



THE SKYLINE REPORT

SPONSORED BY ARVEST BANK



Second Half of 2016 February 2017

Report Structure	2
Economic Overview	3
Regional Housing Market	5
Benton County	9
Bella Vista	16
Bentonville	23
Bethel Heights	33
Cave Springs	38
Centerton	44
Decatur	50
Gentry	55
Gravette	60
Highfill	65
Little Flock	68
Lowell	72
Pea Ridge	77
Rogers	83
Siloam Springs	93
Washington County	100
Elkins	107
Elm Springs	112
Farmington	115
Fayetteville	121
Goshen	133
Greenland	137
Johnson	141
Lincoln	144
Prairie Grove	149
Springdale	154
Tontitown	164
West Fork	168
West Washington County	173

The information contained herein has been obtained from reasonably reliable sources. The Center for Business and Economic Research makes no guarantee, either expressed or implied, as to the accuracy of such information. All data contained herein is subject to errors, omissions and changes. Reproduction in whole or in part without prior written consent is prohibited.

Residential Real Estate Market Summary for Benton and Washington Counties

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

Highlights from the Second Half of 2016

- There were 1,638 building permits issued in Benton and Washington counties from July 1 to December 31, 2016. Benton County accounted for 1,042 of the residential building permits, while Washington County accounted for 596.
- 26,868 lots were in the 379 active subdivisions identified by Skyline Report researchers in the second half of 2016.
- In 80 out of the 379 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the second half of 2016, 1,574 new houses in active subdivisions became occupied, up 36.6 percent from 1,152 in the first half of 2016.
- Using the absorption rate from the past twelve months implies that there was a 35.1 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2016.
- An additional 6,666 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 64.5 months of remaining lot inventory, the lowest level since the Skyline Report began in 2004.
- According to the Assessors' databases, 66.0 percent of houses in Benton County and 62.9 percent of houses in Washington County were owner-occupied.
- From July 1 to December 31, 2016 there were 4,772 houses sold in Benton and Washington counties. This is an increase of 12.1 percent from the 4,257 sold in the same time period in the previous year.
- The average sales price of a house in Benton County was \$221,944 in the second half of 2016. In Washington County, the average sales price was \$201,804.
- There were 2,147 houses listed for sale in the MLS database as of December 31, 2016 at an average list price of \$330,542.

Report Structure

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

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the first half of 2014 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions still ongoing concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were in-

cluded in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2015 to 2016. The number of houses listed for sale in the MLS database as of December 31, 2016 and their average list prices were also reported.

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

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

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

the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2016 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the second half of 2016 Washington County results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

Economic Overview

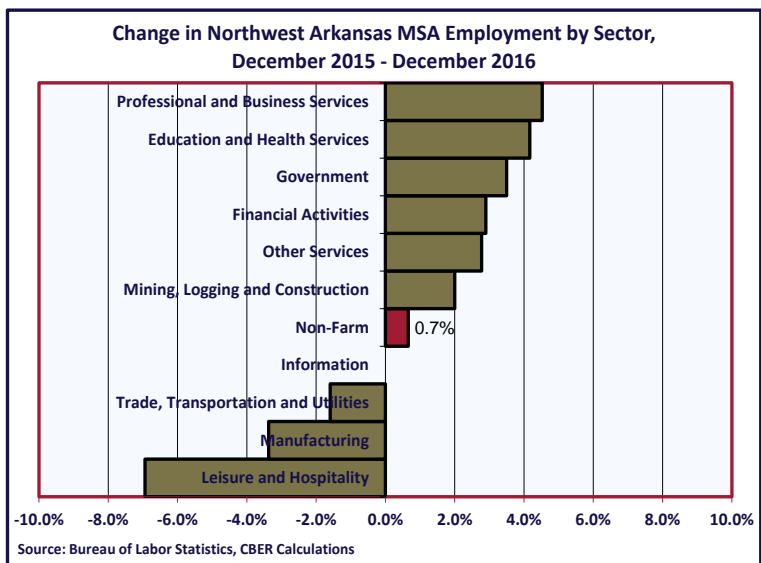
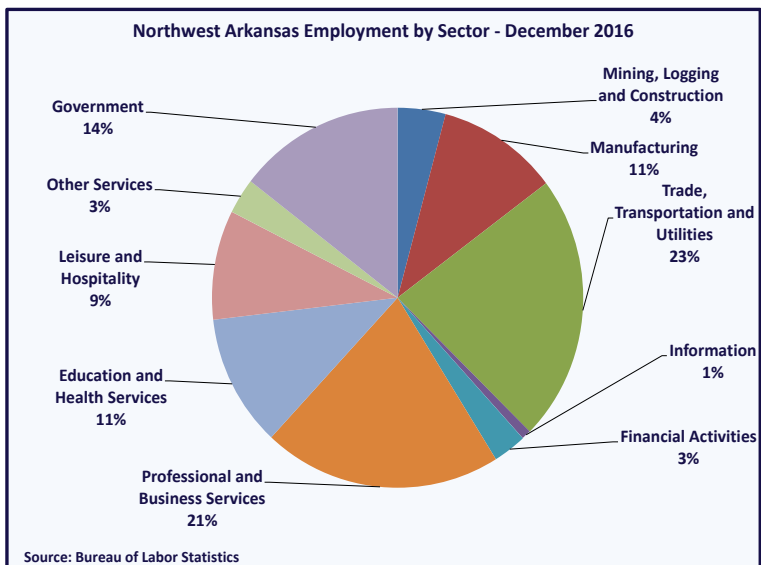
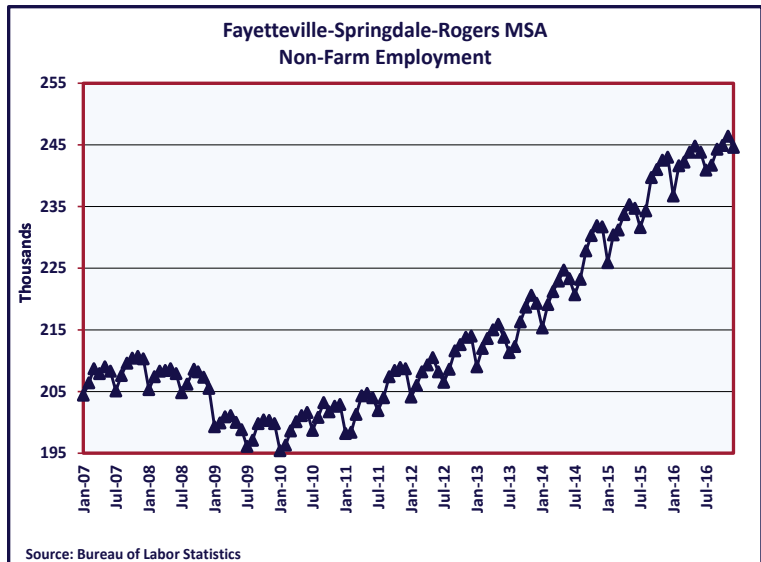
It is helpful to look at some key macroeconomic statistics in order to get a sense of the Northwest Arkansas residential real estate market. The following discussion highlights some of the statistics that indicate the direction of the macro economy.

Gross Domestic Product

In the fourth quarter of 2016, real GDP increased by 1.9 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 3.5 percent in the third quarter of 2016. The increase in real GDP in the fourth quarter primarily reflected positive contributions from personal consumption expenditures (PCE), private inventory investment, residential fixed investment, nonresidential fixed investment, and state and local government spending that were partly offset by negative contributions from exports and federal government spending. Imports, which are a subtraction in the calculation of GDP, increased. The deceleration in real GDP in the fourth quarter reflected a downturn in exports, an acceleration in imports, a deceleration in PCE, and a downturn in federal government spending that were partly offset by an upturn in residential fixed investment, an acceleration in private inventory investment, an upturn in state and local government spending, and an acceleration in nonresidential fixed investment.

Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 244,600 in December 2016, up 0.7 percent from December 2015. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.7 percent in December 2016. This is down from the December 2015 rate of 3.2 percent. The unemployment rate has remained under 4.0 percent since August of



Economic Overview

2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.8 percent) and national (4.7 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the December 2016 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (23 percent) in Northwest Arkansas followed by professional and business services (21 percent), government (14 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (9 percent). The other figure shows the annual percentage change in the metro area's employment by sector from December 2015 to December 2016. Total nonfarm employment increased by 0.7 percent during that time. Employment in professional and business services, education and health services, government, financial activities, other services, and mining, logging and construction grew more quickly than 0.7 percent. Information employment remained unchanged, while trade, transportation, and utilities, manufacturing, and leisure and hospitality employment declined from December 2015 to December 2016.

Interest Rates

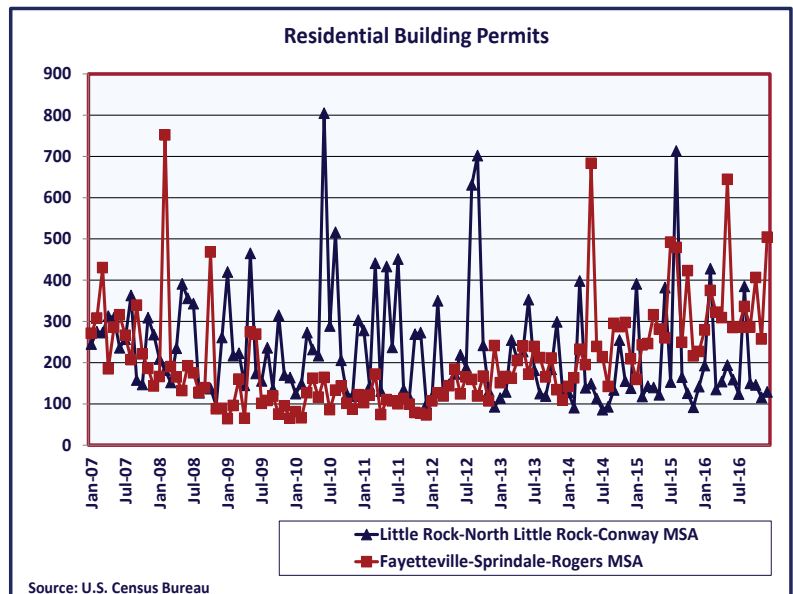
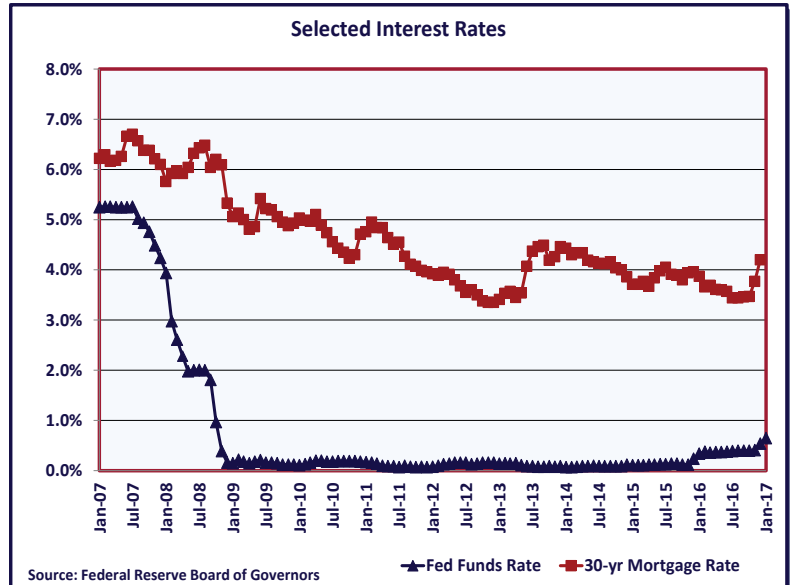
The Federal Funds rate averaged 0.54 percent in December 2016. The ten year constant maturity Treasury bill had an interest rate of 2.49 percent in December 2016, up from 2.24 percent in December 2015. The positive spread between the ten year rate and the federal funds rate narrowed from a year ago, but remains positive as both rates have increased. The Federal Reserve Open Market Committee decided to increase the target range for the federal funds rate to $\frac{1}{2}$ to $\frac{3}{4}$ percent. The stance of monetary policy

remains accommodative, thereby supporting further improvement in labor market conditions and a return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2007.

Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in December 2016 were at a seasonally adjusted annual rate of 1,228,000. This is

1.3 percent above the November 2016 rate of 1,212,000, and is 2.2 percent above the December 2015 estimate of 1,201,000. The National Association of Realtors reports national existing-home sales. Existing-home sales declined 1.8 percent to a seasonally adjusted annual rate of 4.88 million in December from 4.97 million in November. Existing home sales were 1.5 percent above the December 2015 rate.

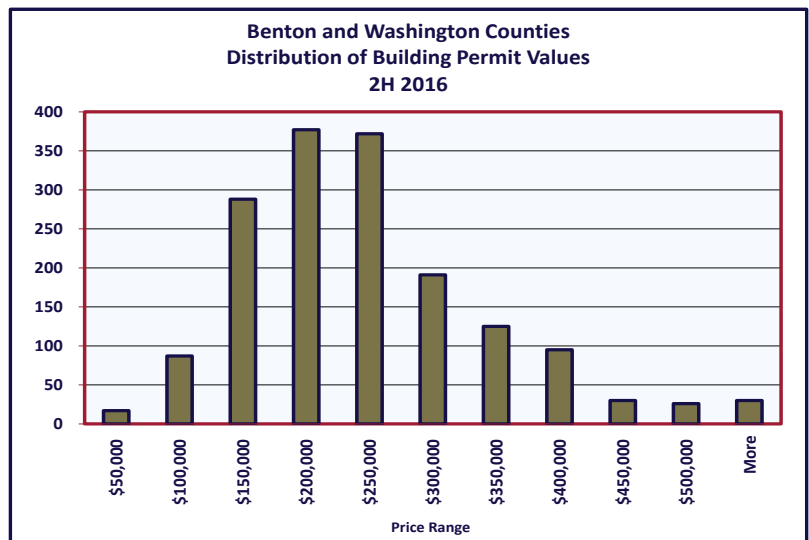
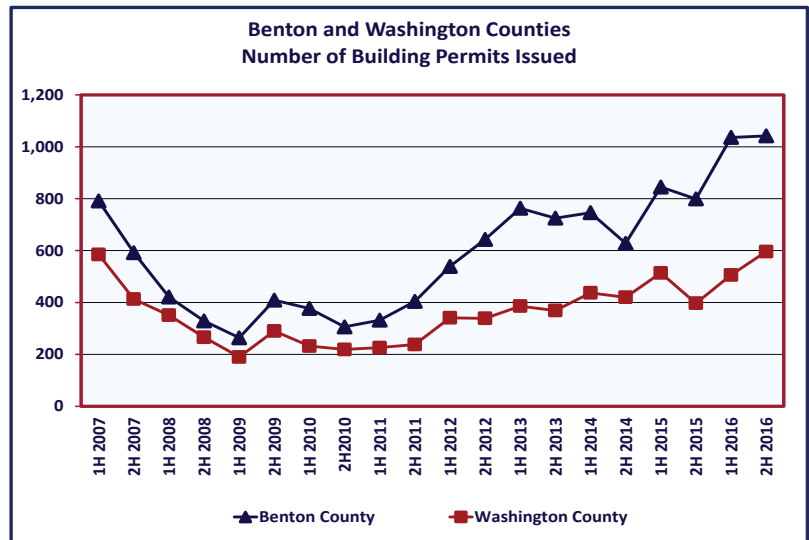
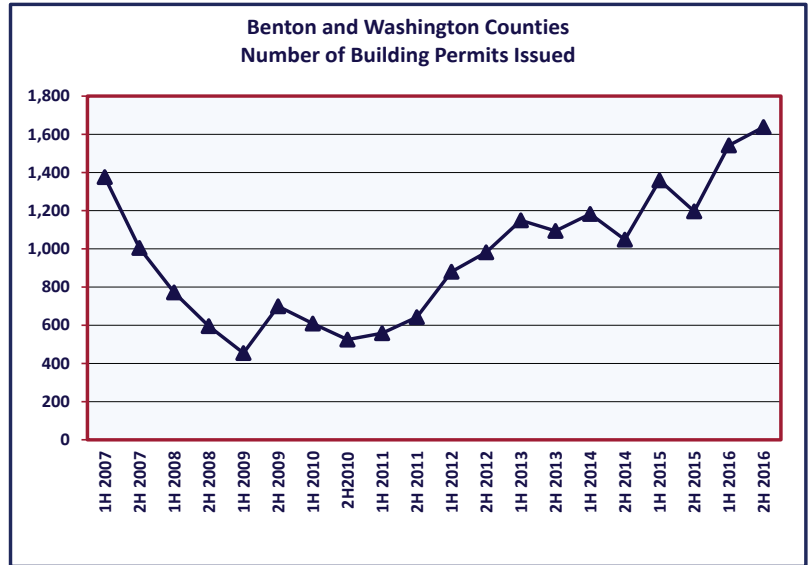


Regional Housing Market

Regional Housing Market Summary

There were 1,638 building permits issued in Benton and Washington counties from July 1 to December 31, 2016. This number is 37.0 percent higher than the 1,196 building permits issued during the same period in 2015. Benton County accounted for 1,042 of the residential building permits, while Washington County accounted for 596. The average value of all building permits in Northwest Arkansas from July 1 to December 31, 2016 was \$221,867, down 7.1 percent from the average value of \$238,907 during the same time period in 2015. The most active value range for building permits was the \$150,001 to \$200,000 range with 377, but there were also 372 building permits issued in the \$200,001 to \$250,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

26,829 lots were in the 379 active subdivisions identified by Skyline Report researchers in the second half of 2016. Of these lots, 6,608 were classified as empty, 196 were classified as starts, 930 were classified as being under construction, 287 were classified as complete, but unoccupied, and 18,847 were classified as occupied. In 80 out of the 375 active subdivisions, no new construction or progress in existing construction occurred during the last year. During the second half of 2016, 1,574 new houses in active subdivisions became occupied, up 36.6 percent from the 1,152 in the first half of 2016. Using the absorption rate from the past twelve months implied that there was a 35.1 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2016. When the remaining second half inventory is examined on a county-by-county basis, Benton County had 32.8 months of remaining lot inventory and Washington County had 42.5 months of remaining inven-



Regional Housing Market

tory in active subdivisions. Meanwhile, in 99 out of the 379 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Cave Springs, Centerton, Decatur, Gentry, Lowell, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Prairie Grove, Springdale, and West Fork, as well as for Benton and Washington counties (no city divisions), a list of subdivisions that have received either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots, was compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the second half of 2014 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed.

In the Bentonville pipeline, there were 1,256 lots in 18 subdivisions reported as either preliminary or finally approved. In Centerton, 26 subdivisions were planned with 1,054 lots. The Rogers planning commission had approved 15 subdivisions with 789 lots. There were 197 coming lots in 6 subdivisions in Siloam Springs. Cave Springs had 114 lots coming in 1 subdivision. The cities of Bethel Heights, Highfill, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 883 lots in 11 subdivisions.

