

THE SKYLINE REPORT

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First Half of 2023

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Residential Real Estate Summary Benton Madison and Washington Counties

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

Highlights from the First Half of 2023

In the first half of 2023, the average price of a home in Benton County reached \$422,564, 5.1 percent higher than last half, 4.6 percent higher than a year ago, and 77.1 percent higher than five years ago. In Washington County, the average was \$392,306, was 4.3 percent higher than last half, 8.1 percent higher than a year ago, and 67.0 percent higher than five years ago.

The number of home sales decreased 8.8 percent from a year ago, and 7.4 percent from last half, to 4,422 in the first half of 2023.

1,707 new construction homes were sold in the first half of 2023. This was 38.6 percent of the total, the highest percentage in Skyline history followed by 32.6 percent in first half of 2019.

The number of building permits issued in Northwest Arkansas in the first half of 2023 increased to 2,309, the highest total since the 2,892 building permits issued in the first half of 2022. Benton County accounted for 1,576, Washington County for 726, and Madison County for 7 new building permits.

21,675 total lots in 379 active subdivisions were identified by Skyline Report researchers in the first half of 2023. An additional 15,101 residential lots have received either preliminary or final approval in Northwest Arkansas.

1,918 lots were absorbed, the most since 2,203 in the first half of 2020.

Home starts plus homes under construction totaled 1,913 in the first half of 2023, the lowest total since 1,726 in the first half of 2021.

Empty lot totals for all three counties increased from 3,958 in the second half of 2022 to 4,867 in the first half of 2023, the highest level since 5,027 in the second half of 2018.

According to the Assessors' databases, 59.3 percent of houses in Benton County, 77.2 percent of the houses in Madison County, and 59.1 percent of houses in Washington County were owner occupied. For all three counties, owner occupied properties have gradually declined since 2012.

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 2022 to 2023. The number of houses listed for sale in the MLS database as of June 30, 2023 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.

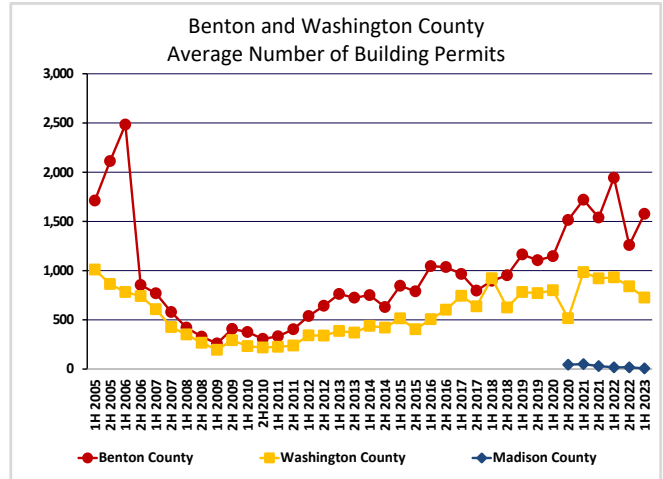
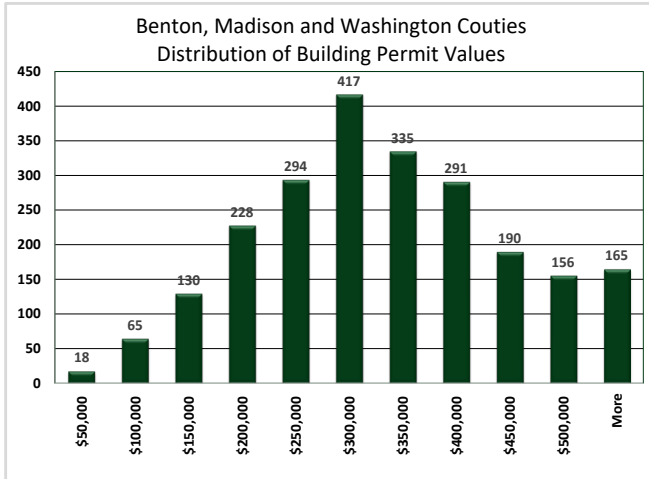
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are 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 2023 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.

Regional Market Trends

Building Permits



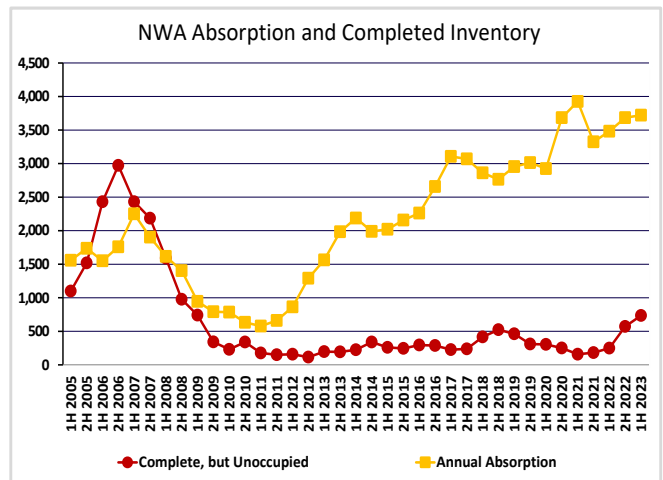
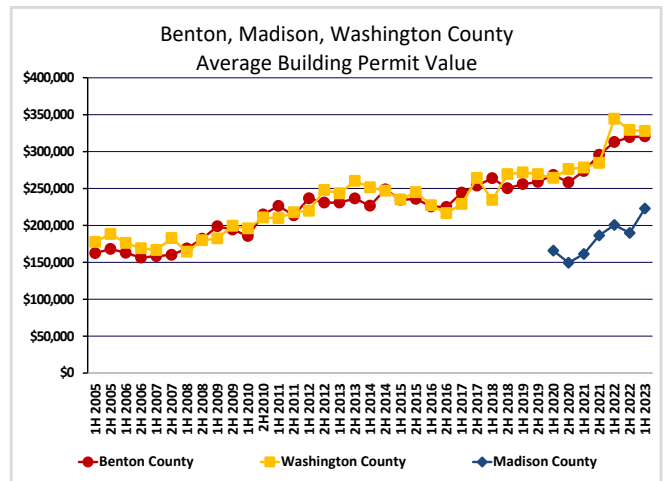
2,309 building permits were issued in Northwest Arkansas Region during the first half of 2022 resulting in a 9.1 percent increase from 2,117 permits issued in second half of 2022. 18 permits were in Garfield averaging \$167,621. If Garfield continues to report permits, future reports will include Garfield.

The average building permit value increased from \$322,344 in the second half of 2022 to \$322,576 in the first half of 2023. Building permit values do not include land prices, therefore, they do not represent the total price of a completed house to a buyer.

The most active value range for building permits was \$250,001 to \$300,000 range with 417. There were 335 building permits issued in the \$300,001 to \$350,000 range and 294 permits in the \$200,001 to \$250,000 range.

There were 21,675 total lots in 379 active subdivisions in Northwest Arkansas Region in the first half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2023. 22.5 percent of the lots were empty, 2.0 percent were starts, 6.9 were under construction, 3.4 were completed, but unoccupied, and 65.3 percent were occupied lots.

1,913 lots were in construction status, ranging from foundation to finishing status during the first half of 2023. The subdivisions with the most houses under-construction (above foundation/starts) during the first half of 2023 in Benton County were Brookside Estates with 80, Featherston Village, Phase I with 55, in Centerton and Cottonwood in Rogers with 46. Preston Park, Phase II in Centerton followed with 38 houses.



Regional Market Trends

Building Permits and Active Subdivisions

Northwest Arkansas	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	2,892	2,117	2,309	-20.2%	9.1%
Average Value of Residential Building Permits	\$322,482	\$322,344	\$322,576	0.0%	0.1%

Examining the first half of 2023 inventory on a county-by-county basis, Benton County has 26.7, Madison County has 8.5, and Washington County has 21.3 months of remaining inventory in active subdivisions.

In Washington County, Roczen Duplexes had 48 under Construction, Towne West, Phase III, IV had 41, and Magnolia Park, had 37. These subdivisions were all in Fayetteville. South Pointe, Phase IV and VI in Tontitown had 34 under construction. In Farmington, The Groves at Engles Mill, Phase III had 24 and Wagon Wheel Crossing, Phase 1 had 30 new construction or progress. In Springdale, Cottages at the Park, Phase II had 21, and Hylton Place, Phase II had 19 new houses under construction.

No new construction has occurred in the last year in 47 of the 379 active subdivisions in the Northwest Arkansas region.

1,918 new houses in the Northwest Arkansas region became occupied in the first half of 2023.

The annual absorption rate implies that there are 24.2 months of lot inventory at the end of first half of 2023. This is up from 21.6 months of inventory at the end of the second half of 2022.

In 74 out of the 379 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the last year.

City Building Permits	2H 2022 Number	1H 2023 Number	2H 2022 Average Value	1H 2023 Average Value
Avoca	2	2	\$211,000	\$670,000
Bella Vista	311	241	\$337,855	\$366,863
Bentonville	323	293	\$442,377	\$470,532
Cave Springs	6	37	\$359,373	\$368,083
Centerton	546	264	\$291,865	\$300,278
Decatur	103	13	\$236,369	\$223,781
Elkins	56	6	\$358,267	\$203,721
Elm Springs	28	7	\$530,789	\$499,768
Farmington	77	163	\$431,134	\$347,344
Fayetteville	383	257	\$333,460	\$320,516
Gentry	109	77	\$290,216	\$190,630
Goshen	10	12	\$507,338	\$1,144,000
Gravette	14	19	\$370,102	\$305,171
Greenland	5	4	--	\$218,250
Highfill	69	80	\$284,782	\$311,978
Huntsville	17	7	\$189,826	\$222,871
Johnson	9	7	\$962,550	\$930,711
Lincoln	9	1	\$186,855	\$50,000
Little Flock	4	0	\$308,216	--
Lowell	77	20	\$418,153	\$192,043
Pea Ridge	146	158	\$281,903	\$251,898
Prairie Grove	157	87	\$221,061	\$251,635
Rogers	156	214	\$365,636	\$351,739
Siloam Springs	73	140	\$136,196	\$103,453
Springdale	67	148	\$288,083	\$256,898
Tontitown	127	34	\$334,654	\$388,483
West Fork	4	0	\$220,000	--
NWA	2,117	2,309	\$322,344	\$322,576

*The table includes 18 permits in Garfield averaging \$ 167,621.03. If Garfield continues to issue building permits, the table will be updated and include Garfield in future reports.

Regional Market Trends

New and Preliminary Subdivisions and Lots

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 2020 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 tables below were added to the remaining lots in active subdivisions, there would be 68.9 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 tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 15,101 lots are in the inventory planning stages.

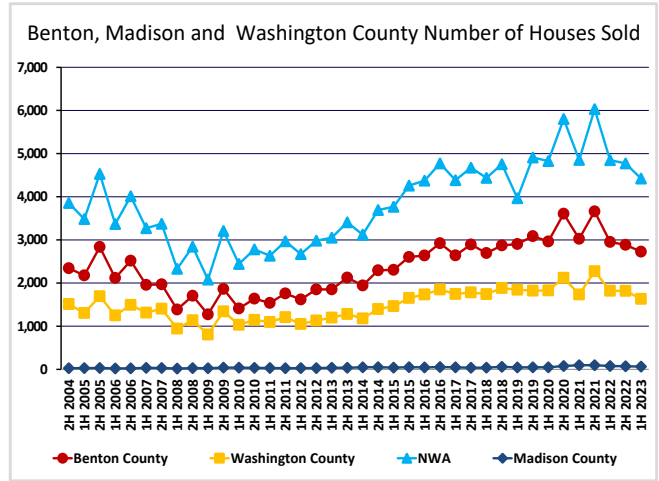
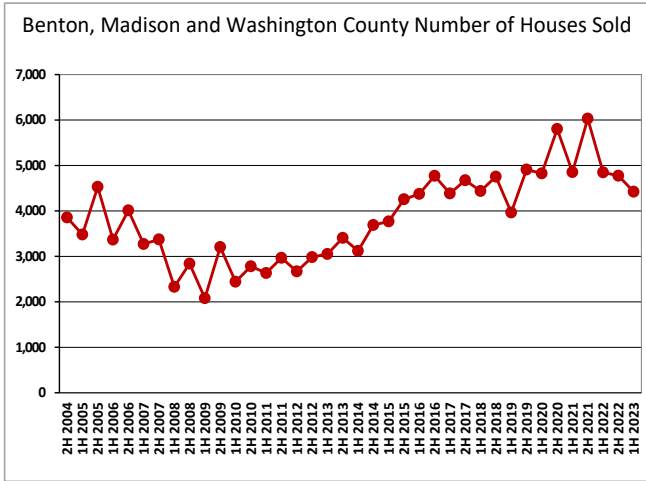
Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	3	37			3	37
Bella Vista	3	27			3	27
Bentonville	14	1018	1	16	15	1034
Cave Springs	1	120	1	4	2	124
Centerton	27	3338	12	679	39	4017
Decatur	1	120	2	59	3	179
Highfill	2	310			2	310
Little Flock			1	15	1	15
Lowell	6	380	4	406	10	786
Pea Ridge	6	998	5	193	11	1191
Rogers	9	797			9	797
Siloam Springs	8	404	6	248	14	652
Unincorporated			1	112	1	112
Total Planned	80	7,549	33	1,732	113	9,281

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	1	73	3	232	4	305
Fayetteville	19	1,574	10	567	28	2,141
Goshen			1	16	1	16
Lincoln	1	18			1	18
Prairie Grove	6	1,056	2	144	8	1,200
Springdale	9	978	13	997	22	1,975
Tontitown	2	136	1	29	3	165
Washington Total	38	3,835	30	1,985	67	5,820

Grand Total	118	11,384	63	3,717	180	15,101
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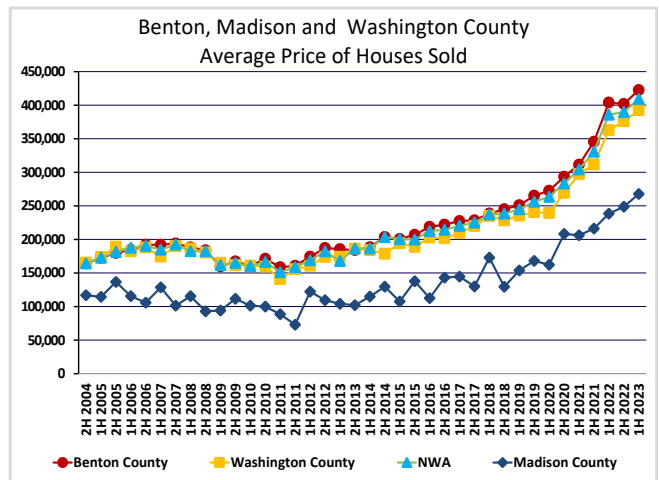
Regional Market Trends

Sold Data



Out of the 4,422 houses sold in the first half of 2023, 1,707 were new construction accounting for 38.6 percent of the total sales in Northwest Arkansas, the highest total and percentage of new houses since CBER researchers have been tracking new construction sold data beginning in 2019.

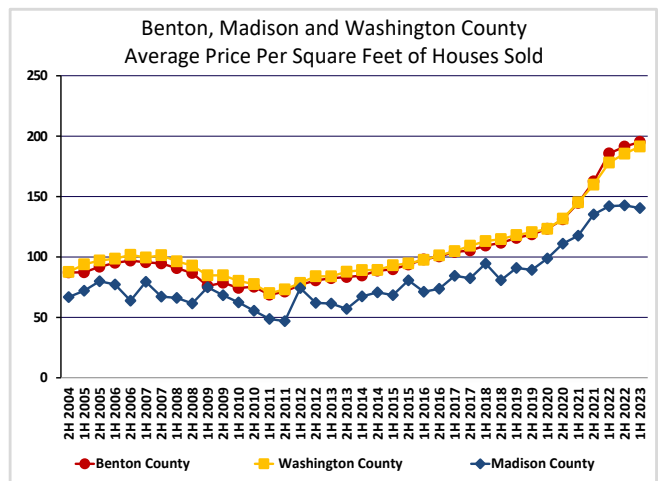
In the first half of 2023, the average sales price in Benton County increased 5.1 percent from \$401,875 to \$422,564, while in Madison County, the average sales price increased 7.6 percent to \$267,665 from \$248,733. In Washington County, the average sales price was up 4.3 percent from \$376,018 to \$392,306.



The median sales price increased by 3.3 percent in Benton County to \$356,312, by 3.6 percent in Washington County to \$331,820, and decreased by 2.9 percent in Madison County to \$237,900 from the second half 2022 to the first half of 2023.

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

1,591 houses were listed for sale in the MLS database as of June 30, 2023 at an average list price of \$548,367.

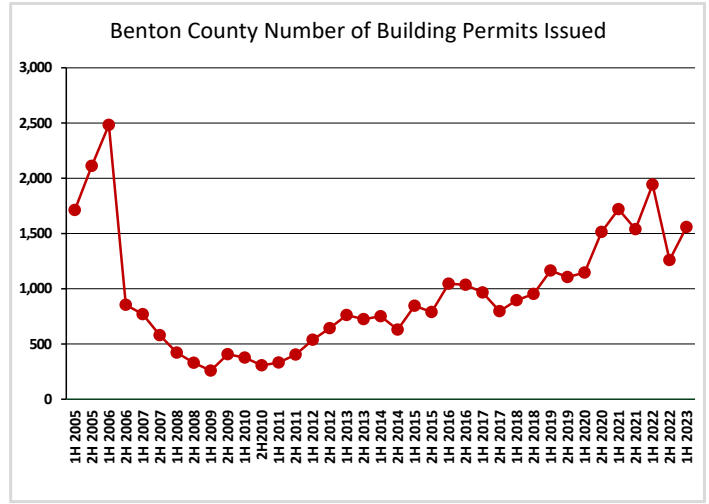
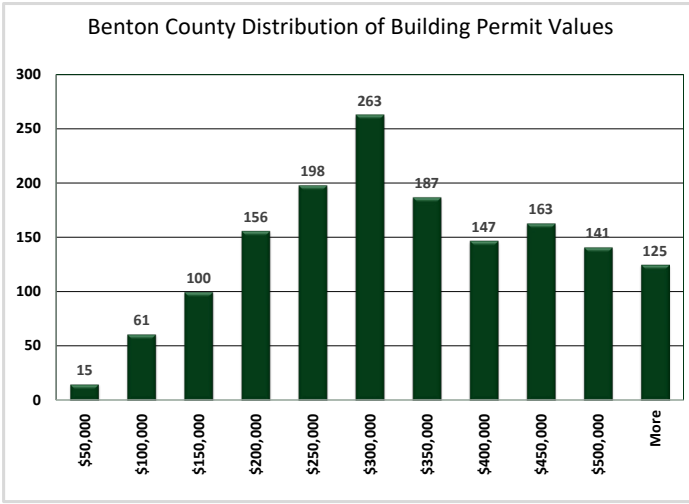


Residential Market Trends

Sold Data By School District

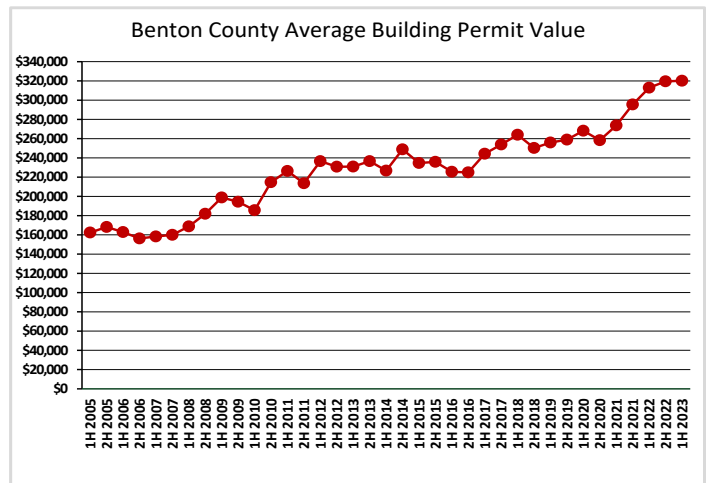
Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$445,807	\$201.90	113	1472	33.3%
Decatur	\$209,636	\$146.68	80	22	0.5%
Elkins	\$253,263	\$169.24	96	30	0.7%
Farmington	\$361,689	\$187.33	118	198	4.5%
Fayetteville	\$436,055	\$204.37	106	695	15.7%
Gentry	\$336,741	\$172.29	85	96	2.2%
Gravette	\$385,295	\$193.47	80	242	5.5%
Greenland	\$330,667	\$162.00	67	18	0.4%
Huntsville	\$267,665	\$140.52	89	63	1.4%
Jasper	--	--	--	0	0.0%
Lincoln	\$184,645	\$138.65	97	29	0.7%
Pea Ridge	\$366,962	\$183.69	114	207	4.7%
Prairie Grove	\$334,040	\$180.67	90	137	3.1%
Rogers	\$474,179	\$201.35	70	498	11.3%
Siloam Springs	\$267,506	\$156.04	88	175	4.0%
Springdale	\$392,757	\$184.70	75	507	11.5%
West Fork	\$268,153	\$176.65	69	29	0.7%
Northwest Arkansas	\$409,190	\$193.04	98	4,422	100.0%

Benton County Building Permits



1,576 building permits were issued in Benton County during the first half of 2023. This is a 25.2 percent increase from the 1,259 permits issued in second half of 2022. 18 permits were issued in Garfield They are included in the total city averages, and not included separately in the Skyline Report. If Garfield continues to report building permits, the report will add information on building permits in Garfield.

The average building permit value also increased from \$319,568 in the second half of 2022 to \$320,603 in the first half of 2023. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.



Benton County	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	1,943	1,259	1,576	-18.9%	25.2%
Average Value of Residential Building Permits	\$312,991	\$319,568	\$320,603	2.4%	0.3%

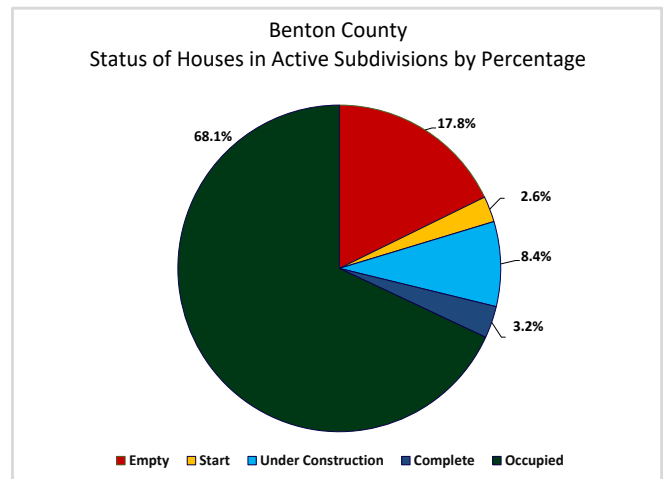
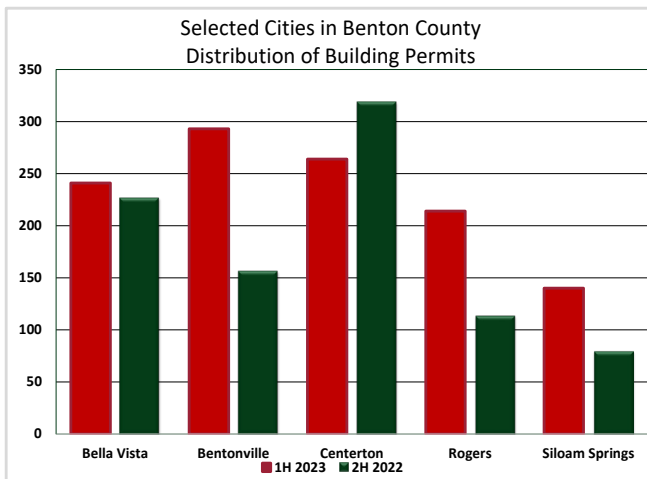
*The table includes 21 permits in Garfield averaging \$415,025 and Avoca with 2 permits averaging \$211,000. If Garfield and Avoca continue to have building permits, the table will be updated and include these cities in future reports.

Benton County

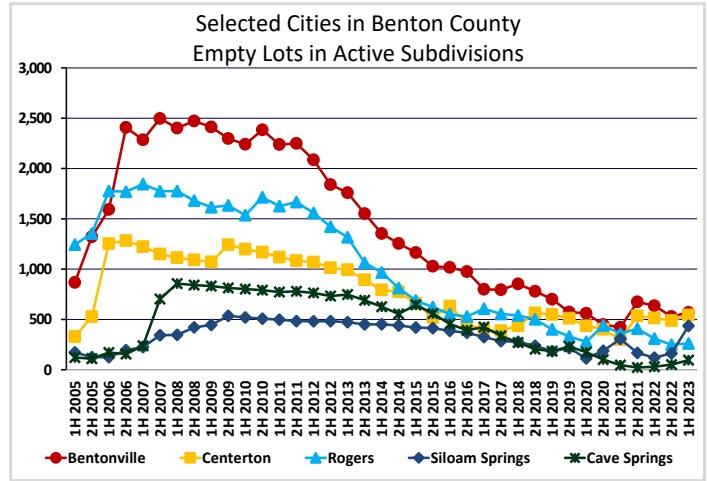
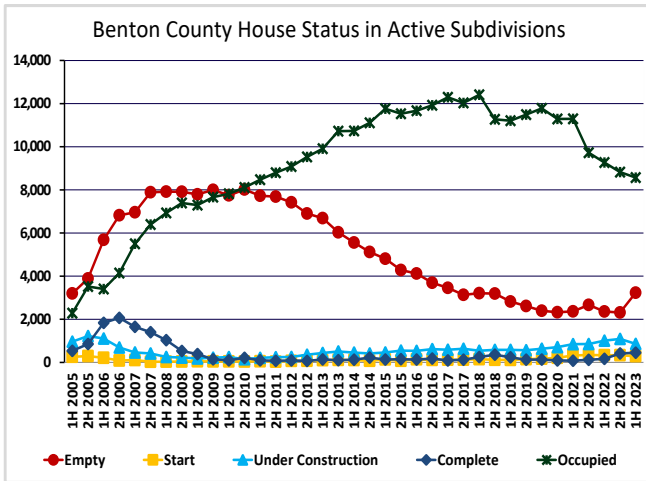
Building Permits in Selected Cities

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 2023	2H 2022	% BC	% NWA
Avoca	0	0	0	0	0	0	0	0	0	0	2	2	2	0.1%	0.1%
Bella Vista	0	0	0	0	8	56	64	57	24	11	21	241	227	15.5%	10.6%
Bentonville	0	0	0	0	1	35	28	23	64	94	48	293	157	18.8%	12.9%
Cave Springs	0	0	0	0	2	5	6	8	15	1	0	37	17	2.4%	1.6%
Centerton	1	0	14	50	48	39	15	36	40	12	9	264	319	16.9%	11.6%
Decatur	0	1	2	4	2	1	1	1	1	0	0	13	20	0.8%	0.6%
Gentry	1	0	3	68	3	0	1	0	0	0	1	77	30	4.9%	3.4%
Gravette	1	1	2	3	3	1	0	1	2	2	3	19	31	1.2%	0.8%
Highfill	0	0	0	1	21	9	39	3	1	0	6	80	51	5.1%	3.5%
Little Flock	0	0	0	0	0	0	0	0	0	0	0	0	5	0.0%	0.0%
Lowell	8	1	0	6	0	1	1	0	0	0	3	20	19	1.3%	0.9%
Pea Ridge	0	0	7	19	70	32	17	8	0	0	5	158	164	10.1%	6.9%
Rogers	0	1	0	0	39	84	14	10	16	21	29	214	114	13.7%	9.4%
Siloam Springs	4	57	72	5	1	0	1	0	0	0	0	140	80	9.0%	6.1%
Benton County	15	61	100	156	198	263	187	147	163	141	125	1,576	1,259	100.0%	68.4%

*The table above includes Garfield with 18 permits averaging \$167,621.03. If Garfield continues to issue building permits, future reports will include Garfield as a separate city. <https://www.ablebits.com/excel-suite/index.php>



Benton County Active Subdivisions

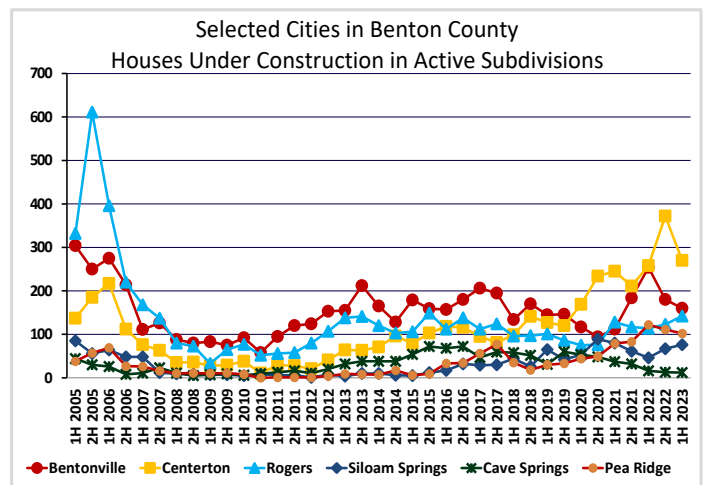
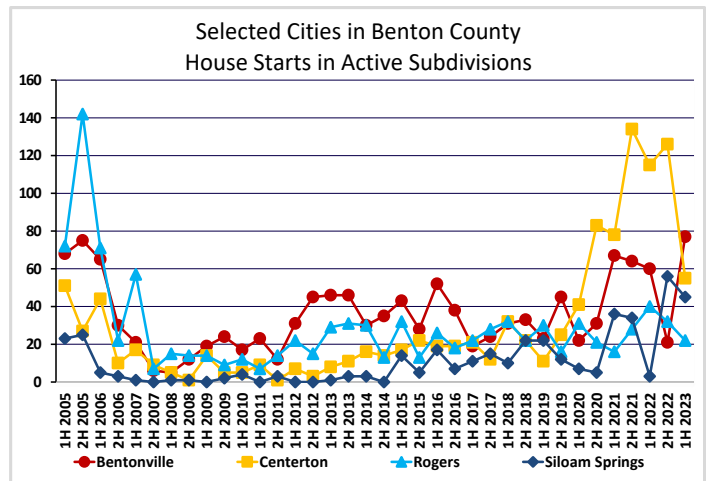


There were 13,392 total lots in 225 active subdivisions in Benton County in the first half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2023. 64.1 percent of the lots were occupied, 3.4 percent were complete but unoccupied, 6.3 percent were under construction, 2.1 percent were starts, while 24.1 percent were empty lots.

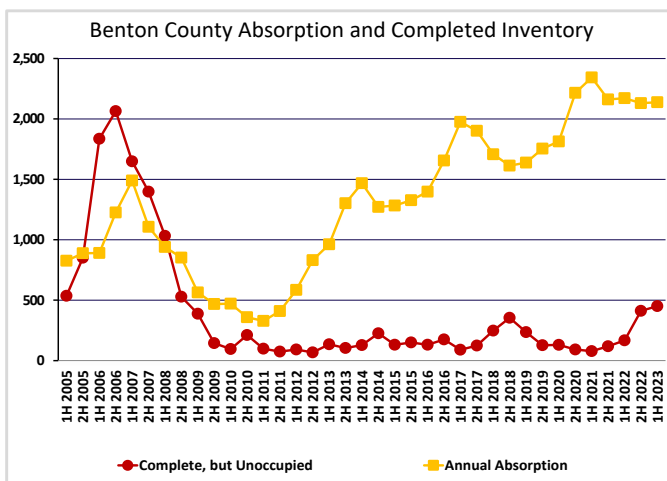
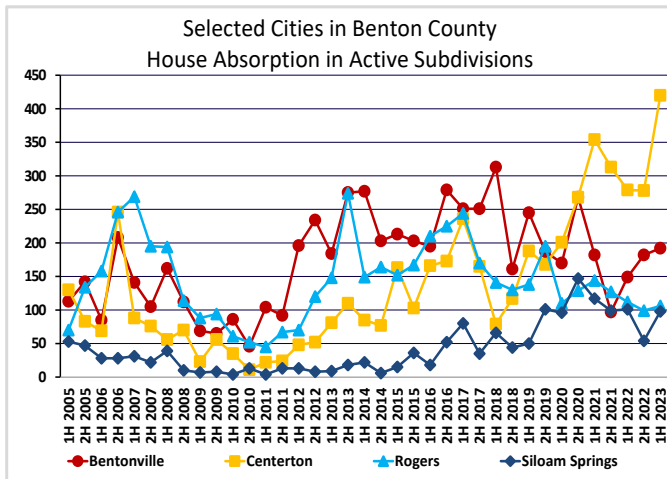
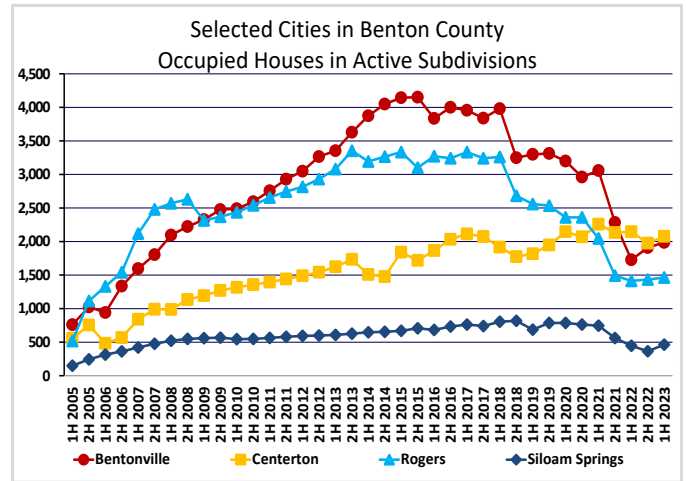
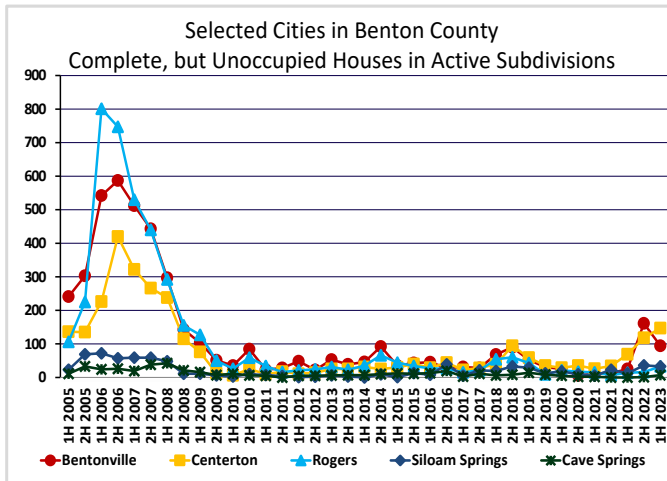
During the first half of 2023, 1,115 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 26.7 months of lot inventory at the end of first half of 2023. This is up from 23.3 months of inventory at the end of the second half of 2022.

Overall, in 41 out of the 225 active subdivisions in Benton County, no absorption occurred in the last year.

1,130 total lots subdivisions were under construction in the first half of 2023, either in the start or under construction category. The subdivisions with the most houses under-construction during the first half of 2023 in Benton County were Brookside Estates in Centerton with 80, and Featherston Village, Phase I with 55, both in Centerton. Additionally, Cottonwood in Rogers had 46, and Preston Park, Phase II in Centerton had 38 additional houses under construction.



Benton County Active Subdivisions



Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	3	37
Bella Vista	3	27
Bentonville	15	1,034
Cave Springs	2	124
Centerton	39	4,017
Decatur	3	179
Highfill	2	310
Little Flock	1	15
Lowell	10	786
Pea Ridge	11	1,191
Rogers	9	797
Siloam Springs	14	652
Unincorporated	1	112
Benton Total	113	9,281

No new construction or progress in existing construction has occurred in the last year in 29 of the 225 active subdivisions in the Benton County. The above table shows additional lots and new subdivisions in the pipeline for Benton County in the preliminary and final status.

Benton County has an additional 9,281 lots in 113 subdivisions in the preliminary or final plat status in the first half of 2023.

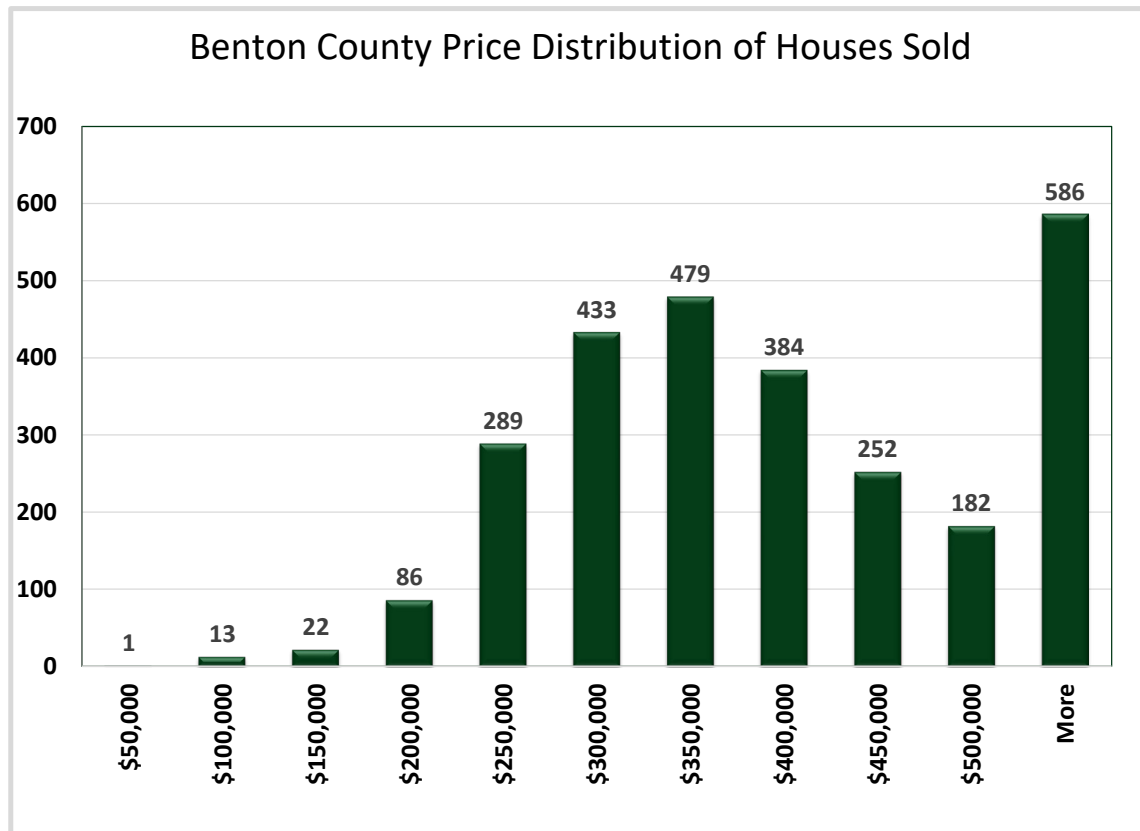
Benton County

Owner Occupied

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 2022 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 59.3 percent in the first half of 2023. This represents a decline of owner-occupied homes of 9.1% over time span below.

Benton County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.7%	72.1%	68.3%	68.0%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.9%	73.3%	71.6%	68.7%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.5%	60.3%	57.8%	55.7%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.2%	71.2%	69.2%	66.5%
Centerton	67.4%	66.9%	64.0%	63.8%	64.4%	64.0%	62.1%	60.7%	60.8%	59.6%	55.8%	52.7%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	55.0%	55.0%	53.6%	52.1%
Elm Springs	90.0%	83.3%	65.9%	75.6%	72.9%	75.9%	74.5%	72.1%	74.8%	80.3%	76.8%	70.0%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	62.0%	61.3%	60.6%	58.5%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.3%	56.0%	41.2%	53.4%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.2%	57.2%	54.2%	50.0%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.2%	55.6%	54.9%	52.7%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.8%	52.3%	32.3%	50.1%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.2%	71.9%	56.3%	69.7%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.2%	66.0%	63.3%	60.0%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.8%	63.5%	59.6%	57.3%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	66.0%	64.9%	63.6%	61.8%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.8%	60.4%	58.6%	56.7%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.7%	61.5%	59.6%	57.2%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.5%	59.5%	60.0%	57.5%
Sulphur Springs	55.4%	56.4%	55.4%	60.0%	58.0%	54.1%	54.6%	52.7%	52.0%	49.8%	53.5%	50.0%
Rural-BC	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.1%	59.6%	51.3%	50.0%
Benton County	68.4%	68.6%	67.6%	67.8%	67.8%	67.4%	66.3%	65.3%	64.5%	63.5%	61.6%	59.3%

Benton County Houses Sold



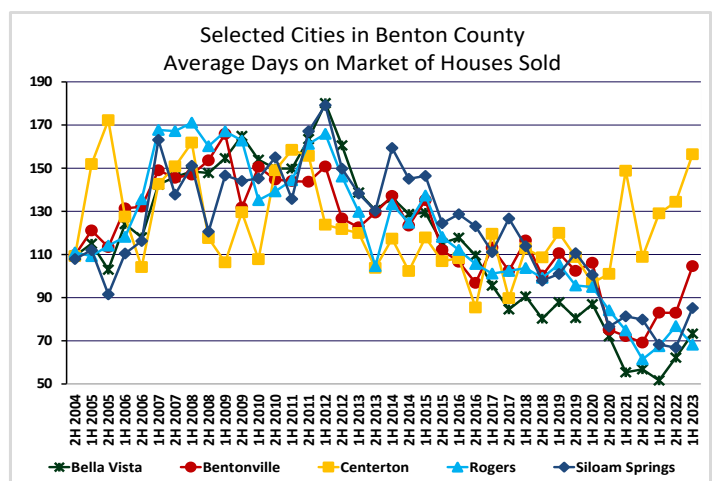
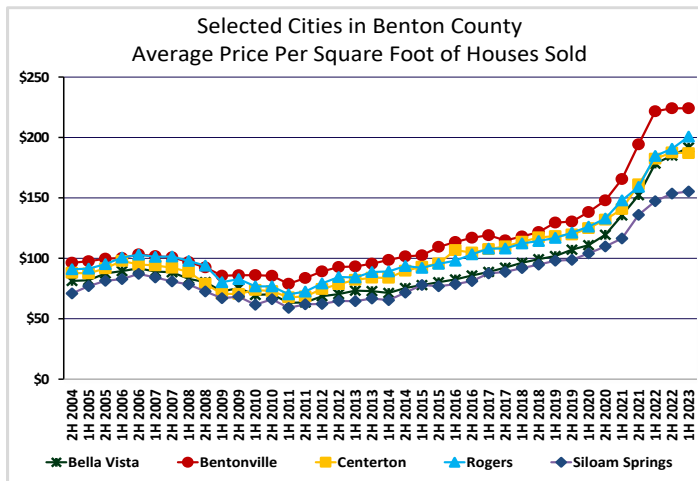
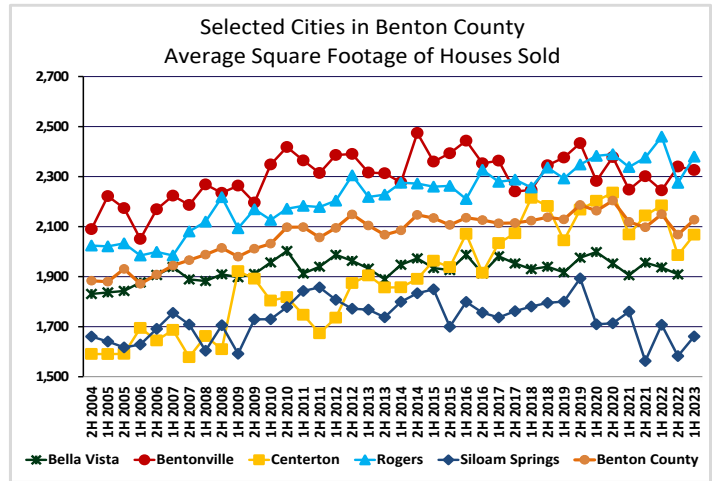
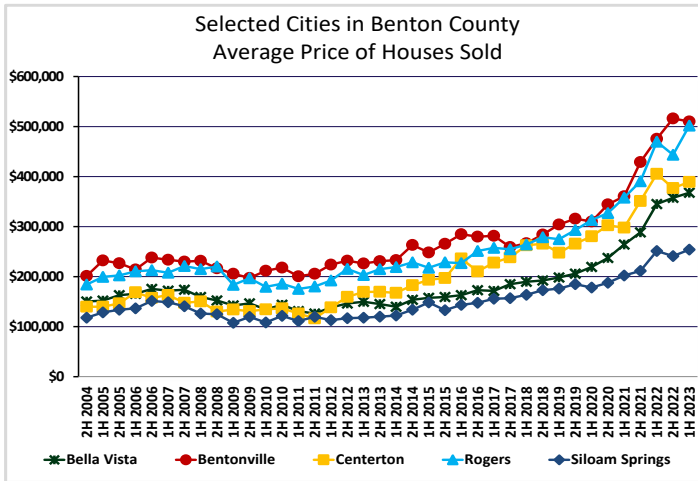
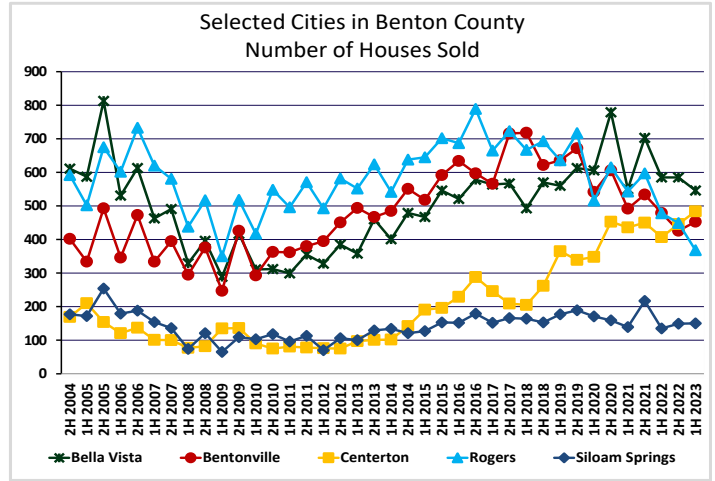
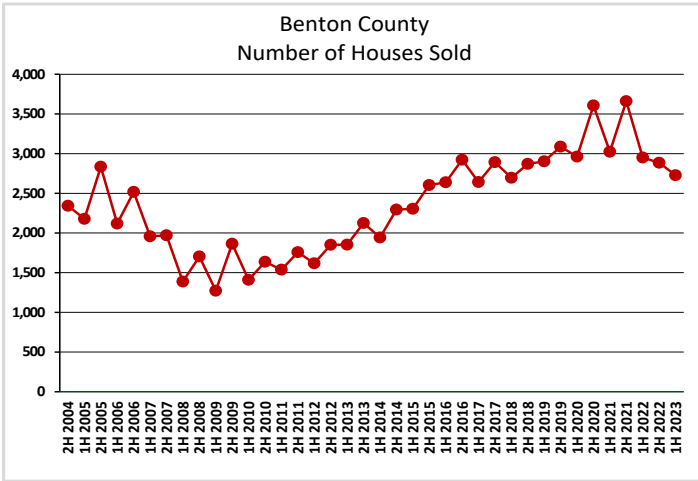
2,727 houses sold in Benton County during the first half of 2023

The average price of a house was \$422,564 at \$195.20 per square foot.

The median cost of a house sold in Benton County was \$356,312.

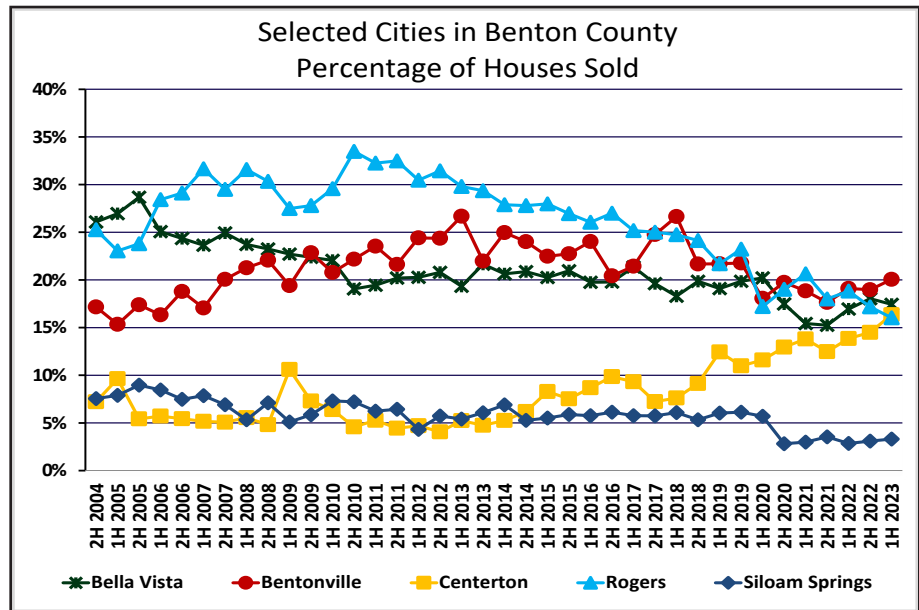
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	2,951	2,885	2,727	-7.6%	-5.5%
Average Price of Houses Sold	\$403,829	\$401,875	\$422,564	4.6%	5.1%
Average Days on Market	79	84	100	26.0%	19.3%
Average Price per Square Foot	\$185.70	\$191.33	\$195.20	5.1%	2.0%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	865	938	1,143	32.1%	21.9%
Average Price of New Houses Sold	\$393,851	\$407,117	\$408,910	3.8%	0.4%
Average Days on Market of New Houses Sold	144	143	141	-2.3%	-1.4%
Number of Houses Listed	105	122	155	51.9%	-4.2%
Average List Price of Houses Listed	\$614,714	\$517,138	\$567,567	-7.7%	9.8%

Benton County Houses Sold



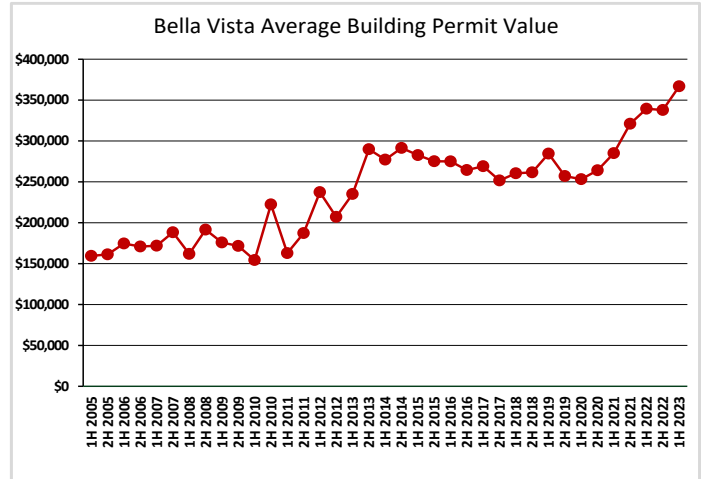
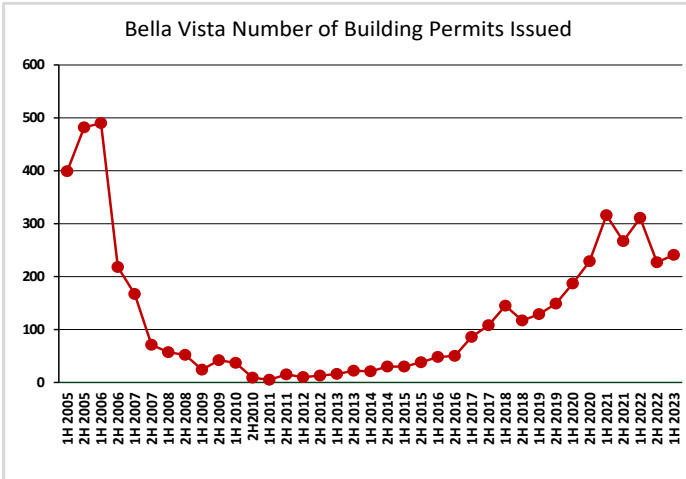
Benton County Sold by City and Characteristics

The table below the graph covers a 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	\$362,750	\$205.81	47	4	0.1%
Bella Vista	\$367,849	\$191.70	73	546	17.4%
Bentonville	\$510,295	\$224.18	105	453	20.1%
Cave Springs	\$559,626	\$209.09	91	50	2.4%
Centerton	\$389,186	\$187.05	156	484	16.3%
Decatur	\$183,289	\$144.49	76	19	0.3%
Garfield	\$323,333	\$152.62	81	3	0.1%
Gateway	\$335,000	\$259.69	36	1	0.0%
Gentry	\$266,944	\$159.50	93	68	1.6%
Gravette	\$304,573	\$163.02	104	28	0.7%
Highfill	\$310,491	\$188.73	130	53	1.4%
Little Flock	\$787,800	\$198.22	67	5	0.3%
Lowell	\$388,409	\$192.91	51	59	2.0%
Pea Ridge	\$369,102	\$183.19	114	206	6.6%
Rogers	\$501,968	\$200.74	68	368	16.0%
Siloam Springs	\$254,014	\$155.35	85	150	3.3%
Sulphur Springs	--	--	--	0	0.0%
No City BC	\$560,372	\$209.24	93	230	11.2%
Benton County	\$422,564	\$195.20	100	2,727	100.0%

Bella Vista Building Permits

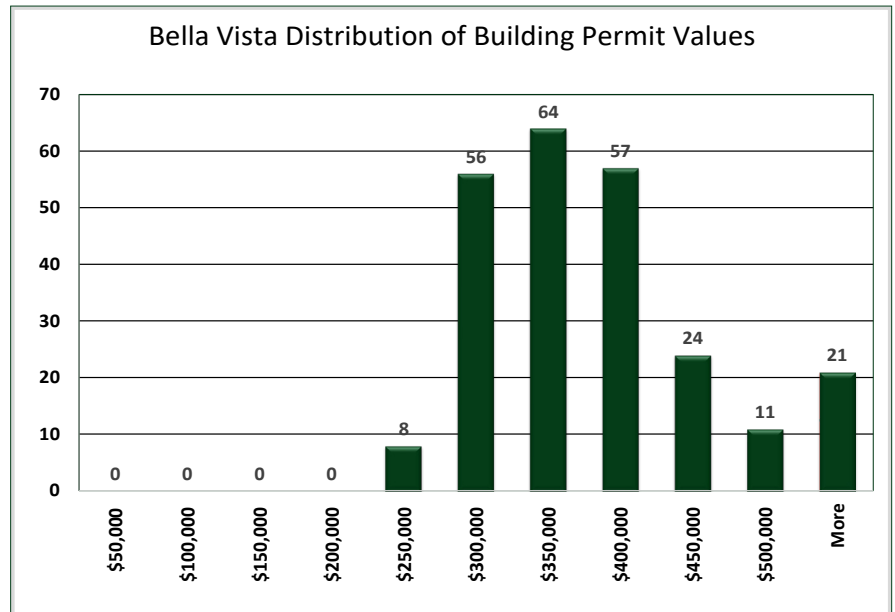


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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.



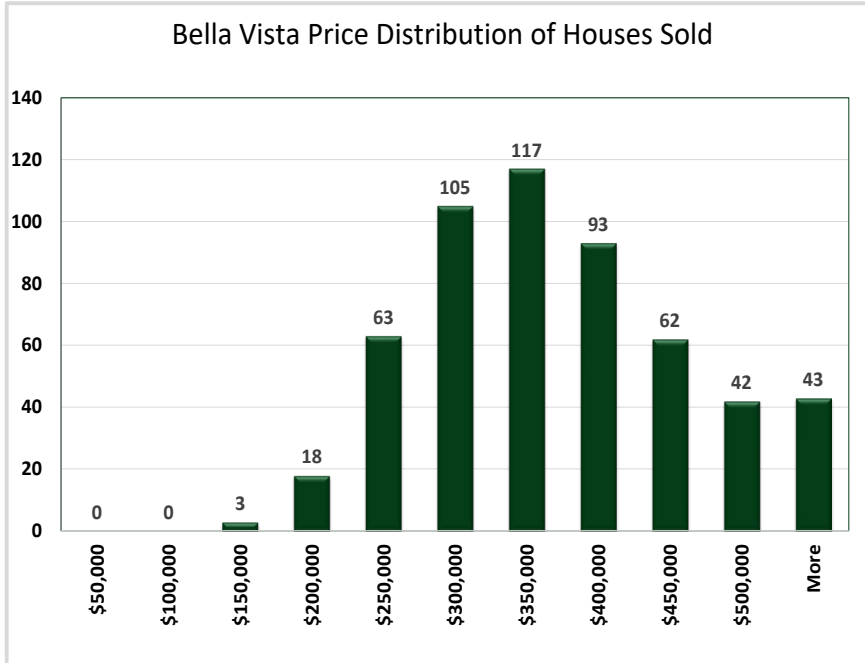
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 27 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2023.

Bella Vista	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	311	227	241	-22.5%	6.2%
Average Value of Residential Building Permits	\$339,392	\$337,855	\$366,863	8.1%	8.6%

Bella Vista

Price Distribution of Houses Sold



546 houses were sold in Bella Vista in the first half of 2023.

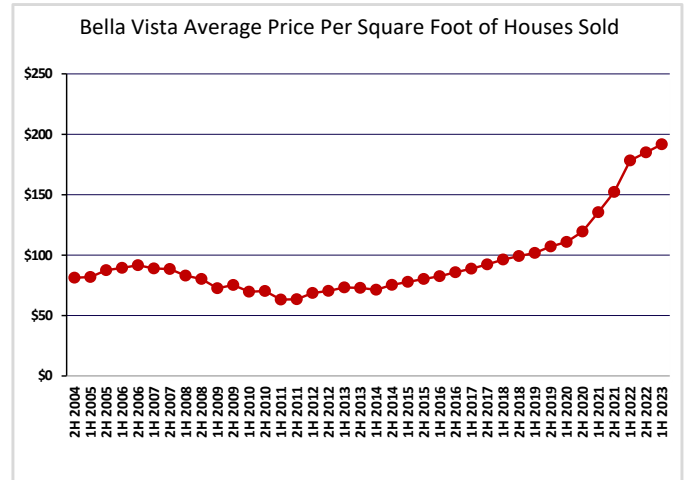
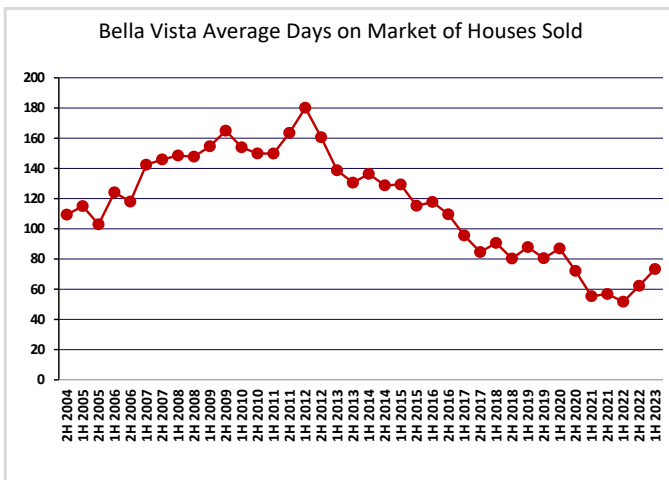
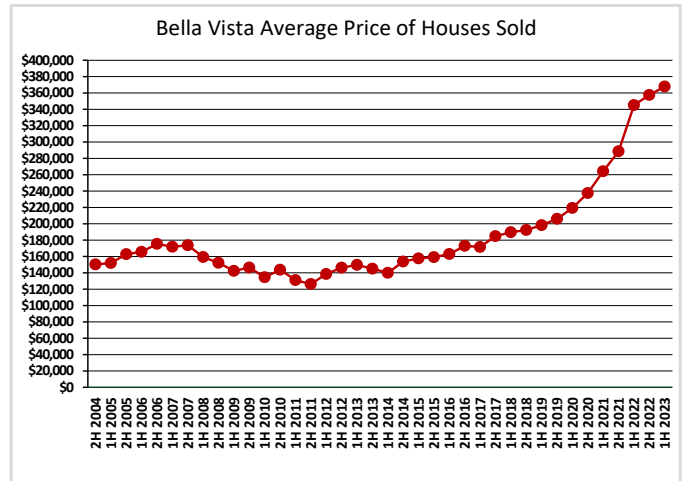
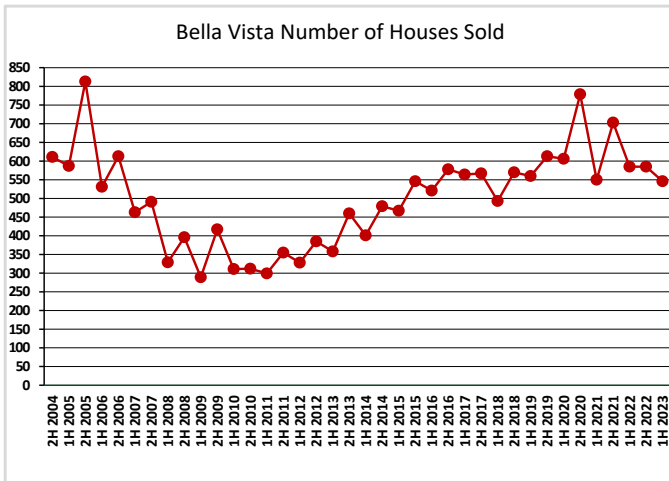
The average price of a house was \$367,849 at \$191.70 per square foot.

The median cost of a house was \$340,000.

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	3	0.5%	1,489	33	88.3%
\$150,001 - \$200,000	18	3.3%	1,297	45	91.7%
\$200,001 - \$250,000	63	11.5%	1,355	54	98.7%
\$250,001 - \$300,000	105	19.2%	1,538	60	99.2%
\$300,001 - \$350,000	117	21.4%	1,807	76	98.9%
\$350,001 - \$400,000	93	17.0%	1,968	87	98.9%
\$400,001 - \$450,000	62	11.4%	2,172	83	99.4%
\$450,001 - \$500,000	42	7.7%	2,472	105	98.3%
\$500,001+	43	7.9%	3,136	67	96.8%
Total	546	100%	1,909	73	98.5%

Bella Vista

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	585	585	546	-6.7%	-6.7%
Average Price of Houses Sold	\$345,121	\$357,581	\$367,849	6.6%	2.9%
Average Days on Market	52	62	73	41.9%	17.8%
Average Price per Square Foot	\$178.35	\$185.04	\$191.70	7.5%	3.6%
Percentage of County Sales	16.9%	18.0%	17.4%	2.9%	-3.4%
Number of New Houses Sold	129	146	192	48.8%	31.5%
Average Price of New Houses Sold	\$375,253	\$399,351	\$380,925	1.5%	-4.6%
Average Days on Market of New Houses Sold	87	94	99	13.6%	6.1%
Number of Houses Listed	120	168	188	56.7%	11.9%
Average List Price of Houses Listed	\$472,146	\$415,286	\$454,541	-3.7%	9.5%

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	3	0.5%	2,361	78	\$340,000	\$158.25
Allendale	4	0.7%	1,867	60	\$348,125	\$187.50
Angus	7	1.3%	2,380	70	\$605,057	\$245.86
Annsborough	3	0.5%	2,060	58	\$601,667	\$297.08
Ardwell	1	0.2%	1,742	55	\$332,000	\$190.59
Argyll	1	0.2%	1,600	143	\$347,200	\$217.00
Avondale	16	2.9%	1,431	47	\$262,394	\$181.31
Ayr	1	0.2%	1,805	152	\$328,500	\$181.99
Banff	2	0.4%	1,577	80	\$313,450	\$198.72
Bankfoot	1	0.2%	2,355	118	\$472,500	\$200.64
Basildon	5	0.9%	2,315	49	\$322,180	\$142.74
Basildon Courts	3	0.5%	1,682	37	\$228,000	\$139.86
Bedford	1	0.2%	1,933	129	\$418,000	\$216.24
Berksdale	2	0.4%	2,630	91	\$414,709	\$171.04
Berkshire	2	0.4%	2,757	42	\$457,500	\$172.40
Birmingham	3	0.5%	2,093	45	\$374,057	\$182.59
Birsay	2	0.4%	1,586	40	\$334,500	\$211.65
Blenheim	2	0.4%	2,168	42	\$422,450	\$193.92
Branchwood	2	0.4%	2,357	47	\$320,000	\$137.74
Brecknock	5	0.9%	2,144	99	\$383,800	\$184.40
Brigadoon	3	0.5%	2,396	45	\$573,300	\$237.66
Bristol	1	0.2%	1,878	67	\$389,000	\$207.14
Brittany Courts	1	0.2%	1,584	53	\$275,000	\$173.61
Brompton	1	0.2%	1,144	33	\$235,000	\$205.42
Brompton Courts	2	0.4%	1,567	63	\$228,000	\$153.64
Brunswick	1	0.2%	2,491	99	\$465,000	\$186.67
Buckland	1	0.2%	2,221	75	\$320,000	\$144.08
Bughead	1	0.2%	1,750	55	\$333,000	\$190.29
Cambridge	4	0.7%	2,005	55	\$391,875	\$195.49
Cannich	2	0.4%	1,628	118	\$337,500	\$209.04
Canterbury Hills	3	0.5%	2,105	41	\$442,333	\$210.24
Cardenden	1	0.2%	4,830	43	\$600,000	\$124.22
Cardigan	1	0.2%	1,550	41	\$309,900	\$199.94
Cargill	2	0.4%	3,210	116	\$692,500	\$215.70
Carlisle	7	1.3%	2,019	91	\$387,550	\$188.39
Carnahan	1	0.2%	1,822	35	\$385,000	\$211.31
Carrick	1	0.2%	1,825	190	\$330,000	\$180.82

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
Charing	3	0.5%	2,735	52	\$489,300	\$182.22
Chelmsworth	1	0.2%	2,700	193	\$484,000	\$179.26
Chelsea	1	0.2%	1,854	41	\$372,000	\$200.65
Cheshire	3	0.5%	1,822	86	\$295,000	\$167.09
Cheviot	2	0.4%	2,110	65	\$379,950	\$177.74
Churchill	1	0.2%	1,330	57	\$275,000	\$206.77
Clackmannan	2	0.4%	1,993	200	\$387,500	\$194.51
Cleveland Hills	1	0.2%	1,605	133	\$340,037	\$211.86
Copinsay	2	0.4%	2,116	185	\$410,700	\$196.73
Coulter	5	0.9%	1,757	63	\$358,000	\$203.43
Coventry	1	0.2%	1,900	113	\$365,000	\$192.11
Cresswell	1	0.2%	2,329	54	\$435,000	\$186.78
Cromarty	1	0.2%	1,878	46	\$385,000	\$205.01
Cumberland	3	0.5%	1,787	84	\$336,667	\$188.36
Dartmoor	1	0.2%	2,176	40	\$395,000	\$181.53
Derby	1	0.2%	1,260	37	\$210,000	\$166.67
Dickenshire	2	0.4%	2,251	35	\$407,450	\$187.48
Dillow	1	0.2%	2,339	148	\$425,000	\$181.70
Dirleton	3	0.5%	1,692	54	\$346,300	\$207.50
Dogwood Hills	2	0.4%	2,440	30	\$460,000	\$186.18
Dorchester	1	0.2%	2,742	192	\$470,000	\$171.41
Dorset	2	0.4%	2,263	76	\$555,800	\$234.81
Drake Court	8	1.5%	1,275	65	\$206,963	\$164.16
Dumfries	1	0.2%	2,150	42	\$451,500	\$210.00
Dunbarton	3	0.5%	1,455	126	\$297,300	\$204.44
Dunedin	2	0.4%	2,226	40	\$436,534	\$196.19
Dunsford	3	0.5%	2,057	38	\$468,333	\$218.99
Dunvegan	2	0.4%	2,480	52	\$311,000	\$125.53
Duxford	1	0.2%	1,735	59	\$290,000	\$167.15
Eastleigh	2	0.4%	1,798	59	\$379,950	\$210.46
Eddleston	1	0.2%	5,060	87	\$1,750,000	\$345.85
Essex	8	1.5%	1,628	47	\$299,113	\$183.49
Ettington	3	0.5%	1,389	47	\$253,000	\$181.74
Evanton	8	1.5%	2,282	64	\$485,559	\$209.09
Fenchurch	1	0.2%	2,309	66	\$350,000	\$151.58
Forest Hills	4	0.7%	1,863	72	\$342,725	\$185.05
Grampian	1	0.2%	2,361	133	\$455,000	\$192.71

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
Grinstead	4	0.7%	1,982	58	\$381,975	\$196.77
Halladale	1	0.2%	2,100	149	\$395,000	\$188.10
Hampshire	2	0.4%	1,838	64	\$340,000	\$188.23
Hampstead	3	0.5%	1,562	34	\$230,667	\$156.35
Harborough	2	0.4%	1,636	77	\$312,500	\$191.21
Harlow	1	0.2%	1,366	38	\$303,000	\$221.82
Harrington	4	0.7%	1,606	44	\$308,750	\$193.38
Hartlepool	3	0.5%	1,587	63	\$265,767	\$167.11
Headley	3	0.5%	1,710	32	\$350,200	\$199.96
Hebrides	3	0.5%	1,646	70	\$327,633	\$201.45
Hertford	2	0.4%	1,706	107	\$325,000	\$191.04
Highland Park Villas	2	0.4%	1,508	39	\$312,500	\$210.68
Hopeman	1	0.2%	2,285	66	\$449,900	\$196.89
Huntingdon	3	0.5%	1,793	94	\$231,167	\$133.93
Ingleborough	3	0.5%	1,939	120	\$380,000	\$195.83
Islay	2	0.4%	1,677	78	\$349,450	\$209.18
Islington	2	0.4%	2,098	9	\$330,000	\$157.29
Jura	3	0.5%	1,966	97	\$333,667	\$181.69
Keighley	4	0.7%	2,064	84	\$419,537	\$205.30
Kelaen	2	0.4%	2,373	166	\$430,000	\$180.20
Kendal	3	0.5%	2,357	134	\$466,967	\$201.15
Kensington	1	0.2%	1,624	66	\$290,000	\$178.57
Kenwood	2	0.4%	1,424	169	\$304,950	\$214.25
Keswick	4	0.7%	2,077	86	\$419,225	\$201.98
Kildonan	1	0.2%	2,133	34	\$433,000	\$203.00
Kilmuir	1	0.2%	1,580	66	\$323,900	\$205.00
Kincardine	1	0.2%	3,903	56	\$1,300,000	\$333.08
Kingsdale Courts	2	0.4%	1,448	54	\$217,500	\$151.14
Kingswood	3	0.5%	1,533	53	\$273,000	\$174.99
Kinloch	1	0.2%	1,470	179	\$270,000	\$183.67
Kinross	3	0.5%	2,517	114	\$615,300	\$225.89
Kintyre	1	0.2%	1,581	102	\$210,000	\$132.83
Kirkcudbright	2	0.4%	1,649	49	\$309,500	\$186.13
Kirkpatrick	2	0.4%	1,734	43	\$335,000	\$189.54
Kirkwall	2	0.4%	1,396	68	\$289,500	\$207.36
Lakenheath	2	0.4%	1,496	102	\$281,450	\$201.43
Lambeth	2	0.4%	1,503	21	\$268,750	\$179.09
Lanark	1	0.2%	2,040	69	\$410,000	\$200.98

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
Lancashire	3	0.5%	1,322	40	\$263,500	\$201.06
Lands End	8	1.5%	1,608	73	\$306,237	\$194.20
Leicester	4	0.7%	1,351	61	\$361,000	\$244.31
Leisure Hills	1	0.2%	1,288	23	\$172,000	\$133.54
Lincoln	2	0.4%	1,532	50	\$349,950	\$229.31
Lockhart	3	0.5%	1,466	81	\$297,691	\$206.37
Longview	4	0.7%	1,653	90	\$324,925	\$196.64
Lothian	1	0.2%	2,256	170	\$232,350	\$102.99
Macon	1	0.2%	2,085	38	\$440,000	\$211.03
Magrath	2	0.4%	1,815	114	\$352,450	\$194.47
Marionet	2	0.4%	1,826	49	\$338,400	\$185.07
Mayfair	5	0.9%	2,009	55	\$440,500	\$214.34
Melanie	4	0.7%	1,969	81	\$356,150	\$185.61
Merritt	2	0.4%	2,049	142	\$367,500	\$179.73
Metfield	2	0.4%	2,552	138	\$365,100	\$142.89
Metfield Courts	4	0.7%	1,228	55	\$221,625	\$180.91
Monikie	1	0.2%	1,872	44	\$315,000	\$168.27
Monmouth	2	0.4%	2,615	29	\$542,500	\$203.89
Montgomery	1	0.2%	2,300	30	\$460,000	\$200.00
Morganshire	3	0.5%	2,603	56	\$448,333	\$174.91
Morvan	4	0.7%	1,660	77	\$328,000	\$197.86
Nelson	6	1.1%	1,773	53	\$381,617	\$215.69
New Galloway	3	0.5%	2,687	87	\$478,750	\$188.33
Newburgh	1	0.2%	2,149	136	\$439,900	\$204.70
Newcastle	1	0.2%	1,250	30	\$217,000	\$173.60
Newquay	2	0.4%	1,886	61	\$372,450	\$197.24
Norfolk	8	1.5%	1,826	117	\$363,088	\$197.08
North Riding	3	0.5%	2,151	37	\$388,633	\$182.19
Northumberland	1	0.2%	1,692	111	\$338,000	\$199.76
Norwood	1	0.2%	1,876	22	\$350,000	\$186.57
Norwood Courts	1	0.2%	1,340	24	\$230,000	\$171.64
Nottingham	3	0.5%	1,435	37	\$261,667	\$184.10
Oakford	1	0.2%	1,308	37	\$227,000	\$173.55
Oniell	2	0.4%	2,372	99	\$429,250	\$180.63
Orkney	2	0.4%	1,864	65	\$229,950	\$132.62
Orleton	2	0.4%	1,751	50	\$350,000	\$197.77
Oxford	3	0.5%	1,451	32	\$256,200	\$176.70
Pamona	4	0.7%	2,064	44	\$382,975	\$186.58

Bella Vista

Characteristics of Houses Sold

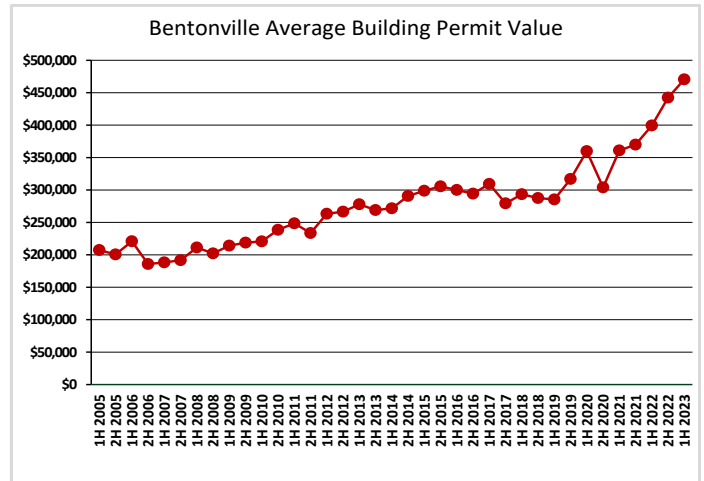
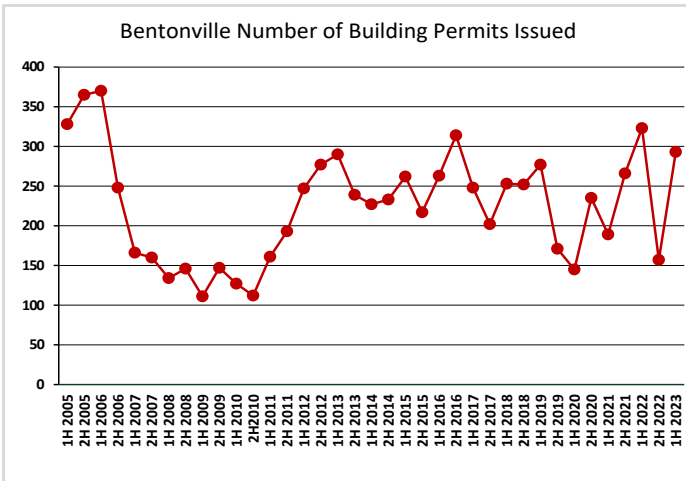
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Peebles	3	0.5%	1,572	50	\$338,300	\$216.78
Pembroke	1	0.2%	2,934	12	\$685,000	\$233.47
Penrith	1	0.2%	1,925	131	\$355,000	\$184.42
Perth	2	0.4%	1,786	99	\$371,000	\$206.29
Pimlico	2	0.4%	2,405	42	\$387,500	\$162.93
Plymouth	2	0.4%	1,539	63	\$301,000	\$194.95
Portsmouth	2	0.4%	4,231	73	\$1,308,500	\$295.44
Quantock Hills	4	0.7%	1,760	34	\$306,125	\$176.39
Queensferry	3	0.5%	1,595	114	\$319,330	\$200.17
Radcliffe	9	1.6%	1,993	89	\$339,889	\$172.19
Radnor	9	1.6%	1,984	95	\$347,867	\$177.94
Rannoch	3	0.5%	2,565	128	\$722,333	\$282.49
Redwick	1	0.2%	1,598	33	\$305,000	\$190.86
Reighton	2	0.4%	1,372	30	\$268,770	\$199.53
Renfrew	4	0.7%	1,709	44	\$317,075	\$185.66
Retford	3	0.5%	1,994	57	\$423,633	\$212.12
Rockingham	1	0.2%	1,378	44	\$307,000	\$222.79
Rosenheath	3	0.5%	1,677	158	\$349,333	\$207.28
Rothbury	6	1.1%	1,858	82	\$371,150	\$200.30
Roxburgh	2	0.4%	1,587	31	\$273,000	\$171.91
Rugby	1	0.2%	3,174	41	\$560,000	\$176.43
Ruthwell	2	0.4%	2,048	65	\$427,985	\$208.81
Rutland	2	0.4%	1,943	53	\$351,950	\$181.14
Sandwick	1	0.2%	984	44	\$205,000	\$208.33
Scalloway	1	0.2%	2,134	223	\$331,900	\$155.53
Scarborough	1	0.2%	1,670	36	\$277,000	\$165.87
Scotsdale	1	0.2%	1,923	21	\$435,500	\$226.47
Sculthorpe	2	0.4%	2,423	30	\$523,500	\$221.31
Selkirk	1	0.2%	1,262	0	\$265,440	\$210.33
Shakespeare Courts	3	0.5%	1,657	54	\$247,667	\$152.75
Sherlock	1	0.2%	1,596	38	\$320,000	\$200.50
Sherwood	4	0.7%	1,946	93	\$330,875	\$174.25
Shetland	4	0.7%	1,553	74	\$301,375	\$194.70
Shropshire	5	0.9%	1,788	85	\$349,180	\$195.94
Sidlaw Hills	3	0.5%	1,817	89	\$380,667	\$208.10
Somerset	4	0.7%	1,778	61	\$305,750	\$169.66
St Andrews	3	0.5%	1,560	95	\$305,633	\$194.77
Stirling	2	0.4%	1,337	26	\$256,500	\$192.84

Bella Vista

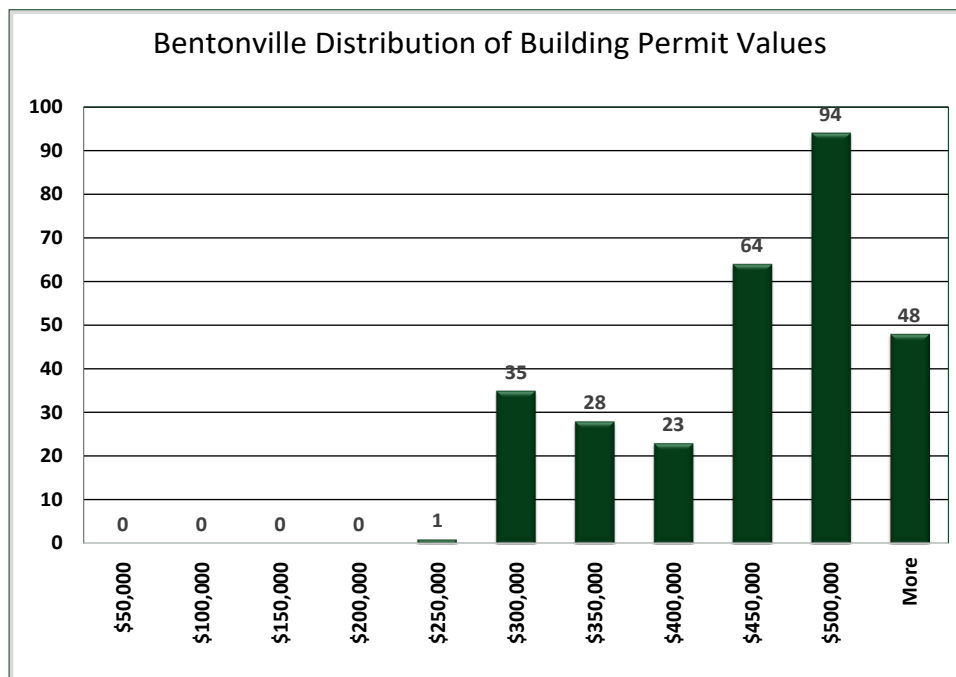
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Stonehaven	2	0.4%	3,536	118	\$692,875	\$192.19
Stoneykirk	1	0.2%	1,412	35	\$265,500	\$188.03
Stronsay	2	0.4%	1,582	23	\$244,250	\$152.84
Suffolk	1	0.2%	1,717	124	\$299,900	\$174.67
Sullivan	2	0.4%	2,519	143	\$405,250	\$164.67
Sunderland	4	0.7%	1,952	68	\$333,000	\$172.43
Sussex	2	0.4%	1,752	59	\$351,450	\$200.07
Taransay	2	0.4%	1,596	50	\$309,500	\$196.66
Tilton	2	0.4%	1,530	38	\$304,000	\$199.57
Timbercrest	1	0.2%	2,054	59	\$379,900	\$184.96
Tiree	5	0.9%	2,222	54	\$428,420	\$192.04
Tiverton	1	0.2%	1,585	133	\$301,000	\$189.91
Topcliffe	1	0.2%	2,056	198	\$415,000	\$201.85
Wandsworth	2	0.4%	2,300	189	\$440,000	\$193.37
Warwick	1	0.2%	1,560	47	\$375,000	\$240.38
Waterburg	1	0.2%	2,255	23	\$480,000	\$212.86
Waterbury	1	0.2%	1,436	45	\$305,000	\$212.40
Watson	2	0.4%	1,751	64	\$340,000	\$196.13
Wellington	1	0.2%	2,015	280	\$360,000	\$178.66
Wembly	1	0.2%	2,600	209	\$470,000	\$180.77
Wendron	4	0.7%	2,365	93	\$431,000	\$182.90
Wentworth	1	0.2%	2,791	74	\$405,000	\$145.11
Westbrook	1	0.2%	2,029	35	\$436,000	\$214.88
Westmorland	2	0.4%	2,106	122	\$420,000	\$198.91
Weymouth	1	0.2%	1,939	70	\$365,000	\$188.24
Whithorn	1	0.2%	1,634	39	\$330,000	\$201.96
Wigtown	2	0.4%	1,818	63	\$379,950	\$209.05
Wiltshire	5	0.9%	1,754	66	\$324,600	\$185.48
Wimbledon	2	0.4%	1,884	78	\$309,500	\$165.90
Witherby	2	0.4%	1,789	193	\$333,150	\$186.29
Worcester	4	0.7%	1,459	74	\$250,500	\$172.28
Wright	1	0.2%	1,728	33	\$329,000	\$190.39
York	5	0.9%	2,101	121	\$404,980	\$193.27
Zennor	1	0.2%	1,440	0	\$265,000	\$184.03
Other	1	0.2%	2,701	55	\$659,800	\$244.28
Houses Sold	546	100.0%	1,909	73	\$367,849	\$191.70

Bentonville Building Permits



Bentonville	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	323	157	293	-9.3%	86.6%
Average Value of Residential Building Permits	\$399,448	\$442,377	\$470,532	17.8%	6.4%



Bentonville

Active Subdivisions

There were 2,886 total lots in 39 active subdivisions in Bentonville in the first half of 2023. 68.8 percent of the lots were occupied, 3.3 percent were complete but unoccupied, 5.5 percent were under construction, 2.7 percent were starts, and 19.7 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2023 were Preston Park, Phase II with 38, Glen Arbor with 28, Clarendon Heights and Providence Village, Phase III, each with 17.

Aurora, Phase I had the most houses becoming occupied in Bentonville with 64 houses. An additional 26 houses in Osage Hills, Phase I became occupied in the first half of 2023.

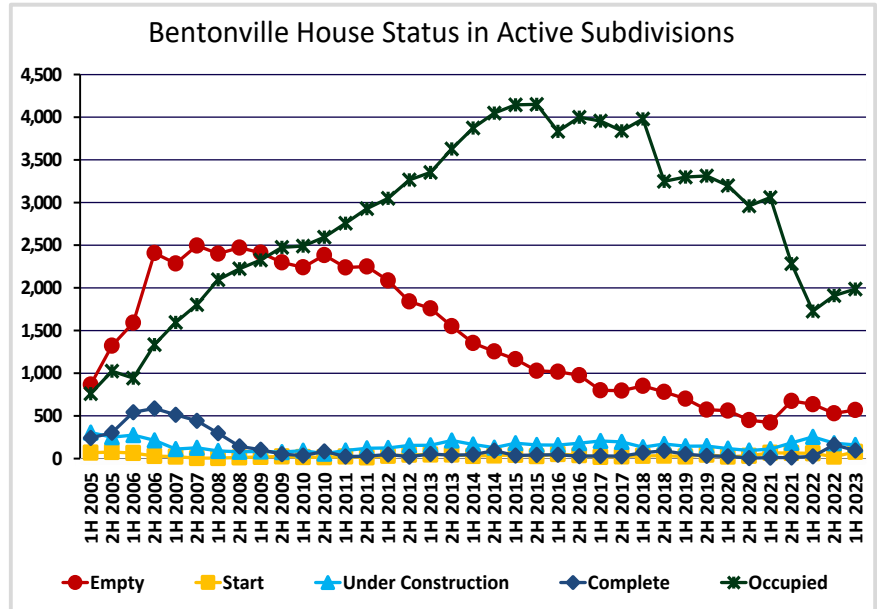
No new construction or progress in existing construction has occurred in the last year in 5 of the 39 active subdivisions in Bentonville.

192 new houses in Bentonville became occupied in the first half of 2023. The annual absorption rate implies that there are 28.9 months of remaining inventory in active subdivisions, down from 32.3 percent in the second half of 2022.

In 8 out of the 39 active subdivisions in Bentonville, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 55.7 percent in the first half of 2023.

