

## First Half of 2024

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## Residential Real Estate Summary Benton Madison and Washington Counties

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

### Highlights from the First Half of 2024

In the first half of 2024, the average price of a home in Benton County reached \$432,956, 3.0 percent higher than the second half 2023, 2.5 percent higher than a year ago, and 72.5 percent higher than five years ago. In Washington County, the average was \$389,574, 0.7 percent higher than last half, 0.7 percent lower than a year ago, and 65.4 percent higher than five years ago.

The total number of home sales increased 8.5 percent from a year ago, and increased 2.7 percent from last half to 4,799 in the first half of 2024. The median for the last 5 years was 4,826 in a six month time period.

1,896 new construction homes were sold in the first half of 2024. This was 39.5 percent of the total, the second highest percentage in Skyline history after the 39.9 percent in second half of 2023 at an average price of \$399,344.

The number of building permits issued in Northwest Arkansas in the first half of 2024 increased to 2,631 the third highest total since the 2,892 permits issued in the first half of 2022. Benton County accounted for 1,645, Washington County for 974, and Madison County for 12 new building permits. The total includes 111 permits from Unincorporated areas in Benton County. Unincorporated permits are included for the last year (2H 2023 and 1H 2024).

22,069 total lots in 373 active subdivisions were identified by Skyline Report researchers in the first half of 2024. An additional 15,693 residential lots received either preliminary or final approval in Northwest Arkansas.

2,497 lots were absorbed, the most since 2,198 lots in the second half of 2020. Home starts plus homes under construction decreased from 1,914 in the second half of 2023 to 1,775.

Empty lot totals for all three counties increased from 4,475 in the second half of 2023 to 4,888 in the first half of 2024.

According to the Assessors' databases, 59.1 percent of houses in Benton County, 76.6 percent of the houses in Madison County, and 59.2 percent of houses in Washington County were owner occupied. For all three counties, owner occupied properties have gradually declined.

# 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 December 31, 2023 and their average list prices were also reported.

Data is collected on a semiannual basis. Additionally, if 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 County 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.

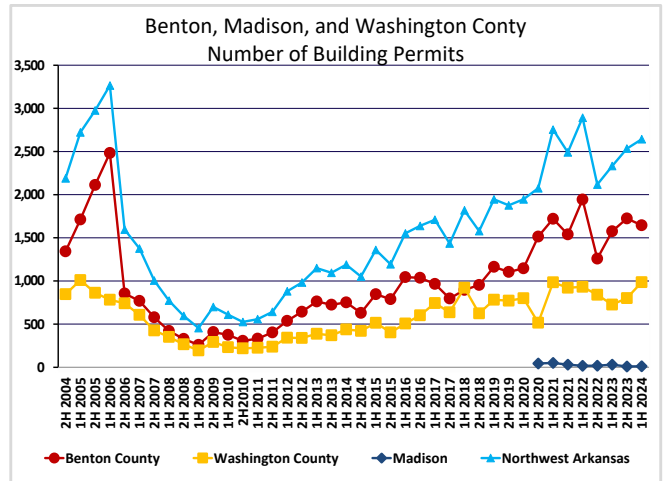
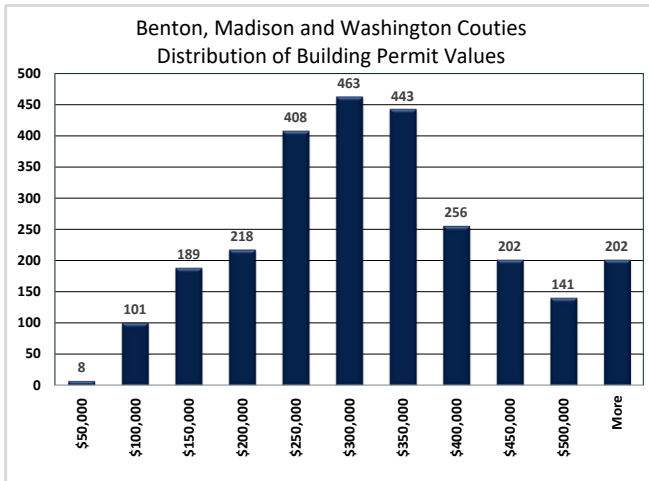
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are 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 2024 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](http://cber.uark.edu).

# Regional Market Trends

## Building Permits



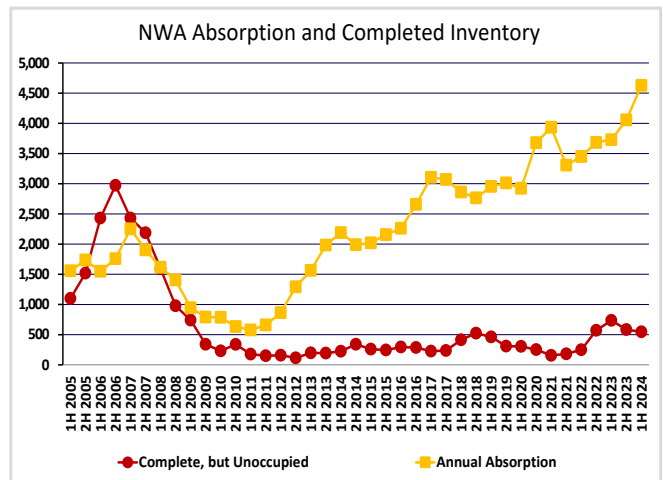
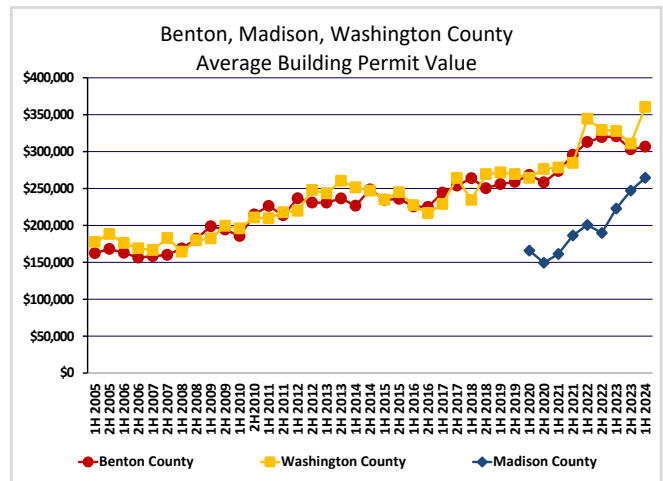
2,631 building permits were issued in Northwest Arkansas Region during the first half of 2024 resulting in a 19.7 percent increase from 2,534 permits issued in second half of 2023.

The average building permit value increased from \$305,283 in the second half of 2023 to \$326,426 in the first half of 2024. 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 463. There were 443 building permits issued in the \$300,001 to \$350,000 range and 408 permits in the \$200,001 to \$250,000 range.

There were 22,069 total lots in 373 active subdivisions in Northwest Arkansas Region in the first half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2024. 22.1 percent of the lots were empty, 1.5 percent were starts, 6.6 percent were under construction, 2.5 were completed, but unoccupied, and 67.3 percent were occupied lots.

1,775 lots were in construction status, ranging from foundation to finishing status during the first half of 2024. The subdivisions with the most houses under-construction (above foundation/starts) during the first half of 2024 in Benton County were Poiga Estates, Phase II, in Bentonville with 74, Applewood Estates in Highfill with 42, Sedona Rose, Phase II in Pea Ridge with 31 and Featherston Village in Centerton, with 29.



# Regional Market Trends

## Building Permits and Active Subdivisions

Northwest Arkansas	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	2,332	2,534	2,631	12.8%	3.8%
Average Value of Residential Building Permits	\$322,576	\$305,283	\$326,426	1.2%	6.9%

City Building Permits	2H 2023	1H 2024	2H 2023	1H 2024
Avoca	5	6	\$267,908	\$436,167
Bella Vista	256	243	\$354,227	\$353,560
Bentonville	248	152	\$448,263	\$482,180
Cave Springs	44	10	\$387,414	\$538,394
Centerton	299	319	\$317,597	\$340,855
Decatur	22	47	\$132,972	\$286,419
Elkins	14	32	\$425,417	\$230,749
Elm Springs	8	5	\$574,220	\$402,120
Farmington	56	74	\$352,661	\$379,905
Fayetteville	304	379	\$353,262	\$357,107
Gentry	30	42	\$233,044	\$178,565
Goshen	17	13	\$590,269	\$631,583
Gravette	4	18	\$329,500	\$269,704
Greenland	3	4	\$225,000	\$147,500
Highfill	47	155	\$277,269	\$282,709
Huntsville	9	12	\$247,222	\$264,583
Johnson	6	8	\$863,416	\$1,022,311
Lincoln	4	6	\$125,210	\$178,570
Little Flock	6	1	\$311,900	\$235,000
Lowell	42	119	\$190,908	\$210,694
Pea Ridge	220	124	\$245,024	\$277,575
Prairie Grove	90	82	\$235,196	\$270,645
Rogers	264	125	\$298,779	\$408,297
Siloam Springs	146	173	\$106,890	\$110,548
Springdale	227	307	\$212,903	\$253,010
Tontitown	71	59	\$354,770	\$1,004,040
West Fork	1	5	\$180,000	\$215,200
Unincorporated -BC	91	111	\$271,134	\$262,200
<b>NWA</b>	<b>2,534</b>	<b>2,631</b>	<b>\$305,283</b>	<b>\$326,426</b>

\*Unincorporated - Benton County areas are included in this edition of the Skyline Report.

In Fayetteville, houses with the most under construction were Crystal Springs Village, Phase I- II, Fayetteville, had 56, and Aidens Place had 38 and The Element, Phases I, II, III also had 46. In Springdale, Habberton Ridge, Phase II-III had 43. In Farmington, Farmington Hills Duplexes had 40.

The annual absorption rate for all three counties imply 18.5 months of lot inventory at the end of the first half of 2024, down from the 20.6 months of inventory in the second half of 2023.

No new construction has occurred in the last year in 58 of the 373 active subdivisions in the Northwest Arkansas region.

In 78 of the 373 active subdivisions in the Northwest Arkansas region, no absorption occurred in the last year.

Examining the first half of 2024 inventory on a county-by-county basis, Benton County has 17.8, Madison County has 19.0 and Washington County has 19.8 months of remaining inventory in active subdivisions.



# 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 2022 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 15,693 lots are in the inventory planning stages.

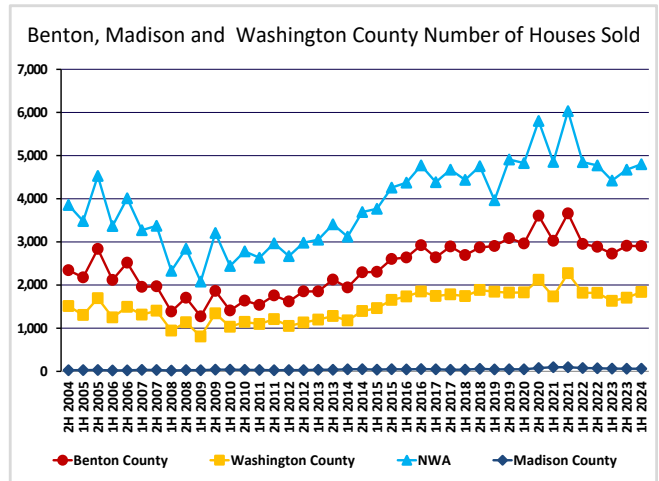
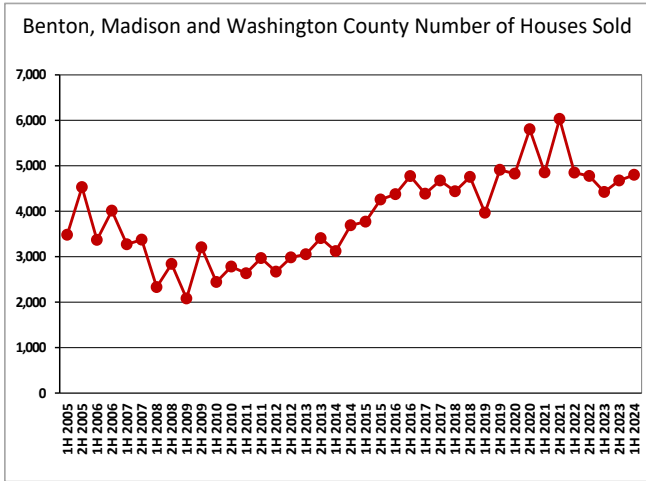
Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Bella Vista	2	22	1	38	3	60
Bentonville	23	2,018	3	53	26	2,071
Cave Springs	2	93			2	93
Centerton	23	1,932	16	2,081	39	4,013
Decatur			2	69	2	69
Gravette	1	115			1	115
Highfill	1	193	1	67	2	260
Little Flock			1	15	1	15
Lowell	9	601	5	542	14	1,143
Pea Ridge	5	586	3	242	8	828
Rogers	4	353	2	164	6	517
Siloam Springs	4	174	7	310	11	484
Unincorporated -BC			2	224	2	224
<b>Benton Total</b>	<b>74</b>	<b>6,087</b>	<b>43</b>	<b>3,805</b>	<b>117</b>	<b>9,892</b>

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	4	459	1	82	5	541
Fayetteville	26	2,102	8	272	34	2,374
Lincoln	1	18			1	18
Prairie Grove	4	647	2	109	6	756
Springdale	17	1,391	8	407	26	1,798
Tontitown	1	123	1	136	2	259
West Fork	1	27	1	28	2	55
<b>Washington Total</b>	<b>54</b>	<b>4,767</b>	<b>21</b>	<b>1,034</b>	<b>76</b>	<b>5,801</b>

<b>Grand Total</b>	<b>128</b>	<b>10,854</b>	<b>64</b>	<b>4,839</b>	<b>193</b>	<b>15,693</b>
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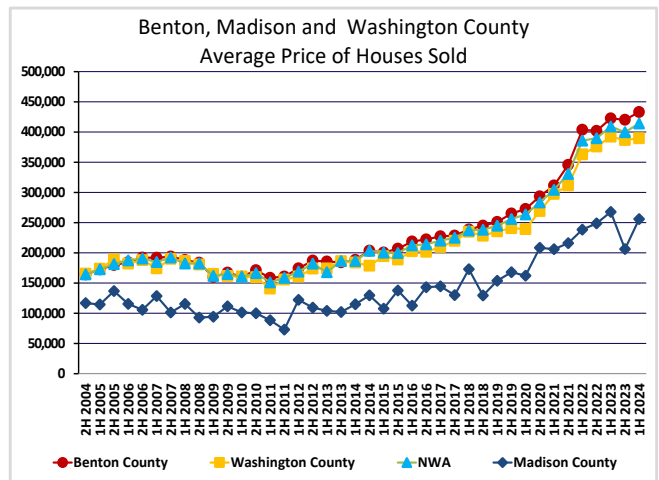
# Regional Market Trends

## Sold Data



2,497 new houses in the Northwest Arkansas region became occupied in the first half of 2024. Out of the 4,799 houses sold in the first half of 2024, 1,896 were new houses. The average price of a new house was \$396,344 in the Northwest Arkansas region.

From the second half of 2023 to the first half of 2024, the average sales price in Benton County increased 3.0 percent from \$420,144 to \$432,956, while in Washington County, the average sales price increased 0.7 percent from \$386,695 to 389,574. In Madison County, the average price increased 24.0 from \$206,265 to \$255,849.

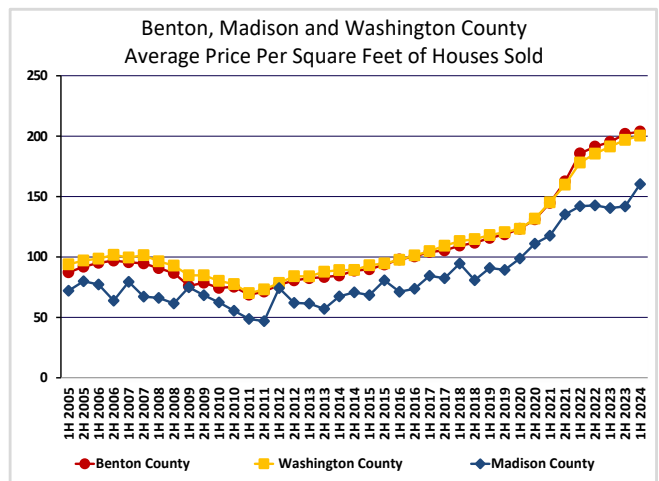


From the second half of 2023 to the first half of 2024, the median sales price increased by 6.9 percent in Benton County from \$350,260 to \$374,250.

In Washington County the median sales price increased from \$340,000 to \$336,225. Madison County increased by 22.9% from \$198,450 to \$243,800.

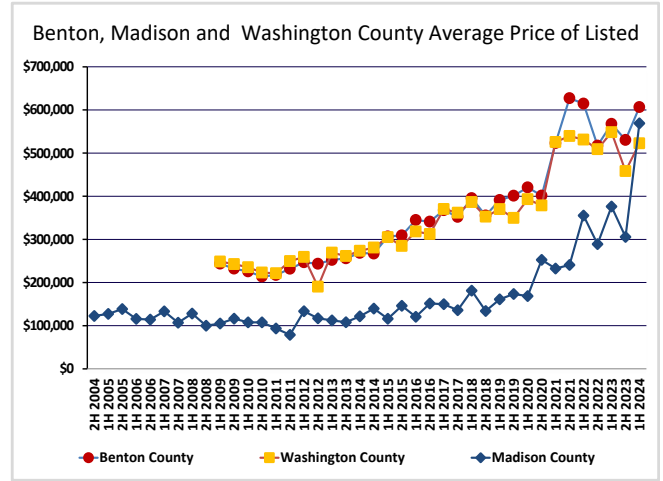
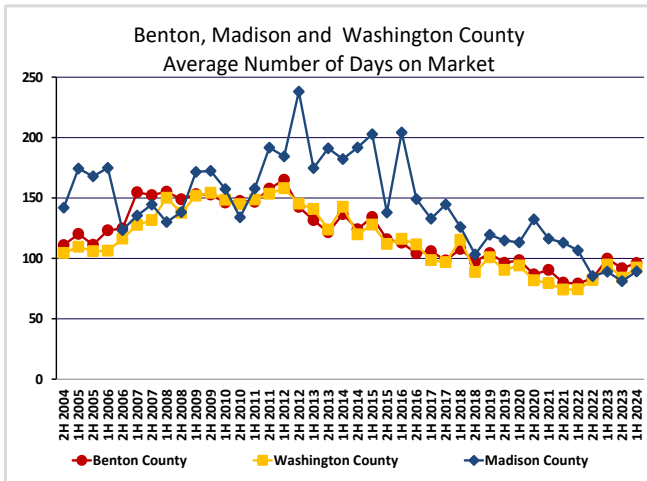
The charts cover a yearly and semi-yearly trend for house sales in Northwest Arkansas Region. This data includes Benton, Madison, and Washington counties.

1,794 houses were listed for sale in the MLS database as of June 30, 2024 at an average list price of \$588,984 at an average of 2,341 square feet. The square feet of currently listed houses is higher than the average square feet of houses which are currently selling.



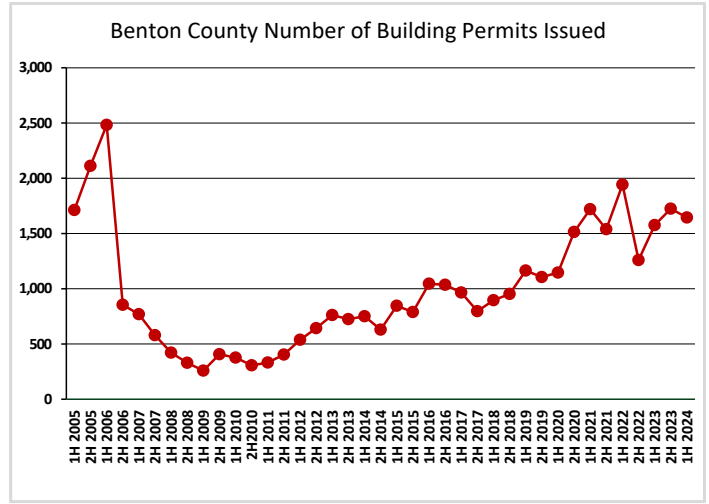
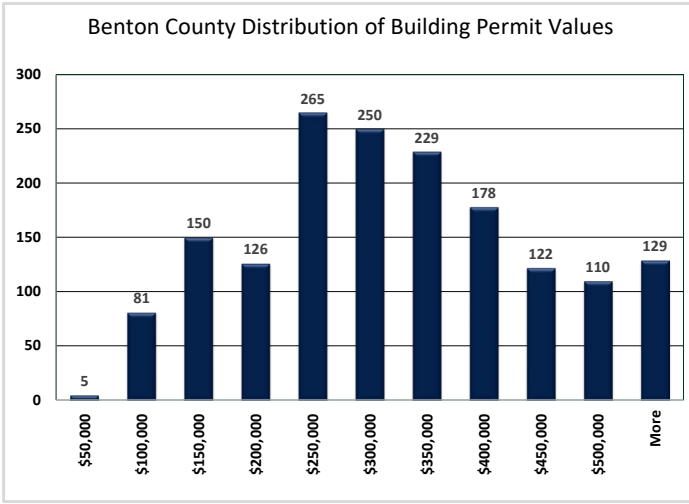
# Residential Market Trends

## Sold Data By School District



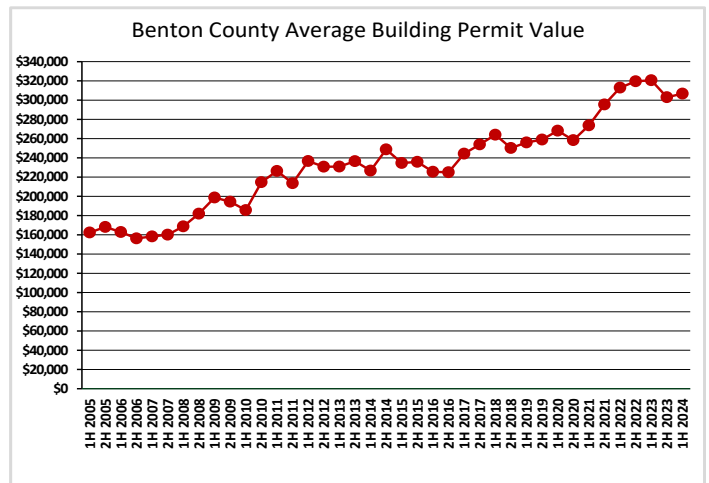
Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$477,909	\$214.40	96	1404	29.3%
Decatur	\$298,357	\$163.43	102	7	0.1%
Elkins	\$270,225	\$182.16	90	25	0.5%
Farmington	\$375,506	\$191.84	120	160	3.3%
Fayetteville	\$422,966	\$217.94	83	734	15.3%
Gentry	\$316,024	\$173.84	100	86	1.8%
Gravette	\$394,957	\$199.21	89	310	6.5%
Greenland	\$320,637	\$184.87	86	19	0.4%
Huntsville	\$261,519	\$159.71	90	58	1.2%
Jasper	\$146,433	\$171.21	78	3	0.1%
Lincoln	\$236,200	\$153.45	82	32	0.7%
Pea Ridge	\$369,051	\$188.49	121	253	5.3%
Prairie Grove	\$326,950	\$180.27	116	204	4.3%
Rogers	\$455,133	\$207.31	87	578	12.0%
Siloam Springs	\$285,290	\$169.45	101	255	5.3%
Springdale	\$394,534	\$193.21	90	651	13.6%
West Fork	\$262,560	\$171.24	92	20	0.4%
<b>Northwest Arkansas</b>	<b>\$414,090</b>	<b>\$201.92</b>	<b>95</b>	<b>4,799</b>	<b>100.0%</b>

# Benton County Building Permits



1,645 building permits were issued in Benton County during the first half of 2024. This is a 4.6 percent decrease from the 1,576 permits issued in second half of 2024. These totals include unincorporated areas in Benton County for the first time in the Skyline Report history.

The average building permit value decreased from \$303,026 in the second half of 2023 to \$306,729 in the first half of 2024. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. Building trends such as Accessory Dwelling Units (ADU), townhouses, smaller footprint homes such as duplexes, and barndominiums are included in the average value of a residential building permit.



Benton County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	1,576	1,724	1,645	4.4%	-4.6%
Average Value of Residential Building Permits	\$320,603	\$303,026	\$306,729	-4.3%	1.2%

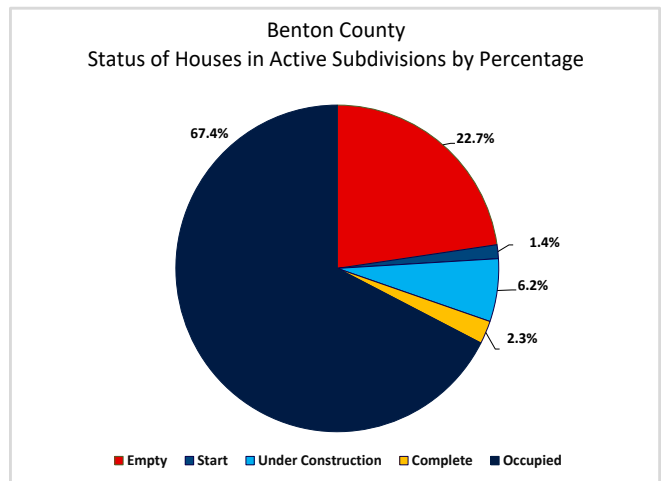
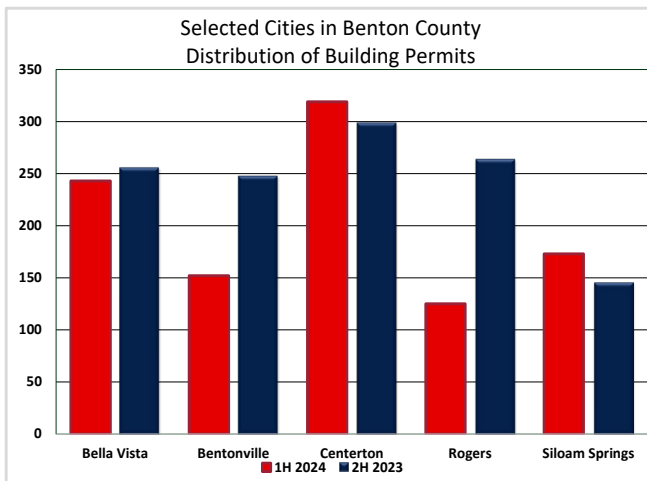
\*The table includes Unincorporated areas in Benton County for the first time in the Skyline Report history. The increased population in the sample data continues to push into rural areas due to less expensive construction costs.

# Benton County

## Building Permits in Selected Cities

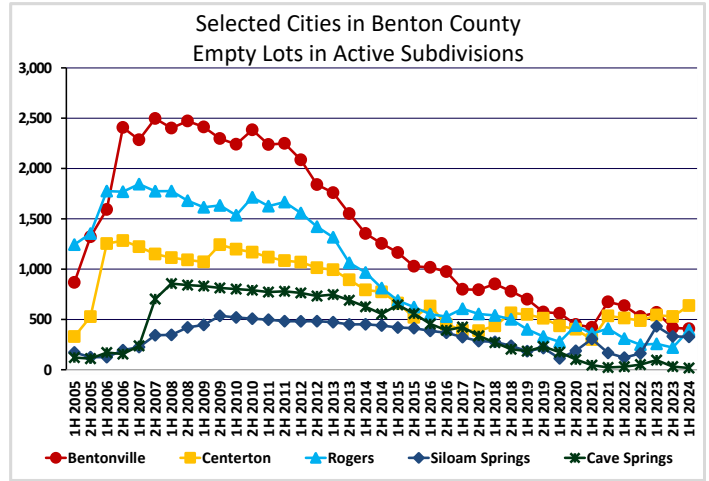
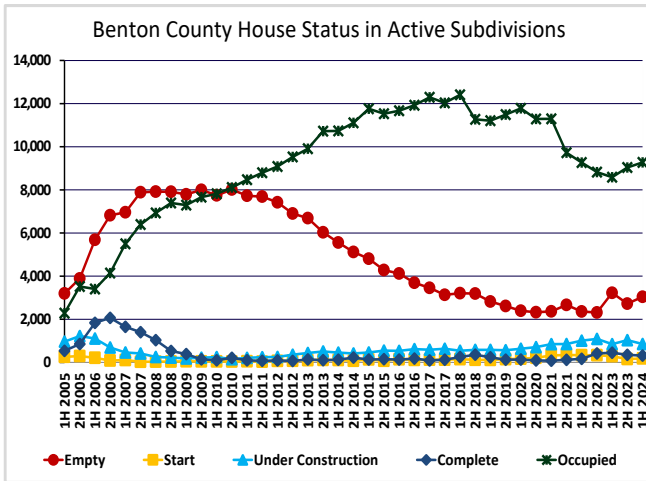
Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	1H 2024	2H 2023	% BC	% NWA
Avoca	0	1	0	0	1	1	0	0	0	1	2	6	5	0.36%	0.2%
Bella Vista	0	0	0	1	10	58	81	38	23	17	15	243	256	14.77%	9.2%
Bentonville	0	0	0	0	0	6	15	21	26	41	43	152	248	9.24%	5.8%
Cave Springs	0	0	0	0	0	4	2	0	0	0	4	10	44	0.61%	0.4%
Centerton	1	1	8	19	44	54	46	46	46	34	20	319	299	19.39%	12.1%
Decatur	0	0	0	0	8	19	20	0	0	0	0	47	22	2.86%	1.8%
Gentry	0	10	26	2	2	0	0	0	0	0	2	42	30	2.55%	1.6%
Garfield	0	0	0	0	0	0	0	0	0	0	0	0	4	0.00%	0.0%
Gravette	0	0	1	1	1	10	5	0	0	0	0	18	4	1.09%	0.7%
Highfill	0	1	1	8	89	0	0	48	1	1	6	155	47	9.42%	5.9%
Little Flock	0	0	0	0	1	0	0	0	0	0	0	1	6	0.06%	0.0%
Lowell	1	1	0	62	41	13	0	0	0	0	1	119	42	7.23%	4.5%
Pea Ridge	0	0	0	8	34	45	21	7	7	2	0	124	220	7.54%	4.7%
Rogers	0	1	1	2	14	21	20	11	13	9	33	125	264	7.60%	4.8%
Siloam Springs	1	61	103	7	0	0	0	0	0	0	1	173	146	10.52%	6.6%
Unincorporated Areas-BC	2	5	10	16	20	19	19	7	6	5	2	111	91	6.75%	4.2%
<b>Benton County</b>	<b>3</b>	<b>75</b>	<b>140</b>	<b>110</b>	<b>244</b>	<b>230</b>	<b>210</b>	<b>171</b>	<b>116</b>	<b>104</b>	<b>125</b>	<b>1,645</b>	<b>1,724</b>	<b>100.0%</b>	<b>62.5%</b>

\*The table above includes Unincorporated areas in Benton County for the first time since the Skyline inception.





# Benton County Active Subdivisions

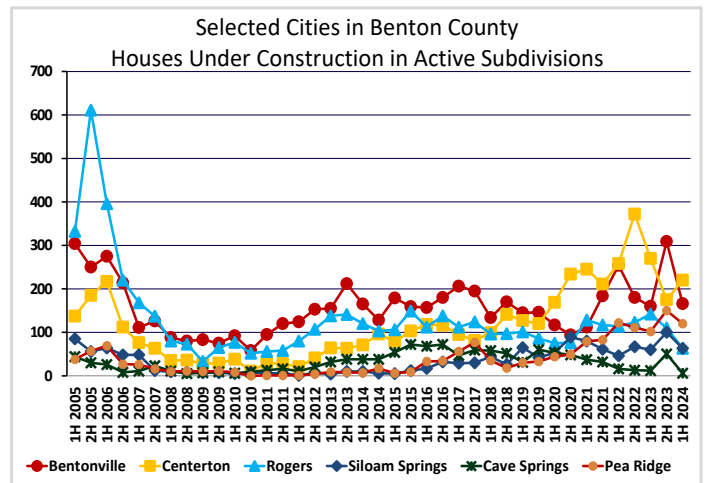
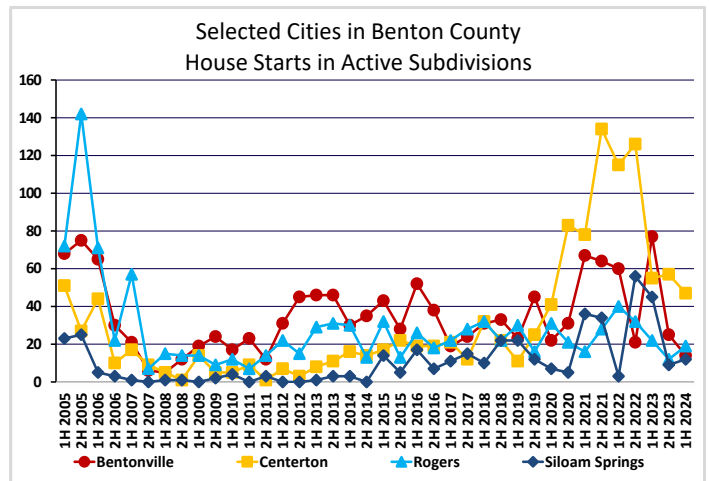


There were 13,726 total lots in 225 active subdivisions in Benton County in the first half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2024. 67.4 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 6.2 percent were under construction, 1.4 percent were starts, while 22.7 percent were empty lots.

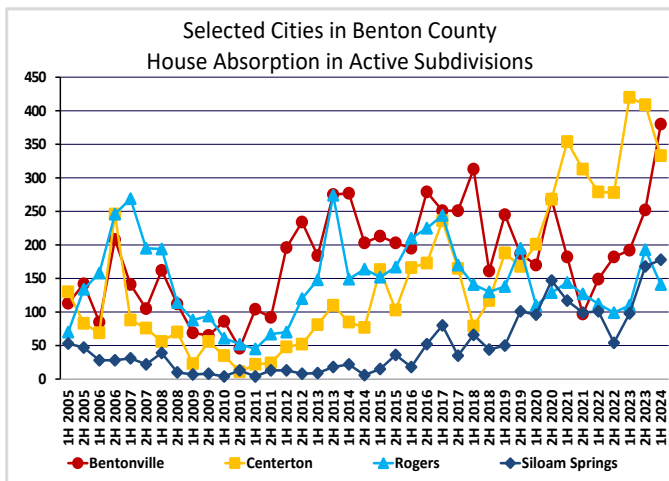
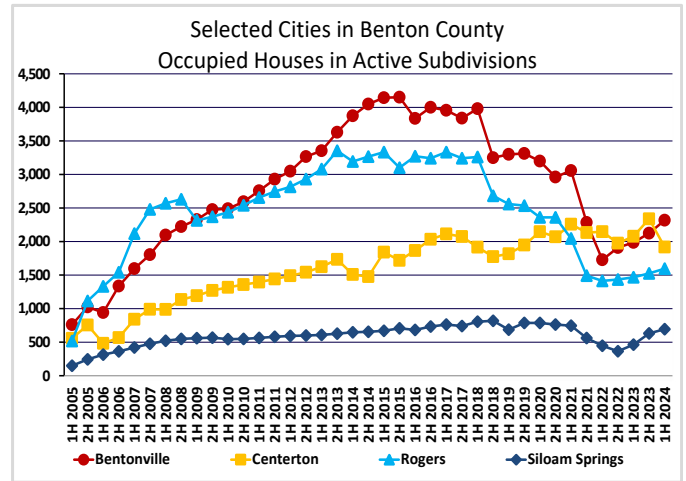
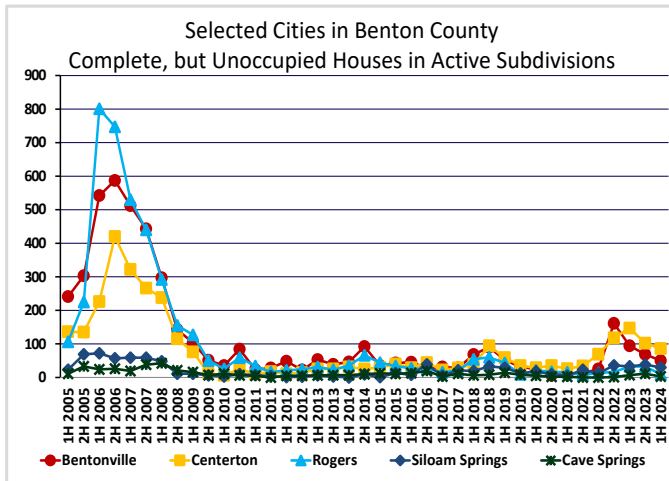
During the first half of 2024, 1,532 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 18.1 months of lot inventory at the end of the first half of 2024. This is down from 20.1 months of inventory at the end of the second half of 2023.

Overall, in 46 out of the 225 active subdivisions in Benton County, no absorption occurred in the last year.

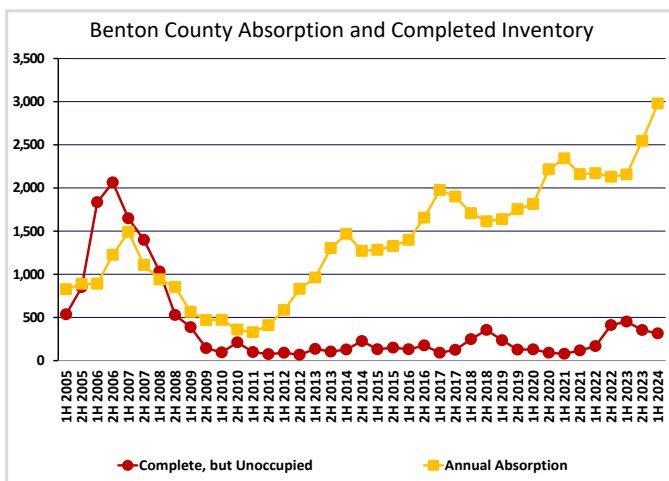
1,042 total lots in subdivisions were under construction in the first half of 2024, either in the start or under construction category. The subdivisions with the most houses under-construction during the first half of 2024 in Benton County were Poigai Estates, Phase II in Bentonville, Applewood Estates in Highfill, with 42, Sedona Rose, Phase II in Pea Ridge with 31 and Featherston Village, Phase II in Centerton with 29.



# Benton County Active Subdivisions



Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Bella Vista	3	60
Bentonville	26	2,071
Cave Springs	2	93
Centerton	39	4,013
Decatur	2	69
Gravette	1	115
Highfill	2	260
Little Flock	1	15
Lowell	14	1,143
Pea Ridge	8	828
Rogers	6	517
Siloam Springs	11	484
Unincorporated -BC	2	224
<b>Benton County Coming Lots</b>	<b>117</b>	<b>9,892</b>



An additional 9,892 lots in 117 subdivisions which are in the pipeline.

No new construction or progress in existing construction has occurred in the last year in 34 of the 225 active subdivisions in the Benton County.

No new absorption in existing construction has occurred in the last year in 46 of the 225 active subdivisions in the Benton County.

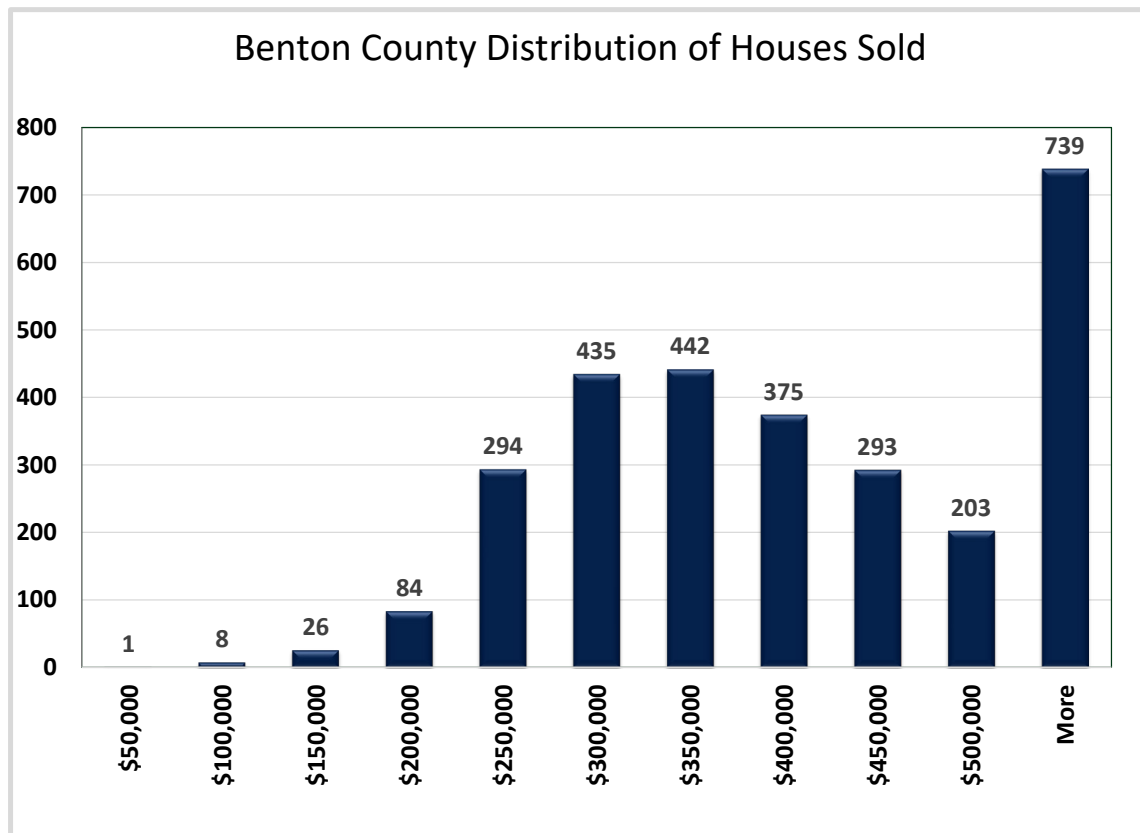
# Benton County

## 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 2024 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 59.1 percent in the first half of 2024. This represents a decline of owner-occupied homes of 9.3% since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

Benton County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.7%	72.1%	68.3%	69.6%	67.0%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.9%	73.3%	71.6%	70.3%	68.6%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.5%	60.3%	57.8%	56.6%	55.5%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.2%	71.2%	69.2%	67.7%	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%	54.4%	53.0%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	55.0%	55.0%	53.6%	53.3%	50.8%
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%	70.2%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	62.0%	61.3%	60.6%	59.7%	59.4%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.3%	56.0%	41.2%	55.1%	52.5%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.2%	57.2%	54.2%	51.6%	49.4%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.2%	55.6%	54.9%	53.8%	52.5%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.8%	52.3%	32.3%	52.1%	49.7%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.2%	71.9%	56.3%	72.0%	70.1%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.2%	66.0%	63.3%	61.1%	60.3%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.8%	63.5%	59.6%	59.1%	58.0%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	66.0%	64.9%	63.6%	62.7%	61.3%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.8%	60.4%	58.6%	57.7%	56.4%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.7%	61.5%	59.6%	58.7%	57.0%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.5%	59.5%	60.0%	58.4%	45.5%
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%	47.0%
Rural-BC	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.1%	59.6%	51.3%	50.7%	56.5%
<b>Benton County</b>	<b>68.4%</b>	<b>68.6%</b>	<b>67.6%</b>	<b>67.8%</b>	<b>67.8%</b>	<b>67.4%</b>	<b>66.3%</b>	<b>65.3%</b>	<b>64.5%</b>	<b>63.5%</b>	<b>61.6%</b>	<b>60.5%</b>	<b>59.1%</b>

# Benton County Houses Sold



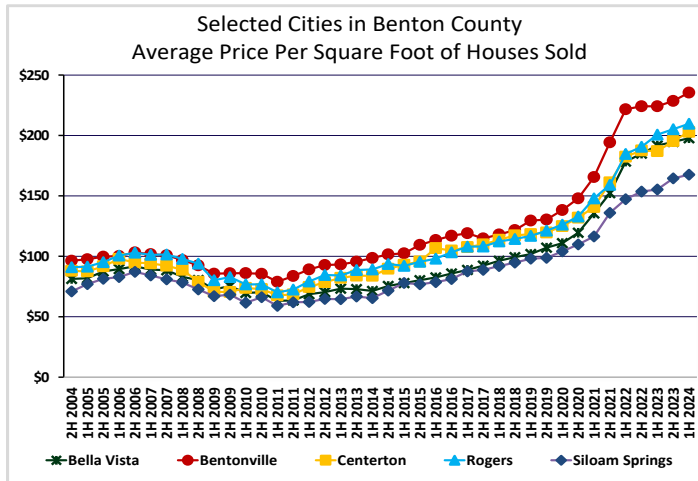
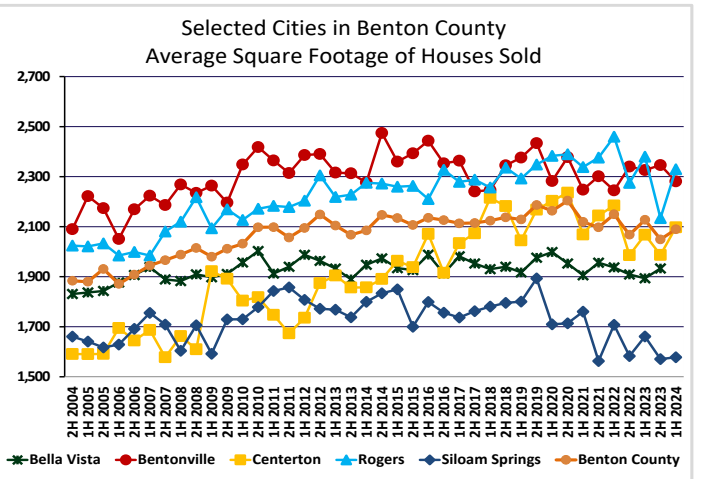
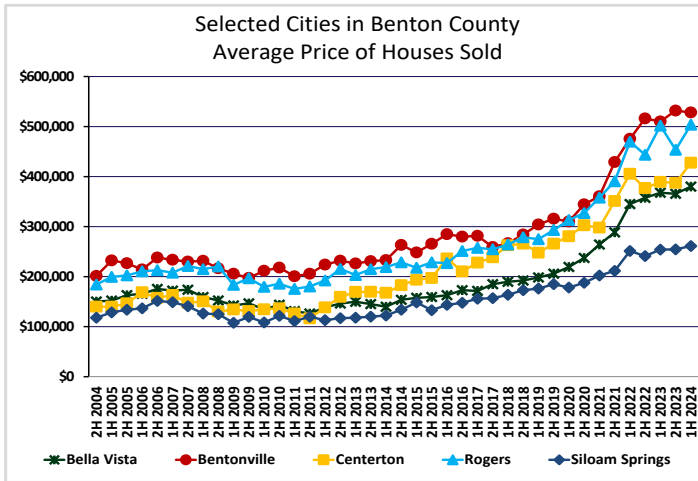
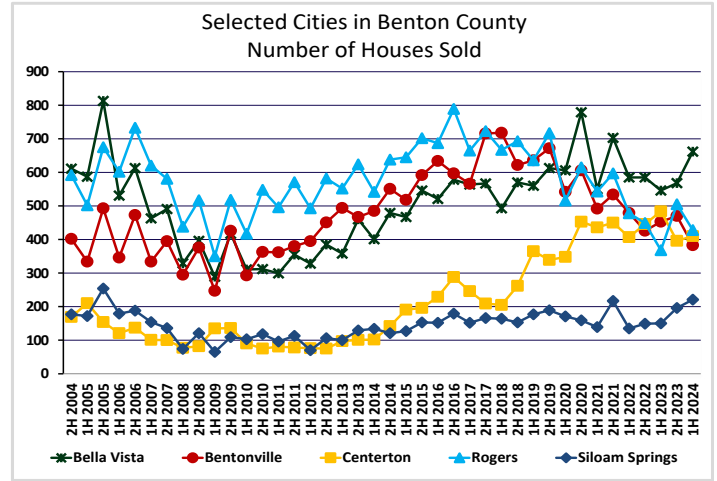
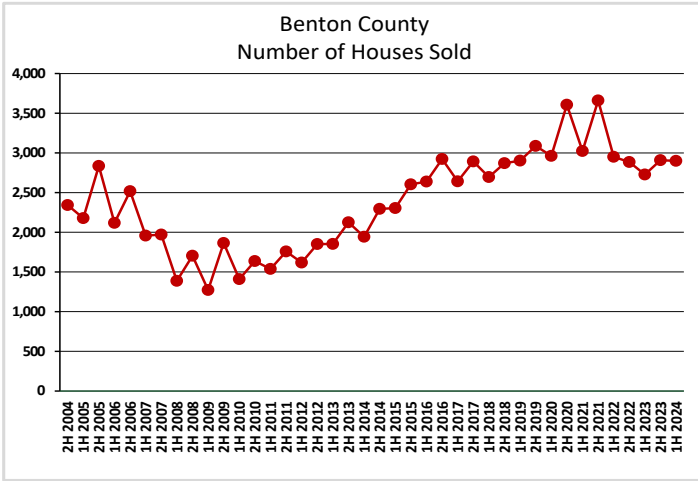
2,900 houses sold in Benton County during the first half of 2024.

The average price of a house was \$432,956 at \$203.76 per square foot.

The median cost of a house sold in Benton County was \$374,250.

Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	2,727	2,908	2,900	6.3%	-0.3%
Average Price of Houses Sold	\$422,564	\$420,144	\$432,956	2.5%	3.0%
Average Days on Market	100	92	96	-3.6%	4.7%
Average Price per Square Foot	\$195.20	\$201.83	\$203.76	4.4%	1.0%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	1,143	1,262	1,175	2.8%	-6.9%
Average Price of New Houses Sold	\$408,910	\$408,686	\$416,615	1.9%	1.9%
Average Days on Market of New Houses Sold	141	127	130	-7.7%	2.6%
Number of Houses Listed	1,022	1,256	1,045	2.3%	-16.8%
Average List Price of Houses Listed	\$567,567	\$530,377	\$606,608	6.9%	14.4%

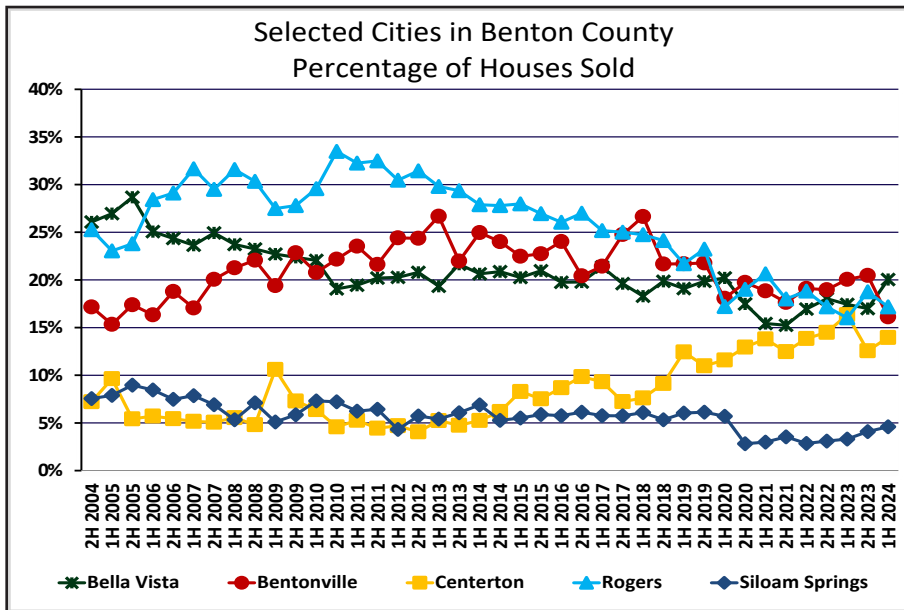
# Benton County Houses Sold





# Benton County

## Sold by City and Characteristics

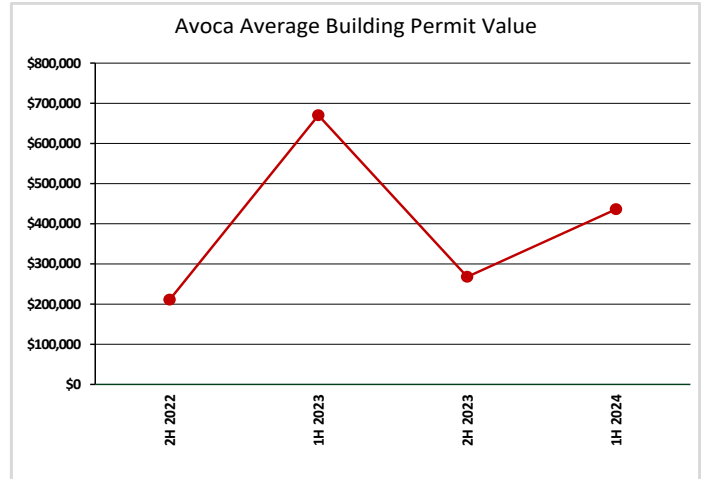
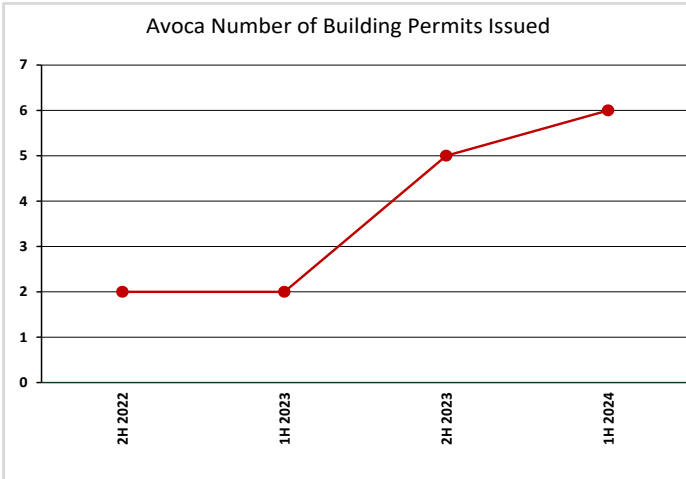


The table below shows the average price, days on market, number of houses sold and average price per square foot for sales in Benton County.

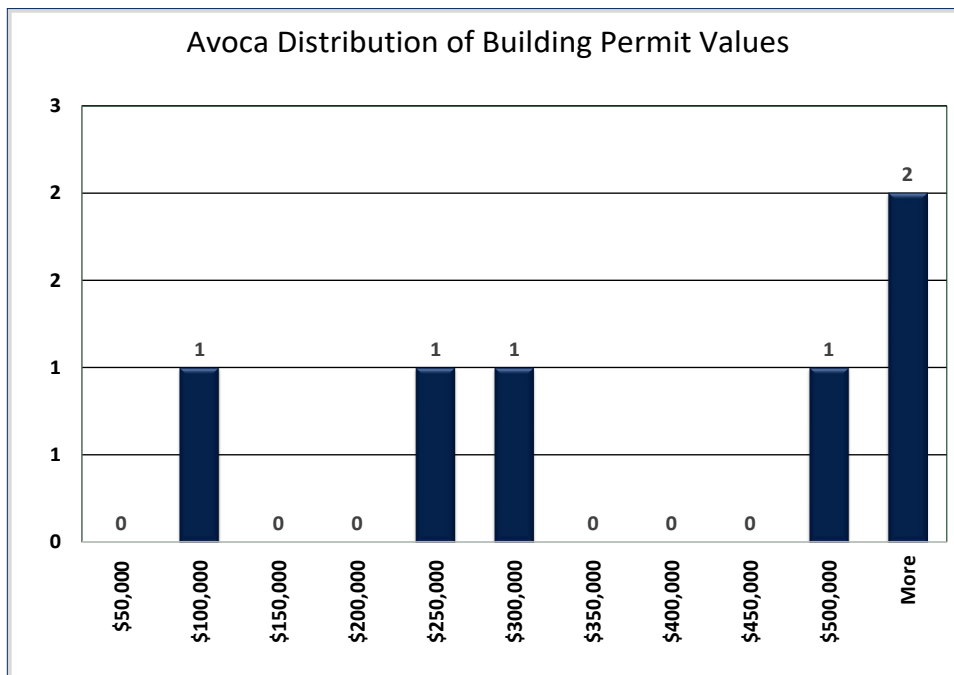
Bella Vista had 20.0% of the total sales in Benton County. Bentonville had 16.1 and Rogers had 17.2 followed with Centerton with 14.0

Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$704,995	\$206.64	322	2	0.1%
Bella Vista	\$380,131	\$197.71	85	662	20.0%
Bentonville	\$528,250	\$235.52	91	383	16.1%
Cave Springs	\$583,294	\$223.25	103	90	4.2%
Centerton	\$427,587	\$203.04	120	410	14.0%
Decatur	\$210,125	\$162.69	120	4	0.1%
Garfield	\$325,000	\$338.54	82	1	0.0%
Gateway	--	--	--	0	0.0%
Gentry	\$268,871	\$164.51	104	59	1.3%
Gravette	\$292,999	\$165.15	81	30	0.7%
Highfill	\$343,233	\$189.98	74	40	1.1%
Little Flock	\$647,864	\$221.14	82	11	0.6%
Lowell	\$416,172	\$202.26	67	85	2.8%
Pea Ridge	\$366,367	\$186.60	126	244	7.1%
Rogers	\$503,765	\$209.69	81	428	17.2%
Siloam Springs	\$261,229	\$167.58	99	221	4.6%
Springtown	\$249,500	\$171.36	122	1	0.0%
Sulphur Springs	\$192,280	\$117.11	59	5	0.1%
No City BC	\$564,247	\$223.69	100	224	10.1%
<b>Benton County</b>	<b>\$432,956</b>	<b>\$203.76</b>	<b>96</b>	<b>2,900</b>	<b>100.0%</b>

# Avoca Building Permits



Avoca	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	2	5	6	200.0%	20.0%
Average Value of Residential Building Permits	\$670,000	\$267,908	\$436,167	-34.9%	62.8%



# Avoca

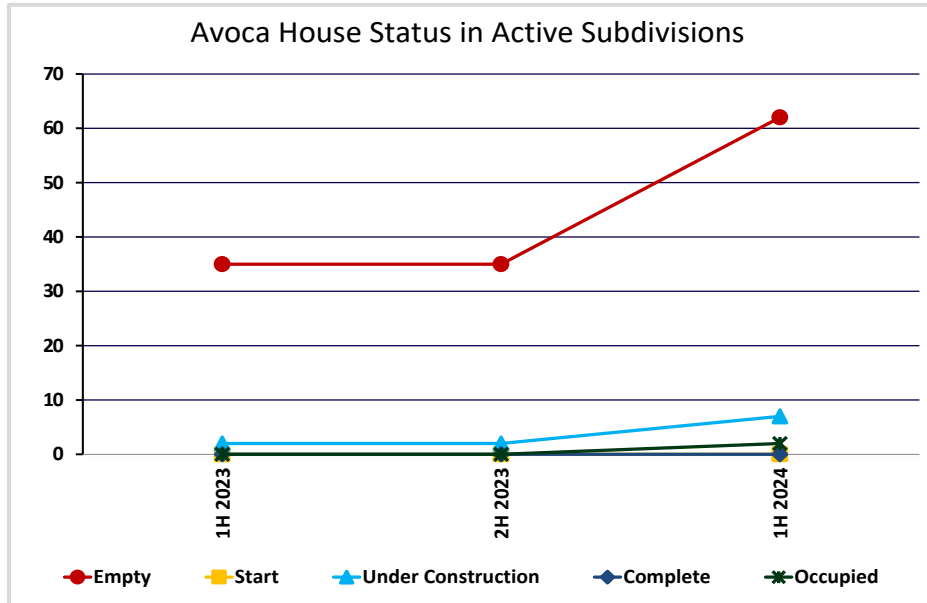
## Active Subdivisions

There were 71 total lots in 3 active subdivisions in Avoca in the first half of 2024. 2.8 percent of the lots were occupied, 0 percent were complete but unoccupied, 9.9 were under construction, 0 percent were starts, and 87.3 percent were empty lots.

The subdivisions with the most houses under construction in Avoca during the first half of 2024 were Tall Tree, Phase II with 5 and Tall Tree, Phase I with 2.

Hidden Forest, Phase I had the most houses becoming occupied in Avoca with 2 houses.

New construction or progress in existing construction has occurred in the last year all of the 3 active subdivisions in Avoca.



2 new houses in Avoca became occupied in the first half of 2024. The annual absorption rate implies that there are 414 months of remaining inventory in active subdivisions in the first half of 2024.

The percentage of houses occupied by owners decreased in Avoca from 77.8 percent in 2012 to 67.0 percent in the first half of 2024.

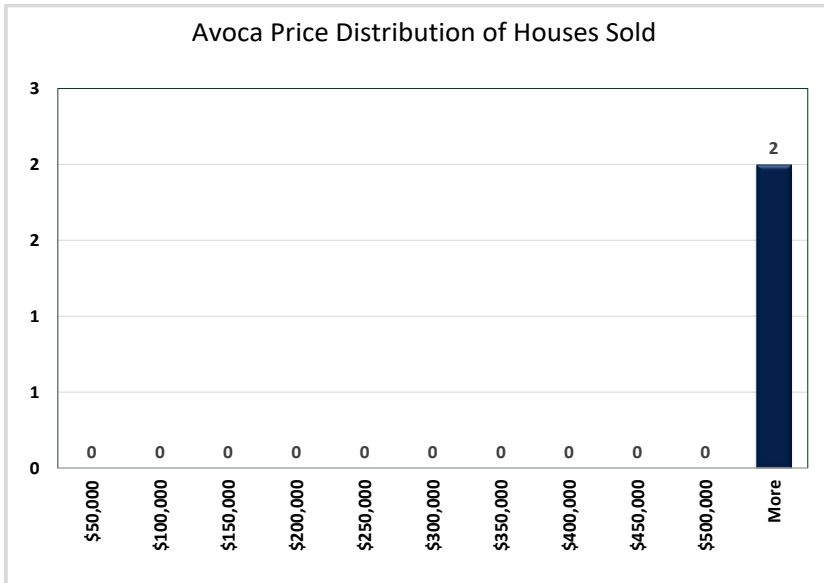
Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hidden Forest, Phase I	35	0	0	0	2	37	2	210
Tall Tree, Phase I	23	0	2	0	0	25	0	--
Tall Tree, Phase II	4	0	5	0	0	9	0	--
<b>Avoca Active Subdivisions</b>	<b>62</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>2</b>	<b>71</b>	<b>2</b>	<b>414.0</b>

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

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

## Price Distribution of Houses Sold



2 houses were sold in Avoca in the first half of 2024.

The average price of a house was \$704,995 at \$206.64 per square foot.

The median cost of a house was \$704,995.

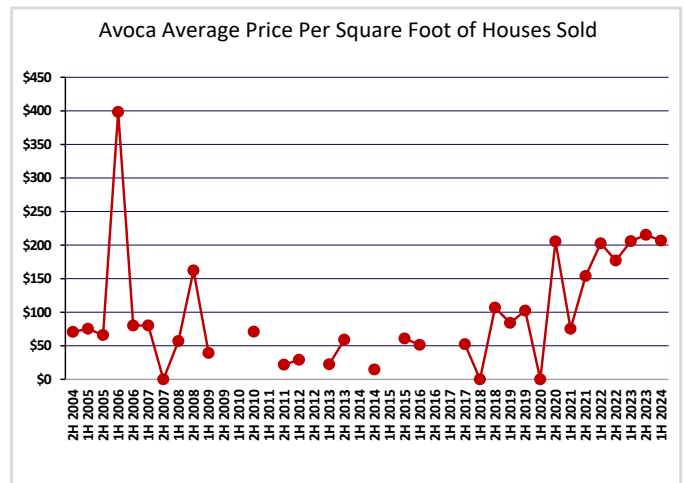
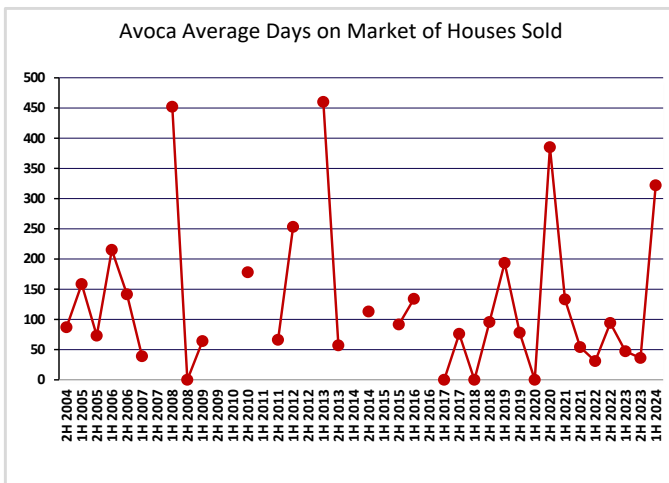
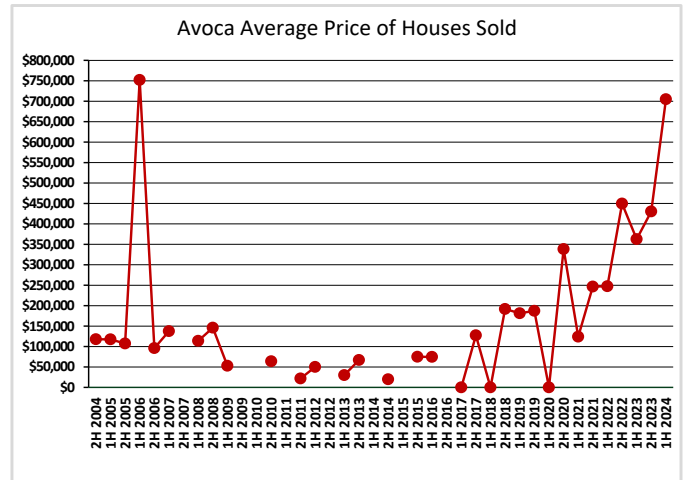
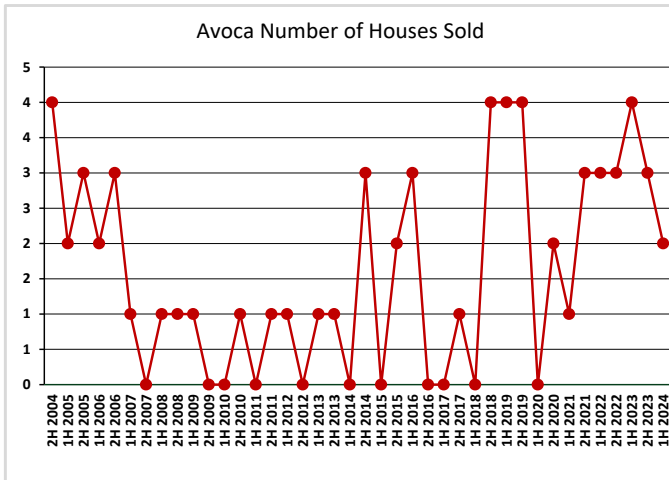
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	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+	2	0.5%	3,408	322	98.8%
<b>Avoca Sold</b>	<b>2</b>	<b>100%</b>	<b>3,408</b>	<b>322</b>	<b>98.8%</b>

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hidden Forest	2	100.0%	3,408	322	\$704,995	\$206.64
<b>Avoca Houses Sold</b>	<b>2</b>	<b>100.0%</b>	<b>3,408</b>	<b>322</b>	<b>\$704,995</b>	<b>\$206.64</b>

# Avoca

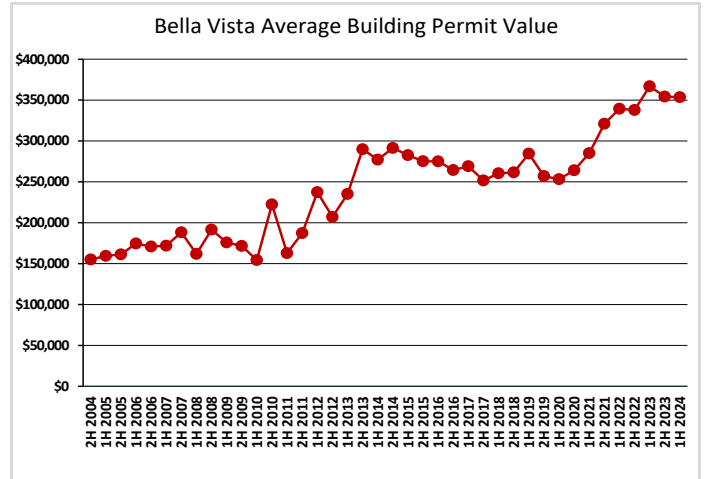
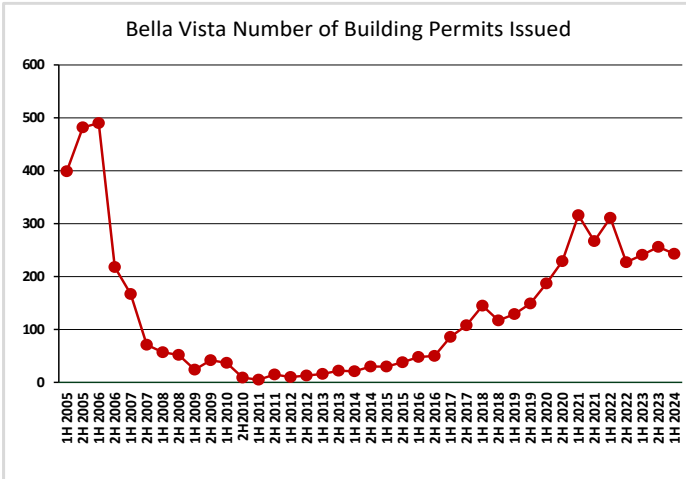
## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	4	3	2	-50.0%	-33.3%
Average Price of Houses Sold	\$362,750	\$430,500	\$704,995	94.3%	63.8%
Average Days on Market	47	36	322	581.5%	794.4%
Average Price per Square Foot	\$205.81	\$215.23	\$206.64	0.4%	-4.0%
Percentage of County Sales	0.1%	0.1%	0.1%	-10.8%	6.2%
Number of New Houses Sold	0	0	2	--	--
Average Price of New Houses Sold	--	--	\$704,995.00	--	--
Average Days on Market of New Houses Sold	--	--	322	--	--
Number of Houses Listed	1	1	4	300.0%	300.0%
Average List Price of Houses Listed	\$644,990	\$779,990	\$634,725	-1.6%	-18.6%



# Bella Vista Building Permits

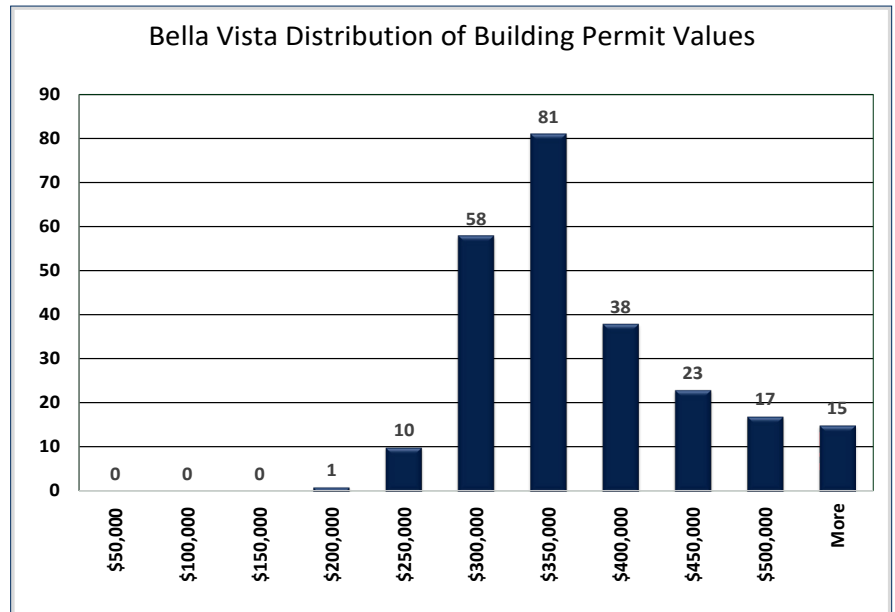


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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.



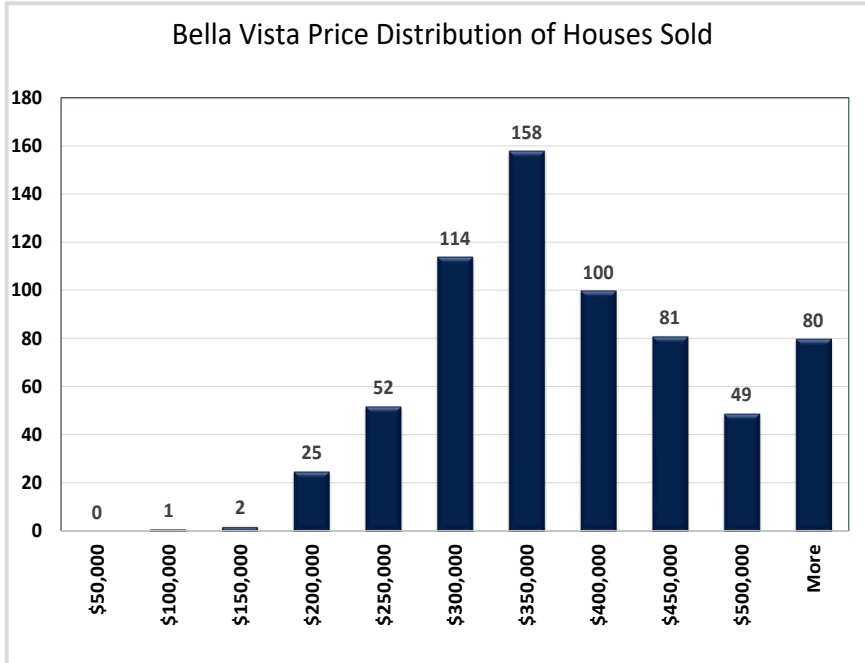
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 60 new lots in 3 subdivisions received either preliminary or final approval by June 30, 2024.

Bella Vista	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	241	256	243	0.8%	-5.1%
Average Value of Residential Building Permits	\$366,863	\$354,227	\$353,560	-3.6%	-0.2%

# Bella Vista

## Price Distribution of Houses Sold



662 houses were sold in Bella Vista in the first half of 2024.

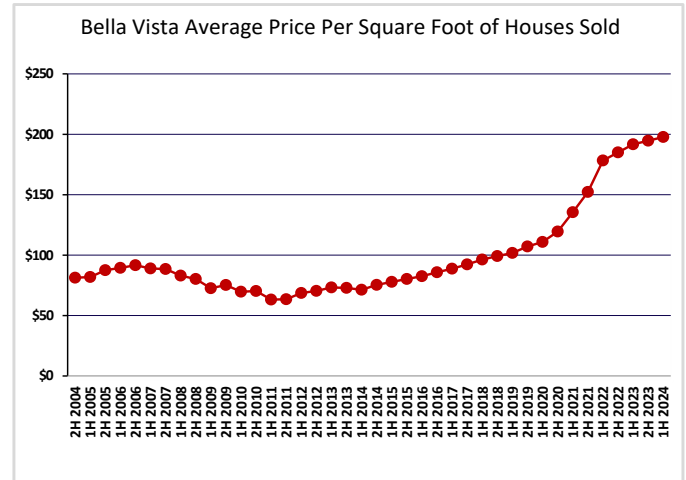
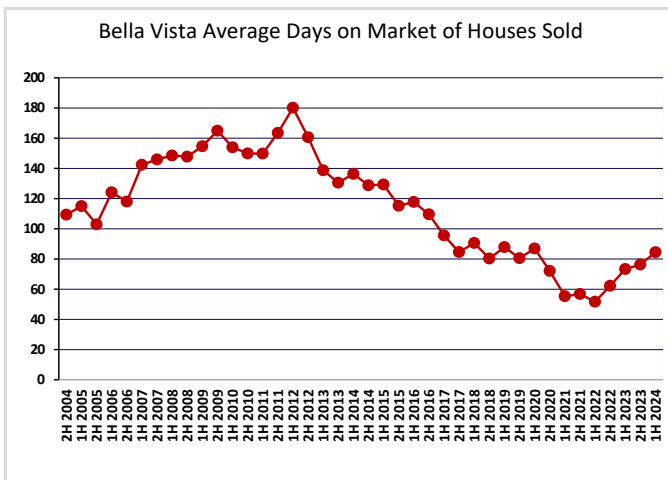
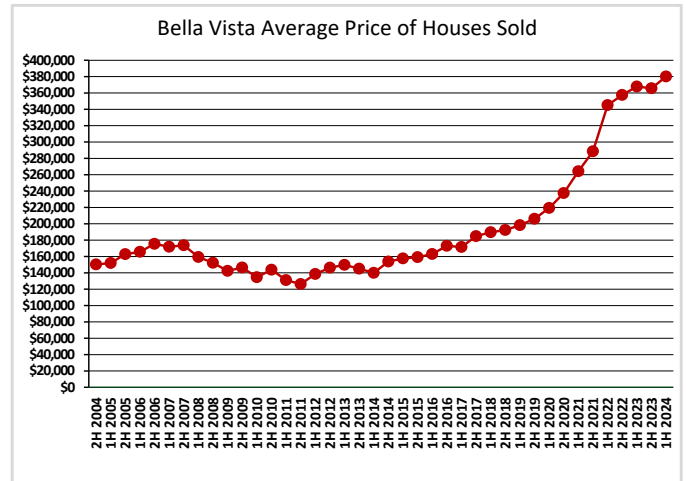
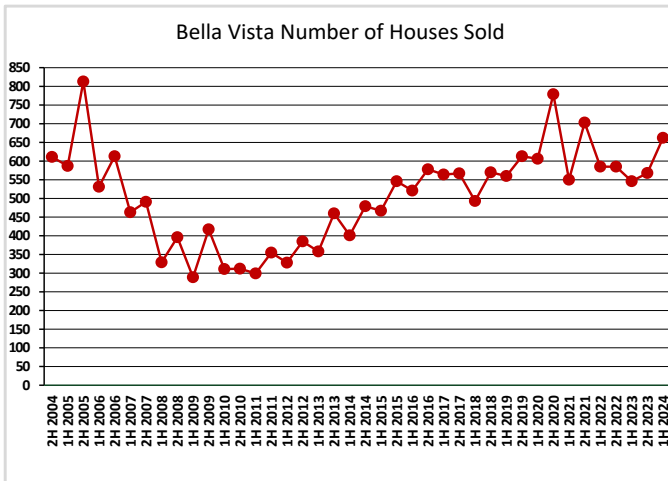
The average price of a house was \$380,131 at \$197.71 per square foot.

The median cost of a house was \$319,900.

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	1	0.2%	1,104	0	100.0%
\$100,001 - \$150,000	2	0.3%	1,280	48	86.2%
\$150,001 - \$200,000	25	3.8%	1,273	74	96.6%
\$200,001 - \$250,000	52	7.9%	1,320	59	98.4%
\$250,001 - \$300,000	114	17.2%	1,515	76	98.6%
\$300,001 - \$350,000	158	23.9%	1,720	88	98.6%
\$350,001 - \$400,000	100	15.1%	1,869	94	99.2%
\$400,001 - \$450,000	81	12.2%	2,168	90	99.1%
\$450,001 - \$500,000	49	7.4%	2,452	91	99.6%
\$500,001+	80	12.1%	3,105	91	97.6%
<b>Total</b>	<b>662</b>	<b>100%</b>	<b>1,933</b>	<b>85</b>	<b>98.6%</b>

# Bella Vista

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	546	568	662	21.2%	16.5%
Average Price of Houses Sold	\$367,849	\$365,673	\$380,131	3.3%	4.0%
Average Days on Market	73	76	85	15.3%	10.7%
Average Price per Square Foot	\$191.70	\$194.70	\$197.71	3.1%	1.5%
Percentage of County Sales	17.4%	17.0%	20.0%	15.0%	17.9%
Number of New Houses Sold	192	217	231	20.3%	6.5%
Average Price of New Houses Sold	\$380,925	\$387,027	\$392,242	3.0%	1.3%
Average Days on Market of New Houses Sold	99	99	100	0.8%	1.4%
Number of Houses Listed	188	263	217	15.4%	-17.5%
Average List Price of Houses Listed	\$454,541	\$430,159	\$460,618	1.3%	7.1%

# 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
Aberdeen	1	0.2%	2,483	12	\$475,000	\$191.30
Aldsworth	1	0.2%	2,340	52	\$367,250	\$156.94
Allendale	3	0.5%	1,866	132	\$369,983	\$198.32
Annsborough	1	0.2%	1,482	43	\$290,000	\$195.68
Ardwell	3	0.5%	2,074	57	\$393,267	\$201.05
Avondale	23	3.5%	1,483	68	\$270,310	\$185.14
Banff	2	0.3%	1,442	177	\$309,500	\$220.38
Bankfoot	1	0.2%	1,796	56	\$375,000	\$208.80
Basildon	3	0.5%	1,671	59	\$310,000	\$186.35
Basildon Courts	2	0.3%	1,392	44	\$193,700	\$145.99
Bedford	3	0.5%	1,392	83	\$288,833	\$205.57
Belgravia	2	0.3%	1,251	17	\$280,500	\$226.95
Bennington	1	0.2%	1,320	29	\$290,000	\$219.70
Berksdale	1	0.2%	1,871	70	\$321,000	\$171.57
Berkshire	6	0.9%	1,727	82	\$362,400	\$218.55
Bethnal	1	0.2%	1,550	29	\$319,500	\$206.13
Birmingham	3	0.5%	2,052	143	\$376,333	\$183.43
Birsay	4	0.6%	1,642	164	\$330,163	\$201.72
Blenheim	1	0.2%	3,064	42	\$295,000	\$96.28
Branchwood	3	0.5%	2,228	94	\$363,333	\$180.37
Brecknock	3	0.5%	1,872	112	\$385,467	\$205.90
Brigadoon	1	0.2%	2,160	32	\$463,000	\$214.35
Bristol	2	0.3%	1,612	29	\$295,000	\$185.85
Brittany	3	0.5%	1,926	86	\$363,333	\$191.67
Brittany Courts	5	0.8%	1,556	56	\$295,360	\$190.12
Brompton Courts	2	0.3%	1,152	72	\$185,500	\$161.55
Brunswick	1	0.2%	1,381	70	\$245,000	\$177.41
Buckingham	3	0.5%	1,677	41	\$338,300	\$199.78
Buckland	2	0.3%	1,809	64	\$291,500	\$161.98
Cambridge	4	0.6%	2,307	79	\$415,250	\$185.41
Cannich	5	0.8%	2,380	100	\$511,180	\$212.41
Canterbury	1	0.2%	1,433	36	\$290,000	\$202.37
Cardenden	1	0.2%	3,290	144	\$487,000	\$148.02
Cardigan	1	0.2%	1,912	35	\$409,900	\$214.38
Cargill	1	0.2%	2,836	59	\$990,000	\$349.08
Carlisle	3	0.5%	1,855	98	\$381,000	\$206.67

# 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
Carnahan	2	0.3%	1,979	90	\$276,000	\$148.57
Charing	1	0.2%	1,401	41	\$297,000	\$211.99
Chatburn	1	0.2%	2,298	193	\$580,000	\$252.39
Chelmsworth	1	0.2%	4,460	101	\$545,000	\$122.20
Chelsea	1	0.2%	6,969	64	\$605,000	\$86.81
Cheshire	3	0.5%	1,972	87	\$363,333	\$193.14
Cheviot	2	0.3%	2,256	65	\$445,500	\$194.57
Churchill	5	0.8%	2,038	64	\$416,980	\$208.17
Clackmannan	2	0.3%	1,798	69	\$380,000	\$211.03
Copinsay	1	0.2%	1,915	138	\$389,900	\$203.60
Cornwall	2	0.3%	1,253	46	\$219,500	\$175.42
Coulter	2	0.3%	1,629	118	\$324,950	\$199.40
Country Club	1	0.2%	2,401	25	\$570,000	\$237.40
Coventry	2	0.3%	2,223	49	\$518,500	\$232.95
Cresswell	1	0.2%	1,714	55	\$330,500	\$192.82
Croydon	1	0.2%	2,050	33	\$550,000	\$268.29
Cullen Hills	2	0.3%	2,352	73	\$435,000	\$190.64
Cumberland	4	0.6%	2,039	96	\$353,475	\$174.46
Cunningham	1	0.2%	1,778	39	\$335,000	\$188.41
Dartmoor	2	0.3%	2,095	45	\$397,500	\$188.71
Derby	1	0.2%	2,100	152	\$385,000	\$183.33
Devonshire	1	0.2%	2,904	88	\$540,200	\$186.02
Dickenshire	1	0.2%	2,059	28	\$429,000	\$208.35
Dirleton	6	0.9%	1,714	93	\$376,217	\$220.72
Dogwood Hills	2	0.3%	2,030	62	\$411,000	\$201.38
Dorchester	2	0.3%	2,875	75	\$817,000	\$284.49
Dornoch	2	0.3%	4,242	120	\$957,500	\$221.64
Dorset	4	0.6%	2,118	58	\$436,500	\$205.21
Dover	1	0.2%	1,950	48	\$413,400	\$212.00
Drake Court	10	1.5%	1,377	91	\$186,200	\$138.31
Dumfries	1	0.2%	1,615	167	\$333,490	\$206.50
Dunbarton	6	0.9%	1,848	135	\$382,783	\$208.00
Dunedin	1	0.2%	1,996	60	\$335,000	\$167.84
Dunsford	2	0.3%	1,424	53	\$302,250	\$217.25
Dunvegan	4	0.6%	2,363	139	\$389,250	\$169.13
East Riding	2	0.3%	1,943	169	\$368,000	\$186.38



# 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
Eastleigh	3	0.5%	1,923	72	\$423,000	\$217.89
Elvendon	1	0.2%	1,569	47	\$300,000	\$191.20
Embleton	1	0.2%	3,360	136	\$867,500	\$258.18
Essex	7	1.1%	1,748	55	\$330,429	\$191.00
Ettington	2	0.3%	1,589	50	\$322,500	\$203.32
Evanton	5	0.8%	2,493	52	\$601,760	\$236.12
Exminster	1	0.2%	1,492	219	\$299,000	\$200.40
Fenchurch	2	0.3%	2,924	112	\$384,000	\$130.60
Flint	1	0.2%	1,635	54	\$325,000	\$198.78
Forest Hills	3	0.5%	2,617	118	\$460,000	\$176.53
Glasgow	1	0.2%	1,718	60	\$368,000	\$214.20
Gloucester	4	0.6%	2,274	65	\$385,000	\$177.06
Grampian	3	0.5%	1,626	94	\$327,967	\$202.50
Granshire	1	0.2%	1,322	48	\$279,900	\$211.72
Granton	1	0.2%	1,684	134	\$357,000	\$212.00
Grinstead	5	0.8%	1,757	67	\$361,780	\$201.60
Halladale	1	0.2%	1,437	54	\$325,000	\$226.17
Hampshire	2	0.3%	2,079	61	\$432,500	\$207.99
Hampstead	4	0.6%	1,585	64	\$255,625	\$162.36
Hampton	1	0.2%	1,380	123	\$290,000	\$210.14
Harborough	4	0.6%	1,745	41	\$302,031	\$178.26
Harlow	2	0.3%	1,713	93	\$277,000	\$163.14
Harrington	1	0.2%	1,564	54	\$320,000	\$204.60
Hartlepool	1	0.2%	1,700	160	\$305,000	\$179.41
Headley	8	1.2%	1,633	70	\$313,692	\$189.68
Hebrides	1	0.2%	1,415	343	\$309,000	\$218.37
Hertford	1	0.2%	1,231	90	\$290,000	\$235.58
Highland	2	0.3%	1,885	63	\$372,000	\$196.42
Highland Park Villas	8	1.2%	1,727	86	\$352,750	\$205.19
Hillswick	1	0.2%	1,712	30	\$295,000	\$172.31
Hopeman	6	0.9%	2,042	96	\$403,902	\$198.84
Ingleborough	3	0.5%	1,914	117	\$396,633	\$207.07
Inverness	1	0.2%	1,932	83	\$335,000	\$173.40
Islay	3	0.5%	1,921	105	\$395,967	\$204.31
Islington	2	0.3%	2,166	107	\$366,500	\$170.56
Jura	7	1.1%	1,686	78	\$349,243	\$206.62

# 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
Kelaen	1	0.2%	4,802	64	\$635,000	\$132.24
Kendal	2	0.3%	1,728	30	\$387,500	\$222.33
Kensington	4	0.6%	2,321	67	\$451,250	\$191.45
Kent	2	0.3%	1,606	163	\$344,500	\$214.53
Kenwood	2	0.3%	2,092	81	\$350,000	\$167.44
Kesteven	1	0.2%	2,766	171	\$400,000	\$144.61
Keswick	3	0.5%	1,922	151	\$386,333	\$200.75
Kildonan	3	0.5%	1,810	52	\$419,933	\$230.83
Kilmuir	3	0.5%	1,681	66	\$335,933	\$199.61
Kincardine	5	0.8%	3,108	71	\$836,190	\$271.03
Kingsdale Courts	3	0.5%	1,369	38	\$217,000	\$160.77
Kingswood	3	0.5%	2,155	130	\$362,000	\$171.33
Kinloch	3	0.5%	1,743	119	\$352,226	\$202.69
Kinross	5	0.8%	2,264	113	\$497,800	\$224.13
Kintyre	2	0.3%	2,528	50	\$571,000	\$215.50
Kirkcudbright	1	0.2%	2,580	54	\$580,500	\$225.00
Kirkoswald	1	0.2%	2,680	64	\$539,900	\$201.46
Kirkpatrick	2	0.3%	1,900	26	\$409,900	\$215.63
Lakenheath	3	0.5%	1,794	42	\$326,000	\$182.41
Lakeview	5	0.8%	1,697	82	\$315,600	\$194.62
Lambeth	4	0.6%	1,086	42	\$215,250	\$199.07
Lands End	9	1.4%	1,931	116	\$408,544	\$211.30
Latheron	1	0.2%	2,118	66	\$435,000	\$205.38
Leicester	3	0.5%	1,345	90	\$259,467	\$195.33
Lincoln	2	0.3%	1,647	116	\$351,000	\$211.87
Lockhart	18	2.7%	1,678	101	\$357,748	\$213.33
London	1	0.2%	1,566	43	\$350,000	\$223.50
Longview	1	0.2%	1,655	206	\$321,700	\$194.38
Lothian	3	0.5%	1,809	41	\$356,033	\$199.61
Lundy	1	0.2%	2,400	161	\$440,000	\$183.33
Magrath	4	0.6%	1,903	53	\$373,725	\$192.27
Marionet	1	0.2%	1,939	109	\$445,618	\$229.82
Marisco	1	0.2%	1,837	123	\$334,900	\$182.31
Mayfair	4	0.6%	2,148	162	\$390,775	\$196.02
Melanie	1	0.2%	1,631	76	\$300,000	\$183.94
Melanie Courts	3	0.5%	1,327	110	\$216,667	\$163.80

# 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
Metfield	1	0.2%	1,915	49	\$390,000	\$203.66
Metfield Courts	3	0.5%	1,237	129	\$248,833	\$200.11
Monikie	4	0.6%	2,017	88	\$392,769	\$193.76
Montgomery	2	0.3%	1,777	42	\$370,000	\$209.09
Morganshire	1	0.2%	2,840	63	\$500,000	\$176.06
Morvan	2	0.3%	1,678	151	\$376,075	\$227.79
Nairn	2	0.3%	2,886	113	\$857,500	\$294.35
Nelson	3	0.5%	2,057	53	\$423,800	\$210.37
Newburgh	4	0.6%	1,981	48	\$382,750	\$200.86
Newcastle	1	0.2%	1,250	91	\$245,000	\$196.00
Norfolk	4	0.6%	1,537	38	\$295,625	\$193.20
North Riding	4	0.6%	1,738	47	\$341,625	\$207.23
Northampton	2	0.3%	1,488	94	\$305,000	\$205.00
Norwood	3	0.5%	3,039	94	\$456,000	\$157.20
Norwood Courts	2	0.3%	1,234	47	\$289,500	\$234.65
Nottingham	3	0.5%	2,761	111	\$409,833	\$150.76
Oakford	4	0.6%	1,453	45	\$286,700	\$197.55
Oniell	3	0.5%	1,780	42	\$384,000	\$216.39
Orkney	2	0.3%	1,877	79	\$362,125	\$195.34
Orleton	1	0.2%	3,100	25	\$600,000	\$193.55
Oxford	3	0.5%	1,702	87	\$310,000	\$182.21
Peebles	5	0.8%	1,695	126	\$325,160	\$193.80
Pembroke	4	0.6%	1,862	58	\$360,650	\$197.12
Pentland	5	0.8%	1,740	46	\$361,760	\$208.38
Perth	2	0.3%	2,165	46	\$472,750	\$218.70
Peterborough	1	0.2%	1,584	47	\$255,000	\$160.98
Pimlico	1	0.2%	2,495	73	\$561,950	\$225.23
Portsmouth	1	0.2%	3,071	50	\$470,000	\$153.04
Primrose	2	0.3%	2,718	56	\$502,500	\$187.73
Quantock Hills	5	0.8%	1,923	47	\$267,470	\$155.90
Queensborough	2	0.3%	2,478	34	\$475,500	\$203.90
Queensferry	1	0.2%	1,820	32	\$385,000	\$211.54
Radcliffe	5	0.8%	1,996	108	\$419,060	\$210.30
Radnor	4	0.6%	1,902	89	\$314,975	\$173.55
Raleigh Hills	1	0.2%	3,120	71	\$565,000	\$181.09

# Bella Vista

## Characteristics of Houses Sold

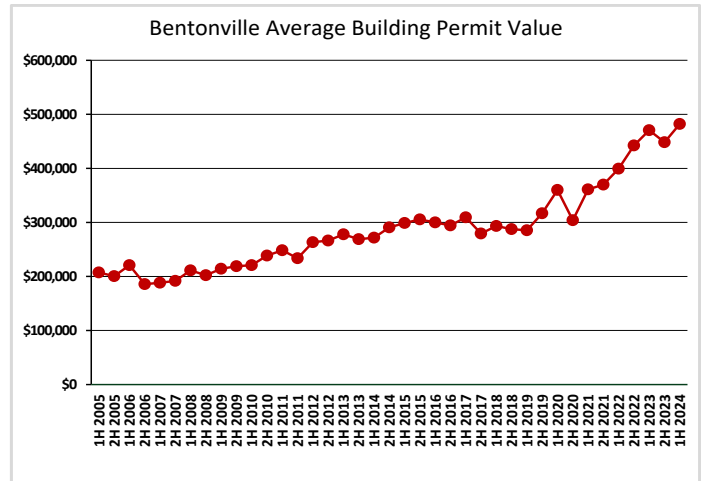
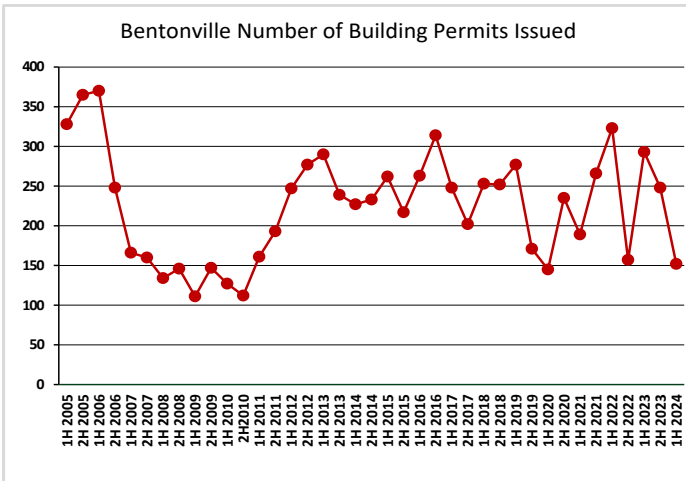
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Rannoch	6	0.9%	3,809	130	\$860,268	\$224.85
Redwick	3	0.5%	1,816	45	\$358,000	\$202.79
Reighton	2	0.3%	1,501	54	\$327,000	\$217.59
Renfrew	2	0.3%	1,353	49	\$287,500	\$213.07
Retford	1	0.2%	2,094	132	\$475,000	\$226.84
Rillington	3	0.5%	1,978	105	\$411,500	\$208.43
Roberts	3	0.5%	2,786	96	\$554,667	\$198.49
Rockingham	2	0.3%	1,971	61	\$442,500	\$224.70
Rosenheath	1	0.2%	1,690	31	\$335,000	\$198.22
Rothbury	2	0.3%	1,387	95	\$279,750	\$202.43
Rountree	3	0.5%	2,091	412	\$382,100	\$182.52
Roxburgh	3	0.5%	1,705	114	\$357,333	\$209.70
Rugby	1	0.2%	1,361	69	\$323,900	\$237.99
Ruthwell	7	1.1%	1,852	60	\$380,679	\$205.32
Rutland	2	0.3%	2,711	93	\$617,000	\$222.15
Scalloway	5	0.8%	1,653	106	\$330,800	\$203.54
Scarborough	5	0.8%	1,565	90	\$282,000	\$183.74
Sculthorpe	1	0.2%	2,336	64	\$450,000	\$192.64
Shakespeare Courts	2	0.3%	1,300	112	\$251,750	\$195.04
Sherlock	1	0.2%	3,046	200	\$335,000	\$109.98
Sherwood	3	0.5%	1,592	31	\$247,883	\$155.29
Shetland	1	0.2%	1,654	28	\$344,900	\$208.52
Shropshire	8	1.2%	2,489	150	\$479,875	\$197.40
Sidlaw Hills	1	0.2%	2,071	39	\$315,000	\$152.10
Somerset	3	0.5%	1,753	111	\$325,967	\$187.54
Spanker Creek Estates	1	0.2%	2,520	30	\$610,000	\$242.06
St Andrews	5	0.8%	1,890	77	\$372,580	\$198.35
Stafford	4	0.6%	2,746	109	\$436,250	\$157.56
Stirling	6	0.9%	2,110	163	\$403,900	\$196.77
Stockton	1	0.2%	2,949	73	\$450,000	\$152.59
Stonehaven	1	0.2%	3,819	33	\$1,385,000	\$362.66
Stoneykirk	2	0.3%	1,948	118	\$447,000	\$229.64
Stronsay	6	0.9%	1,745	128	\$351,200	\$200.64
Suffolk	2	0.3%	1,555	144	\$315,450	\$202.93
Sullivan	1	0.2%	1,889	11	\$361,000	\$191.11
Sunderland	2	0.3%	1,716	78	\$347,450	\$202.72

# Bella Vista

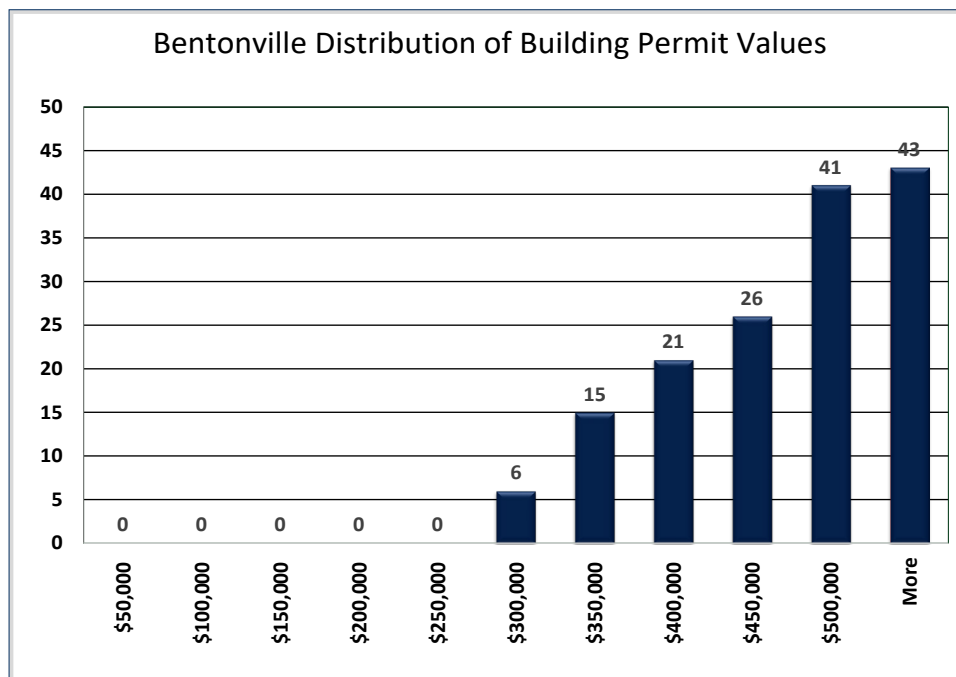
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Surrey	1	0.2%	1,681	40	\$295,000	\$175.49
Sussex	4	0.6%	2,184	113	\$444,937	\$210.24
Tanyard Creek Courts Blk	1	0.2%	1,661	49	\$352,000	\$211.92
Taransay	3	0.5%	1,483	79	\$281,667	\$190.88
Tilton	1	0.2%	2,099	39	\$455,000	\$216.77
Timbercrest	1	0.2%	1,741	97	\$312,500	\$179.49
Tiree	3	0.5%	2,168	70	\$451,300	\$208.81
Wandsworth	1	0.2%	2,824	58	\$550,000	\$194.76
Warwick	2	0.3%	2,514	149	\$516,775	\$207.79
Watson	3	0.5%	1,666	27	\$352,267	\$210.91
Wellington	2	0.3%	1,502	93	\$314,000	\$207.89
Wentworth	3	0.5%	2,323	59	\$372,233	\$163.00
Westbrook	4	0.6%	1,762	65	\$384,750	\$219.19
Westminster	2	0.3%	1,679	10	\$322,500	\$192.10
Westmorland	4	0.6%	2,096	69	\$430,056	\$205.54
Westport	1	0.2%	1,580	129	\$337,630	\$213.69
Whithorn	4	0.6%	2,183	164	\$437,425	\$201.63
Wight	6	0.9%	1,720	62	\$307,167	\$179.80
Wigtown	2	0.3%	1,159	44	\$271,400	\$234.71
Wiltshire	1	0.2%	2,100	56	\$320,000	\$152.38
Wimbledon	3	0.5%	2,467	32	\$506,667	\$206.65
Worcester	9	1.4%	1,305	45	\$221,556	\$168.74
York	7	1.1%	2,185	53	\$480,922	\$220.54
Zennor	2	0.3%	2,040	41	\$430,000	\$211.43
<b>Houses Sold</b>	<b>662</b>	<b>100.0%</b>	<b>1,933</b>	<b>85</b>	<b>\$380,131</b>	<b>\$197.71</b>

# Bentonville Building Permits



Bentonville Building Permits	2H 2021	2H 2022	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	293	248	152	-48.1%	-38.7%
Average Value of Residential Building Permits	\$470,532	\$448,263	\$482,180	2.5%	7.6%



# Bentonville

## Active Subdivisions

There were 2,954 total lots in 37 active subdivisions in Bentonville in the first half of 2024. 78.4 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 5.6 percent were under construction, 0.5 percent were starts, and 13.8 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the first half of 2024 were Poigai Estates, Phase II with 74, Mountainbrook with 28, and Aurora, Phase I with 15.