Fayetteville and Springdale had in their pipelines 1,565 lots in 22 subdivisions and 302 lots in 6 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, West Fork, and subdivisions in unincorporated areas of Washington County accounted for an ad-

Benton and Washington Counties Number and Average Value of Residential Building Permits Second Half of 2016

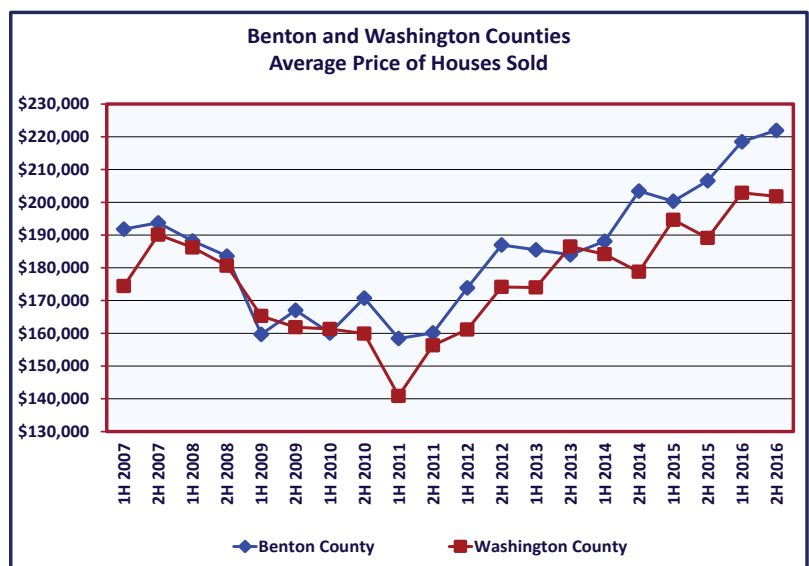
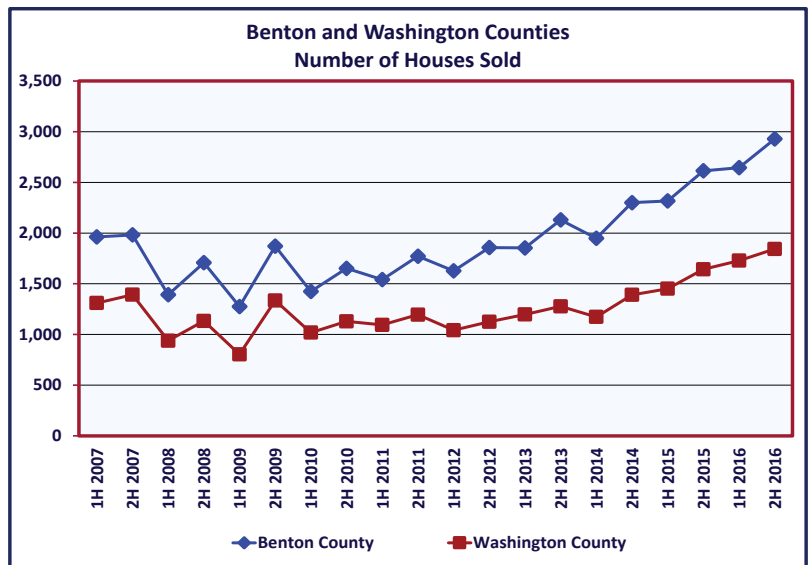
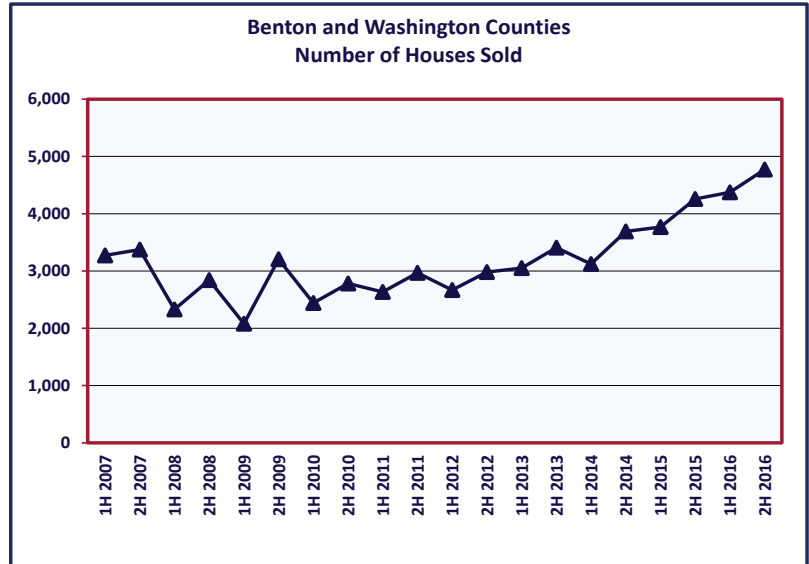
City	2H 2016 Number of Building Permits	2H 2015 Number of Building Permits	2H 2016 Average Value of Building Permits	2H 2015 Average Value of Building Permits
Bella Vista	50	41	\$264,440	\$269,261
Bentonville	314	217	\$294,347	\$305,552
Bethel Heights	6	7	\$76,000	\$95,034
Cave Springs	85	77	\$172,576	\$192,018
Centerton	208	139	\$244,289	\$277,203
Decatur	0	0	--	--
Elkins	15	8	\$103,809	\$100,423
Elm Springs	6	19	\$179,667	\$237,933
Farmington	17	12	\$380,882	\$373,083
Fayetteville	316	159	\$232,705	\$254,309
Gentry	6	3	\$143,000	\$128,333
Goshen	6	19	\$254,667	\$279,948
Gravette	18	5	\$122,217	\$178,030
Greenland	0	0	--	--
Johnson	2	6	\$52,717	\$568,684
Lincoln	0	0	--	--
Little Flock	2	1	\$535,144	\$250,000
Lowell	48	72	\$240,117	\$219,336
Pea Ridge	63	21	\$127,498	\$127,804
Prairie Grove	81	21	\$125,849	\$113,752
Rogers	203	196	\$171,932	\$171,257
Siloam Springs	39	20	\$140,477	\$127,772
Springdale	145	141	\$252,887	\$240,524
Tontitown	2	11	\$178,026	\$252,152
West Fork	6	1	\$129,617	\$240,000
Northwest Arkansas	1,638	1,196	\$221,867	\$238,907

ditional 506 approved lots in 10 subdivisions. In total, there were 6,666 lots approved within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 64.5 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From July 1 to December 31, 2016 there were 4,772 houses sold in Benton and Washington counties. This is an increase of 12.1 percent from the same period in the previous year. There were 2,147 houses listed for sale in the MLS database as of December 31, 2016 at an average list price of \$330,542. In the second half of 2016 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in Benton County and declined slightly in

Regional Housing Market

Washington County, as compared to the first half of 2016. In Benton County, the average sales price increased by 1.6 percent during the second half of 2016 to \$221,944. The median sales price increased to \$180,200 during the second half of 2016. In Washington County the average sales price decreased by 0.5 percent to \$201,804. The median house price in Washington County decreased to \$165,000 in the second half of 2016. In per square foot terms, average Benton County prices increased 2.6 percent to \$100.40 and average Washington County prices increased 3.7 percent to \$101.26 from the first half of 2016 to the second half of 2016. Out of the 4,772 houses sold in the second half of 2016 1,035 were new construction. These newly constructed houses had average sale prices that were 121.8 percent and 118.6 percent of the overall Benton and Washington county average prices, respectively.



Regional Housing Market

Benton and Washington Counties Sold House Characteristics by School District Second Half of 2016

School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Regional Sales
Bentonville	\$241,943	\$105.64	98	1,473	30.9%
Decatur	\$103,882	\$66.00	127	18	0.4%
Elkins	\$137,962	\$89.30	129	38	0.8%
Farmington	\$202,799	\$101.10	98	113	2.4%
Fayetteville	\$232,899	\$114.04	93	737	15.4%
Garfield	\$256,667	\$100.60	152	3	0.1%
Gentry	\$162,522	\$78.14	132	40	0.8%
Gravette	\$195,154	\$88.42	124	224	4.7%
Greenland	\$154,818	\$79.92	216	34	0.7%
Lincoln	\$151,153	\$80.56	137	29	0.6%
Pea Ridge	\$160,406	\$98.02	105	113	2.4%
Prairie Grove	\$143,189	\$86.69	106	175	3.7%
Rogers	\$224,506	\$100.65	102	868	18.2%
Siloam Springs	\$145,623	\$80.83	122	178	3.7%
Springdale	\$192,512	\$94.61	126	699	14.6%
West Fork	\$158,879	\$86.80	156	30	0.6%
NWA	\$214,165	\$100.73	107	4,772	100.0%



Benton County

Building Permits

From July 1, 2016 to December 31, 2016 there were 1,042 residential building permits issued in Benton County. The total was 0.6 percent higher than the first half of 2016 total of 1,036 residential building permits. The average value of the Benton County building permits was \$224,096 in the second half of 2016, 0.6 percent lower than the average value of \$225,546 in the first half of 2016. About 39.1 percent of the second half of 2016 building permits were valued between \$150,001 and \$250,000 with 32.9 percent valued higher than \$250,000 and 28.0 percent lower than \$150,000.

Bentonville accounted for 30.1 percent of the residential building permits in Benton County. Centerton and Rogers accounted for 20.0 and 19.5 percent of the Benton County residential building permits, respectively. The remaining 30.4 percent were from other small cities in the county.

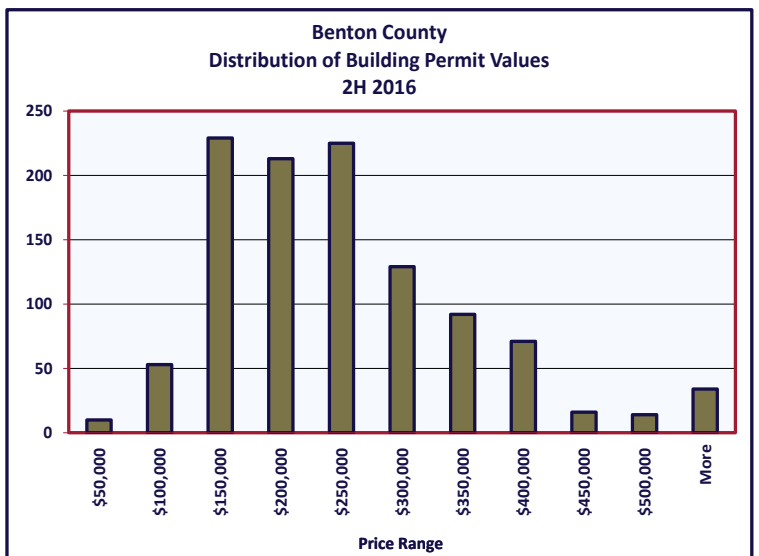
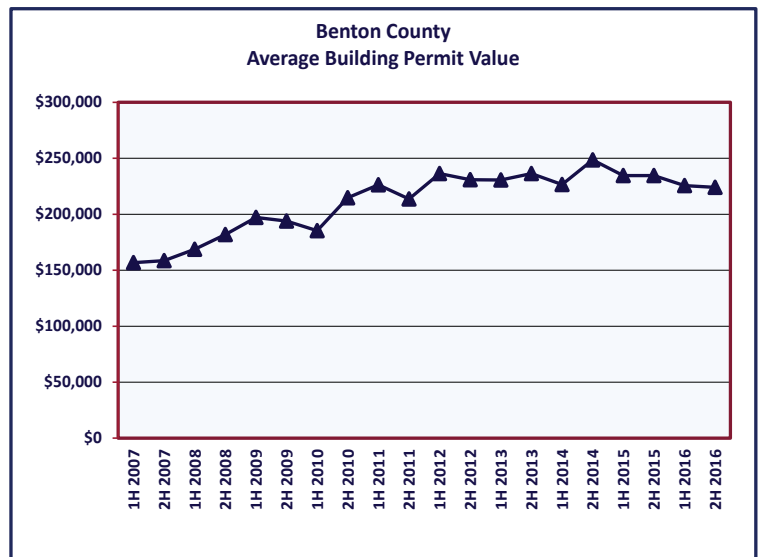
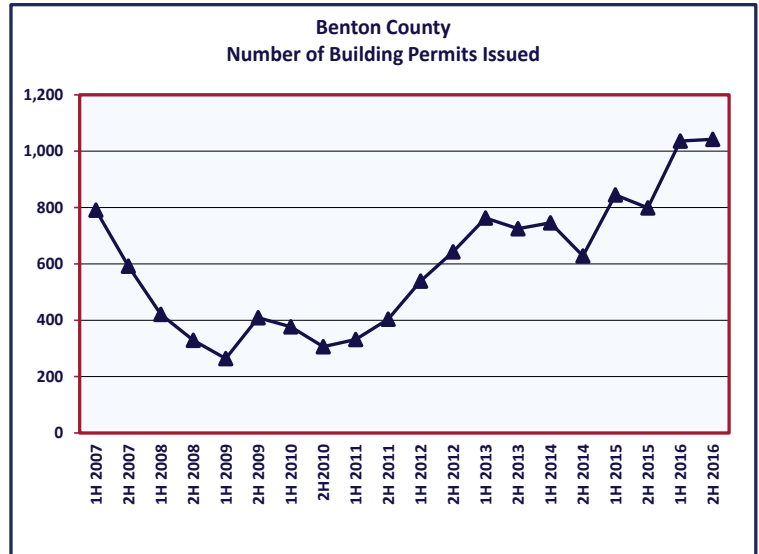
From the second half of 2015 to the second half of 2016, the number of building permits issued increased in Bella Vista, Bentonville, Cave Springs, Centerton, Gentry, Gravette, Little Flock, Pea Ridge, Rogers, and Siloam Springs. The number of permits decreased in Bethel Heights, and Lowell.

Subdivisions

There were 17,024 total lots in 214 active subdivisions in Benton County in the second half of 2016. Within the active subdivisions, 22.0 percent of the lots were empty, 0.7 percent were starts, 3.7 percent were under construction, 1.1 percent were complete but unoccupied houses, and 72.6 percent were occupied houses. In the second half of 2016, Bentonville had the most empty lots, starts, and houses under construction. Centerton had the most complete, but unoccupied houses.

During the second half of 2016, the most active communities in terms of houses under construction were Bentonville with 179 and Rogers with 138. These top cities for new construction was also among the most active in the second half of 2016. Meanwhile, no new construction or progress in existing construction occurred in the last year in 44 out of 214 subdivisions in Benton County.

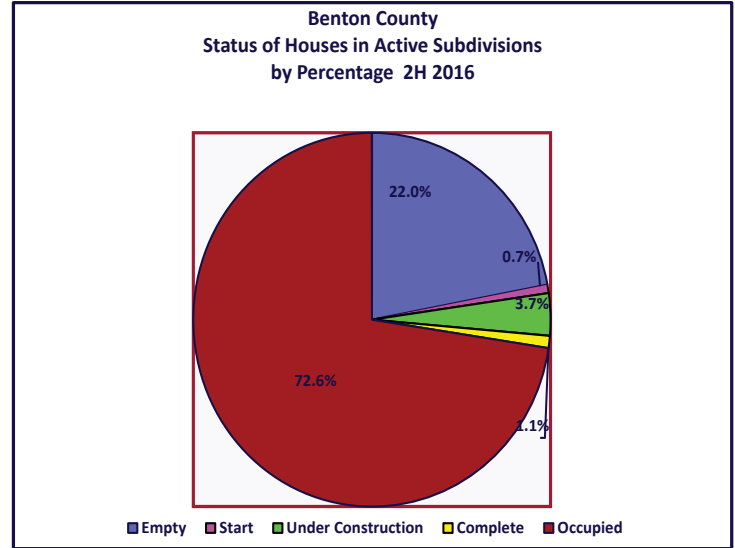
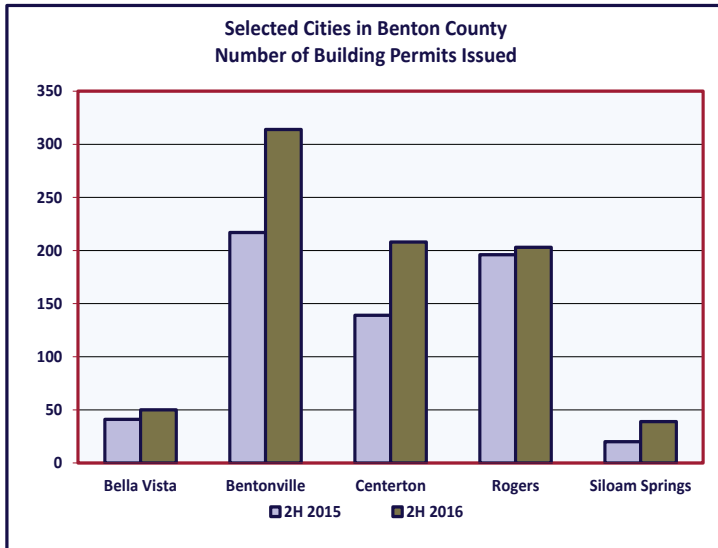
In the second half of 2016, there were 962 lots that became occupied. Extrapolating the annual absorption rate to the



Benton County

Benton County Residential Building Permit Values by City Second Half of 2016

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2016 Total	2H 2015 Total
Bella Vista	0	0	0	9	17	10	11	1	1	0	1	50	41
Bentonville	0	2	5	23	88	64	50	60	7	7	8	314	217
Bethel Heights	0	6	0	0	0	0	0	0	0	0	0	6	7
Cave Springs	8	23	5	22	16	3	2	3	1	0	2	85	77
Centerton	0	0	27	67	33	30	24	7	6	7	7	208	139
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	0
Gentry	0	2	3	0	0	1	0	0	0	0	0	6	3
Gravette	2	2	9	5	0	0	0	0	0	0	0	18	5
Little Flock	0	0	0	0	0	0	0	0	0	0	2	2	1
Lowell	0	0	0	9	26	10	2	0	0	0	1	48	72
Pea Ridge	0	10	49	4	0	0	0	0	0	0	0	63	21
Rogers	0	2	108	36	43	11	2	0	1	0	0	203	196
Siloam Springs	0	6	23	7	2	0	1	0	0	0	0	39	20
Benton County	10	53	229	182	225	129	92	71	16	14	21	1,042	799



Benton County

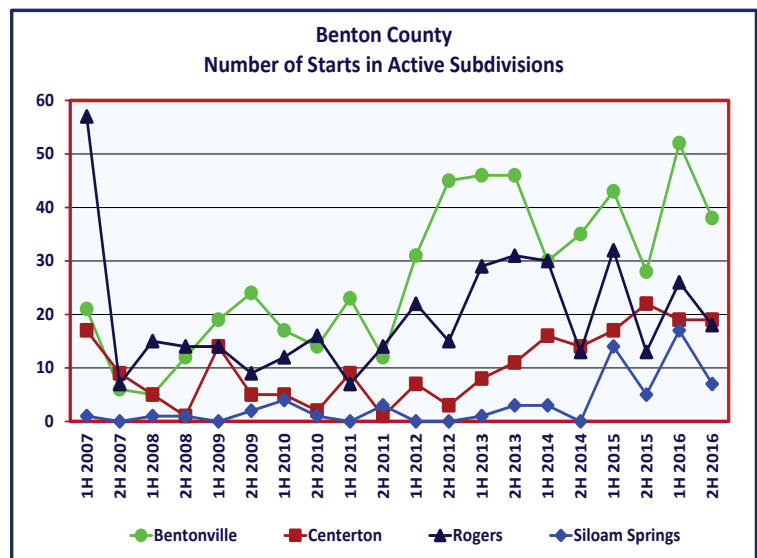
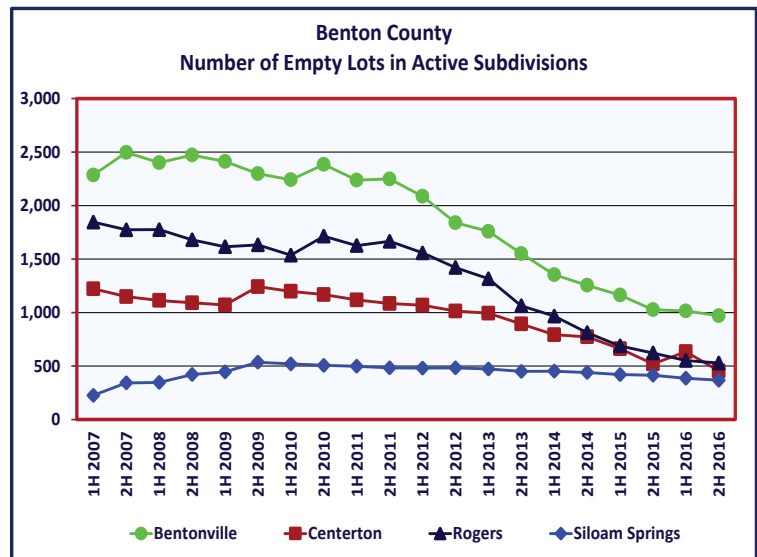
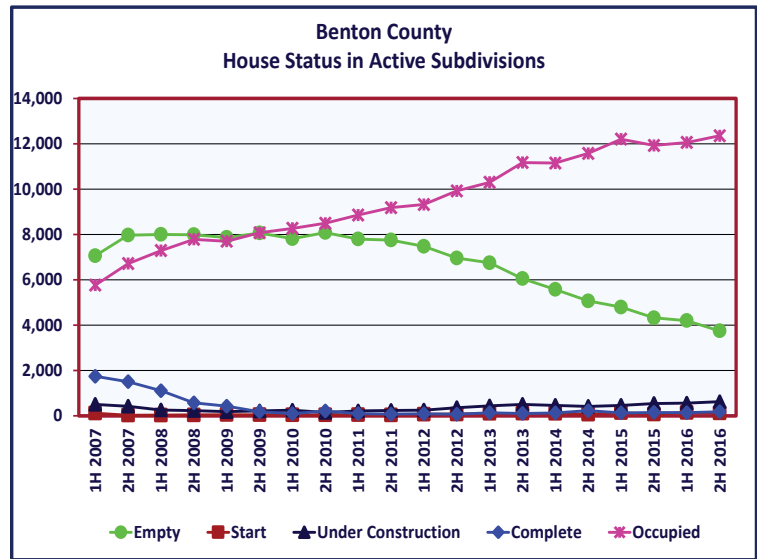
remaining lots in active subdivisions, Benton County had 32.8 months of lot inventory at the end of the second half of 2016. This is down from 42.8 months of inventory at the end of the first half of 2016. Overall, in 49 out of 214 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the second half of 2016, there were 4,293 lots in 77 subdivisions in Benton County that had received approval. Bentonville accounted for 29.3 percent of the coming lots, Centerton accounted for 24.6 percent, Rogers accounted for 18.4 percent, and Siloam Springs accounted for 4.6 percent of the coming lots. Other small cities in Benton County accounted for the remaining 23.1 percent of coming lots.

In addition, Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2010 to 2016 are provided in this report. The percentage of houses occupied by owners decreased from 68.5 percent in 2010 to 66.0 percent in 2016.