Additionally, 1,034 new lots in 15 subdivisions received either preliminary or final approval by first half of 2023.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aurora, Phase III	1H 2022	77		77
Been Road Villas PP	1H 2020	72		72
Brier Hill, Phase I	1H 2022	79		79
Brier Hill, Phase II	1H 2022	53		53
Brier Hill, Phase III	1H 2022	86		86
Hope Hills	1H 2022	81		81
McKissic Springs, Phases I-III	2H 2022	150		150
Morning Star	1H 2022	127		127
Poigai Estates	1H 2021	69		69
Providence Village, Phase IV	2H 2022	30		30
Rolling Acres, Phase IV	1H 2020	20		20
Sage Valley	2H 2020	14		14
Trail Ridge	1H 2021		16	16
Walnut Grove, Phase I	2H 2018	130		130
Will Moore, Phase III	2H 2022	30		30
New and Preliminary		1,018	16	1,034

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	3	0	2	0	25	30	2	15.0
Angel Falls, Phase I ^{1,2}	1	0	0	0	61	62	0	--
Angel Falls North ¹	1	1	0	0	41	43	0	--
Aurora, Phase I	73	5	16	23	99	216	64	14.3
Aurora, Phase II	18	0	4	2	4	28	0	72.0
Autumn Hills	24	0	9	4	14	51	4	44.4
Bluff, The	8	0	1	0	12	21	1	108.0
Briarwood	2	0	0	0	27	29	0	12.0
Chardonay	3	0	1	0	46	50	0	48.0
Clarendon Heights	14	1	17	0	40	72	6	19.2
Coler Creek, Phase I	0	1	1	1	27	30	1	36.0
Creekstone, Phase II	3	0	0	0	29	32	0	36.0
Creekstone, Phase III	17	0	1	0	7	25	1	216.0
Eau Claire ^{1,2}	6	0	0	0	22	28	0	--
Edgar Estates	1	0	1	0	92	94	1	12.0
Grammercy Park, Phase I	44	3	3	1	65	116	3	102.0
Glen Arbor	31	7	28	3	49	118	24	21.2
Heathrow ¹	1	0	1	0	58	60	0	--
Lochmoor Club, Phase II	0	0	0	0	101	101	1	0.0
Mountainbrook	54	31	0	0	0	85	0	--
North Fork ^{1,2}	7	0	0	0	85	92	0	--
Oak Meadows	0	0	5	0	32	37	0	4.3
Oakbrooke, Phase II ^{1,2}	3	0	0	0	28	31	0	--
Oaklawn Hills ^{1,2}	1	0	0	0	63	64	0	--
Osage Hills, Phase I	23	0	1	27	90	141	26	8.5
Osage Hills, Phase II	0	0	3	2	25	30	22	2.4
Osage Ridge Estates	0	0	0	0	14	14	2	0.0
Preston Park, Phase I	2	0	0	1	95	98	1	4.0
Preston Park, Phase II	3	15	38	9	12	77	12	65.0
Providence Village, Phase III	43	11	17	0	0	71	0	--
Snyder Meadows	92	1	0	0	0	93	0	--
Stone Meadow	4	0	1	3	240	248	0	16.0
Stone Ridge Estates	17	0	1	0	55	73	0	216.0
White Oak Trails, Phase II	2	0	3	1	47	53	1	36.0
Willowbrook Farms, Phase II	14	1	3	6	215	239	4	48.0
Windemere Woods, Phase I ¹	10	0	0	1	66	77	0	--
Windmill Farms	0	0	1	0	8	9	0	6.0

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Woodlands Crossing, Phase I	42	0	2	10	20	74	15	43.2
Woods Creek South, Phase II	2	0	0	0	72	74	1	12.0
Bentonville Active Subdivisions	569	77	160	94	1,986	2,886	192	28.9

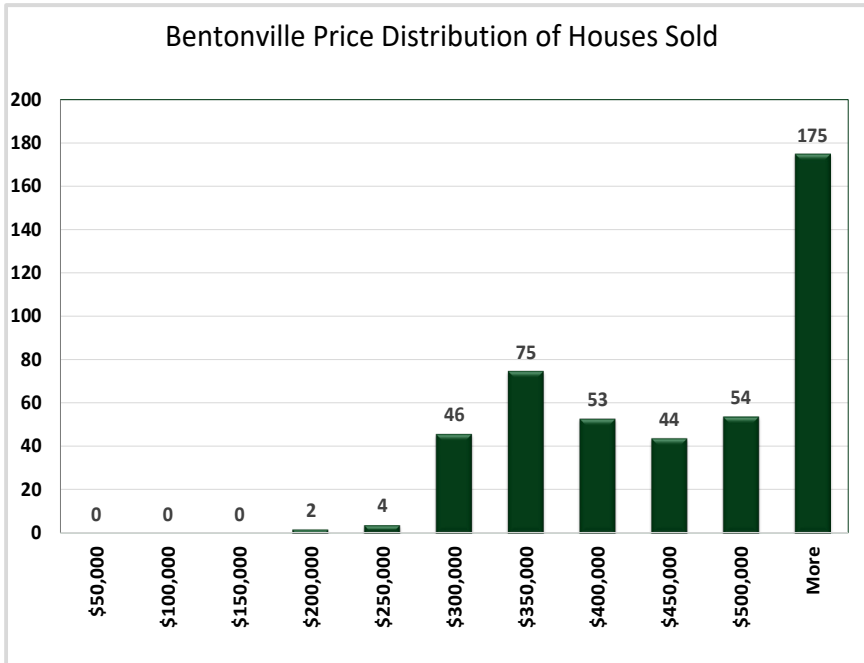
¹ No absorption has occurred in this subdivision in the last year.

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



Bentonville

Price Distribution of Houses Sold



453 houses were sold in Bentonville in the first half of 2023.

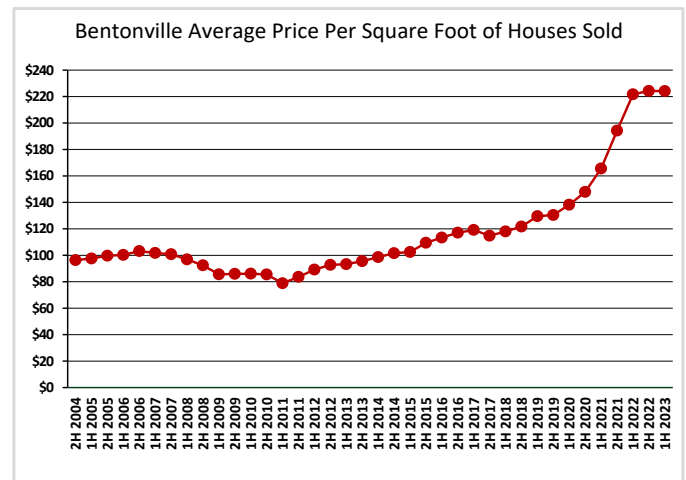
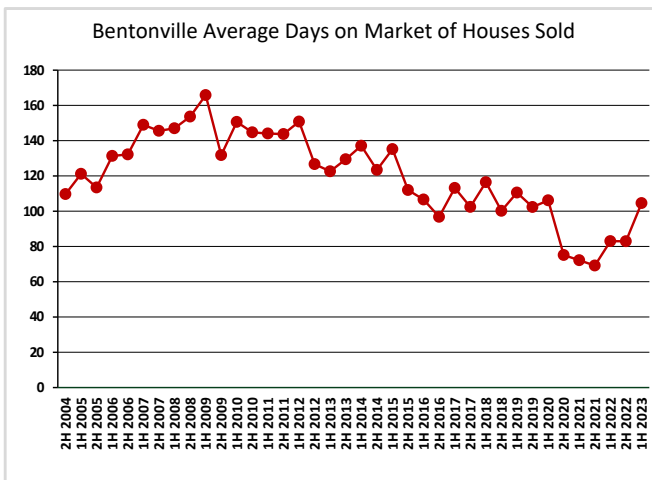
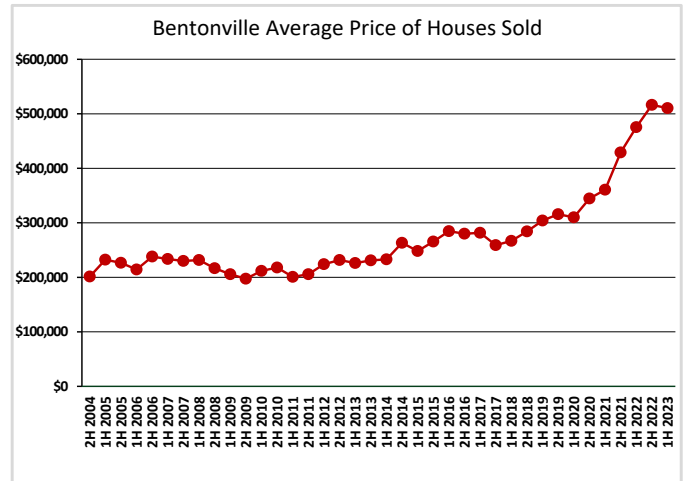
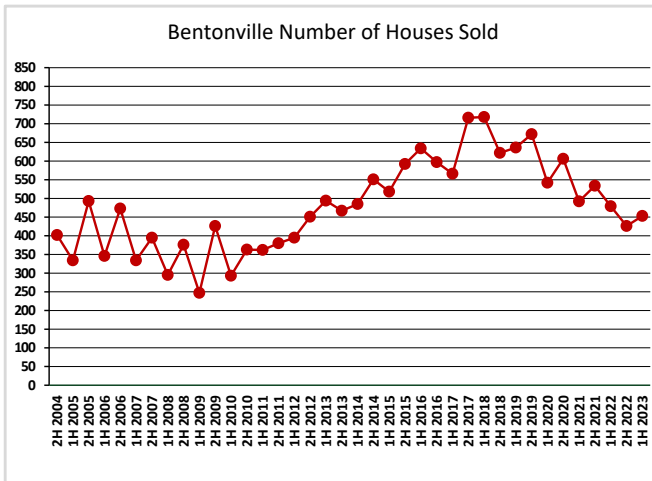
The average price of a house was \$510,295 at \$224.18 per square foot.

The median cost of a house was \$455,000.

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	2	0.4%	941	33	95.0%
\$200,001 - \$250,000	4	0.9%	1,198	53	96.2%
\$250,001 - \$300,000	46	10.2%	1,488	52	98.1%
\$300,001 - \$350,000	75	16.6%	1,760	71	99.1%
\$350,001 - \$400,000	53	11.7%	1,999	100	99.4%
\$400,001 - \$450,000	44	9.7%	2,113	125	98.0%
\$450,001 - \$500,000	54	11.9%	2,332	164	98.1%
\$500,001+	175	38.6%	2,982	113	99.0%
Bentonville Houses Sold	453	100%	2,326	105	98.7%

Bentonville

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	479	426	453	-5.4%	6.3%
Average Price of Houses Sold	\$475,464	\$516,247	\$510,295	7.3%	-1.2%
Average Days on Market	83	83	105	26.0%	26.1%
Average Price per Square Foot	\$221.70	\$224.21	\$224.18	1.1%	0.0%
Percentage of County Sales	19.1%	19.0%	20.1%	5.0%	5.8%
Number of New Houses Sold	116	111	204	75.9%	83.8%
Average Price of New Houses Sold	\$500,542	\$524,237	\$531,347	6.2%	1.4%
Average Days on Market of New Houses Sold	194	171	149	-23.3%	-13.1%
Number of Houses Listed	111	199	169	52.3%	-15.1%
Average List Price of Houses Listed	\$727,182	\$663,963	\$807,996	11.1%	21.7%

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
AJ	1	0.2%	3,560	117	\$1,599,000	\$449.16
Allencroft	5	1.1%	2,241	67	\$498,103	\$220.49
Amber Ridge at Woods Creek	1	0.2%	4,300	169	\$1,025,000	\$238.37
Angel Falls	3	0.7%	3,287	66	\$895,000	\$272.97
Applegate	1	0.2%	812	29	\$325,000	\$400.25
Aurora	49	10.8%	2,657	139	\$588,882	\$220.36
Autumn Hills	4	0.9%	3,392	139	\$864,125	\$254.74
Autumn Wood	1	0.2%	1,144	138	\$450,000	\$393.36
Balmoral Estates	1	0.2%	6,086	113	\$1,020,000	\$167.60
Banks	1	0.2%	1,484	47	\$272,000	\$183.29
Belle Royal	1	0.2%	1,717	11	\$625,601	\$364.36
Bentonville Gardens	1	0.2%	1,740	77	\$380,000	\$218.39
Bentonville Heights	2	0.4%	1,478	37	\$331,500	\$222.83
Bentonville Original	1	0.2%	7,690	217	\$3,250,000	\$422.63
Bland Valley Estates	1	0.2%	2,210	107	\$405,815	\$183.63
Blueberry Heights	3	0.7%	2,138	81	\$391,633	\$188.11
Briar Chase	1	0.2%	1,842	160	\$310,000	\$168.30
Briarwood	1	0.2%	1,757	33	\$425,000	\$241.89
Brighton Cottages	3	0.7%	2,026	64	\$421,667	\$208.44
Brighton Heights	1	0.2%	2,598	90	\$470,000	\$180.91
Brightwood	1	0.2%	1,775	33	\$322,500	\$181.69
Brookhaven	2	0.4%	1,162	59	\$458,875	\$395.21
Burks	1	0.2%	2,925	416	\$1,199,000	\$409.91
Cardinal Creek	2	0.4%	1,888	49	\$345,000	\$181.01
Carriage Square	3	0.7%	1,600	46	\$299,000	\$187.77
Carsons	1	0.2%	1,260	10	\$306,000	\$242.86
Central Park	5	1.1%	3,190	68	\$650,400	\$204.26
Chapel Hill	4	0.9%	3,566	46	\$762,475	\$213.90
Chardonnay	1	0.2%	2,692	159	\$510,000	\$189.45
Clarendon Heights	14	3.1%	3,235	73	\$674,183	\$208.58
Clark Acres	1	0.2%	2,603	304	\$480,000	\$184.40
Clarks	3	0.7%	3,067	131	\$1,268,333	\$400.75
College Place	2	0.4%	3,383	88	\$645,750	\$191.11
Colony West	1	0.2%	2,428	30	\$434,525	\$178.96
Corleys	2	0.4%	1,428	66	\$462,500	\$325.15
Cornerstone Ridge	6	1.3%	1,879	61	\$392,833	\$209.39

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
Cross Creek	2	0.4%	2,079	49	\$440,000	\$211.72
Crystal	1	0.2%	1,274	35	\$315,000	\$247.25
Curtis Heights	1	0.2%	2,050	57	\$520,000	\$253.66
Demings	5	1.1%	1,300	157	\$644,000	\$489.67
Dickson	1	0.2%	11,380	272	\$2,300,000	\$202.11
District, The	1	0.2%	1,963	39	\$865,000	\$440.65
Dogwood Place	3	0.7%	1,187	39	\$284,333	\$239.44
Eagle Creek	1	0.2%	2,203	139	\$326,000	\$147.98
Eden's Brooke	3	0.7%	2,489	73	\$466,667	\$187.12
Edgar Estates	2	0.4%	2,799	49	\$586,500	\$209.15
Elington Village	1	0.2%	1,585	33	\$339,000	\$213.88
Fairfield	2	0.4%	1,336	54	\$355,000	\$267.95
Farms, The	2	0.4%	2,101	52	\$465,000	\$223.05
Glen Arbor	12	2.6%	1,985	126	\$364,280	\$183.91
Glenbrook	1	0.2%	3,195	215	\$730,000	\$228.48
Grace	2	0.4%	1,405	45	\$292,500	\$213.11
Grammercy Park	7	1.5%	2,854	83	\$615,672	\$215.59
Halifax	1	0.2%	3,002	48	\$599,900	\$199.83
Hanover	2	0.4%	4,207	39	\$922,500	\$221.87
Harbin Pointe	2	0.4%	1,389	39	\$280,000	\$201.66
Hazel Park	1	0.2%	1,233	79	\$315,000	\$255.47
Hendrix	2	0.4%	1,582	51	\$470,000	\$296.78
High Meadows	2	0.4%	1,505	46	\$274,500	\$182.44
Highpointe	4	0.9%	1,389	34	\$293,700	\$211.70
Kensington	1	0.2%	4,752	160	\$640,000	\$134.68
Kerelaw Castle	1	0.2%	2,644	60	\$402,500	\$152.23
Kingsbury	1	0.2%	2,857	19	\$622,000	\$217.71
Kristyl Heights	6	1.3%	1,224	34	\$249,750	\$203.98
Laurynwood Estates	1	0.2%	1,733	33	\$339,000	\$195.61
Lexington	1	0.2%	4,555	130	\$870,000	\$191.00
Lincoln & Rice	1	0.2%	1,990	44	\$800,000	\$402.01
Lochmoor Club	5	1.1%	3,271	38	\$648,400	\$198.07
Magnolia Park	1	0.2%	1,980	193	\$925,000	\$467.17
Maidstone	2	0.4%	2,075	42	\$385,000	\$185.86
McClain Place	1	0.2%	2,742	37	\$600,000	\$218.82
McClain Ridge At Woods Creek	1	0.2%	2,969	43	\$480,000	\$161.67

Bentonville

Characteristics of Houses Sold

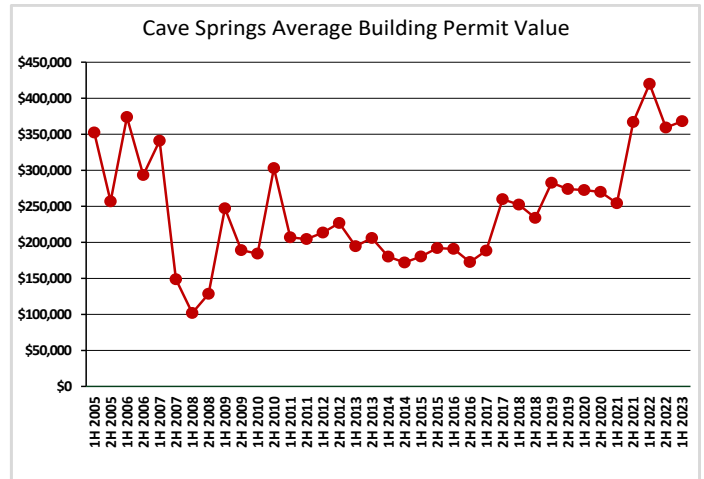
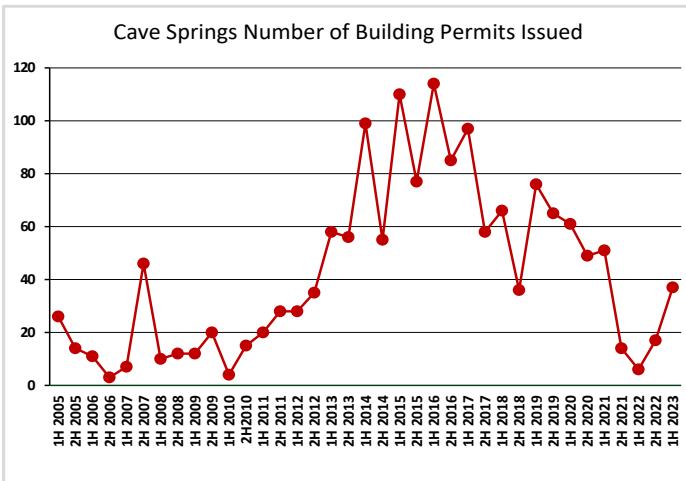
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
McGinnis	1	0.2%	1,542	87	\$630,000	\$408.56
Meadowlands	1	0.2%	1,287	14	\$345,000	\$268.07
North Fork	2	0.4%	2,111	43	\$425,750	\$201.60
Northaven Hills	1	0.2%	1,490	69	\$375,000	\$251.68
Oakwood Heights	1	0.2%	2,440	36	\$641,500	\$262.91
Oakwood Park	2	0.4%	2,350	28	\$300,000	\$127.66
Odell	1	0.2%	3,000	34	\$750,000	\$250.00
Orchard	3	0.7%	1,889	138	\$941,667	\$532.70
Orchards, The	2	0.4%	2,004	32	\$345,250	\$182.68
Osage Hills	56	12.4%	1,929	91	\$360,095	\$186.97
Oxford Ridge	1	0.2%	3,282	78	\$655,000	\$199.57
OZ Village	3	0.7%	2,188	144	\$1,002,033	\$459.26
Park	1	0.2%	1,905	79	\$650,000	\$341.21
Parkcrest	1	0.2%	1,344	37	\$257,500	\$191.59
Parkview Village	1	0.2%	1,210	62	\$328,500	\$271.49
Pleasant View Estates	3	0.7%	1,923	64	\$388,333	\$206.62
Preston Park	23	5.1%	2,671	396	\$498,588	\$187.75
Pritchard	1	0.2%	1,187	28	\$595,000	\$501.26
Providence Village	24	5.3%	1,728	67	\$296,417	\$175.07
Quail Run	1	0.2%	1,518	67	\$410,000	\$270.09
Railroad	1	0.2%	1,434	117	\$698,000	\$486.75
Renaissance	1	0.2%	2,408	44	\$750,000	\$311.46
Reynolds	1	0.2%	1,730	73	\$370,000	\$213.87
Riverwalk Farm	9	2.0%	1,925	84	\$366,519	\$190.67
Rolling Acres	4	0.9%	2,680	53	\$451,375	\$169.80
Royal Heights	1	0.2%	1,225	27	\$337,000	\$275.10
Saddlebrook	2	0.4%	2,029	41	\$462,500	\$228.21
Simsberry Place	3	0.7%	3,013	66	\$590,000	\$196.20
Southern Meadows	2	0.4%	1,516	26	\$248,550	\$175.42
Stone Meadow	7	1.5%	1,735	134	\$329,774	\$190.55
Stoneburrow	1	0.2%	1,850	34	\$340,000	\$183.78
Stonecreek	2	0.4%	1,834	51	\$371,500	\$202.44
Stonehenge	1	0.2%	4,003	93	\$805,000	\$201.10
Sturbridge	2	0.4%	2,695	47	\$501,750	\$189.52
Summerlin	5	1.1%	1,383	63	\$265,200	\$193.27
Sunrise	1	0.2%	1,470	34	\$320,000	\$217.69

Bentonville

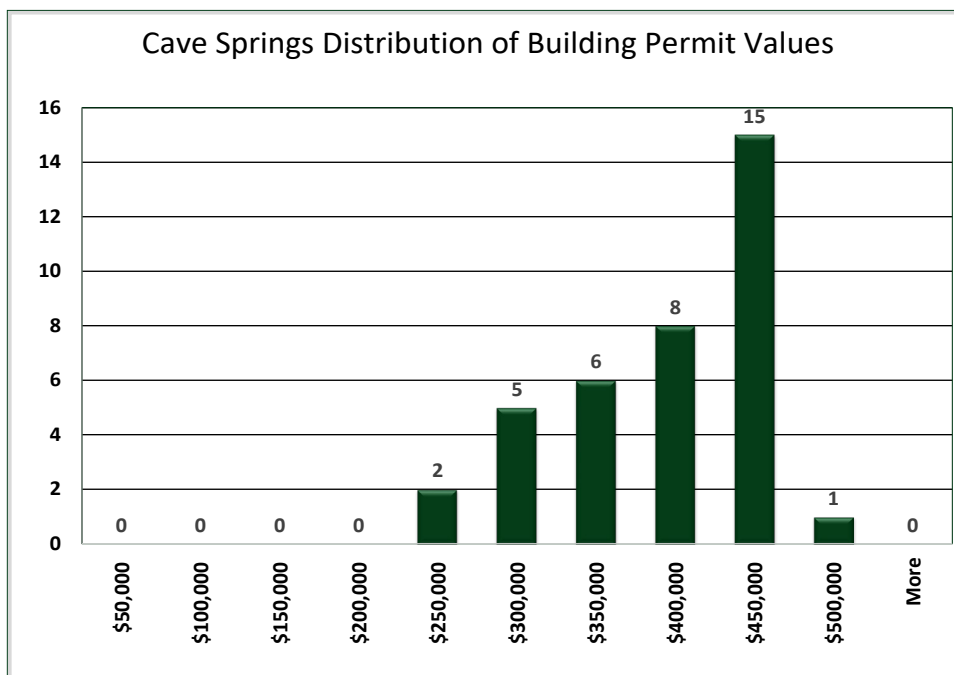
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sunset	1	0.2%	1,584	35	\$500,000	\$315.66
T J Hollands	4	0.9%	1,688	122	\$794,750	\$470.98
Trail Ridge	1	0.2%	4,238	53	\$1,199,000	\$282.92
Tunbridge Wells	2	0.4%	1,363	30	\$820,000	\$826.55
Vintage Estates	1	0.2%	1,975	24	\$425,000	\$215.19
Walnut Valley	2	0.4%	1,533	28	\$322,500	\$209.73
Westside	1	0.2%	1,101	270	\$465,000	\$422.34
White Oak Trails	8	1.8%	3,113	73	\$638,825	\$205.61
Wildwood	10	2.2%	2,438	73	\$466,490	\$192.14
Willowbrook Farms	11	2.4%	2,506	110	\$466,809	\$185.83
Windemere Woods	1	0.2%	3,133	35	\$600,000	\$191.51
Windmill Farms	1	0.2%	3,340	198	\$674,380	\$201.91
Windsong	1	0.2%	2,664	35	\$558,000	\$209.46
Windwood	2	0.4%	1,844	76	\$332,500	\$180.36
Woodlands Crossing	9	2.0%	2,408	185	\$496,911	\$207.24
Woods Creek	10	2.2%	3,469	82	\$752,307	\$217.07
Other	2	0.4%	2,380	97	\$432,500	\$260.37
Windemere Woods	2	0.5%	3,722	92	\$640,000	\$172.22
Windmill Farms	1	0.2%	2,834	0	\$597,448	\$210.81
Windsor Manor	2	0.5%	4,233	45	\$770,000	\$183.62
Windwood	9	2.1%	1,826	64	\$323,306	\$177.43
Woodlands Crossing	10	2.3%	2,239	102	\$494,366	\$220.90
Woods Creek	5	1.2%	3,635	39	\$822,260	\$226.42
Youngs	1	0.2%	2,684	63	\$1,000,000	\$372.58
Other	2	0.5%	2,715	97	\$711,000	\$236.24
Bentonville Houses Sold	453	100.0%	2,326	105	\$510,295	\$224.18

Cave Springs Building Permits



Cave Springs	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	6	17	37	516.7%	117.6%
Average Value of Residential Building Permits	\$419,857	\$359,373	\$368,083	-12.3%	2.4%



Cave Springs Active Subdivisions

There were 391 total lots in 10 active subdivisions in Cave Springs in the first half of 2023. 68.3 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 3.1 were under construction, 2.3 percent were starts, and 24.6 percent were empty lots.

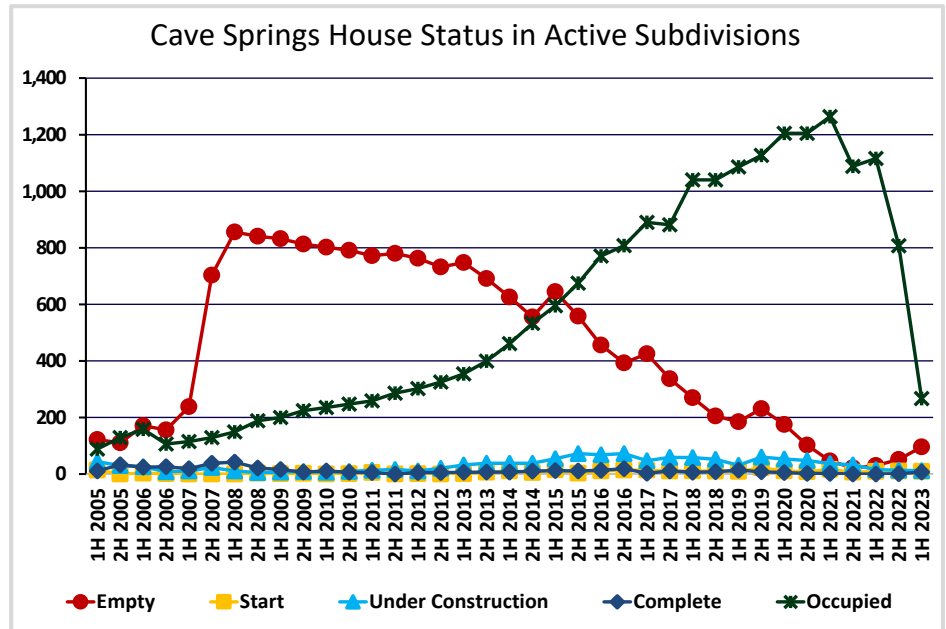
The subdivisions with the most houses under construction in Cave Springs during the first half of 2023 were Allen's Mill, Phase IIA with 7, Allen's Mill, Phase IIB with 4, Sand Springs, Phase I.

Fairway Valley, Phase III had the most houses becoming occupied in Cave Springs with 10 houses. An additional 1 houses in Hickory Hills became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 3 of the 10 active subdivisions in Cave Springs.

12 new houses in Cave Springs became occupied in the first half of 2023. The annual absorption rate implies that there are 64.7 months of remaining inventory in active subdivisions, up from 23.1 percent in the second half of 2022.

In 4 out of the 10 active subdivisions in Cave Springs, no absorption has occurred in the last year. The percentage of houses



occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 66.5 percent in the first half of 2023.

Additionally, 124 new lots in 2 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
MGM	2H 2022		4	4
Osage Meadows	2H 2020	120		120
New and Preliminary		120	4	124

Cave Springs Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill, Phase IIA ¹	19	0	7	4	0	30	0	--
Allen's Mill, Phase IIB	52	6	4	0	0	62	0	--
Averie Estates ^{1,2}	1	0	0	0	9	10	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 III	11	3	0	0	10	24	10	16.8
Hickory Hills	0	0	0	2	63	65	1	24.0
La Bonne Vie	1	0	0	0	5	6	1	12.0
Nevaeh Estates	5	0	0	0	35	40	0	60.0
Sand Springs, Phase I	4	0	1	1	112	118	0	72.0
Cave Springs Active Subdivisions	96	9	12	7	267	391	12	64.7

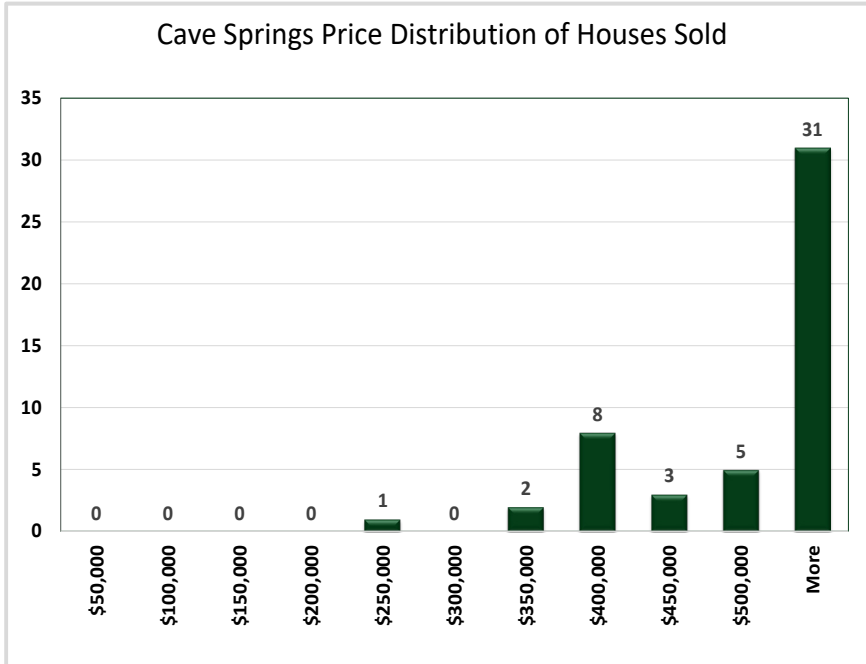
¹ No absorption has occurred in this subdivision in the last year.

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



Cave Springs

Price Distribution of Houses Sold



50 houses were sold in Cave Springs in the first half of 2023.

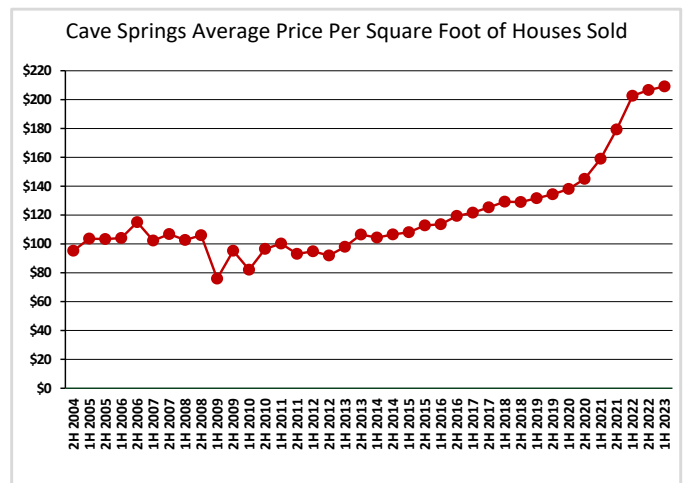
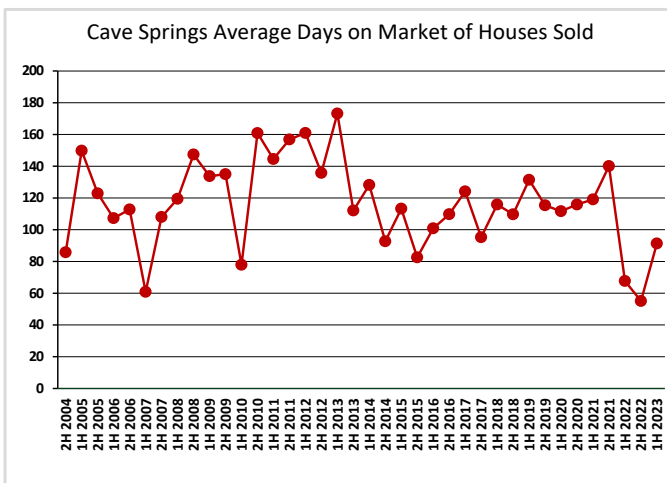
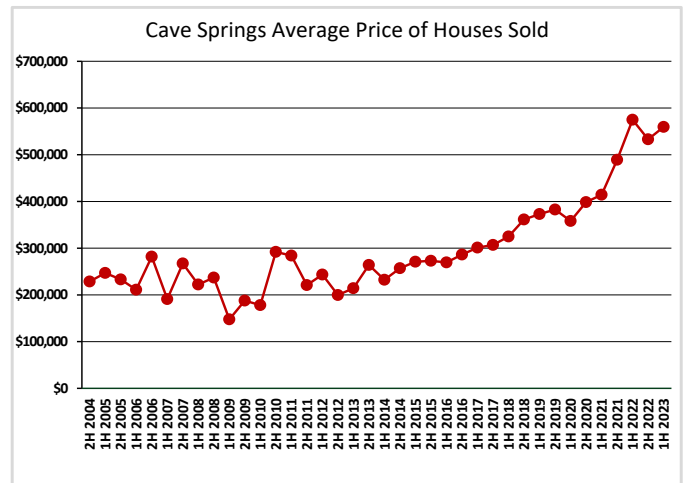
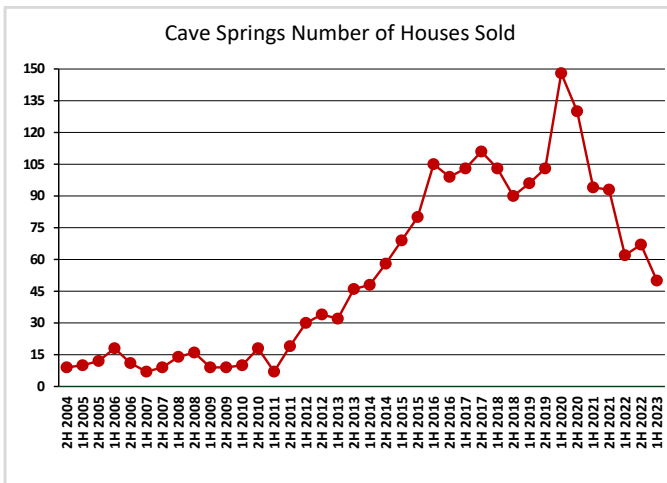
The average price of a house was \$559,626 at \$209.09 per square foot.

The median cost of a house was \$526,825.

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	1	2.0%	2,136	91	71.4%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	2	4.0%	1,773	58	97.6%
\$350,001 - \$400,000	8	16.0%	1,782	55	100.0%
\$400,001 - \$450,000	3	6.0%	2,071	123	99.9%
\$450,001 - \$500,000	5	10.0%	2,347	86	98.0%
\$500,001+	31	62.0%	3,066	101	99.0%
Cave Springs Houses Sold	50	100.0%	2,658	91	98.5%

Cave Springs

Characteristics of Houses Sold



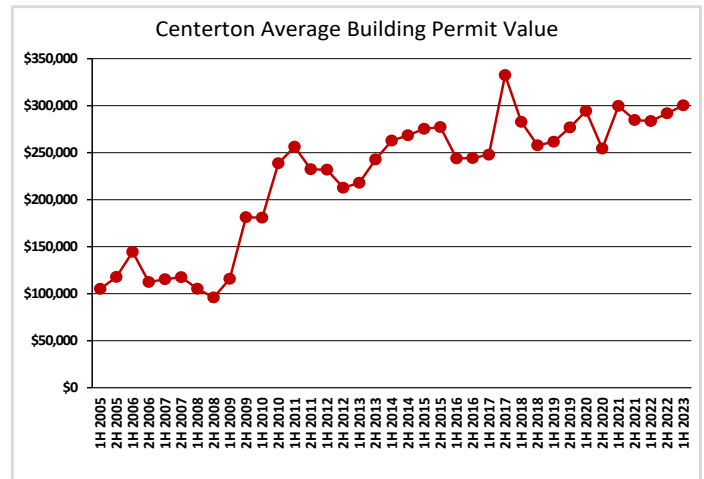
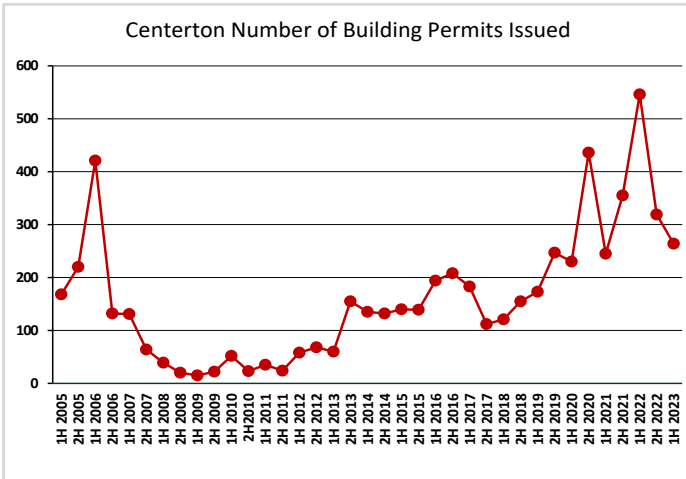
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	62	67	50	-19.4%	-25.4%
Average Price of Houses Sold	\$574,959	\$533,034	\$559,626	-2.7%	5.0%
Average Days on Market	68	55	91	34.9%	65.8%
Average Price per Square Foot	\$202.59	\$206.67	\$209.09	3.2%	1.2%
Percentage of County Sales	3.0%	3.1%	2.4%	-18.8%	-21.2%
Number of New Houses Sold	12	9	10	-16.7%	11.1%
Average Price of New Houses Sold	\$490,066	\$523,922	\$505,770	3.2%	-3.5%
Average Days on Market of New Houses Sold	139	120	198	43.1%	65.6%
Number of Houses Listed	13	15	15	15.4%	0.0%
Average List Price of Houses Listed	\$786,998	\$606,813	\$724,427	-8.0%	19.4%

Cave Springs

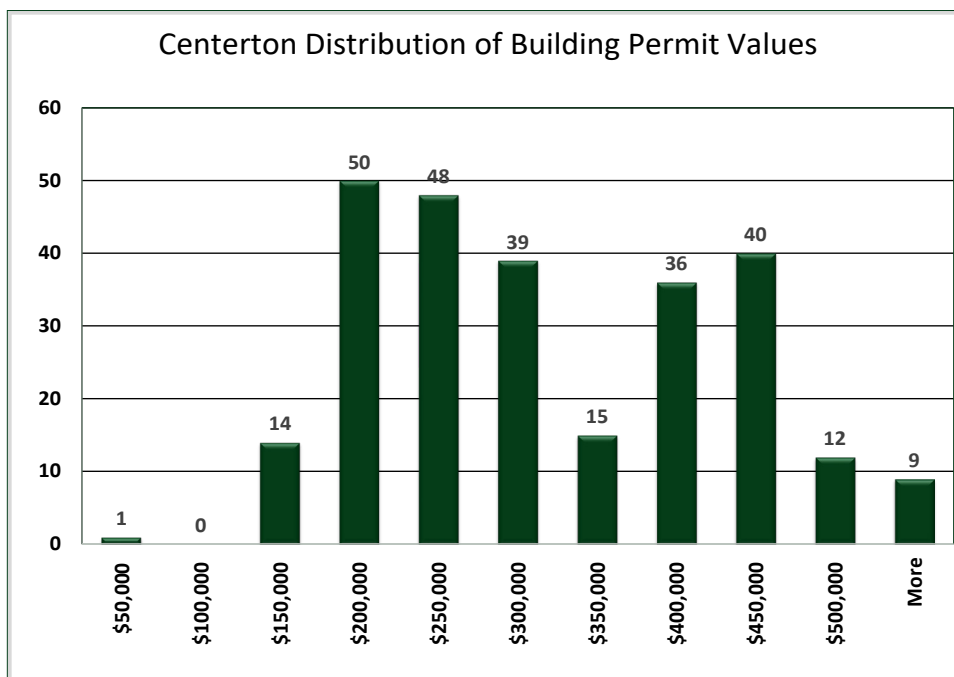
Characteristics of Houses Sold

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	11	22.0%	2,406	162	\$513,440	\$214.11
Creekside Estates	1	2.0%	3,112	66	\$595,000	\$191.20
Fairway Valley	1	2.0%	2,404	182	\$516,860	\$215.00
Franklins	1	2.0%	1,850	98	\$355,000	\$191.89
Hickory Hills	4	8.0%	2,523	125	\$482,913	\$191.53
Hyde Park	12	24.0%	2,548	46	\$529,963	\$207.55
Otter Creek	8	16.0%	3,486	73	\$833,687	\$238.76
Reeves	1	2.0%	3,386	57	\$520,000	\$153.57
Sand Springs	4	8.0%	1,602	67	\$351,975	\$220.52
St Valery Downs	2	4.0%	5,420	106	\$1,124,500	\$207.47
Wellington Heights	2	4.0%	1,926	21	\$387,500	\$202.75
Weston Hills	1	2.0%	1,843	65	\$365,000	\$198.05
Other	2	4.0%	2,107	77	\$294,500	\$140.09
Other	2	3.0%	2,774	72	\$652,450	\$234.10
Cave Springs Houses Sold	50	100.0%	2,658	91	\$559,626	\$209.09

Centerton Building Permits



Centerton	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	546	319	264	-51.6%	-17.2%
Average Value of Residential Building Permits	\$283,580	\$291,865	\$300,278	5.9%	2.9%



Centerton Active Subdivisions

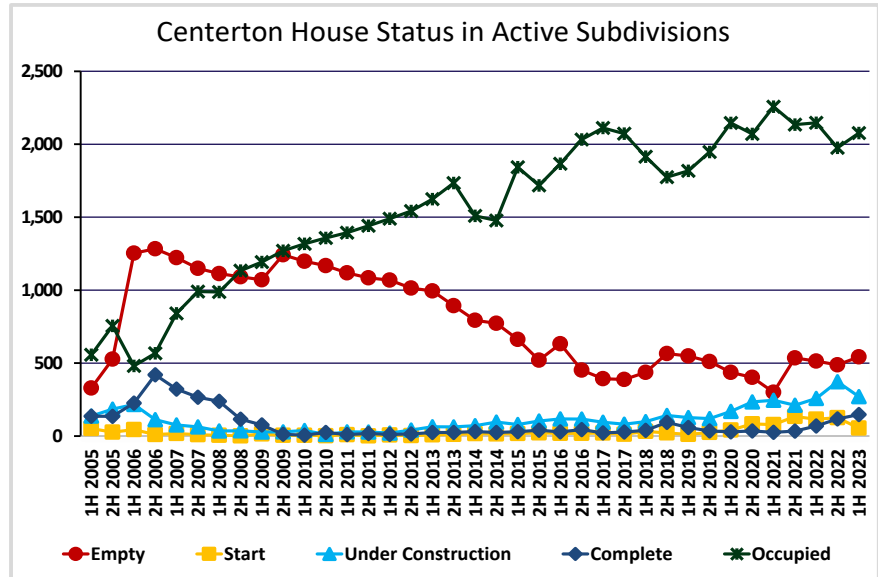
There were 3,092 total lots in 41 active subdivisions in Centerton in the first half of 2023. 67.2 percent of the lots were occupied, 4.8 percent were complete but unoccupied, 8.7 were under construction, 1.8 percent were starts, and 17.6 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2023 were Brookside Estates with 80, Featherston Village, Phase I with 55, Barrington Place with 25.

Morningside Estates, Phase IV had the most houses becoming occupied in Centerton with 52 houses. An additional 51 houses in Southwinds, Phase II became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 2 of the 41 active subdivisions in Centerton.

420 new houses in Centerton



became occupied in the first half of 2023. The annual absorption rate implies that there are 17.4 months of remaining inventory in active subdivisions, down from 23.8 percent in the second half of 2022.

In 3 out of the 41 active subdivisions in Centerton, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 52.7 percent in the first half of 2023.



Centerton

New and Preliminary Subdivisions

Additionally, 4,017 new lots in 39 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Ridge Patio Homes	2H 2022	56		56
Copper Oaks TH - Phase I	1H 2023		68	68
Copper Oaks TH - Phase II	2H 2022		10	10
Crystal Cove, Phases II and III	2H 2022		59	59
Crystal Cove, Phase I	1H 2023		68	68
Crystal Cove, Phase IV	1H 2023	62		62
Diamond Estates, Phase V	1H 2023		65	65
Diamond Oak Estates	1H 2023	35		35
Edgewood Estates	1H 2022	86		86
Elegance at Kinyon	1H 2023	205		205
Featherston Village West	1H 2023	300		300
Featherston Village, Phase II	1H 2023	194		194
Forest Park, Phase IV	2H 2022		65	65
Harbor Manor	1H 2023	63		63
Huber Place	2H 2022	362		362
Kinyon Place	1H 2023	151		151
Kinyon Springs Valley	1H 2023	111		111
Magnolia Landing	2H 2022	268		268
Maple Estates, Phase III	1H 2022		56	56
Meadow Ridge	1H 2023	165		165
Oakmont, Phase I	1H 2022		61	61
Oakmont	1H 2023	78		78
Paradise Park	1H 2022	40		40
Parise Subdivison	1H 2023	38		38
Prairie Brook, Phase IV	2H 2022		36	36
Prairie Brook, Phase V	1H 2020	41		41
Richwoods	1H 2023	240		240
Silver Dreams	1H 2023	40		40
Sunrise Cottages	1H 2023	85		85
The Landing	1H 2023	40		40
The Pines Phase IV	1H 2022		65	65
The Pines Phase V-VII	1H 2023	206		206
The Reserve at Wolverine	1H 2023	69		69
Tuscany, Phase III	2H 2022	46		46
Tuscany, Phase IV	1H 2020	42		42
West Winds	1H 2023	183		183
Willow Crossing Lot 2D-1	1H 2023	132		132
Woodcrest Walk	2H 2020		99	99
Wynnbrooke (County)	2H 2022		27	27
New and Preliminary		3,338	679	4,017

Centerton

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	17	0	6	12	37	72	22	22.6
Annika Estates, Phase II	48	0	8	4	8	68	0	--
Barrington Place	0	0	25	2	87	114	33	7.0
Bequette Farms, Phase II	38	7	3	13	9	70	4	195.0
Bliss Street Townhomes	42		10	0	0	52	1	0.0
Blossom Hills	0	0	0	0	74	74	50	0.3
Brookside Estates	0	8	80	18	35	141	2	0.0
Creekside, Phase II	0	0	1	0	81	82	3	552.0
Diamond Estates, Phase III	0	0	0	0	75	75	3	0.9
Diamond Estates, Phase IV	23	5	13	7	7	55	0	6.0
Featherston Village, Phase I	20	12	55	18	33	138	0	--
Forest Park, Phase III	29	2	4	3	23	61	0	--
Fox Haven	13	0	5	0	0	18	1	0.0
Grassy Hills	1	0	1	0	5	7	6	44.7
Hilldale	29	0	5	6	100	140	1	6.0
Kimmel Ridge ¹	2	0	0	0	68	70	28	9.0
Kimmel Ridge, Phase II	0	0	2	2	41	45	0	2.0
Maple Estates, Phase II	16	0	0	8	29	53	6	72.0
Morningside Estates, Phase I ¹	0	2	0	0	55	57	9	30.4
Morningside Estates Phase IV	0	0	2	6	82	90	0	--
Oak Tree	4	0	1	0	193	198	30	24.0
Orchard Park, Phase III ¹²	7	0	0	2	19	28	2	42.0
Osage Creek	2	0	1	1	31	35	0	--
Park Place	4	0	4	0	3	11	1	60.0
Pines, Phase II, The	0	0	0	2	37	39	3	32.0
Pines, Phase III, The	0	0	0	2	35	37	27	0.0
Prairie Brook, Phase I	0	0	0	5	30	35	3	144.0
Prairie Brook, Phase II	0	0	0	20	10	30	0	--
Prairie Brook, Phase III	27	7	10	4	0	48	14	18.0
Ridgefield, Blk III	1	0	0	0	35	36	0	--
Shirley Estates	28	4	0	0	0	32	1	12.0
Silver Leaf, Phase I	119	1	7	0	0	127	61	10.2
Southwinds, Phase II	0	0	0	1	112	113	1	108.0
Tamarron	3	0	5	0	292	300	0	4.0
Timber Ridge, Phase II	47	4	0	0	0	51	1	0.0
Valley Oaks	0	0	14	6	18	38	0	--
Versailles	11	1	0	0	115	127	4	24.0
Westridge Village	4	0	7	3	70	84	11	5.8
West End Acres	6	0	0	0	22	28	3	16.8

Centerton Active Subdivisions

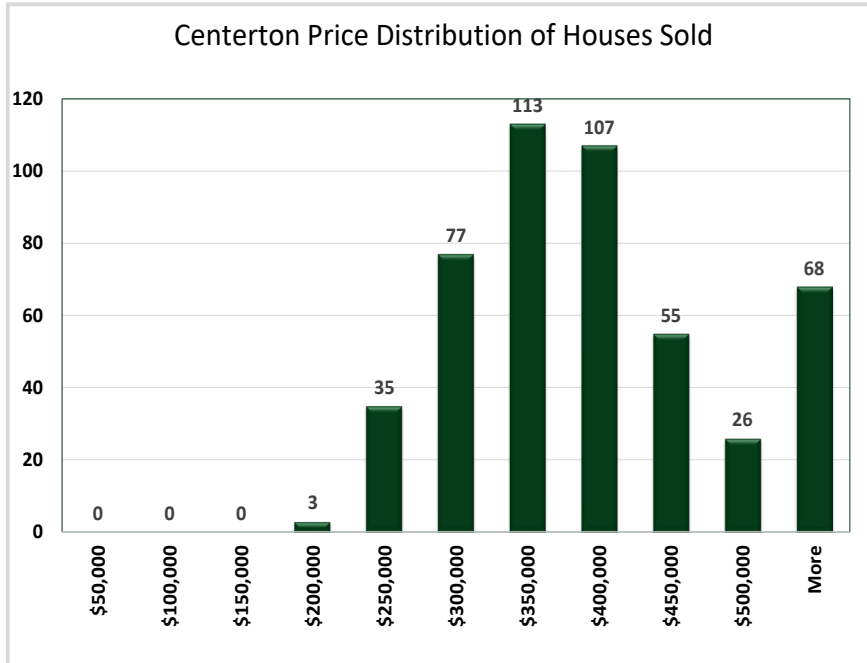
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Willow Crossing	1	2	0	0	173	176	-80	-0.8
Willow Ridge	1	0	1	2	33	37	27	4.4
Centerton Active Subdivisions	488	126	372	118	1,976	3,080	278	23.8

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.



Centerton Price Distribution of Houses Sold



484 houses were sold in Centerton in the first half of 2023.

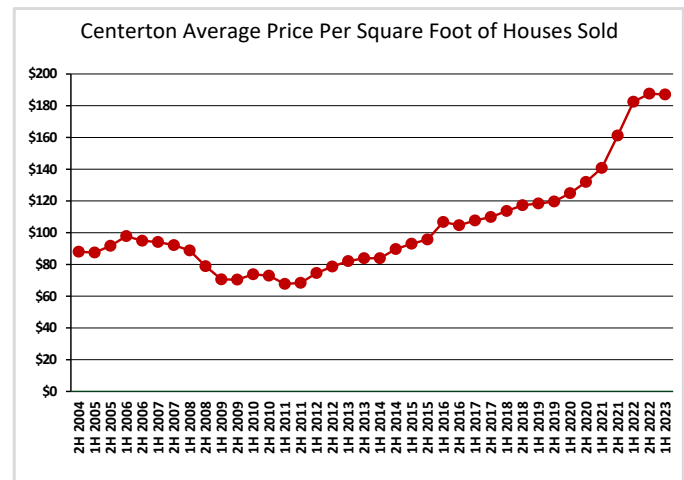
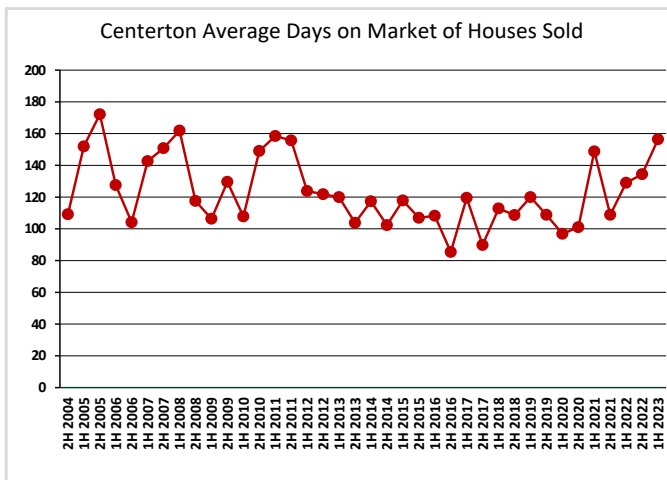
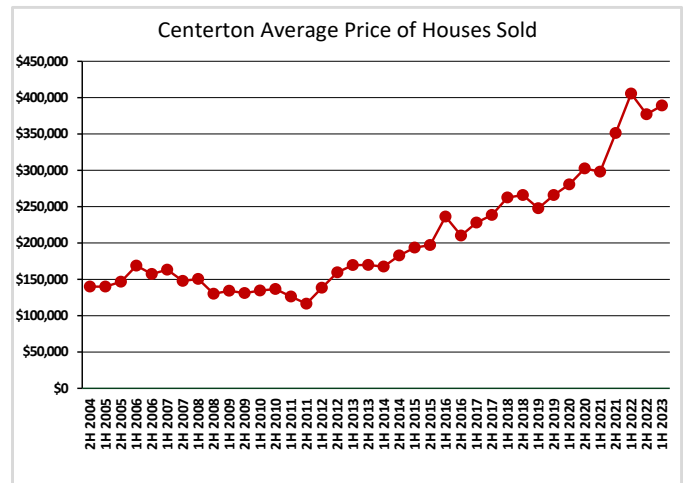
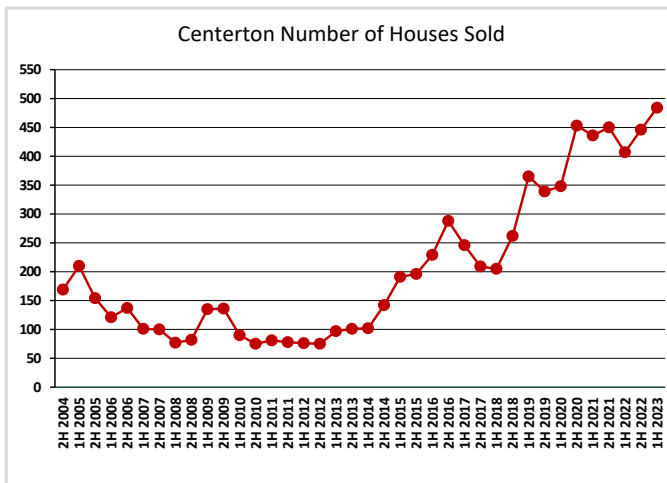
The average price of a house was \$389,186 at \$187.05 per square foot.

The median cost of a house was \$356,348.

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	0.6%	922	51	99.0%
\$200,001 - \$250,000	35	7.2%	1,229	76	99.5%
\$250,001 - \$300,000	77	15.9%	1,543	96	99.8%
\$300,001 - \$350,000	113	23.3%	1,861	152	99.7%
\$350,001 - \$400,000	107	22.1%	2,050	229	100.2%
\$400,001 - \$450,000	55	11.4%	2,277	221	99.9%
\$450,001 - \$500,000	26	5.4%	2,545	97	99.2%
\$500,001+	68	14.0%	3,164	135	99.1%
Centerton Houses Sold	484	100.0%	2,068	156	99.7%

Centerton

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	407	446	484	18.9%	8.5%
Average Price of Houses Sold	\$405,495	\$376,997	\$389,186	-4.0%	3.2%
Average Days on Market	129	134	156	21.3%	16.4%
Average Price per Square Foot	\$182.44	\$187.58	\$187.05	2.5%	-0.3%
Percentage of County Sales	13.8%	14.5%	16.3%	18.0%	12.7%
Number of New Houses Sold	234	284	354	51.3%	24.6%
Average Price of New Houses Sold	\$378,192	\$366,378	\$371,691	-1.7%	1.4%
Average Days on Market of New Houses Sold	190	183	189	-0.2%	3.6%
Number of Houses Listed	69	174	119	72.5%	-31.6%
Average List Price of Houses Listed	\$507,863	\$403,570	\$457,296	-10.0%	13.3%

Centerton

Characteristics of Houses Sold

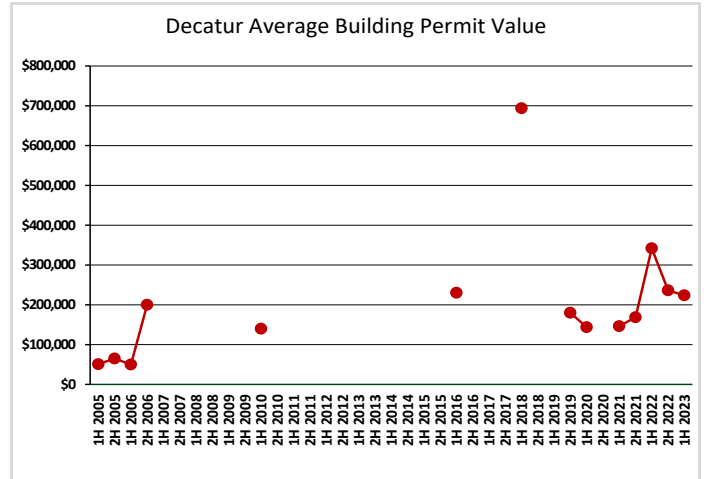
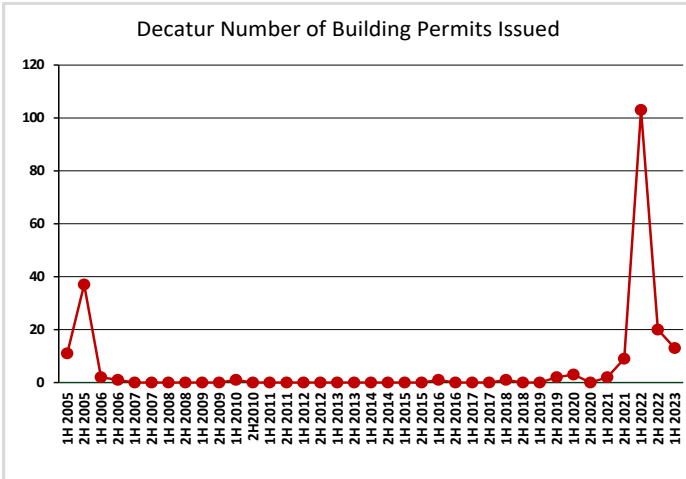
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	27	5.6%	2,211	105	\$420,407	\$191.20
Barrington Place	19	3.9%	1,673	61	\$297,568	\$177.89
Bellewood	2	0.4%	1,808	40	\$355,000	\$197.11
Bequette Farms	7	1.4%	2,931	237	\$618,486	\$211.16
Big Sky	2	0.4%	2,949	42	\$669,250	\$226.72
Bliss Meadows	2	0.4%	1,900	58	\$365,250	\$192.47
Brookside Estates	73	15.1%	2,025	364	\$378,667	\$186.99
Centerpoint	7	1.4%	1,284	70	\$236,257	\$184.57
Char Lou Estates	5	1.0%	2,007	63	\$315,000	\$161.92
Clark Estates	1	0.2%	2,254	53	\$450,000	\$199.65
Creekside	3	0.6%	2,823	43	\$588,673	\$208.38
Diamond Estates	13	2.7%	2,739	95	\$543,784	\$198.35
Dogwood	3	0.6%	1,333	47	\$254,000	\$190.65
Edens Court	1	0.2%	1,606	32	\$275,000	\$171.23
Featherston Village	23	4.8%	1,139	63	\$236,170	\$208.55
Forest Park	8	1.7%	2,292	53	\$471,531	\$205.15
Fox Run	1	0.2%	1,660	56	\$286,500	\$172.59
Hickory Park	1	0.2%	1,410	87	\$262,000	\$185.82
Hilldale	20	4.1%	1,631	142	\$308,920	\$190.28
Kensington Hills	3	0.6%	1,943	63	\$329,667	\$170.49
Laynebridge	6	1.2%	2,092	63	\$360,667	\$172.11
Lexington	2	0.4%	3,022	65	\$619,000	\$204.66
Maple Estates	12	2.5%	2,801	146	\$594,457	\$212.05
McKissic Creek Estate	1	0.2%	5,061	89	\$1,442,000	\$284.92
Morningside	2	0.4%	1,360	108	\$250,000	\$184.34
Morningside Estates	37	7.6%	1,726	109	\$281,253	\$166.05
North Forty Annex	1	0.2%	1,316	44	\$220,000	\$167.17
Oak Ridge	1	0.2%	1,574	41	\$275,000	\$174.71
Oak Tree	8	1.7%	4,517	140	\$1,031,975	\$226.55
Orchard Park	3	0.6%	2,092	83	\$376,333	\$180.52
Other	2	0.4%	2,327	140	\$612,500	\$263.77
Pines at Orchard Park, The	50	10.3%	2,267	175	\$399,412	\$177.16
Prairie Brook	39	8.1%	1,978	202	\$327,454	\$169.19
Quail Hollow	2	0.4%	2,537	92	\$513,020	\$201.59

Centerton

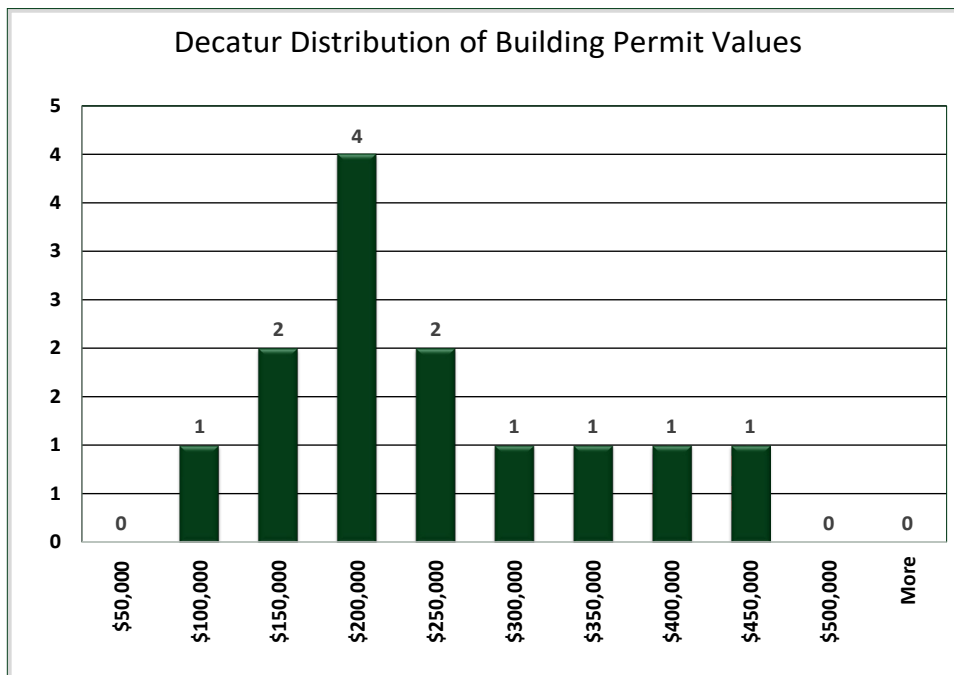
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quailridge	7	1.4%	3,103	71	\$552,000	\$178.47
Ridgefield	1	0.2%	1,844	0	\$350,000	\$189.80
Rozars	1	0.2%	1,164	32	\$179,400	\$154.12
Sienna At Coopers Farm	13	2.7%	1,680	53	\$306,462	\$182.85
Sonoma Valley	6	1.2%	1,633	63	\$292,650	\$179.21
Southfork	1	0.2%	1,750	34	\$287,000	\$164.00
Southland	1	0.2%	1,103	85	\$215,000	\$194.92
Southwinds	35	7.2%	1,736	146	\$339,899	\$195.96
Sunrise Ridge	2	0.4%	2,069	36	\$390,000	\$188.39
Tamarron	10	2.1%	2,413	79	\$440,700	\$183.18
Tarah Knolls	1	0.2%	2,104	31	\$375,000	\$178.23
Timber Ridge	3	0.6%	1,816	39	\$327,333	\$180.18
Township	2	0.4%	1,592	102	\$290,000	\$182.53
Tuscany	4	0.8%	2,916	74	\$618,000	\$212.33
Versailles	2	0.4%	5,297	138	\$1,212,500	\$229.12
Walnut Ridge	1	0.2%	1,624	36	\$280,000	\$172.41
Westridge Village	5	1.0%	3,008	329	\$580,034	\$195.64
Willow Crossing	1	0.2%	1,367	28	\$250,000	\$182.88
Willow Ridge	1	0.2%	1,980	266	\$400,210	\$202.13
Centerton Houses Sold	484	100.0%	2,068	156	\$389,186	\$187.05

Decatur Building Permits



Decatur	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	103	20	13	-87.4%	-35.0%
Average Value of Residential Building Permits	\$341,912	\$236,369	\$223,781	-34.6%	-5.3%



Decatur Active Subdivisions

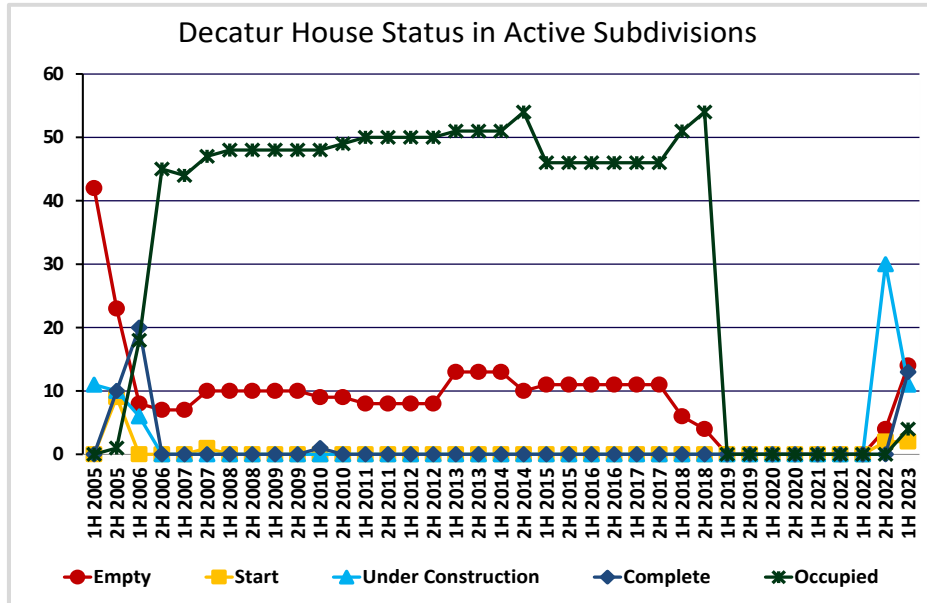
There were 44 total lots in 1 active subdivisions in Decatur in the first half of 2023. 9.1 percent of the lots were occupied, 29.5 percent were complete but unoccupied, 25.0 were under construction, 4.5 percent were starts, and 31.8 percent were empty lots.

The subdivision with the most houses under construction in Decatur during the first half of 2023 was Sycamore Place with 11.

Sycamore Place had the most houses becoming occupied in Decatur with 4 houses in the first half of 2023.

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

4 new houses in Decatur became occupied in the first half of 2023. The annual absorption rate implies that there are 120 months of remaining inventory in active subdivisions, up from 0.0 percent in the second half of 2022.



Absorption has occurred in the 1 active subdivision in Decatur, in the the last year.

The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 52.1 percent in the first half of 2023.

Additionally, 179 new lots in 3 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blue Springs Townhomes	2H 2022		13	13
Columbia Crossing Phase I	1H 2021		46	46
Columbia Crossing Phase II	1H 2021	120		120
New and Preliminary		120	59	179

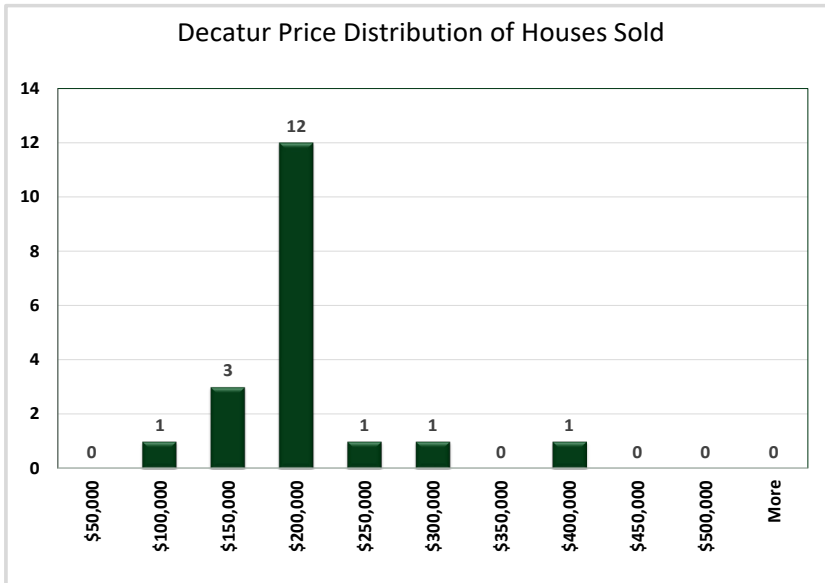
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Sycamore Place	14	2	11	13	4	44.0	4	120
Decatur Active Subdivisions	14	2	11	13	4	44.0	4	120

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

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

Decatur

Price Distribution of Houses Sold



19 houses were sold in Decatur in the first half of 2023.

The average price of a house was \$183,289 at \$144.49 per square foot.

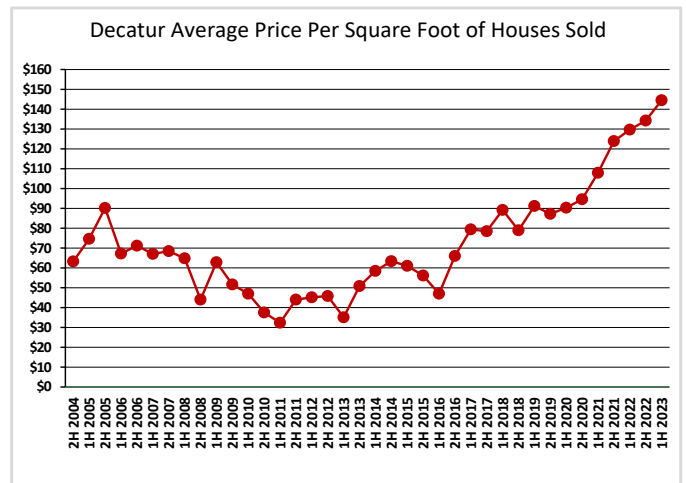
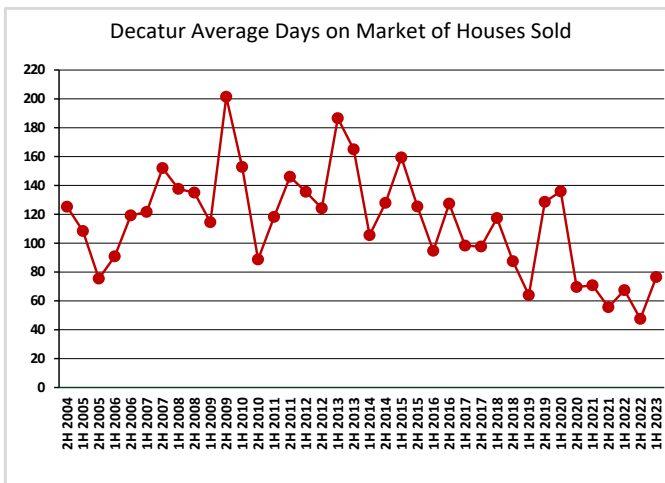
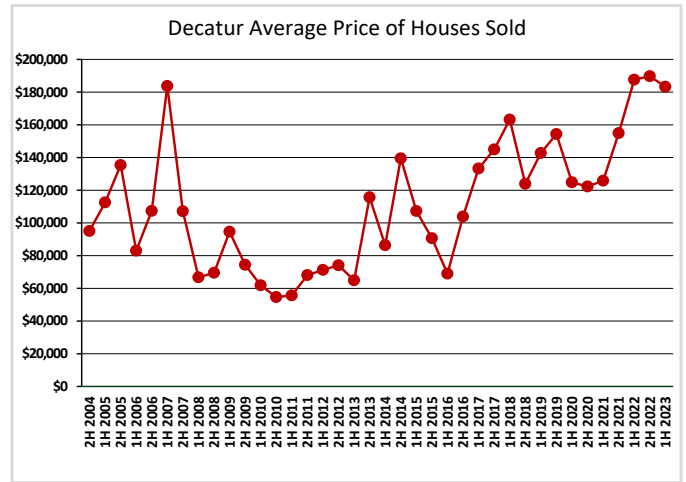
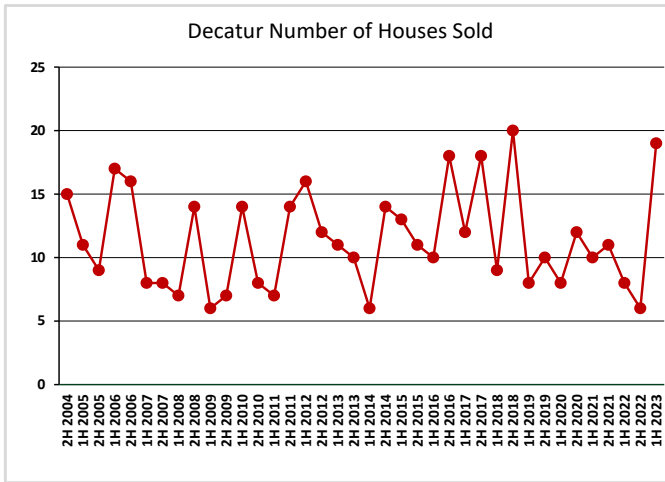
The median cost of a house was \$180,000

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	1	5.3%	1,356	64	54.2%
\$100,001 - \$150,000	3	15.8%	792	35	102.1%
\$150,001 - \$200,000	12	63.2%	1,221	62	99.6%
\$200,001 - \$250,000	1	5.3%	1,692	335	82.8%
\$250,001 - \$300,000	1	5.3%	1,835	137	95.7%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	5.3%	2,986	70	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Decatur Sold	19	100.0%	1,311	76	96.5%

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Corner Springs	1	5.3%	816	33	\$140,000	\$171.57
Developers Inc st	2	10.5%	1,080	57	\$140,000	\$129.17
Grant Springs	2	10.5%	1,207	78	\$178,750	\$148.16
Ozark Orchard Co	1	5.3%	1,692	335	\$240,000	\$141.84
St Elmo	1	5.3%	1,835	137	\$253,500	\$138.15
Sycamore Place	8	42.1%	1,216	57	\$185,000	\$152.14
Wilmoth	1	5.3%	1,315	54	\$175,000	\$133.08
Other	3	15.8%	1,647	57	\$185,500	\$129.67
Decatur Houses Sold	19	100.0%	1,311	76	\$183,289	\$144.49

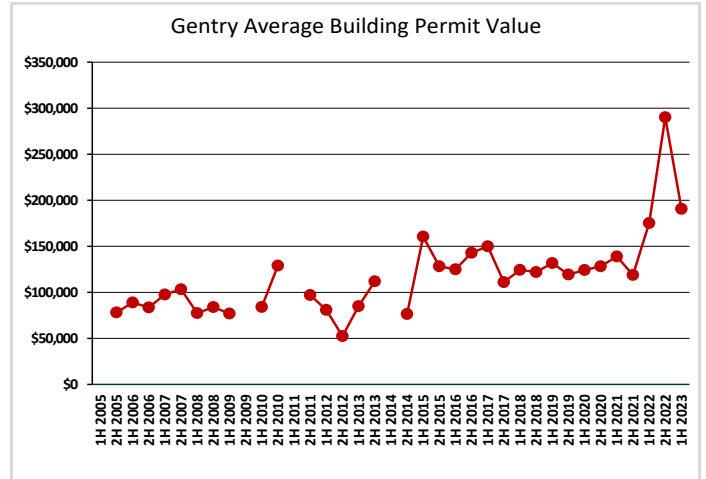
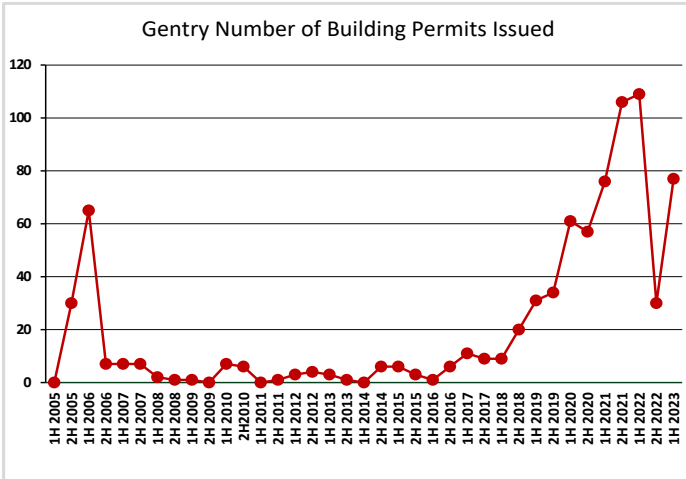
Decatur

Characteristics of Houses Sold

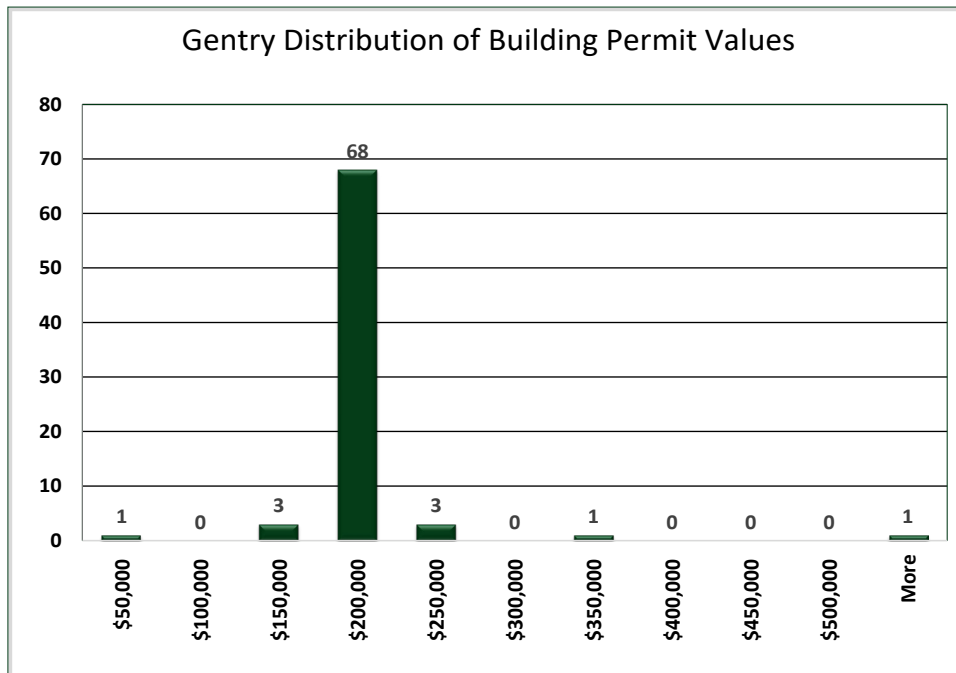


Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	8	6	19	137.5%	216.7%
Average Price of Houses Sold	\$187,613	\$189,750	\$183,289	-2.3%	-3.4%
Average Days on Market	67	48	76	13.5%	61.0%
Average Price per Square Foot	\$129.70	\$134.23	\$144.49	11.4%	7.6%
Percentage of County Sales	0.1%	0.1%	0.3%	140.0%	207.8%
Number of New Houses Sold	1	0	8	700.0%	--
Average Price of New Houses Sold	\$199,900	--	\$185,000	-7.5%	--
Average Days on Market of New Houses Sold	34	--	57	66.5%	--
Number of Houses Listed	2	5	12	500.0%	140.0%
Average List Price of Houses Listed	\$372,500	\$328,780	\$195,825	-47.4%	-40.4%

Gentry Building Permits



Gentry	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	109	30	77	-29.4%	156.7%
Average Value of Residential Building Permits	\$175,259	\$290,216	\$190,630	8.8%	-34.3%



Gentry

Active Subdivisions

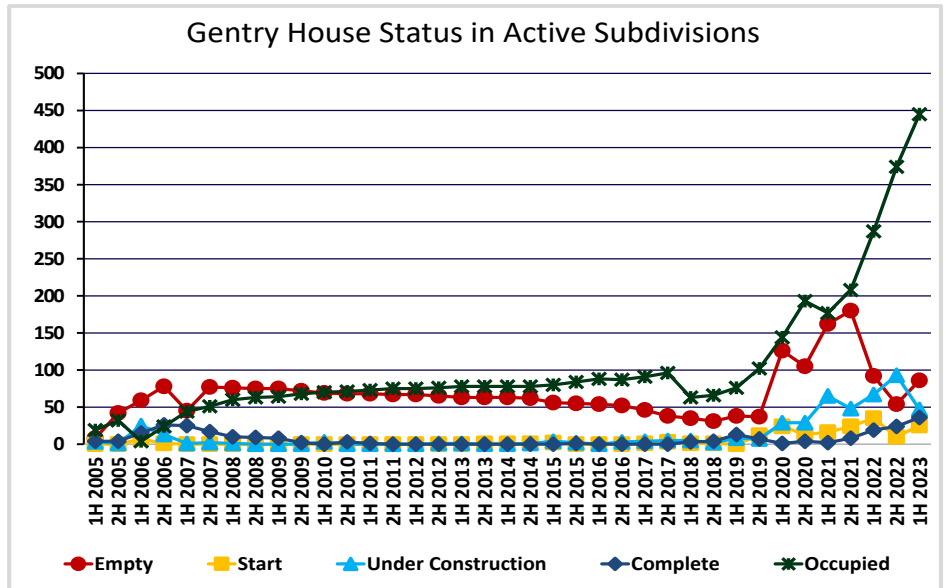
There were 653 total lots in 20 active subdivisions in Gentry in the first half of 2023. 70.3 percent of the lots were occupied, 5.6 percent were complete but unoccupied, 7.2 were under construction, 3.8 percent were starts, and 13.2 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the first half of 2023 were Sunset Ridge, Phase V with 15, Phillips Park with 12, Rustic Flats with 10.

Sunset Ridge, Phase IIB & IV had the most houses becoming occupied in Gentry with 31 houses. An additional 13 houses in Pioneer Woods, Phase III became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 6 of the 20 active subdivisions in Gentry.

71 new houses in Gentry became occupied in the first half of 2023. The annual absorption rate implies that there are 14.7 months of remaining inventory in active subdivisions, up from 13.1 percent in the second half of 2022.



In 3 out of the 20 active subdivisions in Gentry, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 50.0 percent in the first half of 2023.

Additionally, no new lots or new subdivisions received either preliminary or final approval by first half of 2023.

Gentry

Active Subdivisions

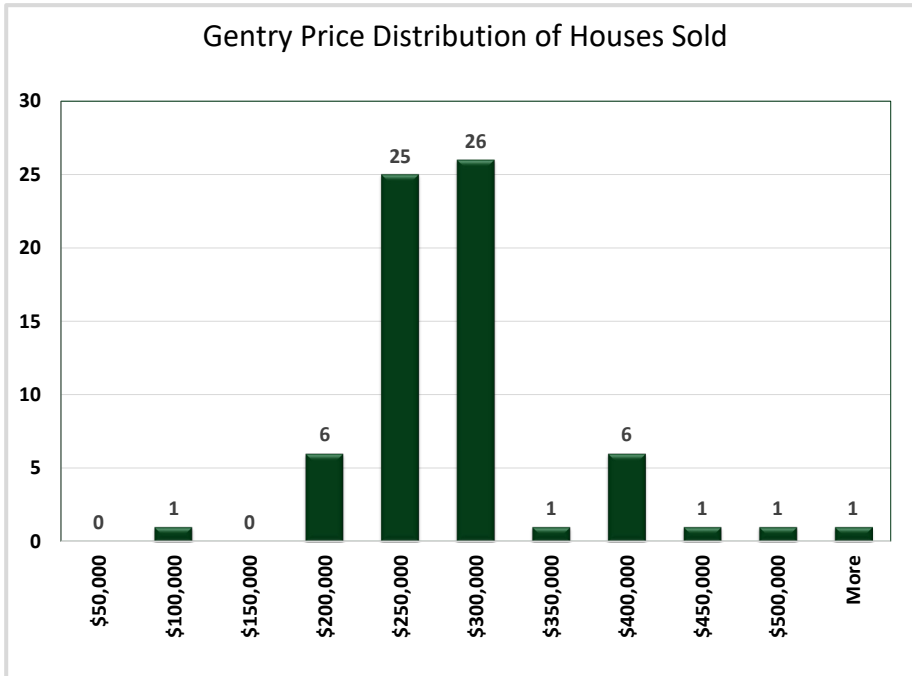
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II ^{1,2}	2	0	0	0	3	5	0	--
Grand Estates, Phase I	12	0	1	0	48	61	0	78.0
Grand Estates, Phase II	0	0	2	0	55	57	1	0.9
Main Street Village	41	1	0	0	0	42	0	--
Oaks, The, Phase II ^{1,2}	3	0	0	0	29	32	0	--
Phillips Park	0	0	12	0	12	24	0	36.0
Pioneer Woods, Phase I ²	0	0	0	0	12	12	12	0.0
Pioneer Woods, Phase II ²	0	0	0	0	14	14	3	0.0
Pioneer Woods, Phase III ²	0	0	0	0	13	13	13	0.0
Pioneer Woods, Phase IV	0	0	0	4	11	15	11	4.4
Pioneer Woods, Phase V	4	21	4	0	0	29	0	--
Rustic Flats	0	0	10	17	9	36	4	36.0
Rustic Ridge	1	0	0	1	26	28	0	6.0
Sandy Acres	0	0	1	0	19	20	7	0.9
Springhill	7	3	2	0	18	30	1	48.0
Sunset Ridge, Phase IA ^{1,2}	2	0	0	0	29	31	0	--
Sunset Ridge, Phase IIA	2	0	0	0	28	30	0	24.0
Sunset Ridge, Phase IIB & IV	6	0	0	11	72	89	31	3.8
Sunset Ridge, Phase III	2	0	0	0	59	61	0	4.8
Sunset Ridge, Phase V	4	0	15	3	2	24	2	132.0
Gentry Active Subdivisions	86	25	47	36	459	653	85	13.5

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.

Gentry

Price Distribution of Houses Sold



68 houses were sold in Gentry in the first half of 2023.

