



THE SKYLINE REPORT

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First Half of 2017 July 2017

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Residential Real Estate Market Summary for Benton and Washington Counties

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

Highlights from the First Half of 2017

- There were 1,708 building permits issued in Benton and Washington counties from January 1 to June 30, 2017. Benton County accounted for 969 of the residential building permits, while Washington County accounted for 739.
- 27,093 lots were in the 379 active subdivisions identified by Skyline Report researchers in the first half of 2017.
- In 64 out of the 379 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the first half of 2017, 1,532 new houses in active subdivisions became occupied, up 0.1 percent from 1,531 in the second half of 2016.
- Using the absorption rate from the past twelve months implies that there was a 29.5 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2017.
- An additional 7,008 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 57.0 months of remaining lot inventory, the lowest level since the Skyline Report began in 2004.
- According to the Assessors' databases, 66.1 percent of houses in Benton County and 61.7 percent of houses in Washington County were owner-occupied.
- From January 1 to June 30, 2017 there were 4,385 houses sold in Benton and Washington counties. This is an increase of 0.3 percent from the 4,373 sold during the same time period in the previous year.
- The average sales price of a house in Benton County was \$227,036 in the first half of 2017. In Washington County, the average sales price was \$209,899.
- There were 2,353 houses listed for sale in the MLS database as of June 30, 2017 at an average list price of \$368,519.

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Report Structure

This report contains the results of an extensive data gathering and analysis effort. The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. The Skyline Report addresses both aspects of the market. Four primary sources of data were examined to obtain a more complete picture of the total single family housing market. First, residential building permit data were collected from each of the cities in Benton and Washington County. Each city has its own standard for reporting this data, leading Skyline Report researchers to manually standardize the information. Building permit data provides the first indication of where to find “active” subdivisions in Northwest Arkansas. For the second primary data source, plats were obtained from the Benton and Washington County Clerks’ offices for all subdivisions that had been approved during the current period. Skyline Report staff members then physically examined each subdivision and classified each lot as empty, a start, under construction, complete, but unoccupied, or occupied. Once construction occurred in a subdivision with all empty lots, this subdivision was defined as active and was included in the Skyline Report as such. To describe the current situation more precisely, Center researchers identified active subdivisions where no construction or no absorption occurred during the last year.

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the first half of 2016 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions on going concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were included in

the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2016 to 2017. The number of houses listed for sale in the MLS database as of June 30, 2017 and their average list prices were also reported.

These same data elements are collected on a semiannual basis, so that trends can be identified and examined. Additionally, where available, absorption rates were calculated for active subdivisions and these numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Because this study is the forty-first edition of the Skyline Report, time trend data are available for the different series which are collected. Skyline Report analysts are able to separate the seasonality and trend effects, and discuss the direction of the Northwest Arkansas market effectively. Additionally, Center researchers acquired data from Benton and Washington Assessors to estimate the percentage of owner-occupied houses in the region. Seven years of data are provided in this report to evaluate a trend in both counties.

In order to provide a context for the residential real estate market analysis, an economic overview is provided. This overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas regional economic data are also discussed, as the status of employment and wage growth are likely to impact the local residential real estate markets.

After the economic overview, a summary of the regional findings from the analysis of

the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the first half of 2017 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the first half of 2017 Washington County results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

Economic Overview

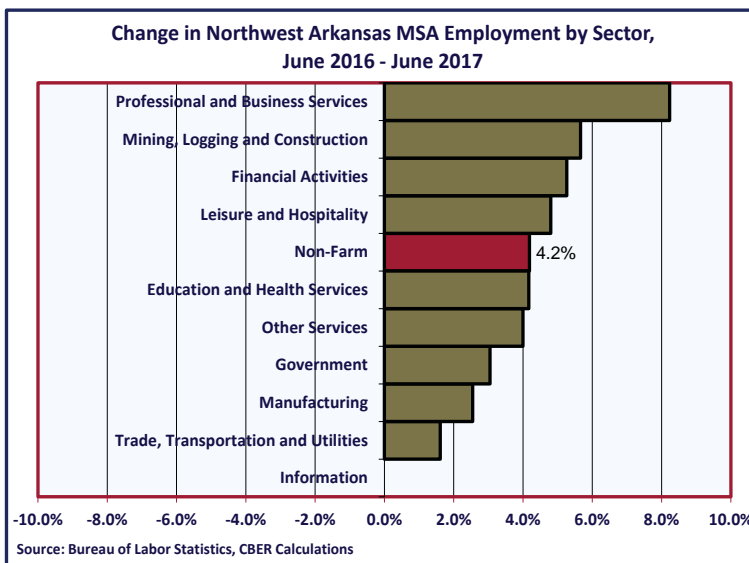
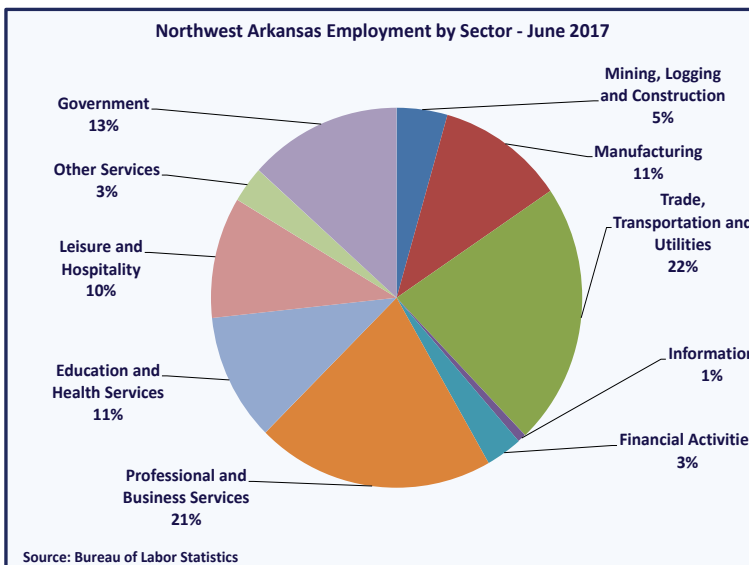
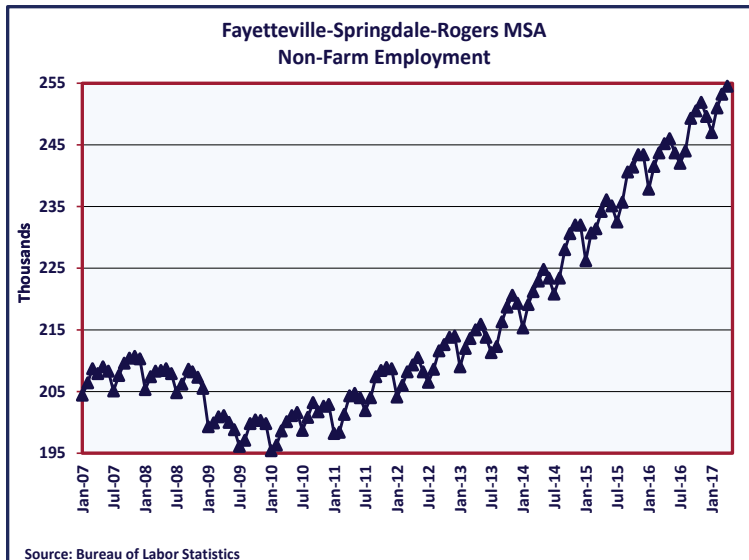
It is helpful to look at some key macroeconomic statistics in order to get a sense of the Northwest Arkansas residential real estate market. The following discussion highlights some of the statistics that indicate the direction of the macro economy.

Gross Domestic Product

In the second quarter of 2017, real GDP increased by 2.6 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 1.2 percent in the first quarter of 2017. The increase in real GDP in the second quarter primarily reflected positive contributions from personal consumption expenditures (PCE), nonresidential fixed investment, exports, and federal government spending that were partly offset by negative contributions from private residential fixed investment, private inventory investment, and state and local government spending. Imports, which are a subtraction in the calculation of GDP, increased. The acceleration in real GDP growth in the second quarter reflected a smaller decrease in private inventory investment, an acceleration in PCE, and an upturn in federal government spending. These movements were partly offset by a downturn in residential fixed investment and decelerations in exports and in nonresidential fixed investment.

Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 253,900 in June 2017, up 4.2 percent from June 2016. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.5 percent in May 2017. This is down from the May 2016 rate of 2.9 percent. The unemployment rate has remained under 4.0



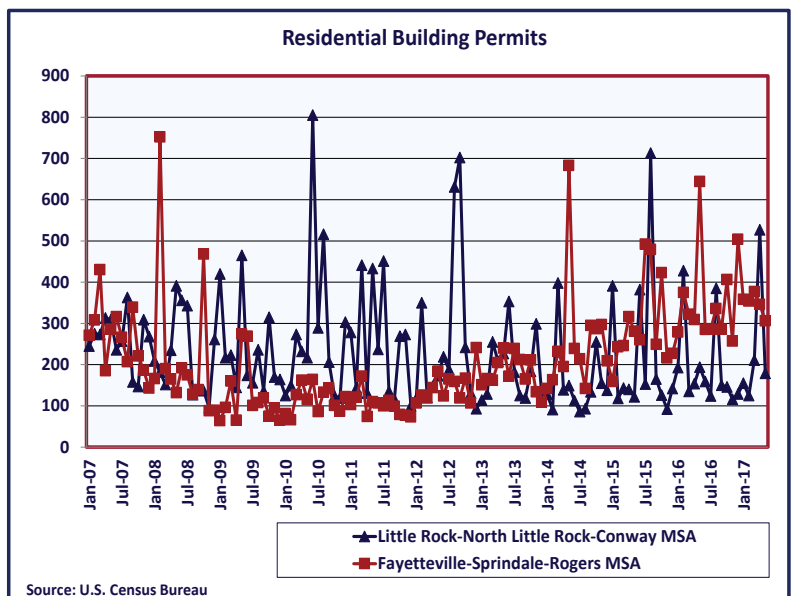
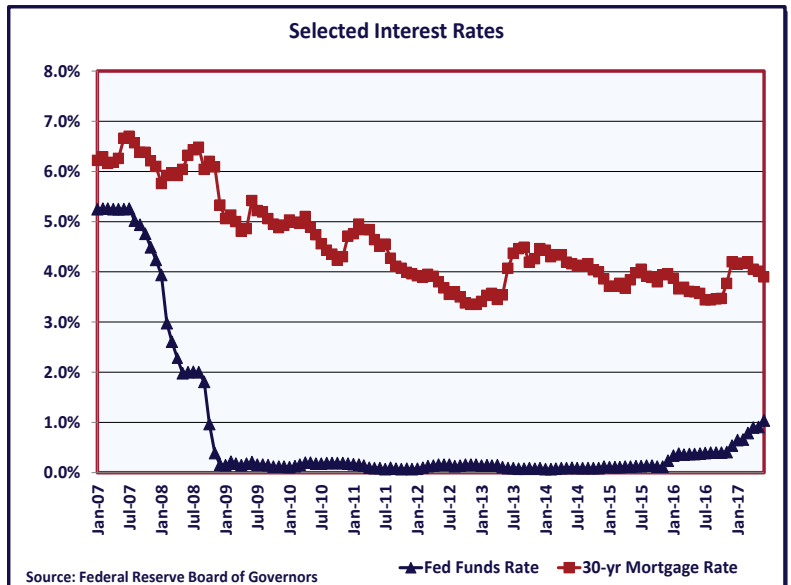
Economic Overview

percent since August of 2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.3 percent) and national (4.1 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the June 2017 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (21 percent), government (13 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (10 percent). The other figure shows the annual percentage change in the metro area's employment by sector from June 2016 to June 2017. Total nonfarm employment increased by 4.2 percent during that time. Employment in professional and business services, construction, financial activities, leisure and hospitality grew more quickly than 4.2 percent. Education and health services, other services, government, manufacturing, and trade, transportation, and utilities grew slower than 4.2 percent while the information sector remained unchanged from June 2016 to June 2017.

Interest Rates

The Federal Funds rate averaged 1.04 percent in June 2017. The ten year constant maturity Treasury bill had an interest rate of 2.19 percent in June 2017, up from 1.64 percent in June 2016. The positive spread between the ten year rate and the federal funds rate narrowed a little from a year ago, but remains positive as both rates have increased. The Federal Reserve Open Market Committee decided to increase the target range for the federal funds rate from 1.00 to 1.25 percent. The stance of monetary policy remains accommodative, thereby supporting further improvement in labor market conditions



and a sustained return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2007. The 30 year mortgage rate was 3.90 percent in June 2017.

Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in June 2017 were at a seasonally adjusted annual rate of 1,254,000. This is 7.4 percent above the May 2017 rate of 1,193,000, and

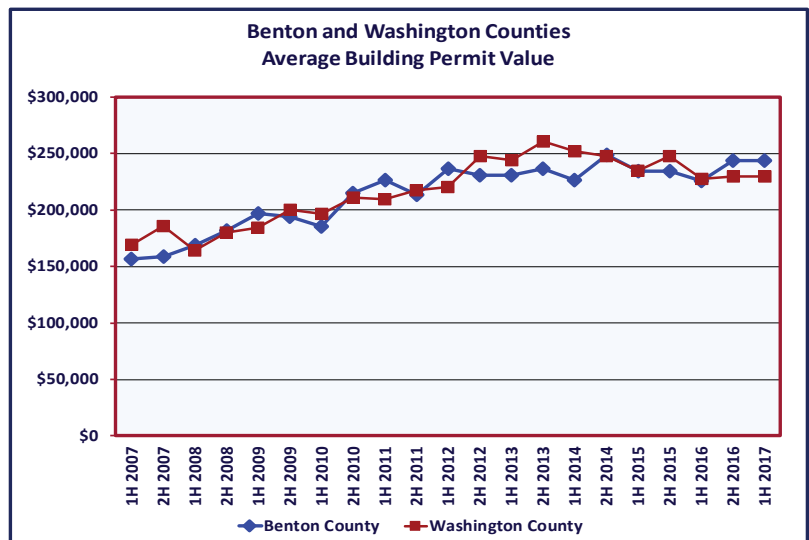
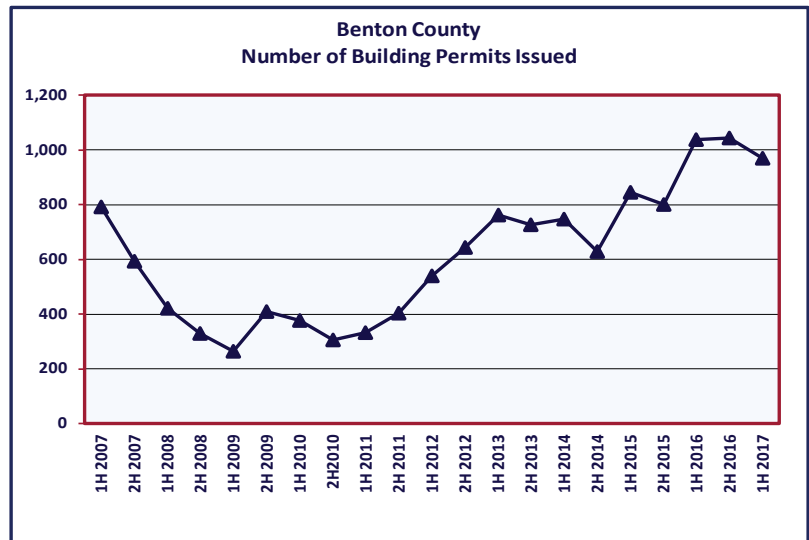
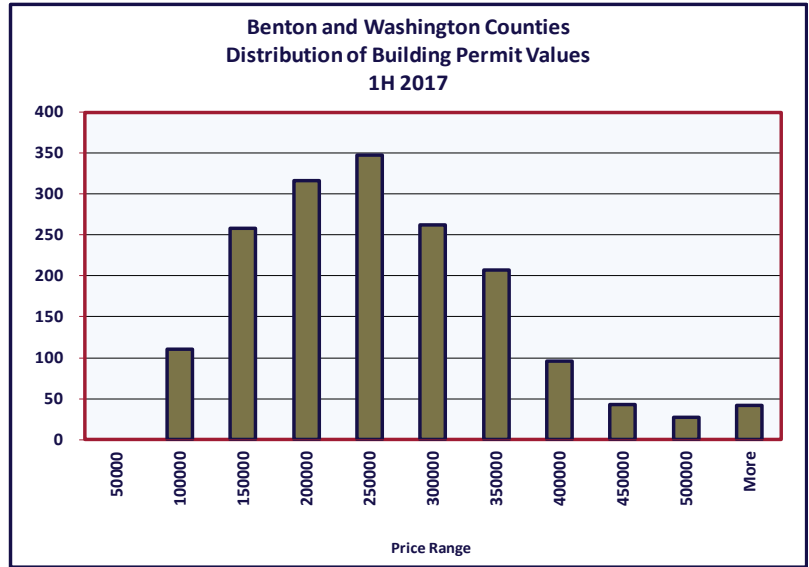
is 5.1 percent above the June 2016 estimate of 1,190,000. The National Association of Realtors reports national existing-home sales declined 1.8 percent to a seasonally adjusted annual rate of 5.52 million in June 2017 from 5.62 million in May. Existing home sales were 0.7 percent above the June 2016 rate.

Regional Housing Market

Regional Housing Market Summary

There were 1,708 building permits issued in Benton and Washington counties from January 1 to June 30, 2017. This number is 10.8 percent higher than the 1,542 building permits issued during the same period in 2016. Benton County accounted for 969 of the residential building permits, while Washington County accounted for 739. The average value of all building permits in Northwest Arkansas from January 1 to June 30, 2017 was \$237,606, up 5.1 percent from the average value of \$226,091 during the same time period in 2016. The most active value range for building permits was the \$200,001 to \$250,000 range with 347, and there were also 316 building permits issued in the \$150,001 to \$200,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

27,093 lots were in the 379 active subdivisions identified by Skyline Report researchers in the first half of 2017. Of these lots, 6,050 were classified as empty, 255 were classified as starts, 1,003 were classified as being under construction, 227 were classified as complete, but unoccupied, and 19,558 were classified as occupied. In 64 out of the 379 active subdivisions, no new construction or progress in existing construction occurred during the last year. During the first half of 2017, 1,532 new houses in active subdivisions became occupied, up 0.1 percent from the 1,531 in the second half of 2016. Using the absorption rate from the past twelve months implied that there was a 29.5 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the first half of 2017. When the remaining first half inventory is examined on a county-by-county basis, Benton County had 25.3 months of remaining lot inventory and Washington County had 35.3 months of remaining inventory in active



Regional Housing Market

subdivisions. Meanwhile, in 96 out of the 379 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Goshen, Lowell, Pea Ridge, Prairie Grove, Rogers, Siloam Springs, Elm Springs, Farmington, Fayetteville, Goshen, Prairie Grove, Springdale, and Tontitown, as well as for Benton and Washington counties (no city divisions), a list of subdivisions that have received either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots, was compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2016 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed.

In the Bentonville pipeline, there were 1,237 lots in 17 subdivisions reported as either preliminary or finally approved. In Centerton, 28 subdivisions were planned with 1,213 lots. The Rogers planning commission had approved 11 subdivisions with 598 lots. There were 161 coming lots in 6 subdivisions in Siloam Springs. Cave Springs had 211 lots coming in 1 subdivision. The cities of Bethel Heights, Highfill, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 664 lots in 12 subdivisions.

Fayetteville and Springdale had in their pipelines 2,038 lots in 31 subdivisions and 386 lots in 7 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, West Fork, and subdivisions in unincorporated areas of

Benton and Washington Counties Number and Average Value of Residential Building Permits First Half of 2017

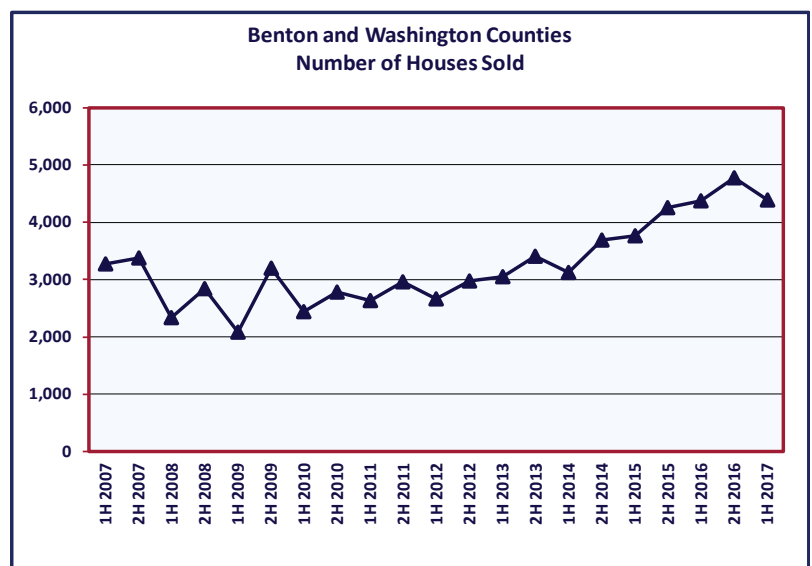
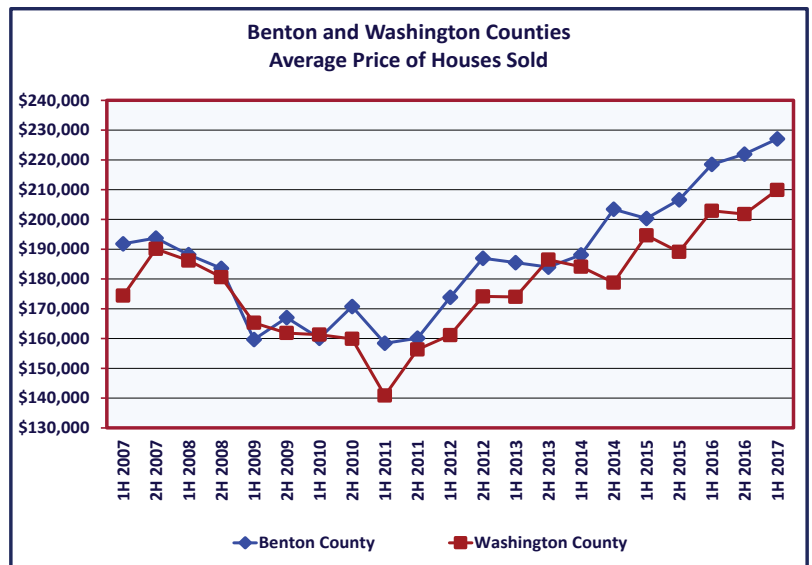
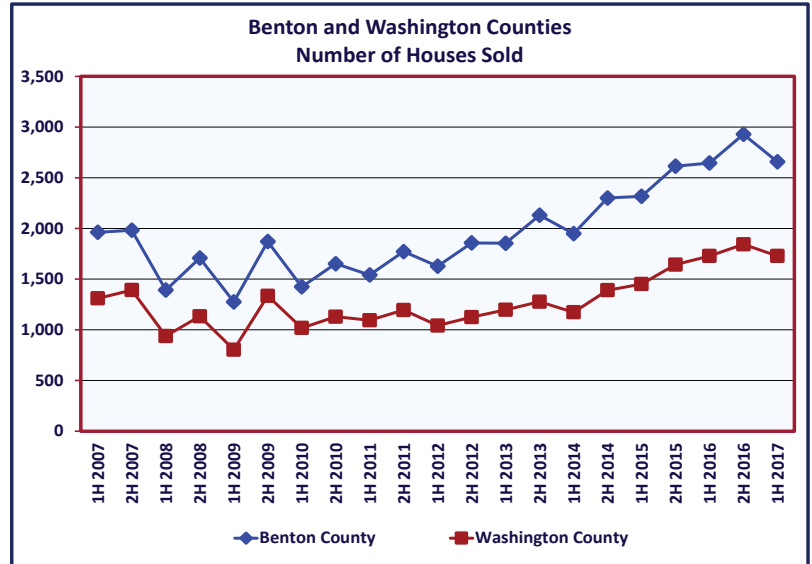
City	1H 2017 Number of Building Permits	1H 2016 Number of Building Permits	1H 2017 Average Value of Building Permits	1H 2016 Average Value of Building Permits
Bella Vista	84	39	\$265,689	\$280,756
Bentonville	248	263	\$309,307	\$300,002
Bethel Heights	5	0	\$127,800	--
Cave Springs	97	114	\$188,468	\$190,967
Centerton	183	194	\$247,802	\$243,931
Decatur	0	1	--	--
Elkins	25	11	\$120,347	\$103,115
Elm Springs	18	21	\$222,870	\$273,176
Farmington	12	12	\$402,667	\$367,250
Fayetteville	270	188	\$235,018	\$229,533
Gentry	11	1	\$150,000	\$125,000
Goshen	17	11	\$310,294	\$262,091
Gravette	24	11	\$144,034	\$190,955
Greenland	1	1	--	--
Johnson	9	4	\$517,875	\$381,628
Lincoln	2	0	\$146,807	--
Little Flock	8	8	\$444,897	\$365,011
Lowell	38	54	\$282,251	\$224,417
Pea Ridge	89	68	\$132,338	\$121,176
Prairie Grove	127	53	\$126,093	\$117,304
Rogers	144	216	\$254,624	\$186,720
Siloam Springs	38	67	\$131,938	\$129,202
Springdale	192	174	\$255,345	\$238,589
Tontitown	60	26	\$302,089	\$290,409
West Fork	6	5	\$141,000	\$139,000
Northwest Arkansas	1,708	1,542	\$237,606	\$226,091

Washington County accounted for an additional 500 approved lots in 7 subdivisions. In total, there were 7,008 lots approved within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 57.0 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From January 1 to June 30, 2017 there were 4,385 houses sold in Benton and Washington counties. This is an increase of 0.3 percent from the same period in the previous year. There were 2,353 houses listed for sale in the MLS database as of June 30, 2017 at an average list price of \$368,519. In the first half of 2017 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in both Benton and Washington County, as compared to the second half of

Regional Housing Market

2016. In Benton County, the average sales price increased by 2.3 percent during the first half of 2017 to \$227,036. The median sales price increased to \$189,420 in the first half of 2017. In Washington County the average sales price increased by 4.0 percent to \$209,899. The median house price in Washington County increased to \$176,250 in the first half of 2017 compared to the previous half year. In per square foot terms, average Benton County prices increased 3.7 percent to \$104.10 and average Washington County prices increased 3.5 percent to \$104.83 from the second half of 2016 to the first half of 2017. Out of the 4,385 houses sold in the first half of 2017 1,022 were new construction. These newly constructed houses had average sale prices that were 126.8 percent and 110.5 percent of the overall Benton and Washington county average prices, respectively.



Regional Housing Market

Benton and Washington Counties Sold House Characteristics by School District First Half of 2017

School District	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of Regional Sales
Bentonville	\$246,325	\$107.88	109	1,431	32.6%
Decatur	\$117,628	\$72.47	99	13	0.3%
Elkins	\$155,005	\$92.67	102	45	1.0%
Farmington	\$199,816	\$104.93	90	109	2.5%
Fayetteville	\$243,638	\$116.61	98	754	17.2%
Garfield	\$223,140	\$108.91	211	9	0.2%
Gentry	\$140,730	\$77.32	107	44	1.0%
Gravette	\$189,530	\$92.95	101	169	3.9%
Greenland	\$139,841	\$77.50	100	20	0.5%
Lincoln	\$101,060	\$63.83	118	34	0.8%
Pea Ridge	\$176,180	\$99.80	105	102	2.3%
Prairie Grove	\$158,668	\$95.09	83	116	2.6%
Rogers	\$230,098	\$105.80	99	706	16.1%
Siloam Springs	\$156,570	\$87.41	114	156	3.6%
Springdale	\$192,767	\$96.63	102	643	14.7%
West Fork	\$170,571	\$100.24	81	34	0.8%
NWA	\$220,283	\$104.39	103	4,385	100.0%



Benton County

Building Permits

From January 1, 2017 to June 30, 2017 there were 969 residential building permits issued in Benton County. The total was 6.5 percent lower than the first half of 2016 total of 1,036 residential building permits. The average value of the Benton County building permits was \$243,698 in the first half of 2017, 8.0 percent higher than the average value of \$225,546 in the first half of 2016. About 32.5 percent of the first half of 2017 building permits were valued between \$150,001 and \$250,000 with 44.2 percent valued higher than \$250,000 and 23.3 percent lower than \$150,000.

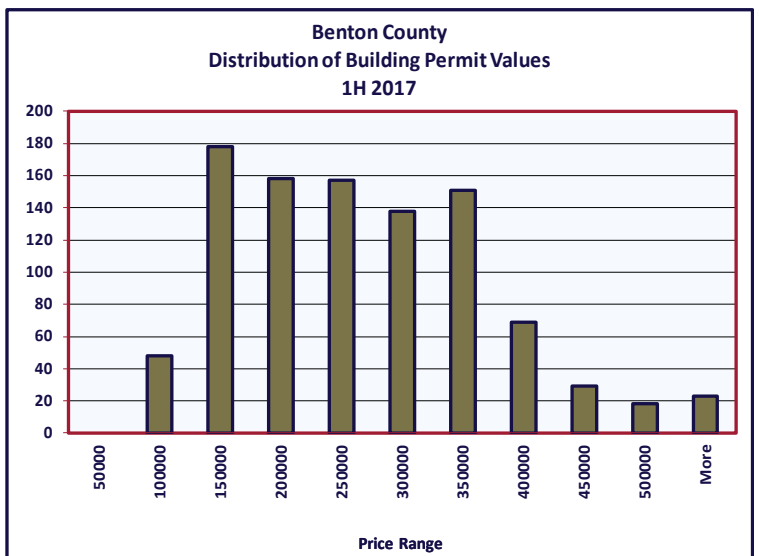
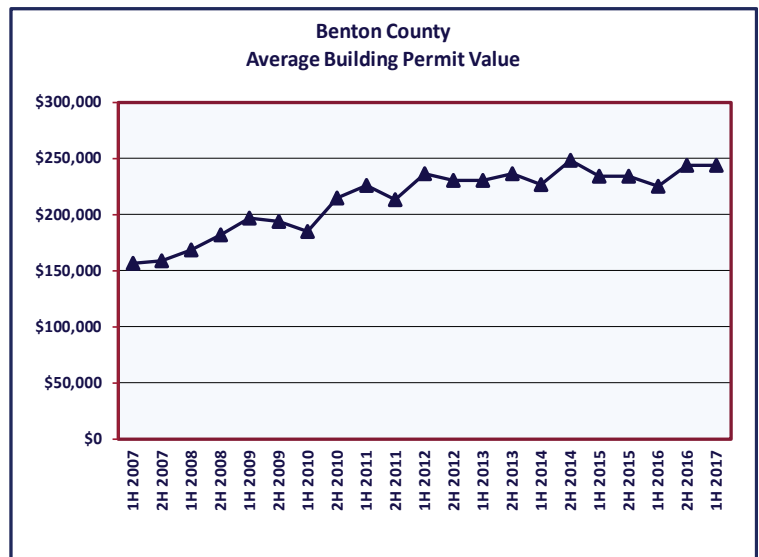
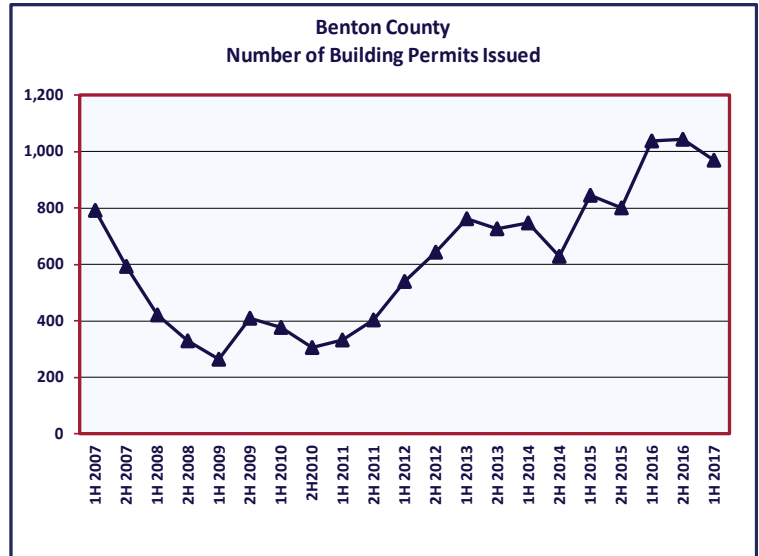
Bentonville accounted for 25.6 percent of the residential building permits in Benton County. Centerton and Rogers accounted for 18.9 and 14.9 percent of the Benton County residential building permits, respectively. The remaining 40.6 percent were from other small cities in the county.

From the first half of 2016 to the first half of 2017, the number of building permits issued increased in Bella Vista, Bethel Heights, Gentry, Gravette, and Pea Ridge. The number of permits decreased in Bentonville, Cave Springs, Centerton, Decatur, Lowell, Rogers, Siloam Springs, and remained unchanged in Little Flock.

Subdivisions

There were 17,037 total lots in 213 active subdivisions in Benton County in the first half of 2017. Within the active subdivisions, 20.4 percent of the lots were empty, 0.8 percent were starts, 3.6 percent were under construction, 0.6 percent were complete but unoccupied houses, and 74.7 percent were occupied houses. In the first half of 2017, Bentonville had the most empty lots, houses under construction, and the most complete, but unoccupied houses. Rogers had the most starts.

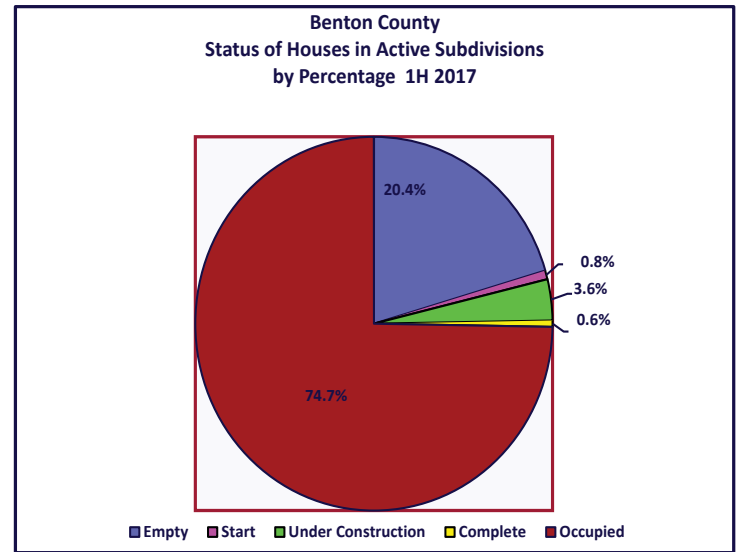
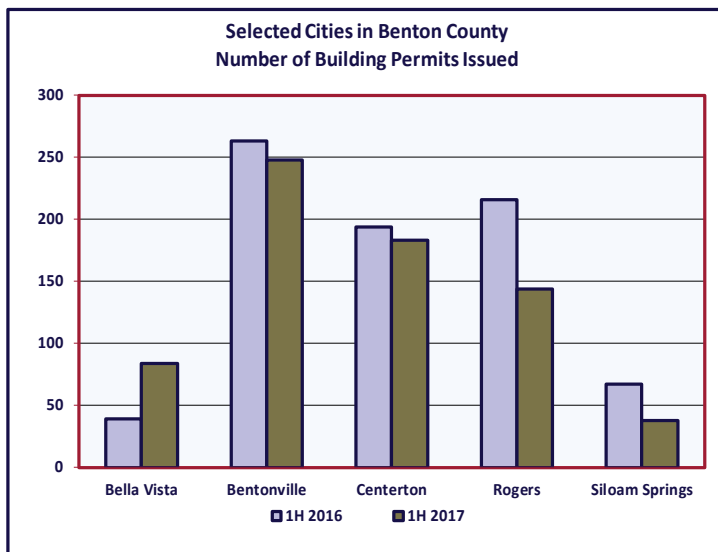
During the first half of 2017, the most active communities in terms of houses under construction were Bentonville with 206 and Rogers with 112. These top cities for new construction were also among the most active in the first half of 2017. Meanwhile, no new construction or progress in existing construction occurred in the last year in 37 out of 213 subdivisions in Benton County.



Benton County

Benton County Residential Building Permit Values by City First Half of 2017

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	1H 2017 Total	1H2016 Total
Bella Vista	0	0	2	17	21	15	18	6	2	3	0	84	39
Bentonville	0	0	0	26	53	30	74	29	15	8	13	248	263
Bethel Heights	0	0	5	0	0	0	0	0	0	0	0	5	0
Cave Springs	0	27	10	29	14	5	9	0	0	1	2	97	114
Centerton	0	0	42	18	34	48	18	14	4	1	4	183	194
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	1
Gentry	0	1	6	3	1	0	0	0	0	0	0	11	1
Gravette	0	14	5	3	0	0	0	0	1	0	1	24	11
Little Flock	0	0	0	0	0	1	1	2	1	1	2	8	8
Lowell	0	0	1	0	10	15	5	5	2	0	0	38	54
Pea Ridge	0	0	71	17	1	0	0	0	0	0	0	89	68
Rogers	0	3	13	34	22	24	26	13	4	4	1	144	216
Siloam Springs	0	3	23	11	1	0	0	0	0	0	0	38	67
Benton County	0	48	178	158	157	138	151	69	29	18	23	969	1,036



Benton County

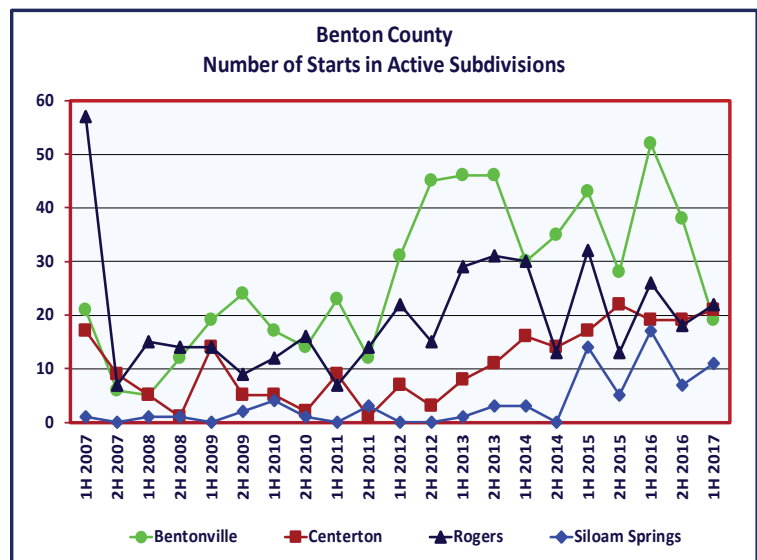
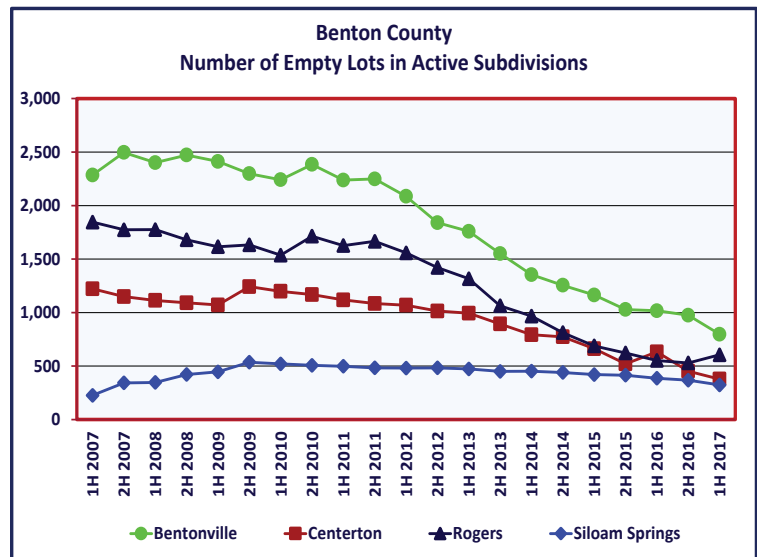
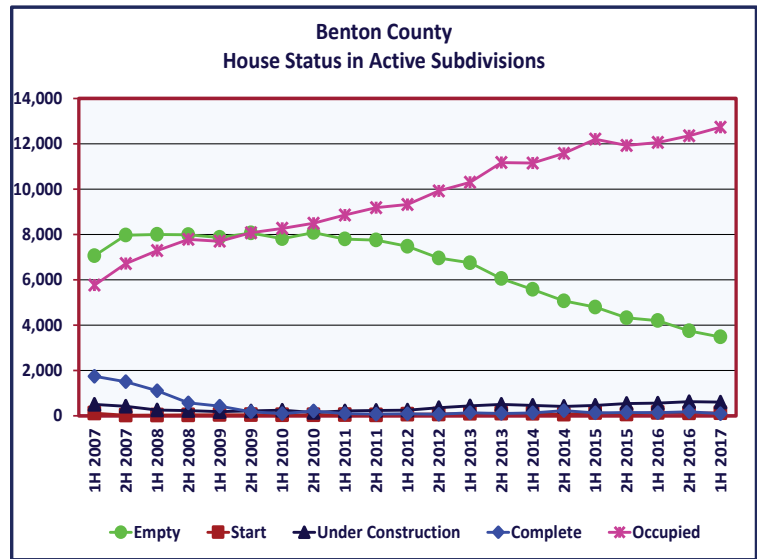
In the first half of 2017, there were 1,077 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 25.3 months of lot inventory at the end of the first half of 2017. This is down from 32.7 months of inventory at the end of the second half of 2016. Overall, in 55 out of 213 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the first half of 2017, there were 4,084 lots in 75 subdivisions in Benton County that had received approval. Bentonville accounted for 30.3 percent of the coming lots, Centerton accounted for 29.7 percent, Rogers accounted for 14.6 percent, and Siloam Springs accounted for 3.9 percent of the coming lots. Other small cities in Benton County accounted for the remaining 21.5 percent of coming lots.

In addition, Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2011 to 2017 are provided in this report. The percentage of houses occupied by owners decreased from 68.8 percent in 2011 to 66.1 percent in 2017.

Sales of Existing Houses

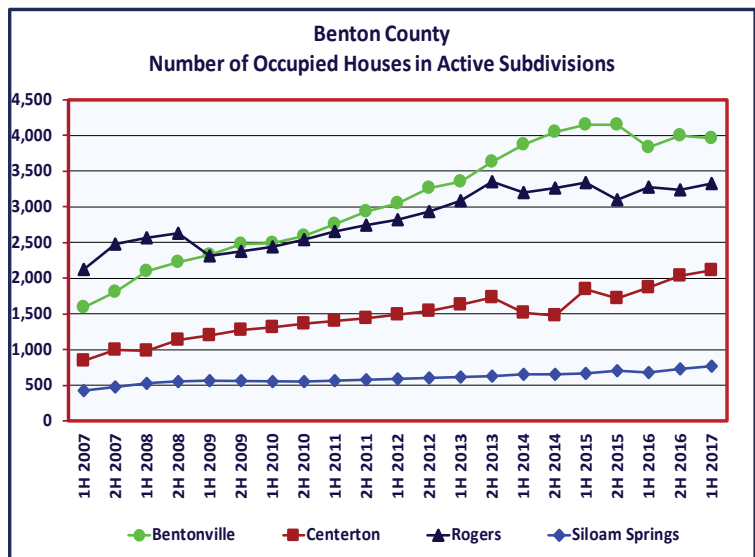
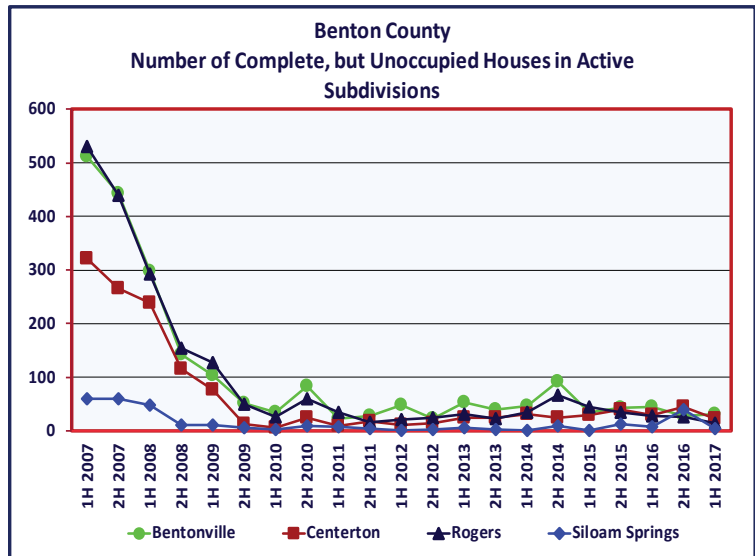
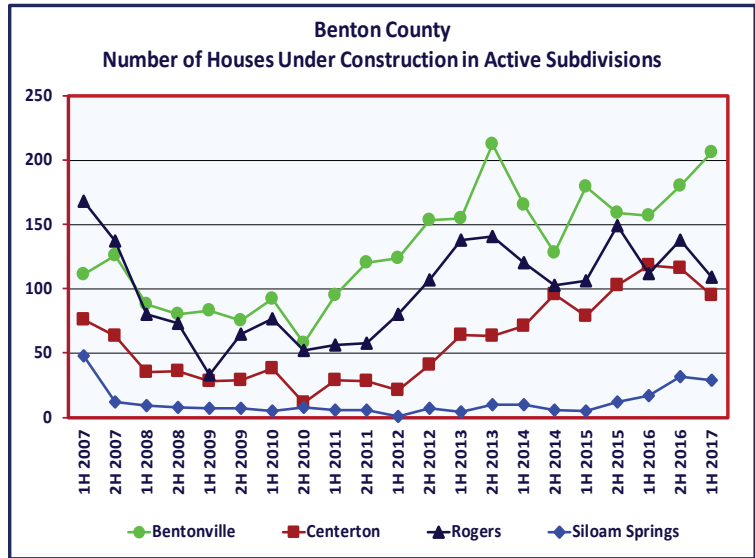
By examining house sales in the first half of 2017, the following results were revealed. A total of 2,657 houses were sold from January 1, 2017 to June 30, 2017 in Benton County. This represents a decrease of 9.3 percent from the previous half and an increase of 0.5 percent from the same time period in 2016. About 25.0 percent of the houses were sold in Rogers, 21.3 percent in Bentonville, 21.2 percent in Bella Vista, and 32.5 percent in the rest of Benton County. There were 1,512 houses listed for sale in the MLS database as of June 30, 2017 in Benton County at an average list price of \$367,351. In the first half of 2017, the average price of all houses sold in Benton County was \$227,036, while the median price was \$189,500, and the average price per square foot



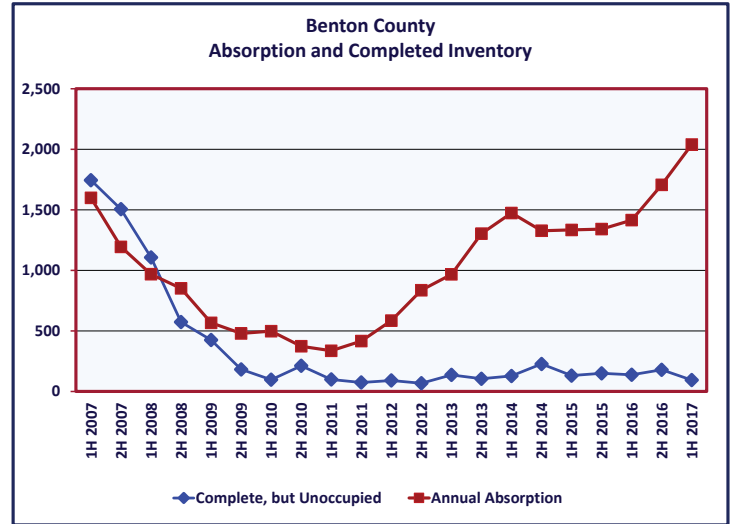
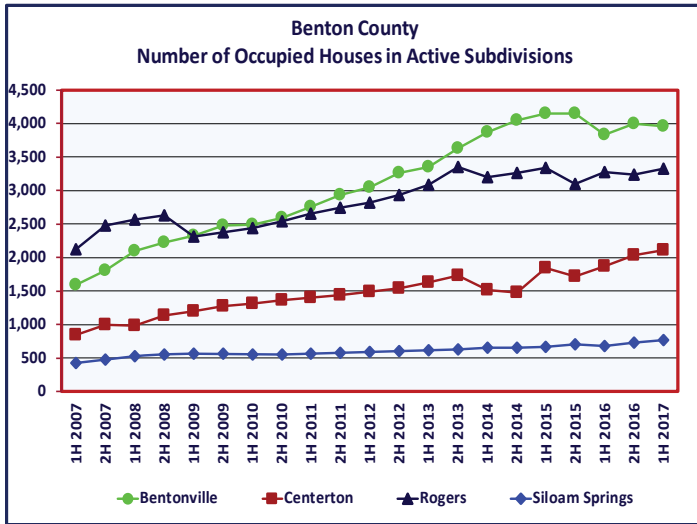
Benton County

was \$104.10. For the first half of 2017, the average amount of time between the initial listing of a house and the sale date was 106 days. The average sales price increased by 2.3 percent compared to the second half of 2016, the price per square foot increased by 3.7 percent from the second half of 2016 and the duration on the market increased by 2.0 percent during the first half of 2017. Out of the 2,657 houses sold in Benton County in the first half of 2017, 625 were new construction. These newly constructed houses had an average sold price of \$287,691 and took an average of 149 days to sell from their initial listing dates.

For the period of January 1, 2017 to June 30, 2017, on average in Benton County, the largest and most expensive houses sold were in Highfill, and homes sold most rapidly in Gateway.



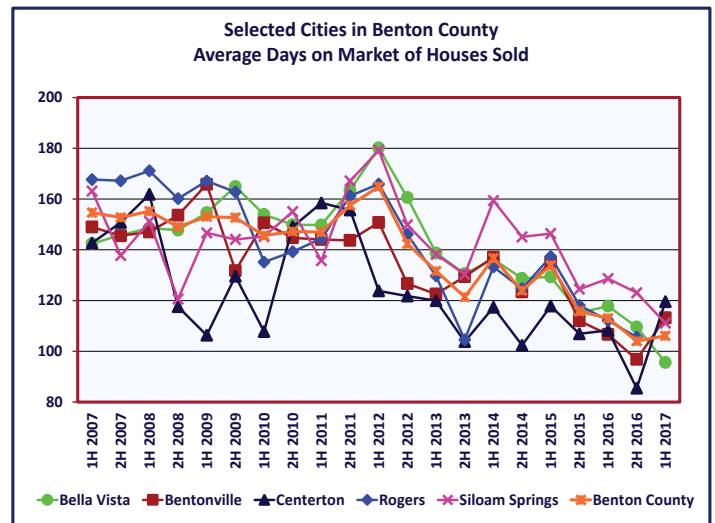
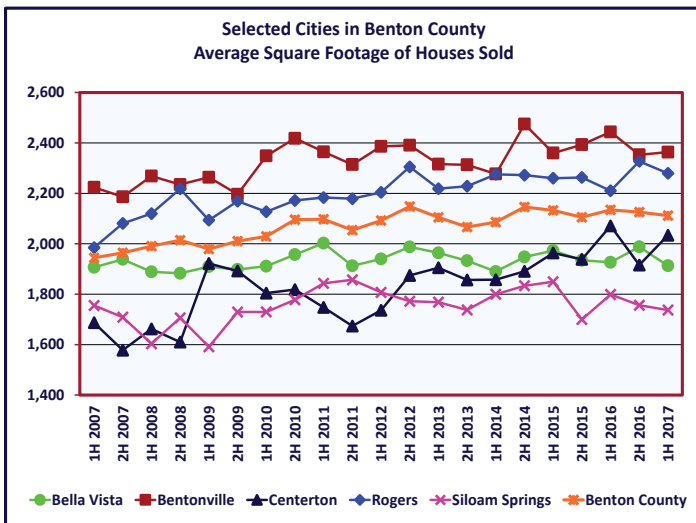
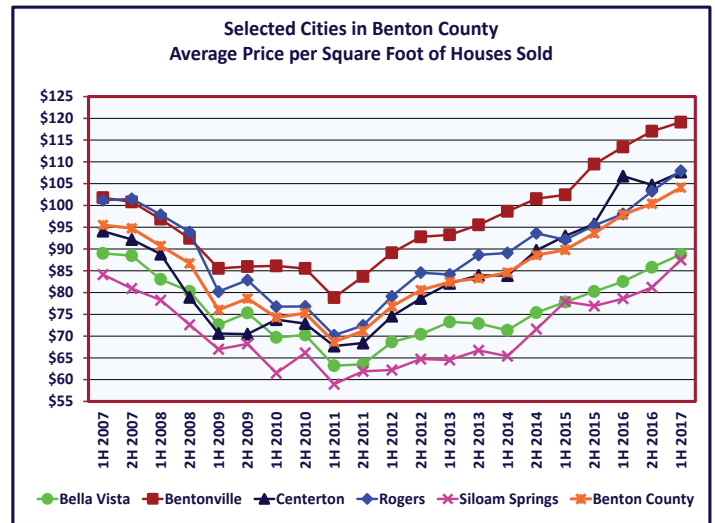
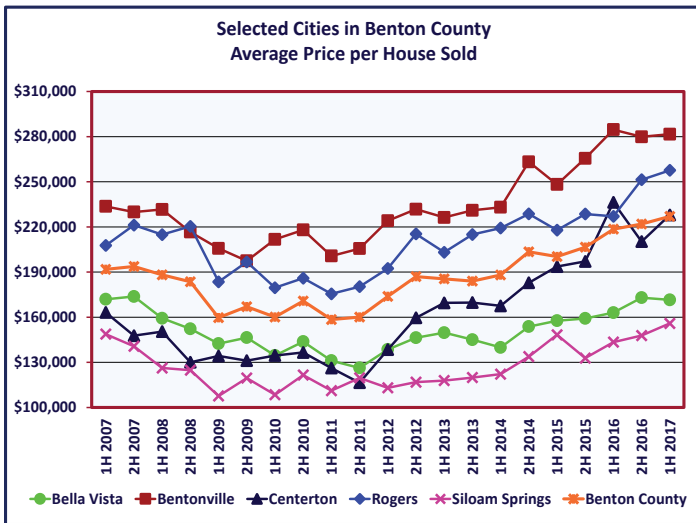
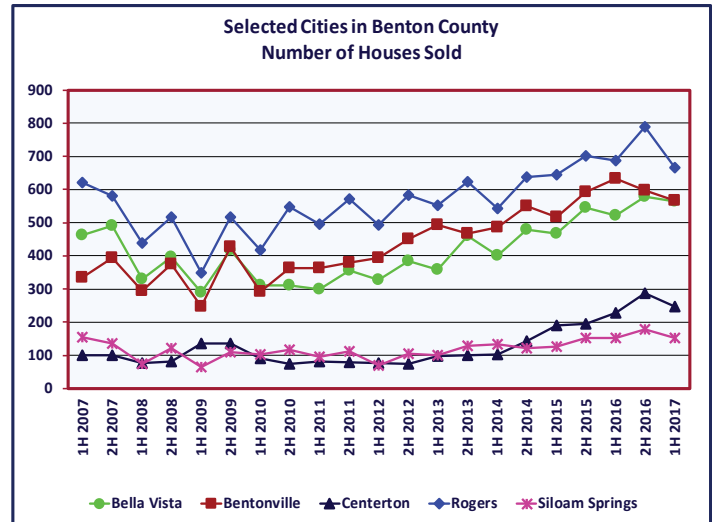
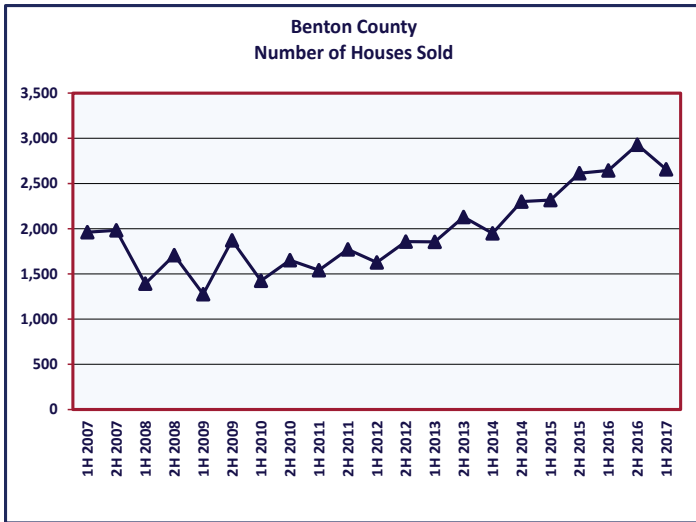
Benton County



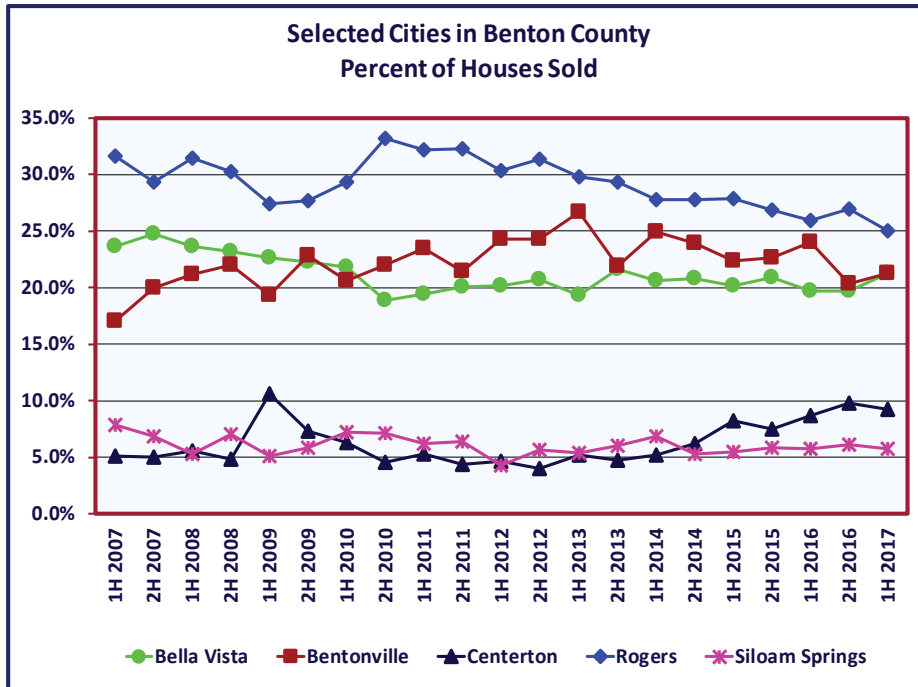
Benton County - Percentage of Owner-Occupied Houses by City

City	2011	2012	2013	2014	2015	2016	2017
Avoca	78.2%	77.8%	75.8%	74.7%	72.1%	70.6%	69.6%
Bella Vista	78.4%	78.0%	78.0%	77.2%	77.8%	76.5%	77.7%
Bentonville	69.4%	68.7%	68.7%	67.5%	67.4%	64.4%	63.9%
Bethel Heights	66.8%	67.6%	68.1%	67.4%	67.3%	66.2%	62.8%
Cave Springs	73.7%	73.3%	75.4%	76.5%	76.9%	70.1%	69.8%
Centerton	67.6%	67.4%	66.9%	64.0%	63.8%	60.1%	60.2%
Decatur	54.6%	52.9%	53.6%	53.7%	55.6%	54.4%	53.5%
Elm Springs	70.0%	90.0%	83.3%	65.9%	75.6%	64.9%	64.6%
Garfield	69.8%	71.0%	70.0%	67.4%	67.0%	65.4%	65.7%
Gateway	60.0%	58.5%	57.3%	56.2%	56.4%	56.7%	56.1%
Gentry	59.2%	59.1%	60.1%	59.7%	58.7%	58.6%	58.3%
Gravette	60.6%	60.0%	57.9%	57.4%	57.7%	56.0%	57.3%
Highfill	55.7%	55.7%	54.6%	55.5%	56.6%	57.0%	54.6%
Little Flock	76.0%	75.5%	75.8%	75.7%	75.8%	75.2%	74.6%
Lowell	72.6%	72.7%	72.9%	72.0%	73.9%	70.4%	70.7%
Pea Ridge	70.5%	70.3%	71.0%	70.0%	69.8%	68.2%	67.1%
Rogers	68.7%	68.2%	68.7%	68.1%	68.6%	66.8%	67.0%
Siloam Springs	64.6%	64.0%	64.5%	63.3%	63.5%	62.5%	62.1%
Springdale	72.0%	71.3%	70.5%	67.9%	67.8%	65.7%	66.8%
Springtown	51.2%	39.8%	52.4%	54.8%	52.4%	57.5%	58.5%
Sulphur Springs	54.5%	55.4%	56.4%	55.6%	60.5%	58.4%	54.0%
Rural/Rurban	63.6%	63.3%	67.0%	60.7%	62.9%	61.5%	61.4%
Benton County	68.8%	64.4%	68.6%	67.1%	63.2%	66.0%	66.1%

Benton County



Benton County

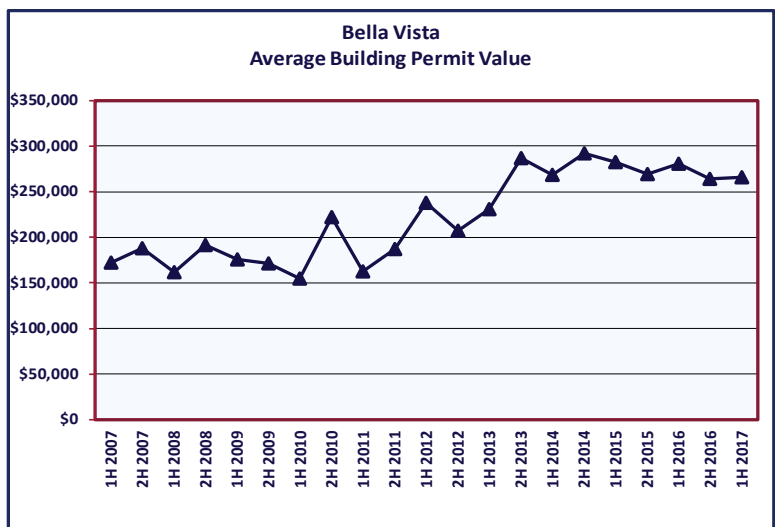
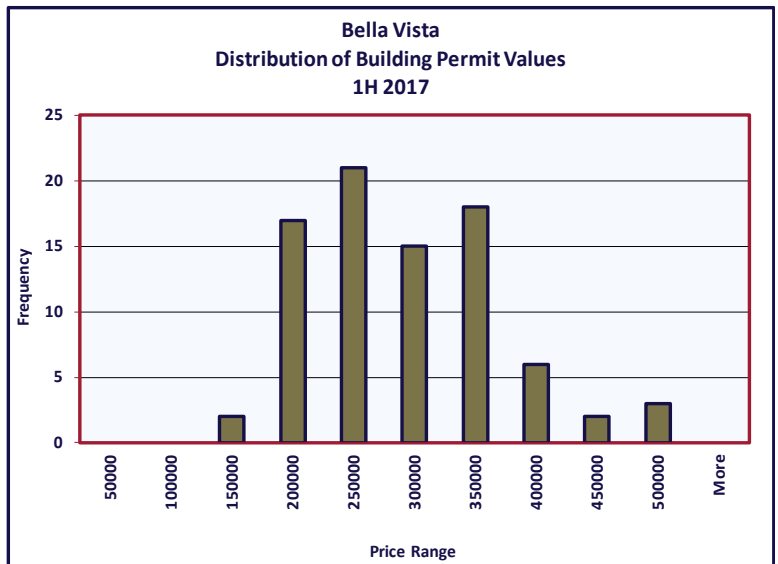
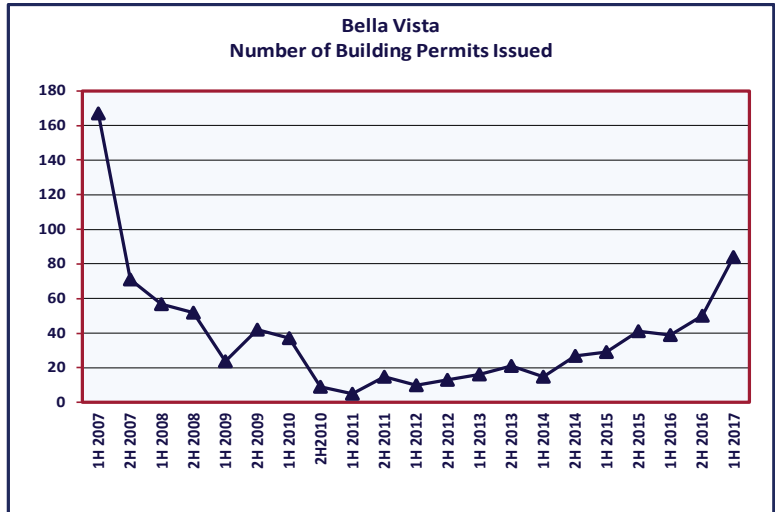


Benton County Sold House Characteristics by City First Half of 2017

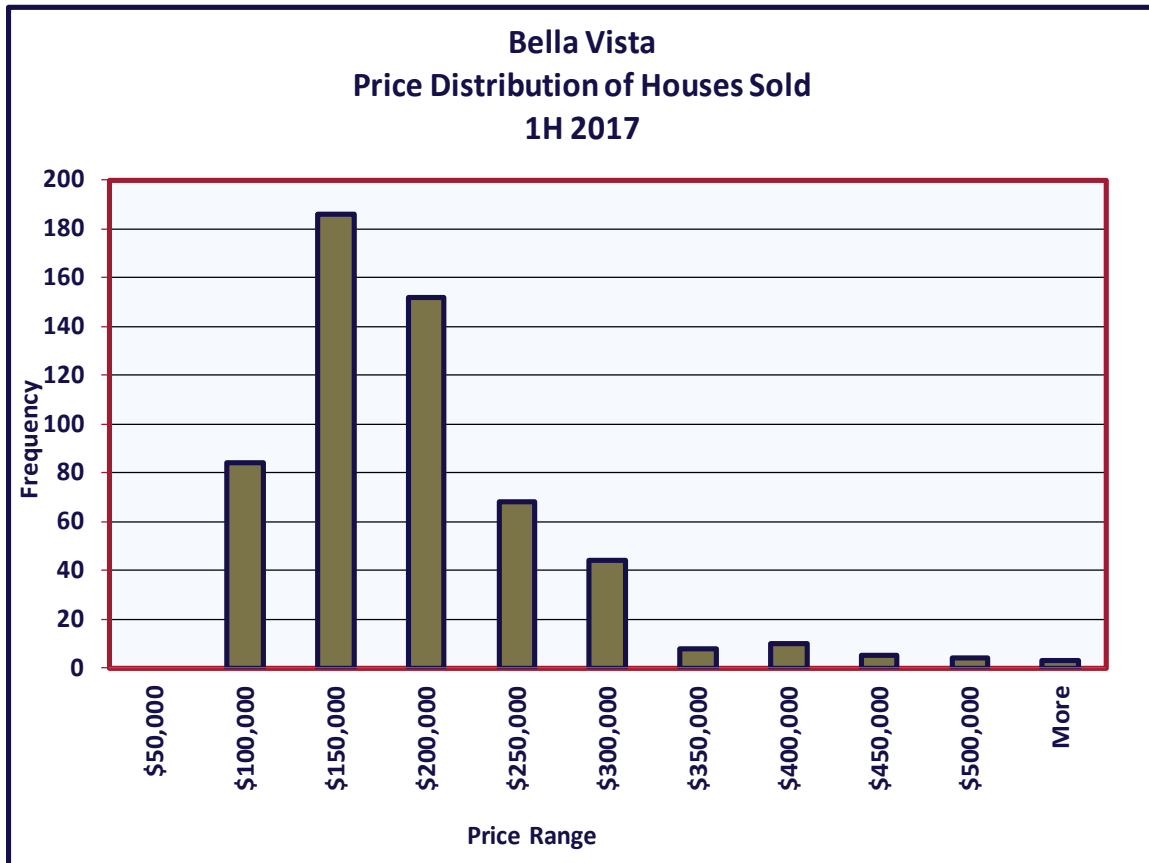
City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Bella Vista	\$171,542	\$88.76	96	564	21.2%
Bentonville	\$281,604	\$119.11	113	566	21.3%
Bethel Heights	\$174,275	\$98.12	127	16	0.6%
Cave Springs	\$301,114	\$121.60	124	103	3.9%
Centerton	\$227,959	\$107.66	120	246	9.3%
Decatur	\$133,233	\$79.41	98	12	0.5%
Garfield	\$281,639	\$118.30	192	34	1.3%
Gateway	\$165,000	\$109	27	1	0.1%
Gentry	\$127,608	\$75.18	114	43	1.6%
Gravette	\$152,879	\$81.21	87	52	2.0%
Highfill	\$387,500	\$150	62	2	0.1%
Little Flock	\$262,500	\$177.24	146	2	0.1%
Lowell	\$193,040	\$104.93	72	99	3.7%
Pea Ridge	\$171,033	\$99.40	104	96	3.6%
Rogers	\$257,598	\$107.97	101	665	25.0%
Siloam Springs	\$155,894	\$87.50	111	152	5.7%
Sulphur Springs	\$172,143	\$84.96	272	3	0.1%
Benton County	\$227,036	\$104.10	106	2,657	100.0%

Bella Vista

- From January 1 to June 30, 2017 there were 84 residential building permits issued in Bella Vista. This represents a 115.4 percent increase from the first half of 2016.
- A majority of the building permits were in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bella Vista decreased by 5.4 percent from \$280,756 in the first half of 2016 to \$265,689 in the first half of 2017.
- 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 (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 young families with children) could be considered ready for immediate construction, after acquisition from current owners. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.



Bella Vista

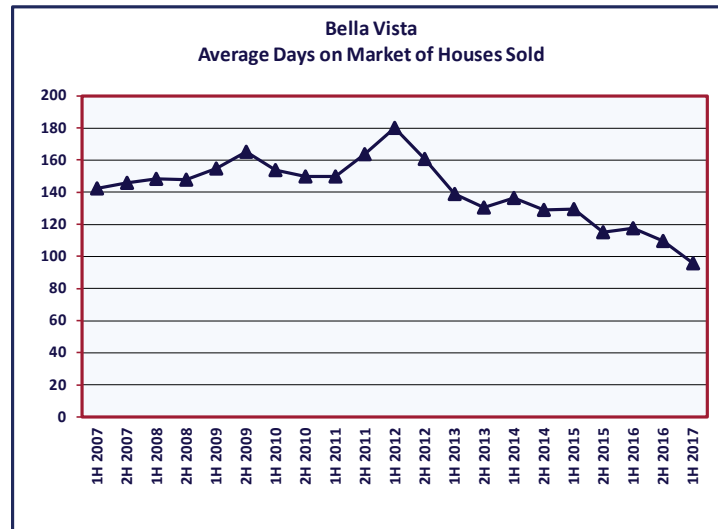
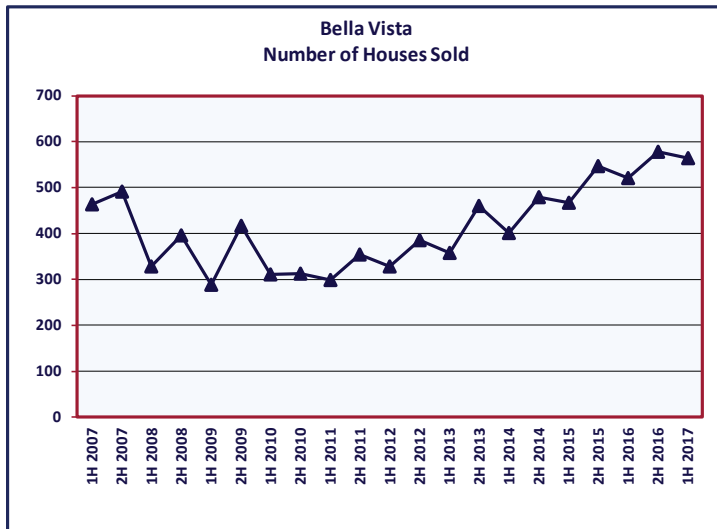


- 60.0 percent of the sold houses in Bella Vista were priced in the \$100,001 to \$200,000 range.

Bella Vista Price Range of Houses Sold First Half of 2017

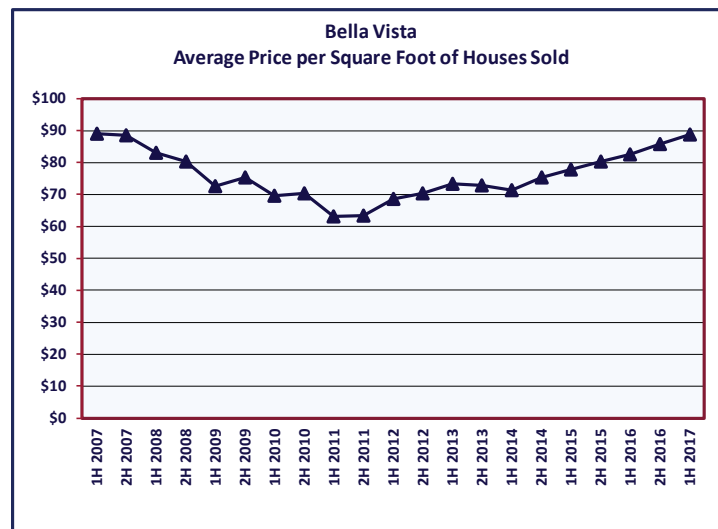
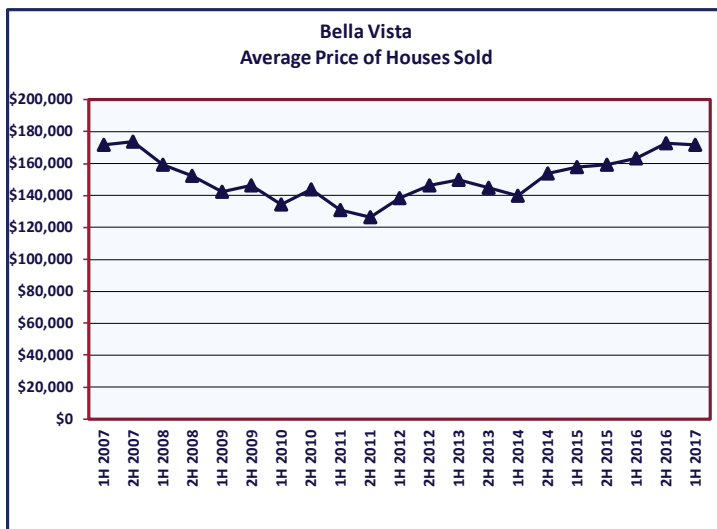
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	84	14.9%	1,279	83	97.9%	\$66.78
\$100,001 - \$150,000	186	33.0%	1,539	83	98.8%	\$86.48
\$150,001 - \$200,000	152	27.0%	1,893	94	98.7%	\$93.27
\$200,001 - \$250,000	68	12.1%	2,474	120	98.2%	\$93.46
\$250,001 - \$300,000	44	7.8%	2,868	110	98.5%	\$98.20
\$300,001 - \$350,000	8	1.4%	3,385	189	95.4%	\$95.75
\$350,001 - \$400,000	10	1.8%	3,333	139	96.1%	\$114.22
\$400,001 - \$450,000	5	0.9%	3,273	81	97.7%	\$131.11
\$450,001 - \$500,000	4	0.7%	3,659	159	96.4%	\$131.03
\$500,000+	3	0.5%	3,861	71	98.0%	\$142.32
Bella Vista	564	100.0%	1,913	96	98.4%	\$88.76

Bella Vista



- There were 564 houses sold in Bella Vista from January 1 to June 30, 2017, or 2.4 percent fewer than the 578 sold in the second half of 2016, and 8.3 percent more than sold in the first half of 2016.
- The average price of a house sold in Bella Vista decreased by 0.8 percent from \$172,976 in the second half of 2016 to \$171,542 in the first half of 2017.
- In Bella Vista, the average number of days on market from initial listing to the date of sale decreased from 110 days in the second half of 2016 to 96 days in the first half of 2017.
- The average price per square foot for a house sold in Bella Vista increased from \$85.78 in the second half of 2016 to \$88.76 in the first half of 2017. The average price per square foot was 3.5 percent higher than in the previous half year, and 7.6 percent higher than in the first half of 2016.

- About 21.2 percent of all houses sold in Benton County in the first half of 2017 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 75.6 percent of the county average.
- Out of the 564 houses sold in the first half of 2017, 32 were new construction. These newly constructed houses had an average sales price of \$220,250 and took an average of 145 days to sell from their initial listing dates.
- There were 214 houses in Bella Vista listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$267,960.
- According to the Benton County Assessor's database, 77.7 percent of houses in Bella Vista were owner-occupied in the first half of 2017.