Sales of Existing Houses

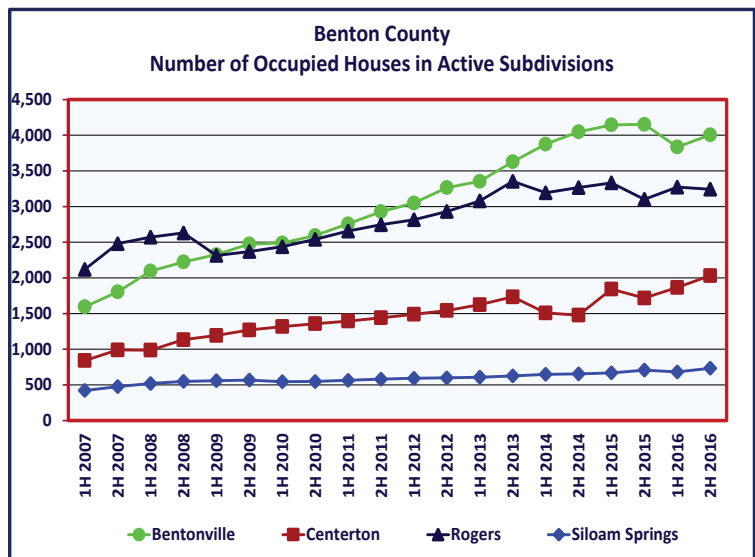
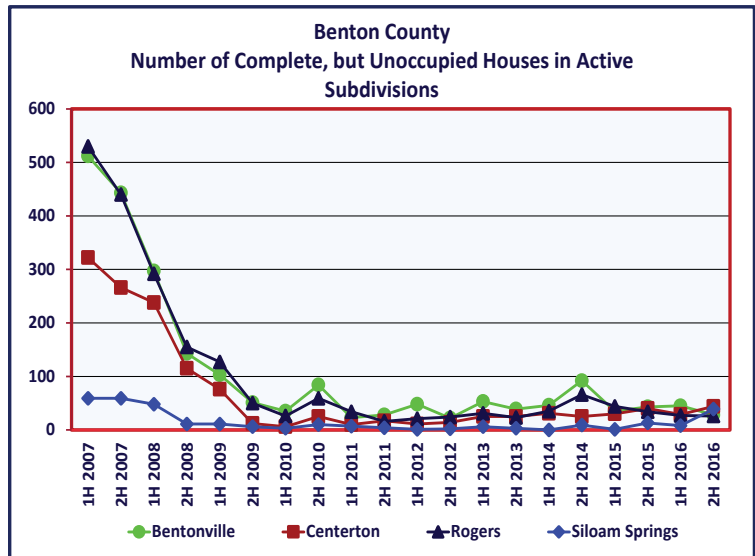
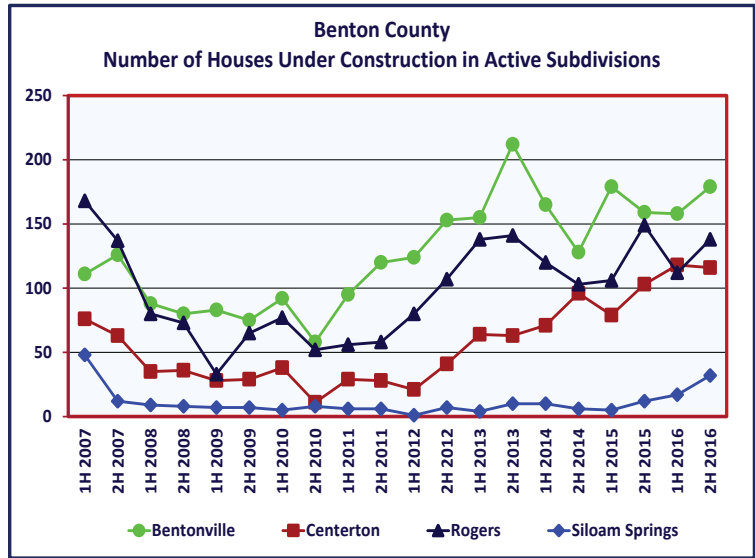
By examining house sales in the second half of 2016, the following results were revealed. A total of 2,929 houses were sold from July 1, 2016 to December 31, 2016 in Benton County. This represents an increase of 10.7 percent from the previous half and an increase of 12.1 percent from the same time period in 2015. About 26.9 percent of the houses were sold in Rogers, 20.4 percent in Bentonville, 19.7 percent in Bella Vista, and 33.0 percent in the rest of Benton County. There were 1,361 houses listed for sale in the MLS database as of December 31, 2016 in Benton County at an average list price of \$340,635. In the second half of 2016, the average price of all houses sold in Benton County was \$221,944, while the median price was \$180,200 and the average house price per square foot was \$100.39. For the second half of 2016, the average amount of time between the initial listing of a house and the sale date was 104 days. The



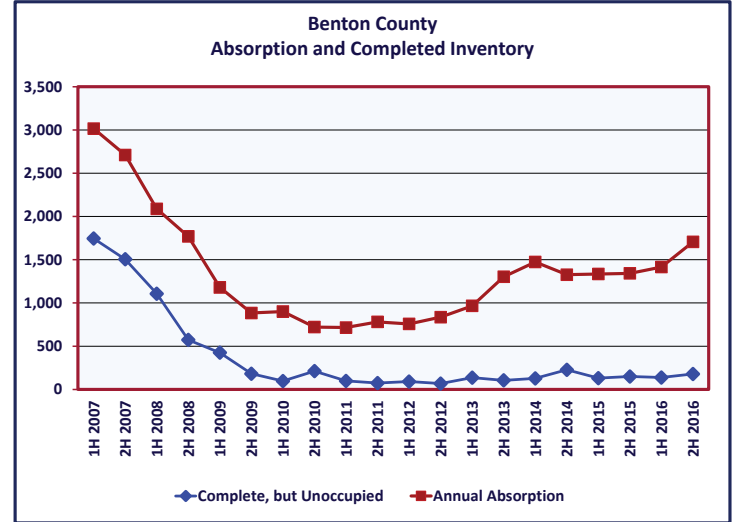
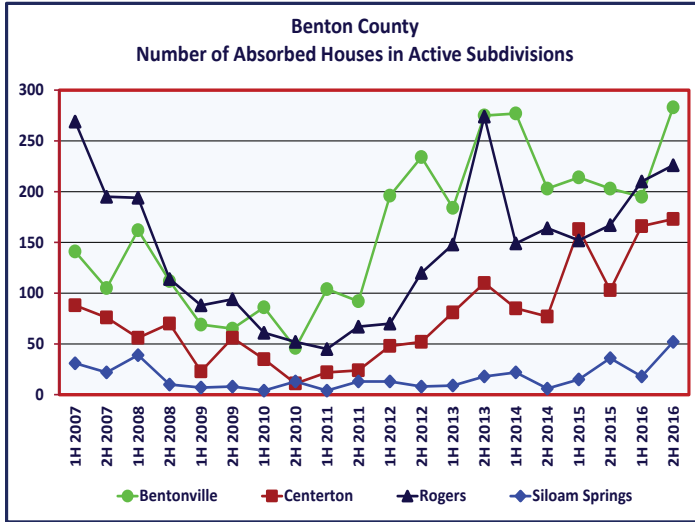
Benton County

average sales price increased by 1.6 percent compared to the first half of 2016, the price per square foot increased by 2.6 percent from the first half of 2016 and the duration on the market decreased by 8.0 percent during the first half of 2016. Out of the 2,929 houses sold in Benton County in the second half of 2016, 655 were new construction. These newly constructed houses had an average sold price of \$270,338 and took an average of 112 days to sell from their initial listing dates.

For the period of July 1, 2016 to December 31, 2016, on average in Benton County, the most expensive houses sold were in Cave Springs, the largest houses were sold in Bentonville, and homes sold most rapidly in Highfill.



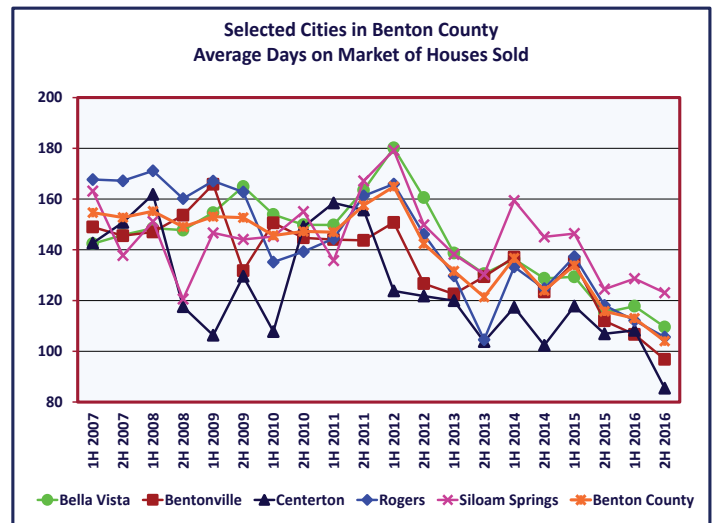
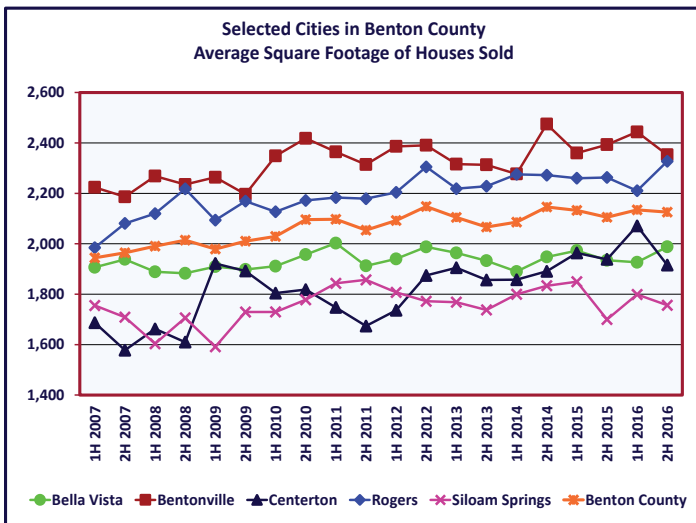
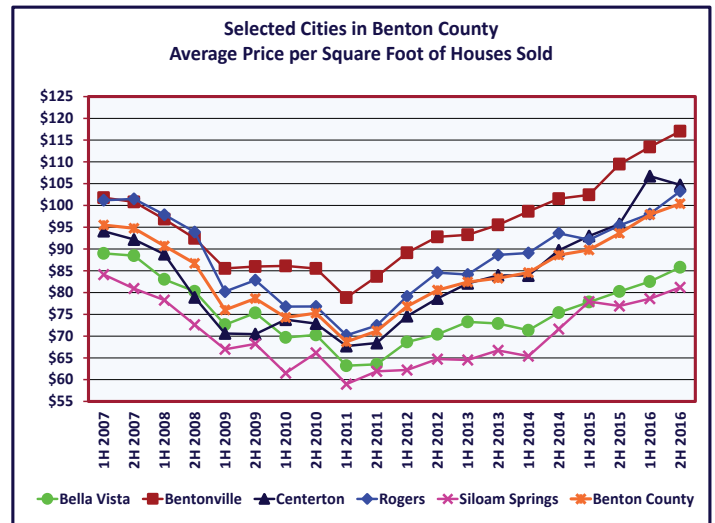
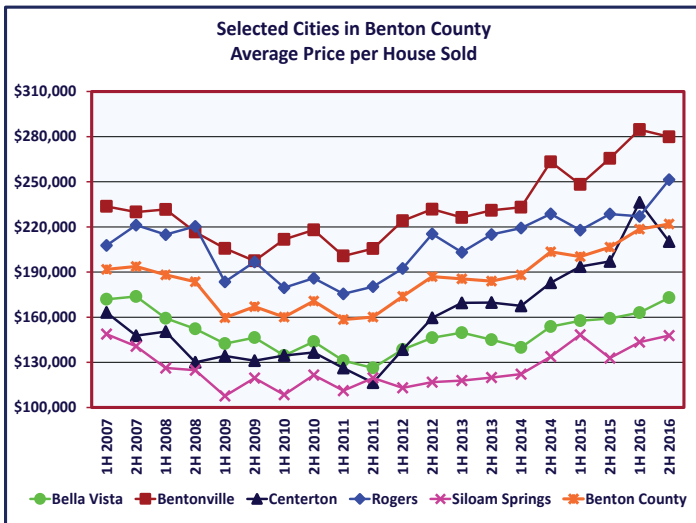
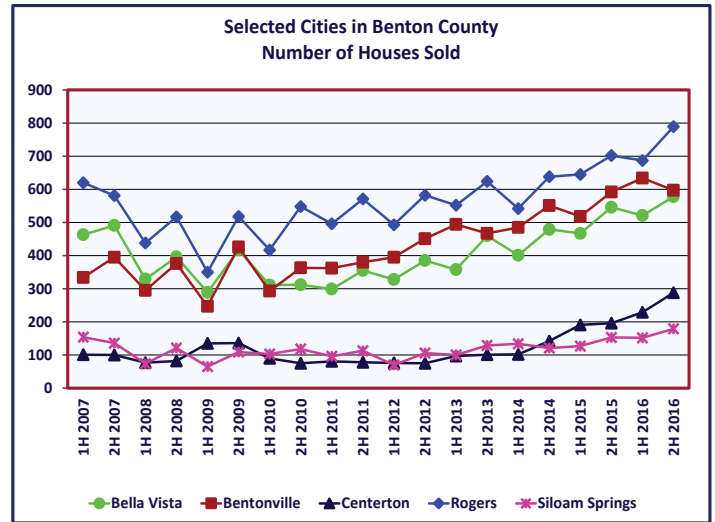
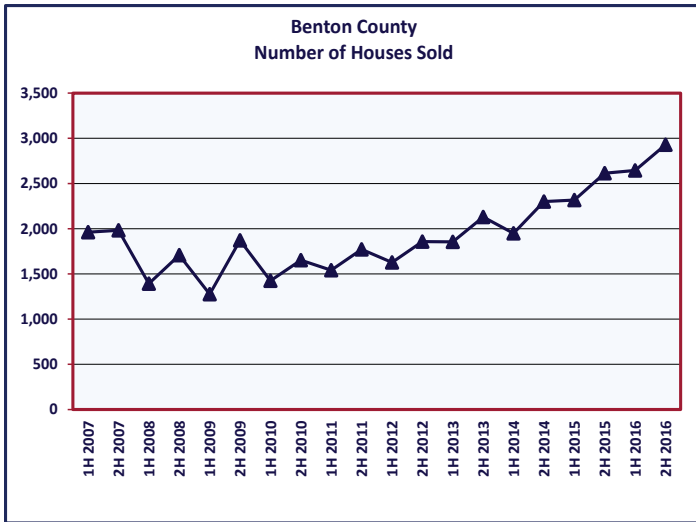
Benton County



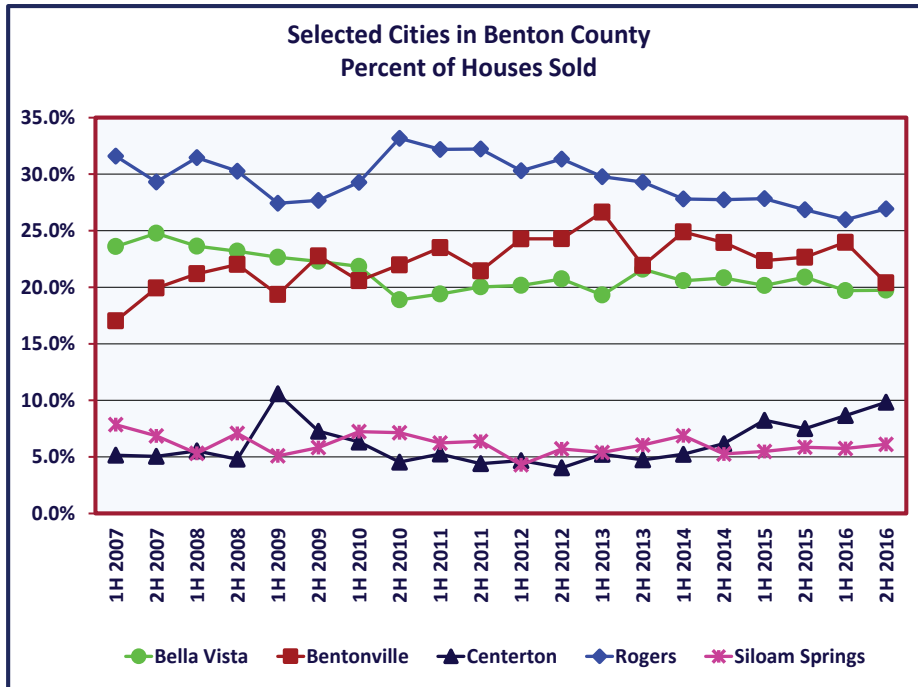
Benton County - Percentage of Owner-Occupied Houses by City

City	2010	2011	2012	2013	2014	2015	2016
Avoca	75.7%	78.2%	77.8%	75.8%	74.7%	72.1%	70.6%
Bella Vista	78.9%	78.4%	78.0%	78.0%	77.2%	77.8%	76.5%
Avoca	75.7%	78.2%	77.8%	75.8%	74.7%	72.1%	70.6%
Bella Vista	78.9%	78.4%	78.0%	78.0%	77.2%	77.8%	76.5%
Bentonville	68.4%	69.4%	68.7%	68.7%	67.5%	67.4%	64.4%
Bethel Heights	63.5%	66.8%	67.6%	68.1%	67.4%	67.3%	66.2%
Cave Springs	72.5%	73.7%	73.3%	75.4%	76.5%	76.9%	70.1%
Centerton	66.8%	67.6%	67.4%	66.9%	64.0%	63.8%	60.1%
Decatur	54.8%	54.6%	52.9%	53.6%	53.7%	55.6%	54.4%
Elm Springs	70.0%	70.0%	90.0%	83.3%	65.9%	75.6%	64.9%
Garfield	68.6%	69.8%	71.0%	70.0%	67.4%	67.0%	65.4%
Gateway	60.0%	60.0%	58.5%	57.3%	56.2%	56.4%	56.7%
Gentry	59.3%	59.2%	59.1%	60.1%	59.7%	58.7%	58.6%
Gravette	59.9%	60.6%	60.0%	57.9%	57.4%	57.7%	56.0%
Highfill	53.6%	55.7%	55.7%	54.6%	55.5%	56.6%	57.0%
Little Flock	76.6%	76.0%	75.5%	75.8%	75.7%	75.8%	75.2%
Lowell	72.7%	72.6%	72.7%	72.9%	72.0%	73.9%	70.4%
Pea Ridge	70.7%	70.5%	70.3%	71.0%	70.0%	69.8%	68.2%
Rogers	67.5%	68.7%	68.2%	68.7%	68.1%	68.6%	66.8%
Siloam Springs	64.6%	64.6%	64.0%	64.5%	63.3%	63.5%	62.5%
Springdale	71.9%	72.0%	71.3%	70.5%	67.9%	67.8%	65.7%
Springtown	48.9%	51.2%	39.8%	52.4%	54.8%	52.4%	57.5%
Sulphur Springs	52.8%	54.5%	55.4%	56.4%	55.6%	60.5%	58.4%
Rural/Rurban	63.9%	63.6%	63.3%	67.0%	60.7%	62.9%	61.5%
Benton County	68.5%	68.8%	64.4%	68.6%	67.1%	63.2%	66.0%

Benton County



Benton County

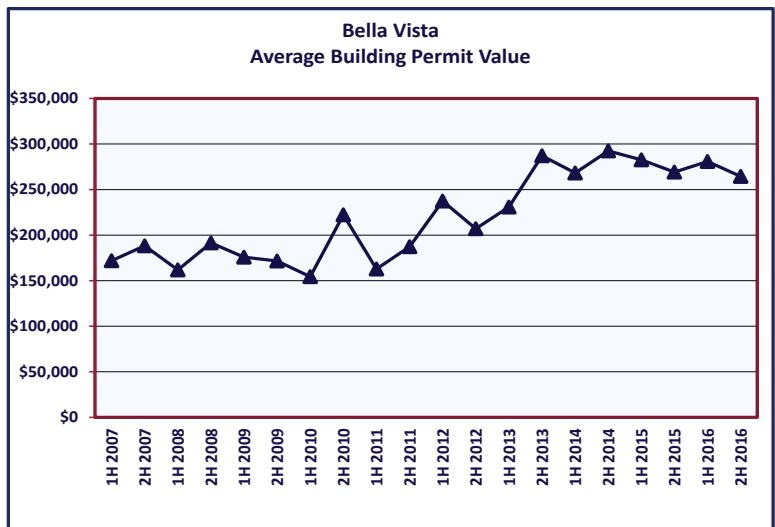
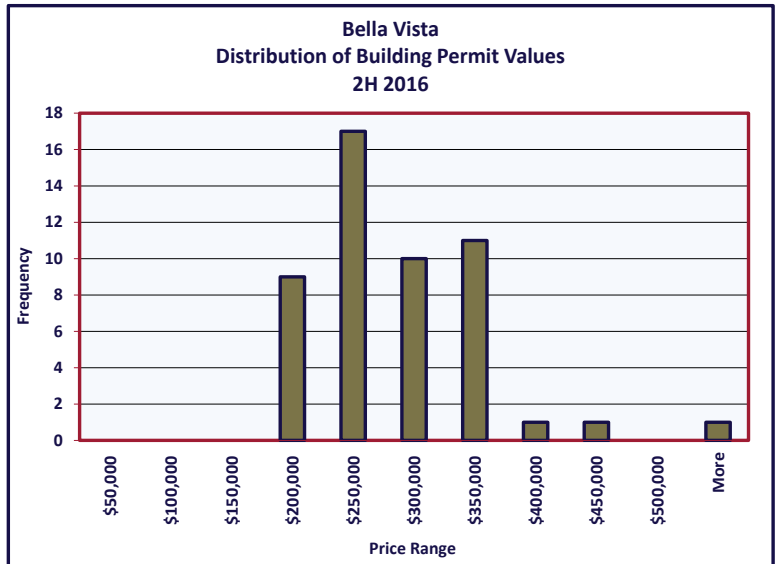
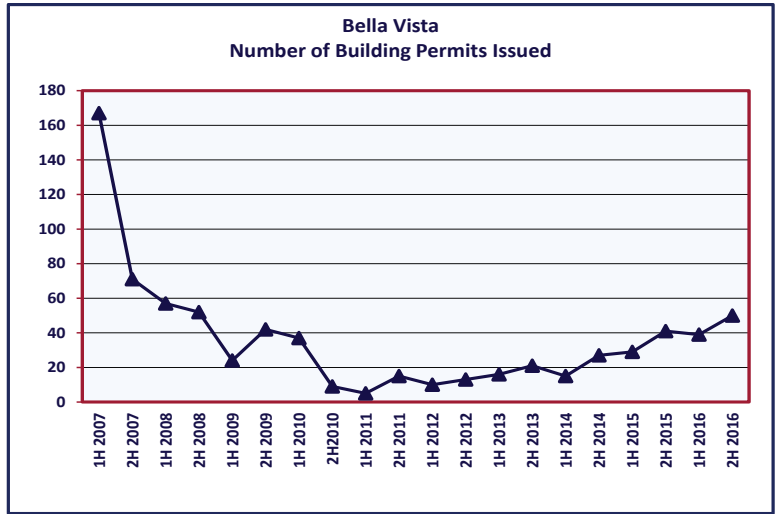