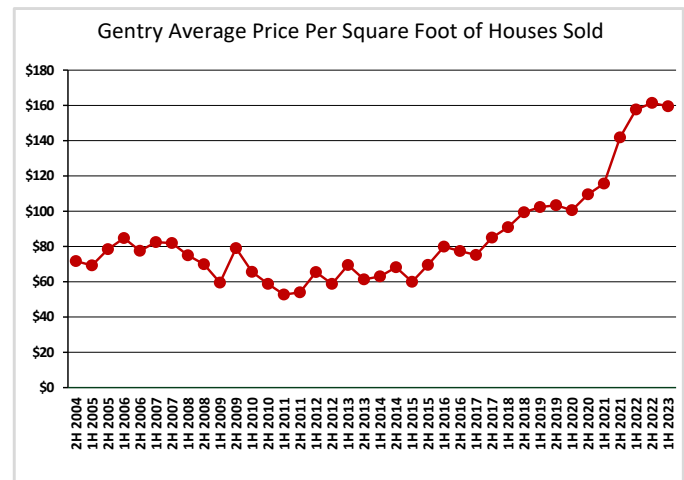
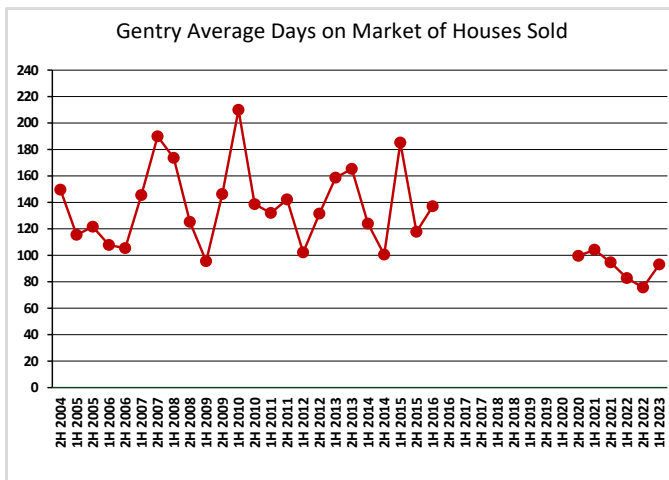
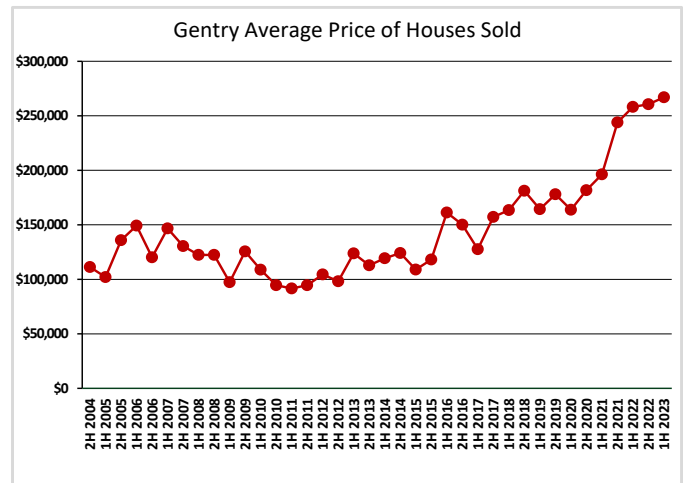
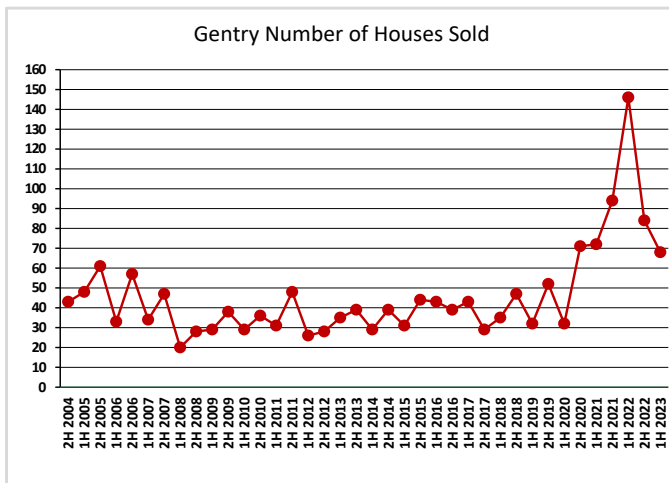
The average price of a house was \$266,944 at \$159.50 per square foot.

The median cost of a house was \$252,790.

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	1.5%	864	71	75.0%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	6	8.8%	1,145	44	99.9%
\$200,001 - \$250,000	25	36.8%	1,507	80	99.3%
\$250,001 - \$300,000	26	38.2%	1,680	105	100.0%
\$300,001 - \$350,000	1	1.5%	1,930	132	100.0%
\$350,001 - \$400,000	6	8.8%	2,341	164	99.2%
\$400,001 - \$450,000	1	1.5%	2,693	37	100.0%
\$450,001 - \$500,000	1	1.5%	1,400	77	95.8%
\$500,001+	1	1.5%	5,058	32	95.6%
Gentry Sold	68	100.0%	1,680	93	99.2%

Gentry

Characteristics of Houses Sold



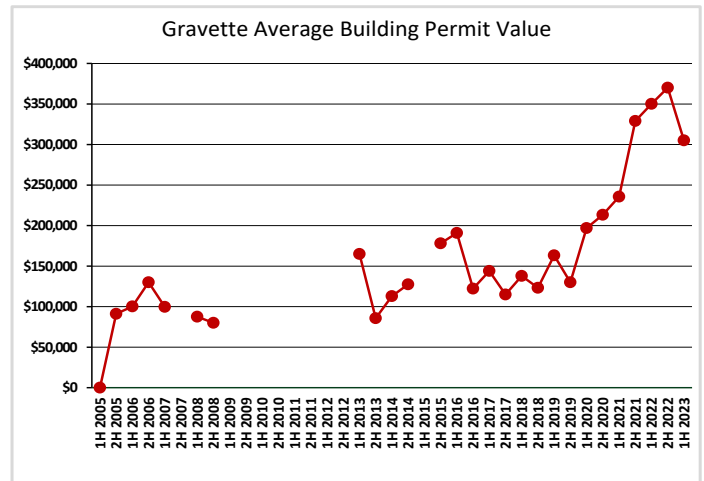
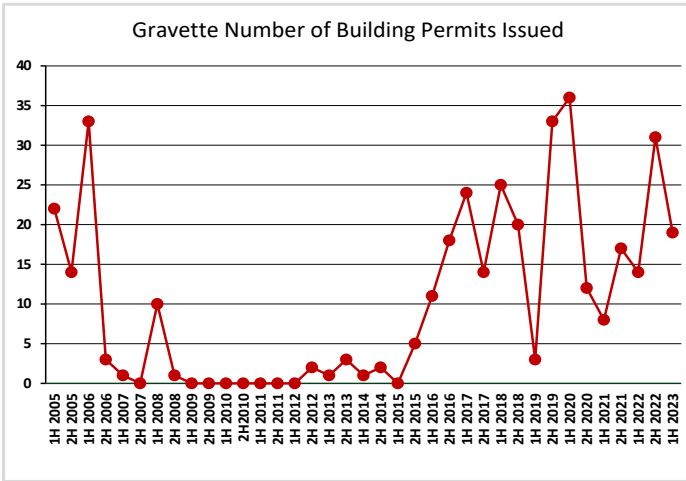
Gentry-Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	146	84	68	-53.4%	-19.0%
Average Price of Houses Sold	\$258,168	\$260,613	\$266,944	3.4%	2.4%
Average Days on Market	83	76	93	0	0
Average Price per Square Foot	\$157.65	\$161.41	\$159.50	1.2%	-1.2%
Percentage of County Sales	3.2%	1.9%	1.6%	-50.2%	-16.6%
Number of New Houses Sold	93	53	46	-50.5%	-13.2%
Average Price of New Houses Sold	\$162,822.22	\$165,186.67	\$199,736.19	-0.8%	-0.7%
Average Days on Market of New Houses Sold	102	85	108	5.9%	27.1%
Number of Houses Listed	36	40	45	25.0%	12.5%
Average List Price of Houses Listed	\$356,197	\$332,483	\$300,247	-15.7%	-9.7%

Gentry

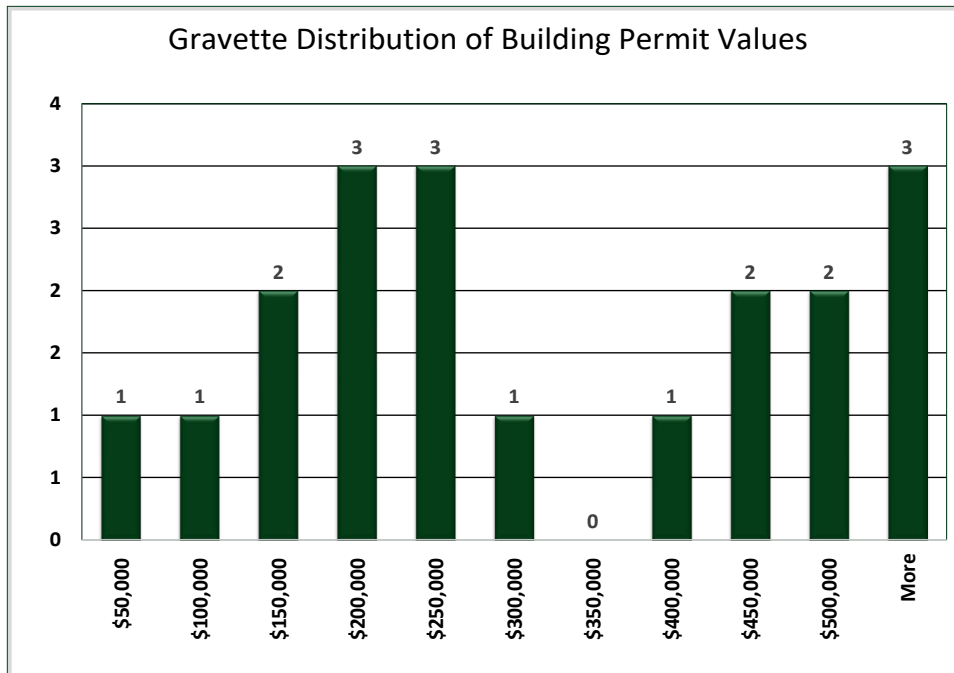
Characteristics of Houses Sold

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	1.5%	1,328	35	\$205,000	\$154.37
Carmelle	1	1.5%	1,680	38	\$225,000	\$133.93
College Hill	2	2.9%	1,848	92	\$409,250	\$241.66
Gentry Original	2	2.9%	962	33	\$192,500	\$200.69
Grand Estates	2	2.9%	1,790	183	\$300,000	\$167.53
Hastings	1	1.5%	1,540	142	\$227,400	\$147.66
Hornbeck Heights	1	1.5%	1,036	55	\$175,000	\$168.92
Pequena Valley Estates	1	1.5%	1,060	38	\$175,009	\$165.10
Pioneer Woods	8	11.8%	1,759	110	\$246,840	\$140.78
Plucks	1	1.5%	1,130	54	\$202,000	\$178.76
Rock & Arrow	1	1.5%	1,264	33	\$216,000	\$170.89
Round Prairie Estate	1	1.5%	1,547	53	\$185,000	\$119.59
Rustic Flats	6	8.8%	2,408	152	\$387,967	\$161.25
Sandy Acres	2	2.9%	1,527	110	\$247,465	\$162.06
Springhill	1	1.5%	1,466	39	\$245,000	\$167.12
Sunset Ridge	32	47.1%	1,589	90	\$253,853	\$159.72
W C Hastings	2	2.9%	1,596	103	\$232,500	\$145.96
Other	3	4.4%	2,457	48	\$369,167	\$133.09
Rustic Ridge	1	1.2%	2,345	64	\$384,000	\$163.75
Sandy Acres	8	9.5%	1,646	68	\$273,925	\$166.56
Spring Valley Estates	2	2.4%	1,123	40	\$182,500	\$162.58
Sunset Ridge	23	27.4%	1,600	69	\$269,649	\$168.53
Taylor Orchard	1	1.2%	1,896	40	\$210,000	\$110.76
Tuttles	1	1.2%	2,462	42	\$639,000	\$259.55
Youngers	1	1.2%	1,400	38	\$227,000	\$162.14
Other	3	3.6%	1,805	114	\$215,667	\$121.26
Gentry Total Sold	68	100.0%	1,680	93	\$266,944	\$159.50

Gravette Building Permits



Gravette	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	14	31	19	35.7%	-38.7%
Average Value of Residential Building Permits	\$350,113	\$370,102	\$305,171	-12.8%	-17.5%



Gravette

Active Subdivisions

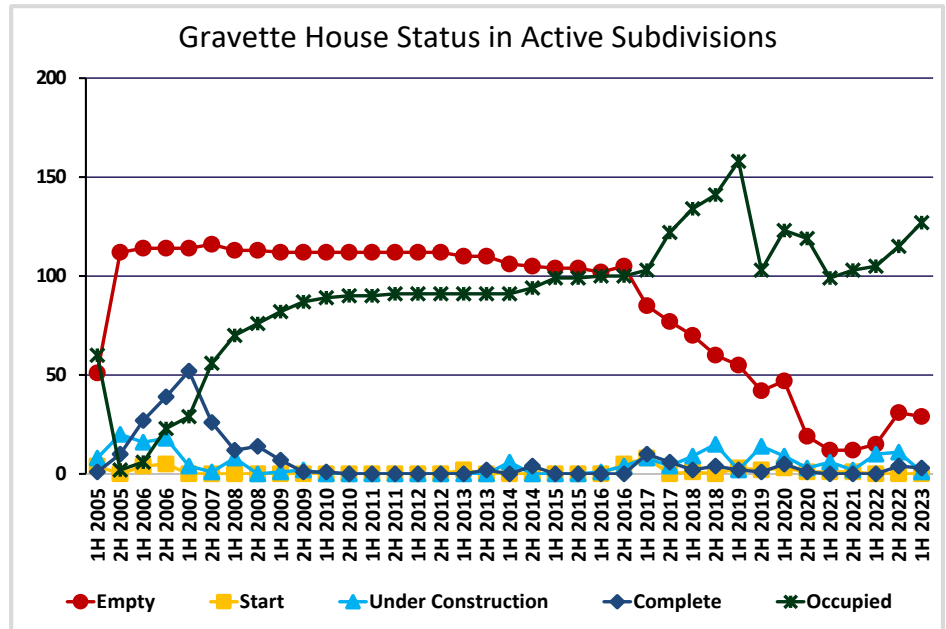
There were 160 total lots in 4 active subdivisions in Gravette in the first half of 2023. 79.4 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 0.6 were under construction, 0.0 percent were starts, and 18.1 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the first half of 2023 was Lynchburg Estates with 1.

Terri's Place had the most houses becoming occupied in Gravette with 12 houses.

New construction or progress in existing construction has occurred in the last year in 4 of the 4 active subdivisions in Gravette.

12 new houses in Gravette became occupied in the first half of 2023. The annual absorption rate implies that there are 18 months of remaining inventory in active subdivisions, down from 46 percent in the second half of 2022.



In the 4 active subdivisions in Gravette, absorption has occurred all 4 subdivisions in the last year.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 52.7 percent in the first half of 2023.

Additionally, no new lots or new subdivisions received either preliminary or final approval by first half of 2023.

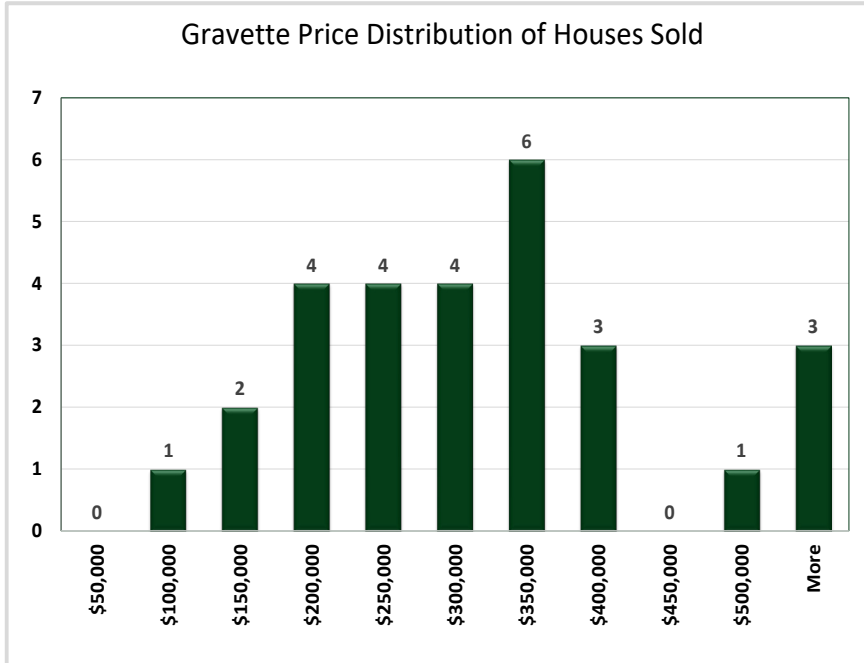
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Jenna Estates	20	0	1	3	0	24	0	--
Lynchburg Estates	4	0	0	0	7	11	0	48.0
Terri's Place	0	0	0	0	20	20	12	0.0
Walnut Creek	5	0	0	0	100	105	0	60.0
Gravette Active Subdivisions	29	0	1	3	127	160	12	18.0

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

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

Gravette

Price Distribution of Houses Sold



28 houses were sold in Gravette in the first half of 2023.

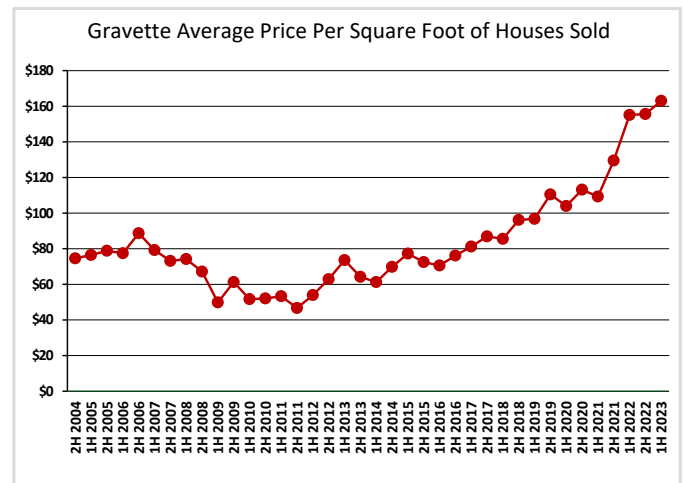
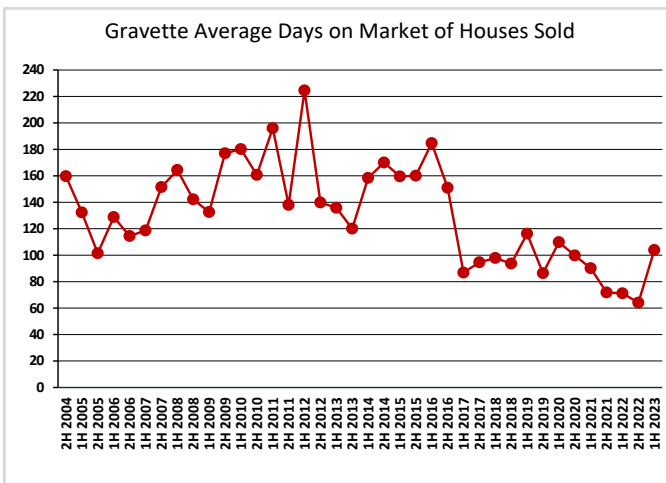
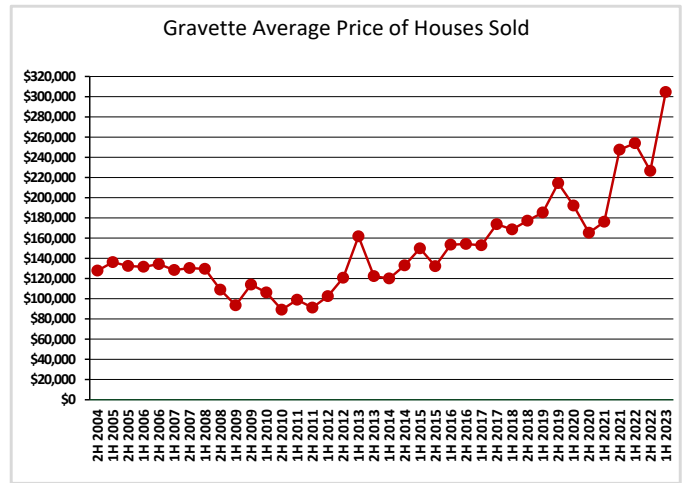
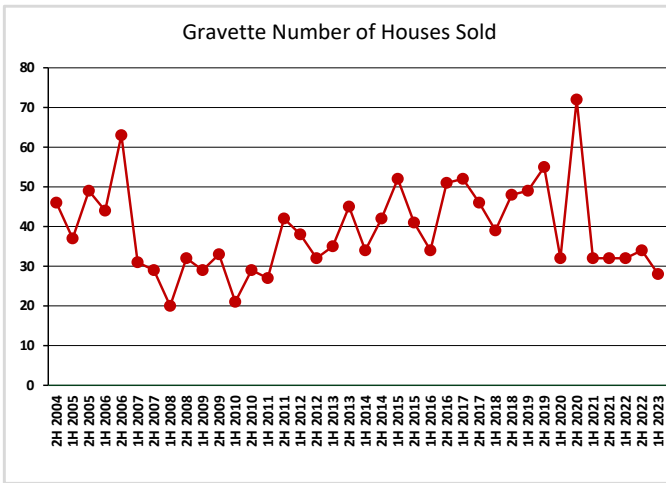
The average price of a house was \$304,573 at \$163.02 per square foot.

The median cost of a house was \$295,000.

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	1	3.6%	2,100	173	47.6%
\$100,001 - \$150,000	2	7.1%	813	30	96.7%
\$150,001 - \$200,000	4	14.3%	1,118	121	96.9%
\$200,001 - \$250,000	4	14.3%	1,604	150	97.9%
\$250,001 - \$300,000	4	14.3%	1,795	115	99.6%
\$300,001 - \$350,000	6	21.4%	2,148	102	94.6%
\$350,001 - \$400,000	3	10.7%	2,249	55	95.5%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	3.6%	2,520	31	95.9%
\$500,001+	3	10.7%	2,976	108	98.3%
Gravette Sold	28	100.0%	1,888	104	95.1%

Gravette

Characteristics of Houses Sold



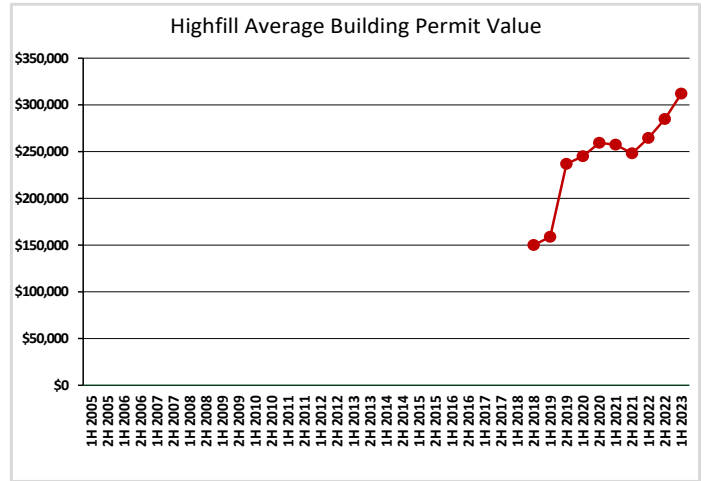
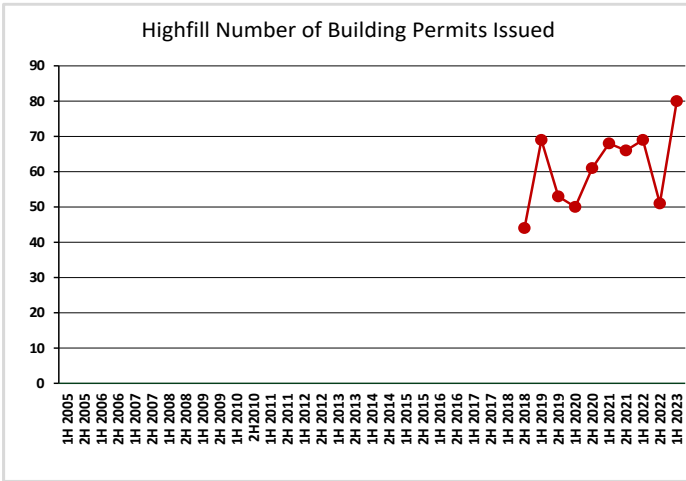
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	32	34	28	-12.5%	-17.6%
Average Price of Houses Sold	\$253,961	\$226,549	\$304,573	19.9%	34.4%
Average Days on Market	71	64	104	45.8%	62.1%
Average Price per Square Foot	\$155.07	\$155.64	\$163.02	5.1%	4.7%
Percentage of County Sales	0.7%	0.7%	0.7%	8.5%	11.4%
Number of New Houses Sold	2	0	5	150.0%	--
Average Price of New Houses Sold	\$379,950	--	\$486,570	28.1%	--
Average Days on Market of New Houses Sold	79	--	130	65.1%	--
Number of Houses Listed	13	22	16	23.1%	-27.3%
Average List Price of Houses Listed	\$433,896	\$312,129	\$335,803	-22.6%	7.6%

Gravette

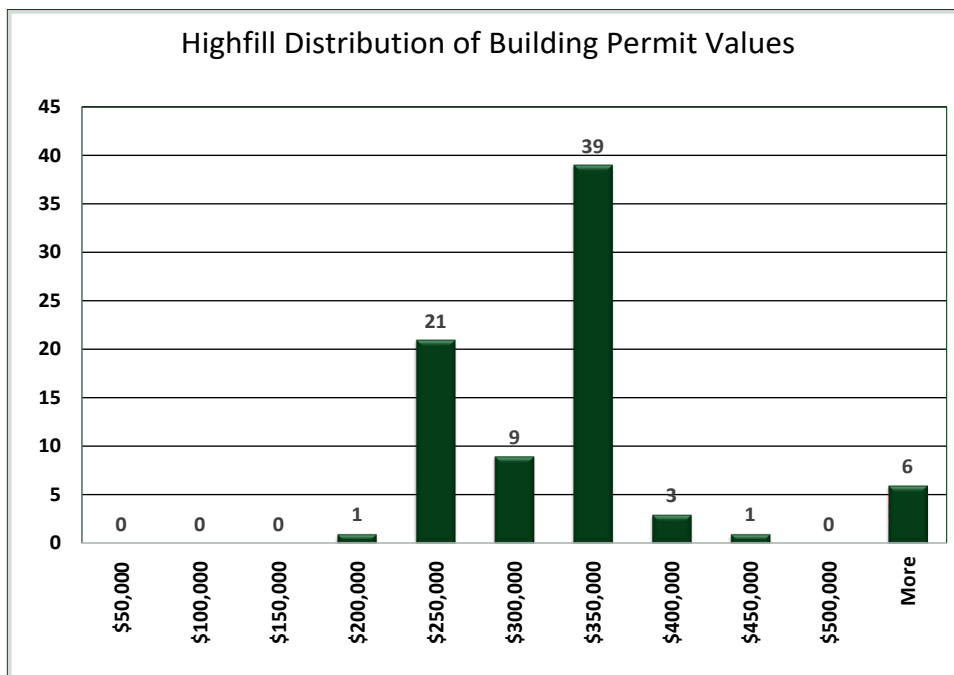
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Gravette Original	2	7.1%	1,306	108	\$205,000	\$157.11
Jenna Estates	2	7.1%	3,215	75	\$626,925	\$195.00
Jensen	1	3.6%	1,996	38	\$390,000	\$195.39
Jensons	1	3.6%	1,000	175	\$180,000	\$180.00
Loydon Oaks	2	7.1%	2,389	57	\$393,725	\$163.44
Patriot Park	2	7.1%	1,399	102	\$236,425	\$169.03
Sloans	3	10.7%	1,417	110	\$146,967	\$123.29
Teris Place	1	3.6%	1,951	136	\$329,000	\$168.63
Touch Me Not Springs	3	10.7%	2,589	118	\$304,500	\$117.65
Walnut Creek	2	7.1%	1,920	64	\$329,000	\$171.45
Wells	1	3.6%	1,570	75	\$272,000	\$173.25
Other	8	28.6%	1,735	124	\$302,563	\$176.54
Westfield	2	5.9%	1,263	52	\$227,000	\$179.84
Other	7	20.6%	1,510	74	\$252,714	\$161.29
Gravette Sold Houses	28	100.0%	1,888	104	\$304,573	\$163.02

Highfill Building Permits



Highfill	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	69	51	80	15.9%	56.9%
Average Value of Residential Building Permits	\$264,567	\$284,782	\$311,978	17.9%	9.5%



Highfill

Active Subdivisions

There were 466 total lots in 10 active subdivisions in Highfill in the first half of 2023. 34.8 percent of the lots were occupied, 6.2 percent were complete but unoccupied, 3.9 were under construction, 0.9 percent were starts, and 54.3 percent were empty lots.

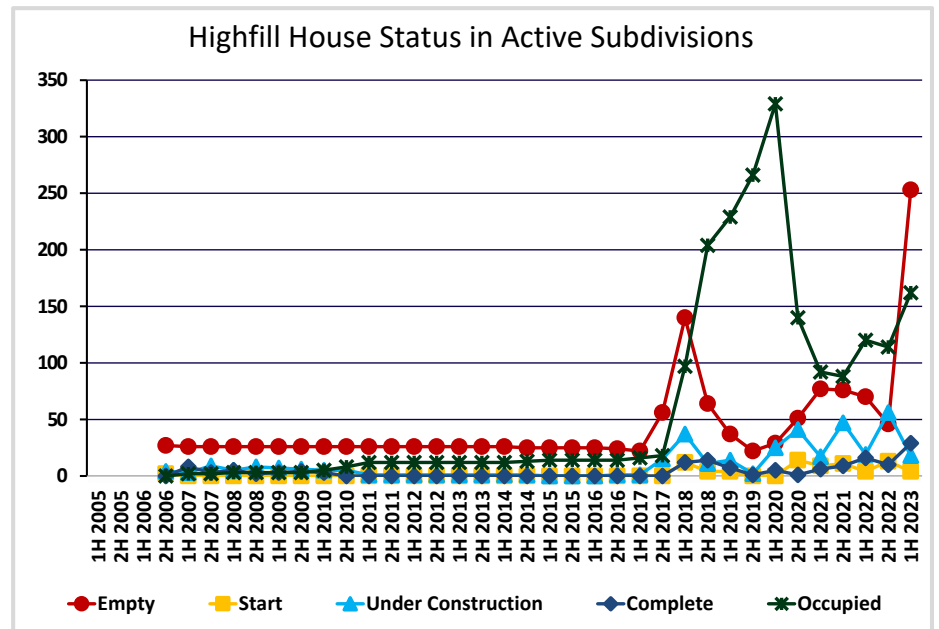
The subdivisions with the most houses under construction in Highfill during the first half of 2023 were Apple Crossing with 5, Apple Crossing with 5, and Little Osage Hills with 3.

Woodward Hills, Phase VIII had the most houses becoming occupied in Highfill with 23 houses. An additional 17 houses in Woodward Hills, Phase VII became occupied in the first half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 10 active subdivisions in Highfill.

48 new houses in Highfill became occupied in the first half of 2023. The annual absorption rate implies that there are 40.5 months of remaining inventory in active subdivisions, up from 12.1 percent in the second half of 2022.

In 1 out of the 10 active subdivisions



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Applewood	1H 2022	117		117
Savannah Park	2H 2022	193		193
New and Preliminary		310	-	310

in Highfill, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 50.1 percent in the first half of 2023.

Additionally, 310 new lots in 2 subdivisions received either preliminary or final approval by first half of 2023.

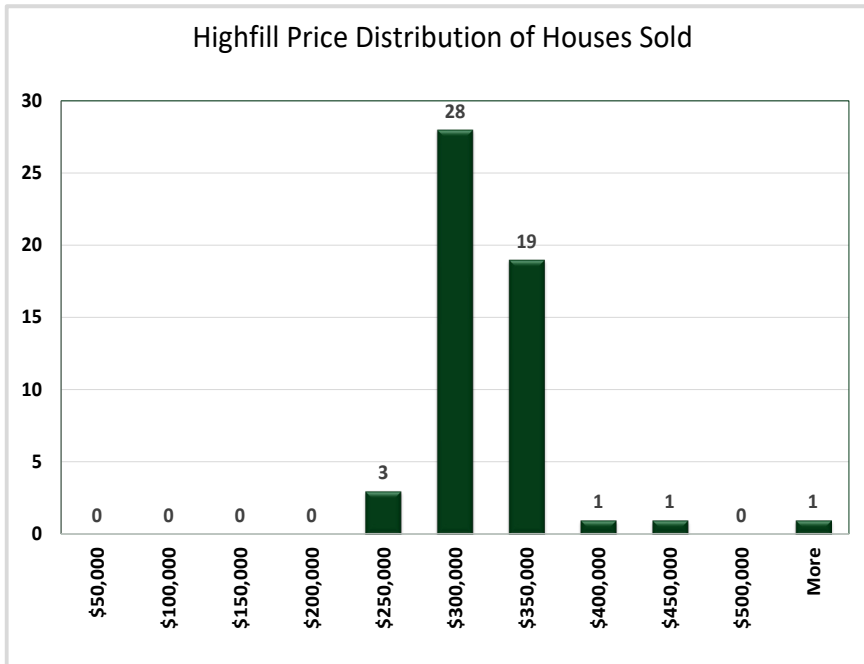
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Apple Crossing	84	0	5	0	0	89	0	--
Healing Springs, Phase I	10	0	2	1	1	14	1	156.0
Healing Springs, Phase II	34	1	0	0	0	35	0	--
Holland Hills Estates ¹	15	0	1	0	16	32	0	--
Little Osage Hills	11	0	3	0	11	25	2	33.6
Snyder Farms	97	3	1	0	0	101	0	--
Snyderwolf	0	0	1	0	8	9	1	12.0
Woodward Hills, Phase VI	0	0	0	0	66	66	4	0.0
Woodward Hills, Phase VII	0	0	0	11	37	48	17	3.6
Highfill Active Subdivision	253	4	18	29	162	466	48	40.5

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



53 houses were sold in Highfill in the first half of 2023.

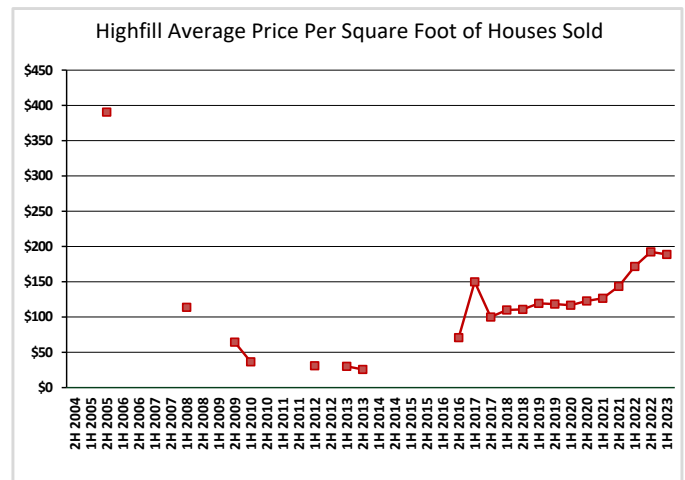
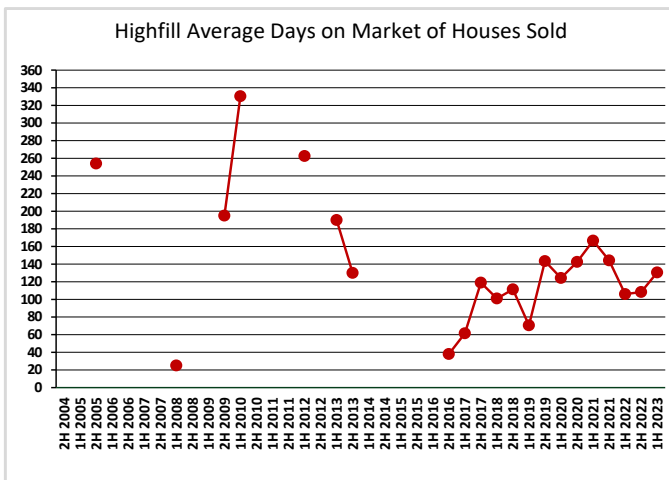
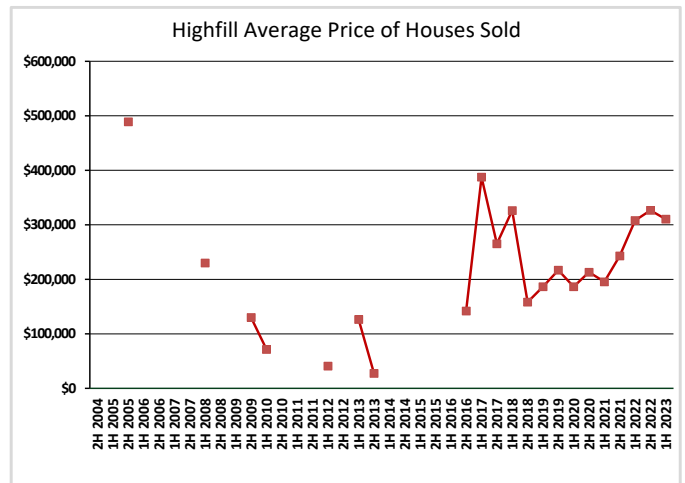
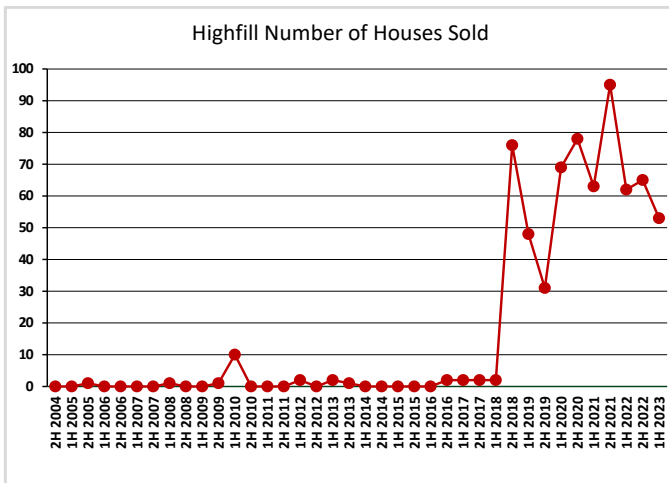
The average price of a house was \$310,491 at \$188.73 per square foot.

The median cost of a house was \$295,000.

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	0	0.0%	--	--	--
\$200,001 - \$250,000	3	5.7%	1,235	44	96.9%
\$250,001 - \$300,000	28	52.8%	1,493	118	100.0%
\$300,001 - \$350,000	19	35.8%	1,779	168	100.5%
\$350,001 - \$400,000	1	1.9%	1,550	145	137.0%
\$400,001 - \$450,000	1	1.9%	2,248	43	99.2%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	1.9%	3,800	101	94.6%
Highfill Sold	53	100.0%	1,640	130	100.6%

Highfill

Characteristics of Houses Sold



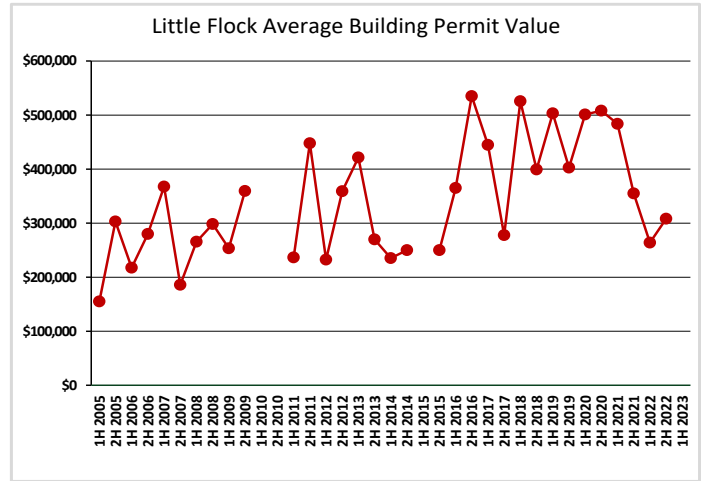
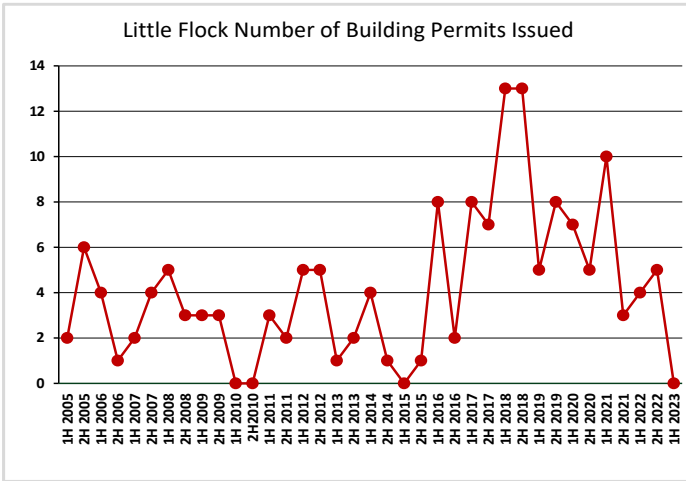
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	62	65	53	-14.5%	-18.5%
Average Price of Houses Sold	\$307,952	\$326,602	\$310,491	0.8%	-4.9%
Average Days on Market	106	108	130	23.1%	20.4%
Average Price per Square Foot	\$171.62	\$192.35	\$188.73	10.0%	-1.9%
Percentage of County Sales	1.6%	1.8%	1.4%	-10.9%	-22.0%
Number of New Houses Sold	37	37	29	-21.6%	-21.6%
Average Price of New Houses Sold	\$271,812	\$337,396	\$326,496	20.1%	-3.2%
Average Days on Market of New Houses Sold	145	146	162	11.9%	11.0%
Number of Houses Listed	14	60	8	-42.9%	-86.7%
Average List Price of Houses Listed	\$462,755	\$330,125	\$326,600	-29.4%	-1.1%

Highfill

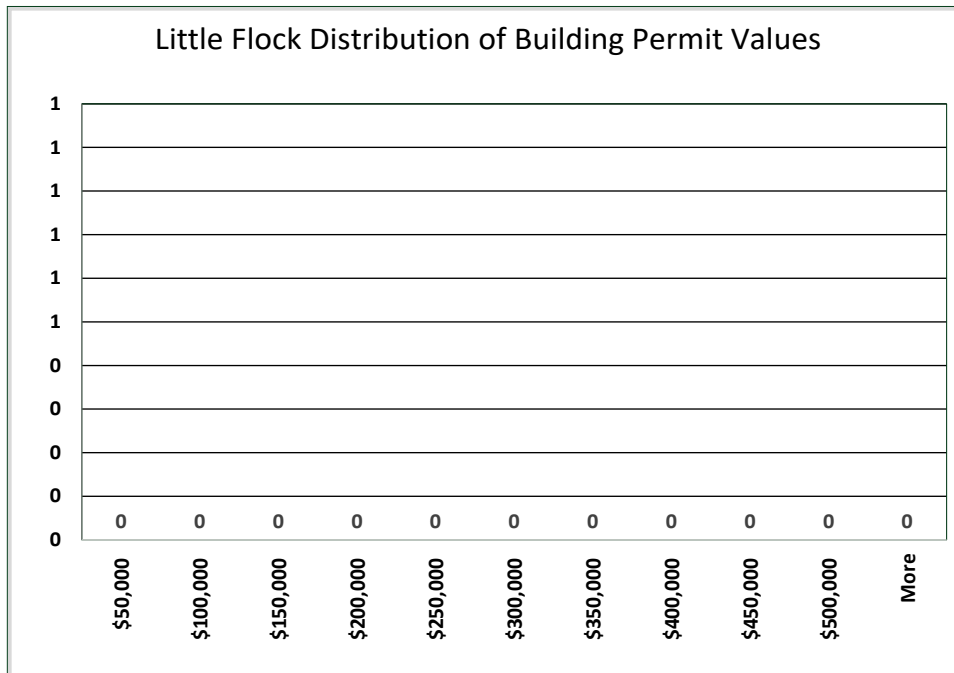
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Healing Springs	1	1.9%	3,800	101	\$1,025,000	\$269.74
Highfill	1	1.9%	1,206	46	\$235,000	\$194.86
Holland Hills Estates	1	1.9%	2,248	43	\$426,500	\$189.72
Silver Meadows	2	3.8%	1,223	43	\$247,500	\$202.25
Woodward Hills	47	88.7%	1,622	140	\$297,862	\$184.19
Other	1	1.9%	960	70	\$275,000	\$286.46
Highfill Houses Sold	53	100.0%	1,640	130	\$310,491	\$188.73

Little Flock Building Permits



Little Flock	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	4	5	0	-100.0%	-100.0%
Average Value of Residential Building Permits	\$263,951	\$308,216	--	--	--



Little Flock Active Subdivisions

There were 94 total lots in 3 active subdivisions in Little Flock in the first half of 2023. 90.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 9.6 percent were empty lots.

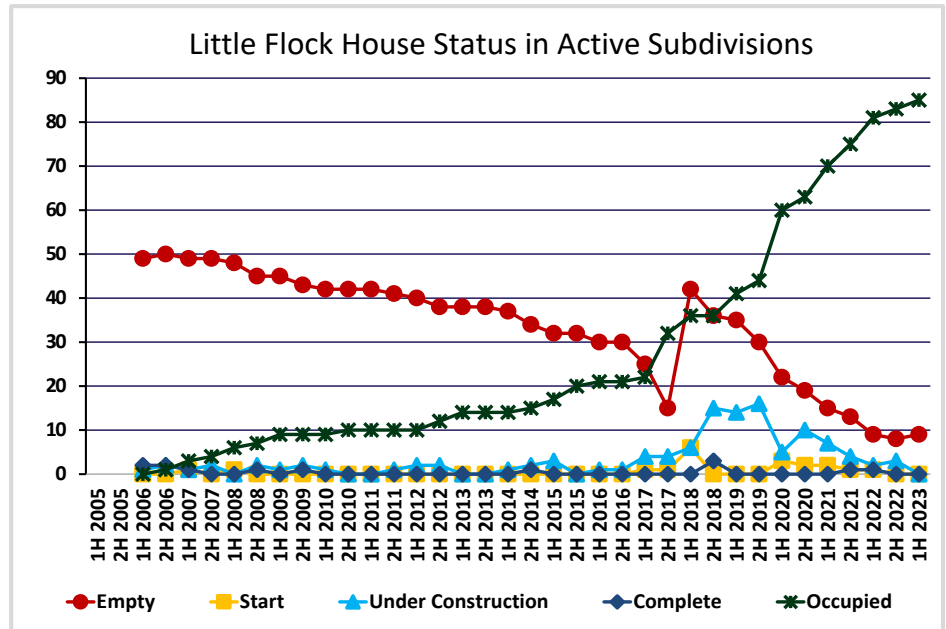
No houses were under construction in Little Flock in the first half of 2023.

Copper Ridge Court had the most houses becoming occupied in Little Flock with 1 houses. An additional 1 houses in Copper Ridge Court became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 1 of the 3 active subdivisions in Little Flock.

2 new houses in Little Flock became occupied in the first half of 2023. The annual absorption rate implies that there are 27. months of remaining inventory in active subdivisions, up from 16.5 percent in the second half of 2022.

In 1 out of the 3 active subdivisions in Little Flock, no absorption has occurred in the last year.



The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 69.7 percent in the first half of 2023.

Additionally, 15 new lots in 1 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Gwen Meadows	2H 2022		15	15
New and Preliminary			15	15

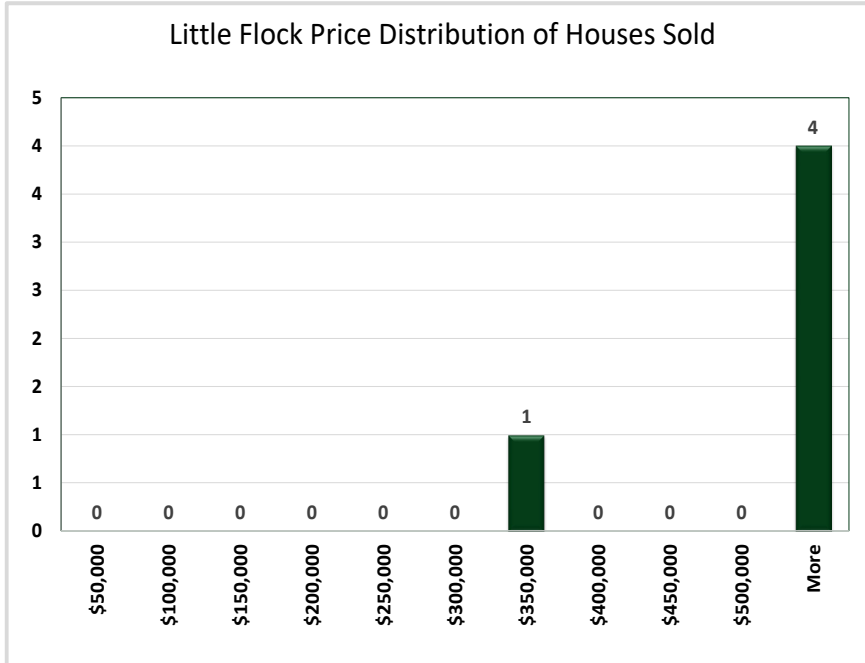
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	2	0	0	0	36	38	1	24.0
Farms, The ^{1,2}	2	0	0	0	2	4	0	--
Meadows, The	5	0	0	0	47	52	1	20.0
Little Flock Active Subdivisions	9	0	0	0	85	94	2	27.0

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.

Little Flock

Price Distribution of Houses Sold



5 houses were sold in Little Flock in the first half of 2023.

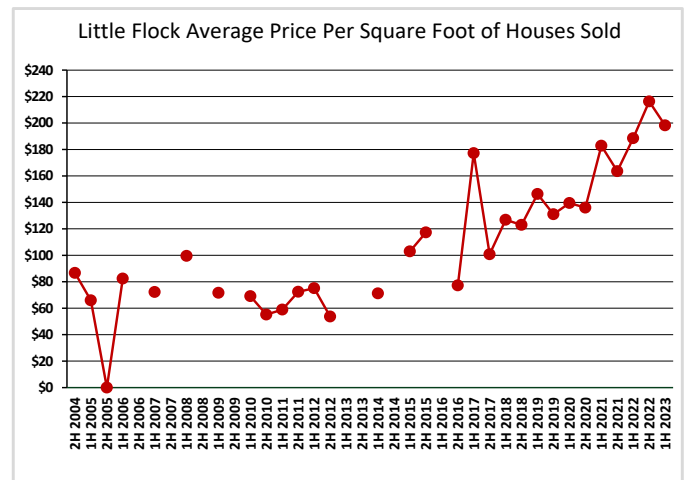
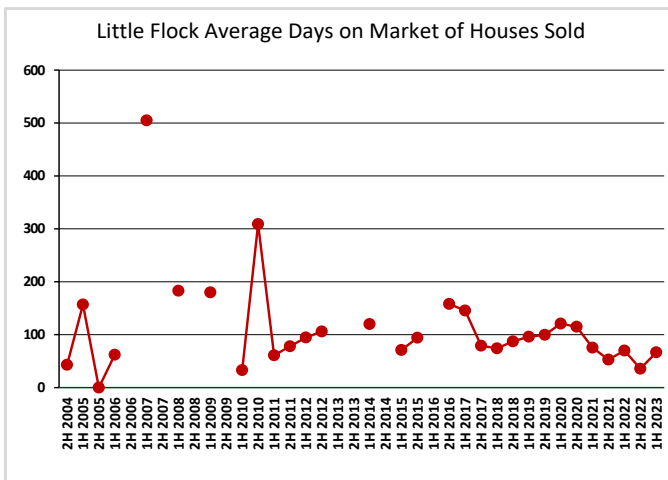
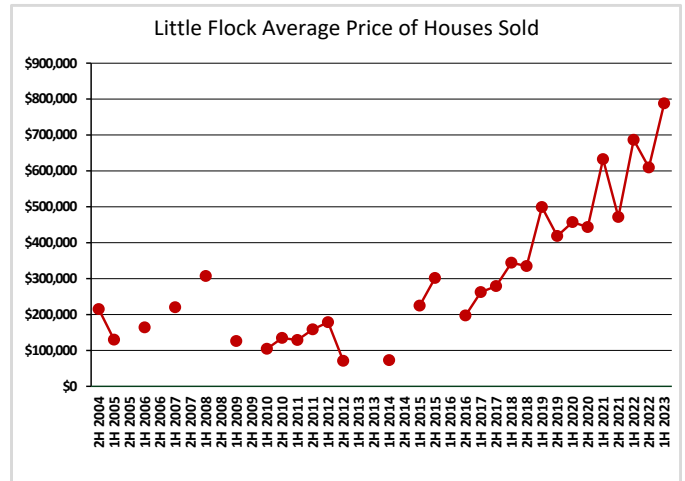
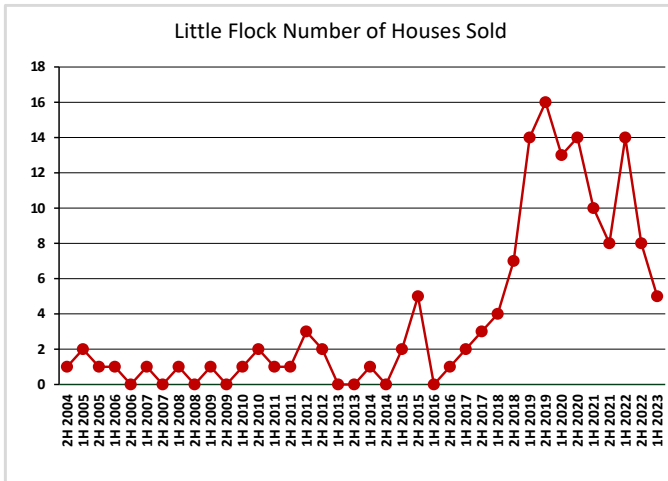
The average price of a house was \$787,800 at \$198.22 per square foot.

The median cost of a house was \$865,000.

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	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	20.0%	1,868	16	101.7%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	4	80.0%	4,410	79	95.9%
Little Flock Sold	5	100.0%	3,901	67	97.1%

Little Flock

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	14	8	5	-64.3%	-37.5%
Average Price of Houses Sold	\$686,433	\$609,525	\$787,800	14.8%	29.2%
Average Days on Market	70	36	67	-4.7%	86.9%
Average Price per Square Foot	\$188.52	\$216.28	\$198.22	5.1%	-8.4%
Percentage of County Sales	0.8%	0.4%	0.3%	-57.6%	-18.7%
Number of New Houses Sold	2	1	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$951,750	\$1,019,800	--	--	--
Average Days on Market of New Houses Sold	122	1	--	--	--
Number of Houses Listed	1	1	4	300.0%	300.0%
Average List Price of Houses Listed	\$1,890,000	\$998,500	\$396,875	-79.0%	-60.3%

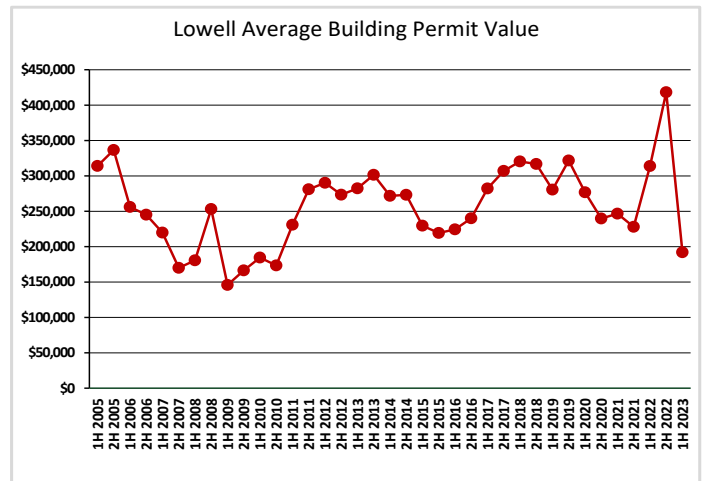
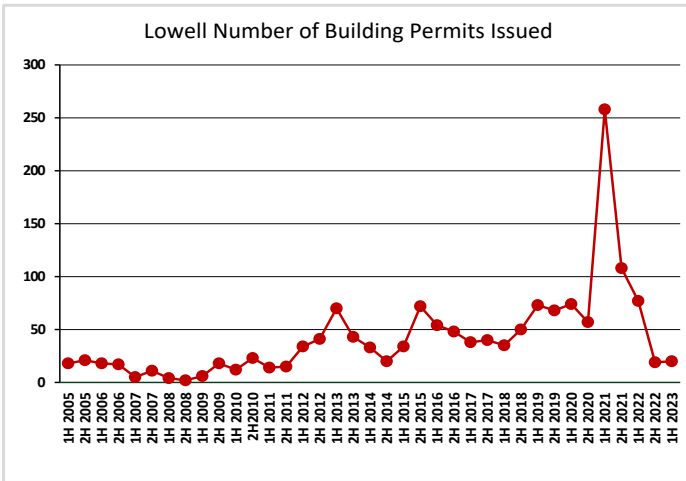
Little Flock

Characteristics of Houses Sold

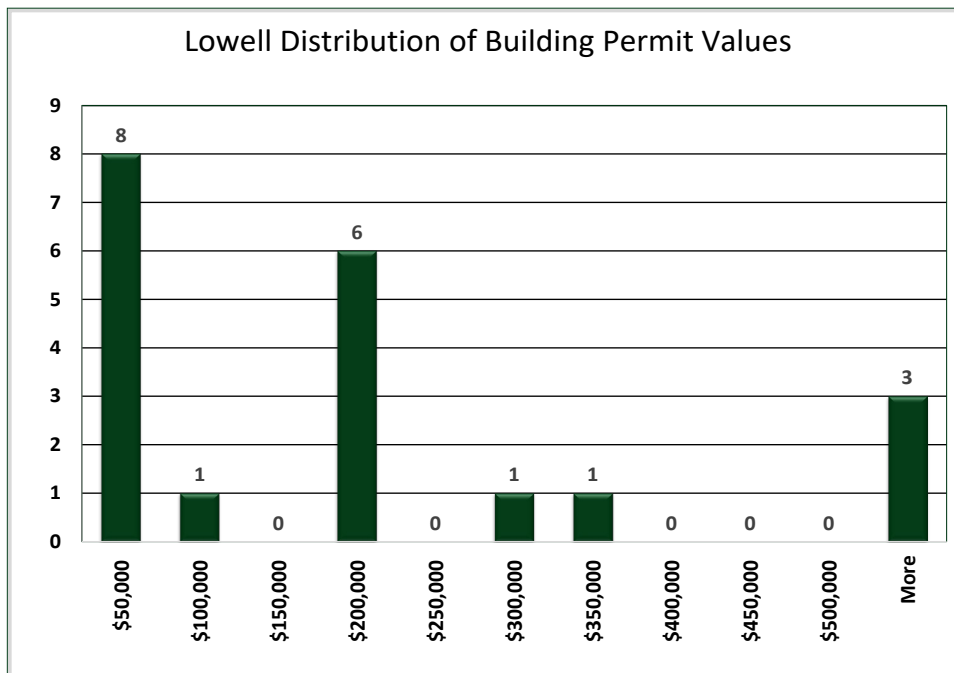
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Meadows, The	4	80.0%	4,410	79	\$908,500	\$206.95
Other	1	20.0%	1,868	16	\$305,000	\$163.28
Little Flock Houses Sold	5	100.0%	3,901	67	\$787,800	\$198.22



Lowell Building Permits



Lowell	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	77	19	20	-74.0%	5.3%
Average Value of Residential Building Permits	\$313,926	\$418,153	\$192,043	-38.8%	-54.1%



Lowell

Active Subdivisions

There were 314 total lots in 4 active subdivisions in Lowell in the first half of 2023. 71.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.6 were under construction, 0.0 percent were starts, and 27.4 percent were empty lots.

The subdivision with the most houses under construction in Lowell during the first half of 2023 were Concord Heights with 5.

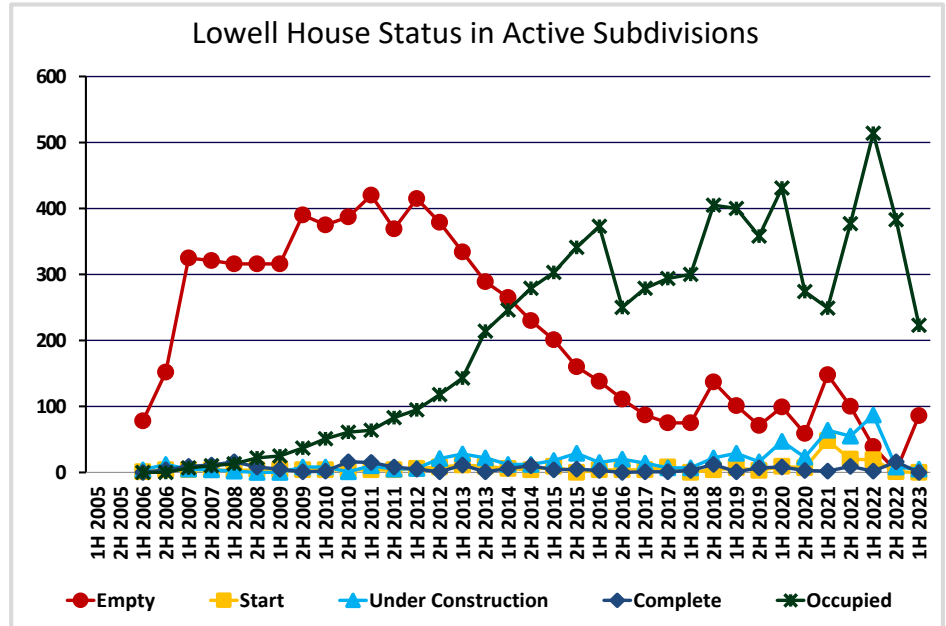
Lakewood, Phase VII had the most houses becoming occupied in Lowell with 12 houses. An additional 12 houses in Timber Ridge, Phase II became occupied in the first half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 4 active subdivisions in Lowell.

26 new houses in Lowell became occupied in the first half of 2023. The annual absorption rate implies that there are 7.5 months of remaining inventory in active subdivisions, up from 1.3 percent in the second half of 2022.

In the 3 of the 4 active subdivisions in Lowell, absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 60.0 percent in the first half of 2023.



Additionally, 786 new lots in 10 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bishop Vineyards, Phase I	2H 2022	48		48
Bishop Vineyards, Phase II	2H 2022	92		92
Crescent View, Phase II	2H 2022		103	103
Hudson Steel Multifamily Subdivision Phase I	2H 2021		84	84
Hunt Farms, Phase I	1H 2022	65		65
Hunt Farms, Phase II	2H 2022	33		33
Lakewood, Phase VIII	2H 2021		92	92
Laramie	2H 2020		127	127
Shepherd Hills	1H 2021	77		77
Tucker	2H 2022	65		65
New and Preliminary		380	406	786

Lowell

Active Subdivisions

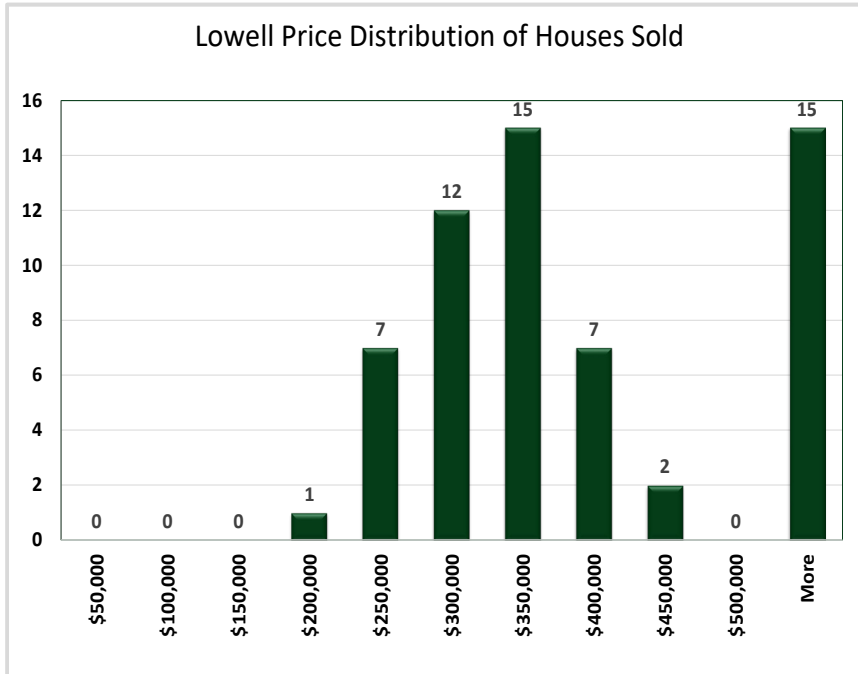
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Concord Heights	86	0	5	0	0	91	0	--
Lakewood, Phase III	0	0	0	0	85	85	2	0.0
Lakewood, Phase VII	0	0	0	0	92	92	12	0.0
Timber Ridge Park, Phase II	0	0	0	0	46	46	12	0.0
Lowell Active Subdivisions	86	0	5	0	223	314	26	7.5

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.

Lowell

Price Distribution of Houses Sold



59 houses were sold in Lowell in the first half of 2023.

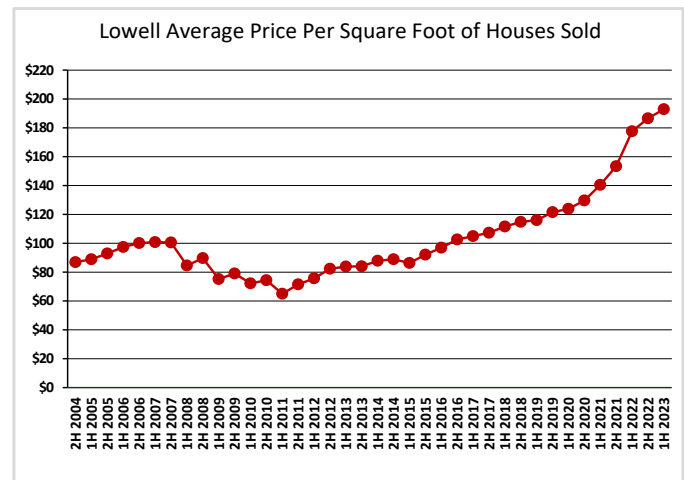
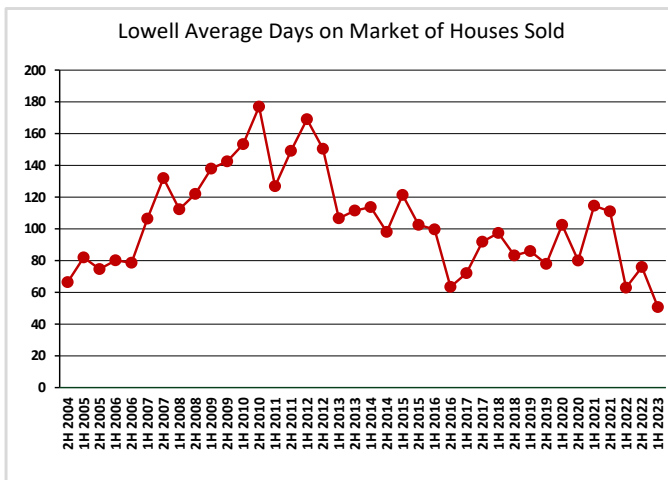
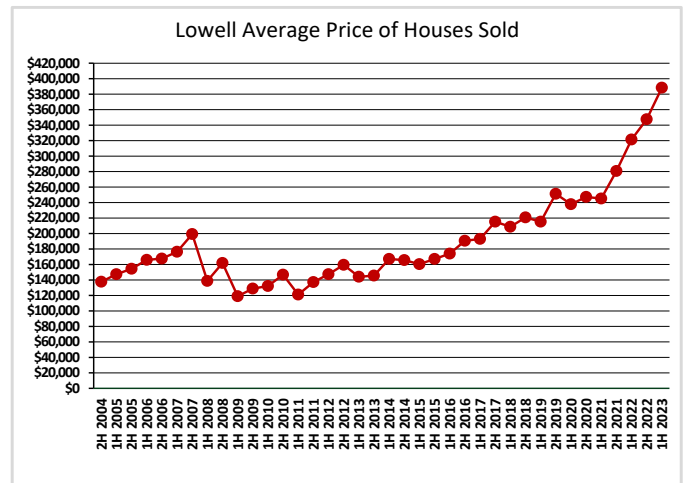
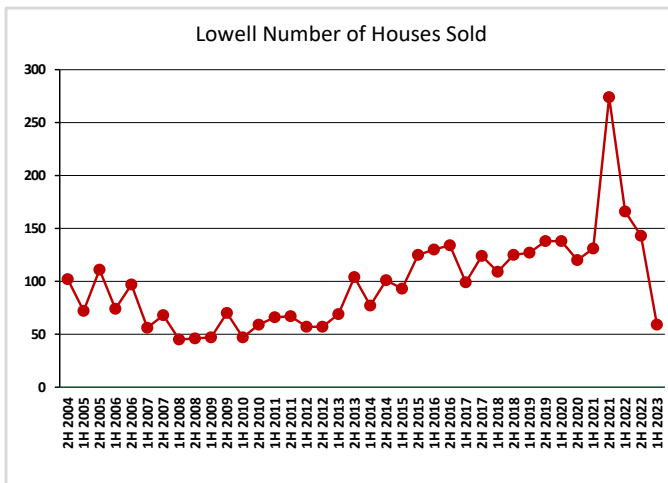
The average price of a house was \$388,409 at \$192.91 per square foot.

The median cost of a house was \$332,543.

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	1.7%	1,176	52	97.6%
\$200,001 - \$250,000	7	11.9%	1,322	64	95.9%
\$250,001 - \$300,000	12	20.3%	1,527	48	100.3%
\$300,001 - \$350,000	15	25.4%	1,764	46	99.8%
\$350,001 - \$400,000	7	11.9%	1,860	36	101.3%
\$400,001 - \$450,000	2	3.4%	2,144	30	101.2%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	15	25.4%	3,041	61	100.2%
Lowell Sold	59	100.0%	2,002	51	99.7%

Lowell

Characteristics of Houses Sold



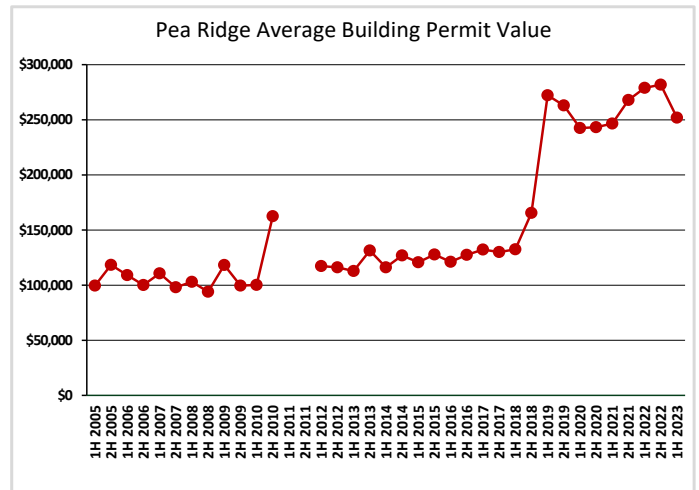
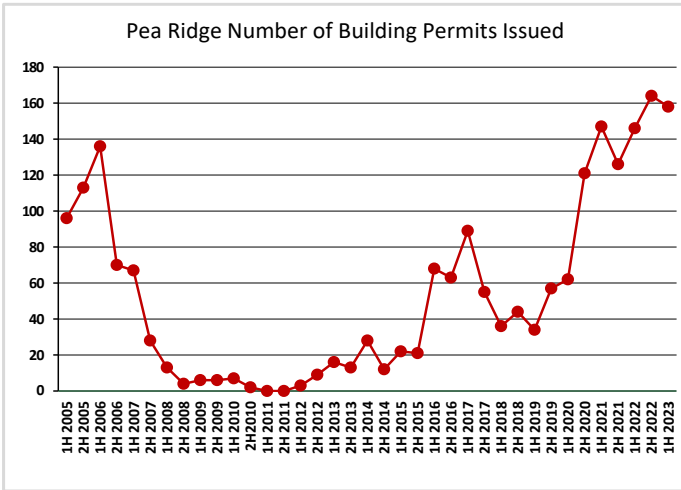
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	166	143	59	-64.5%	-58.7%
Average Price of Houses Sold	\$321,384	\$347,598	\$388,409	20.9%	11.7%
Average Days on Market	63	76	51	-19.4%	-33.2%
Average Price per Square Foot	\$177.63	\$186.61	\$192.91	8.6%	3.4%
Percentage of County Sales	4.5%	4.3%	2.0%	-55.6%	-53.6%
Number of New Houses Sold	72	65	11	-84.7%	-83.1%
Average Price of New Houses Sold	\$299,339	\$353,102	\$581,573	94.3%	64.7%
Average Days on Market of New Houses Sold	96	107	57	-40.7%	-46.9%
Number of Houses Listed	16	7	22	37.5%	214.3%
Average List Price of Houses Listed	\$366,417	\$459,257	\$456,139	24.5%	-0.7%

Lowell

Characteristics of Houses Sold

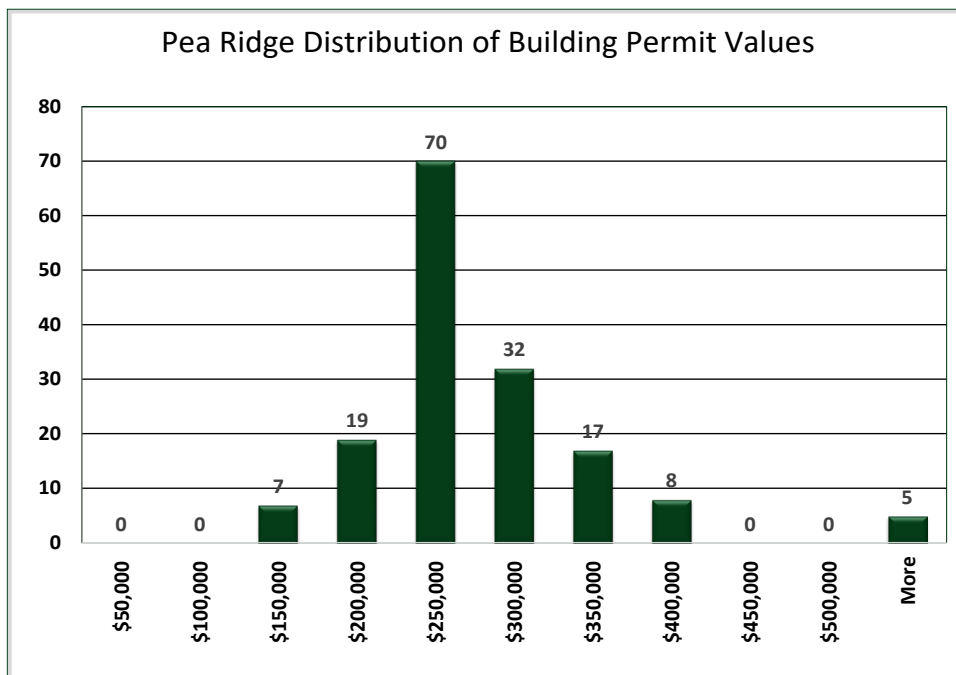
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Billie Acres	1	1.7%	2,960	45	\$700,000	\$236.49
Bloomington	1	1.7%	1,673	185	\$242,500	\$144.95
Brookhaven	1	1.7%	1,793	32	\$300,000	\$167.32
Cambridge Place	2	3.4%	1,722	42	\$315,000	\$182.99
Chet Miller, The	1	1.7%	2,074	71	\$336,000	\$162.01
Concord Place	2	3.4%	1,784	71	\$320,500	\$180.02
Creekwood	2	3.4%	3,419	102	\$600,500	\$175.75
Cross Creek	1	1.7%	1,939	21	\$395,000	\$203.71
Greene Acres	2	3.4%	1,141	27	\$222,500	\$195.02
Highland Meadows	2	3.4%	1,404	45	\$269,800	\$192.27
Lakewood	6	10.2%	1,726	42	\$326,167	\$190.58
Lincoln Place	1	1.7%	1,752	36	\$314,900	\$179.74
Meadowlands	1	1.7%	1,714	59	\$370,000	\$215.87
Park Central	5	8.5%	1,826	35	\$353,771	\$193.01
Park View At Apple Blossom	3	5.1%	1,558	30	\$309,333	\$199.12
Prairie Meadows	2	3.4%	1,717	79	\$295,000	\$173.69
Sabre Heights	1	1.7%	1,414	52	\$225,000	\$159.12
Southfork	4	6.8%	1,424	54	\$263,725	\$186.09
Southview	1	1.7%	1,344	38	\$250,000	\$186.01
Timber Ridge Park	11	18.6%	2,906	57	\$606,300	\$208.66
Weatherton	5	8.5%	1,768	27	\$367,410	\$208.26
Other	4	6.8%	2,106	59	\$380,250	\$185.06
Lowell Sold	59	100.0%	2,002	51	\$388,409	\$192.91

Pea Ridge Building Permits



Pea Ridge	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	146	164	158	8.2%	-3.7%
Average Value of Residential Building Permits	\$278,937	\$281,903	\$251,898	-9.7%	-10.6%

Building permits have remained high 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 1,903 total lots in 31 active subdivisions in Pea Ridge in the first half of 2023. 56.4 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 5.4 were under construction, 2.4 percent were starts, and 33.1 percent were empty lots.

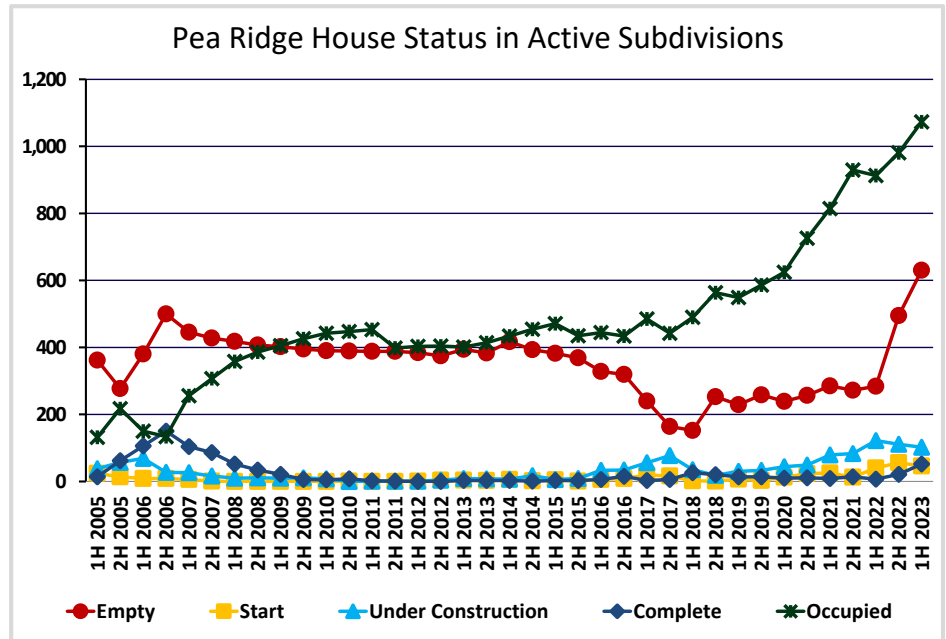
The subdivisions with the most houses under construction in Pea Ridge during the first half of 2023 were Greens at Sugar Creek with 22, Avalon, Phase II with 18.

Avalon, Phase II had the most houses becoming occupied in Pea Ridge with 18 houses. An additional 17 houses in Hazelton Heights, Phase II became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 6 of the 31 active subdivisions in Pea Ridge.

92 new houses in Pea Ridge became occupied in the first half of 2023. The annual absorption rate implies that there are 41.7 months of remaining inventory in active subdivisions, up from 31.4 percent in the second half of 2022.

In 7 out of the 31 active subdivisions in Pea Ridge, no absorption has occurred in the past year.



The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 57.3 percent in the first half of 2023.

Additionally, 1,191 new lots in 11 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bluegrass Downs	2H 2022	127		127
Dove Crossing	2H 2022	150		150
Elkhorn, Phase VI	1H 2022		41	41
Rolling Meadows	2H 2022	162		162
Sedona Rose, Phase II	2H 2020		65	65
Shelby Forrest (replat of Hillcrest IIInd)	1H 2019		23	23
Stephanie Estates	2H 2022		12	12
Walnut Hill, Phase III, IV, V	1H 2020	130		130
Walnut Hill, Phase II	1H 2023		52	52
Wellington Hills	2H 2022	174		174
Yorktown	2H 2022	255		255
New and Preliminary		998	193	1,191

Pea Ridge

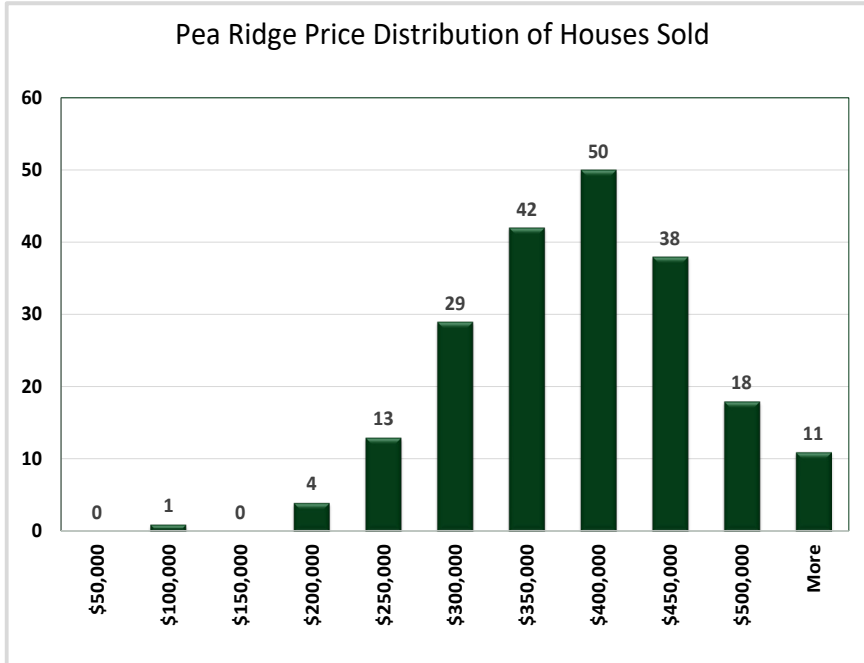
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase I	9	0	0	2	37	48	7	5.3
Arlington, Phase IB	9	3	9	11	17	49	6	22.6
Arlington, Phase II	46	5	4	0	0	55	0	--
Avalon, Phase I	0	0	0	0	67	67	1	0.0
Avalon, Phase II	32	8	18	14	20	92	18	43.2
Battefield Estates ^{1,2}	1	0	0	0	105	106	0	--
Creeside Estates ^{1,2}	11	0	1	0	22	34	0	--
Creekwood Manor	0	0	0	0	45	45	1	0.0
Deer Meadows ^{1,2}	4	0	0	0	88	92	0	--
Elkhorn, Phase I ^{1,2}	2	0	0	0	50	52	0	--
Elkhorn, Phase II	1	0	0	0	51	52	1	12.0
Elkhorn, Phase IV	4	0	7	6	42	59	4	11.3
Elkhorn, Phase V	60	2	4	1	3	70	3	268.0
Fox Spur, Phase II	2	0	0	0	85	87	0	12.0
Greens at Sugar Creek	37	2	22	1	0	62	0	--
Hazelton Heights, Phase I	0	0	0	0	104	104	4	0.0
Hazelton Heights, Phase II	47	0	1	4	31	83	17	20.1
Maple Glenn ^{1,2}	2	0	0	0	118	120	0	--
Maple Glenn, Phase II ^{1,2}	3	0	0	0	17	20	0	--
Marilyn's Orchard, Phase I	6	0	0	1	1	8	0	84.0
Prairie Lea	14	0	3	3	24	44	6	14.1
Ridgeview Acres	13	1	0	0	16	30	1	168.0
Saratoga, Phase I	101	6	2	0	0	109	0	--
Sedona Rose, Phase I	63	7	6	0	0	76	0	--
Shepherd Hills	11	0	0	0	24	35	0	132.0
Snyder Meadows ^{1,2}	92	1	0	0	0	93	0	--
Sugar Creek Estates	10	0	0	0	6	16	1	120.0
Sugar Creek Residential Community, Phase I	20	1	10	0	41	72	3	37.2
Sugar Creek Residential Community, Phase II	12	0	1	0	30	43	2	78.0
Sugar Creek Residential Community, Phase III	9	0	0	0	12	21	0	--
Walnut Hills, Phase I	9	10	14	9	17	59	17	29.6
Pea Ridge Active Subdivisions	630	46	102	52	1,073	1,903	92	41.7

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

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

Pea Ridge Price Distribution of Houses Sold



206 houses were sold in Pea Ridge in the first half of 2023.

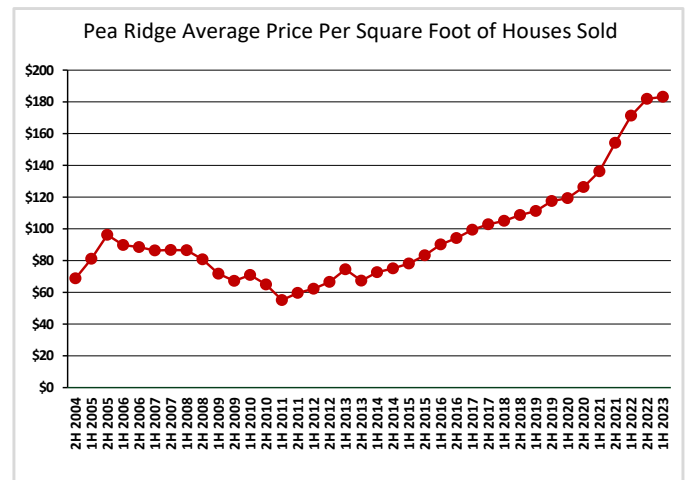
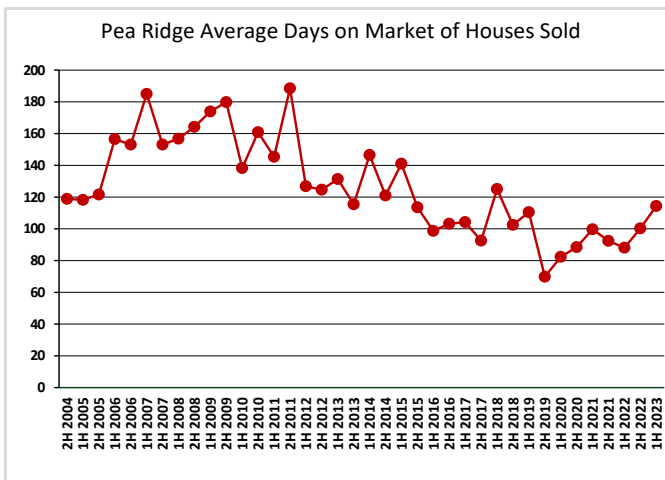
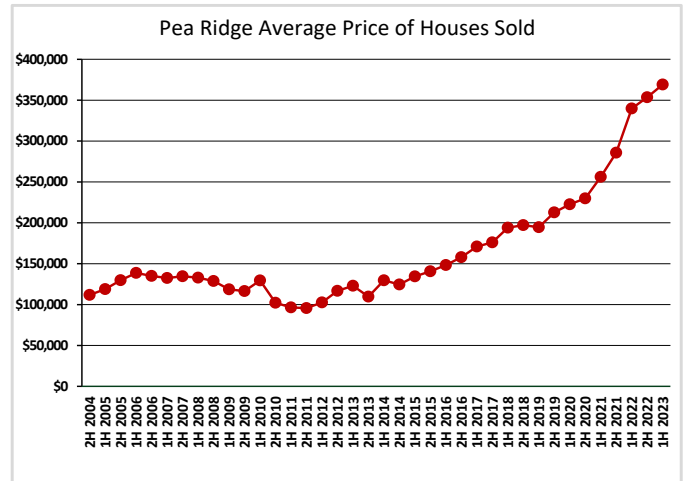
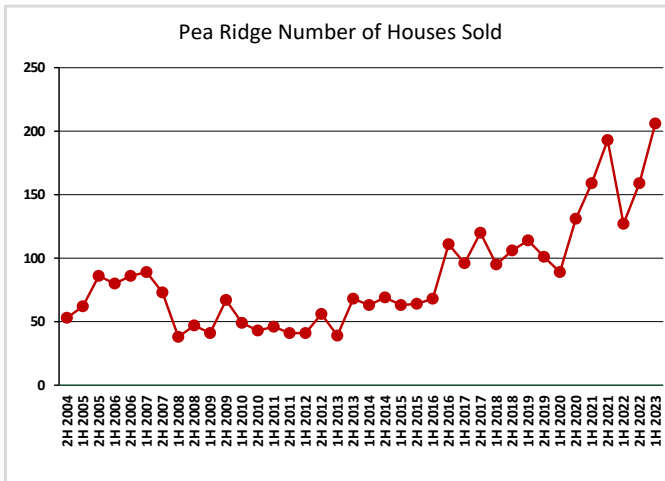
The average price of a house was \$369,102 at \$183.19 per square foot.