Mountainbrook had the most houses becoming occupied in Bentonville with 84 houses. An additional 60 houses in Poigai Estates, Phase I became occupied in the first half of 2024.

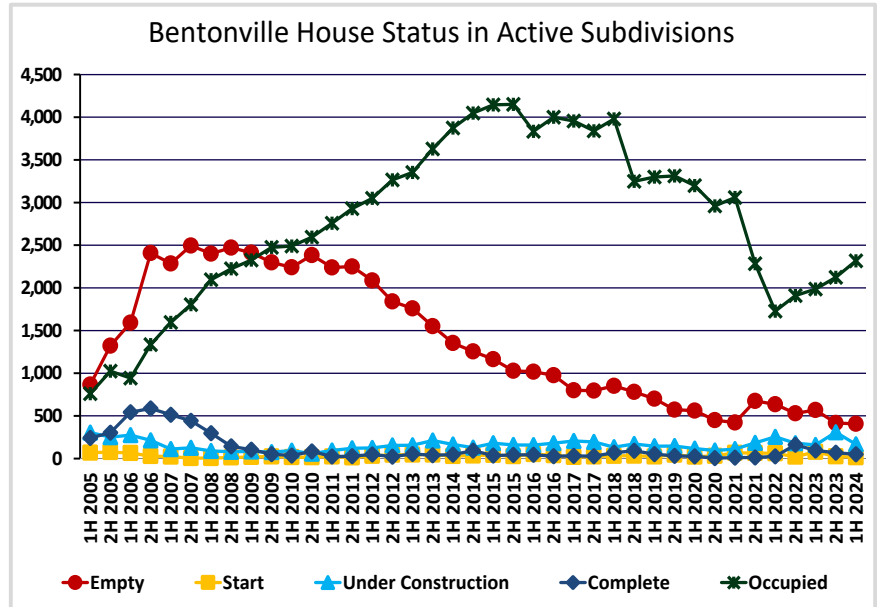
No new construction or progress in existing construction has occurred in the last year in 7 of the 37 active subdivisions in Bentonville.

380 new houses in Bentonville became occupied in the first half of 2024. The annual absorption rate implies that there are 12.1 months of remaining inventory in active subdivisions, down from 28.9 percent in the second half of 2023.

In 9 out of the 37 active subdivisions in Bentonville, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 55.5 percent in the first half of 2024.

Additionally, 2,018 new lots in 26 subdivisions received either preliminary or final approval by first half of 2024.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brier Hill, Phase 1	1H 2022	76		76
Brier Hill, Phase II	1H 2022	54		54
Brier Hill, Phase III	1H 2022	86		86
Cosmas Heights	2H 2023	30		30
Crystal Street	2H 2023	5		5
Ginn Road	2H 2023	172		172
Hope Hills	1H 2022	81		81
Legacy at Featherston	1H 2023	63		63
Maddison Heights	1H 2024	86		86
McKissic Springs	1H 2023	30		30
Mckissic Springs West	2H 2023	277		277
Morning Star	1H 2024	144		144
Nelagoney Glen	1H 2024		7	7
Opal Park	2H 2023	400		400
Osage Hills, Phase IV	1H 2022	99		99
Providence Village, Phase IV	1H 2024	30		30
Reid	1H 2024	12		12
Rolling Acres, Phase IV	1H 2020	20		20
RV PS	1H 2024	91		91
Sage Valley	2H 2020	14		14
Trail Ridge	1H 2021		16	16
Vivian Farms, Phase I	2H 2023	60		60
Walnut Grove, Phase II	1H 2024	77		77
Walnut Grove, Phase III	1H 2024	77		77
Will Moore, Phase III	1H 2024		30	30
Woodlands Crossing, Phase II	2H 2023	34		34
<b>New and Preliminary</b>		<b>2,018</b>	<b>53</b>	<b>2,071</b>

# Bentonville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	1	0	1	0	28	30	3	8.0
Angel Falls North <sup>1</sup>	0	0	2	0	41	43	0	--
Aurora, Phase I	42	0	15	0	160	217	34	11.2
Aurora, Phase II	7	1	0	0	20	28	15	6.0
Aurora, Phase III	72	1	4	0	0	77	0	--
Autumn Hills	24	0	0	1	26	51	8	25.0
Bluff, The	8	0	0	0	13	21	1	96.0
Briarwood <sup>1,2</sup>	2	0	0	0	27	29	0	--
Chardonnay	3	0	0	0	47	50	1	36.0
Clarendon Heights	1	0	5	0	66	72	14	2.8
Creekstone, Phase II <sup>1,2</sup>	3	0	0	0	29	32	0	--
Creekstone, Phase III	17	0	0	0	8	25	1	204.0
Eau Claire <sup>1,2</sup>	6	0	0	0	22	28	0	--
Edgar Estates	1	0	0	0	93	94	1	12.0
Grammercy Park, Phase I	39	0	5	2	70	116	2	110.4
Glen Arbor	13	0	4	8	92	117	29	7.0
Mountainbrook	8	0	28	24	84	144	84	8.6
North Fork <sup>1,2</sup>	7	0	0	0	85	92	0	--
Oak Meadows	0	0	0	1	37	38	2	2.4
Oakbrooke, Phase II <sup>1,2</sup>	3	0	0	0	28	31	0	--
Oaklawn Hills <sup>1,2</sup>	1	0	0	0	63	64	0	--
Osage Hills, Phase I	9	0	10	0	122	141	8	7.1
Osage Hills, Phase II	0	0	0	0	30	30	2	0.0
Poigai Estates, Phase I	0	0	0	0	60	60	60	0.0
Poigai Estates, Phase II	0	0	74	0	0	74	0	--
Preston Park, Phase I	0	0	0	0	96	96	1	0.0
Preston Park, Phase II	0	0	0	0	77	77	7	0.0
Providence Village, Phase III	10	0	0	0	61	71	20	2.0
Snyder Meadows	17	6	9	1	57	90	56	6.9
Stone Meadow	5	0	0	0	243	248	1	20.0
Stone Ridge Estates <sup>1</sup>	17	0	0	0	56	73	0	204.0
Walnut Grove, Phase I	51	2	2	11	12	78	12	66.0
White Oak Trails, Phase II	2	0	0	0	51	53	3	6.0
Willowbrook Farms, Phase II	5	0	1	1	232	239	13	4.9
Windemere Woods, Phase I <sup>1</sup>	10	0	0	0	67	77	0	120.0
Woodlands Crossing, Phase I	21	4	6	1	42	74	2	17.5
Woods Creek South, Phase II <sup>2</sup>	2	0	0	0	72	74	0	--
<b>Bentonville Active Subdivisions</b>	<b>407</b>	<b>14</b>	<b>166</b>	<b>50</b>	<b>2,317</b>	<b>2,954</b>	<b>380</b>	<b>12.1</b>

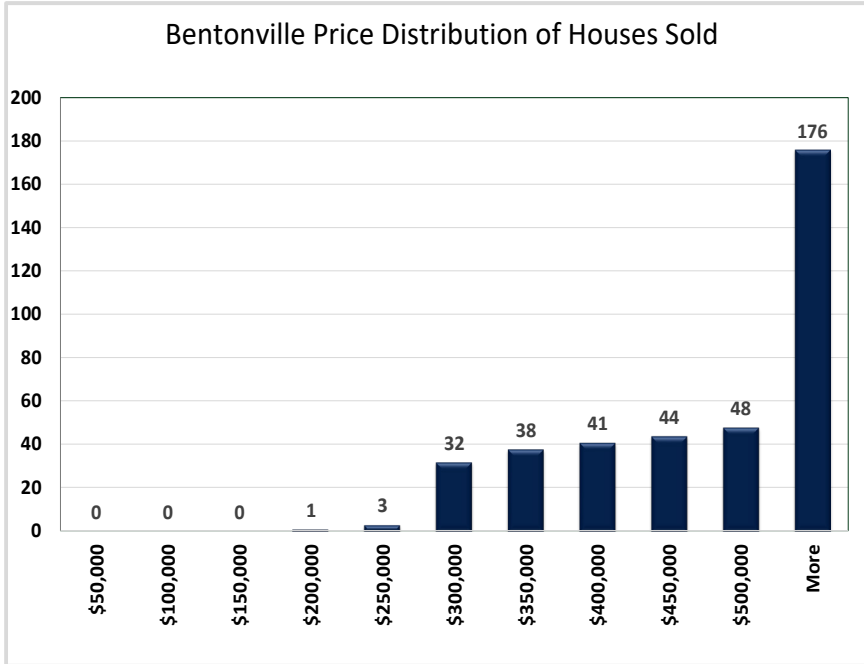
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Bentonville

## Price Distribution of Houses Sold



383 houses were sold in Bentonville in the first half of 2024.

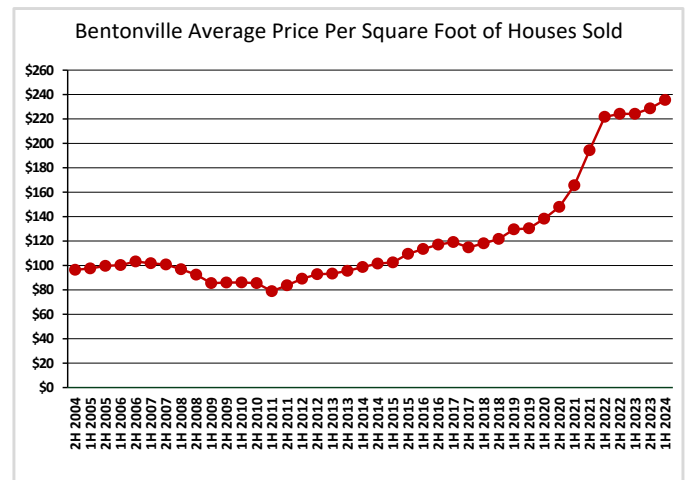
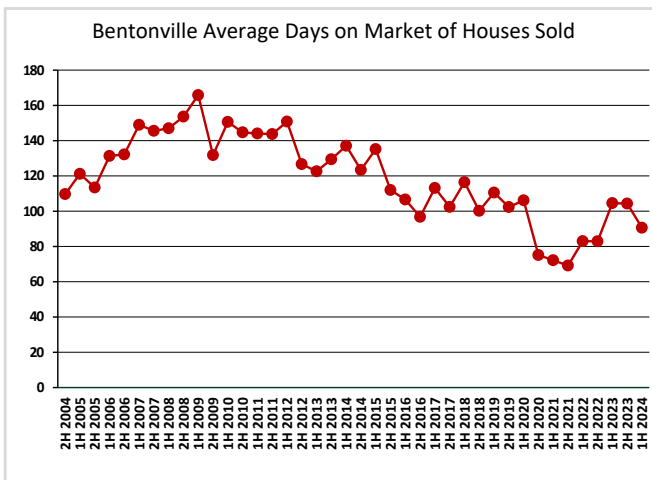
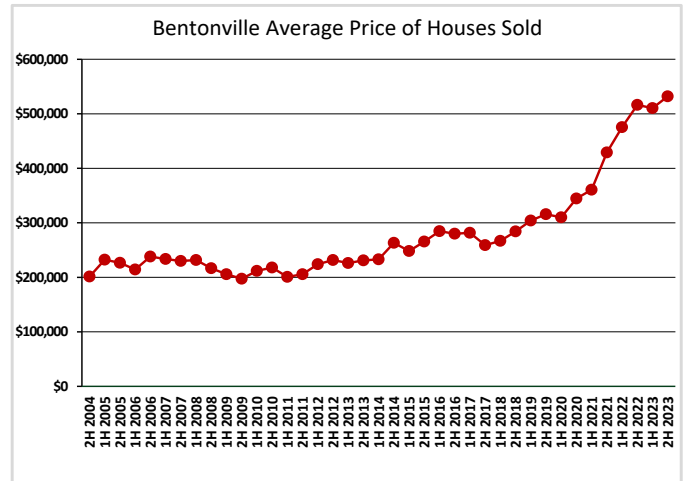
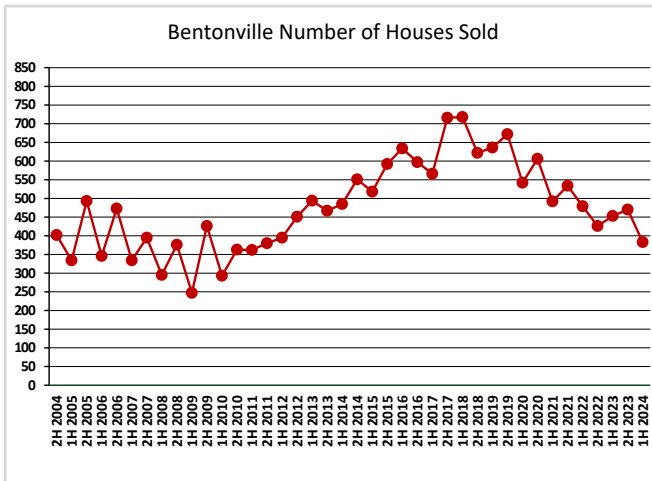
The average price of a house was \$528,250 at \$235.52 per square foot.

The median cost of a house was \$483,900.

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	0.3%	977	60	94.3%
\$200,001 - \$250,000	3	0.8%	1,462	33	97.6%
\$250,001 - \$300,000	32	8.4%	1,406	76	99.7%
\$300,001 - \$350,000	38	9.9%	1,556	61	99.5%
\$350,001 - \$400,000	41	10.7%	1,853	60	98.6%
\$400,001 - \$450,000	44	11.5%	2,029	92	98.8%
\$450,001 - \$500,000	48	12.5%	2,187	142	99.4%
\$500,001+	176	46.0%	2,807	94	98.7%
<b>Bentonville Houses Sold</b>	<b>383</b>	<b>100%</b>	<b>2,281</b>	<b>91</b>	<b>99.0%</b>

# Bentonville

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	453	470	383	-15.5%	-18.5%
Average Price of Houses Sold	\$510,295	\$531,992	\$528,250	3.5%	-0.7%
Average Days on Market	105	104	91	-13.3%	-13.1%
Average Price per Square Foot	\$224.18	\$228.63	\$235.52	5.1%	3.0%
Percentage of County Sales	20.1%	20.5%	16.1%	-19.7%	-21.3%
Number of New Houses Sold	204	224	132	-35.3%	-41.1%
Average Price of New Houses Sold	\$531,347	\$529,205	\$526,556	-0.9%	-0.5%
Average Days on Market of New Houses Sold	149	148	144	-3.0%	-2.4%
Number of Houses Listed	169	155	148	-12.4%	-4.5%
Average List Price of Houses Listed	807,996	813,509	883,505	9.3%	8.6%

# 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
Angel Falls	1	0.3%	4,128	49	\$1,168,000	\$282.95
Arbor Lane	1	0.3%	1,448	32	\$307,000	\$212.02
Aurora	25	6.5%	2,764	108	\$664,855	\$239.85
Autumn Hills	4	1.0%	3,535	231	\$912,375	\$258.25
B Side HPR	1	0.3%	1,296	79	\$647,500	\$499.61
Banks	2	0.5%	1,258	30	\$337,500	\$268.20
Bentonville Original	2	0.5%	2,761	87	\$1,350,000	\$513.24
Bland Valley Estates	2	0.5%	1,802	35	\$447,775	\$247.84
Braithwaite Park	2	0.5%	1,721	69	\$420,750	\$241.16
Brighton Cottages	6	1.6%	2,260	49	\$507,400	\$224.97
Brookhaven	1	0.3%	1,141	134	\$400,000	\$350.57
Brookhollow Park	1	0.3%	1,050	38	\$259,900	\$247.52
Carriage Square	1	0.3%	1,538	54	\$317,000	\$206.11
Carson	1	0.3%	1,355	74	\$320,000	\$236.16
Carsons	1	0.3%	1,262	220	\$480,000	\$380.35
Chapel Hill	3	0.8%	4,315	55	\$997,000	\$232.99
Chardonnay	2	0.5%	3,565	66	\$637,500	\$179.97
Clarendon Heights	9	2.3%	3,331	71	\$747,664	\$224.57
Clarks	1	0.3%	3,168	21	\$1,650,000	\$520.83
Claypool	1	0.3%	1,880	58	\$897,500	\$477.39
College Place	3	0.8%	3,226	74	\$711,667	\$223.73
Colony West	1	0.3%	2,428	38	\$520,000	\$214.17
Cooks	1	0.3%	1,218	0	\$675,000	\$554.19
Cornerstone Ridge	4	1.0%	2,188	52	\$449,875	\$206.49
Creekstone	4	1.0%	3,514	66	\$707,250	\$203.07
Cross Creek	3	0.8%	2,378	50	\$531,667	\$224.20
Demings	3	0.8%	2,213	104	\$949,967	\$410.40
Dickson	1	0.3%	873	21	\$450,000	\$515.46
Dogwood Place	4	1.0%	1,258	61	\$288,250	\$229.60
Dunn & Davis	3	0.8%	1,403	98	\$602,500	\$430.61
Eagle Creek	4	1.0%	2,301	39	\$411,250	\$181.04
Eagle Crest Estates	1	0.3%	1,788	56	\$307,000	\$171.70
East Side	1	0.3%	1,572	1	\$800,000	\$508.91
El Contento Acres	2	0.5%	3,416	32	\$914,300	\$274.24
Fairfield	1	0.3%	1,171	88	\$435,000	\$371.48
Fairview Heights	3	0.8%	1,516	44	\$388,333	\$258.50

# 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
Farrer	1	0.3%	3,716	232	\$1,295,000	\$348.49
Foxglove	1	0.3%	2,326	39	\$555,000	\$238.61
Glen Arbor	11	2.9%	2,123	135	\$411,197	\$194.00
Grace	1	0.3%	1,471	20	\$325,000	\$220.94
Grammercy Park	4	1.0%	3,110	59	\$600,389	\$194.61
Green Acres	1	0.3%	1,270	52	\$658,000	\$518.11
Hannahs Meadow	1	0.3%	1,380	203	\$345,000	\$250.00
Hanover	1	0.3%	3,557	48	\$814,000	\$228.84
Happy Home	1	0.3%	1,288	34	\$438,000	\$340.06
Hazel Park	1	0.3%	1,421	162	\$500,000	\$351.86
Heathrow	1	0.3%	3,808	113	\$824,000	\$216.39
Hendrix	2	0.5%	1,340	112	\$460,000	\$353.09
Hidden Springs	2	0.5%	2,567	86	\$614,000	\$241.60
High Meadows	2	0.5%	1,458	34	\$262,500	\$180.19
Highland Park	1	0.3%	2,882	28	\$745,000	\$258.50
Highpointe	4	1.0%	1,222	50	\$298,725	\$246.37
Hundleys Special	1	0.3%	2,284	66	\$600,000	\$262.70
Ivy Place	3	0.8%	1,686	40	\$405,333	\$241.38
Kensington	2	0.5%	2,796	57	\$528,750	\$189.78
Kerelaw Castle	1	0.3%	2,219	133	\$418,000	\$188.37
Keystone	4	1.0%	1,760	37	\$384,911	\$218.87
Kingsbury	3	0.8%	3,271	58	\$891,000	\$272.01
Kristyl Heights	3	0.8%	1,428	39	\$264,000	\$188.32
Laurynwood Estates	1	0.3%	1,842	42	\$370,000	\$200.87
Lewis	1	0.3%	1,421	174	\$750,000	\$527.80
Lochmoor Club	6	1.6%	3,332	115	\$705,833	\$212.84
Loesche	1	0.3%	1,512	43	\$575,000	\$380.29
Lonesome Pond	1	0.3%	1,586	21	\$340,000	\$214.38
Lyndal Heights	1	0.3%	1,778	2	\$440,000	\$247.47
Magnolia Estates	1	0.3%	1,029	65	\$349,290	\$339.45
Maidstone	2	0.5%	1,870	46	\$428,950	\$228.83
Manor Heights	1	0.3%	1,510	51	\$550,000	\$364.24
McClain Ridge At Woods Creek	1	0.3%	4,068	138	\$667,000	\$163.96
Meadowbrook Farms	1	0.3%	2,336	66	\$420,000	\$179.79
Meadowlands	2	0.5%	1,377	52	\$348,750	\$253.38
Meadows At Woods Creek	2	0.5%	2,245	39	\$582,500	\$259.50

# Bentonville

## Characteristics of Houses Sold

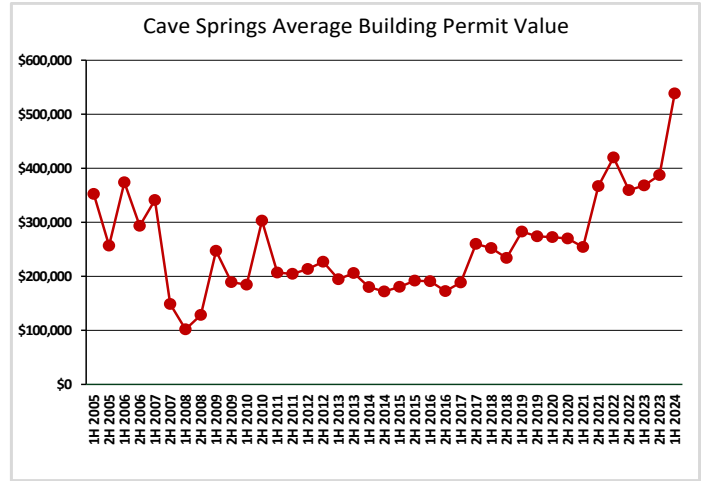
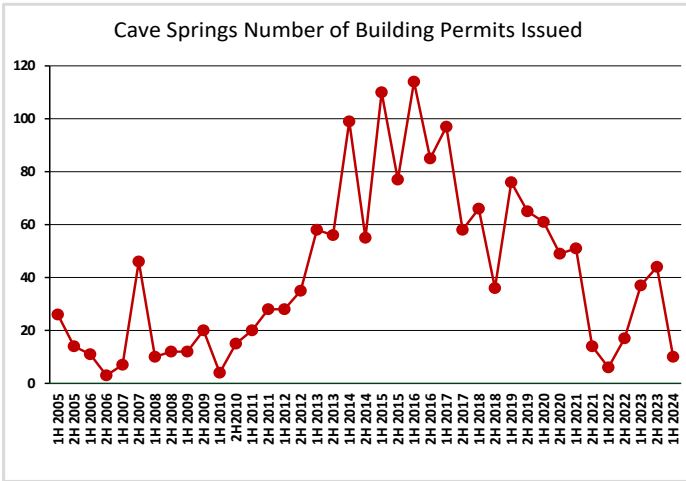
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
North Fork	1	0.3%	2,807	69	\$560,000	\$199.50
Northaven Hills	2	0.5%	2,652	122	\$599,500	\$227.00
Oak Meadows	3	0.8%	2,597	117	\$534,833	\$205.96
Oaklawn Hills	1	0.3%	3,480	28	\$776,000	\$222.99
Oakwood Heights	1	0.3%	1,422	110	\$520,000	\$365.68
Oakwood Park	2	0.5%	2,152	181	\$382,500	\$177.74
Orchards	1	0.3%	1,702	32	\$380,000	\$223.27
Osage Hills	6	1.6%	1,665	79	\$328,067	\$197.33
Other	1	0.3%	3,550	70	\$603,000	\$169.86
Oxford Ridge	4	1.0%	2,991	40	\$648,250	\$216.34
Parkview Village	7	1.8%	1,226	71	\$292,357	\$238.33
Pleasant View Estates	1	0.3%	2,078	49	\$465,000	\$223.77
Polson	1	0.3%	2,742	0	\$1,150,000	\$419.40
Preston Park	2	0.5%	2,632	39	\$585,857	\$223.07
Providence Village	17	4.4%	1,688	98	\$303,827	\$183.84
Railroad	1	0.3%	2,557	38	\$1,297,088	\$507.27
Razorback	1	0.3%	1,254	40	\$385,000	\$307.02
Riverwalk Farm Estate	8	2.1%	1,811	48	\$370,875	\$205.08
Rolling Acres	7	1.8%	2,492	62	\$473,686	\$189.68
Royal Heights	1	0.3%	1,892	24	\$275,000	\$145.35
Saddlebrook	1	0.3%	1,897	0	\$400,000	\$210.86
Sherrill Heights	1	0.3%	1,780	-1	\$370,000	\$207.87
Simsberry Place	1	0.3%	3,637	55	\$790,000	\$217.21
Smalley	1	0.3%	2,648	64	\$579,000	\$218.66
Snyder Meadows	45	11.7%	2,361	210	\$487,566	\$206.55
Southern Meadows	2	0.5%	1,866	101	\$440,000	\$236.08
Spinnaker Ridge At Woods Creek	2	0.5%	3,442	118	\$710,000	\$203.64
Spring Hill	1	0.3%	5,009	63	\$2,100,000	\$419.25
Stone Meadow	4	1.0%	1,768	38	\$336,925	\$190.88
Stonebridge	1	0.3%	2,223	49	\$438,750	\$197.37
Stoneburrow	5	1.3%	1,748	70	\$317,200	\$184.95
Stonecreek	1	0.3%	1,757	85	\$415,000	\$236.20
Stonehenge	1	0.3%	3,818	161	\$800,000	\$209.53
Sturbridge	2	0.5%	2,387	47	\$554,500	\$231.56
Summerlin	4	1.0%	1,293	47	\$265,875	\$205.77
Sunset	1	0.3%	2,629	34	\$625,900	\$238.08

# Bentonville

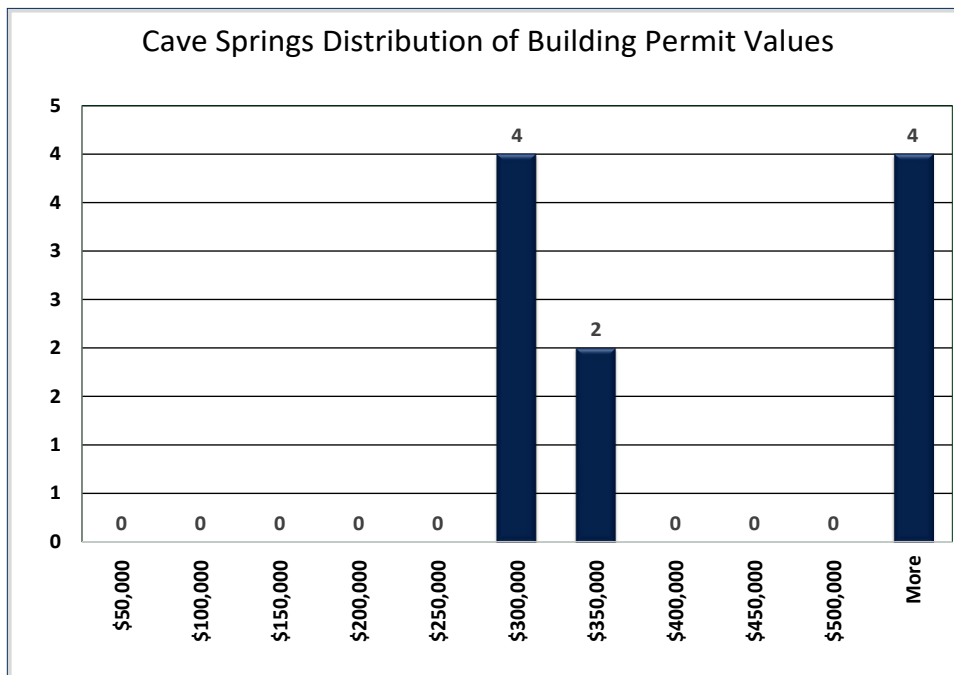
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
TJ Hollands	2	0.5%	1,706	114	\$766,875	\$452.32
Trinity	1	0.3%	2,735	48	\$510,000	\$186.47
Tunbridge Wells	5	1.3%	2,402	67	\$501,000	\$209.86
Vintage Estates	2	0.5%	1,857	22	\$445,000	\$239.51
W A Burks	2	0.5%	2,189	88	\$960,000	\$438.60
Walnut Grove	8	2.1%	1,909	50	\$396,850	\$208.25
Walnut Valley	2	0.5%	1,549	47	\$337,500	\$217.45
White Oak Trails	3	0.8%	3,023	68	\$601,822	\$198.65
Wildwood	11	2.9%	2,446	52	\$494,759	\$202.90
Willowbrook Farms	7	1.8%	2,531	75	\$474,414	\$188.44
Windemere Woods	2	0.5%	3,820	86	\$785,000	\$207.40
Windwood	3	0.8%	1,755	51	\$333,800	\$191.13
Woodlands Crossing	10	2.6%	2,173	74	\$483,381	\$222.43
Woods Creek South	3	0.8%	2,945	48	\$683,667	\$233.12
Young's	2	0.5%	1,208	280	\$572,900	\$471.94
<b>Bentonville Houses Sold</b>	<b>383</b>	<b>100.0%</b>	<b>2,281</b>	<b>91</b>	<b>\$528,250</b>	<b>\$235.52</b>

# Cave Springs Building Permits



Cave Springs	2H 2021	2H 2022	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	37	44	10	-73.0%	-77.3%
Average Value of Residential Building Permits	\$368,083	\$387,414	\$538,394	46.3%	39.0%



# Cave Springs Active Subdivisions

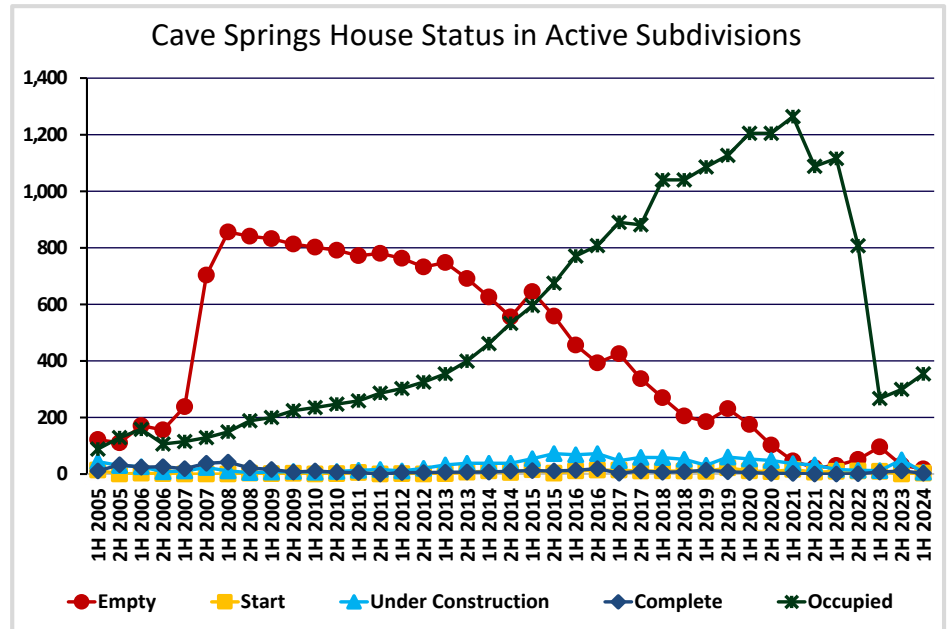
There were 384 total lots in 10 active subdivisions in Cave Springs in the first half of 2024. 92.2 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.6 were under construction, 0.8 percent were starts, and 4.7 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the first half of 2024 were Sand Springs, Phase I with 3, Allen's Mill, Phase IIB with 1, and Allen's Mill, Phase IIB with 1.

Allen's Mill, Phase IIB had the most houses becoming occupied in Cave Springs with 49 houses. An additional 14 houses in Allen's Mill, Phase IIA became occupied in the first half of 2024.

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

67 new houses in Cave Springs became occupied in the first half of 2024. The annual absorption rate implies that there are 3.6 months of remaining inventory in active subdivisions, down from 64.7 percent in the second half of 2023.



In 4 out of the 10 active subdivisions in Cave Springs, no absorption has occurred in the first half of 2024.

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 2024.

Additionally, 93 new lots in 2 subdivision received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Evening Star, Phase III	1H 2024	76		76
Soaring at Scissortail	1H 2023	17		17
New and Preliminary		93		93



# Cave Springs Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill, Phase IIA	0	0	0	1	29	30	14	0.4
Allen's Mill, Phase IIB	0	0	1	2	59	62	49	0.6
Chattin Valle <sup>1,2</sup>	2	0	0	0	26	28	0	--
Duffer's Ridge <sup>1,2</sup>	1	0	0	0	7	8	0	--
Fairway Valley, Phase III	7	3	1	0	13	24	0	44.0
Hickory Hills	0	0	0	0	65	65	2	0.0
La Bonne Vie <sup>2</sup>	1	0	0	0	5	6	0	--
MGM Estates	1	0	0	0	2	3	2	6.0
Nevaeh Estates <sup>1</sup>	4	0	1	0	35	40	0	--
Sand Springs, Phase I <sup>1</sup>	2	0	3	0	113	118	0	60.0
<b>Cave Springs Active Subdivisions</b>	<b>18</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>354</b>	<b>384</b>	<b>67</b>	<b>3.6</b>

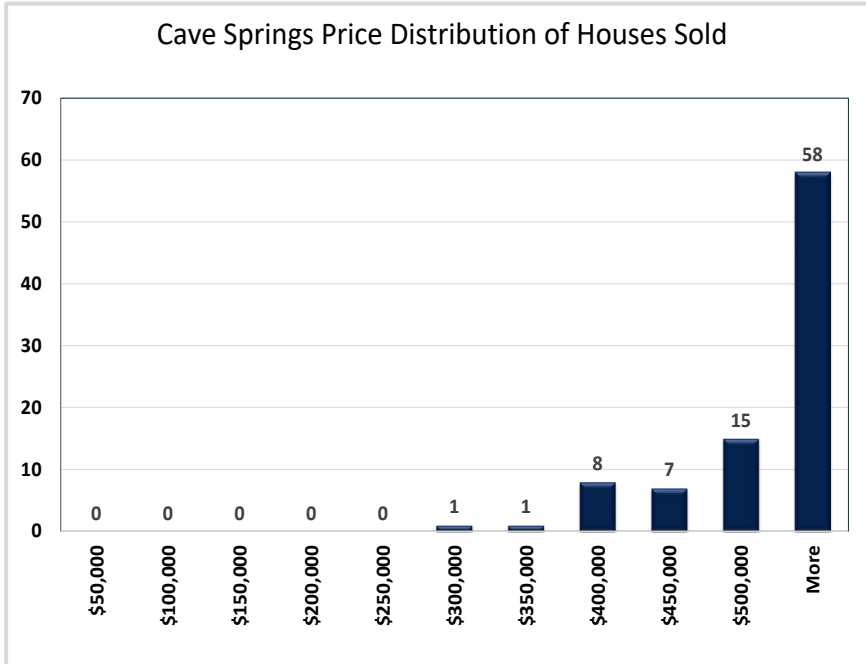
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Cave Springs

## Price Distribution of Houses Sold



90 houses were sold in Cave Springs in the first half of 2024.

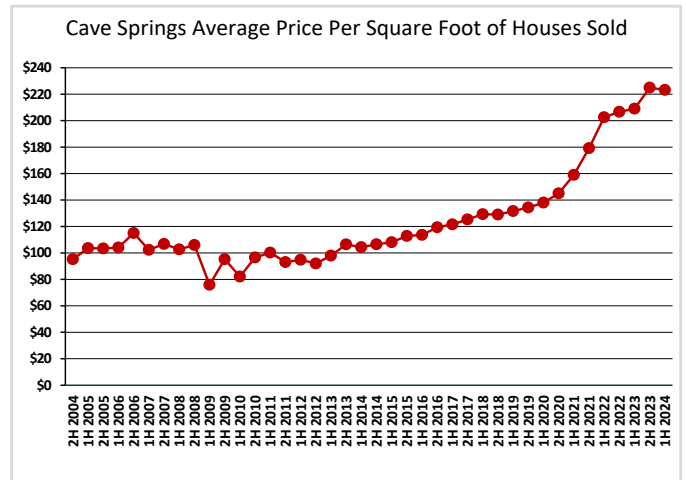
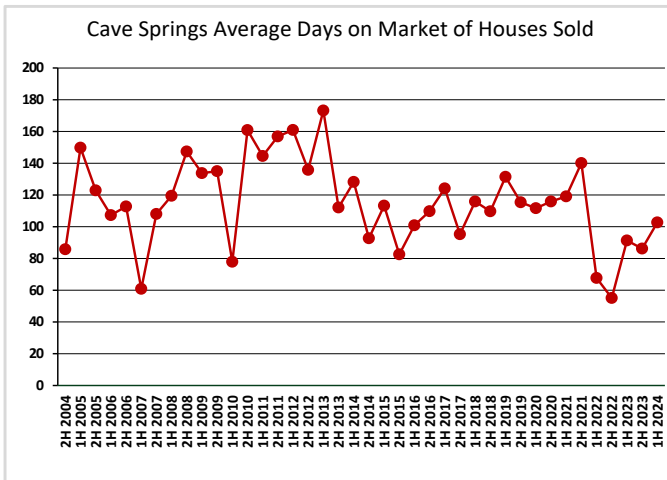
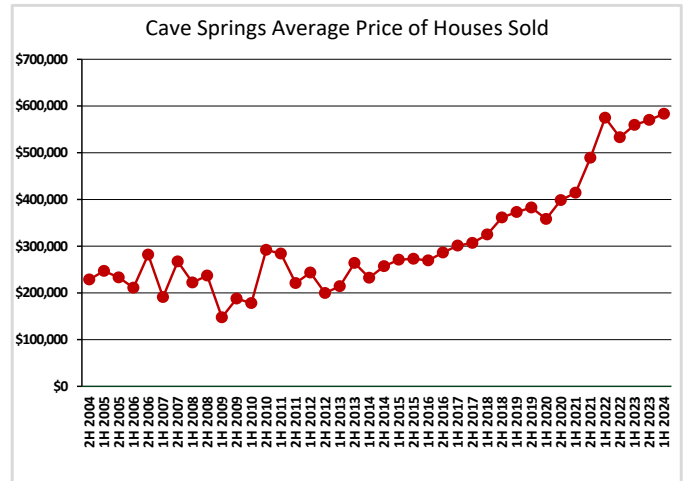
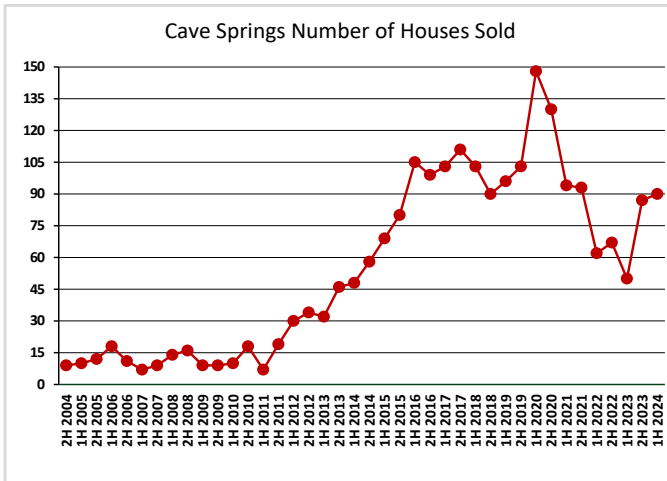
The average price of a house was \$583,294 at \$223.25 per square foot.

The median cost of a house was \$532,755.

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	1.1%	1,395	57	94.6%
\$300,001 - \$350,000	1	1.1%	1,564	35	106.8%
\$350,001 - \$400,000	8	8.9%	1,763	46	98.7%
\$400,001 - \$450,000	7	7.8%	2,303	69	100.5%
\$450,001 - \$500,000	15	16.7%	2,353	106	100.1%
\$500,001+	58	64.4%	2,845	116	100.5%
<b>Cave Springs Houses Sold</b>	<b>90</b>	<b>100.0%</b>	<b>2,595</b>	<b>103</b>	<b>100.2%</b>

# Cave Springs

## Characteristics of Houses Sold



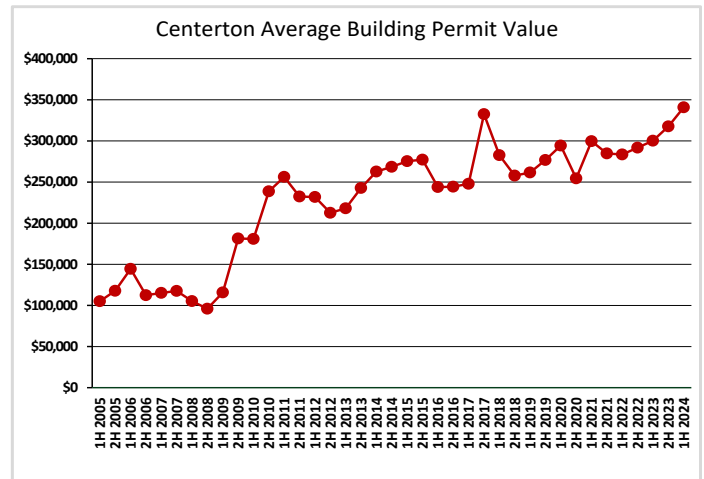
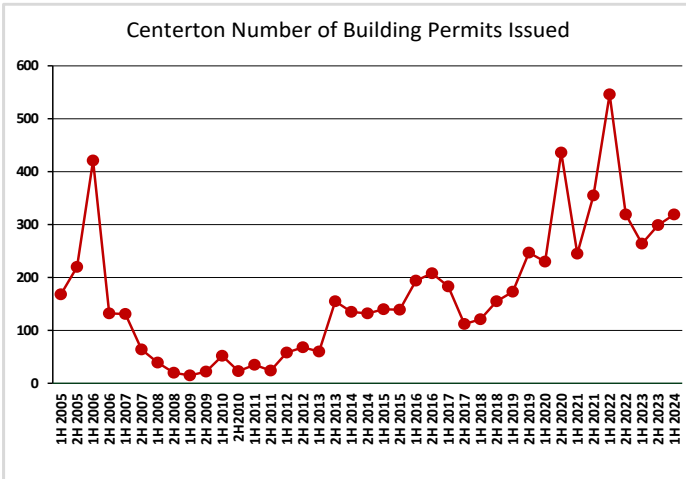
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	50	87	90	80.0%	3.4%
Average Price of Houses Sold	\$559,626	\$570,180	\$583,294	4.2%	2.3%
Average Days on Market	91	86	103	12.5%	19.2%
Average Price per Square Foot	\$209.09	\$225.01	\$223.25	6.8%	-0.8%
Percentage of County Sales	2.4%	4.1%	4.2%	72.2%	3.0%
Number of New Houses Sold	10	39	44	340.0%	12.8%
Average Price of New Houses Sold	\$505,770	\$519,551	\$538,818	6.5%	3.7%
Average Days on Market of New Houses Sold	198	125	154	-22.4%	23.2%
Number of Houses Listed	15	15	9	-40.0%	-40.0%
Average List Price of Houses Listed	\$724,427	\$671,943	\$813,942	12.4%	21.1%

# Cave Springs

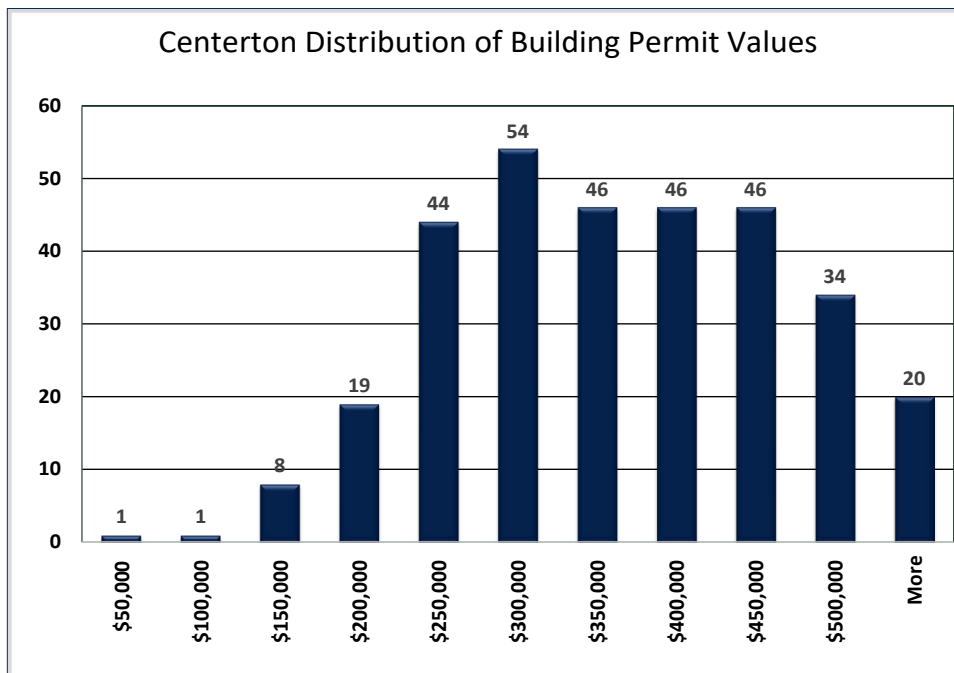
## Characteristics of Houses Sold

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	42	46.7%	2,385	146	\$544,599	\$229.40
Averie Estates	1	1.1%	4,261	38	\$1,500,000	\$352.03
Brentwood	9	10.0%	2,260	59	\$441,172	\$196.14
Chattin Valley	1	1.1%	4,680	212	\$1,150,000	\$245.73
Fairway Valley	4	4.4%	2,412	101	\$512,470	\$212.35
Hickory Hills	4	4.4%	2,430	115	\$496,238	\$204.80
Hyde Park	5	5.6%	2,788	48	\$622,747	\$223.46
Marbella	2	2.2%	2,445	53	\$513,500	\$209.67
McGehee	1	1.1%	1,616	37	\$361,000	\$223.39
Mountain View	1	1.1%	1,564	35	\$345,000	\$220.59
Nevaeh Estates	1	1.1%	2,920	43	\$645,150	\$220.94
Other	4	4.4%	3,361	66	\$664,500	\$190.10
Otter Creek Estates	4	4.4%	3,602	50	\$947,250	\$263.22
Ridgewood	2	2.2%	4,097	85	\$1,050,000	\$255.78
Sand Springs	4	4.4%	1,767	51	\$375,250	\$212.75
Springs At Wellington The	1	1.1%	2,800	44	\$535,000	\$191.07
St Valery Downs	2	2.2%	5,100	23	\$1,052,500	\$211.06
Wellington Heights	1	1.1%	2,033	23	\$420,000	\$206.59
Weston Hills	1	1.1%	1,610	43	\$368,000	\$228.57
<b>Cave Springs Houses Sold</b>	<b>90</b>	<b>100.0%</b>	<b>2,595</b>	<b>103</b>	<b>\$583,294</b>	<b>\$223.25</b>

# Centerton Building Permits



Centerton	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	264	299	319	20.8%	6.7%
Average Value of Residential Building Permits	\$300,278	\$317,597	\$340,855	13.5%	7.3%



# Centerton Active Subdivisions

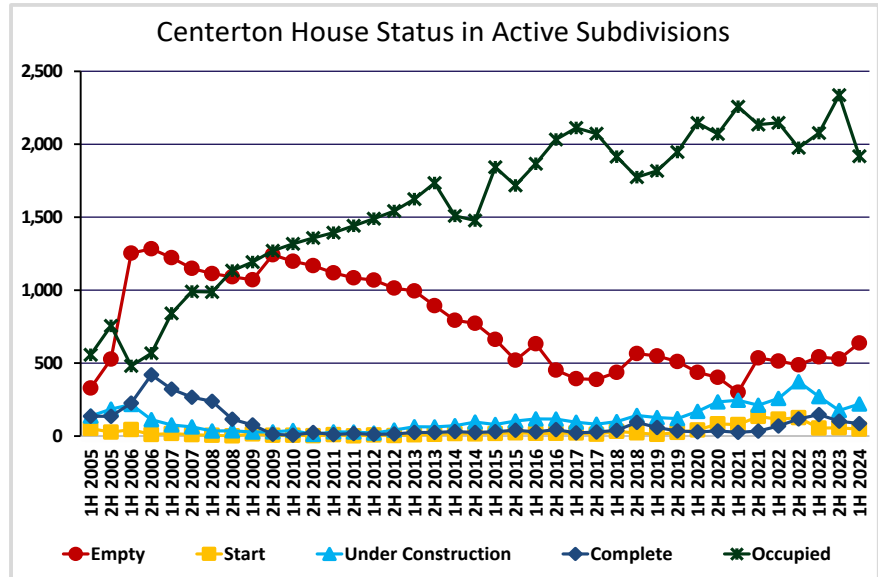
There were 2,908 total lots in 40 active subdivisions in Centerton in the first half of 2024. 66.0 percent of the lots were occupied, 3.0 percent were complete but unoccupied, 7.6 were under construction, 1.6 percent were starts, and 21.9 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the first half of 2024 were Featherston Village, Phase II with 29, Edgewood Estates with 28, and Silver Leaf, Phase I with 22.

Featherston Village, Phase II had the most houses becoming occupied in Centerton with 48 houses. An additional 40 houses in Timber Ridge, Phase II became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 2 of the 40 active subdivisions in Centerton.

333 new houses in Centerton



became occupied in the first half of 2024. The annual absorption rate implies that there are 16.0 months of remaining inventory in active subdivisions, down from 17.4 percent in the second half of 2023.

In 4 out of the 40 active subdivisions in Centerton, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 53.0 percent in the first half of 2024.



# Centerton

## New and Preliminary Subdivisions

Additionally, 4,013 new lots in 39 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Ridge Patio Homes	2H 2022	56		56
Crystal Cove, Phase I	1H 2023		68	68
Crystal Cove, Phase II	1H 2024		60	60
Crystal Cove, Phase III	1H 2024		80	80
Crystal Cove, Phase IV	2H 2023	62		62
Daisy Road Duplex	2H 2023		20	20
Diamond Oak Estates	1H 2023	35		35
Elegance at Kinyon	2H 2023	205		205
Featherston Village West	1H 2024		297	297
Harbor Manor	1H 2023	63		63
Huber Place	1H 2024		362	362
Kinyon Place	2H 2023	151		151
Kinyon Springs Valley Duplex	2H 2024	111		111
Magnolia Landing	2H 2023		268	268
Maple Estates, Phase III	1H 2024		56	56
Meadow Ridge	2H 2023	165		165
Naga Subdivision Duplex	1H 2024	49		49
Oakmont Estates, Phase II	2H 2023		77	77
Padman	1H 2024	39		39
Parise Subdivision	1H 2024		48	48
Punkin Hollow	1H 2024	16		16
Richwoods	1H 2023	240		240
Silver Dreams	1H 2024	39		39
Silver Leaf, Phase II	1H 2024	75		75
Skyline Cottages	1H 2024	81		81
Soto Subdivision	1H 2024	13		13
Sunrise Cottages	1H 2023	85		85
Tanzanite Estates Duplexes	2H 2023	35		35
The Landing	1H 2024		40	40
The Pines, Phase IV	1H 2022		65	65
The Pines, Phase V-VII	1H 2024		206	206
The Reserve At Wolverine	1H 2024		57	57
Tower Park	1H 2024	56		56
Tuscany, Phase III	1H 2023		194	194
Tuscany, Phase IV	1H 2024	41		41
Warren Subdivision	1H 2024	25		25
West Winds	2H 2022		183	183
West Winds North	1H 2024	183		183
Woodcrest Walk	1H 2024	107		107
<b>Preliminary and Final Subdivisions</b>		<b>1,932</b>	<b>2,081</b>	<b>4,013</b>



# Centerton

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	12	0	0	0	60	72	7	6.3
Annika Estates, Phase II	33	0	6	2	27	68	12	25.9
Barrington Place	0	0	0	0	114	114	1	0.0
Bequette Farms, Phase II	4	0	16	2	48	70	25	6.8
Big Sky, Phase II	52		0	2	0	56	0	--
Bliss Street Twin Homes	28	0	8	0	20	56	17	21.6
Diamond Estates, Phase IV	3	0	10	2	40	55	21	5.5
Diamond Estates, Phase V	56	8	0	0	0	64	0	--
Edgewood Estates	3	5	28	9	39	84	39	13.8
Featherston Village, Phase I	0	0	0	13	125	138	2	1.7
Featherston Village, Phase II	83	8	29	23	51	194	48	33.6
Forest Park, Phase III	17	2	3	0	39	61	4	16.5
Forest Park, Phase IV	63	0	1	0	0	64	0	--
Fox Haven, Phase I	12	0	3	2	1	18	1	204.0
Grassy Hills <sup>1</sup>	1	0	0	0	6	7	0	12.0
Hilldale	0	4	10	0	126	140	13	6.5
Kimmel Ridge <sup>1,2</sup>	2	0	0	0	68	70	0	--
Maple Estates, Phase II	12	2	0	0	39	53	7	16.8
Morningside Estates, Phase IV	0	0	0	0	90	90	2	0.0
Oak Tree	4	0	0	0	194	198	1	48.0
Oakmont Estates, Phase I	44	2	9	3	4	62	4	174.0
Orchard Park, Phase III	0	0	6	2	20	28	1	96.0
Osage Creek	0	0	1	0	34	35	1	4.0
Paradise Park	28	4	8	0	0	40	0	--
Park Place	2	0	1	0	8	11	3	7.2
Pines, Phase II, The	0	0	0	1	38	39	0	12.0
Prairie Brook, Phase III	0	0	0	0	48	48	31	0.0
Prairie Brook, Phase IV	0	0	10	9	16	35	16	14.3
Prairie Brook, Phase V	28	3	10	0	0	41	0	--
Ridgefield, Blk III <sup>1,2</sup>	1	0	0	0	35	36	0	--
Shirley Estates	1	1	10	7	13	32	13	17.5
Silver Leaf, Phase I	84	2	22	5	14	127	12	96.9
Tamarron	3	0	0	2	295	300	1	20.0
Timber Ridge, Phase II	0	0	11	2	42	55	40	3.7
Tuscany, Phase III	26	0	14	0	4	44	4	120.0
Versailles <sup>1</sup>	10	1	1	0	115	127	0	--
Westridge Village	4	0	0	0	80	84	0	4.8
West End Acres	5	1	0	0	22	28	0	--



# Centerton

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Willow Ridge	0	0	0	0	37	37	1	0.0
Wynnbrooke	16	2	3	0	6	27	6	42.0
<b>Centerton Active Subdivisions</b>	<b>637</b>	<b>47</b>	<b>220</b>	<b>86</b>	<b>1,918</b>	<b>2,908</b>	<b>333</b>	<b>16.0</b>

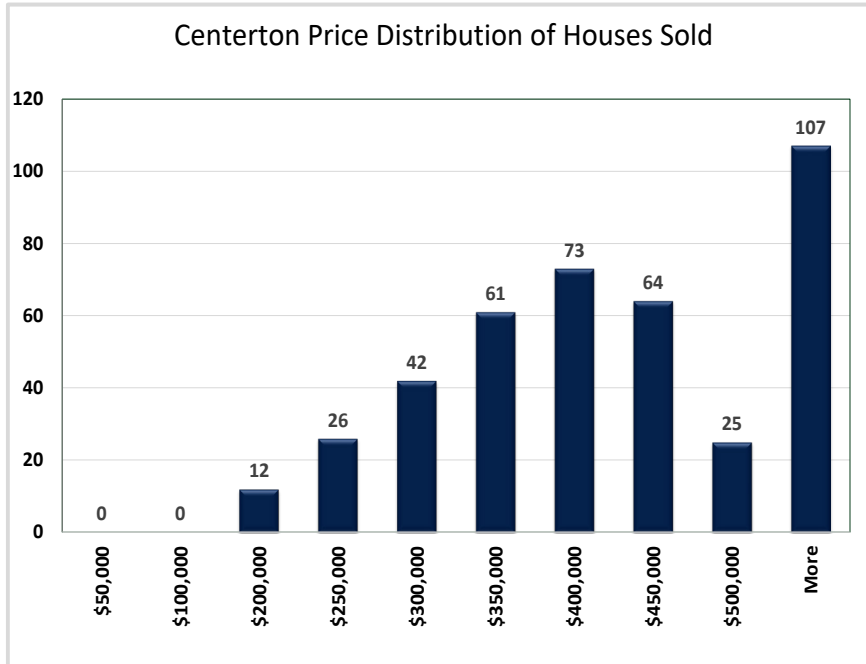
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Centerton

## Price Distribution of Houses Sold



410 houses were sold in Centerton in the first half of 2024.

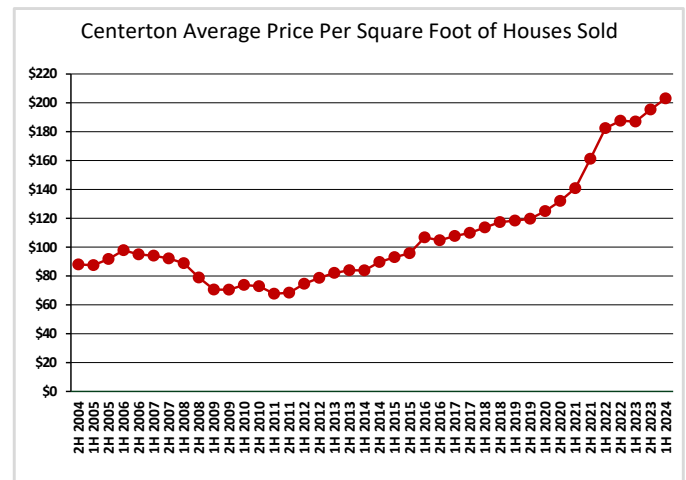
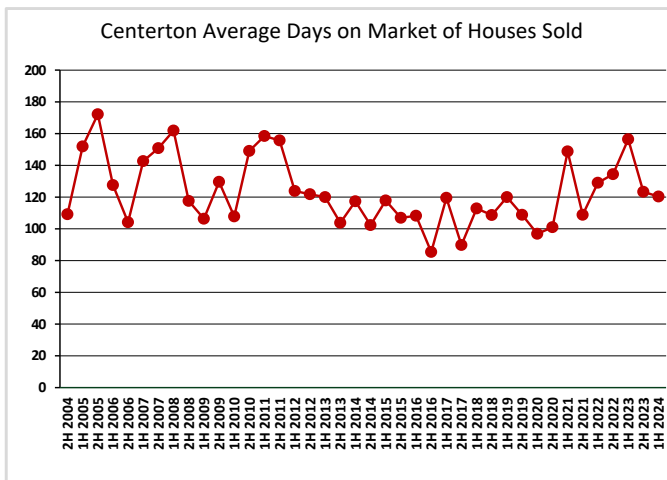
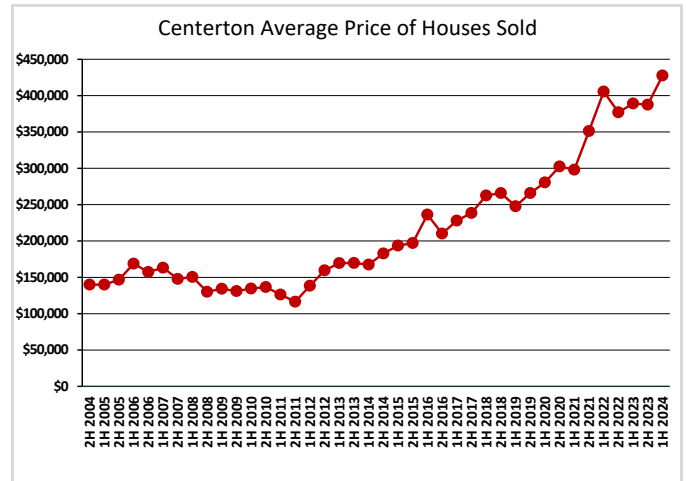
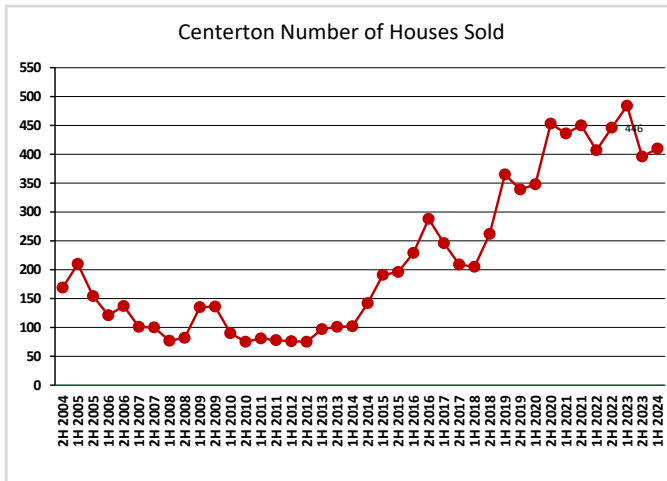
The average price of a house was \$427,587 at \$203.04 per square foot.

The median cost of a house was \$398,370.

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	12	2.9%	828	73	98.9%
\$200,001 - \$250,000	26	6.3%	1,143	116	99.6%
\$250,001 - \$300,000	42	10.2%	1,410	83	99.7%
\$300,001 - \$350,000	61	14.9%	1,714	116	99.7%
\$350,001 - \$400,000	73	17.8%	1,934	144	99.6%
\$400,001 - \$450,000	64	15.6%	2,231	134	99.7%
\$450,001 - \$500,000	25	6.1%	2,390	121	99.1%
\$500,001+	107	26.1%	2,924	120	99.5%
<b>Centerton Houses Sold</b>	<b>410</b>	<b>100.0%</b>	<b>2,097</b>	<b>120</b>	<b>99.6%</b>

# Centerton

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	484	396	410	-15.3%	3.5%
Average Price of Houses Sold	\$389,186	\$387,528	\$427,587	9.9%	10.3%
Average Days on Market	156	123	120	-23.1%	-2.4%
Average Price per Square Foot	\$187.05	\$195.34	\$203.04	8.5%	3.9%
Percentage of County Sales	16.3%	12.6%	14.0%	-14.6%	11.2%
Number of New Houses Sold	354	249	267	-24.6%	7.2%
Average Price of New Houses Sold	\$371,691	\$379,538	\$407,464	9.6%	7.4%
Average Days on Market of New Houses Sold	189	162	151	-20.5%	-6.8%
Number of Houses Listed	119	221	103	-13.4%	-53.4%
Average List Price of Houses Listed	\$457,296	\$434,190	\$447,788	-2.1%	3.1%

# Centerton

## Characteristics of Houses Sold

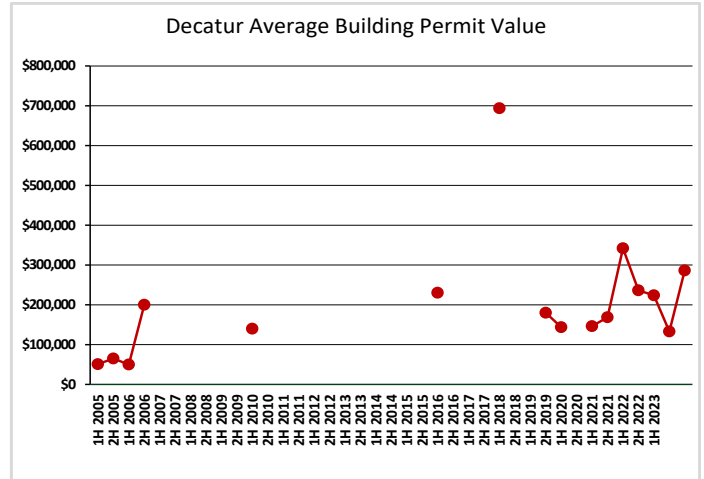
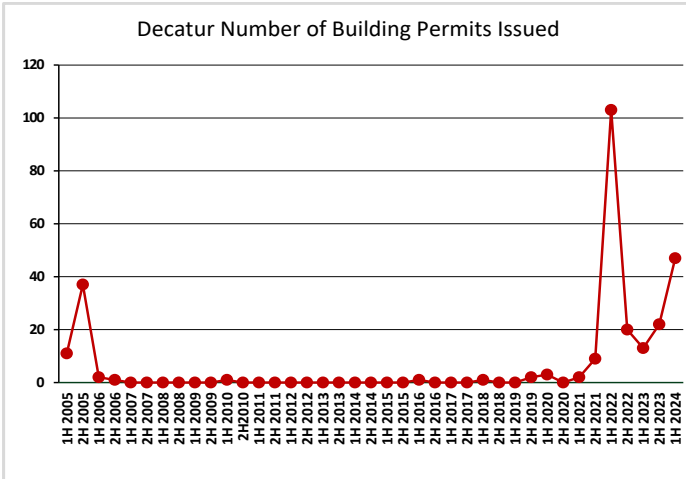
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	13	3.2%	2,166	114	\$444,565	\$205.20
Ashmore Landing	1	0.2%	1,905	41	\$357,000	\$187.40
Bellewood	2	0.5%	1,543	41	\$321,000	\$208.65
Bequette Farms	18	4.4%	2,952	153	\$626,225	\$211.97
Big Sky	8	2.0%	3,200	74	\$779,519	\$245.31
Bliss Meadows	1	0.2%	1,980	35	\$402,000	\$203.03
Bliss Orchard	1	0.2%	1,636	47	\$310,000	\$189.49
Bliss Street Twin Homes	8	2.0%	1,601	73	\$320,250	\$200.03
Briar Rose	1	0.2%	1,378	22	\$295,400	\$214.37
Brookside Estates	3	0.7%	1,962	49	\$428,333	\$218.38
Centerpoint	8	2.0%	1,359	52	\$257,014	\$188.72
Char Lou Estates	5	1.2%	2,464	87	\$373,900	\$155.05
Clark Estates	2	0.5%	2,268	61	\$427,000	\$189.46
Creekside	6	1.5%	3,012	39	\$662,000	\$219.93
Diamond Estates	26	6.3%	2,699	163	\$556,148	\$205.77
Dogwood	1	0.2%	1,477	76	\$264,570	\$179.13
Edgewood Estates	38	9.3%	1,951	138	\$403,364	\$206.84
Featherston Village	49	12.0%	1,085	110	\$235,753	\$219.67
Forest Park	7	1.7%	2,440	53	\$508,614	\$208.19
Fox Run	1	0.2%	1,754	87	\$353,000	\$201.25
Hickory Park	2	0.5%	1,574	68	\$266,750	\$173.26
Hilldale	12	2.9%	1,786	78	\$336,267	\$188.28
Kensington Hills	3	0.7%	1,991	41	\$350,931	\$177.24
Laynebridge	1	0.2%	2,224	210	\$375,000	\$168.62
Maple Estates	5	1.2%	2,653	166	\$555,922	\$209.47
Morningside	1	0.2%	1,687	34	\$342,500	\$203.02
Morningside Estates	2	0.5%	1,555	53	\$284,500	\$183.10
Oak Ridge	1	0.2%	1,535	21	\$295,000	\$192.18
Oak Tree	3	0.7%	3,903	58	\$986,667	\$252.56
Oakmont	4	1.0%	2,138	120	\$437,900	\$204.86
Orchard Park	11	2.7%	2,069	67	\$411,004	\$199.56
Osage Creek	3	0.7%	2,698	56	\$587,667	\$217.80
Other	3	0.7%	2,697	79	\$595,000	\$231.68
Pines The	4	1.0%	2,433	55	\$456,000	\$188.03
Prairie Brook	37	9.0%	1,876	208	\$351,124	\$190.87

# Centerton

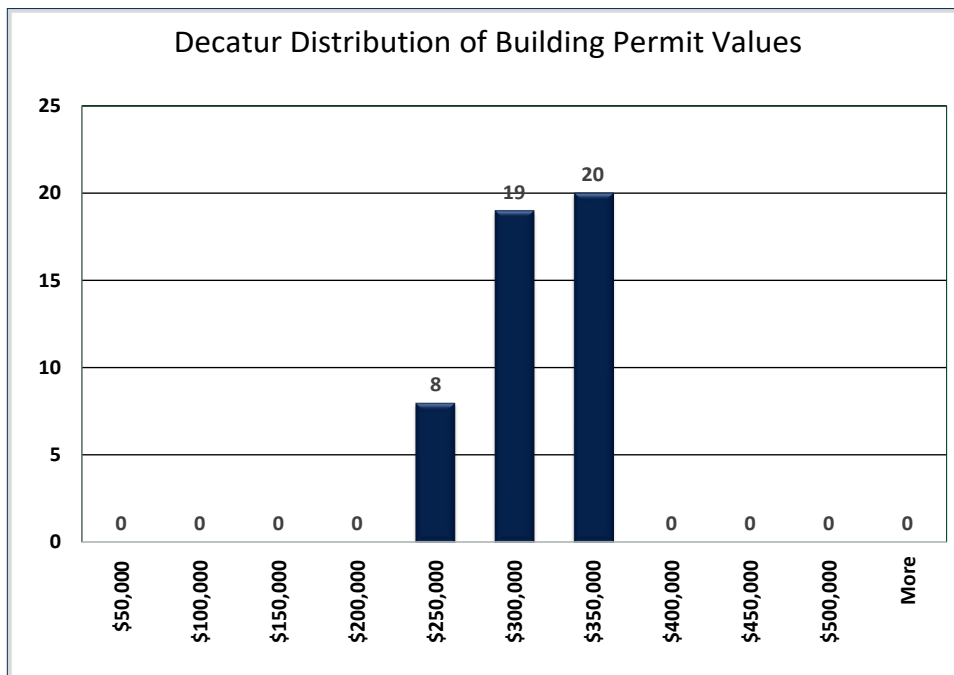
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quail Hollow	4	1.0%	2,413	58	\$516,150	\$214.40
Quailridge	3	0.7%	2,563	44	\$486,567	\$189.96
Ridgefield	2	0.5%	2,524	43	\$437,500	\$173.27
Rozars	1	0.2%	1,452	133	\$252,000	\$173.55
Shirley Estates	8	2.0%	2,379	148	\$435,346	\$183.08
Sienna At Coopers Farm	17	4.1%	1,782	55	\$334,486	\$188.05
Silver Leaf Estates	16	3.9%	2,531	120	\$545,193	\$215.00
Simmons	2	0.5%	1,885	56	\$337,500	\$179.08
Somerset	1	0.2%	1,426	63	\$268,500	\$188.29
Sonoma Valley	1	0.2%	1,499	37	\$280,000	\$186.79
Southland	2	0.5%	1,200	34	\$233,000	\$193.97
Southwinds	3	0.7%	1,833	43	\$377,000	\$205.82
Sunrise Ridge	4	1.0%	2,059	41	\$401,250	\$194.89
Tamarron	3	0.7%	2,355	110	\$432,000	\$183.91
Timber Ridge	33	8.0%	2,100	224	\$395,447	\$190.30
Township	1	0.2%	1,307	38	\$233,000	\$178.27
Tuscany	8	2.0%	2,825	151	\$618,291	\$219.19
Versailles	5	1.2%	4,873	66	\$1,255,600	\$258.02
Walnut Ridge	2	0.5%	1,858	121	\$254,300	\$141.59
Western Heights	1	0.2%	1,450	32	\$229,250	\$158.10
Westridge Village	1	0.2%	2,240	38	\$475,000	\$212.05
Willow Crossing	1	0.2%	1,579	33	\$336,900	\$213.36
<b>Centerton Sold Houses</b>	<b>410</b>	<b>100.0%</b>	<b>2,097</b>	<b>120</b>	<b>\$427,587</b>	<b>\$203.04</b>

# Decatur Building Permits



Decatur	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	13	22	47	261.5%	113.6%
Average Value of Residential Building Permits	\$223,781	\$132,972	\$286,419	28.0%	115.4%





# Decatur Active Subdivisions

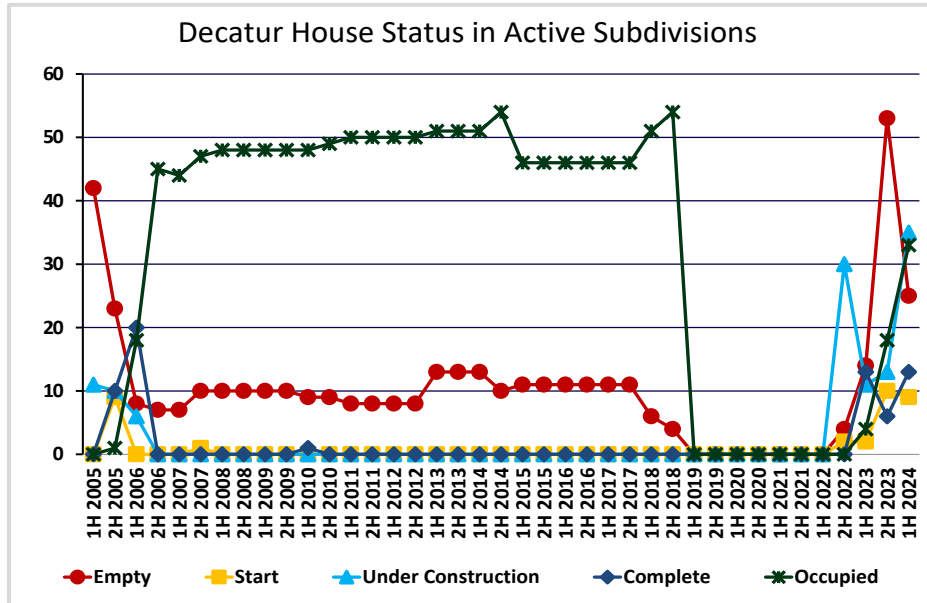
There were 115 total lots in 3 active subdivisions in Decatur in the first half of 2024. 28.7 percent of the lots were occupied, 11.3 percent were complete but unoccupied, 30.4 were under construction, 7.8 percent were starts, and 21.7 percent were empty lots.

The subdivisions with the most houses under construction in Decatur during the first half of 2024 were Columbia Crossing, Phase I with 19, and Sycamore Place and Blue Springs Townhomes, both with 8.

Sycamore Place had the most houses becoming occupied in Decatur with 10 houses. An additional 5 houses in Columbia Crossing, Phase I became occupied in the first half of 2024.

New construction or progress in existing construction has occurred in the last year in all of the 3 active subdivisions in Decatur.

15 new houses in Decatur



became occupied in the first half of 2024. The annual absorption rate implies that there are 33.9 months of remaining inventory in active subdivisions, down from 120. percent in the second half of 2023.

In 1 of the 3 active subdivisions in Decatur, no absorption occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 50.8 percent in the first half of 2024.

Additionally, 69 new lots in 2 subdivisions received either preliminary or final

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Columbia Crossing, Phase II	1H 2024		54	54
Hill Country Estates	1H 2024		15	15
New and Preliminary			69	69

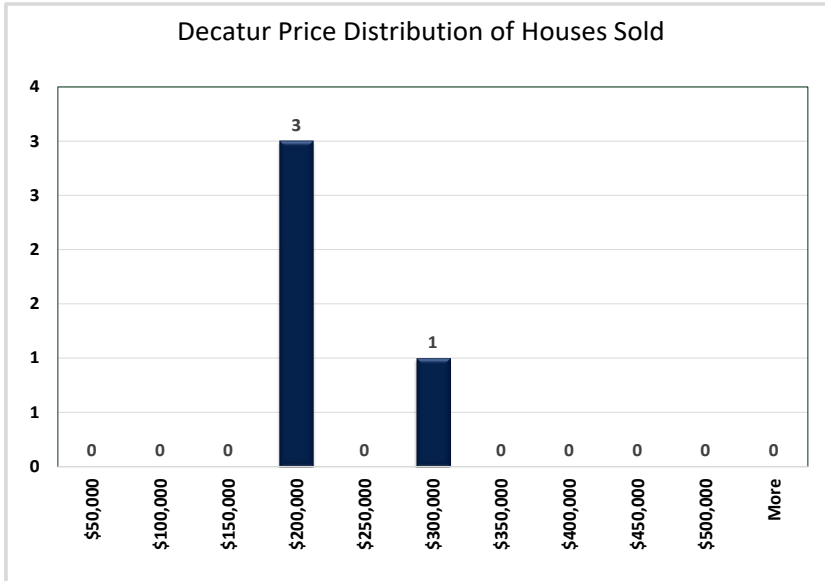
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blue Springs Townhomes <sup>1</sup>	18	4	8	4	0	34	0	--
Columbia Crossing, Phase I	7	5	19	9	5	45	5	96.0
Sycamore Place	0	0	8	0	28	36	10	4.0
<b>Decatur Active Subdivisions</b>	<b>25</b>	<b>9</b>	<b>35</b>	<b>13</b>	<b>33</b>	<b>115.0</b>	<b>15</b>	<b>33.9</b>

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

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

# Decatur

## Price Distribution of Houses Sold



approval by first half of 2024.  
4 houses were sold in Decatur in the first half of 2024.

The average price of a house was \$210,125 at \$162.69 per square foot.