Benton County Sold House Characteristics by City Second Half of 2016

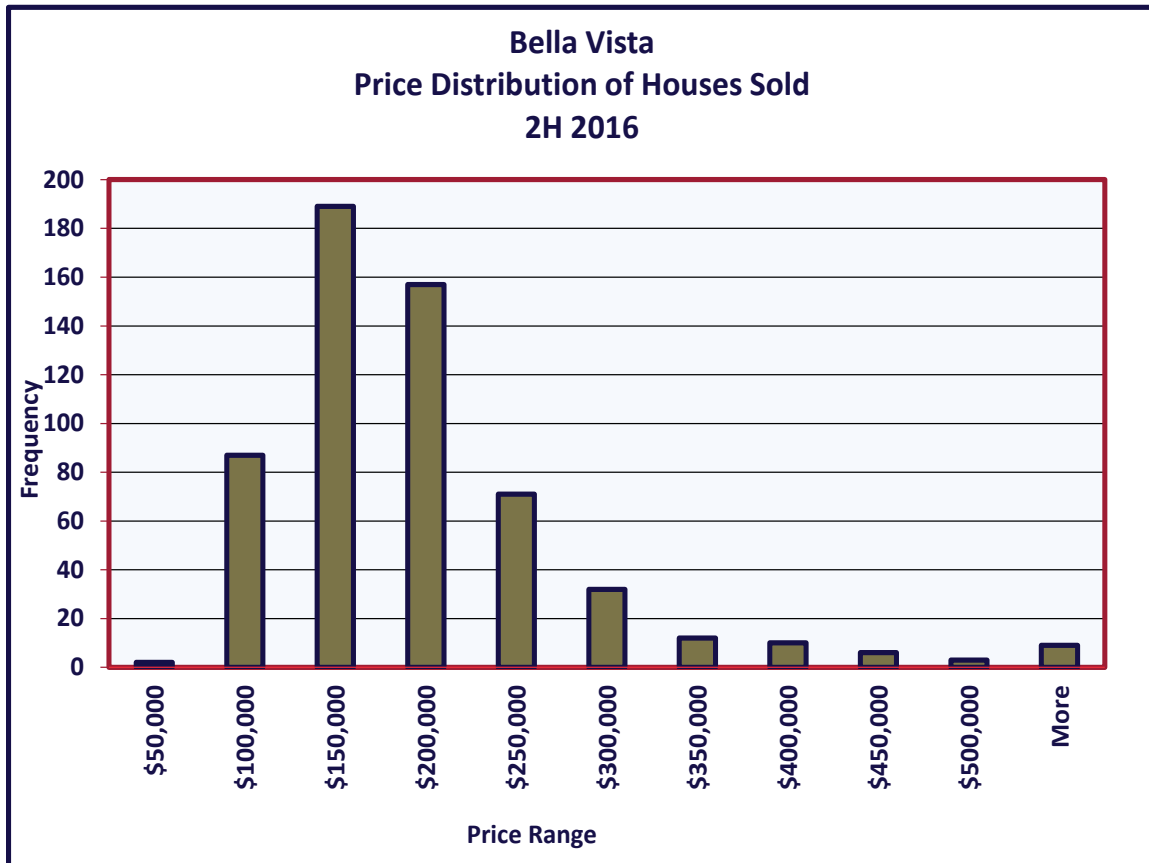
City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Bella Vista	\$172,976	\$85.78	110	578	19.7%
Bentonville	\$279,878	\$117.03	97	597	20.4%
Bethel Heights	\$162,358	\$93.35	53	6	0.2%
Cave Springs	\$286,321	\$119.38	110	99	3.4%
Centerton	\$210,245	\$104.71	85	288	9.8%
Decatur	\$103,882	\$66.00	127	18	0.6%
Garfield	\$279,992	\$102.54	177	31	1.1%
Gentry	\$148,940	\$76.42	133	36	1.2%
Gravette	\$154,175	\$76.17	151	51	1.7%
Highfill	\$142,000	\$71.00	38	2	0.1%
Hiwasse	\$164,167	\$88.89	68	3	0.1%
Little Flock	\$197,109	\$77.22	158	1	0.0%
Lowell	\$190,568	\$102.59	63	134	4.6%
Pea Ridge	\$157,928	\$94.14	103	111	3.8%
Rogers	\$251,361	\$103.27	106	789	26.9%
Siloam Springs	\$147,798	\$81.18	123	179	6.1%
Sulphur Springs	\$83,184	\$52.15	149	6	0.2%
Benton County	\$221,944	\$100.40	104	2,929	100.0%

Bella Vista

- From July 1 to December 31, 2016 there were 50 residential building permits issued in Bella Vista. This represents a 22.0 percent increase from the second half of 2015.
- A majority of the building permits were in the \$200,001 to \$300,000 range.
- The average residential building permit value in Bella Vista decreased by 1.8 percent from \$269,261 in the second half of 2015 to \$264,440 in the second half of 2016.
- Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided. There are 38,700 total lots in Bella Vista. There are about 13,000 residential structures in Bella Vista. Out of the remaining 25,700 lots approximately 5,000 to 7,000 could be considered ready for immediate construction, after acquisition from current owners. This is an increase from a prior estimate of 3,800 to 5,000 due to continued growth of the sewer system.



Bella Vista

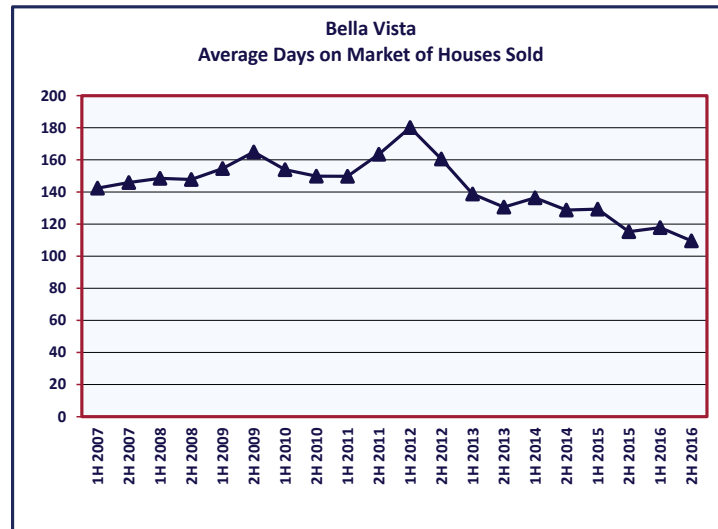
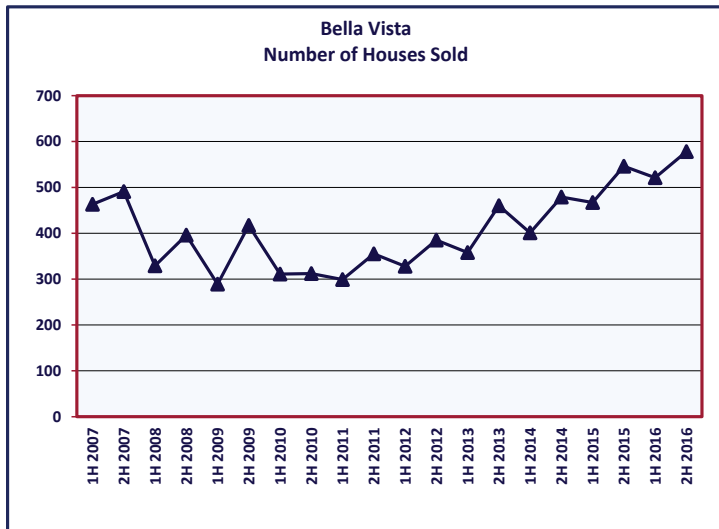


- 59.9 percent of the sold houses in Bella Vista were priced in the \$100,001 to \$200,000 range.

Bella Vista Price Range of Houses Sold Second Half of 2016

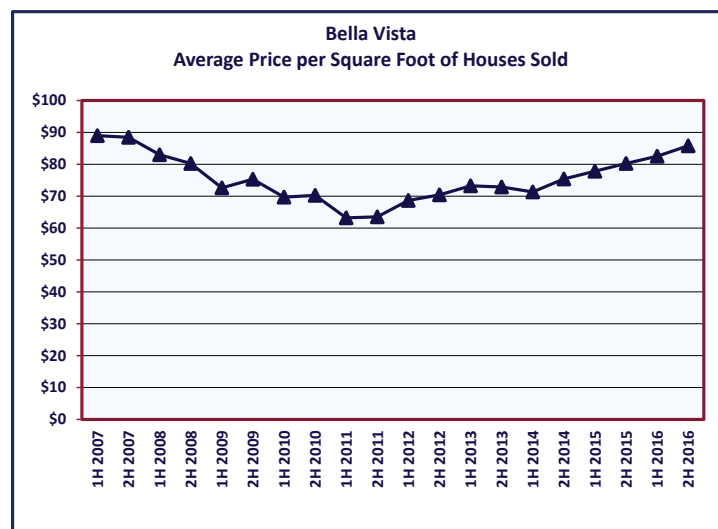
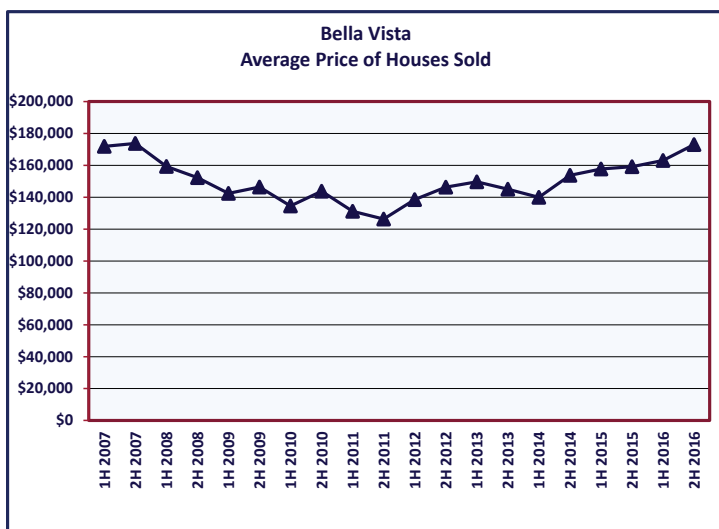
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	0.3%	1,036	178	79.4%	\$37.22
\$50,001 - \$100,000	87	15.1%	1,288	112	97.6%	\$65.36
\$100,001 - \$150,000	189	32.7%	1,571	98	98.4%	\$82.91
\$150,001 - \$200,000	157	27.2%	1,998	98	97.9%	\$89.09
\$200,001 - \$250,000	71	12.3%	2,474	106	97.8%	\$93.66
\$250,001 - \$300,000	32	5.5%	3,002	150	97.2%	\$93.23
\$300,001 - \$350,000	12	2.1%	3,423	175	97.4%	\$98.15
\$350,001 - \$400,000	10	1.7%	3,328	107	97.8%	\$115.81
\$400,001 - \$450,000	6	1.0%	3,753	222	95.3%	\$115.80
\$450,001 - \$500,000	3	0.5%	4,457	63	97.2%	\$106.77
\$500,000+	9	1.6%	4,705	255	92.6%	\$130.71
Bella Vista	578	100.0%	1,988	109	97.8%	\$85.78

Bella Vista



- There were 578 houses sold in Bella Vista from July 1 to December 31, 2016, or 10.9 percent more than the 521 sold in the first half of 2016, and 5.9 percent more than sold in the second half of 2015.
- The average price of a house sold in Bella Vista increased by 6.1 percent from \$163,037 in the first half of 2016 to \$172,976 in the second half of 2016.
- In Bella Vista, the average number of days on market from initial listing to the date of sale decreased from 118 days in the first half of 2016 to 110 days in the second half of 2016.
- The average price per square foot for a house sold in Bella Vista increased from \$82.52 in the first half of 2016 to \$85.78 in the second half of 2016. The average price per square foot was 4.0 percent higher than in the previous half year, and 6.9 percent higher than in the second half of 2015.

- About 19.7 percent of all houses sold in Benton County in the second half of 2016 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 77.9 percent of the county average.
- Out of the 578 houses sold in the second half of 2016, 27 were new construction. These newly constructed houses had an average sales price of \$225,043 and took an average of 135 days to sell from their initial listing dates.
- There were 235 houses in Bella Vista listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$220,533.
- According to the Benton County Assessor's database, 76.5 percent of houses in Bella Vista were owner-occupied in the second half of 2016.



Bella Vista

Bella Vista Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aberdeen	4	0.7%	4,086	212	\$469,725	\$113.08
Allendale	1	0.2%	2,115	240	\$231,995	\$109.69
Angus	2	0.3%	2,235	176	\$156,500	\$70.90
Annsborough	3	0.5%	1,860	65	\$118,333	\$68.59
Ardwell	1	0.2%	1,512	18	\$135,000	\$89.29
Argyll	1	0.2%	1,509	154	\$127,000	\$84.16
Avondale	25	4.3%	1,571	97	\$110,138	\$71.75
Bankfoot	2	0.3%	1,881	70	\$158,250	\$84.98
Basildon	6	1.0%	2,184	171	\$151,067	\$69.01
Bedford	2	0.3%	1,657	60	\$157,450	\$94.97
Belgravia	1	0.2%	1,650	71	\$160,000	\$96.97
Bennington	3	0.5%	1,460	68	\$141,667	\$96.10
Berksdale	3	0.5%	2,752	163	\$197,667	\$71.43
Berkshire	5	0.9%	1,652	118	\$149,443	\$90.37
Billingsley	1	0.2%	5,489	373	\$517,500	\$94.28
Birmingham	5	0.9%	2,341	62	\$196,291	\$83.90
Blenheim	2	0.3%	1,714	134	\$114,950	\$69.40
Bollington	1	0.2%	1,400	69	\$108,000	\$77.14
Boreland	3	0.5%	1,656	65	\$160,500	\$96.12
Boswell	1	0.2%	1,750	236	\$164,900	\$94.23
Branchwood	2	0.3%	1,693	66	\$175,250	\$102.32
Brigadoon	1	0.2%	2,171	30	\$255,000	\$117.46
Bristol	1	0.2%	3,745	145	\$280,000	\$74.77
Brittany	9	1.6%	1,715	108	\$183,222	\$106.51
Brompton Courts	6	1.0%	1,363	69	\$77,583	\$58.21
Brunswick	1	0.2%	2,120	150	\$214,900	\$101.37
Buckingham	5	0.9%	2,593	132	\$207,180	\$83.21
Buckland	4	0.7%	1,813	98	\$167,725	\$93.54
Canterbury Hills	2	0.3%	2,404	121	\$278,450	\$115.80
Cardenden	2	0.3%	3,122	308	\$230,000	\$73.91
Cardigan	1	0.2%	1,670	154	\$179,900	\$107.72
Cargill	2	0.3%	3,615	446	\$375,000	\$103.87
Carrick	1	0.2%	3,986	216	\$525,000	\$131.71
Charing	5	0.9%	1,568	61	\$144,600	\$93.21
Chatburn	1	0.2%	2,096	254	\$185,000	\$88.26
Chelmsworth	1	0.2%	1,786	68	\$175,000	\$97.98
Chelsea	6	1.0%	1,791	94	\$141,833	\$81.13
Cheshire	1	0.2%	1,488	149	\$88,000	\$59.14
Cheviot	5	0.9%	2,341	73	\$231,380	\$99.68
Churchill	7	1.2%	2,011	76	\$128,244	\$66.78
Copinsay	1	0.2%	2,866	38	\$205,000	\$71.53
Cornwall	2	0.3%	1,774	60	\$166,750	\$94.12
Coulter	1	0.2%	1,646	61	\$138,000	\$83.84
Cromarty	1	0.2%	1,612	217	\$130,500	\$80.96
Cullen Hills	2	0.3%	3,606	112	\$280,000	\$77.38
Cumberland	5	0.9%	2,316	103	\$192,370	\$85.16
Dartmoor	4	0.7%	2,732	98	\$253,725	\$93.93
Derby	2	0.3%	1,246	86	\$97,188	\$76.24
Devonshire	1	0.2%	4,724	98	\$474,900	\$100.53
Dickenshire	2	0.3%	1,818	69	\$200,150	\$109.08
Dillow	4	0.7%	1,392	66	\$130,225	\$92.74
Dirleton	1	0.2%	2,114	141	\$213,000	\$100.76
Dogwood Hills	1	0.2%	1,560	107	\$144,980	\$92.94
Dorchester	1	0.2%	3,002	184	\$324,000	\$107.93

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dornoch	2	0.3%	2,152	145	\$241,500	\$115.43
Dorset	1	0.2%	1,024	30	\$106,000	\$103.52
Drake Court	5	0.9%	1,384	94	\$74,055	\$55.74
Dunbarton	2	0.3%	1,828	69	\$151,300	\$82.15
Dunedin	1	0.2%	1,904	142	\$170,000	\$89.29
Dunford	4	0.7%	2,213	83	\$251,875	\$105.88
Dunvegan	2	0.3%	1,734	123	\$152,500	\$88.48
East Riding	4	0.7%	2,103	75	\$160,300	\$76.81
Essex	7	1.2%	1,426	71	\$107,343	\$79.33
Ettington	1	0.2%	1,708	133	\$161,000	\$94.26
Evanton	1	0.2%	4,160	35	\$750,000	\$180.29
Fenchurch	7	1.2%	2,224	158	\$164,943	\$73.99
Flint	1	0.2%	1,937	178	\$187,900	\$97.01
Forest Hills	2	0.3%	2,134	97	\$191,250	\$90.54
Gloucester	3	0.5%	2,049	86	\$182,000	\$88.70
Granshire	1	0.2%	1,378	46	\$88,000	\$63.86
Granton	1	0.2%	2,100	100	\$205,700	\$97.95
Grinstead	1	0.2%	1,275	73	\$115,000	\$90.20
Halladale	3	0.5%	1,854	71	\$168,000	\$90.92
Hampshire	1	0.2%	3,467	31	\$245,000	\$70.67
Hampstead	5	0.9%	1,318	107	\$90,560	\$66.93
Harborough	4	0.7%	1,880	86	\$154,000	\$82.42
Harlow	3	0.5%	2,703	69	\$183,667	\$68.17
Harrington	6	1.0%	1,785	64	\$162,883	\$91.73
Headley	2	0.3%	1,784	67	\$177,575	\$99.67
Hebrides	3	0.5%	1,469	110	\$118,167	\$80.72
Highland	2	0.3%	2,256	103	\$204,500	\$90.72
Highland Park Villas	6	1.0%	1,733	155	\$181,750	\$104.72
Highlands Crossing	1	0.2%	1,094	161	\$107,000	\$97.81
Hillswick	1	0.2%	1,795	74	\$170,000	\$94.71
Hopeman	2	0.3%	2,891	238	\$306,625	\$104.53
Huntingdon	3	0.5%	2,208	67	\$190,667	\$88.03
Inverness	4	0.7%	3,510	104	\$367,600	\$105.63
Islington	2	0.3%	1,730	57	\$140,000	\$81.19
Jura	2	0.3%	1,833	153	\$181,000	\$98.46
Kelaen	4	0.7%	2,443	131	\$200,075	\$84.56
Kennet	2	0.3%	2,199	93	\$162,500	\$76.35
Kensington	3	0.5%	2,356	192	\$177,500	\$73.30
Kenwood	1	0.2%	2,191	137	\$235,000	\$107.26
Kesteven	1	0.2%	2,108	109	\$179,000	\$84.91
Keswick	2	0.3%	1,994	339	\$114,700	\$58.95
Kildonan	3	0.5%	2,148	119	\$214,000	\$99.96
Kilmuir	4	0.7%	1,795	100	\$174,350	\$97.06
Kincardine	2	0.3%	3,883	246	\$497,000	\$123.87
Kingsdale Courts	2	0.3%	1,440	109	\$79,500	\$56.49
Kingswood	3	0.5%	1,761	130	\$148,500	\$84.20
Kinross	3	0.5%	2,781	172	\$343,333	\$118.83
Kintyre	1	0.2%	2,452	40	\$351,000	\$143.15
Kirkcudbright	1	0.2%	1,460	52	\$110,000	\$75.34
Kirkpatrick	4	0.7%	2,807	78	\$251,250	\$86.40
Lakenheath	5	0.9%	2,091	123	\$175,950	\$84.74
Lakeview	6	1.0%	1,877	86	\$122,450	\$68.43
Lambeth	9	1.6%	1,912	127	\$179,257	\$87.74
Lancashire	2	0.3%	1,613	50	\$110,250	\$70.57