The median cost of a house was \$369,513.

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	0.5%	1,159	316	48.0%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	4	1.9%	1,311	54	90.8%
\$200,001 - \$250,000	13	6.3%	1,346	61	98.9%
\$250,001 - \$300,000	29	14.1%	1,599	64	99.6%
\$300,001 - \$350,000	42	20.4%	1,791	130	99.7%
\$350,001 - \$400,000	50	24.3%	2,002	110	100.1%
\$400,001 - \$450,000	38	18.4%	2,385	148	100.1%
\$450,001 - \$500,000	18	8.7%	2,544	133	99.9%
\$500,001+	11	5.3%	2,923	124	101.1%
Pea Ridge Sold	206	100.0%	2,011	114	99.5%

Pea Ridge

Characteristics of Houses Sold



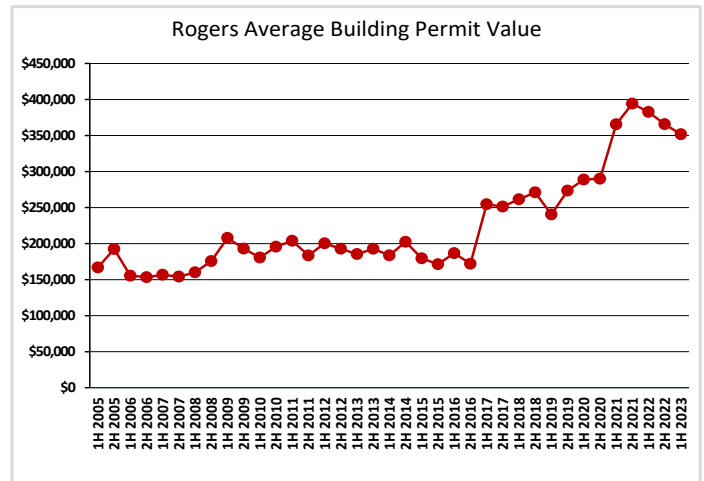
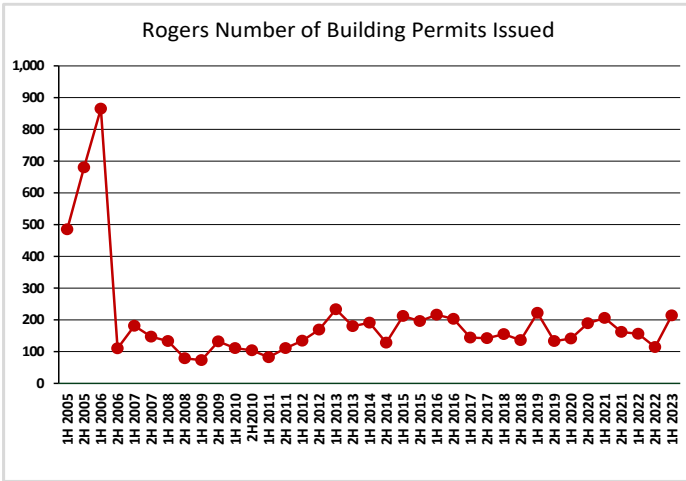
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	127	159	206	62.2%	29.6%
Average Price of Houses Sold	\$339,857	\$353,558	\$369,102	8.6%	4.4%
Average Days on Market	88	100	114	29.8%	14.0%
Average Price per Square Foot	\$171.27	\$181.88	\$183.19	7.0%	0.7%
Percentage of County Sales	3.6%	4.8%	6.6%	82.2%	36.1%
Number of New Houses Sold	60	107	143	138.3%	33.6%
Average Price of New Houses Sold	\$396,295	\$377,926	\$388,279	-2.0%	2.7%
Average Days on Market of New Houses Sold	137	124	134	-1.6%	8.6%
Number of Houses Listed	46	92	79	71.7%	-14.1%
Average List Price of Houses Listed	\$408,812	\$402,079	\$446,421	9.2%	11.0%

Pea Ridge

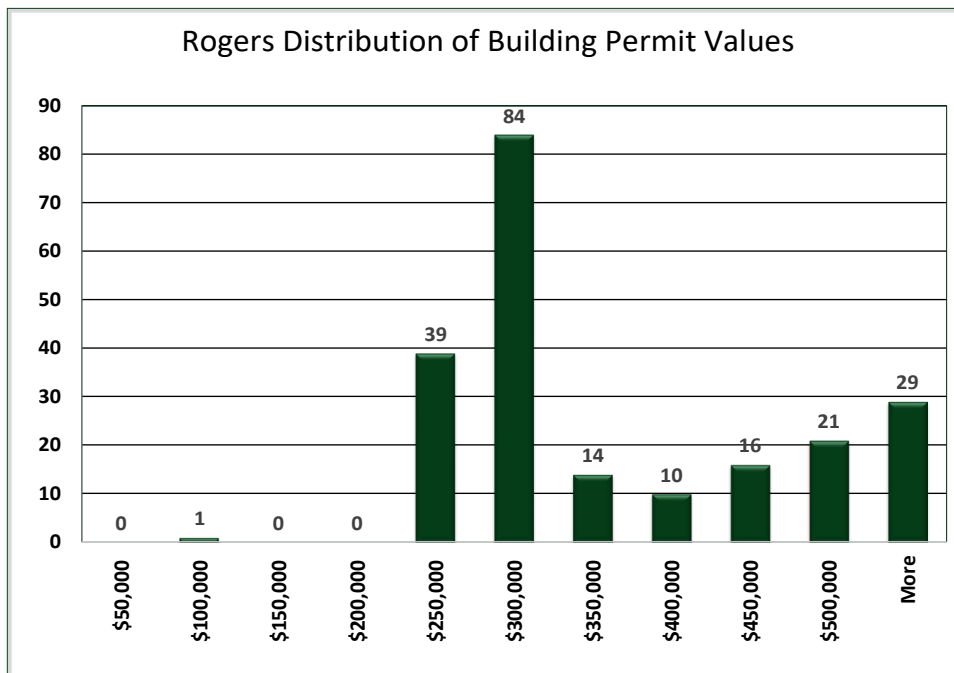
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	27	13.1%	2,423	113	\$443,102	\$183.02
Avalon	48	23.3%	2,062	203	\$367,698	\$179.91
Battlefield Estates	2	1.0%	2,150	44	\$385,650	\$179.40
Battlefield View	3	1.5%	1,644	38	\$290,000	\$176.51
Creekwood Manor	1	0.5%	2,090	189	\$399,900	\$191.34
David Musteen	1	0.5%	1,806	62	\$285,000	\$157.81
Deer Meadows	1	0.5%	1,637	45	\$320,000	\$195.48
Elkhorn Ridge	26	12.6%	1,853	58	\$387,827	\$210.00
Fox Spur	4	1.9%	1,936	93	\$341,853	\$177.36
G R Foster	1	0.5%	1,159	316	\$60,000	\$51.77
Givens Place	5	2.4%	1,309	53	\$240,880	\$184.38
Haskell Walker	2	1.0%	1,317	89	\$227,450	\$173.20
Hazelton Heights	10	4.9%	1,919	62	\$353,981	\$184.49
Lucky Acres	1	0.5%	972	40	\$173,000	\$177.98
Maple Glenn	7	3.4%	1,562	37	\$292,557	\$187.85
Medlin	1	0.5%	1,788	36	\$180,000	\$100.67
Miller	1	0.5%	1,711	81	\$300,000	\$175.34
Patterson Place	1	0.5%	1,711	50	\$291,000	\$170.08
Pea Ridge	4	1.9%	1,592	36	\$336,000	\$199.64
Prairie Lea	12	5.8%	2,287	164	\$407,580	\$178.20
Ridgemoor Estates	1	0.5%	1,480	114	\$260,000	\$175.68
Shepherd Hills	3	1.5%	2,594	79	\$501,667	\$190.99
Southland	1	0.5%	1,248	39	\$229,500	\$183.89
Standing Oaks	4	1.9%	1,573	43	\$275,250	\$175.14
Sugar Creek	12	5.8%	2,802	135	\$571,316	\$203.36
Summit Meadows	1	0.5%	1,633	66	\$289,900	\$177.53
Town & Country	1	0.5%	1,589	94	\$176,000	\$110.76
Walnut Hill	21	10.2%	1,741	91	\$278,999	\$162.53
Windmill Estates	1	0.5%	2,340	47	\$408,000	\$174.36
Woodbridge	1	0.5%	1,784	23	\$337,000	\$188.90
Other	2	1.0%	2,162	67	\$408,750	\$188.89
Pea Ridge Houses Sold	206	100.0%	2,011	114	\$369,102	\$183.19

Rogers Building Permits



Rogers	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	156	114	214	37.2%	87.7%
Average Value of Residential Building Permits	\$382,636	\$365,636	\$351,739	-8.1%	-3.8%



Rogers

Active Subdivisions

There were 1,922 total lots in 28 active subdivisions in Rogers in the first half of 2023. 76.4 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 7.4 were under construction, 1.1 percent were starts, and 13.4 percent were empty lots.

The subdivisions with the most houses under construction in Rogers during the first half of 2023 were Cottonwood with 46, Dixieland Townhomes with 24, followed by Scissortail, Phase III with 21.

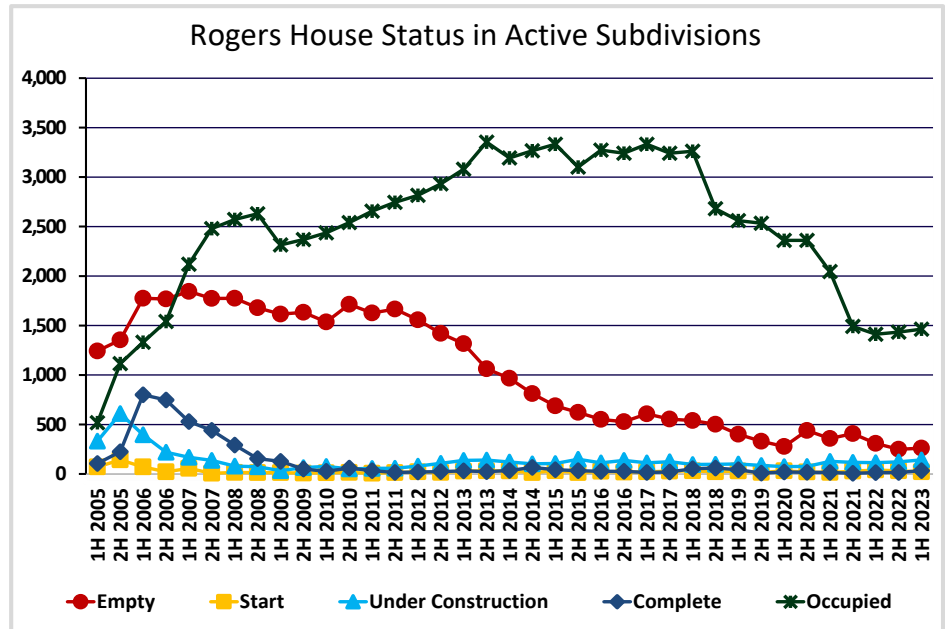
Cobble Creek had the most houses becoming occupied in Rogers with 27 houses. An additional 14 houses in Ivey's Phase III, became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 2 of the 28 active subdivisions in Rogers.

110 new houses in Rogers became occupied in the first half of 2023. The annual absorption rate implies that there are 26.1 months of remaining inventory in active subdivisions, up from 23.9 percent in the second half of 2022.

In 6 out of the 28 active subdivisions in Rogers, no absorption has occurred in the the last year.

The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 61.8 percent in the first half of 2023.



Additionally, 797 new lots in 9 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blue Springs	2H 2020	20		20
Estates Subdivision, The	1H 2021	13		13
Evening Star	1H 2021	227		227
First Street	2H 2020	119		119
Laurel and Concord	2H 2021	156		156
Meadow Brooke, Phase I	2H 2022	86		86
Meadow Brooke, Phase II	2H 2022	57		57
Pine Street Townhomes	2H 2022	32		32
Roselawn	1H 2021	87		87
New and Preliminary		797	-	797

Rogers

Active Subdivisions

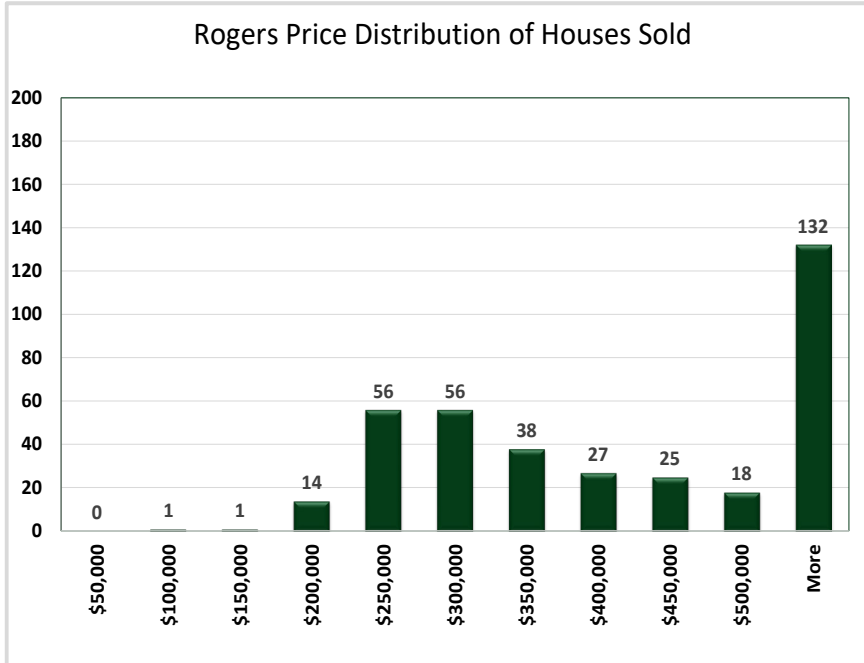
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot Estates	2	0	0	0	12	14	1	24.0
Cobble Creek	8	0	0	7	45	60	27	5.8
Cottonwood	4	3	46	0	0	53	0	--
Crescent View, Phase I	10	3	6	4	74	97	13	11.5
Dixieland Townhomes ¹	0	0	24	0	0	24	0	--
Eastridge, Phase II	0	0	0	0	28	28	1	0.0
Estates at Southgate, The	18	1	3	0	11	33	0	88.0
Foxbriar, Phase II ^{1,2}	4	0	0	0	58	62	0	--
Habitat Trails	2	0	0	0	14	16	1	24.0
Ivey's Phase III, The	0	0	0	0	27	27	14	0.0
Pine Street	5	0	0	9	3	17	3	56.0
Pinnacle, The, Phase I ^{1,2}	7	0	0	0	59	66	0	--
Pinnacle, Phase IV	9	0	0	0	140	149	0	36.0
Champions Golf & Country Club	23	0	2	0	277	302	1	150.0
Roller's Ridge ¹	2	0	2	0	130	134	0	--
Savannah Estates	0	0	0	0	57	57	3	0.0
Scissortail, Phase I	4	1	6	0	124	135	5	26.4
Scissortail, Phase II	21	0	7	0	15	43	3	42.0
Scissortail, Phase III	22	3	21	2	47	95	12	16.0
Seminole Park ¹	14	1	5	0	0	20	0	--
Golf Villas of Shadow Valley, PUD	0	0	0	0	7	7	1	0.0
Shadow Valley, Phase VII ¹	7	0	2	0	164	173	0	--
Shadow Valley, Phase VIII	0	0	1	0	76	77	1	12.0
Shadow Valley, Phase IX	0	0	0	0	14	14	2	0.0
Shadow Valley, Phase X	40	1	2	1	69	113	8	23.0
Sky Valley	12	0	0	7	1	20	1	228.0
Villas At Cobble Creek	0	0	0	1	16	17	13	0.8
Willow Creek	43	9	15	2	0	69	0	--
Rogers Active Subdivisions	257	22	142	33	1,468	1,922	110	26.1

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



368 houses were sold in Rogers in the first half of 2023.

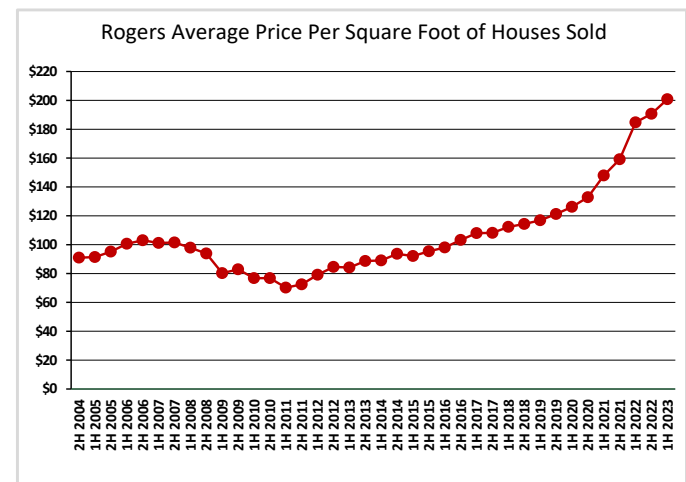
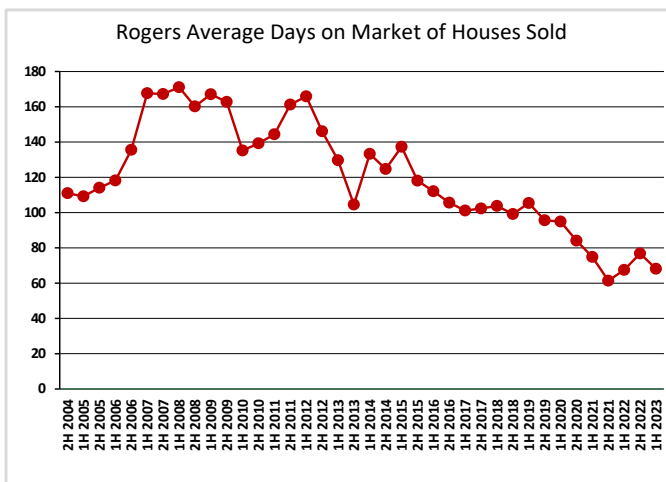
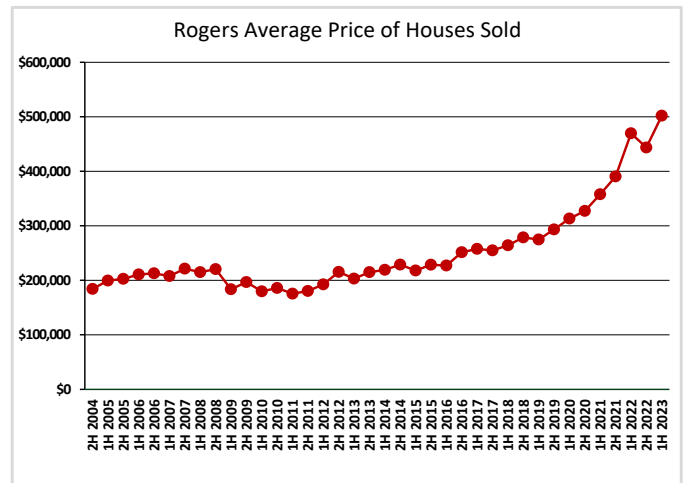
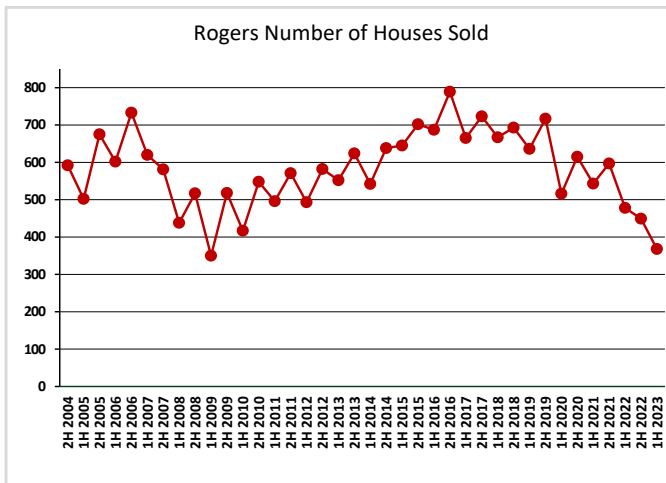
The average price of a house was \$501,968 at \$200.74 per square foot.

The median cost of a house was \$387,700.

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	0.3%	1,309	66	100.1%
\$100,001 - \$150,000	1	0.3%	1,066	98	100.0%
\$150,001 - \$200,000	14	3.8%	1,086	50	99.1%
\$200,001 - \$250,000	56	15.2%	1,301	43	98.9%
\$250,001 - \$300,000	56	15.2%	1,607	52	98.9%
\$300,001 - \$350,000	38	10.3%	1,779	51	99.6%
\$350,001 - \$400,000	27	7.3%	2,162	62	98.5%
\$400,001 - \$450,000	25	6.8%	2,159	44	100.3%
\$450,001 - \$500,000	18	4.9%	2,529	83	99.2%
\$500,001+	132	35.9%	3,560	96	98.5%
Rogers Sold	368	100.0%	2,380	68	98.9%

Rogers

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	478	449	368	-23.0%	-18.0%
Average Price of Houses Sold	\$469,667	\$443,632	\$501,968	6.9%	13.1%
Average Days on Market	68	77	68	1.0%	-11.3%
Average Price per Square Foot	\$184.73	\$190.66	\$200.74	8.7%	5.3%
Percentage of County Sales	18.8%	17.2%	16.0%	-14.9%	-6.7%
Number of New Houses Sold	68	76	77	13.2%	1.3%
Average Price of New Houses Sold	\$626,516	\$605,348	\$531,599	-15.2%	-12.2%
Average Days on Market of New Houses Sold	143	183	73	-48.7%	-59.9%
Number of Houses Listed	95	103	111	16.8%	7.8%
Average List Price of Houses Listed	\$756,682	\$731,576	\$726,838	-3.9%	-0.6%

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	2	0.5%	2,179	43	\$421,500	\$193.62
Altons Brush Creek	3	0.8%	3,562	85	\$517,667	\$166.92
Amis Road	2	0.5%	1,192	72	\$249,000	\$210.62
Arbor at Pinnacle Ridge	1	0.3%	1,806	114	\$337,500	\$186.88
Arbor Glenn	2	0.5%	2,134	51	\$371,750	\$176.73
Arrowhead Estates	1	0.3%	2,282	46	\$320,000	\$140.23
Atalanta Point	1	0.3%	3,732	287	\$460,000	\$123.26
Banz	1	0.3%	1,526	67	\$263,000	\$172.35
Beau Chene Farms	1	0.3%	5,002	29	\$2,850,000	\$569.77
Bellview	3	0.8%	1,671	31	\$308,767	\$184.70
Berry Farm, The	2	0.5%	2,374	37	\$475,000	\$201.05
Bishop Manor	3	0.8%	1,271	70	\$221,667	\$173.82
Bloomfield	2	0.5%	3,259	93	\$602,500	\$182.06
Bordeaux	2	0.5%	3,626	46	\$721,000	\$198.62
Breckenridge	1	0.3%	1,850	41	\$320,000	\$172.97
Brentwood	3	0.8%	1,485	43	\$281,667	\$190.30
Brush Creek Hills	1	0.3%	2,688	34	\$715,800	\$266.29
Cadence Place	2	0.5%	1,554	43	\$333,500	\$214.89
Cambridge Park	1	0.3%	2,133	208	\$350,000	\$164.09
Camden Way	1	0.3%	2,076	27	\$399,900	\$192.63
Cedar Brooke	1	0.3%	3,341	55	\$500,000	\$149.66
Cedar Heights	1	0.3%	1,024	67	\$210,000	\$205.08
Centennial Acres	4	1.1%	1,481	34	\$250,039	\$173.21
Champions Estates	3	0.8%	2,008	56	\$373,268	\$189.48
Champions Golf & CC	4	1.1%	5,283	65	\$1,360,000	\$257.09
Chandler Run	1	0.3%	1,797	35	\$390,000	\$217.03
Chateau Terrace	3	0.8%	1,945	52	\$341,433	\$176.78
Chelsea Point	4	1.1%	1,483	39	\$305,000	\$206.20
Clead Acres	1	0.3%	1,215	29	\$185,000	\$152.26
Cloverdale Estate	1	0.3%	2,974	424	\$725,000	\$243.78
Clower	2	0.5%	2,333	68	\$455,000	\$195.19
Cobble Creek	6	1.6%	2,936	187	\$623,767	\$212.58
Conaway	2	0.5%	1,644	31	\$245,000	\$148.71
Cordova	2	0.5%	1,399	65	\$253,500	\$182.00
Cottonwood Place	7	1.9%	1,835	47	\$333,747	\$182.46

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
Courtyard	1	0.3%	1,244	28	\$246,000	\$197.75
Creekside	2	0.5%	5,938	170	\$1,145,000	\$196.60
Creekwood	4	1.1%	3,079	89	\$532,250	\$172.05
Crescent View	14	3.8%	2,852	63	\$601,779	\$211.03
Cross Creek	4	1.1%	3,166	82	\$569,500	\$180.51
Crosspointe	2	0.5%	1,394	37	\$252,500	\$182.30
Dixieland Crossing	5	1.4%	1,983	76	\$355,600	\$178.81
Dogwood	3	0.8%	2,012	63	\$320,000	\$161.08
Estates At Southgate, The	1	0.3%	4,750	9	\$1,935,000	\$407.37
Fairchild Acres	2	0.5%	1,310	64	\$205,000	\$156.34
Fairground	1	0.3%	1,309	66	\$90,000	\$68.75
Felker	1	0.3%	1,464	84	\$325,000	\$221.99
Fieldstone	2	0.5%	1,995	68	\$372,500	\$186.78
First Place	4	1.1%	1,537	52	\$301,975	\$197.94
Foerster	1	0.3%	1,406	36	\$200,000	\$142.25
Forest Park	3	0.8%	1,772	36	\$307,567	\$173.54
Foxbriar	2	0.5%	1,336	34	\$262,000	\$196.19
Garrett Road	1	0.3%	1,520	57	\$315,000	\$207.24
Grove, The	3	0.8%	1,966	42	\$408,333	\$208.07
Hancock	1	0.3%	2,313	105	\$355,000	\$153.48
Hardwood Heights	1	0.3%	2,094	77	\$287,000	\$137.06
Hearthstone	4	1.1%	2,469	70	\$489,375	\$197.84
Heritage West	2	0.5%	1,743	65	\$282,500	\$162.81
Highland Knolls	7	1.9%	2,605	66	\$477,857	\$184.50
Hill View	1	0.3%	2,395	31	\$329,900	\$137.75
Hillcrest	4	1.1%	1,835	36	\$275,750	\$148.28
Homes At Oakmont HPR	2	0.5%	1,558	91	\$224,000	\$143.86
Hunters Run	1	0.3%	3,033	37	\$539,000	\$177.71
Hyland Park	5	1.4%	3,128	111	\$545,430	\$178.93
Iveys, The	11	3.0%	2,448	98	\$514,764	\$210.35
J D Neill	1	0.3%	1,728	43	\$260,000	\$150.46
Joys Place	1	0.3%	1,254	15	\$230,000	\$183.41
Katherine	1	0.3%	1,625	30	\$339,900	\$209.17
Kemps	1	0.3%	2,200	34	\$364,000	\$165.45
Kiphart	1	0.3%	1,472	20	\$250,000	\$169.84
L E Scriber	1	0.3%	1,924	15	\$300,000	\$155.93

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
Lakeview	1	0.3%	2,420	92	\$350,000	\$144.63
Larimore & Garner	1	0.3%	950	41	\$186,000	\$195.79
Laurel Crossing	1	0.3%	4,140	42	\$725,000	\$175.12
Lexington	1	0.3%	2,922	43	\$569,900	\$195.04
Liberty Bell	1	0.3%	3,307	96	\$540,000	\$163.29
Lindell	1	0.3%	1,485	39	\$259,000	\$174.41
Loveland	1	0.3%	864	120	\$169,000	\$195.60
Majestic Acres	1	0.3%	1,056	36	\$205,000	\$194.13
Manors	1	0.3%	5,757	231	\$1,100,000	\$191.07
McGaugheys Orchard	3	0.8%	1,407	53	\$303,333	\$234.16
New Hope Acres	1	0.3%	1,754	124	\$245,000	\$139.68
New Hope Terrace	1	0.3%	988	34	\$224,900	\$227.63
Northland Heights	1	0.3%	1,708	34	\$282,000	\$165.11
Northridge	2	0.5%	1,291	51	\$231,500	\$179.65
Norwood Acres	1	0.3%	1,488	27	\$230,000	\$154.57
Oak Hill	5	1.4%	1,994	75	\$329,323	\$167.51
Oak View	1	0.3%	1,020	21	\$200,000	\$196.08
Oakhurst	1	0.3%	1,431	68	\$300,000	\$209.64
Oldetown Estates	2	0.5%	1,787	28	\$366,750	\$205.30
Olivewood	1	0.3%	1,279	41	\$220,000	\$172.01
Olrich Acres	3	0.8%	1,040	46	\$205,667	\$202.32
Parkwood	2	0.5%	1,649	117	\$306,250	\$185.85
Peaks, The	3	0.8%	2,653	67	\$412,917	\$154.88
Perry Place	1	0.3%	1,840	52	\$342,240	\$186.00
PG Smith	1	0.3%	4,046	23	\$731,000	\$180.67
Pine Meadow	1	0.3%	1,326	8	\$250,000	\$188.54
Pine Street	4	1.1%	2,060	79	\$430,623	\$209.02
Pinewoods	1	0.3%	1,264	39	\$236,000	\$186.71
Pinnacle	13	3.5%	5,396	99	\$1,707,308	\$313.57
Pinnacle Heights	2	0.5%	2,538	246	\$940,000	\$369.93
Pinnacle Town Homes	2	0.5%	1,834	68	\$552,000	\$302.64
Plantation, The	1	0.3%	1,582	48	\$275,000	\$173.83
Quail Run	3	0.8%	1,659	126	\$249,000	\$152.89
Ranch Plaza	3	0.8%	1,936	55	\$302,000	\$157.82
Regency	1	0.3%	1,103	19	\$213,900	\$193.93
Ridgecrest Meadows	5	1.4%	2,296	51	\$466,621	\$203.57

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
Roberts & Musteen	1	0.3%	1,408	37	\$255,000	\$181.11
Rogers Heights	1	0.3%	920	17	\$210,000	\$228.26
Rollers Ridge	2	0.5%	1,398	41	\$272,500	\$195.12
Rolling Oaks	2	0.5%	1,231	15	\$235,750	\$191.57
Roselawn	1	0.3%	1,008	30	\$190,000	\$188.49
Rural Oaks	1	0.3%	1,949	33	\$402,500	\$206.52
S H Cole	1	0.3%	1,299	55	\$247,500	\$190.53
Saddlebrook Farm	1	0.3%	5,352	249	\$750,000	\$140.13
Sandalwood	1	0.3%	1,276	95	\$270,000	\$211.60
Sandstone	1	0.3%	1,110	28	\$212,000	\$190.99
Scissortail	11	3.0%	3,554	151	\$944,526	\$266.47
Seminole Park	1	0.3%	2,477	5	\$538,200	\$217.28
Seminole Place	1	0.3%	1,400	44	\$280,000	\$200.00
Shadow Valley	26	7.1%	3,520	65	\$783,684	\$224.17
Silo Falls	4	1.1%	3,111	72	\$637,250	\$204.73
Sky Mountain	1	0.3%	3,040	27	\$538,000	\$176.97
Stone Manor Condo	1	0.3%	1,258	18	\$295,000	\$234.50
Stoney Creek Place	1	0.3%	2,312	75	\$440,000	\$190.31
Summit Heights	1	0.3%	2,001	57	\$385,500	\$192.65
Sun Bridge	1	0.3%	1,525	82	\$290,000	\$190.16
Sundance Trace	1	0.3%	1,187	134	\$220,000	\$185.34
Sundown	1	0.3%	1,945	36	\$350,000	\$179.95
Turtle Creek Place	1	0.3%	1,945	83	\$299,000	\$153.73
Valley West Townhomes HPR	1	0.3%	1,754	47	\$280,000	\$159.64
Veteran's Park	1	0.3%	1,206	31	\$226,250	\$187.60
Villas at Cobble Creek, The	3	0.8%	1,806	53	\$434,668	\$241.08
Voiss Park Estates	1	0.3%	1,516	47	\$245,000	\$161.61
Wallace	1	0.3%	1,066	98	\$124,900	\$117.17
Warren Glen	3	0.8%	3,065	57	\$578,000	\$188.59
Weber	1	0.3%	1,780	107	\$287,000	\$161.24
West End	1	0.3%	1,063	16	\$197,500	\$185.79
West Landing	1	0.3%	2,503	69	\$575,000	\$229.72
Westridge	1	0.3%	1,525	68	\$275,000	\$180.33
Whispering Timbers	2	0.5%	1,817	131	\$335,500	\$183.14
Willow Creek	22	6.0%	1,471	11	\$256,158	\$175.42

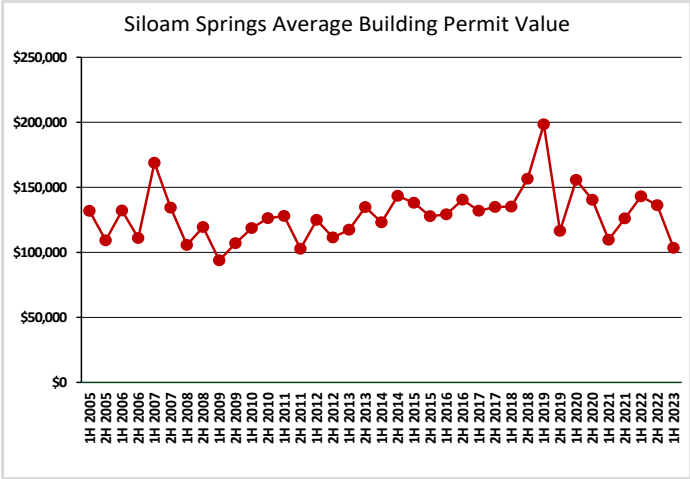
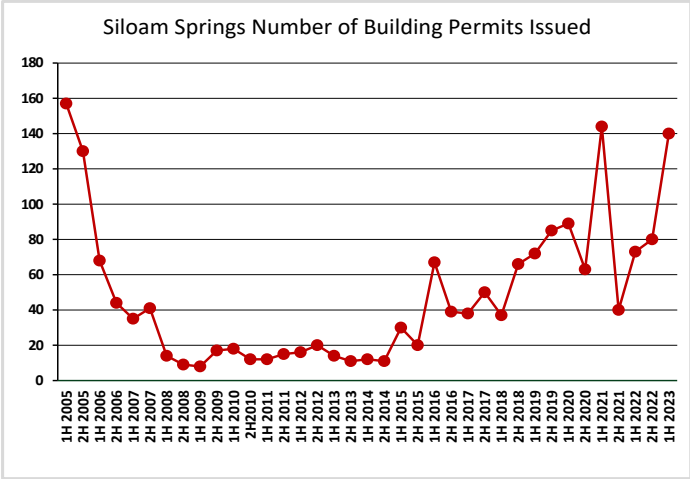
Rogers

Characteristics of Houses Sold

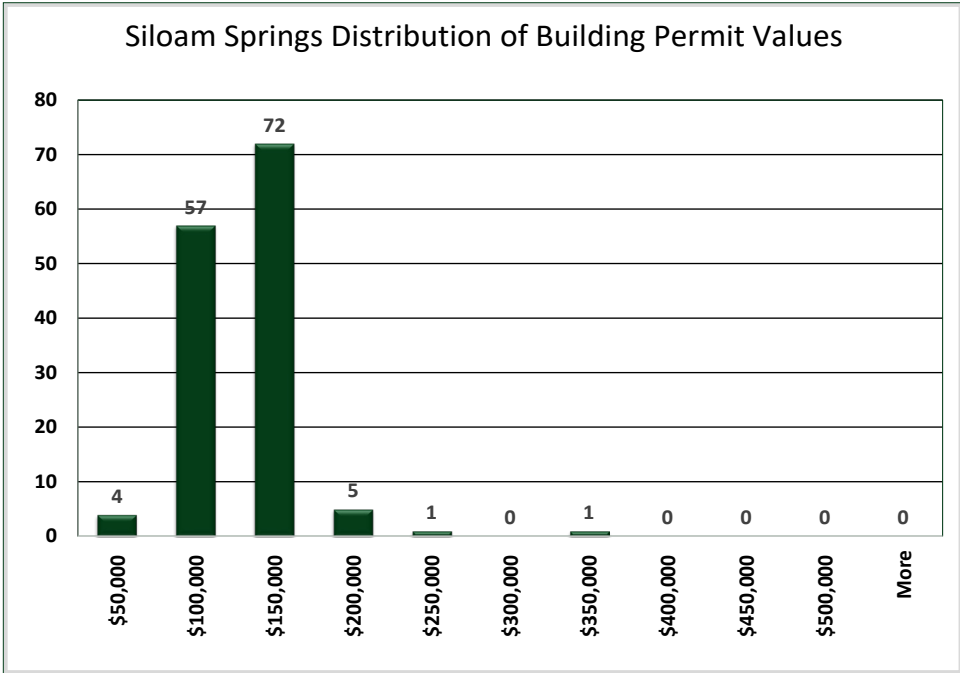
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Willowbrook	3	0.8%	1,247	51	\$217,000	\$174.98
Woodhaven Manor	1	0.3%	2,998	37	\$599,900	\$200.10
Woodland Acres	2	0.5%	1,777	98	\$242,500	\$136.79
Other	9	2.4%	2,025	62	\$471,000	\$244.03
Sundown	1	0.2%	1,448	31	\$254,000	\$175.41
Sunny Acres	1	0.2%	1,215	26	\$233,500	\$192.18
Timberidge	1	0.2%	1,175	14	\$180,000	\$153.19
Turtle Creek	1	0.2%	2,195	91	\$307,000	\$139.86
Victoria Place	3	0.7%	1,128	35	\$226,000	\$201.15
Villas at Cobble Creek	9	2.0%	1,833	335	\$382,611	\$209.30
Warren Glen	7	1.6%	3,221	62	\$591,829	\$185.15
Weber	1	0.2%	1,624	47	\$260,000	\$160.10
West Landing	1	0.2%	2,400	22	\$501,000	\$208.75
Western Terrace	3	0.7%	1,661	50	\$231,333	\$140.15
Westridge	5	1.1%	1,366	45	\$229,200	\$168.39
Westwood Hills	2	0.4%	1,579	50	\$231,950	\$146.15
Whispering Timbers	13	2.9%	1,937	53	\$347,188	\$180.88
Woodhaven	1	0.2%	2,867	70	\$580,000	\$202.30
Woodland Acres	1	0.2%	1,687	39	\$256,000	\$151.75
Other	11	2.4%	1,921	82	\$361,045	\$194.58
Rogers Sold	368	100.0%	2,380	68	\$501,968	\$200.74



Siloam Springs Building Permits



Siloam Springs	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	73	80	140	91.8%	75.0%
Average Value of Residential Building Permits	\$143,022	\$136,196	\$103,453	-27.7%	-24.0%



Siloam Springs

Active Subdivisions

There were 1,033 total lots in 21 active subdivisions in Siloam Springs in the first half of 2023. 44.8 percent of the lots were occupied, 3.2 percent were complete but unoccupied, 5.8 percent were under construction, 4.4 percent were starts, and 41.8 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the first half of 2023 were Carley Crossing, Phase III with 18, Carley Crossing, Phase I, II with 12, Sweet Homes, Phase I with 11.

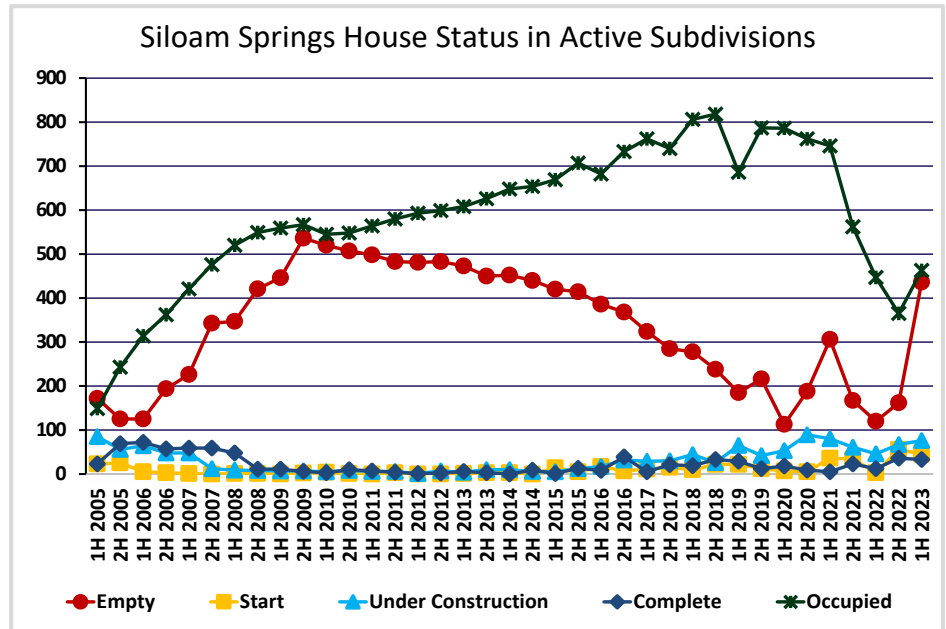
Fox Tail, Phase I had the most houses becoming occupied in Siloam Springs with 37 houses. An additional 32 houses in Lawlis Ranch, Phase II became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 1 of the 21 active subdivisions in Siloam Springs.

98 new houses in Siloam Springs became occupied in the first half of 2023. The annual absorption rate implies that there are 45 months of remaining inventory in active subdivisions, up from 24.9 percent in the second half of 2022.

In 3 out of the 21 active subdivisions in Siloam Springs, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Siloam Springs from 51.2 percent in 2012 to 56.7 percent in the first half of 2023.



Additionally, 652 new lots in 14 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bellview Estates	1H 2021	88		88
Castlewood	1H 2021	100		100
Faulkner Addition	2H 2021		6	6
Fox Meadow (revised)	1H 2022	9		9
Grandview Estates, Phase II	2H 2020	65		65
Hillcrest	1H 2022		99	99
Lawlis Ranch III-V	2H 2020	23		23
Mission Hills, Phase II	2H 2022		64	64
Reading Ranch Estates			21	21
Somerset, Phase II	2H 2021	23		23
Stubbs Court	2H 2020		30	30
The Commons	1H 2022		28	28
Trail Pointe	1H 2022	38		38
Whispering Oaks	1H 2021	58		58
New and Preliminary		404	248	652

Siloam Springs

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashley Park, Phase II	0	0	0	2	78	80	8	0.8
Carley Crossing, Phase I, II	63	0	12	0	1	76	1	900.0
Carley Crossing, Phase III	34	4	18	0	0	56	0	--
City Lake View Estates	1	0	0	0	8	9	0	6.0
Club View Estates	6	0	0	0	8	14	0	72.0
Endura Park	31	14	0	10	44	99	8	47.1
Forest Hills	18	0	0	0	50	68	1	216.0
Fox Tail, Phase I	12	4	0	11	45	72	37	7.2
Fox Tail, Phase II	85	4	6	0	0	95	0	--
Heritage Ranch, Phase III	37	0	5	5	5	52	5	112.8
Lawlis Ranch, Phase IB ¹	0	6	0	0	0	6	0	--
Lawlis Ranch, Phase II	0	0	0	4	32	36	32	1.5
Maloree Woods ²	6	0	0	0	50	56	0	--
Mission Hills, Phase I	49	8	2	0	0	59	0	--
Prairie Meadow Estates	1	0	0	0	20	21	0	6.0
Shady Grove Estates, Phase II ¹	2	0	1	0	7	10	0	--
Somerset, Phase I	66	5	4	0	0	75	0	--
Stonecrest, Phase IV, V, VII	2	0	0	0	58	60	0	12.0
Sweet Homes, Phase I	5	0	11	0	17	33	3	16.0
Sweet Homes, Phase II	12	0	1	0	1	14	1	156.0
Woodlands, The Phase II	2	0	0	1	39	42	2	18.0
Siloam Springs Active Lots	432	45	60	33	463	1,033	98	45.0

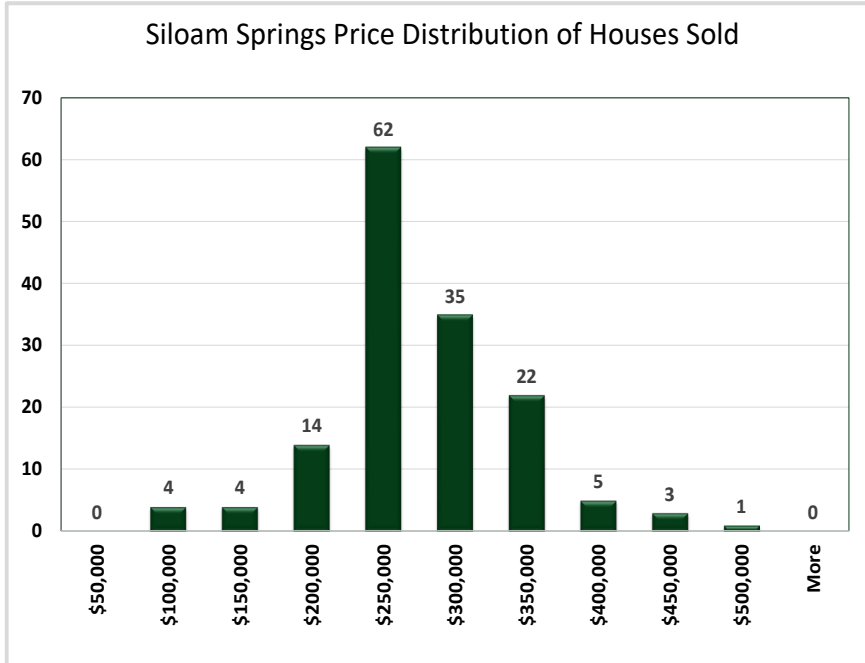
¹ No absorption has occurred in this subdivision in the last year.

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



Siloam Springs

Price Distribution of Houses Sold



150 houses were sold in Siloam Springs in the first half of 2023.

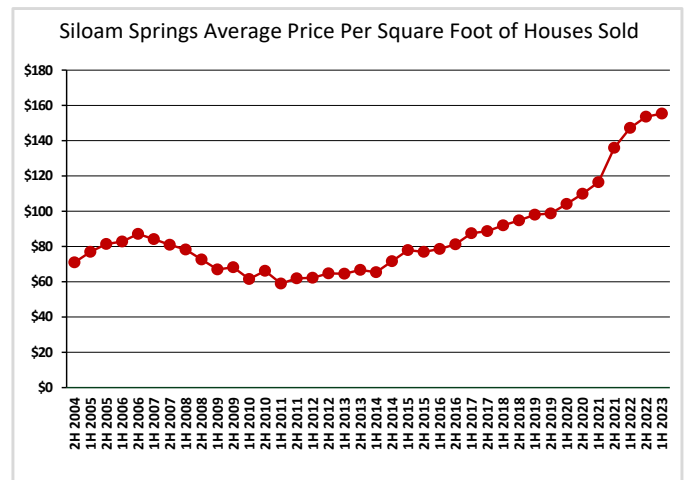
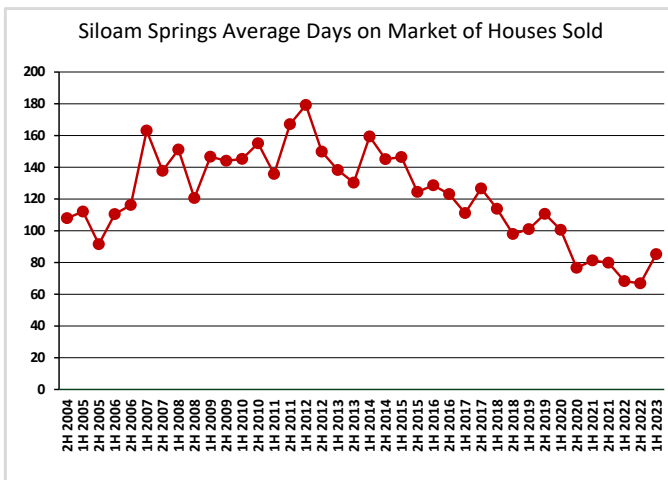
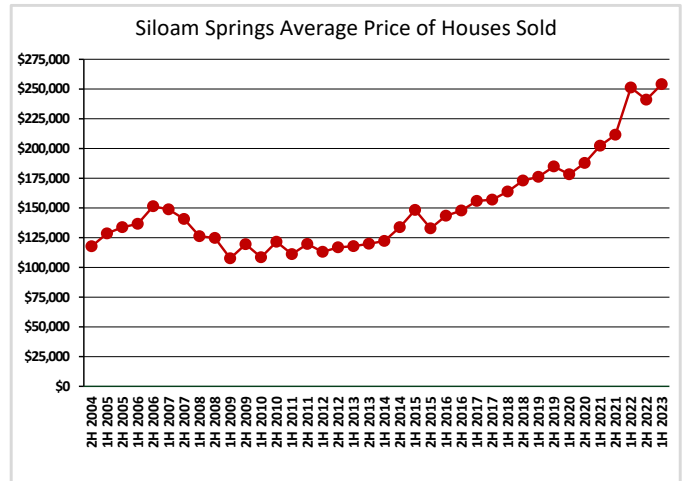
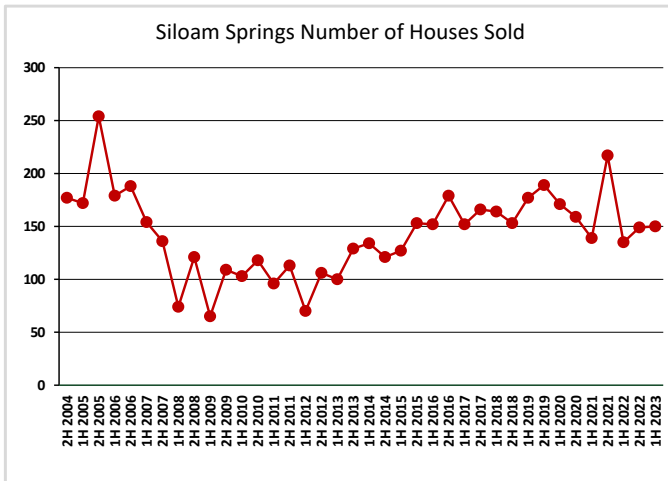
The average price of a house was \$254,014 at \$155.35 per square foot.

The median cost of a house was \$245,000.

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	4	2.7%	907	58	93.4%
\$100,001 - \$150,000	4	2.7%	1,633	84	82.2%
\$150,001 - \$200,000	14	9.3%	1,240	62	97.1%
\$200,001 - \$250,000	62	41.3%	1,457	84	99.3%
\$250,001 - \$300,000	35	23.3%	1,842	85	98.9%
\$300,001 - \$350,000	22	14.7%	2,044	96	99.2%
\$350,001 - \$400,000	5	3.3%	2,334	140	104.1%
\$400,001 - \$450,000	3	2.0%	2,500	112	99.5%
\$450,001 - \$500,000	1	0.7%	2,700	33	100.0%
\$500,001+	0	0.0%	--	--	--
Siloam Springs Sold	150	100.0%	1,661	85	98.5%

Siloam Springs

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	135	149	150	11.1%	0.7%
Average Price of Houses Sold	\$251,200	\$240,992	\$254,014	1.1%	5.4%
Average Days on Market	68	67	85	24.9%	27.5%
Average Price per Square Foot	\$147.22	\$153.54	\$155.35	5.5%	1.2%
Percentage of County Sales	2.8%	3.1%	3.3%	16.2%	6.8%
Number of New Houses Sold	31	35	53	71.0%	51.4%
Average Price of New Houses Sold	\$289,045	\$277,104	\$268,226	-7.2%	-3.2%
Average Days on Market of New Houses Sold	117	101	108	-8.1%	6.4%
Number of Houses Listed	26	56	72	176.9%	28.6%
Average List Price of Houses Listed	\$253,383	\$277,145	\$290,990	14.8%	5.0%

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
Ashley Park	7	4.7%	1,789	49	\$306,043	\$171.35
Autumn Glen	4	2.7%	1,943	97	\$286,250	\$149.31
Bartells	1	0.7%	1,842	111	\$100,000	\$54.29
Beauchamps	3	2.0%	1,204	51	\$172,500	\$155.29
Burnett Place	1	0.7%	1,644	194	\$187,000	\$113.75
C D Gunters	3	2.0%	1,419	68	\$224,300	\$154.71
Carley Crossing	3	2.0%	2,025	135	\$348,957	\$172.35
Carl's	4	2.7%	2,295	61	\$308,875	\$142.08
Chanel Court	1	0.7%	1,184	43	\$215,000	\$181.59
Chattering Heights	1	0.7%	2,417	288	\$285,000	\$117.91
College	1	0.7%	744	63	\$100,000	\$134.41
Comstock	2	1.3%	1,282	49	\$221,500	\$172.86
Copper Leaf	1	0.7%	1,789	57	\$223,500	\$124.93
Cordes	1	0.7%	1,605	25	\$230,000	\$143.30
Country Acres	2	1.3%	2,652	166	\$395,000	\$148.98
Courtney Courts	2	1.3%	1,270	41	\$206,000	\$162.74
Cranes	1	0.7%	832	42	\$185,000	\$222.36
Deer Lodge	1	0.7%	1,663	74	\$280,000	\$168.37
Dogwood Meadows	1	0.7%	1,800	76	\$310,000	\$172.22
Downtown Historic Dist	1	0.7%	2,034	149	\$285,000	\$140.12
East Kenwood	1	0.7%	1,392	38	\$209,900	\$150.79
Eastgate	1	0.7%	1,965	131	\$245,000	\$124.68
Endura Park	6	4.0%	1,561	45	\$267,500	\$171.40
Fox Run	1	0.7%	2,344	35	\$340,000	\$145.05
Fox Tail	19	12.7%	1,569	95	\$239,741	\$155.88
Gabriel Park	1	0.7%	1,987	147	\$275,500	\$138.65
Grandview Estates	2	1.3%	1,332	54	\$229,200	\$171.56
Grimes	1	0.7%	1,278	120	\$167,000	\$130.67
Heritage Ranch	9	6.0%	1,738	110	\$272,196	\$157.88
Hickory Hills	3	2.0%	1,612	30	\$215,333	\$133.76
Hico Manor	2	1.3%	1,351	105	\$211,000	\$157.98
John E Rodgers	1	0.7%	2,145	87	\$255,000	\$118.88
Jones	1	0.7%	1,282	27	\$237,000	\$184.87
Kimberly Heights	3	2.0%	1,294	23	\$191,667	\$151.06
La Lima	1	0.7%	1,452	38	\$238,000	\$163.91
Lyndale Estates	3	2.0%	1,520	52	\$193,333	\$125.46
McCleskey Place	1	0.7%	2,240	148	\$350,000	\$156.25

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
Mission Hill	5	3.3%	1,275	165	\$217,175	\$170.47
Oak Grove	2	1.3%	1,769	40	\$272,000	\$152.05
Paige Place	2	1.3%	1,924	100	\$273,000	\$141.71
Patriot Park	2	1.3%	1,480	115	\$227,500	\$153.74
Pyeatte McCumber	2	1.3%	1,477	49	\$215,500	\$150.80
Quail Run	1	0.7%	997	39	\$165,000	\$165.50
Ravenwood	2	1.3%	2,433	24	\$399,000	\$165.06
Robert C Bailey	1	0.7%	2,400	73	\$315,000	\$131.25
Rolling Hills	3	2.0%	1,814	96	\$234,833	\$129.64
Sager Creek	1	0.7%	1,344	37	\$174,000	\$129.46
Shady Grove	1	0.7%	1,830	231	\$224,900	\$122.90
Sobro HPR	1	0.7%	1,853	39	\$296,500	\$160.01
Somerset	3	2.0%	1,307	137	\$236,198	\$181.71
Stone Ridge	3	2.0%	2,020	76	\$336,333	\$168.33
Stonecrest	2	1.3%	2,500	56	\$419,500	\$166.32
Sun Haven	1	0.7%	1,245	121	\$195,000	\$156.63
Sweet Home	3	2.0%	1,987	264	\$337,825	\$170.23
Tolleson Acres	1	0.7%	2,032	62	\$390,000	\$191.93
University	1	0.7%	1,255	52	\$227,000	\$180.88
Vista View	1	0.7%	1,292	24	\$215,000	\$166.41
Walnut Woods	5	3.3%	1,735	71	\$266,800	\$156.66
Willows	1	0.7%	1,642	66	\$270,000	\$164.43
Wm C Tates	1	0.7%	520	7	\$99,000	\$190.38
Wood Creek	1	0.7%	1,360	30	\$220,000	\$161.76
Woodlands, The	2	1.3%	1,710	48	\$292,500	\$171.06
Other	5	3.3%	1,495	83	\$168,600	\$124.96
Siloam Springs Houses Sold	150	100.0%	1,661	85	\$254,014	\$155.35

Unincorporated Areas in Benton County

Active Subdivisions

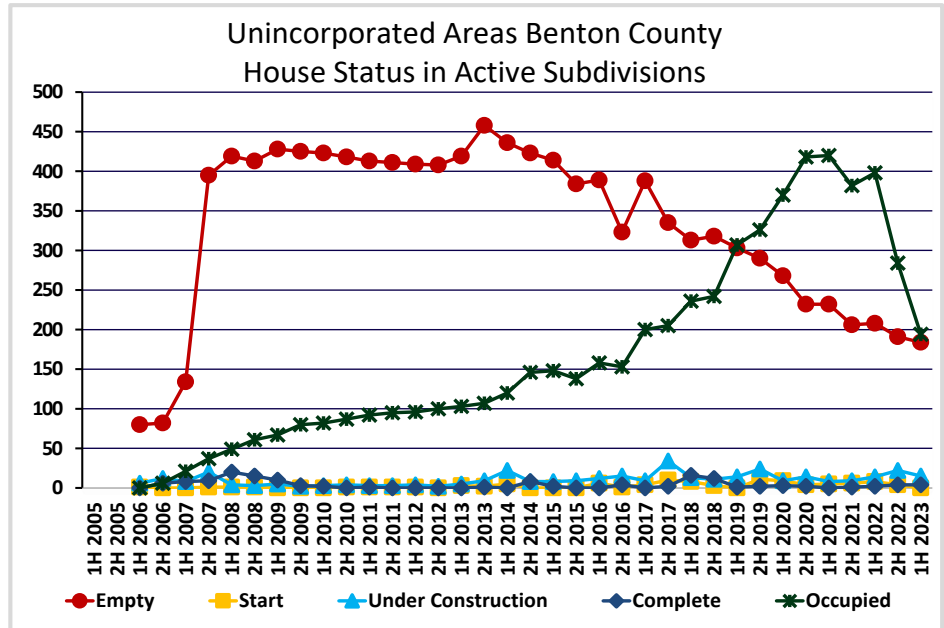
There were 397 total lots in 12 active subdivisions in Unincorporated Areas in Benton County in the first half of 2023. 48.9 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 3.8 were under construction, 0.0 percent were starts, and 46.3 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the first half of 2023 were Timber Ridge Estates with 6, Ozark Hills with 5, Beau Chalet with 2.

Timber Ridge Estates had the most houses becoming occupied in Unincorporated Areas in Benton County with 6 houses. An additional 3 houses in Pepper Hills became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 3 of the 12 active subdivisions in Unincorporated Areas in Benton County.

14 new houses in Unincorporated Areas in Benton County became occupied in the first half of 2023. The annual absorption rate implies that there are



105.9 months of remaining inventory in active subdivisions, down from 294.7 percent in the second half of 2022.

In 5 out of the 12 active subdivisions in Unincorporated Areas in Benton County, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 50.0 percent in the first half of 2023.

Additionally, 112 new lots in Oak Trail Park received final approval by first half of 2023.

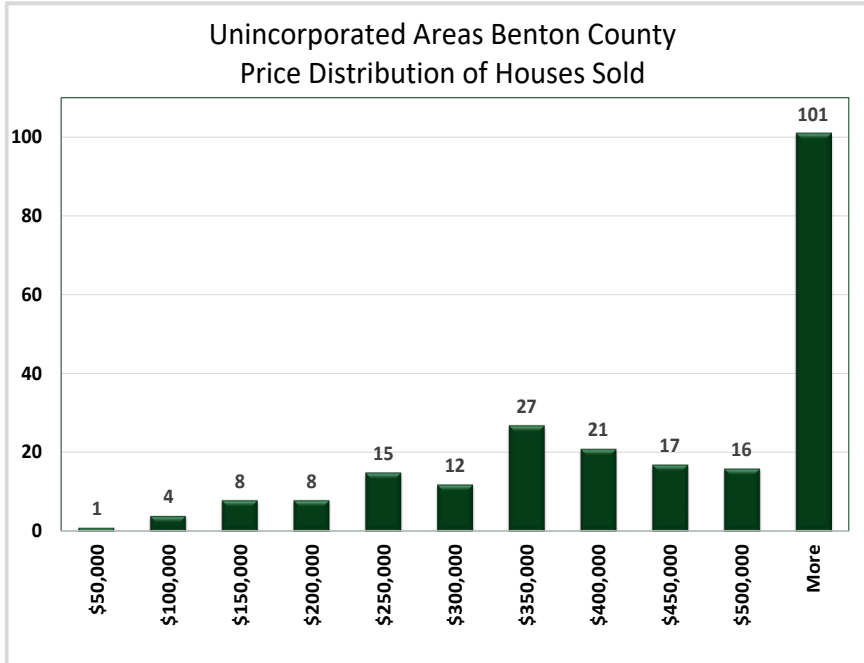
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	14	0	2	0	28	44	0	--
Crow's Nest 6th	6	0	0	0	9	15	0	--
Esculapia Estates	8	0	0	0	10	18	0	96.0
Greenstone Estate	5	0	0	1	41	47	0	--
Hawk's Landing	14	0	0	0	3	17	1	84.0
Moonlight Valley	13	0	1	0	20	34	2	42.0
Ozark Hills	19	0	5	2	2	28	1	312.0
Pepper Hills	20	0	0	0	34	54	3	48.0
Pleasant Meadows	0	0	0	0	20	20	1	0.0
Sylvan Acres	18	0	0	0	8	26	0	--
Timber Ridge Estates	25	0	6	1	17	49	6	42.7
Ventris Cove Estates	42	0	1	0	2	45	0	--
Unincorporated Areas Benton County	184	0	15	4	194	397	14	105.9

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.

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



230 houses were sold in Unincorporated Areas in Benton County in the first half of 2023.

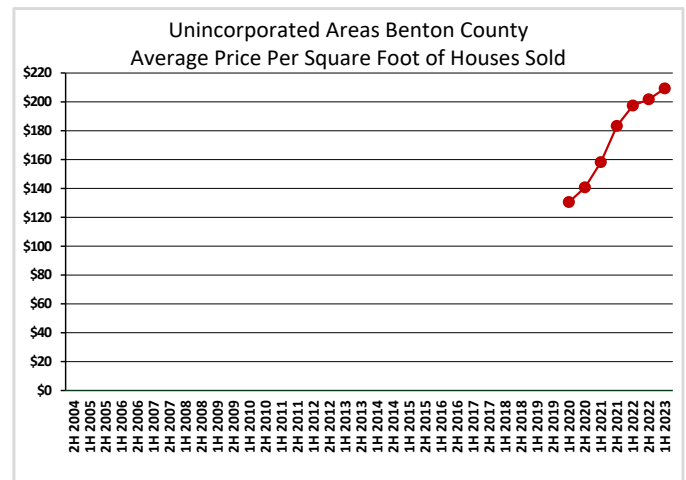
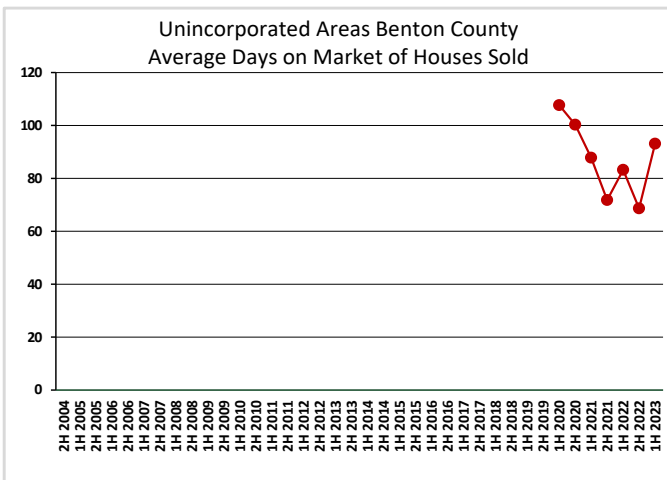
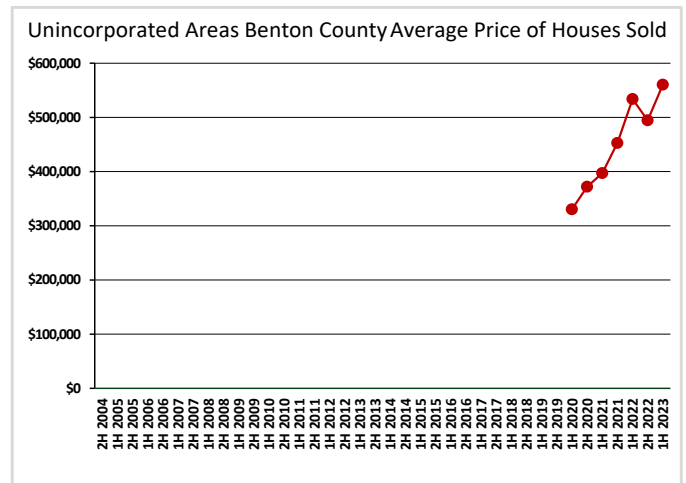
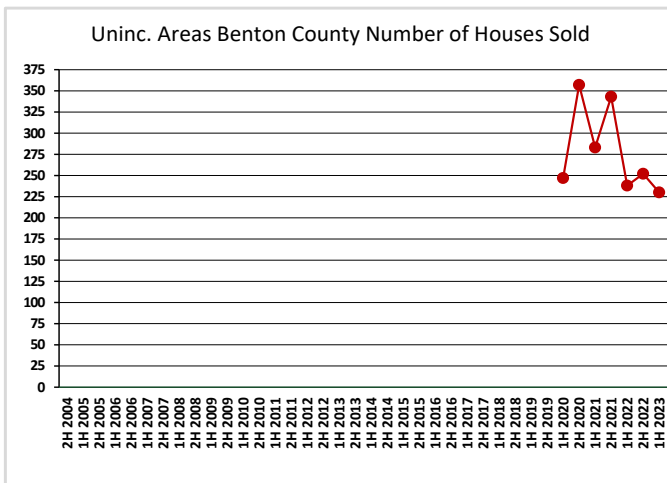
The average price of a house was \$560,372 at \$209.24 per square foot.

The median cost of a house was \$462,500.

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	0.4%	1,042	22	83.3%
\$50,001 - \$100,000	4	1.4%	1,042	61	89.4%
\$100,001 - 150,000	8	2.9%	1,091	113	89.1%
\$150,001 - \$200,000	8	2.9%	1,064	55	95.6%
\$200,001 - \$250,000	15	5.4%	1,499	79	96.2%
\$250,001 - \$300,000	12	4.3%	1,682	72	98.6%
\$300,001 - \$350,000	27	9.7%	1,911	86	96.9%
\$350,001 - \$400,000	21	7.6%	2,117	102	97.4%
\$400,001 - \$450,000	17	6.1%	2,199	70	98.3%
\$450,001 - \$500,000	16	5.8%	2,377	82	96.6%
\$500,001+	101	36.3%	3,614	107	96.3%
Unincorporated BC Sold	230	100.0%	2,616	93	96.3%

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	238	252	230	-3.4%	-8.7%
Average Price of Houses Sold	\$533,846	\$494,514	\$560,372	5.0%	13.3%
Average Days on Market	83	69	93	11.9%	35.6%
Average Price per Square Foot	\$197.41	\$201.74	\$209.24	6.0%	3.7%
Percentage of County Sales	10.7%	10.7%	11.2%	4.9%	4.1%
Number of New Houses Sold	8	14	10	25.0%	-28.6%
Average Price of New Houses Sold	\$580,197	\$682,985	\$597,200	2.9%	-12.6%
Average Days on Market of New Houses Sold	182	85	104	-42.6%	23.3%
Number of Houses Listed	105	122	155	47.6%	27.0%
Average List Price of Houses Listed	\$928,119	\$786,469	\$757,139	-18.4%	-3.7%

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	2	0.9%	1,585	46	\$222,000	\$129.91
Avalon	1	0.4%	3,218	160	\$675,000	\$209.76
Beaver Shores	14	6.1%	1,322	76	\$235,929	\$188.55
Bella Vista Original	1	0.4%	1,736	72	\$242,000	\$139.40
BLM Estates	1	0.4%	2,572	223	\$215,000	\$83.59
Buffalo Shadows	1	0.4%	2,504	29	\$526,000	\$210.06
Cloverdale Estates	2	0.9%	1,670	46	\$311,000	\$186.35
Copper Mine Acres	2	0.9%	1,818	64	\$432,700	\$241.37
Coppertree	1	0.4%	3,081	185	\$650,000	\$210.97
Crossings, The	1	0.4%	1,368	87	\$195,000	\$142.54
Crows Nest	2	0.9%	4,316	137	\$837,250	\$194.30
Dawn Hill C C Resort	3	1.3%	2,349	112	\$383,333	\$162.65
Dawn Hill C C Resort Twnh	2	0.9%	1,081	32	\$72,500	\$66.44
Dawn Hill Cynth Twnh	2	0.9%	1,133	120	\$117,500	\$105.03
Deer Haven	3	1.3%	1,303	49	\$248,000	\$191.07
Dream Valley	3	1.3%	2,260	63	\$379,000	\$165.59
Dutchmans	2	0.9%	2,067	51	\$475,750	\$230.16
Eagle Crest	1	0.4%	2,832	92	\$680,000	\$240.11
Eau Claire	1	0.4%	4,026	34	\$1,111,111	\$275.98
Edgewood	1	0.4%	2,297	111	\$319,000	\$138.88
Elder Estates	1	0.4%	2,643	35	\$448,000	\$169.50
Esculapia Estates	1	0.4%	4,764	63	\$2,250,000	\$472.29
Flint Creek Park	1	0.4%	1,242	45	\$196,000	\$157.81
Forest Hills	3	1.3%	3,241	32	\$664,667	\$204.88
Gram B Point	2	0.9%	2,663	44	\$767,500	\$289.30
Greenstone Estates	1	0.4%	2,358	36	\$530,000	\$224.77
Hawks Landing	2	0.9%	4,151	65	\$1,518,750	\$369.11
Heritage Ranch	1	0.4%	2,539	204	\$398,000	\$156.75
Hilldale	1	0.4%	4,643	73	\$850,000	\$183.07
Indian Hills	2	0.9%	3,177	172	\$1,027,500	\$332.57
Island View Estates	1	0.4%	6,234	177	\$850,000	\$136.35
Kinross	1	0.4%	1,815	31	\$510,000	\$280.99
Kinty	1	0.4%	1,536	102	\$350,000	\$227.86
Lake Shore Farms	2	0.9%	5,048	108	\$1,487,500	\$304.28
Latham Landing	1	0.4%	1,592	99	\$888,000	\$557.79
Lazy R Ranch	1	0.4%	1,775	58	\$682,000	\$384.23
Lost Bridge Village	3	1.3%	2,251	117	\$516,333	\$267.17

Unincorporated Areas in Benton County

Characteristics of Houses Sold

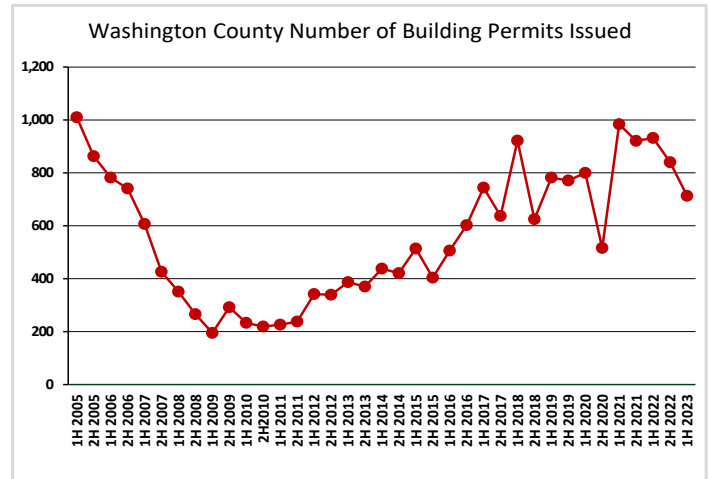
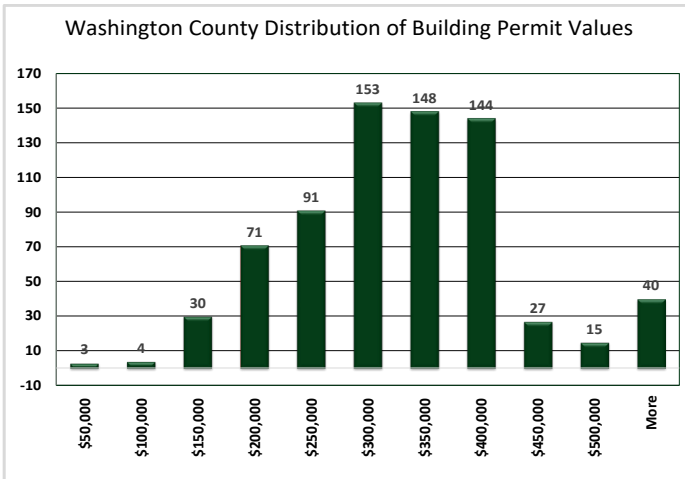
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Mack Grimes	3	1.3%	1,766	92	\$315,983	\$182.13
Maple Point	1	0.4%	2,016	52	\$439,900	\$218.20
Meadow Wood	1	0.4%	3,056	31	\$665,000	\$217.60
Monte Ne Shores	1	0.4%	1,076	37	\$191,500	\$177.97
Moonlight Valley	2	0.9%	1,845	41	\$379,500	\$205.43
Mountain Lake Estates	1	0.4%	2,922	112	\$632,500	\$216.46
Myers Minor	1	0.4%	2,127	50	\$477,000	\$224.26
North Hickory Hills	1	0.4%	2,138	113	\$369,900	\$173.01
Oak Cliff Estates	1	0.4%	3,200	136	\$750,000	\$234.38
Oak Crest Estates	2	0.9%	1,487	87	\$247,500	\$166.36
Oak Knoll Second	1	0.4%	1,720	42	\$320,000	\$186.05
Oakhill Estates	1	0.4%	2,914	203	\$519,000	\$178.11
Oakhills	1	0.4%	2,080	90	\$575,000	\$276.44
Orndorff Acres	2	0.9%	1,981	33	\$380,000	\$192.06
Overman Acres	1	0.4%	3,120	329	\$675,000	\$216.35
Ozark Estates	3	1.3%	2,046	54	\$433,333	\$222.60
Ozark Hills	1	0.4%	2,996	108	\$728,000	\$242.99
Ozark Orchard Co	1	0.4%	1,772	71	\$314,500	\$177.48
Panorama Park	1	0.4%	4,596	63	\$1,460,000	\$317.67
Pepper Hills	4	1.7%	3,826	90	\$716,500	\$185.59
Pine Oak Estates	1	0.4%	2,100	100	\$337,000	\$160.48
Pine Ridge Estates	3	1.3%	2,055	107	\$343,233	\$171.80
Pleasure Heights	6	2.6%	1,660	99	\$208,400	\$138.44
Plentywood	3	1.3%	2,857	121	\$548,333	\$192.15
Point at Falls Hollow, The	1	0.4%	4,678	120	\$1,305,000	\$278.97
Point Virgo Estates	1	0.4%	2,109	31	\$950,000	\$450.45
Prairie Creek	1	0.4%	2,558	19	\$850,000	\$332.29
Preston Trail Estates	1	0.4%	5,786	108	\$1,100,000	\$190.11
Rambo Riera	1	0.4%	1,104	254	\$387,000	\$350.54
Rivercliff	4	1.7%	3,980	135	\$951,250	\$251.61
Rush Estates	1	0.4%	1,480	21	\$335,000	\$226.35
Schillings	1	0.4%	1,943	133	\$437,000	\$224.91
Serenity Point	1	0.4%	7,726	70	\$1,100,000	\$142.38
Shady Acres Unit	1	0.4%	1,659	72	\$270,000	\$162.75
Shamrock	1	0.4%	3,497	64	\$955,000	\$273.09
South Mountain Estates	1	0.4%	4,360	41	\$830,000	\$190.37

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
Stone Ridge Estates	1	0.4%	3,655	18	\$850,000	\$232.56
Stonebriar	3	1.3%	4,119	108	\$926,500	\$224.48
Sycamore Heights	1	0.4%	2,644	102	\$510,000	\$192.89
Talamore	2	0.9%	4,917	135	\$1,066,650	\$217.51
Three Springs	2	0.9%	3,102	77	\$744,500	\$240.01
Timber Ridge Estates	1	0.4%	3,732	165	\$760,000	\$203.64
Tucks Crossing	1	0.4%	1,941	38	\$355,000	\$182.90
Vans Lakeside Acres	1	0.4%	3,273	70	\$1,061,000	\$324.17
Viriden Hills	2	0.9%	2,935	108	\$437,500	\$146.54
Waterford Park	1	0.4%	2,796	176	\$598,000	\$213.88
Wateroak HPR	1	0.4%	1,891	21	\$300,000	\$158.65
Wildflower Point	1	0.4%	1,957	20	\$1,450,000	\$740.93
Woodridge Manor	1	0.4%	2,108	102	\$540,000	\$256.17
Other	83	36.1%	2,720	102	\$558,693	\$199.64
Unincorporated Areas in Benton County	230	100.0%	2,616	93	\$560,372	\$209.24

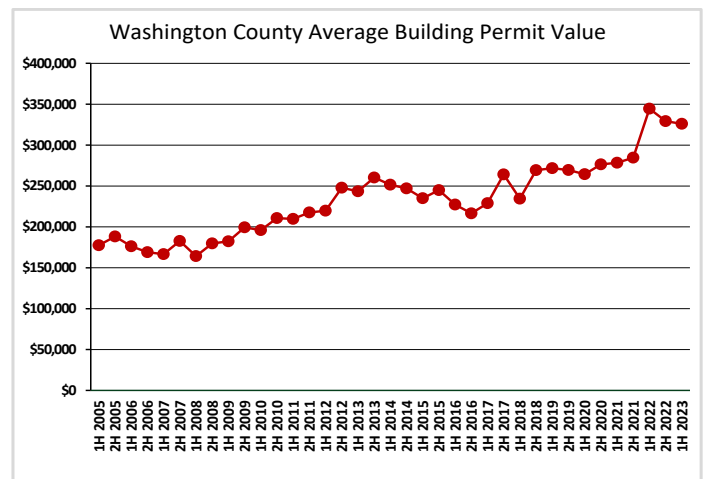
Washington County Building Permits



726 building permits were issued in Washington County during the first half of 2023. This is 13.6 percent decrease from the 840 permits issued in the second half of 2022.

The average building permit value decreased 0.4 percent from \$329,283 in the second half of 2022 to \$327,821 in the first half of 2023. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

In the pipeline, Washington County has an additional 5,820 lots in 67 subdivisions in the preliminary or final plat status in the first half of 2023.

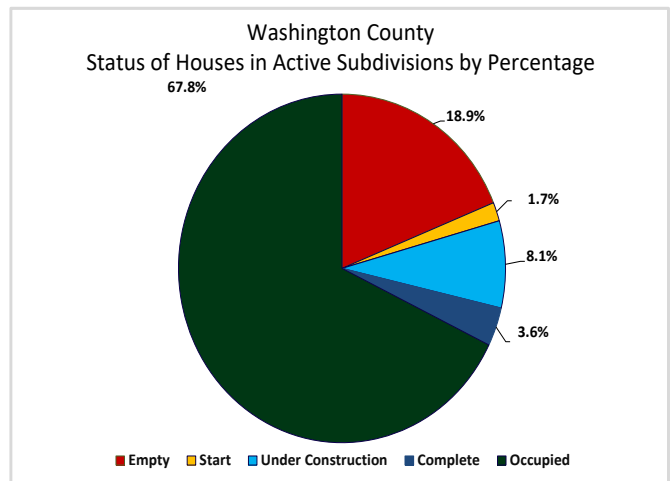
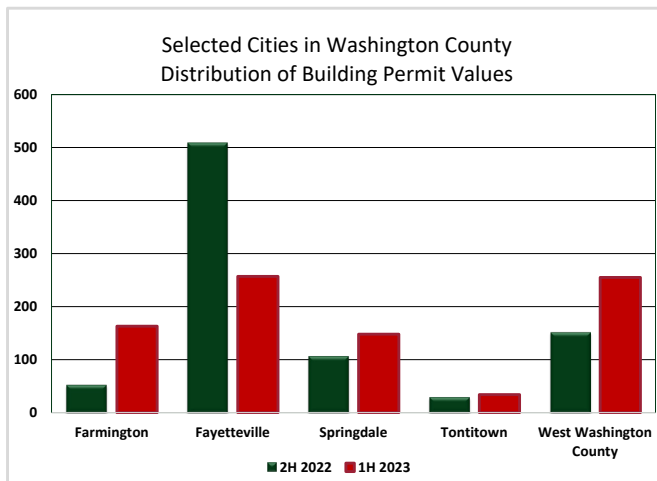


Washington County Building Permits	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	932	840	726	-22.1%	-13.6%
Average Value of Residential Building Permits	\$344,490	\$329,283	\$327,821	-4.8%	-0.4%

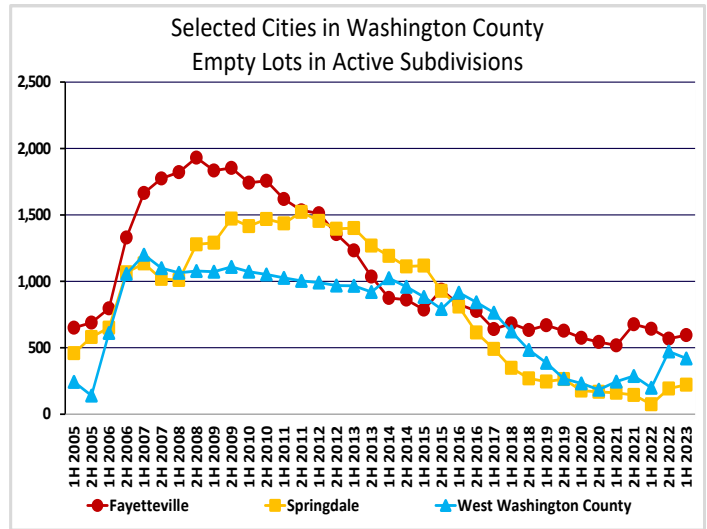
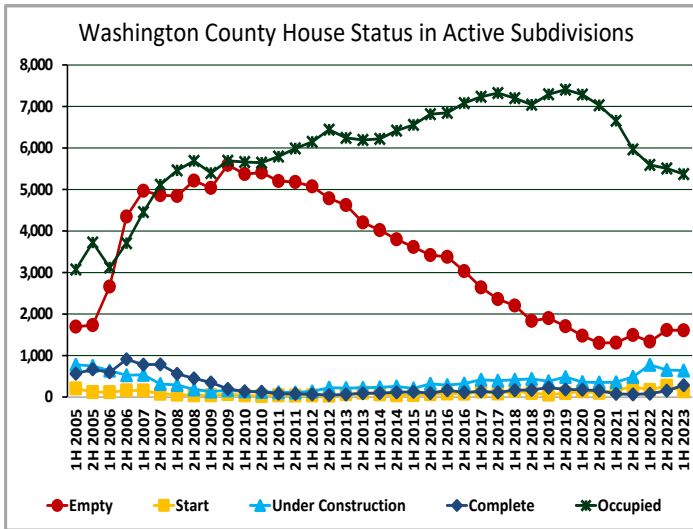
Washington County

Building Permits in Selected Cities

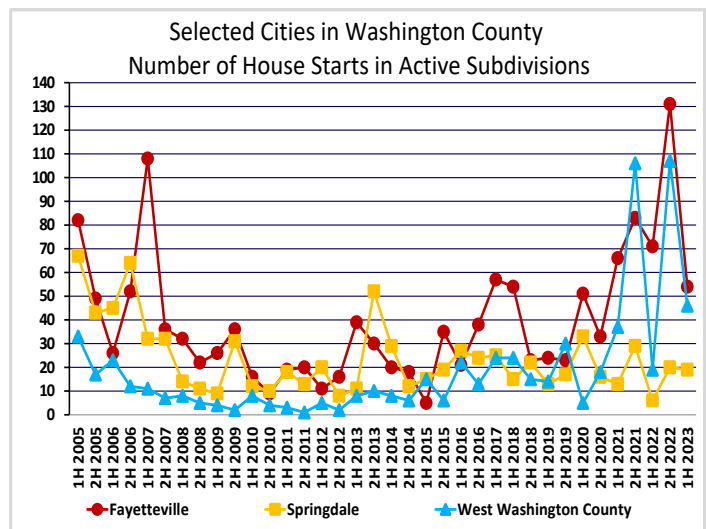
Building Permit Values Washington County	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	1H 2023	2H 2022	% WC	% NWA
Elkins	0	1	2	1	0	0	1	1	0	0	0	6	7	0.8%	0.3%
Elm Springs	0	0	0	0	0	1	0	2	1	1	2	7	20	1.0%	0.3%
Farmington	0	0	0	1	1	55	35	63	1	3	4	163	53	22.5%	7.1%
Fayetteville	0	0	23	19	24	33	78	41	13	10	16	257	509	35.4%	11.2%
Goshen	0	1	1	1	0	0	1	0	1	0	7	12	13	1.7%	0.5%
Greenland	0	0	0	2	2	0	0	0	0	0	0	4	0	0.6%	0.2%
Johnson	0	0	0	0	0	0	0	0	0	0	7	7	2	1.0%	0.3%
Lincoln	1	0	0	0	0	0	0	0	0	0	0	1	11	0.1%	0.0%
Prairie Grove	2	2	3	22	17	14	11	15	0	0	1	87	87	12.0%	3.8%
Springdale	0	0	1	24	47	49	18	7	0	1	1	148	107	20.4%	6.5%
Tontitown	0	0	0	1	0	1	4	15	11	0	2	34	30	4.7%	1.5%
West Fork	0	0	0	0	0	0	0	0	0	0	0	0	1	0.0%	0.0%
West Washington County	3	2	3	25	20	69	46	78	1	3	5	255	152	35.1%	11.1%
Washington County	3	4	30	71	91	153	148	144	27	15	40	726	840	100.0%	31.7%



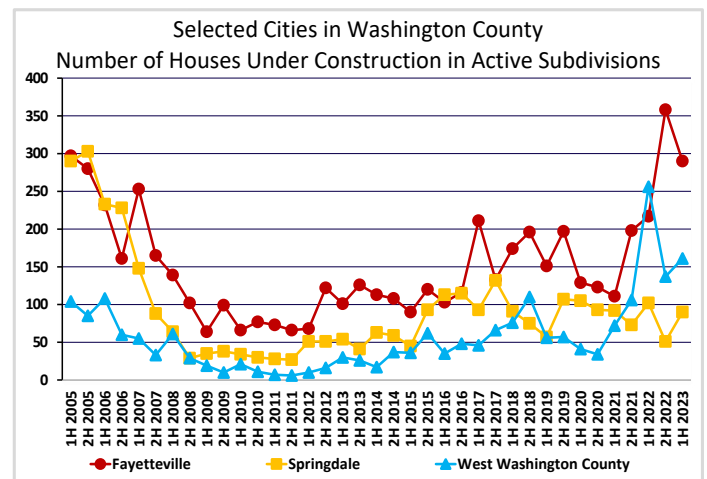
Washington County Active Subdivisions



There were 8,043 total lots in 149 active subdivisions in Washington County in the first half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2023. 66.8 percent of the lots were occupied, 3.5 percent were complete but unoccupied, 8.0 percent were under construction, 1.7 percent were starts, while 20.0 percent were empty lots.