Bella Vista

Bella Vista Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allendale	3	0.5%	2,595	143	\$252,967	\$101.03
Annsborough	1	0.2%	4,400	137	\$550,000	\$125.00
Auckland	1	0.2%	1,516	72	\$141,000	\$93.01
Avondale	34	6.0%	1,541	89	\$113,775	\$74.93
Banff	2	0.4%	2,316	78	\$224,450	\$98.20
Basildon	6	1.1%	2,103	91	\$148,575	\$74.52
Basildon Courts	3	0.5%	1,213	209	\$79,667	\$66.65
Bedford	3	0.5%	1,578	109	\$145,967	\$92.55
Bella Vista Original	1	0.2%	1,308	284	\$53,000	\$40.52
Bennington	2	0.4%	1,639	40	\$167,500	\$102.33
Berksdale	3	0.5%	2,589	79	\$270,000	\$101.20
Berkshire	4	0.7%	2,141	148	\$196,600	\$91.69
Bethnal	1	0.2%	1,450	82	\$63,500	\$43.79
Birmingham	3	0.5%	1,675	101	\$147,433	\$90.19
Birsay	1	0.2%	1,536	374	\$125,100	\$81.45
Blenheim	1	0.2%	1,697	51	\$121,250	\$71.45
Branchwood	1	0.2%	2,005	95	\$202,000	\$100.75
Brecknock	6	1.1%	2,456	144	\$221,050	\$91.46
Bristol	2	0.4%	1,868	55	\$184,900	\$98.56
Brittany	4	0.7%	1,953	80	\$230,825	\$114.66
Brittany Courts	4	0.7%	1,424	32	\$140,250	\$98.42
Brompton	2	0.4%	1,222	144	\$75,000	\$61.63
Brompton Courts	4	0.7%	1,312	59	\$97,875	\$74.81
Brunswick	3	0.5%	2,321	94	\$200,333	\$86.65
Buckingham	7	1.2%	2,087	89	\$201,343	\$95.85
Cambridge	4	0.7%	2,576	142	\$227,621	\$89.51
Cannich	2	0.4%	2,180	154	\$221,500	\$102.11
Cardenden	1	0.2%	2,420	65	\$215,000	\$88.84
Cardigan	2	0.4%	1,637	57	\$145,000	\$87.97
Carlisle	3	0.5%	1,862	92	\$136,083	\$71.27
Charing	6	1.1%	2,065	91	\$190,100	\$93.81
Chatburn	2	0.4%	1,519	97	\$138,500	\$90.26
Chelmsworth	1	0.2%	2,716	172	\$228,000	\$83.95
Chelsea	3	0.5%	1,710	64	\$165,383	\$96.64
Chelsea Courts	1	0.2%	1,722	252	\$148,500	\$86.24
Cheshire	3	0.5%	1,495	115	\$118,267	\$79.11
Cheviot	3	0.5%	2,071	79	\$232,332	\$110.96
Churchill	5	0.9%	2,620	158	\$202,800	\$82.20
Cornwall	1	0.2%	1,440	157	\$136,000	\$94.44
Coulter	1	0.2%	1,547	44	\$145,500	\$94.05
Coventry	1	0.2%	1,737	47	\$174,000	\$100.17
Cresswell	4	0.7%	2,409	52	\$223,308	\$93.04
Cromarty	1	0.2%	2,638	221	\$370,000	\$140.26
Cumberland	4	0.7%	1,674	77	\$157,625	\$94.44
Cunningham	2	0.4%	2,014	86	\$153,500	\$78.79
Dartmoor	1	0.2%	1,379	48	\$138,700	\$100.58
Derby	1	0.2%	2,385	65	\$144,403	\$60.55
Dickenshire	3	0.5%	2,367	142	\$205,833	\$90.61
Dillow	3	0.5%	1,523	44	\$146,333	\$95.53
Dorchester	2	0.4%	1,516	39	\$134,450	\$88.52

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dorset	6	1.1%	1,616	63	\$137,188	\$87.62
Drake Court	16	2.8%	1,512	95	\$81,072	\$54.92
Dunbarton	2	0.4%	2,244	104	\$207,000	\$92.01
Dunedin	2	0.4%	2,089	75	\$204,500	\$96.30
Dunsford	2	0.4%	2,263	61	\$208,200	\$92.01
Duxford	4	0.7%	2,321	169	\$217,738	\$95.57
East Riding	2	0.4%	2,466	186	\$184,000	\$76.61
Eddleston	1	0.2%	2,526	70	\$271,000	\$107.28
Elvendon	2	0.4%	1,491	141	\$160,750	\$107.38
Essex	5	0.9%	1,505	48	\$126,200	\$90.50
Ettington	3	0.5%	2,096	69	\$205,137	\$98.81
Evanton	2	0.4%	2,563	187	\$347,500	\$119.29
Fenchurch	4	0.7%	2,198	121	\$162,725	\$75.88
Forest Hills	3	0.5%	1,622	50	\$156,633	\$96.93
Glasgow	1	0.2%	1,763	254	\$167,500	\$95.01
Gloucester	9	1.6%	2,351	89	\$223,156	\$94.19
Granshire	2	0.4%	1,377	124	\$138,700	\$101.09
Grinstead	3	0.5%	1,725	96	\$192,133	\$111.36
Hampshire	3	0.5%	1,771	46	\$180,933	\$102.09
Hampstead	5	0.9%	1,486	47	\$115,858	\$79.28
Hampton	1	0.2%	2,334	58	\$215,000	\$92.12
Harborough	4	0.7%	2,127	93	\$215,500	\$101.28
Harlow	2	0.4%	2,424	44	\$185,950	\$83.42
Harrington	4	0.7%	1,887	75	\$199,938	\$105.81
Hartlepool	1	0.2%	1,408	79	\$140,000	\$99.43
Headley	3	0.5%	1,560	45	\$160,667	\$103.23
Hebrides	1	0.2%	1,422	42	\$134,900	\$94.87
Hexham	1	0.2%	2,049	187	\$220,000	\$107.37
Highland	3	0.5%	2,100	122	\$211,100	\$100.80
Highland Park Villas	2	0.4%	1,403	106	\$156,500	\$111.69
Hillswick	1	0.2%	1,445	46	\$150,000	\$103.81
Hopeman	1	0.2%	2,390	69	\$235,000	\$98.33
Huntingdon	1	0.2%	1,706	58	\$155,000	\$90.86
Ingleborough	2	0.4%	1,601	48	\$150,500	\$93.92
Islay	1	0.2%	2,089	86	\$175,000	\$83.77
Islington	1	0.2%	1,352	51	\$131,000	\$96.89
Keighley	2	0.4%	3,046	120	\$286,500	\$93.98
Kelaen	3	0.5%	2,765	187	\$239,667	\$88.83
Kennet	1	0.2%	2,064	343	\$228,200	\$110.56
Kensington	1	0.2%	2,903	32	\$425,000	\$146.40
Kildonan	1	0.2%	2,065	8	\$223,500	\$108.23
Kilmuir	5	0.9%	1,948	111	\$190,100	\$98.33
Kincardine	3	0.5%	3,136	165	\$385,667	\$125.90
Kingsdale Courts	4	0.7%	1,536	54	\$91,125	\$61.67
Kingswood	1	0.2%	1,741	16	\$165,000	\$94.77
Kintyre	1	0.2%	2,762	176	\$218,500	\$79.11
Kirkcudbright	1	0.2%	3,103	81	\$290,000	\$93.46
Kirkpatrick	1	0.2%	2,597	104	\$299,900	\$115.48
Lakenheath	5	0.9%	2,121	81	\$223,770	\$102.17
Lakeview	2	0.4%	2,010	56	\$149,950	\$77.06

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Lambeth	6	1.1%	1,715	56	\$149,833	\$86.67
Lancashire	2	0.4%	1,435	123	\$115,000	\$80.04
Lands End	6	1.1%	1,675	95	\$132,750	\$84.41
Leicester	6	1.1%	1,718	92	\$120,106	\$67.87
Lockhart	2	0.4%	1,369	44	\$145,250	\$105.92
Lothian	2	0.4%	1,995	63	\$163,950	\$84.54
Lundy	1	0.2%	2,430	64	\$186,000	\$76.54
Macon	1	0.2%	1,840	32	\$195,330	\$106.16
Magrath	6	1.1%	2,159	54	\$227,267	\$104.74
Manchester	1	0.2%	1,472	62	\$142,000	\$96.47
Marionet	5	0.9%	2,838	82	\$253,980	\$91.15
Mayfair	1	0.2%	1,484	41	\$127,000	\$85.58
Melanie	5	0.9%	2,458	117	\$227,900	\$92.69
Melanie Courts	7	1.2%	1,321	55	\$101,000	\$77.54
Merritt	2	0.4%	1,484	69	\$141,500	\$94.64
Metfield	2	0.4%	1,626	144	\$141,000	\$86.73
Metfield Courts	13	2.3%	1,173	61	\$89,715	\$76.33
Monikie	3	0.5%	2,123	143	\$193,883	\$89.83
Morganshire	3	0.5%	2,390	88	\$233,333	\$98.54
Mountain Springs Estate	1	0.2%	1,772	60	\$269,250	\$151.95
Nelson	6	1.1%	1,680	90	\$155,067	\$95.80
New Galloway	1	0.2%	2,358	94	\$282,000	\$119.59
Newburgh	1	0.2%	3,128	161	\$265,000	\$84.72
Newquay	3	0.5%	2,175	91	\$163,762	\$69.82
Norfolk	4	0.7%	1,767	77	\$141,850	\$83.74
North Riding	2	0.4%	1,363	151	\$97,500	\$67.99
Northampton	4	0.7%	1,736	59	\$143,250	\$83.08
Norwich	1	0.2%	1,792	76	\$80,000	\$44.64
Norwood	4	0.7%	2,594	179	\$208,075	\$81.56
Norwood Courts	2	0.4%	1,248	145	\$107,550	\$86.16
Nottingham	1	0.2%	1,798	28	\$151,000	\$83.98
Oak Knoll	1	0.2%	1,232	74	\$117,000	\$94.97
Oakford	1	0.2%	1,308	43	\$122,500	\$93.65
Oniell	2	0.4%	2,448	48	\$209,900	\$87.44
Oxford	2	0.4%	1,840	143	\$145,500	\$82.39
Pamona	1	0.2%	1,660	53	\$173,000	\$104.22
Penrith	3	0.5%	1,923	65	\$162,800	\$85.43
Pimlico	2	0.4%	1,736	123	\$164,500	\$95.39
Portsmouth	3	0.5%	3,009	66	\$266,633	\$88.13
Quantock Hills	3	0.5%	1,853	81	\$161,333	\$86.42
Queensborough	1	0.2%	2,637	52	\$375,000	\$142.21
Radcliff	3	0.5%	1,906	72	\$173,667	\$96.55
Radnor	3	0.5%	1,840	44	\$150,833	\$82.53
Rannoch	3	0.5%	2,907	102	\$379,633	\$127.66
Redwick	3	0.5%	2,460	114	\$203,300	\$83.86
Reighton	4	0.7%	1,642	47	\$159,038	\$97.45
Renfrew	4	0.7%	1,386	55	\$138,895	\$99.84
Retford	1	0.2%	1,791	66	\$175,500	\$97.99
Roberts	3	0.5%	2,064	115	\$181,068	\$90.63
Rockingham	1	0.2%	3,568	81	\$342,000	\$95.85

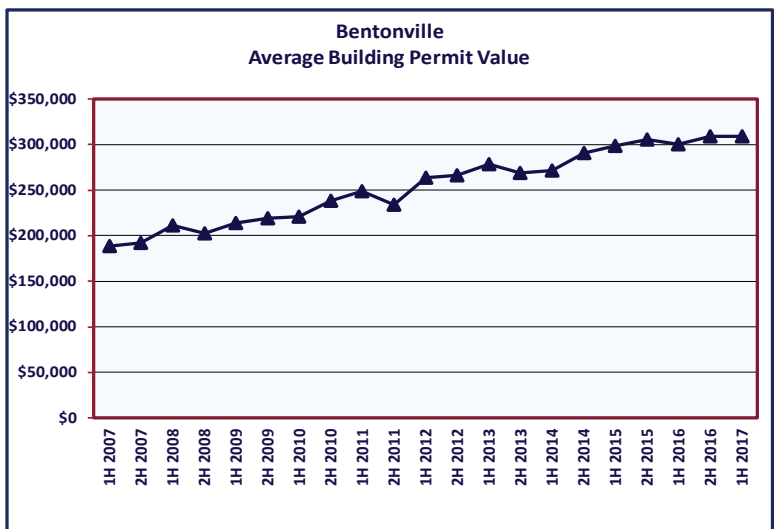
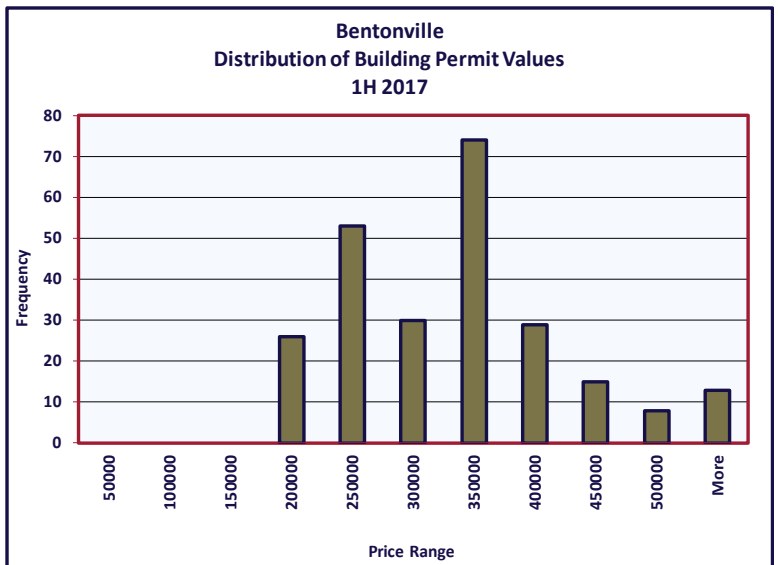
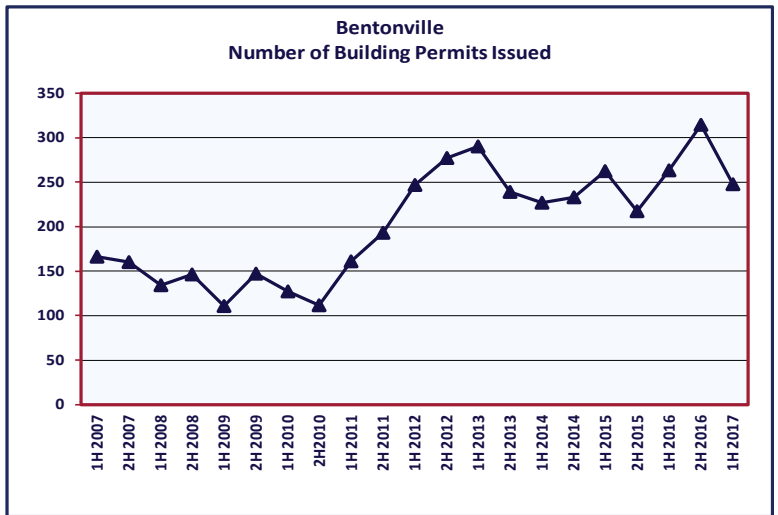
Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Romford	1	0.2%	1,381	27	\$125,500	\$90.88
Rothbury	1	0.2%	2,090	127	\$199,500	\$95.45
Roxburgh	1	0.2%	1,620	76	\$135,000	\$83.33
Rugby	4	0.7%	2,401	49	\$218,000	\$92.23
Ruthwell	2	0.4%	1,702	79	\$163,763	\$95.68
Sandwick	2	0.4%	1,398	39	\$121,950	\$87.24
Scalloway	2	0.4%	2,317	84	\$187,350	\$80.31
Scarborough	1	0.2%	1,700	36	\$120,000	\$70.59
Scotsdale	4	0.7%	2,070	116	\$193,675	\$93.57
Shakespeare Courts	9	1.6%	1,722	121	\$133,144	\$77.59
Sherlock	2	0.4%	1,819	131	\$142,400	\$78.54
Sherwood	4	0.7%	1,728	163	\$138,719	\$81.23
Shetland	1	0.2%	1,276	34	\$110,000	\$86.21
Shropshire	1	0.2%	2,240	206	\$180,000	\$80.36
Somerset	5	0.9%	1,585	139	\$135,980	\$87.71
St Andrews	1	0.2%	2,523	42	\$263,037	\$104.26
Stafford	4	0.7%	2,469	102	\$209,625	\$86.81
Stirling	2	0.4%	2,966	93	\$317,500	\$107.19
Stockton	2	0.4%	2,155	91	\$203,000	\$98.10
Stonehaven	2	0.4%	3,804	175	\$432,500	\$113.74
Stoneykirk	3	0.5%	1,745	118	\$154,600	\$89.05
Stronsay	2	0.4%	1,926	78	\$196,500	\$101.74
Suffolk	1	0.2%	1,352	48	\$118,000	\$87.28
Sullivan	2	0.4%	1,790	152	\$183,000	\$102.08
Sunderland	2	0.4%	2,030	164	\$172,500	\$87.10
Sussex	1	0.2%	1,910	190	\$210,900	\$110.42
Taransay	3	0.5%	1,485	58	\$135,000	\$91.01
Tiverton	1	0.2%	2,002	79	\$167,500	\$83.67
Trafalgar	1	0.2%	1,920	83	\$181,000	\$94.27
Wandsworth	2	0.4%	1,822	129	\$191,050	\$103.47
Warwick	4	0.7%	2,119	133	\$187,875	\$88.77
Waterbury	1	0.2%	1,767	56	\$155,000	\$87.72
Watson	1	0.2%	1,765	195	\$196,500	\$111.33
Wellington	1	0.2%	1,586	204	\$157,900	\$99.56
Wembly	4	0.7%	2,381	99	\$236,500	\$94.58
Wendron	1	0.2%	1,509	101	\$116,000	\$76.87
Wentworth	3	0.5%	2,564	188	\$177,667	\$69.96
Westbrook	1	0.2%	2,054	299	\$220,000	\$107.11
Westminster	1	0.2%	1,633	50	\$154,800	\$94.79
Weymouth	2	0.4%	1,693	79	\$159,500	\$94.24
Wight	6	1.1%	1,610	68	\$144,042	\$89.86
Wiltshire	2	0.4%	2,380	70	\$197,450	\$84.69
Wimbledon	3	0.5%	1,831	90	\$139,000	\$77.56
Windsor	4	0.7%	2,393	124	\$264,075	\$102.92
Windsor Courts	2	0.4%	1,737	326	\$150,250	\$86.54
Witherby	3	0.5%	1,504	63	\$146,967	\$97.15
Worcester	7	1.2%	1,283	63	\$97,429	\$77.48
York	2	0.4%	2,129	71	\$169,500	\$85.78
Bella Vista	564	100.0%	1,913	96	\$171,542	\$88.76

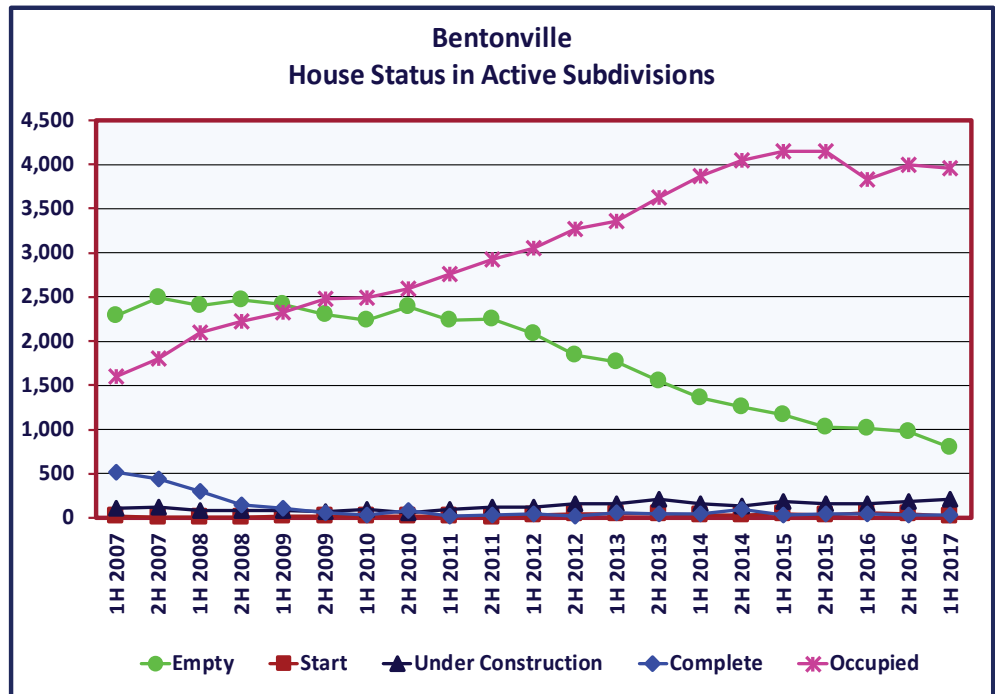
Bentonville

- From January 1 to July 30, 2017 there were 248 residential building permits issued in Bentonville. This represents a 5.7 percent decrease from the 263 building permits issued in the first half of 2016.
- In the first half of 2017, a majority of building permits were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bentonville increased by 3.1 percent from \$300,002 in the first half of 2016 to \$309,307 in the first half of 2017.



Bentonville

- There were 5,011 total lots in 54 active subdivisions in Bentonville in the first half of 2017. About 79.0 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 4.1 percent were under construction, 0.4 percent were starts, and 15.9 percent were empty lots.
- The subdivision with the most houses under construction in Bentonville in the first half of 2017 was Kerelaw Castle with 20.
- No new construction or progress in existing construction has occurred in the last year in 9 out of the 54 active subdivisions in Bentonville.
- 254 new houses in Bentonville became occupied in the first half of 2017. The annual absorption rate implies that there were 23.7 months of remaining inventory in active subdivisions, down from 30.9 months in the second half of 2016.
- In 13 out of the 54 active subdivisions in Bentonville, no absorption has occurred in the first half of 2017.
- An additional 1,237 lots in 17 subdivisions had received either preliminary or final approval by June 30, 2017.



Bentonville Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
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Preliminary Approval

Amber Ridge South @ Woods Creek	2H 2015	19
Coler Creek, Phase I	2H 2015	31
Cornerstone Ridge, Phase VI	1H 2015	21
Elington Village	2H 2016	39
Harbin Pointe Townhomes	2H 2016	4
Livingston Square	2H 2015	37
Lochmoor Club, Phase II	2H 2016	105
Osage Hill's Phase I, II	2H 2016	430
Willowbrook, Phase II	2H 2016	127
Windmill Farms	2H 2016	10

Final Approval

Central Park, Phase VI	2H 2014	66
Cornerstone Ridge, Ph IV	2H 2015	6
Cornerstone Ridge, Ph V	2H 2016	67
Creekstone Estates	2H 2016	25
East Ridge Addition	2H 2013	7
Providence Village	2H 2013	189
Rolling Acres, Phase II	2 H 2015	54

Bentonville		1,237
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Bentonville

Bentonville House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek	3	0	1	1	30	35	3	5.5
Amber Ridge North at Woods Creek	12	0	7	0	1	20	1	228.0
Angel Falls Phase I, II	32	2	1	0	71	106	3	52.5
Arbor Lane II	13	1	6	0	7	27	0	120.0
Avignon ¹	3	0	3	0	32	38	0	--
The Bluffs, Phase I	12	0	1	0	8	21	1	78.0
Briarwood ^{1,2}	6	0	0	0	22	28	0	--
Brighton Cottages	121	1	18	0	28	168	21	60.0
Central Park, Phase, II III, V	15	2	5	1	103	126	9	10.2
Chapel Hill	3	0	0	0	122	125	0	--
Chardonnay	6	0	1	0	45	52	1	42.0
Clark's 2nd Addition Blk 7	0	2	0	0	2	4	1	12.0
College Place, Phases VII, VIII, IX	4	1	5	0	164	174	15	4.1
Cornerstone Ridge, Phase I, V	23	4	11	13	143	194	20	30.6
Creekstone, Phase II, III	35	0	2	1	19	57	4	114.0
Eagle Creek, Phase I ^{1,2}	1	0	0	0	61	62	0	--
Eau Claire ¹	8	1	2	0	15	26	0	--
Edgar Estates, Block I, II	71	0	13	5	6	95	6	178.0
The Estates at Woods Creek	3	1	3	3	5	15	5	24.0
Grace	7	0	4	0	101	112	10	5.3
Grammercy Park	72	0	9	0	34	115	1	243.0
Heathrow	3	0	0	0	62	65	0	36.0
Hidden Springs, Phase IV ^{1,2}	4	0	0	0	44	48	0	--
Highland Park	0	0	1	0	51	52	3	1.2
Highpointe	16	0	12	0	110	138	4	16.0
Kensington, Phase III ^{1,2}	3	0	0	0	28	31	0	--
Kerelaw Castle	70	2	20	1	78	171	9	65.6
Keystone Phase II ^{1,2}	2	0	0	0	82	84	0	--
Laurynwood Estates	7	0	2	0	91	100	1	108.0
Little Sugar Estates ¹	1	0	1	0	9	11	0	--
Lyndal Heights, Phase V	16	0	0	0	8	24	0	192.0
McKissic Creek Estates	3	0	0	0	6	9	0	36.0
North Fork	23	0	6	0	66	95	15	18.3
Oakbrooke, Phases I, II ¹	9	0	1	0	55	65	0	--
Oak Lawn Hills	14	1	2	0	47	64	6	14.6
Osage Ridge Estates	11	0	1	0	2	14	1	72.0
Oxford Ridge	1	0	1	0	165	167	4	2.4
Plum Tree Place	0	0	0	0	6	6	3	0.0
Riverwalk Farm Estates, Phases I, II, IV	5	0	14	0	507	526	14	5.2
Rolling Acres	7	0	5	0	79	91	2	14.4
Simsberry Place	4	0	0	0	79	83	0	24.0
Stone Meadow	55	0	10	1	192	258	25	18.9
Stone Ridge Estates ^{1,2}	26	0	0	0	58	84	0	--
Stoneburrow, Phases I, II	1	1	2	1	293	298	1	30.0
Stonecreek	6	0	0	0	61	67	3	24.0
Summerlin, Phase II	1	0	0	0	83	84	0	3.0

Bentonville

Bentonville House Status in Active Subdivisions (Continued) First Half of 2017

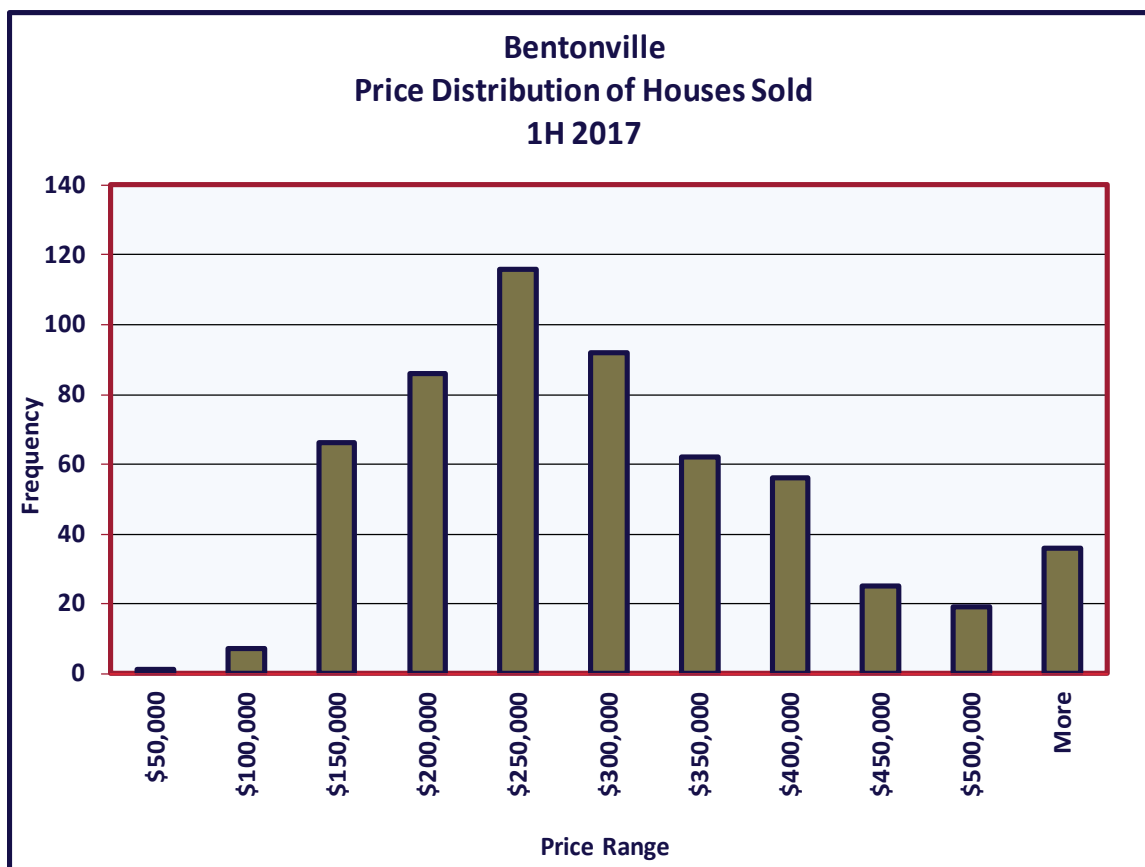
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Talamore ^{1,2}	5	0	1	0	87	93	0	--
Thornbrook Village, Phase I	11	0	18	3	116	148	26	6.5
Vintage Estates	0	0	8	0	74	82	22	3.7
White Oak Trails, Phase I, II	19	0	6	1	98	124	4	28.4
Wildwood, Phase IV	0	0	0	0	103	103	2	0.0
Willowbrook Farms, Phase I	0	0	0	0	46	46	6	0.0
Windemere Woods ^{1,2}	14	0	0	0	65	79	0	--
Woods Creek South, Phases II,III	10	0	3	0	88	101	2	26.00
Bentonville	797	19	206	31	3,958	5,011	254	23.7

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

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



Bentonville

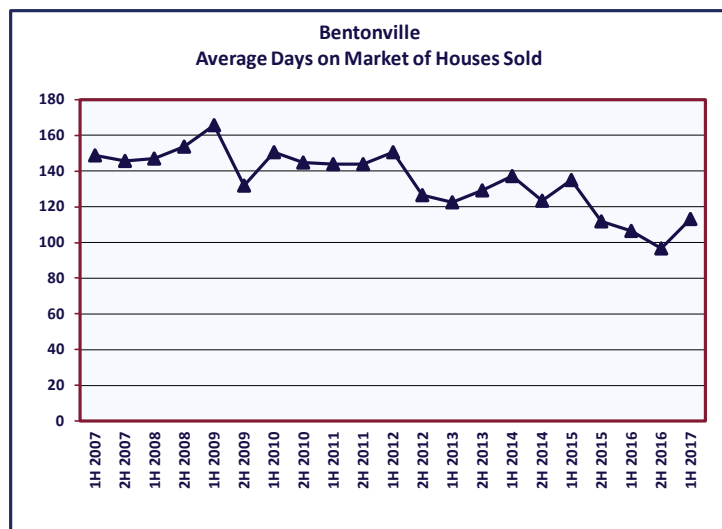
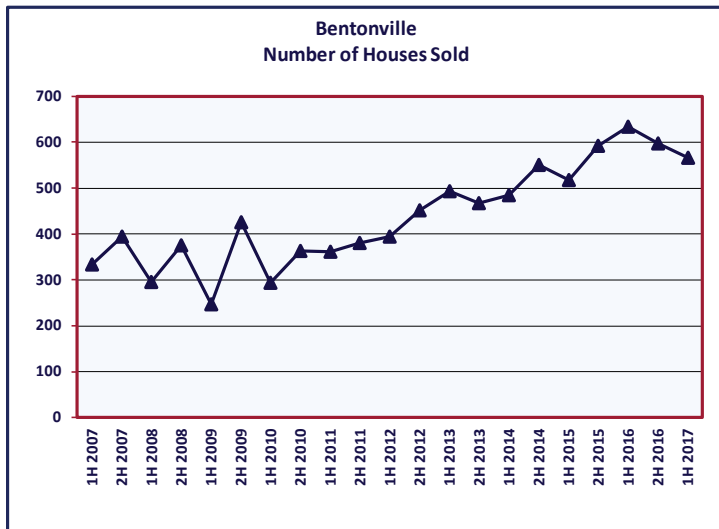


- 51.9 percent of the sold houses in Bentonville were priced between \$150,001 and \$300,000.

Bentonville Price Range of Houses Sold First Half of 2017

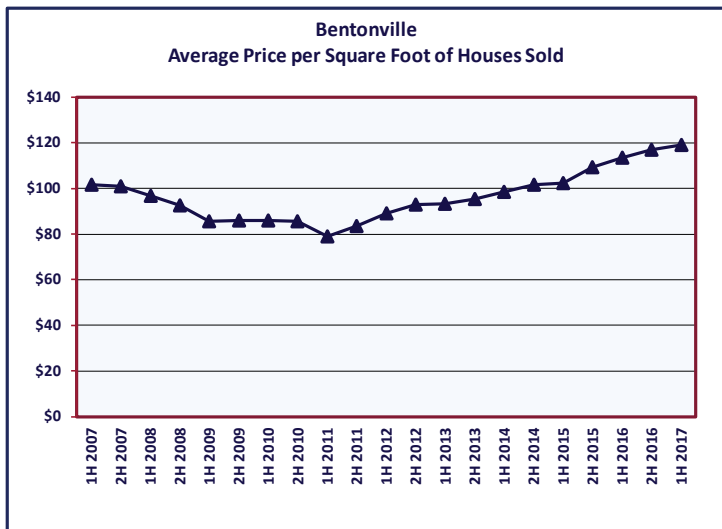
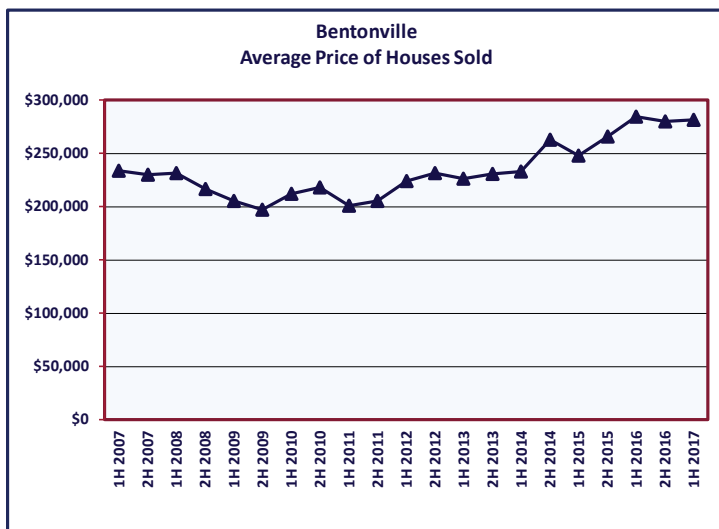
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.2%	2,644	1	11.5%	\$9.93
\$50,001 - \$100,000	7	1.2%	1,359	44	102.5%	\$68.96
\$100,001 - \$150,000	66	11.7%	1,313	63	98.2%	\$102.53
\$150,001 - \$200,000	86	15.2%	1,739	81	98.2%	\$106.34
\$200,001 - \$250,000	116	20.5%	2,086	105	98.6%	\$110.28
\$250,001 - \$300,000	92	16.3%	2,293	105	97.6%	\$125.26
\$300,001 - \$350,000	62	11.0%	2,654	115	98.9%	\$125.92
\$350,001 - \$400,000	56	9.9%	3,131	161	98.6%	\$123.27
\$400,001 - \$450,000	25	4.4%	3,304	145	98.7%	\$137.64
\$450,001 - \$500,000	19	3.4%	3,934	161	99.0%	\$127.01
\$500,000+	36	6.4%	3,869	221	97.9%	\$170.36
Bentonville	566	100.0%	2,363	113	98.2%	\$119.11

Bentonville



- There were 566 houses sold in Bentonville from January 1 to June 30, 2017, or 5.2 percent less than the 597 sold in the second half of 2016, and 10.7 percent less than the 634 sold in the first half of 2016.
- The average price of a house sold in Bentonville increased from \$279,878 in the second half of 2016 to \$281,604 in the first half of 2017. The average sales price in the first half of the year was 0.6 percent higher than in the second half of 2016, and 1.1 percent lower than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 97 in the second half of 2016 to 113 in the first half of 2017.
- The average price per square foot for a house sold in Bentonville increased from \$117.03 in the second half of 2016 to \$119.11 in the first half of 2017. The average price per square foot was 1.8 percent higher than in the previous half

- year, and 5.0 percent higher than in the first half of 2016.
- About 21.3 percent of all houses sold in Benton County in the first half of 2017 were sold in Bentonville. The average sales price of a house was 124.1 percent of the county average.
- Out of 566 houses sold in the first half of 2017, 168 were new construction. These newly constructed houses had an average sold price of \$339,697 and took an average of 167 days to sell from their initial listing dates.
- There were 483 houses in Bentonville listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$396,502.
- According to the Benton County Assessor's database, 63.9 percent of houses in Bentonville were owner-occupied in the first half of 2017.



Bentonville

Bentonville Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	4	0.7%	2,138	83	\$225,750	\$106.27
Amber Ridge Woods Creek	1	0.2%	4,044	164	\$549,900	\$135.98
Angel Falls	5	0.9%	3,277	84	\$441,940	\$135.02
Arbor Lane	2	0.4%	1,595	172	\$187,000	\$117.99
B & W Heights	2	0.4%	1,632	121	\$212,250	\$134.81
Bentonville Garden	1	0.2%	2,422	52	\$260,000	\$107.35
Bentonville Heights	1	0.2%	1,662	7	\$157,000	\$94.46
Bland Valley Estates	2	0.4%	1,821	114	\$163,500	\$89.99
Braithwaite Park	1	0.2%	1,426	49	\$95,000	\$66.62
Briar Chase	3	0.5%	1,903	48	\$188,333	\$99.34
Briarwood	1	0.2%	1,800	51	\$195,000	\$108.33
Brighton Cottages	17	3.0%	2,338	142	\$290,067	\$124.29
Brighton Heights	3	0.5%	2,909	71	\$294,250	\$100.98
Brightwood	6	1.1%	2,097	77	\$207,067	\$98.96
Brookhollow Park	1	0.2%	1,286	45	\$141,000	\$109.64
Burnett	1	0.2%	1,278	123	\$106,000	\$82.94
Cardinal Creek	2	0.4%	4,894	130	\$433,750	\$88.79
Carriage Square	7	1.2%	1,515	51	\$147,752	\$97.61
Central Park	12	2.1%	3,102	116	\$392,998	\$126.74
Chapel Hill	2	0.4%	2,618	59	\$347,000	\$132.78
Chardonnay	2	0.4%	3,062	154	\$335,500	\$109.77
Clarks	2	0.4%	1,891	147	\$426,025	\$225.61
Claypool	1	0.2%	1,880	268	\$490,000	\$260.64
College Place	28	4.9%	2,848	119	\$330,225	\$115.38
Concord	1	0.2%	3,858	44	\$463,000	\$120.01
Cornerstone Ridge	25	4.4%	2,147	142	\$254,792	\$119.11
Creekside	6	1.1%	2,951	191	\$357,144	\$121.33
Creekstone	4	0.7%	4,028	163	\$486,750	\$121.43
Crestview	1	0.2%	1,957	73	\$347,000	\$177.31
Cross Creek	2	0.4%	2,184	151	\$217,450	\$99.50
Debbies	1	0.2%	1,264	36	\$132,500	\$104.83
Demings	10	1.8%	1,972	200	\$380,145	\$192.83
Dickson	1	0.2%	2,296	288	\$445,000	\$193.82
Dogwood Place	4	0.7%	1,226	85	\$121,625	\$99.34
Dream Hill Estates	1	0.2%	2,039	102	\$154,900	\$75.97
Dunn and Davis	1	0.2%	1,950	203	\$424,900	\$217.90
Eagle Creek	6	1.1%	2,152	76	\$211,900	\$98.30
Eagle Crest Estates	1	0.2%	1,247	31	\$130,900	\$104.97
East Side 2nd	1	0.2%	1,400	80	\$170,000	\$121.43
Edens Brooke	7	1.2%	2,629	67	\$305,429	\$116.24
El Contento Acres	1	0.2%	5,154	120	\$460,000	\$89.25
Fairfield	1	0.2%	1,400	58	\$260,000	\$185.71
Fairview Heights	2	0.4%	1,403	6	\$127,450	\$91.89
Farms, The	3	0.5%	2,575	119	\$283,000	\$110.63

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Glenbrook	2	0.4%	3,739	114	\$536,000	\$144.09
Grace	8	1.4%	1,653	83	\$189,038	\$113.67
Grammercy Park	3	0.5%	2,856	190	\$333,267	\$117.12
Greenridge	2	0.4%	1,642	49	\$184,750	\$112.75
Greenstone Estates	1	0.2%	2,350	84	\$279,900	\$119.11
Hannahs Meadow	1	0.2%	1,407	41	\$130,000	\$92.40
Hanover	1	0.2%	4,504	369	\$565,000	\$125.44
Harbin Pointe	2	0.4%	1,364	96	\$148,600	\$108.81
Hardell Park	1	0.2%	1,969	37	\$186,000	\$94.46
Hazel Park	3	0.5%	1,259	31	\$114,000	\$90.81
Heathrow	2	0.4%	3,516	64	\$460,825	\$132.45
Hendrix	3	0.5%	1,418	51	\$121,333	\$88.01
Hidden Springs	6	1.1%	3,245	92	\$353,008	\$109.56
High Meadows	2	0.4%	1,499	42	\$134,250	\$89.58
Highland Park	2	0.4%	2,865	238	\$380,171	\$132.74
Highpointe	4	0.7%	1,239	72	\$138,225	\$111.24
Hills	2	0.4%	1,356	66	\$265,000	\$205.49
Howards	1	0.2%	1,704	1	\$350,000	\$205.40
Huffman	3	0.5%	2,264	67	\$436,667	\$190.44
Jerry Heights	1	0.2%	1,300	42	\$127,500	\$98.08
Katie Lynn Court	1	0.2%	1,317	41	\$150,000	\$113.90
Kensington	3	0.5%	3,140	181	\$334,967	\$107.51
Kerelaw Castle	13	2.3%	2,330	96	\$203,810	\$89.60
Keystone	4	0.7%	1,703	42	\$194,125	\$113.92
Kingsbury	2	0.4%	2,869	106	\$335,000	\$116.82
Kristyl Heights	11	1.9%	1,286	52	\$127,500	\$99.53
Lake Bentonville	1	0.2%	1,510	55	\$162,500	\$107.62
Lexington	3	0.5%	3,848	137	\$429,967	\$112.10
Lincoln & Rice	1	0.2%	1,320	214	\$265,000	\$200.76
Linwood	1	0.2%	1,600	78	\$221,000	\$138.13
Little Flock	1	0.2%	2,452	225	\$210,000	\$85.64
Lochmoor Club	8	1.4%	3,006	111	\$343,438	\$114.04
Lonesome Pond	4	0.7%	1,867	46	\$200,500	\$107.79
Lyndal Heights	2	0.4%	2,356	65	\$232,500	\$98.79
Magnolia Estates	1	0.2%	1,686	48	\$160,000	\$94.90
Maidstone	2	0.4%	2,005	58	\$191,500	\$95.47
Manor Heights	1	0.2%	1,478	15	\$155,000	\$104.87
Mcclain Ridge	2	0.4%	2,027	106	\$177,500	\$87.51
Mckeehans 2nd	1	0.2%	2,034	53	\$325,000	\$159.78
Meadowglade	1	0.2%	1,224	44	\$125,500	\$102.53
Meadowlands	2	0.4%	1,304	34	\$129,350	\$99.23
Meadows At Woods Creek	1	0.2%	2,049	62	\$230,000	\$112.25
Moody Acres	1	0.2%	1,422	145	\$285,000	\$200.42
North Fork	10	1.8%	2,345	177	\$265,440	\$113.78
Northaven Hills	6	1.1%	2,498	65	\$253,000	\$102.05

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Oakbrooke	2	0.4%	2,535	43	\$337,450	\$132.81
Oakhills	1	0.2%	2,163	63	\$265,000	\$122.52
Oaklawn Hills	4	0.7%	3,232	235	\$450,325	\$139.33
Oakwood Heights	2	0.4%	1,905	39	\$169,525	\$89.87
Orchards, The	7	1.2%	2,443	86	\$285,829	\$112.54
Osage Creek	1	0.2%	3,098	104	\$387,250	\$125.00
Oxford Ridge	7	1.2%	2,829	170	\$336,857	\$118.38
Park	1	0.2%	2,411	34	\$232,000	\$96.23
Parkcrest	2	0.4%	1,168	53	\$118,750	\$102.58
Parkview Village	2	0.4%	1,168	65	\$115,000	\$98.96
Pleasant View Estates	1	0.2%	2,186	146	\$207,750	\$95.04
Plentywood Farms	2	0.4%	2,411	97	\$203,500	\$84.48
Plum Tree Place	2	0.4%	1,916	151	\$214,700	\$112.07
Pritchard	1	0.2%	1,232	43	\$273,000	\$221.59
Quail Run	1	0.2%	5,718	239	\$450,000	\$78.70
Quailridge	10	1.8%	3,115	154	\$335,470	\$108.29
Railroad	9	1.6%	1,744	306	\$445,778	\$260.39
Riverwalk Farm Estates	16	2.8%	2,018	52	\$233,288	\$115.02
Robin Haven	2	0.4%	1,983	107	\$175,000	\$93.82
Rolling Acres	13	2.3%	2,674	138	\$309,704	\$115.81
Rolling Hills	1	0.2%	1,300	195	\$150,000	\$115.38
Royal Heights	2	0.4%	1,181	61	\$120,250	\$102.00
Rystroms 1st	1	0.2%	1,344	36	\$127,000	\$94.49
Sherrill Heights	1	0.2%	3,665	129	\$394,200	\$107.56
Sherwood Forest	1	0.2%	2,706	96	\$200,000	\$73.91
Simsberry Place	3	0.5%	2,455	212	\$276,133	\$112.11
Skyview Acres	1	0.2%	2,391	379	\$153,200	\$64.07
Southern Meadows	2	0.4%	1,810	43	\$167,500	\$93.06
St Valery Downs	3	0.5%	4,480	102	\$628,333	\$139.84
Sterling	2	0.4%	2,607	109	\$249,500	\$95.71
Stone Meadow	16	2.8%	1,684	129	\$191,150	\$113.52
Stone Ridge Estates	2	0.4%	4,417	166	\$557,500	\$126.08
Stonebriar	5	0.9%	3,664	178	\$467,800	\$127.26
Stoneburrow	9	1.6%	1,626	63	\$163,289	\$101.81
Stonecreek	4	0.7%	2,002	57	\$228,550	\$114.08
Stonehenge	2	0.4%	3,412	60	\$394,000	\$115.31
Sturbridge	2	0.4%	1,838	64	\$189,500	\$103.38
Summerlin	6	1.1%	1,247	38	\$137,417	\$110.75
Sunset	1	0.2%	4,276	183	\$375,000	\$87.70
T J Hollands	1	0.2%	1,913	210	\$413,000	\$215.89
Talamore	5	0.9%	5,422	227	\$845,013	\$154.14
Thornbrook Village	12	2.1%	2,091	111	\$243,379	\$116.90
Tunbridge Wells	2	0.4%	1,997	69	\$196,950	\$98.28
Virginias Grove	2	0.4%	1,925	51	\$218,500	\$113.53

Bentonville

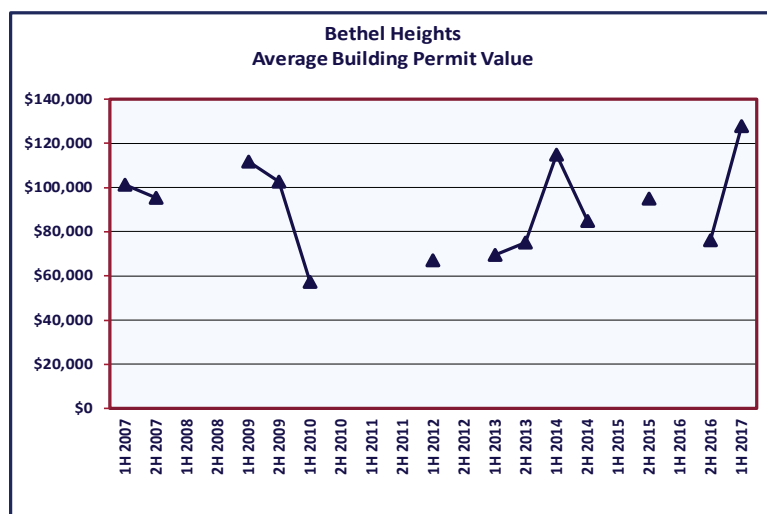
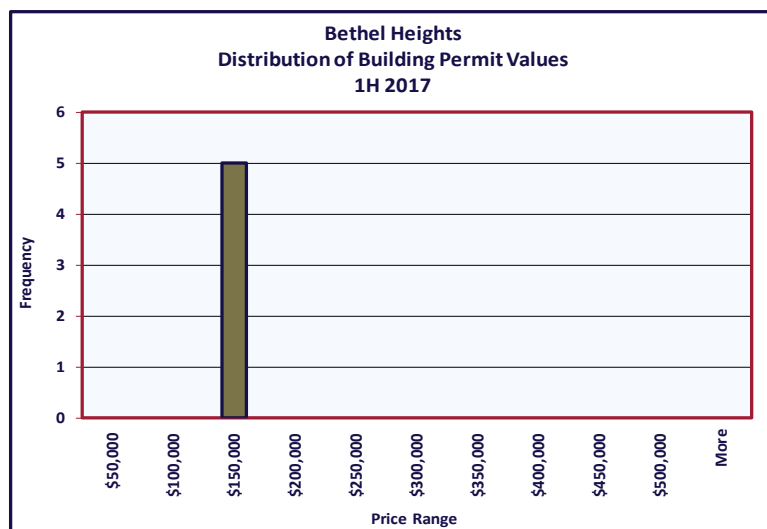
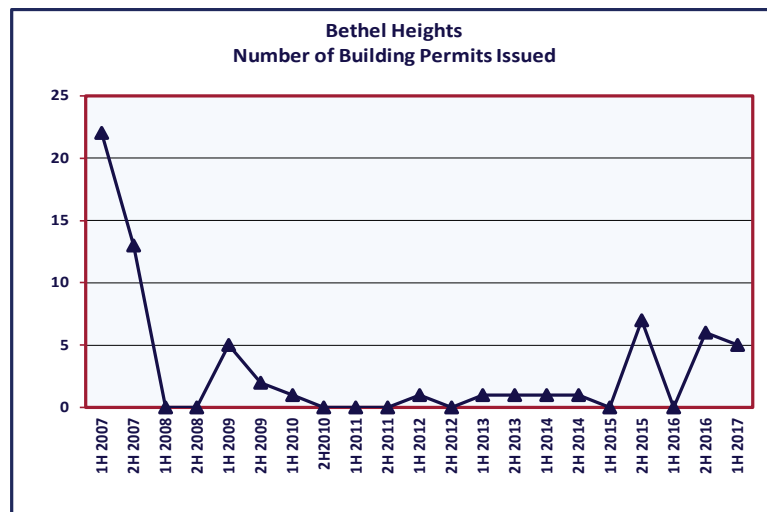
Bentonville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
W A Burks	2	0.4%	1,079	176	\$207,750	\$187.22
Walnut Valley	1	0.2%	1,525	50	\$150,000	\$98.36
Westside	2	0.4%	1,852	138	\$210,000	\$113.56
White Oak Trails	7	1.2%	2,980	128	\$365,480	\$122.78
Wildwood	15	2.7%	2,446	113	\$272,360	\$110.65
Willowbend	2	0.4%	2,325	85	\$254,000	\$109.40
Willowbrook Farms	2	0.4%	2,155	63	\$250,500	\$116.38
Windemere Woods	2	0.4%	4,076	79	\$442,750	\$108.84
Windsong	1	0.2%	2,540	86	\$307,500	\$121.06
Windsor Manor	2	0.4%	4,505	121	\$398,950	\$89.51
Windwood	14	2.5%	1,867	73	\$189,429	\$101.24
Witcofski	1	0.2%	2,127	122	\$192,000	\$90.27
Woodbriar	1	0.2%	1,938	76	\$270,000	\$139.32
Woodridge Manor	2	0.4%	4,345	29	\$487,500	\$112.84
Woods Creek	8	1.4%	3,532	164	\$475,588	\$133.68
Youngs	1	0.2%	2,392	557	\$520,000	\$217.39
Other	12	2.1%	2,078	118	\$264,229	\$125.61
Bentonville	566	100.0%	2,363	113	\$281,604	\$119.11



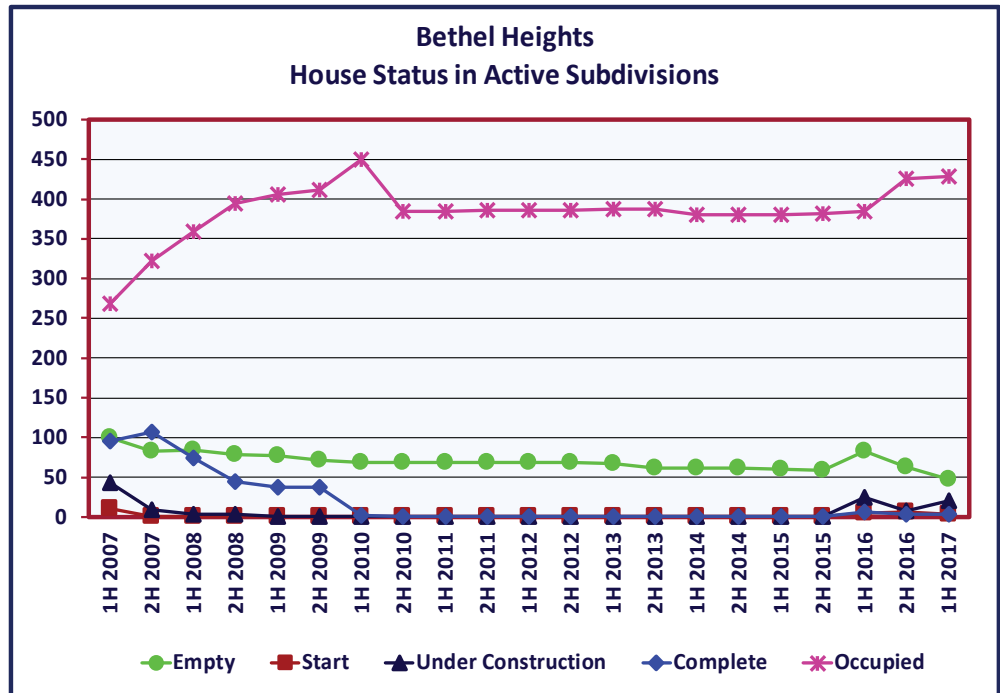
Bethel Heights

- From January 1 to June 30, 2017 there were 5 residential building permits issued in Bethel Heights, up from 0 in the first half of 2016.
- In the first half of 2017, all of the building permits were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Bethel Heights was \$127,800 in the first half of 2017.



Bethel Heights

- There were 504 total lots in 8 active subdivisions in Bethel Heights in the first half of 2017. About 85.1 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 4.0 percent were under construction, 0.8 percent were starts, and 9.3 percent were empty lots.
- The subdivisions with the most houses under construction in Bethel Heights was Heritage Heights with 13 and Chantel with 5.
- No new construction or progress in existing construction has occurred in the last year in 3 out of 8 active subdivisions in Bethel Heights.
- 6 new houses in Bethel Heights became occupied in the first half of 2017. The annual absorption rate implies that there were 19.6 months of remaining inventory in active subdivisions, down from 22.0 months in the second half of 2016.



- In 5 out of 8 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 55 lots in 1 subdivision had received preliminary or final approval by June 30, 2017.



Bethel Heights Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Spring Meadows	2H 2012	55
Bethel Heights		55

Bethel Heights

Bethel Heights House Status in Active Subdivisions First Half 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	8	0	5	0	59	72	1	156
Great Meadows ^{1,2}	3	0	0	0	57	60	0	--
Heritage Heights	2	1	13	4	43	63	4	5.6
Logan Heights, Phase I ¹	7	3	0	0	18	28	0	--
Oak Place ^{1,2}	14	0	0	0	47	61	0	--
Remington Place ^{1,2}	3	0	0	0	58	61	0	--
Sunset Ridge ¹	8	0	1	0	24	33	0	--
Wilkins	2	0	1	0	123	126	1	18.0
Bethel Heights	47	4	20	4	429	504	6	19.6

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

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



Bethel Heights Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Apple Meadows	1	6.3%	2,604	51	\$270,000	\$103.69
Bethel Heights	1	6.3%	1,598	152	\$235,000	\$147.06
Chantel	4	25.0%	1,968	85	\$198,550	\$101.98
Logan Heights	1	6.3%	1,506	56	\$133,000	\$88.31
Moody Acres	1	6.3%	2,489	720	\$120,000	\$48.21
Oak Place	5	31.3%	1,672	100	\$156,240	\$95.49
Wilkins	1	6.3%	1,619	74	\$137,000	\$84.62
Other	2	12.5%	1,492	70	\$159,000	\$106.36
Bethel Heights	16	100.0%	1,815	127	\$174,275	\$98.12

Bethel Heights

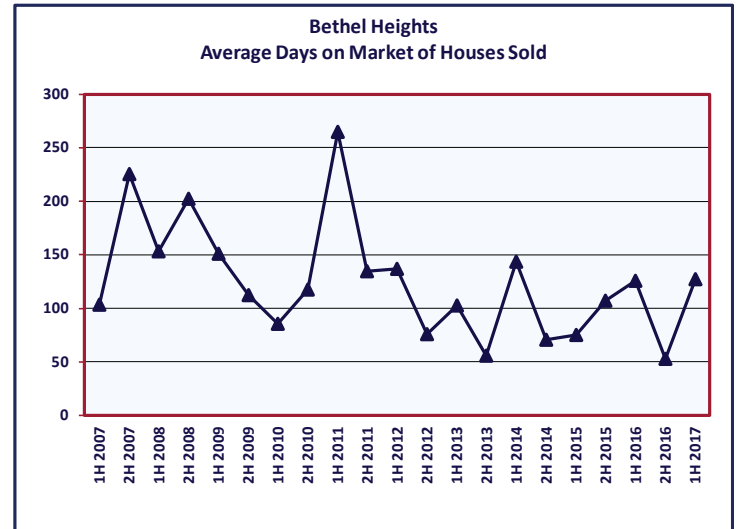
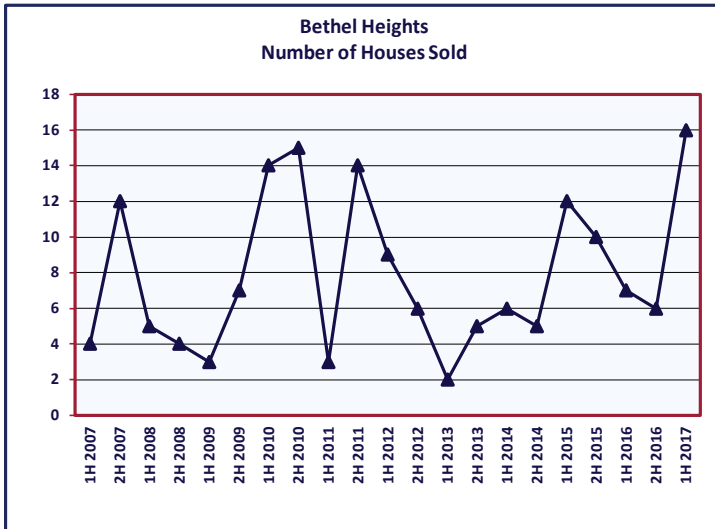


- 87.5 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$200,000.

Bethel Heights Price Range of Houses Sold First Half of 2017

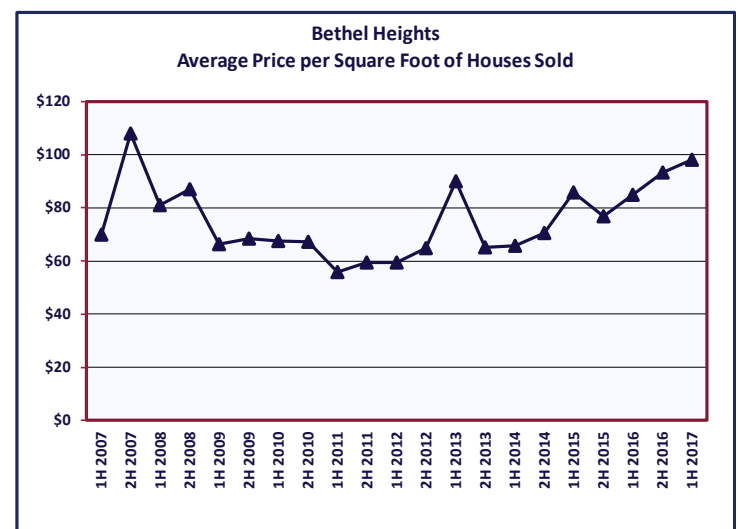
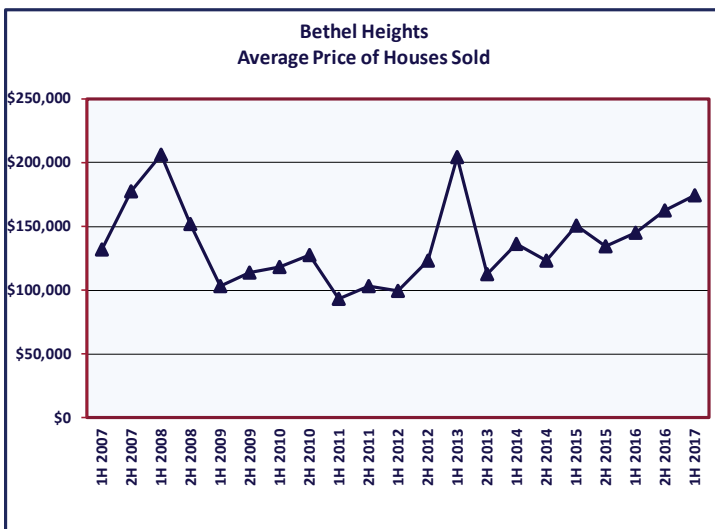
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	6	37.5%	1,651	176	97.5%	\$84.81
\$150,001 - \$200,000	8	50.0%	1,866	97	98.3%	\$101.30
\$200,001 - \$250,000	1	6.3%	1,598	152	78.5%	\$147.06
\$250,001 - \$300,000	1	6.3%	2,604	51	90.3%	\$103.69
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Bethel Heights	16	100.0%	1,815	127	96.3%	\$98.12

Bethel Heights



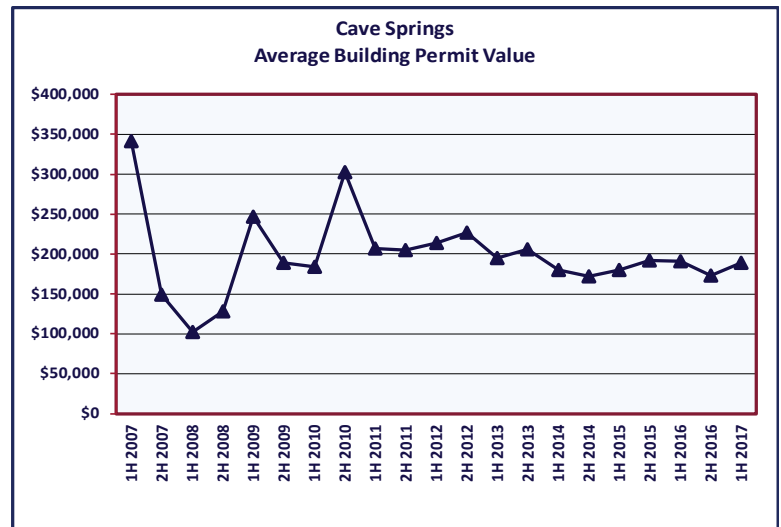
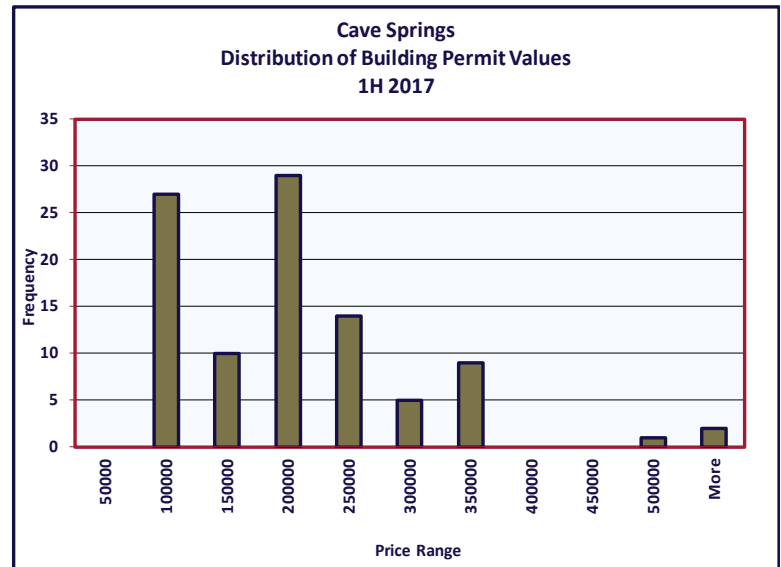
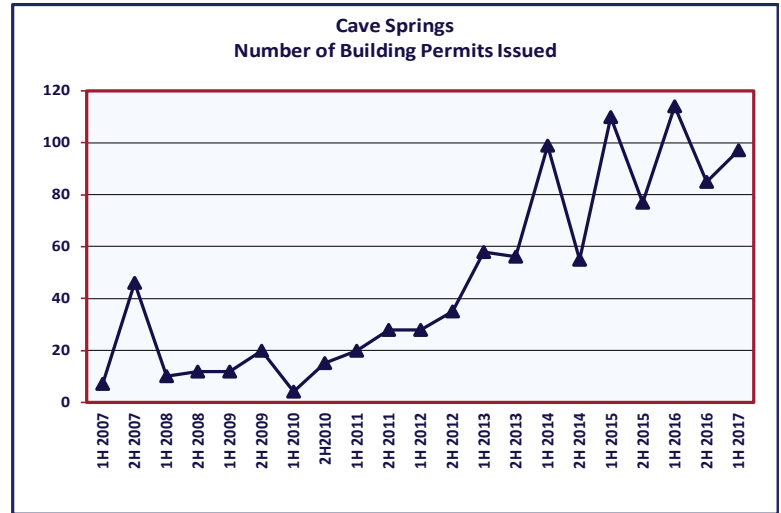
- There were 16 houses sold in Bethel Heights from January 1 to June 30, 2017, or 166.7 percent greater than the 6 sold in the second half of 2016, and 128.6 percent greater than the total sold in the first half of 2016.
- The average price of a house sold in Bethel Heights increased from \$162,358 in the second half of 2016 to \$174,275 in the first half of 2017. The average sales price was 7.3 percent higher than in the previous half year, and 20.1 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 53 in the second half of 2016 to 127 in the first half of 2017.
- The average price per square foot for a house sold in Bethel Heights increased from \$93.35 in the second half of 2016 to \$98.12 in the first half of 2017.
- The average price per square foot was 5.1 percent higher than in the second half of 2016 and 15.7 percent higher than in the

- first half of 2016.
- About 0.6 percent of all houses sold in Benton County in the first half of 2017 were sold in Bethel Heights. The average sales price of a house was 76.8 percent of the county average.
- Out of the 16 houses sold in the first half of 2017, 3 were new construction. These houses sold for an average of \$199,900 and spent an average of 95 days on the market.
- There were 3 houses in Bethel Heights listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$182,300.
- According to the Benton County Assessor's database, 62.8 percent of houses in Bethel Heights were owner-occupied in the first half of 2017.



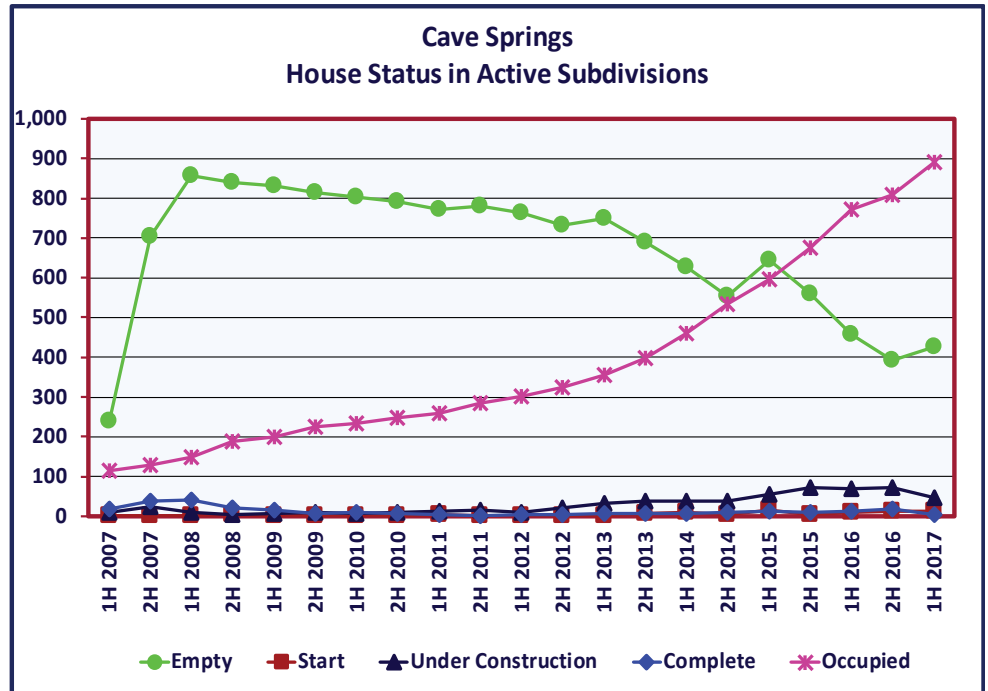
Cave Springs

- From January 1 to June 30, 2017 there were 97 residential building permits issued in Cave Springs. This represents a 14.9 percent decrease from the first half of 2016.
- In the first half of 2017, a majority of building permits in Cave Springs were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Cave Springs decreased by 1.3 percent from \$190,967 in the first half of 2016 to \$188,468 in the first half of 2017.



Cave Springs

- There were 1,379 total lots in 17 active subdivisions in Cave Springs in the first half of 2017. About 64.5 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 3.4 percent were under construction, 1.0 percent were starts, and 30.8 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the first half of 2017 was Brentwood with 10.
- No new construction or progress in existing construction has occurred in the last year in 3 out of the 17 active subdivisions in Cave Springs.
- 110 new houses in Cave Springs became occupied in the first half of 2017. The annual absorption rate implies that there were 28.3 months of remaining inventory in active subdivisions, down from 31.0 months in the second half of 2016.
- In 5 out of the 17 active subdivisions in Cave Springs, no absorption has occurred in the past year.



- There were 211 additional lots in one subdivision that had received final approval by June 30, 2017.

Cave Springs Preliminary and Final Approved Subdivisions First Half of 2017

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

Cave Springs

Cave Springs House Status in Active Subdivisions First Half of 2017

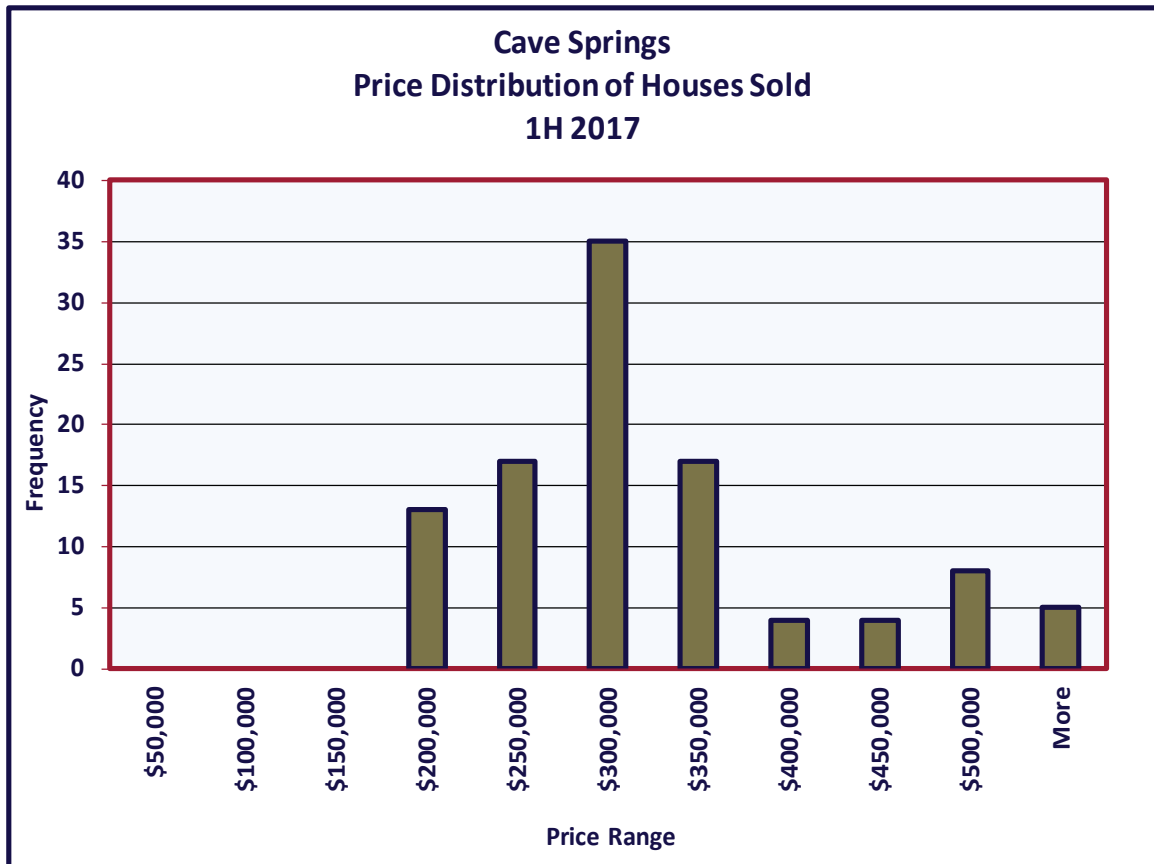
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	37	2	10	1	145	195	33	9.2
Chattin Valle ^{1,2}	3	0	0	0	25	28	0	--
Duffers Ridge ¹	1	1	0	0	6	8	0	--
Fairway Valley I, II	22	0	3	2	6	33	6	--
Hickory Hills	41	0	5	0	20	66	7	42.5
Hyde Park	76	2	6	0	206	290	22	21.0
La Bonne Vie, Phase I ¹	2	0	1	0	3	6	0	--
Marbella	34	3	2	0	32	71	8	21.3
Mountain View ^{1,2}	4	0	0	0	36	40	0	--
Nevaeh Estates	32	2	3	0	5	42	4	111.0
Otter Creek Estates, Phase I, II	123	3	9	0	57	192	16	70.4
Ridgewood	2	0	3	0	75	80	2	10.0
Hickory Hills, Phase I	34	0	3	0	81	118	9	31.7
Soaring Hawk ^{1,2}	1	0	0	0	15	16	0	--
Spring Ridge	6	1	2	0	52	61	0	108.0
Springs at Wellington	4	0	0	0	48	52	2	24.0
St. Valery Downs	3	0	0	0	78	81	1	36.0
Cave Springs	425	14	47	3	890	1,379	110	28.3

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

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



Cave Springs

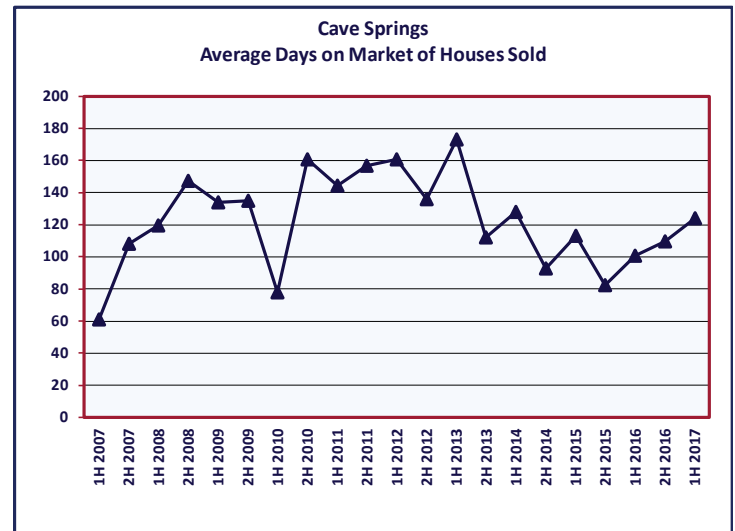
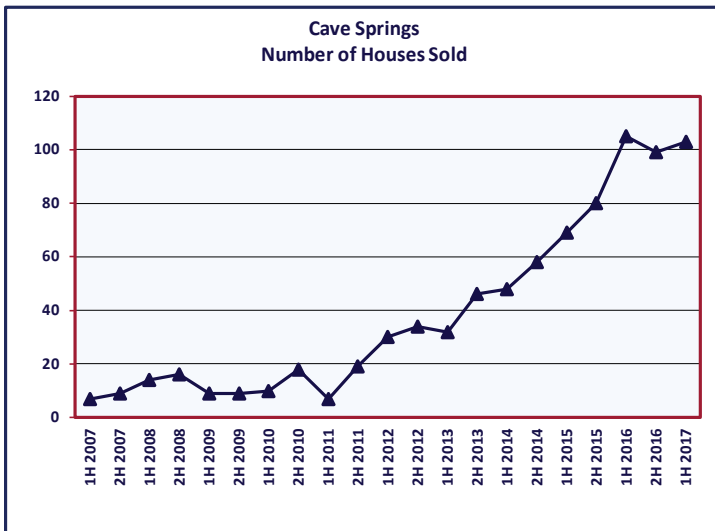


- 50.5 percent of the sold houses in Cave Springs were priced between \$250,001 and \$350,000.

Cave Springs Price Range of Houses Sold First Half of 2017

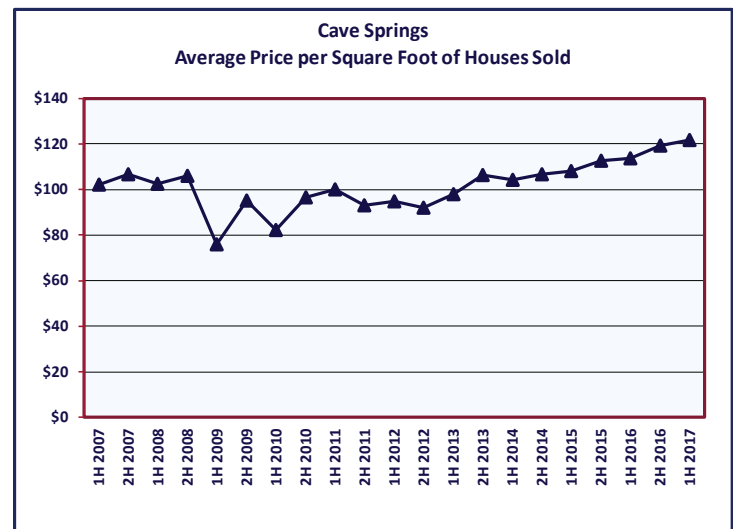
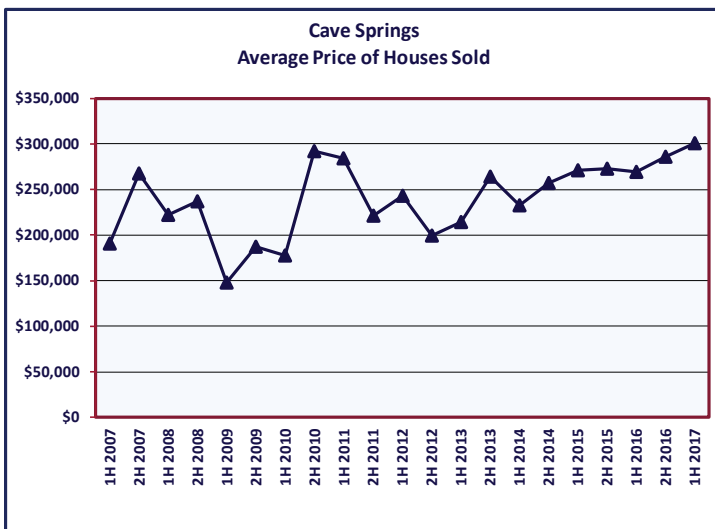
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	13	12.6%	1,731	93	97.9%	\$106.06
\$200,001 - \$250,000	17	16.5%	1,909	121	99.4%	\$118.73
\$250,001 - \$300,000	35	34.0%	2,327	123	100.0%	\$119.05
\$300,001 - \$350,000	17	16.5%	2,591	120	99.7%	\$124.08
\$350,001 - \$400,000	4	3.9%	2,889	144	100.0%	\$125.59
\$400,001 - \$450,000	4	3.9%	3,222	212	99.7%	\$131.25
\$450,001 - \$500,000	8	7.8%	3,408	98	99.4%	\$139.08
\$500,000+	5	4.9%	3,844	194	99.3%	\$142.33
Cave Springs	103	100.0%	2,441	124	99.5%	\$121.60

Cave Springs



- There were 103 houses sold in Cave Springs from January 1 to June 30, 2017, or 4.0 percent more than the 99 sold in the second half of 2016, and 1.9 percent less than in the first half of 2016.
- The average price of a house sold in Cave Springs increased from \$286,321 in the second half of 2016 to \$301,114 in the first half of 2017.
- The average sales price was 5.2 percent more than in the previous half year and 11.7 percent more than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 110 in the second half of 2016 to 124 in the first half of 2017.

- The average price per square foot for a house sold in Cave Springs increased from \$119.38 in the second half of 2016 to \$121.60 in the first half of 2017.
- Out of the 103 houses sold, 80 were new construction. These houses sold for an average price of \$312,570 and spent an average of 138 days on the market.
- There were 35 houses in Cave Springs listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$363,870.
- According to the Benton County Assessor's database, 69.8 percent of houses in Cave Springs were owner-occupied in the first half of 2017.



Cave Springs

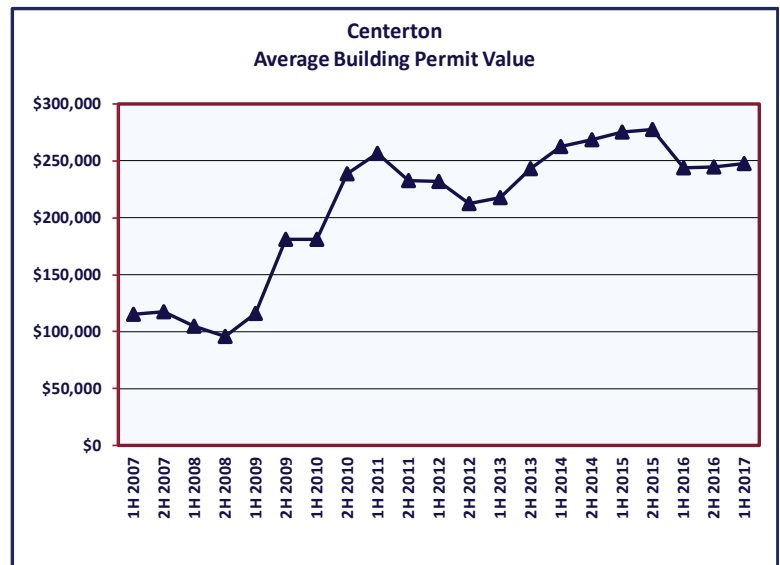
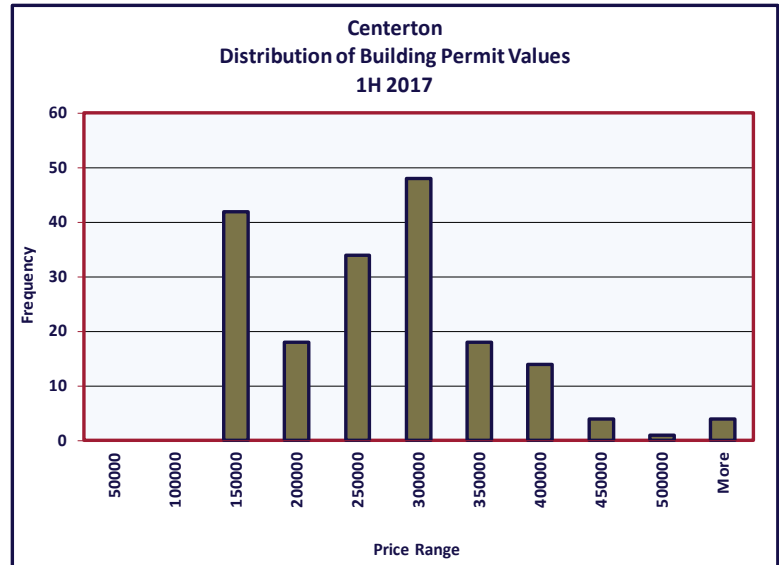
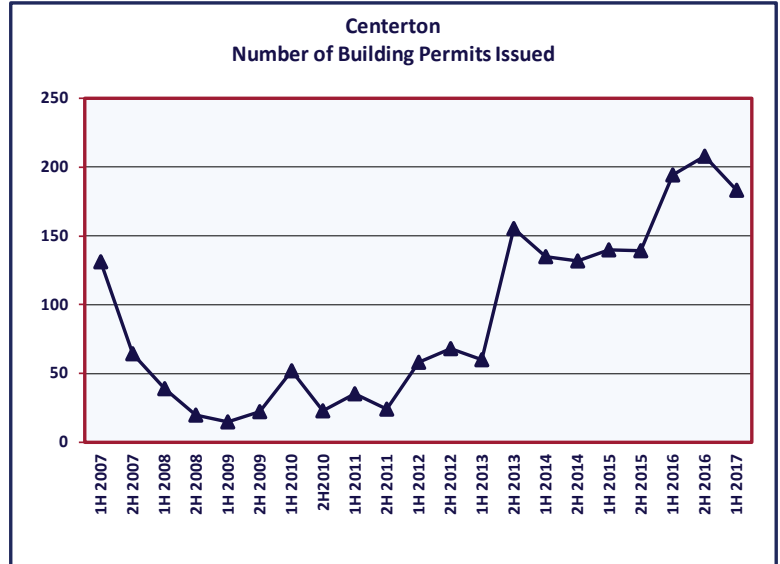
Cave Springs Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Biltmore	1	1.0%	2,185	36	\$245,000	\$112.13
Brentwood	29	28.2%	2,185	135	\$254,008	\$116.21
Chattin Valle	1	1.0%	2,735	54	\$345,000	\$126.14
Fairway Valley	6	5.8%	2,202	139	\$265,899	\$120.77
Hamptons, The	6	5.8%	1,983	61	\$225,817	\$114.39
Hickory Hills	6	5.8%	2,374	173	\$287,167	\$120.95
Hyde Park	18	17.5%	2,615	98	\$330,288	\$126.35
Marbella	6	5.8%	2,484	143	\$296,750	\$119.43
Otter Creek	12	11.7%	3,450	141	\$472,509	\$136.91
Ridgewood	3	2.9%	3,867	197	\$561,833	\$144.35
Sand Springs	11	10.7%	1,613	68	\$186,609	\$115.64
Springs At Wellington	2	1.9%	2,793	158	\$313,700	\$111.41
Other	2	1.9%	2,713	293	\$311,925	\$109.23
Cave Springs	103	100.0%	2,441	124	\$301,114	\$121.60



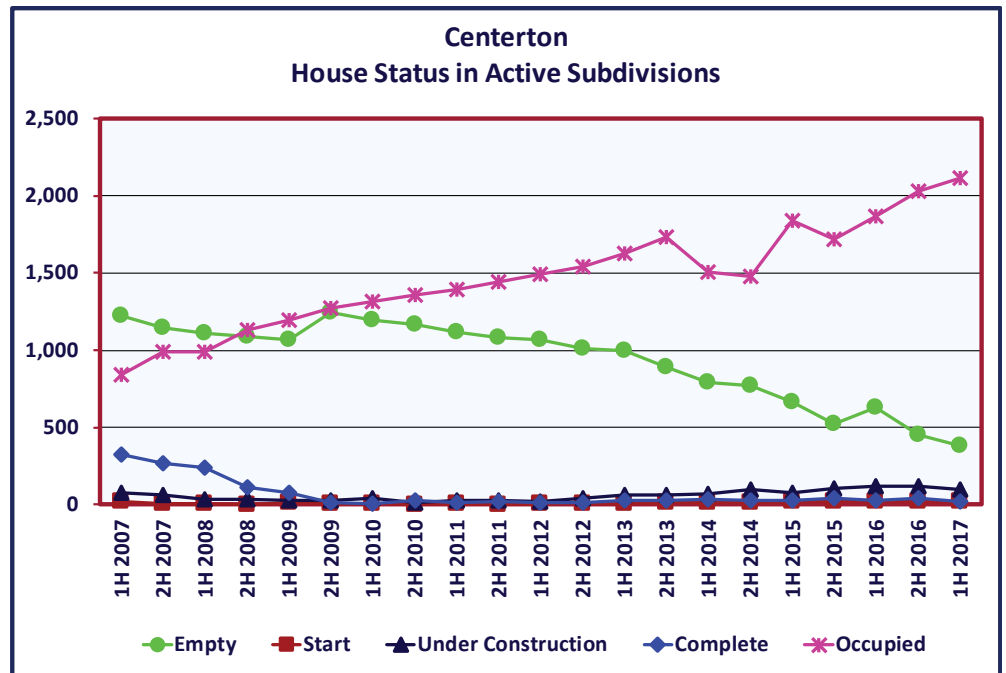
Centerton

- From January 1 to June 30, 2017 there were 183 residential building permits issued in Centerton. This represents a 5.7 decrease from the first half of 2016.
- In the first half of 2017, a majority of building permits in Centerton were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Centerton increased by 1.6 percent from \$243,931 in the first half of 2016 to \$247,802 in the first half of 2017.



