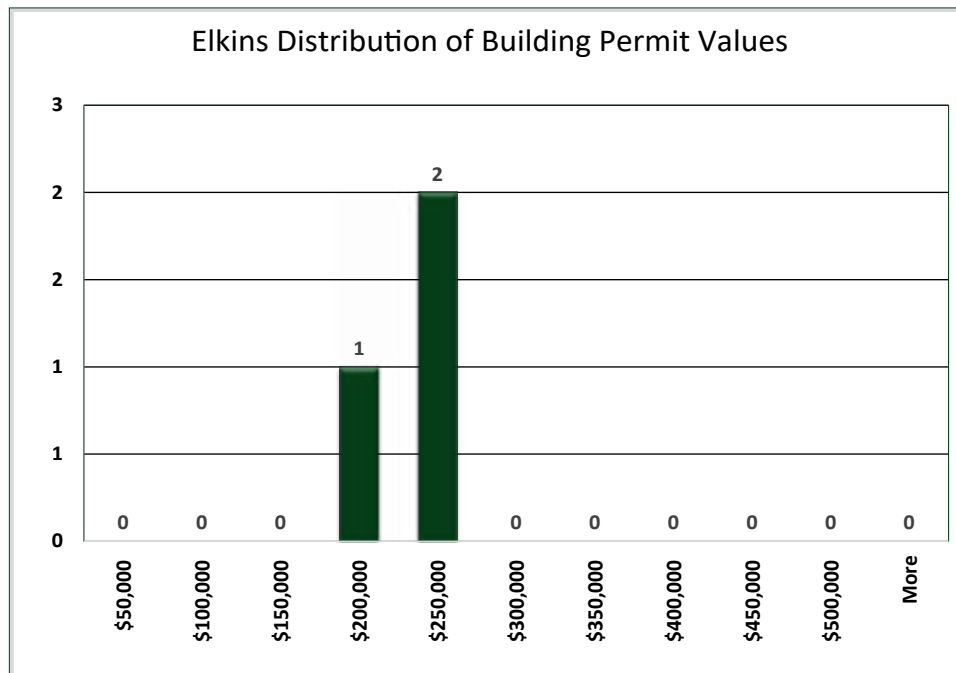
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$202,947	\$130.35	83	39	2.3%
Elm Springs	\$463,479	\$153.49	112	48	2.8%
Evansville	--	--	--	0	0.0%
Farmington	\$269,772	\$138.85	99	135	7.8%
Fayetteville	\$313,477	\$161.56	81	600	34.6%
Goshen	\$591,518	\$158.31	139	22	1.3%
Greenland	\$226,786	\$130.32	84	7	0.4%
Johnson	\$544,268	\$159.99	66	23	1.3%
Lincoln	\$132,619	\$93.32	67	31	1.8%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$206,635	\$128.63	66	103	5.9%
Springdale	\$252,452	\$133.80	71	473	27.3%
Summers	\$225,000	\$132.67	141	1	0.1%
Tontitown	\$457,355	\$147.77	89	42	2.4%
West Fork	\$195,324	\$123.70	47	17	1.0%
Winslow	\$115,333	\$80.21	44	3	0.2%
No City WC	\$347,112	\$144.30	78	189	10.9%
Washington Co. Houses Sold	\$297,343	\$145.17	79	1,733	100.0%

Elkins Building Permits



Elkins	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	26	13	3	-88.5%	-76.9%
Average Value of Residential Building Permits	\$159,500	\$241,238	\$210,672	32.1%	-12.7%

With only 4 empty lots available in platted subdivisions, the number of building lots continue to affect the number of building permits in Elkins. Stokenbury, Phase II will open up an additional 241 empty lots for building.



Elkins

Active Subdivisions

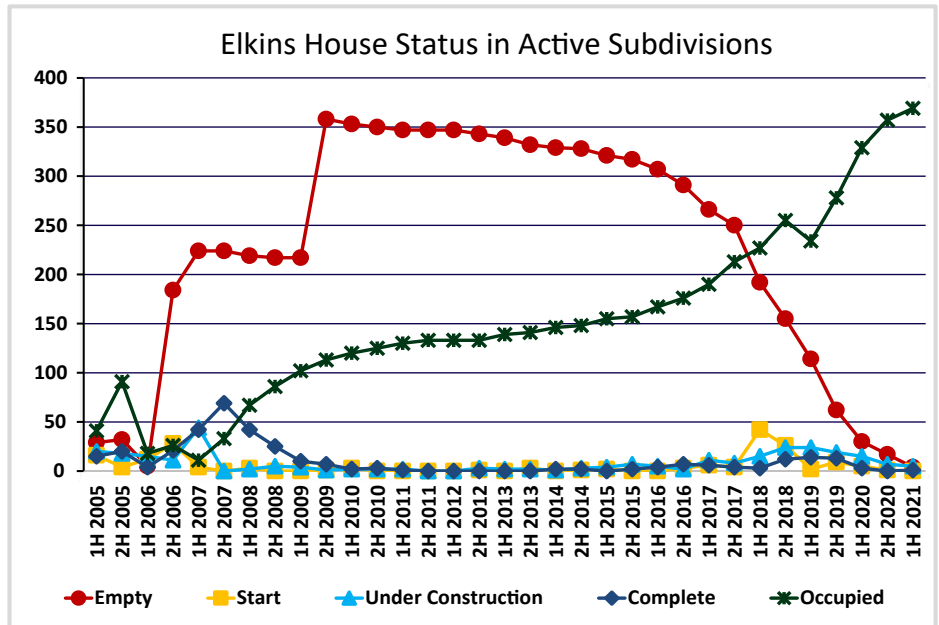
There were 379 total lots in 4 active subdivisions in Elkins in the first half of 2021. 97.4 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 1.3 were under construction, 0.0 percent were starts, and 1.1 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the first half of 2021 were Stonecrest with 3, and Oakleaf Manor with 2.

Stokenbury Farms had the most houses becoming occupied in Elkins with 6 houses. An additional 3 houses in Oakleaf Manor became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 1 of the 4 active subdivisions in Elkins.

12 new houses in Elkins became occupied in the first half of 2021. The annual absorption rate implies that there are 1.3 months of remaining inventory in active subdivisions, down from 2.8 percent in the second half of 2020.



In 1 out of the 4 active subdivisions in Elkins, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 66.9 percent in the first half of 2021.

Additionally, 241 new lots in 1 subdivision received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Stokenbury Phase II	2H 2019	241		241
New and Preliminary Lots		241	0	241

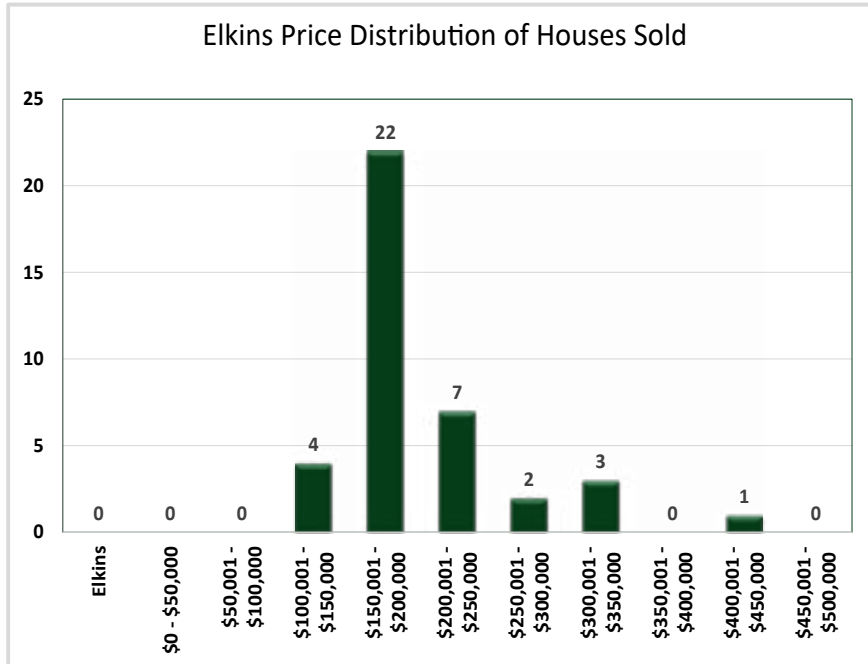
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Elkridge Plantation ^{1,2}	2	0	0	0	49	51	0	--
Oakleaf Manor	1	0	2	1	144	148	3	4.8
Stokenbury Farms	1	0	0	0	134	135	6	0.5
Stonecrest	0	0	3	0	42	45	3	6.0
Elkins Active Lots	4	0	5	1	369	379	12	1.3

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

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

Elkins

Price Distribution of Houses Sold



39 houses were sold in Elkins in the first half of 2021.

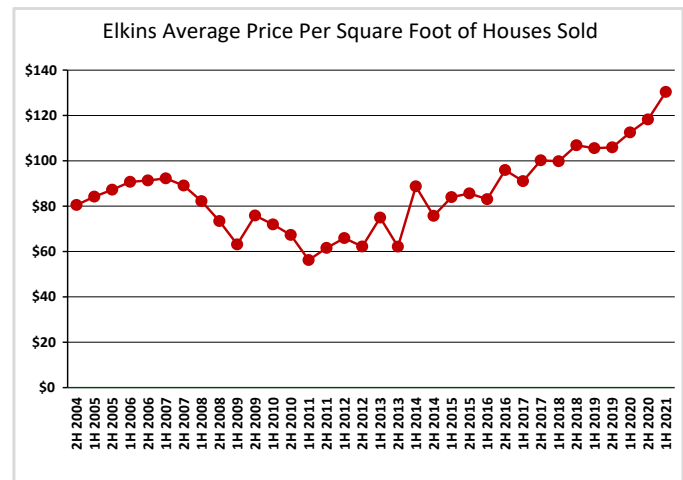
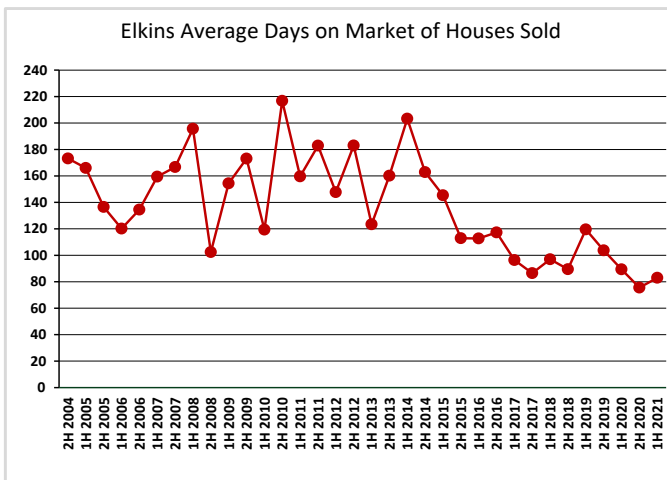
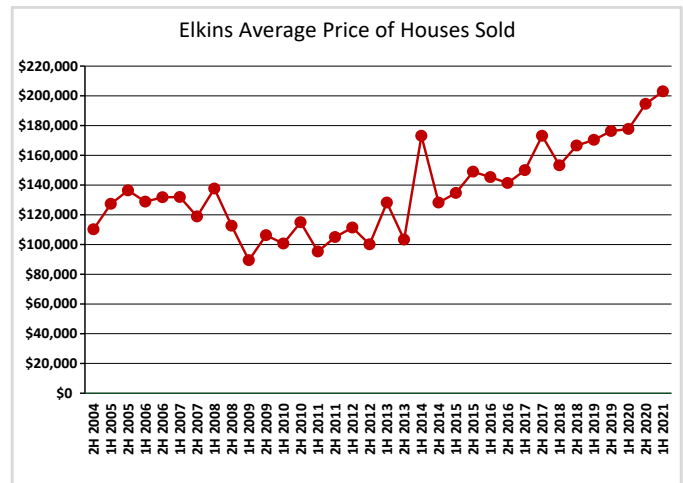
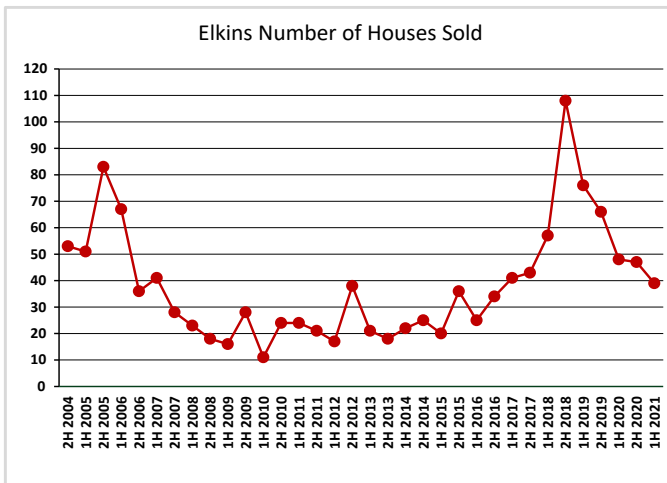
The average price of a house was \$202,947 at \$130.35 per square foot.

The median cost of a house was \$182,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	4	10.3%	1,109	30	102.2%
\$150,001 - \$200,000	22	56.4%	1,373	57	102.5%
\$200,001 - \$250,000	7	17.9%	1,721	45	99.6%
\$250,001 - \$300,000	2	5.1%	2,462	150	102.0%
\$300,001 - \$350,000	3	7.7%	2,543	330	106.6%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	2.6%	1,739	273	96.8%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Elkins Houses Sold	39	100.0%	1,564	83	102.1%

Elkins

Characteristics of Houses Sold



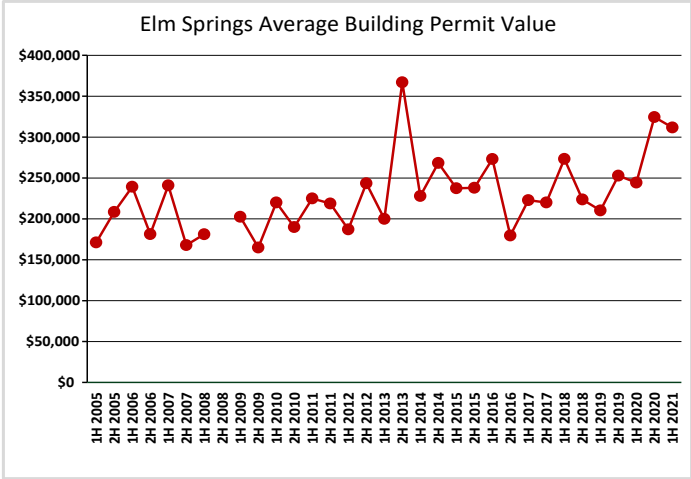
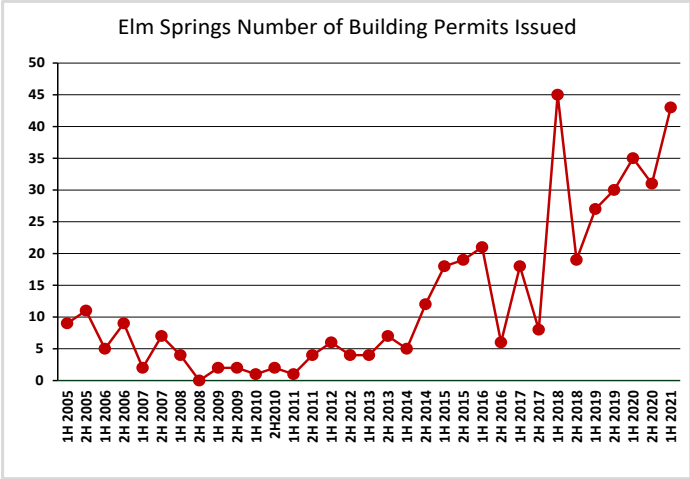
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	48	47	39	-18.8%	-17.0%
Average Price of Houses Sold	\$177,699	\$194,553	\$202,947	14.2%	4.3%
Average Days on Market	89	76	83	-7.1%	9.9%
Average Price per Square Foot	\$112.49	\$118.24	\$130.35	15.9%	10.2%
Percentage of County Sales	2.6%	1.6%	1.5%	-41.5%	-4.2%
Number of New Houses Sold	23	17	4	-82.6%	-76.5%
Average Price of New Houses Sold	\$191,918	\$205,148	\$274,792	43.2%	33.9%
Average Days on Market of New Houses Sold	113	119	190	67.7%	60.0%
Number of Houses Listed	2	1	1	-50.0%	0.0%
Average List Price of Houses Listed	\$262,248	\$379,990	\$375,000	43.0%	-1.3%

Elkins

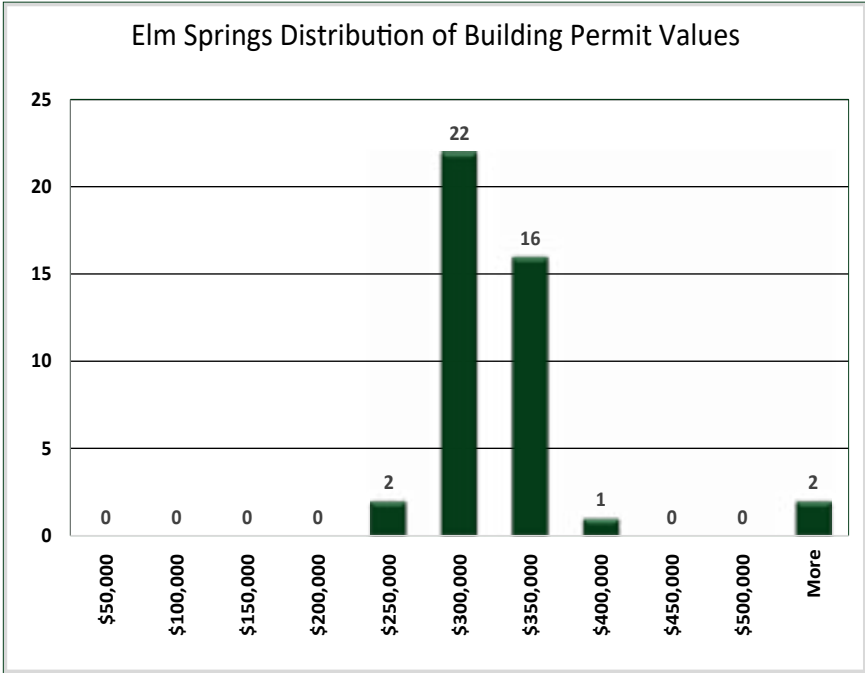
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Deer Valley	1	2.6%	1,490	46	\$182,500	\$122.48
Elkridge Plantation	2	5.1%	1,426	55	\$176,500	\$124.08
Hollybrooke Estates	4	10.3%	1,364	42	\$161,350	\$118.46
Millers Meadow	2	5.1%	1,696	17	\$212,500	\$126.07
Oakleaf Manor	6	15.4%	1,836	60	\$230,583	\$128.18
Oakwoods	9	23.1%	1,326	46	\$168,389	\$127.04
Shofner	1	2.6%	1,739	273	\$425,000	\$244.39
Stokenbury Farms	4	10.3%	1,396	100	\$183,725	\$131.83
Stonecrest	3	7.7%	2,436	150	\$306,422	\$125.79
Twin Oaks	3	7.7%	1,164	25	\$150,293	\$129.34
Other	4	10.3%	1,680	226	\$220,000	\$134.34
Elkins Houses Sold	39	100.0%	1,564	83	\$202,947	\$130.35

Elm Springs Building Permits



Elm Springs	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	35	31	43	22.9%	38.7%
Average Value of Residential Building Permits	\$244,396	\$324,402	\$311,773	27.6%	-3.9%



Elm Springs

Active Subdivisions

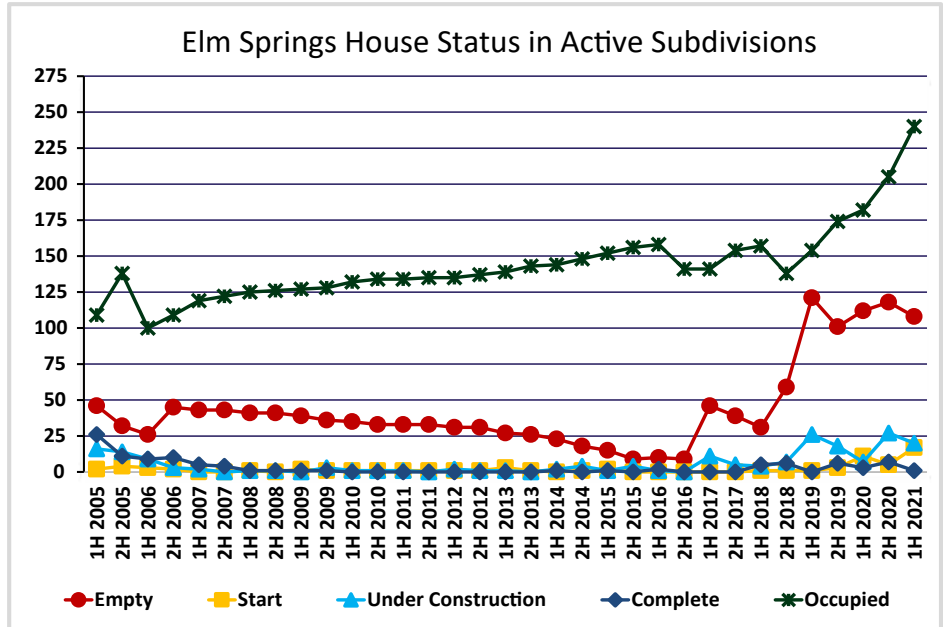
There were 386 total lots in 9 active subdivisions in Elm Springs in the first half of 2021. 62.2 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 5.2 were under construction, 4.4 percent were starts, and 28.0 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the first half of 2021 were Elm Valley, Phase II with 7, Mill Park with 7, and Elmdale Lake Estates with 3.

Mill Park had the most houses becoming occupied in Elm Springs with 15 houses. An additional 10 houses in Elm Valley, Phase II became occupied in the first half of 2021.

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

36 new houses in Elm Springs became occupied in the first half of 2021. The annual absorption rate implies that there are 29.7 months of remaining inventory in active subdivisions, down from 34.3 percent in the second half of 2020.



In 3 out of the 9 active subdivisions in Elm Springs, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 69.6 percent in the first half of 2021.

Additionally, 29 new lots in 1 subdivision received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ball Road	1H 2020	29		29
New and Preliminary		29		29

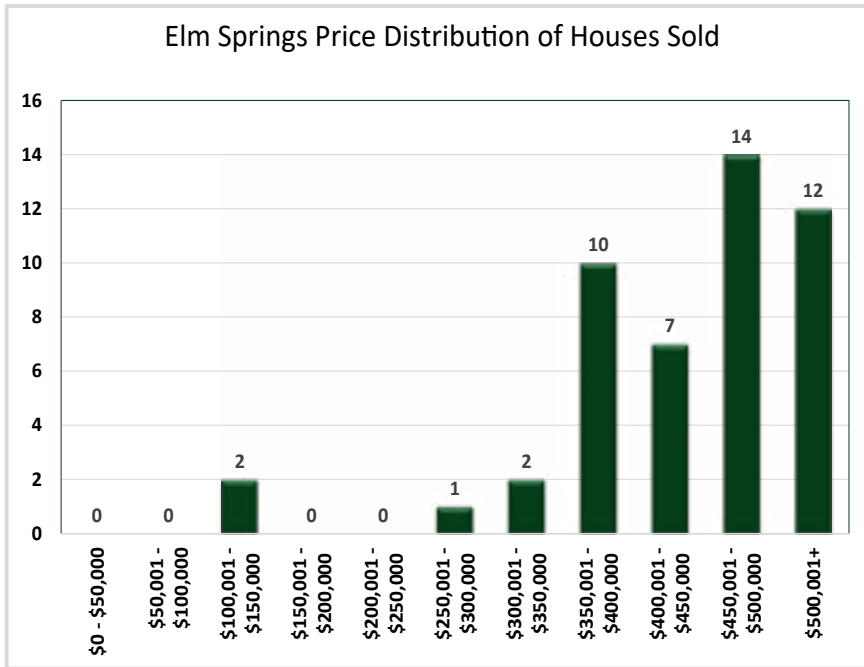
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot ¹	6	1	1	0	59	67	0	--
Elm Valley, Phase I ¹	0	0	2	0	46	48	0	--
Elm Valley, Phase II	27	7	7	0	50	91	10	23.4
Elmdale Lake Estates	5	2	3	0	23	33	7	10.9
Highlands at Elm Springs	44	0	0	0	3	47	3	176.0
Mill Park	3	3	7	1	23	37	15	7.3
Oak Park	20	4	0	0	0	24	0	--
Pinkley, Phase II ^{1,2}	3	0	0	0	19	22	0	--
Pinkley, Phase III	0	0	0	0	17	17	1	0.0
Elm Springs Active Subdivisions	108	17	20	1	240	386	36	29.7

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

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

Elm Springs

Price Distribution of Houses Sold



48 houses were sold in Elm Springs in the first half of 2021.

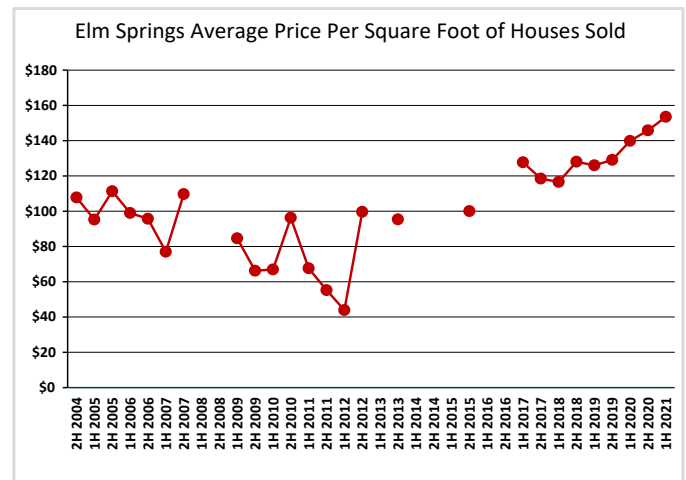
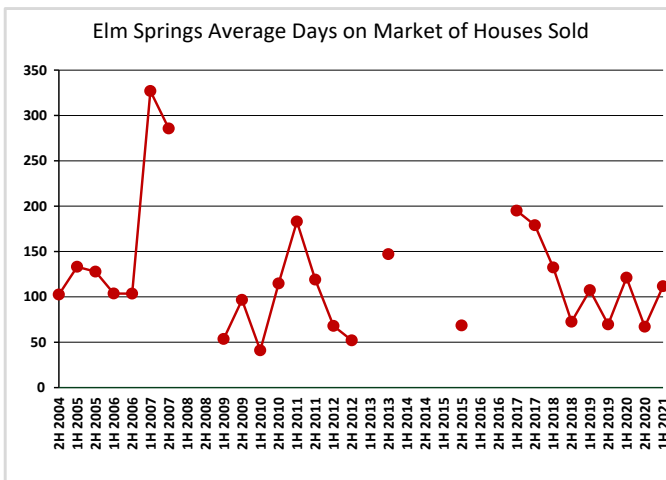
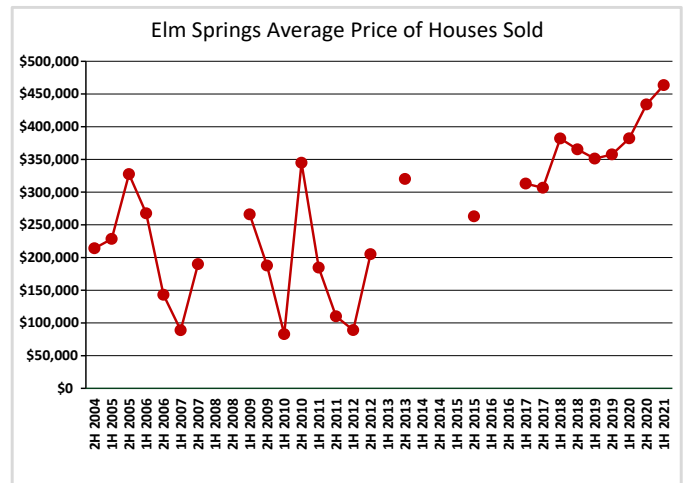
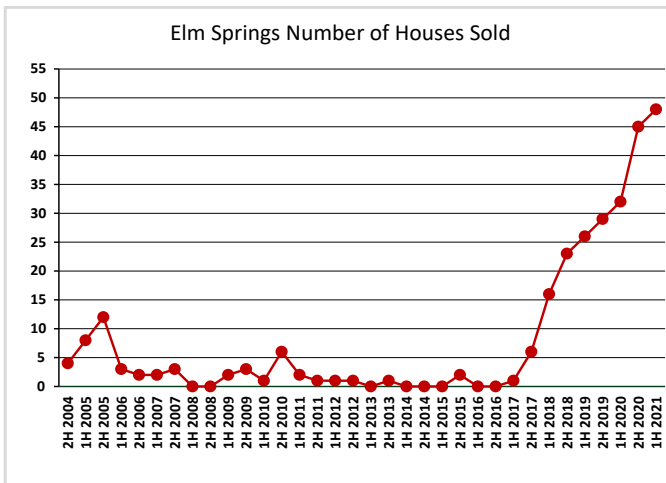
The average price of a house was \$463,479 at \$153.49 per square foot.

The median cost of a house was \$459,450.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	4.2%	1,039	52	101.8%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	2.1%	1,903	31	101.6%
\$300,001 - \$350,000	2	4.2%	2,264	69	101.5%
\$350,001 - \$400,000	10	20.8%	2,547	112	100.0%
\$400,001 - \$450,000	7	14.6%	2,750	52	100.6%
\$450,001 - \$500,000	14	29.2%	2,958	103	100.2%
\$500,001+	12	25.0%	4,268	180	99.8%
Elm Springs Houses Sold	48	100.0%	3,039	112	100.3%

Elm Springs

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	32	45	48	50.0%	6.7%
Average Price of Houses Sold	\$382,057	\$433,961	\$463,479	21.3%	6.8%
Average Days on Market	121	67	112	-7.8%	66.6%
Average Price per Square Foot	\$139.85	\$145.86	\$153.49	9.8%	5.2%
Percentage of County Sales	1.8%	3.4%	4.3%	146.5%	26.1%
Number of New Houses Sold	22	27	26	18.2%	-3.7%
Average Price of New Houses Sold	\$412,560	\$410,528	\$441,939	7.1%	7.7%
Average Days on Market of New Houses Sold	137	70	113	-16.9%	63.2%
Number of Houses Listed	8	11	4	-50.0%	-63.6%
Average List Price of Houses Listed	\$477,175	\$503,495	\$621,425	30.2%	23.4%

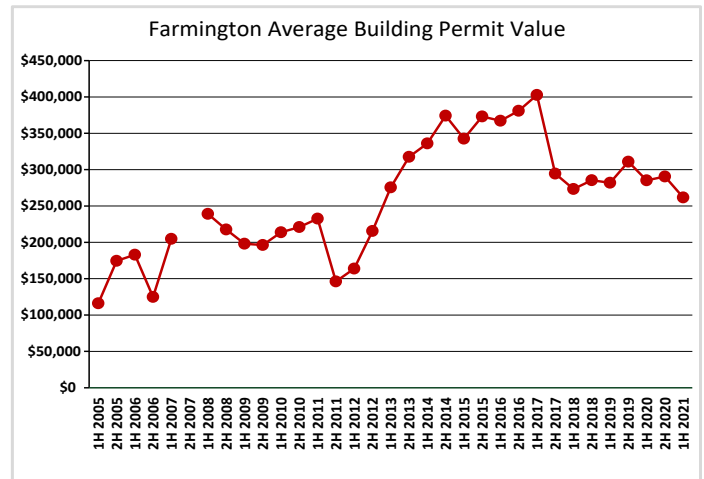
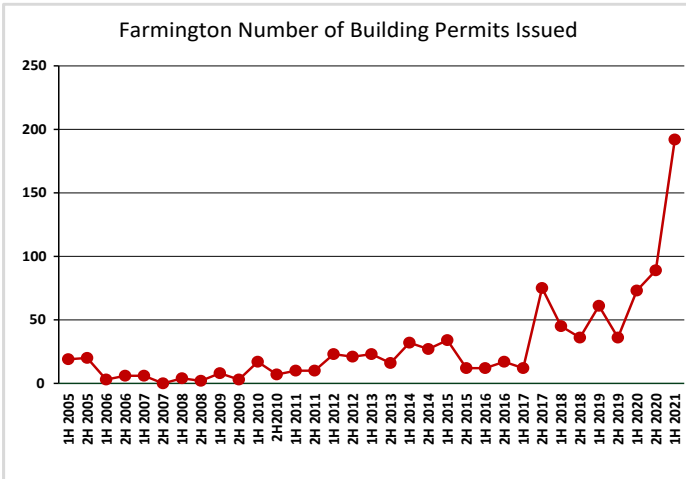
Elm Springs

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	2	4.2%	3,587	70	\$584,750	\$163.06
Churchill	3	6.3%	5,605	385	\$727,667	\$133.38
Elm Spgs Original	1	2.1%	870	26	\$132,000	\$151.72
Elm Valley	13	27.1%	2,904	107	\$466,543	\$160.71
Elmdale Lake	7	14.6%	3,234	114	\$521,161	\$161.47
Estates Brush Creek	1	2.1%	3,220	45	\$479,000	\$148.76
Highlands	1	2.1%	2,774	48	\$500,000	\$180.25
Mill Park	10	20.8%	2,580	109	\$380,312	\$147.31
Pinkley	2	4.2%	2,845	32	\$462,500	\$162.52
Plantation Estates	1	2.1%	3,910	50	\$529,000	\$135.29
Other	7	14.6%	2,746	81	\$401,886	\$143.92
Elm Springs Houses Sold	48	100.0%	3,039	112	\$463,479	\$153.49

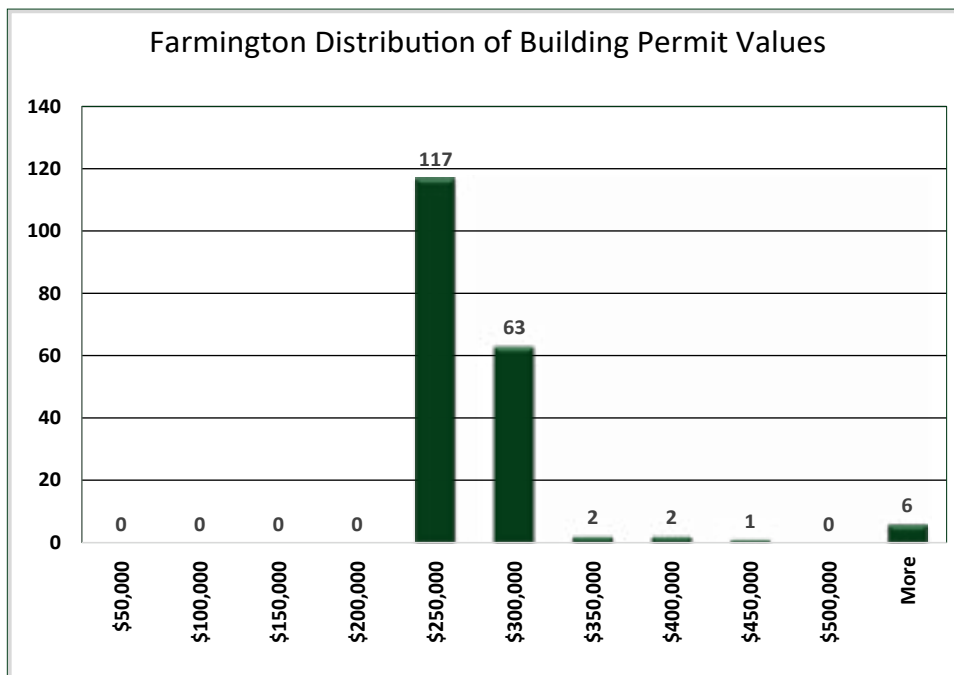


Farmington Building Permits



Farmington	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	73	89	191	161.6%	114.6%
Average Value of Residential Building Permits	\$285,260	\$290,483	\$261,848	-8.2%	-9.9%

Building permit numbers in Farmington are increasing as land costs are less expensive for new houses than the larger metro areas in the Northwest Arkansas. A strong supply of lots exist in newly platted subdivisions. Farmington is close to the University of Arkansas and amenities in downtown Fayetteville.



Farmington Active Subdivisions

There were 552 total lots in 10 active subdivisions in Farmington in the first half of 2021. 66.5 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 9.4 were under construction, 5.3 percent were starts, and 16.7 percent were empty lots.

The subdivisions with the most houses under construction in Farmington during the first half of 2021 were Goose Creek, Phase I with 22, Farmington Heights, Phase II with 17, and Farmington Heights, Phase I with 13.

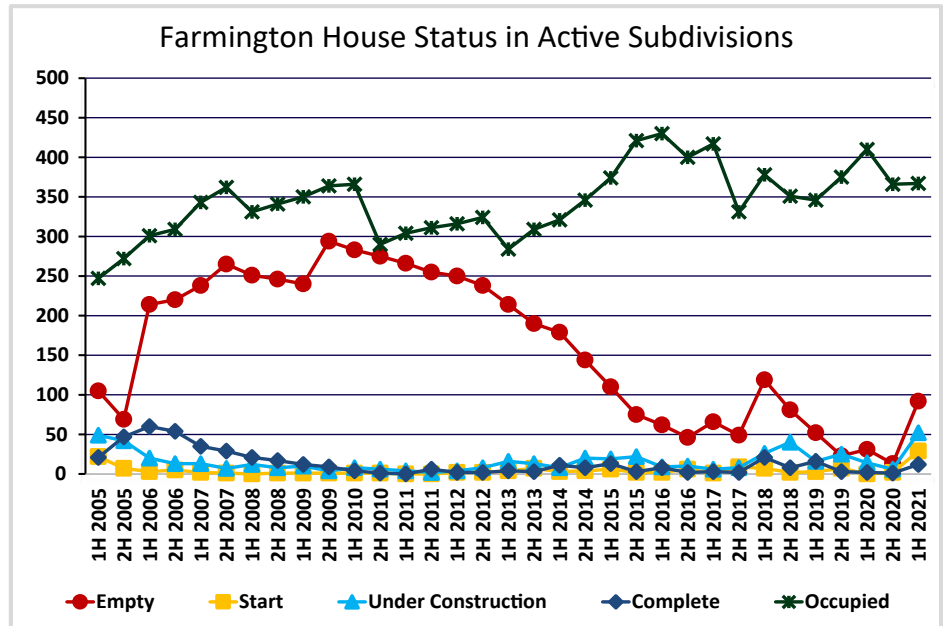
Farmington Heights, Phase I had the most houses becoming occupied with 91 houses. An additional 17 houses in Farmington Heights, Phase II became occupied.

No new construction or progress in existing construction has occurred in the last year in 2 of the 10 active subdivisions in Farmington.

129 new houses in Farmington became occupied in the first half of 2021. The annual absorption rate implies that there are 15.2 months of remaining inventory in active subdivisions, up from 7.8 percent in the second half of 2020.

In 3 out of the 10 active subdivisions in Farmington, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Farmington



from 69.8 percent in 2012 to 66.5 percent in the first half of 2021.

Additionally, 1,469 new lots in 8 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Briarwood	2H 2020	15		15
Cedar Crest PUD	1H 2020		120	120
Goose Creek, Phase II+	1H 2020	248		248
Grove at Engles Mill Park, The	1H 2020	379		379
Hillcrest	2H 2020	73		73
Hillside Estates	2H 2017	6		6
Summerfield	2H 2019	394		394
Wagon Wheel	2H 2019	234		234
Farmington Coming Lots		1,349	120	1,469

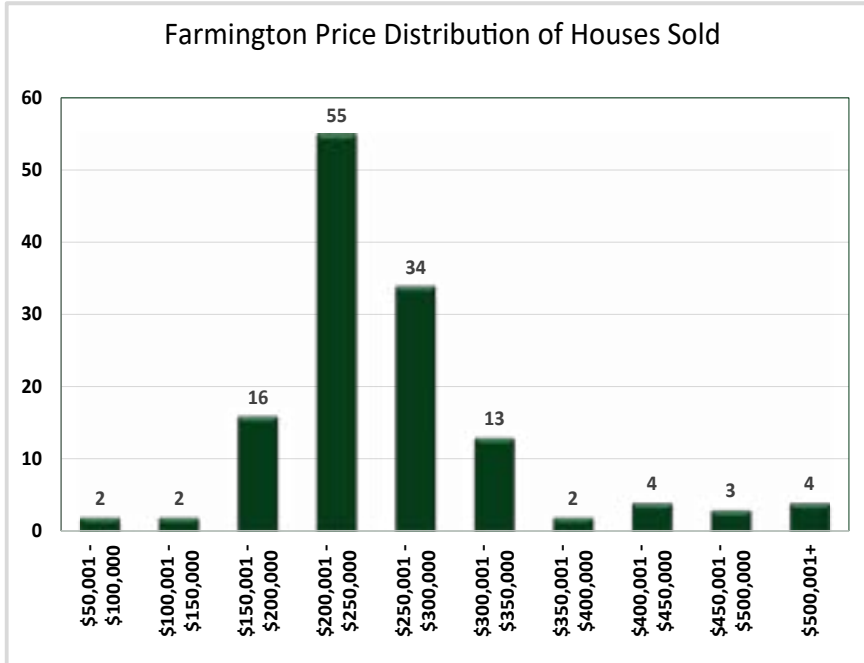
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington Heights, Phase I	15	6	13	0	91	125	91	4.5
Farmington Heights, Phase II	57	17	17	0	0	91	0	--
Goose Creek, Phase I	2	0	22	10	17	51	17	24.0
Redbird	3	0	0	2	19	24	4	3.2
South Club House Estates	6	0	0	0	67	73	1	36.0
Twin Falls, Phase I	1	0	0	0	69	70	0	12.0
Twin Falls, Phase II ^{1,2}	1	0	0	0	59	60	0	--
Twin Falls, Phase III ^{1,2}	3	0	0	0	4	7	0	--
Walnut Grove Acres	0	0	0	0	26	26	1	0.0
Wingate	4	6	0	0	15	25	15	8.0
Farmington Active Lots	92	29	52	12	367	552	129	15.2

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

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

Farmington

Price Distribution of Houses Sold



135 houses were sold in Farmington in the first half of 2021.

