

## Second Half of 2024

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## Residential Real Estate Summary Benton Madison and Washington Counties

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

### Highlights from the Second Half of 2024

In the second half of 2024, the average price of a home in Benton County reached \$449,750, 3.9 percent higher than the first half of 2024, 7.0 percent higher than a year ago, and 69.6 percent higher than five years ago. In Washington County, the average was \$402,322, 3.3 percent higher than last half, 4.0 percent higher than a year ago, and 67.2 percent higher than five years ago. In Madison County, the average was \$261,008, 2.0 percent higher than the first half of 2024 and 26.5 percent higher than a year ago.

The total number of home sales increased 14.2 percent from a year ago, and 11.3 percent from the last half to 5,339 in the second half of 2024, the third most sales in a half since the Skyline Report began.

38.5 percent of all homes sold were new construction (2,058). It was the highest total and fourth highest percentage of new construction in Skyline history.

The number of building permits issued in Northwest Arkansas in the second half of 2024 increased to 3,007, the highest number of permits since 2006. Benton County accounted for 2,065, Washington County for 930, and Madison County for 12 new building permits. The total includes 149 permits from Unincorporated areas in Benton County. Unincorporated permits have been included since the second half of 2023.

21,237 total lots in 360 active subdivisions were identified by Skyline Report researchers in the second half of 2024. An additional 17,381 residential lots received either preliminary or final approval in Northwest Arkansas.

Absorption declined 1.0 percent from a year ago to 2,109 homes in the second half of 2024, but was the third report in a row with absorption over 2,000 homes.

Home starts plus homes under construction decreased by 345 to 1,431 in the second half of 2024, the lowest level since 1,305 in the first half of 2020.

Empty lot totals for all three counties decreased to 4,433 in the second half of 2024 from 4,895 in the first half of 2024.

According to the Assessors' databases, 60.9 percent of houses in Benton County, 76.6 percent of the houses in Madison County, and 60.1 percent of houses in Washington County were owner occupied. The trend for owner occupied was slightly up in the second half of 2024.

# Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2023 to 2024. The number of houses listed for sale in the MLS database as of December 31, 2024 and their average list prices were also reported.

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

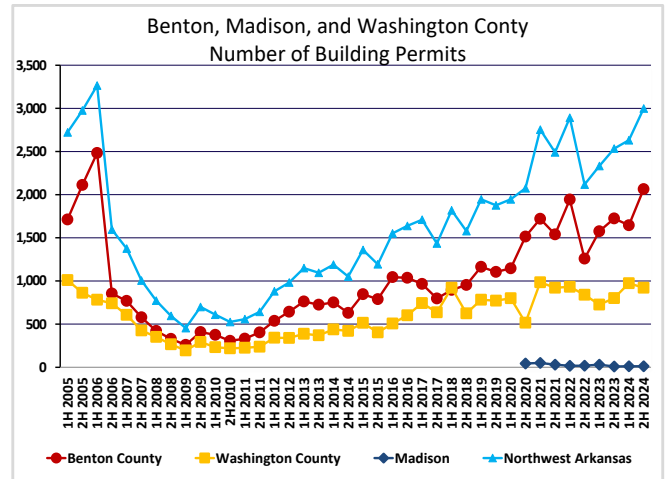
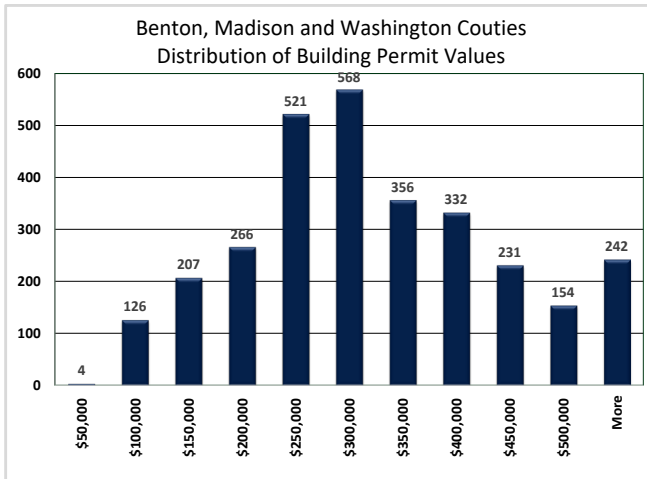
A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2024 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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



# Regional Market Trends

## Building Permits



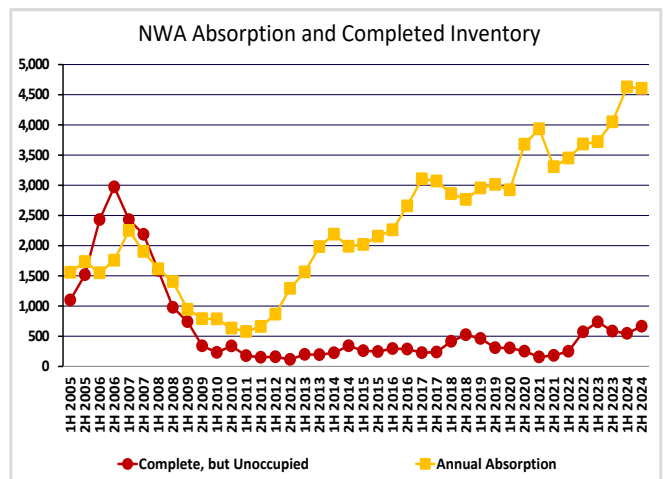
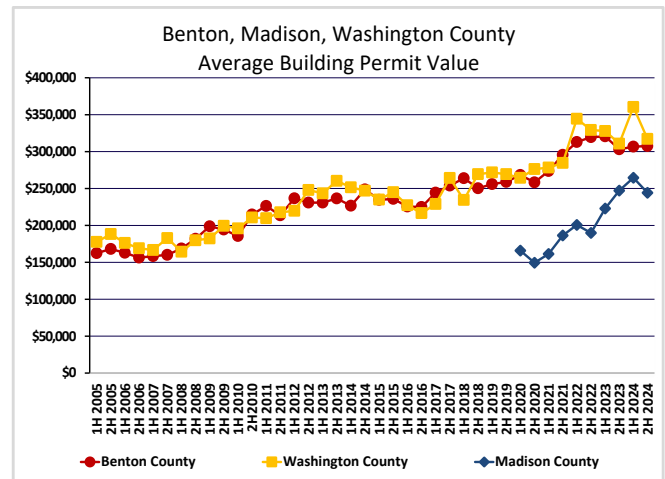
3,007 building permits were issued in Northwest Arkansas Region during the second half of 2024 resulting in a 14.3 percent increase from 2,631 permits issued in first half of 2024. Garfield had 1 permit which was added into the total number and average values.

The average building permit value increased from \$305,283 in the first half of 2024 to \$310,171 in the second half of 2024. Building permit values do not include land prices, therefore, they do not represent the total price of a completed house to a buyer.

The most active value range for building permits was \$250,001 to \$300,000 range with 368. There were 343 building permits issued in the \$300,001 to \$350,000 range and 255 permits in the \$350,001 to \$400,000 range.

There were 21,237 total lots in 360 active subdivisions in Northwest Arkansas Region in the second half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2024. 20.9 percent of the lots were empty, 1.4 percent were starts, 5.3 percent were under construction, 3.1 were completed, but unoccupied, and 69.3 percent were occupied lots.

1,431 lots were in construction status, ranging from foundation to finishing status during the second half of 2024. The subdivisions with the most houses under construction (above foundation/starts) during the second half of 2024 in Benton County were Andmark Valley Townhomes in Highfill with 74, Silver Leaf, Phase 1 with 29, and Applewood Estates in Highfill with 28.



# Regional Market Trends

## Building Permits and Active Subdivisions

Northwest Arkansas	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	2,534	2,631	3,007	18.6%	14.3%
Average Value of Residential Building Permits	\$305,283	\$326,426	\$310,171	1.6%	-5.0%

City Building Permits	1H 2024	2H 2024	1H 2024	2H 2024
Avoca	6	13	\$436,167	\$521,622
Bella Vista	243	392	\$353,560	\$353,894
Bentonville	152	183	\$482,180	\$453,589
Cave Springs	10	33	\$538,394	\$618,751
Centerton	319	243	\$340,855	\$372,870
Decatur	47	32	\$286,419	\$295,366
Elkins	32	33	\$230,749	\$264,583
Elm Springs	5	22	\$402,120	\$565,336
Farmington	74	49	\$379,905	\$457,245
Fayetteville	379	314	\$357,107	\$336,183
Gentry	42	23	\$178,565	\$284,200
Goshen	13	8	\$631,583	\$562,928
Gravette	18	9	\$269,704	\$380,654
Greenland	4	3	\$147,500	\$318,839
Highfill	155	128	\$282,709	\$252,338
Huntsville	12	12	\$264,583	\$244,158
Johnson	8	2	\$1,022,311	\$1,192,297
Lincoln	6	3	\$178,570	\$153,644
Little Flock	1	3	\$235,000	\$700,986
Lowell	119	221	\$210,694	\$203,520
Pea Ridge	124	224	\$277,575	\$279,168
Prairie Grove	82	120	\$270,645	\$259,136
Rogers	125	214	\$408,297	\$326,709
Siloam Springs	173	197	\$110,548	\$122,275
Springdale	307	337	\$253,010	\$265,699
Tontitown	59	35	\$1,004,040	\$451,247
West Fork	5	4	\$215,200	\$211,000
Unincorporated -BC	111	149	\$262,200	\$267,246
<b>NWA</b>	<b>2,631</b>	<b>3,007</b>	<b>\$326,426</b>	<b>\$310,171</b>

\*Unincorporated -Benton County areas are included in this edition of the Skyline Report. 1 permit in Garfield is included in the data numbers above. The permit totaled \$150,000.

In Washington County, Clear Creek, Phase II in Springdale had the most houses under construction with 32, Spring Creek Farms had and additional 23 houses under construction. In Prairie Grove, Mountain View had 21 houses under construction and Selah Meadows, Phase I had 18.

The 3 county area had the most permits since the 3,265 permits in the first half of 2006.

The annual absorption rate for all three counties imply 17.0 months of lot inventory at the end of the second half of 2024, down from the 18.7 months of inventory in the first half of 2024, which is the lowest months of inventory since the first half of 2021.

No new construction has occurred in the last year in 104 of the 360 active subdivisions in the Northwest Arkansas region.

# Regional Market Trends

## New and Preliminary Subdivisions and Lots

A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2022 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base.

If the lot inventory in the tables below were added to the remaining lots in active subdivisions, there would be 62.3 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 17,381 lots are in the inventory planning stages.

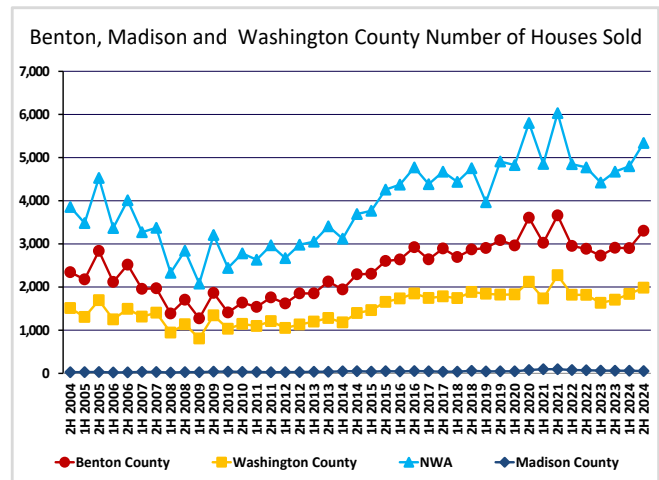
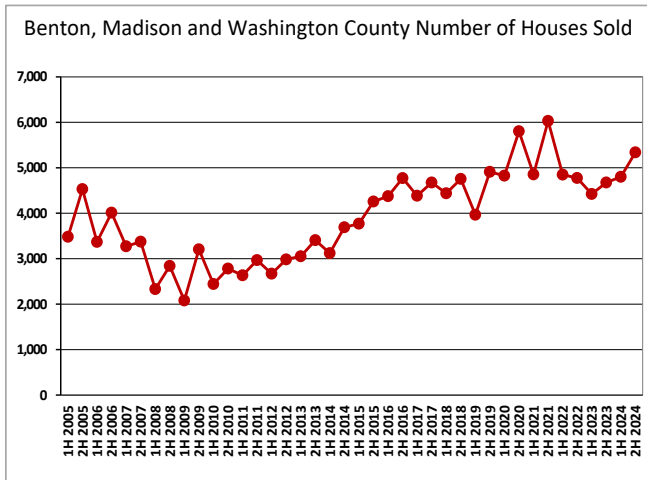
Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	1	30			1	30
Bella Vista	2	22	1	38	3	60
Bentonville	22	1,941	1	76	23	2,017
Cave Springs	2	93			2	93
Centerton	21	1,707	31	3,344	52	5,051
Gravette	1	115			1	115
Highfill	1	193	1	67	2	260
Little Flock			1	15	1	15
Lowell	9	601	4	376	13	977
Pea Ridge	8	1,066	4	319	11	1,385
Rogers	4	353			4	353
Siloam Springs	11	560	6	198	12	758
Unincorporated -BC			1	112	1	112
<b>Benton Total</b>	<b>82</b>	<b>6,681</b>	<b>50</b>	<b>4,545</b>	<b>126</b>	<b>11,226</b>

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	4	459			4	459
Fayetteville	29	2,342	8	294	37	2,636
Lincoln	1	18			1	18
Prairie Grove	4	647	1	58	5	705
Springdale	16	1,589	14	557	29	2,146
Tontitown			1	136	1	136
West Fork	1	27	1	28	2	55
<b>Washington Total</b>	<b>55</b>	<b>5,082</b>	<b>25</b>	<b>1,073</b>	<b>79</b>	<b>6,155</b>

<b>Grand Total</b>	<b>137</b>	<b>11,763</b>	<b>75</b>	<b>5,618</b>	<b>205</b>	<b>17,381</b>
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# Regional Market Trends

## Sold Data



In 71 of the 360 active subdivisions in the Northwest Arkansas region, no absorption occurred in the last year.

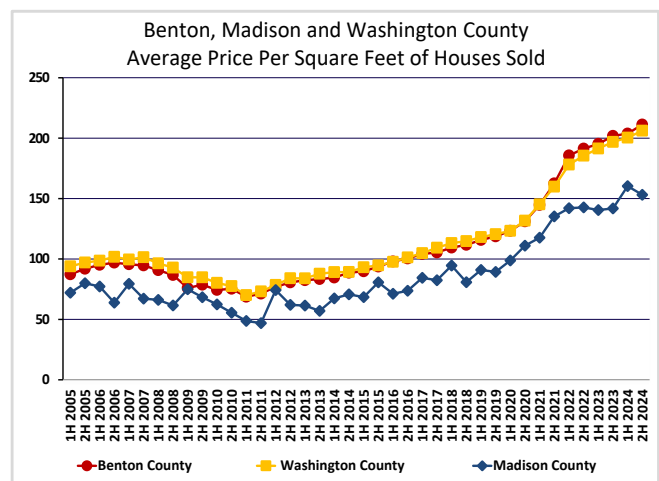
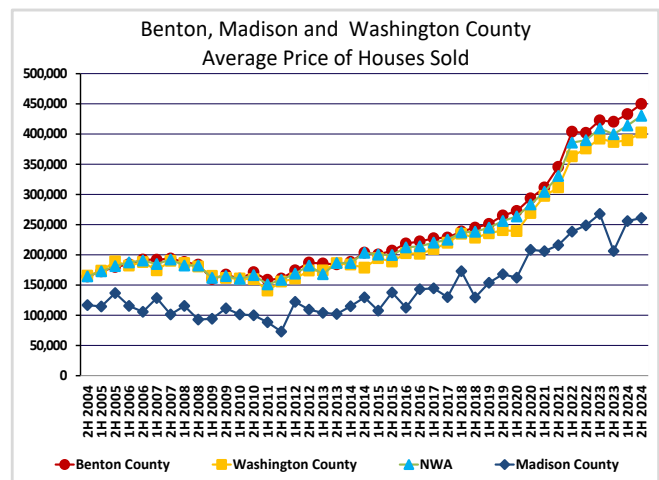
Examining the second half of 2024 inventory on a county-by-county basis, Benton County has 17.3, Madison County has 15.2 and Washington County has 11.4 months of remaining inventory in active subdivisions.

2,109 new houses in the Northwest Arkansas region became occupied in the second half of 2024. Out of the 5,339 houses sold in the second half of 2024, 2,058 were new houses. The average price of a new house was \$430,252 in Northwest Arkansas..

From the first half of 2024 to the second half of 2024, the average sales price in Benton County increased 3.9 percent from \$432,956 to \$449,750, while in Washington County, the average sales price increased 3.3 percent from \$389,574 to 402,322. In Madison County, the average price increased 2.0 percent from \$255,859 in the first half of 2024 to \$261,008 in the second half of 2024.

From the first half of 2024 to the second half of 2024, the median sales price increased by 6.9 percent in Benton County from \$350,260 to \$375,000. In Washington County the median sales price increased from \$336,225 to \$340,000. Madison County increased by .05 percent from \$243,800 to \$245,000.

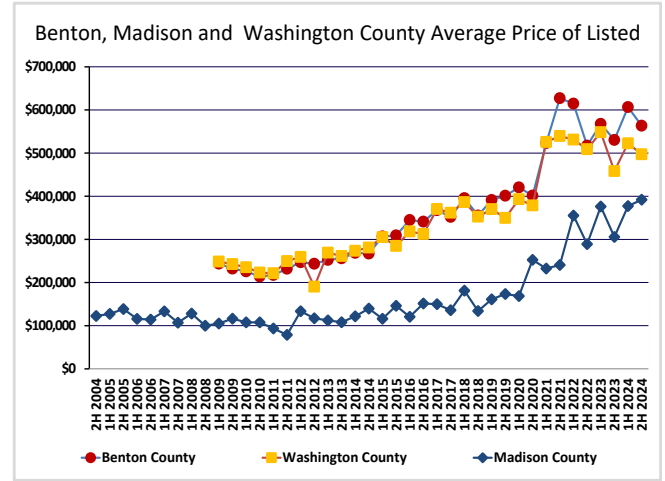
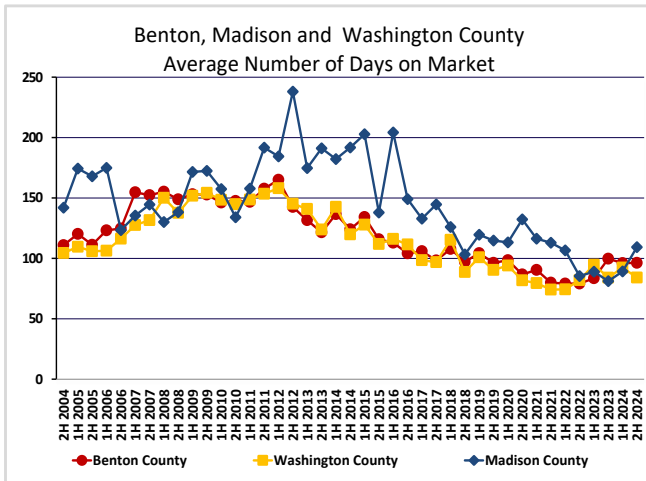
The charts cover a yearly and semi-yearly trend for house sales in Northwest Arkansas 3 county area.



# Residential Market Trends

## Sold Data By School District

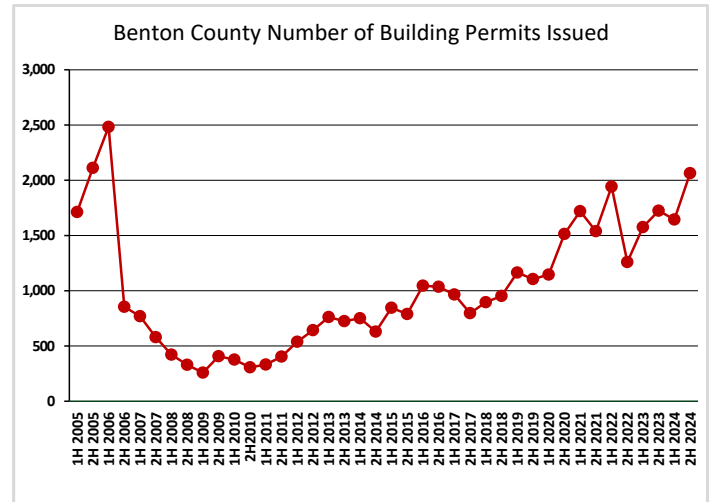
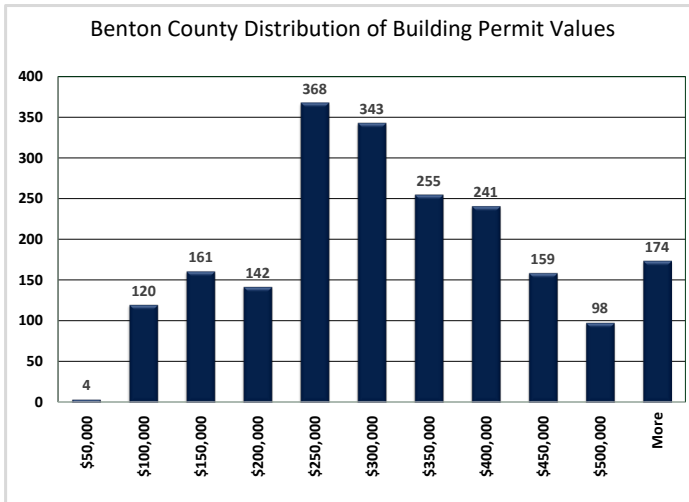
1,960 houses were listed for sale in the MLS database as of December 31, 2024 at an average list price of \$533,273 at an average of 2,172 square feet. The median listed averaged \$404,450.



Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$512,563	\$223.25	92	1542	28.9%
Decatur	\$291,947	\$178.10	80	16	0.3%
Elkins	\$278,676	\$186.68	70	59	1.1%
Farmington	\$386,086	\$198.48	73	153	2.9%
Fayetteville	\$448,168	\$224.80	81	803	15.0%
Gentry	\$283,433	\$170.21	100	153	2.9%
Gravette	\$408,704	\$207.92	79	301	5.6%
Greenland	\$278,828	\$150.97	75	26	0.5%
Huntsville	\$261,008	\$153.12	109	53	1.0%
Jasper	--	--	--	0	0.0%
Lincoln	\$234,820	\$153.33	97	48	0.9%
Pea Ridge	\$368,826	\$198.44	113	335	6.3%
Prairie Grove	\$324,379	\$183.40	98	152	2.8%
Rogers	\$476,690	\$217.20	105	671	12.6%
Siloam Springs	\$284,053	\$172.52	101	276	5.2%
Springdale	\$399,882	\$200.62	87	721	13.5%
West Fork	\$282,431	\$168.20	75	29	0.5%
Northwest Arkansas	\$430,252	\$208.74	92	5,339	100.0%

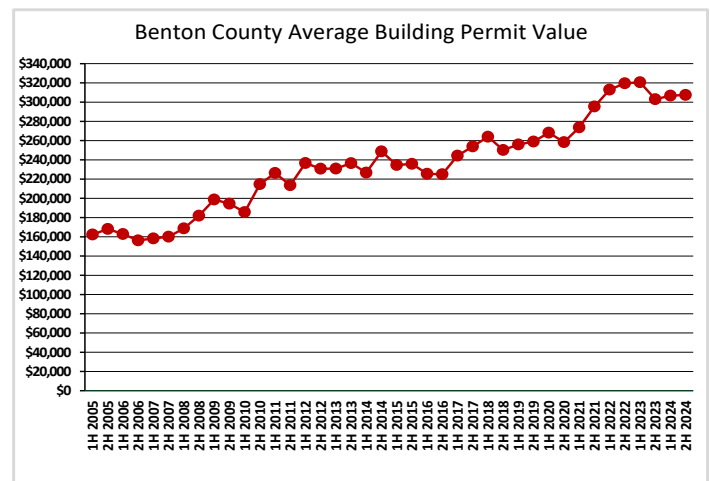


# Benton County Building Permits



2,064 building permits were issued in Benton County during the second half of 2024. This is a 25.5 percent increase from the 1,645 permits issued in first half of 2024. These totals include unincorporated areas in Benton County which have only been included in the previous 3 reports.

The average building permit value increased from \$306,729 in the first half of 2024 to \$307,429 in the first half of 2024. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. Building trends such as Accessory Dwelling Units (ADU), townhouses, smaller footprint homes such as duplexes, and barndominiums are included in the average value of a residential building permit.



Benton County	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	1,724	1,645	2,064	19.7%	25.5%
Average Value of Residential Building Permits	\$303,026	\$306,729	\$307,429	1.5%	0.2%

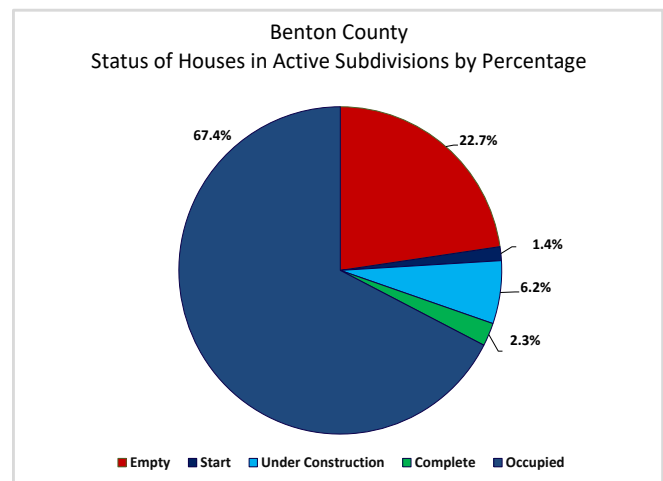
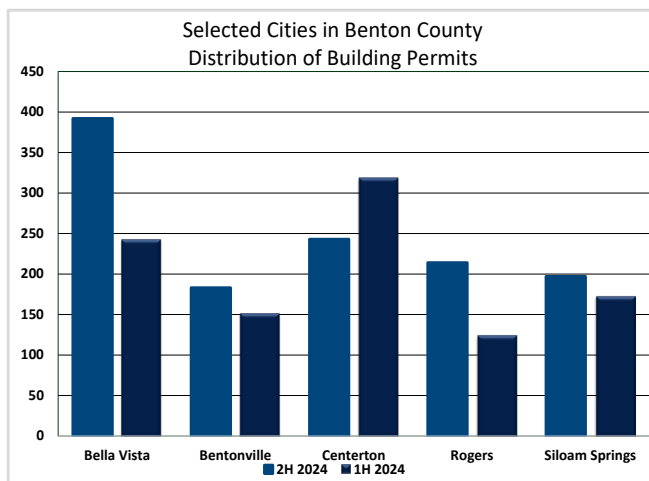
\*The table includes Unincorporated areas in Benton County for the first time in the Skyline Report history. The increased population in the sample data continues to push into rural areas due to less expensive construction costs. It also includes 1 permit for Garfield which totaled \$150,000.

# Benton County

## Building Permits in Selected Cities

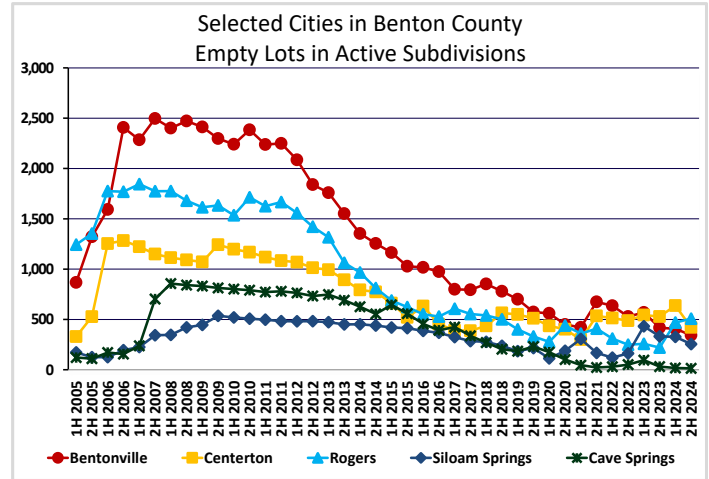
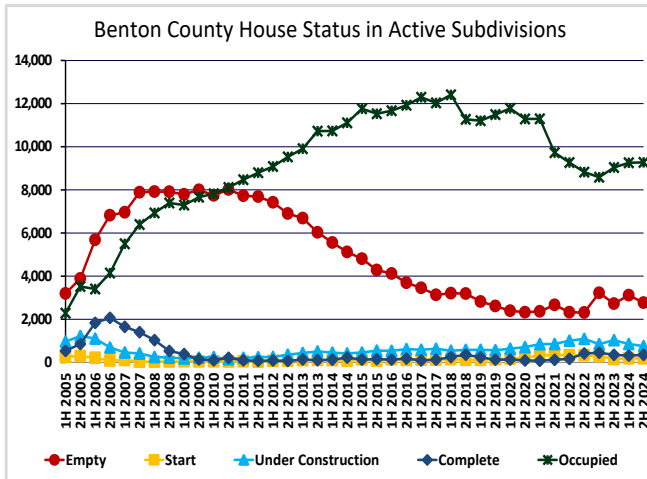
Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2024	1H 2024	% BC	% NWA
Avoca	0	0	0	0	1	1	1	0	0	3	7	13	6	0.63%	0.4%
Bella Vista	0	1	0	6	22	71	109	90	51	23	19	392	243	18.98%	13.0%
Bentonville	0	0	0	0	3	8	58	34	18	12	50	183	152	8.86%	6.1%
Cave Springs	0	0	0	0	1	1	0	1	2	2	26	33	10	1.60%	1.1%
Centerton	0	0	11	6	21	38	8	53	43	37	26	243	319	11.77%	8.1%
Decatur	0	0	0	0	8	12	11	0	0	0	1	32	47	1.55%	1.1%
Gentry	0	0	6	0	1	5	5	5	0	0	1	23	42	1.11%	0.8%
Garfield	0	0	1	0	0	0	0	0	0	0	0	1	18	0.05%	0.0%
Gravette	0	1	1	0	1	1	1	1	0	0	3	9	18	0.44%	0.3%
Highfill	1	0	3	19	73	4	2	18	2	1	5	128	155	6.20%	4.3%
Little Flock	0	0	0	0	0	1	1	0	0	0	1	3	1	0.15%	0.1%
Lowell	0	34	1	30	120	34	0	2	0	0	0	221	119	10.70%	7.3%
Pea Ridge	0	0	0	11	78	85	31	10	3	0	6	224	124	10.85%	7.4%
Rogers	0	16	16	30	4	51	12	15	32	15	23	214	125	10.36%	7.1%
Siloam Springs	1	62	112	11	6	3	1	0	0	0	1	197	173	9.54%	6.6%
Unincorporated Areas-BC	2	6	10	29	29	28	15	12	8	5	5	149	111	7.22%	5.0%
<b>Benton County</b>	<b>2</b>	<b>114</b>	<b>151</b>	<b>113</b>	<b>338</b>	<b>314</b>	<b>239</b>	<b>229</b>	<b>151</b>	<b>90</b>	<b>162</b>	<b>2,065</b>	<b>1,645</b>	<b>100.0%</b>	<b>68.7%</b>

\*The table above includes Unincorporated areas in Benton County for the first time since the Skyline inception. The table does not include 1 building permit issued for Garfield totaling \$150,000



# Benton County

## Active Subdivisions



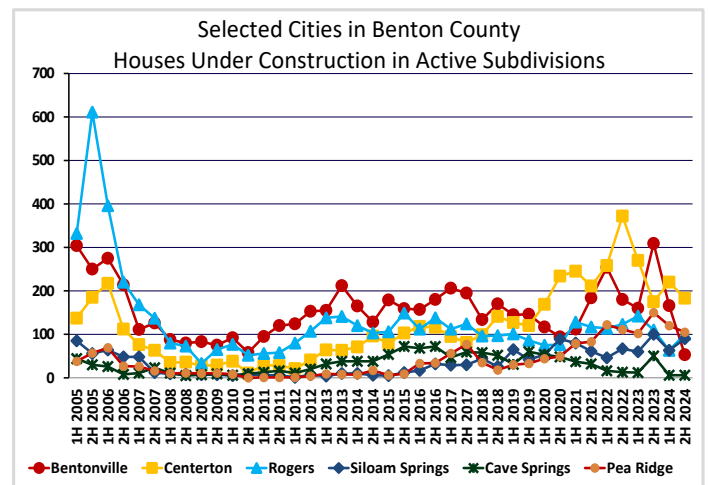
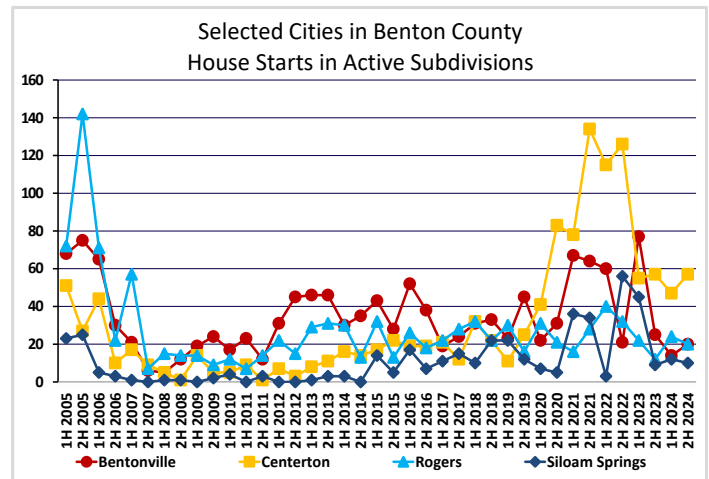
There were 13,331 total lots in 216 active subdivisions in Benton County in the second half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2024. 69.5 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 5.7 percent were under construction, 1.4 percent were starts, while 20.8 percent were empty lots.

During the second half of 2024, 1,282 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 17.3 months of lot inventory at the end of the second half of 2024. This is down from 18.1 months of inventory at the end of the first half of 2024.

Overall, in 39 out of the 216 active subdivisions in Benton County, no absorption occurred in the last year.

941 total lots in subdivisions were under construction in the second half of 2024, either in the start or under construction category.

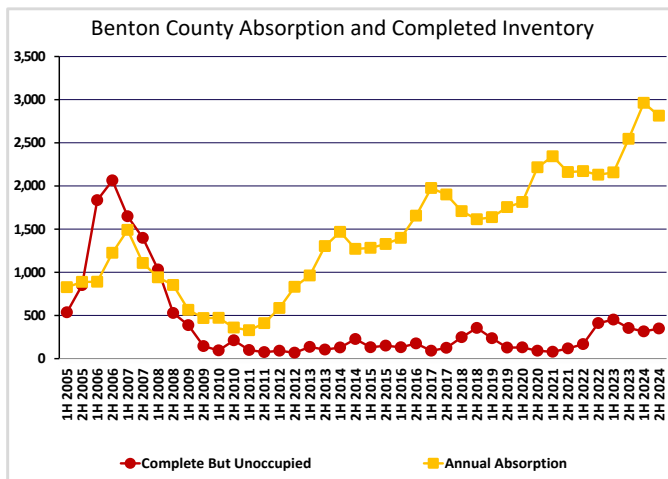
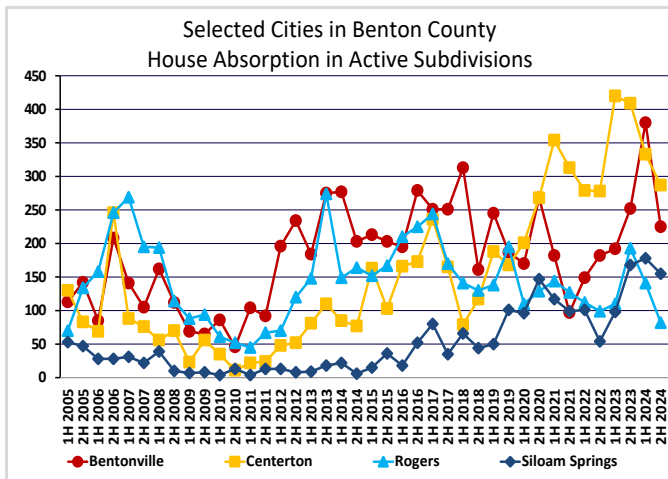
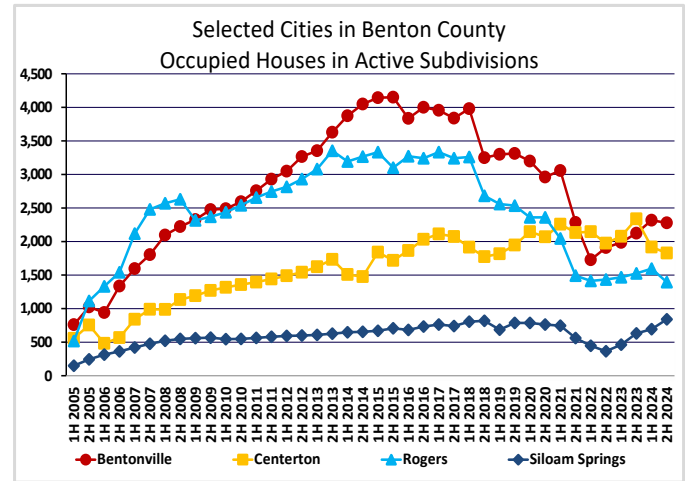
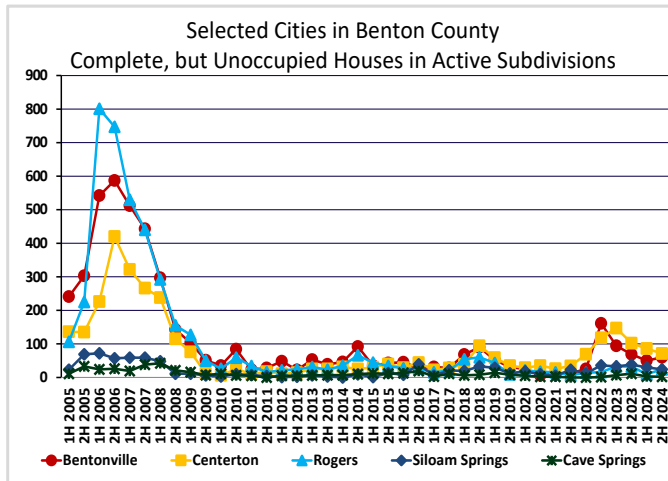
The subdivisions with the most houses under construction during the second half of 2024 in Benton County were Andmark Valley Townhomes in Highfill with 74, Silver Leaf Phase I in Centerton with 29, Applewood Estates in Highfill, with 28, Hillcrest in Siloam Springs with 22. Evening Star, Phase I in Rogers, and Crystal Cove, Phase I in Centerton both had 20 houses under construction. In Pea Ridge, Saratoga, Phase I and Yorktown, Phase I had and additional 17 houses under construction in each subdivision.



No new construction or progress in existing construction has occurred in the last year in 39 of the 216 active subdivisions in the Benton County.

# Benton County

## Active Subdivisions



Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	1	30
Bella Vista	3	60
Bentonville	23	2,017
Cave Springs	2	93
Centerton	52	5,051
Gravette	1	115
Highfill	2	260
Little Flock	1	15
Lowell	13	977
Pea Ridge	11	1,385
Rogers	4	353
Siloam Springs	12	758
Unincorporated -BC	1	112
<b>Benton County Coming Lots</b>	<b>126</b>	<b>11,226</b>

An additional 11,226 lots in 126 subdivisions are in the pipeline as either preliminary or final subdivisions.

No new absorption in existing construction has occurred in the last year in 58 of the 216 active subdivisions in the Benton County.

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county.

# Benton County

## Owner Occupied

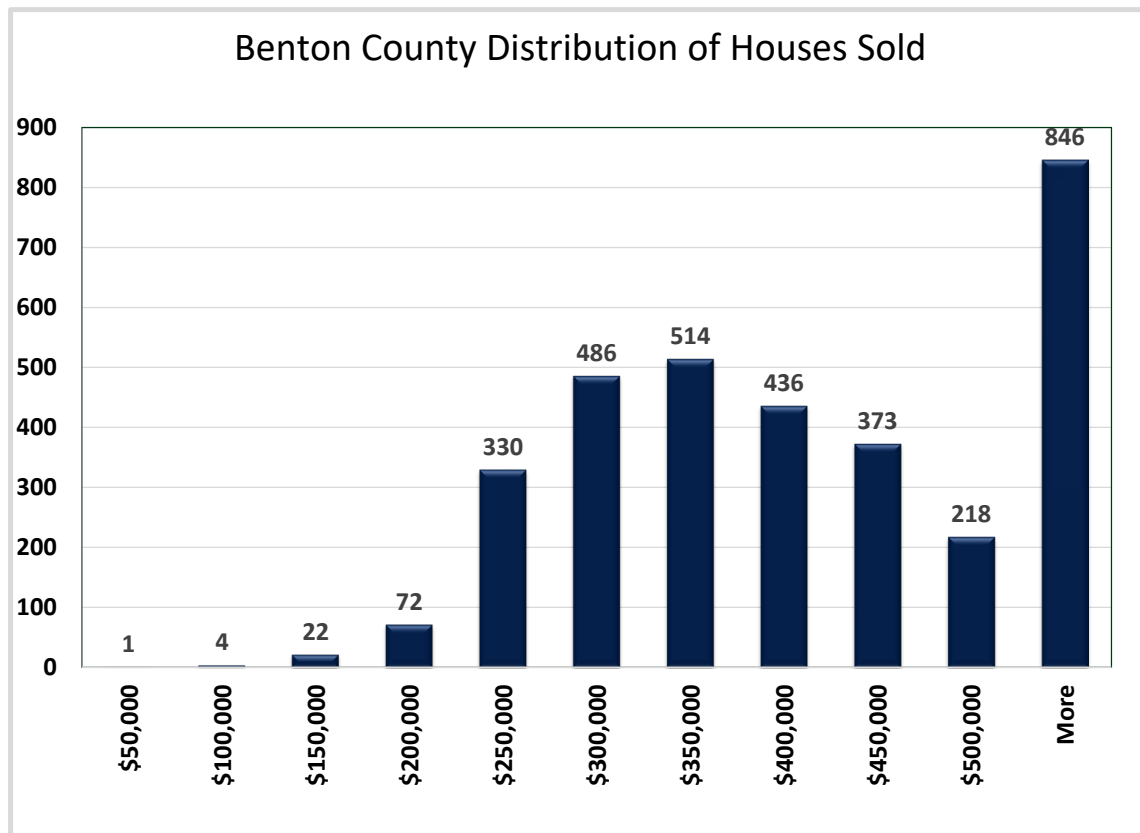
The data with homestead information by city from 2012 to 2024 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 60.9 percent in the second half of 2024. This represents a decline of owner-occupied homes of 7.5 % since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.. However, in the last year, Benton County owner occupied increased .04%.

Benton County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.7%	72.1%	68.3%	69.6%	67.4%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.9%	73.3%	71.6%	70.3%	71.0%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.5%	60.3%	57.8%	56.6%	56.9%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.2%	71.2%	69.2%	67.7%	69.3%
Centerton	67.4%	66.9%	64.0%	63.8%	64.4%	64.0%	62.1%	60.7%	60.8%	59.6%	55.8%	54.4%	55.2%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	55.0%	55.0%	53.6%	53.3%	53.2%
Elm Springs	90.0%	83.3%	65.9%	75.6%	72.9%	75.9%	74.5%	72.1%	74.8%	80.3%	76.8%	70.0%	73.3%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	62.0%	61.3%	60.6%	59.7%	60.0%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.3%	56.0%	41.2%	55.1%	52.0%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.2%	57.2%	54.2%	51.6%	52.4%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.2%	55.6%	54.9%	53.8%	54.3%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.8%	52.3%	32.3%	52.1%	52.2%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.2%	71.9%	56.3%	72.0%	71.7%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.2%	66.0%	63.3%	61.1%	61.8%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.8%	63.5%	59.6%	59.1%	60.9%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	66.0%	64.9%	63.6%	62.7%	62.9%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.8%	60.4%	58.6%	57.7%	58.2%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.7%	61.5%	59.6%	58.7%	58.8%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.5%	59.5%	60.0%	58.4%	45.5%
Sulphur Springs	55.4%	56.4%	55.4%	60.0%	58.0%	54.1%	54.6%	52.7%	52.0%	49.8%	53.5%	50.0%	48.4%
Rural-BC	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.1%	59.6%	51.3%	50.7%	58.0%
Benton County	68.4%	68.6%	67.6%	67.8%	67.8%	67.4%	66.3%	65.3%	64.5%	63.5%	61.6%	60.5%	60.9%



# Benton County

## Houses Sold



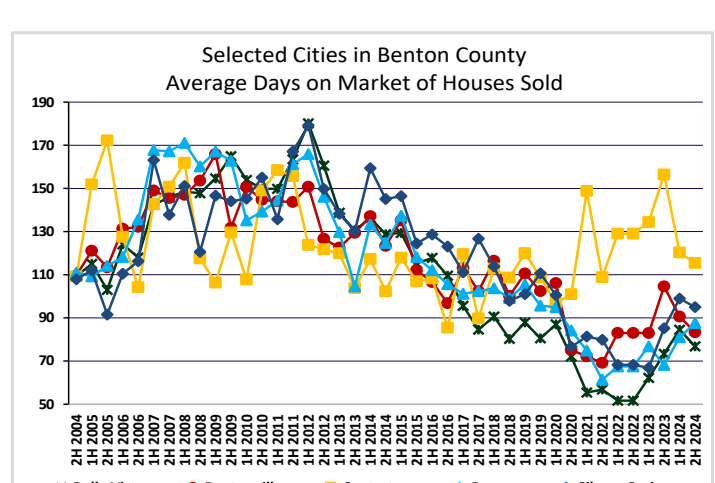
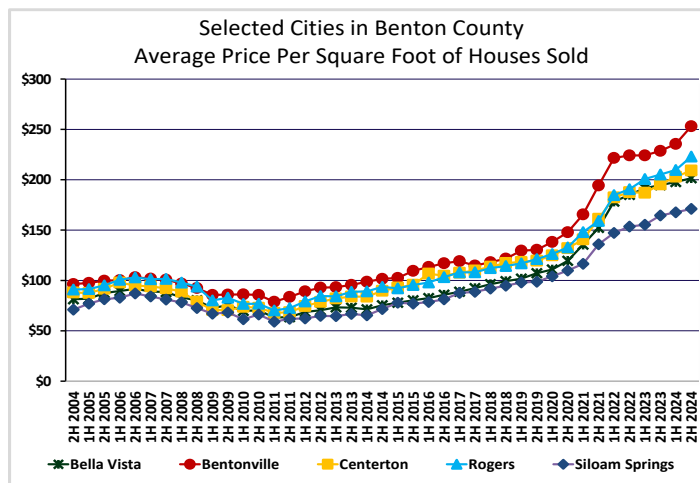
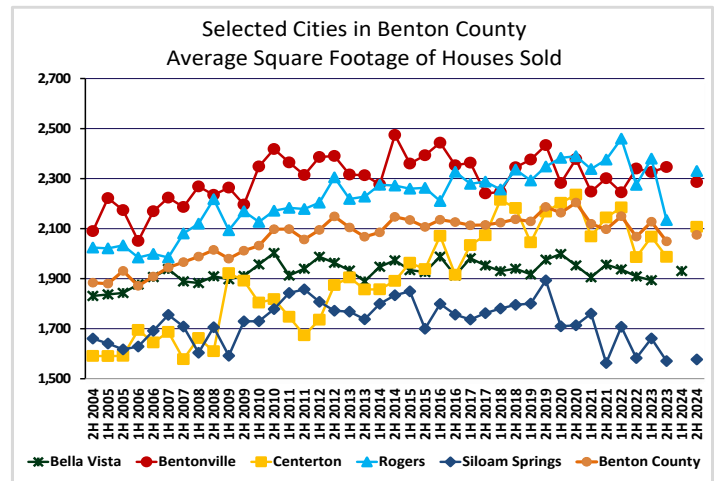
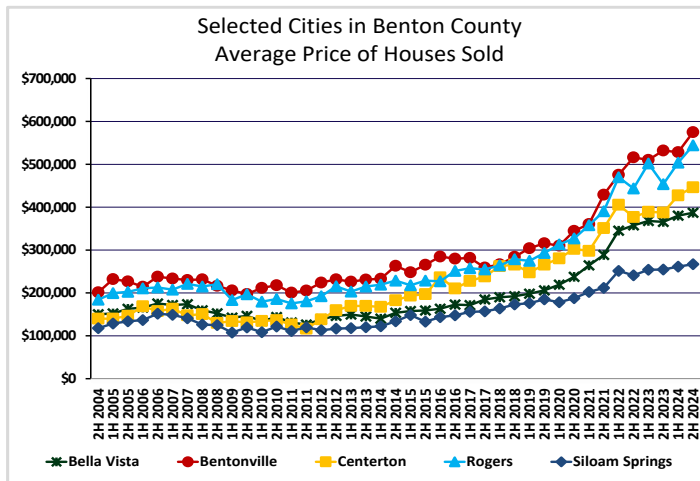
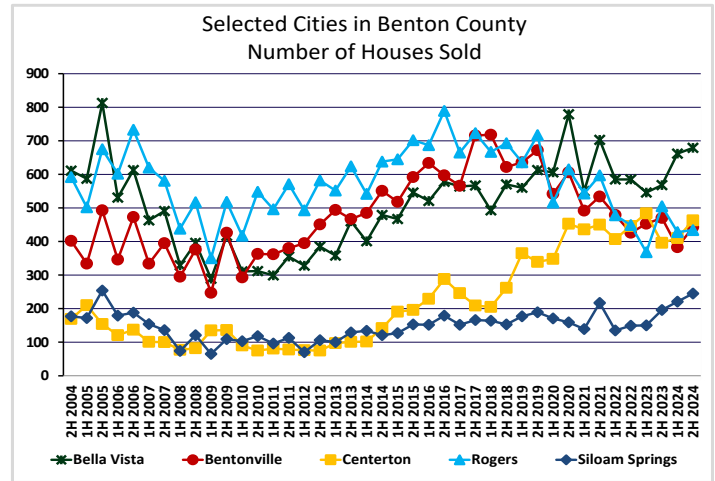
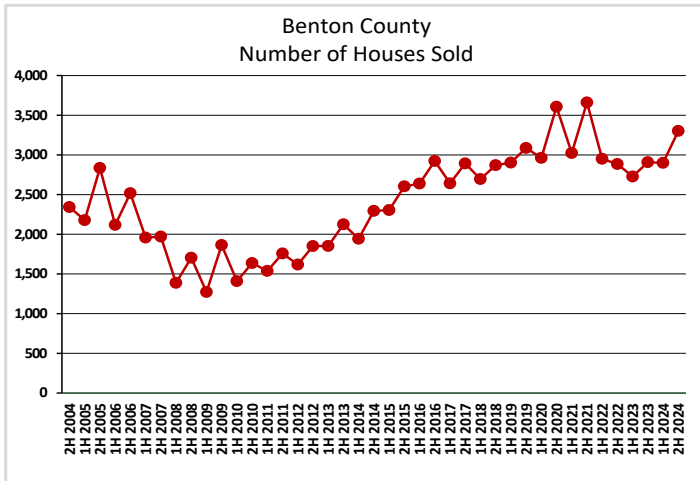
3,302 houses sold in Benton County during the second half of 2024.

The average price of a house was \$449,750 at \$211.21 per square foot.

The median cost of a house sold in Benton County was \$345,000.

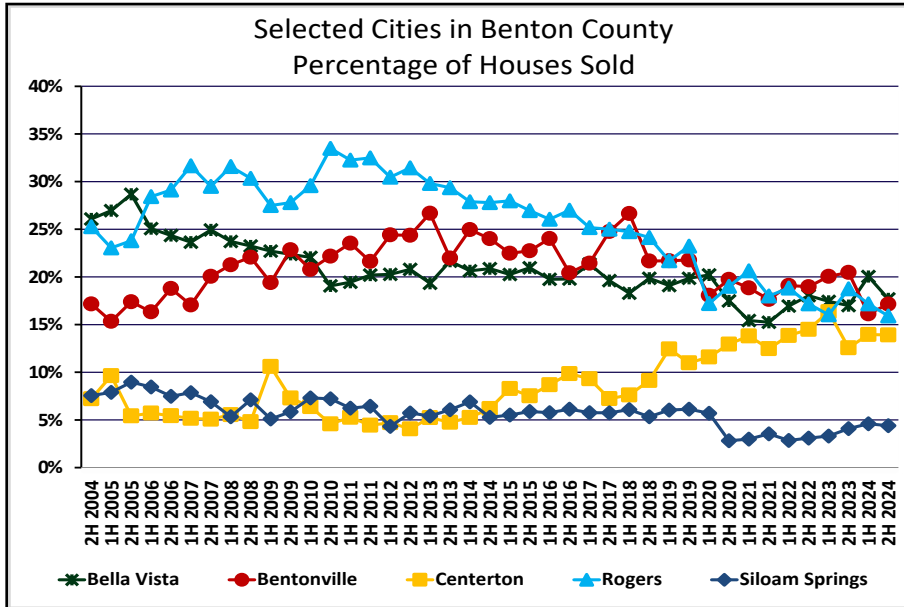
Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	2,908	2,900	3,302	13.5%	13.9%
Average Price of Houses Sold	\$420,144	\$432,956	\$449,750	7.0%	3.9%
Average Days on Market	100	96	96	-3.4%	0.2%
Average Price per Square Foot	\$201.83	\$203.76	\$211.21	4.6%	3.7%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	1262	1175	1422	12.7%	21.0%
Average Price of New Houses Sold	\$408,686	\$416,615	\$428,763	4.9%	2.9%
Average Days on Market of New Houses Sold	127	130	128	0.6%	-2.0%
Number of Houses Listed	1,256	1,045	1,127	-10.3%	7.8%
Average List Price of Houses Listed	\$530,377	\$606,608	\$563,402	6.2%	-7.1%

# Benton County Houses Sold



# Benton County

## Sold by City and Characteristics

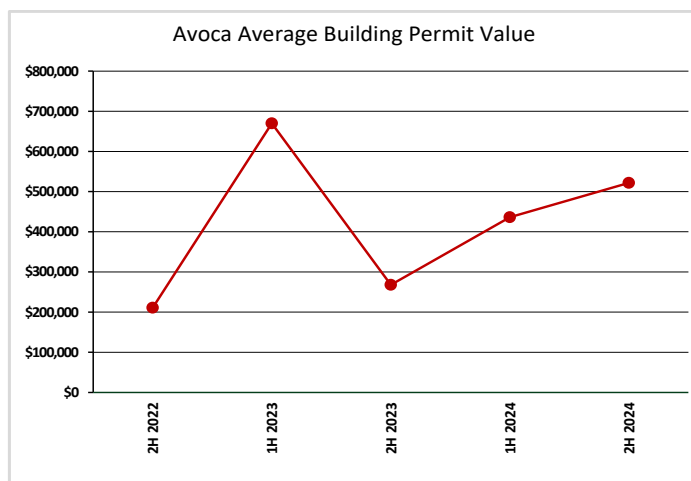
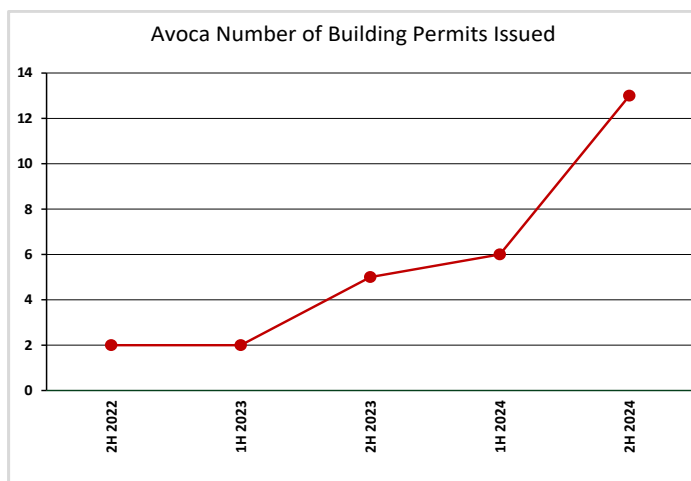


The table below shows the average price, days on market, number of houses sold and average price per square foot for sales in Benton County.

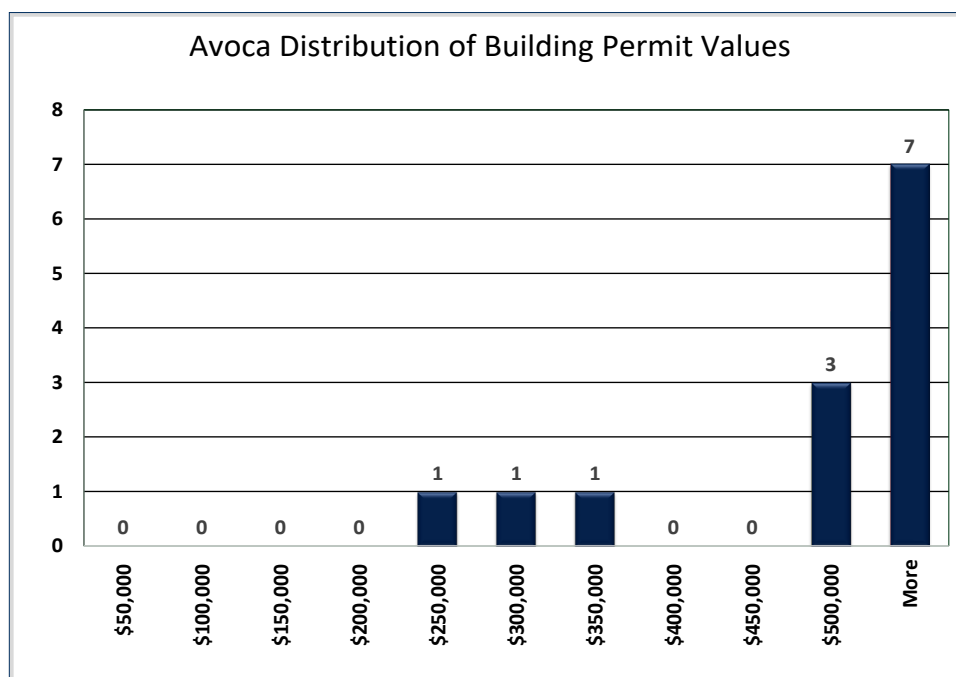
Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$377,557	\$196.34	156	7	0.2%
Bella Vista	\$387,051	\$201.59	77	679	17.7%
Bentonville	\$574,854	\$253.11	83	443	17.1%
Cave Springs	\$708,101	\$233.94	67	43	2.1%
Centerton	\$446,340	\$209.15	115	463	13.9%
Decatur	\$209,935	\$166.79	74	13	0.2%
Garfield	\$479,975	\$196.08	188	4	0.1%
Gateway	\$147,500	\$42.06	156	1	0.0%
Gentry	\$260,517	\$162.54	91	81	1.4%
Gravette	\$402,272	\$176.51	120	33	0.9%
Highfill	\$334,180	\$183.96	89	96	2.2%
Little Flock	\$833,400	\$238.80	46	11	0.6%
Lowell	\$409,227	\$209.80	114	166	4.6%
Pea Ridge	\$373,697	\$196.01	130	333	8.4%
Rogers	\$544,140	\$222.98	88	434	15.9%
Siloam Springs	\$266,910	\$171.10	95	245	4.4%
Springtown	\$360,000	\$213.27	130	1	0.0%
Sulphur Springs	\$190,750	\$114.56	33	4	0.1%
No City BC	\$622,013	\$238.32	105	245	10.3%
<b>Benton County</b>	<b>\$449,750</b>	<b>\$211.21</b>	<b>96</b>	<b>3,302</b>	<b>100.0%</b>

# Avoca

## Building Permits



Avoca	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	5	6	13	160.0%	116.7%
Average Value of Residential Building Permits	\$670,000	\$267,908	\$521,622	94.7%	19.6%



# Avoca

## Active Subdivisions

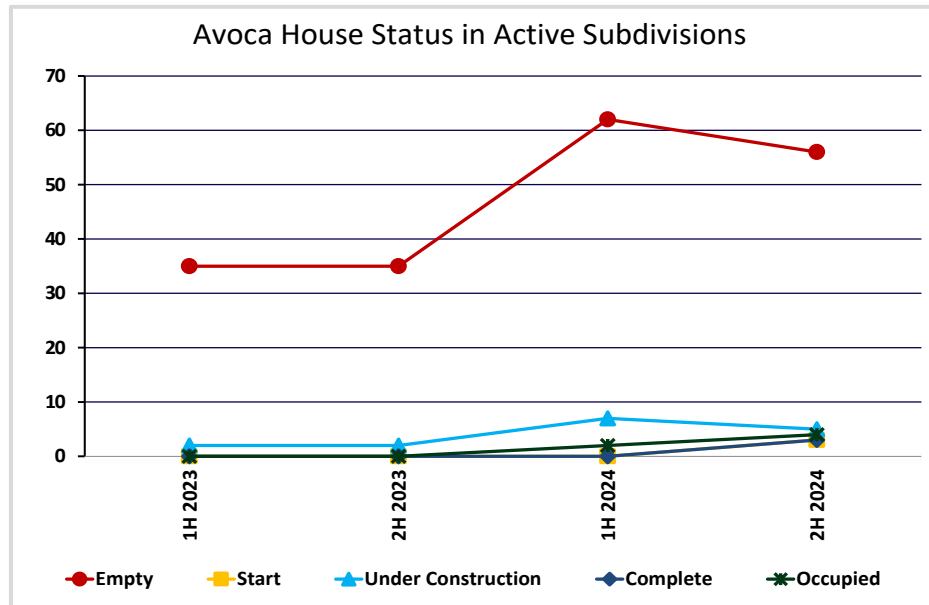
There were 71 total lots in 3 active subdivisions in Avoca in the second half 2024. 5.6 percent of the lots were occupied, 4.2 percent were complete but unoccupied, 7.0 were under construction, 4.2 percent were starts, and 78.9 percent were empty lots.

The subdivisions with the most houses under construction in Avoca during the second half 2024 were Tall Tree, Phase I with 4 houses

Tall Tree, Phase I and Tall Tree, Phase II had the most houses becoming occupied in Avoca with 1 house in each phase.

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

2 new houses in Avoca became occupied in the second half 2024. The



annual absorption rate implies that there are 201.0 months of remaining inventory in active subdivisions, down from 414.0 percent in the first half of 2024.

In 2 of the 3 active subdivisions in Avoca, absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Avoca from 77.8 percent in 2012 to 67.4 percent in the second half 2024.

Additionally, 30 new lots in 1 subdivision received either preliminary or final approval by second half 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hidden Forest, Phase I <sup>1</sup>	33	2	0	0	2	37	0	210
Tall Tree, Phase II	2	0	4	2	1	9	1	96
Tall Tree, Phase I	21	1	1	1	1	25	1	288
Avoca Active Subdivisions	56	3	5	3	4	71	2	201.0

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

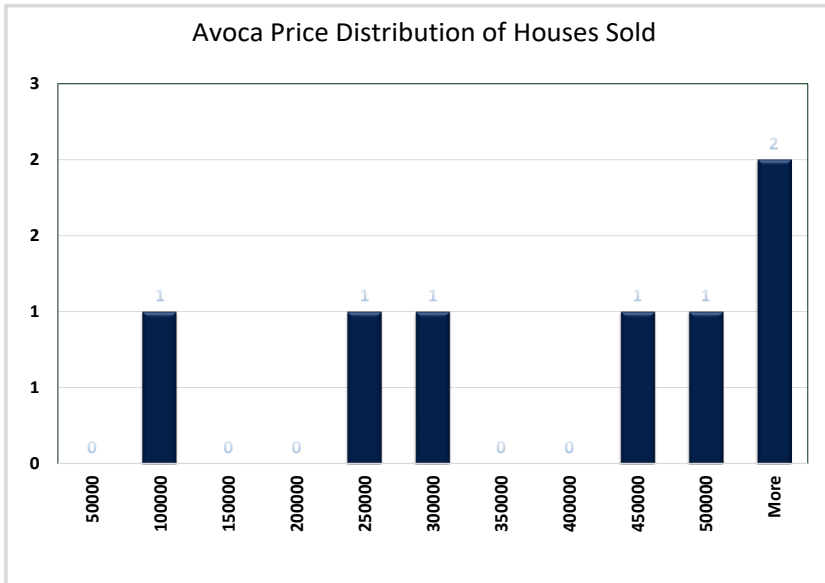
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hidden Forest, Phase II	2H 2024	30		35
		30		35



# Avoca

## Price Distribution of Houses Sold



7 houses were sold in Avoca in the second half 2024.

The average price of a house was \$377,557 at \$196.34 per square foot.

The median cost of a house was \$415,000.

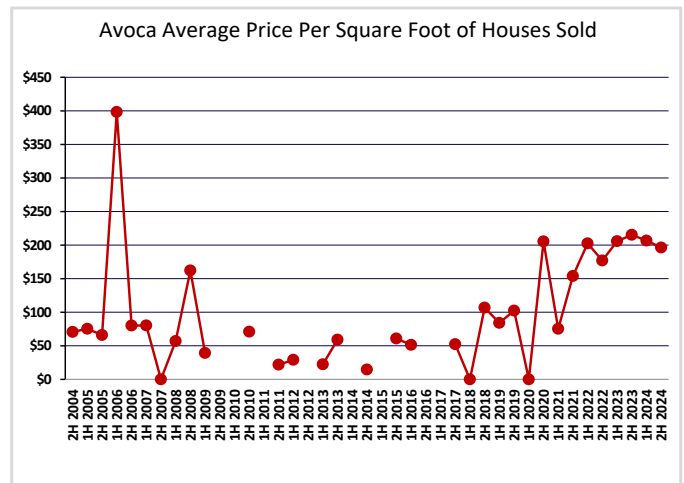
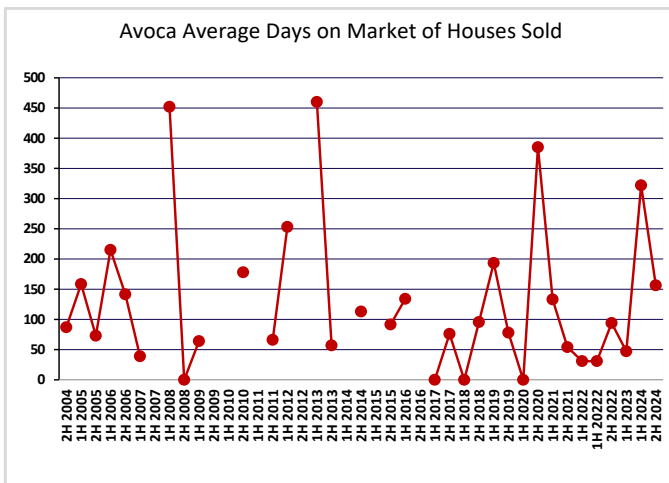
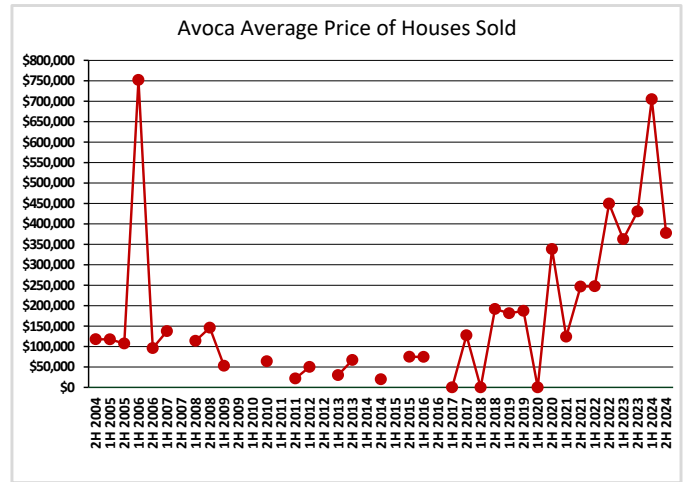
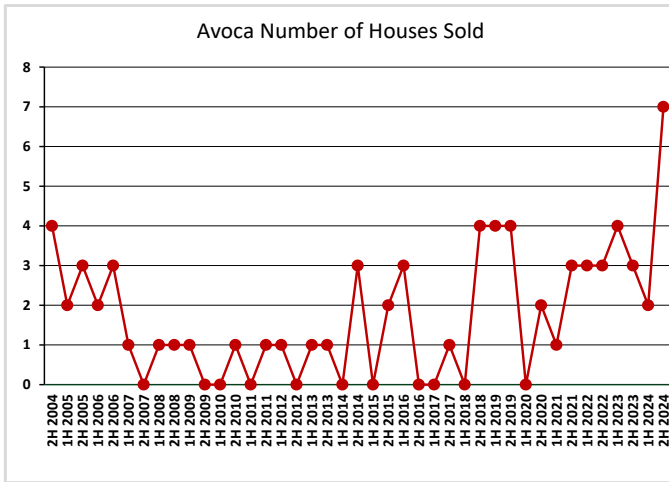
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.2%	704	111	100.0%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	0.2%	1,724	188	89.3%
\$250,001 - \$300,000	1	0.2%	1,413	75	98.0%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	0.2%	1,815	65	97.6%
\$450,001 - \$500,000	1	0.2%	1,925	266	102.2%
\$500,001+	2	0.5%	2,481	195	101.2%
Avoca Houses Sold	7	2%	1,792	156	98.5%

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Avoca Original	2	28.6%	1,214	150	\$147,500	\$114.97
Strodes Place	1	14.3%	1,413	75	\$269,000	\$190.38
Tall Tree	3	42.9%	2,296	218	\$554,633	\$241.80
Other	1	14.3%	1,815	65	\$415,000	\$228.65
Avoca Sold Houses	7	100.0%	1,792	156	\$377,557	\$196.34

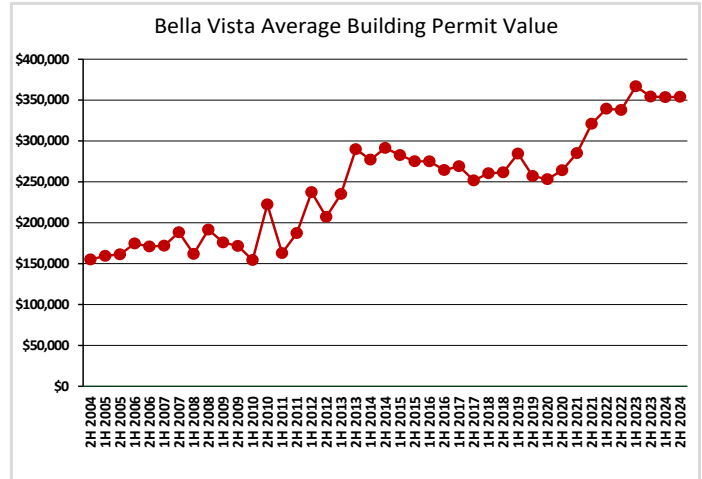
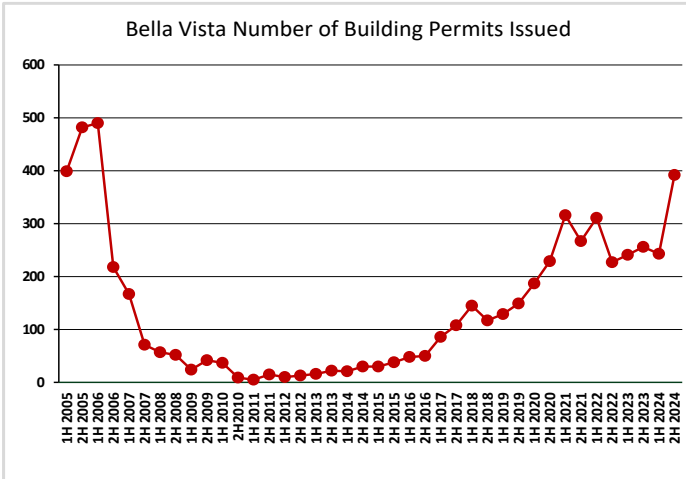
# Avoca

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	3	2	7	133.3%	250.0%
Average Price of Houses Sold	\$430,500	\$704,995	\$377,557	-12.3%	-46.4%
Average Days on Market	47	322	156	230.8%	-51.5%
Average Price per Square Foot	\$215.23	\$206.64	\$196.34	-8.8%	-5.0%
Percentage of County Sales	0.1%	0.1%	0.2%	68.4%	58.5%
Number of New Houses Sold	0	2	3	--	50.0%
Average Price of New Houses Sold	--	\$704,995.00	\$554,633.33	--	-21.3%
Average Days on Market of New Houses Sold	--	322	218	--	-32.2%
Number of Houses Listed	1	4	2	100.0%	-50.0%
Average List Price of Houses Listed	\$779,990	\$634,725	\$712,450	-8.7%	12.2%

# Bella Vista Building Permits

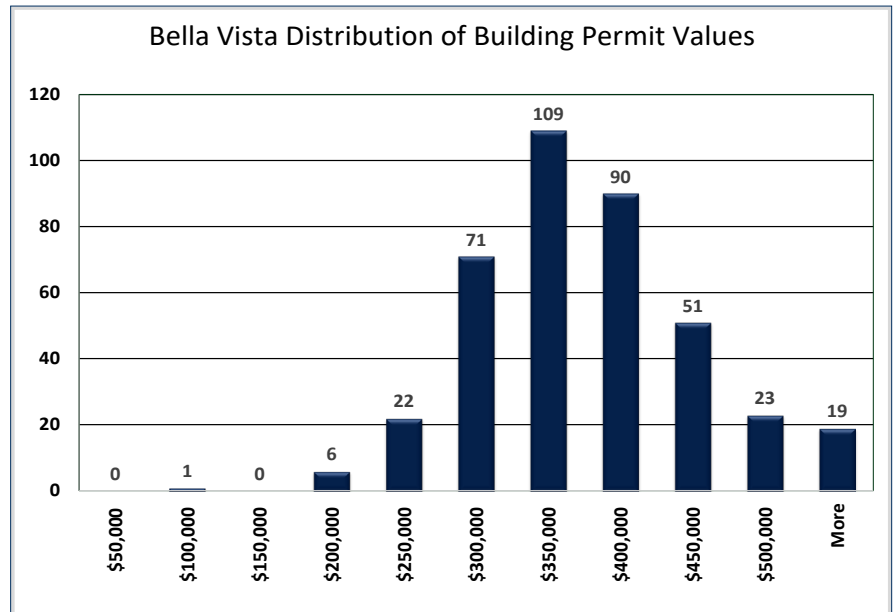


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

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

This was an increased estimate from the previous 5,000 to 7,000 due to continued growth of the sewer system and growing demand for housing in Bella Vista by larger sized families.



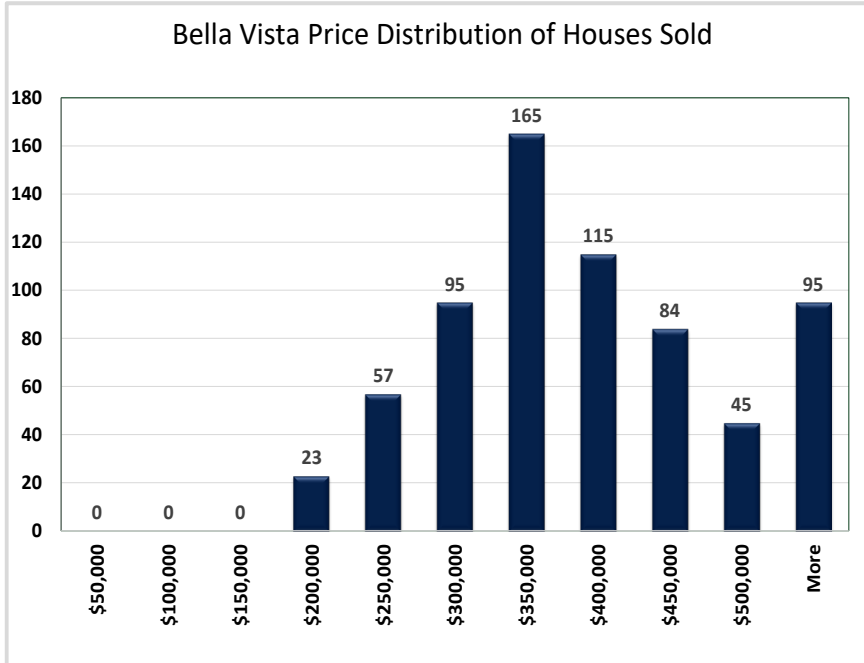
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 60 new lots in 3 subdivisions received either preliminary or final approval by December 31, 2024.

Bella Vista	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	256	243	392	53.1%	61.3%
Average Value of Residential Building Permits	\$366,863	\$354,227	\$353,894	-0.1%	0.1%

# Bella Vista

## Price Distribution of Houses Sold



679 houses were sold in Bella Vista in the second half of 2024.

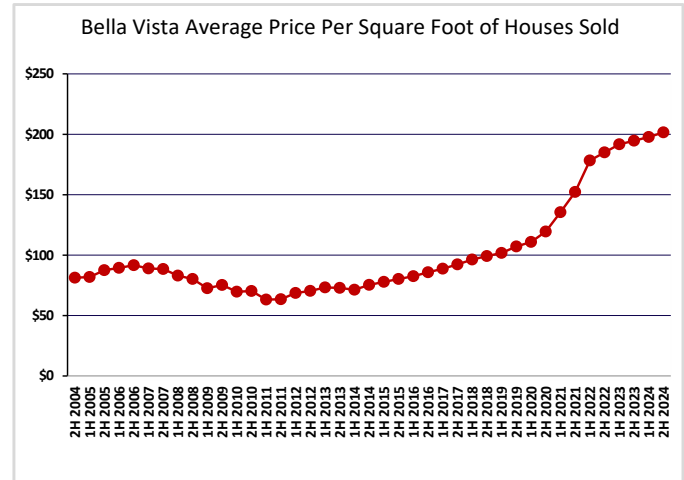
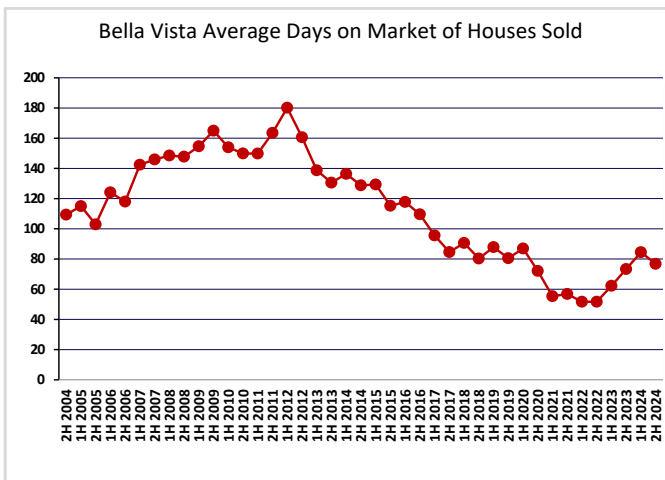
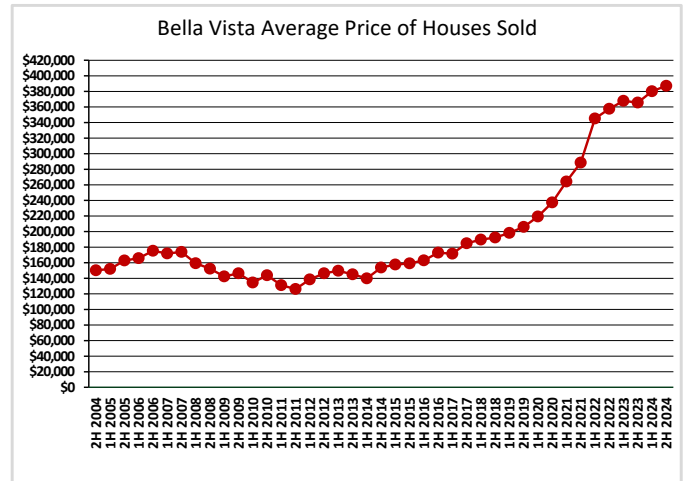
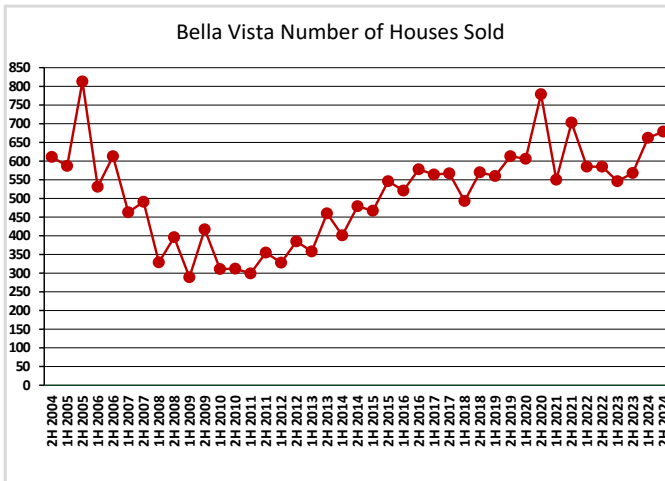
The average price of a house was \$387,051 at \$201.59 per square foot.