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

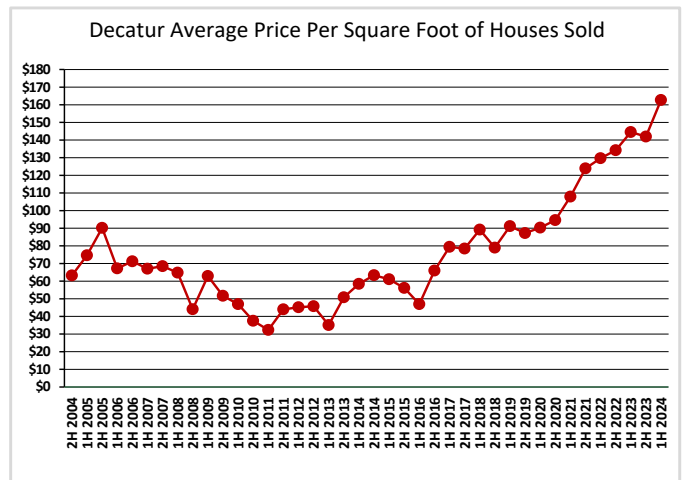
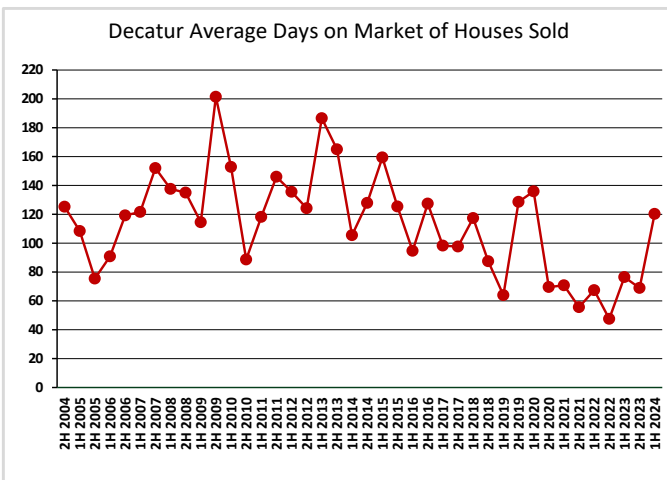
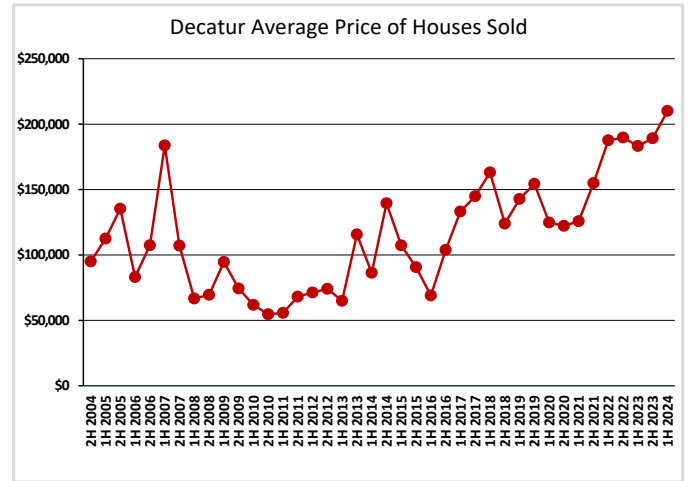
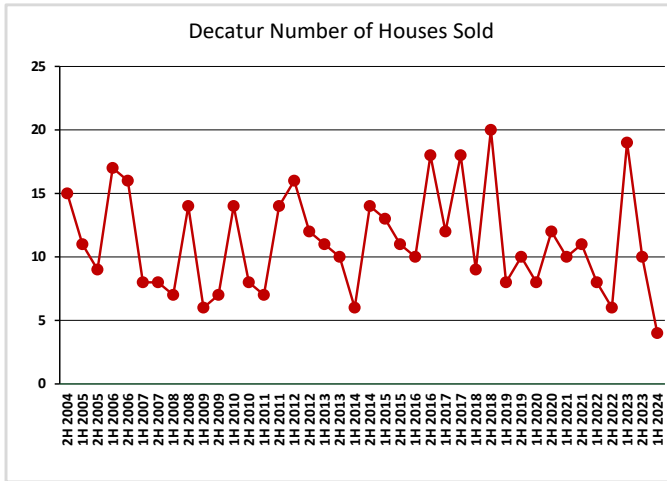
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	75.0%	1,209	148	103.2%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	25.0%	1,510	37	94.2%
\$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%	--	--	--
<b>Decatur Sold</b>	<b>4</b>	<b>100.0%</b>	<b>1,285</b>	<b>120</b>	<b>100.9%</b>

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Grant Springs	1	25.0%	1,196	30	\$196,000	\$163.88
Sycamore Place	2	50.0%	1,216	207	\$187,500	\$154.19
Wolf Creek Ridge	1	25.0%	1,510	37	\$269,500	\$178.48
<b>Decatur Houses Sold</b>	<b>4</b>	<b>100.0%</b>	<b>1,285</b>	<b>120</b>	<b>\$210,125</b>	<b>\$162.69</b>



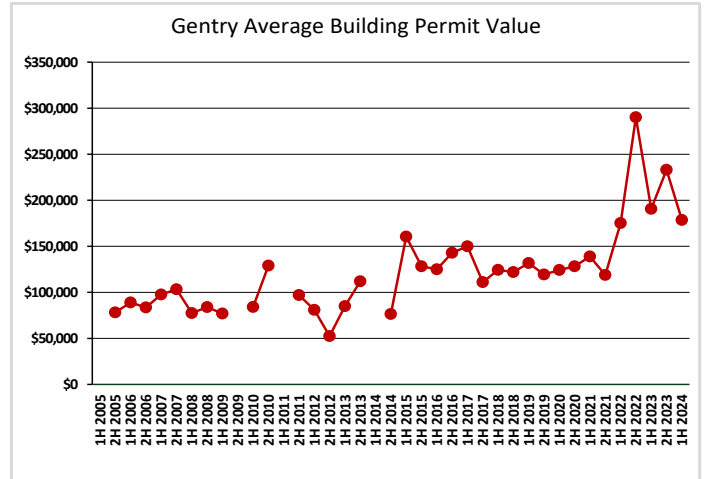
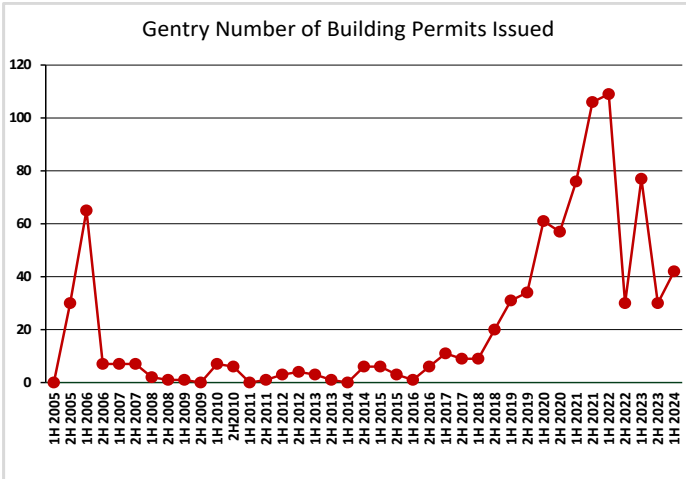
# Decatur

## Characteristics of Houses Sold

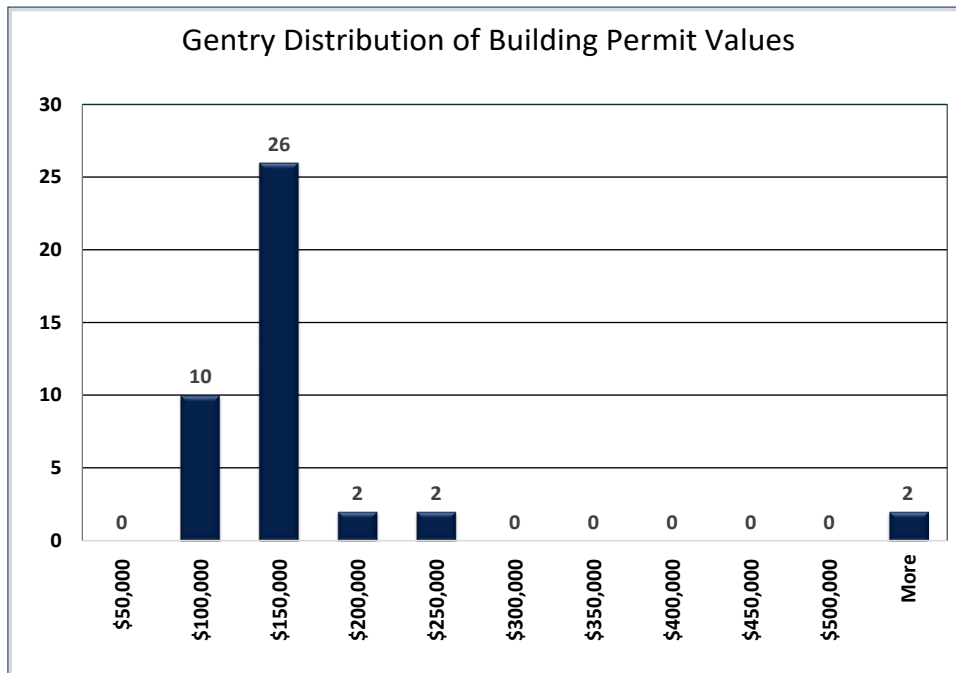


Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	19	10	4	-78.9%	-60.0%
Average Price of Houses Sold	\$183,289	\$189,200	\$210,125	14.6%	11.1%
Average Days on Market	76	69	120	57.2%	74.5%
Average Price per Square Foot	\$144.49	\$141.96	\$162.69	12.6%	14.6%
Percentage of County Sales	0.3%	0.2%	0.1%	-77.8%	-56.8%
Number of New Houses Sold	8	3	2	-75.0%	-33.3%
Average Price of New Houses Sold	\$185,000	\$183,333	\$229,750	24.2%	25.3%
Average Days on Market of New Houses Sold	57	92	164	189.6%	77.6%
Number of Houses Listed	12	3	5	-58.3%	66.7%
Average List Price of Houses Listed	\$195,825	\$256,633	\$209,600	7.0%	-18.3%

# Gentry Building Permits



Gentry	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	77	30	42	-45.5%	40.0%
Average Value of Residential Building Permits	\$190,630	\$233,044	\$178,565	-6.3%	-23.4%



# Gentry

## Active Subdivisions

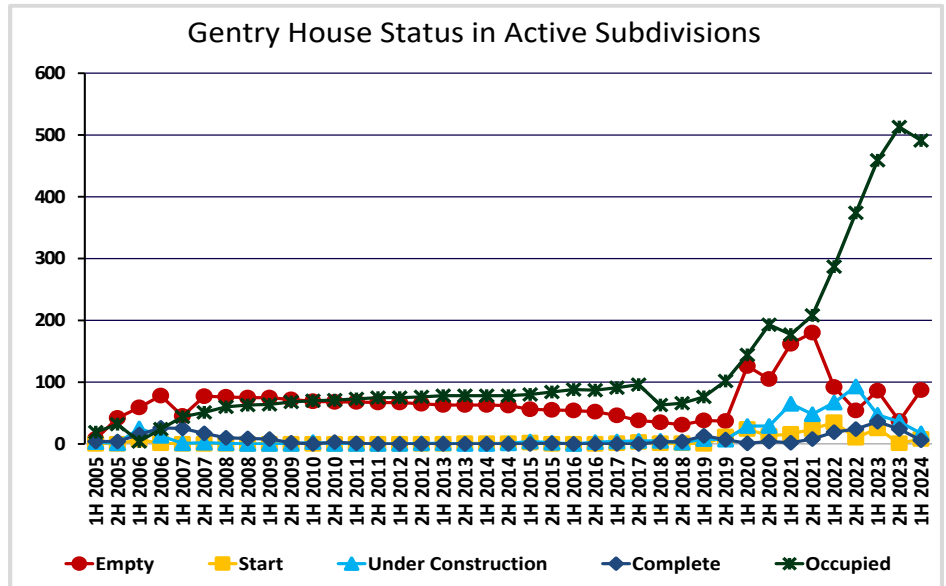
There were 609 total lots in 16 active subdivisions in Gentry in the first half of 2024. 80.6 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 2.8 were under construction, 1.3 percent were starts, and 14.3 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the first half of 2024 were Sandy Acres, Phase II with 11, Springhill with 4, and the Oaks, Phase II with 1.

Main Street Village had the most houses becoming occupied in Gentry with 33 houses. Rustic Flats and Sunset Ridge, Phase IIB & IV each had 5 houses becoming occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 3 of the 16 active subdivisions in Gentry.

50 new houses in Gentry became occupied in the first half of 2024. The annual absorption rate implies that there are 9.9 months of remaining inventory in active subdivisions, down from 13.5 percent in the second half of 2023.



In 4 out of the 16 active subdivisions in Gentry, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 49.4 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

# Gentry

## Active Subdivisions

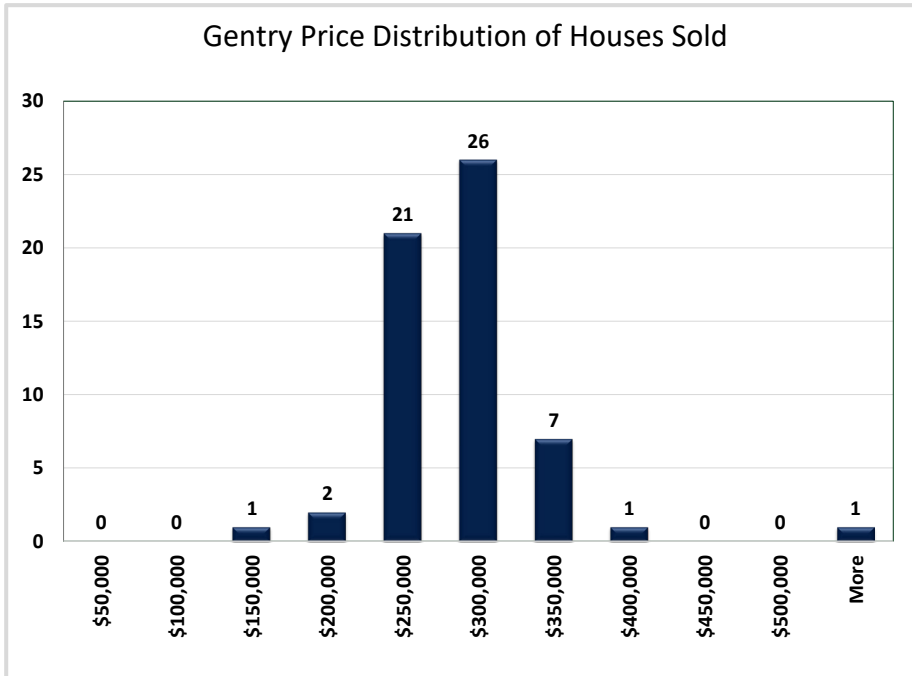
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II	0	0	1	0	4	5	1	12.0
Grand Estates, Phase I	10	0	0	1	50	61	1	66.0
Main Street Village	0	0	0	0	42	42	33	0.0
Oaks, The, Phase II <sup>1</sup>	1	1	1	0	29	32	0	--
Phillips Park	0	0	0	5	19	24	1	8.6
Pioneer Woods, Phase V	2	0	0	0	29	31	1	0.8
Rustic Flats	0	0	0	0	32	32	5	0.0
Rustic Ridge	0	0	0	0	28	28	1	0.0
Sandy Acres, Phase I	0	0	0	0	20	20	1	0.0
Sandy Acres, Phase II	52	6	11	0	0	69	0	--
Springhill	7	1	4	0	18	30	0	--
Sunset Ridge, Phase IA <sup>1,2</sup>	2	0	0	0	29	31	0	--
Sunset Ridge, Phase IIA <sup>1,2</sup>	2	0	0	0	28	30	0	--
Sunset Ridge, Phase IIB & IV <sup>1,2</sup>	5	0	0	0	84	89	5	5.0
Sunset Ridge, Phase III	2	0	0	0	59	61	0	--
Sunset Ridge, Phase V	4	0	0	0	20	24	1	2.7
<b>Gentry Active Subdivisions</b>	<b>87</b>	<b>8</b>	<b>17</b>	<b>6</b>	<b>491</b>	<b>609</b>	<b>50</b>	<b>9.9</b>

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

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

# Gentry

## Price Distribution of Houses Sold



59 houses were sold in Gentry in the first half of 2024.

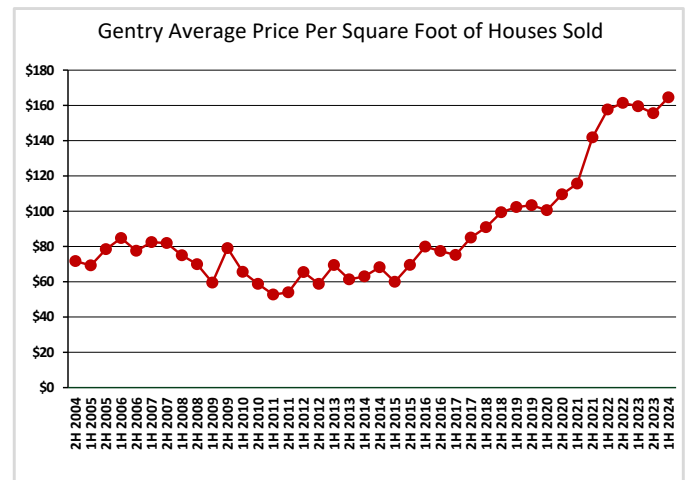
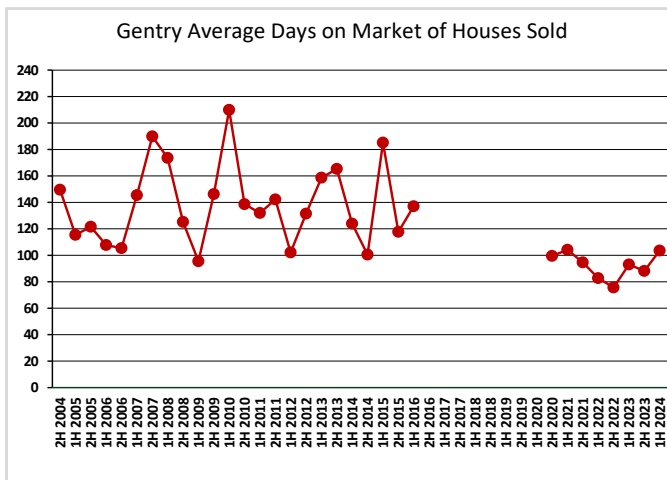
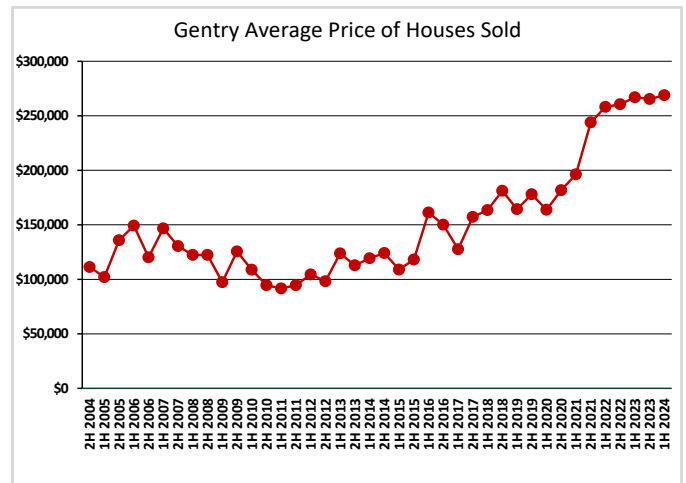
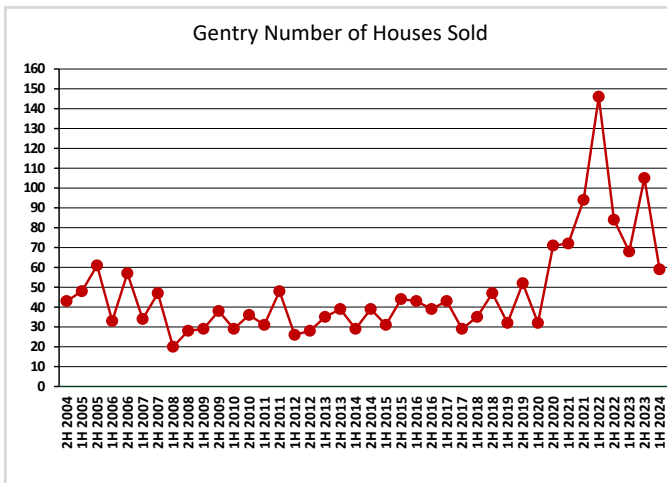
The average price of a house was \$268,871 at \$164.51 per square foot.

The median cost of a house was \$265,000.

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	1.7%	2,103	34	95.7%
\$150,001 - \$200,000	2	3.4%	1,040	56	101.7%
\$200,001 - \$250,000	21	35.6%	1,370	71	99.3%
\$250,001 - \$300,000	26	44.1%	1,690	126	99.0%
\$300,001 - \$350,000	7	11.9%	1,960	125	100.0%
\$350,001 - \$400,000	1	1.7%	2,308	238	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	1.7%	3,832	80	99.8%
<b>Gentry Sold</b>	<b>59</b>	<b>100.0%</b>	<b>1,640</b>	<b>104</b>	<b>99.3%</b>

# Gentry

## Characteristics of Houses Sold



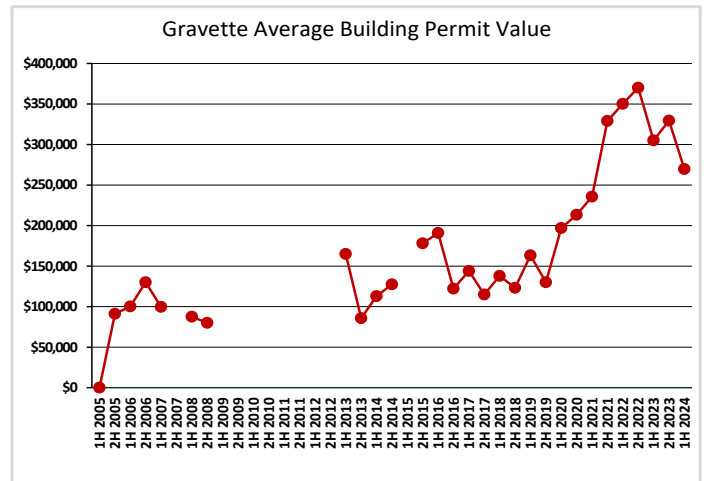
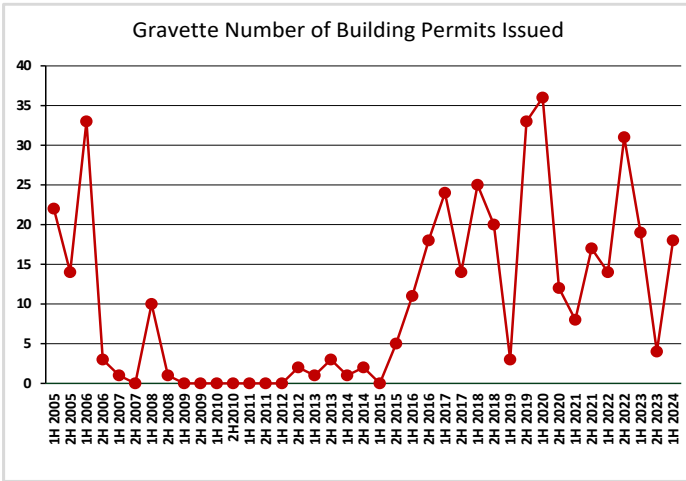
Gentry-Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	68	105	59	-13.2%	-43.8%
Average Price of Houses Sold	\$266,944	\$265,336	\$268,871	0.7%	1.3%
Average Days on Market	93	88	104	11.3%	17.5%
Average Price per Square Foot	\$159.50	\$155.52	\$164.51	3.1%	5.8%
Percentage of County Sales	1.6%	2.3%	1.3%	-19.8%	-44.6%
Number of New Houses Sold	46	78	32	-30.4%	-59.0%
Average Price of New Houses Sold	\$162,822	\$165,187	\$199,736	-1.1%	-2.2%
Average Days on Market of New Houses Sold	108	94	115	7.2%	22.2%
Number of Houses Listed	45	38	35	-22.2%	-7.9%
Average List Price of Houses Listed	\$300,247	\$312,240	\$310,279	3.3%	-0.6%

# Gentry

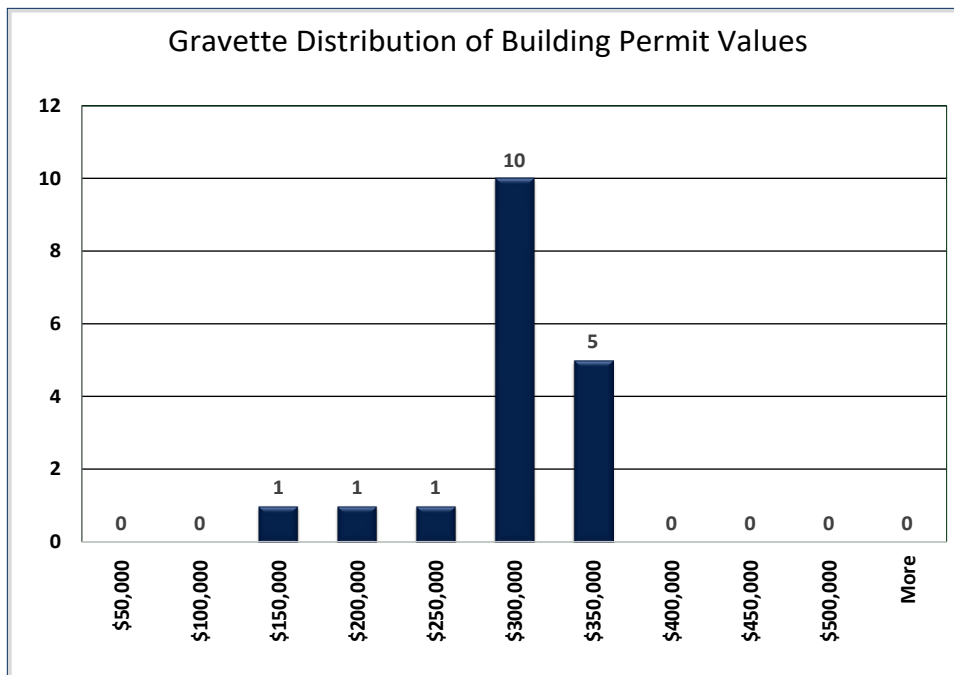
## Characteristics of Houses Sold

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	1.7%	1,489	51	\$255,000	\$171.26
Carast Acres	1	1.7%	1,215	59	\$215,000	\$176.95
Cobblestone	2	3.4%	1,582	48	\$245,000	\$154.95
Gentry Original	4	6.8%	1,402	49	\$164,500	\$129.59
Grand Estates	4	6.8%	1,815	127	\$303,126	\$166.81
Hornbeck Heights	1	1.7%	1,088	50	\$240,000	\$220.59
Kay Lynette	1	1.7%	1,480	26	\$252,000	\$170.27
Main Street Village	7	11.9%	2,028	160	\$302,514	\$149.15
Oaks The	1	1.7%	1,937	198	\$280,000	\$144.55
Other	1	1.7%	3,832	80	\$873,500	\$227.95
Phillips Park	4	6.8%	1,556	229	\$281,459	\$180.90
Pioneer Woods	8	13.6%	1,619	89	\$278,738	\$172.79
Rustic Ridge	2	3.4%	2,207	174	\$352,250	\$159.58
Sandy Acres	13	22.0%	1,424	57	\$229,205	\$163.27
Spring Valley Estates	1	1.7%	1,144	221	\$202,500	\$177.01
Springhill	2	3.4%	1,307	92	\$230,000	\$175.94
Sunny Acres	1	1.7%	1,376	65	\$228,400	\$165.99
Sunset Ridge	5	8.5%	1,649	110	\$267,800	\$162.45
Sunset Ridge	10	9.5%	1,633	78	\$263,310	\$161.36
Tuttles	1	1.0%	1,020	138	\$225,000	\$220.59
W C Hastings	1	1.0%	1,891	31	\$288,000	\$152.30
Other	3	2.9%	1,701	54	\$275,333	\$175.28
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
<b>Gentry Total Sold</b>	<b>59</b>	<b>100.0%</b>	<b>1,640</b>	<b>104</b>	<b>\$268,871</b>	<b>\$164.51</b>

# Gravette Building Permits



Gravette	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	19	4	18	-5.3%	350.0%
Average Value of Residential Building Permits	\$305,171	\$329,500	\$269,704	-11.6%	-18.1%





# Gravette

## Active Subdivisions

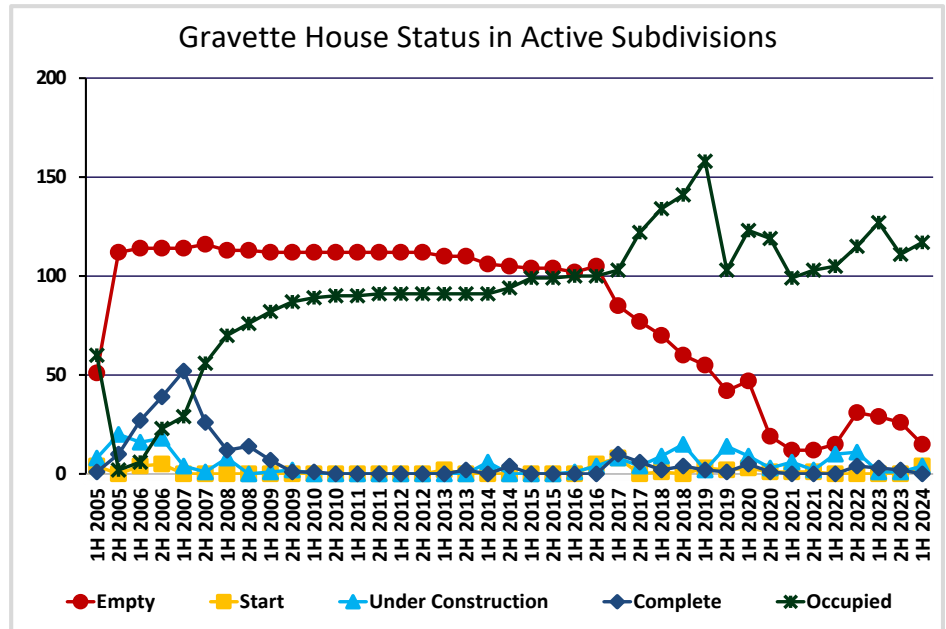
There were 140 total lots in 3 active subdivisions in Gravette in the first half of 2024. 83.6 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.9 were under construction, 2.9 percent were starts, and 10.7 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the first half of 2024 were Jenna Estates with 4.

Jenna Estates had the most houses becoming occupied in Gravette with 4 houses. An additional 2 houses in Lynchburg Estates became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 0 of the 3 active subdivisions in Gravette.

6 new houses in Gravette became occupied in the first half of 2024. The annual absorption rate implies that there are 27.6 months of remaining inventory in active subdivisions, up from 18. percent in the second half



of 2023.

In 1 out of the 3 active subdivisions in Gravette, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 52.5 percent in the first half of 2024.

Additionally, 115 new lots in 1 subdivision received either preliminary or final approval by first half of 2024.

30 houses were sold in Gravette in the first half of 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Jenna Estates	10	3	4	0	7	24	4	29.1
Lynchburg Estates	1	0	0	0	10	11	2	4.0
Walnut Creek <sup>1</sup>	4	1	0	0	100	105	0	--
<b>Gravette Active Subdivisions</b>	<b>15</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>117</b>	<b>140</b>	<b>6</b>	<b>27.6</b>

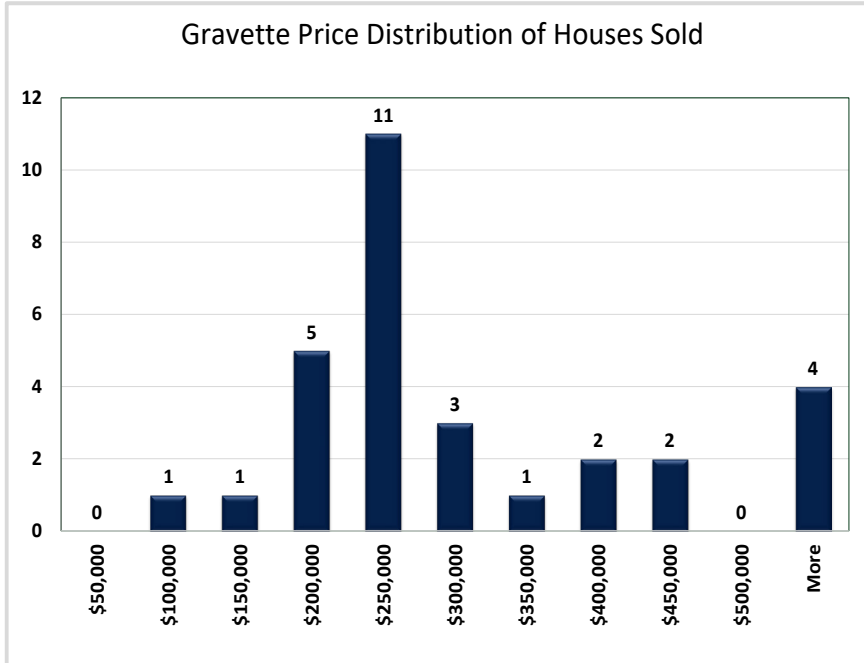
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Spavinaw Village	2H 2023	115		115
New and Preliminary		115	0	115

# Gravette

## Price Distribution of Houses Sold



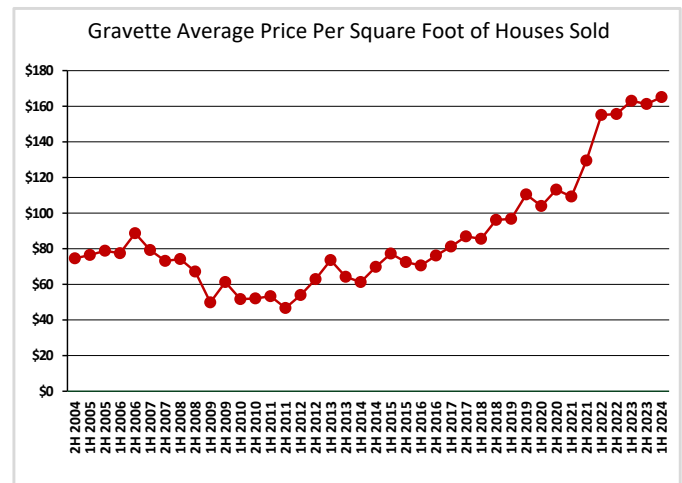
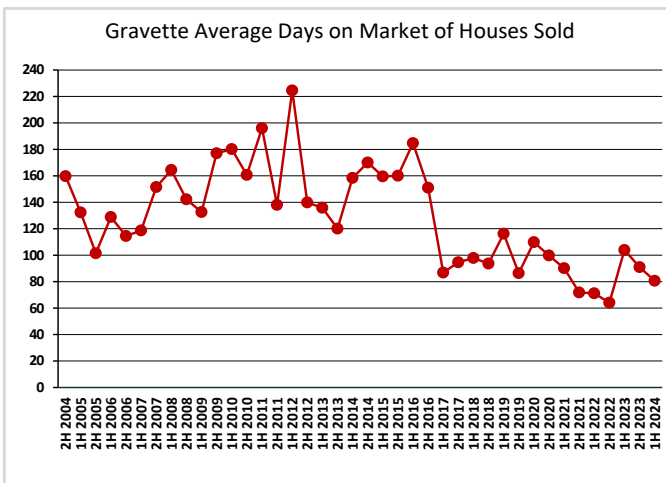
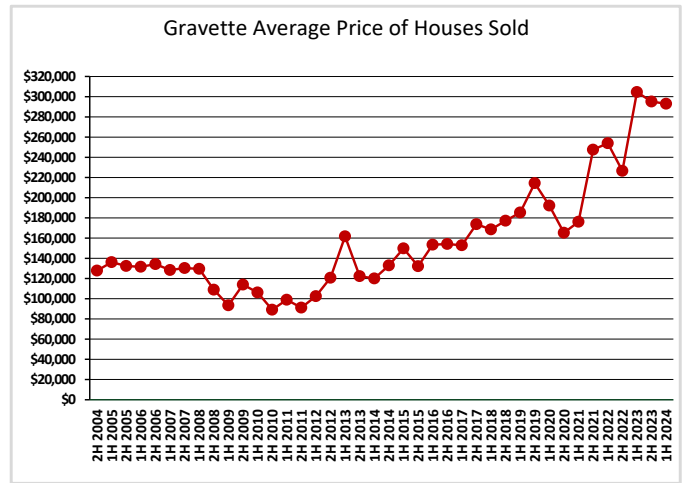
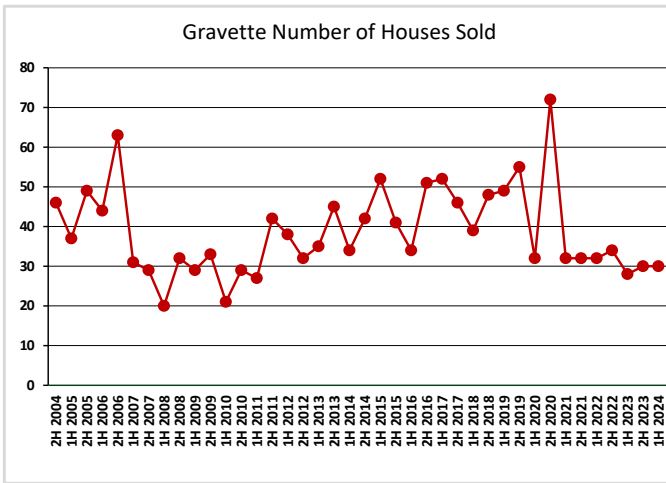
The average price of a house was \$292,999 at \$165.15 per square foot.

The median cost of a house was \$240,500.

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	3.3%	2,382	34	89.0%
\$100,001 - \$150,000	1	3.3%	1,056	36	117.8%
\$150,001 - \$200,000	5	16.7%	1,241	73	97.0%
\$200,001 - \$250,000	11	36.7%	1,381	66	99.3%
\$250,001 - \$300,000	3	10.0%	1,757	92	100.6%
\$300,001 - \$350,000	1	3.3%	1,971	112	93.8%
\$350,001 - \$400,000	2	6.7%	1,979	54	97.0%
\$400,001 - \$450,000	2	6.7%	2,140	35	96.5%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	4	13.3%	3,122	174	99.0%
<b>Gravette Sold</b>	<b>30</b>	<b>100.0%</b>	<b>1,760</b>	<b>81</b>	<b>98.7%</b>

# Gravette

## Characteristics of Houses Sold



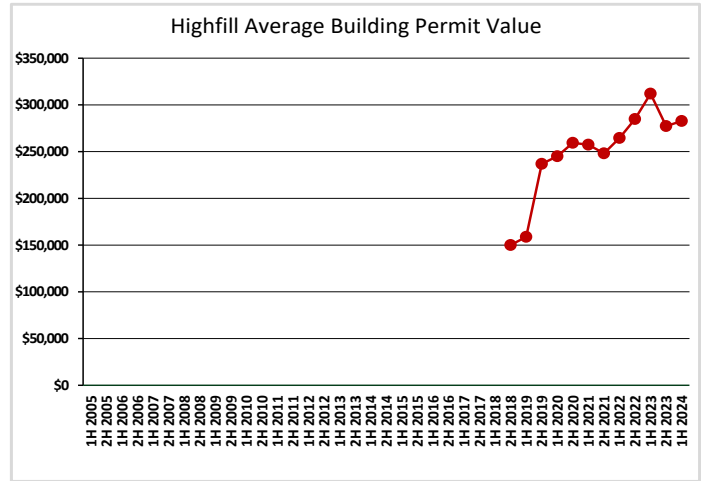
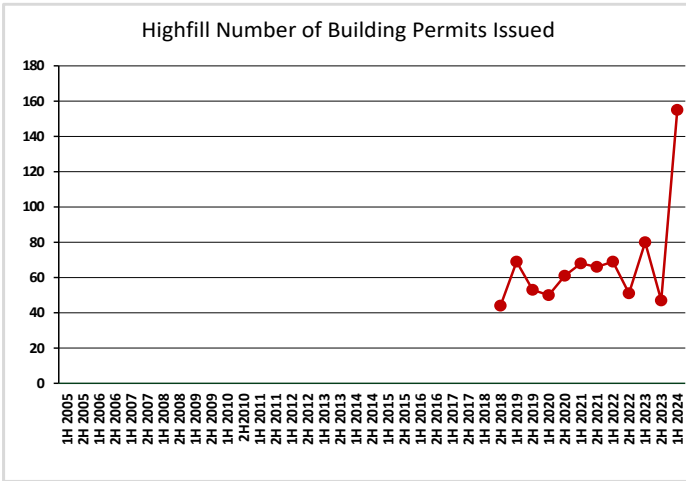
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	28	30	30	7.1%	0.0%
Average Price of Houses Sold	\$304,573	\$295,224	\$292,999	-3.8%	-0.8%
Average Days on Market	104	91	81	-22.3%	-11.3%
Average Price per Square Foot	163	161	165	1.3%	2.4%
Percentage of County Sales	0	0	0	-5.4%	-3.4%
Number of New Houses Sold	5	6	5	0.0%	-16.7%
Average Price of New Houses Sold	\$486,570	\$448,485	\$500,244	2.8%	11.5%
Average Days on Market of New Houses Sold	130	128	117	-9.4%	-8.3%
Number of Houses Listed	16	18	12	-25.0%	-33.3%
Average List Price of Houses Listed	335803	352872	589325	75.5%	67.0%

# Gravette

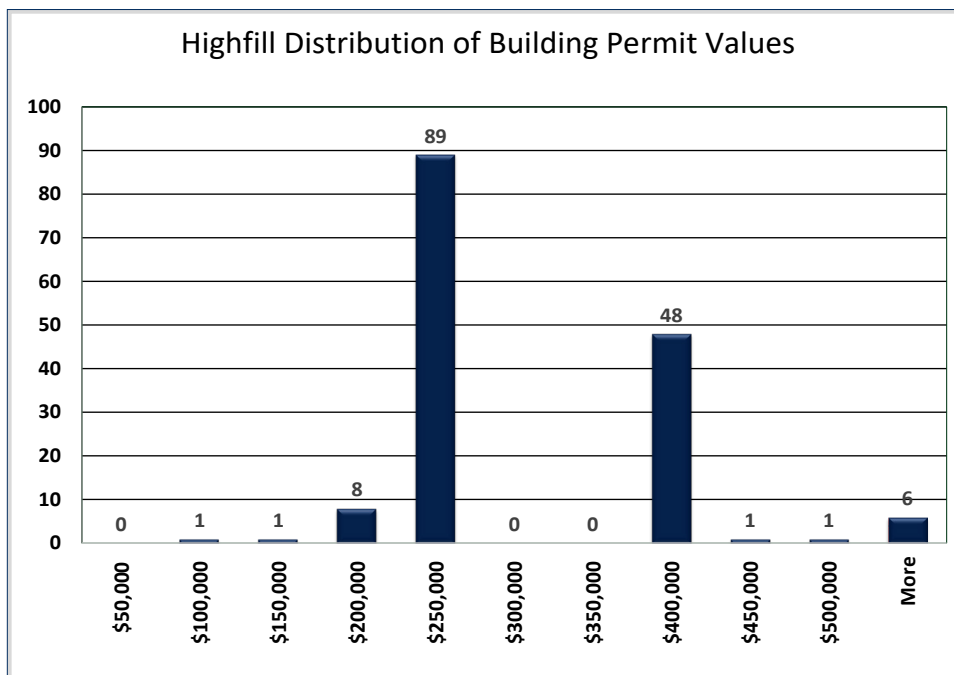
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Barnwells	1	3.3%	1,471	32	\$240,000	\$163.15
Dogwood Estates	1	3.3%	2,402	36	\$268,000	\$111.57
Gravette Original	3	10.0%	1,209	34	\$188,337	\$152.36
Harris	1	3.3%	944	181	\$170,000	\$180.08
J D Coveys	1	3.3%	1,728	56	\$180,000	\$104.17
Jenna Estates	3	10.0%	3,209	163	\$632,107	\$197.00
Jensons	1	3.3%	1,182	49	\$218,000	\$184.43
Karr & Powell	1	3.3%	1,625	46	\$241,000	\$148.31
Kindley	1	3.3%	2,075	65	\$364,900	\$175.86
Mcallister & Shields	1	3.3%	852	30	\$160,000	\$187.79
Oswalt	1	3.3%	1,628	70	\$229,000	\$140.66
Other	8	26.7%	1,767	59	\$299,481	\$172.22
Patriot Park	2	6.7%	1,439	180	\$242,500	\$168.51
Sloans	1	3.3%	1,605	49	\$160,000	\$99.69
Walnut Creek	3	10.0%	1,905	114	\$329,633	\$173.66
Westfield	1	3.3%	1,303	41	\$228,000	\$174.98
<b>Gravette Sold Houses</b>	<b>30</b>	<b>100.0%</b>	<b>1,760</b>	<b>81</b>	<b>\$292,999</b>	<b>\$165.15</b>

# Highfill Building Permits



Highfill	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	80	47	155	93.8%	229.8%
Average Value of Residential Building Permits	\$311,978	\$277,269	\$282,709	-9.4%	2.0%



# Highfill

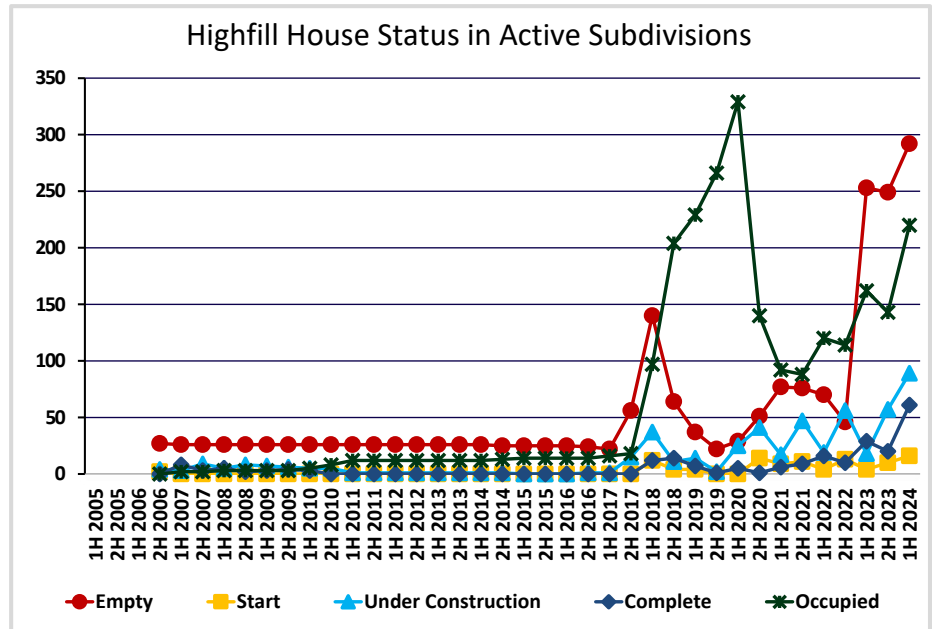
## Active Subdivisions

There were 678 total lots in 12 active subdivisions in Highfill in the first half of 2024. 32.4 percent of the lots were occupied, 9.0 percent were complete but unoccupied, 13.1 were under construction, 2.4 percent were starts, and 44.3 percent were empty lots.

The subdivisions with the most houses under construction in Highfill during the first half of 2024 were Applewood Estates with 42, Apple Crossing with 18, and Snyder Farms with 13.

Apple Crossing had the most houses becoming occupied in Highfill with 39 houses. An additional 32 houses in Woodward Park, Phase I became occupied in the first half of 2024. This subdivision is renamed from Snyder Station and most of the houses are duplexes.

No new construction or progress in existing construction has occurred in the last year in 2 of the 12 active subdivisions in Highfill.



77 new houses in Highfill became occupied in the first half of 2024. The annual absorption rate implies that there are 38.1 months of remaining inventory in active subdivisions, down from 40.5 percent in the second half of 2023.

In 2 out of the 12 active subdivisions in Highfill, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 49.7 percent in the first half of 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Apple Crossing	7	8	18	8	48	89	39	10.3
Applewood Estates	57	5	42	0	0	104	0	--
Healing Springs, Phase I	9	1	0	0	4	14	1	40.0
Healing Springs, Phase II (formerly Little Osage Hills, Phase I, II) <sup>1</sup>	28	2	3	1	1	35	0	408.0
Holland Hills Estates <sup>1,2</sup>	15	0	1	0	16	32	0	--
Little Osage Hills, Phase I, II	10	0	1	0	14	25	0	44.0
Snyder Station	51	0	10	3	0	64	0	--
Snyder Farms	86	0	13	0	2	101	2	594.0
Snyderwolf <sup>2</sup>	0	0	1	0	8	9	0	--
Woodward Hills, Phase VII	0	0	0	0	48	48	0	0.0
Woodward Hills, Phase VIII	0	0	0	0	47	47	3	0.0
Woodward Park, Phase I	29	0	0	49	32	110	32	29.3
<b>Highfill Active Subdivisions</b>	<b>292</b>	<b>16</b>	<b>89</b>	<b>61</b>	<b>220</b>	<b>614</b>	<b>77</b>	<b>38.1</b>

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

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

# Highfill

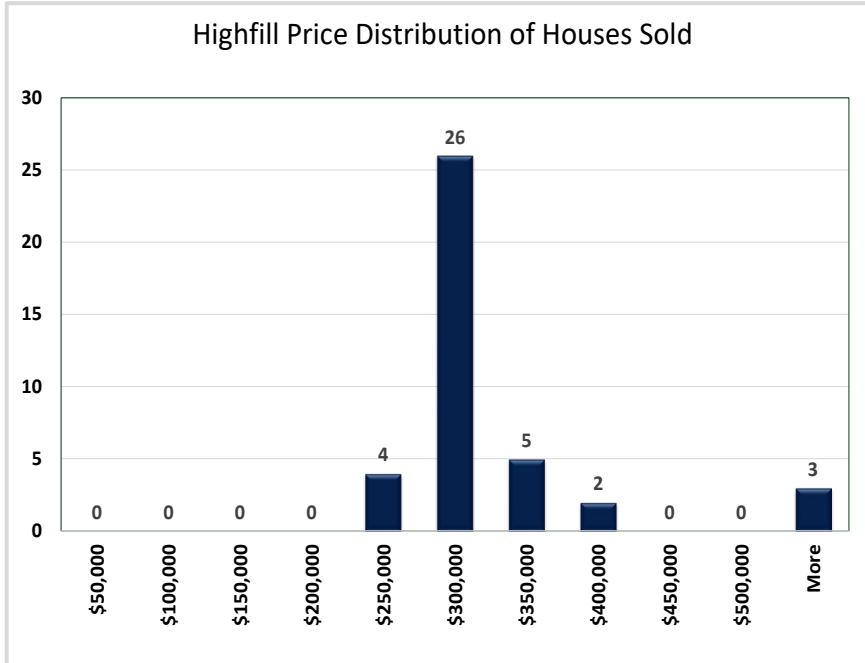
## Active Subdivisions

Additionally, 260 new lots in 2 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Savannah Park	2H 2022	193		193
Woodward Park, Phase II	1H 2024		67	67
		193	67	260

# Highfill

## Price Distribution of Houses Sold



40 houses were sold in Highfill in the first half of 2024.

The average price of a house was \$343,233 at \$189.98 per square foot.

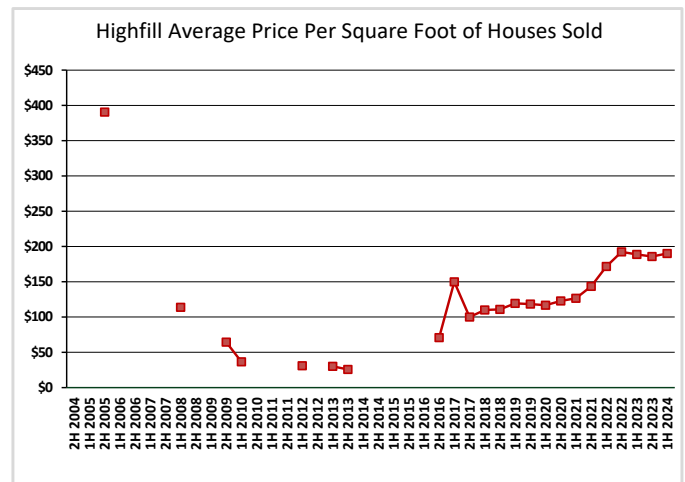
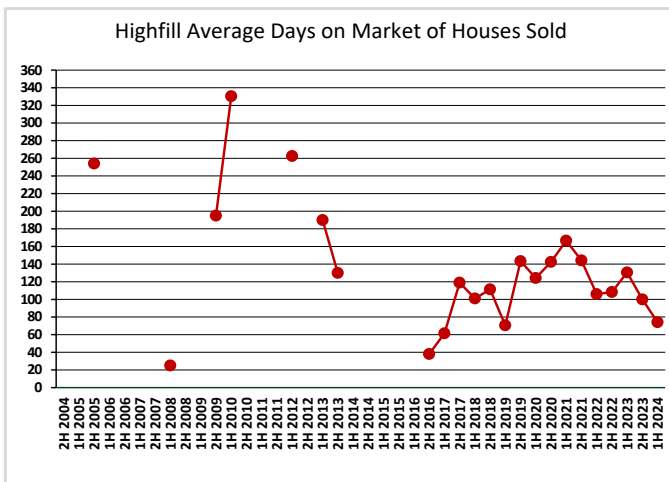
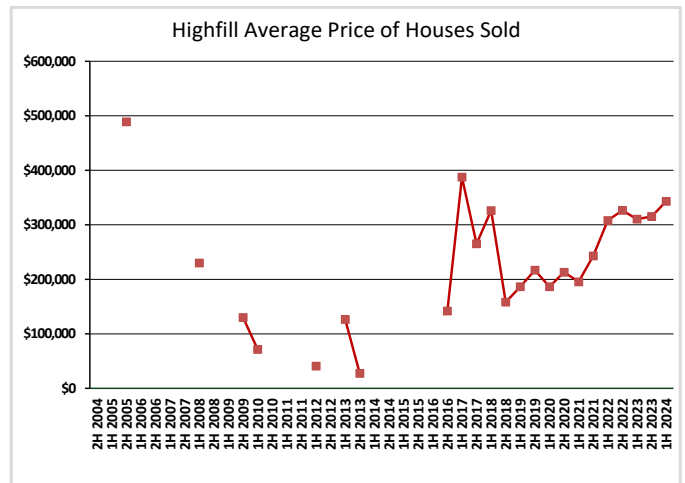
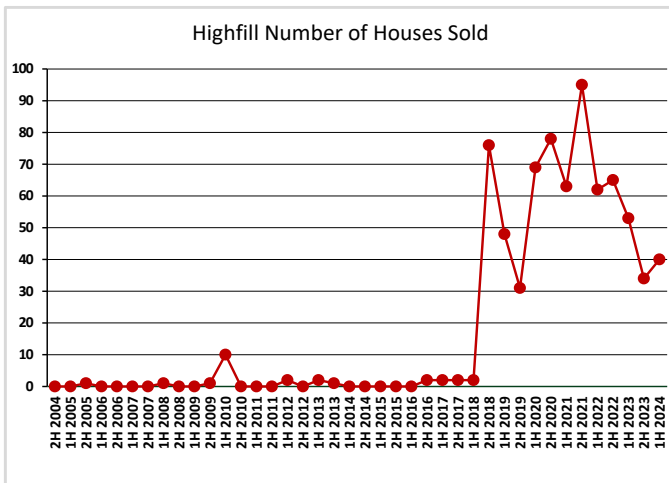
The median cost of a house was \$283,750. of 2023.

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	4	10.0%	1,334	91	99.4%
\$250,001 - \$300,000	26	65.0%	1,502	68	100.0%
\$300,001 - \$350,000	5	12.5%	1,858	52	98.4%
\$350,001 - \$400,000	2	5.0%	2,230	179	99.4%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	7.5%	3,871	74	101.4%
<b>Highfill Sold</b>	<b>40</b>	<b>100.0%</b>	<b>1,744</b>	<b>74</b>	<b>99.8%</b>



# Highfill

## Characteristics of Houses Sold



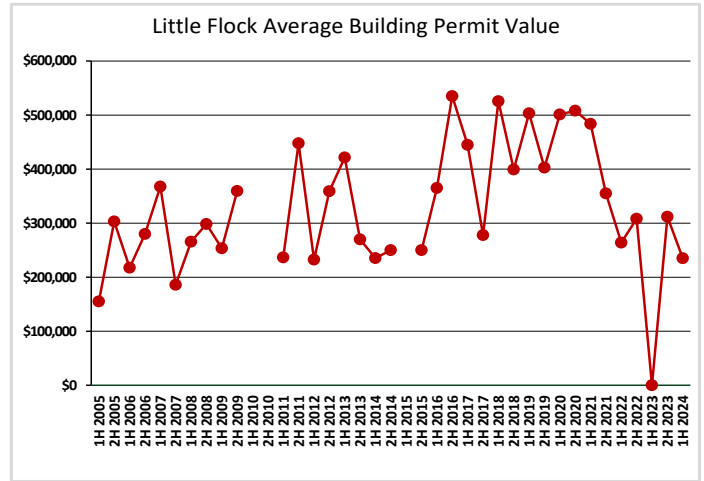
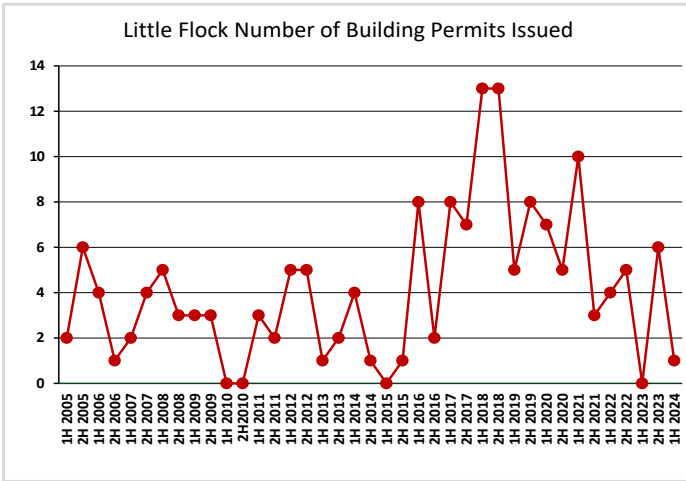
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	53	34	40	-24.5%	17.6%
Average Price of Houses Sold	\$310,491	\$315,330	\$343,233	10.5%	8.8%
Average Days on Market	130	100	74	-43.2%	-25.9%
Average Price per Square Foot	\$188.73	\$185.80	\$189.98	0.7%	2.2%
Percentage of County Sales	1.4%	0.9%	1.1%	-23.4%	24.6%
Number of New Houses Sold	29	7	12	-58.6%	71.4%
Average Price of New Houses Sold	\$326,496	\$319,427	\$434,650	33.1%	36.1%
Average Days on Market of New Houses Sold	162	217	82	-49.6%	-62.3%
Number of Houses Listed	8	10	11	37.5%	10.0%
Average List Price of Houses Listed	\$326,600	\$455,169	\$484,682	48.4%	6.5%

# Highfill

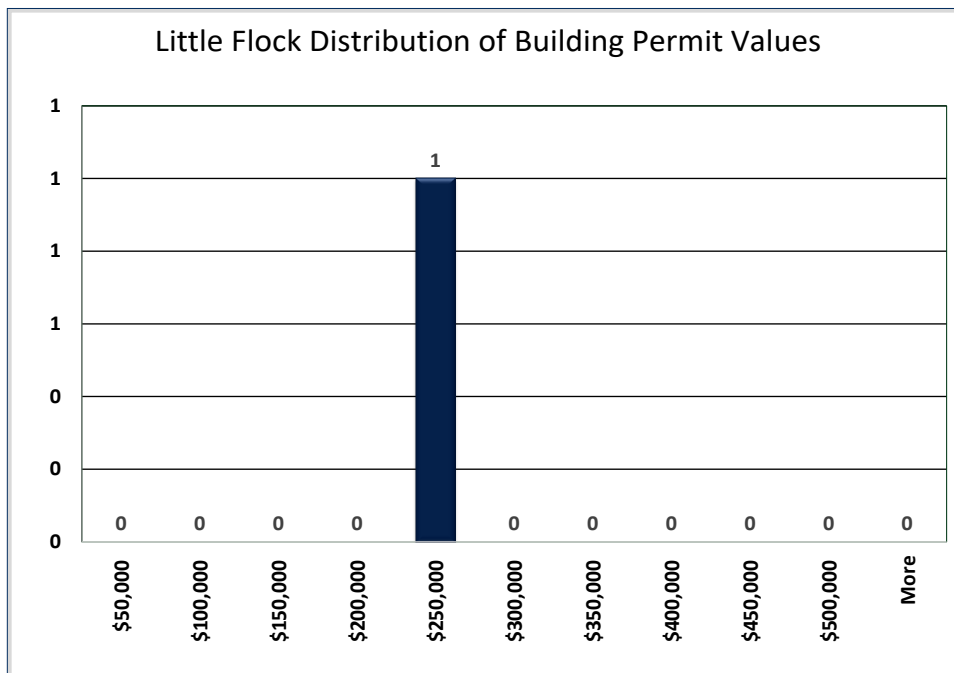
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applewood Estates	9	22.5%	1,639	90	\$267,322	\$163.41
Healing Springs	2	5.0%	4,460	54	\$1,257,450	\$282.80
Other	2	5.0%	2,073	79	\$437,450	\$206.87
Silver Meadows	11	27.5%	1,368	53	\$260,445	\$190.90
Touch-Me-Not Spring Estates	1	2.5%	2,108	123	\$380,000	\$180.27
Woodward Hills	15	37.5%	1,651	79	\$312,580	\$191.26
<b>Highfill Houses Sold</b>	<b>40</b>	<b>100.0%</b>	<b>1,744</b>	<b>74</b>	<b>\$343,233</b>	<b>\$189.98</b>

# Little Flock Building Permits



Little Flock	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	0	6	1	--	-83.3%
Average Value of Residential Building Permits	\$0	\$311,900	\$235,000	--	-24.7%



# Little Flock Active Subdivisions

There were 97 total lots in 3 active subdivisions in Little Flock in the first half of 2024. 93.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 6.2 percent were empty lots.

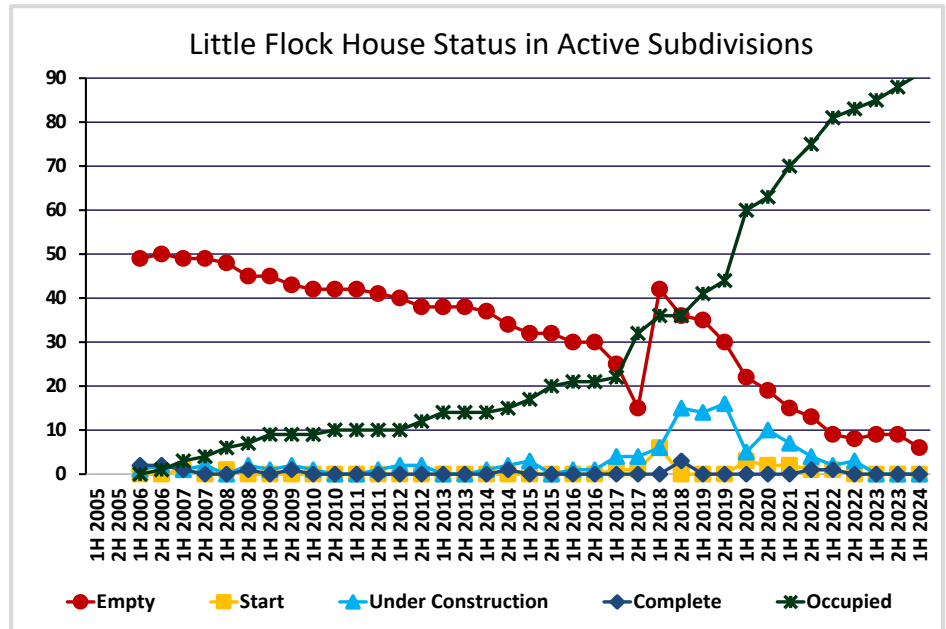
There were no houses under construction in either of the 2 subdivisions in Little Flock.

The Farms had the most houses becoming occupied in Little Flock with 2 houses. An additional 1 house in The Meadows became occupied in the first half of 2024.

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

3 new houses in Little Flock became occupied in the first half of 2024. The annual absorption rate implies that there are 27. months of remaining inventory in active subdivisions, up from 21.6 percent in the second half of 2023.

In all of the 3 active subdivisions in Little Flock, absorption has occurred in the first half of 2024.



The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 70.1 percent in the first half of 2024.

Additionally, 15 new lots in 1 subdivision received either preliminary or final approval by first half of 2024.

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

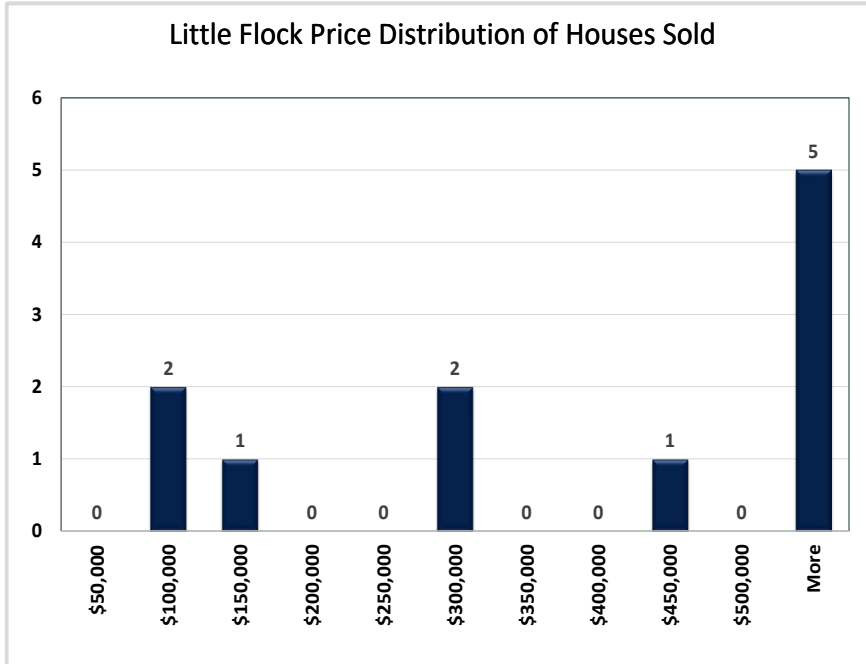
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court <sup>2</sup>	2	0	0	0	39	41	0	8.0
Farms, The	0	0	0	0	4	4	2	0.0
Meadows, The	4	0	0	0	48	52	1	48.0
<b>Little Flock Active Subdivisions</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>91</b>	<b>97</b>	<b>3</b>	<b>56</b>

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

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

# Little Flock

## Price Distribution of Houses Sold



11 houses were sold in Little Flock in the first half of 2024.

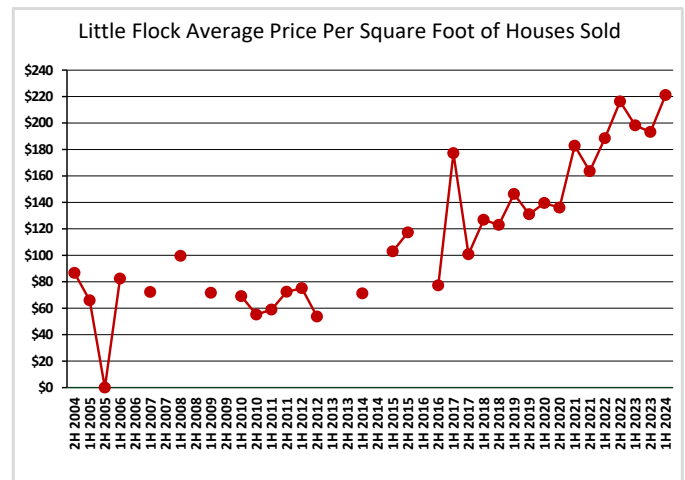
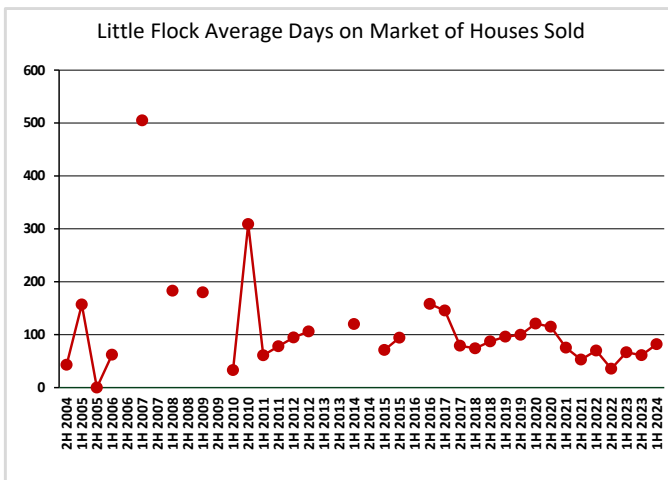
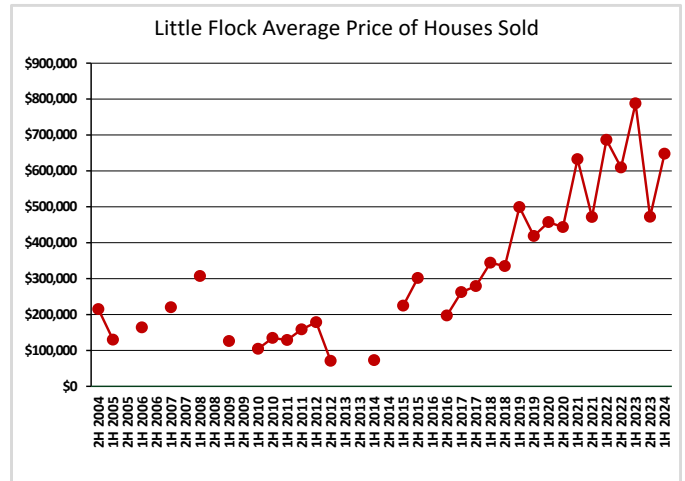
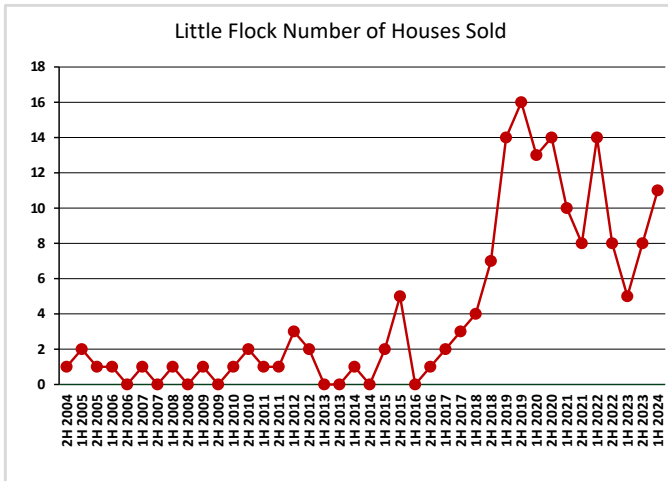
The average price of a house was \$647,864 at \$221.14 per square foot.

The median cost of a house was \$420,000.

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	2	18.2%	1,302	43	95.3%
\$100,001 - \$150,000	1	9.1%	872	20	96.7%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	2	18.2%	1,389	56	100.1%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	9.1%	1,777	191	101.2%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	5	45.5%	3,783	98	92.9%
<b>Little Flock Sold</b>	<b>11</b>	<b>100.0%</b>	<b>2,450</b>	<b>82</b>	<b>95.7%</b>

# Little Flock

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	5	8	11	120.0%	37.5%
Average Price of Houses Sold	\$787,800	\$472,250	\$647,864	-17.8%	37.2%
Average Days on Market	67	61	82	22.9%	33.6%
Average Price per Square Foot	\$198.22	\$193.20	\$221.14	11.6%	14.5%
Percentage of County Sales	0.3%	0.3%	0.6%	66.0%	83.6%
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	4	5	4	0.0%	-20.0%
Average List Price of Houses Listed	\$396,875	\$1,024,980	\$644,639	0.0%	-37.1%

# Little Flock

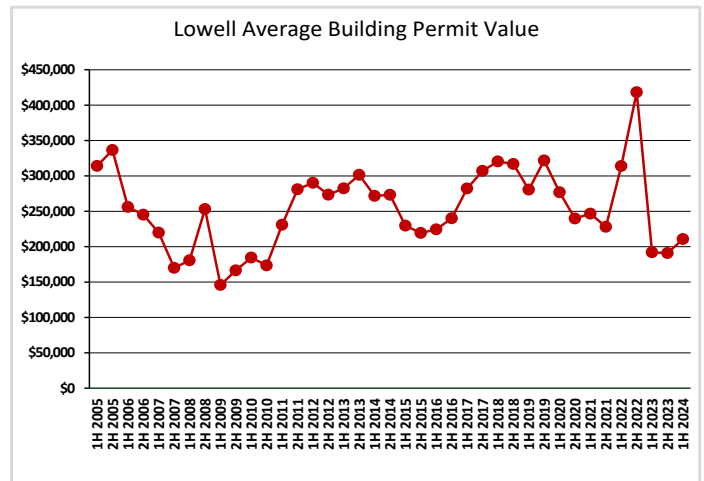
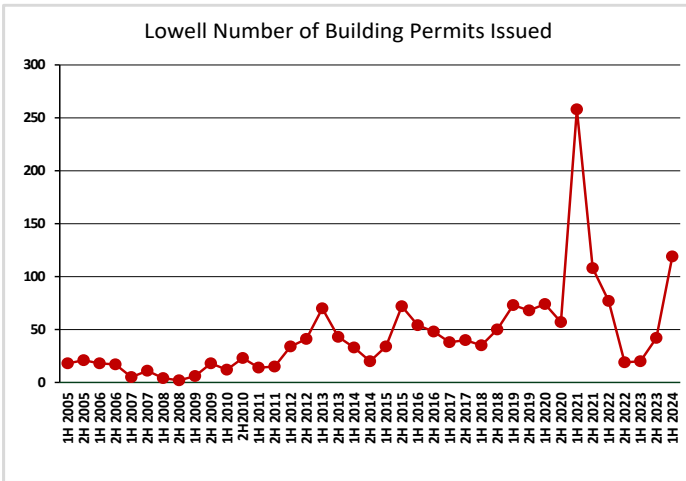
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Copper Ridge	2	18.2%	4,424	145	\$1,647,500	\$372.66
Other	6	54.5%	2,079	67	\$478,583	\$202.77
Richards Glen	1	9.1%	2,843	129	\$600,000	\$211.04
West Brush Creek	2	18.2%	1,393	40	\$180,000	\$129.79
<b>Little Flock Houses Sold</b>	<b>11</b>	<b>100.0%</b>	<b>2,450</b>	<b>82</b>	<b>\$647,864</b>	<b>\$221.14</b>

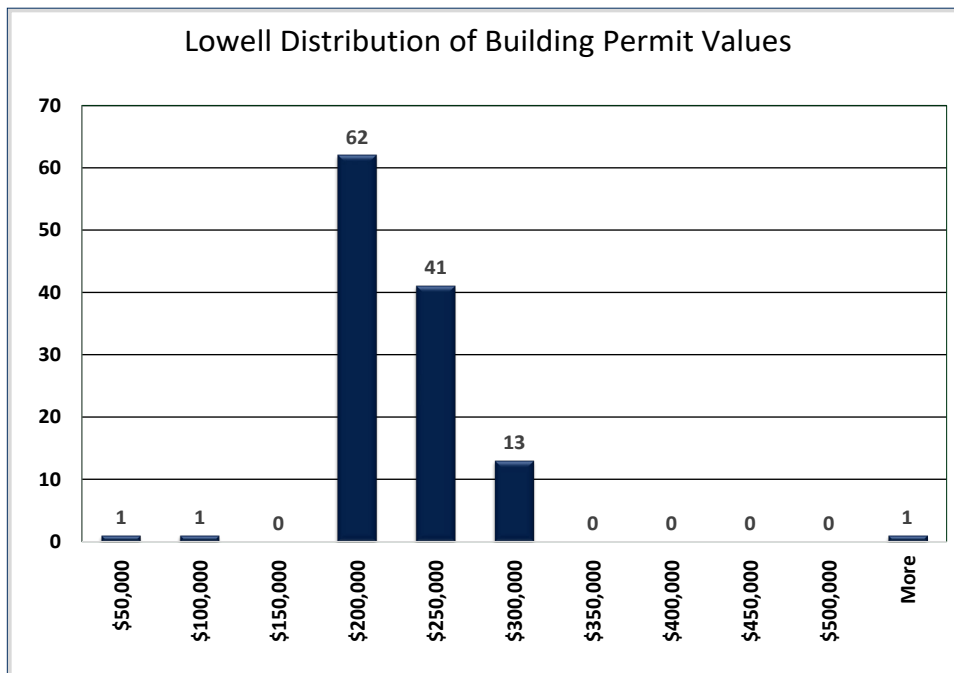




# Lowell Building Permits



Lowell	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	20	42	119	495.0%	183.3%
Average Value of Residential Building Permits	\$192,043	\$190,908	\$210,694	9.7%	10.4%



# Lowell

## Active Subdivisions

There were 254 total lots in 3 active subdivisions in Lowell in the first half of 2024. 16.5 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 22.0 were under construction, 7.1 percent were starts, and 52.4 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the first half of 2024 were Concord Heights with 24, Hunt Farms, Phase I with 18, and Crescent View, Phase II with 14.

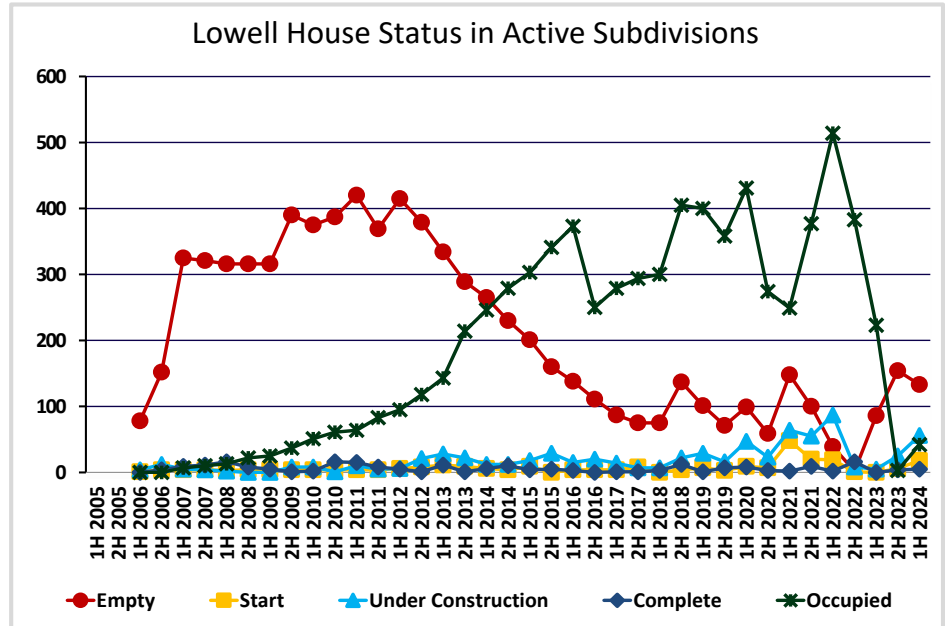
Concord Heights had the most houses becoming occupied in Lowell with 17 houses. An additional 14 houses in Crescent View, Phase II became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 0 of the 3 active subdivisions in Lowell.

39 new houses in Lowell became occupied in the first half of 2024. The annual absorption rate implies that there are 60.6 months of remaining inventory in active subdivisions, up from 7.5 percent in the second half of 2023.

In all of the 3 active subdivisions in Lowell, absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 60.3 percent in the first half of 2024.



Additionally, 1,143 new lots in 14 subdivisions received either preliminary or final approval by first half of 2024.

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
Hudson Steel, Phase I	1H 2024		80	80
Hunt Farms, Phase II	2H 2023	33		33
Hunt Farms, Phase III	1H 2024	45		45
Hunt Farms, Phase IV	1H 2024	42		42
Hunt Farms, Phase V	1H 2024	42		42
Lakewood, Phase VIII	2H 2021		92	92
Laramie	2H 2020		127	127
Park Central, Phase III	1H 2024		166	166
Parkside, Phase I	1H 2024	60		60
Parkside, Phase II+	1H 2024	174		174
Shepherd Hills	1H 2024		77	77
Tucker	2H 2022	65		65
<b>New and Preliminary Lots</b>		<b>601</b>	<b>542</b>	<b>1,143</b>

# Lowell

## Active Subdivisions

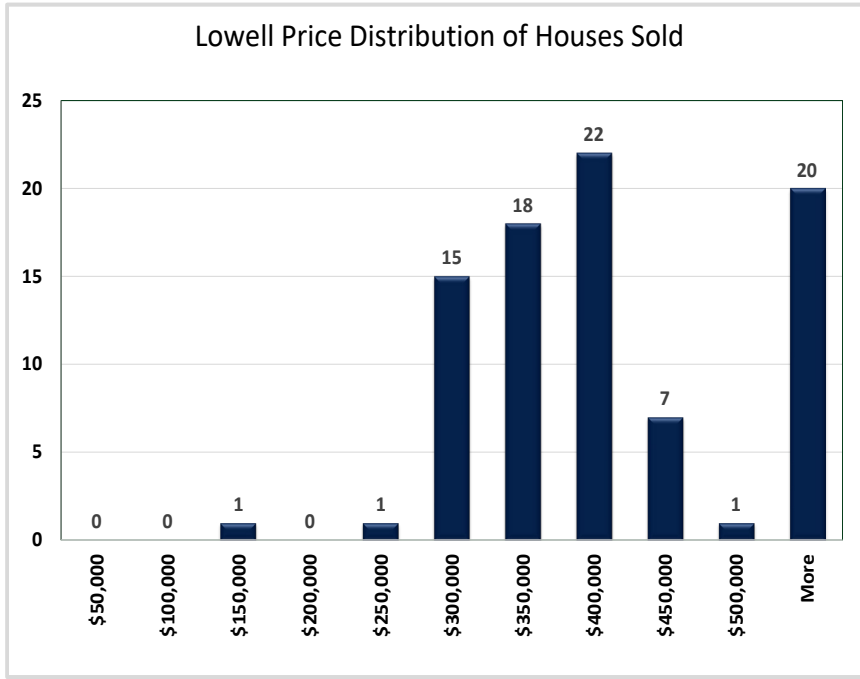
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Concord Heights	48	2	24	0	17	91	17	52.2
Crescent View, Phase II	63	3	14	3	17	100	14	58.6
Hunt Farms, Phase I	22	13	18	2	8	63	8	82.5
<b>Lowell Active Subdivisions</b>	<b>133</b>	<b>18</b>	<b>56</b>	<b>5</b>	<b>42</b>	<b>254</b>	<b>39</b>	<b>60.6</b>

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

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

# Lowell

## Price Distribution of Houses Sold



85 houses were sold in Lowell in the first half of 2024.

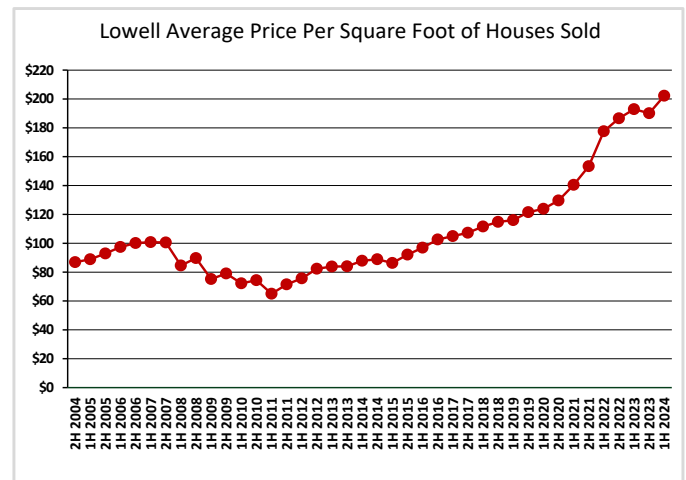
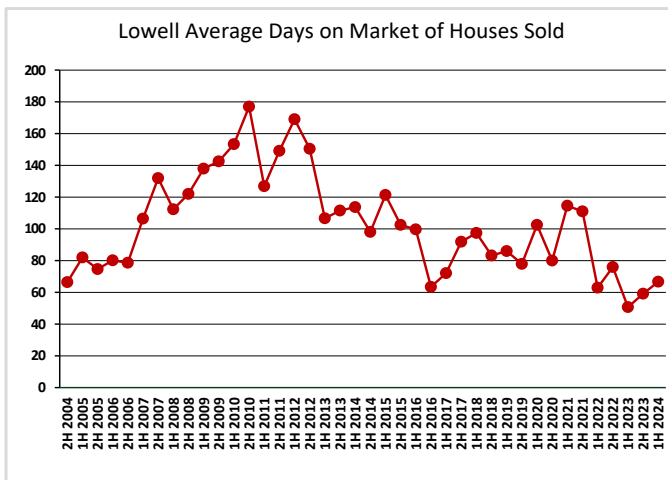
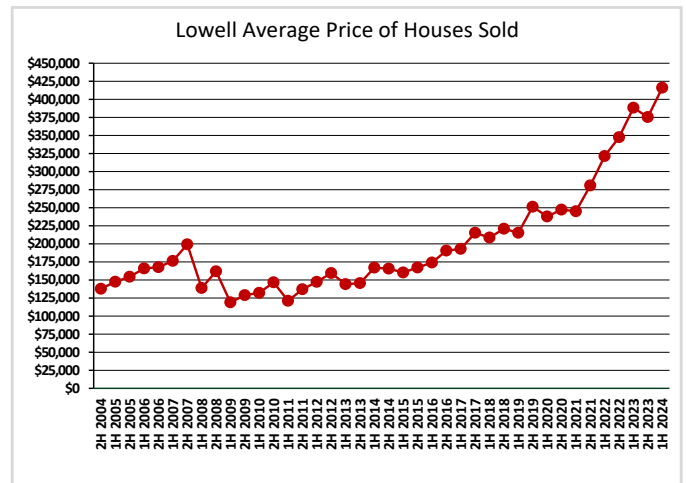
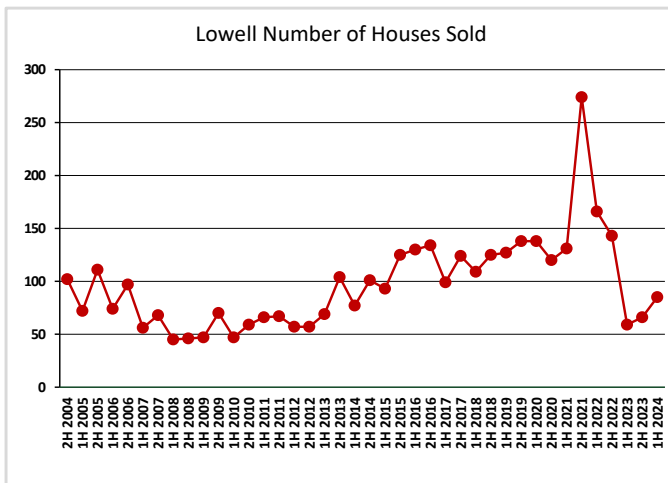
The average price of a house was \$416,172 at \$202.26 per square foot.

The median cost of a house was \$364,550.

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	1.2%	1,020	105	81.1%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	1.2%	1,244	37	100.0%
\$250,001 - \$300,000	15	17.6%	1,494	61	99.0%
\$300,001 - \$350,000	18	21.2%	1,719	59	98.4%
\$350,001 - \$400,000	22	25.9%	1,941	100	99.0%
\$400,001 - \$450,000	7	8.2%	2,008	36	99.6%
\$450,001 - \$500,000	1	1.2%	2,325	93	100.0%
\$500,001+	20	23.5%	2,886	51	100.2%
<b>Lowell Sold</b>	<b>85</b>	<b>100.0%</b>	<b>2,028</b>	<b>67</b>	<b>99.0%</b>

# Lowell

## Characteristics of Houses Sold



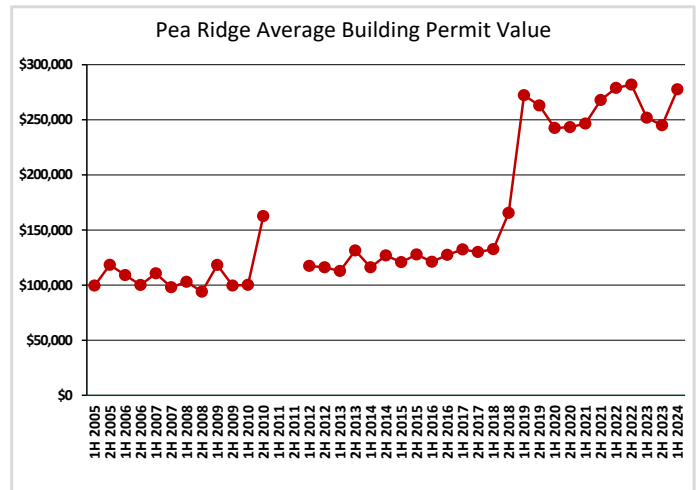
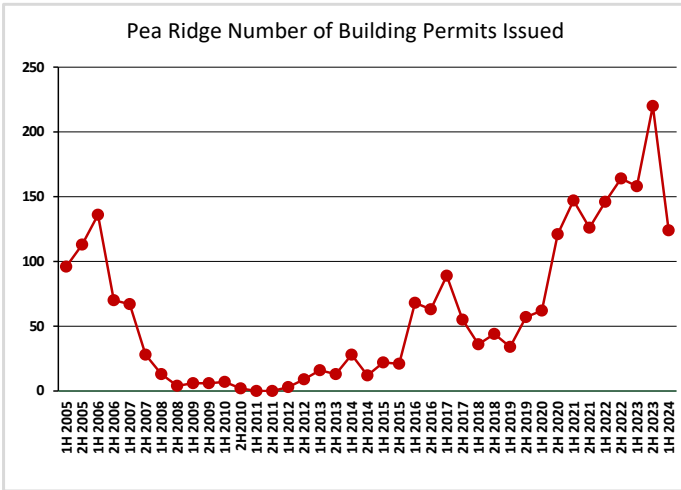
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	59	66	85	44.1%	28.8%
Average Price of Houses Sold	\$388,409	\$375,448	\$416,172	7.1%	10.8%
Average Days on Market	51	59	67	31.5%	12.9%
Average Price per Square Foot	\$192.91	\$190.15	\$202.26	4.8%	6.4%
Percentage of County Sales	2.0%	2.0%	2.8%	41.7%	38.9%
Number of New Houses Sold	11	4	28	154.5%	600.0%
Average Price of New Houses Sold	\$581,573	\$342,588	\$539,989	-7.2%	57.6%
Average Days on Market of New Houses Sold	57	212	95	66.8%	-55.2%
Number of Houses Listed	22	17	21	-4.5%	23.5%
Average List Price of Houses Listed	\$456,139	\$420,641	\$465,096	2.0%	10.6%

# Lowell

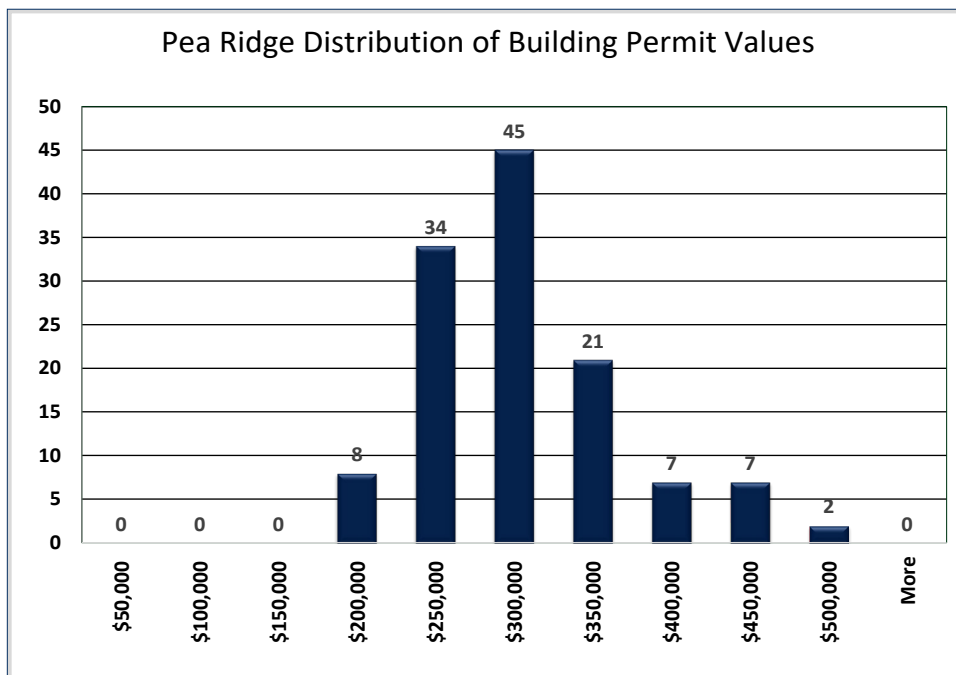
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lowell Estates	1	1.2%	1,485	39	\$268,900	\$181.08
Billie Acres	1	1.2%	2,139	27	\$350,000	\$163.63
Cambridge Place	3	3.5%	1,699	59	\$306,667	\$180.97
Center Point Park	1	1.2%	1,839	41	\$343,000	\$186.51
Concord Heights	10	11.8%	1,853	170	\$360,936	\$194.90
Concord Place	1	1.2%	1,677	35	\$310,000	\$184.85
Crescent View	17	20.0%	2,860	51	\$648,395	\$226.67
Cross Creek	1	1.2%	3,449	34	\$765,000	\$221.80
Edinburgh	1	1.2%	1,688	20	\$341,500	\$202.31
Franklin Terrace	1	1.2%	1,666	48	\$270,000	\$162.06
Highland Meadows	3	3.5%	1,395	57	\$270,000	\$193.59
Honeysuckle	2	2.4%	1,702	53	\$375,000	\$219.00
Kendrick Place	2	2.4%	1,808	41	\$323,500	\$178.79
Lakewood	11	12.9%	1,858	58	\$358,292	\$196.38
Lassiter	1	1.2%	2,342	81	\$360,000	\$153.71
Lincoln Place	4	4.7%	1,497	85	\$279,625	\$187.70
Other	4	4.7%	1,755	49	\$342,875	\$189.21
Park Central	4	4.7%	2,047	67	\$424,780	\$207.28
Park View At Apple Blossom	1	1.2%	2,003	46	\$405,000	\$202.20
Prairie Meadows	2	2.4%	1,543	34	\$323,000	\$209.03
Southfork	3	3.5%	1,414	54	\$290,967	\$205.56
Southview	2	2.4%	1,456	36	\$276,250	\$190.01
Summer Meadows	1	1.2%	1,638	25	\$315,000	\$192.31
Timber Ridge Park	2	2.4%	2,826	60	\$645,000	\$228.22
Tuscan Heights Borghese	1	1.2%	1,857	85	\$400,000	\$215.40
Weatherton	5	5.9%	1,928	47	\$399,080	\$207.21
<b>Lowell Sold Houses</b>	<b>85</b>	<b>100.0%</b>	<b>2,028</b>	<b>67</b>	<b>\$416,172</b>	<b>\$202.26</b>

# Pea Ridge Building Permits



Pea Ridge	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	158	220	124	-21.5%	-43.6%
Average Value of Residential Building Permits	\$251,898	\$245,024	\$277,575	10.2%	13.3%





# Pea Ridge Active Subdivisions

There were 1,846 total lots in 32 active subdivisions in Pea Ridge in the first half of 2024. 64.2 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 6.5 were under construction, 1.6 percent were starts, and 25.0 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the first half of 2024 were Sedona Rose, Phase II with 31, Saratoga, Phase I with 18, and Sedona Rose, Phase I with 16.