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Lands End	5	0.9%	1,665	101	\$128,480	\$80.39
Leicester	7	1.2%	1,988	156	\$166,343	\$80.29
Leisure Hills	1	0.2%	1,792	184	\$60,000	\$33.48
Lincoln	1	0.2%	2,216	113	\$174,900	\$78.93
Lockerbie	1	0.2%	3,083	30	\$200,000	\$64.87
Lothian	1	0.2%	2,801	113	\$210,000	\$74.97
Macon	3	0.5%	2,458	65	\$227,033	\$97.71
Magrath	1	0.2%	1,784	54	\$165,000	\$92.49
Marionet	3	0.5%	2,316	118	\$224,500	\$96.74
Marisco	1	0.2%	1,853	34	\$175,000	\$94.44
Mayfair	7	1.2%	2,248	110	\$175,614	\$79.10
Melanie Courts	7	1.2%	1,341	167	\$103,814	\$76.86
Merritt	4	0.7%	1,937	54	\$180,625	\$92.93
Metfield Courts	9	1.6%	1,498	84	\$120,967	\$78.45
Monikie	1	0.2%	2,411	138	\$241,500	\$100.17
Monmouth	1	0.2%	1,550	49	\$139,900	\$90.26
Morganshire	1	0.2%	2,679	53	\$240,000	\$89.59
Morvan	2	0.3%	1,644	35	\$166,000	\$100.93
Mountain Springs Estate	2	0.3%	3,694	43	\$320,500	\$86.85
Nelson	6	1.0%	1,379	54	\$126,500	\$91.84
New Galloway	1	0.2%	3,290	59	\$335,000	\$101.82
Newcastle	1	0.2%	1,246	57	\$121,900	\$97.83
Newquay	1	0.2%	1,712	60	\$134,900	\$78.80
North Riding	2	0.3%	2,062	49	\$195,050	\$94.86
Northampton	3	0.5%	1,787	65	\$111,067	\$61.00
Norwood	4	0.7%	2,318	236	\$234,250	\$103.02
Oakford	3	0.5%	1,742	54	\$157,000	\$90.14
Oniell	2	0.3%	3,217	54	\$306,000	\$94.95
Orkney	2	0.3%	2,039	74	\$175,500	\$86.12
Orleton	1	0.2%	2,270	65	\$222,000	\$97.80
Oxford	3	0.5%	1,967	72	\$159,833	\$81.11
Pamona	3	0.5%	2,257	86	\$228,333	\$102.04
Pembroke	2	0.3%	3,719	61	\$205,250	\$54.02
Penrith	1	0.2%	1,594	44	\$166,000	\$104.14
Pentland	3	0.5%	1,668	63	\$121,833	\$74.31
Peterborough	1	0.2%	1,024	46	\$94,900	\$92.68
Pimlico	2	0.3%	2,120	75	\$187,800	\$84.24
Portsmouth	5	0.9%	2,038	106	\$199,240	\$95.82
Primrose	2	0.3%	1,721	113	\$144,950	\$86.28
Quantock Hills	5	0.9%	1,772	115	\$141,184	\$79.79
Radcliffe	2	0.3%	1,690	67	\$157,250	\$93.32
Radnor	2	0.3%	1,712	80	\$123,950	\$72.23
Raleigh Hills	3	0.5%	3,130	99	\$221,500	\$71.41
Rannoch	2	0.3%	3,483	129	\$473,750	\$133.41
Redwick	4	0.7%	1,679	116	\$143,438	\$84.03
Renfrew	6	1.0%	1,528	61	\$140,775	\$91.76
Retford	2	0.3%	1,877	109	\$195,050	\$103.49
Rillington	1	0.2%	1,238	134	\$121,900	\$98.47
Roberts	3	0.5%	3,076	405	\$279,667	\$92.08
Rosenheath	2	0.3%	1,499	135	\$126,450	\$85.16
Rothbury	1	0.2%	1,776	108	\$163,000	\$91.78
Rountree	2	0.3%	1,737	83	\$186,075	\$107.08
Rugby	4	0.7%	1,757	175	\$140,250	\$81.22
Ruthwell	1	0.2%	2,800	183	\$210,000	\$75.00

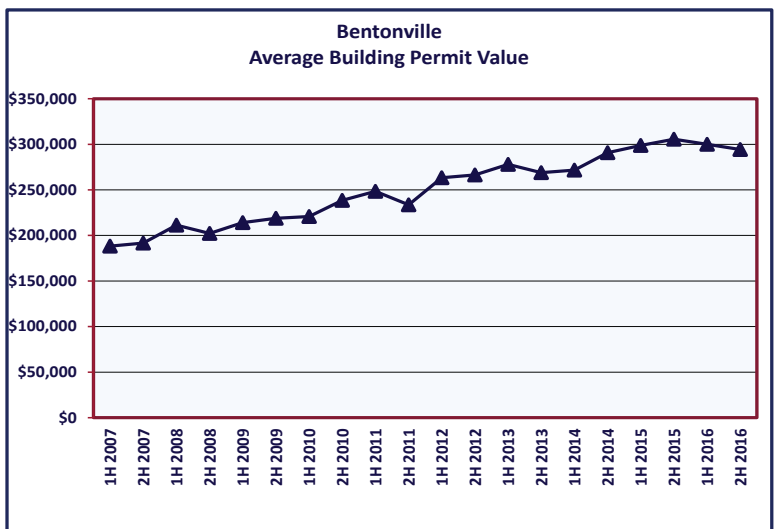
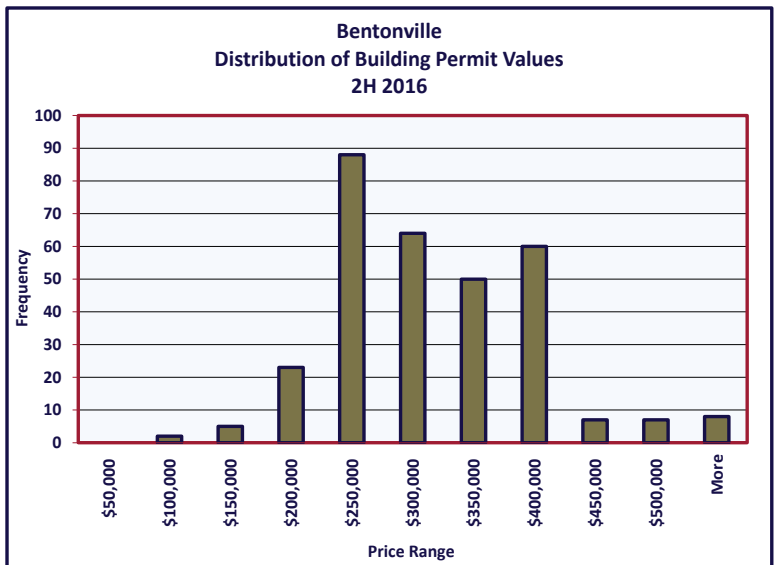
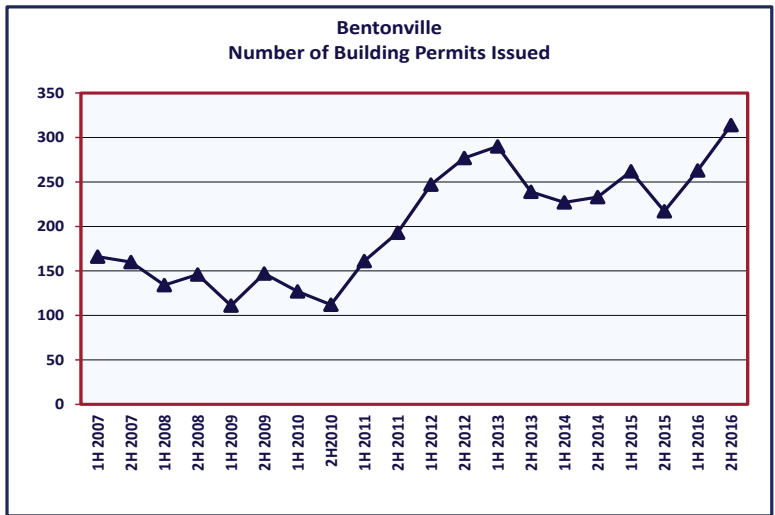
Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sandwick	5	0.9%	1,825	121	\$142,060	\$81.55
Scalloway	3	0.5%	1,803	84	\$151,500	\$83.97
Scarborough	1	0.2%	1,508	179	\$81,000	\$53.71
Scotsdale	1	0.2%	1,980	10	\$186,500	\$94.19
Sculthorpe	2	0.3%	2,701	78	\$231,500	\$85.72
Selkirk	1	0.2%	1,625	84	\$120,000	\$73.85
Shakespeare Courts	3	0.5%	1,892	84	\$107,333	\$60.21
Sherwood	6	1.0%	1,549	316	\$126,500	\$82.83
Shetland	1	0.2%	1,890	108	\$200,000	\$105.82
Shropshire	3	0.5%	1,889	64	\$120,500	\$64.24
Somerset	5	0.9%	1,653	123	\$136,980	\$86.77
St Andrews	1	0.2%	1,794	108	\$179,000	\$99.78
Stirling	4	0.7%	2,007	85	\$207,725	\$102.00
Stockton	1	0.2%	2,847	38	\$225,000	\$79.03
Stonehaven	1	0.2%	4,735	211	\$545,000	\$115.10
Stoneykirk	1	0.2%	1,980	85	\$145,000	\$73.23
Strathdon	1	0.2%	1,537	48	\$149,900	\$97.53
Stronsay	2	0.3%	1,679	89	\$120,850	\$73.96
Suffolk	5	0.9%	1,160	90	\$98,480	\$84.03
Sullivan	3	0.5%	1,951	103	\$196,333	\$100.86
Sunderland	1	0.2%	2,226	125	\$174,500	\$78.39
Surrey	1	0.2%	1,416	41	\$128,900	\$91.03
Sussex	1	0.2%	2,700	169	\$274,900	\$101.81
Taransay	3	0.5%	1,504	58	\$131,933	\$87.91
Timbercrest	1	0.2%	2,235	35	\$199,000	\$89.04
Tiree	4	0.7%	2,131	68	\$220,850	\$100.59
Townhouse	7	1.2%	1,368	164	\$73,243	\$56.15
Wandsworth	1	0.2%	2,115	213	\$222,499	\$105.20
Warwick	1	0.2%	1,400	224	\$125,000	\$89.29
Waterbury	3	0.5%	2,085	100	\$194,967	\$94.77
Watson	1	0.2%	1,344	47	\$131,900	\$98.14
Wellington	3	0.5%	2,460	51	\$252,333	\$101.70
Wembly	4	0.7%	1,673	86	\$146,000	\$87.34
Wendron	2	0.3%	1,475	31	\$112,500	\$76.35
Wentworth	3	0.5%	2,847	108	\$214,967	\$77.69
Westbrook	2	0.3%	1,916	103	\$200,450	\$103.46
Westminster	1	0.2%	1,796	72	\$165,000	\$91.87
Westmorland	1	0.2%	1,917	83	\$168,900	\$88.11
Weymouth	1	0.2%	1,224	70	\$129,000	\$105.39
Wight	1	0.2%	2,416	207	\$188,000	\$77.81
Wigtown	2	0.3%	1,748	104	\$170,450	\$97.57
Wiltshire	3	0.5%	2,263	205	\$171,667	\$78.09
Wimbleton	3	0.5%	2,791	79	\$194,167	\$69.07
Windsor Courts	2	0.3%	1,717	177	\$166,200	\$96.76
Witherby	2	0.3%	1,743	94	\$167,500	\$96.01
Worcester	7	1.2%	1,228	80	\$84,900	\$70.52
York	4	0.7%	1,617	72	\$132,073	\$81.88
Bella Vista	578	100.0%	1,988	109	\$172,976	\$85.78

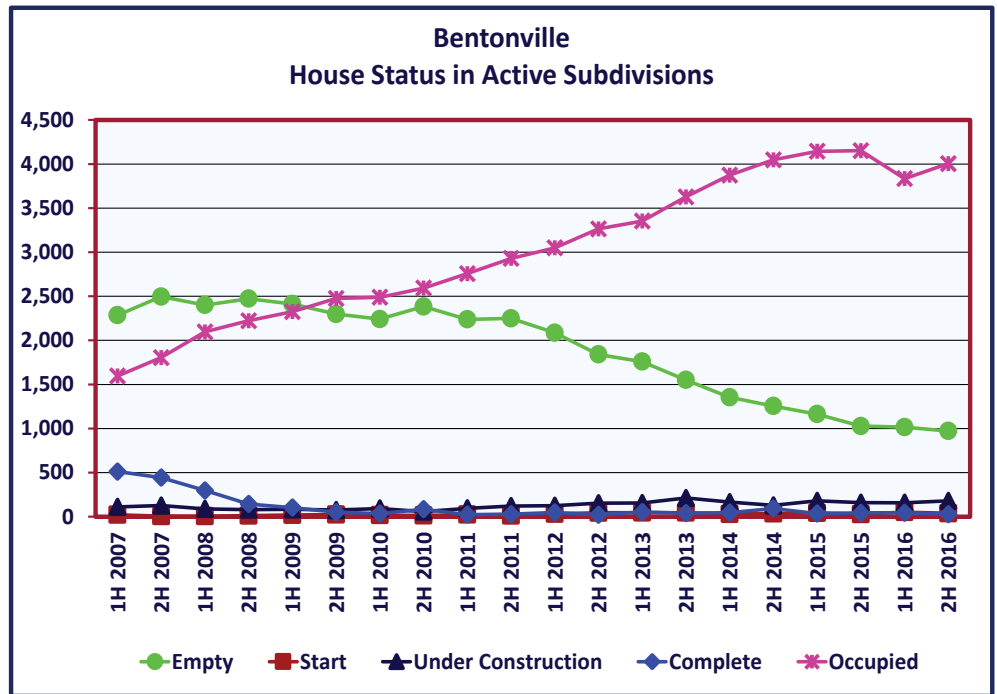
Bentonville

- From July 1 to December 31, 2016 there were 314 residential building permits issued in Bentonville. This represents a 44.7 percent increase from the 217 building permits issued in the second half of 2015.
- In the second half of 2016, a majority of building permits were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bentonville decreased by 3.7 percent from \$305,552 in the second half of 2015 to \$294,347 in the second half of 2016.



Bentonville

- There were 5,221 total lots in 55 active subdivisions in Bentonville in the second half of 2016. About 76.7 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 3.4 percent were under construction, 0.7 percent were starts, and 18.6 percent were vacant lots.
- The subdivision with the most houses under construction in Bentonville in the second half of 2016 was Cornerstone Ridge with 30.
- No new construction or progress in existing construction has occurred in the last year in 5 out of the 55 active subdivisions in Bentonville.
- 283 new houses in Bentonville became occupied in the second half of 2016. The annual absorption rate implies that there were 30.5 months of remaining inventory in active subdivisions, down from 38.3 months in the first half of 2016.
- In 6 out of the 55 active subdivisions in Bentonville, no absorption has occurred in 2016.
- An additional 1,256 lots in 18 subdivisions had received either preliminary or final approval by December 31, 2016.



Bentonville Preliminary and Final Approved Subdivisions Second Half of 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Amber Ridge South @ Woods Creek	2H 2015	19
Coler Creek, Phase I	2H 2015	31
Cornerstone Ridge, Phase VI	1H 2015	21
Elington Village	2H 2016	39
Harbin Pointe Townhomes	2H 2016	4
Livingston Square	2H 2015	37
Lochmoor Club, Phase II	2H 2016	105
Osage Hill's Phases I, II	2H 2016	430
Willowbrook, Phase II	2H 2016	127
Windmill Farms	2H 2016	10
<i>Final Approval</i>		
Amber Ridge North @ Woods Creek	2H 2016	19
Central Park, Phase VI	2H 2014	66
Cornerstone Ridge, Phases IV, V	2H 2015	73
Creekstone Estates	2H 2016	25
East Ridge Addition	2H 2013	7
Providence Village	2H 2013	189
Rolling Acres, Phase II	2H 2015	54
Bentonville		1,256

Bentonville

Bentonville House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek	5	0	3	0	27	35	8	4.8
Angel Falls Phase I, II	33	0	4	0	69	106	5	40.4
Arbor Lane II	16	0	4	0	7	27	2	34.3
Avignon ^{1,2}	6	0	0	0	32	38	0	--
The Bluffs, Phase I	14	0	0	0	7	21	1	168.0
Briarwood	6	0	0	0	22	28	0	--
Brighton Cottages	144	4	12	1	7	168	7	276.0
Central Park, Phase, II III, V	25	1	6	0	94	126	18	14.2
Chapel Hill	3	0	0	0	122	125	0	36.0
Chardonnay	7	0	0	1	44	52	1	96.0
Clark's 2nd Addition Blk 7	1	1	0	1	1	4	1	36.0
College Place, Phases VII, VIII, IX	13	3	8	1	149	174	14	12.5
Cornerstone Ridge, Phase I, II	37	4	30	0	123	194	0	426.0
Creekstone, Phase II	14	0	3	0	15	32	0	204.0
Eagle Creek, Phase I ^{1,2}	1	0	0	0	61	62	0	--
Eau Claire ¹	10	0	1	0	15	26	0	--
Edgar Estates, Block I, II	82	7	6	0	0	95	0	--
The Estates at Woods Creek	7	0	8	0	0	15	0	--
The Farms	0	0	0	0	57	57	1	0.0
Grace	12	4	4	1	91	112	15	13.3
Grammercy Park	82	0	0	0	33	115	3	164.0
Heathrow	3	0	0	0	62	65	1	36.0
Hidden Springs, Phase IV ^{1,2}	4	0	0	0	44	48	0	--
Highland Park	1	0	3	0	48	52	7	3.7
Highpointe	29	0	3	0	106	138	17	16.7
Kensington, Phase III	2	0	0	0	29	31	1	24.0
Kerelaw Castle	100	0	0	1	69	170	8	60.6
Keystone, Phase II ^{1,2}	2	0	0	0	82	84	0	--
Laurynwood Estates	10	0	0	0	90	100	0	120.0
Little Sugar Estates	1	0	1	0	9	11	0	24.0
Lyndal Heights, Phase V	16	0	0	0	8	24	1	192.0
McKissic Creek Estates	3	0	0	0	6	9	1	36.0
North Fork	31	0	7	6	51	95	4	35.2
Oakbrooke, Phases I, II ^{1,2}	10	0	0	0	55	65	0	--
Oak Lawn Hills	17	0	6	0	41	64	8	23.0
Oxford Ridge	2	1	2	1	161	167	6	7.2
Plum Tree Place	0	0	3	0	3	6	1	36.0
Riverwalk Farm Estates, Phases II, IV	17	0	5	2	493	517	30	6.0
Rolling Acres	10	3	1	0	77	91	8	18.7
Simsberry Place	4	0	0	0	79	83	2	24.0
Stone Meadow	73	2	13	3	167	258	17	37.7
Stone Ridge Estates	26	0	0	0	58	84	0	312.0
Stoneburrow, Phases I, II	3	0	0	1	292	296	1	1.7
Stonecreek	5	0	3	0	59	67	1	32.0
Summerlin, Phases I, II	1	0	0	0	175	176	5	1.2
Talamore	5	0	0	0	88	93	1	60.0

Bentonville

Bentonville House Status in Active Subdivisions (Continued) Second Half of 2016

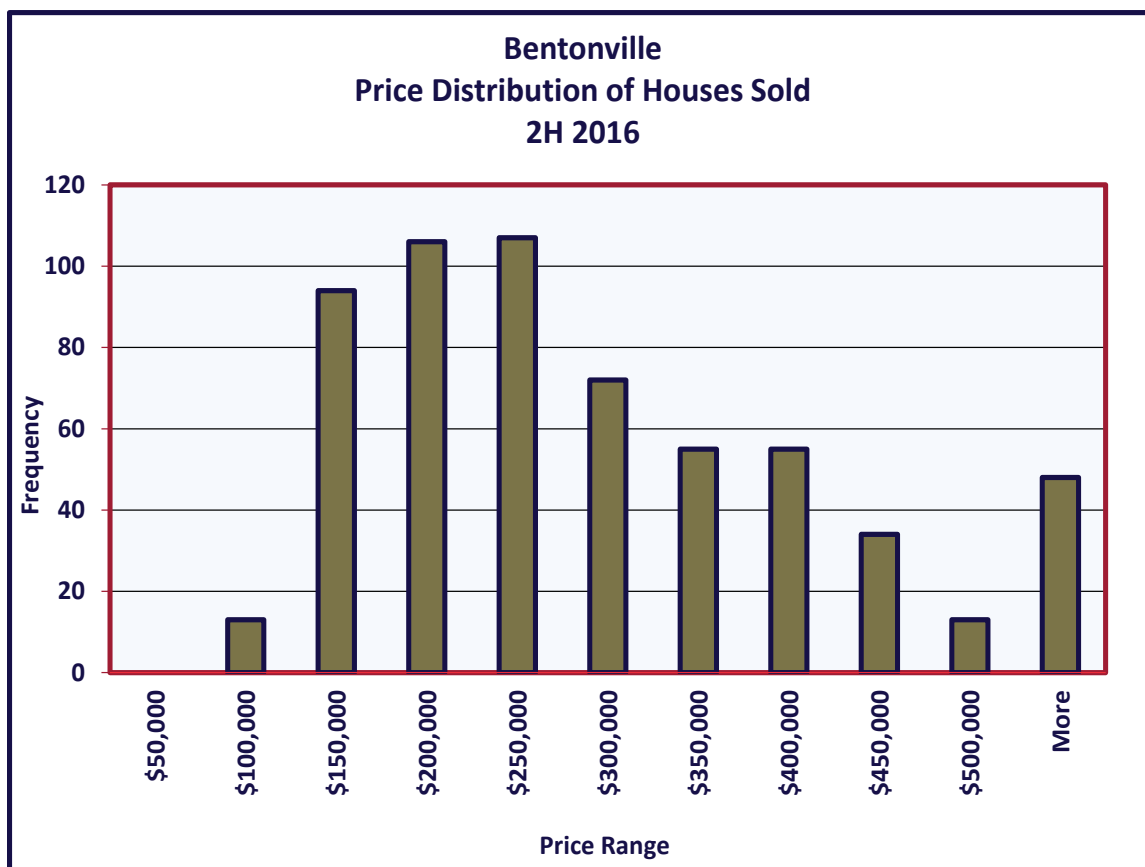
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Thornbrook Village, Phase I	30	4	21	3	90	148	33	21.1
Vintage Estates	2	0	12	0	52	66	4	3.2
White Oak Trails, Phase I, II	21	3	5	0	95	124	8	19.3
Wildwood, Phase IV, V, VI	0	0	2	0	174	176	31	0.7
Willowbend	0	0	0	0	50	50	1	0.0
Willowbrook Farms, Phase I	0	0	0	6	40	46	0	14.4
Windemere Woods	14	0	0	0	65	79	0	168.0
Windwood, Phase VI	0	0	0	0	25	25	6	0.0
Woods Creek South, Phases II,III	11	1	3	0	86	101	4	45.0
Bentonville	971	38	179	28	4,005	5,221	283	30.5