The median cost of a house was \$335,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	23	3.4%	1,143	69	95.3%
\$200,001 - \$250,000	57	8.4%	1,352	69	97.6%
\$250,001 - \$300,000	95	14.0%	1,479	62	98.4%
\$300,001 - \$350,000	165	24.3%	1,683	76	99.0%
\$350,001 - \$400,000	115	16.9%	1,928	72	99.2%
\$400,001 - \$450,000	84	12.4%	2,154	83	99.1%
\$450,001 - \$500,000	45	6.6%	2,358	93	98.5%
\$500,001+	95	14.0%	2,955	93	98.5%
Total	679	100%	1,931	77	98.6%

# Bella Vista

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	568	662	679	19.5%	2.6%
Average Price of Houses Sold	\$365,673	\$380,131	\$387,051	5.8%	1.8%
Average Days on Market	73	85	77	4.8%	-9.1%
Average Price per Square Foot	\$194.70	\$197.71	\$201.59	3.5%	2.0%
Percentage of County Sales	17.0%	20.0%	17.7%	4.1%	-11.7%
Number of New Houses Sold	217	231	215	-0.9%	-6.9%
Average Price of New Houses Sold	\$387,027	\$392,242	\$411,579	6.3%	4.9%
Average Days on Market of New Houses Sold	99	100	86	-12.9%	-14.1%
Number of Houses Listed	263	217	191	-27.4%	-12.0%
Average List Price of Houses Listed	\$430,159	\$460,618	\$438,862	2.0%	-4.7%



# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aberdeen	1	0.1%	4,184	33	\$1,375,000	\$328.63
Allendale	3	0.4%	2,120	77	\$420,467	\$198.34
Angus	2	0.3%	2,044	112	\$452,500	\$216.66
Annsborough	2	0.3%	3,923	178	\$687,500	\$168.85
Ardwell	2	0.3%	2,130	82	\$368,550	\$189.32
Argyll	1	0.1%	1,610	11	\$260,000	\$161.49
Auckland	1	0.1%	1,450	36	\$331,107	\$228.35
Avondale	27	4.0%	1,729	67	\$297,877	\$177.52
Banff	2	0.3%	1,749	52	\$385,500	\$219.80
Bankfoot	2	0.3%	1,636	49	\$334,950	\$203.78
Basildon Courts	2	0.3%	1,747	116	\$243,750	\$150.55
Bedford	8	1.2%	1,578	89	\$329,753	\$209.42
Berksdale	2	0.3%	1,693	53	\$314,750	\$183.88
Berkshire	6	0.9%	2,190	82	\$457,300	\$211.00
Birmingham	1	0.1%	1,900	71	\$431,000	\$226.84
Birsay	2	0.3%	1,783	24	\$404,950	\$226.47
Blenheim	4	0.6%	2,287	61	\$410,525	\$178.24
Branchwood	6	0.9%	1,908	89	\$369,817	\$196.51
Brecknock	6	0.9%	1,731	73	\$314,500	\$181.21
Bridgewater	1	0.1%	1,142	21	\$301,500	\$264.01
Brigadoon	2	0.3%	1,946	37	\$478,098	\$241.91
Bristol	5	0.7%	1,740	74	\$332,900	\$195.15
Brittany	4	0.6%	2,397	67	\$487,500	\$200.92
Brittany Courts	2	0.3%	1,386	72	\$273,200	\$196.27
Brompton	2	0.3%	1,139	34	\$245,750	\$215.68
Brompton Courts	4	0.6%	1,472	72	\$255,038	\$176.14
Brunswick	3	0.4%	1,592	57	\$354,983	\$223.80
Buckingham	9	1.3%	2,186	110	\$487,156	\$215.77
Buckland	3	0.4%	1,866	39	\$393,333	\$211.45
Burghead	1	0.1%	2,020	68	\$449,950	\$222.75
Cambridge	3	0.4%	1,744	63	\$383,333	\$225.25
Cannich	4	0.6%	1,837	77	\$378,375	\$203.77
Canterbury	1	0.1%	1,595	164	\$342,950	\$215.02
Cardigan	3	0.4%	1,880	37	\$399,800	\$211.63
Cargill	1	0.1%	4,316	106	\$1,155,000	\$267.61
Carlisle	5	0.7%	1,921	103	\$381,620	\$194.54

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Carnahan	2	0.3%	2,537	106	\$560,750	\$220.84
Carrick	2	0.3%	2,165	31	\$505,000	\$239.28
Charing	2	0.3%	1,449	32	\$306,500	\$212.90
Chatburn	1	0.1%	2,075	63	\$454,500	\$219.04
Chelmsworth	1	0.1%	1,475	71	\$331,900	\$225.02
Chelsea	4	0.6%	2,359	112	\$390,013	\$169.11
Cheshire	1	0.1%	1,488	49	\$295,000	\$198.25
Cheviot	2	0.3%	3,186	57	\$914,500	\$277.26
Churchill	2	0.3%	1,824	105	\$322,000	\$177.45
Clackmannan	2	0.3%	1,760	62	\$390,250	\$221.56
Cornwall	3	0.4%	1,381	60	\$280,333	\$200.76
Coulter	2	0.3%	1,944	47	\$413,500	\$212.78
Coventry	1	0.1%	2,810	80	\$800,000	\$284.70
Cullen Hills	4	0.6%	2,815	83	\$505,600	\$182.11
Cumberland	4	0.6%	2,012	52	\$367,250	\$184.58
Cunningham	2	0.3%	2,705	68	\$472,000	\$182.04
Dartmoor	2	0.3%	2,473	45	\$452,500	\$190.59
Dickenshire	2	0.3%	1,766	141	\$331,500	\$195.52
Dillow	1	0.1%	1,438	27	\$310,000	\$215.58
Dirleton	3	0.4%	1,700	88	\$363,333	\$223.19
Dorchester	2	0.3%	2,116	86	\$444,950	\$208.06
Dornoch	4	0.6%	2,129	114	\$472,475	\$225.19
Dorset	3	0.4%	1,736	26	\$312,100	\$183.29
Drake Court	14	2.1%	1,459	79	\$220,505	\$152.33
Dumfries	1	0.1%	1,409	283	\$295,000	\$209.37
Dunbarton	9	1.3%	2,003	103	\$455,147	\$227.14
Dunedin	3	0.4%	1,891	35	\$344,000	\$180.24
Dunsford	1	0.1%	1,364	121	\$245,000	\$179.62
Dunvegan	2	0.3%	2,008	52	\$414,000	\$205.89
Duxford	1	0.1%	2,066	35	\$456,900	\$221.15
East Riding	4	0.6%	1,805	60	\$399,975	\$219.95
Eastleigh	5	0.7%	1,442	68	\$326,690	\$226.51
Embleton	1	0.1%	1,616	56	\$326,528	\$202.06
Essex	6	0.9%	1,713	59	\$367,817	\$209.55
Ettington	3	0.4%	2,238	31	\$328,000	\$159.43
Evanton	3	0.4%	2,039	64	\$413,450	\$204.96

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Fenchurch	4	0.6%	2,214	85	\$377,740	\$172.38
Flint	1	0.1%	2,295	122	\$515,000	\$224.40
Forest Hills	4	0.6%	1,871	87	\$363,411	\$194.20
Glasgow	1	0.1%	1,607	85	\$338,745	\$210.79
Gloucester	3	0.4%	2,387	93	\$530,000	\$227.15
Grampian	4	0.6%	1,657	41	\$328,213	\$198.23
Granton	2	0.3%	1,509	136	\$332,250	\$219.87
Grinstead	4	0.6%	2,045	75	\$440,000	\$216.89
Halladale	2	0.3%	1,625	65	\$369,750	\$228.38
Hampshire	3	0.4%	1,956	87	\$424,090	\$216.58
Hampstead	3	0.4%	1,735	63	\$306,000	\$176.15
Harlow	1	0.1%	3,523	252	\$320,000	\$90.83
Hartlepool	4	0.6%	1,505	57	\$363,125	\$240.37
Headley	5	0.7%	1,730	34	\$382,780	\$222.41
Hebrides	4	0.6%	1,584	74	\$339,375	\$213.53
Hexham	2	0.3%	1,541	87	\$341,845	\$221.96
Highland	1	0.1%	1,128	37	\$309,999	\$274.82
Highland Park Villas	8	1.2%	1,616	71	\$342,875	\$211.93
Hillswick	2	0.3%	1,874	21	\$375,000	\$202.32
Hopeman	3	0.4%	2,031	66	\$397,633	\$196.20
Huntingdon	2	0.3%	1,861	90	\$311,000	\$163.06
Ingleborough	3	0.4%	2,121	74	\$468,333	\$220.83
Inverness	2	0.3%	1,994	56	\$364,000	\$182.11
Islay	1	0.1%	1,008	32	\$259,900	\$257.84
Islington	1	0.1%	1,478	188	\$270,000	\$182.68
Jura	9	1.3%	1,777	86	\$348,211	\$202.03
Keighley	3	0.4%	2,733	54	\$518,300	\$196.09
Kelaen	4	0.6%	3,268	53	\$669,125	\$214.17
Kensington	3	0.4%	1,929	66	\$364,000	\$190.99
Kesteven	1	0.1%	1,319	50	\$275,000	\$208.49
Keswick	5	0.7%	1,548	103	\$310,600	\$201.26
Kildonan	5	0.7%	2,198	84	\$470,480	\$214.05
Kilmuir	1	0.1%	2,876	103	\$445,000	\$154.73
Kincardine	4	0.6%	2,703	62	\$752,500	\$262.76
Kingsdale Courts	4	0.6%	1,767	62	\$271,250	\$155.81
Kingswood	7	1.0%	2,088	98	\$314,714	\$158.28

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kinross	4	0.6%	1,960	97	\$519,750	\$268.83
Kintyre	2	0.3%	1,959	64	\$434,975	\$220.52
Kipling Courts	2	0.3%	2,668	68	\$600,000	\$225.58
Kirkcudbright	5	0.7%	1,689	58	\$351,880	\$212.33
Kirkoswald	1	0.1%	1,607	121	\$352,635	\$219.44
Kirkpatrick	1	0.1%	2,393	56	\$495,000	\$206.85
Kirkwall	4	0.6%	1,648	67	\$343,425	\$210.27
Lakenheath	1	0.1%	1,869	71	\$310,000	\$165.86
Lakeview	2	0.3%	1,920	118	\$330,000	\$172.30
Lambeth	2	0.3%	1,093	41	\$227,500	\$207.50
Lanark	1	0.1%	1,649	0	\$367,893	\$223.10
Lancashire	2	0.3%	1,239	52	\$262,000	\$211.63
Lands End	12	1.8%	1,919	134	\$380,617	\$199.84
Latheron	1	0.1%	1,212	0	\$285,575	\$235.62
Leicester	4	0.6%	1,857	73	\$402,500	\$213.74
Lincoln	1	0.1%	2,158	127	\$395,000	\$183.04
Lindsey	1	0.1%	1,660	34	\$416,000	\$250.60
Lockhart	4	0.6%	1,905	76	\$404,225	\$213.08
Lothian	1	0.1%	1,417	39	\$310,000	\$218.77
Macon	2	0.3%	1,992	75	\$446,000	\$223.06
Magrath	3	0.4%	1,919	44	\$416,500	\$216.60
Marionet	1	0.1%	2,890	119	\$640,000	\$221.45
Marisco	1	0.1%	2,296	130	\$450,000	\$195.99
Mayfair	4	0.6%	2,417	99	\$392,250	\$165.03
Melanie	3	0.4%	1,711	44	\$334,000	\$195.03
Melanie Courts	1	0.1%	1,152	54	\$190,000	\$164.93
Merritt	2	0.3%	2,424	75	\$354,650	\$149.25
Metfield	1	0.1%	3,241	35	\$450,000	\$138.85
Metfield Courts	14	2.1%	1,158	81	\$214,207	\$184.70
Monikie	3	0.4%	2,165	64	\$471,633	\$219.38
Morganshire	4	0.6%	2,922	52	\$523,700	\$184.94
Mountain Springs	1	0.1%	2,016	2	\$323,000	\$160.22
Nairn	1	0.1%	1,690	77	\$356,057	\$210.68
Nelson	6	0.9%	1,661	44	\$330,817	\$199.13
Newburgh	2	0.3%	2,116	81	\$440,510	\$208.99
Newquay	1	0.1%	2,527	150	\$467,500	\$185.00

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Norfolk	4	0.6%	1,723	109	\$345,950	\$201.96
North Riding	2	0.3%	1,868	89	\$353,950	\$183.49
Northampton	1	0.1%	4,200	204	\$675,000	\$160.71
Norwood	1	0.1%	2,072	102	\$497,500	\$240.11
Norwood Courts	2	0.3%	1,812	29	\$388,200	\$213.49
Oak Knoll	2	0.3%	1,242	67	\$257,849	\$207.62
Oakford	2	0.3%	1,446	107	\$288,500	\$199.22
Oniell	8	1.2%	2,568	81	\$457,813	\$185.62
Orkney	1	0.1%	1,654	28	\$354,900	\$214.57
Orleton	3	0.4%	1,726	73	\$355,667	\$209.60
Oxford	3	0.4%	1,743	66	\$329,967	\$190.23
Pamona	1	0.1%	2,960	45	\$675,000	\$228.04
Peebles	2	0.3%	1,918	129	\$454,725	\$233.93
Pembroke	4	0.6%	2,729	78	\$453,500	\$181.61
Penrith	2	0.3%	1,610	25	\$366,250	\$228.12
Pentland	2	0.3%	1,629	47	\$399,450	\$248.60
Perth	1	0.1%	2,485	88	\$608,825	\$245.00
Peterborough	1	0.1%	2,685	38	\$450,000	\$167.60
Pimlico	1	0.1%	2,100	178	\$365,000	\$173.81
Portsmouth	4	0.6%	3,413	124	\$846,250	\$247.61
Primrose	1	0.1%	2,138	99	\$435,000	\$203.46
Quantock Hills	2	0.3%	1,753	53	\$296,250	\$186.25
Queensferry	3	0.4%	1,735	84	\$359,833	\$207.77
Radcliffe	8	1.2%	2,258	116	\$405,313	\$182.71
Radnor	4	0.6%	1,544	52	\$327,253	\$211.87
Raleigh Hills	1	0.1%	3,600	85	\$480,000	\$133.33
Rannoch	2	0.3%	3,097	37	\$1,160,000	\$389.63
Redwick	2	0.3%	1,507	50	\$315,000	\$209.12
Reighton	4	0.6%	1,866	88	\$346,250	\$191.34
Renfrew	6	0.9%	1,657	60	\$314,167	\$190.48
Retford	4	0.6%	1,911	45	\$403,975	\$216.44
Rillington	1	0.1%	2,814	42	\$660,000	\$234.54
Roberts	2	0.3%	2,305	170	\$425,000	\$182.97
Rosenheath	2	0.3%	1,198	29	\$283,942	\$238.58
Rothbury	1	0.1%	1,529	34	\$315,000	\$206.02

# Bella Vista

## Characteristics of Houses Sold

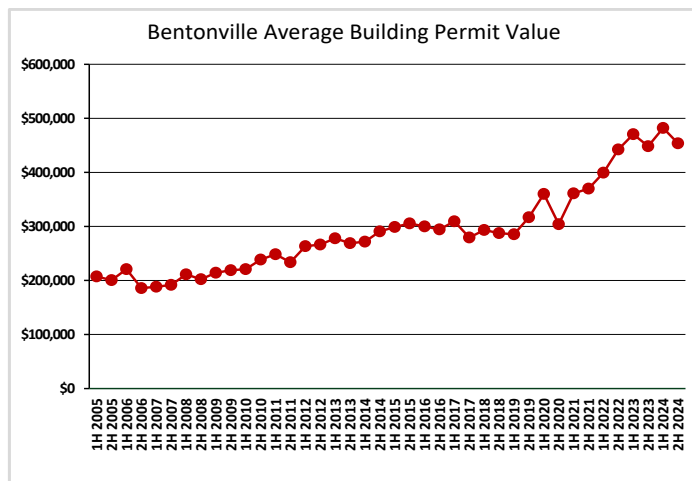
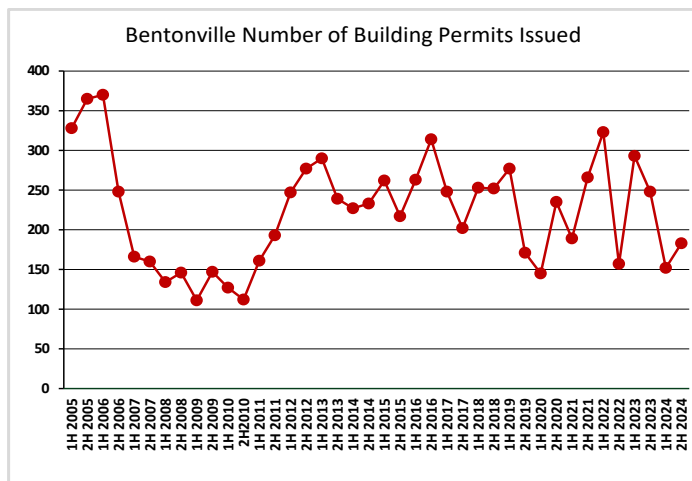
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Roxburgh	2	0.3%	1,850	108	\$390,775	\$210.46
Rugby	4	0.6%	1,850	52	\$356,000	\$195.15
Ruthwell	3	0.4%	1,697	70	\$316,000	\$187.13
Rutland	1	0.1%	2,085	124	\$419,000	\$200.96
Sandwick	2	0.3%	1,985	49	\$347,500	\$175.21
Scalloway	3	0.4%	2,430	52	\$410,500	\$175.60
Scarborough	3	0.4%	1,887	59	\$365,817	\$194.48
Scotsdale	2	0.3%	2,058	82	\$377,500	\$183.30
Sculthorpe	3	0.4%	2,948	249	\$606,633	\$204.53
Selkirk	3	0.4%	1,435	29	\$316,667	\$220.81
Shakespeare Courts	2	0.3%	1,301	33	\$245,000	\$190.56
Sherlock	3	0.4%	2,886	61	\$508,667	\$184.35
Sherwood	3	0.4%	1,521	39	\$266,667	\$185.41
Shetland	2	0.3%	1,592	133	\$345,975	\$217.99
Shropshire	4	0.6%	2,069	129	\$420,750	\$199.59
Sidlaw Hills	5	0.7%	1,574	46	\$349,480	\$225.87
Somerset	6	0.9%	1,967	97	\$342,733	\$180.49
St Andrews	3	0.4%	1,476	51	\$316,600	\$219.67
Stafford	3	0.4%	1,585	37	\$304,167	\$188.63
Stirling	3	0.4%	1,803	75	\$351,817	\$196.48
Stockton	1	0.1%	1,865	55	\$415,000	\$222.52
Stonehaven	1	0.1%	2,268	64	\$650,000	\$286.60
Stoneykirk	3	0.4%	1,883	70	\$343,117	\$188.50
Strathdon	1	0.1%	1,823	47	\$395,000	\$216.68
Stronsay	3	0.4%	1,828	73	\$332,333	\$187.14
Suffolk	1	0.1%	1,392	43	\$165,000	\$118.53
Sullivan	2	0.3%	2,711	72	\$432,500	\$180.39
Sunderland	1	0.1%	1,350	48	\$265,000	\$196.30
Sussex	3	0.4%	1,714	47	\$372,600	\$216.41
Taransay	2	0.3%	2,032	142	\$442,500	\$217.77
Tiree	3	0.4%	2,113	119	\$456,633	\$218.45
Tiverton	3	0.4%	1,746	74	\$305,504	\$184.63
Waterbury	2	0.3%	1,860	52	\$400,950	\$216.37
Watson	2	0.3%	1,694	93	\$325,000	\$196.12
Wellington	2	0.3%	3,312	336	\$522,500	\$157.72
Wembly	1	0.1%	1,416	36	\$272,000	\$192.09

# Bella Vista

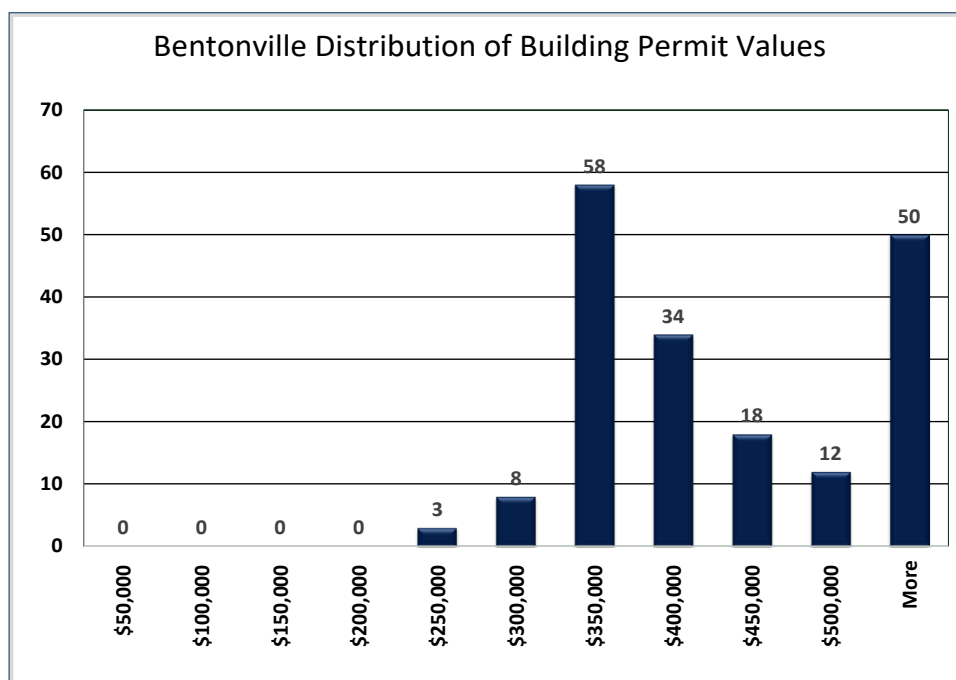
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Wentworth	2	0.3%	2,839	50	\$561,500	\$198.14
Westbrook	1	0.1%	1,859	97	\$439,900	\$236.63
Westminster	2	0.3%	1,666	36	\$362,750	\$217.94
Westmorland	5	0.7%	1,993	56	\$464,470	\$229.36
Weymouth	1	0.1%	3,536	38	\$885,000	\$250.28
Whithorn	1	0.1%	1,654	56	\$364,900	\$220.62
Wight	4	0.6%	1,458	64	\$280,250	\$192.10
Wigtown	5	0.7%	1,592	72	\$352,104	\$222.61
Wiltshire	1	0.1%	1,948	52	\$340,000	\$174.54
Wimbledon	1	0.1%	3,111	81	\$433,723	\$139.42
Windsor	2	0.3%	2,507	127	\$625,000	\$234.88
Windsor Courts	2	0.3%	1,655	85	\$299,500	\$181.25
Witherby	3	0.4%	1,777	42	\$398,300	\$222.34
Worcester	5	0.7%	1,385	88	\$249,400	\$182.65
York	6	0.9%	1,885	112	\$355,158	\$196.17
Other	2	0.3%	2,652	103	\$572,500	\$213.75
Houses Sold	679		1,931	77	\$387,051	\$201.59

# Bentonville Building Permits



Bentonville Building Permits	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	248	152	183	-26.2%	20.4%
Average Value of Residential Building Permits	\$470,532	\$448,263	\$453,589	1.2%	-5.9%





# Bentonville

## Active Subdivisions

There were 2,755 total lots in 36 active subdivisions in Bentonville in the second half 2024. 82.7 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 1.9 were under construction, 0.7 percent were starts, and 12.5 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the second half 2024 were Aurora, Phase I with 8, Aurora, Phase I with 8, and Osage Hills, Phase I with 7.

Mountainbrook had the most houses becoming occupied in Bentonville with 66 houses. An additional 50 houses in Poigai Estates, Phase II became occupied in the second half 2024.

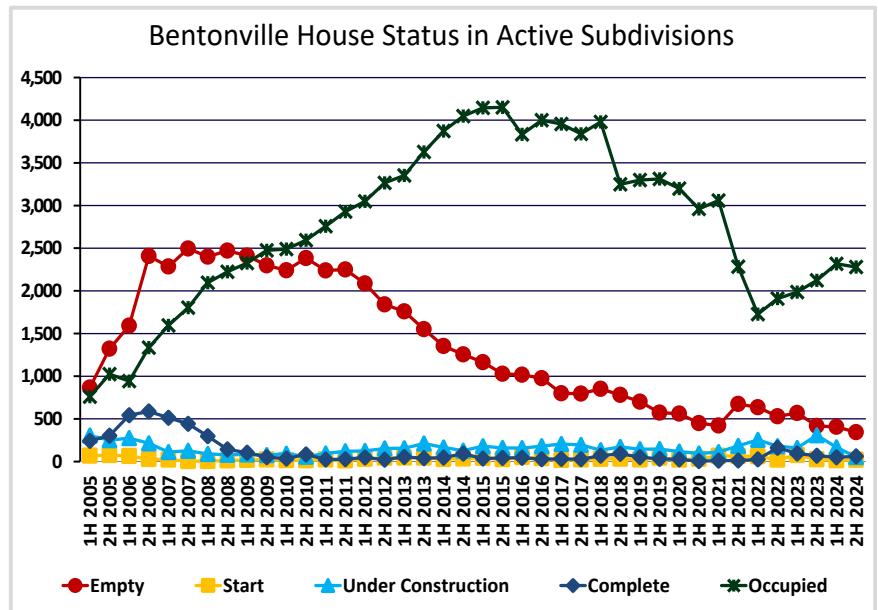
No new construction or progress in existing construction has occurred in the last year in 9 of the 36 active subdivisions in Bentonville.

225 new houses in Bentonville became occupied in the second half 2024. The annual absorption rate implies that there are 9.4 months of remaining inventory in active subdivisions, down from 12.1 percent in the first half of 2024.

In 12 out of the 36 active subdivisions in Bentonville, no absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 56.9 percent in the second half 2024.

Additionally, 2,017 new lots in 23 subdivisions received either preliminary or final approval by second half 2024.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brier Hill, Phase 1	1H 2022	76		76
Brier Hill, Phase II	1H 2022	54		54
Brier Hill, Phase III	1H 2022	86		86
Cosmas Heights	2H 2023	30		30
Crystal Street	2H 2023	5		5
Ginn Road	2H 2023	172		172
Hope Hills	1H 2022	81		81
Legacy at Featherston	1H 2023	63		63
Maddison Heights	1H 2024	86		86
McKissic Springs	1H 2023	30		30
Mckissic Springs West	2H 2023	277		277
Morning Star	1H 2024	144		144
Opal Park	2H 2023	400		400
Osage Hills, Phase IV	1H 2022	99		99
Providence Village, Phase IV	1H 2024	30		30
Reid	1H 2024	12		12
Rolling Acres, Phase IV	1H 2020	20		20
RV PS	1H 2024	91		91
Sage Valley	2H 2020	14		14
Vivian Farms, Phase I	2H 2023	60		60
Walnut Grove, Phase II	1H 2024		76	76
Walnut Grove, Phase III	1H 2024	77		77
Woodlands Crossing, Phase II	2H 2023	34		34
<b>New and Preliminary</b>		<b>1,941</b>	<b>76</b>	<b>2,017</b>

# Bentonville

## Active Subdivisions

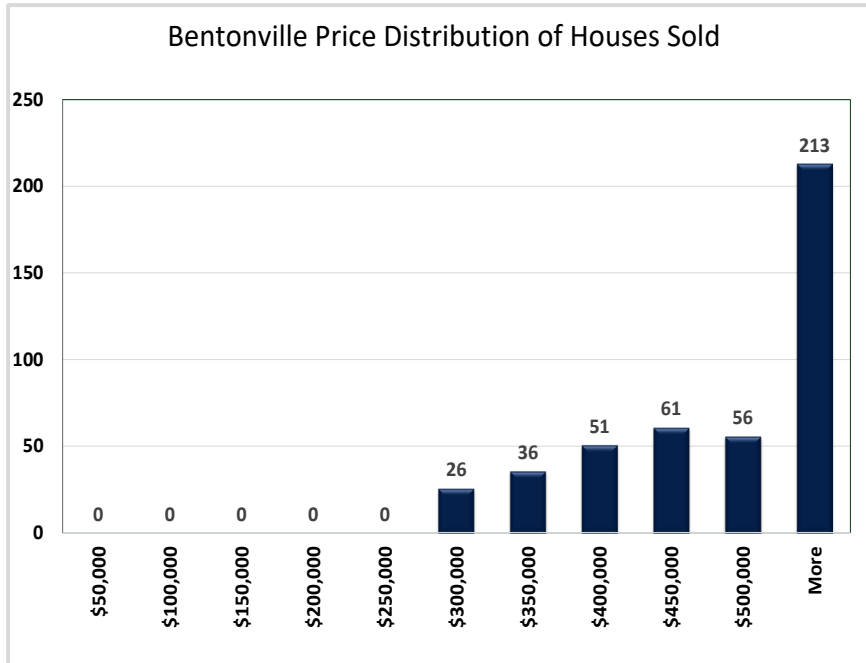
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek <sup>1</sup>	0	0	2	0	28	30	0	8.0
Angel Falls North	0	0	1	0	42	43	1	12.0
Aurora, Phase I	30	1	8	6	172	217	7	11.7
Aurora, Phase II	11	1	1	0	15	28	0	15.6
Aurora, Phase III	63	5	6	0	3	77	3	296.0
Autumn Hills	24	0	0	0	27	51	1	32.0
Bluff, The <sup>1</sup>	8	0	0	0	13	21	0	96.0
Briarwood <sup>1,2</sup>	2	0	0	0	27	29	0	--
Chardonnay <sup>1</sup>	3	0	0	0	47	50	0	36.0
Clarendon Heights	1	0	0	0	71	72	5	0.6
Creekstone, Phase II <sup>1,2</sup>	3	0	0	0	29	32	0	--
Creekstone, Phase III <sup>1</sup>	17	0	0	0	8	25	0	204.0
Eau Claire <sup>1,2</sup>	6	0	0	0	22	28	0	--
Edgar Estates <sup>1</sup>	0	0	1	0	93	94	0	12.0
Grammercy Park, Phase I	41	0	1	0	74	116	4	84.0
Glen Arbor	2	8	0	3	104	117	12	3.8
Mountainbrook	8	0	0	0	150	158	66	0.6
Nelagoney Glen	4	1	1	0	0	6	0	--
North Fork <sup>1,2</sup>	7	0	0	0	85	92	0	--
Oak Meadows	0	0	0	0	38	38	1	0.0
Oakbrooke, Phase II <sup>1,2</sup>	3	0	0	0	28	31	0	--
Oaklawn Hills <sup>1,2</sup>	1	0	0	0	63	64	0	--
Osage Hills, Phase I	1	0	7	1	136	145	14	4.9
Poigai Estates, Phase II	0	0	0	24	50	74	50	5.8
Providence Village, Phase III	5	0	0	1	65	71	4	3.0
Snyder Meadows	0	0	3	12	75	90	18	2.4
Stone Meadow	5	0	0	0	243	248	0	60.0
Stone Ridge Estates <sup>2</sup>	17	0	0	0	56	73	0	--
Trail Ridge	8	0	0	0	6	14	6	16.0
Walnut Grove, Phase I	23	4	6	13	32	78	20	17.3
White Oak Trails, Phase II	2	0	0	0	51	53	0	8.0
Will Moore, Phase III	20	0	8	0	0	28	0	--
Willowbrook Farms, Phase II	3	0	1	0	235	239	3	3.0
Windemere Woods, Phase I <sup>2</sup>	10	0	0	0	67	77	0	--
Woodlands Crossing, Phase I	13	0	7	0	52	72	10	20.0
Woods Creek South, Phase II	2	0	0	0	72	74	0	--
Woods Creek South, Phase II <sup>1,2</sup>	2	0	0	0	72	74	0	--
<b>Bentonville Active Subdivisions</b>	<b>343</b>	<b>20</b>	<b>53</b>	<b>60</b>	<b>2,279</b>	<b>2,755</b>	<b>225</b>	<b>9.4</b>

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

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

# Bentonville

## Price Distribution of Houses Sold



443 houses were sold in Bentonville in the second half 2024.

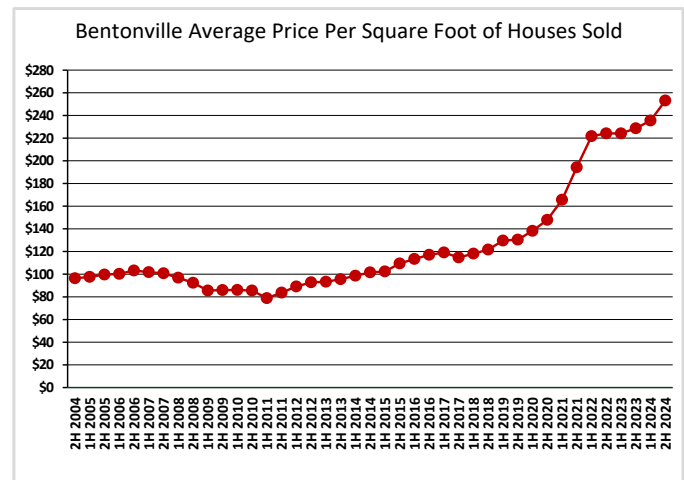
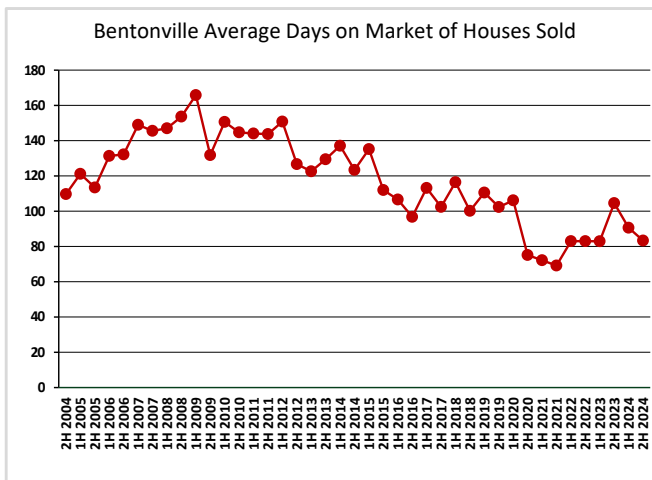
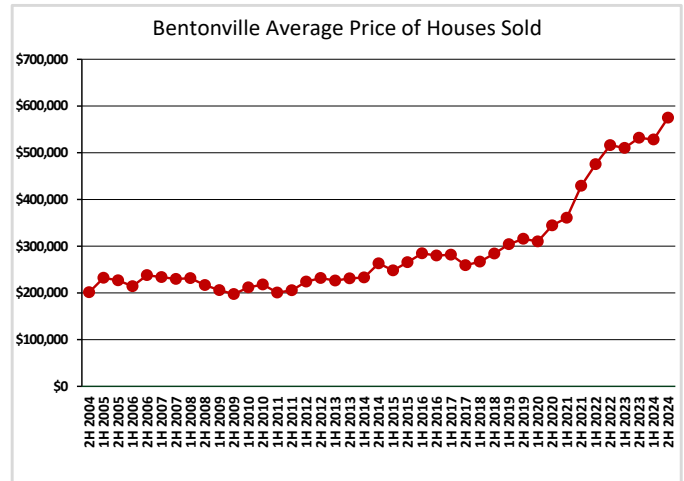
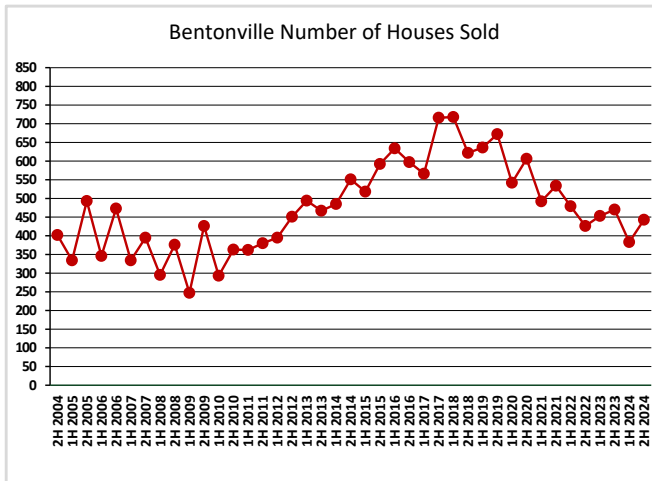
The average price of a house was \$574,854 at \$253.11 per square foot.

The median cost of a house was \$496,600.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	26	5.9%	1,357	61	97.7%
\$300,001 - \$350,000	36	8.1%	1,488	55	97.7%
\$350,001 - \$400,000	51	11.5%	1,783	66	98.8%
\$400,001 - \$450,000	61	13.8%	1,966	84	98.6%
\$450,001 - \$500,000	56	12.6%	2,164	89	99.9%
\$500,001+	213	48.1%	2,779	93	98.5%
Bentonville Houses Sold	443	100%	2,286	83	98.6%

# Bentonville

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	470	383	443	-5.7%	15.7%
Average Price of Houses Sold	\$531,992	\$528,250	\$574,854	8.1%	8.8%
Average Days on Market	105	91	83	-20.3%	-8.0%
Average Price per Square Foot	\$228.63	\$235.52	\$253.11	10.7%	7.5%
Percentage of County Sales	20.5%	16.1%	17.1%	-16.2%	6.4%
Number of New Houses Sold	224	132	141	-37.1%	6.8%
Average Price of New Houses Sold	\$529,205	\$526,556	\$573,576	8.4%	8.9%
Average Days on Market of New Houses Sold	148	144	123	-16.4%	-14.3%
Number of Houses Listed	155	148	162	4.5%	9.5%
Average List Price of Houses Listed	813,509	883,505	885,727	8.9%	0.3%

# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
A & A	1		1,958	101	\$601,000	\$306.95
Allencroft	1		2,361	72	\$625,000	\$264.72
Angel Falls	3		3,260	178	\$1,001,667	\$305.91
Arbor Lane	1		1,908	57	\$405,000	\$212.26
Aurora	26		2,847	112	\$748,454	\$262.76
Autumn Hills	3		3,559	163	\$885,000	\$248.67
Autumn Wood	1		1,047	68	\$415,000	\$396.37
Banks	3		1,624	214	\$297,333	\$190.35
Bentonville Heights	2		1,594	36	\$488,000	\$310.57
Blueberry Heights	2		1,867	35	\$415,000	\$222.91
Braithwaite Park	1		1,936	42	\$575,000	\$297.00
Briarwood	4		2,306	68	\$733,725	\$309.17
Brighton Cottages	5		2,114	52	\$502,822	\$238.44
Brighton Heights	2		2,382	54	\$490,000	\$205.99
Brightwood	2		1,978	46	\$406,750	\$205.81
Brookhaven	1		1,161	135	\$370,000	\$318.69
Cahill	1		1,369	28	\$400,000	\$292.18
Cardinal Creek	2		1,677	56	\$413,750	\$243.90
Carriage Square	2		1,425	50	\$303,300	\$212.98
Central Park	2		3,257	40	\$759,500	\$233.32
Chapel Hill	3		3,002	68	\$755,000	\$252.33
Chardonnay	1		3,083	61	\$600,000	\$194.62
Clarendon Heights	5		3,355	61	\$778,360	\$232.28
Clarks	3		2,955	52	\$1,631,667	\$541.01
Coler Creek	1		2,887	28	\$775,000	\$268.44
College Place	6		2,002	45	\$453,233	\$226.07
Colony West	1		2,045	41	\$475,000	\$232.27
Corleys	1		1,416	0	\$527,500	\$372.53
Cornerstone Ridge	3		1,798	41	\$398,167	\$222.10
Countrywest Estates	2		2,694	72	\$562,500	\$212.53
Crabtree	1		1,016	148	\$525,000	\$516.73
Curtis Heights	1		1,614	110	\$503,000	\$311.65
Demings	6		2,986	151	\$1,465,000	\$505.35
Denali Park	1		3,679	75	\$839,000	\$228.05
Dickson	1		1,482	46	\$710,000	\$479.08
Dogwood Place	1		1,239	66	\$307,500	\$248.18

# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Dunn & Davis	3		1,659	153	\$674,933	\$411.25
Eagle Creek	1		1,959	31	\$385,000	\$196.53
Eagle Crest Estates	1		1,320	48	\$286,000	\$216.67
East Side	1		1,232	0	\$760,000	\$616.88
Edens Brooke	3		2,487	37	\$554,967	\$223.29
Edgar Estates	3		2,653	38	\$603,667	\$227.42
Edgmon Acres	1		1,530	0	\$450,000	\$294.12
El Contento Acres	2		3,418	91	\$745,000	\$218.71
Elington	1		1,996	25	\$466,000	\$233.47
Evening Star	1		3,592	123	\$985,655	\$274.40
Farms, The	3		2,217	52	\$490,948	\$221.96
Gilmores	1		2,364	71	\$900,000	\$380.71
Glen Arbor	14		2,169	122	\$422,453	\$195.00
Grace	1		1,152	37	\$309,000	\$268.23
Grace Park	1		1,262	1	\$300,000	\$237.72
Grammercy Park	4		3,966	210	\$812,700	\$204.70
Green Acres	1		1,376	114	\$515,000	\$374.27
Happy Home	1		1,309	188	\$560,000	\$427.81
Harbin Pointe	1		1,344	28	\$298,000	\$221.73
Harmon Grove At Central Park	1		2,652	56	\$636,000	\$239.82
Heathrow	1		3,779	98	\$860,000	\$227.57
Hidden Springs	4		2,319	43	\$591,127	\$256.99
High Meadows	3		1,371	67	\$281,500	\$205.55
Highland Park	4		2,672	62	\$665,125	\$248.22
Highpointe	8		1,443	47	\$329,600	\$230.65
Hundleys Special	1		1,352	166	\$405,000	\$299.56
Jerry Heights	1		1,394	186	\$465,000	\$333.57
Kensington	3		4,049	85	\$718,317	\$182.76
Kerelaw Castle	2		2,028	89	\$409,400	\$202.15
Keystone	4		1,695	35	\$378,075	\$223.60
Kristyl Heights	4		1,413	46	\$314,821	\$224.02
Laurynwood Estates	1		1,825	31	\$384,000	\$210.41
Lincoln & Rice	1		1,894	139	\$615,000	\$324.71
Lochmoor Club	8		3,428	46	\$755,875	\$221.20
Lonesome Pond	1		1,792	31	\$386,488	\$215.67
Magnolia Park	1		1,827	360	\$735,000	\$402.30

# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Maidstone	3		2,110	66	\$477,018	\$225.62
Manor Heights	2		1,981	138	\$819,950	\$414.08
Mcandrew & Jackson	1		1,423	72	\$650,000	\$456.78
Mcclain Ridge At Woods Creek	2		2,435	177	\$419,500	\$172.36
Mcginnis	1		1,850	62	\$720,000	\$389.19
Meadowlands	2		1,278	43	\$328,500	\$257.45
Meadows At Woods Crk, The	1		2,924	126	\$555,000	\$189.81
Norman Park	1		2,973	111	\$1,270,000	\$427.18
North Fork	2		2,430	61	\$505,500	\$207.93
Northaven Hills	2		2,125	76	\$465,000	\$228.50
Oak Meadows	1		2,685	245	\$549,900	\$204.80
Oaklawn Hills	2		3,214	26	\$881,100	\$275.17
Orchards, The	4		1,995	37	\$428,225	\$218.10
Osage Hills	18		1,756	44	\$357,461	\$203.72
Other	1		1,170	0	\$700,000	\$598.29
Oxford Ridge	7		2,868	48	\$636,429	\$221.53
Parkcrest	2		1,208	105	\$316,000	\$267.42
Parkview Village	1		1,108	31	\$255,000	\$230.14
Pleasant View Estates	7		2,026	53	\$462,571	\$231.64
Plum Tree Place	1		3,146	0	\$800,000	\$254.29
Preston Park	2		2,122	29	\$532,500	\$251.54
Providence Village	4		1,388	34	\$285,300	\$205.62
Quail Run	1		2,864	46	\$605,000	\$211.24
Railroad	5		2,649	101	\$1,550,800	\$584.96
Razorback	1		1,422	38	\$445,000	\$312.94
Riverwalk Farm Estates	9		2,064	52	\$417,543	\$203.66
Robin Haven	2		2,007	49	\$495,500	\$251.87
Rolling Acres	5		2,667	65	\$561,400	\$209.65
Rolling Hills	2		1,747	153	\$741,250	\$427.97
Royal Heights	1		1,062	24	\$325,000	\$306.03
Saddlebrook	2		2,300	123	\$512,500	\$222.87
Sherrill Heights	1		1,783	65	\$530,000	\$297.25
Sherwood Forest	1		2,776	47	\$499,698	\$180.01
Simsberry Place	2		3,516	26	\$818,000	\$232.35
Skyview Acres	2		1,681	16	\$431,875	\$265.66

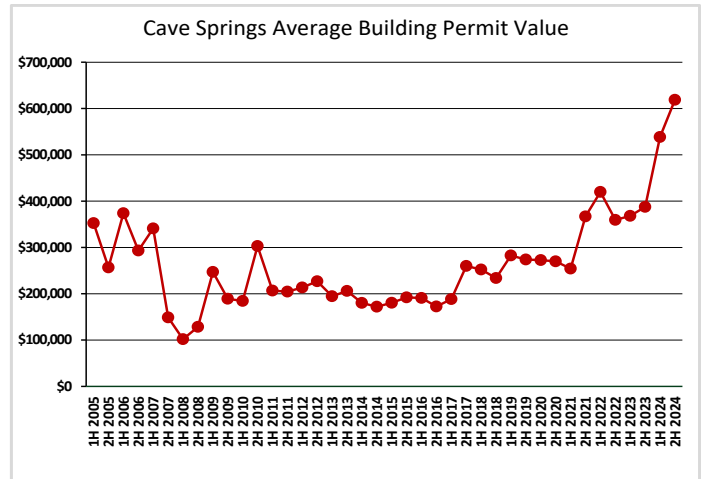
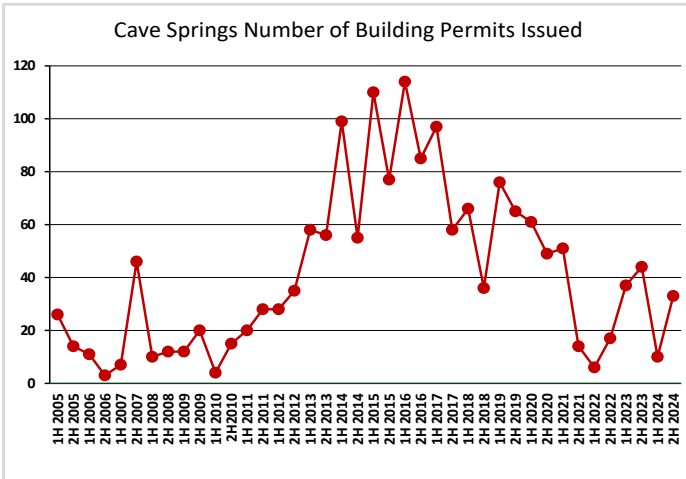
# Bentonville

## Characteristics of Houses Sold

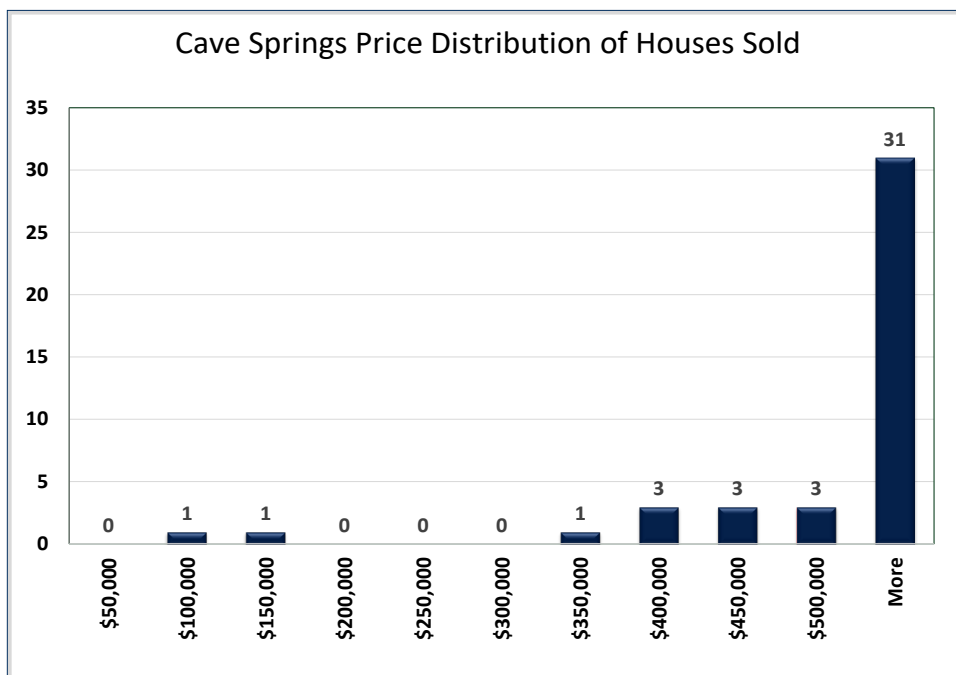
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Snyder Meadows	33		2,370	185	\$490,624	\$206.98
Southern Meadows	1		1,806	104	\$425,000	\$235.33
Spinnaker Ridge Woods Creek	1		3,454	126	\$825,000	\$238.85
Sterling	1		3,045	27	\$535,300	\$175.80
Stone Meadow	7		1,616	55	\$340,798	\$210.18
Stonebridge	1		4,023	90	\$840,000	\$208.80
Stoneburrow	3		1,416	42	\$299,666	\$213.59
Stonecreek	2		1,943	101	\$413,450	\$212.96
Stonehenge	1		4,114	52	\$827,000	\$201.02
Stuckey	1		3,254	70	\$1,700,000	\$522.43
Sturbridge	5		2,611	72	\$532,800	\$208.81
Summerlin	5		1,336	47	\$280,900	\$210.99
T J Hollands	2		1,700	81	\$775,000	\$456.19
Thornbrook Village	3		2,248	34	\$470,083	\$209.09
Tourmaline Urban Lofts	1		1,910	96	\$850,000	\$445.03
Trail Ridge	2		4,215	89	\$1,297,500	\$307.76
Tunbridge Wells	1		3,299	41	\$665,000	\$201.58
Vintage Estates	2		1,863	51	\$468,750	\$252.19
W A Burks	3		2,679	227	\$1,158,333	\$458.30
Walnut Grove	20		1,875	77	\$400,075	\$213.47
Walnut Valley	1		1,504	44	\$321,000	\$213.43
White Oak Trails	2		2,825	46	\$637,500	\$225.62
Wildwood	10		2,377	65	\$490,460	\$206.08
Willowbend	2		2,340	107	\$455,500	\$195.40
Willowbrook Farms	8		2,542	54	\$527,683	\$208.66
Windemere Woods	1		3,716	97	\$799,000	\$215.02
Windsor Manor	1		3,947	21	\$805,000	\$203.95
Windwood	5		1,716	64	\$350,680	\$203.14
Woodlands Crossing	11		2,281	68	\$524,940	\$230.08
Woods Creek	6		3,541	43	\$928,767	\$259.61
Young's	5		1,079	136	\$504,000	\$465.32
Zeher	1		2,847	55	\$1,450,000	\$509.31
Bentonville Houses Sold	443		2,286	83	\$574,854	\$253.11



# Cave Springs Building Permits



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



# Cave Springs

## Active Subdivisions

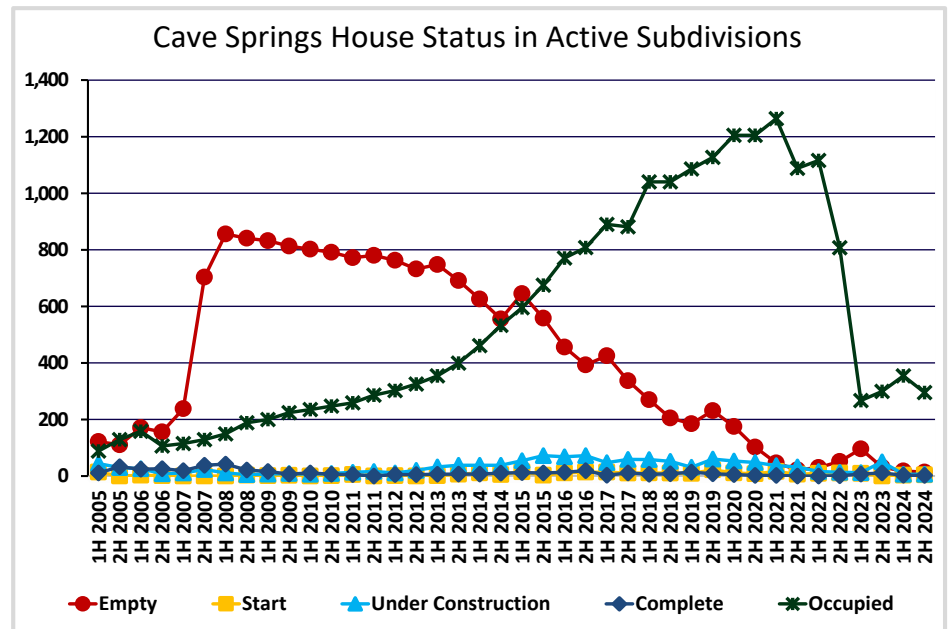
There were 321 total lots in 9 active subdivisions in Cave Springs in the second half 2024. 91.9 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 1.9 percent were under construction, 1.2 percent were starts, and 4.4 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the second half 2024 were Fairway Valley, Phase III with 3. Nevaeh Estates followed with 2,

Allen's Mill, Phase IIB had the most houses becoming occupied in Cave Springs with 3 houses. An additional 1 house in Allen's Mill, Phase IIA became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 3 of the 9 active subdivisions in Cave Springs.

6 new houses in Cave Springs became occupied in the second half 2024. The annual absorption rate implies that there are 4.3 months of remaining inventory in active subdivisions, up from 3.6 percent in the first half of 2024.



In 5 active subdivisions in Cave Springs, no absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 69.3 percent in the second half 2024.

Additionally, 93 new lots in 2 subdivisions received either preliminary or final approval by second half 2024.

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

# Cave Springs

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill, Phase IIA	0	0	0	0	30	30	1	0.0
Allen's Mill, Phase IIB	0	0	0	0	62	62	3	0.0
Chattin Valle <sup>1,2</sup>	2	0	0	0	26	28	0	--
Duffer's Ridge <sup>1,2</sup>	1	0	0	0	7	8	0	--
Fairway Valley, Phase III	5	4	3	1	13	26	0	--
La Bonne Vie <sup>1,2</sup>	1	0	0	0	5	6	0	--
MGM Estates <sup>1</sup>	1	0	0	0	2	3	0	6.0
Nevaeh Estates	2	0	2	0	36	40	1	48.0
Sand Springs, Phase I	2	0	1	1	114	118	1	48.0
<b>Cave Springs Active Subdivisions</b>	<b>14</b>	<b>4</b>	<b>6</b>	<b>2</b>	<b>295</b>	<b>321</b>	<b>6</b>	<b>4.3</b>

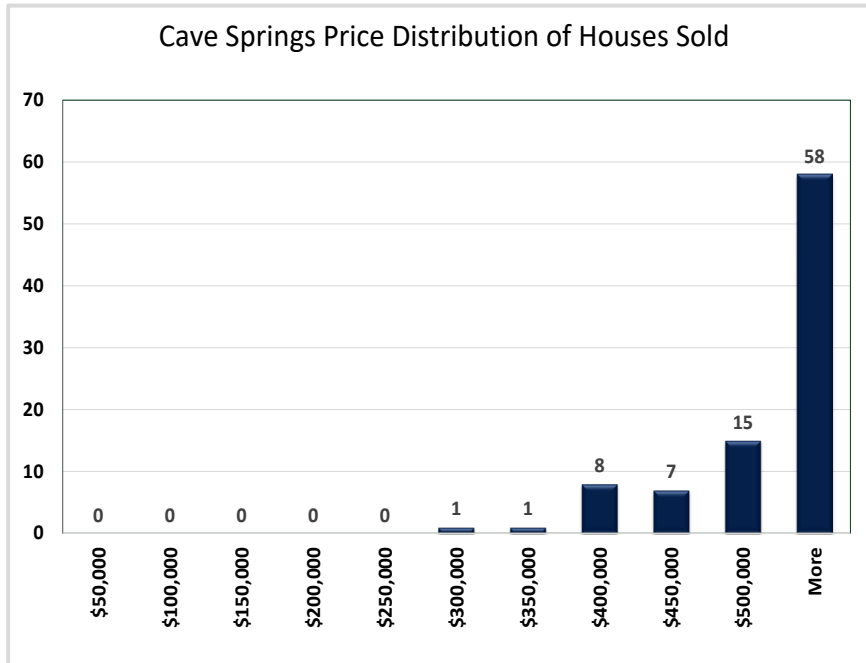
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Cave Springs

## Price Distribution of Houses Sold



43 houses were sold in Cave Springs in the second half 2024.

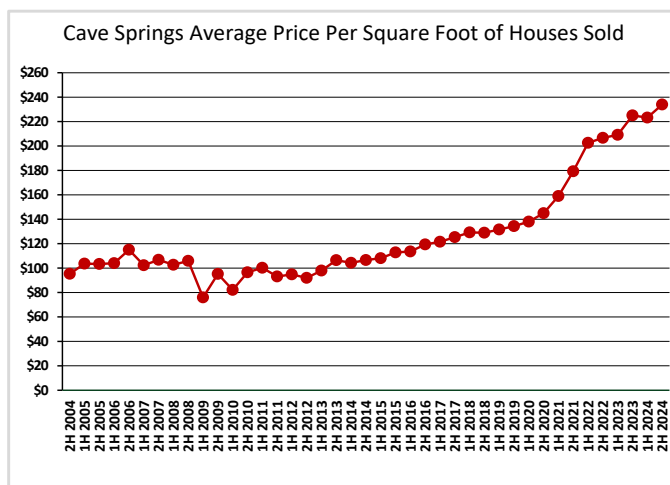
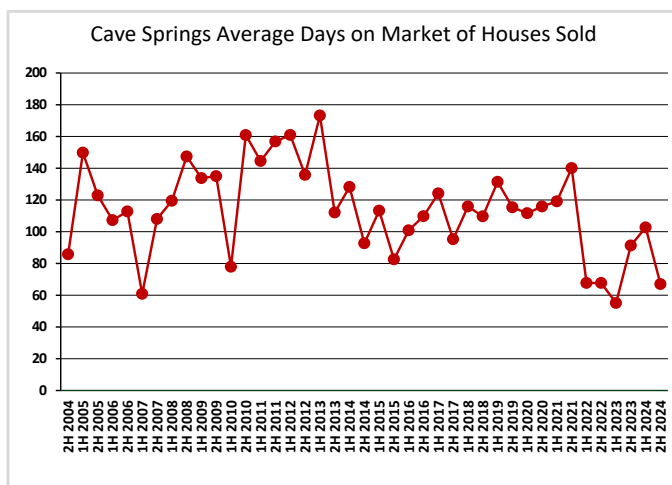
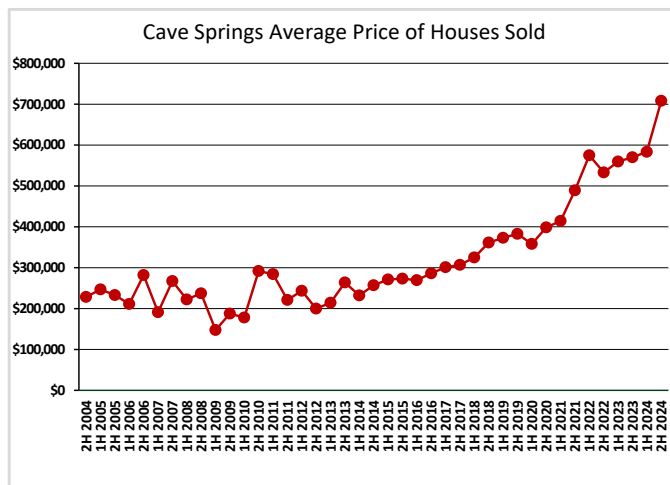
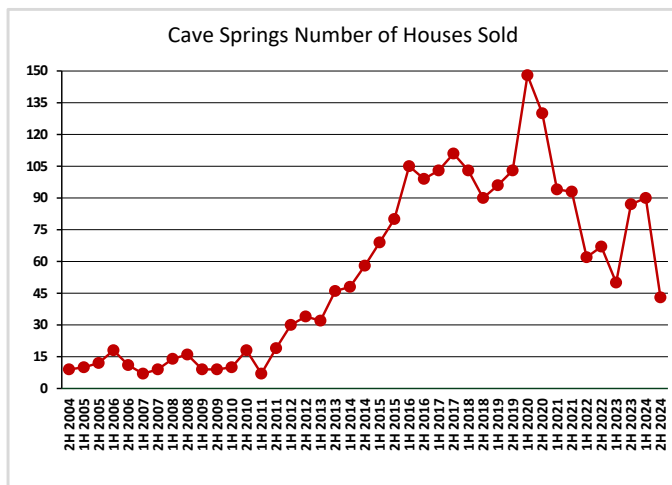
The average price of a house was \$708,101 at \$233.94 per square foot.

The median cost of a house was \$600,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	2.3%	2,240	173	100.0%
\$100,001 - \$150,000	1	2.3%	2,848	173	45.5%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	2.3%	1,384	40	98.4%
\$350,001 - \$400,000	3	7.0%	1,833	67	100.1%
\$400,001 - \$450,000	3	7.0%	1,857	49	99.6%
\$450,001 - \$500,000	3	7.0%	2,217	40	101.0%
\$500,001+	31	72.1%	3,292	65	98.9%
<b>Cave Springs Houses Sold</b>	<b>43</b>	<b>100.0%</b>	<b>2,936</b>	<b>67</b>	<b>98.0%</b>

# Cave Springs

## Characteristics of Houses Sold



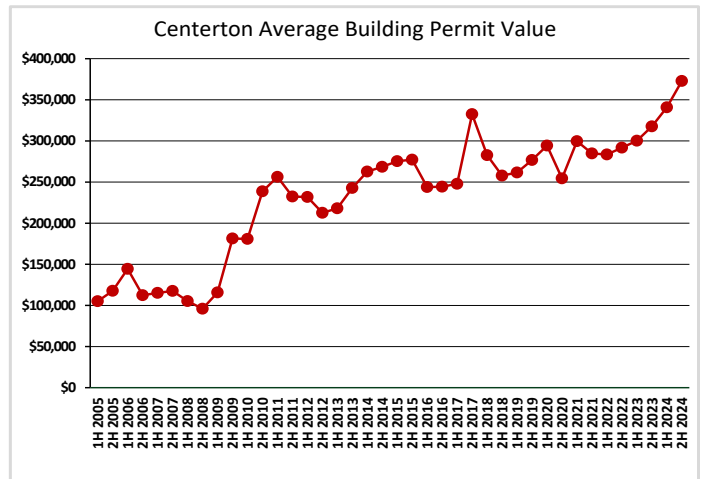
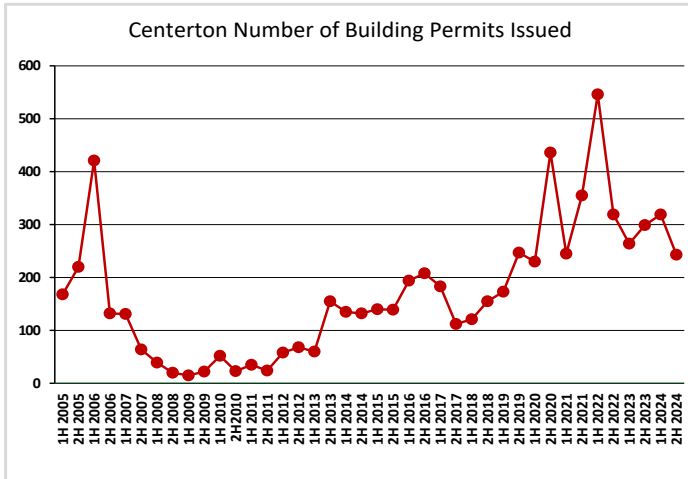
Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	87	90	43	-50.6%	-52.2%
Average Price of Houses Sold	\$570,180	\$583,294	\$708,101	24.2%	21.4%
Average Days on Market	91	103	67	-26.6%	-34.8%
Average Price per Square Foot	\$225.01	\$223.25	\$233.94	4.0%	4.8%
Percentage of County Sales	4.1%	4.2%	2.1%	-49.5%	-51.0%
Number of New Houses Sold	39	44	4	-89.7%	-90.9%
Average Price of New Houses Sold	\$519,551	\$538,818	\$530,090	2.0%	-1.6%
Average Days on Market of New Houses Sold	125	154	95	-24.0%	-38.3%
Number of Houses Listed	15	9	9	-40.0%	0.0%
Average List Price of Houses Listed	\$671,943	\$813,942	\$1,410,554	109.9%	73.3%

# Cave Springs

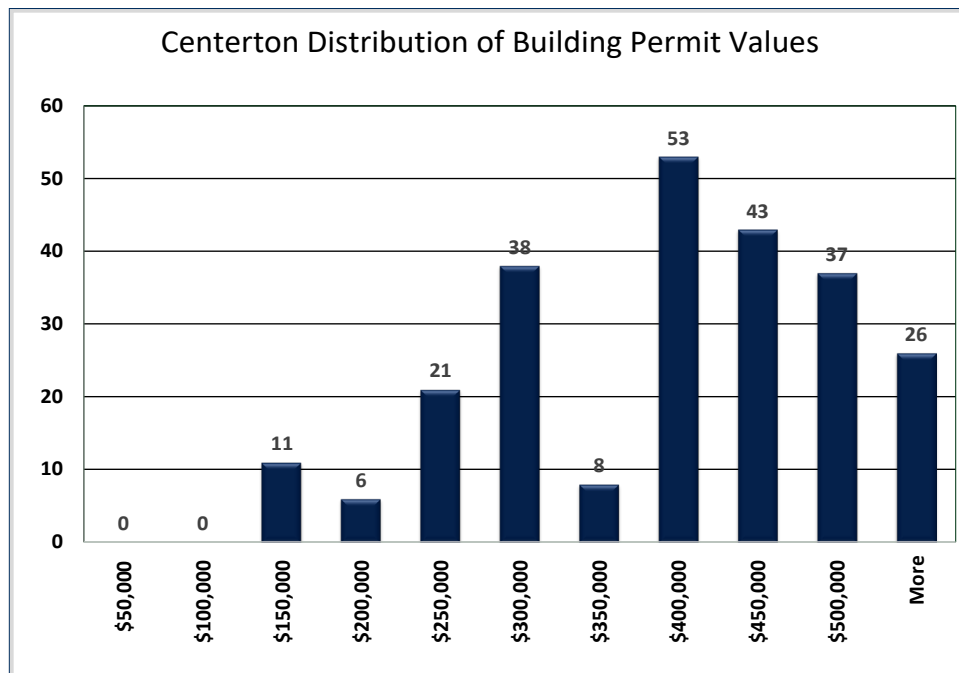
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allens Mill	4	9.3%	2,405	55	\$620,250	\$260.98
Brentwood	7	16.3%	2,220	56	\$477,929	\$214.83
Fairway Valley	1	2.3%	2,454	151	\$553,358	\$225.49
Hamptons, The	2	4.7%	2,061	39	\$440,000	\$214.53
Hickory Hills	1	2.3%	2,454	65	\$549,700	\$224.00
Hyde Park	9	20.9%	2,632	47	\$598,044	\$227.25
Johnsons	1	2.3%	3,655	112	\$1,175,000	\$321.48
Otter Creek	4	9.3%	3,814	65	\$1,018,500	\$267.63
Ozark Acres	1	2.3%	3,701	77	\$905,000	\$244.53
Ridgewood	1	2.3%	3,600	50	\$978,000	\$271.67
Sand Springs	2	4.7%	1,512	63	\$345,000	\$228.13
Soaring Hawk	1	2.3%	5,000	147	\$1,350,000	\$270.00
St Valery Downs	4	9.3%	5,661	57	\$1,548,750	\$265.91
Wellington Heights	1	2.3%	2,013	0	\$400,000	\$198.71
Other	4	9.3%	2,366	137	\$372,349	\$172.80
	43	100.0%	2,936	67	\$708,101	\$233.94

# Centerton Building Permits



Centerton	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	299	319	243	-18.7%	-23.8%
Average Value of Residential Building Permits	\$300,278	\$317,597	\$372,870	17.4%	9.4%





# Centerton

## Active Subdivisions

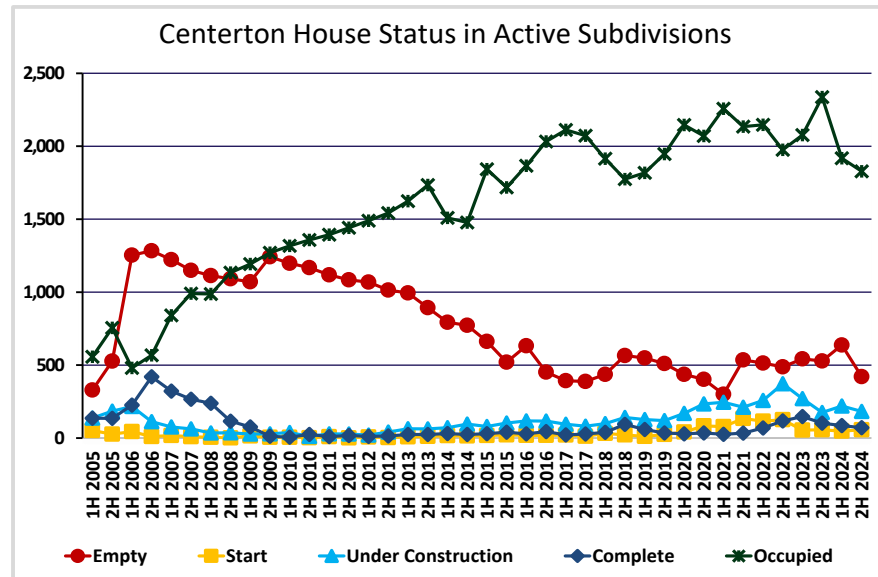
There were 2,560 total lots in 35 active subdivisions in Centerton in the second half 2024. 71.4 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 7.1 percent were under construction, 2.2 percent were starts, and 16.4 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the second half 2024 were Silver Leaf, Phase I with 29, Crystal Cove, Phase I with 20, and Diamond Estates, Phase V with 16.

Featherston Village, Phase II had the most houses becoming occupied in Centerton with 59 houses. An additional 39 houses in Edgewood Estates became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 4 of the 35 active subdivisions in Centerton.

287 new houses in Centerton



became occupied in the second half 2024. The annual absorption rate implies that there are 14.2 months of remaining inventory in active subdivisions, down from 16.0 percent in the first half of 2024.

In 5 out of the 35 active subdivisions in Centerton, no absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 55.2 percent in the second half 2024.





# Centerton

## New and Preliminary Subdivisions

Additionally, 5,051 new lots in 52 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ambe Estates	2H 2024	47		47
Cedar Ridge Patio Homes	2H 2022	56		56
Copper Oaks TH - Phase II	1H 2024		10	10
Crystal Cove Phase II	1H 2024		60	60
Crystal Cove Phase III	1H 2024		79	79
Crystal Cove, Phase IV	2H 2023	62		62
Daisy Road Duplex	2H 2024		40	40
Diamond Estates Phase VI	2H 2023		65	65
Diamond Oak Estates	1H 2023	35		35
Elegance at Kinyon	2H 2023	205		205
Featherston Village West	1H 2024		297	297
Flyway Crossings at Centerton	2H 2024	171		171
Harbor Manor	2H 2024	62		62
Huber Place	1H 2024		362	362
Huber Place, Phase II	1H 2024		49	49
Huber Place, Phase I	2H 2024		110	110
Kinyon Place	1H 2024		151	151
Kinyon Springs Valley	1H 2024		222	222
Magnolia Landing, Phase II-IV	2H 2023		290	290
Magnolia Landing, Phase I	2H 2024	29		29
Maple Estates Phase III	1H 2024		56	56
Meadow Ridge	2H 2024		165	165
Naga Subdivision Duplex	1H 2024	49		49
Oakmont Estates, Phase II	2H 2023		77	77
Padman	2H 2024	105		105
Parise Subdivision	1H 2024		48	48
Prairie Brook Phase III	2H 2022		48	48
Prairie Brook Phase IV	2H 2022		39	39
Prairie Brook Phase V	2H 2023		41	41
Punkin Hollow	1H 2024	16		16
Richwoods	1H 2023	240		240
Seba Hills	2H 2024	61		61
Silver Dreams	2H 2024	39		39
Silver Leaf Phase II	2H 2024		75	75
Skyline Cottages	1H 2024	81		81
Soto Subdivision	1H 2024	13		13
Sunrise Cottages	1H 2023	85		85
Tanzanite Estates	2H 2023	66		66

# Centerton

## Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
The Landing	1H 2024		40	40
The Pines Phase IV	2H 2023		65	65
The Pines Phase V-VII	1H 2024		206	206
The Pines, Phase V-VII	1H 2024		206	206
The Reserve At Wolverine	1H 2024		57	57
Tower Park	2H 2024	51		51
Tuscany, Phase IV	2H 2024		41	41
Warren Subdivision	2H 2024		25	25
Watercolor Phase III	2H 2023		7	7
West Winds	2H 2022		183	183
West Winds North	2H 2024	181		181
West Winds Phase II & III	2H 2022		126	126
Westwinds, Phase I	2H 2024	53		53
Woodcrest Walk			104	104
Westwinds, Phase I	2H 2024	53		53
Woodcrest Walk			104	104
West Winds	2H 2022		183	183
West Winds North	2H 2024	181		181
Woodcrest Walk			104	104
		1,707	3,344	5,051



# Centerton

## Active Subdivisions

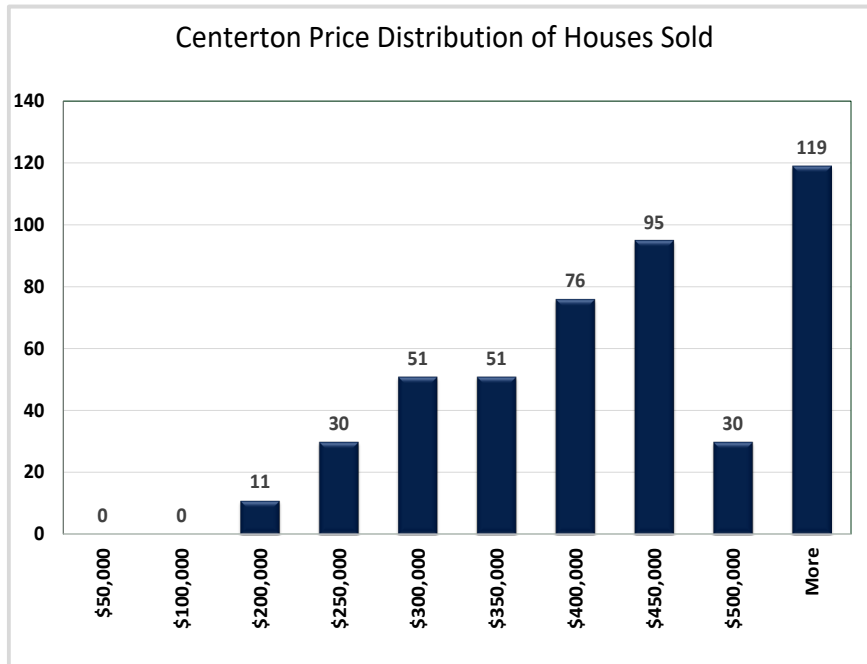
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	6	0	6	0	60	72	0	20.6
Annika Estates, Phase II	18	5	14	0	31	68	4	27.8
Bequette Farms, Phase II	0	2	2	0	66	70	18	1.1
Big Sky, Phase II	45	1	9	0	2	57	2	330.0
Crystal Cove, Phase I	43		20	0	0	68	0	--
Diamond Estates, Phase IV	1	0	5	0	49	55	9	2.4
Diamond Estates, Phase V	33	5	16	1	9	64	9	73.3
Edgewood Estates	0	0	3	3	78	84	39	0.9
Featherston Village, Phase I	0	0	0	0	138	138	13	0.0
Featherston Village, Phase II	49	6	15	14	110	194	59	9.4
Forest Park, Phase III	13	1	3	1	43	61	4	27.0
Forest Park, Phase IV	61	1	1	0	1	64	1	756.0
Fox Haven, Phase I	12	0	0	4	2	18	1	96.0
Grassy Hills <sup>2</sup>	1	0	0	0	6	7	0	--
Hilldale	0	0	8	0	132	140	6	5.1
Maple Estates, Phase II	0	0	0	9	44	53	5	9.0
Oak Tree <sup>1</sup>	4	0	0	0	194	198	0	48.0
Oakmont Estates, Phase I	17	12	11	2	20	62	16	25.2
Orchard Park, Phase III	0	0	0	0	28	28	8	0.0
Osage Creek	0	0	1	0	34	35	0	12.0
Paradise Park <sup>1</sup>	24	0	10	6	0	40	0	--
Park Place	2	0	1	0	8	11	0	12.0
Pines, Phase II, The <sup>2</sup>	0	0	0	0	38	38	0	--
Prairie Brook, Phase IV	0	0	0	0	35	35	19	0.0
Prairie Brook, Phase V	5	4	10	5	17	41	17	16.9
Ridgefield, Blk III <sup>1,2</sup>	1	0	0	0	35	36	0	--
Shirley Estates	0	1	1	5	25	32	12	3.4
Silver Leaf, Phase I	47	3	29	11	37	127	23	30.9
Tamarron	0	1	1	0	297	299	2	8.0
Timber Ridge, Phase II	0	0	0	7	48	55	6	1.8
Tuscany, Phase III	7	7	11	3	16	44	12	21.0
Versailles <sup>1</sup>	10	0	2	0	115	127	0	--
Westridge Village <sup>2</sup>	4	0	0	0	80	84	0	--
West End Acres <sup>1</sup>	3	1	2	0	22	28	0	--
Wynnbrooke	15	2	2	0	8	27	2	28.5
<b>Centerton Active Subdivisions</b>	<b>421</b>	<b>57</b>	<b>183</b>	<b>71</b>	<b>1,828</b>	<b>2,560</b>	<b>287</b>	<b>14.2</b>

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

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

# Centerton

## Price Distribution of Houses Sold



463 houses were sold in Centerton in the second half 2024.

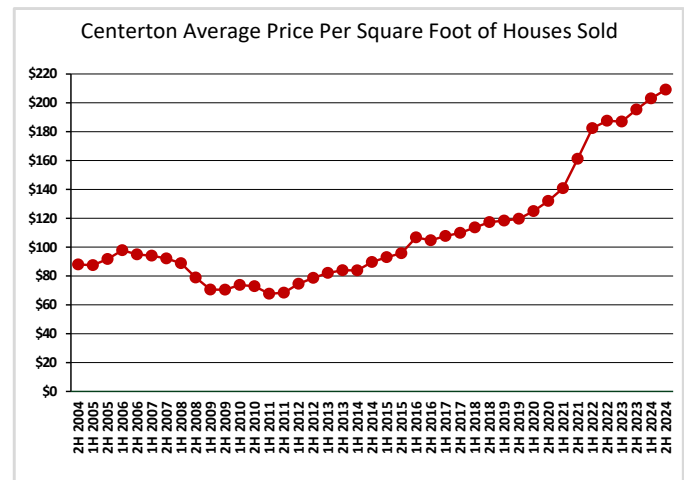
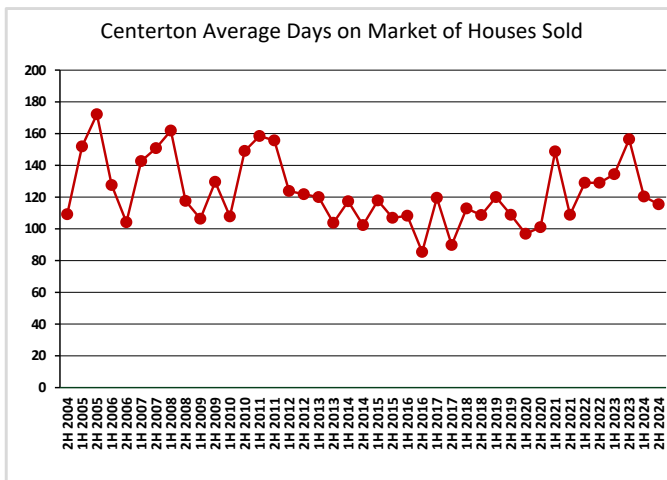
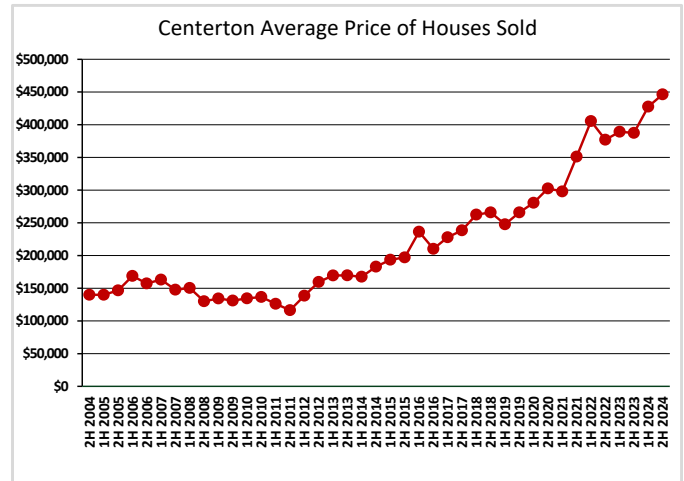
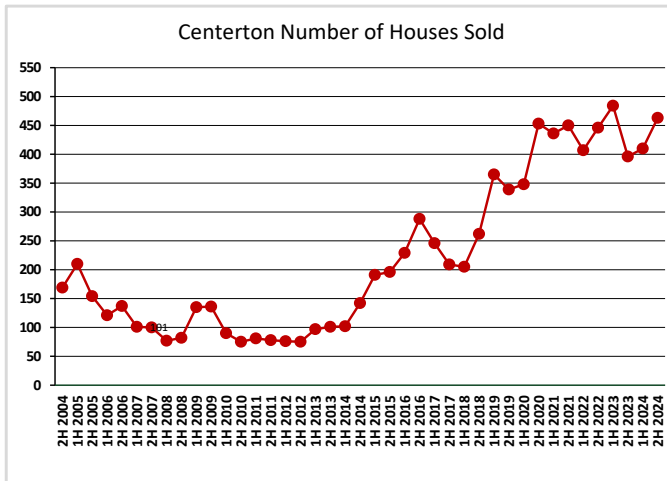
The average price of a house was \$446,340 at \$209.15 per square foot.

The median cost of a house was \$407,320.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	11	2.4%	856	99	98.5%
\$200,001 - \$250,000	30	6.5%	1,176	124	98.3%
\$250,001 - \$300,000	51	11.0%	1,344	77	99.7%
\$300,001 - \$350,000	51	11.0%	1,598	92	99.7%
\$350,001 - \$400,000	76	16.4%	1,860	140	99.8%
\$400,001 - \$450,000	95	20.5%	2,194	133	99.8%
\$450,001 - \$500,000	30	6.5%	2,285	106	99.9%
\$500,001+	119	25.7%	3,046	114	100.2%
Centerton Houses Sold	463	100.0%	2,107	115	99.7%

# Centerton

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	396	410	463	16.9%	12.9%
Average Price of Houses Sold	\$387,528	\$427,587	\$446,340	15.2%	4.4%
Average Days on Market	156	120	115	-26.2%	-4.1%
Average Price per Square Foot	\$195.34	\$203.04	\$209.15	7.1%	3.0%
Percentage of County Sales	12.6%	14.0%	13.9%	10.8%	-0.3%
Number of New Houses Sold	249	267	301	20.9%	12.7%
Average Price of New Houses Sold	\$379,538	\$407,464	\$441,994	16.5%	8.5%
Average Days on Market of New Houses Sold	162	151	146	-9.9%	-3.2%
Number of Houses Listed	221	103	85	-61.5%	-17.5%
Average List Price of Houses Listed	\$434,190	\$447,788	\$449,829	3.6%	0.5%

# Centerton

## Characteristics of Houses Sold

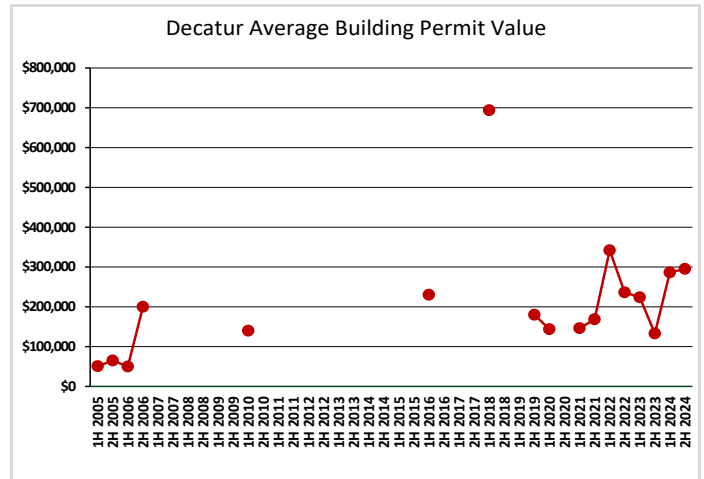
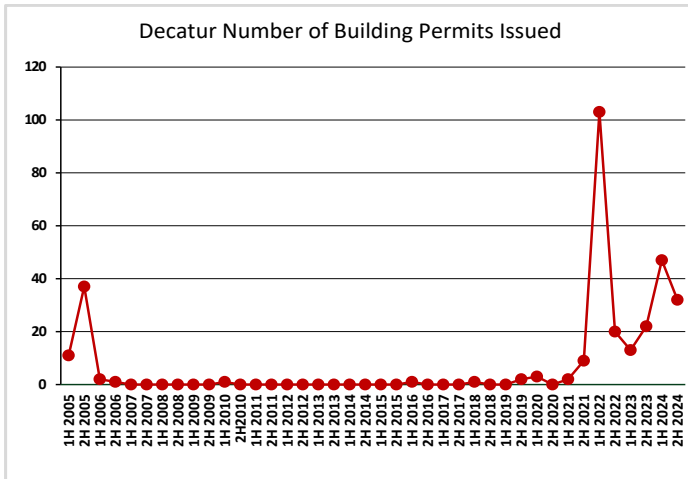
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	8	1.7%	2,279	46	\$475,057	\$208.48
Ashmore Landing	3	0.6%	1,971	68	\$384,373	\$194.89
Barrington Place	2	0.4%	1,565	31	\$322,500	\$206.04
Bellewood	5	1.1%	1,755	42	\$369,960	\$210.99
Bequette Farms	21	4.5%	2,994	125	\$655,895	\$219.20
Big Sky	7	1.5%	3,256	96	\$873,704	\$267.65
Black Springs	1	0.2%	1,824	49	\$365,000	\$200.11
Bliss Meadows	3	0.6%	2,198	47	\$450,000	\$204.74
Bliss Street Twin Homes	5	1.1%	1,601	160	\$337,000	\$210.49
Briar Rose	1	0.2%	1,358	56	\$315,000	\$231.96
Brimwoods	1	0.2%	1,521	25	\$330,000	\$216.96
Brookside Estates	1	0.2%	2,124	75	\$445,000	\$209.51
Centerpoint	17	3.7%	1,376	46	\$263,500	\$192.18
Centerton Original	1	0.2%	1,149	49	\$245,000	\$213.23
Char Lou Estates	3	0.6%	1,678	87	\$310,667	\$185.18
Christian	1	0.2%	3,916	134	\$1,050,000	\$268.13
Creekside	2	0.4%	2,867	29	\$657,500	\$229.32
Diamond Estates	23	5.0%	2,729	125	\$576,733	\$211.17
Edgewood Estates	43	9.3%	1,941	105	\$413,070	\$212.88
Featherston Village	51	11.0%	1,121	130	\$239,657	\$216.02
Forest Park	12	2.6%	2,317	135	\$485,456	\$209.49
Hilldale	17	3.7%	1,728	39	\$352,495	\$204.64
Kensington Hills	3	0.6%	1,961	58	\$362,000	\$185.22
Laynebridge	1	0.2%	2,104	58	\$406,000	\$192.97
Maple Estates	5	1.1%	2,612	70	\$553,472	\$212.60
Mckissic Creek Estate	1	0.2%	3,164	48	\$715,000	\$225.98
Morningside Estates	12	2.6%	1,780	58	\$318,083	\$183.52
North Forty	3	0.6%	1,405	66	\$252,967	\$180.28
Oak Ridge	3	0.6%	1,588	73	\$292,300	\$184.05
Oak Tree	7	1.5%	4,245	57	\$1,090,786	\$256.58
Oakmont	23	5.0%	2,139	118	\$448,639	\$209.70
Orchard Park	13	2.8%	2,370	157	\$441,279	\$187.96
Osage Creek	1	0.2%	2,638	27	\$656,500	\$248.86
Pines, The	3	0.6%	2,522	46	\$495,000	\$196.90
Prairie Brook	43	9.3%	1,959	235	\$383,880	\$200.03

# Centerton

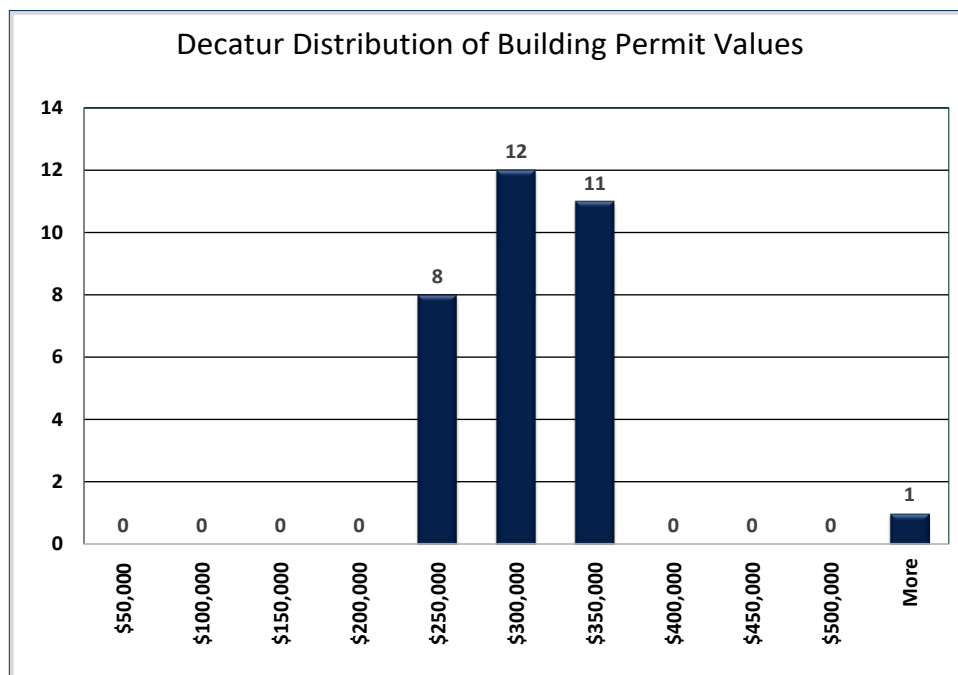
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quail Hollow	1	0.2%	2,629	36	\$572,000	\$217.57
Quailridge	1	0.2%	3,065	42	\$627,500	\$204.73
Ridgefield	4	0.9%	1,935	74	\$390,950	\$201.85
Rozars	1	0.2%	1,416	47	\$270,000	\$190.68
Shirley Estates	17	3.7%	2,352	160	\$433,619	\$184.39
Sienna At Coopers Farm	7	1.5%	1,624	54	\$313,929	\$193.44
Silver Leaf Estates	11	2.4%	2,686	114	\$611,985	\$227.15
Somerset	1	0.2%	1,377	58	\$285,000	\$206.97
Sonoma Valley	5	1.1%	1,577	75	\$314,690	\$199.68
Southland	3	0.6%	1,194	36	\$220,025	\$184.10
Southwinds	6	1.3%	1,742	34	\$382,358	\$218.98
Sunrise Ridge	1	0.2%	2,228	65	\$450,000	\$201.97
Tamarron	7	1.5%	2,350	78	\$479,824	\$203.30
Timber Ridge	11	2.4%	1,944	239	\$395,792	\$205.71
Tuscany	18	3.9%	3,193	147	\$722,987	\$226.23
Versailles	3	0.6%	4,474	120	\$1,206,288	\$269.67
Walnut Ridge	3	0.6%	1,590	72	\$286,667	\$182.94
West End Acres	3	0.6%	4,224	68	\$1,296,667	\$307.96
Western Heights	1	0.2%	1,482	30	\$248,000	\$167.34
Westridge Village	2	0.4%	2,443	65	\$534,500	\$218.88
Willow Crossing	5	1.1%	1,448	46	\$300,200	\$207.32
Womacks	2	0.4%	1,878	211	\$307,500	\$162.32
Other	4	0.9%	2,278	101	\$461,850	\$202.45
	463	100.0%	2,107	115	\$446,340	\$209.15

# Decatur Building Permits



Decatur	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	22	47	32	45.5%	-31.9%
Average Value of Residential Building Permits	\$223,781	\$132,972	\$295,366	122.1%	3.1%





# Decatur

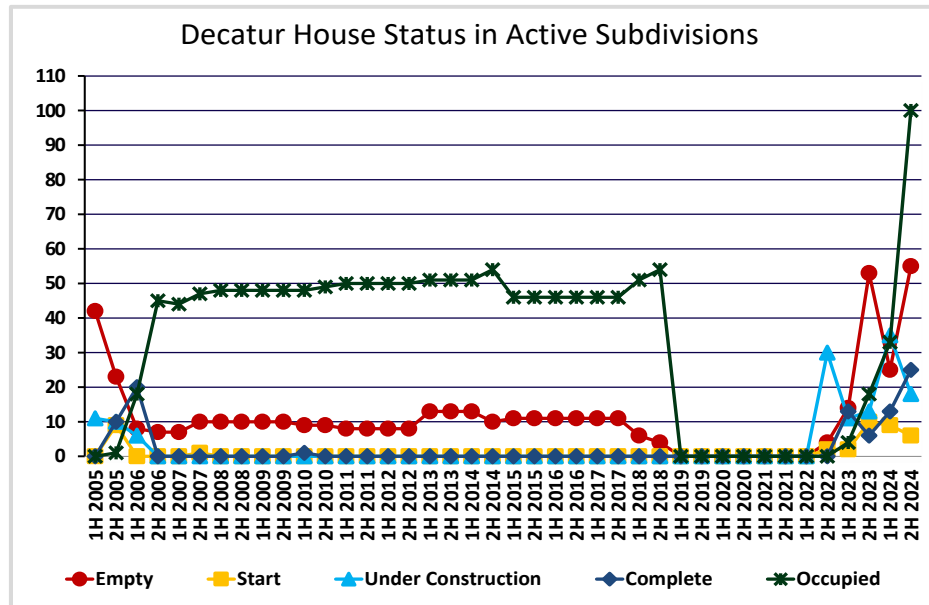
## Active Subdivisions

There were 204 total lots in 5 active subdivisions in Decatur in the second half 2024. 49.0 percent of the lots were occupied, 12.3 percent were complete but unoccupied, 8.8 percent were under construction, 2.9 percent were starts, and 27.0 percent were empty lots.

The subdivisions with the most houses under construction in Decatur during the second half 2024 was Columbia Crossing, Phase II with 10.

Blue Springs Townhomes had the most houses becoming occupied in Decatur with 32 houses. An additional 30 houses in Columbia Crossing, Phase I became occupied in the second half 2024.

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



67 new houses in Decatur became occupied in the second half 2024. The annual absorption rate implies that there are 15.2 months of remaining inventory in active subdivisions, down from 33.9 percent in the first half of 2024.

In all of the 5 active subdivisions in Decatur, yearly absorption has occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 53.2 percent in the second half 2024.

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

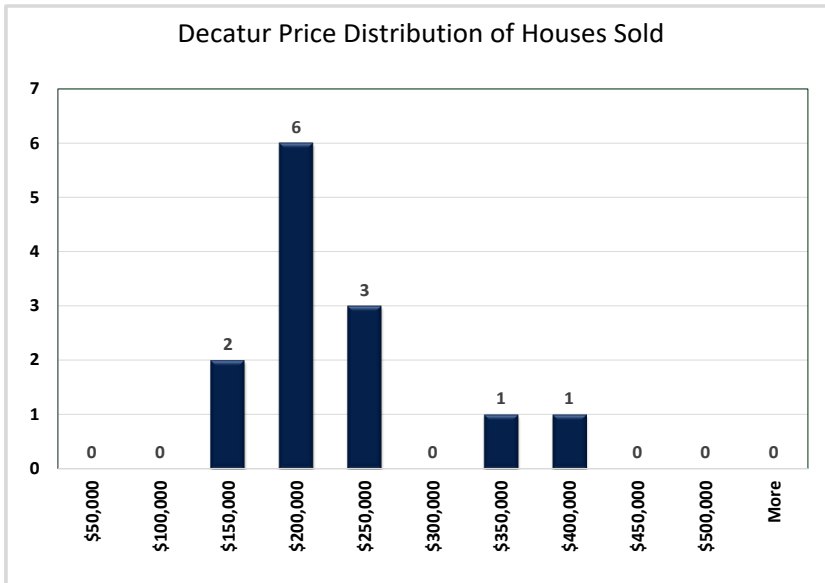
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blue Springs Townhomes	11	0	0	12	32	55	32	8.6
Columbia Crossing, Phase I	0	0	6	4	35	45	30	3.4
Columbia Crossing, Phase II	31	6	10	6	0	53	0	--
Hill Country Estates	13	0	2	0	0	15	0	--
Sycamore Place	0	0	0	3	33	36	5	2.4
<b>Decatur Active Subdivisions</b>	<b>55</b>	<b>6</b>	<b>18</b>	<b>25</b>	<b>100</b>	<b>204.0</b>	<b>67</b>	<b>15.2</b>

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

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

# Decatur

## Price Distribution of Houses Sold



13 houses were sold in Decatur in the second half 2024.

The average price of a house was \$209,935 at \$166.79 per square foot.