During the first half of 2023, 773 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 21.3 months of lot inventory at the end of first half of 2023.

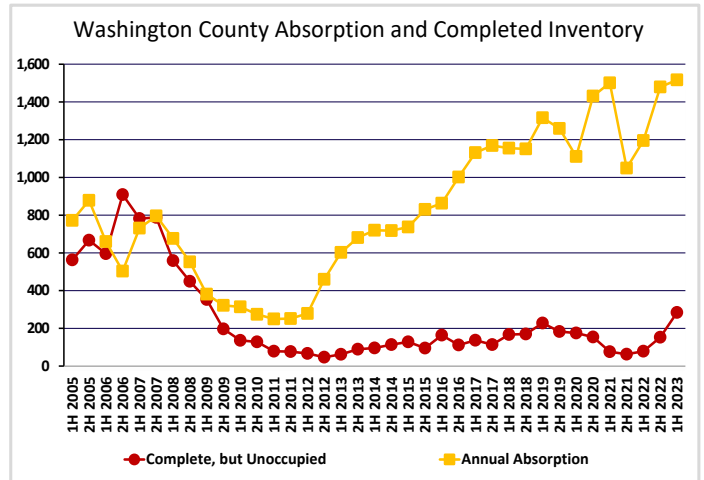
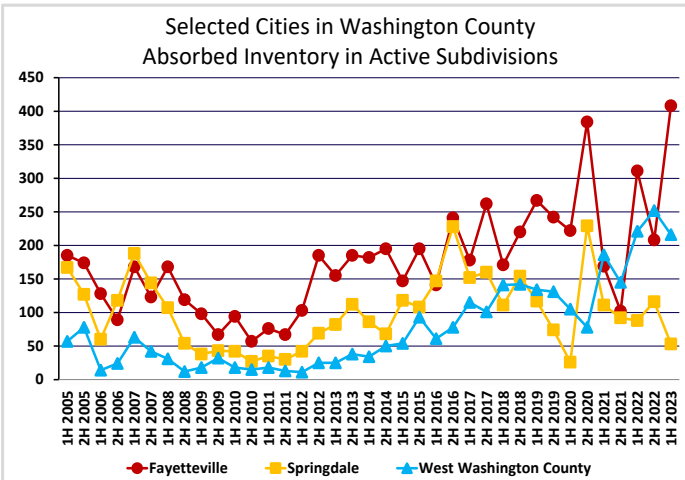
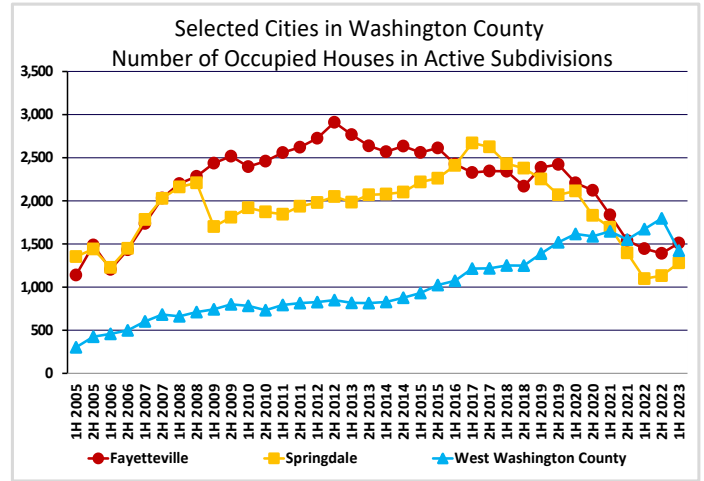
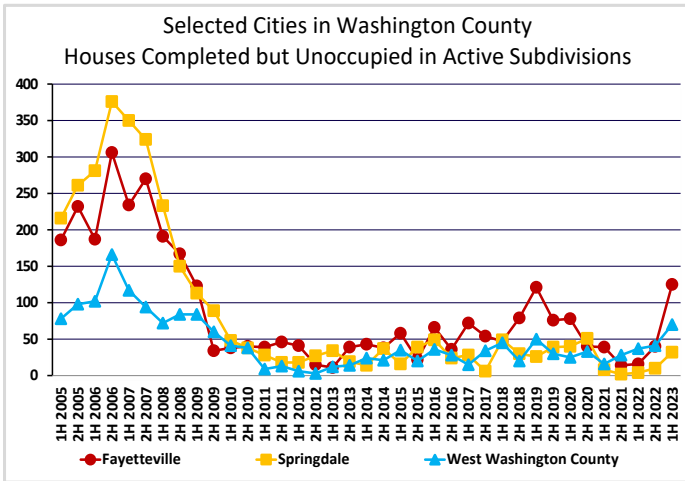


Overall, in 33 out of the 149 active subdivisions in Washington County, no absorption occurred in the last year.

In the first half of 2023, Snyder Grove, Phase II, III, IV in Prairie Grove had 63 lots absorbed, Woodridge, Phase II & III in Fayetteville, followed with 56 and South Pointe, Phase IV, V in Tontitown followed with 37.

No new construction or progress in existing construction has occurred in the last year in 18 of the 149 active subdivisions in the Washington County.

Washington County Active Subdivisions



The table on the right shows and additional 5,820 final and preliminary lots for Washington County.

Combining coming lots and existing total empty lots in Washington County for new and current subdivisions would total over 7,000 empty lots. Absorption in Benton and Washington County for the past five years averaged over 1,300 lots per year. The absorption for the first half of 2023 totaled 773 lots in Washington County.

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	4	305
Fayetteville	28	2,141
Goshen	1	16
Lincoln	1	18
Prairie Grove	8	1,200
Springdale	22	1,975
Tontitown	3	165
Washington Total	67	5,820

Washington County Owner Occupied Trend

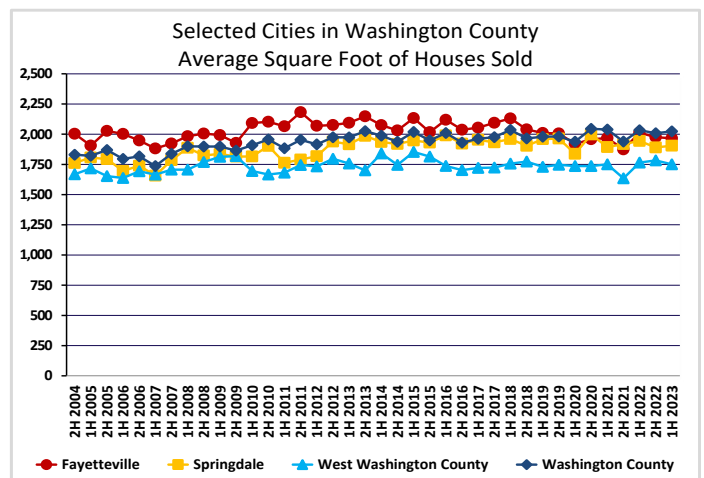
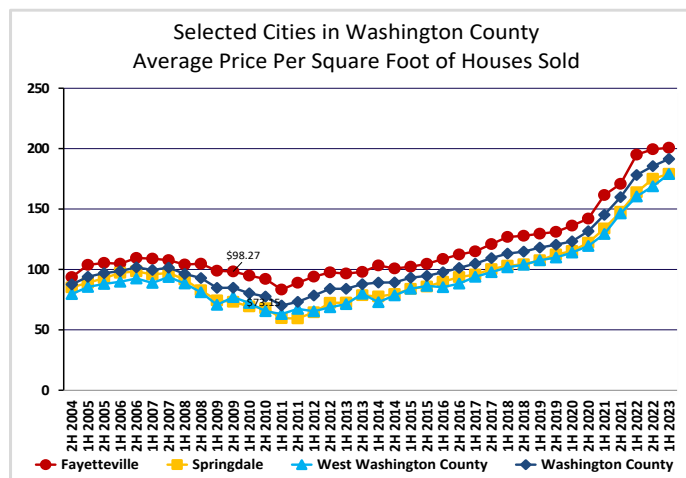
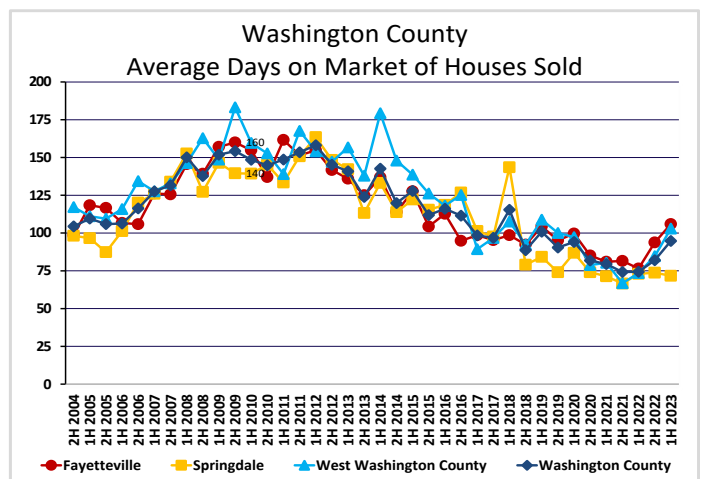
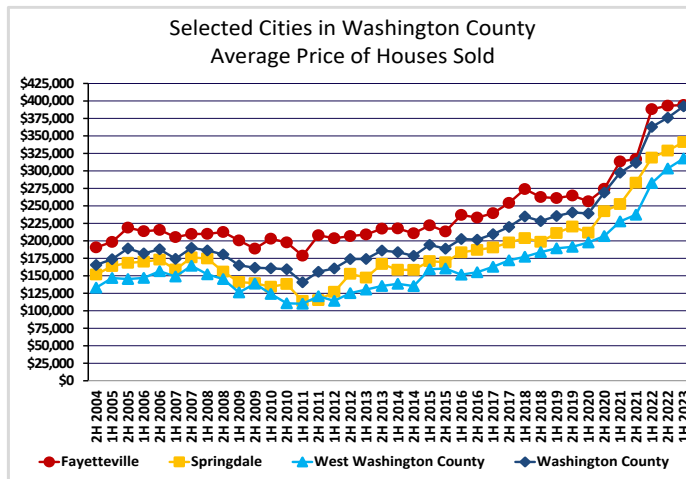
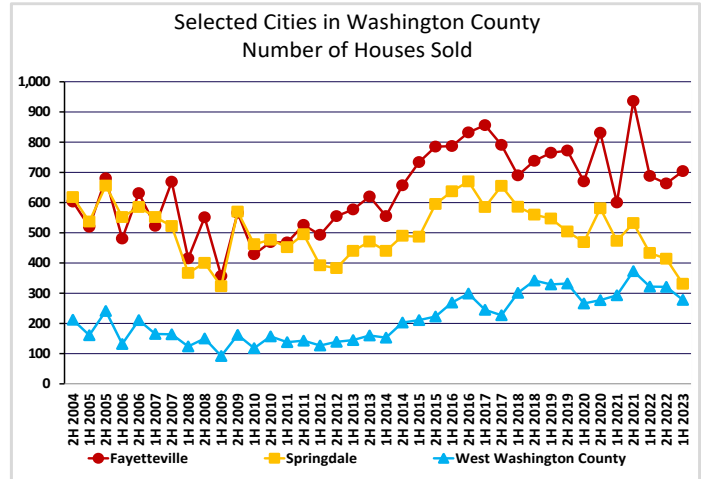
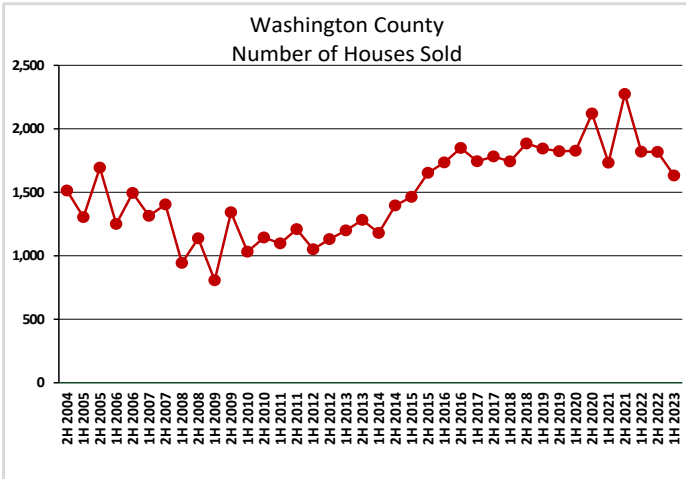
Washington County Owner Occupied by City	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	64.7%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	69.2%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	67.4%	67.8%	64.5%	60.9%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	54.5%	54.2%	53.0%	51.2%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.4%	78.9%	78.8%	76.9%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	72.7%	74.3%	71.8%	71.2%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	54.3%	54.6%	52.9%	52.3%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	56.8%	55.3%	58.4%	59.2%	58.9%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.1%	64.5%	64.4%	61.5%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	62.7%	62.8%	61.6%	61.0%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	70.7%	71.9%	69.2%	63.0%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	70.9%	70.9%	69.9%	69.4%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	63.0%	60.4%	65.0%	60.9%
Rural-WC	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	73.0%	72.9%	72.6%	71.6%
Washington County	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	61.7%	61.7%	60.6%	59.1%

Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 June 30, 2023 provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 59.1 percent in the first half of 2023. This represents a decline of owner-occupied homes of 5.8% over the reported time.

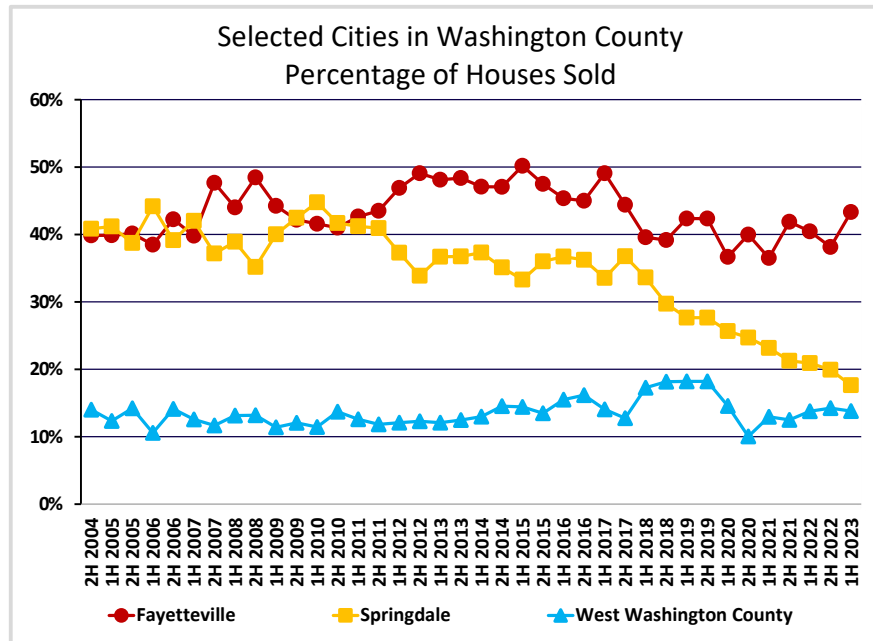
1,632 houses were sold in Washington County during the first half of 2023. The average price of a house was \$392,306 at \$191.46 per square foot. The median cost of a house sold in Washington County was \$331,820. The table below the graph covers a yearly and semi-yearly trend for house sales in Washington County.

Sold Characteristics in Washington County	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	1,819	1,818	1,632	-10.3%	-10.2%
Average Price of Houses Sold	\$362,924	\$376,018	\$392,306	8.1%	4.3%
Average Days on Market	74	82	95	27.4%	15.5%
Average Price per Square Foot	\$178.12	\$185.50	\$191.46	7.5%	3.2%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	426	497	553	29.8%	11.3%
Average Price of New Houses Sold	\$371,267	\$389,142	\$400,674	7.9%	3.0%
Average Days on Market of New Houses Sold	136	150	143	5.5%	-4.3%
Number of Houses Listed	492	523	541	10.0%	3.4%
Average List Price of Houses Listed	\$531,082	\$508,818	\$548,367	3.3%	7.8%

Washington County Houses Sold

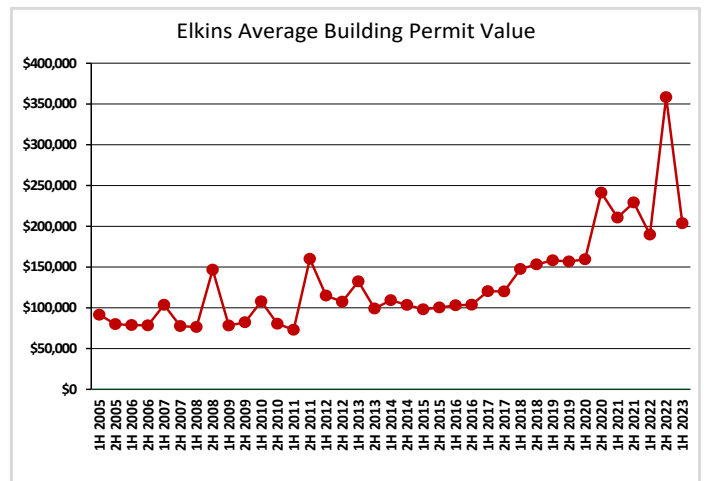
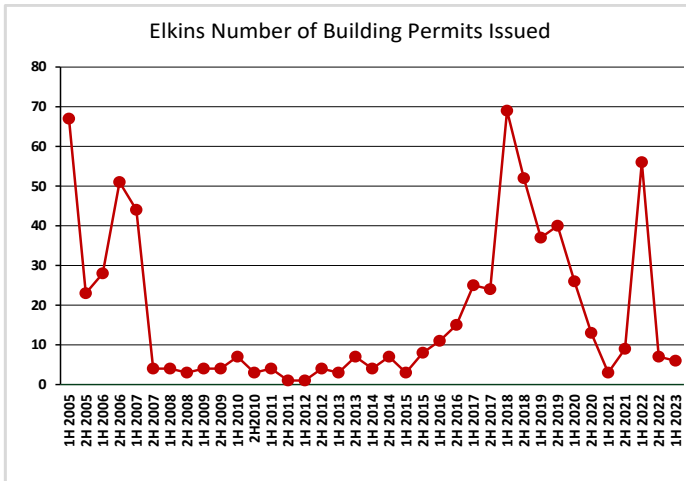


Washington County Sold Houses by City and Characteristics



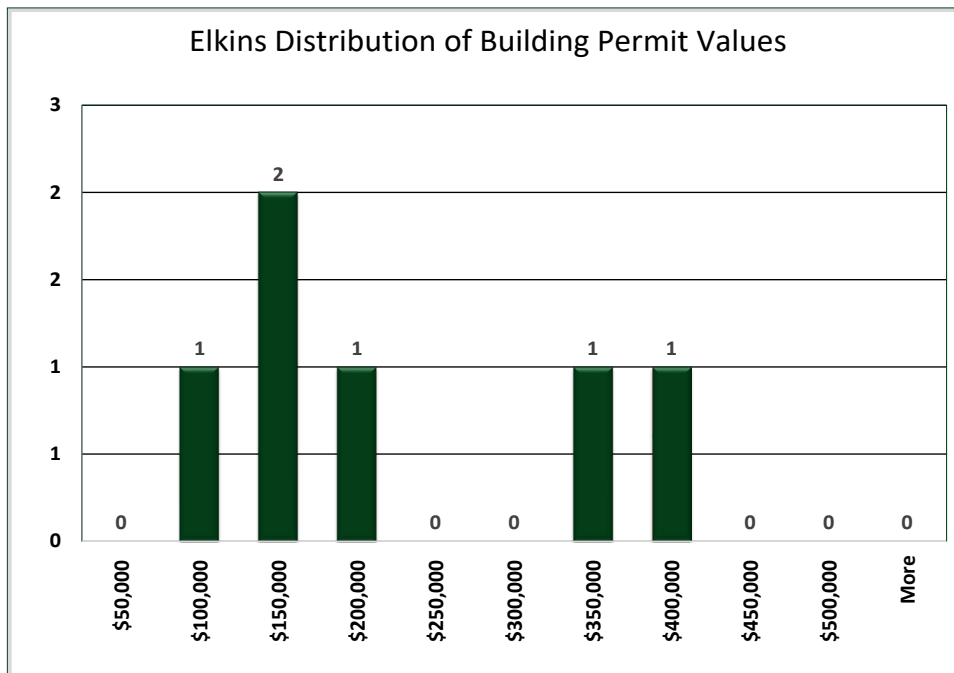
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$257,963	\$171.43	80	27	1.1%
Elm Springs	\$661,315	\$207.77	100	37	3.8%
Evansville	--	--	--	0	0.0%
Farmington	\$352,902	\$184.72	115	134	7.4%
Fayetteville	\$394,066	\$200.71	106	704	43.3%
Goshen	\$920,524	\$228.20	94	17	2.4%
Greenland	\$305,600	\$158.67	75	5	0.2%
Johnson	\$676,360	\$207.63	111	21	2.2%
Lincoln	\$193,805	\$145.51	93	22	0.7%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$311,045	\$179.90	95	100	4.9%
Springdale	\$341,216	\$179.14	72	331	17.6%
Summers	--	--	--	0	0.0%
Tontitown	\$480,999	\$198.91	76	55	4.1%
West Fork	\$236,143	\$168.69	73	21	0.8%
Winslow	--	--	--	0	0.0%
No City WC	\$461,983	\$190.43	86	158	11.4%
Washington County	\$392,306	\$191.46	95	1,632	100.0%

Elkins Building Permits



Elkins	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	56	7	6	-89.3%	-14.3%
Average Value of Residential Building Permits	\$189,833	\$358,267	\$203,721	7.3%	-43.1%

Additional lots in Stokenbury phases may contribute to an upward trend for a larger number of building permits and new construction in Elkins in 2023.



Elkins

Active Subdivisions

There were 64 total lots in 1 active subdivisions in Elkins in the first half of 2023. 87.5 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 10.9 percent were empty lots.

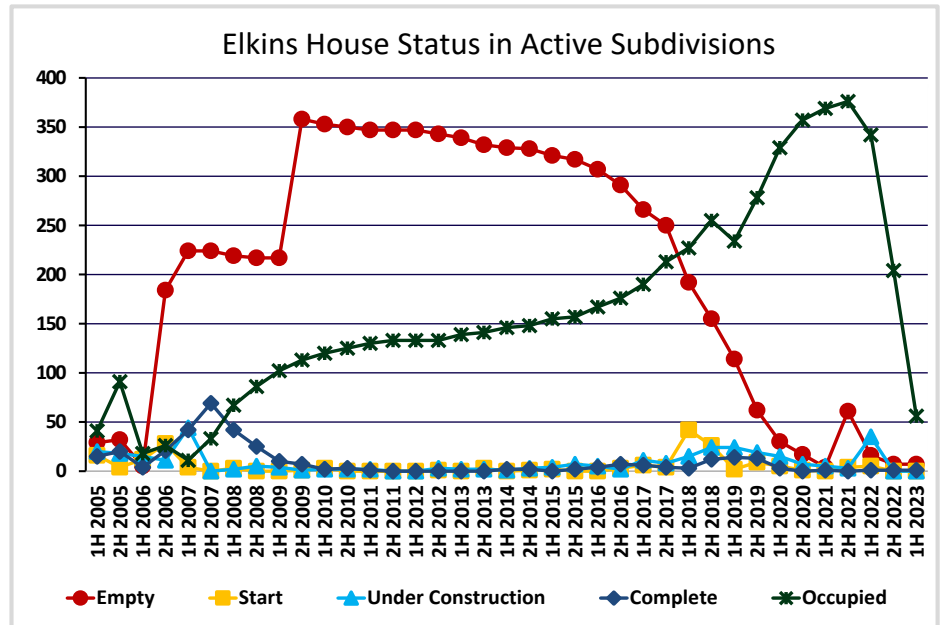
No subdivisions in Elkins had houses under construction.

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

No new houses in Elkins became occupied in the first half of 2023.

The annual absorption rate implies that there are 2.0 months of remaining inventory in active subdivisions, had no change from 1.6 percent in the second half of 2022.

In the 1 active subdivisions in Elkins, absorption has occurred in the last year.



The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 64.7 percent in the first half of 2023.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2023.

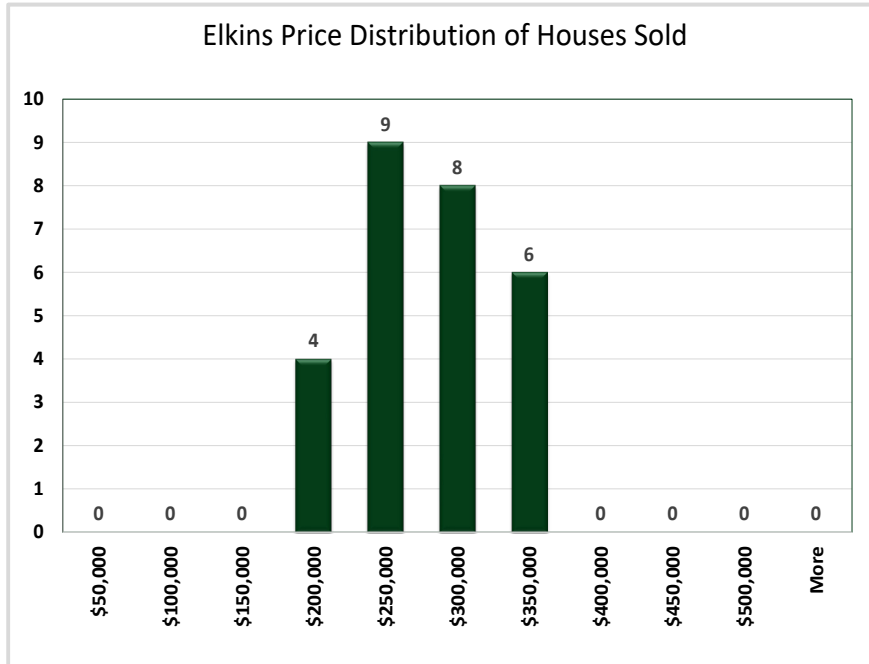
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Stokenbury Farms, Phase II	7	0	0	1	56	64	0	2.0
Active Subdivision	7	0	0	1	56	64	0	2.0

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.

Elkins

Price Distribution of Houses Sold



27 houses were sold in Elkins in the first half of 2023.

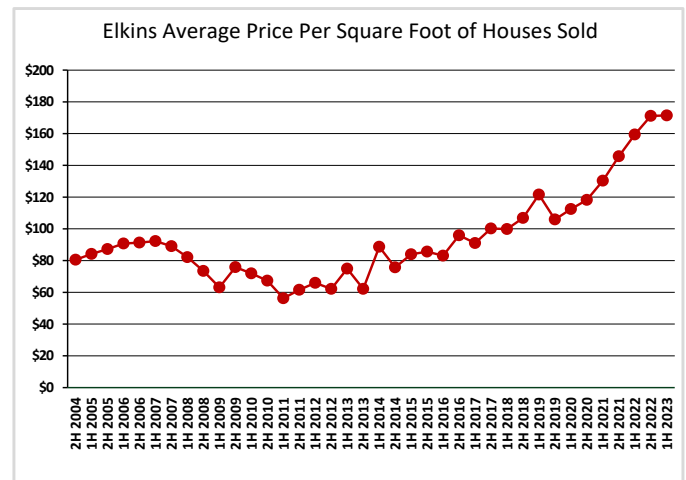
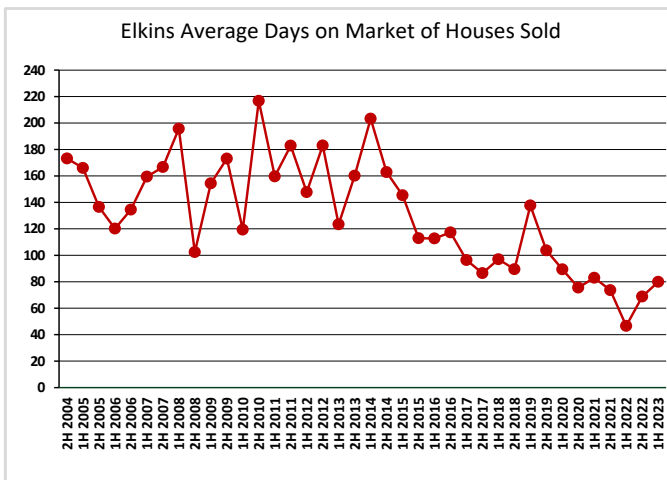
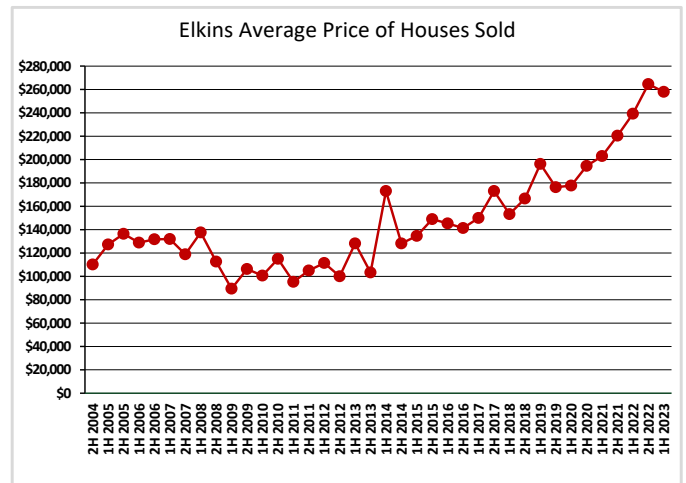
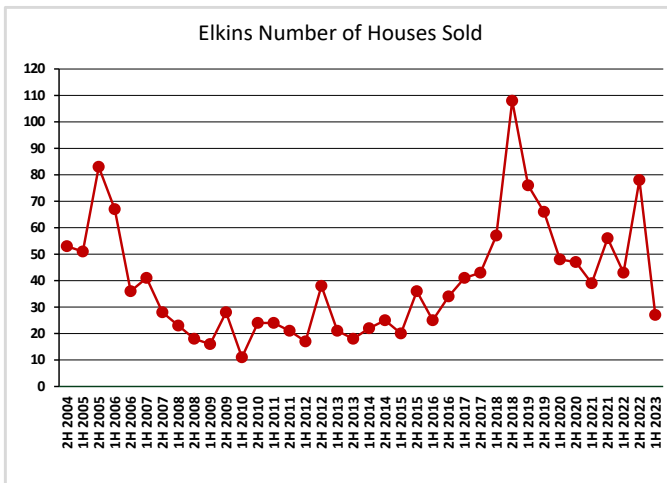
The average price of a house was \$257,963 at \$171.43 per square foot.

The median cost of a house was \$254,000.

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	4	14.8%	1,265	242	101.3%
\$200,001 - \$250,000	9	33.3%	1,356	39	101.0%
\$250,001 - \$300,000	8	29.6%	1,602	60	99.7%
\$300,001 - \$350,000	6	22.2%	1,820	60	99.2%
\$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%	--	--	--
Elkins Sold	27	100.0%	1,519	80	100.3%

Elkins

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	43	78	27	-37.2%	-65.4%
Average Price of Houses Sold	\$239,194	\$264,578	\$257,963	7.8%	-2.5%
Average Days on Market	47	69	80	71.4%	16.1%
Average Price per Square Foot	\$159.41	\$171.17	\$171.43	7.5%	0.1%
Percentage of County Sales	1.6%	3.0%	1.1%	-30.2%	-64.0%
Number of New Houses Sold	7	36	1	-85.7%	-97.2%
Average Price of New Houses Sold	\$252,949	\$263,918	\$285,000	12.7%	8.0%
Average Days on Market of New Houses Sold	63	87	66	5.0%	-24.5%
Number of Houses Listed	16	6	7	-56.3%	16.7%
Average List Price of Houses Listed	\$256,187	\$324,449	\$326,957	27.6%	0.8%

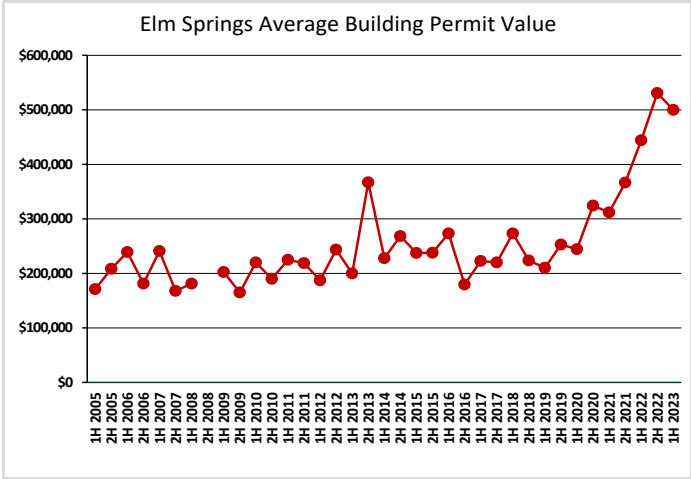
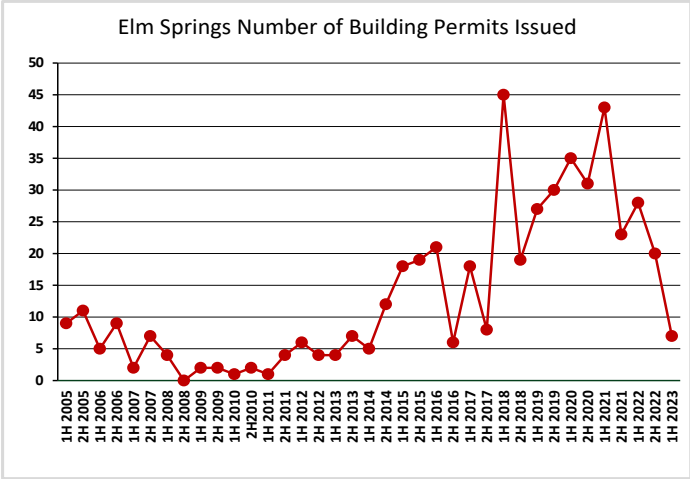
Elkins

Characteristics of Houses Sold

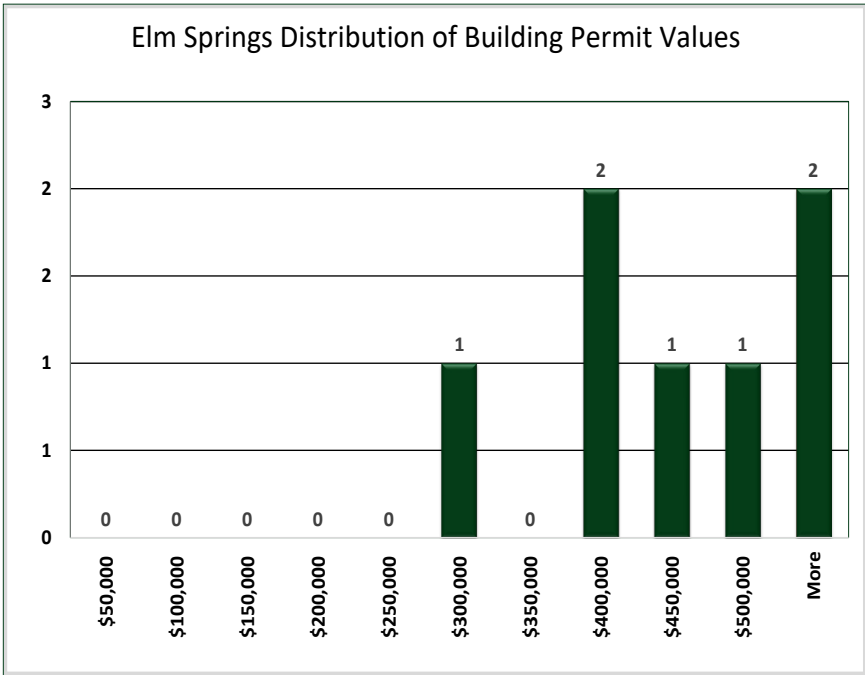
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Eastview	2	7.4%	1,192	48	\$208,750	\$175.37
Elkridge Plantation	3	11.1%	1,490	62	\$263,667	\$178.87
Fox Trail Village	1	3.7%	1,360	33	\$235,000	\$172.79
Meadowbrook	2	7.4%	1,522	36	\$274,000	\$180.03
Millers Meadow	1	3.7%	1,665	42	\$299,500	\$179.88
Oakleaf Manor	4	14.8%	1,709	56	\$295,500	\$173.91
Oakwoods	3	11.1%	1,251	53	\$213,666	\$170.65
Stokenbury Farms	7	25.9%	1,462	141	\$258,857	\$177.54
Other	4	14.8%	1,814	89	\$259,750	\$144.55
Other	4	14.3%	1,814	89	\$259,750	\$144.55
Elkins Houses Sold	27	100.0%	1,519	80	\$257,963	\$171.43



Elm Springs Building Permits



Elm Springs	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	28	20	7	-75.0%	-65.0%
Average Value of Residential Building Permits	\$444,040	\$530,789	\$499,768	12.6%	-5.8%



Elm Springs Active Subdivisions

There were 262 total lots in 5 active subdivisions in Elm Springs in the first half of 2023. 83.6 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 4.2 were under construction, 0.8 percent were starts, and 8.8 percent were empty lots.

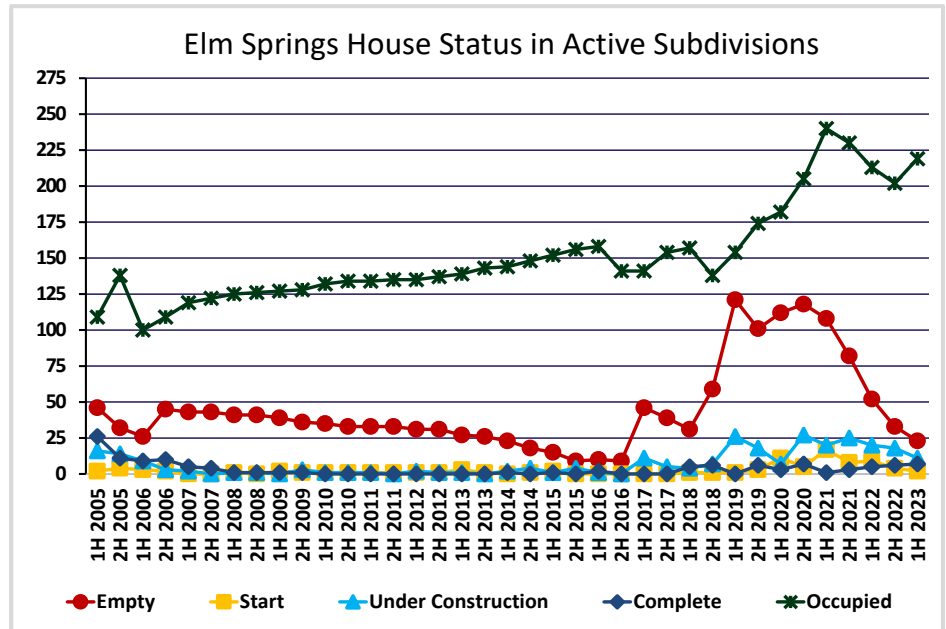
The subdivisions with the most houses under construction in Elm Springs during the first half of 2023 were Highlands at Elm Springs with 9, Elmdale Lake Estates and Elm Valley, Phase II, each with 1.

Highlands at Elm Springs had the most houses becoming occupied in Elm Springs with 7 houses. An additional 4 houses in Oak Park became occupied in the first half of 2023.

New construction or progress in existing construction has occurred in the last year in all 5 of the 5 active subdivisions in Elm Springs.

17 new houses in Elm Springs became occupied in the first half of 2023. The annual absorption rate implies that there are 12.0 months of remaining inventory in active subdivisions, down from 12.8 percent in the second half of 2022.

In all of the 5 active subdivisions in



Elm Springs, absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 69.2 percent in the first half of 2023.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2023.

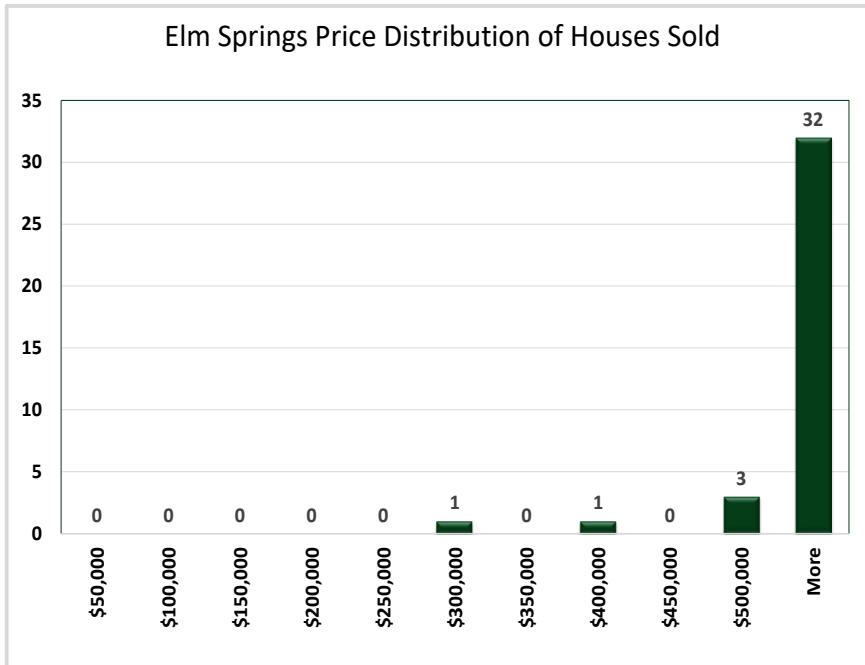
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	2	1	1	0	63	67	1	24.0
Elm Valley, Phase II	2	0	1	5	83	91	3	9.6
Elmdale Lake Estates	0	0	0	0	33	33	2	0.0
Highlands at Elm Springs	19	1	9	1	17	47	7	30.0
Oak Park	0	0	0	1	23	24	4	0.8
Elm Springs Active Subdivisions	23	2	11	7	219	262	17	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.

Elm Springs

Price Distribution of Houses Sold



37 houses were sold in Elm Springs in the first half of 2023.

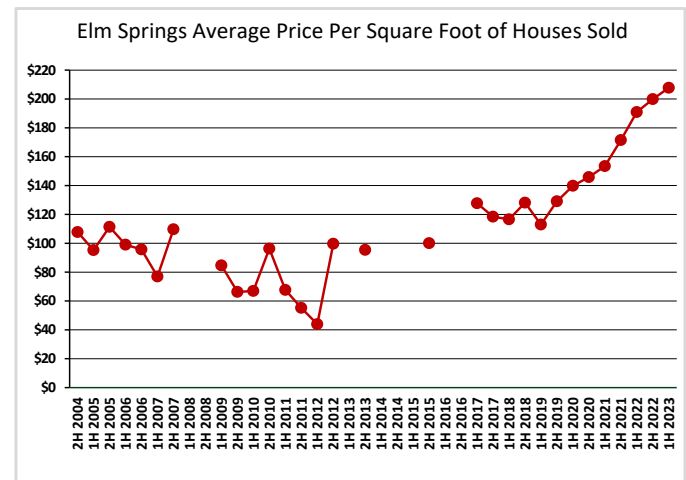
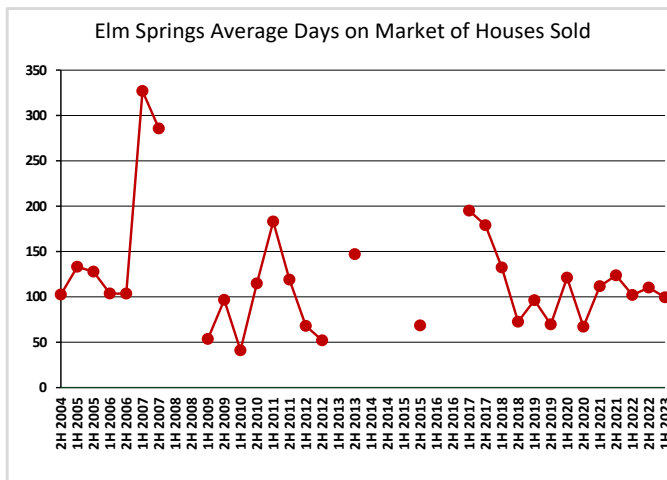
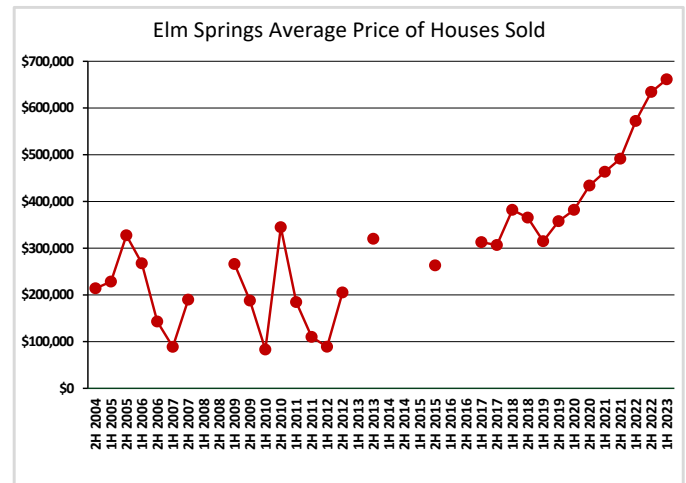
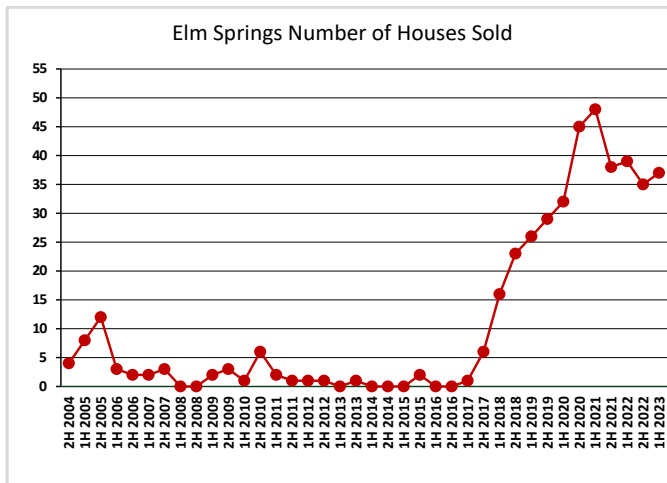
The average price of a house was \$661,315 at \$207.77 per square foot.

The median cost of a house was \$665,900.

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	0	0.0%	--	--	--
\$250,001 - \$300,000	1	2.7%	1,427	35	102.3%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	2.7%	2,334	21	102.9%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	3	8.1%	2,265	36	98.6%
\$500,001+	32	86.5%	3,352	110	99.3%
Elm Springs Sold	37	100.0%	3,184	100	99.4%

Elm Springs

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	39	35	37	-5.1%	5.7%
Average Price of Houses Sold	\$572,164	\$634,318	\$661,315	15.6%	4.3%
Average Days on Market	102	110	100	-2.4%	-9.7%
Average Price per Square Foot	\$190.93	\$199.87	\$207.77	8.8%	4.0%
Percentage of County Sales	3.4%	3.2%	3.8%	13.1%	17.7%
Number of New Houses Sold	24	17	14	-41.7%	-17.6%
Average Price of New Houses Sold	\$605,396	\$709,155	\$693,006	14.5%	-2.3%
Average Days on Market of New Houses Sold	122	171	139	13.7%	-18.7%
Number of Houses Listed	13	20	9	-30.8%	-55.0%
Average List Price of Houses Listed	\$829,408	\$835,845	\$855,278	3.1%	2.3%

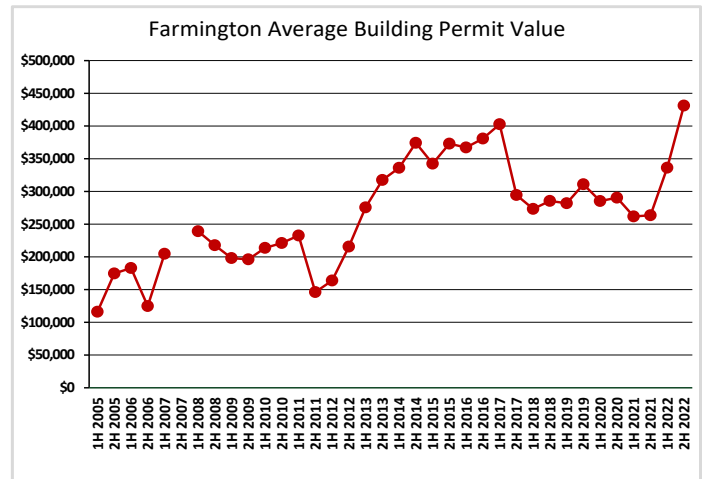
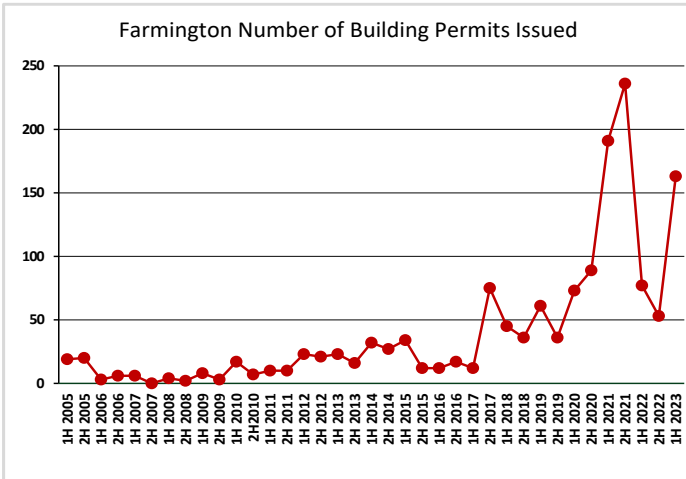
Elm Springs

Characteristics of Houses Sold

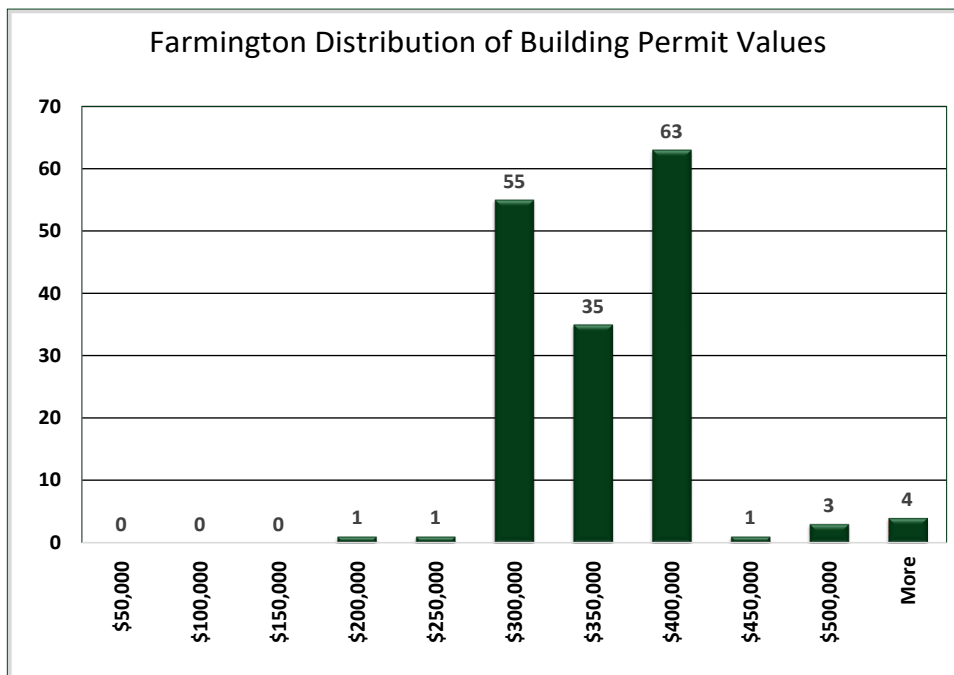
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Burk	1	2.7%	2,518	42	\$517,000	\$205.32
Camelot	1	2.7%	3,431	32	\$689,000	\$200.82
Churchill	3	8.1%	4,660	89	\$975,000	\$209.81
Collins Cove	3	8.1%	2,913	115	\$611,900	\$209.91
Elm Springs Original	3	8.1%	2,649	101	\$614,367	\$241.03
Elm Valley	10	27.0%	3,160	137	\$646,460	\$204.36
Elmdale Lake Estates	3	8.1%	3,416	62	\$710,367	\$207.65
Highlands at Elm Springs	2	5.4%	3,719	61	\$928,043	\$249.49
Mill Park	2	5.4%	2,692	49	\$523,750	\$194.53
Oak Park	3	8.1%	3,249	110	\$688,567	\$211.92
Oak Ridge Estates	2	5.4%	2,965	152	\$516,425	\$176.74
Pinkley	1	2.7%	2,882	43	\$650,000	\$225.54
Plantation Estates	1	2.7%	4,199	189	\$780,000	\$185.76
Other	2	5.4%	1,881	28	\$315,500	\$172.08
Elm Springs Sold	37	100.0%	3,184	100	\$661,315	\$207.77



Farmington Building Permits



Farmington	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	77	53	163	111.7%	207.5%
Average Value of Residential Building Permits	\$336,183	\$431,134	\$347,344	3.3%	-19.4%



Farmington Active Subdivisions

There were 956 total lots in 14 active subdivisions in Farmington in the first half of 2023. 69.5 percent of the lots were occupied, 2.4 percent were complete but unoccupied, 8.9 were under construction, 0.7 percent were starts, and 18.5 percent were empty lots.

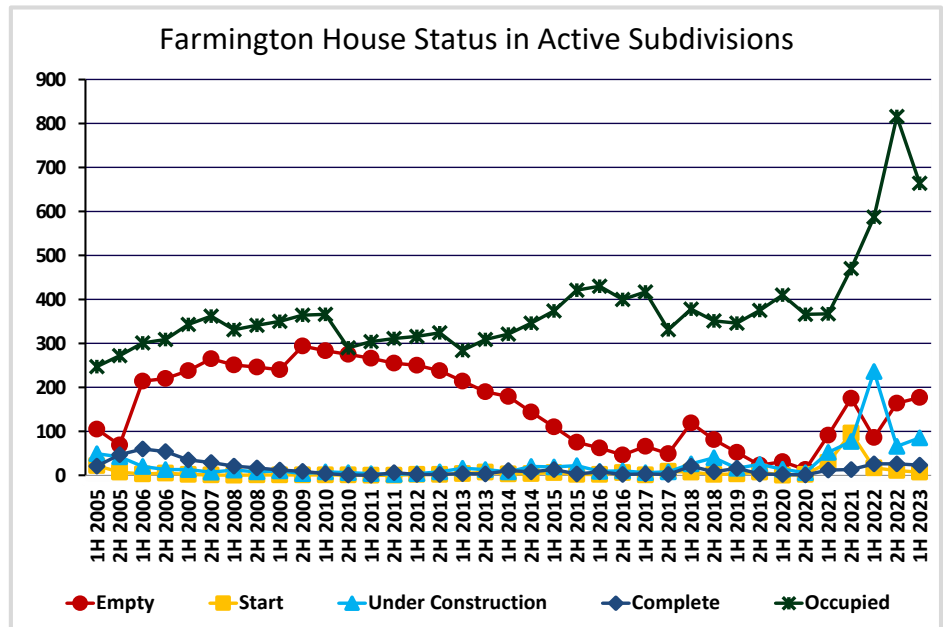
The subdivisions with the most houses under construction in Farmington during the first half of 2023 were Wagon Wheel Crossing, Phase I with 30, Groves at Engles Mill, Phase III with 24, Hunter Village with 14.

Wagon Wheel Crossing, Phase I had the most houses becoming occupied in Farmington with 48 houses. An additional 8 houses in Groves at Engles Mill, Phase III became occupied in the first half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 14 active subdivisions in Farmington.

83 new houses in Farmington became occupied in the first half of 2023. The annual absorption rate implies that there are 11.2 months of remaining inventory in active subdivisions, up from 7.9 percent in the second half of 2022.

In 1 out of the 14 active subdivisions in Farmington, no absorption has occurred in the last year.



The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 60.9 percent in the first half of 2023.

Additionally, 305 new lots in 4 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Goose Creek, Phase III	2H 2021		121	121
Grove at Engles Mill Park, IV	1H 2020		36	36
Hillcrest	2H 2020	73		73
Wagon Wheel West	2H 2021		75	75
New and Preliminary		73	232	305

Farmington

Active Subdivisions

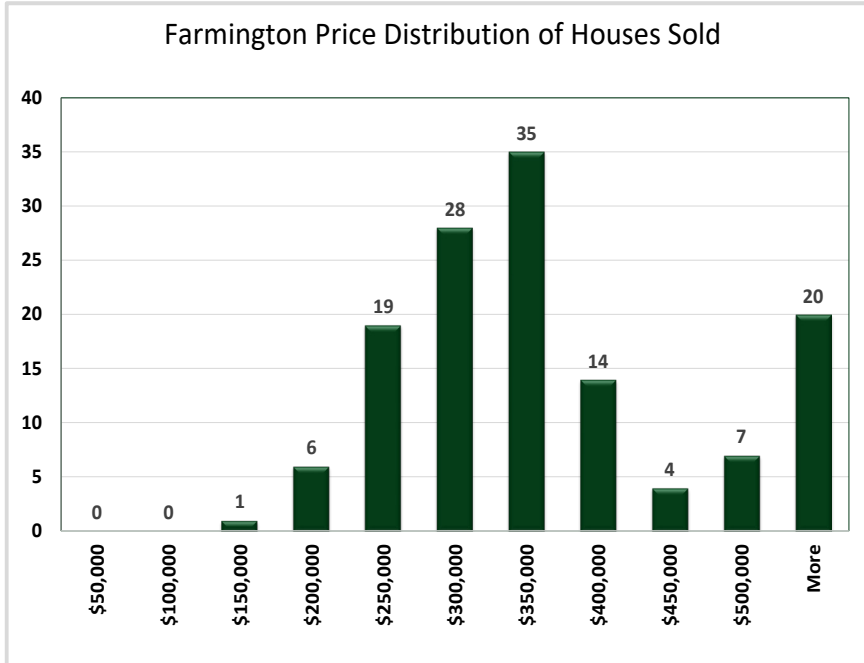
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Briarwood Estates	0	0	0	0	15	15	8	0.0
Cedar Crest	0	0	0	0	171	171	5	0.0
Farmington Creek ¹	1	3	4	0	19	27	0	--
Farmington Heights, Phase I	0	0	0	2	123	125	2	1.8
Farmington Heights, Phase II	3	0	0	0	88	91	4	1.3
Goose Creek, Phase I	0	0	0	1	50	51	0	12.0
Groves at Engles Mill, Phase II	3	0	2	1	44	50	2	1.6
Groves at Engles Mill, Phase III	47	4	24	1	7	83	7	130.3
Hillcrest	24	0	4	0	0	28	0	--
Hunter Village	0	0	14	0	0	14	0	--
South Club House Estates	4	0	0	0	69	73	1	48.0
Summerfield	94	0	6	11	6	117	6	222.0
Wagon Wheel Crossing, Phase I	1	0	30	5	48	84	48	9.0
Windgate	0	0	1	2	24	27	0	7.2
Farmington Active Lots	177	7	85	23	664	956	83	11.2

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



134 houses were sold in Farmington in the first half of 2023.

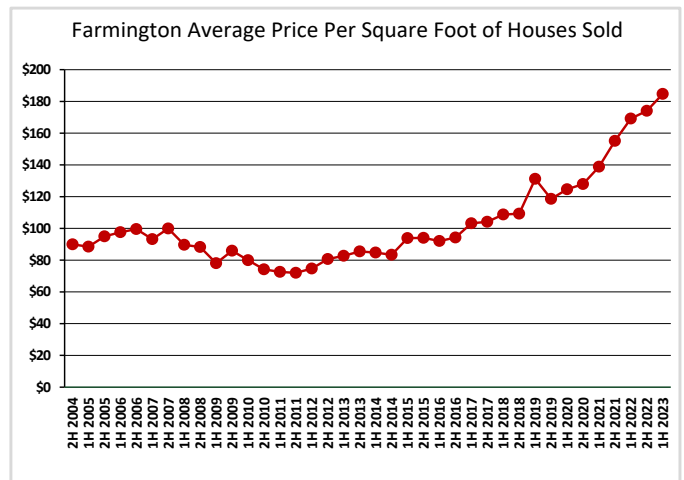
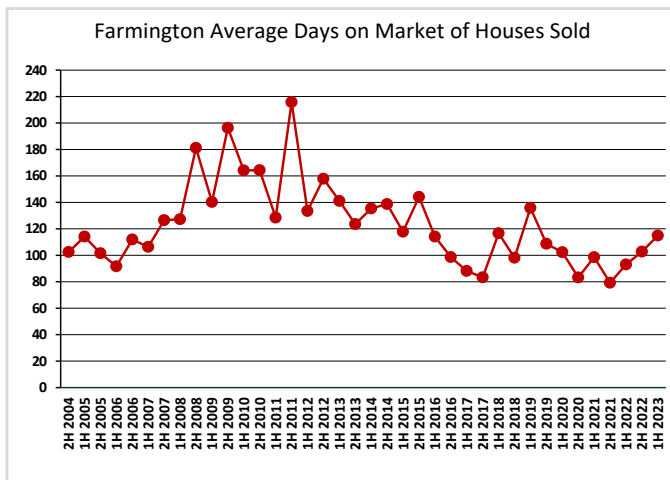
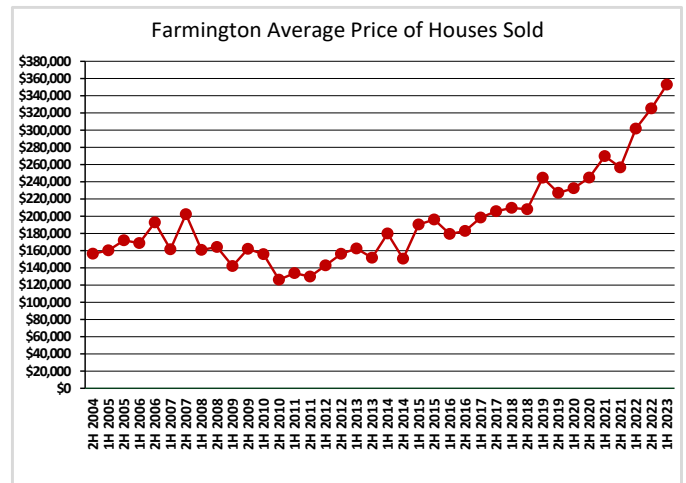
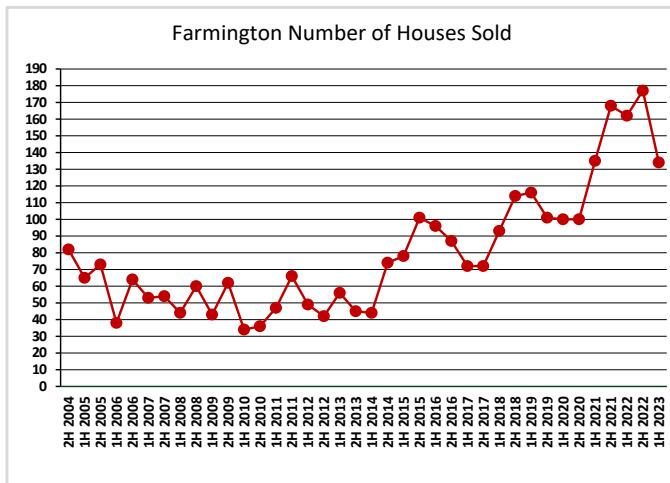
The average price of a house was \$352,902 at \$184.72 per square foot.

The median cost of a house was \$315,000.

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	0.7%	1,464	109	85.7%
\$150,001 - \$200,000	6	4.5%	1,526	29	101.7%
\$200,001 - \$250,000	19	14.2%	1,493	100	99.9%
\$250,001 - \$300,000	28	20.9%	1,580	141	99.0%
\$300,001 - \$350,000	35	26.1%	1,700	110	99.4%
\$350,001 - \$400,000	14	10.4%	1,972	139	100.0%
\$400,001 - \$450,000	4	3.0%	2,245	90	99.3%
\$450,001 - \$500,000	7	5.2%	2,331	114	99.1%
\$500,001+	20	14.9%	2,821	116	99.3%
Farmington Sold	134	100%	1,881	115	99.4%

Farmington

Characteristics of Houses Sold



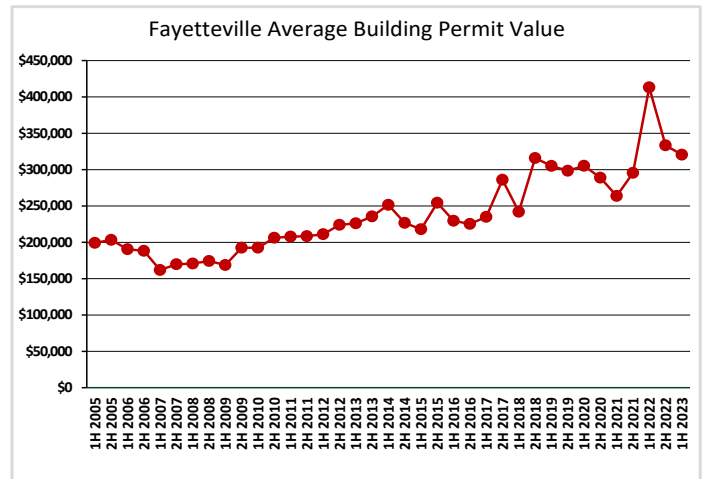
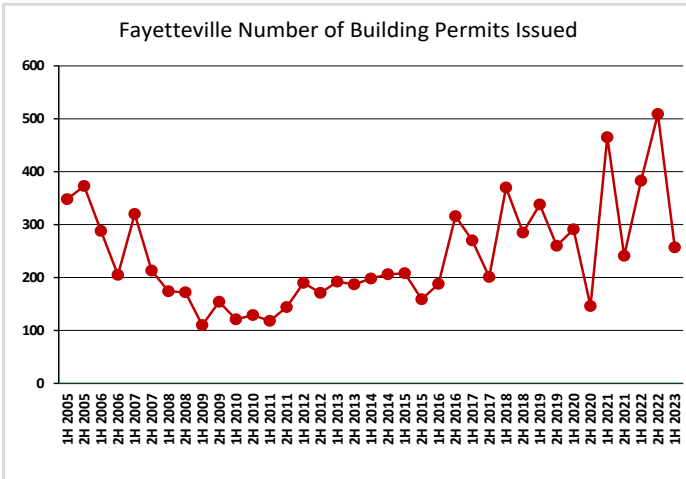
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	162	177	134	-17.3%	-24.3%
Average Price of Houses Sold	\$301,754	\$325,159	\$352,902	17.0%	8.5%
Average Days on Market	93	103	115	23.5%	11.8%
Average Price per Square Foot	\$169.16	\$174.09	\$184.72	9.2%	6.1%
Percentage of County Sales	7.4%	8.4%	7.4%	-0.3%	-12.3%
Number of New Houses Sold	89	115	74	-16.9%	-35.7%
Average Price of New Houses Sold	\$301,242	\$333,841	\$364,608	21.0%	9.2%
Average Days on Market of New Houses Sold	130	132	106	-19.1%	-20.0%
Number of Houses Listed	24	27	58	141.7%	114.8%
Average List Price of Houses Listed	\$374,291	\$403,732	\$575,063	9.1%	1.1%

Farmington

Characteristics of Houses Sold

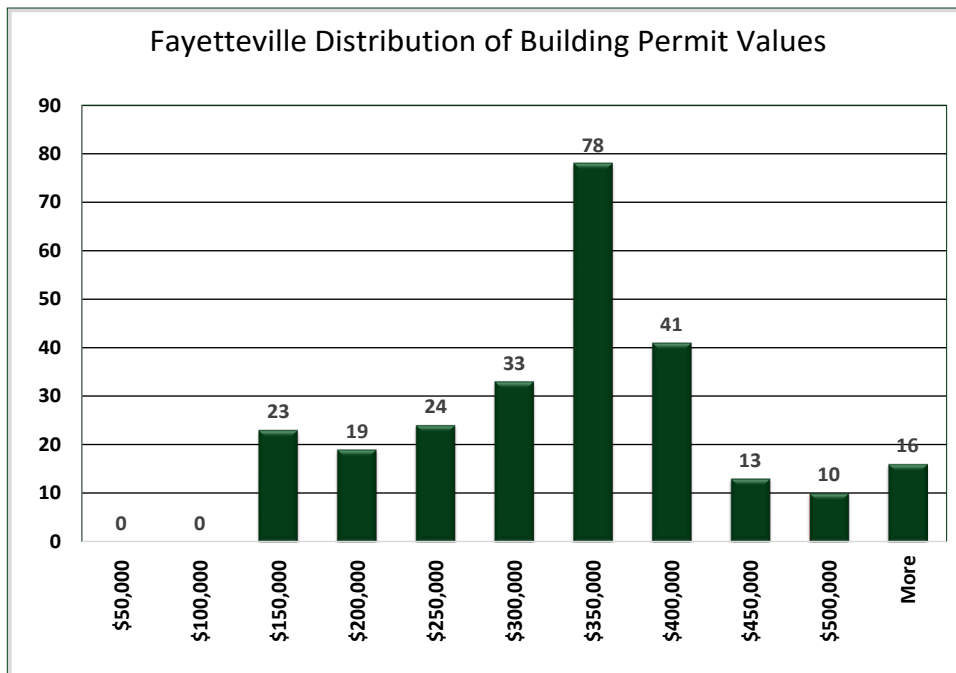
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood Estates	7	5.2%	2,695	178	\$600,490	\$222.77
Brookside	2	1.5%	1,384	38	\$227,000	\$170.09
Burmuda Estates	1	0.7%	2,260	45	\$452,000	\$200.00
Cedar Crest	1	0.7%	1,706	34	\$332,000	\$194.61
Farmington Heights	4	3.0%	1,712	283	\$334,587	\$196.30
Farmington Original	2	1.5%	2,056	99	\$320,550	\$156.02
Goose Creek Village	5	3.7%	1,821	60	\$353,340	\$194.37
Grand Oaks	2	1.5%	1,898	71	\$333,950	\$177.54
Green	1	0.7%	1,058	27	\$197,925	\$187.07
Grove At Engles Mill, The	22	16.4%	1,926	131	\$383,125	\$199.45
Meadow Lark Estates	1	0.7%	1,546	34	\$240,000	\$155.24
Meadowsweet	1	0.7%	2,111	121	\$339,000	\$160.59
Red Bird Estates	2	1.5%	1,312	43	\$250,000	\$194.66
Redbird	3	2.2%	1,784	73	\$334,500	\$187.19
Riera Estates	1	0.7%	1,747	80	\$320,000	\$183.17
Rose Court Valley View HPR	2	1.5%	1,979	14	\$195,000	\$98.53
Saddle Brook	7	5.2%	1,759	38	\$328,629	\$187.31
South Haven	3	2.2%	1,486	47	\$262,667	\$177.14
Southwinds	4	3.0%	2,300	63	\$362,500	\$157.88
Stapleton	1	0.7%	1,460	125	\$237,000	\$162.33
Suburban Homes	1	0.7%	1,866	39	\$199,500	\$106.91
Summerfield	3	2.2%	2,153	123	\$429,367	\$199.39
Twin Falls	6	4.5%	2,944	80	\$630,333	\$215.97
Valley View	1	0.7%	2,359	55	\$380,000	\$161.09
Wagon Wheel Crossing	39	29.1%	1,586	162	\$272,070	\$171.29
Willow West	1	0.7%	1,651	37	\$257,500	\$155.97
Other	11	8.2%	2,050	59	\$429,174	\$197.91
Other	9	5.1%	1,651	45	\$277,122	\$169.25
Farmington Sold Houses	134	100.0%	1,881	115	\$352,902	\$184.72

Fayetteville Building Permits



Fayetteville	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	383	509	257	-32.9%	-49.5%
Average Value of Residential Building Permits	\$413,174	\$333,460	\$320,516	-22.4%	-3.9%

The supply of land available for subdivisions in Fayetteville is mostly in the West Washington County area.



Fayetteville

Active Subdivisions

There were 2,574 total lots in 56 active subdivisions in Fayetteville in the first half of 2023. 58.7 percent of the lots were occupied, 4.9 percent were complete but unoccupied, 11.3 percent were under construction, 2.1 percent were starts, and 23.1 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2023 were Roczen Duplexes with 48, Towne West, Phase III, IV with 41, Magnolia Park, Phase I, II with 37.

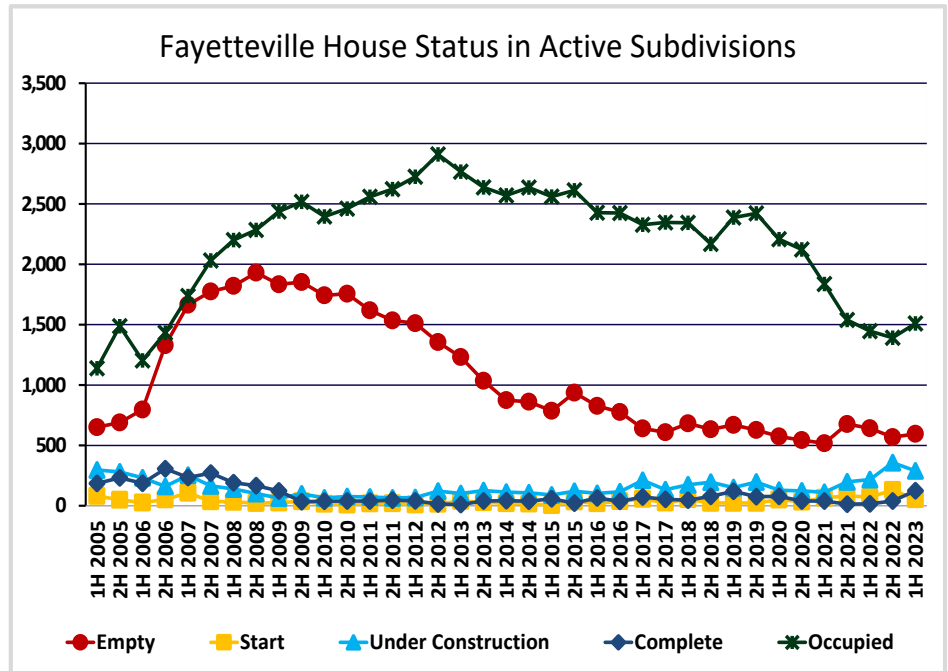
Woodridge, Phase III & IV had the most houses becoming occupied in Fayetteville with 56 houses. An additional 55 houses in Creekside Meadows became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 6 of the 56 active subdivisions in Fayetteville.

408 new houses in Fayetteville became occupied in the first half of 2023. The annual absorption rate implies that there are 20.7 months of remaining inventory in active subdivisions, down from 25.4 percent in the second half of 2022.

In 12 out of the 56 active subdivisions in Fayetteville, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 76.9 percent in the first half of 2023.



Fayetteville

New and Preliminary Subdivisions

Additionally, 2,141 new lots in 28 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aiden's Place	1H 2021	101		101
Aronson, The	1H 2023	214		214
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Cadence Ridge	2H 2021	14		14
Chandler Crossing	1H 2023	313		313
Courtyards at Owl Creek	2H 2022	54		54
Crystal Springs Cluster Phase I, II	1H 2023	20		20
Element, The Phase II, III	1H 2023		46	46
Ellis Estates (County)	1H 2021	59	70	129
Happy Hollow	2H 2022	18		18
Heartfield Estates SD	1H 2022		5	5
Henderson Park	2H 2021	89		89
Hughmont North, Phase II	2H 2022	43		43
Hughmont South	2H 2022	48		48
Irish Bend SD	1H 2022		38	38
Livingston	1H 2023	56		56
Magnolia Park, Phase III, IV	2H 2021	55		55
Markham Hill SD Phase II	1H 2022		62	62
Meadows at Stonebridge	2H 2022		69	69
Nettleship	2H 2018		15	15
New Horizons	2H 2021	26		26
Oak Bailey Cluster Housing	1H 2023	18		18
Oak Creek	2H 2019	107		107
Rouse and Rouse	2H 2022	132		132
Rupple Road	2H 2018		180	180
Southernwoods Cluster	1H 2023	134		134
Woodland Estates	1H 2019		13	13
Woodridge IV	2H 2019		69	69
New and Preliminary		1,574	567	2,141

Fayetteville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Jane Estates, Phase I ^{1,2}	2	0	0	0	20	22	0	--
Blackberry Ridge	18	1	3	1	2	25	2	138.0
Bridgeport, Phase VII	0	0	1	0	12	13	0	12.0
Bridgewater Lane	1	0	1	0	4	6	2	12.0
Brooklands @ Mountain Ranch	16	0	2	0	67	85	3	30.9
Brooklands @ Mountain Ranch Phase III	6	0	5	0	7	18	7	18.9
Brooklands @ Mountain Ranch Phase IV ¹	17	0	3	0	0	20	0	--
Creekside Meadows	1	0	12	0	100	113	55	1.7
Crescent Lake	1	0	0	1	39	41	0	24.0
Cross Keys Estates	1	0	0	0	11	12	0	12.0
Crystal Springs Village I, II	99	5	13	6	31	154	31	47.6
Deerpath Estates, Phase II ¹	8	0	1	0	6	15	0	--
Dutton Wood ¹	8	0	4	0	0	12	0	--
Eastern Park	0	0	2	0	10	12	1	24.0
Element, The, Phase I	46	11	0	0	0	57	0	--
Estates at Dogwood Canyon, The	13	0	1	0	41	55	2	42.0
Gulley Grove	0	0	7	0	44	51	21	2.0
Havenwood ^{1,2}	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods)	7	1	0	0	1	9	0	96.0
Lynnwood Estates	5	0	1	1	1	8	0	84.0
Magnolia Park, Phase I, II	8	0	37	3	62	110	50	9.3
Markum Hill, Phase I ^{1,2}	13	1	1	2	2	19	2	102.0
Mission Heights, Phase II A	21	0	3	0	3	27	1	288.0
Mission Heights, Phase III	19	0	0	0	2	21	2	114.0
Mountain Ranch, Phase I	6	0	0	0	105	111	0	--
Nash Crossing, Phase I	0	0	0	5	23	28	5	2.6
Nash Crossing, Phase II	0	0	0	5	23	28	23	2.6
Oakbrooke, Phase I ¹	51	0	6	0	12	69	0	--
Oakbrooke, Phase II	8	0	1	0	32	41	0	108.0
Park Meadows, Phase I	4	0	1	3	62	70	4	24.0
Park Meadows, Phase III	0	0	0	0	47	47	3	0.0
Park Meadows, Phase IV ¹	51	6	9	0	0	66	0	--
Park Ridge Estates ^{1,2}	2	1	0	0	23	26	0	--
Parkerman Estates	1	0	0	0	7	8	1	12.0
Remington Estates	2	1	2	0	22	27	0	20.0
Riverwalk, Phase IV	0	0	4	6	24	34	24	5.0

Fayetteville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Roczen Duplexes	0	0	48	0	0	48	0	--
Stone Hollow	9	0	0	4	0	13	0	--
Stone Mountain, Phase I	11	0	0	0	101	112	0	132.0
Stonebridge Meadows, Phase V ^{1,2}	2	0	0	0	69	71	0	--
Stonebrook	0	0	0	5	38	43	38	1.6
Summit Place, Phase I ¹	11	1	0	0	12	24	0	--
Summit Place, Phase II	21	0	1	2	21	45	3	72.0
Timber Ridge Estates	0	13	19	7	36	75	10	33.4
Timber Trails	9	0	0	0	102	111	0	27.0
Towne West, Phase III, IV	30	4	41	25	6	106	0	200.0
Towne West, Phase I, II	1	0	19	11	11	42	5	33.8
Treetops	8	2	6	0	26	42	0	48.0
Twin Springs Estates, Phase I	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II ^{1,2}	6	0	0	0	17	23	1	72.0
Villages of Sloanbrook, Phase VII	3	6	30	24	42	105	42	18.0
West End	3	0	0	0	55	58	0	6.0
Westview Meadows	0	0	0	1	47	48	13	0.4
Whispering Meadows	4	0	3	0	1	8	0	84.0
Willow Bend	36	0	2	5	9	52	1	516.0
Woodridge, Phase III & IV	2	1	1	8	56	68	56	2.6
Fayetteville Active Lots	595	54	290	125	1,510	2,574	408	20.7

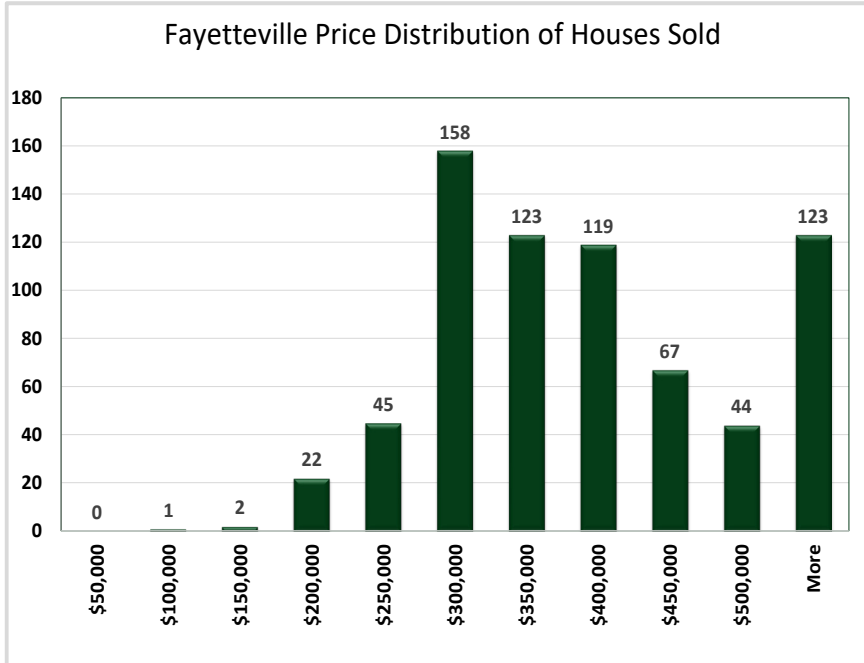
¹ No absorption has occurred in this subdivision in the last year.

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



Fayetteville

Price Distribution of Houses Sold



703 houses were sold in Fayetteville in the first half of 2023.

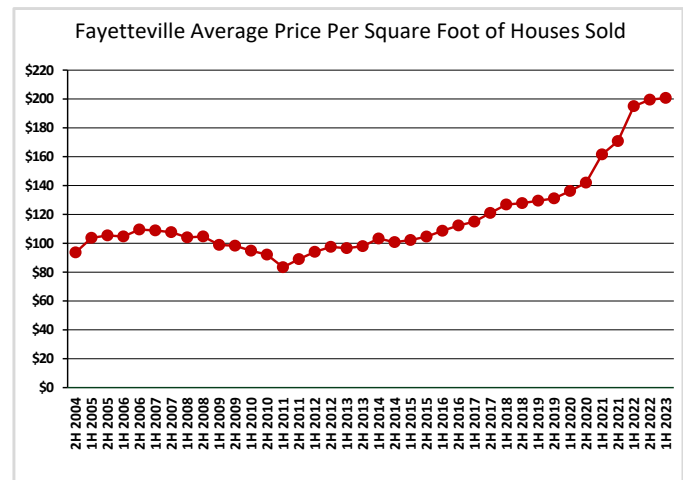
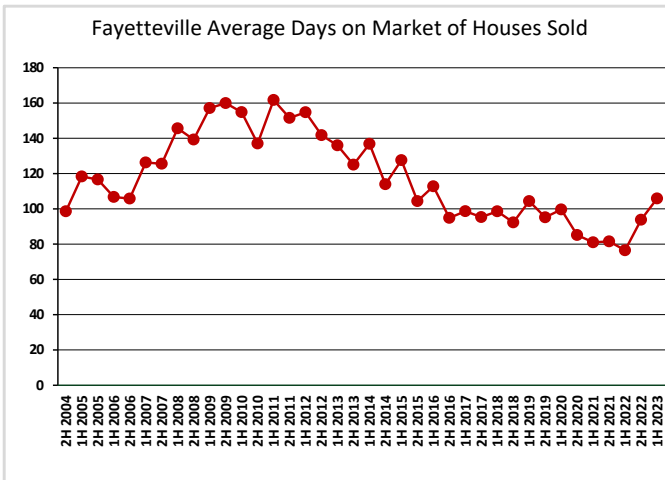
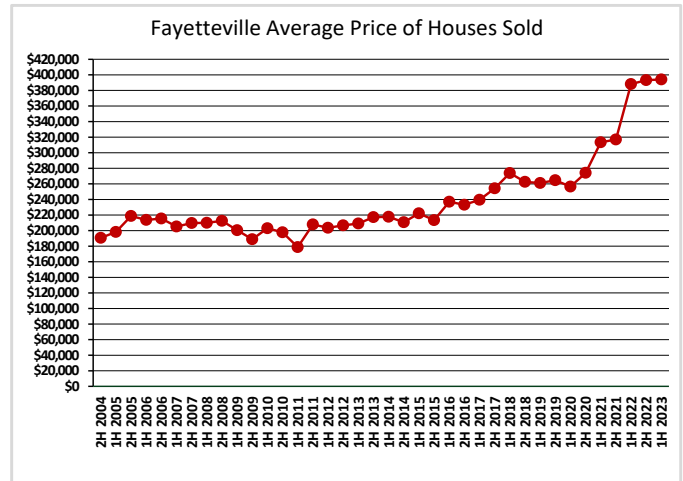
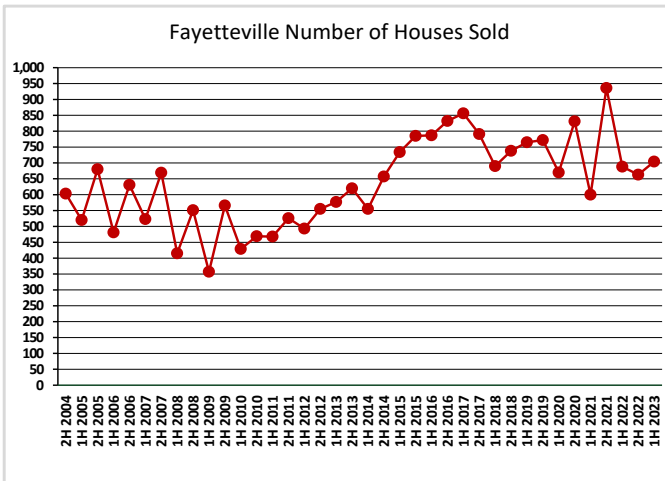
The average price of a house was \$392,636 at \$200.61 per square foot.

The median cost of a house was \$350,810.