Centerton

- There were 2,630 total lots in 22 active subdivisions in Centerton in the first half of 2017. About 80.4 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 3.6 percent were under construction, 0.8 percent were starts, and 14.4 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the first half of 2017 was Bellewood with 19.
- 238 new houses in Centerton became occupied in the first half of 2017. The annual absorption rate implies 15.1 months of remaining inventory in active subdivisions, down from 22.4 months in the second half of 2016.
- An additional 1,213 lots in 28 subdivisions had received final approval by June 30, 2017.



Centerton House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bequette Farms	26	4	0	0	0	30	0	--
Brimwoods, Phase I	7	0	0	0	28	35	0	84.0
Centerton Business Park	25	0	6	0	3	34	1	124.0
Char Lou Estates, Phase I	0	0	5	0	65	70	2	30.0
Copper Oaks	0	0	3	0	226	229	4	9.0
Creekside	40	0	3	4	6	53	5	94.0
Forest Park, Phase I, II	35	7	6	0	68	116	3	192.0
Lexington (replat of Braemer)	29	1	4	0	13	47	8	31.4
Moonlight Valley	27	0	1	0	6	34	2	112.0
Morningside	4	0	0	0	105	109	26	0.9
Oak Tree	34	0	7	0	159	200	15	22.4
Quail Ridge, Phase II	0	0	0	0	85	85	2	0.0
Ridgefield Addition, Block II, III	25	4	8	0	34	71	2	148.0
Bellewood Phases IB, II, III	8	3	19	6	549	585	85	3.8
Somerset	0	0	0	0	51	51	4	0.0
Tamarron	50	0	13	6	230	299	42	9.9
Tarah Knolls	2	0	0	0	50	52	2	12.0
Timber Ridge	0	0	1	2	58	61	2	5.1
Tuscany, Phase I/Replats	22	2	7	4	41	76	17	17.5
Versailles	31	0	10	0	87	128	6	20.5
Waterford Park	5	0	0	0	16	21	2	20.0

Centerton

Centerton House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Under Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Inventory
Willow Crossing, Phase I	8	0	2	0	234	244	8
Centerton	378	21	95	22	2,114	2,630	238

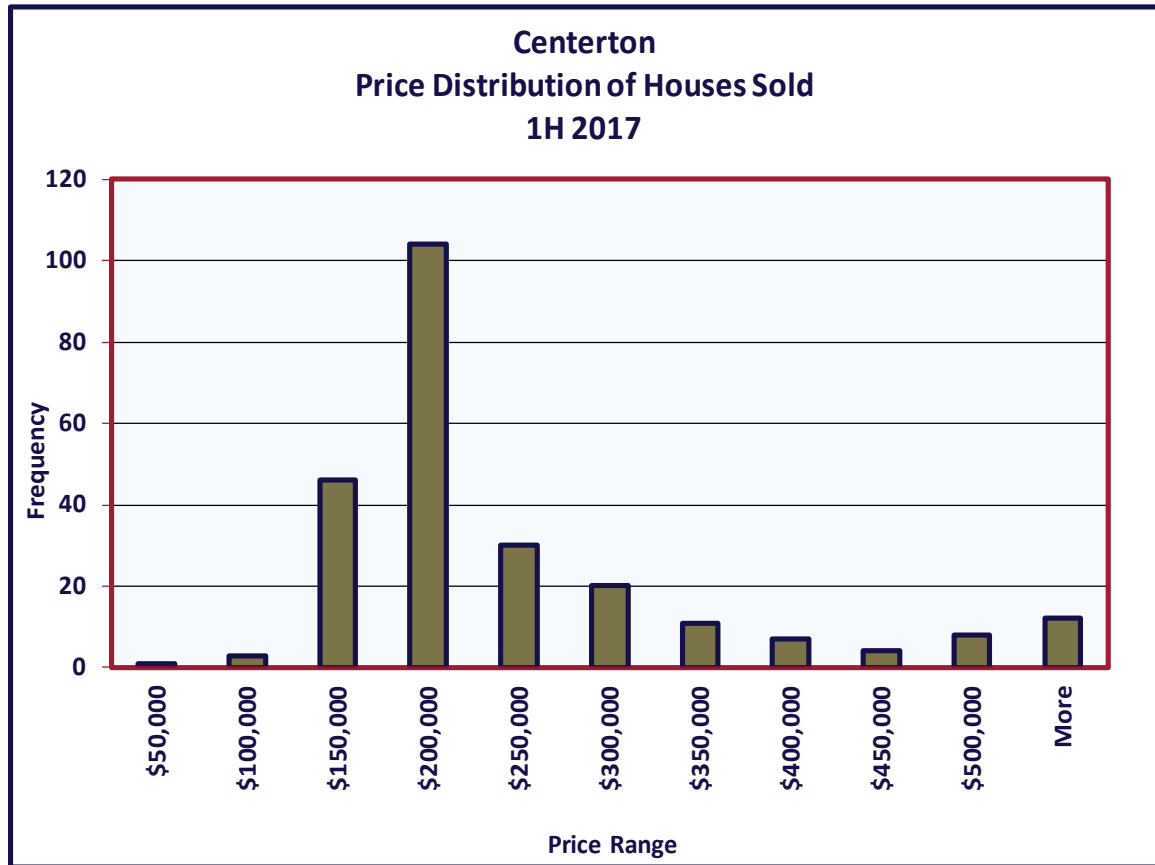
¹ No absorption has occurred in this subdivision in the last year.

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

Centerton Preliminary and Final Approved Subdivisions First Half 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bliss Meadows	1H 2014	50
Briar Rose Meadows	1H 2017	102
Clark Estates	1H 2016	57
Creekside, Phase II	1H 2017	82
Diamond Estates, Phase I	1H 2016	34
Diamond Estates, Phase II	2H 2016	48
Forest Park, Phase II	1H 2013	58
Maple Estates, Phase 1B	1H 2016	37
Morning Side, Phase II	2H 2016	57
Morning Side, Phase III	2H 2016	45
Morning Side, Phase IV	2H 2016	64
Morning Side, Phase V	2H 2016	47
Morning Side, Phase VI	2H 2016	43
Osage Creek, Phase II	2H 2016	11
Quail Hollow, Phase II	1H 2013	42
Quail Hollow, Phase III	1H 2013	38
Ridgefield, Phase III	1H 2016	36
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Sunrise Ridge, Phase I	2H 2015	32
Sunrise Ridge, Phase II	2H 2015	39
Tuscany, Phase III	1H 2015	42
West End Acres	2H 2016	29
<i>Final Approval</i>		
Big Sky	1H 2017	70
Osage Creek, Phase I	2H 2015	34
Maple Estates, Phase IA	1H 2017	26
Maxwell Farms	1H 2017	6
Quail Hollow, Phase 1	2H 2016	41
Western Heights	1H 2016	3
Centerton		1,213

Centerton

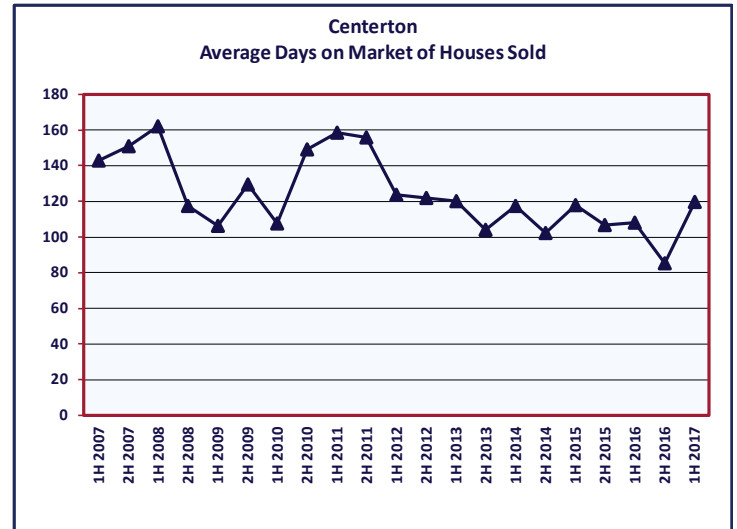
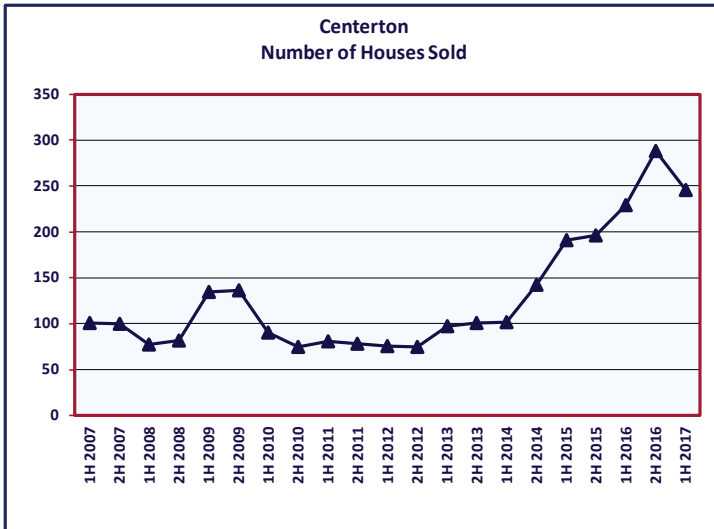


61.0 percent of the sold houses in Centerton were priced between \$100,001 and \$200,000.

Centerton Price Range of Houses Sold First Half of 2017

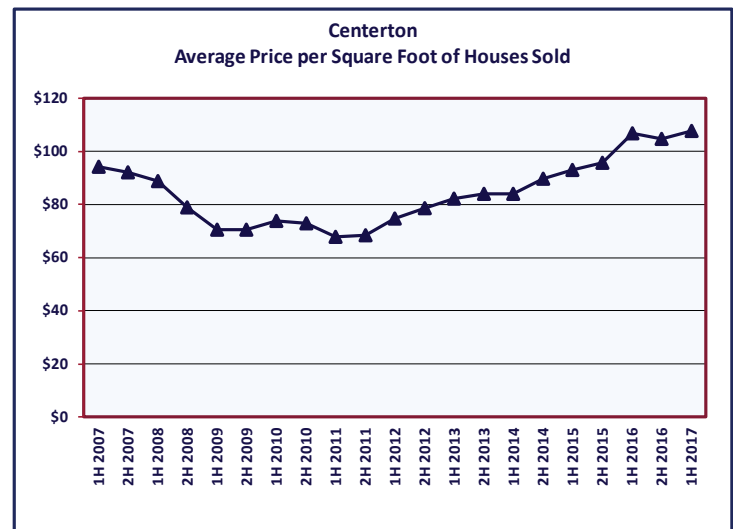
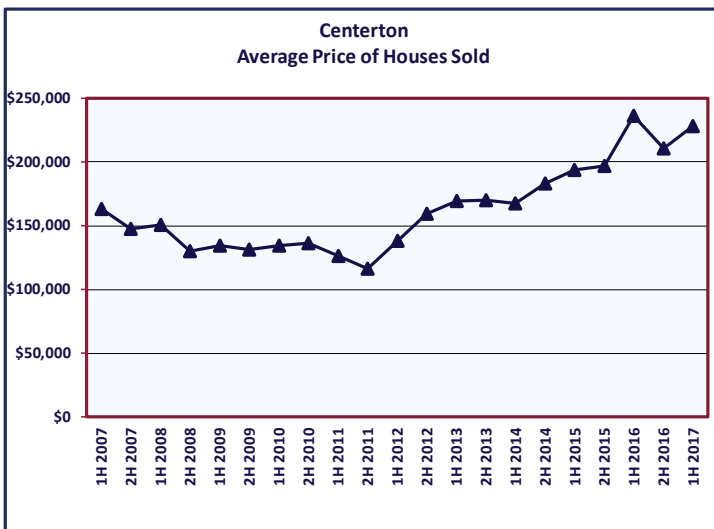
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.4%	644	203	85.9%	\$74.53
\$50,001 - \$100,000	3	1.2%	1,035	124	97.2%	\$85.78
\$100,001 - \$150,000	46	18.7%	1,393	76	98.5%	\$96.02
\$150,001 - \$200,000	104	42.3%	1,669	102	99.3%	\$103.12
\$200,001 - \$250,000	30	12.2%	2,042	101	100.0%	\$109.73
\$250,001 - \$300,000	20	8.1%	2,511	222	100.0%	\$108.71
\$300,001 - \$350,000	11	4.5%	2,832	139	100.1%	\$118.02
\$350,001 - \$400,000	7	2.8%	3,072	217	99.1%	\$121.11
\$400,001 - \$450,000	4	1.6%	3,177	185	101.3%	\$133.13
\$450,001 - \$500,000	8	3.3%	3,518	199	99.5%	\$137.41
\$500,000+	12	4.9%	4,495	160	98.6%	\$147.16
Centerton	246	100.0%	2,034	120	99.2%	\$107.66

Centerton



- There were 246 houses sold in Centerton from January 1 to June 30, 2017 or 14.6 percent less than the 288 sold in the second half of 2016, and 7.4 percent more than in the first half of 2016.
- The average price of a house sold in Centerton increased from \$210,245 in the second half of 2016 to \$227,959 in the first half of 2017.
- The average sales price was 8.4 percent higher than in the second half of 2016 and 3.5 percent lower than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 85 in the second half of 2016 to 120 in the first half of 2017.
- The average price per square foot for a house sold in Centerton increased from \$104.71 in the second half of 2016 to \$107.66 in the first half of 2017.
- The average price per square foot was 0.9 percent higher than in the first half of 2016 and 2.8 percent higher than in the

- second half of 2016.
- About 9.3 percent of all houses sold in Benton County in the first half of 2017 were sold in Centerton.
- The average sales price of a house was 100.5 percent of the county average.
- Out of 246 houses sold in the first half of 2017, 122 were new construction.
- These newly constructed houses had an average sold price of \$273,809 and took an average of 165 days to sell from their initial listing dates.
- There were 76 houses in Centerton listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$352,678.
- According to the Benton County Assessor's database, 60.2 percent of houses in Centerton were owner-occupied in the first half of 2017.

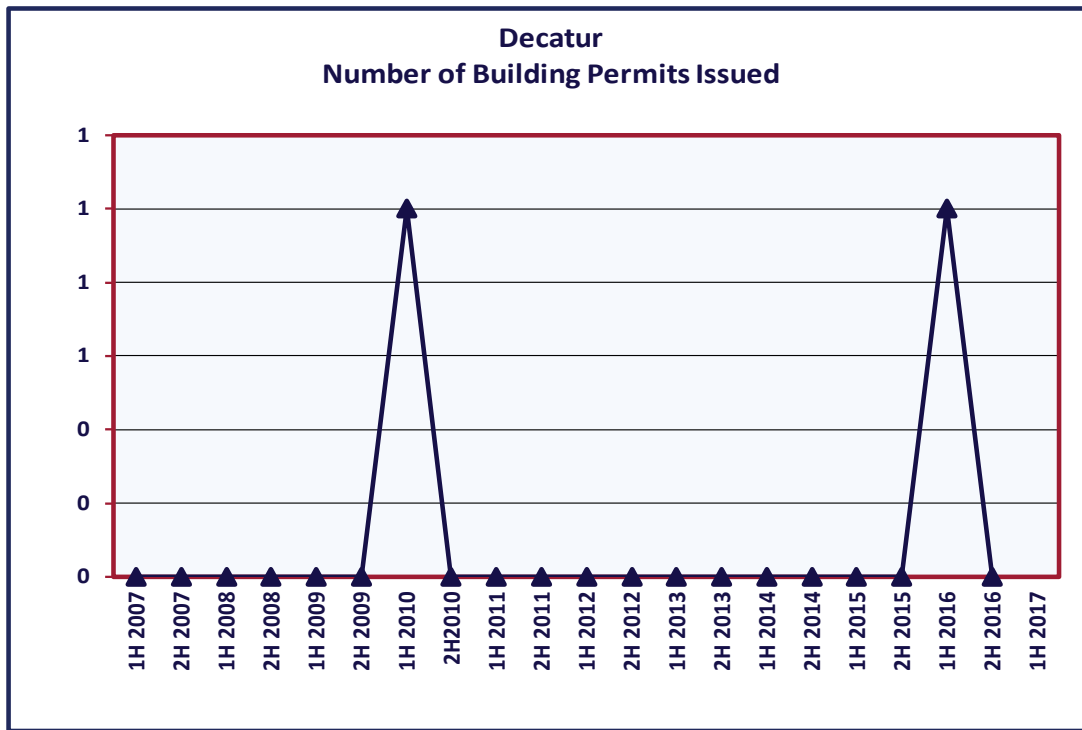


Centerton

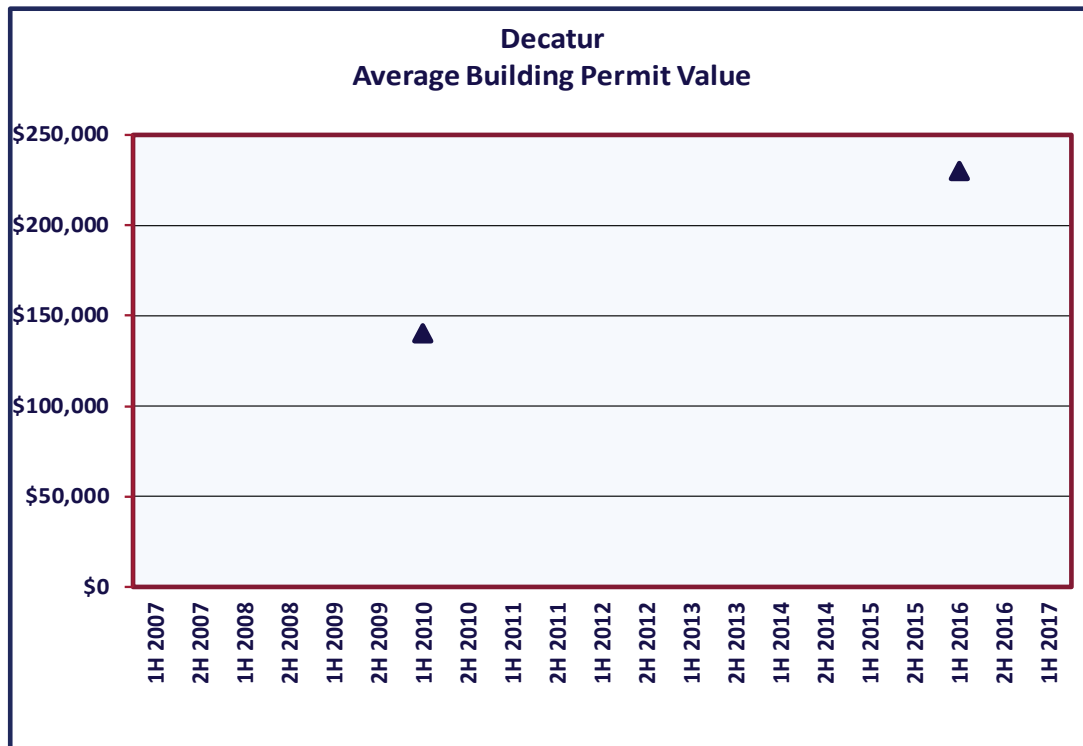
Centerton Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	50	20.3%	1,587	153	\$178,776	\$112.71
Black Springs	2	0.8%	1,905	79	\$216,300	\$113.11
Centerpoint	18	7.3%	1,443	70	\$137,161	\$95.32
Centerton Original	1	0.4%	644	203	\$48,000	\$74.53
Char-Lou Estates	3	1.2%	2,299	83	\$215,800	\$95.39
Dogwood	2	0.8%	1,409	319	\$120,500	\$86.80
Eden Courts	1	0.4%	1,620	72	\$165,000	\$101.85
Forest Park	2	0.8%	2,110	93	\$239,800	\$113.65
Fox Run	1	0.4%	1,863	228	\$160,000	\$85.88
Kensington Hills	10	4.1%	1,975	54	\$189,865	\$96.40
Laynebridge	1	0.4%	1,932	29	\$185,000	\$95.76
Lexington	9	3.7%	3,051	197	\$365,511	\$119.83
Morningside	5	2.0%	1,423	56	\$142,365	\$100.37
North Forty	7	2.8%	1,404	71	\$130,214	\$93.09
Oak Ridge	2	0.8%	1,905	98	\$174,950	\$92.11
Oak Tree	13	5.3%	3,982	181	\$577,831	\$143.55
Quail Hollow	6	2.4%	2,642	149	\$324,989	\$123.01
Ridgefield	2	0.8%	1,913	48	\$204,500	\$106.84
Rozars	1	0.4%	1,120	73	\$80,000	\$71.43
Sienna At Coopers Farm	19	7.7%	1,698	67	\$167,425	\$98.70
Sienna Estates	7	2.8%	1,748	73	\$174,700	\$100.25
Simmons	3	1.2%	1,933	103	\$176,500	\$91.55
Somerset	6	2.4%	1,444	74	\$160,267	\$110.81
Sonoma Valley	8	3.3%	1,601	51	\$152,144	\$95.22
Southfork	5	2.0%	1,872	56	\$167,435	\$91.17
Southland	6	2.4%	1,117	115	\$104,567	\$93.62
Tamarron	32	13.0%	2,323	168	\$251,525	\$108.27
Tarah Knolls	2	0.8%	2,227	110	\$251,000	\$112.66
Timber Ridge	1	0.4%	1,809	73	\$177,500	\$98.12
Tuscany	6	2.4%	3,276	199	\$436,339	\$133.33
Versailles	6	2.4%	4,347	151	\$619,667	\$142.70
Walnut Ridge	3	1.2%	1,660	39	\$151,333	\$91.59
Western Heights	1	0.4%	2,244	34	\$185,000	\$82.44
Willow Crossing	4	1.6%	1,448	42	\$142,925	\$98.671
Other	1	0.4%	3,504	54	\$347,500	\$99.17
Centerton	246	100.0%	2,034	120	\$227,959	\$107.66

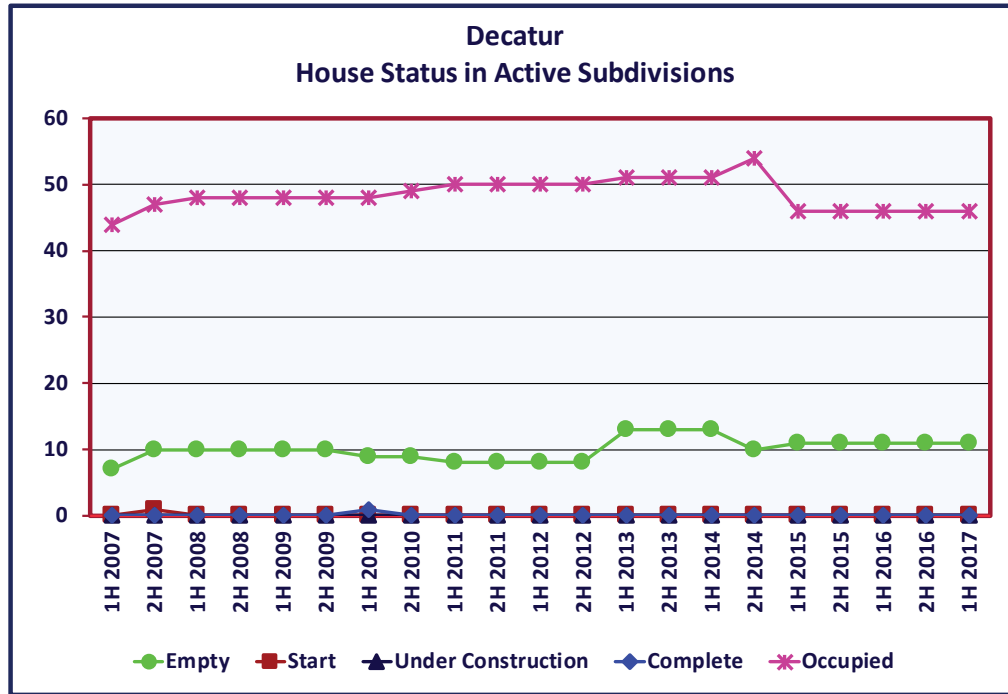
Decatur



- From January 1 to June 30, 2017 there were no residential building permits issued in Decatur.



Decatur



- There were 57 total lots in 2 active subdivisions in Decatur in first half of 2017. About 80.7 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 19.3 percent were empty lots.
- No new houses were under construction in Decatur in the first half of 2017.
- No construction or progress in existing construction occurred in the past year in both of the active subdivisions in Decatur.
- No houses in Decatur became occupied in the first half of 2017. In both of the active subdivisions, Decatur experienced no absorption during the past year.
- No additional lots received preliminary or final approval by June 30, 2017.

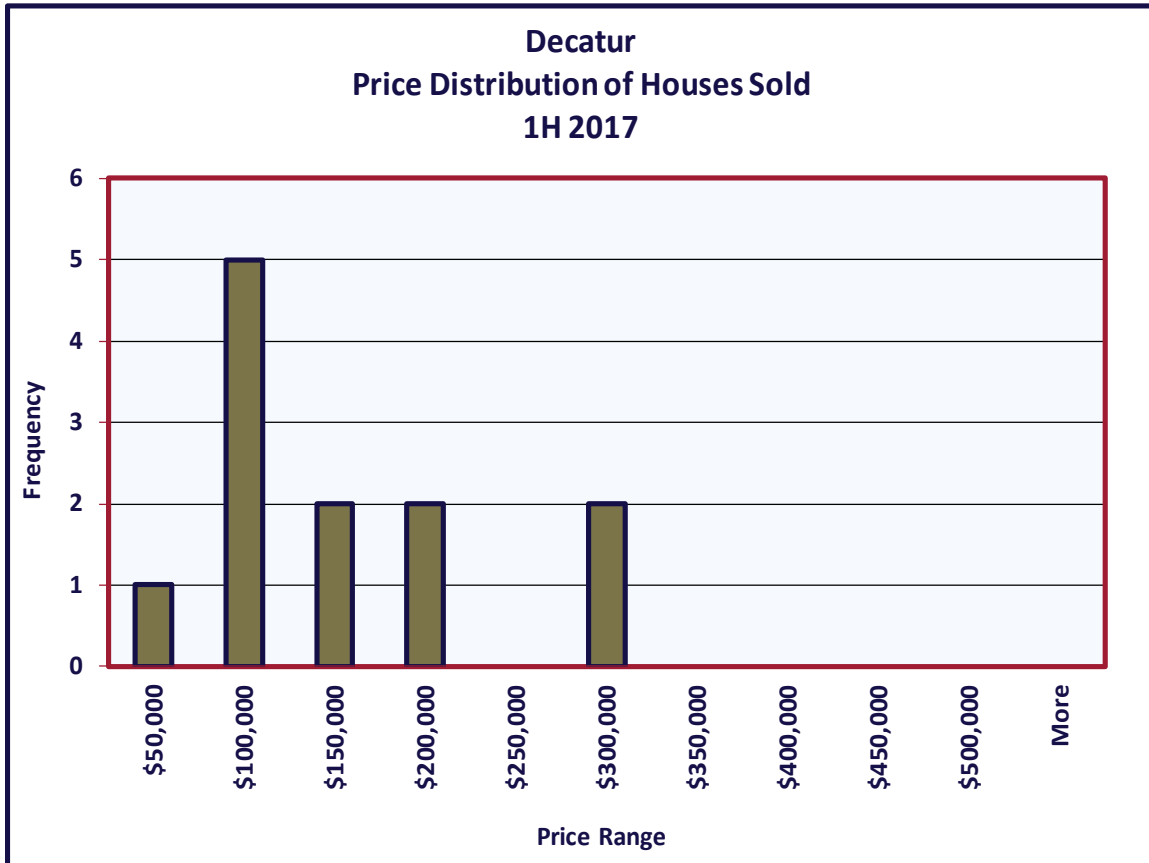
Decatur House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates ^{1,2}	4	0	0	0	2	6	0	--
Grant Springs ^{1,2}	7	0	0	0	44	51	0	--
Decatur	11	0	0	0	46	57	0	--

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

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

Decatur

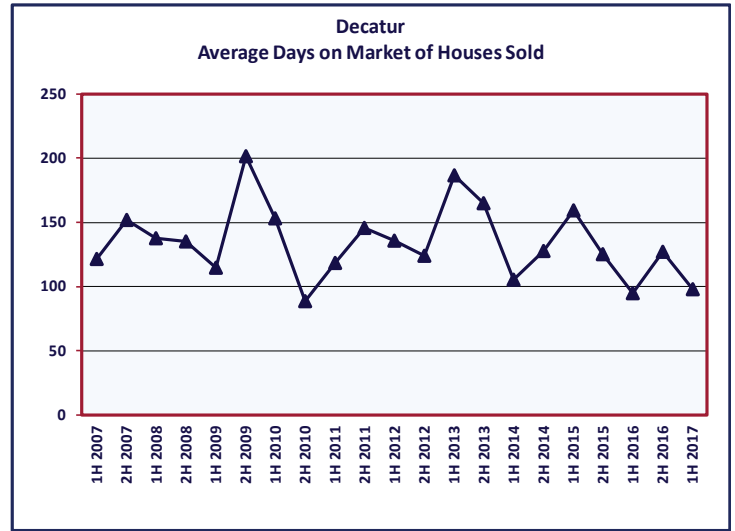
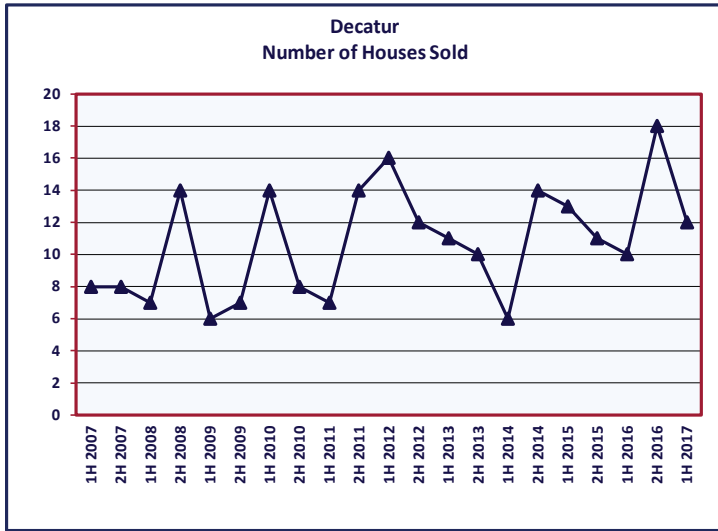


- 41.7 percent of the sold houses in Decatur were priced between \$50,001 and \$100,000.

Decatur Price Range of Houses Sold First Half of 2017

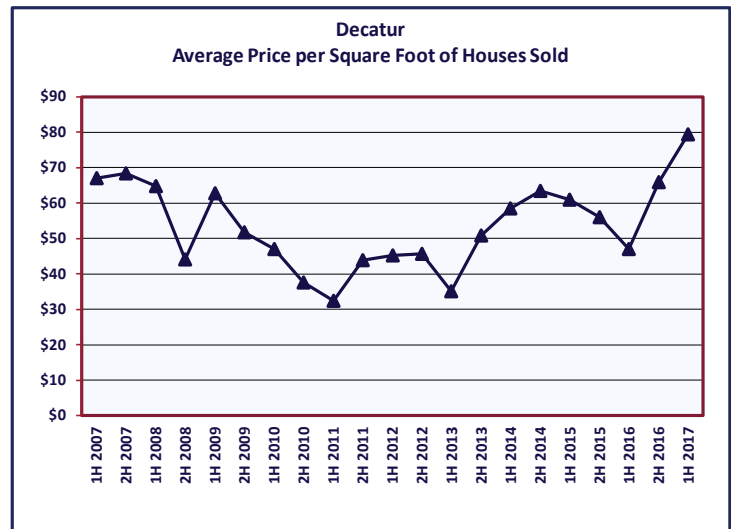
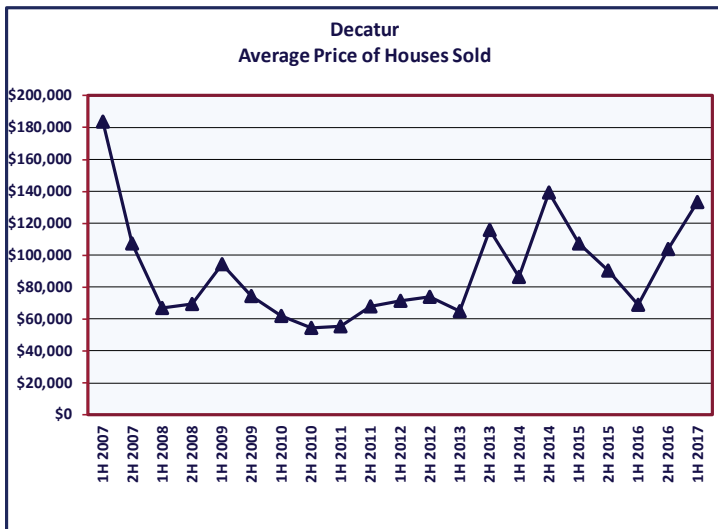
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	8.3%	960	3	100.0%	\$41.67
\$50,001 - \$100,000	5	41.7%	1,200	104	100.1%	\$67.68
\$100,001 - \$150,000	2	16.7%	1,665	187	96.4%	\$75.78
\$150,001 - \$200,000	2	16.7%	2,025	59	98.7%	\$92.39
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	2	16.7%	2,258	84	96.7%	\$118.27
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Decatur	12	100.0%	1,571	98	98.7%	\$79.41

Decatur



- There were 12 houses sold in Decatur from January 1 to June 30, 2017, or 33.3 percent less than the 18 sold in the second half of 2016, and 20.0 percent more than in the first half of 2016.
- The average price of a house sold in Decatur increased from \$103,882 in the second half of 2016 to \$133,233 in the first half of 2017.
- The average sales price was 28.3 percent higher than in the second half of 2016 and 93.0 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 127 in the second half of 2016 to 98 in the first half of 2017.
- The average price per square foot for a house sold in Decatur increased from \$66.00 in the second half of 2016 to \$79.41 in the first half of 2017.

- The average price per square foot was 20.3 percent higher than in the second half of 2016 and 69.1 percent higher than in the first half of 2016.
- About 0.5 percent of all houses sold in Benton County in the first half of 2017 were sold in Decatur. The average sales price of a house was 58.7 percent of the county average.
- Out of 12 houses sold in first half of 2017, 1 was new construction.
- There were 8 houses in Decatur listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$178,034.
- According to the Benton County Assessor's database, 53.5 percent of houses in Decatur were owner-occupied in the first half of 2017.



Decatur

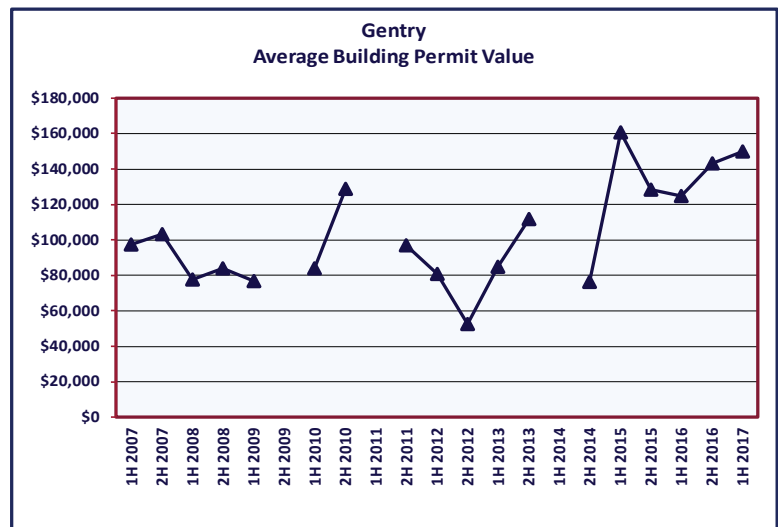
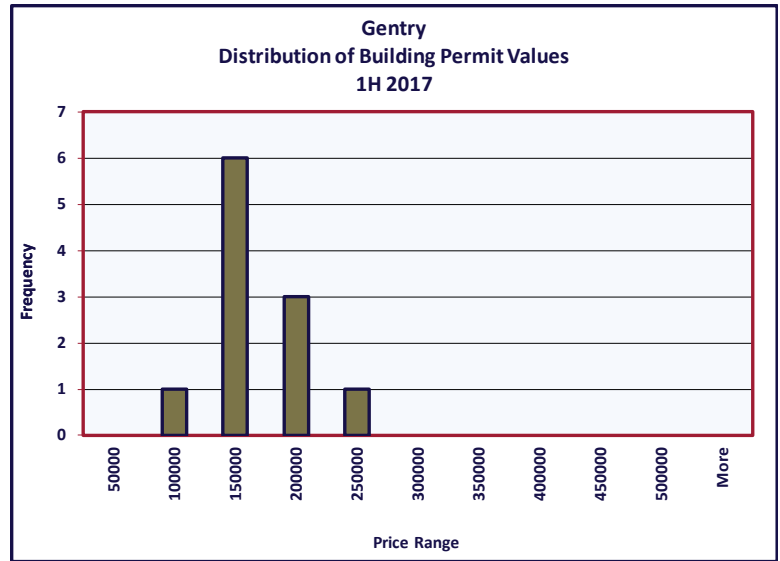
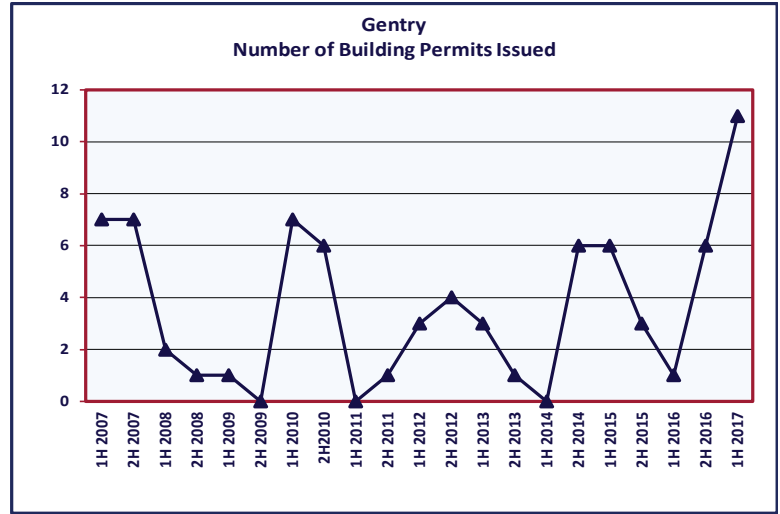
Decatur Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cackleberry Hill	1	8.3%	1,255	292	\$101,000	\$80.48
Corner Springs	1	8.3%	1,290	58	\$79,900	\$61.94
Developers Inc	1	8.3%	960	3	\$40,000	\$41.67
Grant Springs	2	16.7%	1,207	68	\$81,450	\$67.68
Ozark Orchard	1	8.3%	1,970	75	\$185,000	\$93.91
Twin Pines	1	8.3%	1,000	155	\$65,100	\$65.10
Western Estates	1	8.3%	1,296	170	\$98,500	\$76.00
Other	4	33.3%	2,168	73	\$216,600	\$99.62
Decatur	12	100.0%	1,571	98	\$133,233	\$79.41



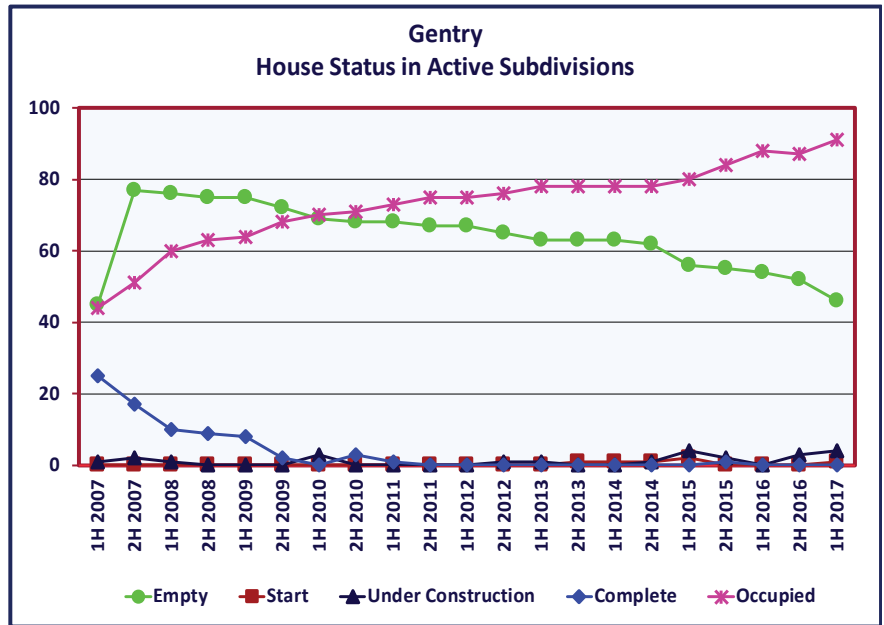
Gentry

- From January 1 to June 30, 2017 there were 11 residential building permits issued in Gentry, up from the 1 issued in the first half of 2016.
- In the first half of 2017, more than half of the issued building permits in Gentry were valued in the \$150,001 to \$200,000 range.
- The average residential building permit value in Gentry was \$150,000 in the first half of 2017, an increase of 20.0 percent from the \$125,000 average building permit value in the first half of 2016.



Gentry

- There were 142 total lots in 4 active subdivisions in Gentry in the first half of 2017. About 64.1 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.8 percent were under construction, 0.7 percent were starts, and 32.4 percent were empty lots.
- The subdivision with the most houses under construction in the first half of 2017 was The Oaks with 3.
- No new construction or progress in existing construction has occurred in the last year in 1 of the 4 active subdivisions in Gentry.
- 4 new houses in Gentry became occupied in the first half of 2017. The annual absorption rate implies that there were 153.0 months of remaining inventory in active subdivisions, down from 165 months in the second half of 2016.
- In two of the four active subdivisions in Gentry, no absorption occurred in the last year.



- 30 additional lots in 1 subdivision have received either preliminary or final approval by June 30, 2017 in Gentry.

Gentry House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	9	0	1	0	27	37	1	120.0
College Hill Second Addition ^{1,2}	3	0	0	0	5	8	0	--
The Oaks, Phases I, II	14	0	3	0	50	67	3	68.0
Springhill ¹	20	0	1	0	9	30	0	--
Gentry	46	1	4	0	91	142	4	153.0

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

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

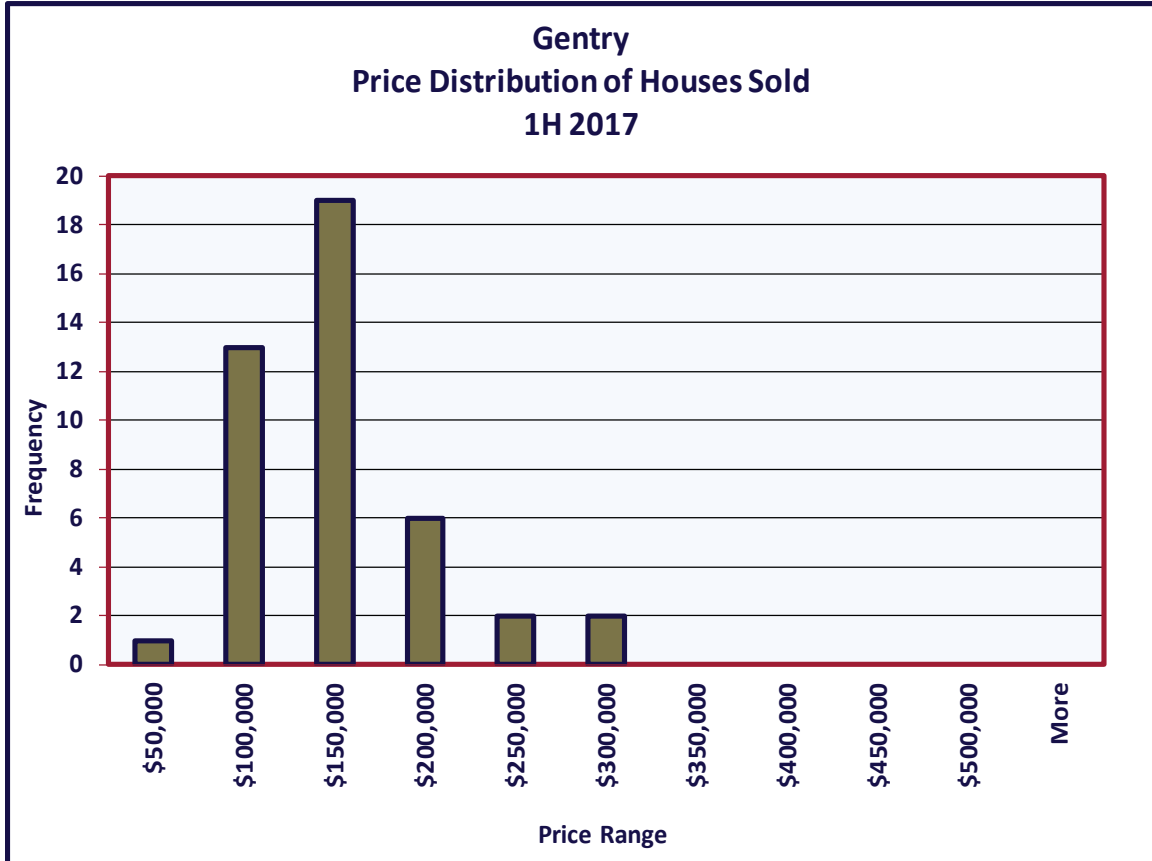
Gentry Preliminary and Final Approved Subdivisions First Half of 2017

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

Gentry

30

Gentry

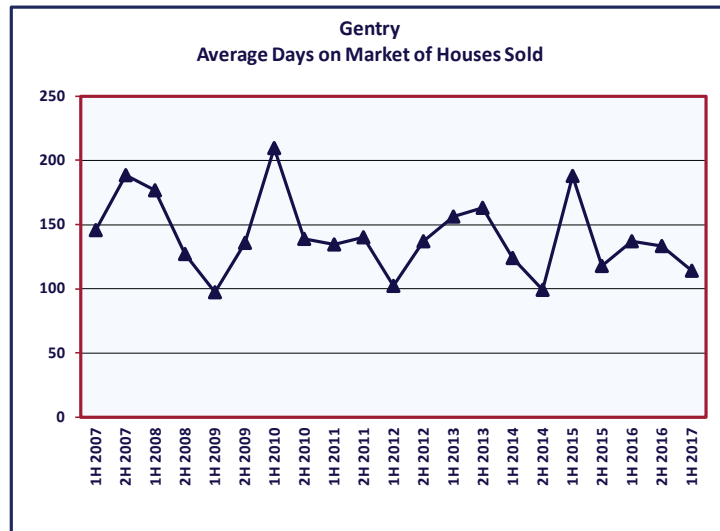
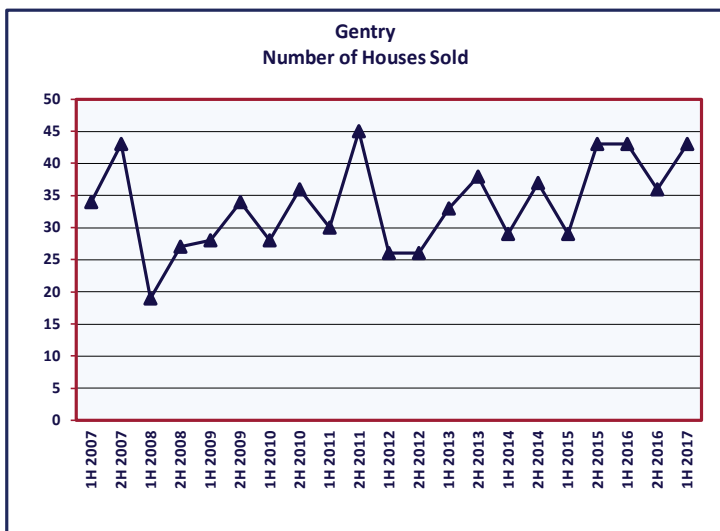


- 74.4 percent of the sold houses in Gentry were priced between \$50,001 and \$150,000

Gentry Price Range of Houses Sold First Half of 2017

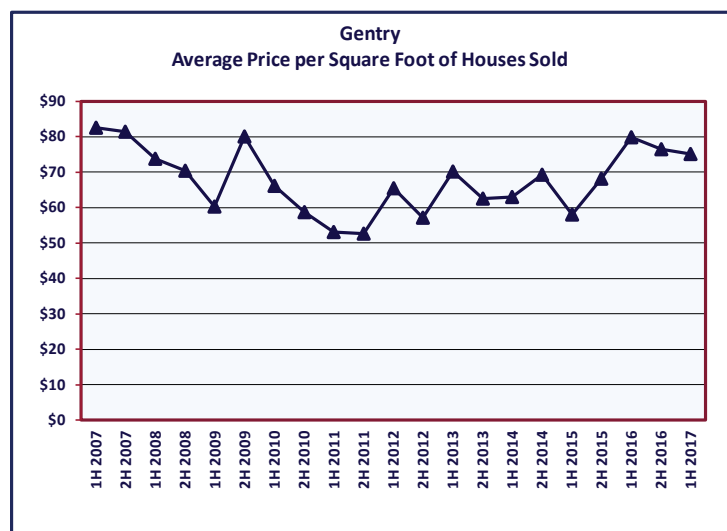
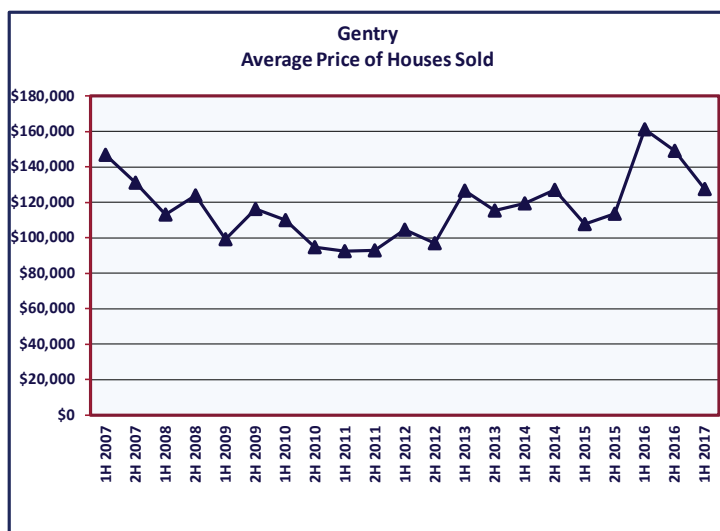
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	2.3%	974	60	86.5%	\$35.42
\$50,001 - \$100,000	13	30.2%	1,751	153	112.1%	\$53.68
\$100,001 - \$150,000	19	44.2%	1,632	89	97.6%	\$79.47
\$150,001 - \$200,000	6	14.0%	1,986	151	98.2%	\$85.84
\$200,001 - \$250,000	2	4.7%	2,033	31	98.5%	\$111.66
\$250,001 - \$300,000	2	4.7%	2,206	93	98.1%	\$125.54
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Gentry	43	100.0%	1,747	114	101.9%	\$75.18

Gentry



- There were 43 houses sold in Gentry from January 1 to June 30, 2017, 19.4 percent more than the second half of 2016 and unchanged from the first half of 2016.
- The average price of a house sold in Gentry decreased from \$148,940 in second half of 2016 to \$127,608 in the first half of 2017.
- The average sales price in the first half of 2017 was 14.3 percent lower than in the previous half year and 20.9 percent lower than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 133 in the second half of 2016 to 114 in the first half of 2017 in Gentry.
- The average price per square foot for a house sold in Gentry decreased from \$76.42 in the second half of 2016 to \$75.18 in the first half of 2017.
- The average price per square foot was 1.6 percent lower than

- in the previous half year and 5.9 percent lower than in the first half of 2016.
- About 1.6 percent of all houses sold in Benton County in the first half of 2017 were sold in Gentry.
- The average sales price of a house was 56.2 percent of the county average.
- Out of 43 houses sold in the first half of 2017, 3 were new construction.
- The houses sold for \$169,933 and took 118 days to sell from the initial listing date.
- There were 24 houses in Gentry listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$523,475. According to the Benton County Assessor's database, 58.3 percent of houses in Gentry were owner-occupied in the first half of 2017.



Gentry

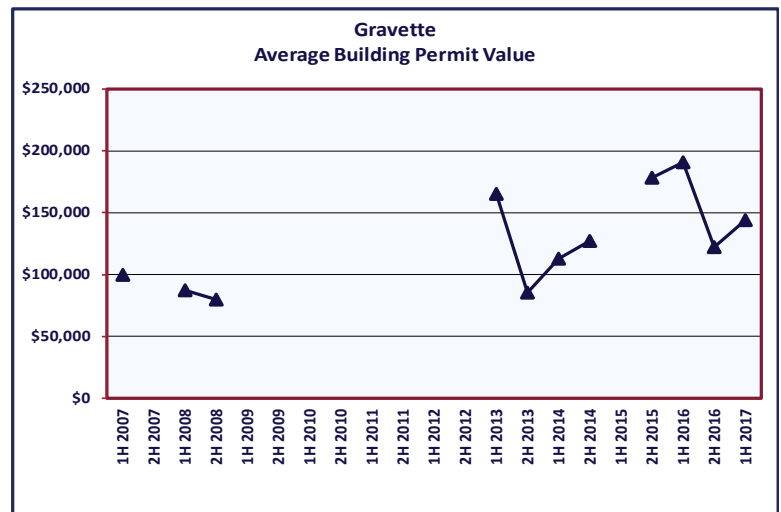
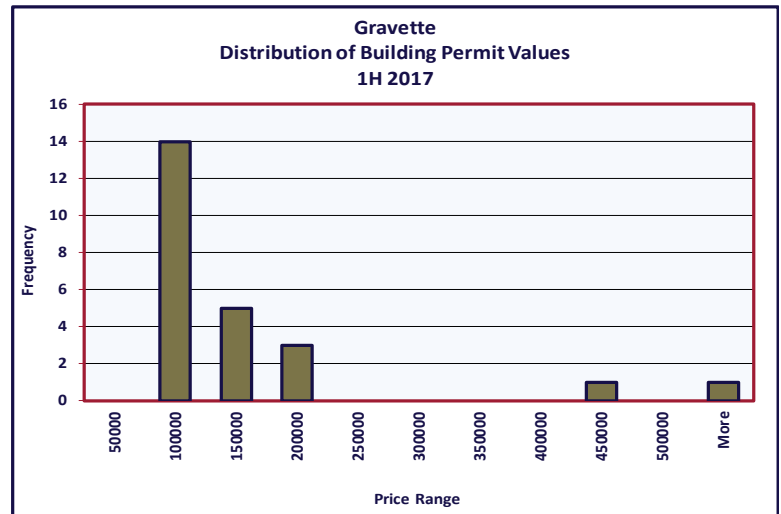
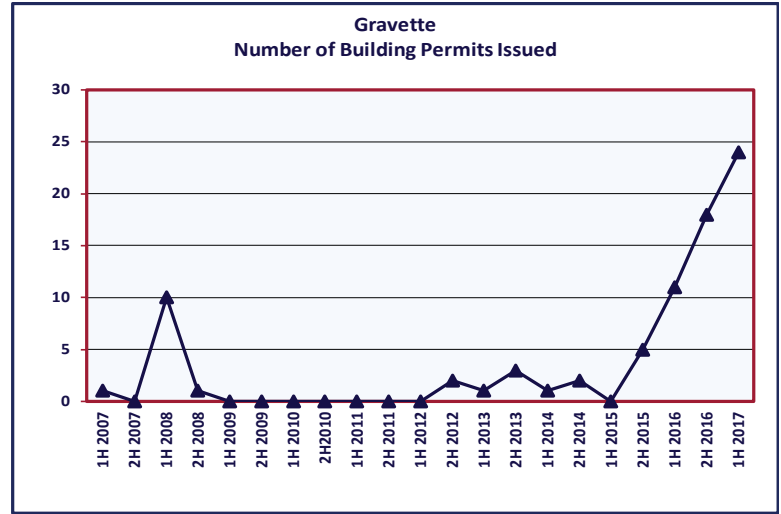
Gentry Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashton Place	2	4.7%	1,313	60	\$119,450	\$91.07
Blackberry Hill	1	2.3%	2,145	46	\$193,500	\$90.21
Carmelle	1	2.3%	1,434	69	\$114,900	\$80.13
Cobblestone	1	2.3%	1,661	78	\$142,500	\$85.79
College Hill	2	4.7%	1,707	315	\$148,000	\$82.58
Country Estates	1	2.3%	1,432	51	\$132,000	\$92.18
Dawn View Estate	1	2.3%	2,271	35	\$160,000	\$70.45
Eagles Nest Estates	4	9.3%	1,501	67	\$128,975	\$86.31
Gentry Original	7	16.3%	1,513	112	\$76,984	\$55.04
Oak Knoll	2	4.7%	1,522	59	\$122,750	\$81.16
Oaks, The	3	7.0%	1,579	61	\$149,300	\$94.21
Orchard City	1	2.3%	1,220	58	\$94,000	\$77.05
Pequena Valley Estates	1	2.3%	1,624	63	\$110,000	\$67.73
Pioneer Woods	2	4.7%	1,893	184	\$154,000	\$81.38
Round Prairie Estate	1	2.3%	2,278	445	\$126,000	\$55.31
Spring Valley Estates	1	2.3%	1,062	46	\$74,500	\$70.15
Springhill	1	2.3%	1,600	109	\$139,900	\$87.44
Other	11	25.6%	2,200	130	\$146,250	\$70.06
Gentry	43	100.0%	1,747	114	\$127,608	\$75.18

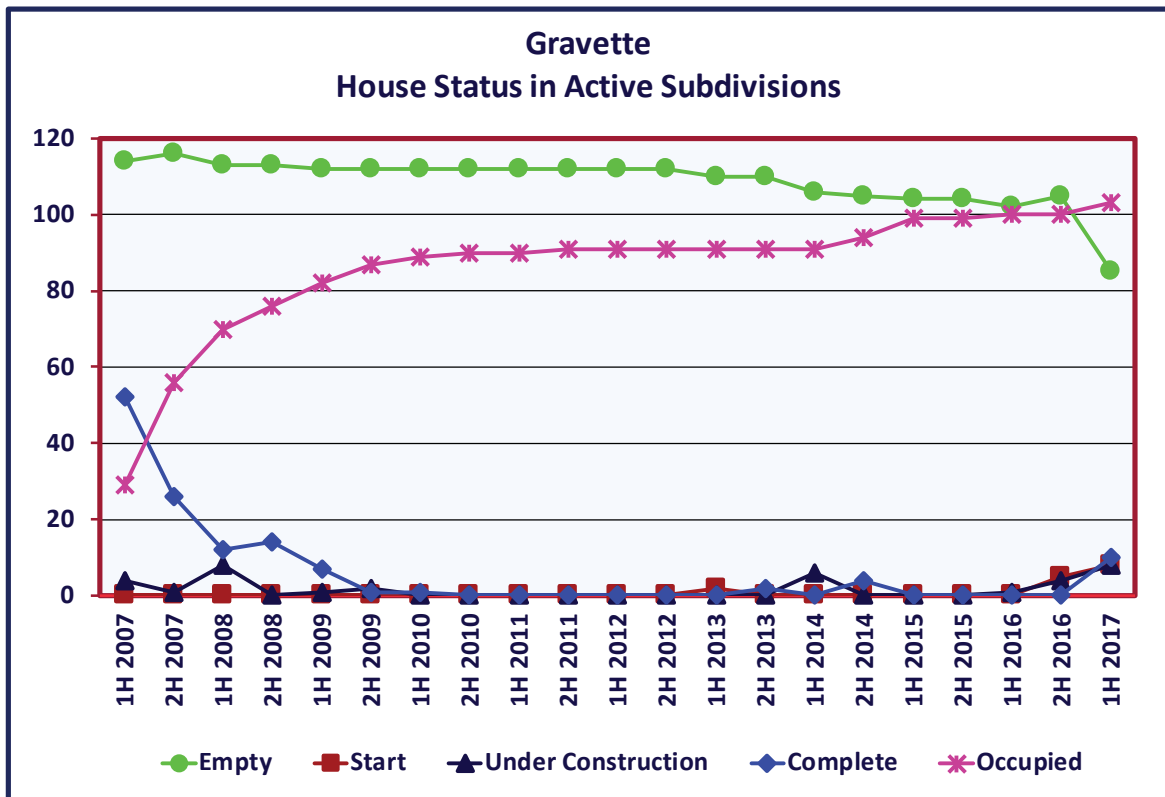


Gravette

- From January 1 to June 30, 2017 there were 24 residential building permits issued in Gravette, up 118.2 percent from the 11 issued in the first half of 2016.
- In the first half of 2017, more than half of the building permits in Gravette were valued in the \$50,001 to \$100,000 range.
- The average residential building permit value in Gravette was \$144,034 in the first half of 2017 down 24.6 percent from the first half of 2016 average value of \$190,955.



Gravette



- There were 214 total lots in 5 active subdivisions in Gravette in the first half of 2017. About 48.1 percent of the lots were occupied, 4.7 percent were complete but unoccupied, 3.7 percent were under construction, 3.7 percent were starts, and 39.7 percent were vacant lots.
- There were 8 new houses under construction in Gravette in the first half of 2017.
- No new construction or progress in existing construction occurred in the past year in 3 of the 5 active subdivisions in Gravette.
- 3 new houses in Gravette became occupied in the first half of 2017. The annual absorption rate implies that there were 444.0 months of remaining inventory in active subdivisions, down from 1368.0 months in the second half of 2016.
- No additional lots had received either preliminary or final approval by June 30, 2017 in Gravette.

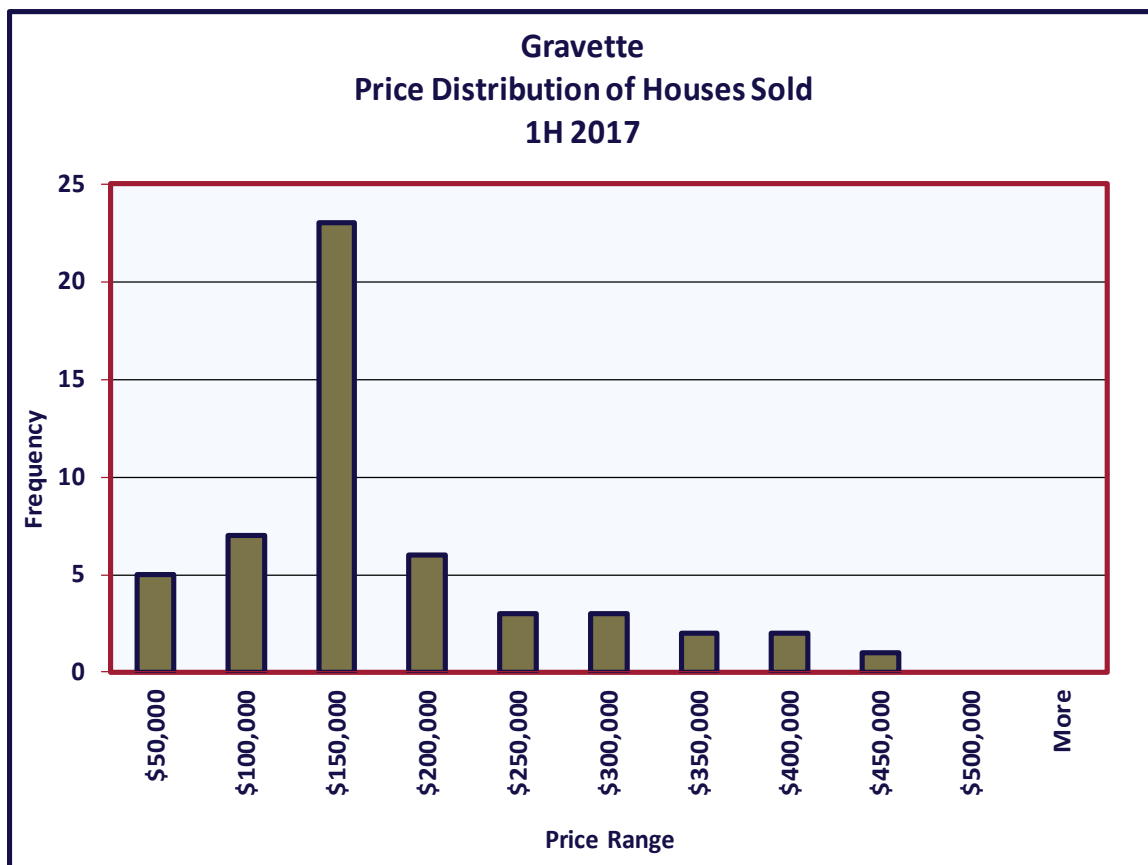
Gravette House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows ¹	7	1	5	0	18	31	0	--
Habitat Meadows	0	0	0	0	5	5	1	0
Lynchburg Estates ¹	10	0	1	0	0	11	0	--
Patriot Park ¹	9	1	0	9	43	62	0	--
Walnut Creek	59	6	2	1	37	105	2	408
Gravette	85	8	8	10	103	214	3	444.0

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

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

Gravette

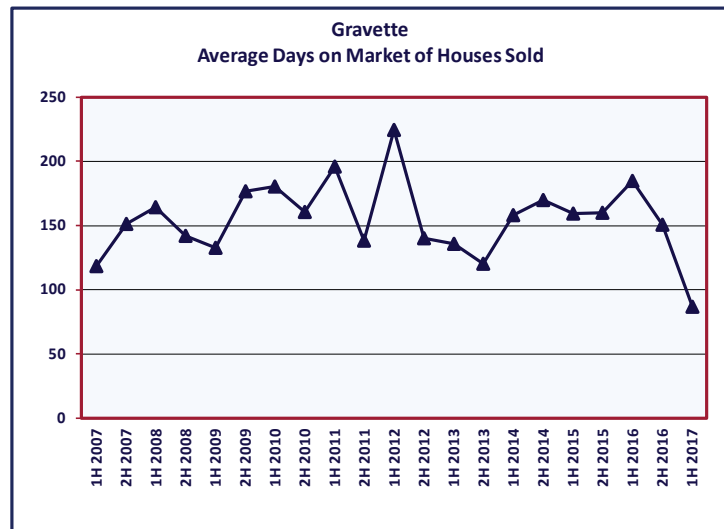
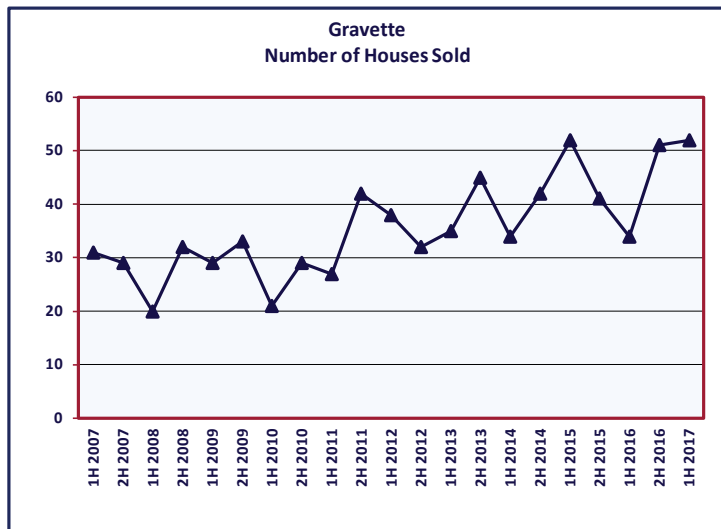


- 57.7 percent of the sold houses in Gravette were priced between \$50,001 and \$150,000.

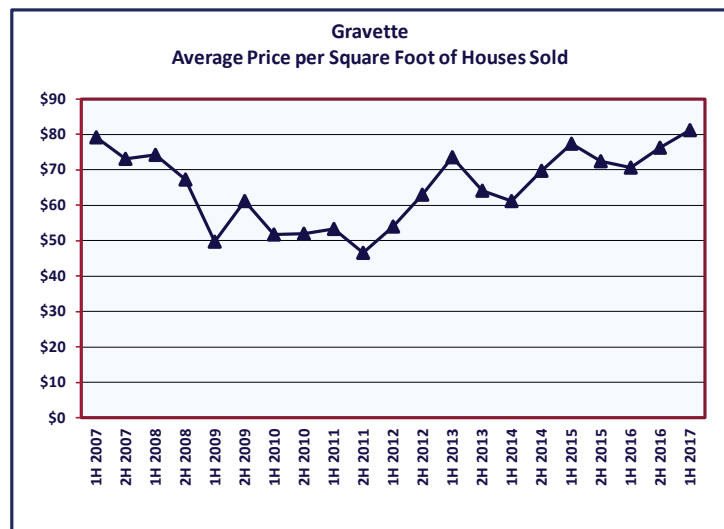
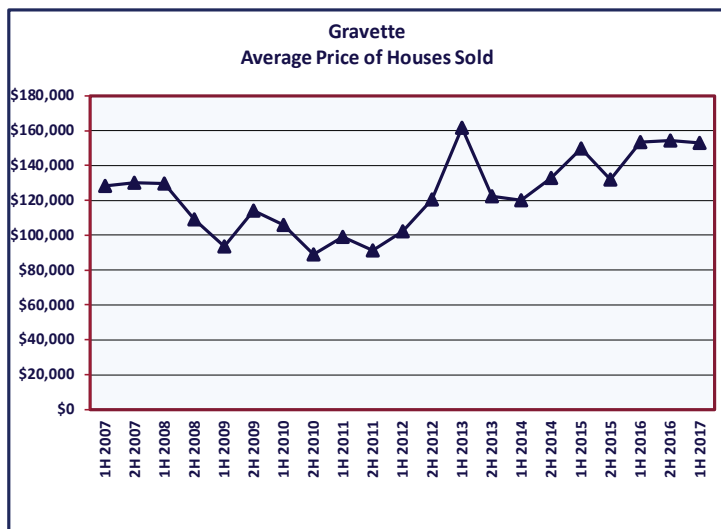
Gravette Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	9.6%	1,265	66	88.5%	\$26.56
\$50,001 - \$100,000	7	13.5%	1,375	78	97.5%	\$51.89
\$100,001 - \$150,000	23	44.2%	1,595	95	98.8%	\$81.86
\$150,001 - \$200,000	6	11.5%	2,098	92	97.9%	\$87.83
\$200,001 - \$250,000	3	5.8%	1,776	94	99.3%	\$125.72
\$250,001 - \$300,000	3	5.8%	2,108	78	95.2%	\$132.61
\$300,001 - \$350,000	2	3.8%	3,291	61	98.7%	\$100.51
\$350,001 - \$400,000	2	3.8%	3,181	58	96.1%	\$117.85
\$400,001 - \$450,000	1	1.9%	3,890	149	95.6%	\$105.40
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Gravette	52	100.0%	1,802	87	97.2%	\$81.21

Gravette



- There were 52 houses sold in Gravette from January 1 to June 30, 2017 or 2.0 percent higher than the 51 sold in the second half of 2016 and 52.9 percent higher than in the first half of 2016.
- The average price of a house sold in Gravette decreased from \$154,175 in the second half of 2016 to \$152,879 in the first half of 2017.
- The average sales price was 0.8 percent lower than in the previous half year and 0.4 percent lower than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 151 in the second half of 2016 to 87 in the first half of 2017.
- The average price per square foot for a house sold in Gravette increased from \$76.17 in the second half of 2016 to \$81.21 in the first half of 2017.
- The average price per square foot was 6.6 percent higher than in the previous half year and 15.0 percent higher than in the first half of 2016.
- About 2.0 percent of all houses sold in Benton County in the first half of 2017 were sold in Gravette.
- The average sales price of a house was 67.4 percent of the county average.
- Out of 52 houses sold in the first half of 2017, 8 were new construction.
- These newly constructed houses had an average sold price of \$154,987 and took an average of 88 days to sell from their initial listing dates.
- There were 30 houses in Gravette listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$274,177.
- According to the Benton County Assessor's database, 57.3 percent of houses in Gravette were owner-occupied in the first half of 2017.



Gravette

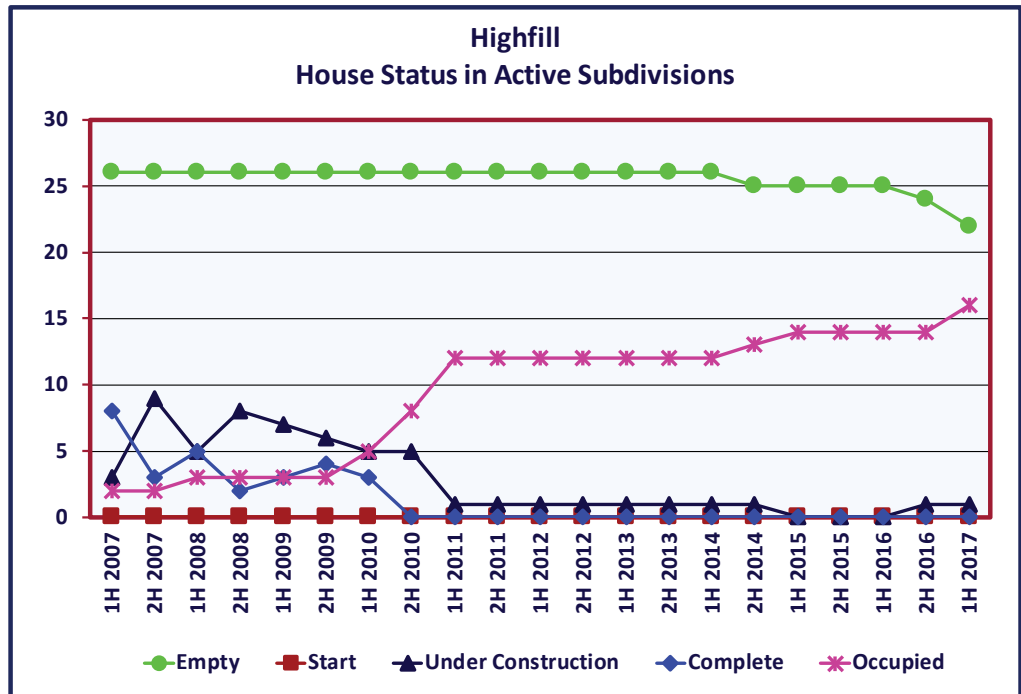
Gravette Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Estates	1	1.9%	2,717	70	\$175,000	\$64.41
Easley Estates	1	1.9%	1,228	81	\$80,000	\$65.15
Gravette Original	3	5.8%	1,489	86	\$94,667	\$64.44
Hidden Acres	1	1.9%	3,890	149	\$410,000	\$105.40
J D Coveys	1	1.9%	1,344	116	\$61,500	\$45.76
Jensons	2	3.8%	1,213	69	\$70,750	\$48.57
Jewell Estates	1	1.9%	2,000	191	\$217,000	\$108.50
John & Joe Mcallister	1	1.9%	1,472	94	\$105,000	\$71.33
Karr&Powell	1	1.9%	1,204	65	\$80,000	\$66.45
Loydon Oaks	1	1.9%	1,745	56	\$227,000	\$130.09
Moonlight Valley	2	3.8%	1,891	172	\$192,450	\$101.85
Ozark Estates	2	3.8%	1,827	51	\$267,500	\$146.46
Patriot Park	7	13.5%	1,390	119	\$127,786	\$91.67
Sloans	3	5.8%	1,327	83	\$41,033	\$32.94
Terrace Heights	1	1.9%	1,350	52	\$135,000	\$100.00
Walnut Creek	3	5.8%	1,502	128	\$140,000	\$93.24
Westfield	2	3.8%	1,474	114	\$112,000	\$76.35
Other	19	36.5%	2,172	58	\$181,694	\$79.26
Gravette	52	100.0%	1,802	87	\$152,879	\$81.21



Highfill

- From January 1 to June 30, 2017 there were no residential building permits issued in Highfill.
- There were 39 total lots in 2 active subdivisions in Highfill in the first half of 2017. About 41.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.6 percent were under construction, 0.0 percent were starts, and 56.4 percent were vacant lots.
- There was one home under construction in Highfill in the first half of 2017 in Holiday Hills Estates.
- Two new houses in Highfill became occupied in the first half of 2017. No absorption occurred in the past year in one of the Highfill subdivisions.



- An additional 69 lots in 3 subdivisions had received final approval by June 30, 2017.



Highfill Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Potsie Lane	2H 2016	10
Silver Meadows	1H 2011	50
Snyderwolf	1 H 2017	9
Highfill		69

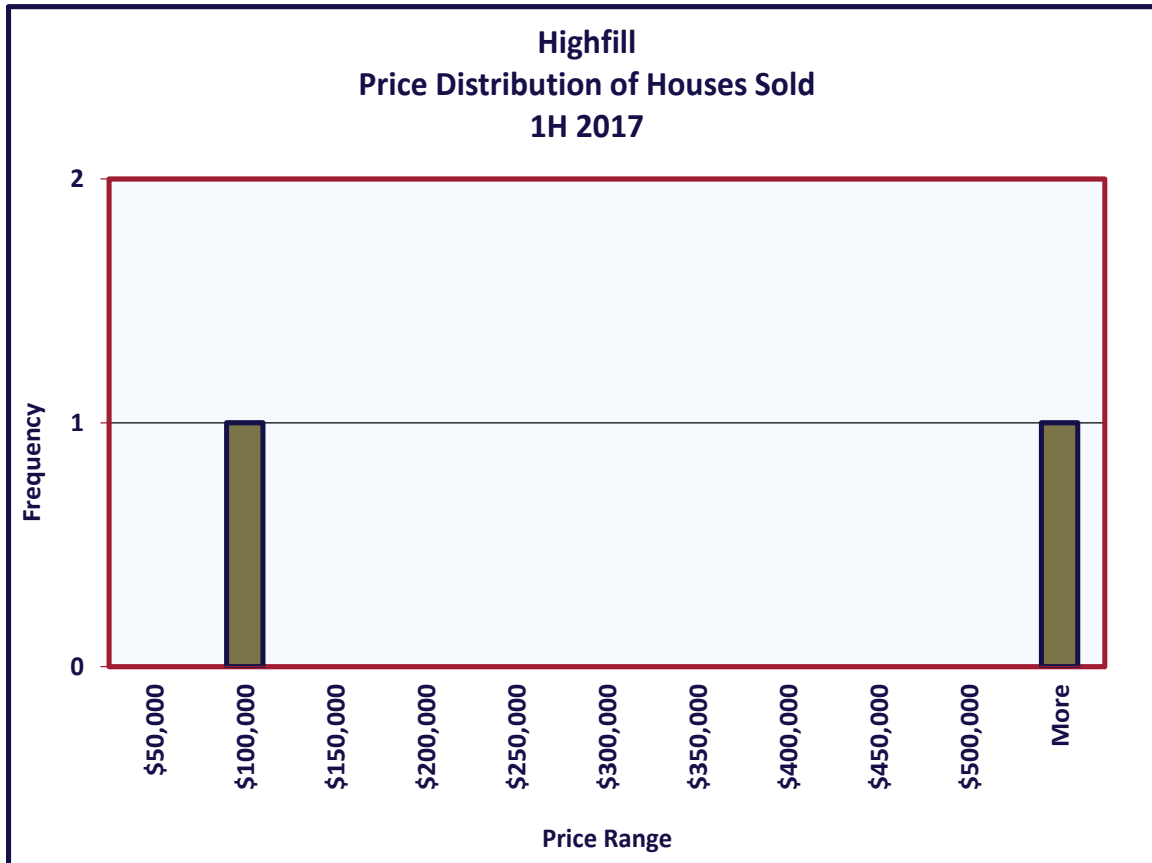
Highfill House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates	2	0	0	0	4	6	2	12.0
Holiday Hills Estates ¹	20	0	1	0	12	33	0	--
Highfill	22	0	1	0	16	39	2	138.0

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

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

Highfill

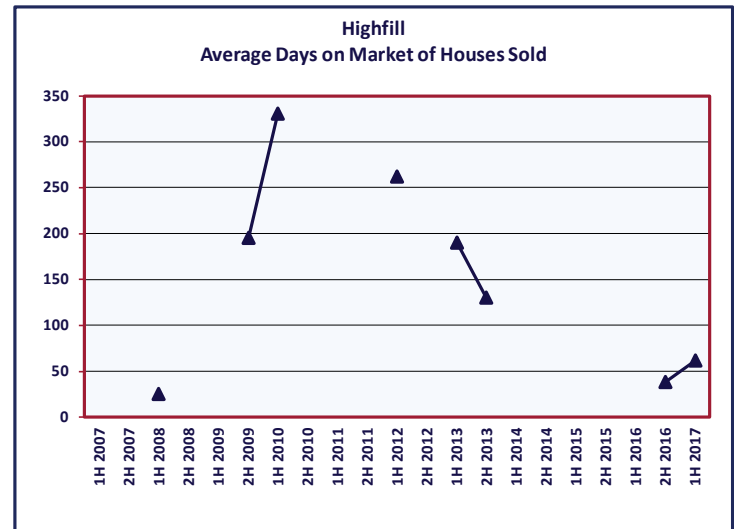
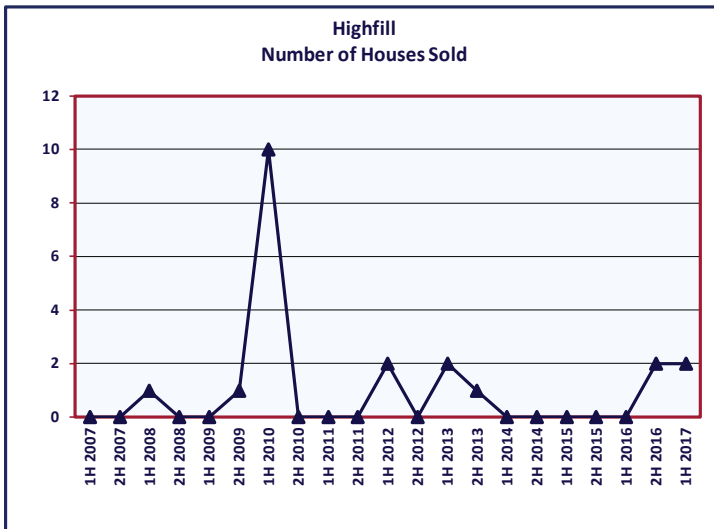


- Of the 2 houses sold in Highfill one was in the \$50,001-\$100,000 range and the other was in the \$500,000+ range.