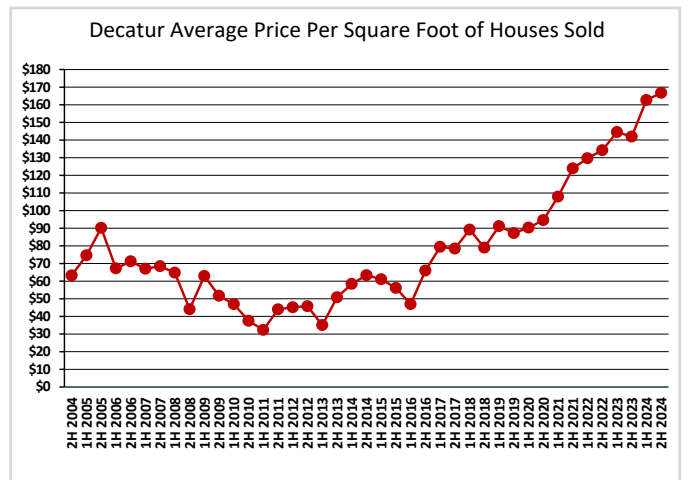
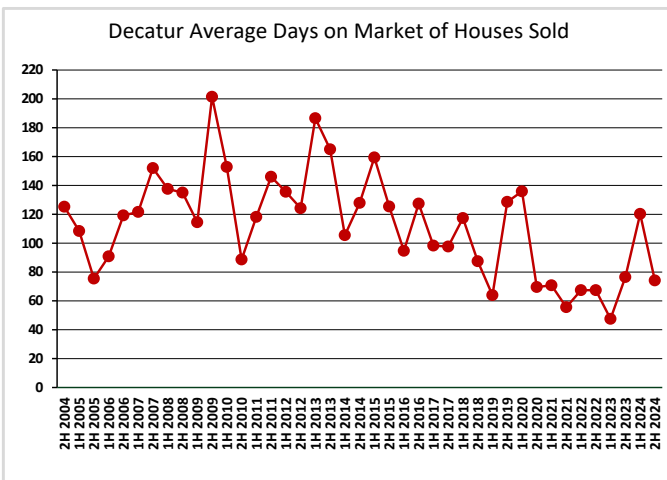
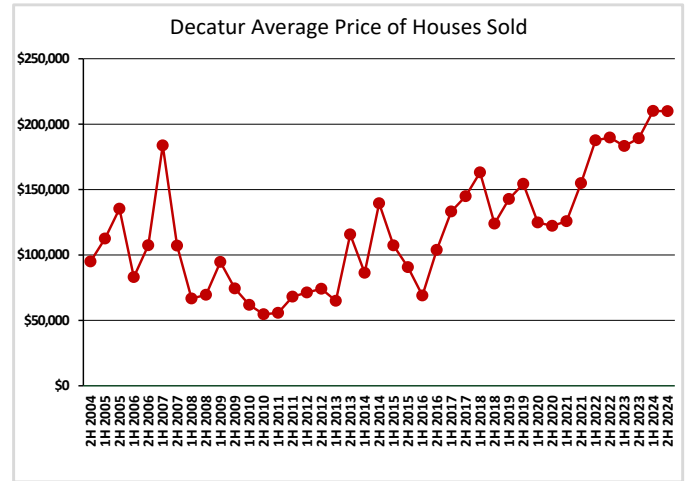
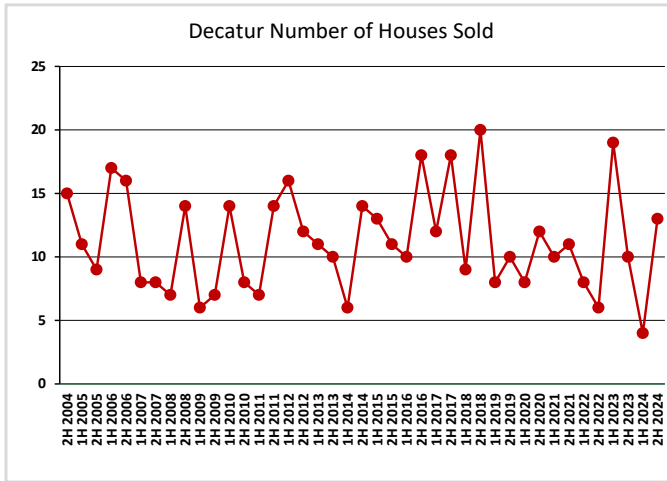
The median cost of a house was \$190,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	15.4%	954	101	89.3%
\$150,001 - \$200,000	6	46.2%	978	53	99.9%
\$200,001 - \$250,000	3	23.1%	1,584	111	100.1%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	7.7%	2,920	79	97.2%
\$350,001 - \$400,000	1	7.7%	2,105	32	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Decatur Sold</b>	<b>13</b>	<b>100.0%</b>	<b>1,350</b>	<b>74</b>	<b>98.1%</b>

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Corner Springs	1	7.7%	816	43	\$167,500	\$205.27
Developers Inc	1	7.7%	1,215	92	\$175,000	\$144.03
Grant Springs	2	15.4%	1,207	41	\$193,500	\$160.37
Northwest Park	2	15.4%	954	101	\$134,000	\$146.08
Wards	1	7.7%	1,548	44	\$203,000	\$131.14
Western Estates	1	7.7%	1,847	206	\$250,000	\$135.35
Other	5	38.5%	1,561	59	\$255,730	\$187.91
	<b>13</b>	<b>100.0%</b>	<b>1,350</b>	<b>74</b>	<b>\$209,935</b>	<b>\$166.79</b>

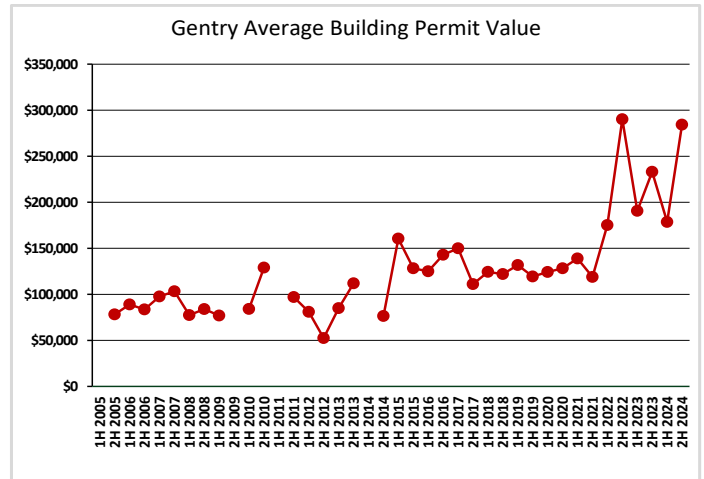
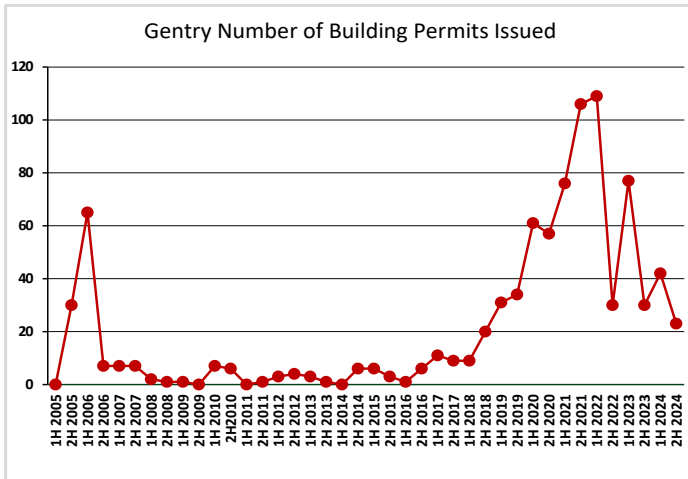
# Decatur

## Characteristics of Houses Sold

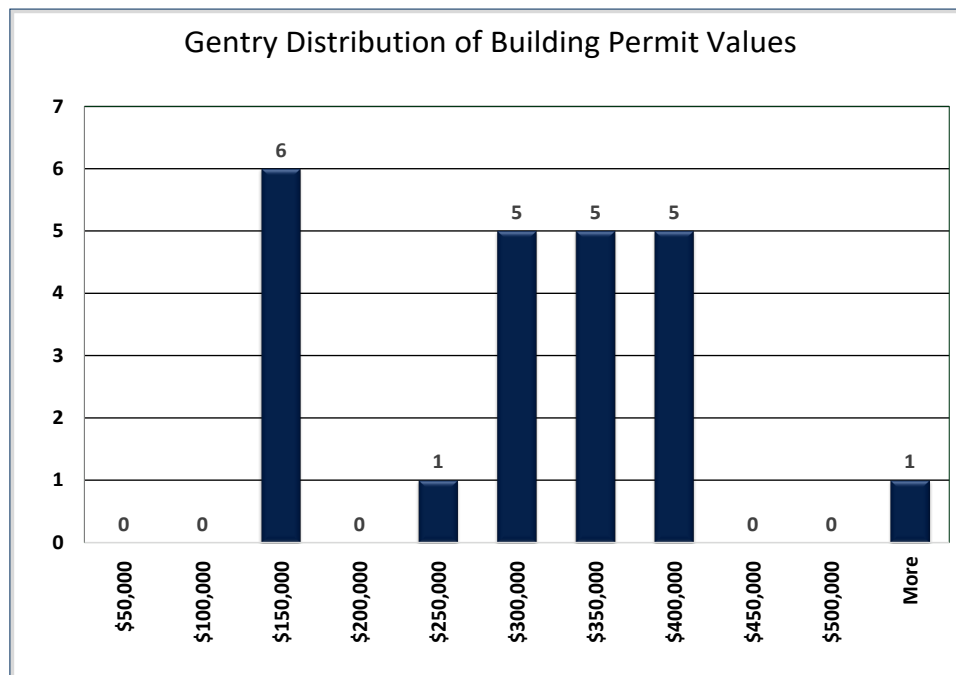


Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	10	4	13	30.0%	225.0%
Average Price of Houses Sold	\$189,200	\$210,125	\$209,935	11.0%	-0.1%
Average Days on Market	76	120	74	-3.0%	-38.3%
Average Price per Square Foot	\$141.96	\$162.69	\$166.79	17.5%	2.5%
Percentage of County Sales	0.2%	0.1%	0.2%	18.7%	174.5%
Number of New Houses Sold	3	2	1	-66.7%	-50.0%
Average Price of New Houses Sold	\$183,333	\$229,750	\$172,000	-6.2%	-25.1%
Average Days on Market of New Houses Sold	92	164	85	-7.9%	-48.2%
Number of Houses Listed	3	5	5	66.7%	0.0%
Average List Price of Houses Listed	\$256,633	\$209,600	\$254,680	-0.8%	21.5%

# Gentry Building Permits



Gentry	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	30	42	23	-23.3%	-45.2%
Average Value of Residential Building Permits	\$190,630	\$233,044	\$284,200	22.0%	59.2%



# Gentry

## Active Subdivisions

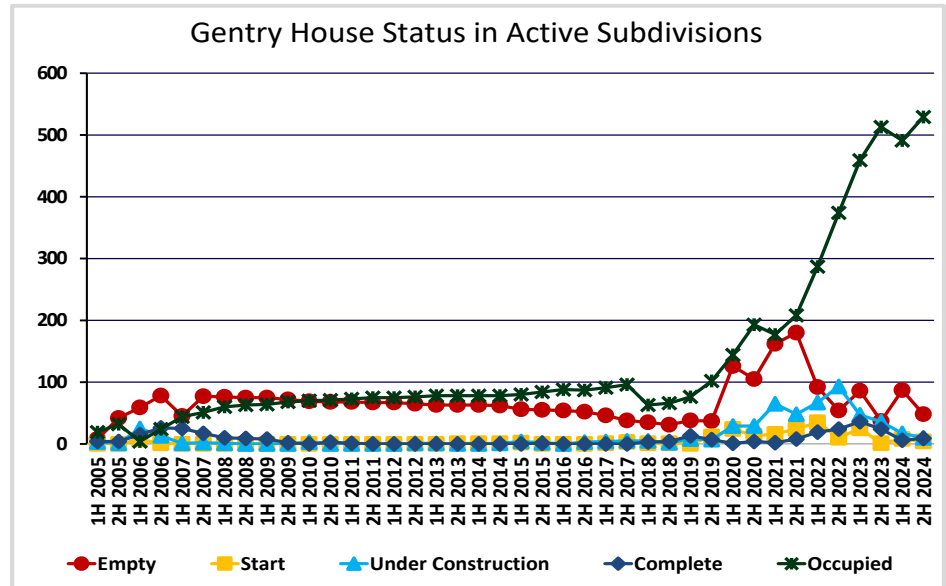
There were 600 total lots in 14 active subdivisions in Gentry in the second half 2024. 88.2 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 1.7 percent were under construction, 0.7 percent were starts, and 8.0 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the second half 2024 were Sandy Acres, Phase II with 8, College Hill Second, Phase II with 1, and College Hill Second, Phase II with 1.

Sandy Acres, Phase II had the most houses becoming occupied in Gentry with 41 houses. An additional 4 houses in Phillips Park became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 3 of the 14 active subdivisions in Gentry.

50 new houses in Gentry became occupied in the second half 2024. The annual absorption rate implies that there are 8.5 months of remaining inventory in active subdivisions, down from 9.9 percent in the first half of 2024.



In 5 out of the 14 active subdivisions in Gentry, no yearly absorption has occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 52.4 percent in the second half 2024.

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

# Gentry

## Active Subdivisions

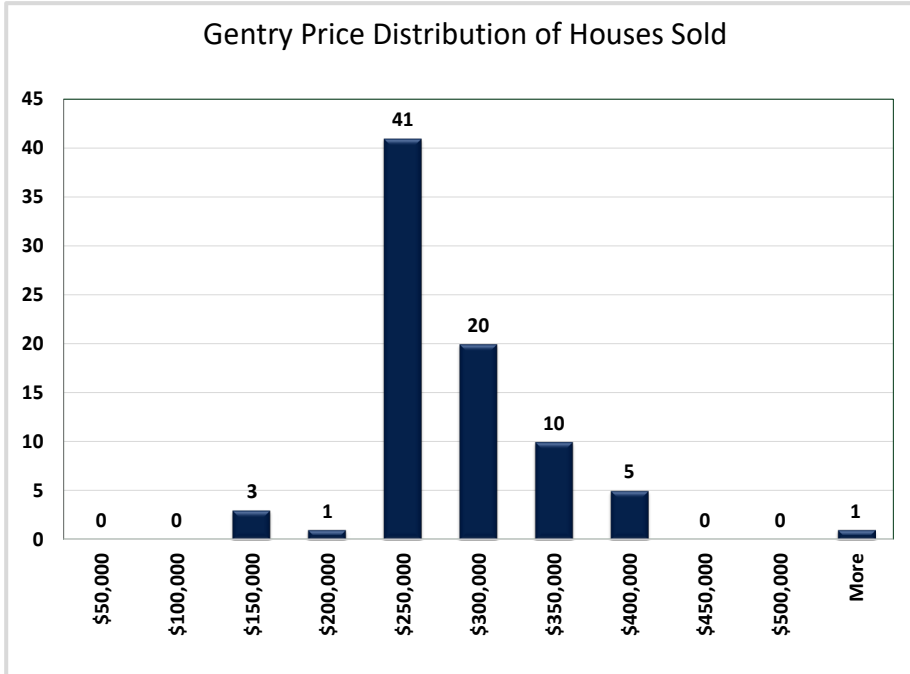
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II <sup>1</sup>	0	0	1	0	4	5	0	12.0
Grand Estates, Phase I	10	0	0	1	50	61	0	132.0
Oaks, The, Phase II	1	0	1	0	30	32	1	24.0
Phillips Park	0	0	0	1	23	24	4	2.4
Pioneer Woods, Phase V	2	0	0	0	29	31	0	24.0
Sandy Acres, Phase II	12	2	8	6	41	69	41	8.2
Springhill	4	1	0	1	21	27	3	24.0
Sunset Ridge, Phase IA <sup>1,2</sup>	2	0	0	0	29	31	0	--
Sunset Ridge, Phase IIA <sup>1,2</sup>	2	0	0	0	28	30	0	--
Sunset Ridge, Phase IIB & IV	5	0	0	0	84	89	0	12.0
Sunset Ridge, Phase III <sup>1,2</sup>	2	0	0	0	59	61	0	--
Sunset Ridge, Phase V	4	0	0	0	20	24	0	48.0
Lynchburg Estates	0	0	0	0	11	11	1	0.0
Walnut Creek <sup>1</sup>	4	1	0	0	100	105	0	--
<b>Gentry Active Subdivisions</b>	<b>48</b>	<b>4</b>	<b>10</b>	<b>9</b>	<b>529</b>	<b>600</b>	<b>50</b>	<b>8.5</b>

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

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

# Gentry

## Price Distribution of Houses Sold



81 houses were sold in Gentry in the second half 2024.

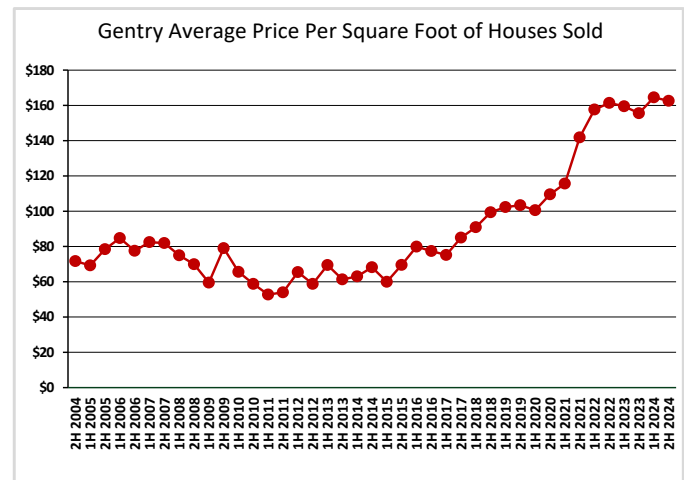
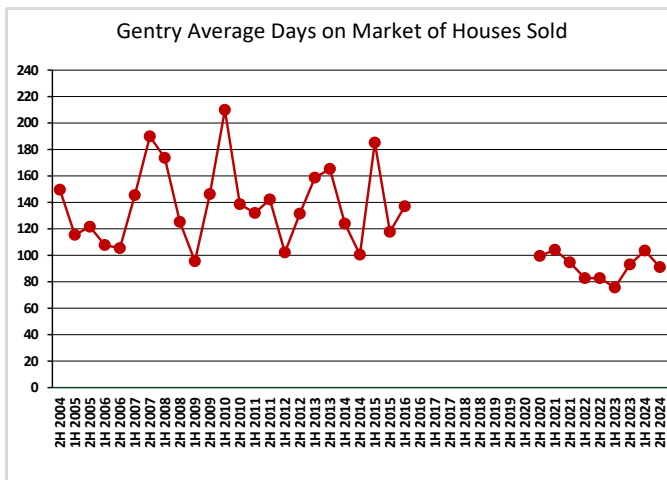
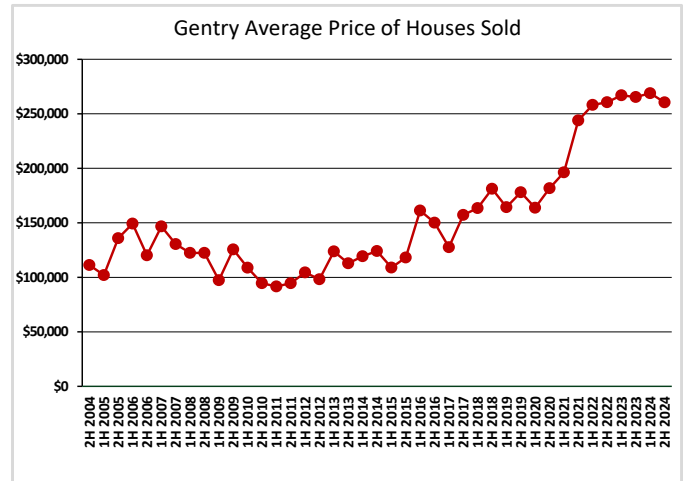
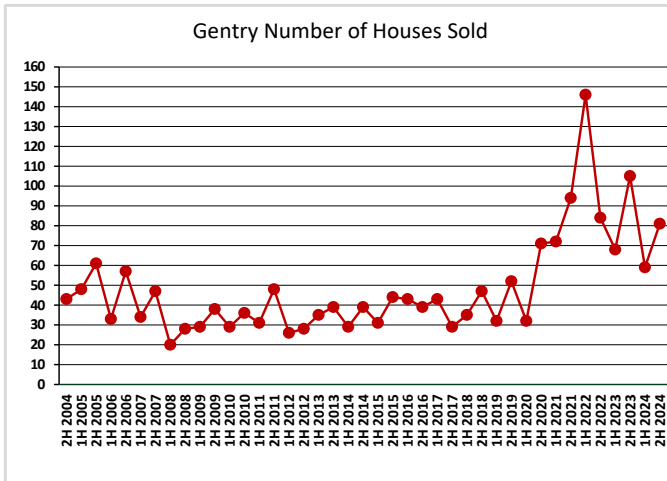
The average price of a house was \$260,517 at \$162.54 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	3.7%	802	41	99.0%
\$150,001 - \$200,000	1	1.2%	975	115	97.6%
\$200,001 - \$250,000	41	50.6%	1,441	70	99.8%
\$250,001 - \$300,000	20	24.7%	1,698	113	99.4%
\$300,001 - \$350,000	10	12.3%	1,940	115	96.5%
\$350,001 - \$400,000	5	6.2%	2,343	105	99.7%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	1.2%	3,654	363	108.4%
<b>Gentry Sold</b>	<b>81</b>	<b>100.0%</b>	<b>1,620</b>	<b>91</b>	<b>99.3%</b>

# Gentry

## Characteristics of Houses Sold



Gentry-Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	105	59	81	-22.9%	37.3%
Average Price of Houses Sold	\$265,336	\$268,871	\$260,517	-1.8%	-3.1%
Average Days on Market	93	104	91	0	0
Average Price per Square Foot	\$155.52	\$164.51	\$162.54	4.5%	-1.2%
Percentage of County Sales	2.3%	1.3%	1.4%	-37.7%	12.5%
Number of New Houses Sold	78	32	51	-34.6%	59.4%
Average Price of New Houses Sold	\$162,822	\$165,187	\$199,736	-7.7%	-5.6%
Average Days on Market of New Houses Sold	94	115	96	1.5%	-16.9%
Number of Houses Listed	38	35	19	-50.0%	-45.7%
Average List Price of Houses Listed	\$312,240	\$310,279	\$301,924	-3.3%	-2.7%

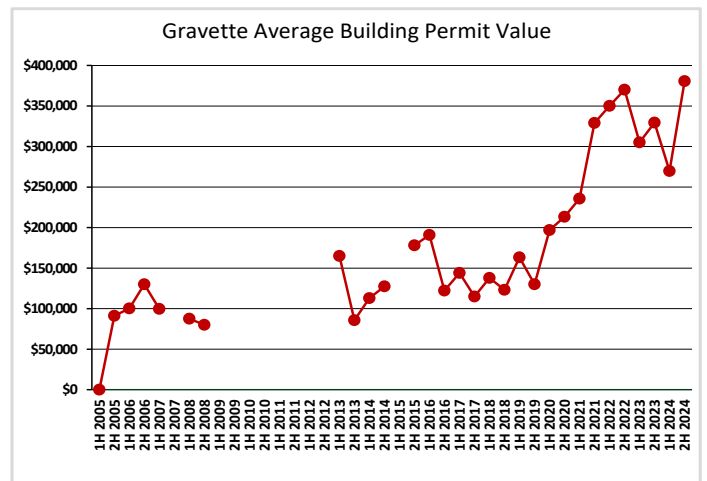
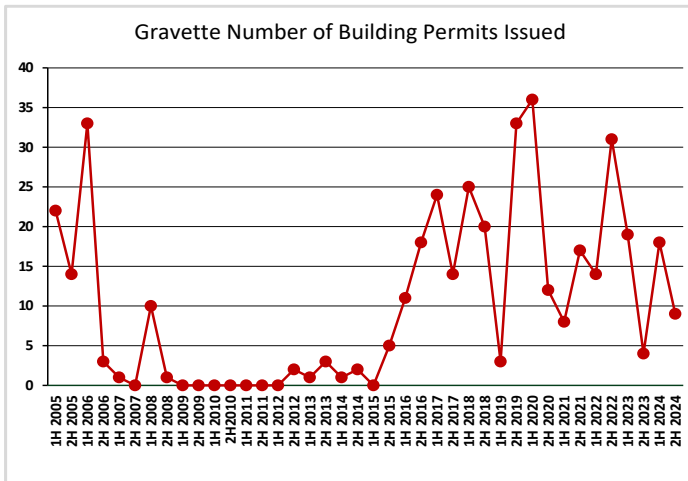


# Gentry

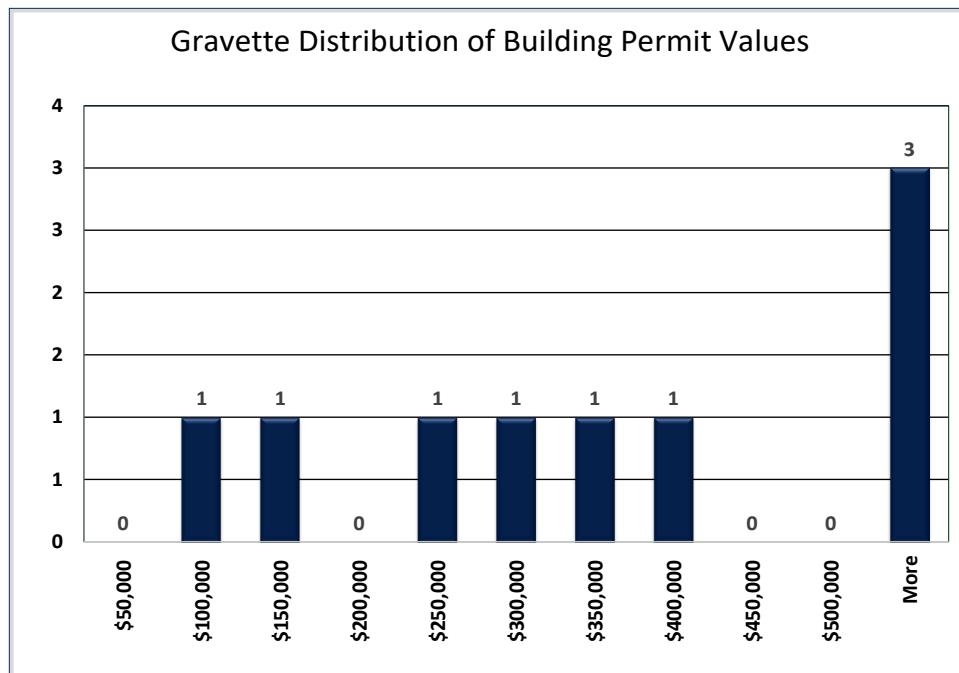
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cobblestone	1	1.2%	1,408	59	\$240,000	\$170.45
College Hill	1	1.2%	2,390	93	\$375,000	\$156.90
Doss Storey	1	1.2%	2,108	138	\$344,500	\$163.43
Gentry Original	6	7.4%	1,325	76	\$201,917	\$159.50
Grand Estates	3	3.7%	1,892	131	\$306,667	\$162.62
Main Street Village	2	2.5%	1,587	364	\$262,000	\$165.09
Oaks, The	1	1.2%	1,860	61	\$310,000	\$166.67
Phillips Park	4	4.9%	1,628	221	\$292,880	\$179.95
Piersons	1	1.2%	1,394	35	\$207,000	\$148.49
Pioneer Woods	3	3.7%	2,061	99	\$328,167	\$160.01
Rustic Flats	4	4.9%	2,287	101	\$363,675	\$158.78
Sandy Acres	40	49.4%	1,491	67	\$238,913	\$162.24
Springhill	6	7.4%	1,555	59	\$252,942	\$163.52
Sunny Acres	1	1.2%	902	52	\$126,000	\$139.69
Sunset Ridge	3	3.7%	1,535	73	\$265,000	\$172.42
Taylor Orchard	1	1.2%	1,896	44	\$289,000	\$152.43
Timber Lane Estates	1	1.2%	1,456	77	\$225,000	\$154.53
Other	2	2.5%	2,790	208	\$425,000	\$157.48
<b>Gentry Total Sold</b>	<b>81</b>		<b>1,620</b>	<b>91</b>	<b>\$260,517</b>	<b>\$162.54</b>

# Gravette Building Permits



Gravette	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	4	18	9	125.0%	-50.0%
Average Value of Residential Building Permits	\$305,171	\$329,500	\$380,654	15.5%	41.1%



# Gravette

## Active Subdivisions

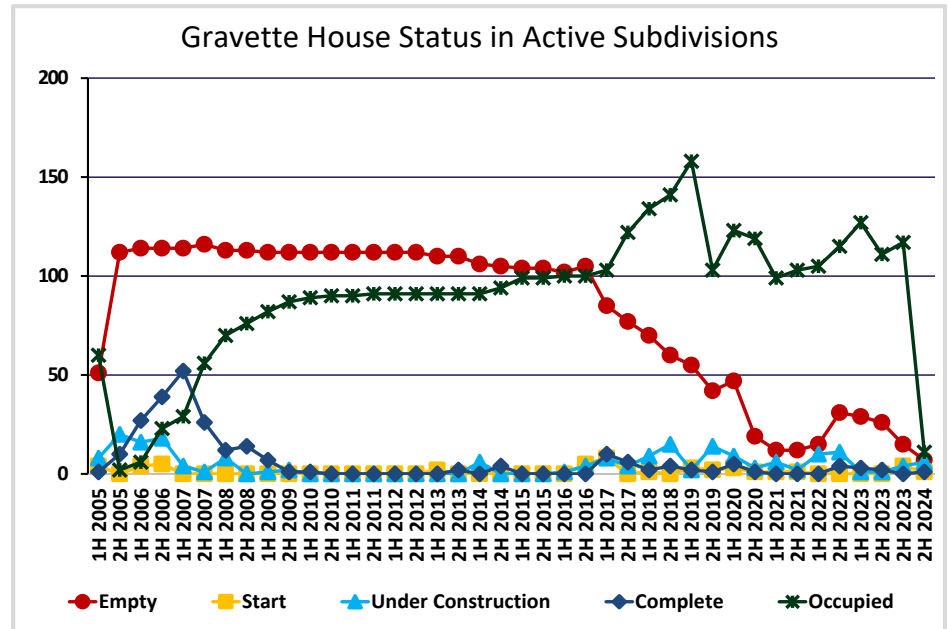
There were 26 total lots in 1 active subdivisions in Gravette in the second half 2024. 42.3 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 23.1 percent were under construction, 3.8 percent were starts, and 26.9 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the second half 2024 were Jenna Estates with 6 lots under construction.

Jenna Estates had the most houses becoming occupied in Gravette with 4 houses. An additional houses in became occupied in the second half 2024.

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

4 new houses in Gravette became occupied in the second half 2024. The annual absorption rate implies that there are 18.0 months of



remaining inventory in active subdivisions, down from 27.6 percent in the first half of 2024.

In the 1 active subdivisions in Gravette, absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 54.3 percent in the second half 2024.

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

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Jenna Estates	7	1	6	1	11	26	4	22.5
Gravette Active Subdivisions	7	1	6	1	11	26	4	18.0

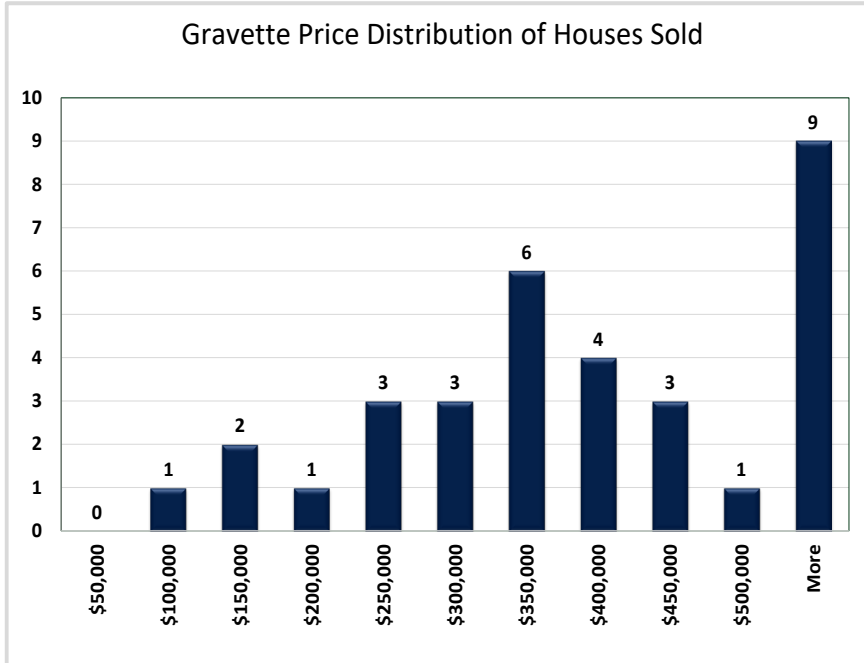
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Spavinaw Village	2H 2024	115		115
New and Preliminary		115	0	115

# Gravette

## Price Distribution of Houses Sold



33 houses were sold in Gravette in the second half 2024.

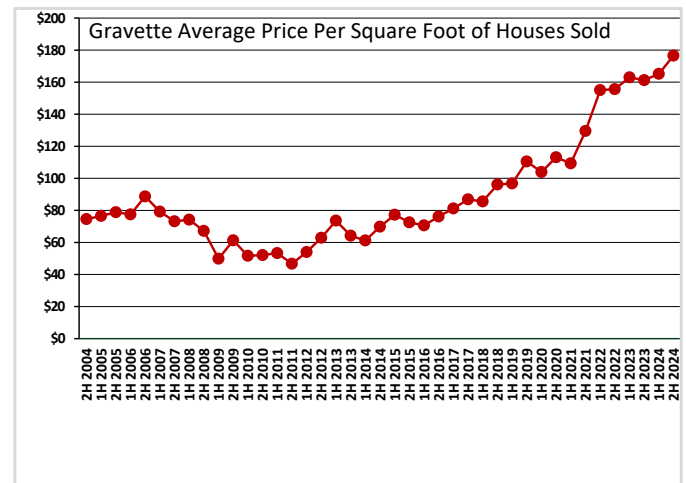
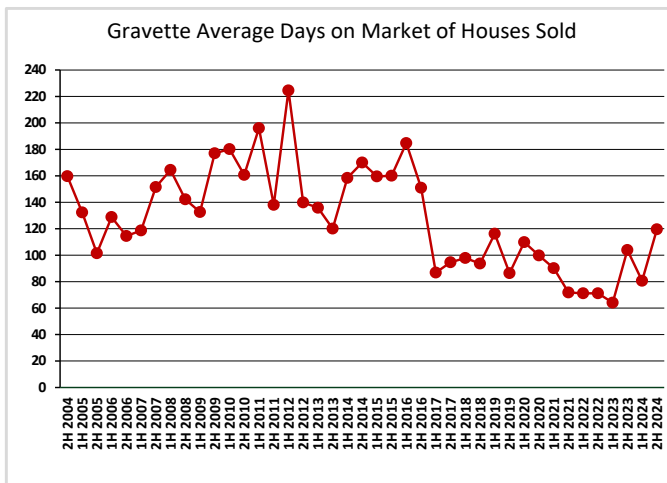
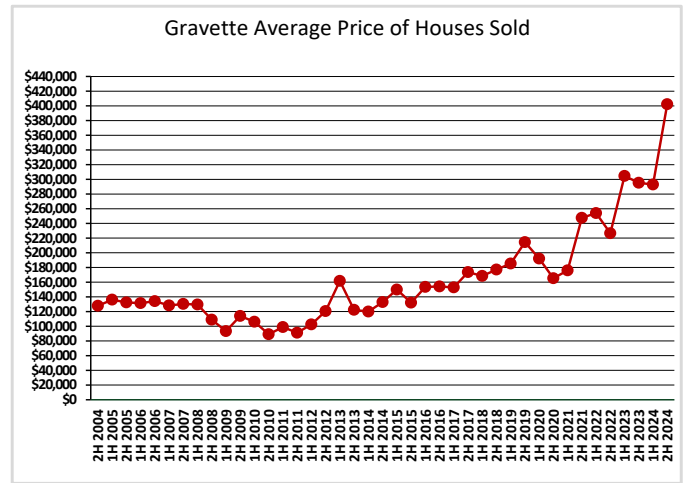
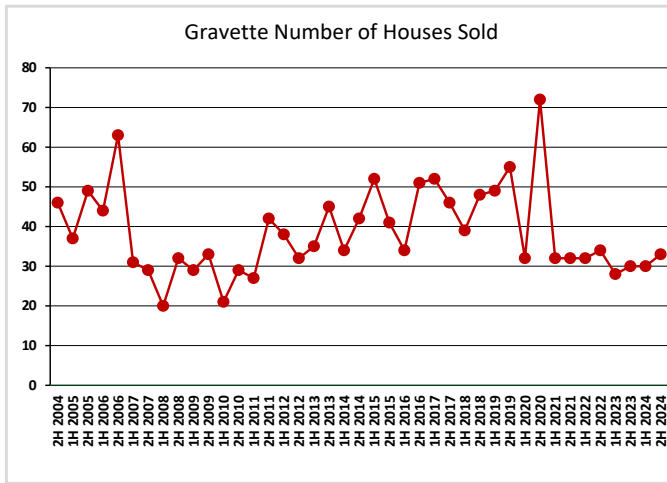
The average price of a house was \$402,272 at \$176.51 per square foot.

The median cost of a house was \$360,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	3.0%	1,040	16	100.0%
\$100,001 - \$150,000	2	6.1%	1,457	96	90.3%
\$150,001 - \$200,000	1	3.0%	1,318	49	100.0%
\$200,001 - \$250,000	3	9.1%	1,770	203	96.8%
\$250,001 - \$300,000	3	9.1%	1,338	102	99.6%
\$300,001 - \$350,000	6	18.2%	1,914	178	98.4%
\$350,001 - \$400,000	4	12.1%	2,101	58	98.7%
\$400,001 - \$450,000	3	9.1%	2,475	117	96.4%
\$450,001 - \$500,000	1	3.0%	3,903	73	95.6%
\$500,001+	9	27.3%	3,072	117	100.0%
<b>Gravette Sold</b>	<b>33</b>	<b>100.0%</b>	<b>2,226</b>	<b>120</b>	<b>98.2%</b>

# Gravette

## Characteristics of Houses Sold



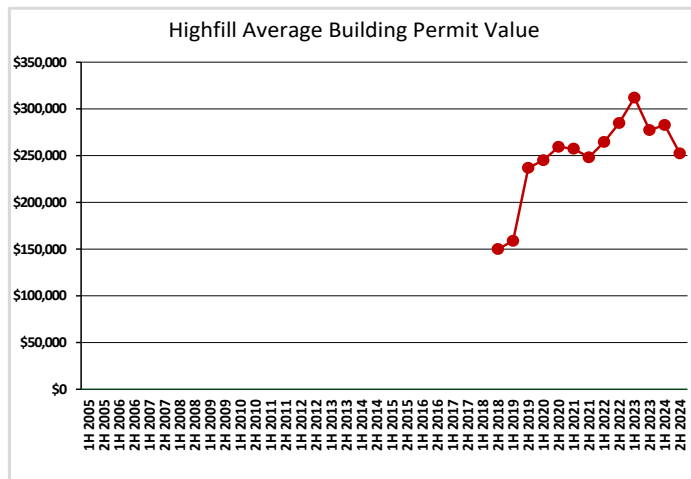
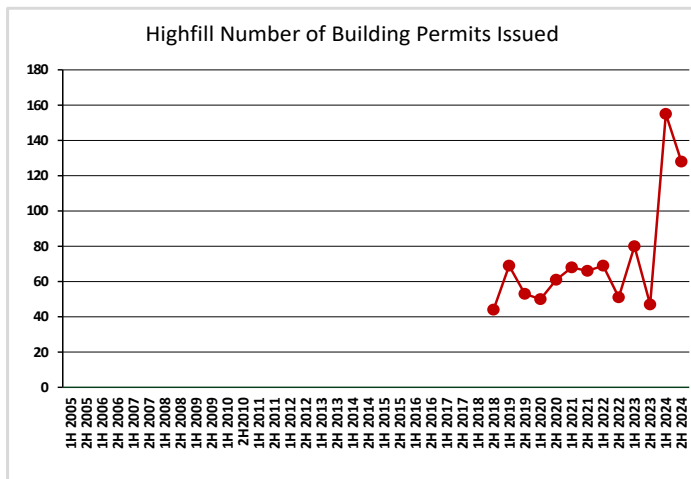
Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	30	30	33	10.0%	10.0%
Average Price of Houses Sold	\$295,224	\$292,999	\$402,272	36.3%	37.3%
Average Days on Market	104	81	120	15.1%	48.2%
Average Price per Square Foot	161.24	165.15	176.51	9.5%	6.9%
Percentage of County Sales	0	0	0	23.3%	27.7%
Number of New Houses Sold	6	5	14	133.3%	180.0%
Average Price of New Houses Sold	\$448,485	\$500,244	\$527,826	17.7%	5.5%
Average Days on Market of New Houses Sold	128	117	114	-11.0%	-3.0%
Number of Houses Listed	18	12	18	0.0%	50.0%
Average List Price of Houses Listed	352872	589325	424278	20.2%	-28.0%

# Gravette

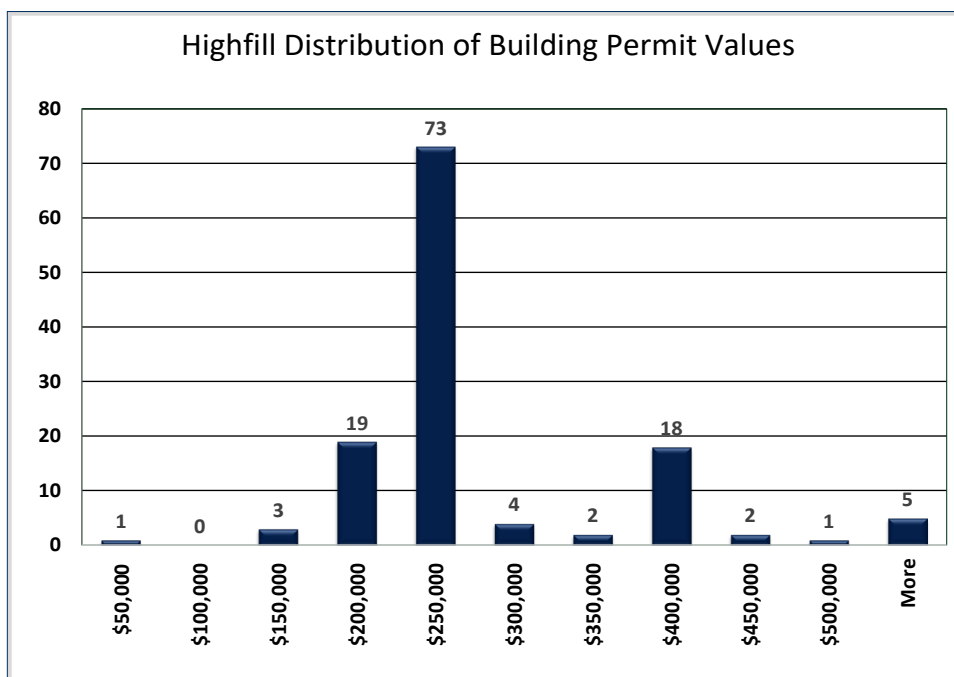
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Country Estates	1	3.0%	3,181	125	\$402,000	\$126.38
Dogwood Estates	1	3.0%	2,029	156	\$444,000	\$218.83
Dugan & Leaf Sub	1	3.0%	1,116	34	\$130,000	\$116.49
Gravette Original	2	6.1%	1,433	74	\$207,500	\$145.32
Jenna Estates	8	24.2%	3,195	119	\$678,783	\$212.70
Jensons Add	3	9.1%	1,759	125	\$301,467	\$176.98
Nelsen Park	1	3.0%	1,040	16	\$65,000	\$62.50
Patriot Park	1	3.0%	1,339	49	\$225,000	\$168.04
Ridgeview Estates	1	3.0%	1,826	42	\$360,000	\$197.15
River Valley	1	3.0%	1,211	42	\$260,000	\$214.70
Sloans	1	3.0%	1,797	157	\$145,000	\$80.69
Touch Me Not Springs	2	6.1%	3,163	267	\$355,500	\$109.49
Walnut Creek	4	12.1%	2,123	129	\$392,680	\$184.99
Wells Revised	3	9.1%	1,800	104	\$325,000	\$180.56
Other	3	9.1%	1,997	164	\$412,533	\$205.41
<b>Gravette Sold Houses</b>	<b>33</b>	<b>100.0%</b>	<b>2,226</b>	<b>120</b>	<b>\$402,272</b>	<b>176.51</b>

# Highfill Building Permits



Highfill	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	47	155	128	172.3%	-17.4%
Average Value of Residential Building Permits	\$311,978	\$277,269	\$252,338	-9.0%	-10.7%



# Highfill

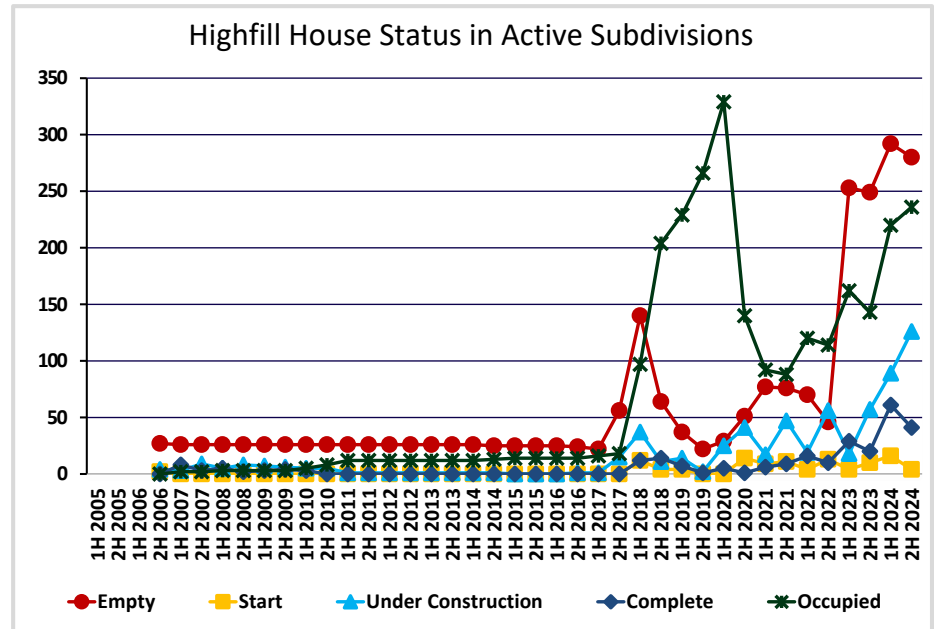
## Active Subdivisions

There were 687 total lots in 11 active subdivisions in Highfill in the second half 2024. 34.4 percent of the lots were occupied, 6.0 percent were complete but unoccupied, 18.3 percent were under construction, 0.6 percent were starts, and 40.8 percent were empty lots.

The subdivisions with the most houses under construction in Highfill during the second half 2024 were Applewood Estates with 74, Snyder Farms with 28, and Woodward Park, Phase I with 9.

Applewood Estates had the most houses becoming occupied in Highfill with 43 houses. An additional 31 houses in Woodward Park, Phase I became occupied in the second half 2024.

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



111 new houses in Highfill became occupied in the second half 2024. The annual absorption rate implies that there are 28.8 months of remaining inventory in active subdivisions, down from 44.3 percent in the first half of 2024.

In 5 out of the 11 active subdivisions in Highfill, no yearly absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 52.2 percent in the second half 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Andmark Valley Townhomes <sup>1</sup>	23	2	74	6	0	105	0	--
Apple Crossing	0	0	0	10	79	89	31	1.7
Applewood Estates	28	0	28	5	43	104	43	17.0
Healing Springs, Phase I	8	0	2	0	4	14	0	120.0
Healing Springs, Phase II	25	1	5	0	4	35	3	124.0
Holland Hills Estates	15	0	0	0	17	32	1	180.0
Little Osage Hills, Phase I, II	10	0	1	0	14	25	0	--
Mason Valley Estates, Phase I-A	62	1	0	0	0	63	0	--
Snyder Farms	86	0	9	1	5	101	3	230.4
Snyderwolf <sup>1,2</sup>	0	0	1	0	8	9	0	--
Woodward Park, Phase I	23	0	6	19	62	110	30	9.3
<b>Highfill Active Subdivisions</b>	<b>280</b>	<b>4</b>	<b>126</b>	<b>41</b>	<b>236</b>	<b>687</b>	<b>111</b>	<b>28.8</b>

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

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



# Highfill

## Active Subdivisions

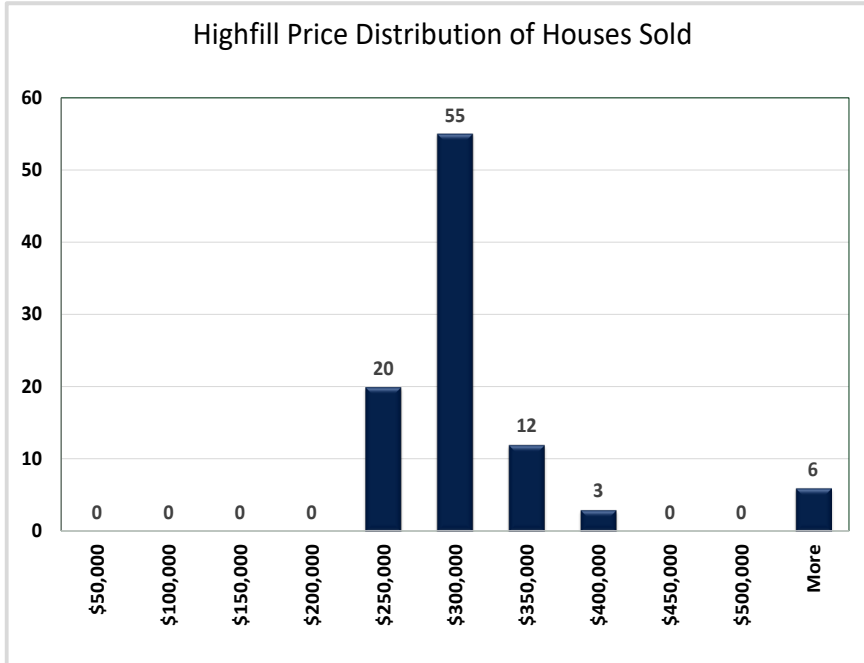
Additionally, 260 new lots in 2 subdivisions received either preliminary or final approval by second half 2024. 96 houses were sold in Highfill in the second half 2024.

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



# Highfill

## Price Distribution of Houses Sold



96 new houses sold in the second half of 2024.

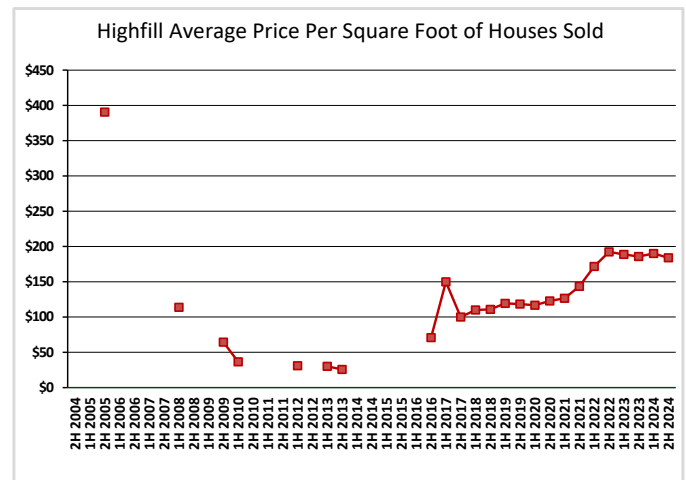
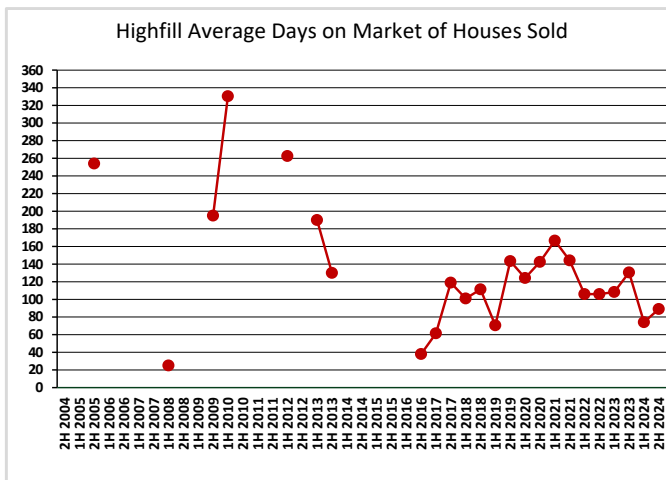
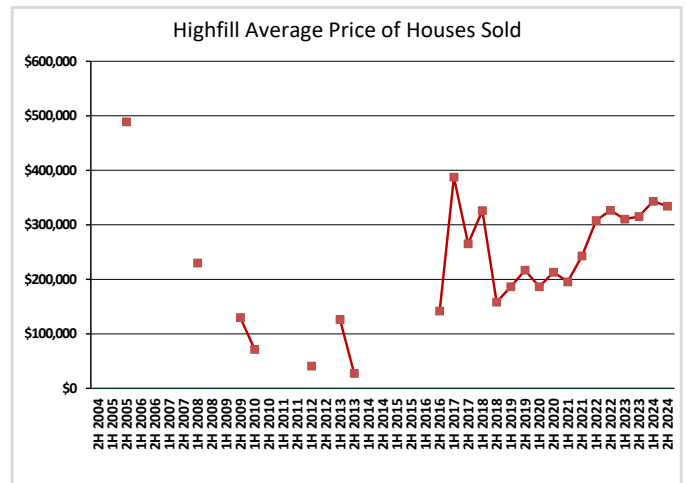
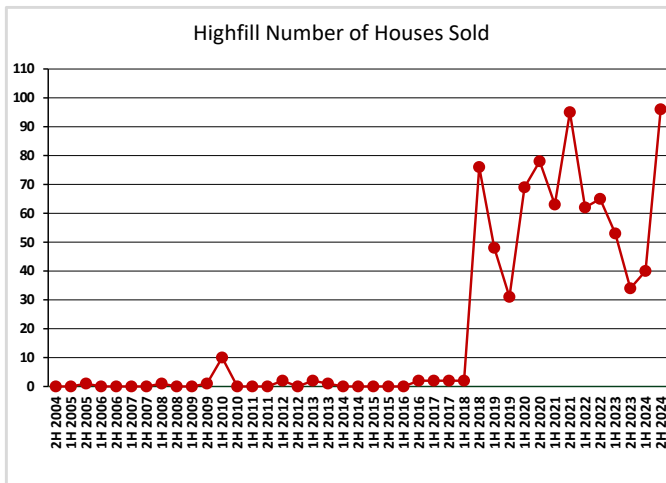
The average price of a house was \$334,180 at \$183.96 per square foot.

The median cost of a house was \$271,150.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	20	20.8%	1,304	75	100.2%
\$250,001 - \$300,000	55	57.3%	1,584	97	99.7%
\$300,001 - \$350,000	12	12.5%	1,905	77	105.6%
\$350,001 - \$400,000	3	3.1%	1,922	77	99.3%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	6	6.3%	4,292	89	100.0%
Highfill Sold	96	100.0%	1,746	89	100.6%

# Highfill

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	34	40	96	182.4%	140.0%
Average Price of Houses Sold	\$315,330	\$343,233	\$334,180	6.0%	-2.6%
Average Days on Market	130	74	89	-31.8%	20.2%
Average Price per Square Foot	\$185.80	\$189.98	\$183.96	-1.0%	-3.2%
Percentage of County Sales	0.9%	1.1%	2.2%	146.2%	97.6%
Number of New Houses Sold	7	12	66	842.9%	450.0%
Average Price of New Houses Sold	\$319,427	\$434,650	\$336,705	5.4%	-22.5%
Average Days on Market of New Houses Sold	217	82	101	-53.5%	23.2%
Number of Houses Listed	10	11	33	230.0%	200.0%
Average List Price of Houses Listed	\$455,169	\$484,682	\$371,373	-18.4%	-23.4%



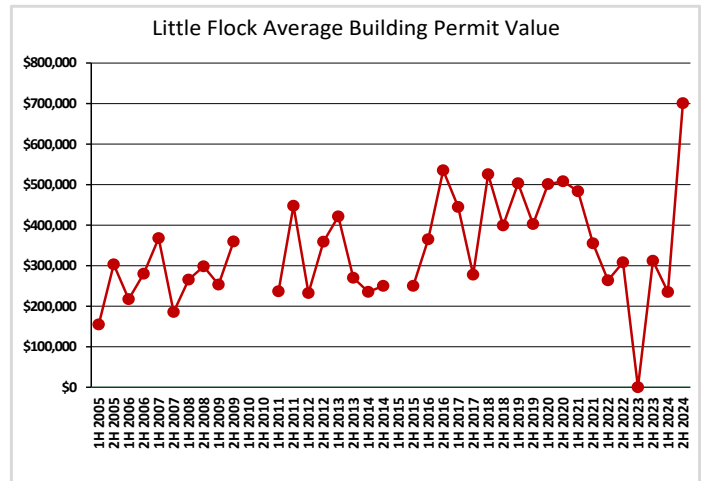
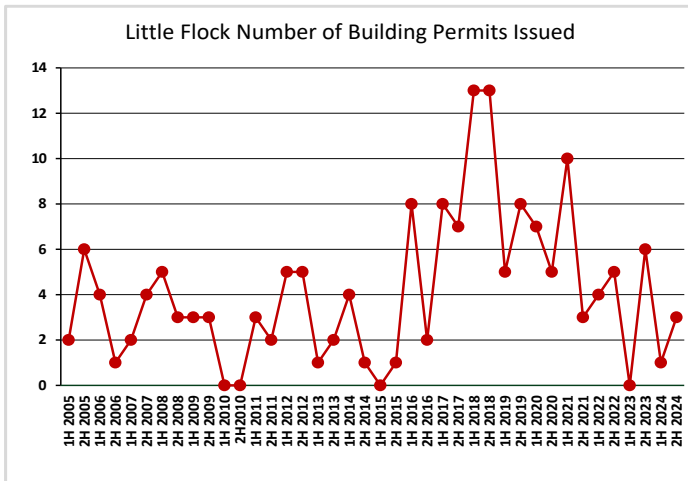
# Highfill

## Characteristics of Houses Sold

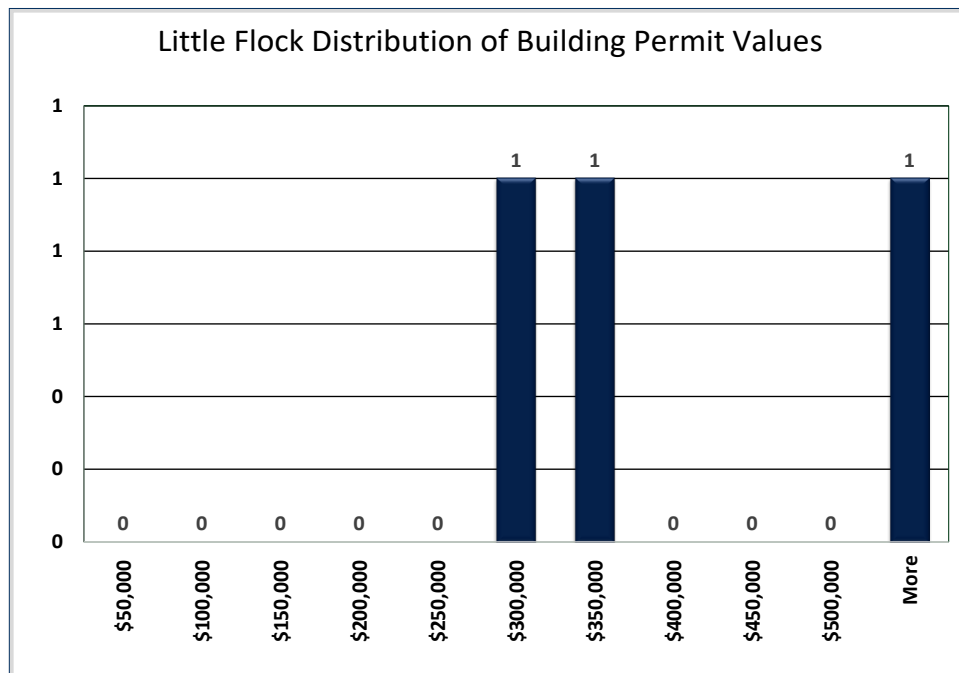
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applewood Estates	53	55.2%	1,589	107	\$266,934	\$168.47
Healing Springs	5	5.2%	4,641	107	\$1,316,400	\$284.36
Silver Meadows	13	13.5%	1,369	55	\$268,377	\$198.03
Woodward Hills	15	15.6%	1,655	64	\$322,320	\$195.40
Woodward Park	8	8.3%	1,326	68	\$229,756	\$173.92
Other	2	2.1%	3,456	65	\$595,000	\$206.28
	96	100.0%	1,746	89	\$334,180	\$183.96



# Little Flock Building Permits



Little Flock	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	6	1	3	-50.0%	200.0%
Average Value of Residential Building Permits	\$0	\$311,900	\$700,986	124.7%	198.3%



# Little Flock

## Active Subdivisions

There were 93 total lots in 2 active subdivisions in Little Flock in the second half 2024. 93.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 6.5 percent were empty lots.

In Little Flock, no new houses were under construction .

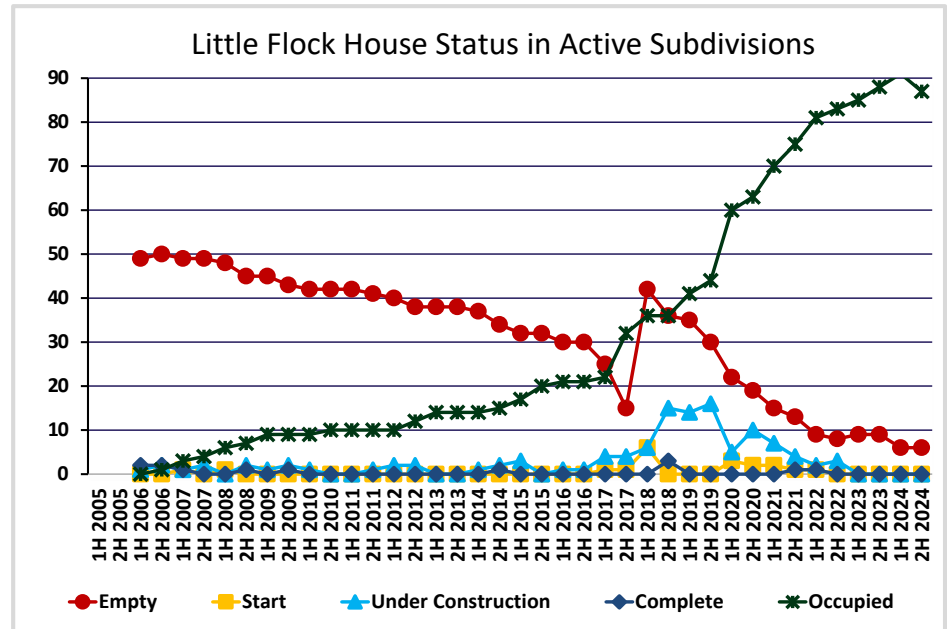
No absorption occurred in Little Flock in the second half of 2024.

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

No new houses in Little Flock became occupied in the second half 2024. The annual absorption rate implies that there are 24.0 months of remaining inventory in active subdivisions, up from 12.0 percent in the first half of 2024.

No yearly absorption occurred in either of the 2 active subdivisions in Little Flock in the second half 2024.

The percentage of houses occupied by owners decreased in Little Flock



from 75.5 percent in 2012 to 71.7 percent in the second half 2024.

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

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Gwen Meadows	2H 2024		15	15
New and Preliminary			15	15

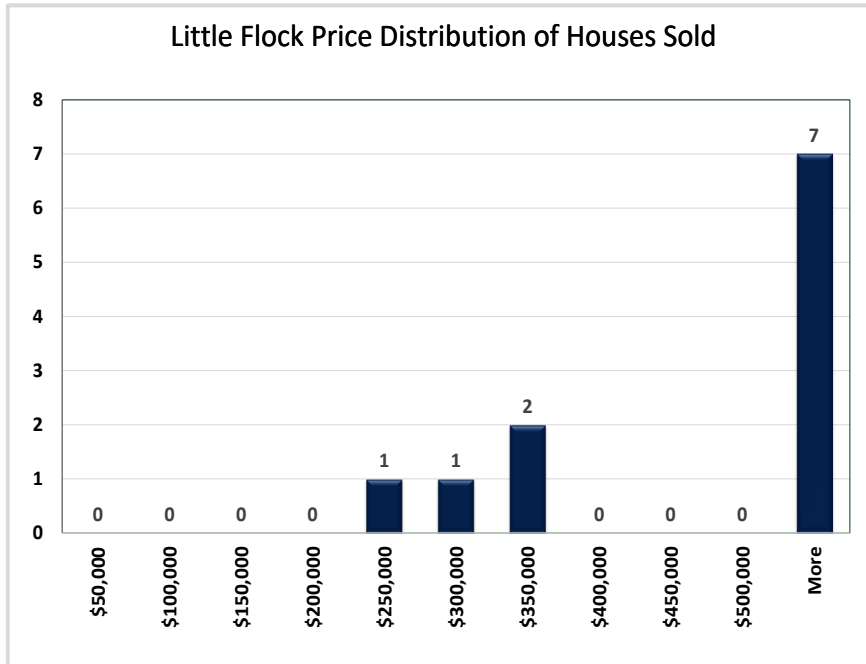
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court <sup>2</sup>	2	0	0	0	39	41	0	--
Meadows, The <sup>1</sup>	4	0	0	0	48	52	0	24.0
Little Flock Active Subdivisions	6	0	0	0	87	93	0	24.0

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

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

# Little Flock

## Price Distribution of Houses Sold



11 houses were sold in Little Flock in the second half 2024.

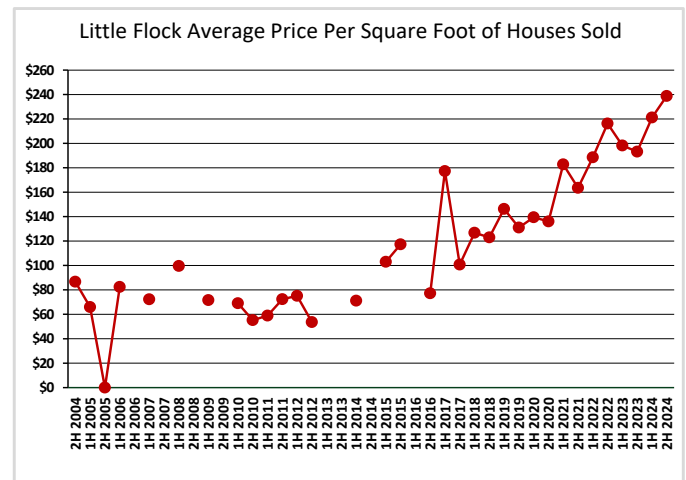
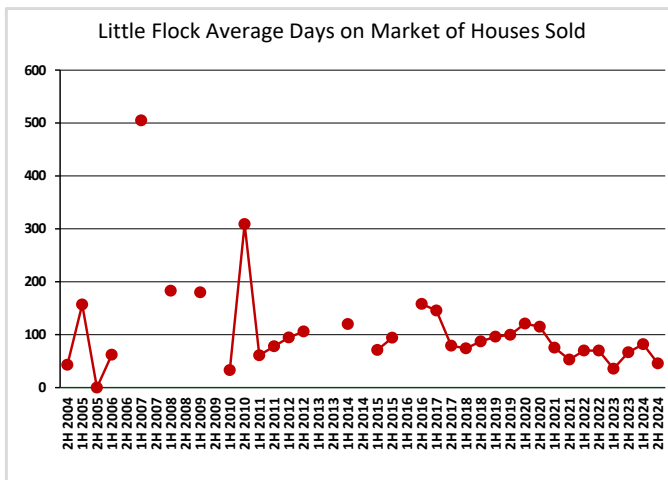
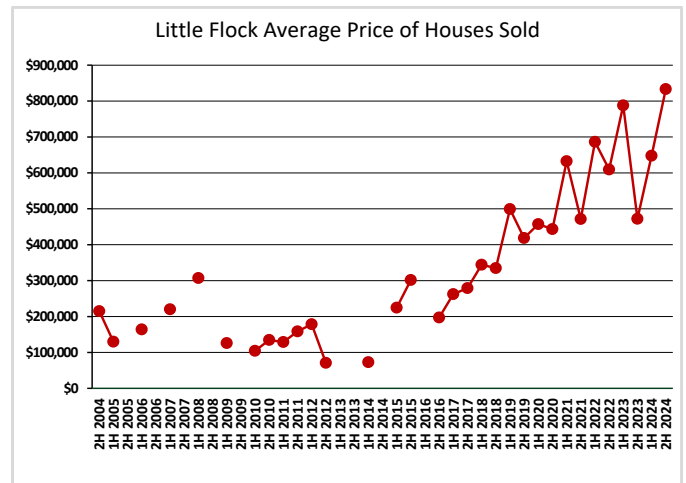
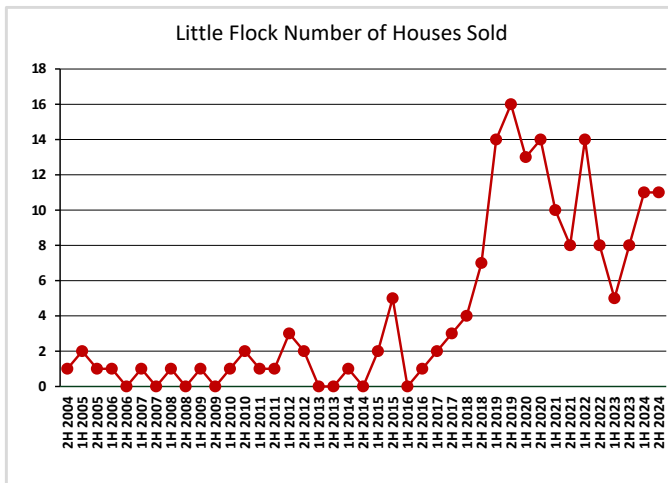
The average price of a house was \$833,400 at \$238.80 per square foot.

The median cost of a house was \$575,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	9.1%	960	15	100.0%
\$250,001 - \$300,000	1	9.1%	1,932	102	91.0%
\$300,001 - \$350,000	2	18.2%	2,035	36	94.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	7	63.6%	3,807	45	100.2%
Little Flock Sold	11	100.0%	3,055	46	98.2%

# Little Flock

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	8	11	11	37.5%	0.0%
Average Price of Houses Sold	\$472,250	\$647,864	\$833,400	76.5%	28.6%
Average Days on Market	67	82	46	-31.5%	-44.2%
Average Price per Square Foot	\$193.20	\$221.14	\$238.80	23.6%	8.0%
Percentage of County Sales	0.3%	0.6%	0.6%	99.6%	8.8%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	5	4	3	-40.0%	-25.0%
Average List Price of Houses Listed	\$1,024,980	\$644,639	\$979,667	-4.4%	52.0%



# Little Flock

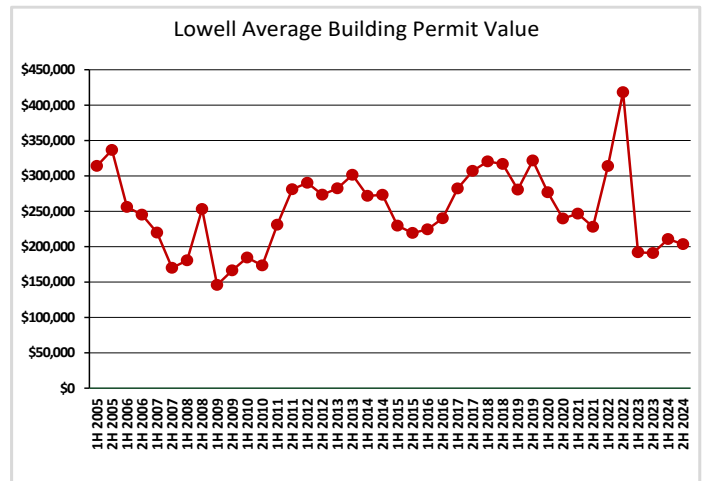
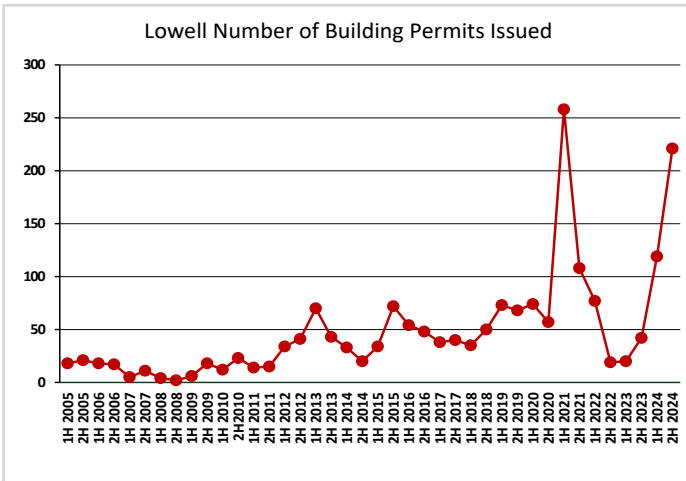
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Copper Ridge	1	9.1%	7,885	0	\$3,500,000	\$443.88
Meadows, The	2	18.2%	4,147	43	\$986,450	\$240.58
Richards Glen	1	9.1%	2,972	62	\$712,500	\$239.74
West Brush Creek	2	18.2%	1,810	69	\$307,000	\$170.70
Other	5	45.5%	2,168	43	\$473,600	\$224.13
	11	100.0%	3,055	46	\$833,400	\$238.80

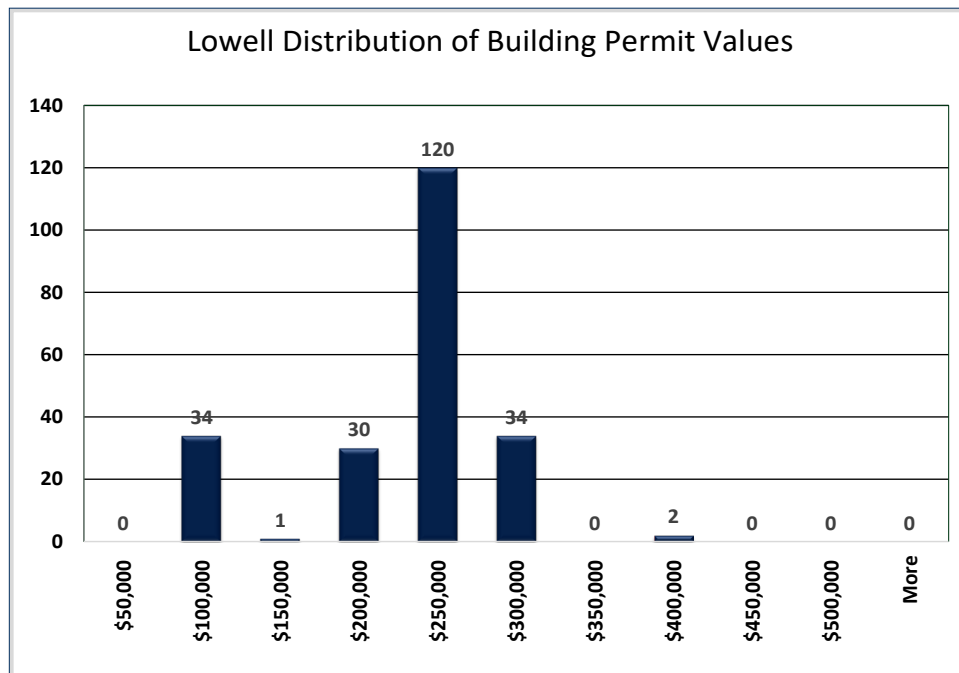


# Lowell

## Building Permits



Lowell	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	42	119	221	426.2%	85.7%
Average Value of Residential Building Permits	\$192,043	\$190,908	\$203,520	6.6%	-3.4%



# Lowell

## Active Subdivisions

There were 253 total lots in 3 active subdivisions in Lowell in the second half 2024. 39.9 percent of the lots were occupied, 11.1 percent were complete but unoccupied, 13.0 percent were under construction, 5.1 percent were starts, and 30.8 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the second half 2024 were Hunt Farms, Phase I with 16, Concord Heights with 13, and Crescent View, Phase II with 4.

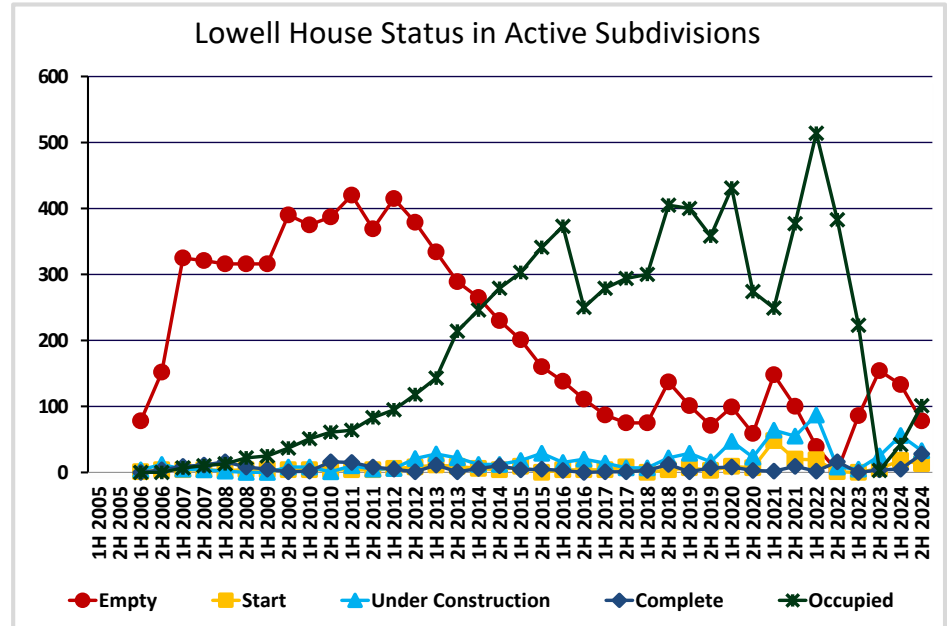
Hunt Farms, Phase I had the most houses becoming occupied in Lowell with 28 houses. An additional 21 houses in Concord Heights became occupied in the second half 2024.

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

59 new houses in Lowell became occupied in the second half 2024. The annual absorption rate implies that there are 18.6 months of remaining inventory in active subdivisions, down from 60.6 percent in the first half of 2024.

In all the 3 active subdivisions in Lowell, yearly absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 61.8 percent in the second half 2024.



Additionally, 977 new lots in 13 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bishop Vineyards, Phase I	2H 2022	48		48
Bishop Vineyards, Phase II	2H 2022	92		92
Hudson Steel, Phase I	1H 2024		80	80
Hunt Farms, Phase II	2H 2023	33		33
Hunt Farms, Phase III	1H 2024	45		45
Hunt Farms, Phase IV	1H 2024	42		42
Hunt Farms, Phase V	1H 2024	42		42
Lakewood, Phase VIII	2H 2021		92	92
Laramie	2H 2020		127	127
Park Central, Phase III	1H 2024		166	166
Parkside, Phase I	1H 2024	60		60
Parkside, Phase II+	1H 2024	174		174
Shepherd Hills	1H 2024		77	77
Tucker	2H 2022	65		65
New and Preliminary Lots		601	376	977



# Lowell

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Concord Heights	26	3	13	10	38	90	21	16.4
Crescent View, Phase II	52	10	4	7	27	100	10	36.5
Hunt Farms, Phase I	0	0	16	11	36	63	28	9.0
Lowell Active Subdivisions	78	13	33	28	101	253	59	18.6

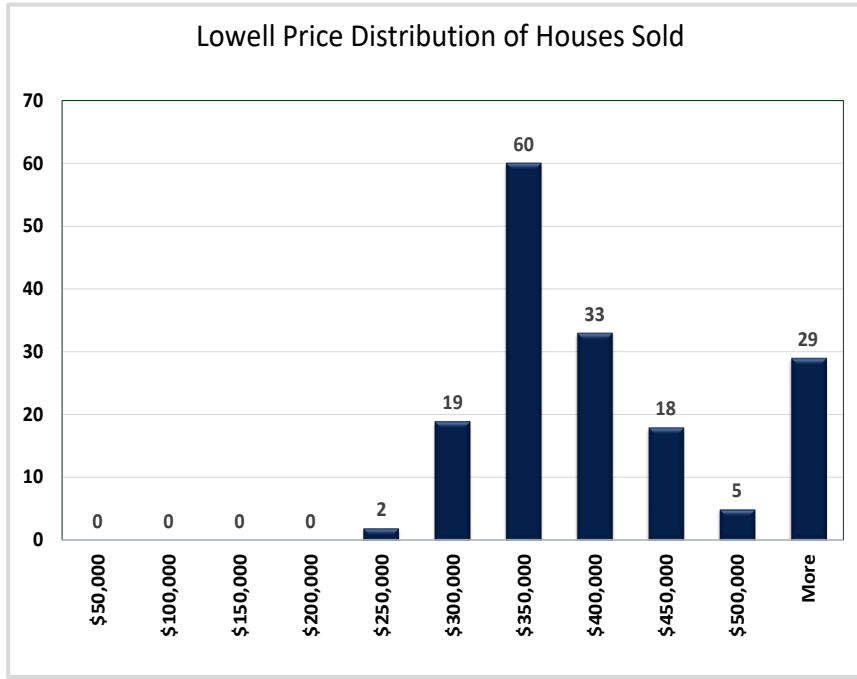
<sup>1</sup>No absorption has occurred in this subdivision in the last year.

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



# Lowell

## Price Distribution of Houses Sold



166 houses were sold in Lowell in the second half 2024.

The average price of a house was \$409,227 at \$209.80 per square foot.

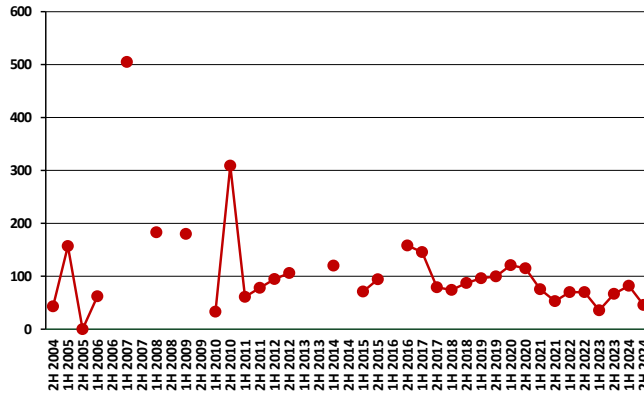
The median cost of a house was \$350,722.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	2	1.2%	1,192	84	93.2%
\$250,001 - \$300,000	19	11.4%	1,371	121	100.5%
\$300,001 - \$350,000	60	36.1%	1,562	146	99.4%
\$350,001 - \$400,000	33	19.9%	1,898	126	99.3%
\$400,001 - \$450,000	18	10.8%	2,035	85	100.0%
\$450,001 - \$500,000	5	3.0%	2,431	129	99.1%
\$500,001+	29	17.5%	3,039	48	99.8%
Lowell Sold	166	100.0%	1,938	114	99.6%

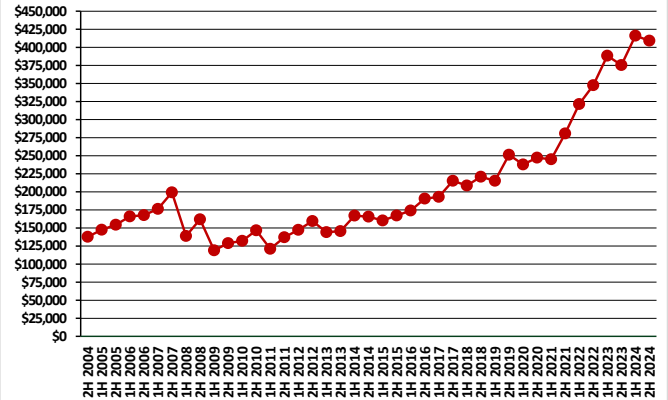
# Lowell

## Characteristics of Houses Sold

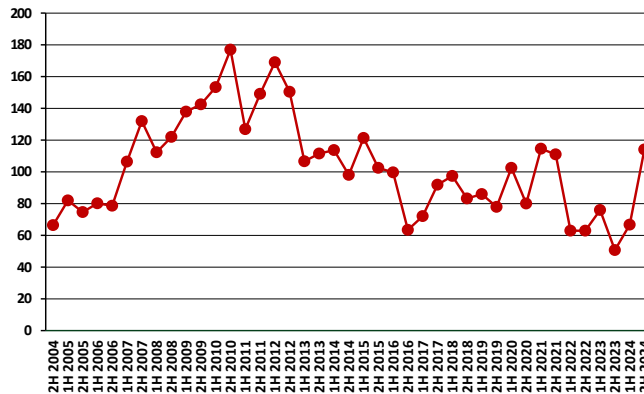
Little Flock Average Days on Market of Houses Sold



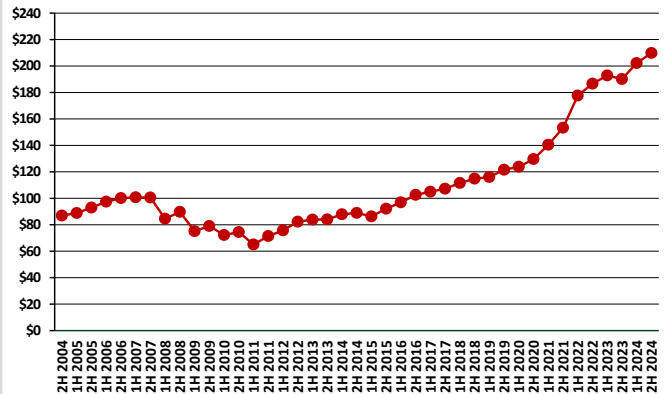
Lowell Average Price of Houses Sold



Lowell Average Days on Market of Houses Sold



Lowell Average Price Per Square Foot of Houses Sold



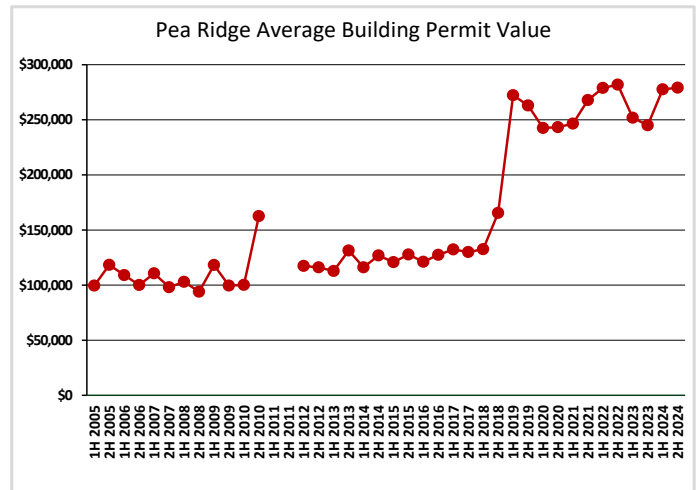
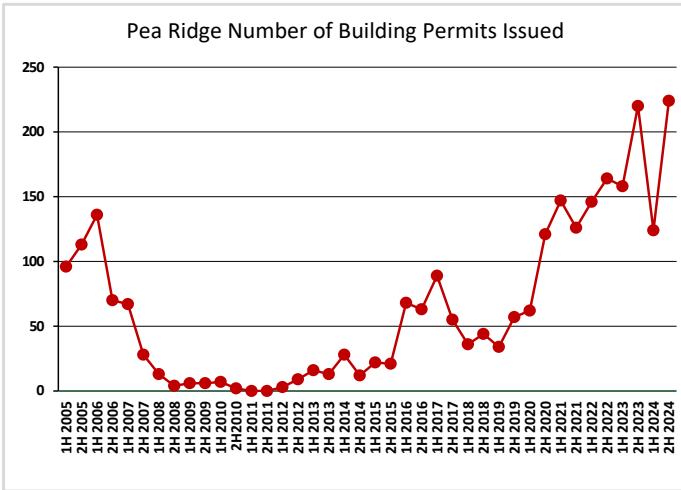
Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	66	85	166	151.5%	95.3%
Average Price of Houses Sold	\$375,448	\$416,172	\$409,227	9.0%	-1.7%
Average Days on Market	51	67	114	124.8%	70.9%
Average Price per Square Foot	\$190.15	\$202.26	\$209.80	10.3%	3.7%
Percentage of County Sales	2.0%	2.8%	4.6%	125.5%	62.4%
Number of New Houses Sold	4	28	98	2350.0%	250.0%
Average Price of New Houses Sold	\$342,588	\$539,989	\$420,863	22.8%	-22.1%
Average Days on Market of New Houses Sold	212	95	152	-28.1%	60.5%
Number of Houses Listed	17	21	24	41.2%	14.3%
Average List Price of Houses Listed	\$420,641	\$465,096	\$433,000	2.9%	-6.9%

# Lowell

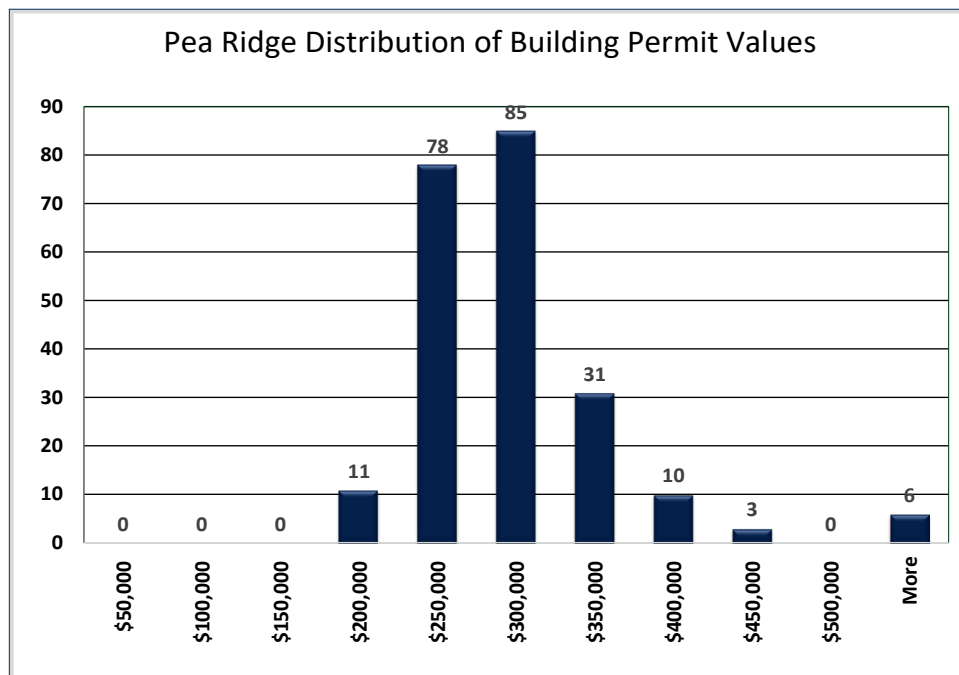
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Billie Acres	2	1.2%	2,606	31	\$562,500	\$221.37
Cambridge Place	4	2.4%	1,871	69	\$343,125	\$184.29
Center Point Park	1	0.6%	1,971	34	\$353,000	\$179.10
Concord Heights	24	14.5%	1,849	156	\$374,342	\$202.54
Concord Place	3	1.8%	1,699	41	\$323,333	\$190.36
Creekwood	1	0.6%	3,884	69	\$815,000	\$209.84
Crescent View	22	13.3%	2,932	42	\$703,944	\$240.22
Cross Creek	3	1.8%	2,817	106	\$543,818	\$196.00
Edinburgh	3	1.8%	2,142	62	\$447,833	\$209.00
Franklin Terrace	1	0.6%	2,051	95	\$320,000	\$156.02
Highland Meadows	1	0.6%	1,412	65	\$292,500	\$207.15
Hunt Farms	51	30.7%	1,529	198	\$319,286	\$208.92
Kendrick Place	1	0.6%	1,676	74	\$309,500	\$184.67
Lakewood	17	10.2%	1,753	55	\$351,166	\$204.39
Lassiter	1	0.6%	3,058	71	\$715,050	\$233.83
Lincoln Place	1	0.6%	1,554	44	\$306,000	\$196.91
Park Central	7	4.2%	2,121	74	\$429,871	\$203.32
Park View	2	1.2%	1,505	36	\$319,500	\$212.73
Sabre Heights	2	1.2%	2,014	96	\$342,500	\$188.31
Southfork	1	0.6%	1,413	70	\$288,000	\$203.82
Southview	5	3.0%	1,246	37	\$264,844	\$213.40
Tuscan Heights	5	3.0%	2,780	59	\$587,000	\$214.84
Weatherton	4	2.4%	1,944	49	\$413,500	\$212.49
Other	4	2.4%	1,406	74	\$279,875	\$199.55
	166	100.0%	1,938	114	\$409,227	\$209.80

# Pea Ridge Building Permits



Pea Ridge	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	220	124	224	1.8%	80.6%
Average Value of Residential Building Permits	\$251,898	\$245,024	\$279,168	13.9%	0.6%





# Pea Ridge

## Active Subdivisions

There were 2,010 total lots in 33 active subdivisions in Pea Ridge in the second half 2024. 67.5 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 5.2 percent were under construction, 2.2 percent were starts, and 22.2 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the second half 2024 were Saratoga, Phase I with 17, Yorktown, Phase I with 17, and Yorktown, Phase II with 15.

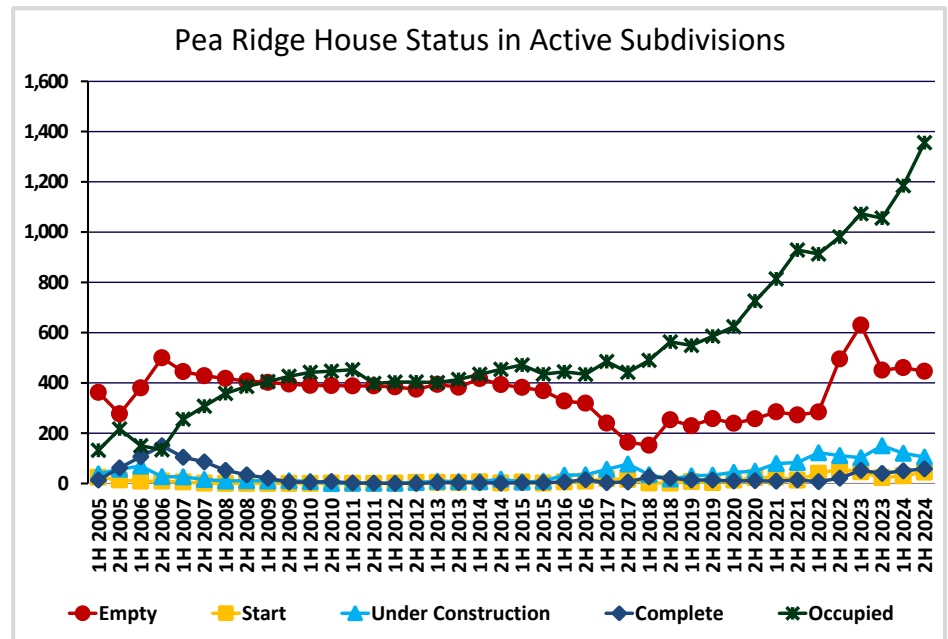
Walnut Hill, Phase III had the most houses becoming occupied in Pea Ridge with 41 houses. An additional 39 houses in Sedona Rose, Phase II became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 7 of the 33 active subdivisions in Pea Ridge.

223 new houses in Pea Ridge became occupied in the second half 2024. The annual absorption rate implies that there are 17.3 months of remaining inventory in active subdivisions, down from 18.5 percent in the first half of 2024.

In 9 out of the 33 active subdivisions in Pea Ridge, no yearly absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 60.9 percent in the second half 2024.