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

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



Bentonville

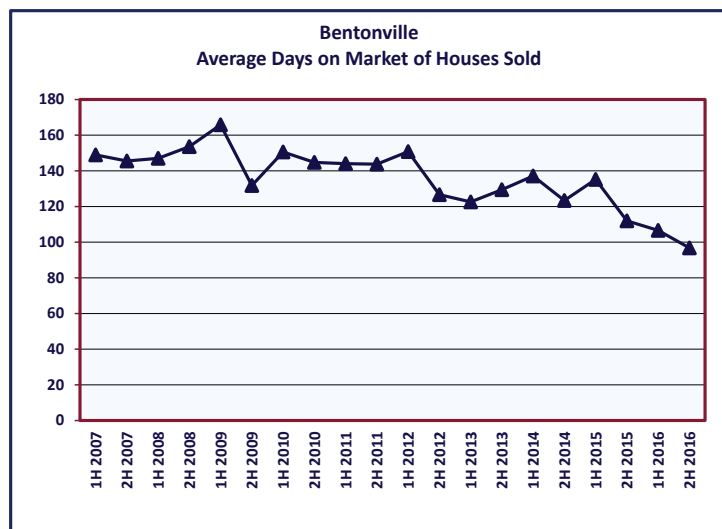
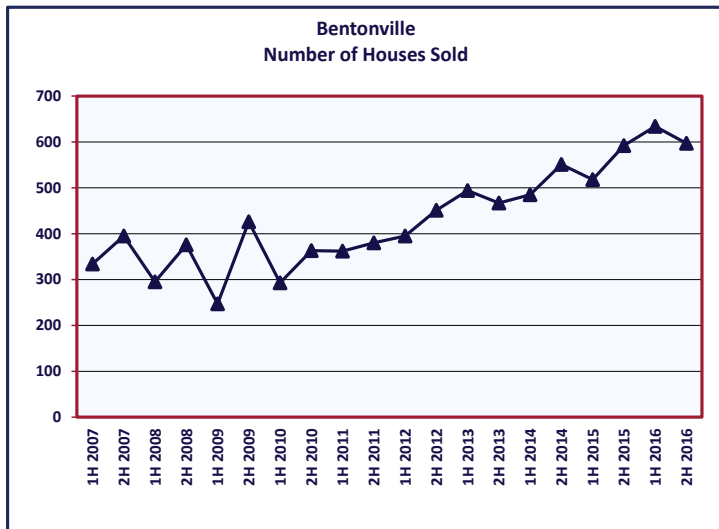


- 51.4 percent of the sold houses in Bentonville were priced between \$100,001 and \$250,000.

Bentonville Price Range of Houses Sold Second Half of 2016

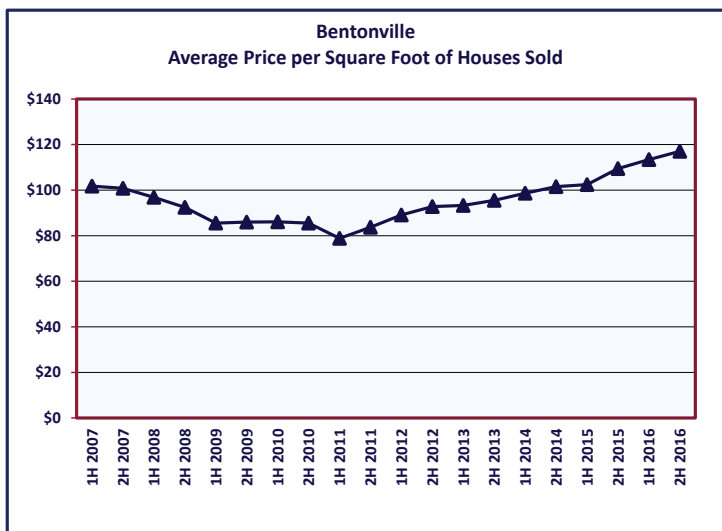
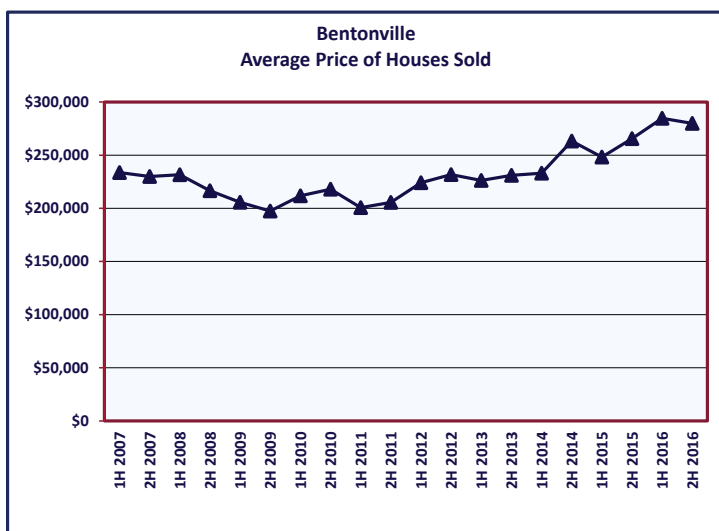
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	13	2.2%	1,190	173	98.2%	\$78.64
\$100,001 - \$150,000	94	15.7%	1,349	68	97.7%	\$97.05
\$150,001 - \$200,000	106	17.8%	1,760	84	97.8%	\$102.56
\$200,001 - \$250,000	107	17.9%	2,047	88	98.1%	\$113.40
\$250,001 - \$300,000	72	12.1%	2,349	99	97.2%	\$123.84
\$300,001 - \$350,000	55	9.2%	2,797	105	98.6%	\$118.15
\$350,001 - \$400,000	55	9.2%	3,132	104	98.6%	\$120.75
\$400,001 - \$450,000	34	5.7%	3,512	130	98.7%	\$123.68
\$450,001 - \$500,000	13	2.2%	3,668	128	99.0%	\$130.33
\$500,000+	48	8.0%	4,055	131	97.1%	\$182.58
Bentonville	597	100.0%	2,353	97	97.9%	\$117.03

Bentonville



- There were 597 houses sold in Bentonville from July 1 to December 31, 2016, or 5.8 percent fewer than the 634 sold in the first half of 2016, and 0.8 percent more than sold in the second half of 2015.
- The average price of a house sold in Bentonville decreased from \$284,670 in the first half of 2016 to \$279,878 in the second half of 2016. The average sales price in the second half of the year was 1.7 percent lower than in the first half, and 5.4 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 107 in the first half of 2016 to 97 in the second half of 2016.
- The average price per square foot for a house sold in Bentonville increased from \$113.42 in the first half of 2016 to \$117.03 in the second half of 2016. The average price per square foot was 3.2 percent higher than in the previous half year, and 6.9 percent higher than in the second half of 2015.

- About 20.4 percent of all houses sold in Benton County in the second half of 2016 were sold in Bentonville. The average sales price of a house was 126.1 percent of the county average.
- Out of 578 houses sold in the second half of 2016, 148 were new construction. These newly constructed houses had an average sold price of \$330,799 and took an average of 129 days to sell from their initial listing dates.
- There were 348 houses in Bentonville listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$393,524.
- According to the Benton County Assessor's database, 64.4 percent of houses in Bentonville were owner-occupied in the second half of 2016.



Bentonville

Bentonville Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	9	1.5%	2,099	53	\$231,544	\$110.14
Amber Ridge at Woods Cr.	4	0.7%	3,915	145	\$532,482	\$136.27
Angel Falls	3	0.5%	3,629	101	\$504,000	\$138.99
Apple Ridge	3	0.5%	1,044	69	\$110,667	\$105.83
Arbor Lane II	3	0.5%	1,406	312	\$164,079	\$116.67
Arbors at Deer Crossing	2	0.3%	1,903	0	\$232,217	\$122.06
Banks Add	3	0.5%	1,287	424	\$129,133	\$101.56
Beau Chalet Sub Highfill	1	0.2%	5,039	120	\$619,500	\$122.94
Been Add	1	0.2%	3,360	114	\$510,000	\$151.79
Bentonville Farms	1	0.2%	1,827	70	\$209,900	\$114.89
Bentonville Gardens	2	0.3%	2,102	62	\$181,250	\$87.69
Bentonville Heights	3	0.5%	1,649	130	\$146,833	\$88.50
Bland Valley Estates	5	0.8%	1,795	50	\$149,400	\$83.76
Blueberry Heights	2	0.3%	1,730	42	\$168,000	\$97.71
Briar Chase	3	0.5%	1,755	61	\$159,333	\$90.69
Briarwood	1	0.2%	1,856	61	\$179,500	\$96.71
Brighton Cottages:The Parks	6	1.0%	2,328	160	\$283,189	\$121.90
Brighton Heights	5	0.8%	2,655	72	\$267,627	\$100.70
Brightwood	1	0.2%	2,071	42	\$192,500	\$92.95
Brookhaven	1	0.2%	1,183	37	\$125,900	\$106.42
Brookhollow Park	7	1.2%	978	49	\$95,990	\$98.36
Cardinal Creek	2	0.3%	4,688	83	\$552,500	\$115.32
Carriage Square	6	1.0%	1,599	48	\$149,258	\$93.58
Cedar Heights	1	0.2%	1,268	60	\$105,400	\$83.12
Central Park	16	2.7%	3,121	70	\$387,197	\$124.04
Chapel Hill	4	0.7%	2,779	74	\$352,550	\$127.67
Chardonnay	2	0.3%	3,071	264	\$337,650	\$111.06
Chattin Valley	2	0.3%	3,819	62	\$510,000	\$133.46
Christians & Sons	1	0.2%	1,826	86	\$225,000	\$123.22
Clarks	11	1.8%	2,398	208	\$521,707	\$217.55
College Place	20	3.4%	2,977	95	\$340,744	\$115.13
Colony West	1	0.2%	2,246	125	\$220,000	\$97.95
Cooks Add	1	0.2%	3,000	26	\$597,500	\$199.17
Cornerstone Ridge	13	2.2%	2,450	54	\$268,100	\$109.70
Cottons	2	0.3%	1,394	161	\$295,000	\$233.26
Courtyard	1	0.2%	1,572	78	\$160,320	\$101.98
Crabtree	1	0.2%	1,087	134	\$175,000	\$160.99
Creekside	2	0.3%	3,054	169	\$371,400	\$121.71
Creekstone	5	0.8%	3,536	98	\$384,225	\$109.94
Crestview	2	0.3%	1,306	59	\$187,500	\$143.78
Cross Creek	1	0.2%	2,635	74	\$270,000	\$102.47
Debbies	2	0.3%	1,876	34	\$569,950	\$254.27
Demings	5	0.8%	2,594	153	\$531,200	\$197.67
Dickson Add Bentonville	1	0.2%	1,221	172	\$300,000	\$245.70
Dogwood Place	5	0.8%	1,243	59	\$119,835	\$96.43
Downtown Bentonville	1	0.2%	1,472	329	\$180,000	\$122.28
Dunn And Davis	1	0.2%	1,247	358	\$275,000	\$220.53
Eagle Creek	7	1.2%	2,016	66	\$194,986	\$96.67
East Ridge	1	0.2%	4,000	112	\$559,000	\$139.75
Edens Brooke	5	0.8%	2,231	86	\$256,500	\$114.99

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Estates at Woods Creek	1	0.2%	4,044	55	\$566,900	\$140.18
Fairfield	2	0.3%	1,560	150	\$74,450	\$49.20
Fairview Heights	2	0.3%	1,380	121	\$110,000	\$79.58
Foxglove	1	0.2%	2,187	50	\$240,000	\$109.74
Glenbrook	2	0.3%	4,037	92	\$604,625	\$146.52
Grace	12	2.0%	1,759	130	\$197,442	\$111.92
Grammercy Pk	1	0.2%	2,456	58	\$290,800	\$118.40
Green Oakes	1	0.2%	1,742	20	\$220,000	\$126.29
Greenridge	3	0.5%	1,687	49	\$176,117	\$104.05
Greenstone Estates	1	0.2%	2,350	6	\$285,000	\$121.28
Halifax	1	0.2%	3,105	35	\$375,000	\$120.77
Hannahs Meadow	1	0.2%	1,342	81	\$120,000	\$89.42
Hanover	6	1.0%	4,034	179	\$468,500	\$115.79
Harbin Pointe	1	0.2%	1,448	39	\$164,900	\$113.88
Harmon Grove At Central Pk.	1	0.2%	2,941	115	\$322,500	\$109.66
Hazel Park	1	0.2%	1,444	113	\$88,725	\$61.44
Heathrow	4	0.7%	4,014	121	\$462,125	\$115.17
Hendrix	1	0.2%	1,461	98	\$127,500	\$87.27
Heritage Heights	1	0.2%	3,506	272	\$409,000	\$116.66
Hidden Springs	8	1.3%	3,074	59	\$376,313	\$121.63
High Meadows	7	1.2%	1,339	142	\$125,160	\$93.68
Highland Park	8	1.3%	2,768	132	\$382,386	\$137.82
Highpointe	8	1.3%	1,410	67	\$150,263	\$106.66
Hillcrest	2	0.3%	1,499	31	\$108,250	\$73.61
Jarnagan	1	0.2%	3,031	99	\$1,750,000	\$577.37
Katie Lynn Courts	1	0.2%	1,014	45	\$105,000	\$103.55
Kensington	3	0.5%	4,041	126	\$337,617	\$85.45
Kerelaw Castle	2	0.3%	1,845	222	\$190,000	\$102.97
Keystone	5	0.8%	1,776	43	\$196,400	\$110.68
Kingsbury	1	0.2%	2,830	108	\$315,000	\$111.31
Krystyl Heights	18	3.0%	1,255	48	\$122,267	\$97.69
Laurnwood Estates	5	0.8%	1,894	54	\$198,900	\$104.88
Lexington	5	0.8%	3,943	67	\$414,460	\$105.60
Lincoln & Rice	2	0.3%	1,360	264	\$236,500	\$173.15
Lochmoor Club	7	1.2%	3,073	83	\$344,393	\$111.75
Lonesome Pond	5	0.8%	1,838	50	\$188,760	\$102.77
Magnolia Estates	1	0.2%	1,274	174	\$122,500	\$96.15
Maidstone	2	0.3%	1,937	63	\$193,500	\$100.74
Mcandrew & Jackson	2	0.3%	2,041	155	\$190,000	\$96.30
Mcclain Ridge at Woods Cr.	4	0.7%	2,319	73	\$254,000	\$109.20
Mcginnis	1	0.2%	1,504	88	\$151,000	\$100.40
McKeehan's	2	0.3%	1,660	150	\$159,000	\$99.38
Meadowbrook Farms	1	0.2%	1,349	79	\$143,700	\$106.52
Meadowlands	1	0.2%	1,386	39	\$135,000	\$97.40
Meadows at Woods Creek	1	0.2%	2,368	43	\$277,000	\$116.98
North Fork	8	1.3%	2,455	104	\$275,550	\$112.36
Northaven Hills	4	0.7%	1,863	62	\$184,250	\$99.41
Oak Hills	1	0.2%	1,402	48	\$149,500	\$106.63
Oakbrooke	1	0.2%	2,239	42	\$258,000	\$115.23
Oaklawn	4	0.7%	3,203	173	\$436,240	\$136.23
Orchards	9	1.5%	1,892	89	\$203,322	\$118.17

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Oxford Ridge	8	1.3%	2,857	92	\$337,925	\$117.29
Park	1	0.2%	1,860	87	\$175,000	\$94.09
Parkcrest	2	0.3%	1,258	41	\$129,700	\$103.05
Pauling	1	0.2%	2,512	133	\$210,685	\$83.87
Pittman	1	0.2%	2,560	76	\$249,000	\$97.27
Pleasant View Estates	3	0.5%	2,418	103	\$227,000	\$93.78
Plentywood Farms West	2	0.3%	4,477	99	\$568,750	\$123.24
Pleasant View Estates	1	0.2%	2,405	142	\$232,000	\$96.47
Polson	1	0.2%	1,064	70	\$238,000	\$223.68
Pritchard	2	0.3%	1,165	82	\$178,500	\$156.25
Quail Run	2	0.3%	2,134	95	\$167,000	\$80.83
Quailridge	10	1.7%	2,881	86	\$315,440	\$109.38
Railroad	1	0.2%	2,700	153	\$514,080	\$190.40
River Oaks	1	0.2%	3,885	158	\$410,000	\$105.53
Riverwalk Farm	15	2.5%	2,054	69	\$224,927	\$108.60
Robin Haven	2	0.3%	2,134	97	\$201,050	\$94.37
Rolling Acres	7	1.2%	2,522	102	\$289,248	\$114.61
Rolling Hills Estates	2	0.3%	3,676	180	\$391,500	\$114.67
Royal Heights	1	0.2%	1,323	51	\$205,000	\$154.95
Saddlebrook	1	0.2%	1,993	50	\$193,000	\$96.84
Sherrill Heights	2	0.3%	1,746	84	\$233,500	\$133.31
Sherwood Forest	3	0.5%	2,633	59	\$204,583	\$81.48
Simsberry Place	5	0.8%	2,909	84	\$324,950	\$110.50
Skyview Acres	4	0.7%	1,499	59	\$133,688	\$90.31
Southern Meadows	1	0.2%	1,683	0	\$128,000	\$76.05
Spanker Creek Estates	2	0.3%	3,407	46	\$337,450	\$99.48
St Valery Downs	6	1.0%	4,576	53	\$716,167	\$154.60
Stone Meadow	9	1.5%	1,772	147	\$201,169	\$114.00
Stone Ridge Estates	2	0.3%	3,041	123	\$395,000	\$132.24
Stoneburrow	19	3.2%	1,537	59	\$151,571	\$98.75
Stonecreek	2	0.3%	1,890	43	\$213,000	\$112.74
Stonehenge	6	1.0%	3,010	81	\$344,760	\$114.56
Sturbridge	3	0.5%	1,782	51	\$189,667	\$106.46
Summerlin	8	1.3%	1,387	122	\$141,563	\$102.54
Sycamore Heights	1	0.2%	1,688	0	\$162,500	\$96.27
T J Hollands	1	0.2%	1,680	158	\$360,000	\$214.29
Talamore	3	0.5%	6,034	134	\$809,147	\$130.91
Thompsons	1	0.2%	1,856	66	\$148,000	\$79.74
Thornbrook Village	14	2.3%	2,071	82	\$231,969	\$112.02
Town & Country Estates	1	0.2%	2,897	107	\$317,000	\$109.42
Tunbridge Wells	4	0.7%	1,988	78	\$190,125	\$95.45
Versailles	1	0.2%	4,350	70	\$652,000	\$149.89
W A Burks	2	0.3%	1,224	92	\$145,000	\$118.98
Water Lou Estates	2	0.3%	3,560	155	\$377,500	\$106.07
Waterford Park	1	0.2%	3,404	45	\$369,900	\$108.67
White Oak Trails	12	2.0%	3,047	144	\$370,606	\$121.59