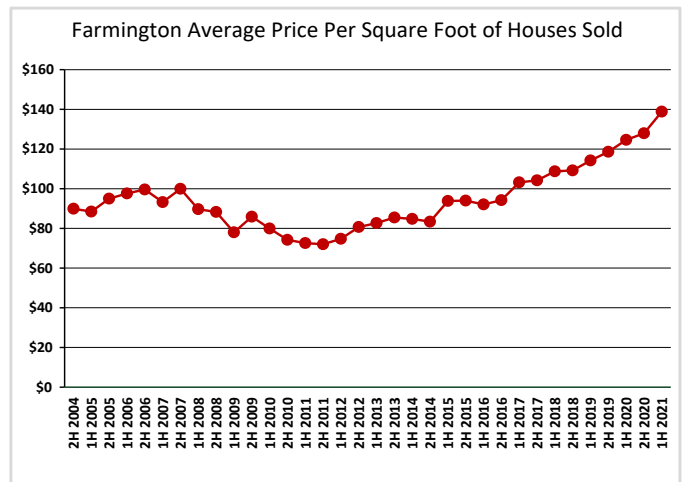
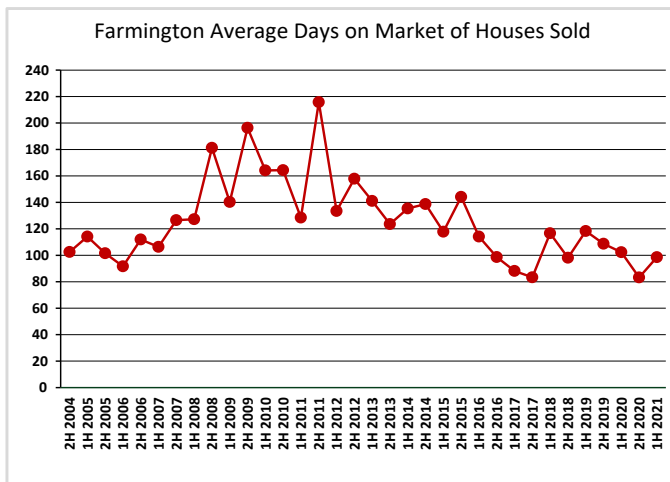
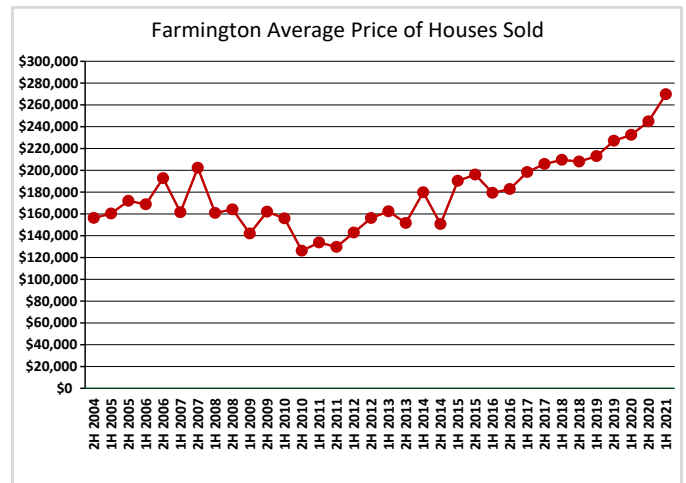
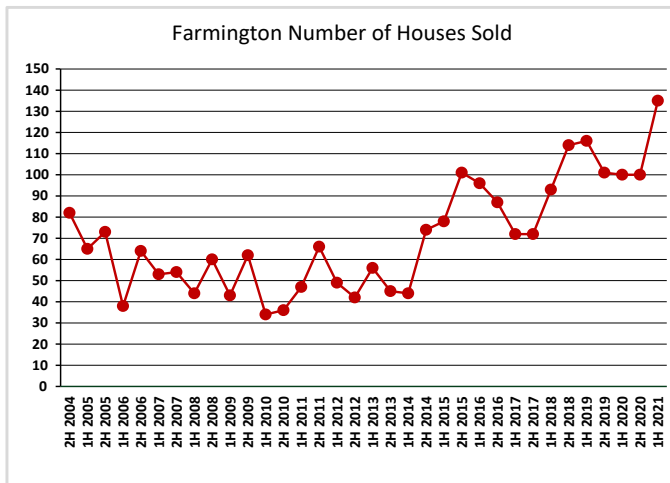
The average price of a house was \$269,772 a \$138.85 per square foot.

The median cost of a house was \$269,772.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	1.5%	1,405	274	91.3%
\$100,001 - \$150,000	2	1.5%	1,540	45	98.9%
\$150,001 - \$200,000	16	11.9%	1,369	52	100.6%
\$200,001 - \$250,000	55	40.7%	1,681	120	100.2%
\$250,001 - \$300,000	34	25.2%	2,009	114	100.4%
\$300,001 - \$350,000	13	9.6%	2,374	45	99.5%
\$350,001 - \$400,000	2	1.5%	2,299	36	100.0%
\$400,001 - \$450,000	4	3.0%	2,809	91	103.8%
\$450,001 - \$500,000	3	2.2%	2,742	45	98.1%
\$500,001+	4	3.0%	4,030	46	97.0%
Farmington Houses Sold	135	100%	1,923	99	100.1%

Farmington

Characteristics of Houses Sold



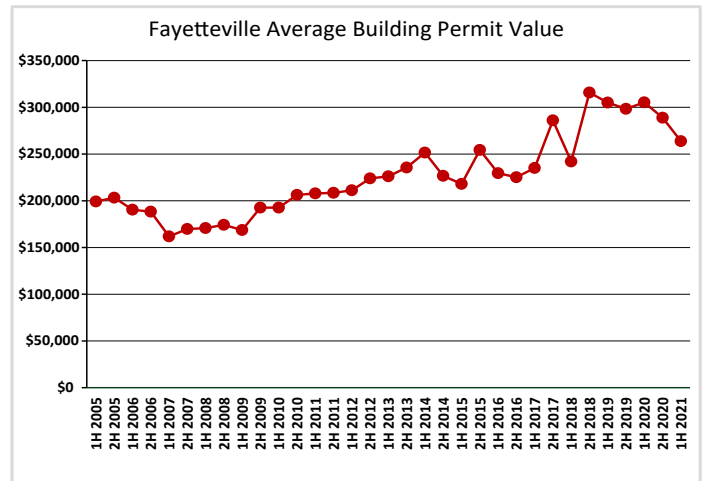
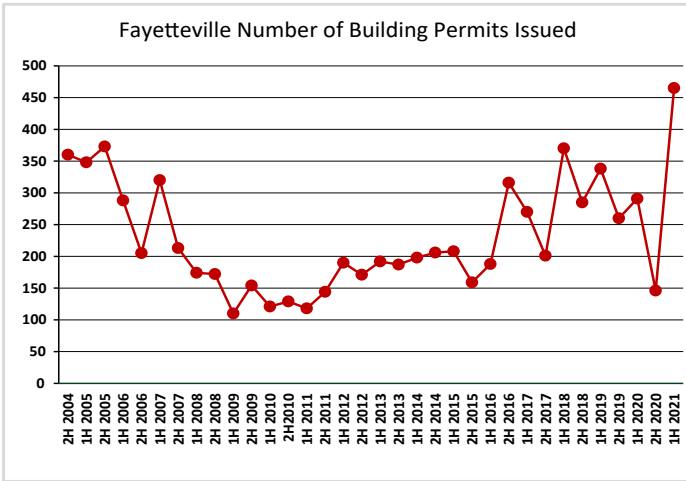
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	100	100	135	35.0%	35.0%
Average Price of Houses Sold	\$232,448	\$244,860	\$269,772	16.1%	10.2%
Average Days on Market	102	83	99	-3.7%	18.4%
Average Price per Square Foot	\$124.63	\$127.95	\$138.85	11.4%	8.5%
Percentage of County Sales	5.5%	4.3%	7.1%	29.1%	64.6%
Number of New Houses Sold	51	38	70	37.3%	84.2%
Average Price of New Houses Sold	\$230,043	\$247,349	\$257,352	11.9%	4.0%
Average Days on Market of New Houses Sold	133	115	133	0.0%	16.2%
Number of Houses Listed	27	32	6	-77.8%	-81.3%
Average List Price of Houses Listed	\$250,360	\$249,965	\$348,100	39.0%	39.3%

Farmington

Characteristics of Houses Sold

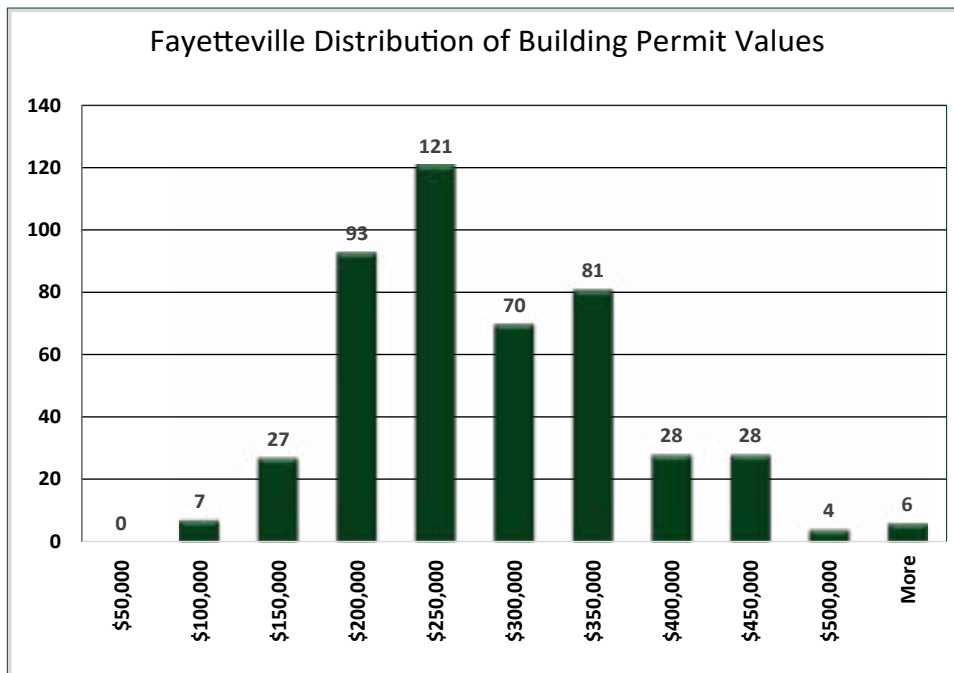
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	4	3.0%	2,919	40	\$351,650	\$120.01
Brookside	1	0.7%	1,068	45	\$180,000	\$168.54
Calvin Phillips	1	0.7%	2,106	42	\$216,000	\$102.56
East Creek Place	2	1.5%	2,394	37	\$280,250	\$119.65
Farmington Heights	22	16.3%	1,721	132	\$261,802	\$151.36
Farmington Original	2	1.5%	1,084	74	\$128,950	\$115.88
Goose Creek Village	35	25.9%	1,736	155	\$240,483	\$138.55
Green	1	0.7%	1,326	41	\$175,000	\$131.98
Highlands Square	3	2.2%	2,471	80	\$258,000	\$105.27
Meadowlark Estates	6	4.4%	1,352	55	\$172,833	\$129.88
Mountain View	1	0.7%	3,565	35	\$555,000	\$155.68
North Club House	1	0.7%	2,885	70	\$270,000	\$93.59
North Ridge	1	0.7%	2,134	111	\$229,200	\$107.40
Owl Creek	1	0.7%	4,650	54	\$712,000	\$153.12
Redbird	7	5.2%	1,829	114	\$260,300	\$142.42
Riviera Estates	4	3.0%	2,170	79	\$260,700	\$119.40
Rose Court	2	1.5%	1,540	45	\$145,625	\$94.56
Rusty Meadows	1	0.7%	1,800	40	\$250,000	\$138.89
Saddle Brook	8	5.9%	1,619	32	\$248,713	\$153.35
Silverthorne	1	0.7%	3,127	35	\$455,100	\$145.54
South Club House	4	3.0%	2,162	73	\$267,000	\$124.27
South Haven	1	0.7%	1,545	42	\$175,000	\$113.27
Southwinds	4	3.0%	2,242	37	\$297,555	\$132.72
Starks	1	0.7%	1,610	90	\$200,000	\$124.22
Twin Falls	3	2.2%	2,579	46	\$395,333	\$153.21
Williams	1	0.7%	1,458	46	\$164,500	\$112.83
Willow West	1	0.7%	1,503	24	\$200,000	\$133.07
Windgate	6	4.4%	2,176	36	\$336,004	\$154.89
Other	10	7.4%	2,214	111	\$381,880	\$153.16
Farmington Sold Houses	135	100.0%	1,923	99	\$269,772	\$138.85

Fayetteville Building Permits



Fayetteville	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	291	146	465	59.8%	218.5%
Average Value of Residential Building Permits	\$305,264	\$288,911	\$263,797	-13.6%	-8.7%

Fayetteville has only 542 available empty lots which have been approved at this time. However, as the 1,612 additional lots in the pipeline are in the process of approval building permits in Fayetteville will likely increase. However, the supply of land available for subdivisions in Fayetteville has decreased.



Fayetteville

Active Subdivisions

There were 2,570 total lots in 61 active subdivisions in Fayetteville in the first half of 2021. 71.5 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 4.3 were under construction, 2.6 percent were starts, and 20.1 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2021 were Riverwalk, Phase III with 31, Creekview with 24, and Westview Meadows with 11.

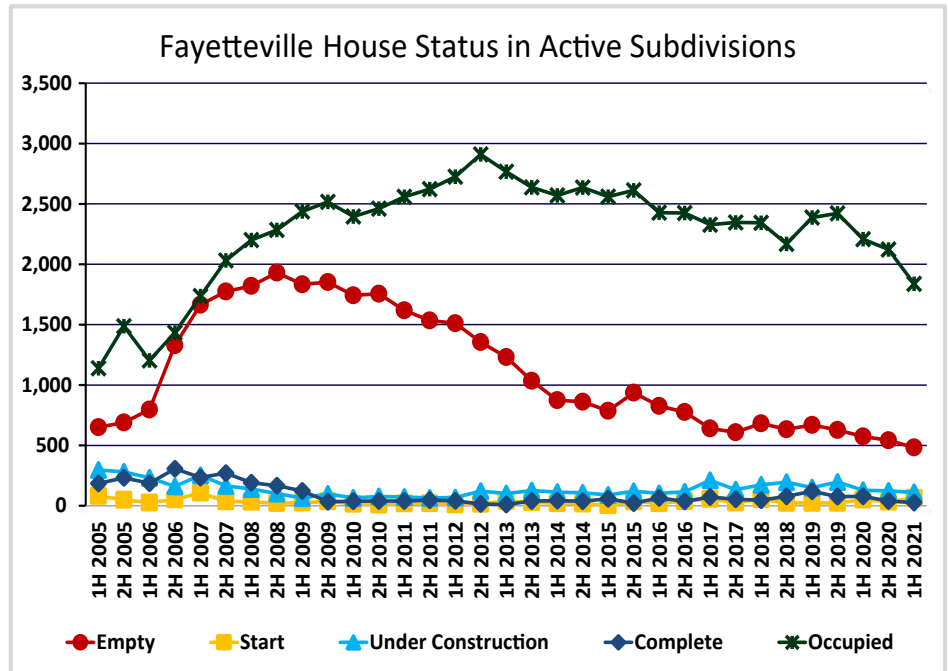
Park Meadows, Phase II had the most houses becoming occupied in Fayetteville with 53 houses. An additional 25 houses in Creekview became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 12 of the 61 active subdivisions in Fayetteville.

169 new houses in Fayetteville became occupied in the first half of 2021. The annual absorption rate implies that there are 15.9 months of remaining inventory in active subdivisions, up from 11.5 percent in the second half of 2020.

In 22 out of the 61 active subdivisions in Fayetteville, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 53.3 percent in the first half of 2021.



Additionally, 2,216 new lots in 29 subdivisions received either preliminary or final approval by June 30, 2021.



Fayetteville

Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
300 Aurelius	1H 2021	37		37
Aiden's Place	1H 2021	101		101
Blackberry Ridge (County)	2H 2020	65		65
Brooklands @ Mountain Ranch IV	1H 2021	19		19
Broyles Ave	2H 2020	136		136
Chandler Crossing	1H 2021	374		374
Creekside Meadows	1H 2021		113	113
Ellis Estates (County)	1H 2021	59		59
Emerald Point	2H 2018		36	36
Gulley Grove	2H 2019	59		59
Hughmont, Phase III	1H 2021	44		44
Lefler SD	2H 2020	13		13
Magnolia Park SD	1H 2019	167		167
Markham Hill	1H 2021		26	26
Mission Heights, Phase III	1H 2018		21	21
Nettleship	1H 2017		15	15
Oak Creek	2H 2019	107		107
Park Meadows III	2H 2020		47	47
Park Meadows IV	2H 2019	80		80
Phimmarath Place	2H 2019	19		19
Rupple Road	2H 2018	180		180
Stonebrook	2H 2020	45		45
Townwest III and IV	1H 2021		66	66
Villages at Sloanbrook VI	1H 2021		127	127
Villages at Sloanbrook VII	2H 2020	130		130
Westview Meadows	2H 2020		39	39
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	70		70
Whispering Meadows (County)	1H 2021	8		8
New and Preliminary Lots		1,713	503	2,216

Fayetteville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Jane Estates, Phase I ¹	2	0	1	0	19	22	0	--
Bridgeport, Phase VII ¹	1	0	1	0	11	13	0	--
Bridgewater Lane	3	1	2	0	0	6	0	--
Bridgewater Estates ¹	1	0	0	0	27	28	0	--
Brooklands @ Mountain Ranch	24	0	3	0	58	85	3	27.0
Brooklands @ Mountain Ranch, Phase II	4	3	4	0	12	23	10	11.0
Copper Creek, Phase II	0	0	0	0	77	77	1	0.0
Creekview	14	10	24	2	35	85	13	17.1
Crescent Lake ¹	4	0	0	0	38	42	0	--
Cross Keys Estates	2	0	0	0	10	12	6	4.0
Deerpath Estates, Phase II ^{1,2}	9	0	0	0	6	15	0	--
Eastern Park	3	0	3	0	7	13	2	18.0
Estates at Dogwood Canyon, The ¹	14	3	1	0	37	55	0	--
Havenwood	3	0	0	0	12	15	0	36.0
Hawks Bill (Reindl Woods) ¹	8	0	1	0	0	9	0	--
Legacy Pointe, Phase 5 B	2	0	0	0	77	79	1	0.7
Mission Heights, Phase I	0	0	0	0	17	17	0	0.0
Mission Heights, Phase II A ¹	25	0	1	0	1	27	0	--
Mountain Ranch, Phase I ^{1,2}	6	0	0	0	105	111	0	--
Mountain Ranch, Phase 2A ^{1,2}	4	0	0	0	2	6	0	--
MTC Townhomes	0	13	0	0	0	13	0	--
Oakbrooke, Phase I ¹	55	2	3	0	9	69	0	--
Oakbrooke, Phase II	9	0	2	0	30	41	2	44.0
Oakbrooke, Phase III Phase1A ^{1,2}	2	0	0	0	8	10	0	--
Overton West	1	0	0	0	11	12	1	12.0
Park Commons	3	4	0	0	0	7	0	--
Park Hill II at Mountain Ranch ^{1,2}	1	0	0	0	6	7	0	--
Park Meadows, Phase I	13	1	4	1	51	70	11	15.2
Park Meadows, Phase II	3	0	0	2	80	85	53	0.8
Park Ridge Estates ¹	3	0	1	0	22	26	0	--
Parkerman Estates ^{1,2}	3	0	0	0	5	8	0	--
Pointe Pleasant	0	2	0	0	0	2	0	--
Quarry Trace, Phase II ^{1,2}	8	0	0	0	80	88	0	--
Remington Estates	10	1	1	0	14	26	1	28.8
River Meadows	0	0	0	0	11	11	0	0.0

Fayetteville

Active Subdivisions

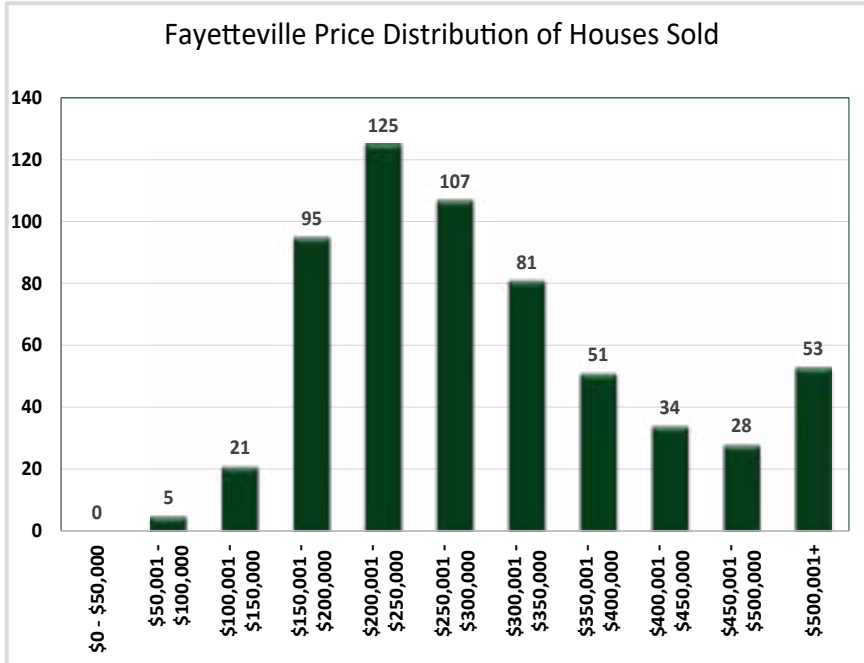
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverwalk, Phase II	0	0	0	0	48	48	1	0.0
Riverwalk, Phase III	12	13	31	0	0	56	0	--
Ripple Meadows	0	0	0	0	67	67	2	0.0
Sagely Place	33	0	0	13	0	46	0	--
Sloan Estates ^{1,2}	3	0	0	0	54	57	0	--
Villages of Sloanbrooke, Phase V	0	1	0	0	57	58	25	0.2
Starr Lake	0	0	0	1	21	22	3	0.9
Stone Mountain, Phase I ^{1,2}	12	0	0	0	100	112	0	--
Stonebridge Meadows, Phase III	0	0	0	0	61	61	2	0.0
Stonebridge Meadows, Phase V	2	0	0	0	68	70	3	8.0
Summit Place, Phase I	12	0	0	0	12	24	1	144.0
Summit Place, Phase II	28	0	2	0	15	45	0	360.0
Timber Ridge Estates	50	0	6	17	3	76	3	292.0
Timber Trails	15	0	1	0	96	112	3	13.7
Townhomes at Forest Hills ^{1,2}	1	0	0	0	30	31	0	--
Township Heights ^{1,2}	1	0	0	0	20	21	0	--
Treetops	25	3	2	0	12	42	6	60.0
Twin Springs Estates, Phase I ^{1,2}	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II	8	0	0	0	15	23	1	96.0
Villas at Forest Hills, The	0	0	0	2	79	81	11	1.5
West End	9	0	0	0	49	58	1	108.0
West Haven	0	0	1	0	39	40	1	12.0
Westview Meadows	18	7	11	0	0	36	0	--
Whistler Woods	0	0	0	0	24	24	2	0.0
Willow Bend ¹	45	2	4	1	0	52	0	--
Woodridge, Phase I, II	0	0	1	0	87	88	0	0.4
Fayetteville Active Lots	516	66	111	39	1,838	2,570	169	15.9

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

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

Fayetteville

Price Distribution of Houses Sold



600 houses were sold in Fayetteville in the first half of 2021.

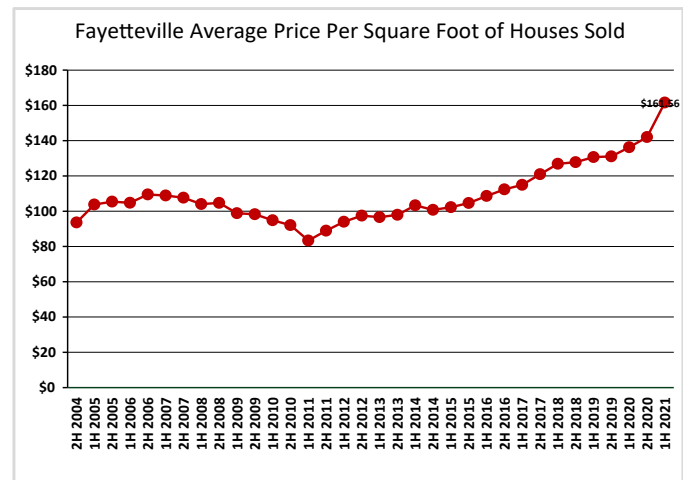
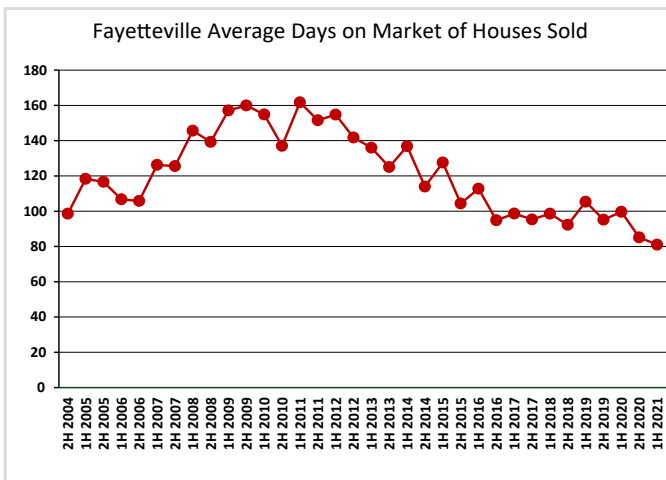
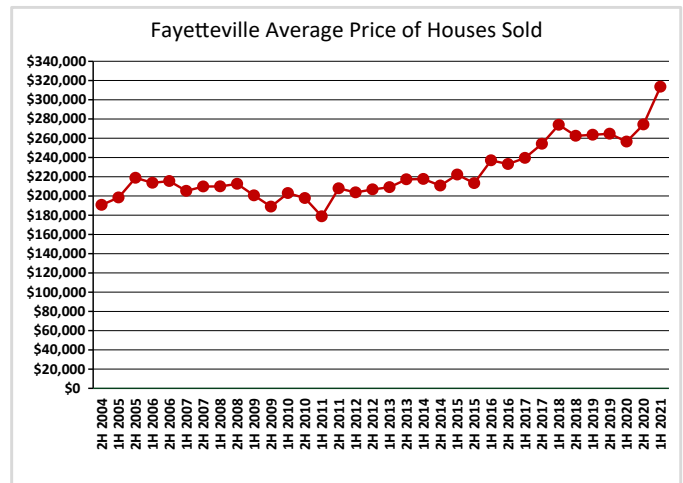
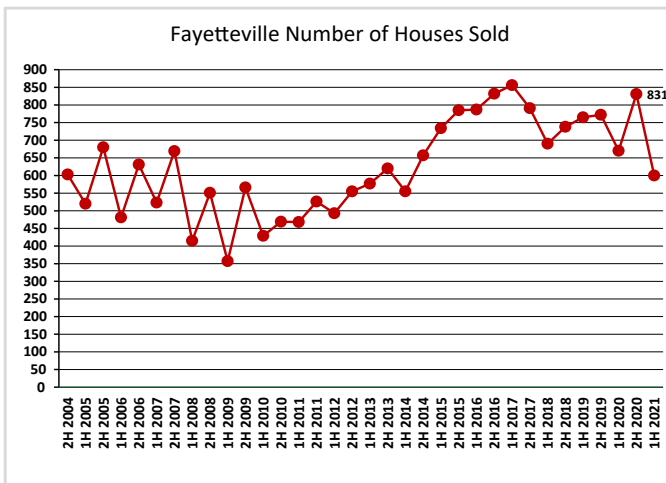
The average price of a house was \$313,477 at \$161.56 per square foot.

The median cost of a house was \$280,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	5	0.8%	989	39	98.2%
\$100,001 - \$150,000	21	3.5%	958	70	95.7%
\$150,001 - \$200,000	95	15.8%	1,296	61	100.1%
\$200,001 - \$250,000	125	20.8%	1,546	54	102.0%
\$250,001 - \$300,000	107	17.8%	1,833	73	101.9%
\$300,001 - \$350,000	81	13.5%	1,967	117	101.0%
\$350,001 - \$400,000	51	8.5%	2,427	69	100.0%
\$400,001 - \$450,000	34	5.7%	2,648	98	99.6%
\$450,001 - \$500,000	28	4.7%	3,071	92	100.0%
\$500,001+	53	8.8%	3,477	146	97.7%
Fayetteville Houses Sold	600	100.0%	1,968	81	100.5%

Fayetteville

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	670	831	600	-10.4%	-27.8%
Average Price of Houses Sold	\$256,518	\$274,247	\$313,477	22.2%	14.3%
Average Days on Market	100	85	81	-18.7%	-4.9%
Average Price per Square Foot	\$136.24	\$142.02	\$161.56	18.6%	13.8%
Percentage of County Sales	36.7%	40.0%	36.5%	-0.5%	-8.7%
Number of New Houses Sold	184	221	103	-44.0%	-53.4%
Average Price of New Houses Sold	\$261,724	\$265,026	\$307,383	17.4%	16.0%
Average Days on Market of New Houses Sold	149	128	155	4.3%	21.8%
Number of Houses Listed	227	152	122	-46.3%	-19.7%
Average List Price of Houses Listed	\$415,495.26	\$427,705.00	\$560,909.48	35.0%	31.1%

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Anderson Farm	3	0.5%	2,968	76	\$913,333	\$185.80
Belclaire Estates	1	0.2%	2,643	70	\$358,000	\$135.45
Bellafront Gardens Hpr	1	0.2%	2,475	65	\$339,000	\$136.97
Bellwood	5	0.8%	1,549	50	\$218,800	\$140.97
Benton Ridge Hpr	1	0.2%	1,814	38	\$227,000	\$125.14
Bird Haven Terrace	3	0.5%	1,471	40	\$206,700	\$142.65
Bishop	1	0.2%	1,169	38	\$185,000	\$158.25
Blueberry Meadows	1	0.2%	1,574	46	\$210,000	\$133.42
Boardwalk	2	0.3%	2,558	48	\$426,250	\$166.96
Bob White	1	0.2%	925	33	\$260,000	\$281.08
Bois D Arc	1	0.2%	6,417	235	\$645,000	\$100.51
Boles	2	0.3%	1,500	88	\$343,500	\$229.00
Boxwood	2	0.3%	2,025	62	\$274,000	\$136.67
Bradford Place Hpr	3	0.5%	880	72	\$108,333	\$131.31
Bridgedale	1	0.2%	3,800	146	\$380,000	\$100.00
Bridgeport	3	0.5%	2,343	35	\$305,000	\$131.78
Broadview	1	0.2%	4,045	137	\$577,700	\$142.82
Brook Hollow Hpr	1	0.2%	1,250	44	\$185,000	\$148.00
Brookbury Woods	2	0.3%	3,048	36	\$392,500	\$131.62
Brookhaven Estates	1	0.2%	2,820	1	\$275,000	\$97.52
Brookhollow	2	0.3%	1,149	35	\$176,500	\$153.83
Brookside East	1	0.2%	2,112	100	\$320,000	\$151.52
Brophy	2	0.3%	3,006	155	\$419,000	\$139.40
Burl Dodd	1	0.2%	810	20	\$140,000	\$172.84
Campbell Ave Hpr	2	0.3%	785	28	\$328,750	\$412.90
Candlewood	1	0.2%	3,815	67	\$638,100	\$167.26
Century Estates	1	0.2%	2,784	29	\$380,000	\$136.49
Charleston Place	1	0.2%	3,024	210	\$416,000	\$137.57
Chevaux Court Hpr	3	0.5%	1,642	95	\$303,833	\$167.28
City Park	1	0.2%	1,839	108	\$450,000	\$244.70
Clabber Creek	15	2.5%	1,841	40	\$260,591	\$142.91
Clearwood Crossings	1	0.2%	1,933	36	\$298,714	\$154.53
Cobblestone	1	0.2%	1,372	40	\$205,000	\$149.42
Copper Creek	3	0.5%	3,018	75	\$404,000	\$136.00
Cottages At Old Wire	2	0.3%	2,222	38	\$432,000	\$195.25
Country Club Estates	1	0.2%	1,836	33	\$269,700	\$146.90

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Georgian Place	1	0.2%	1,496	49	\$166,000	\$110.96
Glenbrook	3	0.5%	2,153	47	\$302,667	\$141.81
Glenwood	1	0.2%	1,962	47	\$330,000	\$168.20
Glenwood Park	4	0.7%	1,230	30	\$253,750	\$224.38
Golden Oaks	1	0.2%	1,224	44	\$166,000	\$135.62
Green Acres	1	0.2%	1,446	56	\$255,000	\$176.35
Green Hills	1	0.2%	2,232	50	\$152,400	\$68.28
Greenbriar	3	0.5%	2,133	81	\$315,000	\$153.28
Gunter	8	1.3%	1,419	183	\$332,763	\$238.24
Hall & Gollahar	1	0.2%	960	22	\$256,000	\$266.67
Hamptons, The	5	0.8%	1,998	25	\$330,500	\$163.67
Hawkins House	2	0.3%	1,240	34	\$195,500	\$157.66
Heritage East	3	0.5%	1,236	48	\$178,333	\$144.59
Heritage Village	3	0.5%	1,475	34	\$199,667	\$135.28
Hillcrest	1	0.2%	2,127	4	\$565,000	\$265.63
Hillside	1	0.2%	1,322	27	\$148,000	\$111.95
Holcomb Heights	1	0.2%	1,556	16	\$256,000	\$164.52
Hotz	2	0.3%	2,620	120	\$370,000	\$142.06
Hughmount Village	3	0.5%	2,364	41	\$375,000	\$159.11
Huntingdon	7	1.2%	2,605	54	\$336,379	\$134.52
Hyland Park	5	0.8%	4,065	113	\$593,340	\$144.68
Ice House	1	0.2%	1,296	28	\$375,000	\$289.35
Jackson Heights	1	0.2%	1,242	47	\$219,900	\$177.05
Jacksons First	2	0.3%	2,520	46	\$355,000	\$151.08
Jennings	1	0.2%	1,000	12	\$87,000	\$87.00
Jug Wheeler	2	0.3%	1,828	39	\$280,750	\$158.41
Kaitlynn Meadows	1	0.2%	2,723	41	\$400,000	\$146.90
Lakewood	1	0.2%	1,871	64	\$293,000	\$156.60
Legacy Building	1	0.2%	1,113	427	\$320,000	\$287.51
Legacy Heights	1	0.2%	1,538	58	\$240,000	\$156.05
Legacy Pointe	4	0.7%	2,256	54	\$313,000	\$137.34
Lewisbaldwin	2	0.3%	1,098	21	\$139,050	\$128.65
Lierly Lane	1	0.2%	1,650	81	\$233,000	\$141.21
Magnolia Crossing	3	0.5%	1,326	43	\$199,333	\$150.56
Maple Park	1	0.2%	1,333	106	\$240,000	\$180.05
Maple Valley	1	0.2%	1,929	36	\$284,700	\$147.59
Mcclelland	2	0.3%	1,775	80	\$280,750	\$159.11

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Mcclintons	1	0.2%	2,095	378	\$205,000	\$97.85
Mcilroy	1	0.2%	2,178	186	\$575,000	\$264.00
Meadow Vale	1	0.2%	784	18	\$110,000	\$140.31
Meadowlands	5	0.8%	1,802	80	\$217,700	\$121.37
Meadowview	1	0.2%	2,101	42	\$365,000	\$173.73
Mountain Ranch	4	0.7%	2,066	36	\$336,250	\$164.31
Mountain View	6	1.0%	3,308	196	\$554,106	\$187.76
Mt Sequoyah	1	0.2%	2,519	106	\$648,000	\$257.24
North Ridge	3	0.5%	1,408	51	\$212,333	\$150.58
Oak Grove	1	0.2%	1,138	33	\$325,000	\$285.59
Oak Grove Drakes	1	0.2%	2,491	226	\$580,000	\$232.84
Oakbrooke	3	0.5%	2,545	42	\$468,633	\$183.05
Oakland Hills	5	0.8%	2,303	50	\$322,380	\$137.77
Oakland Twnhms	1	0.2%	900	1	\$125,000	\$138.89
Oaks Manor	2	0.3%	2,623	69	\$321,250	\$126.69
Ottis Watson	2	0.3%	1,348	31	\$198,500	\$148.06
Paradise Acres	1	0.2%	1,570	90	\$217,000	\$138.22
Paradise Place	2	0.3%	2,758	199	\$309,500	\$112.05
Paradise Valley	2	0.3%	2,563	156	\$299,450	\$122.05
Park Meadows	25	4.2%	1,516	78	\$215,556	\$146.21
Park Place	3	0.5%	3,380	100	\$466,500	\$138.93
Park Ridge Estates	1	0.2%	3,015	45	\$392,000	\$130.02
Parkers Valley	1	0.2%	2,080	32	\$365,000	\$175.48
Parkers Valley Hpr	1	0.2%	1,235	42	\$183,000	\$148.18
Parksdale	2	0.3%	1,042	30	\$155,500	\$151.78
Paseo Hpr	1	0.2%	1,392	144	\$160,000	\$114.94
Persimmon Place	3	0.5%	1,920	32	\$265,333	\$138.21
Pine Crest	5	0.8%	1,051	35	\$169,820	\$162.13
Pines Springwoods Hpr	2	0.3%	1,866	72	\$279,950	\$150.03
Quail Creek	1	0.2%	2,232	28	\$350,000	\$156.81
Quarry Trace	7	1.2%	1,535	48	\$210,857	\$137.68
Ramsey	1	0.2%	1,246	90	\$198,500	\$159.31
Red Arrow	1	0.2%	1,248	26	\$190,000	\$152.24
Regency North	2	0.3%	1,570	25	\$228,928	\$146.15
Remington Estates	3	0.5%	3,584	137	\$611,667	\$170.74
Reserve Steele Crossing	5	0.8%	958	57	\$147,131	\$153.82
River Meadows	1	0.2%	2,526	48	\$405,000	\$160.33

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Riverwalk	3	0.5%	2,201	36	\$340,333	\$155.55
Rolling Hills	2	0.3%	1,706	22	\$274,000	\$160.56
Rolling Meadows	4	0.7%	1,573	27	\$226,650	\$145.70
Rollston Bldg Hpr	2	0.3%	835	29	\$305,000	\$365.31
Rose Hill	2	0.3%	1,813	195	\$387,000	\$213.42
Royal Oaks Estates	1	0.2%	2,161	37	\$312,500	\$144.61
Rudolph	1	0.2%	1,468	76	\$195,000	\$132.83
Rupple Meadows	1	0.2%	1,850	61	\$260,000	\$140.54
Rupple Row	8	1.3%	1,959	47	\$267,006	\$136.25
Sage Meadows	4	0.7%	1,965	48	\$263,500	\$134.75
Sagely Place	8	1.3%	1,847	307	\$314,063	\$170.03
Salem Heights	4	0.7%	1,866	35	\$268,700	\$143.75
Salem Meadows	5	0.8%	1,582	42	\$231,160	\$146.27
Salem Village Pud	4	0.7%	1,759	116	\$231,875	\$131.58
Savanna Estates	3	0.5%	3,664	72	\$572,333	\$155.11
Seamster Place	1	0.2%	960	36	\$152,500	\$158.85
Sequoyah Meadows	2	0.3%	1,460	36	\$203,300	\$139.29
Sequoyah Preserve	3	0.5%	3,070	58	\$745,833	\$246.26
Sequoyah Woods	1	0.2%	1,401	122	\$130,000	\$92.79
Shadow Hills	3	0.5%	1,571	34	\$264,667	\$168.51
Silvertree Twnhms	2	0.3%	1,466	127	\$207,500	\$141.54
Skate Place Hpr	1	0.2%	1,539	20	\$163,000	\$105.91
Skyler Place	1	0.2%	1,566	54	\$202,000	\$128.99
Sligo Street Hpr	1	0.2%	1,040	35	\$150,000	\$144.23
Smiths	1	0.2%	3,530	71	\$1,425,000	\$403.68
South Gregg Ave Hpr	2	0.3%	591	86	\$138,750	\$235.78
South Hampton	1	0.2%	2,650	26	\$500,000	\$188.68
Spring Hollow Estates	1	0.2%	2,598	52	\$401,500	\$154.54
St James Park	1	0.2%	2,084	57	\$340,000	\$163.15
Stapletons	1	0.2%	1,650	106	\$254,000	\$153.94
Starr Lake	1	0.2%	3,075	73	\$489,000	\$159.02
Stone Mountain	7	1.2%	3,855	56	\$605,529	\$157.44
Stone Street Hpr	1	0.2%	1,160	41	\$165,000	\$142.24
Stonebridge Meadows	11	1.8%	2,365	38	\$353,300	\$149.79
Stonewood	2	0.3%	3,465	149	\$428,000	\$123.00
Summerhill West	1	0.2%	1,801	55	\$276,000	\$153.25
Summersby	1	0.2%	6,785	640	\$840,000	\$123.80

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Summit Place	3	0.5%	2,028	165	\$416,533	\$206.45
Sun Valley	2	0.3%	1,960	18	\$320,600	\$162.99
Sunbridge Villas	5	0.8%	1,496	45	\$207,384	\$139.76
Sunset	1	0.2%	2,000	27	\$550,000	\$275.00
Sunset Hills	2	0.3%	2,462	74	\$348,100	\$140.30
Sweetbriar	1	0.2%	2,162	48	\$325,000	\$150.32
Sycamore Hpr	1	0.2%	1,284	34	\$296,500	\$230.92
Taylor Estates	1	0.2%	1,992	35	\$305,000	\$153.11
Timber Ridge	8	1.3%	1,938	166	\$302,329	\$157.03
Timber Trails	1	0.2%	1,662	78	\$234,839	\$141.30
Township Heights	2	0.3%	2,779	68	\$453,950	\$164.04
Treetops	4	0.7%	2,116	195	\$382,000	\$180.56
Twnhms Forest Hills	1	0.2%	1,892	46	\$295,000	\$155.92
Uark Bowl Hpr	3	0.5%	1,303	190	\$304,163	\$233.51
Valley View	1	0.2%	1,083	28	\$331,000	\$305.63
Village On Shiloh Hpr	1	0.2%	1,104	31	\$161,500	\$146.29
Villages Sloanbrooke	9	1.5%	1,611	71	\$261,788	\$163.97
Villas Forest Hills	13	2.2%	1,945	270	\$308,591	\$158.75
Walker Estates	1	0.2%	3,665	57	\$479,000	\$130.70
Walnut Crossing	8	1.3%	1,400	45	\$191,656	\$139.41
Walnut Heights	1	0.2%	1,516	24	\$210,000	\$138.52
Walnut Park	1	0.2%	1,327	14	\$201,100	\$151.54
Walnut View Estates	1	0.2%	1,387	34	\$188,500	\$135.90
Waterman Woods	3	0.5%	3,115	230	\$493,000	\$161.34
Watson	1	0.2%	1,274	49	\$153,500	\$120.49
Watson Place	1	0.2%	1,491	20	\$315,000	\$211.27
West View	1	0.2%	2,240	28	\$350,000	\$156.25
Westwoods	3	0.5%	1,717	43	\$264,067	\$153.99
Wildflower Meadows	1	0.2%	3,423	85	\$458,000	\$133.80
Willow Bend	2	0.3%	1,280	218	\$266,750	\$208.73
Willow Springs	8	1.3%	1,536	47	\$193,725	\$126.40
Wilsonadams	1	0.2%	2,734	40	\$699,500	\$255.85
Wilsondunn	7	1.2%	1,052	91	\$192,071	\$179.96
Winbaugh Heights	1	0.2%	2,091	29	\$375,000	\$179.34
Woodbury	1	0.2%	2,100	41	\$356,000	\$169.52
Woodfield	4	0.7%	1,069	42	\$195,250	\$183.56