Additionally, 1,385 new lots in 11 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bluegrass Downs	2H 2022	127		127
Concord	2H 2024	138	138	276
Dove Crossing	1H 2024	109		109
Elkhorn, Phase VI	1H 2022		41	41
Lexington	2H 2024	349		349
Rolling Meadows	2H 2022	164		164
Walnut Hill, Phase III	1H 2024		60	60
Walnut Hills, Phase IV	2H 2024		80	80
Walnut Hills Phase V	2H 2024	0		0
Walnut Hills, Phase VI	2H 2024	63		63
Wellington Hills, Phase II	1H 2024	116		116
New and Preliminary		1,066	319	1,385

# Pea Ridge

## Active Subdivisions

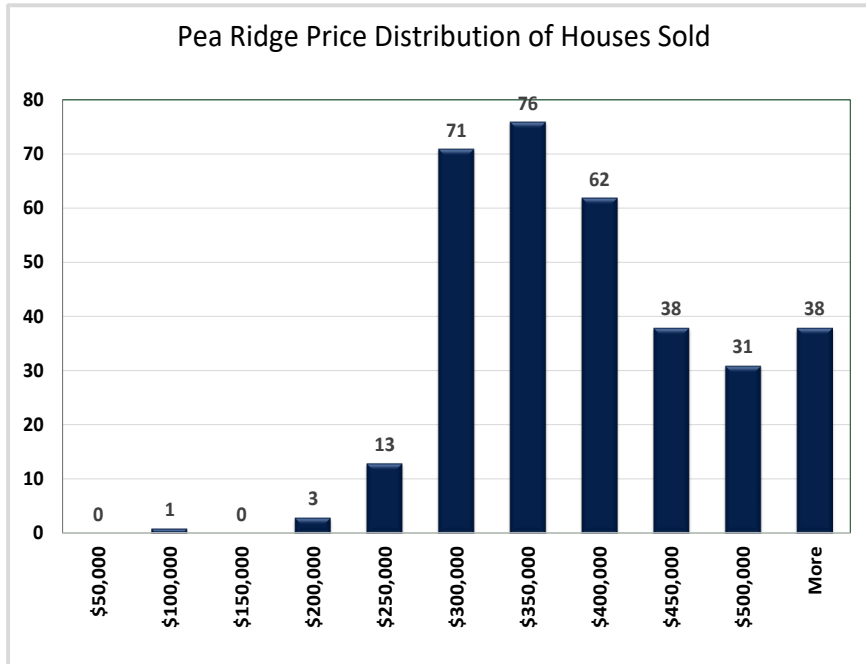
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase I	0	0	0	0	49	49	2	0.0
Arlington, Phase IB	1	0	0	0	48	49	3	1.3
Arlington, Phase II	13	1	7	1	33	55	16	8.8
Avalon, Phase II	0	0	0	0	92	92	5	0.0
Battefield Estates <sup>1</sup>	0	0	1	0	105	106	0	--
Creekside Estates <sup>2</sup>	11	0	0	0	23	34	0	--
Deer Meadows <sup>1,2</sup>	4	0	0	0	88	92	0	--
Elkhorn, Phase IV	1	0	0	0	59	60	0	4.0
Elkhorn, Phase V	21	3	11	1	34	70	10	17.3
Fox Spur, Phase II <sup>1,2</sup>	2	0	0	0	85	87	0	--
Greens at Sugar Creek	8	1	0	12	41	62	14	9.0
Hazelton Heights, Phase II	40	0	0	0	43	83	0	240.0
Maple Glenn <sup>1</sup>	1	0	0	1	118	120	0	--
Maple Glenn, Phase II	0	0	1	0	39	40	4	0.5
Marilyn's Orchard, Phase I <sup>2</sup>	6	0	0	0	2	8	0	--
Marilyn's Orchard, Phase II	7	0	0	0	1	8	1	84.0
Prairie Lea	0	0	0	2	42	44	1	2.7
Ridgeview Acres <sup>1</sup>	13	0	0	0	17	30	0	156.0
Saratoga, Phase I	8	8	17	7	69	109	36	8.1
Sedona Rose, Phase I	16	8	3	3	47	77	17	10.6
Sedona Rose, Phase II	0	0	0	0	64	64	39	0.0
Shelby Forest	16	0	4	1	2	23	1	126.0
Shepherd Hills <sup>1,2</sup>	11	0	0	0	24	35	0	--
Stephanie Estates	8	1	3	0	5	17	5	28.8
Sugar Creek Estates <sup>1,2</sup>	10	0	0	0	6	16	0	--
Sugar Creek Residential Community, Phase I	13	4	3	2	50	72	2	88.0
Sugar Creek Residential Community, Phase II	9	0	1	0	33	43	1	60.0
Sugar Creek Residential Community, Phase III <sup>1,2</sup>	9	0	0	0	12	21	0	--
Walnut Hill, Phase I	2	0	0	1	57	60	2	18.0
Walnut Hill, Phase III	2	2	10	5	41	60	41	5.6
Wellington Hills, Phase I	20	6	12	0	23	61	19	19.8
Yorktown, Phase I <sup>1</sup>	82	5	17	11	0	115	0	--
Yorktown, Phase II	112	6	15	11	4	148	4	432.0
<b>Pea Ridge Active Subdivisions</b>	<b>446</b>	<b>45</b>	<b>105</b>	<b>58</b>	<b>1,356</b>	<b>2,010</b>	<b>223</b>	<b>17.3</b>

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

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

# Pea Ridge

## Price Distribution of Houses Sold



333 houses were sold in Pea Ridge in the second half 2024.

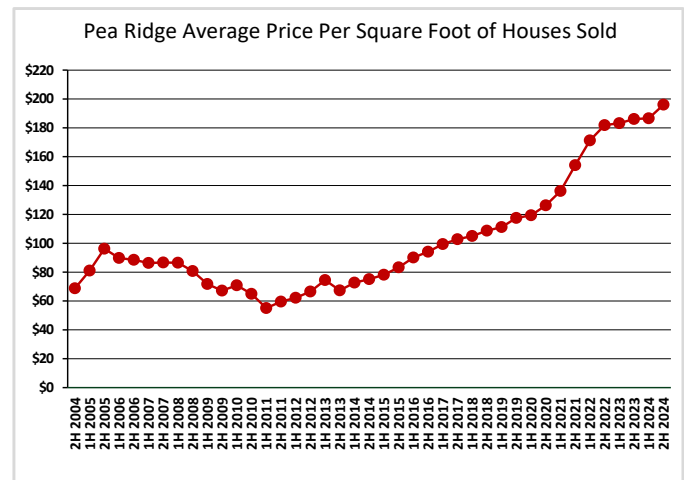
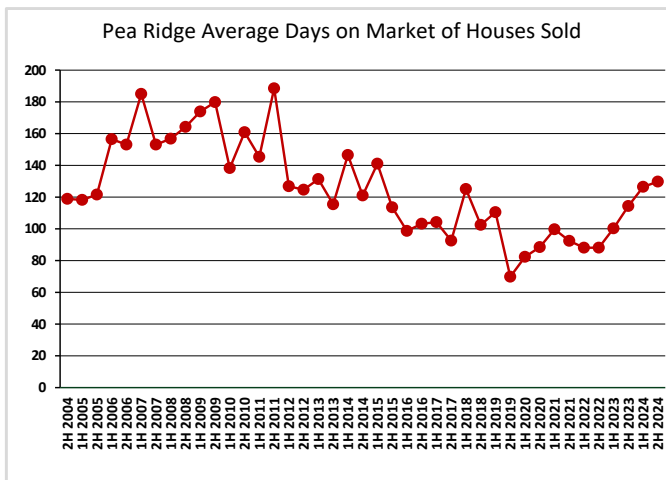
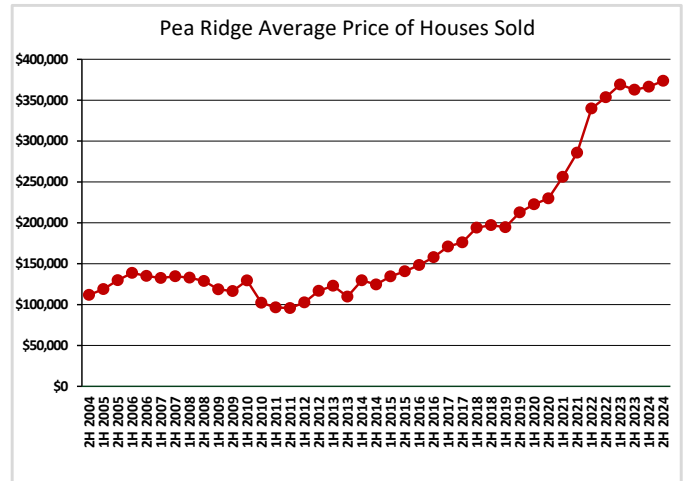
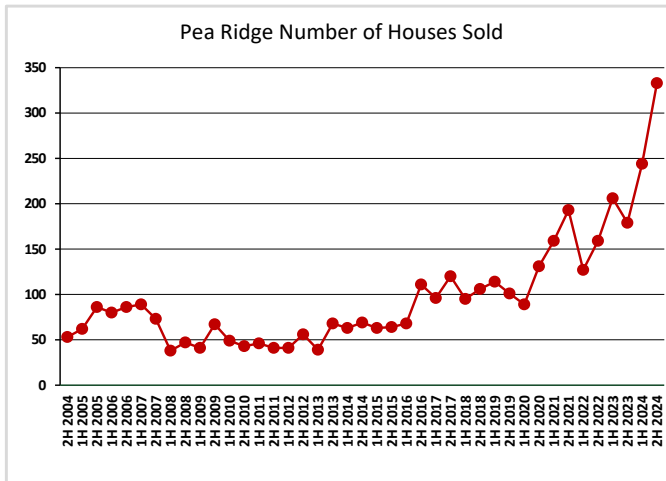
The average price of a house was \$373,697 at \$196.01 per square foot.

The median cost of a house was \$355,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.3%	864	35	89.2%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	0.9%	1,189	55	98.2%
\$200,001 - \$250,000	13	3.9%	1,276	64	97.1%
\$250,001 - \$300,000	71	21.3%	1,429	92	99.9%
\$300,001 - \$350,000	76	22.8%	1,700	117	99.6%
\$350,001 - \$400,000	62	18.6%	1,981	141	99.8%
\$400,001 - \$450,000	38	11.4%	2,106	105	99.9%
\$450,001 - \$500,000	31	9.3%	2,415	162	99.8%
\$500,001+	38	11.4%	2,792	235	99.7%
Pea Ridge Sold	333	100.0%	1,909	130	99.6%

# Pea Ridge

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	179	244	333	86.0%	36.5%
Average Price of Houses Sold	\$362,774	\$366,367	\$373,697	3.0%	2.0%
Average Days on Market	114	126	130	13.4%	2.6%
Average Price per Square Foot	\$186.12	\$186.60	\$196.01	5.3%	5.0%
Percentage of County Sales	5.3%	7.1%	8.4%	57.7%	17.7%
Number of New Houses Sold	129	172	250	93.8%	45.3%
Average Price of New Houses Sold	\$378,980	\$379,261	\$387,142	2.2%	2.1%
Average Days on Market of New Houses Sold	136	149	152	11.5%	2.0%
Number of Houses Listed	124	86	107	-13.7%	24.4%
Average List Price of Houses Listed	\$436,800	\$466,414	\$430,556	-1.4%	-7.7%

# Pea Ridge

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	21	6.3%	2,527	130	\$477,736	\$189.02
Avalon	7	2.1%	2,390	166	\$418,427	\$176.03
B A Jeffersons	1	0.3%	1,563	235	\$230,000	\$147.15
Battlefield Estates	3	0.9%	2,173	60	\$410,033	\$188.84
Battlefield View	6	1.8%	1,501	67	\$285,667	\$190.12
Bloxham Estates	3	0.9%	1,604	74	\$270,000	\$167.30
Cedar Ridge	1	0.3%	1,446	44	\$275,000	\$190.18
Country Acres	1	0.3%	1,501	26	\$240,000	\$159.89
Creekwood Manor	2	0.6%	2,016	64	\$402,500	\$199.64
Deer Meadows	2	0.6%	1,782	30	\$355,000	\$199.25
Elkhorn	20	6.0%	2,002	78	\$443,210	\$223.04
Fox Spur	2	0.6%	1,888	44	\$362,450	\$192.38
Givens Place	4	1.2%	1,267	37	\$229,625	\$181.70
Greens At Sugar Creek, The	23	6.9%	2,742	354	\$570,523	\$207.98
Haskell Walker	2	0.6%	1,460	38	\$244,750	\$167.58
Hazelton Heights	4	1.2%	1,892	45	\$366,225	\$193.54
Leetown	1	0.3%	1,160	53	\$196,000	\$168.97
Lucky Acres	1	0.3%	1,252	33	\$188,500	\$150.56
Maple Glenn	7	2.1%	1,672	54	\$321,878	\$192.40
Medlin	1	0.3%	1,664	51	\$339,000	\$203.73
Miller Add	1	0.3%	1,156	79	\$195,000	\$168.69
Patterson Place	2	0.6%	1,658	67	\$316,500	\$191.16
Prairie Lea	5	1.5%	2,358	134	\$433,261	\$183.76
Ridgemoor Estates	1	0.3%	1,546	39	\$285,000	\$184.35
Saratoga	42	12.6%	1,799	189	\$345,494	\$193.86
Sedona Rose	44	13.2%	1,813	121	\$349,418	\$193.61
Shepherd Hills	1	0.3%	2,120	31	\$429,000	\$202.36
Southland	1	0.3%	864	35	\$89,240	\$103.29
Standing Oaks	2	0.6%	1,581	42	\$292,500	\$185.11
Stephanie Estates	3	0.9%	2,732	53	\$639,804	\$234.16
Sugar Creek	6	1.8%	2,495	172	\$536,821	\$238.27
Summit Meadows	5	1.5%	1,864	50	\$366,000	\$196.55
Town & Country	1	0.3%	1,320	54	\$265,000	\$200.76
Tyler Estates	2	0.6%	1,729	71	\$295,000	\$174.52
Walnut Hill	54	16.2%	1,485	82	\$284,251	\$193.63

# Pea Ridge

## Characteristics of Houses Sold

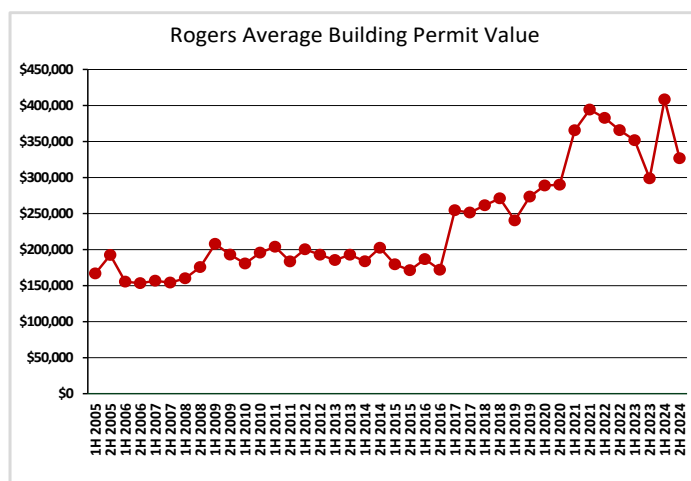
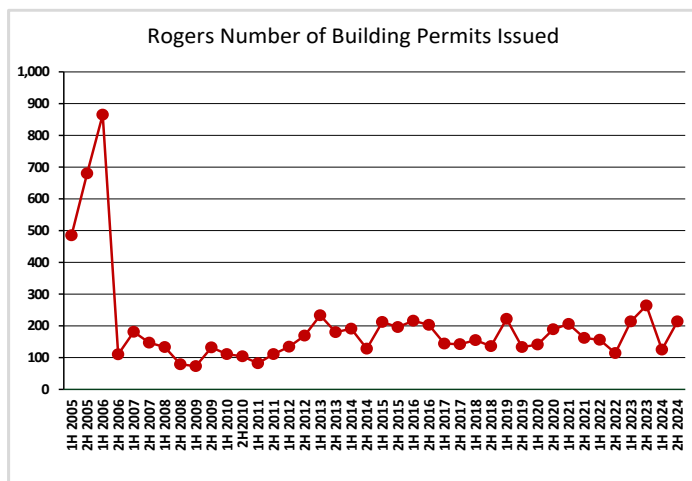
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Wellington Hills	18	5.4%	2,218	128	\$450,178	\$202.97
Weston Road	1	0.3%	2,000	104	\$425,000	\$212.50
Windmill Estates	1	0.3%	2,169	42	\$399,900	\$184.37
Woodbridge	5	1.5%	1,946	109	\$366,100	\$188.25
Yorktown	20	6.0%	1,763	173	\$347,799	\$199.04
Other	6	1.8%	1,550	82	\$291,267	\$191.09
	333	100.0%	1,909	130	\$373,697	\$196.01



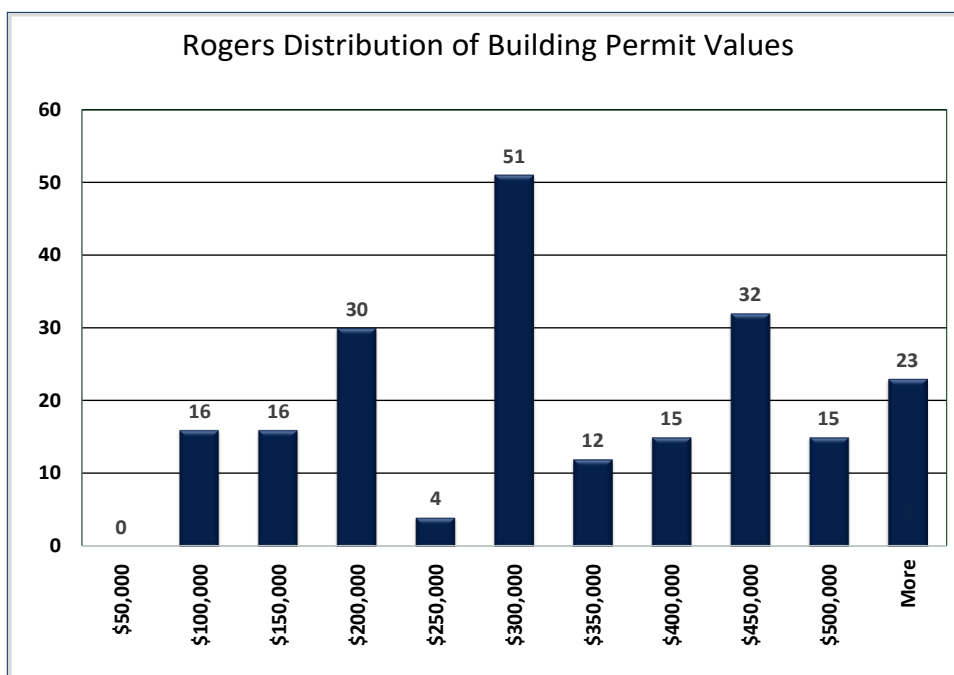


# Rogers

## Building Permits



Rogers	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	264	125	214	-18.9%	71.2%
Average Value of Residential Building Permits	\$351,739	\$298,779	\$326,709	9.3%	-20.0%



# Rogers

## Active Subdivisions

There were 2,047 total lots in 24 active subdivisions in Rogers in the second half 2024. 68.1 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 4.9 were under construction, 1.0 percent were starts, and 24.8 percent were empty lots.

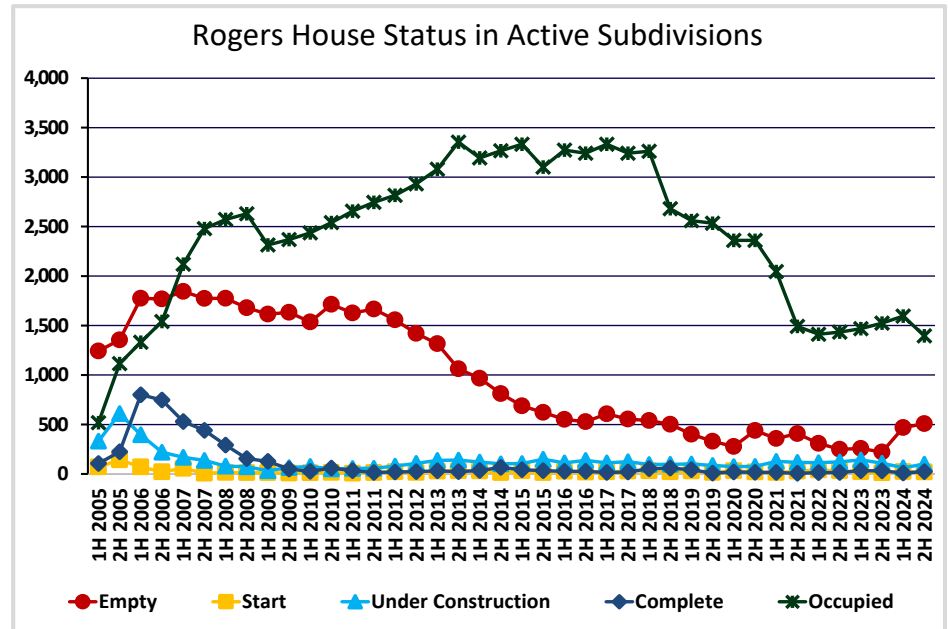
The subdivisions with the most houses under construction in Rogers during the second half 2024 were Evening Star with 20 and Blossom Woods, Phase I, with Seminole Park with 11.

Bellview Place had the most houses becoming occupied in Rogers with 18 houses. An additional 15 houses in Evening Star, Phase I became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 4 of the 24 active subdivisions in Rogers.

82 new houses in Rogers became occupied in the second half 2024. The annual absorption rate implies that there are 35.1 months of remaining inventory in active subdivisions, up from 20.3 percent in the first half of 2024.

In 6 out of the 24 active subdivisions in Rogers, no yearly absorption occurred in the second half 2024.



The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 62.9 percent in the second half 2024.

Additionally, 353 new lots in 4 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blossom Woods, Phase II	2H 2023	74		74
Crescent View, Phase III	1H 2024	102		102
Meadow Brooke, Phase II	2H 2022	57		57
Osage Meadows	2H 2020	120		120
New and Preliminary		353	-	353



# Rogers

## Active Subdivisions

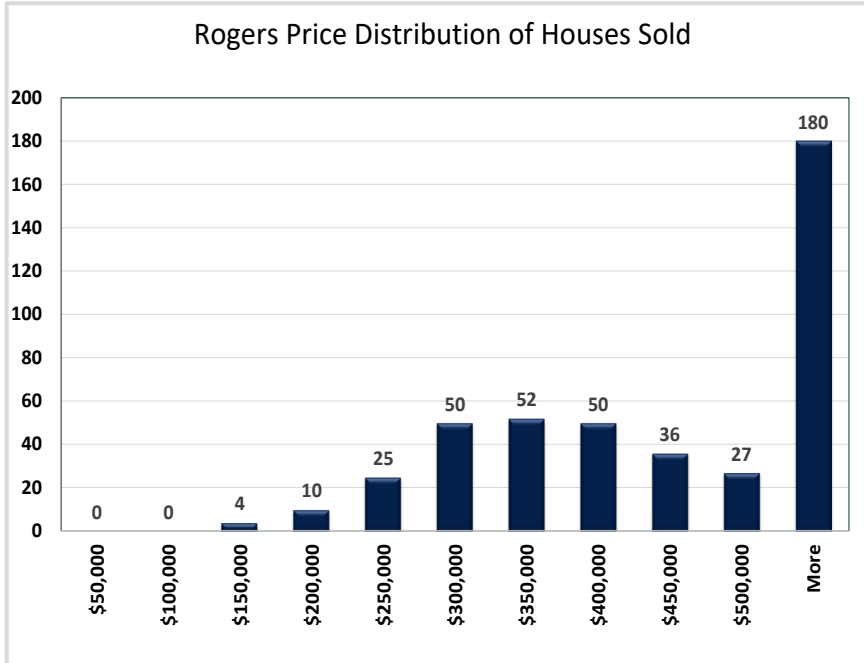
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellview Place	12	0	6	0	18	36	18	12.0
Blossom Woods, Phase I	52	6	15	1	5	79	5	177.6
Camelot Estates <sup>1,2</sup>	2	0	0	0	12	14	0	--
Cobble Creek	0	0	0	0	60	60	7	0.0
Estates at Southgate, The	15	0	3	0	14	32	1	72.0
Evening Star, Phase I	29	1	20	1	18	69	17	34.0
Evening Star, Phase II	78	2	1	0	0	81	0	--
Foxbriar, Phase II <sup>1,2</sup>	4	0	0	0	58	62	0	--
Meadow Brook, Phase I	77	0	9	0	0	86	0	--
Pine Street	0	0	0	0	17	17	5	0.0
Pinnacle, The, Phase I <sup>1,2</sup>	6	0	1	0	59	66	0	--
Pinnacle, Phase IV <sup>2</sup>	8	0	0	0	141	149	0	--
Champions Golf & Country Club <sup>1</sup>	20	0	4	0	278	302	0	288.0
Roller's Ridge <sup>1</sup>	2	0	0	0	132	134	0	12.0
Scissortail, Phase I	4	0	0	0	131	135	1	9.6
Scissortail, Phase II	16	0	6	0	20	42	0	264.0
Scissortail, Phase III	11	0	1	4	79	95	4	10.7
Seminole Park	1	0	11	2	6	20	0	42.0
Shadow Valley, Phase VII <sup>1</sup>	8	1	2	0	162	173	0	132.0
Shadow Valley, Phase X	17	1	8	0	90	116	10	19.5
Shadow Valley, Phase XI	26	1	6	2	27	62	5	23.3
Sky Valley Estates	2	0	0	4	14	20	3	8.0
Village at Pinnacle Hills, The	118	8	7	10	4	147	4	429.0
Willow Creek, Phase II	0	0	0	0	50	50	2	0.0
<b>Rogers Active Subdivisions</b>	<b>508</b>	<b>20</b>	<b>100</b>	<b>24</b>	<b>1,395</b>	<b>2,047</b>	<b>82</b>	<b>35.1</b>

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

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

# Rogers

## Price Distribution of Houses Sold



434 houses were sold in Rogers in the second half 2024.

The average price of a house was \$544,140 at \$222.98 per square foot.

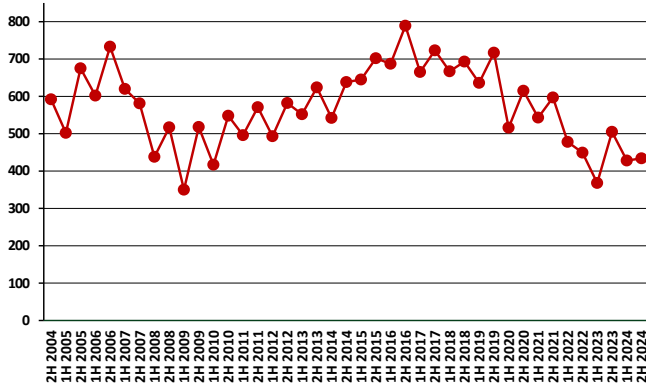
The median cost of a house was \$440,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	4	0.9%	985	40	101.7%
\$150,001 - \$200,000	10	2.3%	1,367	48	94.1%
\$200,001 - \$250,000	25	5.8%	1,250	61	98.1%
\$250,001 - \$300,000	50	11.5%	1,454	77	98.5%
\$300,001 - \$350,000	52	12.0%	1,650	64	98.9%
\$350,001 - \$400,000	50	11.5%	1,942	87	98.3%
\$400,001 - \$450,000	36	8.3%	2,027	115	99.4%
\$450,001 - \$500,000	27	6.2%	2,110	86	99.5%
\$500,001+	180	41.5%	3,206	99	99.6%
<b>Rogers Sold</b>	<b>434</b>	<b>100.0%</b>	<b>2,331</b>	<b>88</b>	<b>99.0%</b>

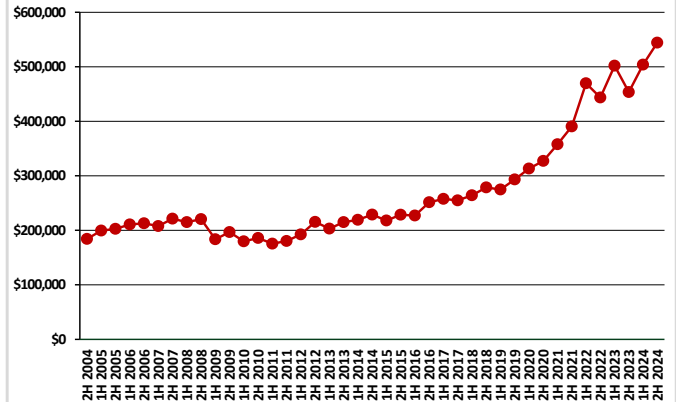
# Rogers

## Characteristics of Houses Sold

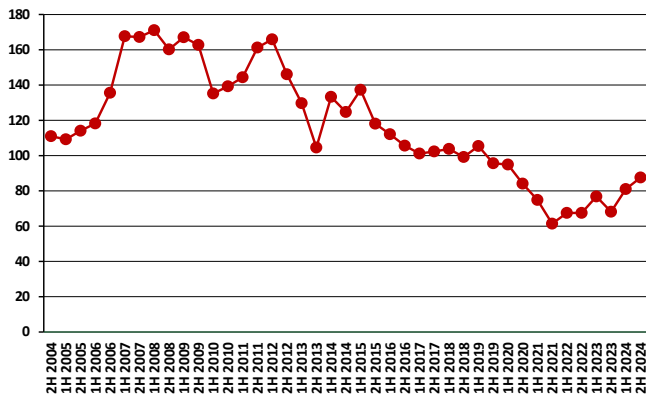
Rogers Number of Houses Sold



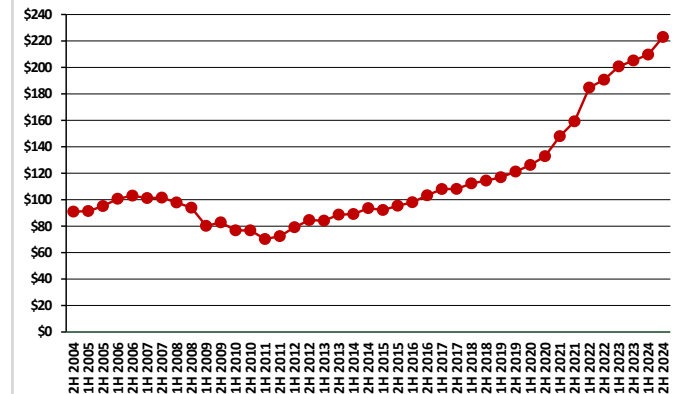
Rogers Average Price of Houses Sold



Rogers Average Days on Market of Houses Sold



Rogers Average Price Per Square Foot of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	505	428	434	-14.1%	1.4%
Average Price of Houses Sold	\$453,612	\$503,765	\$544,140	20.0%	8.0%
Average Days on Market	68	81	88	28.5%	8.1%
Average Price per Square Foot	\$205.21	\$209.69	\$222.98	8.7%	6.3%
Percentage of County Sales	18.7%	17.2%	15.9%	-15.2%	-7.4%
Number of New Houses Sold	178	88	94	-47.2%	6.8%
Average Price of New Houses Sold	\$462,898	\$522,409	\$709,039	53.2%	35.7%
Average Days on Market of New Houses Sold	89	134	173	93.8%	28.9%
Number of Houses Listed	147	120	140	-4.8%	16.7%
Average List Price of Houses Listed	\$639,491	\$716,993	\$641,059	0.2%	-10.6%

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Acres Escondidos	3	0.7%	3,266	45	\$771,667	\$232.19
Allied	1	0.2%	1,932	29	\$389,900	\$201.81
Altons Brush Creek	1	0.2%	1,988	87	\$345,000	\$173.54
Arbor Glenn	1	0.2%	1,732	26	\$367,000	\$211.89
Arbors	3	0.7%	1,722	57	\$370,000	\$215.92
Atalanta Point	1	0.2%	3,732	318	\$507,000	\$135.85
Banz	1	0.2%	1,797	21	\$231,000	\$128.55
Bel Air	1	0.2%	2,710	99	\$495,000	\$182.66
Bellview Place HPR	10	2.3%	1,715	265	\$486,767	\$284.58
Bellview Res	5	1.2%	1,678	63	\$365,380	\$217.82
Bent Tree	1	0.2%	3,365	52	\$700,000	\$208.02
Berry Farm	1	0.2%	2,319	54	\$440,000	\$189.74
Beverly Oaks	1	0.2%	2,064	839	\$277,500	\$134.45
Biltmore	5	1.2%	2,225	40	\$474,390	\$213.76
Bishop Manor	4	0.9%	1,222	63	\$251,750	\$206.87
Blackburn	4	0.9%	1,474	81	\$288,225	\$199.30
Blossom Creek	2	0.5%	1,955	71	\$346,500	\$177.17
Blossom Woods	16	3.7%	2,564	111	\$596,552	\$234.94
Breckenridge	3	0.7%	1,957	81	\$355,000	\$181.59
Brentwood	3	0.7%	1,509	41	\$321,500	\$213.10
Browns Add	1	0.2%	1,152	39	\$150,000	\$130.21
Brush Creek Hills	3	0.7%	1,856	80	\$336,967	\$180.63
Cadence Place	1	0.2%	1,527	59	\$355,000	\$232.48
Cambridge Park	3	0.7%	1,677	34	\$341,333	\$203.83
Camden Way	6	1.4%	2,110	92	\$386,500	\$184.77
Campbells Countrywood	1	0.2%	1,687	51	\$315,000	\$186.72
Cedar Heights	1	0.2%	1,320	64	\$242,000	\$183.33
Centennial Acres	2	0.5%	1,317	40	\$282,500	\$216.78
Champions Estates	2	0.5%	3,194	58	\$555,950	\$177.33
Champions Garden Villas	1	0.2%	3,566	15	\$1,500,000	\$420.64
Champions Golf & Cc	3	0.7%	6,234	162	\$2,870,000	\$454.73
Champions Patio Homes	1	0.2%	2,350	39	\$929,900	\$395.70
Chandler Run	2	0.5%	1,918	34	\$432,500	\$225.49
Chateau Terrace	4	0.9%	2,380	106	\$388,813	\$164.15
Chelsea Point	7	1.6%	1,523	42	\$323,500	\$213.14

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Clead Acres	1	0.2%	1,470	34	\$285,000	\$193.88
Cobble Creek	7	1.6%	2,756	98	\$605,089	\$219.47
Conaway	1	0.2%	1,344	45	\$257,500	\$191.59
Country Club Estates	2	0.5%	1,904	37	\$287,500	\$151.00
Creeside	1	0.2%	4,412	70	\$992,500	\$224.95
Creekwood	4	0.9%	3,061	70	\$639,975	\$209.06
Crescent Heights	1	0.2%	1,100	83	\$210,000	\$190.91
Crescent View	3	0.7%	2,947	37	\$649,667	\$221.78
Cross Creek	5	1.2%	2,491	63	\$550,600	\$220.02
Cross Timbers	1	0.2%	2,173	20	\$450,000	\$207.09
Crosspointe	1	0.2%	1,658	54	\$305,900	\$184.50
Cypress Acres	1	0.2%	1,340	28	\$200,000	\$149.25
Dixieland Crossing	3	0.7%	2,332	125	\$396,667	\$174.01
Dogwood Add	2	0.5%	2,927	51	\$485,000	\$164.95
Duckworths Add	3	0.7%	1,877	74	\$236,300	\$143.98
Eagle Glen	3	0.7%	1,712	75	\$348,000	\$203.95
Evening Star	24	5.5%	3,639	172	\$973,217	\$268.57
Fairchild	1	0.2%	1,678	67	\$332,000	\$197.85
Fairground	1	0.2%	1,427	32	\$255,000	\$178.70
Felker's	2	0.5%	1,329	97	\$248,500	\$186.78
Fieldstone	2	0.5%	2,291	50	\$432,500	\$189.85
First Place	4	0.9%	1,702	49	\$317,788	\$196.52
Forest Park	3	0.7%	1,560	53	\$308,667	\$197.68
Foxbriar	3	0.7%	1,434	78	\$287,667	\$200.59
Garrett Road	1	0.2%	1,408	31	\$326,500	\$231.89
Grand Pointe	2	0.5%	2,673	25	\$613,500	\$229.43
Greenfield Place	1	0.2%	1,356	35	\$290,000	\$213.86
Grove, The	4	0.9%	2,189	38	\$475,625	\$217.79
Hardwood Heights	2	0.5%	1,912	57	\$317,500	\$166.94
Haxton Estates	1	0.2%	4,950	52	\$1,600,000	\$323.23
Haxton Woods	1	0.2%	4,443	47	\$1,460,000	\$328.61
Hearthstone	6	1.4%	2,496	41	\$524,733	\$211.02
Henry Hills Add	1	0.2%	1,120	28	\$200,000	\$178.57
Hiett Valley Estates	1	0.2%	1,223	37	\$231,000	\$188.88
Highland Knolls	3	0.7%	3,082	47	\$675,667	\$218.27
Hill View	1	0.2%	1,730	72	\$332,000	\$191.91

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hillcrest	1	0.2%	2,164	49	\$390,000	\$180.22
Homes At Oakmont HPR	2	0.5%	1,570	151	\$248,750	\$158.44
Hyland Park	3	0.7%	3,839	71	\$678,333	\$186.67
Irene	3	0.7%	790	61	\$180,333	\$231.65
Ivey's, The	5	1.2%	2,123	95	\$484,380	\$228.21
Jack Allumbaugh	1	0.2%	1,428	42	\$260,000	\$182.07
L M Smith Add	1	0.2%	2,054	68	\$393,600	\$191.63
Lakewood Crossing	2	0.5%	1,895	105	\$390,500	\$207.03
Larimore & Garner	1	0.2%	1,040	14	\$152,000	\$146.15
Legacy Estates	2	0.5%	3,183	106	\$652,500	\$205.03
Lexington	3	0.7%	2,586	53	\$585,666	\$226.14
Lexington Square Add	1	0.2%	2,745	46	\$575,000	\$209.47
Liberty Bell	7	1.6%	2,582	36	\$586,429	\$227.69
Malies	1	0.2%	1,292	34	\$283,000	\$219.04
Midway	1	0.2%	1,765	145	\$385,000	\$218.13
Monte Ne Village	1	0.2%	1,122	88	\$247,500	\$220.59
New Hope Acres	1	0.2%	1,495	24	\$276,000	\$184.62
New Hope Terrace	1	0.2%	975	15	\$180,200	\$184.82
Northland Heights	3	0.7%	1,725	90	\$333,167	\$196.50
Norwood Acres	1	0.2%	1,595	32	\$258,270	\$161.92
Oak Hill	4	0.9%	2,134	66	\$372,125	\$175.10
Oakmont	1	0.2%	1,529	169	\$255,000	\$166.78
Oldetown Estates	3	0.7%	1,793	43	\$391,333	\$218.11
Olivewood	1	0.2%	1,366	73	\$205,000	\$150.07
Olrich Acres	4	0.9%	1,128	47	\$259,750	\$233.66
Overland	1	0.2%	2,309	22	\$575,000	\$249.03
Parkwood	2	0.5%	1,648	71	\$328,000	\$198.75
Peaks, The	2	0.5%	2,234	118	\$350,500	\$159.94
Pine Meadow	1	0.2%	1,402	54	\$299,000	\$213.27
Pine Street	4	0.9%	2,050	224	\$414,845	\$202.48
Pinnacle	3	0.7%	6,158	50	\$2,055,500	\$338.35
Pinnacle Gardens	2	0.5%	3,629	75	\$764,750	\$210.68
Post Meadows	2	0.5%	1,587	58	\$305,000	\$192.18
Ranch Plaza	2	0.5%	1,644	43	\$306,750	\$187.47
Ridgecrest Meadows	5	1.2%	2,255	45	\$474,900	\$211.14

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Roberts & Musteen	2	0.5%	1,249	40	\$245,000	\$196.16
Robertson	1	0.2%	1,817	230	\$325,000	\$178.87
Rocky Creek	1	0.2%	2,048	77	\$424,900	\$207.47
Rogers Heights	1	0.2%	924	91	\$212,000	\$229.44
Rollers Ridge	3	0.7%	1,436	65	\$300,333	\$209.27
Rosewood	2	0.5%	1,637	28	\$260,000	\$158.45
Russell Fields	1	0.2%	1,858	88	\$390,000	\$209.90
S H Cole	2	0.5%	1,135	35	\$209,450	\$185.78
Scissortail	18	4.1%	3,813	63	\$1,159,933	\$302.04
Seminole Park	1	0.2%	2,240	47	\$655,000	\$292.41
Seminole Place	1	0.2%	1,359	32	\$250,000	\$183.96
Shadow Valley	29	6.7%	2,890	78	\$770,820	\$269.07
Shadow Valley Townhomes	2	0.5%	1,882	48	\$490,000	\$261.01
Shadowbrooke at The Peaks HPR	1	0.2%	1,440	91	\$365,000	\$253.47
Shenandoah	1	0.2%	1,377	89	\$315,000	\$228.76
Silo Falls	5	1.2%	3,181	48	\$718,200	\$226.66
Sky Valley Estates	7	1.6%	2,879	248	\$643,994	\$223.57
Southern Hills	1	0.2%	1,408	35	\$302,500	\$214.84
Southern Trace	2	0.5%	2,507	41	\$514,500	\$205.43
Stoney Point	2	0.5%	1,614	103	\$307,500	\$190.53
Summit Heights	1	0.2%	2,546	36	\$360,000	\$141.40
Sun Bridge	1	0.2%	1,493	58	\$299,000	\$200.27
Sundance Acres	3	0.7%	1,281	36	\$275,333	\$218.61
Three Oaks	1	0.2%	2,000	105	\$340,000	\$170.00
Timberidge	1	0.2%	1,240	28	\$225,000	\$181.45
Turtle Creek Place	2	0.5%	2,185	210	\$342,500	\$160.07
Valley West	3	0.7%	1,463	59	\$293,000	\$200.11
Victoria Place	2	0.5%	1,296	61	\$265,000	\$204.53
Village At Pinnacle Hills	9	2.1%	1,655	269	\$475,712	\$288.07
Villas At Cobble Creek	1	0.2%	1,954	56	\$475,000	\$243.09
Vintage	1	0.2%	2,594	42	\$470,000	\$181.19
Wallace	1	0.2%	1,232	40	\$218,000	\$176.95
Warren Glen	3	0.7%	3,046	33	\$633,333	\$209.49
Watson	1	0.2%	1,628	63	\$250,000	\$153.56
Weber	1	0.2%	1,318	35	\$265,000	\$201.06



# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
West Landing	2	0.5%	2,762	62	\$588,500	\$213.12
Western Terrace	1	0.2%	1,420	106	\$275,000	\$193.66
Westridge	2	0.5%	1,424	61	\$265,500	\$187.06
Westwood Hills	1	0.2%	1,711	63	\$320,000	\$187.03
Whispering Timbers	11	2.5%	1,925	55	\$364,386	\$191.19
Williamsburg Place	1	0.2%	3,491	41	\$663,000	\$189.92
Willow Creek	1	0.2%	1,620	34	\$315,000	\$194.44
Wire Ridge	1	0.2%	1,338	31	\$280,000	\$209.27
Wood Stroud	1	0.2%	1,062	18	\$180,000	\$169.49
Woodhaven Manor	1	0.2%	2,865	47	\$645,000	\$225.13
Woodland Acres	3	0.7%	1,818	73	\$316,667	\$176.89
Other	9	2.1%	1,987	92	\$463,781	\$215.12
<b>Rogers Sold</b>	<b>434</b>	<b>100.0%</b>	<b>2,331</b>	<b>88</b>	<b>\$544,140</b>	<b>\$222.98</b>

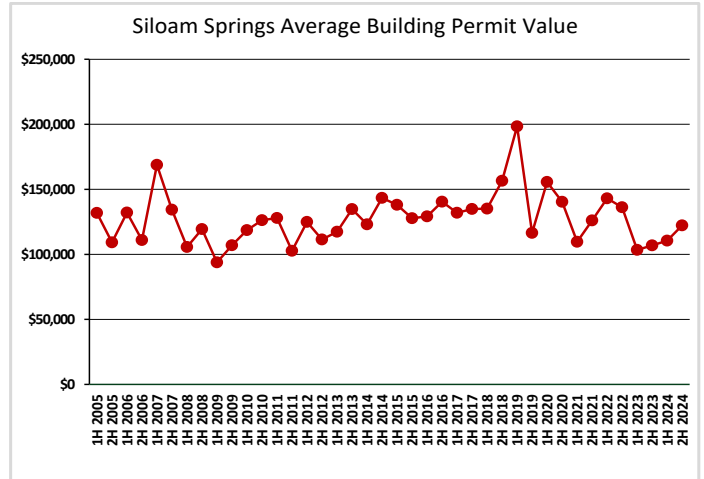
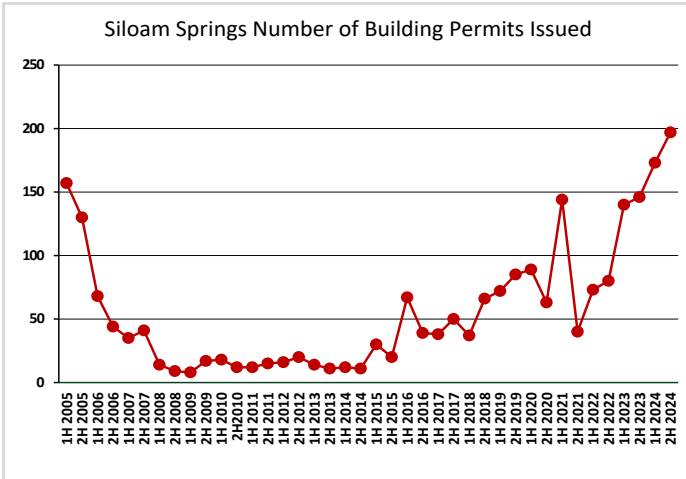


The tiny house and townhome market cmay be an alternative to home ownership as land prices increase in the area.

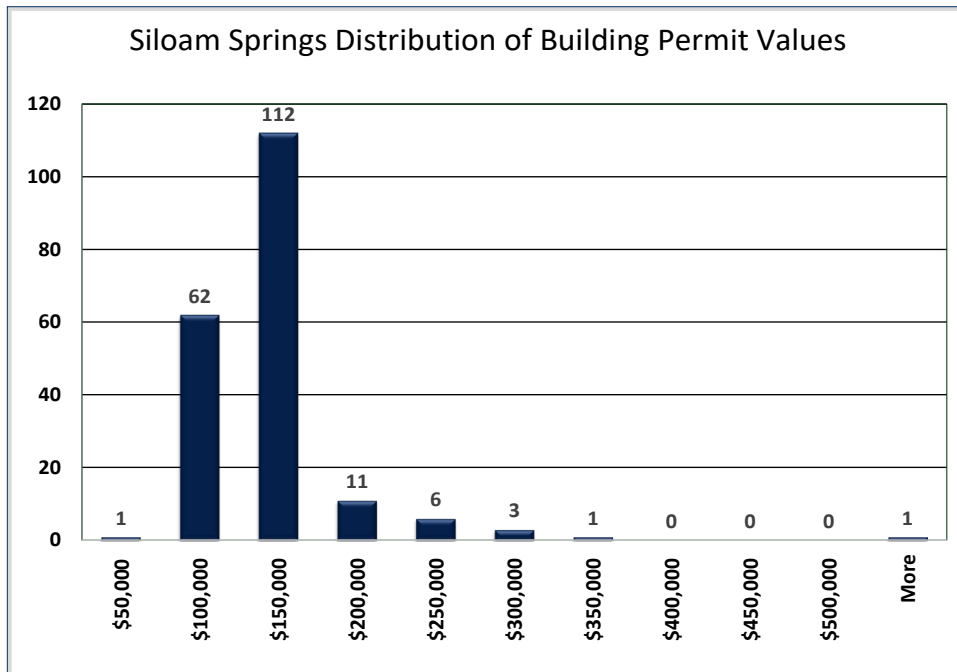


# Siloam Springs

## Building Permits



Siloam Springs	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	146	173	197	34.9%	13.9%
Average Value of Residential Building Permits	\$103,453	\$106,890	\$122,275	14.4%	10.6%



# Siloam Springs

## Active Subdivisions

There were 1,220 total lots in 27 active subdivisions in Siloam Springs in the second half 2024. 68.9 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 7.4 were under construction, 0.8 percent were starts, and 20.9 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the second half 2024 were Hillcrest with 22, and Grandview Estates, Phase II with 112.

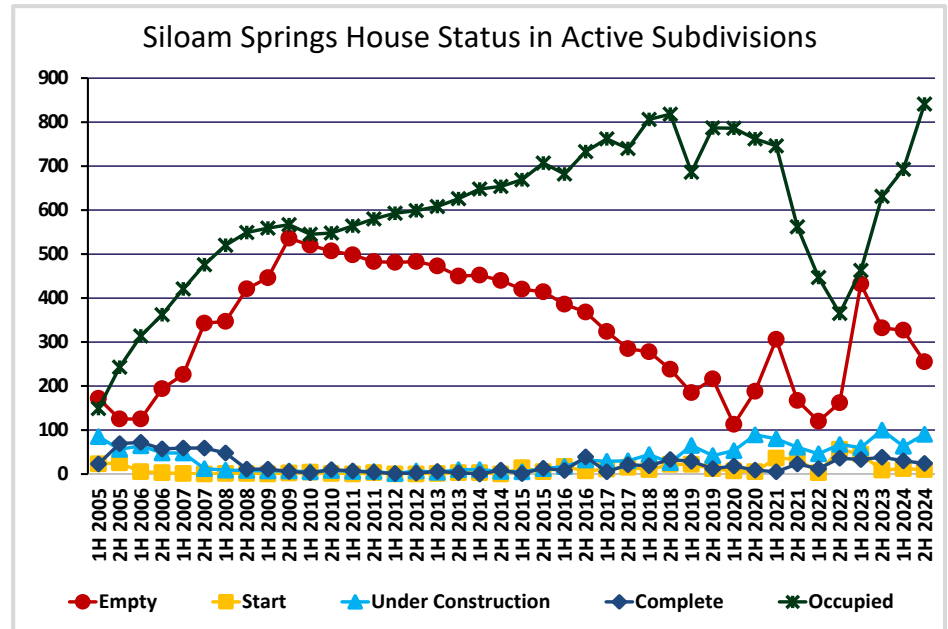
Fox Tail, Phase II had the most houses becoming occupied in Siloam Springs with 36 houses. An additional 25 houses in Mission Hills, Phase II became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 5 of the 27 active subdivisions in Siloam Springs.

155 new houses in Siloam Springs became occupied in the second half 2024. The annual absorption rate implies that there are 13.7 months of remaining inventory in active subdivisions, down from 15. percent in the first half of 2024.

In 6 out of the 27 active subdivisions in Siloam Springs, no yearly absorption occurred in the second half 2024.

The percentage of owner occupied houses decreased in Siloam Springs from 64.0 percent in 2012 to 58.8 percent in the second half 2024.



Additionally, 758 new lots in 12 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Banff Townhomes	2H 2024	153		153
Blackberry Estates	2H 2023	12	12	24
Castlewood	1H 2021	100	100	200
Faulkner Addition	2H 2021		6	6
Fox Meadow	1H 2022	9	9	18
Fox Tail Village	1H 2024	56	56	112
Heritage Ranch, Phase IV, V	1H 2023	63		63
Hillcrest, Phase II	1H 2022	53		53
Oak Brook	1H 2024	30		30
Spring Hills	2H 2024	42		42
Whispering Oaks, Phase II	1H 2021	42		42
Whispering Oaks,, Phase IB	2H 2024	0	15	15
		560	198	758

# Siloam Springs

## Active Subdivisions

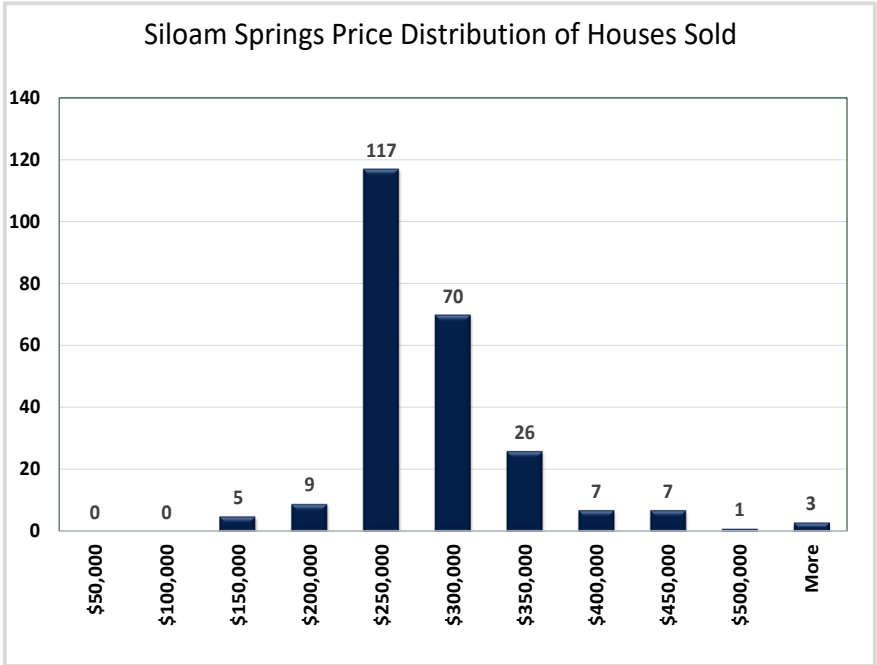
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Carley Crossing, Phase I, II	46	0	10	2	20	78	6	77.3
Carley Crossing, Phase III	0	1	1	1	53	56	16	1.9
City Lake View Estates <sup>1,2</sup>	1	0	0	0	8	9	0	--
Club View Estates <sup>1,2</sup>	6	0	0	0	8	14	0	--
Commons, The	0	0	0	4	24	28	24	2.0
Endura Park	32	0	0	0	68	100	0	128.0
Forest Hills	17	0	0	0	51	68	1	204.0
Fox Meadows	6	1	1	0	0	8	0	--
Fox Tail, Phase I	0	1	2	0	69	72	1	6.0
Fox Tail, Phase II	0	0	8	1	86	95	36	1.4
Grandview Estates, Phase II	15	5	12	8	29	69	17	16.6
Hillcrest	24	0	22	0	0	46	0	--
Heritage Ranch, Phase III	0	0	0	0	52	52	2	0.0
Maloree Woods <sup>1</sup>	5	0	0	1	50	56	0	--
Mission Hills, Phase I	2	0	3	2	58	65	11	2.0
Mission Hills, Phase II	18	0	9	3	25	55	25	14.4
Prairie Meadow Estates <sup>1,2</sup>	1	0	0	0	20	21	0	--
Reading Ranch Estates	21	0	1	0	1	23	1	264.0
Shady Grove Estates, Phase II	1	0	0	1	8	10	0	--
Somerset, Phase I	2	0	3	0	70	75	3	1.2
Somerset, Phase II	3	2	9	0	9	23	9	18.7
Stonecrest, Phase IV, V, VII <sup>1,2</sup>	2	0	0	0	58	60	0	--
Stubbs Court, Phase I, II <sup>1</sup>	27	0	4	0	1	32	0	372.0
Sweet Homes, Phase I	0	0	2	1	30	33	2	4.5
Sweet Homes, Phase II	8	0	3	0	3	14	1	132.0
Whispering Oaks, Phase IA	16	0	0	0	0	16	0	--
Woodlands, The Phase II <sup>2</sup>	2	0	0	0	40	42	0	--
<b>Siloam Springs Active Lots</b>	<b>255</b>	<b>10</b>	<b>90</b>	<b>24</b>	<b>841</b>	<b>1,220</b>	<b>155</b>	<b>13.7</b>

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

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

# Siloam Springs

## Characteristics of Houses Sold



245 houses were sold in Siloam Springs in the second half 2024.

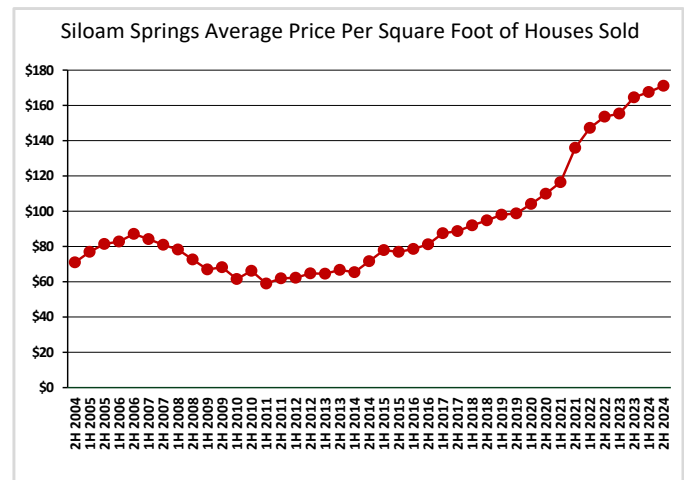
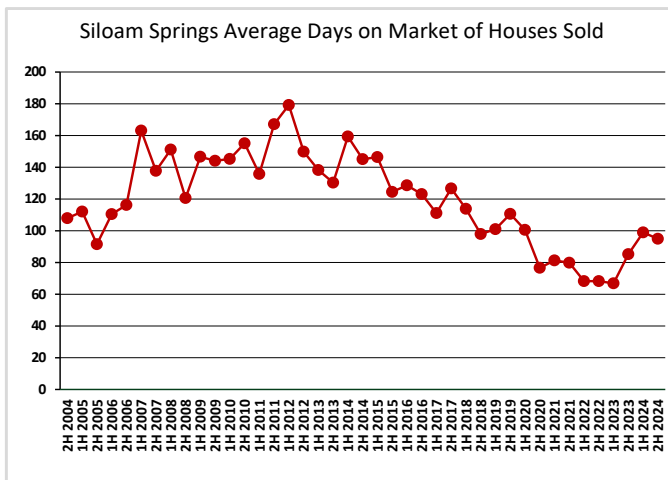
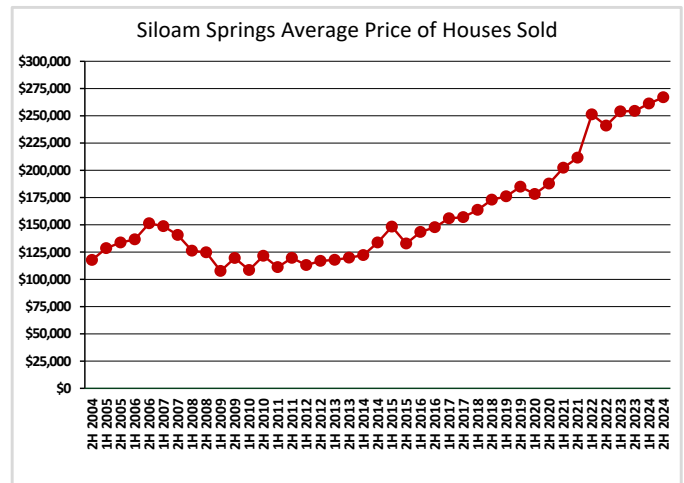
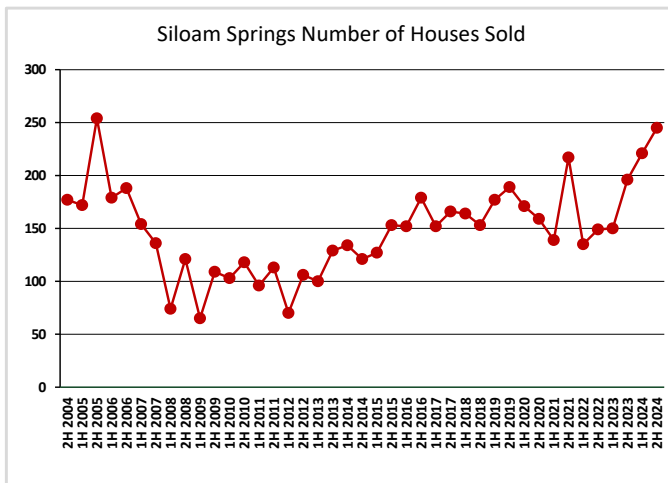
The average price of a house was \$266,910 at \$171.10 per square foot.

The median cost of a house was \$248,900.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	5	2.0%	1,013	44	96.1%
\$150,001 - \$200,000	9	3.7%	1,109	80	97.0%
\$200,001 - \$250,000	117	47.8%	1,342	76	99.6%
\$250,001 - \$300,000	70	28.6%	1,651	115	99.6%
\$300,001 - \$350,000	26	10.6%	1,956	136	99.7%
\$350,001 - \$400,000	7	2.9%	2,153	78	100.0%
\$400,001 - \$450,000	7	2.9%	2,736	107	95.9%
\$450,001 - \$500,000	1	0.4%	3,500	260	84.5%
\$500,001+	3	1.2%	3,395	112	97.3%
<b>Siloam Springs Sold</b>	<b>245</b>	<b>100.0%</b>	<b>1,577</b>	<b>95</b>	<b>99.2%</b>

# Siloam Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	196	221	245	25.0%	10.9%
Average Price of Houses Sold	\$254,440	\$261,229	\$266,910	4.9%	2.2%
Average Days on Market	85	99	95	11.4%	-4.0%
Average Price per Square Foot	\$164.50	\$167.58	\$171.10	4.0%	2.1%
Percentage of County Sales	\$0.04	\$0.05	\$0.04	7.9%	-4.2%
Number of New Houses Sold	106	136	161	51.9%	18.4%
Average Price of New Houses Sold	\$252,096	\$250,125	\$256,076	1.6%	2.4%
Average Days on Market of New Houses Sold	128	109	103	-19.8%	-5.9%
Number of Houses Listed	86	86	125	45.3%	45.3%
Average List Price of Houses Listed	\$302,031	\$323,965	\$306,298	1.4%	-5.5%

# Siloam Springs

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashley Park	3	1.2%	1,831	59	\$306,833	\$171.19
Autumn Glen	2	0.8%	1,641	65	\$273,250	\$166.54
Autumn Glenn	2	0.8%	1,351	44	\$247,500	\$183.27
Bartells	1	0.4%	2,196	84	\$279,000	\$127.05
Beauchamps	1	0.4%	1,850	89	\$240,000	\$129.73
Briarwood	1	0.4%	1,730	52	\$247,200	\$142.89
Burnett Place	2	0.8%	1,507	235	\$239,000	\$158.41
C D Gunters	1	0.4%	1,650	77	\$299,000	\$181.21
Carley Crossing	6	2.4%	1,988	130	\$348,120	\$175.14
Carls	3	1.2%	2,360	82	\$635,000	\$256.27
Chattering Heights	1	0.4%	3,500	251	\$410,000	\$117.14
Commons, The	23	9.4%	1,662	138	\$273,992	\$165.83
Copper Leaf	2	0.8%	1,537	40	\$266,125	\$173.34
Country Acres	5	2.0%	2,586	106	\$435,800	\$173.79
Courtney Courts	1	0.4%	1,270	51	\$215,000	\$169.29
Cranes	2	0.8%	1,315	35	\$206,000	\$156.85
Deer Lodge	1	0.4%	1,447	39	\$261,000	\$180.37
Deerfield Meadows	1	0.4%	2,200	158	\$300,000	\$136.36
Dogwood Park	1	0.4%	1,014	66	\$193,500	\$190.83
Eastgate	1	0.4%	1,965	119	\$238,000	\$121.12
Endura Park	2	0.8%	1,557	153	\$276,500	\$177.63
Fox Tail	23	9.4%	1,350	59	\$231,523	\$173.71
Fox Tail Village	21	8.6%	1,387	84	\$240,069	\$175.07
Gabriel Park	2	0.8%	1,429	77	\$243,000	\$170.35
Grandview Estates	23	9.4%	1,518	183	\$274,083	\$181.85
Grimes	1	0.4%	766	33	\$160,000	\$208.88
Heritage Ranch	2	0.8%	1,965	223	\$314,245	\$160.73
Hickory Hills	3	1.2%	1,670	43	\$248,000	\$150.89
Hico Manor	2	0.8%	1,243	56	\$229,000	\$184.26
Hillcrest	1	0.4%	2,109	164	\$389,480	\$184.68
Johnsons	1	0.4%	2,204	150	\$320,000	\$145.19
Kimberly Heights	3	1.2%	1,328	75	\$218,667	\$164.74
Lyndale Estates	1	0.4%	1,188	44	\$223,000	\$187.71
Maloree Woods	1	0.4%	2,468	33	\$390,000	\$158.02
Maples , The	1	0.4%	1,595	42	\$255,000	\$159.87
Meadow Brook	1	0.4%	2,021	29	\$339,900	\$168.18
Mission Hills	41	16.7%	1,292	65	\$222,709	\$173.81

# Siloam Springs

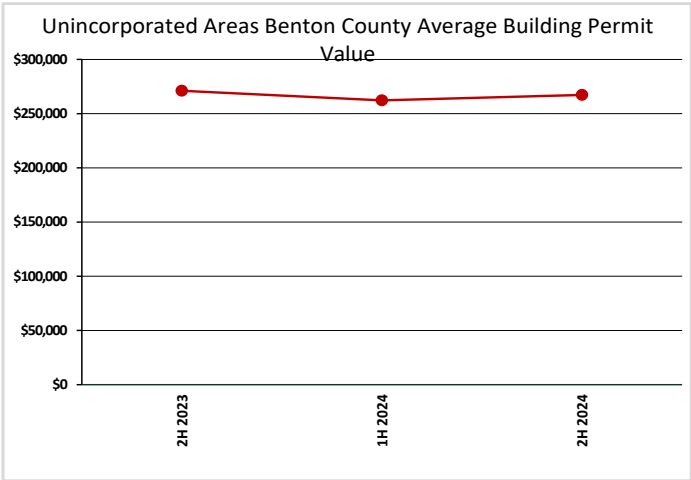
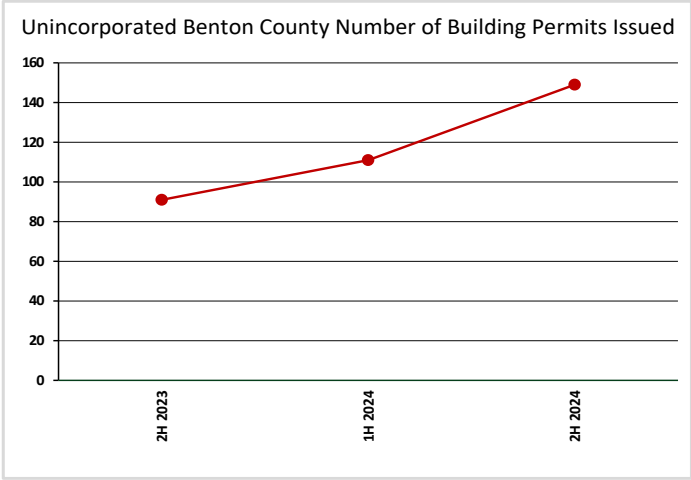
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Nine Elms	2	0.8%	1,040	47	\$197,450	\$190.21
Othel L Adams	1	0.4%	1,104	108	\$180,000	\$163.04
Patriot Park	1	0.4%	1,493	82	\$252,000	\$168.79
Pettys	1	0.4%	682	55	\$130,000	\$190.62
Pyeatte Mccumber	1	0.4%	1,926	44	\$122,700	\$63.71
Quail Run	1	0.4%	1,080	191	\$195,000	\$180.56
Ravenwood	1	0.4%	1,634	109	\$285,000	\$174.42
Rolling Hills	1	0.4%	1,883	46	\$275,000	\$146.04
Sandy Acres	1	0.4%	1,703	63	\$264,200	\$155.14
Siloam Springs Original	1	0.4%	2,278	36	\$330,000	\$144.86
Somerset	19	7.8%	1,604	95	\$256,347	\$160.42
Stone Ridge	1	0.4%	2,658	183	\$333,000	\$125.28
Stonecrest	2	0.8%	1,982	33	\$332,950	\$168.27
Sweet Home	3	1.2%	2,084	74	\$370,167	\$177.46
Tara Heights	1	0.4%	1,824	233	\$290,000	\$158.99
Teagues	1	0.4%	2,406	107	\$215,000	\$89.36
Villa View Estates	2	0.8%	2,512	69	\$374,350	\$158.59
Vista View	2	0.8%	1,213	25	\$198,500	\$163.64
Walnut Woods	3	1.2%	1,564	53	\$272,333	\$175.47
Washington Court	1	0.4%	1,486	114	\$250,000	\$168.24
West Kenwood	1	0.4%	1,197	52	\$215,000	\$179.62
Western Hills 3Rd	1	0.4%	2,504	197	\$425,000	\$169.73
Willows	1	0.4%	1,576	17	\$265,000	\$168.15
Wm C Bates	2	0.8%	964	54	\$184,250	\$207.46
Woodlands, The	2	0.8%	2,002	45	\$362,000	\$181.43
Other	3	1.2%	2,354	107	\$441,000	\$170.88
<b>Siloam Springs Houses Sold</b>	<b>245</b>	<b>100.0%</b>	<b>1,577</b>	<b>95</b>	<b>\$266,910</b>	<b>\$171.10</b>



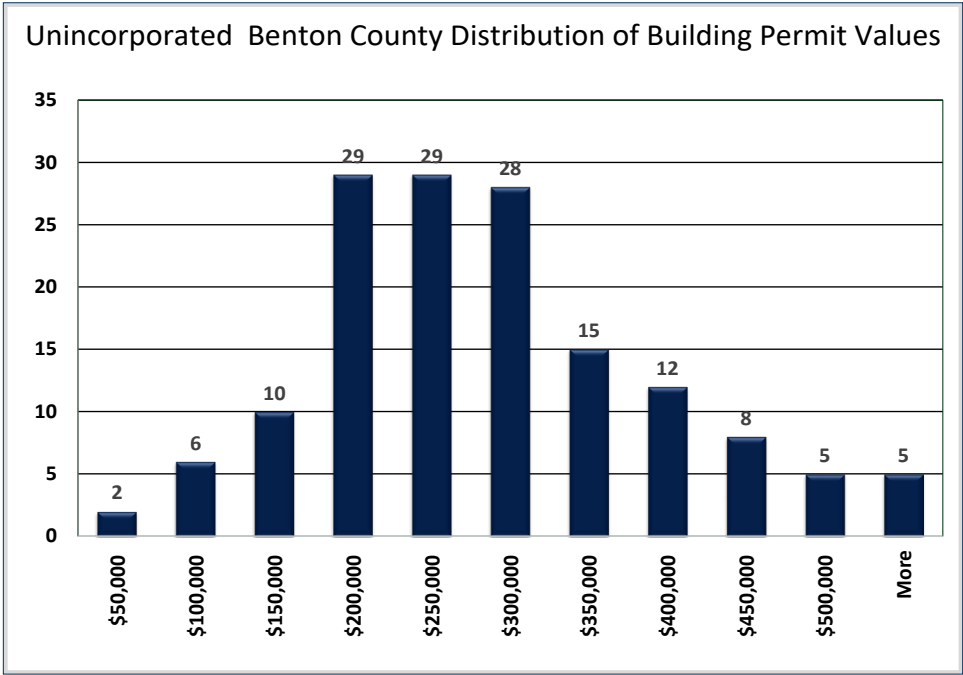
# Unincorporated Areas-Benton County

## Building Permits



Unincorporated Areas-Benton County	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	91	111	149	63.7%	34.2%
Average Value of Residential Building Permits	\$271,134	\$262,200	\$267,246	-1.4%	1.9%

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



# Unincorporated Areas-Benton County

## Active Subdivisions

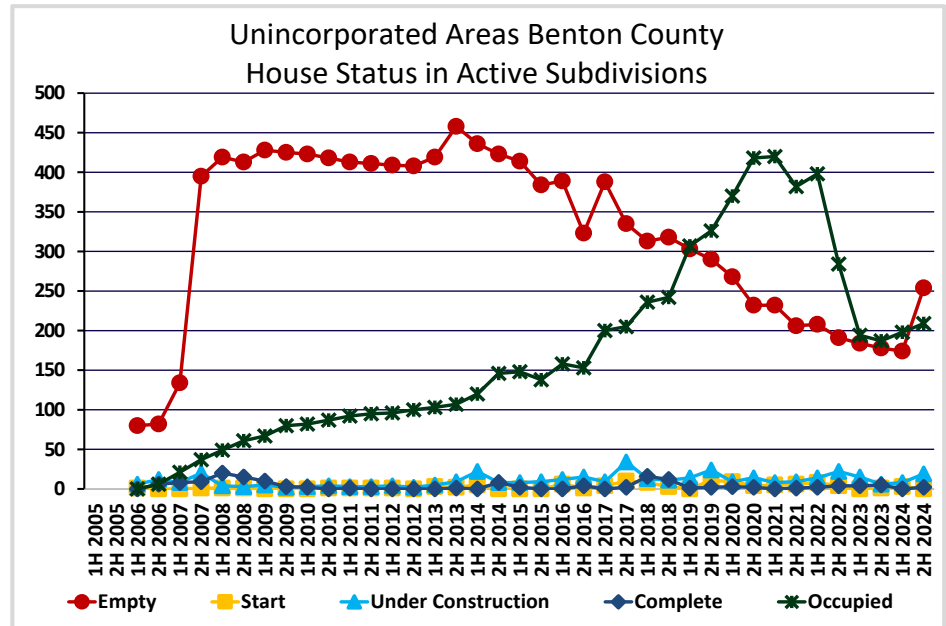
There were 484 total lots in 13 active subdivisions in Unincorporated Areas in Benton County in the second half 2024. 43.2 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 3.9 were under construction, 0.0 percent were starts, and 52.5 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the second half 2024 were Snyder Farms with 9, Timber Ridge Estates with 7, and Hawk's Landing with 2.

Snyder Farms had the most houses becoming occupied in Unincorporated Areas in Benton County with 5 houses. An additional 3 houses in Timber Ridge Estates became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 7 of the 13 active subdivisions in Unincorporated Areas in Benton County.

11 new houses in Unincorporated Areas in Benton County became occupied in the second half 2024.



The annual absorption rate implies that there are 150. months of remaining inventory in active subdivisions, up from 88.8 percent in the first half of 2024.

In 3 out of the 13 active subdivisions in Unincorporated Areas in Benton County, no yearly absorption has occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 58.0 percent in the second half 2024.

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

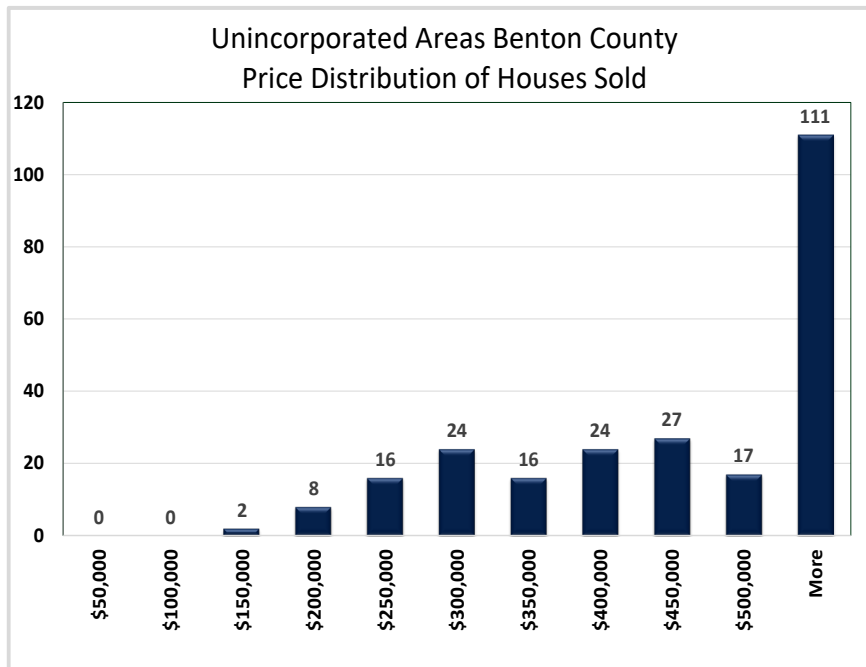
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet <sup>2</sup>	16	0	0	0	28	44	0	192.0
Crow's Nest 6th <sup>1,2</sup>	6	0	0	0	9	15	0	--
Esculapia Estates <sup>1,2</sup>	8	0	0	0	10	18	0	--
Greenstone Estate <sup>1</sup>	3	0	0	0	42	45	0	36.0
Hawk's Landing <sup>1</sup>	12	0	2	0	3	17	0	--
Moonlight Valley	11	0	0	0	23	34	0	132.0
Ozark Hills	18	0	0	0	10	28	0	54.0
Pepper Hills	19	0	0	0	35	54	1	228.0
Snyder Farms	86	0	9	1	5	101	5	230.4
Sunrise Hollows @ Beaver Lake <sup>1</sup>	5	0	1	0	2	8	0	36.0
Sylvan Acres	16	0	0	0	10	26	2	96.0
Timber Ridge Estates	12	0	7	1	29	49	3	60.0
Ventris Cove Estates <sup>1</sup>	42	0	0	0	3	45	0	504.0
<b>Unincorporated Areas Benton County</b>	<b>254</b>	<b>0</b>	<b>19</b>	<b>2</b>	<b>209</b>	<b>484</b>	<b>11</b>	<b>150.0</b>

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

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

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



245 houses were sold in Unincorporated Areas in Benton County in the second half 2024.

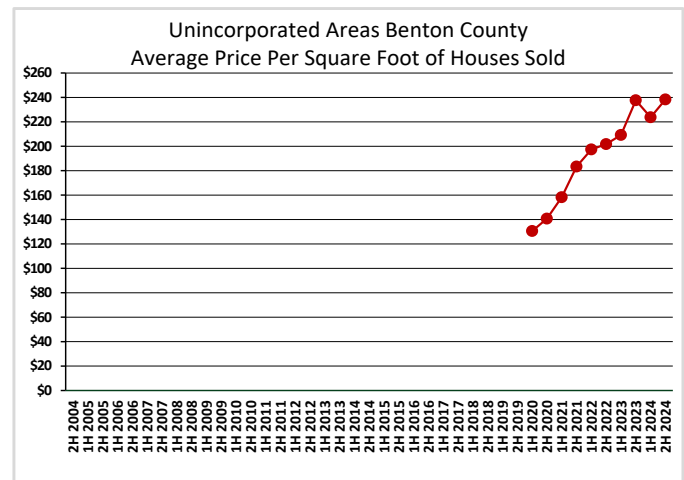
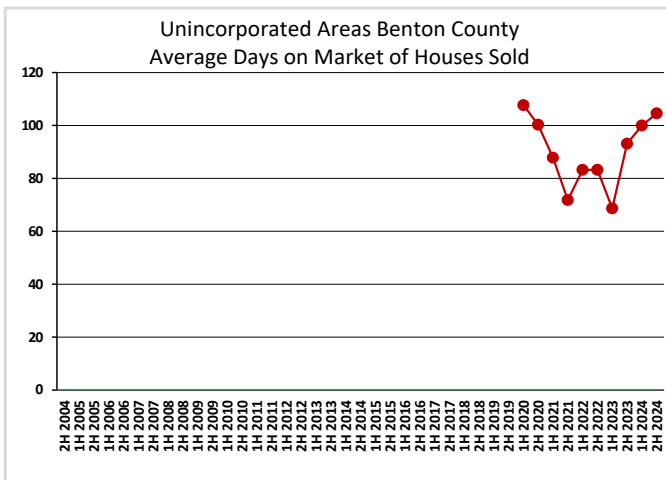
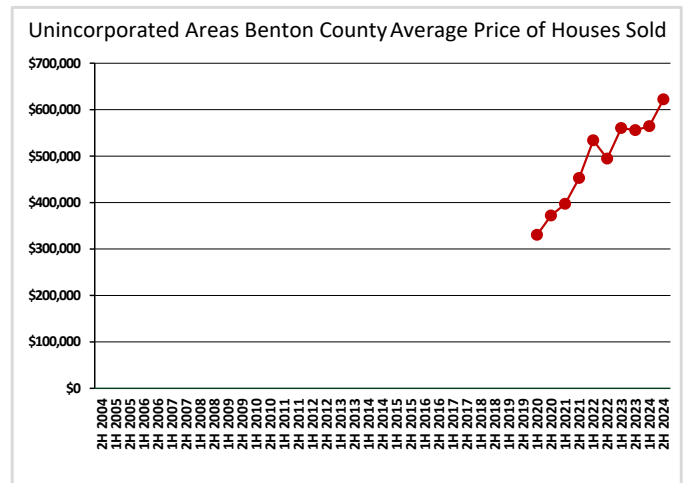
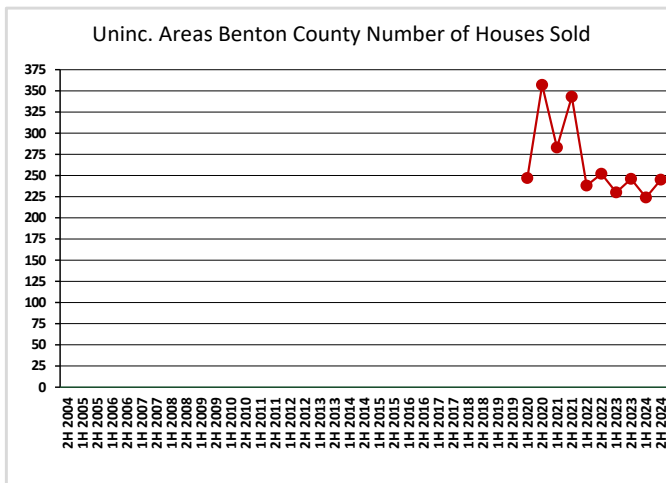
The average price of a house was \$622,013 at \$238.32 per square foot.

The median cost of a house was \$465,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	0.6%	1,178	64	84.2%
\$150,001 - \$200,000	8	2.6%	1,467	208	87.4%
\$200,001 - \$250,000	16	5.2%	1,415	75	98.0%
\$250,001 - \$300,000	24	7.7%	1,453	95	98.6%
\$300,001 - \$350,000	16	5.2%	1,744	55	99.7%
\$350,001 - \$400,000	24	7.7%	1,940	80	96.3%
\$400,001 - \$450,000	27	8.7%	1,987	110	98.9%
\$450,001 - \$500,000	17	5.5%	2,476	107	96.5%
\$500,001+	111	35.8%	3,359	115	96.3%
Unincorporated BC Sold	245	100.0%	2,509	105	96.8%

# Unincorporated Areas-Benton County

## Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	246	224	245	-0.4%	9.4%
Average Price of Houses Sold	\$555,951	\$564,247	\$622,013	11.9%	10.2%
Average Days on Market	93	100	105	12.3%	4.6%
Average Price per Square Foot	\$237.68	\$223.69	\$238.32	0.3%	6.5%
Percentage of County Sales	11.2%	10.1%	10.3%	-8.3%	1.9%
Number of New Houses Sold	21	24	23	9.5%	-4.2%
Average Price of New Houses Sold	\$565,895	\$767,201	\$649,219	14.7%	-15.4%
Average Days on Market of New Houses Sold	128	115	81	-36.5%	-29.7%
Number of Houses Listed	149	181	196	31.5%	8.3%
Average List Price of Houses Listed	\$727,624	\$860,439	\$702,141	-10.3%	7.8%

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Abshier	1	0.4%	864	137	\$160,000	\$185.19
Aiken Point	1	0.4%	4,080	222	\$1,650,000	\$404.41
Arrow Head Lodge HPR	1	0.4%	1,702	176	\$280,000	\$164.51
Beaver Shores	8	3.3%	1,948	92	\$443,563	\$236.55
Blue Ridge	1	0.4%	2,337	41	\$430,000	\$184.00
Blueberry Hill	1	0.4%	1,728	27	\$500,000	\$289.35
Cabins At Big Springs	1	0.4%	1,968	210	\$385,000	\$195.63
Chick Estates	1	0.4%	2,100	49	\$585,000	\$278.57
Club View Estate	1	0.4%	3,206	323	\$477,000	\$148.78
Country Oaks	1	0.4%	2,500	163	\$586,500	\$234.60
Criswell Estates	1	0.4%	1,900	84	\$387,000	\$203.68
Crossings, The	3	1.2%	1,349	98	\$181,000	\$134.52
Dawn Hill C C Resort	2	0.8%	2,938	158	\$430,000	\$150.19
Deer Haven	7	2.9%	1,395	46	\$267,393	\$192.73
Dream Life	1	0.4%	1,384	51	\$370,000	\$267.34
Dream Valley	6	2.4%	2,036	52	\$362,517	\$179.80
Dutchmans	3	1.2%	2,322	57	\$498,633	\$212.80
E N Coons	1	0.4%	1,736	167	\$262,000	\$150.92
Edgewater	1	0.4%	3,537	112	\$1,400,000	\$395.82
Emburys	1	0.4%	1,585	35	\$345,000	\$217.67
Estates Of Lakeway, The	3	1.2%	4,710	101	\$2,042,333	\$409.65
Fern Hollow Cottages	1	0.4%	1,984	163	\$950,000	\$478.83
Forest Park	2	0.8%	1,346	446	\$184,000	\$138.48
Fraker Willow Oak	1	0.4%	3,512	56	\$685,000	\$195.05
Gram B Point	1	0.4%	3,128	86	\$1,975,000	\$631.39
Grassy Hills	1	0.4%	2,713	44	\$805,000	\$296.72
Heritage Bay HPR	3	1.2%	1,685	18	\$534,667	\$310.84
Heritage Ranch	1	0.4%	2,623	45	\$465,000	\$177.28
Highland Estates	1	0.4%	2,302	89	\$460,000	\$199.83
Horseshoe Hills	1	0.4%	1,693	61	\$342,000	\$202.01
Indian Bow	1	0.4%	3,172	34	\$1,200,000	\$378.31
Kelly Lane	1	0.4%	2,569	134	\$399,000	\$155.31
Kinty	1	0.4%	1,536	43	\$377,500	\$245.77
Lake Forrest Heights	1	0.4%	1,802	50	\$255,500	\$141.79
Lakeside	1	0.4%	2,170	138	\$330,000	\$152.07
Lakeview Acres	1	0.4%	1,388	30	\$395,000	\$284.58
Little Hickory Meadows	1	0.4%	1,664	62	\$387,000	\$232.57

# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Lost Bridge Village	7	2.9%	1,788	86	\$445,071	\$251.53
Mack Grimes	1	0.4%	4,191	375	\$950,000	\$226.68
Maple Ridge	1	0.4%	3,171	1	\$719,500	\$226.90
Monte Ne Shores	3	1.2%	2,743	94	\$710,000	\$260.61
Moulder Hollow	1	0.4%	2,140	291	\$615,000	\$287.38
Mountain Lake Estates	2	0.8%	3,356	66	\$569,950	\$171.54
Oak Crest Estates	2	0.8%	1,848	65	\$272,500	\$147.61
Oak Knoll Third	1	0.4%	1,260	50	\$226,000	\$179.37
Oak Ridge	3	1.2%	2,039	46	\$348,333	\$173.21
Oak Run	1	0.4%	1,253	87	\$560,000	\$446.93
Oakhill Estates	1	0.4%	1,800	185	\$400,000	\$222.22
Oakhills	1	0.4%	4,803	51	\$815,000	\$169.69
Palos Woods	1	0.4%	1,960	175	\$1,050,000	\$535.71
Panorama Park	1	0.4%	2,595	201	\$820,000	\$315.99
Paramount Estates	2	0.8%	3,213	144	\$827,500	\$257.50
Park Place	1	0.4%	3,909	104	\$1,270,000	\$324.89
Pine Ridge	1	0.4%	1,188	52	\$236,500	\$199.07
Plentywood Farms	4	1.6%	3,237	81	\$752,830	\$233.67
Pond Mtn Country Estate	1	0.4%	1,496	81	\$585,000	\$391.04
Posey Mountain Ranch	3	1.2%	2,354	184	\$553,300	\$222.64
Quail Meadow	1	0.4%	2,625	70	\$434,400	\$165.49
Rader	1	0.4%	2,848	60	\$990,000	\$347.61
Rush Estates	1	0.4%	2,818	182	\$700,000	\$248.40
Serenity Point	1	0.4%	4,056	151	\$817,000	\$201.43
Shelby Forrest	3	1.2%	2,800	10	\$749,885	\$267.53
Slate Gap Estates	1	0.4%	4,015	164	\$1,585,000	\$394.77
Snyder Farms	4	1.6%	2,436	132	\$528,565	\$217.38
South Sun Estates	2	0.8%	3,342	71	\$840,000	\$250.66
Spring Hollow	2	0.8%	2,985	76	\$520,000	\$175.10
Stephanie Estates	1	0.4%	2,719	80	\$635,900	\$233.87
Stone Ridge Estates	2	0.8%	3,901	60	\$771,500	\$197.70
Stonebriar	3	1.2%	4,236	63	\$1,094,917	\$257.06
Summerwood	1	0.4%	3,959	180	\$1,100,000	\$277.85
Sunset Bay	2	0.8%	2,540	182	\$472,500	\$175.59
Talamore	5	2.0%	6,304	110	\$1,632,000	\$264.45
Terrace Heights	2	0.8%	2,224	233	\$593,750	\$263.64

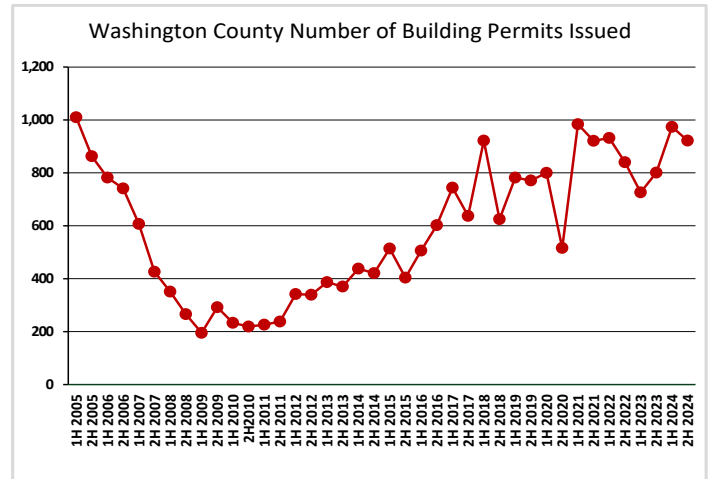
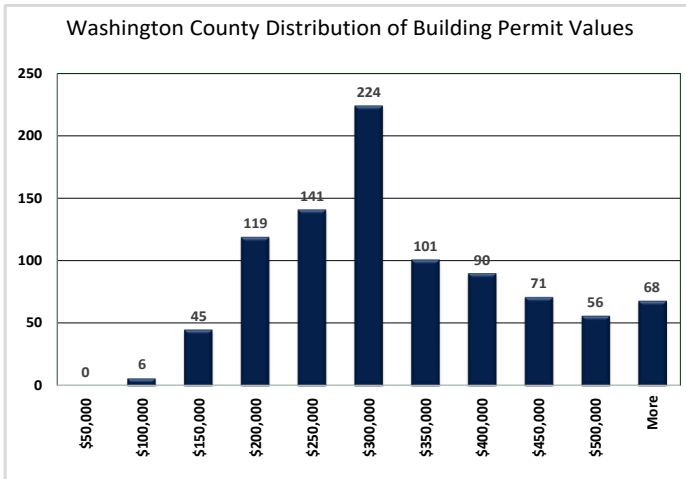
# Unincorporated Areas-Benton County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Timber Lake Estates	2	0.8%	2,998	119	\$745,000	\$248.34
Timber Ridge Estates	2	0.8%	3,156	63	\$776,225	\$245.23
Top Flite	4	1.6%	3,267	80	\$598,625	\$189.53
Townsend's	1	0.4%	3,748	89	\$800,000	\$213.45
Tucks Crossing	2	0.8%	2,174	82	\$440,000	\$202.31
Turtle Cove	2	0.8%	1,742	97	\$200,000	\$127.14
Vans Lakeside Acres	1	0.4%	3,890	56	\$1,119,000	\$287.66
Virden Hills	1	0.4%	1,682	113	\$409,000	\$243.16
Walker	1	0.4%	988	36	\$118,650	\$120.09
Wateroak HPR	1	0.4%	1,860	67	\$384,000	\$206.45
Wildflower Point	1	0.4%	2,739	55	\$1,174,000	\$428.62
Wilson	1	0.4%	1,064	114	\$430,000	\$404.14
Wynnbrooke	4	1.6%	3,126	0	\$855,280	\$273.57
Other	87	35.5%	2,355	118	\$590,444	\$237.80
	245	100.0%	2,509	105	\$622,013	\$238.32



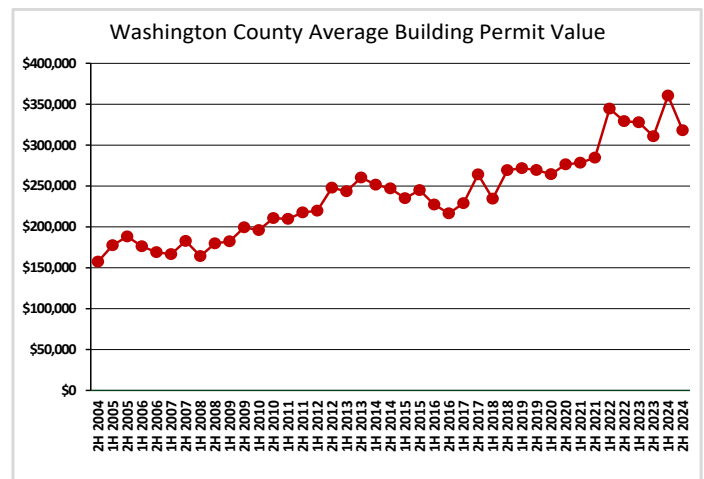
# Washington County Building Permits



930 building permits were issued in Washington County during the second half of 2024. This is a 4.5 percent decrease from the 974 permits issued in the first half of 2024.