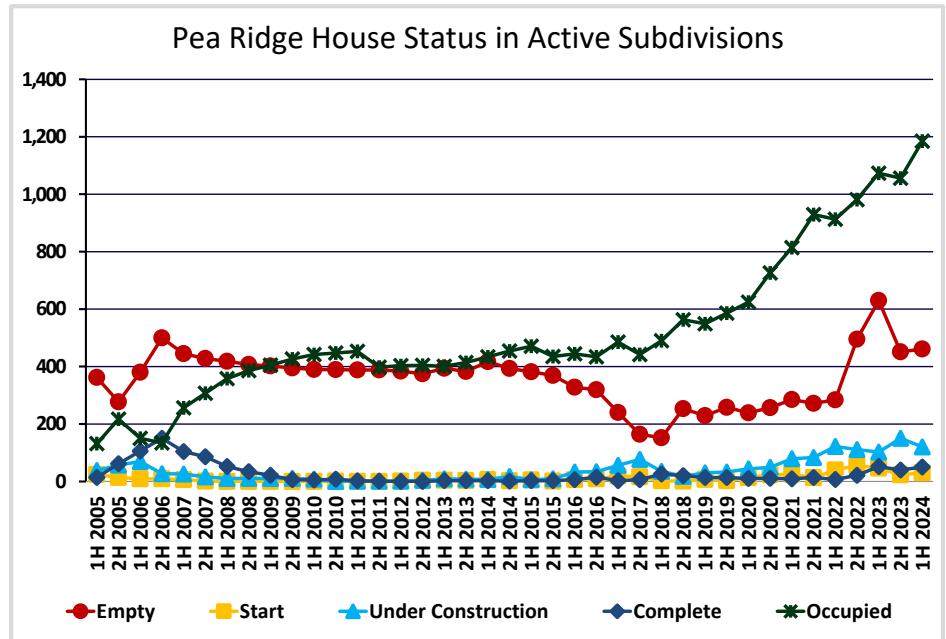
Walnut Hill, Phae II had the most houses becoming occupied in Pea Ridge with 51 houses. An additional 25 houses in Sedona Rose, Phase II became occupied in the first half of 2024. Saratoga, Phase I had 23 newly occupied houses.

No new construction or progress in existing construction has occurred in the last year in 6 of the 32 active subdivisions in Pea Ridge.

230 new houses in Pea Ridge became occupied in the first half of 2024. The annual absorption rate implies that there are 18.5 months of remaining inventory in active subdivisions, down from 41.7 percent in the second half of 2023.

In 9 out of the 32 active subdivisions in Pea Ridge, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 58.0 percent in the first half of 2024.



Additionally, 828 new lots in 8 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bluegrass Downs	2H 2022	127		127
Dove Crossing	1H 2024	109		109
Elkhorn, Phase VI	1H 2022		41	41
Rolling Meadows	2H 2022	164		164
Walnut Hill, Phase III	1H 2024		60	60
Walnut Hills Phase IV, V	1H 2020	70		70
Wellington Hills, Phase II	1H 2024	116		116
Yorktown, Phase II	1H 2024		141	141
<b>New and Preliminary</b>		<b>586</b>	<b>242</b>	<b>828</b>

# Pea Ridge

## Active Subdivisions

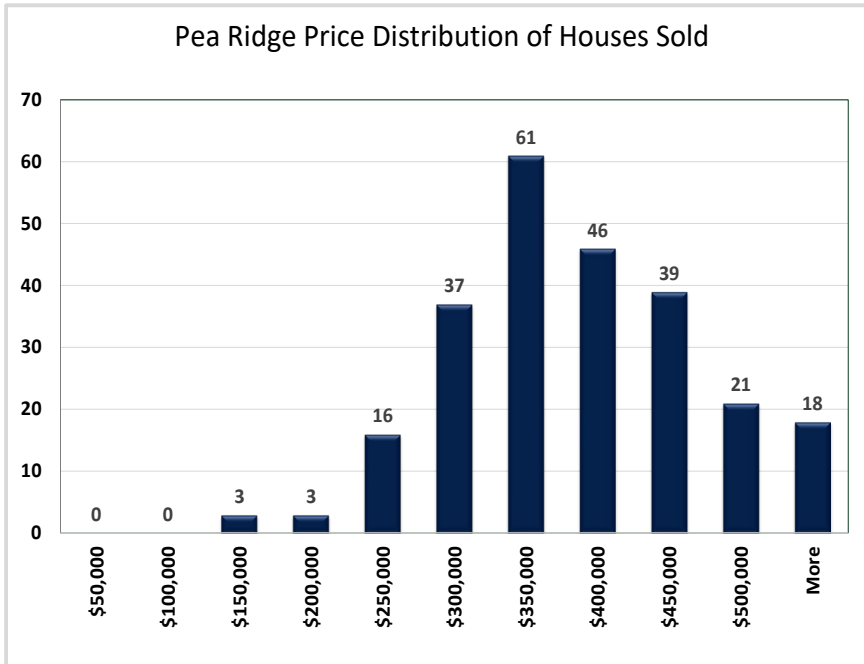
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase I	0	0	2	0	47	49	6	2.4
Arlington, Phase IB	1	0	3	0	45	49	6	1.7
Arlington, Phase II	19	4	11	4	17	55	14	26.8
Avalon, Phase II	0	0	1	4	87	92	20	0.9
Battefield Estates <sup>1,2</sup>	1	0	0	0	105	106	0	--
Creekside Estates <sup>1</sup>	11	0	0	0	23	34	0	132.0
Deer Meadows	4	0	0	0	88	92	0	--
Elkhorn, Phase IV	1	0	0	0	59	60	3	0.7
Elkhorn, Phase V	34	4	8	0	24	70	15	26.3
Fox Spur, Phase II <sup>1,2</sup>	2	0	0	0	85	87	0	--
Greens at Sugar Creek	11	0	4	20	27	62	14	15.6
Hazelton Heights, Phase II	40	0	0	0	43	83	2	40.0
Maple Glenn <sup>1</sup>	1	0	1	0	118	120	0	--
Maple Glenn, Phase II	0	0	5	0	35	40	18	3.3
Marilyn's Orchard, Phase I	6	0	0	0	2	8	0	72.0
Marilyn's Orchard, Phase II <sup>1</sup>	7	0	1	0	0	8	0	--
Prairie Lea	1	0	2	0	41	44	8	2.1
Ridgeview Acres	13	0	0	0	17	30	1	156.0
Saratoga, Phase I	43	13	18	2	33	109	23	27.6
Sedona Rose, Phase I	25	2	16	4	30	77	17	18.8
Sedona Rose, Phase II	1	2	31	5	25	64	25	18.7
Shelby Forrest	18	3	0	1	1	23	1	264.0
Shepherd Hills <sup>1,2</sup>	11	0	0	0	24	35	0	--
Stephanie Estates	7	0	5	0	0	12	0	--
Sugar Creek Estates <sup>1,2</sup>	10	0	0	0	6	16	0	--
Sugar Creek Residential Community, Phase I	18	0	2	4	48	72	1	41.1
Sugar Creek Residential Community, Phase II	10	0	1	0	32	43	1	66.0
Sugar Creek Residential Community, Phase III	9	0	0	0	12	21	0	--
Walnut Hill, Phae I	3	0	0	2	55	60	0	1.6
Walnut Hill, Phae II	0	0	0	0	52	52	51	0.0
Wellington Hills, Phase I	40	1	9	4	4	58	4	162.0
Yorktown, Phase I	114	1	0	0	0	115	0	--
<b>Pea Ridge Active Subdivisions</b>	<b>461</b>	<b>30</b>	<b>120</b>	<b>50</b>	<b>1,185</b>	<b>1,846</b>	<b>230</b>	<b>18.5</b>

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

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

# Pea Ridge

## Price Distribution of Houses Sold



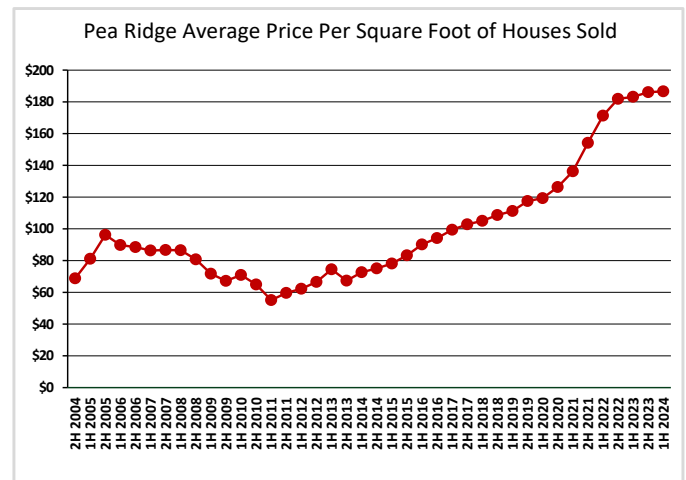
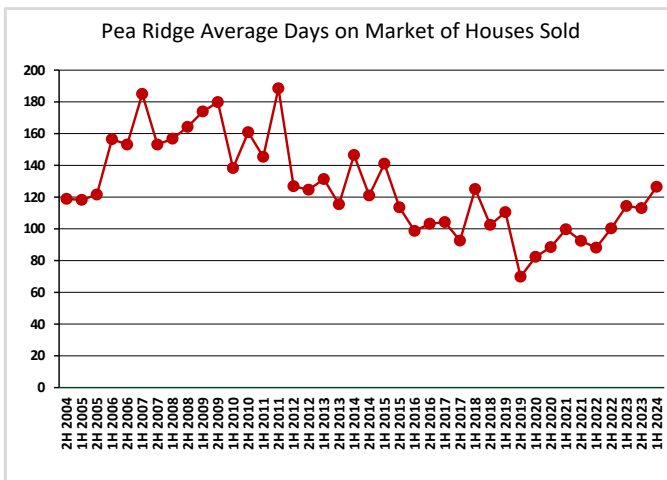
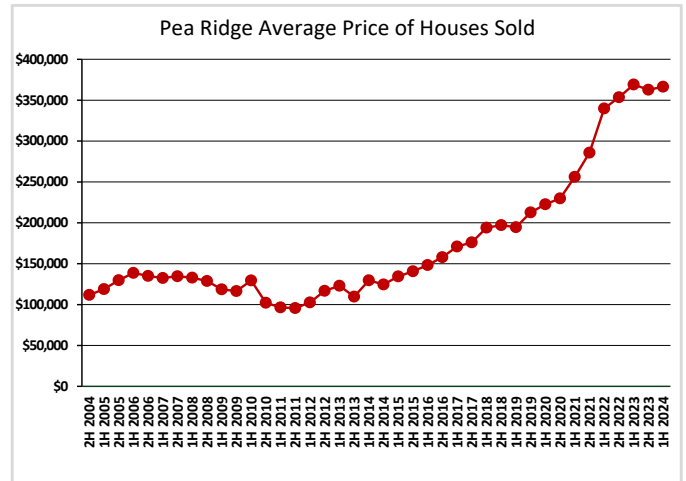
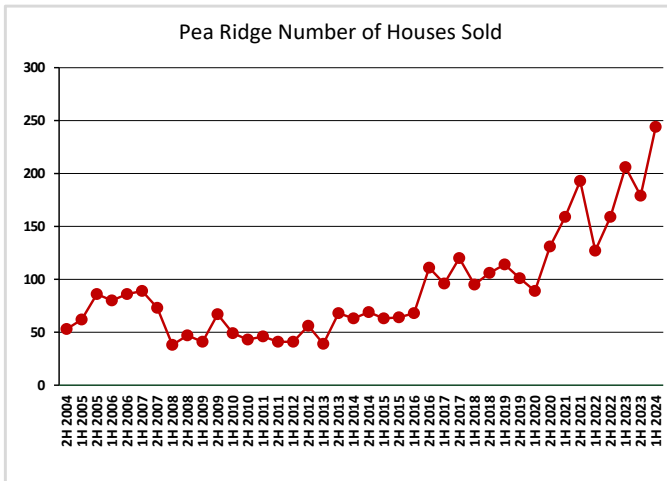
244 houses were sold in Pea Ridge in the first half of 2024.

The average price of a house was \$366,367 at \$186.60 per square foot.

The median cost of a house was \$352,000.

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	1.2%	1,200	46	90.6%
\$150,001 - \$200,000	3	1.2%	1,135	83	96.0%
\$200,001 - \$250,000	16	6.6%	1,319	63	99.2%
\$250,001 - \$300,000	37	15.2%	1,526	104	99.8%
\$300,001 - \$350,000	61	25.0%	1,741	136	99.7%
\$350,001 - \$400,000	46	18.9%	2,057	136	99.7%
\$400,001 - \$450,000	39	16.0%	2,227	115	100.2%
\$450,001 - \$500,000	21	8.6%	2,547	133	101.3%
\$500,001+	18	7.4%	3,014	211	99.9%
<b>Pea Ridge Sold</b>	<b>244</b>	<b>100.0%</b>	<b>1,967</b>	<b>126</b>	<b>99.8%</b>

# Pea Ridge Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	206	179	244	18.4%	36.3%
Average Price of Houses Sold	\$369,102	\$362,774	\$366,367	-0.7%	1.0%
Average Days on Market	114	113	126	10.6%	11.8%
Average Price per Square Foot	\$183.19	\$186.12	\$186.60	1.9%	0.3%
Percentage of County Sales	6.6%	5.3%	7.1%	7.9%	34.0%
Number of New Houses Sold	143	129	172	20.3%	33.3%
Average Price of New Houses Sold	\$388,279	\$378,980	\$379,261	-2.3%	0.1%
Average Days on Market of New Houses Sold	134	136	149	10.7%	9.4%
Number of Houses Listed	79	124	86	8.9%	-30.6%
Average List Price of Houses Listed	\$446,421	\$436,800	\$466,414	4.5%	6.8%

# Pea Ridge

## Characteristics of Houses Sold

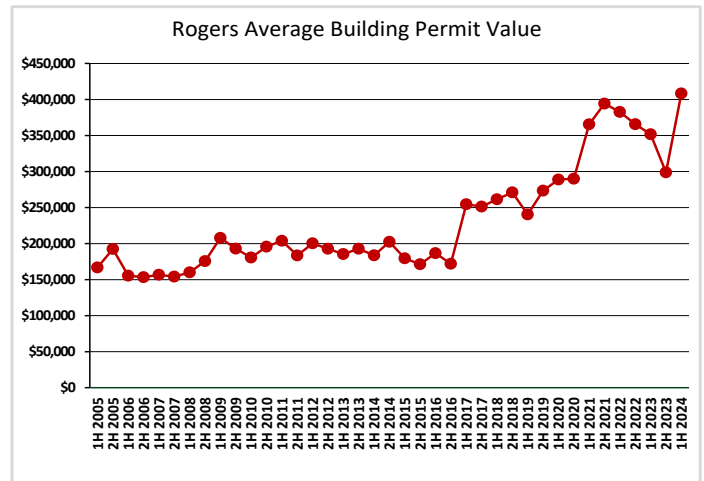
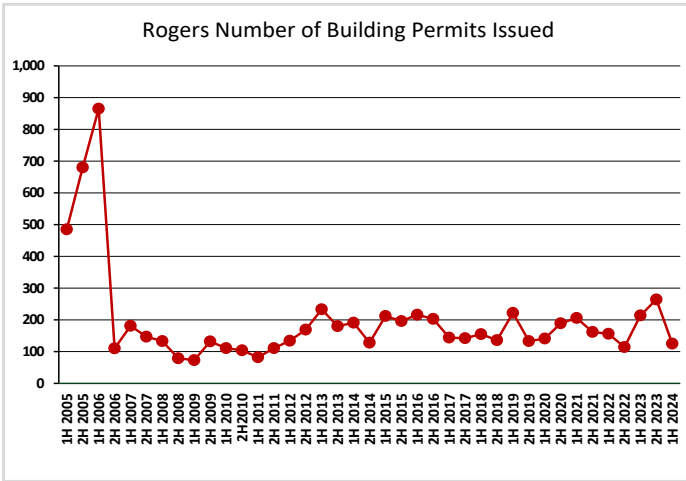
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	22	9.0%	2,395	121	\$450,421	\$188.14
Avalon	22	9.0%	2,388	189	\$415,730	\$175.21
Battlefield Estates	3	1.2%	2,374	99	\$446,667	\$191.87
Battlefield View	3	1.2%	1,550	81	\$280,833	\$181.35
Billy Hall	2	0.8%	1,641	36	\$215,500	\$130.83
Bloxham Estates	1	0.4%	2,063	22	\$350,000	\$169.66
Cecil Hall	1	0.4%	1,365	33	\$232,000	\$169.96
Country Acres	1	0.4%	1,777	46	\$294,000	\$165.45
Creekwood Manor	2	0.8%	1,437	30	\$267,700	\$186.57
David Musteen	1	0.4%	1,008	106	\$167,000	\$165.67
Deer Meadows	2	0.8%	2,072	69	\$375,500	\$182.25
Dogwood	1	0.4%	1,269	61	\$219,675	\$173.11
Elkhorn Ridge	14	5.7%	1,834	50	\$406,657	\$222.41
Fox Spur	7	2.9%	2,283	54	\$400,506	\$176.54
Givens Place	6	2.5%	1,312	57	\$235,742	\$180.37
Greens At Sugar Creek The	9	3.7%	2,724	257	\$576,674	\$211.55
Hazelton Heights	3	1.2%	1,944	77	\$368,633	\$189.66
Hillcrest	2	0.8%	1,828	84	\$342,250	\$184.32
Jo Dar Van Estate	2	0.8%	4,736	282	\$693,750	\$155.81
Maple Glenn	4	1.6%	1,624	85	\$313,946	\$192.20
Medlin	1	0.4%	1,048	58	\$180,000	\$171.76
Oaks The	1	0.4%	1,480	37	\$275,000	\$185.81
Other	4	1.6%	2,052	72	\$338,850	\$154.27
Patterson Place	4	1.6%	1,772	101	\$317,600	\$179.78
Prairie Lea	7	2.9%	2,282	162	\$415,514	\$182.09
Ridgemoor Estates	3	1.2%	1,588	225	\$286,750	\$180.90
Saratoga	24	9.8%	1,724	237	\$324,665	\$189.17
Sedona Rose	50	20.5%	1,819	100	\$342,472	\$188.80
Southland	2	0.8%	921	109	\$182,000	\$198.67
Standing Oaks	2	0.8%	1,468	81	\$274,950	\$187.30
Sugar Creek	4	1.6%	2,738	189	\$555,900	\$199.50
Summit Meadows	1	0.4%	1,710	70	\$300,000	\$175.44
Tyler Estates	1	0.4%	2,222	53	\$390,000	\$175.52
Walnut Hill	21	8.6%	1,523	106	\$267,758	\$177.50
Wellington Hills	7	2.9%	2,314	132	\$462,471	\$199.89

# Pea Ridge

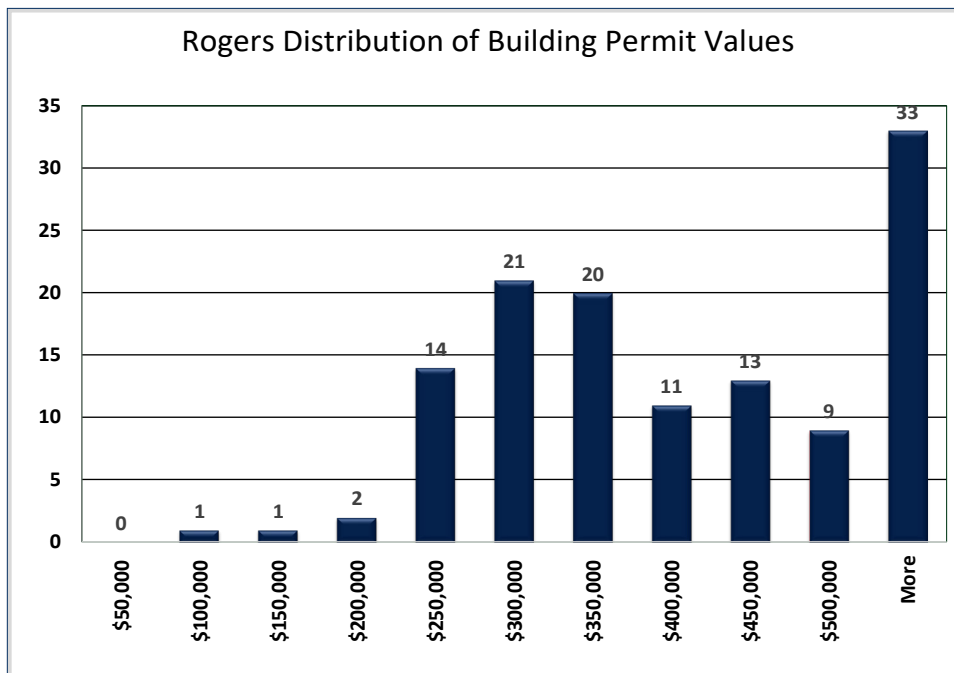
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Weston Road	1	0.4%	1,626	65	\$261,250	\$160.67
Windmill Estates	3	1.2%	1,778	66	\$308,833	\$173.73
Other	3	1.7%	2,172	68	\$500,667	\$203.21
Pea Ridge Houses Sold	244	100.0%	1,967	126	\$366,367	\$186.60

# Rogers Building Permits



Rogers	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	214	264	125	-41.6%	-52.7%
Average Value of Residential Building Permits	\$351,739	\$298,779	\$408,297	16.1%	36.7%



# Rogers

## Active Subdivisions

There were 2,162 total lots in 27 active subdivisions in Rogers in the first half of 2024. 73.8 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 2.9 were under construction, 0.9 percent were starts, and 21.9 percent were empty lots.

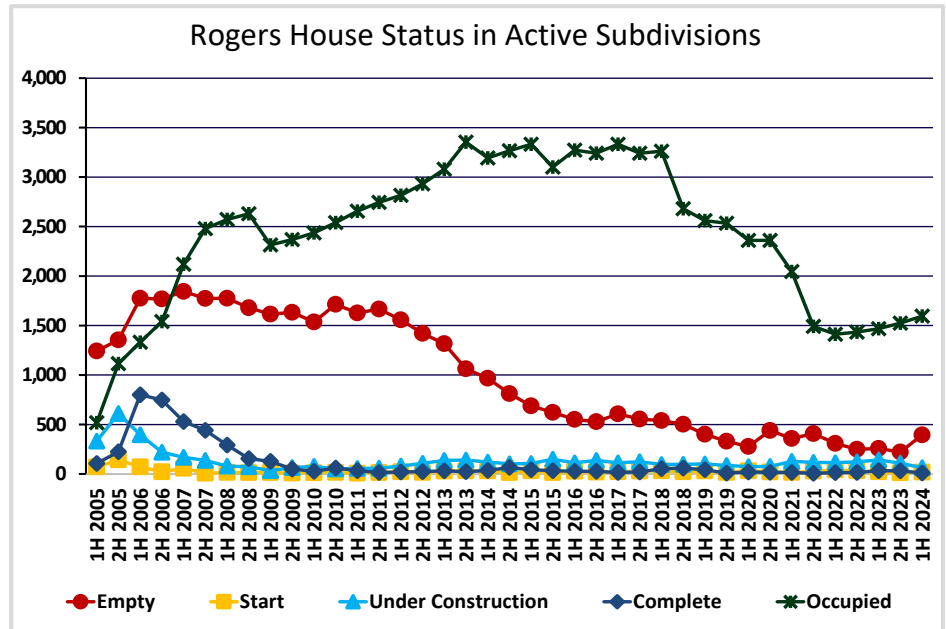
The subdivisions with the most houses under construction in Rogers during the first half of 2024 were Scissortail, Phase III with 11, Evening Star with 10, and Bellview Place Shadow Valley, Phase X, both with 7.

Willow Creek, Phase II had the most houses becoming occupied in Rogers with 46 houses. An additional 16 houses in Dixieland Townhomes and 16 houses Willow Creek, Phase I became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 2 of the 27 active subdivisions in Rogers.

141 new houses in Rogers became occupied in the first half of 2024. The annual absorption rate implies that there are 20.3 months of remaining inventory in active subdivisions, down from 26.1 percent in the second half of 2023.

In 3 out of the 27 active subdivisions in Rogers, no absorption has occurred in the first half of 2024.



The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 61.3 percent in the first half of 2024.

Additionally, 517 new lots in 6 subdivisions received either preliminary or final

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blossom Woods, Phase II	2H 2023	74		74
Crescent View, Phase III	1H 2024	102		102
Evening Star, Phase II	1H 2024		79	79
Meadow Brooke, Phase I	1H 2024		85	85
Meadow Brooke, Phase II	2H 2022	57		57
Osage Meadows	2H 2020	120		120
<b>New and Preliminary</b>		<b>353</b>	<b>164</b>	<b>517</b>



# Rogers

## Active Subdivisions

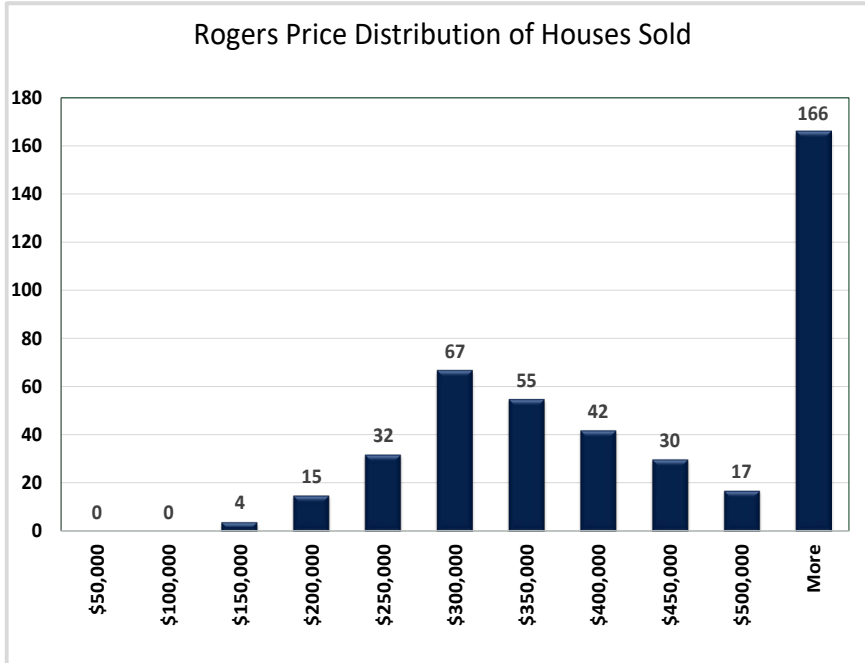
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellview Place	23	6	7	0	0	36	0	--
Camelot Estates <sup>2</sup>	2	0	0	0	12	14	0	--
Blossom Woods, Phase I	74	5	0	0	0	79	0	--
Cobble Creek	0	0	6	1	53	60	0	10.5
Crescent View, Phase I	0	0	0	0	97	97	4	0.0
Dixieland Townhomes	0	0	0	0	24	24	16	0.0
Estates at Southgate, The	15	0	4	0	13	32	2	114.0
Evening Star	54	4	10	0	1	69	1	816.0
Foxbriar, Phase II <sup>1,2</sup>	4	0	0	0	58	62	0	--
Habitat Trails	0	0	0	0	16	16	1	0.0
Pine Street	0	3	0	2	12	17	2	6.7
Pinnacle, The, Phase I <sup>1</sup>	6	0	1	0	59	66	0	--
Pinnacle, Phase IV <sup>1</sup>	8	0	0	0	141	149	0	96.0
Champions Golf & Country Club	20	0	4	0	278	302	1	288.0
Roller's Ridge	2	0	0	0	132	134	2	12.0
Scissortail, Phase I	4	0	1	0	130	135	4	10.0
Scissortail, Phase II	18	0	4	0	20	42	1	52.8
Scissortail, Phase III	8	0	11	1	75	95	14	8.6
Seminole Park	11	2	1	0	6	20	4	28.0
Shadow Valley, Phase VII	9	0	2	0	162	173	1	132.0
Shadow Valley, Phase VIII	0	0	0	0	77	77	1	0.0
Shadow Valley, Phase X	29	0	7	0	80	116	6	39.3
Shadow Valley, Phase XI	35	0	0	4	22	61	13	21.3
Sky Valley	1	3	5	0	11	20	6	10.8
Village at Pinnacle Hills, The	146	1	0	0	0	147	0	--
Willow Creek, Phase I	0	0	0	0	69	69	16	0.0
Willow Creek, Phase II	0	0	0	2	48	50	46	0.5
<b>Rogers Active Subdivisions</b>	<b>469</b>	<b>24</b>	<b>63</b>	<b>10</b>	<b>1,596</b>	<b>2,162</b>	<b>141</b>	<b>20.3</b>

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

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

# Rogers

## Price Distribution of Houses Sold



approval by first half of 2024.  
428 houses were sold in Rogers in the first half of 2024.

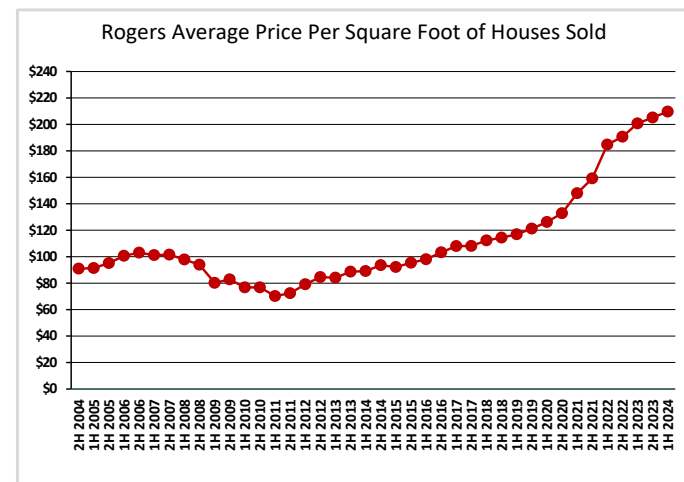
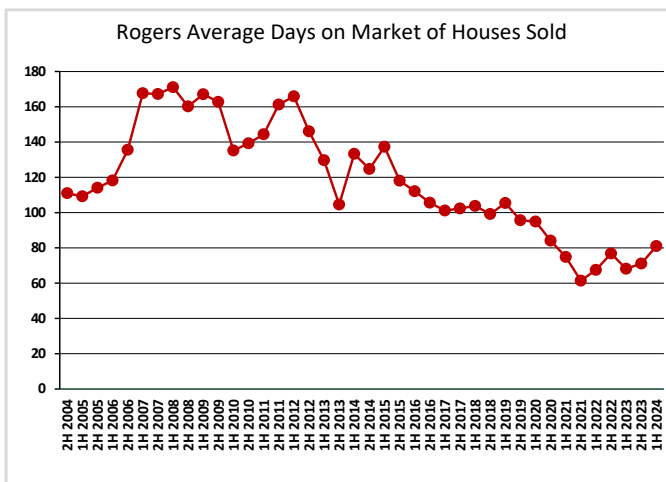
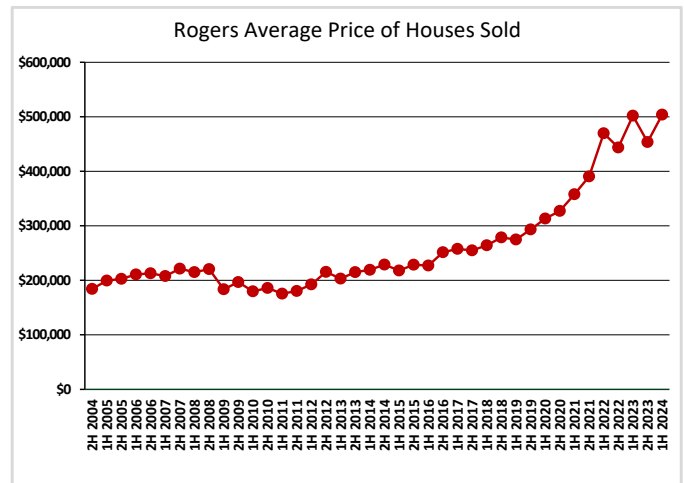
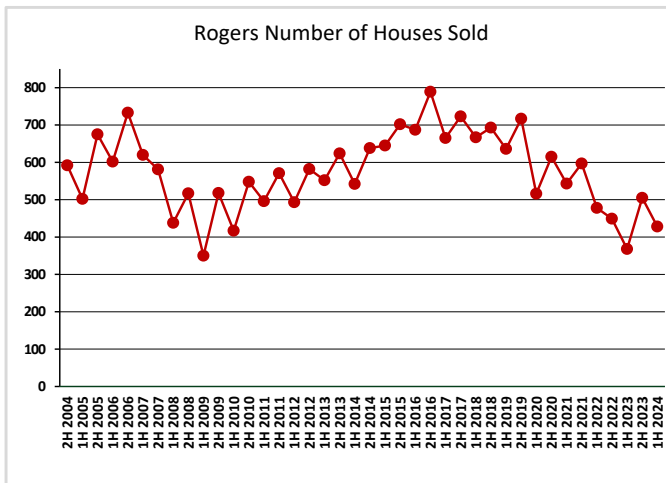
The average price of a house was \$503,765 at \$209.69 per square foot.

The median cost of a house was \$400,000.

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	4	0.9%	1,301	91	84.6%
\$150,001 - \$200,000	15	3.5%	1,207	46	95.3%
\$200,001 - \$250,000	32	7.5%	1,223	65	98.4%
\$250,001 - \$300,000	67	15.7%	1,444	86	98.6%
\$300,001 - \$350,000	55	12.9%	1,671	83	99.2%
\$350,001 - \$400,000	42	9.8%	2,019	65	98.9%
\$400,001 - \$450,000	30	7.0%	2,203	86	97.9%
\$450,001 - \$500,000	17	4.0%	2,454	95	98.7%
\$500,001+	166	38.8%	3,333	86	98.6%
<b>Rogers Sold</b>	<b>428</b>	<b>100.0%</b>	<b>2,330</b>	<b>81</b>	<b>98.4%</b>

# Rogers

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	368	505	428	16.3%	-15.2%
Average Price of Houses Sold	\$501,968	\$453,612	\$503,765	0.4%	11.1%
Average Days on Market	68	71	81	18.8%	14.0%
Average Price per Square Foot	\$200.74	\$205.21	\$209.69	4.5%	2.2%
Percentage of County Sales	16.0%	18.7%	17.2%	7.1%	-8.4%
Number of New Houses Sold	77	178	88	14.3%	-50.6%
Average Price of New Houses Sold	\$531,599	\$462,898	\$522,409	-1.7%	12.9%
Average Days on Market of New Houses Sold	73	89	134	83.3%	50.4%
Number of Houses Listed	111	147	120	8.1%	-18.4%
Average List Price of Houses Listed	\$726,838	\$639,491	\$716,993	-1.4%	12.1%

# 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%	2,250	119	\$420,000	\$186.98
Academy	1	0.2%	1,652	39	\$375,000	\$227.00
Allied	3	0.7%	1,700	234	\$346,667	\$203.92
Altons Brush Creek	3	0.7%	2,257	64	\$369,800	\$167.29
Amis Road	1	0.2%	1,235	67	\$120,000	\$97.17
Arbor Glenn	2	0.5%	2,245	100	\$388,850	\$173.31
Arbors At Pinnacle Ridge	4	0.9%	1,961	77	\$410,500	\$209.50
Arrowhead Estates	1	0.2%	2,770	38	\$625,000	\$225.63
B F Sikes	2	0.5%	1,039	35	\$275,000	\$264.13
Banz	2	0.5%	1,796	56	\$323,950	\$181.24
Bellawood	1	0.2%	2,710	106	\$500,000	\$184.50
Bellview Estates	1	0.2%	1,575	26	\$340,600	\$216.25
Bellview Place HPR	5	1.2%	1,891	288	\$512,100	\$270.80
Bellview Residence	3	0.7%	1,587	39	\$334,000	\$210.53
Bent Tree	3	0.7%	3,294	62	\$614,500	\$186.41
Berry Farm	2	0.5%	2,941	150	\$600,000	\$203.32
Biltmore	2	0.5%	2,753	61	\$552,500	\$200.66
Bishop Manor	5	1.2%	1,356	52	\$211,600	\$156.53
Bloomfield	2	0.5%	2,733	57	\$573,400	\$209.76
Bordeaux	2	0.5%	3,830	91	\$780,000	\$203.96
Brush Creek Hills	1	0.2%	1,870	76	\$315,000	\$168.45
Burns	1	0.2%	1,995	149	\$295,000	\$147.87
Cadence Place	3	0.7%	1,573	48	\$358,133	\$227.53
Cambridge Park	3	0.7%	1,881	38	\$345,000	\$183.75
Cedar Heights	2	0.5%	1,025	29	\$238,750	\$232.93
Centennial Acres	2	0.5%	1,869	59	\$298,250	\$169.49
Champions Estates	2	0.5%	1,995	35	\$401,000	\$201.22
Champions Golf & CC	6	1.4%	5,813	110	\$1,643,733	\$284.34
Chandler Run	2	0.5%	1,981	33	\$434,700	\$219.75
Chateau Terrace	3	0.7%	2,841	57	\$456,667	\$162.71
Chelsea Point	3	0.7%	1,429	70	\$294,000	\$205.28
Clower	2	0.5%	2,260	60	\$465,000	\$205.45
Cobble Creek	7	1.6%	2,671	179	\$587,564	\$220.22
Conaway	2	0.5%	1,185	61	\$189,000	\$160.05
Cottagewood	1	0.2%	1,284	37	\$267,400	\$208.26

# 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
Country Club Estates	1	0.2%	2,685	162	\$425,000	\$158.29
Creekside	2	0.5%	4,893	146	\$945,000	\$194.82
Creekwood	3	0.7%	3,171	50	\$613,333	\$194.64
Crescent View	4	0.9%	2,804	104	\$642,513	\$229.14
Cross Creek	12	2.8%	2,987	60	\$619,883	\$208.06
Cross Timbers	1	0.2%	2,422	28	\$535,000	\$220.89
Dixieland Crossing	10	2.3%	1,751	138	\$343,040	\$198.74
Dixieland Townhomes	4	0.9%	1,425	177	\$313,750	\$220.19
Dixieland Village	2	0.5%	960	39	\$166,000	\$172.92
Duckworths	2	0.5%	2,211	71	\$405,000	\$174.27
Eagle Glen	3	0.7%	1,678	80	\$320,000	\$190.69
Eastern Heights	1	0.2%	2,246	133	\$390,000	\$173.64
Eastridge	1	0.2%	1,628	32	\$340,000	\$208.85
Emerald Heights	2	0.5%	3,024	114	\$542,500	\$179.60
Fairview	1	0.2%	1,555	77	\$265,000	\$170.42
Fieldstone	2	0.5%	2,324	90	\$430,000	\$185.08
First Place	1	0.2%	1,612	52	\$275,000	\$170.60
Foerster	1	0.2%	1,406	60	\$280,000	\$199.15
Forest Park	2	0.5%	1,653	94	\$318,750	\$193.99
Foxbriar	1	0.2%	1,273	22	\$270,000	\$212.10
Garrett Road	1	0.2%	1,605	51	\$355,000	\$221.18
Grove The	7	1.6%	1,992	86	\$413,557	\$208.44
Hardwood Heights	1	0.2%	1,860	32	\$347,000	\$186.56
Hearthstone	5	1.2%	2,513	56	\$534,200	\$211.69
Henry Hills	1	0.2%	1,052	56	\$215,000	\$204.37
Highland Knolls	6	1.4%	2,684	81	\$540,250	\$200.87
Hillcrest	3	0.7%	1,846	58	\$254,500	\$141.86
Hilltop Farm	1	0.2%	2,777	46	\$635,000	\$228.66
Homes At Oakmont HPR	3	0.7%	1,529	40	\$245,000	\$160.24
Hyland Park	3	0.7%	3,887	105	\$714,000	\$184.52
Irene	2	0.5%	1,426	51	\$225,500	\$171.61
Iveys The	5	1.2%	2,295	56	\$517,000	\$225.19
Katherine	1	0.2%	1,597	67	\$335,000	\$209.77
Larimore & Garner	3	0.7%	1,111	50	\$202,000	\$181.69
Laurel Crossing	1	0.2%	3,350	29	\$675,000	\$201.49
Lexington	3	0.7%	2,477	103	\$441,333	\$181.72

# 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
Liberty Bell	4	0.9%	3,327	59	\$682,475	\$208.87
Lindell	1	0.2%	1,024	35	\$170,000	\$166.02
Loveland	1	0.2%	1,208	150	\$236,000	\$195.36
Manors On Blossom Way	1	0.2%	3,471	29	\$775,000	\$223.28
Mcgaugheys Orchard	4	0.9%	1,186	49	\$267,000	\$240.62
McNeils	1	0.2%	1,653	34	\$386,000	\$233.51
Meadow Wood	1	0.2%	1,395	47	\$275,000	\$197.13
Monte NE Village	1	0.2%	1,245	38	\$245,000	\$196.79
New Hope Acres	1	0.2%	1,479	76	\$282,000	\$190.67
Northland Heights	1	0.2%	1,788	92	\$253,000	\$141.50
Northridge	1	0.2%	1,502	182	\$295,000	\$196.40
Norwood	3	0.7%	1,591	40	\$284,667	\$178.79
Oak Hill	6	1.4%	2,066	73	\$337,483	\$163.17
Oldetown Estates	1	0.2%	2,006	66	\$400,000	\$199.40
Olivewood	1	0.2%	1,161	35	\$235,000	\$202.41
Olrich Acres	2	0.5%	1,065	17	\$212,000	\$200.44
Osage Reservation	2	0.5%	2,740	78	\$410,000	\$149.99
Other	16	3.7%	1,979	87	\$408,750	\$211.35
Overland	1	0.2%	3,553	0	\$732,000	\$206.02
Parkwood	1	0.2%	1,392	43	\$260,000	\$186.78
Peaks The	10	2.3%	2,782	49	\$537,600	\$189.60
Pine Meadow	3	0.7%	1,350	84	\$258,333	\$191.29
Pine Street	3	0.7%	2,106	136	\$422,067	\$200.46
Pinnacle	9	2.1%	5,256	89	\$1,543,706	\$312.40
Pinnacle Gardens	1	0.2%	4,055	61	\$700,000	\$172.63
Pinnacle Town Homes	1	0.2%	1,888	141	\$515,000	\$272.78
Plantation The	5	1.2%	1,497	60	\$292,300	\$195.36
Pleasant Acres	1	0.2%	3,717	81	\$811,000	\$218.19
Post Meadows	3	0.7%	1,583	56	\$309,300	\$195.47
Quail Run	2	0.5%	1,654	56	\$263,000	\$161.83
Regency	1	0.2%	1,116	89	\$220,000	\$197.13
Ridgecrest Meadows	1	0.2%	2,602	52	\$530,000	\$203.69
Roberts	1	0.2%	1,262	163	\$240,000	\$190.17
Rogers Heights	1	0.2%	1,050	116	\$220,000	\$209.52
Rollers Ridge	3	0.7%	1,396	93	\$295,807	\$212.03

# 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
Rolling Hills	1	0.2%	1,628	46	\$125,000	\$76.78
Rolling Oaks	1	0.2%	1,264	131	\$275,000	\$217.56
Rosewood	1	0.2%	2,009	38	\$499,900	\$248.83
Royal Heights	1	0.2%	2,674	124	\$510,000	\$190.73
Saddlebrook Farm	2	0.5%	3,801	206	\$701,000	\$184.56
Sandalwood	4	0.9%	1,527	72	\$318,125	\$208.75
Savannah Estates	2	0.5%	2,945	28	\$705,500	\$239.41
Scissortail	12	2.8%	3,508	87	\$978,367	\$278.82
Seminole Hills	1	0.2%	1,551	55	\$287,000	\$185.04
Seminole Park	4	0.9%	2,523	134	\$525,910	\$208.85
Shadow Valley	37	8.6%	3,101	60	\$819,332	\$263.33
Shadow Valley Twnhms	1	0.2%	2,371	98	\$428,000	\$180.51
Shenandoah	1	0.2%	1,303	52	\$263,600	\$202.30
Silo Falls	4	0.9%	3,257	48	\$719,000	\$220.15
Sky Valley	4	0.9%	2,836	129	\$624,255	\$220.10
Southern Hills	2	0.5%	1,818	45	\$313,950	\$174.51
Stone Manor Condo	1	0.2%	1,258	44	\$336,000	\$267.09
Stoney Point	1	0.2%	1,644	51	\$290,000	\$176.40
Summit Heights	2	0.5%	4,092	64	\$740,000	\$175.91
Sundance Acres	1	0.2%	996	41	\$171,000	\$171.69
Sundance Trace	1	0.2%	1,191	35	\$263,000	\$220.82
Sundown	1	0.2%	1,855	147	\$282,000	\$152.02
Turtle Creek Place	5	1.2%	1,942	90	\$369,760	\$191.66
Valley West Townhomes	2	0.5%	1,598	45	\$279,950	\$177.87
Veterans Park	1	0.2%	1,206	48	\$265,000	\$219.73
Victoria Place	1	0.2%	1,290	58	\$255,000	\$197.67
Wallace	1	0.2%	1,066	227	\$124,900	\$117.17
Walnut Grove	1	0.2%	1,880	35	\$395,000	\$210.11
Warren Glen	2	0.5%	2,967	86	\$540,000	\$184.40
Welsh	1	0.2%	1,453	36	\$291,000	\$200.28
Westridge	1	0.2%	1,308	36	\$279,000	\$213.30
Westwood	1	0.2%	3,629	27	\$720,000	\$198.40
Whispering Timbers	11	2.6%	2,023	47	\$351,945	\$176.33
Willow Creek	25	5.8%	1,403	110	\$286,178	\$207.93
Windsor Place	1	0.2%	1,527	94	\$249,900	\$163.65

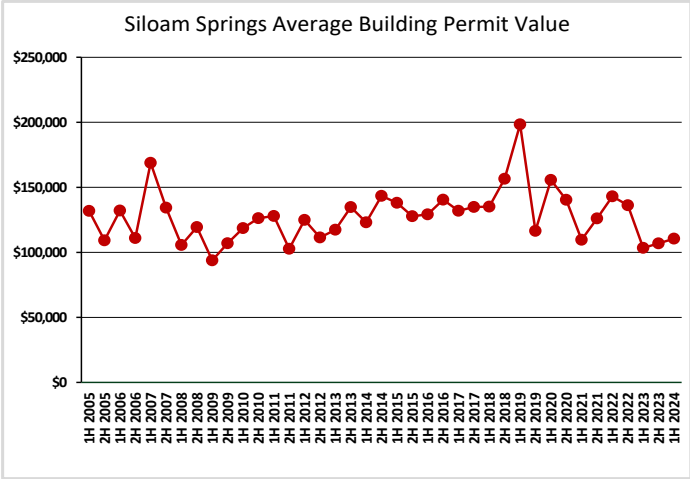
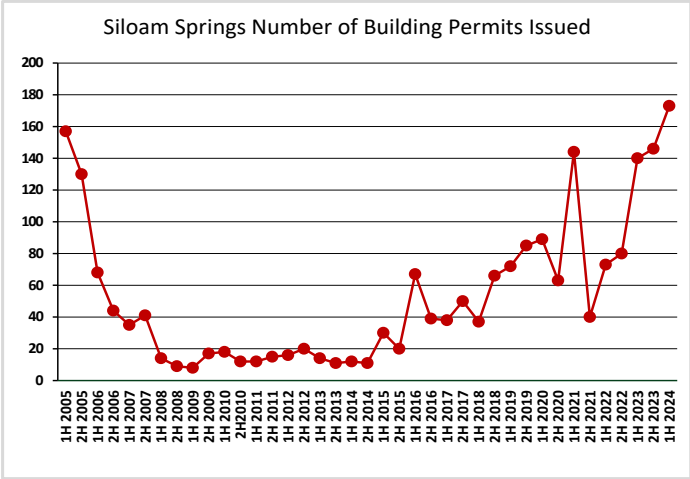
# Rogers

## Characteristics of Houses Sold

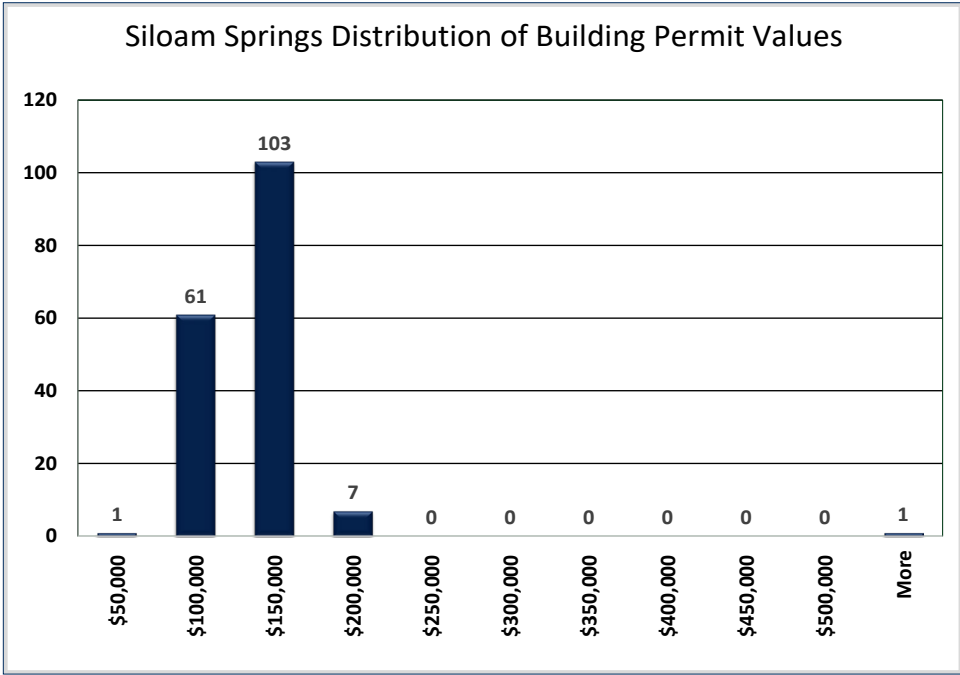
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Wire Ridge	1	0.2%	1,518	46	\$308,000	\$202.90
Woodhaven Manor	2	0.5%	3,058	63	\$647,450	\$211.69
Woodland Acres	3	0.7%	1,818	49	\$309,500	\$170.29
Rogers Sold	428	100.0%	2,330	81	\$503,765	\$209.69



# Siloam Springs Building Permits



Siloam Springs	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	140	146	173	23.6%	18.5%
Average Value of Residential Building Permits	\$103,453	\$106,890	\$110,548	6.9%	3.4%



# Siloam Springs

## Active Subdivisions

There were 1,125 total lots in 24 active subdivisions in Siloam Springs in the first half of 2024. 61.6 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 5.6 percent were under construction, 1.1 percent were starts, and 29.1 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the first half of 2024 were Grandview Estates, Phase II with 16, Fox Tail, Phase II with 15, and Mission Hills, Phase II with 11.

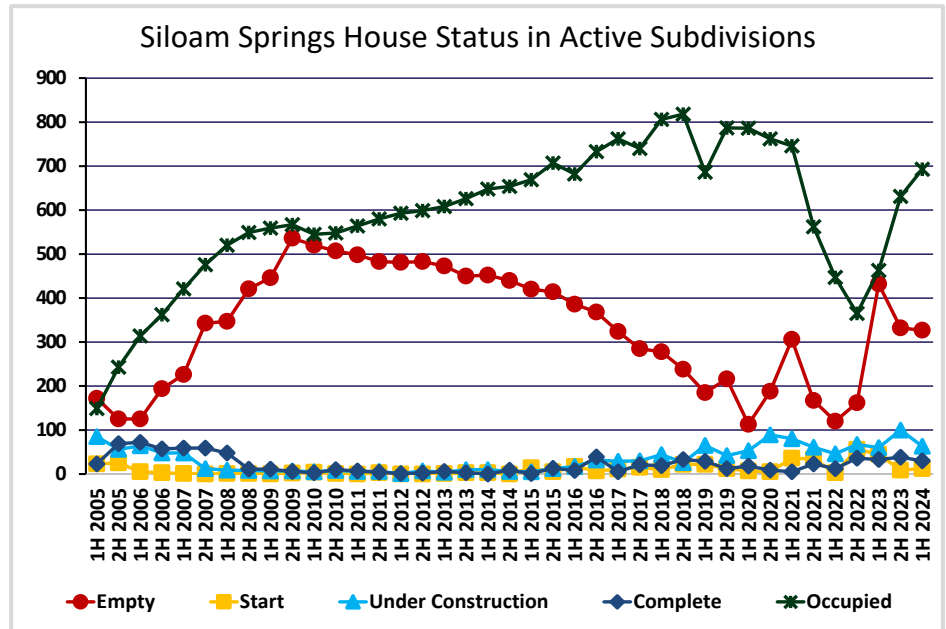
Somerset, Phase I had the most houses becoming occupied in Siloam Springs with 49 houses. An additional 43 houses in Fox Tail, Phase II and 31 houses in Mission Hills, Phase I became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 5 of the 24 active subdivisions in Siloam Springs.

178 new houses in Siloam Springs became occupied in the first half of 2024. The annual absorption rate implies that there are 15.0 months of remaining inventory in active subdivisions, down from 45.0 percent in the second half of 2023.

In 6 out of the 24 active subdivisions in Siloam Springs, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners increased in Siloam Springs from 51.2 percent in 2012 to 56.4 percent in the first half of 2024.



Additionally, 484 new lots in 11 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blackberry Estates	2H 2023		12	12
Castlewood	1H 2024		100	100
Commons, The	2H 2023		28	28
Faulkner Addition	2H 2021		6	6
Fox Meadow	1H 2022		9	9
Fox Trail Village	1H 2024		56	56
Heritage Ranch, Phase IV-V	1H 2023	63		63
Hillcrest	1H 2022		99	99
Lawlis Ranch III-V	2H 2020	23		23
Oak Brook	1H 2024	30		30
Whispering Oaks	1H 2021	58		58
<b>New and Preliminary</b>		<b>174</b>	<b>310</b>	<b>484</b>

# Siloam Springs

## Active Subdivisions

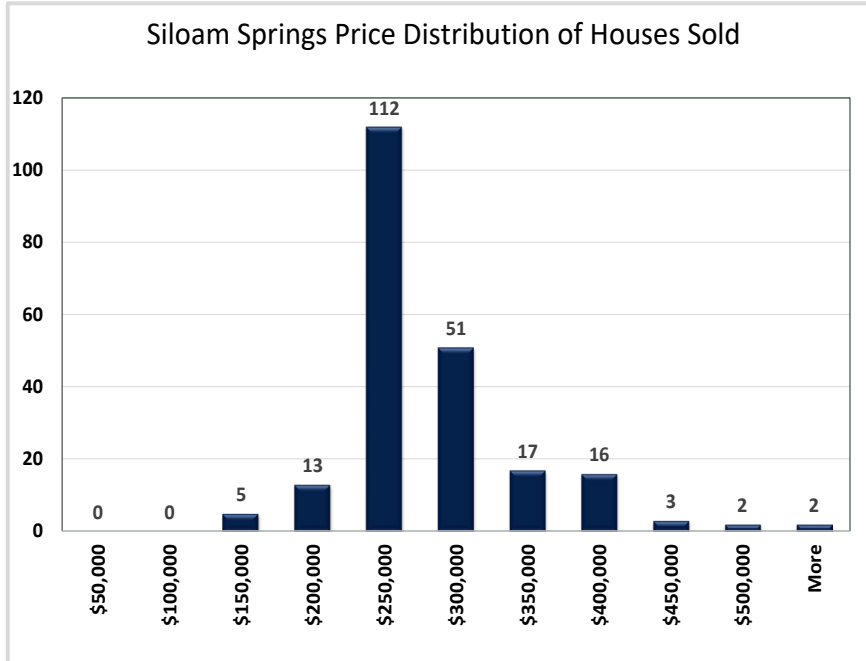
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Carley Crossing, Phase I, II	57	0	6	1	14	78	3	59.1
Carley Crossing, Phase III	0	0	1	18	37	56	3	6.2
City Lake View Estates <sup>1,2</sup>	1	0	0	0	8	9	0	--
Club View Estates <sup>1,2</sup>	6	0	0	0	8	14	0	--
Endura Park	31	0	0	0	68	99	3	15.5
Forest Hills	17	0	1	0	50	68	0	--
Fox Tail, Phase I	3	0	0	1	68	72	5	2.1
Fox Tail, Phase II	19	7	15	4	50	95	43	10.8
Grandview Estates, Phase II	38	2	16	1	12	69	12	57.0
Heritage Ranch, Phase III	0	0	0	2	50	52	19	0.5
Lawlis Ranch, Phase IB	0	0	0	0	6	6	2	0.0
Maloree Woods <sup>1,2</sup>	6	0	0	0	50	56	0	--
Mission Hills, Phase I	13	0	4	1	47	65	31	4.6
Mission Hills, Phase II	32	1	11	0	1	45	1	528.0
Prairie Meadow Estates <sup>1,2</sup>	1	0	0	0	20	21	0	--
Reading Ranch Estates	18	0	1	0	0	19	0	--
Shady Grove Estates, Phase II <sup>1</sup>	1	0	0	1	8	10	0	24.0
Somerset, Phase I	2	0	5	1	67	75	49	1.4
Somerset, Phase II	34	1	0	0	0	35	0	--
Stonecrest, Phase IV, V, VII <sup>1,2</sup>	2	0	0	0	58	60	0	--
Stubbs Court, Phase I, II	30	1	0	0	1	32	1	372.0
Sweet Homes, Phase I	3	0	2	0	28	33	6	5.5
Sweet Homes, Phase II	11	0	1	0	2	14	0	144.0
Woodlands, The Phase II	2	0	0	0	40	42	0	24.0
<b>Siloam Springs Active Lots</b>	<b>327</b>	<b>12</b>	<b>63</b>	<b>30</b>	<b>693</b>	<b>1,125</b>	<b>178</b>	<b>15.0</b>

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

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

# Siloam Springs

## Characteristics of Houses Sold



221 houses were sold in Siloam Springs in the first half of 2024.

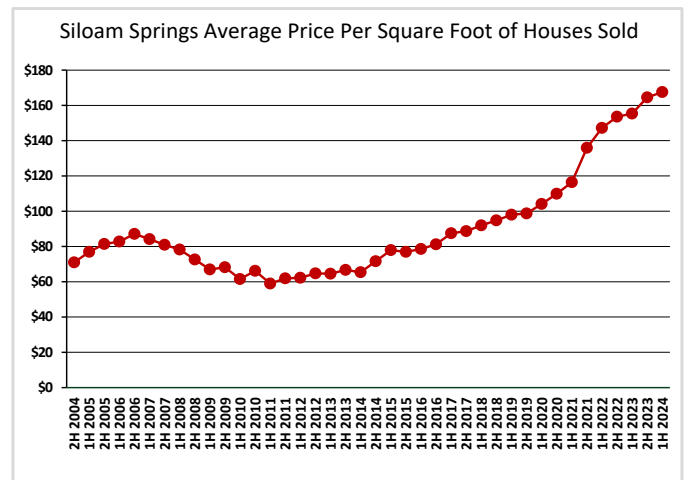
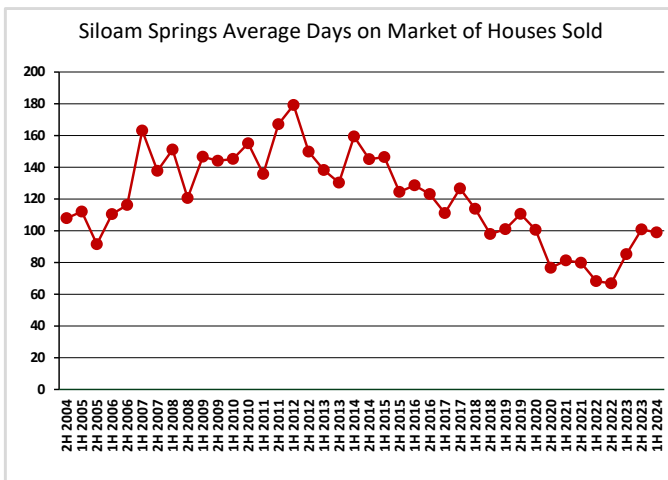
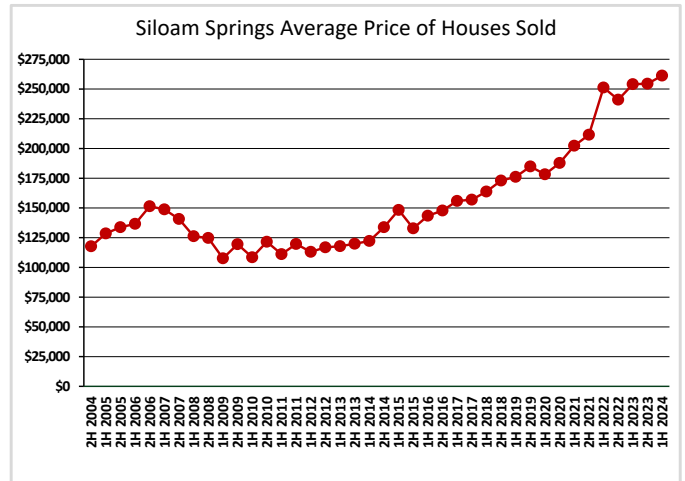
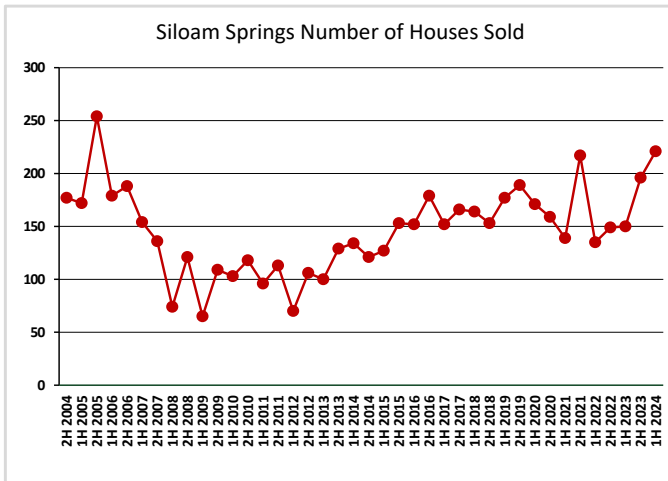
The average price of a house was \$261,229 at \$167.58 per square foot.

The median cost of a house was \$242,900.

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	5	2.3%	1,173	62	87.0%
\$150,001 - \$200,000	13	5.9%	1,154	93	97.0%
\$200,001 - \$250,000	112	50.7%	1,360	88	100.1%
\$250,001 - \$300,000	51	23.1%	1,662	109	99.2%
\$300,001 - \$350,000	17	7.7%	1,975	135	99.4%
\$350,001 - \$400,000	16	7.2%	2,381	132	98.8%
\$400,001 - \$450,000	3	1.4%	2,292	36	101.2%
\$450,001 - \$500,000	2	0.9%	3,134	106	99.9%
\$500,001+	2	0.9%	3,003	91	95.0%
<b>Siloam Springs Sold</b>	<b>221</b>	<b>100.0%</b>	<b>1,578</b>	<b>99</b>	<b>99.2%</b>

# Siloam Springs

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	150	196	221	47.3%	12.8%
Average Price of Houses Sold	\$254,014	\$254,440	\$261,229	2.8%	2.7%
Average Days on Market	85	101	99	16.1%	-1.8%
Average Price per Square Foot	\$155.35	\$164.50	\$167.58	7.9%	1.9%
Percentage of County Sales	\$0.03	\$0.04	\$0.05	39.1%	12.6%
Number of New Houses Sold	53	106	136	156.6%	28.3%
Average Price of New Houses Sold	\$268,226	\$252,096	\$250,125	-6.7%	-0.8%
Average Days on Market of New Houses Sold	108	128	109	1.7%	-14.8%
Number of Houses Listed	72	86	86	19.4%	0.0%
Average List Price of Houses Listed	\$290,990	\$302,031	\$323,965	11.3%	7.3%

# Siloam Springs

## Characteristics of Houses Sold

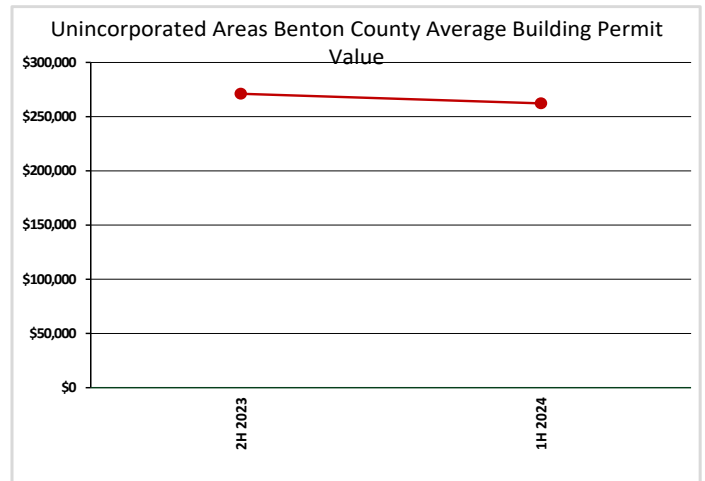
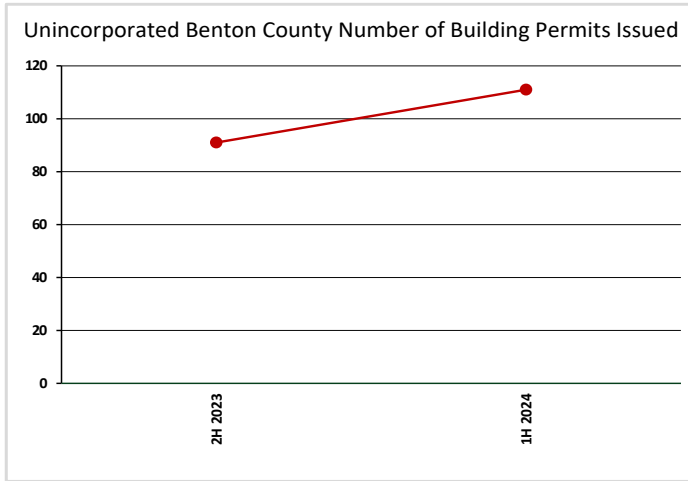
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashley Park	4	1.8%	1,751	51	\$322,625	\$183.44
Autumn Glenn	1	0.5%	1,368	38	\$235,900	\$172.44
Bartells	1	0.5%	1,696	75	\$150,000	\$88.44
Beauchamps	3	1.4%	1,278	103	\$226,000	\$176.38
Carley Crossing	5	2.3%	2,053	156	\$360,512	\$175.71
Carls	3	1.4%	1,843	70	\$313,333	\$173.67
Chanel Court	1	0.5%	1,056	79	\$198,000	\$187.50
College	1	0.5%	798	53	\$149,900	\$187.84
Commons The	5	2.3%	1,605	85	\$275,360	\$173.10
Courtney Court	1	0.5%	1,261	37	\$218,000	\$172.88
Cranes	2	0.9%	1,501	39	\$242,500	\$165.16
Deerfield Meadows	1	0.5%	1,889	46	\$280,000	\$148.23
East Kenwood	2	0.9%	1,507	107	\$242,500	\$162.00
Eighteen Acres The	1	0.5%	2,709	41	\$557,000	\$205.61
Endura Park	3	1.4%	1,590	87	\$285,667	\$179.67
Fox Run	3	1.4%	1,330	38	\$227,100	\$171.09
Fox Tail	46	20.8%	1,326	81	\$225,466	\$172.47
Grandview Estates	22	10.0%	1,545	190	\$270,361	\$177.31
Grimes	1	0.5%	1,080	28	\$199,000	\$184.26
Guinns	1	0.5%	1,260	167	\$165,000	\$130.95
Heritage Ranch	8	3.6%	1,651	161	\$275,685	\$168.96
Holly Place	1	0.5%	3,113	46	\$400,000	\$128.49
L M Proctors	1	0.5%	1,094	164	\$160,000	\$146.25
Maloree Woods	3	1.4%	2,869	87	\$406,667	\$141.50
Maples The	1	0.5%	1,746	42	\$272,450	\$156.04
McCleskey Place	1	0.5%	3,297	141	\$645,000	\$195.63
Meadow Brook	1	0.5%	2,000	67	\$339,500	\$169.75
Mission Hills	29	13.1%	1,345	74	\$224,433	\$168.92
Nine Elms	1	0.5%	1,040	41	\$110,000	\$105.77
Oak Grove	1	0.5%	1,525	28	\$187,000	\$122.62
Oaks The	1	0.5%	2,529	44	\$383,000	\$151.44
Other	1	0.5%	2,004	48	\$250,000	\$124.75
Paige Place	3	1.4%	2,276	98	\$368,000	\$160.82
Parklawn	1	0.5%	1,514	109	\$225,000	\$148.61
Patriot Park	3	1.4%	1,623	79	\$251,167	\$155.51
Pettys	1	0.5%	1,702	69	\$249,900	\$146.83
Pyeatte McCumber	1	0.5%	1,250	89	\$212,000	\$169.60

# Siloam Springs

## Characteristics of Houses Sold

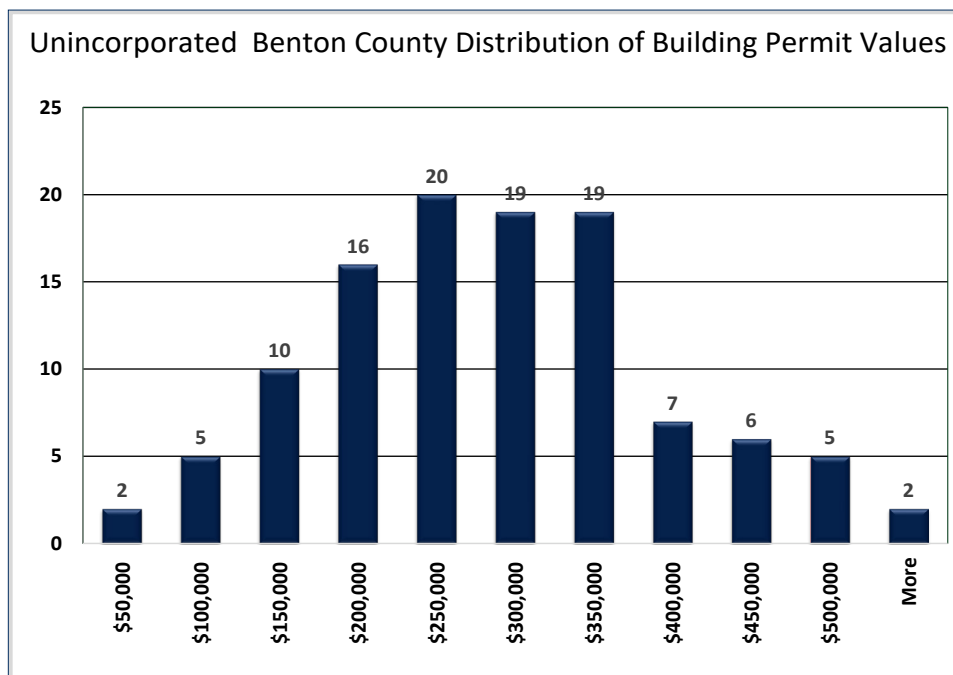
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quail Run	3	1.4%	1,132	64	\$204,000	\$180.09
Ral Jones	1	0.5%	984	56	\$193,000	\$196.14
Ravenwood	3	1.4%	2,051	116	\$336,633	\$164.14
Roberts	1	0.5%	1,488	254	\$198,000	\$133.06
Rolling Hills	4	1.8%	2,232	94	\$300,750	\$137.07
Sager Creek	1	0.5%	1,517	72	\$235,000	\$154.91
Siloam Springs Original	3	1.4%	1,488	37	\$214,500	\$150.55
Somerset	15	6.8%	1,573	101	\$248,151	\$158.16
Stone Ridge	2	0.9%	1,621	55	\$258,400	\$159.98
Stonecrest	3	1.4%	1,891	73	\$308,333	\$163.09
Sweet Home	8	3.6%	2,028	163	\$359,501	\$176.85
Tara Heights	1	0.5%	2,544	210	\$365,000	\$143.47
Teagues	1	0.5%	700	120	\$120,000	\$171.43
Tolleson Acres	1	0.5%	1,398	59	\$245,000	\$175.25
Walnut Woods	3	1.4%	1,879	68	\$293,500	\$156.44
Willows	1	0.5%	1,642	38	\$295,000	\$179.66
Woodlands The	4	1.8%	1,665	64	\$295,750	\$178.17
Young & Bailey	1	0.5%	1,596	245	\$215,000	\$134.71
<b>Siloam Springs Houses Sold</b>	<b>221</b>	<b>100.0%</b>	<b>1,578</b>	<b>99</b>	<b>\$261,229</b>	<b>\$167.58</b>

# Unincorporated Areas-Benton County Building Permits



Unincorporated Areas-Benton County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	0	91	111	--	22.0%
Average Value of Residential Building Permits	\$0	\$271,134	\$262,200	--	-3.3%

Unincorporated building permits have only been tracked for 1 year. Data points are available in this report for the previous year in unincorporated areas.





# Unincorporated Areas-Benton County

## Active Subdivisions

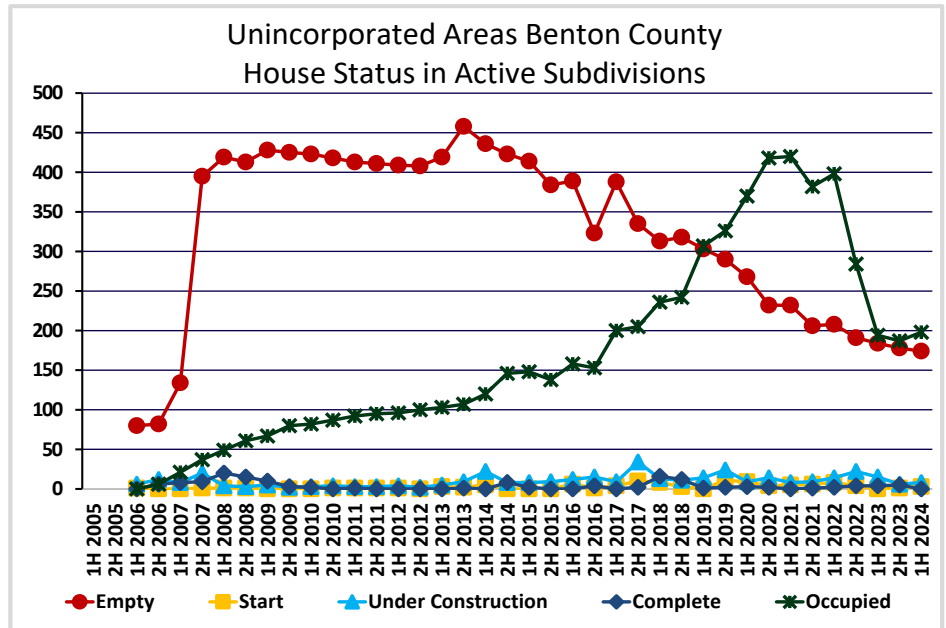
There were 383 total lots in 12 active subdivisions in Unincorporated Areas in Benton County in the first half of 2024. 51.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.1 were under construction, 0.8 percent were starts, and 45.4 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the first half of 2024 were Timber Ridge Estates with 6, Hawk's Landing and Pepper Hills, had 1 each.

Ozark Hills had the most houses becoming occupied in Unincorporated Areas in Benton County with 4 houses. An additional 2 houses in Sunrise Hollows @ Beaver Lake became occupied in the first half of 2024.

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.

11 new houses in Unincorporated Areas in Benton County became occupied in the first half of 2024. The annual absorption rate implies that there are



88.8 months of remaining inventory in active subdivisions, down from 105.9 percent in the second half of 2023.

In 3 out of the 12 active subdivisions in Unincorporated Areas in Benton County, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 56.5 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

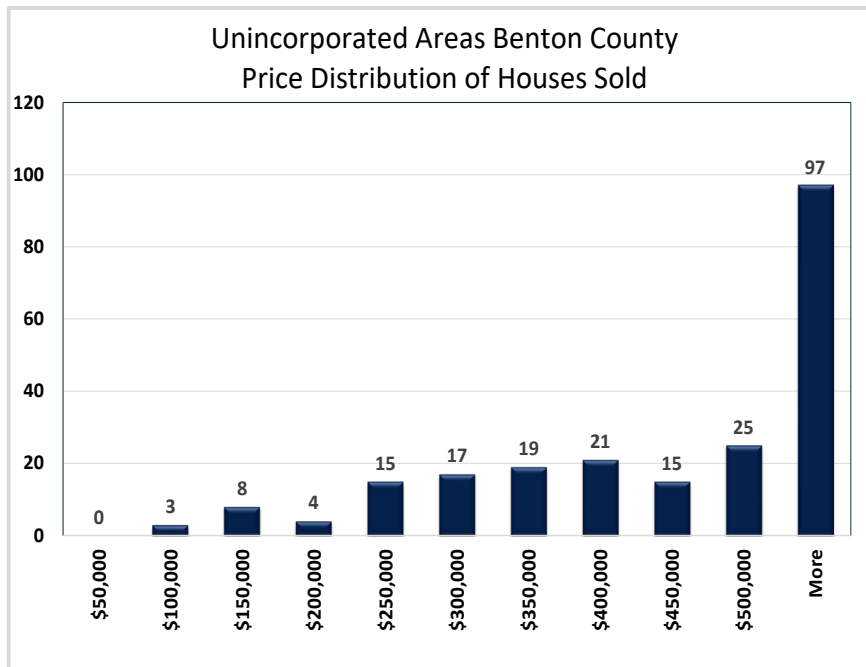
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	16	0	0	0	28	44	1	192.0
Crow's Nest 6th <sup>1,2</sup>	6	0	0	0	9	15	0	--
Esculapia Estates <sup>1,2</sup>	8	0	0	0	10	18	0	--
Greenstone Estate	3	0	0	0	42	45	1	36.0
Hawk's Landing	13	0	1	0	3	17	0	--
Moonlight Valley	11	0	0	0	23	34	1	44.0
Ozark Hills	18	0	0	0	10	28	4	27.0
Pepper Hills	19	0	1	0	34	54	0	--
Sunrise Hollows @ Beaver Lake	5	1	0	0	2	8	2	36.0
Sylvan Acres <sup>1,2</sup>	18	0	0	0	8	26	0	--
Timber Ridge Estates	15	2	6	0	26	49	1	30.7
Ventris Cove Estates	42	0	0	0	3	45	1	504.0
<b>Unincorporated Areas Benton County</b>	<b>174</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>198</b>	<b>383</b>	<b>11</b>	<b>88.8</b>

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

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

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



224 houses were sold in Unincorporated Areas in Benton County in the first half of 2024.

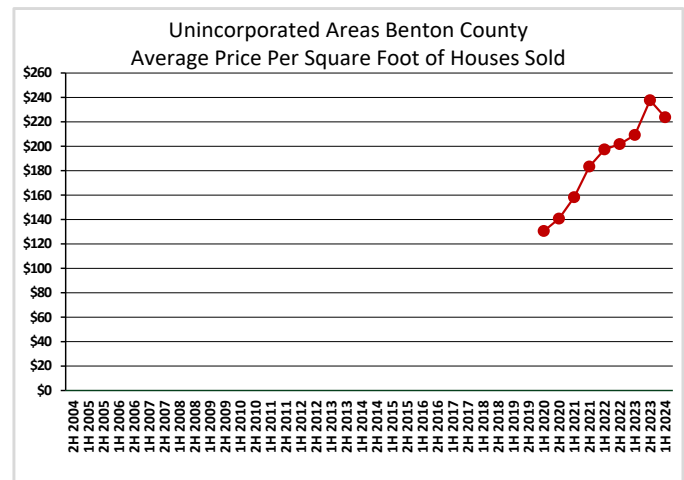
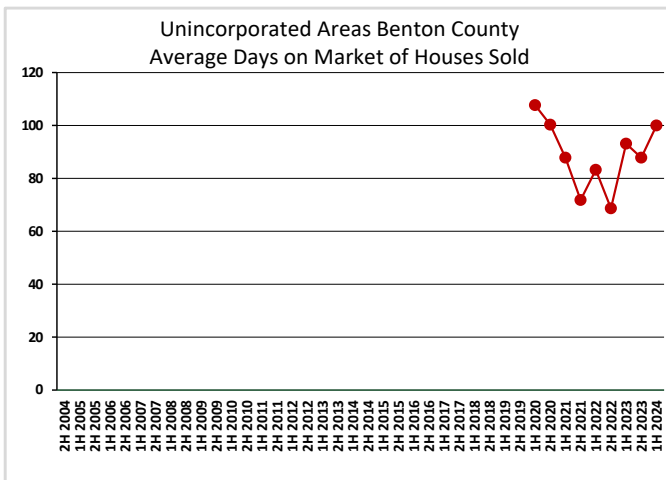
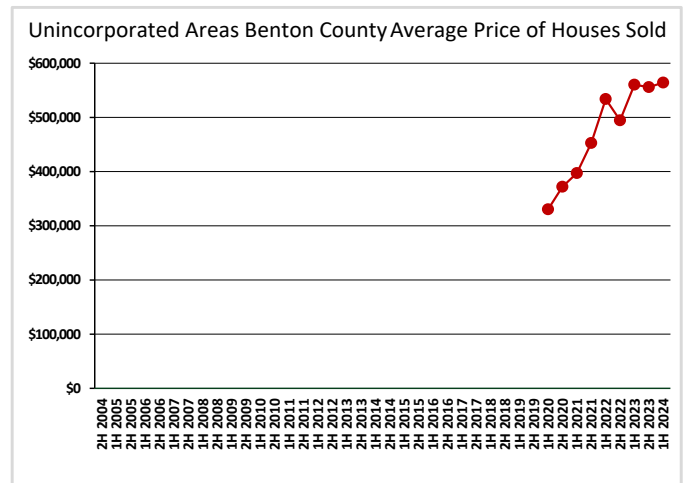
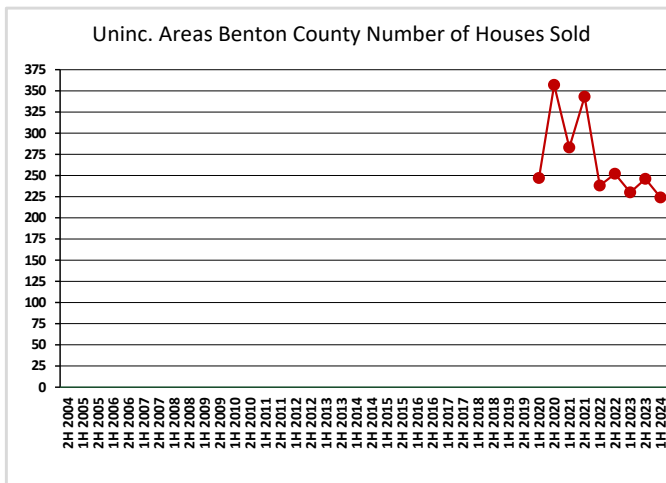
The average price of a house was \$564,247 at \$223.69 per square foot.

The median cost of a house was \$475,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	0.9%	1,151	64	78.3%
\$100,001 - 150,000	8	2.4%	1,417	112	92.3%
\$150,001 - \$200,000	4	1.2%	1,258	43	103.4%
\$200,001 - \$250,000	15	4.4%	1,297	132	97.4%
\$250,001 - \$300,000	17	5.0%	1,588	70	96.0%
\$300,001 - \$350,000	19	5.6%	1,791	104	97.3%
\$350,001 - \$400,000	21	6.2%	2,112	98	96.7%
\$400,001 - \$450,000	15	4.4%	2,353	108	98.0%
\$450,001 - \$500,000	25	7.4%	2,607	114	98.5%
\$500,001+	97	28.7%	3,103	98	97.0%
<b>Unincorporated BC Sold</b>	<b>224</b>	<b>100.0%</b>	<b>2,438</b>	<b>100</b>	<b>96.9%</b>

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	230	246	224	-2.6%	-8.9%
Average Price of Houses Sold	\$560,372	\$555,951	\$564,247	0.7%	1.5%
Average Days on Market	93	88	100	7.4%	13.9%
Average Price per Square Foot	\$209.24	\$237.68	\$223.69	6.9%	-5.9%
Percentage of County Sales	11.2%	11.2%	10.1%	-10.0%	-10.1%
Number of New Houses Sold	10	21	24	140.0%	14.3%
Average Price of New Houses Sold	\$597,200	\$565,895	\$767,201	28.5%	35.6%
Average Days on Market of New Houses Sold	104	128	115	10.6%	-9.8%
Number of Houses Listed	155	149	181	16.8%	21.5%
Average List Price of Houses Listed	\$757,139	\$727,624	\$860,439	2.3%	-16.8%

# Unincorporated Areas-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
Arrowhead	1	0.4%	906	204	\$235,000	\$259.38
Avalon	2	0.9%	3,952	95	\$897,500	\$226.80
Beaver Shores	8	3.6%	1,527	90	\$337,975	\$225.36
Blueberry Hill	1	0.4%	2,400	136	\$515,000	\$214.58
Center Ridge Manor	1	0.4%	1,911	122	\$335,000	\$175.30
Chastains	2	0.9%	1,909	56	\$305,000	\$167.20
City Lake View Estates	1	0.4%	4,000	64	\$850,000	\$212.50
Copper Mine Acres	1	0.4%	2,100	100	\$1,275,000	\$607.14
Cotswold Village	1	0.4%	7,049	0	\$2,800,000	\$397.22
Covington Trace	1	0.4%	3,215	125	\$560,000	\$174.18
Crossings The	2	0.9%	1,384	70	\$201,450	\$145.59
Crows Nest	1	0.4%	3,713	51	\$900,000	\$242.39
Dawn Hill C C	2	0.9%	1,892	26	\$318,250	\$168.61
Dawn Hill Cynth	1	0.4%	1,276	63	\$130,000	\$101.88
Deep Water	1	0.4%	1,812	123	\$610,000	\$336.64
Deer Haven	5	2.2%	1,471	95	\$263,300	\$179.75
Dream Valley	2	0.9%	2,802	79	\$492,000	\$176.37
E N Coons	1	0.4%	1,218	15	\$140,000	\$114.94
Eau Claire	2	0.9%	3,852	126	\$979,550	\$248.36
Estates of Lakeway The	1	0.4%	5,300	67	\$3,250,000	\$613.21
Forest Hills	4	1.8%	2,762	71	\$638,600	\$231.17
Fox Run	1	0.4%	4,255	39	\$900,000	\$211.52
Greenstone Estates	1	0.4%	2,800	163	\$557,500	\$199.11
Heritage Bay	1	0.4%	1,480	386	\$315,000	\$212.84
High Meadow	1	0.4%	1,792	174	\$275,000	\$153.46
Highland Estates	1	0.4%	3,639	122	\$565,000	\$155.26
Jarvis Acres	1	0.4%	4,768	36	\$2,237,500	\$469.27
Kinty	1	0.4%	1,570	110	\$355,000	\$226.11
Knollwood	1	0.4%	2,886	147	\$462,000	\$160.08
Lake Forrest Heights	1	0.4%	1,644	260	\$249,000	\$151.46
Lake Shore Farms At Nelson Hollow	1	0.4%	4,085	164	\$2,250,000	\$550.80
Lawlis Acres	1	0.4%	1,621	56	\$315,000	\$194.32
Lazy J Ranch Estates	1	0.4%	2,040	186	\$900,000	\$441.18
Lost Bridge Village	1	0.4%	1,152	146	\$340,000	\$295.14
Mack Grimes	4	1.8%	2,263	149	\$567,500	\$242.11
Maple Ridge	1	0.4%	3,171	43	\$665,000	\$209.71

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

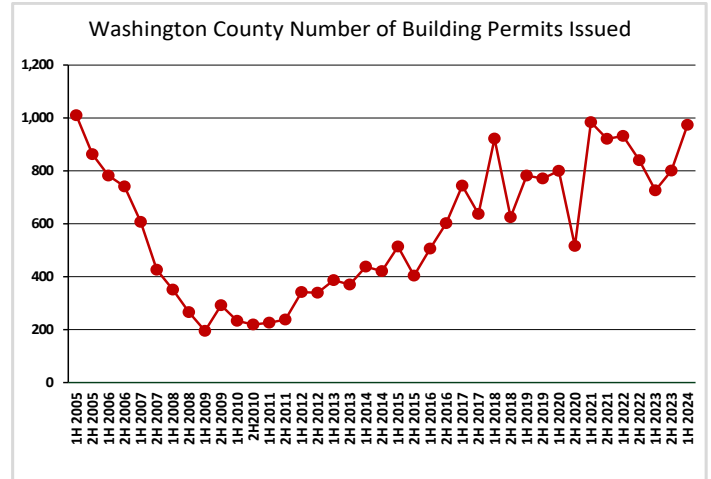
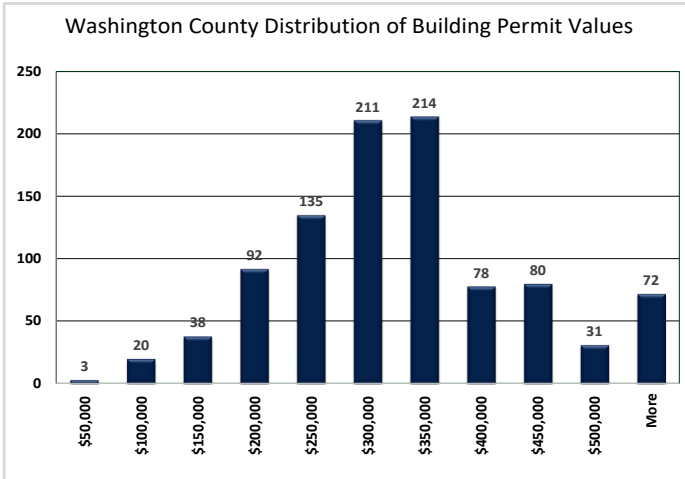
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Meadow Wood	1	0.4%	2,808	256	\$429,000	\$152.78
Meadows Edge	2	0.9%	3,164	190	\$570,000	\$180.02
Monte Ne Estates	1	0.4%	2,074	114	\$445,000	\$214.56
Monte Ne Shores	3	1.3%	2,670	85	\$267,633	\$117.71
Moulder Hollow	1	0.4%	1,904	16	\$474,000	\$248.95
North Hickory Hills	1	0.4%	2,300	192	\$335,000	\$145.65
Northridge Heights	1	0.4%	2,049	53	\$332,450	\$162.25
Oak Crest Estates	1	0.4%	1,989	66	\$303,000	\$152.34
Oak Knoll	2	0.9%	2,257	116	\$346,500	\$163.14
Oak Ridge Estates	2	0.9%	3,256	70	\$714,500	\$224.03
Oak View	2	0.9%	2,037	73	\$346,000	\$166.59
Other	78	34.8%	2,310	99	\$510,472	\$219.40
Ozark Estates	1	0.4%	1,982	105	\$475,000	\$239.66
Ozark Hills	4	1.8%	2,416	171	\$538,688	\$225.69
Ozark Orchard Co	1	0.4%	1,920	64	\$360,000	\$187.50
Pine Branch	1	0.4%	1,680	260	\$245,000	\$145.83
Piney Point	1	0.4%	1,420	22	\$315,000	\$221.83
Pleasure Heights	2	0.9%	1,194	36	\$167,500	\$139.96
Plentywood Farms	1	0.4%	1,924	33	\$400,000	\$207.90
Point Virgo Estates	1	0.4%	2,082	162	\$400,000	\$192.12
Pointe Clear Heights	1	0.4%	4,653	140	\$2,300,000	\$494.30
Posy Mountain Ranch	1	0.4%	1,821	125	\$414,375	\$227.55
Rambo Riviera	1	0.4%	2,600	32	\$900,000	\$346.15
Rancho Villa	2	0.9%	1,331	34	\$265,495	\$195.99
Red Oak Estates	1	0.4%	3,456	203	\$861,477	\$249.27
Red Oak Hills	1	0.4%	1,232	57	\$62,000	\$50.32
Ridgeview Acres	1	0.4%	2,399	40	\$499,000	\$208.00
River Ridge Estates	1	0.4%	2,060	191	\$498,000	\$241.75
Rivercliff Park	1	0.4%	912	31	\$476,000	\$521.93
Rivercliff Village	1	0.4%	2,591	104	\$450,000	\$173.68
Rolling Hills Estates	2	0.9%	2,731	38	\$708,750	\$264.15
RoLynn Hills	2	0.9%	1,505	63	\$311,500	\$207.26
Runnymede	4	1.8%	3,160	131	\$787,250	\$258.89
Rush Estates	1	0.4%	2,243	0	\$600,000	\$267.50
Sequoyah Woods	1	0.4%	2,454	134	\$465,000	\$189.49
Shaddox Mtn	1	0.4%	2,112	40	\$385,000	\$182.29

# Unincorporated Areas-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
Shady Grove	1	0.4%	1,481	111	\$269,000	\$181.63
Shelby Forrest	2	0.9%	3,046	129	\$711,450	\$233.14
South Mountain Estates	1	0.4%	4,785	239	\$1,150,000	\$240.33
Spring Hollow	2	0.9%	3,014	25	\$542,450	\$180.09
Stone Gate	1	0.4%	1,631	39	\$410,000	\$251.38
Stone Ridge Estates	2	0.9%	4,662	83	\$1,092,500	\$239.18
Stonebriar	1	0.4%	4,775	34	\$1,200,000	\$251.31
Sunset Bay	1	0.4%	1,944	145	\$386,310	\$198.72
Tanglewood	3	1.3%	1,818	61	\$528,333	\$285.27
Three Springs	2	0.9%	3,430	183	\$887,500	\$258.81
Timber Lake Estates	1	0.4%	1,800	48	\$375,000	\$208.33
Timber Ridge Estates	1	0.4%	3,844	40	\$1,037,500	\$269.90
Top Flite	1	0.4%	1,904	36	\$367,000	\$192.75
Townsend	2	0.9%	2,521	100	\$487,500	\$190.42
Trinity Estates	1	0.4%	2,986	81	\$769,900	\$257.84
Tucks Crossing	2	0.9%	2,338	17	\$461,000	\$196.55
Turtle Cove	2	0.9%	1,794	187	\$452,500	\$250.67
Vans Lakeside	1	0.4%	3,675	79	\$850,000	\$231.29
Ventris Shores	1	0.4%	2,500	179	\$749,900	\$299.96
Virden Hills	1	0.4%	2,832	58	\$485,000	\$171.26
Wateroak HPR	1	0.4%	3,922	341	\$365,000	\$93.06
Whitney Mountain	1	0.4%	3,954	131	\$485,000	\$122.66
Wynnbrooke	5	2.2%	3,169	53	\$842,100	\$266.43
<b>Unincorporated Areas BC</b>	<b>224</b>	<b>100.0%</b>	<b>2,438</b>	<b>100</b>	<b>\$564,247</b>	<b>\$223.69</b>

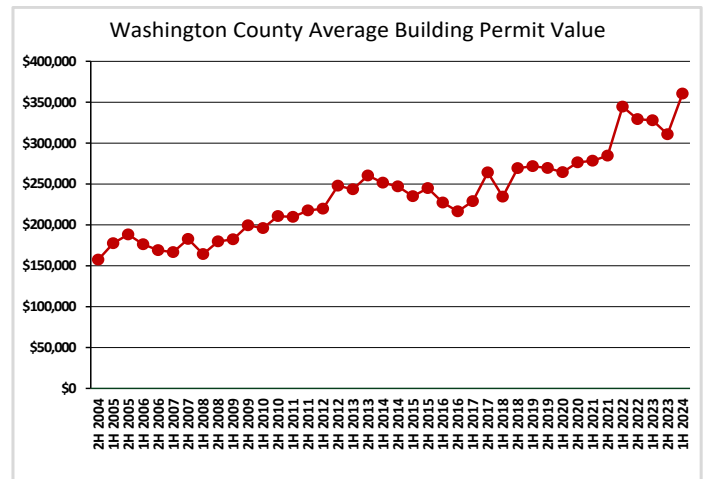
# Washington County Building Permits



974 building permits were issued in Washington County during the first half of 2024. This is a 34.2 percent increase from the 801 permits issued in the second half of 2023.