Highfill Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	50.0%	948	78	100.6%	\$168.78
\$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%	--	--	--	--
\$500,000+	1	50.0%	4,700	45	93.3%	\$130.85
Highfill	2	100.0%	2,824	62	97.0%	\$149.81

Highfill

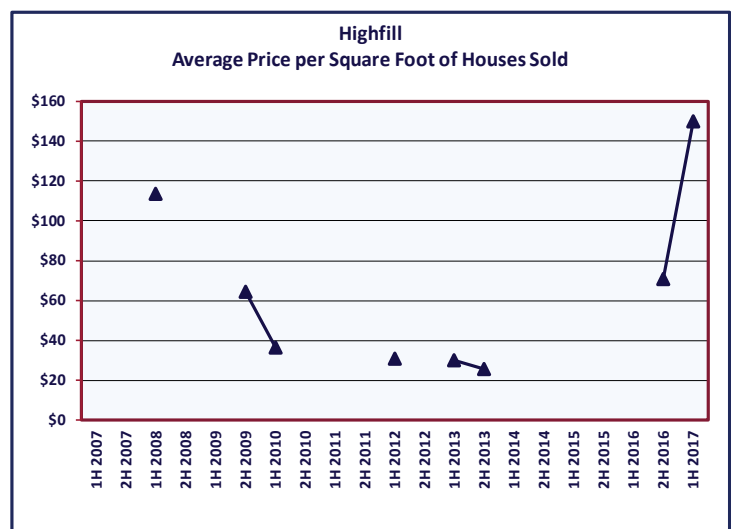
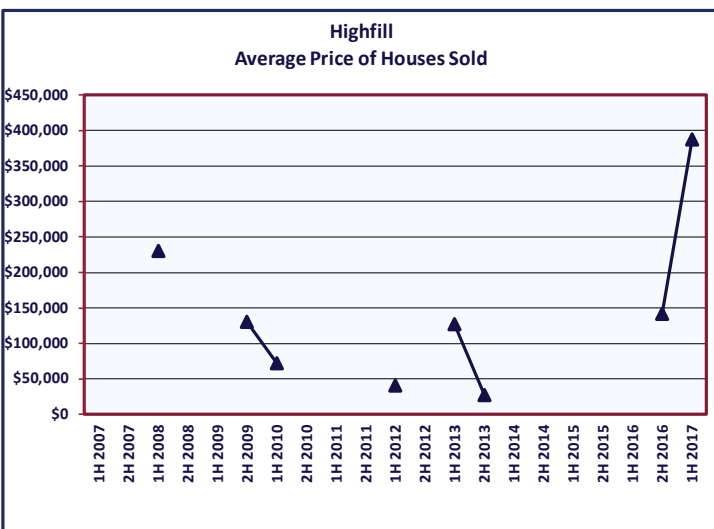


There were 2 houses sold in Highfill from January 1 to June 30, 2017.

- The average price of a house sold in Highfill was \$387,500 in the first half of 2017.
- The average number of days on market from initial listing to the sale was 62 in the first half of 2017.
- The average price per square foot for a house sold in Highfill was \$149.82 in the first half of 2017.
- About 0.1 percent of all houses sold in Benton County in the

first half of 2017 were sold in Highfill.

- The average sales price of a house was 170.8 percent of the county average.
- Out of 2 houses sold in the first half of 2017, 1 was new construction.
- There were 2 houses in Highfill listed for sale in the MLS database as of June 30, 2017.
- According to the Benton County Assessor's database, 54.6 percent of houses in Highfill were owner-occupied in the first half of 2017.

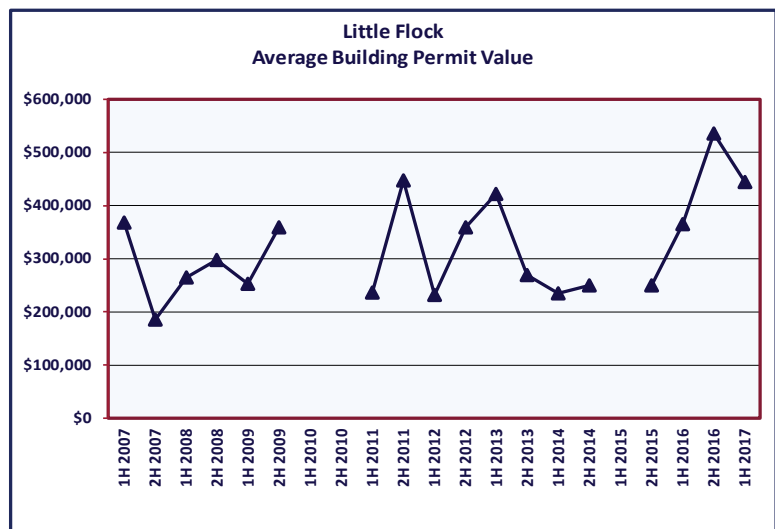
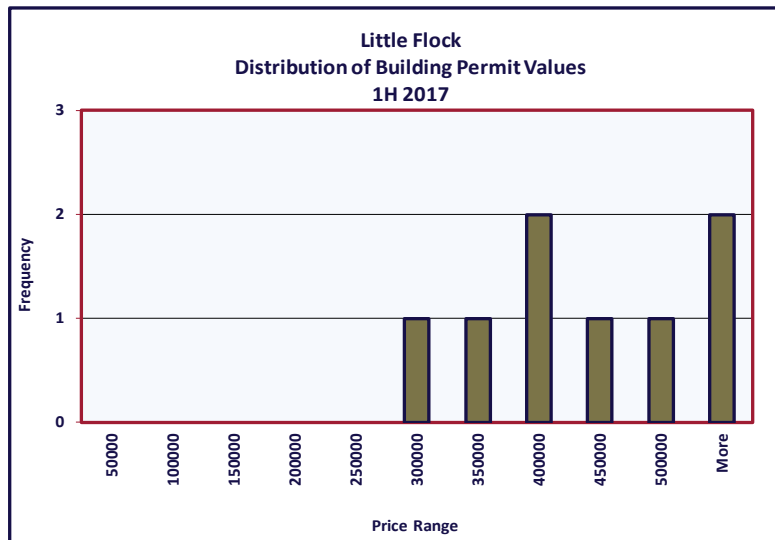
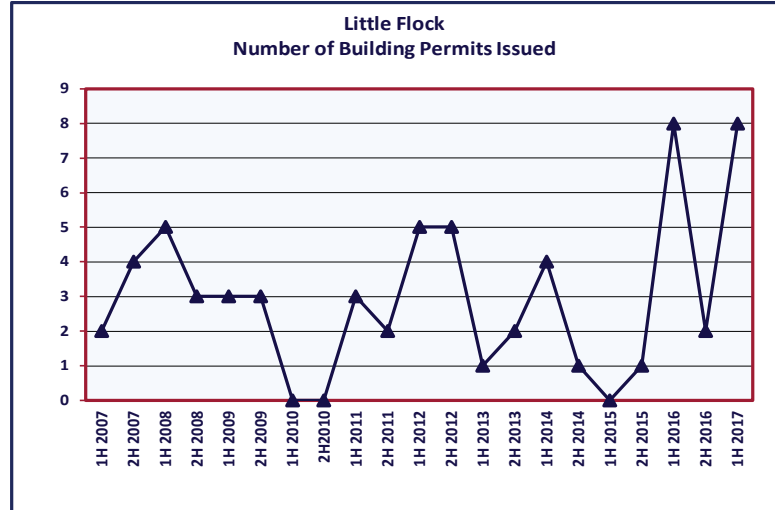


Highfill Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Other	2	100.0%	2,824	62	\$387,500	\$149.814
Highfill	2	100.0%	2,824	62	\$387,500	\$149.81

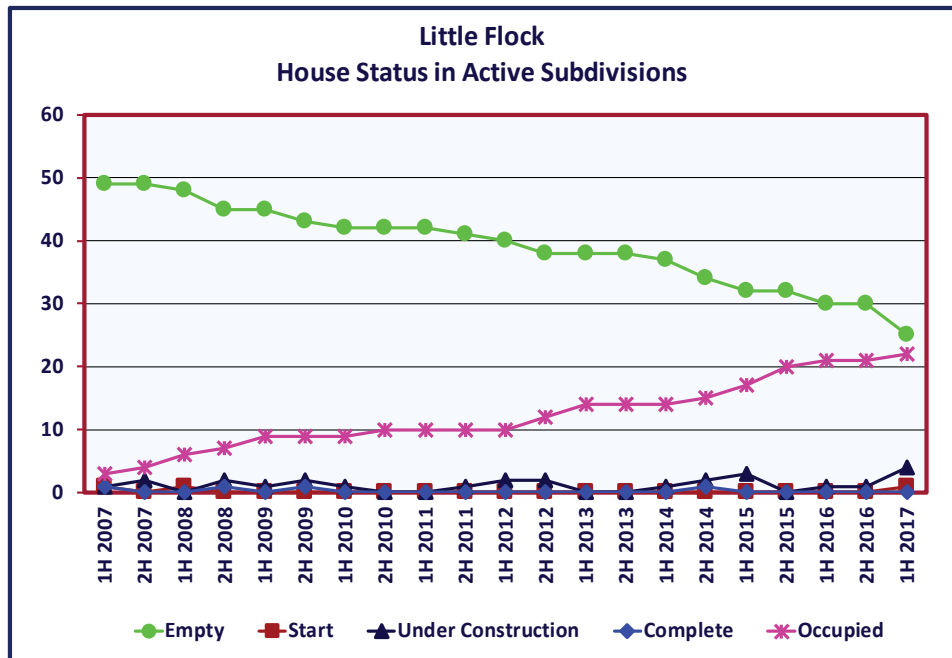
Little Flock

- From January 1 to June 30, 2017 there were 8 residential building permits issued in Little Flock.
- In the first half of 2017, all of the building permits issued in Little Flock were valued at more than \$300,000.
- The average residential building permit value in Little Flock was \$444,897 in the first half of 2017.



Little Flock

- There were 52 total lots in 1 active subdivision in Little Flock in the first half of 2017. 42.3 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 7.7 percent were under construction, 1.9 percent were starts, and 48.1 percent were vacant lots.
- Four houses were under construction in the first half of 2017 in Little Flock.
- One new house in Little Flock became occupied in the first half of 2017. The annual absorption rate implies that there were 360.0 months of remaining inventory in active subdivisions, down from 372.0 months in the second half of 2016.



Little Flock House Status in Active Subdivisions First Half of 2017

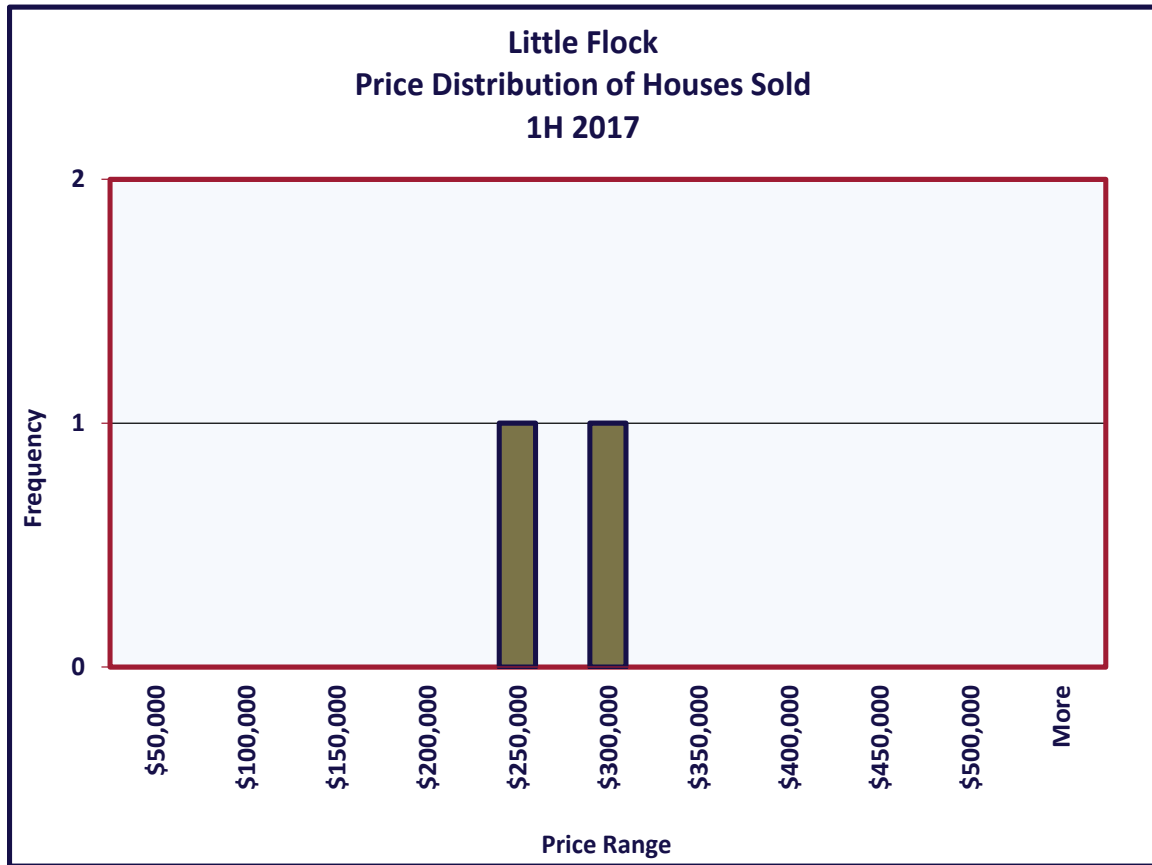
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Meadows	25	1	4	0	22	52	1	360.0
Little Flock	25	1	4	0	22	52	1	360

- 40 additional lots in 2 subdivisions in Little Flock received either preliminary or final approval by June 30, 2017.

Little Flock Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cooper Ridge	1H 2017	36
The Farms	1H 2017	4
Little Flock		40

Little Flock

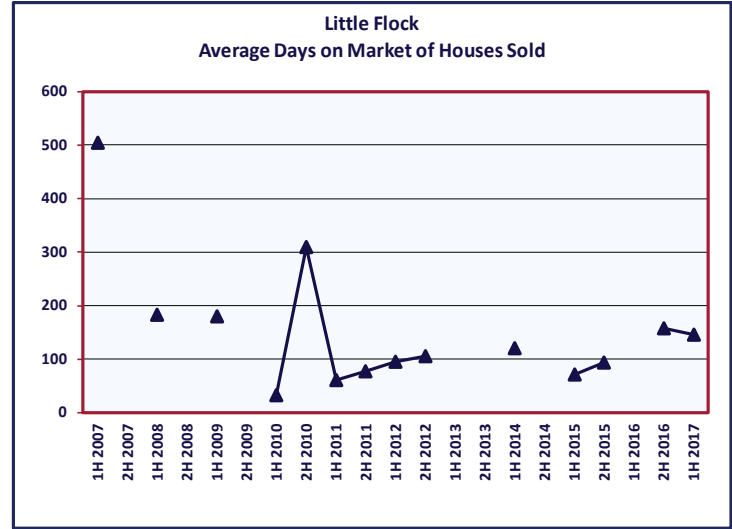
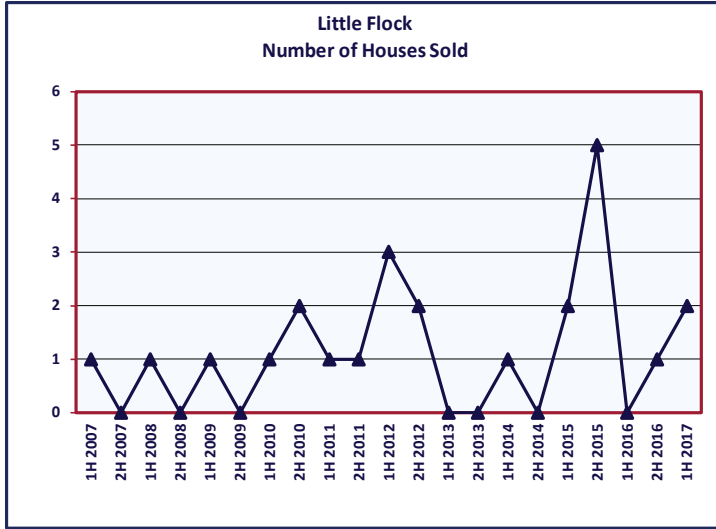


- Of the two houses sold in Little Flock one was in the \$200,001-\$250,000 range and the other was in the \$250,001-\$300,000 range.

Little Flock Price Range of Houses Sold First Half of 2017

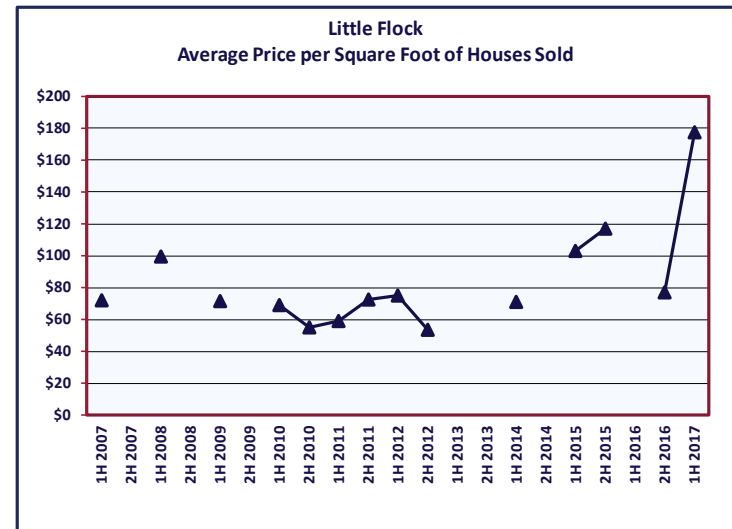
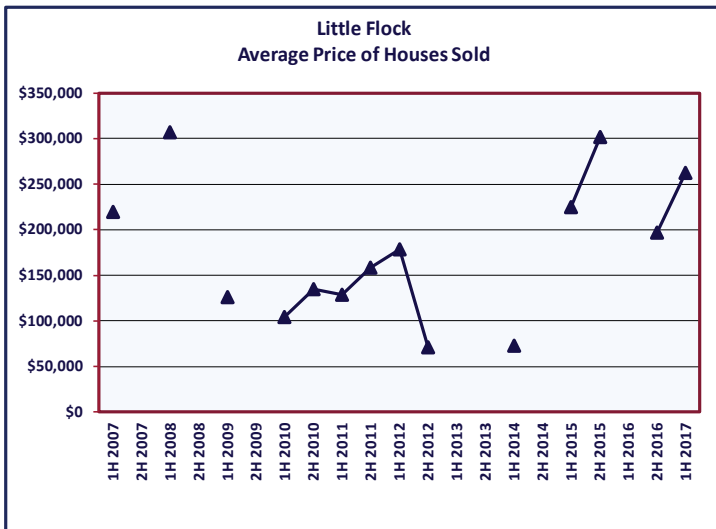
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	50.0%	1,995	203	86.5%	\$125.31
\$250,001 - \$300,000	1	50.0%	1,200	88	91.7%	\$229.17
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Little Flock	2	100.0%	1,598	146	89.1%	\$177.24

Little Flock



- There were 2 houses sold in Little Flock in the first half of 2017.
- The average sale price was \$262,500 or \$177.24 per square foot.
- There were no newly constructed houses sold in Little Flock during the first half of 2017.

- There were no houses in Little Flock listed for sale in the MLS database as of June 30, 2017.
- According to the Benton County Assessor's database, 74.6 percent of houses in Little Flock were owner-occupied in the first half of 2017.

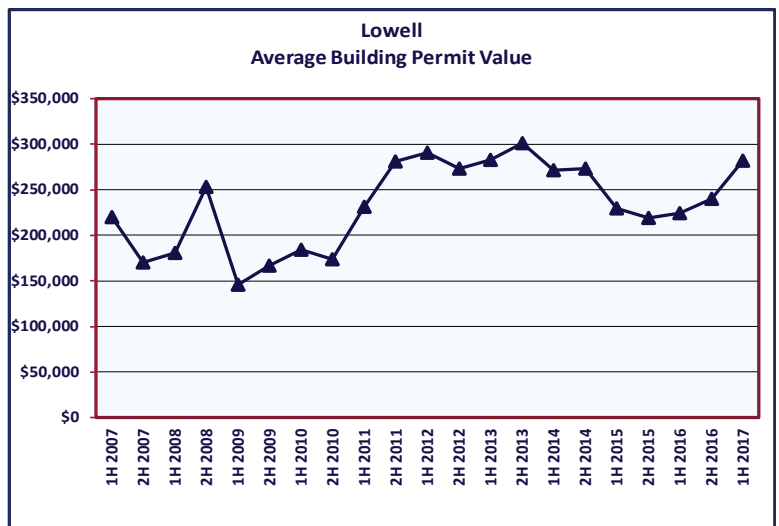
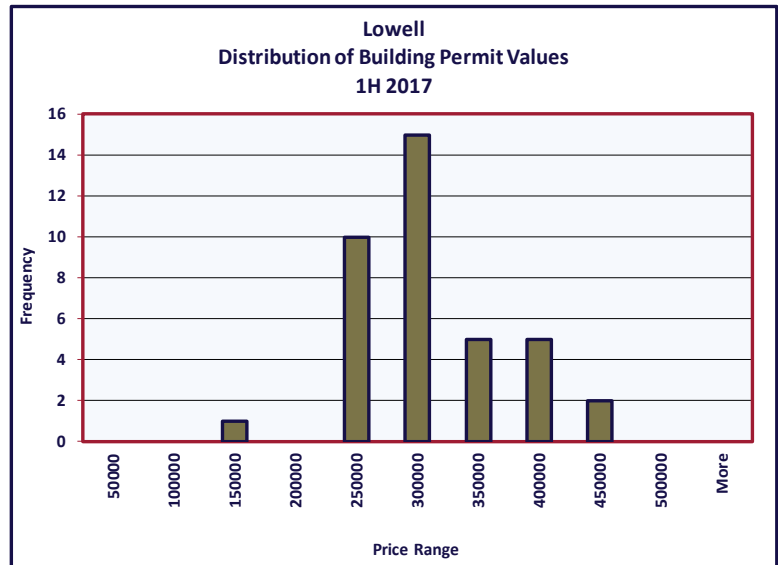
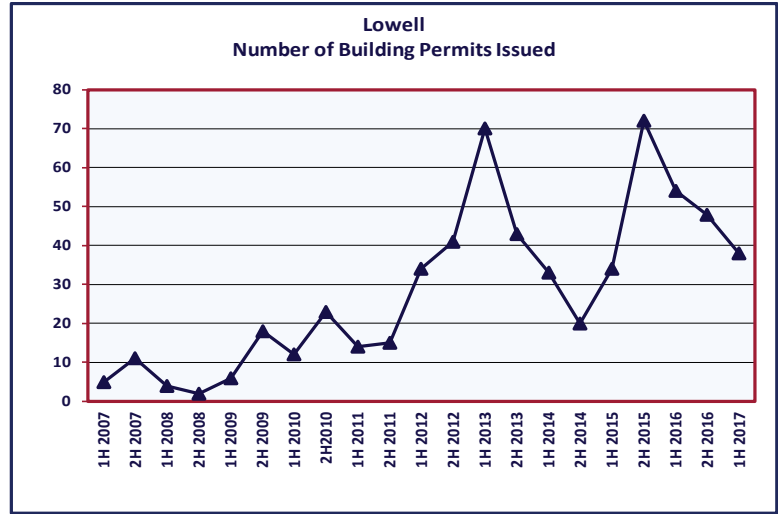


Little Flock Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Other	2	100.0%	1,598	146	\$262,500	\$177.24
Little Flock	2	100.0%	1,598	146	\$262,500	\$177.24

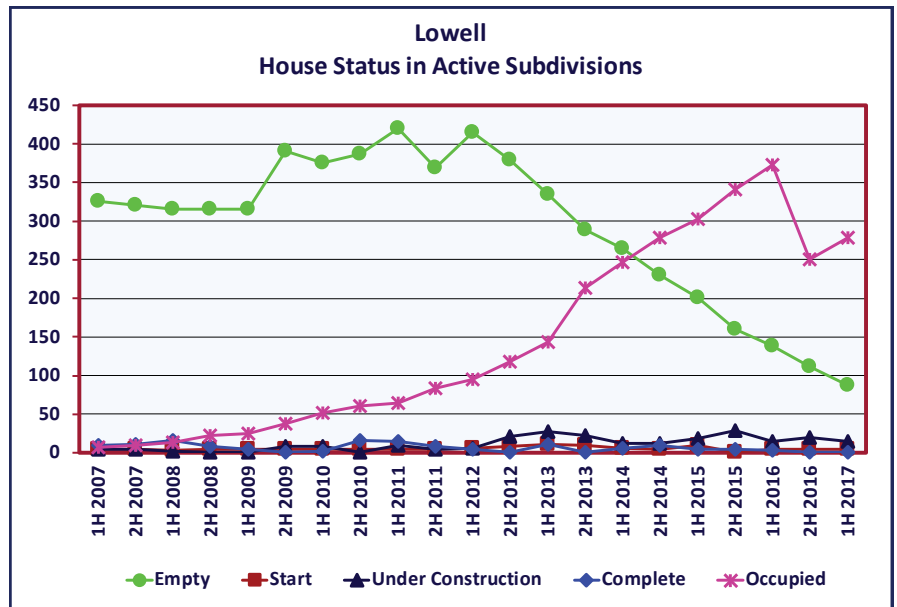
Lowell

- From January 1 to June 30, 2017, there were 38 residential building permits issued in Lowell. This represents a 29.6 percent decrease from the first half of 2016.
- In the first half of 2017, a majority of building permits in Lowell were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Lowell increased by 25.8 percent from \$224,417 in the first half of 2016 to \$282,251 in the first half of 2017.



Lowell

- There were 385 total lots in 5 active subdivisions in Lowell in the first half of 2017. About 72.5 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 3.6 percent were under construction, 1.0 percent were starts, and 22.6 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the first half of 2017 was Weatherton with 6.
- No new construction has occurred in the last year in 1 out of the 5 active subdivisions in Lowell.
- 29 new houses in Lowell became occupied in the first half of 2017. The annual absorption rate implies that there were 23.6 months of remaining inventory in active subdivisions, down from 26.4 months in the second half of 2016.



Lowell House Status in Active Subdivisions First Half 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrett Place ^{1,2}	1	0	0	0	7	8	0	--
Borghese, Phase I	12	0	4	0	67	83	12	11.3
Carrington ¹	2	4	4	0	19	29	0	--
Park Central, Phase I	70	0	0	0	18	88	0	420.0
Weatherton	2	0	6	1	168	177	17	3.1
Lowell	87	4	14	1	279	385	29	23.6

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

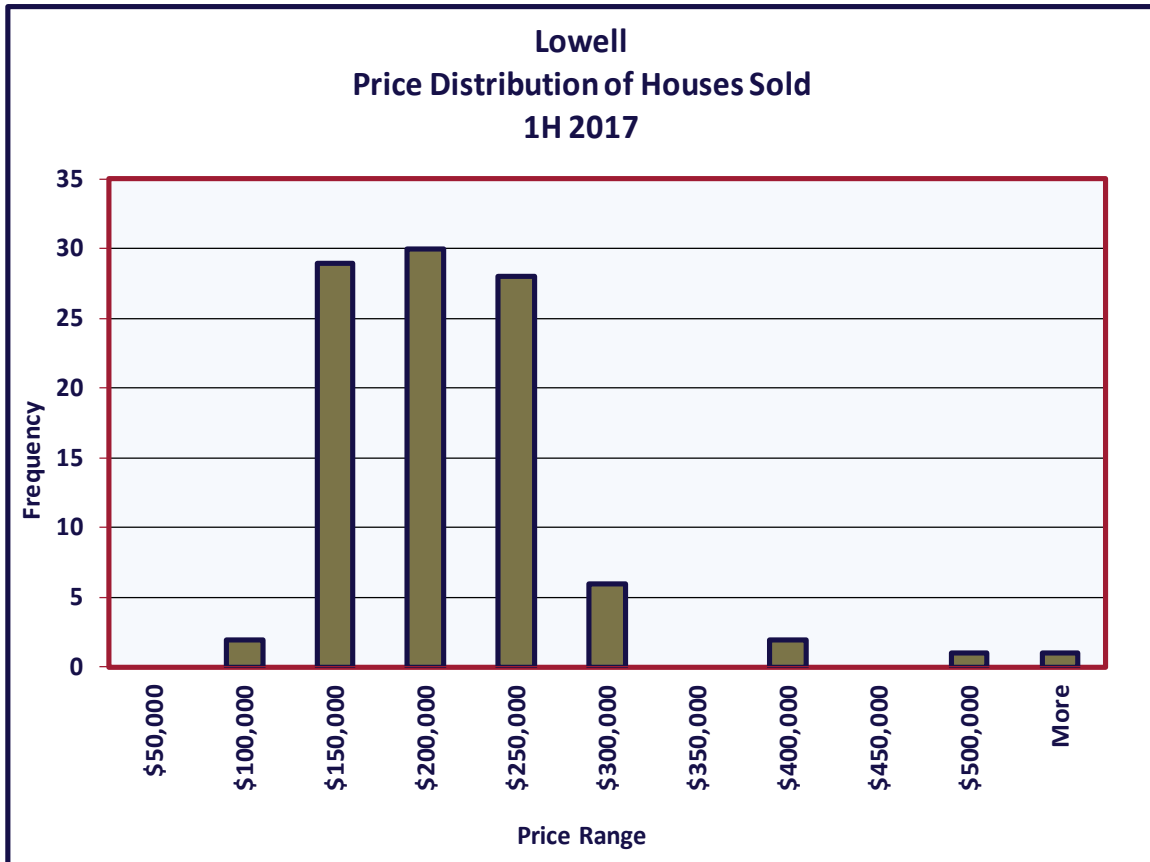
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

- There were an additional 383 lots in 2 subdivisions that had received preliminary approval by June 30, 2017.

Lowell Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
<i>Final Approval</i>		
Lakewood, Phase III	2H 2016	329
Timber Ridge	2H 2016	54
Lowell		383

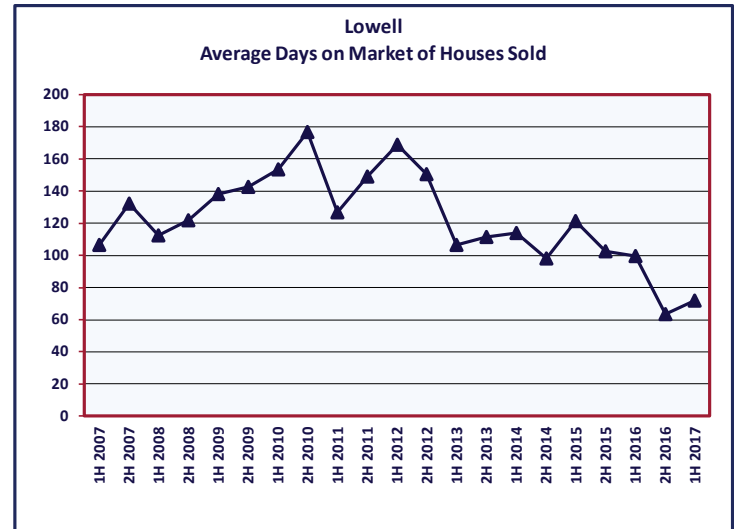
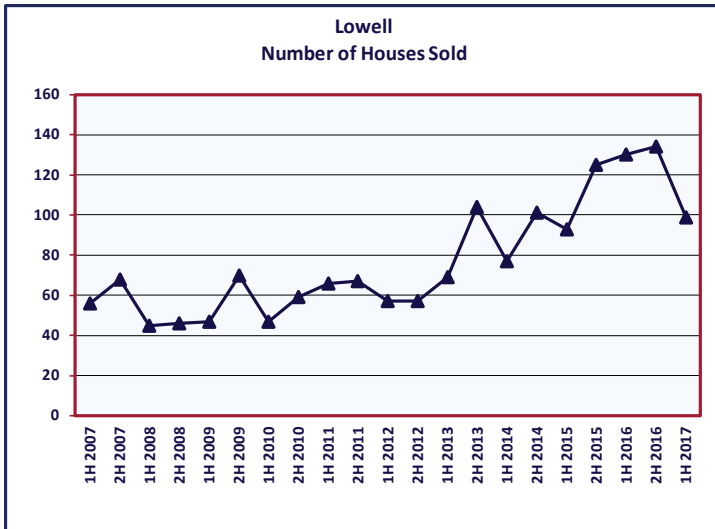
Lowell



- 87.9 percent of the sold houses in Lowell were priced between \$100,001 and \$250,000

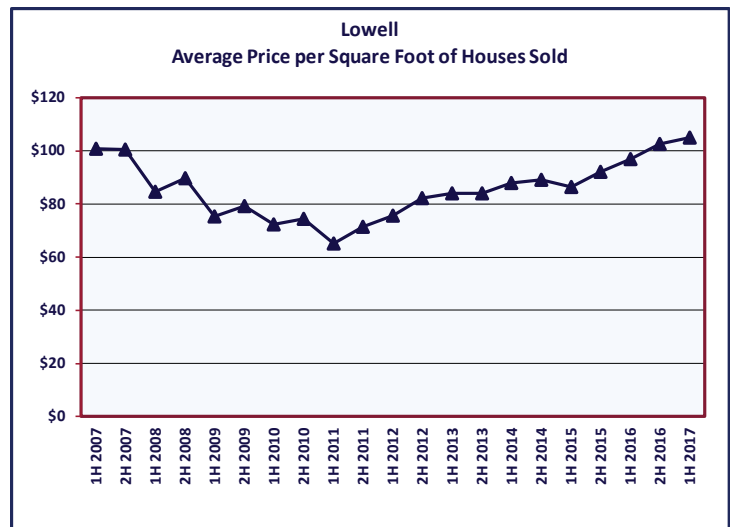
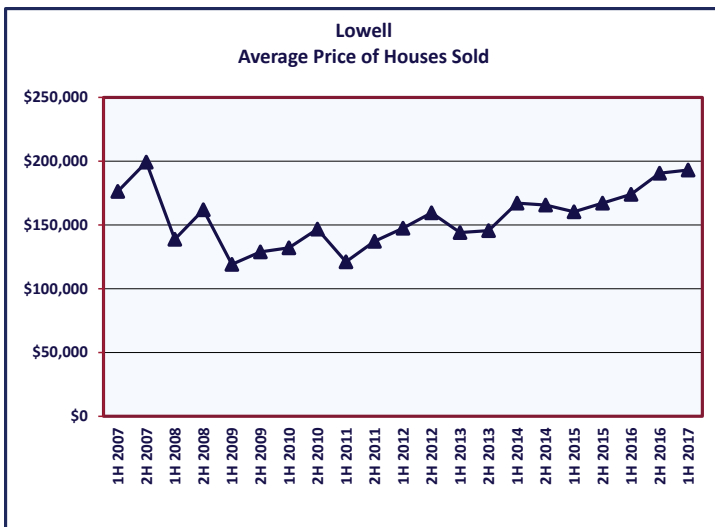
Lowell Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	2.0%	962	43	97.3%	\$96.06
\$100,001 - \$150,000	29	29.3%	1,357	58	99.5%	\$98.80
\$150,001 - \$200,000	30	30.3%	1,680	54	98.8%	\$106.03
\$200,001 - \$250,000	28	28.3%	2,183	101	98.8%	\$105.53
\$250,001 - \$300,000	6	6.1%	2,561	109	97.4%	\$110.57
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	2	2.0%	3,188	96	96.8%	\$129.89
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	1.0%	2,960	58	100.0%	\$154.05
\$500,000+	1	1.0%	5,245	40	96.1%	\$117.25
Lowell	99	100.0%	1,846	72	98.8%	\$104.93



- There were 99 houses sold in Lowell from January 1 to June 30, 2017 or 26.1 percent less than were sold in the second half of 2016 and 23.8 percent less than in the first half of 2016.
- The average price of a house sold in Lowell increased from \$190,568 in the second half of 2016 to \$193,040 in the first half of 2017.
- The average sales price was 1.3 percent higher than in the previous half year and 10.9 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 63 in the second half of 2016 to 72 in the first half of 2017.
- The average price per square foot for a house sold in Lowell increased from \$102.59 in the second half of 2016 to \$104.93 in the first half of 2017.
- The average price per square foot was 2.3 percent higher than

- in the previous half year and 8.3 percent higher than in the first half of 2016.
- About 3.7 percent of all houses sold in Benton County in the first half of 2017 were sold in Lowell.
- The average sales price of a house was 85.0 percent of the county average.
- Out of 99 houses sold in the first half of 2017, 24 were new construction. These newly constructed houses had an average sold price of \$223,815 and took an average of 117 days to sell from their initial listing dates.
- There were 39 houses in Lowell listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$405,909.
- According to the Benton County Assessor's database, 70.7 percent of houses in Lowell were owner-occupied in the first half of 2017.



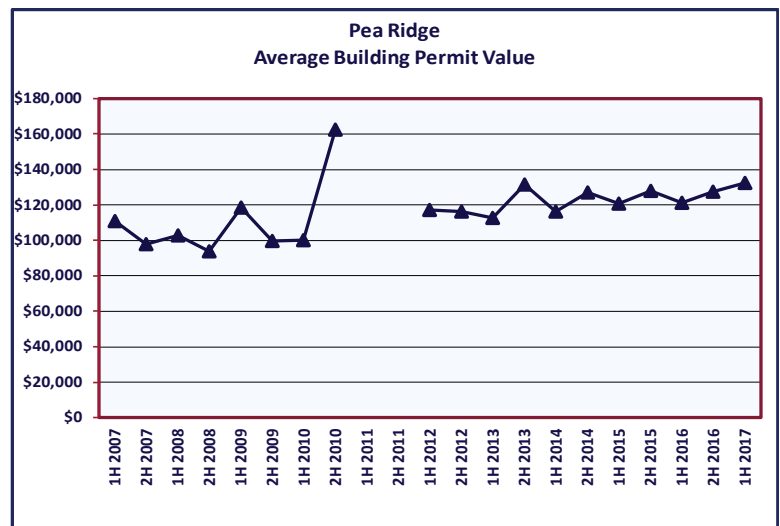
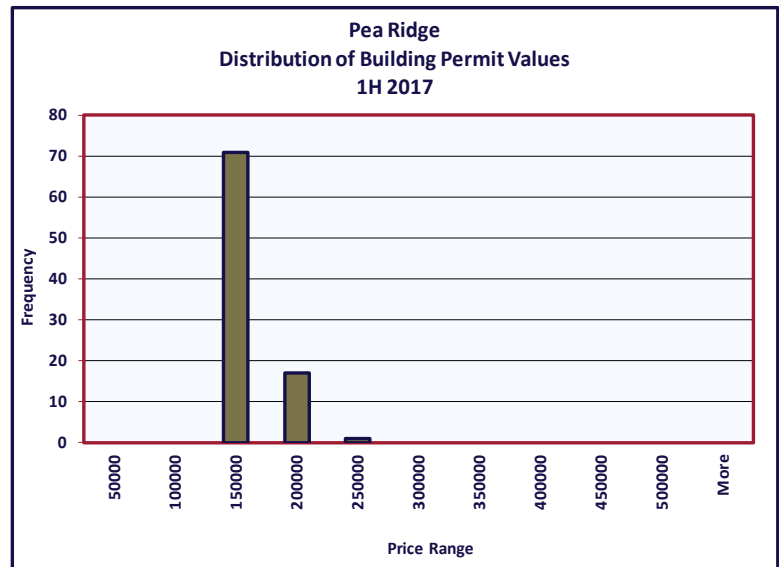
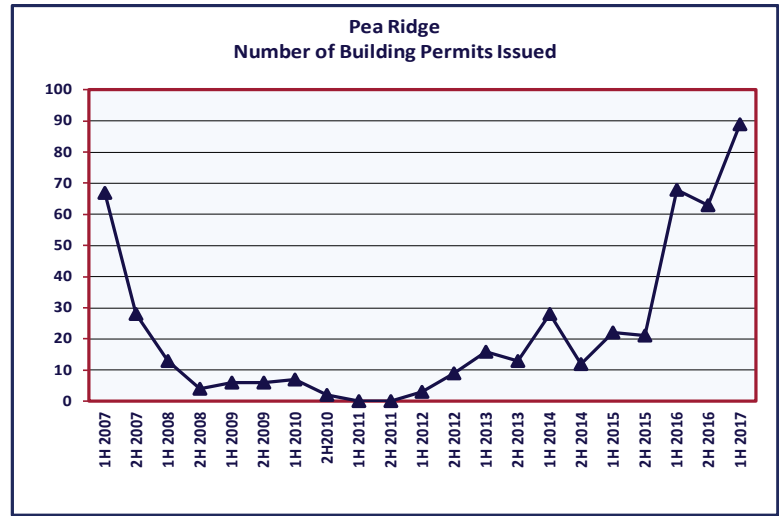
Lowell

Lowell Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allens	2	2.0%	1,433	35	\$152,450	\$106.74
Billie Acres	1	1.0%	2,960	58	\$456,000	\$154.05
Blueberry Acres	1	1.0%	1,402	36	\$150,000	\$106.99
Blueberry Hill	2	2.0%	2,064	75	\$204,000	\$99.02
Brookhaven	1	1.0%	1,889	49	\$200,000	\$105.88
Cambridge Place	6	6.1%	1,670	65	\$167,400	\$100.17
Center Point Park	1	1.0%	2,040	92	\$199,500	\$97.79
Concord Place	4	4.0%	1,759	44	\$174,975	\$99.26
Edinburgh	3	3.0%	2,586	95	\$242,100	\$94.38
Franklin Terrace	1	1.0%	1,840	65	\$139,000	\$75.54
Greene Acres	3	3.0%	1,496	109	\$142,167	\$97.44
Highland Meadows	1	1.0%	1,399	48	\$138,000	\$98.64
Lakewood	13	13.1%	2,021	36	\$207,115	\$105.28
Little Hickory Meadows	1	1.0%	1,450	35	\$154,900	\$106.83
Lowell Estates	1	1.0%	1,169	62	\$109,500	\$93.67
Lowell Orig	1	1.0%	1,896	35	\$185,000	\$97.57
Lynn Estates	2	2.0%	1,614	80	\$159,500	\$99.88
Meadowlands	2	2.0%	1,679	41	\$198,000	\$117.90
North Hickory Hills	3	3.0%	2,027	53	\$181,667	\$94.13
Prairie Meadows	2	2.0%	1,511	49	\$153,750	\$101.62
Sabre Heights	4	4.0%	1,388	54	\$142,338	\$104.46
South Mountain Estates	1	1.0%	5,245	40	\$615,000	\$117.25
Southfork	9	9.1%	1,340	57	\$137,089	\$102.43
Southview	4	4.0%	1,284	40	\$122,750	\$95.98
Sylvan Acres	1	1.0%	3,333	281	\$295,000	\$88.51
Tuscan Heights	5	5.1%	2,210	95	\$255,460	\$115.74
Vans Lakeside Acres	1	1.0%	2,206	35	\$380,000	\$172.26
Villas At Park Central	1	1.0%	1,730	50	\$180,000	\$104.05
Weatherton	10	10.1%	1,848	147	\$221,331	\$119.675
Other	12	12.1%	1,970	88	\$191,196	\$99.57
Lowell	99	100.0%	1,846	72	\$193,040	\$104.93

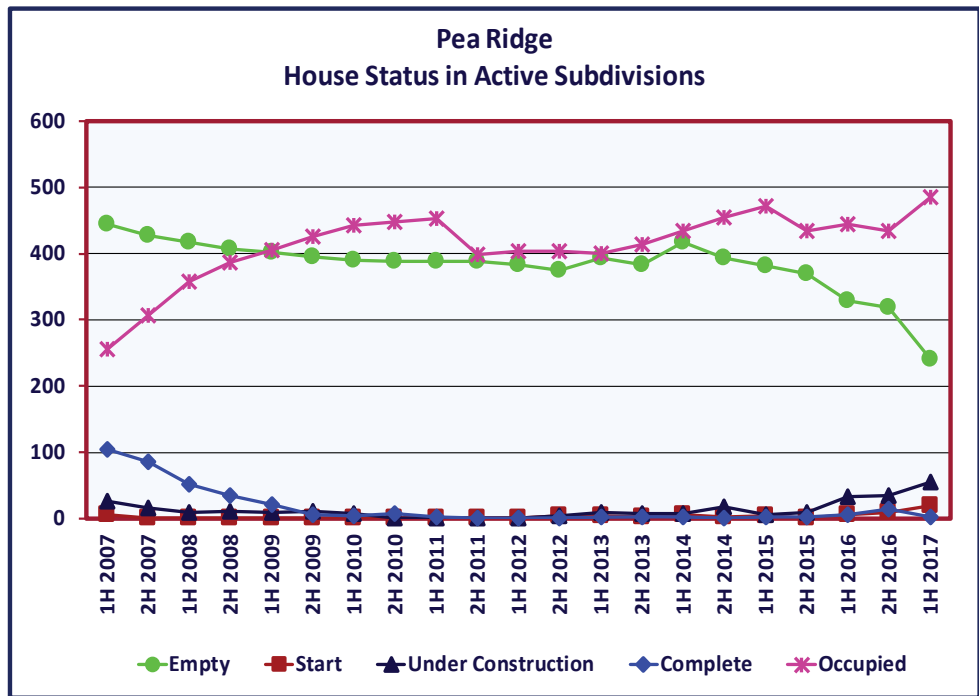
Pea Ridge

- From January 1 to June 30, 2017 there were 89 residential building permits issued in Pea Ridge. This represents a 30.9 percent increase from the first half of 2016.
- In the first half of 2017, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Pea Ridge increased by 9.2 percent from \$121,176 in the first half of 2016 to \$132,338 in the first half of 2017.



Pea Ridge

- There were 803 total lots in 13 active subdivisions in Pea Ridge in the first half of 2017. About 60.4 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 7.0 percent were under construction, 2.4 percent were starts, and 29.9 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the first half of 2017 was Deer Meadows with 16.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 13 active subdivisions in Pea Ridge.



- 73 new houses in Pea Ridge became occupied in the first half of 2017. The annual absorption rate implies that there were 31.0 months of remaining inventory in active subdivisions, down from 76.7 months in the second half of 2016.
- An additional 74 lots in 2 subdivisions had received either preliminary or final approval by June 30, 2017 in Pea Ridge.



Pea Ridge Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Elkhorn Ridge, Phase II	1H 2017	54
<i>Final Approval</i>		
Maple Glenn, Phase II	2H 2016	20
Pea Ridge		74

Pea Ridge

Pea Ridge House Status in Active Subdivisions First Half of 2017

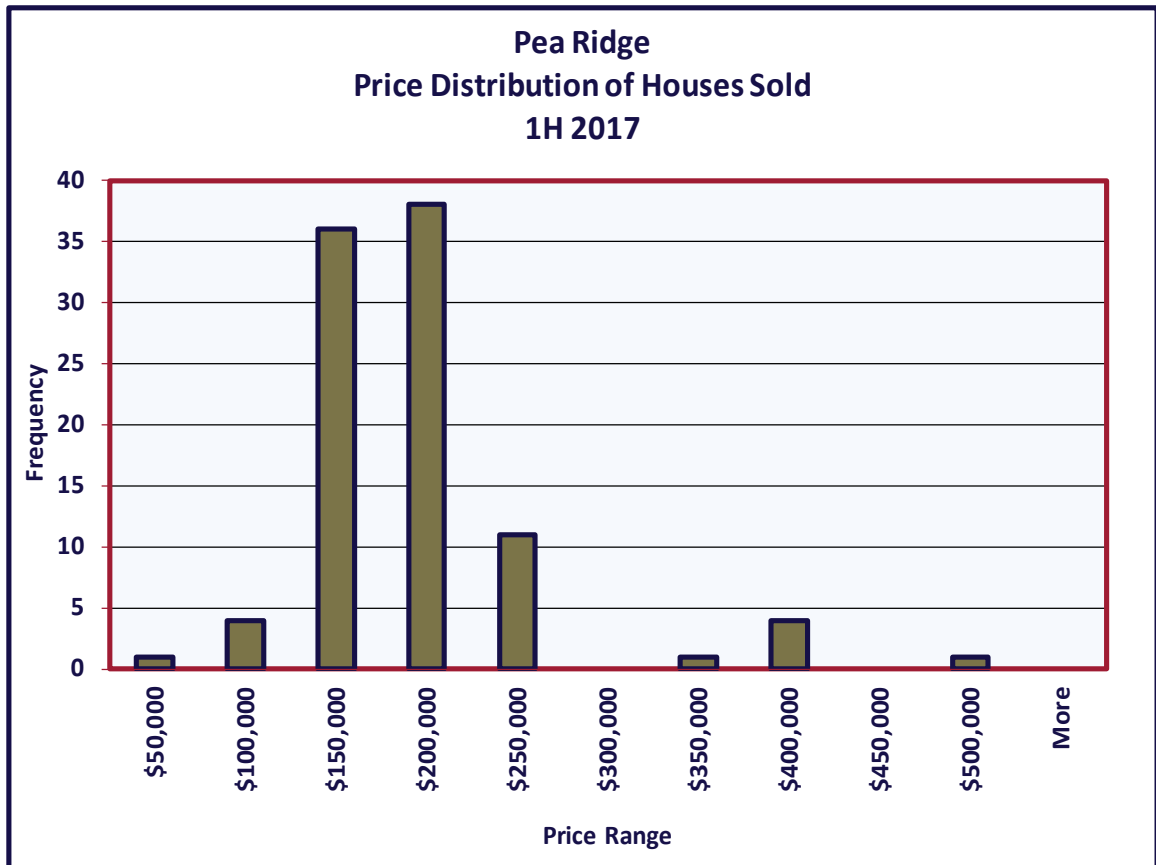
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates	72	6	10	2	17	107	1	1080.0
Battlefield View Phases I, II	6	0	9	0	159	174	25	4.0
Creekside Estates	27	0	2	0	6	35	2	69.6
Creekwood Manor	9	0	4	0	32	45	3	26.0
Deer Meadows	25	6	16	0	45	92	14	20.9
Elkhorn	20	4	8	1	19	52	17	20.8
Givens Place, Block III	13	0	0	0	62	75	0	78.0
Lee Town Estates	2	0	0	0	4	6	1	24.0
Maple Glenn, Phase I	5	2	1	0	110	118	5	19.2
Ridgeview Acres	22	1	0	0	10	33	2	69.0
Shepherd Hills	19	0	3	0	13	35	0	264.0
Sugar Creek Estates ^{1,2}	12	0	0	0	5	17	0	--
Summit Meadows, Phase III	8	0	3	0	3	14	3	44.0
Pea Ridge	240	19	56	3	485	803	73	31.0

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

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



Pea Ridge

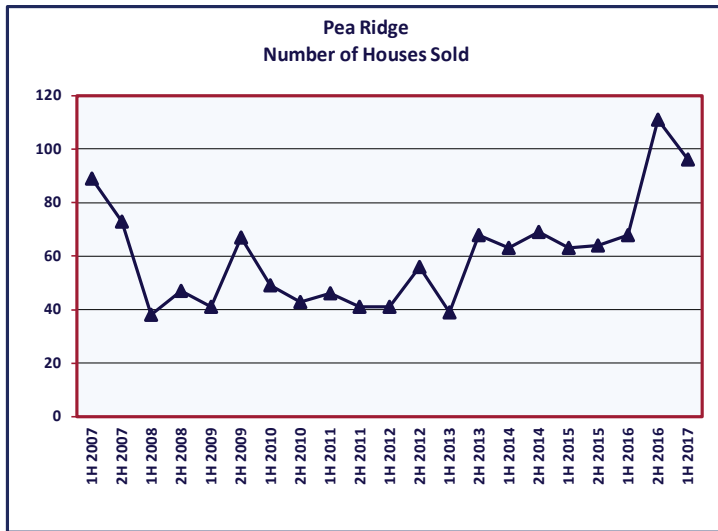


- 77.1 percent of the sold houses in Pea Ridge were priced between \$100,001 and \$200,000.

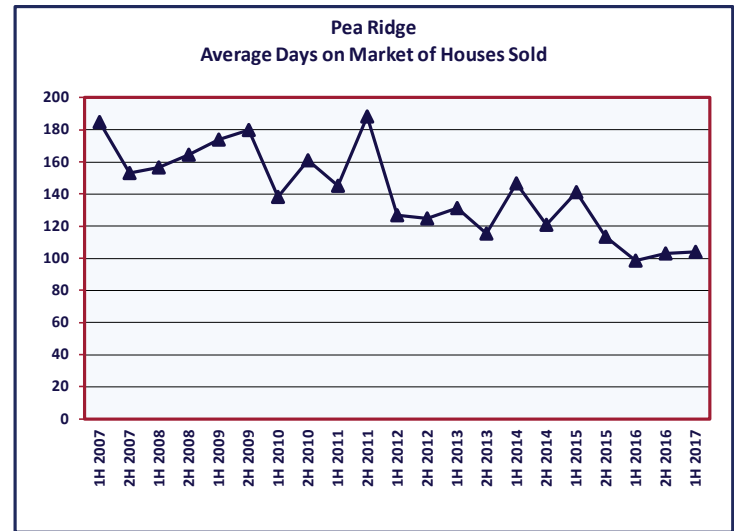
Pea Ridge Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.0%	1,288	39	68.1%	\$26.40
\$50,001 - \$100,000	4	4.2%	1,574	69	93.5%	\$62.42
\$100,001 - \$150,000	36	37.5%	1,453	71	98.4%	\$90.59
\$150,001 - \$200,000	38	39.6%	1,661	116	99.6%	\$104.76
\$200,001 - \$250,000	11	11.5%	2,149	158	97.1%	\$106.09
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	1.0%	3,000	315	94.4%	\$111.67
\$350,001 - \$400,000	4	4.2%	3,053	165	95.4%	\$145.05
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	1.0%	2,875	45	95.4%	\$165.04
\$500,000+	0	0.0%	--	--	--	--
Pea Ridge	96	100.0%	1,716	104	98.0%	\$99.39

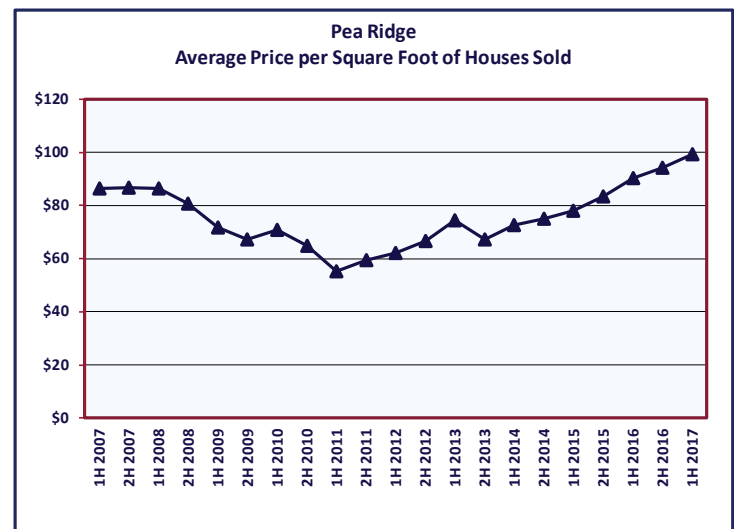
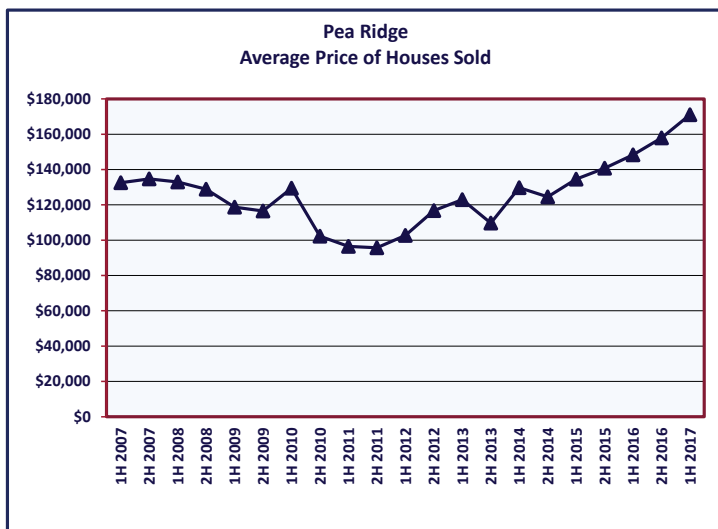
Pea Ridge



- There were 96 houses sold in Pea Ridge from January 1 to June 30, 2017, or 13.5 percent less than the 111 sold in the second half of 2016 and 41.2 percent more than sold in the first half of 2016.
- The average price of a house sold in Pea Ridge increased from \$157,928 in the second half of 2016 to \$171,033 in the first half of 2017.
- The average sales price was 8.3 percent higher than in the previous half year and 15.3 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 103 in the second half of 2016 to 104 in the first half of 2017.
- The average price per square foot for a house sold in Pea Ridge increased from \$94.14 in the second half of 2016 to \$99.40 in the first half of 2017.
- The average price per square foot was 5.6 percent higher than



- in the previous half year and 10.3 percent higher than the first half of 2016.
- About 3.6 percent of all houses sold in Benton County in the first half of 2017 were sold in Pea Ridge. The average sales price of a house was 75.3 percent of the county average.
- Out of 96 houses sold in the first half of 2017, 35 were new construction.
- These newly constructed houses sold for an average of \$181,248 and took 137 days to sell from their initial listing dates.
- There were 50 houses in Pea Ridge listed for sale in the MLS database as June 30, 2017. These houses had an average list price of \$220,661.
- According to the Benton County Assessor's database, 67.1 percent of houses in Pea Ridge were owner-occupied in the first half of 2017.



Pea Ridge

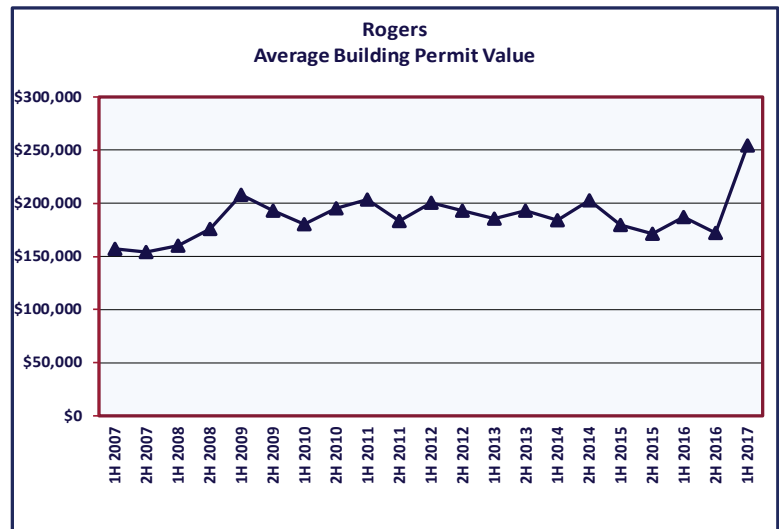
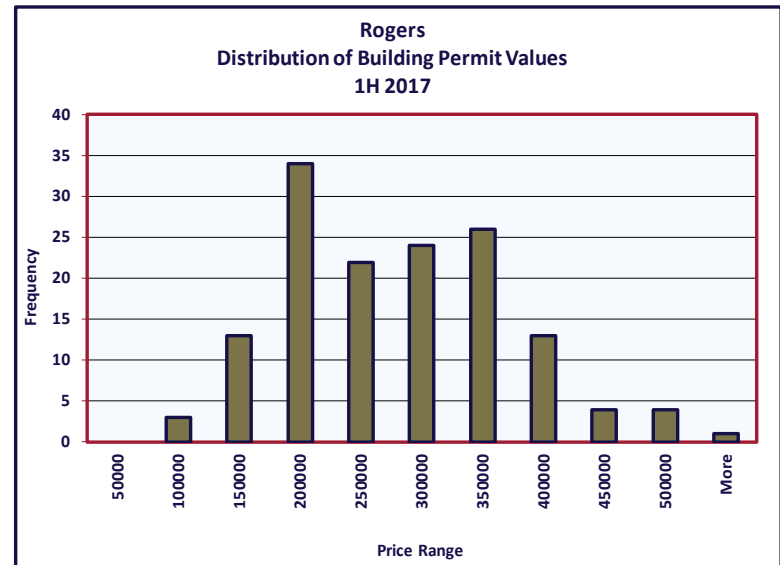
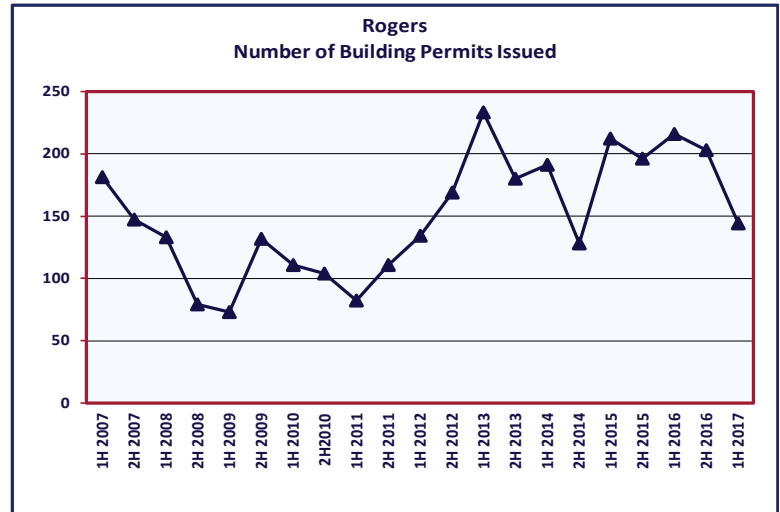
Pea Ridge Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Battlefield Estates	2	2.1%	2,280	82	\$223,500	\$98.79
Battlefield View	17	17.7%	1,599	136	\$167,400	\$104.31
Billy Hall	1	1.0%	2,781	321	\$229,900	\$82.67
Creekwood Manor	7	7.3%	1,719	114	\$176,043	\$102.45
David Musteen	3	3.1%	1,415	105	\$115,967	\$82.74
Deer Meadows	7	7.3%	1,739	85	\$179,493	\$103.18
Dogwood	1	1.0%	1,122	58	\$108,500	\$96.70
Elkhorn Ridge	8	8.3%	1,512	77	\$176,931	\$116.80
Franklin Miller	1	1.0%	1,357	18	\$110,000	\$81.06
Givens Place	5	5.2%	1,265	38	\$123,180	\$97.56
Haskell Walker	1	1.0%	1,569	179	\$121,500	\$77.44
Hillcrest	1	1.0%	2,417	44	\$224,000	\$92.68
Jo Dar Van Estate	1	1.0%	5,149	305	\$375,000	\$72.83
Maple Glen	8	8.3%	1,484	93	\$148,699	\$99.94
Medlin	3	3.1%	1,870	55	\$113,550	\$61.82
Oaks, The	2	2.1%	1,489	82	\$138,500	\$93.05
Patterson Place	1	1.0%	1,753	167	\$160,000	\$91.27
Pea Ridge Estates	1	1.0%	1,181	79	\$110,000	\$93.14
Pea Ridge Original	1	1.0%	1,288	39	\$34,000	\$26.40
Ridgemoor Estates	1	1.0%	1,530	64	\$139,000	\$90.85
Shepherd Hills	1	1.0%	2,393	293	\$210,000	\$87.76
Standing Oaks	3	3.1%	1,564	71	\$142,333	\$91.02
Summit Meadows	2	2.1%	1,765	100	\$174,250	\$98.49
Town & Country	2	2.1%	1,373	178	\$113,625	\$82.77
Tyler Estates	1	1.0%	1,385	46	\$135,000	\$97.47
Windmill Estates	2	2.1%	1,831	53	\$166,000	\$91.00
Other	13	13.5%	2,087	114	\$243,038	\$114.02
Pea Ridge	96	100.0%	1,716	104	\$171,033	\$99.39



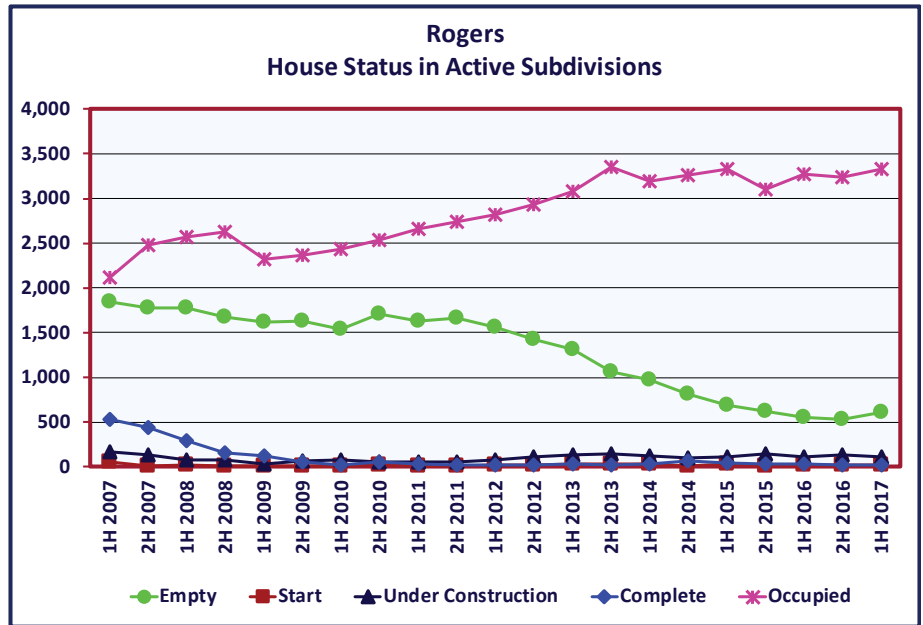
Rogers

- From January 1 to June 30, 2017 there were 144 residential building permits issued in Rogers. This represents a 33.3 percent decrease from the first half of 2016.
- In the first half of 2017, half of the building permits in Rogers were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Rogers increased by 36.4 percent from \$186,720 in the first half of 2016 to \$254,624 in the first half of 2017.



Rogers

- There were 4,088 total lots in 41 active subdivisions in Rogers in the first half of 2017. About 81.6 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 2.7 percent were under construction, 0.5 percent were starts, and 14.8 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the first half of 2017 was Lakewood with 14.
- No new construction or progress in existing construction has occurred in the last year in 8 out of the 41 active subdivisions in Rogers.
- 246 new houses in Rogers became occupied in the first half of 2017. The annual absorption rate implies that there were 19.2 months of remaining inventory in active subdivisions, down from 19.5 months in the second half of 2016.
- In 8 out of the 41 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 598 lots in 11 subdivisions had received preliminary or final approval by June 30, 2017 in Rogers.

Rogers Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chandler Run	2h 2016	93
Eastridge Subdivision, Phase II	1H 2016	28
Foxbriar, Phase II	1H 2016	63
Halls Creek	2H 2016	50
The Iveys II	1H 2015	76
Matthew's Subdivision	2H 2016	5
Pine Meadows V	1H 2017	8
Scissortail, Phase II, III	1H 2015	106
<i>Final Approval</i>		
The District 2B	1H 2016	2
Scissortail, Phase I	1H 2017	163
Turtle Creek Place	1H 2006	4
Rogers		598

Rogers

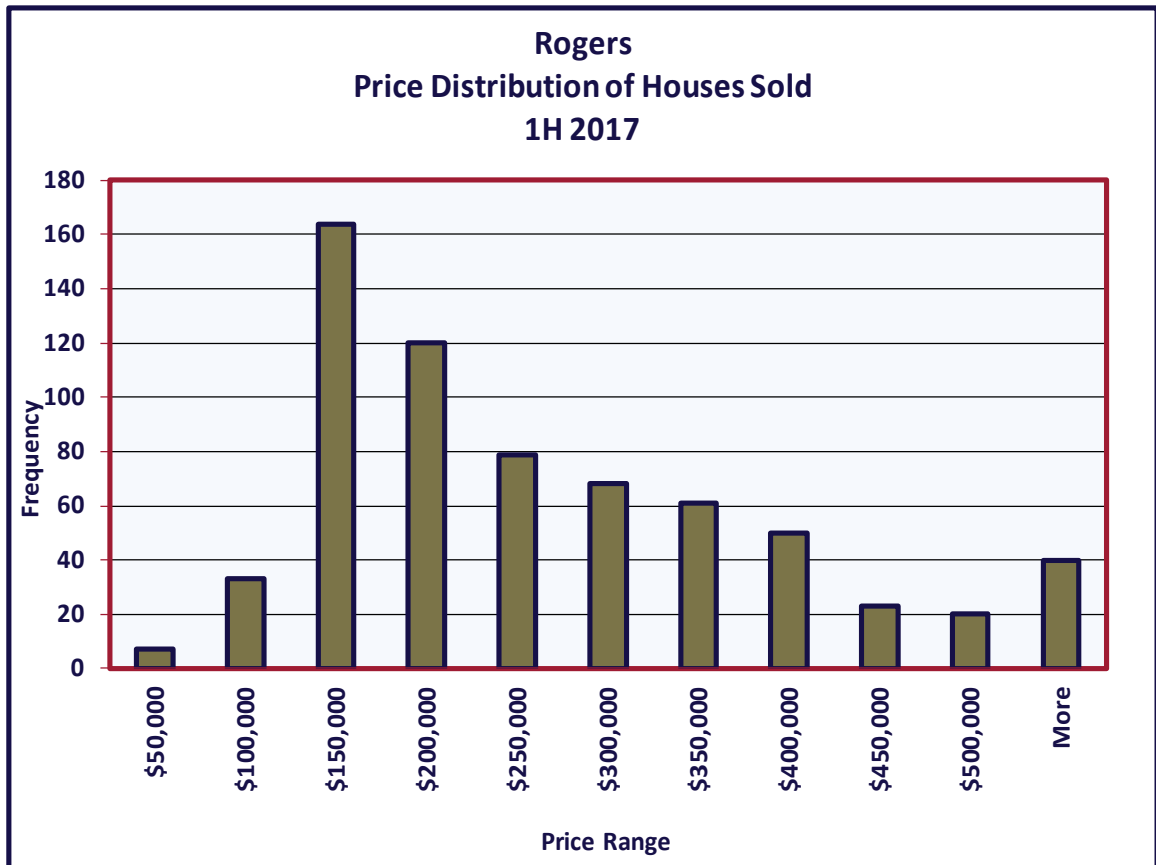
Rogers House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn	9	3	3	0	39	54	8	10.0
Biltmore	4	1	2	0	102	109	3	21.0
Camden Way	1	0	0	0	159	160	5	1.7
Camelot Estates ^{1,2}	12	0	0	0	2	14	0	--
Chelsea Point Phase I, II	75	1	6	0	45	127	2	328.0
Clower	15	0	8	0	52	75	5	39.4
Countryside Estates ^{1,2}	4	0	0	0	24	28	0	--
Creekside	9	0	0	0	56	65	1	36.0
Creekwood (Rogers/Lowell)	2	0	0	0	197	199	2	12.0
Cross Creek Phase III, Phase IV, Block I, II, III	12	0	13	1	130	156	22	8.0
Cross Timbers--South ^{1,2}	1	0	0	0	14	15	0	--
Dixieland Crossing Phase II, III	0	0	0	0	74	74	16	0.0
First Place	81	5	0	6	9	101	9	122.7
Fox Briar, Phase I	6	0	3	1	26	36	1	40.0
Garrett Road	1	0	0	0	79	80	0	1.7
Grande Pointe	29	0	4	1	8	42	6	51.0
The Groves Neighborhood	12	0	4	0	0	16	0	--
Habitat Trails ^{1,2}	5	0	0	0	9	14	0	--
Hearthstone, Phases II, III	4	1	1	0	172	178	1	24.0
The Ivey's	2	0	2	0	91	95	6	3.2
Lakewood, Phase II, III	65	1	14	0	81	161	18	16.6
Lancaster	0	1	0	0	7	8	0	6.0
Legacy Estates ^{1,2}	1	0	0	0	29	30	0	--
Lexington ^{1,2}	5	0	0	0	114	119	0	--
Liberty Bell North	14	0	2	0	87	103	3	24.0
Liberty Bell South	2	3	2	0	136	143	13	3.7
Madison	6	0	2	0	27	35	3	19.2
Oldetown Estates	0	0	1	0	53	54	0	3.0
The Peaks, Phases I-III	8	1	4	0	96	109	3	17.3
Pinnacle, Phases I-II, IV	25	0	7	0	187	219	3	64.0
Pinnacle Golf & Country Club	23	0	3	0	406	432	2	26.0
Roller's Ridge	9	0	6	0	118	133	22	5.1
Sandalwood, Phases I, II	3	0	1	0	84	88	6	3.0
Shadowbrooke at the Peaks Quadplexes	0	0	0	0	28	28	28	0.0
Shadow Valley, Phases III-VII, VIII, IX	75	2	11	4	324	416	24	29.8
Silo Falls, Phases I, II	23	1	4	2	156	186	14	11.6
Torino ^{1,2}	5	0	0	0	1	6	0	--
Vintage	2	0	0	0	21	23	2	12.0
West Landing	10	2	6	0	25	43	10	13.5
Wildflower, Phase II ^{1,2}	1	0	0	0	58	59	0	--
Woodhaven Manor	44	0	3	0	8	55	8	70.5
Rogers	605	22	112	15	3,334	4,088	246	19.2

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

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

Rogers

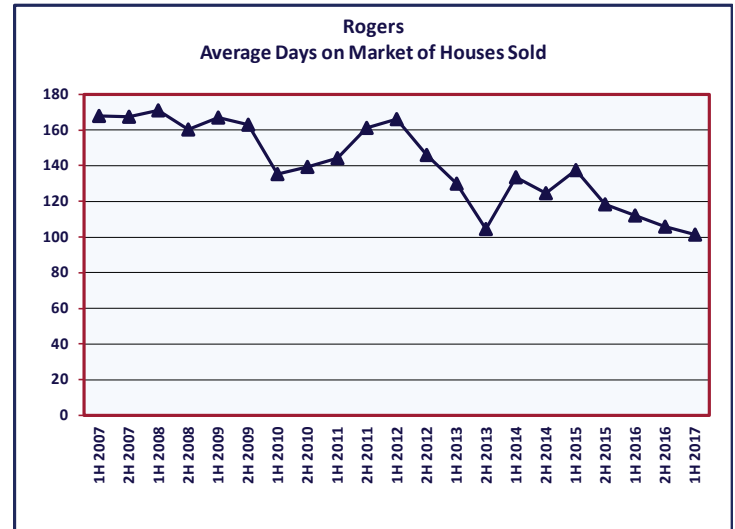
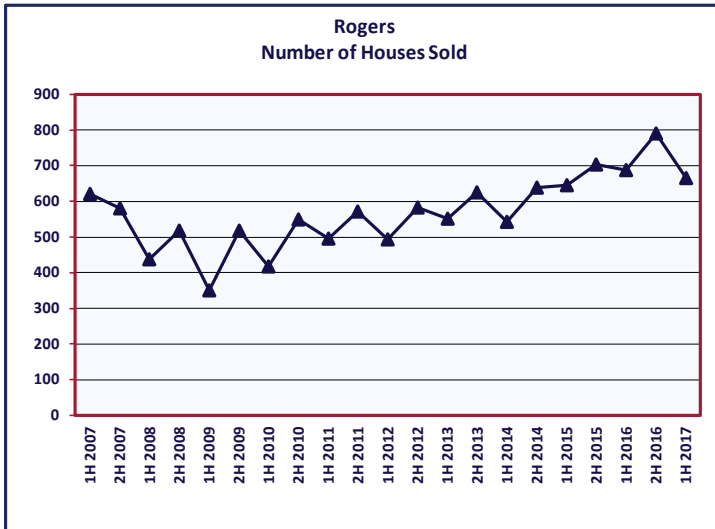


- 54.6 percent of the sold houses in Rogers were priced between \$100,001 and \$250,000.

Rogers Price Range of Houses Sold Frist Half of 2017

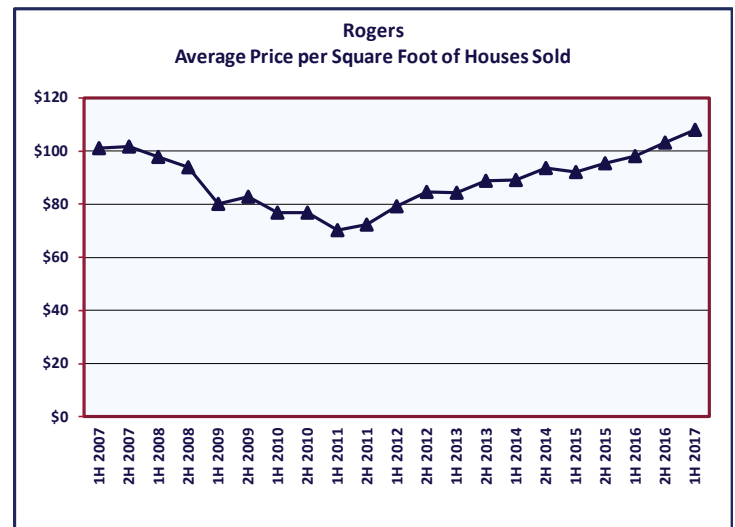
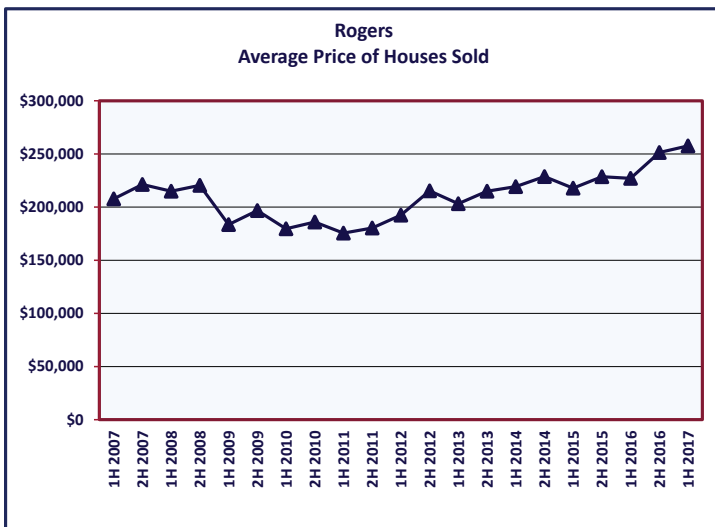
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	1.1%	1,204	46	102.9%	\$39.69
\$50,001 - \$100,000	33	5.0%	1,283	104	99.8%	\$70.72
\$100,001 - \$150,000	164	24.7%	1,515	77	98.7%	\$90.12
\$150,001 - \$200,000	120	18.0%	1,873	96	97.9%	\$95.18
\$200,001 - \$250,000	79	11.9%	2,150	89	98.0%	\$109.83
\$250,001 - \$300,000	68	10.2%	2,467	91	98.6%	\$115.15
\$300,001 - \$350,000	61	9.2%	2,771	121	98.8%	\$119.30
\$350,001 - \$400,000	50	7.5%	3,153	145	98.8%	\$119.29
\$400,001 - \$450,000	23	3.5%	3,431	128	97.2%	\$126.36
\$450,001 - \$500,000	20	3.0%	3,475	98	97.6%	\$142.12
\$500,000+	40	6.0%	4,479	166	113.6%	\$187.18
Rogers	665	100.0%	2,280	101	99.4%	\$107.96

Rogers



- There were 665 houses sold in Rogers from January 1 to June 30, 2017 or 15.7 percent less than the 789 sold in the second half of 2016 and 3.2 percent less than in the first half of 2016.
- The average price of a house sold in Rogers increased from \$251,361 in the second half of 2016 to \$257,598 in the first half of 2017.
- The average sales price was 2.5 percent higher than in the previous half year and 8.7 percent more than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 106 in the second half of 2016 to 101 in the first half of 2017.
- The average price per square foot for a house sold in Rogers increased from \$103.27 in the second half of 2016 to \$107.97 in the first half of 2017.
- The average price per square foot was 4.6 percent higher than

- in the previous half year and 10.1 percent higher than in the first half of 2016.
- About 25.0 percent of all houses sold in Benton County in the first half of 2017 were sold in Rogers.
- The average sales price of a house was 113.5 percent of the county average.
- Out of 665 houses sold in the first half of 2017, 128 were new construction. These newly constructed houses had an average sold price of \$298,484 and took an average of 156 days to sell from their initial listing dates.
- There were 393 houses in Rogers listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$435,500.
- According to the Benton County Assessor's database, 67.0 percent of houses in Rogers were owner-occupied in the first half of 2017.



Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Abington	2	0.3%	2,318	47	\$253,700	\$109.60
Academy	2	0.3%	1,652	143	\$241,000	\$145.88
Altons Brush Creek	3	0.5%	3,640	138	\$186,667	\$55.35
Amis Road	1	0.2%	1,338	22	\$124,900	\$93.35
Arabian Acres	1	0.2%	2,250	82	\$195,250	\$86.78
Arbor Glenn	8	1.2%	1,964	150	\$215,573	\$110.51
Arbors At Pinnacle Ridge	4	0.6%	1,714	52	\$218,475	\$127.12
B F Sikes	5	0.8%	1,594	104	\$140,420	\$89.09
Banz	2	0.3%	1,652	44	\$138,250	\$83.82
Barnetts	1	0.2%	1,140	60	\$145,000	\$127.19
Beau Chene Farms	1	0.2%	4,626	49	\$830,000	\$179.42
Beaver Shores	8	1.2%	1,826	89	\$194,313	\$105.00
Bel Air	1	0.2%	2,213	72	\$230,000	\$103.93
Bellview	4	0.6%	1,807	42	\$190,375	\$105.36
Bent Tree	2	0.3%	4,164	153	\$375,000	\$91.01
Berry Farm	3	0.5%	2,479	72	\$272,667	\$110.44
Biltmore	3	0.5%	2,450	128	\$278,633	\$113.99
Blackburn	1	0.2%	1,481	53	\$127,550	\$86.12
Blue Hill	1	0.2%	1,769	36	\$185,000	\$104.58
Blue Ridge	1	0.2%	2,895	116	\$338,500	\$116.93
Breckenridge	1	0.2%	1,932	203	\$233,500	\$120.86
Brentwood	1	0.2%	1,426	95	\$146,300	\$102.59
Burns	1	0.2%	1,985	122	\$180,000	\$90.68
Camden Way	8	1.2%	2,070	204	\$201,463	\$97.65
Campbells Countrywood	2	0.3%	2,004	54	\$166,250	\$83.49
Cedar Brooke	1	0.2%	3,974	88	\$334,100	\$84.07
Cedar Heights	1	0.2%	1,153	27	\$107,500	\$93.24
Centennial Acres	6	0.9%	1,663	55	\$143,728	\$87.47
Champions Estates	2	0.3%	1,792	47	\$189,000	\$105.57
Champions Golf and CC	11	1.7%	4,913	166	\$883,091	\$174.53
Chateau Terrace	4	0.6%	2,370	130	\$201,625	\$85.19
Chelsea Point	3	0.5%	1,388	73	\$143,083	\$103.13
Cherry Glenn	1	0.2%	1,278	127	\$124,500	\$97.42
Cloverdale Estates	1	0.2%	1,648	44	\$155,000	\$94.05
Clower	2	0.3%	1,976	150	\$223,778	\$112.49
Conaway	1	0.2%	1,260	202	\$104,000	\$82.54
Coppermine Acres	1	0.2%	2,250	49	\$291,000	\$129.33
Cottagewood	1	0.2%	1,256	152	\$120,000	\$95.54
Countryside Estates	1	0.2%	1,927	102	\$179,000	\$92.89
Countrywood Estates	2	0.3%	2,226	90	\$196,000	\$87.84
Courtyard	1	0.2%	1,260	43	\$133,000	\$105.56
Creekside	1	0.2%	6,231	242	\$685,000	\$109.93
Creekwood	13	2.0%	3,027	128	\$328,518	\$109.05
Crescent Heights	2	0.3%	1,450	57	\$120,665	\$83.50
Cross Creek	18	2.7%	3,085	130	\$373,991	\$121.14

Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Crosspointe	1	0.2%	1,658	49	\$152,000	\$91.68
David Cawthon	1	0.2%	1,944	42	\$205,000	\$105.45
Dixieland Crossing	17	2.6%	2,045	67	\$197,759	\$97.29
Dixieland Village	1	0.2%	1,128	87	\$108,600	\$96.28
Dogwood	1	0.2%	1,850	53	\$158,900	\$85.89
Dream Valley	5	0.8%	2,319	66	\$197,400	\$85.88
Dutchmans	4	0.6%	1,617	114	\$152,000	\$96.36
Eagle Glen	1	0.2%	1,454	35	\$140,000	\$96.29
Elzeys Acres	1	0.2%	1,048	88	\$117,000	\$111.64
Emburys	1	0.2%	1,608	143	\$51,504	\$32.03
Estates Of Lakeway	1	0.2%	4,522	296	\$425,000	\$93.98
Fairchild	3	0.5%	1,648	48	\$123,923	\$73.86
Fairground	3	0.5%	1,674	93	\$414,667	\$355.29
Fairview	1	0.2%	1,344	73	\$115,500	\$85.94
Felkers	2	0.3%	1,481	49	\$136,750	\$92.14
Fieldstone	1	0.2%	2,370	37	\$258,000	\$108.86
First Place	13	2.0%	1,577	157	\$174,778	\$110.84
Forest Hills Estates	1	0.2%	4,472	38	\$395,000	\$88.33
Forest Park	5	0.8%	1,950	66	\$202,440	\$98.47
Foxbriar	3	0.5%	1,378	59	\$144,633	\$105.17
Garner Larimore	2	0.3%	1,192	106	\$98,875	\$81.50
Garrett Road	4	0.6%	1,390	34	\$164,225	\$118.40
Golden Acres	1	0.2%	1,550	172	\$132,000	\$85.16
Grand Pointe	4	0.6%	2,856	149	\$354,319	\$124.05
Greenfield	3	0.5%	1,353	301	\$119,500	\$88.48
Greenfield Place	1	0.2%	1,464	36	\$135,000	\$92.21
Grove, The	1	0.2%	3,255	60	\$370,000	\$113.67
Hardwood Heights	1	0.2%	1,892	120	\$134,000	\$70.82
Hearthstone	13	2.0%	2,519	101	\$279,444	\$111.04
Heritage Bay	3	0.5%	1,668	90	\$256,667	\$153.15
Heritage West	2	0.3%	1,674	70	\$153,250	\$91.56
Highland Knolls	4	0.6%	2,478	49	\$277,375	\$112.07
Hill View	4	0.6%	1,715	51	\$165,250	\$96.51
Hillcrest	5	0.8%	1,641	64	\$127,380	\$77.06
Huckleberry Hills	1	0.2%	2,223	55	\$321,000	\$144.40
Indian Hills	2	0.3%	2,007	89	\$171,000	\$85.20
Iveys, The	11	1.7%	2,080	48	\$258,118	\$124.12
J D Neill	1	0.2%	1,699	52	\$130,000	\$76.52
Jack Allumbaugh	1	0.2%	1,226	53	\$79,500	\$64.85
Jan Garner	1	0.2%	1,992	35	\$165,000	\$82.83
Kersten	1	0.2%	2,238	213	\$130,000	\$58.09
Kiphart	1	0.2%	1,775	7	\$77,500	\$43.66
Lakewood Crossing	2	0.3%	1,491	97	\$172,500	\$115.74
Larimore & Garner	1	0.2%	1,152	136	\$91,000	\$78.99
Laurel Crossing	1	0.2%	3,454	192	\$380,000	\$110.02
Legacy Estates	2	0.3%	3,352	35	\$392,500	\$116.71

Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Leon France	1	0.2%	1,848	41	\$162,000	\$87.66
Lexington	3	0.5%	2,610	42	\$310,500	\$119.09
Lexington Square	1	0.2%	2,745	75	\$296,000	\$107.83
Liberty Bell North	8	1.2%	2,927	107	\$348,383	\$119.77
Liberty Bell South	19	2.9%	2,609	127	\$324,195	\$124.33
Lisa Capri	1	0.2%	3,100	338	\$541,000	\$174.52
Mack Grimes	5	0.8%	2,101	99	\$177,160	\$84.65
Manors	2	0.3%	4,450	317	\$529,350	\$118.94
Mcgaugheys Orchard	5	0.8%	1,187	47	\$90,300	\$74.67
Meadow Wood	3	0.5%	1,491	77	\$140,633	\$94.38
Meadowridge	1	0.2%	1,032	35	\$105,000	\$101.74
Midway	1	0.2%	1,369	114	\$131,000	\$95.69
Monte Ne Shores	5	0.8%	1,963	83	\$128,400	\$78.90
Monte Ne Terrace	1	0.2%	1,257	57	\$123,000	\$97.85
Monte Ne Village	1	0.2%	1,244	67	\$129,900	\$104.42
Montreaux	2	0.3%	2,432	61	\$280,162	\$116.62
Mountain Lake Estates	2	0.3%	3,092	84	\$264,750	\$85.79
Navy Point Estates	2	0.3%	2,669	79	\$420,000	\$179.42
North Brush Creek Hills	2	0.3%	1,851	47	\$150,000	\$81.03
Norwood	5	0.8%	1,672	65	\$121,939	\$74.32
Oak Hill	12	1.8%	1,863	62	\$149,292	\$80.18
Oak View	1	0.2%	812	23	\$60,000	\$73.89
Oakdale	1	0.2%	1,344	66	\$110,000	\$81.85
Oldetown Estates	2	0.3%	1,835	43	\$221,000	\$120.52
Olrich Acres	2	0.3%	845	63	\$91,900	\$108.63
Orndorff Acres	1	0.2%	1,558	120	\$180,000	\$115.53
Overland	1	0.2%	2,762	120	\$345,000	\$124.91
P.G. Smith	1	0.2%	1,442	59	\$128,500	\$89.11
Palos Woods	1	0.2%	3,400	128	\$317,500	\$93.38
Panorama Park	1	0.2%	2,920	43	\$595,000	\$203.77
Parkwood	3	0.5%	2,010	61	\$159,833	\$81.23
Patrick Place	3	0.5%	1,496	53	\$147,467	\$100.75
Peaks	6	0.9%	3,249	215	\$370,617	\$114.06
Pine Meadow	6	0.9%	1,644	47	\$146,867	\$89.70
Pine Ridge Estates	2	0.3%	2,391	139	\$256,200	\$111.97
Pinewoods	1	0.2%	1,244	47	\$122,000	\$98.07
Pinnacle	15	2.3%	3,676	121	\$691,620	\$170.87
Plantation	4	0.6%	1,363	65	\$134,750	\$98.90
Pleasant Acres	3	0.5%	2,947	47	\$380,833	\$128.67
Pleasant Hill Estate	1	0.2%	1,718	135	\$155,000	\$90.22
Post Meadows	1	0.2%	1,549	40	\$150,000	\$96.84
Posy Mountain Ranch	1	0.2%	2,616	320	\$175,000	\$66.90
Prairie Creek Park	1	0.2%	3,000	110	\$122,500	\$40.83
Putmans	4	0.6%	3,145	205	\$341,925	\$115.02
Quail Hills	2	0.3%	1,752	74	\$210,950	\$112.09

Rogers

Rogers Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Quail Run	1	0.2%	1,500	56	\$117,500	\$78.33
R L Hayes	1	0.2%	1,160	27	\$130,000	\$112.07
Rambo Riviera	1	0.2%	2,806	116	\$177,000	\$63.08
Red Oak Hills	2	0.3%	1,764	233	\$84,950	\$48.13
Regency	1	0.2%	1,107	33	\$75,000	\$67.75
Richards Glen	1	0.2%	4,116	36	\$485,000	\$117.83
Ridgecrest Meadows	5	0.8%	2,385	66	\$250,455	\$105.22
Riggs Park	1	0.2%	1,074	24	\$92,000	\$85.66
Rivercliff Village	1	0.2%	1,796	60	\$182,500	\$101.61
Robertson	1	0.2%	1,388	58	\$125,000	\$90.06
Rocky Branch Farms	1	0.2%	4,255	296	\$760,000	\$178.61
Rocky Creek	1	0.2%	2,162	41	\$240,000	\$111.01
Rogers Heights	3	0.5%	2,155	102	\$123,500	\$61.40
Rollers Ridge	16	2.4%	1,454	134	\$145,625	\$100.19
Rolling Oaks	2	0.3%	1,014	53	\$102,000	\$100.64
Roselawn	1	0.2%	608	30	\$43,000	\$70.72
Runnymede	1	0.2%	2,500	237	\$265,000	\$106.00
S H Cole	2	0.3%	1,270	76	\$99,950	\$74.73
Sandalwood	2	0.3%	1,473	61	\$152,935	\$104.01
Sandstone	1	0.2%	1,121	56	\$115,000	\$102.59
Seminole Hills	2	0.3%	1,867	135	\$159,000	\$85.19
Seminole Place	1	0.2%	1,676	46	\$149,000	\$88.90
Shadow Valley	42	6.3%	3,166	128	\$417,093	\$131.46
Shenandoah	2	0.3%	1,340	45	\$128,500	\$95.73
Silo Falls	10	1.5%	3,176	64	\$399,053	\$125.50
Smith & Hayes	1	0.2%	780	93	\$73,000	\$93.59
Southern Hills	3	0.5%	1,562	44	\$127,733	\$81.38
Southern Trace	1	0.2%	2,550	65	\$279,900	\$109.76
Stone Manor	3	0.5%	1,221	142	\$155,467	\$127.50
Stoney Creek Place	2	0.3%	2,481	57	\$245,250	\$99.03
Summit Heights	4	0.6%	2,159	122	\$183,625	\$84.55
Sun Bridge	1	0.2%	1,355	50	\$140,000	\$103.32
Sundance Acres	2	0.3%	1,291	44	\$125,250	\$97.85
Sundance Trace	1	0.2%	1,234	50	\$134,000	\$108.59
Sundown	1	0.2%	1,558	38	\$138,900	\$89.15
Timber Trails	1	0.2%	3,347	120	\$295,000	\$88.14
Timberidge	2	0.3%	1,191	50	\$102,500	\$86.09
Top Flite	2	0.3%	2,821	152	\$294,450	\$105.16
Tucks Crossing	1	0.2%	2,030	103	\$212,000	\$104.43
Turnberry at The Peaks	1	0.2%	3,016	127	\$361,900	\$119.99
Turtle Creek Place	3	0.5%	1,881	104	\$143,833	\$76.44
Twin Lakes Estates	1	0.2%	3,259	56	\$314,000	\$96.35
Victoria Place	2	0.3%	1,123	82	\$105,000	\$93.52
Village of The Peaks	1	0.2%	3,005	64	\$312,000	\$103.83
Vintage	1	0.2%	2,063	99	\$238,845	\$115.78
Warren Glen	3	0.5%	3,302	93	\$366,667	\$111.10

Rogers

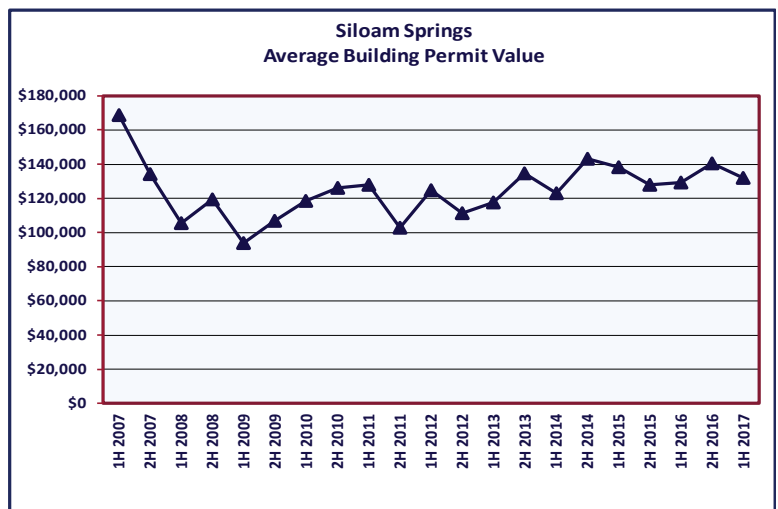
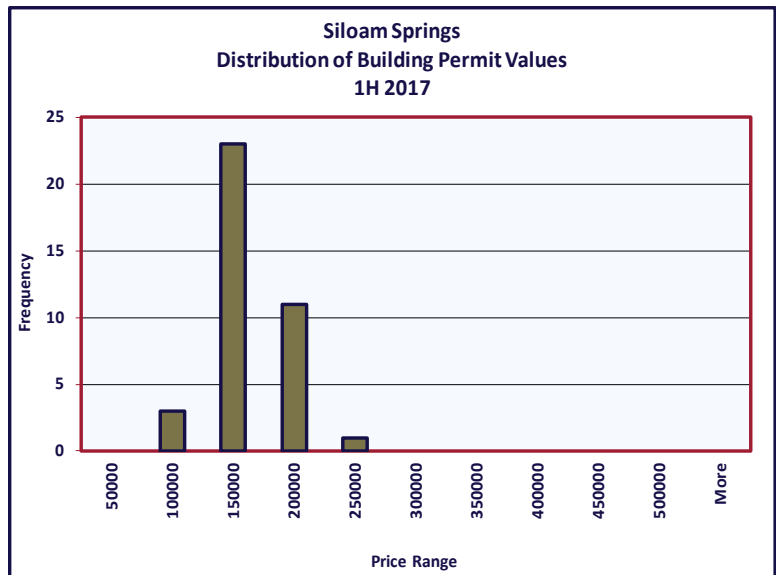
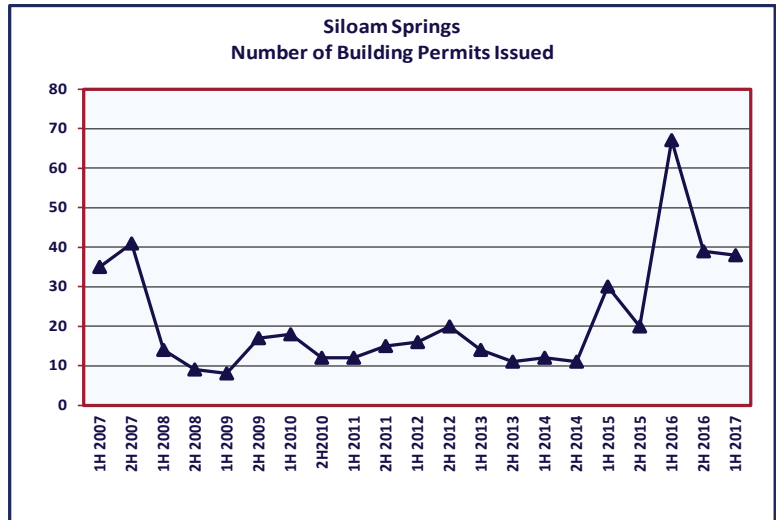
Rogers Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Watson	1	0.2%	1,767	59	\$140,000	\$79.23
Weber	5	0.8%	1,712	92	\$144,180	\$86.31
Welsh	3	0.5%	1,565	77	\$146,633	\$93.73
West Brush Creek	1	0.2%	3,188	73	\$283,240	\$88.85
West Landing	9	1.4%	2,547	166	\$311,539	\$122.34
Western Terrace	2	0.3%	1,333	37	\$123,450	\$93.55
Westridge	1	0.2%	1,499	57	\$126,000	\$84.06
Westwood	2	0.3%	3,368	39	\$358,500	\$105.89
Westwood Hills	2	0.3%	1,637	43	\$146,500	\$91.97
Whispering Timbers	16	2.4%	1,857	58	\$170,220	\$91.81
Wilbur Scott	1	0.2%	1,423	10	\$43,000	\$30.22
Willow Brook	1	0.2%	1,125	46	\$111,000	\$98.67
Windsor Place	1	0.2%	1,564	73	\$125,000	\$79.92
Woodhaven	7	1.1%	2,596	170	\$322,899	\$125.26
Woodland Acres	1	0.2%	1,670	66	\$130,000	\$77.84
Woodland Heights	1	0.2%	1,068	98	\$120,000	\$112.369
Other	47	7.1%	2,382	108	\$253,857	\$104.18
Rogers	7665	100.0%	2,280	101	\$257,597	\$107.96



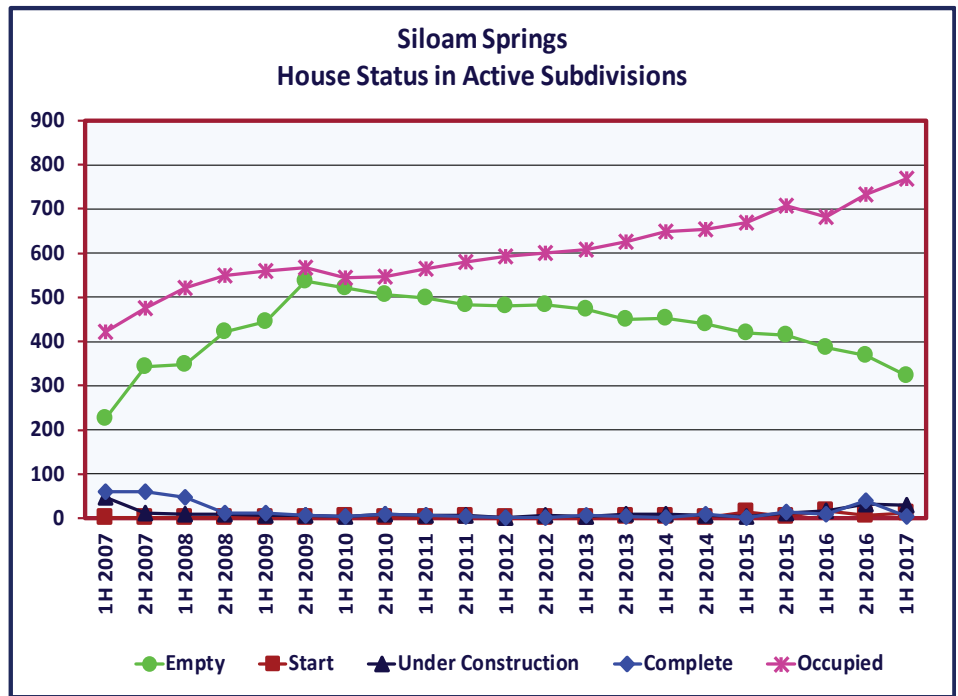
Siloam Springs

- From January 1 to June 30, 2017 there were 38 residential building permits issued in Siloam Springs. This represents a 43.3 percent decrease from the first half of 2016.
- In the first half of 2017, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Siloam Springs increased by 2.1 percent from \$129,202 in the second half of 2016 to \$131,938 in the first half of 2017.



Siloam Springs

- There were 1,132 total lots in 25 active subdivisions in Siloam Springs in the first half of 2017. About 67.5 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 2.6 percent were under construction, 1.0 percent were starts, and 28.5 percent were vacant lots.
- The subdivision with the most houses under construction in Siloam Springs in the first half of 2017 was Autumn Glen, Phase I with 7.
- No new construction or progress in existing construction has occurred in the past year in 7 out of the 25 active subdivisions in Siloam Springs.
- 83 new houses in Siloam Springs became occupied in the first half of 2017. The annual absorption rate implies that there were 32.7 months of remaining inventory in active subdivisions, down from 76.5 months in the second half of 2016.
- In 9 out of the 25 active subdivisions in Siloam Springs, no absorption occurred in the past year.



- An additional 161 lots in 6 subdivisions have received either preliminary or final approval by June 30, 2017.



Siloam Springs Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases II, III, IV	2H 2016	53
Lawlis Ranch, Phase I	2H 2011	30
<i>Final Approval</i>		
River Valley Estates	1H 2017	18
Shadowlands	1H 2017	7
Stone Ridge, Phase II A	2H 2016	7
Stone Ridge, Phase II B	1H 2017	46
Siloam Springs		161

Siloam Springs

Siloam Springs House Status in Active Subdivisions First Half of 2017

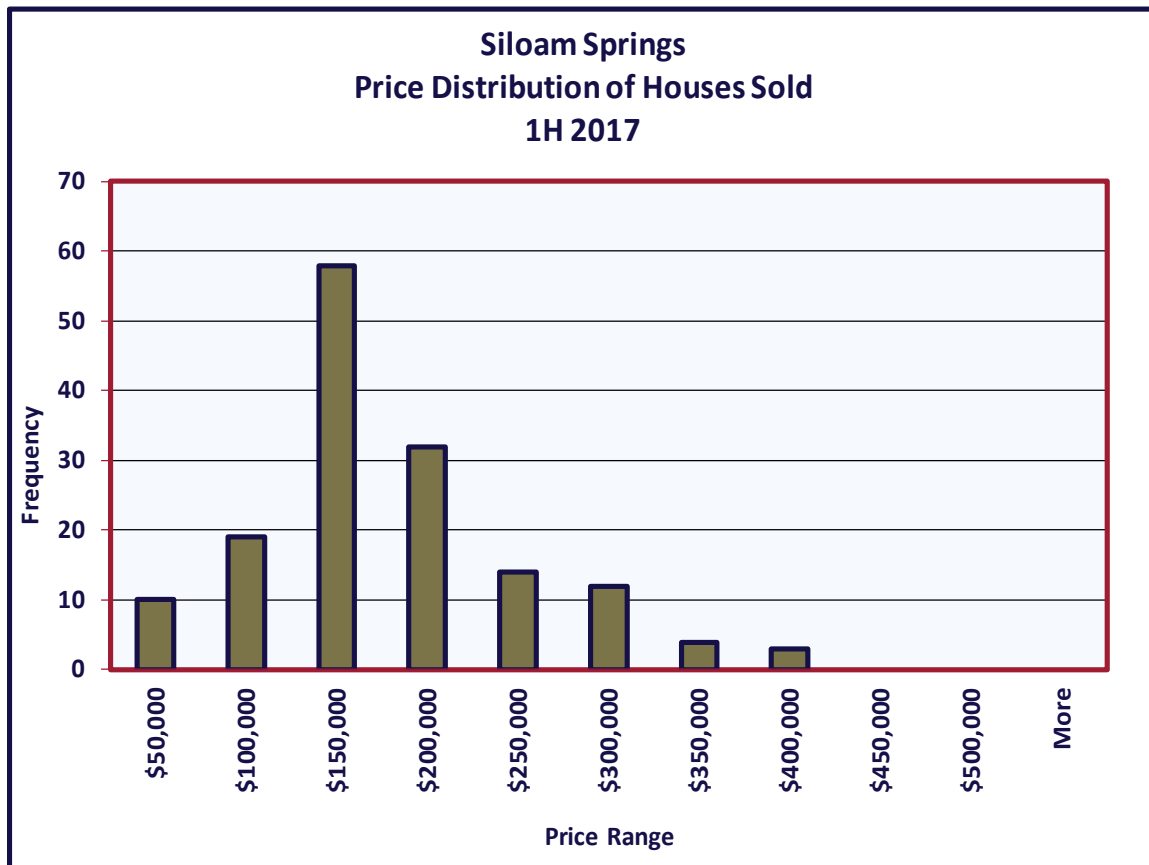
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Parks	21	0	4	1	5	31	2	62.4
Autumn Glen, Phase I	22	3	7	2	88	122	10	17.0
Blackberry Meadows ^{1,2}	1	0	0	0	5	6	0	--
City Lake View Estates ¹	6	0	2	0	1	9	0	--
Club View Estates ^{1,2}	7	0	0	0	7	14	0	--
Copper Leaf, Phase II,III	4	1	0	0	27	32	2	20.0
Deer Lodge ^{1,2}	3	0	0	0	15	18	0	--
Eastern Hills	0	0	0	0	58	58	36	0.0
Forest Hills	49	0	0	1	16	66	1	300.0
Haden Place	24	0	0	0	30	54	2	144.0
Heritage Ranch	4	0	4	0	18	26	2	32.0
Madison Heights ^{1,2}	1	0	0	0	7	8	0	--
Maloree Woods ¹	10	0	1	0	47	58	0	--
Meadow Brook	4	1	1	0	14	20	1	36.0
Meadows Edge ^{1,2}	4	0	0	0	14	18	0	--
Nottingham	6	0	0	0	34	40	8	6.0
Paige Place, Phases I, II ^{1,2}	6	0	0	0	51	57	0	--
Patriot Park	1	0	0	0	152	153	1	12.0
Prairie Meadows Estates	13	0	1	0	8	22	0	84.0
Rose Meade ^{1,2}	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	9	0	0	0	1	10	1	108.0
Stone Ridge Phase I	24	1	2	0	3	30	3	108.0
Stonecrest, Phase IV,V,VI	37	4	4	0	15	60	4	90.0
Walnut Woods, No. 2, Phases III-V	5	1	2	0	56	64	7	10.7
The Woodlands, Phases I, II	53	0	1	1	52	107	3	165.0
Siloam Springs	323	11	29	5	764	1,132	83	32.7

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

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



Siloam Springs

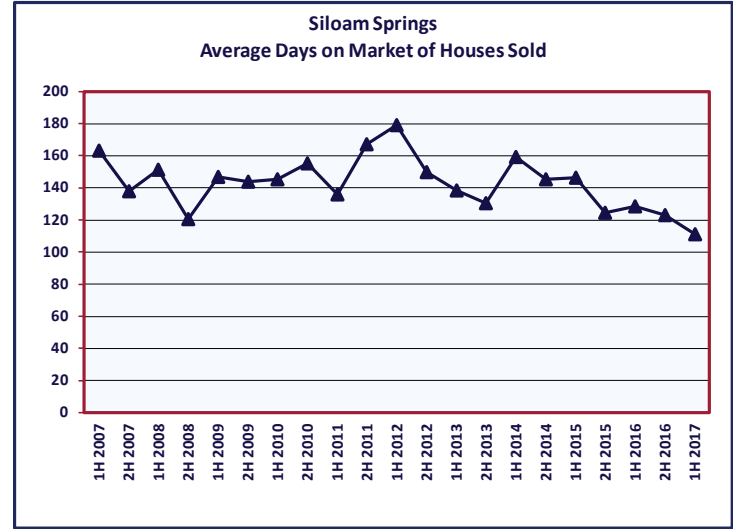
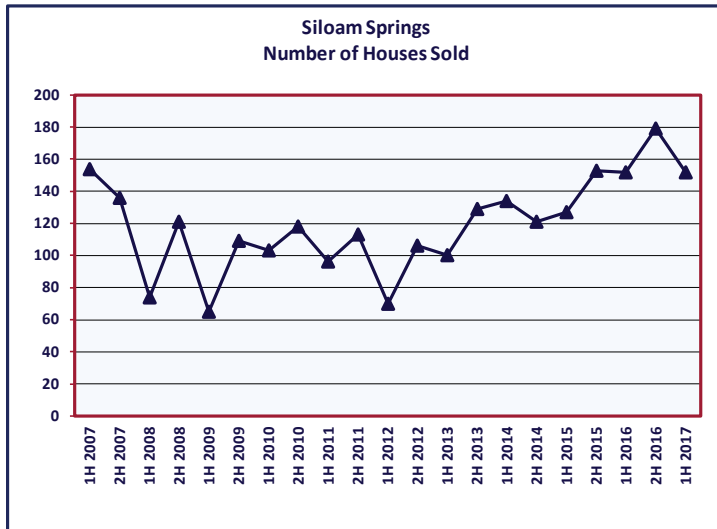


- 71.7 percent of the sold houses in Siloam Springs were valued between \$50,001 and \$200,000.

Siloam Springs Price Range of Houses Sold First Half of 2017

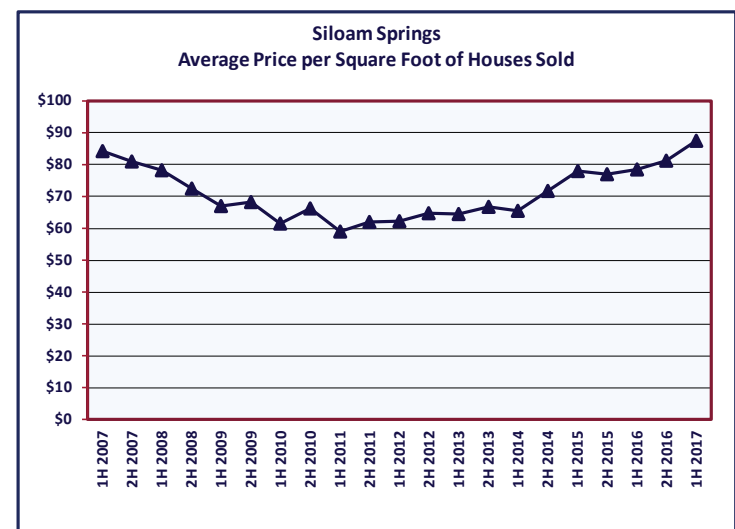
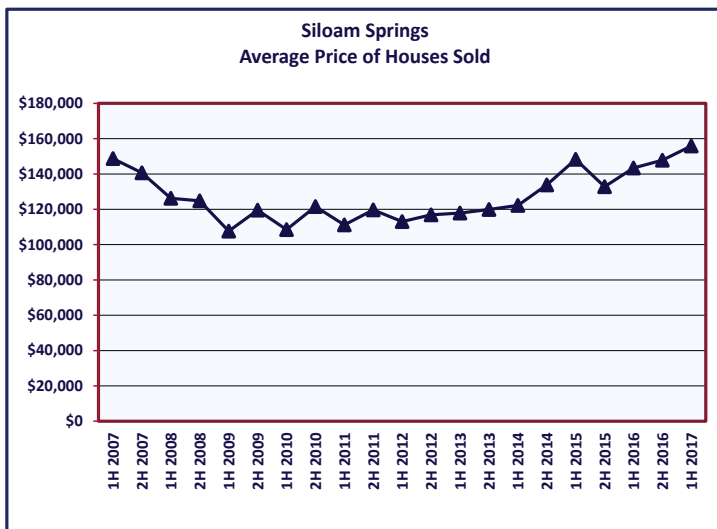
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	10	6.6%	957	88	91.7%	\$46.12
\$50,001 - \$100,000	19	12.5%	1,277	102	98.6%	\$64.96
\$100,001 - \$150,000	58	38.2%	1,485	91	98.1%	\$86.41
\$150,001 - \$200,000	32	21.1%	1,786	129	97.9%	\$97.35
\$200,001 - \$250,000	14	9.2%	2,375	146	97.6%	\$94.64
\$250,001 - \$300,000	12	7.9%	2,617	119	98.3%	\$109.79
\$300,001 - \$350,000	4	2.6%	2,662	104	92.9%	\$133.86
\$350,001 - \$400,000	3	2.0%	3,887	275	94.1%	\$99.78
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Siloam Springs	152	100.0%	1,737	111	97.4%	\$87.50

Siloam Springs



- There were 152 houses sold in Siloam Springs from January 1 to June 30, 2017 or 15.1 percent less than the 179 sold in the second half of 2016.
- The average price of a house sold in Siloam Springs increased from \$147,798 in the second half of 2016 to \$155,894 in first half of 2017.
- The average sales price was 5.5 percent higher than in the previous half year and 8.7 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 123 in the second half of 2016 to 111 in the first half of 2017.
- The average price per square foot for a house sold in Siloam Springs increased from \$81.18 in the second half of 2016 to \$87.50 in the first half of 2017.
- The average price per square foot was 7.8 percent higher than

- in the previous half year and 11.3 percent higher than in the first half of 2016.
- About 5.7 percent of all houses sold in Benton County in the first half of 2017 were sold in Siloam Springs. The average sales price of a house was 68.7 percent of the county average.
- Out of 152 houses sold in the first half of 2017, 20 were new construction. These newly constructed houses had an average sold price of \$206,208 and took an average of 69 days to sell from their initial listing dates.
- There were 91 houses in Siloam Springs, listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$241,855.
- According to the Benton County Assessor's database 62.1 percent of houses in Siloam Springs were owner-occupied in the first half of 2017.



Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashley Park	1	0.7%	1,800	354	\$205,000	\$113.89
Autumn Glenn	4	2.6%	1,484	210	\$154,075	\$103.87
Beauchamps	3	2.0%	1,198	174	\$73,300	\$57.64
Burnett Place	2	1.3%	2,403	100	\$152,000	\$70.81
Carls	2	1.3%	1,953	94	\$176,000	\$89.87
Chanel Court	1	0.7%	1,245	249	\$115,000	\$92.37
Cherry Hill Estates	1	0.7%	2,626	212	\$230,000	\$87.59
Copper Leaf	2	1.3%	1,620	53	\$157,375	\$97.06
Couchs	2	1.3%	1,002	58	\$48,450	\$49.60
Courtney Courts	3	2.0%	1,413	92	\$123,133	\$87.07
Cranes Addition	1	0.7%	1,305	92	\$49,500	\$37.93
Dawn Hill C C Resort	10	6.6%	1,996	141	\$157,000	\$69.37
E N Coons	1	0.7%	1,500	168	\$95,000	\$63.33
East Gate	2	1.3%	1,516	57	\$79,000	\$53.35
Edgewood Estates	2	1.3%	2,715	84	\$266,950	\$98.71
Gabriel Park	4	2.6%	1,460	70	\$127,675	\$87.53
Grace Estates	1	0.7%	3,278	41	\$349,000	\$106.47
Grassy Acres	1	0.7%	1,691	65	\$175,900	\$104.02
Grimes	1	0.7%	1,492	59	\$105,150	\$70.48
Heritage Ranch	4	2.6%	2,562	106	\$279,847	\$109.19
Hickory Hills	2	1.3%	1,537	79	\$113,950	\$74.08
Hico Manor	2	1.3%	1,337	123	\$116,700	\$87.60
Home	1	0.7%	912	67	\$80,000	\$87.72
Kimberly Heights	4	2.6%	1,295	59	\$93,750	\$70.59
Living Water Estates	1	0.7%	1,717	56	\$145,000	\$84.45
Lyndale Estates	1	0.7%	1,312	200	\$118,500	\$90.32
Maloree Woods	3	2.0%	2,327	122	\$215,000	\$92.50
Maples, The	3	2.0%	1,842	51	\$170,500	\$92.89
Mattie Myers	1	0.7%	1,088	143	\$45,000	\$41.36
Meadow Brook	1	0.7%	2,021	28	\$196,500	\$97.23
Meadow Wood	1	0.7%	2,806	44	\$205,000	\$73.06
Meadows Edge	1	0.7%	3,672	164	\$375,000	\$102.12
Mt Olive	2	1.3%	1,507	50	\$118,750	\$78.91
Nine Elms	2	1.3%	1,427	102	\$85,150	\$60.17
Oak Crest Estates	2	1.3%	2,305	134	\$201,900	\$86.86
Oak View	1	0.7%	1,415	26	\$136,000	\$96.11
Oaks, The	2	1.3%	2,052	112	\$173,000	\$84.12
Paige Place	1	0.7%	2,124	70	\$199,000	\$93.69
Patrician Ranches	1	0.7%	1,440	214	\$119,000	\$82.64
Patriot Park	8	5.3%	1,493	73	\$130,875	\$87.76
Petty's	2	1.3%	1,370	75	\$112,850	\$82.02
Plainview	1	0.7%	1,484	185	\$119,700	\$80.66
Prairie Meadow Estates	1	0.7%	2,330	244	\$254,500	\$109.23
Quail Run	1	0.7%	1,132	54	\$90,000	\$79.51
R S Morris	2	1.3%	1,286	107	\$110,075	\$83.40
Ravenwood	3	2.0%	2,119	75	\$201,333	\$94.94
River Ridge	1	0.7%	3,301	73	\$375,000	\$113.60
Rolling Hills	1	0.7%	1,650	104	\$139,900	\$84.79
Sager Creek	1	0.7%	1,517	53	\$120,000	\$79.10

Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Shady Grove	1	0.7%	1,475	73	\$133,000	\$90.17
Siloam Heights	2	1.3%	1,050	32	\$68,500	\$62.12
Siloam Springs Original	1	0.7%	1,302	50	\$129,900	\$99.77
Southern Hills	1	0.7%	1,484	33	\$125,000	\$84.23
Stonecrest	4	2.6%	2,017	133	\$194,875	\$95.99
Stoneridge	1	0.7%	1,475	183	\$158,900	\$107.73
Sunset View	1	0.7%	1,300	36	\$99,500	\$76.54
Tara Heights	1	0.7%	1,802	84	\$152,400	\$84.57
Tates	1	0.7%	1,176	58	\$64,050	\$54.46
Teagues	1	0.7%	1,896	175	\$79,000	\$41.67
Tolleson Acres	1	0.7%	1,602	43	\$154,900	\$96.69
University View	1	0.7%	3,131	150	\$249,000	\$79.53
Villa View Estates	1	0.7%	1,732	53	\$174,000	\$100.46
Walnut Woods	8	5.3%	1,713	140	\$159,593	\$94.48
Wood Creek	2	1.3%	1,454	51	\$133,500	\$92.10
Woodlands, The	7	4.6%	1,703	117	\$177,768	\$103.67
Other	17	11.2%	1,662	153	\$177,441	\$105.26
Siloam Springs	152	100.0%	1,737	111	\$155,894	\$87.50



Washington County

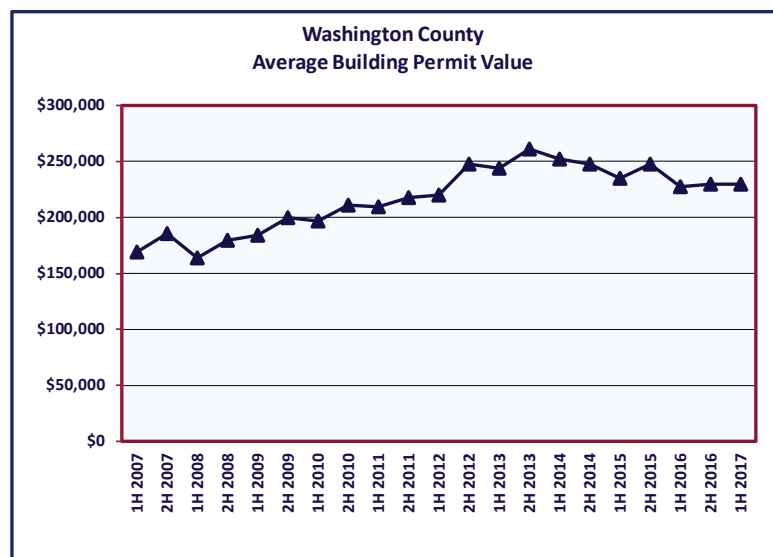
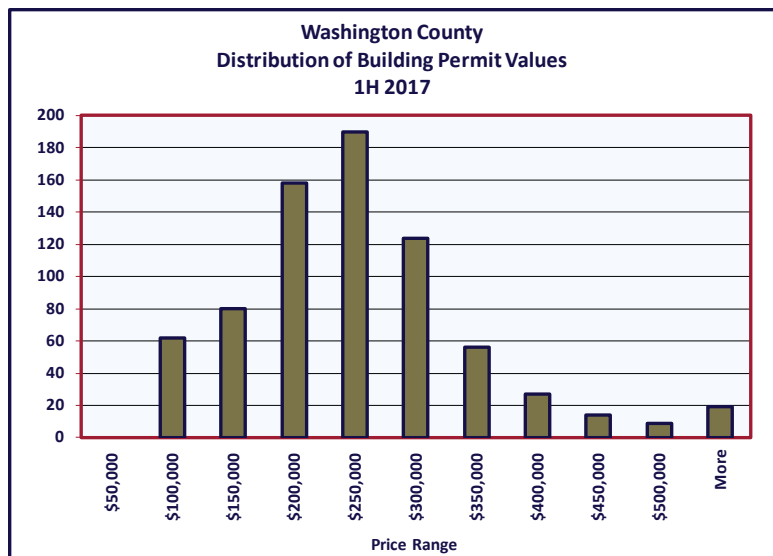
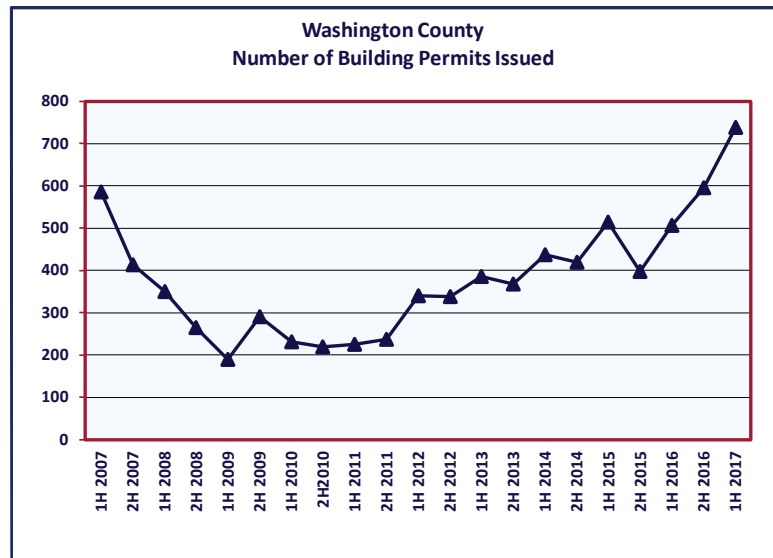
Building Permits

From January 1 to June 30, 2017, there were 739 residential building permits issued in Washington County. The first half of 2017 total was a 46.0 percent increase from the first half of 2016 total of 506 residential building permits. The average value of the Washington County building permits was \$229,619 during the first half of 2017, up 1.1 percent from the average residential building permit value of \$227,207 in the first half of 2016. About 47.1 percent of the period's building permits were valued between \$150,001 and \$250,000, 19.2 percent were valued \$150,000 or lower, and 33.7 percent were valued higher than \$250,000.

Fayetteville accounted for 36.5 percent of the residential building permits issued in Washington County, while Springdale accounted for 26.0 percent. Meanwhile, West Washington County accounted for 20.0 percent in the first half of 2017.

Subdivisions

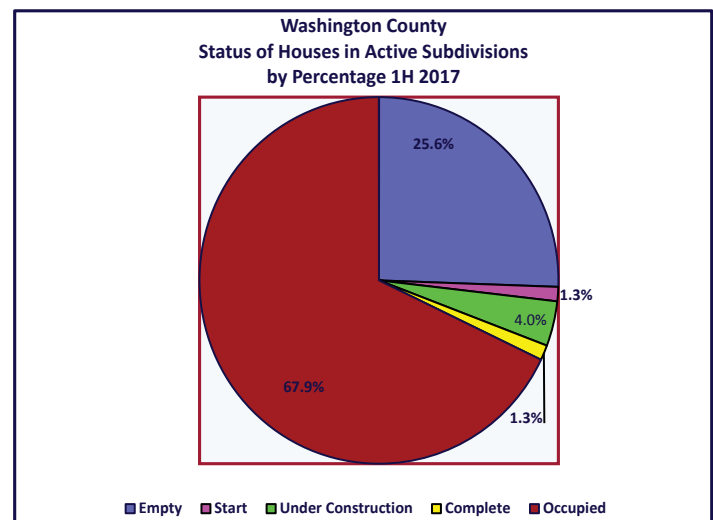
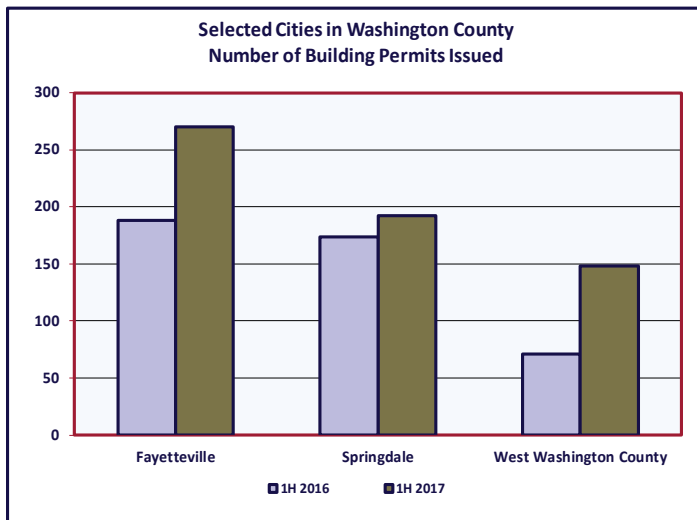
There were 10,056 total lots in 166 active subdivisions in Washington County in the first half of 2017. Within the active subdivisions 25.6 percent were empty, 1.3 percent were starts, 4.0 percent were under construction, 1.3 percent were complete but unoccupied houses and 67.9 percent of the lots were occupied. In the first half of 2017, Fayetteville had the most empty lots, starts, houses under construction, complete but unoccupied houses, and occupied houses. During the first half of 2017, the most active subdivisions in terms of houses under construction were The Villages of Sloanbrooke with 44 and the Links at Fayetteville row homes with 32, both are



Washington County

Washington County Residential Building Permit Values by City First Half of 2017

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	1H 2017 Total	1H 2016 Total
Elkins	0	5	19	1	0	0	0	0	0	0	0	25	11
Elm Springs	0	0	0	14	1	1	0	0	0	2	0	18	21
Farmington	0	0	0	0	0	1	2	1	5	3	0	12	12
Fayetteville	0	0	18	85	87	36	18	19	1	1	5	270	188
Goshen	0	0	1	0	4	3	6	1	1	0	1	17	11
Greenland	0	0	1	0	0	0	0	0	0	0	0	1	1
Johnson	0	0	2	1	0	0	0	0	0	0	6	9	4
Lincoln	0	0	1	1	0	0	0	0	0	0	0	2	0
Prairie Grove	0	56	34	25	8	3	1	0	0	0	0	127	53
Springdale	0	0	2	28	83	43	19	3	7	3	4	192	174
Tontitown	0	0	0	0	7	37	10	3	0	0	3	60	26
West Fork	0	1	2	3	0	0	0	0	0	0	0	6	5
West Washington County	0	57	38	29	8	4	3	1	5	3	0	148	71
Washington County	0	62	80	158	190	124	56	27	14	9	19	739	506



Washington County

in Fayetteville. By contrast, in 27 out of the 166 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.

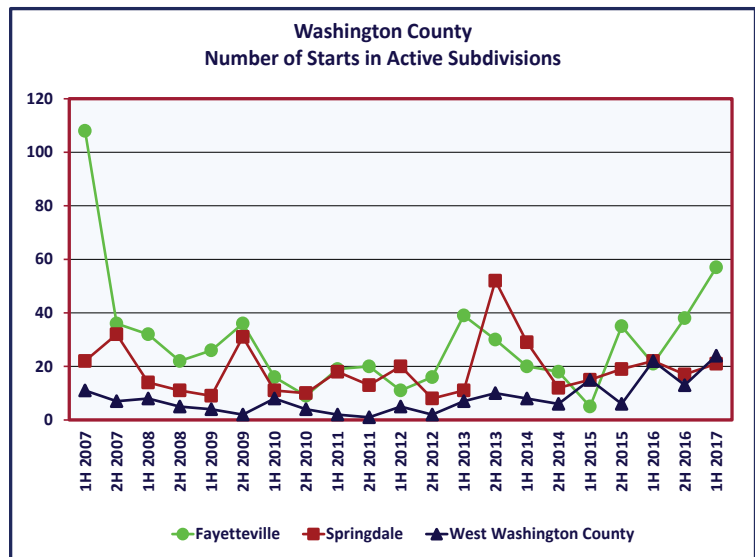
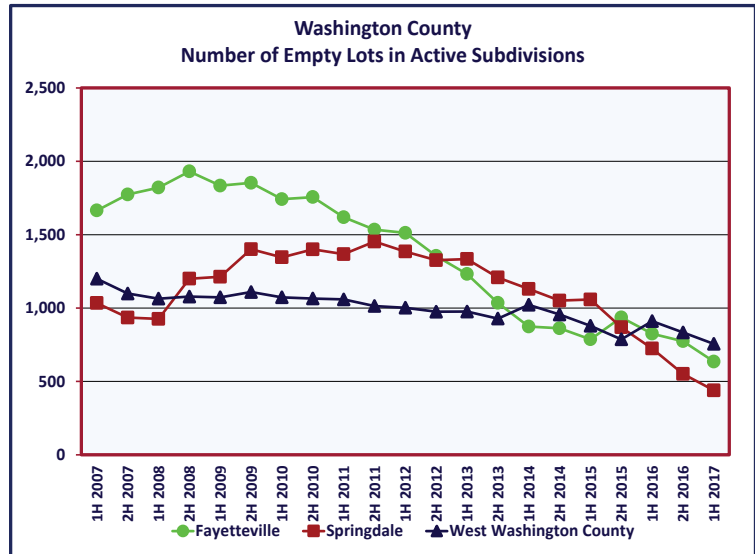
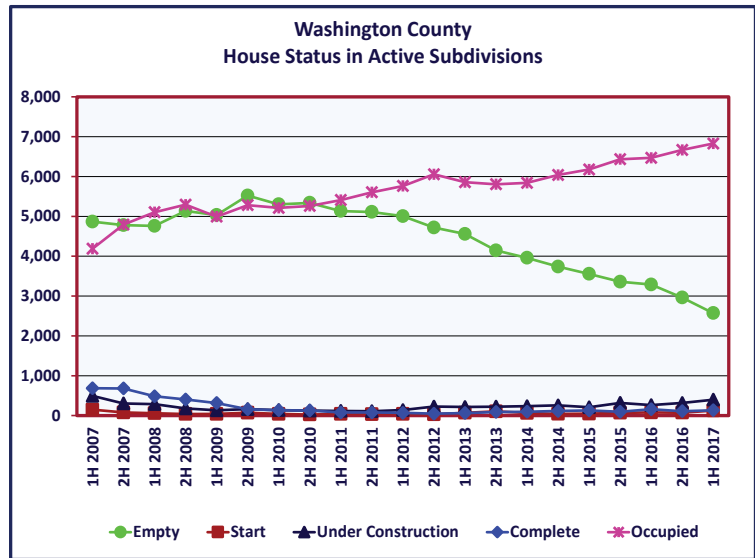
During the first half of 2017, 530 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 35.3 months of lot inventory at the end of the first half of 2017 down from 42.5 in the second half of 2016. The results reflect that in only 41 of the 166 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 2,924 lots in 45 subdivisions had received either preliminary or final approval by June 30, 2017. Fayetteville accounted for 69.7 percent of the coming lots, Springdale accounted for 13.2 percent, Tontitown accounted for 7.9 percent, Farmington accounted for 4.4 percent, and the remaining 4.8 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the first half of 2017 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 65.7 percent in 2011 to 61.7 percent in the first half of 2017.

Sales of Existing Houses

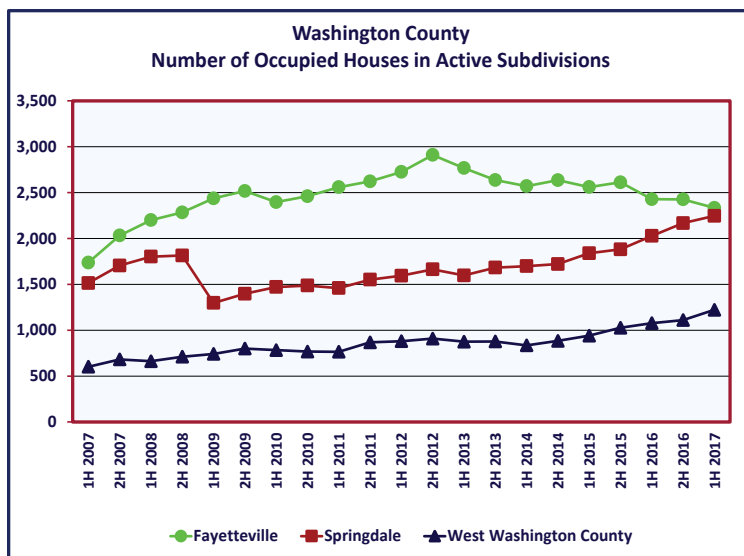
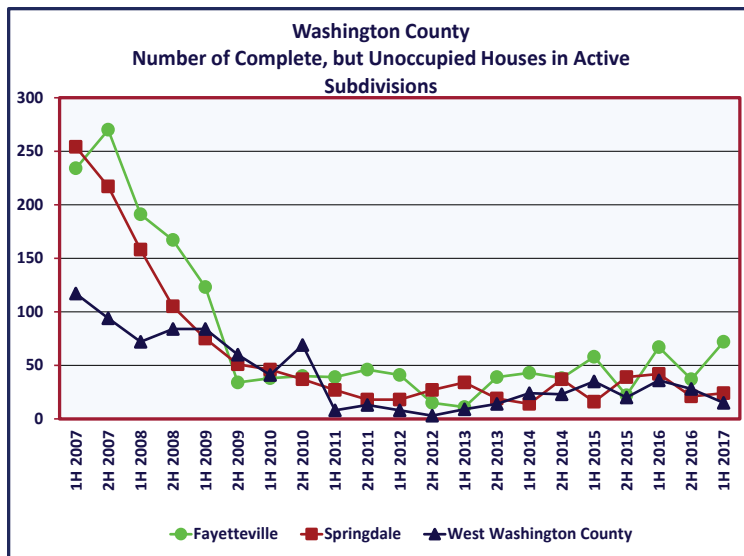
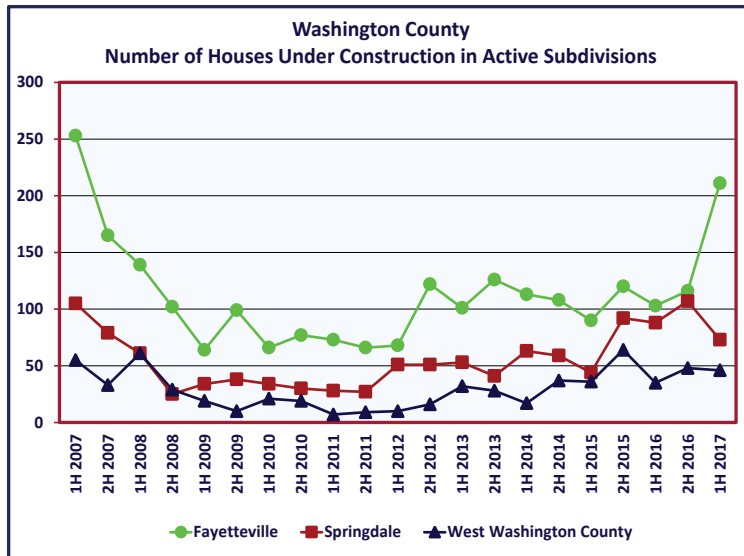
Examining the house sales in the first half of 2017 yields the following results: 1,728 houses were sold from January 1 to June 30, 2017 in



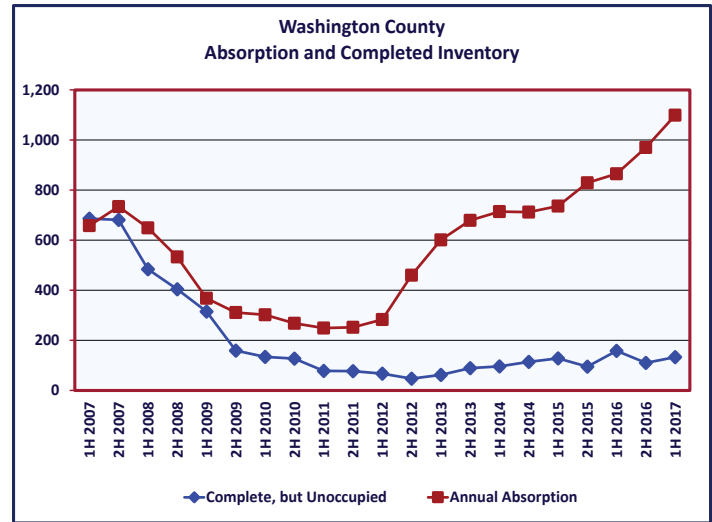
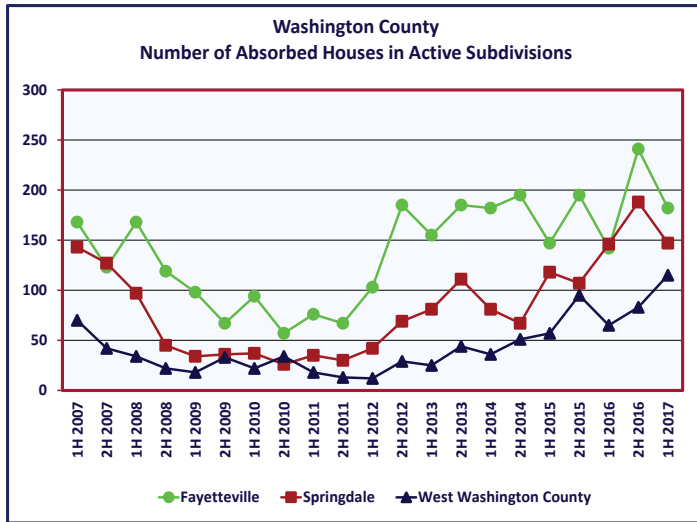
Washington County

Washington County. This is equal to the same period in 2016. About 49.5 percent of the houses were sold in Fayetteville, while 32.9 percent were sold in Springdale. As of June 30, 2017, the MLS database listed 840 houses for sale at an average list price of \$370,830. The average price of all houses sold in Washington County was \$209,899 and the average house price per square foot was \$104.83. For the first half of 2017, the average amount of time between the initial listing of a house and the sale date was 98 days, a decrease of 14 days from the previous half. Out of the 1,728 houses sold in the first half of 2017, 397 were new construction. These newly constructed houses had an average sales price of \$231,982 and took an average 130 days to sell from their initial listing dates.

From January 1 to June 30, 2017, on average, Elm Springs had the largest and most expensive houses, and the fastest selling time in Washington County along with Cane Hill and Tontitown.



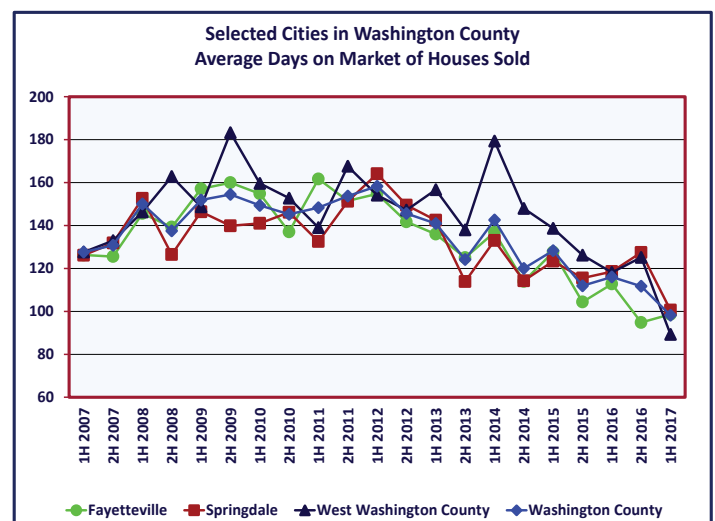
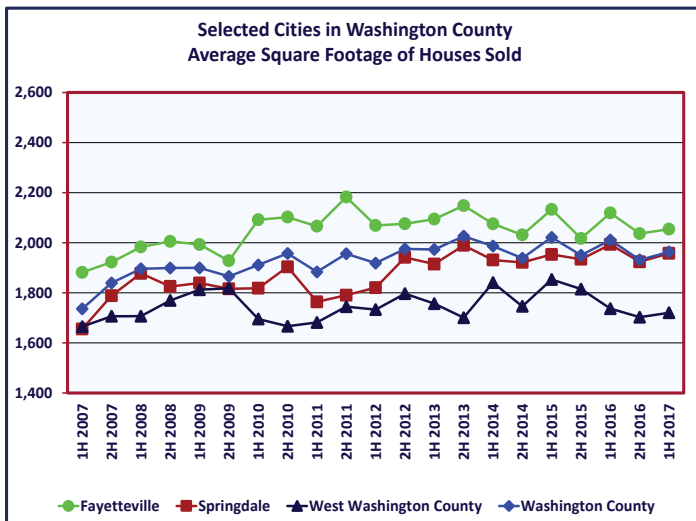
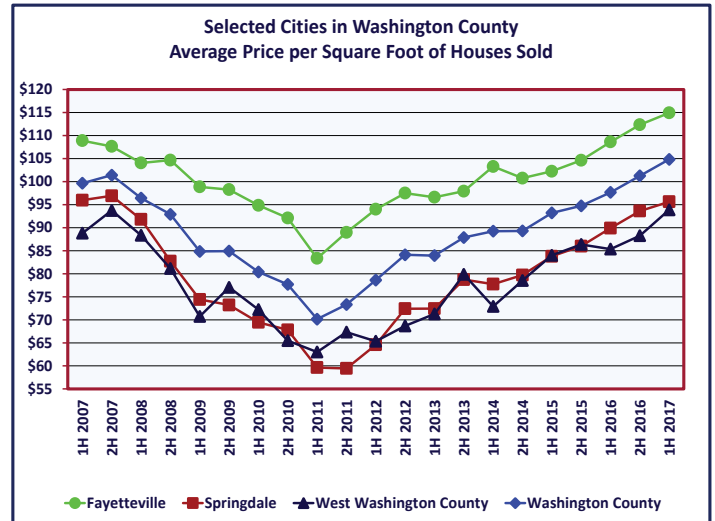
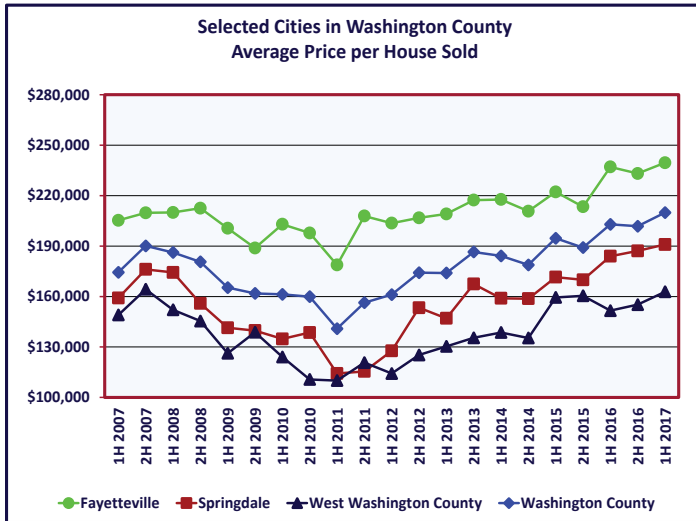
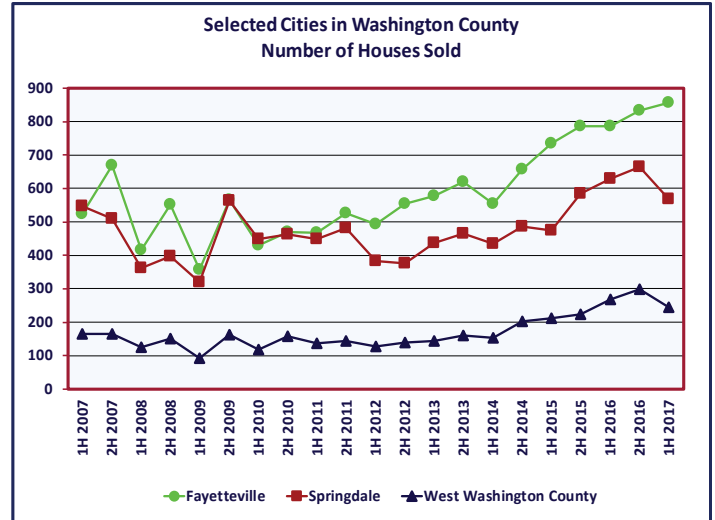
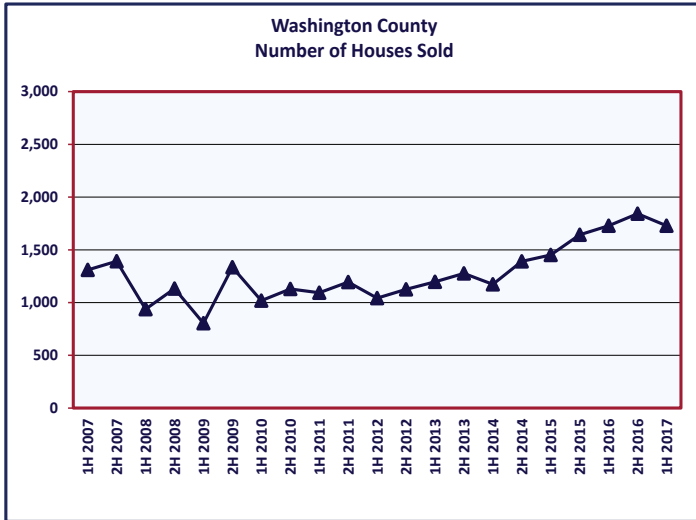
Washington County



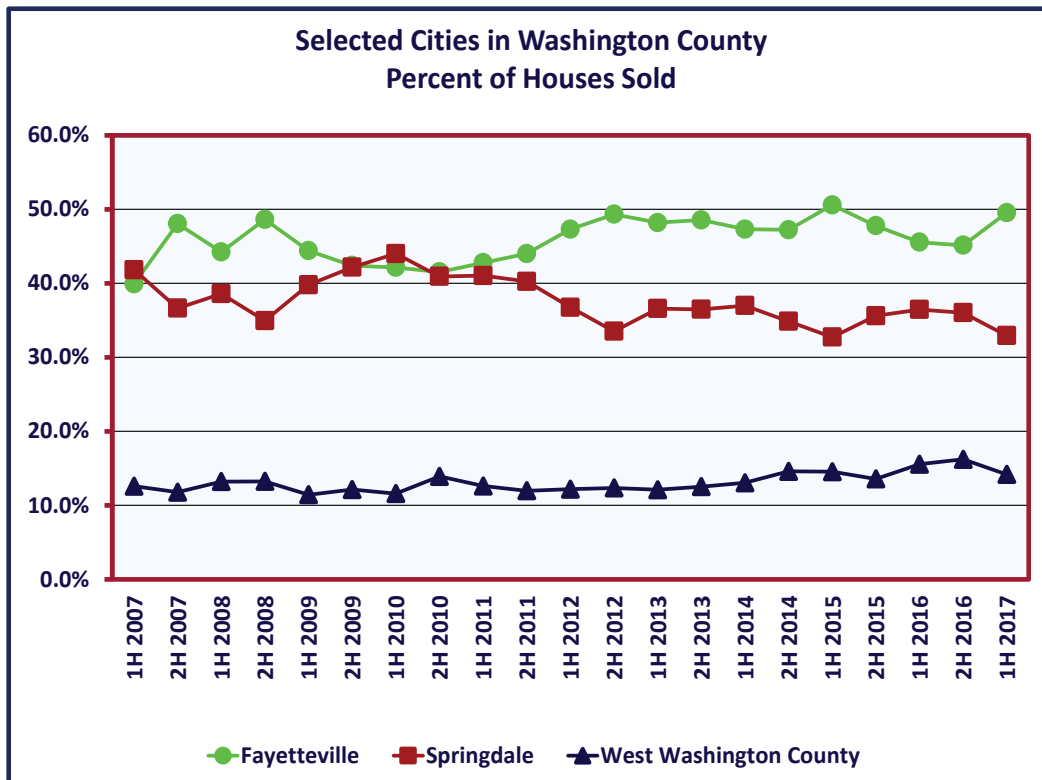
Washington County - Percentage of Owner-Occupied Houses by City

City	2011	2012	2013	2014	2015	2016	2017
Elkins	74.1%	69.8%	70.9%	70.8%	68.7%	68.8%	69.8%
Elm Springs	80.2%	79.8%	79.5%	79.3%	77.7%	77.6%	78.7%
Farmington	69.9%	69.8%	69.9%	69.7%	67.1%	67.4%	68.9%
Fayetteville	59.2%	59.2%	58.6%	58.3%	55.9%	56.0%	55.2%
Goshen	77.7%	78.3%	72.4%	73.5%	71.1%	71.1%	72.1%
Greenland	67.8%	68.5%	67.9%	67.3%	66.8%	67.5%	68.0%
Johnson	60.6%	59.5%	58.6%	57.9%	56.3%	56.3%	55.7%
Lincoln	63.8%	62.8%	61.0%	60.2%	56.6%	57.1%	56.7%
Prairie Grove	67.2%	68.7%	67.6%	68.0%	65.2%	65.2%	65.1%
Springdale	76.8%	64.7%	64.1%	74.2%	72.6%	62.2%	62.0%
Tontitown	66.3%	78.2%	77.9%	63.4%	76.3%	78.1%	72.5%
West Fork	76.0%	71.2%	70.5%	78.3%	69.3%	69.2%	69.0%
Winslow	71.1%	63.0%	65.0%	70.0%	62.8%	62.8%	64.4%
Other	66.4%	75.3%	74.7%	63.5%	62.3%	73.0%	72.0%
Washington County	65.7%	64.9%	64.3%	63.93%	62.0%	62.1%	61.7%

Washington County



Washington County

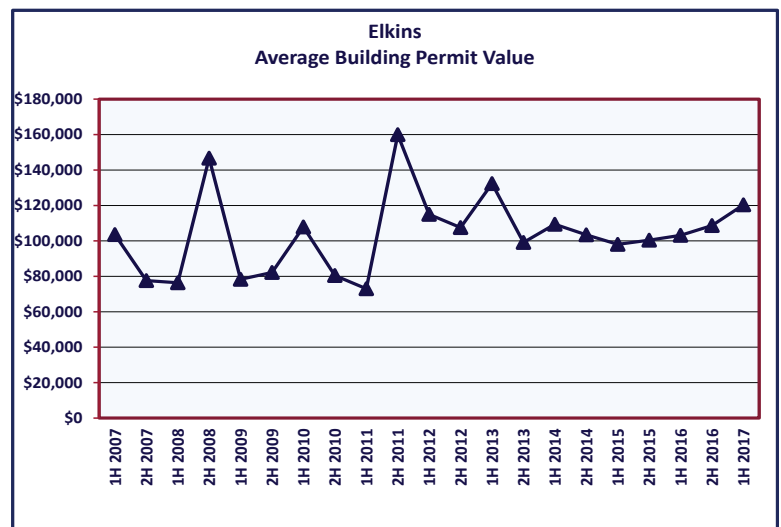
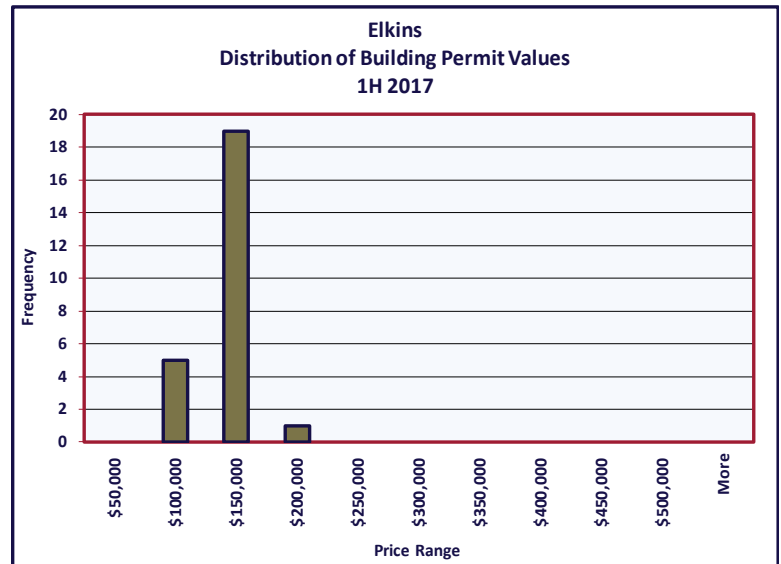
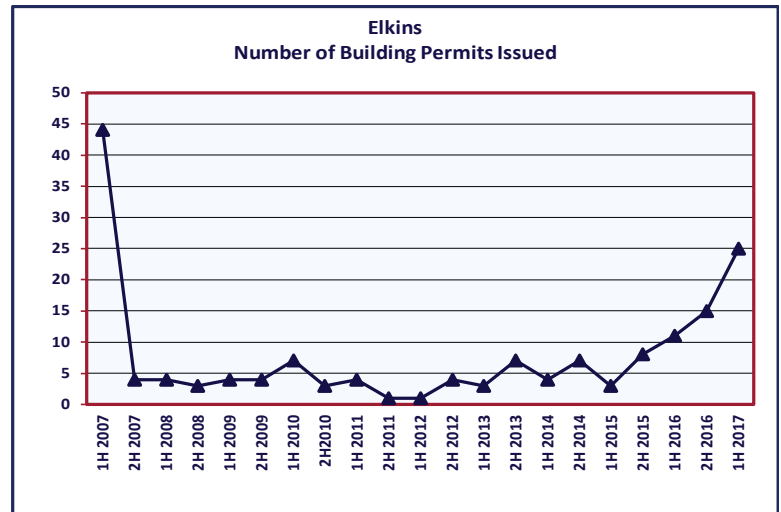


Washington County Sold House Characteristics by City First Half of 2017

	Average Price	Average	Number	Percentage	
Cane Hill	\$103,647	\$52.24	116	3	0.2%
Elkins	\$149,976	\$91.02	71	41	2.4%
Elm Springs	\$312,900	\$127.71	0	1	0.1%
Farmington	\$198,415	\$103.23	82	72	4.2%
Fayetteville	\$239,527	\$114.93	76	856	49.5%
Goshen	\$206,125	\$126.13	22	4	0.2%
Lincoln	\$99,206	\$64.11	84	32	1.9%
Prairie Grove	\$154,830	\$94.81	107	104	6.0%
Springdale	\$190,910	\$95.63	129	569	32.9%
Summers	\$211,333	\$93.60	252	3	0.2%
Tontitown	\$188,470	\$125.65	0	1	0.1%
West Fork	\$170,997	\$98.80	94	37	2.1%
Winslow	\$146,380	\$84.73	70	5	0.3%
Washington County	\$209,899	\$104.83	98	1,728	100.0%

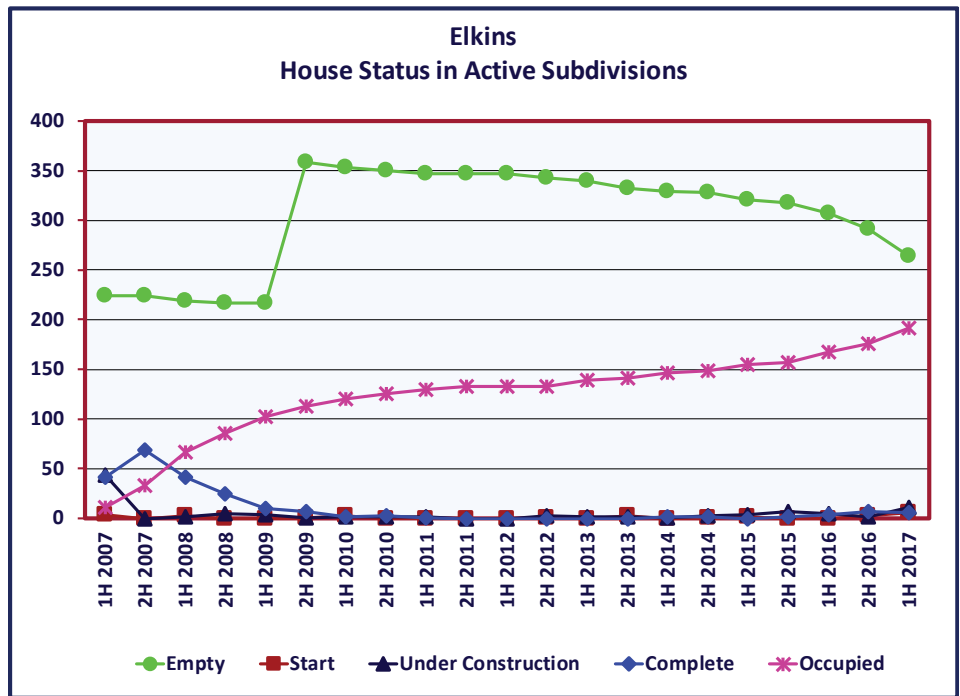
Elkins

- From January 1 through June 30, 2017 there were 25 residential building permits issued in Elkins. This represents a 127.3 percent increase from the first half of 2016.
- Most of the building permits issued in Elkins were valued in the \$100,001 to \$150,000 range in the first half of 2017.
- The average residential building permit value in Elkins increased by 16.7 percent from \$103,115 in the first half of 2016 to \$120,347 in the first half of 2017.



Elkins

- There were 479 total lots in 7 active subdivisions in Elkins in the first half of 2017. About 40.1 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 2.3 percent were under construction, 1.3 percent were starts, and 55.1 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the first half of 2017 was Oakleaf Manor with 9.
- No new construction has occurred in the past year in 3 out of the 7 active subdivisions in Elkins.
- 16 new houses in Elkins became occupied in the first half of 2017. The annual rate implies that there were 137.8 months of remaining inventory in active subdivisions, down from 191.4 months in the second half of 2016.
- There was no absorptions in 4 of the 7 active subdivisions in Elkins during the past year.



- No additional lots had received preliminary or final approval by June 30, 2017.

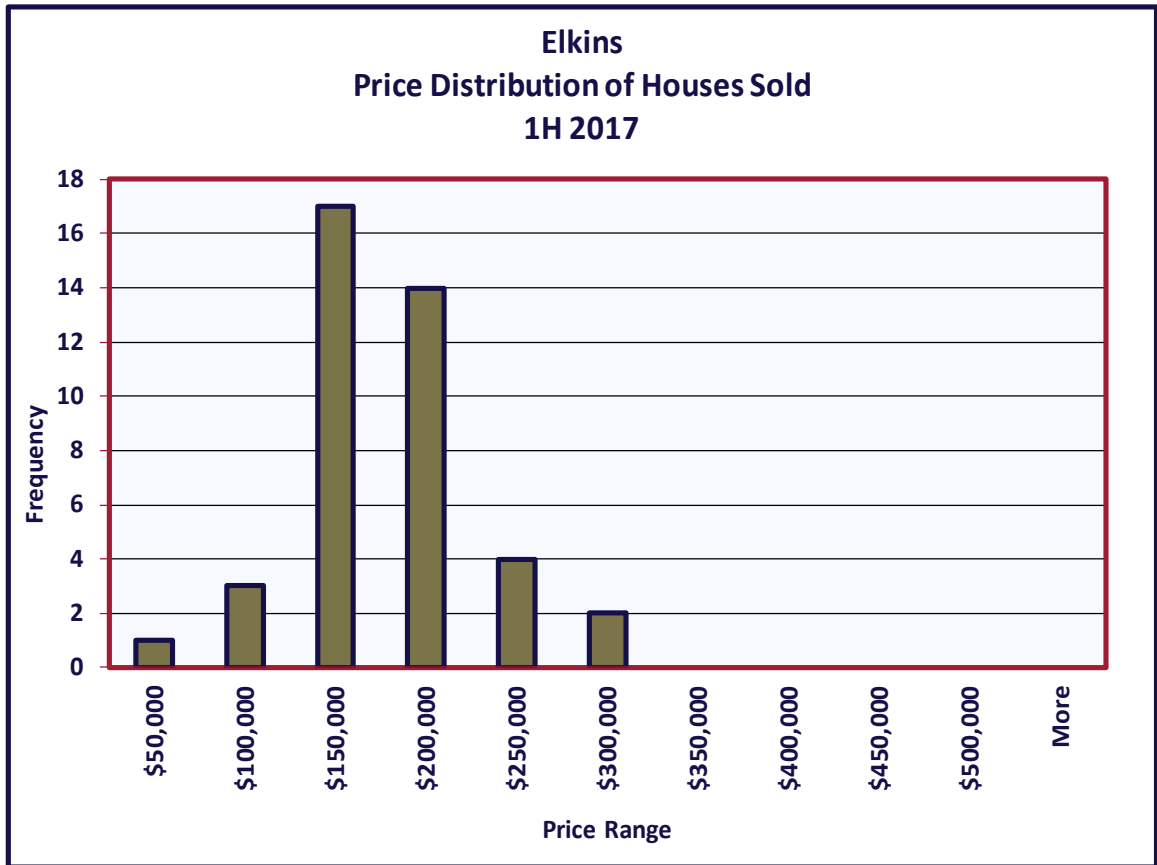
Elkins House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge ^{1,2}	36	0	0	0	15	51	0	--
Miller's Creek ^{1,2}	2	0	0	0	5	7	0	--
Miller's Meadow	3	0	0	0	82	85	4	5.1
Oakleaf Manor	97	3	9	6	32	147	10	86.3
Silver Birch Estates ^{1,2}	2	0	0	0	5	7	0	--
Stokenbury Farms	103	0	2	0	33	138	2	630.0
Stonecrest ¹	21	3	0	0	20	44	0	--
Elkins	264	6	11	6	192	479	16	137.8

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

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

Elkins



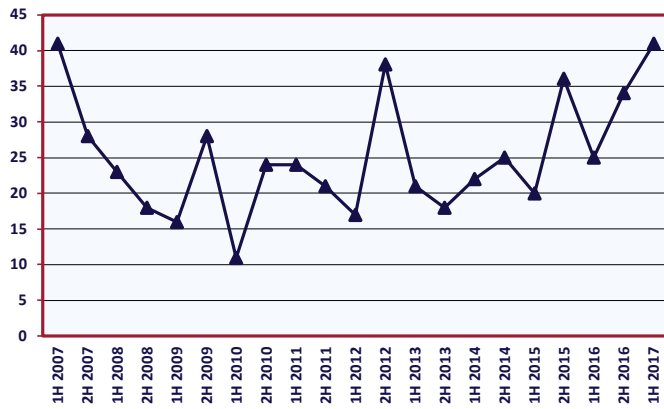
- 75.6 percent of the sold houses in Elkins were priced between \$100,001 and \$200,000.