The average building permit value decreased 12.0 percent from \$360,454 in the first half of 2024 to \$317,126 in the second half of 2024.

Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. The trend for Accessory Dwelling Units (ADU) and smaller footprint family dwellings in Northwest Arkansas could impact the average value. Building permits are also an estimate of the cost of the construction and may not reflect the actual construction cost due to upgrades or changes which are made during construction.

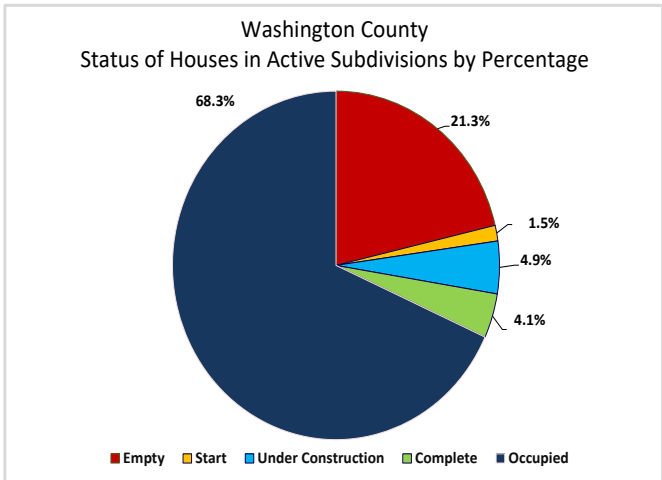
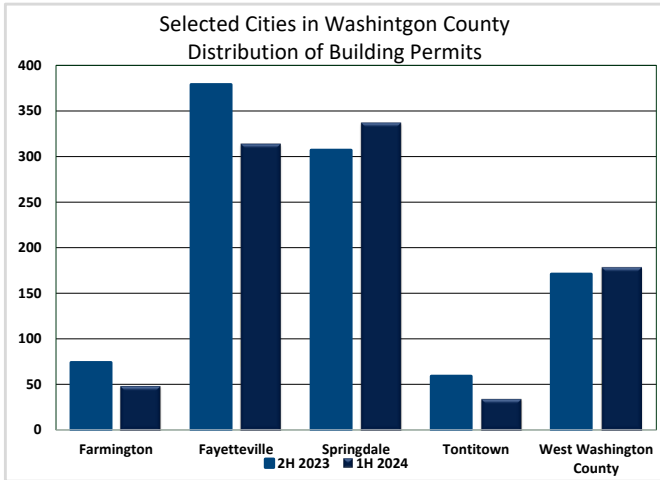


Washington County Building Permits	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	801	974	930	16.1%	-4.5%
Average Value of Residential Building Permits	\$310,794	\$360,454	\$317,126	2.0%	-12.0%

# Washington County

## Building Permits in Selected Cities

Building Permit Values Washington County	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2024	1H 2024	% WC	% NWA
Elkins	0	0	1	4	12	11	4	0	0	0	1	33	32	3.5%	1.1%
Elm Springs	0	0	0	0	0	0	4	2	7	4	5	22	5	2.4%	0.7%
Farmington	0	0	0	1	0	0	3	9	8	16	12	49	74	5.3%	1.6%
Fayetteville	0	6	7	22	57	68	21	39	30	32	32	314	379	33.8%	10.4%
Goshen	0	0	0	0	1	0	0	0	0	0	1	6	13	0.9%	0.3%
Greenland	0	0	0	0	0	2	0	1	0	0	0	3	4	0.3%	0.1%
Johnson	0	0	0	0	0	0	0	0	0	0	2	2	8	0.2%	0.1%
Lincoln	0	0	2	1	0	0	0	0	0	0	0	3	6	0.3%	0.1%
Prairie Grove	0	0	2	18	35	41	10	14	0	0	0	120	82	12.9%	4.0%
Springdale	0	0	34	76	36	101	59	17	9	1	4	337	307	36.2%	11.2%
Tontitown	0	0	0	0	0	1	0	9	17	2	6	35	59	3.8%	1.2%
West Fork	0	0	0	0	4	0	0	0	0	0	0	4	5	0.4%	0.1%
West Washington County	0	0	4	20	39	43	13	24	8	16	12	179	171	19.2%	6.0%
Washington County	0	6	46	122	145	224	101	91	71	56	68	930	974	100.0%	35.4%



# Washington County

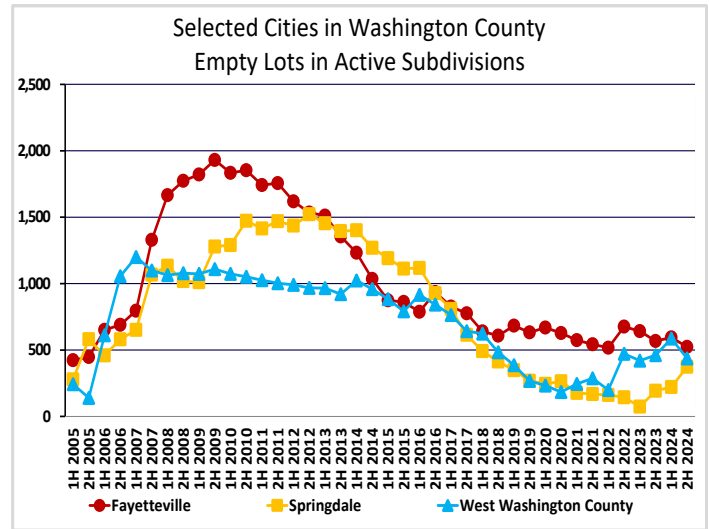
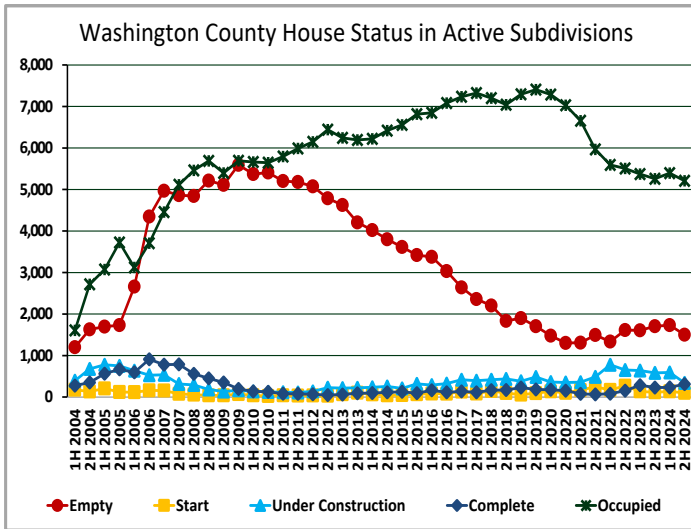
## Owner Occupied

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2024 are provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 60.1 percent in the second half of 2024. This represents a decline of owner-occupied homes of 4.8% since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

Washington County Owner Occupied	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	66.6%	67.6%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	71.1%	72.2%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%	69.8%	67.4%	67.8%	64.5%	63.4%	62.9%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%	55.9%	54.5%	54.2%	53.0%	52.2%	51.7%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	75.6%	80.9%	81.4%	78.9%	78.8%	79.0%	79.5%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.8%	70.3%	72.7%	74.3%	71.8%	71.5%	71.7%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.5%	55.1%	54.3%	54.6%	52.9%	52.7%	53.8%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	57.6%	56.8%	55.3%	58.4%	59.2%	60.4%	61.1%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	66.6%	62.9%	63.1%	64.5%	64.4%	63.4%	62.6%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.4%	64.0%	62.7%	62.8%	61.6%	62.3%	61.8%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	71.3%	63.7%	70.7%	71.9%	69.2%	66.2%	66.6%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.7%	71.7%	70.9%	70.9%	69.9%	70.6%	70.5%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	65.7%	71.0%	63.0%	60.4%	65.0%	61.9%	61.3%
Rural-WC	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.8%	60.6%	73.0%	72.9%	72.6%	73.5%	73.4%
Washington County	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.4%	62.2%	61.7%	61.7%	60.6%	60.4%	60.1%

# Washington County

## Active Subdivisions

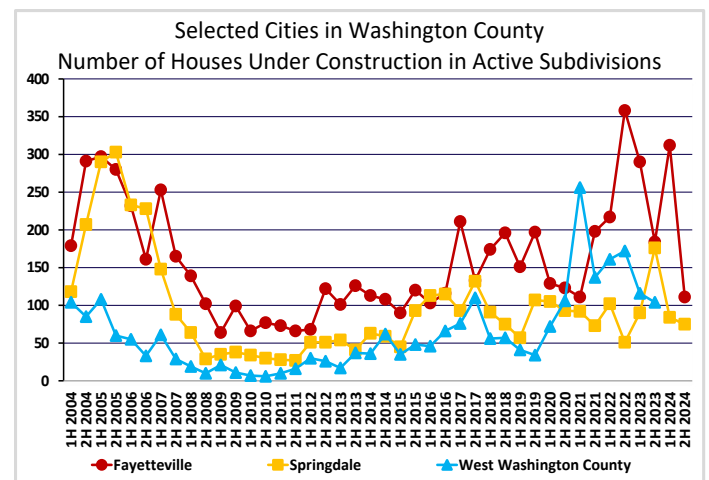
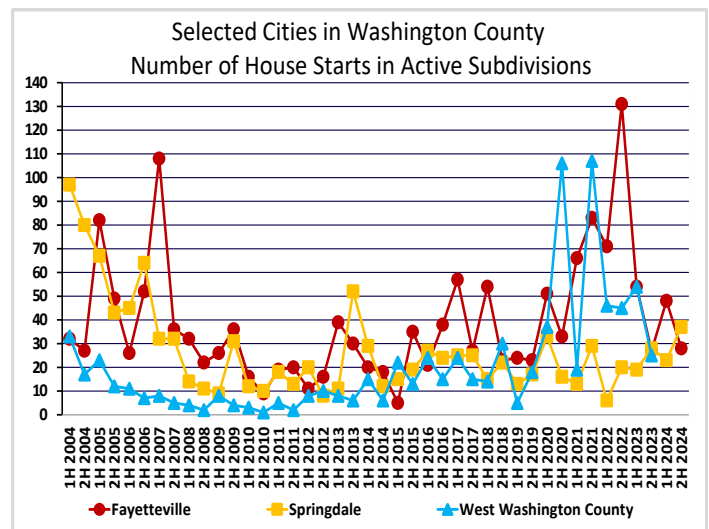


There were 7,641 total lots in 139 active subdivisions in Washington County in the second half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 68.3 percent of the lots were occupied, 4.1 percent were complete but unoccupied, 4.9 percent were under construction, 1.5 percent were starts, while 24.6 percent were empty lots.

During the second half of 2024, 813 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 11.9 months of lot inventory at the end of the second half of 2024.

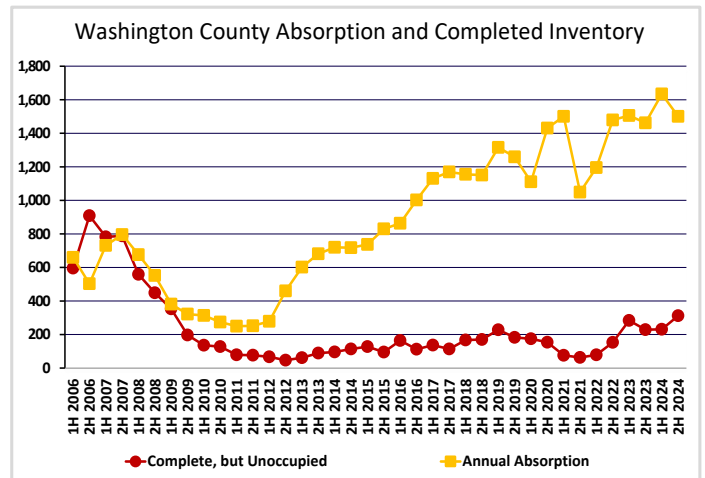
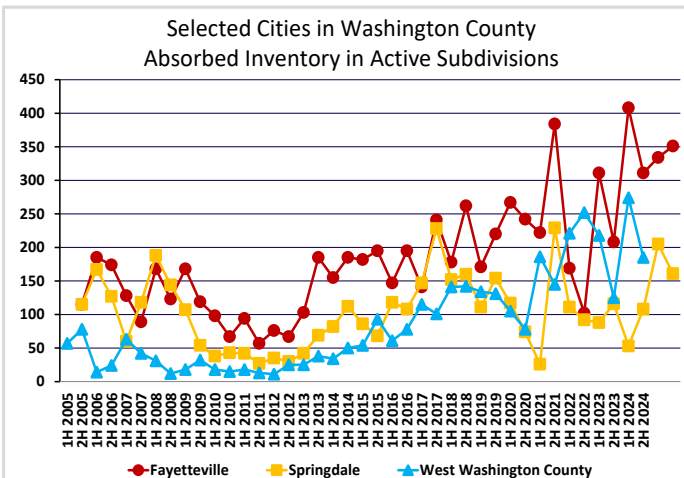
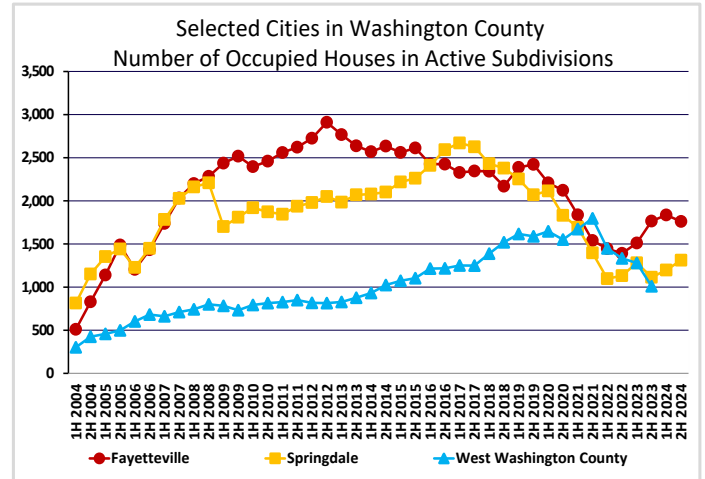
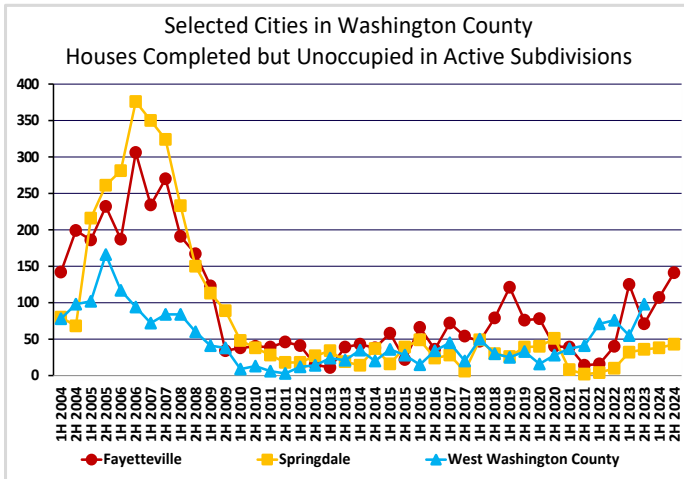
Overall, in 45 out of the 139 active subdivisions in Washington County, no absorption occurred in the last year.

In Washington County, Springdale and Prairie Grove had the most houses under construction. In Springdale, Cottages at Clear Creek, had 32 Springdale, Spring Creek Farms, Phase I had 23 and Brentwood Village, Phase I and Deere Creek, Phase II both had 17. In Prairie Grove, Mountain View had 21 houses under construction, followed by Selah Meadows, Phase I, with 18, and Wagon Springs, Phase I with 17.



# Washington County

## Active Subdivisions



The table on the right shows an additional 6,155 final and preliminary lots for Washington County in 79 new subdivisions, which are in the pipeline in the second half of 2024.

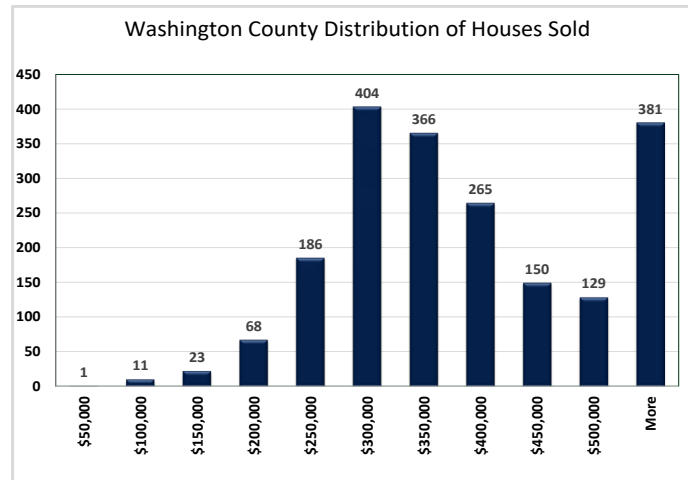
Combining coming lots and existing total empty lots in Washington County for new and current subdivisions would total over 7,700 available lots.

1,984 houses sold in Washington County during the second half of 2024. The average price of a house was \$402,322 at \$206.13 per square foot. The median cost of a house sold in Washington County was \$340,000, which was a 1.1% increase from the \$333,625 in the first half of 2024. The table below the graph covers a yearly and semi-yearly trend for house sales.

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	4	459
Fayetteville	37	2,636
Lincoln	1	18
Prairie Grove	5	705
Springdale	29	2,146
Tontitown	1	136
West Fork	2	55
Washington Total	79	6,155

# Washington County

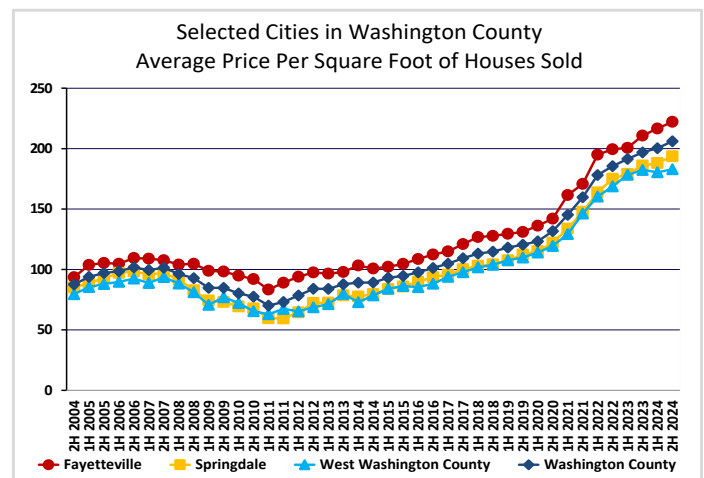
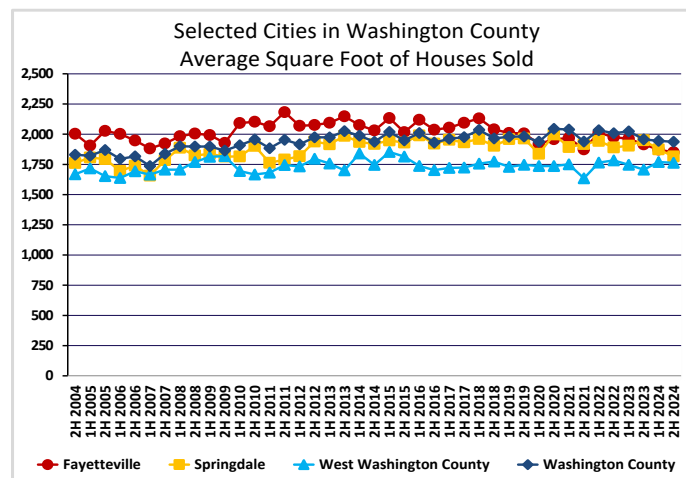
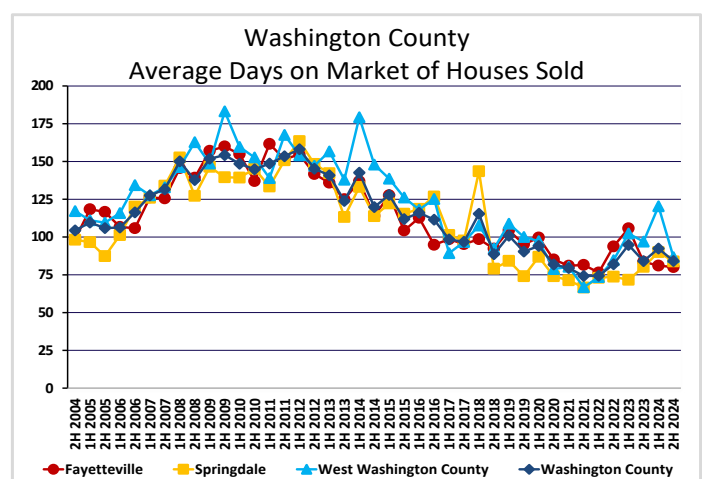
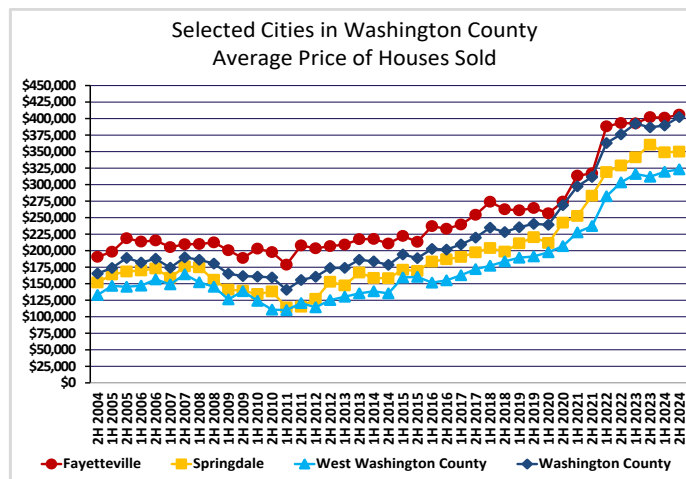
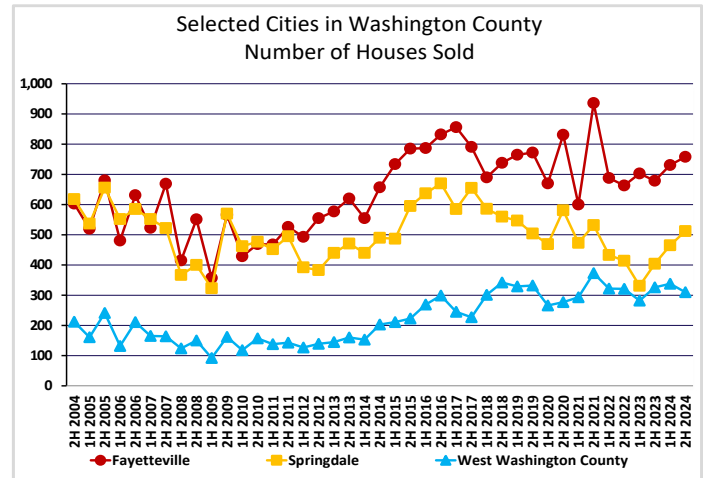
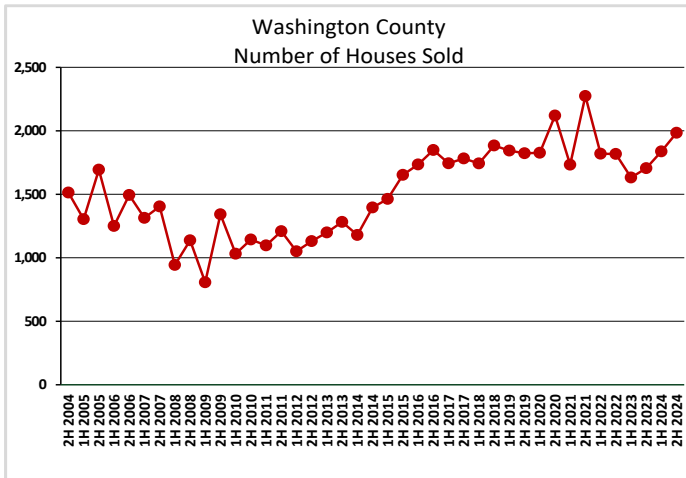
## Sold Houses by City and Characteristics



Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.0%	1,196	44	100.0%
\$50,001 - \$100,000	11	0.3%	1,053	32	97.3%
\$100,001 - 150,000	23	0.7%	1,251	218	94.0%
\$150,001 - \$200,000	68	2.1%	1,168	56	95.6%
\$200,001 - \$250,000	186	5.6%	1,289	158	98.8%
\$250,001 - \$300,000	404	12.2%	1,446	73	99.2%
\$300,001 - \$350,000	366	11.1%	1,696	86	99.2%
\$350,001 - \$400,000	265	8.0%	1,908	--	99.1%
\$400,001 - \$450,000	150	4.5%	2,092	115	99.3%
\$450,001 - \$500,000	129	3.9%	2,278	--	99.2%
\$500,001+	381	11.5%	3,057	--	98.9%
Washington County Sold	1,984	100.0%	1,937	84	98.6%

Sold Characteristics Washington County	1H 2023	2H 2023	1H 2024	% change from 1H 2023	% change from 2H 2023
Number of Houses Sold	1,706	1,838	1,984	16.3%	7.9%
Average Price of Houses Sold	\$386,695	\$389,574	\$402,322	4.0%	3.3%
Average Days on Market	84	92	84	0.1%	-9.0%
Average Price per Square Foot	\$196.89	\$200.39	\$206.13	4.7%	2.9%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	596	707	625	4.9%	-11.6%
Average Price of New Houses Sold	\$382,539	\$365,301	\$378,340	-1.1%	3.6%
Average Days on Market of New Houses Sold	125	122	109	-12.9%	-10.6%
Number of Houses Listed	828	718	797	-3.7%	11.0%
Average List Price of Houses Listed	\$458,281	\$522,502	\$497,055	8.5%	-4.9%

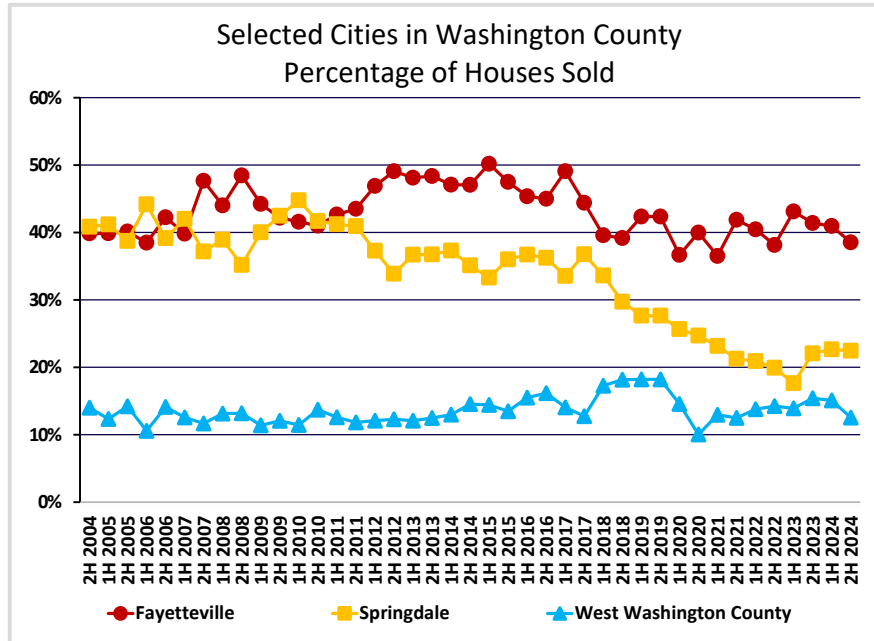
# Washington County Houses Sold





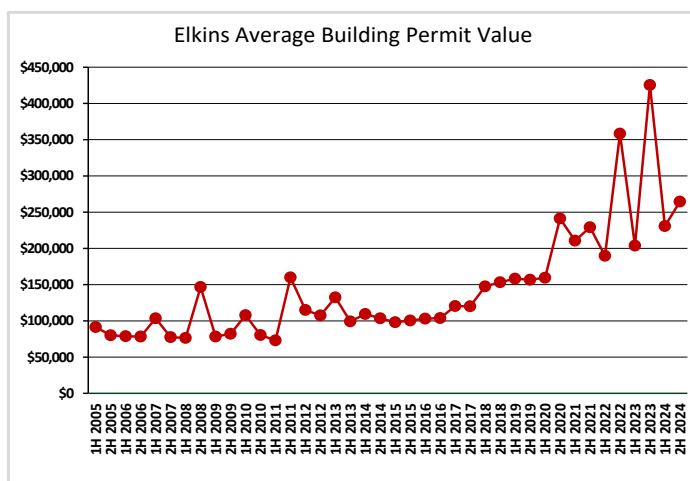
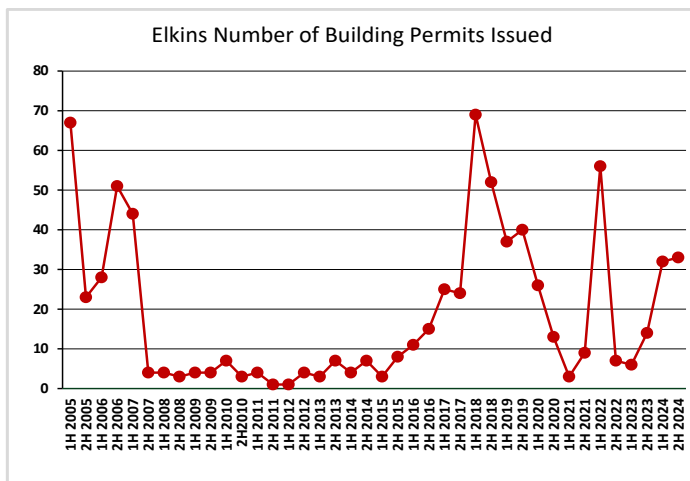
# Washington County

## Sold Houses by City and Characteristics



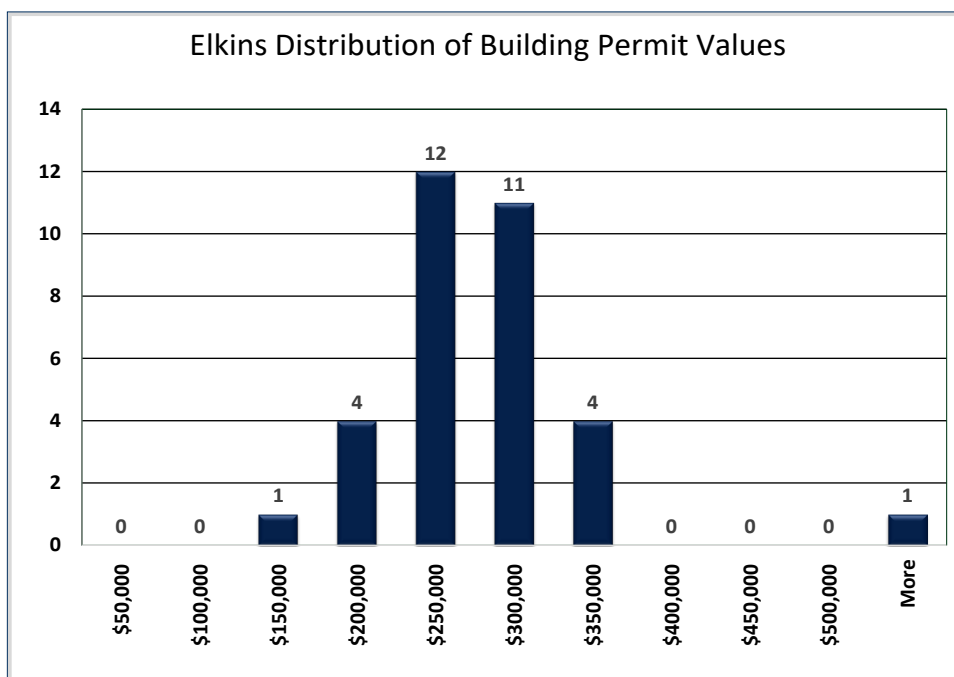
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Cane Hill	--	--	--	0	0.0%
Elkins	\$268,274	\$180.40	66	59	2.0%
Elm Springs	\$782,030	\$236.45	114	20	2.0%
Evansville	--	--	--	0	0.0%
Farmington	\$374,449	\$195.27	70	128	6.0%
Fayetteville	\$405,821	\$222.16	80	758	38.5%
Goshen	\$647,096	\$220.92	106	26	2.1%
Greenland	\$291,204	\$172.34	55	8	0.3%
Johnson	\$957,189	\$235.66	88	16	1.9%
Lincoln	\$227,975	\$151.68	92	35	1.0%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$313,361	\$182.56	107	119	4.7%
Springdale	\$349,897	\$193.69	84	512	22.4%
Summers	--	--	--	0	0.0%
Tontitown	\$504,995	\$215.94	95	95	6.0%
West Fork	\$230,775	\$165.65	75	20	0.6%
Winslow	\$100,000	\$94.97	91	1	0.0%
No City WC	\$532,731	\$209.53	91	187	12.5%
Washington County	\$402,322	\$206.13	84	1,984	100.0%

# Elkins Building Permits



Elkins	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	14	32	33	135.7%	3.1%
Average Value of Residential Building Permits	\$425,417	\$230,749	\$264,583	-37.8%	14.7%

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



# Elkins

## Active Subdivisions

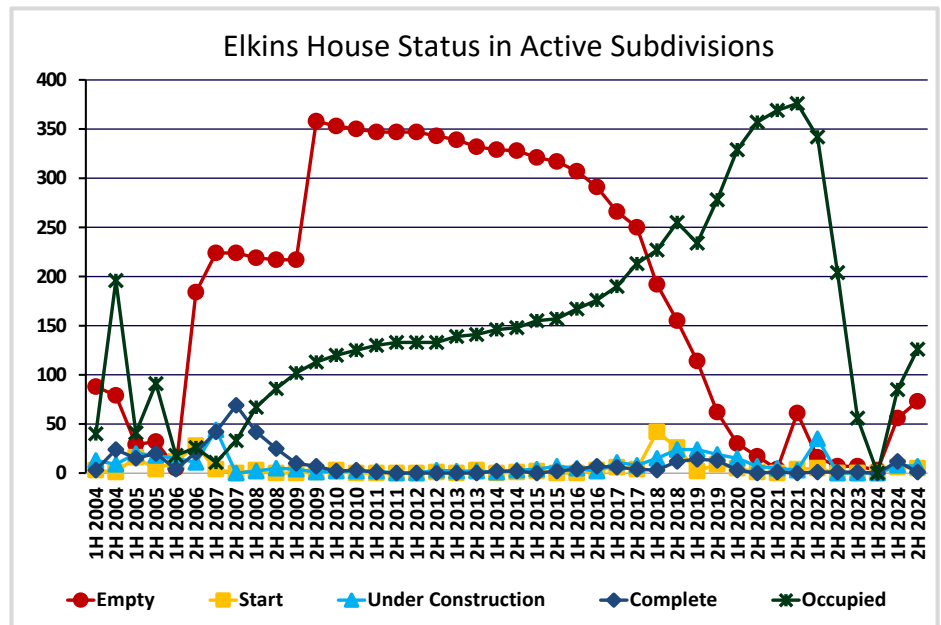
There were 212 total lots in 4 active subdivisions in Elkins in the second half 2024. 59.4 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 3.3 were under construction, 2.4 percent were starts, and 34.4 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the second half 2024 were Stokenbury Phase IV with 5, Stokenbury Farms, Phase III with 2.

Stokenbury Farms, Phase III had the most houses becoming occupied in Elkins with 25 houses. An additional 16 houses in Riverview Place became occupied in the second half 2024.

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

41 new houses in Elkins became occupied in the second half 2024. The annual absorption rate implies that there are 14.7 months of



remaining inventory in active subdivisions, up from 8.1 percent in the first half of 2024.

In 1 out of the 4 active subdivisions in Elkins, no yearly absorption has occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 67.6 percent in the second half 2024.

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

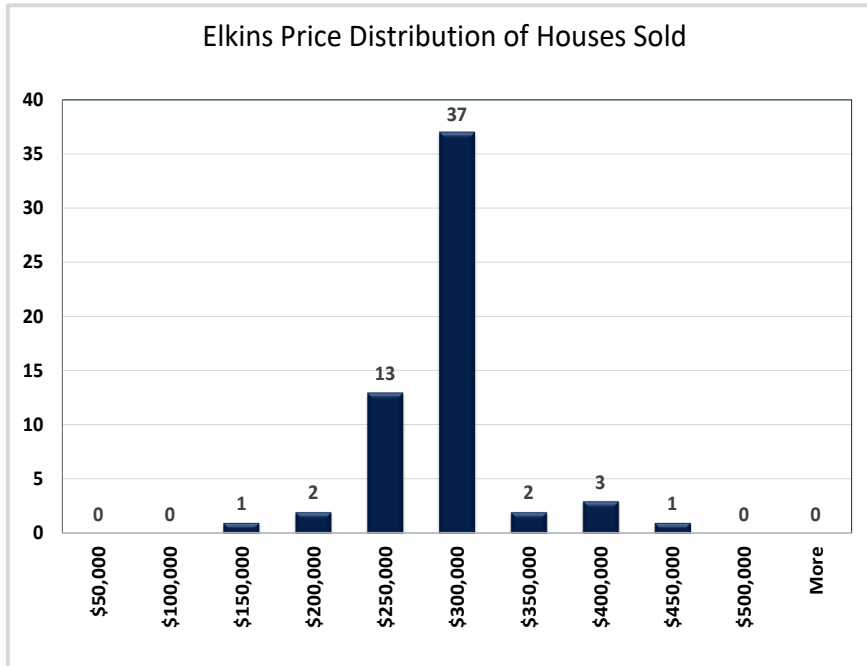
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverview Place	0	0	0	0	44	44	16	0.0
Stokenbury Farms, Phase II <sup>1</sup>	5	0	0	1	57	63	0	72.0
Stokenbury Farms, Phase III	27	0	2	0	25	54	25	13.9
Stokenbury Phase IV <sup>1</sup>	41	5	5	0	0	51	0	--
Active Subdivision	73	5	7	1	126	212	41	14.7

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

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

# Elkins

## Price Distribution of Houses Sold



59 houses were sold in Elkins in the second half 2024.

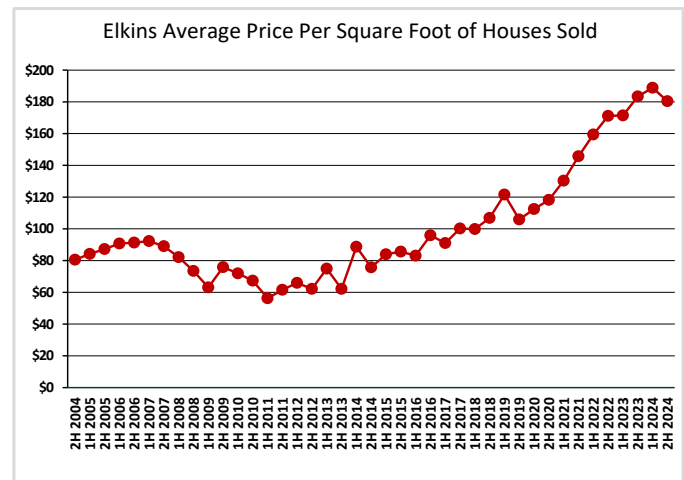
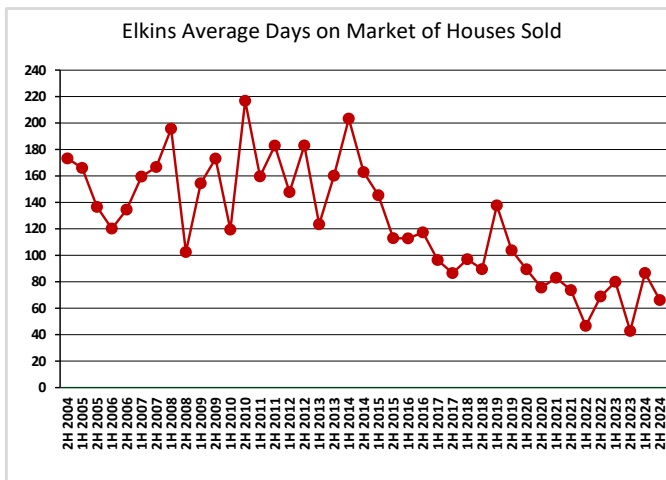
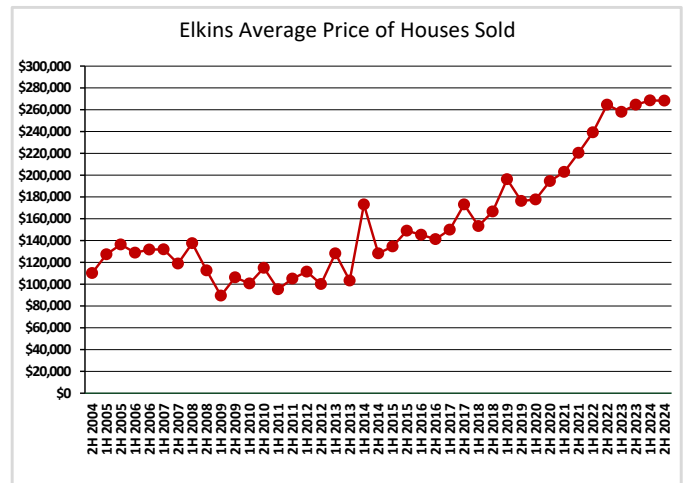
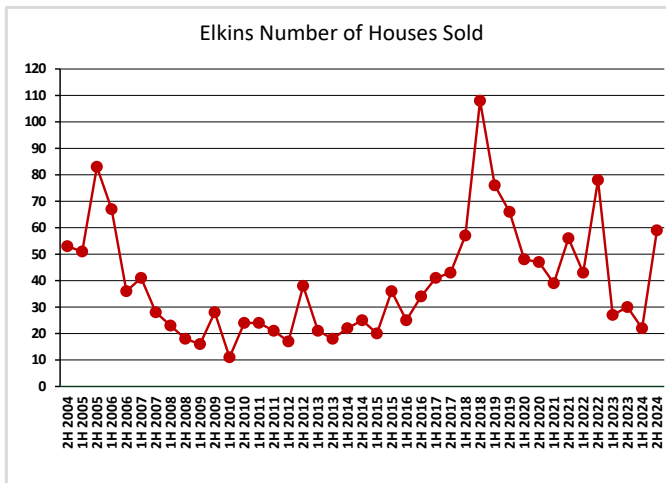
The average price of a house was \$268,274 at \$180.40 per square foot.

The median cost of a house was \$269,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	1.7%	1,680	99	71.4%
\$150,001 - \$200,000	2	3.4%	1,517	35	93.8%
\$200,001 - \$250,000	13	22.0%	1,247	61	99.0%
\$250,001 - \$300,000	37	62.7%	1,511	72	100.2%
\$300,001 - \$350,000	2	3.4%	1,778	54	100.0%
\$350,001 - \$400,000	3	5.1%	2,015	37	99.2%
\$400,001 - \$450,000	1	1.7%	2,228	44	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Elkins Sold</b>	<b>59</b>	<b>100.0%</b>	<b>1,503</b>	<b>66</b>	<b>99.2%</b>

# Elkins

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2023	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	30	22	59	96.7%	168.2%
Average Price of Houses Sold	\$264,555	\$268,505	\$268,274	1.4%	-0.1%
Average Days on Market	43	87	66	54.6%	-23.6%
Average Price per Square Foot	\$183.41	\$188.85	\$180.40	-1.6%	-4.5%
Percentage of County Sales	1.2%	0.8%	2.0%	64.8%	140.4%
Number of New Houses Sold	1	3	32	3100.0%	966.7%
Average Price of New Houses Sold	\$250,000	\$257,406	\$271,944	8.8%	5.6%
Average Days on Market of New Houses Sold	28	99	81	188.4%	-18.7%
Number of Houses Listed	5	6	16	300.0%	233.3%
Average List Price of Houses Listed	\$253,200	\$318,209	\$289,315	14.3%	-9.1%

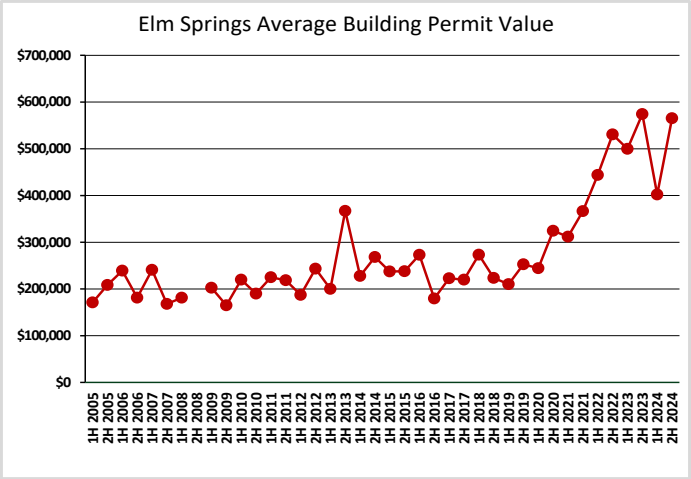
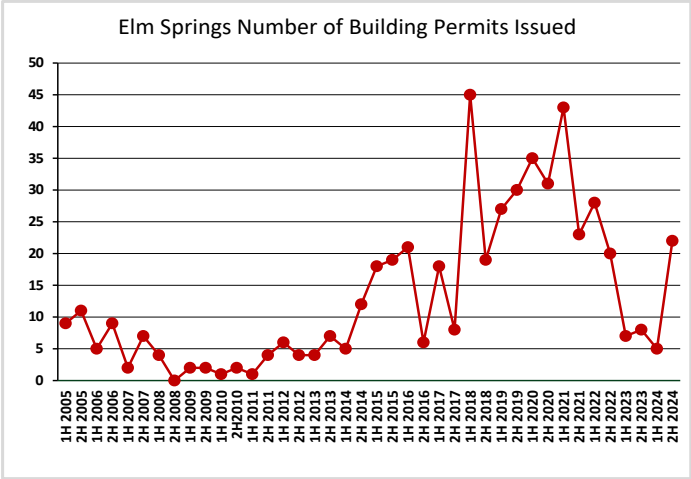
# Elkins

## Characteristics of Houses Sold

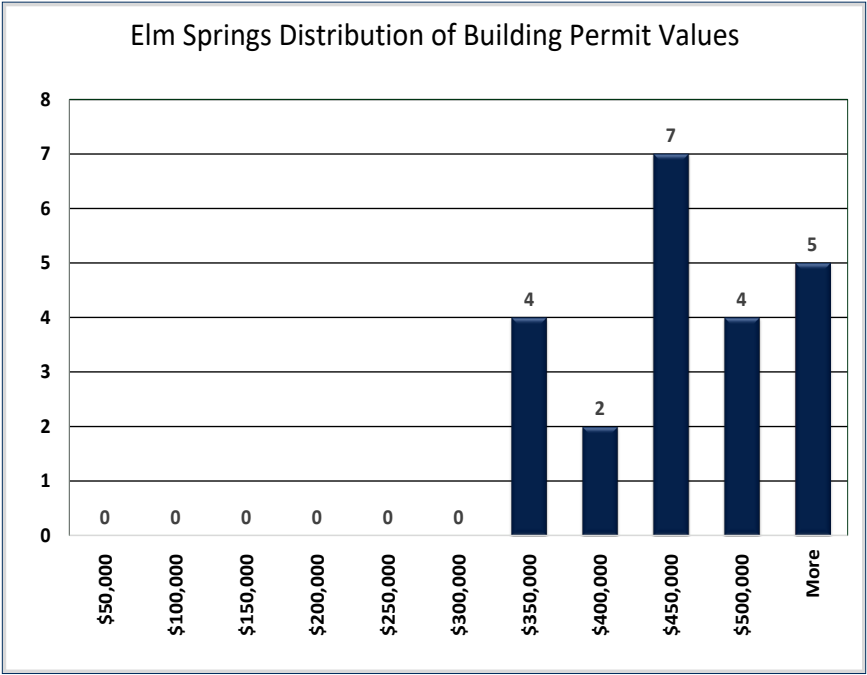
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Deer Valley	2	3.4%	1,399	48	\$274,500	\$196.32
Elkridge Plantation	1	1.7%	1,365	14	\$265,000	\$194.14
Hollybrooke	1	1.7%	1,360	56	\$265,000	\$194.85
Millers Meadow	1	1.7%	1,965	41	\$362,000	\$184.22
Oakleaf Manor	6	10.2%	1,712	35	\$308,417	\$180.49
Oakwoods	5	8.5%	1,278	48	\$230,330	\$180.06
Stokenbury Farms	35	59.3%	1,499	81	\$271,318	\$182.82
Twin Oaks	3	5.1%	1,141	33	\$210,000	\$183.59
Woodbridge	1	1.7%	1,140	32	\$219,900	\$192.89
Other	4	6.8%	1,872	65	\$259,750	\$138.02
	59	100.0%	1,503	66	\$268,274	\$180.40



# Elm Springs Building Permits



Elm Springs	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	8	5	22	175.0%	340.0%
Average Value of Residential Building Permits	\$574,220	\$402,120	\$565,336	-1.5%	40.6%





# Elm Springs

## Active Subdivisions

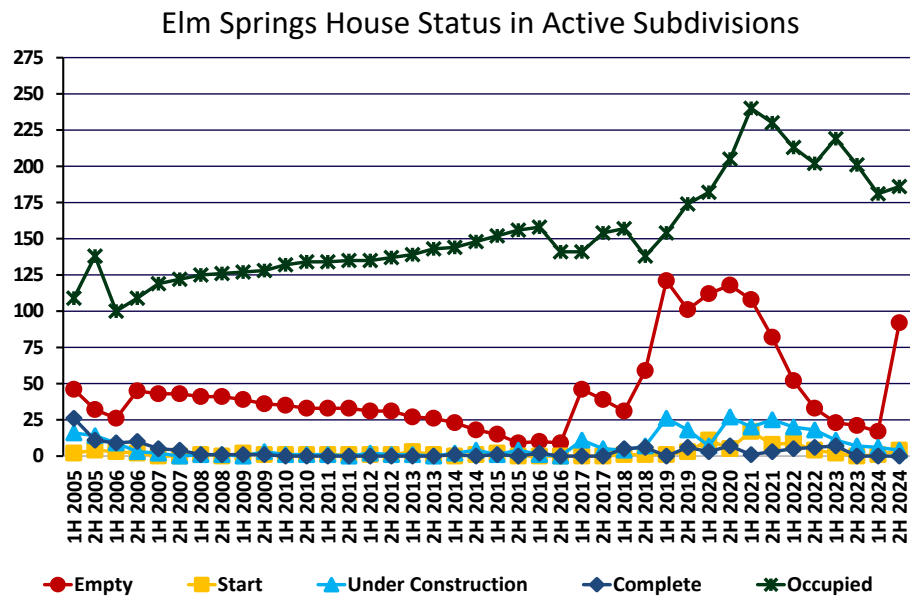
There were 286 total lots in 4 active subdivisions in Elm Springs in the second half 2024. 65.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.4 were under construction, 1.4 percent were starts, and 32.2 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the second half 2024 were Highlands at Elm Springs with 3, Parkside, Phase I with 1.

Highlands at Elm Springs had the most houses becoming occupied in Elm Springs with 4 houses. An additional 1 house in Camelot became occupied in the second half 2024.

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

5 new houses in Elm Springs became occupied in the second half 2024. The annual absorption rate implies that there are 133.3 months



of remaining inventory in active subdivisions, up from 5.8 percent in the first half of 2024.

In 1 out of the 4 active subdivisions in Elm Springs, no yearly absorption has occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 72.2 percent in the second half 2024.

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

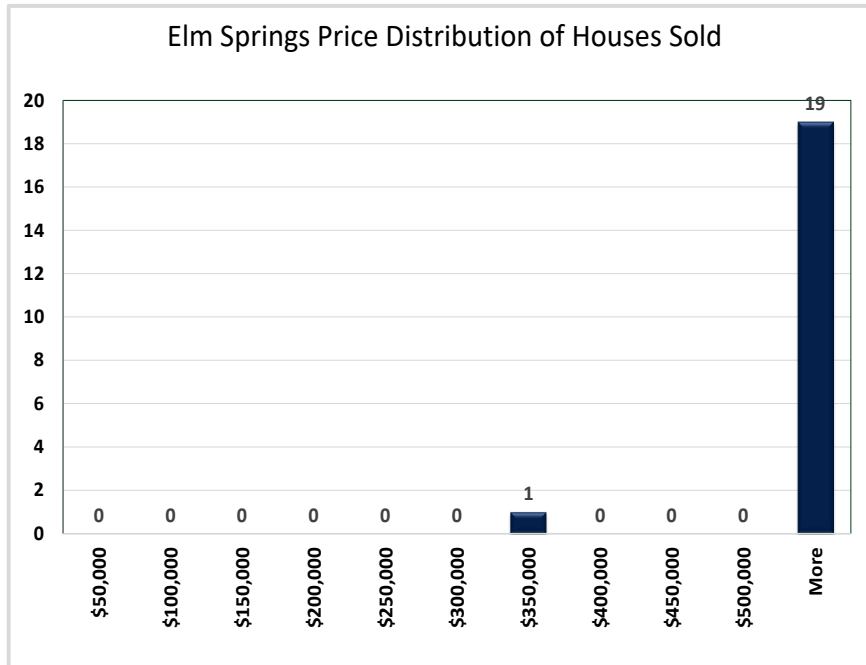
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot <sup>2</sup>	2	0	0	0	65	67	1	24.0
Elm Valley, Phase II	2	0	0	0	89	91	0	--
Highlands at Elm Springs	10	2	3	0	32	47	4	22.5
Parkside, Phase I <sup>1</sup>	78	2	1	0	0	81	0	--
Elm Springs Active Subdivisions	92	4	4	0	186	286	5	12.5

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

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

# Elm Springs

## Price Distribution of Houses Sold



20 houses were sold in Elm Springs in the second half 2024.

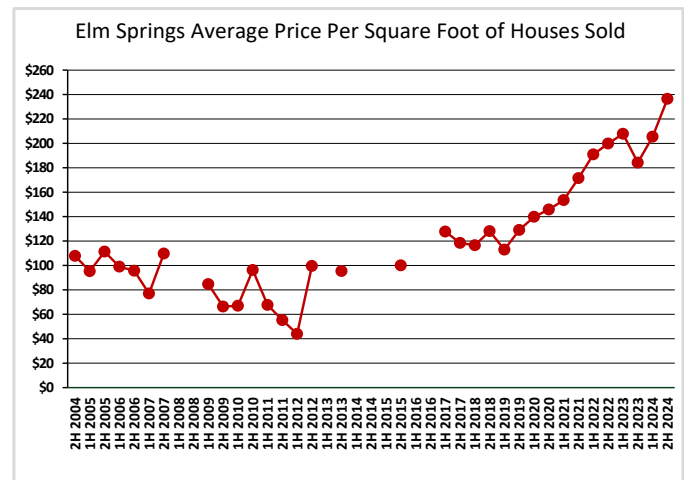
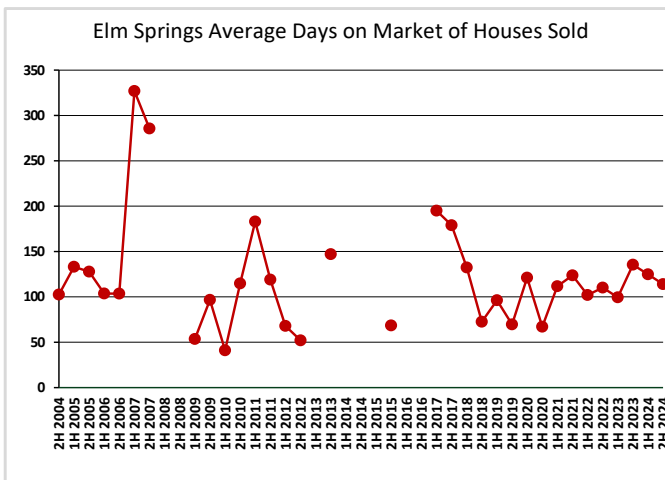
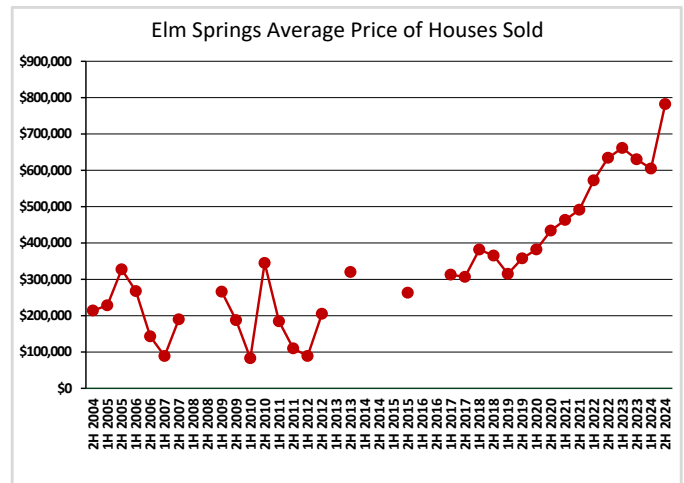
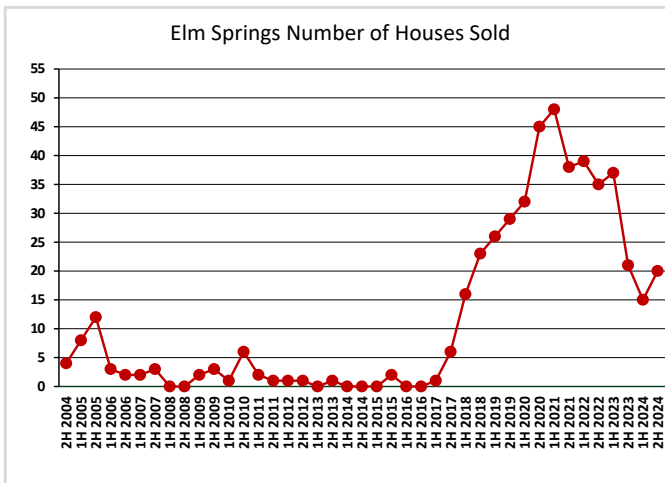
The average price of a house was \$782,030 at \$236.45 per square foot.

The median cost of a house was \$698,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	5.0%	2,441	358	95.8%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	19	95.0%	3,320	101	99.1%
Elm Springs Sold	20	100.0%	3,276	114	99.0%

# Elm Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2023	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	21	15	20	-4.8%	33.3%
Average Price of Houses Sold	\$630,096	\$604,780	\$782,030	24.1%	29.3%
Average Days on Market	135	125	114	-15.8%	-8.7%
Average Price per Square Foot	\$184.20	\$205.39	\$236.45	28.4%	15.1%
Percentage of County Sales	2.0%	1.3%	2.0%	-2.3%	54.7%
Number of New Houses Sold	6	0	1	-83.3%	--
Average Price of New Houses Sold	\$783,000	--	\$845,000	7.9%	--
Average Days on Market of New Houses Sold	242	--	77	-68.2%	--
Number of Houses Listed	10	1	16	60.0%	1500.0%
Average List Price of Houses Listed	\$779,620	\$625,000	\$727,089	-6.7%	16.3%

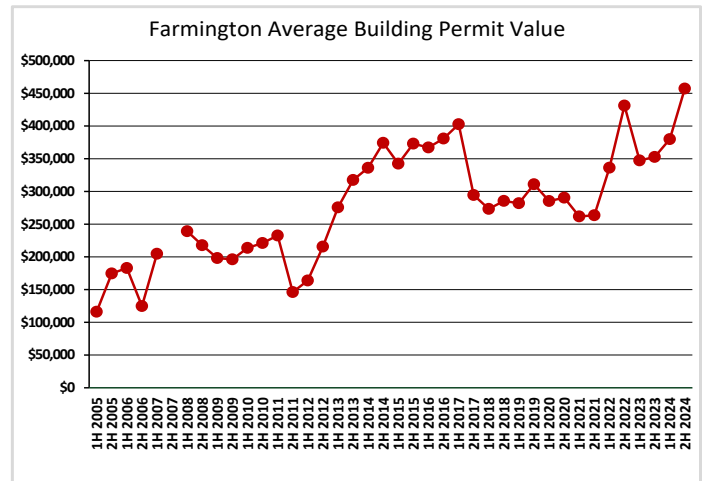
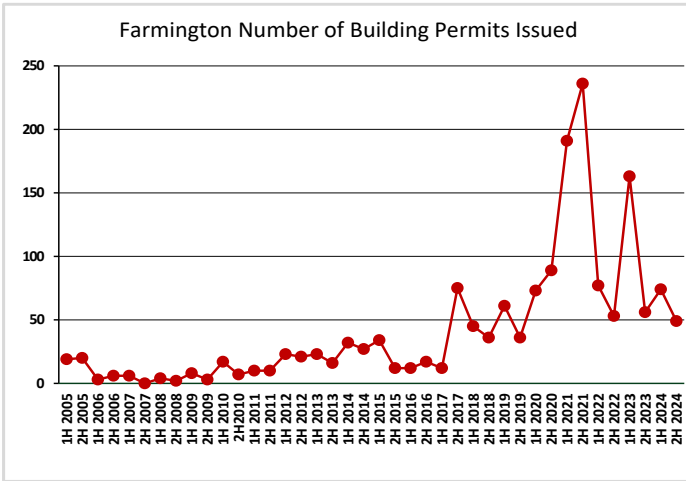
# Elm Springs

## Characteristics of Houses Sold

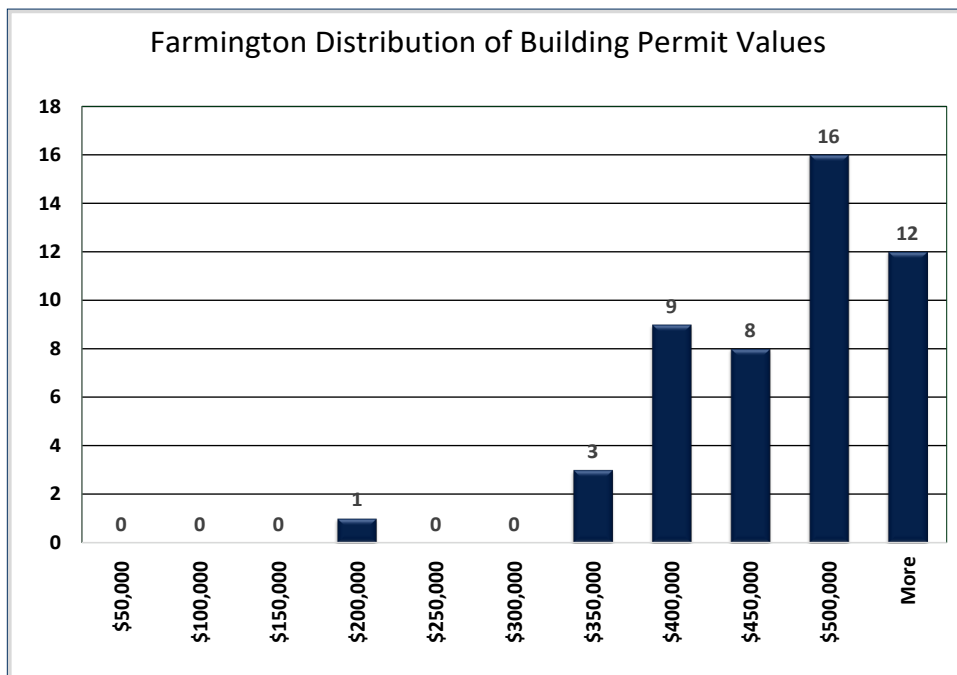
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	2	10.0%	4,138	70	\$890,000	\$220.56
Elm Valley	10	50.0%	3,025	62	\$686,410	\$227.04
Elmdale Lake Estates	2	10.0%	3,585	51	\$798,500	\$222.86
Estates At Brush Creek	1	5.0%	3,276	28	\$730,000	\$222.83
Other	5	25.0%	3,310	279	\$933,900	\$269.78
Elm Springs Sold	20	100.0%	3,276	114	\$782,030	\$236.45



# Farmington Building Permits



Farmington	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	56	74	49	-12.5%	-33.8%
Average Value of Residential Building Permits	\$352,661	\$379,905	\$457,245	29.7%	20.4%



# Farmington

## Active Subdivisions

There were 665 total lots in 9 active subdivisions in Farmington in the second half 2024. 46.0 percent of the lots were occupied, 11.3 percent were complete but unoccupied, 4.5 were under construction, 1.5 percent were starts, and 36.7 percent were empty lots.

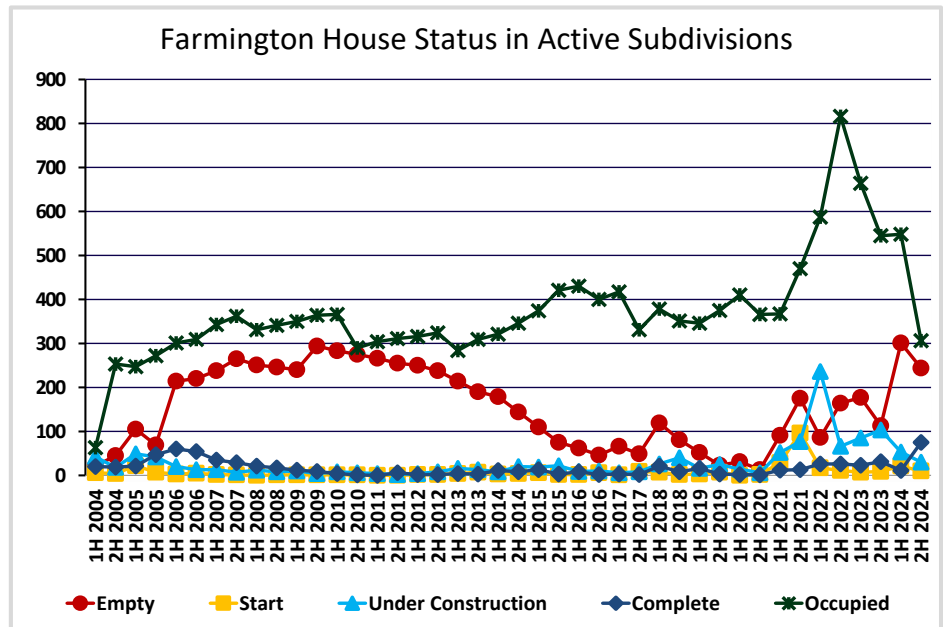
The subdivisions with the most houses under construction in Farmington during the second half 2024 were Goose Creek, Phase IV with 15, Summerfield, Phase I with 9, and Hillcrest with 2.

Farmington Hills Duplexes had the most houses becoming occupied in Farmington with 80 houses. An additional 15 houses in Summerfield, Phase I became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 2 of the 9 active subdivisions in Farmington.

114 new houses in Farmington became occupied in the second half 2024. The annual absorption rate implies that there are 16.8 months of remaining inventory in active subdivisions, down from 20.5 percent in the first half of 2024.

In 4 out of the 9 active subdivisions in Farmington, no absorption has occurred in the second half 2024.



The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 62.9 percent in the second half 2024.

Additionally, 459 new lots in 4 subdivisions received either preliminary or final approval by second half 2024.

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

# Farmington

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington Creek <sup>1</sup>	0	0	1	0	26	27	0	1.7
Farmington Hills Duplexes	0	0	0	34	80	114	80	5.1
Goose Creek, Phase III	3	0	0	1	56	60	4	0.9
Goose Creek, Phase IV	0	1	15	29	14	59	14	38.6
Hillcrest <sup>1</sup>	78	2	2	0	0	82	0	--
South Club House Estates <sup>1,2</sup>	4	0	0	0	69	73	0	--
Summerfield, Phase I	57	6	9	9	36	117	15	36.0
Summerfield, Phase II	102	1	2	0	1	106	1	1,260.0
Windgate <sup>1,2</sup>	0	0	1	2	24	27	0	--
<b>Farmington Active Lots</b>	<b>244</b>	<b>10</b>	<b>30</b>	<b>75</b>	<b>306</b>	<b>665</b>	<b>114</b>	<b>16.8</b>

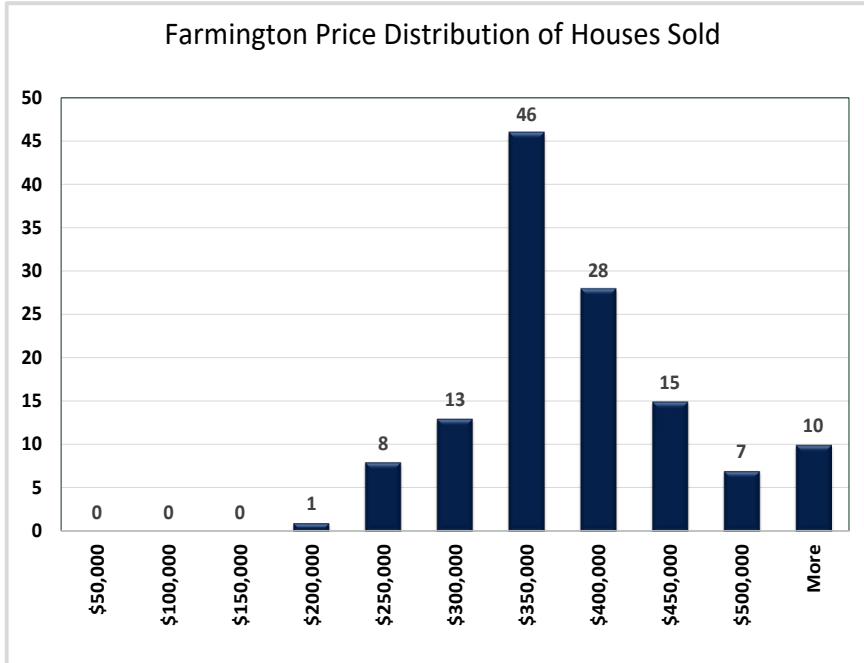
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Farmington

## Price Distribution of Houses Sold



**128 houses were sold in Farmington in the second half 2024.**

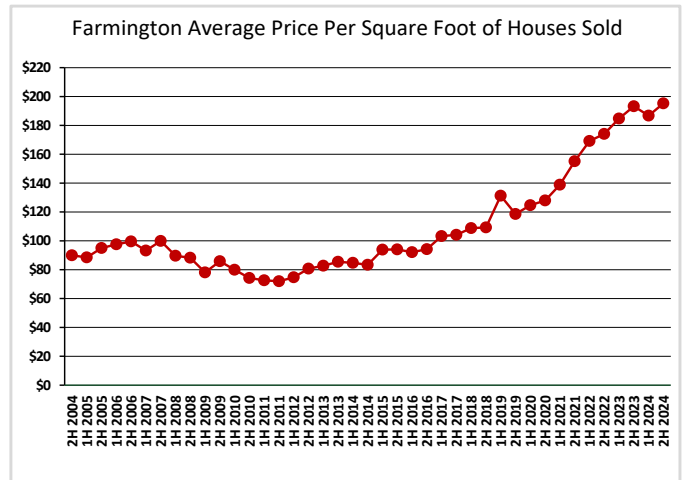
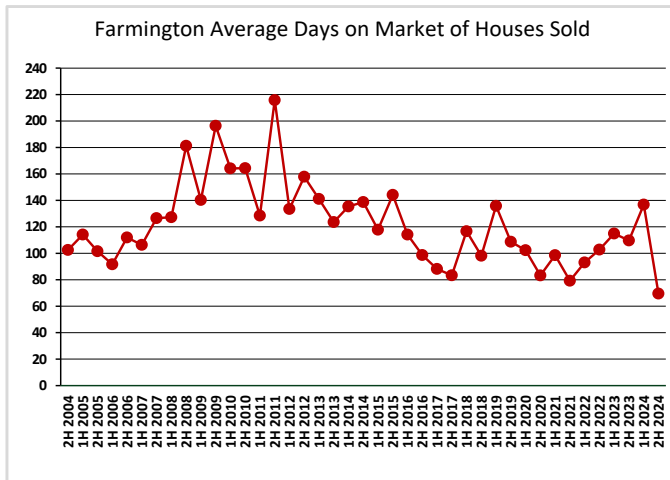
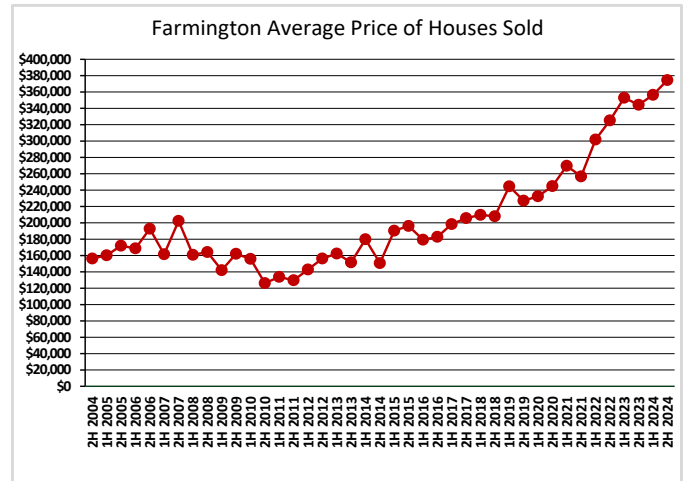
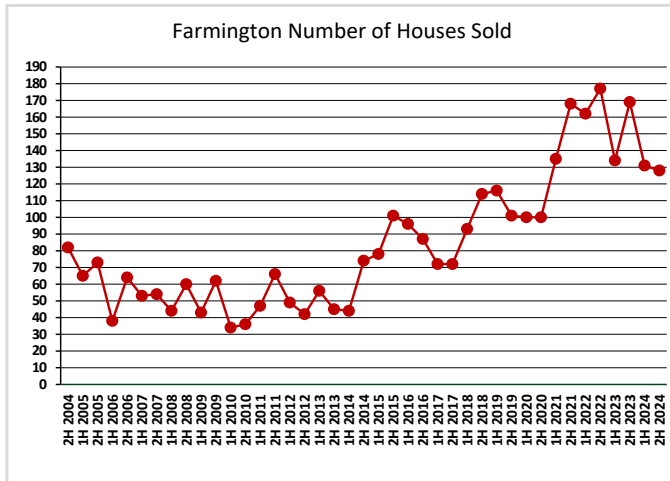
**The average price of a house was \$374,449 at \$195.27 per square foot.**

**The median cost of a house was \$339,700.**

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	0.8%	1,293	119	92.9%
\$200,001 - \$250,000	8	6.3%	1,406	52	98.3%
\$250,001 - \$300,000	13	10.2%	1,599	52	98.2%
\$300,001 - \$350,000	46	35.9%	1,665	52	99.5%
\$350,001 - \$400,000	28	21.9%	1,907	77	99.6%
\$400,001 - \$450,000	15	11.7%	2,238	119	99.7%
\$450,001 - \$500,000	7	5.5%	2,615	58	98.6%
\$500,001+	10	7.8%	3,068	96	96.7%
<b>Farmington Sold</b>	<b>128</b>	<b>100%</b>	<b>1,921</b>	<b>70</b>	<b>99.0%</b>

# Farmington

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	169	131	128	-24.3%	-2.3%
Average Price of Houses Sold	\$344,295	\$356,427	\$374,449	8.8%	5.1%
Average Days on Market	110	137	70	-36.6%	-49.2%
Average Price per Square Foot	\$193.23	\$186.77	\$195.27	1.1%	4.5%
Percentage of County Sales	8.8%	6.5%	6.0%	-31.9%	-7.9%
Number of New Houses Sold	110	76	56	-49.1%	-26.3%
Average Price of New Houses Sold	\$334,675	\$374,103	\$367,308	9.8%	-1.8%
Average Days on Market of New Houses Sold	134	178	70	-47.6%	-60.5%
Number of Houses Listed	52	37	53	1.9%	43.2%
Average List Price of Houses Listed	\$414,811	\$416,356	\$388,295	-6.4%	-6.7%

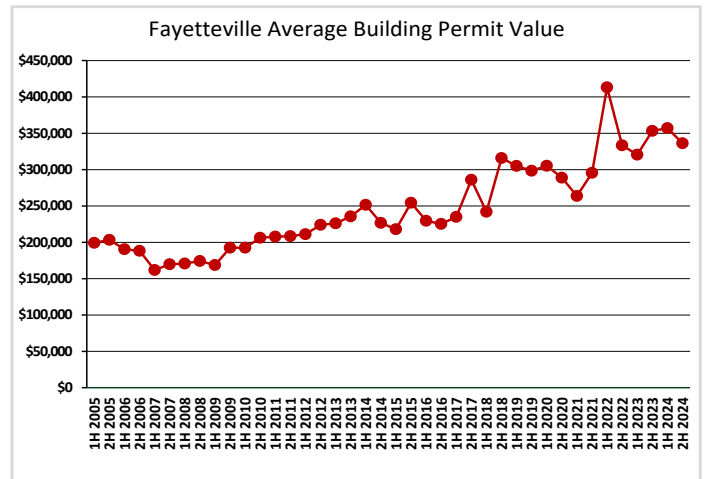
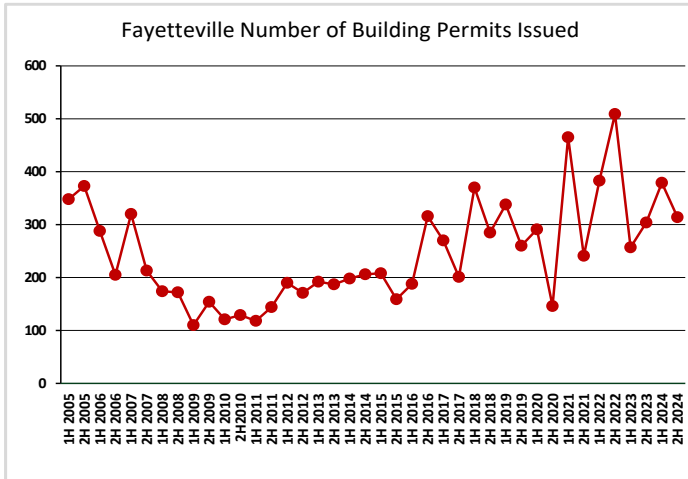
# Farmington

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	2	1.6%	2,183	55	\$362,500	\$169.10
Briarwood Estates	1	0.8%	2,694	49	\$667,000	\$247.59
Cedar Crest	3	2.3%	1,787	68	\$363,333	\$203.76
East Creek Place	2	1.6%	2,373	65	\$392,450	\$166.44
Farmington Heights	13	10.2%	1,659	59	\$336,254	\$203.14
Farmington Original	1	0.8%	1,234	68	\$257,000	\$208.27
Goose Creek Village	35	27.3%	1,806	60	\$361,999	\$201.37
Grand Oaks	1	0.8%	1,952	60	\$295,000	\$151.13
Green	2	1.6%	1,168	48	\$229,500	\$198.95
Grove At Engles Mill, The	4	3.1%	1,748	46	\$352,725	\$201.99
Highlands Square	1	0.8%	2,172	51	\$294,500	\$135.59
Longwith	1	0.8%	1,357	41	\$275,000	\$202.65
Meadow Lark Estates	2	1.6%	1,193	32	\$253,611	\$212.91
Meadowsweet	3	2.3%	1,857	45	\$316,867	\$170.63
Mountain View Estates	1	0.8%	3,654	122	\$745,000	\$203.89
North Club House Estates	1	0.8%	3,486	34	\$500,000	\$143.43
Red Bird Estates	1	0.8%	1,909	57	\$260,000	\$136.20
Redbird	1	0.8%	1,750	157	\$329,900	\$188.51
Rose Court Valley View HPR	5	3.9%	1,555	64	\$214,600	\$138.85
Saddle Brook	2	1.6%	1,626	72	\$321,250	\$197.57
South Club House Estates	2	1.6%	1,890	96	\$315,000	\$167.08
South Haven	2	1.6%	1,774	74	\$280,000	\$158.96
Southwinds	5	3.9%	2,263	62	\$399,380	\$176.41
Suburban Homes	1	0.8%	1,424	37	\$280,000	\$196.63
Summerfield	16	12.5%	1,978	108	\$394,400	\$199.63
Twin Falls	2	1.6%	2,602	59	\$607,450	\$234.10
Wagon Wheel Crossing	4	3.1%	1,584	39	\$329,500	\$208.10
Willow West	3	2.3%	1,430	54	\$267,500	\$186.96
Windgate	1	0.8%	2,582	40	\$470,000	\$182.03
Other	10	7.8%	2,796	114	\$603,900	\$220.44
<b>Farmington Sold Houses</b>	<b>128</b>	<b>100.0%</b>	<b>1,921</b>	<b>70</b>	<b>\$374,449</b>	<b>\$195.27</b>

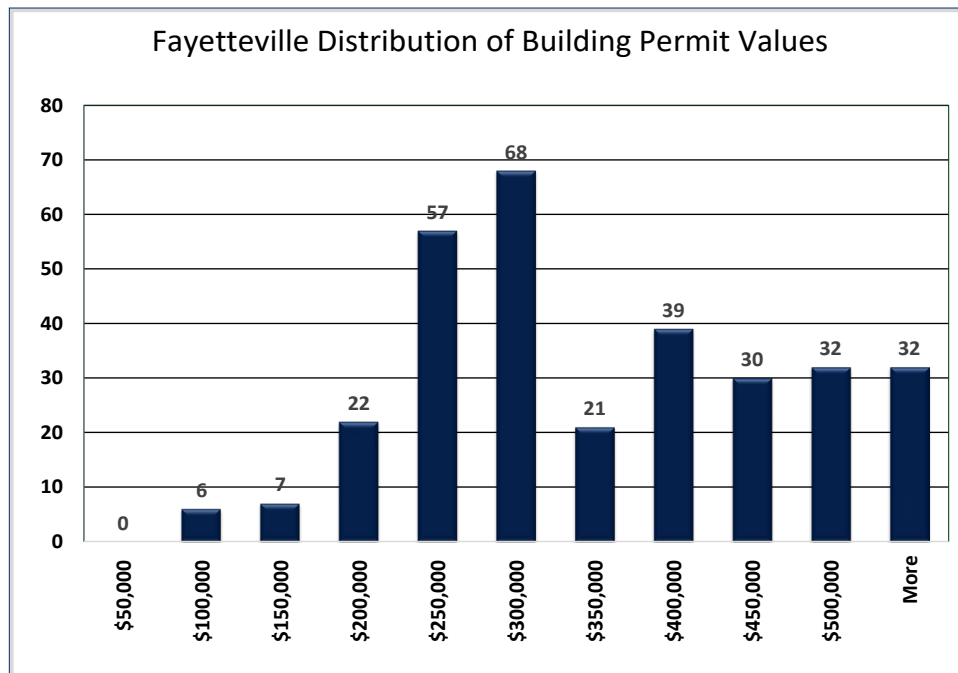
# Fayetteville

## Building Permits



Fayetteville	2H 2023	1H 2023	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	304	379	314	3.3%	-17.2%
Average Value of Residential Building Permits	\$353,262	\$357,107	\$336,183	-4.8%	-5.9%

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



# Fayetteville

## Active Subdivisions

There were 2,474 total lots in 55 active subdivisions in Fayetteville in the second half 2024. 71.2 percent of the lots were occupied, 5.7 percent were complete but unoccupied, 4.5 were under construction, 1.1 percent were starts, and 17.5 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the second half 2024 were Henderson Park, Phase I with 11, Aiden's Place with 9, and Southern Woods S/D Cluster Housing, Phase I, II, with 9.

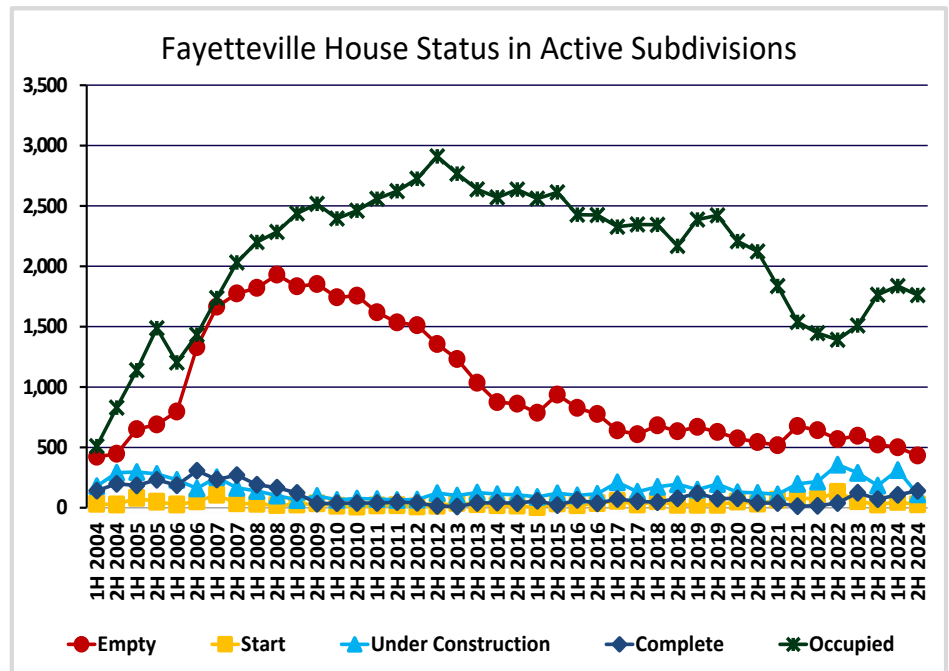
Riverside Village, Phase 1 had the most houses becoming occupied in Fayetteville with 68 houses. An additional 65 houses in Crystal Springs Village, Phase I, II became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 12 of the 55 active subdivisions in Fayetteville.

351 new houses in Fayetteville became occupied in the second half 2024. The annual absorption rate implies that there are 8.6 months of remaining inventory in active subdivisions, down from 13.4 percent in the first half of 2024.

In 17 out of the 55 active subdivisions in Fayetteville, no yearly absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 51.7 percent in the second half 2024.



# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aiden's Place	19	3	9	19	50	100	38	12.0
Amber Jane Estates, Phase I <sup>1,2</sup>	2	0	0	0	20	22	0	--
Blackberry Ridge, Phase I	1	0	6	0	16	23	6	7.6
Blackberry Ridge, Phase II <sup>1</sup>	15	0	3	0	0	18	0	--
Bridgewater Lane <sup>2</sup>	1	0	0	0	5	6	0	--
Brooklands @ Mountain Ranch	13	0	1	1	70	85	2	60.0
Brooklands @ Mountain Ranch, Phase III	0	0	0	0	20	20	10	0.0
Brooklands @ Mountain Ranch, Phase IV	2	0	3	0	18	23	7	5.5
Courtyards at Owl Creek <sup>1</sup>	43	1	5	2	0	51	0	--
Crescent Lake	0	0	0	0	41	41	1	0.0
Cross Keys Estates <sup>1,2</sup>	1	0	0	0	11	12	0	--
Crystal Springs Village, Phase I, II	1	0	0	9	168	178	65	1.1
Deerpath Estates, Phase II <sup>1</sup>	7	0	2	0	6	15	0	--
Dutton Wood	4	0	2	1	5	12	1	28.0
Eastern Park	0	0	0	0	12	12	1	0.0
Element, The, Phase I	15	1	0	5	35	56	5	7.2
Element, The, Phase II	14	2	9	8	4	37	4	99.0
Element, The, Phase III	2	0	1	31	9	43	9	45.3
Estates at Dogwood Canyon, The	12	0	1	0	42	55	0	--
Havenwood <sup>1,2</sup>	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods)	5	0	2	0	2	9	1	84.0
Heartfield Estates, Phase II <sup>2</sup>	3	0	2	0	1	6	0	--
Henderson Park, Phase I	4	0	11	1	41	57	33	4.7
Henderson Park, Phase II <sup>1</sup>	27	5	0	0	0	32	0	--
Lynnwood Estates <sup>1</sup>	4	0	2	0	2	8	0	72.0
Markham Hill, Phase I	12	6	0	0	6	24	1	216.0
Mission Heights, Phase II A <sup>1</sup>	20	0	1	0	6	27	2	126.0
Mission Heights, Phase III	18	0	0	0	2	20	0	--
Mountain Ranch, Phase I <sup>1,2</sup>	6	0	0	0	105	111	0	--
Oakbrooke, Phase I	43	0	7	2	17	69	0	312.0
Oakbrooke, Phase II <sup>2</sup>	8	0	0	0	33	41	0	--
Park Meadows, Phase I	0	0	0	0	69	69	5	0.0
Park Meadows, Phase IV	5	0	0	2	59	66	9	1.8
Park Ridge Estates <sup>1</sup>	2	1	0	0	23	26	0	--
Parkerman Estates <sup>1</sup>	0	1	0	0	7	8	0	--
Remington Estates	2	0	0	1	24	27	0	--

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverside Village, Phase 1	10	0	0	3	68	81	68	2.3
Riverside Village, Phase 1.2 concurrent	6	7	9	2	1	25	1	288.0
Riverwalk, Phase V	0	0	9	0	27	36	27	4.0
Roczen Duplexes	0	0	0	0	48	48	8	0.0
Southern Woods S/D Cluster Housing, Phase I, II	0	0	9	1	46	56	2	4.8
Stage Station, Phase I	0	0	4	4	28	36	2	3.4
Stone Hollow	9	0	0	2	2	13	1	132.0
Stone Mountain, Phase I <sup>1,2</sup>	11	0	0	0	101	112	0	--
Stonebridge Meadows, Phase V <sup>1</sup>	1	0	0	0	70	71	0	12.0
Summit Place, Phase I	8	0	0	0	16	24	2	32.0
Summit Place, Phase II	16	1	3	0	25	45	1	120.0
Timber Ridge Estates	0	0	0	20	55	75	9	17.1
Timber Trails <sup>1,2</sup>	9	0	0	0	102	111	0	--
Towne West, Phase III, IV	2	0	6	24	102	134	28	5.1
Treetops	2	0	4	0	36	42	1	14.4
Twin Springs Estates, Phase II <sup>1,2</sup>	6	0	0	0	17	23	0	--
West End <sup>1,2</sup>	3	0	0	0	55	58	0	--
Whispering Meadows	4	0	0	0	4	8	1	48.0
Willow Bend	33	0	0	3	16	52	0	432.0
West End	3	0	0	0	55	58	0	--
Whispering Meadows <sup>1</sup>	4	0	1	0	3	8	0	30.0
Willow Bend	33	0	0	3	16	52	1	61.7
<b>Fayetteville Active Lots</b>	<b>433</b>	<b>28</b>	<b>111</b>	<b>141</b>	<b>1,761</b>	<b>2,474</b>	<b>351</b>	<b>8.6</b>

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

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



# Fayetteville

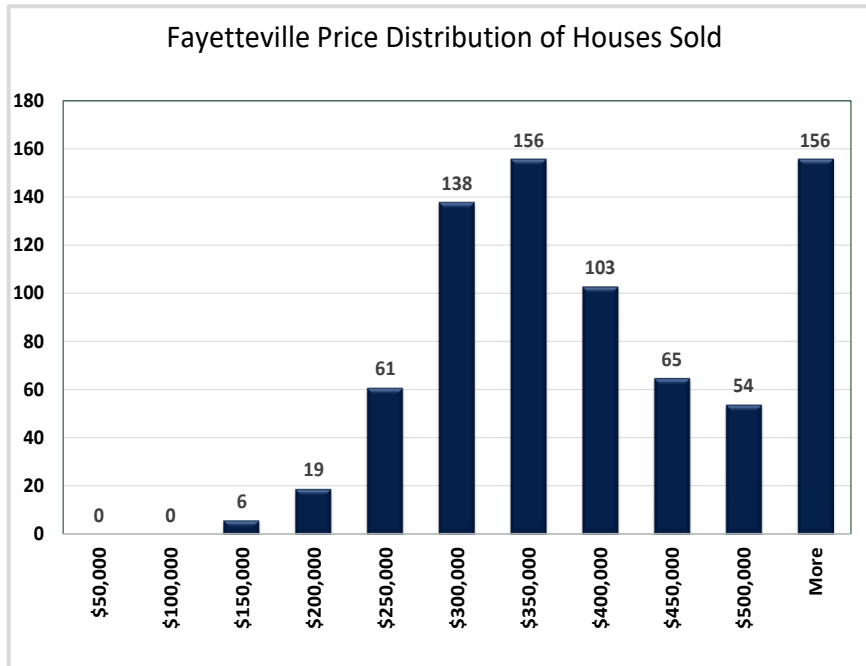
## New and Preliminary Subdivisions

Additionally, 2,636 new lots in 37 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aronson, The	1H 2023	214		214
Borns Bend	2H 2023	16		16
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Cadence Ridge	2H 2024		15	15
Chandler Crossing	2H 2024	321		321
Coleson Brook	2H 2024	71		71
Crystal Springs Cluster Phase I, II	2H 2023		22	22
Element, The Phase IV	1H 2024	141		141
Element, The Phase V	1H 2024	36		36
Ellis Estates (County)	2H 2023	58		58
Happy Hollow	2H 2022	18		18
Harper	1H 2024	132		132
Hold Village	2H 2024	113		113
Holt Village	1H 2024	125		125
Hughmont North, Phase II	1H 2024		41	41
Hughmont South	2H 2023	48		48
Irish Bend	2H 2024		38	38
Kessler Creek	2H 2024	110		110
Livingston	1H 2023	56		56
Magnolia Park, Phase III, IV	2H 2023	55		55
Markham Hill, Phase II	1H 2022		62	62
Meadows at Stonebridge	2H 2022		69	69
New Horizons	2H 2021	26		26
Oak Bailey Cluster	2H 2024	18		18
Old Missouri	2H 2023	36		36
Pine Hollow	2H 2023	20		20
Preserves at Stonebridge	2H 2024	138		138
Riverside Village, Phase II	2H 2023	138		138
Riverside Village, Phase III	2H 2023	11		11
Riverwalk, Phase VI	2H 2024	14		14
Rouse and Rouse	2H 2022	132		132
Sloanbrooke Cottages	2H 2024	37		37
Smythe Revival	1H 2024	20		20
Stage Station, Phase II	1H 2024	139		139
Sweet Bay at Kessler	2H 2023	26		26
Towne West	2H 2024		28	28
Towne West, Phase VI	1H 2024		19	19
Sweet Bay at Kessler	2H 2023	26		26
Towne West, Phase VI	1H 2024		19	19
New and Preliminary		2,342	294	2,636

# Fayetteville

## Price Distribution of Houses Sold



758 houses were sold in Fayetteville in the second half 2024.