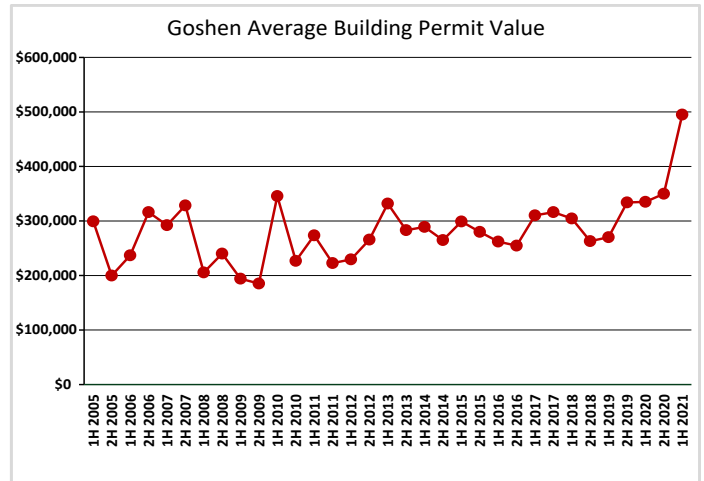
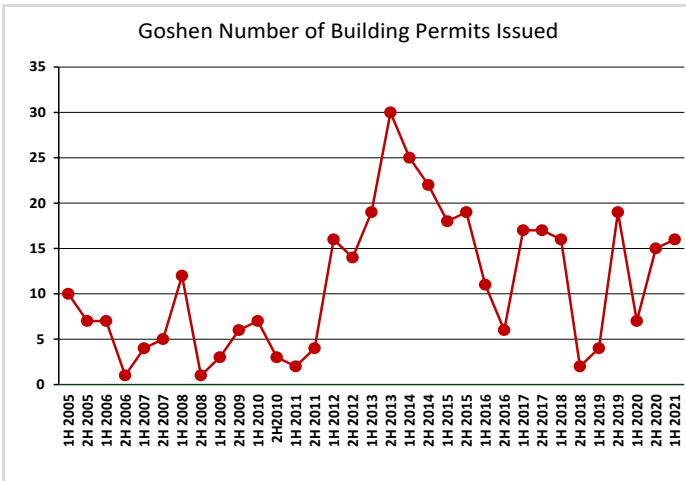
Fayetteville

Characteristics of Houses Sold

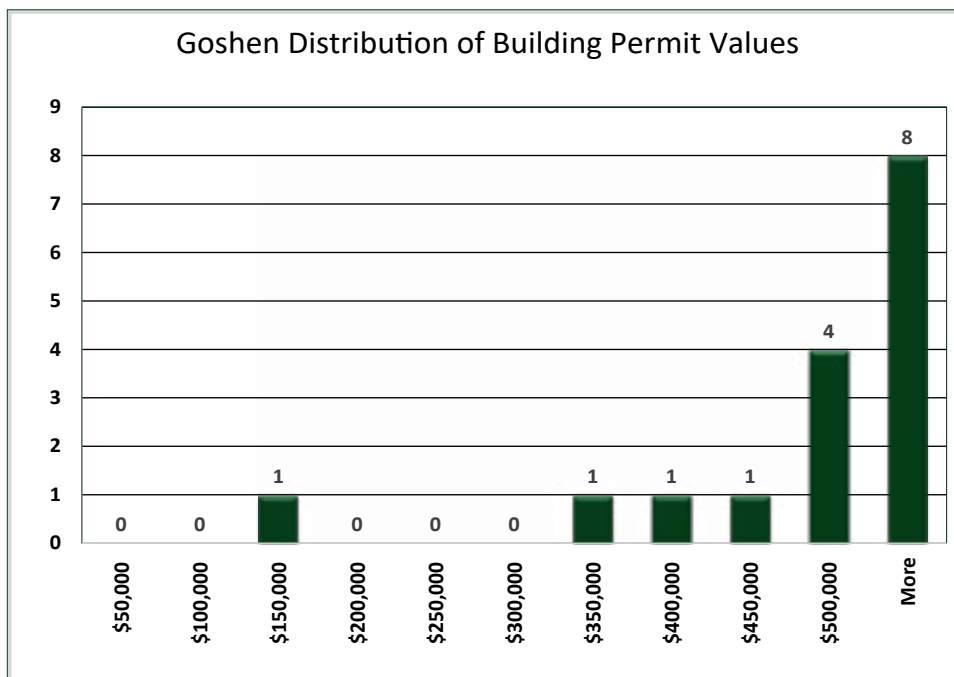
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Woodridge	2	0.3%	1,866	48	\$260,000	\$139.96
Other	26	4.3%	1,898	89	\$293,919	\$158.24
Fayetteville Houses Sold	600	100.0%	1,968	81	\$313,477	\$161.56



Goshen Building Permits



Goshen	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	7	15	16	128.6%	6.7%
Average Value of Residential Building Permits	\$335,000	\$349,793	\$494,960	47.7%	41.5%



Goshen

Active Subdivisions

There were 205 total lots in 8 active subdivisions in Goshen in the first half of 2021. 62.0 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 8.3 were under construction, 1.0 percent were starts, and 27.8 percent were empty lots.

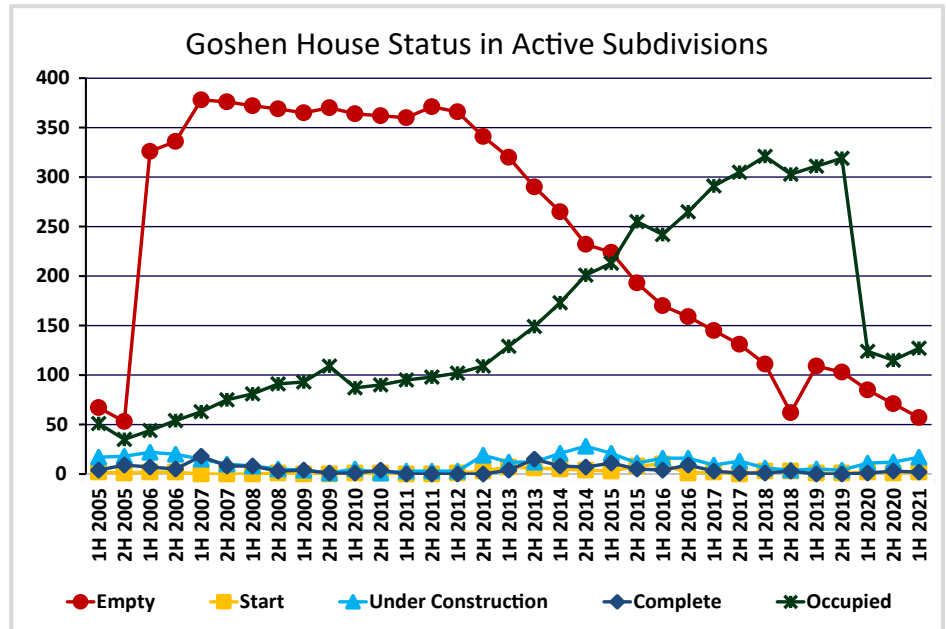
The subdivisions with the most houses under construction in Goshen during the first half of 2021 were Riverside Estates, Phase I with 12, and The Knolls with 3.

Riverside Estates, Phase I had the most houses becoming occupied in Goshen with 6. An additional 3 houses in The Knolls became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 2 of the 8 active subdivisions in Goshen.

12 new houses in Goshen became occupied in the first half of 2021. The annual absorption rate implies that there are 39.0 months of remaining inventory in active subdivisions, down from 43.5 percent in the second half of 2020.

In 3 out of the 8 active subdivisions in Goshen, no absorption has occurred



in the first half of 2021.

The percentage of houses occupied by owners decreased in Goshen from 78.3 percent in 2012 to 77.9 percent in the first half of 2021.

Additionally, 16 new lots in 1 subdivision received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brookstone Woods	2H 2017		16	16
New and Preliminary			16	16

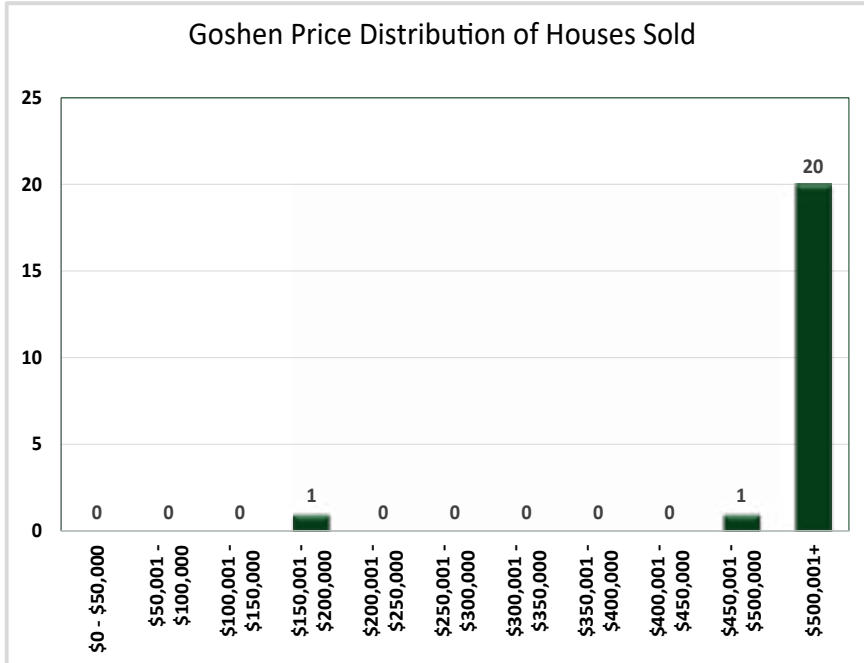
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Autumn View ¹	5	0	1	0	2	8	0	--
Bridlewood, Phase I	3	0	0	0	35	38	1	18.0
Bridlewood, Phase II ^{1,2}	3	0	0	0	7	10	0	--
Knolls, The	14	1	3	0	52	70	3	24.0
Oxford Bend Estates ^{1,2}	3	0	0	0	10	13	0	--
Riverside Estates, Phase I	22	1	12	2	14	51	6	40.4
Riverside Estates, Phase II	4	0	1	0	0	5	0	--
Wildwood	3	0	0	0	7	10	2	18.0
Goshen Active Lots	57	2	17	2	127	205	12	39.0

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

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

Goshen

Price Distribution of Houses Sold



22 houses were sold in Goshen in the first half of 2021.

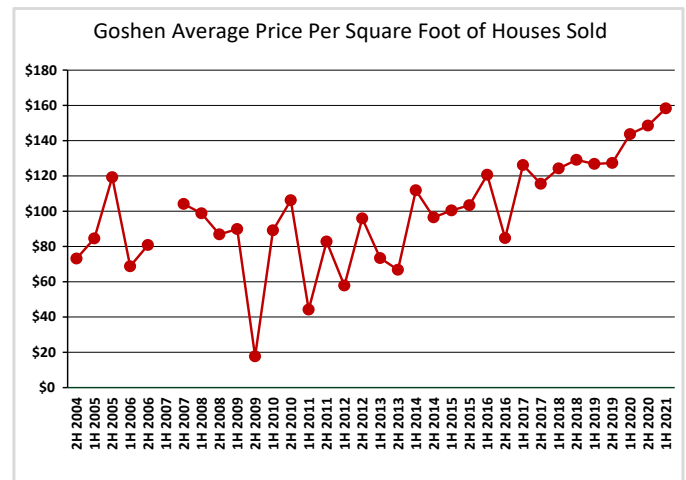
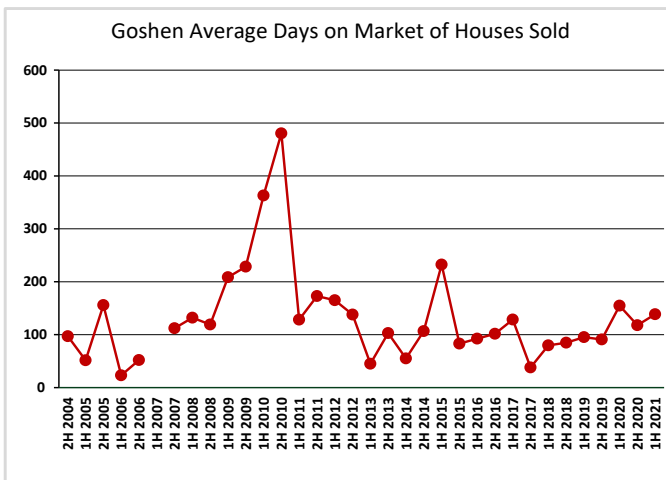
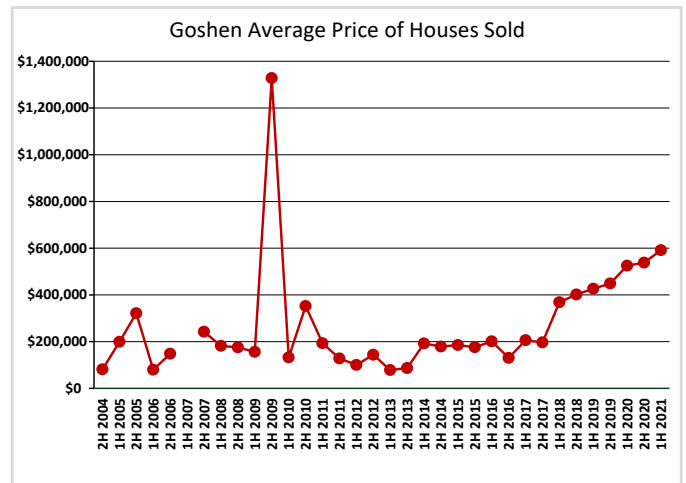
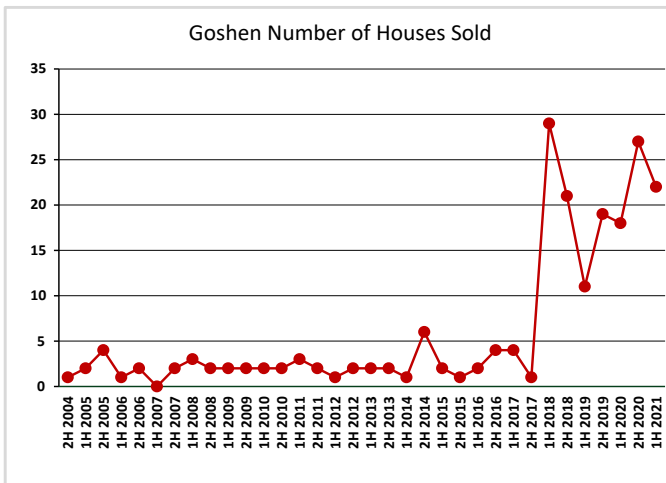
The average price of a house was \$591,518 at \$158.31 per square foot.

The median cost of a house was \$569,250.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	4.5%	1,183	42	100.1%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	4.5%	3,233	116	98.7%
\$500,001+	20	90.9%	3,917	145	99.3%
Goshen Houses Sold	22	100.0%	3,762	139	99.3%

Goshen

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	18	27	22	22.2%	-18.5%
Average Price of Houses Sold	\$525,047	\$538,129	\$591,518	12.7%	9.9%
Average Days on Market	155	118	139	-10.5%	17.6%
Average Price per Square Foot	\$143.66	\$148.54	\$158.31	10.2%	6.6%
Percentage of County Sales	1.0%	2.5%	2.5%	156.3%	-0.9%
Number of New Houses Sold	4	5	6	50.0%	20.0%
Average Price of New Houses Sold	\$526,462	\$457,617	\$568,917	8.1%	24.3%
Average Days on Market of New Houses Sold	187	208	167	-10.9%	-19.9%
Number of Houses Listed	12	5	6	-50.0%	20.0%
Average List Price of Houses Listed	\$552,067	\$594,300	\$952,592	72.6%	60.3%

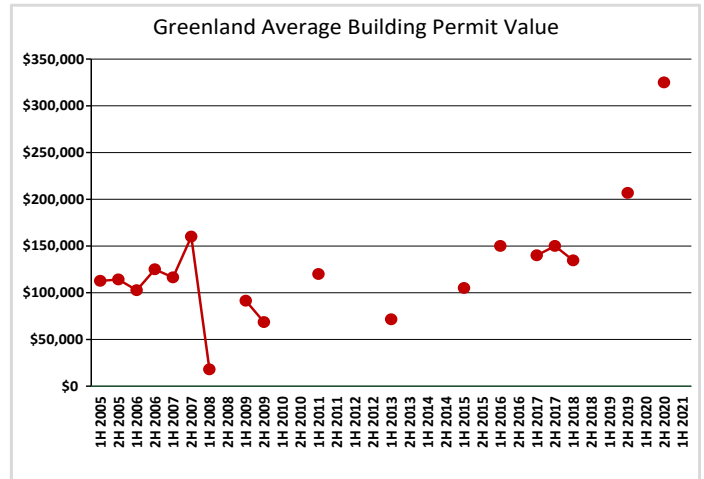
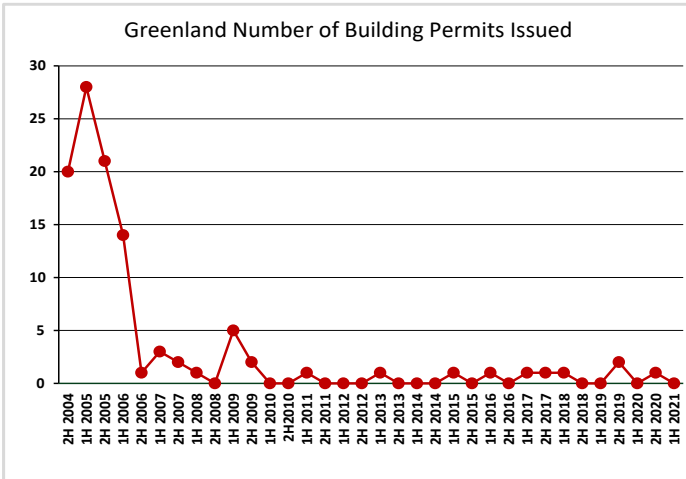
Goshen

Characteristics of Houses Sold

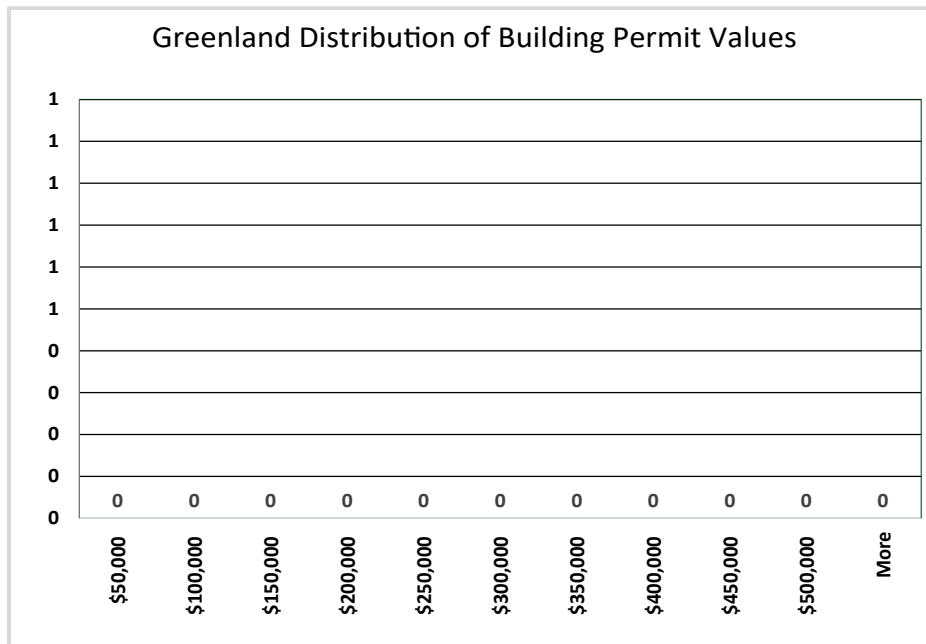
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bordeaux Village	1	4.5%	5,324	662	\$595,000	\$111.76
Knolls	5	22.7%	3,726	117	\$547,780	\$147.79
Leisure Heights	1	4.5%	1,183	42	\$160,000	\$135.25
Polo Country Estates	1	4.5%	5,221	41	\$875,000	\$167.59
Riverside Estates	5	22.7%	3,382	174	\$561,300	\$166.14
Stonemeadow	1	4.5%	5,081	216	\$625,000	\$123.01
Waterford Estates	5	22.7%	3,356	43	\$537,200	\$160.61
White Bluff	1	4.5%	5,773	214	\$775,000	\$134.25
Wildwood	1	4.5%	3,636	132	\$607,000	\$166.94
Other	1	4.5%	4,221	75	\$1,145,000	\$271.26
Goshen Houses Sold	22	100.0%	3,762	139	\$591,518	\$158.31



Greenland Building Permits



Greenland	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	0	1	0	--	-100.0%
Average Value of Residential Building Permits	\$0	\$325,000	--	--	--



Greenland

Active Subdivisions

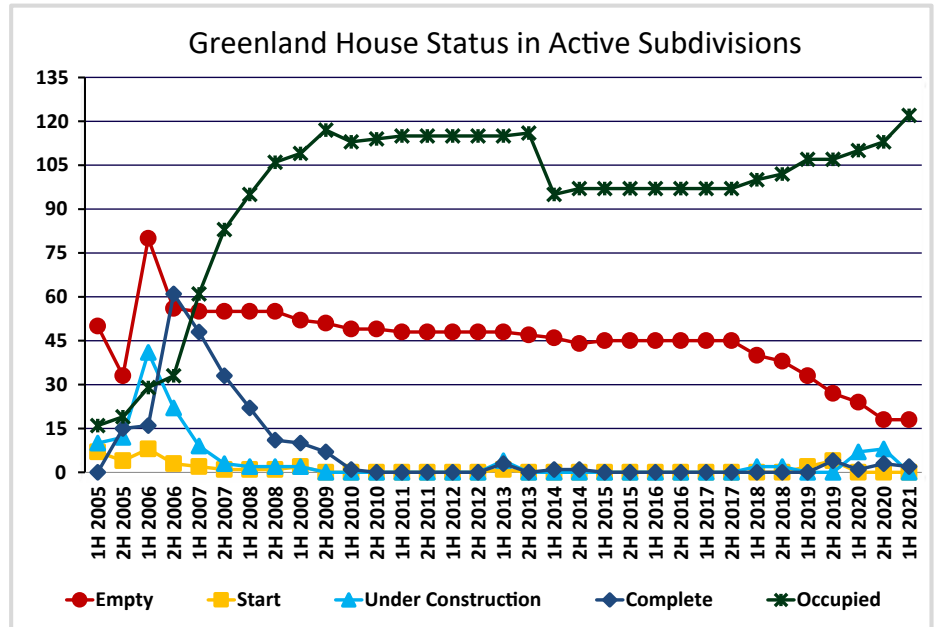
There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2021. 85.9 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 12.7 percent were empty lots.

Homestead had the most houses becoming occupied in Greenland with 7 houses in the first half of 2021.

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

9 new houses in Greenland became occupied in the first half of 2021. The annual absorption rate implies that there are 72.0 months of remaining inventory in active subdivisions, down from 284.0 percent in the second half of 2020.

In both active subdivisions in Greenland, absorption has occurred in the first half of 2021.



The percentage of houses occupied by owners increased in Greenland from 68.5 percent in 2012 to 73.8 percent in the first half of 2021.

No new lots or subdivisions received either preliminary or final approval by June 30, 2021.

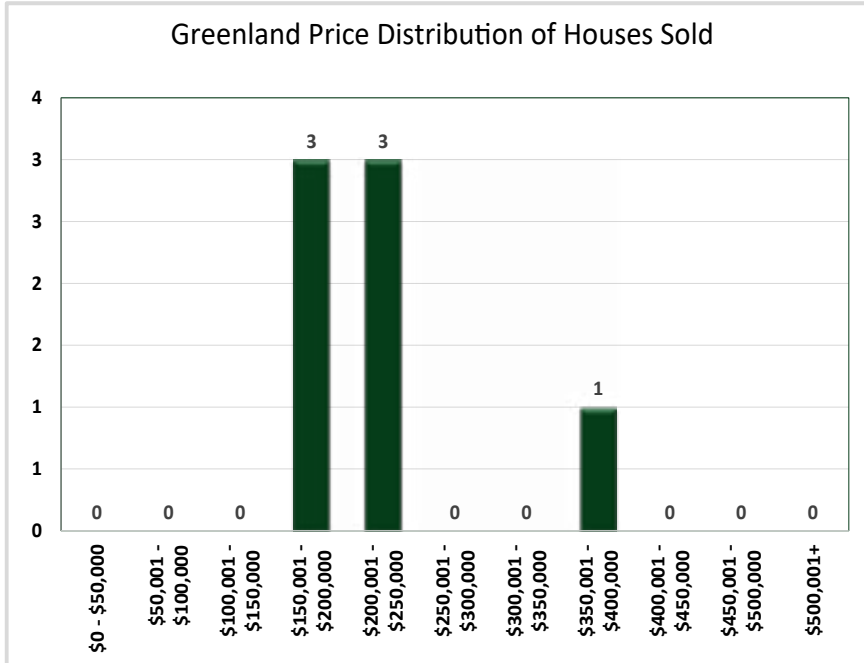
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Homestead	8	0	0	2	70	80	7	12.0
Lee Valley, Phase IV	10	0	0	0	52	62	2	60.0
Greenland Active Lots	18	0	0	2	122	142	9	72

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

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

Greenland

Price Distribution of Houses Sold



7 houses were sold in Greenland in the first half of 2021.

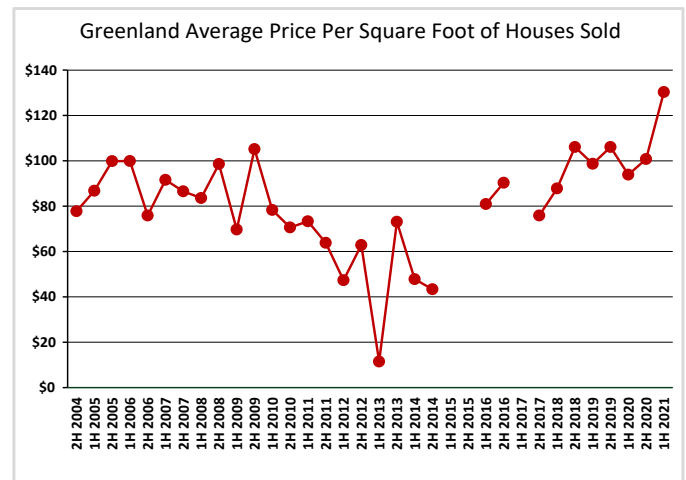
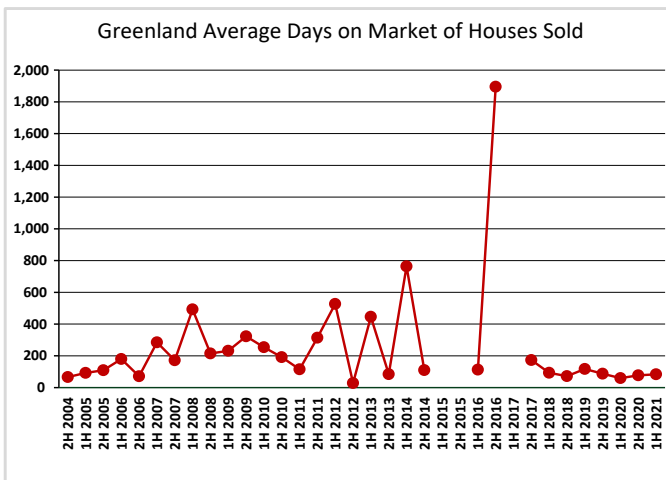
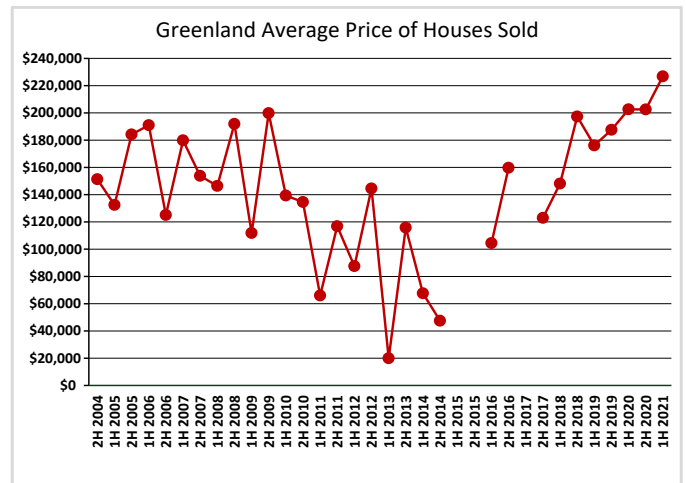
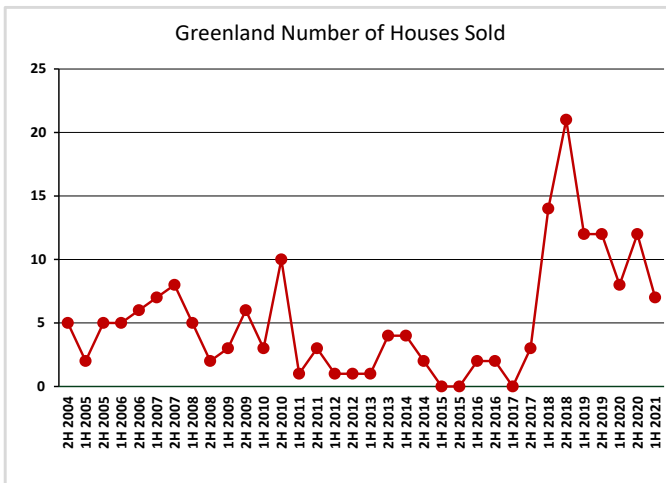
The average price of a house was \$226,786 at \$130.32 per square foot.

The median cost of a house was \$212,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	42.9%	1,463	38	101.2%
\$200,001 - \$250,000	3	42.9%	1,635	66	102.8%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	14.3%	3,052	273	92.3%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Greenland Houses Sold	7	100.0%	1,764	84	100.6%

Greenland

Characteristics of Houses Sold



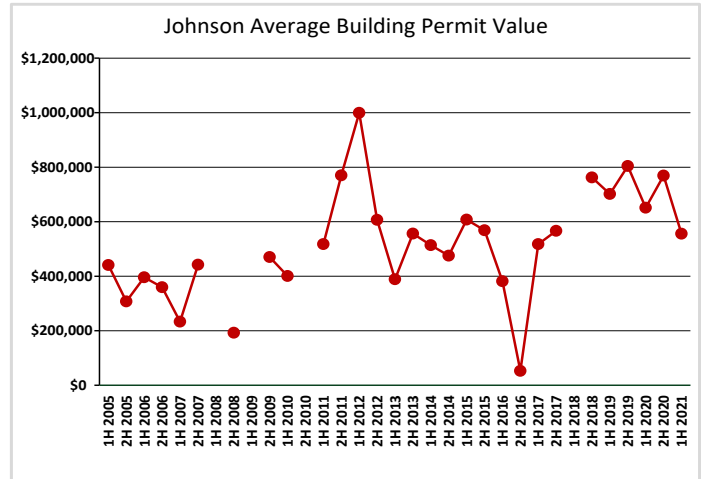
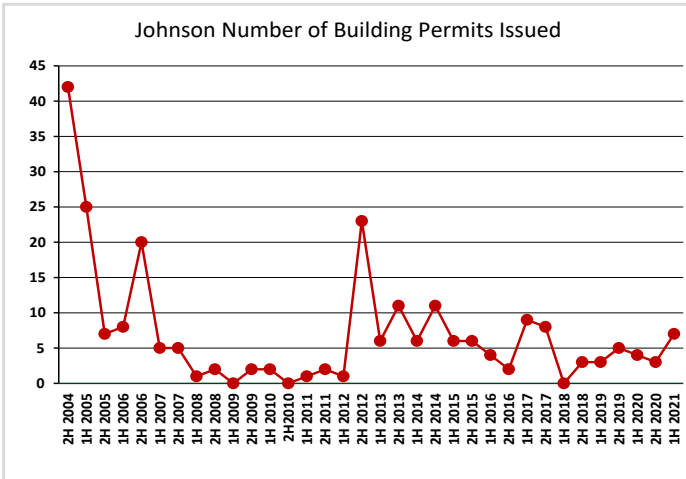
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	8	12	7	-12.5%	-41.7%
Average Price of Houses Sold	\$202,625	\$202,533	\$226,786	11.9%	12.0%
Average Days on Market	60	77	84	40.5%	9.0%
Average Price per Square Foot	\$93.86	\$100.76	\$130.32	38.9%	29.3%
Percentage of County Sales	0.4%	0.4%	0.3%	-29.6%	-27.7%
Number of New Houses Sold	--	--	--	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	4	3	2	-50.0%	-33.3%
Average List Price of Houses Listed	\$193,475	\$369,767	\$394,123	103.7%	6.6%

Greenland

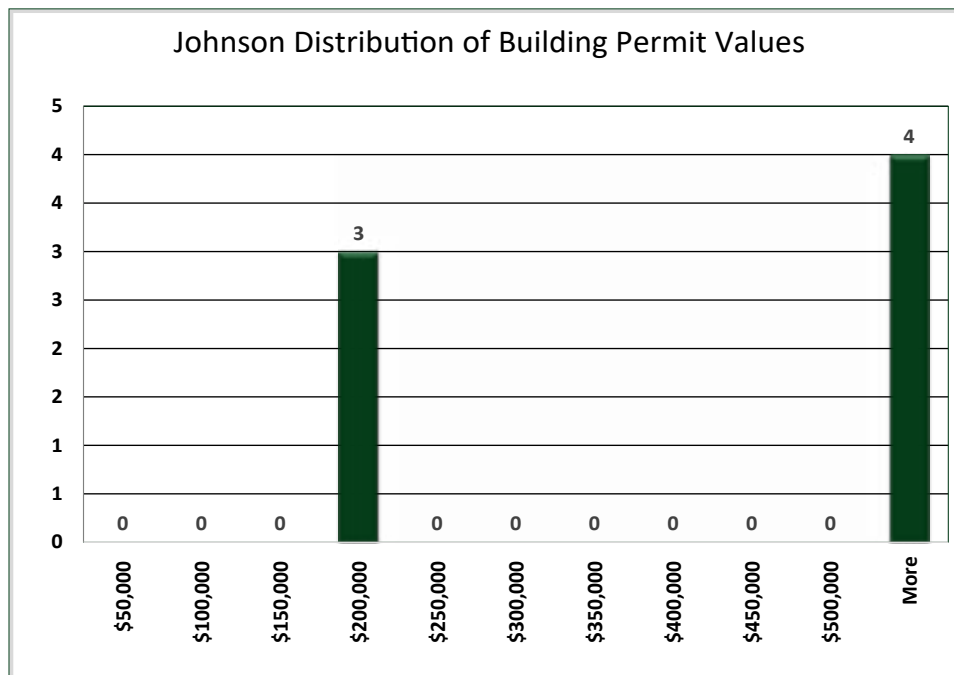
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lee Valley	1	14.3%	1,650	73	\$212,000	\$128.48
Twin Creeks	1	14.3%	1,728	107	\$223,000	\$129.05
Yoes Place	2	28.6%	1,484	17	\$211,250	\$142.13
Other	3	42.9%	2,001	124	\$243,333	\$123.49
Other	5	41.7%	2,112	65	\$205,580	\$102.40
Greenland Houses Sold	7	100.0%	1,764	84	\$226,786	\$130.32

Johnson Building Permits



Johnson	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	4	3	7	75.0%	133.3%
Average Value of Residential Building Permits	\$651,267	\$769,047	\$555,739	-14.7%	-27.7%



Johnson Active Subdivisions

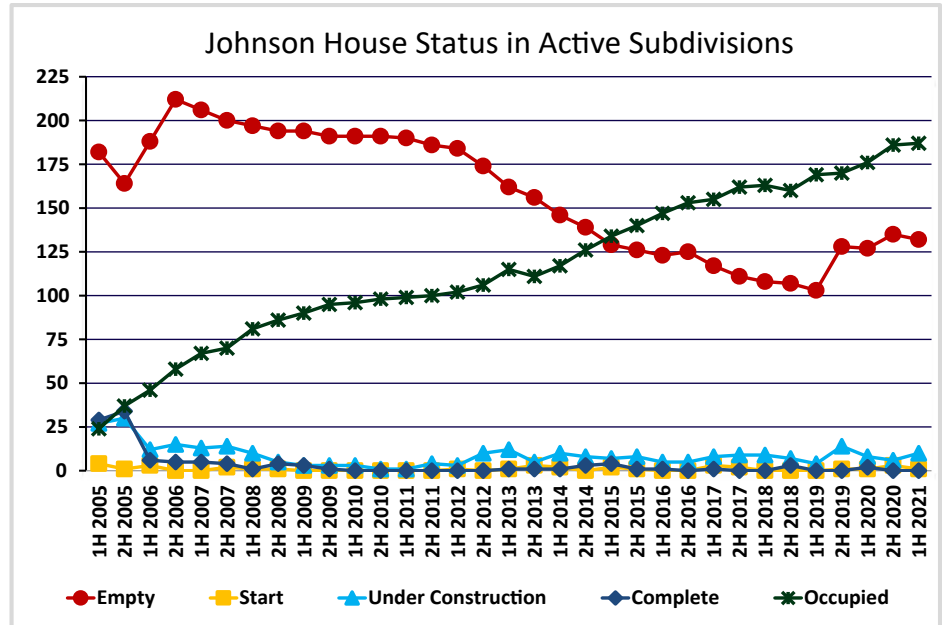
There were 330 total lots in 9 active subdivisions in Johnson in the first half of 2021. 56.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.0 percent were under construction, 0.3 percent were starts, and 40.0 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the first half of 2021 were Clear Creek, Phase III with 3, Clear Creek, Phase I with 2, and Clear Creek, Phase I with 2.

Clear Creek, Phase I had the most houses becoming occupied in Johnson with 1.

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

1 new house in Johnson became occupied in the first half of 2021. The annual absorption rate implies that there are 156.0



months of remaining inventory in active subdivisions, up from 86.4 percent in the second half of 2020.

In 3 out of the 9 active subdivisions in Johnson, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 53.4 percent in the first half of 2021.

No new lots or subdivisions received either preliminary or final approval by June 30, 2021.