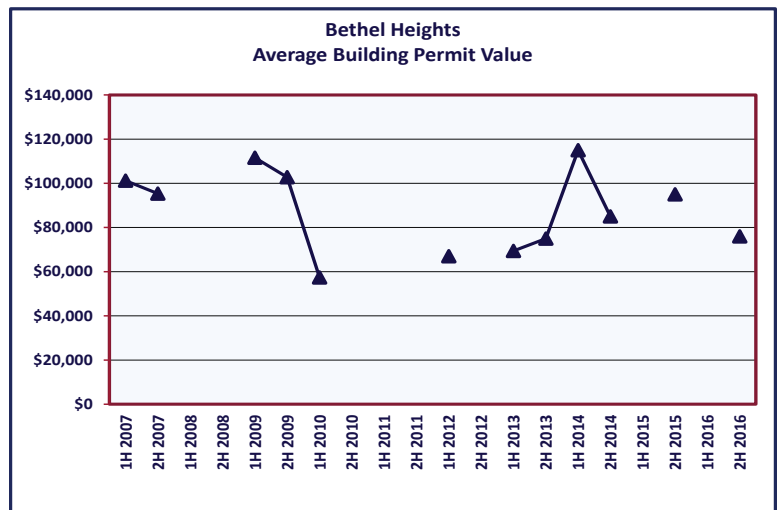
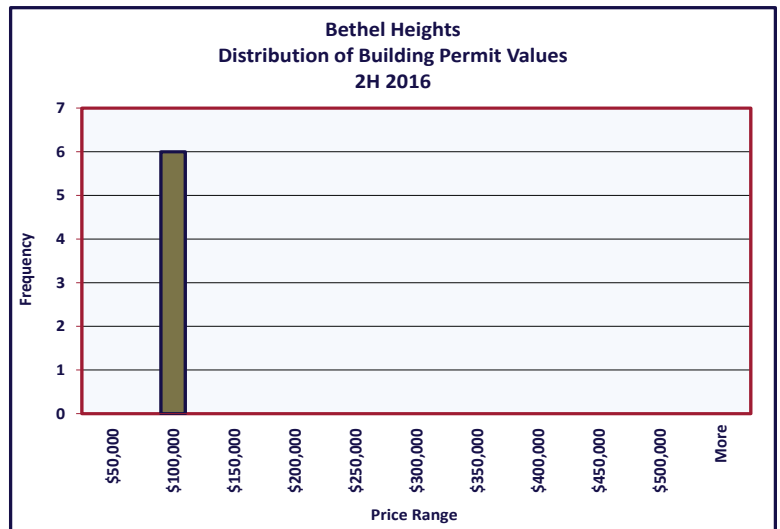
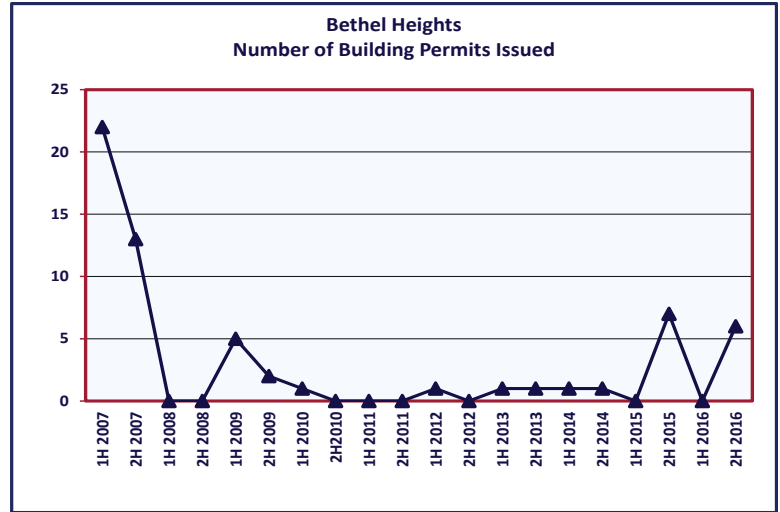
Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Wildwood	14	2.3%	2,459	97	\$253,031	\$103.30
Willowbend	3	0.5%	2,079	54	\$243,333	\$117.06
Willowbrook Farms	2	0.3%	2,756	335	\$320,450	\$116.32
Windemere Woods	2	0.3%	3,472	344	\$375,000	\$107.99
Windsor Manor	1	0.2%	4,741	101	\$462,000	\$97.45
Windwood	12	2.0%	1,887	64	\$185,958	\$98.06
Woods Creek South	7	1.2%	3,549	95	\$443,571	\$124.43
Youngs	1	0.2%	1,398	398	\$257,500	\$184.19
Other	15	2.5%	2,294	108	\$345,433	\$165.46
Bentonville	597	100.0%	2,353	97	\$279,878	\$117.03

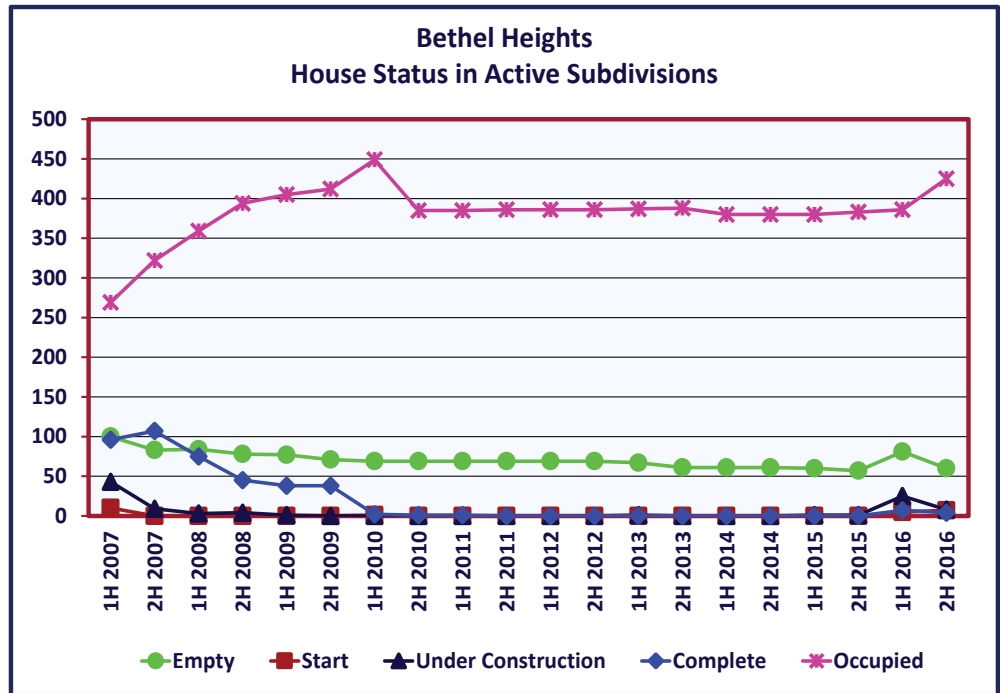
Bethel Heights

- From July 1 to December 31, 2016 there were six residential building permits issued in Bethel Heights, down from seven in the second half of 2015.
- In the second half of 2016, all of the building permits were valued in the \$50,001 to \$100,000 range.
- The average residential building permit value in Bethel Heights decreased by 20.0 percent from \$95,034 in the second half of 2015 to \$76,000 in the second half of 2016.



Bethel Heights

- There were 504 total lots in 8 active subdivisions in Bethel Heights in the second half of 2016. About 84.3 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.6 percent were under construction, 1.4 percent were starts, and 11.9 percent were vacant lots.
- The only Bethel Heights subdivisions with houses under construction in the second half of 2016 were Heritage Heights, Sunset Ridge, and Wilkins with 6, 1, and 1 respectively.
- No new construction or progress in existing construction has occurred in the last year in 4 out of 8 active subdivisions in Bethel Heights.
- 3 new houses in Bethel Heights became occupied in the second half of 2016. The annual absorption rate implies that there were 22.0 months of remaining inventory in active subdivisions, down from 236.0 months in the first half of 2016.



- In 5 out of 8 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 55 lots in 1 subdivisions had received preliminary or final approval by December 31, 2016.



Bethel Heights Preliminary and Final Approved Subdivisions Second Half of 2016

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

Bethel Heights

Bethel Heights House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel ^{1,2}	14	0	0	0	58	72	0	--
Great Meadows ^{1,2}	3	0	0	0	57	60	0	--
Heritage Heights	8	7	6	3	39	63	39	7.4
Logan Heights, Phase I ^{1,2}	10	0	0	0	18	28	0	--
Oak Place ¹	11	0	0	1	49	61	0	--
Remington Place ^{1,2}	3	0	0	0	58	61	0	--
Sunset Ridge	8	0	1	0	24	33	0	54.0
Wilkins	3	0	1	0	122	126	1	48.0
Bethel Heights	60	7	8	4	425	504	40	22.0

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

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

Bethel Heights Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Chantel	1	16.7%	2,342	29	\$229,900	\$98.16
Courtyard	1	16.7%	1,909	46	\$167,000	\$87.48
Oak Place	1	16.7%	1,642	121	\$149,750	\$91.20
Royal Crest Estates	2	33.3%	1,386	51	\$135,750	\$97.89
Wilkins	1	16.7%	1,784	22	\$156,000	\$87.44
Bethel Heights	6	100.0%	1,742	53	\$162,358	\$93.35

Bethel Heights

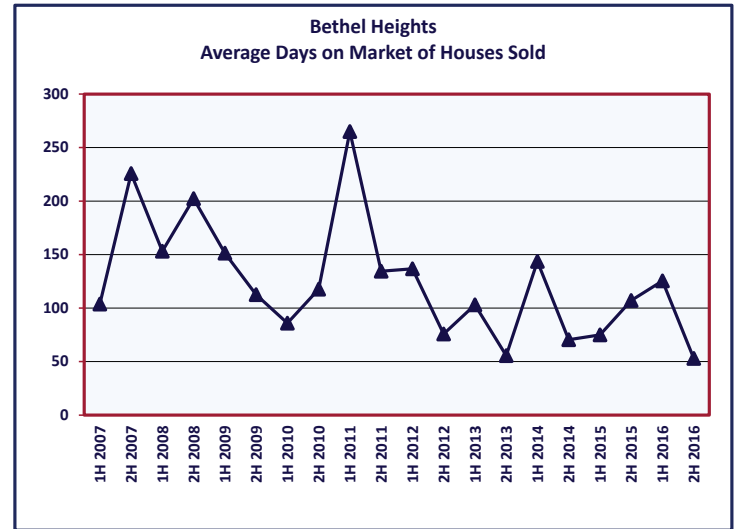
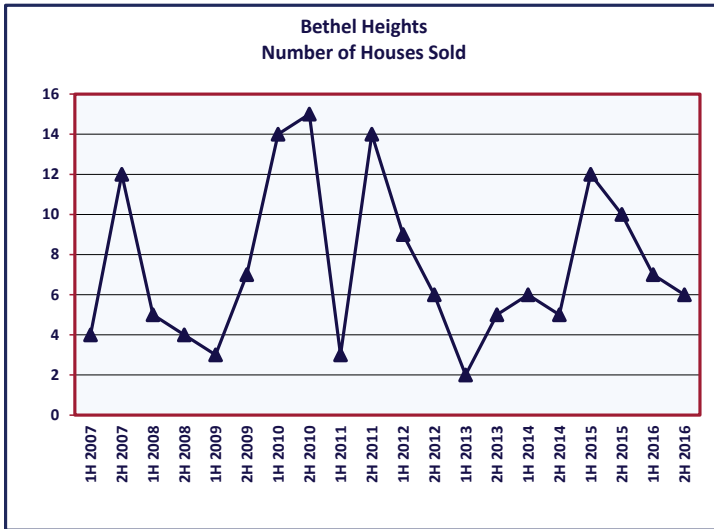


- 50 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$150,000.

Bethel Heights Price Range of Houses Sold Second Half of 2016

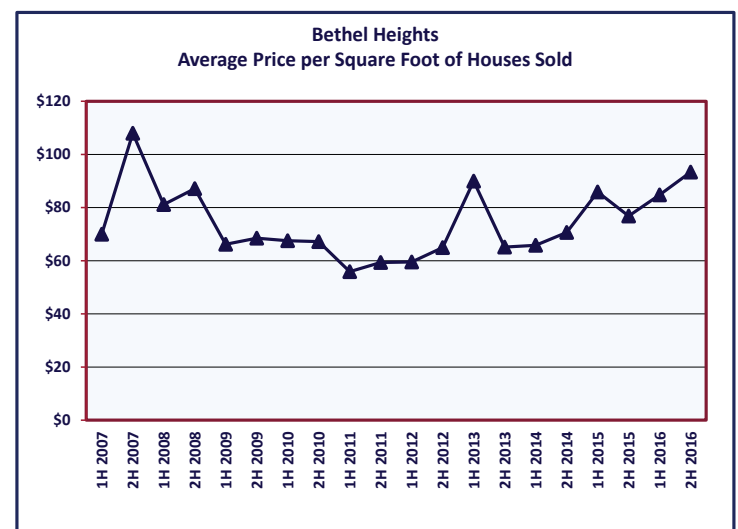
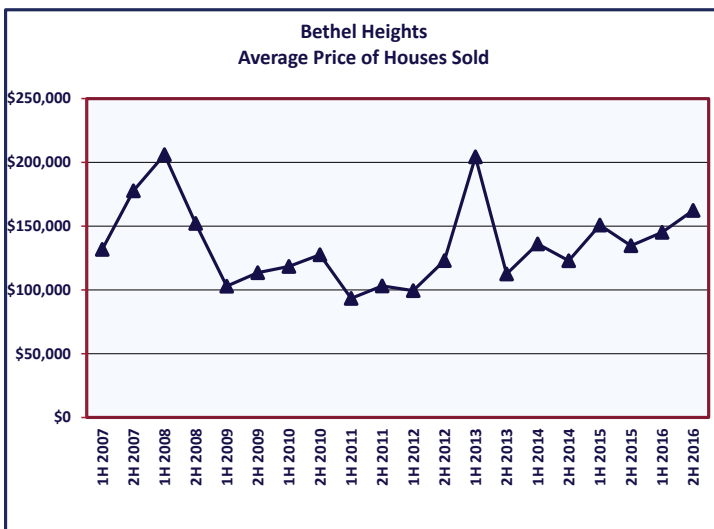
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	3	50.0%	1,471	74	100.5%	\$95.66
\$150,001 - \$200,000	2	33.3%	1,847	34	98.5%	\$87.46
\$200,001 - \$250,000	1	16.7%	2,342	29	100.0%	\$98.16
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Bethel Heights	6	100.0%	1,742	53	99.7%	\$93.35

Bethel Heights



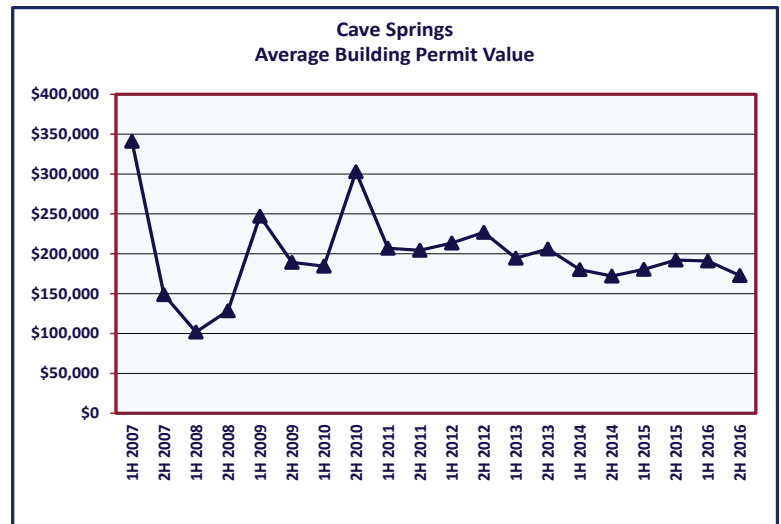
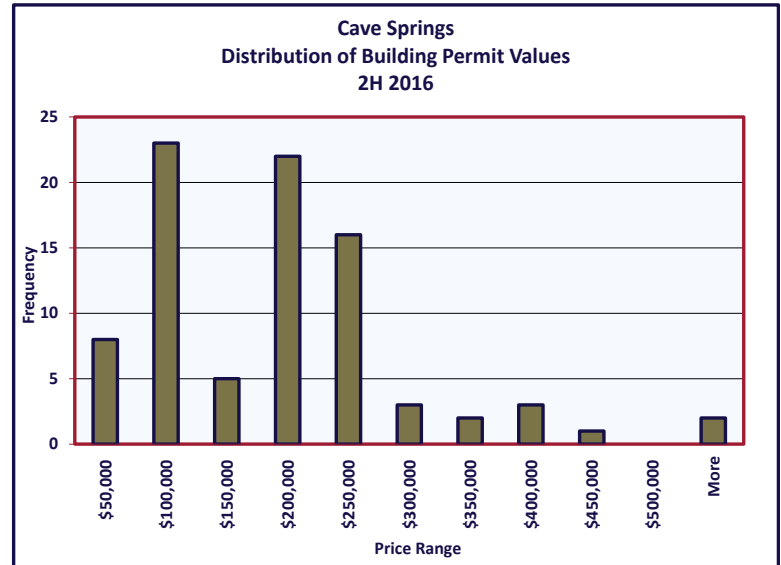
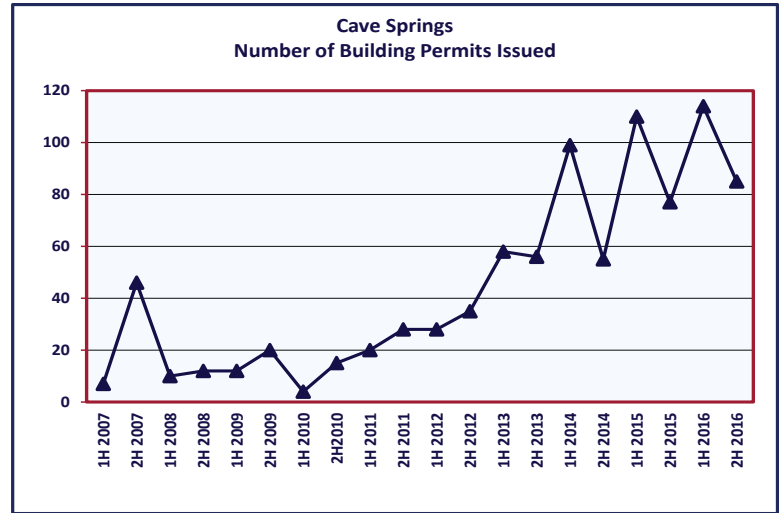
- There were 6 houses sold in Bethel Heights from July 1 to December 31, 2016, or 14.3 percent fewer than the 7 sold in the first half of 2015, and 40.0 percent fewer than the total sold in the second half of 2015.
- The average price of a house sold in Bethel Heights increased from \$145,143 in the first half of 2016 to \$162,358 in the second half of 2016. The average sales price was 11.9 percent higher than in the previous half year, and 20.6 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 125 in the first half of 2016 to 53 in the second half of 2016.
- The average price per square foot for a house sold in Bethel Heights increased from \$84.79 in the first half of 2016 to \$93.35 in the second half of 2016.

- The average price per square foot was 10.1 percent higher than in the second half of 2015 and 21.5 percent higher than in the second half of 2015.
- About 0.2 percent of all houses sold in Benton County in the second half of 2016 were sold in Bethel Heights. The average sales price of a house was 73.2 percent of the county average.
- Out of the 6 houses sold in the second half of 2016, none were new construction.
- There were 5 houses in Bethel Heights listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$205,760.
- According to the Benton County Assessor's database, 66.2 percent of houses in Bethel Heights were owner-occupied in the second half of 2016.



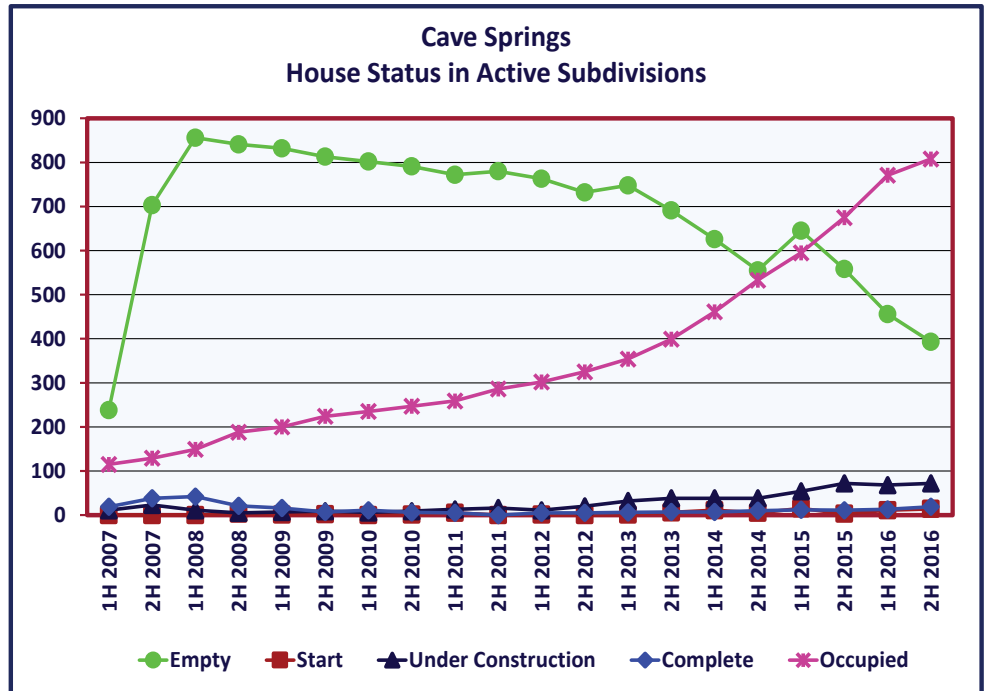
Cave Springs

- From July 1 to December 31, 2016 there were 85 residential building permits issued in Cave Springs. This represents a 10.4 percent increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Cave Springs were valued in the \$50,001 to \$200,000 range.
- The average residential building permit value in Cave Springs decreased by 10.1 percent from \$192,018 in the second half of 2015 to \$172,576 in the second half of 2016.



Cave Springs

- There were 1,306 total lots in 18 active subdivisions in Cave Springs in the second half of 2016. About 61.9 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 5.5 percent were under construction, 1.1 percent were starts, and 30.1 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the second half of 2016 was Brentwood with 22.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 18 active subdivisions in Cave Springs.
- 97 new houses in Cave Springs became occupied in the second half of 2016. The annual absorption rate implies that there were 31.0 months of remaining inventory in active subdivisions, down from 37.2 months in the first half of 2016.



- In 3 out of the 18 active subdivisions in Cave Springs, no absorption has occurred in the past year.
- An additional 114 lots in 1 subdivision had received final approval by December 31, 2016.