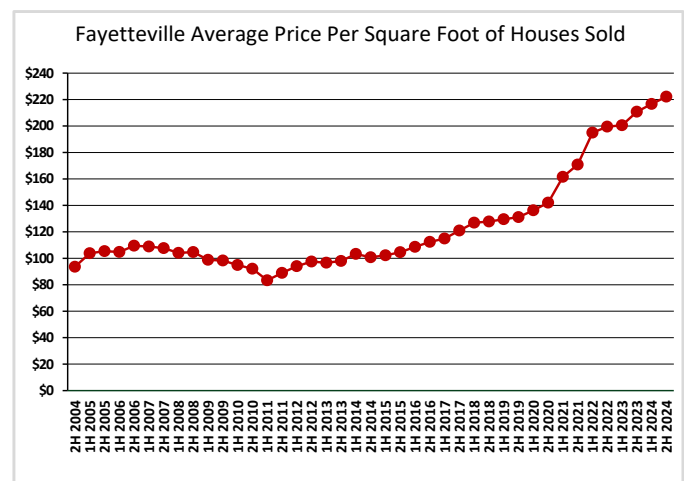
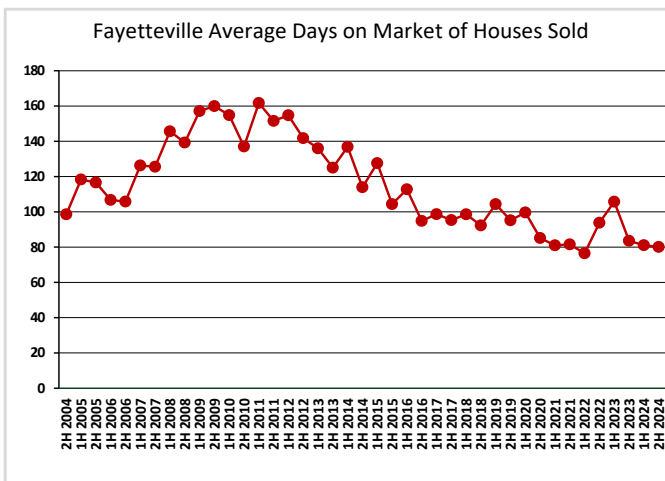
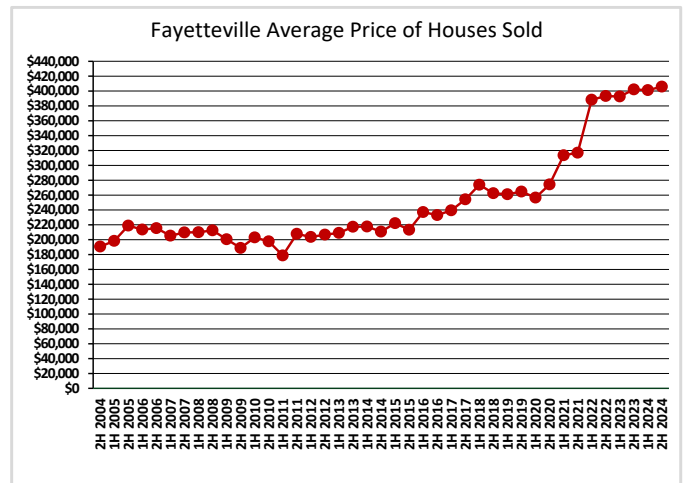
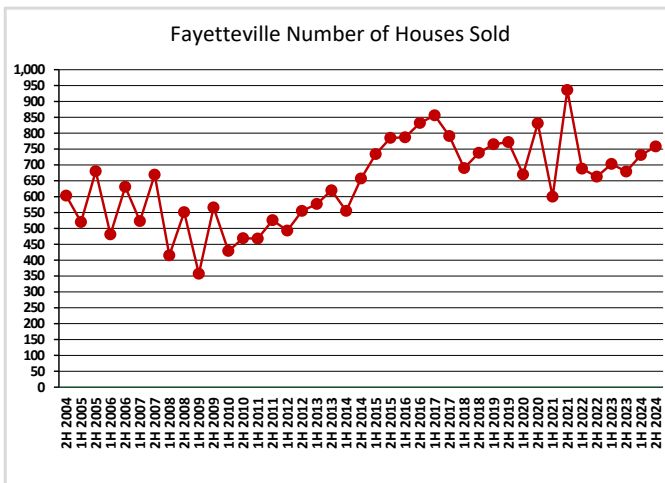
The average price of a house was \$405,821 at \$222.16 per square foot.

The median cost of a house was \$350,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	6	0.8%	1,186	40	91.7%
\$150,001 - \$200,000	19	2.5%	1,061	81	94.5%
\$200,001 - \$250,000	61	8.0%	1,163	73	98.6%
\$250,001 - \$300,000	138	18.2%	1,328	66	99.2%
\$300,001 - \$350,000	156	20.6%	1,641	80	99.0%
\$350,001 - \$400,000	103	13.6%	1,843	82	98.7%
\$400,001 - \$450,000	65	8.6%	1,993	90	98.3%
\$450,001 - \$500,000	54	7.1%	2,178	91	99.6%
\$500,001+	156	20.6%	2,743	88	98.2%
<b>Fayetteville Sold</b>	<b>758</b>	<b>100.0%</b>	<b>1,850</b>	<b>80</b>	<b>98.6%</b>

# Fayetteville

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	679	731	758	11.6%	3.7%
Average Price of Houses Sold	\$402,140	\$401,241	\$405,821	0.9%	1.1%
Average Days on Market	84	81	80	-4.2%	-1.2%
Average Price per Square Foot	\$210.80	\$216.63	\$222.16	5.4%	2.6%
Percentage of County Sales	41.4%	41.0%	38.5%	-6.9%	-5.9%
Number of New Houses Sold	228	298	245	7.5%	-17.8%
Average Price of New Houses Sold	\$377,335	\$368,256	\$365,165	-3.2%	-0.8%
Average Days on Market of New Houses Sold	134	105	99	-26.2%	-6.1%
Number of Houses Listed	229	282	261	14.0%	-7.4%
Average List Price of Houses Listed	\$477,654	\$528,406	\$524,216	9.7%	-0.8%

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshier Heights	1	0.1%	2,022	116	\$525,000	\$259.64
Abshiers	1	0.1%	1,118	17	\$160,000	\$143.11
Aiden's Place	32	4.2%	1,615	92	\$332,039	\$206.37
Anderson Farm	1	0.1%	1,158	83	\$355,000	\$306.56
Appleby	1	0.1%	2,527	57	\$550,000	\$217.65
Barrington Parke	3	0.4%	2,986	69	\$582,000	\$196.80
Baum Crossing	2	0.3%	2,015	88	\$436,250	\$216.50
Belair Acres	2	0.3%	1,212	38	\$282,500	\$233.10
Belclaire Estates	1	0.1%	2,627	53	\$585,000	\$222.69
Bellwood	2	0.3%	1,631	63	\$332,500	\$203.88
Bird Haven Terrace	1	0.1%	1,340	41	\$299,500	\$223.51
Bishop	3	0.4%	1,246	39	\$251,167	\$201.46
Blueberry Meadows	2	0.3%	1,703	62	\$313,750	\$184.10
Bohlens	1	0.1%	1,820	47	\$380,000	\$208.79
Boles	2	0.3%	1,329	34	\$444,950	\$337.77
Boxwood	1	0.1%	1,887	42	\$404,000	\$214.10
Braden	1	0.1%	1,686	42	\$360,000	\$213.52
Bradford Place HPR	3	0.4%	880	53	\$167,600	\$198.17
Breeze Cove HPR	1	0.1%	1,424	79	\$295,000	\$207.16
Breezy Heights	1	0.1%	2,355	71	\$625,000	\$265.39
Bridgedale	1	0.1%	2,801	44	\$560,200	\$200.00
Bridgeport	6	0.8%	2,724	63	\$565,167	\$203.94
Broadview	3	0.4%	2,563	80	\$629,600	\$245.95
Brookbury Woods	4	0.5%	2,780	113	\$548,250	\$197.93
Brookhaven Estates	1	0.1%	3,240	34	\$820,000	\$253.09
Brookhollow	2	0.3%	1,230	68	\$244,000	\$199.17
Brooklands At Mountain Ranch	8	1.1%	2,460	43	\$534,875	\$223.54
Brookside East	2	0.3%	1,812	26	\$355,000	\$195.93
Brophy	1	0.1%	2,373	21	\$565,000	\$238.10
Bungalows At Cato Springs	1	0.1%	1,555	34	\$330,000	\$212.22
Burl Dodd	2	0.3%	1,386	50	\$451,950	\$327.01
Butterfield	1	0.1%	2,510	79	\$451,800	\$180.00
Campbell Ave Condos HPR	1	0.1%	600	21	\$350,000	\$583.33
Campbell Bell Bldg HPR	1	0.1%	2,090	1	\$1,685,000	\$806.22

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cedar Creek	1	0.1%	2,206	134	\$420,000	\$190.39
Cedarwood	3	0.4%	1,618	63	\$373,333	\$230.41
Center, The	1	0.1%	854	31	\$210,000	\$245.90
Centerbrook	3	0.4%	1,346	68	\$287,333	\$213.75
Century Estates	1	0.1%	2,603	86	\$610,000	\$234.34
Charleston Place	1	0.1%	2,184	117	\$500,000	\$228.94
Chevaux Court Condos	1	0.1%	1,405	89	\$209,000	\$148.75
Clabber Creek	9	1.2%	1,799	80	\$375,278	\$211.90
Clearwood Crossings	2	0.3%	1,514	116	\$321,000	\$212.06
Clover Creek	1	0.1%	1,515	33	\$280,000	\$184.82
Cobblestone	6	0.8%	1,684	47	\$355,250	\$210.99
Copper Creek	6	0.8%	3,130	67	\$626,150	\$201.03
Cottages At Old Wire	2	0.3%	2,304	34	\$764,500	\$328.26
Cottages On Cato Springs	1	0.1%	788	380	\$235,000	\$298.22
Country Club Estates	3	0.4%	2,771	72	\$516,000	\$198.00
County Court	2	0.3%	1,095	43	\$222,500	\$198.16
Coves	8	1.1%	1,546	77	\$288,125	\$191.52
Covington Park	5	0.7%	3,325	73	\$722,200	\$217.67
Creek Meadow	1	0.1%	3,197	51	\$699,900	\$218.92
Creekside	1	0.1%	2,700	17	\$580,000	\$214.81
Creekside Meadows	2	0.3%	1,353	40	\$296,000	\$218.86
Creekview	2	0.3%	2,263	122	\$497,500	\$219.93
Crescent Lake	1	0.1%	2,500	67	\$525,000	\$210.00
Crestwood Acres	2	0.3%	3,030	207	\$851,775	\$299.05
Crofton Manor	1	0.1%	1,902	76	\$370,000	\$194.53
Cross Keys	4	0.5%	2,428	93	\$435,000	\$179.75
Crossover Heights	2	0.3%	1,722	103	\$357,750	\$207.76
Crystal Cove	1	0.1%	3,601	23	\$765,000	\$212.44
Crystal Springs	8	1.1%	1,905	64	\$355,375	\$187.58
Crystal Springs Village	25	3.3%	1,606	64	\$326,073	\$204.84
David Lyle Village	6	0.8%	1,548	114	\$304,333	\$195.85
Davidson	1	0.1%	1,077	28	\$355,000	\$329.62
Davis & Ferguson	1	0.1%	1,068	17	\$278,000	\$260.30
Dickson HPR	1	0.1%	859	49	\$420,000	\$488.94
Dickson Square Hpr	1	0.1%	400	28	\$330,000	\$825.00
Dunaway	1	0.1%	1,274	48	\$292,000	\$229.20

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
East Oaks	5	0.7%	2,160	44	\$521,480	\$235.72
Edgehill	1	0.1%	4,017	48	\$705,000	\$175.50
Element, The	35	4.6%	1,804	134	\$363,299	\$201.34
Fairfield	2	0.3%	1,826	102	\$328,750	\$180.42
Fairview Heights	1	0.1%	936	394	\$179,000	\$191.24
Falcon Ridge	2	0.3%	1,967	45	\$388,000	\$197.56
Fayetteville Original	6	0.8%	1,749	94	\$734,167	\$412.43
Ferguson	1	0.1%	2,329	89	\$600,000	\$257.62
Fieldstone	10	1.3%	1,421	104	\$254,450	\$177.71
Fiesta Park	2	0.3%	1,005	31	\$255,500	\$254.99
Fincher	1	0.1%	1,392	105	\$222,500	\$159.84
Forest Heights	1	0.1%	2,922	178	\$699,000	\$239.22
Forest Hills	1	0.1%	3,117	133	\$685,000	\$219.76
Fred Starr Estates	1	0.1%	5,786	159	\$1,402,500	\$242.40
Georgian Place	1	0.1%	1,440	45	\$233,000	\$161.81
Glennwood	1	0.1%	2,156	107	\$335,000	\$155.38
Glenwood Park	1	0.1%	2,400	99	\$510,600	\$212.75
Gragg	1	0.1%	1,140	109	\$328,000	\$287.72
Grandview Heights	1	0.1%	1,300	39	\$265,000	\$203.85
Graue	1	0.1%	936	90	\$278,770	\$297.83
Green Acres	1	0.1%	1,506	28	\$258,000	\$171.31
Green Valley	2	0.3%	2,013	36	\$380,500	\$192.47
Gunter	3	0.4%	1,628	32	\$620,333	\$381.95
Hamptons	2	0.3%	1,922	82	\$391,000	\$203.52
Hamptons, The	2	0.3%	2,212	68	\$403,500	\$182.66
Hawkins House At Shiloh	2	0.3%	1,251	34	\$267,450	\$213.79
Henderson Park	28	3.7%	2,357	115	\$527,653	\$224.30
Hendrix	1	0.1%	1,728	24	\$348,500	\$201.68
Hendrys	1	0.1%	1,176	46	\$330,000	\$280.61
Heritage East	3	0.4%	1,291	61	\$263,333	\$205.97
Heritage Village	3	0.4%	1,441	61	\$260,667	\$181.24
Hickory Glen	1	0.1%	2,632	21	\$405,000	\$153.88
Hornsby	1	0.1%	2,000	150	\$750,000	\$375.00
Hughmount Village	1	0.1%	2,849	58	\$589,000	\$206.74
Huntingdon	4	0.5%	2,115	51	\$426,500	\$202.48
Hyland Park	3	0.4%	3,134	56	\$596,667	\$181.50

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ice House HPR	1	0.1%	1,345	267	\$627,000	\$466.17
Jackson Heights	1	0.1%	1,861	97	\$447,000	\$240.19
Jacksons First	2	0.3%	2,131	122	\$480,000	\$213.49
Jennings	5	0.7%	1,535	126	\$399,800	\$268.33
Johnson Road	2	0.3%	1,005	48	\$210,250	\$209.09
Jug Wheeler	1	0.1%	1,264	28	\$305,000	\$241.30
Kantz Place	1	0.1%	1,224	67	\$205,000	\$167.48
Lakewood	1	0.1%	1,650	18	\$391,500	\$237.27
Lee	1	0.1%	2,281	62	\$500,000	\$219.20
Leflars	2	0.3%	2,253	171	\$650,500	\$286.75
Legacy Bldg HPR	1	0.1%	1,199	50	\$579,000	\$482.90
Legacy Heights	2	0.3%	1,605	39	\$328,000	\$204.55
Legacy Pointe	7	0.9%	2,147	86	\$385,357	\$179.73
Leverett Terrace	3	0.4%	981	73	\$193,833	\$198.01
Lewis Baldwin	5	0.7%	1,350	39	\$175,800	\$135.40
Lierly Lane	1	0.1%	1,669	57	\$328,000	\$196.52
Lynnwood Estates	1	0.1%	4,374	118	\$850,000	\$194.33
Lyons	1	0.1%	414	43	\$260,000	\$628.02
Magnolia Crossing	2	0.3%	1,055	85	\$245,500	\$232.91
Magnolia Park	2	0.3%	2,406	33	\$580,000	\$241.09
Maison Sequoyah HPR	1	0.1%	702	271	\$202,500	\$288.46
Maple Crest	3	0.4%	1,045	40	\$250,667	\$243.73
Maple Valley	1	0.1%	1,959	86	\$380,000	\$193.98
Masonic	2	0.3%	2,005	30	\$784,000	\$391.39
Masters	1	0.1%	2,658	76	\$480,000	\$180.59
Mathias	1	0.1%	1,628	92	\$354,000	\$217.44
Meadow Vale	1	0.1%	784	151	\$154,000	\$196.43
Meadowlands	1	0.1%	2,162	71	\$365,000	\$168.83
Metro District Lofts HPR	2	0.3%	1,269	45	\$575,000	\$457.39
Mission Heights	2	0.3%	3,185	36	\$924,750	\$291.08
Mountain Ranch	2	0.3%	1,969	116	\$398,500	\$202.99
Mountain View	1	0.1%	2,111	45	\$705,000	\$333.96
Mullis Apts HPR	1	0.1%	680	120	\$380,000	\$558.82
North Heights	1	0.1%	1,677	77	\$323,000	\$192.61
North Ridge	4	0.5%	1,951	51	\$439,750	\$227.19
Oak Tree Condos	1	0.1%	1,008	82	\$190,000	\$188.49
Oakbrooke	4	0.5%	1,801	69	\$472,000	\$263.31



# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Oakland Hills	3	0.4%	2,595	33	\$443,833	\$176.21
Oaks Manor	2	0.3%	1,657	28	\$327,500	\$198.03
Ottis Watson	1	0.1%	1,644	16	\$373,500	\$227.19
Owl Creek	1	0.1%	1,434	27	\$297,000	\$207.11
Paradise Place	1	0.1%	6,296	316	\$950,000	\$150.89
Paradise Valley	1	0.1%	2,431	167	\$424,000	\$174.41
Paradise View Estates	2	0.3%	2,222	41	\$475,000	\$213.23
Park Hill At Mountain Ranch	2	0.3%	1,685	30	\$377,500	\$224.37
Park Meadows	9	1.2%	1,480	72	\$286,045	\$197.48
Park Place	2	0.3%	2,419	41	\$551,950	\$228.46
Parksdale	3	0.4%	1,662	72	\$389,100	\$232.46
Persimmon Place	3	0.4%	1,896	39	\$340,000	\$179.34
Pine Crest	4	0.5%	1,013	29	\$249,500	\$246.77
Pines At Springwoods HPR	2	0.3%	1,925	61	\$425,000	\$220.77
Prairie View Acres	1	0.1%	3,629	39	\$730,000	\$201.16
Quail Creek	2	0.3%	2,156	87	\$400,000	\$185.41
Quail Ridge	1	0.1%	1,518	55	\$322,000	\$212.12
Quarry Trace	4	0.5%	1,328	38	\$270,000	\$203.77
Regency Estates	1	0.1%	1,728	29	\$389,500	\$225.41
Regency North	2	0.3%	1,170	52	\$277,500	\$238.76
Riverside Village	67	8.8%	1,407	59	\$269,268	\$196.07
Riverwalk	15	2.0%	2,163	136	\$440,587	\$203.94
Rochier Heights	1	0.1%	1,394	32	\$342,000	\$245.34
Rockhaven	1	0.1%	1,870	27	\$383,500	\$205.08
Rockwood	2	0.3%	3,121	77	\$787,500	\$252.18
Rolling Hills	3	0.4%	1,628	78	\$386,633	\$235.97
Rolling Meadows	1	0.1%	1,473	98	\$363,000	\$246.44
Rose Hill	1	0.1%	2,227	208	\$826,000	\$370.90
Roy Adams	1	0.1%	1,788	68	\$600,000	\$335.57
Rupple Row	3	0.4%	1,894	123	\$346,865	\$183.03
Sage Meadows	2	0.3%	1,828	78	\$355,000	\$194.29
Sagely Place	1	0.1%	2,038	31	\$475,000	\$233.07
Salem Heights	2	0.3%	1,791	38	\$363,000	\$202.76
Salem Meadows	3	0.4%	1,558	54	\$318,783	\$204.67

# Fayetteville

## Characteristics of Houses Sold

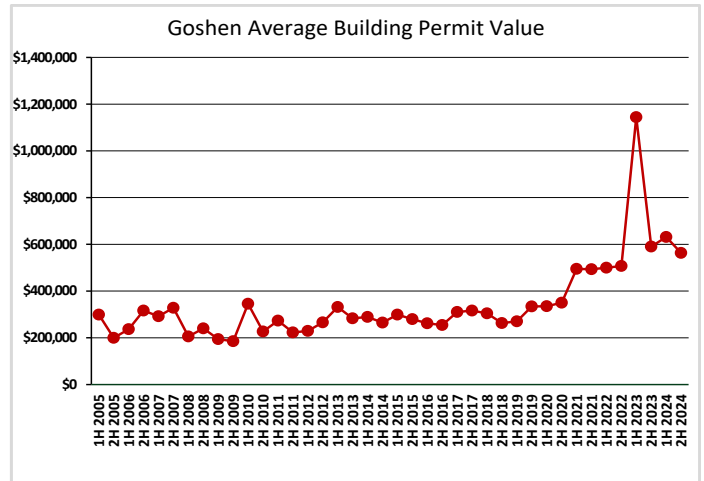
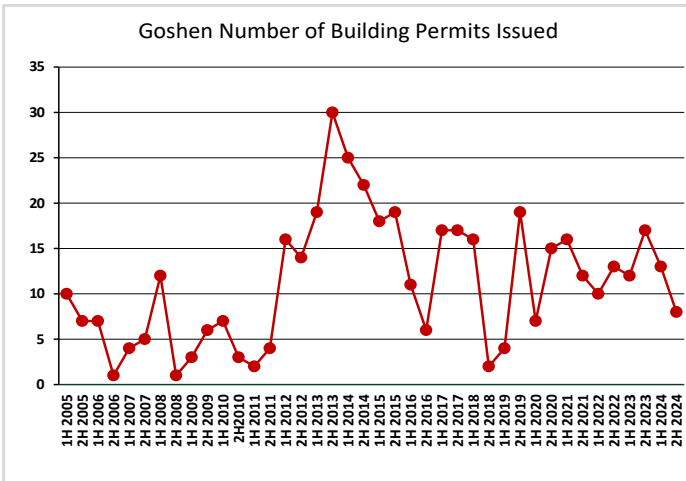
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Salem Village	3	0.4%	1,722	120	\$283,781	\$166.28
Savanna Estates	2	0.3%	2,619	51	\$679,500	\$259.45
Sequoyah Meadows	1	0.1%	2,076	49	\$423,500	\$204.00
Sequoyah South	9	1.2%	1,428	49	\$266,404	\$191.68
Sequoyah Woods	3	0.4%	1,679	31	\$355,000	\$213.42
Silverthorne	1	0.1%	2,217	26	\$459,500	\$207.26
Silvertree Twnhms	1	0.1%	1,500	40	\$275,000	\$183.33
Skyler Place	1	0.1%	1,461	29	\$315,000	\$215.61
South Gregg Ave HPR	1	0.1%	528	28	\$232,500	\$440.34
South Hampton	2	0.3%	2,241	34	\$479,640	\$218.86
Southern Woods	11	1.5%	1,212	138	\$292,091	\$241.15
Spring Creek	1	0.1%	2,685	42	\$699,000	\$260.34
Spring Hollow Estates	1	0.1%	3,268	56	\$462,500	\$141.52
St. James Park	1	0.1%	1,871	64	\$385,000	\$205.77
Stage Station	6	0.8%	1,753	108	\$431,146	\$251.19
Stephens	1	0.1%	1,148	31	\$300,000	\$261.32
Stone Hollow	1	0.1%	1,924	455	\$474,000	\$246.36
Stone Mountain	5	0.7%	3,881	76	\$859,100	\$219.48
Stonebridge Meadows	6	0.8%	2,720	132	\$523,750	\$192.92
Stonebrook	2	0.3%	1,947	61	\$415,000	\$213.24
Stonewood	1	0.1%	2,043	92	\$413,000	\$202.15
Strawberry Hill	1	0.1%	2,520	51	\$460,000	\$182.54
Stubblefield	1	0.1%	2,098	71	\$452,000	\$215.44
Summerhill	1	0.1%	2,665	48	\$385,000	\$144.47
Summersby	1	0.1%	4,237	31	\$1,020,000	\$240.74
Summit West	1	0.1%	1,734	133	\$567,500	\$327.28
Sun Valley	1	0.1%	1,846	56	\$360,000	\$195.02
Sunbridge Villas	5	0.7%	1,436	68	\$326,380	\$226.44
Sundance Meadows	1	0.1%	1,935	41	\$365,000	\$188.63
Sunset Heights	1	0.1%	1,754	58	\$380,000	\$216.65
Sunset Woods	3	0.4%	2,495	97	\$591,333	\$243.09
Sycamore Two HPR	1	0.1%	1,220	111	\$382,000	\$313.11
Timber Crest	3	0.4%	2,535	45	\$508,333	\$200.45
Timber Ridge Estates	4	0.5%	2,138	468	\$354,900	\$165.48
Timber Trails	1	0.1%	1,662	52	\$330,000	\$198.56
Treetops	1	0.1%	2,186	47	\$540,000	\$247.03

# Fayetteville

## Characteristics of Houses Sold

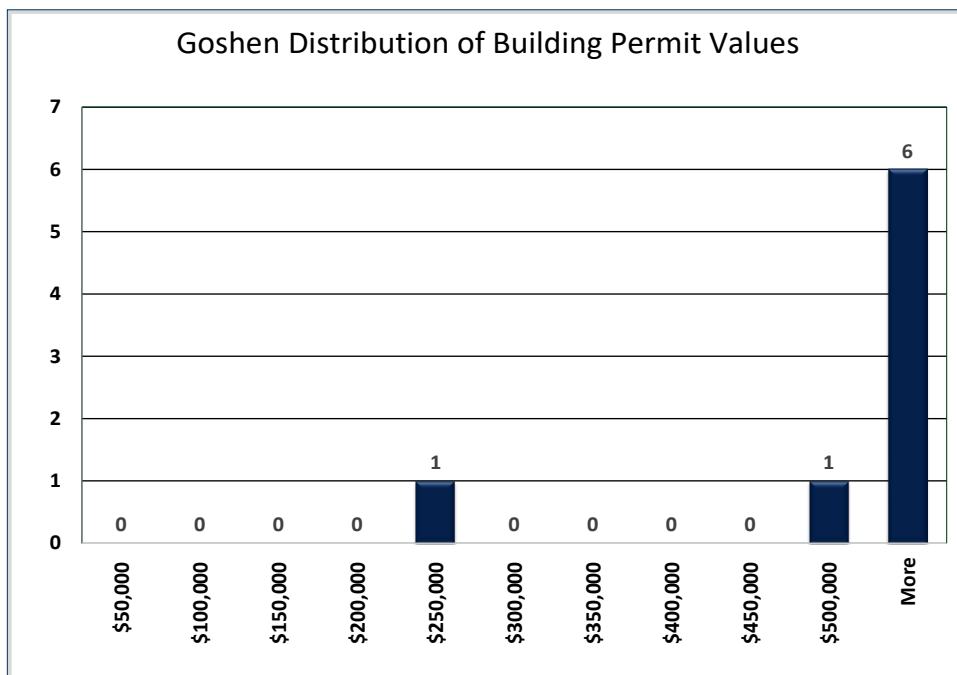
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Uark Bowl HPR	1	0.1%	1,265	58	\$550,000	\$434.78
Villa North	1	0.1%	1,220	53	\$180,000	\$147.54
Village On Shiloh	1	0.1%	1,180	58	\$235,000	\$199.15
Villages Of Sloanbrooke, The	15	2.0%	1,671	51	\$366,383	\$219.89
Villas At Forest Hills	3	0.4%	1,833	56	\$385,500	\$209.97
Virginia Hills	1	0.1%	3,479	41	\$965,000	\$277.38
Walnut Crossing	4	0.5%	1,385	45	\$276,250	\$199.45
Walnut Heights	1	0.1%	1,316	32	\$253,500	\$192.63
Walnut Park	3	0.4%	1,354	41	\$274,167	\$202.39
Walnut View Estates	4	0.5%	1,514	50	\$291,500	\$192.72
Watson	1	0.1%	1,326	109	\$280,000	\$211.16
Watson Place	2	0.3%	1,223	75	\$465,100	\$382.09
West Sunny Acres	1	0.1%	1,288	21	\$320,000	\$248.45
West View	1	0.1%	2,517	153	\$535,000	\$212.55
Western Methodist Assembly	2	0.3%	2,273	84	\$736,500	\$322.16
Westridge	1	0.1%	1,917	59	\$330,000	\$172.14
Westwoods	1	0.1%	2,391	35	\$370,000	\$154.75
Whistler Woods	1	0.1%	2,558	70	\$705,000	\$275.61
Wildflower Meadows	5	0.7%	2,801	85	\$570,760	\$205.91
Willow Ave Condo HPR	1	0.1%	1,458	170	\$450,000	\$308.64
Willow Bend	1	0.1%	1,124	80	\$292,000	\$259.79
Willow Springs	8	1.1%	1,532	55	\$277,138	\$181.70
Wilson Adams	3	0.4%	2,090	69	\$533,333	\$272.80
Wilson Dunn	4	0.5%	1,409	126	\$259,500	\$187.67
Wilsons	2	0.3%	1,781	56	\$674,999	\$379.00
Winwood	3	0.4%	1,758	128	\$398,333	\$226.41
Woodbury	1	0.1%	2,301	18	\$595,000	\$258.58
Woodfield	1	0.1%	886	42	\$225,000	\$253.95
Woodridge	5	0.7%	1,909	49	\$402,780	\$210.80
Yorktowne Square	2	0.3%	2,137	47	\$463,500	\$218.80
Other	25	3.3%	2,055	95	\$555,188	\$256.82
Fayetteville Houses Sold	758	100.0%	1,850	80	\$405,821	\$222.16

# Goshen Building Permits



Goshen	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	17	13	8	-52.9%	-38.5%
Average Value of Residential Building Permits	\$590,269	\$631,583	\$562,928	-4.6%	-10.9%

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



# Goshen

## Active Subdivisions

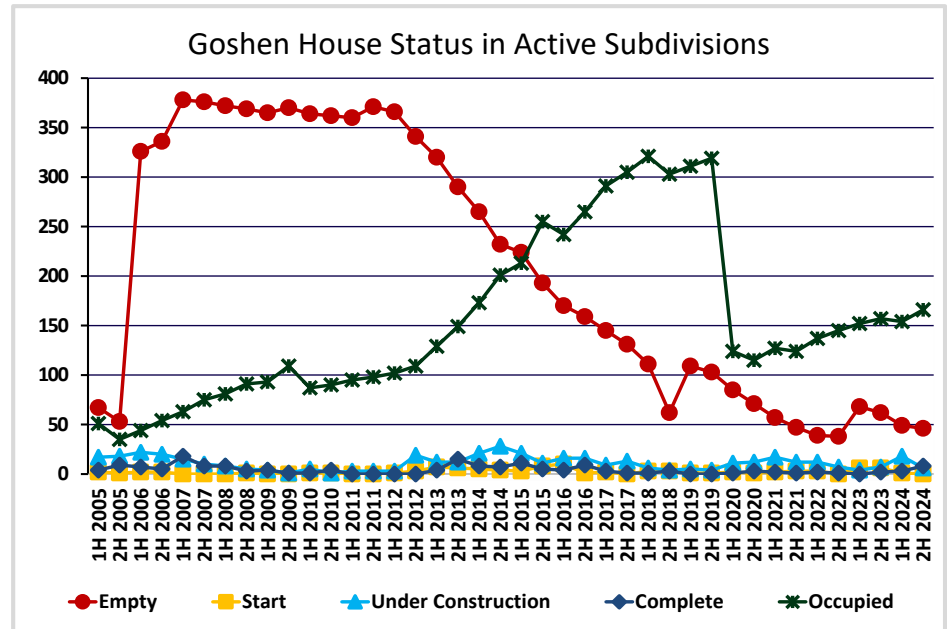
There were 226 total lots in 7 active subdivisions in Goshen in the second half 2024. 73.5 percent of the lots were occupied, 3.5 percent were complete but unoccupied, 2.7 were under construction, 0.0 percent were starts, and 20.4 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the second half 2024 were Asher Ranch Estates with 4, Bridlewood, Phase I with 1, and The Knolls with 1.

Asher Ranch Estates had the most houses becoming occupied in Goshen with 9 houses. An additional 2 houses in The Knolls became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 2 of the 7 active subdivisions in Goshen.

12 new houses in Goshen became occupied in the second half 2024. The annual absorption rate implies



that there are 32.7 months of remaining inventory in active subdivisions, down from 92.4 percent in the first half of 2024.

In 3 of the 7 active subdivisions in Goshen, no yearly absorption occurred in the second half 2024.

The percentage of houses occupied by owners increased in Goshen from 78.3 percent in 2012 to 79.5 percent in the second half 2024.

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

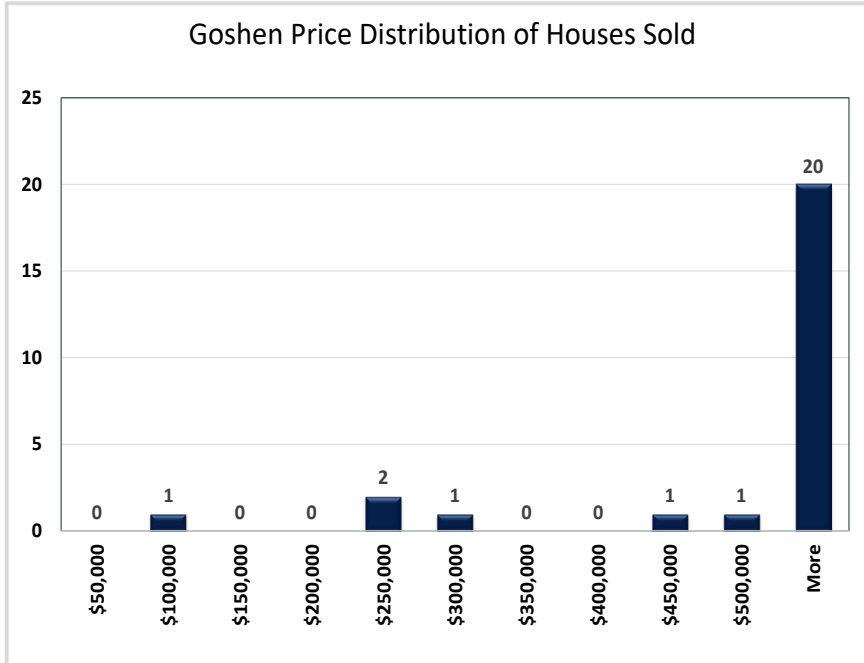
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch Estates	16	0	4	8	12	40	9	30.5
Autumn View <sup>1,2</sup>	5	0	0	0	3	8	0	--
Bridlewood, Phase I	1	0	1	0	36	38	1	24.0
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Knolls, The	8	0	1	0	61	70	2	21.6
Riverside Estates, Phase I	10	0	0	0	41	51	0	120.0
Riverside Estates, Phase II, III, IIIA, IV <sup>1</sup>	3	0	0	0	6	9	0	36.0
<b>Goshen Active Lots</b>	<b>46</b>	<b>0</b>	<b>6</b>	<b>8</b>	<b>166</b>	<b>226</b>	<b>12</b>	<b>32.7</b>

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

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

# Goshen

## Price Distribution of Houses Sold



26 houses were sold in Goshen in the second half 2024.

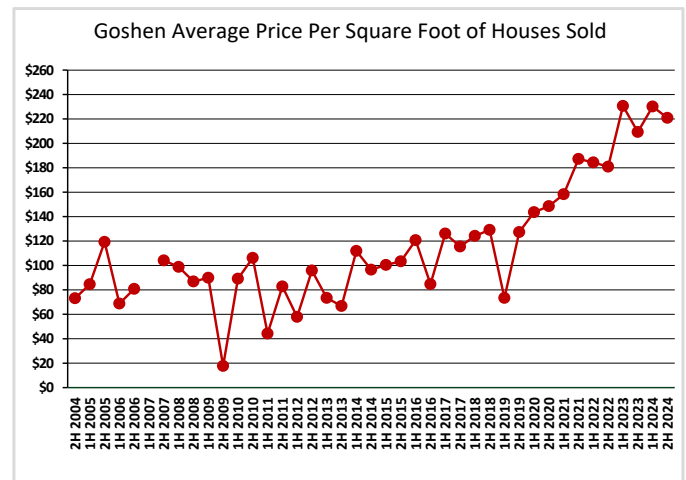
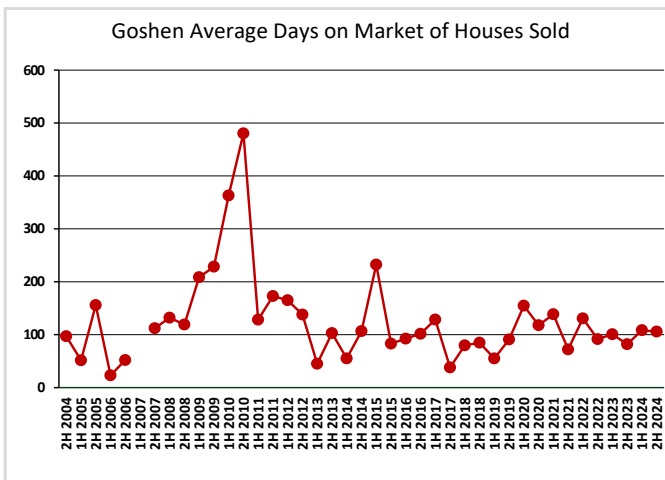
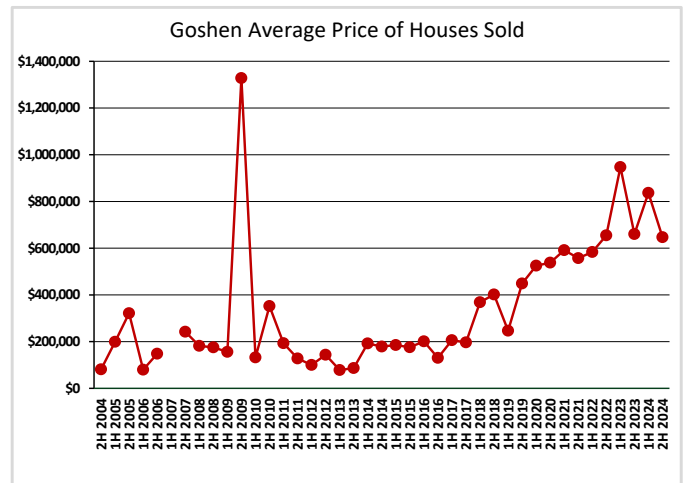
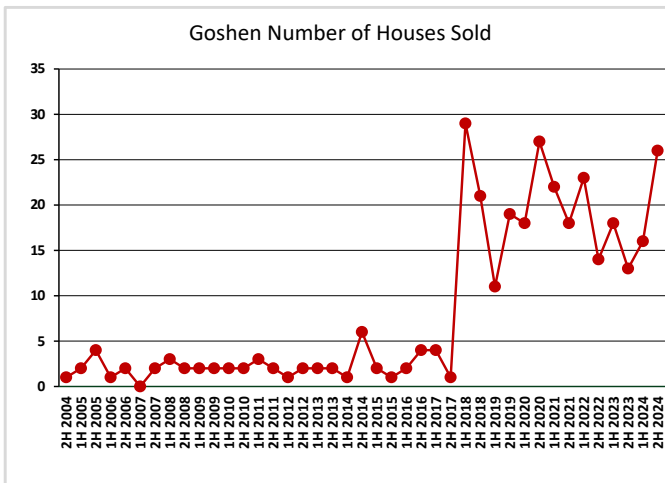
The average price of a house was \$647,096 at \$220.92 per square foot.

The median cost of a house was \$730,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	3.8%	1,137	61	84.3%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	2	7.7%	1,467	42	96.6%
\$250,001 - \$300,000	1	3.8%	1,357	111	100.0%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	3.8%	1,366	89	94.5%
\$450,001 - \$500,000	1	3.8%	2,198	74	97.5%
\$500,001+	20	76.9%	3,302	117	98.6%
Goshen Sold	26	100.0%	2,886	106	97.8%

# Goshen

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	13	16	26	100.0%	62.5%
Average Price of Houses Sold	\$660,187	\$836,606	\$647,096	-2.0%	-22.7%
Average Days on Market	82	108	106	29.1%	-2.3%
Average Price per Square Foot	\$209.31	\$230.12	\$220.92	5.5%	-4.0%
Percentage of County Sales	1.3%	1.9%	2.1%	62.0%	12.8%
Number of New Houses Sold	2	2	13	550.0%	550.0%
Average Price of New Houses Sold	\$717,500.00	\$1,162,500.00	\$712,115.38	-0.8%	-38.7%
Average Days on Market of New Houses Sold	112	91	148	32.1%	62.6%
Number of Houses Listed	1	4	7	600.0%	75.0%
Average List Price of Houses Listed	\$920,986	\$781,986	\$899,500	-2.3%	15.0%



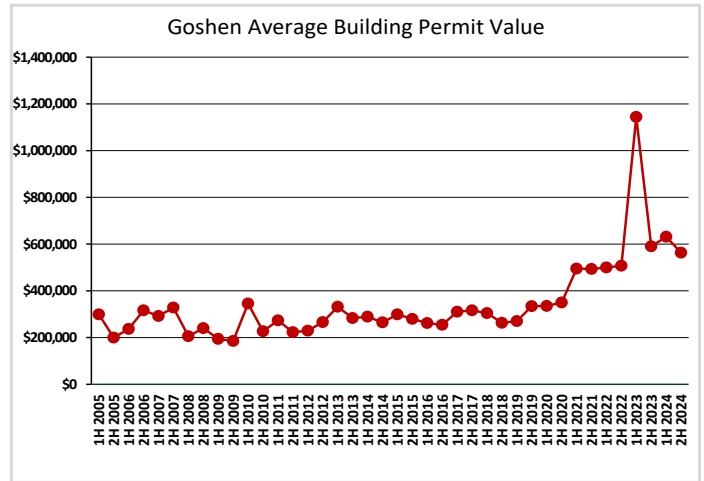
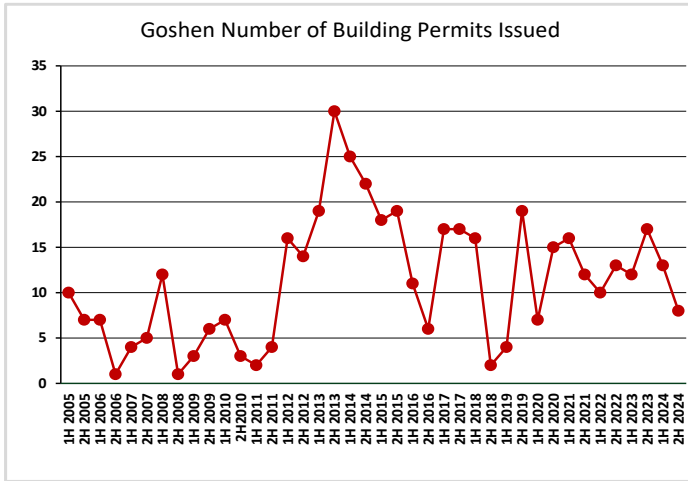
# Goshen

## Characteristics of Houses Sold

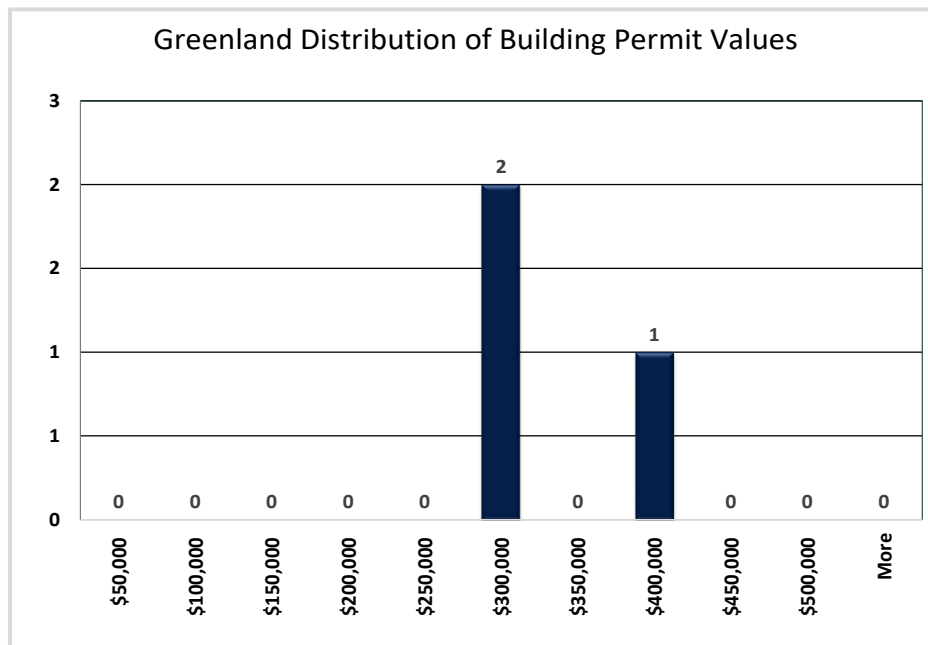
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashers Ranch	11	42.3%	3,115	162	\$729,545	\$234.59
Bordeaux Village	1	3.8%	3,353	154	\$690,000	\$205.79
Goshen	3	11.5%	1,564	82	\$282,500	\$164.99
Knolls	1	3.8%	2,520	64	\$735,000	\$291.67
Leisure Heights	1	3.8%	1,206	50	\$245,000	\$203.15
Riverside Estates	1	3.8%	4,500	45	\$990,000	\$220.00
Tisdale Glen	1	3.8%	1,728	33	\$235,000	\$136.00
Vineyards	1	3.8%	4,277	47	\$864,000	\$202.01
Waterford Estates At Hissom Ranch	5	19.2%	3,427	47	\$753,600	\$219.76
Other	1	3.8%	1,366	89	\$425,000	\$311.13
	26	100.0%	2,886	106	\$647,096	\$220.92



# Greenland Building Permits



Greenland	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	3	4	3	0.0%	-25.0%
Average Value of Residential Building Permits	\$225,000	\$147,500	\$318,839	41.7%	116.2%



# Greenland

## Active Subdivisions

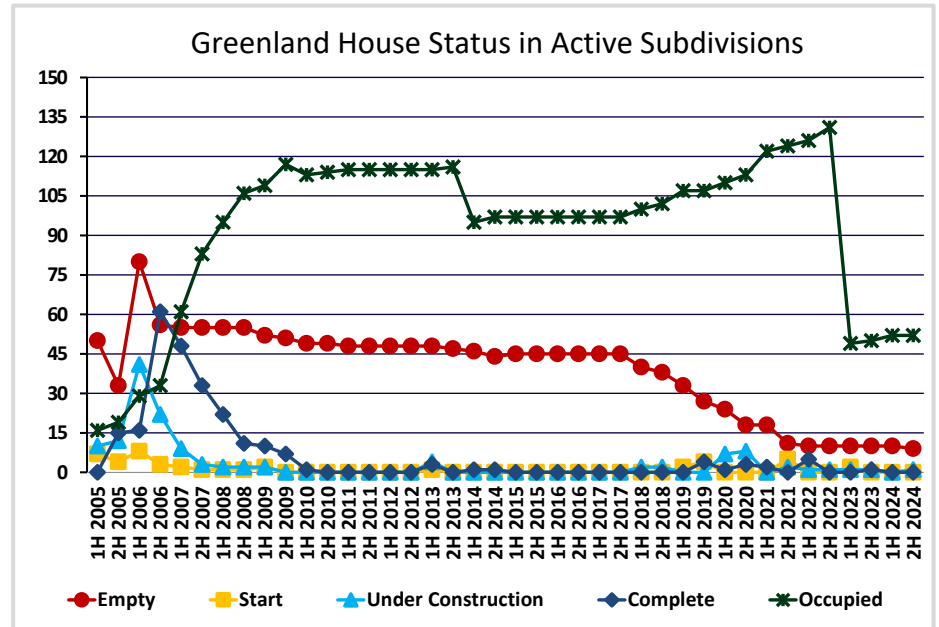
There were 62 total lots in 1 active subdivisions in Greenland in the second half 2024. 83.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.6 were under construction, 0.0 percent were starts, and 0.0 percent were empty lots.

The subdivisions with the most houses under construction in Greenland during the second half 2024 were Lee Valley, Phase IV with 1.

No houses became occupied in Greenland in the second half 2024.

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

No new houses in Greenland became occupied in the second half 2024. The annual absorption rate implies that there are 60.0 months of remaining inventory in active subdivisions, down from 40.0 percent in the first half of 2024.



In the 1 active subdivisions in Greenland, no yearly absorption has occurred in the second half 2024.

The percentage of houses occupied by owners increased in Greenland from 68.5 percent in 2012 to 71.7 percent in the second half 2024.

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

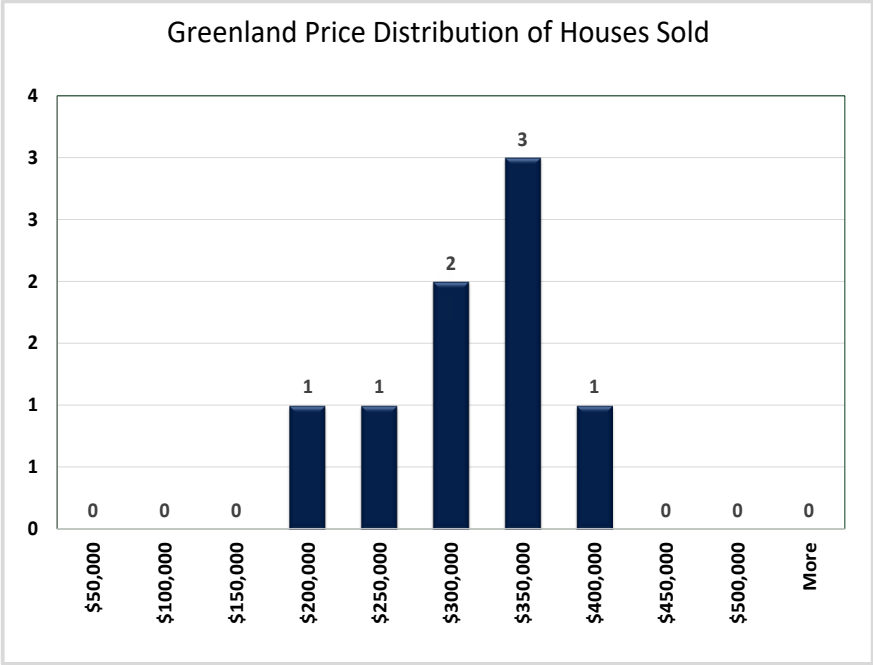
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley, Phase IV	9	0	1	0	52	62	0	60.0
Greenland Active Lots	9	0	1	0	52	62	0	60.0

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

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

# Greenland

## Price Distribution of Houses Sold



8 houses were sold in Greenland in the second half 2024.

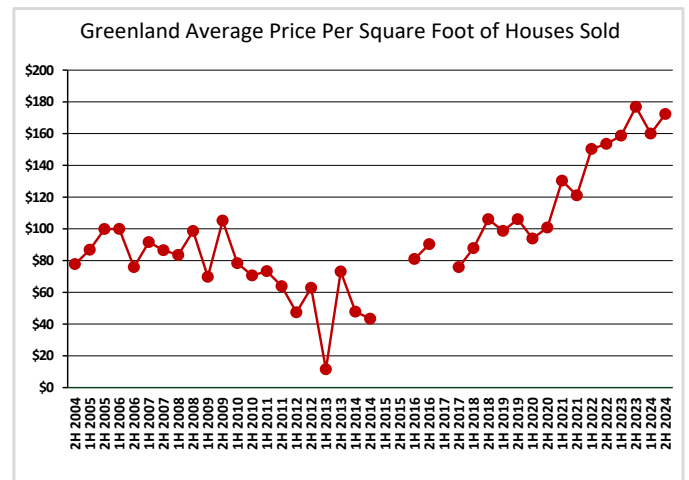
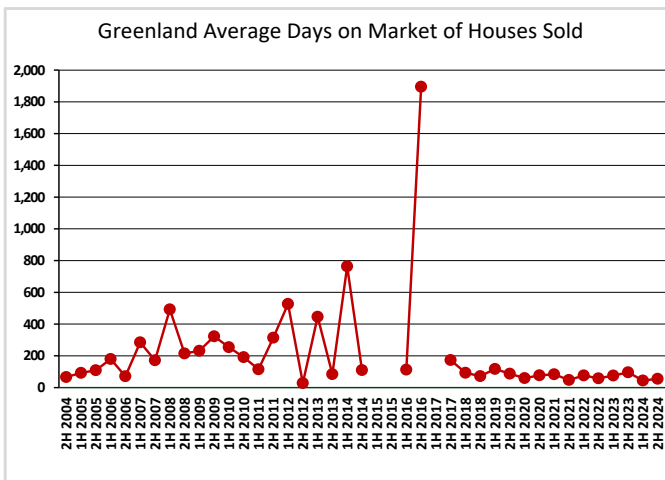
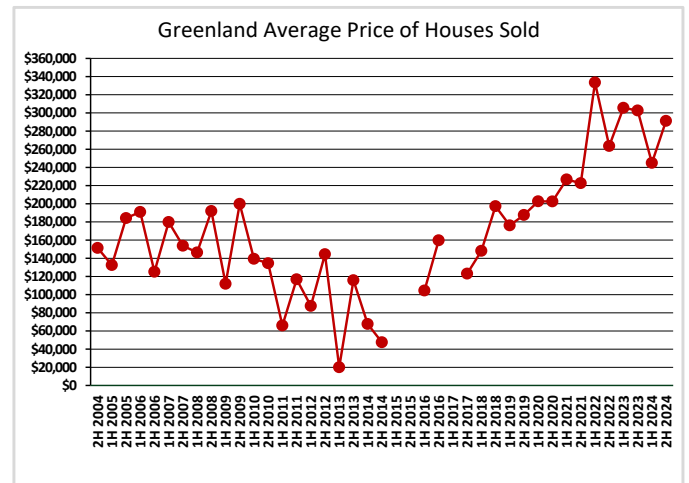
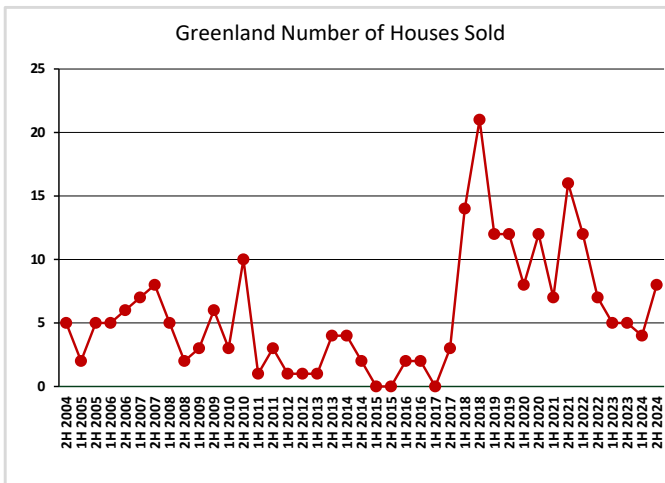
The average price of a house was \$291,204 at \$172.34 per square foot.

The median cost of a house was \$302,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	12.5%	1,222	58	102.5%
\$200,001 - \$250,000	1	12.5%	1,248	49	100.0%
\$250,001 - \$300,000	2	25.0%	1,591	51	95.8%
\$300,001 - \$350,000	3	37.5%	1,832	63	96.2%
\$350,001 - \$400,000	1	12.5%	2,500	42	94.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Greenland Sold	8	100.0%	1,706	55	97.1%

# Greenland

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	5	4	8	60.0%	100.0%
Average Price of Houses Sold	\$302,600	\$245,000	\$291,204	-3.8%	18.9%
Average Days on Market	96	44	55	-42.6%	25.0%
Average Price per Square Foot	\$176.81	\$160.02	\$172.34	-2.5%	7.7%
Percentage of County Sales	0.2%	0.1%	0.3%	27.3%	113.2%
Number of New Houses Sold	1	0	0	-100.0%	--
Average Price of New Houses Sold	\$421,000.00	--	--	--	--
Average Days on Market of New Houses Sold	244	--	--	--	--
Number of Houses Listed	1	4	7	600.0%	75.0%
Average List Price of Houses Listed	\$945,000	\$861,750	\$343,671	-63.6%	-60.1%

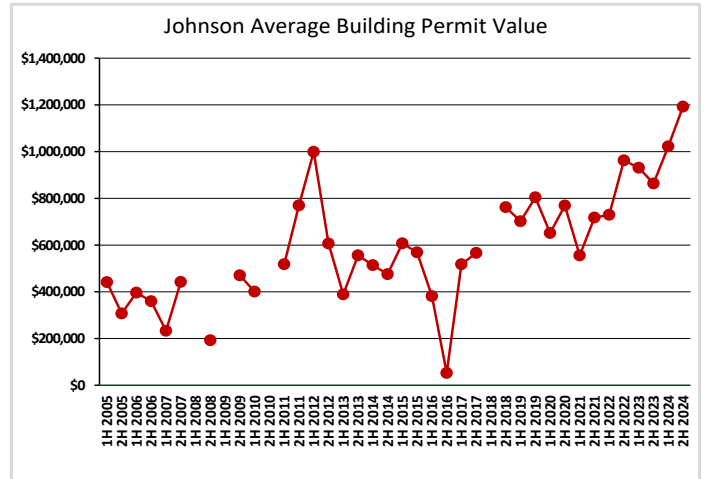
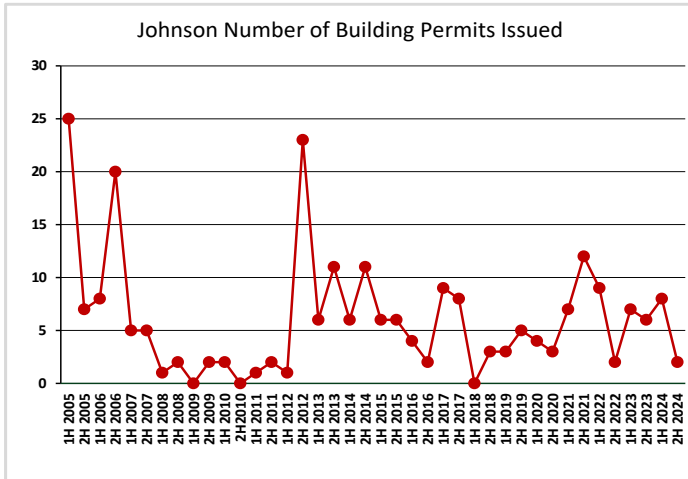
# Greenland

## Characteristics of Houses Sold

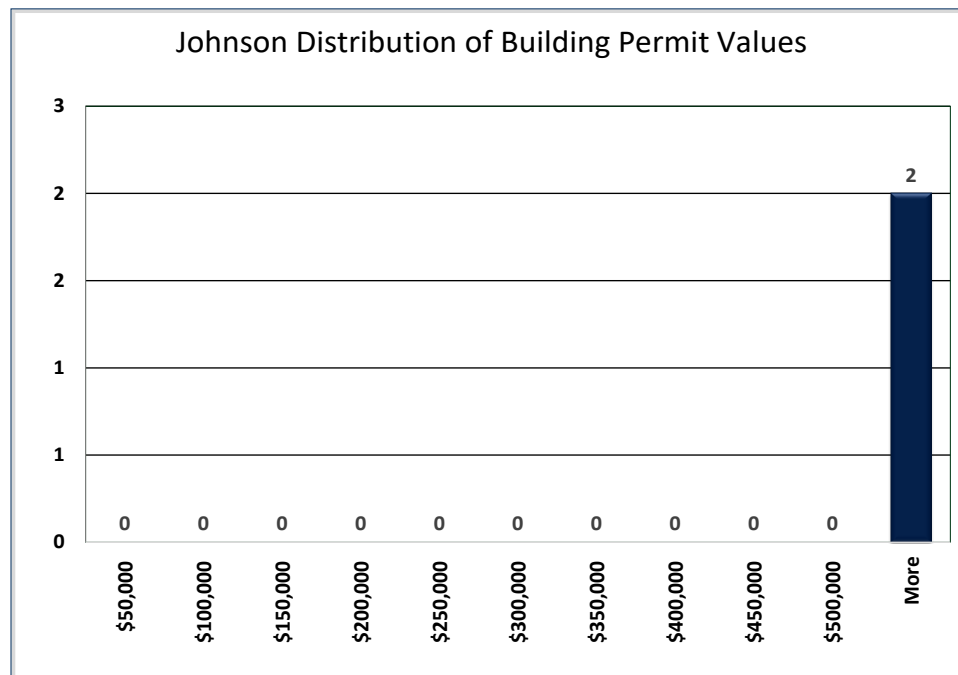
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Homestead	1	12.5%	1,801	33	\$310,000	\$172.13
Lee Valley	3	37.5%	1,949	48	\$331,667	\$173.12
Other	4	50.0%	1,500	66	\$256,157	\$171.81
	8	100.0%	1,706	55	\$291,204	\$172.34



# Johnson Building Permits



Johnson	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	6	8	2	-66.7%	-75.0%
Average Value of Residential Building Permits	\$863,416	\$1,022,311	\$1,192,297	38.1%	16.6%





# Johnson

## Active Subdivisions

There were 324 total lots in 8 active subdivisions in Johnson in the second half 2024.

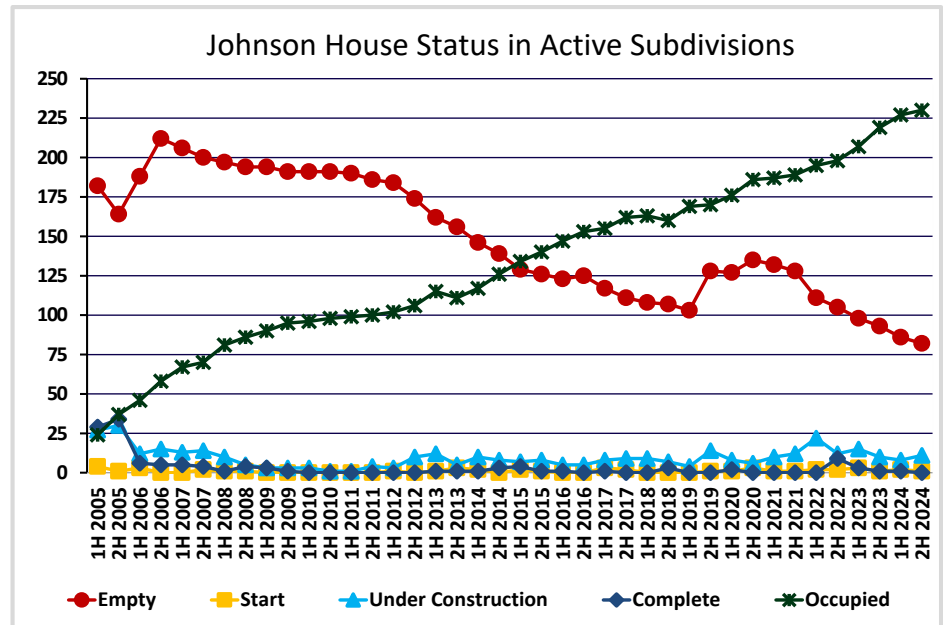
71.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.4 were under construction, 0.3 percent were starts, and 25.3 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the second half 2024 were Clear Creek, Phase I, Clear Creek, Phase V, and Johnson Square, Phase 1A, all with 3.

Johnson Square Phase 1B had the most houses becoming occupied in Johnson with 2 houses. An additional 1 house in Clear Creek, Phase V became occupied in the second half 2024.

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

3 new houses in Johnson



became occupied in the second half 2024. The annual absorption rate implies that there are 102.5 months of remaining inventory in active subdivisions, up from 60.0 percent in the first half of 2024.

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

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 53.8 percent in the second half 2024.

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

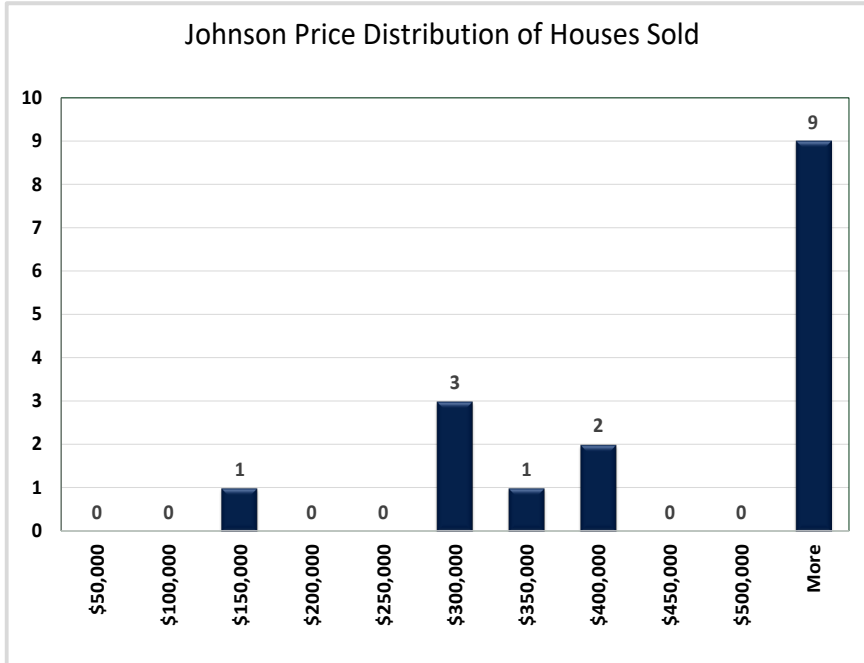
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	7	0	0	0	30	37	0	42.0
Clear Creek, Phase I	12	0	3	0	32	47	0	180.0
Clear Creek, Phase II <sup>1</sup>	3	0	0	0	42	45	0	18.0
Clear Creek, Phase III <sup>1,2</sup>	7	0	0	0	33	40	0	--
Clear Creek, Phase V	20	0	3	0	12	35	1	276.0
Heritage Hills	6	0	1	0	58	65	0	42.0
Johnson Square Phase 1A	12	0	3	0	8	23	0	--
Johnson Square Phase 1B	15	1	1	0	15	32	2	68.0
<b>Johnson Active Lots</b>	<b>82</b>	<b>1</b>	<b>11</b>	<b>0</b>	<b>230</b>	<b>324</b>	<b>3</b>	<b>102.5</b>

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

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

# Johnson

## Price Distribution of Houses Sold



16 houses were sold in Johnson in the second half 2024.

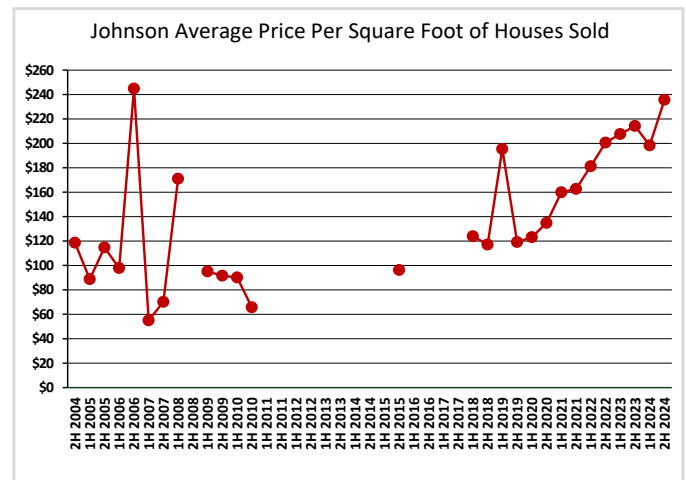
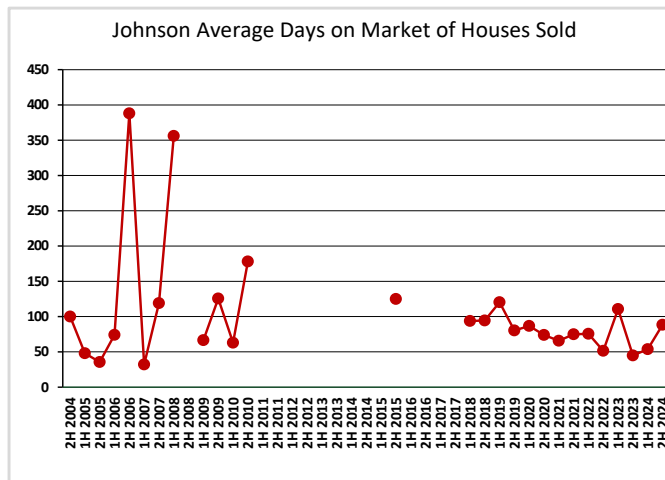
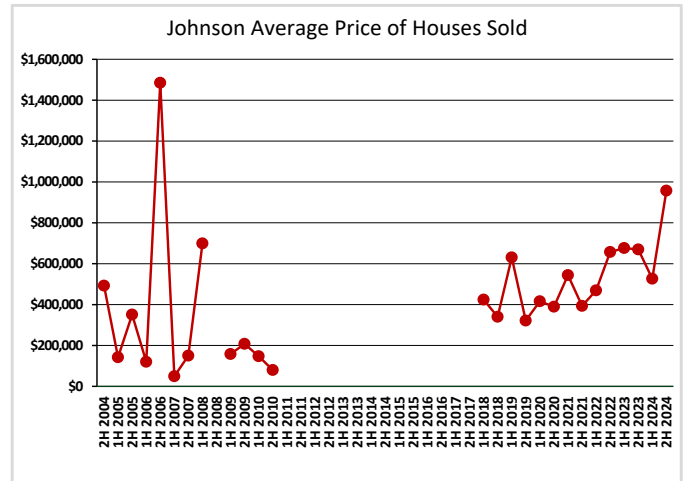
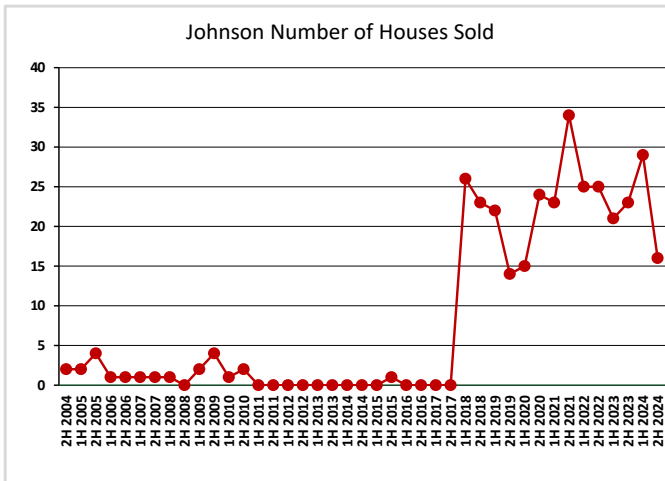
The average price of a house was \$957,189 at \$235.66 per square foot.

The median cost of a house was \$838,750.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	6.3%	720	112	73.8%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	3	18.8%	1,386	66	99.2%
\$300,001 - \$350,000	1	6.3%	2,068	57	88.2%
\$350,001 - \$400,000	2	12.5%	1,917	70	99.2%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	9	56.3%	5,292	101	94.7%
<b>Johnson Sold</b>	<b>16</b>	<b>100.0%</b>	<b>3,650</b>	<b>88</b>	<b>94.4%</b>

# Johnson

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	23	29	16	-30.4%	-44.8%
Average Price of Houses Sold	\$669,967	\$526,686	\$957,189	42.9%	81.7%
Average Days on Market	45	54	88	96.6%	64.6%
Average Price per Square Foot	\$214.23	\$198.29	\$235.66	10.0%	18.8%
Percentage of County Sales	2.3%	2.1%	1.9%	-17.9%	-10.1%
Number of New Houses Sold	2	0	1	-50.0%	--
Average Price of New Houses Sold	\$774,950	--	\$1,199,999	54.8%	--
Average Days on Market of New Houses Sold	40	--	111	181.0%	--
Number of Houses Listed	2	7	3	50.0%	-57.1%
Average List Price of Houses Listed	\$2,785,000	\$1,442,071	\$881,667	-68.3%	-38.9%

# Johnson

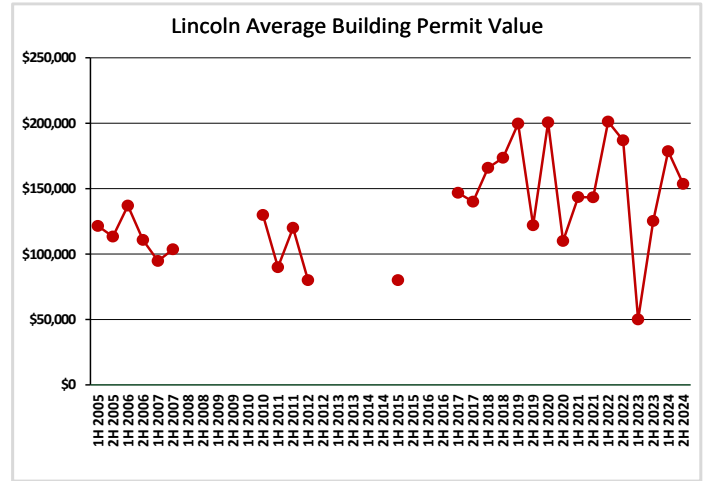
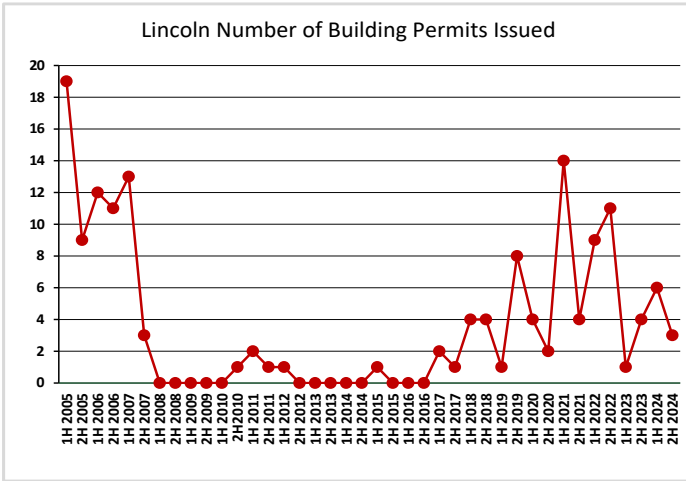
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Carley Meadows	1	6.3%	1,294	33	\$286,000	\$221.02
Clear Creek	6	37.5%	5,924	125	\$1,718,104	\$284.71
Divens	1	6.3%	1,584	52	\$299,900	\$189.33
Fergusons Glen	1	6.3%	1,896	40	\$354,500	\$186.97
Heritage Hills	2	12.5%	4,161	23	\$891,500	\$213.75
Johnson Square	1	6.3%	3,763	111	\$1,199,999	\$318.89
Ravenswood	1	6.3%	1,280	114	\$255,000	\$199.22
Shady Oaks	1	6.3%	1,938	100	\$375,000	\$193.50
Viewpoint	1	6.3%	2,068	57	\$335,000	\$161.99
Other	1	6.3%	720	112	\$118,000	\$163.89
Johnson Sold Houses	16	100.0%	3,650	88	\$957,189	\$235.66

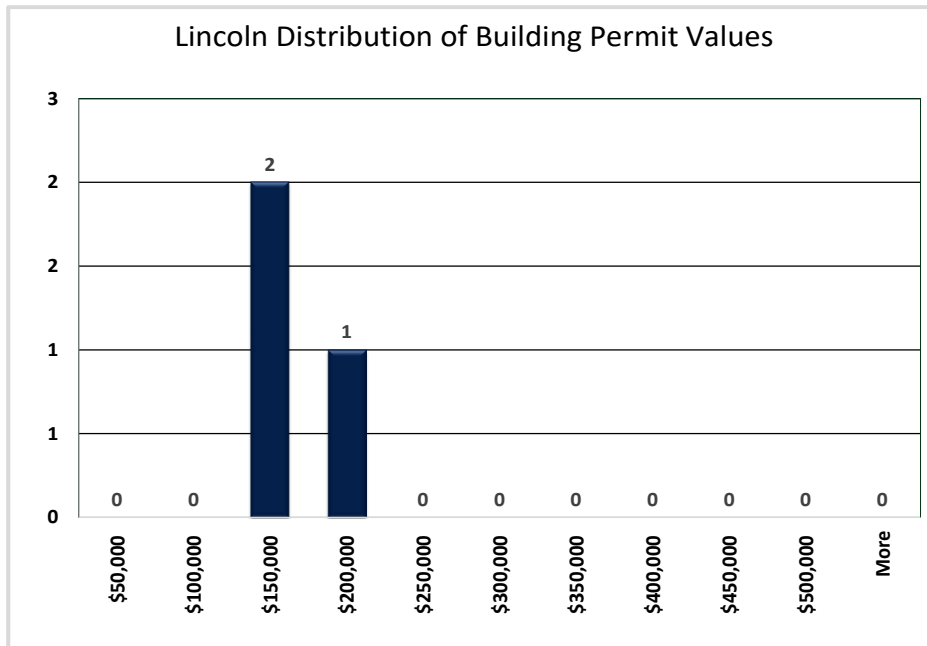


# Lincoln

## Building Permits



Lincoln	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	4	6	3	-25.0%	-50.0%
Average Value of Residential Building Permits	\$125,210	\$178,570	\$153,644	22.7%	-14.0%



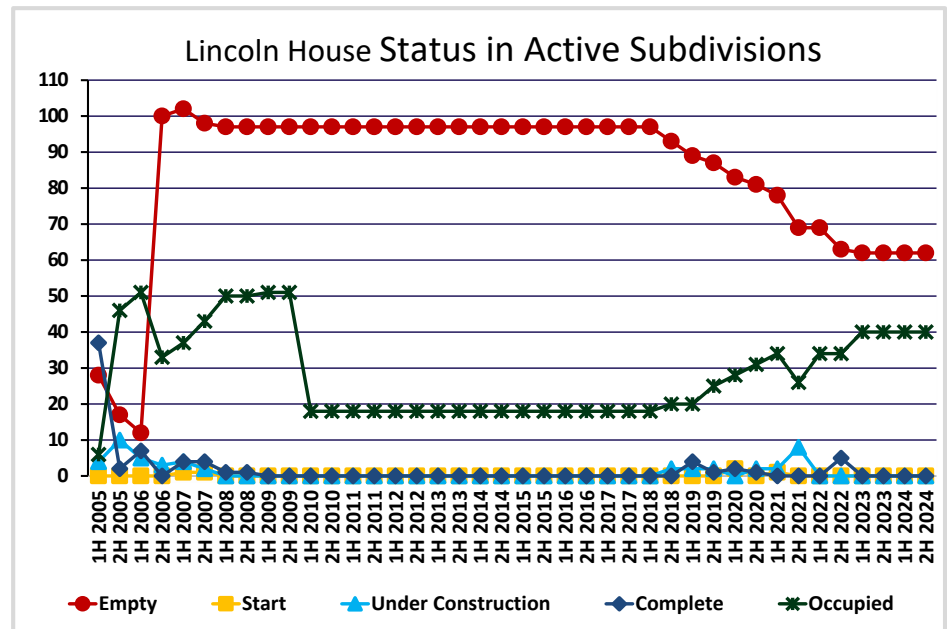
# Lincoln

## Active Subdivisions

There were 102 total lots in 1 active subdivisions in Lincoln in the second half 2024. 39.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 60.8 percent were empty lots.

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

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 62.6 percent in the second half 2024..



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

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

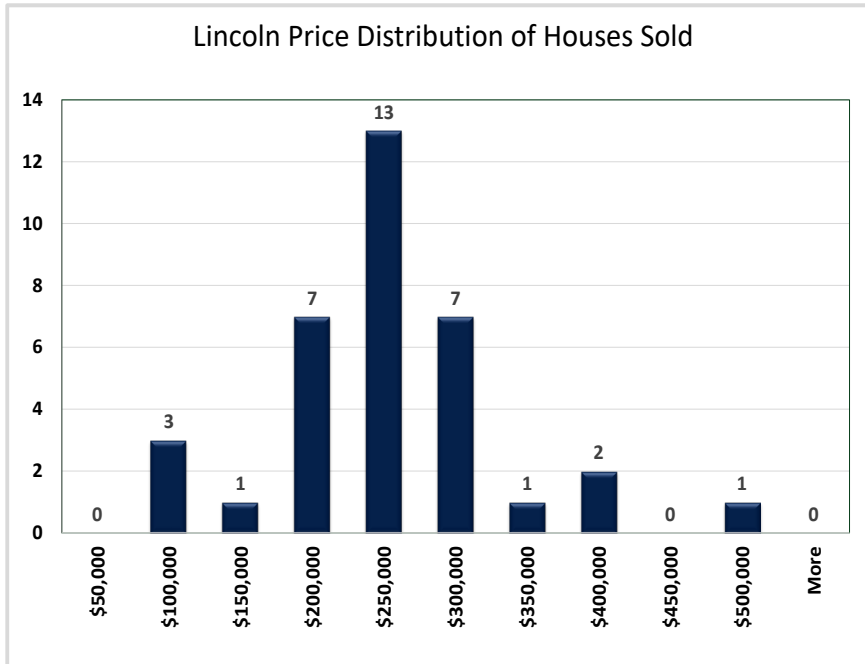
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows <sup>1,2</sup>	62	0	0	0	40	102	0	--
Lincoln Active Lots	62	0	0	0	40	102	0	--

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

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

# Lincoln

## Price Distribution of Houses Sold



35 houses were sold in Lincoln in the second half 2024.

The average price of a house was \$227,975 at \$151.68 per square foot.

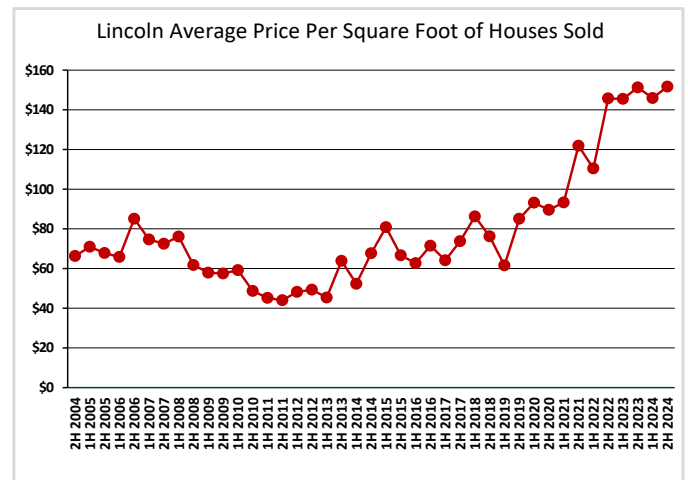
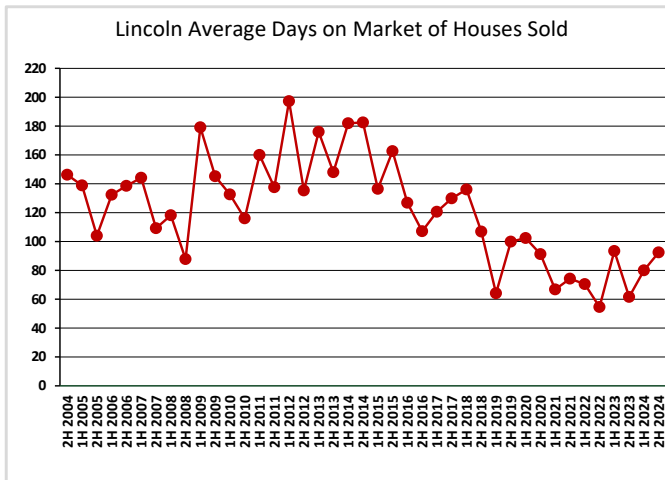
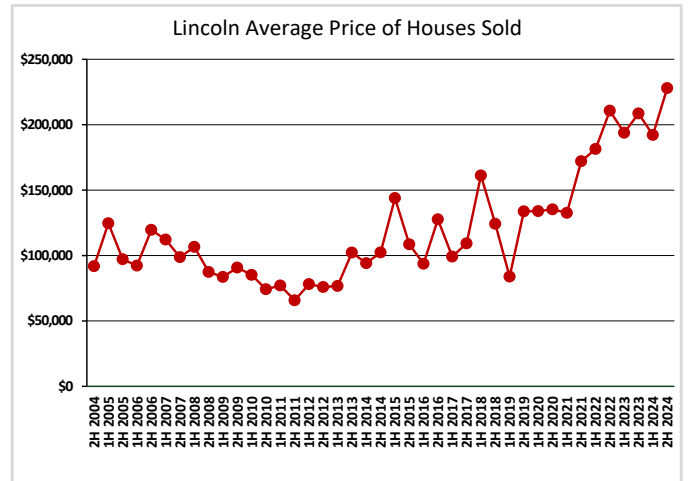
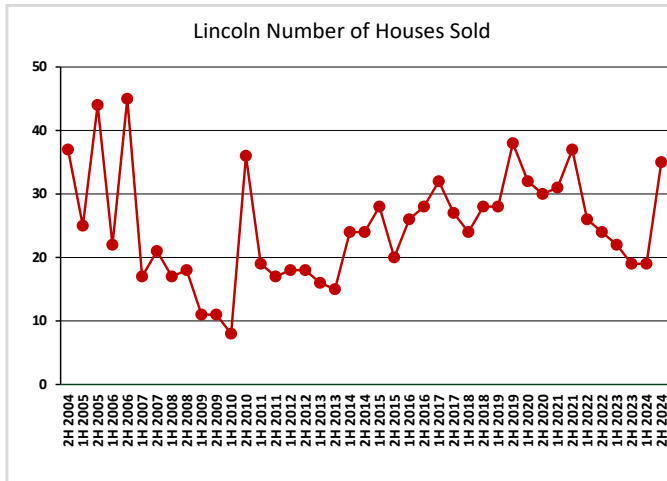
The median cost of a house was \$225,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	8.6%	1,174	52	89.7%
\$100,001 - \$150,000	1	2.9%	1,714	178	100.0%
\$150,001 - \$200,000	7	20.0%	1,237	55	97.7%
\$200,001 - \$250,000	13	37.1%	1,404	86	98.4%
\$250,001 - \$300,000	7	20.0%	1,717	162	100.3%
\$300,001 - \$350,000	1	2.9%	1,600	50	97.5%
\$350,001 - \$400,000	2	5.7%	2,187	58	97.6%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	2.9%	2,265	97	96.3%
\$500,001+	0	0.0%	--	--	--
<b>Lincoln Sold</b>	<b>35</b>	<b>100.0%</b>	<b>1,497</b>	<b>92</b>	<b>97.8%</b>



# Lincoln

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	19	19	35	84.2%	84.2%
Average Price of Houses Sold	\$208,547	\$192,147	\$227,975	9.3%	18.6%
Average Days on Market	62	80	92	50.2%	15.5%
Average Price per Square Foot	\$151.29	\$145.92	\$151.68	0.3%	4.0%
Percentage of County Sales	0.6%	0.5%	1.0%	66.4%	96.1%
Number of New Houses Sold	2	3	4	100.0%	33.3%
Average Price of New Houses Sold	\$263,250	\$266,267	\$251,925	-4.3%	-5.4%
Average Days on Market of New Houses Sold	47	112	196	321.5%	74.5%
Number of Houses Listed	8	12	10	25.0%	-16.7%
Average List Price of Houses Listed	\$270,395	\$243,825	\$264,760	-2.1%	8.6%

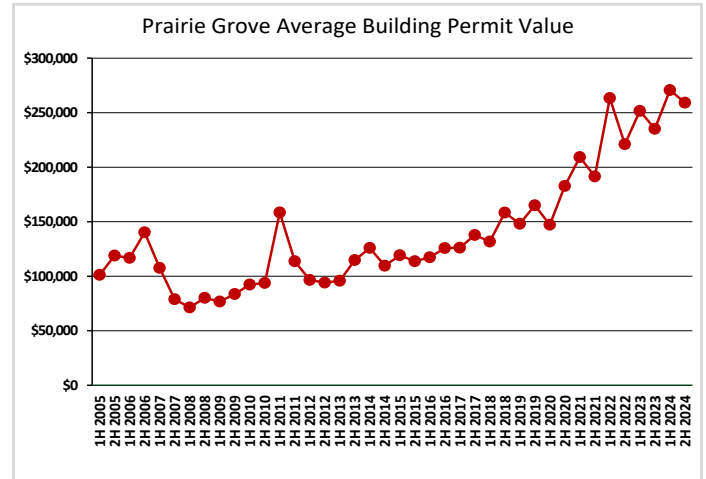
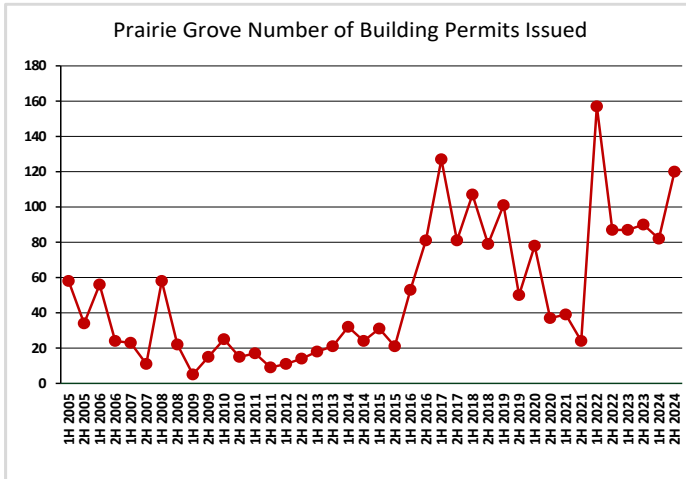
# Lincoln

## Characteristics of Houses Sold

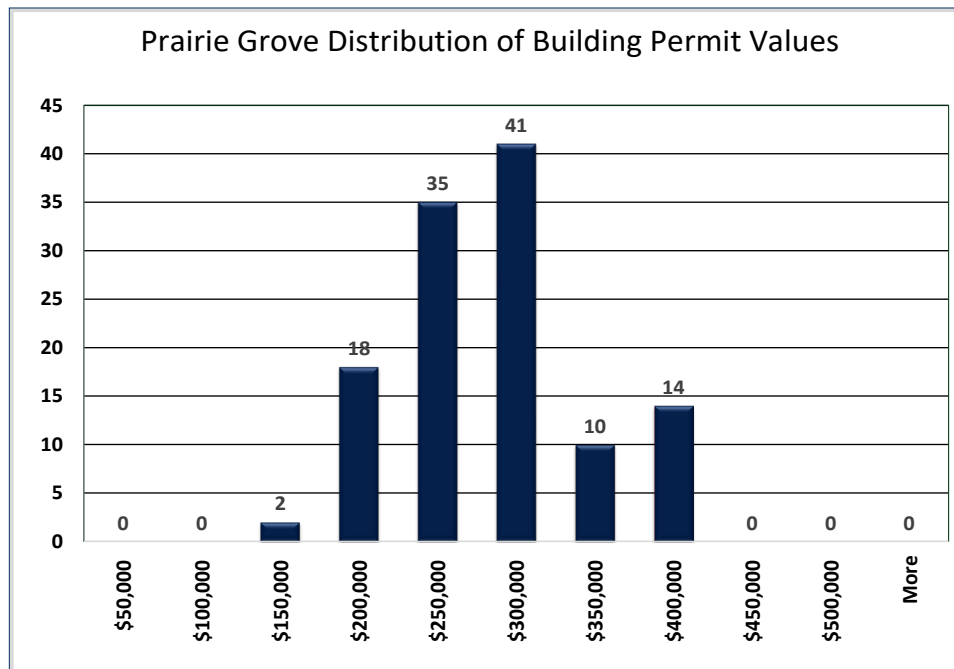
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	2	5.7%	1,173	64	\$174,000	\$148.19
Braly	2	5.7%	1,261	119	\$165,500	\$116.60
Carter/Johnson	1	2.9%	1,309	36	\$245,000	\$187.17
Corley	3	8.6%	1,734	147	\$272,000	\$157.08
Country Meadows	1	2.9%	1,325	17	\$230,000	\$173.58
Lincoln Original	2	5.7%	1,172	60	\$193,500	\$165.20
Reed	3	8.6%	1,486	76	\$240,333	\$162.41
Stapleton	1	2.9%	1,158	43	\$216,000	\$186.53
Sugar Hill Estates	1	2.9%	1,704	54	\$250,000	\$146.71
Other	19	54.3%	1,581	102	\$233,427	\$147.18
	35	100.0%	1,497	92	\$227,975	\$151.68



# Prairie Grove Building Permits



Prairie Grove	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	90	82	120	33.3%	46.3%
Average Value of Residential Building Permits	\$235,196	\$270,645	\$259,136	10.2%	-4.3%



# Prairie Grove

## Active Subdivisions

There were 891 total lots in 10 active subdivisions in Prairie Grove in the second half 2024. 70.1 percent of the lots were occupied, 2.6 percent were complete but unoccupied, 7.7 were under construction, 1.6 percent were starts, and 18.0 percent were empty lots.