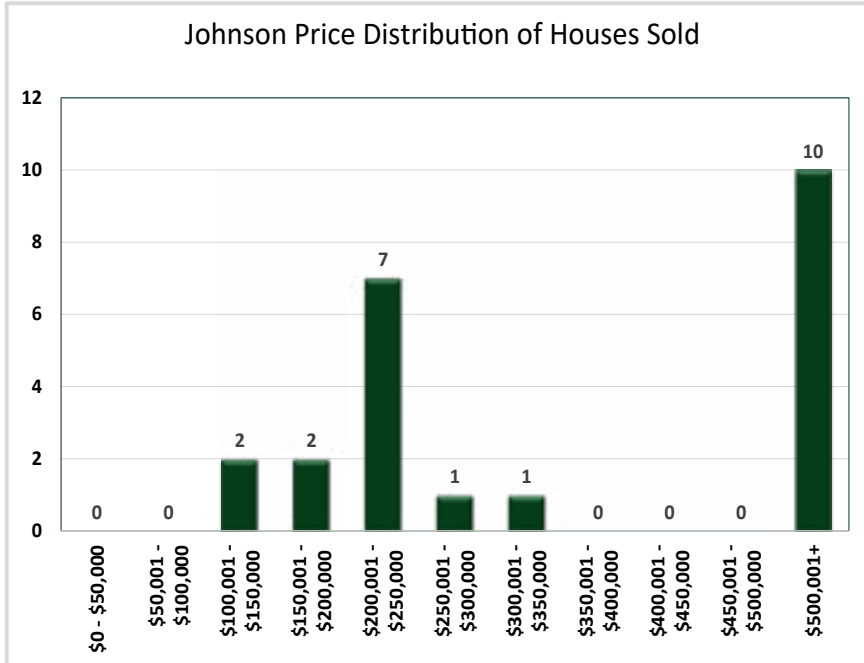
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	16	0	0	0	23	39	0	192.0
Clear Creek, Phase I	18	0	2	0	27	47	1	48.0
Clear Creek, Phase II	6	0	0	0	39	45	0	--
Clear Creek, Phase III	7	0	3	0	30	40	0	120.0
Clear Creek, Phase V	25	0	2	0	8	35	0	324.0
Clear Creek, Phase VII	0	0	1	0	3	4	0	--
Heritage Hills	9	1	1	0	54	65	0	--
Johnson Square Phase 1A	21	0	0	0	2	23	0	126.0
Johnson Square Phase 1B	30	0	1	0	1	32	0	372.0
Johnson Active Lots	132	1	10	0	187	330	1	156.0

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

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

Johnson

Price Distribution of Houses Sold



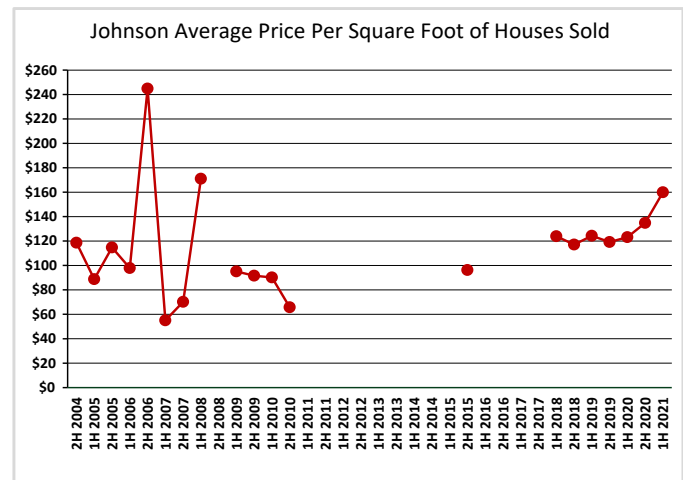
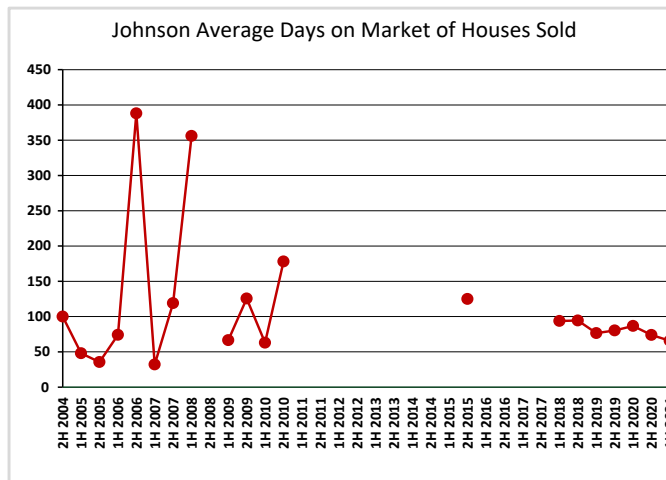
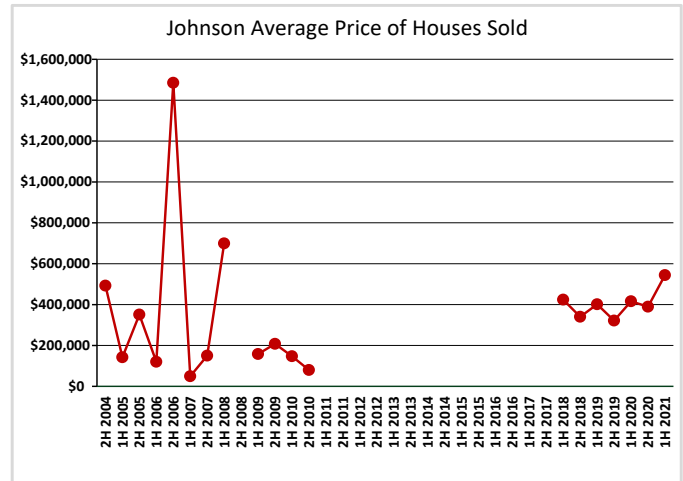
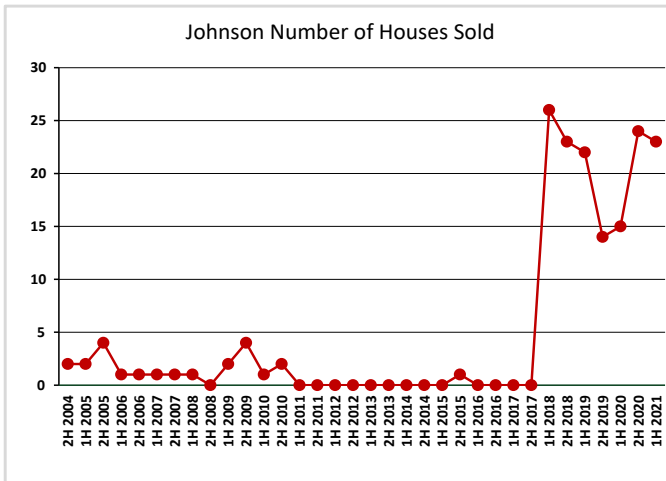
23 houses were sold in Johnson in the first half of 2021.

The average price of a house was \$544,268 at \$159.99 per square foot.

The median cost of a house was \$300,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	8.7%	1,156	66	93.1%
\$150,001 - \$200,000	2	8.7%	1,311	57	101.2%
\$200,001 - \$250,000	7	30.4%	1,701	40	104.5%
\$250,001 - \$300,000	1	4.3%	2,403	46	101.7%
\$300,001 - \$350,000	1	4.3%	2,582	38	100.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	10	43.5%	4,868	90	96.6%
Johnson Houses Sold	23	100.0%	3,066	66	99.5%

Johnson Characteristics of Houses Sold



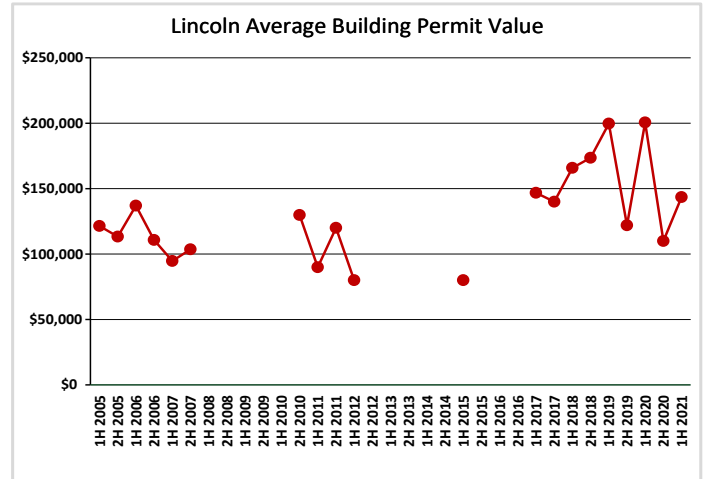
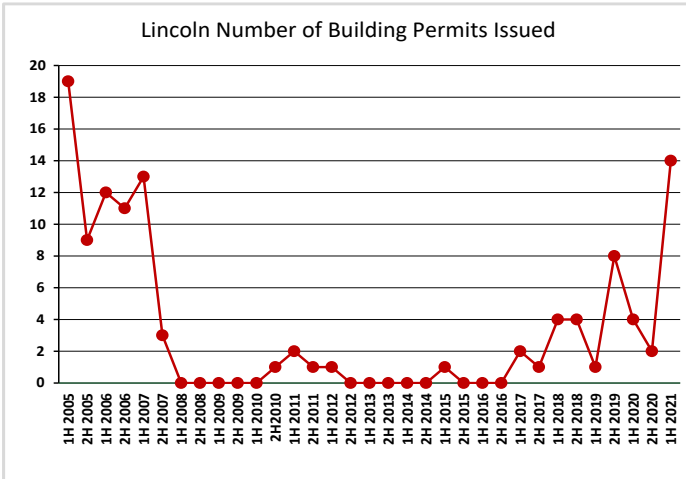
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	15	24	23	53.3%	-4.2%
Average Price of Houses Sold	\$416,398	\$389,525	\$544,268	30.7%	39.7%
Average Days on Market	87	74	66	-24.2%	-11.1%
Average Price per Square Foot	\$123.19	\$134.78	\$159.99	29.9%	18.7%
Percentage of County Sales	0.8%	1.6%	2.4%	195.9%	48.2%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$1,150,000	--	--	--
Average Days on Market of New Houses Sold	87	74	66	--	--
Number of Houses Listed	9	5	9	0.0%	80.0%
Average List Price of Houses Listed	\$1,008,722	\$785,680	\$567,278	-43.8%	-27.8%

Johnson

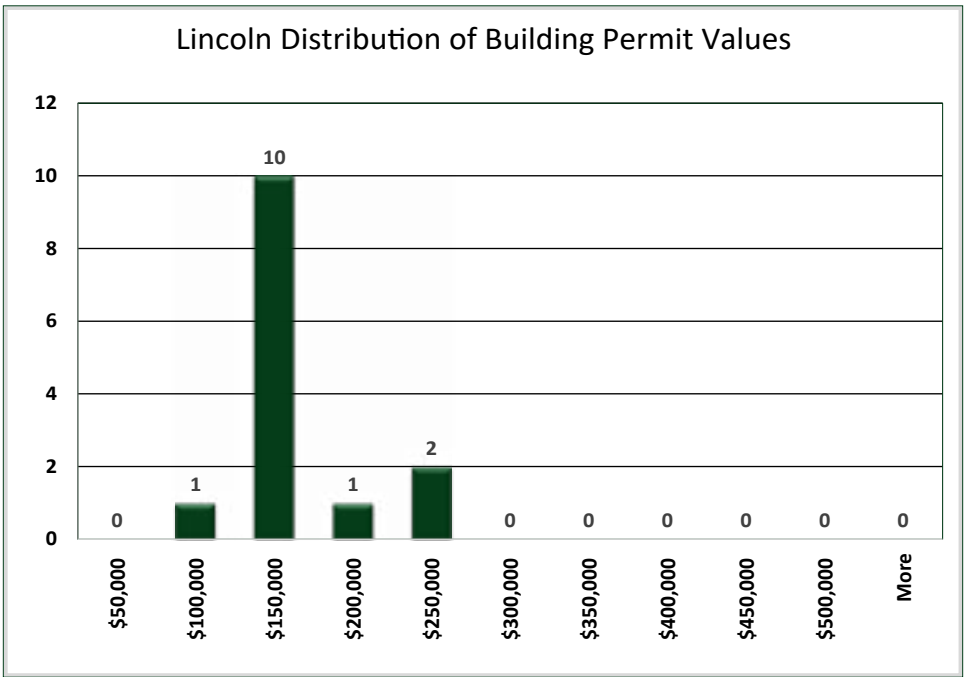
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood	3	13.0%	1,632	46	\$229,583	\$140.68
Carley Meadows	1	4.3%	1,316	38	\$198,000	\$150.46
Clear Creek	9	39.1%	4,968	100	\$1,003,044	\$201.91
Divens	1	4.3%	1,400	32	\$201,750	\$144.11
Ferguson's Glen	1	4.3%	1,742	62	\$235,000	\$134.90
Heritage Hills	1	4.3%	3,970	1	\$650,000	\$163.73
Karrington Ridge Hpr	1	4.3%	1,194	13	\$134,274	\$112.46
Shady Oaks	2	8.7%	2,493	42	\$314,500	\$126.13
Viewpoint	2	8.7%	1,687	45	\$198,500	\$118.13
Other	2	8.7%	1,461	77	\$178,500	\$123.15
Viewpoint	1	4.2%	1,400	36	\$183,000	\$130.71
Other	1	4.2%	1,396	402	\$75,000	\$53.72
Johnson Houses Sold	23	100.0%	3,066	66	\$544,268	\$159.99

Lincoln Building Permits



Lincoln	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	4	2	14	250.0%	600.0%
Average Value of Residential Building Permits	\$200,566	\$110,000	\$143,526	-28.4%	30.5%



Lincoln

Active Subdivisions

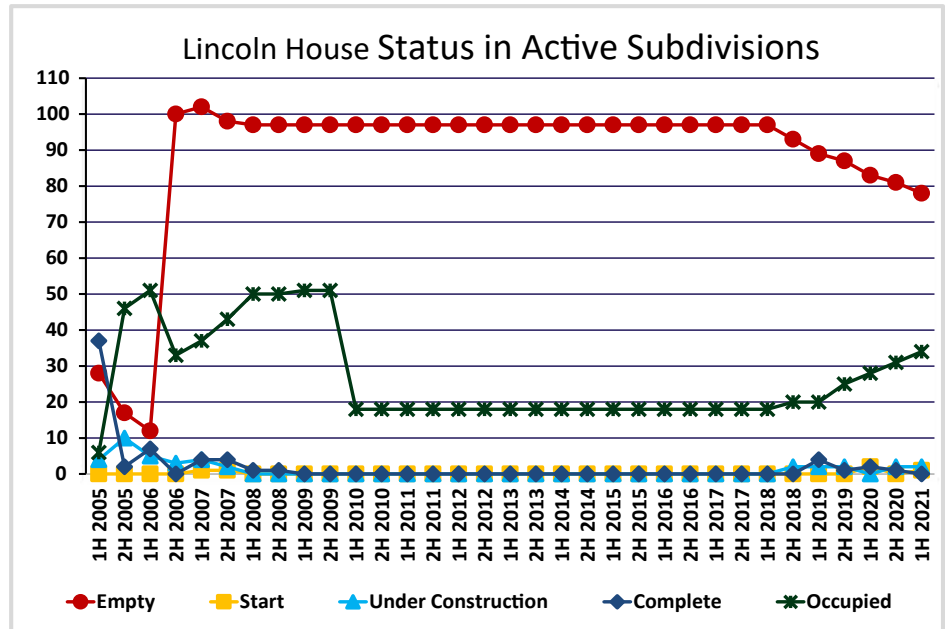
There were 115 total lots in 2 active subdivisions in Lincoln in the first half of 2021. 29.6 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 0.9 percent were starts, and 67.8 percent were empty lots.

The subdivisions with the most houses under construction in Lincoln during the first half of 2021 was Country Meadows with 2.

2 houses in Carter/Johnson became occupied in the first half of 2021.

3 new houses in Lincoln became occupied in the first half of 2021. The annual absorption rate implies that there are 162.0 months of remaining inventory in active subdivisions, down from 168.0 percent in the second half of 2020.

In the 2 active subdivisions in Lincoln absorption occurred in the first half of 2021.



The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 56.4 percent in the first half of 2021.

No new lots or subdivisions received either preliminary or final approval by June 30, 2021.

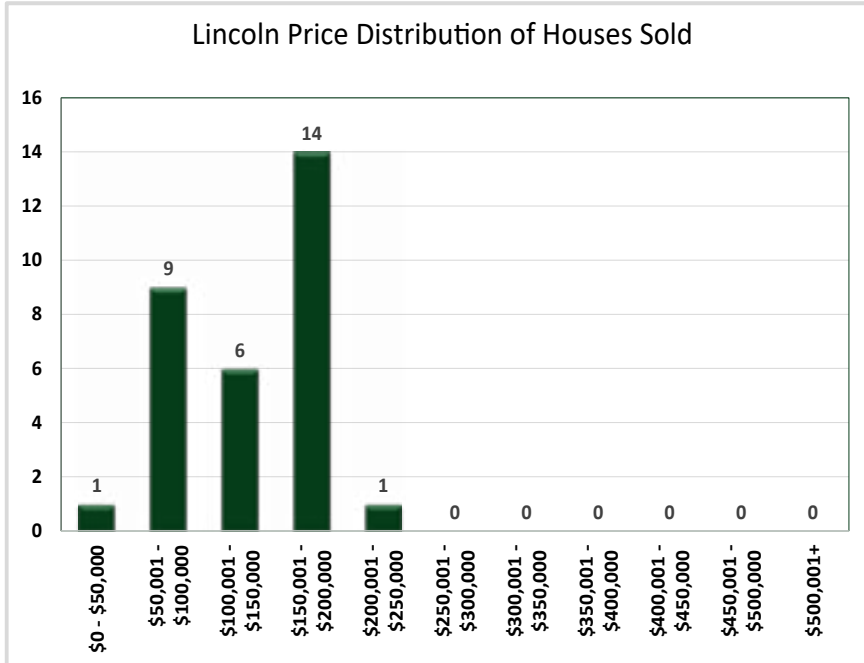
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Carter/Johnson	0	0	0	0	12	12	1	0.0
Country Meadows	78	1	2	0	22	103	2	486.0
Lincoln Active Lots	78	1	2	0	34	115	3	162.0

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

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

Lincoln

Price Distribution of Houses Sold



31 houses were sold in Lincoln in the first half of 2021.

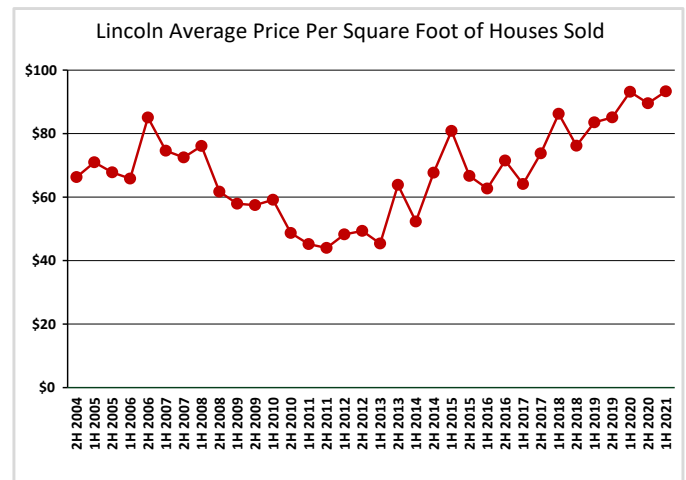
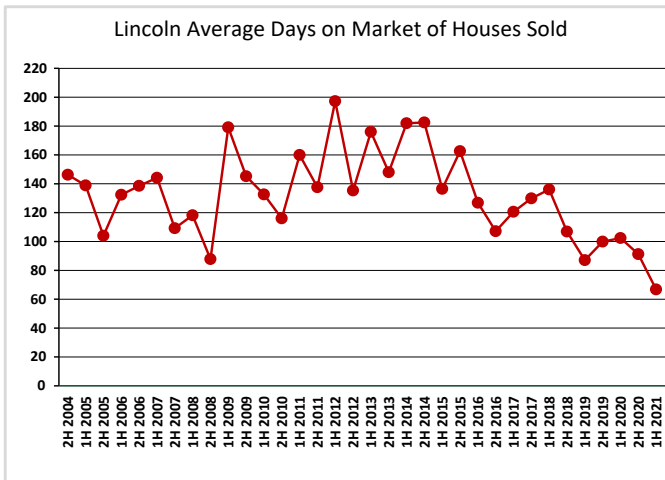
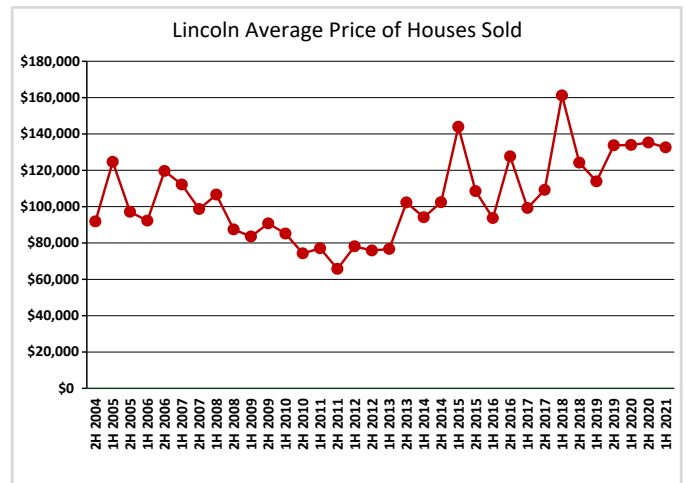
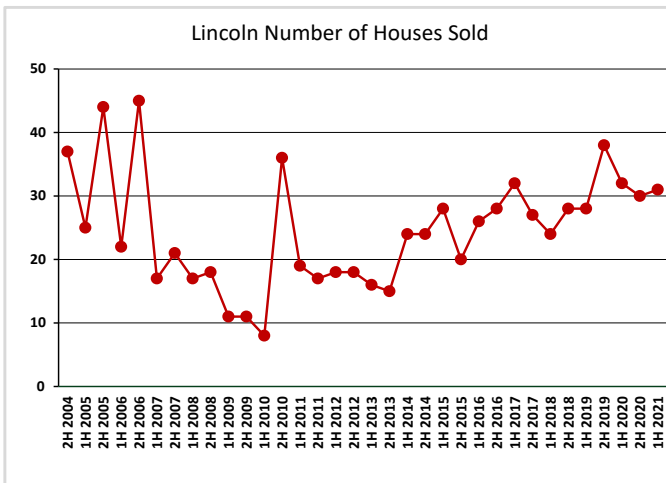
The average price of a house was \$132,619 at \$93.32 per square foot.

The median cost of a house was \$142,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	3.2%	1,176	16	89.4%
\$50,001 - \$100,000	9	29.0%	1,287	81	95.7%
\$100,001 - \$150,000	6	19.4%	1,486	79	93.5%
\$150,001 - \$200,000	14	45.2%	1,563	57	100.8%
\$200,001 - \$250,000	1	3.2%	1,936	56	102.5%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Lincoln Houses Sold	31	100.0%	1,468	67	97.6%

Lincoln

Characteristics of Houses Sold



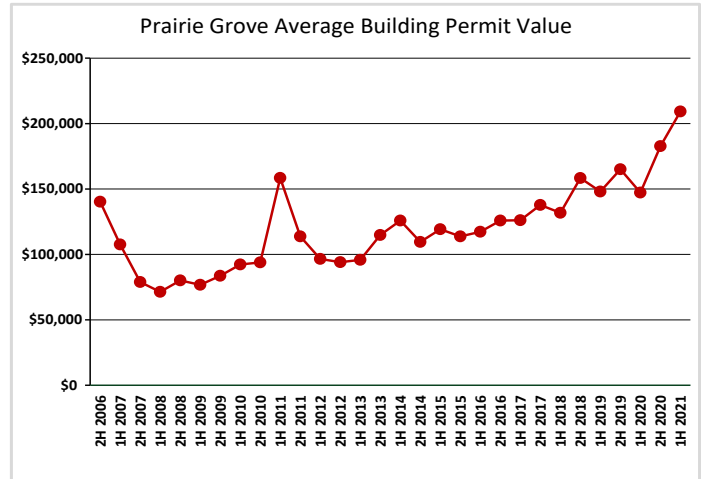
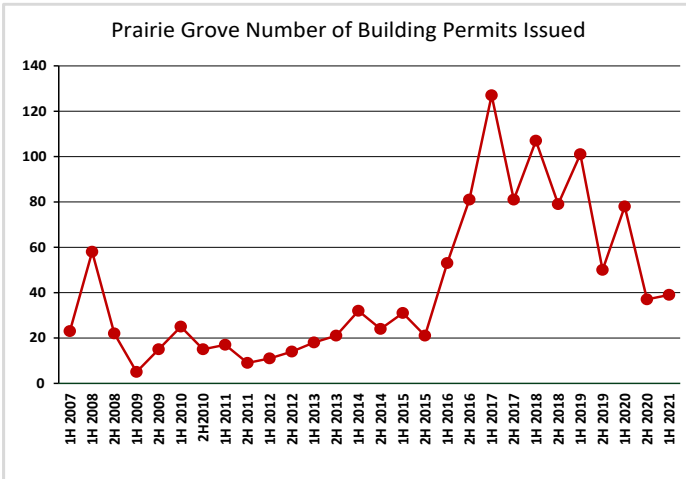
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	32	30	31	-3.1%	3.3%
Average Price of Houses Sold	\$133,966	\$135,253	\$132,619	-1.0%	-1.9%
Average Days on Market	102	91	67	-34.8%	-26.9%
Average Price per Square Foot	\$93.16	\$89.55	\$93.32	0.2%	4.2%
Percentage of County Sales	1.8%	0.7%	0.8%	-54.4%	12.1%
Number of New Houses Sold	5	3	3	-40.0%	0.0%
Average Price of New Houses Sold	\$147,080	\$161,967	\$163,558	11.2%	1.0%
Average Days on Market of New Houses Sold	135	90	93	-31.0%	3.7%
Number of Houses Listed	7	6	7	0.0%	16.7%
Average List Price of Houses Listed	\$132,486	\$130,883	\$176,771	33.4%	35.1%

Lincoln

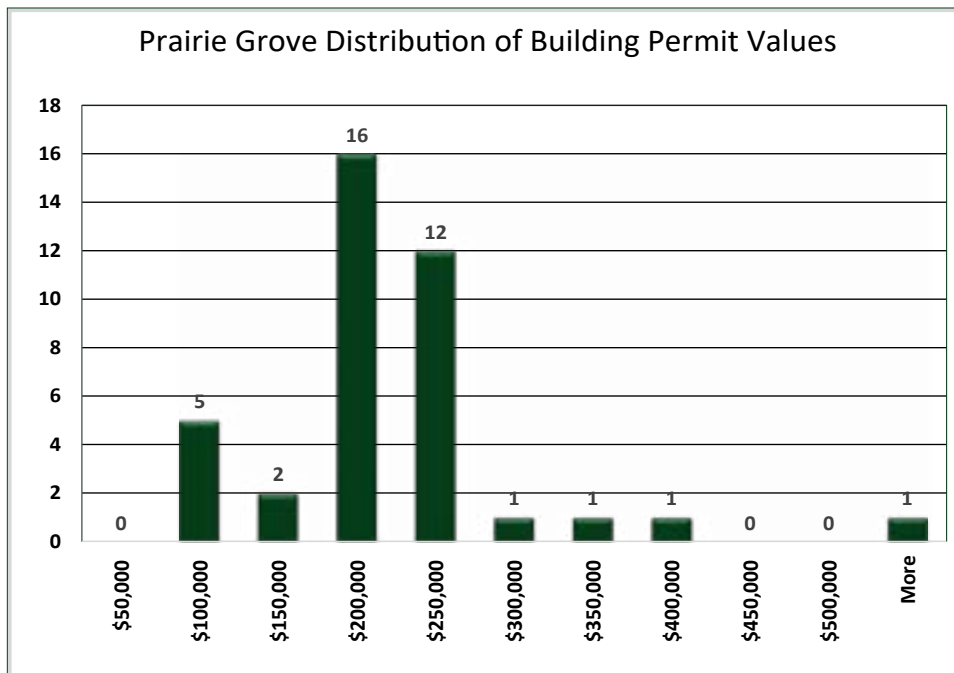
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	1	3.2%	1,325	28	\$155,000	\$116.98
Braly	2	6.5%	1,513	67	\$131,000	\$85.37
Country Meadows	2	6.5%	1,325	105	\$162,450	\$122.60
Jackson Heights	3	9.7%	1,569	26	\$169,167	\$111.82
Lincoln Original	4	12.9%	920	78	\$76,750	\$90.03
Reed	2	6.5%	2,024	43	\$137,000	\$65.30
Other	17	54.8%	1,533	72	\$134,163	\$90.22
Other	12	40.0%	1,702	90	\$132,675	\$76.55
Lincoln Houses Sold	31	100.0%	1,468	67	\$132,619	\$93.32

Prairie Grove Building Permits



Prairie Grove	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	78	37	39	-50.0%	5.4%
Average Value of Residential Building Permits	\$147,268	\$182,742	\$209,201	42.1%	14.5%



Prairie Grove Active Subdivisions

There were 1,180 total lots in 17 active subdivisions in Prairie Grove in the first half of 2021. 93.1 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 1.5 were under construction, 0.6 percent were starts, and 4.6 percent were empty lots.

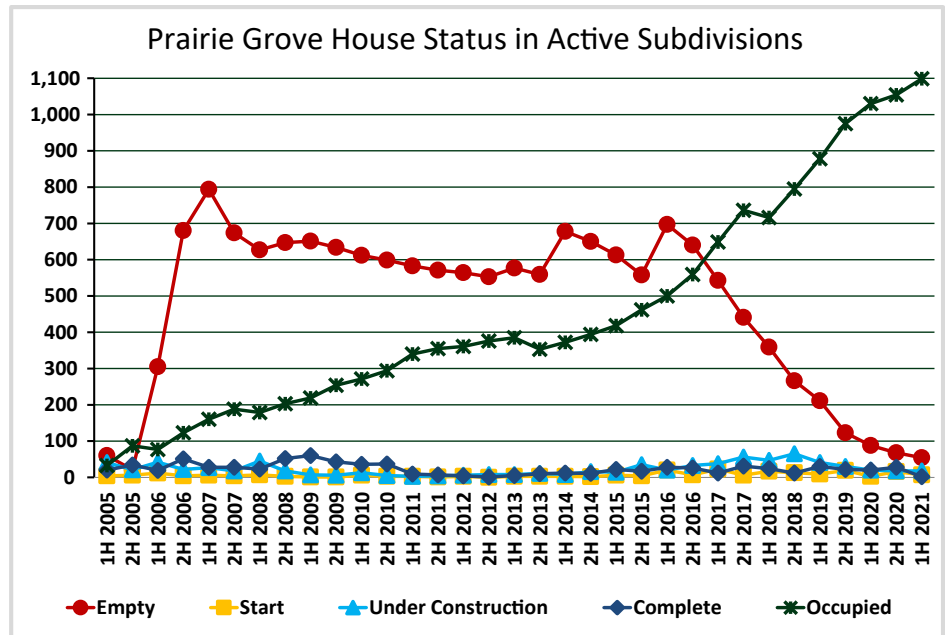
The subdivisions with the most houses under construction in Prairie Grove during the first half of 2021 were Belle Meade, Phase IV with 10, Sundowner, Phase I Sec. II with 3, and Sundowner, Phase IIA with 2.

Belle Meade, Phase IV had the most houses becoming occupied in Prairie Grove with 18 houses. An additional 6 houses in Sundowner, Phase I Sec. II became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 3 of the 17 active subdivisions in Prairie Grove.

45 new houses in Prairie Grove became occupied in the first half of 2021. The annual absorption rate implies that there are 9.7 months of remaining inventory in active subdivisions, down from 14.2 percent in the second half of 2020.

In 3 out of the 17 active subdivisions in Prairie Grove, no absorption has occurred in the first half of 2021.



The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 62.2 percent in the first half of 2021.

Additionally, 555 new lots in 6 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hudson Heights	1H 2021	99		99
Mountain View	2H 2020	175		175
Prairie View	2H 2020	98		98
Snyder Grove, Phase II, III, IV	1H 2020	96		96
Wagon's Spring	1H 2020	61		61
Wakefield Park	2H 2020	26		26
New and Preliminary Lots		555		555

Prairie Grove

Active Subdivisions

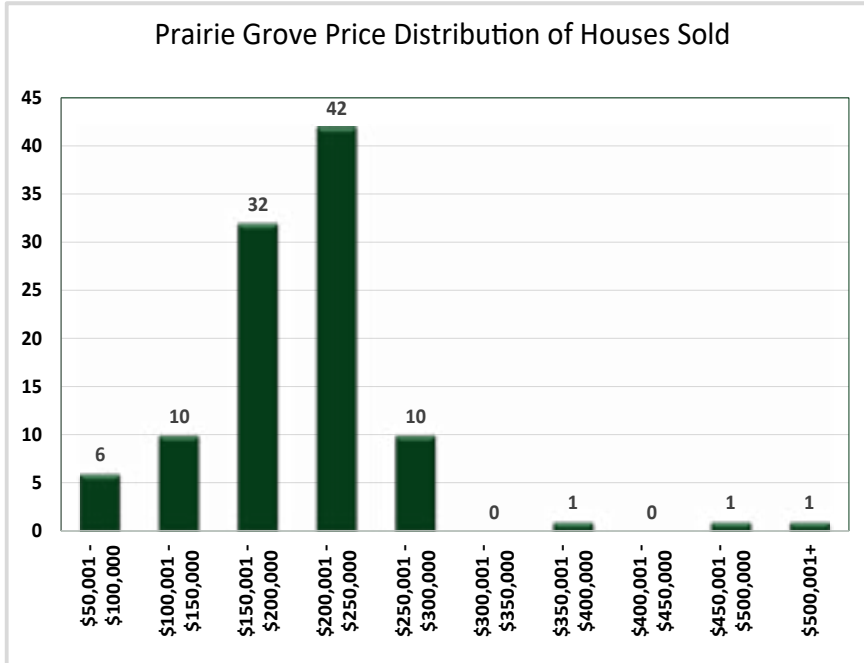
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Battlefield Estates Phase II	0	0	0	0	126	126	2	0.0
Belle Meade, Phase I, II	3	0	1	0	128	132	4	4.8
Belle Meade, Phase III	0	0	0	0	14	14	6	0.0
Belle Meade, Phase IV	11	0	10	0	33	54	18	7.6
Coyle	1	0	0	0	2	3	0	12.0
Grandview Estates, Phase IB	1	0	0	0	9	10	0	--
Grandview Estates, Phase II	2	0	0	0	7	9	1	24.0
Highlands Green, Phase I	1	0	0	0	39	40	0	--
Highlands Square North	2	0	0	0	37	39	0	--
Prairie Meadows, Phase III	3	0	0	1	114	118	3	6.0
Snyder Grove, Phase I	3	0	0	0	8	11	3	9.0
Stonecrest, Phase II	0	0	0	0	44	44	0	0.0
Sundowner, Phase I Sec. I	9	2	1	0	49	61	1	72.0
Sundowner, Phase I Sec. II	11	1	3	0	127	142	2	18.0
Sundowner, Phase IIA	1	0	2	1	84	88	1	48.0
Sundowner, Phase IIB	1	0	0	0	136	137	0	12.0
Sundowner, Phase III	5	4	1	0	142	152	4	7.5
Prairie Grove Active Lots	54	7	18	2	1,099	1,180	45	9.7

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

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

Prairie Grove

Price Distribution of Houses Sold



103 houses were sold in Prairie Grove in the first half of 2021.

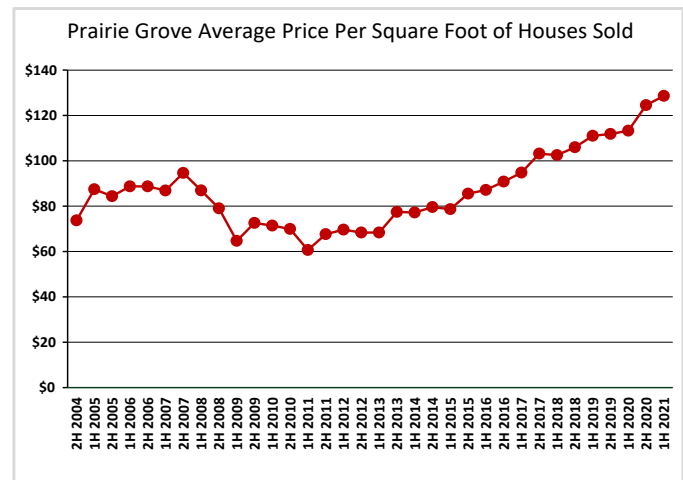
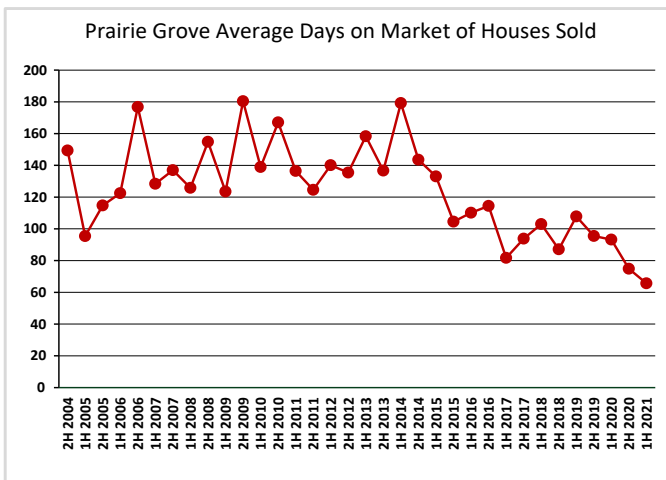
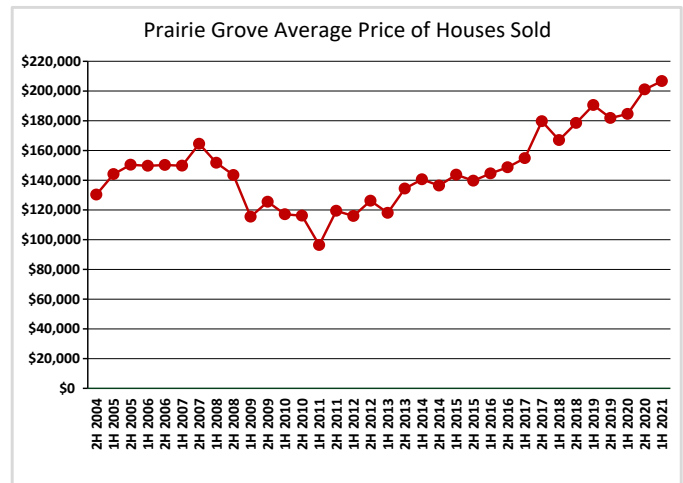
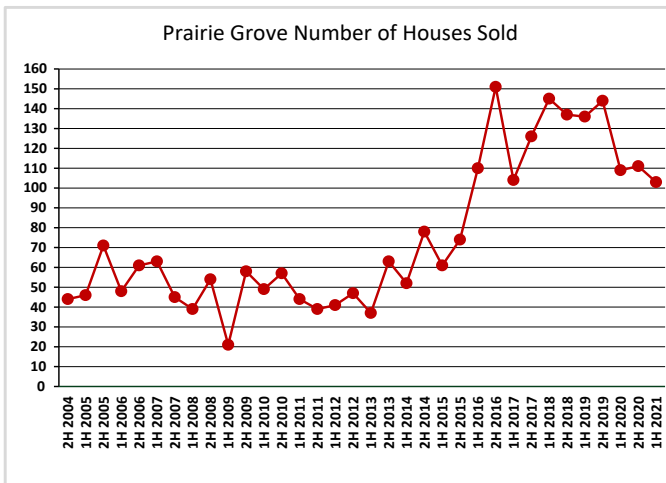
The average price of a house was \$206,635 at \$128.63 per square foot.

The median cost of a house was \$205,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	6	5.8%	1,056	40	94.2%
\$100,001 - \$150,000	10	9.7%	1,243	49	96.5%
\$150,001 - \$200,000	32	31.1%	1,451	54	99.6%
\$200,001 - \$250,000	42	40.8%	1,667	76	99.6%
\$250,001 - \$300,000	10	9.7%	2,028	54	100.1%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	1.0%	6,134	441	84.2%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	1.0%	2,700	52	100.0%
\$500,001+	1	1.0%	4,630	80	92.7%
Prairie Grove Houses Sold	103	100.0%	1,640	66	98.8%

Prairie Grove

Characteristics of Houses Sold



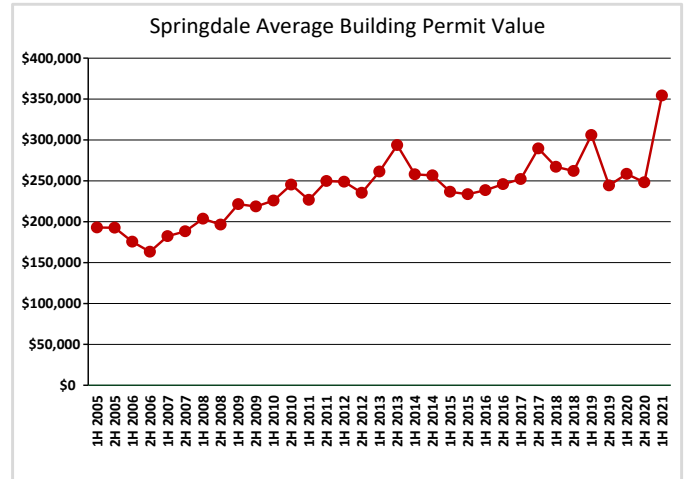
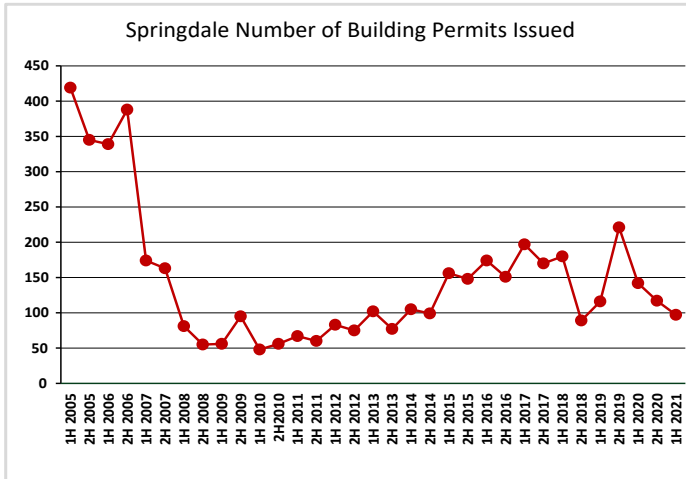
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	109	111	103	-5.5%	-7.2%
Average Price of Houses Sold	\$184,564	\$201,072	\$206,635	12.0%	2.8%
Average Days on Market	93	75	66	-29.6%	-12.3%
Average Price per Square Foot	\$113.25	\$124.56	\$128.63	13.6%	3.3%
Percentage of County Sales	6.0%	3.9%	4.1%	-30.8%	5.5%
Number of New Houses Sold	41	32	14	-65.9%	-56.3%
Average Price of New Houses Sold	\$207,540	\$217,885	\$224,396	8.1%	3.0%
Average Days on Market of New Houses Sold	102	89	102	-0.5%	14.4%
Number of Houses Listed	8	10	8	0.0%	-20.0%
Average List Price of Houses Listed	\$222,647	\$210,530	\$388,513	74.5%	84.5%

Prairie Grove

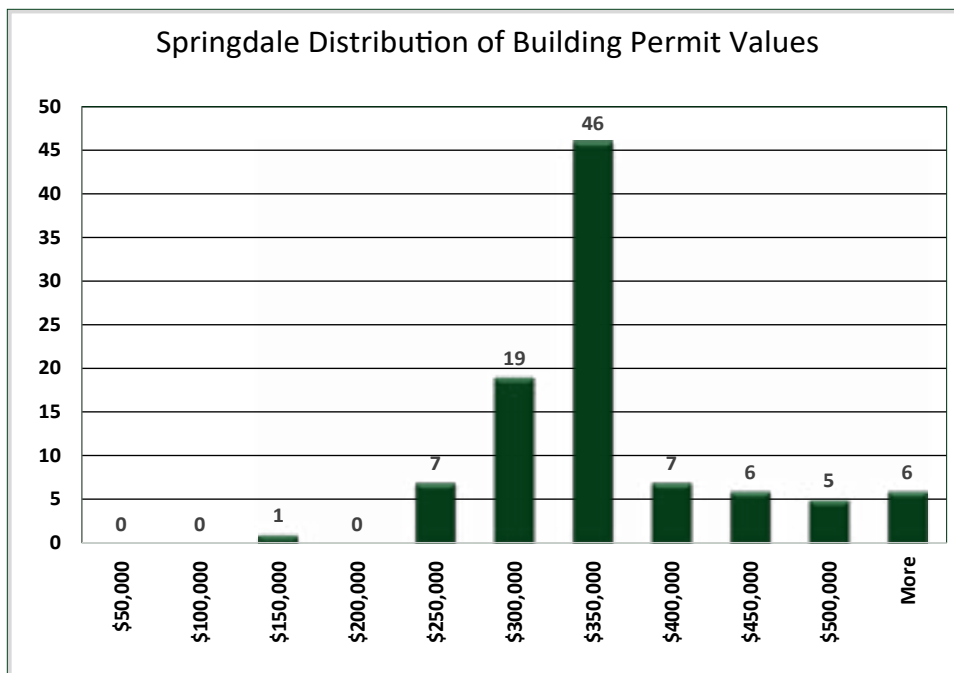
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ab Neals	1	1.0%	834	59	\$130,000	\$155.88
Baggetts	2	1.9%	1,034	32	\$114,050	\$113.80
Battle Field Estates	5	4.9%	1,535	58	\$203,080	\$134.38
Belle Meade	10	9.7%	1,409	92	\$194,779	\$139.45
Brights	1	1.0%	1,040	41	\$182,000	\$175.00
Carnahans	2	1.9%	1,355	54	\$171,750	\$126.88
Grandview Estates	2	1.9%	1,956	78	\$259,700	\$132.05
Highlands Green	3	2.9%	1,396	46	\$189,167	\$136.38
Highlands Square	2	1.9%	1,983	34	\$228,750	\$121.13
Lahera Meadows	2	1.9%	1,738	36	\$207,500	\$119.23
Prairie Grove Original	2	1.9%	1,575	108	\$220,500	\$141.46
Prairie Meadows	8	7.8%	1,771	61	\$211,300	\$118.87
Prairie Oaks One	3	2.9%	2,019	65	\$242,850	\$120.35
Rogers	7	6.8%	1,562	48	\$186,243	\$120.66
Roy Fidler	3	2.9%	1,637	66	\$158,667	\$99.08
Simpsons	4	3.9%	1,814	69	\$157,000	\$84.15
Stapletons	2	1.9%	1,023	48	\$134,000	\$131.00
Stonecrest	1	1.0%	1,519	30	\$245,000	\$161.29
Sundowner	26	25.2%	1,576	69	\$225,597	\$143.86
Valley View	1	1.0%	1,525	85	\$205,000	\$134.43
Willow Creek	1	1.0%	1,790	29	\$205,000	\$114.53
Wt Neals	1	1.0%	1,024	28	\$95,000	\$92.77
Youree's	1	1.0%	1,334	44	\$170,000	\$127.44
Other	13	12.6%	2,177	79	\$242,769	\$116.17
Prairie Grove Houses Sold	103	100.0%	1,640	66	\$206,635	\$128.63

Springdale Building Permits



Springdale	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	142	117	97	-31.7%	-17.1%
Average Value of Residential Building Permits	\$258,456	\$248,195	\$354,210	37.0%	42.7%



Springdale Active Subdivisions

There were 1,967 total lots in 33 active subdivisions in Springdale in the first half of 2021. 86.1 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 4.7 were under construction, 0.7 percent were starts, and 8.2 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the first half of 2021 were Habberton Ridge, 1B with 33, Hylton Place with 21, and Spring Meadows with 14.