The average building permit value increased 21.6 percent from \$310,794 in the second half of 2023 to \$360,454 in the second half of 2024.

Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. The trend for Accessory Dwelling Units (ADU) and smaller footprint family dwellings in Northwest Arkansas could impact the average value.

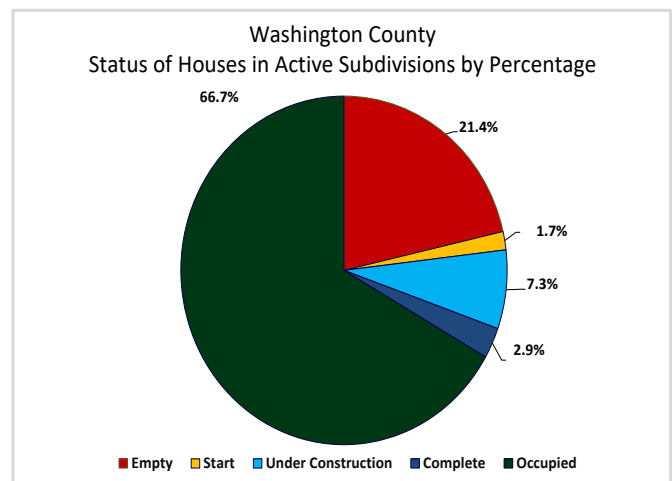
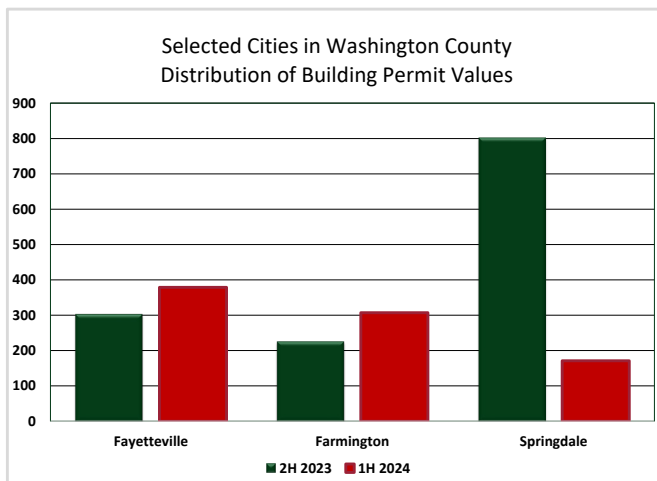


Washington County Building Permits	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	726	801	974	34.2%	21.6%
Average Value of Residential Building Permits	\$327,821	\$310,794	\$360,454	10.0%	16.0%

# Washington County

## Building Permits in Selected Cities

Building Permit Values Washington County	Building Permit Values											1H 2024	2H 2023	% WC	% NWA
	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More				
Elkins	1	1	4	14	7	1	0	1	0	0	3	32	14	3.3%	1.2%
Elm Springs	0	0	0	1	0	0	0	2	1	0	1	5	8	0.5%	0.2%
Farmington	0	0	0	0	0	9	35	4	20	2	4	74	56	7.6%	2.8%
Fayetteville	1	1	4	4	52	95	85	39	36	22	40	379	304	38.9%	14.4%
Goshen	0	0	1	0	1	0	0	0	0	0	11	13	17	1.3%	0.5%
Greenland	0	2	0	1	1	0	0	0	0	0	0	4	3	0.4%	0.2%
Johnson	0	0	0	0	0	0	0	0	0	1	7	8	6	0.8%	0.3%
Lincoln	0	0	2	3	0	1	0	0	0	0	0	6	4	0.6%	0.2%
Prairie Grove	1	0	1	11	25	14	21	9	0	0	0	82	90	8.4%	3.1%
Springdale	0	16	25	58	39	83	67	11	5	2	1	307	227	31.5%	11.7%
Tontitown	0	0	1	0	5	8	6	12	18	4	5	59	71	6.1%	2.2%
West Fork	0	0	0	0	5	0	0	0	0	0	0	5	1	0.5%	0.2%
West Washington County	1	2	3	15	31	24	56	13	20	2	4	171	154	17.6%	6.5%
Washington County	3	20	38	92	135	211	214	78	80	31	72	974	801	100.0%	38.4%





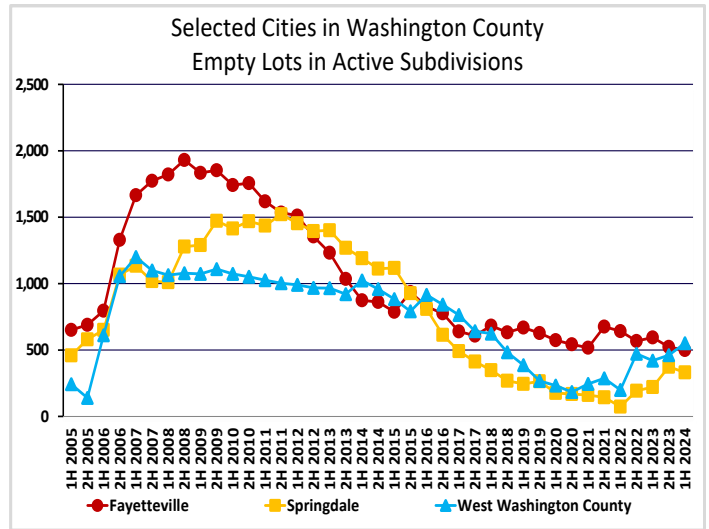
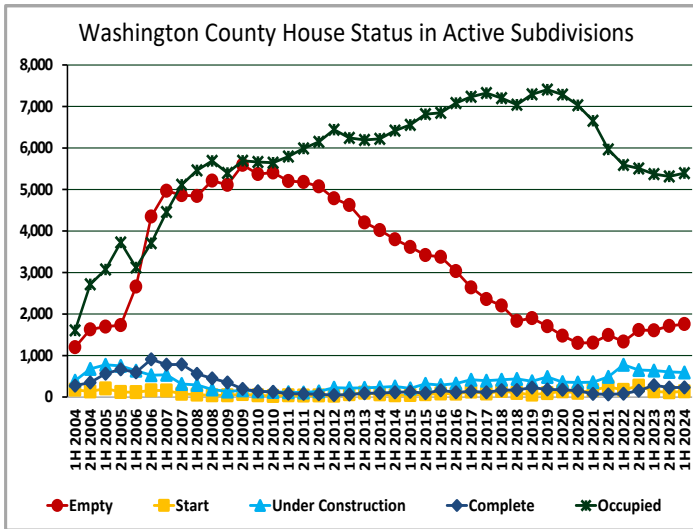
# Washington County Owner Occupied

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 2024 are provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 59.2 percent in the first half of 2024. This represents a decline of owner-occupied homes of 5.7% since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

Washington County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	66.6%	66.3%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	71.1%	70.8%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	67.4%	67.8%	64.5%	63.4%	61.1%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	54.5%	54.2%	53.0%	52.2%	51.0%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.4%	78.9%	78.8%	79.0%	78.2%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	72.7%	74.3%	71.8%	71.5%	70.9%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	54.3%	54.6%	52.9%	52.7%	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%	60.4%	60.3%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.1%	64.5%	64.4%	63.4%	61.2%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	62.7%	62.8%	61.6%	62.3%	60.9%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	70.7%	71.9%	69.2%	66.2%	64.7%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	70.9%	70.9%	69.9%	70.6%	68.9%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	63.0%	60.4%	65.0%	61.9%	61.7%
Rural-WC	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	73.0%	72.9%	72.6%	73.5%	72.9%
Washington County	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	61.7%	61.7%	60.6%	60.4%	59.2%

# Washington County

## Active Subdivisions



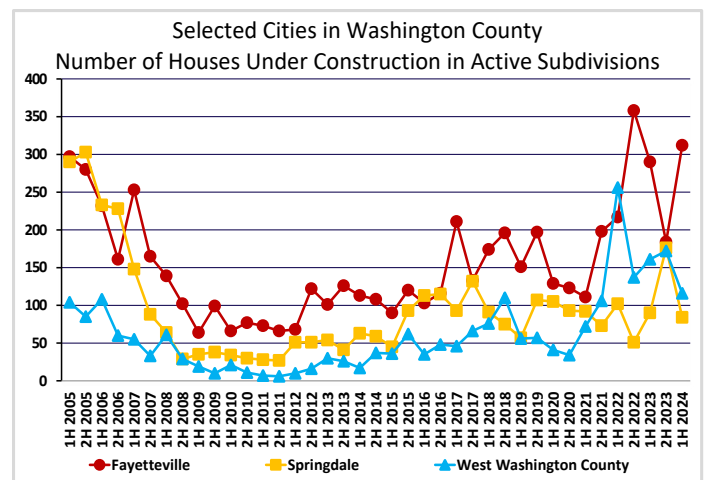
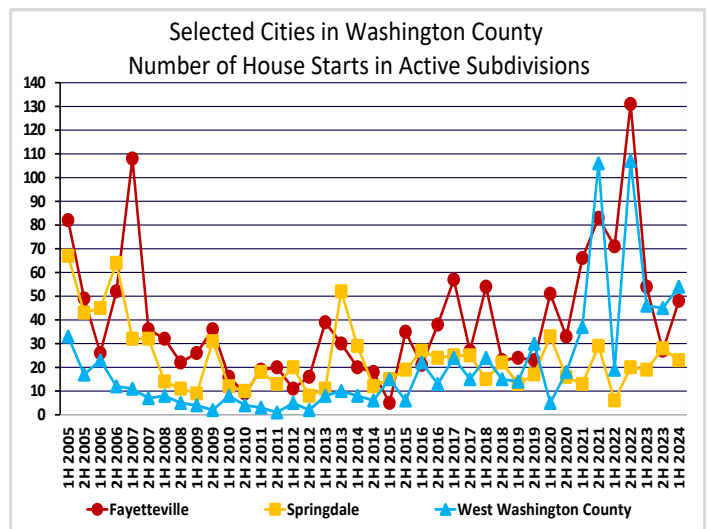
There were 8,086 total lots in 145 active subdivisions in Washington County in the first half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 66.7 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 7.3 percent were under construction, 1.7 percent were starts, while 21.4 percent were empty lots.

During the first half of 2024, 945 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 19.8 months of lot inventory at the end of the first half of 2024.

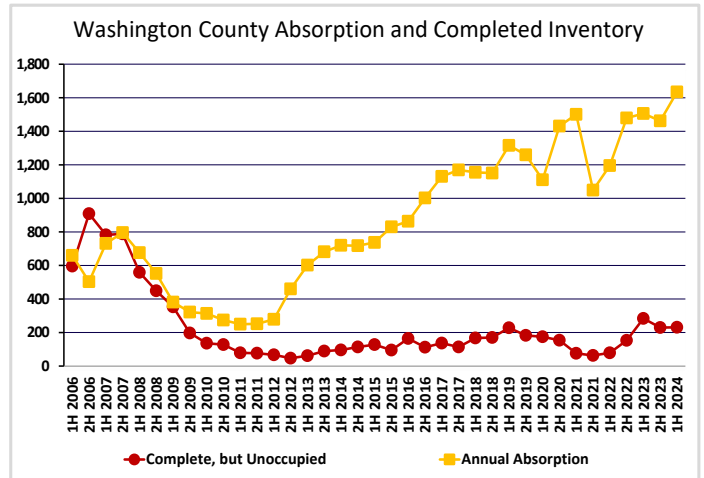
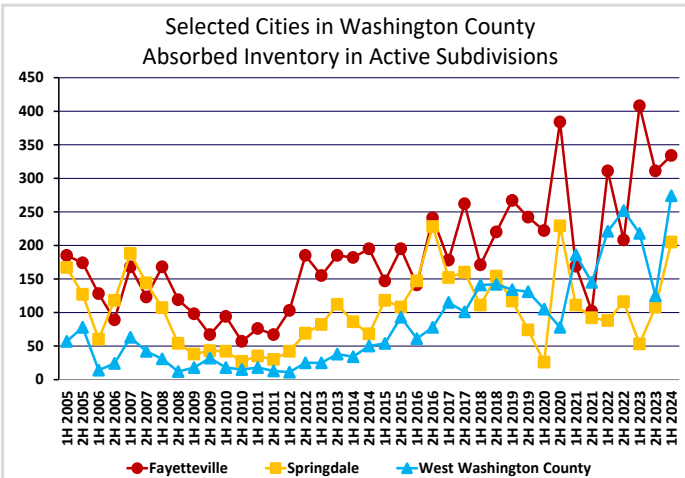
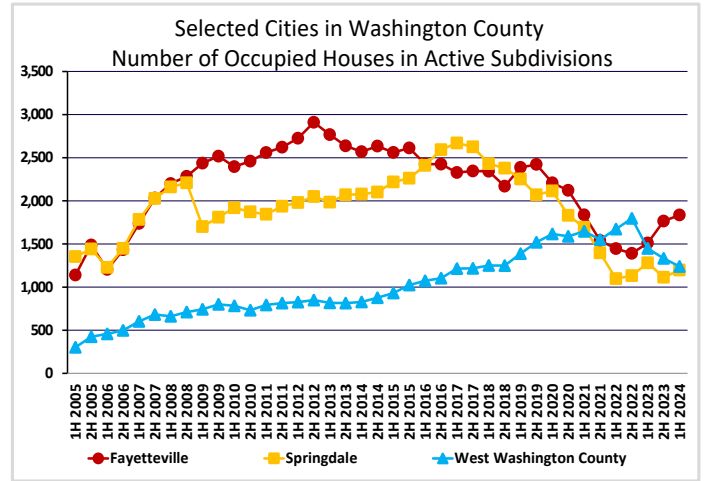
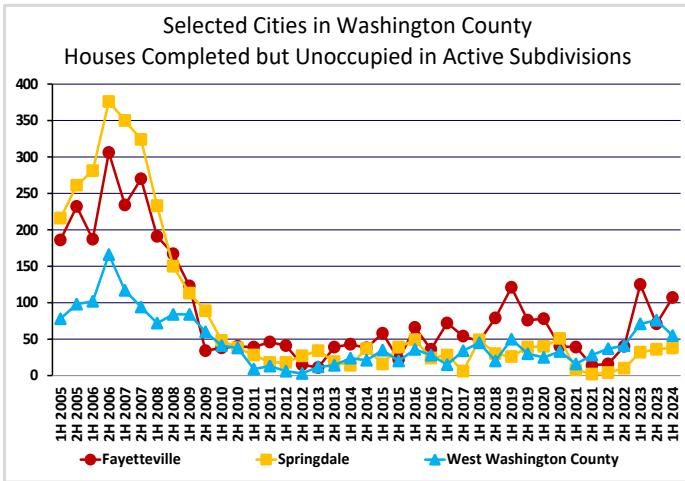
Overall, in 32 out of the 145 active subdivisions in Washington County, no absorption occurred in the last year.

In Fayetteville, Crystal Springs Village, Phase I, II, had 56 houses under construction, Aiden's Place had 38 and The Element, Phase I, II, II had an additional 46 houses. In Farmington, Farmington Hills Duplexes had 40, in Springdale, Habberton Ridge, Phase II, III had 43 and in Tontitown, Veneto had 20 houses under construction in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 23 of the 145 active subdivisions in the Washington County.



# Washington County Active Subdivisions



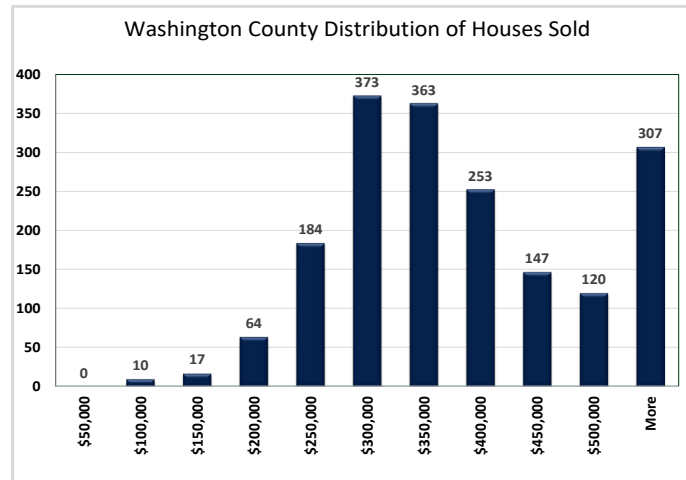
The table on the right shows an additional 5,801 final and preliminary lots for Washington County in 76 new subdivisions, which are in the pipeline in the first half of 2024.

Combining coming lots and existing total empty lots in Washington County for new and current subdivisions would total over 7,000 available lots.

1,838 houses were sold in Washington County during the first half of 2024. The average price of a house was \$389,574 at \$200.39 per square foot. The median cost of a house sold in Washington County was 336,225, down from \$340,000 in the second half of 2023/ The table below the graph covers a yearly and semi-yearly trend for house sales.

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	5	541
Fayetteville	34	2,374
Lincoln	1	18
Prairie Grove	6	756
Springdale	26	1,798
Tontitown	2	259
West Fork	2	55
<b>Washington Total</b>	<b>76</b>	<b>5,801</b>

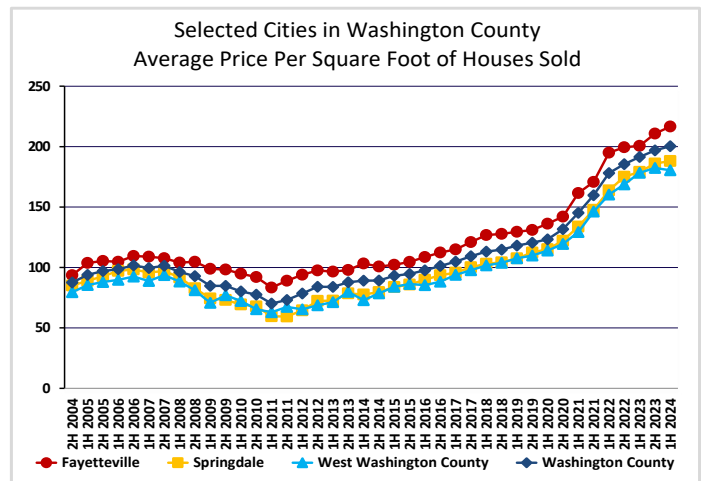
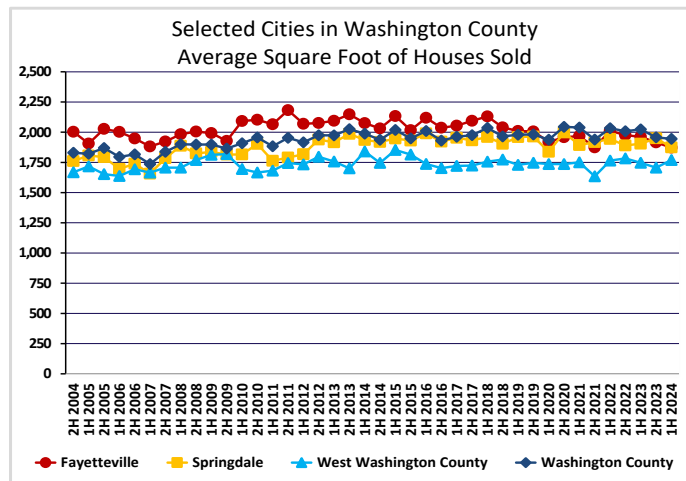
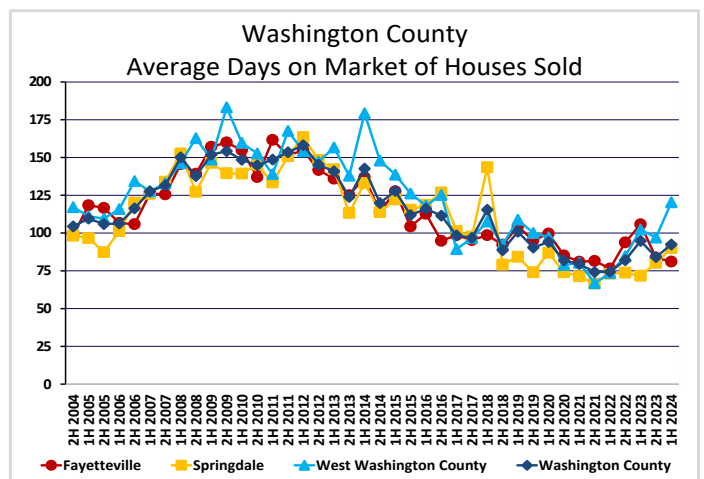
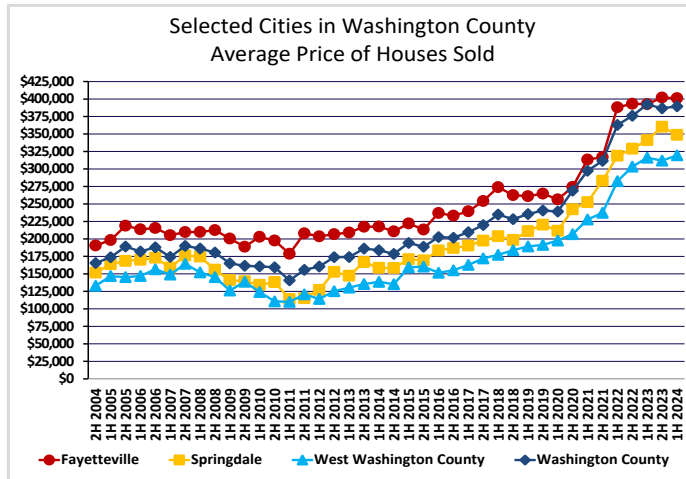
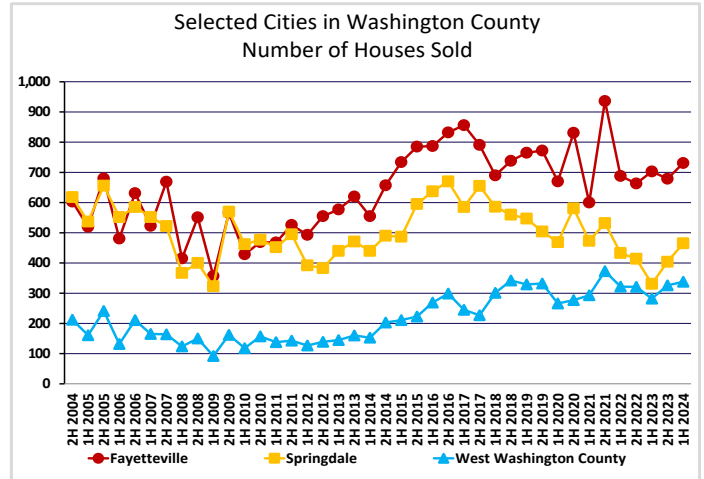
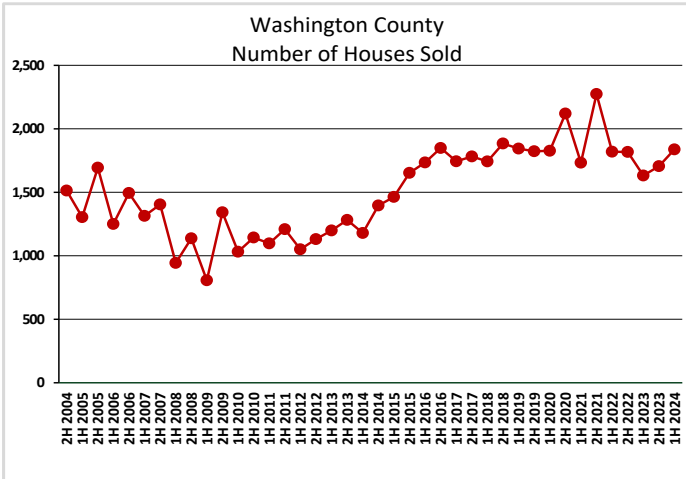
# Washington County Sold Houses by City and Characteristics



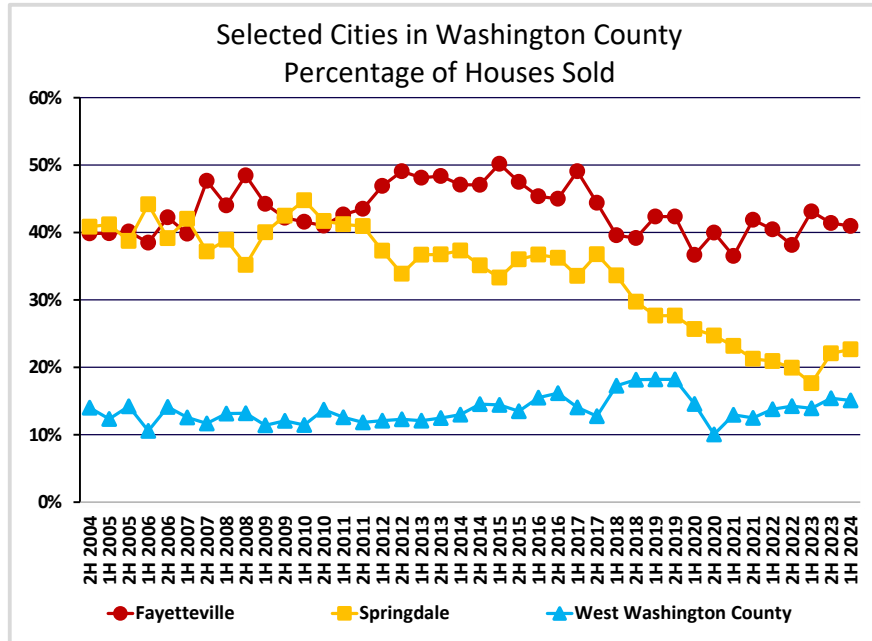
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	63	90.0%
\$50,001 - \$100,000	10	0.3%	1,262	43	89.7%
\$100,001 - 150,000	17	0.6%	1,138	79	90.3%
\$150,001 - \$200,000	64	2.2%	1,262	76	97.4%
\$200,001 - \$250,000	184	6.3%	1,261	101	99.3%
\$250,001 - \$300,000	373	12.9%	1,463	112	99.0%
\$300,001 - \$350,000	363	12.5%	1,734	78	99.0%
\$350,001 - \$400,000	253	8.7%	1,907	79	99.1%
\$400,001 - \$450,000	147	5.1%	2,102	144	99.2%
\$450,001 - \$500,000	120	4.1%	2,307	156	99.5%
\$500,001+	307	10.6%	3,212	--	98.6%
<b>Washington County Sold</b>	<b>1,838</b>	<b>63.4%</b>	<b>1,944</b>	<b>92</b>	<b>98.6%</b>

Sold Characteristics Washington County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	1,632	1,706	1,838	12.6%	7.7%
Average Price of Houses Sold	\$392,306	\$386,695	\$389,574	-0.7%	0.7%
Average Days on Market	95	84	92	-2.4%	10.0%
Average Price per Square Foot	\$191.46	\$196.89	\$200.39	4.7%	1.8%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	553	596	707	27.8%	18.6%
Average Price of New Houses Sold	\$400,674	\$382,539	\$365,301	-8.8%	-4.5%
Average Days on Market of New Houses Sold	143	125	122	-15.2%	-2.6%
Number of Houses Listed	541	828	718	32.7%	-13.3%
Average List Price of Houses Listed	\$548,367	\$458,281	\$522,502	-4.7%	14.0%

# Washington County Houses Sold

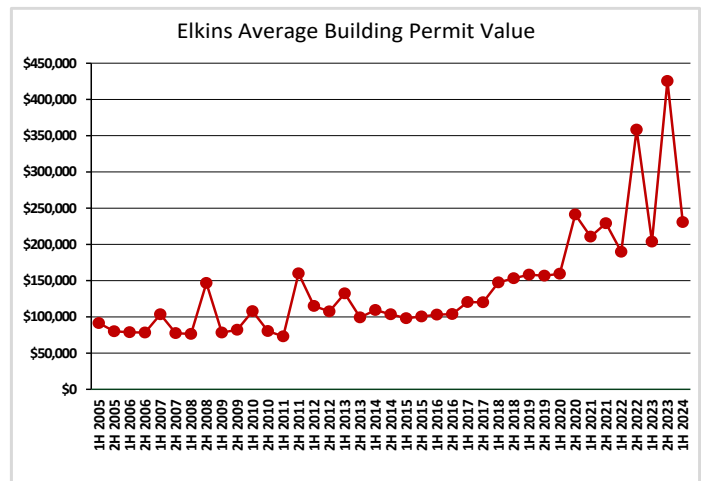
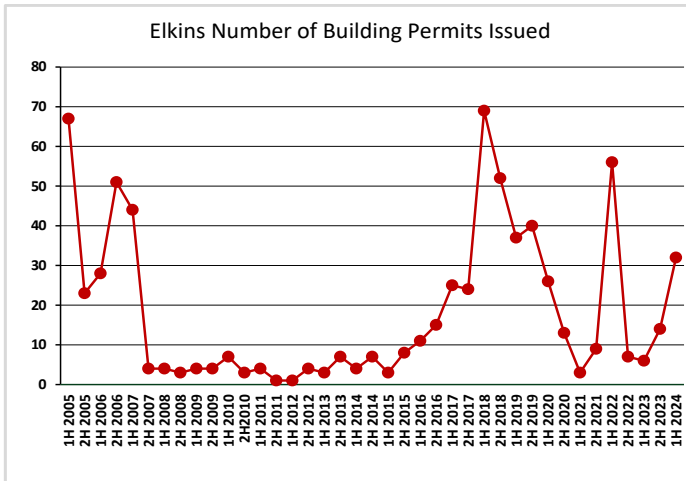


# Washington County Sold Houses by City and Characteristics



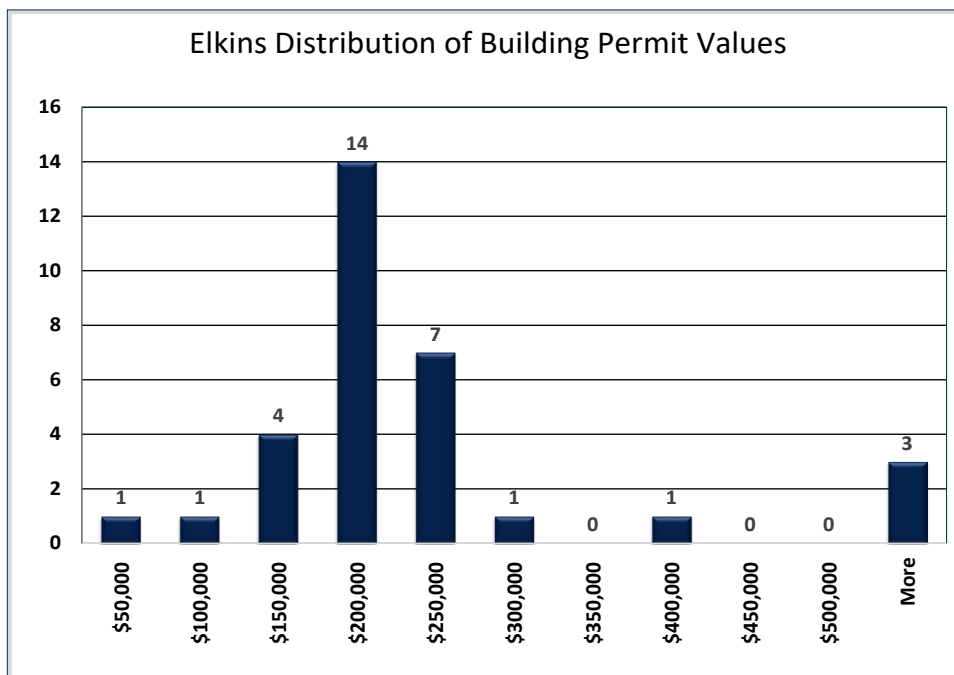
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Cane Hill	\$200,000	\$200.00	26	1	0.0%
Elkins	\$268,505	\$188.85	87	22	0.8%
Elm Springs	\$604,780	\$205.39	125	15	1.3%
Evansville	--	--	--	0	0.0%
Farmington	\$356,427	\$186.77	137	131	6.5%
Fayetteville	\$401,241	\$216.63	81	731	41.0%
Goshen	\$836,606	\$230.12	108	16	1.9%
Greenland	\$245,000	\$160.02	44	4	0.1%
Johnson	\$526,686	\$198.29	54	29	2.1%
Lincoln	\$192,147	\$145.92	80	19	0.5%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$313,070	\$180.84	117	171	7.5%
Springdale	\$348,725	\$188.11	90	465	22.6%
Summers	\$280,000	\$165.09	142	1	0.0%
Tontitown	\$476,309	\$208.37	92	75	5.0%
West Fork	\$239,708	\$167.73	79	13	0.4%
Winslow	\$165,000	\$133.93	37	1	0.0%
No City WC	\$504,113	\$199.46	96	144	10.1%
<b>Washington County</b>	<b>\$389,574</b>	<b>\$200.39</b>	<b>92</b>	<b>1,838</b>	<b>100.0%</b>

# Elkins Building Permits



Elkins	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	6	14	32	433.3%	128.6%
Average Value of Residential Building Permits	\$203,721	\$425,417	\$230,749	13.3%	-45.8%

Additional lots in Stokenbury new phases are contributing to an increase in building permits and new construction in Elkins in the first half of 2024.



# Elkins

## Active Subdivisions

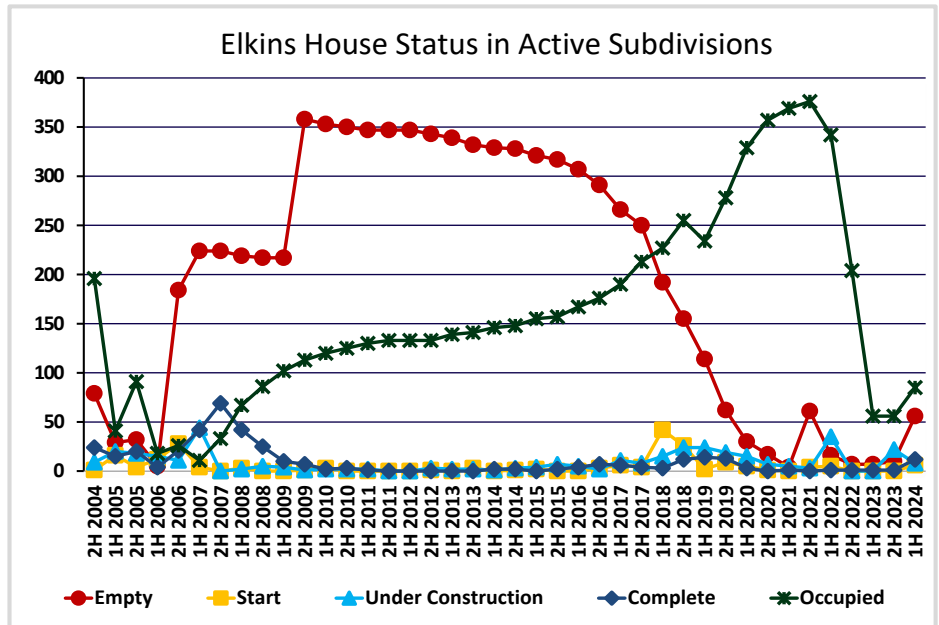
There were 167 total lots in 3 active subdivisions in Elkins in the first half of 2024. 50.9 percent of the lots were occupied, 7.2 percent were complete but unoccupied, 4.8 were under construction, 3.6 percent were starts, and 33.5 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the first half of 2024 were Riverview Place with 8.

Riverview Place had the most houses becoming occupied in Elkins with 28 houses. An additional 1 house in Stokenbury Farms, Phase II became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 0 of the 3 active subdivisions in Elkins.

29 new houses in Elkins became occupied in the first half of 2024. The annual absorption rate implies that there are 33.9 months of remaining inventory in active



subdivisions, up from 8.1 percent in the second half of 2023.

In 2 of the active subdivisions in Elkins, absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 66.3 percent in the first half of 2024.

Additionally, no additional lots or subdivisions received either preliminary or final approval by first half of 2024.

22 houses were sold in Elkins in the first half of 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverview Place	0	0	8	12	28	48	28	8.6
Stokenbury Farms, Phase II	7	0	0	0	57	64	1	84.0
Stokenbury Farms, Phase III	49	6	0	0	0	55	0	--
<b>Active Subdivision</b>	<b>56</b>	<b>6</b>	<b>8</b>	<b>12</b>	<b>85</b>	<b>167</b>	<b>29</b>	<b>33.9</b>

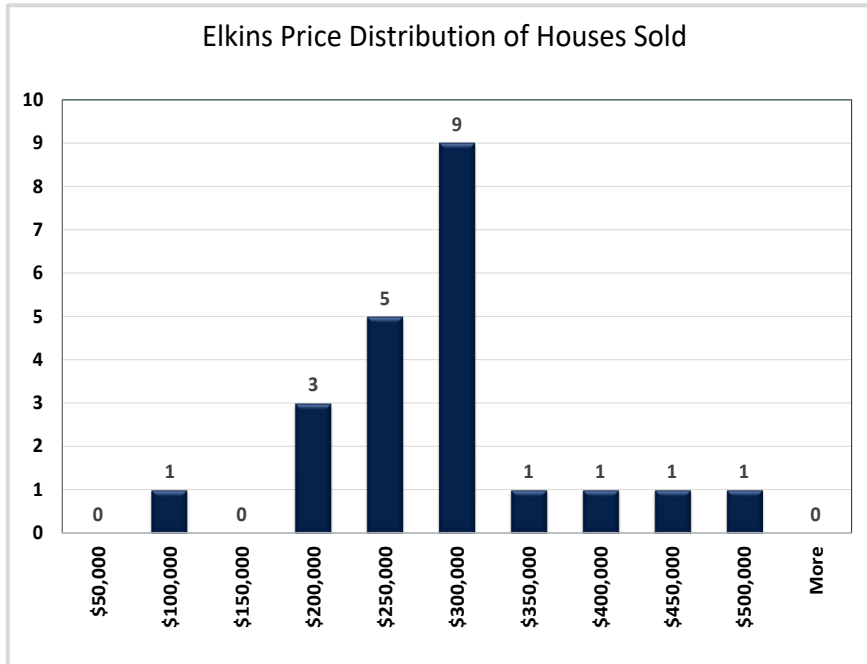
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Elkins

## Price Distribution of Houses Sold



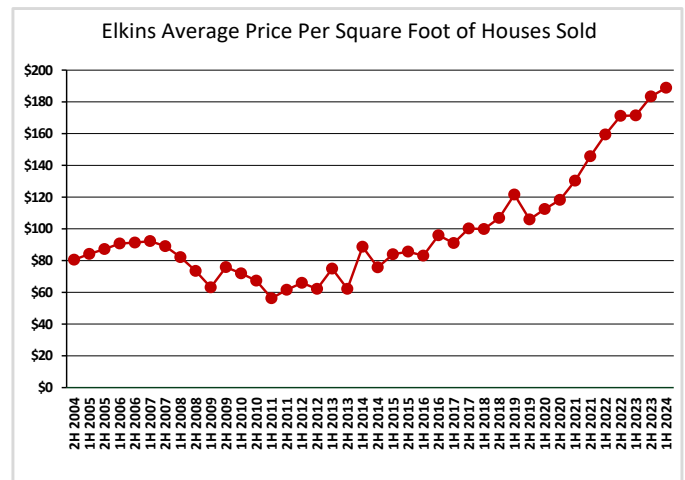
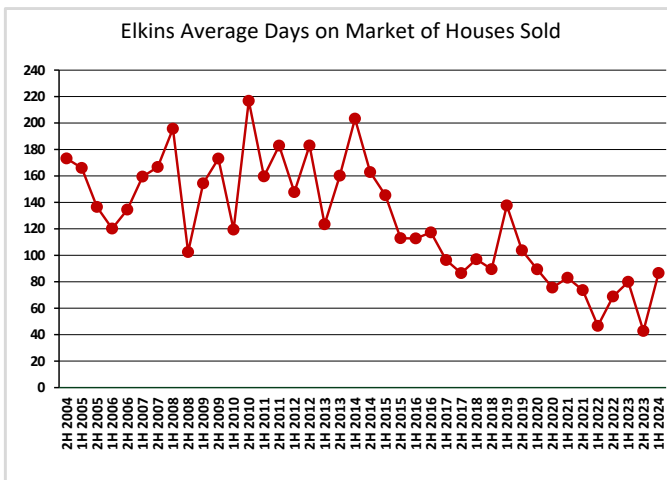
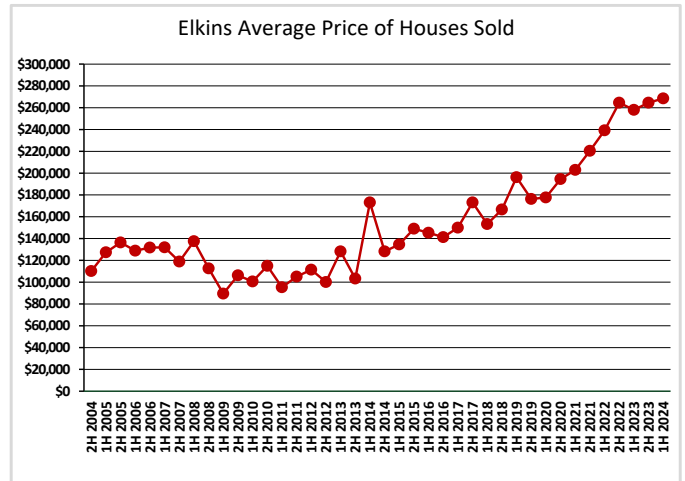
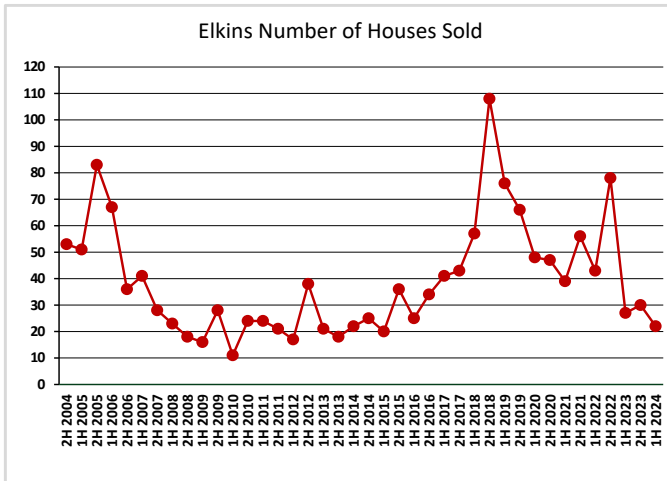
The average price of a house was \$268,505 at \$188.85 per square foot.

The median cost of a house was \$263,349.

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	4.5%	1,068	146	96.0%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	13.6%	970	35	103.1%
\$200,001 - \$250,000	5	22.7%	1,172	64	99.5%
\$250,001 - \$300,000	9	40.9%	1,522	112	97.8%
\$300,001 - \$350,000	1	4.5%	1,992	103	100.0%
\$350,001 - \$400,000	1	4.5%	2,215	154	100.0%
\$400,001 - \$450,000	1	4.5%	1,475	38	100.0%
\$450,001 - \$500,000	1	4.5%	2,102	33	97.8%
\$500,001+	0	0.0%	--	--	--
<b>Elkins Sold</b>	<b>22</b>	<b>100.0%</b>	<b>1,424</b>	<b>87</b>	<b>99.1%</b>

# Elkins

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	27	30	22	-18.5%	-26.7%
Average Price of Houses Sold	\$257,963	\$264,555	\$268,505	4.1%	1.5%
Average Days on Market	80	43	87	8.3%	102.4%
Average Price per Square Foot	\$171.43	\$183.41	\$188.85	10.2%	3.0%
Percentage of County Sales	1.1%	1.2%	0.8%	-24.2%	-31.4%
Number of New Houses Sold	1	1	3	200.0%	200.0%
Average Price of New Houses Sold	\$285,000	\$250,000	\$257,406	-9.7%	3.0%
Average Days on Market of New Houses Sold	66	28	99	50.5%	254.8%
Number of Houses Listed	7	5	6	-14.3%	20.0%
Average List Price of Houses Listed	\$326,957	\$253,200	\$318,209	-2.7%	25.7%

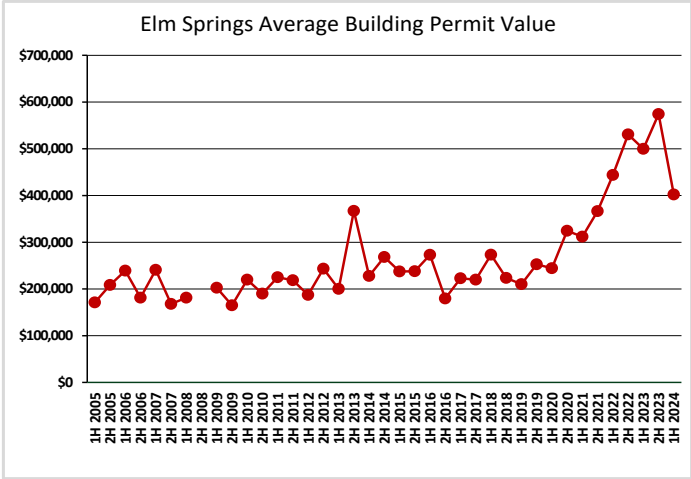
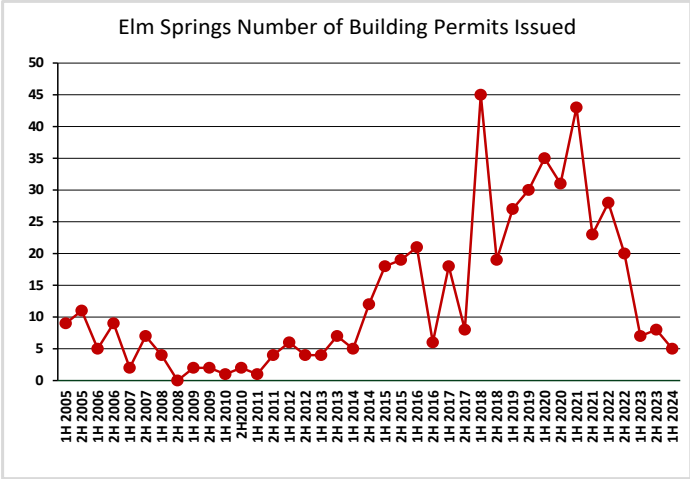
# Elkins

## Characteristics of Houses Sold

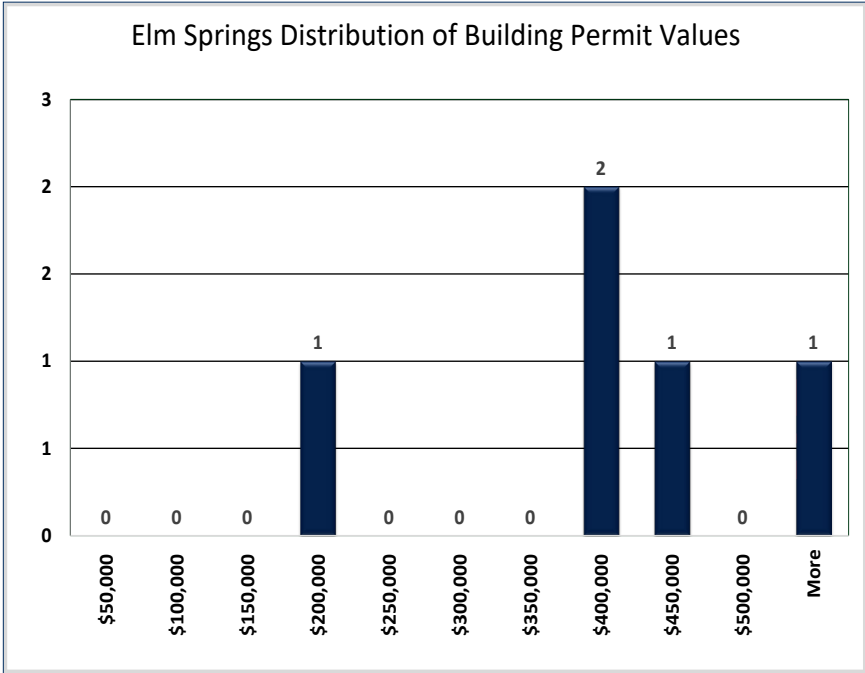
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bonnell	1	4.5%	1,024	68	\$210,000	\$205.08
Hollybrooke Estates	2	9.1%	1,304	44	\$257,500	\$197.80
Oak Leaf Manor	2	9.1%	1,936	93	\$313,000	\$161.49
Oakwoods	1	4.5%	1,274	57	\$230,000	\$180.53
Other	3	13.6%	1,377	71	\$239,167	\$158.98
Sequoyah Estates	1	4.5%	1,475	38	\$450,000	\$305.08
Stokenbury Farms	8	36.4%	1,462	121	\$268,715	\$185.07
Stonecrest	1	4.5%	2,215	154	\$394,000	\$177.88
Woodbridge	3	13.6%	1,009	44	\$204,967	\$203.35
<b>Elkins Houses Sold</b>	<b>22</b>	<b>100.0%</b>	<b>1,424</b>	<b>87</b>	<b>\$268,505</b>	<b>\$188.85</b>



# Elm Springs Building Permits



Elm Springs	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	7	8	5	-28.6%	-37.5%
Average Value of Residential Building Permits	\$499,768	\$574,220	\$402,120	-19.5%	-30.0%



# Elm Springs

## Active Subdivisions

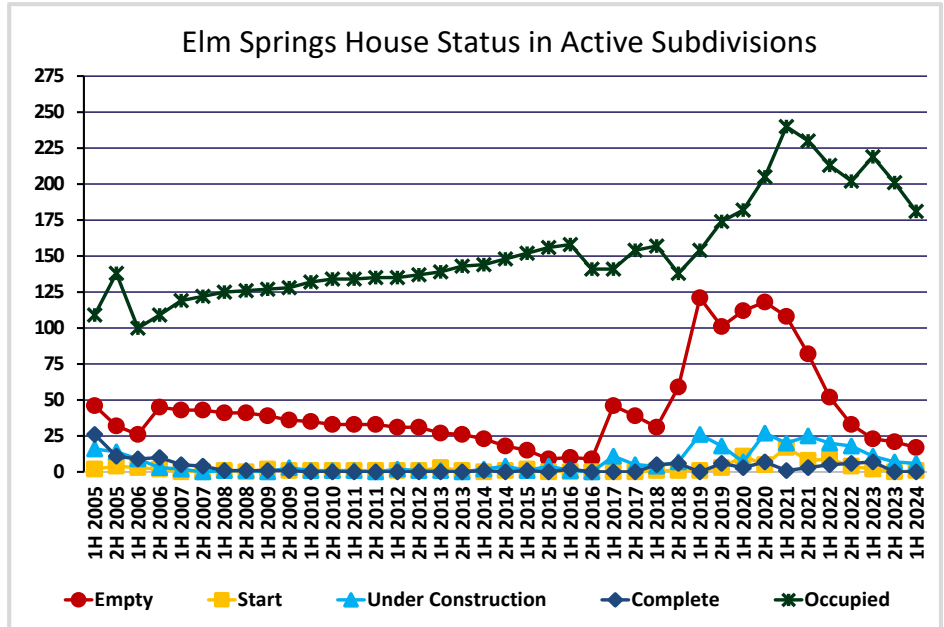
There were 205 total lots in 3 active subdivisions in Elm Springs in the first half of 2024. 88.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.9 were under construction, 0.5 percent were starts, and 8.3 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the first half of 2024 were Highlands at Elm Springs with 5 and Camelot with 1.

Highlands at Elm Springs had the most houses becoming occupied in Elm Springs with 4 houses.

No new construction or progress in existing construction has occurred in the last year in 0 of the 3 active subdivisions in Elm Springs.

4 new houses in Elm Springs became occupied in the first half of 2024. The annual absorption rate implies that there are 15.2 months of remaining inventory in active subdivisions, up from 5.8 percent in the second half of 2023.



In all of the 3 active subdivisions in Elm Springs, absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 70.8 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

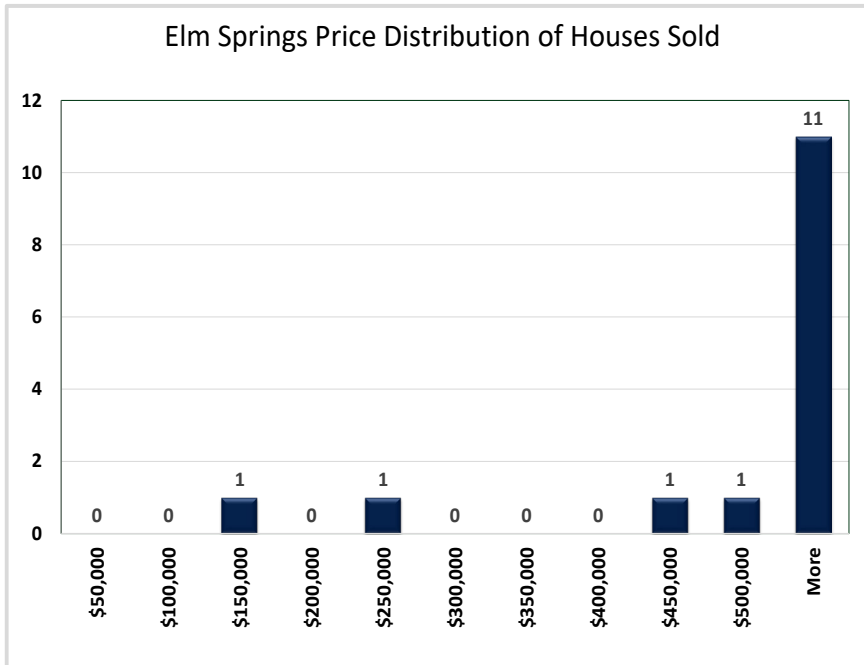
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	2	0	1	0	64	67	0	36.0
Elm Valley, Phase II	2	0	0	0	89	91	0	4.0
Highlands at Elm Springs	13	1	5	0	28	47	4	20.7
<b>Elm Springs Active Subdivisions</b>	<b>17</b>	<b>1</b>	<b>6</b>	<b>0</b>	<b>181</b>	<b>205</b>	<b>4</b>	<b>15.2</b>

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

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

# Elm Springs

## Price Distribution of Houses Sold



15 houses were sold in Elm Springs in the first half of 2024.

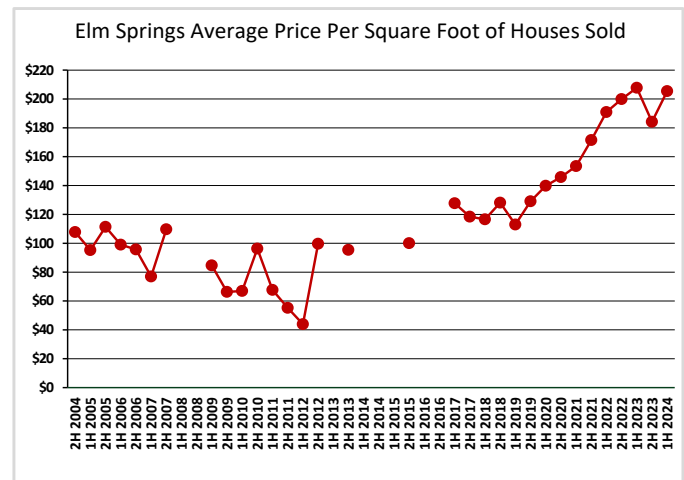
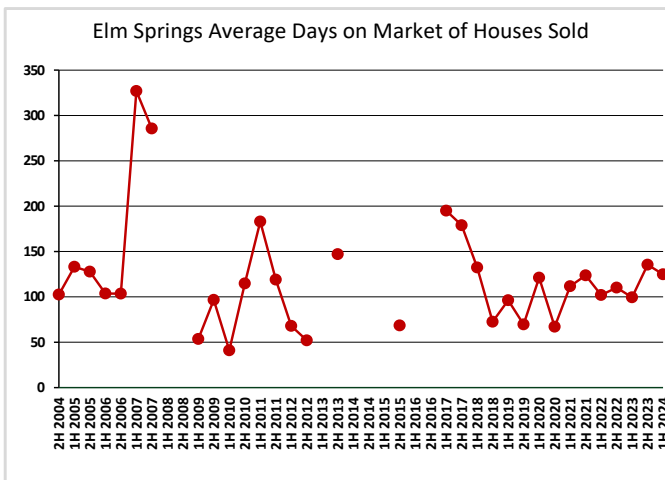
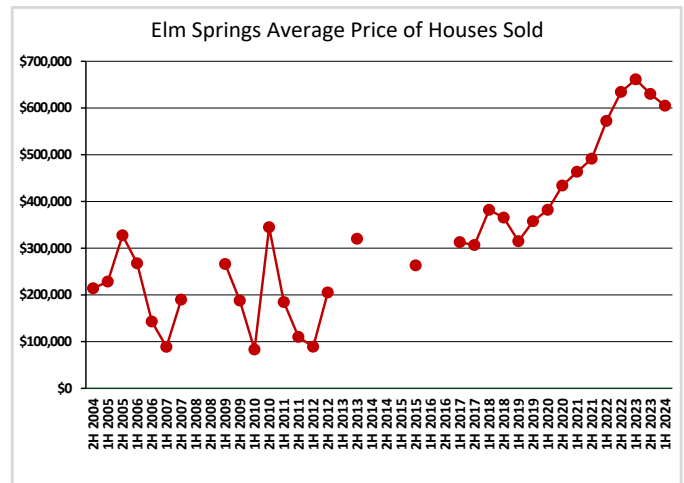
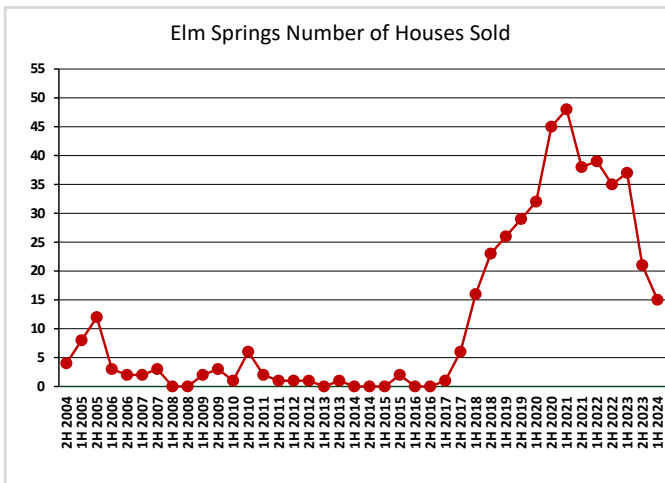
The average price of a house was \$604,780 at \$205.39 per square foot.

The median cost of a house was \$626,696.

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	6.7%	1,423	24	117.6%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	6.7%	1,152	41	104.7%
\$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	6.7%	2,457	14	100.0%
\$450,001 - \$500,000	1	6.7%	2,385	319	97.9%
\$500,001+	11	73.3%	3,274	134	98.0%
<b>Elm Springs Sold</b>	<b>15</b>	<b>100.0%</b>	<b>2,895</b>	<b>125</b>	<b>99.9%</b>

# Elm Springs

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	37	21	15	-59.5%	-28.6%
Average Price of Houses Sold	\$661,315	\$630,096	\$604,780	-8.5%	-4.0%
Average Days on Market	100	135	125	25.4%	-7.8%
Average Price per Square Foot	\$207.77	\$184.20	\$205.39	-1.1%	11.5%
Percentage of County Sales	3.8%	2.0%	1.3%	-66.8%	-36.8%
Number of New Houses Sold	14	6	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$693,006	\$783,000	--	--	--
Average Days on Market of New Houses Sold	139	242	--	--	--
Number of Houses Listed	9	10	1	-88.9%	-90.0%
Average List Price of Houses Listed	\$855,278	\$779,620	\$625,000	-26.9%	-19.8%



# Elm Springs

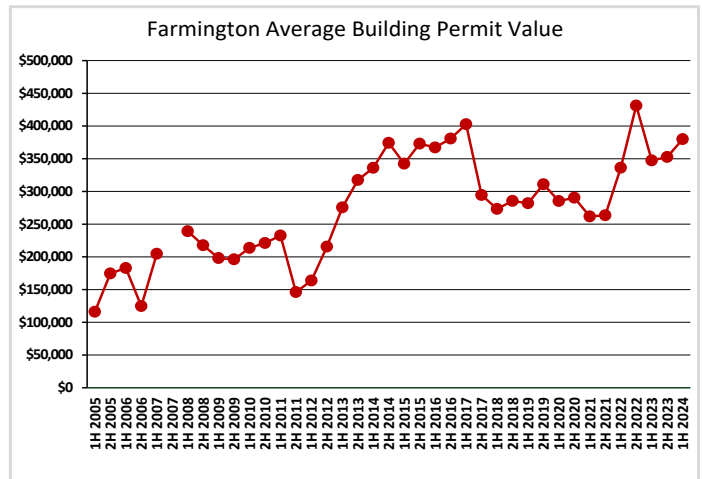
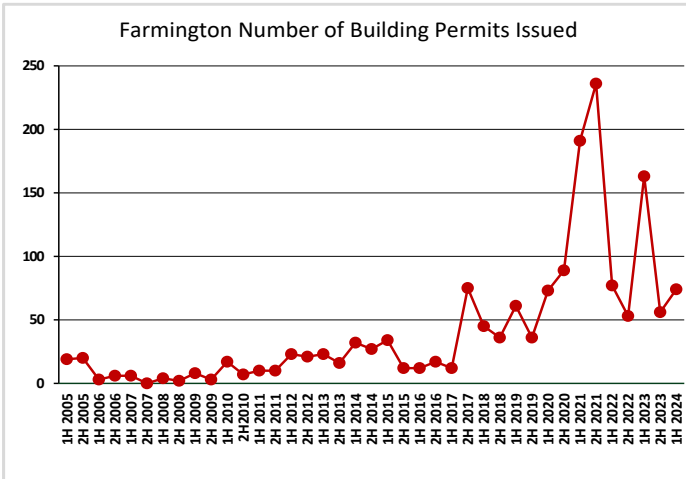
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Collins Cove	1	6.7%	2,874	345	\$580,000	\$201.81
Elm Springs Original	1	6.7%	1,152	41	\$225,000	\$195.31
Elm Valley	6	40.0%	3,022	47	\$686,116	\$227.12
Estates At Brush Creek	1	6.7%	4,200	141	\$900,000	\$214.29
Other	4	26.7%	3,058	182	\$581,250	\$181.10
Pinkley	1	6.7%	2,457	14	\$450,000	\$183.15
Saddleridge Estates	1	6.7%	2,385	319	\$475,000	\$199.16
<b>Elm Springs Sold</b>	<b>15</b>	<b>100.0%</b>	<b>2,895</b>	<b>125</b>	<b>\$604,780</b>	<b>\$205.39</b>

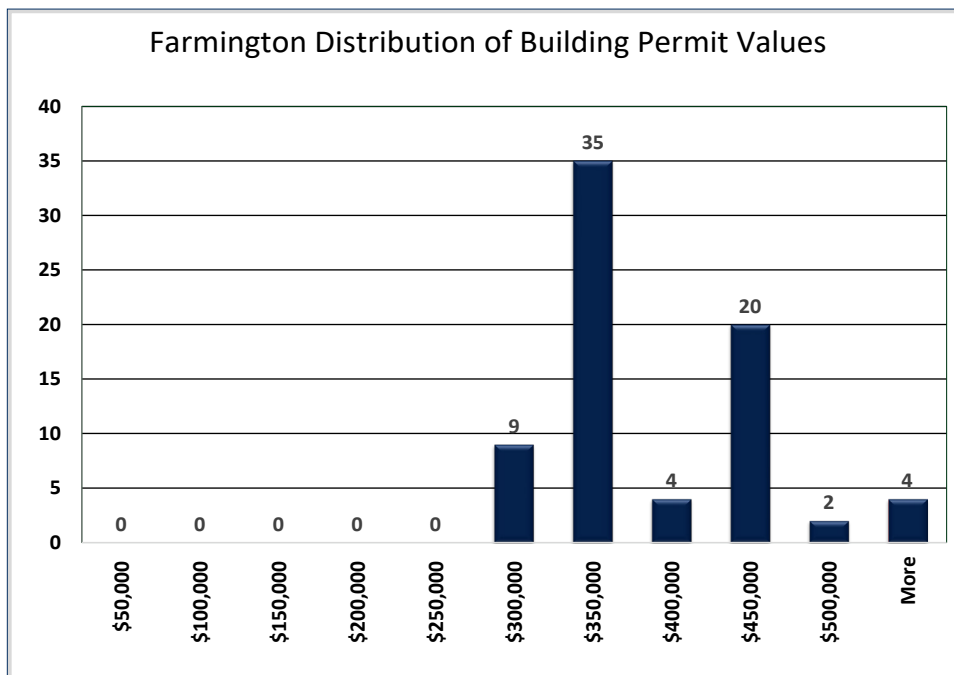




# Farmington Building Permits



Farmington	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	163	56	74	-54.6%	32.1%
Average Value of Residential Building Permits	\$347,344	\$352,661	\$379,905	9.4%	7.7%



# Farmington Active Subdivisions

There were 934 total lots in 13 active subdivisions in Farmington in the first half of 2024. 58.7 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 5.7 were under construction, 2.2 percent were starts, and 32.2 percent were empty lots.

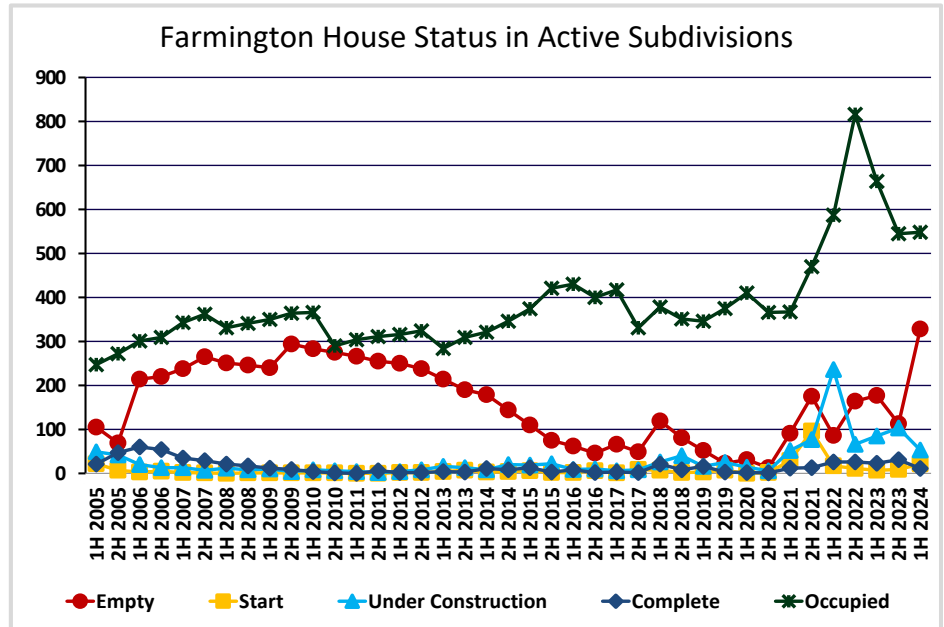
The subdivisions with the most houses under construction in Farmington during the first half of 2024 were Farmington Hills Duplexes with 40, Goose Creek, Phase III with 5, and Goose Creek, Phase IV with 3.

Goose Creek, Phase III had the most houses becoming occupied in Farmington with 48 houses. An additional 44 houses in Groves at Engles Mill, Phase III and 14 houses in Hunter Village became occupied in the first half of 2024.

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

142 new houses in Farmington became occupied in the first half of 2024. The annual absorption rate implies that there are 22.2 months of remaining inventory in active subdivisions, up from 20.5 percent in the second half of 2023.

In 1 out of the 13 active subdivisions in Farmington, no absorption has occurred in the first half of 2024.



The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 61.1.

Additionally, 541 new lots in 5 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Goose Creek, Phase V	1H 2024	101		101
Grove at Engles Mill Park, IV	2H 2023	60		60
Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Hillcrest	2H 2023		82	82
Wagon Wheel Crossing, Phase II	1H 2024	148		148
<b>New and Preliminary</b>		<b>459</b>	<b>82</b>	<b>541</b>

# Farmington

## Active Subdivisions

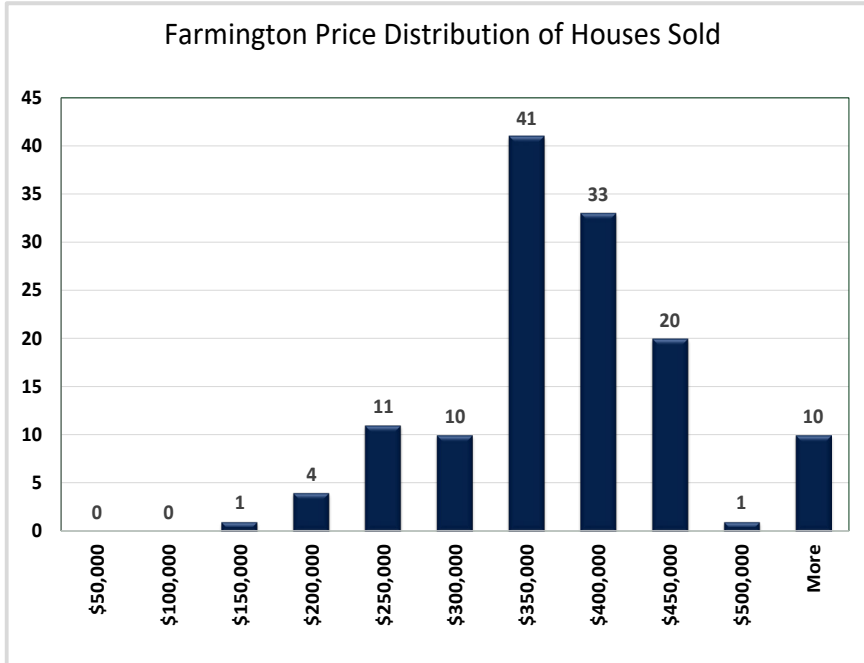
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington Creek	0	0	1	0	26	27	7	1.7
Farmington Heights, Phase I	0	0	0	0	125	125	1	0.0
Farmington Hills Duplexes	34	6	40	0	0	80	0	--
Goose Creek, Phase III	3	0	3	2	52	60	48	1.8
Goose Creek, Phase IV	42	15	2	0	0	59	0	0.0
Groves at Engles Mill, Phase II	0	0	0	0	50	50	3	0.0
Groves at Engles Mill, Phase III	0	0	0	0	83	83	44	0.0
Hunter Village	0	0	0	0	14	14	14	0.0
South Club House Estates <sup>2</sup>	4	0	0	0	69	73	0	--
Summerfield, Phase I	84	0	5	7	21	117	12	76.8
Summerfield, Phase II	134	0	1	0	0	135	0	--
Wagon Wheel Crossing, Phase I	0	0	0	0	84	84	13	0.0
Windgate <sup>1,2</sup>	0	0	1	2	24	27	0	--
<b>Farmington Active Lots</b>	<b>301</b>	<b>21</b>	<b>53</b>	<b>11</b>	<b>548</b>	<b>934</b>	<b>142</b>	<b>22.2</b>

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

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

# Farmington

## Price Distribution of Houses Sold



131 houses were sold in Farmington in the first half of 2024.

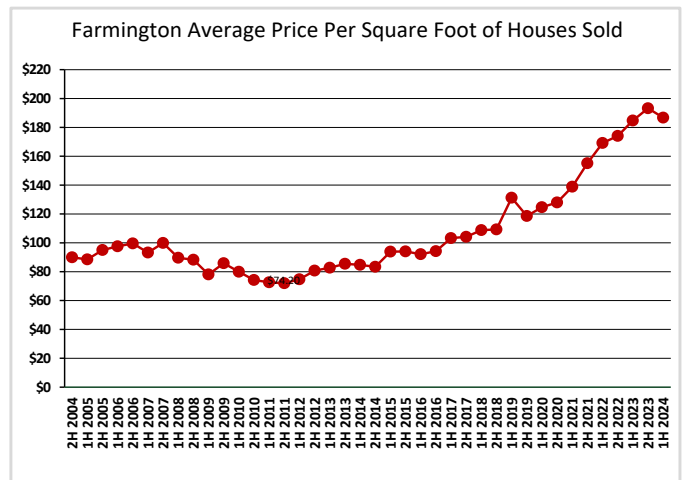
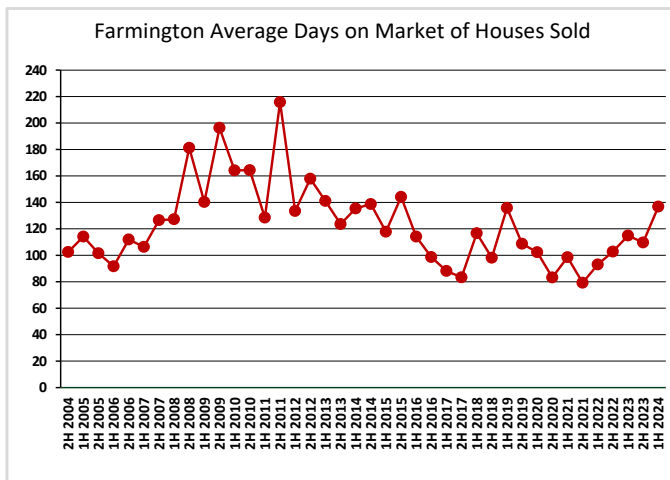
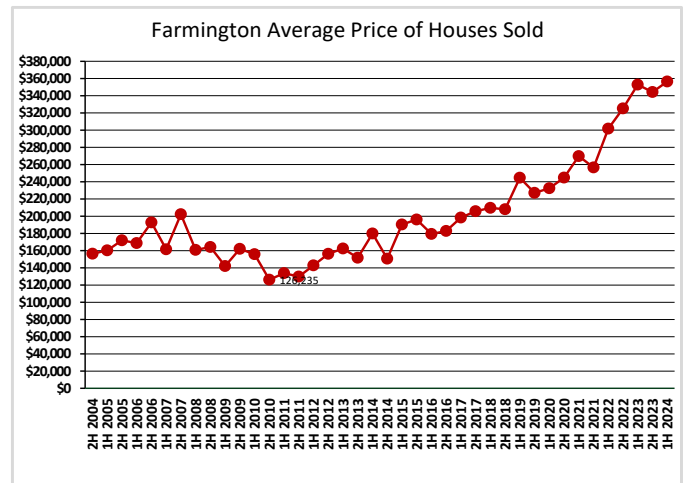
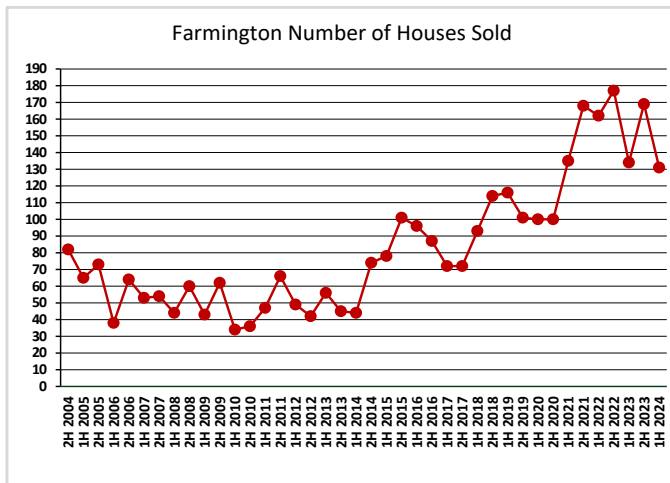
The average price of a house was \$356,427 at \$186.77 per square foot.

The median cost of a house was \$346,950.

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	0.8%	1,040	50	111.5%
\$150,001 - \$200,000	4	3.1%	1,461	53	85.3%
\$200,001 - \$250,000	11	8.4%	1,413	82	97.7%
\$250,001 - \$300,000	10	7.6%	1,507	65	97.8%
\$300,001 - \$350,000	41	31.3%	1,728	131	99.7%
\$350,001 - \$400,000	33	25.2%	1,916	166	99.7%
\$400,001 - \$450,000	20	15.3%	2,284	176	98.5%
\$450,001 - \$500,000	1	0.8%	2,312	40	100.0%
\$500,001+	10	7.6%	3,048	168	98.0%
<b>Farmington Sold</b>	<b>131</b>	<b>100%</b>	<b>1,909</b>	<b>137</b>	<b>98.7%</b>

# Farmington

## Characteristics of Houses Sold



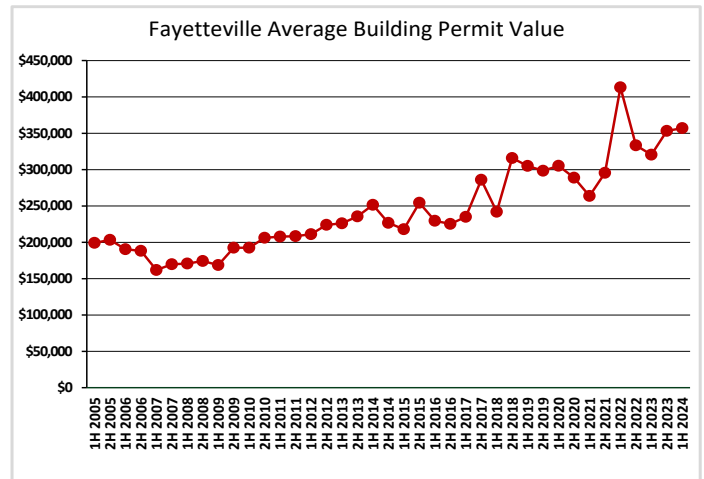
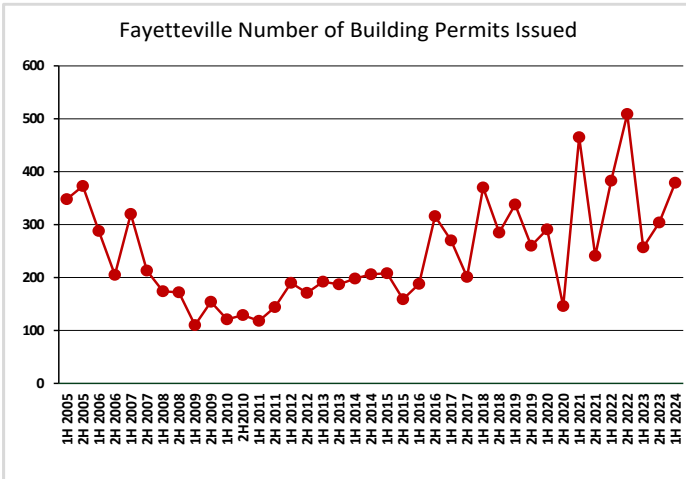
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	134	169	131	-2.2%	-22.5%
Average Price of Houses Sold	\$352,902	\$344,295	\$356,427	1.0%	3.5%
Average Days on Market	115	110	137	19.1%	24.7%
Average Price per Square Foot	\$184.72	\$193.23	\$186.77	1.1%	-3.3%
Percentage of County Sales	7.4%	8.8%	6.5%	-11.7%	-26.1%
Number of New Houses Sold	74	110	76	2.7%	-30.9%
Average Price of New Houses Sold	\$364,608	\$334,675	\$374,103	2.6%	11.8%
Average Days on Market of New Houses Sold	106	134	178	68.7%	32.5%
Number of Houses Listed	58	52	37	-36.2%	-28.8%
Average List Price of Houses Listed	\$408,330	\$414,811	\$416,356	2.0%	0.4%

# Farmington

## Characteristics of Houses Sold

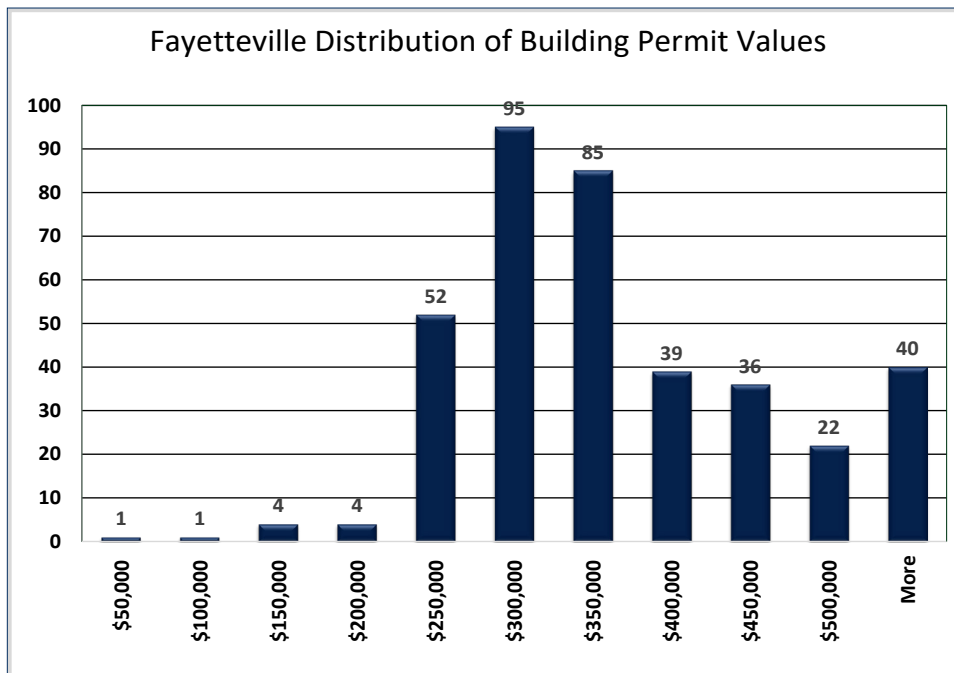
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	1	0.8%	3,083	87	\$534,999	\$173.53
Briarwood Estates	1	0.8%	2,700	68	\$660,000	\$244.44
Brookside	1	0.8%	1,531	113	\$246,850	\$161.23
Cedar Crest	1	0.8%	1,909	33	\$379,500	\$198.80
East Creek Place	1	0.8%	2,615	162	\$317,500	\$121.41
Farmington Heights	8	6.1%	1,726	39	\$340,334	\$198.52
Farmington Original	2	1.5%	1,598	66	\$292,450	\$187.04
Goose Creek Village	45	34.4%	1,863	192	\$354,786	\$190.52
Green	2	1.5%	1,116	44	\$192,450	\$170.43
Grove at Engle's Mill	14	10.7%	1,964	159	\$395,060	\$201.07
Highlands Square	1	0.8%	1,682	91	\$281,000	\$167.06
Meadow Lark Estates	2	1.5%	1,159	71	\$234,000	\$202.12
Meadowlark	3	2.3%	1,373	44	\$280,033	\$204.01
North Club House Estates	3	2.3%	2,557	174	\$441,000	\$175.01
Other	7	5.3%	1,724	85	\$268,143	\$155.11
Prairie View	1	0.8%	1,246	48	\$249,000	\$199.84
Red Bird Estates	1	0.8%	1,802	80	\$152,500	\$84.63
Rose Courtvalley View HPR	3	2.3%	1,560	46	\$207,333	\$132.87
Saddle Brook	4	3.1%	1,598	131	\$298,600	\$186.52
South Club House Estates	1	0.8%	2,504	37	\$430,000	\$171.73
South Haven	1	0.8%	1,380	35	\$280,000	\$202.90
Southwinds	3	2.3%	2,432	83	\$404,667	\$166.89
Suburban Homes	1	0.8%	1,052	53	\$175,000	\$166.35
Summerfield	15	11.5%	2,050	146	\$394,105	\$192.37
Twin Falls	4	3.1%	3,424	138	\$669,725	\$197.88
Wagon Wheel Crossing	4	3.1%	1,873	143	\$347,000	\$185.95
Willow West	1	0.8%	1,469	86	\$279,900	\$190.54
<b>Farmington Sold Houses</b>	<b>131</b>	<b>100.0%</b>	<b>1,909</b>	<b>137</b>	<b>\$356,427</b>	<b>\$186.77</b>

# Fayetteville Building Permits



Fayetteville	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	257	304	379	47.5%	24.7%
Average Value of Residential Building Permits	\$320,516	\$353,262	\$357,107	11.4%	1.1%

The supply of land available for subdivisions in Fayetteville is mostly in the west part of Fayetteville. Several permits for Accessory Dwelling Units were present in the new permits in Fayetteville and other cities in the metro area.



# Fayetteville

## Active Subdivisions

There were 2,803 total lots in 59 active subdivisions in Fayetteville in the first half of 2024. 65.5 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 11.1 were under construction, 1.7 percent were starts, and 17.8 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the first half of 2024 were Crystal Springs Village, Phase I, II with 56, Aiden's Place with 38, and Aiden's Place with 38 and The Element with 32.

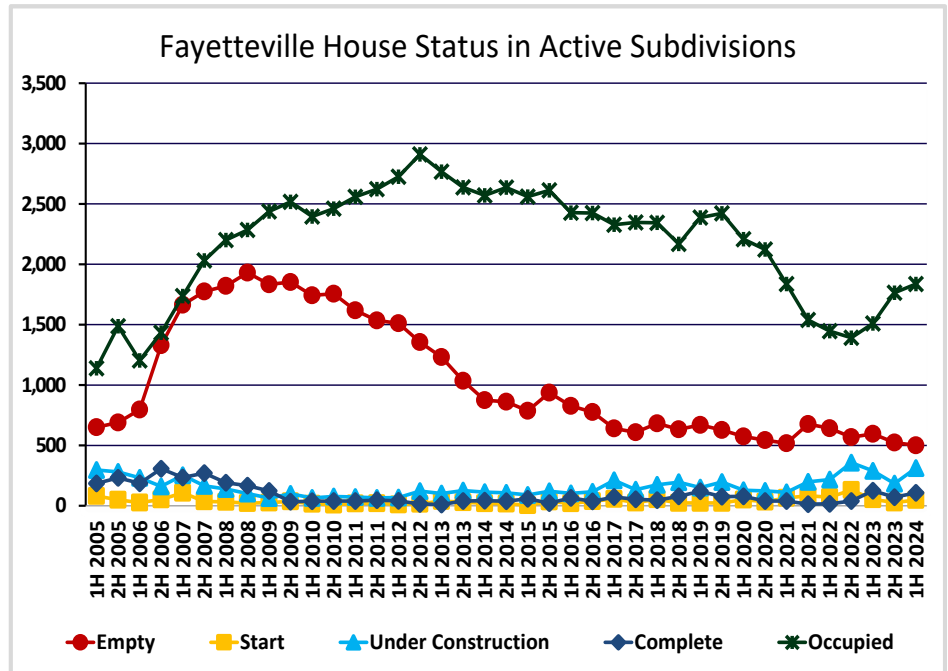
Towne West, Phase III, IV had the most houses becoming occupied in Fayetteville with 48 houses. An additional 42 houses in Crystal Springs Village, Phase I, II became occupied in the first half of 2024. Town West, II, II followed with 39 and Park Meadows IV had 37 newly occupied houses.

No new construction or progress in existing construction has occurred in the last year in 10 of the 59 active subdivisions in Fayetteville.

334 new houses in Fayetteville became occupied in the first half of 2024. The annual absorption rate implies that there are 18.0 months of remaining inventory in active subdivisions, up from 13.4 percent in the second half of 2023.