Elkins Price Range of Houses Sold First Half of 2017

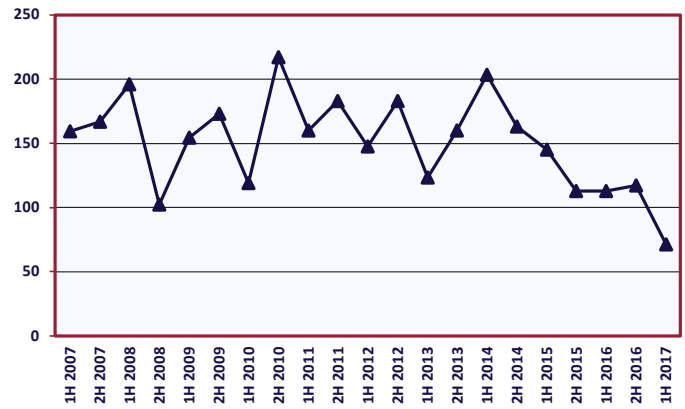
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	2.4%	1,569	227	75.5%	\$23.58
\$50,001 - \$100,000	3	7.3%	1,256	52	96.6%	\$47.47
\$100,001 - \$150,000	17	41.5%	1,466	92	98.2%	\$87.84
\$150,001 - \$200,000	14	34.1%	1,859	102	96.5%	\$91.32
\$200,001 - \$250,000	4	9.8%	1,839	83	98.3%	\$133.37
\$250,001 - \$300,000	2	4.9%	2,300	128	97.9%	\$130.26
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Elkins	41	100.0%	1,664	96	96.9%	\$91.02

Elkins

Elkins
Number of Houses Sold



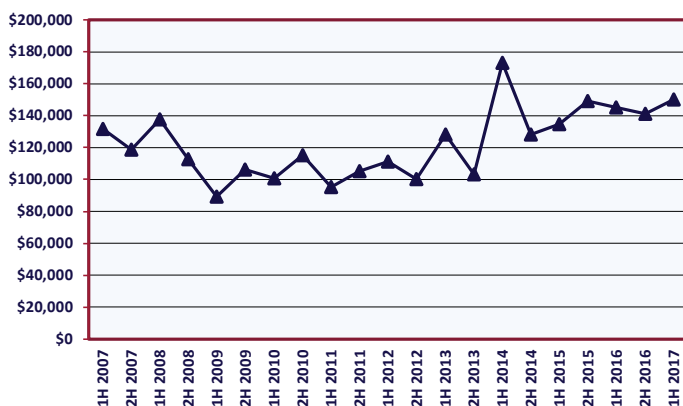
Elkins
Average Days on Market of Houses Sold



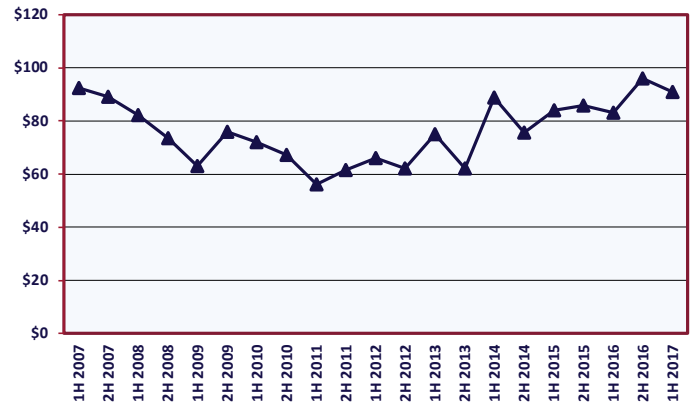
- There were 41 houses sold in Elkins from January 1 to June 30, 2017 or 20.6 percent higher than the 34 sold in the second half of 2016 and 64.0 percent more than in the first half of 2016.
- The average price of a house sold in Elkins increased from \$141,302 in the second half of 2016 to \$149,976 in the first half of 2017.
- The average sales price was 6.1 percent higher than in the previous half year and 3.2 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 117 in the second half of 2016 to 96 the first half of 2017.
- The average price per square foot for a house sold in Elkins decreased from \$95.93 in the second half of 2016 to \$91.02 in the first half of 2017.

- The average price per square foot was 5.1 percent lower than in the previous half year and 9.6 percent higher than in the first half of 2016.
- About 2.4 percent of all houses sold in Washington County in the first half of 2017 were sold in Elkins.
- The average sales price of a house was 71.5 percent of the county average.
- 10 newly constructed houses were sold in Elkins in the first half of 2017, at an average price of \$171,970.
- There were 22 houses in Elkins listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$250,853.
- According to the Washington County Assessor's database, 69.8 percent of houses in Elkins were owner-occupied in the first half of 2017.

Elkins
Average Price of Houses Sold



Elkins
Average Price per Square Foot of Houses Sold



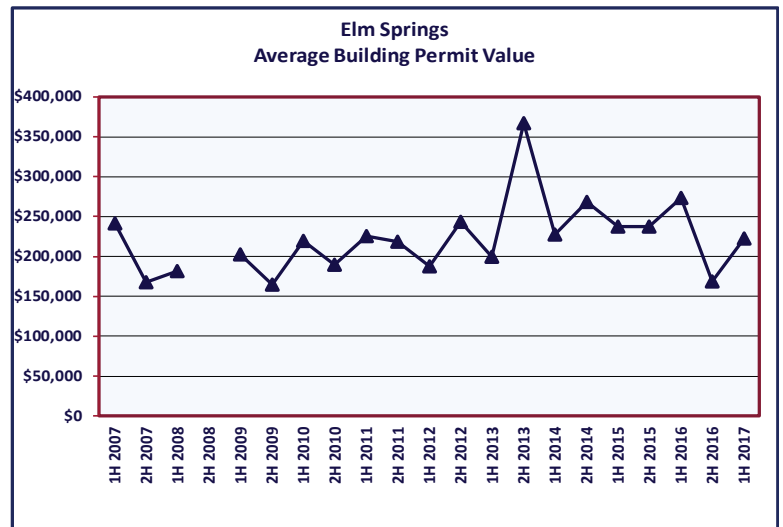
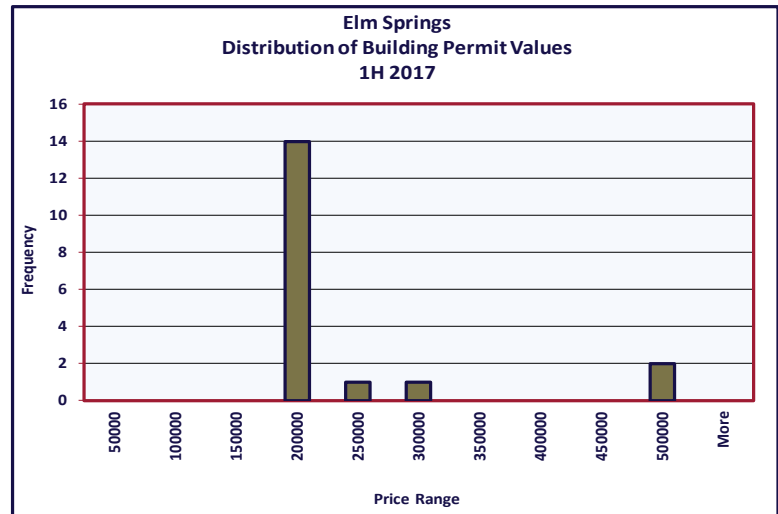
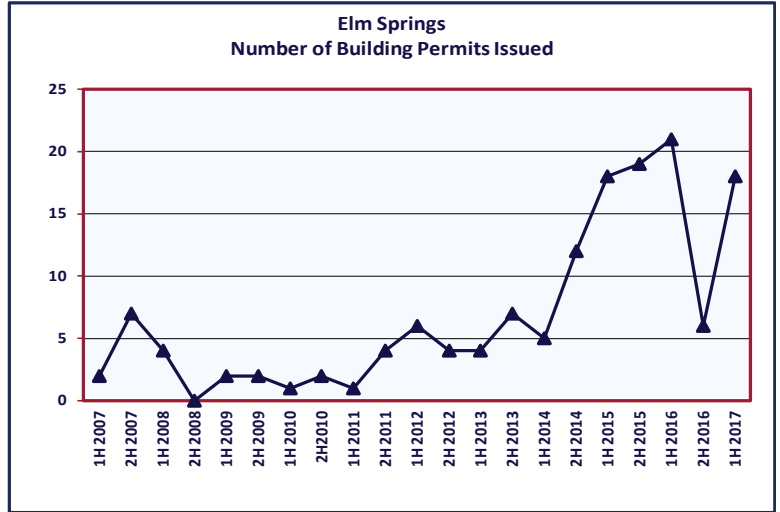
Elkins

Elkins Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Duncan's	1	2.4%	1,280	50	\$57,600	\$45.00
Eastview	1	2.4%	1,569	227	\$37,000	\$23.58
Elkridge Plantation	1	2.4%	1,486	71	\$135,000	\$90.85
Meadowbrook	2	4.9%	1,473	51	\$141,750	\$96.24
Oakleaf Manor	9	22.0%	1,704	73	\$166,078	\$97.59
Oakwoods	8	19.5%	1,305	78	\$120,250	\$92.40
Rolling Hills Estates	1	2.4%	1,168	74	\$65,000	\$55.65
Shofner	1	2.4%	1,320	32	\$55,126	\$41.76
Spring Valley Estates	1	2.4%	1,730	288	\$162,500	\$93.93
Stokenbury Farms	1	2.4%	1,332	45	\$134,000	\$100.60
Other	15	36.6%	1,974	119	\$184,173	\$98.03
Elkins	41	100.0%	1,664	96	\$149,976	\$91.02

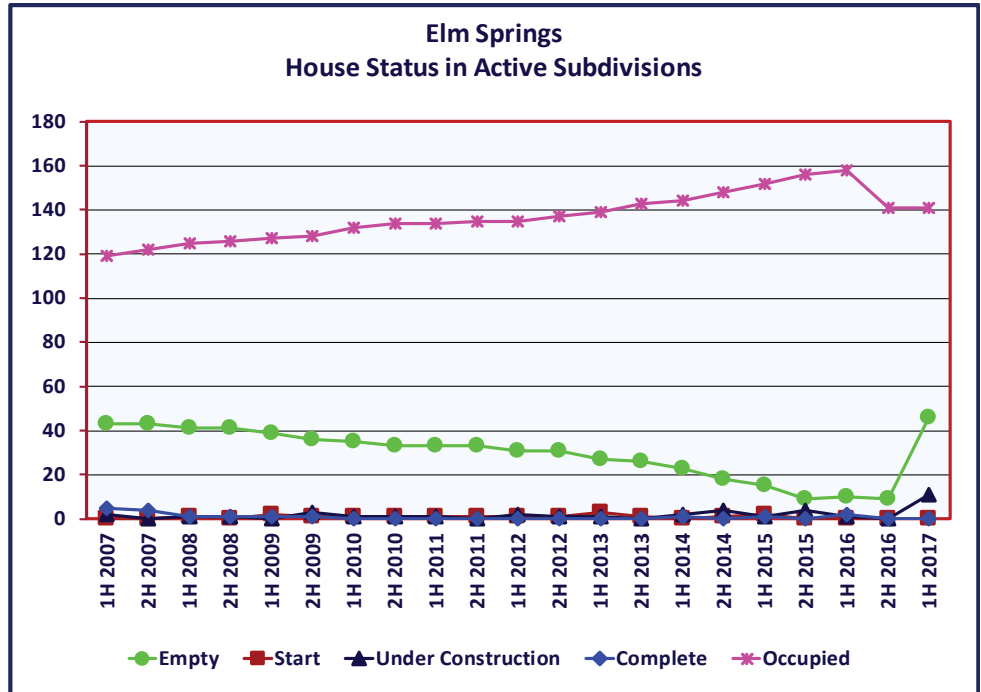
Elm Springs

- From January 1 to June 31, 2017 there were 18 residential building permits issued in Elm Springs. This was a 14.3 percent decrease from the first half of 2016.
- Most of the residential building permit values in Elm Springs were in the \$150,001 to \$200,000 range.
- The average residential building permit value in Elm Springs decreased by 18.4 percent from \$273,176 in the first half of 2016 to \$222,870 in the first half of 2017.



Elm Springs

- There were 198 total lots in 4 active subdivisions in Elm Springs in the first half of 2017. About 71.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 5.6 percent were under construction, 0.0 percent were starts, and 23.2 percent were empty lots.
- There were 11 new houses under construction in Elm Springs in the first half of 2017.
- No new houses in Elm Springs became occupied in the first half of 2017. The annual absorption rate implies that there were 171.0 months of remaining inventory in active subdivisions, up from 18.0 in the second half of 2016.
- There was no absorption or new construction in only one of the subdivisions in Elm Springs during the past year.
- An additional 100 lots in 1 subdivision had received final approval by June 30, 2017.



Elm Springs Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision Approved Number of Lots

Preliminary Approval

Final Approval

Elm Valley, Phases II, II	2H 2016	100
Elm Springs		100

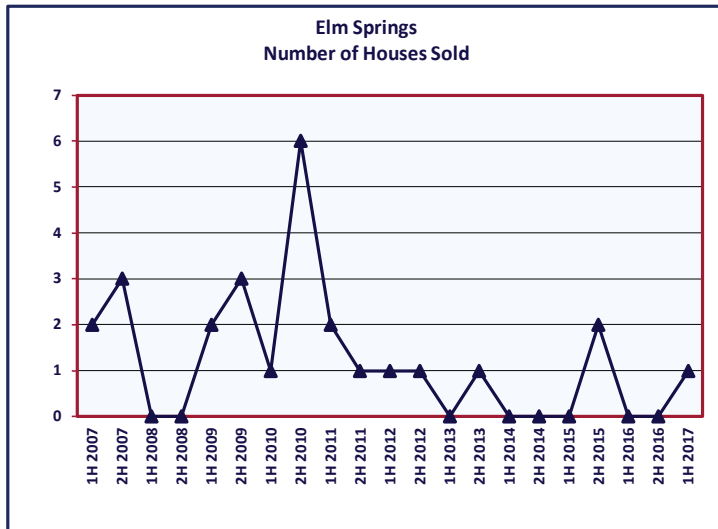
Elm Springs House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elm Valley, Phase I	37	0	11	0	0	48	0	--
The Estates at Brush Creek	2	0	0	0	22	24	0	8.0
Pinkley, Phases I - III ^{1,2}	6	0	0	0	55	61	0	--
Plantation Estates	1	0	0	0	64	65	0	12.0
Elm Springs	46	0	11	0	141	198	0	171.0

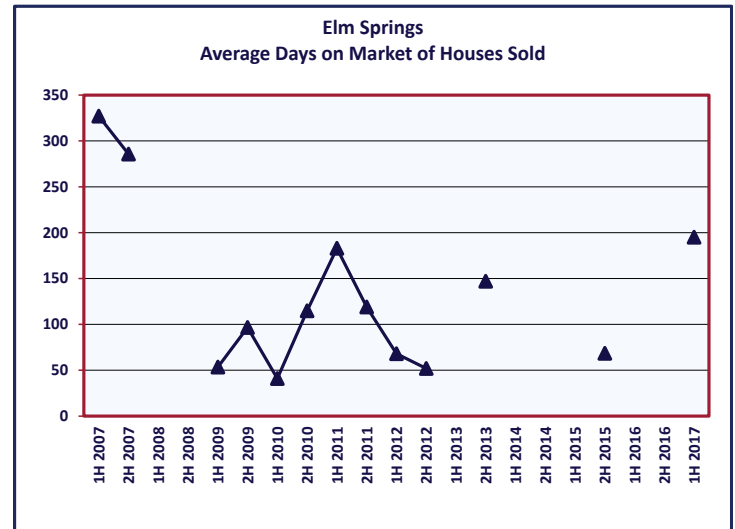
¹ No absorption has occurred in this subdivision in the last year.

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

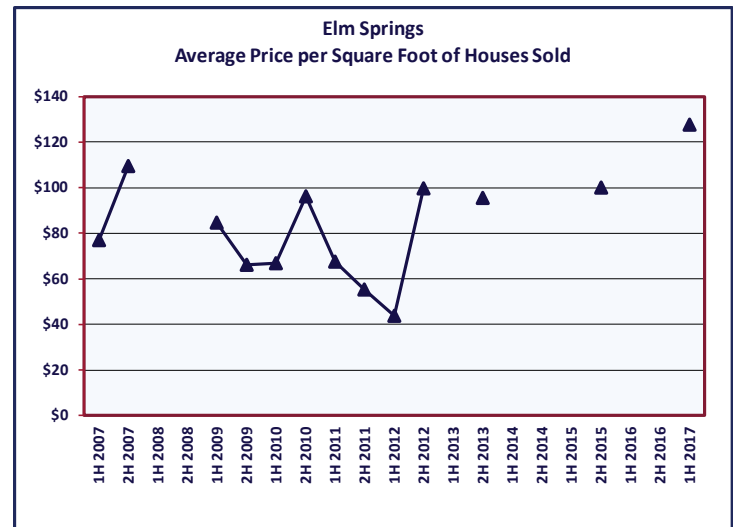
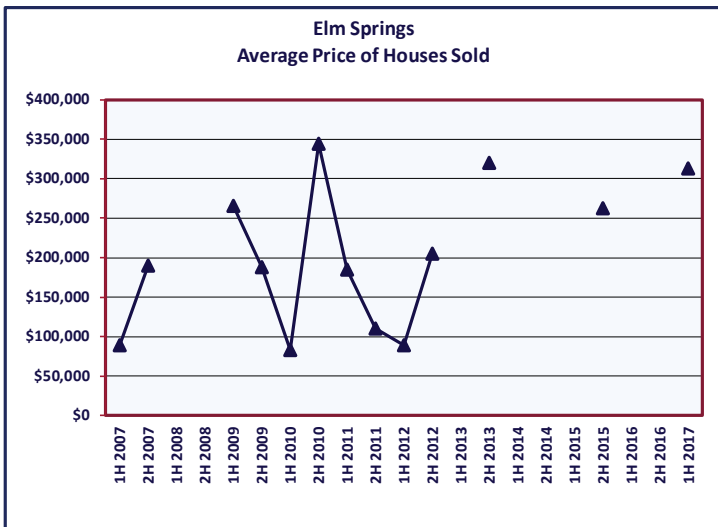
Elm Springs



- There was one house sold in Elm Springs from January 1 to June 30, 2017.
- The one house sold in Elm Springs was a new construction which sold for \$312,900 and spent 195 days on the market.
- There were 6 houses in Elm Springs listed for sale in the MLS database as of June 30, 2017.



- These houses were listed for an average of \$373,750.
- According to the Washington County Assessor's database, 78.7 percent of houses in Elm Springs were owner-occupied in the first half of 2017.

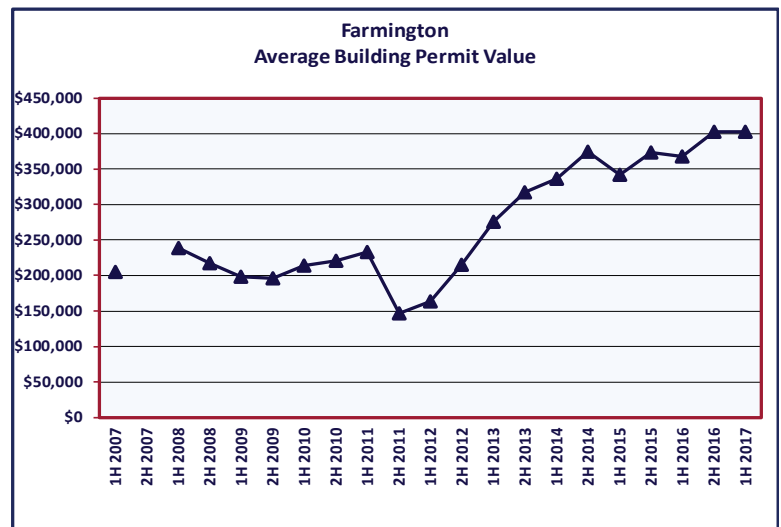
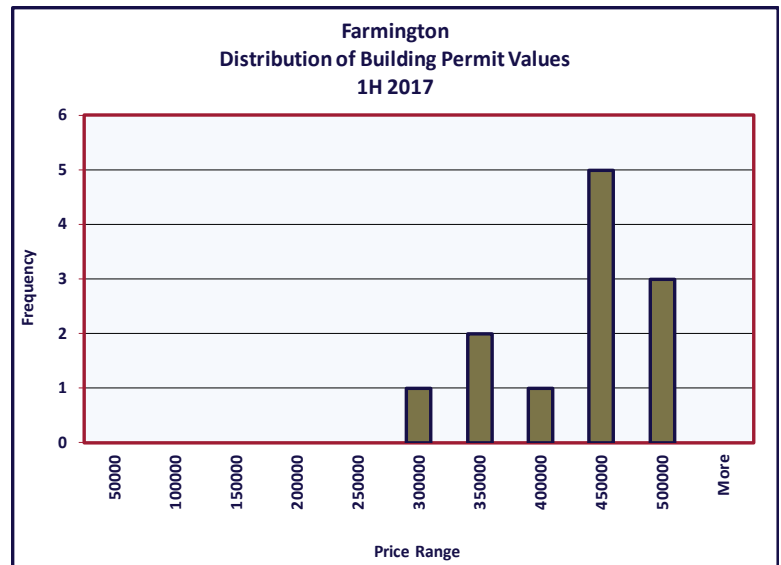
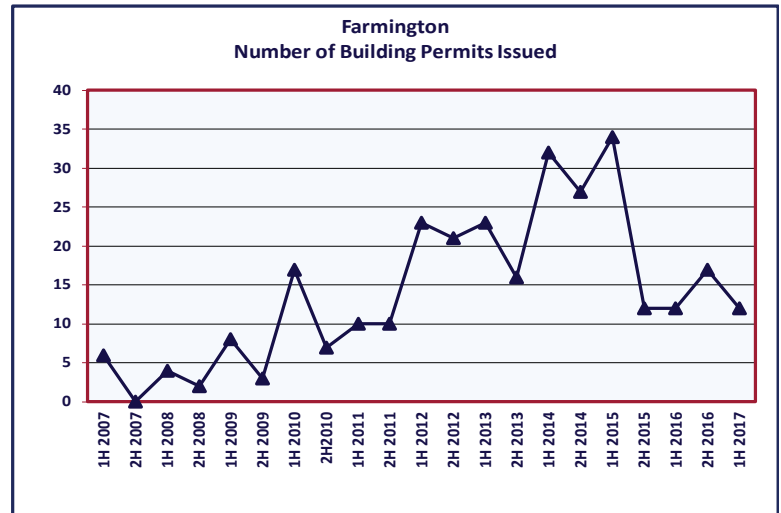


Elm Springs Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Elm Valley	1	100.0%	2,450	195	\$312,900	\$127.71
Elm Springs	1	100.0%	2,450	195	\$312,900	\$127.71

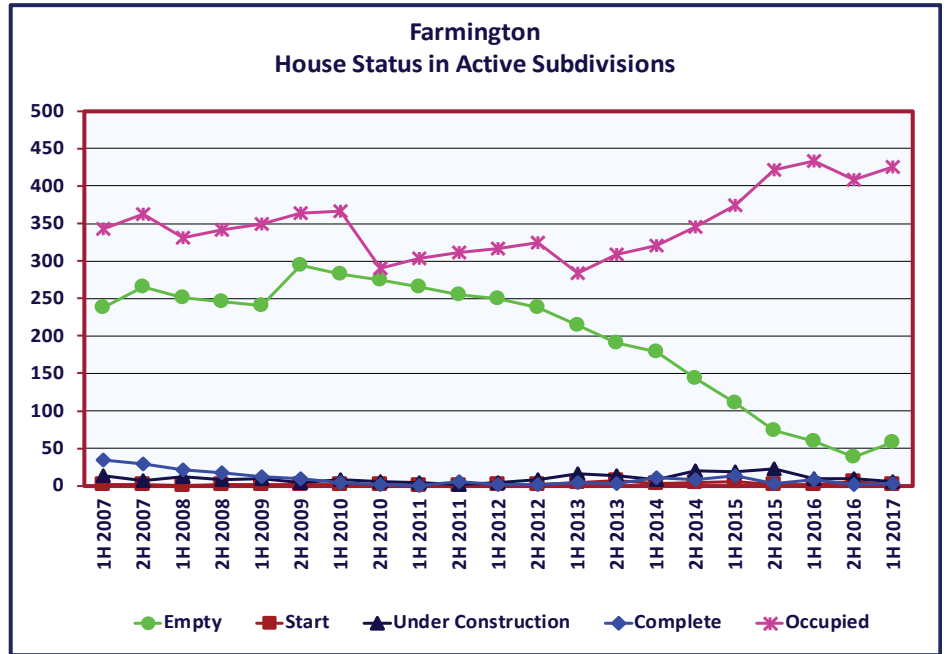
Farmington

- From January 1 to June 30, 2017 there were 12 residential building permits issued in Farmington. This was unchanged from the first half of 2016.
- In the first half of 2017, most of the residential building permits in Farmington were valued in the \$400,001 to \$500,000 range.
- The average residential building permit value in Farmington increased by 9.6 percent from \$367,250 in the first half of 2016 to \$402,667 in the first half of 2017.



Farmington

- There were 493 total lots in 9 active subdivisions in Farmington in the first half of 2017. About 86.2 percent of the lots were occupied, 0.6 percent were complete, but vacant, 1.2 percent were under construction, 0.2 percent were starts, and 11.8 percent were empty lots.
- The subdivision with the most houses under construction in Farmington in the first half of 2017 was Twin Falls with 6.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 9 active subdivisions in Farmington.
- 17 new houses in Farmington became occupied in the first half of 2017. The annual absorption rate implies that there were 20.9 months of remaining inventory in active subdivisions, up from 14.6 in the second half of 2016.



- In 1 of the 9 active subdivisions in Farmington, no absorption has occurred in the last year.
- An additional 129 lots in 1 subdivision had received either preliminary or final approval by June 30, 2017.



Farmington Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Saddle Brook	1H 2010	129
Farmington		129

Farmington

Farmington House Status in Active Subdivisions First Half of 2017

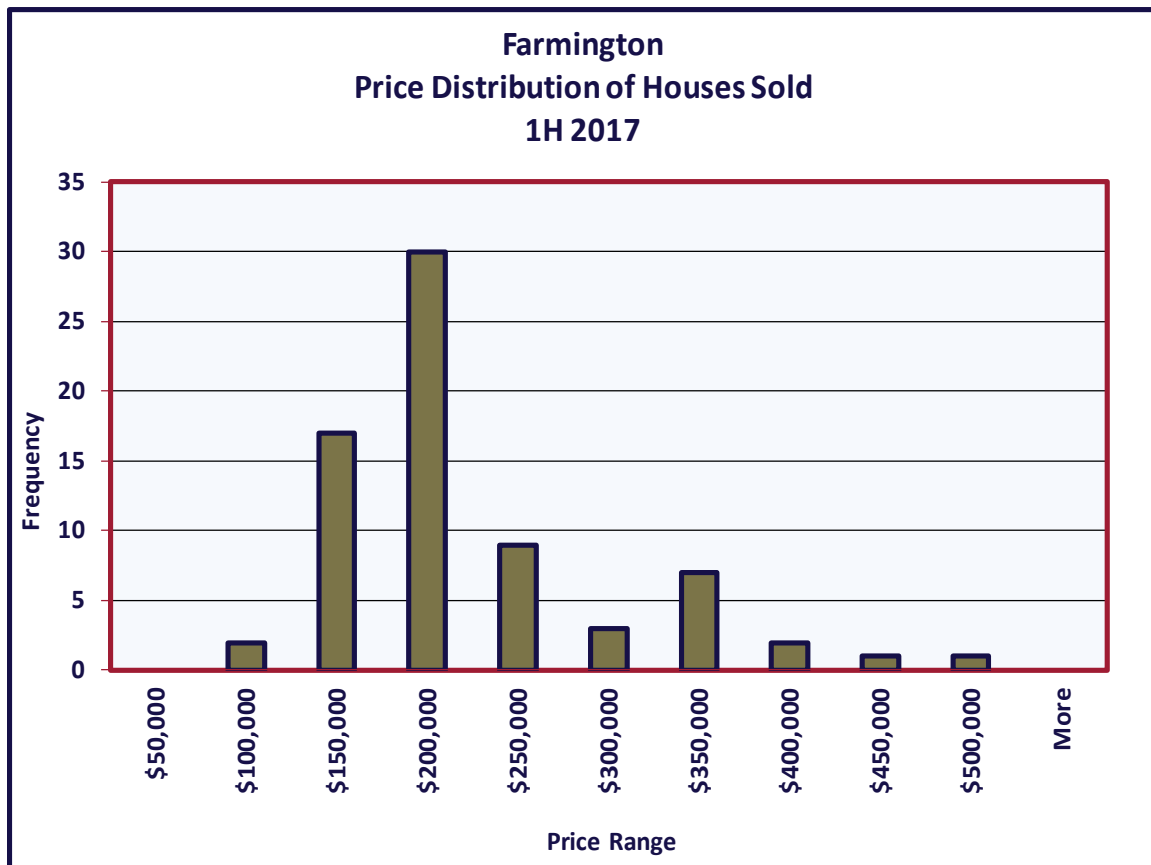
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates ^{1,2}	9	1	0	0	56	66	0	--
Bethel Oaks	0	0	0	0	67	67	6	0.0
Forest Hills, Phases I, II	1	0	0	0	50	51	1	12.0
Holland Crossing Commercial Subdivision	27	0	0	0	2	29	2	162.0
North Club House Estates	1	0	0	0	20	21	0	12.0
South Club House Estates	8	0	0	0	68	76	0	19.2
Southwinds, Phase V	0	0	0	0	31	31	1	0.0
Twin Falls, Phases I, II	6	0	6	3	111	126	6	15.0
Walnut Grove	6	0	0	0	20	26	1	18.08
Farmington	58	1	6	3	425	493	17	20.96

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

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



Farmington



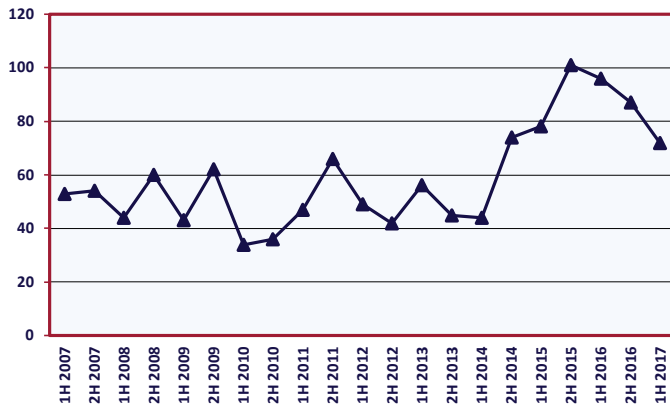
- 65.3 percent of the sold houses in Farmington were priced between \$100,001 and \$200,000.

Farmington Price Range of Houses Sold First Half of 2017

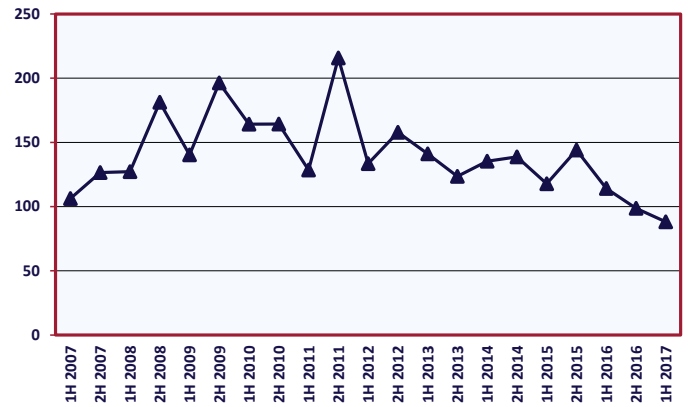
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	2.8%	1,158	164	95.9%	\$86.41
\$100,001 - \$150,000	17	23.6%	1,258	65	98.1%	\$98.90
\$150,001 - \$200,000	30	41.7%	1,865	67	97.6%	\$96.64
\$200,001 - \$250,000	9	12.5%	2,221	129	99.5%	\$103.03
\$250,001 - \$300,000	3	4.2%	2,670	192	96.9%	\$106.63
\$300,001 - \$350,000	7	9.7%	2,575	113	98.4%	\$123.69
\$350,001 - \$400,000	2	2.8%	2,774	74	98.8%	\$138.41
\$400,001 - \$450,000	1	1.4%	3,603	5	94.2%	\$117.40
\$450,001 - \$500,000	1	1.4%	2,746	214	111.1%	\$171.98
\$500,000+	0	0.0%	--	--	--	--
Farmington	72	100.0%	1,911	88	98.1%	\$103.23

Farmington

Farmington
Number of Houses Sold



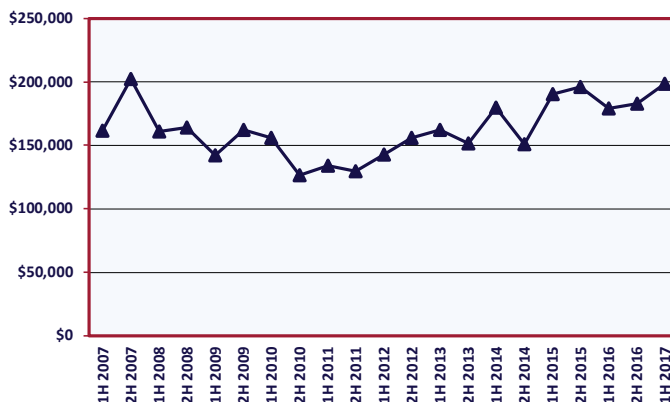
Farmington
Average Days on Market of Houses Sold



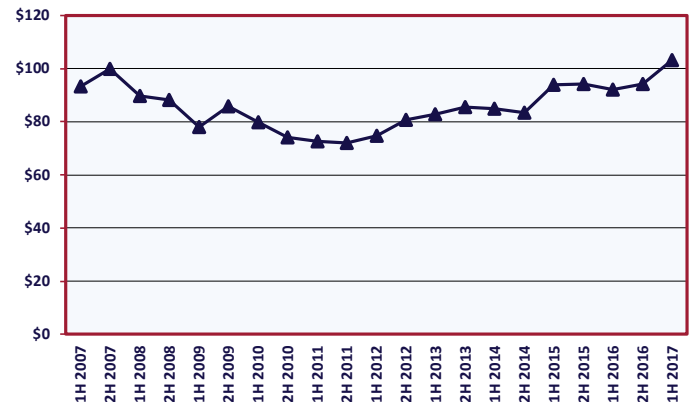
- There were 72 houses sold in Farmington from January 1 to June 30, 2017, or 17.2 percent less than the 87 sold in the second half of 2016 and 25.0 percent less than in the first half of 2016.
- The average price of a house sold in Farmington increased from \$182,834 in the second half of 2016 to \$198,415 in the first half of 2017.
- The average sales price was 8.5 percent higher than in the previous half year and 10.7 percent higher than in the first half of 2016.
- The average price per square foot for a house sold in Farmington increased from \$94.22 in the second half of 2016 to \$103.23 in the first half of 2017.
- The average price per square foot was 9.6 percent higher than in the previous half year, and 12.1 percent higher than in the first half of 2016.
-

- The average number of days on market from initial listing to the sale decreased from 99 in the second half of 2016 to 88 in the first half of 2017.
- About 4.2 percent of all houses sold in Washington County in the first half of 2017 were sold in Farmington.
- The average sales price of a house was 94.5 percent of the county average.
- Out of 72 houses sold in the first half of 2017, 10 were new construction. These newly constructed houses had an average sold price of \$280,767 and took an average of 144 days to sell from their initial listing dates.
- There were 39 houses in Farmington listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$259,395.
- According to the Washington County Assessor's database, 68.9 percent of houses in Farmington were owner-occupied in the first half of 2017.

Farmington
Average Price of Houses Sold



Farmington
Average Price per Square Foot of Houses Sold



Farmington

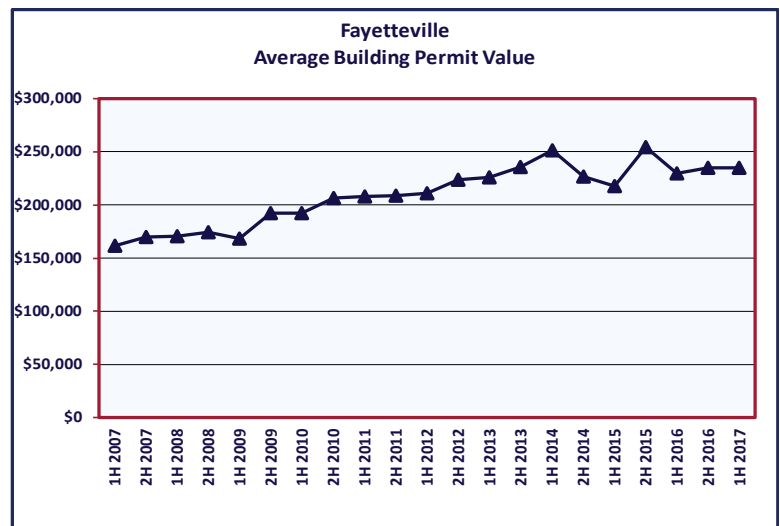
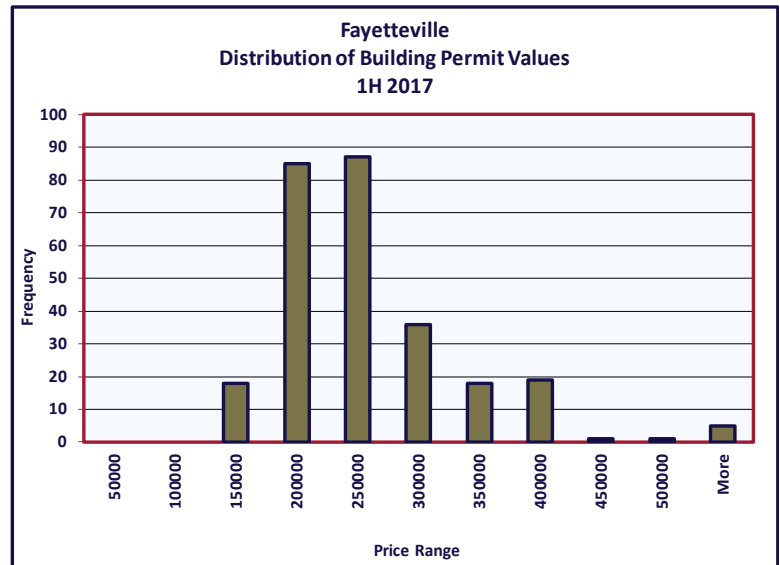
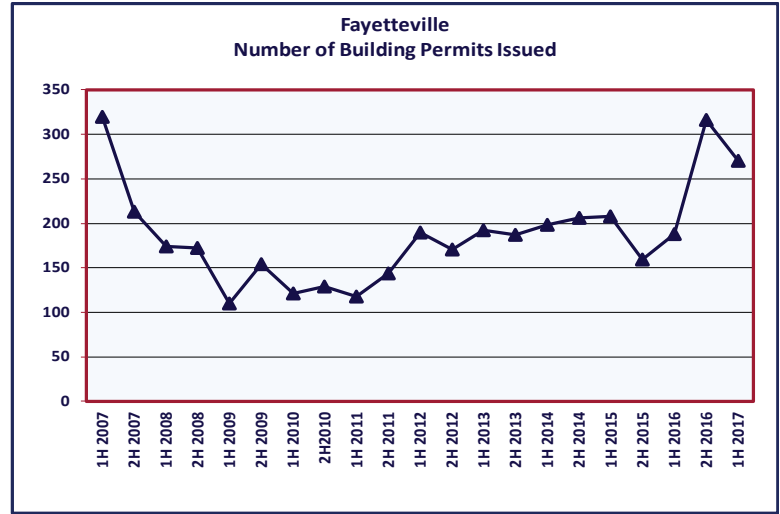
Farmington Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bermuda Estates	4	5.6%	2,594	63	\$249,531	\$96.73
Bethel Oaks	8	11.1%	1,937	104	\$207,950	\$107.32
Brookside	2	2.8%	1,301	50	\$135,550	\$107.29
East Creek Place	1	1.4%	1,785	54	\$175,000	\$98.04
FMSD2	1	1.4%	1,400	63	\$117,900	\$84.21
Green	3	4.2%	1,202	87	\$111,300	\$93.00
Highlands Green	1	1.4%	1,308	39	\$142,500	\$108.94
Highlands Square North	1	1.4%	1,700	27	\$169,900	\$99.94
Highlands Square South	1	1.4%	1,366	87	\$137,000	\$100.29
Meadowlark	1	1.4%	1,054	45	\$110,000	\$104.36
Meadowlark Estates	3	4.2%	1,019	45	\$113,100	\$111.15
Meadowsweet	1	1.4%	1,818	98	\$170,000	\$93.51
North Club House	3	4.2%	1,996	49	\$181,417	\$90.80
North Ridge	1	1.4%	1,858	61	\$186,000	\$100.11
Riviera Estates	3	4.2%	2,080	117	\$190,467	\$91.42
Rusty Meadows	1	1.4%	1,800	19	\$180,000	\$100.00
South Field	1	1.4%	1,515	66	\$155,000	\$102.31
South Haven	4	5.6%	1,713	55	\$158,375	\$92.97
Southwinds	7	9.7%	2,057	110	\$209,171	\$101.65
Spears	1	1.4%	2,350	112	\$270,000	\$114.89
Twin Falls	7	9.7%	2,559	102	\$333,757	\$130.63
Valley View Villas	1	1.4%	1,499	56	\$144,500	\$96.40
Willow West	1	1.4%	1,452	61	\$135,000	\$92.98
Other	15	20.8%	2,009	118	\$202,494	\$101.30
Farmington	72	100.0%	1,911	88	\$198,415	\$103.23



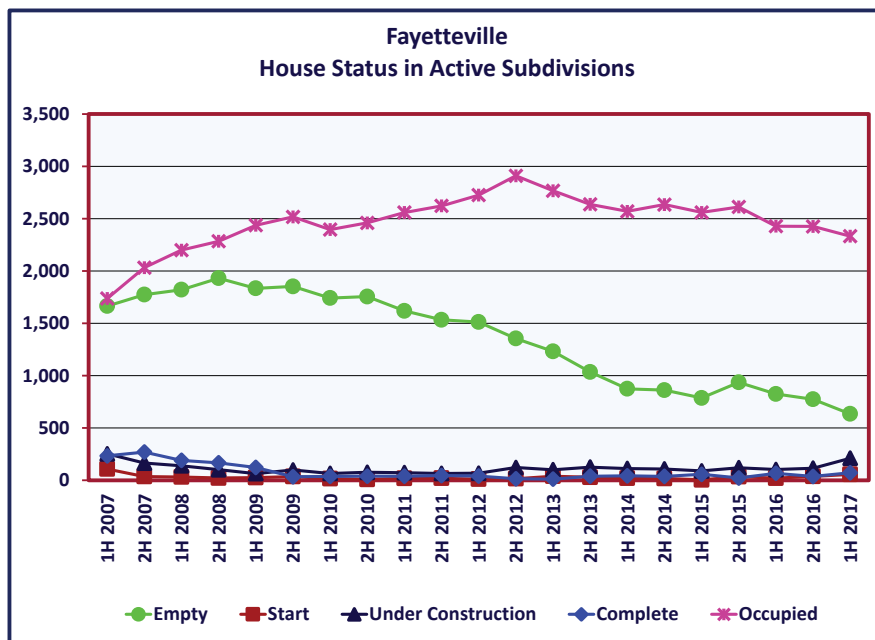
Fayetteville

- From January 1 to June 30, 2017 there were 270 residential building permits issued in Fayetteville. This represents a 43.6 percent increase from the first half of 2016.
- In the first half of 2017, a majority of building permits in Fayetteville were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Fayetteville increased by 2.4 percent from \$229,533 in the first half of 2016 to \$235,018 in the first half of 2017.



Fayetteville

- There were 3,308 total lots in 65 active subdivisions in Fayetteville in the first half of 2017. About 70.5 percent of the lots were occupied, 2.2 percent were complete but vacant, 6.4 percent were under construction, 1.7 percent were starts, and 19.2 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the first half of 2017 were Hughmount Village with 21, The Links at Fayetteville row homes with 32, and The Villages of Sloanbrooke with 44.
- In 9 of the 65 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 182 new houses in Fayetteville became occupied in the first half of 2017. The annual absorption rate implies that there were 27.7 months of remaining inventory in active subdivisions, down from 30.2 months in the second half of 2016.
- In 14 out of the 65 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 2,038 lots in 31 subdivisions had received either preliminary or final approval by June 30, 2017.



Fayetteville Preliminary and Final Approved Subdivisions First Half of 2017

Preliminary Approval

Albatross Loop at the Links	2H 2015	27
Coves, Phase III, IV	2H 2016	109
Eastern Park	1H 2015	17
Emerald Point	1H 2017	38
Engles Park	1H 2016	59
Falling Waters	2H 2016	49
Fox Hills (Havenwood)	2H 2015	17
Hamptons, Phase II, III	1H 2017	54
Homes at Willow Bend	1H 2016	54
Meadows at Stonebridge	1H 2017	125
Mountain Ranch, Phase III	2H 2015	87
Mountain Vista	2H 2016	52
Oakbrooke, Phase III	2H 2011	93
Park Meadows	2H 2016	293
River Meadows	1H 2017	12
Riverwalk, Phase II	1H 2017	49
Sloanbrooke, Phase II	2H 2016	103
Starr Lake	1H 2017	22
Timber Ridge Estates	1H 2017	81
Windsor	1H 2017	58
Woodbury, Phase II	1H 2015	38
Woodridge	1H 2016	160

continued on next page

Fayetteville

Fayetteville Preliminary and Final Approved Subdivisions First Half of 2017

Final Approval

Brooklands at Mountain Ranch	1H 2017	88
Havenwood	1H 2017	15
Hawkins House Townhomes	1H 2017	111
Mission Heights, Phase IIA	1H 2017	228
Nettleship	1H 2017	15
Reindl Woods	2H 2016	8
Remmington Estates	1H 2017	27
Rupple Meadows	1H 2017	68
Villas at Forest Hills	1H 2017	81
Fayetteville		2,038

Fayetteville House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abshier Heights Phase II ¹	7	0	2	0	0	0	0	--
Amber Jane	5	0	0	0	17	0	0	60.0
Belclaire Estates	0	0	1	0	94	95	3	4.0
Blueberry Meadows	1	0	0	0	72	0	2	2.4
Bridgedale ¹	2	1	0	1	21	25	0	--
Bridgeport, Phases VII, VIII ¹	5	0	1	0	19	25	0	--
Bridgewater Estates ^{1,2}	3	0	1	0	25	29	0	--
The Bungalows at Cato Springs	12	4	0	0	15	31	0	38.4
Canterbury Place ^{1,2}	1	0	0	0	2	3	0	--
Chapel View	1	0	2	2	12	17	1	60.0
Copper Creek, Phases I-II	2	0	0	0	161	163	1	24.0
Copper Ridge	0	0	0	0	24	24	6	0.0
Cottages at Old Wire	1	0	6	2	43	52	9	5.4
Coves Phase II	5	4	4	8	23	44	9	11.0
Creek Meadow	9	1	4	1	33	48	4	15.0
Crescent Lake	8	0	2	0	33	43	2	24.0
Crestmont Estates ^{1,2}	2	0	0	0	9	11	0	--
Cross Keys, Phase I ^{1,2}	1	0	0	0	107	108	0	--
Crystal Springs, Phase III	2	0	2	0	98	102	1	48.0
Deerpath, Phase II ^{1,2}	9	0	0	0	7	16	0	--
Driver Subdivision	1	0	0	0	5	6	0	12.0
The Estates at Dogwood Canyon	21	0	4	0	29	54	1	150.0
The Estates at Salem Hill	0	0	0	0	23	23	1	0.0
Fairfield, Phase II ^{1,2}	2	0	0	0	48	50	0	--
Falcon Ridge	0	0	0	0	62	62	16	0.0

Fayetteville

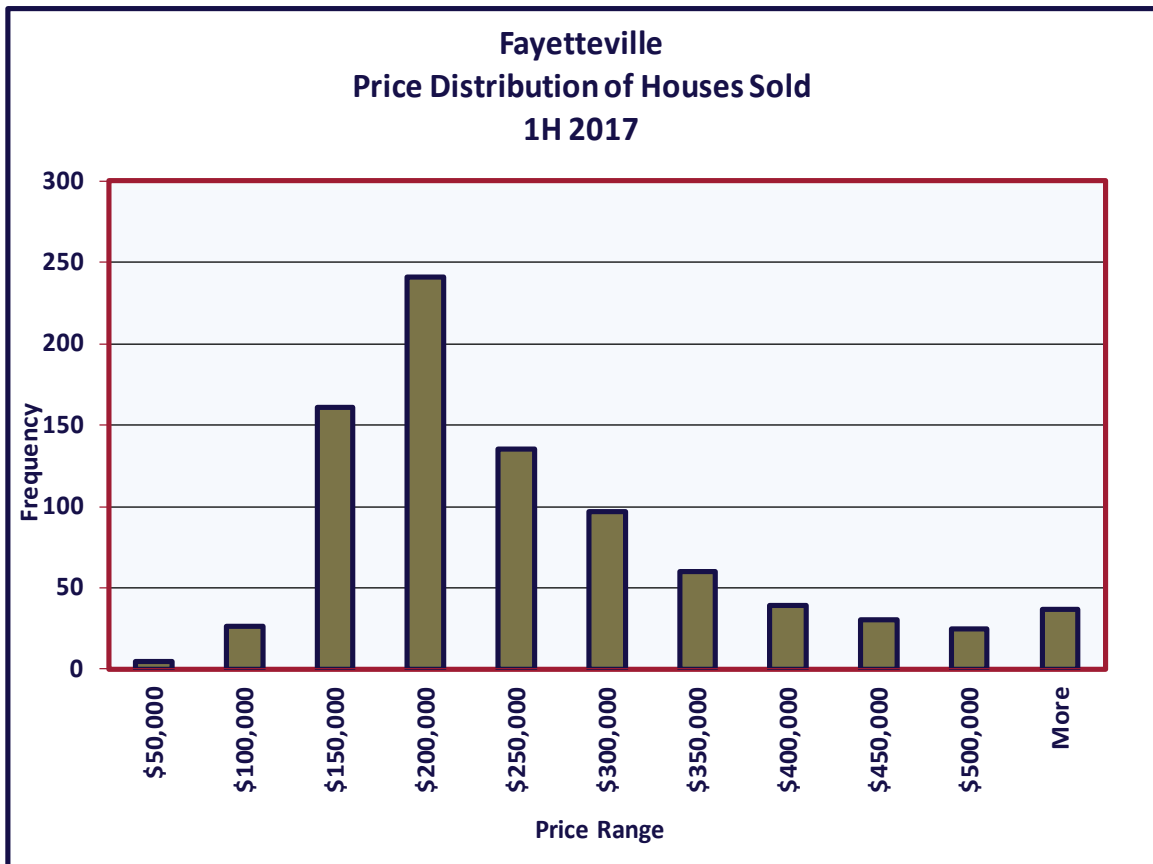
Fayetteville House Status in Active Subdivisions (Continued) First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Gulley Addition	1	0	0	0	3	4	2	6.0
The Hamptons	8	2	3	0	56	69	7	12.0
Harmon Trails Estates	8	2	2	0	14	26	2	36.0
Holcomb Heights	0	0	0	0	73	73	2	0.0
Hughmount Village	67	1	21	5	34	128	14	35.3
Joyce Street Cottages	9	0	0	0	31	40	1	36.0
Legacy Pointe, Phase 5 A	3	2	10	5	3	23	3	80.0
Links at Fayetteville row homes	4	3	32	0	0	39	0	--
Mission Heights, Phase I	5	6	2	4	0	17	0	--
Mission Hills ^{1,2}	2	0	0	0	21	23	0	--
Mountain Ranch, Phase I, II ¹	14	0	0	0	104	118	0	--
Newcastle Estates	0	0	0	0	10	10	1	0.0
Oakbrooke, Phase I, II	78	5	4	4	24	115	0	546.0
Overton Park	0	0	0	0	52	52	2	0.0
Overton West	3	0	1	0	8	12	2	9.6
Treetops (Paddock) ^{1,2}	40	0	1	0	1	42	0	--
Park Hill at Mountain Ranch, Phase I, II	7	0	3	0	7	17	5	17.1
Park Ridge Estates	4	1	2	0	19	26	2	16.8
Parkerman Estates	4	0	3	0	2	9	0	42.0
Prairie View @ Spring Woods	0	1	1	0	34	36	0	24.0
Quarry Trace Phase I	17	6	10	14	67	114	23	11.5
Riverwalk	13	3	1	11	28	56	11	17.7
Rupple Row	8	0	12	0	238	258	1	14.1
Silverthorne, Phase II	4	0	0	0	29	33	0	48.0
Sloan Estates	13	1	3	0	40	57	6	34.0
Stone Mountain, Phase I	21	0	3	0	88	112	2	28.8
Stonebridge Meadows, Phases III, V	21	1	3	3	103	131	0	84.0
Summit Place, Phase I, II	66	0	0	0	7	73	1	396.0
Sundance Meadows ^{1,2}	1	0	0	0	24	25	0	--
Timber Trails	41	0	0	0	70	111	0	246.0
Townhomes at Forest Hills	12	0	2	7	10	31	10	25.2
Township Heights	1	0	3	0	17	21	1	48.0
Twin Maple Acres	1	0	0	0	3	4	1	12.0
Twin Maple Estates ¹	0	0	2	0	6	8	0	--
Twin Springs Estates, Phase I, II	12	2	0	0	14	28	0	84.0
The Villages of Sloanbrooke	17	8	44	5	23	97	23	38.6
West Haven	7	1	2	0	31	41	1	60.0
Westbrook PZD	1	0	0	0	10	11	3	3.0
Wildflower Meadows	0	0	1	0	47	48	0	12.0
Woodbury	22	2	11	0	0	35	0	--
Fayetteville	635	57	211	72	2,333	3,204	182	24.7

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

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

Fayetteville

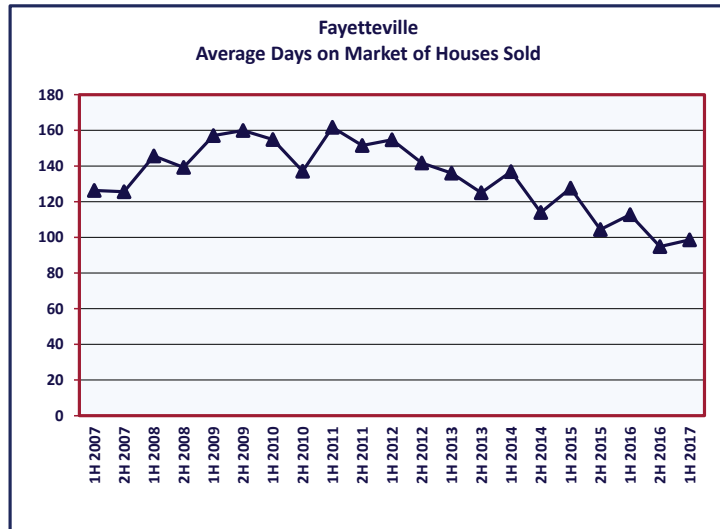
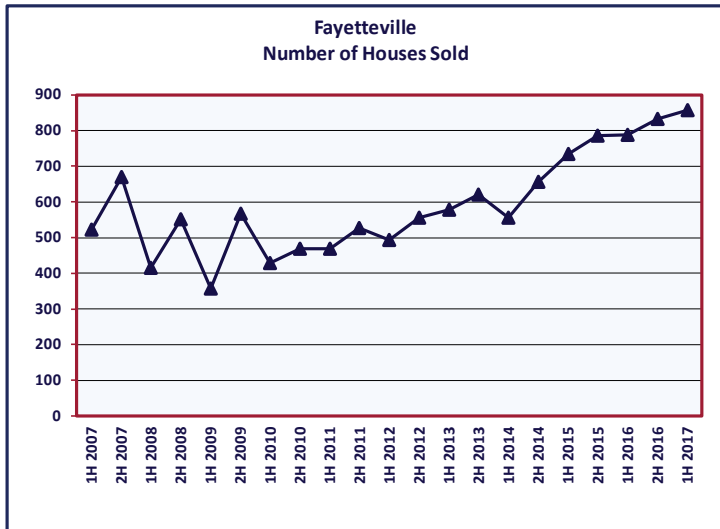


- 62.7 percent of the sold houses in Fayetteville were valued between \$100,001 and \$250,000.

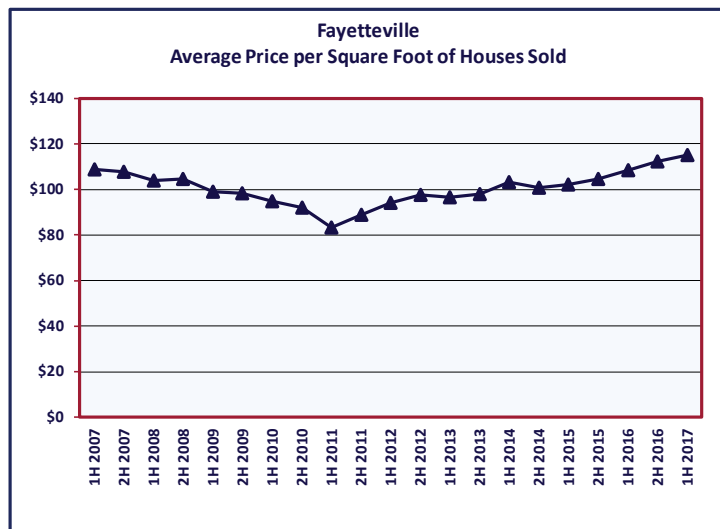
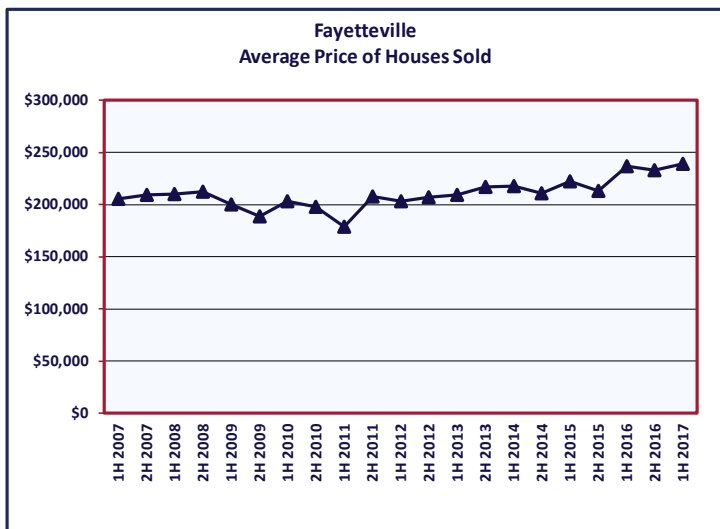
Fayetteville Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	0.6%	929	85	87.2%	\$51.37
\$50,001 - \$100,000	26	3.0%	1,106	82	94.1%	\$78.93
\$100,001 - \$150,000	161	18.8%	1,330	65	98.1%	\$101.91
\$150,001 - \$200,000	241	28.2%	1,628	80	99.0%	\$108.06
\$200,001 - \$250,000	135	15.8%	2,024	97	98.8%	\$113.47
\$250,001 - \$300,000	97	11.3%	2,340	108	98.5%	\$120.13
\$300,001 - \$350,000	60	7.0%	2,605	135	97.6%	\$133.72
\$350,001 - \$400,000	39	4.6%	2,892	134	97.0%	\$137.83
\$400,001 - \$450,000	30	3.5%	3,377	150	97.3%	\$128.38
\$450,001 - \$500,000	25	2.9%	3,605	179	96.1%	\$137.52
\$500,000+	37	4.3%	4,258	168	95.9%	\$161.11
Fayetteville	856	100.0%	2,054	99	98.0%	\$114.93

Fayetteville



- There were 856 houses sold in Fayetteville from January 1 to June 30, 2017 or 2.9 percent more than the 832 sold in the second half of 2016 and 8.8 percent more than in the first half of 2016.
- The average price of a house sold in Fayetteville increased from \$233,128 in the second half of 2016 to \$239,527 in the first half of 2017.
- The average sales price was 2.7 percent higher than in the previous half year and 1.0 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 95 in the second half of 2016 to 99 in the first half of 2017.
- The average price per square foot for a house sold in Fayetteville increased from \$112.35 in the second half of 2016 to \$114.93 in the first half of 2017.
- Out of the 856 houses sold, 226 were new construction. These houses sold for an average price of \$246,732 and were on the market for an average of 137 days.
- There were 391 houses in Fayetteville listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$458,494.
- According to the Washington County Assessor's database, 55.2 percent of houses in Fayetteville were owner-occupied in the first half of 2017.



Fayetteville

Fayetteville Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aaron	1	0.1%	1,028	14	\$132,000	\$128.40
Abbey Lane	1	0.1%	1,276	68	\$220,000	\$172.41
Addison Acres	1	0.1%	1,717	40	\$185,000	\$107.75
Amber Jane Estates	1	0.1%	3,400	77	\$358,000	\$105.29
Audrey Stroud	1	0.1%	2,456	133	\$295,000	\$120.11
Azalea Terrace	1	0.1%	1,761	35	\$215,000	\$122.09
Barrington Parke	3	0.4%	2,988	52	\$359,000	\$119.67
Beavorama Park	3	0.4%	1,123	118	\$121,003	\$108.32
BelaFonte Gardens	1	0.1%	1,882	48	\$219,000	\$116.37
Bel-Air Acres	2	0.2%	1,076	57	\$143,748	\$133.67
Belclaire Estates	4	0.5%	2,783	47	\$340,750	\$122.52
Bellafont Gardens	1	0.1%	2,700	24	\$250,000	\$92.59
Bellwood	6	0.7%	1,621	45	\$179,333	\$110.66
Benton Ridge	2	0.2%	1,866	133	\$188,175	\$100.60
Bishop	2	0.2%	1,111	78	\$120,000	\$107.94
Blueberry Meadows	2	0.2%	1,544	107	\$161,000	\$104.28
Boardwalk	3	0.4%	2,813	36	\$338,833	\$120.80
Bordeaux Village	2	0.2%	4,559	54	\$652,000	\$142.06
Bradford Place	5	0.6%	845	53	\$81,580	\$98.84
Bridgeport	9	1.1%	2,246	57	\$236,062	\$105.05
Broadview	1	0.1%	1,850	40	\$264,000	\$142.70
Brookbury Woods	1	0.1%	2,796	49	\$335,000	\$119.81
Brookhaven Estates	3	0.4%	3,572	162	\$379,167	\$106.74
Brookhollow	6	0.7%	1,234	67	\$130,817	\$106.68
Brophy	1	0.1%	2,980	90	\$310,000	\$104.03
Bungalows At Cato Spgs	2	0.2%	1,175	66	\$110,150	\$93.74
Burl Dodd	2	0.2%	941	146	\$100,000	\$105.61
Campbell Bell	1	0.1%	1,913	924	\$705,000	\$368.53
Candlewood	3	0.4%	4,917	252	\$565,000	\$124.71
Canvas Mountain	1	0.1%	2,438	72	\$192,000	\$78.75
Cedarwood	2	0.2%	1,735	36	\$200,750	\$115.68
Center, The	1	0.1%	854	113	\$118,600	\$138.88
Centerbrook	1	0.1%	1,468	58	\$155,000	\$105.59
Chapel View	3	0.4%	4,361	126	\$634,000	\$145.58
Charleston Place	1	0.1%	2,056	18	\$267,000	\$129.86
Chevaux Court	3	0.4%	1,341	27	\$149,133	\$111.38
Clabber Creek	12	1.4%	2,064	89	\$219,425	\$106.63
Clear Creek	3	0.4%	4,186	92	\$750,000	\$181.15
Clearwood Crossings	2	0.2%	1,610	53	\$169,850	\$105.41
Clover Creek	2	0.2%	1,339	47	\$130,515	\$98.55
Cobblestone	13	1.5%	1,623	46	\$193,792	\$119.21
Combs	1	0.1%	1,260	27	\$149,000	\$118.25
Commons Walnut Crossing	2	0.2%	1,130	40	\$122,900	\$108.85
Copper Creek	8	0.9%	3,048	125	\$334,763	\$110.48
Copper Ridge	1	0.1%	1,712	197	\$185,000	\$108.06
Cottages at Old Wire	8	0.9%	2,178	230	\$363,677	\$167.49

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Club	2	0.2%	1,420	130	\$104,850	\$66.15
Countryside Estates	1	0.1%	1,989	48	\$240,000	\$120.66
Coves	19	2.2%	1,493	107	\$164,454	\$110.35
Covington	1	0.1%	3,100	44	\$360,000	\$116.13
Cravens Building	1	0.1%	943	30	\$230,000	\$243.90
Creek Meadow	4	0.5%	3,083	80	\$418,046	\$135.62
Creekside	2	0.2%	2,351	51	\$283,350	\$117.43
Crestmont	1	0.1%	3,489	39	\$400,000	\$114.65
Crider	1	0.1%	2,432	78	\$159,200	\$65.46
Crofton Manor	2	0.2%	2,012	91	\$216,000	\$107.36
Cross Keys	9	1.1%	2,499	73	\$256,925	\$103.32
Crossover Heights	3	0.4%	2,224	74	\$232,083	\$105.25
Crystal Cove	2	0.2%	3,432	167	\$398,500	\$116.23
Crystal Springs	5	0.6%	1,749	60	\$176,860	\$100.73
David Lyle Village	14	1.6%	1,401	57	\$134,404	\$96.55
Davidsons	3	0.4%	1,699	53	\$253,667	\$149.81
Deer Valley	3	0.4%	1,443	35	\$132,667	\$91.94
Deerfield Place	1	0.1%	1,634	35	\$162,500	\$99.45
Deerpath Estates	1	0.1%	4,113	59	\$446,400	\$108.53
Double Tree Estates	1	0.1%	5,305	142	\$750,000	\$141.38
East Mountain	1	0.1%	2,581	81	\$175,400	\$67.96
East Oaks	3	0.4%	2,869	49	\$323,267	\$113.14
Eastview	1	0.1%	1,064	54	\$69,950	\$65.74
Eastwood	1	0.1%	3,434	178	\$529,500	\$154.19
Elams	2	0.2%	1,045	25	\$99,000	\$96.86
Embry Acres	1	0.1%	2,225	44	\$239,900	\$107.82
Emerald	1	0.1%	1,817	45	\$260,000	\$143.09
Estates At Salem Hills	2	0.2%	4,062	411	\$509,250	\$125.91
Evins Farm	1	0.1%	1,830	78	\$225,000	\$122.95
Fairfield	10	1.2%	1,753	62	\$179,530	\$102.59
Falcon Ridge	7	0.8%	2,031	103	\$224,400	\$110.44
Fayetteville Original	1	0.1%	2,175	391	\$597,000	\$274.48
Ferguson	2	0.2%	2,141	175	\$357,000	\$166.70
Fieldstone	3	0.4%	1,612	41	\$161,567	\$100.12
Forest Heights	1	0.1%	2,272	127	\$217,000	\$95.51
Forest Hills	3	0.4%	2,078	105	\$259,238	\$125.17
Fox Run	1	0.1%	4,200	27	\$445,000	\$105.95
Gaddy Acres	1	0.1%	6,000	142	\$455,000	\$75.83
Georgian Place	1	0.1%	1,527	28	\$138,000	\$90.37
Glenbrook	1	0.1%	2,086	43	\$222,500	\$106.66
Glenwood Park	2	0.2%	1,620	64	\$208,250	\$127.62
Grandview Heights	1	0.1%	1,300	57	\$119,000	\$91.54
Green Valley	1	0.1%	2,560	112	\$220,000	\$85.94
Greenbriar	1	0.1%	1,879	254	\$169,500	\$90.21
Greenland Original	2	0.2%	1,543	91	\$110,700	\$71.06
Gunter	1	0.1%	900	40	\$155,000	\$172.22

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Hamptons, The	5	0.6%	1,863	167	\$222,860	\$119.66
Harmon Trails Estates	2	0.2%	2,984	136	\$351,965	\$118.50
Harters Fairview	1	0.1%	950	92	\$110,000	\$115.79
Hawkins House At Shiloh	1	0.1%	1,245	105	\$175,000	\$140.56
Heritage East	2	0.2%	1,224	87	\$117,500	\$96.55
Heritage Village	3	0.4%	1,279	31	\$138,000	\$109.45
Hickory Park	2	0.2%	2,948	65	\$299,450	\$102.38
Hidden Lake Estates	1	0.1%	1,708	143	\$215,000	\$125.88
Holcomb Heights	1	0.1%	1,490	51	\$182,500	\$122.48
Holiday Hills Cottages	1	0.1%	1,142	57	\$139,000	\$121.72
Holly Brooke Estates	1	0.1%	1,383	71	\$135,000	\$97.61
Horsebend Estates	1	0.1%	2,780	46	\$336,000	\$120.86
Horseshoe	1	0.1%	1,804	156	\$125,000	\$69.29
Hotz	1	0.1%	3,007	55	\$457,500	\$152.14
Hughmount Village	14	1.6%	2,525	197	\$300,566	\$119.84
Huntclub	1	0.1%	1,504	89	\$146,500	\$97.41
Huntingdon	6	0.7%	2,298	80	\$249,150	\$108.49
Hyland Park	4	0.5%	3,598	70	\$403,225	\$113.07
Iron Horse Rentals	2	0.2%	896	50	\$81,250	\$90.78
Jackson Heights	2	0.2%	1,365	46	\$170,898	\$125.36
Jackson Place	1	0.1%	3,017	312	\$389,900	\$129.23
Jacksons First	2	0.2%	2,341	85	\$194,000	\$80.20
Jennings	5	0.6%	1,601	57	\$255,480	\$155.15
Joyce Street Cottages	2	0.2%	1,482	56	\$142,500	\$96.13
Kantz Place	1	0.1%	1,224	79	\$127,500	\$104.17
Kirk	1	0.1%	3,100	102	\$308,500	\$99.52
Knolls	2	0.2%	4,015	276	\$482,000	\$120.38
Lafayette Street Condos	1	0.1%	825	41	\$179,900	\$218.06
Lakewood	2	0.2%	1,750	45	\$231,581	\$132.57
Lazenbys Third	1	0.1%	1,468	34	\$147,000	\$100.14
Lee Valley	4	0.5%	1,756	110	\$161,988	\$92.48
Leflars Add	1	0.1%	2,791	119	\$430,000	\$154.07
Legacy Bldg	2	0.2%	1,194	128	\$367,688	\$307.92
Legacy Estates	11	1.3%	2,145	99	\$236,845	\$110.42
Legacy Heights	4	0.5%	1,814	58	\$188,750	\$105.10
Legacy Pointe	14	1.6%	2,068	95	\$209,621	\$101.41
Lierly Lane	1	0.1%	1,865	28	\$214,500	\$115.01
Locust Street	1	0.1%	1,200	40	\$350,000	\$291.67
Madison Ave	1	0.1%	2,222	112	\$242,000	\$108.91
Magnolia Crossing	7	0.8%	1,226	43	\$129,297	\$106.10
Maison Sequoyah	1	0.1%	1,146	56	\$254,400	\$221.99
Maple Crest	1	0.1%	1,578	81	\$139,000	\$88.09
Maple Park	1	0.1%	2,204	133	\$267,500	\$121.37
Maple Valley	1	0.1%	1,904	29	\$203,300	\$106.78
Masonic	6	0.7%	2,487	78	\$470,833	\$193.62
Maxwell	2	0.2%	1,073	128	\$133,500	\$124.86

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Meadowbrook Farms	1	0.1%	1,972	52	\$205,000	\$103.96
Meadowlands	3	0.4%	2,135	144	\$194,500	\$90.62
Meadowlark	1	0.1%	1,148	44	\$125,000	\$108.89
Meadowview	1	0.1%	2,063	74	\$291,000	\$141.06
Metro District Lofts	1	0.1%	1,080	37	\$268,000	\$248.15
Miller's Creek	1	0.1%	1,415	49	\$144,100	\$101.84
Millers Meadow	6	0.7%	1,549	55	\$149,708	\$96.69
Mission Hills	2	0.2%	3,165	127	\$341,650	\$108.13
Mitchells	2	0.2%	2,566	168	\$362,500	\$143.79
Mount Comfort	2	0.2%	1,408	53	\$138,900	\$98.42
Mountain Ranch	4	0.5%	2,198	58	\$249,500	\$113.77
Mountain View	2	0.2%	2,252	301	\$303,500	\$141.34
North Briar	2	0.2%	1,623	55	\$176,600	\$108.74
North Heights	1	0.1%	2,342	126	\$210,000	\$89.67
North Ridge	4	0.5%	2,002	69	\$192,750	\$103.85
Oakbrooke	1	0.1%	1,724	23	\$281,000	\$162.99
Oakland Hills	3	0.4%	1,818	85	\$193,967	\$104.71
Oakridge Park	3	0.4%	1,413	44	\$161,667	\$115.22
Oaks Manor	4	0.5%	1,958	57	\$250,000	\$126.31
Ottis Watson	1	0.1%	2,160	23	\$68,000	\$31.48
Overton Park	4	0.5%	4,150	86	\$596,850	\$143.33
Overton West	1	0.1%	5,369	38	\$800,000	\$149.00
Owl Creek	1	0.1%	1,434	32	\$148,900	\$103.84
Paradise Gardens	1	0.1%	1,296	70	\$116,000	\$89.51
Paradise Place	2	0.2%	3,455	123	\$337,450	\$98.82
Paradise Valley Condo	1	0.1%	1,420	35	\$153,000	\$107.75
Paradise View Estates	5	0.6%	2,559	58	\$263,900	\$102.83
Park Hill at Mountain Ranch	2	0.2%	1,708	116	\$243,100	\$142.33
Park Place	3	0.4%	3,101	131	\$311,000	\$101.58
Park Ridge Estates	1	0.1%	3,704	92	\$375,250	\$101.31
Parkers Valley View Acres	1	0.1%	1,159	70	\$90,000	\$77.65
Parksdale	2	0.2%	862	18	\$90,500	\$103.44
Persimmon Place	5	0.6%	1,954	72	\$193,480	\$98.97
Pine Crest	5	0.6%	1,005	46	\$121,030	\$121.51
Pines At Springwoods	1	0.1%	1,920	91	\$190,000	\$98.96
Pittmans Northwest	1	0.1%	2,740	202	\$225,000	\$82.12
Pratt Woods	1	0.1%	2,774	53	\$555,000	\$200.07
Quail Creek	1	0.1%	2,098	143	\$237,500	\$113.20
Quarry Trace	41	4.8%	1,452	97	\$148,062	\$102.42
Ridgemonte Estates	1	0.1%	3,920	127	\$535,000	\$136.48
Ridgemonte View	1	0.1%	4,200	64	\$518,000	\$123.33
Riverwalk	18	2.1%	2,286	206	\$276,133	\$121.15
Rogers Place	1	0.1%	2,004	51	\$300,000	\$149.70
Rolling Meadows	1	0.1%	1,537	36	\$160,000	\$104.10
Rupple Row	15	1.8%	1,937	144	\$202,494	\$104.55
Sage Meadows	3	0.4%	1,792	44	\$170,833	\$95.51

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Salem Heights	4	0.5%	1,794	77	\$192,100	\$107.18
Salem Meadows	7	0.8%	1,576	62	\$168,914	\$107.32
Salem Village	10	1.2%	1,785	63	\$178,330	\$100.20
Savanna Estates	4	0.5%	3,047	65	\$413,250	\$134.59
Scottswood Place	6	0.7%	1,593	0	\$160,000	\$100.52
Sequoyah Meadows	5	0.6%	2,225	87	\$199,380	\$91.39
Sequoyah Woods	1	0.1%	2,409	106	\$195,000	\$80.95
Silverthorne	1	0.1%	2,013	68	\$206,000	\$102.33
Skate Place	1	0.1%	1,539	72	\$135,000	\$87.72
Skyler Place	4	0.5%	1,316	43	\$125,850	\$96.03
Sloan Estates	5	0.6%	3,510	111	\$437,560	\$125.91
Sloanbrooke	14	1.6%	1,616	108	\$195,403	\$120.87
South Sunny Acres	1	0.1%	1,871	28	\$213,500	\$114.11
Southview	1	0.1%	2,016	316	\$225,000	\$111.61
Spring Hollow Estates	1	0.1%	2,600	57	\$282,000	\$108.46
St James	3	0.4%	1,883	53	\$205,000	\$108.71
Stephens	1	0.1%	1,486	33	\$135,000	\$90.85
Stone Mountain	6	0.7%	3,503	150	\$441,398	\$125.42
Stonebridge Meadows	13	1.5%	2,602	108	\$289,554	\$111.47
Stonemeadow	1	0.1%	5,081	108	\$550,000	\$108.25
Stonewood	3	0.4%	2,677	36	\$276,600	\$105.29
Strawberry Hill	1	0.1%	2,255	156	\$214,400	\$95.08
Stubblefield	1	0.1%	1,704	51	\$186,000	\$109.15
Summersby	3	0.4%	4,990	222	\$654,800	\$129.33
Summit Place	1	0.1%	3,669	738	\$620,000	\$168.98
Sunbridge Villas	3	0.4%	1,402	40	\$168,333	\$120.25
Sunset Hills	1	0.1%	1,445	93	\$175,000	\$121.11
Sunset Woods	1	0.1%	2,750	88	\$318,500	\$115.82
Sweetbriar	4	0.5%	1,846	71	\$196,500	\$106.80
Sycamore Two	1	0.1%	1,175	213	\$199,500	\$169.79
Tate	1	0.1%	1,376	37	\$130,000	\$94.48
Taylor Estates	1	0.1%	2,178	37	\$253,000	\$116.16
Tomlyn Valley View	1	0.1%	2,436	50	\$335,000	\$137.52
Town Homes At Forest Hills	5	0.6%	2,004	171	\$272,840	\$136.24
Township Heights	1	0.1%	2,650	63	\$324,700	\$122.53
Twin Springs Estates	1	0.1%	2,342	78	\$245,000	\$104.61
Valley	1	0.1%	1,580	9	\$175,000	\$110.76
Villa North	1	0.1%	1,248	48	\$129,900	\$104.09
Village On Shiloh	3	0.4%	1,109	75	\$129,967	\$117.22
Villages of Sloanbrooke	38	4.4%	1,644	98	\$197,135	\$119.84
Virginia Hills	1	0.1%	2,500	96	\$415,000	\$166.00
Wahneetah Heights	2	0.2%	2,298	80	\$303,700	\$132.90
Walnut Crossing	5	0.6%	1,366	42	\$137,600	\$100.51
Walnut Park	1	0.1%	1,387	57	\$155,000	\$111.75
Walnut View Estates	2	0.2%	1,550	49	\$159,250	\$102.54

Fayetteville

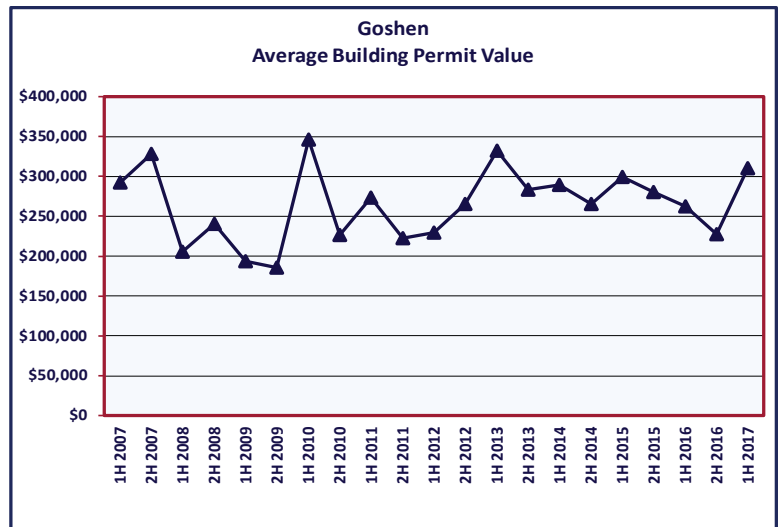
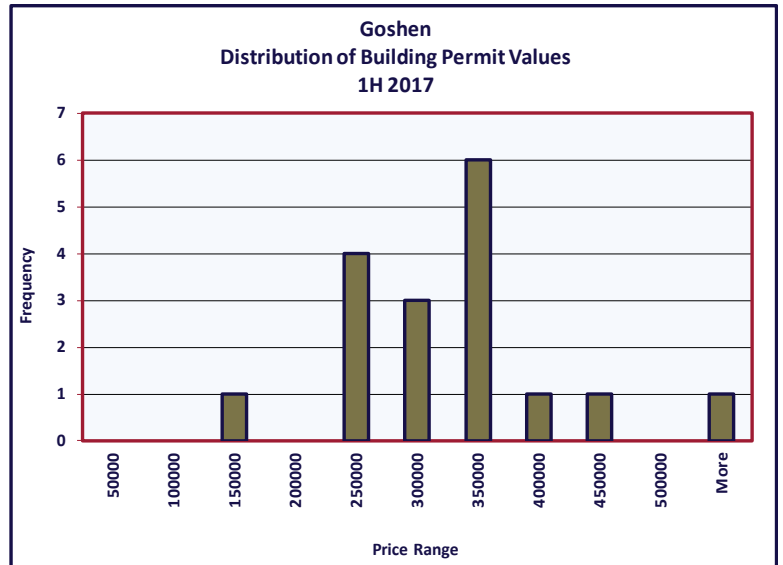
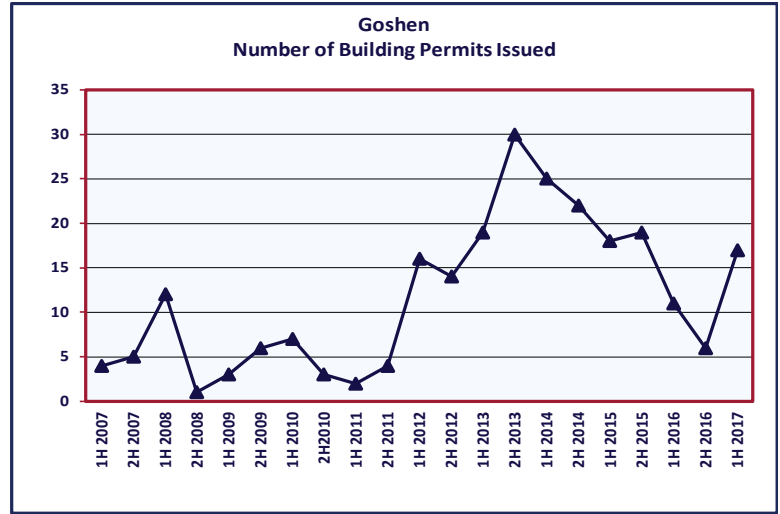
Fayetteville Sold House Characteristics by Subdivision (Continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Waterford Estates Hissom	19	2.2%	3,537	148	\$434,548	\$122.87
Watson	2	0.2%	1,791	73	\$97,500	\$57.16
Wedington Woods	4	0.5%	1,740	99	\$153,633	\$88.39
West End	1	0.1%	2,428	19	\$230,000	\$94.73
West Sunny Acres	1	0.1%	1,304	16	\$145,000	\$111.20
West View	2	0.2%	2,743	117	\$400,000	\$147.78
Westridge	5	0.6%	1,990	99	\$191,800	\$96.51
Westwood	1	0.1%	910	19	\$135,750	\$149.18
Wildflower Meadows	1	0.1%	2,852	120	\$317,000	\$111.15
Willow Springs	4	0.5%	1,384	42	\$144,375	\$104.63
Wilson Adams	4	0.5%	2,112	160	\$389,000	\$190.05
Wilsondunn	3	0.4%	1,197	83	\$93,500	\$78.19
Wilsons 1st	1	0.1%	1,969	59	\$355,000	\$180.29
Winwood	1	0.1%	1,820	30	\$202,800	\$111.43
Winwood Estates	1	0.1%	2,285	55	\$223,000	\$97.59
Wood Ave Condo	1	0.1%	1,298	17	\$110,000	\$84.75
Woodbury	1	0.1%	2,000	130	\$253,770	\$126.89
Woodfield	5	0.6%	1,061	53	\$124,600	\$117.66
Woodland Heights	1	0.1%	1,647	172	\$127,462	\$77.399
Other	71	8.3%	2,053	130	\$241,811	\$111.15
Fayetteville	856	100.0%	2,054	99	\$239,527	\$114.93



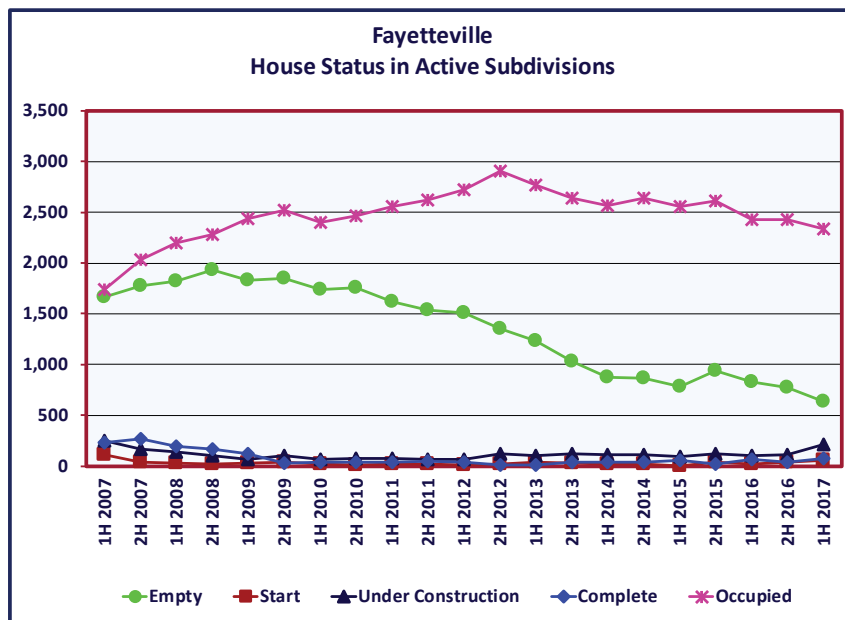
Goshen

- From January 1 to June 30, 2017 there were 17 residential building permits issued in Goshen. This represents a 54.5 percent increase from the first half of 2016.
- In the first half of 2017, the majority of issued building permits were between \$200,001 and \$350,000.
- The average residential building permit value in Goshen increased by 18.4 percent from \$262,091 in the first half of 2016 to \$310,294 in the first half of 2017.