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	0.1%	1,576	65	60.0%
\$100,001 - \$150,000	2	0.3%	1,046	64	68.1%
\$150,001 - \$200,000	22	3.1%	1,138	56	97.0%
\$200,001 - \$250,000	45	6.4%	1,287	52	98.9%
\$250,001 - \$300,000	158	22.4%	1,490	103	99.7%
\$300,001 - \$350,000	123	17.5%	1,742	94	99.6%
\$350,001 - \$400,000	119	16.9%	1,881	110	99.6%
\$400,001 - \$450,000	67	9.5%	2,192	128	99.7%
\$450,001 - \$500,000	44	6.3%	2,408	131	98.8%
\$500,001+	123	17.5%	3,018	127	99.3%
Fayetteville Sold	704	100.0%	1,966	106	99.2%

Fayetteville

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	688	663	704	2.3%	6.2%
Average Price of Houses Sold	\$388,208	\$393,208	\$394,066	1.5%	0.2%
Average Days on Market	76	94	106	38.5%	12.9%
Average Price per Square Foot	\$195.01	\$199.51	\$200.71	2.9%	0.6%
Percentage of County Sales	40.5%	38.1%	43.3%	7.1%	13.6%
Number of New Houses Sold	172	200	299	73.8%	49.5%
Average Price of New Houses Sold	\$374,032	\$384,250	\$386,899	3.4%	0.7%
Average Days on Market of New Houses Sold	147	183	168	13.9%	-8.2%
Number of Houses Listed	189	212	189	0.0%	-10.8%
Average List Price of Houses Listed	\$567,434	\$541,091	\$882,063	1.3%	6.3%

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
Abshier Heights	1	0.1%	2,273	35	\$434,250	\$191.05
Abshiers	1	0.1%	1,440	32	\$262,000	\$181.94
Adams	2	0.3%	2,050	39	\$323,000	\$152.40
Anderson Farm	1	0.1%	1,828	28	\$400,795	\$219.25
Appleby	1	0.1%	3,476	52	\$507,300	\$145.94
Arcadia Condos HPR	1	0.1%	900	34	\$180,000	\$200.00
Barnes Baldwin	1	0.1%	1,593	37	\$239,900	\$150.60
Barrington Parke	3	0.4%	3,051	87	\$586,667	\$191.63
Belair Acres	1	0.1%	1,652	29	\$385,000	\$233.05
Belclaire Estates	1	0.1%	2,606	41	\$498,300	\$191.21
Bellwood	3	0.4%	1,535	42	\$283,667	\$184.82
Benton Ridge HPR	1	0.1%	2,196	124	\$315,000	\$143.44
Bird Haven Terrace	1	0.1%	1,496	21	\$275,000	\$183.82
Blueberry Meadows	1	0.1%	1,487	36	\$265,000	\$178.21
Bois D Arc	1	0.1%	3,490	0	\$1,125,000	\$322.35
Bourbon Street HPR	8	1.1%	1,420	48	\$269,563	\$189.83
Bridgedale	2	0.3%	3,031	139	\$494,250	\$164.29
Bridgeport	6	0.9%	2,637	83	\$504,833	\$188.66
Broadview	3	0.4%	1,699	50	\$324,358	\$191.47
Brookbury Woods	1	0.1%	3,365	122	\$670,000	\$199.11
Brooklands @ Mountain Ranch Lot	12	1.7%	2,436	48	\$486,558	\$201.36
Brookside East	1	0.1%	1,959	36	\$340,000	\$173.56
Butterfield	1	0.1%	1,788	48	\$323,200	\$180.76
Charleston Place	1	0.1%	2,403	72	\$471,000	\$196.00
City Park	1	0.1%	1,714	109	\$570,000	\$332.56
Clabber Creek	9	1.3%	2,055	70	\$373,073	\$183.78
Clay Yoe	1	0.1%	1,886	24	\$325,000	\$172.32
Clearwood Crossings	2	0.3%	1,664	60	\$293,563	\$176.16
Clover Creek	2	0.3%	1,577	43	\$235,000	\$172.13
Cobblestone Crossing	2	0.3%	1,347	35	\$304,500	\$226.05
Commons At Walnut Crossing	1	0.1%	1,164	119	\$226,000	\$194.16
Copper Creek	6	0.9%	2,952	45	\$536,933	\$182.63
Cottages At Old Wire	1	0.1%	1,989	0	\$615,000	\$309.20
County Court	2	0.3%	1,294	41	\$333,000	\$260.31

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
Coves, The	6	0.9%	1,557	49	\$284,667	\$184.85
Covington Park	4	0.6%	3,683	98	\$643,750	\$175.97
Creek Meadow Residential	1	0.1%	3,648	28	\$689,900	\$189.12
Creekside	1	0.1%	1,846	62	\$342,000	\$185.27
Creekside Meadows	18	2.6%	1,960	121	\$298,154	\$157.36
Creekview	3	0.4%	2,489	68	\$501,333	\$202.16
Crescent Lake	1	0.1%	3,592	46	\$542,500	\$151.03
Crestwood Acres	1	0.1%	2,038	33	\$550,000	\$269.87
Cross Keys	1	0.1%	2,503	79	\$475,000	\$189.77
Crossover Heights	1	0.1%	2,008	82	\$399,900	\$199.15
Crystal Cove	1	0.1%	3,629	126	\$675,000	\$186.00
Crystal Springs	38	5.4%	1,895	112	\$327,226	\$175.23
David Lyle Village	3	0.4%	1,373	61	\$253,167	\$184.84
Davidsons	2	0.3%	3,680	51	\$1,137,000	\$312.51
Davis & Ferguson	2	0.3%	1,931	69	\$414,500	\$221.22
Deerpath Estates	1	0.1%	3,316	50	\$566,500	\$170.84
East Oaks	2	0.3%	2,445	55	\$475,250	\$195.02
Edgehill	2	0.3%	2,218	74	\$421,000	\$190.07
Edgewood	1	0.1%	2,917	64	\$765,000	\$262.26
Elams	1	0.1%	1,120	69	\$270,000	\$241.07
Fairfield	1	0.1%	1,815	36	\$314,000	\$173.00
Falcon Ridge	2	0.3%	2,034	71	\$357,500	\$176.52
Fayetteville Original	2	0.3%	1,740	53	\$560,000	\$349.58
Ferguson	1	0.1%	2,329	78	\$535,000	\$229.71
Fieldstone	13	1.8%	1,251	60	\$214,408	\$171.53
Gaddy Acres	1	0.1%	3,957	105	\$675,000	\$170.58
Georgian Place	2	0.3%	1,468	64	\$225,000	\$153.20
Glenbrook	1	0.1%	1,950	84	\$390,000	\$200.00
Glendale	1	0.1%	2,904	116	\$555,000	\$191.12
Glenwood Park	2	0.3%	731	68	\$194,000	\$291.08
Green Acres	1	0.1%	1,592	54	\$369,900	\$232.35
Greenbriar	1	0.1%	1,600	68	\$322,000	\$201.25
Gulley Grove	3	0.4%	2,042	43	\$503,000	\$245.75
Hamptons, The	6	0.9%	1,841	54	\$367,583	\$199.98
Hawkins House At Shiloh	2	0.3%	1,246	50	\$254,500	\$204.28
Heartfield Estates	1	0.1%	4,200	113	\$1,800,000	\$428.57

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
Hemingway Ridge	1	0.1%	2,234	23	\$400,000	\$179.05
Heritage East	1	0.1%	1,186	29	\$197,900	\$166.86
Heritage Village	4	0.6%	1,485	49	\$251,225	\$169.36
Holcomb Heights	2	0.3%	1,500	42	\$315,000	\$210.11
Horseshoe	2	0.3%	1,497	51	\$253,625	\$171.85
Hotz	1	0.1%	1,466	64	\$400,000	\$272.85
Hughmount Village	5	0.7%	2,608	53	\$509,000	\$196.09
Huntingdon	2	0.3%	2,391	121	\$434,250	\$184.43
Hyland Park	9	1.3%	2,526	85	\$457,111	\$180.61
Ice House HPR	1	0.1%	1,400	35	\$550,500	\$393.21
Jackson Heights	1	0.1%	1,228	54	\$325,000	\$264.66
Jackson Place	1	0.1%	3,759	42	\$685,000	\$182.23
Jennings	3	0.4%	1,519	49	\$383,333	\$237.88
John Smyth	1	0.1%	3,096	117	\$450,000	\$145.35
Kaitlynn Meadows	1	0.1%	2,480	21	\$505,000	\$203.63
Kantz Place	1	0.1%	1,408	30	\$178,000	\$126.42
Lakewood	2	0.3%	1,900	55	\$398,500	\$209.76
Legacy Bldg HPR	1	0.1%	767	63	\$395,000	\$514.99
Legacy Pointe	6	0.9%	2,167	91	\$398,683	\$184.65
Leverett Terrace	1	0.1%	1,226	49	\$205,000	\$167.21
Lewis Baldwin	3	0.4%	1,467	73	\$189,967	\$132.53
Madison Ave	1	0.1%	1,966	30	\$365,000	\$185.66
Magnolia Crossing	6	0.9%	1,274	37	\$236,258	\$185.83
Magnolia Park	32	4.5%	2,484	303	\$517,101	\$208.80
Maple Park	1	0.1%	1,381	31	\$365,000	\$264.30
Maple Valley	1	0.1%	1,803	29	\$265,000	\$146.98
Markham Hill Residential	1	0.1%	2,413	98	\$825,246	\$342.00
Masonic	3	0.4%	3,064	42	\$793,333	\$276.64
McClelland	3	0.4%	1,903	43	\$428,333	\$251.73
McClintons	2	0.3%	1,507	23	\$257,000	\$179.57
McIlroy	2	0.3%	1,494	557	\$465,000	\$312.56
Meadowlands	2	0.3%	1,731	42	\$310,000	\$179.06
Meadowlark	1	0.1%	1,306	56	\$226,000	\$173.05
Meadowview	1	0.1%	2,101	116	\$285,000	\$135.65
Mountain Ranch	1	0.1%	1,865	34	\$360,000	\$193.03
Mountain View	1	0.1%	1,148	77	\$125,000	\$108.89

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
Nash Crossing	18	2.6%	1,347	124	\$267,382	\$198.50
North Briar	2	0.3%	1,460	39	\$250,000	\$170.82
North Ridge	3	0.4%	1,657	26	\$386,667	\$234.09
Oak Grove	1	0.1%	1,543	29	\$575,000	\$372.65
Oak Tree Condos	1	0.1%	1,025	14	\$173,900	\$169.66
Oakbrooke	1	0.1%	2,478	49	\$524,900	\$211.82
Oakland Hills	2	0.3%	2,545	102	\$457,500	\$177.28
Oakland Twnhms	2	0.3%	900	26	\$188,500	\$209.44
Owl Creek	1	0.1%	1,404	56	\$265,000	\$188.75
Paradise Place	1	0.1%	2,525	55	\$443,650	\$175.70
Paradise Valley Condo	2	0.3%	2,034	35	\$398,000	\$191.33
Paradise View Estates	1	0.1%	2,528	39	\$501,000	\$198.18
Park Meadows	8	1.1%	1,691	100	\$275,421	\$167.50
Park Place	1	0.1%	2,774	13	\$525,000	\$189.26
Park Ridge Estates	1	0.1%	4,411	95	\$625,000	\$141.69
Parkers Valley View Acres	5	0.7%	1,422	33	\$298,940	\$210.18
Paseo HPR	1	0.1%	1,350	87	\$250,000	\$185.19
Persimmon Place	1	0.1%	1,868	115	\$315,000	\$168.63
Pine Crest	1	0.1%	954	33	\$215,000	\$225.37
Prairie View	2	0.3%	1,824	257	\$325,000	\$191.28
Prairie View Acres	2	0.3%	3,593	71	\$677,500	\$188.41
Quail Creek	4	0.6%	1,612	44	\$326,390	\$204.14
Quarry Trace	2	0.3%	1,352	45	\$209,500	\$155.18
Red Arrow	1	0.1%	1,272	137	\$296,000	\$232.70
Regency	1	0.1%	1,457	20	\$238,000	\$163.35
Remington Estates	1	0.1%	3,153	69	\$695,000	\$220.42
Reserve At Steele Crossing	1	0.1%	693	104	\$165,000	\$238.10
Riverwalk	25	3.6%	1,995	142	\$409,285	\$205.73
Rock On Razorback HPR	1	0.1%	784	42	\$175,000	\$223.21
Rodgers Place	1	0.1%	2,004	148	\$679,000	\$338.82
Rolling Meadows	3	0.4%	1,570	36	\$339,467	\$216.04
Rose Hill	1	0.1%	725	70	\$235,000	\$324.14
Rosewood Estates	1	0.1%	3,041	78	\$695,000	\$228.54
Rupple Meadows	1	0.1%	2,062	61	\$375,000	\$181.86
Rupple Row	3	0.4%	1,951	24	\$346,000	\$177.54
S T Russell	2	0.3%	1,357	46	\$212,500	\$156.73

Fayetteville

Characteristics of Houses Sold

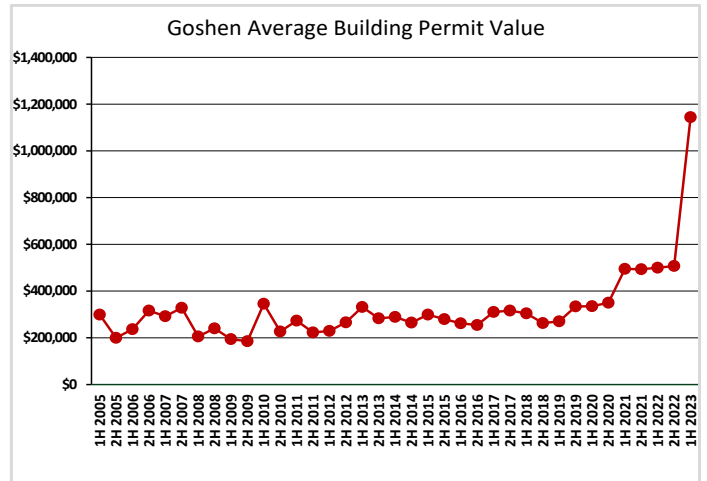
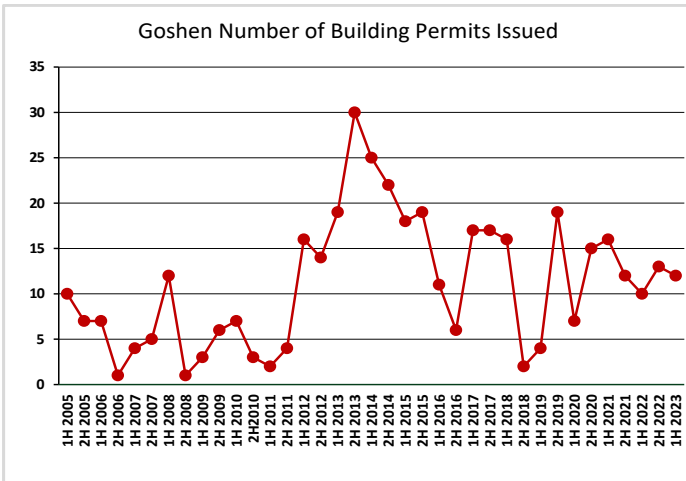
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sage Meadows	3	0.4%	1,641	41	\$303,500	\$185.05
Salem Heights	2	0.3%	1,822	41	\$340,250	\$186.88
Salem Meadows	1	0.1%	1,598	61	\$289,000	\$180.85
Salem Village	3	0.4%	1,770	84	\$276,667	\$156.29
Savanna Estates	1	0.1%	5,455	71	\$1,125,000	\$206.23
Seamster Place	1	0.1%	864	71	\$165,000	\$190.97
Sequoyah Meadows	3	0.4%	1,849	49	\$366,667	\$197.85
Silverthorne	2	0.3%	3,728	52	\$747,000	\$199.97
Skate Place HPR	1	0.1%	1,539	42	\$191,000	\$124.11
South Gregg HPR	1	0.1%	555	54	\$205,000	\$369.37
South Hampton	2	0.3%	2,873	76	\$1,151,250	\$420.37
Southern Woods	2	0.3%	1,173	222	\$291,900	\$249.09
Spring Creek	2	0.3%	2,357	51	\$530,000	\$222.13
Spring Hollow Estates	1	0.1%	2,084	22	\$394,850	\$189.47
St James Park	1	0.1%	1,886	35	\$372,500	\$197.51
Stone Mountain	4	0.6%	3,636	58	\$691,250	\$190.73
Stonebridge Meadows	8	1.1%	2,398	87	\$452,738	\$188.97
Stonebrook	36	5.1%	1,991	130	\$379,223	\$190.86
Stones	1	0.1%	1,238	45	\$392,500	\$317.04
Stonewood	2	0.3%	3,041	53	\$543,750	\$178.78
Summit Place	3	0.4%	3,197	60	\$814,667	\$254.58
Sun Valley	1	0.1%	1,300	84	\$290,000	\$223.08
Sunbridge Villas	1	0.1%	1,547	47	\$285,000	\$184.23
Sundance Meadows	1	0.1%	1,738	73	\$309,900	\$178.31
Sunset Hills	1	0.1%	3,273	43	\$639,001	\$195.23
Sycamore HPR	1	0.1%	600	61	\$229,900	\$383.17
Timber Ridge Estates	11	1.6%	2,171	245	\$372,281	\$172.25
Timber Trails	1	0.1%	1,563	35	\$315,000	\$201.54
Towne West	8	1.1%	1,948	163	\$401,285	\$206.28
Treetops	5	0.7%	2,320	136	\$547,550	\$236.29
University Heights	1	0.1%	2,496	501	\$747,900	\$299.64
Village On Shiloh HPR	2	0.3%	1,190	39	\$227,000	\$190.76
Villages of Sloanbrooke, The	82	11.6%	1,554	139	\$316,031	\$203.80
Villas At Forest Hills	1	0.1%	2,052	63	\$400,000	\$194.93
Walnut Crossing	3	0.4%	1,389	70	\$272,000	\$196.53

Fayetteville

Characteristics of Houses Sold

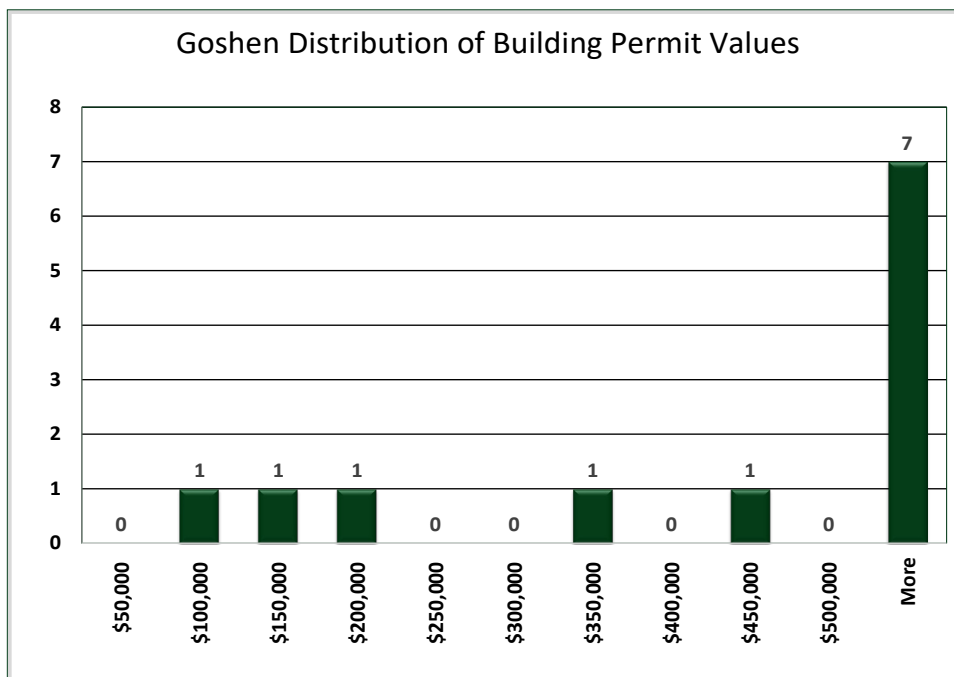
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Walnut Grove	1	0.1%	1,166	14	\$234,000	\$200.69
Walnut Park	1	0.1%	1,321	36	\$260,000	\$196.82
Walnut View Estates	3	0.4%	1,320	25	\$251,167	\$190.35
Wasson Bird Lodge	1	0.1%	2,516	0	\$762,585	\$303.09
West Wind	1	0.1%	5,355	253	\$1,925,000	\$359.48
Westridge	2	0.3%	2,068	105	\$336,500	\$163.03
Westview Meadows	1	0.1%	1,957	45	\$410,000	\$209.50
Whistler Woods	1	0.1%	2,806	43	\$720,000	\$256.59
Wildflower Meadows	2	0.3%	3,091	49	\$566,000	\$183.23
Willow Bend	5	0.7%	1,194	250	\$318,000	\$267.14
Willow Springs	6	0.9%	1,420	32	\$264,685	\$186.60
Wilson-Adams	1	0.1%	4,124	300	\$1,500,000	\$363.72
Wilson-Dunn	3	0.4%	1,393	29	\$327,667	\$239.19
Winwood	1	0.1%	1,880	105	\$407,000	\$216.49
Woodbury	1	0.1%	2,080	58	\$427,500	\$205.53
Woodfield	1	0.1%	840	43	\$220,000	\$261.90
Woodridge	32	4.5%	2,010	142	\$364,122	\$181.24
Yorktowne Square	1	0.1%	2,966	8	\$599,900	\$202.26
Other	17	2.4%	2,346	94	\$565,134	\$240.17
Fayetteville Sold	704	100.0%	1,962	106	\$392,636	\$200.61

Goshen Building Permits



Goshen	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	10	13	12	20.0%	-7.7%
Average Value of Residential Building Permits	\$499,784	\$507,338	\$1,144,000	128.9%	125.5%

Building permit values are trending higher than the average for Northwest Arkansas.



Goshen

Active Subdivisions

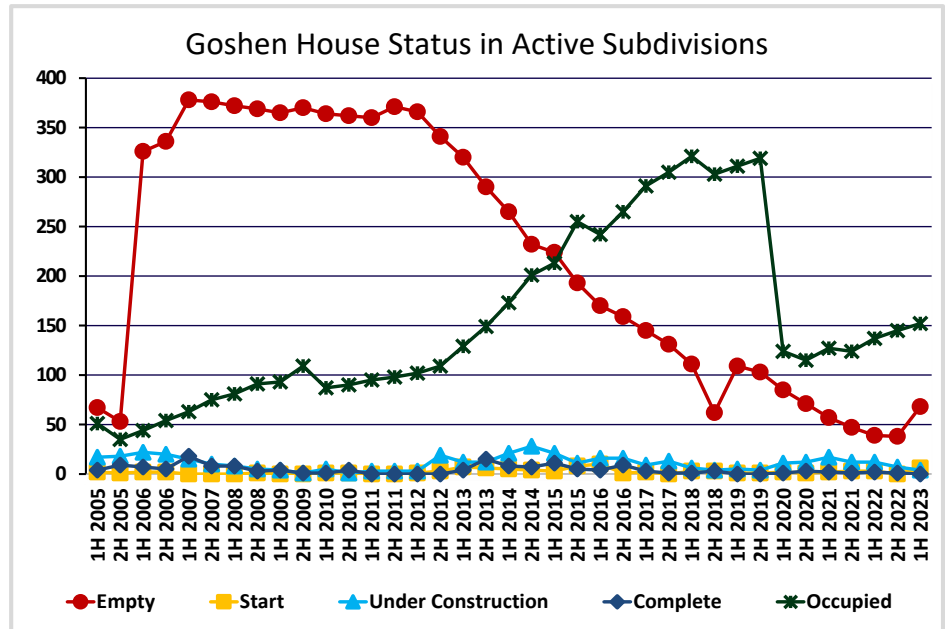
There were 230 total lots in 8 active subdivisions in Goshen in the first half of 2023. 66.1 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 2.6 percent were starts, and 29.6 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the first half of 2023 were Wildwood with 2, The Knolls, The with 1.

Riverside Estates, Phase III had the most houses becoming occupied in Goshen with 3 houses. An additional 2 houses each, in Riverside Estates, Phase I and Wildwood became occupied in the first half of 2023.

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

7 new houses in Goshen became occupied in the first half of 2023. The annual absorption rate implies that there are 58.5 months of remaining inventory in active subdivisions, up from 25.1 percent in the second half of 2022.



In 4 out of the 8 active subdivisions in Goshen, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Goshen from 78.3 percent in 2012 to 71.2 percent in the first half of 2023.

Additionally, 16 lots in 1 subdivisions had either preliminary or final approval by the end of the first half of 2023.

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

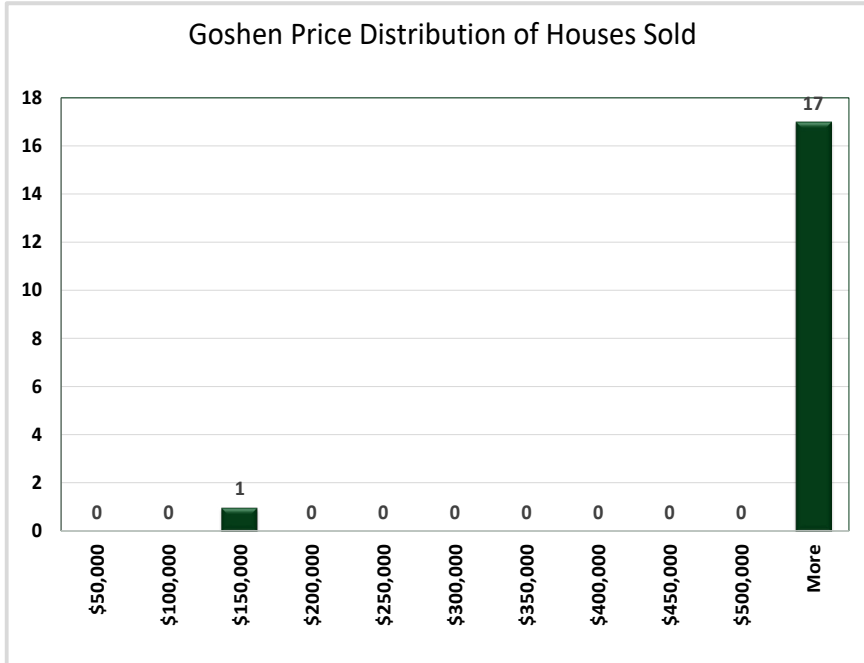
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch	36	3	1	0	0	40	0	--
Autumn View ^{1,2}	5	0	0	0	3	8	0	--
Bridlewood, Phase I ¹	1	0	2	0	35	38	0	--
Bridlewood, Phase II ^{1,2}	3	0	0	0	7	10	0	--
Knolls, The ¹	12	1	0	0	56	69	0	--
Riverside Estates, Phase I	10		0	0	39	51	2	13.1
Riverside Estates, Phase III	1	0	0	0	3	4	3	4.0
Wildwood	0	0	1	0	9	10	2	6.0
Goshen Active Lots	68	6	4	0	152	230	7	58.5

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.

Goshen

Price Distribution of Houses Sold



18 houses were sold in Goshen in the first half of 2023.

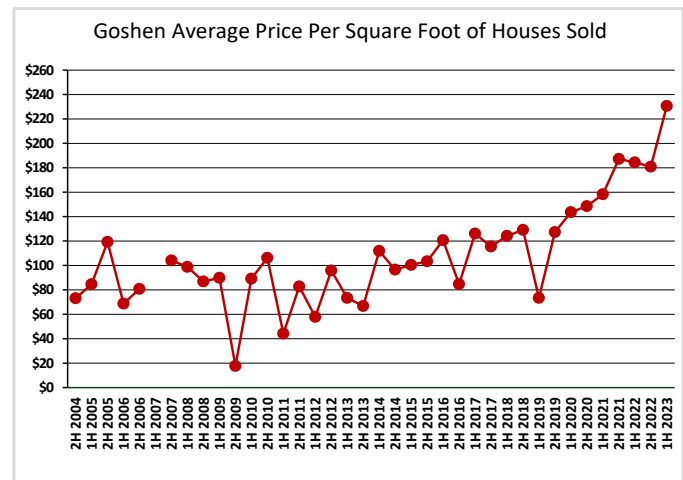
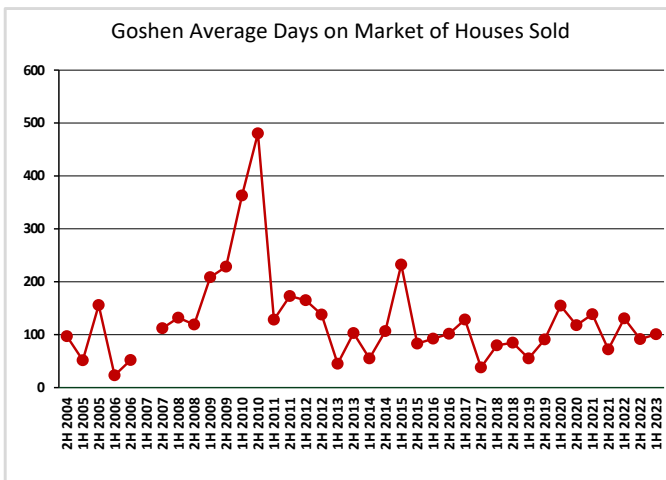
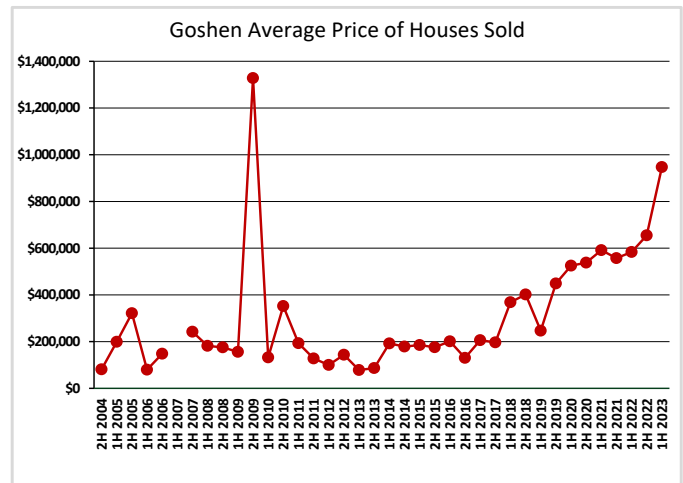
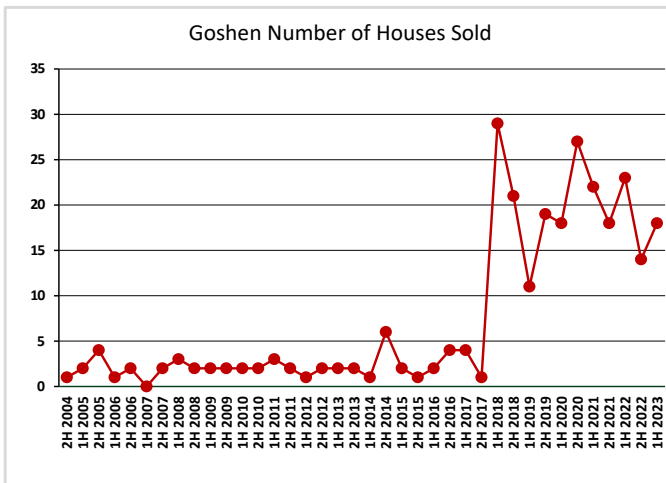
The average price of a house was \$947,161 at \$230.65 per square foot.

The median cost of a house was \$819,950.

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	5.6%	1,300	27	82.8%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	17	94.4%	4,081	105	98.1%
Goshen Sold	18	100.0%	3,927	101	97.3%

Goshen

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	23	14	18	-21.7%	28.6%
Average Price of Houses Sold	\$583,812	\$655,051	\$947,161	62.2%	44.6%
Average Days on Market	131	92	101	-23.0%	10.0%
Average Price per Square Foot	\$184.44	\$180.90	\$230.65	25.1%	27.5%
Percentage of County Sales	2.0%	1.3%	2.7%	30.9%	98.5%
Number of New Houses Sold	1	3	2	100.0%	-33.3%
Average Price of New Houses Sold	\$598,175.00	\$687,605.00	\$864,450.00	44.5%	25.7%
Average Days on Market of New Houses Sold	398	133	166	-58.3%	25.1%
Number of Houses Listed	6	3	8	33.3%	166.7%
Average List Price of Houses Listed	\$1,282,150	\$794,967	\$707,450	-31.2%	11.0%

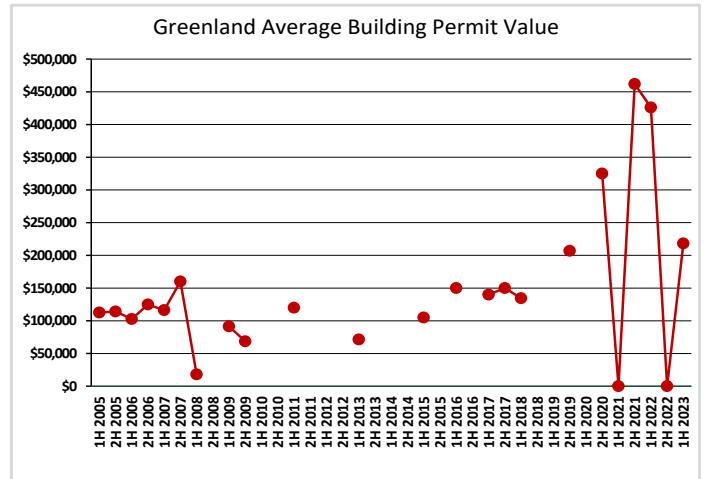
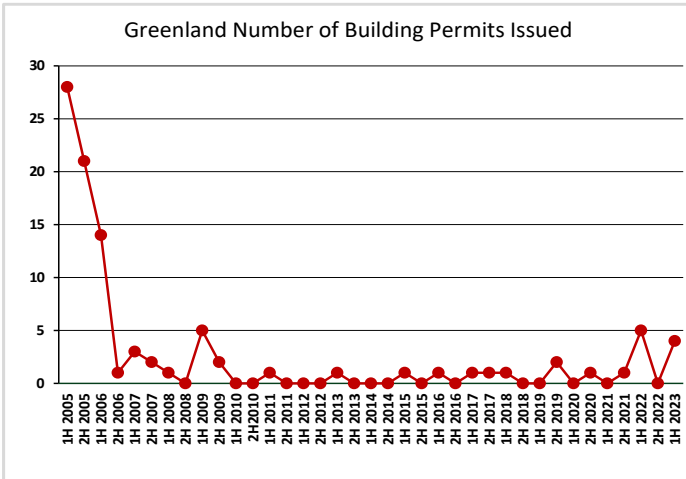
Goshen

Characteristics of Houses Sold

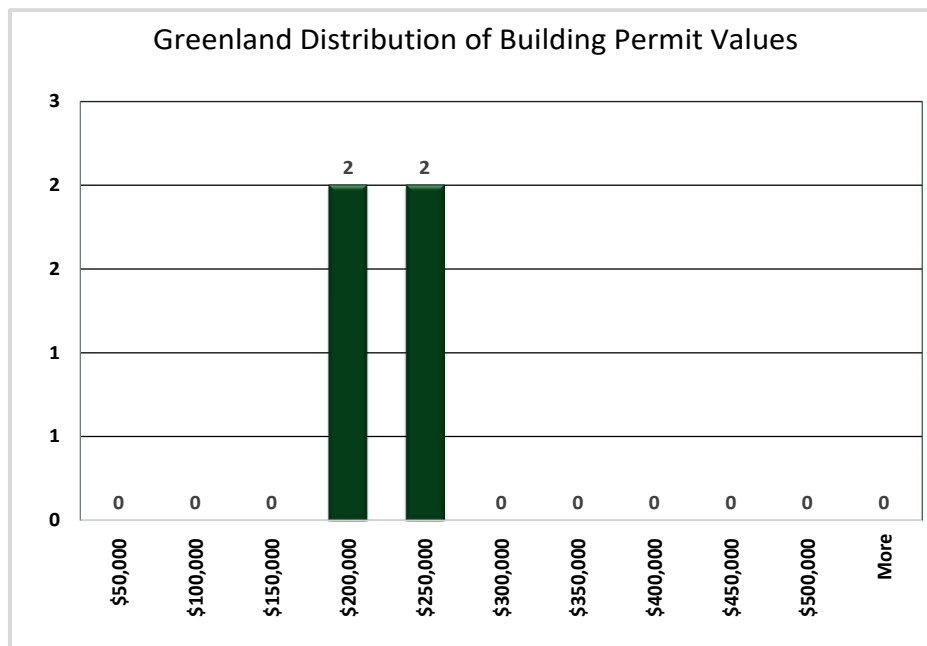
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bordeaux Village	1	5.6%	7,611	277	\$2,000,000	\$262.78
Holt Capital	1	5.6%	6,250	71	\$1,925,000	\$308.00
Knolls	1	5.6%	3,627	63	\$749,000	\$206.51
Newman Minor	1	5.6%	3,876	45	\$899,000	\$231.94
Riverside Estates	3	16.7%	3,672	102	\$1,019,000	\$279.02
Waterford Estates	7	38.9%	3,344	72	\$685,571	\$205.16
Wildwood	1	5.6%	3,518	287	\$829,900	\$235.90
Other	3	16.7%	3,792	87	\$930,000	\$211.12
Goshen Sold	18	100.0%	3,927	101	\$947,161	\$230.65



Greenland Building Permits



Greenland	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	5	0	4	-20.0%	--
Average Value of Residential Building Permits	\$426,060	--	\$218,250	-48.8%	--



Greenland Active Subdivisions

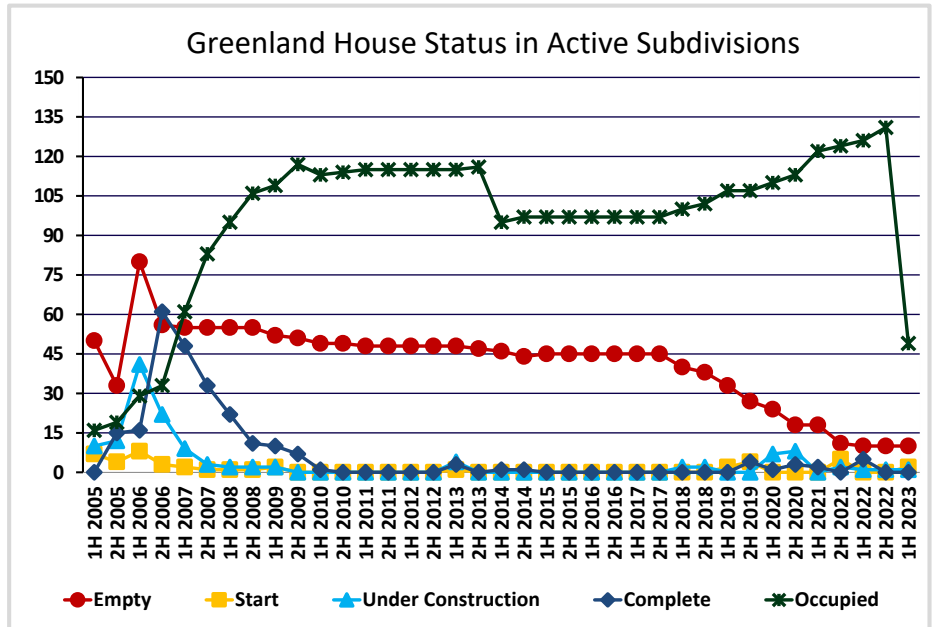
There were 62 total lots in 1 active subdivisions in Greenland in the first half of 2023. 79.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.6 were under construction, 3.2 percent were starts, and 0.0 percent were empty lots.

The subdivision with the most houses under construction in Greenland during the first half 2023 was Lee Valley, Phase IV with 1

No subdivisions in Greenland had any houses absorbed.

No new construction or progress in existing construction has occurred in the last year in the 1 active subdivision in Greenland.

0 new houses in Greenland became occupied in the first half of 2023. The annual absorption rate implies that there are 122.4 months of remaining inventory in active subdivisions, down from 139.5 percent in the second half of 2022.



In the only active subdivisions in Greenland, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Greenland from 68.5 percent in 2012 to 52.3 percent in the first half of 2023.

Additionally, no new lots received either preliminary or final approval by first half of 2023.

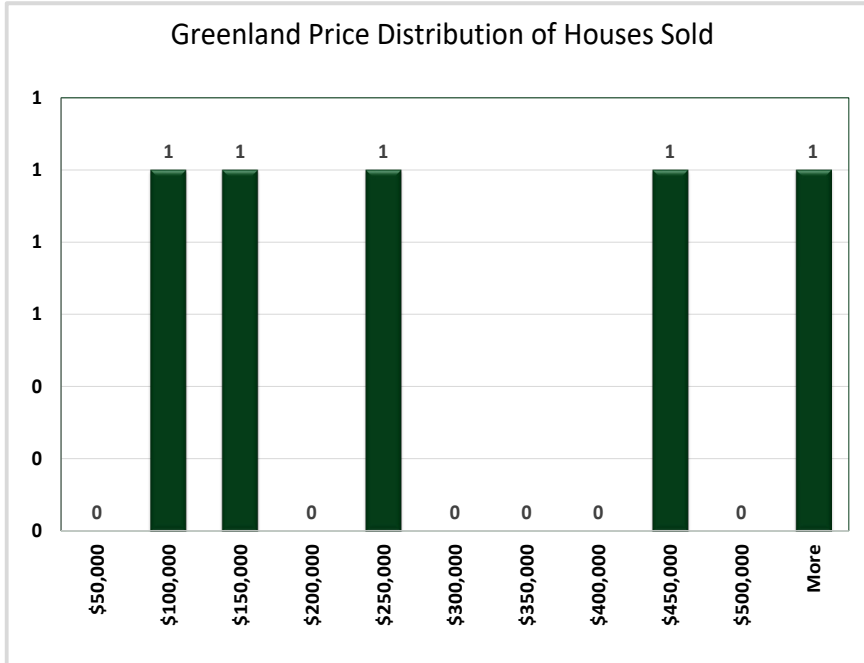
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley, Phase IV ¹	10	2	1	0	49	62	0	--
Greenland Active Lots	10	2	1	0	49	62	0	122.4

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.

Greenland

Price Distribution of Houses Sold



5 houses were sold in Greenland in the first half of 2023.

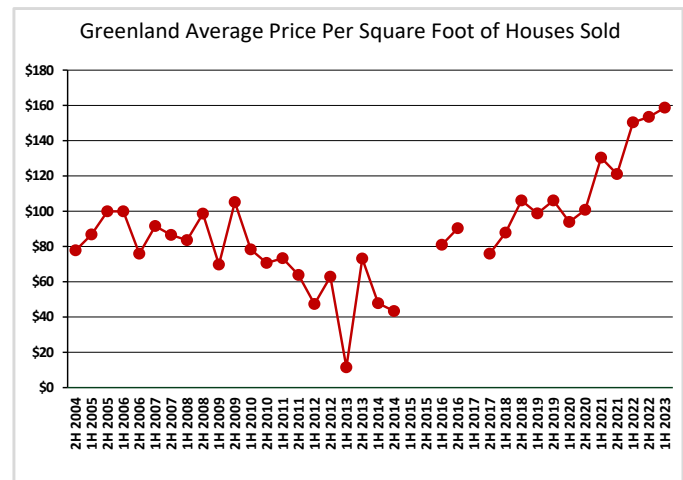
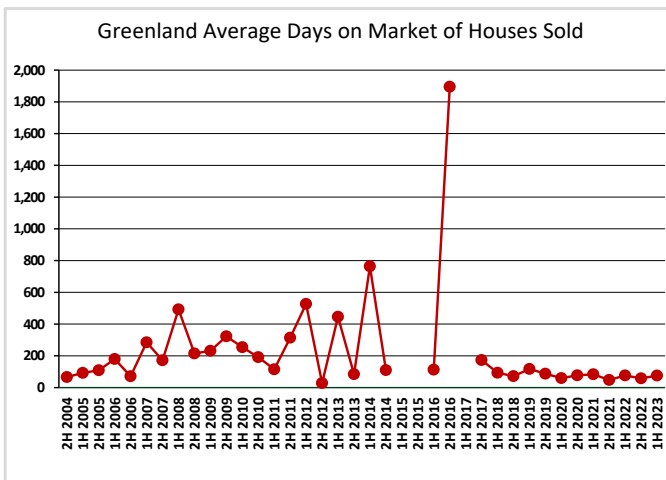
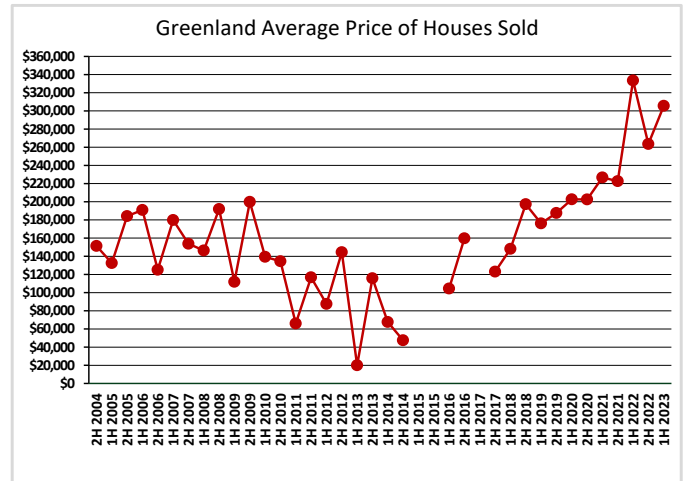
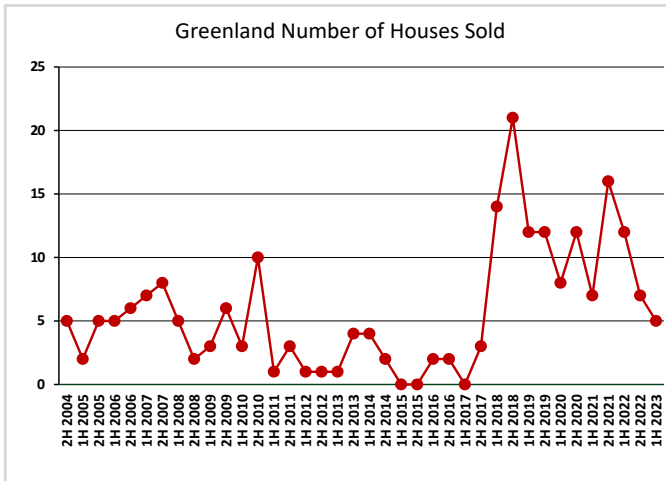
The average price of a house was \$305,600 at \$158.67 per square foot.

The median cost of a house was \$218,000.

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	1	20.0%	1,456	14	72.1%
\$100,001 - \$150,000	1	20.0%	1,108	196	75.8%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	20.0%	982	51	96.9%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	20.0%	2,266	42	98.9%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	20.0%	3,516	74	96.2%
Greenland Sold	5	100.0%	1,866	75	87.9%

Greenland

Characteristics of Houses Sold



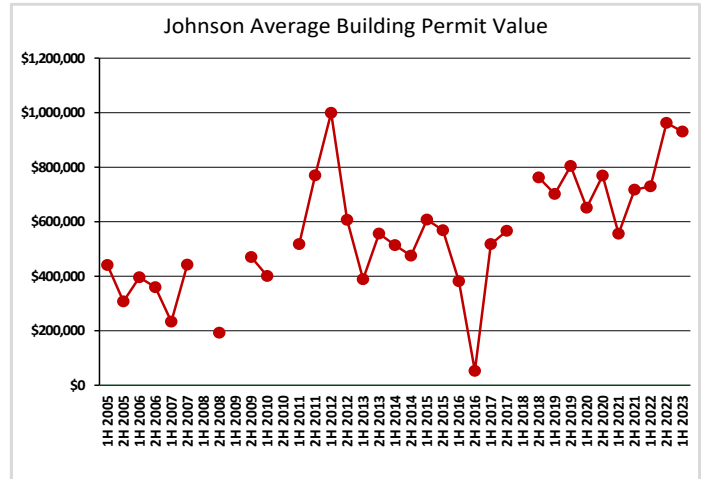
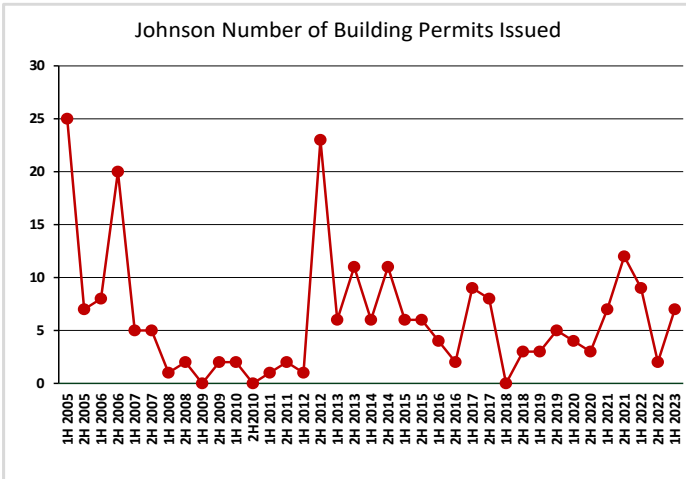
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	12	7	5	-58.3%	-28.6%
Average Price of Houses Sold	\$333,533	\$263,571	\$305,600	-8.4%	15.9%
Average Days on Market	76	58	75	-1.0%	29.4%
Average Price per Square Foot	\$150.33	\$153.47	\$158.67	5.5%	3.4%
Percentage of County Sales	0.6%	0.3%	0.2%	-60.6%	-11.6%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	1	3	2	100.0%	-33.3%
Average List Price of Houses Listed	\$450,000	\$382,667	\$891,000	57.2%	84.9%

Greenland

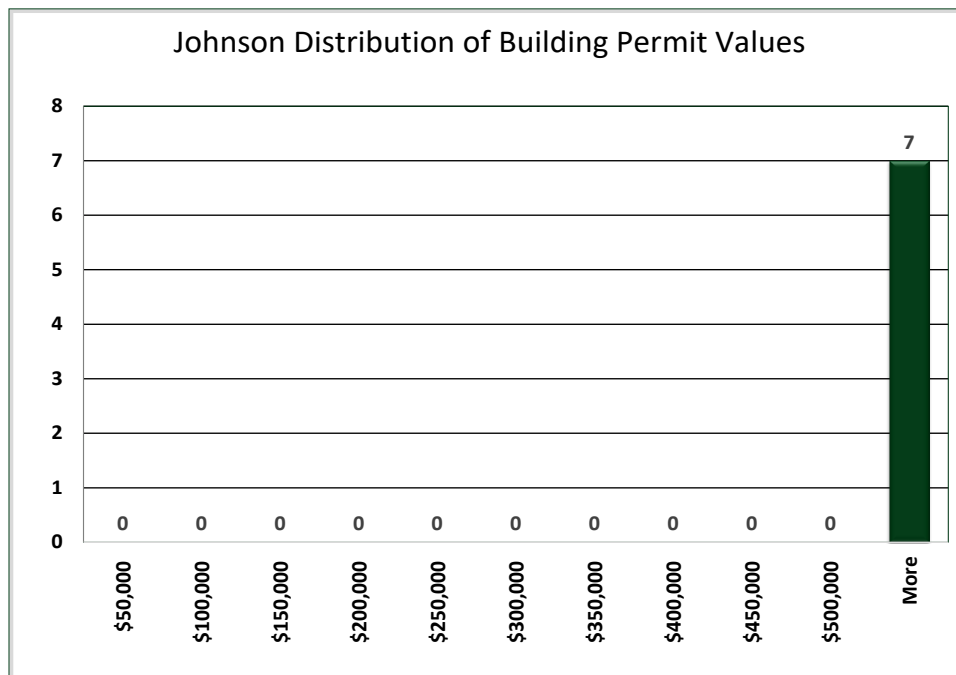
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Crider	1	20.0%	982	51	\$218,000	\$222.00
Lee Valley	1	20.0%	2,266	42	\$445,000	\$196.38
Other	3	60.0%	2,027	95	\$288,333	\$124.98
Greenland Sold	5	100.0%	1,866	75	\$305,600	\$158.67

Johnson Building Permits



Johnson	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	9	2	7	-22.2%	250.0%
Average Value of Residential Building Permits	\$729,734	\$962,550	\$930,711	27.5%	-3.3%



Johnson Active Subdivisions

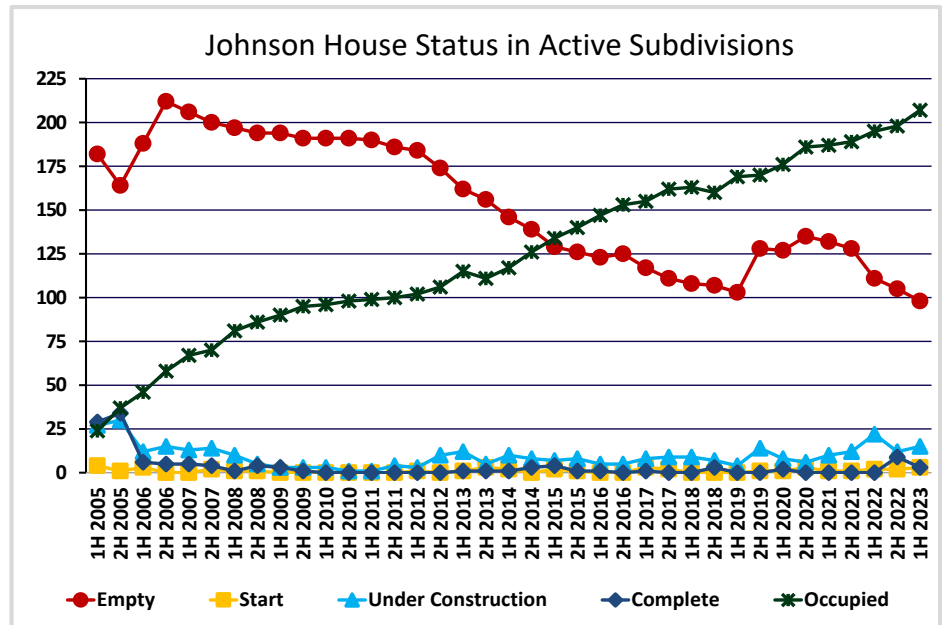
There were 326 total lots in 8 active subdivisions in Johnson in the first half of 2023. 63.5 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 4.6 were under construction, 0.9 percent were starts, and 30.1 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the first half of 2023 were Johnson Square Phase 1B with 5, Clear Creek, Phase V with 3 and Heritage Hills with 3.

Johnson Square Phase 1A had the most houses becoming occupied in Johnson with 5 houses. An additional 2 houses in Heritage Hills became occupied in the first half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 8 active subdivisions in Johnson.

9 new houses in Johnson became occupied in the first half



of 2023. The annual absorption rate implies that there are 89.3 months of remaining inventory in active subdivisions, down from 118.2 percent in the second half of 2022.

In 1 out of the 8 active subdivisions in Johnson, no absorption has occurred in the last year

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 58.9 percent in the first half of 2023.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2023.

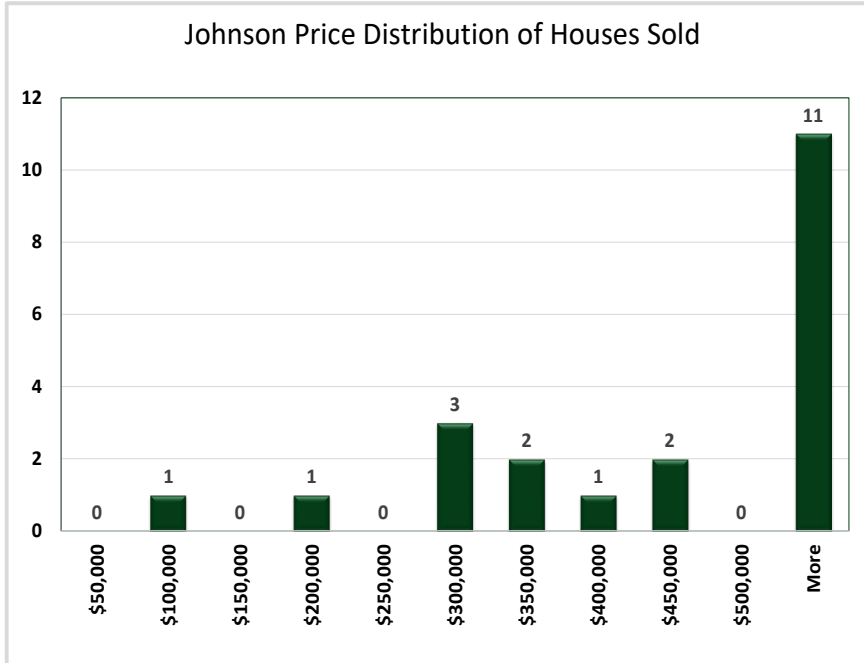
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	9	1	3	0	26	39	0	156.0
Clear Creek, Phase I	16	0	1	0	30	47	2	102.0
Clear Creek, Phase II	3	0	2	0	40	45	0	60.0
Clear Creek, Phase III	7	0	0	0	33	40	0	42.0
Clear Creek, Phase V ¹	21	1	3	0	10	35	0	--
Heritage Hills	9	0	1	0	55	65	1	120.0
Johnson Square Phase 1A	15	0	0	1	7	23	5	38.4
Johnson Square Phase 1B	18	1	5	2	6	32	1	78.0
Johnson Active Lots	98	3	15	3	207	326	9	89.3

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.

Johnson

Price Distribution of Houses Sold



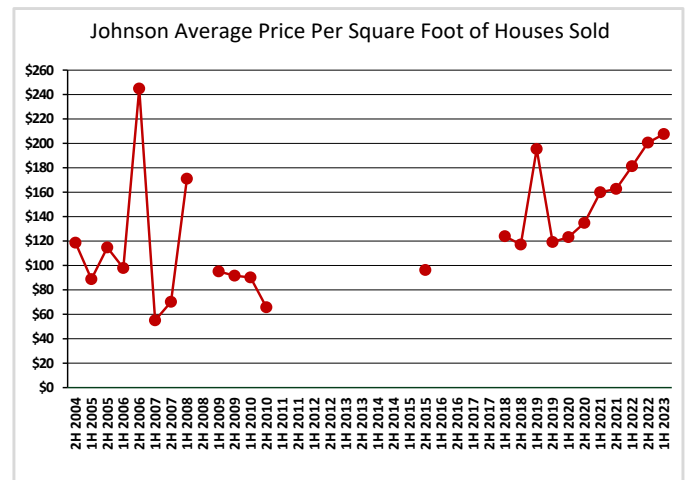
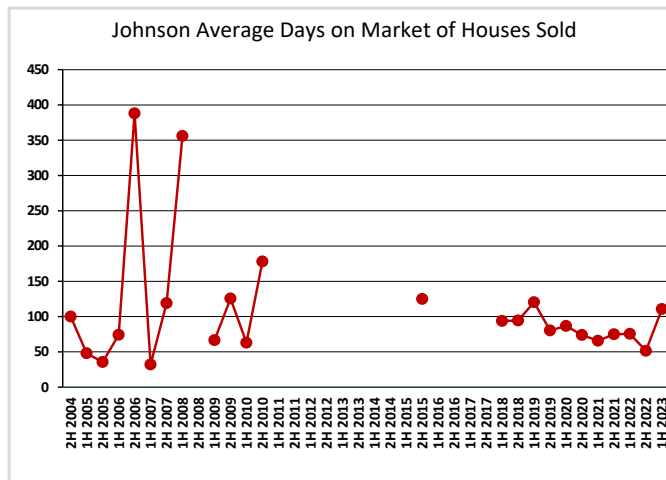
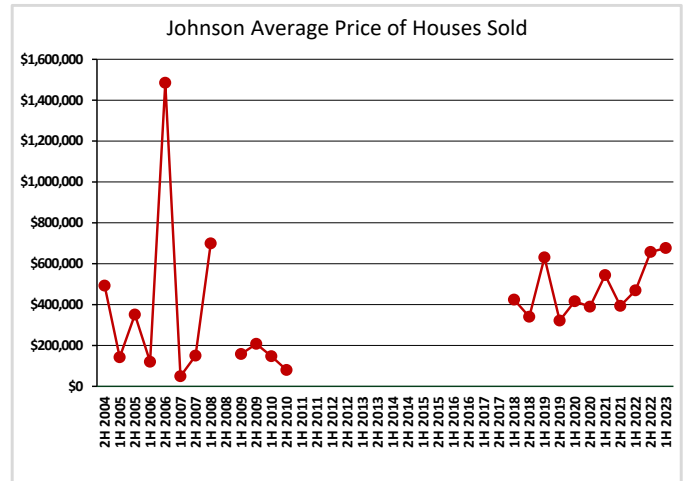
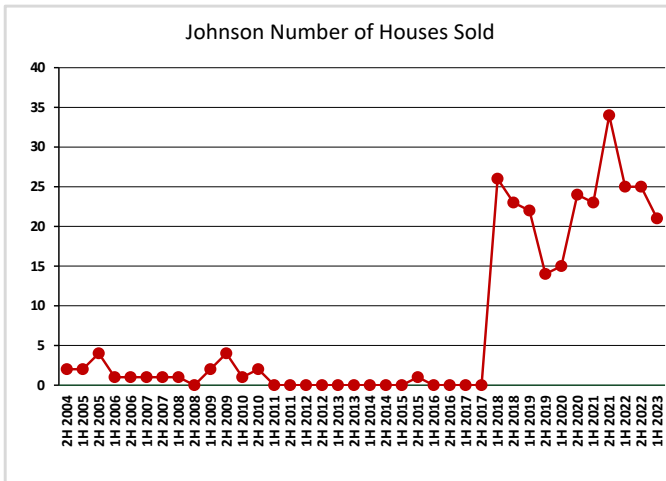
21 houses were sold in Johnson in the first half of 2023.

The average price of a house was \$676,360 at \$207.63 per square foot.

The median cost of a house was \$649,500.

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	4.8%	720	14	84.3%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	4.8%	1,150	35	103.2%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	3	14.3%	1,613	40	103.7%
\$300,001 - \$350,000	2	9.5%	1,811	60	99.8%
\$350,001 - \$400,000	1	4.8%	1,521	329	96.3%
\$400,001 - \$450,000	2	9.5%	2,654	48	100.2%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	11	52.4%	4,448	146	96.0%
Johnson Sold	21	100.0%	3,147	111	97.7%

Johnson Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	25	25	21	-16.0%	-16.0%
Average Price of Houses Sold	\$469,416	\$657,252	\$676,360	44.1%	2.9%
Average Days on Market	76	51	111	46.3%	115.4%
Average Price per Square Foot	\$181.30	\$200.61	\$207.63	14.5%	3.5%
Percentage of County Sales	1.8%	2.4%	2.2%	24.8%	-7.7%
Number of New Houses Sold	0	1	3	--	200.0%
Average Price of New Houses Sold	--	\$412,000	\$589,833	--	43.2%
Average Days on Market of New Houses Sold	76	51	111	--	--
Number of Houses Listed	10	7	4	-60.0%	-42.9%
Average List Price of Houses Listed	\$637,950	\$579,571	\$272,615	39.7%	53.7%

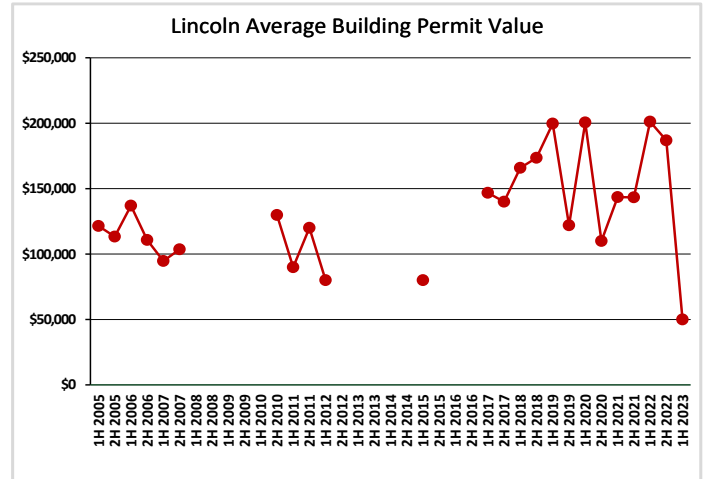
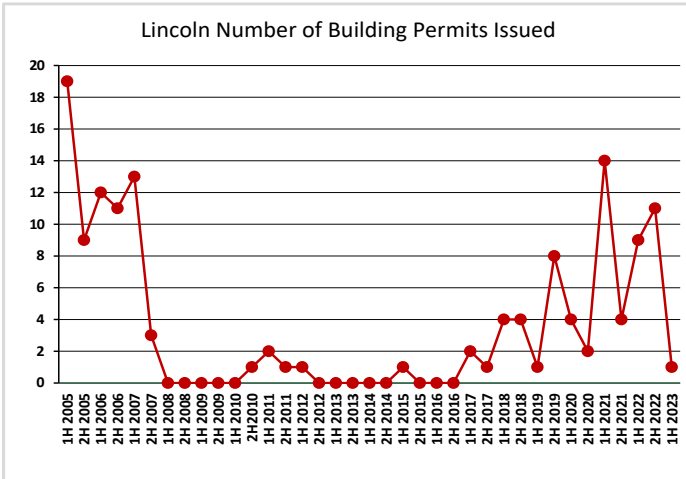
Johnson

Characteristics of Houses Sold

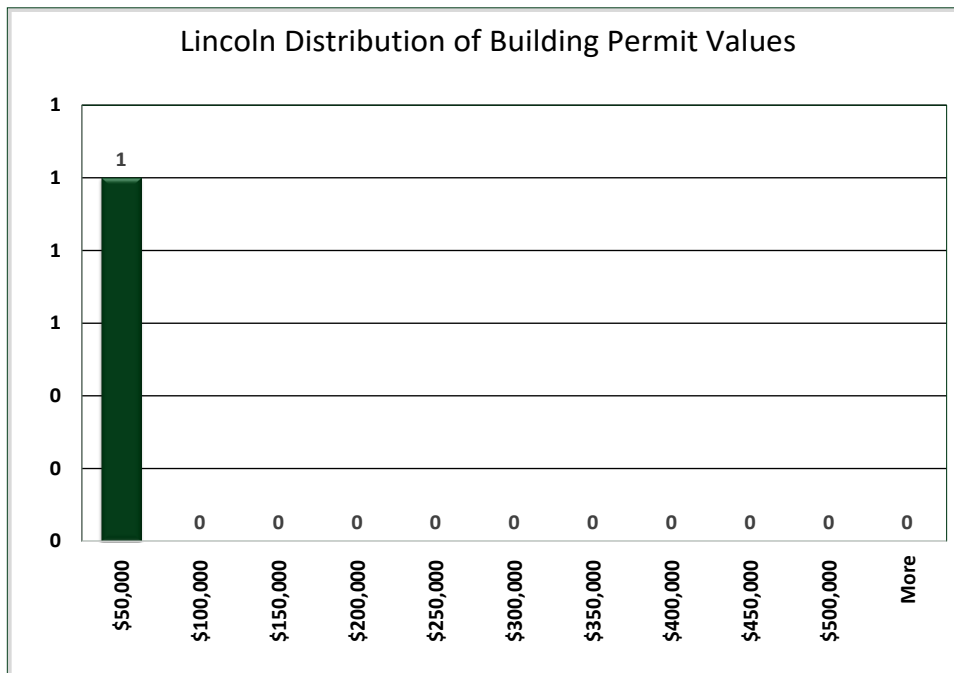
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood	2	9.5%	1,604	45	\$307,750	\$191.88
Clear Creek	6	28.6%	5,446	123	\$1,233,167	\$231.96
Clear Creek Patio Homes	1	4.8%	3,698	96	\$685,000	\$185.24
Fergusons Glen	2	9.5%	1,829	56	\$312,500	\$170.96
Heritage Hills	2	9.5%	3,840	53	\$818,450	\$213.35
Johnson Square	3	14.3%	2,134	333	\$589,833	\$273.50
Karrington Ridge HPR	1	4.8%	1,150	35	\$195,000	\$169.57
Lenham Heights	1	4.8%	1,595	38	\$299,250	\$187.62
Shady Oaks	1	4.8%	2,670	67	\$448,000	\$167.79
Other	2	9.5%	1,679	21	\$265,200	\$142.69
Other	21	100.0%	3,147	111	\$676,360	\$207.63



Lincoln Building Permits



Lincoln	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	9	11	1	-88.9%	-90.9%
Average Value of Residential Building Permits	\$201,227	\$186,855	\$50,000	-75.2%	-73.2%



Lincoln

Active Subdivisions

There were 102 total lots in 1 active subdivisions in Lincoln in the first half of 2023. 39.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 60.8 percent were empty lots.

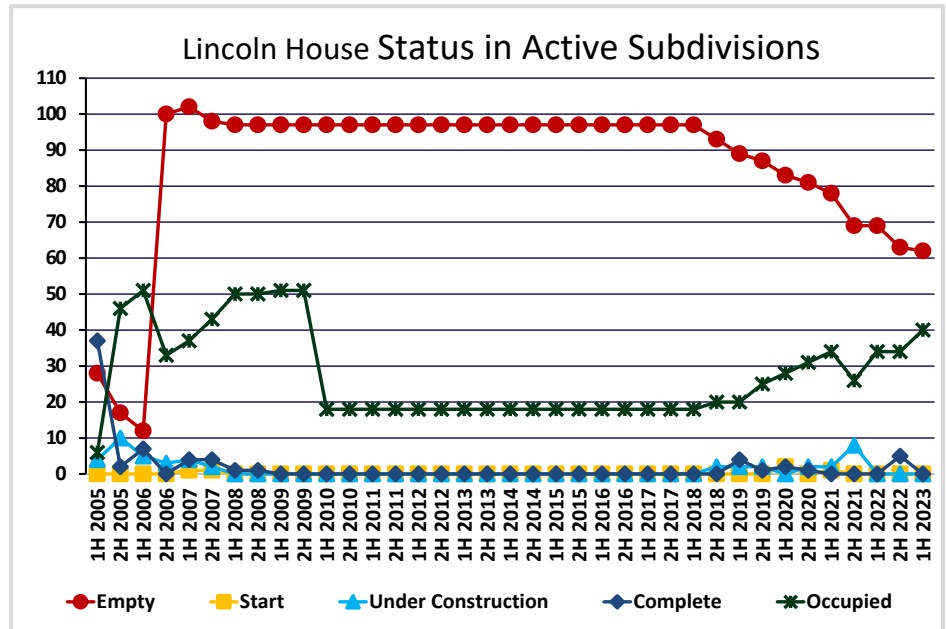
No subdivisions had any houses under construction in Lincoln during the first half of 2023

Country Meadows had the most houses becoming occupied in Lincoln with 6 houses in the first half of 2023.

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

6 new houses in Lincoln became occupied in the first half of 2023. The annual absorption rate implies that there are 124.0 months of remaining inventory in active subdivisions, up from 102.0 percent in the second half of 2022.

In the 1 active subdivision in Lincoln, absorption has occurred in the last year.



The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 61.5 percent in the first half of 2023.

Additionally, 18 new lots in 1 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Avalon Estates	2H 2022	18		18
New and Preliminary		18	-	18

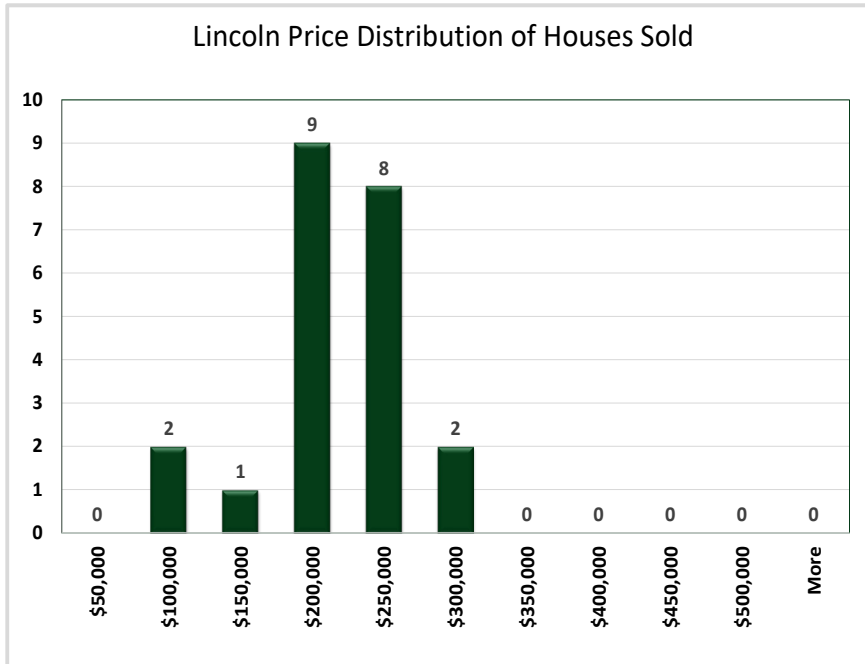
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows	62	0	0	0	40	102	6	124.0
Lincoln Active Lots	63	0	0	5	34	102	0	102.0

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



22 houses were sold in Lincoln in the first half of 2023.

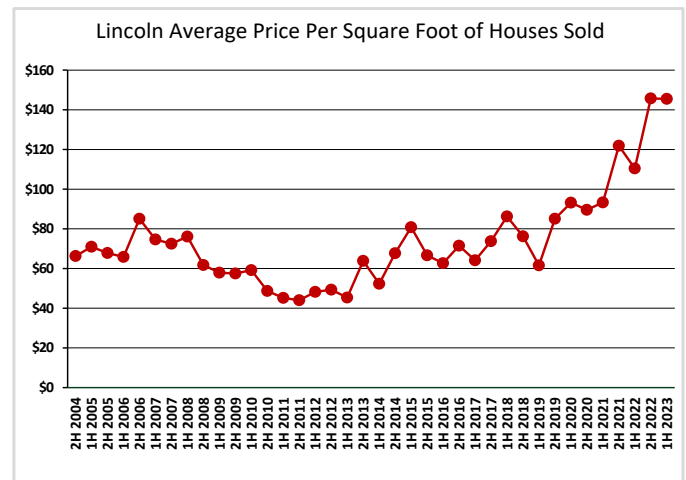
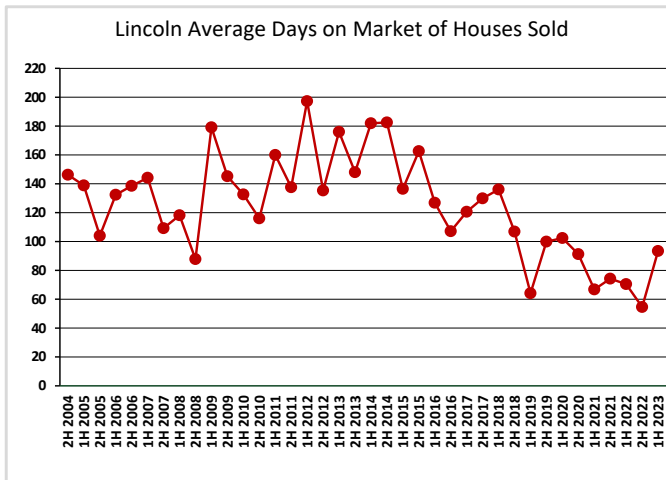
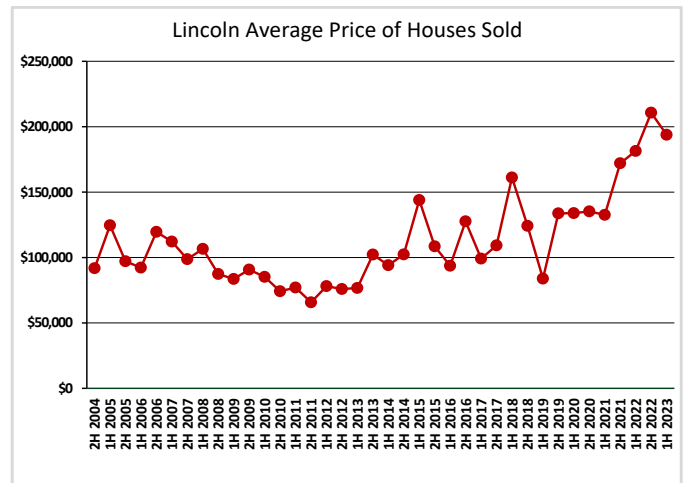
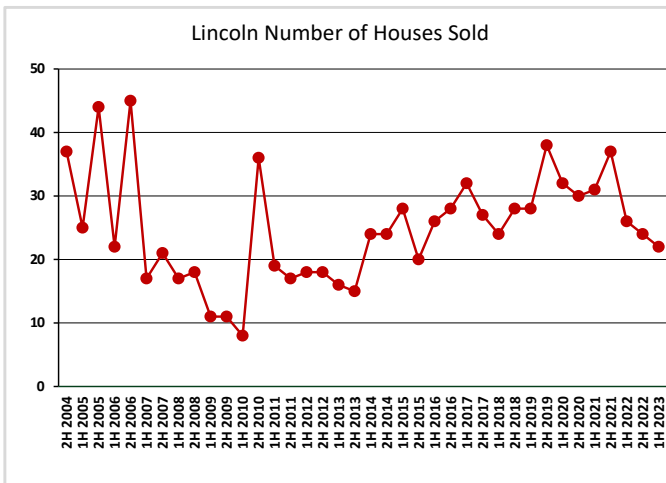
The average price of a house was \$193,805 at \$145.51 per square foot.

The median cost of a house was \$191,500.

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	2	9.1%	1,108	227	90.4%
\$100,001 - \$150,000	1	4.5%	1,356	70	95.2%
\$150,001 - \$200,000	9	40.9%	1,308	55	98.4%
\$200,001 - \$250,000	8	36.4%	1,371	93	99.6%
\$250,001 - \$300,000	2	9.1%	1,506	147	98.2%
\$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%	--	--	--
Lincoln Sold	22	100.0%	1,333	93	97.9%

Lincoln

Characteristics of Houses Sold



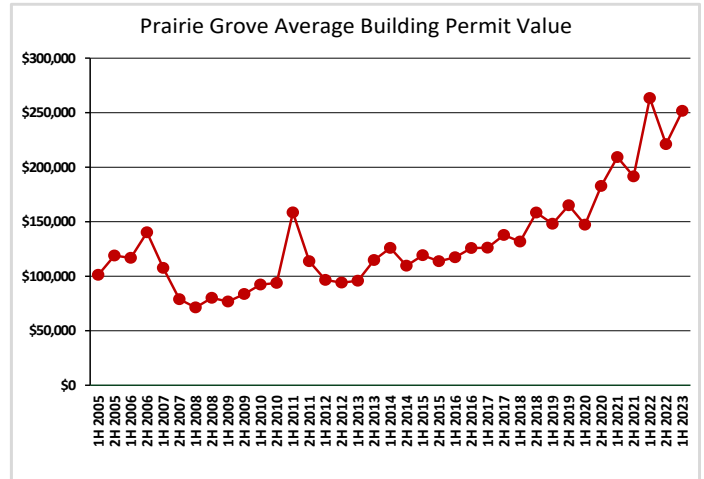
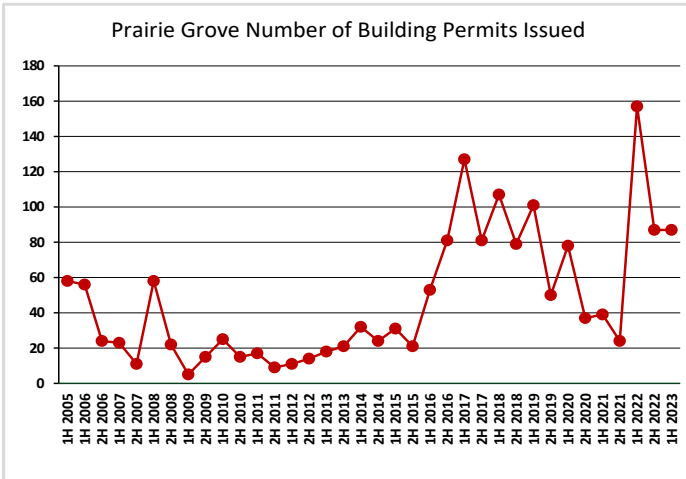
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	26	24	22	-15.4%	-8.3%
Average Price of Houses Sold	\$181,435	\$210,663	\$193,805	6.8%	-8.0%
Average Days on Market	70	55	93	32.6%	71.3%
Average Price per Square Foot	\$110.41	\$145.72	\$145.51	31.8%	-0.1%
Percentage of County Sales	0.7%	0.7%	0.7%	-6.8%	-10.0%
Number of New Houses Sold	2	2	7	250.0%	250.0%
Average Price of New Houses Sold	\$258,750	\$207,500	\$253,529	-2.0%	22.2%
Average Days on Market of New Houses Sold	43	101	135	218.0%	33.8%
Number of Houses Listed	6	12	8	33.3%	-33.3%
Average List Price of Houses Listed	\$168,967	\$186,017	\$645,234	61.3%	46.6%

Lincoln

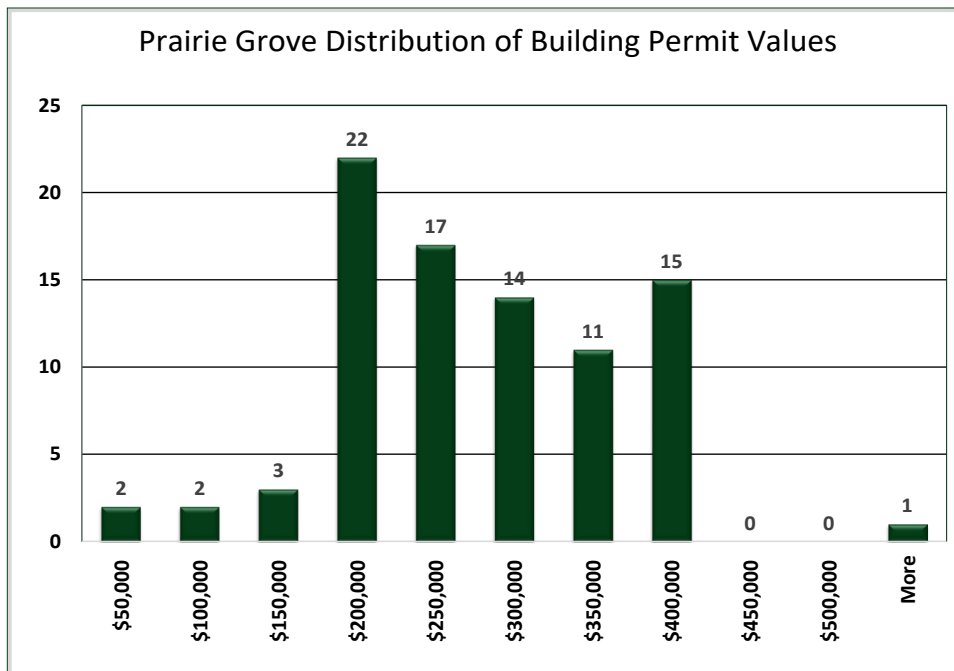
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	2	9.1%	1,337	47	\$191,500	\$143.30
Braly	1	4.5%	1,494	268	\$236,000	\$157.97
Country Meadows	2	9.1%	1,292	30	\$224,750	\$174.29
Jackson Heights	1	4.5%	1,248	30	\$205,000	\$164.26
Lincoln Original	3	13.6%	1,289	193	\$186,300	\$132.55
Reed	2	9.1%	1,008	62	\$176,000	\$174.57
Other	11	50.0%	1,403	82	\$189,027	\$136.09
Lincoln Sold	22	100.0%	1,333	93	\$193,805	\$145.51

Prairie Grove Building Permits



Prairie Grove	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	157	87	87	-44.6%	0.0%
Average Value of Residential Building Permits	\$263,361	\$221,061	\$251,635	-4.5%	13.8%



Prairie Grove Active Subdivisions

There were 998 total lots in 11 active subdivisions in Prairie Grove in the first half of 2023. 67.0 percent of the lots were occupied, 4.7 percent were complete but unoccupied, 7.5 percent were under construction, 3.7 percent were starts, and 17.0 percent were empty lots.

The subdivisions with the most houses under construction in Prairie Grove during the first half of 2023 were Snyder Grove, Phase II, III, IV with 30, Sundowner, Phase I Sec. I with 23, Sundowner, Phase I Sec. I with 20.

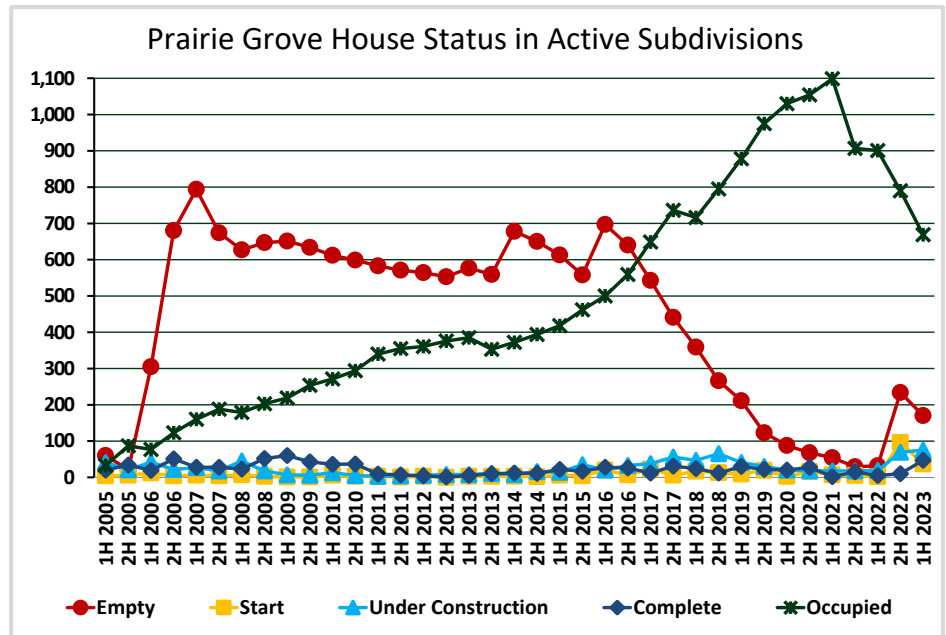
Snyder Grove, Phase II, III, IV had the most houses becoming occupied in Prairie Grove with 63 houses. An additional 35 houses in Wakefield Park became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 1 of the 11 active subdivisions in Prairie Grove.

129 new houses in Prairie Grove became occupied in the first half of 2023. The annual absorption rate implies that there are 27.2 months of remaining inventory in active subdivisions, down from 100.2 percent in the second half of 2022.

In 2 out of the 11 active subdivisions in Prairie Grove, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 61.5 percent in the first half of 2023.