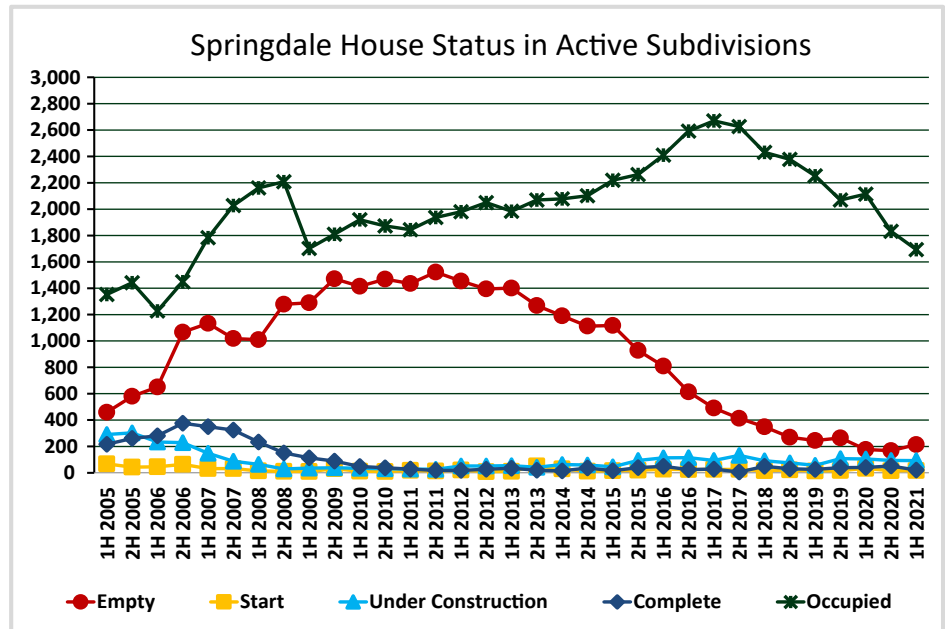
Habberton Ridge, 1A had the most houses becoming occupied in Springdale with 40 houses. An additional 23 houses in Hylton Place became occupied in the first half of 2021.

No new construction or progress in existing construction has occurred in the last year in 6 of the 33 active subdivisions in Springdale.

111 new houses in Springdale became occupied in the first half of 2021. The annual absorption rate implies that there are 9.7 months of remaining inventory in active subdivisions, up from 8.6 percent in the second half of 2020.

In 7 out of the 33 active subdivisions in Springdale, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 61.9 percent in the first half of 2021.



Additionally, 1,684 new lots in 19 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Barberry Court	1H 2021	84		84
Benedetto, Phase 2	1H 2021	27		27
Cadence Crossing	1H 2021	57		57
Collins Cove	2H 2020		344	344
Cottages at Clear Creek	1H 2021	251		251
Deere Creek	1H 2021	181		181
Habberton Ridge, Phase II, III	1H 2020		11	11
Har-ber	1H 2020		48	48
Hylton Place, Phase II	1H 2021		33	33
Hylton Place, Phase III	2H 2020		284	284
Hylton Place, PUD	1H 2020		4	4
McJunkin Place	1H 2021	54		54
Noah's Place	1H 2021	8		8
Rosedale Heights	2H 2019	90		90
Shepard Hills	2H 2018	75		75
Spring Creek Farms, Phase II	2H 2020		6	6
Spyglass Estates	1H 2021		73	73
Sundance				
Village Heights	1H 2020		4	4
New and Preliminary Lots		877	807	1,684

Springdale

Active Subdivisions

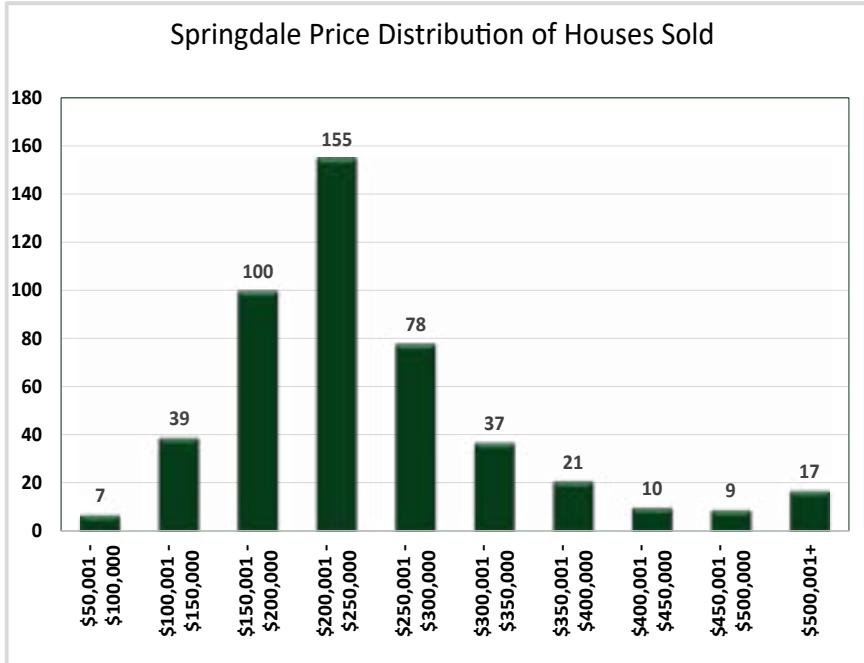
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	11	0	3	0	29	43	6	8.8
Chantel, Phase I	0	0	1	0	72	73	0	4.0
Churchill Crescent, Phase III	0	1	0	0	13	14	0	12.0
Cottages at the Park	44	3	10	0	0	57	0	--
East Ridge	1	0	0	0	7	8	0	12.0
Eastview	0	0	0	0	174	174	2	0.0
Enclave, The	1	0	1	0	64	66	1	8.0
Grand Valley Estates	2	0	0	0	22	24	1	8.0
Grand Valley Stables at Guy Terry Farms ^{1,2}	4	0	0	0	20	24	0	--
Great Meadows	1	0	0	0	61	62	1	12.0
Habberton Ridge, 1A	0	0	0	2	135	137	40	0.2
Habberton Ridge, 1B	0	0	33	0	0	33	0	--
Har-ber Meadows, Phase V ^{1,2}	1	0	0	0	15	16	0	--
Hidden Hills, Phase II ^{1,2}	2	0	0	0	81	83	0	--
Hylton Place	4	0	21	4	23	52	23	15.1
Legendary, Phase I	2	0	1	1	163	167	0	16.0
Legendary, Phase II - D	2	0	0	0	32	34	0	6.0
Meadow Haven	1	0	2	0	34	37	0	36.0
Northern Heights	1	0	0	0	13	14	0	1.5
Oak Creek	0	0	0	0	51	51	3	0.0
Oak Place	2	0	1	0	58	61	2	6.0
Ramsey Place, Phase II	0	0	0	1	30	31	5	0.4
Rosson Creek ^{1,2}	1	0	0	0	49	50	0	--
Savannah Ridge	6	1	0	0	86	93	5	16.8
Silent Knoll ^{1,2}	3	0	2	0	63	68	0	--
Spring Hill, Phase II ^{1,2}	12	0	0	0	88	100	0	--
Spring Meadows	33	8	14	0	0	55	0	--
Summer View	0	0	2	0	39	41	21	0.6
Sunset Ridge	3	0	0	0	30	33	0	36.0
Sylvan Acres	19	0	0	0	7	26	1	114.0
Thornbury, Phase V	1	0	1	0	33	35	0	24.0
Tuscany, Phase I	3	0	0	0	161	164	0	36.0
Tuscany, Phase II	1	0	0	0	40	41	0	0.3
Thornbury, Phase V	1	0	1	0	33	35	1	8.0
Tuscany, Phase II	3	0	0	0	161	164	1	9.0
Springdale Active Subdivisions	161	13	92	8	1,693	1,967	111	9.7

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

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

Springdale

Price Distribution of Houses Sold



473 houses were sold in Springdale in the first half of 2021.

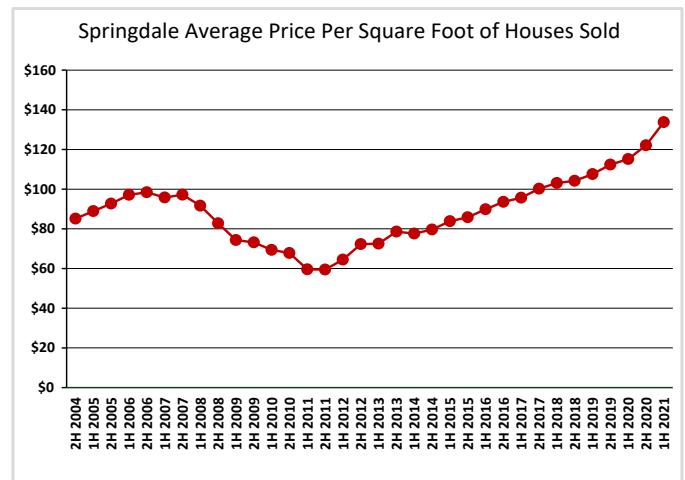
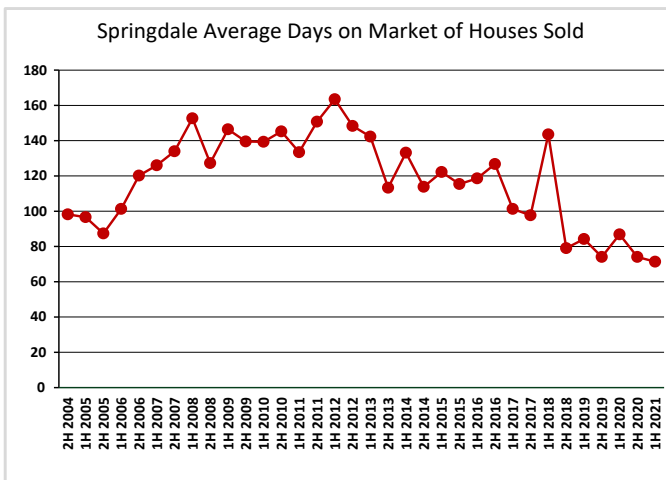
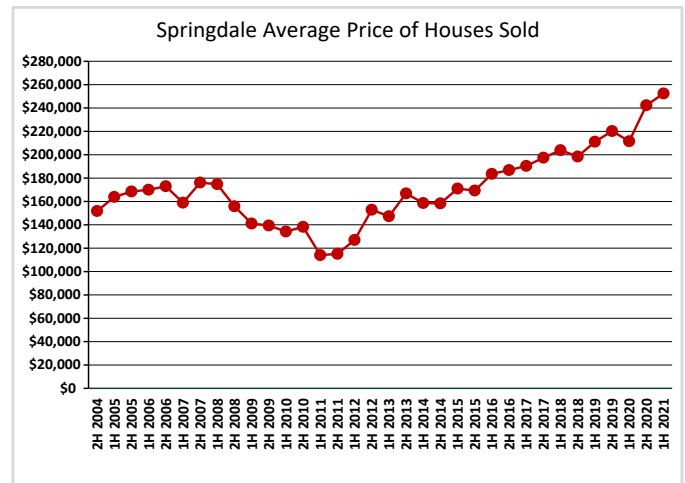
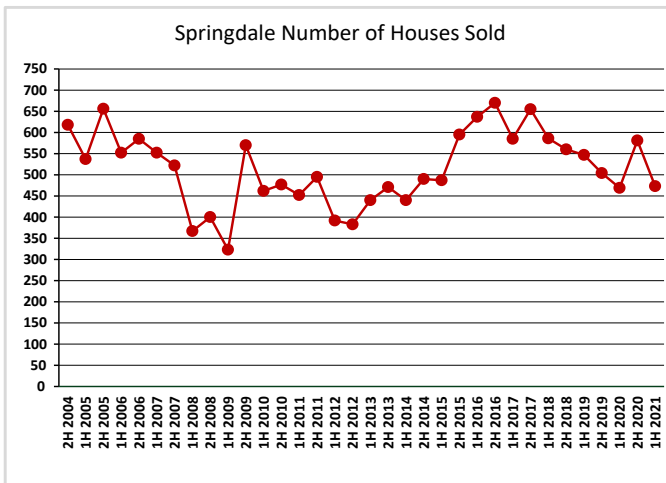
The average price of a house was \$252,452 at \$133.80 per square foot.

The median cost of a house was \$226,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	7	1.5%	1,298	33	84.1%
\$100,001 - \$150,000	39	8.2%	1,085	51	98.8%
\$150,001 - \$200,000	100	21.1%	1,401	69	101.5%
\$200,001 - \$250,000	155	32.8%	1,686	78	101.8%
\$250,001 - \$300,000	78	16.5%	2,028	83	101.0%
\$300,001 - \$350,000	37	7.8%	2,453	49	101.6%
\$350,001 - \$400,000	21	4.4%	2,739	49	101.1%
\$400,001 - \$450,000	10	2.1%	3,189	83	100.4%
\$450,001 - \$500,000	9	1.9%	3,233	93	98.9%
\$500,001+	17	3.6%	4,434	91	100.4%
Springdale Houses Sold	473	100.0%	1,894	71	100.9%

Springdale

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	469	581	473	0.9%	-18.6%
Average Price of Houses Sold	\$211,531	\$242,323	\$252,452	19.3%	4.2%
Average Days on Market	87	74	71	-17.8%	-3.6%
Average Price per Square Foot	\$115.19	\$122.12	\$133.80	16.2%	9.6%
Percentage of County Sales	25.7%	24.7%	23.2%	-9.7%	-6.1%
Number of New Houses Sold	118	116	67	-43.2%	-42.2%
Average Price of New Houses Sold	\$228,587	\$258,273	\$255,253	11.7%	-1.2%
Average Days on Market of New Houses Sold	129	117	171	32.9%	45.7%
Number of Houses Listed	124	74	49	-60.5%	-33.8%
Average List Price of Houses Listed	\$248,625	\$328,602	\$400,595	61.1%	21.9%

Springdale

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
American	3	0.6%	2,108	43	\$220,000	\$103.45
Apple Meadows	2	0.4%	2,670	57	\$345,000	\$128.93
Apple Orchard	3	0.6%	1,562	27	\$217,167	\$138.84
Arber Estates	1	0.2%	1,916	4	\$243,000	\$126.83
Arkanshire	2	0.4%	1,650	37	\$250,000	\$152.10
Benedetto	4	0.8%	3,073	114	\$458,950	\$149.43
Berry	2	0.4%	1,544	38	\$197,000	\$127.54
Blueberry Acres	3	0.6%	1,000	23	\$151,833	\$154.12
Bradshaw	2	0.4%	1,390	60	\$174,500	\$126.07
Brenda	1	0.2%	894	27	\$115,000	\$128.64
Briarwood	1	0.2%	1,812	44	\$220,000	\$121.41
Broadmore Acres	2	0.4%	1,246	37	\$185,000	\$148.53
Butterfield Gardens	4	0.8%	1,130	56	\$155,050	\$137.40
Canterbury	2	0.4%	1,857	91	\$238,000	\$128.10
Carrington Place	2	0.4%	1,570	40	\$224,000	\$142.66
Carter	1	0.2%	1,152	41	\$175,000	\$151.91
Central Village	1	0.2%	1,072	18	\$132,000	\$123.13
Chadwick	2	0.4%	1,879	60	\$238,500	\$126.87
Chantel	4	0.8%	2,363	134	\$299,475	\$127.25
Chapman Hills	1	0.2%	1,761	55	\$230,000	\$130.61
Charleston Park	3	0.6%	1,459	38	\$210,667	\$144.89
Churchill Crescent	1	0.2%	1,956	34	\$365,000	\$186.61
Cobblestone Place	1	0.2%	2,338	16	\$306,000	\$130.88
Cottages At The Park	1	0.2%	2,538	226	\$429,700	\$169.31
Country Club Acres	1	0.2%	2,495	35	\$329,500	\$132.06
Country Club Estates	1	0.2%	5,240	25	\$620,000	\$118.32
County Court	7	1.5%	1,155	45	\$148,014	\$130.73
Dandys	6	1.3%	1,953	71	\$211,967	\$109.01
Davis	1	0.2%	1,495	46	\$175,000	\$117.06
Deerfield	1	0.2%	1,479	36	\$204,100	\$138.00
Dick Lane	1	0.2%	2,298	57	\$326,316	\$142.00
Dill	1	0.2%	1,616	55	\$300,000	\$185.64
Dreamcatcher	2	0.4%	1,345	55	\$177,250	\$131.85
Eagle Crest	1	0.2%	1,843	43	\$250,000	\$135.65
East Fork	1	0.2%	860	79	\$118,000	\$137.21

Springdale

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Eastside	1	0.2%	1,119	49	\$174,000	\$155.50
Eastview	2	0.4%	1,154	41	\$168,000	\$145.64
Elmdale Heights	1	0.2%	1,152	55	\$112,000	\$97.22
Elmdale Terrace	4	0.8%	1,650	40	\$185,350	\$115.06
Emerald Point	1	0.2%	3,152	109	\$343,000	\$108.82
Falcon	1	0.2%	1,583	54	\$173,000	\$109.29
Falcon Heights	1	0.2%	1,516	72	\$185,000	\$122.03
Falls	1	0.2%	3,540	53	\$550,000	\$155.37
Ferns Valley	1	0.2%	1,525	31	\$225,000	\$147.54
Flowing Spgs	2	0.4%	2,618	58	\$335,000	\$126.77
Forest Glen	1	0.2%	2,425	62	\$334,100	\$137.77
Garnerlarimore	1	0.2%	1,035	37	\$134,215	\$129.68
Gates	1	0.2%	1,210	55	\$140,000	\$115.70
Grand Valley	10	2.1%	1,904	36	\$277,317	\$145.96
Green Side Place	1	0.2%	2,018	48	\$257,000	\$127.35
Habberton Ridge	23	4.9%	1,456	243	\$211,622	\$145.40
Harber Meadows	9	1.9%	2,522	53	\$357,889	\$145.39
Harvo	1	0.2%	1,158	45	\$120,000	\$103.63
Hayes First	4	0.8%	1,099	48	\$139,875	\$126.81
Heather Heights	1	0.2%	1,528	64	\$182,605	\$119.51
Hembree	2	0.4%	1,134	60	\$137,350	\$129.52
Henson Heights	2	0.4%	1,723	35	\$140,000	\$78.08
Hidden Hills	1	0.2%	1,554	44	\$222,000	\$142.86
Hidden Lake	4	0.8%	1,172	37	\$166,063	\$141.60
High Chaparral	4	0.8%	2,199	50	\$259,975	\$122.45
Highland	2	0.4%	1,278	58	\$169,750	\$132.97
Hillview	1	0.2%	3,347	107	\$342,000	\$102.18
Holcombs	1	0.2%	988	63	\$119,125	\$120.57
Houts	1	0.2%	792	34	\$126,000	\$159.09
Howards	1	0.2%	996	118	\$124,000	\$124.50
Hunt Estates	1	0.2%	2,526	41	\$336,000	\$133.02
Hunters Ridge	1	0.2%	1,360	44	\$183,900	\$135.22
Hylton Place	26	5.5%	1,795	145	\$251,349	\$140.11
Indianhead Estates	5	1.1%	1,564	33	\$177,047	\$115.41
Jack Straights	1	0.2%	1,308	22	\$180,000	\$137.61
Kimco	2	0.4%	1,223	43	\$171,000	\$138.82

Springdale

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Lakeview	1	0.2%	2,464	57	\$350,000	\$142.05
Legendary	8	1.7%	1,960	56	\$294,813	\$149.89
Lendel Estates	1	0.2%	1,757	35	\$241,000	\$137.17
Lester	1	0.2%	3,511	42	\$420,000	\$119.62
Lexington	1	0.2%	2,224	51	\$315,000	\$141.64
Liberty Heights	1	0.2%	2,788	44	\$415,000	\$148.85
Lynn Estates	3	0.6%	2,091	58	\$275,133	\$131.01
Maple Drive	2	0.4%	3,828	73	\$386,000	\$100.84
Mayes	1	0.2%	1,200	80	\$139,000	\$115.83
Meadow Haven	4	0.8%	1,887	76	\$262,375	\$139.43
Meadows	1	0.2%	1,610	42	\$188,000	\$116.77
Michael	1	0.2%	1,077	30	\$146,000	\$135.56
Mills Quarter	1	0.2%	1,822	26	\$280,000	\$153.68
Moody Acres	1	0.2%	2,489	55	\$268,000	\$107.67
Morris Valley	1	0.2%	1,194	31	\$169,000	\$141.54
Mount Callahan	1	0.2%	3,634	33	\$611,000	\$168.13
Neff	3	0.6%	1,265	53	\$160,333	\$126.21
Newell	3	0.6%	1,749	40	\$188,833	\$112.78
North Heights	1	0.2%	1,900	39	\$210,000	\$110.53
North Meadows	3	0.6%	1,137	51	\$166,753	\$147.50
Northeast Meadow	1	0.2%	1,192	149	\$165,000	\$138.42
Oak Hills	1	0.2%	1,562	12	\$220,000	\$140.85
Oak Place	1	0.2%	1,477	32	\$226,000	\$153.01
Oak Valley	2	0.4%	1,771	103	\$240,000	\$135.56
Oak Walk	3	0.6%	2,136	32	\$275,333	\$128.84
Oaklawn Place	1	0.2%	2,686	77	\$318,000	\$118.39
Oaks	5	1.1%	2,171	37	\$294,980	\$135.33
Palisades	2	0.4%	1,927	34	\$227,500	\$117.96
Paradise Valley	2	0.4%	1,123	47	\$162,500	\$144.69
Park Place	1	0.2%	1,366	39	\$175,500	\$128.48
Parker Place	2	0.4%	1,689	31	\$238,500	\$142.49
Parkers	1	0.2%	1,230	32	\$175,000	\$142.28
Parson Hills	1	0.2%	1,760	48	\$233,000	\$132.39
Peaceful Valley	8	1.7%	1,821	55	\$218,313	\$121.45
Phoenix	1	0.2%	2,740	51	\$392,000	\$143.07

Springdale

Characteristics of Houses Sold

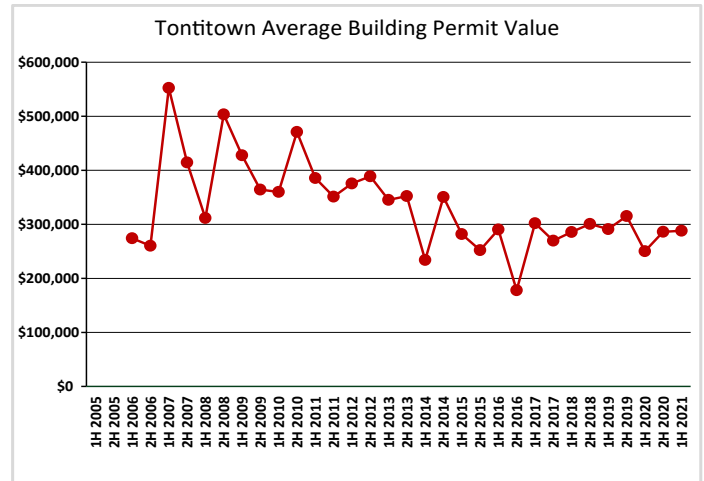
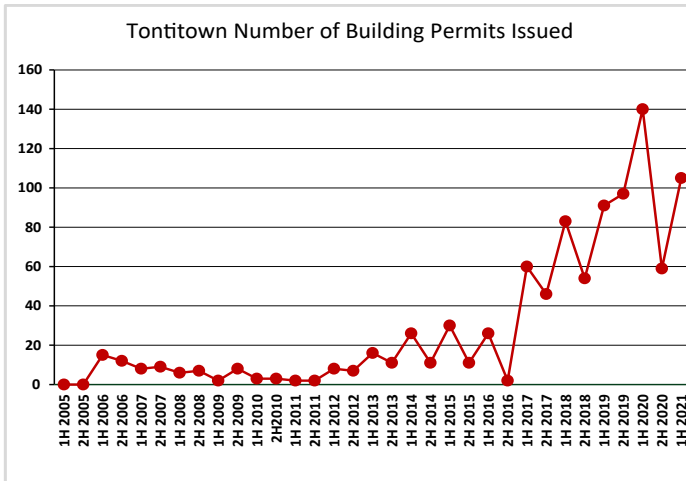
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Pines, The	1	0.2%	844	76	\$125,000	\$148.10
Pinewood	4	0.8%	2,442	60	\$304,000	\$124.14
Ponderosa	5	1.1%	1,969	57	\$246,200	\$126.45
Porthaven	2	0.4%	1,462	39	\$224,500	\$153.70
Quail Meadows	1	0.2%	2,030	28	\$239,000	\$117.73
R L Hayes Park	1	0.2%	1,543	36	\$200,000	\$129.62
Railroad	1	0.2%	3,551	50	\$400,000	\$112.64
Ravenwood	1	0.2%	1,848	37	\$250,000	\$135.28
Remington Place	1	0.2%	2,500	41	\$245,000	\$98.00
Renaissance	10	2.1%	2,358	31	\$335,200	\$142.65
Robinson	1	0.2%	1,960	80	\$189,900	\$96.89
Rogers	4	0.8%	1,517	36	\$159,500	\$104.73
Rosson Creek	2	0.4%	1,565	41	\$236,000	\$150.66
Royal Crest Estates	1	0.2%	1,497	35	\$210,000	\$140.28
San Jose Estates	4	0.8%	3,023	59	\$371,250	\$122.66
Sandy Heights	1	0.2%	1,422	77	\$200,000	\$140.65
Savannah Ridge	3	0.6%	1,603	42	\$238,800	\$148.55
Serenity	8	1.7%	1,663	34	\$230,940	\$138.75
Shawnee	1	0.2%	1,540	18	\$196,500	\$127.60
Shenandoah Hills	3	0.6%	2,983	46	\$390,667	\$130.67
Silent Knoll	3	0.6%	1,458	34	\$204,967	\$140.54
Silverstone	2	0.4%	1,466	47	\$168,250	\$115.65
Sonoma	3	0.6%	2,696	55	\$332,667	\$123.69
South Meadows	1	0.2%	1,929	26	\$255,000	\$132.19
Southern Hills	1	0.2%	1,665	42	\$221,000	\$132.73
Southfield	2	0.4%	1,714	37	\$217,000	\$126.63
Southhill	1	0.2%	2,009	318	\$255,000	\$126.93
Southwest	4	0.8%	1,478	56	\$179,625	\$122.25
Southwind Terrace	3	0.6%	2,385	46	\$320,667	\$136.47
Spring Creek Estates	9	1.9%	1,951	51	\$258,278	\$132.79
Spring Creek Park	13	2.7%	1,511	45	\$206,462	\$137.00
Spring Hill	10	2.1%	2,071	39	\$271,690	\$131.31
Spring Ridge	3	0.6%	3,614	26	\$571,000	\$158.40
Steele	1	0.2%	1,896	49	\$210,000	\$110.76
Steeplechase	3	0.6%	2,547	55	\$324,000	\$127.41

Springdale

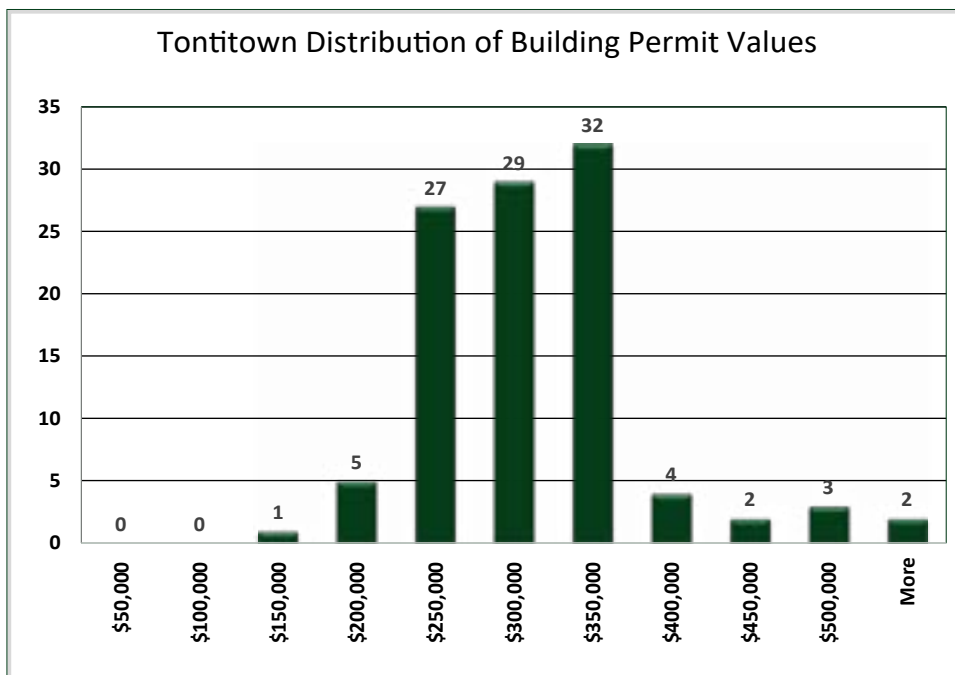
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Sugg	1	0.2%	1,443	49	\$233,000	\$161.47
Summer View	7	1.5%	1,962	92	\$260,143	\$132.58
Sunset Ridge	1	0.2%	3,717	35	\$545,000	\$146.62
Sycamore	1	0.2%	1,334	57	\$134,000	\$100.45
Thompsons	1	0.2%	2,048	18	\$85,000	\$41.50
Thornbury	6	1.3%	4,358	94	\$629,467	\$146.57
Tuscany	1	0.2%	3,381	32	\$475,000	\$140.49
Tyson Heights	3	0.6%	1,366	33	\$197,000	\$144.76
Vicenza Villa Pud	2	0.4%	1,984	28	\$329,750	\$166.47
Vineyard	2	0.4%	1,490	36	\$192,250	\$129.06
W Walker	2	0.4%	1,768	22	\$216,700	\$122.82
Wagon Wheel Bend	1	0.2%	1,477	36	\$226,000	\$153.01
Walnut Crossing	2	0.4%	1,330	7	\$190,800	\$143.53
Walnut Grove	2	0.4%	1,365	31	\$211,500	\$154.96
West Emma Gardens	1	0.2%	1,225	11	\$166,000	\$135.51
West Huntsville	1	0.2%	1,409	13	\$163,000	\$115.68
Western Oaks Place	4	0.8%	1,939	89	\$203,500	\$105.75
Westfield	2	0.4%	1,591	39	\$208,500	\$131.32
Westwood Heights	2	0.4%	1,324	87	\$153,250	\$118.59
Wilkins	7	1.5%	1,694	83	\$219,286	\$130.42
Willow Bend	3	0.6%	4,476	92	\$687,533	\$157.34
Windsor	3	0.6%	1,933	61	\$254,000	\$131.38
Wobbe Gardens	1	0.2%	1,107	37	\$140,000	\$126.47
Woodcliff	2	0.4%	4,770	231	\$606,775	\$130.21
Woodland	2	0.4%	1,489	36	\$198,500	\$133.41
Woodland Heights	3	0.6%	1,205	57	\$156,000	\$129.27
Other	31	6.6%	1,838	116	\$242,028	\$133.00
Springdale Houses Sold	473	100.0%	1,894	71	\$252,452	\$133.80

Tontitown Building Permits



Tontitown	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	140	59	105	-25.0%	78.0%
Average Value of Residential Building Permits	\$250,224	\$286,114	\$288,103	15.1%	0.7%



Tontitown Active Subdivisions

There were 533 total lots in 12 active subdivisions in Tontitown in the first half of 2021. 73.2 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 5.3 were under construction, 5.4 percent were starts, and 14.4 percent were empty lots.

The subdivisions with the most houses under construction in Tontitown during the first half of 2021 were South Pointe, Phase I with 8, South Pointe, Phase II with 7, and Morsani Acres with 4.

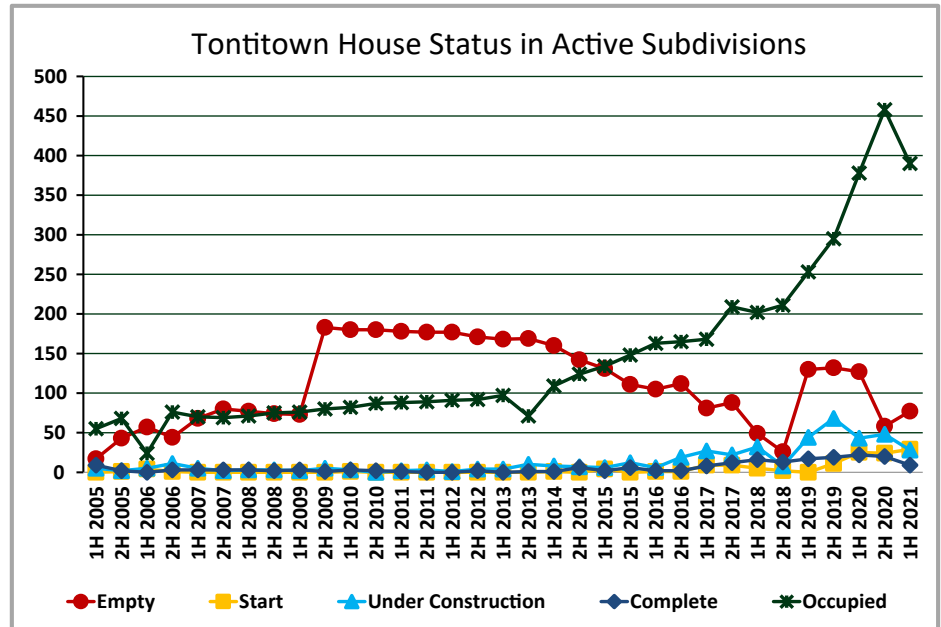
Morsani Acres had the most houses which became occupied in Tontitown in the first half of 2021 with 24 houses. An additional 24 houses in South Pointe, Phase II became occupied.

No new construction or progress in existing construction has occurred in the last year in 1 of the 12 active subdivisions in Tontitown.

73 new houses in Tontitown became occupied in the first half of 2021. The annual absorption rate implies that there are 8.5 months of remaining inventory in active subdivisions, up from 7.0 percent in the second half of 2020.

In 1 out of the 12 active subdivisions in Tontitown, no absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Tontitown



from 78.2 percent in 2012 to 66.8 percent in the first half of 2021.

Additionally, 588 new lots in 6 subdivisions received either preliminary or final approval by June 30, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aspen Heights	1H 2020		11	11
Hickory Meadow	2H 2020	296		296
Hidden Valley Estates	2H 2019		29	29
Mantegani Estates	1H 2021	13		13
Napa, Phase III	1H 2021		57	57
South Point, Phase III, IV, V	2H 2020	182		182
New and Preliminary		491	97	588

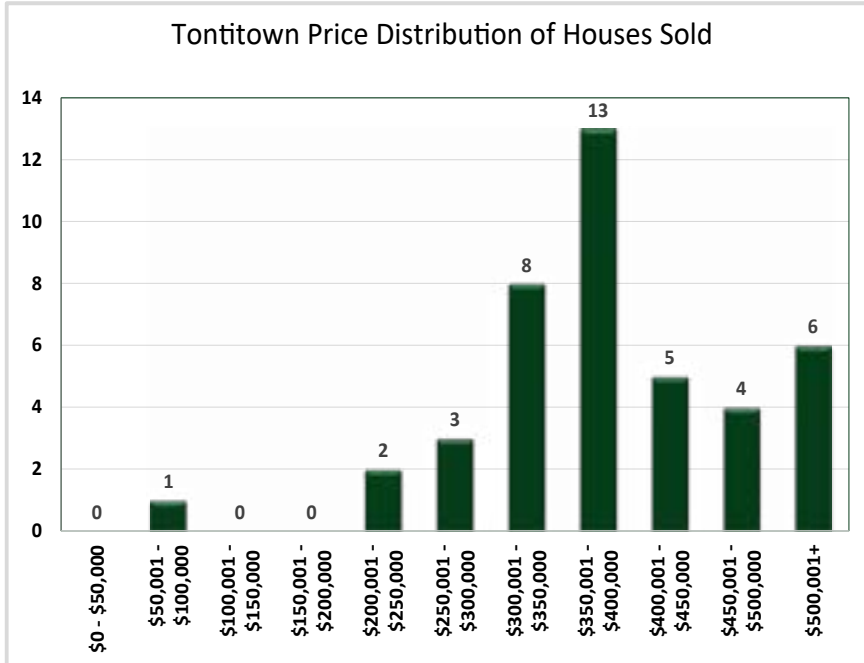
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Barrington Heights	3	0	0	0	27	30	2	18.0
Coppertree	5	0	0	0	9	14	1	60.0
Morsani Acres	0	0	4	0	66	70	24	0.8
Napa, Phase I	2	4	2	1	49	58	9	2.8
Napa, Phase II	0	0	2	0	3	5	1	8.0
Napa, Phase III	48	5	3	0	0	56	0	0.0
San Gennaro ^{1,2}	4	0	0	0	9	13	0	--
South Pointe, Phase I	1	1	8	0	50	60	1	4.6
South Pointe, Phase II	2	18	7	8	28	63	24	15.0
Tuscany, Phase II	1	0	0	0	40	41	0	6.0
West Elm Estates	9	1	0	0	0	10	0	--
Westbrook, Phase II	2	0	2	0	109	113	11	1.6
Tontitown Active Lots	77	29	28	9	390	533	73	8.5

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

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

Tontitown

Price Distribution of Houses Sold



42 houses were sold in Tontitown in the first half of 2021.