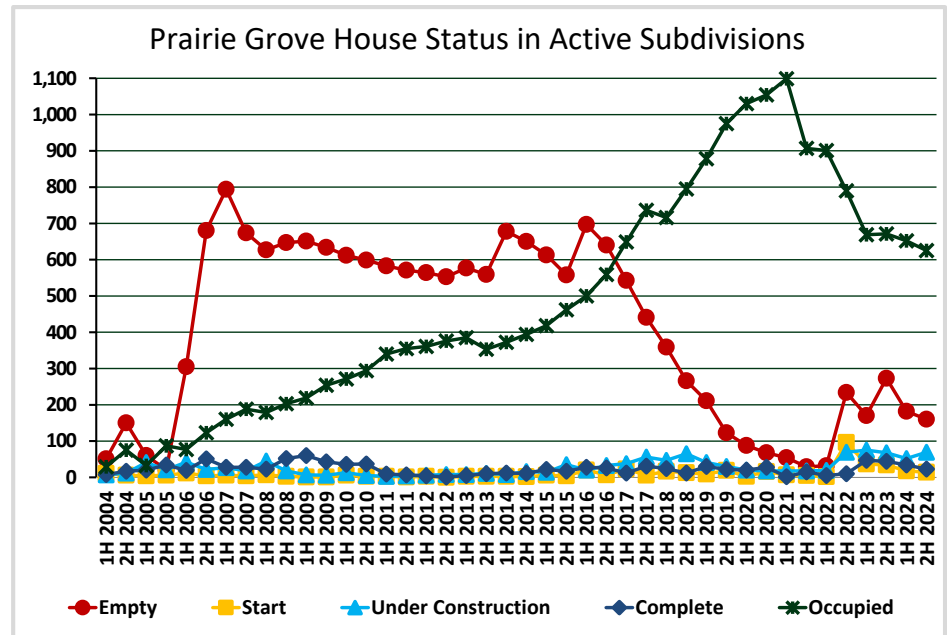
The subdivisions with the most houses under construction in Prairie Grove during the second half 2024 were Mountain View, with 21 and Selah Meadows, Phase I, with 18. Wagnon's Spring followed with 17 houses under construction.

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

71 new houses in Prairie Grove became occupied in the second half 2024. The annual absorption rate implies that there are 16.0 months of remaining inventory in active subdivisions, down from 27.2 percent in the first half of 2024.

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

The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 63.4 percent in the second half 2024.



Additionally, 705 new lots in 5 subdivisions received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hill, Phase 1	1H 2024	82		82
Copper Hill, Phase II	1H 2024	79		79
Copper Hill, Phase III-VIII	1H 2024	380		380
Selah Meadows, Phase II	1H 2024	106		106
Wagnon's Spring, Phase II PUD	2H 2021		58	58
New and Preliminary		647	58	705



# Prairie Grove

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hudson Heights, Phase I	38	0	5	6	37	86	18	15.9
Mountain View	40	4	21	14	99	178	14	17.2
Selah Meadows, Phase I <sup>1</sup>	32	0	18	1	0	51	0	--
Snyder Grove, Phase II, III, IV	0	0	0	0	95	95	19	0.0
Snyder Grove, Phase V	17	4	8	2	15	46	10	24.8
Sundowner, Phase I Sec. I <sup>2</sup>	4	0	0	0	56	60	0	--
Sundowner, Phase I Sec. II	5	0	0	0	137	142	0	15.0
Sundowner, Phase III	1	0	0	0	149	150	2	6.0
Wagnon's Spring	23	6	17	0	12	58	6	46.0
Wakefield Park	0	0	0	0	25	25	2	0.0
<b>Prairie Grove Active Lots</b>	<b>160</b>	<b>14</b>	<b>69</b>	<b>23</b>	<b>625</b>	<b>891</b>	<b>71</b>	<b>16.0</b>

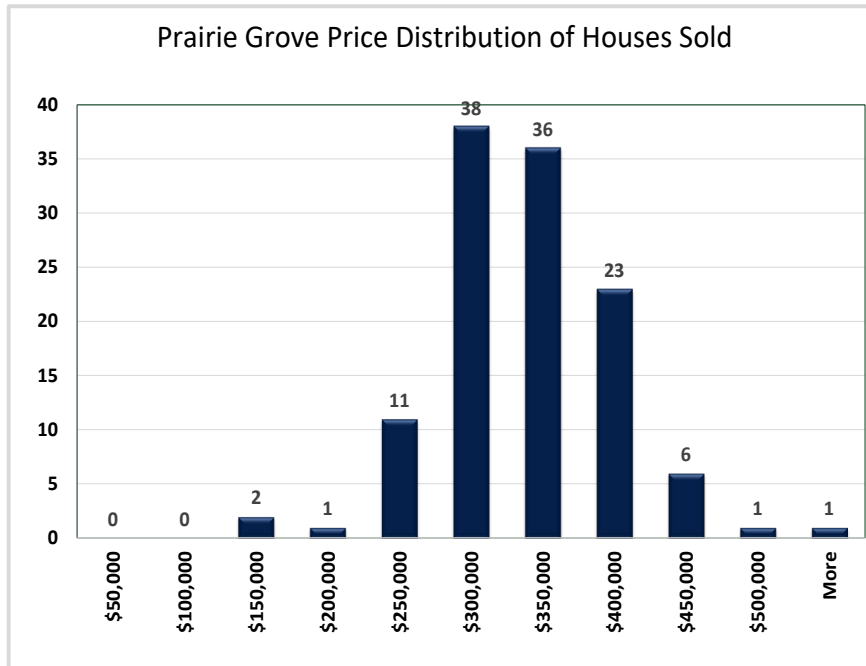
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Prairie Grove

## Price Distribution of Houses Sold



119 houses were sold in Prairie Grove in the second half 2024.

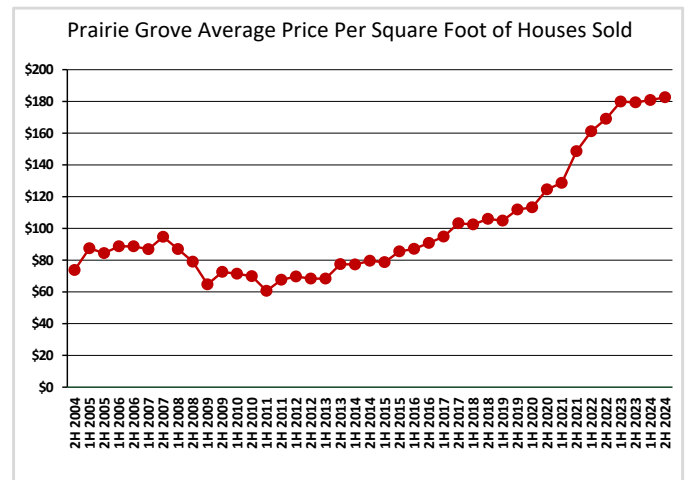
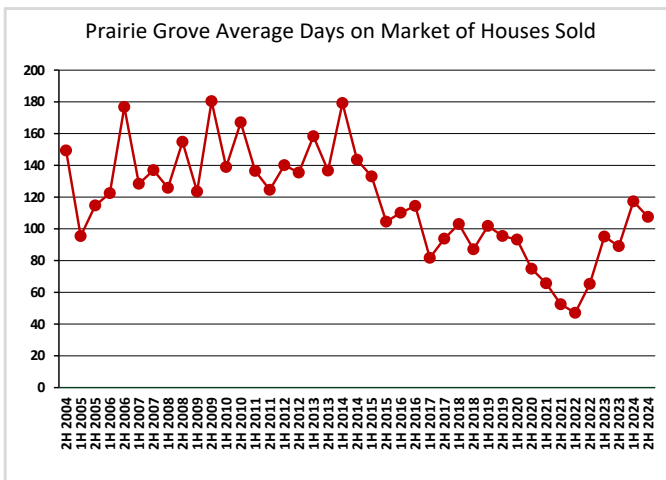
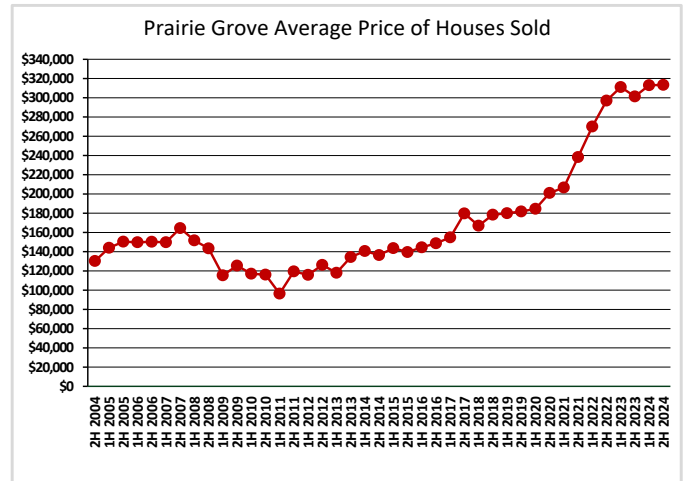
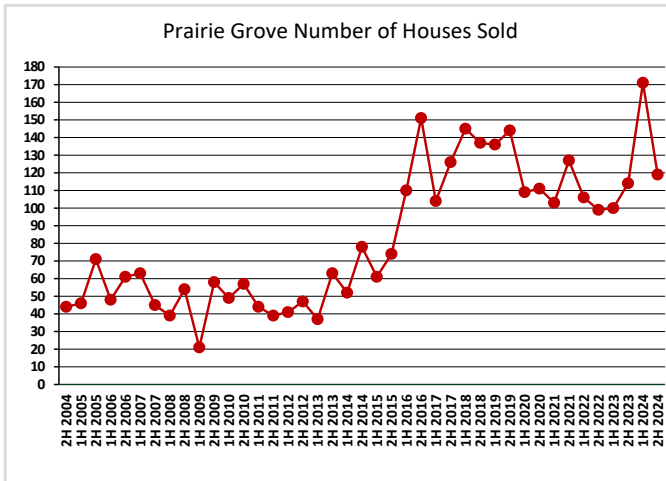
The average price of a house was \$313,361 at \$182.56 per square foot.

The median cost of a house was \$312,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	1.7%	1,114	33	92.8%
\$150,001 - \$200,000	1	0.8%	1,066	111	100.0%
\$200,001 - \$250,000	11	9.2%	1,451	118	99.7%
\$250,001 - \$300,000	38	31.9%	1,548	120	100.1%
\$300,001 - \$350,000	36	30.3%	1,793	113	99.2%
\$350,001 - \$400,000	23	19.3%	1,958	92	102.8%
\$400,001 - \$450,000	6	5.0%	2,235	75	99.3%
\$450,001 - \$500,000	1	0.8%	2,787	43	100.0%
\$500,001+	1	0.8%	2,869	60	98.1%
<b>Prairie Grove Sold</b>	<b>119</b>	<b>100.0%</b>	<b>1,737</b>	<b>107</b>	<b>100.1%</b>

# Prairie Grove

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	114	171	119	4.4%	-30.4%
Average Price of Houses Sold	\$301,382	\$313,070	\$313,361	4.0%	0.1%
Average Days on Market	89	117	107	20.7%	-8.4%
Average Price per Square Foot	\$179.41	\$180.84	\$182.56	1.8%	1.0%
Percentage of County Sales	5.2%	7.5%	4.7%	-10.3%	-37.5%
Number of New Houses Sold	69	116	68	-1.4%	-41.4%
Average Price of New Houses Sold	\$302,939	\$324,595	\$324,139	7.0%	-0.1%
Average Days on Market of New Houses Sold	100	130	138	38.2%	6.7%
Number of Houses Listed	101	107	95	-5.9%	-11.2%
Average List Price of Houses Listed	\$326,308	\$333,893	\$333,832	2.3%	0.0%

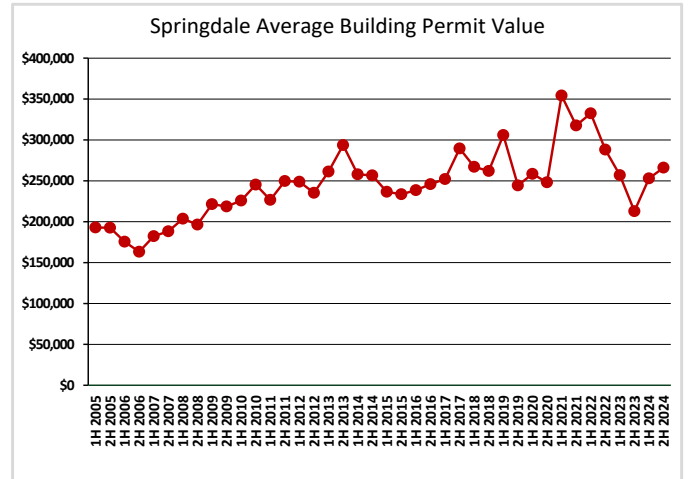
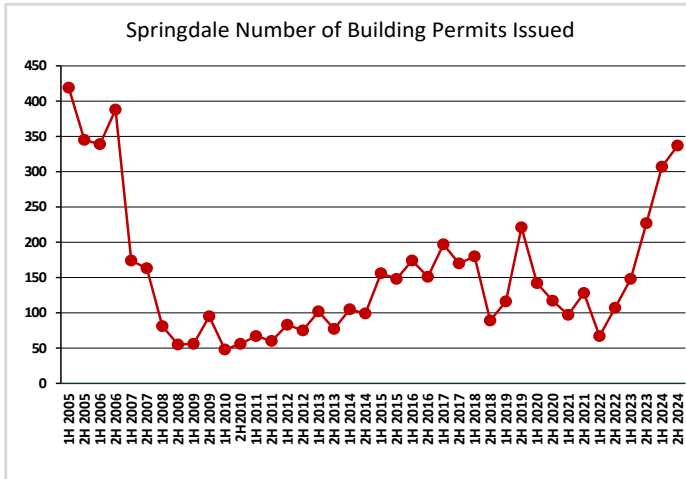


# Prairie Grove

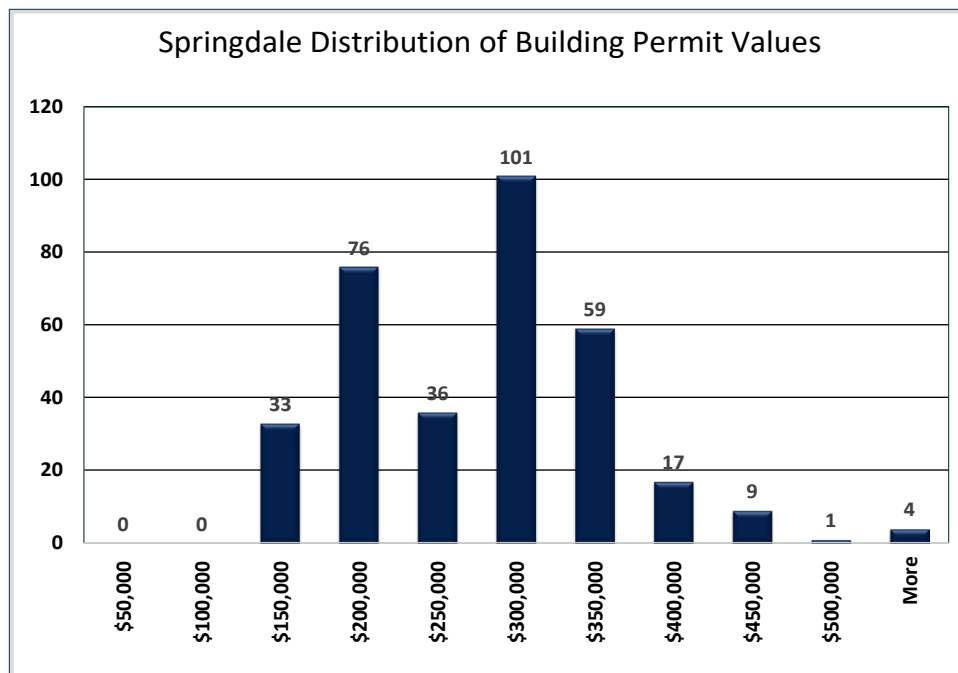
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ab Neals	2	1.7%	1,766	112	\$185,000	\$160.99
Battle Field Estates	1	0.8%	1,659	72	\$275,000	\$165.76
Belle Meade	5	4.2%	1,500	56	\$286,340	\$191.44
Bells	1	0.8%	1,160	52	\$206,500	\$178.02
Brights	1	0.8%	1,066	111	\$179,900	\$168.76
Carnahans	1	0.8%	1,744	31	\$285,000	\$163.42
Grandview Estates	1	0.8%	1,882	56	\$345,000	\$183.32
Highlands Green	1	0.8%	1,585	41	\$273,500	\$172.56
Highlands Square	1	0.8%	1,331	35	\$245,000	\$184.07
Hudson Heights	8	6.7%	1,941	84	\$328,881	\$169.81
Lahera Meadows	1	0.8%	1,776	52	\$285,000	\$160.47
Mountain View Estates	15	12.6%	1,677	108	\$344,831	\$206.67
Prairie Grove Original	1	0.8%	1,389	40	\$250,000	\$179.99
Prairie Meadows	5	4.2%	1,729	88	\$295,000	\$169.98
Prairie Oaks One	2	1.7%	1,557	80	\$286,000	\$184.41
Prairie View	1	0.8%	1,398	87	\$264,000	\$188.84
Roy Fidler	1	0.8%	1,824	37	\$251,000	\$137.61
Royal Oaks	1	0.8%	1,658	147	\$274,000	\$165.26
Selah Meadows	2	1.7%	1,670	30	\$288,100	\$173.16
Shady Acre Estates	2	1.7%	2,341	59	\$413,000	\$176.74
Simpsons	1	0.8%	1,842	94	\$254,000	\$137.89
Snyder Grove	21	17.6%	2,041	118	\$365,890	\$179.11
Stonecrest	1	0.8%	1,681	75	\$320,000	\$190.36
Sundowner	14	11.8%	1,817	51	\$331,914	\$185.75
Wagnon Springs	23	19.3%	1,496	200	\$281,545	\$189.63
Wakefield Park	1	0.8%	2,869	60	\$515,000	\$179.51
Youree's	1	0.8%	1,312	83	\$229,150	\$174.66
Other	4	3.4%	1,584	89	\$244,375	\$153.64
<b>Prairie Grove</b>	<b>119</b>	<b>100.0%</b>	<b>1,737</b>	<b>107</b>	<b>\$313,361</b>	<b>\$182.56</b>

# Springdale Building Permits



Springdale	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	227	307	337	48.5%	9.8%
Average Value of Residential Building Permits	\$212,903	\$253,010	\$265,699	24.8%	5.0%



# Springdale

## Active Subdivisions

There were 1,821 total lots in 25 active subdivisions in Springdale in the second half 2024. 72.0 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 5.9 were under construction, 2.5 percent were starts, and 17.1 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the second half 2024 were Cottages at Clear Creek, Phase II with 32, Spring Creek Farms, Phase I with 23, Brentwood Village PUD, Phase I, with 17, and Deere Creek, Phase II with 17.

Habberton Ridge, Phase II, III had the most houses becoming occupied in Springdale with 60 houses. An additional 20 houses in Collins Cove and Brentwood Village PUD, Phase I became occupied in the second half 2024.

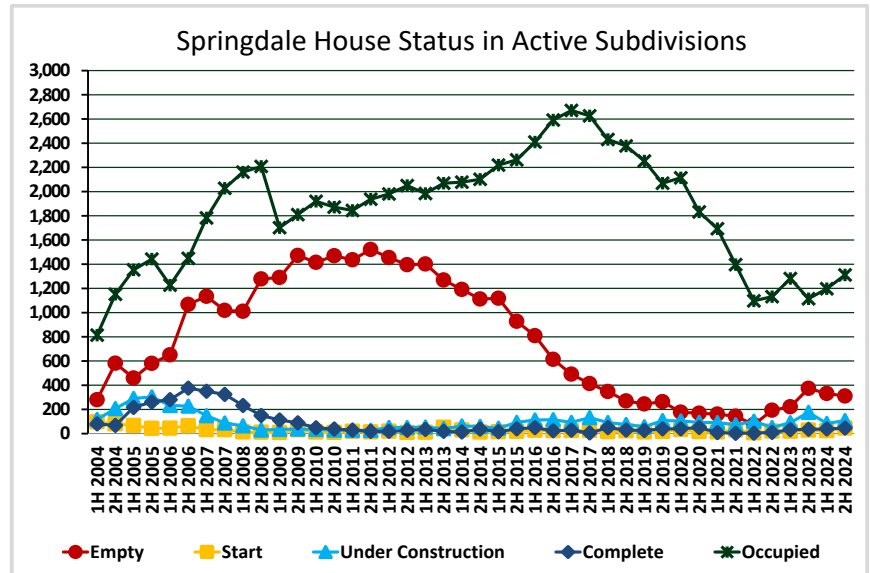
No new construction or progress in existing construction has occurred in the last year in 6 of the 25 active subdivisions in Springdale.

161 new houses in Springdale became occupied in the second half 2024. The annual absorption rate implies that there are 13.5 months of remaining inventory in active subdivisions, down from 18.2 percent in the first half of 2024.

In 11 out of the 25 active subdivisions in Springdale, no yearly absorption occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 61.8 percent in the second half 2024.

Additionally, 2,146 new lots in 29 subdivisions received either



preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brentwood Village, Phase II	1H 2024	158		158
Brentwood Village, Phase III	1H 2024	62		62
Brentwood Village, Phase IV	1H 2024	160		160
Carley Hills	2H 2024	120		120
Chapel Grove, Phase	2H 2023	111		111
Charlotte Addition	2H 2023	3		3
Cottages at Clear Creek, Phase III	2H 2024		60	60
Cottages at Clear Creek, Phase IV	1H 2024	95		95
County Line Square	1H 2024	55		55
Deere Creek, Phase III+	1H 2021		116	116
Elmdale Valley	2H 2023	117		117
Fitzgerald Station Subdivision	2H 2024	132		132
Freeman Creek Subdivision	2H 2024	71		71
Gray's Crossing	2H 2022		46	46
Hackberry Woods			28	28
Jacob's Crossing, Phase I , II+	2H 2024	60	72	132
Lex Estates	2H 2022	19		19
Magnolia Estates (Prev. Tankersley)	1H 2023		13	13
McJunkin Place	1H 2020		4	4
Monitor Meadows	2H 2024		20	20
Nature Walk, Phase II	2H 2024		63	63

(table continued on next page)

# Springdale

## Coming Lots and Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Noah's Place	1H 2021		54	54
Rosedale Heights	2H 2022		9	9
Shepard Hills	2H 2019	90		90
Spring Creek Farms, Phase II	1H 2024		22	22
Spring Creek Farms, Phase III	1H 2024	71		71
Village Heights	1H 2020		4	4
Whispering Springs	2H 2022	265		265
Wildcat Creek Farms	1H 2023		46	46
		1,589	557	2,146

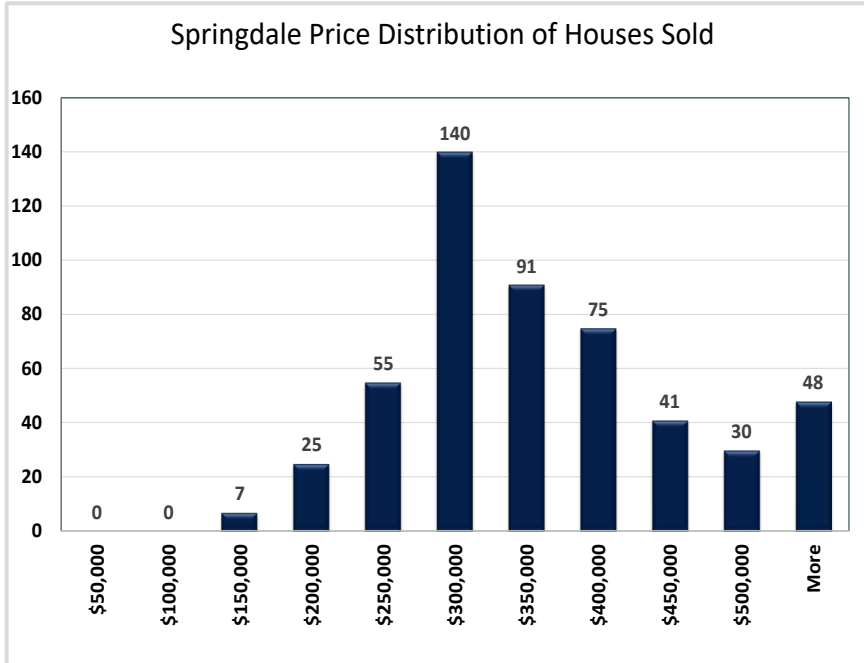
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	1	0	0	0	42	43	0	(0.3)
Benedetto, Phase II	19	0	2	3	14	38	3	41.1
Brentwood Village PUD, Phase I	18	7	17	20	20	82	20	37.2
Charleston Park at Legendary <sup>1,2</sup>	5	0	0	0	103	108	0	--
Collins Cove	3	0	0	2	51	56	20	1.9
Cottages at Clear Creek, Phase I	3	0	0	1	77	81	17	0.6
Cottages at Clear Creek, Phase II	53	9	32	3	0	97	0	--
Cottages at the Park, Phase II <sup>1</sup>	2	0	4	4	58	68	10	4.0
Cottages at the Park, Phase III <sup>1</sup>	52	3	6	1	0	62	0	--
Deere Creek, Phase I	0	0	0	2	81	83	4	0.5
Deere Creek, Phase II	23	4	17	7	12	63	12	51.0
Grand Valley Estates <sup>1</sup>	1	0	0	0	23	24	0	12.0
Grand Valley Stables at Guy Terry Farms <sup>1</sup>	3	0	0	1	20	24	0	--
Habberton Ridge, Phase II, III	14	7	3	1	82	107	60	3.7
Hidden Hills, Phase II <sup>1,2</sup>	1	0	0	0	82	83	0	--
Hylton Place, Phase III	0	0	0	0	32	32	11	0.0
Legendary, Phase I <sup>1,2</sup>	1	0	0	0	166	167	0	--
Nature Walk, Phase I <sup>1</sup>	29	5	3	0	0	37	0	--
Savannah Ridge <sup>1,2</sup>	4	0	0	0	89	93	0	--
Silent Knoll <sup>1,2</sup>	2	0	0	0	65	67	0	--
Spring Creek Farms, Phase I <sup>1</sup>	67	11	23	0	0	101	0	--
Spring Hill, Phase II	6	0	0	0	94	100	1	72.0
Spyglass Estates	2	0	0	0	4	6	1	24.0
Thornbury, Phase V <sup>1,2</sup>	1	0	0	0	34	35	0	--
Tuscany, Phase I	1	0	0	1	162	164	2	12.0
Springdale Active Subdivisions	311	46	107	46	1,311	1,821	161	16.7

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

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

# Springdale

## Price Distribution of Houses Sold



512 houses were sold in Springdale in the second half 2024.

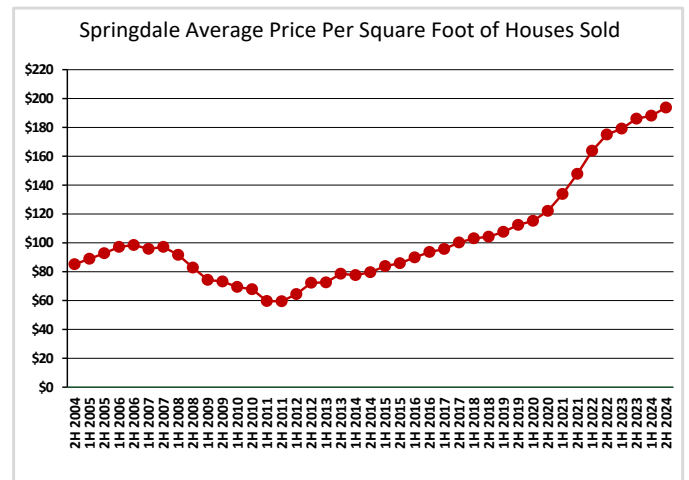
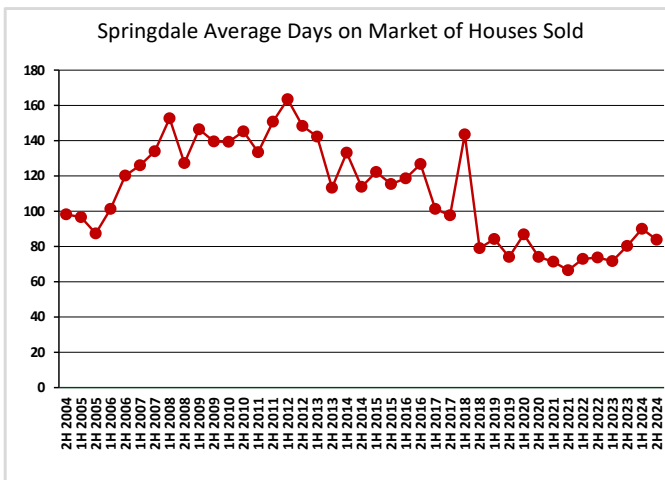
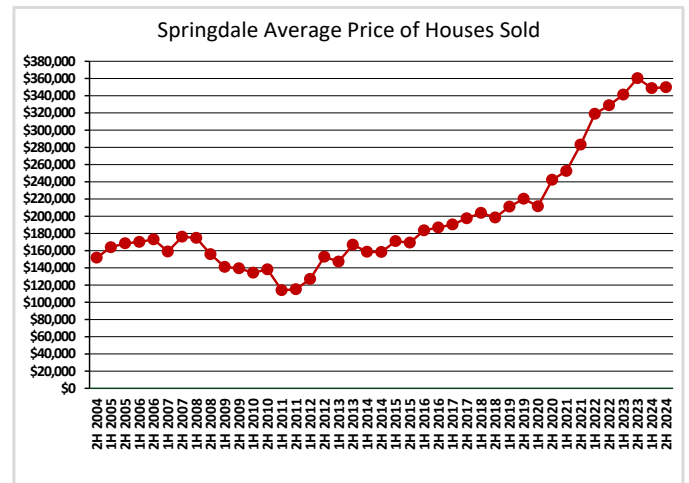
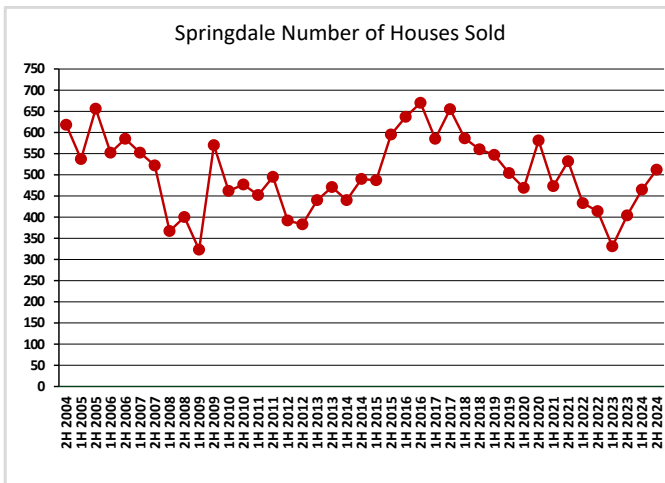
The average price of a house was \$349,897 at \$193.69 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	7	1.4%	1,121	98	91.0%
\$150,001 - \$200,000	25	4.9%	1,146	62	95.5%
\$200,001 - \$250,000	55	10.7%	1,273	52	98.7%
\$250,001 - \$300,000	140	27.3%	1,444	77	99.1%
\$300,001 - \$350,000	91	17.8%	1,762	83	98.7%
\$350,001 - \$400,000	75	14.6%	1,957	93	98.9%
\$400,001 - \$450,000	41	8.0%	2,201	119	98.2%
\$450,001 - \$500,000	30	5.9%	2,370	121	99.4%
\$500,001+	48	9.4%	3,178	84	99.0%
Springdale Sold	512	100.0%	1,816	84	98.6%

# Springdale

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	404	465	512	26.7%	10.1%
Average Price of Houses Sold	\$360,385	\$348,725	\$349,897	-2.9%	0.3%
Average Days on Market	80	90	84	4.4%	-6.9%
Average Price per Square Foot	\$186.02	\$188.11	\$193.69	4.1%	3.0%
Percentage of County Sales	22.1%	22.6%	22.4%	1.7%	-0.9%
Number of New Houses Sold	109	158	147	34.9%	-7.0%
Average Price of New Houses Sold	\$400,019	\$332,221	\$356,017	-11.0%	7.2%
Average Days on Market of New Houses Sold	132	123	121	-8.0%	-1.6%
Number of Houses Listed	125	133	197	57.6%	48.1%
Average List Price of Houses Listed	\$394,486	\$439,231	\$492,086	24.7%	12.0%

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
American	3	0.6%	1,706	46	\$270,667	\$158.20
Apple Orchard	3	0.6%	1,658	52	\$278,333	\$168.69
Arber Estates	2	0.4%	1,807	109	\$356,450	\$197.23
Arkanshire	2	0.4%	2,347	196	\$365,750	\$160.83
Belmont Estates	1	0.2%	3,440	66	\$725,000	\$210.76
Benedetto	4	0.8%	2,883	87	\$643,700	\$223.40
Berry	1	0.2%	1,471	35	\$285,000	\$193.75
Birds	1	0.2%	1,127	34	\$223,000	\$197.87
Blueberry Acres	1	0.2%	2,202	81	\$230,000	\$104.45
Brentwood Village	37	7.2%	1,758	83	\$356,462	\$203.02
Briarwood	3	0.6%	1,830	35	\$310,667	\$170.15
Brookemore Chase	1	0.2%	2,111	59	\$375,000	\$177.64
Butterfield Gardens	5	1.0%	1,202	39	\$223,200	\$185.82
Canterbury	1	0.2%	1,776	62	\$364,500	\$205.24
Carriage Crossing	1	0.2%	2,724	182	\$530,000	\$194.57
Carter	1	0.2%	1,014	60	\$209,250	\$206.36
Chantel	3	0.6%	2,116	114	\$384,600	\$181.84
Charleston Park At Legendary	4	0.8%	1,742	78	\$339,000	\$197.91
Churchill Crescent	2	0.4%	3,444	182	\$696,750	\$200.08
Cobblestone Place	1	0.2%	2,238	46	\$430,000	\$192.14
Coger Samuels	2	0.4%	710	37	\$170,000	\$243.14
College Heights	2	0.4%	1,035	64	\$169,950	\$163.78
Collins Cove	3	0.6%	2,069	135	\$453,848	\$219.29
Commons	1	0.2%	1,130	91	\$162,000	\$143.36
Cottages At Clear Creek	32	6.3%	1,293	66	\$266,881	\$208.17
Cottages At The Park	23	4.5%	2,155	145	\$481,393	\$223.99
Country Club Estates	1	0.2%	6,300	154	\$980,000	\$155.56
County Court	4	0.8%	1,272	88	\$211,069	\$173.68
Crestridge	1	0.2%	1,499	28	\$295,000	\$196.80
Dandys	2	0.4%	2,351	43	\$367,500	\$169.06
Deere Creek	18	3.5%	1,985	230	\$404,103	\$205.51
Deerfield	4	0.8%	1,562	95	\$278,500	\$179.19
Dreamcatcher	1	0.2%	1,100	33	\$243,000	\$220.91
East Fork	1	0.2%	1,486	52	\$240,000	\$161.51



# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Eastview	3	0.6%	1,364	44	\$266,000	\$195.14
Elmdale Heights	2	0.4%	1,178	34	\$229,000	\$194.35
Elmdale Terrace	4	0.8%	1,494	57	\$232,500	\$157.30
Emerald Point	1	0.2%	3,202	74	\$590,000	\$184.26
Enclave	3	0.6%	3,701	84	\$765,000	\$207.08
Fairway Condo HPR	1	0.2%	1,122	36	\$190,000	\$169.34
Falcon	2	0.4%	1,495	56	\$264,250	\$177.60
Falcon Heights	2	0.4%	1,553	68	\$298,500	\$192.14
Falls	1	0.2%	2,845	138	\$550,000	\$193.32
Forest Glen	1	0.2%	2,150	28	\$380,000	\$176.74
Gates	2	0.4%	1,001	106	\$187,000	\$192.63
Grand Valley	3	0.6%	1,564	69	\$328,667	\$210.20
Grand Valley Meadows	3	0.6%	2,219	93	\$414,000	\$186.64
Greenlawn	1	0.2%	1,100	31	\$235,000	\$213.64
Habberton Ridge	40	7.8%	1,607	125	\$303,964	\$191.04
HarBer Meadows	14	2.7%	2,589	82	\$571,550	\$215.50
Harper	1	0.2%	1,053	46	\$155,000	\$147.20
Harvo	1	0.2%	1,612	56	\$313,000	\$194.17
Hayes In Hayes	1	0.2%	912	35	\$214,900	\$235.64
Heather Heights	1	0.2%	1,196	14	\$145,000	\$121.24
Henson Heights	3	0.6%	1,904	47	\$373,333	\$201.80
Heritage Heights	20	3.9%	1,404	69	\$282,500	\$202.94
Heritage Village	2	0.4%	1,331	62	\$280,000	\$212.84
Hidden Hills	2	0.4%	1,388	101	\$240,000	\$172.62
Hidden Lake	4	0.8%	1,306	76	\$252,500	\$193.60
Hideaway Community, The HPR	1	0.2%	840	60	\$235,000	\$279.76
High Chaparral	2	0.4%	1,670	78	\$277,500	\$165.86
Highland	2	0.4%	1,023	105	\$191,250	\$185.35
Hunt Estates	1	0.2%	2,752	105	\$455,000	\$165.33
Hunters Ridge	2	0.4%	1,455	43	\$284,000	\$195.36
Hylton Place	1	0.2%	1,600	38	\$335,250	\$209.53
Indianhead Estates	3	0.6%	1,810	58	\$303,967	\$171.54
Jacob's Court	1	0.2%	1,508	36	\$285,000	\$188.99
Kimco	2	0.4%	1,338	89	\$251,875	\$192.57

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Lake Side	2	0.4%	1,096	344	\$215,000	\$189.82
Legendary	6	1.2%	1,952	49	\$395,770	\$205.84
Logan Heights	1	0.2%	1,457	33	\$299,900	\$205.83
Lynn Estates	2	0.4%	1,610	70	\$342,500	\$210.90
Maple Drive	1	0.2%	1,950	45	\$145,000	\$74.36
Mtn View	2	0.4%	918	27	\$171,500	\$183.79
Neals	1	0.2%	884	62	\$201,000	\$227.38
Neff	2	0.4%	1,381	27	\$209,500	\$151.11
Newell	1	0.2%	1,388	64	\$242,000	\$174.35
North Heights	2	0.4%	2,221	221	\$319,500	\$144.50
North Meadows	4	0.8%	1,243	49	\$245,000	\$198.07
Northside	1	0.2%	952	54	\$200,000	\$210.08
Oak Creek	1	0.2%	1,880	81	\$372,000	\$197.87
Oak Hills	2	0.4%	2,772	81	\$418,000	\$151.23
Oak Place	2	0.4%	1,797	81	\$330,000	\$183.79
Oak Valley	1	0.2%	1,604	23	\$315,000	\$196.38
Oak Walk	2	0.4%	1,853	103	\$355,100	\$193.37
Oaklawn Place	2	0.4%	2,022	80	\$348,950	\$172.30
Oaks	2	0.4%	2,055	82	\$290,000	\$141.44
Palisades	1	0.2%	2,043	42	\$360,000	\$176.21
Paradise Valley	1	0.2%	1,305	74	\$250,000	\$191.57
Park Place	1	0.2%	1,742	35	\$209,000	\$119.98
Parkers Place	2	0.4%	1,605	36	\$346,500	\$215.77
Peaceful Valley Estates	3	0.6%	2,031	101	\$328,667	\$166.51
Pines, The	2	0.4%	743	89	\$176,750	\$238.06
Pinewood	1	0.2%	2,369	66	\$460,000	\$194.17
Porthaven	2	0.4%	1,548	97	\$334,000	\$215.80
Prairie Oaks	1	0.2%	1,542	36	\$310,000	\$201.04
Quail Run	1	0.2%	2,350	85	\$456,000	\$194.04
Quandt	2	0.4%	1,073	37	\$219,500	\$204.94
R L Hayes Park	1	0.2%	1,342	148	\$299,000	\$222.80
Ramsey Place	1	0.2%	1,801	32	\$400,000	\$222.10
Ravenwood	1	0.2%	1,861	34	\$342,000	\$183.77
Renaissance East	1	0.2%	2,628	92	\$486,180	\$185.00
Rogers	3	0.6%	1,433	24	\$248,000	\$176.51

# Springdale

## Characteristics of Houses Sold

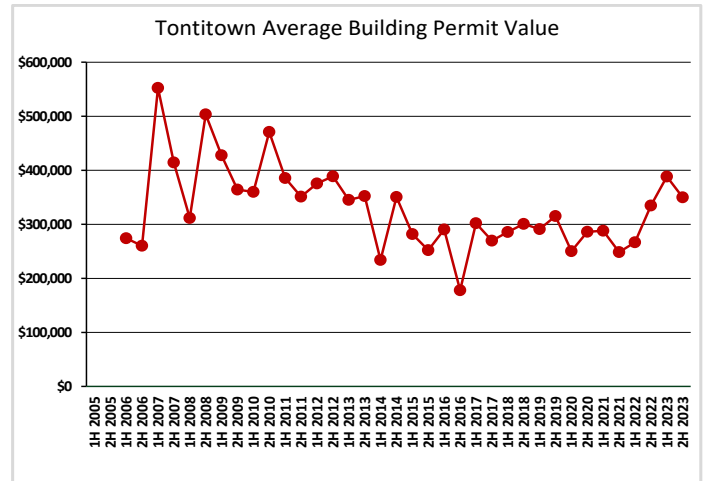
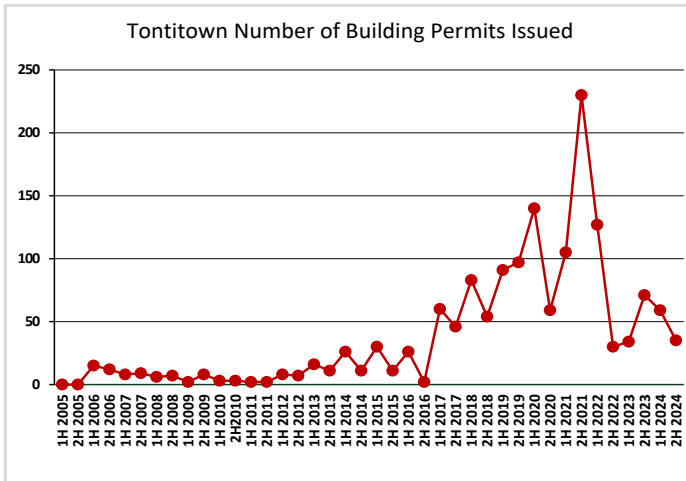
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Rosson Creek	1	0.2%	2,231	95	\$439,900	\$197.18
Saddleridge Estates	1	0.2%	2,578	64	\$570,000	\$221.10
San Jose Estates	4	0.8%	2,469	61	\$430,500	\$175.54
Sandy Heights	2	0.4%	1,734	72	\$302,500	\$178.13
Savannah Ridge	1	0.2%	1,620	34	\$300,000	\$185.19
Serenity	3	0.6%	1,624	47	\$323,500	\$199.27
Shaver	1	0.2%	1,248	16	\$268,000	\$214.74
Shenandoah Hills	1	0.2%	2,583	50	\$484,900	\$187.73
Silverstone	3	0.6%	1,431	57	\$274,333	\$192.06
Sonoma	1	0.2%	1,752	32	\$345,000	\$196.92
Southern Hills	2	0.4%	1,373	22	\$241,950	\$177.33
Southfield	3	0.6%	1,585	72	\$281,633	\$178.85
Southwind Terrace	2	0.4%	2,616	83	\$430,000	\$165.64
Spring Creek Estates	3	0.6%	1,867	83	\$355,000	\$190.43
Spring Creek Park	7	1.4%	1,419	42	\$284,629	\$201.18
Spring Hill	5	1.0%	2,171	81	\$378,020	\$175.32
Spring Ridge	1	0.2%	2,886	32	\$589,000	\$204.09
Spyglass	1	0.2%	3,329	1	\$806,400	\$242.23
Steeplechase	3	0.6%	2,425	69	\$466,667	\$192.54
Stonecrest	2	0.4%	2,921	78	\$530,000	\$181.16
Stonewood	2	0.4%	2,619	60	\$502,500	\$192.18
Sugg	1	0.2%	1,419	33	\$315,000	\$221.99
Summer View	5	1.0%	1,958	46	\$367,828	\$187.94
Sundance	3	0.6%	1,925	60	\$368,333	\$191.43
Sunrise	1	0.2%	1,493	32	\$215,000	\$144.01
Sunset Ridge	1	0.2%	3,137	48	\$709,000	\$226.01
Suttle Estates	2	0.4%	3,655	39	\$746,250	\$204.17
Thornbury	3	0.6%	4,500	95	\$853,333	\$190.12
Tuscany	5	1.0%	2,736	48	\$554,000	\$202.55
Tyson Heights	2	0.4%	1,422	103	\$280,000	\$196.91
Vicenza Villa	4	0.8%	1,762	64	\$372,500	\$211.34
Vineyard	1	0.2%	1,813	63	\$325,000	\$179.26
W Walker	5	1.0%	1,989	55	\$345,960	\$175.74
Wagon Wheel Bend	1	0.2%	1,297	42	\$285,000	\$219.74
Walnut Crossing	2	0.4%	1,501	49	\$300,000	\$200.29

# Springdale

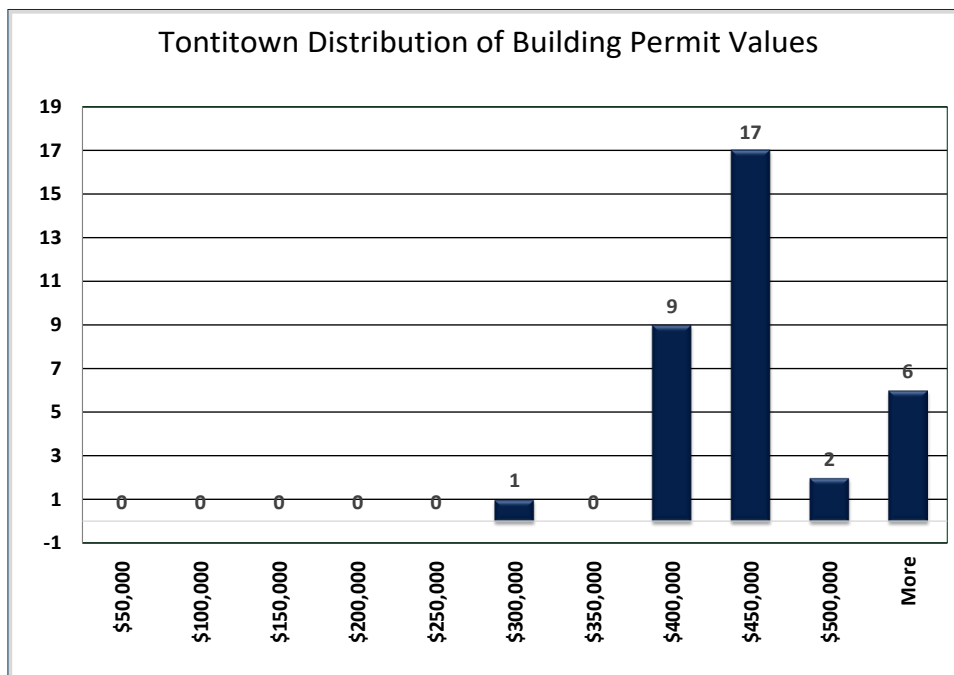
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Watson	1	0.2%	960	67	\$182,928	\$190.55
West Emma Garden	1	0.2%	1,306	30	\$236,000	\$180.70
West Huntsville	2	0.4%	1,566	32	\$227,500	\$146.72
Western Oaks Place	1	0.2%	2,432	44	\$395,000	\$162.42
Western Trails Estates	1	0.2%	3,227	48	\$799,000	\$247.60
Westfield	1	0.2%	1,600	17	\$310,000	\$193.75
Westview	2	0.4%	1,556	44	\$278,750	\$179.99
Westwood	2	0.4%	2,302	32	\$365,250	\$159.61
Westwood Heights	1	0.2%	1,181	32	\$174,000	\$147.33
Wilkins	9	1.8%	1,720	84	\$295,856	\$177.58
Willard Walker	1	0.2%	1,802	67	\$265,000	\$147.06
Willow Bend	1	0.2%	4,235	104	\$742,500	\$175.32
Windsor	1	0.2%	2,605	84	\$490,000	\$188.10
Wobbe Gardens	1	0.2%	1,107	74	\$240,000	\$216.80
Woodland Heights	3	0.6%	1,401	35	\$260,000	\$185.62
Zachary	1	0.2%	1,431	87	\$226,000	\$157.93
Other	32	6.3%	1,889	82	\$340,097	\$182.93
	512	100.0%	1,816	84	\$349,897	\$193.69

# Tontitown Building Permits



Tontitown	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	71	59	35	-50.7%	-40.7%
Average Value of Residential Building Permits	\$354,770	\$1,004,040	\$451,247	27.2%	-55.1%



# Tontitown

## Active Subdivisions

There were 373 total lots in 9 active subdivisions in Tontitown in the second half 2024. 68.6 percent of the lots were occupied, 5.6 percent were complete but unoccupied, 5.9 were under construction, 0.5 percent were starts, and 19.3 percent were empty lots.

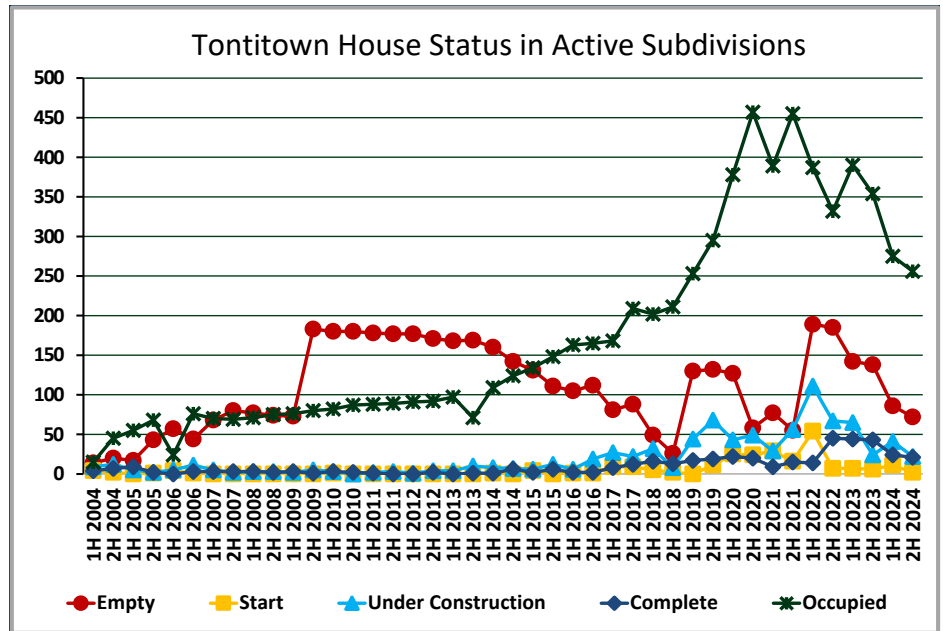
The subdivisions with the most houses under construction in Tontitown during the second half 2024 were Hickory Meadows, Phase III with 9, Hickory Meadows, Phase III with 9, and South Pointe, Phase IV, V with 3.

South Pointe, Phase IV, V had the most houses becoming occupied in Tontitown with 24 houses. An additional 16 houses in Veneto became occupied in the second half 2024.

No new construction or progress in existing construction has occurred in the last year in 4 of the 9 active subdivisions in Tontitown.

45 new houses in Tontitown became occupied in the second half 2024. The annual absorption rate implies that there are 11.2 months of remaining inventory in active subdivisions, up from 10.2 percent in the first half of 2024.

In 2 out of the 9 active subdivisions in Tontitown, no absorption occurred in the second half 2024.



The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 66.6 percent in the second half 2024.

Additionally, 136 new lots in 1 subdivision received either preliminary or final approval by second half 2024.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bariloché	1H 2024		136	136
New and Preliminary			136	136

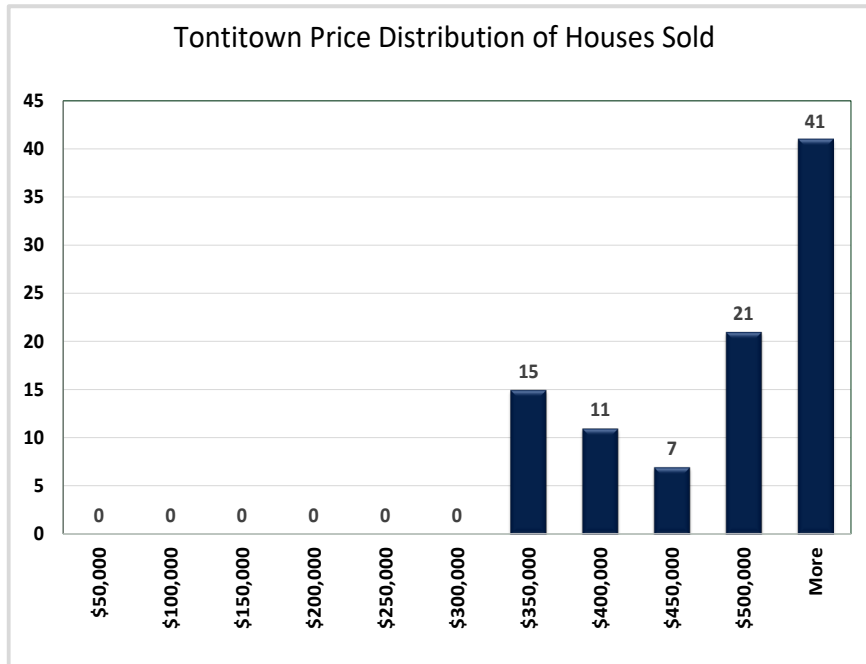
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aspen Heights <sup>2</sup>	1	0	0	0	10	11	0	--
Coppertree	3	0	0	0	11	14	0	36.0
Deer Valley	27	1	1	0	1	30	0	348.0
Hickory Meadows, Phase III	0	0	9	5	56	70	5	4.9
San Gennaro <sup>2</sup>	3	0	0	0	10	13	0	--
South Pointe, Phase IV, V	18	1	3	3	94	119	24	5.0
Tuscany, Phase II <sup>1,2</sup>	1	0	0	0	41	42	0	12.0
Veneto	17	0	9	13	25	64	16	18.7
West Elm Estates <sup>2</sup>	2	0	0	0	8	10	0	--
<b>Tontitown Active Subdivisions</b>	<b>72</b>	<b>2</b>	<b>22</b>	<b>21</b>	<b>256</b>	<b>373</b>	<b>45</b>	<b>11.2</b>

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

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

# Tontitown

## Price Distribution of Houses Sold



95 houses were sold in Tontitown in the second half 2024.

The average price of a house was \$504,995 at \$215.94 per square foot.

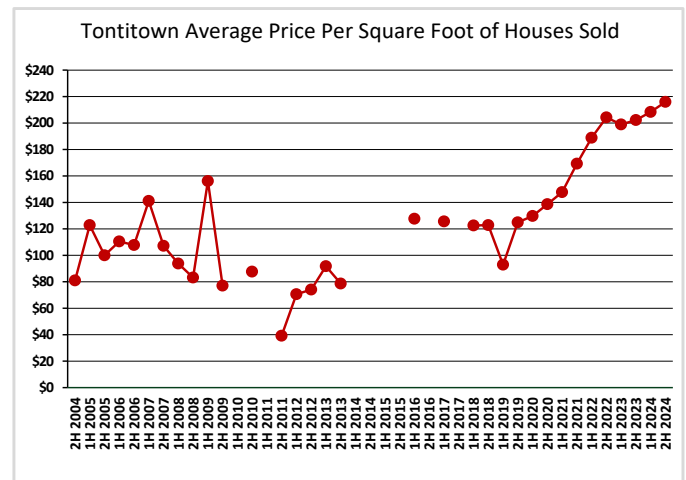
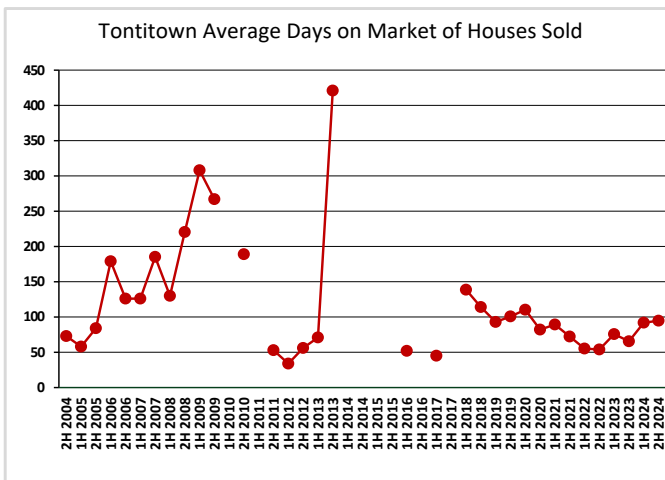
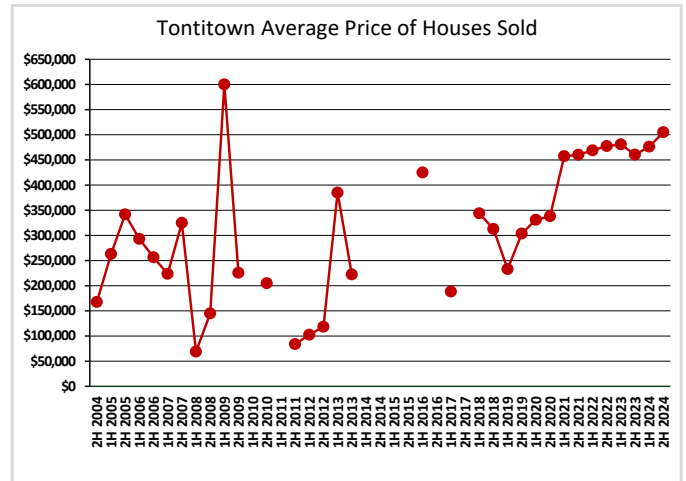
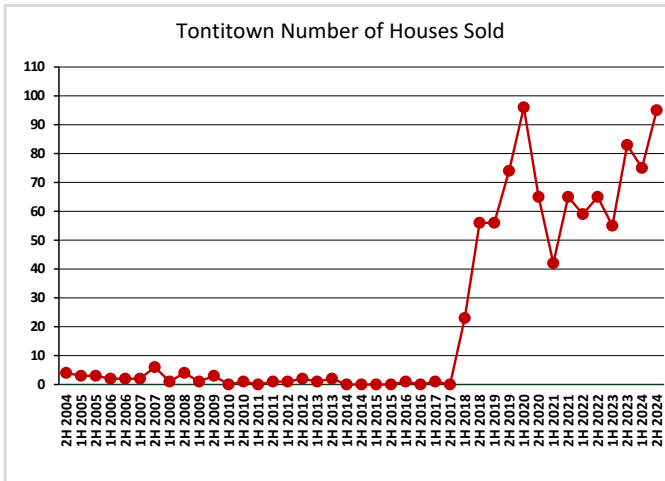
The median cost of a house was \$486,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	15	15.8%	1,567	59	99.4%
\$350,001 - \$400,000	11	11.6%	1,807	46	99.5%
\$400,001 - \$450,000	7	7.4%	2,043	102	98.9%
\$450,001 - \$500,000	21	22.1%	2,268	144	99.8%
\$500,001+	41	43.2%	2,794	95	99.2%
<b>Tontitown Sold</b>	<b>95</b>	<b>100.0%</b>	<b>2,314</b>	<b>95</b>	<b>99.3%</b>



# Tontitown

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	83	75	95	14.5%	26.7%
Average Price of Houses Sold	\$460,454	\$476,309	\$504,995	9.7%	6.0%
Average Days on Market	65	92	95	44.7%	3.1%
Average Price per Square Foot	\$202.21	\$208.37	\$215.94	6.8%	3.6%
Percentage of County Sales	5.8%	5.0%	6.0%	3.7%	20.5%
Number of New Houses Sold	52	39	42	-19.2%	7.7%
Average Price of New Houses Sold	\$431,415	\$480,516	\$510,127	18.2%	6.2%
Average Days on Market of New Houses Sold	69	118	130	89.2%	10.6%
Number of Houses Listed	29	37	20	-31.0%	-45.9%
Average List Price of Houses Listed	\$607,408	\$600,466	\$631,313	3.9%	5.1%

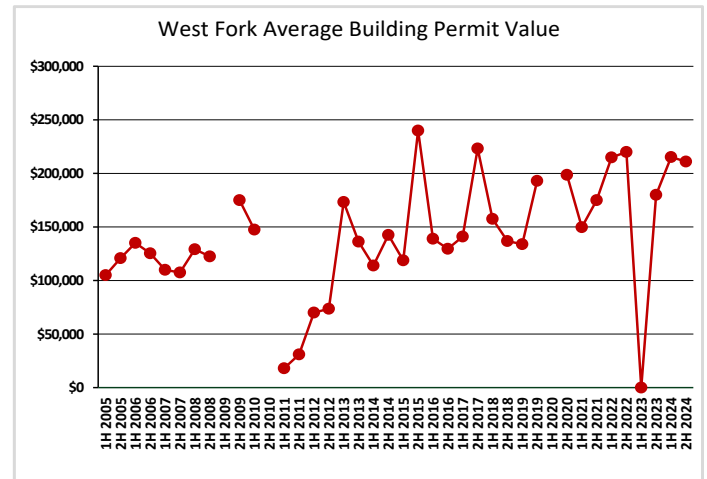
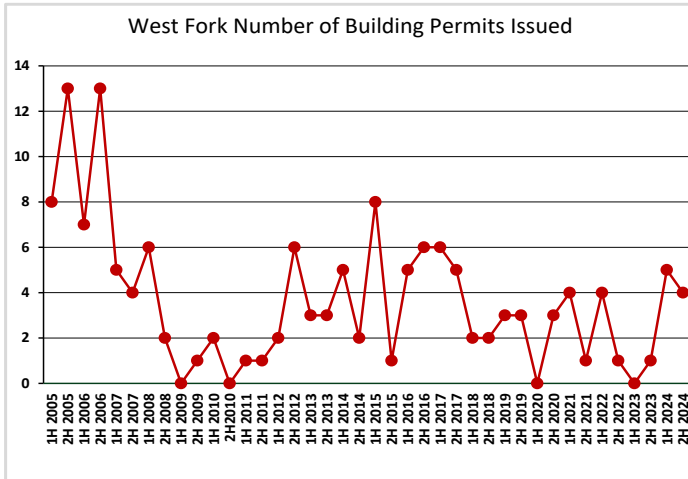
# Tontitown

## Characteristics of Houses Sold

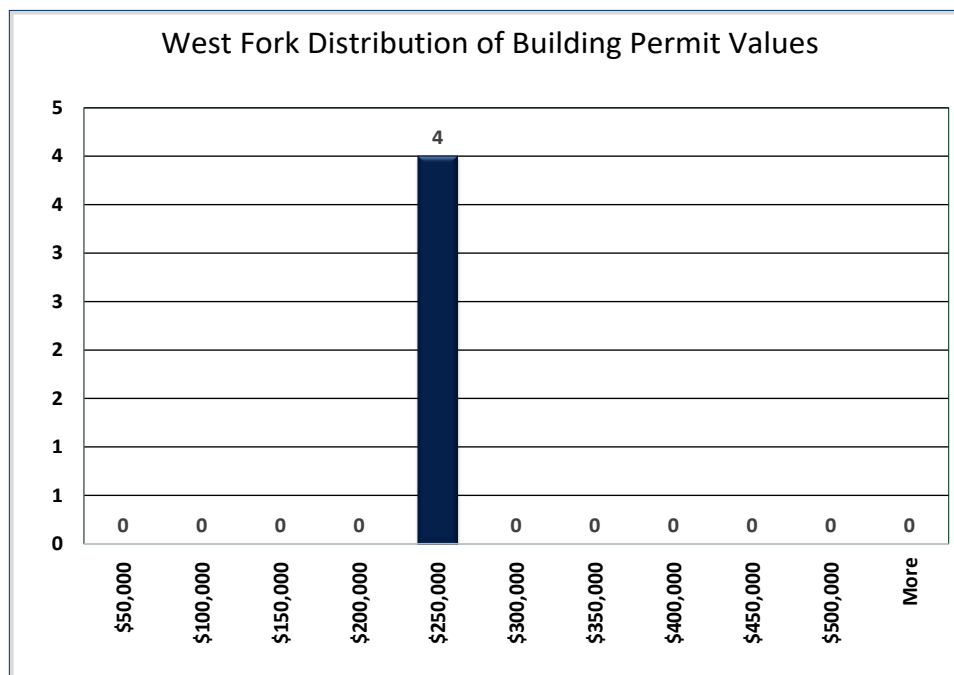
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Barrington Heights	1	1.1%	3,234	68	\$605,000	\$187.07
Callihan Estates	1	1.1%	2,162	36	\$365,000	\$168.83
Countryside Estates	1	1.1%	1,620	27	\$385,800	\$238.15
Delozier Acres	1	1.1%	4,969	71	\$1,475,000	\$296.84
Hickory Meadows	19	20.0%	1,645	58	\$344,752	\$209.84
Liberty Estates	3	3.2%	2,570	43	\$526,500	\$204.90
Morsani Acres	3	3.2%	1,581	39	\$337,300	\$213.39
Napa	5	5.3%	2,619	83	\$549,140	\$209.34
Oak Hill Acres	2	2.1%	1,848	54	\$398,750	\$215.48
Rolling Oaks Estates	1	1.1%	2,744	84	\$785,000	\$286.08
South Pointe	28	29.5%	2,408	104	\$496,874	\$206.20
Tuscany	1	1.1%	3,426	133	\$630,000	\$183.89
Veneto	15	15.8%	2,323	156	\$490,679	\$211.20
Westbrook	3	3.2%	2,297	81	\$461,833	\$201.26
Other	11	11.6%	2,914	111	\$762,332	\$262.55
	95	100.0%	2,314	95	\$504,995	\$215.94



# West Fork Building Permits



West Fork	2H 2023	1H 2023	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	1	5	4	300.0%	-20.0%
Average Value of Residential Building Permits	\$180,000	\$215,200	\$211,000	17.2%	-2.0%



# West Fork

## Active Subdivisions

There were 56 total lots in 2 active subdivisions in West Fork in the second half 2024. 48.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 7.1 were under construction, 1.8 percent were starts, and 42.9 percent were empty lots.

The subdivisions with the most houses under construction in West Fork during the second half 2024 were Rolling Plains with 4.

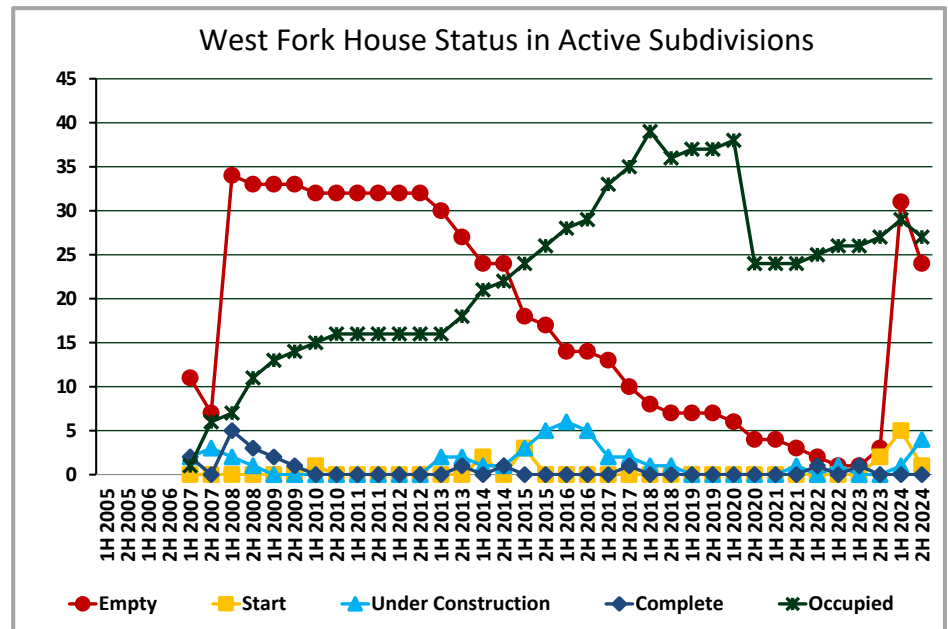
No subdivision in West Fork had houses which became occupied in the second half 2024.

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

The annual absorption rate implies that there are 174.0 months of remaining inventory in active subdivisions, up from 60.0 percent in the first half of 2024.

In 1 out of the 2 active subdivisions in West Fork, no absorption has occurred in the second half 2024.

The percentage of houses occupied by



owners decreased in West Fork from 71.2 percent in 2012 to 70.5 percent in the second half 2024.

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

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

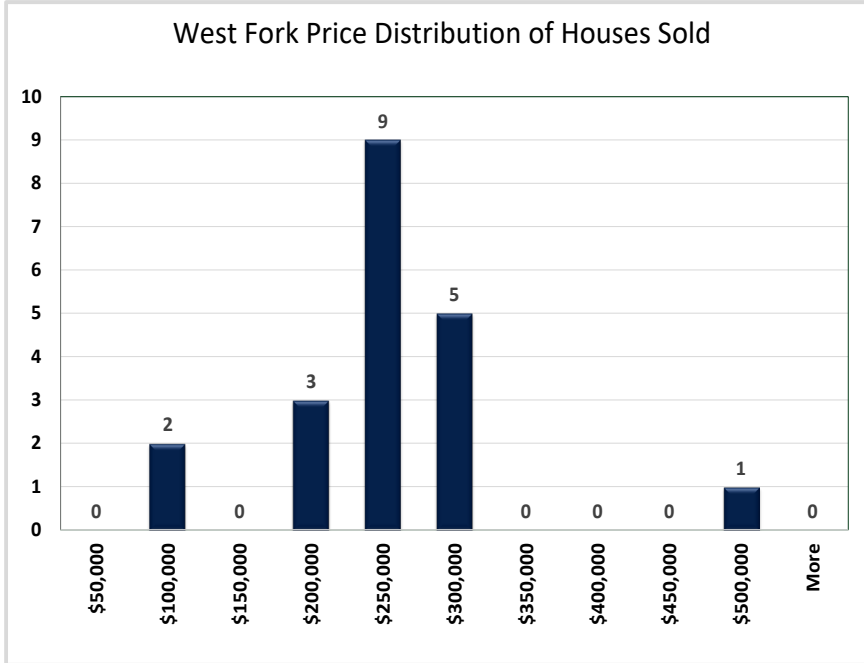
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone	1	0	0	0	27	28	0	--
Rolling Plains <sup>1</sup>	23	1	4	0	0	28	0	--
West Fork Active Lots	24	1	4	0	27	56	0	174.0

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

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

# West Fork

## Price Distribution of Houses Sold



20 houses were sold in West Fork in the second half 2024.

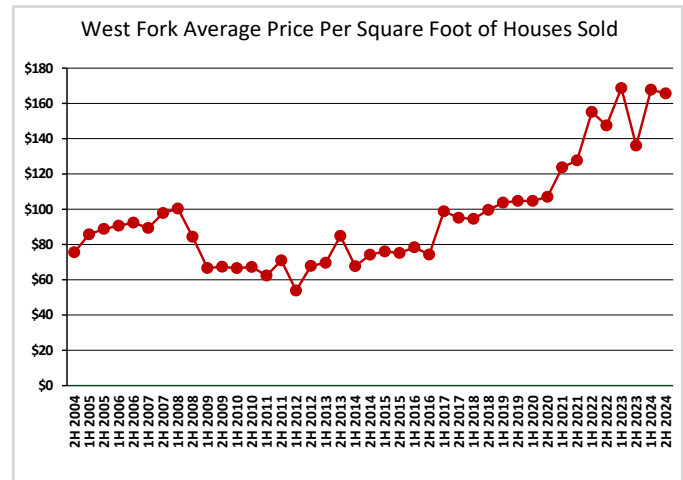
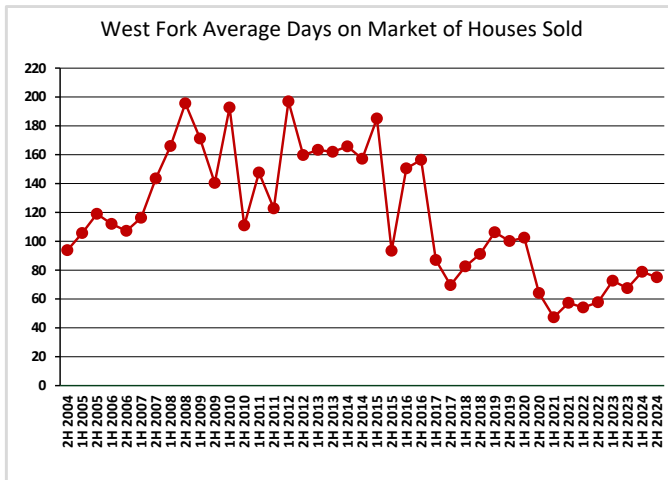
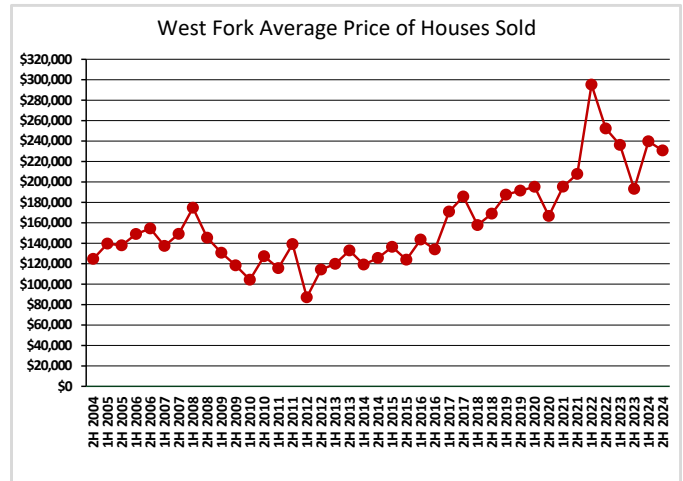
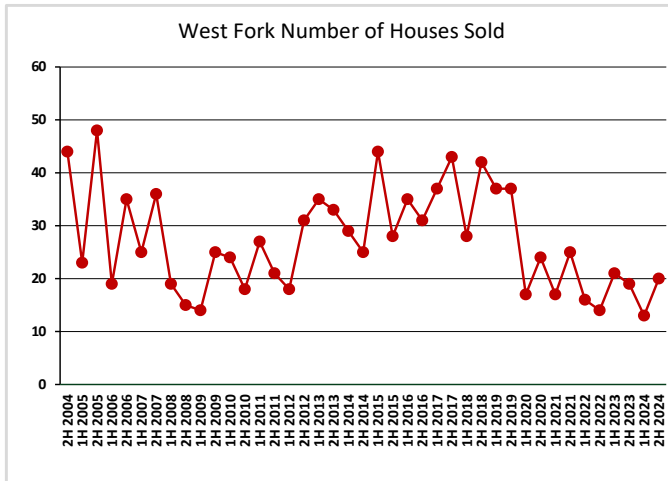
The average price of a house was \$230,775 at \$165.65 per square foot.

The median cost of a house was \$226,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	10.0%	860	49	89.7%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	15.0%	1,069	30	98.9%
\$200,001 - \$250,000	9	45.0%	1,302	69	99.7%
\$250,001 - \$300,000	5	25.0%	1,785	126	97.6%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	5.0%	2,232	63	99.8%
\$500,001+	0	0.0%	--	--	--
West Fork Sold	20	100.0%	1,390	75	98.1%

# West Fork

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	19	13	20	5.3%	53.8%
Average Price of Houses Sold	\$193,200	\$239,708	\$230,775	19.4%	-3.7%
Average Days on Market	68	79	75	11.1%	-4.7%
Average Price per Square Foot	\$136.08	\$167.73	\$165.65	21.7%	-1.2%
Percentage of County Sales	0.6%	0.4%	0.6%	3.9%	32.9%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$279,800	--	--	--
Average Days on Market of New Houses Sold	--	85	--	--	--
Number of Houses Listed	5	8	12	140.0%	50.0%
Average List Price of Houses Listed	\$229,620	\$367,113	\$313,824	36.7%	-14.5%

# West Fork

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Rivendale Valley	1	5.0%	1,195	49	\$228,000	\$190.79
Shady Lane	3	15.0%	1,210	66	\$217,500	\$180.69
Smith Hayes	1	5.0%	600	78	\$67,500	\$112.50
Valley View	2	10.0%	1,659	64	\$272,500	\$166.00
West Fork Acres	3	15.0%	1,235	58	\$218,333	\$177.98
West Fork Original	2	10.0%	1,452	39	\$200,000	\$147.31
White River Estates	1	5.0%	1,185	112	\$250,000	\$210.97
Other	7	35.0%	1,610	98	\$259,643	\$156.58
	20	100.0%	1,390	75	\$230,775	\$165.65



# Unincorporated Areas-Washington County

## Active Subdivisions

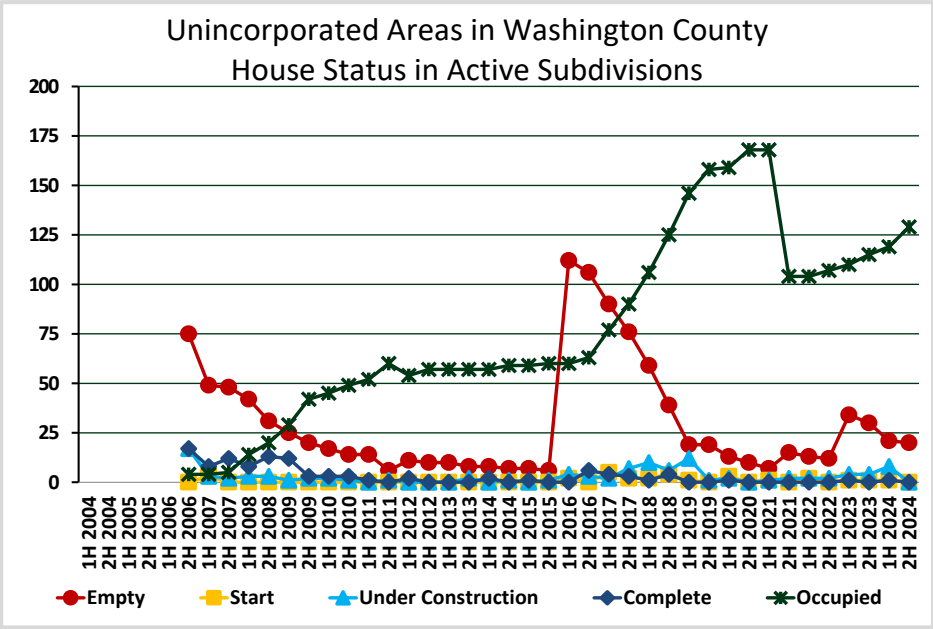
There were 149 total lots in 4 active subdivisions in Unincorporated Areas in Washington County in the second half 2024. 86.6 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 13.4 percent were empty lots.

During the second half of 2024, no new subdivisions were under construction.

Sonora Subdivision had the most houses becoming occupied in Unincorporated Areas in Washington County with 9 houses. An additional 1 house in Bethel Elm Subdivision became occupied in the second half 2024.

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

11 new houses in Unincorporated Areas in Washington County became occupied in the second half 2024. The annual absorption rate implies that there are 150.0 months of remaining



inventory in active subdivisions, up from 88.8 percent in the first half of 2024.

In all the 4 active subdivisions in Unincorporated Areas in Washington County, absorption has occurred in the second half 2024.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 73.4 percent in the second half 2024.

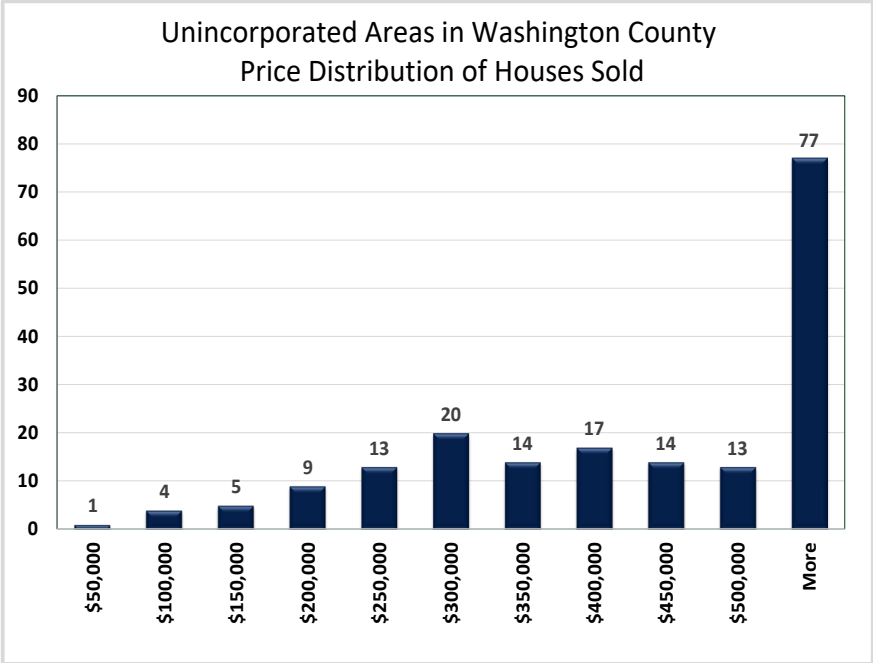
Additionally, no new lots in subdivisions received either preliminary or final approval by second half 2024.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bethel Elm Subdivision	12	0	0	0	1	13	1	144.0
Legacy Estates, Phase I	2	0	0	0	109	111	0	24.0
Magnolia Acres	5	0	0	0	5	10	0	30.0
Sonora Subdivision	1	0	0	0	14	15	9	1.2
Unincorporated Areas Washington County	20	0	0	0	129	149	10	17.1

<sup>1</sup> No absorption has occurred in this subdivision in the last year.  
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Unincorporated Areas-Washington County

## Price Distribution of Houses Sold



187 houses were sold in the Unincorporated Areas in Washington County in the second half 2024.

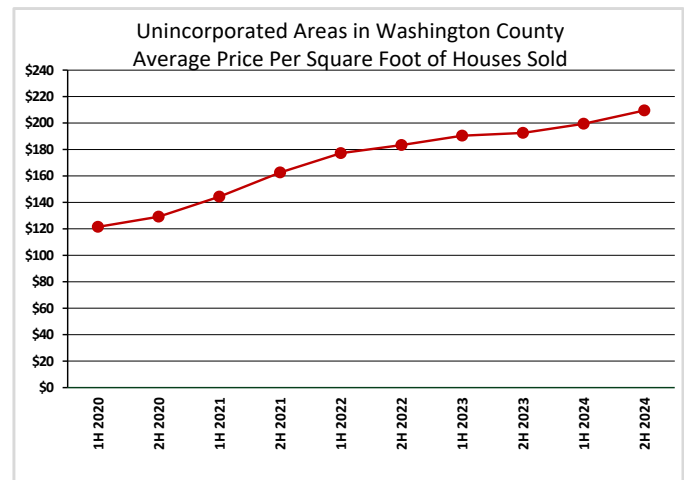
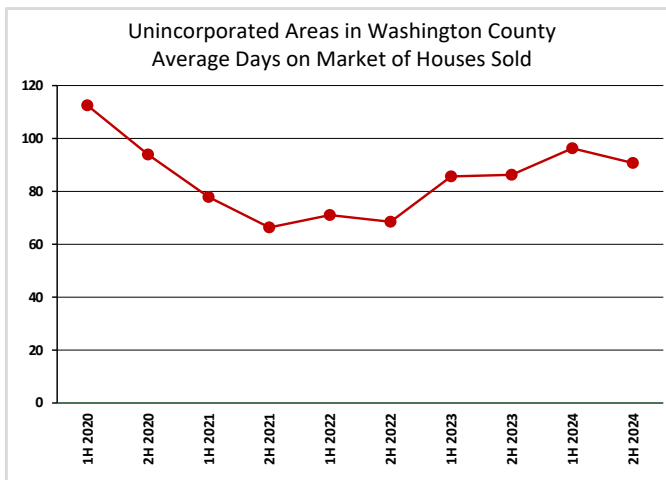
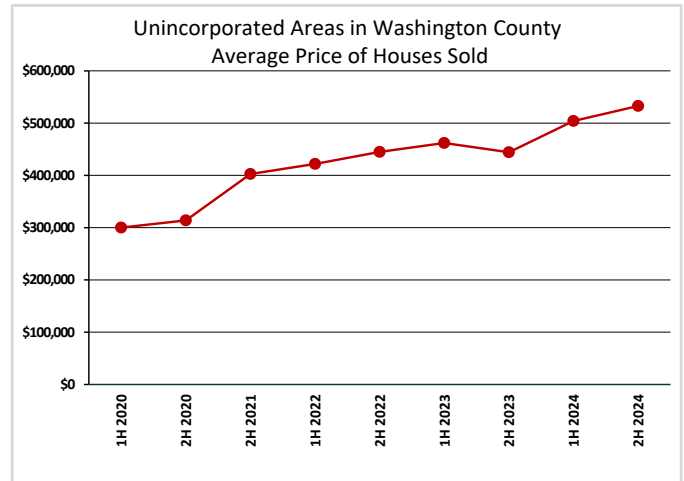
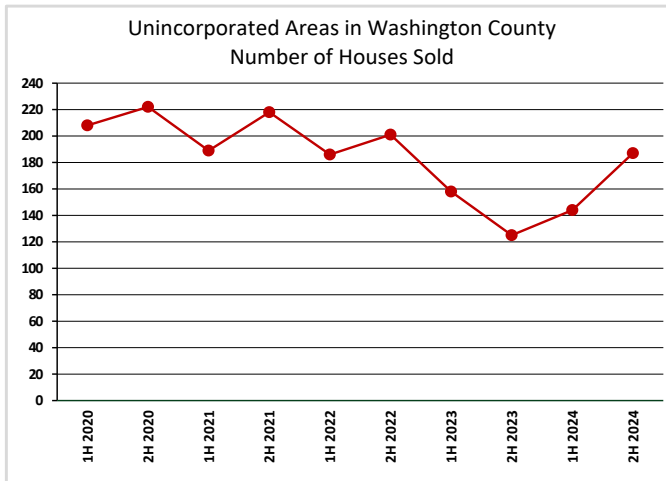
The average price of a house was \$532,731 at \$209.53 per square foot.