In 15 out of the 59 active subdivisions in Fayetteville, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Fayetteville





# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aiden's Place	22	15	38	13	12	100	12	88.0
Amber Jane Estates, Phase I <sup>1,2</sup>	2	0	0	0	20	22	0	--
Blackberry Ridge, Phase I	4	0	10	0	10	24	5	21.0
Bridgeport, Phase VII	0	0	0	0	13	13	1	0.0
Bridgewater Lane	1	0	0	0	5	6	0	12.0
Brooklands @ Mountain Ranch	15	0	2	0	68	85	1	204.0
Brooklands @ Mountain Ranch Phase III	0	0	0	0	21	21	11	0.0
Brooklands @ Mountain Ranch, Phase IV	8	0	4	0	11	23	4	13.1
Courtyards at Owl Creek	48	0	3	0	0	51	0	--
Crescent Lake <sup>1</sup>	0	0	1	0	40	41	0	12.0
Cross Keys Estates <sup>1,2</sup>	1	0	0	0	11	12	0	--
Crystal Springs Village, Phase I, II	4	0	56	12	103	175	42	12.0
Deerpath Estates, Phase II <sup>1</sup>	7	0	2	0	6	15	0	--
Dutton Wood	4	2	2	0	4	12	2	24.0
Eastern Park	0	0	0	1	11	12	1	12.0
Element, The, Phase I	15	6	5	0	30	56	30	10.4
Element, The, Phase II	28	0	9	0	0	37	0	--
Element, The, Phase III	4	7	32	0	0	43	0	--
Estates at Dogwood Canyon, The	12	0	1	0	42	55	0	156.0
Gulley Grove	0	0	0	0	51	51	2	0.0
Havenwood <sup>1,2</sup>	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods) <sup>1</sup>	5	0	3	0	1	9	0	--
Heartfield Estates, Phase II	3	0	2	0	1	6	0	60.0
Henderson Park, Phase I	14	8	25	3	8	58	8	75.0
Lynnwood Estates	4	0	2	0	2	8	1	72.0
Magnolia Park, Phase I, II	0	0	0	0	110	110	7	0.0
Markham Hill, Phase I	13	0	1	0	5	19	0	56.0
Mission Heights, Phase II A	20	0	3	0	4	27	0	276.0
Mission Heights, Phase III	18	0	0	0	2	20	0	--
Mountain Ranch, Phase I <sup>1,2</sup>	6	0	0	0	105	111	0	--
Oakbrooke, Phase I <sup>1</sup>	44	0	8	0	17	69	2	124.8
Oakbrooke, Phase II	8	0	0	0	33	41	0	96.0
Park Meadows, Phase I	1	0	3	1	64	69	1	30.0
Park Meadows, Phase IV	3	0	5	8	50	66	37	3.8
Park Ridge Estates <sup>1,2</sup>	2	1	0	0	23	26	0	--
Parkerman Estates <sup>2</sup>	1	0	0	0	7	8	0	--
Remington Estates <sup>1</sup>	2	0	1	0	24	27	0	18.0

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverside Village, Phase 1	64	2	14	1	0	81	0	--
Riverwalk, Phase IV	0	0	0	0	34	34	2	0.0
Riverwalk, Phase V	9	4	17	6	0	36	0	--
Roczen Duplexes	0	0	0	4	20	24	10	2.4
Southern Woods S/D Cluster Housing, Phase I, II	0	0	9	4	44	57	23	3.5
Stage Station, Phase I	0	0	8	0	26	34	26	3.7
Stone Hollow <sup>1</sup>	9	0	0	3	1	13	0	144.0
Stone Mountain, Phase I	11	0	0	0	101	112	0	--
Stonebridge Meadows, Phase V	1	0	0	0	70	71	1	12.0
Summit Place, Phase I	8	1	1	0	14	24	1	60.0
Summit Place, Phase II	17	1	3	0	24	45	1	84.0
Timber Ridge Estates	0	0	0	29	46	75	5	34.8
Timber Trails <sup>1,2</sup>	9	0	0	0	102	111	0	--
Towne West, Phase I, II	0	0	0	0	50	50	39	0.0
Towne West, Phase III, IV	3	0	38	18	74	133	48	9.6
Treetops	2	1	3	1	35	42	4	9.3
Twin Springs Estates, Phase II <sup>2</sup>	6	0	0	0	17	23	0	--
Villages of Sloanbrook, Phase VII	0	0	0	0	111	111	3	0.0
West End	3	0	0	0	55	58	0	--
Whispering Meadows <sup>1</sup>	4	0	1	0	3	8	0	30.0
Willow Bend	33	0	0	3	16	52	1	61.7
Woodridge, Phase III & IV	0	0	0	0	66	66	3	0.0
<b>Fayetteville Active Lots</b>	<b>500</b>	<b>48</b>	<b>312</b>	<b>107</b>	<b>1,836</b>	<b>2,803</b>	<b>334</b>	<b>18.0</b>

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

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

# Fayetteville

## New and Preliminary Subdivisions

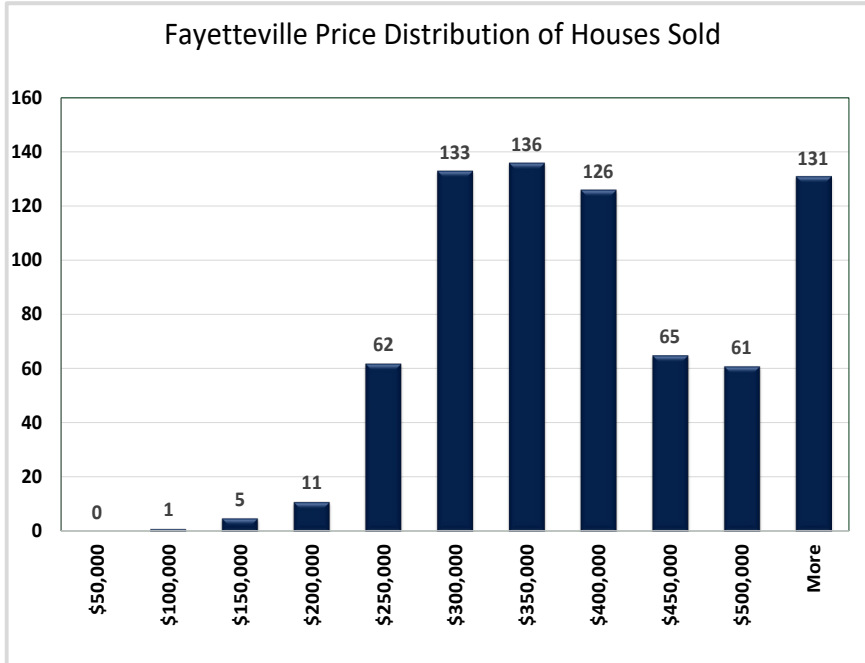
from 59.2 percent in 2012 to 78.2 percent in the first half of 2024.

Additionally, 2,374 new lots in 34 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aronson, The	1H 2023	214		214
Blackberry Ridge, Phase II	1H 2024		19	19
Borns Bend	2H 2023	16		16
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Cadence Ridge	1H 2024		15	15
Chandler Crossing	1H 2024	321		321
Coleson Brook	1H 2024	71		71
Crystal Springs Cluster Phase I, II	2H 2023		22	22
Element, The Phase IV	1H 2024	141		141
Element, The Phase V	1H 2024	36		36
Ellis Estates (County)	2H 2023	58		58
Happy Hollow	2H 2022	18		18
Harper	1H 2024	132		132
Holt Village	1H 2024	125		125
Hughmont North, Phase II	1H 2024		41	41
Hughmont South	2H 2023	48		48
Irish Bend SD	1H 2024	38		38
Livingston	1H 2023	56		56
Magnolia Park, Phase III, IV	2H 2023	55		55
Markham Hill SD Phase II	1H 2022		62	62
Meadows at Stonebridge	2H 2022		69	69
New Horizons	2H 2021	26		26
Oak Bailey Cluster Housing	1H 2023	18		18
Old Missouri	2H 2023	36		36
Pine Hollow	2H 2023	20		20
Preserve at Stonebridge	2H 2023	134		134
Riverside Village, Phase 1.II	1H 2024		25	25
Riverside Village, Phase II	2H 2023	138		138
Riverside Village, Phase III	2H 2023	11		11
Rouse and Rouse	2H 2022	132		132
Smythe Revival	1H 2024	20		20
Stage Station, Phase II	1H 2024	139		139
Sweet Bay at Kessler	2H 2023	26		26
Towne West, Phase VI	1H 2024		19	19
<b>New and Preliminary</b>		<b>2,102</b>	<b>272</b>	<b>2,374</b>

# Fayetteville

## Price Distribution of Houses Sold



731 houses were sold in Fayetteville in the first half of 2024.

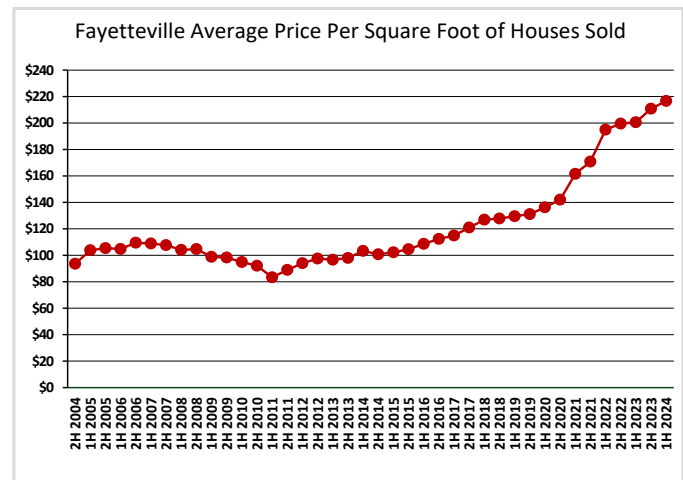
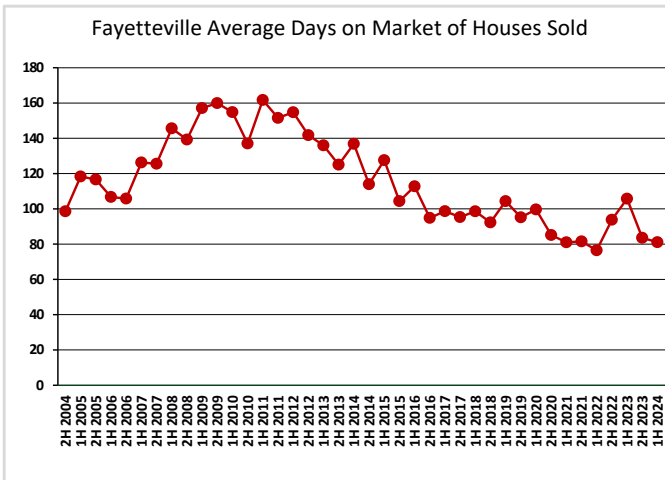
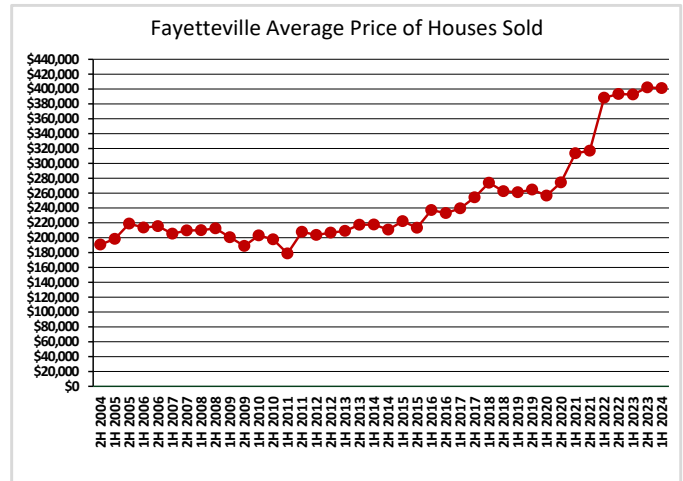
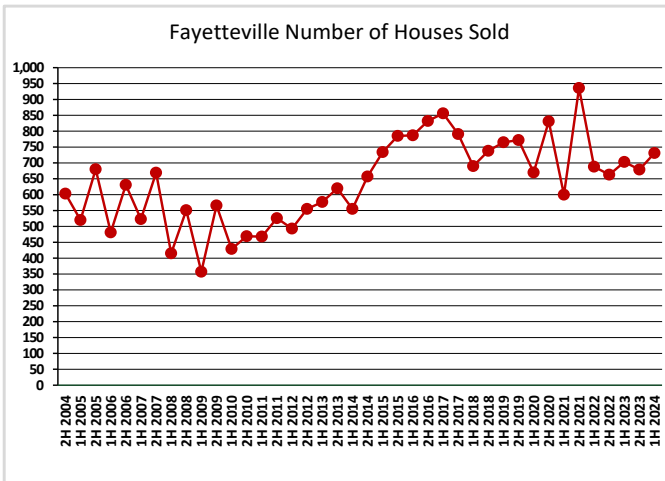
The average price of a house was \$401,241 at \$216.63 per square foot.

The median cost of a house was \$359,000.

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	0.1%	1,276	31	100.1%
\$100,001 - \$150,000	5	0.7%	925	26	98.7%
\$150,001 - \$200,000	11	1.5%	1,126	65	95.2%
\$200,001 - \$250,000	62	8.5%	1,159	87	98.2%
\$250,001 - \$300,000	133	18.2%	1,347	64	99.2%
\$300,001 - \$350,000	136	18.6%	1,616	80	99.2%
\$350,001 - \$400,000	126	17.2%	1,848	101	99.2%
\$400,001 - \$450,000	65	8.9%	1,970	75	99.3%
\$450,001 - \$500,000	61	8.3%	2,204	91	98.9%
\$500,001+	131	17.9%	2,931	81	98.2%
<b>Fayetteville Sold</b>	<b>731</b>	<b>100.0%</b>	<b>1,872</b>	<b>81</b>	<b>98.9%</b>

# Fayetteville

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	703	679	731	4.0%	7.7%
Average Price of Houses Sold	\$392,636	\$402,140	\$401,241	2.2%	-0.2%
Average Days on Market	106	84	81	-23.3%	-3.0%
Average Price per Square Foot	\$200.61	\$210.80	\$216.63	8.0%	2.8%
Percentage of County Sales	43.1%	41.4%	41.0%	-5.0%	-1.0%
Number of New Houses Sold	299	228	298	-0.3%	30.7%
Average Price of New Houses Sold	\$386,899	\$377,335	\$368,256	-4.8%	-2.4%
Average Days on Market of New Houses Sold	168	134	105	-37.4%	-21.4%
Number of Houses Listed	189	229	282	49.2%	23.1%
Average List Price of Houses Listed	\$575,063	\$477,654	\$528,406	-8.1%	10.6%

# 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
Aaron	1	0.1%	1,028	111	\$218,000	\$212.06
Abshire Heights	4	0.5%	1,903	192	\$407,000	\$213.64
Adams	2	0.3%	2,495	84	\$617,400	\$251.25
Aiden's Place	38	5.2%	1,689	107	\$341,983	\$203.08
Anderson Farm	1	0.1%	1,529	52	\$215,000	\$140.61
Barrington Parke	4	0.5%	2,670	43	\$567,350	\$211.89
Bates	1	0.1%	3,315	63	\$655,000	\$197.59
Baum Crossing	5	0.7%	1,859	6	\$416,920	\$225.31
Belclaire Estates	3	0.4%	2,828	52	\$586,500	\$207.43
Bellwood	4	0.5%	1,560	35	\$318,875	\$204.47
Benton Ridge	1	0.1%	2,147	104	\$315,000	\$146.72
Birwin Street	1	0.1%	1,232	36	\$351,500	\$285.31
Bishop	2	0.3%	1,276	40	\$235,000	\$184.54
Blueberry Meadows	1	0.1%	1,707	87	\$299,900	\$175.69
Boardwalk	2	0.3%	3,210	18	\$645,125	\$201.05
Boles	1	0.1%	1,480	42	\$525,000	\$354.73
Bradford Place HPR	2	0.3%	792	32	\$145,000	\$203.60
Bridgeport	4	0.5%	2,684	73	\$532,350	\$197.57
Broadview	3	0.4%	2,287	90	\$553,333	\$242.97
Brook Hollow HPR	1	0.1%	1,250	97	\$239,900	\$191.92
Brookbury Woods	2	0.3%	2,609	25	\$511,000	\$196.88
Brooklands at Mountain Ranch	6	0.8%	2,421	74	\$499,583	\$207.30
Brookside East	4	0.5%	1,883	36	\$431,419	\$229.85
Bungalows At Cato Springs	1	0.1%	1,200	119	\$265,000	\$220.83
Butterfield Meadows	2	0.3%	1,775	38	\$376,000	\$211.95
Campbell Ave HPR	1	0.1%	1,114	26	\$600,000	\$538.60
Caudle	1	0.1%	1,152	34	\$150,000	\$130.21
Cedarwood	3	0.4%	1,676	38	\$385,402	\$229.83
City Park	1	0.1%	4,928	57	\$2,000,000	\$405.84
Clabber Creek	15	2.1%	1,944	62	\$372,915	\$194.46
Cobblestone	2	0.3%	1,842	33	\$404,750	\$219.48
Combs	1	0.1%	540	84	\$230,000	\$425.93
Commons At Walnut Crossing	1	0.1%	1,324	47	\$278,000	\$209.97
Copper Creek	6	0.8%	3,190	50	\$610,354	\$192.66

# 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
Copper Ridge	1	0.1%	1,609	46	\$315,000	\$195.77
Cottages on Cato Springs	7	1.0%	788	211	\$239,900	\$304.44
Country Club Estates	3	0.4%	2,628	45	\$575,000	\$220.97
County Court	1	0.1%	2,431	37	\$655,000	\$269.44
Coves	9	1.2%	1,471	50	\$282,222	\$193.94
Covington Park	5	0.7%	3,769	84	\$748,147	\$199.43
Creekside Meadows	3	0.4%	1,366	52	\$295,167	\$216.63
Creekview	4	0.5%	2,011	66	\$429,375	\$213.80
Crescent Lake	1	0.1%	2,695	69	\$492,000	\$182.56
Crestmont Estates	1	0.1%	2,837	70	\$643,500	\$226.82
Crofton Manor	1	0.1%	2,012	41	\$380,000	\$188.87
Cross Keys	3	0.4%	2,530	40	\$475,667	\$187.81
Crystal Cove	1	0.1%	3,617	30	\$785,000	\$217.03
Crystal Springs Village	70	9.6%	1,569	45	\$306,346	\$198.60
David Lyle Village	3	0.4%	1,818	92	\$361,000	\$196.03
Davidsons First	1	0.1%	2,568	173	\$500,000	\$194.70
Davis & Ferguson	1	0.1%	2,058	34	\$525,000	\$255.10
Davis & Johnson	2	0.3%	1,034	16	\$352,500	\$344.10
Deerfield Place	1	0.1%	1,753	40	\$290,000	\$165.43
Dunaway	1	0.1%	1,558	21	\$222,500	\$142.81
Dutton Woods	1	0.1%	2,752	254	\$702,300	\$255.20
East Oaks	1	0.1%	1,910	33	\$478,000	\$250.26
Edenbrook	1	0.1%	5,401	366	\$1,475,000	\$273.10
Element The	17	2.3%	1,897	193	\$365,628	\$192.57
Embry Acres	1	0.1%	1,849	42	\$395,000	\$213.63
Emerald Point	1	0.1%	1,264	58	\$239,900	\$189.79
Englewood	1	0.1%	2,904	150	\$950,000	\$327.13
Fairfield	5	0.7%	1,680	78	\$320,300	\$190.76
Fairland	1	0.1%	2,200	101	\$620,000	\$281.82
Fayetteville Original	4	0.5%	3,190	168	\$1,047,500	\$349.09
Fieldstone	7	1.0%	1,377	66	\$245,557	\$176.85
Fiesta Park	1	0.1%	900	29	\$247,500	\$275.00
Forest Heights	1	0.1%	2,217	89	\$447,000	\$201.62
Forest Hills	2	0.3%	2,143	37	\$477,500	\$222.17
Georgian Place	2	0.3%	1,466	68	\$222,400	\$151.87
Glenbrook	1	0.1%	2,072	44	\$385,000	\$185.81

# 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
Glenwood Park	1	0.1%	540	258	\$225,000	\$416.67
Goff	1	0.1%	1,481	149	\$400,000	\$270.09
Golden Oaks Estates	1	0.1%	1,224	36	\$207,000	\$169.12
Grandview Heights	1	0.1%	1,654	95	\$327,500	\$198.00
Green Valley	2	0.3%	1,486	33	\$317,500	\$213.67
Greenbriar	1	0.1%	1,161	41	\$213,000	\$183.46
Greenfield	1	0.1%	2,006	21	\$420,250	\$209.50
Gregg's	1	0.1%	1,057	48	\$415,000	\$392.62
Gulley Grove	6	0.8%	2,048	68	\$527,850	\$256.90
Gunter	1	0.1%	1,593	56	\$525,000	\$329.57
Gy Acres	1	0.1%	3,627	0	\$750,000	\$206.78
Hammond	2	0.3%	2,457	21	\$849,850	\$332.92
Hamptons The	3	0.4%	1,835	37	\$375,000	\$204.40
Harris	1	0.1%	1,066	39	\$260,000	\$243.90
Harrison	1	0.1%	2,100	134	\$649,900	\$309.48
Hatfield	1	0.1%	1,296	50	\$285,000	\$219.91
Hawkins House At Shiloh	1	0.1%	1,377	36	\$275,000	\$199.71
Heartfield Estates	1	0.1%	5,134	171	\$2,403,200	\$468.10
Hemingway Ridge	1	0.1%	2,667	245	\$481,500	\$180.54
Henderson Park	17	2.3%	2,276	78	\$508,408	\$223.41
Heritage East	1	0.1%	1,393	66	\$244,000	\$175.16
Heritage Village	3	0.4%	1,451	33	\$256,167	\$176.54
Hickory Park	1	0.1%	3,753	50	\$682,500	\$181.85
Hidden Lake Estates	1	0.1%	1,870	57	\$425,000	\$227.27
Hill Avenue Townhomes	1	0.1%	1,215	20	\$550,000	\$452.67
Holcomb Heights	4	0.5%	1,453	57	\$308,125	\$212.09
Hughmount Village	5	0.7%	2,327	62	\$469,800	\$202.65
Huntclub	1	0.1%	1,342	60	\$265,000	\$197.47
Huntingdon	2	0.3%	2,450	50	\$490,500	\$194.09
Hyland Park	3	0.4%	3,074	83	\$601,667	\$196.90
Ice House HPR	1	0.1%	1,834	53	\$890,000	\$485.28
Jackson Heights	1	0.1%	1,448	48	\$412,500	\$284.88
Jacksons	2	0.3%	2,741	99	\$497,000	\$198.97
Jerry Sweetser	1	0.1%	3,032	26	\$623,500	\$205.64
Jug Wheeler	1	0.1%	1,396	52	\$265,000	\$189.83
Ladons	1	0.1%	2,416	155	\$360,000	\$149.01



# 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
Leflars	1	0.1%	2,791	363	\$632,400	\$226.59
Legacy Building HPR	1	0.1%	1,022	40	\$455,000	\$445.21
Legacy Heights	2	0.3%	1,449	48	\$300,500	\$207.50
Legacy Pointe	2	0.3%	2,080	56	\$383,000	\$184.52
Leverette Terrace	1	0.1%	1,348	41	\$238,000	\$176.56
Lewis Baldwin	3	0.4%	1,406	65	\$197,167	\$137.15
Magnolia Park	2	0.3%	2,802	61	\$625,250	\$223.24
Maplewood	1	0.1%	2,044	79	\$680,000	\$332.68
Masonic	1	0.1%	1,958	76	\$749,900	\$382.99
Masters	1	0.1%	4,339	94	\$950,000	\$218.94
Maxwell	1	0.1%	1,398	77	\$275,000	\$196.71
McClelland	1	0.1%	1,344	16	\$250,000	\$186.01
Meadowlands	1	0.1%	1,869	51	\$327,500	\$175.23
Meadowlark	1	0.1%	1,290	10	\$225,225	\$174.59
Metro District HPR	2	0.3%	1,185	84	\$564,975	\$475.47
Monterey HPR	2	0.3%	1,010	47	\$391,750	\$388.09
Mountain Ranch	3	0.4%	2,142	63	\$470,000	\$219.35
Mountain View	2	0.3%	2,048	28	\$514,500	\$260.60
Nash Crossing	1	0.1%	1,347	46	\$277,000	\$205.64
North Briar	1	0.1%	1,442	0	\$355,000	\$246.19
North Ridge	1	0.1%	2,600	62	\$520,000	\$200.00
Oak Grove	2	0.3%	2,229	43	\$527,500	\$242.65
Oakbrooke	3	0.4%	2,235	100	\$516,300	\$241.53
Oakland Hills	1	0.1%	1,529	147	\$312,000	\$204.05
Oaks Manor	3	0.4%	2,125	24	\$428,167	\$201.29
Other	43	5.9%	1,667	68	\$385,565	\$237.03
Ottis Watson	3	0.4%	1,273	116	\$233,333	\$185.97
Owl Creek	1	0.1%	1,471	201	\$275,000	\$186.95
Paradise Valley	1	0.1%	2,119	60	\$405,000	\$191.13
Paradise View	2	0.3%	2,850	67	\$556,950	\$194.66
Park Meadows	30	4.1%	1,399	109	\$278,133	\$205.40
Park Place	2	0.3%	2,272	42	\$473,000	\$205.34
Park Ridge Estates	2	0.3%	3,336	90	\$682,000	\$209.36
Parkers Valley View	3	0.4%	1,134	66	\$223,833	\$201.32
Persimmon Place	2	0.3%	2,025	44	\$347,475	\$172.51
Pine Crest	4	0.5%	1,193	57	\$245,000	\$207.64
Pinewoods	1	0.1%	1,436	18	\$300,000	\$208.91

# 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
Prairie View	1	0.1%	2,760	83	\$680,000	\$246.38
Quail Creek	4	0.5%	2,271	65	\$420,500	\$189.73
Quarry Trace	2	0.3%	1,353	45	\$254,500	\$188.04
Red Arrow	2	0.3%	1,010	95	\$227,500	\$223.68
Regency Estates	1	0.1%	1,792	33	\$407,700	\$227.51
Regency North	1	0.1%	1,365	17	\$300,000	\$219.78
Remington Estates	1	0.1%	3,514	59	\$857,698	\$244.08
Reserve At Steele Crossing HPR	2	0.3%	990	108	\$219,500	\$221.72
River Hills	1	0.1%	1,950	65	\$340,000	\$174.36
River Meadows	1	0.1%	2,577	27	\$535,000	\$207.61
Riverside Village	12	1.6%	1,338	74	\$268,717	\$207.25
Riverwalk	20	2.7%	2,207	76	\$447,643	\$204.23
Rockwood	3	0.4%	4,146	55	\$773,333	\$198.76
Rodgers Place	1	0.1%	2,248	45	\$515,000	\$229.09
Rolling Hills	3	0.4%	1,595	44	\$351,667	\$221.02
Rolling Meadows	2	0.3%	1,494	50	\$295,000	\$197.44
Rose Hill	2	0.3%	1,601	38	\$487,500	\$305.48
Royal Oaks Estates	1	0.1%	2,494	143	\$397,000	\$159.18
Rupple Meadows	1	0.1%	2,117	51	\$414,000	\$195.56
Rupple Row	8	1.1%	1,905	68	\$366,625	\$192.77
S T Russell	1	0.1%	1,819	140	\$280,000	\$153.93
Sage Meadows	1	0.1%	1,728	259	\$315,000	\$182.29
Sagely Place	1	0.1%	2,038	20	\$448,000	\$219.82
Salem Heights	2	0.3%	1,799	57	\$372,500	\$207.08
Salem Meadows	2	0.3%	1,673	48	\$341,750	\$204.46
Salem Village	6	0.8%	1,784	31	\$306,650	\$173.36
Sanford-Green	1	0.1%	1,425	42	\$480,000	\$336.84
Savanna Estates	1	0.1%	3,036	83	\$667,920	\$220.00
Sequoyah Meadows	2	0.3%	2,520	142	\$431,000	\$171.04
Sequoyah South	2	0.3%	1,216	16	\$173,750	\$145.38
Sequoyah Woods	2	0.3%	1,433	75	\$262,500	\$186.00
Silverthorne	1	0.1%	3,083	175	\$543,000	\$176.13
Skeltons	1	0.1%	1,802	33	\$304,000	\$168.70
South Hampton	1	0.1%	2,819	97	\$1,128,125	\$400.19
Southern Heights	2	0.3%	3,437	48	\$957,750	\$286.20

# Fayetteville

## Characteristics of Houses Sold

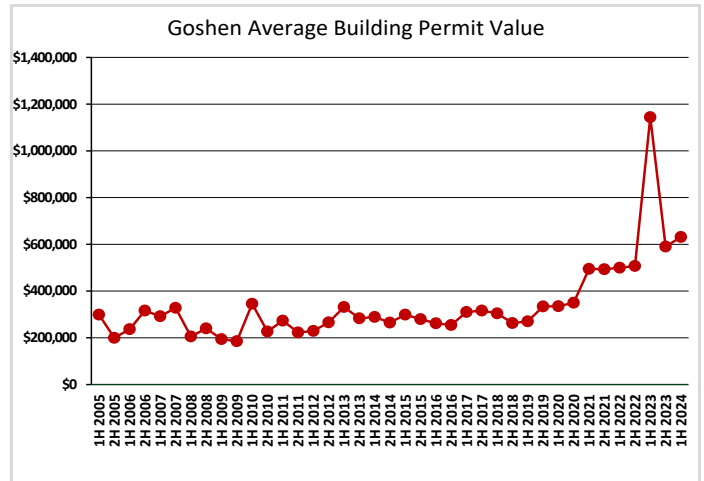
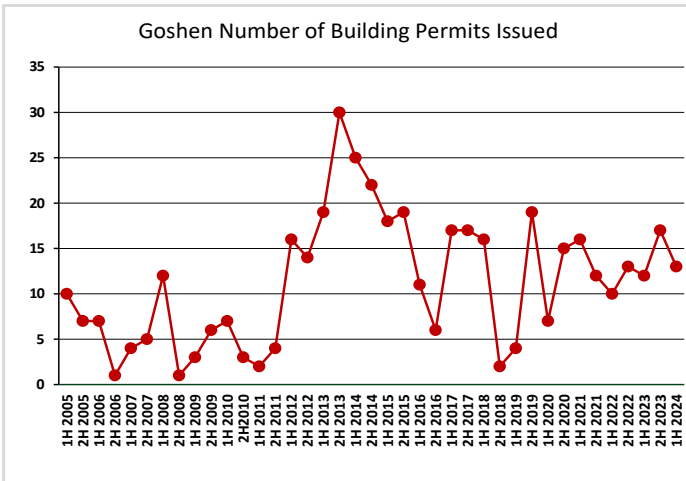
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Southern Woods	13	1.8%	1,186	102	\$297,000	\$255.19
Spring Hollow Estates	1	0.1%	2,041	1	\$424,000	\$207.74
St James Park	1	0.1%	1,925	50	\$385,000	\$200.00
Stage Station	22	3.0%	1,533	93	\$358,023	\$241.81
Stone Hollow	1	0.1%	1,906	406	\$469,000	\$246.07
Stone Mountain	3	0.4%	3,318	112	\$750,000	\$227.95
Stonebridge	1	0.1%	1,590	81	\$329,900	\$207.48
Stonebridge Meadows	3	0.4%	2,416	74	\$424,000	\$177.29
Stonewood	5	0.7%	2,911	86	\$524,000	\$181.48
Stubblefield	1	0.1%	2,230	76	\$410,000	\$183.86
Summerhill	1	0.1%	1,412	6	\$304,000	\$215.30
Summit Place	2	0.3%	2,403	218	\$567,500	\$235.89
Sunset Hills	2	0.3%	1,729	48	\$306,500	\$182.53
Sunset Woods	2	0.3%	2,897	106	\$825,000	\$264.30
Taylor Estates	1	0.1%	1,942	41	\$395,000	\$203.40
Timber Crest	1	0.1%	2,943	175	\$539,000	\$183.15
Timber Ridge Estates	11	1.5%	2,212	237	\$367,113	\$166.77
Timber Trails	1	0.1%	1,450	32	\$317,000	\$218.62
Towne West	10	1.4%	2,000	204	\$402,472	\$201.16
Treetops	6	0.8%	2,050	143	\$476,333	\$232.35
Village On Shiloh - HPR	1	0.1%	1,200	87	\$228,000	\$190.00
Villages Of Sloanbrooke	12	1.6%	1,659	32	\$369,046	\$223.16
Walnut Crossing	4	0.5%	1,373	37	\$265,069	\$192.58
Walnut Park	2	0.3%	1,518	27	\$296,500	\$195.63
Watson	1	0.1%	1,203	159	\$235,000	\$195.34
Western Methodist Assembly	1	0.1%	2,950	172	\$625,000	\$211.86
Westridge	1	0.1%	1,932	66	\$300,000	\$155.28
Westwoods	2	0.3%	1,382	35	\$358,000	\$259.61
Whistler Woods	1	0.1%	2,184	70	\$595,500	\$272.66
Willow Bend	2	0.3%	1,542	506	\$362,500	\$235.35
Willow Springs	1	0.1%	1,408	39	\$285,000	\$202.41
Wilson-Dunn	3	0.4%	1,267	101	\$259,667	\$216.24
Winbaugh Heights	1	0.1%	1,896	50	\$242,000	\$127.64
Winwood	4	0.5%	2,253	59	\$450,750	\$202.95
Winwood Estates	1	0.1%	2,030	50	\$450,000	\$221.67

# Fayetteville

## Characteristics of Houses Sold

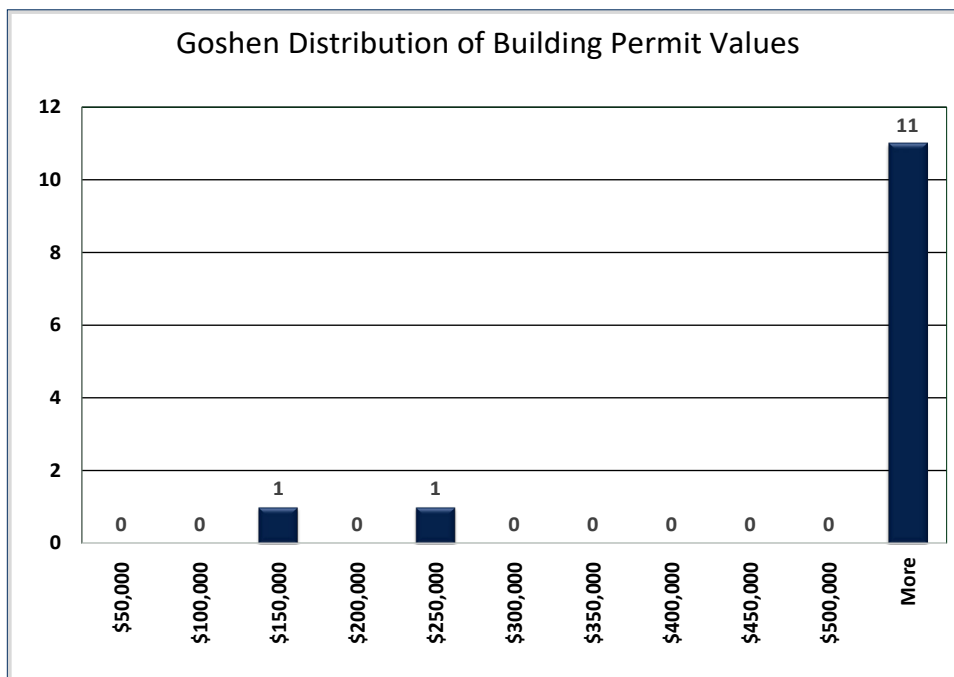
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Woodfield	3	0.4%	1,037	32	\$238,183	\$230.53
Woodridge	4	0.5%	1,779	41	\$372,528	\$210.28
Yorktowne Square	3	0.4%	2,527	52	\$535,333	\$211.73
<b>Fayetteville Sold</b>	<b>731</b>	<b>100.0%</b>	<b>1,872</b>	<b>81</b>	<b>\$401,241</b>	<b>\$216.63</b>

# Goshen Building Permits



Goshen	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	12	17	13	8.3%	-23.5%
Average Value of Residential Building Permits	\$1,144,000	\$590,269	\$631,583	-44.8%	7.0%

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



# Goshen

## Active Subdivisions

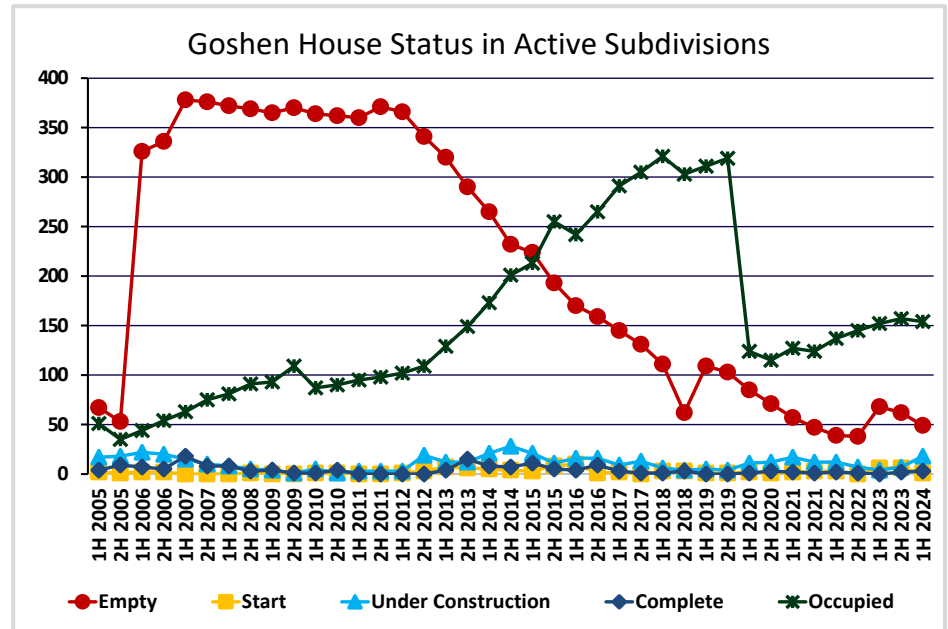
There were 225 total lots in 7 active subdivisions in Goshen in the first half of 2024. 68.4 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 8.0 were under construction, 0.4 percent were starts, and 21.8 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the first half of 2024 were Asher Ranch with 14, and Bridlwood, Phase I and The Knolls, each with 2.

The Knolls had the most houses becoming occupied in Goshen with 3 houses. An additional 2 houses in Asher Ranch Estates, Phase I became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 3 of the 7 active subdivisions in Goshen.

7 new houses in Goshen became occupied in the first half of 2024. The annual absorption rate implies



that there are 85.2 months of remaining inventory in active subdivisions, down from 92.4 percent in the second half of 2023.

In 3 out of the 7 active subdivisions in Goshen, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Goshen from 78.3 percent in 2012 to 70.9 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

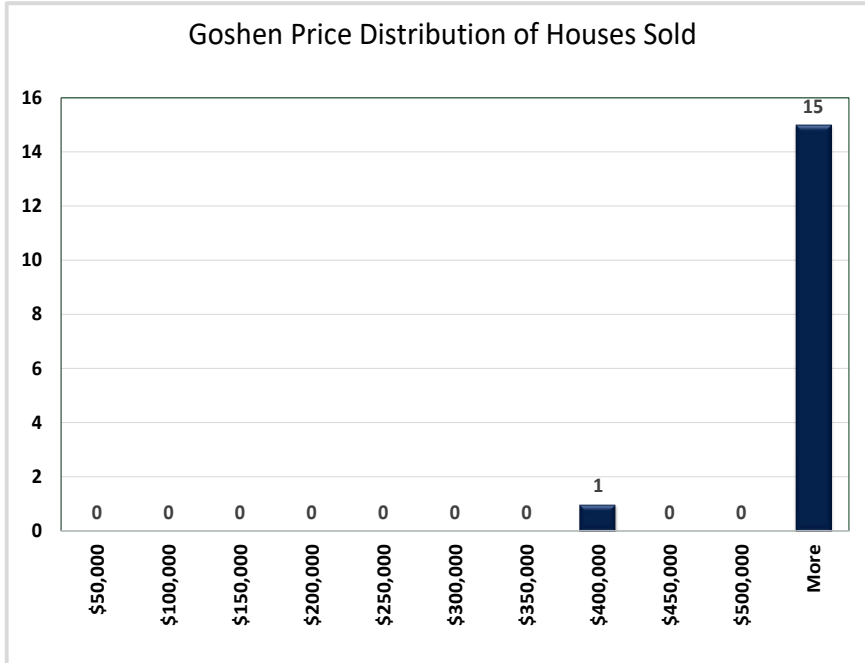
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch Estates	19	1	14	3	3	40	2	148.0
Autumn View <sup>1,2</sup>	5	0	0	0	3	8	0	--
Bridlewood, Phase I <sup>1,2</sup>	1	0	2	0	35	38	0	--
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Knolls, The	9	0	2	0	59	70	3	44.0
Riverside Estates, Phase I	10	0	0	0	41	51	1	60.0
Riverside Estates, Phase II, III, IIIA, IV	2	0	0	0	6	8	1	24.0
<b>Goshen Active Lots</b>	<b>49</b>	<b>1</b>	<b>18</b>	<b>3</b>	<b>154</b>	<b>225</b>	<b>7</b>	<b>85.2</b>

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

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

# Goshen

## Price Distribution of Houses Sold



16 houses were sold in Goshen in the first half of 2024.

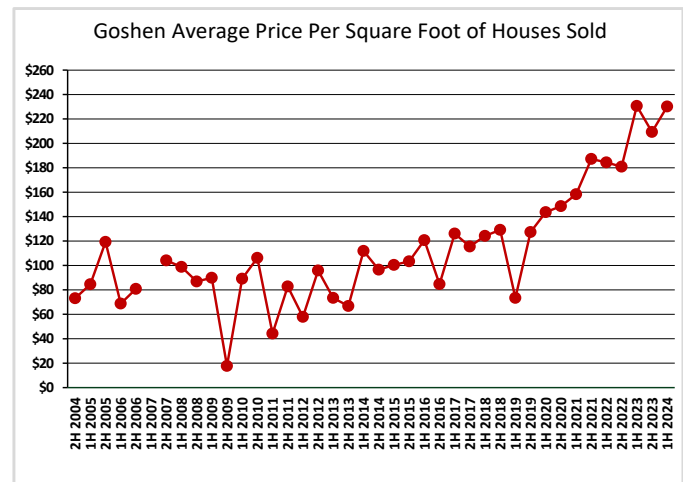
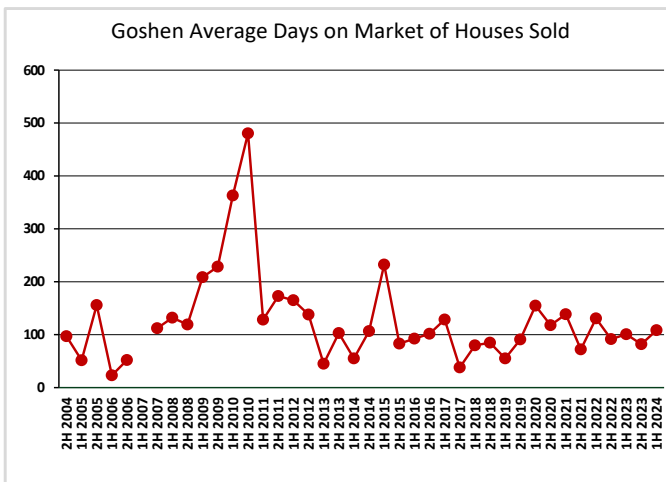
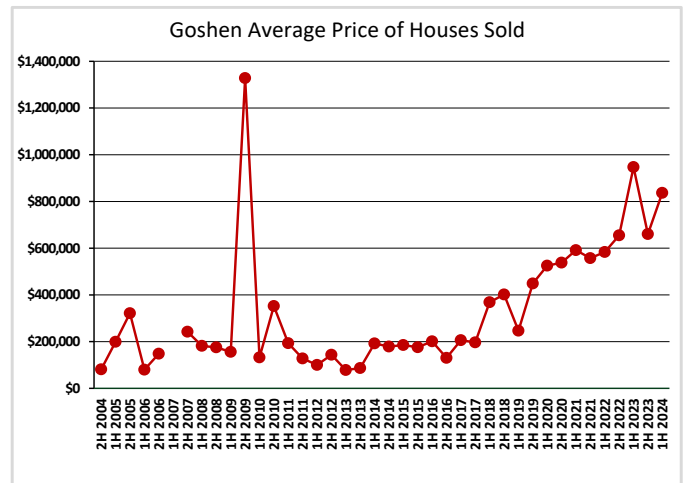
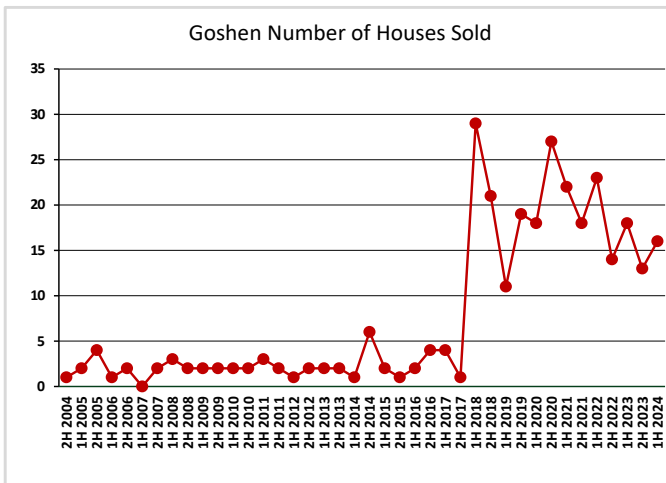
The average price of a house was \$836,606 at \$230.12 per square foot.

The median cost of a house was \$787,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	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	1	6.3%	1,966	42	93.7%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	15	93.8%	3,748	113	97.5%
<b>Goshen Sold</b>	<b>16</b>	<b>100.0%</b>	<b>3,637</b>	<b>108</b>	<b>97.2%</b>

# Goshen

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	18	13	16	-11.1%	23.1%
Average Price of Houses Sold	\$947,161	\$660,187	\$836,606	-11.7%	26.7%
Average Days on Market	101	82	108	7.5%	32.2%
Average Price per Square Foot	\$230.65	\$209.31	\$230.12	-0.2%	9.9%
Percentage of County Sales	2.7%	1.3%	1.9%	-29.8%	43.7%
Number of New Houses Sold	2	2	2	0.0%	0.0%
Average Price of New Houses Sold	\$864,450.00	\$717,500.00	\$1,162,500.00	34.5%	62.0%
Average Days on Market of New Houses Sold	166	112	91	-45.2%	-18.8%
Number of Houses Listed	8	7	4	175.0%	214.3%
Average List Price of Houses Listed	\$882,063	\$920,986	\$781,986	-11.3%	-15.1%



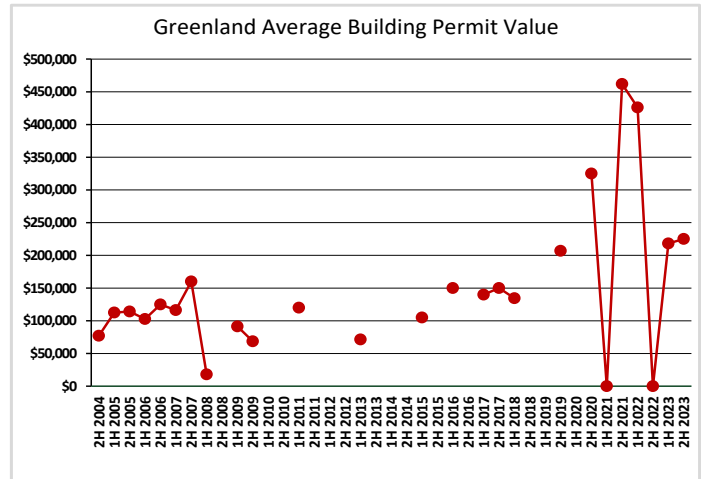
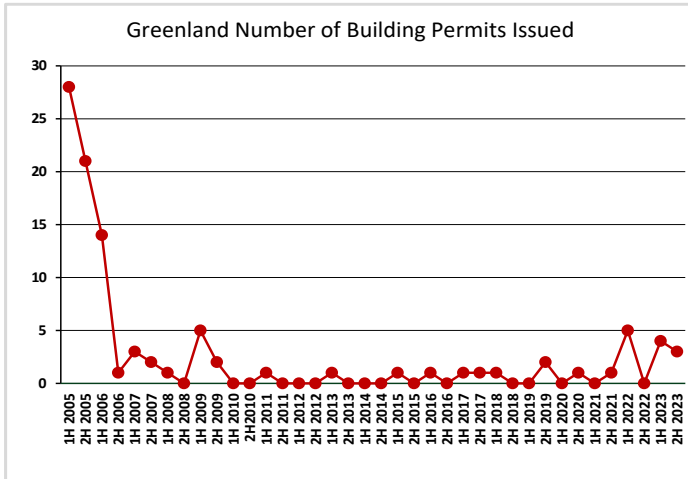
# Goshen

## Characteristics of Houses Sold

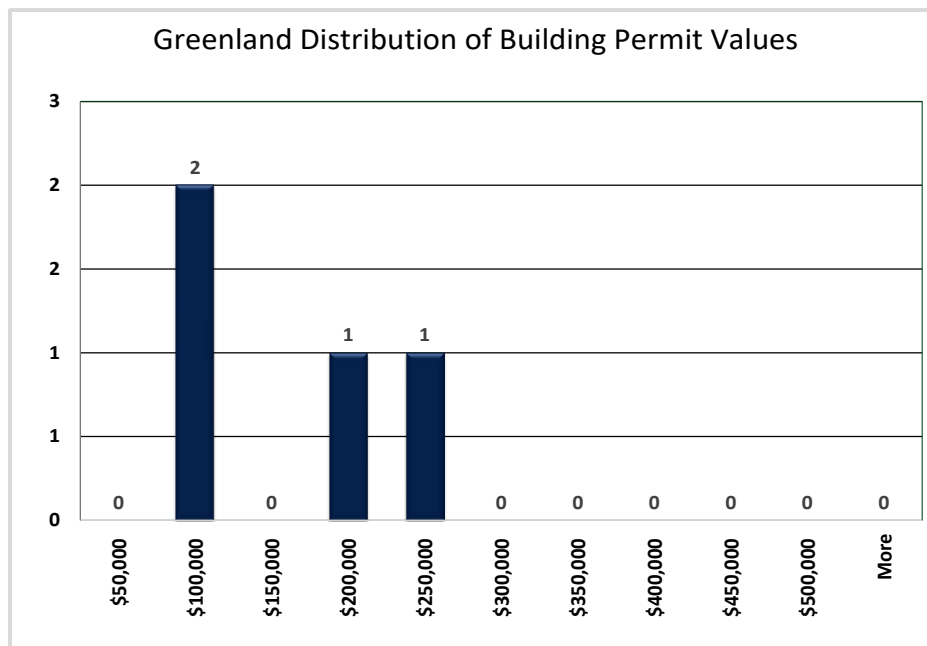
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Asher's Ranch	1	6.3%	3,520	124	\$825,000	\$234.38
Bordeaux Village	1	6.3%	4,873	269	\$955,000	\$195.98
Holt Capital Llc	1	6.3%	5,903	58	\$1,500,000	\$254.11
Other	3	18.8%	2,616	59	\$745,567	\$269.61
Riverside Estates	3	18.8%	3,746	178	\$891,333	\$238.18
Vineyard	1	6.3%	4,250	142	\$860,000	\$202.35
Walnut Ridge	1	6.3%	3,173	141	\$750,000	\$236.37
Waterford Estates At Hissom Ranch	5	31.3%	3,477	58	\$717,000	\$207.09
<b>Goshen Sold</b>	<b>16</b>	<b>100.0%</b>	<b>3,637</b>	<b>108</b>	<b>\$836,606</b>	<b>\$230.12</b>



# Greenland Building Permits



Greenland	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	0	4	3	--	-25.0%
Average Value of Residential Building Permits	--	\$218,250	\$225,000	--	3.1%



# Greenland

## Active Subdivisions

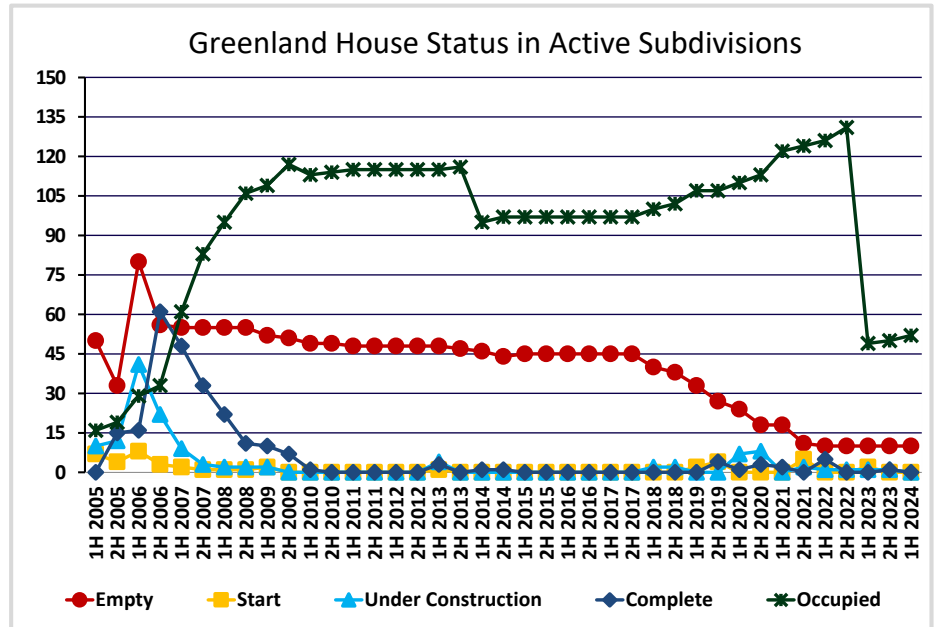
There were 62 total lots in 1 active subdivisions in Greenland in the first half of 2024. 83.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 16.1 percent were empty lots.

There were no subdivisions in Greenland with houses under construction.

Lee Valley, Phase IV had the most houses becoming occupied in Greenland with 2 houses.

No new construction or progress in existing construction has occurred in the last year in 0 of the 1 active subdivisions in Greenland.

2 new houses in Greenland became occupied in the first half of 2024. The annual absorption rate implies that there are 244.6 months of remaining inventory in active subdivisions, down from 734.3 percent in the second half of 2023.



In the 1 active subdivisions in Greenland, absorption occurred in the first half of 2024.

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 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

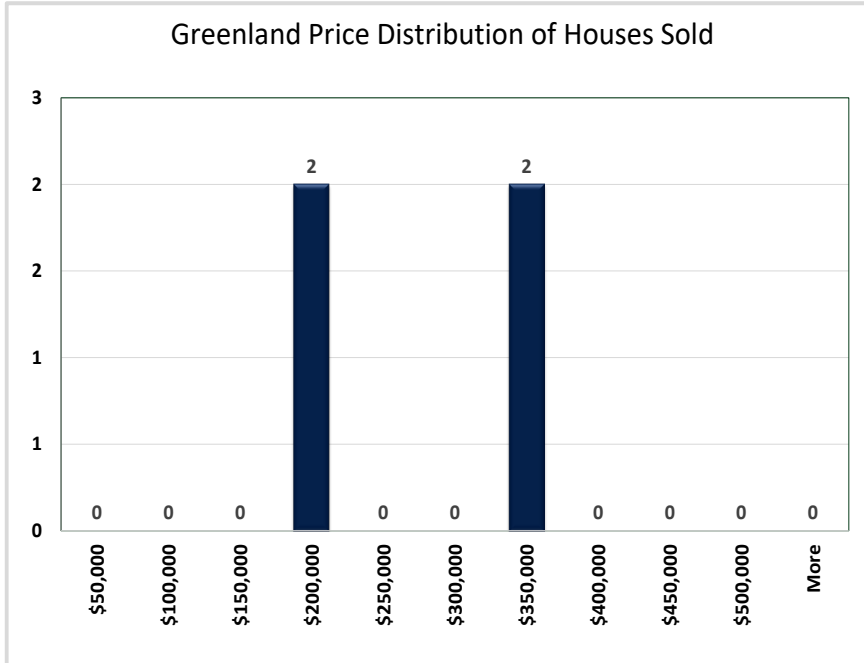
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley, Phase IV	10	0	0	0	52	62	2	40.0
Greenland Active Lots	10	0	0	0	52	62	2	244.6

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

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

# Greenland

## Price Distribution of Houses Sold



4 houses were sold in Greenland in the first half of 2024.

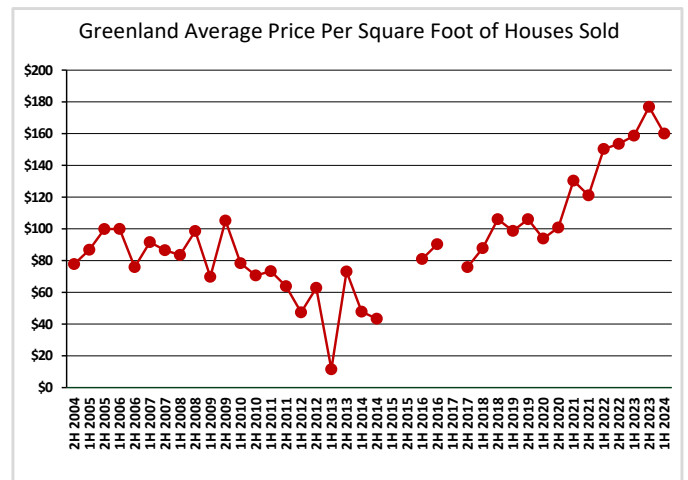
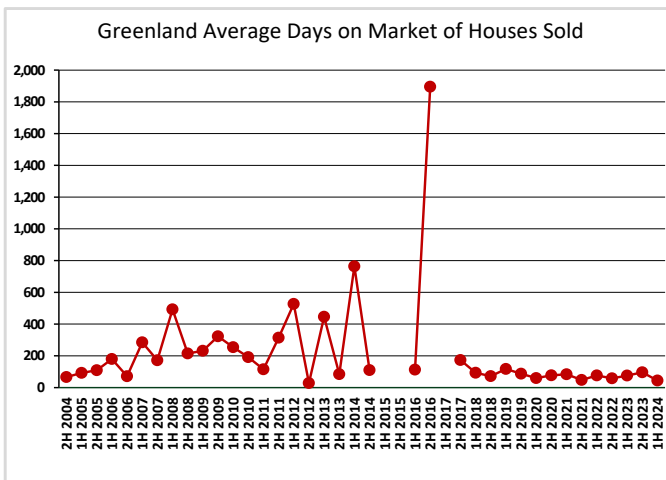
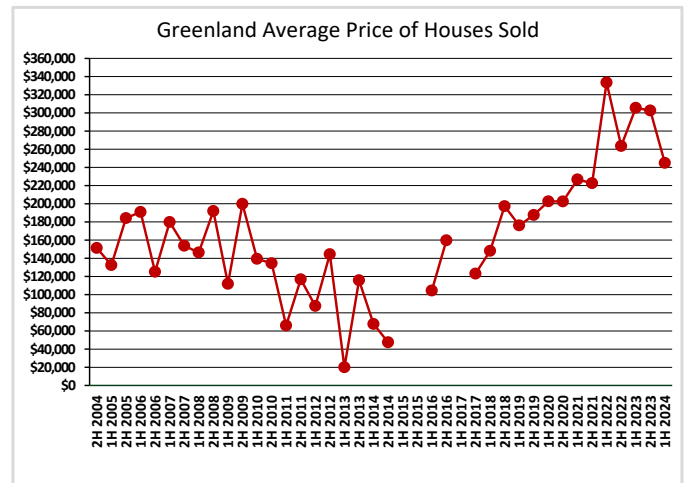
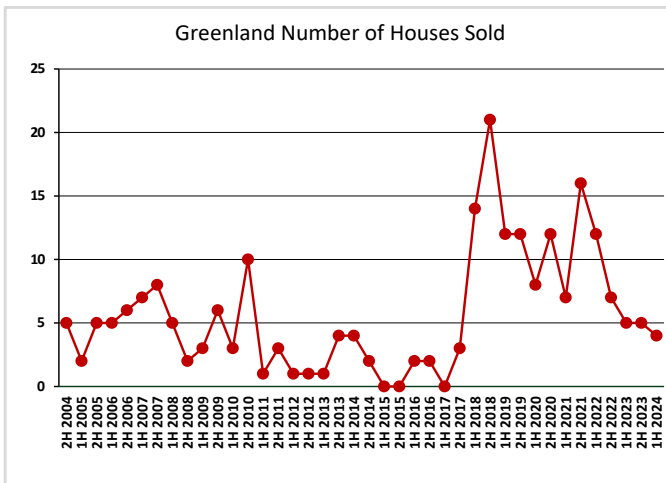
The average price of a house was \$245,000 at \$160.02 per square foot.

The median cost of a house was \$238,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	2	50.0%	1,246	42	101.0%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	2	50.0%	1,793	47	99.3%
\$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%	--	--	--
<b>Greenland Sold</b>	<b>4</b>	<b>100.0%</b>	<b>1,520</b>	<b>44</b>	<b>100.1%</b>

# Greenland

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	5	5	4	-20.0%	-20.0%
Average Price of Houses Sold	\$305,600	\$302,600	\$245,000	-19.8%	-19.0%
Average Days on Market	75	96	44	-41.6%	-54.1%
Average Price per Square Foot	\$158.67	\$176.81	\$160.02	0.9%	-9.5%
Percentage of County Sales	0.2%	0.2%	0.1%	-42.7%	-40.3%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$421,000.00	--	--	--
Average Days on Market of New Houses Sold	--	244	--	--	--
Number of Houses Listed	2	1	4	100.0%	300.0%
Average List Price of Houses Listed	\$707,450	\$945,000	\$861,750	21.8%	-8.8%

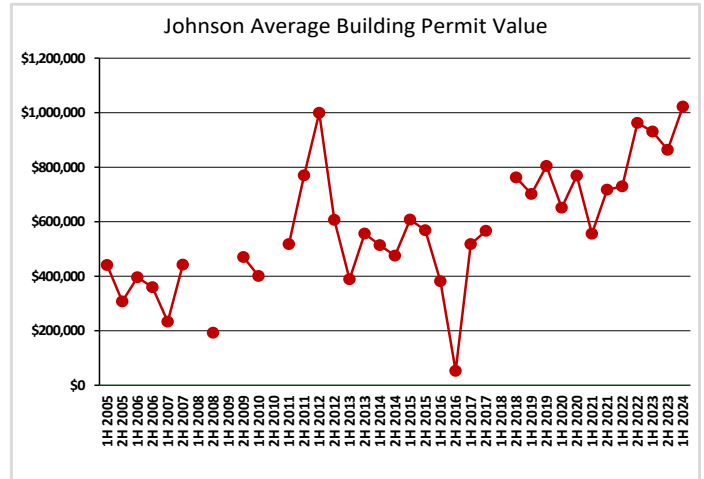
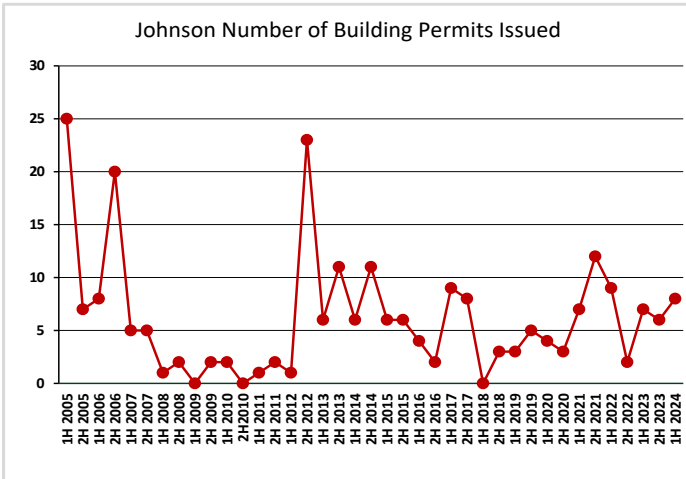
# Greenland

## Characteristics of Houses Sold

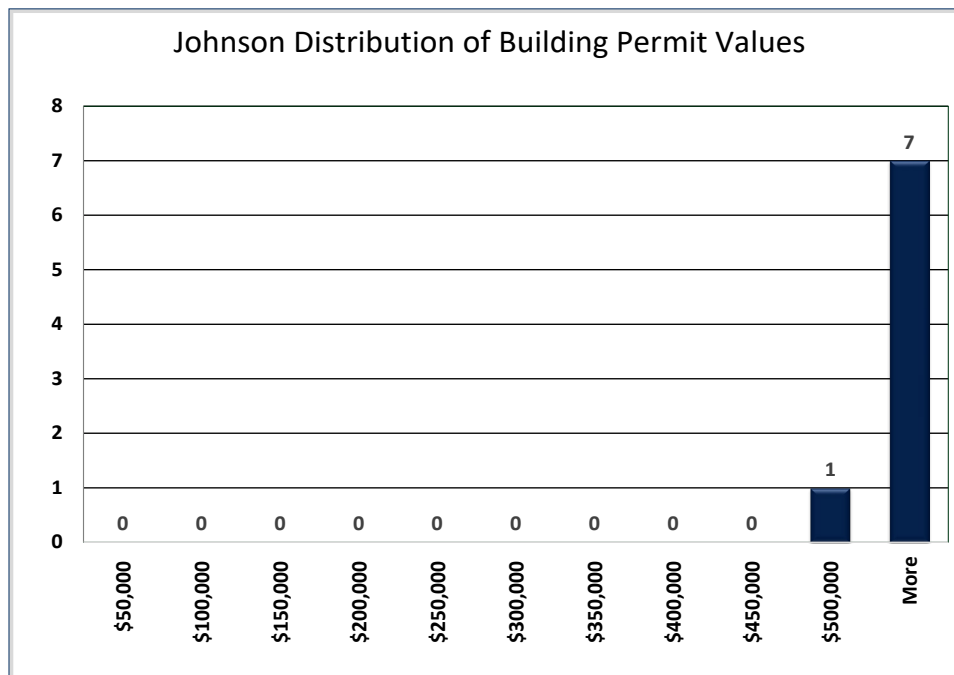
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lee Valley	2	50.0%	1,793	47	\$329,750	\$183.84
Other	2	50.0%	1,246	42	\$160,250	\$136.20
Greenland Sold	4	100.0%	1,520	44	\$245,000	\$160.02



# Johnson Building Permits



Johnson	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	7	6	8	14.3%	33.3%
Average Value of Residential Building Permits	\$930,711	\$863,416	\$1,022,311	9.8%	18.4%



# Johnson

## Active Subdivisions

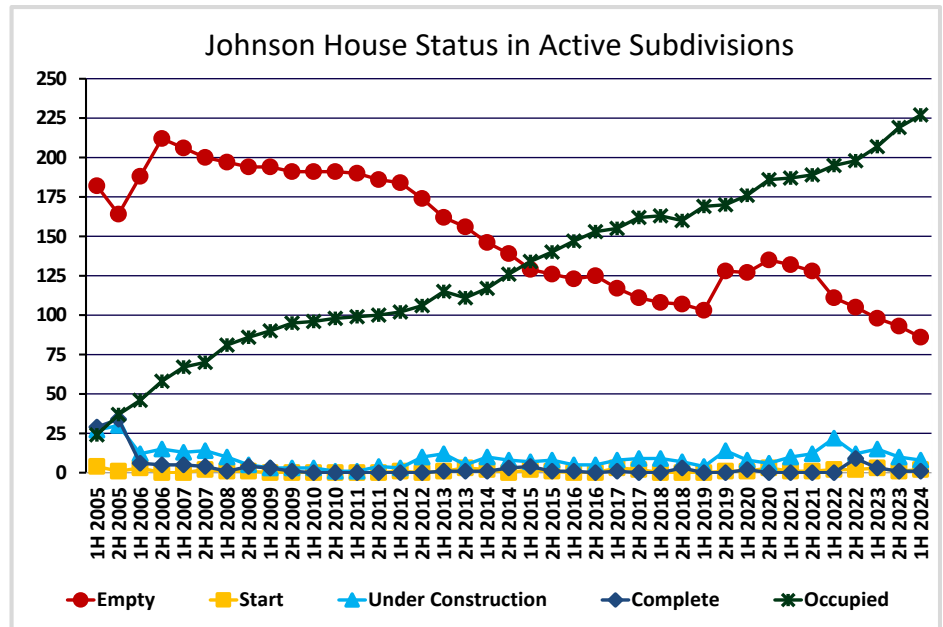
There were 324 total lots in 8 active subdivisions in Johnson in the first half of 2024. 70.1 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 2.5 were under construction, 0.6 percent were starts, and 26.5 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the first half of 2024 were Clear Creek, Phase V with 3, Johnson Square Phase 1B with 2, and Johnson Square Phase 1A with 2.

Heritage Hills and Johnson Square Phase 1B had the most houses becoming occupied in Johnson with 2 houses in each subdivision in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 1 of the 8 active subdivisions in Johnson.

8 new houses in Johnson became occupied in the first



half of 2024. The annual absorption rate implies that there are 58.2 months of remaining inventory in active subdivisions, down from 60. percent in the second half of 2023.

In 2 out of the 8 active subdivisions in Johnson, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 60.3 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	7	0	0	0	30	37	2	21.0
Clear Creek, Phase I	13	0	2	0	32	47	1	90.0
Clear Creek, Phase II	3	0	0	0	42	45	2	18.0
Clear Creek, Phase III <sup>1,2</sup>	7	0	0	0	33	40	0	--
Clear Creek, Phase V <sup>1</sup>	20	1	3	0	11	35	0	288.0
Heritage Hills	6	1	0	0	58	65	2	28.0
Johnson Square Phase 1A	14	0	1	0	8	23	0	180.0
Johnson Square Phase 1B	16	0	2	1	13	32	1	32.6
<b>Johnson Active Lots</b>	<b>86</b>	<b>2</b>	<b>8</b>	<b>1</b>	<b>227</b>	<b>324</b>	<b>8</b>	<b>58.2</b>

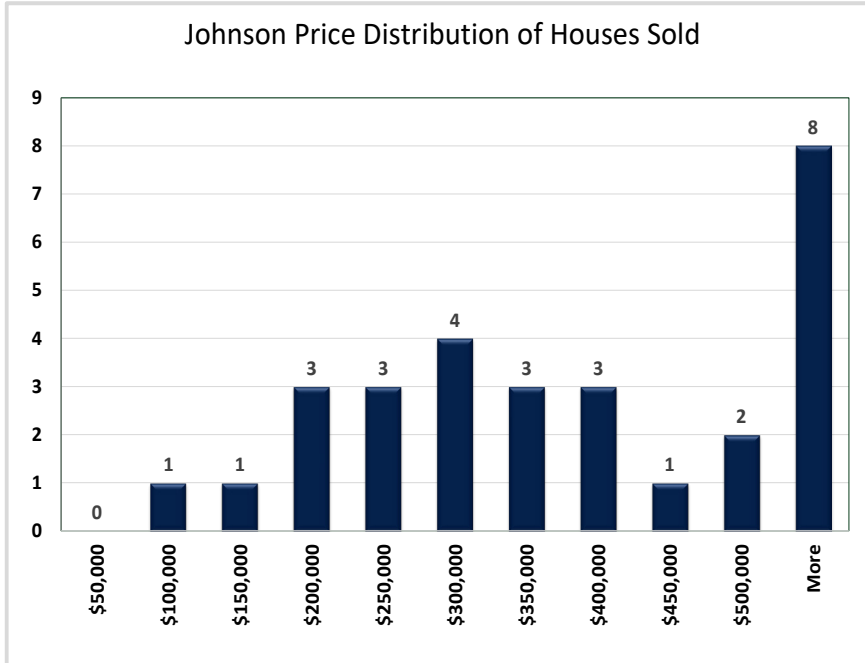
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Johnson

## Price Distribution of Houses Sold



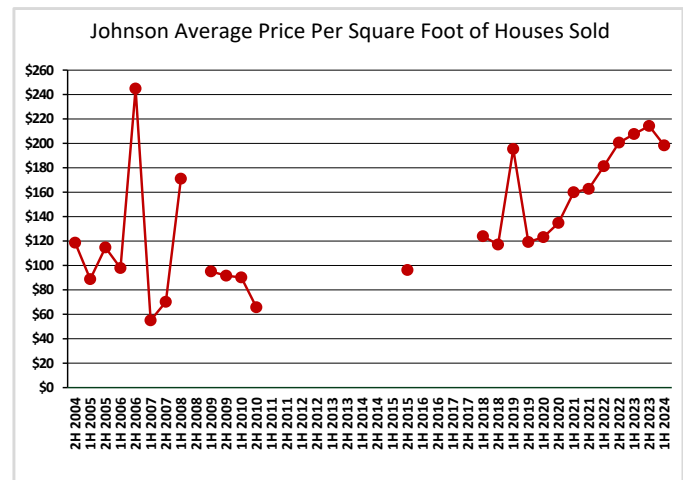
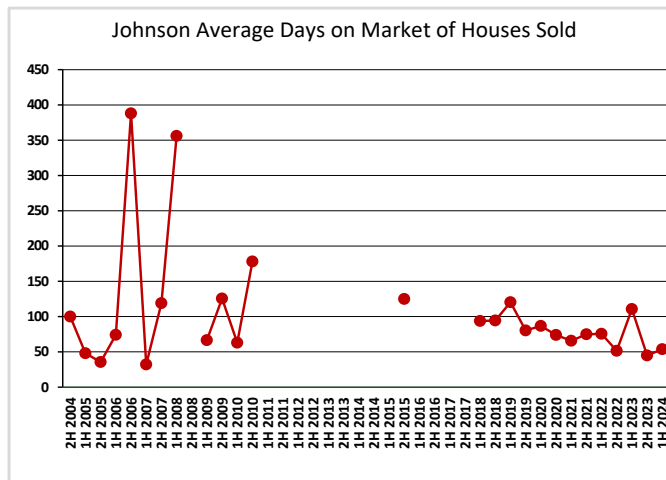
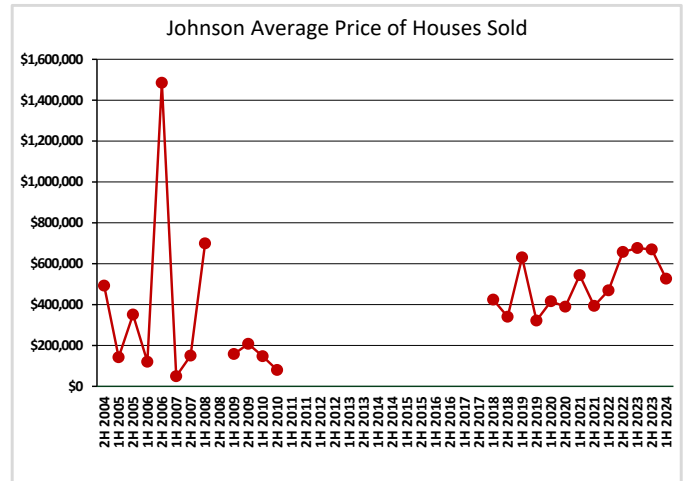
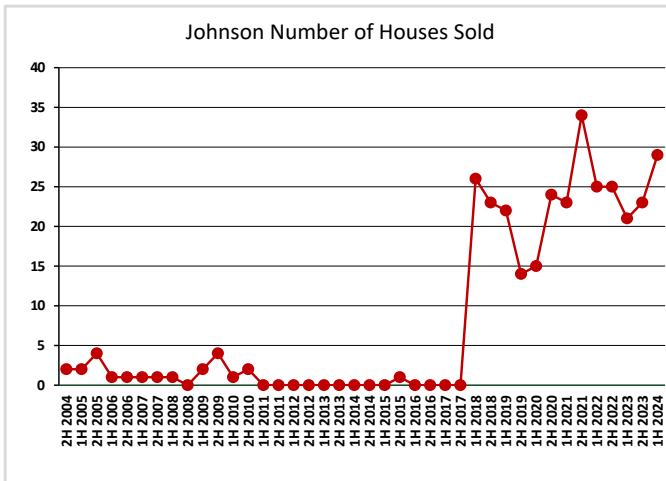
29 houses were sold in Johnson in the first half of 2024.

The average price of a house was \$526,686 at \$198.29 per square foot.

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

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	3.4%	525	53	83.3%
\$100,001 - \$150,000	1	3.4%	819	23	100.0%
\$150,001 - \$200,000	3	10.3%	1,200	28	98.9%
\$200,001 - \$250,000	3	10.3%	1,236	23	102.3%
\$250,001 - \$300,000	4	13.8%	1,547	61	95.6%
\$300,001 - \$350,000	3	10.3%	1,704	72	98.9%
\$350,001 - \$400,000	3	10.3%	2,031	33	99.2%
\$400,001 - \$450,000	1	3.4%	2,456	40	100.0%
\$450,001 - \$500,000	2	6.9%	1,890	57	97.5%
\$500,001+	8	27.6%	5,074	77	94.4%
<b>Johnson Sold</b>	<b>29</b>	<b>100.0%</b>	<b>2,513</b>	<b>54</b>	<b>97.0%</b>

# Johnson Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	21	23	29	38.1%	26.1%
Average Price of Houses Sold	\$676,360	\$669,967	\$526,686	-22.1%	-21.4%
Average Days on Market	111	45	54	-51.5%	19.4%
Average Price per Square Foot	\$207.63	\$214.23	\$198.29	-4.5%	-7.4%
Percentage of County Sales	2.2%	2.3%	2.1%	-3.8%	-8.7%
Number of New Houses Sold	3	2	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$589,833	\$774,950	--	--	--
Average Days on Market of New Houses Sold	333	40	--	--	--
Number of Houses Listed	4	2	7	75.0%	250.0%
Average List Price of Houses Listed	\$891,000	\$2,785,000	\$1,442,071	61.8%	-48.2%

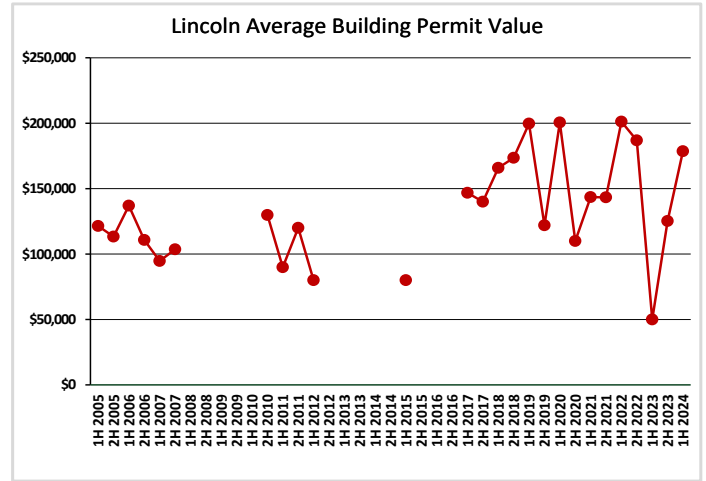
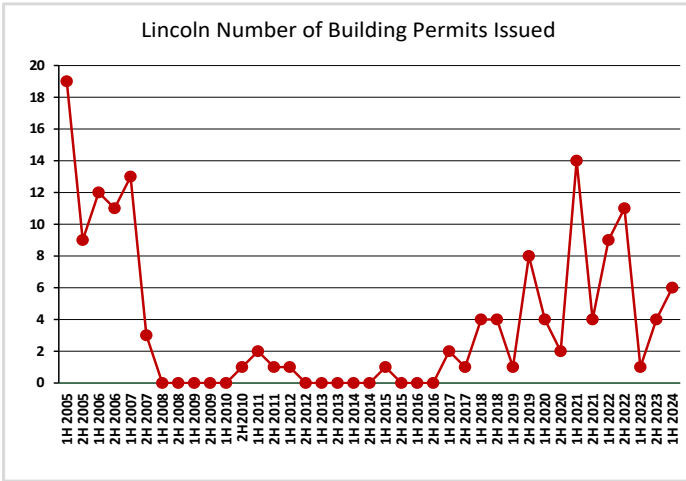
# Johnson

## 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	1	3.4%	1,548	38	\$305,000	\$197.03
Carley Meadows	2	6.9%	1,262	55	\$257,500	\$204.03
Clear Creek	1	3.4%	7,350	48	\$2,200,000	\$299.32
Divens	2	6.9%	1,226	23	\$175,000	\$143.04
Eden's Gate	2	6.9%	3,795	62	\$670,000	\$182.44
Ferguson's Glen	3	10.3%	1,723	84	\$312,967	\$181.99
Heritage Hills	6	20.7%	4,667	88	\$1,012,083	\$217.86
Hewitts	1	3.4%	819	23	\$150,000	\$183.15
Johnson Square	1	3.4%	1,429	29	\$475,000	\$332.40
Karrington Ridge HPR	2	6.9%	1,150	40	\$199,750	\$173.70
Kensington	1	3.4%	2,096	36	\$380,000	\$181.30
Other	3	10.3%	1,119	28	\$205,000	\$184.84
Saddlebrook	2	6.9%	1,877	43	\$344,500	\$182.87
Shady Oaks	2	6.9%	2,244	39	\$422,000	\$188.65
<b>Johnson Sold Houses</b>	<b>29</b>	<b>100.0%</b>	<b>2,513</b>	<b>54</b>	<b>\$526,686</b>	<b>\$198.29</b>



# Lincoln Building Permits



Lincoln	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	11	1	4	-63.6%	300.0%
Average Value of Residential Building Permits	\$186,855	\$50,000	\$125,210	-33.0%	150.4%

# Lincoln

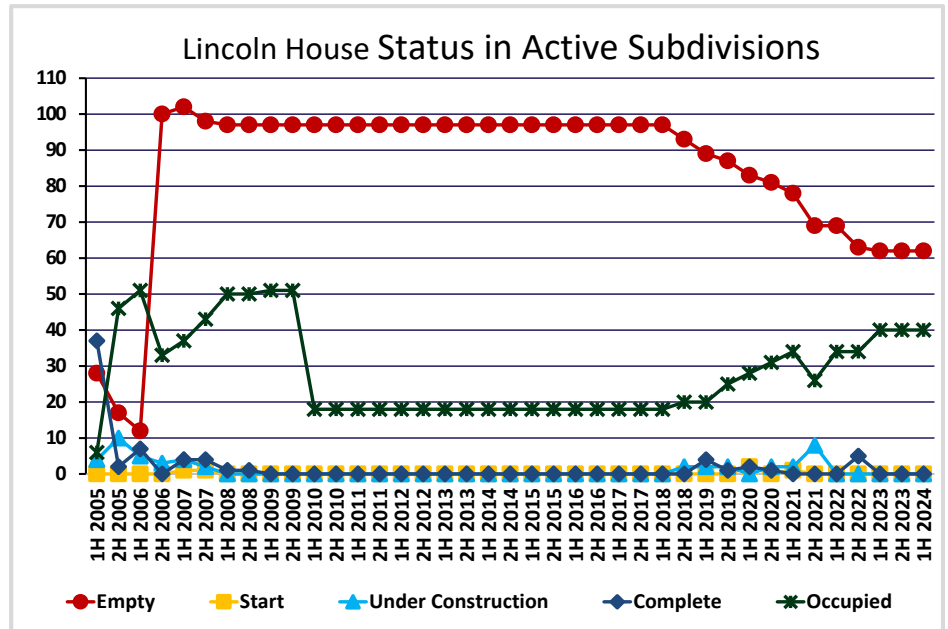
## Active Subdivisions

There were 102 total lots in 1 active subdivision in Lincoln in the first half of 2024. 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 new construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in Lincoln.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 61.2 percent in the first half of 2024.

Additionally, 18 new lots in 1 subdivision received either preliminary or final approval by first half of 2024.



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

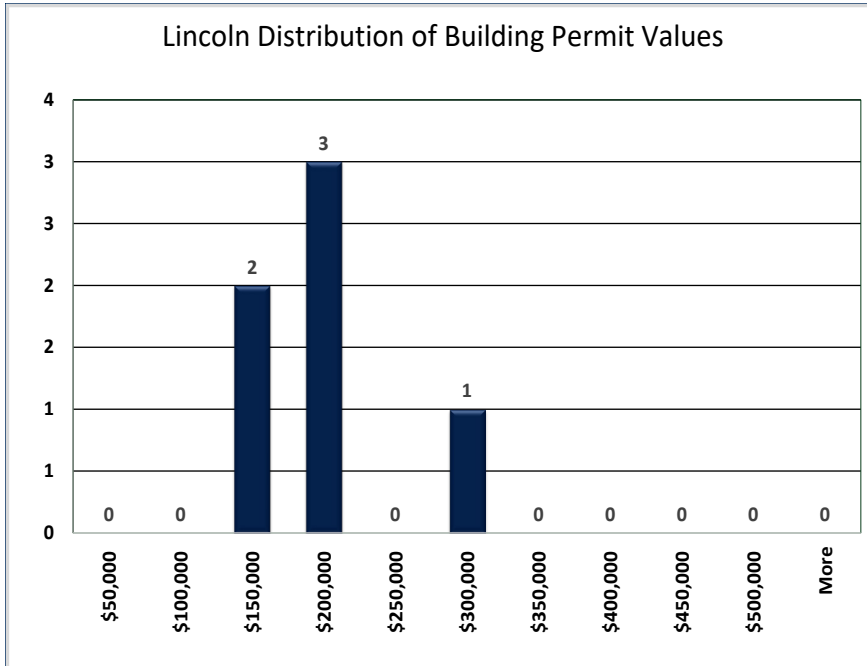
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows <sup>2</sup>	62	0	0	0	40	102	0	--
Lincoln Active Lots	62	0	0	0	40	102	0	--

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

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

# Lincoln

## Price Distribution of Houses Sold



19 houses were sold in Lincoln in the first half of 2024.

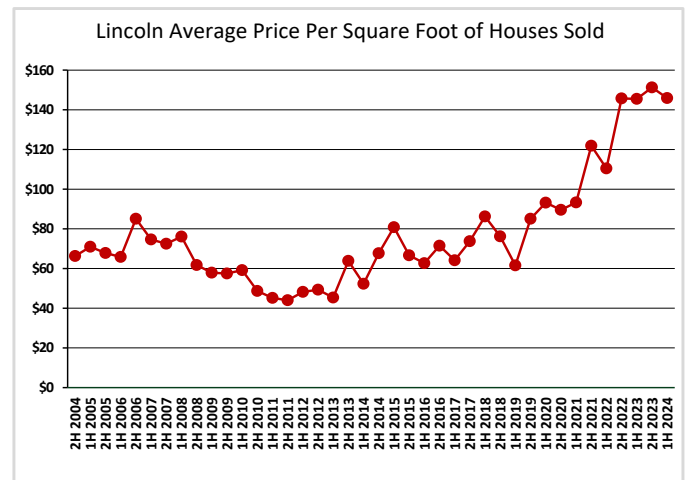
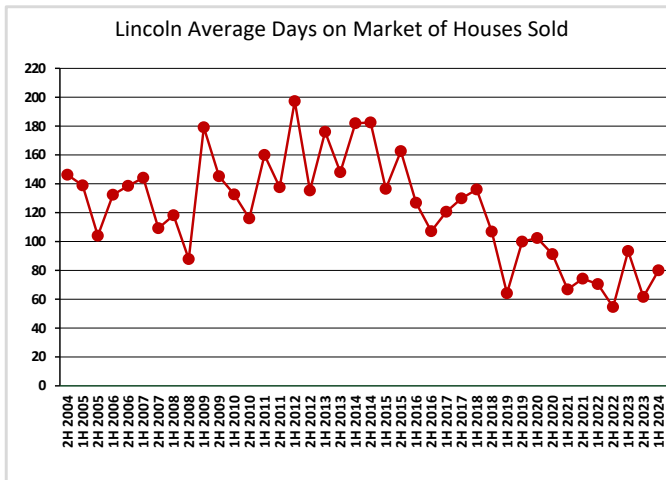
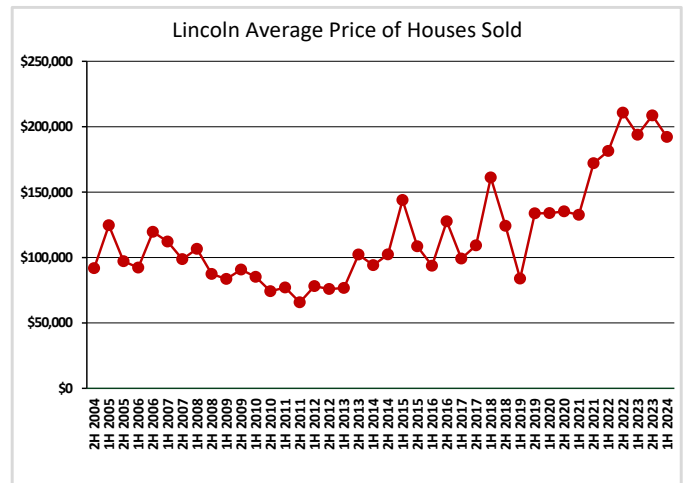
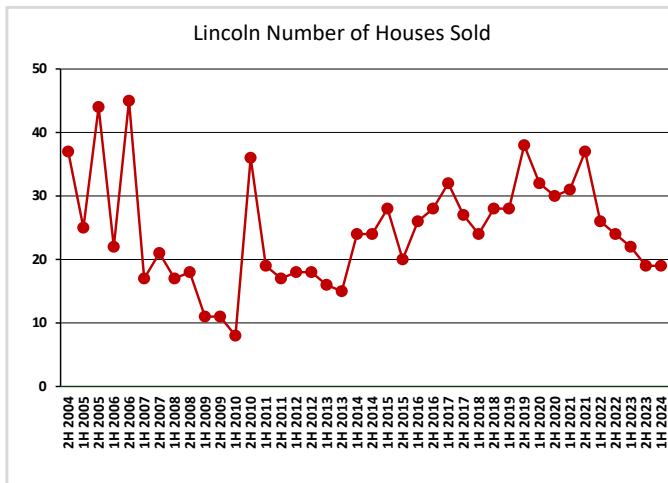
The average price of a house was \$192,147 at \$145.92 per square foot.

The median cost of a house was \$210,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	15.8%	1,548	41	76.9%
\$100,001 - \$150,000	3	15.8%	977	121	97.6%
\$150,001 - \$200,000	2	10.5%	1,117	109	100.0%
\$200,001 - \$250,000	8	42.1%	1,352	60	98.5%
\$250,001 - \$300,000	3	15.8%	1,587	112	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%	--	--	--
<b>Lincoln Sold</b>	<b>19</b>	<b>100.0%</b>	<b>1,336</b>	<b>80</b>	<b>94.8%</b>

# Lincoln

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	22	19	19	-13.6%	0.0%
Average Price of Houses Sold	\$193,805	\$208,547	\$192,147	-0.9%	-7.9%
Average Days on Market	93	62	80	-14.4%	30.0%
Average Price per Square Foot	\$145.51	\$151.29	\$145.92	0.3%	-3.6%
Percentage of County Sales	0.7%	0.6%	0.5%	-23.4%	-15.1%
Number of New Houses Sold	7	2	3	-57.1%	50.0%
Average Price of New Houses Sold	\$253,529	\$263,250	\$266,267	5.0%	1.1%
Average Days on Market of New Houses Sold	135	47	112	-16.9%	141.6%
Number of Houses Listed	8	8	12	50.0%	50.0%
Average List Price of Houses Listed	\$272,615	\$270,395	\$243,825	-10.6%	-9.8%

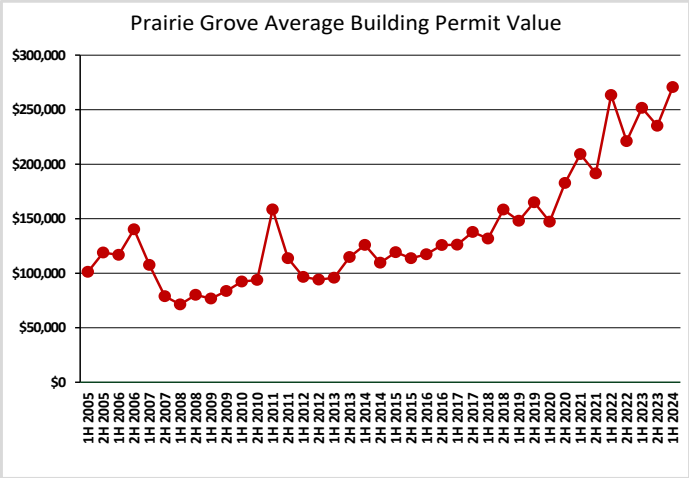
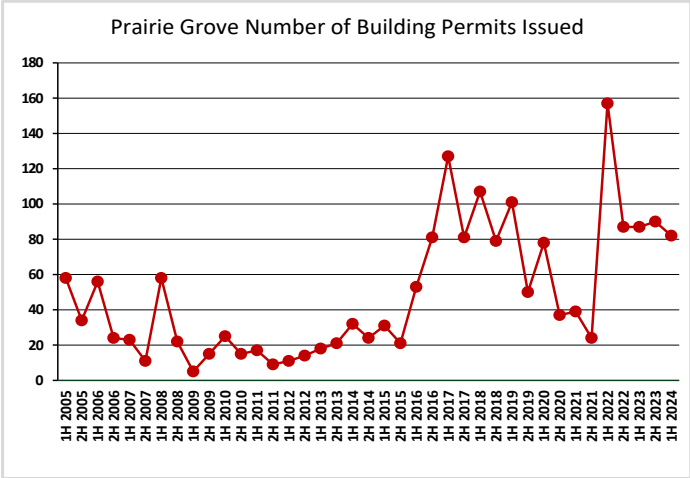
# Lincoln

## Characteristics of Houses Sold

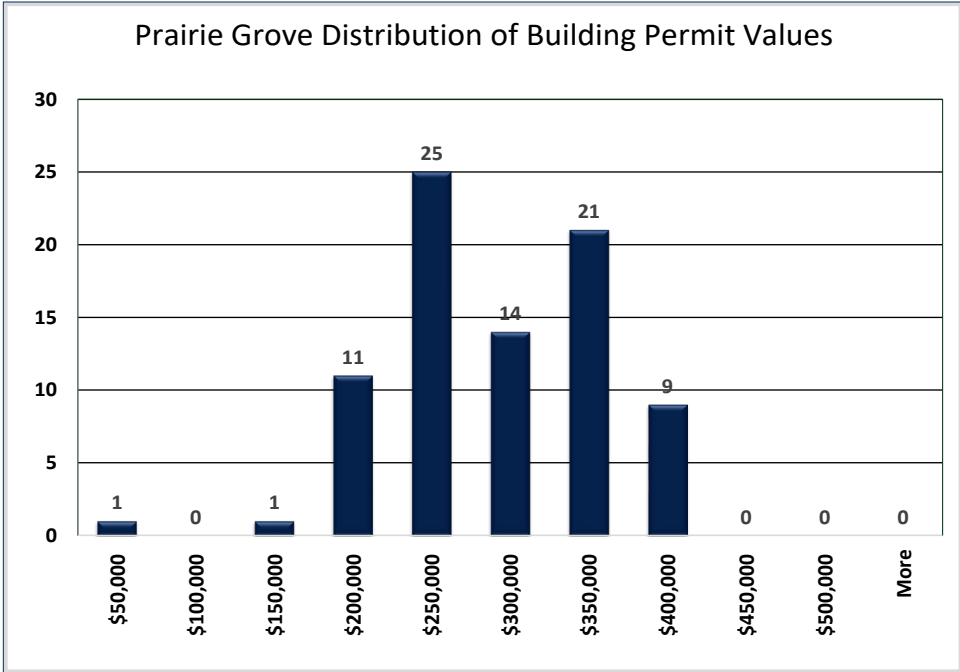
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	2	10.5%	1,261	89	\$207,500	\$164.56
Braly	2	10.5%	1,432	41	\$105,000	\$91.08
Corley	1	5.3%	1,375	45	\$229,999	\$167.27
Country Meadows	1	5.3%	1,281	14	\$210,000	\$163.93
Lincoln Original	2	10.5%	1,257	107	\$208,000	\$163.21
Other	7	36.8%	1,340	98	\$196,614	\$145.96
Reed	1	5.3%	1,360	67	\$75,000	\$55.15
Stapleton	3	15.8%	1,362	79	\$239,500	\$175.56
<b>Lincoln Sold</b>	<b>19</b>	<b>100.0%</b>	<b>1,336</b>	<b>80</b>	<b>\$192,147</b>	<b>\$145.92</b>



# Prairie Grove Building Permits



Prairie Grove	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	87	90	82	-5.7%	-8.9%
Average Value of Residential Building Permits	\$251,635	\$235,196	\$270,645	7.6%	15.1%



# Prairie Grove Active Subdivisions

There were 938 total lots in 10 active subdivisions in Prairie Grove in the first half of 2024. 69.5 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 5.5 percent were under construction, 1.9 percent were starts, and 19.4 percent were empty lots.