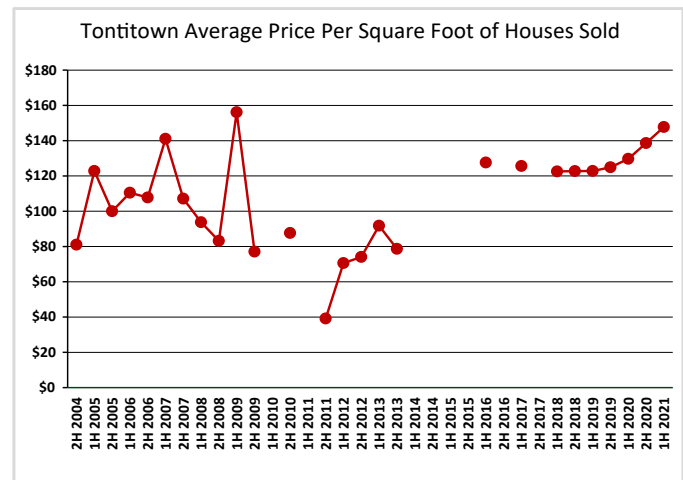
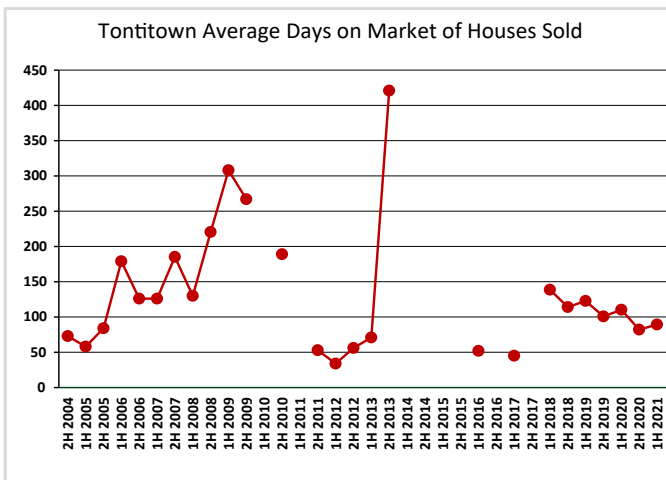
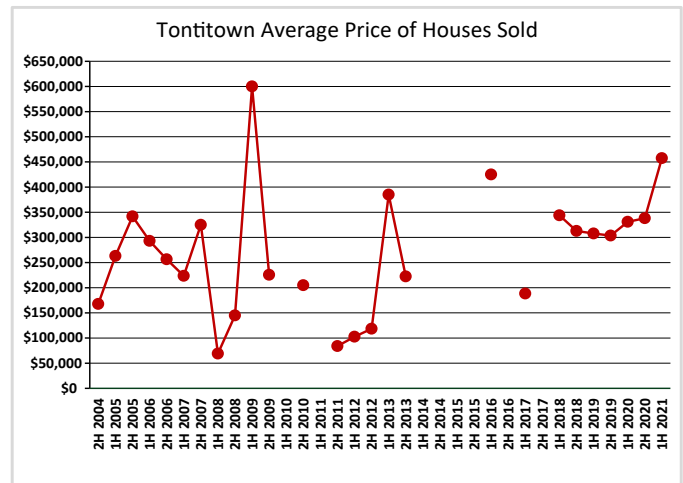
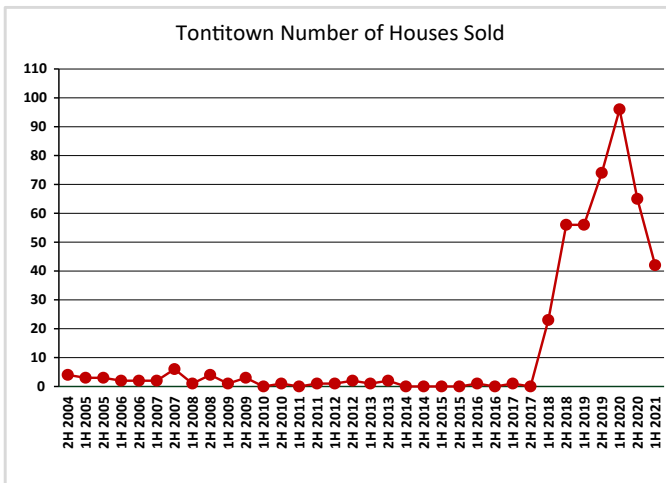
The average price of a house was \$457,355 at \$147.77 per square foot.

The median cost of a house was \$362,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	2.4%	1,188	26	100.0%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	2	4.8%	2,673	357	88.2%
\$250,001 - \$300,000	3	7.1%	2,072	71	100.6%
\$300,001 - \$350,000	8	19.0%	2,224	65	100.3%
\$350,001 - \$400,000	13	31.0%	2,484	56	101.5%
\$400,001 - \$450,000	5	11.9%	2,770	75	101.5%
\$450,001 - \$500,000	4	9.5%	3,240	81	99.9%
\$500,001+	6	14.3%	5,658	143	96.2%
Tontitown Houses Sold	42	100.0%	2,943	89	99.6%

Tontitown

Characteristics of Houses Sold



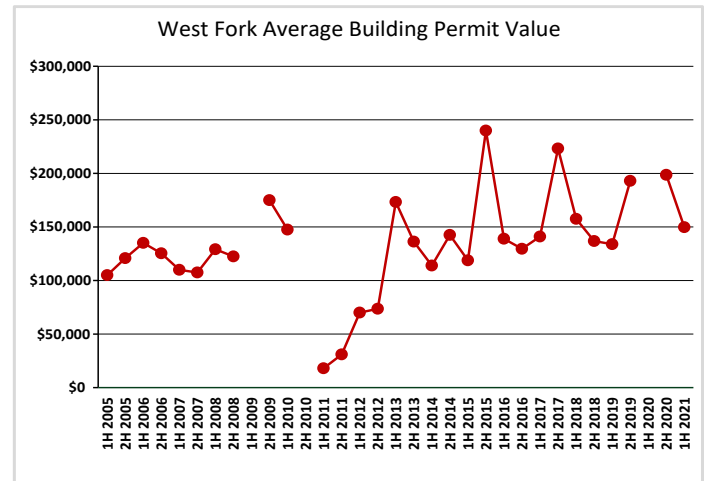
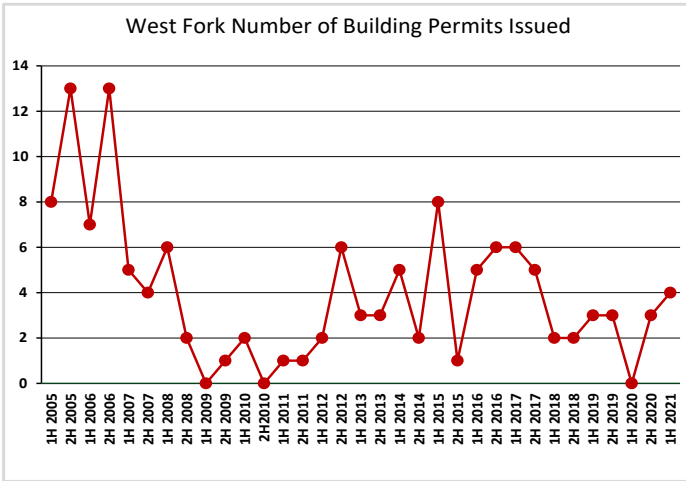
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	96	65	42	-56.3%	-35.4%
Average Price of Houses Sold	\$330,889	\$338,073	\$457,355	38.2%	35.3%
Average Days on Market	110	82	89	-19.0%	8.8%
Average Price per Square Foot	\$129.71	\$138.66	\$147.77	13.9%	6.6%
Percentage of County Sales	5.3%	3.9%	3.7%	-29.1%	-3.3%
Number of New Houses Sold	72	46	20	-72.2%	-56.5%
Average Price of New Houses Sold	\$318,761	\$338,552	\$361,286	13.3%	6.7%
Average Days on Market of New Houses Sold	119	93	76	-36.0%	-17.5%
Number of Houses Listed	12	3	9	-25.0%	200.0%
Average List Price of Houses Listed	\$427,934	\$319,633	\$924,781	116.1%	189.3%

Tontitown

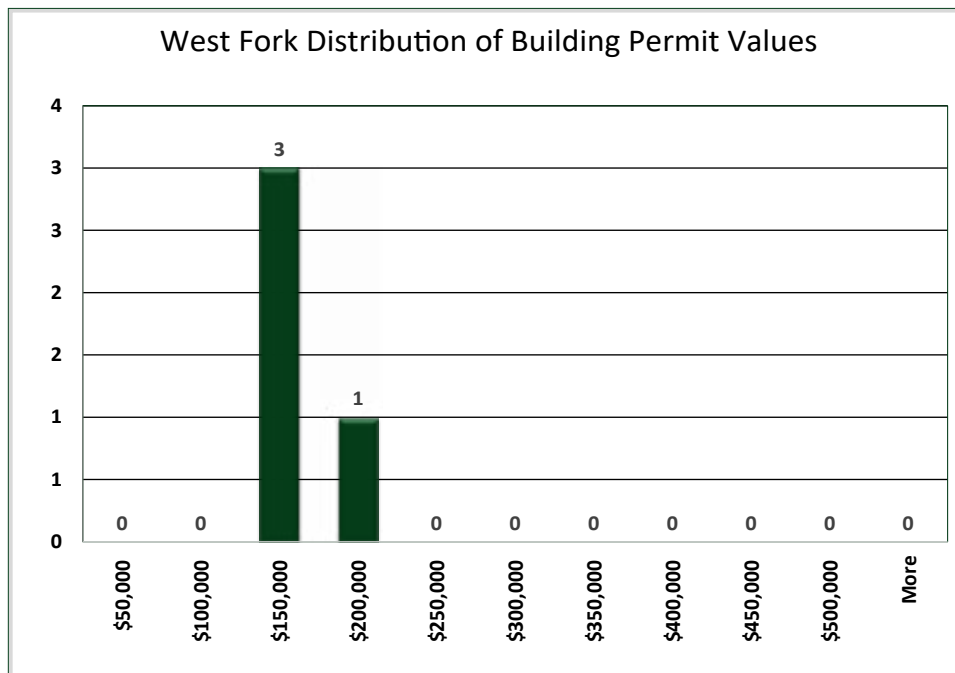
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Davenshire	3	7.1%	3,577	36	\$534,090	\$149.13
Delozier Acres	1	2.4%	5,610	268	\$825,000	\$147.06
Hidden Valley Estates	1	2.4%	2,075	34	\$312,000	\$150.36
Liberty Estates	2	4.8%	2,651	30	\$371,000	\$140.32
Napa	8	19.0%	2,778	84	\$424,000	\$153.20
South Pointe	10	23.8%	2,190	47	\$325,953	\$148.66
Westbrook	8	19.0%	2,414	83	\$346,963	\$143.76
Other	9	21.4%	4,049	165	\$700,044	\$146.50
South Pointe	9	13.8%	2,245	56	\$285,048	\$127.24
Tuscany	2	3.1%	3,188	80	\$416,750	\$130.75
Westbrook	28	43.1%	2,389	90	\$321,981	\$134.79
Other	5	7.7%	1,893	51	\$309,300	\$175.71
Tontitown Houses Sold	42	100.0%	2,943	89	\$457,355	\$147.77

West Fork Building Permits



West Fork	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	0	3	4	--	33.3%
Average Value of Residential Building Permits	\$0	\$198,667	\$149,750	--	-24.6%



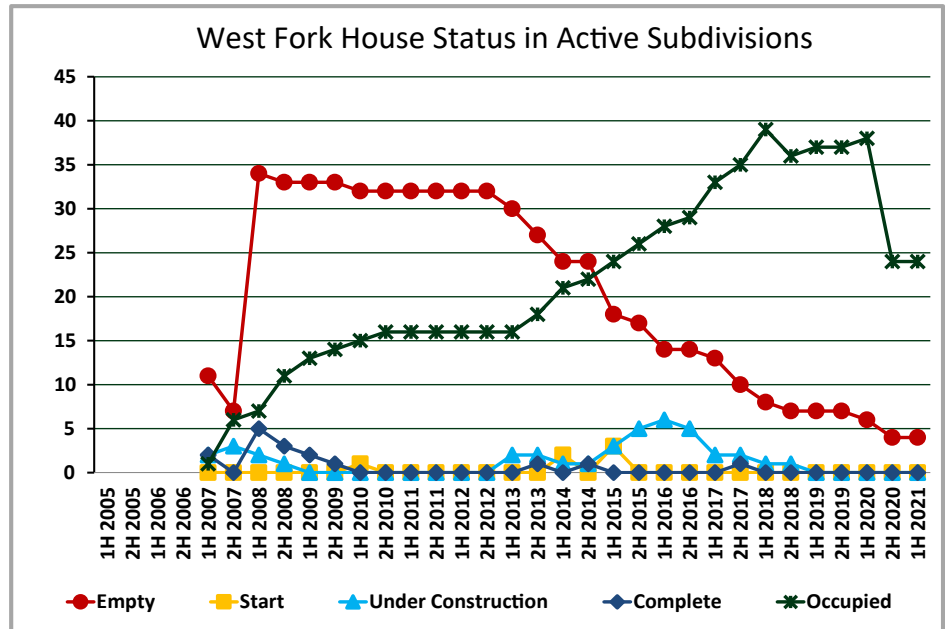
West Fork Active Subdivisions

There were 28 total lots in 1 active subdivisions in West Fork in the first half of 2021. 85.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 14.3 percent were empty lots.

No absorption has occurred in the active subdivisions in West Fork, in the first half of 2021.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 70.1 percent in the first half of 2021.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2021.



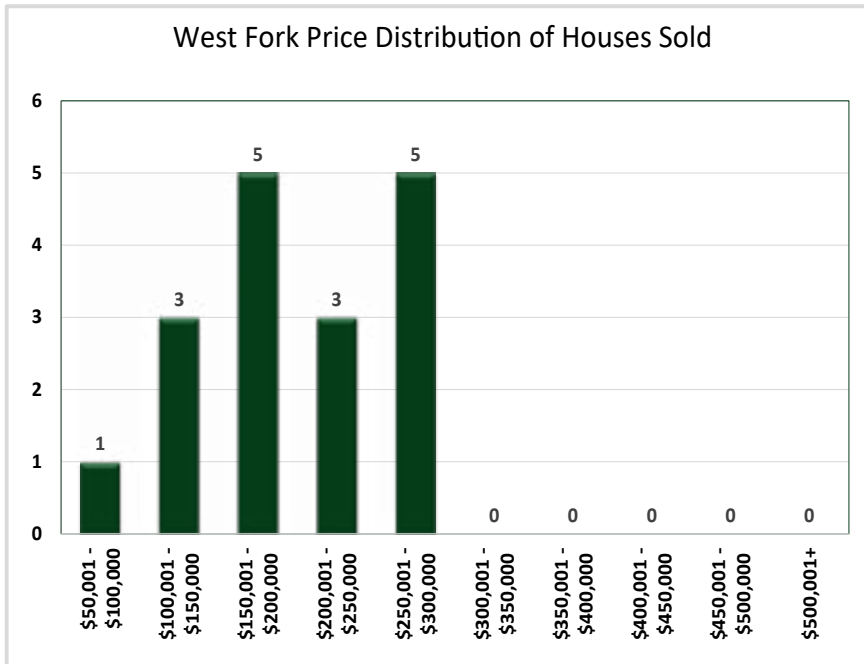
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone ^{1,2}	4	0	0	0	24	28	0	--
West Fork Active Lots	4	0	0	0	24	28	0	48

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

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

West Fork

Price Distribution of Houses Sold



17 houses were sold in West Fork in the first half of 2021.

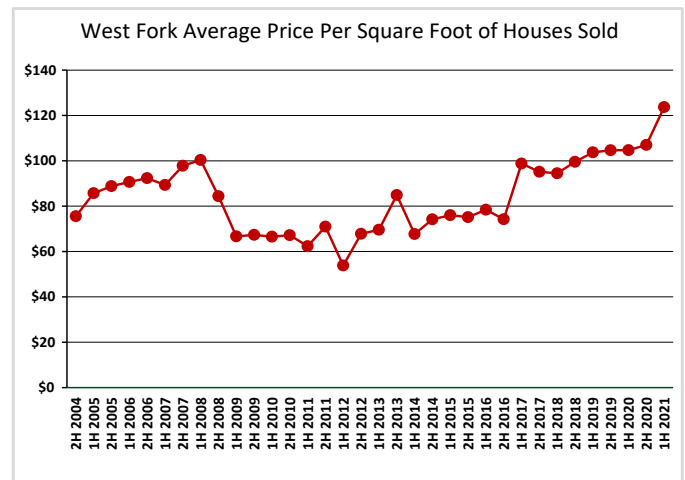
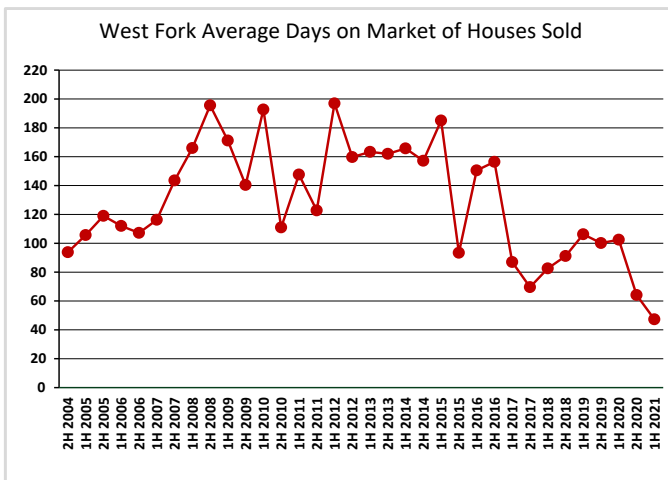
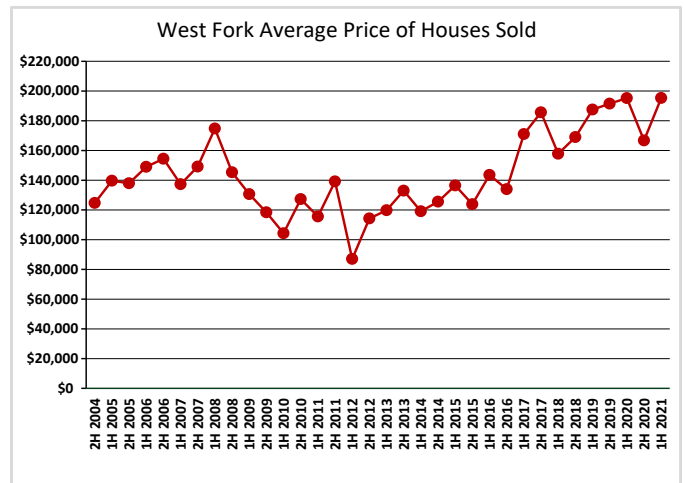
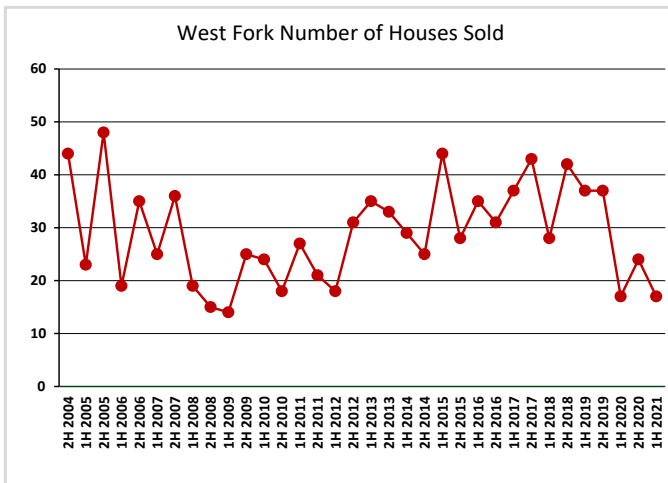
The average price of a house was \$195,324 at \$123.70 per square foot.

The median cost of a house was \$199,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	5.9%	1,000	11	101.5%
\$100,001 - \$150,000	3	17.6%	1,146	41	102.3%
\$150,001 - \$200,000	5	29.4%	1,340	50	99.3%
\$200,001 - \$250,000	3	17.6%	1,807	50	101.5%
\$250,001 - \$300,000	5	29.4%	1,999	54	101.2%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
West Fork Houses Sold	17	100.0%	1,562	47	100.9%

West Fork

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	17	24	17	0.0%	-29.2%
Average Price of Houses Sold	\$195,187	\$166,722	\$195,324	0.1%	17.2%
Average Days on Market	102	64	47	-53.8%	-26.2%
Average Price per Square Foot	\$104.68	\$106.97	\$123.70	18.2%	15.6%
Percentage of County Sales	0.9%	0.7%	0.6%	-30.7%	-8.2%
Number of New Houses Sold	1	0	0	-100.0%	--
Average Price of New Houses Sold	\$415,000	--	--	--	--
Average Days on Market of New Houses Sold	74	--	--	--	--
Number of Houses Listed	2	2	5	150.0%	150.0%
Average List Price of Houses Listed	\$116,000	\$192,500	\$217,166	87.2%	12.8%

West Fork

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hidden Creek	2	11.8%	1,945	42	\$237,750	\$122.12
Rivendale Valley	1	5.9%	1,272	42	\$170,000	\$133.65
Rockcreek	1	5.9%	2,000	70	\$292,000	\$146.00
Shady Lane	1	5.9%	1,072	55	\$118,000	\$110.07
Valley View	4	23.5%	1,803	48	\$230,375	\$129.45
West Fork Acres	4	23.5%	1,223	49	\$158,250	\$129.45
Other	4	23.5%	1,554	41	\$177,625	\$108.33
West Fork Houses Sold	17	100.0%	1,562	47	\$195,324	\$123.70

Unincorporated Areas in Washington County

Active Subdivisions

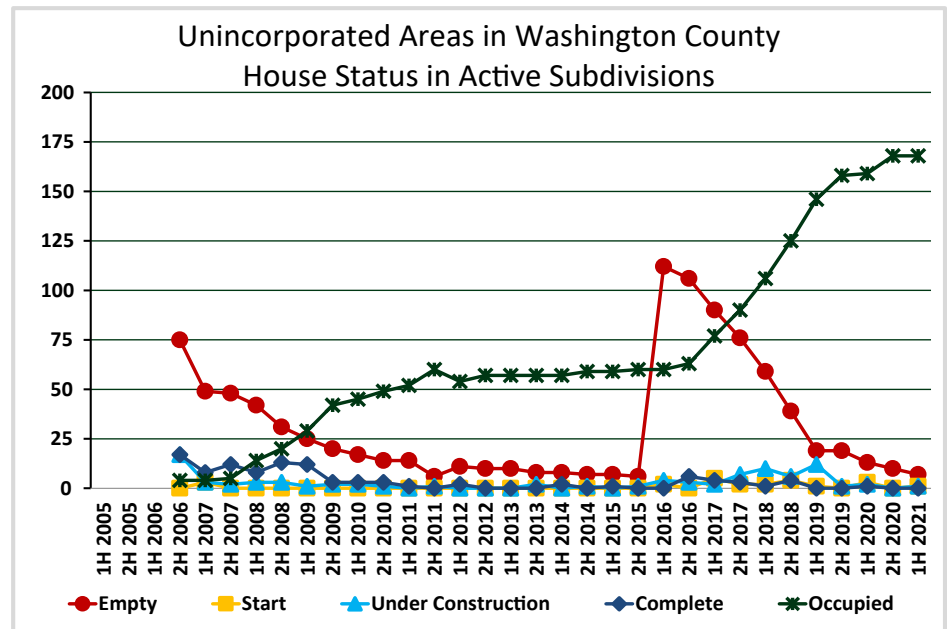
There were 177 total lots in 2 active subdivisions in Unincorporated Areas in the first half of 2021. 94.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.6 percent were under construction, 0.6 percent were starts, and 4.0 percent were empty lots.

The subdivision with the most houses under construction in Unincorporated Areas during the first half of 2021 was Legacy Estates, Phase I with 1.

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

No new houses in Unincorporated Areas became occupied in the first half of 2021. The annual absorption rate implies that there are 12.0 months of remaining inventory in active subdivisions, up from 6.7 percent in the second half of 2020.

In both of the 2 active subdivisions in Unincorporated Areas, absorption has occurred in the past year.



The percentage of houses occupied by owners decreased in Unincorporated areas in Washington County from 75.3 percent in 2012 to 72.3 percent in the first half of 2021.

Additionally, no new lots in any subdivisions received either preliminary or final approval by June 30, 2021.

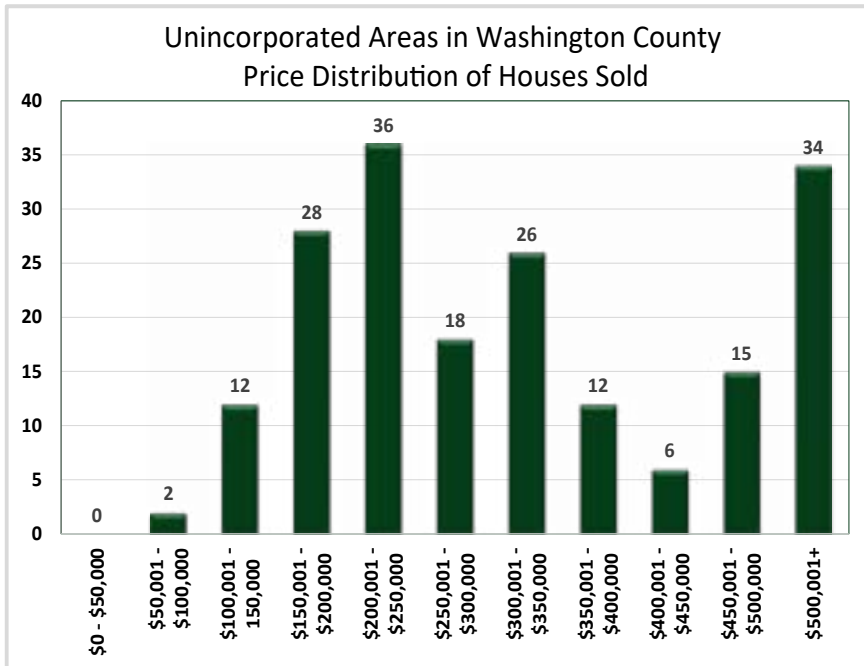
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Legacy Estates, Phase I	7	1	1	0	102	111	0	12.0
Meadowsweet	0	0	0	0	66	66	0	--
Unincorporated Areas Washington County	7	1	1	0	168	177	0	12.0

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

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

Unincorporated Areas in Washington County

Price Distribution of Houses Sold



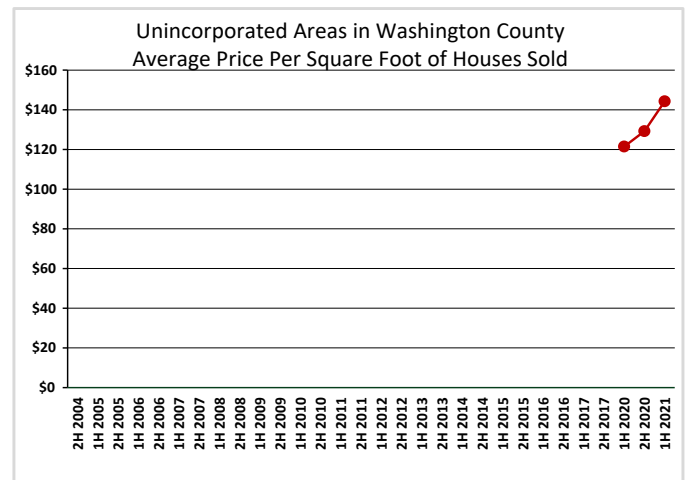
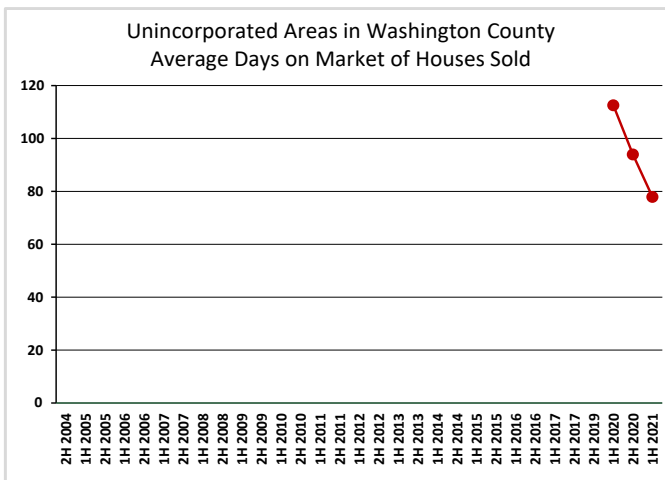
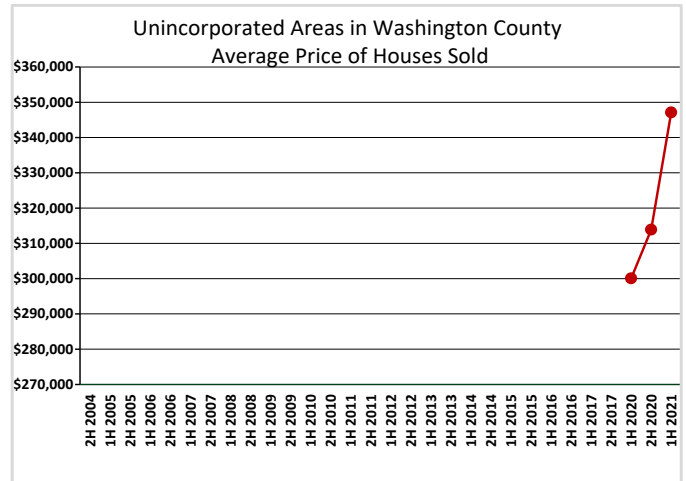
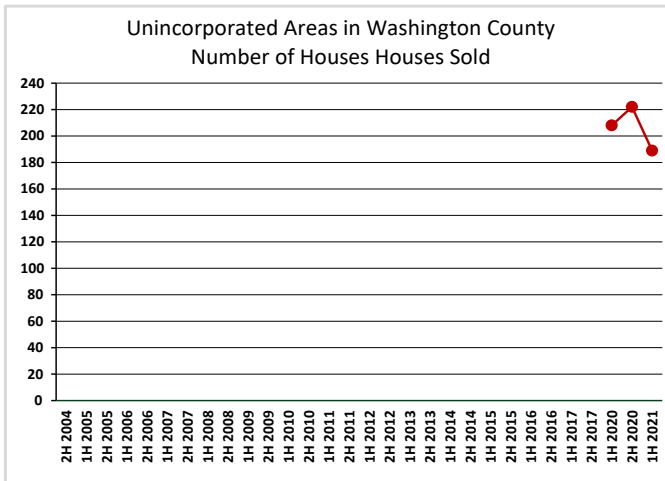
189 houses were sold in Unincorporated Areas in the first half of 2021.

The average price of a house was \$347,112 at \$144.30 per square foot.

The median cost of a house was \$292,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	--	--	--	--	--
\$50,001 - \$100,000	2	1.1%	1,185	56	89.1%
\$100,001 - \$150,000	12	6.3%	1,379	82	98.4%
\$150,001 - \$200,000	28	14.8%	1,541	65	99.5%
\$200,001 - \$250,000	36	19.0%	1,749	56	99.0%
\$250,001 - \$300,000	18	9.5%	2,204	60	98.4%
\$300,001 - \$350,000	26	13.8%	2,143	83	99.4%
\$350,001 - \$400,000	12	6.3%	2,546	56	102.7%
\$400,001 - \$450,000	6	3.2%	2,694	66	97.9%
\$450,001 - \$500,000	15	7.9%	3,011	69	100.8%
\$500,001+	34	18.0%	4,160	132	98.8%
Unincorporated Areas	189	100.0%	2,401	78	99.2%

Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	208	222	189	-9.1%	-14.9%
Average Price of Houses Sold	\$300,060	\$313,881	\$347,112	15.7%	10.6%
Average Days on Market	112	94	78	-30.8%	-17.1%
Average Price per Square Foot	\$121.45	\$129.21	\$144.30	18.8%	11.7%
Percentage of County Sales	11.4%	12.2%	12.7%	11.8%	4.2%
Number of New Houses Sold	11	14	14	0	17.9%
Average Price of New Houses Sold	\$393,480	\$338,577	\$406,939	3.4%	20.2%
Average Days on Market of New Houses Sold	122	95	80	-34.5%	-15.8%
Number of Houses Listed	56	28	50	-10.7%	78.6%
Average List Price of Houses Listed	\$495,516	\$363,482	\$572,559	15.5%	57.5%

Unincorporated Areas in Washington County

Characteristics of Houses Sold

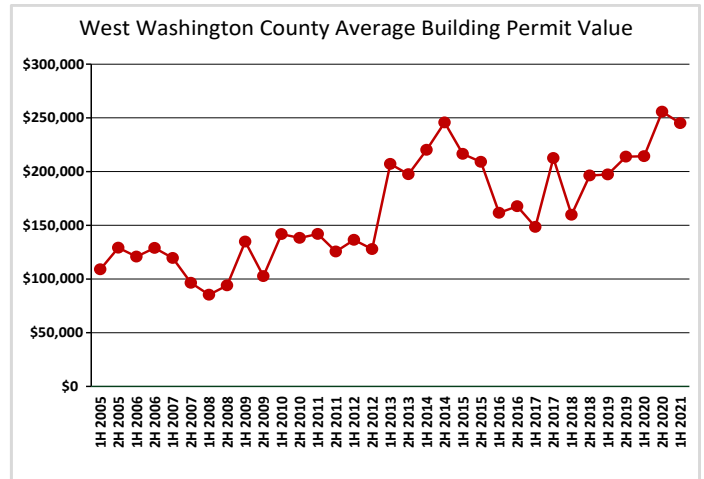
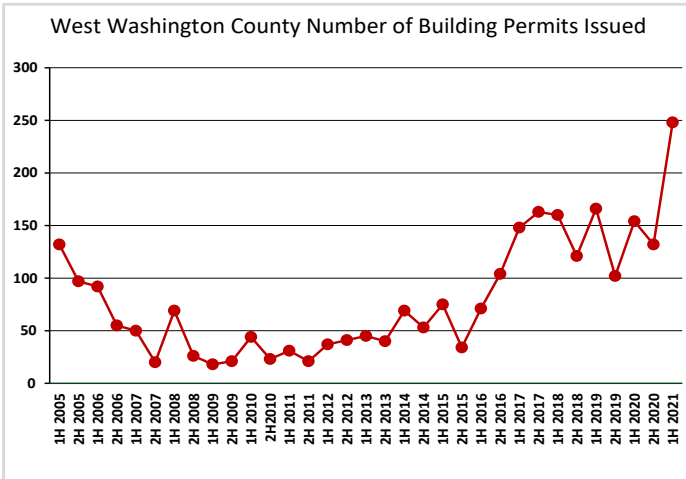
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amber Jane Estates	1	0.5%	2,846	46	\$485,000	\$170.41
Beavorama Park	5	2.6%	1,534	70	\$203,800	\$135.22
Bethel Blacktop	2	1.1%	2,530	60	\$477,450	\$188.69
Bethel Oaks	3	1.6%	1,545	43	\$204,000	\$132.10
Blue Springs Village	6	3.2%	1,858	45	\$233,933	\$125.99
Boston Mountain	1	0.5%	1,956	33	\$185,000	\$94.58
Brakey	1	0.5%	3,400	58	\$499,900	\$147.03
Cedar Grove	3	1.6%	1,461	114	\$268,333	\$190.01
Chapel View	1	0.5%	3,977	40	\$615,000	\$154.64
Dogwood Canyon	1	0.5%	4,475	61	\$975,000	\$217.88
Eastern Hills Estates	1	0.5%	2,594	31	\$360,000	\$138.78
Eastern Park	1	0.5%	3,487	369	\$625,000	\$179.24
Fox Run	1	0.5%	4,930	144	\$512,820	\$104.02
Grand Valley Estates	1	0.5%	3,550	102	\$595,000	\$167.61
Harmon Estates	1	0.5%	2,794	34	\$605,000	\$216.54
Havenwood	1	0.5%	5,348	46	\$1,400,000	\$261.78
Homestead	11	5.8%	1,705	41	\$225,340	\$132.57
Horsebend Estates	1	0.5%	2,541	54	\$360,000	\$141.68
Hughmount Village	4	2.1%	2,549	38	\$382,750	\$150.89
Joyce St Cottages	2	1.1%	1,460	124	\$192,500	\$131.85
Legacy Estates	3	1.6%	2,200	63	\$313,333	\$142.42
Markley	1	0.5%	2,001	40	\$305,000	\$152.42
Mt Olive Estates	1	0.5%	2,726	199	\$310,000	\$113.72
Oakmont	1	0.5%	3,832	102	\$251,000	\$65.50
Oakwood Estates	1	0.5%	2,434	34	\$285,000	\$117.09
Overton Park	2	1.1%	3,525	39	\$612,000	\$174.14
Overton West	1	0.5%	5,070	135	\$879,000	\$173.37
Piper'S Glen	1	0.5%	2,667	31	\$350,000	\$131.23
Pullens War Eagle	1	0.5%	1,456	105	\$325,000	\$223.21
River Ridge South	1	0.5%	2,500	33	\$520,000	\$208.00
Robinson Mountain	1	0.5%	3,768	11	\$685,000	\$181.79
Robinwood Estates	1	0.5%	4,502	48	\$730,000	\$162.15
Rose Cemetery	1	0.5%	2,054	32	\$337,000	\$164.07
Shepley	1	0.5%	2,610	32	\$467,000	\$178.93
Skyview	1	0.5%	2,182	87	\$229,000	\$104.95

Unincorporated Areas in Washington County

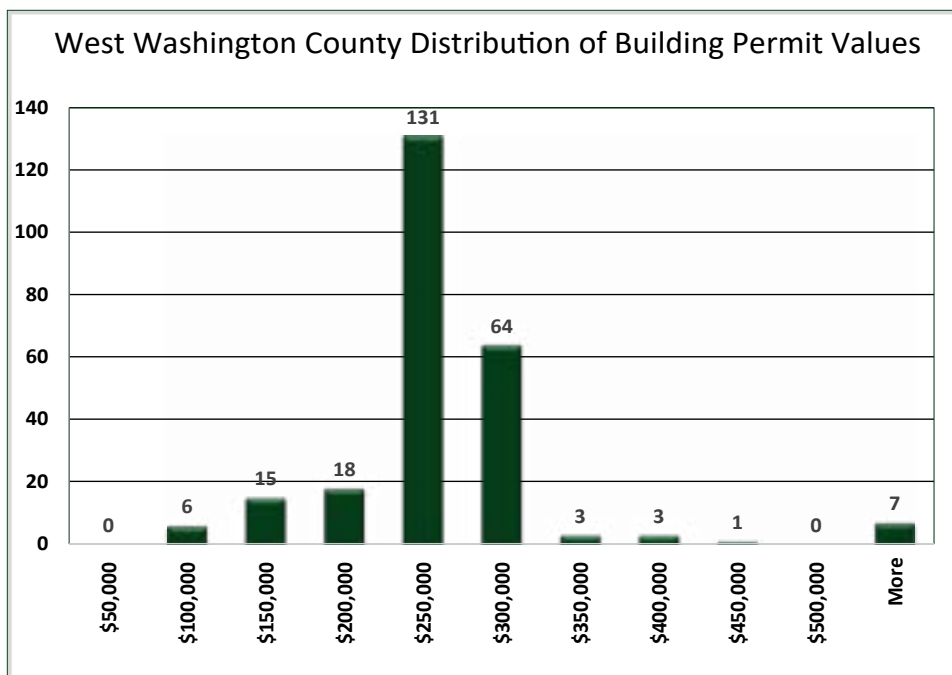
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Sloan Estates	2	1.1%	3,292	62	\$501,000	\$152.18
Sonora Acres	1	0.5%	2,023	22	\$277,500	\$137.17
Spears	1	0.5%	1,442	31	\$245,000	\$169.90
Summerbrook Place	1	0.5%	3,446	41	\$455,000	\$132.04
Thomas P Lee	1	0.5%	2,165	39	\$333,712	\$154.14
Village Estates	4	2.1%	3,963	71	\$443,600	\$119.54
War Eagle Bend	1	0.5%	2,741	73	\$290,000	\$105.80
War Eagle Cove	2	1.1%	2,434	136	\$257,500	\$118.65
Wedington Woods	1	0.5%	2,049	122	\$335,000	\$163.49
Westwood Hills	2	1.1%	2,610	114	\$375,820	\$140.89
Wooded Hollow	1	0.5%	2,048	42	\$324,000	\$158.20
Other	106	56.1%	2,332	87	\$330,727	\$142.47
Unincorporated Washington County	189	100.0%	2,401	78	\$347,112	\$144.30

West Washington County Building Permits



West Washington County	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	155	132	248	60.0%	87.9%
Average Value of Residential Building Permits	\$213,633	\$255,723	\$245,081	14.7%	-4.2%



West Washington County Active Subdivisions

There were 2,017 total lots in 32 active subdivisions in West Washington County in the first half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2021. 81.6 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 3.6 percent were under construction, 1.8 percent were starts, while 12.2 percent were empty lots.

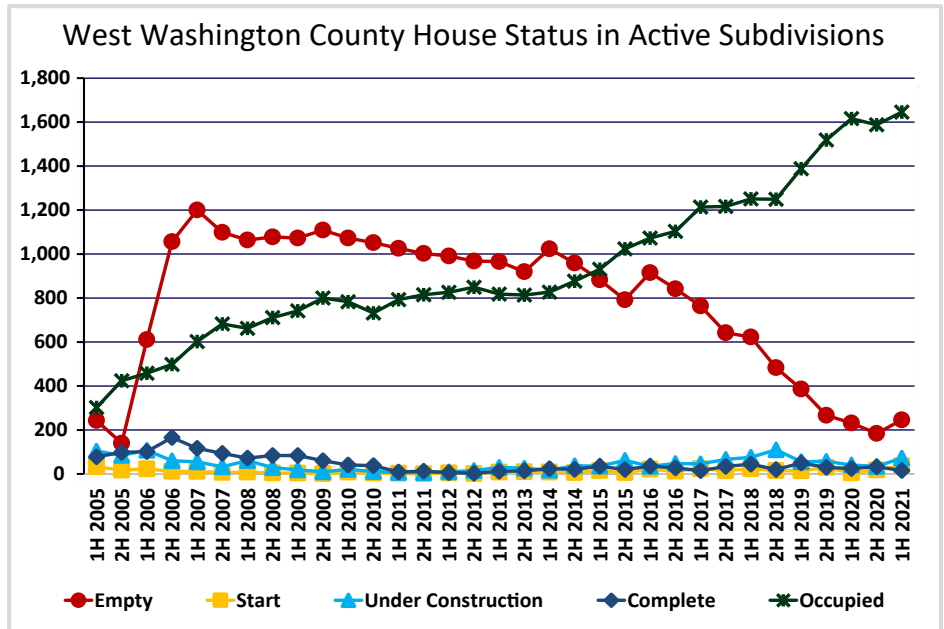
The subdivisions with the most houses under construction in West Washington County during the first half of 2021 were Goose Creek, Phase I, with 22, Belle Meade, Phase IV in Prairie Grove, with 17. Farmington Heights, Phase I in Farmington with 13 houses followed.

Subdivisions with the most houses becoming occupied in second half of 2020 were Farmington Heights, Phase I in Farmington, Goose Creek, Phase I in Farmington with 22, and Farmington Heights, Phase II, Farmington with 17.

No new construction or progress in existing construction has occurred in the last year in 6 of the 32 active subdivisions in the West Washington County.

During the first half of 2021, 186 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 16.9 months of lot inventory at the end of first half of 2021. This is down from 17.4 months of inventory at the end of the second half of 2020.

In 6 out of 29 active subdivisions in



City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Briarwood	2H 2020	15		15
Farmington	Cedar Crest PUD	1H 2020	120		120
Farmington	Farmington Heights	2H 2020		215	215
Farmington	Goose Creek, Phase I	2H 2020		51	51
Farmington	Goose Creek, Phase II+	1H 2020	248		248
Farmington	The Grove at Engles Mill Park	1H 2020	379		379
Farmington	Hillcrest	2H 2020	73		73
Farmington	Hillside Estates	2H 2017	6		6
Farmington	Summerfield	2H 2019	394		394
Farmington	Wagon Wheel	2H 2019	234		234
Farmington	Windgate	2H 2018		27	27
Prairie Grove	Mountain View	2H 2020	175		175
Prairie Grove	Prairie View	2H 2020	98		98
Prairie Grove	Snyder Grove, Phase II	1H 2020	96		96
Prairie Grove	Wagnon's Spring	1H 2020	61		61
Prairie Grove	Wakefield Park	2H 2020		26	26
New - Prelim.			1,899	319	2,218

West Washington County, no absorption has occurred in the first half of 2021.