Goshen

- There were 450 total lots in 10 active subdivisions in Goshen in the first half of 2017. About 64.9 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 2.0 percent were under construction, 0.4 percent were starts, and 32.0 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the first half of 2017 was Waterford Estates with 3.
- No new construction or progress in existing construction has occurred in the last year in 3 out of the 10 active subdivisions in Goshen.
- 27 new houses in Goshen became occupied in the first half of 2017. The annual absorption rate implies that there were 43.1 months of remaining inventory in active subdivisions, down from 69.4 months in the second half of 2016.
- In 5 out of the 10 active subdivisions in Goshen, no absorption occurred in the past year.
- 7 additional lots in 1 subdivision had received final approval by June 30, 2017.



Goshen Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
<i>Final Approval</i>		
Holt Capital LLC	2H 2015	7
Goshen		7

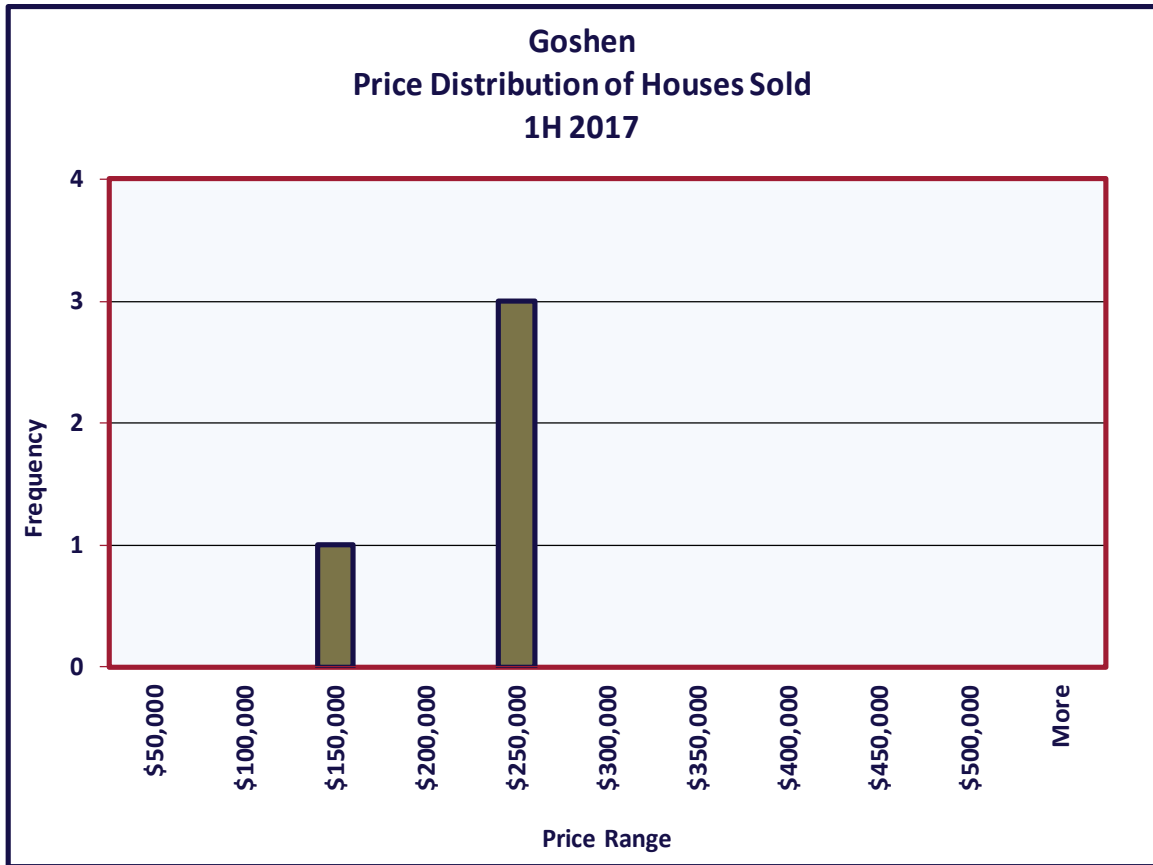
Goshen House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane ¹	0	0	2	0	6	8	0	--
Autumn View	8	0	0	0	2	10	1	96.0
Bordeaux	3	0	0	0	18	21	1	36.0
Bridlewood, Phases I, II	9	1	2	0	38	50	8	16.0
Brookstone Woods ^{1,2}	45	0	0	0	1	46	0	--
The Knolls	55	0	1	0	17	73	3	168.0
Oxford Bend Estates ^{1,2}	5	0	0	0	9	14	0	--
Stonemeadow ^{1,2}	5	0	0	0	14	19	0	--
Waterford Estates	8	1	3	3	184	199	14	6.2
Wildwood ¹	6	0	1	0	3	10	0	---
Goshen	144	2	9	3	292	450	27	43.1

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

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

Goshen

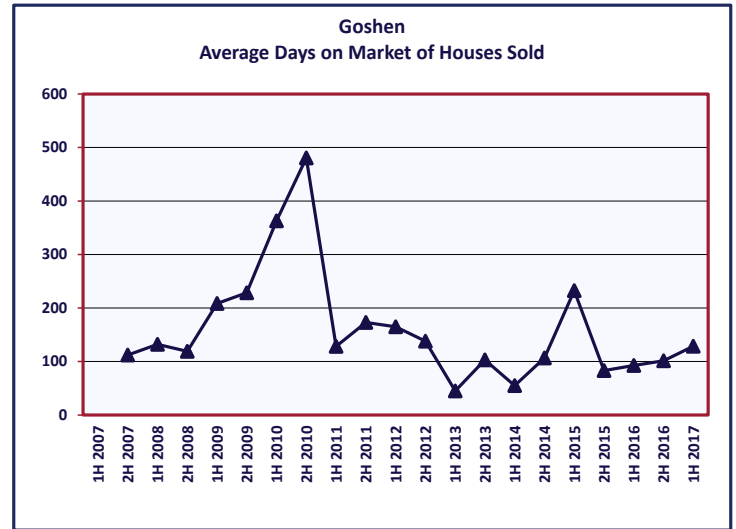
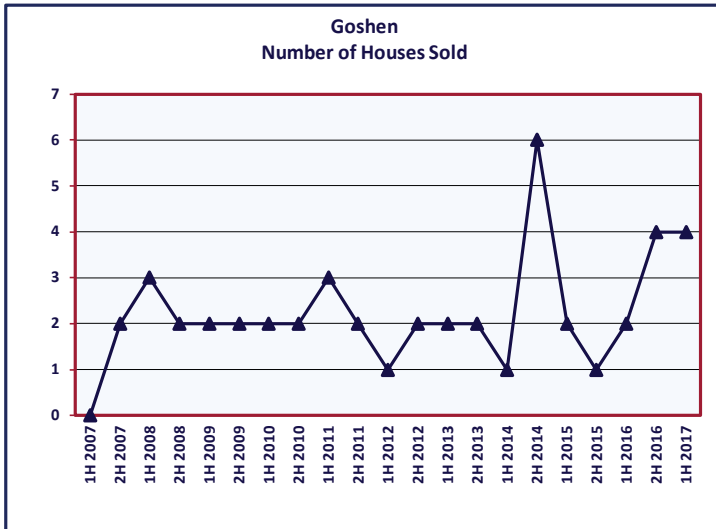


- One of the houses sold in Goshen was in the \$100,001 to \$150,000 range and the other 3 were in the \$200,001 to \$250,000 range.

Goshen Price Range of Houses Sold First Half of 2017

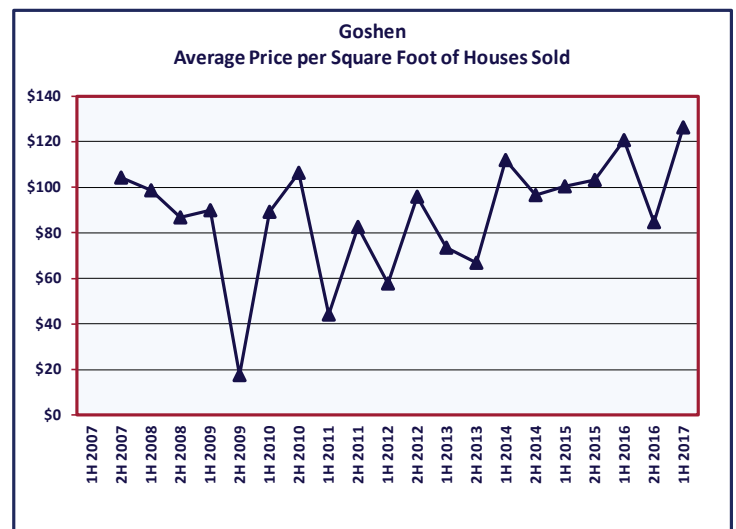
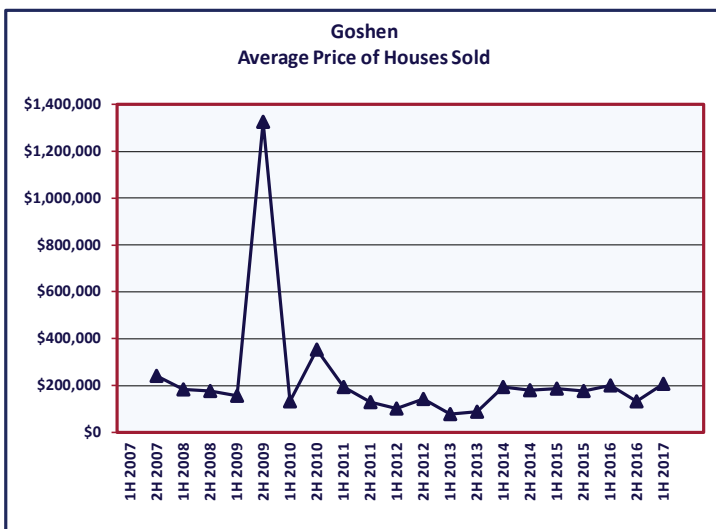
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	1	25.0%	1,072	141	96.4%	\$125.93
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	3	75.0%	1,841	124	96.0%	\$126.19
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	---
Goshen	4	100.0%	1,649	129	96.1%	\$126.13

Goshen



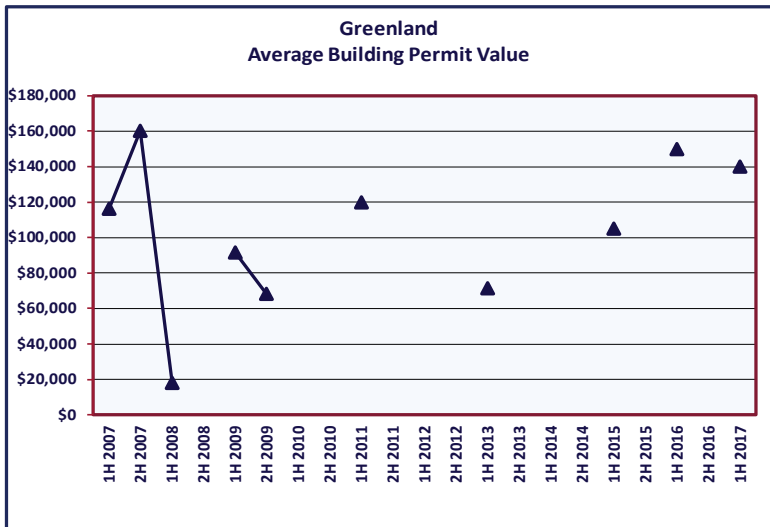
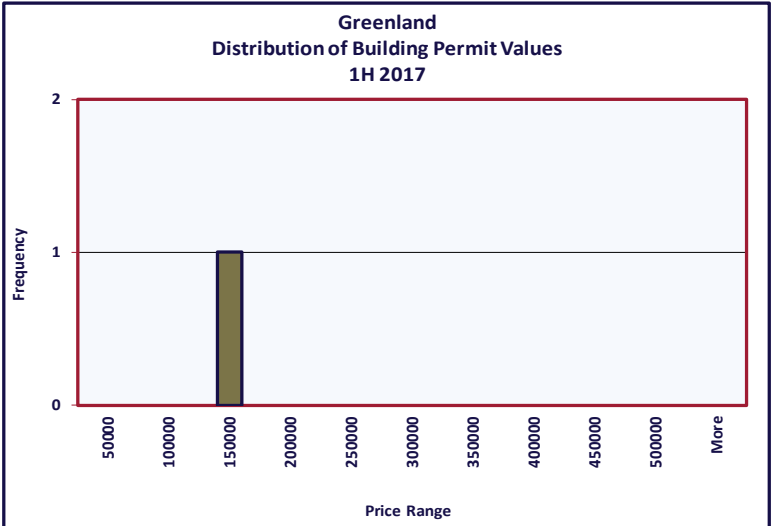
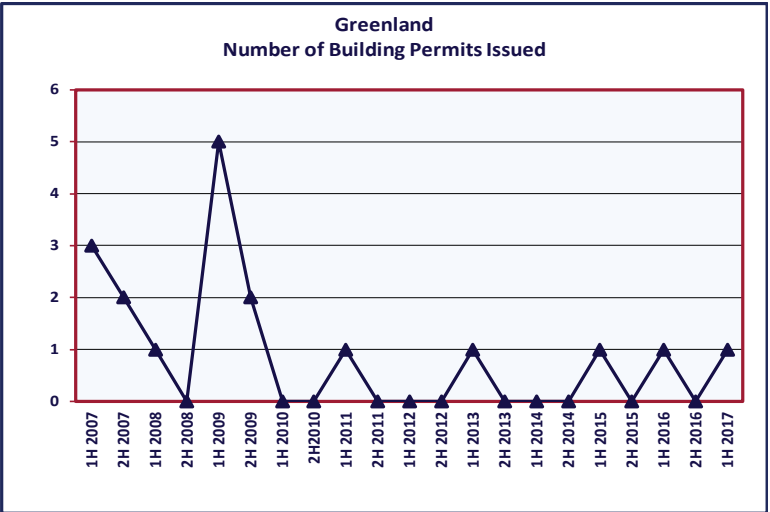
- There were 4 houses sold in Goshen from January 1 to June 30, 2017, the same as in the second half of 2016 and 100 percent more than in the first half of 2016.
- The average price of a house sold in Goshen increased from \$130,375 in the second half of 2016 to \$206,125 in the first half of 2017.
- The average sales price was 58.1 percent higher than in the previous half year and 2.4 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 102 in the second half of 2016 to 129 days in the first half of 2017.
- The average price per square foot for a house sold in Goshen increased from \$84.73 in the second half of 2016 to \$126.13 in the first half of 2017.

- The average price per square foot was 48.9 percent higher than in the previous half year, and 4.5 percent higher than in the first half of 2016.
- About 0.2 percent of all houses sold in Washington County in the first half of 2017 were sold in Goshen. The average sales price of a house was 98.2 percent of the county average.
- Out of the 4 houses sold in the first half of 2017, 2 were new construction. These houses sold for an average price of \$234,750 and were on the market for an average of 170 days.
- There were 2 houses in Goshen, listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$557,500.
- According to the Washington County Assessor's database, 72.1 percent of houses in Goshen were owner-occupied in the first half of 2017.

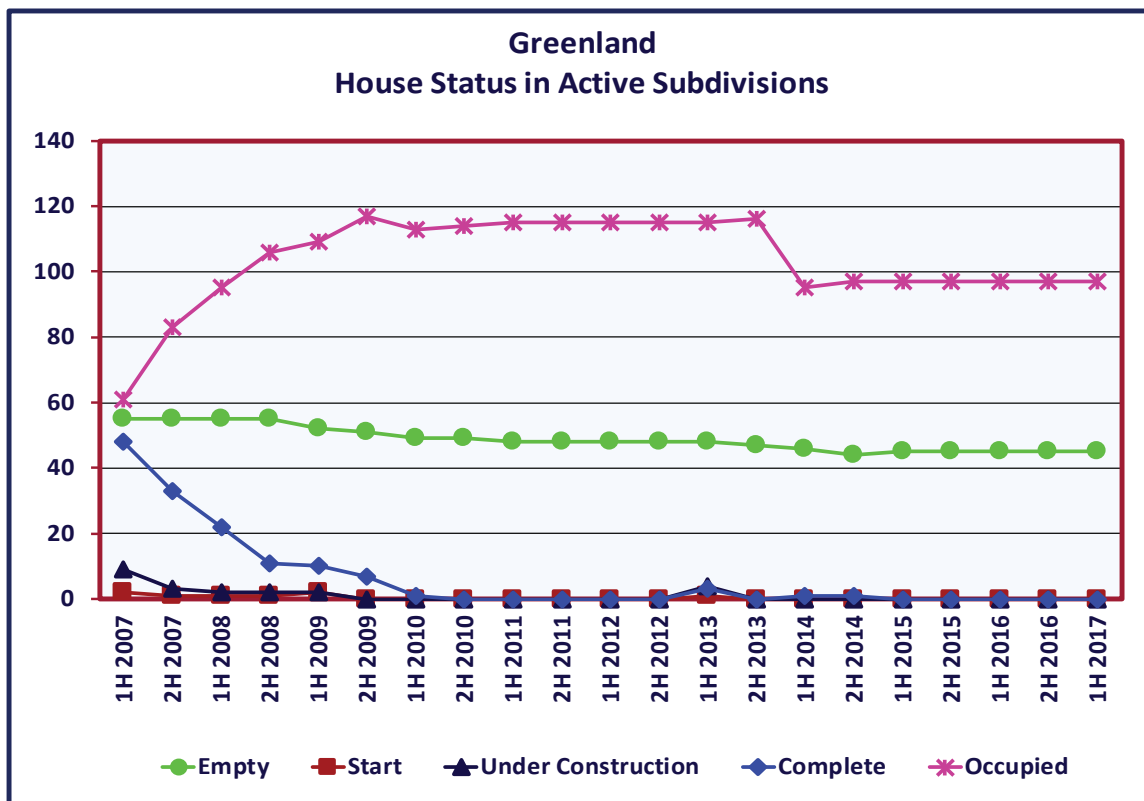


Greenland

- From January 1 to June 30, 2017, there was one residential building permits issued in Greenland.
- The one building permit had a value of 140,000.00



Greenland



- There were 142 total lots in 2 active subdivisions in Greenland in the first half of 2017. About 68.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 31.7 percent were empty lots.
- No new houses in Greenland became occupied in the first half of 2017.
- No additional lots in any subdivisions had received either preliminary or final approval by June 30, 2017.

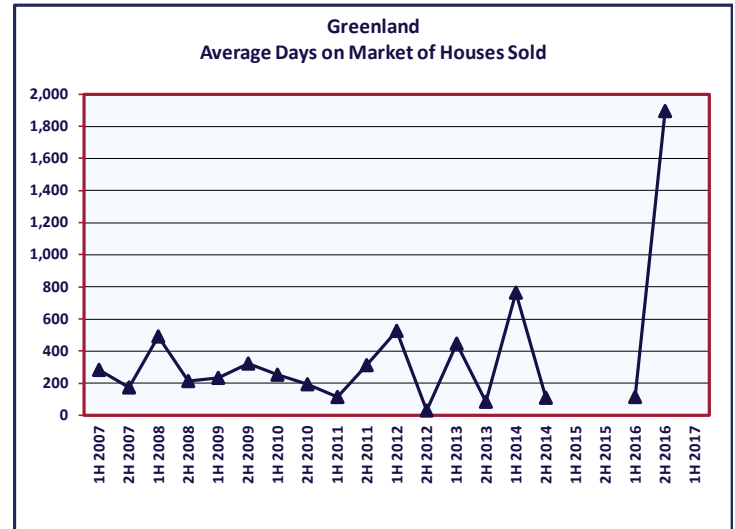
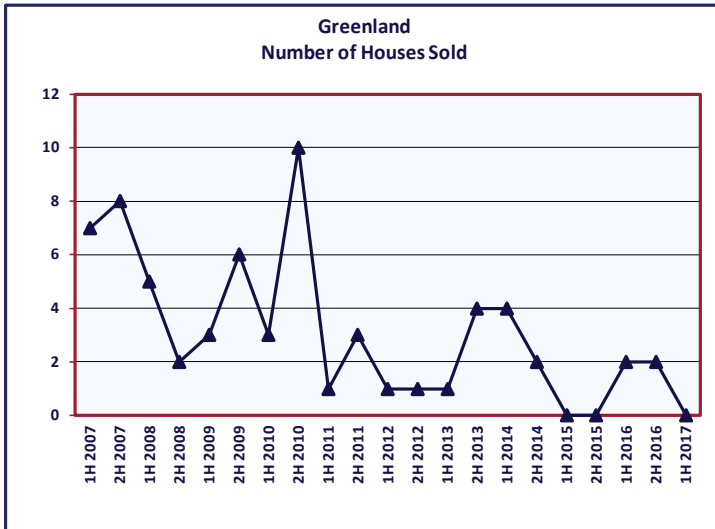
Greenland House Status in Active Subdivisions First Half 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition ^{1,2}	27	0	0	0	53	80	0	--
Lee Valley, Phase IV ^{1,2}	18	0	0	0	44	62	0	--
Greenland	45	0	0	0	97	142	0	--

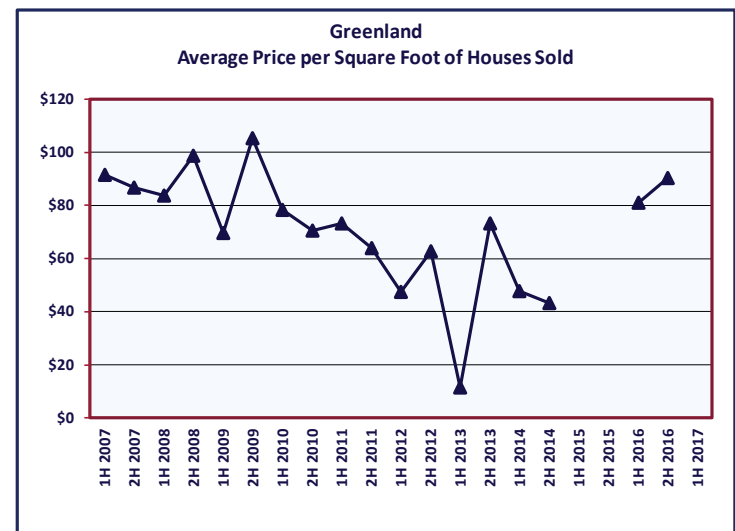
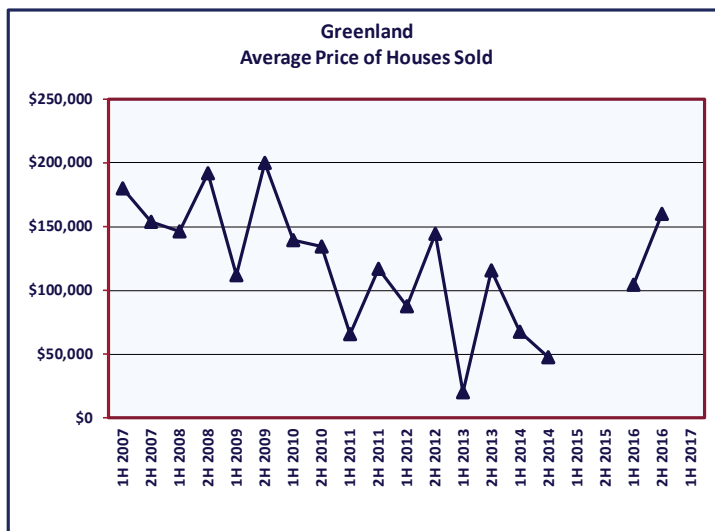
¹ No absorption has occurred in this subdivision in the last year.

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

Greenland

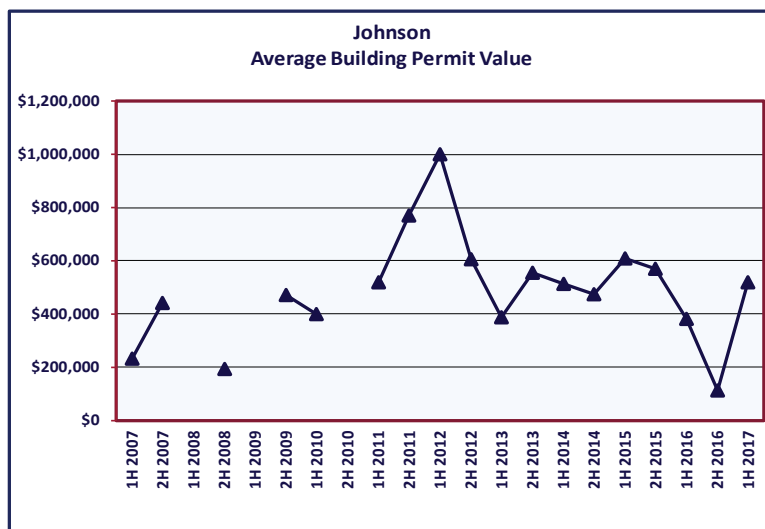
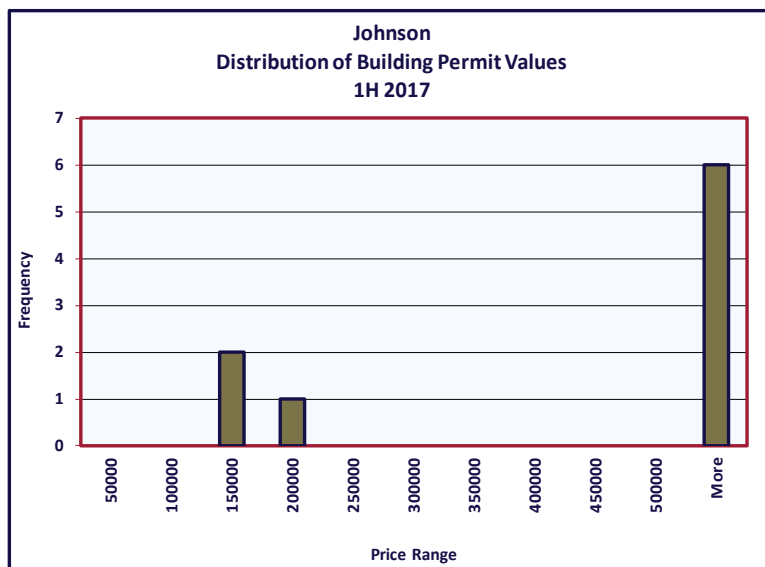
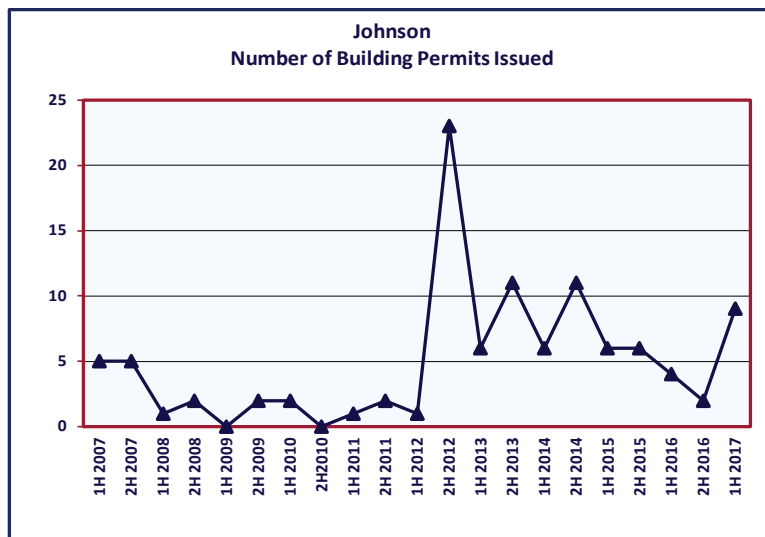


- There were no houses sold in Greenland from January 1 to June 30, 2017.
- There were 4 house in Greenland listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$196,125.
- According to the Washington County Assessor's database 68.0 percent of houses in Greenland were owner-occupied in the first half of 2017.

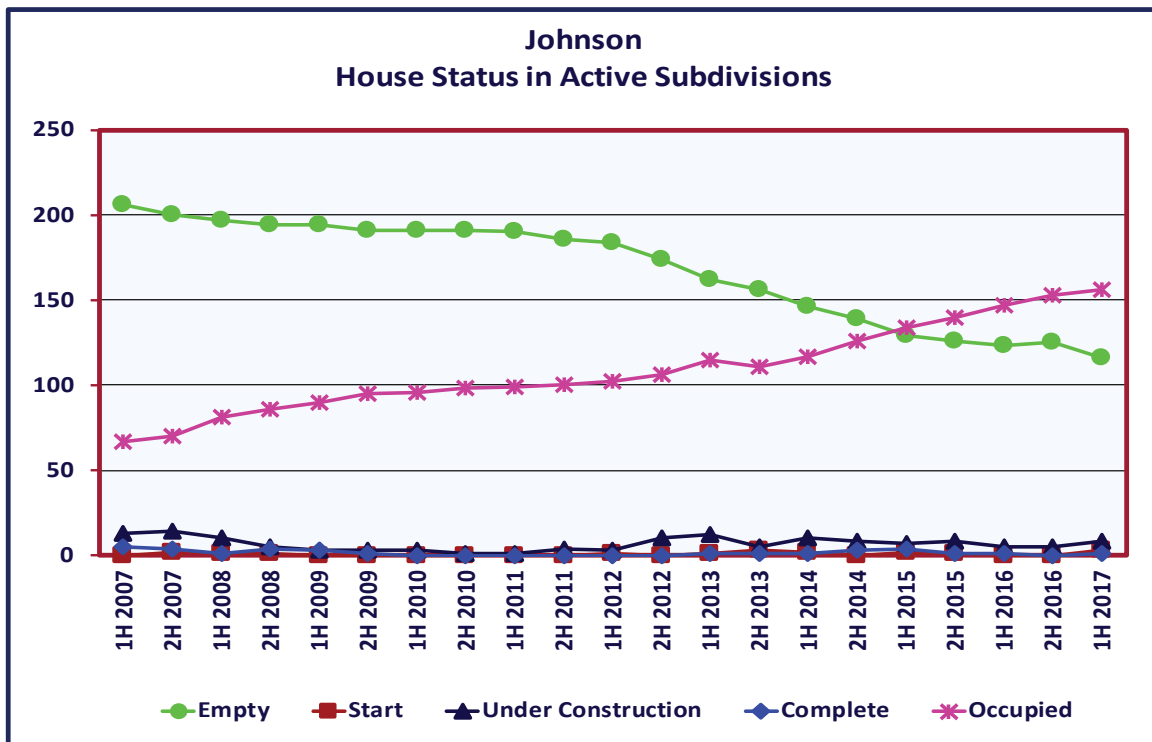


Johnson

- From January 1 to June 30, 2017 there were 9 residential building permits issued in Johnson. This was an increase of 125.0 percent from the number of permits issued in the first half of 2016.
- In the first half of 2017, most of the building permits issued in Johnson were valued at more than \$500,000.
- The average residential building permit value in Johnson increased by 35.7 percent from \$381,628 in the first half of 2016 to \$517,875 in the first half of 2017.



Johnson



- There were 284 total lots in 3 active subdivisions in Johnson in the first half of 2017. About 54.9 percent of the lots were occupied, 0.4 percent were complete, but unoccupied, 2.8 percent were under construction, 1.1 percent were starts, and 40.8 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the first half of 2017 was Clear Creek with 5.
- 1 of the 3 active subdivision in Johnson had no new construction activity or absorption in the past year.
- 3 new houses in Johnson became occupied in the first half of 2017. The annual absorption rate implies that there were 170.7 months of remaining inventory in active subdivisions, up from 120.0 months in the second half of 2016.
- No additional lots in Johnson had received either preliminary or final approval by June 30, 2017.

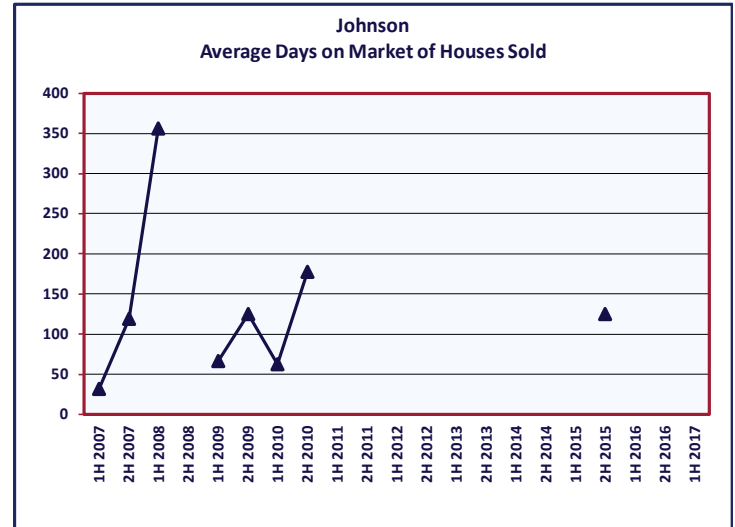
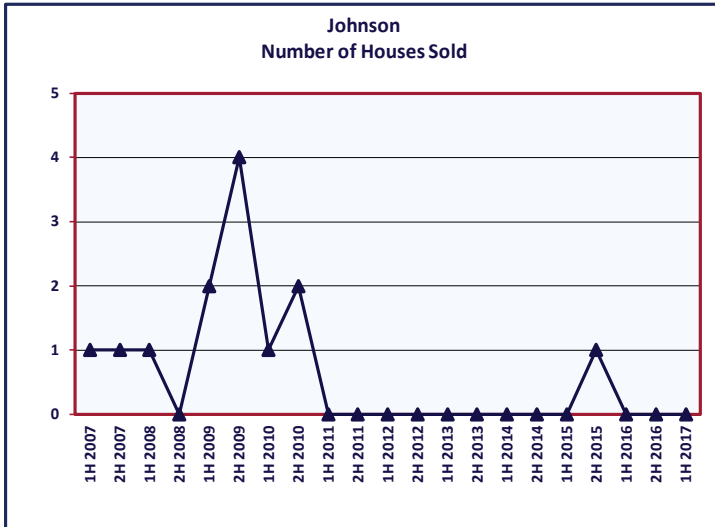
Johnson House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes ^{1,2}	18	0	0	0	21	39	0	--
Clear Creek, Phases I-III, V-VII	79	2	5	1	92	179	2	149.1
Heritage Hills	19	1	3	0	43	66	1	138.00
Johnson	116	3	8	1	156	284	3	170.7

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

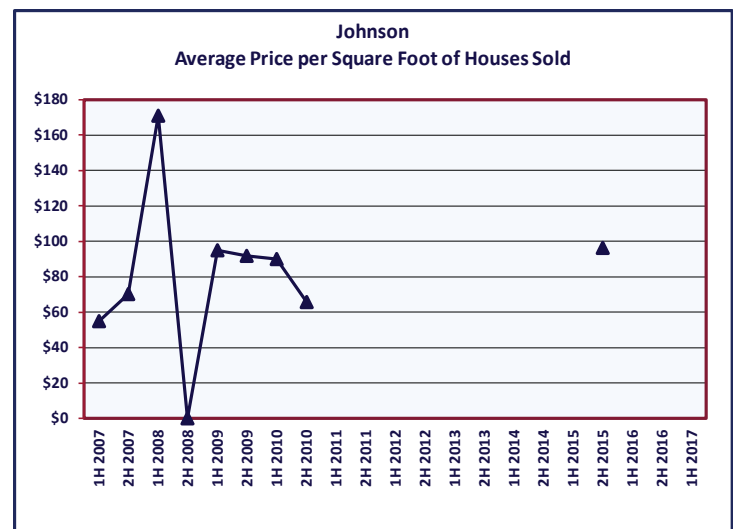
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

Johnson



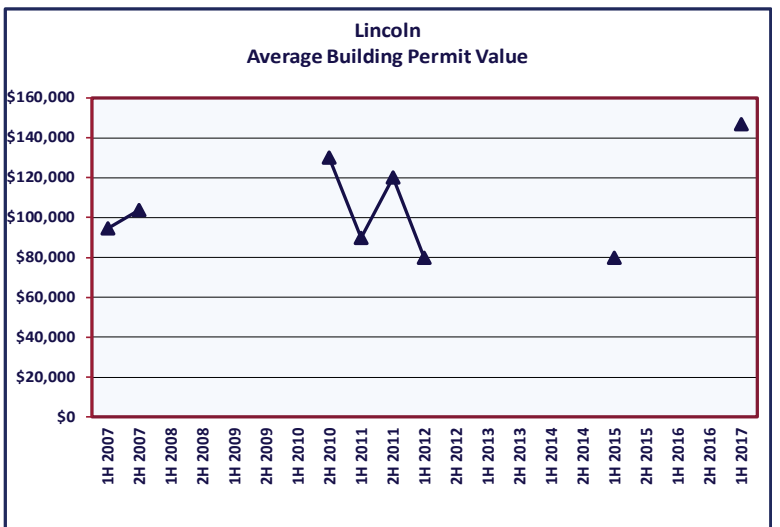
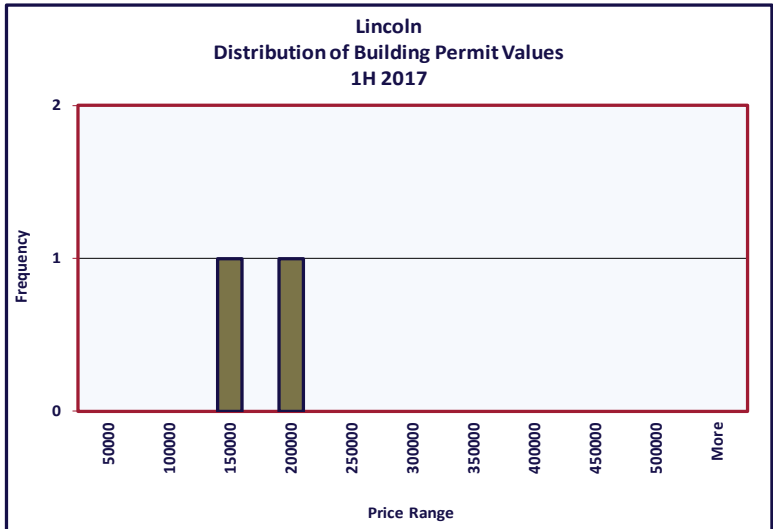
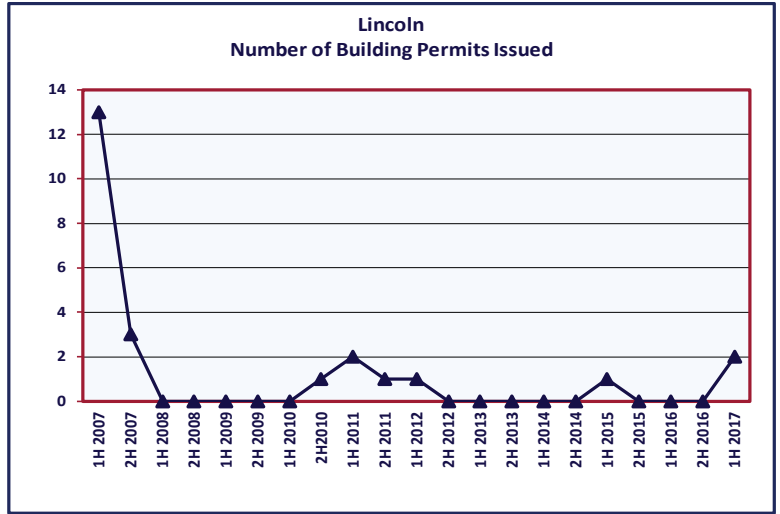
- There were no houses sold in Johnson from January 1 to June 30, 2017.
- There were no houses in Johnson listed for sale in the MLS database as of June 30, 2017.

- According to the Washington County Assessor's database, 55.7 percent of houses in Johnson were owner-occupied in the first half of 2017.

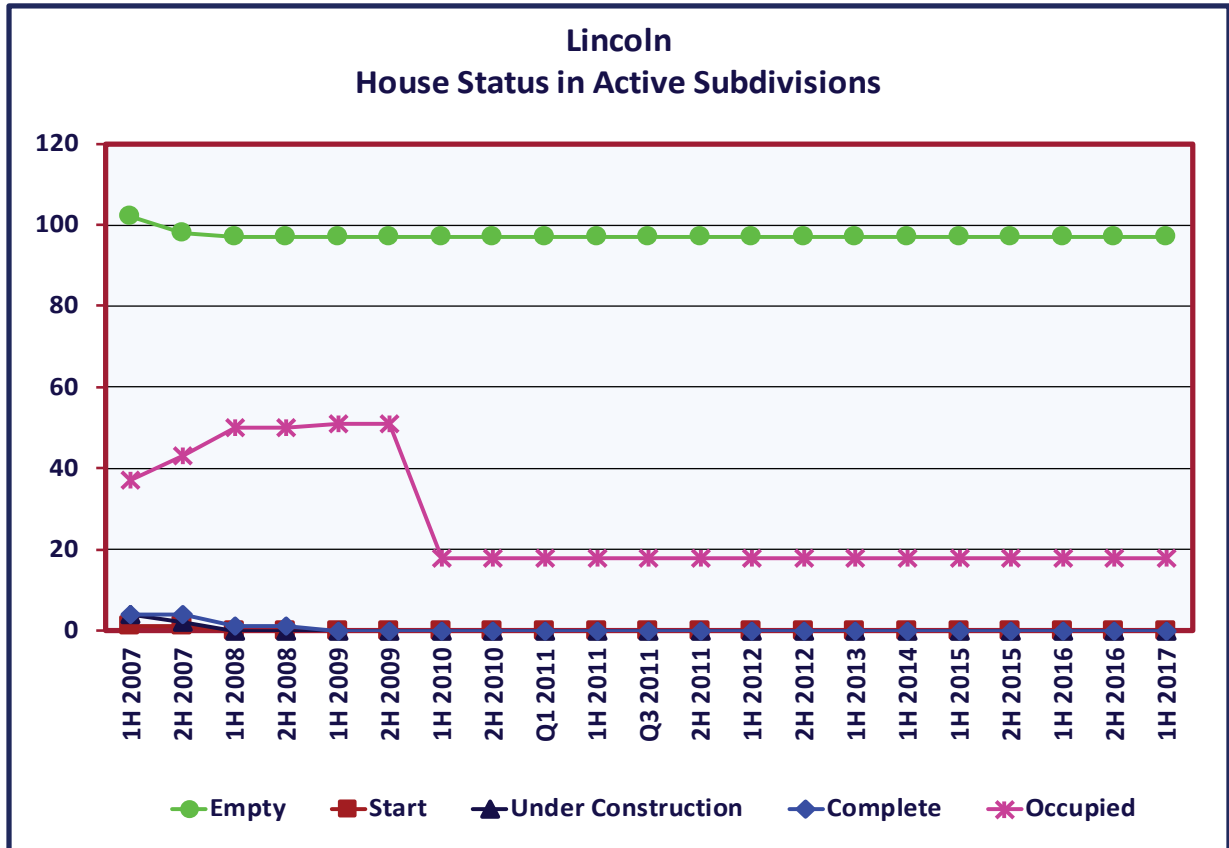


Lincoln

- From January 1 to June 30, 2017 there were two residential building permits issued in Lincoln.
- One building permit value was between \$100,001 and \$150,000 and the other was between \$150,001 and \$200,000.



Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the first half of 2017. About 15.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 84.3 percent were vacant lots.
- Both active subdivisions had no new construction or progress in existing construction, or absorption in the last year.
- No new houses in Lincoln became occupied in the first half of 2017.
- No additional lots in any subdivisions had received either preliminary or final approval by June 30, 2017.

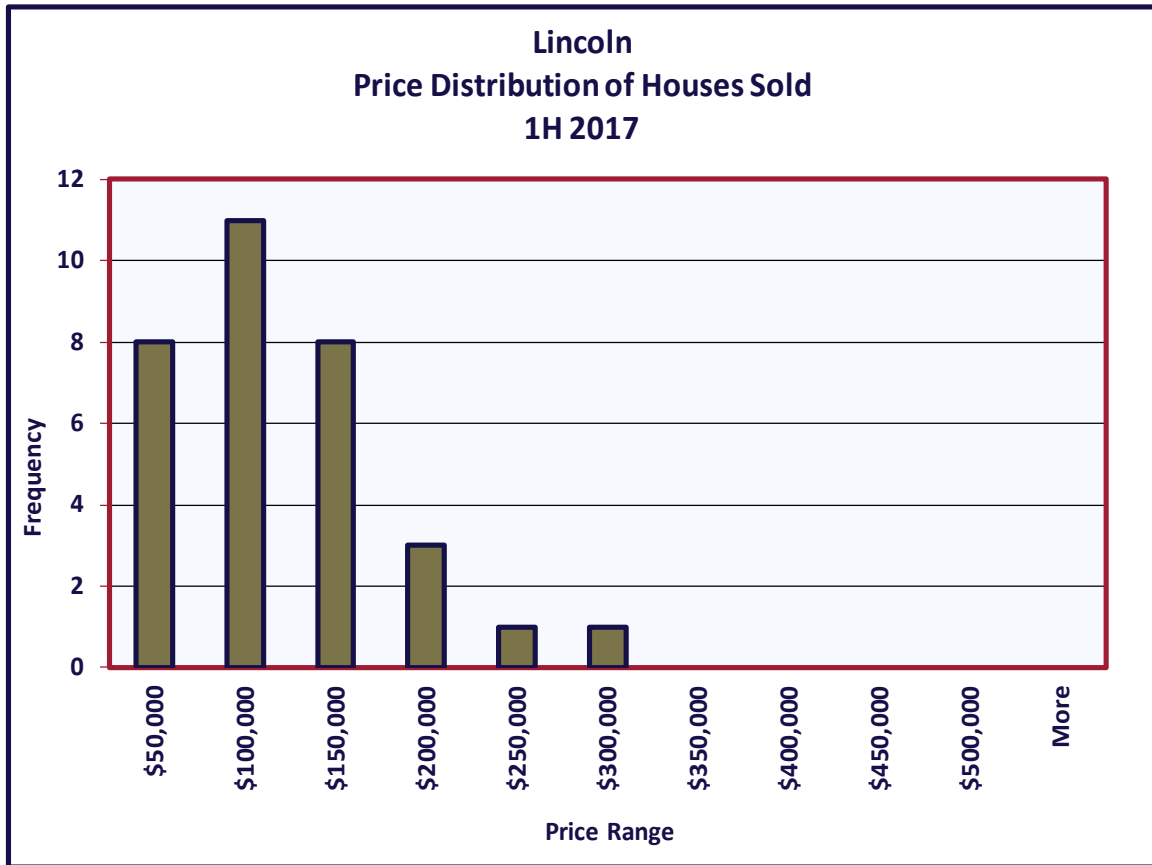
Lincoln House Status in Active Subdivisions First Half 2017

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

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

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

Lincoln

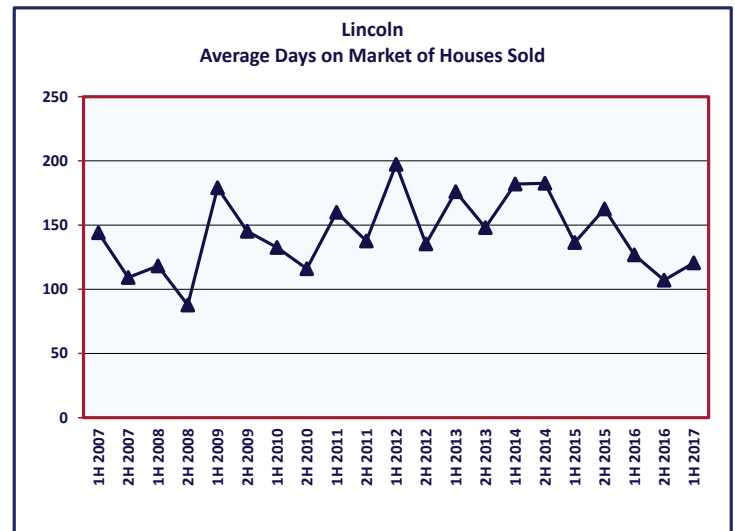
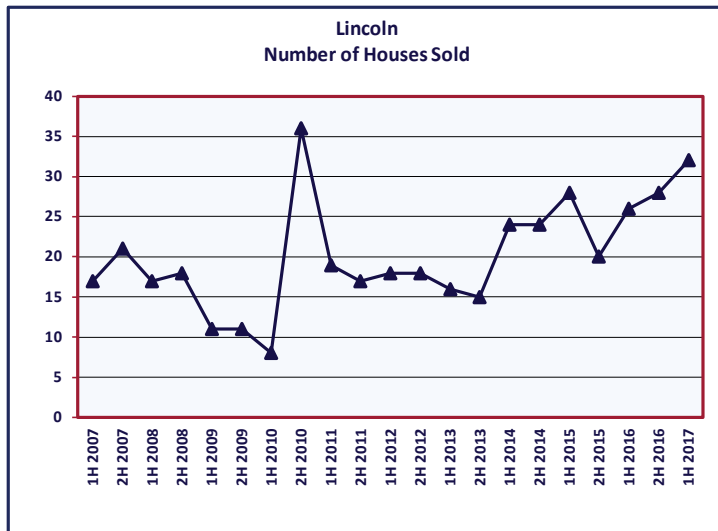


- 84.4 percent of the sold houses in Lincoln were priced between \$0 and \$150,000.

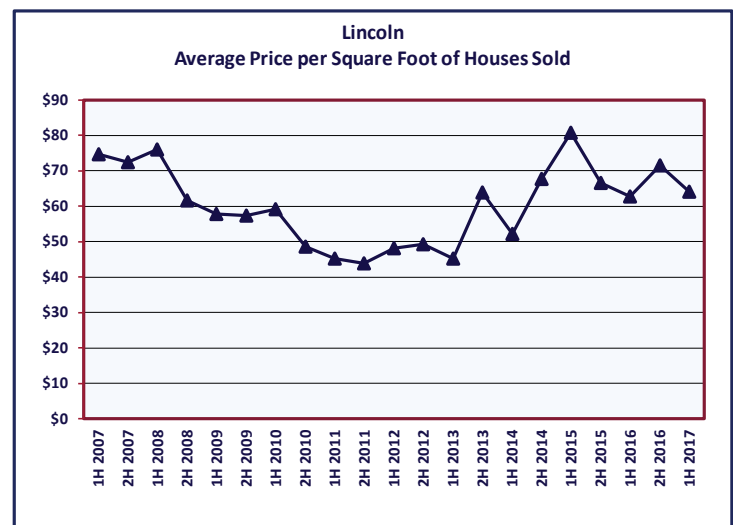
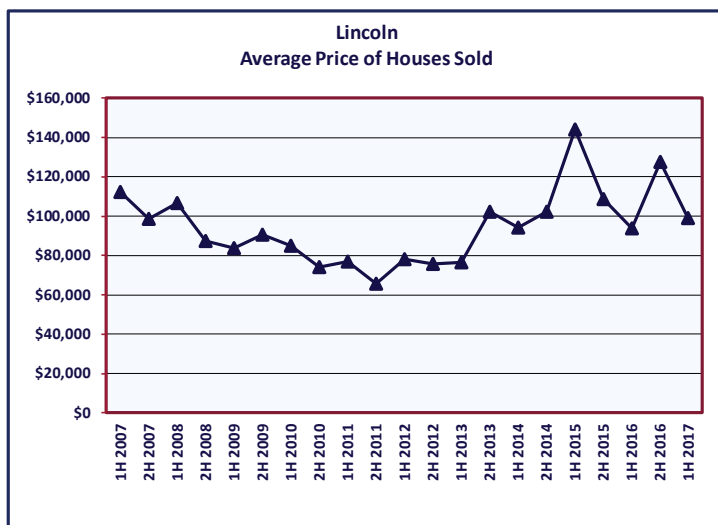
Lincoln Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	8	25.0%	1,163	221	79.6%	\$33.79
\$50,001 - \$100,000	11	34.4%	1,243	88	98.3%	\$64.92
\$100,001 - \$150,000	8	25.0%	1,611	92	97.1%	\$78.91
\$150,001 - \$200,000	3	9.4%	2,757	98	85.0%	\$70.11
\$200,001 - \$250,000	1	3.1%	2,146	35	100.0%	\$104.80
\$250,001 - \$300,000	1	3.1%	2,262	57	101.3%	\$120.47
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Lincoln	32	100.0%	1,517	121	92.2%	\$64.11

Lincoln



- There were 32 houses sold in Lincoln from January 1 to June 30, 2017, 14.3 percent more than the 28 sold in the second half of 2016 and 23.1 percent more than in the first half of 2016.
- The average price of a house sold in Lincoln decreased from \$127,627 in the second half of 2016 to \$99,206 in the first half of 2017.
- The average sales price was 22.3 percent lower than in the previous half year and 5.9 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale increased from 107 in the second half of 2016 to 121 in the first half of 2017.
- The average price per square foot for a house sold in Lincoln decreased from \$71.49 in the second half of 2016 to \$64.11 in the first half of 2017.
- The average price per square foot was 10.3 percent lower than in the previous half year and 2.3 percent higher than in the first half of 2016.
- About 1.9 percent of all houses sold in Washington County in the first half of 2017 were sold in Lincoln.
- The average sales price of a house was 47.3 percent of the county average.
- Of the 32 houses sold in the first half of 2017, 1 was new construction.
- There were 23 houses in Lincoln listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$169,665.
- According to the Washington County Assessor's database, 56.7 percent of houses in Lincoln were owner-occupied in the first half of 2017.



Lincoln

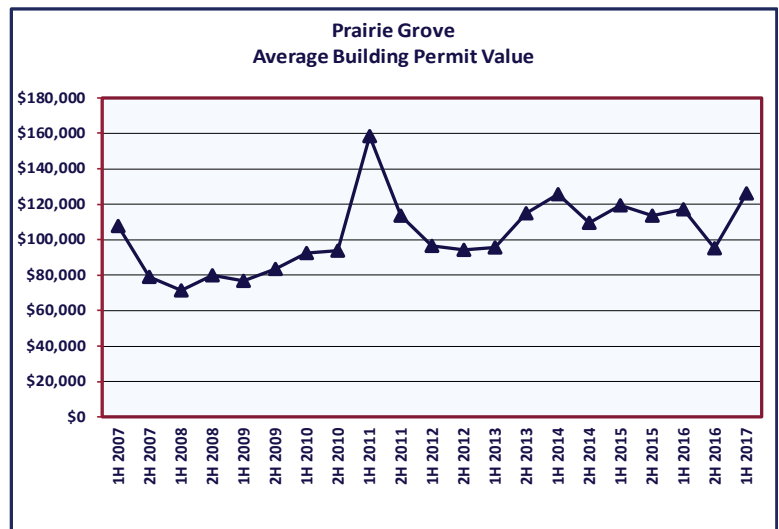
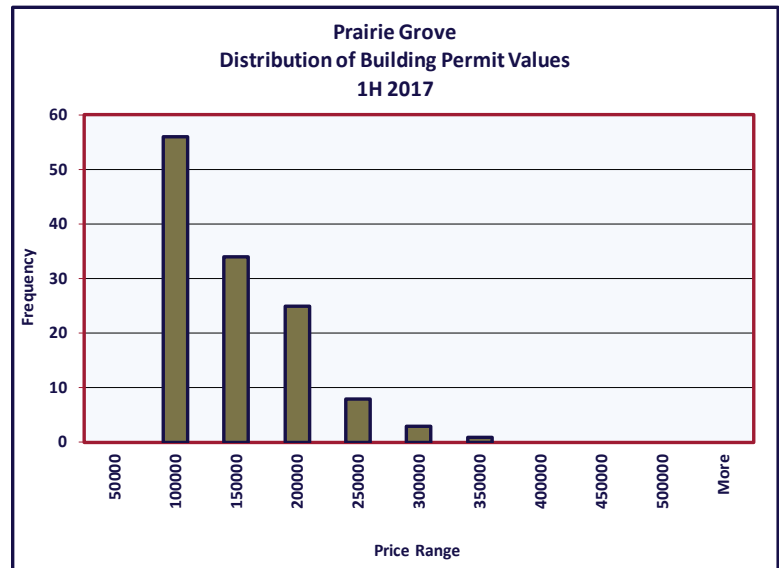
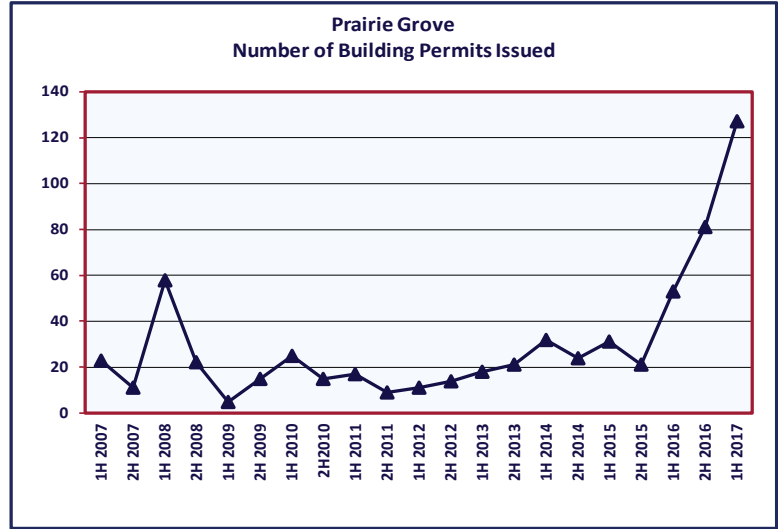
Lincoln Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Applegate	1	3.1%	1,407	122	\$102,000	\$72.49
Braly	3	9.4%	1,267	42	\$60,967	\$49.31
Corley	1	3.1%	1,705	124	\$102,900	\$60.35
Country Meadows	1	3.1%	1,074	61	\$95,000	\$88.45
Jackson Heights	1	3.1%	1,800	70	\$163,500	\$90.83
Lincoln Original	4	12.5%	1,152	109	\$70,400	\$59.43
Stapleton	1	3.1%	1,168	49	\$90,000	\$77.057
Other	20	62.5%	1,649	144	\$107,835	\$63.83
Lincoln	32	100.0%	1,517	121	\$99,206	\$64.11



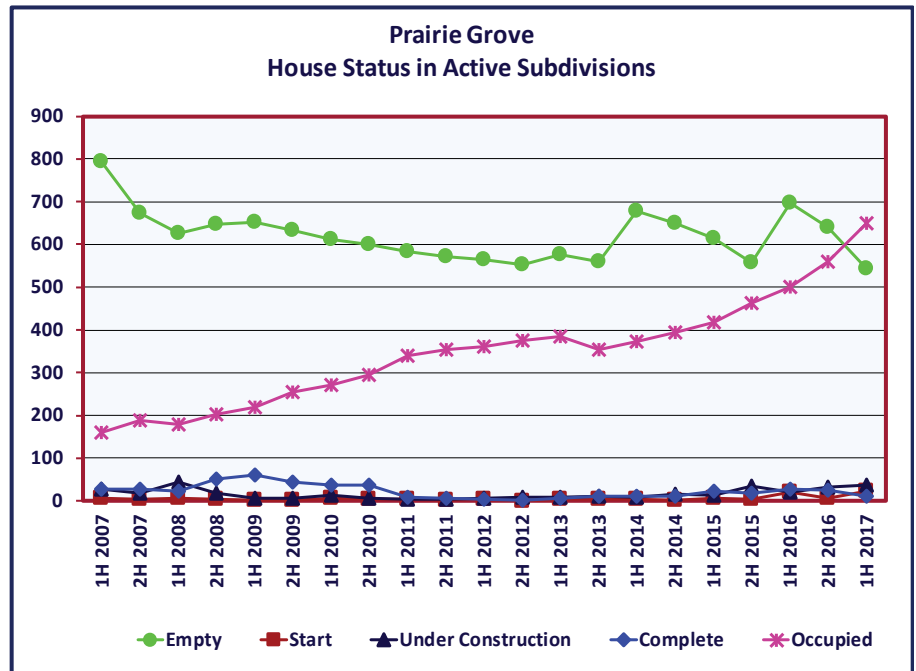
Prairie Grove

- From January 1 to June 30, 2017 there were 127 residential building permits issued in Prairie Grove. This represents a 139.6 percent increase from the first half of 2016.
- In the first half of 2017, a majority of the building permits in Prairie Grove were in the \$50,001 to \$150,000 range.
- The average residential building permit value in Prairie Grove increased by 7.5 percent from \$117,304 in the first half of 2016 to \$126,093 the first half of 2017.



Prairie Grove

- There were 1,265 total lots in 9 active subdivisions in Prairie Grove in the first half of 2017. About 51.3 percent of the lots were occupied, 0.9 percent were complete, but unoccupied, 3.0 percent were under construction, 1.8 percent were starts, and 42.9 percent were empty lots.
- The subdivision with the most houses under construction in Prairie Grove in the first half of 2017 was Sundowner with 19.
- 93 new houses in Prairie Grove became occupied in the first half of 2017. The annual absorption rate implies that there were 48.6 months of remaining inventory in active subdivisions, down from 87.3 months in the second half of 2016.
- There were 34 additional lots in two subdivisions receiving either preliminary or final approval by June 30, 2017.



Prairie Grove House Status in Active Subdivisions First Half 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	46	8	2	2	68	126	19	29.0
Belle Meade, Phases I, II	48	2	6	3	76	135	17	25.3
Chapel Ridge	1	0	0	0	14	15	1	12.0
Grandview Estates, Phases IB, II, III	11	0	0	0	11	22	1	132.0
Highlands Green Phase I	1	0	0	0	39	40	1	4.0
Highlands Square North	8	0	0	0	31	39	1	24.0
Prairie Meadows, Phases II, III	39	2	10	4	167	222	16	38.8
Stonecrest, Phase II	7	0	1	0	37	45	3	19.2
Sundowner, Phases I, II, III	382	11	19	3	206	621	34	72.2
Prairie Grove	543	23	38	12	649	1,265	93	48.6

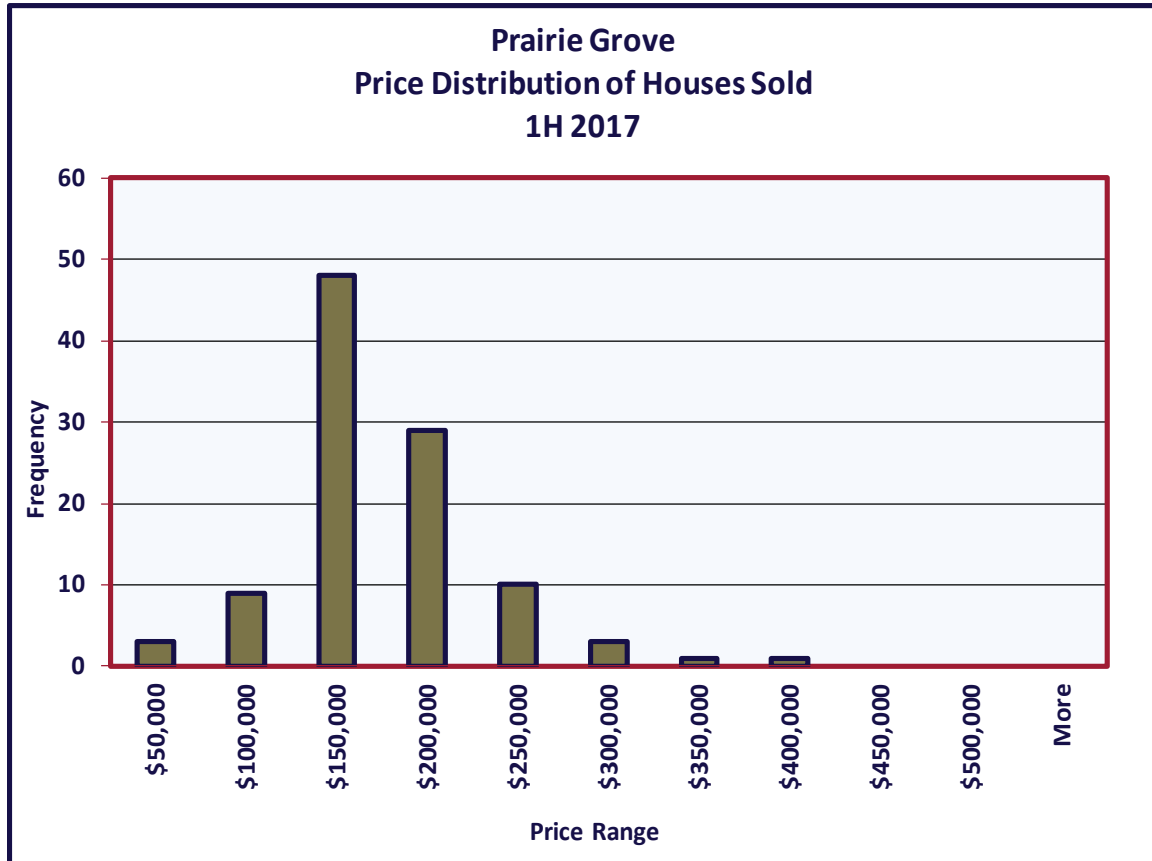
¹ No absorption has occurred in this subdivision in the last year.

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

Prairie Grove Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Highland Green, Phase II	1H 2017	31
<i>Final Approval</i>		
Coyle	1H 2017	3
Prairie Grove		34

Prairie Grove

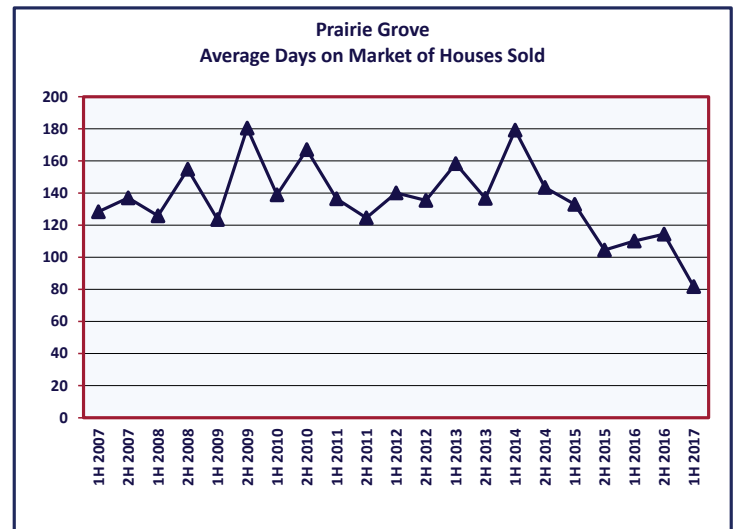
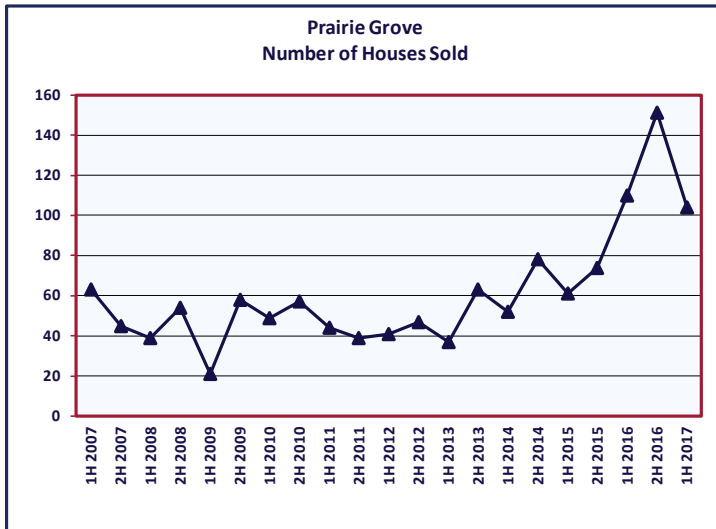


- 74.0 percent of the sold houses in Prairie Grove were priced between \$100,001 and \$200,000

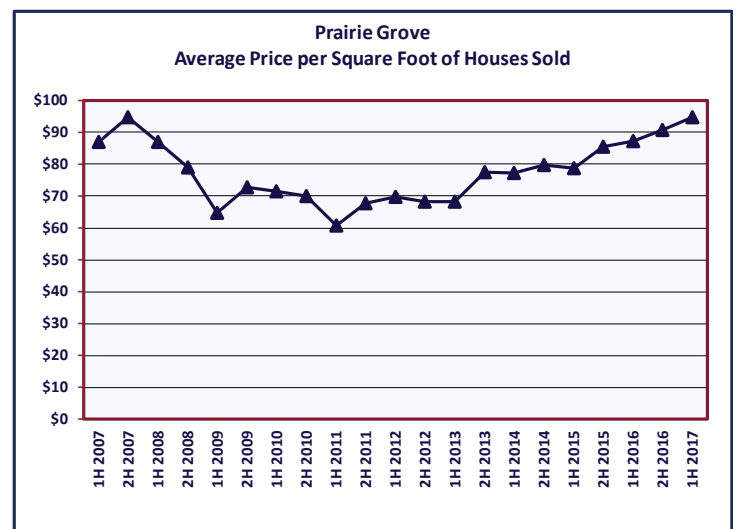
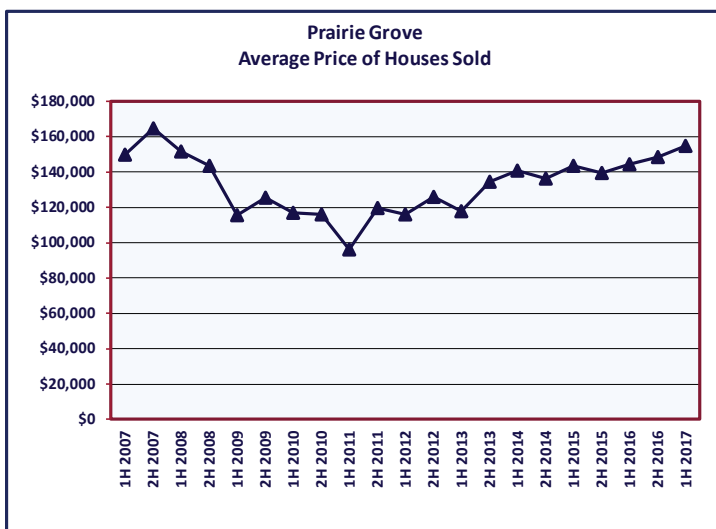
Prairie Grove Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	2.9%	971	51	74.3%	\$38.62
\$50,001 - \$100,000	9	8.7%	1,580	85	97.2%	\$58.12
\$100,001 - \$150,000	48	46.2%	1,427	79	98.4%	\$95.98
\$150,001 - \$200,000	29	27.9%	1,659	76	99.2%	\$105.00
\$200,001 - \$250,000	10	9.6%	2,114	101	99.9%	\$110.40
\$250,001 - \$300,000	3	2.9%	3,208	142	101.2%	\$86.26
\$300,001 - \$350,000	1	1.0%	3,700	62	97.2%	\$94.59
\$350,001 - \$400,000	1	1.0%	3,393	77	96.2%	\$112.00
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
Prairie Grove	104	100.0%	1,650	82	98.0%	\$94.81

Prairie Grove



- There were 104 houses sold in Prairie Grove from January 1 to June 30, 2017 or 31.1 percent less than the 151 sold in the second half of 2016 and 5.5 percent less than in the first half of 2016.
- The average price of a house sold in Prairie Grove increased from \$148,667 in the second half of 2016 to \$154,830 in the first half of 2017.
- The average sales price was 4.1 percent higher than in the previous half year and 7.1 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 114 in the second half of 2016 to 82 in the first half of 2017.
- The average price per square foot for a house sold in Prairie Grove increased from \$90.80 in the second half of 2016 to \$94.81 in the first half of 2017.
- The average price per square foot was 4.4 percent higher than in the second half of 2016 and 8.8 higher than in the first half of 2016.
- About 6.0 percent of all houses sold in Washington County in the first half of 2017 were sold in Prairie Grove. The average sales price of a house was 73.8 percent of the county average.
- Out of 104 houses sold in the first half of 2017, 37 were new construction. These newly constructed houses had an average sold price of \$167,399 and took an average of 84 days to sell from their initial listing dates.
- There were 70 houses in Prairie Grove listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$227,698.
- According to the Washington County Assessor's database, 65.1 percent of houses in Prairie Grove were owner-occupied in the first half of 2017.



Prairie Grove

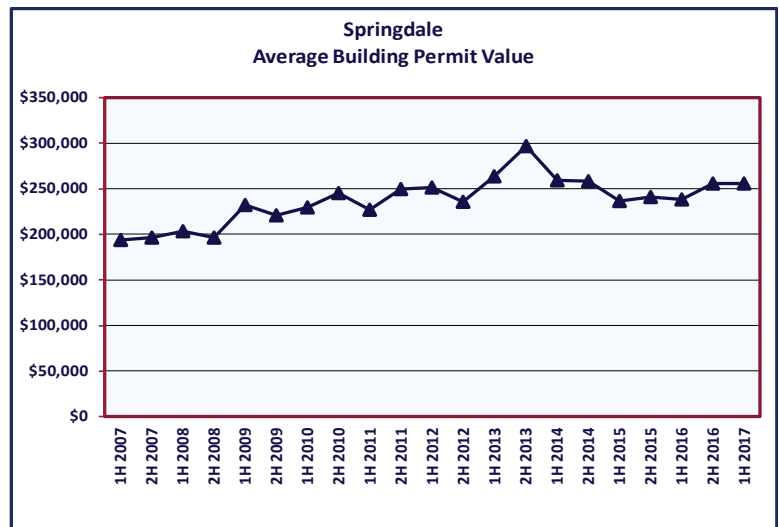
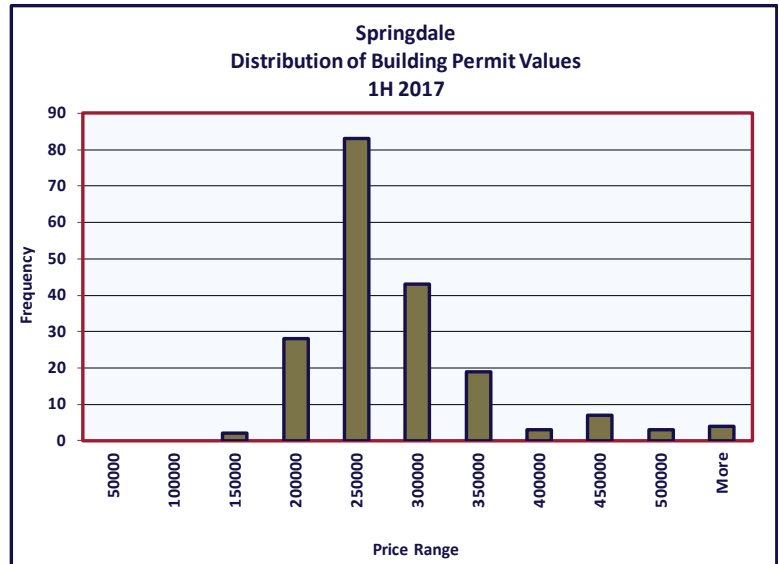
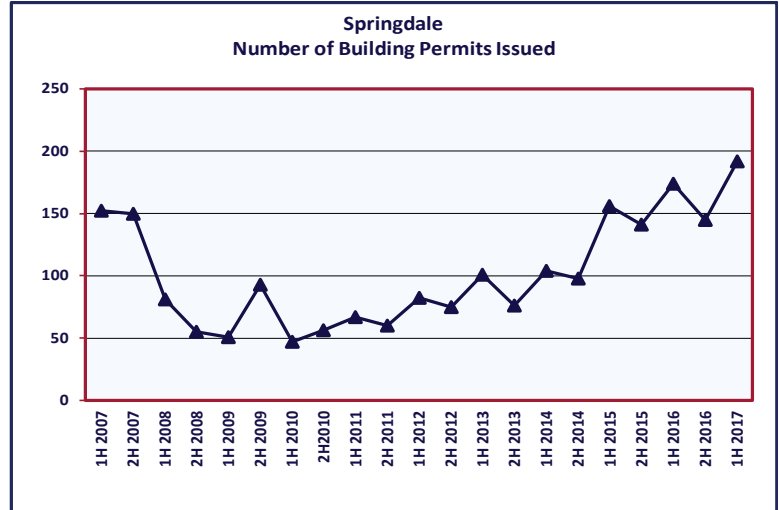
Prairie Grove Sold House Characteristics by Subdivision First Half 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ab Neals	1	1.0%	912	53	\$23,000	\$25.22
Battlefield Estates	19	18.3%	1,313	83	\$143,294	\$109.36
Belle Meade	7	6.7%	1,534	91	\$143,929	\$93.98
Brandon Estates	1	1.0%	1,789	240	\$179,900	\$100.56
Cummings	1	1.0%	2,134	191	\$75,000	\$35.15
Hartha Fleming	1	1.0%	1,423	38	\$125,000	\$87.84
Lahera Meadows	1	1.0%	1,772	145	\$124,000	\$69.98
Meadowsweet	2	1.9%	1,816	52	\$187,500	\$103.22
Prairie Grove Original	3	2.9%	1,416	45	\$105,000	\$74.62
Prairie Meadows	14	13.5%	1,739	76	\$171,500	\$98.26
Rogers	2	1.9%	1,382	91	\$97,000	\$73.80
Rose Prairie Estates	1	1.0%	2,011	52	\$235,000	\$116.86
Roy Fidler	2	1.9%	1,733	43	\$139,250	\$80.27
Royal Oaks	1	1.0%	1,152	53	\$95,000	\$82.47
Stonecrest	1	1.0%	1,260	55	\$137,500	\$109.13
Sundowner	21	20.2%	1,471	64	\$160,804	\$108.86
Wetzel	1	1.0%	1,352	51	\$128,647	\$95.15
Willow Creek	1	1.0%	1,674	36	\$130,000	\$77.66
Wt Neals	2	1.9%	1,154	66	\$95,200	\$83.154
Other	22	21.2%	2,217	105	\$181,293	\$79.94
Prairie Grove	104	100.0%	1,650	82	\$154,831	\$94.81



Springdale

- From January 1 to June 30, 2017 there were 192 residential building permits issued in Springdale. This represents a 10.3 percent increase from the first half of 2016.
- In the first half of 2017, a majority of building permits in Springdale were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Springdale increased by 7.0 percent from \$238,589 in the first half of 2016 to \$255,345 in the first half of 2017.