The median cost of a house was \$442,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.5%	1,196	31	71.5%
\$50,001 - \$100,000	4	2.1%	1,037	78	93.0%
\$100,001 - 150,000	5	2.7%	1,492	90	101.9%
\$150,001 - \$200,000	9	4.8%	1,350	98	99.1%
\$200,001 - \$250,000	13	7.0%	1,630	68	101.4%
\$250,001 - \$300,000	20	10.7%	1,689	57	96.3%
\$300,001 - \$350,000	14	7.5%	1,760	90	95.3%
\$350,001 - \$400,000	17	9.1%	1,997	100	97.5%
\$400,001 - \$450,000	14	7.5%	2,078	69	98.3%
\$450,001 - \$500,000	13	7.0%	2,285	90	100.2%
\$500,001+	77	41.2%	3,368	106	97.2%
Unincorporated WC Sold	187	100.0%	2,442	91	97.6%

# Unincorporated Areas-Washington County

## Houses Sold



Sold Characteristics	1H 2021	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	125	144	187	49.6%	29.9%
Average Price of Houses Sold	\$444,318	\$504,113	\$532,731	19.9%	5.7%
Average Days on Market	86	96	91	5.2%	-5.8%
Average Price per Square Foot	\$192.52	\$199.46	\$209.53	8.8%	5.1%
Percentage of County Sales	8.4%	10.1%	12.5%	48.2%	23.1%
Number of New Houses Sold	14	11	16	0	-1.6%
Average Price of New Houses Sold	\$666,257	\$639,605	\$600,874	-9.8%	-6.1%
Average Days on Market of New Houses Sold	153	104	105	-31.6%	0.5%
Number of Houses Listed	101	107	95	-5.9%	-11.2%
Average List Price of Houses Listed	\$683,863	\$655,215	\$622,407	-9.0%	-5.0%

# Unincorporated Areas-Washington County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Allen	1	0.5%	3,480	40	\$550,000	\$158.05
Amber Jane Estates	1	0.5%	2,651	62	\$470,000	\$177.29
Audrey Stroud	1	0.5%	3,080	52	\$590,000	\$191.56
Beavorama Park	1	0.5%	768	15	\$195,000	\$253.91
Bethel Elm	2	1.1%	2,611	0	\$629,415	\$241.04
Bethel Oaks	1	0.5%	1,700	71	\$348,000	\$204.71
Blackberry Ridge	2	1.1%	3,314	125	\$825,000	\$249.80
Blue Springs Village	5	2.7%	1,704	60	\$406,500	\$235.10
Boston Mountain Estates	1	0.5%	2,685	84	\$230,000	\$85.66
Bridlewood	1	0.5%	5,000	91	\$1,875,000	\$375.00
Chapel View	3	1.6%	4,093	72	\$1,053,000	\$258.69
Daugherty	1	0.5%	1,560	90	\$280,000	\$179.49
Double Tree Estates	3	1.6%	3,919	47	\$920,000	\$238.08
Eastern Hills Estates	1	0.5%	3,322	124	\$625,000	\$188.14
Eastern Park	1	0.5%	3,652	119	\$969,000	\$265.33
Forest Hills Estates	2	1.1%	3,452	84	\$900,000	\$262.22
Fox Run	2	1.1%	3,894	260	\$811,500	\$210.10
Grand Valley Estates	1	0.5%	5,369	189	\$1,475,000	\$274.73
Grand Valley Stables At Guy Terry Farms	1	0.5%	3,513	62	\$748,000	\$212.92
Harmon Trails Estates	1	0.5%	3,460	64	\$842,000	\$243.35
Homestead	5	2.7%	1,808	67	\$286,900	\$161.09
Horsebend Estates	4	2.1%	2,745	72	\$573,723	\$209.67
Huntington Place	1	0.5%	2,059	34	\$475,000	\$230.69
Illinois Estates	1	0.5%	1,880	54	\$230,000	\$122.34
Joyce Street Cottages HPR	1	0.5%	1,460	86	\$240,000	\$164.38
Legacy Estates	4	2.1%	2,031	57	\$421,750	\$207.71
Little Elm	1	0.5%	2,481	37	\$599,999	\$241.84
Mayfield	1	0.5%	1,814	87	\$560,000	\$308.71
Oak Ridge Estates	1	0.5%	2,400	81	\$505,000	\$210.42
Overton Park	2	1.1%	4,573	206	\$860,000	\$191.09
Paradise Valley	1	0.5%	1,803	39	\$500,000	\$277.32
RGB Acres	1	0.5%	1,383	64	\$375,000	\$271.15
Ridgemonte View	1	0.5%	3,362	225	\$755,000	\$224.57
Robinwood Estates	1	0.5%	4,906	305	\$1,075,000	\$219.12

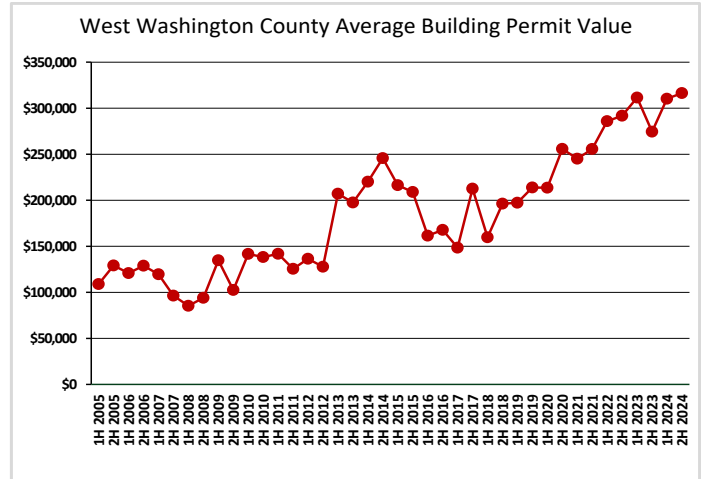
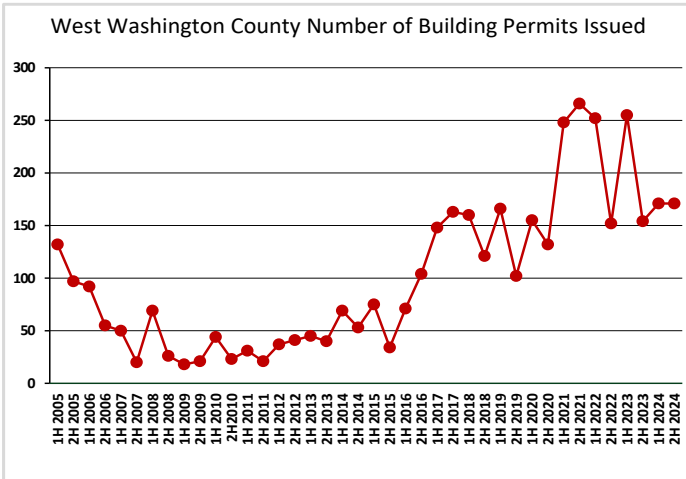
# Unincorporated Areas-Washington County

## Characteristics of Houses Sold

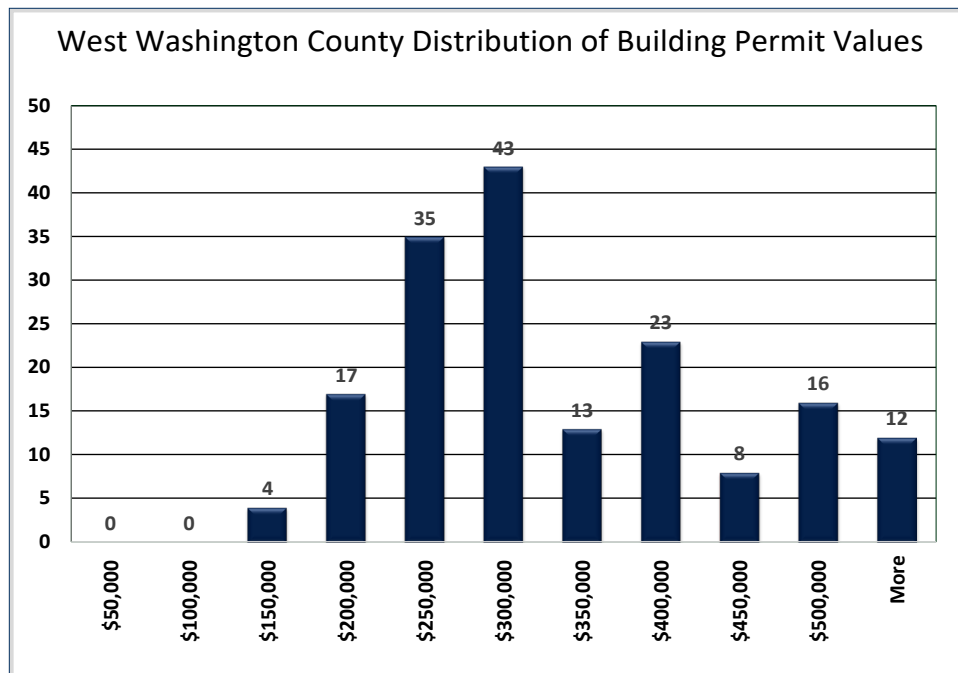
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Rochelle Riviera Lakesites	1	0.5%	2,086	23	\$436,000	\$209.01
Rose Hill	1	0.5%	6,061	56	\$2,450,000	\$404.22
Sherwood Acres	1	0.5%	2,952	250	\$550,000	\$186.31
Siler	1	0.5%	2,400	57	\$355,000	\$147.92
Sloan Estates	4	2.1%	3,579	118	\$746,500	\$210.04
Sonora	3	1.6%	2,492	193	\$482,083	\$193.58
South Fork Estates	1	0.5%	1,725	244	\$315,000	\$182.61
Summerbrook Place	1	0.5%	3,484	47	\$1,000,000	\$287.03
Trammel Mountain Estates	1	0.5%	1,200	89	\$384,000	\$320.00
Village Estates	1	0.5%	1,508	89	\$331,000	\$219.50
War Eagle Bend	3	1.6%	2,561	150	\$425,000	\$195.74
Wedington Woods	6	3.2%	2,191	65	\$393,333	\$197.11
West Haven	4	2.1%	3,856	57	\$916,975	\$237.28
Whispering Meadows	1	0.5%	4,120	167	\$1,249,000	\$303.16
Whispering Oaks Estates	1	0.5%	1,738	64	\$440,000	\$253.16
Wildwood	1	0.5%	2,589	132	\$650,000	\$251.06
Other	99	52.9%	2,107	88	\$442,361	\$199.48
Unincorporated Areas	187	100.0%	2,442	91	\$532,731	\$209.53

# West Washington County

## Building Permits



West Washington County	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	154	171	171	11.0%	0.0%
Average Value Residential Building Permits	\$274,496	\$310,195	\$316,412	15.3%	2.0%



# West Washington County

## Active Subdivisions

There were 1,674 total lots in 22 active subdivisions in West Washington County in the second half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories. 60.3 percent of the lots were occupied, 5.9 percent were complete but unoccupied, 6.2 percent were under construction, 1.5 percent were starts, while 26.1 percent were empty lots.

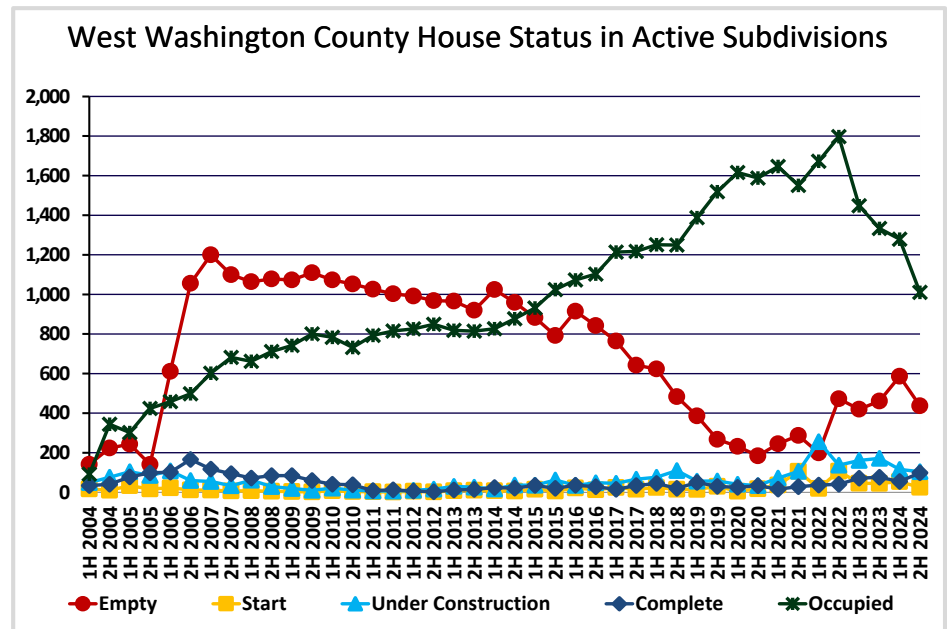
During the second half of 2024, 185 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 20.0 months of lot inventory at the end of second half of 2024. This is down from 24.8 months of inventory at the end of the first half of 2024.

Overall, in 6 out of the 22 active subdivisions in West Washington County, no absorption occurred in the last year.

In the second half of 2024, the two subdivisions in West Washington County which had the most under construction houses were in Prairie Grove. Mountain View had 21, Selah Meadows, Phase I had 18, and Wagon's Spring had 17 under construction. In Farmington, Goose Creek, Phase IV, had an additional 15 homes under construction.

No new construction or progress in existing construction has occurred in the last year in 4 of the 22 active subdivisions in the West Washington County. No new absorption has occurred in 6 of these subdivisions.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 63.9 percent owner occupied in the first half of 2024, down from 71.2 percent in 2012.



In the pipeline, West Washington County has an additional 1,237 lots in 12 subdivisions in the preliminary or final plat status in the second half of 2024.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Goose Creek, Phase V	1H 2024	101		101
Farmington	Grove at Engles Mill Park, IV	2H 2023	60		60
Farmington	Grove at Engles Mill, Phase V, VII	1H 2024	150		150
Farmington	Wagon Wheel Crossing, Phase II	1H 2024	148		148
Lincoln	Avalon Estates	2H 2022	18		18
Prairie Grove	Copper Hill, Phase 1	1H 2024	82		82
Prairie Grove	Copper Hill, Phase II	1H 2024	79		79
Prairie Grove	Copper Hill, Phase III-VIII	1H 2024	380		380
Prairie Grove	Selah Meadows, Phase II	1H 2024	106		106
Prairie Grove	Wagon's Spring, Phase II PUD	2H 2021		58	58
West Fork	Cedar Creek	1H 2024		28	28
West Fork	Cottages at River Bend	1H 2024	27		27
Total			1,151	86	1,237



# West Washington County

## Active Subdivisions

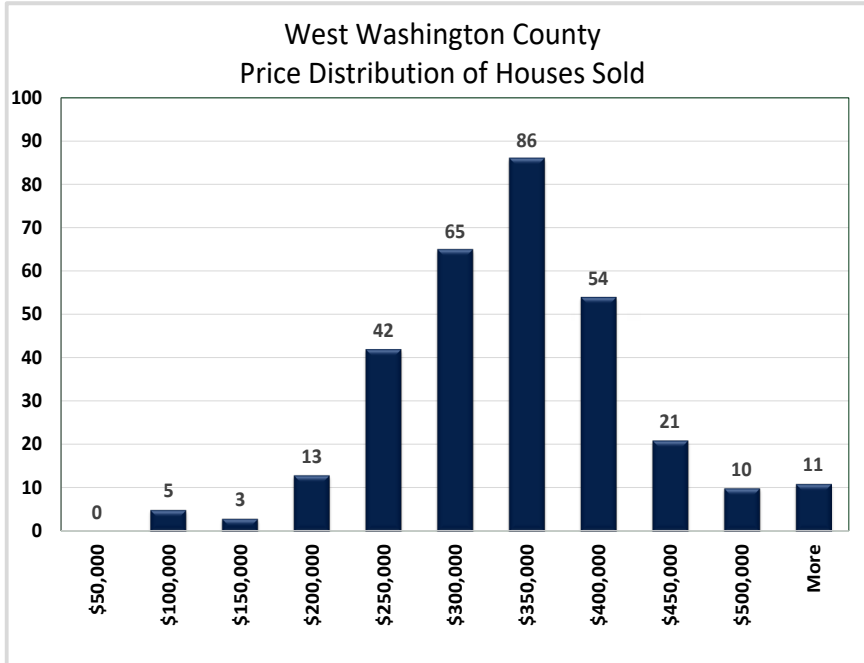
City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Farmington Creek <sup>1</sup>	0	0	1	0	26	27	0	2
Farmington	Farmington Hills Duplexes	0	0	0	34	80	114	80	5
Farmington	Goose Creek, Phase III	3	0	0	1	56	60	4	1
Farmington	Goose Creek, Phase IV	0	1	15	29	14	59	14	39
Farmington	Hillcrest <sup>1</sup>	78	2	2	0	0	82	0	--
Farmington	South Club House Estates <sup>1,2</sup>	4	0	0	0	69	73	0	--
Farmington	Summerfield, Phase I	57	6	9	9	36	117	15	36
Farmington	Summerfield, Phase II	102	1	2	0	1	106	1	1,260
Farmington	Windgate <sup>1,2</sup>	0	0	1	2	24	27	0	--
Greenland	Lee Valley, Phase IV	9	0	1	0	52	62	0	60
Prairie Grove	Hudson Heights, Phase I	38	0	5	6	37	86	18	16
Prairie Grove	Mountain View	40	4	21	14	99	178	14	17
Prairie Grove	Selah Meadows, Phase I <sup>1</sup>	32	0	18	1	0	51	0	--
Prairie Grove	Snyder Grove, Phase II, III, IV	0	0	0	0	95	95	19	0
Prairie Grove	Snyder Grove, Phase V	17	4	8	2	15	46	10	25
Prairie Grove	Sundowner, Phase I Sec. I <sup>2</sup>	4	0	0	0	56	60	0	--
Prairie Grove	Sundowner, Phase I Sec. II	5	0	0	0	137	142	0	15
Prairie Grove	Sundowner, Phase III	1	0	0	0	149	150	2	6
Prairie Grove	Wagnon's Spring	23	6	17	0	12	58	6	46
Prairie Grove	Wakefield Park	0	0	0	0	25	25	2	0
West Fork	Graystone	1	0	0	0	27	28	0	--
West Fork	Rolling Plains <sup>1</sup>	23	1	4	0	0	28	0	--
WWCounty		437	25	104	98	1,010	1,674	185	20.0

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

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

# West Washington County

## Price Distribution of Houses Sold



310 houses were sold in West Washington County in the second of 2024.

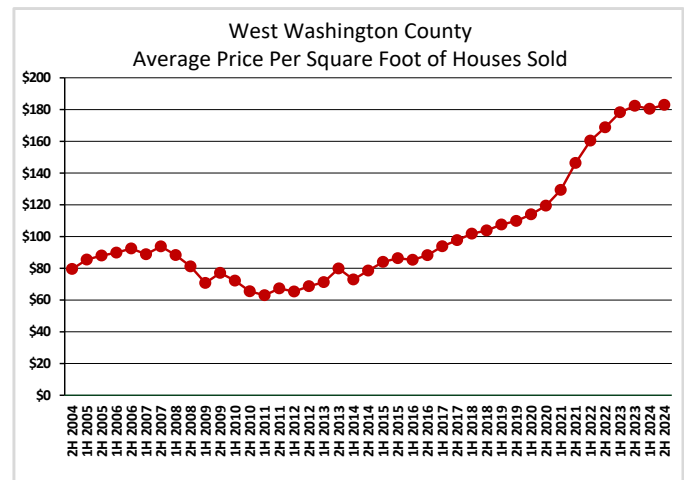
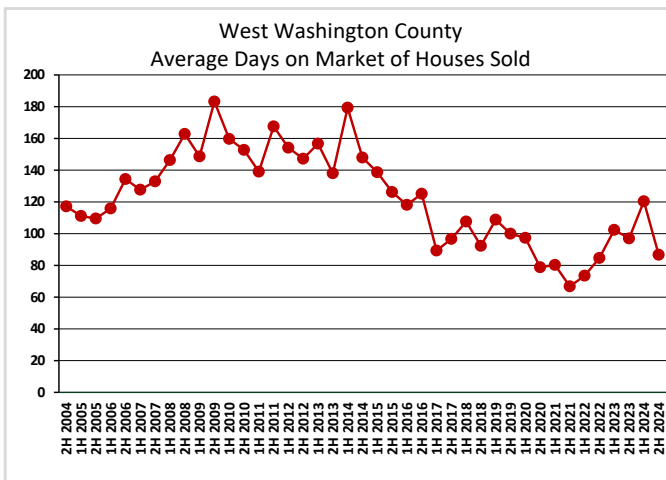
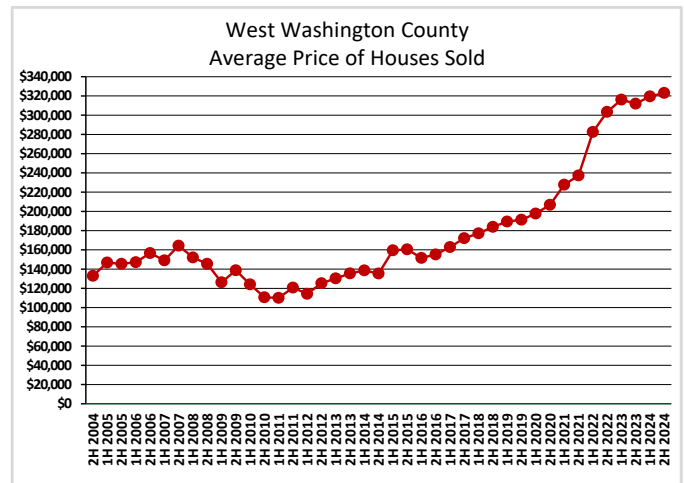
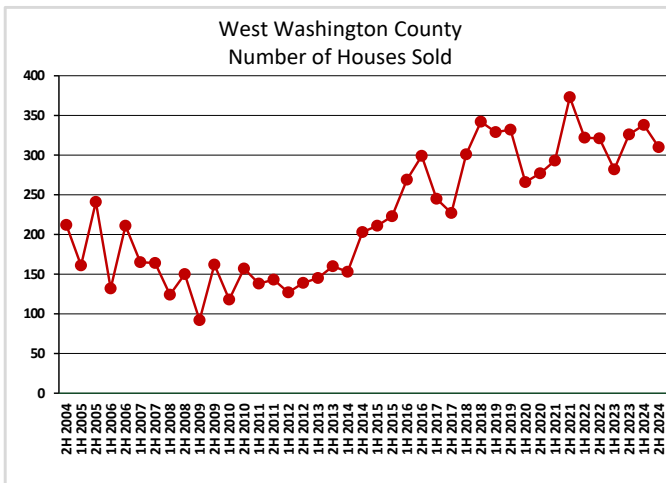
The average price per square foot for a house was \$182.97.

The median cost of a house was \$317,300..

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	5	1.6%	1,048	51	89.7%
\$100,001 - \$150,000	3	1.0%	1,314	81	95.2%
\$150,001 - \$200,000	13	4.2%	1,188	58	98.1%
\$200,001 - \$250,000	42	13.5%	1,391	83	99.1%
\$250,001 - \$300,000	65	21.0%	1,596	109	99.4%
\$300,001 - \$350,000	86	27.7%	1,724	78	99.2%
\$350,001 - \$400,000	54	17.4%	1,950	82	100.8%
\$400,001 - \$450,000	21	6.8%	2,237	106	99.6%
\$450,001 - \$500,000	10	3.2%	2,559	61	98.6%
\$500,001+	11	3.5%	3,050	93	96.8%
WW County Sold	310	100.0%	1,763	87	99.2%

# West Washington County

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	326	338	310	-4.9%	-8.3%
Average Price of Houses Sold	\$311,931	\$319,449	\$323,044	3.6%	1.1%
Average Days on Market	97	120	87	-10.7%	-28.0%
Average Price per Square Foot	\$182.37	\$180.42	\$182.97	0.3%	1.4%
Percentage of County Sales	15.4%	15.1%	12.5%	-18.6%	-16.8%
Number of New Houses Sold	182	196	128	-29.7%	-34.7%
Average Price of New Houses Sold	\$322,333	\$342,671	\$340,769	5.7%	-0.6%
Average Days on Market of New Houses Sold	121	148	110	-8.8%	-25.4%
Number of Houses Listed	160	122	173	8.1%	41.8%
Average List Price of Houses Listed	\$353,121	\$369,528	\$345,535	-2.1%	-6.5%

# West Washington County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Ab Neals	2	0.6%	1,766	112	\$185,000	\$160.99
Applegate	2	0.6%	1,173	64	\$174,000	\$148.19
Battle Field Estates	1	0.3%	1,659	72	\$275,000	\$165.76
Belle Meade	5	1.6%	1,500	56	\$286,340	\$191.44
Bells	1	0.3%	1,160	52	\$206,500	\$178.02
Bermuda Estates	2	0.6%	2,183	55	\$362,500	\$169.10
Braly	2	0.6%	1,261	119	\$165,500	\$116.60
Briarwood Estates	1	0.3%	2,694	49	\$667,000	\$247.59
Brights	1	0.3%	1,066	111	\$179,900	\$168.76
Carnahans	1	0.3%	1,744	31	\$285,000	\$163.42
Carter/Johnson	1	0.3%	1,309	36	\$245,000	\$187.17
Cedar Crest	3	1.0%	1,787	68	\$363,333	\$203.76
Corley	3	1.0%	1,734	147	\$272,000	\$157.08
Country Meadows	1	0.3%	1,325	17	\$230,000	\$173.58
East Creek Place	2	0.6%	2,373	65	\$392,450	\$166.44
Farmington Heights	13	4.2%	1,659	59	\$336,254	\$203.14
Farmington Original	1	0.3%	1,234	68	\$257,000	\$208.27
Goose Creek Village	35	11.3%	1,806	60	\$361,999	\$201.37
Grand Oaks	1	0.3%	1,952	60	\$295,000	\$151.13
Grandview Estates	1	0.3%	1,882	56	\$345,000	\$183.32
Green	2	0.6%	1,168	48	\$229,500	\$198.95
Grove At Engles Mill, The	4	1.3%	1,748	46	\$352,725	\$201.99
Highlands Green	1	0.3%	1,585	41	\$273,500	\$172.56
Highlands Square	2	0.6%	1,752	43	\$269,750	\$159.83
Homestead	1	0.3%	1,801	33	\$310,000	\$172.13
Hudson Heights	8	2.6%	1,941	84	\$328,881	\$169.81
Lahera Meadows	1	0.3%	1,776	52	\$285,000	\$160.47
Lee Valley	3	1.0%	1,949	48	\$331,667	\$173.12
Lincoln Original	2	0.6%	1,172	60	\$193,500	\$165.20
Longwith	1	0.3%	1,357	41	\$275,000	\$202.65
Meadow Lark Estates	2	0.6%	1,193	32	\$253,611	\$212.91
Meadowsweet	3	1.0%	1,857	45	\$316,867	\$170.63
Mountain View Estates	16	5.2%	1,800	109	\$369,841	\$206.50
North Club House Estates	1	0.3%	3,486	34	\$500,000	\$143.43
Prairie Grove Original	1	0.3%	1,389	40	\$250,000	\$179.99
Prairie Meadows	5	1.6%	1,729	88	\$295,000	\$169.98
Prairie Oaks One	2	0.6%	1,557	80	\$286,000	\$184.41
Prairie View	1	0.3%	1,398	87	\$264,000	\$188.84

# West Washington County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Red Bird Estates	1	0.3%	1,909	57	\$260,000	\$136.20
Redbird	1	0.3%	1,750	157	\$329,900	\$188.51
Reed	3	1.0%	1,486	76	\$240,333	\$162.41
Rivendale Valley	1	0.3%	1,195	49	\$228,000	\$190.79
Rose Court Valley View HPR	5	1.6%	1,555	64	\$214,600	\$138.85
Roy Fidler	1	0.3%	1,824	37	\$251,000	\$137.61
Royal Oaks	1	0.3%	1,658	147	\$274,000	\$165.26
Saddle Brook	2	0.6%	1,626	72	\$321,250	\$197.57
Selah Meadows	2	0.6%	1,670	30	\$288,100	\$173.16
Shady Acre Estates	2	0.6%	2,341	59	\$413,000	\$176.74
Shady Lane	3	1.0%	1,210	66	\$217,500	\$180.69
Simpsons	1	0.3%	1,842	94	\$254,000	\$137.89
Smith Hayes	1	0.3%	600	78	\$67,500	\$112.50
Snyder Grove	21	6.8%	2,041	118	\$365,890	\$179.11
South Club House Estates	2	0.6%	1,890	96	\$315,000	\$167.08
South Haven	2	0.6%	1,774	74	\$280,000	\$158.96
Southwinds	5	1.6%	2,263	62	\$399,380	\$176.41
Stapleton	1	0.3%	1,158	43	\$216,000	\$186.53
Stonecrest	1	0.3%	1,681	75	\$320,000	\$190.36
Suburban Homes	1	0.3%	1,424	37	\$280,000	\$196.63
Sugar Hill Estates	1	0.3%	1,704	54	\$250,000	\$146.71
Summerfield	16	5.2%	1,978	108	\$394,400	\$199.63
Sundowner	14	4.5%	1,817	51	\$331,914	\$185.75
Twin Falls	2	0.6%	2,602	59	\$607,450	\$234.10
Valley View	2	0.6%	1,659	64	\$272,500	\$166.00
Wagon Springs	23	7.4%	1,496	200	\$281,545	\$189.63
Wagon Wheel Crossing	4	1.3%	1,584	39	\$329,500	\$208.10
Wakefield Park	1	0.3%	2,869	60	\$515,000	\$179.51
West Fork Acres	3	1.0%	1,235	58	\$218,333	\$177.98
West Fork Original	2	0.6%	1,452	39	\$200,000	\$147.31
White River Estates	1	0.3%	1,185	112	\$250,000	\$210.97
Willow West	3	1.0%	1,430	54	\$267,500	\$186.96
Windgate	1	0.3%	2,582	40	\$470,000	\$182.03
Youree's	1	0.3%	1,312	83	\$229,150	\$174.66
Other	44	14.2%	1,855	99	\$324,858	\$168.15
Grand Total	310	100.0%	1,763	\$323,044	87	\$182.97

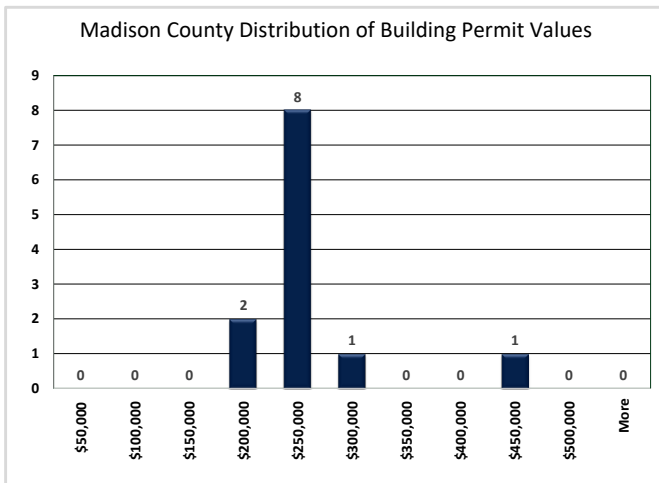
# Madison County

## Building Permits

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

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

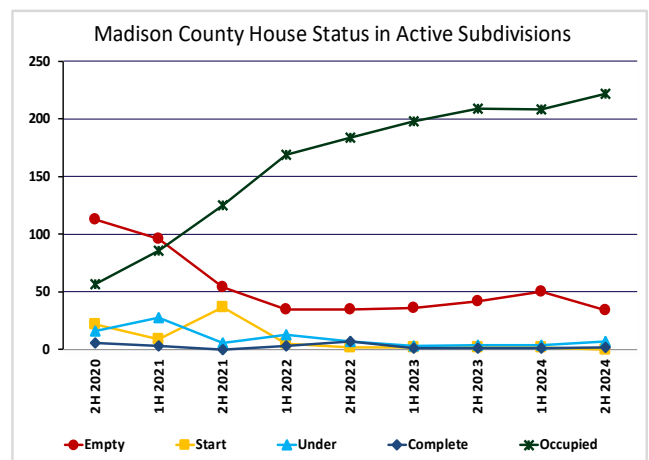
Madison County has no additional new lots or new subdivisions in the preliminary or final approval.



Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	2H 2024	1H 2024	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Huntsville	0	0	0	2	8	1	0	0	1	0	0	12	12	100.0%	0.4%
Unincorporated Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Madison County	0	0	0	2	8	1	0	0	1	0	0	12	12	100.0%	0.4%

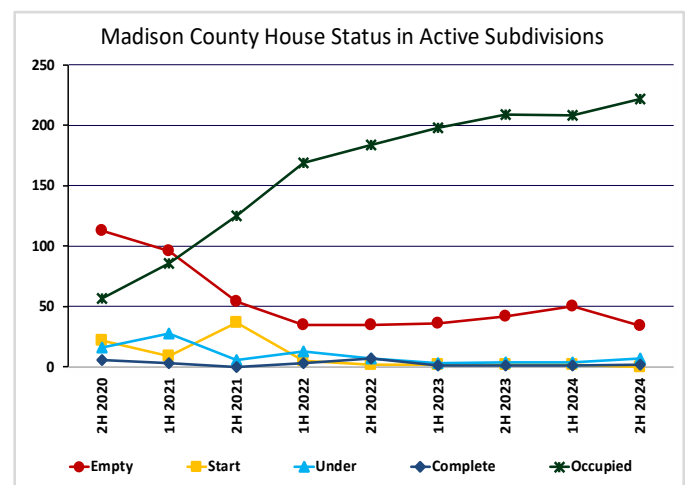
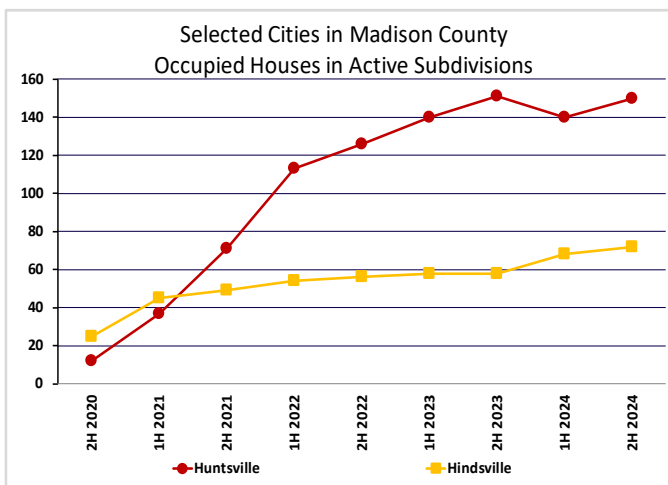
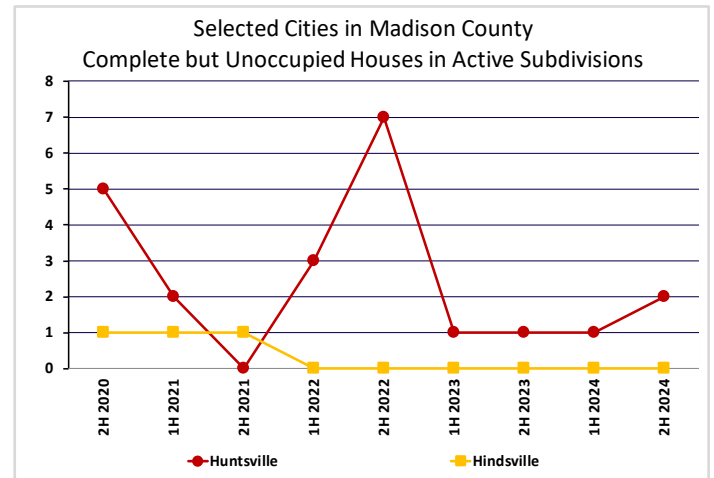
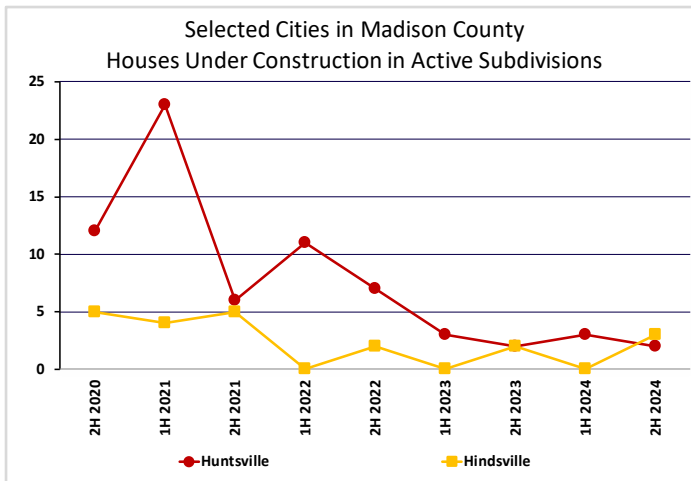
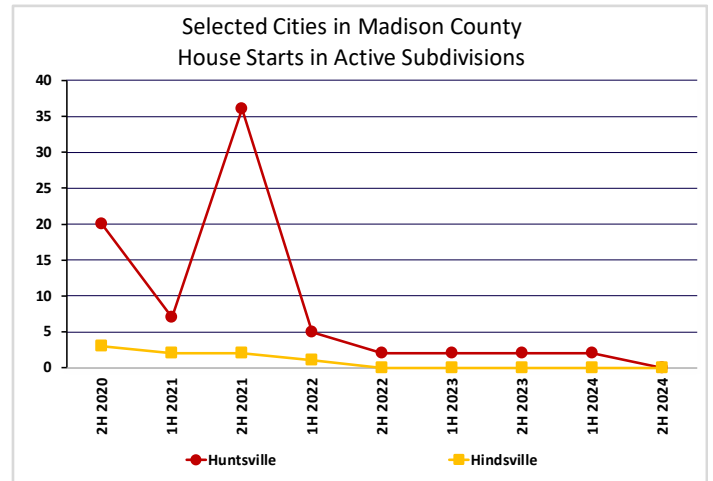
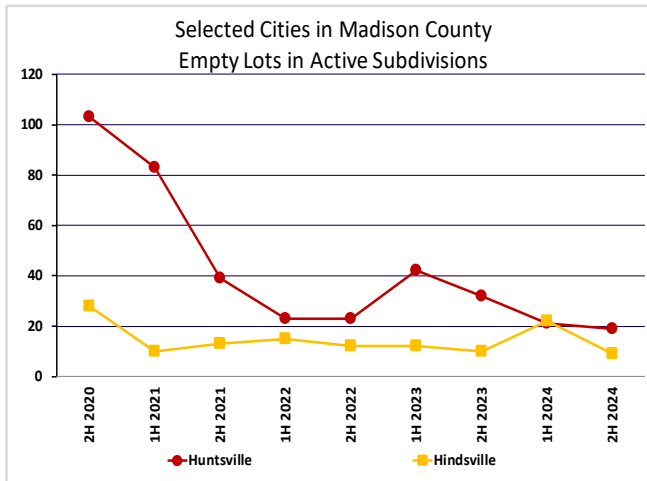
Madison County	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	9	12	12	-60.0%	33.3%
Average Value of Residential Building Permits	\$222,871	\$247,222	\$244,158	-1.2%	-7.7%

There were 265 total lots in the 5 active subdivisions in Madison County in the second half of 2024 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2024. 83.8 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 2.6 percent were under construction, 0.0 percent were starts, while 112.8 percent were empty lots.



# Madison County

## Active Subdivisions





# Madison County

## Active Subdivisions

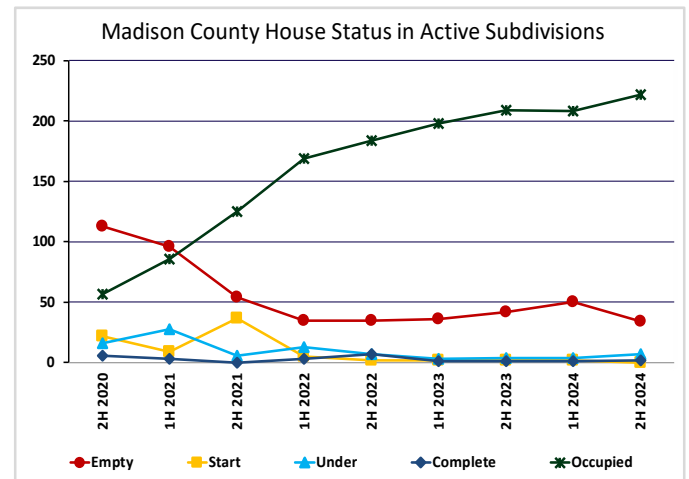
During the second half of 2024, 14 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 15.2 months of lot inventory at the end of the second half of 2024. This is up from 22.1 months of inventory at the end of the first half of 2024.

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

In the second half of 2024, Highland Park, Phase V had the most houses becoming occupied with 6. An additional 3 lots were absorbed in Highland Park, Phased IV.

New construction or progress has occurred in the last year in 4 of the active 5 subdivisions in Madison County.

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



# Madison County

## Owner Occupied Trend

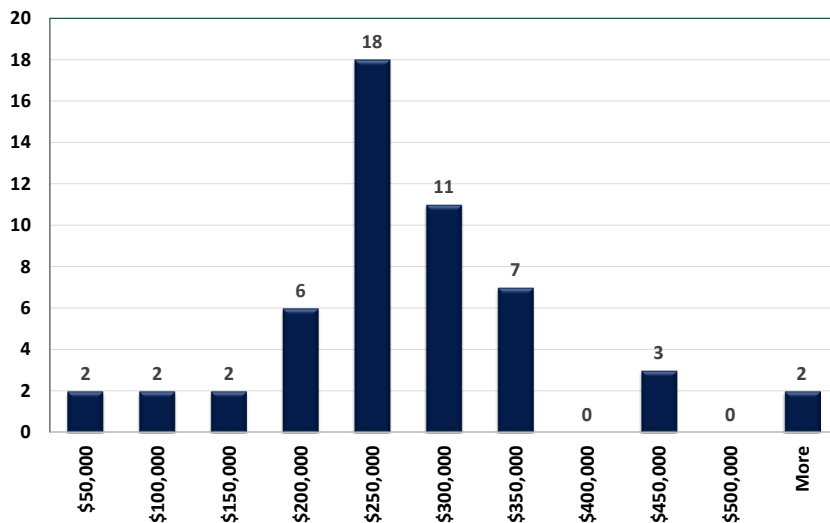
Madison County Owner Occupied by City	2020	2021	2022	2023	2024
Hindsville	36.8%	37.7%	53.6%	50.00%	45.31%
Huntsville	35.0%	34.8%	52.7%	51.75%	50.5%
Rural-MC	37.3%	36.8%	84.1%	83.07%	82.2%
Madison County	37.1%	36.6%	78.9%	77.72%	76.6%

The table above shows the owner occupied percentage in the second half of 2024. Due to different data analysis techniques, the owner occupied for 2022 through 2024 used data with homestead credit. However, in Madison County, a resident can claim a homestead credit for one property which does not need to be classified as a primary residence.

# Madison County

## Sold Houses

Madison County Price Distribution of Houses Sold



53 houses sold in Madison County during the second half of 2024.

The average price of a house was \$261,008 at \$153.12 per square foot.

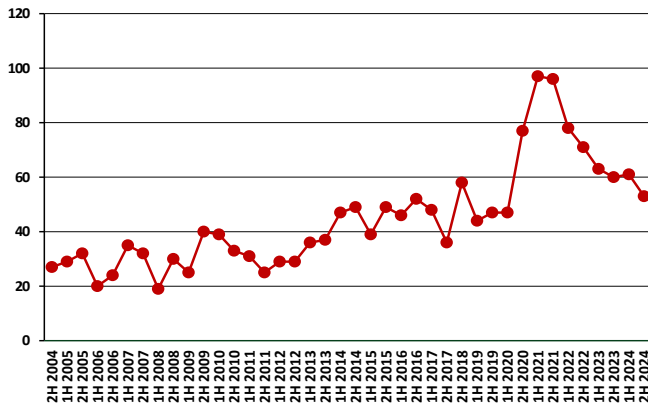
The median cost of a house sold in Madison County was \$245,000.

Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Permits
Huntsville	\$261,008	\$153.12	109	53	100.00%
Jasper	--	--	--	0	0.00%
Madison County	\$261,008	\$153.12	109	53	100.0%

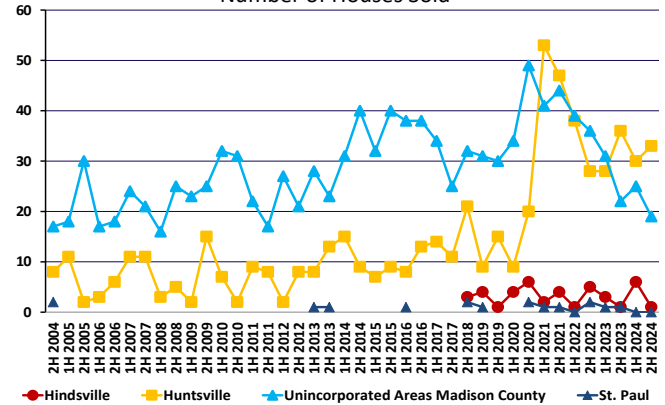
Sold Characteristics in Madison County	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	60	61	53	-11.7%	-13.1%
Average Price of Houses Sold	\$206,265	\$255,859	\$261,008	26.5%	2.0%
Average Days on Market	81	89	109	34.6%	22.6%
Average Price per Square Foot	\$141.82	\$160.27	\$153.12	8.0%	-4.5%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	6	14	11	83.3%	-21.4%
Average Price of New Houses Sold	\$239,967	\$262,654	\$270,727	12.8%	3.1%
Average Days on Market of New Houses Sold	59	57	38	-34.9%	-33.3%
Number of Houses Listed	35	31	36	2.9%	16.1%
Average List Price of Houses Listed	\$305,565	\$377,256	\$391,869	28.2%	3.9%

# Madison County Sold Houses

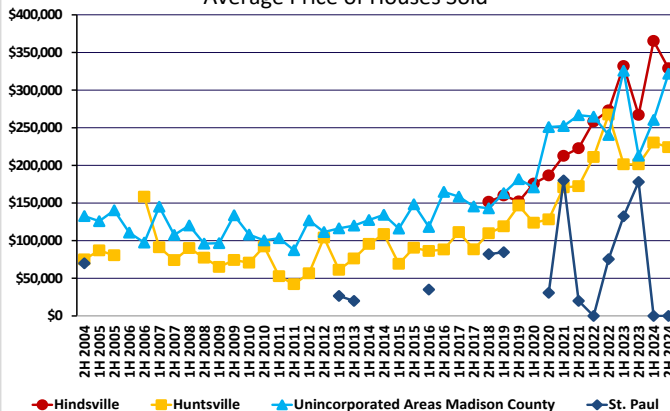
Madison County Number of Houses Sold



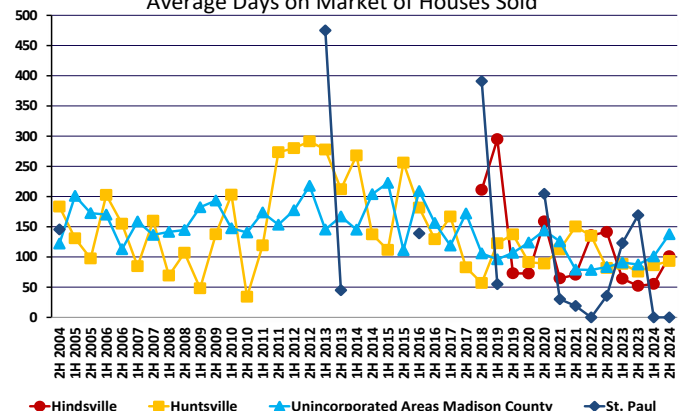
Selected Cities in Madison County  
Number of Houses Sold



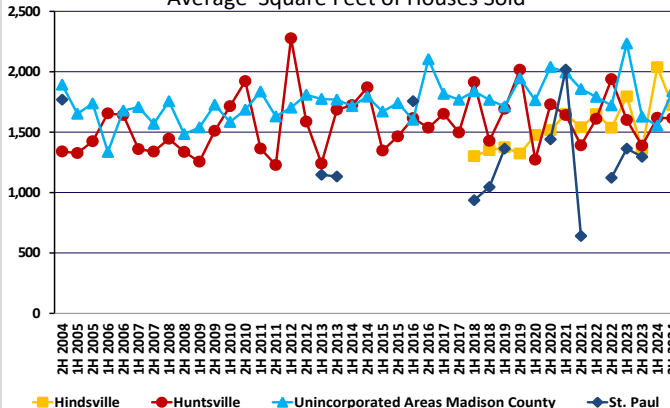
Selected Cities in Madison County  
Average Price of Houses Sold



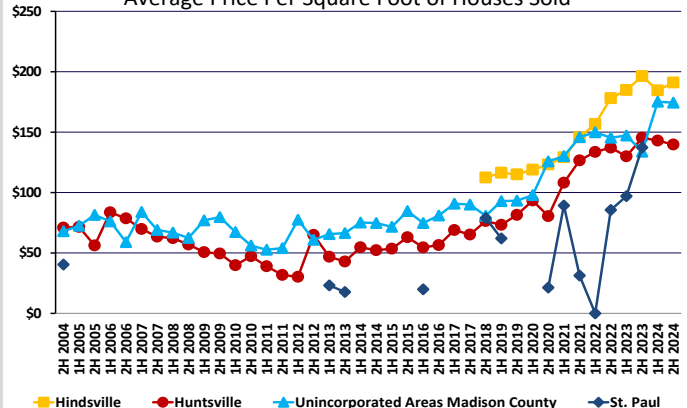
Selected Cities in Madison County  
Average Days on Market of Houses Sold



Selected Cities in Madison County  
Average Square Feet of Houses Sold

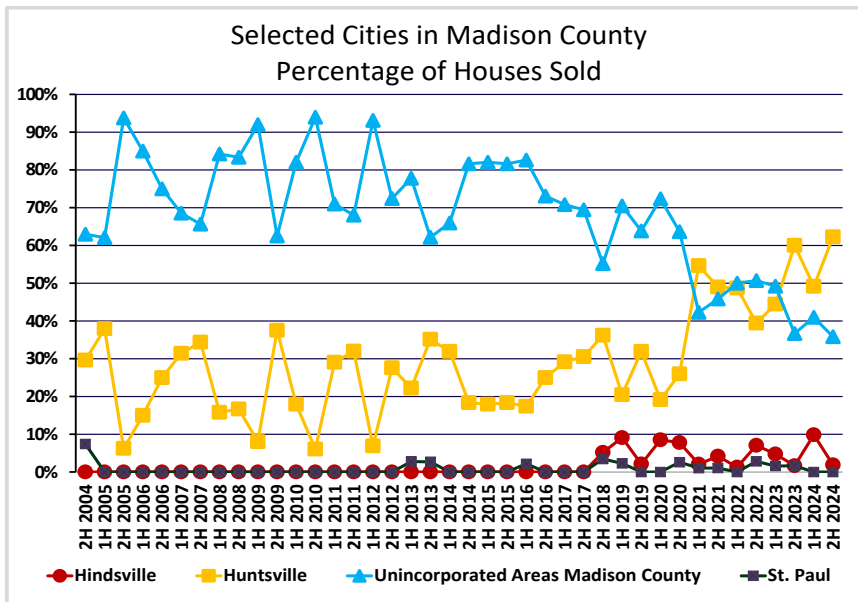


Madison County  
Average Price Per Square Foot of Houses Sold



# Madison County

## Sold Houses by City and Characteristics



Of the 53 house sold in Madison County, the largest percentage of houses sold were in Huntsville and Unincorporated Areas in Madison County.

The average price of a house sold in Madison County was \$261,008 and the average price per square foot was \$153.12.

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

Madison County Sold Houses by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	\$329,900	\$191.06	101	1	2.38%
Huntsville	\$224,032	\$139.72	93	33	53.44%
No City MC	\$321,653	\$174.38	138	19	44.18%
ST Paul	--	--	--	--	--
Madison County	\$261,008	\$153.12	109	53	100.0%

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	3.8%	1,378	44	73.4%
\$50,001 - \$100,000	2	3.8%	1,502	32	77.7%
\$100,001 - \$150,000	2	3.8%	976	218	94.4%
\$150,001 - \$200,000	6	11.3%	1,323	56	95.7%
\$200,001 - \$250,000	18	34.0%	1,653	158	94.9%
\$250,001 - \$300,000	11	20.8%	1,800	73	98.6%
\$300,001 - \$350,000	7	13.2%	2,014	86	98.1%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	3	5.7%	1,939	115	94.9%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	3.8%	2,389	137	98.6%
Madison County Sold	53	100.0%	1,696	109	94.9%

# Hindsville

## Active Subdivisions

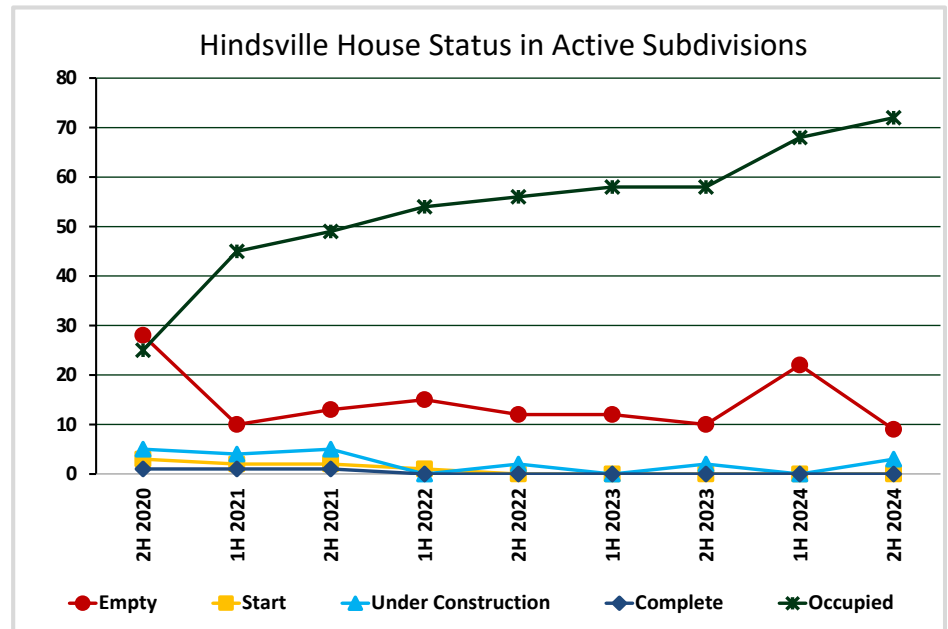
There were 84 total lots in 1 active subdivisions in Hindsville in the second half of 2024. 85.7percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.6 were under construction, 0.0 percent were starts, and 10.7 percent were empty lots.

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

New Hindsville had the most houses becoming occupied in Hindsville with 4. Plat and lot sizes change the actual number of lots in this subdivision.

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

4 new houses in Hindsville became occupied in the second half of 2024. The annual absorption rate implies that there are 10.3 months of remaining inventory in active subdivisions, down from 26.4 percent in the first half of 2024.



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

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

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

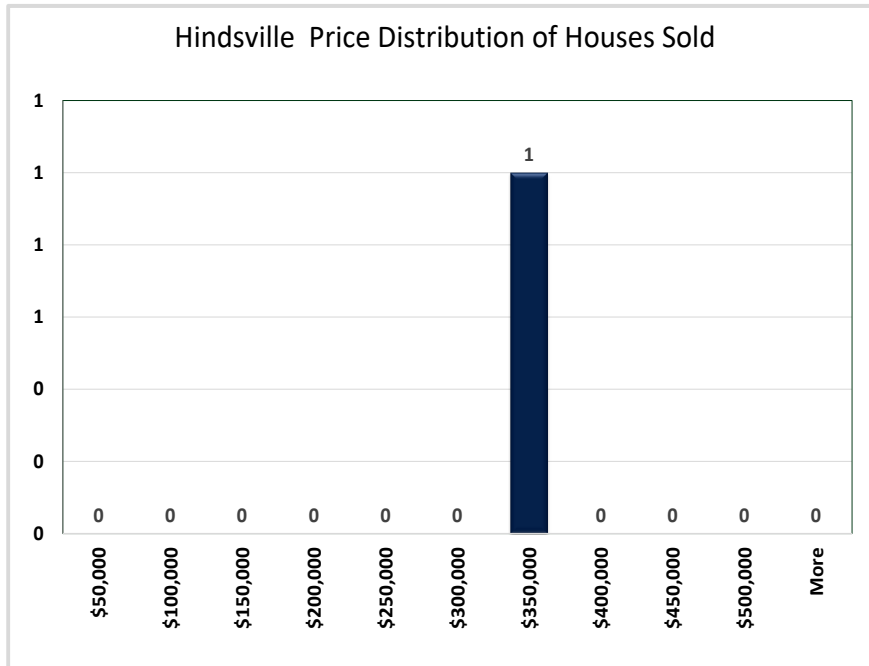
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	9	0	3	0	72	84	4	10.3
Hindsville	9	0	3	0	72	84	4	10.3

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

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

# Hindsville

## Price Distribution of Houses Sold



1 house sold in Hindsville in the second half of 2024.

The average price of a house was \$329,000 at \$191.06 per square foot.

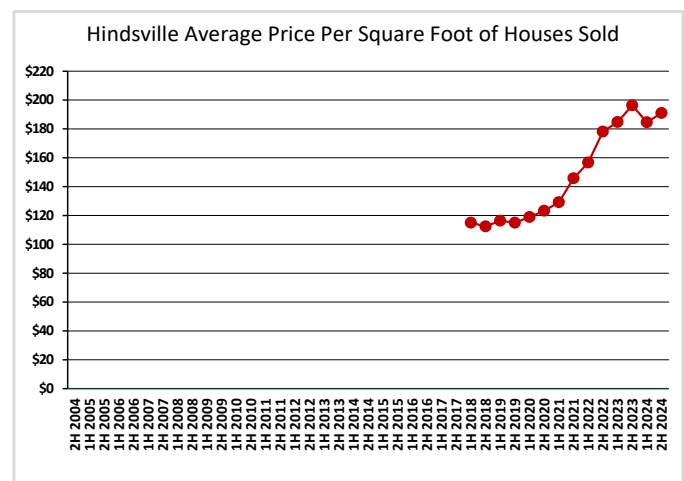
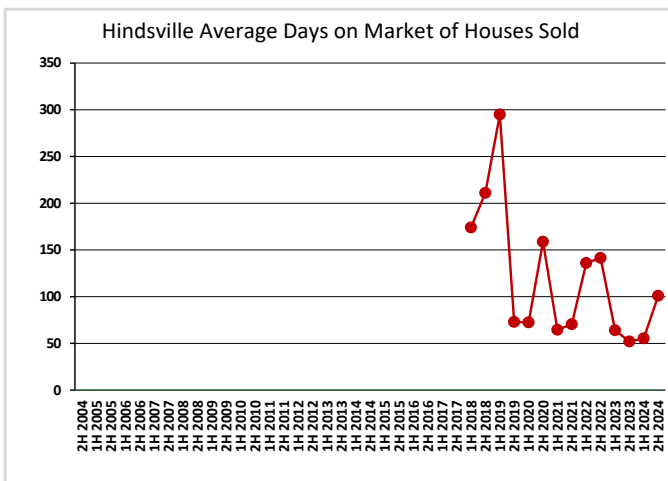
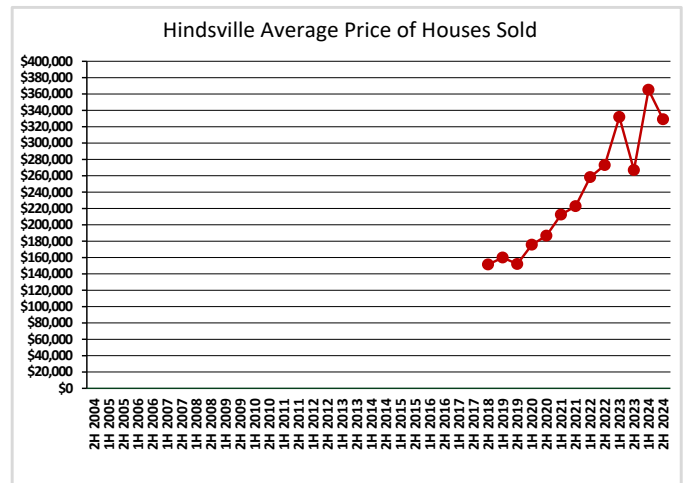
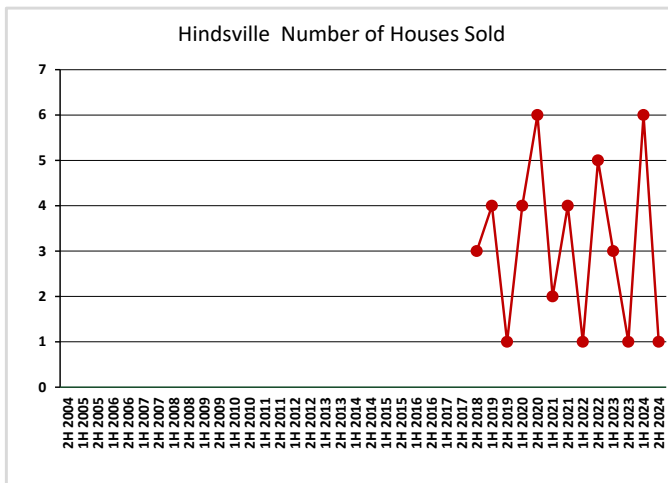
The median cost of a house was \$329,000.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	1	100.0%	1,722	101	\$329,000	\$191.06
Hindsville Sold Houses	1	100.0%	1,722	101	\$329,000	\$191.06

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	100.0%	1,722	101	98.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Hindsville Sold	1	100.0%	1,722	101	98.0%

# Hindsville

## Characteristics of Houses Sold

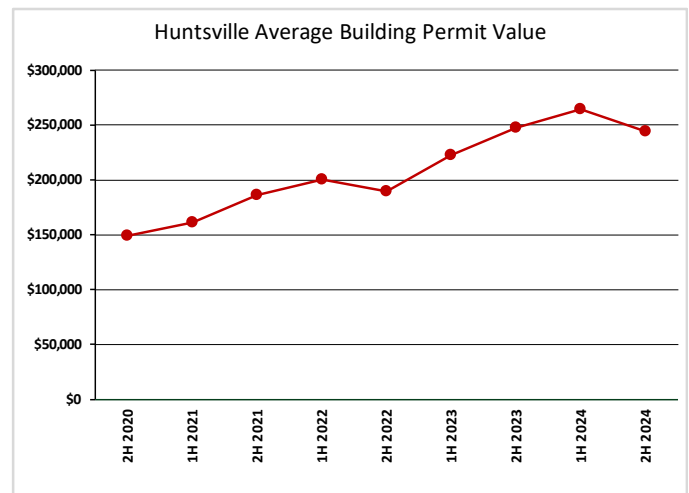
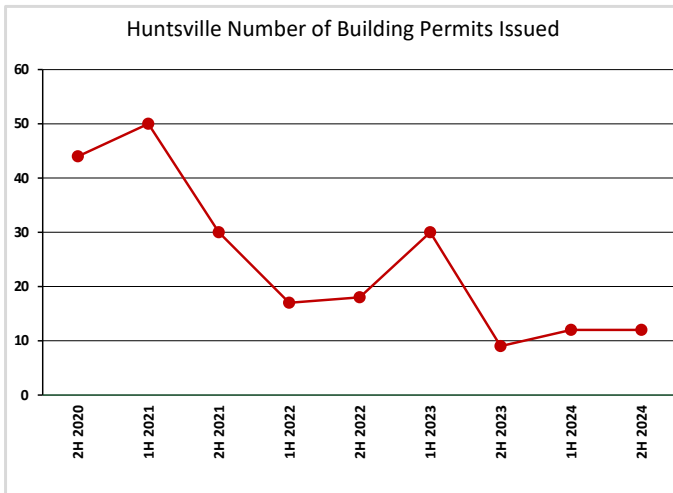


Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	1	6	1	0.0%	-83.3%
Average Price of Houses Sold	\$267,000	\$365,167	\$329,000	23.2%	-9.9%
Average Days on Market	52	55	101	94.2%	82.5%
Average Price per Square Foot	\$196.32	\$184.58	\$191.06	-2.7%	3.5%
Percentage of County Sales	1.7%	9.8%	1.9%	13.2%	-80.8%
Number of New Houses Sold	0	1	1	--	0.0%
Average Price of New Houses Sold	--	\$386,000	\$329,000	--	-14.8%
Average Days on Market of New Houses Sold	--	57	101	--	77.2%
Number of Houses Listed	1	1	1	0.0%	0.0%
Average List Price of Houses Listed	\$329,000	\$850,000	\$309,000	-6.1%	-63.6%

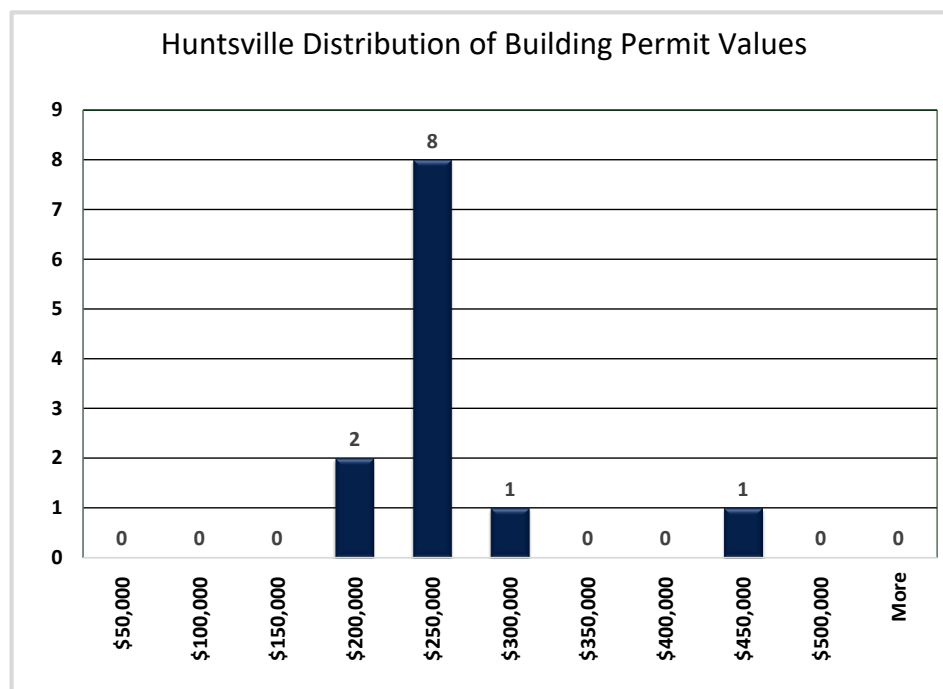


# Huntsville

## Building Permits in Selected Cities



Huntsville Building Permits	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Residential Building Permits	9	12	12	-60.0%	33.3%
Average Value of Residential Building Permits	\$247,222	\$264,583	\$244,158	-1.2%	-7.7%



# Huntsville

## Active Subdivisions

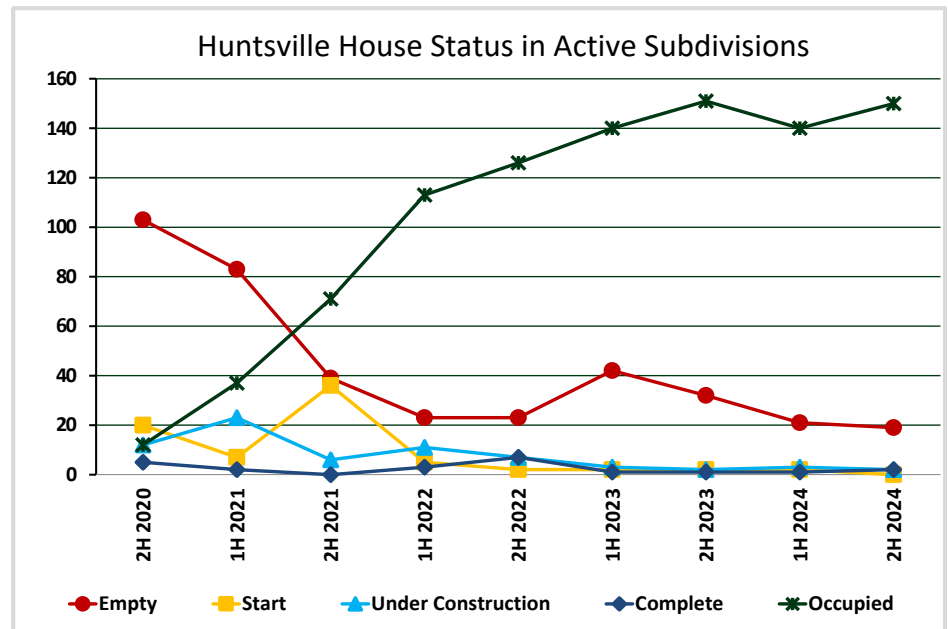
There were 173 total lots in 3 active subdivisions in Huntsville in the second half of 2024. 86.7 percent of the lots were occupied, 1.2 percent 1.2 percent were under construction, 0.0 percent were starts, and 11.0 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the second half of 2024 was Highland Park, Phase IV and Highland Park V, both with 1.

Highland Park, Phase V had the most houses becoming occupied in Huntsville with 6.

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

10 new houses in Huntsville became occupied in the second half of 2024. The annual absorption rate implies that there are 13.8 months of remaining inventory in active subdivisions, up from 15.4 percent in the first half of 2024.



In 2 of the 3 active subdivisions in Huntsville, absorption has occurred in the second half of 2024.

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

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

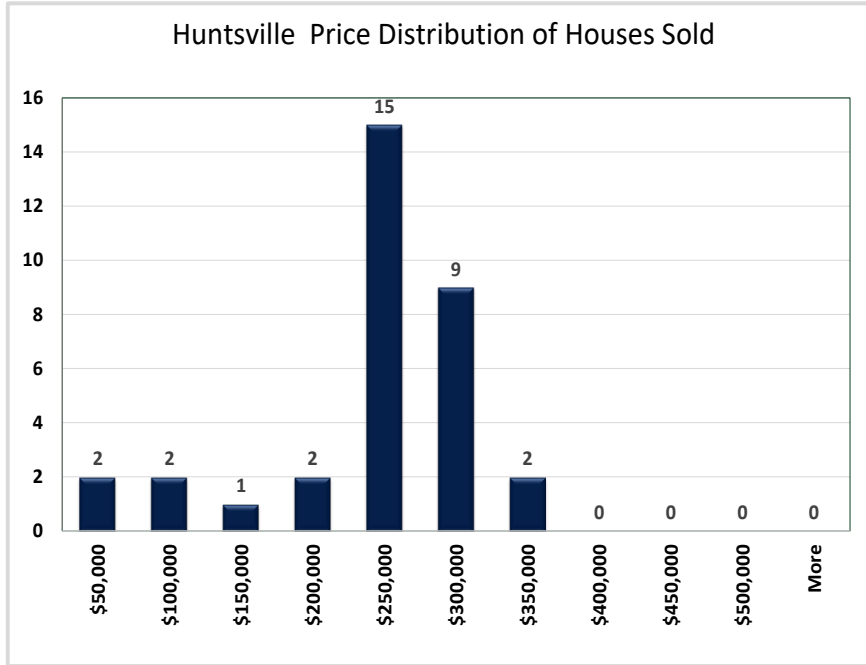
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	14	0	0	0	125	139	0	--
Highland Park, Phase IV	2	0	1	0	19	22	4	3
Highland Park, Phase V	3	0	1	2	6	12	6	0
Huntsville Active Subdivisions	19	0	2	2	150	173	10	13.8

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

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

# Huntsville

## Price Distribution of Houses Sold



33 houses were sold in Huntsville in the second half of 2024.

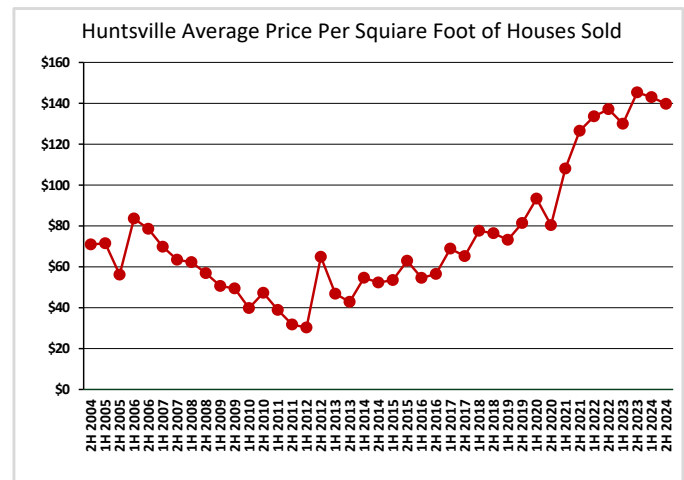
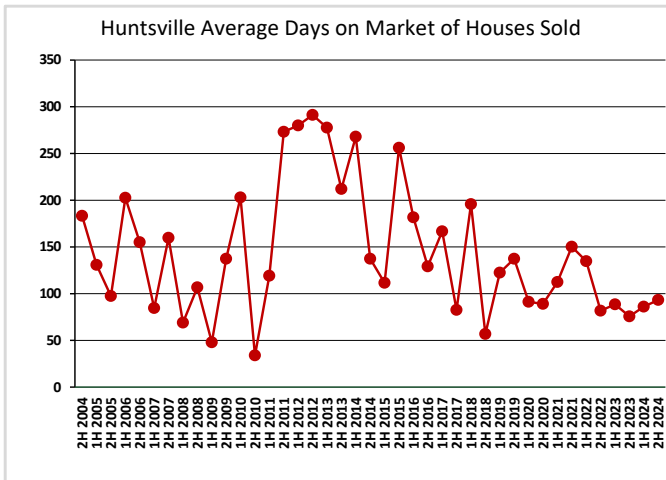
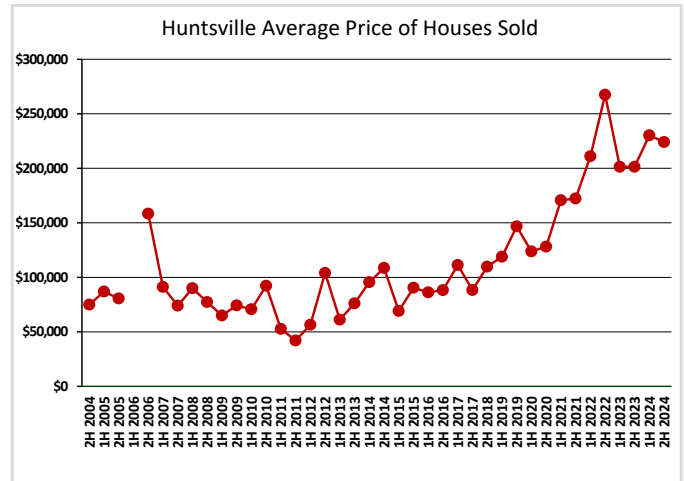
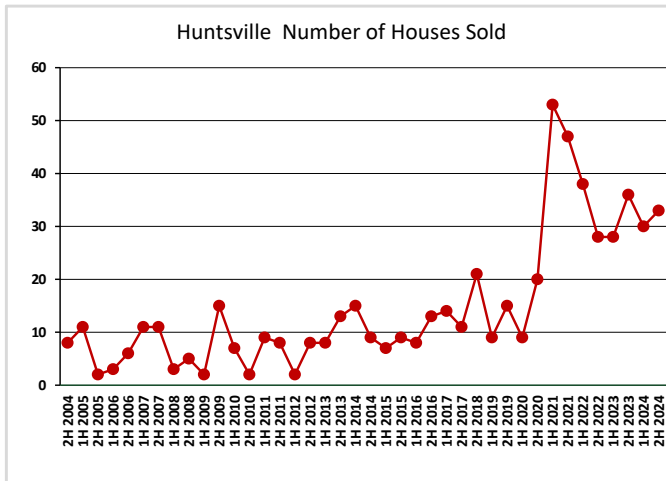
The average price of a house was \$224,032 at \$139.72 per square foot.

The median cost of a house was \$242,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	6.1%	1,378	44	73.4%
\$50,001 - \$100,000	2	6.1%	1,502	32	77.7%
\$100,001 - 150,000	1	3.0%	1,120	24	100.7%
\$150,001 - \$200,000	2	6.1%	1,300	51	100.4%
\$200,001 - \$250,000	15	45.5%	1,528	129	97.3%
\$250,001 - \$300,000	9	27.3%	1,790	79	99.5%
\$300,001 - \$350,000	2	6.1%	2,380	77	100.0%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Huntsville Sold	33	100.0%	1,614	93	95.7%

# Huntsville

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	36	30	33	-8.3%	10.0%
Average Price of Houses Sold	\$201,336	\$230,240	\$224,032	11.3%	-2.7%
Average Days on Market	76	86	93	23.3%	8.3%
Average Price per Square Foot	\$145.33	\$143.00	\$139.72	-3.9%	-2.3%
Percentage of County Sales	60.0%	49.2%	62.3%	3.8%	26.6%
Number of New Houses Sold	6	11	10	66.7%	-9.1%
Average Price of New Houses Sold	\$239,967	\$247,841	\$264,900	10.4%	6.9%
Average Days on Market of New Houses Sold	59	52	32	-45.6%	-38.8%
Number of Houses Listed	15	10	16	6.7%	60.0%
Average List Price of Houses Listed	\$252,593	\$303,820	\$348,900	38.1%	14.8%

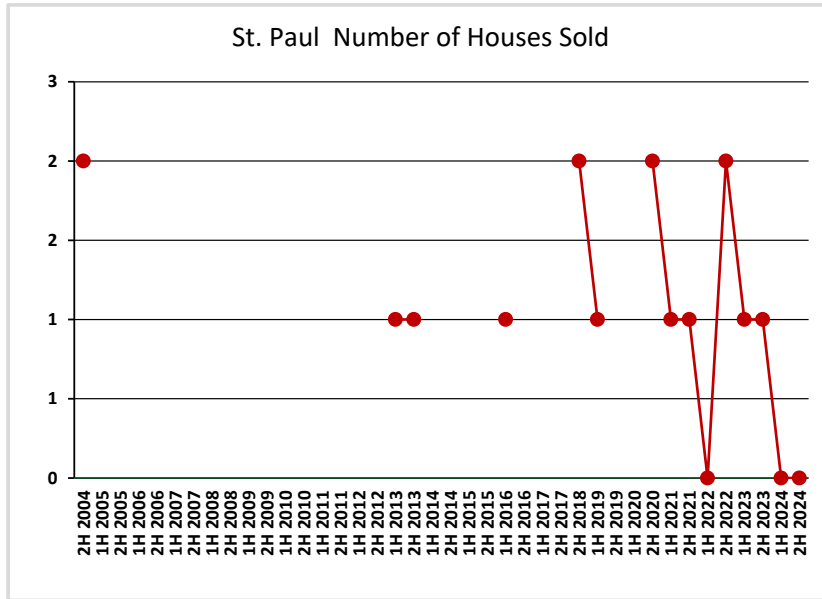
# Huntsville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Cedar Bluff	10	30.3%	1,591	135	\$233,650	\$150.75
East Heights	1	3.0%	1,432	74	\$195,000	\$136.17
Highland Park	10	30.3%	1,580	32	\$264,900	\$167.51
Huntsville City	2	6.1%	2,380	77	\$349,000	\$146.64
Huntsville Hills	1	3.0%	1,168	28	\$158,550	\$135.74
Oak Hills	1	3.0%	1,120	24	\$140,000	\$125.00
Other	3	9.1%	1,585	53	\$121,000	\$77.20
Polk	4	12.1%	1,710	219	\$157,000	\$88.50
Rockwood Heights	1	3.0%	1,476	93	\$225,000	\$152.44
Huntsville Sold Houses	33	100.0%	1,614	93	\$224,032	\$139.72

# St. Paul

## Price Distribution of Houses Sold



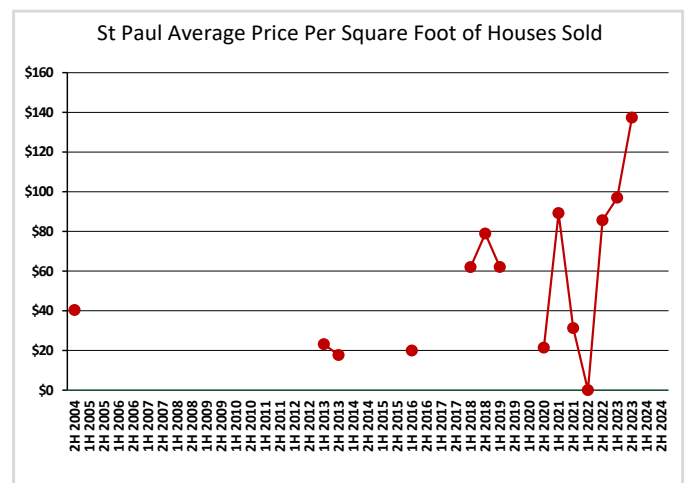
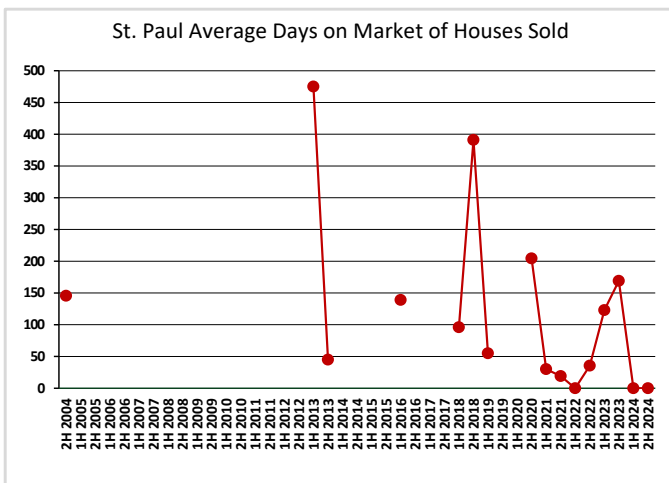
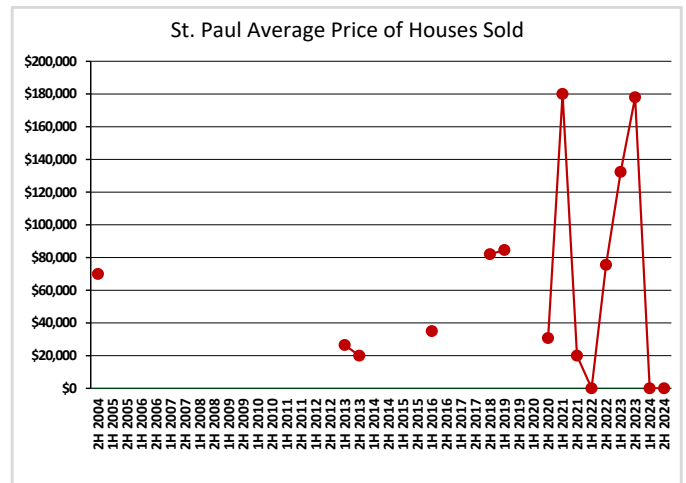
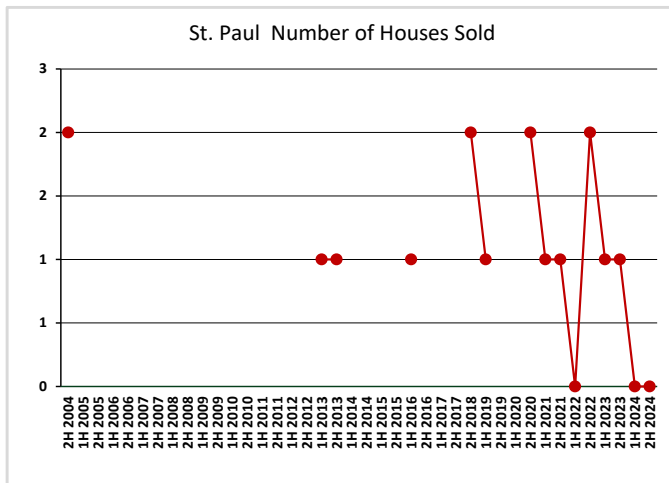
No houses were sold in St. Paul in the second half of 2024.

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

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

# St. Paul

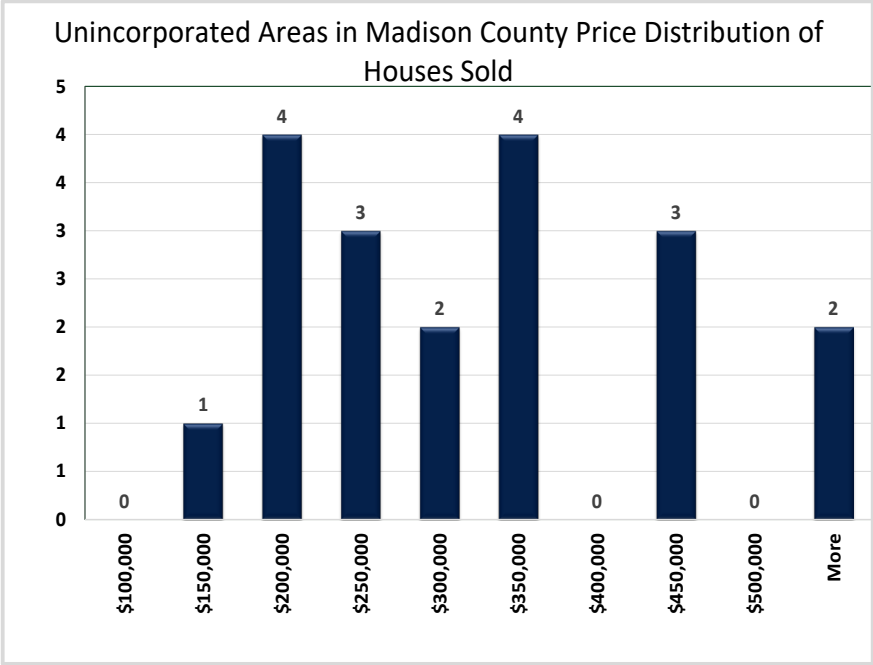
## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	1	0	0	-100.0%	--
Average Price of Houses Sold	\$178,000	--	--	--	--
Average Days on Market	169	--	--	--	--
Average Price per Square Foot	\$137.35	\$0.00	\$0.00	-100.0%	--
Percentage of County Sales	1.7%	0.0%	0.0%	-100.0%	--
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	0	0	0	--	--
Average List Price of Houses Listed	\$0	\$0	\$0	--	--

# Unincorporated Areas-Madison County

## Price Distribution of Houses Sold



19 houses were sold in Unincorporated Areas in Madison County in the second half of 2024.

The average price of a house was \$321,653 at \$174.38 per square foot.

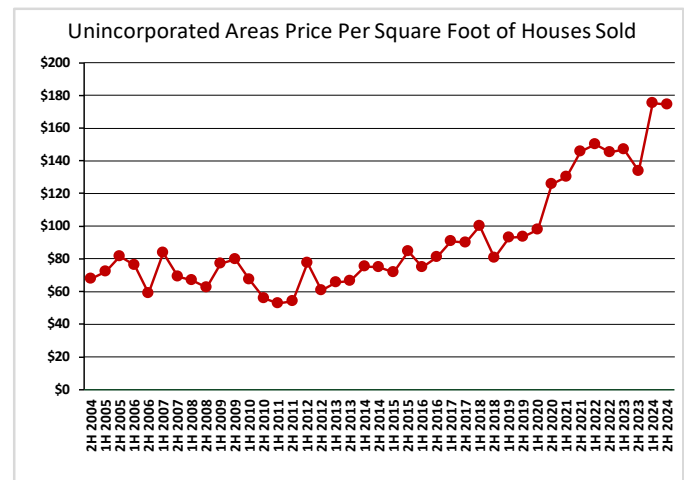
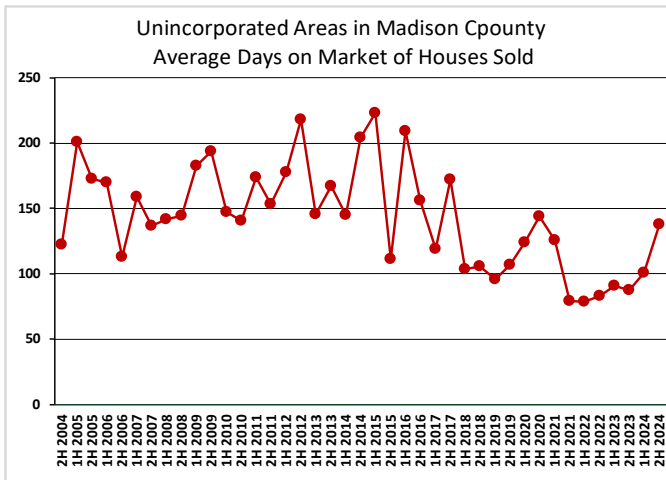
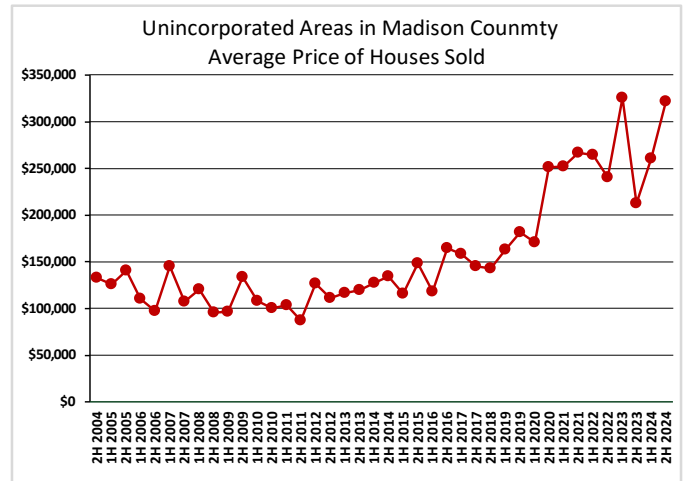
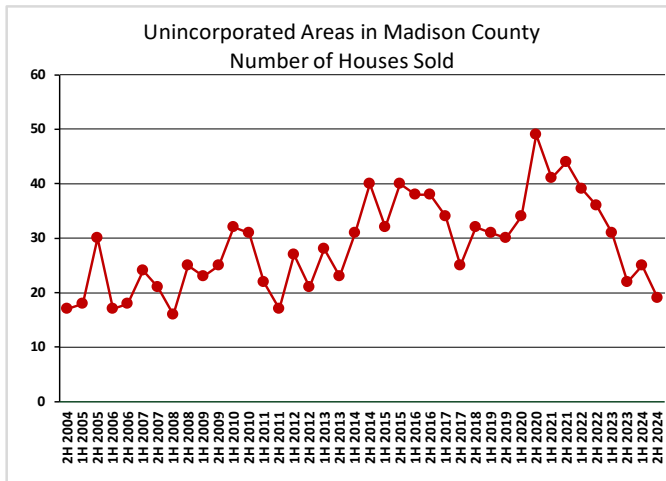
The median cost of a house was \$280,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	1	5.3%	832	412	88.0%
\$150,001 - \$200,000	4	21.1%	1,334	58	93.4%
\$200,001 - \$250,000	3	15.8%	2,280	306	83.2%
\$250,001 - \$300,000	2	10.5%	1,846	44	94.7%
\$300,001 - \$350,000	4	21.1%	1,905	86	97.1%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	3	15.8%	1,939	115	94.9%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	10.5%	2,389	137	98.6%
Unincorporated MC Sold	19	100.0%	1,837	138	93.2%



# Unincorporated Areas-Madison County

## Characteristics of Houses Sold



Sold Characteristics	2H 2023	1H 2024	2H 2024	% change from 2H 2023	% change from 1H 2024
Number of Houses Sold	22	25	19	-13.6%	-24.0%
Average Price of Houses Sold	\$212,855	\$260,368	\$321,653	51.1%	23.5%
Average Days on Market	88	101	138	57.2%	36.3%
Average Price per Square Foot	\$133.81	\$175.17	\$174.38	30.3%	-0.4%
Percentage of County Sales	36.7%	41.0%	35.8%	-2.2%	-12.5%
Number of New Houses Sold	0	2	0	--	-100.0%
Average Price of New Houses Sold	--	\$282,450	--	--	--
Average Days on Market of New Houses Sold	--	86	--	--	--
Number of Houses Listed	35	31	36	2.9%	16.1%
Average List Price of Houses Listed	\$346,153	\$390,338	\$432,416	24.9%	10.8%

# Unincorporated Areas Madison County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Hidden Valley Estates	2	10.5%	2,389	137	\$715,000	\$299.29
Outback	1	5.3%	1,248	33	\$280,000	\$224.36
Paradise Acres	2	10.5%	1,850	101	\$448,000	\$242.16
Other	14	73.7%	1,799	150	\$250,386	\$143.29
Unincorporated MC	19	100.0%	1,837	138	\$321,653	\$174.38