Additionally, 2,218 new lots in 16 subdivisions received either preliminary or final approval by June 30, 2021.

West Washington County

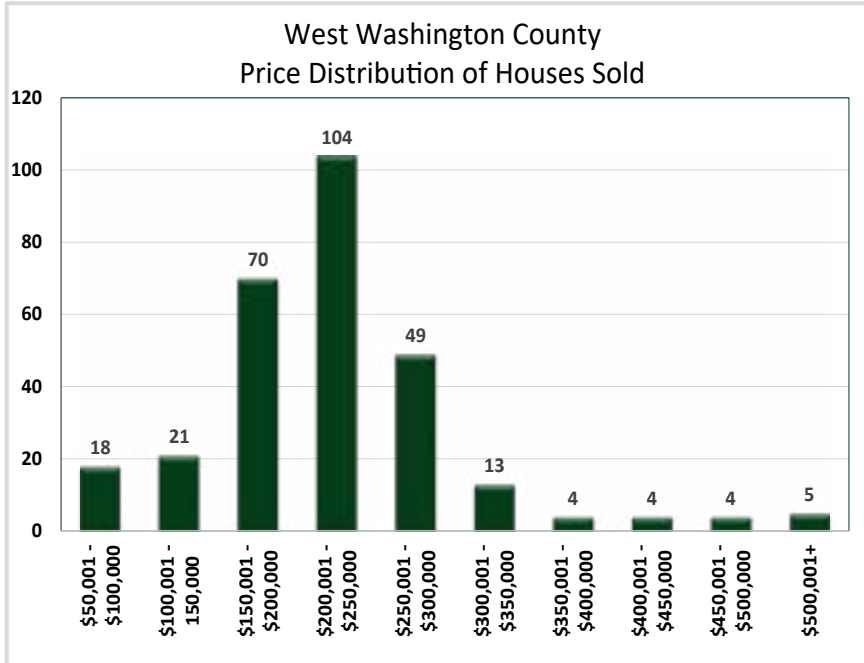
Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Farmington Heights, Phase I	15	6	13	0	91	125	91	4.5
Farmington	Farmington Heights, Phase II	57	17	17	0	0	91	0	--
Farmington	Goose Creek, Phase I	2	0	22	10	17	51	17	24.0
Farmington	Redbird	3	0	0	2	19	24	4	3.2
Farmington	South Club House Estates	6	0	0	0	67	73	1	36.0
Farmington	Twin Falls, Phase I	1	0	0	0	69	70	0	12.0
Farmington	Twin Falls, Phase II ^{1,2}	1	0	0	0	59	60	0	--
Farmington	Twin Falls, Phase III ^{1,2}	3	0	0	0	4	7	0	--
Farmington	Walnut Grove Acres	0	0	0	0	26	26	1	0.0
Farmington	Wingate	4	6	0	0	15	25	15	8.0
Greenland	Homestead	8	0	0	2	70	80	7	12.0
Greenland	Lee Valley, Phase IV	10	0	0	0	52	62	2	60.0
Lincoln	Carter/Johnson	0	0	0	0	12	12	1	0.0
Lincoln	Country Meadows	78	1	2	0	22	103	2	486.0
Prairie Grove	Battlefield Estates Phase II	0	0	0	0	126	126	2	0.0
Prairie Grove	Belle Meade, Phase I, II	3	0	1	0	128	132	4	4.8
Prairie Grove	Belle Meade, Phase III	0	0	0	0	14	14	6	0.0
Prairie Grove	Belle Meade, Phase IV	11	0	10	0	33	54	18	7.6
Prairie Grove	Coyle	1	0	0	0	2	3	0	12.0
Prairie Grove	Grandview Estates, Phase IB ^{1,2}	1	0	0	0	9	10	0	--
Prairie Grove	Grandview Estates, Phase II	2	0	0	0	7	9	1	24.0
Prairie Grove	Highlands Green, Phase I ^{1,2}	1	0	0	0	39	40	0	--
Prairie Grove	Highlands Square North ^{1,2}	2	0	0	0	37	39	0	--
Prairie Grove	Prairie Meadows, Phase III	3	0	0	1	114	118	3	6.0
Prairie Grove	Snyder Grove, Phase I	3	0	0	0	8	11	3	9.0
Prairie Grove	Stonecrest, Phase II	0	0	0	0	44	44	0	0.0
Prairie Grove	Sundowner, Phase I Sec. I	9	2	1	0	49	61	1	72.0
Prairie Grove	Sundowner, Phase I Sec. II	11	1	3	0	127	142	2	18.0
Prairie Grove	Sundowner, Phase IIA	1	0	2	1	84	88	1	48.0
Prairie Grove	Sundowner, Phase IIB	1	0	0	0	136	137	0	12.0
Prairie Grove	Sundowner, Phase III	5	4	1	0	142	152	4	7.5
West Fork	Graystone ^{1,2}	4	0	0	0	24	28	0	--
WWCounty	Active Lots	246	37	72	16	1,646	2,017	186	16.9

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

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

West Washington County Price Distribution of Houses Sold



293 houses sold in West Washington County in the first half of 2021

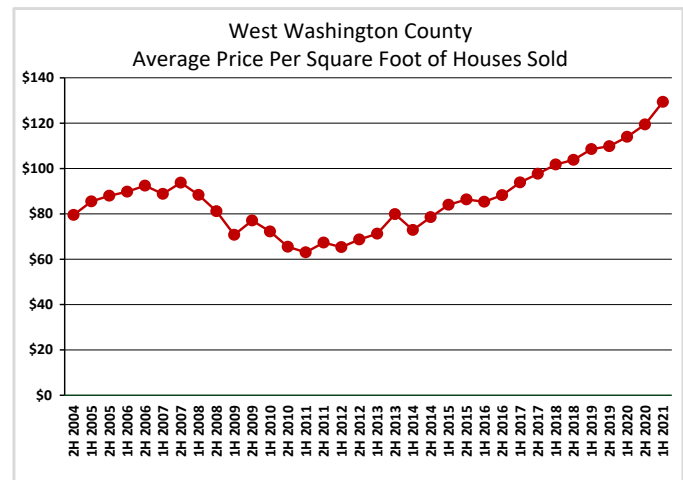
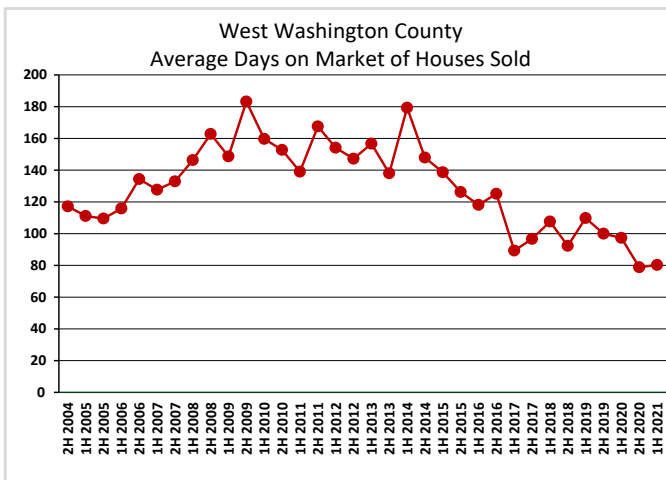
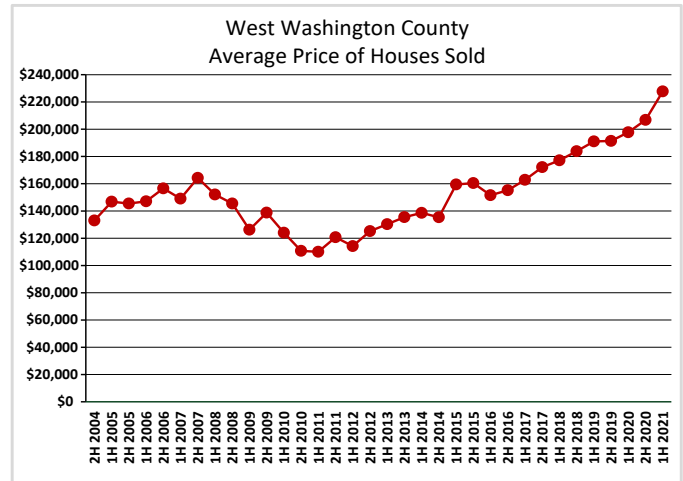
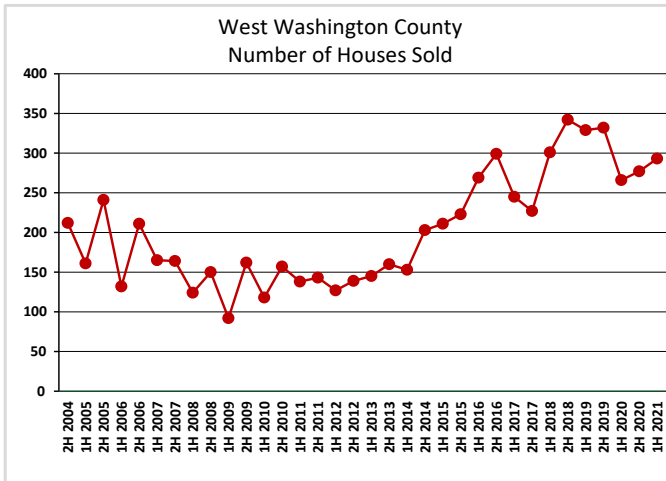
In West Washington County, the average cost of a house was \$227,719 averaging \$129.36 per square foot.

The median cost of a house was \$219,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.3%	1,176	16	89.4%
\$50,001 - \$100,000	18	6.1%	1,207	85	95.0%
\$100,001 - \$150,000	21	7.2%	1,327	56	96.7%
\$150,001 - \$200,000	70	23.9%	1,447	53	100.1%
\$200,001 - \$250,000	104	35.5%	1,680	98	100.1%
\$250,001 - \$300,000	49	16.7%	2,012	96	100.4%
\$300,001 - \$350,000	13	4.4%	2,374	45	99.5%
\$350,001 - \$400,000	4	1.4%	3,446	196	94.1%
\$400,001 - \$450,000	4	1.4%	2,809	91	103.8%
\$450,001 - \$500,000	4	1.4%	2,732	47	98.5%
\$500,001+	5	1.7%	4,150	52	96.1%
WWC Houses Sold	293	100.0%	1,751	80	99.4%

West Washington County

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	266	277	293	10.2%	5.8%
Average Price of Houses Sold	\$197,701	\$206,839	\$227,719	15.2%	10.1%
Average Days on Market	97	79	80	-17.5%	1.9%
Average Price per Square Foot	\$113.98	\$119.44	\$129.36	13.5%	8.3%
Percentage of County Sales	14.6%	10.0%	12.9%	-11.1%	28.9%
Number of New Houses Sold	98	73	87	-11.2%	19.2%
Average Price of New Houses Sold	\$218,283	\$230,925	\$248,815	14.0%	7.7%
Average Days on Market of New Houses Sold	120	102	127	5.9%	23.9%
Number of Houses Listed	48	53	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$218,213	\$233,656	\$0	-100.0%	-100.0%

West Washington County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Ab Neals	1	0.3%	834	59	\$130,000	\$155.88
Applegate	1	0.3%	1,325	28	\$155,000	\$116.98
Baggetts	2	0.7%	1,034	32	\$114,050	\$113.80
Battle Field Estates	5	1.7%	1,535	58	\$203,080	\$134.38
Belle Meade	10	3.4%	1,409	92	\$194,779	\$139.45
Bermuda Estates	4	1.4%	2,919	40	\$351,650	\$120.01
Braly	2	0.7%	1,513	67	\$131,000	\$85.37
Brights	1	0.3%	1,040	41	\$182,000	\$175.00
Brookside	1	0.3%	1,068	45	\$180,000	\$168.54
Calvin Phillips	1	0.3%	2,106	42	\$216,000	\$102.56
Carnahans	2	0.7%	1,355	54	\$171,750	\$126.88
Country Meadows	2	0.7%	1,325	105	\$162,450	\$122.60
East Creek Place	2	0.7%	2,394	37	\$280,250	\$119.65
Farmington Heights	22	7.5%	1,721	132	\$261,802	\$151.36
Farmington Original	2	0.7%	1,084	74	\$128,950	\$115.88
Goose Creek Village	35	11.9%	1,736	155	\$240,483	\$138.55
Grandview Estates	2	0.7%	1,956	78	\$259,700	\$132.05
Green	1	0.3%	1,326	41	\$175,000	\$131.98
Hidden Creek	2	0.7%	1,945	42	\$237,750	\$122.12
Highlands Green	3	1.0%	1,396	46	\$189,167	\$136.38
Highlands Square	5	1.7%	2,276	62	\$246,300	\$111.61
Jackson Heights	3	1.0%	1,569	26	\$169,167	\$111.82
Lahera Meadows	2	0.7%	1,738	36	\$207,500	\$119.23
Lee Valley	1	0.3%	1,650	73	\$212,000	\$128.48
Lincoln Original	4	1.4%	920	78	\$76,750	\$90.03
Meadowlark Estates	6	2.0%	1,352	55	\$172,833	\$129.88
Mountain View	1	0.3%	3,565	35	\$555,000	\$155.68
North Club House	1	0.3%	2,885	70	\$270,000	\$93.59
North Ridge	1	0.3%	2,134	111	\$229,200	\$107.40
Owl Creek	1	0.3%	4,650	54	\$712,000	\$153.12
Prairie Grove Original	2	0.7%	1,575	108	\$220,500	\$141.46
Prairie Meadows	8	2.7%	1,771	61	\$211,300	\$118.87
Prairie Oaks	3	1.0%	2,019	65	\$242,850	\$120.35
Redbird	7	2.4%	1,829	114	\$260,300	\$142.42
Reed	2	0.7%	2,024	43	\$137,000	\$65.30

West Washington County

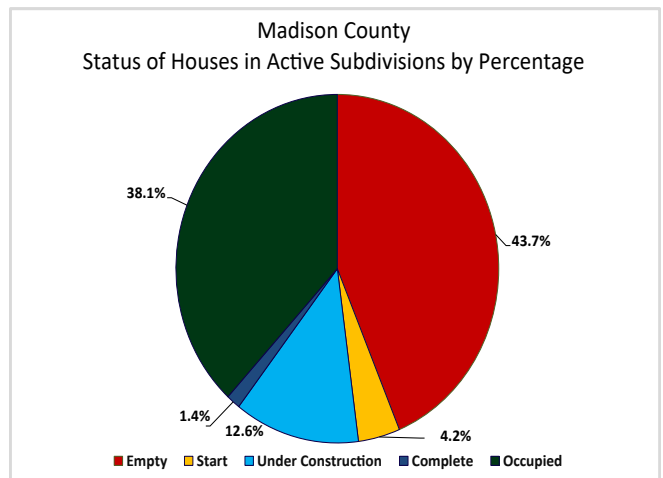
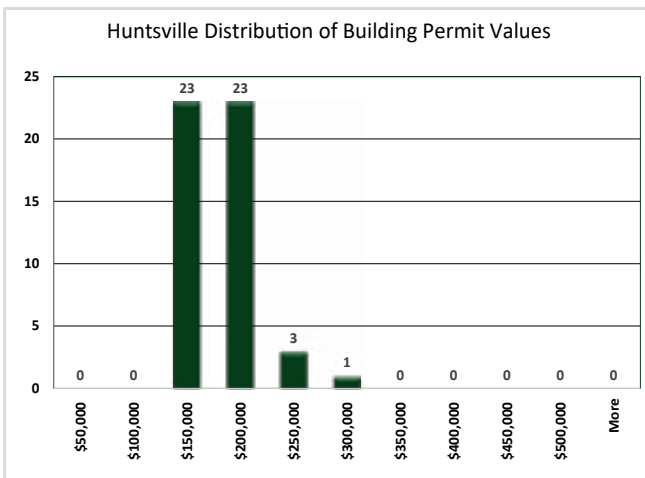
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Rivendale Valley	1	0.3%	1,272	42	\$170,000	\$133.65
Riviera Estates	4	1.4%	2,170	79	\$260,700	\$119.40
Rockcreek	1	0.3%	2,000	70	\$292,000	\$146.00
Rogers	7	2.4%	1,562	48	\$186,243	\$120.66
Rose Court	2	0.7%	1,540	45	\$145,625	\$94.56
Roy Fidler	3	1.0%	1,637	66	\$158,667	\$99.08
Rusty Meadows	1	0.3%	1,800	40	\$250,000	\$138.89
Saddle Brook	8	2.7%	1,619	32	\$248,713	\$153.35
Shady Lane	1	0.3%	1,072	55	\$118,000	\$110.07
Silverthorne	1	0.3%	3,127	35	\$455,100	\$145.54
Simpsons	4	1.4%	1,814	69	\$157,000	\$84.15
South Club House	4	1.4%	2,162	73	\$267,000	\$124.27
South Haven	1	0.3%	1,545	42	\$175,000	\$113.27
Southwinds	4	1.4%	2,242	37	\$297,555	\$132.72
Stapletons	2	0.7%	1,023	48	\$134,000	\$131.00
Starks	1	0.3%	1,610	90	\$200,000	\$124.22
Stonecrest	1	0.3%	1,519	30	\$245,000	\$161.29
Sundowner	26	8.9%	1,576	69	\$225,597	\$143.86
Twin Creeks	1	0.3%	1,728	107	\$223,000	\$129.05
Twin Falls	3	1.0%	2,579	46	\$395,333	\$153.21
Valley View	5	1.7%	1,747	56	\$225,300	\$130.45
West Fork Acres	4	1.4%	1,223	49	\$158,250	\$129.45
Williams	1	0.3%	1,458	46	\$164,500	\$112.83
Willow Creek	1	0.3%	1,790	29	\$205,000	\$114.53
Willow West	1	0.3%	1,503	24	\$200,000	\$133.07
Windgate	6	2.0%	2,176	36	\$336,004	\$154.89
Wt Neals	1	0.3%	1,024	28	\$95,000	\$92.77
Yoes Place	2	0.7%	1,484	17	\$211,250	\$142.13
Youree's	1	0.3%	1,334	44	\$170,000	\$127.44
Other	47	16.0%	1,888	83	\$227,576	\$114.45
WWCounty Houses Sold	293	100.0%	1,751	80	\$227,719	\$129.36

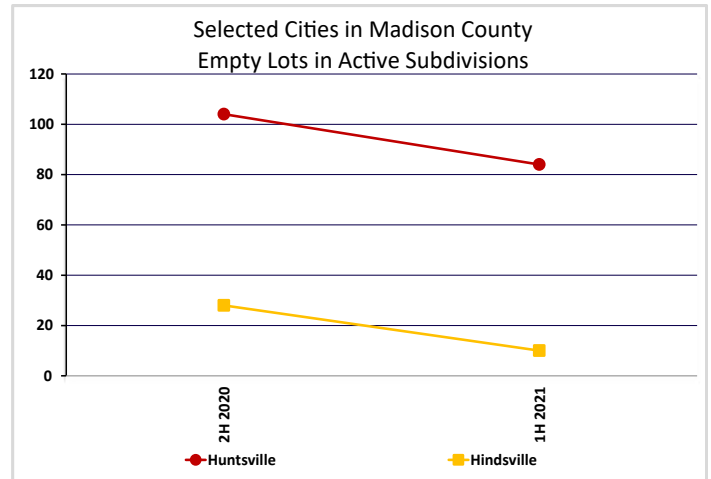
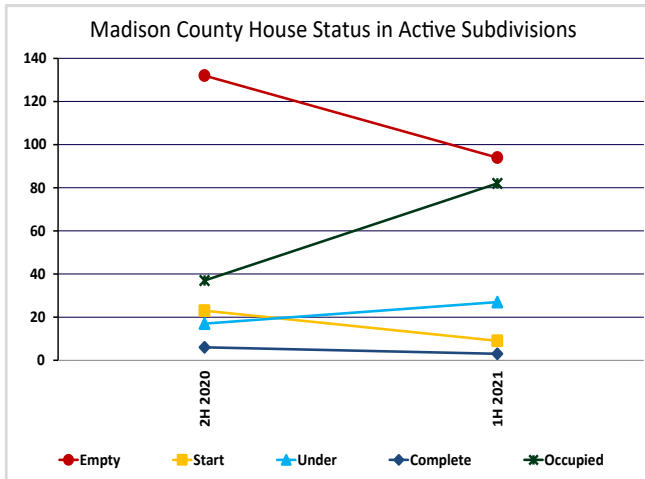
Madison County Building Permits

Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	1H 2021	2H 2020	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Huntsville	0	0	23	23	3	1	0	0	0	0	0	50	44	100.0%	1.8%
Unincorporated Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Madison County	0	0	23	23	3	1	0	0	0	0	0	50	44	100.0%	1.8%

Madison County	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	7	44	50	614.3%	13.6%
Average Value of Residential Building Permits	\$165,833	\$149,440	\$161,235	-2.8%	7.9%



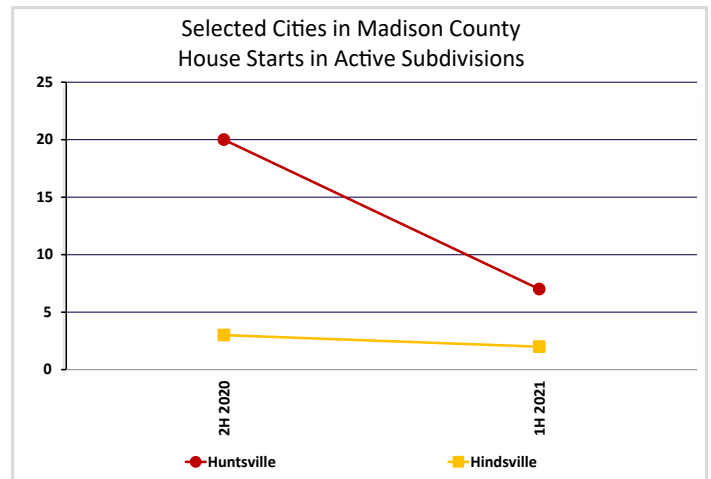
Madison County Active Subdivisions



There were 215 total lots in 4 active subdivisions in Madison County in the first half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2021. 43.7 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 12.6 percent were under construction, 4.2 percent were starts, while 43.7 percent were empty lots.

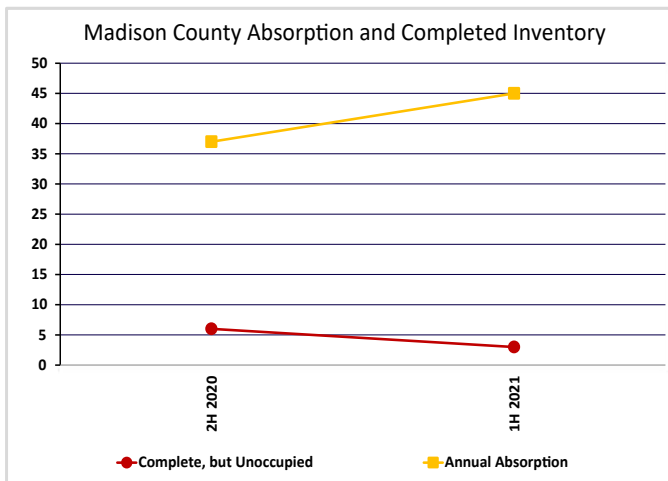
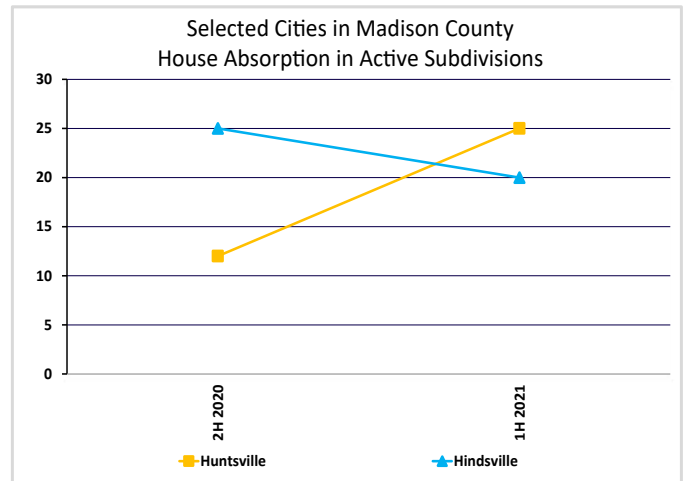
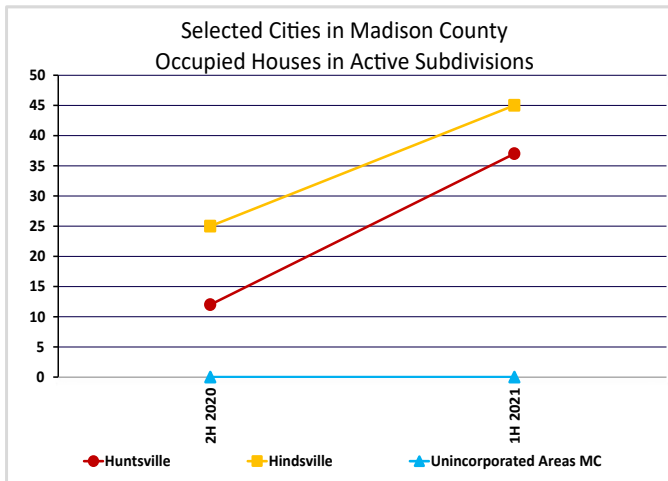
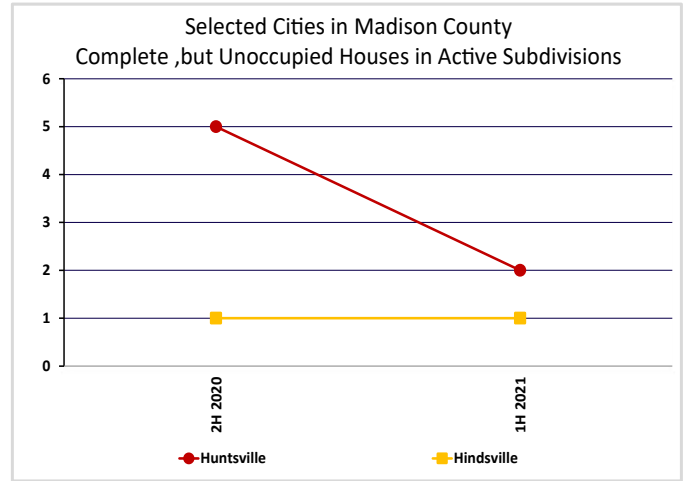
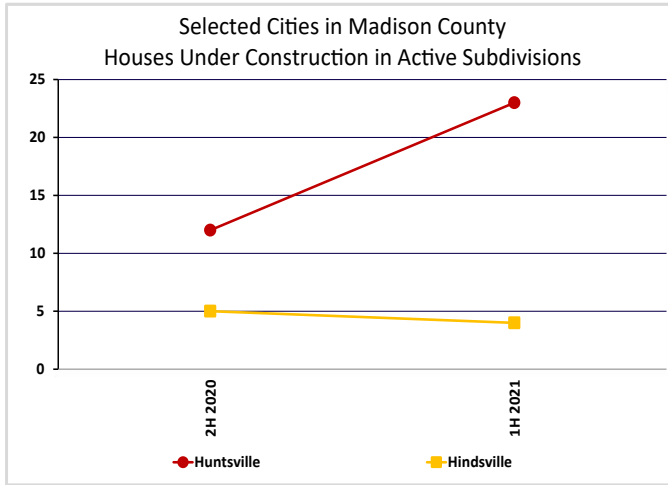
In the first half of 2021, Huntsville had the largest inventory totaling 160 lots. Most of these were in the Cedar Bluff, Phase 1. Phase II is in the planning stages for additional lots.

During the first half of 2021, 45 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 35.5 months of lot inventory at the end of first half of 2021. This is down from 57.7 months of inventory at the end of the second half of 2020.



Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. No additional lots in have received either preliminary or final approval by June 30, 2021.

Madison County Active Subdivisions



Madison County Owner Occupied Trend

Madison County Owner Occupied by City	2020	2021
Hindsville	36.8%	37.7%
Huntsville	35.0%	34.8%
Rural-MC	37.3%	36.8%
Madison County	37.1%	36.56%

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 two years.

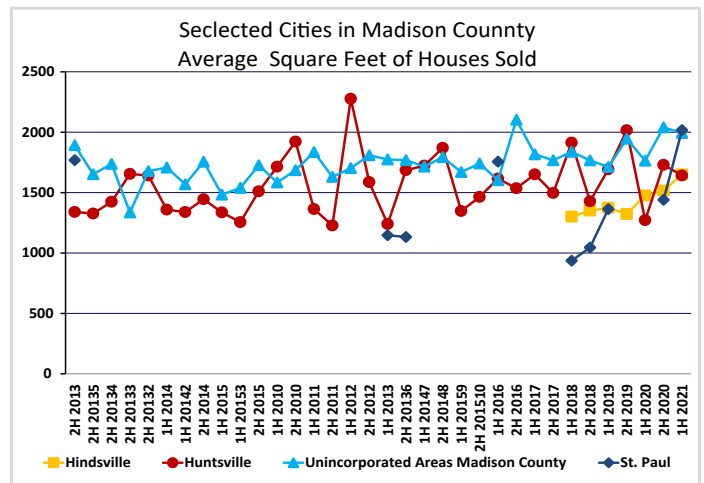
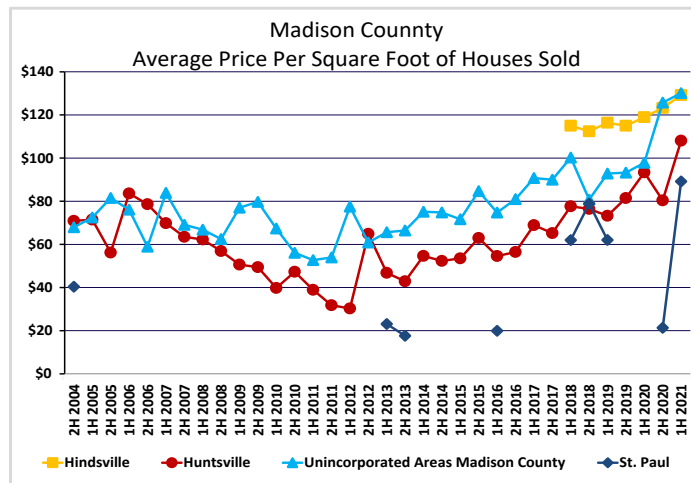
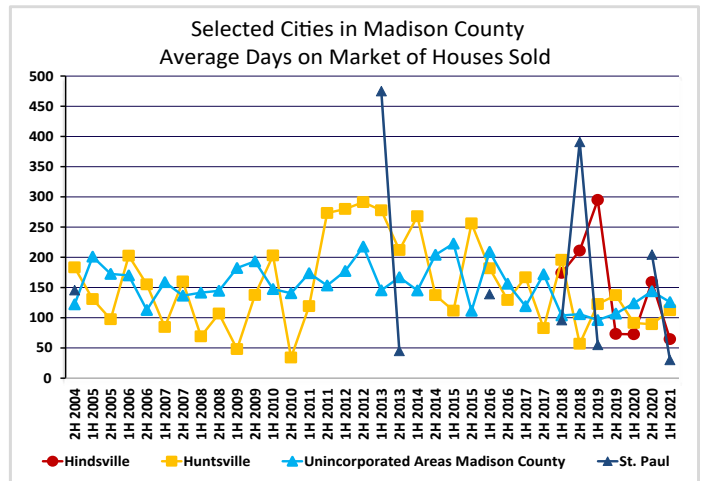
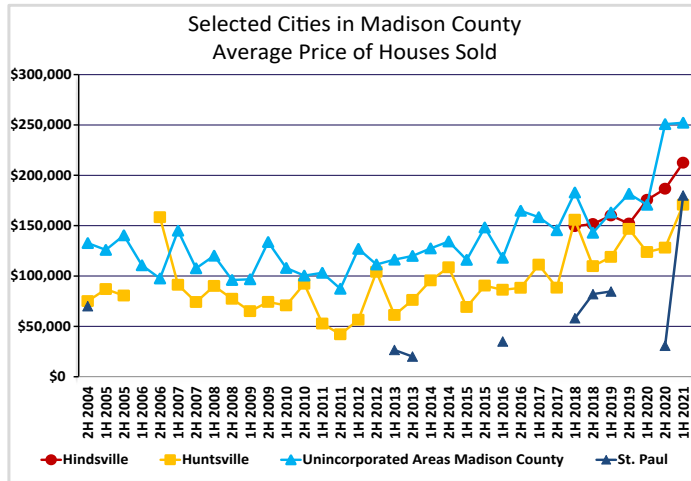
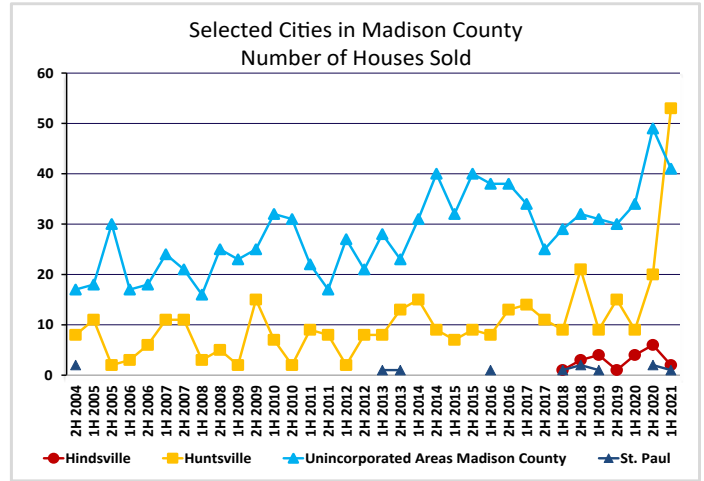
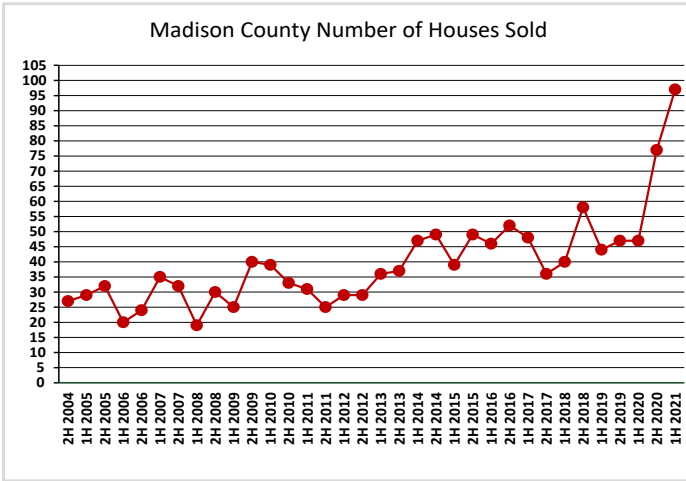
Overall, the percentage of houses occupied by owners declined from 37.1 percent in the second half of 2012 to 36.6 percent in the second half of 2020 as shown in the table above.

The table below covers a yearly and semi-yearly trend for house sales in Madison County. The median cost of a house sold in Madison County was \$175,000.

Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Permits
Huntsville	\$201,773	\$117	115	92	94.85%
Jasper	\$285,800	\$132	136	5	5.15%
Madison County	\$206,104	\$117.64	116	97	100.0%

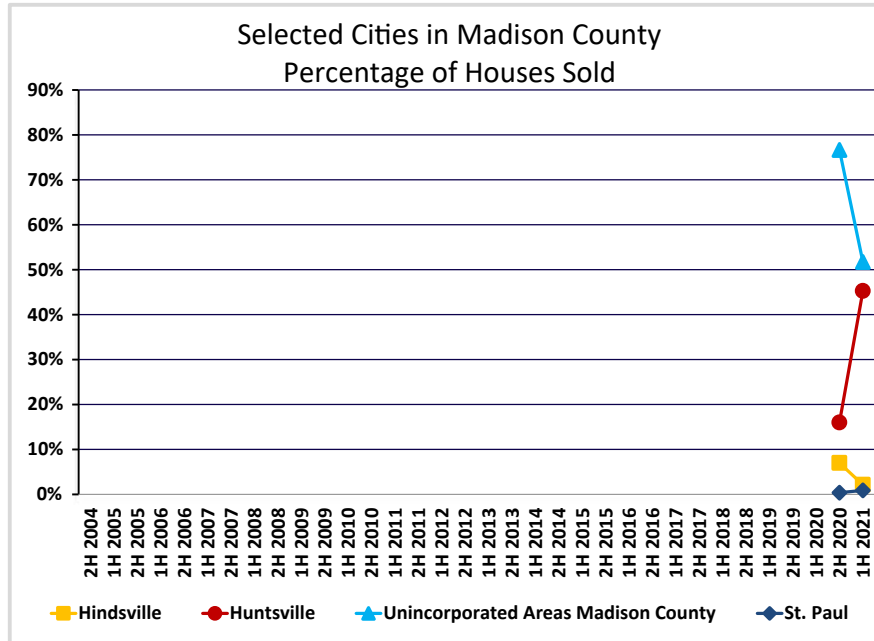
Sold Characteristics in Madison County	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	47	77	97	106.4%	26.0%
Average Price of Houses Sold	\$162,191	\$208,285	\$206,104	27.1%	-1.0%
Average Days on Market	113	132	116	2.7%	-12.1%
Average Price per Square Foot	\$98.76	\$111.04	\$117.64	19.1%	5.9%
Percentage of County Sales	0.0%	100.0%	100.0%	--	0.0%
Number of New Houses Sold	4	7	39	875.0%	457.1%
Average Price of New Houses Sold	\$158,950	\$195,621	\$171,004	7.6%	-12.6%
Average Days on Market of New Houses Sold	75	151	127	69.9%	-15.7%
Number of Houses Listed	0	24	35	--	45.8%
Average List Price of Houses Listed	\$168,570	\$252,582	\$232,369	37.8%	-8.0%

Madison County Sold Houses



Madison County

Sold Houses by City and Characteristics

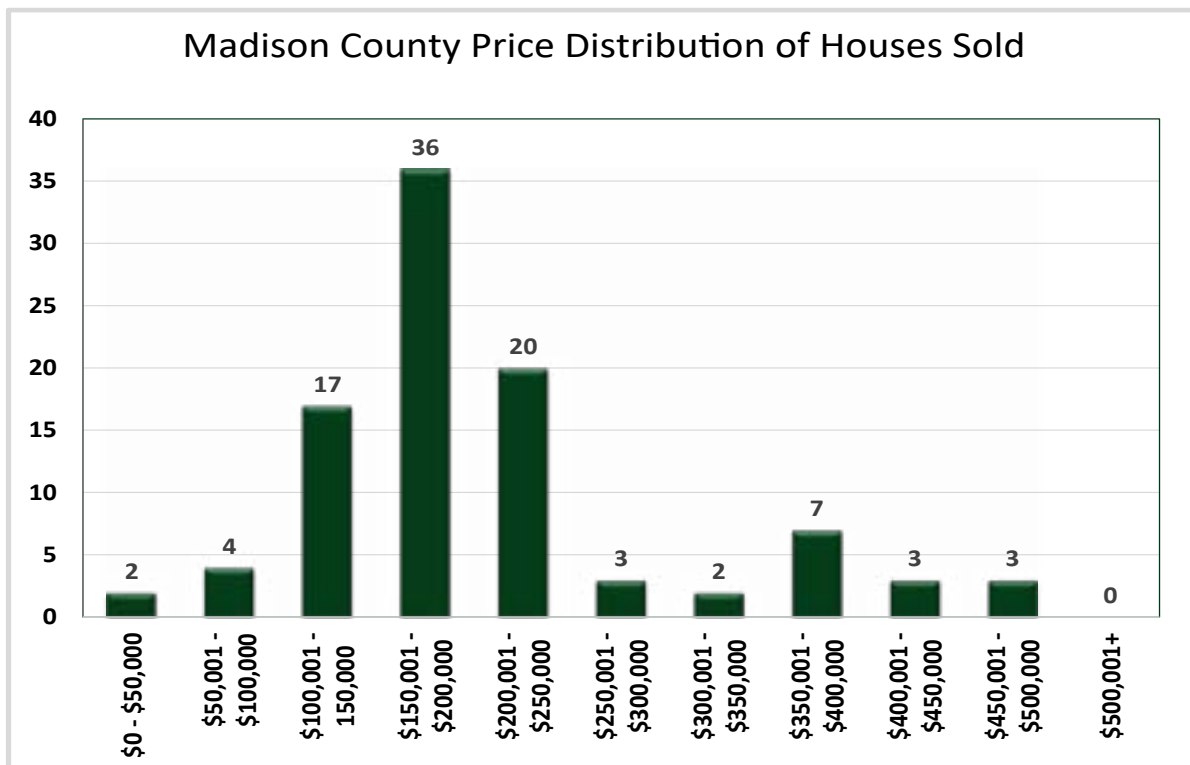


Madison County Sold Houses by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	\$212,500	\$129.17	1,650	2	\$212,500
Huntsville	\$170,696	\$108.08	1,642	53	\$170,696
Unincorporated Areas MC	\$252,200	\$130.12	1,994	41	\$252,200
St. Paul	\$180,000	\$89.20	2,018	1	\$180,000
Madison County Houses Sold	\$206,104	\$117.64	116	97	100.0%

Madison County

Price Distribution of Houses Sold

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	2.1%	645	125	39.5%
\$50,001 - \$100,000	4	4.1%	727	201	96.5%
\$100,001 - 150,000	17	17.5%	1,334	104	97.7%
\$150,001 - \$200,000	36	37.1%	1,546	122	99.7%
\$200,001 - \$250,000	20	20.6%	2,086	99	97.0%
\$250,001 - \$300,000	3	3.1%	1,756	103	98.2%
\$300,001 - \$350,000	2	2.1%	1,900	190	96.7%
\$350,001 - \$400,000	7	7.2%	3,037	81	97.7%
\$400,001 - \$450,000	3	3.1%	3,187	126	101.4%
\$450,001 - \$500,000	3	3.1%	3,320	158	95.4%
\$500,001+	--	--	--	--	--
Madison County Houses Sold	97	100.0%	1,795	116	97.1%



Hindsville Active Subdivisions

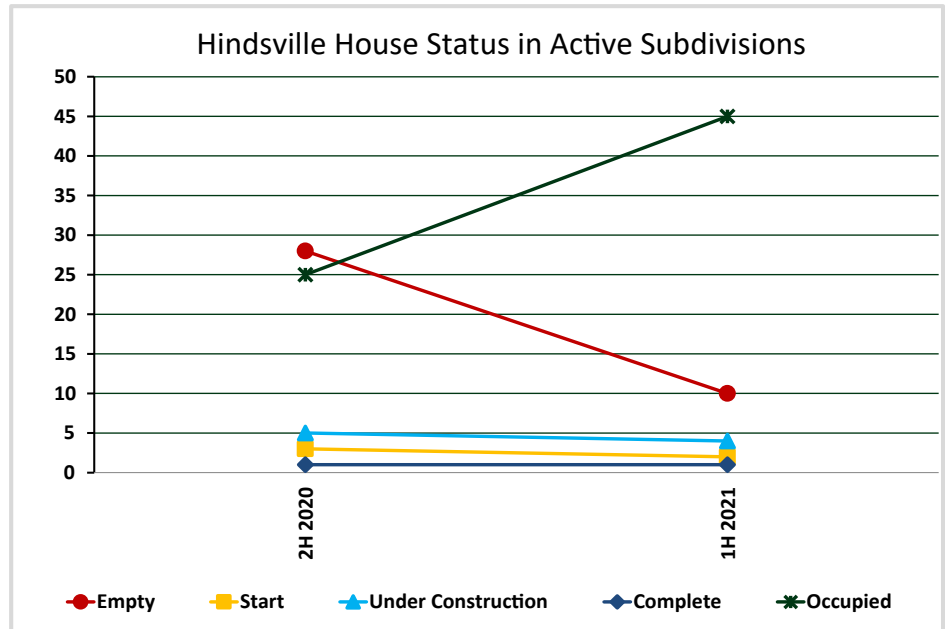
There were 62 total lots in 1 active subdivision in Hindsville in the first half of 2021. 72.6 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 6.5 were under construction, 3.2 percent were starts, and 16.1 percent were empty lots.