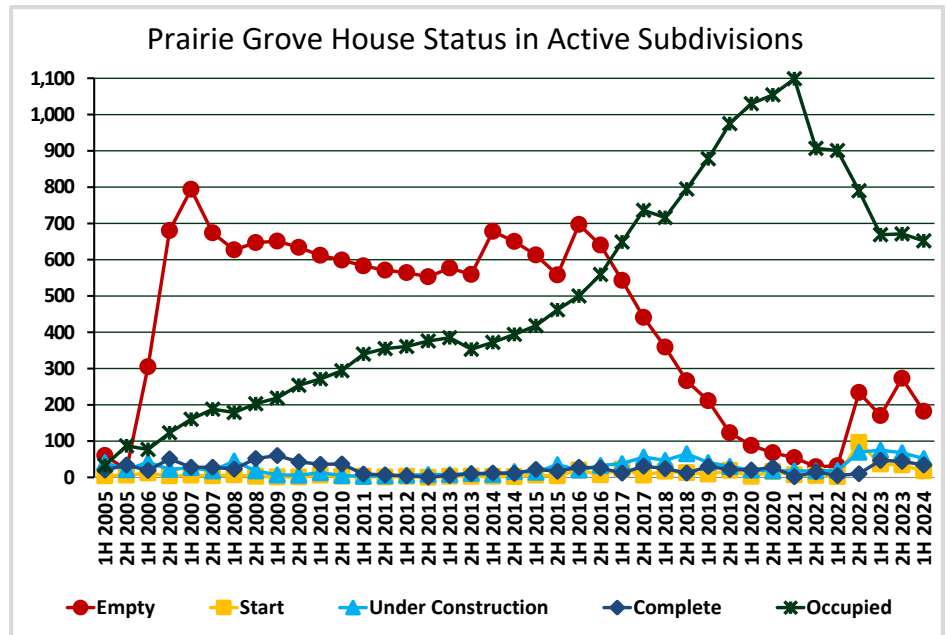
The subdivisions with the most houses under construction in Prairie Grove during the first half of 2024 were Hudson Heights with 15, and Mountain View with 12. Wagon's Spring had 11 houses under construction.

Mountain View had the most houses becoming occupied in Prairie Grove with 41 houses. An additional 30 houses in Snyder Grove, Phase II, III, IV became occupied in the first half of 2024.

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

128 new houses in Prairie Grove became occupied in the first half of 2024. The annual absorption rate implies that there are 18.7 months of remaining inventory in active subdivisions, down from 27.2 percent in the second half of 2023.

In 1 out of the 10 active subdivisions in Prairie Grove, no absorption has occurred in the first half of 2024.



The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 61.2 percent in the first half of 2024.

Additionally, 756 new lots in 6 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hill, Phase 1	1H 2024	82		82
Copper Hill, Phase II	1H 2024	79		79
Copper Hill, Phase III-VIII	1H 2024	380		380
Selah Meadows, Phase I	1H 2024		51	51
Selah Meadows, Phase II	1H 2024	106		106
Wagon's Spring, Phase II PUD	2H 2021		58	58
<b>New and Preliminary</b>		<b>647</b>	<b>109</b>	<b>756</b>

# Prairie Grove

## Active Subdivisions

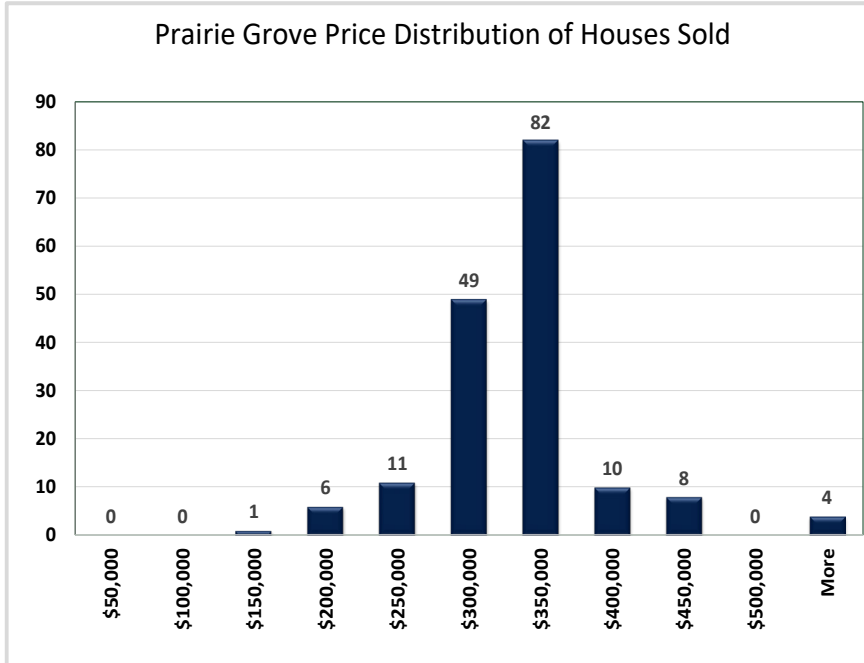
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hudson Heights, Phase I	48	0	15	4	19	86	19	42.3
Mountain View	60	11	12	10	85	178	41	18.0
Prairie View	0	0	0	0	98	98	18	0.0
Snyder Grove, Phase II, III, IV	0	0	8	11	76	95	30	5.6
Snyder Grove, Phase V	30	2	4	5	5	46	5	98.4
Sundowner, Phase I Sec. I	4	0	0	0	56	60	0	24.0
Sundowner, Phase I Sec. II	5	0	0	0	137	142	4	12.0
Sundowner, Phase III	1	0	2	0	147	150	0	--
Wagon's Spring	34	5	11	2	6	58	6	104.0
Wakefield Park	0	0	0	2	23	25	5	3.0
Wagon's Spring	55	3	3	0	0	61	0	--
Wakefield Park <sup>1</sup>	0	0	3	4	18	25	3	10.5
<b>Prairie Grove Active Lots</b>	<b>273</b>	<b>34</b>	<b>68</b>	<b>44</b>	<b>671</b>	<b>1,090</b>	<b>56</b>	<b>27.2</b>

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

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

# Prairie Grove

## Price Distribution of Houses Sold



171 houses were sold in Prairie Grove in the first half of 2024.

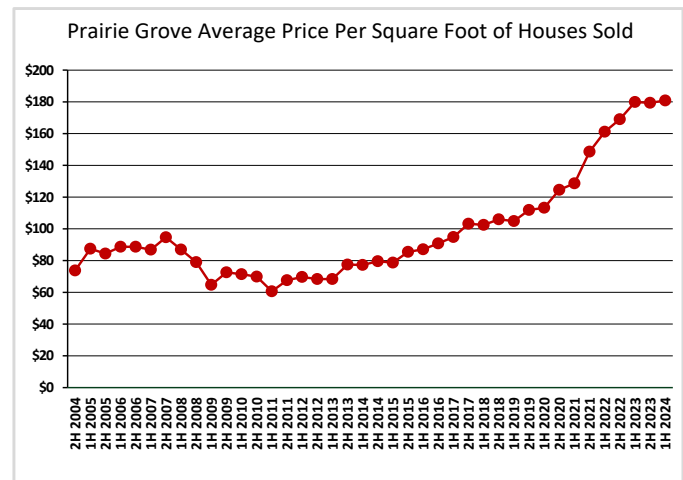
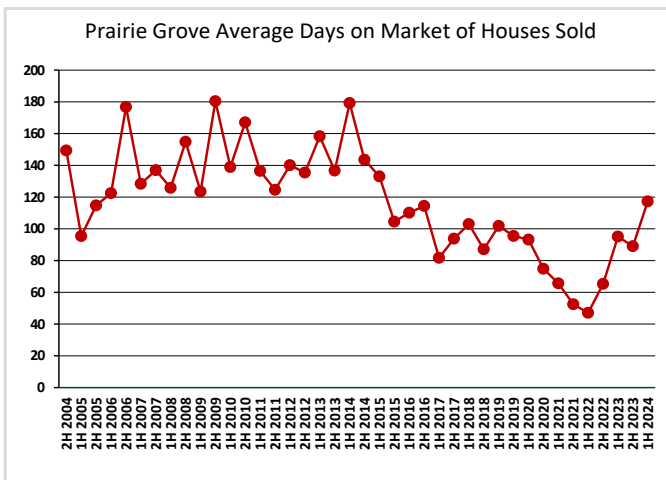
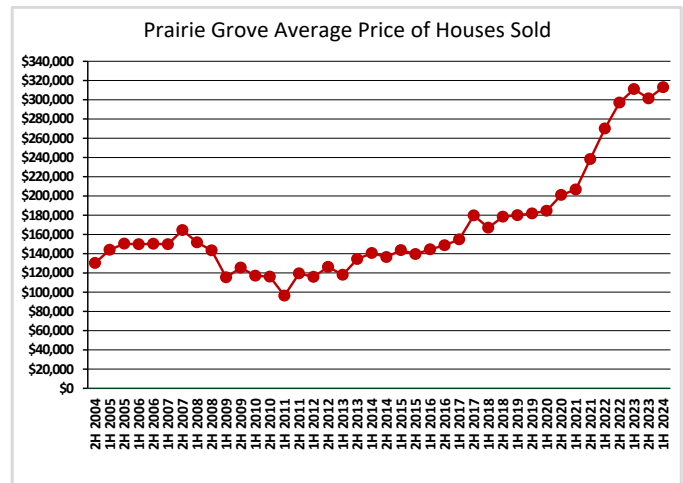
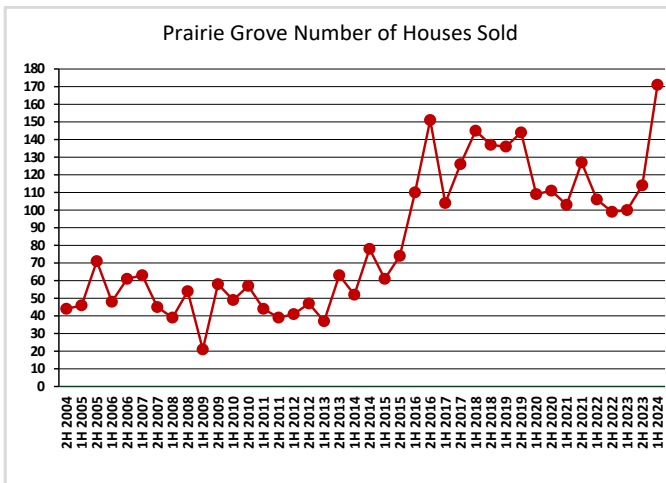
The average price of a house was \$313,070 at \$180.84 per square foot.

The median cost of a house was \$310,800.

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	0.6%	828	63	89.1%
\$150,001 - \$200,000	6	3.5%	1,347	120	90.6%
\$200,001 - \$250,000	11	6.4%	1,372	103	97.4%
\$250,001 - \$300,000	49	28.7%	1,538	131	98.7%
\$300,001 - \$350,000	82	48.0%	1,834	107	99.6%
\$350,001 - \$400,000	10	5.8%	1,920	141	99.9%
\$400,001 - \$450,000	8	4.7%	2,235	103	98.7%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	4	2.3%	2,928	183	99.4%
<b>Prairie Grove Sold</b>	<b>171</b>	<b>100.0%</b>	<b>1,746</b>	<b>117</b>	<b>98.8%</b>

# Prairie Grove

## Characteristics of Houses Sold



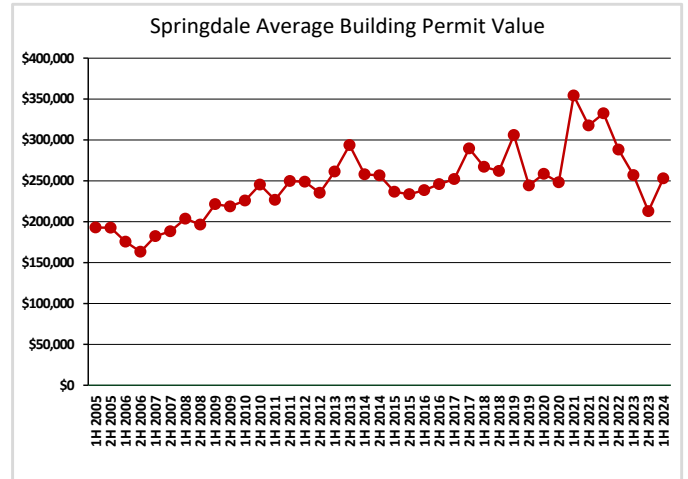
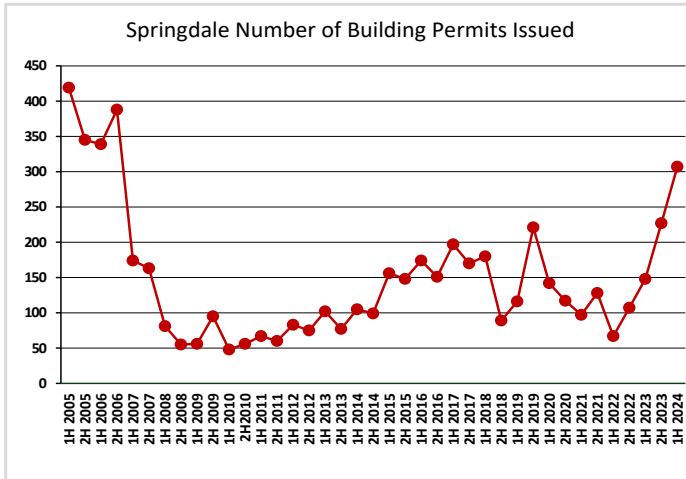
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	100	114	171	71.0%	50.0%
Average Price of Houses Sold	\$311,045	\$301,382	\$313,070	0.7%	3.9%
Average Days on Market	95	89	117	23.3%	31.7%
Average Price per Square Foot	\$179.90	\$179.41	\$180.84	0.5%	0.8%
Percentage of County Sales	4.9%	5.2%	7.5%	53.9%	43.6%
Number of New Houses Sold	47	69	116	146.8%	68.1%
Average Price of New Houses Sold	\$337,733	\$302,939	\$324,595	-3.9%	7.1%
Average Days on Market of New Houses Sold	127	100	130	2.1%	29.6%
Number of Houses Listed	71	101	107	7.0%	-35.1%
Average List Price of Houses Listed	\$351,685	\$326,308	\$333,893	-5.1%	2.3%

# Prairie Grove

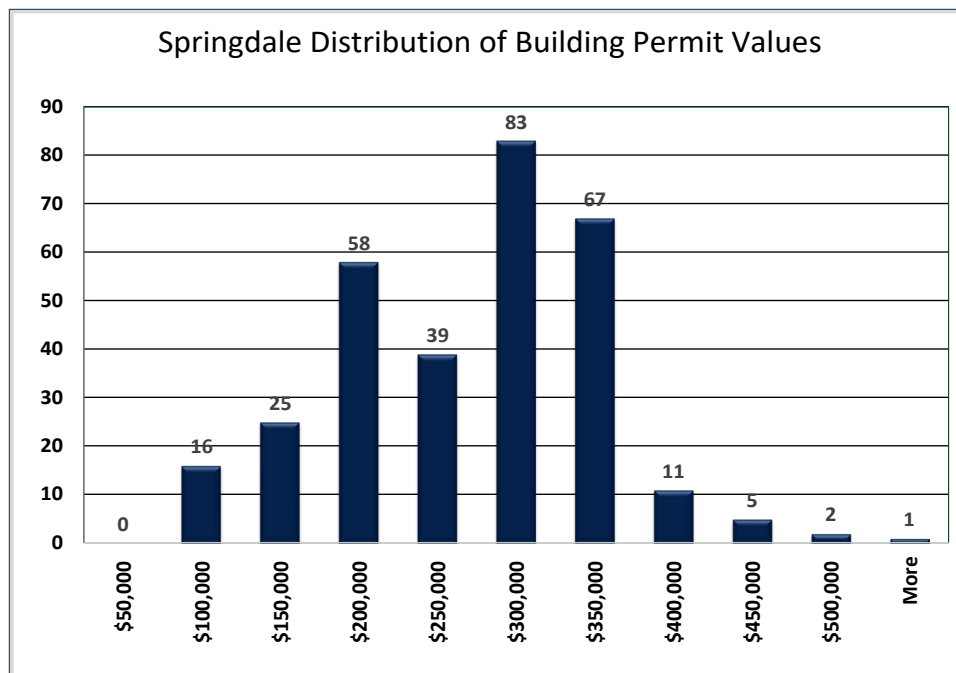
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Baggetts	1	0.6%	1,653	111	\$325,000	\$196.61
Battle Field Estates	1	0.6%	1,409	57	\$240,000	\$170.33
Belle Meade	3	1.8%	1,491	98	\$274,500	\$185.40
Bright Oaks	1	0.6%	1,640	33	\$280,000	\$170.73
Brights	1	0.6%	1,613	126	\$240,000	\$148.79
Eastwood Heights	1	0.6%	3,144	85	\$310,000	\$98.60
Highlands Square	2	1.2%	1,613	116	\$279,950	\$173.64
Hudson Heights	31	18.1%	1,719	144	\$305,797	\$179.43
Meadowsweet	2	1.2%	1,958	60	\$329,750	\$168.44
Mountain View Estates	35	20.5%	1,646	107	\$328,175	\$199.36
Other	2	1.2%	2,055	108	\$358,500	\$173.82
Prairie Grove Original	5	2.9%	1,709	89	\$257,574	\$150.47
Prairie Meadows	3	1.8%	1,980	133	\$335,333	\$168.71
Prairie Oaks	2	1.2%	1,987	68	\$312,250	\$158.04
Prairie Pines	1	0.6%	1,532	52	\$260,000	\$169.71
Prairie View	2	1.2%	2,026	160	\$296,400	\$148.93
Rogers	1	0.6%	1,932	227	\$230,000	\$119.05
Royal Oaks	1	0.6%	1,658	56	\$182,500	\$110.07
Simpsons	2	1.2%	1,611	118	\$268,750	\$166.74
Snyder Grove	35	20.5%	1,960	103	\$348,989	\$178.26
Sundowner	20	11.7%	1,517	71	\$279,495	\$184.55
Wagnon Springs	11	6.4%	1,504	208	\$276,988	\$186.71
Wakefield Park	3	1.8%	2,843	227	\$532,733	\$187.46
Willow Creek	1	0.6%	1,727	68	\$285,000	\$165.03
Wt Neals	3	1.8%	1,016	122	\$178,333	\$181.44
Yourees	1	0.6%	2,837	280	\$423,500	\$149.28
<b>Prairie Grove</b>	<b>171</b>	<b>100.0%</b>	<b>1,746</b>	<b>117</b>	<b>\$313,070</b>	<b>\$180.84</b>

# Springdale Building Permits



Springdale	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	148	227	307	107.4%	35.2%
Average Value of Residential Building Permits	\$256,898	\$212,903	\$253,010	-1.5%	18.8%



# Springdale Active Subdivisions

There were 1,673 total lots in 23 active subdivisions in Springdale in the first half of 2024. 71.5 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 5.0 were under construction, 1.4 percent were starts, and 19.8 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the first half of 2024 were Habberton Ridge, Phase II, III with 43, Cottages at Clear Creek, Phase I with 15, and Deere Creek, Phase II with 9.

Cottages at Clear Creek, Phase I had the most houses becoming occupied in Springdale with 60 houses. An additional 46 houses in Deere Creek, Phase I became occupied in the first half of 2024.

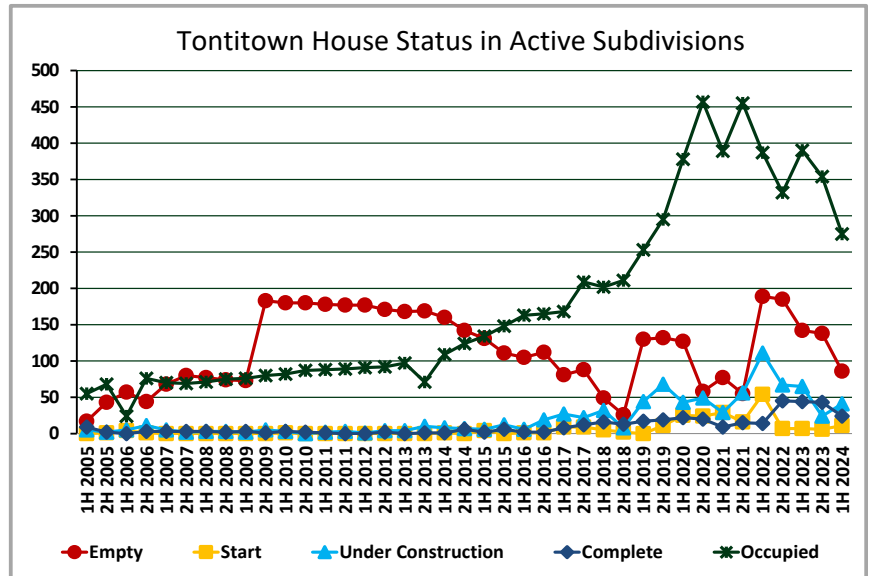
No new construction or progress in existing construction has occurred in the last year in 5 of the 23 active subdivisions in Springdale.

205 new houses in Springdale became occupied in the first half of 2024. The annual absorption rate implies that there are 18.2 months of remaining inventory in active subdivisions, down from 45.8 percent in the second half of 2023.

In 6 out of the 23 active subdivisions in Springdale, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 60.9 percent in the first half of 2024.

Additionally, 1,798 new lots in 26 subdivisions received either preliminary or final approval by first half of 2024.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brentwood Village, Phase II	1H 2024	158		158
Brentwood Village, Phase III	1H 2024	62		62
Brentwood Village, Phase IV	1H 2024			0
Chapel Grove, Phase	2H 2023	111		111
Charlotte Addition	2H 2023	3		3
County Line Square	1H 2024	55		55
Cottages at Clear Creek, Phase II	1H 2024	91		91
Cottages at Clear Creek, Phase III	1H 2024	59		59
Cottages at Clear Creek, Phase IV	1H 2024	95		95
Cottages at the Park, Phase III	1H 2024		63	63
Deere Creek, Phase III+	1H 2021	108		108
Elmdale Valley	2H 2023	117		117
Gray's Crossing	2H 2022	49		49
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	1H 2024	24		24
Spring Creek Farms, Phase III	1H 2024	71		71
Tankersley	1H 2023	14		14
Village Heights	1H 2020		4	4
Whispering Springs	2H 2022	265		265
Wildcat Creek Farms	1H 2023		46	46
<b>New and Preliminary</b>		<b>1,391</b>	<b>407</b>	<b>1,798</b>



# Springdale

## Active Subdivisions

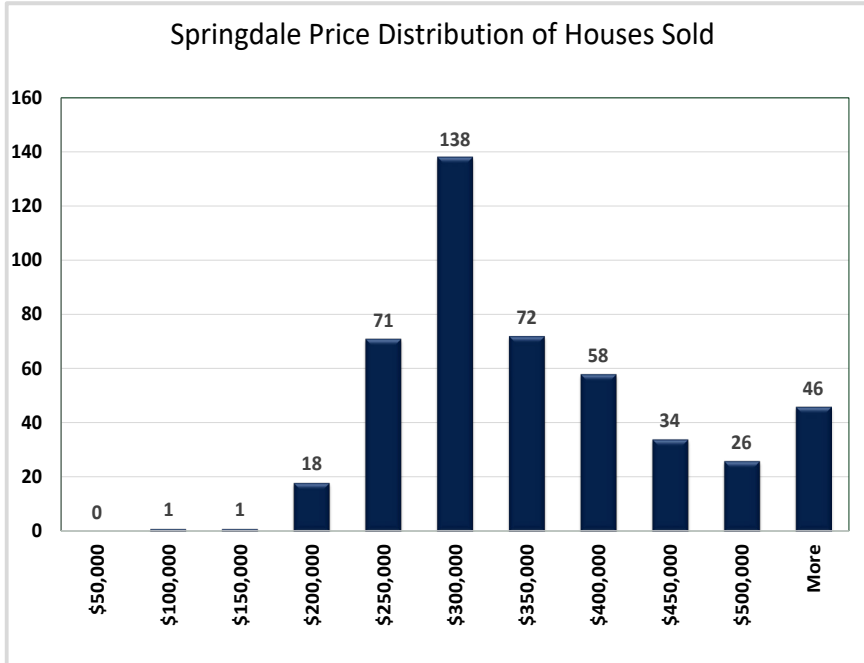
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	1	0	0	0	42	43	1	6.0
Benedetto, Phase II	21	1	4	1	11	38	4	32.4
Brentwood Village PUD, Phase I	79	3	0	0	0	82	0	--
Charleston Park at Legendary	5	0	0	0	103	108	0	--
Collins Cove	8	0	2	15	31	56	11	10.3
Cottages at Clear Creek, Phase I	4	0	15	2	60	81	60	4.2
Cottages at the Park, Phase II	13	1	2	4	48	68	20	6.7
Deere Creek, Phase I	0	0	4	2	77	83	46	1.0
Deere Creek, Phase II	53	2	9	0	0	64	0	--
Grand Valley Estates	1	0	0	0	23	24	1	12.0
Grand Valley Stables at Guy Terry Farms	3	0	1	0	20	24	0	--
Habberton Ridge, Phase II, III	28	12	43	2	22	107	22	46.4
Hidden Hills, Phase II	1	0	0	0	82	83	0	--
Hylton Place, Phase II	0	0	0	0	47	47	19	0.0
Hylton Place, Phase III	2	0	0	9	21	32	21	6.3
Legendary, Phase I	1	0	0	0	166	167	0	--
Savannah Ridge	4	0	0	0	89	93	0	--
Silent Knoll	2	0	0	0	65	67	0	--
Spring Creek Farms, Phase I	95	4	2	0	0	101	0	--
Spring Hill, Phase II	6	0	1	0	93	100	0	--
Spyglass Estates	2	0	1	0	3	6	0	--
Thornbury, Phase V	1	0	0	0	34	35	0	--
Tuscany, Phase I	1	0	0	3	160	164	0	--
<b>Springdale Active Subdivisions</b>	<b>331</b>	<b>23</b>	<b>84</b>	<b>38</b>	<b>1,197</b>	<b>1,673</b>	<b>205</b>	<b>18.2</b>

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

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

# Springdale

## Price Distribution of Houses Sold



465 houses were sold in Springdale in the first half of 2024.

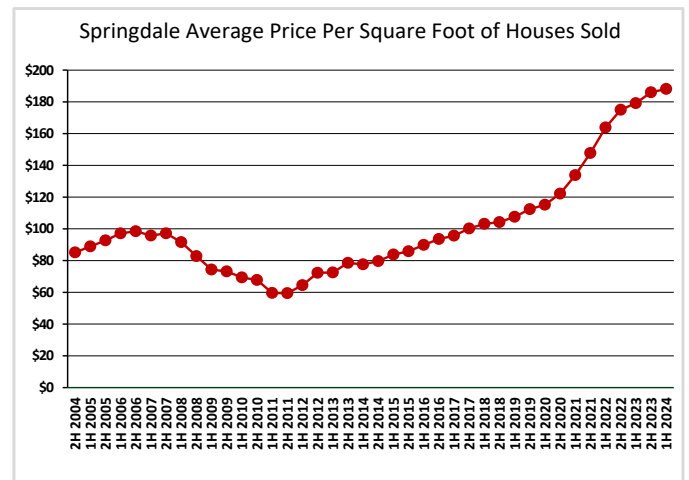
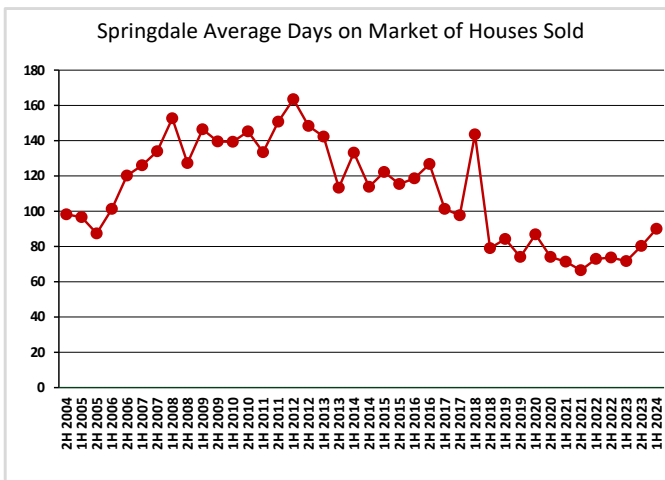
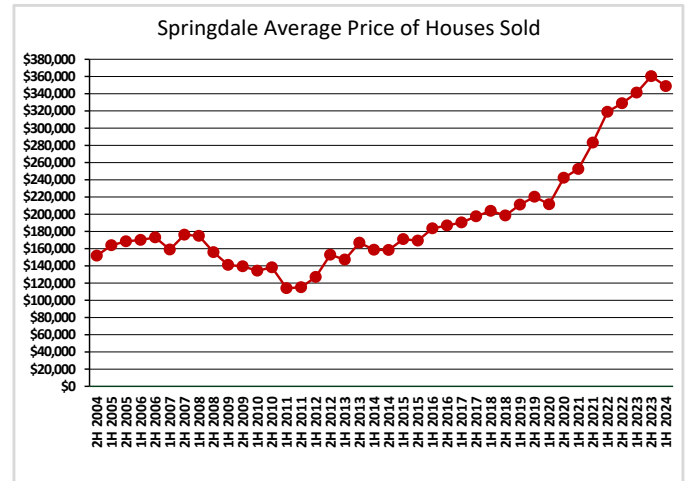
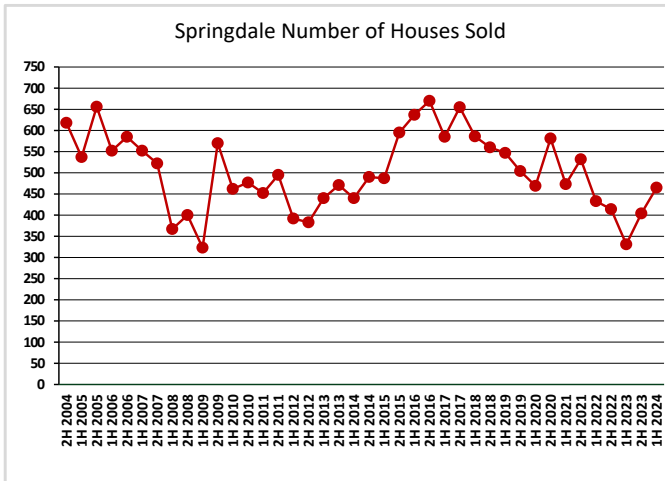
The average price of a house was \$348,725 at \$188.11 per square foot.

The median cost of a house was \$301,000.

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	0.2%	864	47	78.9%
\$100,001 - \$150,000	1	0.2%	1,257	17	90.6%
\$150,001 - \$200,000	18	3.9%	1,324	50	95.8%
\$200,001 - \$250,000	71	15.3%	1,235	52	99.3%
\$250,001 - \$300,000	138	29.7%	1,505	80	99.4%
\$300,001 - \$350,000	72	15.5%	1,826	93	99.5%
\$350,001 - \$400,000	58	12.5%	2,000	90	99.3%
\$400,001 - \$450,000	34	7.3%	2,215	152	99.3%
\$450,001 - \$500,000	26	5.6%	2,488	125	99.7%
\$500,001+	46	9.9%	3,541	127	96.9%
<b>Springdale Sold</b>	<b>465</b>	<b>100.0%</b>	<b>1,874</b>	<b>90</b>	<b>99.0%</b>

# Springdale

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	331	404	465	40.5%	15.1%
Average Price of Houses Sold	\$341,216	\$360,385	\$348,725	2.2%	-3.2%
Average Days on Market	72	80	90	25.6%	12.1%
Average Price per Square Foot	\$179.14	\$186.02	\$188.11	5.0%	1.1%
Percentage of County Sales	17.6%	22.1%	22.6%	28.4%	2.6%
Number of New Houses Sold	62	109	158	154.8%	45.0%
Average Price of New Houses Sold	\$418,401	\$400,019	\$332,221	-20.6%	-16.9%
Average Days on Market of New Houses Sold	109	132	123	13.2%	-6.5%
Number of Houses Listed	97	125	133	37.1%	6.4%
Average List Price of Houses Listed	\$474,631	\$394,486	\$439,231	-7.5%	11.3%

# 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	7	1.5%	1,808	83	\$292,771	\$163.17
Apple Meadows	1	0.2%	1,900	19	\$415,000	\$218.42
Apple Orchard	3	0.6%	1,632	56	\$285,667	\$176.37
Arber Estates	1	0.2%	1,907	27	\$392,000	\$205.56
Arthur Banks	1	0.2%	1,044	41	\$175,000	\$167.62
Baldwin	1	0.2%	1,450	40	\$261,000	\$180.00
Benedetto	4	0.9%	3,213	175	\$681,225	\$212.06
Birds	1	0.2%	1,058	72	\$195,000	\$184.31
Blueberry Acres	2	0.4%	945	27	\$214,000	\$226.41
Butterfield Gardens	3	0.6%	1,265	87	\$219,000	\$173.29
Canterbury	1	0.2%	1,903	0	\$350,000	\$183.92
Carrington Place	2	0.4%	1,538	30	\$302,000	\$196.37
Carter	5	1.1%	1,477	52	\$211,600	\$147.25
Central Village	1	0.2%	1,022	31	\$220,000	\$215.26
Chadwick	1	0.2%	1,953	95	\$379,250	\$194.19
Chantel	2	0.4%	2,222	67	\$404,000	\$181.86
Chapman Hills	2	0.4%	1,783	67	\$331,000	\$186.48
Charleston Park at Legendary	2	0.4%	1,562	55	\$325,600	\$209.17
Cobblestone Place	1	0.2%	2,146	86	\$390,000	\$181.73
Collins Cove	7	1.5%	2,087	108	\$457,424	\$219.19
Cottages at Clear Creek	45	9.7%	1,329	60	\$255,793	\$195.70
Cottages at the Park	13	2.8%	2,265	182	\$492,515	\$218.19
Country Club Estates	1	0.2%	3,467	71	\$575,000	\$165.85
County Court	2	0.4%	1,456	86	\$232,000	\$167.65
Dandys	1	0.2%	1,289	36	\$215,000	\$166.80
Deere Creek	14	3.0%	2,157	306	\$423,645	\$197.89
Deerfield	4	0.9%	1,625	63	\$283,750	\$174.94
Dels Woods	1	0.2%	2,198	35	\$425,000	\$193.36
Dreamcatcher	3	0.6%	1,295	43	\$235,000	\$183.46
Eagle Crest	1	0.2%	2,189	134	\$350,000	\$159.89
East Fork	1	0.2%	976	48	\$224,900	\$230.43
Eastside	2	0.4%	1,921	49	\$217,500	\$111.86
Eastview	3	0.6%	1,409	33	\$281,667	\$199.80
Elm Springs Heights	1	0.2%	3,834	220	\$650,000	\$169.54

# 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
Elmdale Terrace	3	0.6%	1,196	58	\$211,833	\$178.29
Emerald Point	1	0.2%	5,613	202	\$1,001,000	\$178.34
Enclave	2	0.4%	4,209	89	\$775,000	\$193.22
Falcon Heights	1	0.2%	1,921	33	\$340,000	\$176.99
Flowing Springs	3	0.6%	2,380	69	\$423,300	\$178.63
Forest Glen	3	0.6%	2,209	39	\$355,926	\$161.53
Garner-Iarimore	1	0.2%	1,278	122	\$216,000	\$169.01
Glenstone HPR	1	0.2%	1,300	14	\$255,000	\$196.15
Grand Valley	3	0.6%	1,610	42	\$336,133	\$209.46
Grand Valley Meadows	2	0.4%	2,166	96	\$401,000	\$185.70
Habberton Ridge	46	9.9%	1,535	120	\$293,992	\$193.23
Har-Ber Meadows	10	2.2%	3,008	94	\$564,415	\$192.24
Harger	1	0.2%	1,127	85	\$199,000	\$176.57
Harper	1	0.2%	1,023	37	\$210,000	\$205.28
Hayes	4	0.9%	1,175	75	\$210,625	\$179.11
Hembree	1	0.2%	768	14	\$163,000	\$212.24
Henson Heights	1	0.2%	1,720	48	\$276,760	\$160.91
Heritage Heights	5	1.1%	1,429	43	\$286,800	\$201.18
Hidden Hills	1	0.2%	1,390	33	\$288,000	\$207.19
Hidden Lake	2	0.4%	1,337	40	\$242,000	\$182.48
Hidden Lake Estates	3	0.6%	1,276	31	\$234,000	\$183.51
High Chaparral	3	0.6%	2,940	54	\$394,300	\$162.37
Howard Acres	1	0.2%	1,816	63	\$229,000	\$126.10
Howards	1	0.2%	1,185	67	\$252,000	\$212.66
Hunters Ridge	2	0.4%	1,566	116	\$293,000	\$188.91
Hylton Place	32	6.9%	1,741	120	\$345,814	\$198.99
Indian Head Estates	3	0.6%	1,965	49	\$281,333	\$141.72
Jacobs Court	1	0.2%	1,298	35	\$274,000	\$211.09
Lake Side	1	0.2%	1,808	161	\$315,000	\$174.23
Lakeview Heights	1	0.2%	2,486	33	\$485,000	\$195.09
Legendary	11	2.4%	1,867	40	\$382,455	\$206.36
Lester	2	0.4%	1,923	45	\$325,000	\$169.34
Liberty Heights	3	0.6%	2,652	38	\$555,833	\$206.08
Logan Heights	2	0.4%	1,583	61	\$310,000	\$195.81
Lynn Estates	1	0.2%	1,580	32	\$300,000	\$189.87

# 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
Meadow Haven	1	0.2%	1,845	127	\$300,000	\$162.60
Meadows	1	0.2%	2,793	103	\$340,000	\$121.73
Melonie	1	0.2%	1,670	24	\$250,000	\$149.70
Monticello	2	0.4%	2,685	95	\$520,000	\$194.14
Mountain View	1	0.2%	864	47	\$75,000	\$86.81
Neff	1	0.2%	1,157	27	\$246,000	\$212.62
Newell	1	0.2%	1,480	114	\$245,000	\$165.54
North Heights	1	0.2%	2,347	326	\$325,000	\$138.47
Northeast Meadow	2	0.4%	1,108	42	\$218,500	\$197.89
Oak Creek	1	0.2%	1,840	64	\$360,000	\$195.65
Oak Hills	1	0.2%	1,716	272	\$258,500	\$150.64
Oak Manor	2	0.4%	2,512	55	\$425,000	\$165.49
Oak Place	1	0.2%	1,615	36	\$309,000	\$191.33
Oak Walk	1	0.2%	2,088	39	\$375,000	\$179.60
Oaks	3	0.6%	2,294	112	\$359,267	\$157.63
Other	19	4.1%	2,123	134	\$393,789	\$189.94
Oxford Place	1	0.2%	1,466	48	\$275,000	\$187.59
Palisades	3	0.6%	1,948	59	\$338,333	\$173.71
Paradise Valley	1	0.2%	1,034	37	\$211,000	\$204.06
Park Place	2	0.4%	1,293	36	\$238,500	\$184.53
Parkers	1	0.2%	1,258	43	\$234,000	\$186.01
Parkside	1	0.2%	1,612	28	\$337,100	\$209.12
Parson Hills	4	0.9%	2,151	117	\$323,475	\$154.17
Peaceful Valley Estates	6	1.3%	1,822	52	\$309,000	\$174.05
Perrings	1	0.2%	768	141	\$190,000	\$247.40
Pinewood	3	0.6%	2,535	76	\$456,833	\$179.84
Porthaven	3	0.6%	1,439	31	\$301,167	\$209.34
Powell	1	0.2%	1,467	72	\$190,000	\$129.52
Quail Meadows	1	0.2%	2,734	42	\$585,000	\$213.97
Ramsey Place	1	0.2%	1,845	46	\$395,000	\$214.09
Renaissance	4	0.9%	2,494	58	\$452,500	\$182.76
Rogers	2	0.4%	2,464	37	\$318,750	\$148.08
Rolling Acres	1	0.2%	1,589	52	\$285,000	\$179.36
Rosson Creek	1	0.2%	1,968	69	\$399,900	\$203.20
Royal Crest Estates	1	0.2%	1,497	62	\$269,000	\$179.69

# 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
San Jose Estates	1	0.2%	2,100	133	\$315,000	\$150.00
Sandy Heights	1	0.2%	1,777	49	\$296,000	\$166.57
Savannah Ridge	1	0.2%	1,607	94	\$319,000	\$198.51
Serenity	3	0.6%	1,646	32	\$320,000	\$194.60
Shaver	1	0.2%	1,175	85	\$215,000	\$182.98
Shenandoah Hills	3	0.6%	2,803	49	\$519,667	\$185.76
South Meadows	3	0.6%	2,127	67	\$348,000	\$164.01
Southern Hills	2	0.4%	1,570	45	\$267,200	\$170.41
Southfield	2	0.4%	1,663	39	\$290,000	\$174.41
Southwind Terrace	7	1.5%	2,430	87	\$429,500	\$178.40
Spring Creek Estates	4	0.9%	1,975	91	\$327,500	\$164.72
Spring Creek Park	7	1.5%	1,546	59	\$290,200	\$188.11
Spring Hill	1	0.2%	1,767	98	\$350,000	\$198.08
Spring Ridge	1	0.2%	3,631	77	\$985,000	\$271.28
Steele	1	0.2%	1,228	59	\$235,000	\$191.37
Steeple Chase	2	0.4%	2,340	47	\$460,000	\$197.79
Stonecrest	1	0.2%	2,648	154	\$458,000	\$172.96
Summer View	3	0.6%	1,974	31	\$372,300	\$188.54
Sundance	1	0.2%	1,700	43	\$335,000	\$197.06
Sunrise	1	0.2%	1,522	42	\$307,000	\$201.71
Sunset Ridge	1	0.2%	3,865	64	\$875,000	\$226.39
Suttle Estates	2	0.4%	3,470	38	\$667,450	\$192.74
Thornbury	2	0.4%	4,081	148	\$805,000	\$200.13
Timber Ridge	1	0.2%	3,674	28	\$885,000	\$240.88
Tom Carrel	1	0.2%	1,236	51	\$250,000	\$202.27
Tuscany	2	0.4%	2,270	61	\$421,262	\$187.06
Tyson Heights	2	0.4%	1,452	55	\$280,000	\$192.91
Valley View	1	0.2%	1,566	50	\$279,000	\$178.16
Vicenza Villa	1	0.2%	2,270	141	\$463,000	\$203.96
Vineyard	1	0.2%	2,012	95	\$322,000	\$160.04
W Walker	3	0.6%	2,221	62	\$370,167	\$166.11
Walnut Crossing	1	0.2%	1,402	66	\$279,000	\$199.00
Western Oaks Place	1	0.2%	1,959	148	\$305,000	\$155.69
Westfield	2	0.4%	1,577	62	\$310,000	\$196.69
Westside	1	0.2%	1,132	114	\$255,000	\$225.27

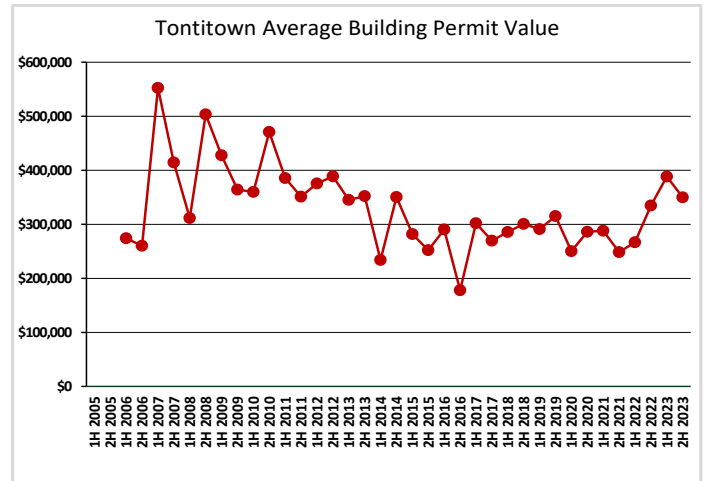
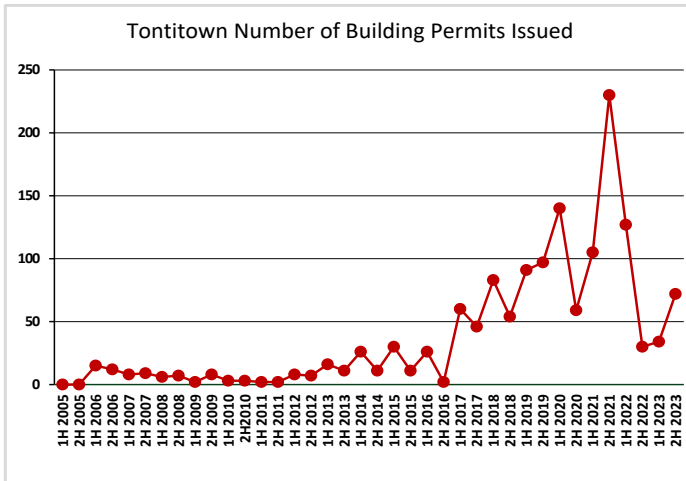
# Springdale

## Characteristics of Houses Sold

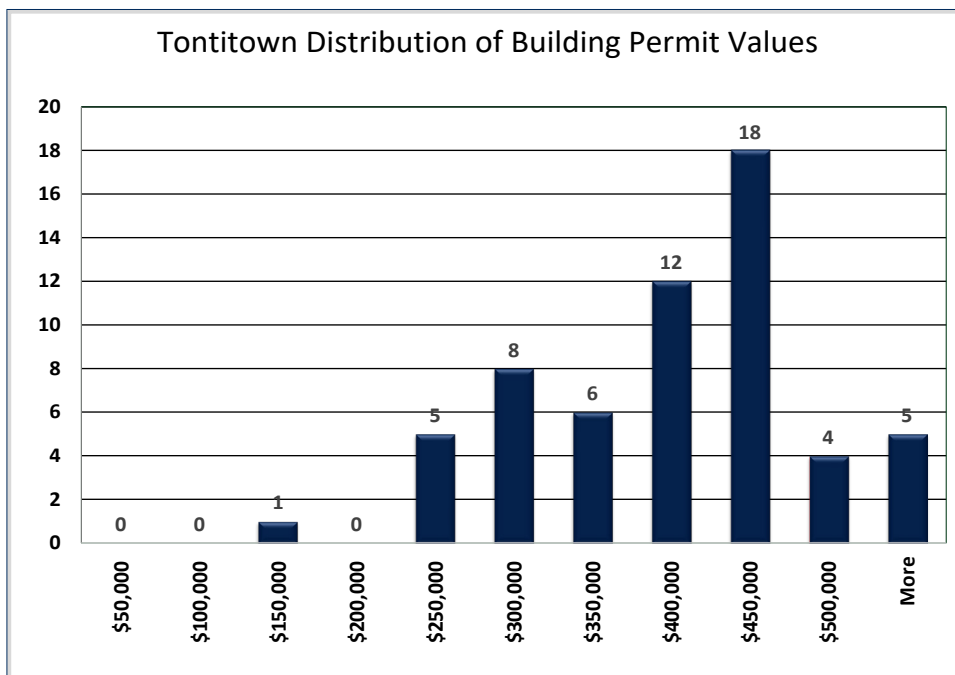
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Westview	1	0.2%	1,383	17	\$191,007	\$138.11
Westwood	3	0.6%	2,024	222	\$258,300	\$135.33
Westwood Heights	2	0.4%	1,302	25	\$220,000	\$169.15
White Hills	2	0.4%	1,129	35	\$212,500	\$188.29
Wilkins	6	1.3%	1,672	57	\$288,500	\$172.72
Willow Bend	1	0.2%	6,700	52	\$1,168,875	\$174.46
Woodcliff	2	0.4%	5,269	253	\$836,250	\$159.08
Woodland	1	0.2%	1,456	128	\$265,000	\$182.01
Woodland Heights	2	0.4%	1,129	37	\$227,500	\$202.17
Zion Place	1	0.2%	3,133	7	\$525,000	\$167.57
<b>Springdale Sold</b>	<b>465</b>	<b>100.0%</b>	<b>1,874</b>	<b>90</b>	<b>\$348,725</b>	<b>\$188.11</b>



# Tontitown Building Permits



Tontitown	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	34	71	59	73.5%	-16.9%
Average Value of Residential Building Permits	\$388,483	\$354,770	\$1,004,040	158.5%	183.0%



# Tontitown Active Subdivisions

There were 437 total lots in 10 active subdivisions in Tontitown in the first half of 2024. 62.9 percent of the lots were occupied, 5.5 percent were complete but unoccupied, 9.4 were under construction, 2.5 percent were starts, and 19.7 percent were empty lots.

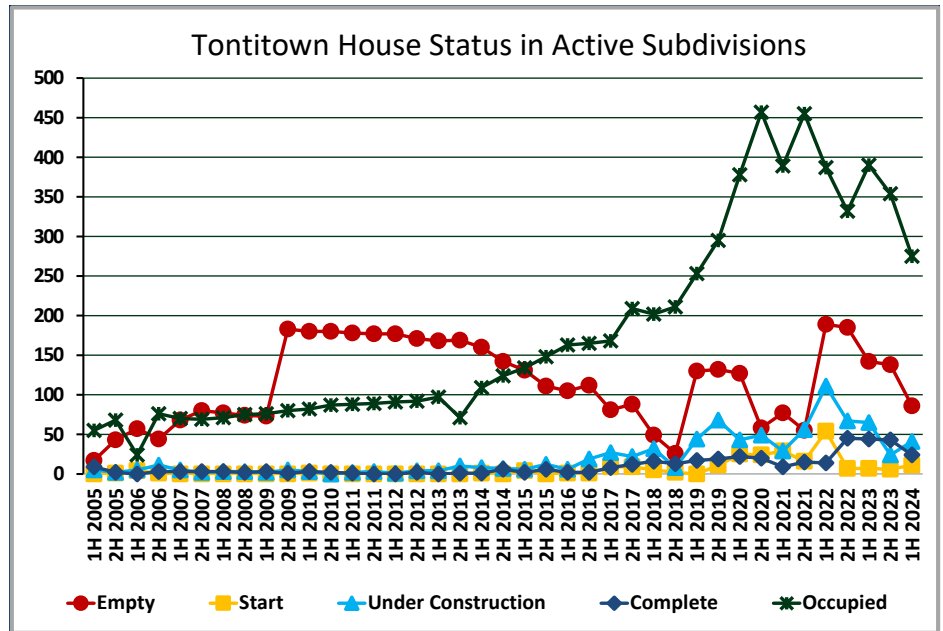
The subdivisions with the most houses under construction in Tontitown during the first half of 2024 were Veneto with 20, West Elm Estates with 14, and Hickory Meadows, Phase I had 7.

South Pointe, Phase IV, V had the most houses becoming occupied in Tontitown with 36 houses. An additional 29 houses in Hickory Meadows, Phase I became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 1 of the 10 active subdivisions in Tontitown.

80 new houses in Tontitown became occupied in the first half of 2024. The annual absorption rate implies that there are 10.2 months of remaining inventory in active subdivisions, down from 15.1 percent in the second half of 2023.

In 2 out of the 10 active subdivisions in Tontitown, no absorption has occurred in the first half of 2024.



The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 64.7 percent in the first half of 2024.

Additionally, 259 new lots in 2 subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bariloche	1H 2024		136	136
Hickory Meadow, Phase III	2H 2020	123		123
<b>New and Preliminary</b>		<b>123</b>	<b>136</b>	<b>259</b>

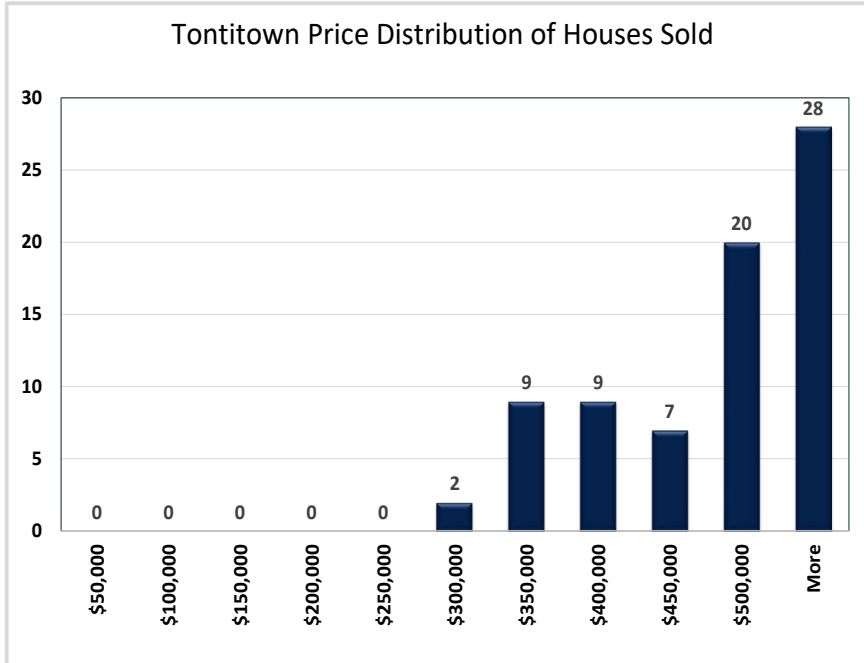
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aspen Heights <sup>1</sup>	1	0	0	0	10	11	0	1.2
Coppertree	3	0	0	0	11	14	1	18.0
Deer Valley	29	0	0	0	1	30	1	348.0
Hickory Meadows, Phase I	2	5	7	5	51	70	29	4.5
San Gennaro <sup>1</sup>	3	0	0	0	10	13	0	36.0
South Pointe, Phase III	0	0	0	0	64	64	3	0.0
South Pointe, Phase IV, V	26	2	14	7	70	119	36	10.7
Tuscany, Phase II <sup>2</sup>	1	0	0	0	41	42	1	12.0
Veneto	19	4	20	12	9	64	9	73.3
West Elm Estates	2	0	0	0	8	10	0	12.0
West Elm Estates	2	0	0	0	8	10	2	6.0
<b>Tontitown Active Subdivisions</b>	<b>86</b>	<b>11</b>	<b>41</b>	<b>24</b>	<b>275</b>	<b>437</b>	<b>80</b>	<b>10.2</b>

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

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

# Tontitown

## Price Distribution of Houses Sold



75 houses were sold in Tontitown in the first half of 2024.

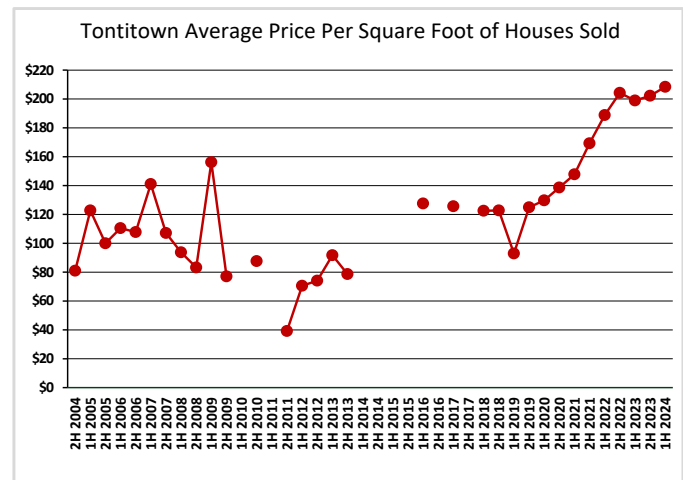
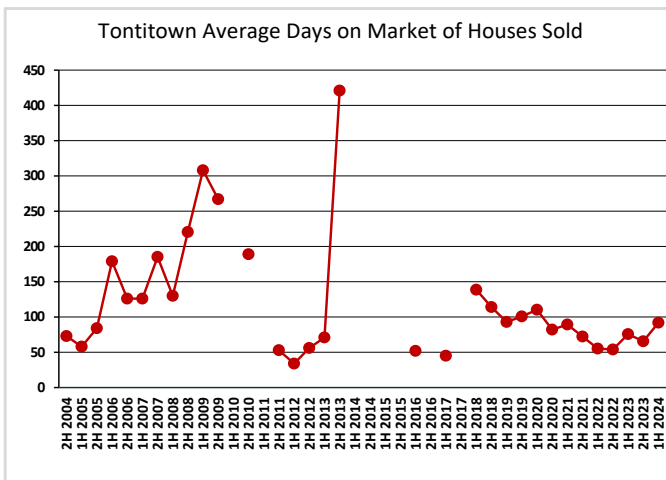
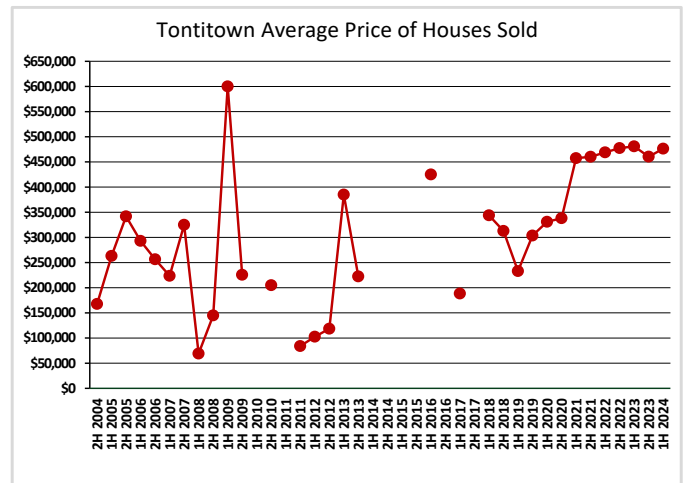
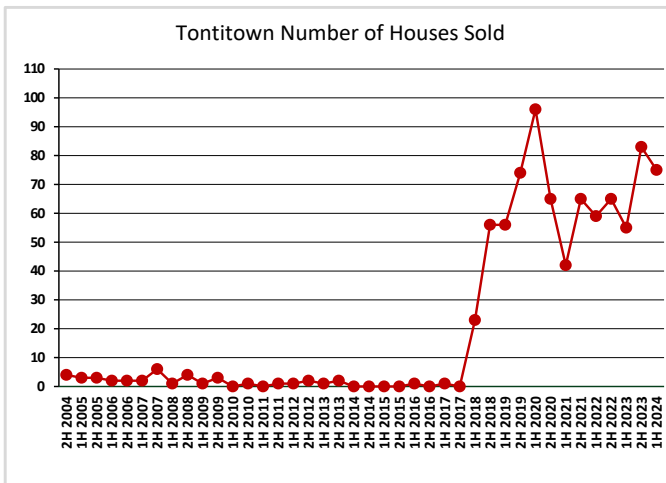
The average price of a house was \$476,309 at \$208.37 per square foot.

The median cost of a house was \$482,790.

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	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	2	2.7%	1,628	63	100.3%
\$300,001 - \$350,000	9	12.0%	1,607	44	99.8%
\$350,001 - \$400,000	9	12.0%	1,776	70	99.5%
\$400,001 - \$450,000	7	9.3%	2,151	72	99.5%
\$450,001 - \$500,000	20	26.7%	2,373	101	99.2%
\$500,001+	28	37.3%	2,693	115	99.0%
<b>Tontitown Sold</b>	<b>75</b>	<b>100.0%</b>	<b>2,288</b>	<b>92</b>	<b>99.3%</b>

# Tontitown

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	55	83	75	36.4%	-9.6%
Average Price of Houses Sold	\$480,999	\$460,454	\$476,309	-1.0%	3.4%
Average Days on Market	76	65	92	21.6%	40.4%
Average Price per Square Foot	\$198.91	\$202.21	\$208.37	4.8%	3.0%
Percentage of County Sales	4.1%	5.8%	5.0%	20.7%	-13.9%
Number of New Houses Sold	28	52	39	39.3%	-25.0%
Average Price of New Houses Sold	\$432,712	\$431,415	\$480,516	11.0%	11.4%
Average Days on Market of New Houses Sold	81	69	118	44.4%	71.0%
Number of Houses Listed	24	29	37	54.2%	27.6%
Average List Price of Houses Listed	\$503,648	\$607,408	\$600,466	19.2%	-1.1%

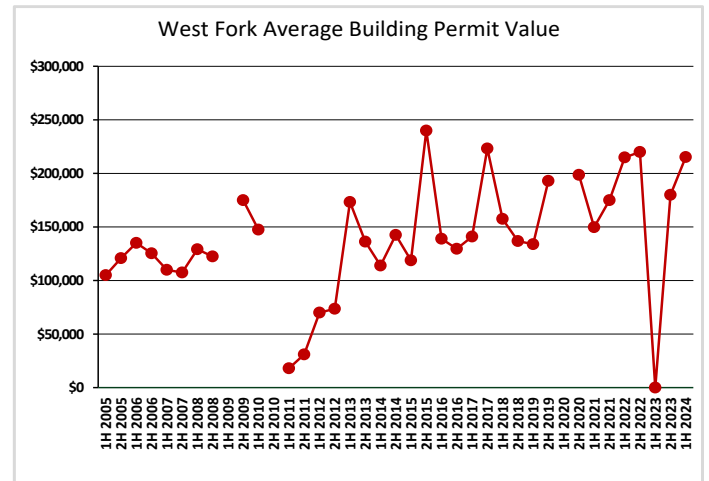
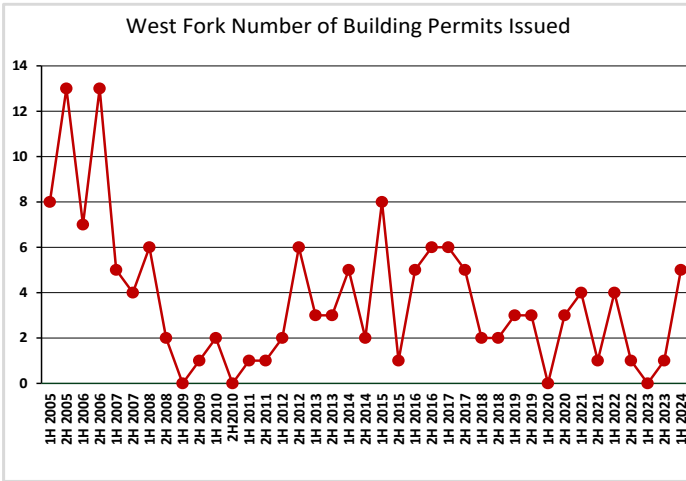
# Tontitown

## Characteristics of Houses Sold

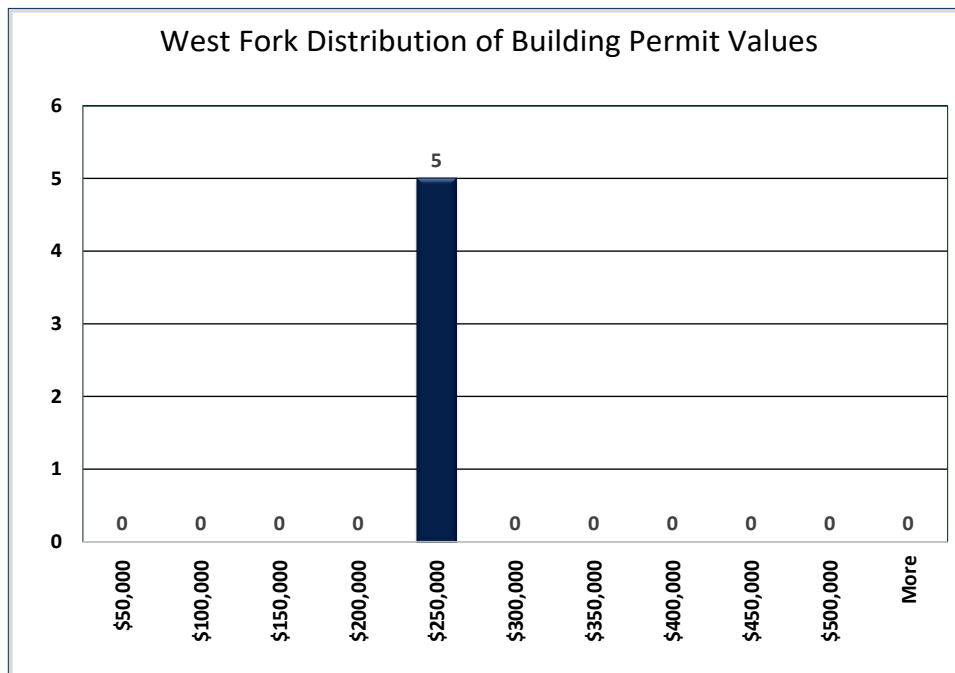
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hickory Meadows	10	13.3%	1,698	50	\$350,010	\$206.42
Lazy U Ranch	1	1.3%	1,925	45	\$660,000	\$342.86
Liberty Estates	2	2.7%	2,612	38	\$532,500	\$203.93
Morisani Acres	4	5.3%	1,658	51	\$342,250	\$206.49
Napa	1	1.3%	2,500	57	\$545,000	\$218.00
Oakhill Acres	1	1.3%	1,676	56	\$295,000	\$176.01
Other	6	8.0%	2,747	71	\$636,667	\$233.73
South Pointe	34	45.3%	2,430	121	\$491,329	\$202.30
Veneto	11	14.7%	2,361	99	\$497,987	\$210.98
Westbrook	5	6.7%	2,322	64	\$457,200	\$198.29
<b>Tontitown Houses Sold</b>	<b>75</b>	<b>100.0%</b>	<b>2,288</b>	<b>92</b>	<b>\$476,309</b>	<b>\$208.37</b>



# West Fork Building Permits



West Fork	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	0	1	5	--	400.0%
Average Value of Residential Building Permits	\$0	\$180,000	\$215,200	--	19.6%



# West Fork Active Subdivisions

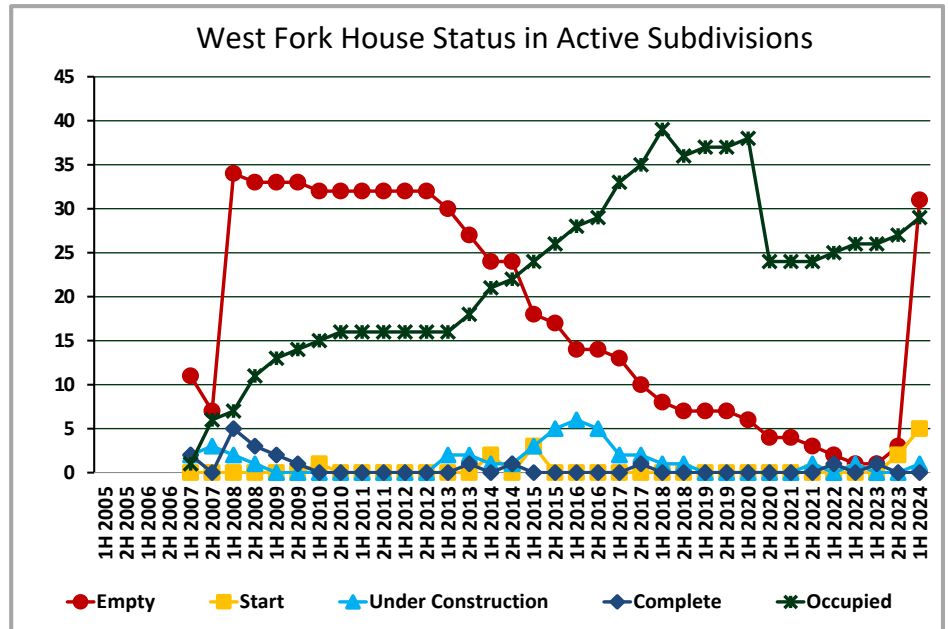
There were 66 total lots in 3 active subdivisions in West Fork in the first half of 2024. 43.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.5 were under construction, 7.6 percent were starts, and 47.0 percent were empty lots.

Osburne had the most houses under construction in West Fork with 1 house during the first half of 2024.

Osburne had the most houses becoming occupied in West Fork with 2 houses.

New construction or progress in existing construction has occurred in the last year in all of the 3 active subdivisions in West Fork.

2 new houses in West Fork became occupied in the first half of 2024. The annual absorption rate implies that there are 148.0 months of remaining inventory in active subdivisions, up from 60.0 percent in the second half of 2023.



In 2 out of the 3 active subdivisions in West Fork, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 68.9 percent in the first half of 2024.

Additionally, 55 new lots in 2 new subdivisions received either preliminary or final approval by first half of 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cdear Creek	1H 2024		28	28
Cottages at River Bend	1H 2024	27		27
New and Preliminary		27	28	55

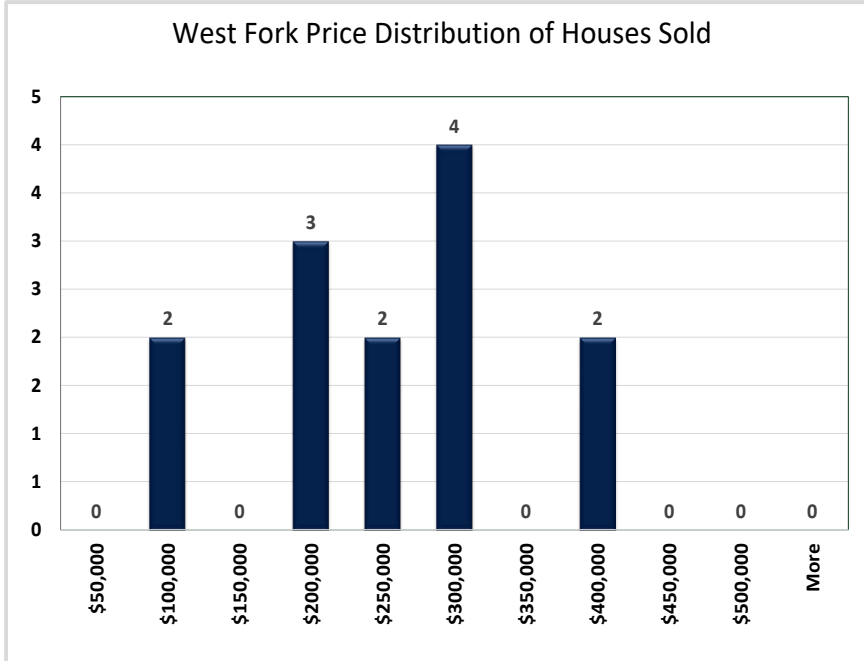
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone <sup>1</sup>	1	0	0	0	27	28	0	12.0
Osburne	7	0	1	0	2	10	2	48.0
Rolling Plains	23	5	0	0	0	28	0	--
West Fork Active Lots	31	5	1	0	29	66	2	148.0

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

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

# West Fork

## Price Distribution of Houses Sold



13 houses were sold in West Fork in the first half of 2024.

The average price of a house was \$239,708 at \$167.73 per square foot.

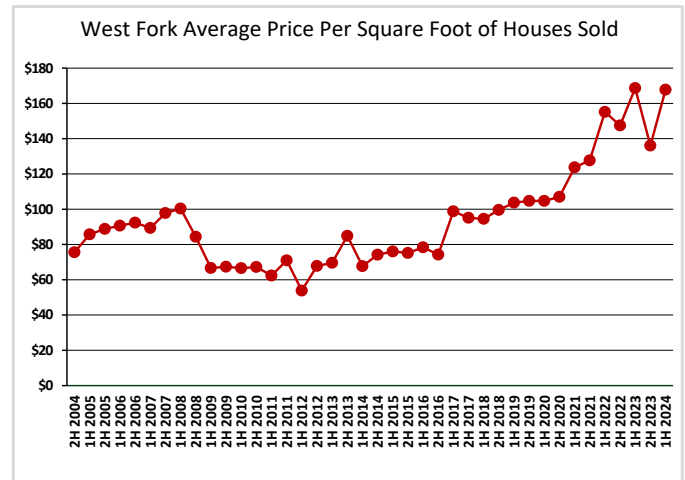
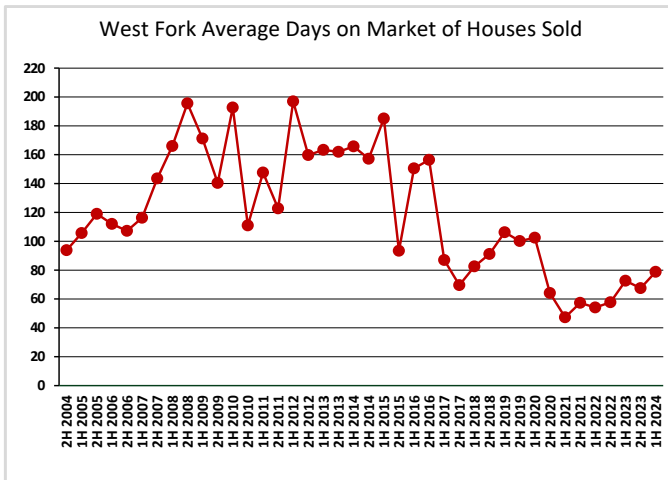
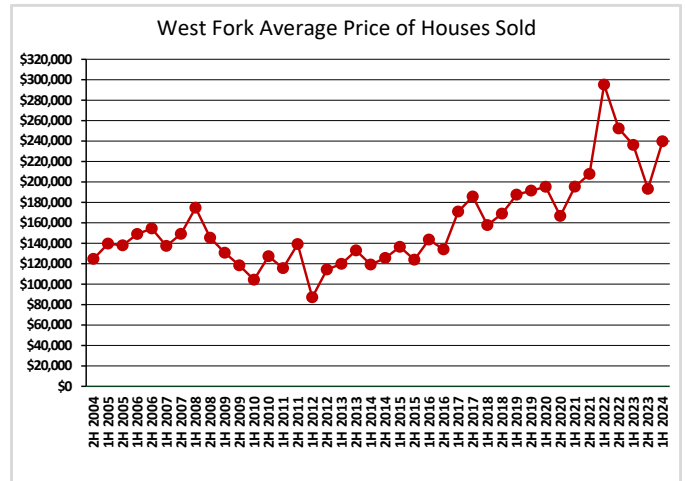
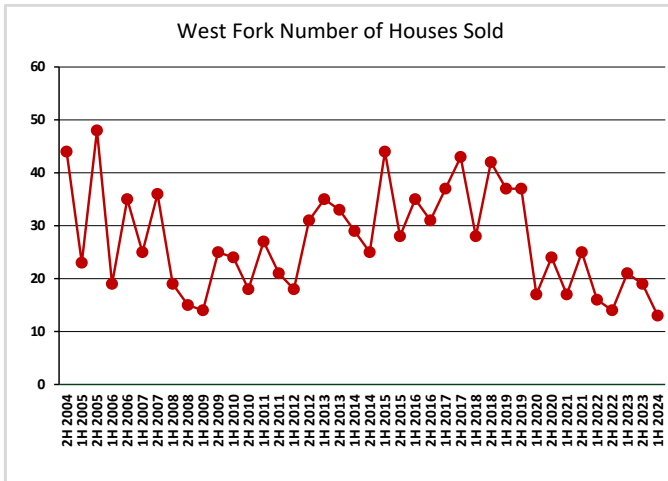
The median cost of a house was \$249,900.

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	2	15.4%	1,057	168	84.1%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	23.1%	1,159	48	93.6%
\$200,001 - \$250,000	2	15.4%	1,311	49	100.0%
\$250,001 - \$300,000	4	30.8%	1,549	86	99.2%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	2	15.4%	1,807	53	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>West Fork Sold</b>	<b>13</b>	<b>100.0%</b>	<b>1,386</b>	<b>79</b>	<b>95.8%</b>



# West Fork

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	21	19	13	-38.1%	-31.6%
Average Price of Houses Sold	\$236,143	\$193,200	\$239,708	1.5%	24.1%
Average Days on Market	73	68	79	8.5%	16.6%
Average Price per Square Foot	\$168.69	\$136.08	\$167.73	-0.6%	23.3%
Percentage of County Sales	0.8%	0.6%	0.4%	-43.8%	-21.8%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	\$289,500	--	\$279,800	-3.4%	--
Average Days on Market of New Houses Sold	104	--	85	-18.3%	--
Number of Houses Listed	7	5	8	14.3%	60.0%
Average List Price of Houses Listed	\$187,100	\$229,620	\$367,113	96.2%	59.9%

# 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	7.7%	1,410	85	\$279,800	\$198.44
Other	6	46.2%	1,449	100	\$265,650	\$177.83
Rivendale Valley	1	7.7%	1,272	46	\$238,000	\$187.11
Smith Hayes	2	15.4%	1,207	54	\$171,500	\$143.97
Valley View	2	15.4%	1,644	55	\$291,250	\$178.41
West Fork Original	1	7.7%	950	75	\$79,000	\$83.16
<b>West Fork Sold</b>	<b>13</b>	<b>100.0%</b>	<b>1,386</b>	<b>79</b>	<b>\$239,708</b>	<b>\$167.73</b>

# Unincorporated Areas-Washington County

## Active Subdivisions

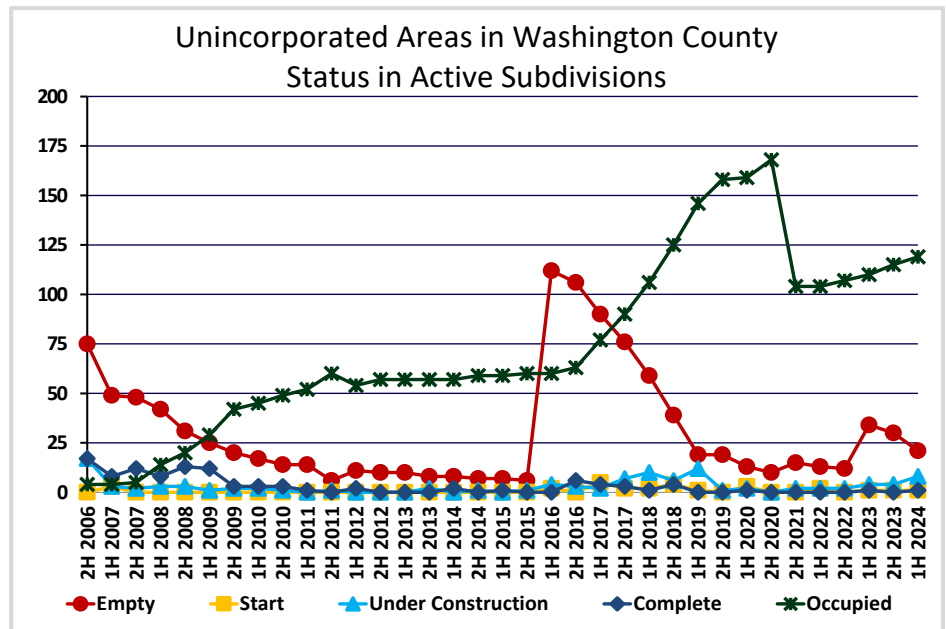
There were 150 total lots in 4 active subdivisions in Unincorporated Areas in Washington County in the first half of 2024. 79.3 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 5.3 were under construction, 0.7 percent were starts, and 14.0 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Washington County during the first half of 2024 were Sonora Subdivision with 7, and Bethel Elm Subdivision with 1.

Magnolia Acres had the most houses becoming occupied in Unincorporated Areas in Washington County with 2 houses. An additional 1 house in Sonora Subdivision and 1 house in Legacy Estates, Phase I became occupied in the first half of 2024.

No new construction or progress in existing construction has occurred in the last year in 0 of the 4 active subdivisions in Unincorporated Areas in Washington County.

4 new houses in Unincorporated Areas in Washington County became occupied in the first half of 2024. The



annual absorption rate implies that there are 41.3 months of remaining inventory in active subdivisions, down from 52.5 percent in the second half of 2023.

In 1 out of the 4 active subdivisions in Unincorporated Areas in Washington County, no absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 72.9 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

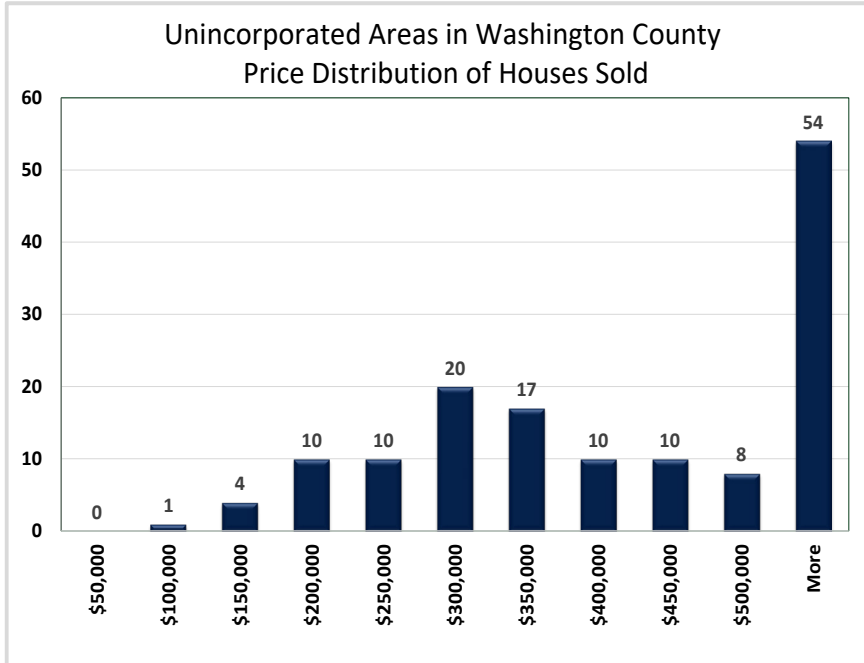
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bethel Elm Subdivision <sup>1</sup>	12	0	1	0	0	13	0	--
Legacy Estates, Phase I	2	0	0	0	109	111	1	12.0
Magnolia Acres	6	0	0	0	5	11	2	24.0
Sonora Subdivision	1	1	7	1	5	15	1	30.0
<b>Unincorporated Areas Washington County</b>	<b>21</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>119</b>	<b>150</b>	<b>4</b>	<b>41.3</b>

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

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

# Unincorporated Areas-Washington County

## Price Distribution of Houses Sold



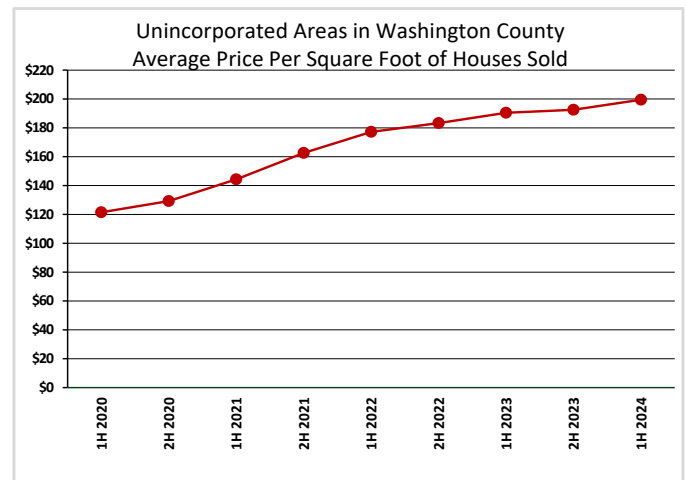
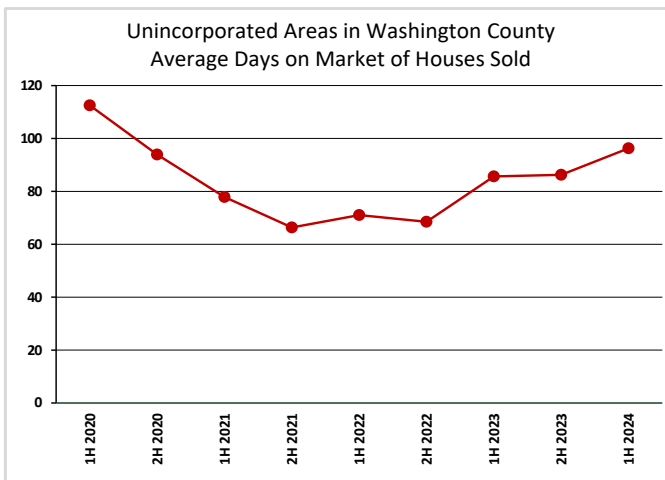
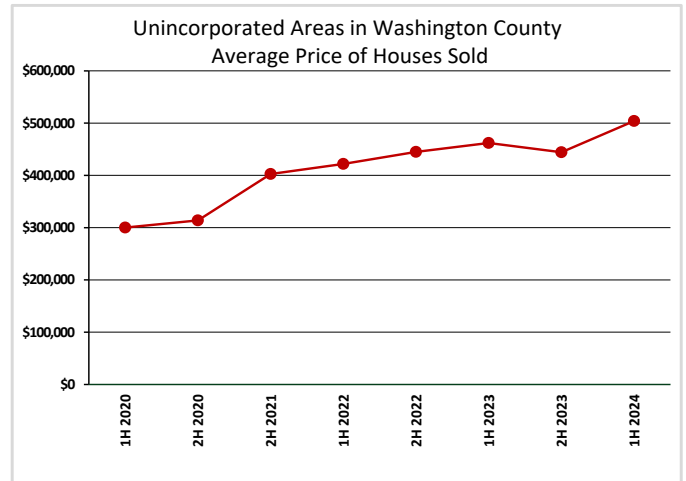
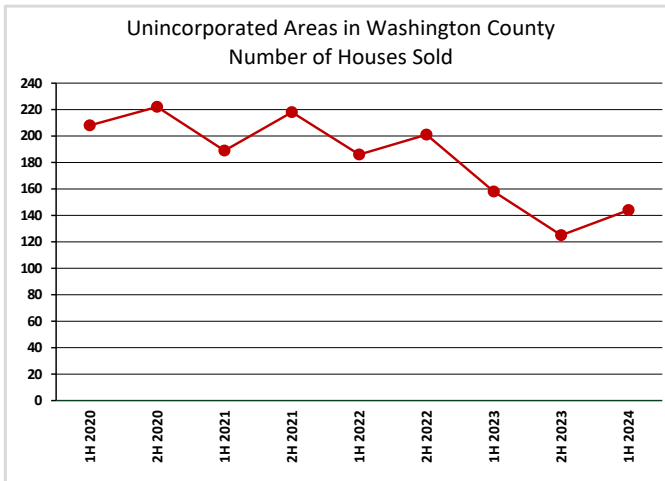
144 houses were sold in Unincorporated Areas in Washington County in the first half of 2024.

The average price of a house was \$504,113 at \$199.46 per square foot.

The median cost of a house was \$399,550.