Additionally, 1,200 new lots in 8 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hills PUD	1H 2023		86	86
Hudson Heights	1H 2021	99		99
Hudson Heights	1H 2023		58	58
Parkwood Estates PUD	1H 2023	155		155
Selah Meadows	1H 2023	589		589
Snyder Grove Ph. 6-8	1H 2023	96		96
Wagon's Spring, Phase II PUD	2H 2021	56		56
Wagon's Spring	1H 2020	61		61
New and Preliminary		1,056	144	1,200

Prairie Grove Active Subdivisions

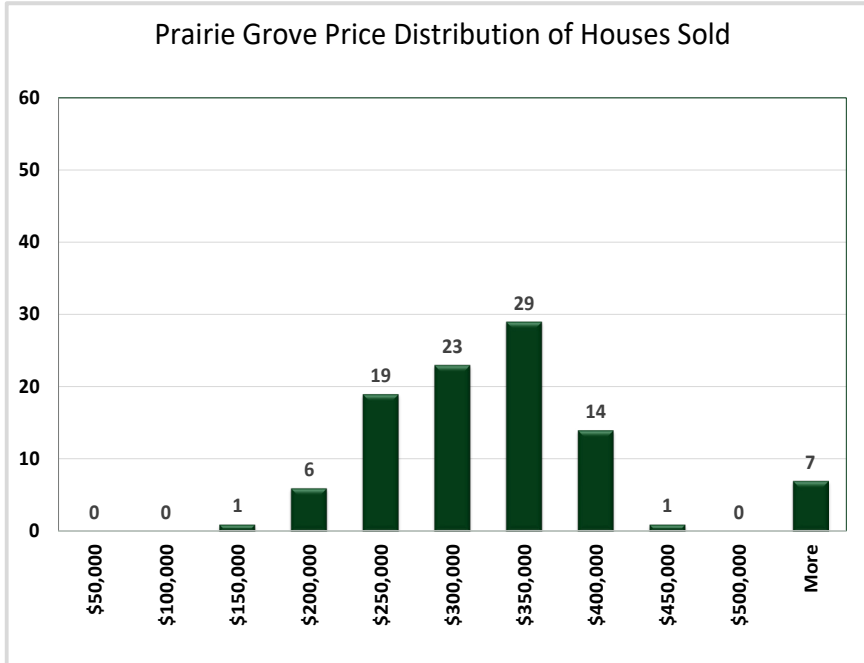
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Belle Meade, Phase IV	0	0	0	0	54	54	1	0.0
Mountain View	105	12	30	8	23	178	23	80.9
Prairie View	1	3	20	11	63	98	63	6.7
Snyder Grove, Phase I ¹	0	1	0	0	10	11	0	--
Snyder Grove, Phase II, III, IV	0	15	23	22	35	95	35	20.6
Snyder Grove, Phase V	45	1	0	0	0	46	0	--
Sundowner, Phase I Sec. I	4	1	1	0	54	60	1	24.0
Sundowner, Phase I Sec. II	6	4	0	0	132	142	1	120.0
Sundowner, Phase IIB ^{1,2}	1	0	0	0	136	137	0	--
Sundowner, Phase III	5	0	0	0	147	152	0	60.0
Wakefield Park	3	0	1	6	15	25	5	8.0
Wakefield Park	4	0	3	8	10	25	10	18.0
Prairie Grove Active Lots	170	37	75	47	669	998	129	27.2

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.

Prairie Grove

Price Distribution of Houses Sold



100 houses were sold in Prairie Grove in the first half of 2023.

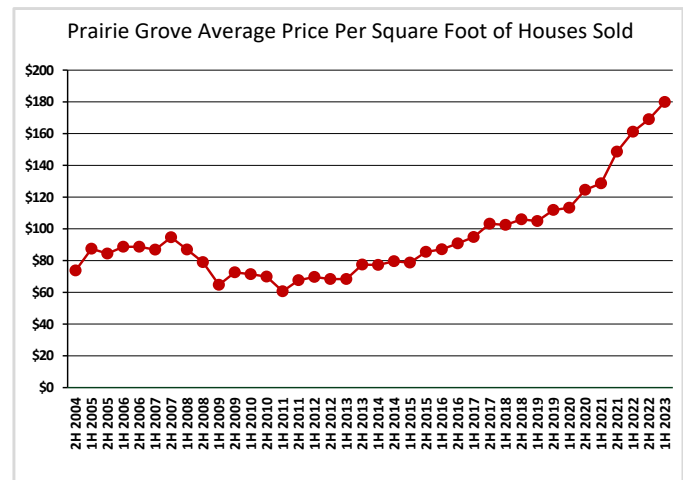
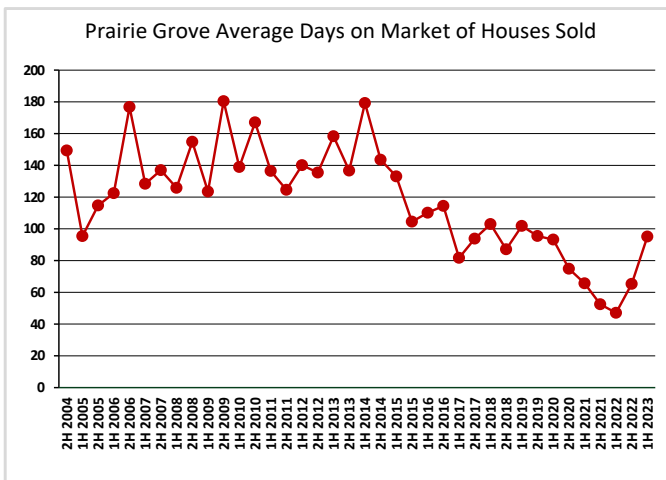
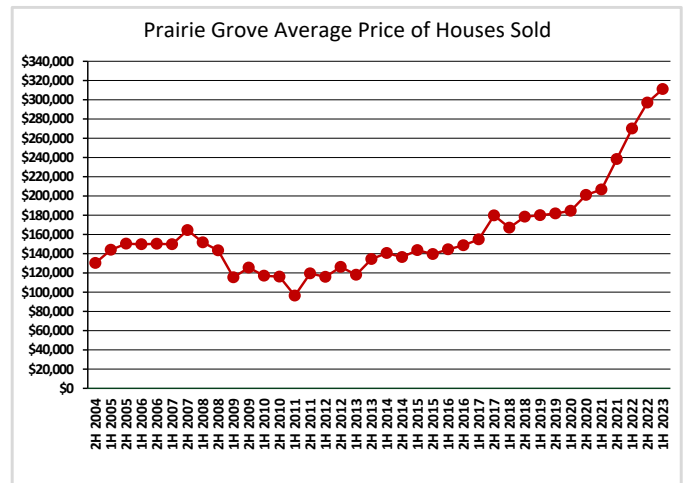
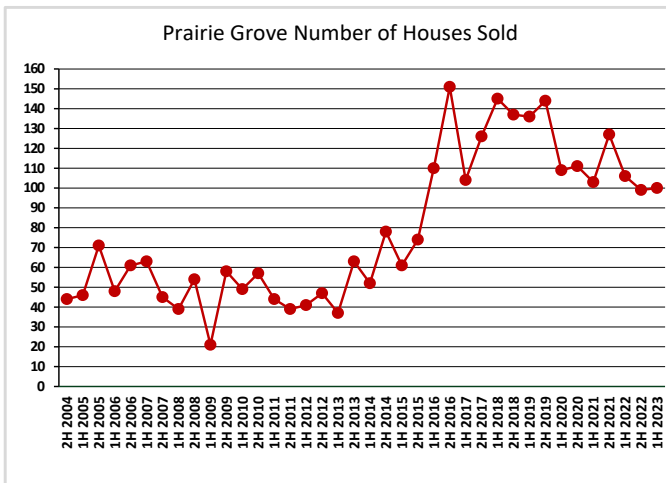
The average price of a house was \$311,045 at \$179.90 per square foot.

The median cost of a house was \$305,200.

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	1.0%	1,080	35	100.0%
\$150,001 - \$200,000	6	6.0%	1,158	114	95.6%
\$200,001 - \$250,000	19	19.0%	1,279	52	100.4%
\$250,001 - \$300,000	23	23.0%	1,565	64	99.1%
\$300,001 - \$350,000	29	29.0%	1,866	111	99.6%
\$350,001 - \$400,000	14	14.0%	2,018	100	99.7%
\$400,001 - \$450,000	1	1.0%	1,951	24	95.3%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	7	7.0%	2,846	244	99.5%
Prairie Grove Sold	100	100.0%	1,725	95	99.4%

Prairie Grove

Characteristics of Houses Sold



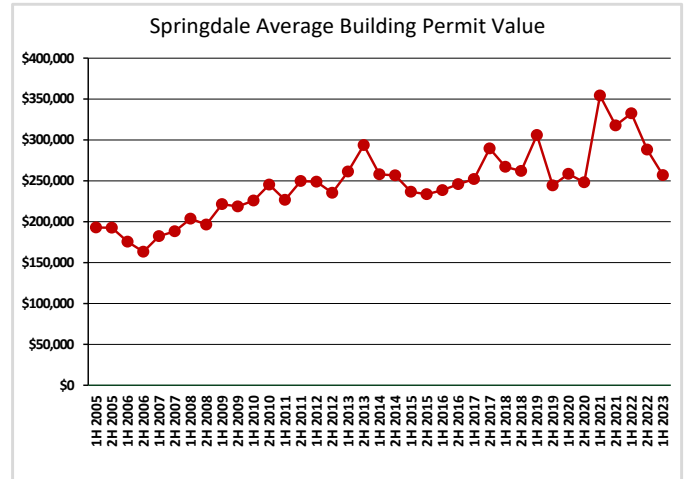
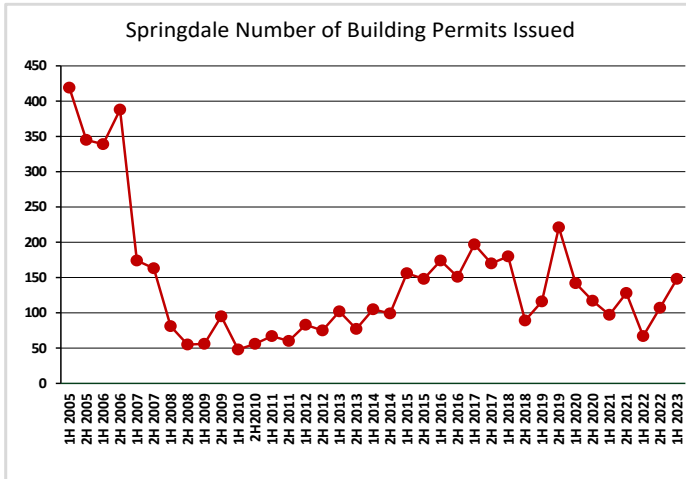
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	106	99	100	-5.7%	1.0%
Average Price of Houses Sold	\$270,080	\$296,986	\$311,045	15.2%	4.7%
Average Days on Market	47	65	95	102.1%	45.6%
Average Price per Square Foot	\$161.16	\$169.06	\$179.90	11.6%	6.4%
Percentage of County Sales	4.3%	4.3%	4.9%	12.0%	13.0%
Number of New Houses Sold	14	14	47	235.7%	235.7%
Average Price of New Houses Sold	\$331,243	\$376,838	\$337,733	2.0%	-10.4%
Average Days on Market of New Houses Sold	62	129	127	105.6%	-1.5%
Number of Houses Listed	28	61	71	103.6%	-6.6%
Average List Price of Houses Listed	\$607,951	\$381,222	\$474,631	-42.2%	-7.7%

Prairie Grove

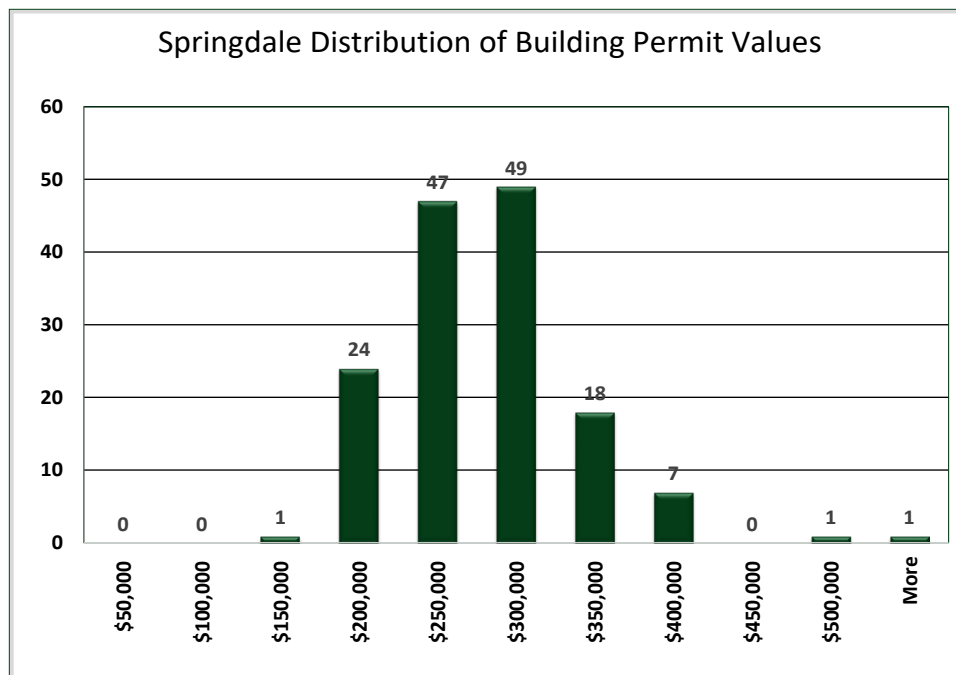
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Baggetts	3	3.0%	1,406	71	\$261,533	\$184.30
Battle Field Estates	4	4.0%	1,457	28	\$268,725	\$184.58
Belle Meade	1	1.0%	2,046	128	\$300,000	\$146.63
Brights	1	1.0%	1,431	70	\$234,000	\$163.52
Cummings	1	1.0%	1,327	28	\$240,000	\$180.86
Highlands Green	5	5.0%	1,383	55	\$244,800	\$178.44
Kendal Valley	1	1.0%	2,444	43	\$699,000	\$286.01
Lahera Meadows	1	1.0%	2,075	42	\$296,000	\$142.65
Mountain View Estates	10	10.0%	1,735	119	\$330,511	\$190.37
Prairie Grove Original	3	3.0%	1,247	127	\$211,367	\$177.90
Prairie Meadows	4	4.0%	1,926	70	\$336,950	\$175.32
Prairie Pines	2	2.0%	1,946	62	\$311,450	\$165.10
Prairie View	8	8.0%	1,338	33	\$238,427	\$178.39
Royal Oaks	1	1.0%	1,080	35	\$140,000	\$129.63
Simpsons	2	2.0%	1,402	87	\$235,000	\$164.75
Snyder Grove	23	23.0%	1,965	126	\$343,914	\$175.03
Stapletons	1	1.0%	936	34	\$182,500	\$194.98
Sundowner	16	16.0%	1,581	60	\$290,616	\$184.95
Wakefield Park	4	4.0%	2,814	360	\$527,603	\$187.49
Wt Neals	2	2.0%	1,139	77	\$194,000	\$170.64
Other	7	7.0%	2,005	95	\$369,129	\$180.01
Prairie Grove	100	100.0%	1,725	95	\$311,045	\$179.90

Springdale Building Permits



Springdale	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	67	107	148	120.9%	38.3%
Average Value of Residential Building Permits	\$332,487	\$288,083	\$256,898	-22.7%	-10.8%



Springdale Active Subdivisions

There were 1,643 total lots in 26 active subdivisions in Springdale in the first half of 2023. 78.0 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 5.5 were under construction, 1.2 percent were starts, and 13.5 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the first half of 2023 were Cottages at the Park, Phase II with 21, Hylton Place, Phase II with 19, Deere Creek, Phase I with 18.

Cottages at the Park, Phase II had the most houses becoming occupied in Springdale with 12 houses. An additional 12 houses in Cottages at the Park, Phase II became occupied in the first half of 2023.

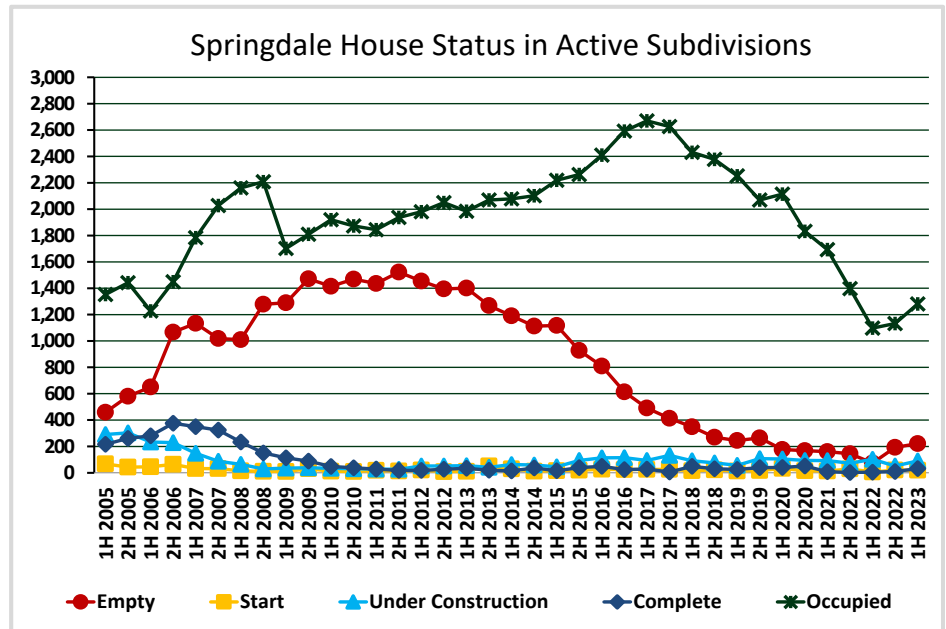
No new construction or progress in existing construction has occurred in the last year in 7 of the 26 active subdivisions in Springdale.

53 new houses in Springdale became occupied in the first half of 2023. The annual absorption rate implies that there are 25.7 months of remaining inventory in active subdivisions, up from 16.1 percent in the second half of 2022.

In 8 out of the 26 active subdivisions in Springdale, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 61.0 percent in the first half of 2023.

Additionally, 1,975 new lots in 22 subdivisions received either preliminary or final approval by first half of 2023.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Barberry Court	1H 2021	50		50
Brentwood Village PUD, Phase I	1H 2023		82	82
Brentwood Village PUD, Phase II	1H 2023		124	124
Brentwood Village PUD, Phase III	1H 2023		103	103
Brentwood Village PUD, Phase IV	1H 2023		152	152
Cottages at Clear Creek	1H 2023		83	83
Cottages at Clear Creek, Phase II, III	1H 2023	249		249
Deere Creek, Phase II+	1H 2021	167		167
Gray's Crossing	2H 2022	49		49
Habberton Ridge, Phase II, III	2H 2022		109	109
Jacob's Crossing	1H 2023		127	127
Lex Estates	2H 2022	19		19
McJunkin Place	1H 2020		4	4
Nature Walk	1H 2023		100	100
Noah's Place	1H 2021		54	54
Rosedale Heights	2H 2022		9	9
Shepard Hills	2H 2019	90		90
Spring Creek Farms, Phase II	2H 2018	75		75
Tankersley	1H 2023	14		14
Village Heights	1H 2020		4	4
Whispering Springs	2H 2022	265		265
Wildcat Creek Farms	1H 2023		46	46
New and Preliminary		978	997	1,975

Springdale

Active Subdivisions

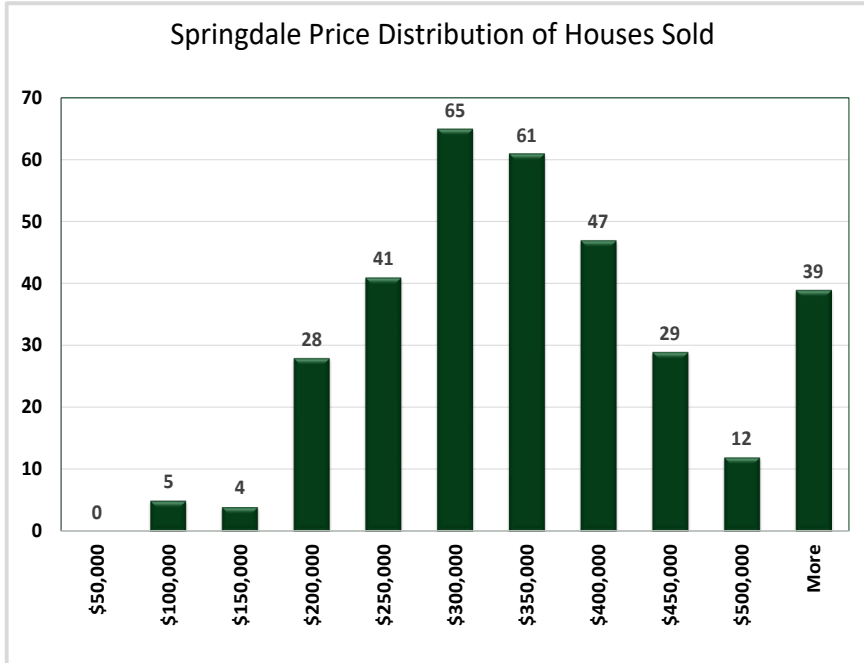
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	1	0	1	1	40	43	2	6.0
Benedetto, Phase II	29	1	8	0	1	39	1	456.0
Cadence Crossing ¹	10	5	11	0	0	26	0	--
Charleston Park at Legendary ^{1,2}	5	0	0	0	103	108	0	--
Collins Cove	25	8	12	10	2	57	2	330.0
Cottages at the Park, Phase I	0	0	0	0	57	57	6	0.0
Cottages at the Park, Phase II	25	0	21	10	12	68	12	56.0
Deere Creek, Phase I	50	3	18	11	2	84	2	492.0
Grand Valley Estates ^{1,2}	2	0	0	0	22	24	0	--
Grand Valley Stables at Guy Terry Farms ^{1,2}	4	0	0	0	20	24	0	--
Hidden Hills, Phase II	1	0	0	0	82	83	1	12.0
Hylton Place, Phase II	16	0	19	0	12	47	12	35.0
Hylton Place, Phase III	30	2	0	0	0	32	0	--
Legendary, Phase I	1	0	0	0	166	167	2	6.0
Legendary, Phase II - D	0	0	0	0	34	34	2	0.0
Oak Place ^{1,2}	1	0	0	0	60	61	0	--
Savannah Ridge	3	0	0	0	90	93	0	9.0
Silent Knoll ^{1,2}	3	0	0	0	65	68	0	--
Spring Meadows	0	0	0	0	55	55	1	0.0
Spring Hill, Phase II	7	0	0	0	93	100	2	21.0
Spring Meadows	0	0	0	0	55	55	1	0.0
Spyglass Estates	3	0	0	0	3	6	3	12.0
Sundance	0	0	0	0	72	72	4	0.0
Thornbury, Phase V	1	0	0	0	34	35	0	12.0
Tuscany, Phase I ^{1,2}	3	0	0	0	161	164	0	--
Tuscany, Phase II ^{1,2}	1	0	0	0	40	41	0	--
Springdale Active Subdivisions	221	19	90	32	1,281	1,643	53	25.7

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



331 new houses were sold in Springdale in the first half of 2023.

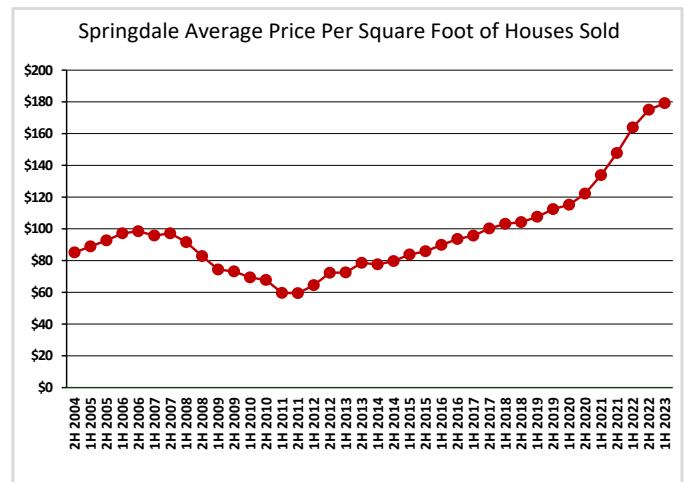
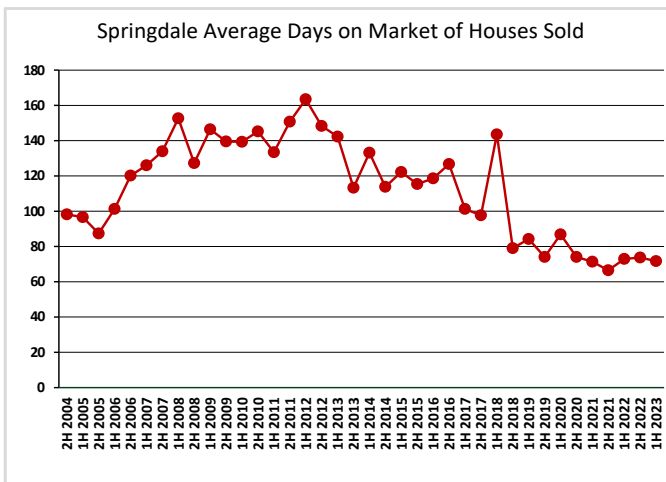
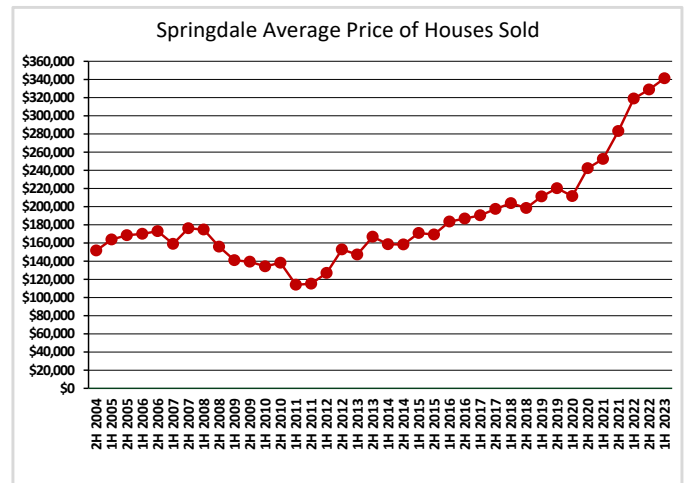
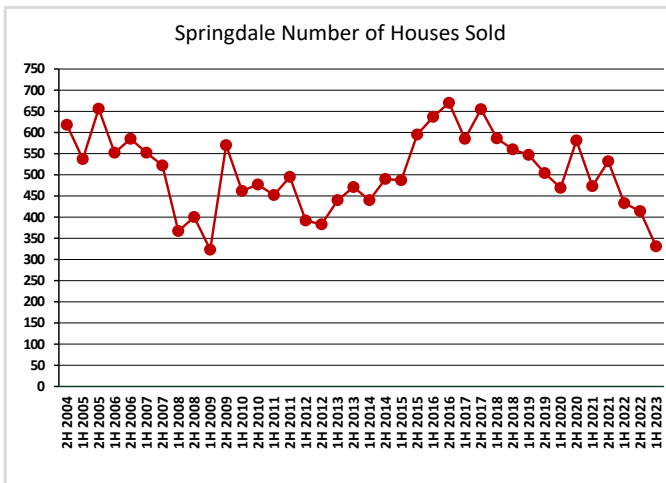
The average price of a house was \$341,216 at \$179.14 per square foot.

The median cost of a house was \$315,000.

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	1.5%	821	39	96.6%
\$100,001 - \$150,000	4	1.2%	998	27	100.2%
\$150,001 - \$200,000	28	8.5%	1,173	59	98.8%
\$200,001 - \$250,000	41	12.4%	1,325	61	99.0%
\$250,001 - \$300,000	65	19.6%	1,672	68	99.7%
\$300,001 - \$350,000	61	18.4%	1,818	80	98.3%
\$350,001 - \$400,000	47	14.2%	2,072	73	100.3%
\$400,001 - \$450,000	29	8.8%	2,204	74	99.6%
\$450,001 - \$500,000	12	3.6%	2,418	64	98.9%
\$500,001+	39	11.8%	3,212	92	98.8%
Springdale Sold	331	100.0%	1,905	72	99.2%

Springdale

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	433	414	331	-23.6%	-20.0%
Average Price of Houses Sold	\$318,942	\$328,872	\$341,216	7.0%	3.8%
Average Days on Market	73	74	72	-1.7%	-2.7%
Average Price per Square Foot	\$163.83	\$175.04	\$179.14	9.3%	2.3%
Percentage of County Sales	20.9%	19.9%	17.6%	-15.7%	-11.4%
Number of New Houses Sold	76	67	62	-18.4%	-7.5%
Average Price of New Houses Sold	\$364,503	\$381,964	\$418,401	14.8%	9.5%
Average Days on Market of New Houses Sold	186	177	109	-41.4%	-38.6%
Number of Houses Listed	84	83	97	15.5%	16.9%
Average List Price of Houses Listed	\$387,435	\$467,663	\$503,648	22.5%	1.5%

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	2	0.6%	1,885	87	\$273,500	\$145.15
Apple Orchard	3	0.9%	1,674	72	\$258,500	\$154.70
Arber Estates	1	0.3%	1,922	71	\$365,000	\$189.91
Belmont Estates	1	0.3%	3,546	32	\$585,000	\$164.97
Benedetto	3	0.9%	3,387	129	\$675,450	\$199.48
Berry	1	0.3%	1,360	36	\$225,000	\$165.44
Bert Watson's	1	0.3%	1,656	39	\$235,000	\$141.91
Bethel Heights	2	0.6%	1,736	38	\$597,400	\$332.24
Brandons Way	1	0.3%	1,677	14	\$289,900	\$172.87
Briarwood	1	0.3%	1,989	40	\$300,000	\$150.83
Butterfield Gardens	2	0.6%	1,152	49	\$209,500	\$181.85
Cameron Heights	2	0.6%	1,153	25	\$187,500	\$165.39
Canterbury	2	0.6%	1,669	34	\$290,000	\$175.39
Carrington Place	1	0.3%	1,542	31	\$280,000	\$181.58
Carter	2	0.6%	1,486	115	\$227,500	\$153.15
Central Village	1	0.3%	1,230	230	\$220,000	\$178.86
Chantel	1	0.3%	2,274	74	\$413,000	\$181.62
Charleston Park at Legendary	3	0.9%	1,745	54	\$322,500	\$187.09
Churchill Crescent	2	0.6%	2,788	100	\$605,125	\$213.74
Coger-Dewese	1	0.3%	1,078	32	\$185,000	\$171.61
College Heights	1	0.3%	1,065	23	\$142,000	\$133.33
Collin's Cove	4	1.2%	2,560	91	\$541,700	\$211.13
Commons	1	0.3%	1,150	48	\$230,000	\$200.00
Cottages At The Park	21	6.3%	2,195	71	\$467,021	\$213.16
County Court	2	0.6%	1,053	106	\$195,000	\$185.52
Covenant Creek	1	0.3%	1,668	43	\$325,000	\$194.84
Crestridge	1	0.3%	1,499	49	\$287,000	\$191.46
Davis	2	0.6%	1,426	47	\$246,500	\$172.39
Deere Creek	4	1.2%	1,816	160	\$359,355	\$198.13
Deerfield	1	0.3%	1,645	35	\$305,000	\$185.41
Dels Woods	1	0.3%	2,771	37	\$532,000	\$191.99
Eagle Crest	4	1.2%	2,082	63	\$330,500	\$159.41
Eastside	3	0.9%	1,016	52	\$145,800	\$142.63
Eastview	5	1.5%	1,504	75	\$282,980	\$188.79
Edmondson	3	0.9%	1,588	30	\$261,333	\$165.01

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
Elm Springs Heights	1	0.3%	1,785	43	\$365,000	\$204.48
Elmdale Heights	4	1.2%	1,707	91	\$202,500	\$126.56
Elmdale Terrace	4	1.2%	1,691	45	\$242,124	\$143.96
Emerald Point	1	0.3%	3,192	44	\$645,000	\$202.07
Fairview Acres	1	0.3%	2,368	209	\$335,000	\$141.47
Fairway Condo	1	0.3%	1,122	34	\$170,000	\$151.52
Falcon	4	1.2%	1,554	52	\$258,000	\$166.64
Falls, The	1	0.3%	5,723	250	\$750,000	\$131.05
Flowing Springs	2	0.6%	2,140	34	\$362,750	\$169.76
Gabriel	1	0.3%	1,744	35	\$312,000	\$178.90
Gates	1	0.3%	1,352	50	\$182,700	\$135.13
Grand Valley	5	1.5%	1,619	43	\$313,100	\$193.69
Grand Valley Meadows	3	0.9%	2,120	47	\$393,333	\$185.52
Green Acres	1	0.3%	2,058	159	\$283,000	\$137.51
Green Side Place	3	0.9%	1,913	47	\$326,800	\$171.02
Greenlawn	1	0.3%	905	81	\$156,000	\$172.38
Habberton Ridge	1	0.3%	1,532	33	\$299,000	\$195.17
Harber Meadows	10	3.0%	2,460	78	\$478,010	\$194.33
Harger	1	0.3%	1,344	32	\$160,000	\$119.05
Harper	1	0.3%	1,333	59	\$220,000	\$165.04
Hayes	2	0.6%	707	37	\$100,000	\$151.94
Hembree	1	0.3%	1,204	66	\$165,000	\$137.04
Henson Heights	1	0.3%	2,750	224	\$330,000	\$120.00
Hidden Lake	3	0.9%	1,122	50	\$205,333	\$181.44
High Chaparral	2	0.6%	2,281	58	\$354,450	\$155.68
Hillview	1	0.3%	3,591	48	\$400,000	\$111.39
Howards	1	0.3%	1,454	35	\$269,900	\$185.63
Howell	1	0.3%	1,220	44	\$70,000	\$57.38
Hunt Estates	1	0.3%	2,252	45	\$369,900	\$164.25
Hylton Place	30	9.1%	1,636	118	\$328,437	\$200.81
Indianhead Estates	2	0.6%	1,668	52	\$287,500	\$171.81
Lake Road Estates	2	0.6%	2,201	27	\$385,000	\$186.93
Lakeview Heights	2	0.6%	2,535	38	\$373,500	\$147.04
Legendary	8	2.4%	1,929	59	\$378,444	\$197.53
Lester	1	0.3%	2,433	80	\$390,000	\$160.30
Lexington	2	0.6%	2,407	194	\$367,500	\$152.93
Liberty Heights	1	0.3%	3,480	65	\$670,000	\$192.53

Springdale

Characteristics of Houses Sold

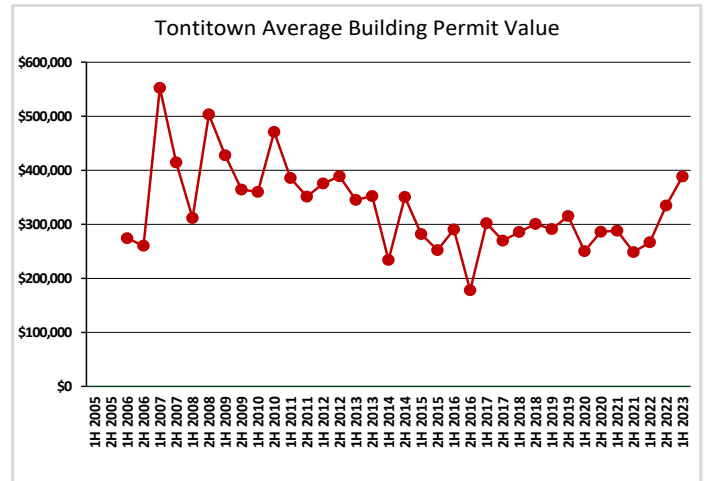
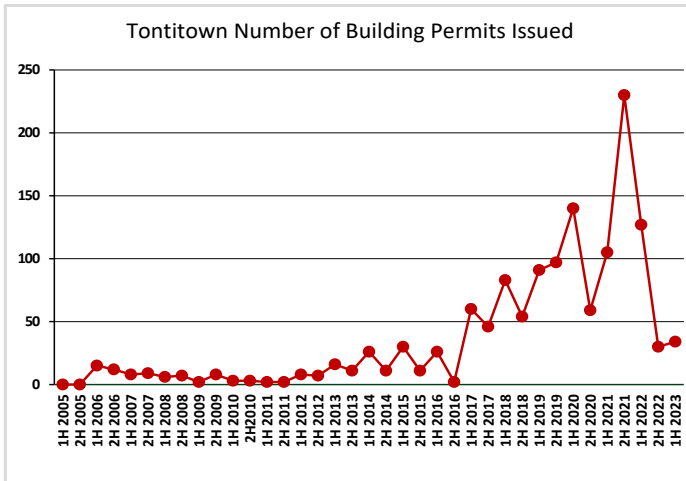
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Liberty Homes	1	0.3%	1,484	41	\$225,000	\$151.62
Lynn Estates	1	0.3%	1,979	45	\$320,000	\$161.70
Maringer	1	0.3%	1,850	75	\$350,000	\$189.19
Monticello	1	0.3%	2,450	40	\$500,000	\$204.08
Neals	1	0.3%	950	66	\$193,000	\$203.16
Neff	2	0.6%	1,901	66	\$277,450	\$147.93
Newell	2	0.6%	1,364	54	\$202,500	\$147.15
North Meadows	1	0.3%	1,087	244	\$220,000	\$202.39
Northeast Meadow	1	0.3%	1,320	20	\$235,000	\$178.03
Northern Heights	1	0.3%	2,570	49	\$503,360	\$195.86
Oak Creek	1	0.3%	1,908	75	\$348,000	\$182.39
Oak Place	1	0.3%	1,858	66	\$299,000	\$160.93
Oak Walk	1	0.3%	2,167	40	\$350,000	\$161.51
Oaks	1	0.3%	2,079	35	\$315,000	\$151.52
Orchard	2	0.6%	1,728	49	\$271,000	\$157.55
Palisades	1	0.3%	1,902	39	\$315,500	\$165.88
Paradise Valley	1	0.3%	1,280	38	\$230,000	\$179.69
Park Place	2	0.6%	1,363	24	\$234,450	\$172.06
Parkers Place	1	0.3%	1,500	31	\$297,000	\$198.00
Parson Hills	1	0.3%	1,676	63	\$202,500	\$120.82
Peaceful Valley Estates	5	1.5%	1,855	52	\$276,800	\$147.16
Pines, The	2	0.6%	838	46	\$191,500	\$228.59
Pinewood	2	0.6%	2,500	47	\$408,500	\$165.86
Prairie Oaks	1	0.3%	1,686	29	\$315,000	\$186.83
Pults	1	0.3%	1,027	34	\$220,000	\$214.22
Purtle	1	0.3%	1,352	55	\$228,500	\$169.01
Quail Meadows	1	0.3%	3,126	49	\$640,000	\$204.73
Quail Run	1	0.3%	2,976	50	\$526,000	\$176.75
Ramsey Place	1	0.3%	1,607	12	\$361,350	\$224.86
Ranchwood Place	1	0.3%	2,458	80	\$345,000	\$140.36
Renaissance	2	0.6%	2,100	62	\$376,000	\$179.67
Rosson Creek	1	0.3%	1,819	20	\$353,000	\$194.06
Sandy Heights	2	0.6%	1,825	35	\$274,950	\$150.95
Savannah Ridge	2	0.6%	1,638	40	\$297,500	\$181.68
Schmeidings	1	0.3%	1,350	157	\$193,000	\$142.96
Southern Hills	1	0.3%	1,696	23	\$274,900	\$162.09

Springdale

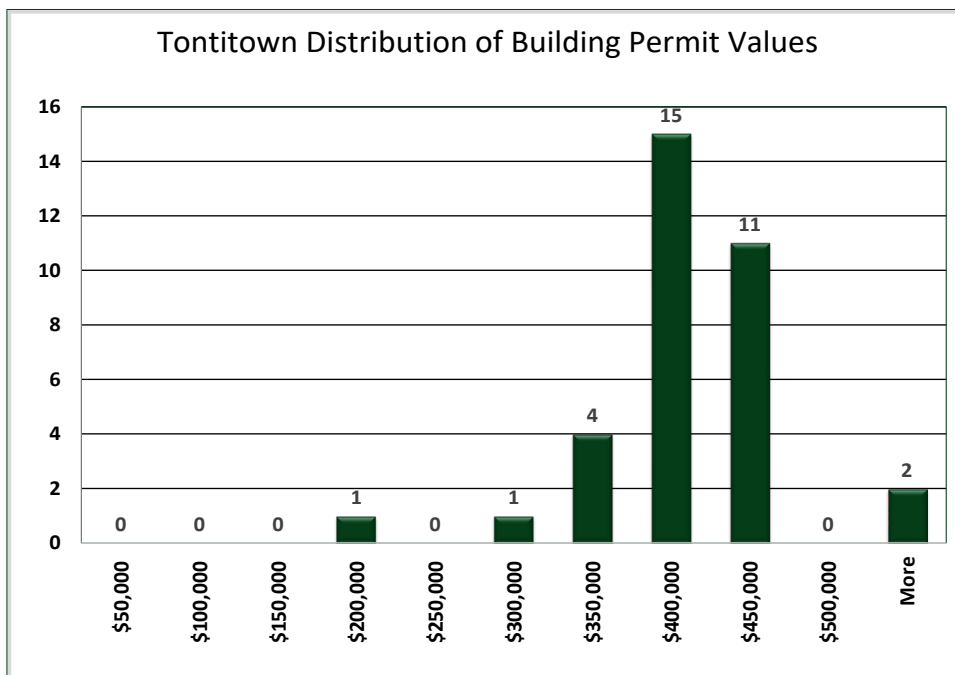
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Southwind Terrace	3	0.9%	2,467	46	\$383,333	\$156.61
Spring Creek Estates	3	0.9%	1,842	35	\$335,267	\$181.75
Spring Creek Park	4	1.2%	1,527	54	\$280,300	\$183.41
Spring Hill	2	0.6%	2,337	115	\$376,500	\$161.40
Spring Meadows	2	0.6%	2,398	47	\$451,250	\$188.38
Spring Ridge	1	0.3%	2,748	126	\$538,000	\$195.78
Spyglass	2	0.6%	3,668	38	\$803,038	\$218.67
Stonecrest	1	0.3%	2,980	68	\$452,000	\$151.68
Sugg	2	0.6%	1,508	94	\$257,250	\$171.53
Sunny Slope	2	0.6%	692	48	\$80,000	\$127.05
Suttle Estates	1	0.3%	5,394	197	\$807,500	\$149.70
Thornbury	1	0.3%	3,554	114	\$665,000	\$187.11
Tuscany	3	0.9%	2,940	58	\$558,167	\$189.49
Tyson Heights	1	0.3%	2,355	118	\$315,000	\$133.76
Vicenza Villa	1	0.3%	2,021	34	\$407,000	\$201.39
Vineyard	2	0.6%	1,463	47	\$258,600	\$178.44
W Walker	4	1.2%	2,073	60	\$333,750	\$162.54
Wagon Wheel Bend	1	0.3%	1,470	35	\$275,000	\$187.07
Walnut Crossing	1	0.3%	1,759	32	\$308,000	\$175.10
Watson	1	0.3%	792	27	\$159,900	\$201.89
West Emma Gardens	1	0.3%	1,382	92	\$241,000	\$174.38
West Heights	1	0.3%	2,575	28	\$326,700	\$126.87
Western Oaks Place	1	0.3%	1,636	50	\$235,000	\$143.64
Westfield	1	0.3%	1,561	26	\$312,000	\$199.87
Westwood	1	0.3%	1,910	45	\$272,000	\$142.41
Westwood Heights	1	0.3%	1,137	41	\$205,000	\$180.30
White Hills	5	1.5%	1,256	75	\$214,200	\$172.06
Wilkins	5	1.5%	1,751	135	\$280,300	\$160.67
Willow Bend	1	0.3%	4,837	22	\$844,000	\$174.49
Windsor	3	0.9%	2,204	57	\$384,633	\$174.54
Woodcliff	3	0.9%	3,026	170	\$530,238	\$178.62
Woodland	1	0.3%	1,437	21	\$255,000	\$177.45
Woodland Heights	6	1.8%	1,212	68	\$220,833	\$185.18
Zachary	1	0.3%	1,116	36	\$179,900	\$161.20
Other	18	5.4%	2,049	77	\$361,756	\$178.71
Springdale Average Sold	331	100.0%	1,905	72	\$341,216	\$179.14

Tontitown Building Permits



Tontitown	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	127	30	34	-73.2%	13.3%
Average Value of Residential Building Permits	\$266,762	\$334,654	\$388,483	45.6%	16.1%



Tontitown Active Subdivisions

There were 648 total lots in 13 active subdivisions in Tontitown in the first half of 2023. 60.2 percent of the lots were occupied, 6.8 percent were complete but unoccupied, 6.8 percent were complete but unoccupied, 10.0 were under construction, 1.1 percent were starts, and 21.9 percent were empty lots.

The subdivisions with the most houses under construction in Tontitown during the first half of 2023 were South Pointe, Phase IV, V with 34, West Elm Estates with 17, South Pointe, Phase I with 7.

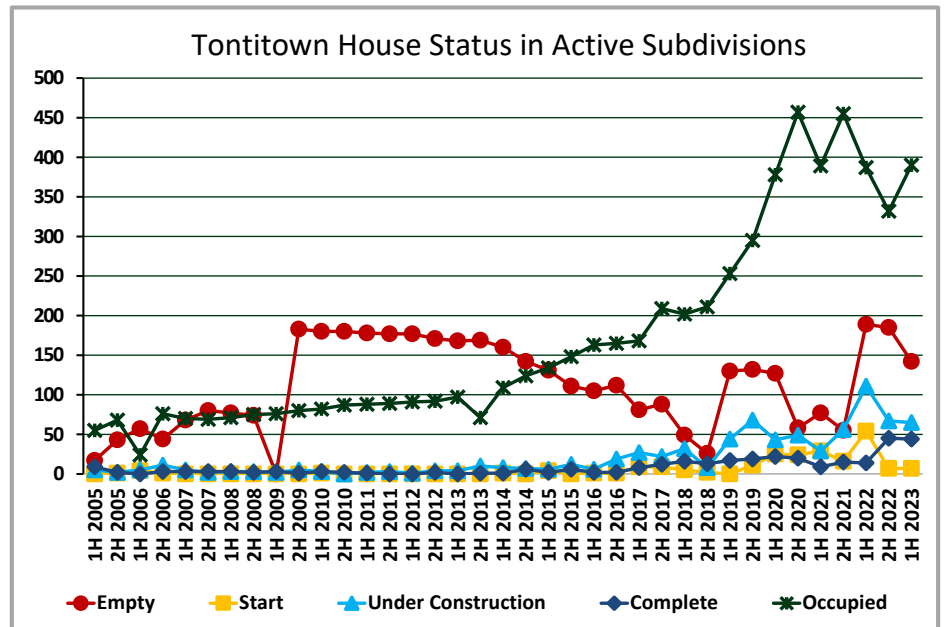
South Pointe, Phase IV, V had the most houses becoming occupied in Tontitown with 37 houses. An additional 9 houses in South Pointe, Phase III became occupied in the first half of 2023.

No new construction or progress in existing construction has occurred in the last year in 2 of the 13 active subdivisions in Tontitown.

58 new houses in Tontitown became occupied in the first half of 2023. The annual absorption rate implies that there are 25.6 months of remaining inventory in active subdivisions, down from 28.5 percent in the second half of 2022.

In 4 out of the 13 active subdivisions in Tontitown, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Tontitown from



78.2 percent in 2012 to 63.0 percent in the first half of 2023.

Additionally, 165 new lots in 3 subdivisions received either preliminary or final approval by first half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hickory Meadow, Phase III	2H 2020	123		123
Hidden Valley Estates	2H 2019		29	29
Mantegani Estates	1H 2021	13		13
New and Preliminary		136	29	165

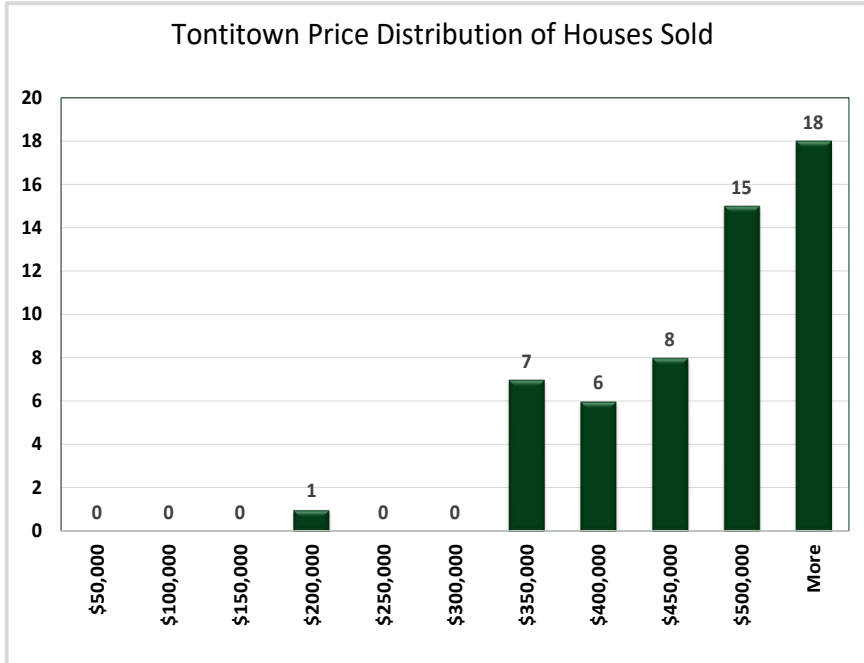
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aspen Heights	1	3	7	0	0	11	0	--
Barrington Heights	1	0	0	0	29	30	1	12.0
Coppertree ¹	3	0	1	1	9	14	0	--
Hickory Meadows, Phase I ¹	68	0	2	0	0	70	0	--
Hickory Meadows, Phase II ¹	0	0	17	27	59	103	37	8.9
Napa, Phase I ²	1	0	0	0	57	58	1	12.0
Napa, Phase III	0	0	0	0	56	56	1	0.0
San Gennaro ¹	3	0	1	0	9	13	0	--
South Pointe, Phase I	0	0	0	0	60	60	1	0.0
South Pointe, Phase III	0	0	0	14	50	64	6	5.1
South Pointe, Phase IV, V	63	4	34	2	15	118	9	82.4
Tuscany, Phase II ^{1,2}	1	0	0	0	40	41	0	--
West Elm Estates	1	0	3	0	6	10	2	16.0
Tuscany, Phase II	1	0	0	0	40	41	0	--
Tontitown Active Subdivisions	142	7	65	44	390	648	58	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.

Tontitown

Price Distribution of Houses Sold



55 houses were sold in Tontitown in the first half of 2023.

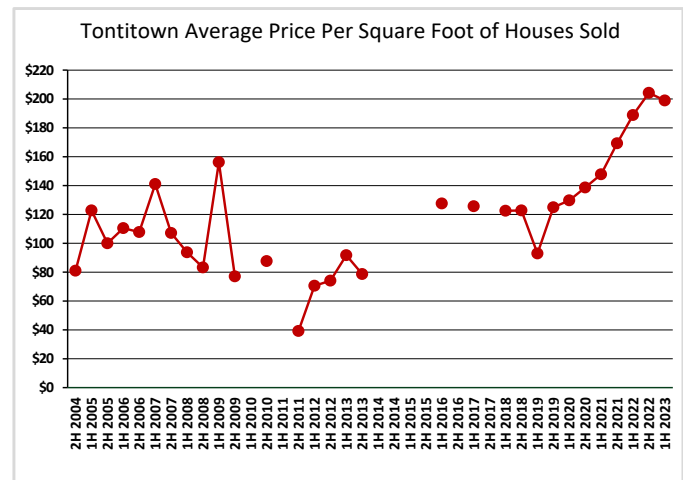
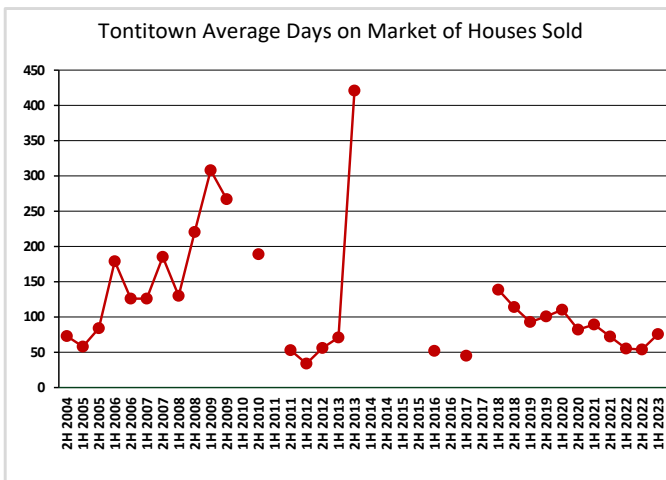
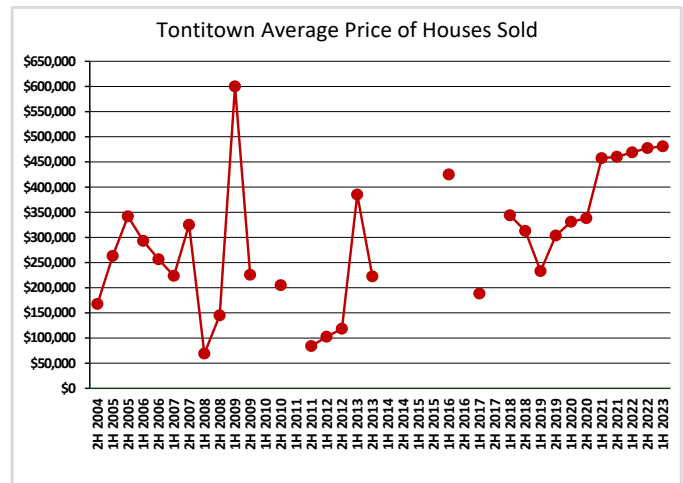
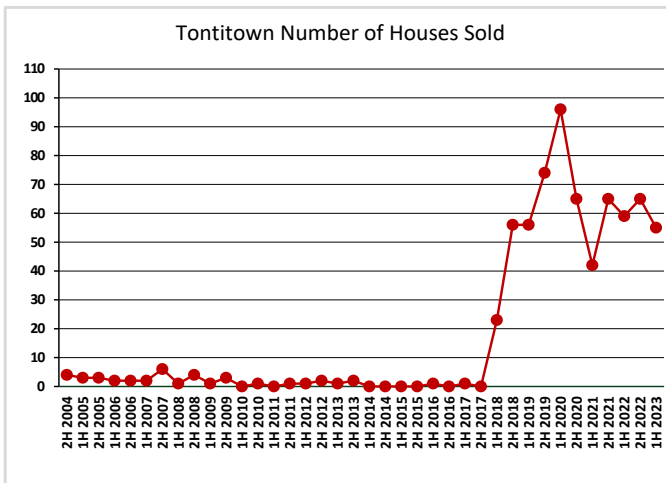
The average price of a house was \$480,999 at \$198.91 per square foot.

The median cost of a house was \$490,900.

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	1.8%	1,101	7	100.0%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	7	12.7%	1,662	38	100.2%
\$350,001 - \$400,000	6	10.9%	1,990	68	99.1%
\$400,001 - \$450,000	8	14.5%	2,431	61	100.0%
\$450,001 - \$500,000	15	27.3%	2,465	99	99.5%
\$500,001+	18	32.7%	2,983	84	98.4%
Tontitown Sold	55	100.0%	2,451	76	99.3%

Tontitown

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	59	65	55	-6.8%	-15.4%
Average Price of Houses Sold	\$469,059	\$477,568	\$480,999	2.5%	0.7%
Average Days on Market	55	54	76	37.0%	40.3%
Average Price per Square Foot	\$188.85	\$204.23	\$198.91	5.3%	-2.6%
Percentage of County Sales	4.2%	4.5%	4.1%	-1.4%	-9.0%
Number of New Houses Sold	26	28	28	7.7%	0.0%
Average Price of New Houses Sold	\$433,481	\$426,302	\$432,712	-0.2%	1.5%
Average Days on Market of New Houses Sold	51	59	81	58.7%	37.9%
Number of Houses Listed	19	15	24	26.3%	60.0%
Average List Price of Houses Listed	\$454,085	\$554,178	\$503,648	10.9%	-9.1%

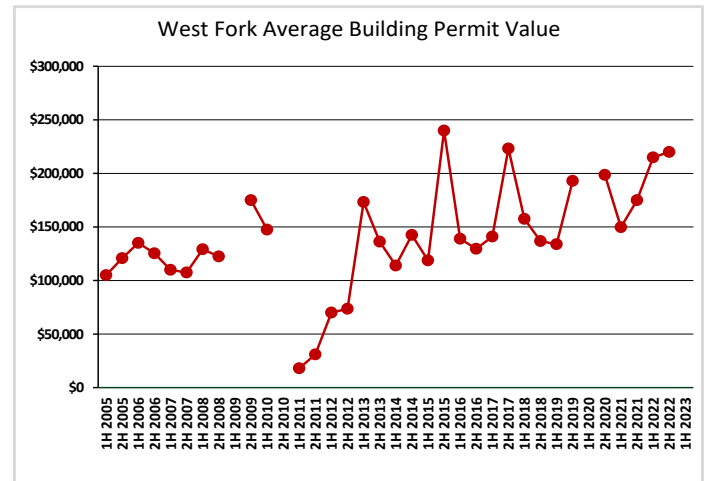
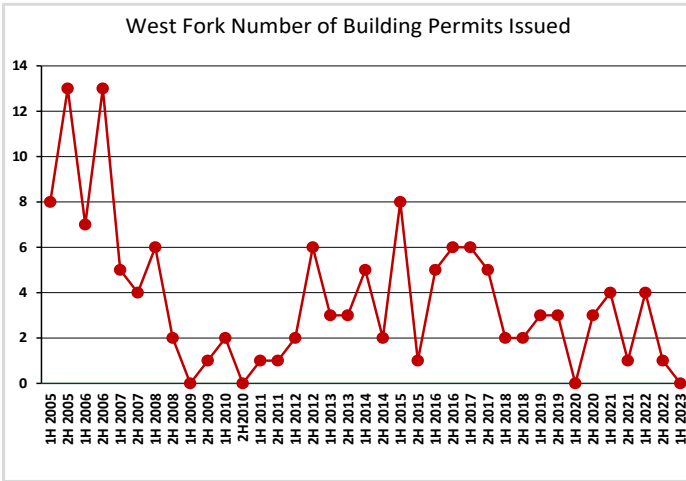
Tontitown

Characteristics of Houses Sold

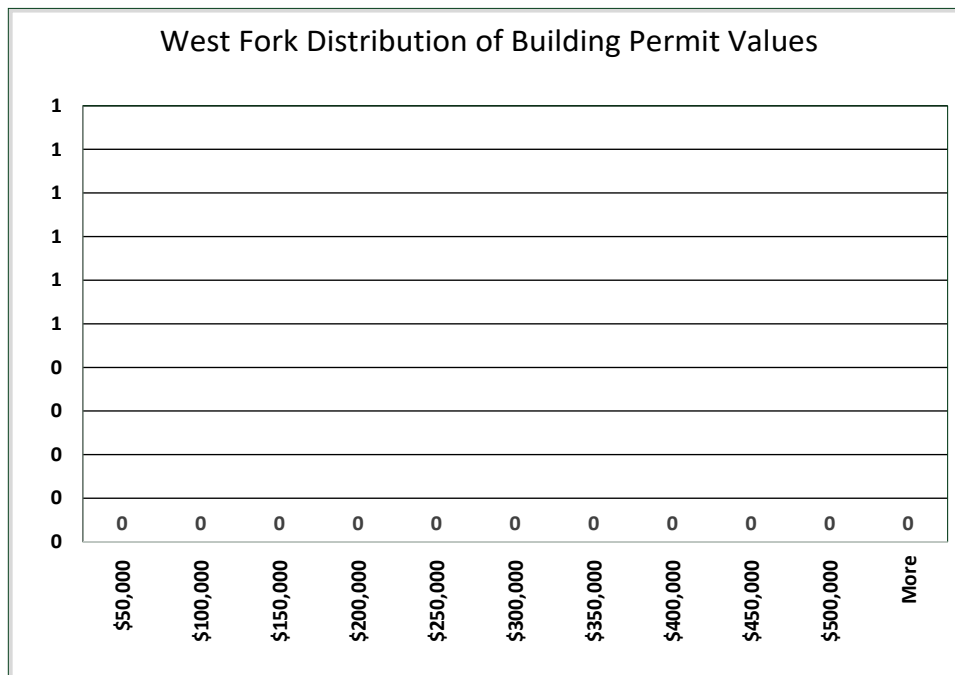
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Barrington Heights	1	1.8%	4,100	99	\$895,000	\$218.29
Brush Creek	1	1.8%	2,650	60	\$578,000	\$218.11
Buckingham Estates	2	3.6%	3,117	37	\$627,500	\$201.35
C O Steed Survey	1	1.8%	5,176	169	\$800,000	\$154.56
Davenshire	2	3.6%	3,030	98	\$651,250	\$214.34
Hickory Meadows	11	20.0%	1,707	44	\$348,291	\$204.10
Hidden Valley Estates	1	1.8%	2,050	118	\$410,000	\$200.00
Liberty Estates	2	3.6%	2,648	49	\$515,000	\$194.52
Morsani Acres	1	1.8%	1,602	66	\$370,000	\$230.96
Napa	1	1.8%	2,602	86	\$525,000	\$201.77
South Barrington Road	2	3.6%	2,404	40	\$537,500	\$224.05
South Pointe	19	34.5%	2,429	103	\$482,013	\$198.37
Tuscany	2	3.6%	2,701	62	\$523,000	\$195.23
Westbrook	4	7.3%	2,285	39	\$456,750	\$199.70
Other	5	9.1%	2,949	82	\$470,400	\$168.95
Tontitown Houses Sold	55	100.0%	2,451	76	\$480,999	\$198.91



West Fork Building Permits



West Fork	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	4	1	0	-100.0%	-100.0%
Average Value of Residential Building Permits	\$214,875	\$220,000	--	--	--



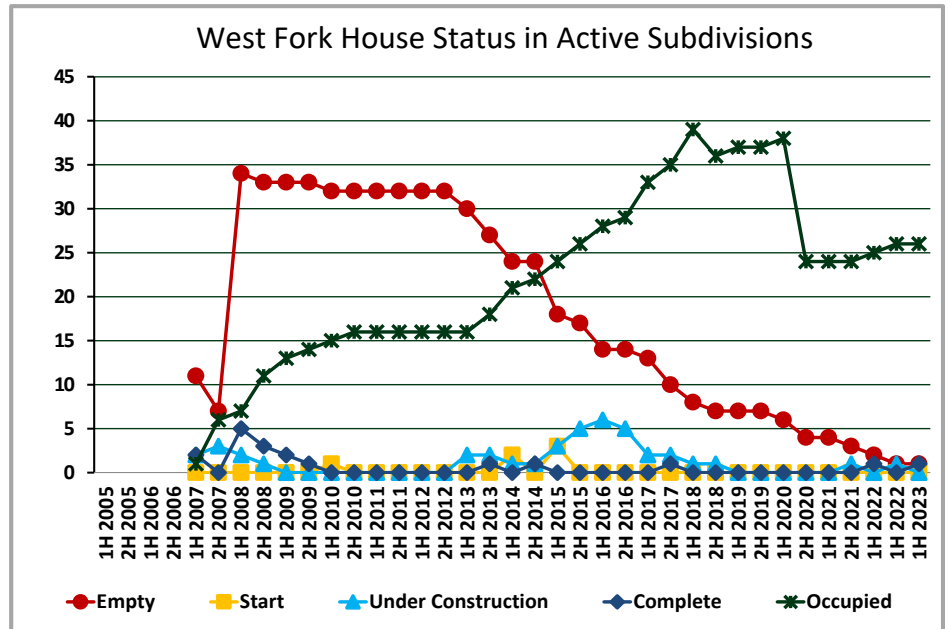
West Fork Active Subdivisions

There were 28 total lots in 1 active subdivisions in West Fork in the first half of 2023. 92.9 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 3.6 percent were empty lots.

No new construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in West Fork.

No new houses in West Fork became occupied in the first half of 2023. The annual absorption rate implies that there are 24.0 months of remaining inventory in active subdivisions, down from 36.0 percent in the second half of 2022.

Absorption has occurred in the 1 active subdivision in West Fork in the last year.



The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 69.4 percent in the first half of 2023.

Additionally, new lots in subdivisions received either preliminary or final approval by first half of 2023.

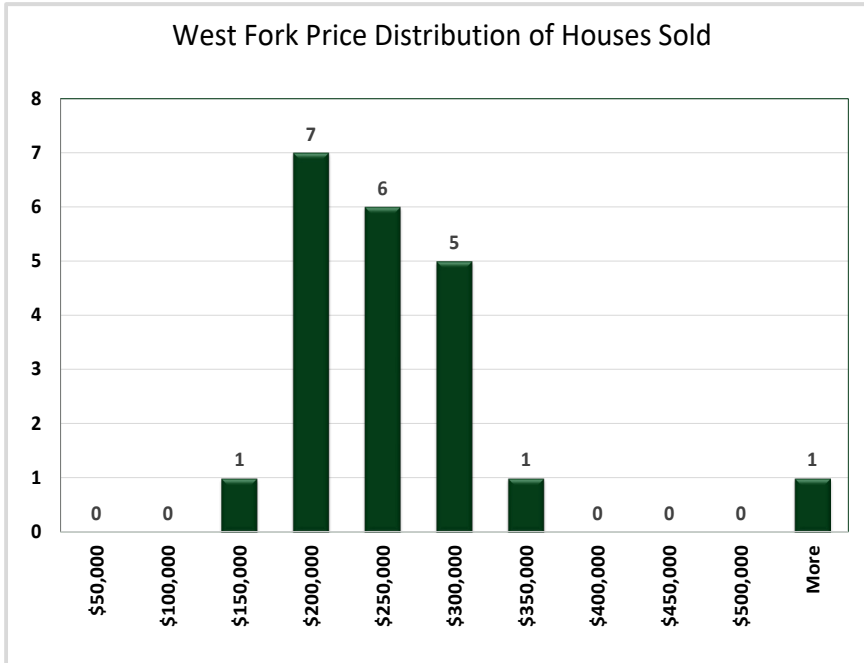
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone ^{1,2}	1	0	0	1	26	28	0	24.0
West Fork Active Lots	1	0	0	1	26	28	0	24.0

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

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

West Fork

Price Distribution of Houses Sold



21 houses were sold in West Fork in the first half of 2023.

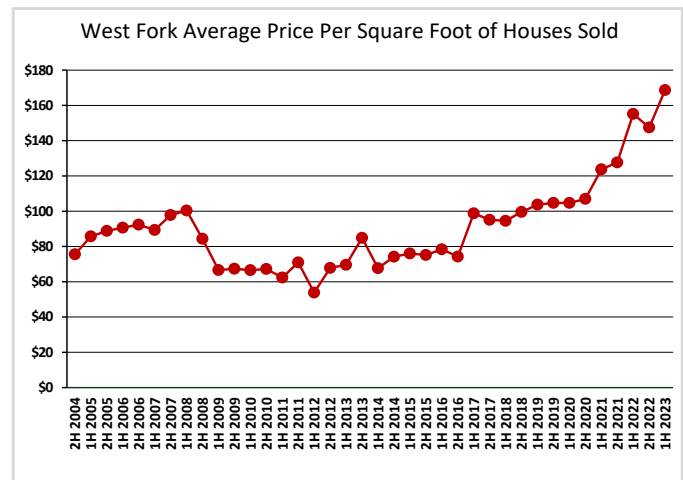
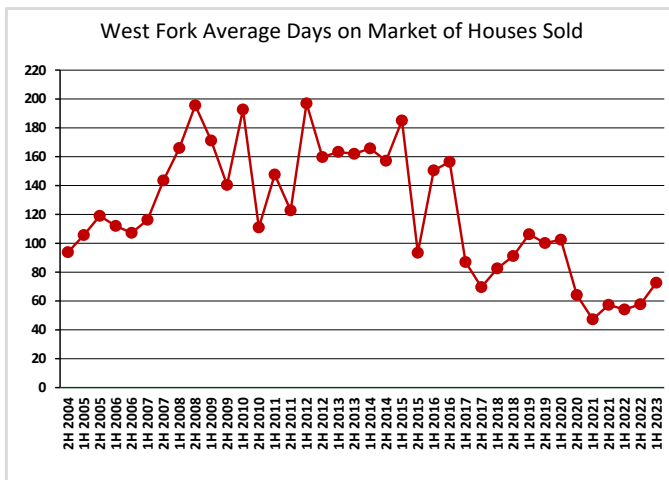
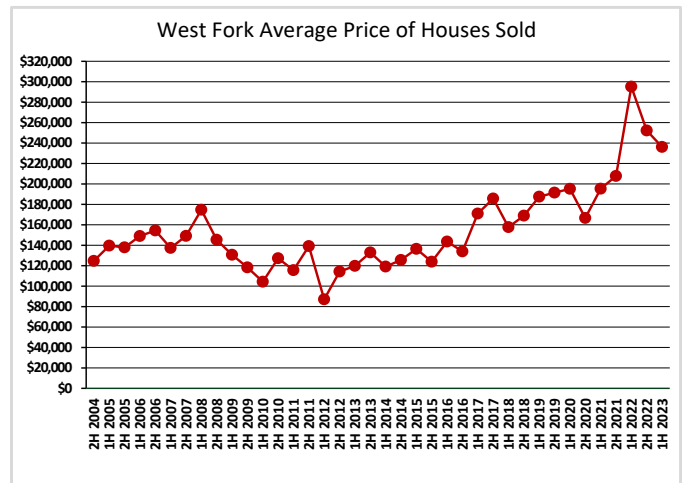
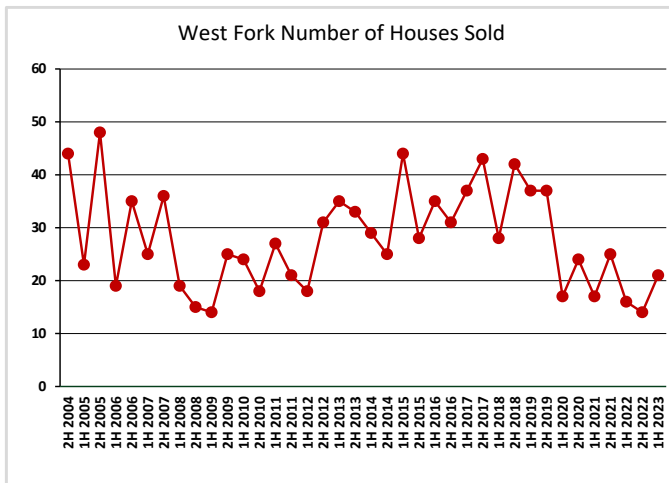
The average price of a house was \$236,143 at \$168.69 per square foot.

The median cost of a house was \$215,000.

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	4.8%	1,072	51	85.3%
\$150,001 - \$200,000	7	33.3%	1,133	57	100.7%
\$200,001 - \$250,000	6	28.6%	1,350	101	96.3%
\$250,001 - \$300,000	5	23.8%	1,521	60	99.5%
\$300,001 - \$350,000	1	4.8%	2,190	53	99.1%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	4.8%	2,491	119	100.0%
West Fork Sold	21	100.0%	1,399	73	98.3%

West Fork

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	16	14	21	31.3%	50.0%
Average Price of Houses Sold	\$295,191	\$252,279	\$236,143	-20.0%	-6.4%
Average Days on Market	54	58	73	34.2%	25.8%
Average Price per Square Foot	\$155.13	\$147.50	\$168.69	8.7%	14.4%
Percentage of County Sales	0.7%	0.5%	0.8%	8.3%	49.9%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	\$215,750	--	\$289,500	34.2%	--
Average Days on Market of New Houses Sold	23	--	104	352.2%	--
Number of Houses Listed	2	1	7	250.0%	600.0%
Average List Price of Houses Listed	\$458,458	\$229,900	\$187,100	-59.2%	-18.6%

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
Clifton	1	4.8%	1,458	33	\$256,000	\$175.58
Hidden Creek	1	4.8%	1,715	56	\$275,000	\$160.35
Shady Lane	1	4.8%	1,042	34	\$197,000	\$189.06
Valley View	1	4.8%	1,162	93	\$205,000	\$176.42
West Fork Acres	4	19.0%	1,110	51	\$188,750	\$170.21
West Fork Original	1	4.8%	1,592	250	\$220,000	\$138.19
White River Estates	2	9.5%	1,143	38	\$202,500	\$177.32
Other	10	47.6%	1,569	78	\$264,600	\$166.74
West Fork Sold	21	100.0%	1,399	73	\$236,143	\$168.69

Unincorporated Areas in Washington County

Active Subdivisions

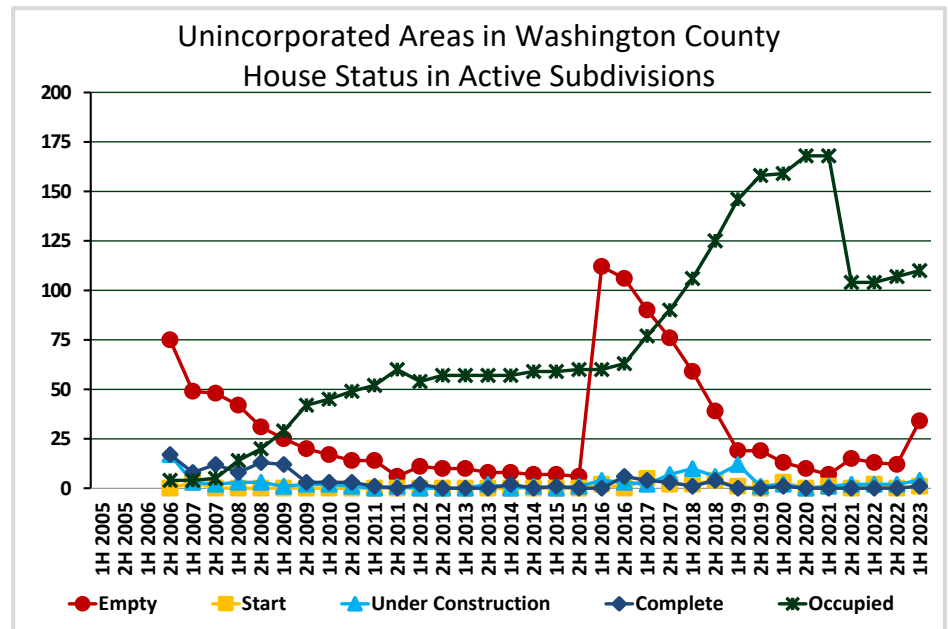
There were 150 total lots in 4 active subdivisions in Unincorporated Areas in Washington County in the first half of 2023. 73.3 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 2.7 were under construction, 0.7 percent were starts, and 22.7 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Washington County during the first half of 2023 Magnolia Acres and Sonora Subdivision with 2.

Three of the four subdivisions had 1 house become occupied in the first half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 4 active subdivisions in Unincorporated Areas in Washington County.

3 new houses in Unincorporated Areas in Washington County became occupied in the first half of 2023. The annual absorption rate implies that there are 80.0 months of remaining inventory in active subdivisions, down



from 102.0 percent in the second half of 2022.

In all 4 active subdivisions in Unincorporated Areas in Washington County, absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 71.6 percent in the first half of 2023.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2023.

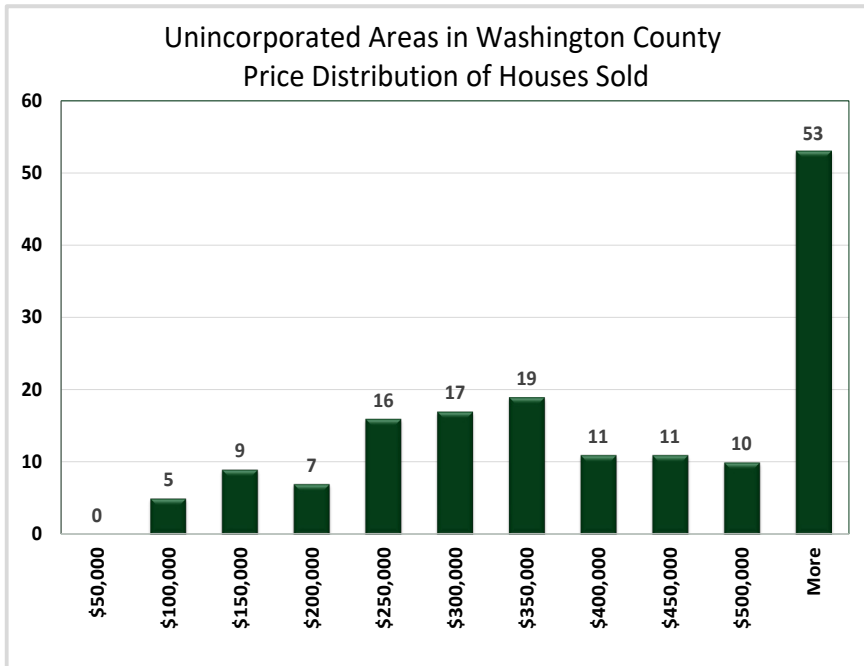
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bethel Elm Subdivision	12	1	0	0	0	13	0	--
Legacy Estates, Phase I	4	0	0	0	107	111	1	16.0
Magnolia Acres	7	0	2	0	2	11	1	54.0
Sonora Subdivision	11	0	2	1	1	15	1	168.0
Unincorporated Areas Washington County	34	1	4	1	110	150	3	80.0

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



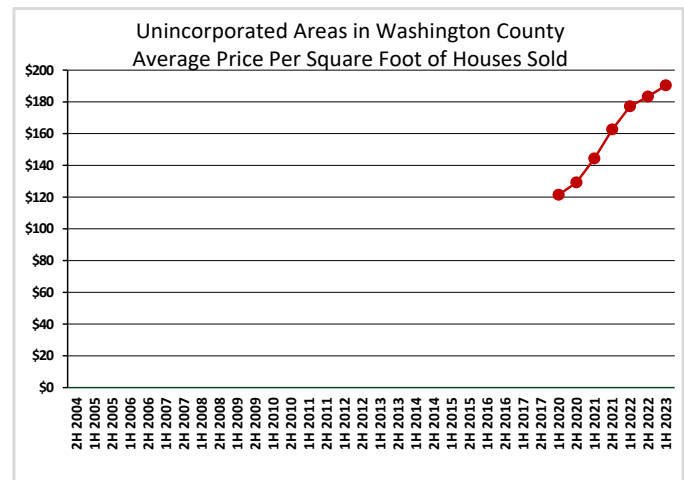
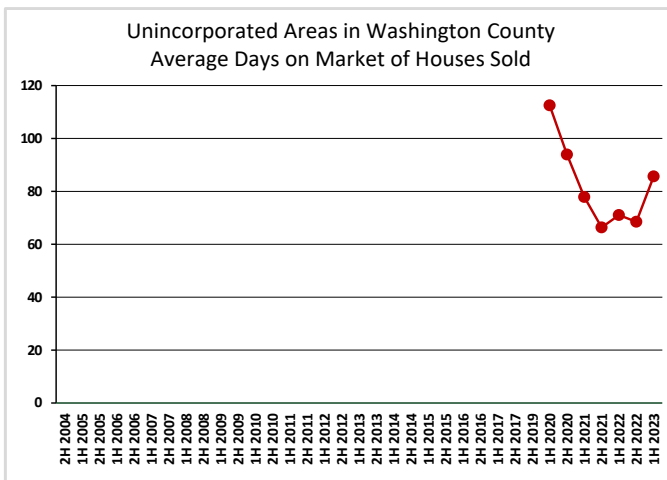
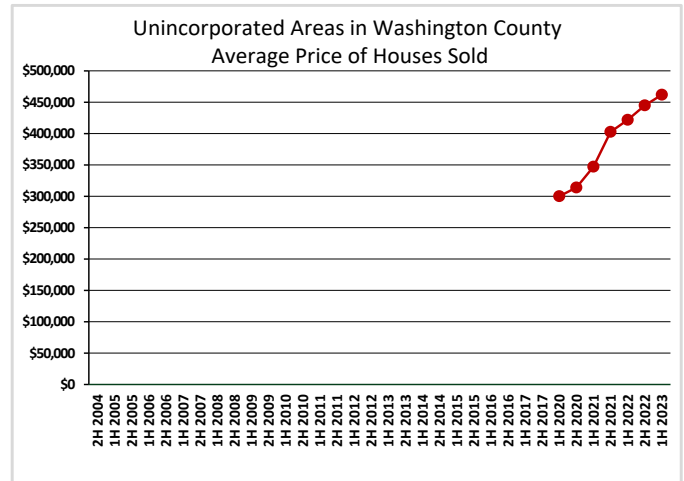
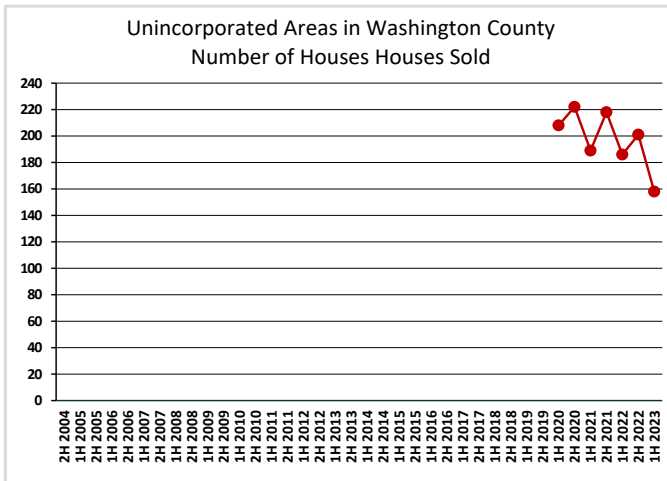
158 houses were sold in Unincorporated Areas in Washington County in the first half of 2023.

The average price of a house was \$461,983 at \$190.43 per square foot.

The median cost of a house was \$381,965.

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	3.2%	1,057	58	93.7%
\$100,001 - \$150,000	9	5.7%	1,236	106	94.2%
\$150,001 - \$200,000	7	4.4%	1,010	51	99.0%
\$200,001 - \$250,000	16	10.1%	1,609	79	96.2%
\$250,001 - \$300,000	17	10.8%	1,601	68	98.0%
\$300,001 - \$350,000	19	12.0%	2,007	91	97.0%
\$350,001 - \$400,000	11	7.0%	2,083	68	97.7%
\$400,001 - \$450,000	11	7.0%	2,372	82	96.5%
\$450,001 - \$500,000	10	6.3%	2,491	74	98.4%
\$500,001+	53	33.5%	3,427	102	97.5%
Unincorporated WC Sold	158	100.0%	2,343	86	97.1%

Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	186	201	158	-15.1%	-21.4%
Average Price of Houses Sold	\$421,922	\$444,931	\$461,983	9.5%	3.8%
Average Days on Market	71	68	86	20.5%	25.0%
Average Price per Square Foot	\$177.21	\$183.32	\$190.43	7.5%	3.9%
Percentage of County Sales	11.9%	13.1%	11.4%	-4.1%	-12.9%
Number of New Houses Sold	14	14	15	0	-3.7%
Average Price of New Houses Sold	\$412,424	\$779,417	\$628,599	52.4%	-19.4%
Average Days on Market of New Houses Sold	55	51	127	131.0%	149.2%
Number of Houses Listed	92	73	71	-22.8%	-2.7%
Average List Price of Houses Listed	\$249,500	\$567,135	\$645,234	158.6%	13.8%

Unincorporated Areas in Washington County

Characteristics of Houses Sold

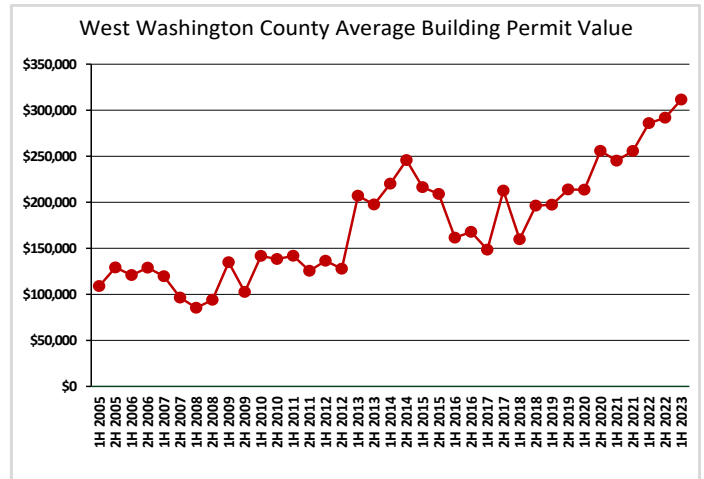
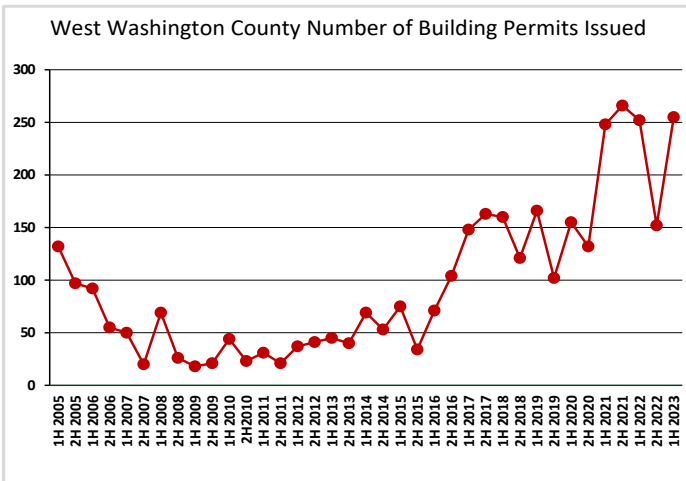
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Anderson Farm	1	0.6%	2,755	223	\$551,000	\$200.00
Beavorama Park	3	1.9%	1,120	47	\$175,500	\$154.15
Bethel Oaks	1	0.6%	1,600	42	\$305,000	\$190.63
Blackberry Ridge	2	1.3%	3,608	187	\$849,415	\$235.42
Blue Springs Village	9	5.7%	1,415	50	\$264,644	\$188.69
Brakey	1	0.6%	2,326	114	\$446,000	\$191.75
Bridlewood	2	1.3%	4,156	95	\$845,500	\$203.42
Buckridge Estates	1	0.6%	1,733	181	\$410,000	\$236.58
Canvas Mountain	1	0.6%	2,591	75	\$668,250	\$257.91
Chapel Ridge	1	0.6%	2,063	34	\$405,000	\$196.32
Chapel View	1	0.6%	4,987	171	\$1,095,000	\$219.57
Country love	1	0.6%	1,056	171	\$140,000	\$132.58
Creek	1	0.6%	1,619	59	\$210,000	\$129.71
Daugherty	1	0.6%	1,560	37	\$295,000	\$189.10
Double Tree	1	0.6%	4,269	4	\$940,000	\$220.19
East Ridge	1	0.6%	3,487	41	\$749,000	\$214.80
Estates at Salem Hills, The	1	0.6%	5,762	130	\$1,170,000	\$203.05
Grand Valley Stables	1	0.6%	3,513	22	\$649,000	\$184.74
Harmon Estates	2	1.3%	2,475	44	\$554,950	\$227.69
Homestead	2	1.3%	1,858	50	\$273,500	\$147.19
Kenwood Hills	1	0.6%	1,901	54	\$300,000	\$157.81
Lakeview Estates	1	0.6%	3,889	351	\$625,000	\$160.71
Legacy Estates	2	1.3%	2,119	95	\$417,450	\$196.73
Lewis Estates	1	0.6%	2,660	39	\$595,000	\$223.68
Markley	1	0.6%	3,230	78	\$730,000	\$226.01
Mayfield	1	0.6%	729	29	\$160,000	\$219.48
Mission Estates	1	0.6%	3,100	385	\$770,000	\$248.39
Mrs Jack McClure	3	1.9%	2,885	125	\$693,313	\$240.00
Oakview Estates	1	0.6%	2,934	42	\$900,000	\$306.75
Old Mill Estates	1	0.6%	1,720	43	\$363,600	\$211.40
Overton Park	1	0.6%	3,717	51	\$760,000	\$204.47
Prairie Grove	1	0.6%	2,050	81	\$243,000	\$118.54
River Ridge	1	0.6%	2,088	96	\$575,000	\$275.38
Rocky Bluffs	1	0.6%	1,501	66	\$297,000	\$197.87

Unincorporated Areas in Washington County

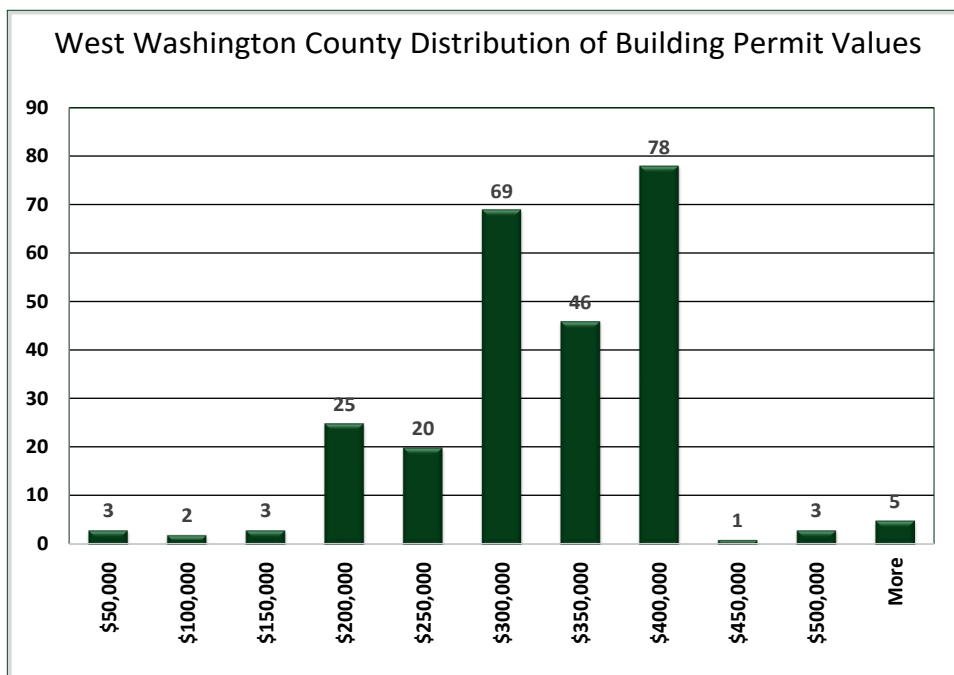
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Rose	1	0.6%	2,054	23	\$450,000	\$219.08
Sassafras Hill	1	0.6%	3,910	44	\$900,000	\$230.18
Shady Cove	1	0.6%	1,008	68	\$160,000	\$158.73
Silver Lake Estates	1	0.6%	2,904	38	\$450,000	\$154.96
Skyview	1	0.6%	896	70	\$259,000	\$289.06
Sloan Estates	2	1.3%	3,428	44	\$692,450	\$201.78
Sonora Road	1	0.6%	2,693	260	\$549,000	\$203.86
Spears Estates	1	0.6%	2,045	0	\$478,500	\$233.99
Tony Mountain	1	0.6%	2,492	100	\$567,450	\$227.71
Tricity	1	0.6%	2,356	274	\$325,000	\$137.95
Turtle Cove Estates	1	0.6%	1,800	54	\$360,000	\$200.00
Twin Springs Estates	1	0.6%	2,340	46	\$500,000	\$213.68
Village Estates	3	1.9%	1,652	84	\$282,800	\$171.22
War Eagle Bend	3	1.9%	2,099	81	\$443,833	\$212.12
War Eagle Cove	3	1.9%	2,848	119	\$305,667	\$112.97
Wedington Woods	7	4.4%	2,136	77	\$332,929	\$158.67
West Haven	2	1.3%	3,717	73	\$862,500	\$231.57
Wildwood	1	0.6%	3,380	300	\$878,070	\$259.78
Other	75	47.5%	2,282	81	\$444,764	\$184.98
Unincorporated Areas Washington County	158	100.0%	2,343	86	\$461,983	\$190.43

West Washington County Building Permits



West Washington County	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	252	152	255	1.2%	67.8%
Average Value Residential Building Permits	\$285,852	\$291,827	\$311,499	9.0%	6.7%



West Washington County

Active Subdivisions

There were 2,146 total lots in 28 active subdivisions in West Washington County in the first half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2023. 67.5 percent of the lots were occupied, 3.3 percent were complete but unoccupied, 7.5 percent were under construction, 2.1 percent were starts, while 19.6 percent were empty lots.