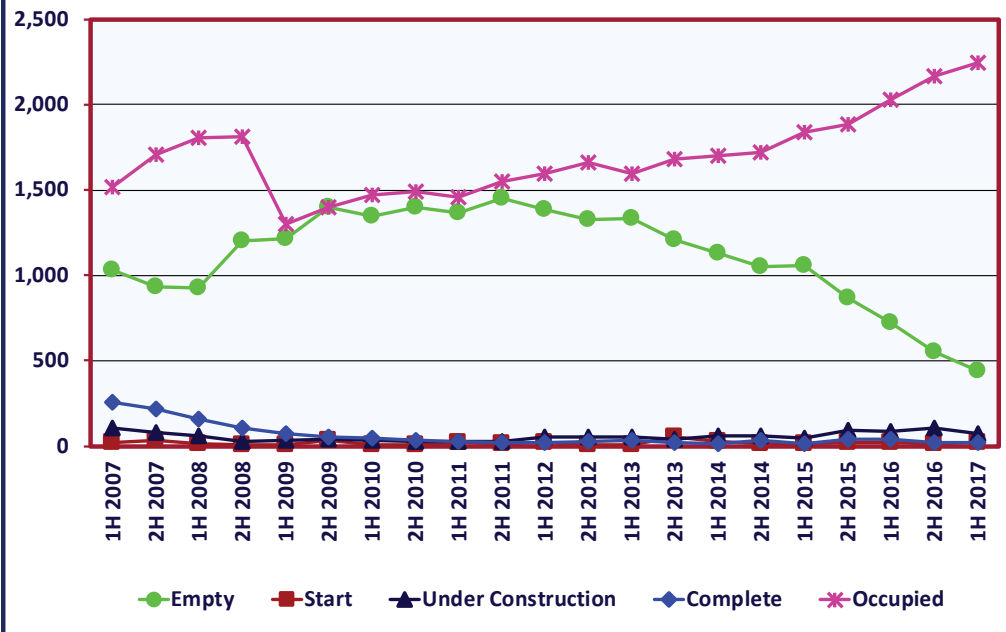


Springdale

- There were 2,803 total lots in 39 active subdivisions in Springdale in the first half of 2017. About 80.1 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 2.6 percent were under construction, 0.7 percent were starts, and 15.7 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the first half of 2017 were Grand Valley with 16, and Enclave and Grand Valley Meadows each with 7.
- No new construction or progress in existing construction occurred in the last year in 4 out of the 39 active subdivisions in Springdale.
- 147 new houses in Springdale became occupied in the first half of 2017. The annual absorption rate implies that there were 20.0 months of remaining inventory in active subdivisions, down from 25.0 months in the second half of 2016.
- In 9 out of the 39 active subdivisions in Springdale, no absorption



**Springdale
House Status in Active Subdivisions**



occurred in the past year.

- An additional 386 lots in 7 subdivisions had received either preliminary or final approval by June 30, 2017.

Springdale Preliminary and Final Approved Subdivisions First Half 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Joy Acres	1H 2016	4
Tuscany, Phase III,IV,V,VI	1H 2016	81
Springdale 2016 LLC	1H 2016	170
<i>Final Approval</i>		
Business Park at Brush Creek	1H 2016	6
Legendary Phase II B	2H 2016	34
Mill Creek PUD	2H 2016	7
Tyson Heights	1H 2017	84
Springdale		386

Springdale

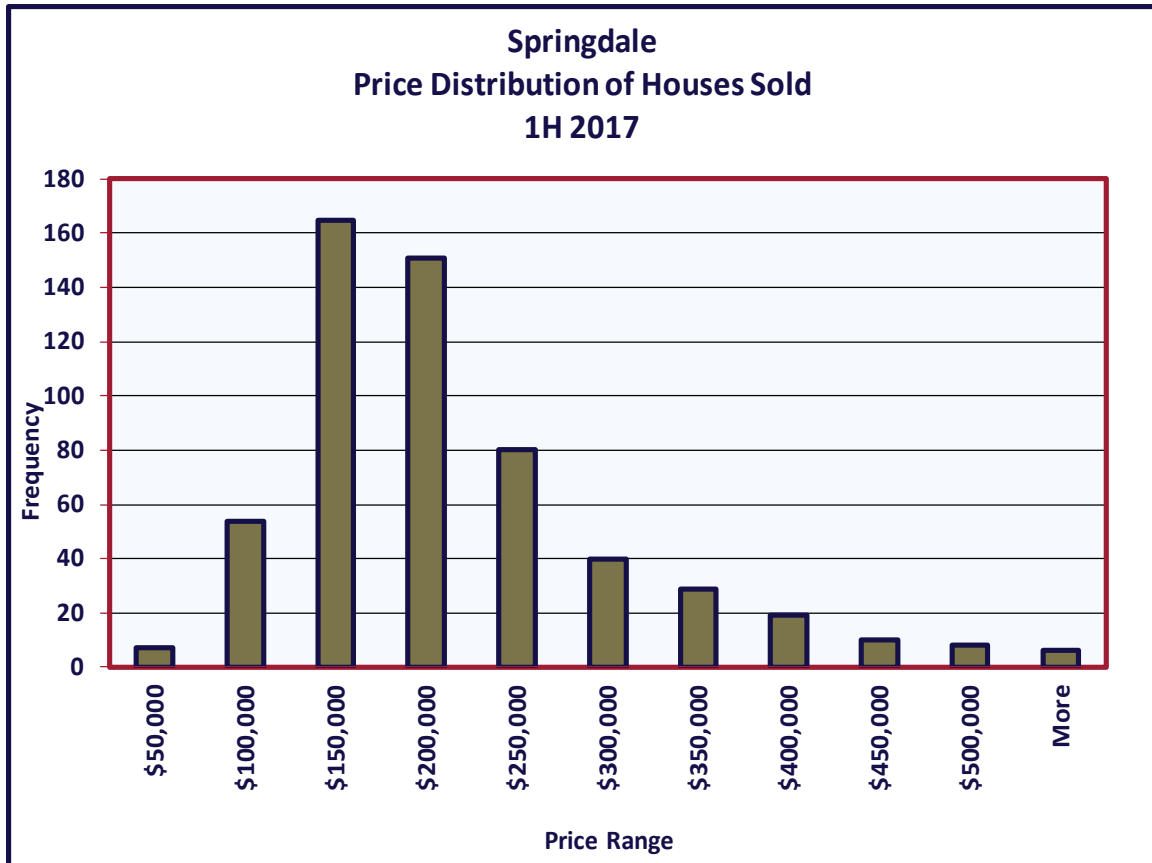
Springdale House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	5	0	0	0	100	105	3.0	10.0
Arkanshire ¹	3	0	2	0	65	70	0.0	--
Brookemore Chase ¹	0	2	1	0	29	32	0.0	--
Butterfield Gardens, Phase III	0	1	0	0	75	76	0.0	3.0
Camelot	18	0	0	0	49	67	9.0	11.4
Carriage Crossing	0	0	0	0	20	20	2.0	0.0
Churchill Crescent, Phase III ¹	1	1	0	0	12	14	0.0	--
East Ridge	4	0	0	0	4	8	2.0	16.0
Eastview	2	0	0	0	169	171	51.0	0.2
The Enclave	17	1	7	0	41	66	1.0	300.0
The Falls	3	0	2	1	24	30	4.0	14.4
Fern's Valley	31	0	1	0	21	53	4.0	64.0
Grand Valley	31	2	16	0	110	159	23.0	11.1
Grand Valley Estates	10	1	0	0	13	24	1.0	66.0
Grand Valley Meadows	69	0	7	5	11	92	3.0	88.4
Grand Valley Stables at Guy Terry Farms ¹	5	0	1	0	18	24	0.0	--
Har-Ber Meadows, Phases V, XVIII, XX	11	0	1	0	98	110	0.0	144.0
Hidden Hills, Phase II	10	0	0	0	73	83	1.0	120.0
Jacob's Court (Benton County)	0	0	4	0	24	28	0.0	8.0
Legendary, Phase I, Phase IIA (Benton County)	62	2	6	14	104	188	13.0	48.0
Meadow Haven ^{1,2}	7	0	0	0	29	36	0.0	--
Mill's Quarter	0	0	0	0	19	19	1.0	0.0
Parker's Place, Phase II	0	0	0	0	43	43	1.0	0.0
Renaissance South	1	1	4	0	52	58	2.0	18.0
Rosson Creek	13	2	3	0	31	49	2.0	72.0
Sage Field	0	2	0	0	92	94	4.0	6.0
Savannah Ridge	17	0	0	0	76	93	1.0	40.8
Serenity Phase I	3	0	0	0	97	100	2.0	1.6
Silent Knoll	20	2	0	0	46	68	4.0	33.0
Spring Creek Estates, Phases IIA-IIB	2	0	0	0	112	114	2.0	4.8
Spring Creek Park	0	0	0	0	144	144	1.0	0.0
Spring Hill, Phases I, II (Benton County)	13	1	2	0	163	179	2.0	19.2
Sugg	1	0	4	3	10	18	4.0	24.0
Sylvan Acres (Benton County) ^{1,2}	22	0	0	0	4	26	0.0	--
Thornbury, Phases III, V (Benton County)	12	0	1	1	57	71	0.0	--
Tuscany Phase I	14	2	6	0	142	164	3.0	22.0
Vicenza Villa	20	1	5	0	48	74	1.0	52.0
Wagon Wheel Bend (Benton County) ^{1,2}	6	0	0	0	18	24	0.0	--
Williamstowne Estates ^{1,2}	6	0	0	0	3	9	0.0	--
Springdale	439	21	73	24	2,246	2,803	147	20.0

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

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

Springdale

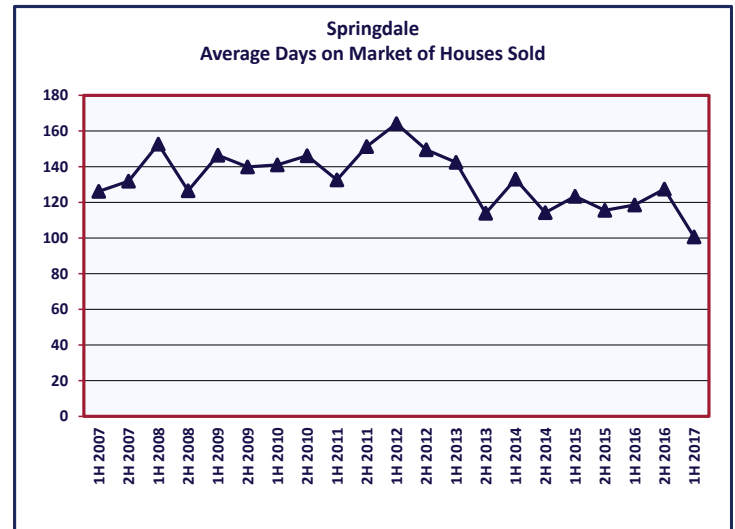
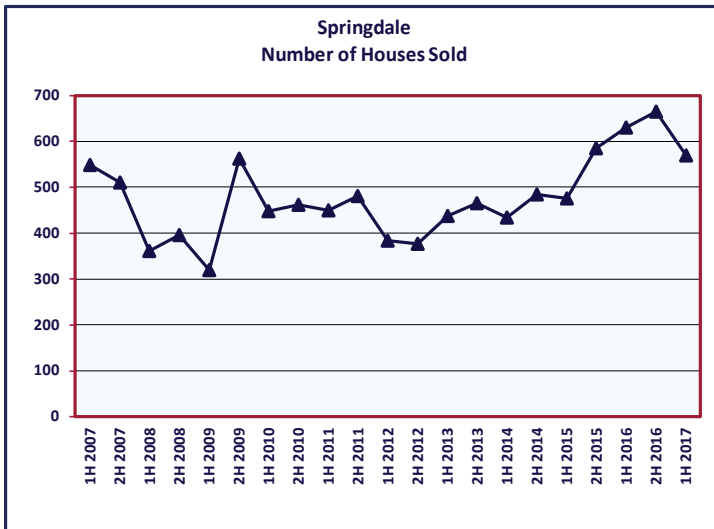


- 69.6 percent of the sold houses in Springdale were priced between \$100,001 and \$250,000.

Springdale Price Range of Houses Sold First Half of 2017

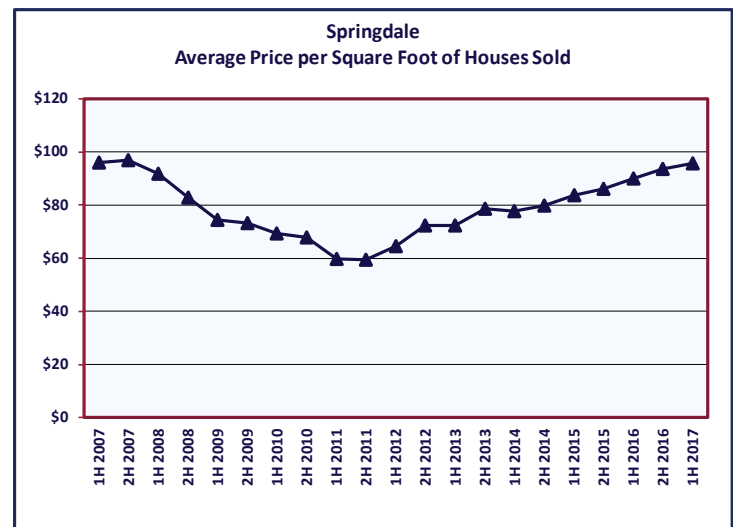
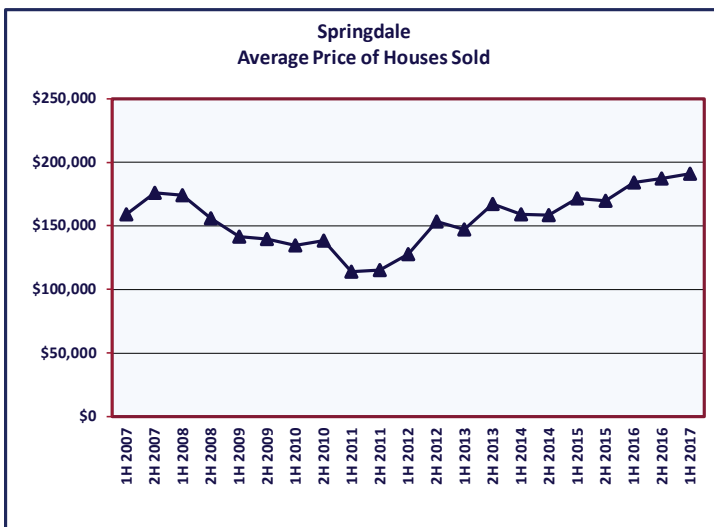
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	1.2%	881	93	92.4%	\$47.12
\$50,001 - \$100,000	54	9.5%	1,168	78	95.2%	\$72.19
\$100,001 - \$150,000	165	29.0%	1,512	90	97.8%	\$88.02
\$150,001 - \$200,000	151	26.5%	1,817	106	98.3%	\$96.54
\$200,001 - \$250,000	80	14.1%	2,168	106	98.5%	\$104.29
\$250,001 - \$300,000	40	7.0%	2,532	85	98.5%	\$110.95
\$300,001 - \$350,000	29	5.1%	2,898	142	97.1%	\$113.11
\$350,001 - \$400,000	19	3.3%	3,292	119	97.3%	\$113.64
\$400,001 - \$450,000	10	1.8%	3,800	98	97.1%	\$115.13
\$450,001 - \$500,000	8	1.4%	4,093	142	96.2%	\$116.28
\$500,000+	6	1.1%	4,763	163	94.2%	\$130.00
Springdale	569	100.0%	1,957	100	97.6%	\$95.63

Springdale



- There were 569 houses sold in Springdale from January 1 to June 30, 2017 or 14.3 percent less than the 664 sold in the second half of 2016 and 9.7 percent less than in the first half of 2016.
- The average price of a house sold in Springdale increased from \$187,107 in the second half of 2016 to \$190,910 in the first half of 2017.
- The average sales price was 2.0 percent higher than in the previous half year and 3.8 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 127 in the second half of 2016 to 100 in the first half of 2017.
- The average price per square foot for a house sold in Springdale increased from \$93.61 in the second half of 2016 to \$95.63 in the first half of 2017.
- The average price per square foot was 2.2 percent higher

- than in the second half of 2016 and 6.4 percent higher than in the first half of 2016.
- About 32.9 percent of all houses sold in Washington County in the first half of 2017 were sold in Springdale. The average sales price of a house was 91.0 percent of the county average.
- Out of 569 houses sold in the first half of 2017, 110 were new construction. These newly constructed houses had an average sold price of \$224,257 and took an average of 132 days to sell from their initial listing dates.
- There were 245 houses in Springdale listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$334,888.
- According to the Washington County Assessor's database, 62.0 percent of houses in Springdale were owner-occupied in the first half of 2017.



Springdale

Springdale Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	4	0.7%	1,950	105	\$156,223	\$79.99
Apple Meadows	1	0.2%	2,155	100	\$222,875	\$103.42
Apple Orchard	1	0.2%	1,539	123	\$129,800	\$84.34
Arber Estates	4	0.7%	1,793	85	\$196,438	\$109.72
Belmont Estates	1	0.2%	3,463	99	\$337,000	\$97.31
Bethel Heights	1	0.2%	1,459	185	\$190,350	\$130.47
Birds	1	0.2%	1,998	106	\$108,000	\$54.05
Blue Springs Village	3	0.5%	1,390	50	\$117,667	\$84.49
Blueberry Acres	1	0.2%	1,460	91	\$130,000	\$89.04
Bradshaw Add	1	0.2%	1,927	87	\$128,500	\$66.68
Brandons Way	1	0.2%	2,552	161	\$157,000	\$61.52
Brenda	1	0.2%	864	73	\$48,000	\$55.56
Briarwood	1	0.2%	1,618	36	\$160,000	\$98.89
Broadmore Acres	1	0.2%	1,584	43	\$140,000	\$88.38
Brookemore Chase	1	0.2%	1,935	792	\$199,900	\$103.31
Brush Creek	1	0.2%	3,023	61	\$309,000	\$102.22
Buckingham Estates	2	0.4%	3,396	279	\$380,000	\$111.00
Butterfield Gardens	1	0.2%	1,169	30	\$96,000	\$82.12
C F Noels	1	0.2%	936	37	\$62,500	\$66.77
Callihan Estates	1	0.2%	3,260	622	\$205,000	\$62.88
Camelot	3	0.5%	2,983	165	\$347,167	\$116.34
Candlestick Place	2	0.4%	1,453	71	\$137,750	\$94.92
Canterbury	1	0.2%	2,004	88	\$195,000	\$97.31
Carriage Crossing	2	0.4%	2,666	116	\$293,000	\$110.16
Carrington Place	1	0.2%	1,670	36	\$158,000	\$94.61
Cedar Grove Farms	1	0.2%	1,300	152	\$120,000	\$92.31
Central Village	1	0.2%	1,138	48	\$119,900	\$105.36
Chadwick	2	0.4%	2,012	92	\$179,450	\$89.02
Chantel	1	0.2%	2,061	67	\$209,500	\$101.65
Charleston Park At Legendary	1	0.2%	1,802	35	\$205,000	\$113.76
Churchill	1	0.2%	5,045	93	\$630,000	\$124.88
Clear Creek Acres	1	0.2%	3,082	154	\$365,000	\$118.43
Cobblestone	1	0.2%	2,957	185	\$260,000	\$87.93
Cogerdewese	1	0.2%	1,400	196	\$140,000	\$100.00
Cogersamuels	1	0.2%	1,088	86	\$59,900	\$55.06
College Heights	1	0.2%	1,584	138	\$97,270	\$61.41
Comley Davis	1	0.2%	1,166	30	\$75,000	\$64.32
Country Club Estates	4	0.7%	3,434	177	\$314,920	\$95.48
County Court	9	1.6%	1,432	59	\$84,367	\$68.61
Courtyard	1	0.2%	1,855	96	\$166,000	\$89.49
Crazy Eight	1	0.2%	1,813	66	\$174,500	\$96.25
Crestridge	1	0.2%	1,618	43	\$151,000	\$93.33
Dandys	1	0.2%	2,104	131	\$152,000	\$72.24
Davis	1	0.2%	1,677	77	\$125,000	\$74.54
Deerfield	3	0.5%	1,696	84	\$148,000	\$87.64

Springdale

Springdale Sold House Characteristics by Subdivision (continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Eagle Crest	2	0.4%	1,972	73	\$181,000	\$92.20
Eastview	15	2.6%	1,570	189	\$143,337	\$92.41
Edmondson	1	0.2%	2,195	68	\$168,000	\$76.54
Elm Springs Meadows	3	0.5%	3,033	87	\$328,300	\$109.90
Elm Springs Original	1	0.2%	1,100	51	\$80,000	\$72.73
Elm Valley	5	0.9%	2,584	107	\$324,364	\$125.63
Elmdale Heights	3	0.5%	1,192	94	\$109,000	\$93.75
Elmdale Terrace	5	0.9%	1,432	106	\$121,000	\$86.95
Enclave	2	0.4%	3,750	50	\$470,000	\$125.54
Fairway	2	0.4%	909	49	\$72,800	\$81.96
Falcon Heights	1	0.2%	1,579	18	\$139,900	\$88.60
Falls	3	0.5%	3,542	169	\$407,283	\$115.19
Fergusons Glen	3	0.5%	1,985	43	\$191,333	\$96.45
Flowing Springs	1	0.2%	2,322	132	\$222,500	\$95.82
Forest Glen	3	0.5%	2,201	98	\$216,500	\$98.99
Frederick	1	0.2%	1,709	65	\$140,500	\$82.21
Garnerlarimore	1	0.2%	1,176	25	\$99,900	\$84.95
Gates	2	0.4%	962	64	\$59,750	\$61.07
Glenstone	1	0.2%	1,300	43	\$100,500	\$77.31
Grand Valley	16	2.8%	1,726	173	\$185,138	\$105.86
Grand Valley Meadows	9	1.6%	2,046	114	\$219,438	\$107.25
Grand Valley Stables	1	0.2%	3,626	44	\$424,000	\$116.93
Great Meadows	2	0.4%	1,433	169	\$130,450	\$91.48
Greenlawn	1	0.2%	904	16	\$73,900	\$81.75
Greystone	1	0.2%	2,285	73	\$247,500	\$108.32
Har-Ber Meadows	16	2.8%	2,347	80	\$262,278	\$112.76
Hayes	1	0.2%	1,032	53	\$111,500	\$108.04
Henson Heights	3	0.5%	2,210	68	\$153,667	\$69.02
Hidden Hills	2	0.4%	1,408	104	\$124,325	\$88.33
Hidden Lake Estates	9	1.6%	1,215	81	\$115,656	\$95.34
High Chaparral	5	0.9%	2,187	110	\$157,757	\$72.83
High Ridge Estates	1	0.2%	3,396	88	\$417,500	\$122.94
Highlands	3	0.5%	926	61	\$65,300	\$71.95
Houts	1	0.2%	813	120	\$74,900	\$92.13
Howards	1	0.2%	996	30	\$86,000	\$86.35
Hunters Ridge	1	0.2%	1,687	43	\$158,000	\$93.66
Indianhead Estates	2	0.4%	1,815	60	\$154,250	\$84.88
Jacobs Court	1	0.2%	1,400	202	\$147,500	\$105.36
Jay J Acres	1	0.2%	4,714	42	\$622,000	\$131.95
Jessmeg Acres	1	0.2%	3,653	43	\$475,000	\$130.03
Karrington Ridge	2	0.4%	1,194	46	\$118,000	\$98.83
Kensington	1	0.2%	1,697	29	\$181,000	\$106.66
Lakeview	3	0.5%	1,767	73	\$128,467	\$70.65
Lakeview Heights	1	0.2%	2,460	58	\$209,000	\$84.96
Legendary	22	3.9%	1,827	134	\$208,286	\$114.13

Springdale

Springdale Sold House Characteristics by Subdivision (continued) First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Lendel Estates	1	0.2%	2,303	81	\$190,000	\$82.50
Lester	4	0.7%	2,372	65	\$189,038	\$82.76
Liberty Heights	3	0.5%	3,568	98	\$381,000	\$106.80
Maple Drive	2	0.4%	1,184	37	\$78,750	\$66.18
Mayes	1	0.2%	1,669	112	\$110,000	\$65.91
Meadows	1	0.2%	2,174	84	\$188,500	\$86.71
Monticello	2	0.4%	2,630	96	\$247,000	\$93.86
Morris Valley	1	0.2%	1,194	33	\$114,000	\$95.48
Neals	1	0.2%	980	190	\$79,900	\$81.53
Neff	8	1.4%	1,487	132	\$119,113	\$80.89
North Heights	1	0.2%	1,508	36	\$117,900	\$78.18
North Meadows	3	0.5%	1,041	87	\$109,100	\$104.75
Northeast Meadow	1	0.2%	1,192	36	\$109,900	\$92.20
Northside	1	0.2%	1,056	35	\$93,000	\$88.07
Oak Hills	1	0.2%	1,440	133	\$94,300	\$65.49
Oak Place	4	0.7%	1,813	79	\$160,850	\$88.80
Oak Ridge Estates	1	0.2%	2,869	172	\$315,000	\$109.79
Oak Valley	1	0.2%	1,906	104	\$172,500	\$90.50
Oak Walk	3	0.5%	2,102	90	\$199,333	\$94.77
Oaks	5	0.9%	2,060	91	\$170,580	\$83.48
Oakwood Estates	1	0.2%	3,866	313	\$455,000	\$117.69
Orchard	6	1.1%	1,647	76	\$139,400	\$85.54
Palisades	4	0.7%	1,917	69	\$165,375	\$86.45
Paradise Valley	2	0.4%	1,173	69	\$118,950	\$101.45
Park Place	1	0.2%	1,148	42	\$108,500	\$94.51
Parkers	1	0.2%	950	91	\$34,661	\$36.49
Parker's Place	2	0.4%	1,612	38	\$180,000	\$111.61
Parson Hills	3	0.5%	1,879	211	\$140,433	\$75.05
Peaceful Valley	14	2.5%	1,783	79	\$146,214	\$82.42
Pines, The	3	0.5%	1,043	117	\$98,533	\$94.24
Pinewood	3	0.5%	2,472	61	\$245,800	\$99.75
Pinkley	1	0.2%	3,421	130	\$380,000	\$111.08
Plantation Estates	1	0.2%	4,365	188	\$355,000	\$81.33
Ponderosa	2	0.4%	2,233	46	\$151,000	\$68.91
Porthaven	1	0.2%	1,450	34	\$150,500	\$103.79
Powell	1	0.2%	1,049	38	\$58,000	\$55.29
Pults	1	0.2%	1,022	132	\$72,000	\$70.45
Putmans	2	0.4%	1,174	47	\$82,000	\$69.99
Quail Run	2	0.4%	2,288	46	\$245,500	\$107.34
Quandt	1	0.2%	1,101	154	\$92,100	\$83.65
R L Hayes Park	2	0.4%	1,121	175	\$47,450	\$45.80
Randy Acres	1	0.2%	1,129	64	\$55,000	\$48.72
Ravenwood	3	0.5%	2,093	65	\$213,333	\$101.98
Renaissance	4	0.7%	2,204	88	\$217,000	\$98.87

Springdale

Springdale Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Renaissance South	2	0.4%	2,570	136	\$300,450	\$117.00
Rochelle Riviera	1	0.2%	2,737	139	\$375,000	\$137.01
Rogers	4	0.7%	1,676	127	\$132,250	\$82.95
Rolling Oaks Estates	1	0.2%	2,485	129	\$295,000	\$118.71
Rosson Creek	2	0.4%	2,046	24	\$235,000	\$115.22
Saddlebrook	1	0.2%	1,776	49	\$169,500	\$95.44
San Jose Estates	3	0.5%	3,210	60	\$248,667	\$77.68
Savannah Ridge	1	0.2%	1,659	54	\$174,750	\$105.33
Schmeidings First	2	0.4%	1,388	57	\$97,950	\$70.54
Serenity	2	0.4%	1,557	36	\$150,500	\$97.08
Shady Oaks	2	0.4%	2,210	86	\$201,000	\$91.60
Silverstone	5	0.9%	1,429	84	\$134,660	\$94.31
Sonoma	1	0.2%	1,917	474	\$176,000	\$91.81
South Barrington Estates	2	0.4%	2,598	82	\$310,438	\$119.55
Southern Hills	1	0.2%	1,665	98	\$134,000	\$80.48
Southfield	2	0.4%	1,505	47	\$129,625	\$86.64
Southhill	1	0.2%	1,968	136	\$168,000	\$85.37
Southwest	2	0.4%	1,371	110	\$119,075	\$86.65
Southwind Terrace	3	0.5%	3,000	220	\$244,908	\$83.62
Spanish Trace	2	0.4%	2,195	109	\$171,500	\$78.17
Spring Creek Estates	9	1.6%	1,949	63	\$186,056	\$95.49
Spring Creek Park	6	1.1%	1,523	55	\$146,125	\$95.97
Spring Hill	9	1.6%	2,060	95	\$210,288	\$102.51
Spring Ridge	2	0.4%	3,642	183	\$425,000	\$116.71
Steve Miller	1	0.2%	984	33	\$89,000	\$90.45
Stockton Place	2	0.4%	1,360	50	\$135,250	\$99.49
Stonegate	3	0.5%	1,829	99	\$175,925	\$99.44
Sugg	5	0.9%	1,415	87	\$158,723	\$112.16
Sunrise	2	0.4%	1,591	84	\$90,650	\$57.14
Sunset Ridge	1	0.2%	4,228	56	\$470,000	\$111.16
Suttle Estates	2	0.4%	4,443	137	\$423,250	\$94.73
Thompsons	2	0.4%	1,631	139	\$92,108	\$59.47
Thornbury	3	0.5%	4,418	190	\$470,333	\$107.45
Timber Ridge	1	0.2%	3,015	81	\$309,000	\$102.49
Turtle Cove Estates	1	0.2%	3,813	68	\$330,000	\$86.55
Tuscany	9	1.6%	2,857	106	\$340,178	\$119.09
Valley View	1	0.2%	1,748	67	\$136,600	\$78.15
Vaughans	1	0.2%	1,548	50	\$79,900	\$51.61
Village Estates	2	0.4%	1,948	236	\$159,000	\$79.37
Vineyard	2	0.4%	1,983	187	\$186,450	\$93.92
W Walker	4	0.7%	1,817	66	\$137,000	\$75.42
Walnut Crossing	5	0.9%	1,603	44	\$148,680	\$93.27
Walnut Grove	1	0.2%	1,251	43	\$129,900	\$103.84
Walnut Ridge Estates	1	0.2%	2,721	37	\$220,000	\$80.85
War Eagle Bend	1	0.2%	2,134	155	\$173,900	\$81.49

Springdale

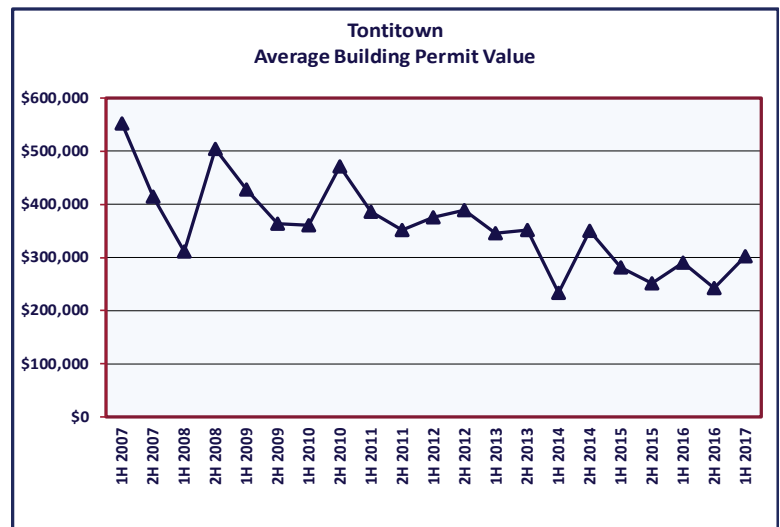
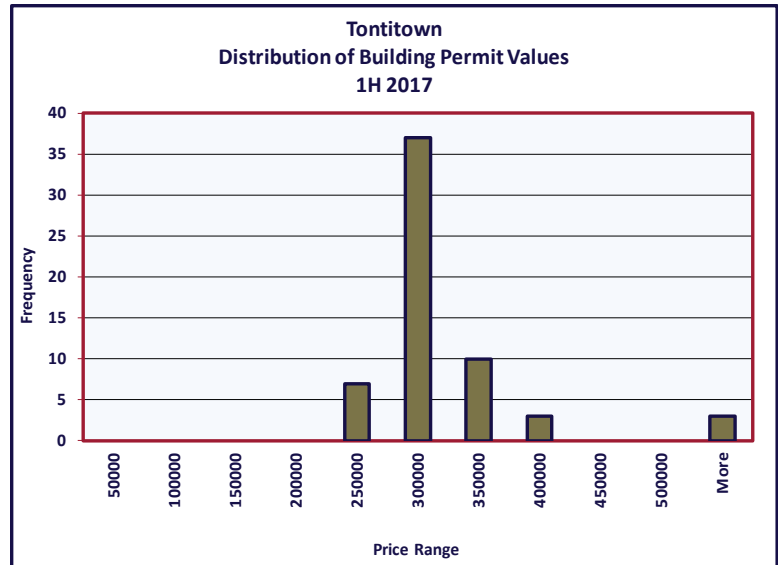
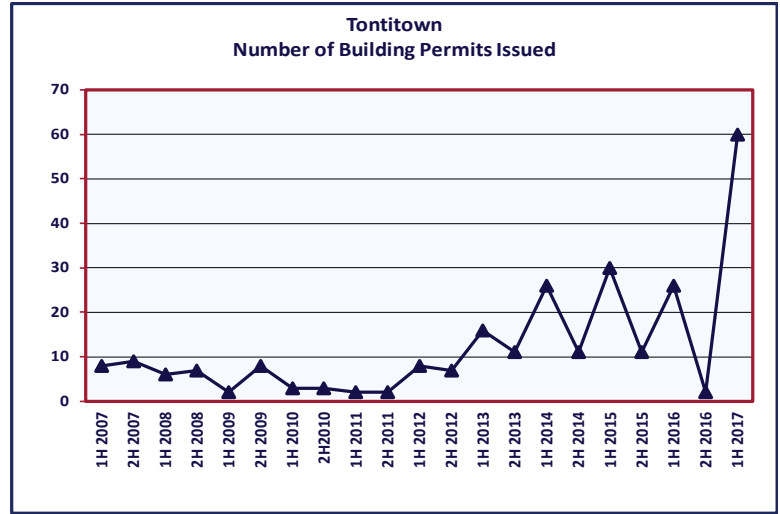
Springdale Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
War Eagle Cove	2	0.4%	2,272	115	\$213,500	\$101.67
West Emma Gardens	1	0.2%	1,790	82	\$193,375	\$108.03
West End	1	0.2%	1,237	83	\$49,000	\$39.61
Westbrook	18	3.2%	2,208	65	\$255,784	\$115.81
Western Oaks	4	0.7%	2,090	61	\$183,200	\$86.36
Westfield	1	0.2%	1,568	50	\$148,500	\$94.71
Westwood Heights	3	0.5%	1,508	140	\$93,667	\$63.31
White Hills	1	0.2%	1,164	56	\$97,500	\$83.76
Wilkins	3	0.5%	1,783	85	\$153,300	\$86.02
Willard Walker	2	0.4%	2,145	69	\$181,000	\$84.43
Willow Bend	2	0.4%	3,760	70	\$440,500	\$117.25
Windsor	3	0.5%	2,101	40	\$211,300	\$100.75
Wobbe Gardens	1	0.2%	1,262	128	\$103,000	\$81.62
Woodcliff	2	0.4%	3,163	184	\$267,000	\$87.18
Woodland	3	0.5%	1,621	70	\$146,167	\$90.03
Woodland Heights	5	0.9%	1,241	66	\$109,411	\$88.84
Other	60	10.5%	1,851	99	\$196,867	\$105.52
Springdale	569	100.0%	1,957	100	\$190,910	\$95.63

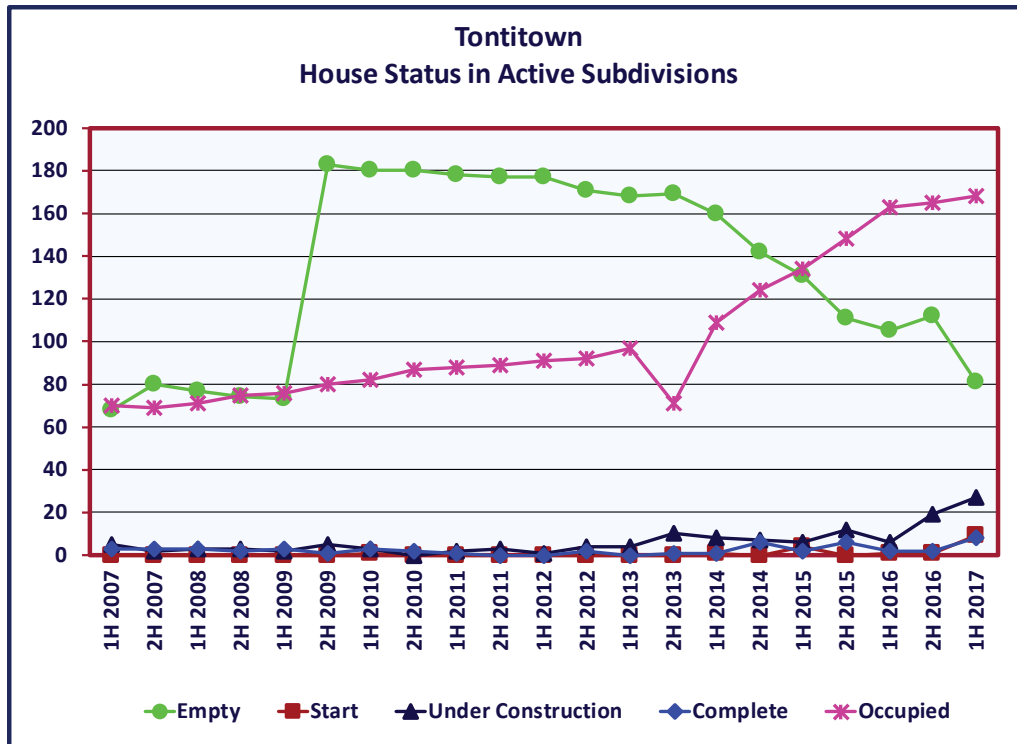


Tontitown

- From January 1 to June 30, 2017 there were 60 residential building permits issued in Tontitown. This represents a 130.8 percent increase from the first half of 2016.
- The average residential building permit value in Tontitown was \$302,089 in the first half of 2017, an increase of 4.0 percent from the first half of 2016.
- A majority of the building permits issued in Tontitown were between \$250,001 and \$300,000.



Tontitown



- There were 293 total lots in 11 active subdivisions in Tontitown in the first half of 2017. About 57.3 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 9.2 percent were under construction, 3.1 percent were starts, and 27.6 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the first half of 2017 was Westbrook with 15.
- 26 new houses in Tontitown became occupied in the first half of 2017. The annual absorption rate implies that there were 34.1 months of remaining inventory in active subdivisions, down from 48.7 months in the second half of 2016.
- In 1 out of the 10 active subdivisions in Tontitown, no absorption occurred in the past year.
- An additional 230 lots in 2 subdivisions had received either preliminary or final approval by June 30, 2017.

Tontitown Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> South Pointe, Phase I, II	1H 2017	179
<i>Preliminary Approval</i> Liberty	1H 2017	51
Tontitown		230

Tontitown

Tontitown House Status in Active Subdivisions First Half of 2017

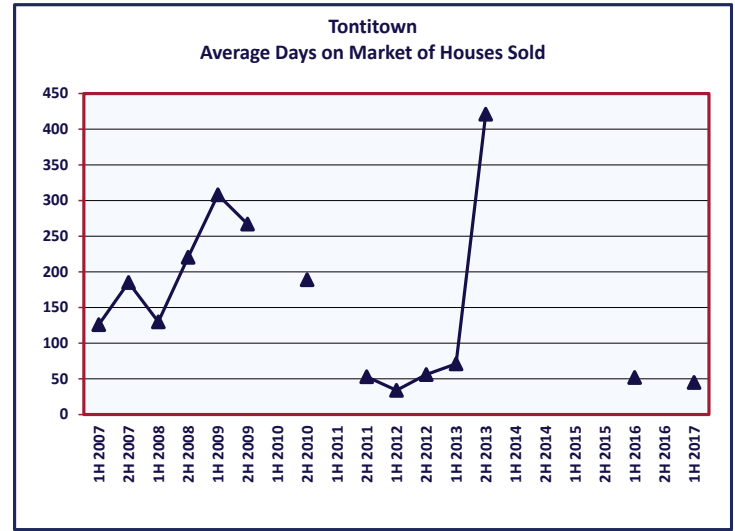
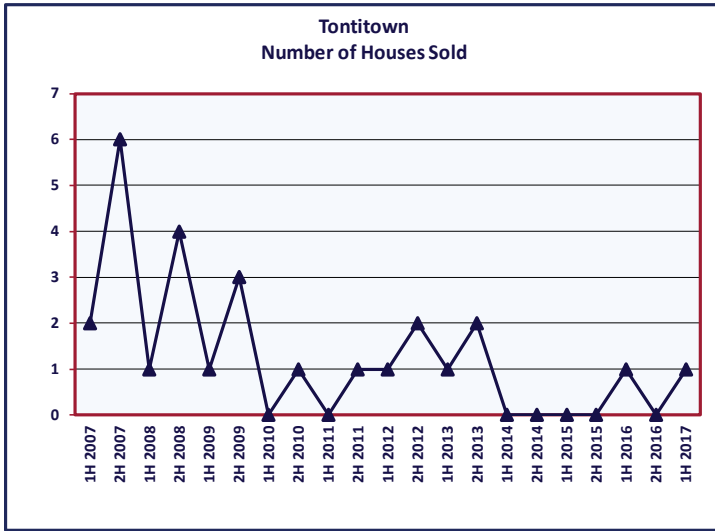
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	5	0	1	0	24	30	1	36.0
Brush Creek ¹	0	0	1	0	19	20	0	--
Coppertree	6	0	0	0	8	14	2	36.0
San Gennaro	6	0	0	0	8	14	0	36.0
South Barrington Road	16	2	5	0	1	24	1	276.0
Taldo	0	0	0	0	8	8	1	0.0
Tuscan Sun	1	0	0	0	19	20	1	12.0
Tuscany, Phase II	25	4	6	2	4	41	4	111.0
Westbrook	27	3	15	6	62	113	15	20.4
Western Trails Estates	0	0	0	0	24	24	1	0.0
White Oak Estates	0	0	0	0	15	15	1	0.0
Tontitown	81	9	27	8	168	293	26	34.1

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

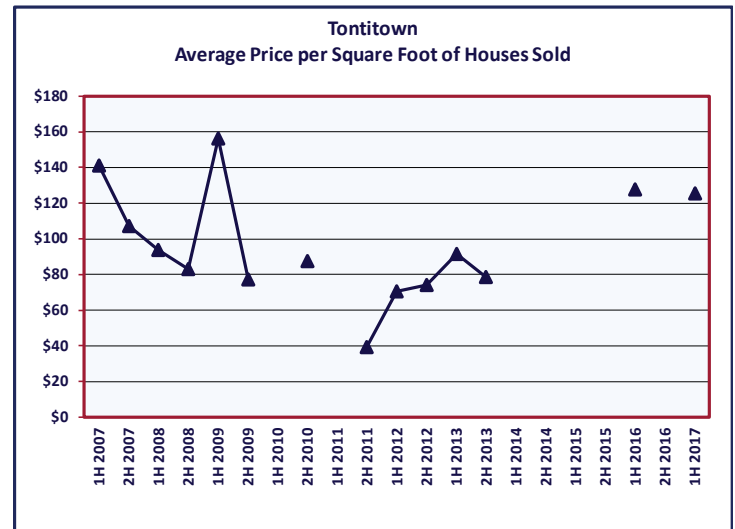
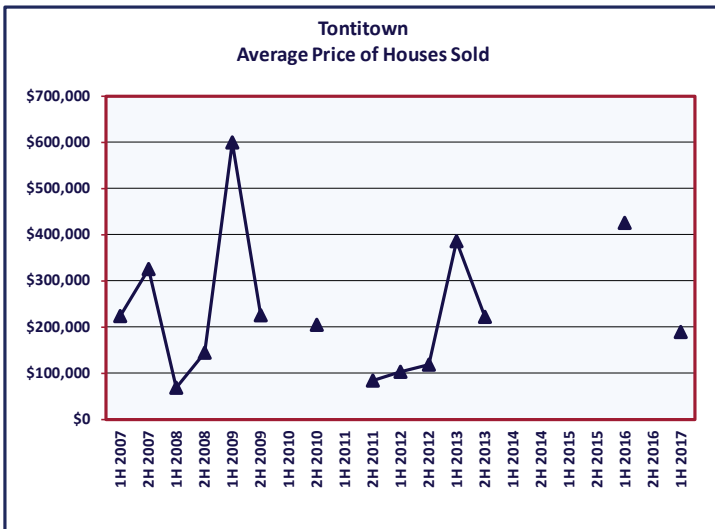
² No new construction or progress in existing construction has occurred in this subdivision in the last four quarters.



Tontitown

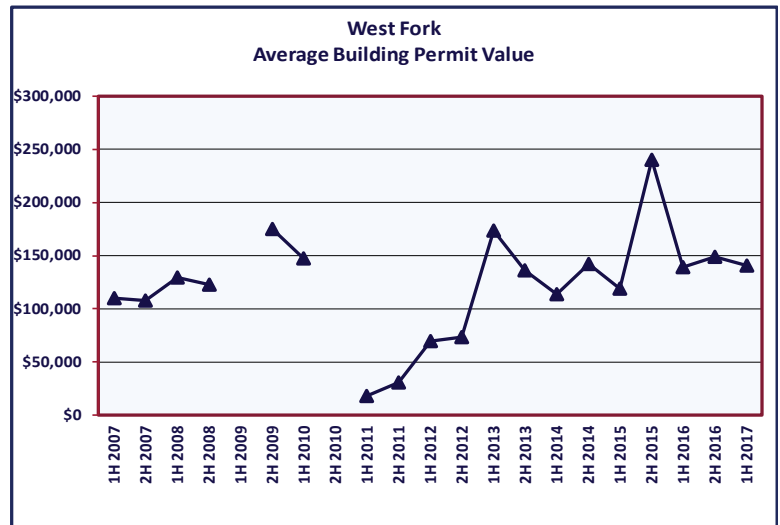
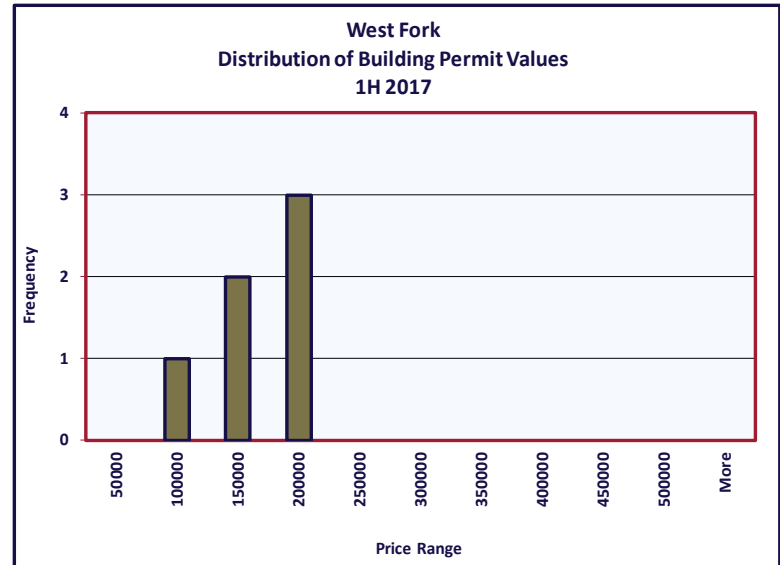
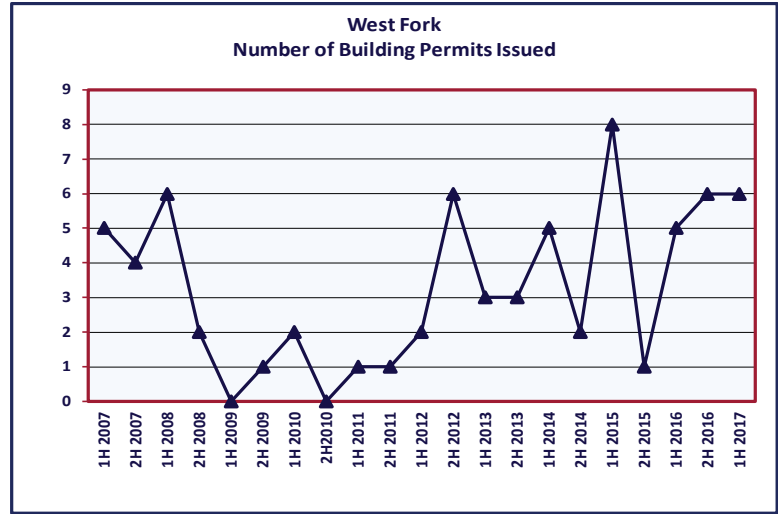


- There was 1 house sold in Tontitown from January 1 to June 30, 2017. There was 1 house sold during the period from 2014 to 2016.
- The price of the house sold was \$188,470 with an average price per square foot at \$125.65
- There were 2 houses listed for sale in the MLS database in Tontitown as of June 30, 2017.
- According to the Washington County Assessor's database, 72.5 percent of houses in Tontitown were owner-occupied in the first half of 2017.



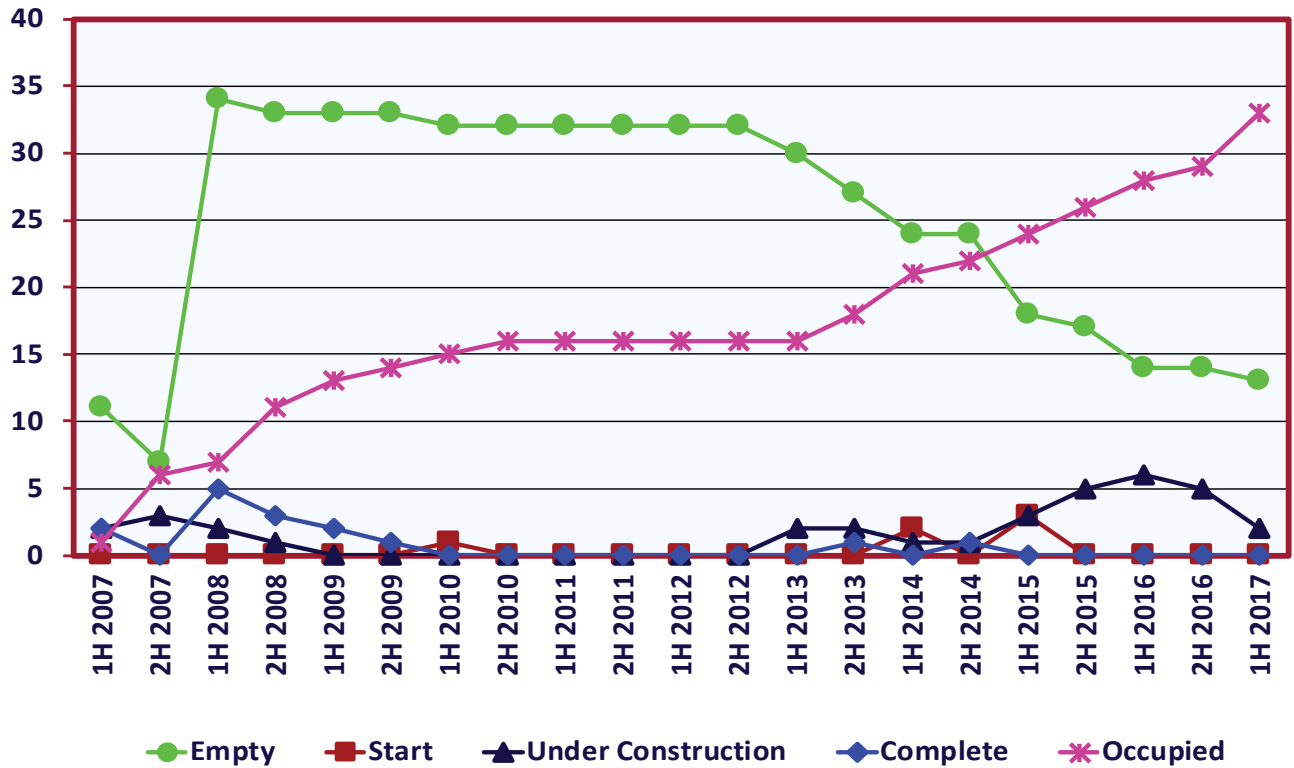
West Fork

- From January 1 to June 30, 2017 there were 6 residential building permits issued in West Fork. This represents a 20.0 percent increase from the first half of 2016.
- In the first half of 2017, all of the building permits issued in West Fork were valued in the \$50,001 to \$200,000 range.
- The average residential building permit value in West Fork increased by 1.4 percent from \$139,000 in the first half of 2016 to \$141,000 in the first half of 2017.



West Fork

West Fork House Status in Active Subdivisions



- There were 48 total lots in 3 active subdivisions in West Fork in the first half of 2017. About 68.8 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 4.2 percent were under construction, 0.0 percent were starts, and 27.1 percent were empty lots.
- The subdivision with the most houses under construction in West Fork in the first half of 2017 was Graystone with 2.
- 5 new houses became occupied in West Fork in the first half of 2017. The annual absorption rate implies that there were 25.7 months of remaining inventory in active subdivisions down from 57.0 in the second half of 2016.
- There was no new construction or progress in existing construction or absorption in 1 of the 3 active subdivisions in West Fork in the first half of 2017.
- No additional lots had received final approval by June 30, 2017.

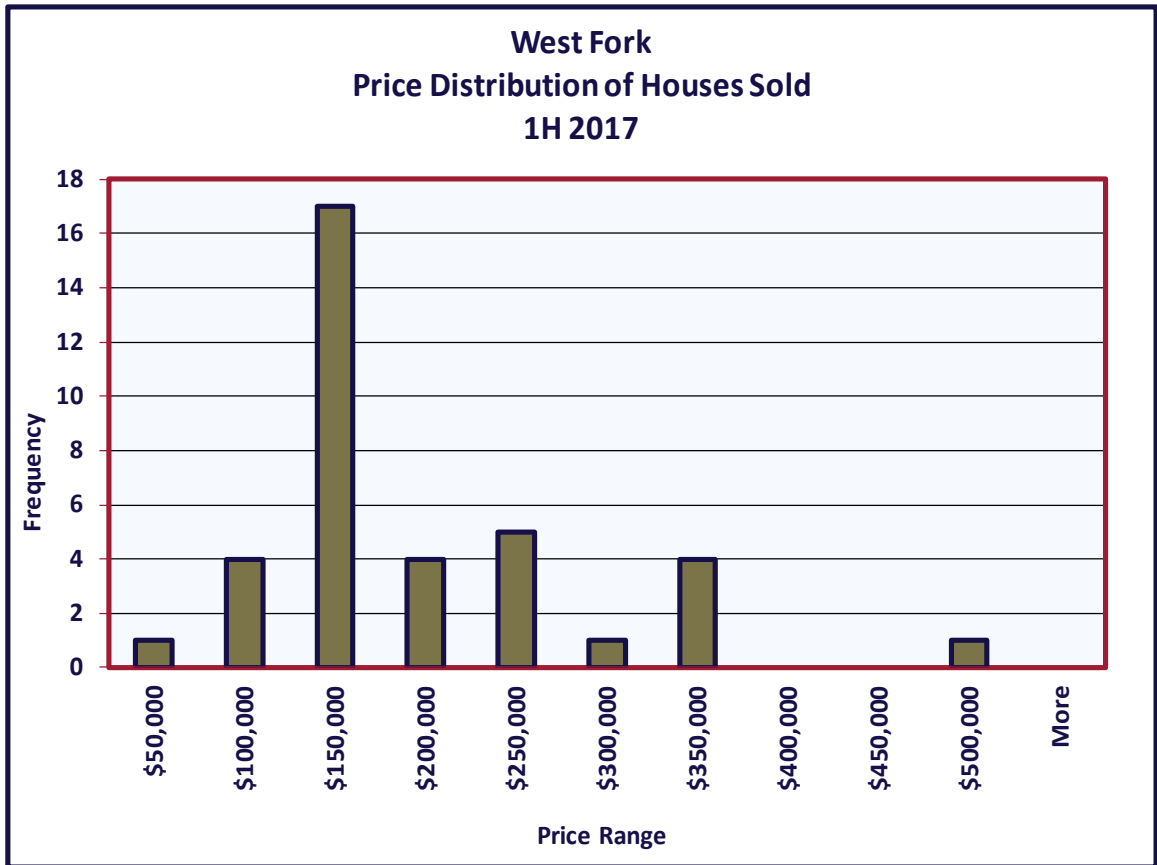
West Fork House Status in Active Subdivisions First Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates ^{1,2}	1	0	0	0	3	4	0	--
Graystone	9	0	2	0	17	28	2	44.0
Hidden Creek	3	0	0	0	13	16	3	12.0
West Fork	13	0	2	0	33	48	5	25.7

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

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

West Fork

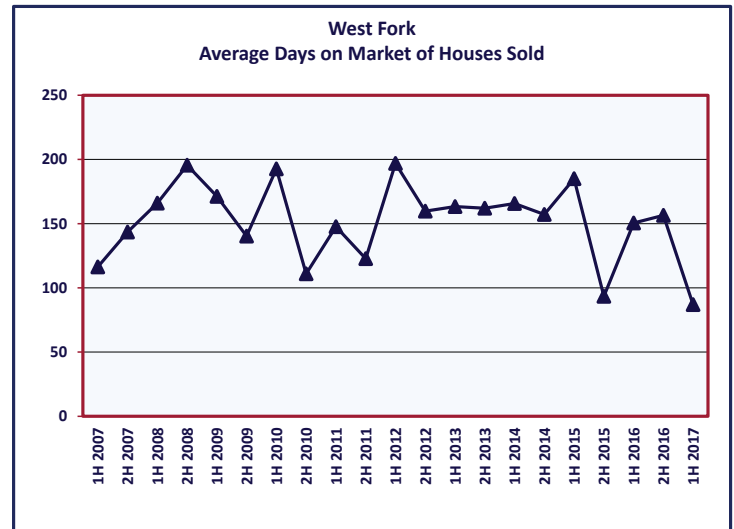
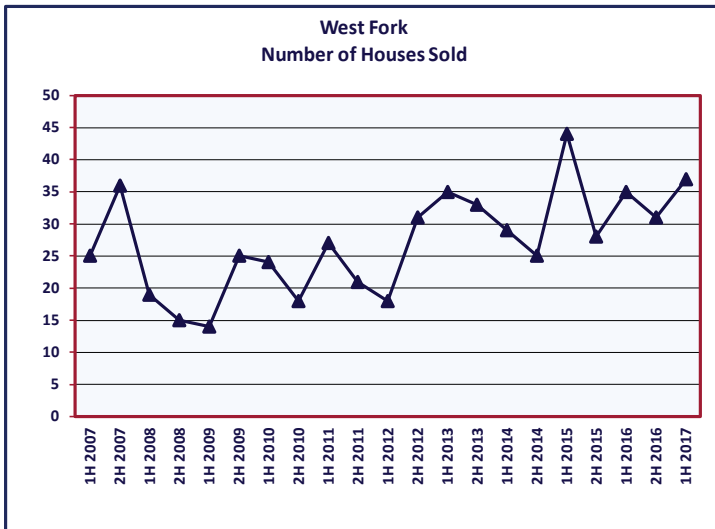


- 56.7 percent of the houses sold in West Fork were valued in the \$100,001 to \$200,000 range.

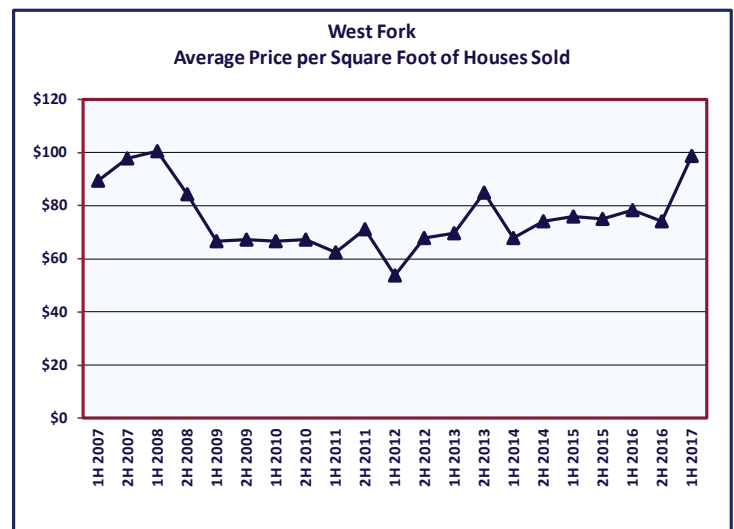
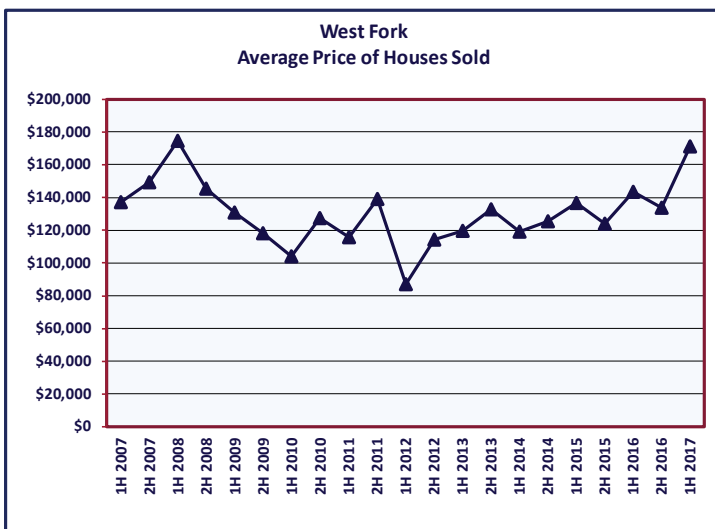
West Fork Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	2.7%	1,100	69	83.8%	\$30.45
\$50,001 - \$100,000	4	10.8%	1,222	121	96.9%	\$71.67
\$100,001 - \$150,000	17	45.9%	1,515	63	98.7%	\$89.88
\$150,001 - \$200,000	4	10.8%	1,747	59	98.2%	\$91.99
\$200,001 - \$250,000	5	13.5%	2,174	75	96.6%	\$112.29
\$250,001 - \$300,000	1	2.7%	2,223	40	100.0%	\$128.21
\$300,001 - \$350,000	4	10.8%	2,479	122	95.6%	\$135.99
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	2.7%	2,194	469	92.5%	\$208.75
\$500,000+	0	0.0%	--	--	--	--
West Fork	37	100.0%	1,728	87	97.3%	\$98.79

West Fork



- There were 37 houses sold in West Fork from January 1 to June 30, 2017 or 19.4 percent more than the 31 houses sold in the second half of 2016 and 5.7 percent more than in the first half of 2016.
- The average price of a house sold in West Fork increased from \$133,948 in the second half of 2016 to \$170,997 in the first half of 2017.
- The average sales price was 27.7 percent higher than in the second half of 2016 and 19.1 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 156 in the second half of 2016 to 87 in the first half of 2017.
- The average price per square foot for a house sold in West Fork increased from \$74.22 in the second half of 2016 to \$98.80 in the first half of 2017.
- The average price per square foot was 33.1 percent higher than in the previous half year and 26.0 percent lower than in the first half of 2016.
- About 2.1 percent of all houses sold in Washington County in the first half of 2017 were sold in West Fork. The average sales price of a house was 81.5 percent of the county average.
- There were 17 houses listed for sale in the MLS database in West Fork as of June 30, 2017. These houses had an average list price of \$207,165.
- Out of 37 houses sold in the first half of 2017, none were new construction
- According to the Washington County Assessor's database 69.0 percent of houses in West Fork were owner-occupied in the first half of 2017.



West Fork

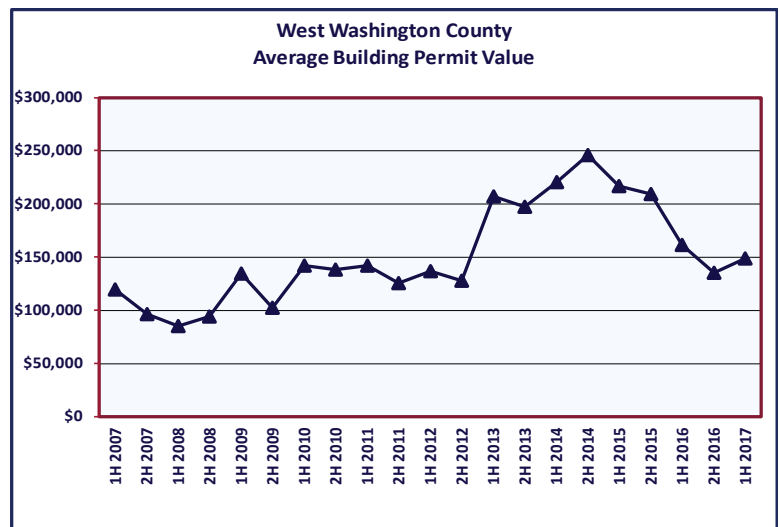
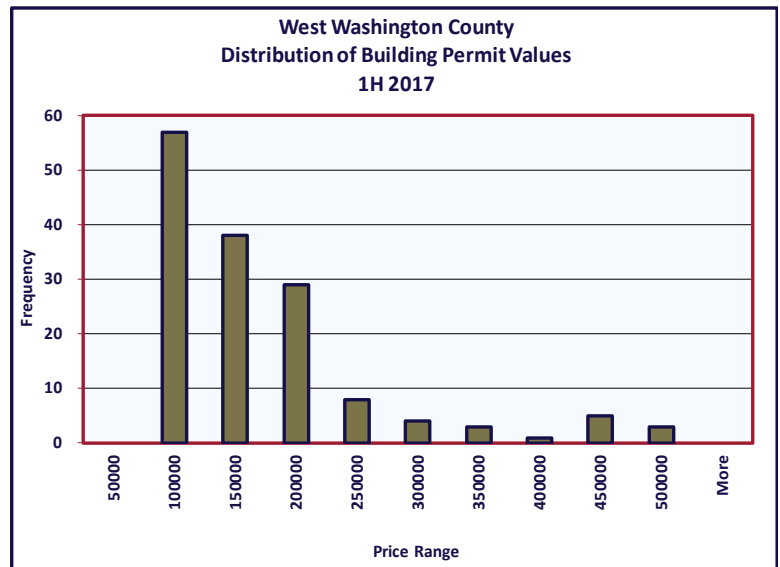
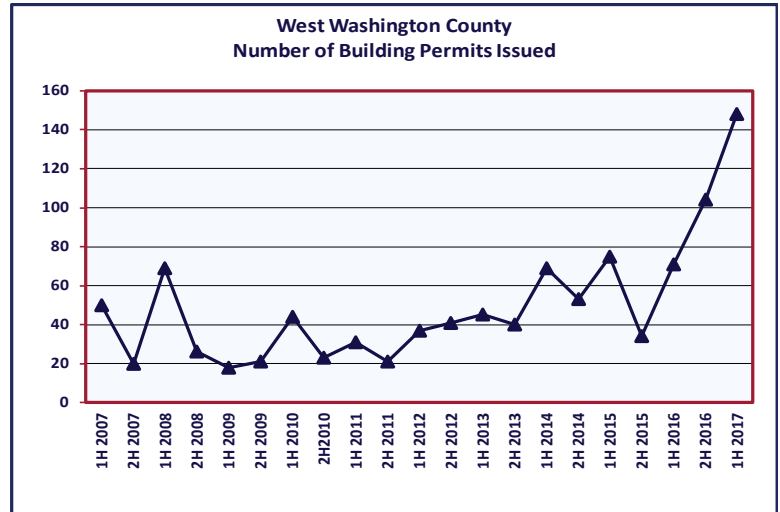
West Fork Sold House Characteristics by Subdivision First Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Clifton	1	2.7%	1,092	40	\$103,500	\$94.78
Dog heaven	1	2.7%	3,087	71	\$240,000	\$77.75
Homestead	4	10.8%	1,779	35	\$139,250	\$78.37
Mecca	1	2.7%	1,568	53	\$139,900	\$89.22
Shady Lane	1	2.7%	1,042	39	\$101,000	\$96.93
Skyview	2	5.4%	2,180	139	\$243,250	\$108.04
Smith	1	2.7%	1,736	30	\$90,000	\$51.84
South Meadow	1	2.7%	1,943	34	\$164,000	\$84.41
Spring Valley	1	2.7%	1,919	134	\$138,000	\$71.91
Valley View	2	5.4%	1,634	86	\$146,750	\$89.69
West Fork Acres	2	5.4%	1,280	65	\$103,500	\$81.98
Westwood Hills	1	2.7%	3,214	194	\$305,000	\$94.90
Wild Place	1	2.7%	1,440	107	\$220,000	\$152.78
Other	18	48.6%	1,644	100	\$182,306	\$109.33
West Fork	37	100.0%	1,728	87	\$170,997	\$98.79



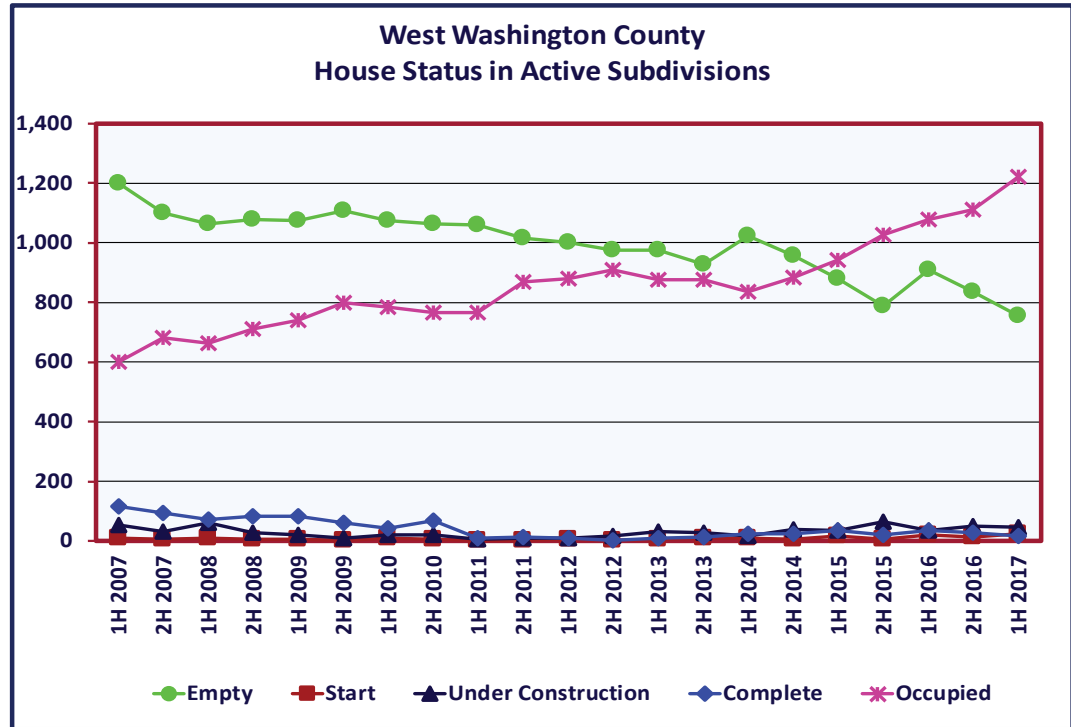
West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From January 1 to June 30, 2017 there were 148 residential building permits issued in West Washington County. This represents a 108.5 percent increase from the first half of 2016.
- In the first half of 2017, the majority of the building permits in West Washington County were valued in the \$50,001 to \$200,000 range.
- The average residential building permit value in West Washington County declined by 8.1 percent from \$161,537 in the first half of 2016 to \$148,493 in the first half of 2017.



West Washington County

- There were 2,063 total lots in 25 active subdivisions in West Washington County in the first half of 2017. About 59.2 percent of the lots were occupied, 0.7 percent were complete, but unoccupied, 2.2 percent were under construction, 0.6 percent were starts, and 36.6 percent were vacant lots.
- The subdivision with the most houses under construction in West Washington County in the first half of 2017 was Sundowner in Prairie Grove with 19.
- No new construction or progress in existing construction occurred in the first half of 2017 in 6 out of the 25 active subdivisions in West Washington County.
- 115 new houses in West Washington County became occupied in the first half of 2017. The annual absorption rate implies that there were 57.0 months of remaining inventory in active subdivisions, down from 74.8 months in the second half of 2016.



- In 6 out of the 25 active subdivisions in West Washington County, no absorption occurred in the first half of 2017.
- An additional 163 lots in 3 subdivisions had received either preliminary or final approval by June 30, 2017.



West Washington County Preliminary and Final Approved Subdivisions First Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Prairie Grove, Highland Green, Phase II	1H 2017	31
<i>Final Approval</i>		
Farmington, Saddle Brook	1H 2010	129
Prairie Grove, Coyle	2H 2017	3
West Washington County		163

West Washington County

West Washington County House Status in Active Subdivisions First Half of 2017

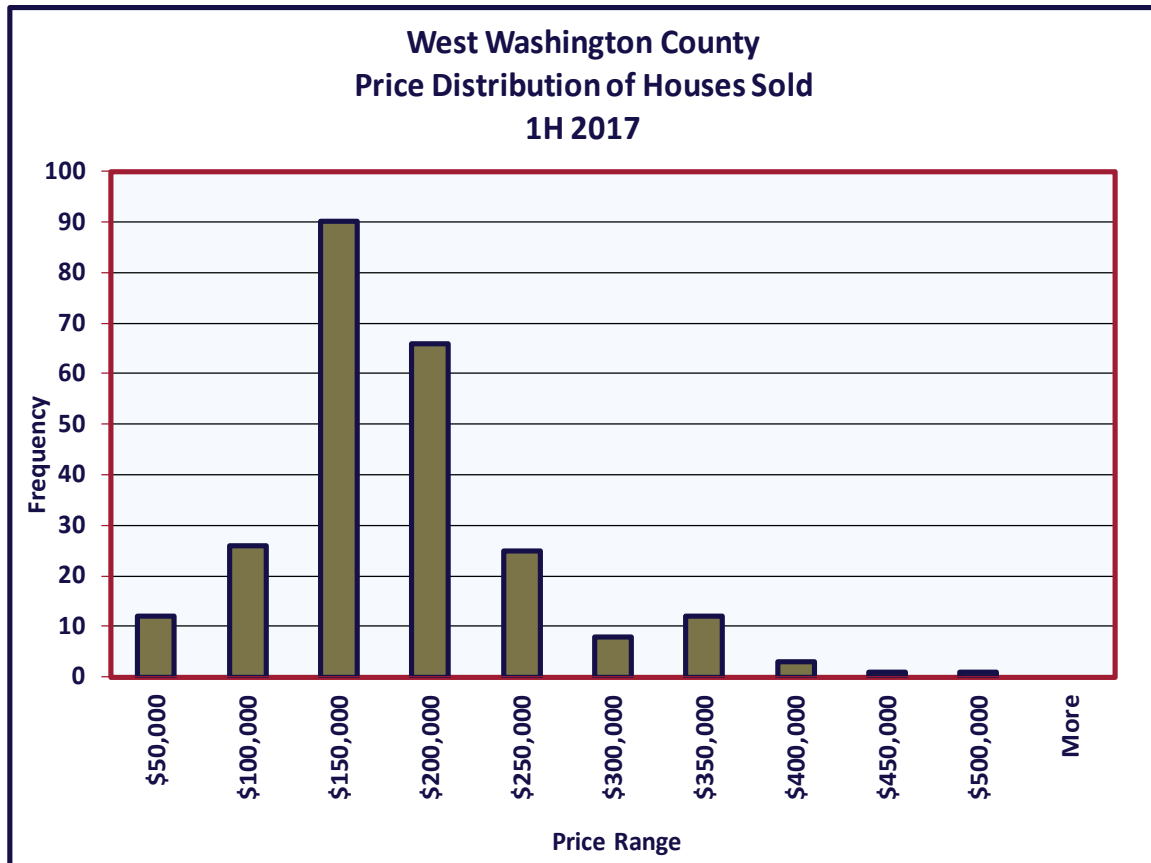
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occud	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates (Farmington) ^{1,2}	9	1	0	0	56	66	0	--
Bethel Oaks (Farmington)	0	0	0	0	67	67	6	0.0
Forest Hills, Phases I, II (Farmington)	1	0	0	0	50	51	1	12.0
Holland Crossing Commercial Subdivision	27	0	0	0	2	29	2	162.0
North Club House Estates (Farmington)	1	0	0	0	20	21	0	12.0
South Club House Estates (Farmington)	8	0	0	0	68	76	0	19.2
Southwinds, Phase V (Farmington)	0	0	0	0	31	31	1	0.0
Twin Falls, Phases I, II (Farmington)	6	0	6	3	111	126	6	15.0
Walnut Grove (Farmington)	6	0	0	0	20	26	1	18.0
Homestead Addition (Greenland) ^{1,2}	27	0	0	0	53	80	0	--
Lee Valley, Phases IV (Greenland) ^{1,2}	18	0	0	0	44	62	0	--
Carter-Johnson Subdivision (Lincoln) ^{1,2}	10	0	0	0	2	12	0	--
Country Meadows (Lincoln) ^{1,2}	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II (Prairie Grove)	46	8	2	2	68	126	19	29.0
Belle Meade, Phases I, II (Prairie Grove)	48	2	6	3	76	135	17	25.3
Chapel Ridge (Prairie Grove)	1	0	0	0	14	15	1	12.0
Grandview Estates, Phases IB, II, III (Prairie Grove)	11	0	0	0	11	22	1	132.0
Highlands Green Phase I (Prairie Grove)	1	0	0	0	39	40	1	4.0
Highlands Square North (Prairie Grove)	8	0	0	0	31	39	1	24.0
Prairie Meadows, Phases II, III (Prairie Grove)	39	2	10	4	167	222	16	38.8
Stonecrest, Phase II (Prairie Grove)	7	0	1	0	37	45	3	19.2
Sundowner, Phases I, II, III (Prairie Grove)	382	11	19	3	206	621	34	72.2
Deaton Estates (West Fork) ^{1,2}	1	0	0	0	3	4	0	--
Graystone (West Fork)	9	0	2	0	17	28	2	44.0
Hidden Creek (West Fork)	3	0	0	0	13	16	3	12.0
West Washington County	756	24	46	15	1,222	2,063	115	51.0

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

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



West Washington County

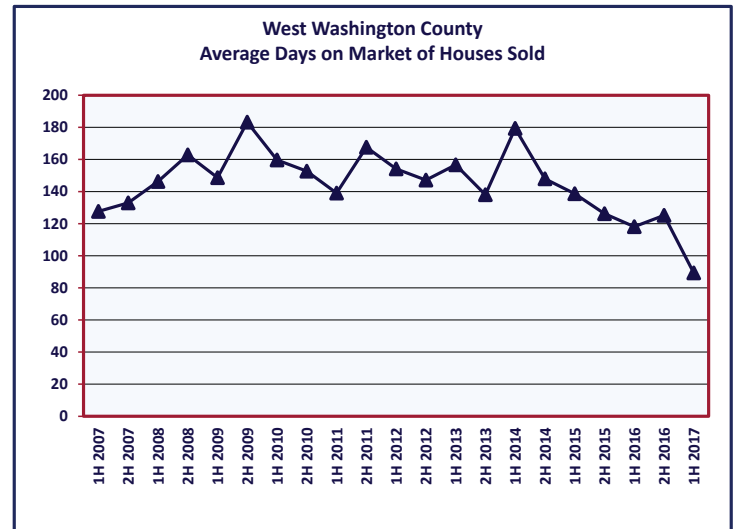
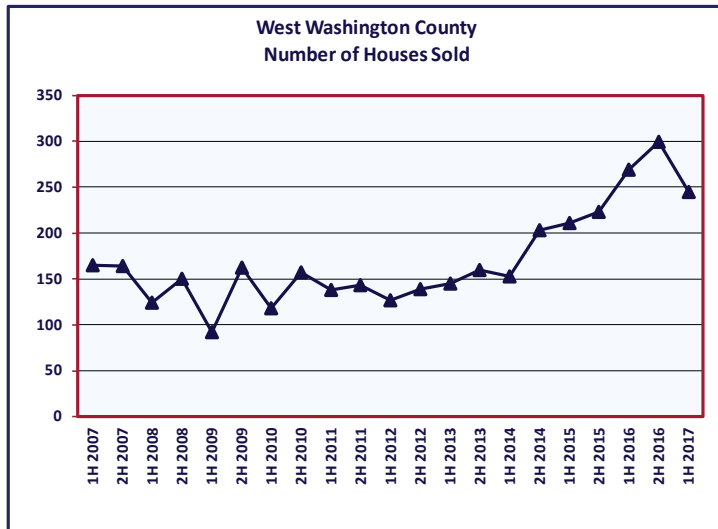


- 63.9 percent of the sold houses in West Washington County were priced between \$100,001 and \$200,000.

West Washington County Price Range of Houses Sold First Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	12	4.9%	1,109	166	78.7%	\$34.72
\$50,001 - \$100,000	26	10.7%	1,350	98	97.5%	\$65.26
\$100,001 - 150,000	90	36.9%	1,428	74	98.3%	\$93.86
\$150,001 - \$200,000	66	27.0%	1,808	72	97.8%	\$98.83
\$200,001 - \$250,000	25	10.2%	2,166	103	99.1%	\$107.90
\$250,001 - \$300,000	8	3.3%	2,765	137	99.5%	\$103.42
\$300,001 - \$350,000	12	4.9%	2,637	112	97.4%	\$125.36
\$350,001 - \$400,000	3	1.2%	2,980	75	97.9%	\$129.60
\$400,001 - \$450,000	1	0.4%	3,603	5	94.2%	\$117.40
\$450,001 - \$500,000	1	0.4%	2,746	214	111.1%	\$171.98
\$500,000+	0	0.0%	--	--	--	--
West Washington County	244	100.0%	1,719	88	97.2%	\$93.41

West Washington County



- There were 245 houses sold in West Washington County from January 1 to June 30, 2017 or 18.1 percent less than in the second half of 2016 and 8.9 percent less than in the first half of 2016.
- The average price of a house sold in West Washington County increased from \$155,186 in the second half of 2016 to \$162,815 in the first half of 2017.
- The average sales price was 4.9 percent higher than in the previous half year and 7.4 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 125 in the second half of 2016 to 110 in the first half of 2017.
- The average price per square foot for a house sold in West Washington County increased from \$88.26 in the second half of 2016 to \$93.88 in the first half of 2017.
- The average price per square foot was 6.4 percent higher than in the second half of 2016 and 10.0 percent higher than in the first half of 2016.
- About 14.2 percent of all houses sold in Washington County in the first half of 2017 were sold in West Washington County. The average sales price of a house was 77.5 percent of the county average.
- Out of 245 houses sold in the first half of 2017, 48 were new construction. These newly constructed houses had an average sales price of \$190,936 and took an average of 97 days to sell from their initial listing dates.
- There were 153 houses in West Washington County listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$223,947.
- According to the Washington County Assessor's database, 66.1 percent of houses in West Washington County were owner-occupied in the first half of 2017.