The subdivision with the most houses under construction in Hindsville during the first half of 2021 was New Hindsville with 4.

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

20 new houses in Hindsville became occupied in the first half of 2021. The annual absorption rate implies that there are 10.2 months of remaining inventory in active subdivisions, down from 23.5 percent in the second half of 2020.

In the 1 active subdivision in Hindsville, absorption has occurred in the first half of 2021.



The percentage of houses occupied by owners decreased in Hindsville from 36.8 percent in the second half of 2020 to 37.7 percent in the first half of 2021.

No new lots or subdivisions received either preliminary or final approval by June 30, 2021.

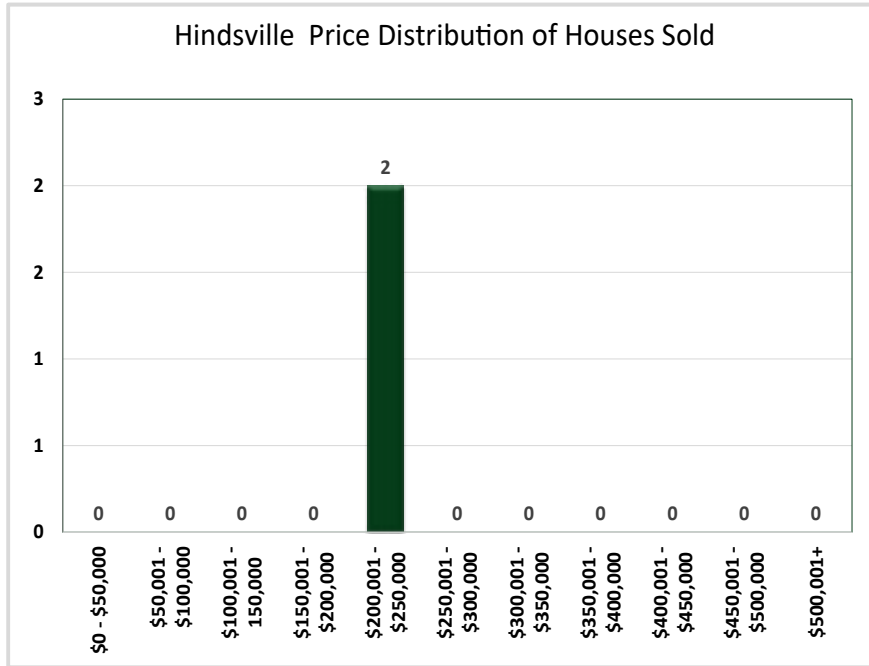
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	10	2	4	1	45	62	20	4.5
Unincorporated Areas Washington County	10	2	4	1	45	62	20	10.2

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

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

Hindsville

Price Distribution of Houses Sold



2 houses were sold in Hindsville in the first half of 2021.

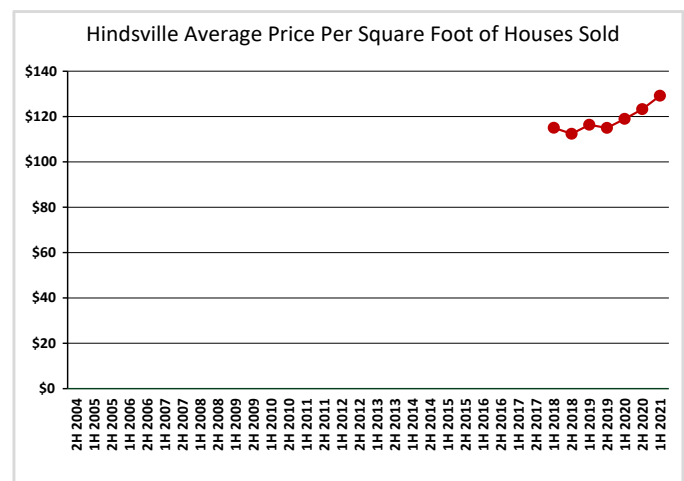
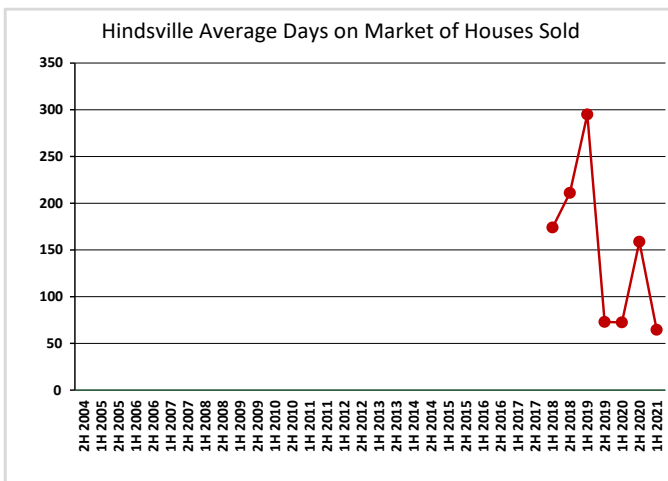
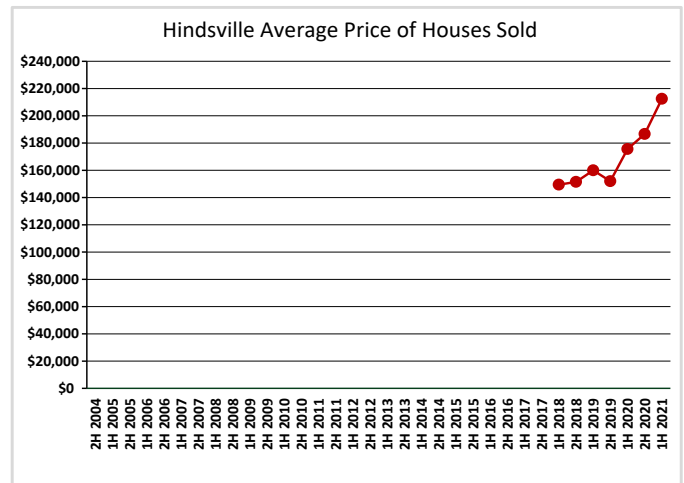
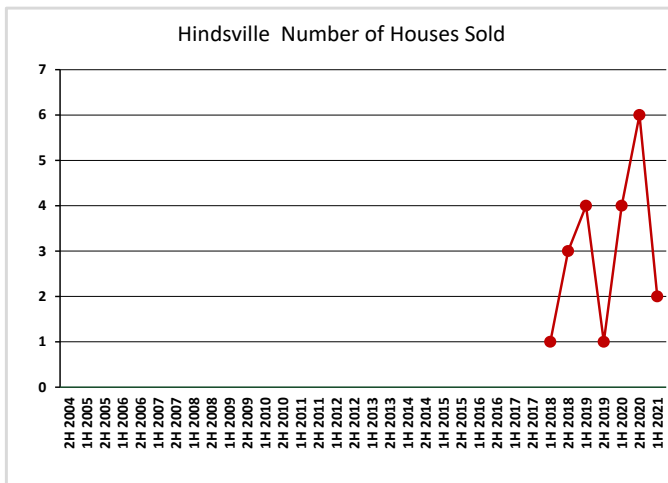
The average price of a house was \$212,500 at \$129.17 per square foot.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	2	100.0%	1,650	65	\$212,500	\$129.17
Hindsville Sold Houses	2	100.0%	1,650	65	\$212,500	\$129.17

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	2	100.0%	1,650	65	100.0%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Hindsville Houses Sold	2	100.0%	1,650	65	100.0%

Hindsville

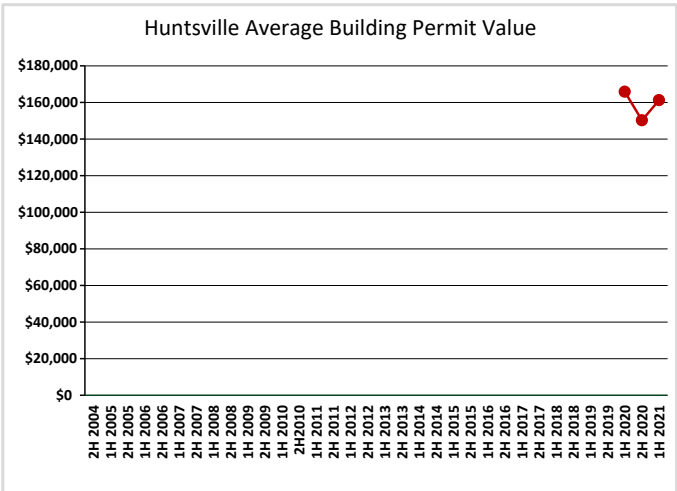
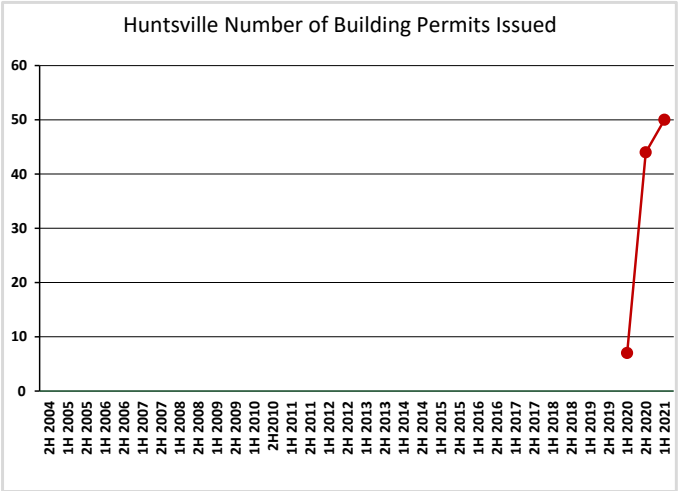
Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	4	6	2	-50.0%	-66.7%
Average Price of Houses Sold	\$175,600	\$186,642	\$212,500	21.0%	13.9%
Average Days on Market	73	159	65	-11.0%	-59.4%
Average Price per Square Foot	\$114.98	\$118.93	\$123.23	0.0%	8.6%
Percentage of County Sales	--	7.0%	2.1%	0.0%	0.0%
Number of New Houses Sold	3	5	2	-33.3%	-60.0%
Average Price of New Houses Sold	\$174,300	\$188,370	\$212,500	21.9%	12.8%
Average Days on Market of New Houses Sold	79	181	65	-18.4%	-64.3%
Number of Houses Listed	--	11	1	--	-90.9%
Average List Price of Houses Listed	\$176,425	\$0	\$220,000	24.7%	--

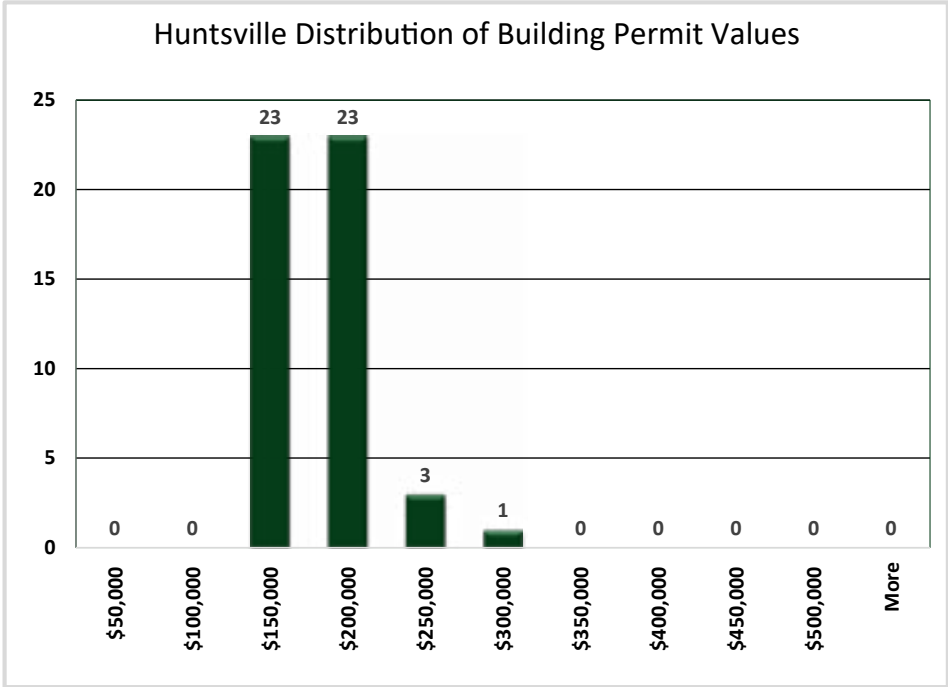
Huntsville

Building Permits in Selected Cities



Huntsville	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Residential Building Permits	7	44	50	614.3%	13.6%
Average Value of Residential Building Permits	\$165,833	\$150,275	\$161,267	-2.8%	7.3%

Building permits in Huntsville have only been analyzed for three periods. Huntsville is the only city in Madison County which is currently collects building permits. The table below shows the breakdown of the known building permits in Huntsville for the first half of 2021.



Huntsville Active Subdivisions

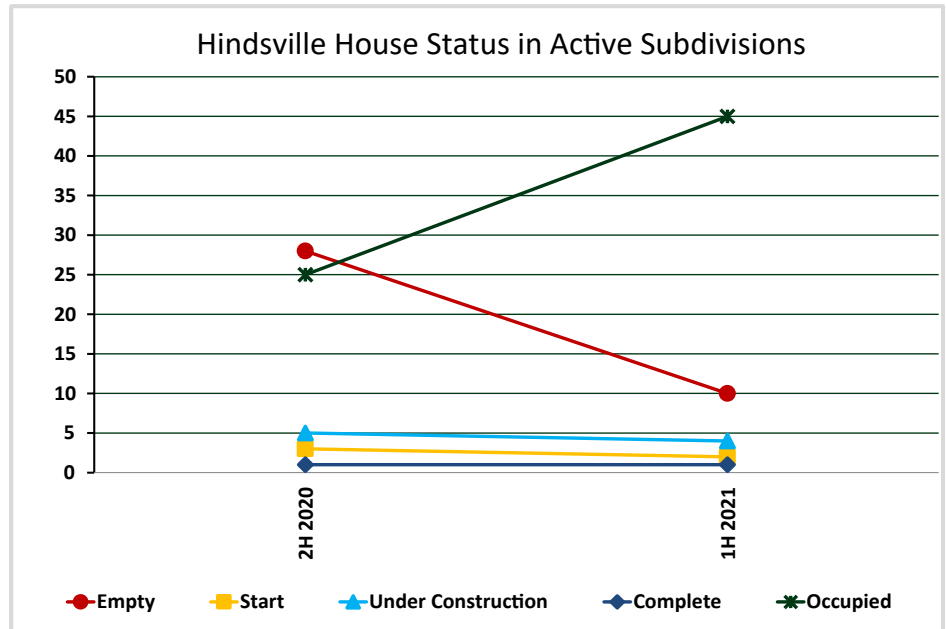
There were 153 total lots in 3 active subdivisions in Huntsville in the first half of 2021. 24.2 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 15.0 were under construction, 4.6 percent were starts, and 54.9 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the first half of 2021 were Cedar Bluff, Phase I with 22.

Cedar Bluff, Phase I had the most houses becoming occupied in Huntsville with 20 houses. An additional 4 houses in Highland Park, Phase II became occupied in the first half of 2021.

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

25 new houses in Huntsville became occupied in the first half of 2021. The annual absorption rate implies that there are 55.7 months of remaining inventory in active subdivisions, down from 141.0 percent in the second half of 2020.



In all 3 active subdivisions in Huntsville, absorption has occurred in the first half of 2021.

The percentage of houses occupied by owners decreased in Huntsville from 35.0 percent in the second half of 2020 to 34.8 percent in the first half of 2021.

Additionally, no new lots or subdivision received either preliminary or final approval by June 30, 2021.

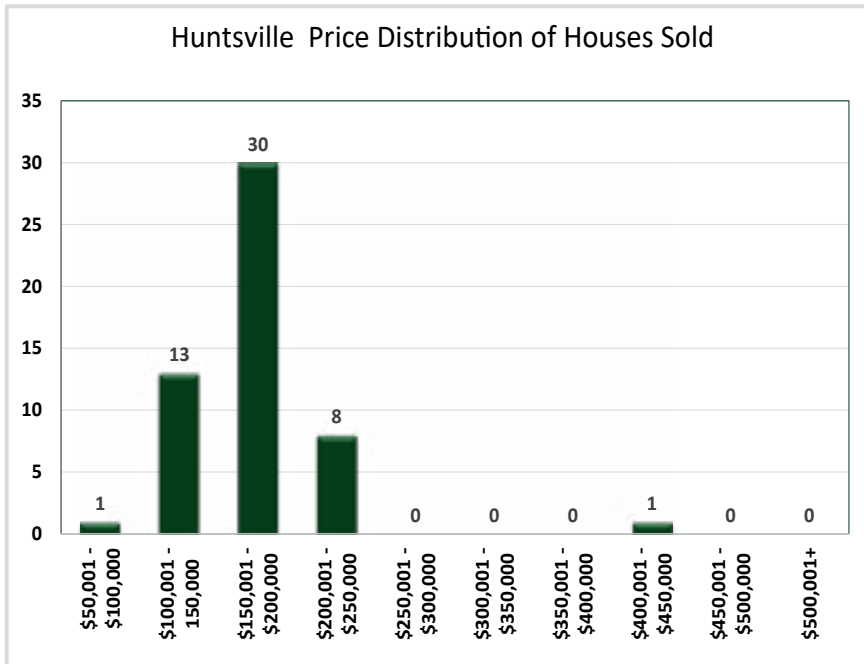
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	76	6	22	2	22	128	20	57.8
Enclave, The	4	0	0	0	7	11	1	6.9
Highland Park, Phase II	4	1	1	0	8	14	4	9.0
Huntsville Actove Subdivisions	84	7	23	2	37	153	25	55.7

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

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

Huntsville

Price Distribution of Houses Sold



53 houses were sold in Huntsville in the first half of 2021.

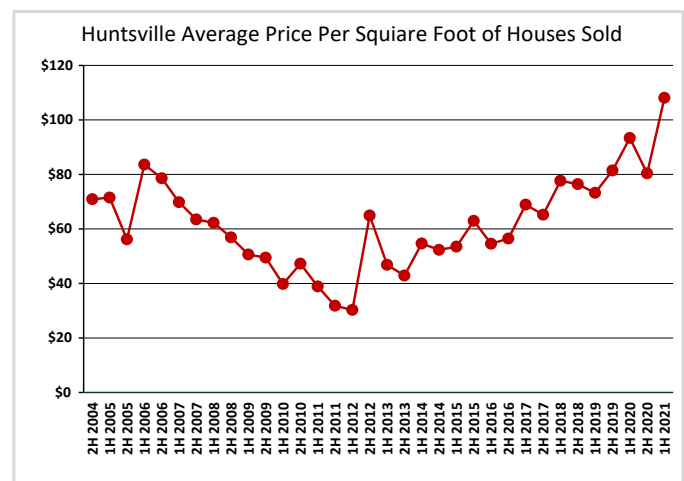
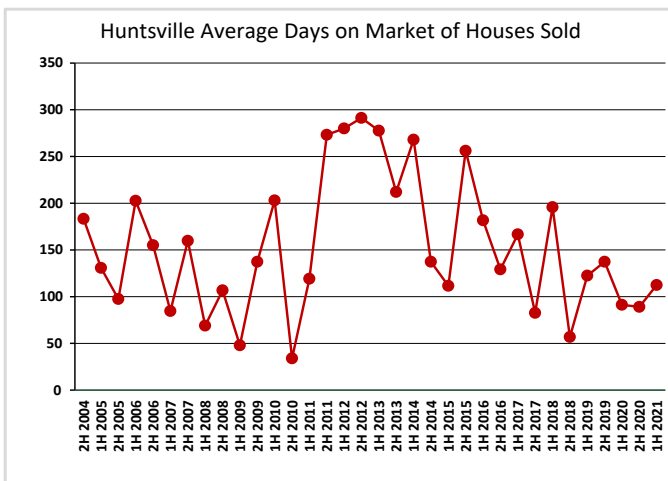
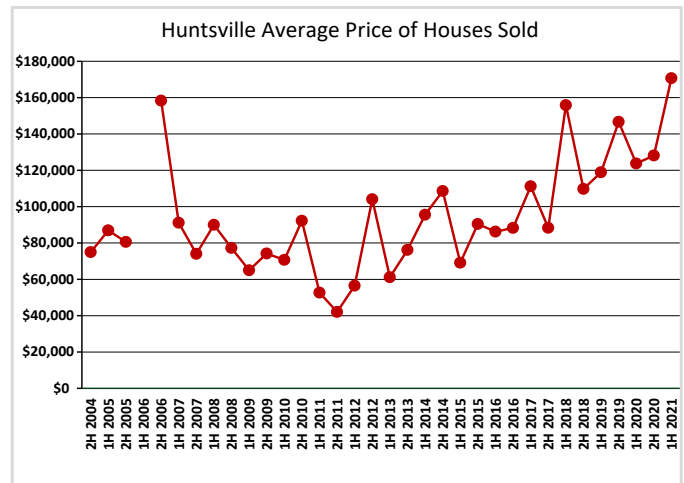
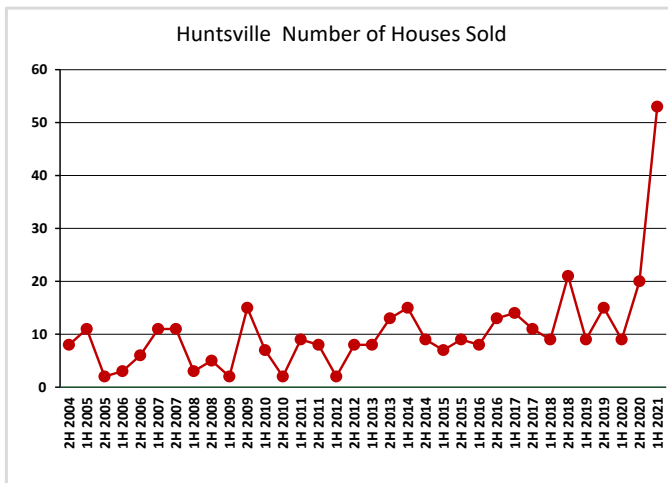
The average price of a house was \$170,696 at \$108.08 per square foot.

The median cost of a house was \$166,280.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	--	--	--	--	--
\$50,001 - \$100,000	1	1.9%	840	91	98.4%
\$100,001 - \$150,000	13	24.5%	1,301	102	99.0%
\$150,001 - \$200,000	30	56.6%	1,522	111	100.2%
\$200,001 - \$250,000	8	15.1%	2,570	126	98.1%
\$250,001 - \$300,000	--	--	--	--	--
\$300,001 - \$350,000	--	--	--	--	--
\$350,001 - \$400,000	--	--	--	--	--
\$400,001 - \$450,000	1	1.9%	3,048	196	96.5%
\$450,001 - \$500,000	--	--	--	--	--
\$500,001+	--	--	--	--	--
Unincorporated Areas	53	100.0%	1,642	112	99.5%

Huntsville

Characteristics of Houses Sold



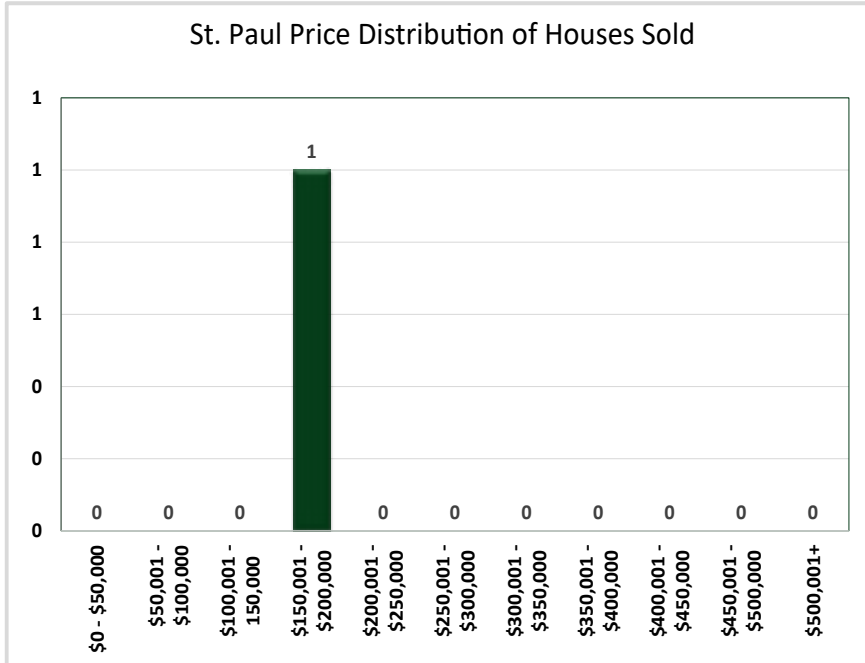
Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	9	20	53	488.9%	165.0%
Average Price of Houses Sold	\$123,767	\$128,150	\$170,696	37.9%	33.2%
Average Days on Market	91	89	112	23.1%	26.2%
Average Price per Square Foot	\$93.35	\$80.39	\$108.08	15.8%	34.4%
Percentage of County Sales	--	16.0%	45.3%	--	183.2%
Number of New Houses Sold	--	2	37	--	1750.0%
Average Price of New Houses Sold	--	\$213,750	\$168,761	--	-21.0%
Average Days on Market of New Houses Sold	--	76	130	--	72.7%
Number of Houses Listed	--	--	17	--	--
Average List Price of Houses Listed	\$127,533	\$202,370	\$193,684	51.9%	-4.3%

Huntsville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Foster Creek Landings	1	2.4%	392	118	\$63,000	\$160.71
Hickory Hills	1	2.4%	1,512	485	\$180,000	\$119.05
Johnson Hill	1	2.4%	2,743	96	\$370,000	\$134.89
Mossy Oak	1	2.4%	1,228	72	\$250,000	\$203.58
New Whitner	1	2.4%	2,730	51	\$420,000	\$153.85
Outback	1	2.4%	3,492	205	\$484,000	\$138.60
Pettigrew Hamilton	1	2.4%	1,680	213	\$127,500	\$75.89
Other	34	82.9%	2,000	115	\$248,403	\$127.89
Rockwood Heights	2	3.8%	1,326	23	\$171,500	\$129.67
Other	2	3.8%	2,260	103	\$215,000	\$102.87
Huntsville Sold Houses	53	100.0%	1,642	112	\$170,696	\$108.08

St. Paul Price Distribution of Houses Sold

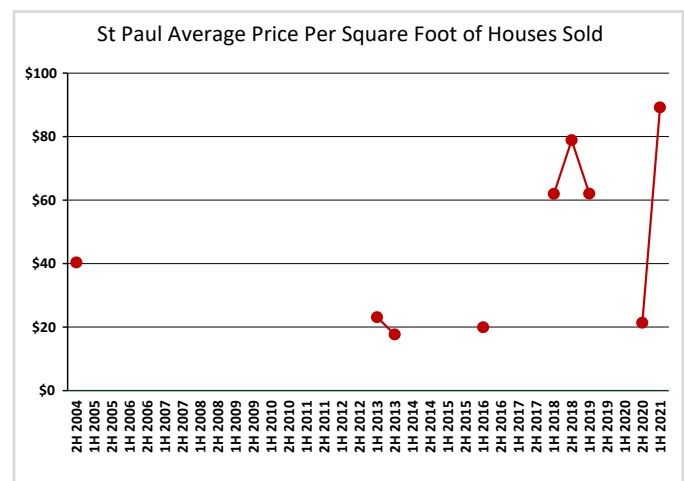
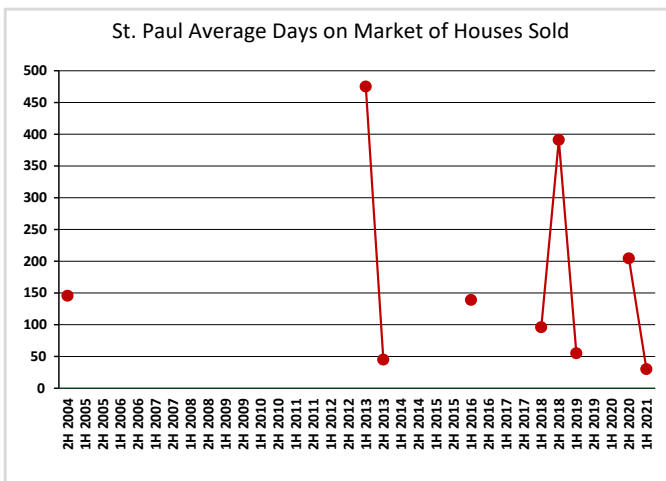
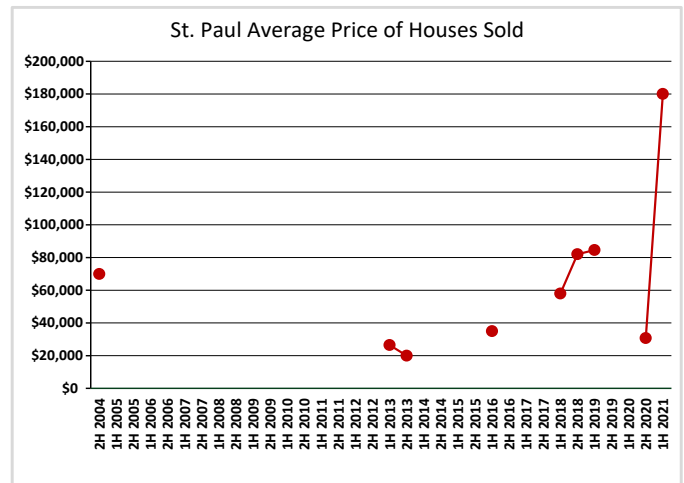
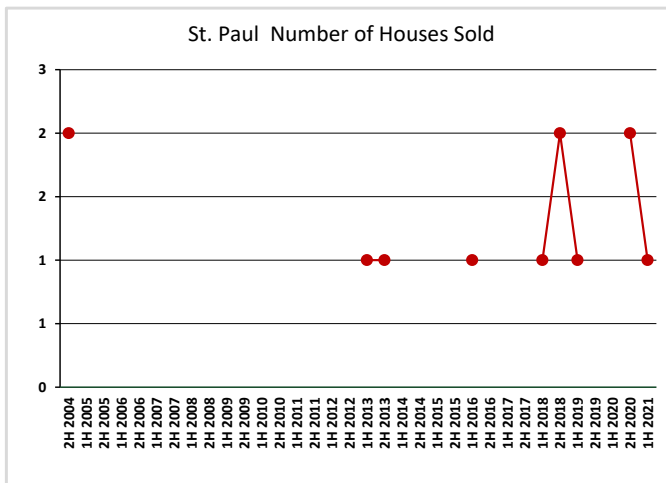


1 house was sold in St. Paul at \$180,000. The average cost per square feet was \$89.20.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
St Paul City	1	100.0%	2,018	30	\$180,000	\$89.20
St. Paul Sold Houses	1	100.0%	2,018	30	\$180,000	\$89.20

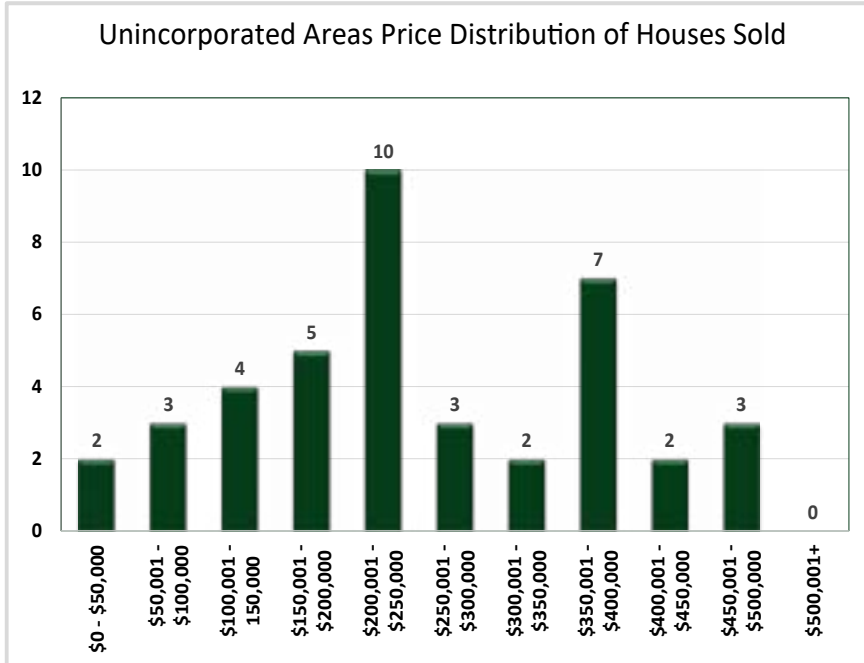
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	--	--	--	--	--
\$50,001 - \$100,000	--	--	--	--	--
\$100,001 - \$150,000	--	--	--	--	--
\$150,001 - \$200,000	1	100.0%	2,018	30	90.0%
\$200,001 - \$250,000	--	--	--	--	--
\$250,001 - \$300,000	--	--	--	--	--
\$300,001 - \$350,000	--	--	--	--	--
\$350,001 - \$400,000	--	--	--	--	--
\$400,001 - \$450,000	--	--	--	--	--
\$450,001 - \$500,000	--	--	--	--	--
\$500,001+	--	--	--	--	--
St. Paul	1	100.0%	2,018	30	90.0%

St. Paul Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	--	2	1	--	-50.0%
Average Price of Houses Sold	--	\$30,750	\$180,000	--	485.4%
Average Days on Market	--	205	30	--	-85.3%
Average Price per Square Foot	--	\$21.35	\$89.20	--	317.7%
Percentage of County Sales	--	0.4%	0.9%	--	134.8%
Number of New Houses Sold	--	--	--	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	--	--	--	--	--
Average List Price of Houses Listed	--	--	--	--	--

Unincorporated Areas Madison Price Distribution of Houses Sold



41 houses were sold in Unincorporated Areas in Madison County in the first half of 2021.

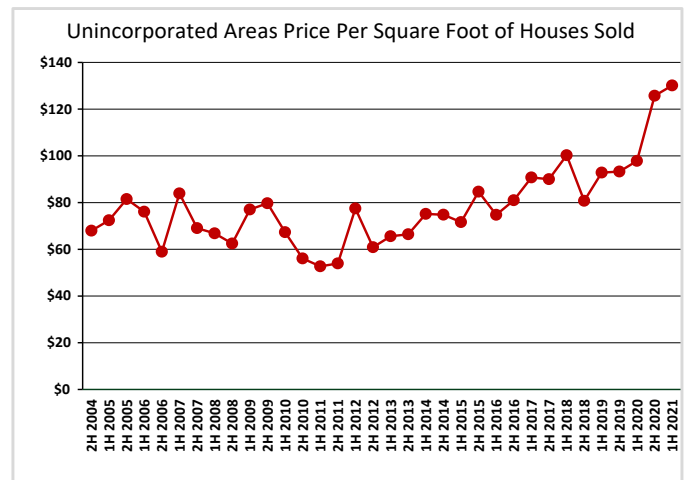
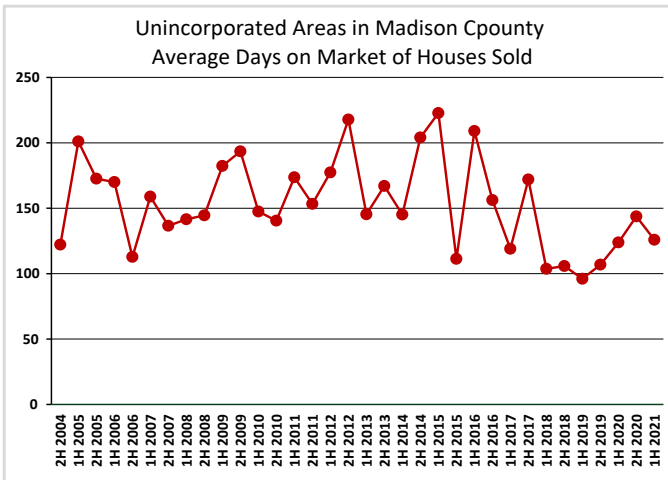
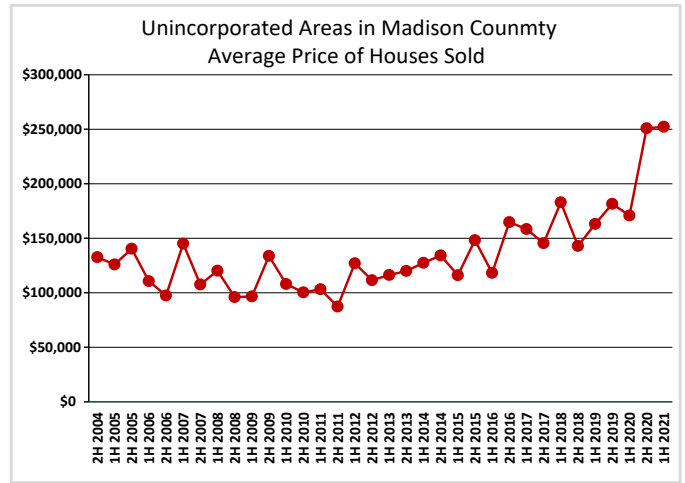
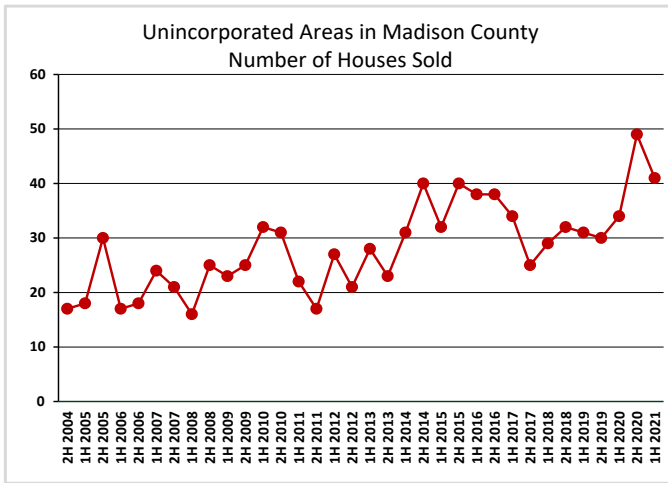
The average price of a house was \$252,200 at \$130.12 per square foot.

The median cost of a house was \$238,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	4.9%	645	125	39.5%
\$50,001 - \$100,000	3	7.3%	690	237	95.9%
\$100,001 - \$150,000	4	9.8%	1,443	109	93.4%
\$150,001 - \$200,000	5	12.2%	1,594	204	99.1%
\$200,001 - \$250,000	10	24.4%	1,786	83	95.4%
\$250,001 - \$300,000	3	7.3%	1,756	103	98.2%
\$300,001 - \$350,000	2	4.9%	1,900	190	96.7%
\$350,001 - \$400,000	7	17.1%	3,037	81	97.7%
\$400,001 - \$450,000	2	4.9%	3,257	92	103.9%
\$450,001 - \$500,000	3	7.3%	3,320	158	95.4%
\$500,001+	--	--	--	--	--
Unincorporated Areas	41	100.0%	1,994	126	94.0%

Unincorporated Areas Madison County

Characteristics of Houses Sold



Sold Characteristics	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	34	49	41	20.6%	-16.3%
Average Price of Houses Sold	\$170,784	\$250,890	\$252,200	47.7%	0.5%
Average Days on Market	124	144	126	1.6%	-12.5%
Average Price per Square Foot	\$97.82	\$125.72	\$130.12	33.0%	3.5%
Percentage of County Sales	0.0%	76.7%	51.7%	--	-32.5%
Number of New Houses Sold	1	--	--	-100.0%	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	62	--	--	--	--
Number of Houses Listed	--	13	17	--	30.8%
Average List Price of Houses Listed	\$178,509	\$295,069	\$271,782	52.3%	-7.9%

Unincorporated Areas in Madison County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Foster Creek Landings	1	2.4%	392	118	\$63,000	\$160.71
Hickory Hills	1	2.4%	1,512	485	\$180,000	\$119.05
Johnson Hill	1	2.4%	2,743	96	\$370,000	\$134.89
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Outback	1	2.4%	3,492	205	\$484,000	\$138.60
Pettigrew Hamilton	1	2.4%	1,680	213	\$127,500	\$75.89
Other	34	82.9%	2,000	115	\$248,403	\$127.89
Unincorporated MC	41	100.0%	1,994	126	\$252,200	\$130.12