During the first half of 2023, 218 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 17.8 months of lot inventory at the end of first half of 2023. This is down from 19.2 months of inventory at the end of the second half of 2022.

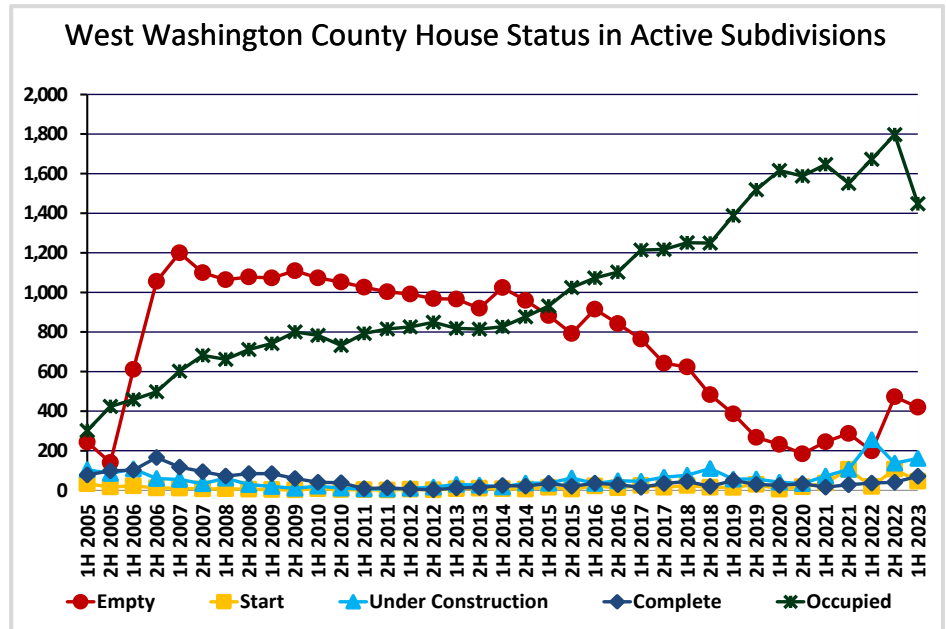
Overall, in 4 out of the 28 active subdivisions in West Washington County, no absorption occurred in the last year.

In the first half of 2023, Wagon Wheel Crossing, Phase I, in Farmington and Mountain View in Prairie Grove both had the most houses under construction with 30 houses. The Groves at Engles Mill, Phase III followed with 24.

In Prairie Grove, Prairie View had 63 houses becoming occupied and Wagon Wheel Crossing, Phase I in Farmington had 48 absorbed houses. Snyder Grove followed with 35 houses becoming occupied.

No new construction or progress in existing construction has occurred in the last year in 2 of the 28 active subdivisions in the West Washington County. No new absorption has occurred in 4 of these subdivisions.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 60.9 percent owner occupied in the first half of 2023, down from 68.2 in 2012.



In the pipeline, West Washington County has an additional 1,523 lots in 13 subdivisions in the preliminary or final plat status in the first half of 2023.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Goose Creek, Phase III	2H 2021		121	121
Farmington	Grove at Engles Mill Park, IV	1H 2020		36	36
Farmington	Hillcrest	2H 2020	73		73
Farmington	Wagon Wheel West	2H 2021		75	75
Lincoln	Avalon Estates	2H 2022	18		18
Prairie Grove	Copper Hills PUD	1H 2023		86	86
Prairie Grove	Hudson Heights	1H 2021	99		99
Prairie Grove	Hudson Heights	1H 2023		58	58
Prairie Grove	Parkwood Estates PUD	1H 2023	155		155
Prairie Grove	Selah Meadows	1H 2023	589		589
Prairie Grove	Snyder Grove Ph. 6-8	1H 2023	96		96
Prairie Grove	Wagon's Spring, Phase II PUD	2H 2021	56		56
Prairie Grove	Wagon's Spring	1H 2020	61		61
WWC New			1,147	376	1,523

West Washington County

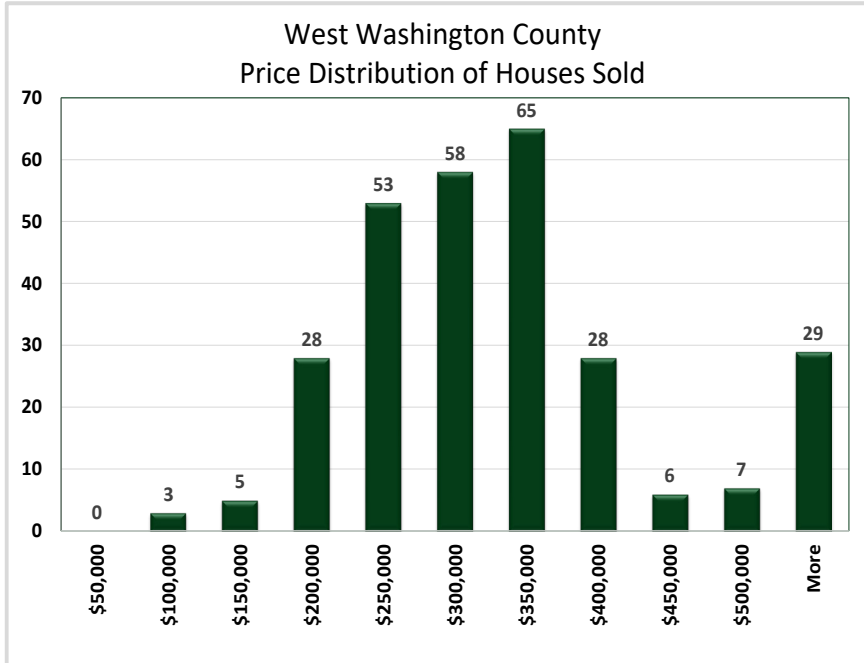
Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Briarwood Estates ²	0	0	0	0	15	15	8	0
Farmington	Cedar Crest	0	0	0	0	171	171	5	0
Farmington	Farmington Creek ¹	1	3	4	0	19	27	0	--
Farmington	Farmington Heights, Phase I	0	0	0	2	123	125	2	2
Farmington	Farmington Heights, Phase II	3	0	0	0	88	91	4	1
Farmington	Goose Creek, Phase I	0	0	0	1	50	51	0	12
Farmington	Groves at Engles Mill, Phase II	3	0	2	1	44	50	2	2
Farmington	Groves at Engles Mill, Phase III	47	4	24	1	7	83	7	130
Farmington	Hillcrest	24	0	4	0	0	28	0	--
Farmington	Hunter Village	0	0	14	0	0	14	0	--
Farmington	South Club House Estates	4	0	0	0	69	73	1	48
Farmington	Summerfield	94	0	6	11	6	117	6	222
Farmington	Wagon Wheel Crossing, Phase I	1	0	30	5	48	84	48	9
Farmington	Windgate	0	0	1	2	24	27	0	7
Greenland	Lee Valley, Phase IV ¹	10	2	1	0	49	62	0	--
Lincoln	Country Meadows	62	0	0	0	40	102	6	124
Prairie Grove	Belle Meade, Phase IV	0	0	0	0	54	54	1	0
Prairie Grove	Mountain View	105	12	30	8	23	178	23	81
Prairie Grove	Prairie View	1	3	20	11	63	98	63	7
Prairie Grove	Snyder Grove, Phase I ¹	0	1	0	0	10	11	0	--
Prairie Grove	Snyder Grove, Phase II, III, IV	0	15	23	22	35	95	35	21
Prairie Grove	Snyder Grove, Phase V	45	1	0	0	0	46	0	--
Prairie Grove	Sundowner, Phase I Sec. I	4	1	1	0	54	60	1	24
Prairie Grove	Sundowner, Phase I Sec. II	6	4	0	0	132	142	1	120
Prairie Grove	Sundowner, Phase IIB	1	0	0	0	136	137	0	--
Prairie Grove	Sundowner, Phase III	5	0	0	0	147	152	0	60
Prairie Grove	Wakefield Park	3	0	1	6	15	25	5	8
West Fork	Graystone	1	0	0	1	26	28	0	24
Prairie Grove	Sundowner, Phase I Sec. II	10	0	1	0	131	142	0	132
Prairie Grove	Sundowner, Phase IIB ¹	1	0	0	0	136	137	0	--
Prairie Grove	Sundowner, Phase III	5	0	0	0	147	152	1	12
Prairie Grove	Wakefield Park	4	0	3	8	10	25	10	18
West Fork	Graystone	1	0	1	0	26	28	1	12
WWC Active		420	46	161	71	1,448	2,146	218	17.8

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.

West Washington County Price Distribution of Houses Sold



282 houses sold in West Washington County during the first half of 2023.

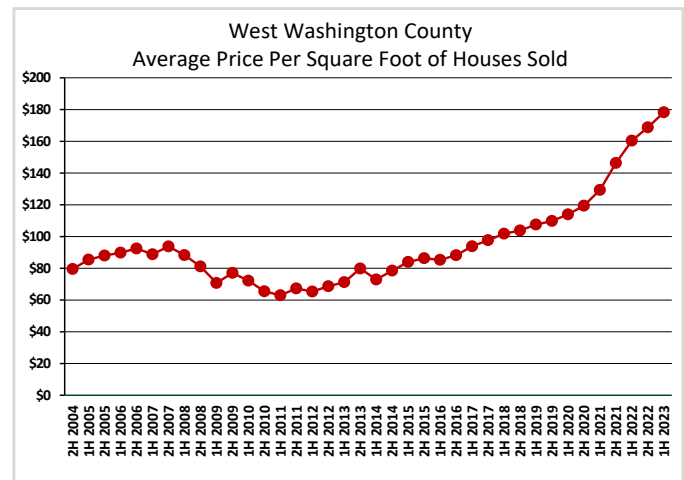
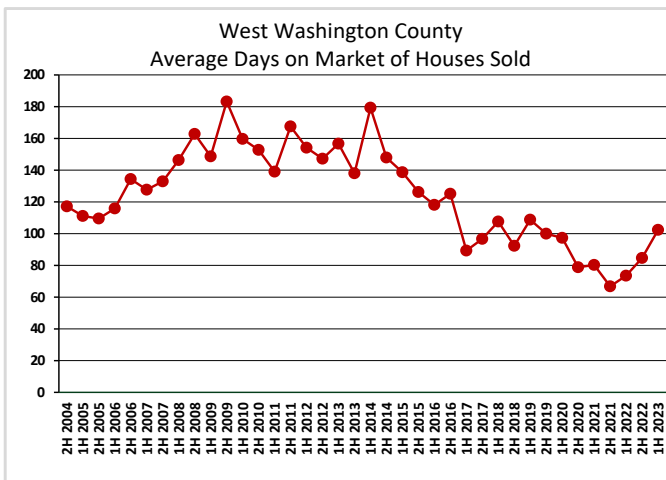
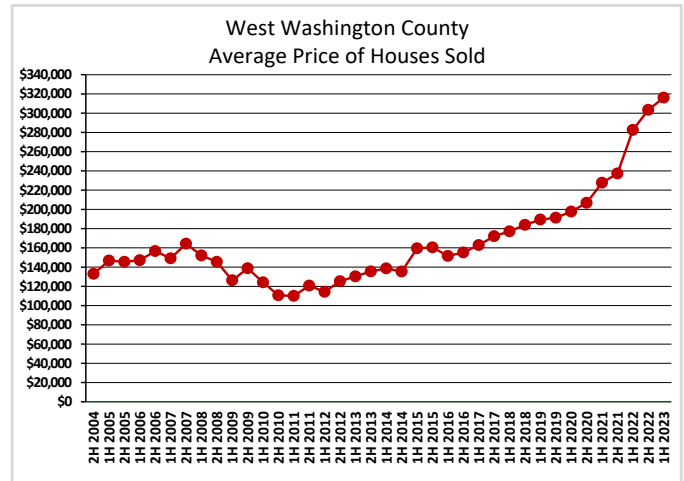
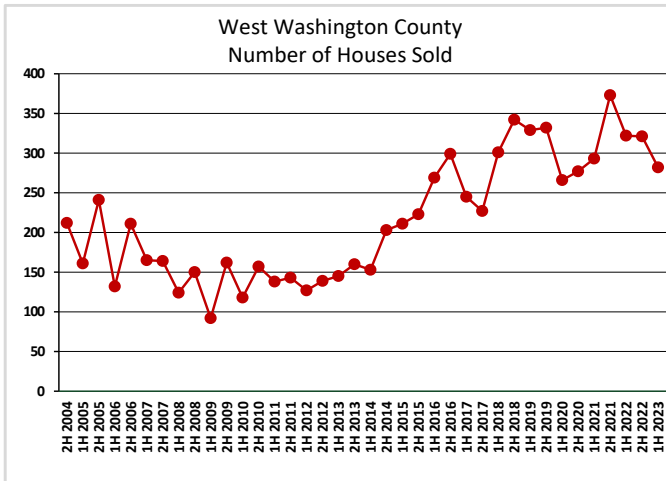
The average price of a house was \$316,319 at \$178.29 per square foot.

The median cost of a house sold in West Washington County was \$299,900.

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	1.1%	1,224	156	84.3%
\$100,001 - 150,000	5	1.8%	1,216	92	88.4%
\$150,001 - \$200,000	28	9.9%	1,279	63	99.1%
\$200,001 - \$250,000	53	18.8%	1,372	81	99.6%
\$250,001 - \$300,000	58	20.6%	1,566	104	99.1%
\$300,001 - \$350,000	65	23.0%	1,781	109	99.5%
\$350,001 - \$400,000	28	9.9%	1,995	119	99.9%
\$400,001 - \$450,000	6	2.1%	2,199	71	98.6%
\$450,001 - \$500,000	7	2.5%	2,331	114	99.1%
\$500,001+	29	10.3%	2,840	146	99.3%
West Washington County Sold	282	100.0%	1,747	102	99.0%

West Washington County

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	322	321	282	-12.4%	-12.1%
Average Price of Houses Sold	\$282,470	\$303,388	\$316,114	11.9%	4.2%
Average Days on Market	74	85	102	39.2%	20.9%
Average Price per Square Foot	\$160.38	\$168.81	\$178.29	11.2%	5.6%
Percentage of County Sales	13.8%	14.2%	13.9%	1.1%	-2.3%
Number of New Houses Sold	106	131	129	21.7%	-1.5%
Average Price of New Houses Sold	\$303,596	\$336,507	\$348,207	14.7%	3.5%
Average Days on Market of New Houses Sold	119	131	115	-3.2%	-12.3%
Number of Houses Listed	61	104	75	23.0%	-27.9%
Average List Price of Houses Listed	\$357,530	\$364,096	\$381,182	6.6%	4.7%

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
Applegate	2		1,337	47	\$191,500	\$143.30
Baggetts	3		1,406	71	\$261,533	\$184.30
Battle Field Estates	4		1,457	28	\$268,725	\$184.58
Belle Meade	1		2,046	128	\$300,000	\$146.63
Braly	1		1,494	268	\$236,000	\$157.97
Briarwood Estates	7		2,695	178	\$600,490	\$222.77
Brights	1		1,431	70	\$234,000	\$163.52
Brookside	2		1,384	38	\$227,000	\$170.09
Burmuda Estates	1		2,260	45	\$452,000	\$200.00
Cedar Crest	1		1,706	34	\$332,000	\$194.61
Clifton	1		1,458	33	\$256,000	\$175.58
Country Meadows	2		1,292	30	\$224,750	\$174.29
Crider	1		982	51	\$218,000	\$222.00
Cummings	1		1,327	28	\$240,000	\$180.86
Farmington Heights	4		1,712	283	\$334,587	\$196.30
Farmington Original	2		2,056	99	\$320,550	\$156.02
Goose Creek Village	5		1,821	60	\$353,340	\$194.37
Grand Oaks	2		1,898	71	\$333,950	\$177.54
Green	1		1,058	27	\$197,925	\$187.07
Grove At Engles Mill, The	22		1,926	131	\$383,125	\$199.45
Hidden Creek	1		1,715	56	\$275,000	\$160.35
Highlands Green	5		1,383	55	\$244,800	\$178.44
Jackson Heights	1		1,248	30	\$205,000	\$164.26
Kendal Valley	1		2,444	43	\$699,000	\$286.01
Lahera Meadows	1		2,075	42	\$296,000	\$142.65
Lee Valley	1		2,266	42	\$445,000	\$196.38
Lincoln Original	3		1,289	193	\$186,300	\$132.55
Meadow Lark Estates	1		1,546	34	\$240,000	\$155.24
Meadowsweet	1		2,111	121	\$339,000	\$160.59
Mountain View Estates	10		1,735	119	\$330,511	\$190.37
Prairie Grove Original	3		1,247	127	\$211,367	\$177.90
Prairie Meadows	4		1,926	70	\$336,950	\$175.32
Prairie Pines	2		1,946	62	\$311,450	\$165.10
Prairie View	8		1,338	33	\$238,427	\$178.39
Red Bird Estates	2		1,312	43	\$250,000	\$194.66
Redbird	3		1,784	73	\$334,500	\$187.19
Reed	2		1,008	62	\$176,000	\$174.57

West Washington County

Characteristics of Houses Sold

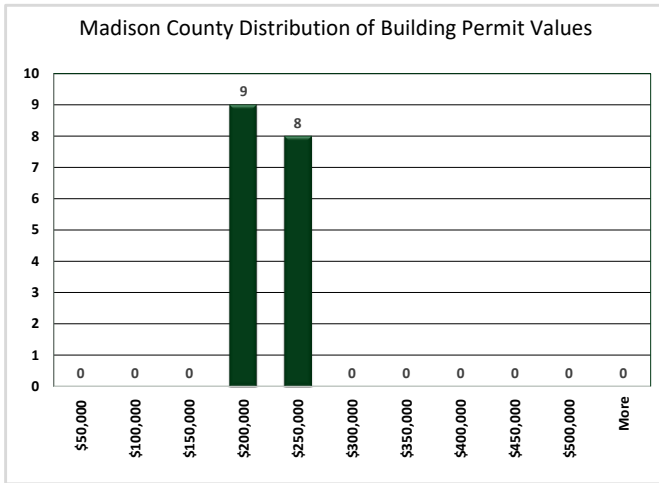
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Riera Estates	1		1,747	80	\$320,000	\$183.17
Rose Court Valley View HPR	2		1,979	14	\$195,000	\$98.53
Royal Oaks	1		1,080	35	\$140,000	\$129.63
Saddle Brook	7		1,759	38	\$328,629	\$187.31
Shady Lane	1		1,042	34	\$197,000	\$189.06
Simpsons	2		1,402	87	\$235,000	\$164.75
Snyder Grove	23		1,965	126	\$343,914	\$175.03
South Haven	3		1,486	47	\$262,667	\$177.14
Southwinds	4		2,300	63	\$362,500	\$157.88
Stapleton	1		1,460	125	\$237,000	\$162.33
Stapletons	1		936	34	\$182,500	\$194.98
Suburban Homes	1		1,866	39	\$199,500	\$106.91
Summerfield	3		2,153	123	\$429,367	\$199.39
Sundowner	16		1,581	60	\$290,616	\$184.95
Twin Falls	6		2,944	80	\$630,333	\$215.97
Valley View	2		1,761	74	\$292,500	\$168.75
Wagon Wheel Crossing	39		1,586	162	\$272,070	\$171.29
Wakefield Park	4		2,814	360	\$527,603	\$187.49
West Fork Acres	4		1,110	51	\$188,750	\$170.21
West Fork Original	1		1,592	250	\$220,000	\$138.19
White River Estates	2		1,143	38	\$202,500	\$177.32
Willow West	1		1,651	37	\$257,500	\$155.97
Wt Neals	2		1,139	77	\$194,000	\$170.64
Other	42		1,757	78	\$307,027	\$166.11
WWCounty Houses Sold	282		1,747	102	\$316,114	\$178.29

Madison County Building Permits

7 building permits were issued in Madison County during the first half of 2023.

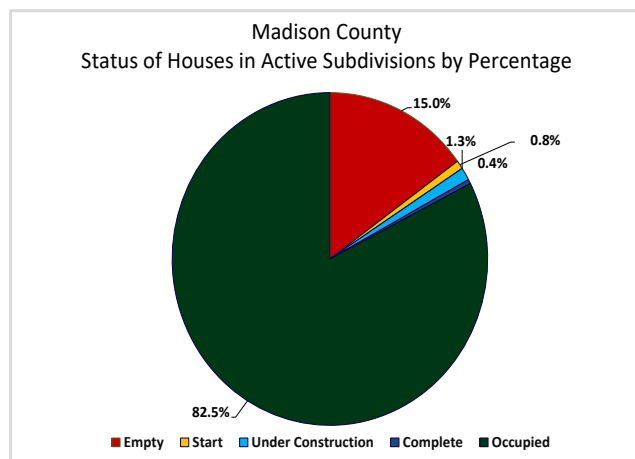
This is a 61.1 percent decrease from the 18 permits issued in the second half of 2022

Madison County has no additional new lots or new subdivisions in the preliminary or final status.

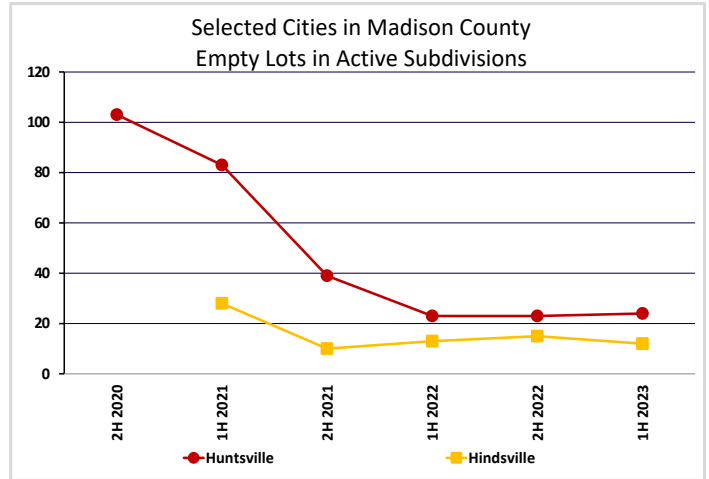
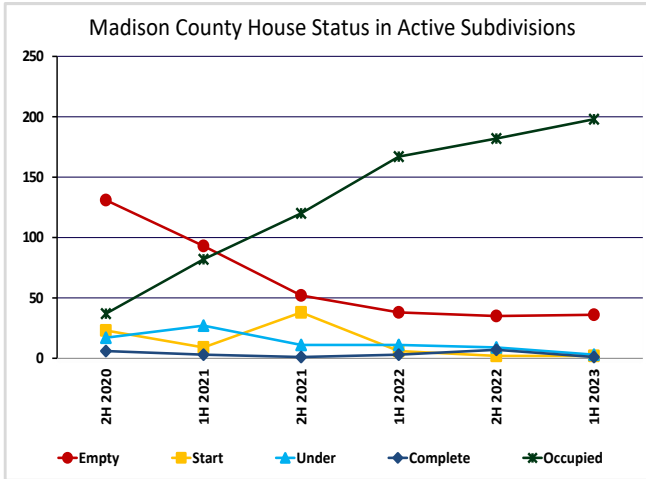


Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	2H 2022	1H 2022	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0		0.0%	0.0%
Huntsville	0	0	0	1	5	1	0	0	0	0	0	7	30	100.0%	0.3%
Unincorporated Areas	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%
Madison County	0	0	0	1	5	1	0	0	0	0	0	7	30	100.0%	0.3%

Madison County	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	17	18	7	-58.8%	-61.1%
Average Value of Residential Building Permits	\$200,618	\$189,826	\$222,871	11.1%	17.4%



Madison County Active Subdivisions



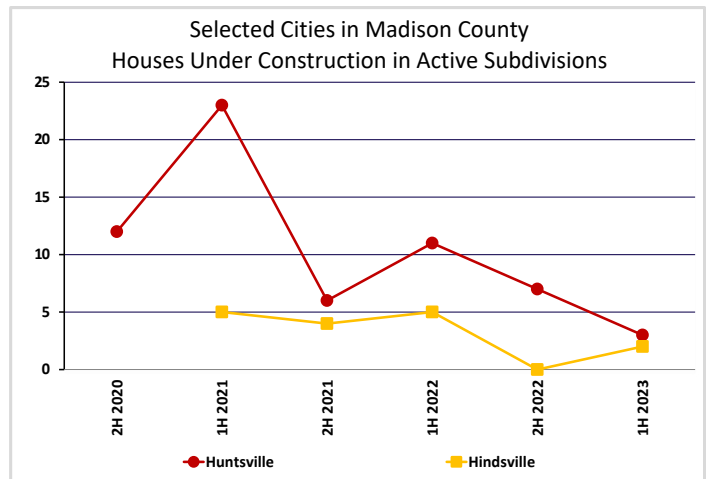
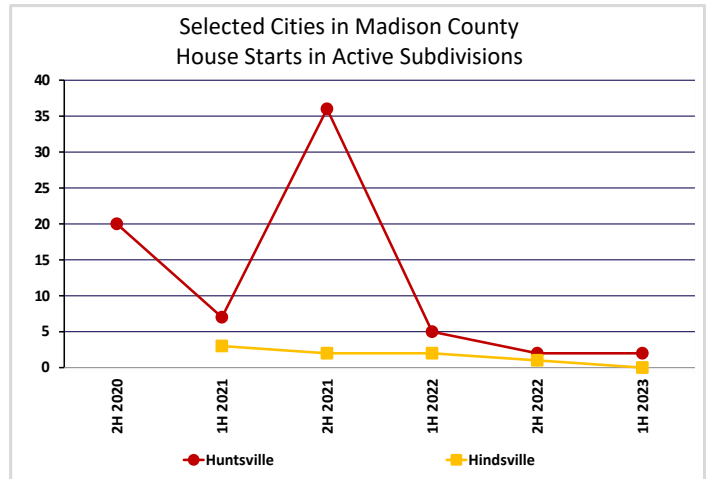
There were 240 total lots in 5 active subdivisions in Madison County in the first half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2023. 82.5 percent of the lots were occupied, .4 percent were complete but unoccupied, 1.3 percent were under construction, 0.8 percent were starts, while 15 percent were empty lots.

During the first half of 2023, 30 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 8.5 months of lot inventory at the end of the first half of 2023. This is up from 8.5 months of inventory at the end of the second half of 2022.

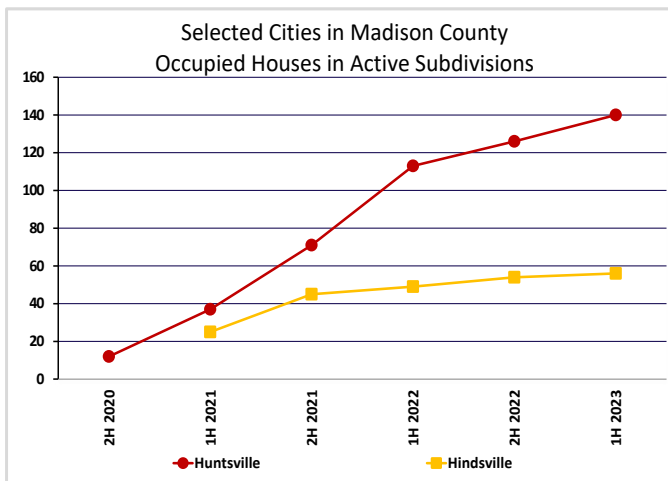
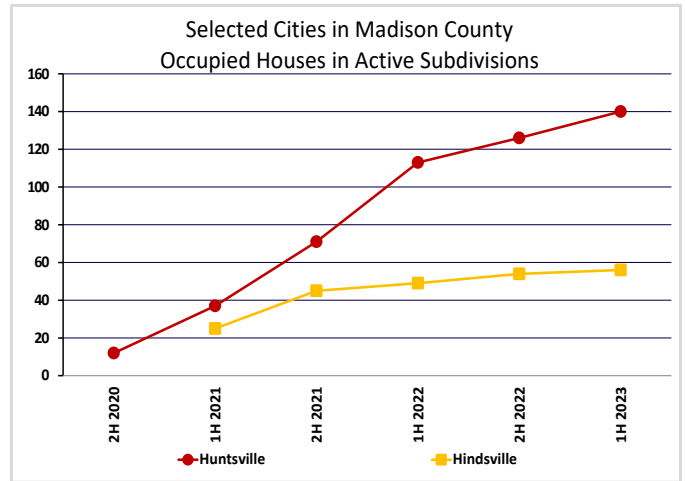
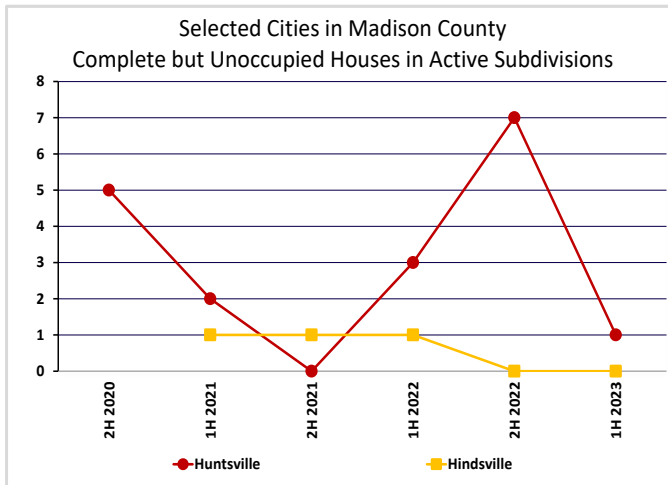
Overall, all of the 5 active subdivisions in Madison County had absorption hiatus occurring in the last year.

In the first half of 2023, Cedar Bluff Phase I had the most houses becoming occupied at 23 while Highland Park, Phase III, followed with 5. Both subdivisions are in Huntsville.

New construction or progress has occurred in the last year in all of the active 5 subdivisions in Madison County.



Madison County Active Subdivisions



Madison County Owner Occupied Trend

Madison County Owner Occupied by City	2020	2021	2022	2023
Hindsville	36.8%	37.7%	53.6%	46.7%
Huntsville	35.0%	34.8%	52.7%	50.3%
Rural-MC	37.3%	36.8%	84.1%	82.8%
Madison County	37.1%	36.6%	78.9%	77.2%

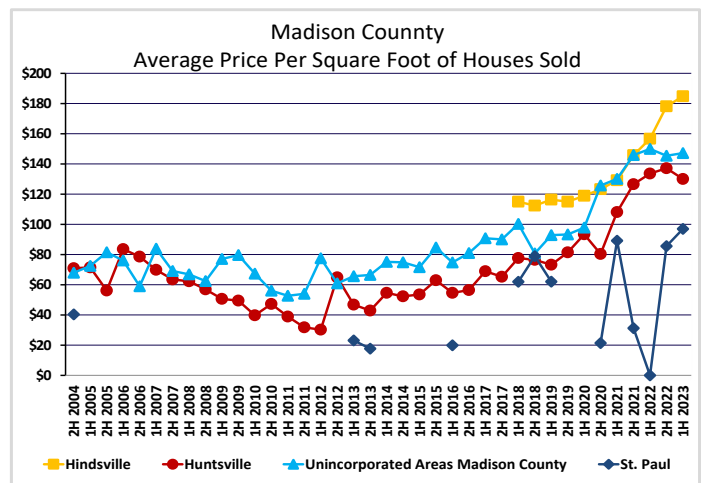
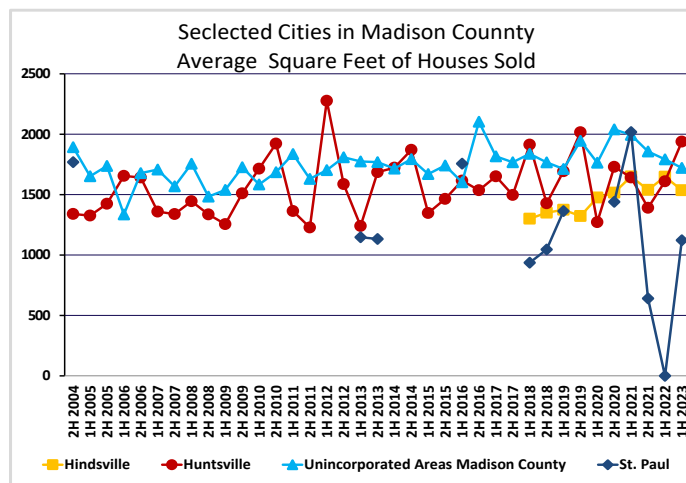
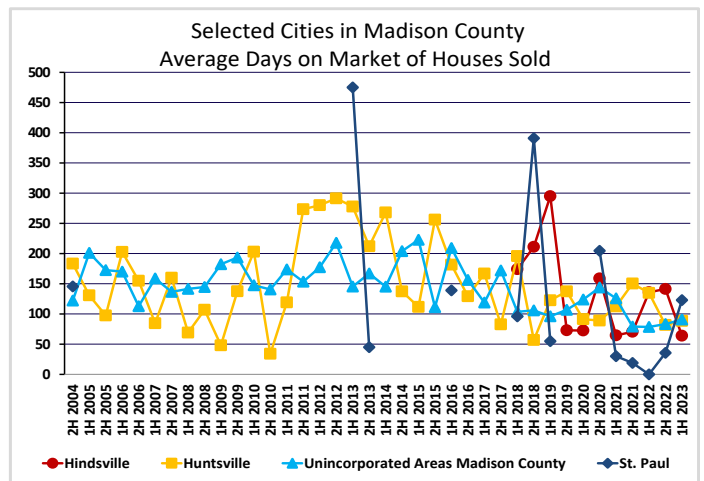
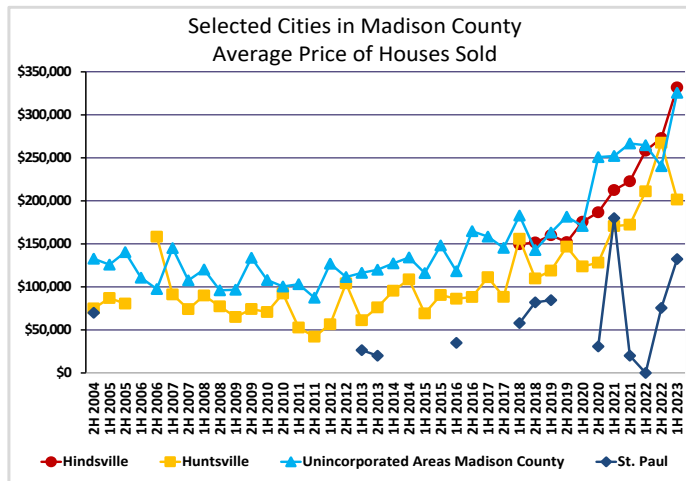
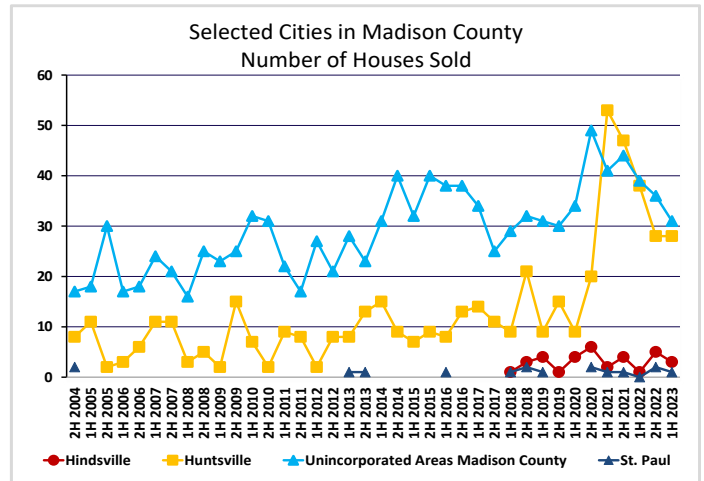
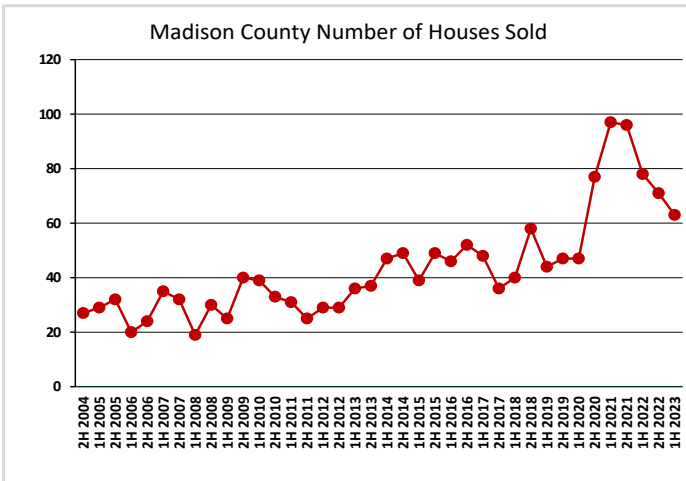
Center researchers were unable to obtain updated owner occupied data due to unforeseen circumstances in Madison County. The table above shows the owner occupied percentage in the first half of 2023. Due to different data analysis techniques, the owner occupied for 2022 used data with homestead credit. However, in Madison County, a resident can claim a homestead credit for one property which does not need to be classified as a primary residence.

Madison County Sold Houses

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	\$267,665	\$141	89	63	100.00%
Jasper	--	--	--	0	0.00%
Madison County	\$267,665	\$140.52	89	63	100.0%

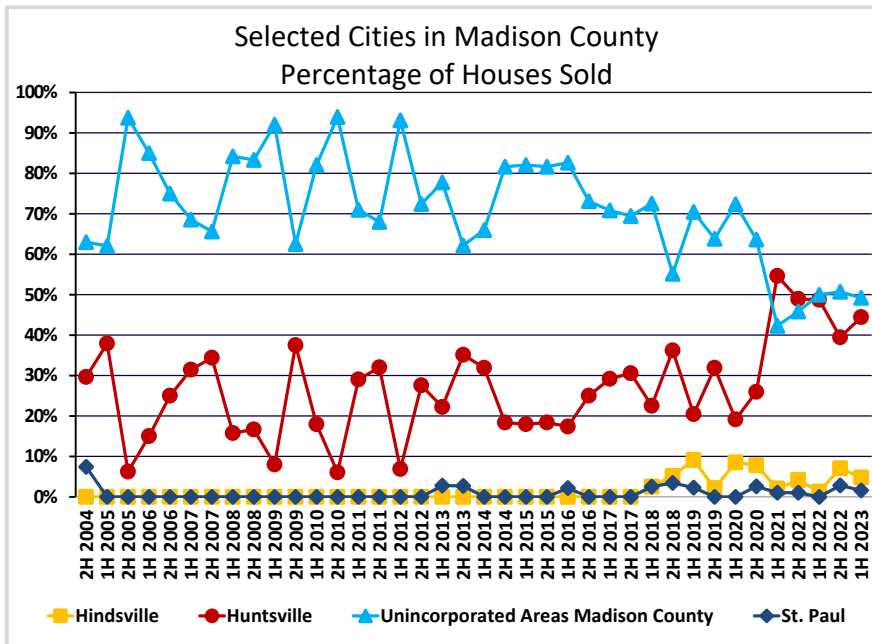
Sold Characteristics in Madison County	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	78	71	63	-19.2%	-11.3%
Average Price of Houses Sold	\$238,463	\$248,733	\$267,665	12.2%	7.6%
Average Days on Market	107	85	89	-16.5%	4.2%
Average Price per Square Foot	\$142.06	\$142.74	\$140.52	-1.1%	-1.6%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	26	14	11	-57.7%	-21.4%
Average Price of New Houses Sold	\$216,557	\$260,703	\$257,654	19.0%	-1.2%
Average Days on Market of New Houses Sold	161	99	82	-49.1%	-17.0%
Number of Houses Listed	28	28	28	0.0%	0.0%
Average List Price of Houses Listed	\$355,161	\$288,979	\$376,127	5.9%	30.2%

Madison County Sold Houses



Madison County

Sold Houses by City and Characteristics



63 houses sold in Madison County during the first half of 2023

The average price of a house was \$267,665 at \$140.52 per square foot.

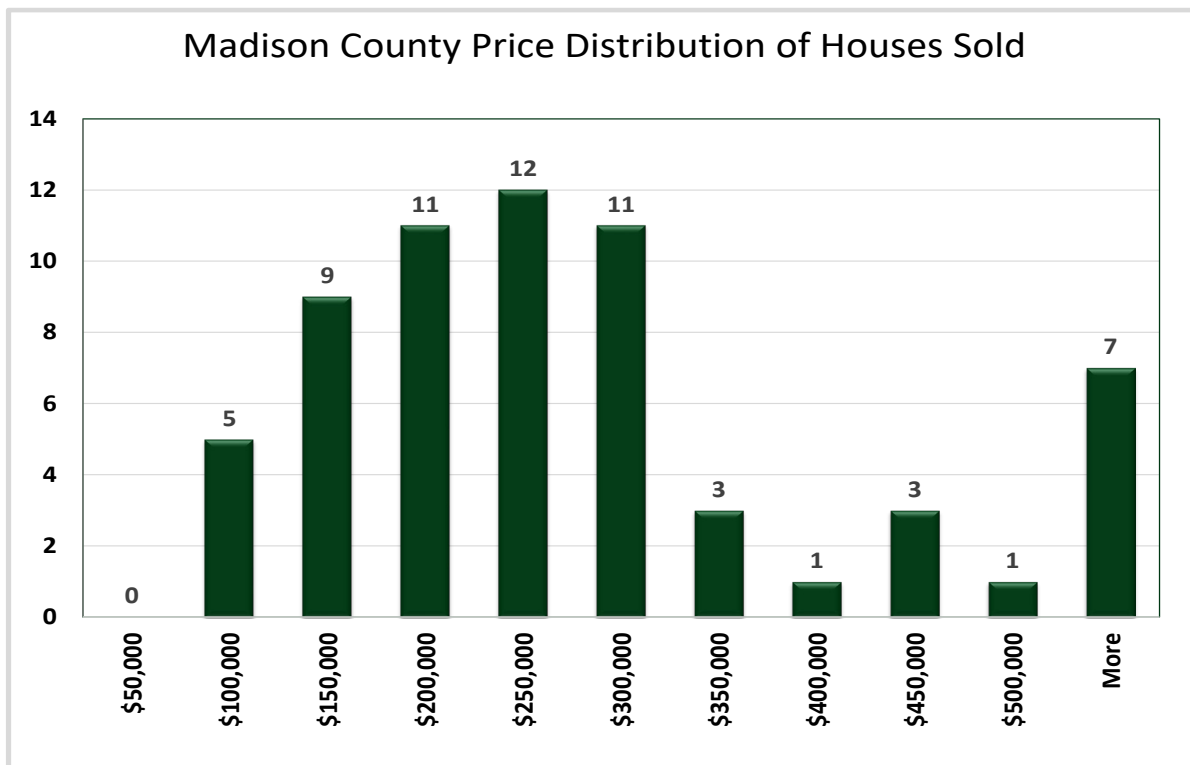
The median cost of a house sold in Madison County was \$237,900.

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	\$331,833	\$184.80	64	3	4.8%
Huntsville	\$201,418	\$129.97	89	28	44.4%
Unincorporated Areas MC	\$325,658	\$147.18	91	31	49.2%
ST Paul	\$132,300	\$96.99	123	1	1.6%
Madison County	\$267,665	\$140.52	89	63	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	0	0.0%	--	--	--
\$50,001 - \$100,000	5	7.9%	1,049	87	87.4%
\$100,001 - 150,000	9	14.3%	1,260	91	95.9%
\$150,001 - \$200,000	11	17.5%	1,422	91	95.0%
\$200,001 - \$250,000	12	19.0%	1,684	91	98.3%
\$250,001 - \$300,000	11	17.5%	1,967	70	98.0%
\$300,001 - \$350,000	3	4.8%	2,300	83	92.4%
\$350,001 - \$400,000	1	1.6%	2,085	44	98.4%
\$400,001 - \$450,000	3	4.8%	2,824	45	100.8%
\$450,001 - \$500,000	1	1.6%	2,651	54	100.0%
\$500,001+	7	11.1%	3,802	144	98.2%
Madison County Sold	63	100.0%	1,917	89	96.3%



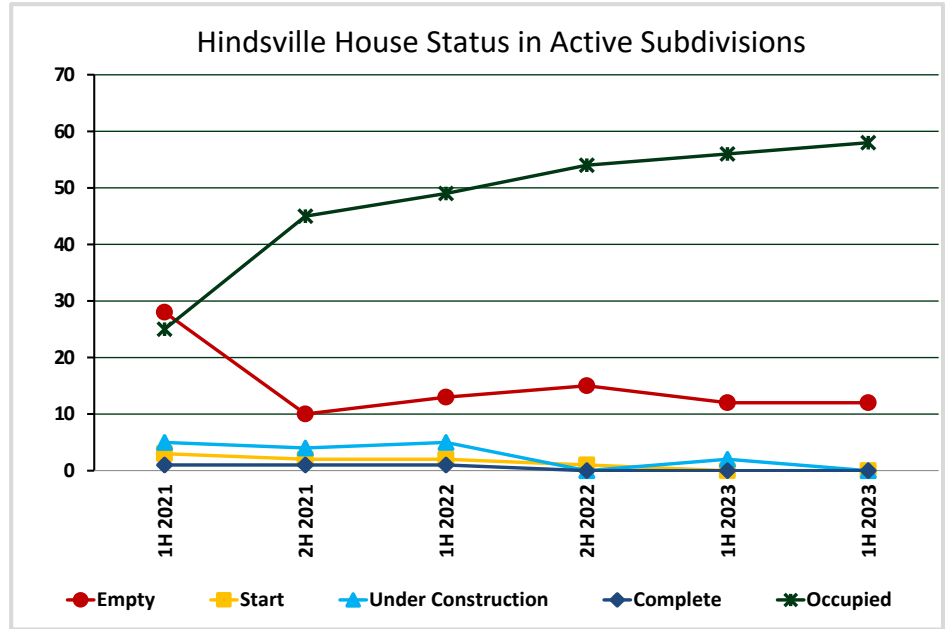
Hindsville Active Subdivisions

There were 70 total lots in 1 active subdivision in Hindsville in the first half of 2023. 82.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 17.1 percent were empty lots.

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

2 new houses in Hindsville became occupied in the first half of 2023. The annual absorption rate implies that there are 36.0 months of remaining inventory in active subdivisions, up from 4.7 percent in the second half of 2022.

In the 1 active subdivisions in Hindsville, absorption has occurred in the last year.



The percentage of houses occupied by owners increased in Hindsville from 37.7 percent in 2012 to 46.7 percent in the first half of 2023.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2023.

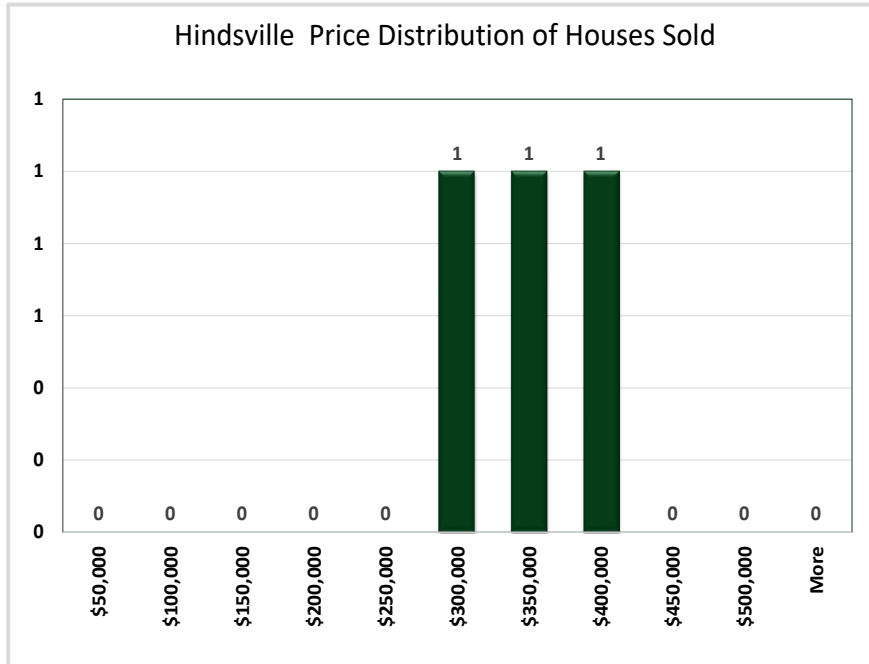
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	12	0	0	0	58	70	2	36.0
Hindsville	12	0	0	0	58	70	2	36.0

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.

Hindsville

Price Distribution of Houses Sold



3 houses were sold in Hindsville in the first half of 2023.

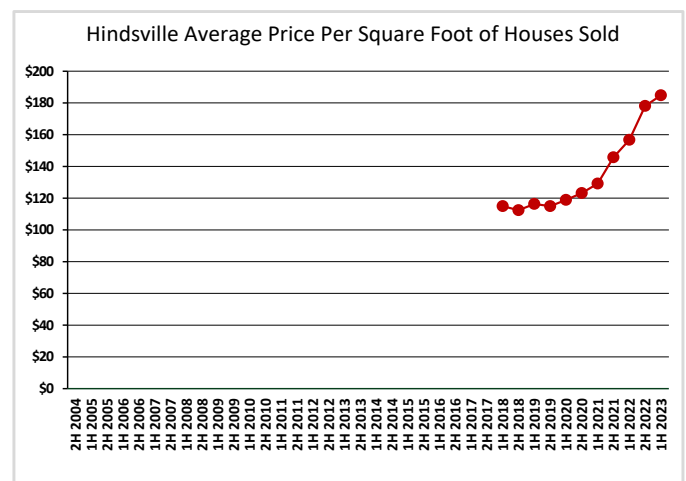
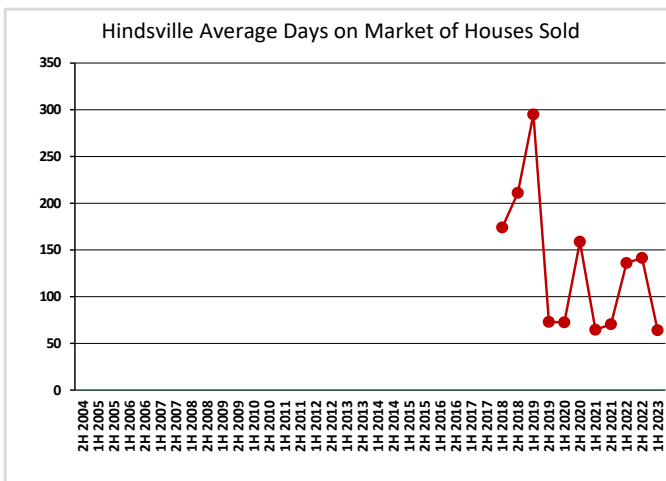
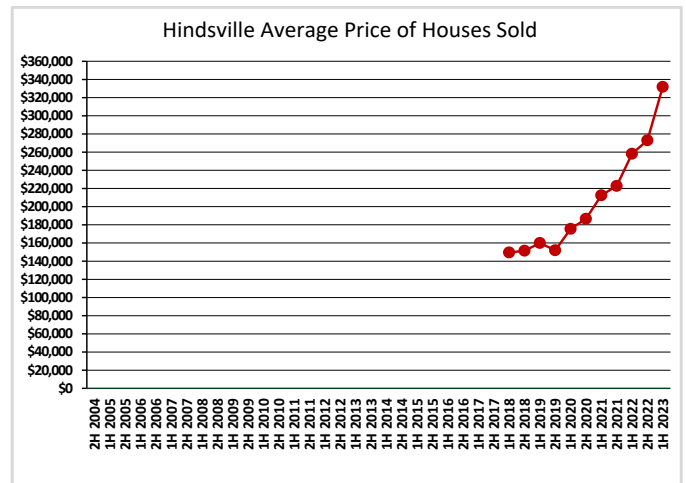
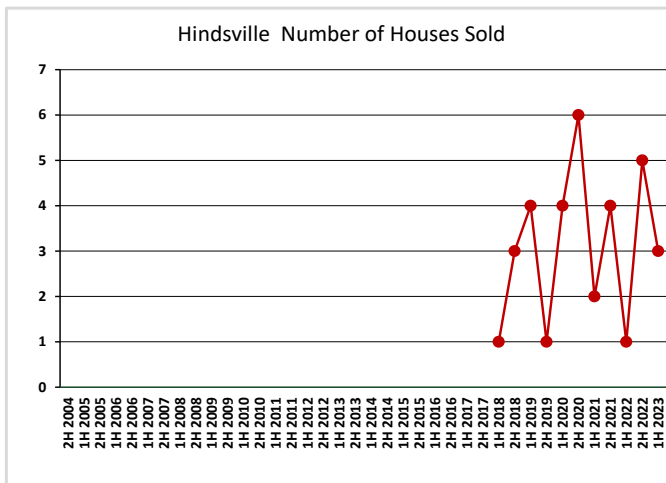
The average price of a house was \$331,833 at \$184.80 per square foot.

The median cost of a house was \$329,000.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	3	100.0%	1,795	64	\$331,833	\$184.80
Hindsville Sold Houses	3	100.0%	1,795	64	\$331,833	\$184.80

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	0	0.0%	--	--	--
\$250,001 - \$300,000	1	33.3%	1,517	91	100.0%
\$300,001 - \$350,000	1	33.3%	1,782	57	100.0%
\$350,001 - \$400,000	1	33.3%	2,085	44	98.4%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Hindsville Sold	3	100.0%	1,795	64	99.5%

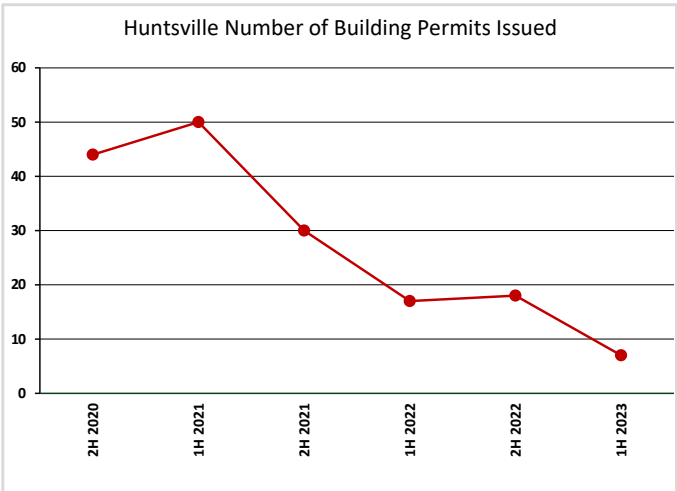
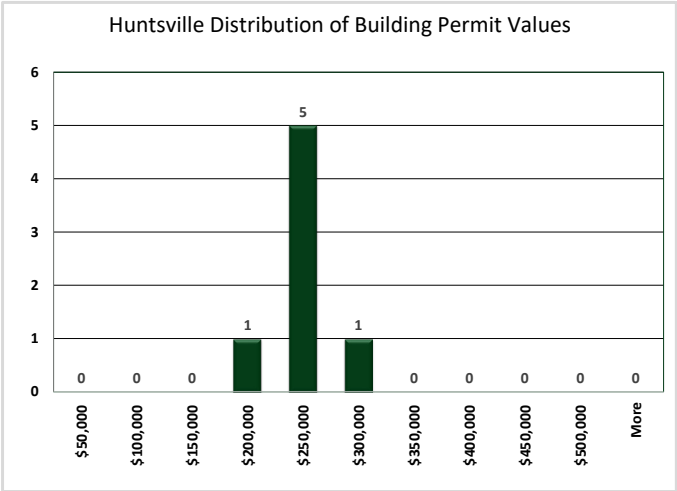
Hindsville Characteristics of Houses Sold



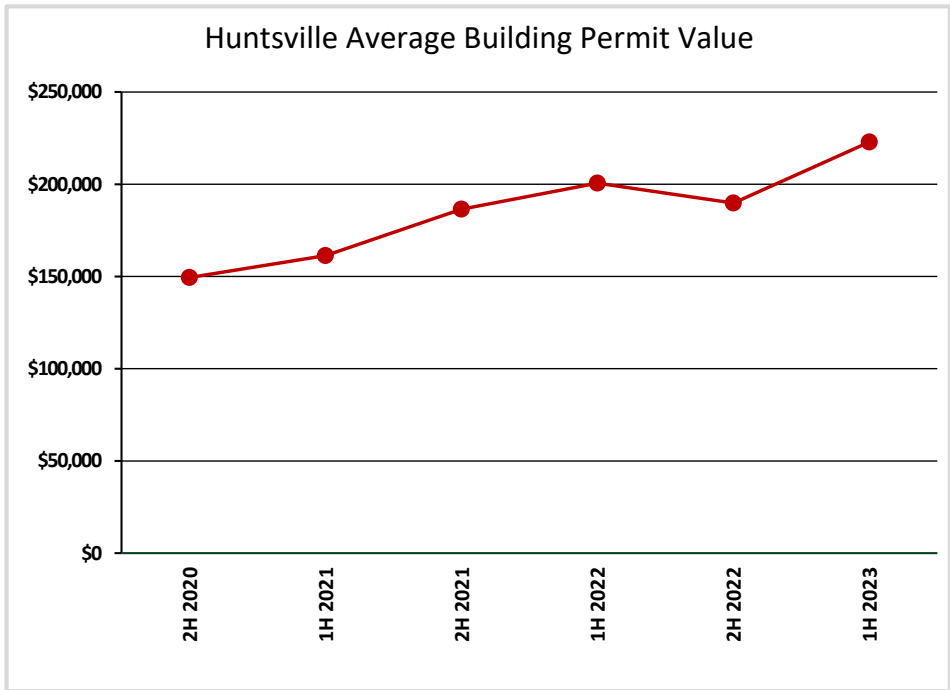
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	1	5	3	200.0%	-40.0%
Average Price of Houses Sold	\$258,250	\$272,948	\$331,833	28.5%	21.6%
Average Days on Market	136	141	64	-52.9%	-54.7%
Average Price per Square Foot	\$156.71	\$178.09	\$184.80	17.9%	3.8%
Percentage of County Sales	1.4%	7.7%	5.9%	325.2%	-23.6%
Number of New Houses Sold	1	2	2	100.0%	0.0%
Average Price of New Houses Sold	\$258,250	\$247,870	\$304,000	17.7%	22.6%
Average Days on Market of New Houses Sold	136	279	74	-45.6%	-73.5%
Number of Houses Listed	0	0	2	--	--
Average List Price of Houses Listed	\$0	\$0	\$661,500	--	--

Huntsville

Building Permits in Selected Cities



Huntsville Building Permits	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Residential Building Permits	17	18	7	-58.8%	-61.1%
Average Value of Residential Building Permits	\$200,618	\$189,826	\$222,871	11.1%	17.4%



Huntsville Active Subdivisions

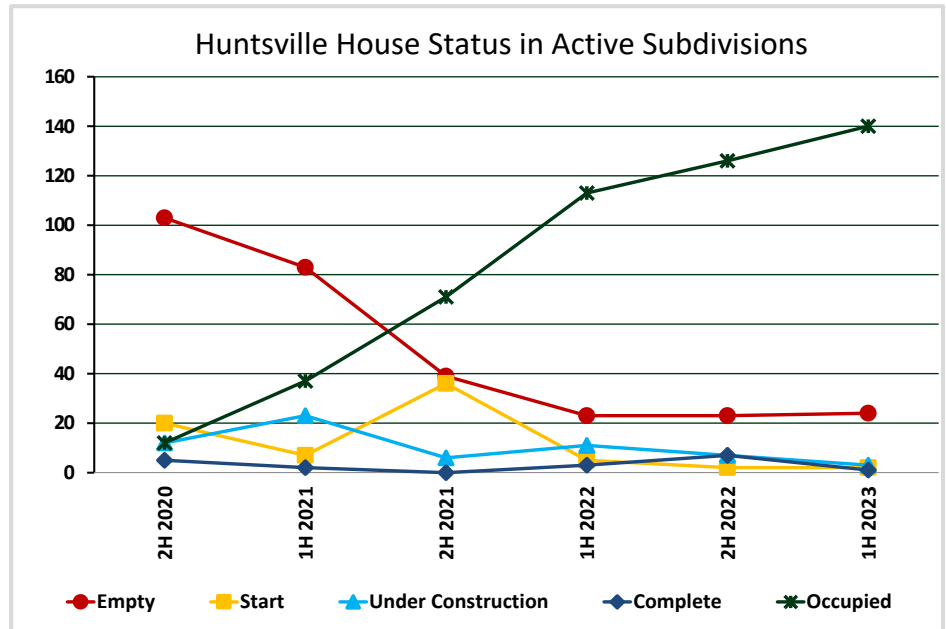
There were 170 total lots in 4 active subdivisions in Huntsville in the first half of 2023. 82.4 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 1.8 were under construction, 1.2 percent were starts, and 14.1 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the first half of 2023 were Highland Park, Phase III with 2.

Cedar Bluff, Phase II had the most houses becoming absorbed with 23 in the first half of 2023.

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

28 new houses in Huntsville became occupied in the first half of 2023. The annual absorption rate implies that there are 6.5 months of remaining inventory in active subdivisions, down from 16.8 percent in the second half of 2022.



In 1 of the 4 active subdivisions in Huntsville, no absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Huntsville from 34.8 percent in 2012 to 50.3 percent in the first half of 2023.

Additionally, no new lots in subdivisions received either preliminary or final approval by first half of 2023.

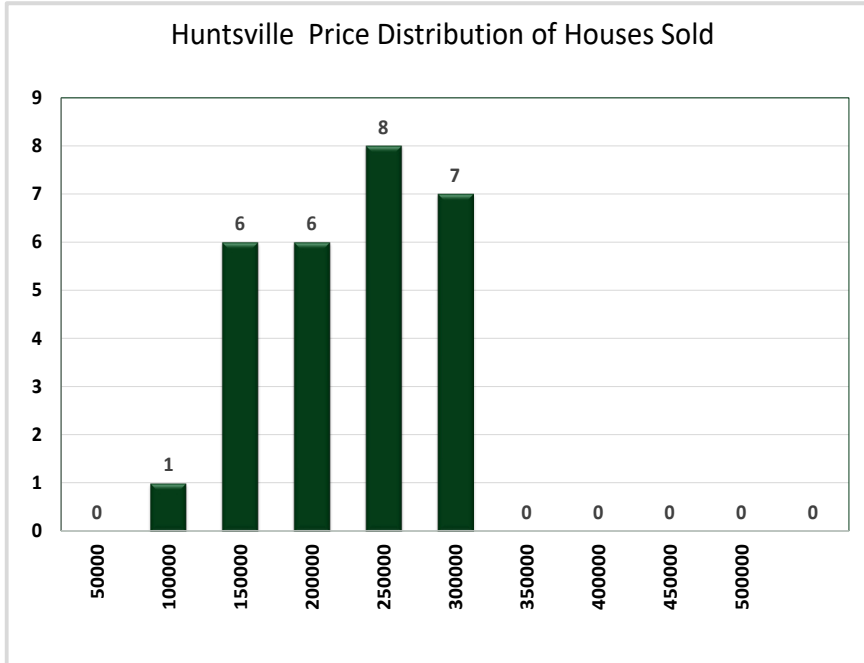
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	14	0	0	0	125	139	23	5
Enclave, The ^{1,2}	2	1	0	0	8	11	0	36
Highland Park, Phase III	0	0	2	1	7	10	5	5
Highland Park, Phase IV	8	1	1	0	0	10	0	--
Huntsville Active Subdivisions	24	2	3	1	140	170	28	6.5

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.

Huntsville

Price Distribution of Houses Sold



28 houses were sold in Huntsville in the first half of 2023.

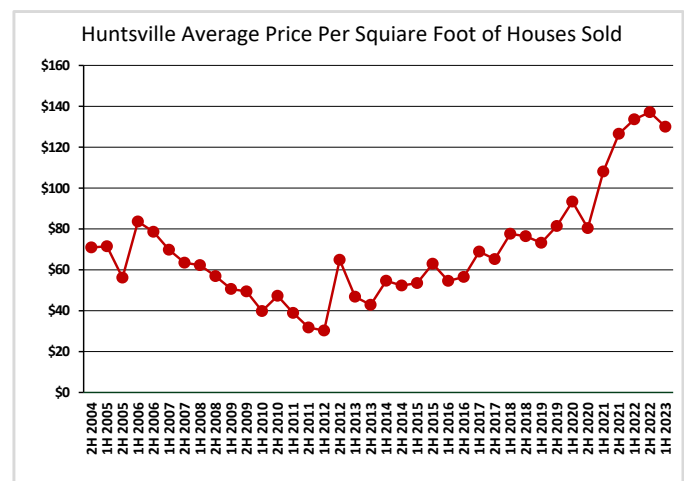
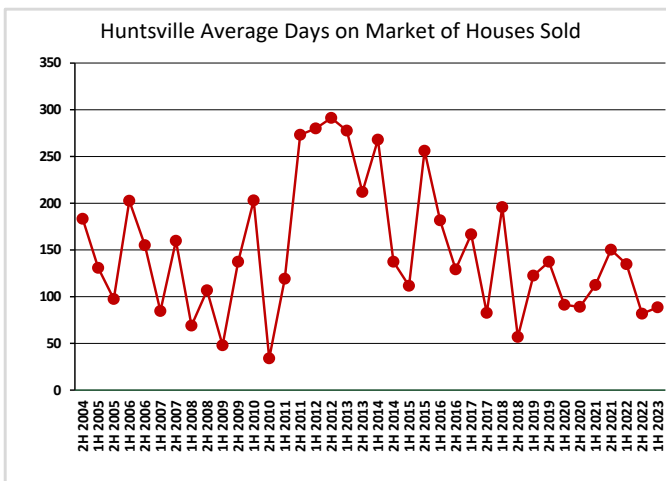
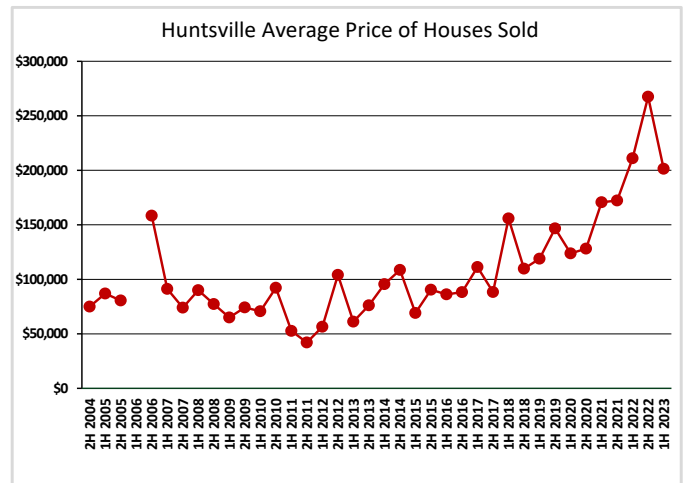
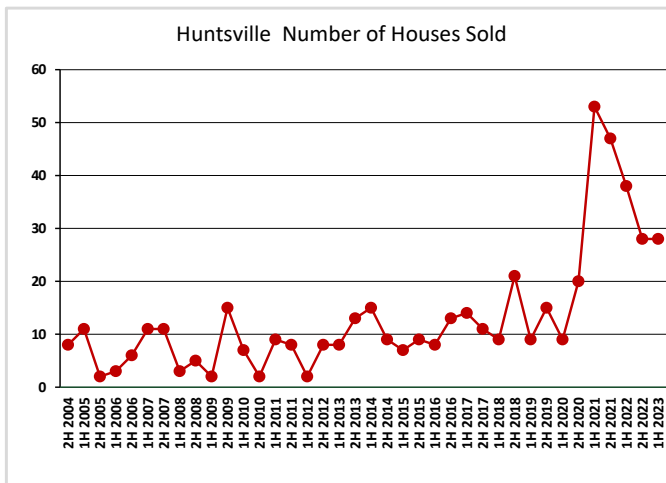
The average price of a house was \$201,418 at \$129.97 per square foot.

The median cost of a house was \$221,000.

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	1	3.6%	1,380	30	88.2%
\$100,001 - \$150,000	6	21.4%	1,135	91	98.8%
\$150,001 - \$200,000	6	21.4%	1,603	112	94.9%
\$200,001 - \$250,000	8	28.6%	1,581	96	99.8%
\$250,001 - \$300,000	7	25.0%	2,052	67	96.8%
\$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%	--	--	--
Huntsville Sold	28	100.0%	1,601	89	97.4%

Huntsville

Characteristics of Houses Sold



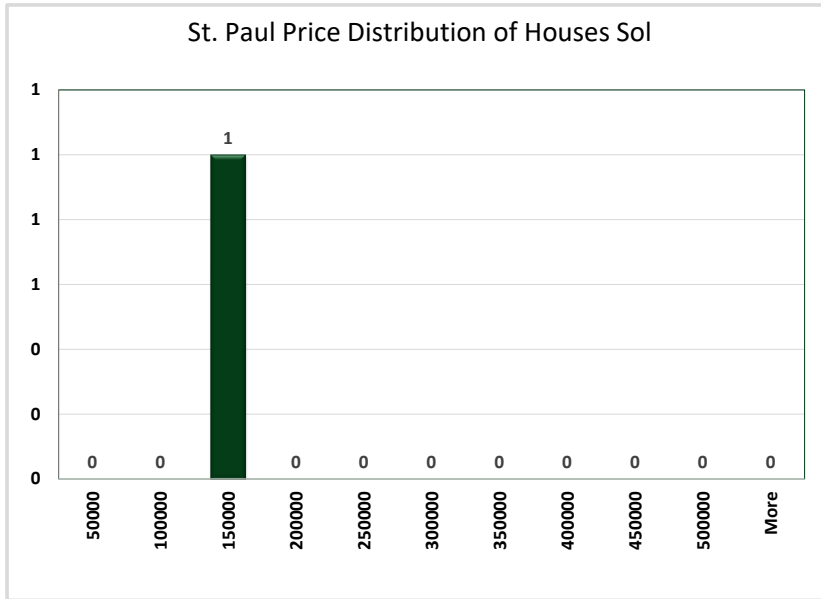
Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	38	28	28	-26.3%	0.0%
Average Price of Houses Sold	\$211,030	\$267,511	\$201,418	-4.6%	-24.7%
Average Days on Market	135	82	89	-34.3%	8.3%
Average Price per Square Foot	\$133.62	\$137.10	\$129.97	-2.7%	-5.2%
Percentage of County Sales	43.1%	42.4%	33.4%	-22.4%	-21.1%
Number of New Houses Sold	24	12	8	-66.7%	-33.3%
Average Price of New Houses Sold	\$215,676	\$262,841	\$253,274	17.4%	-3.6%
Average Days on Market of New Houses Sold	162	69	70	-57.1%	1.6%
Number of Houses Listed	12	10	11	-8.3%	10.0%
Average List Price of Houses Listed	\$401,966	\$202,870	\$310,263	-22.8%	52.9%

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
Amber Estates	1	3.6%	1,472	67	\$230,000	\$156.25
Cedar Bluff	7	25.0%	1,824	77	\$253,871	\$148.36
Dogwood	1	3.6%	2,456	102	\$175,000	\$71.25
East Heights	2	7.1%	1,506	66	\$184,160	\$122.55
Enclave, The	1	3.6%	2,300	71	\$412,000	\$179.13
Governors Hill	1	3.6%	1,371	221	\$165,000	\$120.35
Highland Park	4	14.3%	1,507	53	\$241,250	\$160.26
Hill	1	3.6%	1,338	50	\$159,900	\$119.51
Huntsville City	5	17.9%	3,409	106	\$478,400	\$134.30
Rockwood Heights	1	3.6%	1,459	58	\$200,000	\$137.08
Shady Acres	1	3.6%	2,067	124	\$365,000	\$176.58
Other	3	10.7%	986	60	\$93,667	\$94.14
Huntsville Sold Houses	28	100.0%	1,938	82	\$267,511	\$137.10

St. Paul Price Distribution of Houses Sold



1 house was sold in St. Paul in the first half of 2023.

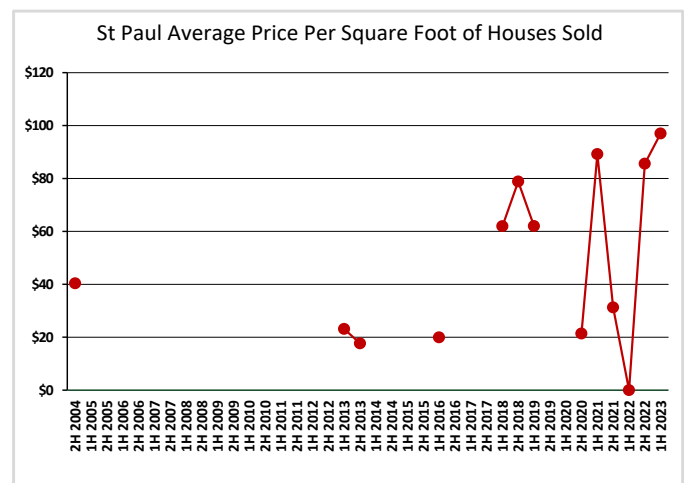
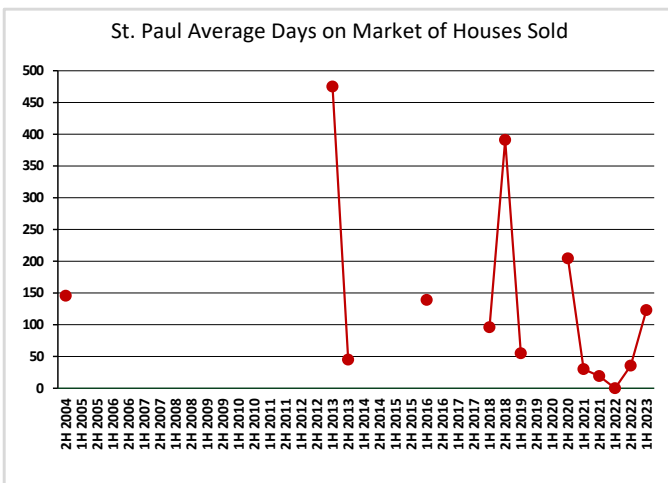
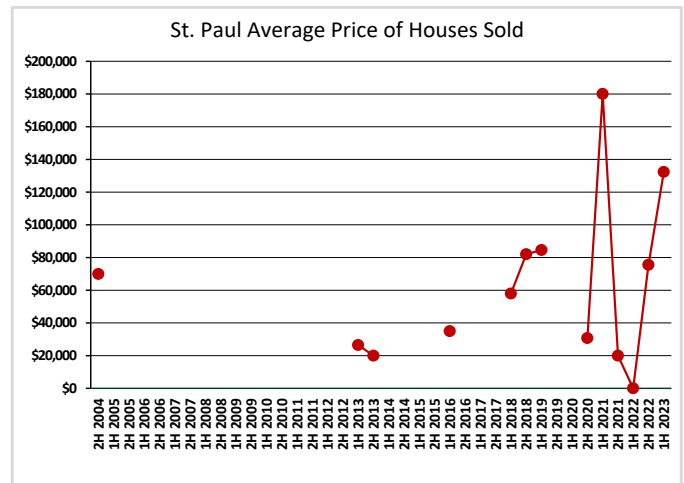
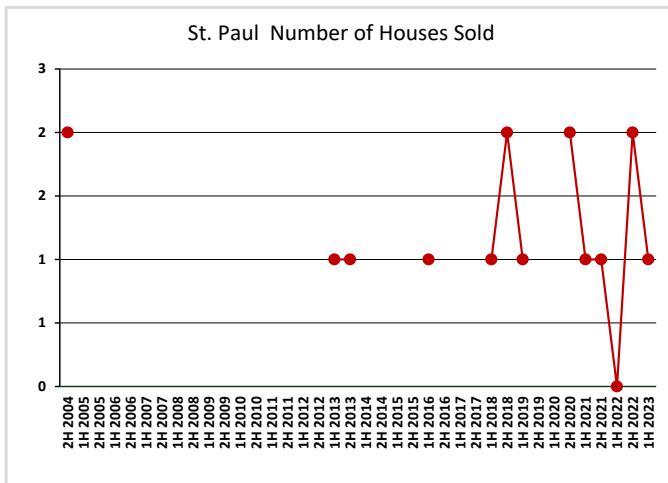
The average price of a house was \$132,300 at \$96.99 per square foot.

The median cost of a house was \$132,300.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Other	1	100.0%	1,364	123	\$132,300	\$96.99
St. Paul Sold Houses	1	100.0%	1,364	123	\$132,300	\$96.99

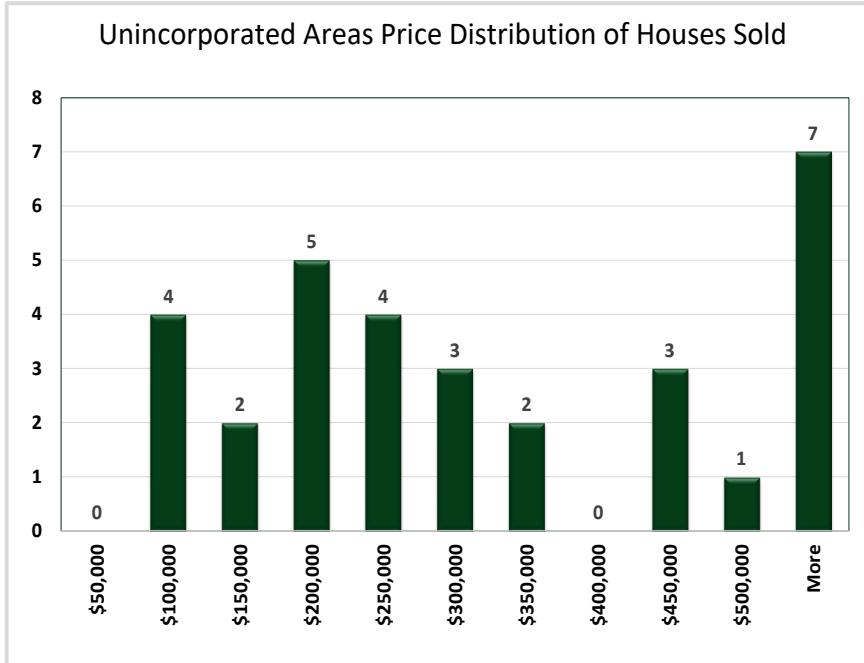
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	100.0%	1,364	123	89.4%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
St. Paul Sold	1	100.0%	1,364	123	89.4%

St. Paul Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	0	2	1	--	-50.0%
Average Price of Houses Sold	--	\$75,500	\$132,300	--	75.2%
Average Days on Market	--	36	123	--	246.5%
Average Price per Square Foot	--	\$85.57	\$96.99	--	13.3%
Percentage of County Sales	0.0%	0.9%	0.8%	--	-8.2%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	0	2	1	--	-50.0%
Average List Price of Houses Listed	\$0	\$124,000	\$199,000	--	60.5%

Unincorporated Areas Madison Price Distribution of Houses Sold



31 houses were sold in Unincorporated Areas in Madison County in the first half of 2023.

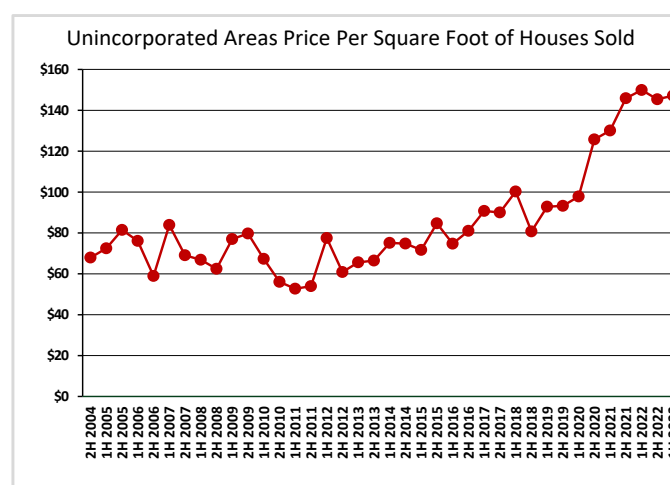
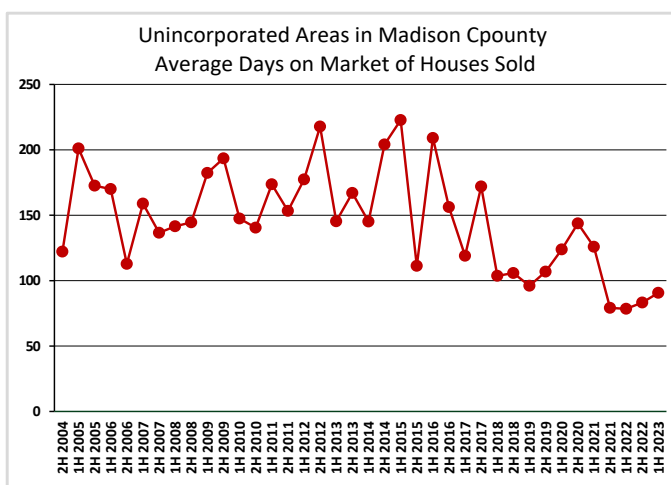
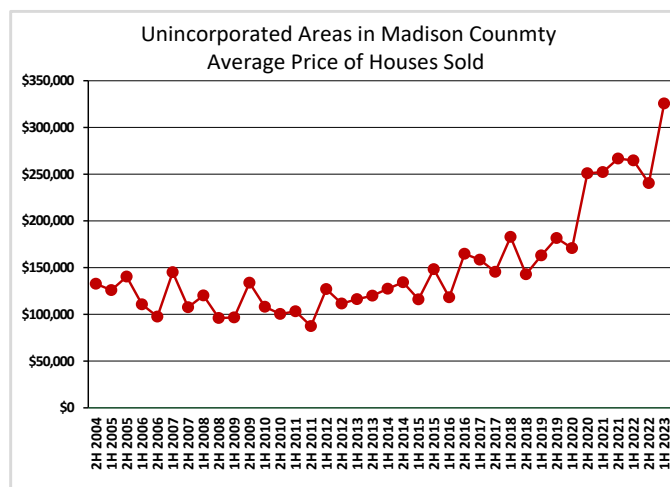
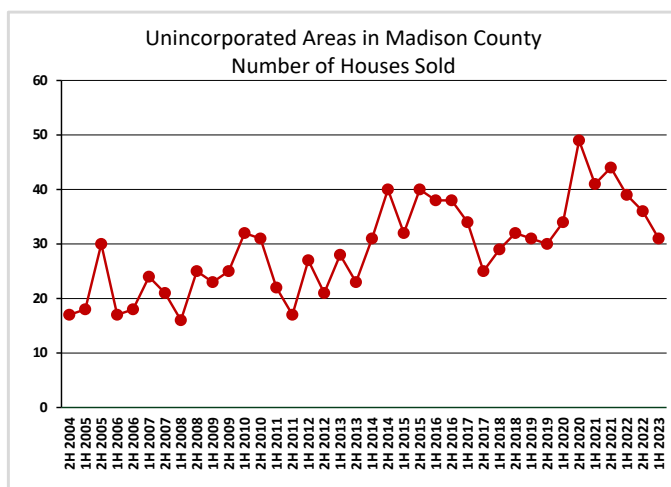
The average price of a house was \$325,658 at \$147.18 per square foot.

The median cost of a house was \$268,000.

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	4	12.9%	966	101	87.2%
\$100,001 - \$150,000	2	6.5%	1,584	76	90.3%
\$150,001 - \$200,000	5	16.1%	1,204	66	95.1%
\$200,001 - \$250,000	4	12.9%	1,891	81	95.1%
\$250,001 - \$300,000	3	9.7%	1,920	70	100.1%
\$300,001 - \$350,000	2	6.5%	2,559	96	88.6%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	3	9.7%	2,824	45	100.8%
\$450,001 - \$500,000	1	3.2%	2,651	54	100.0%
\$500,001+	7	22.6%	3,802	144	98.2%
Unincorporated MC Sold	31	100.0%	2,233	91	95.3%

Unincorporated Areas Madison County

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	39	36	31	-20.5%	-13.9%
Average Price of Houses Sold	\$264,686	\$240,389	\$325,658	23.0%	35.5%
Average Days on Market	78	83	91	15.6%	9.0%
Average Price per Square Foot	\$149.90	\$145.39	\$147.18	-1.8%	1.2%
Percentage of County Sales	55.5%	49.0%	59.9%	7.9%	22.2%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	\$196,000	--	\$200,000	--	--
Average Days on Market of New Houses Sold	149	--	195	30.9%	--
Number of Houses Listed	16	16	14	-12.5%	-12.5%
Average List Price of Houses Listed	\$320,056	\$363,419	\$399,761	24.9%	10.0%

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
Bernice Estates	1	3.2%	1,550	63	\$171,000	\$110.32
Dream Valley	1	3.2%	4,108	231	\$675,000	\$164.31
Smith Hayes	1	3.2%	1,248	55	\$205,000	\$164.26
Withrow Estates	1	3.2%	2,080	131	\$210,000	\$100.96
Other	27	87.1%	2,231	86	\$327,200	\$148.99
Unincorporated MC	31	100.0%	2,233	91	\$325,658	\$147.18