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	0.7%	2,127	223	98.9%
\$100,001 - 150,000	4	2.8%	1,607	27	91.3%
\$150,001 - \$200,000	10	6.9%	1,365	78	94.1%
\$200,001 - \$250,000	10	6.9%	1,768	93	95.9%
\$250,001 - \$300,000	20	13.9%	1,632	97	94.1%
\$300,001 - \$350,000	17	11.8%	1,858	106	98.2%
\$350,001 - \$400,000	10	6.9%	2,131	101	99.1%
\$400,001 - \$450,000	10	6.9%	2,069	86	97.5%
\$450,001 - \$500,000	8	5.6%	2,460	115	98.7%
\$500,001+	54	37.5%	3,494	98	98.0%
<b>Unincorporated WC Sold</b>	<b>144</b>	<b>100.0%</b>	<b>2,462</b>	<b>96</b>	<b>97.0%</b>

# Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	158	125	144	-8.9%	15.2%
Average Price of Houses Sold	\$461,983	\$444,318	\$504,113	9.1%	13.5%
Average Days on Market	86	86	96	12.4%	11.6%
Average Price per Square Foot	\$190.43	\$192.52	\$199.46	4.7%	3.6%
Percentage of County Sales	11.4%	8.4%	10.1%	-11.1%	20.4%
Number of New Houses Sold	15	14	11	0	3.7%
Average Price of New Houses Sold	\$628,599	\$666,257	\$639,605	1.8%	-4.0%
Average Days on Market of New Houses Sold	127	153	104	-17.6%	-31.9%
Number of Houses Listed	71	101	107	50.7%	5.9%
Average List Price of Houses Listed	\$645,234	\$683,863	\$655,215	1.5%	-4.2%

# Unincorporated Areas-Washington County

## Characteristics of Houses Sold

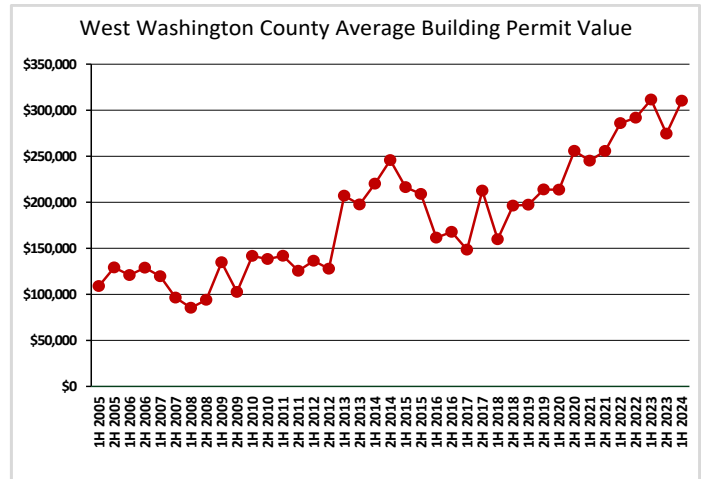
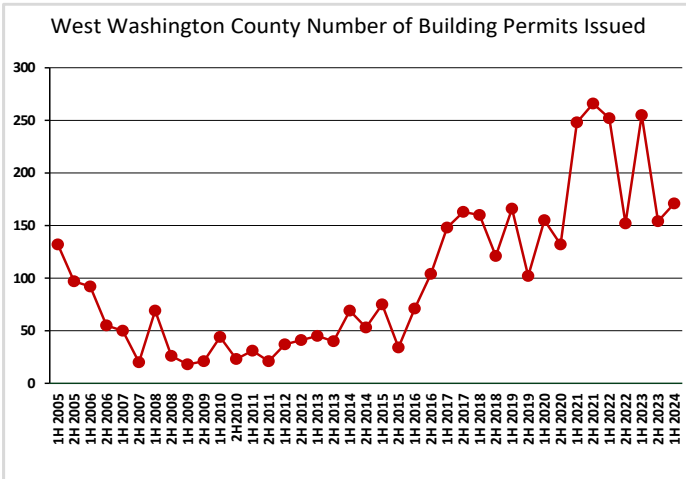
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Beav-o-Rama	2	1.4%	1,112	119	\$188,500	\$238.43
Bethel Elm	1	0.7%	3,444	0	\$816,560	\$237.10
Black Oak	1	0.7%	1,344	69	\$263,500	\$196.06
Blackberry Ridge	1	0.7%	2,810	1	\$667,000	\$237.37
Blue Springs Village	8	5.6%	1,909	68	\$446,469	\$224.09
Cason Meadows	1	0.7%	3,910	98	\$750,000	\$191.82
Chapel View	2	1.4%	4,780	59	\$1,235,000	\$259.09
Chestnut Farms	1	0.7%	4,574	79	\$1,035,000	\$226.28
CR Phillips	1	0.7%	2,015	186	\$315,000	\$156.33
Estates At Dogwood Canyon	1	0.7%	3,781	287	\$1,012,000	\$267.65
Estates At Salem Hills	2	1.4%	4,189	170	\$849,000	\$200.22
Green Earth Estates	1	0.7%	1,324	27	\$290,000	\$219.03
Guinn	1	0.7%	4,976	250	\$963,000	\$193.53
Harmon Estates	1	0.7%	2,435	32	\$725,000	\$297.74
Harmon Trails Estates	1	0.7%	3,638	218	\$760,000	\$208.91
Homestead	1	0.7%	1,604	91	\$282,500	\$176.12
Horsebend Estates	2	1.4%	2,979	61	\$658,750	\$219.52
Hunts Lakeside Estates	2	1.4%	3,238	51	\$645,250	\$202.06
Kinion Lake	1	0.7%	2,088	188	\$520,000	\$249.04
Legacy Estates	1	0.7%	2,250	23	\$407,500	\$181.11
Litteral Original	1	0.7%	2,162	33	\$225,000	\$104.07
Magnolia Acres	1	0.7%	2,503	45	\$595,000	\$237.71
Markley	1	0.7%	1,363	61	\$300,000	\$220.10
Mcclendon	1	0.7%	1,868	36	\$465,000	\$248.93
Mission Estates	1	0.7%	3,144	24	\$775,000	\$246.50
MRS Jack McClure	1	0.7%	3,444	101	\$804,275	\$233.53
Other	75	52.1%	2,113	94	\$408,666	\$189.57
Overton West	1	0.7%	5,165	33	\$1,195,000	\$231.36
Ridgemonte Estates	1	0.7%	3,061	39	\$815,500	\$266.42
River Ridge	1	0.7%	3,842	126	\$800,000	\$208.22
Rivercrest Estates	1	0.7%	6,376	80	\$1,950,000	\$305.83
Robinwood Estates	1	0.7%	4,502	53	\$850,000	\$188.80
Rolling Hills Estates	1	0.7%	1,311	50	\$185,000	\$141.11
Rose Prairie Estates	1	0.7%	1,875	144	\$315,000	\$168.00

# Unincorporated Areas-Washington County

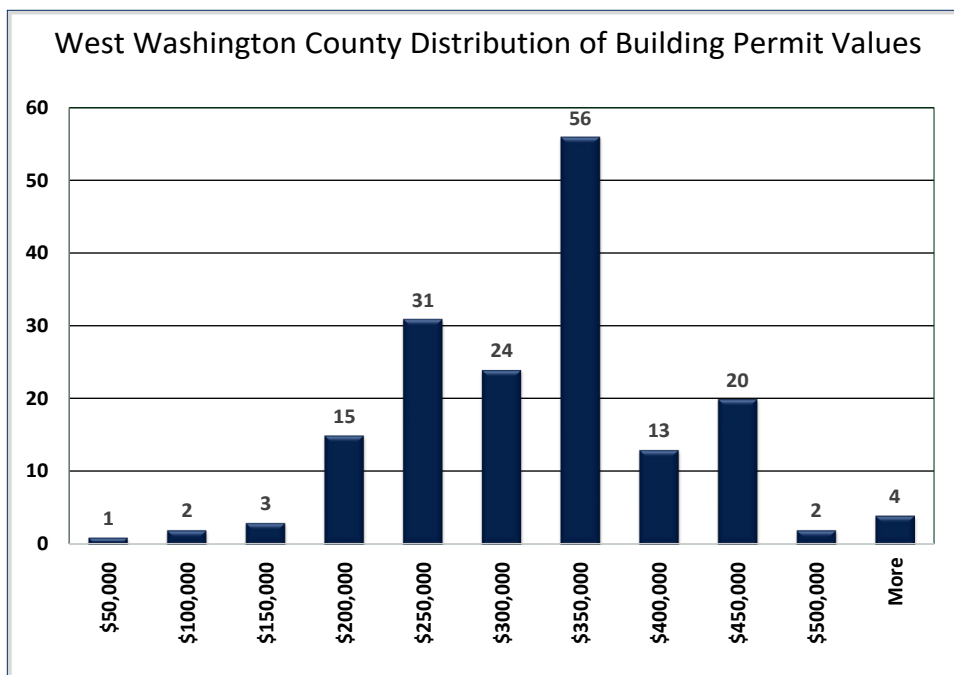
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Sloan Estates	1	0.7%	3,315	54	\$720,000	\$217.19
Sonora	5	3.5%	2,784	138	\$522,165	\$187.28
South Fork Estates	2	1.4%	2,523	111	\$532,700	\$211.26
Village Estates	3	2.1%	3,893	107	\$588,000	\$159.27
War Eagle Bend	2	1.4%	2,027	55	\$480,000	\$236.46
War Eagle Cove	2	1.4%	2,398	48	\$410,000	\$162.69
Wedington Woods	2	1.4%	2,223	71	\$328,250	\$157.48
West Haven	1	0.7%	4,136	288	\$778,000	\$188.10
Wheeler Heights	2	1.4%	1,873	52	\$200,000	\$122.75
Wilderness Run	2	1.4%	1,881	199	\$413,050	\$219.76
Woodlands The	1	0.7%	5,703	548	\$1,750,000	\$306.86
Woodview Estates	1	0.7%	2,739	22	\$785,000	\$286.60
<b>Unincorporated Areas</b>	<b>144</b>	<b>100.0%</b>	<b>2,462</b>	<b>96</b>	<b>\$504,113</b>	<b>\$199.46</b>

# West Washington County Building Permits



West Washington County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	255	154	171	-32.9%	11.0%
Average Value Residential Building Permits	\$311,499	\$274,496	\$310,195	-0.4%	13.0%





# West Washington County

## Active Subdivisions

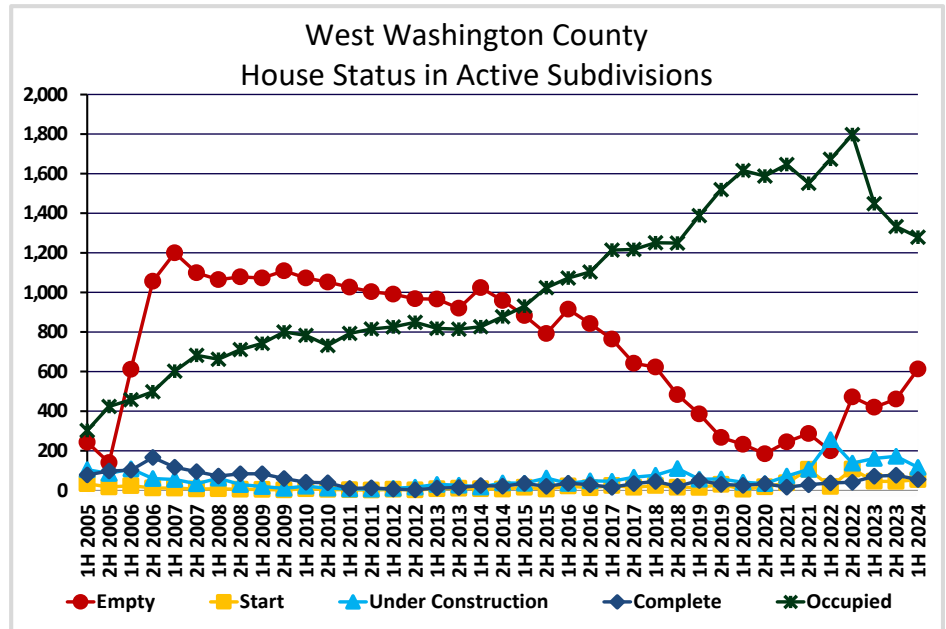
There were 2,050 total lots in 28 active subdivisions in West Washington County in the first half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 62.4 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 5.7 percent were under construction, 2.6 percent were starts, while 28.6 percent were empty lots.

During the first half of 2024, 282 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 24.8 months of lot inventory at the end of first half of 2024. This is down from 26.4 months of inventory at the end of the second half of 2023.

Overall, in 3 out of the 28 active subdivisions in West Washington County, no absorption occurred in the last year.

In the first half of 2024, the two subdivisions in West Washington County which had the most under construction houses were Farmington Hills Duplexes with 40 and Hudson Heights, Phase I with 15. Duplexes are counted as 2 homes. No new construction or progress in existing construction has occurred in the last year in 3 of the 28 active subdivisions in the West Washington County. No new absorption has occurred in 3 of these subdivisions.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 61.6 percent owner occupied in the first half of 2024, down from 69.8 percent in 2012.



In the pipeline, West Washington County has an additional 1,370 lots in 14 subdivisions in the preliminary or final plat status in the first half of 2024.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Goose Creek, Phase V	1H 2024	101		101
Farmington	Grove at Engles Mill Park, IV	2H 2023	60		60
Farmington	Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Farmington	Hillcrest	2H 2023		82	82
Farmington	Wagon Wheel Crossing, Phase II	1H 2024	148		148
Lincoln	Avalon Estates	2H 2022	18		18
Prairie Grove	Copper Hill, Phase 1	1H 2024	82		82
Prairie Grove	Copper Hill, Phase II	1H 2024	79		79
Prairie Grove	Copper Hill, Phase III-VIII	1H 2024	380		380
Prairie Grove	Selah Meadows, Phase I	1H 2024		51	51
Prairie Grove	Selah Meadows, Phase II	1H 2024	106		106
Prairie Grove	Wagon's Spring, Phase II PUD	2H 2021		58	58
West Fork	Cedar Creek	1H 2024		28	28
West Fork	Cottages at River Bend	1H 2024	27		27
<b>Total</b>			<b>1,151</b>	<b>219</b>	<b>1,370</b>

# West Washington County

## Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Farmington Creek	0	0	1	0	26	27	7	2
Farmington	Farmington Heights, Phase I	0	0	0	0	125	125	1	0
Farmington	Farmington Hills	61	6	40	0	0	107	0	--
Farmington	Goose Creek, Phase III	3	0	3	2	52	60	48	2
Farmington	Goose Creek, Phase IV	42	15	2	0	0	59	0	0
Farmington	Groves at Engles Mill, Phase II	0	0	0	0	50	50	3	0
Farmington	Groves at Engles Mill, Phase III	0	0	0	0	83	83	44	0
Farmington	Hunter Village	0	0	0	0	14	14	14	0
Farmington	South Club House Estates <sup>2</sup>	4	0	0	0	69	73	0	--
Farmington	Summerfield, Phase I	84	0	5	7	21	117	12	77
Farmington	Summerfield, Phase II	134	0	1	0	0	135	0	--
Farmington	Wagon Wheel Crossing, Phase I	0	0	0	0	84	84	13	0
Farmington	Windgate <sup>1,2</sup>	0	0	1	2	24	27	0	--
Lincoln	Country Meadows <sup>2</sup>	62	0	0	0	40	102	0	--
Greenland	Lee Valley, Phase IV	10	10	10	10	10	10	10	10
Prairie Grove	Hudson Heights, Phase I	48	0	15	4	19	86	19	42
Prairie Grove	Mountain View	60	11	12	10	85	178	41	18
Prairie Grove	Prairie View	0	0	0	0	98	98	18	0
Prairie Grove	Snyder Grove, Phase II, III, IV	0	0	8	11	76	95	30	6
Prairie Grove	Snyder Grove, Phase V	30	2	4	5	5	46	5	98
Prairie Grove	Sundowner, Phase I Sec. I	4	0	0	0	56	60	0	24
Prairie Grove	Sundowner, Phase I Sec. II	5	0	0	0	137	142	4	12
Prairie Grove	Sundowner, Phase III <sup>1</sup>	1	0	2	0	147	150	0	--
Prairie Grove	Wagnon's Spring	34	5	11	2	6	58	6	104
Prairie Grove	Wakefield Park	0	0	0	2	23	25	5	3
West Fork	Graystone	1	0	0	0	27	28	0	12
West Fork	Osburne	7	0	1	0	2	10	2	48
West Fork	Rolling Plains	23	5	0	0	0	28	0	--
<b>WWC Active</b>		<b>613</b>	<b>54</b>	<b>116</b>	<b>55</b>	<b>1,279</b>	<b>2,077</b>	<b>282</b>	<b>25.6</b>

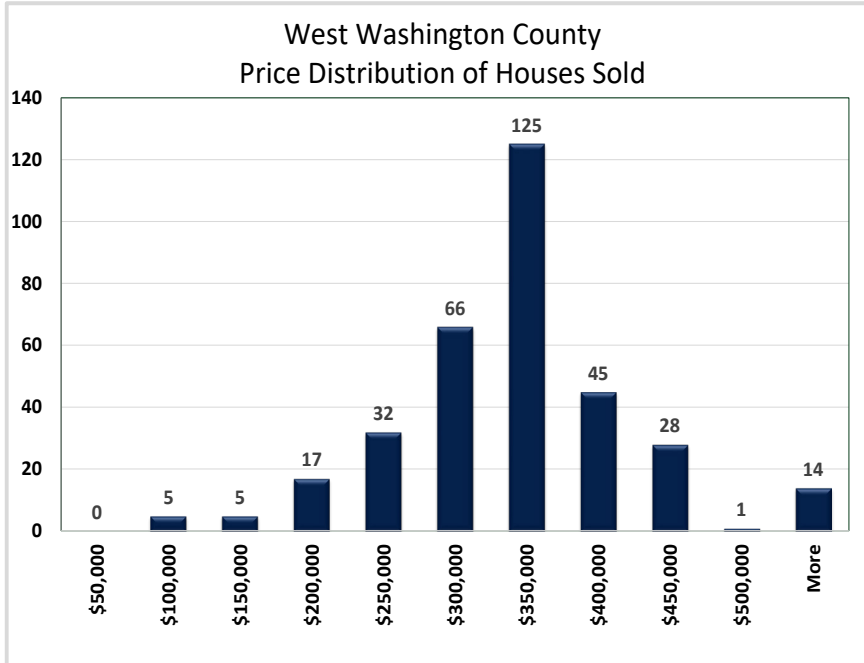
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

○

# West Washington County

## Price Distribution of Houses Sold



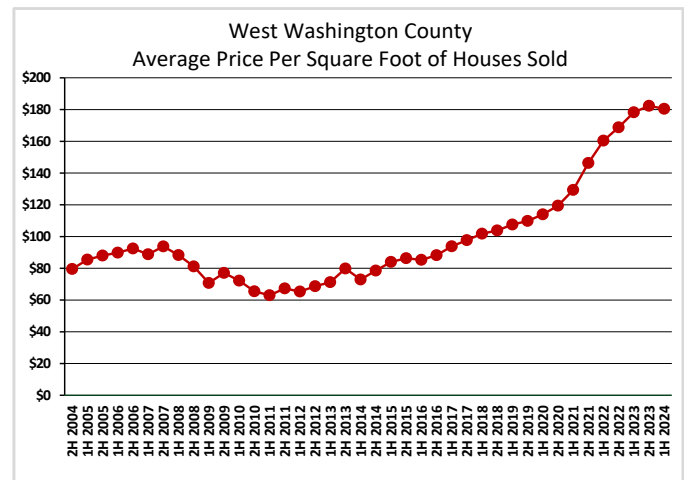
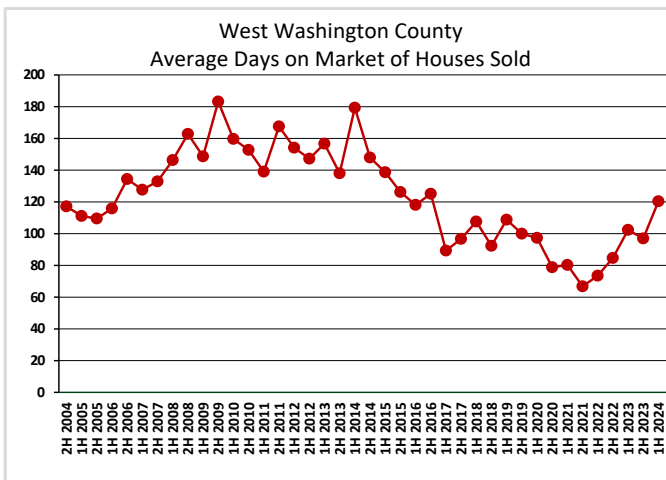
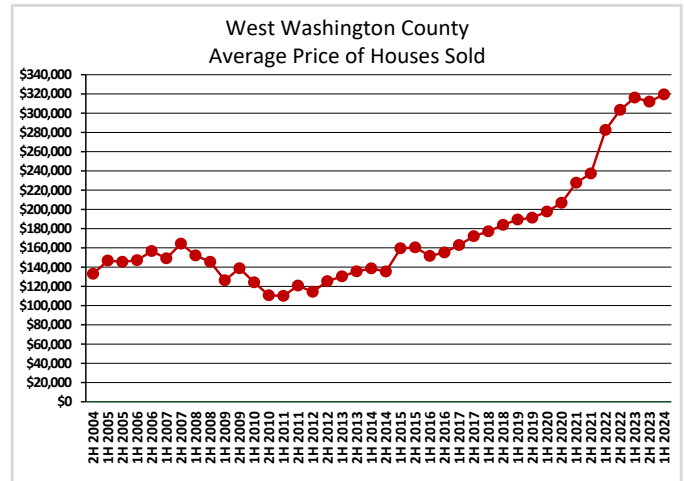
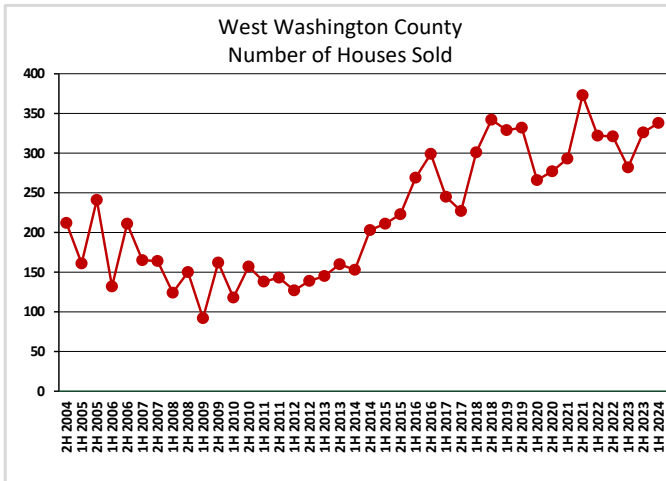
338 houses were sold in West Washington County in the first half of 2024.

The average price of a house was \$319,449 at \$180.42 per square foot.

The median cost of a house was \$319,900.

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	5	1.5%	1,352	92	79.8%
\$100,001 - 150,000	5	1.5%	960	95	98.7%
\$150,001 - \$200,000	17	5.0%	1,302	81	92.2%
\$200,001 - \$250,000	32	9.5%	1,377	82	97.9%
\$250,001 - \$300,000	66	19.5%	1,536	117	98.5%
\$300,001 - \$350,000	125	37.0%	1,799	114	99.6%
\$350,001 - \$400,000	45	13.3%	1,912	155	99.7%
\$400,001 - \$450,000	28	8.3%	2,270	155	98.6%
\$450,001 - \$500,000	1	0.3%	2,312	40	100.0%
\$500,001+	14	4.1%	3,014	172	98.4%
<b>WW County Sold</b>	<b>338</b>	<b>100.0%</b>	<b>1,769</b>	<b>120</b>	<b>98.4%</b>

# West Washington County Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	282	326	338	19.9%	3.7%
Average Price of Houses Sold	\$316,114	\$311,931	\$319,449	1.1%	2.4%
Average Days on Market	102	97	120	17.6%	24.1%
Average Price per Square Foot	\$178.29	\$182.37	\$180.42	1.2%	-1.1%
Percentage of County Sales	13.9%	15.4%	15.1%	8.3%	-2.2%
Number of New Houses Sold	129	182	196	51.9%	7.7%
Average Price of New Houses Sold	\$348,207	\$322,333	\$342,671	-1.6%	6.3%
Average Days on Market of New Houses Sold	115	121	148	28.7%	22.2%
Number of Houses Listed	75	160	122	62.7%	-23.8%
Average List Price of Houses Listed	\$381,182	\$353,121	\$369,528	-3.1%	4.6%

# 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		1,261	89	\$207,500	\$164.56
Baggetts	1		1,653	111	\$325,000	\$196.61
Battle Field Estates	1		1,409	57	\$240,000	\$170.33
Belle Meade	3		1,491	98	\$274,500	\$185.40
Bermuda Estates	1		3,083	87	\$534,999	\$173.53
Braly	2		1,432	41	\$105,000	\$91.08
Briarwood Estates	1		2,700	68	\$660,000	\$244.44
Bright Oaks	1		1,640	33	\$280,000	\$170.73
Brights	1		1,613	126	\$240,000	\$148.79
Brookside	1		1,531	113	\$246,850	\$161.23
Cedar Crest	1		1,909	33	\$379,500	\$198.80
Clifton	1		1,410	85	\$279,800	\$198.44
Corley	1		1,375	45	\$229,999	\$167.27
Country Meadows	1		1,281	14	\$210,000	\$163.93
East Creek Place	1		2,615	162	\$317,500	\$121.41
Eastwood Heights	1		3,144	85	\$310,000	\$98.60
Farmington Heights	8		1,726	39	\$340,334	\$198.52
Farmington Original	2		1,598	66	\$292,450	\$187.04
Goose Creek Village	45		1,863	192	\$354,786	\$190.52
Green	2		1,116	44	\$192,450	\$170.43
Grove at Engle's Mill	14		1,964	159	\$395,060	\$201.07
Highlands Square	3		1,636	108	\$280,300	\$171.45
Hudson Heights	31		1,719	144	\$305,797	\$179.43
Lee Valley	2		1,793	47	\$329,750	\$183.84
Lincoln Original	2		1,257	107	\$208,000	\$163.21
Meadow Lark Estates	2		1,159	71	\$234,000	\$202.12
Meadowlark	3		1,373	44	\$280,033	\$204.01
Meadowsweet	2		1,958	60	\$329,750	\$168.44
Mountain View Estates	35		1,646	107	\$328,175	\$199.36
North Club House Estates	3		2,557	174	\$441,000	\$175.01
Other	24		1,531	91	\$245,196	\$158.10
Prairie Grove Original	5		1,709	89	\$257,574	\$150.47
Prairie Meadows	3		1,980	133	\$335,333	\$168.71
Prairie Oaks	2		1,987	68	\$312,250	\$158.04
Prairie Pines	1		1,532	52	\$260,000	\$169.71
Prairie View	3		1,766	122	\$280,600	\$165.90

# West Washington County

## Characteristics of Houses Sold

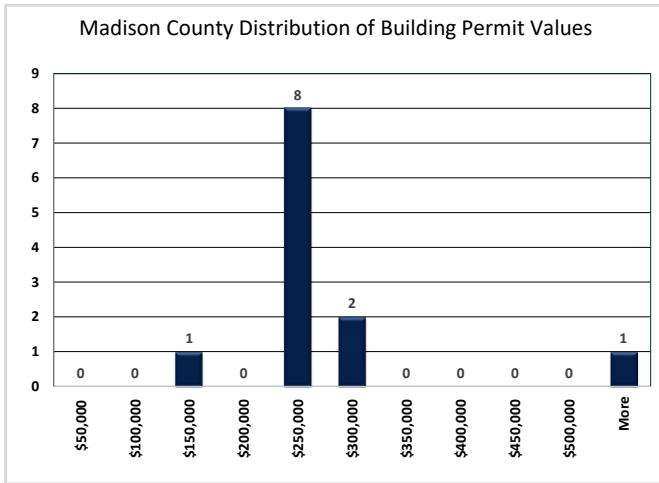
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Red Bird Estates	1		1,802	80	\$152,500	\$84.63
Reed	1		1,360	67	\$75,000	\$55.15
Rivendale Valley	1		1,272	46	\$238,000	\$187.11
Rogers	1		1,932	227	\$230,000	\$119.05
Rose Courtvalley View HPR	3		1,560	46	\$207,333	\$132.87
Royal Oaks	1		1,658	56	\$182,500	\$110.07
Saddle Brook	4		1,598	131	\$298,600	\$186.52
Simpsons	2		1,611	118	\$268,750	\$166.74
Smith Hayes	2		1,207	54	\$171,500	\$143.97
Snyder Grove	35		1,960	103	\$348,989	\$178.26
South Club House Estates	1		2,504	37	\$430,000	\$171.73
South Haven	1		1,380	35	\$280,000	\$202.90
Southwinds	3		2,432	83	\$404,667	\$166.89
Stapleton	3		1,362	79	\$239,500	\$175.56
Suburban Homes	1		1,052	53	\$175,000	\$166.35
Summerfield	15		2,050	146	\$394,105	\$192.37
Sundowner	20		1,517	71	\$279,495	\$184.55
Twin Falls	4		3,424	138	\$669,725	\$197.88
Valley View	2		1,644	55	\$291,250	\$178.41
Wagnon Springs	11		1,504	208	\$276,988	\$186.71
Wagon Wheel Crossing	4		1,873	143	\$347,000	\$185.95
Wakefield Park	3		2,843	227	\$532,733	\$187.46
West Fork Original	1		950	75	\$79,000	\$83.16
Willow Creek	1		1,727	68	\$285,000	\$165.03
Willow West	1		1,469	86	\$279,900	\$190.54
Wt Neals	3		1,016	122	\$178,333	\$181.44
Yourees	1		2,837	280	\$423,500	\$149.28
<b>WWCounty Houses Sold</b>	<b>338</b>		<b>1,769</b>	<b>120</b>	<b>\$319,449</b>	<b>\$180.42</b>

# Madison County Building Permits

12 building permits were issued in Madison County during the first half of 2024.

This is a 33.3 percent increase from the 9 permits issued in the second half of 2023

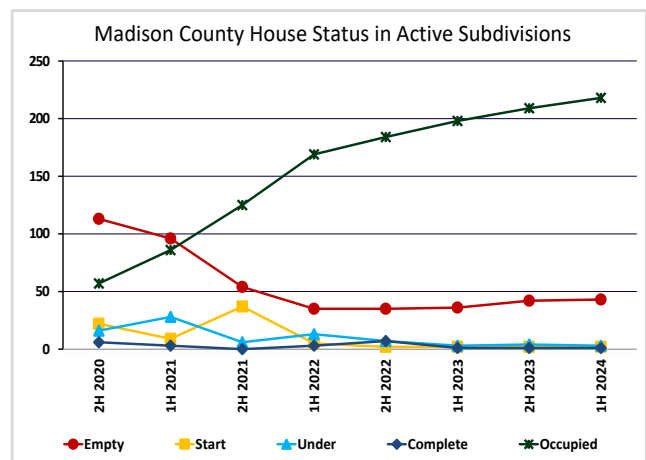
Madison County has no additional new lots or new subdivisions in the preliminary or final status.



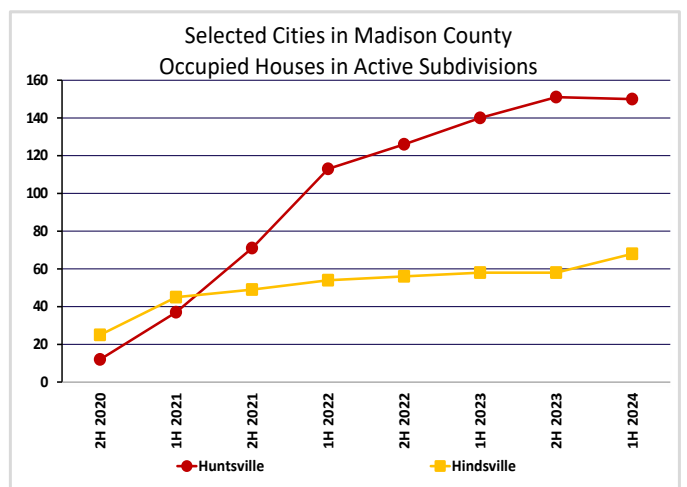
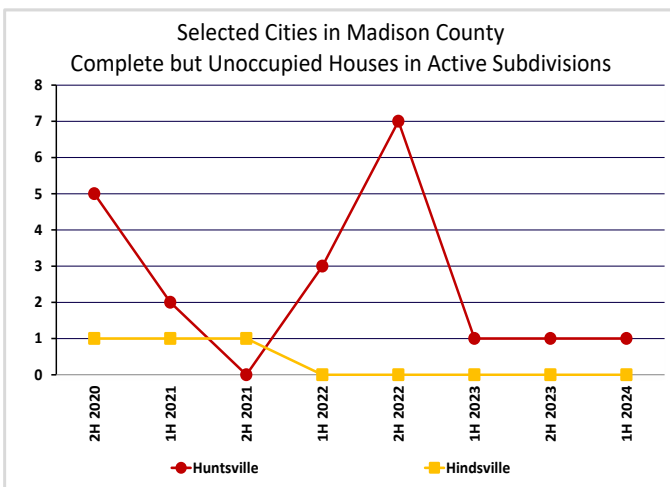
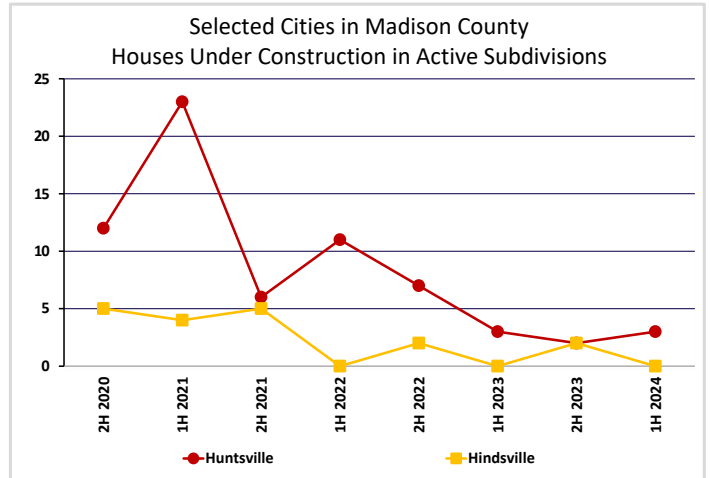
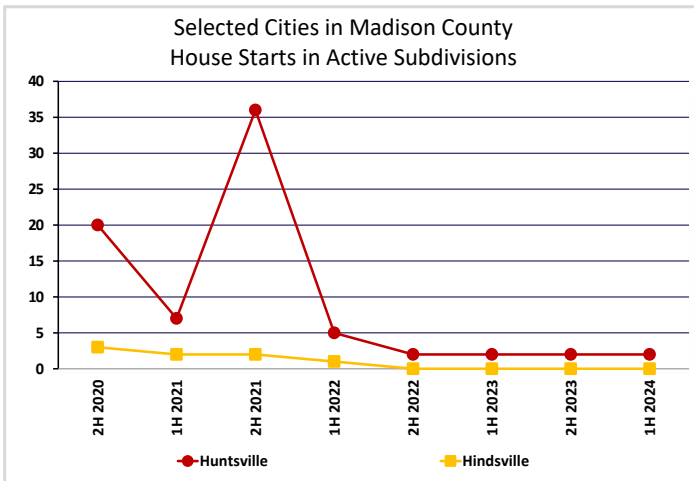
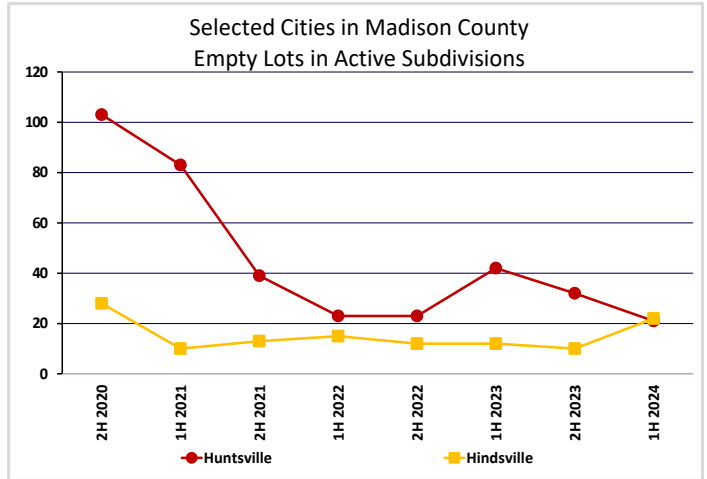
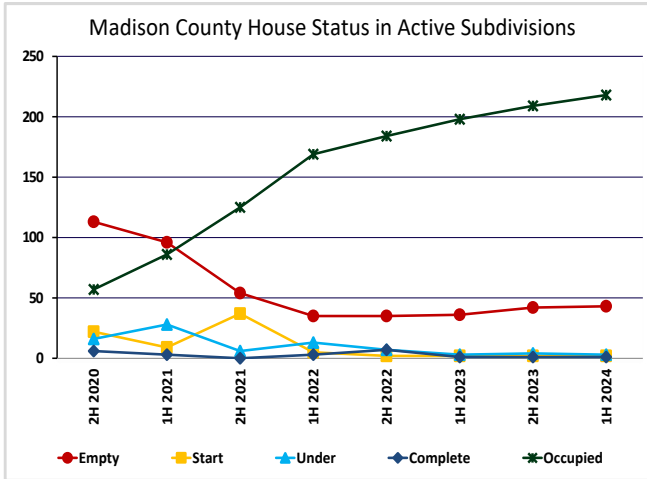
Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	1H 2024	2H 2023	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0		0.0%	0.0%
Huntsville	0	0	1	0	8	2	0	0	0	0	1	12	9	100.0%	0.5%
Unincorporated 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%
<b>Madison County</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>12</b>	<b>9</b>	<b>100.0%</b>	<b>0.5%</b>

Madison County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	30	9	12	-60.0%	33.3%
Average Value of Residential Building Permits	\$222,871	\$247,222	\$264,583	18.7%	7.0%

There were 257 total lots in the 3 active subdivisions in Madison County in the first half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2024. 80.9 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 1.2 percent were under construction, 0.8 percent were starts, while 16.7 percent were empty lots.



# Madison County Active Subdivisions





# Madison County Active Subdivisions

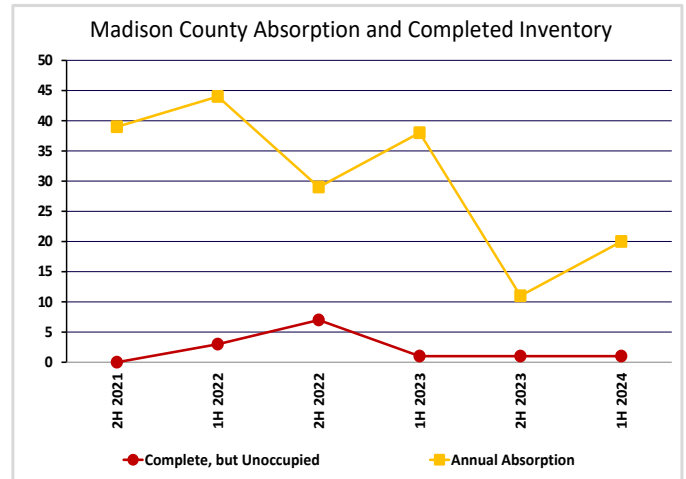
During the first half of 2024, 20 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 19.0 months of lot inventory at the end of the first half of 2024. This is up from 12.0 months of inventory at the end of the second half of 2023.

Overall, all of the 3 active subdivisions in Madison County had absorption hiatus occurring in the last year.

In the first half of 2024, Highland Park, Phase IV had the most houses becoming occupied at 10.

New construction or progress has occurred in the last year in 2 of the active 3 subdivisions in Madison County.

Data available from 2021 is shown in the active subdivisions in Madison County for houses completed and the annual absorption. Rural water availability and supply in the area could affect future economic growth in the housing market.

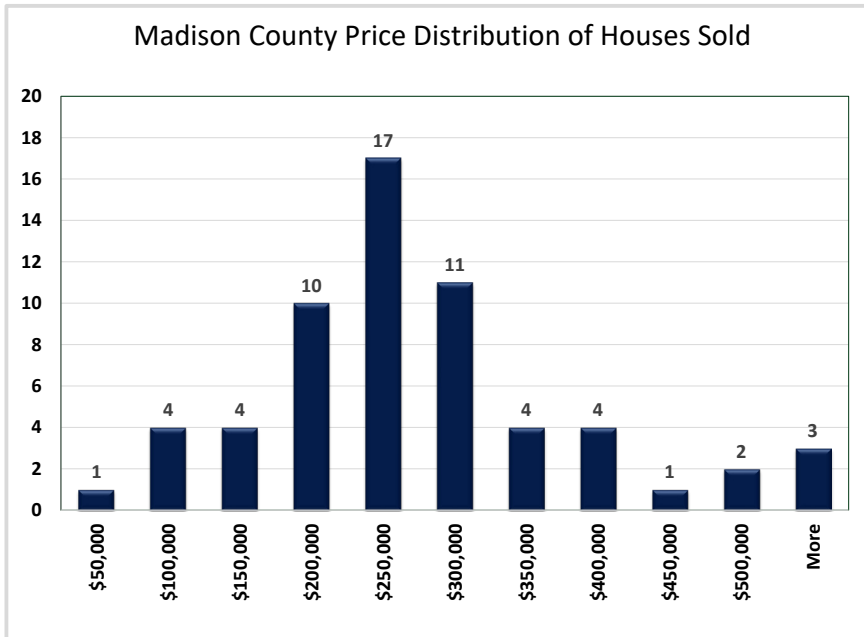


# Madison County Owner Occupied Trend

Madison County Owner Occupied by City	2020	2021	2022	2023	2024
Hindsville	36.8%	37.7%	53.6%	50.00%	45.31%
Huntsville	35.0%	34.8%	52.7%	51.75%	50.5%
Rural-MC	37.3%	36.8%	84.1%	83.07%	82.2%
Madison County	37.1%	36.6%	78.9%	77.72%	76.6%

The table above shows the owner occupied percentage in the first half of 2024. Due to different data analysis techniques, the owner occupied for 2022 through 2024 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



61 houses sold in Madison County during the first half of 2024

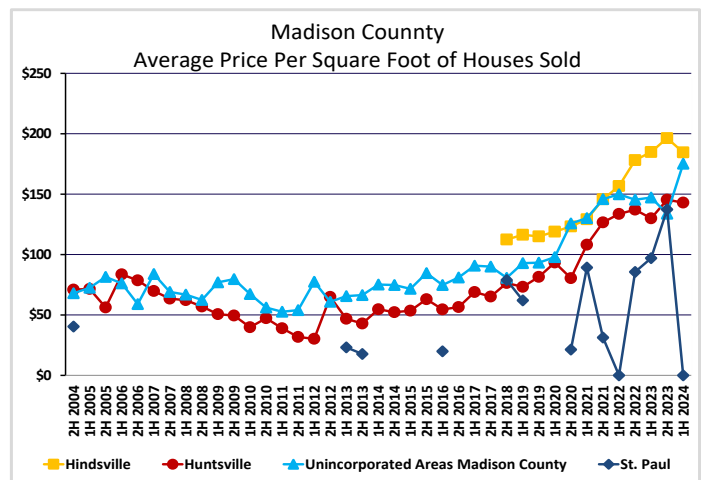
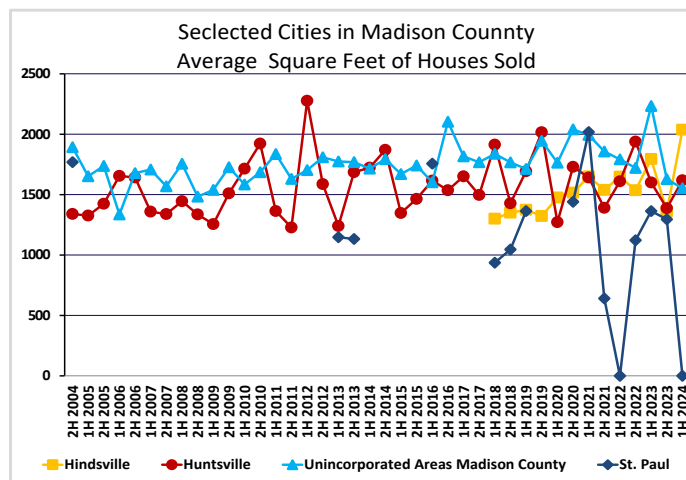
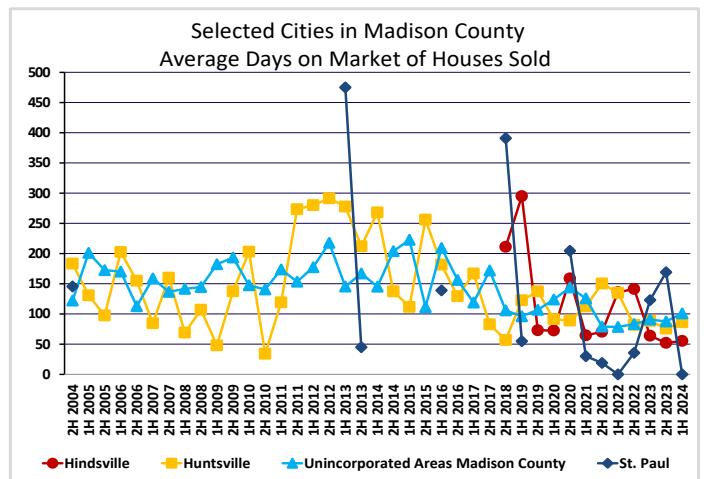
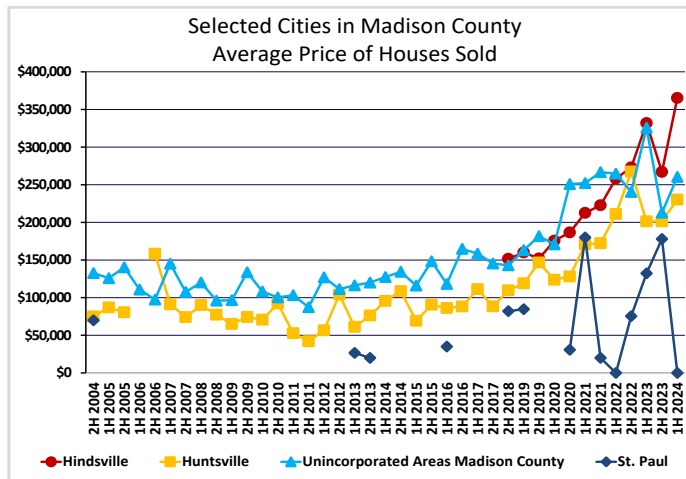
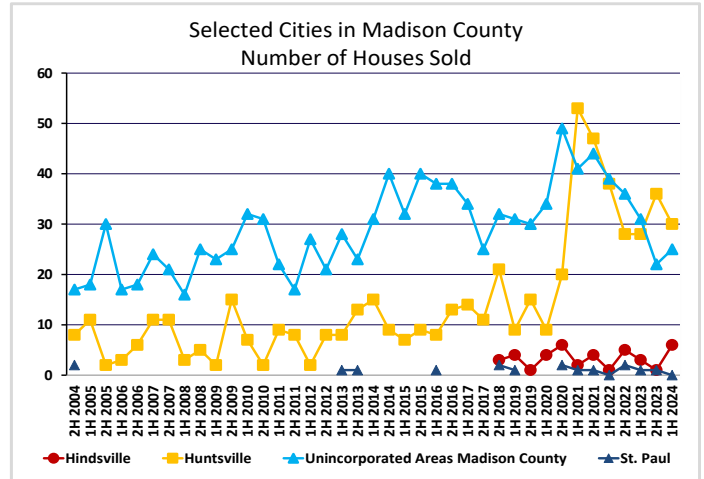
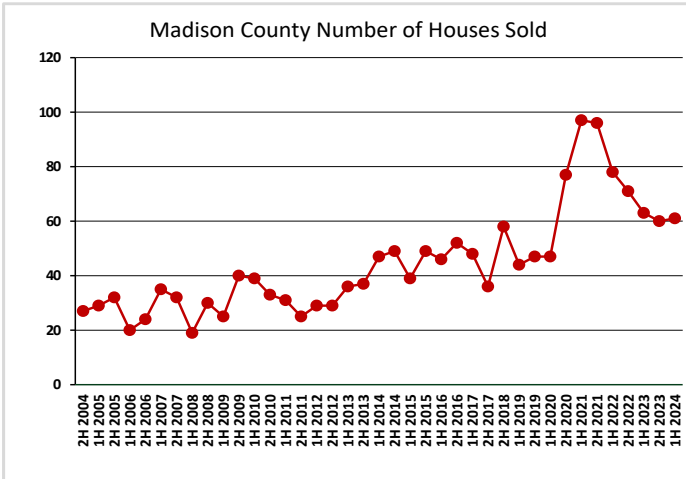
The average price of a house was \$255,859 at \$160.27 per square foot.

The median cost of a house sold in Madison County was \$243,800.

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	\$261,519	\$159.71	90	58	95.08%
Jasper	\$146,433	\$171.21	78	3	4.92%
Madison County	\$255,859	\$160.27	89	61	100.0%

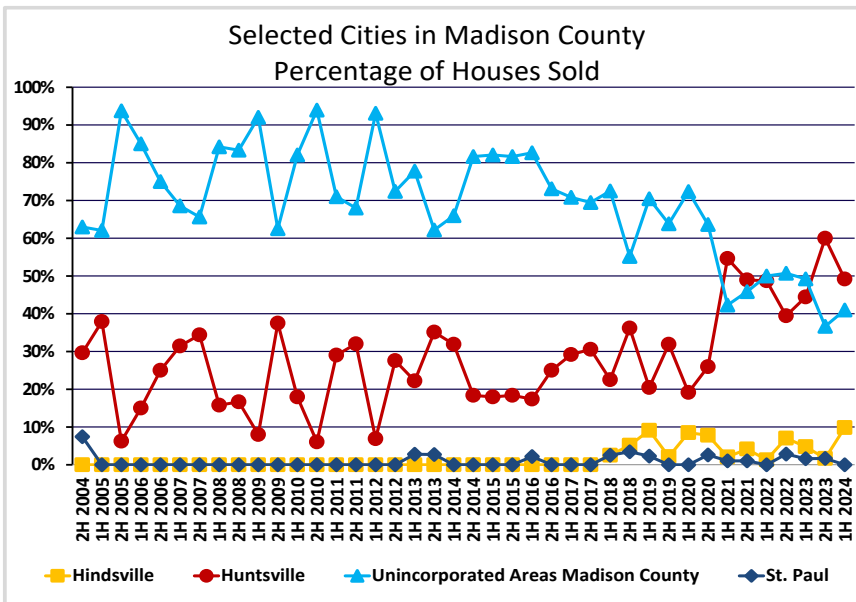
Sold Characteristics in Madison County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	63	60	61	-3.2%	1.7%
Average Price of Houses Sold	\$267,665	\$206,265	\$255,859	-4.4%	24.0%
Average Days on Market	89	81	89	0.2%	9.8%
Average Price per Square Foot	\$140.52	\$141.82	\$160.27	14.1%	13.0%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	11	6	14	27.3%	133.3%
Average Price of New Houses Sold	\$257,654	\$239,967	\$262,654	1.9%	9.5%
Average Days on Market of New Houses Sold	82	59	57	-30.2%	-2.3%
Number of Houses Listed	28	35	31	10.7%	-11.4%
Average List Price of Houses Listed	\$376,127	\$305,565	\$377,256	0.3%	23.5%

# Madison County Sold Houses



# Madison County

## Sold Houses by City and Characteristics



Of the 61 house sold in Madison County, the largest percentage of houses were in Huntsville and Unincorporated Areas in Madison County.

The average price for a house in Madison County was \$255,859 at \$160.27 per square feet.

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	\$365,167	\$184.58	55	6	9.8%
Huntsville	\$230,240	\$143.00	86	30	49.2%
No City MC	\$260,368	\$175.17	101	25	41.0%
ST Paul	--	--	--	0	0.0%
<b>Madison County</b>	<b>\$255,859</b>	<b>\$160.27</b>	<b>89</b>	<b>61</b>	<b>100.0%</b>

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	1.6%	704	63	104.0%
\$50,001 - \$100,000	4	6.6%	1,287	43	88.1%
\$100,001 - \$150,000	4	6.6%	1,143	79	95.5%
\$150,001 - \$200,000	10	16.4%	1,182	76	95.4%
\$200,001 - \$250,000	17	27.9%	1,599	101	97.1%
\$250,001 - \$300,000	11	18.0%	1,535	112	97.1%
\$300,001 - \$350,000	4	6.6%	1,662	78	97.4%
\$350,001 - \$400,000	4	6.6%	2,210	79	96.4%
\$400,001 - \$450,000	1	1.6%	2,116	144	93.3%
\$450,001 - \$500,000	2	3.3%	3,177	156	91.6%
\$500,001+	3	4.9%	3,110	32	98.3%
<b>Madison County Sold</b>	<b>61</b>	<b>100.0%</b>	<b>1,633</b>	<b>89</b>	<b>96.0%</b>

# Hindsville

## Active Subdivisions

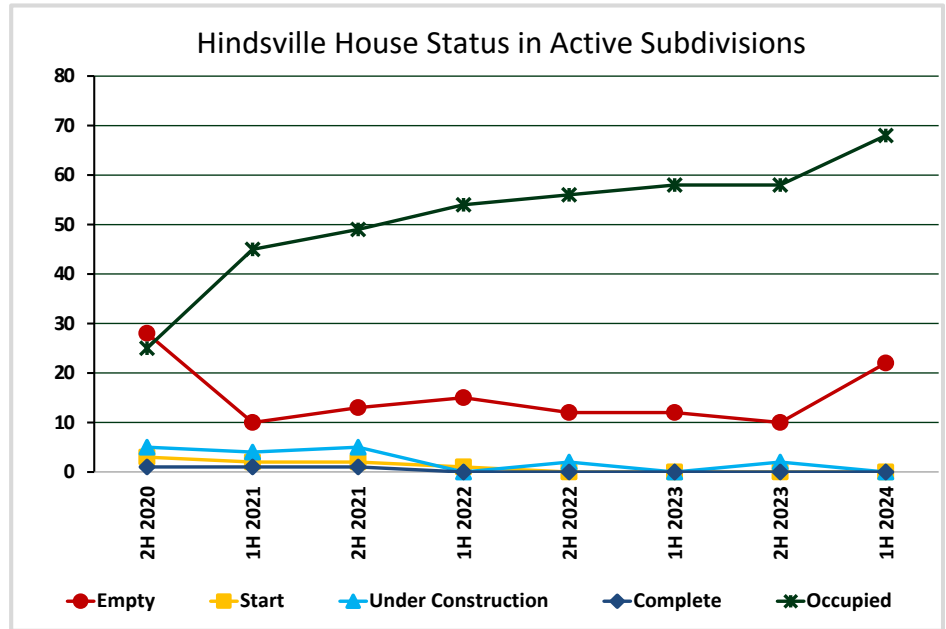
There were 90 total lots in 1 active subdivisions in Hindsville in the first half of 2024. 75.6 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 24.4 percent were empty lots.

No houses in Hindsville had houses under construction during the first half of 2024.

New Hindsville had the most houses becoming occupied in Hindsville with 10 houses. An updated plat changed the the actual number of lots in this subdivision which included additional lots and houses.

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

10 new houses in Hindsville became occupied in the first half of 2024. The annual absorption rate implies that there are 26.4 months of remaining inventory in active subdivisions, down from 72.0 percent in the second half of 2023.



In the 1 active subdivisions in Hindsville, absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners in Hindsville in the first half of 2024 was 45.3 percent.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.

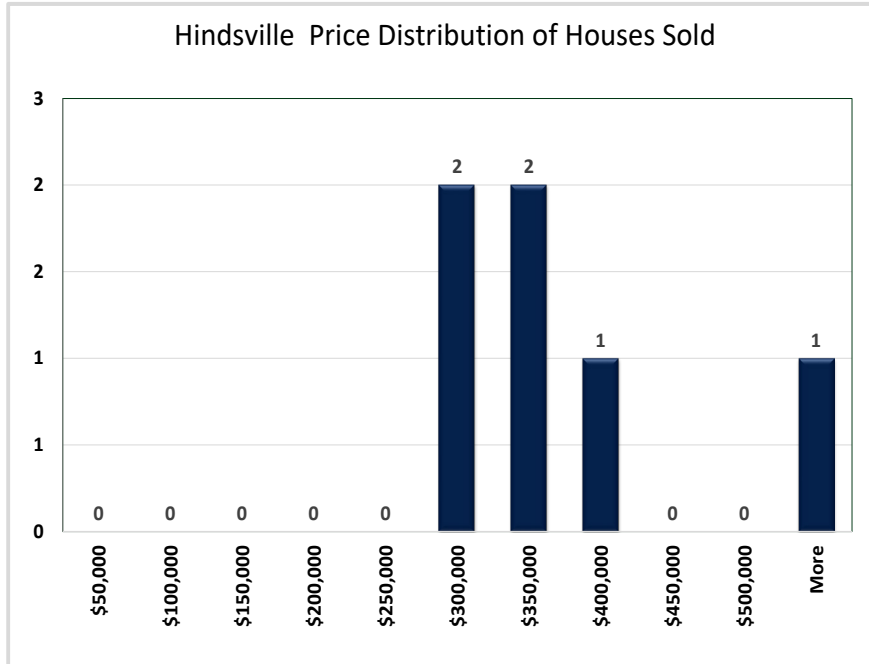
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville <sup>1</sup>	22	0	0	0	68	90	10	26.4
Hindsville	22	0	0	0	68	90	10	26.4

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

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

# Hindsville

## Price Distribution of Houses Sold



6 houses were sold in Hindsville in the first half of 2024.

The average price of a house was \$365,167 at \$184.58 per square foot.

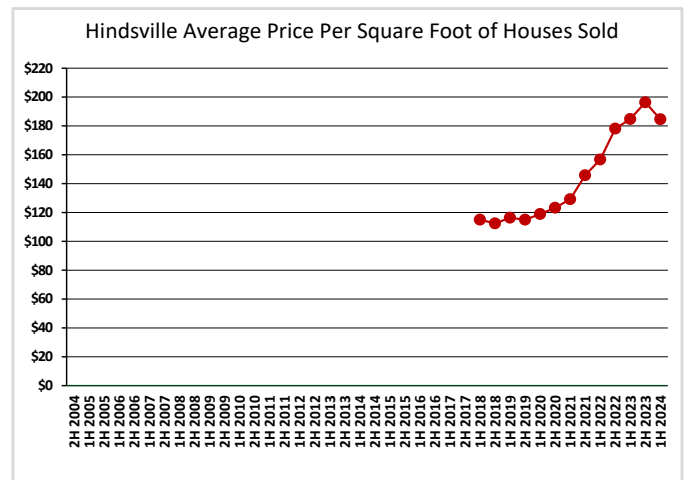
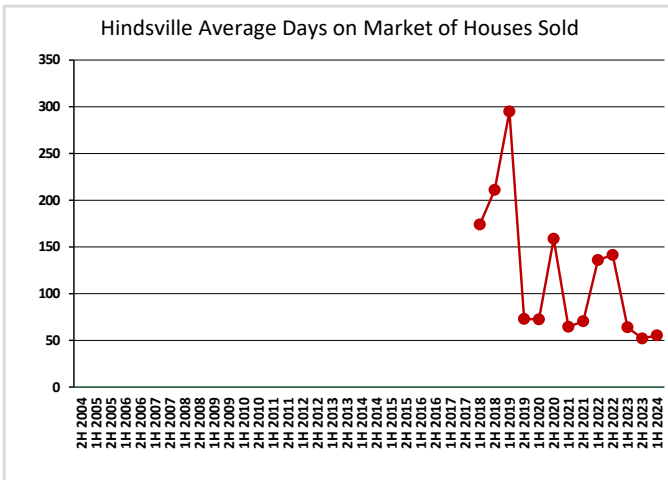
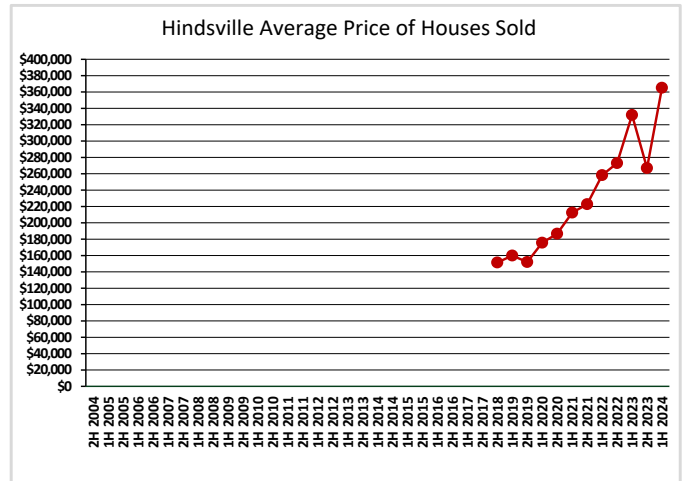
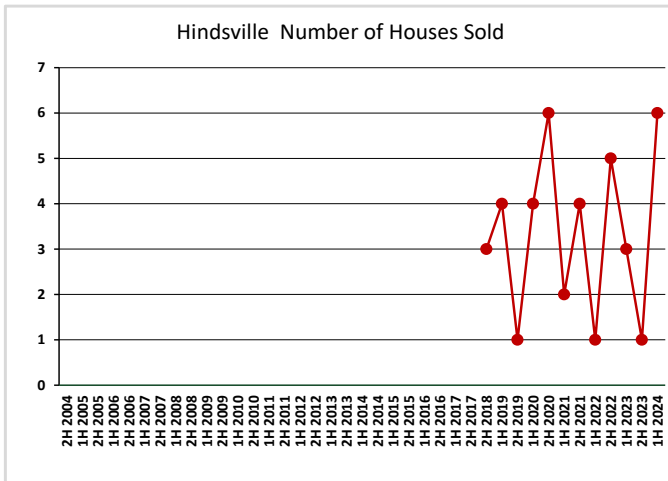
The median cost of a house was \$307,500.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	5	83.3%	1,631	61	\$308,200	\$189.54
Vaughn Estates	1	16.7%	4,067	25	\$650,000	\$159.82
<b>Hindsville Sold Houses</b>	<b>6</b>	<b>100.0%</b>	<b>2,037</b>	<b>55</b>	<b>\$365,167</b>	<b>\$184.58</b>

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	2	33.3%	1,449	64	97.4%
\$300,001 - \$350,000	2	33.3%	1,575	61	93.3%
\$350,001 - \$400,000	1	16.7%	2,111	57	93.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	16.7%	4,067	25	100.0%
<b>Hindsville Sold</b>	<b>6</b>	<b>100.0%</b>	<b>2,037</b>	<b>55</b>	<b>95.7%</b>

# Hindsville

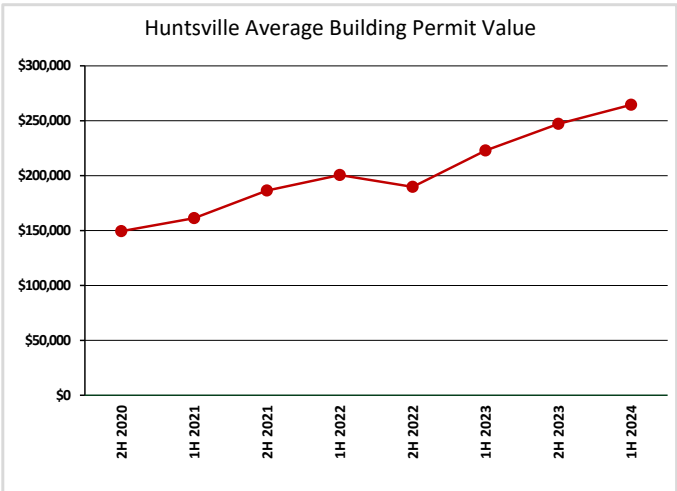
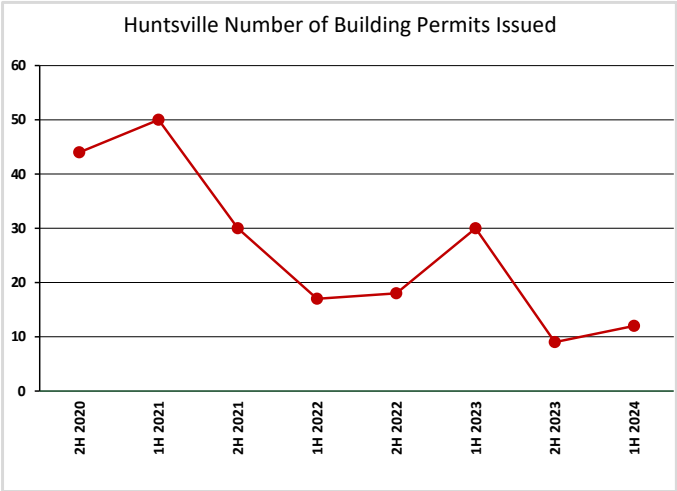
## Characteristics of Houses Sold



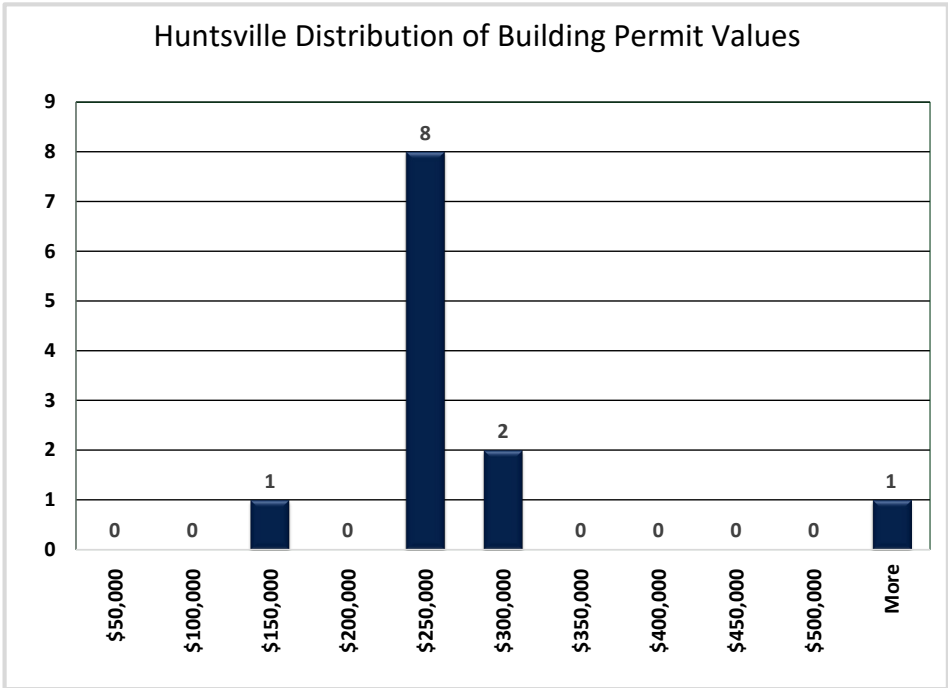
Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	3	1	6	100.0%	500.0%
Average Price of Houses Sold	\$331,833	\$267,000	\$365,167	10.0%	36.8%
Average Days on Market	64	52	55	-13.5%	6.4%
Average Price per Square Foot	\$184.80	\$196.32	\$184.58	-0.1%	-6.0%
Percentage of County Sales	4.8%	1.7%	9.8%	106.6%	490.2%
Number of New Houses Sold	2	0	1	-50.0%	--
Average Price of New Houses Sold	\$304,000	--	\$386,000	27.0%	--
Average Days on Market of New Houses Sold	74	--	57	-23.0%	--
Number of Houses Listed	2	1	1	-50.0%	0.0%
Average List Price of Houses Listed	\$661,500	\$329,000	\$850,000	28.5%	158.4%

# Huntsville

## Building Permits in Selected Cities



Huntsville Building Permits	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Residential Building Permits	30	9	12	-60.0%	33.3%
Average Value of Residential Building Permits	\$222,871	\$247,222	\$264,583	18.7%	7.0%





# Huntsville

## Active Subdivisions

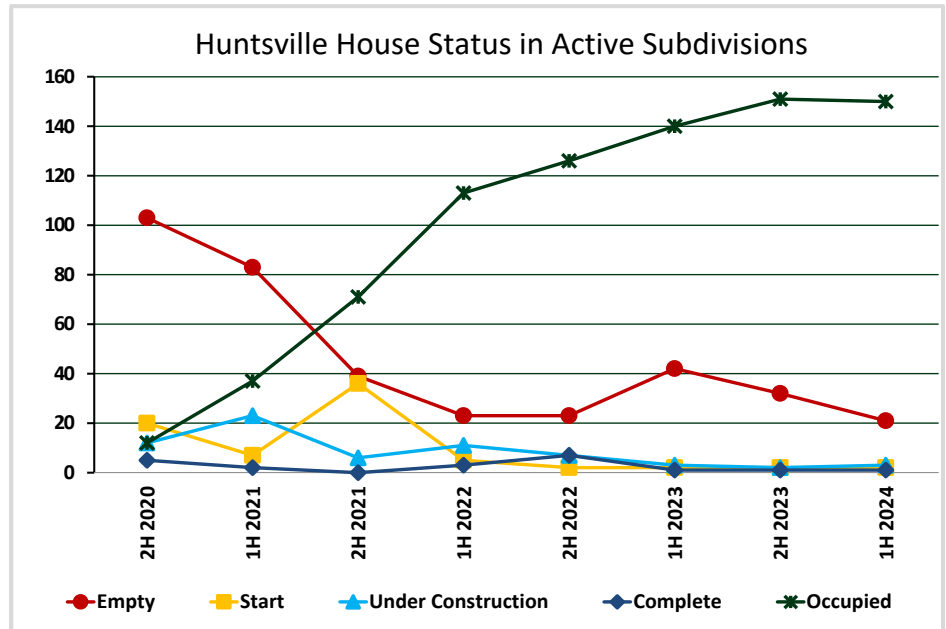
There were 167 total lots in 3 active subdivisions in Huntsville in the first half of 2024. 83.8 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 1.8 were under construction, 1.2 percent were starts, and 12.6 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the first half of 2024 was Highland Park, Phase IV with 3.

Highland Park, Phase IV had the most houses becoming occupied in Huntsville with 10.

No new construction or progress in existing construction has occurred in the last year in 1 of the 2 active subdivisions in Huntsville.

10 new houses in Huntsville became occupied in the first half of 2024. The annual absorption rate implies that there are 15.4 months of remaining inventory in active subdivisions, up from 11.4 percent in the second half of 2023.



In both of the 2 active subdivisions in Huntsville, absorption has occurred in the first half of 2024.

The percentage of houses occupied by owners was 50.6 percent in the first half of 2024.

Additionally, no new lots or subdivisions received either preliminary or final approval by first half of 2024.30 houses were sold in Huntsville in the first half of 2024.

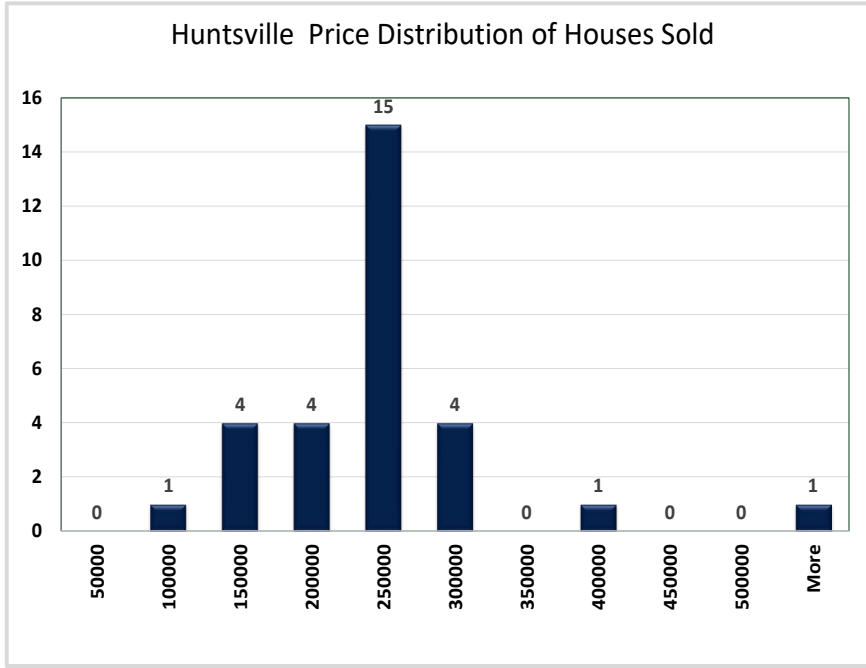
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	14	0	0	0	125	139	0	--
Highland Park, Phase IV	7	2	3	1	15	28	10	10
<b>Huntsville Active Subdivisions</b>	<b>21</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>140</b>	<b>167</b>	<b>10</b>	<b>15.4</b>

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

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

# Huntsville

## Price Distribution of Houses Sold



30 houses sold in Huntsville.

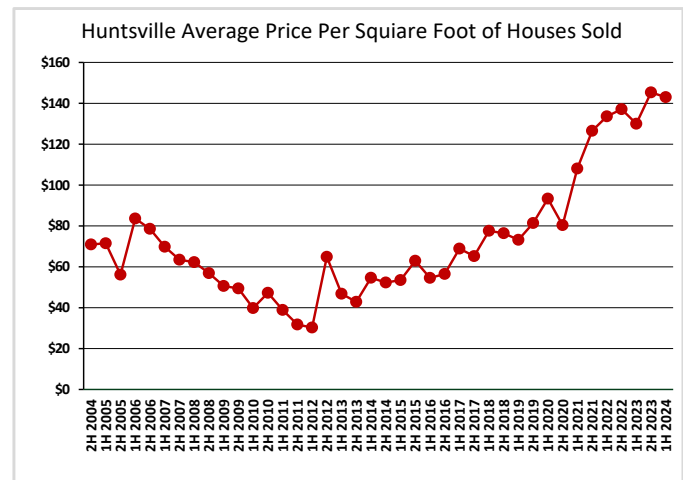
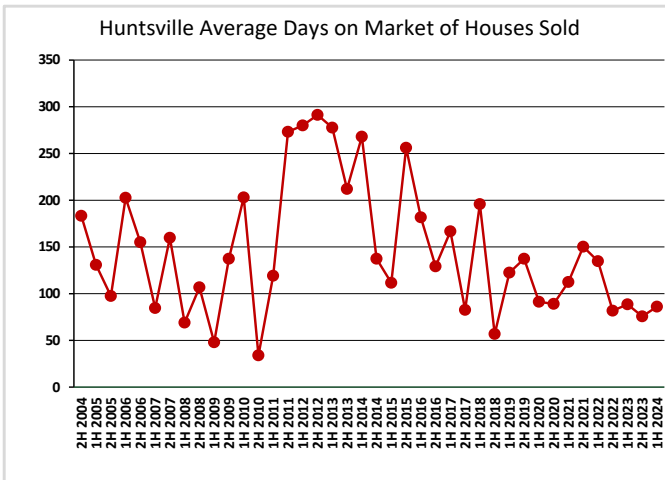
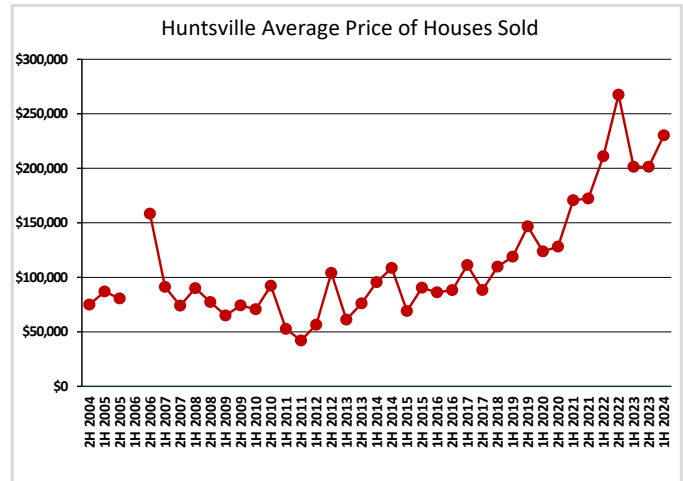
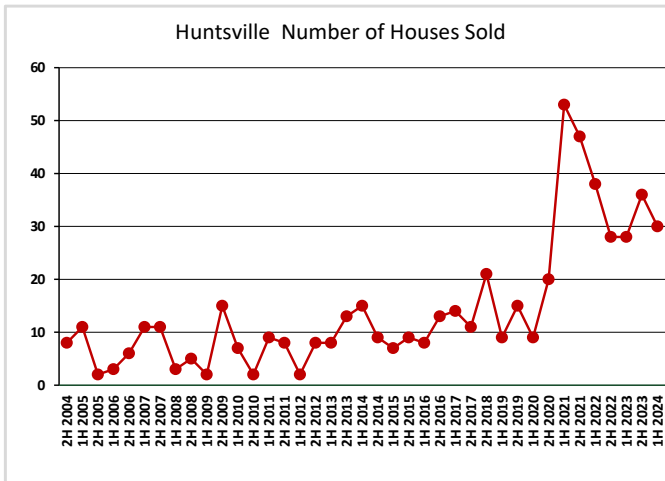
The average price of a house was \$230,240 at \$143.00 per square foot.

The median cost of a house was \$240,000.

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	3.3%	1,093	72	98.9%
\$100,001 - \$150,000	4	13.3%	1,143	79	95.5%
\$150,001 - \$200,000	4	13.3%	1,205	71	97.3%
\$200,001 - \$250,000	15	50.0%	1,601	91	97.9%
\$250,001 - \$300,000	4	13.3%	1,908	92	99.7%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	3.3%	3,394	130	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	3.3%	--	--	--
<b>Huntsville Sold</b>	<b>30</b>	<b>100.0%</b>	<b>1,619</b>	<b>86</b>	<b>97.7%</b>

# Huntsville

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	28	36	30	7.1%	-16.7%
Average Price of Houses Sold	\$201,418	\$201,336	\$230,240	14.3%	14.4%
Average Days on Market	89	76	86	-2.8%	13.8%
Average Price per Square Foot	\$129.97	\$145.33	\$143.00	10.0%	-1.6%
Percentage of County Sales	44.4%	60.0%	49.2%	10.7%	-18.0%
Number of New Houses Sold	8	6	11	37.5%	83.3%
Average Price of New Houses Sold	\$253,274	\$239,967	\$247,841	-2.1%	3.3%
Average Days on Market of New Houses Sold	70	59	52	-25.3%	-11.1%
Number of Houses Listed	11	15	10	-9.1%	-33.3%
Average List Price of Houses Listed	\$310,263	\$252,593	\$303,820	-2.1%	20.3%

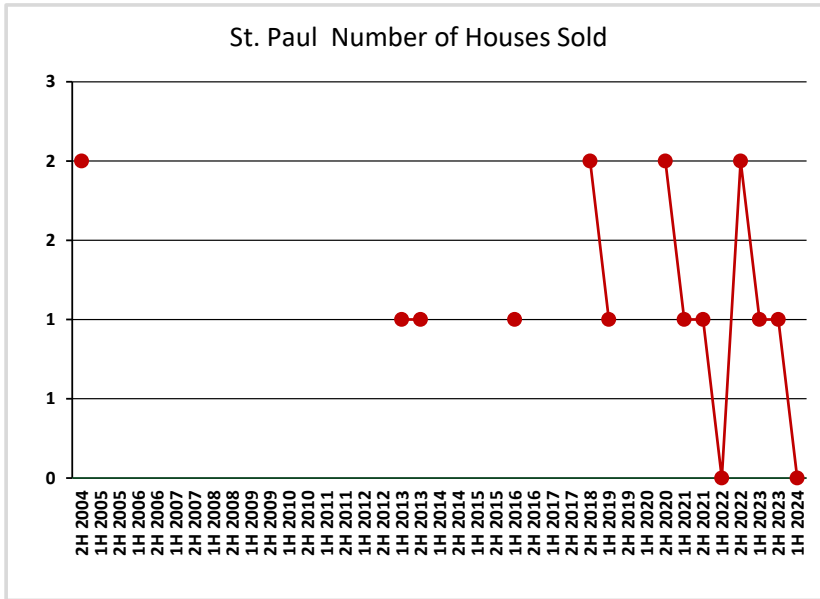
# Huntsville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Brodie	1	3.3%	1,638	67	\$135,000	\$82.42
Cedar Bluff	6	20.0%	1,675	103	\$238,000	\$147.15
College Hill	2	6.7%	1,063	100	\$103,970	\$98.10
Dogwood	1	3.3%	2,112	460	\$227,000	\$107.48
East Heights	1	3.3%	1,432	74	\$195,000	\$136.17
Enclave The	1	3.3%	3,048	39	\$616,000	\$202.10
Garrett	1	3.3%	3,394	130	\$390,000	\$114.91
Highland Park	10	33.3%	1,551	47	\$248,125	\$159.99
Huntsville City	3	10.0%	1,082	81	\$171,000	\$155.23
Oak Hills	1	3.3%	1,120	24	\$140,000	\$125.00
Other	2	6.7%	1,816	75	\$204,500	\$123.22
Polk	1	3.3%	1,260	108	\$165,000	\$130.95
<b>Other</b>	<b>30</b>	<b>100.0%</b>	<b>1,619</b>	<b>86</b>	<b>\$230,240</b>	<b>\$143.00</b>

# St. Paul

## Price Distribution of Houses Sold



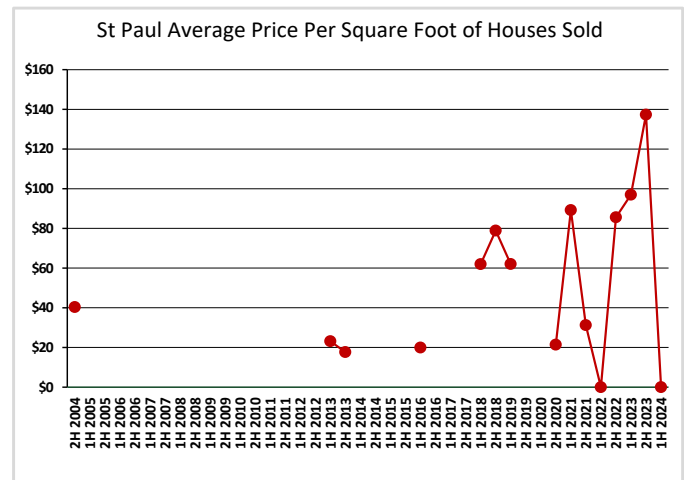
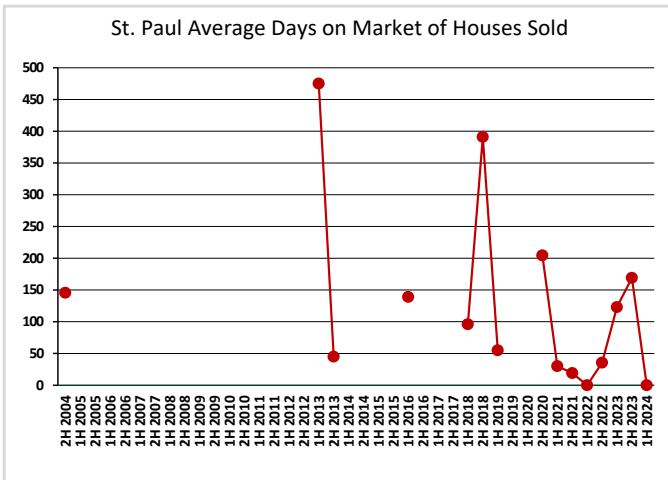
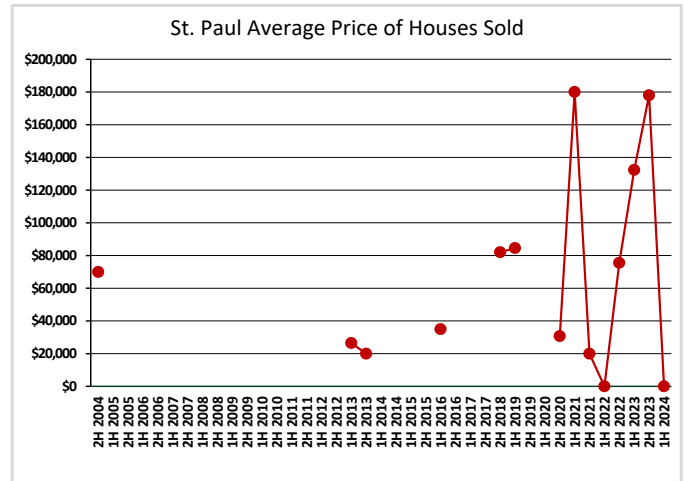
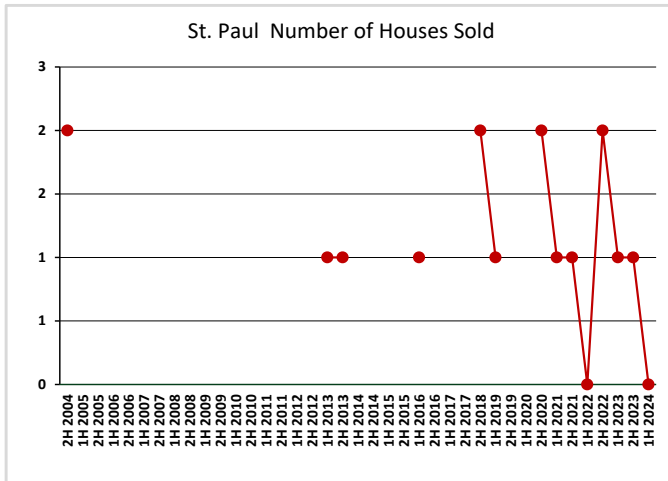
No houses were sold in St. Paul in the first half of 2024.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
St Paul City	0					
St. Paul Sold Houses	0					

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	--	--	--	--
\$50,001 - \$100,000	0	--	--	--	--
\$100,001 - \$150,000	0	--	--	--	--
\$150,001 - \$200,000	0	--	--	--	--
\$200,001 - \$250,000	0	--	--	--	--
\$250,001 - \$300,000	0	--	--	--	--
\$300,001 - \$350,000	0	--	--	--	--
\$350,001 - \$400,000	0	--	--	--	--
\$400,001 - \$450,000	0	--	--	--	--
\$450,001 - \$500,000	0	--	--	--	--
\$500,001+	0	--	--	--	--
St. Paul Sold	0	--	--	--	--

# St. Paul

## Characteristics of Houses Sold

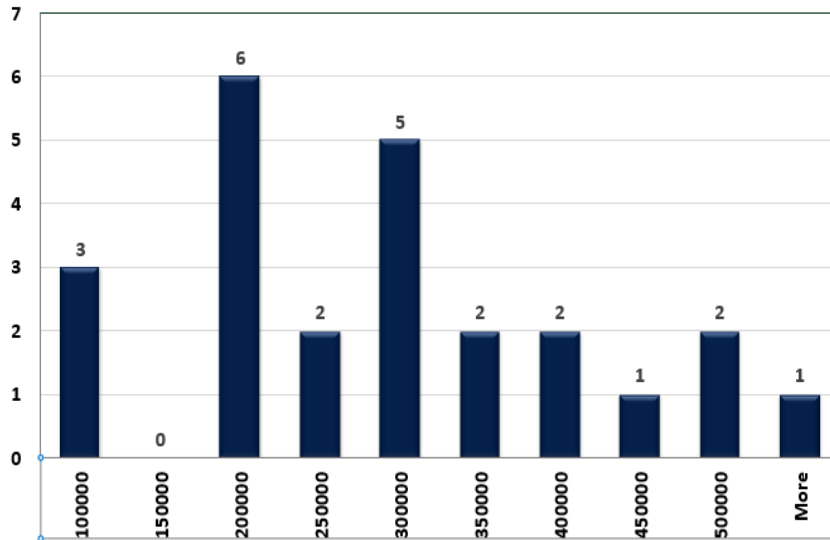


Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	1	1	0	-100.0%	-100.0%
Average Price of Houses Sold	\$132,300	\$178,000	--	--	--
Average Days on Market	123	169	--	--	--
Average Price per Square Foot	\$96.99	\$137.35	--	--	--
Percentage of County Sales	1.6%	1.7%	0.0%	-100.0%	-100.0%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	1	0	0	-100.0%	--
Average List Price of Houses Listed	\$199,000	\$0	\$0	-100.0%	--

# Unincorporated Areas-Madison County

## Price Distribution of Houses Sold

Unincorporated Areas Madison County Price Distribution of Houses Sold



25 houses were sold in Unincorporated Areas in Madison County in the first half of 2024.

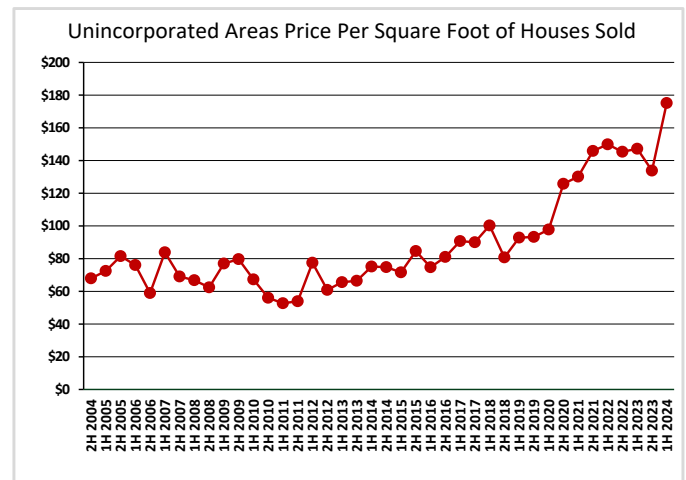
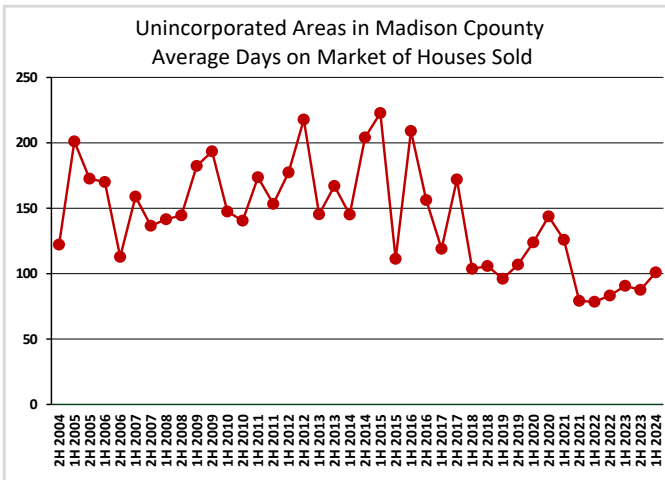
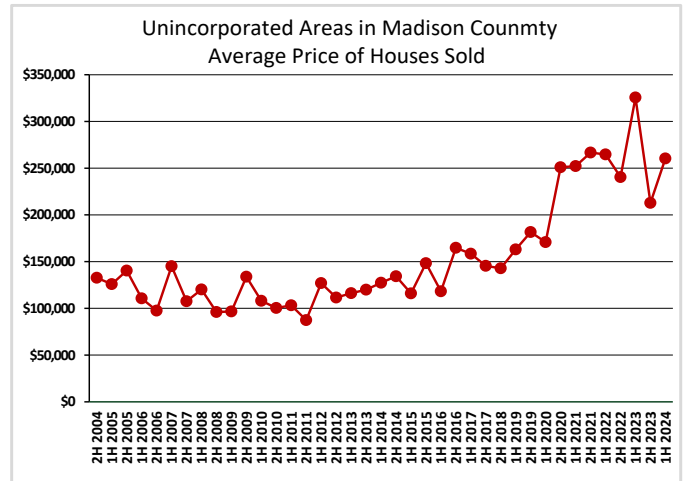
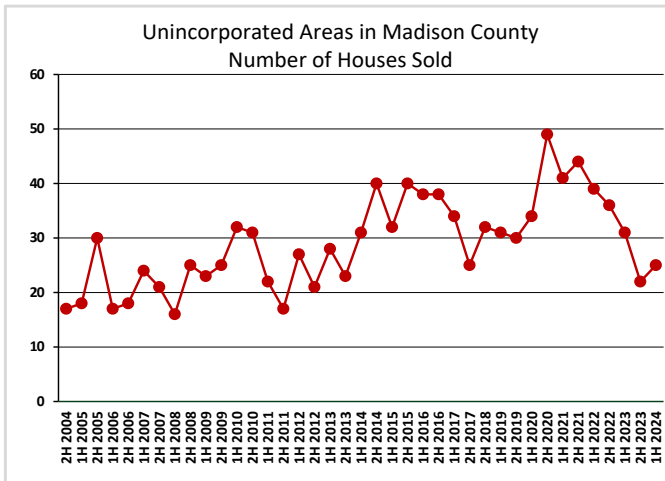
The average price of a house was \$260,368 at \$175.17 per square foot.

The median cost of a house was \$254,900.

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	1	4.0%	704	63	104.0%
\$50,001 - \$100,000	3	12.0%	1,352	33	84.5%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	6	24.0%	1,166	79	94.0%
\$200,001 - \$250,000	2	8.0%	1,586	175	91.3%
\$250,001 - \$300,000	5	20.0%	1,272	147	94.9%
\$300,001 - \$350,000	2	8.0%	1,750	94	101.5%
\$350,001 - \$400,000	2	8.0%	1,667	64	96.4%
\$400,001 - \$450,000	1	4.0%	2,116	144	93.3%
\$450,001 - \$500,000	2	8.0%	3,177	156	91.6%
\$500,001+	1	4.0%	2,216	32	100.0%
<b>Unincorporated MC Sold</b>	<b>25</b>	<b>100.0%</b>	<b>1,552</b>	<b>101</b>	<b>94.0%</b>

# Unincorporated Areas-Madison County

## Characteristics of Houses Sold



Sold Characteristics	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	31	22	25	-19.4%	13.6%
Average Price of Houses Sold	\$325,658	\$212,855	\$260,368	-20.0%	22.3%
Average Days on Market	91	88	101	11.3%	15.3%
Average Price per Square Foot	\$147.18	\$133.81	\$175.17	19.0%	30.9%
Percentage of County Sales	49.2%	36.7%	41.0%	-16.7%	11.8%
Number of New Houses Sold	1	0	2	100.0%	--
Average Price of New Houses Sold	\$200,000	--	\$282,450	--	--
Average Days on Market of New Houses Sold	195	--	86	-56.2%	--
Number of Houses Listed	28	35	31	10.7%	-11.4%
Average List Price of Houses Listed	\$399,761	\$346,153	\$390,338	-2.4%	12.8%



# Unincorporated Areas 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
Briarwood	1	4.0%	1,946	71	\$380,000	\$195.27
Dogwood	1	4.0%	1,176	42	\$190,000	\$161.56
Hilltop	1	4.0%	1,480	122	\$223,000	\$150.68
Other	22	88.0%	1,555	104	\$259,827	\$175.98
Other	18	81.8%	1,680	96	\$202,439	\$122.73
<b>Unincorporated MC</b>	<b>25</b>	<b>100.0%</b>	<b>1,552</b>	<b>101</b>	<b>\$260,368</b>	<b>\$175.17</b>