Cave Springs Preliminary and Final Approved Subdivisions Second Half of 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Otter Creek, Phase II	1H 2007	114
Cave Springs		114

Cave Springs

Cave Springs House Status in Active Subdivisions Second Half of 2016

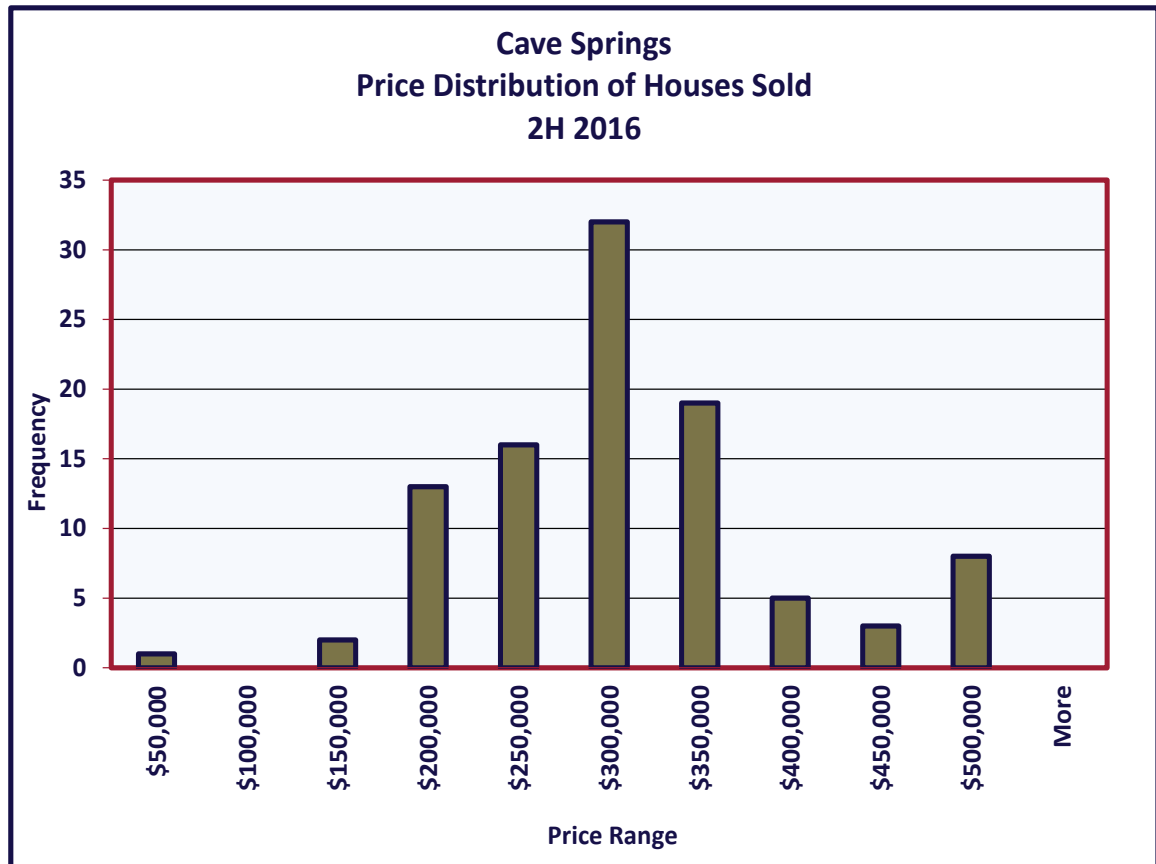
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	51	3	22	7	112	195	32	19.5
Chattin Valle	3	0	0	0	25	28	0	36.0
Duffers Ridge ^{1,2}	2	0	0	0	6	8	0	--
Fairway Valley I, II	26	0	6	1	27	60	1	79.2
Hickory Hills	48	1	3	1	13	66	6	57.8
Hyde Park	96	2	5	3	184	290	26	34.4
La Bonne Vie, Phase I ¹	2	1	0	0	3	6	0	--
Marbella	39	0	7	1	24	71	14	26.9
Mountain View	4	0	0	0	36	40	0	48.0
Nevaeh Estates	37	0	3	1	1	42	0	492.0
Osage Ridge Estates	11	0	2	0	1	14	1	156.0
Otter Creek Estates, Phase I	18	4	14	1	41	78	7	20.2
Ridgewood	5	0	1	1	73	80	4	9.3
Hickory Hills, Ph. I (replat of Sand Springs Subdivision)	35	1	8	2	72	118	5	25.1
Soaring Hawk	1	0	0	0	15	16	0	12.0
Spring Ridge	8	1	0	0	52	61	1	21.6
Springs at Wellington	4	1	1	0	46	52	0	72.0
St. Valery Downs ¹	3	0	0	1	77	81	0	--
Cave Springs	393	14	72	19	808	1,306	97	31.0

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

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



Cave Springs

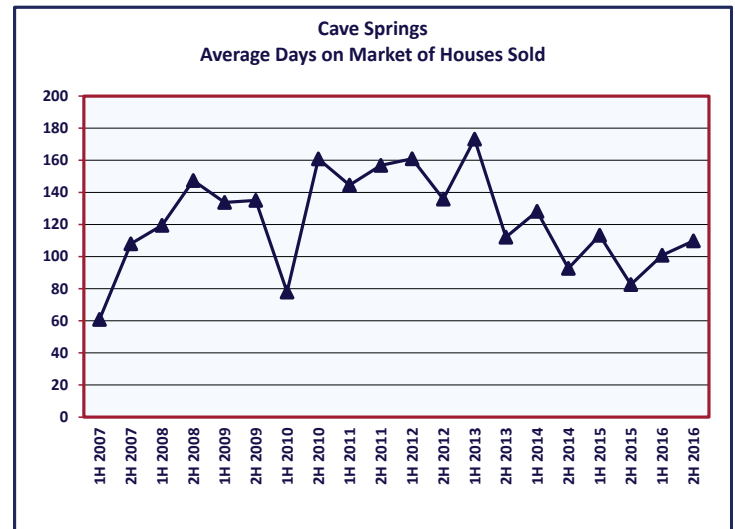
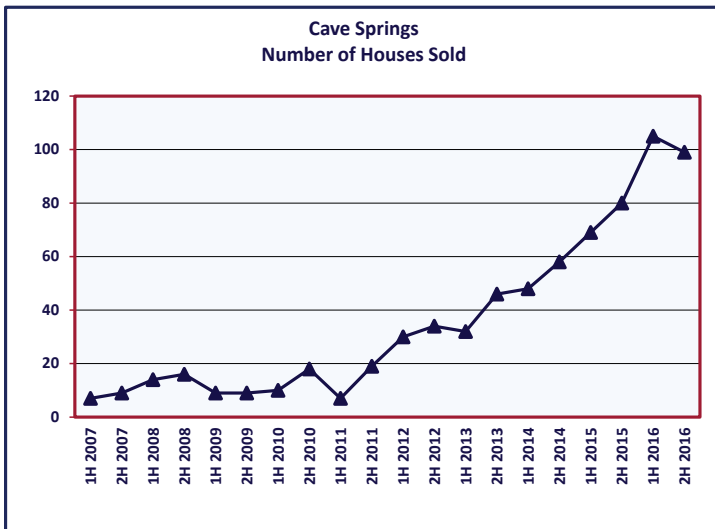


- 51.5 percent of the sold houses in Cave Springs were priced between \$250,001 and \$350,000.

Cave Springs Price Range of Houses Sold Second Half of 2016

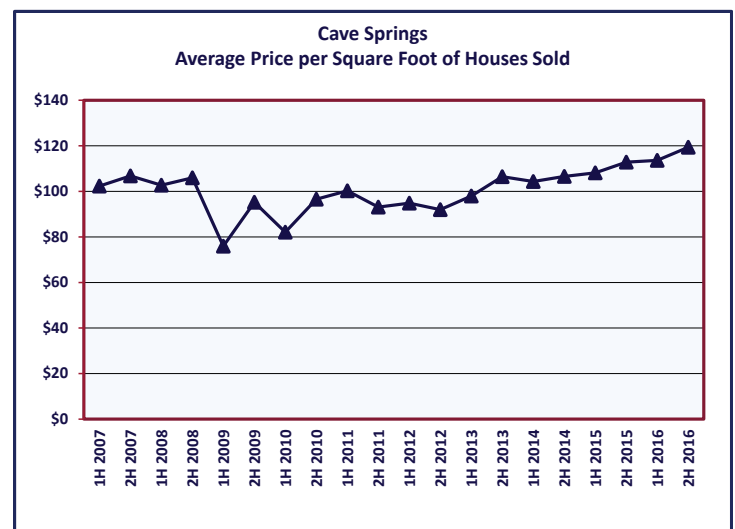
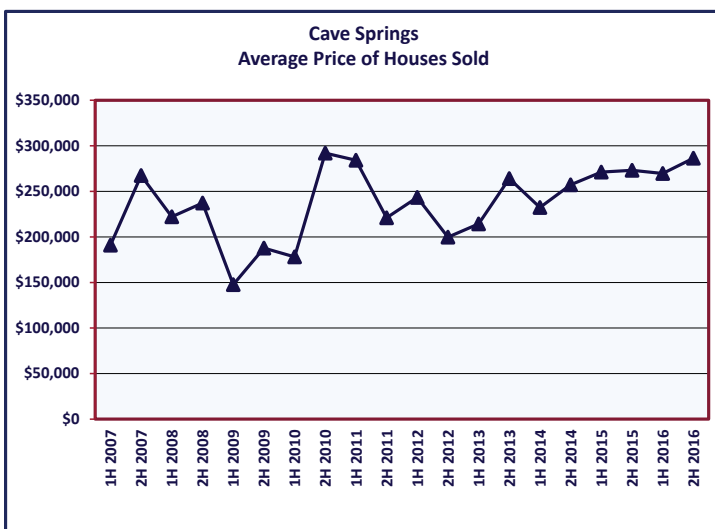
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.0%	824	73	82.5%	\$47.57
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	2	2.0%	1,324	63	98.1%	\$107.63
\$150,001 - \$200,000	13	13.1%	1,784	94	98.1%	\$104.00
\$200,001 - \$250,000	16	16.2%	1,977	115	100.4%	\$117.86
\$250,001 - \$300,000	32	32.3%	2,334	141	100.2%	\$118.96
\$300,001 - \$350,000	19	19.2%	2,621	63	99.8%	\$122.03
\$350,001 - \$400,000	5	5.1%	2,931	122	97.5%	\$142.43
\$400,001 - \$450,000	3	3.0%	3,045	140	98.5%	\$142.09
\$450,001 - \$500,000	8	8.1%	3,613	109	98.9%	\$131.82
\$500,000+	0	0.0%	--	--	--	--
Cave Springs	99	100.0%	2,378	110	99.4%	\$119.38

Cave Springs



- There were 99 houses sold in Cave Springs from July 1 to December 31, 2016, or 5.7 percent less than the 105 sold in the first half of 2016, and 23.8 percent more than in the second half of 2015.
- The average price of a house sold in Cave Springs increased from \$269,606 in the first half of 2016 to \$286,321 in the second half of 2016.
- The average sales price was 6.2 percent more than in the previous half year and 4.8 percent more than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 101 in the first half of 2016 to 110 in the second half of 2016.
- The average price per square foot for a house sold in Cave Springs increased from \$113.59 in the first half of 2016 to \$119.38 in the second half of 2016.

- The average price per square foot was 5.1 percent higher than in the previous half year and 5.8 percent higher than in the second half of 2015.
- About 3.4 percent of all houses sold in Benton County in the second half of 2016 were sold in Cave Springs. The average sales price of a house was 123.4 percent of the county average.
- Out of 105 houses sold in the first half of 2016, 74 were new construction.
- These newly constructed houses had an average sold price of \$281,059 and took an average of 103 days to sell from their initial listing dates.
- There were 45 houses in Cave Springs listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$338,778.
- According to the Benton County Assessor's database, 70.1 percent of houses in Cave Springs were owner-occupied in the second half of 2016.



Cave Springs

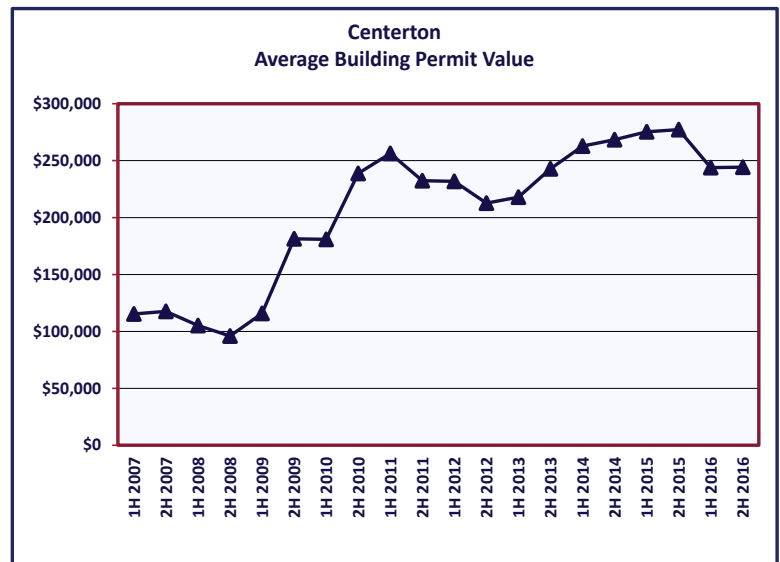
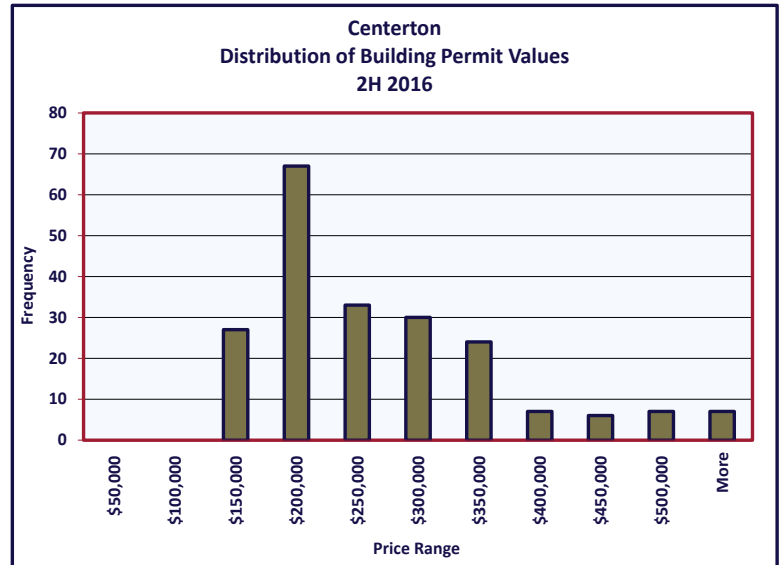
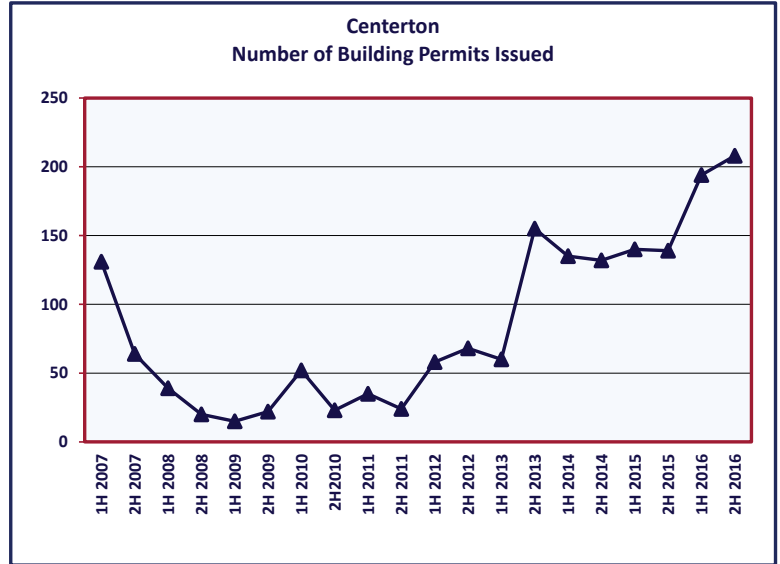
Cave Springs Sold House Characteristics by Subdivision Second Half 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Biltmore	1	1.0%	2,056	32	\$225,000	\$109.44
Brentwood	30	30.3%	2,151	152	\$244,826	\$114.03
Fairway Valley	1	1.0%	2,180	69	\$242,000	\$111.01
Ford	1	1.0%	824	73	\$39,200	\$47.57
Hamptons	3	3.0%	2,011	40	\$234,666	\$116.72
Hickory Hills	5	5.1%	2,372	130	\$282,000	\$118.88
Hyde Park	27	27.3%	2,639	54	\$329,109	\$124.47
Marbella	6	6.1%	2,443	123	\$289,605	\$118.56
Mountain View	5	5.1%	1,547	142	\$169,780	\$109.61
Nevaeh Estates	1	1.0%	3,112	189	\$370,000	\$118.89
Otter Creek	5	5.1%	3,529	168	\$478,220	\$135.52
Ridgewood	1	1.0%	3,641	56	\$486,000	\$133.48
Sand Springs	3	3.0%	1,689	87	\$197,563	\$116.98
Springs At Wellington	1	1.0%	4,289	230	\$395,000	\$92.10
Wellington Heights	3	3.0%	2,251	66	\$242,333	\$107.30
Other	6	6.1%	2,307	114	\$324,418	\$145.05
Cave Springs	99	100.0%	2,378	110	\$286,321	\$119.38



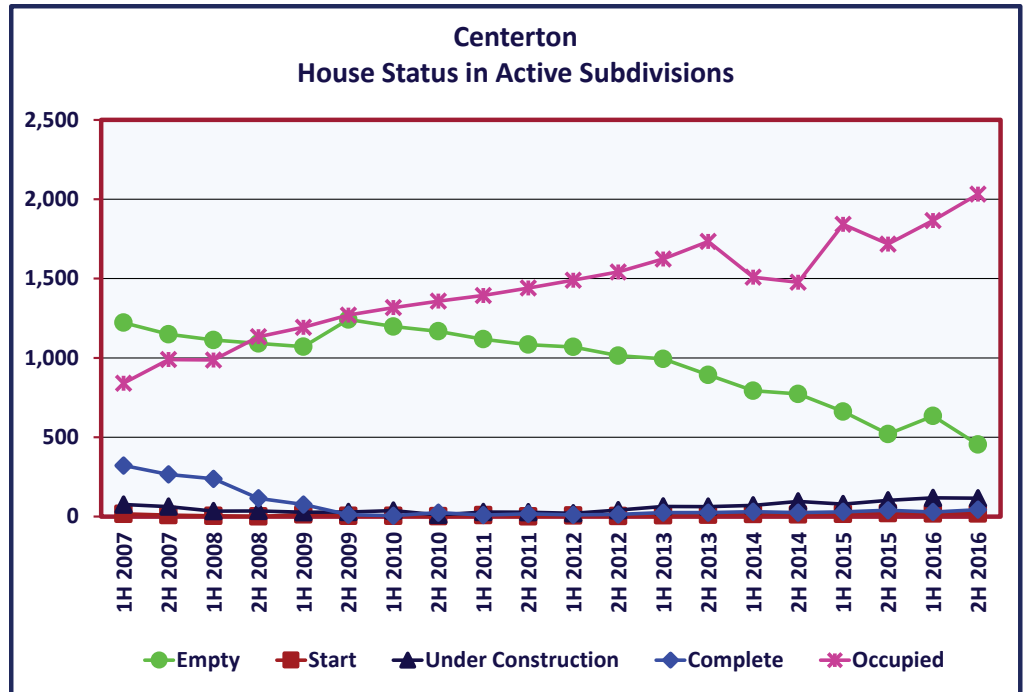
Centerton

- From July 1 to December 31, 2016 there were 208 residential building permits issued in Centerton. This represents a 49.6 increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Centerton were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Centerton decreased by 11.9 percent from \$277,203 in the second half of 2015 to \$244,289 in the second half of 2016.



Centerton

- There were 2,665 total lots in 21 active subdivisions in Centerton in the second half of 2016. About 76.2 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 4.4 percent were under construction, 0.7 percent were starts, and 17.0 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the second half of 2016 was Sienna at Cooper's Farm with 29.
- 173 new houses in Centerton became occupied in the second half of 2016. The annual absorption rate implies 22.4 months of remaining inventory in active subdivisions, down from 35.7 months in the first half of 2016.
- In 2 out of 21 active subdivisions in Centerton, no absorption has occurred in the past year.
- An additional 1,054 lots in 26 subdivisions had received final approval by December 31, 2016.



Centerton Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bequette Farms, Phase I	2H 2015	30
Big Sky	2H 2015	70
Bliss Meadows	1H 2014	50
Clark Estates	1H 2016	57
Diamond Estates, Phases I, II	1H 2016	82
Forest Park, Phase II	1H 2013	58
Maple Estates, Phases IA, IB	1H 2016	64
Morningside, Phases II, III, IV, V, VI	2H 2016	256
Osage Creek, Phase II	2H 2016	11
Quail Hollow, Phases II, III	1H 2013	80
Ridgefield, Phase III	1H 2016	36
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Sunrise Ridge, Phases I, II	2H 2015	71
Tuscany, Phase III	1H 2015	42
West End Acres	2H 2016	29
<i>Final Approval</i>		
Osage Creek, Phase I	2H 2015	34
Quail Hollow, Phase I	2H 2016	41
Western Heights	1H 2016	3
Centerton		1,054



Centerton

Centerton House Status in Active Subdivisions Second Half of 2016

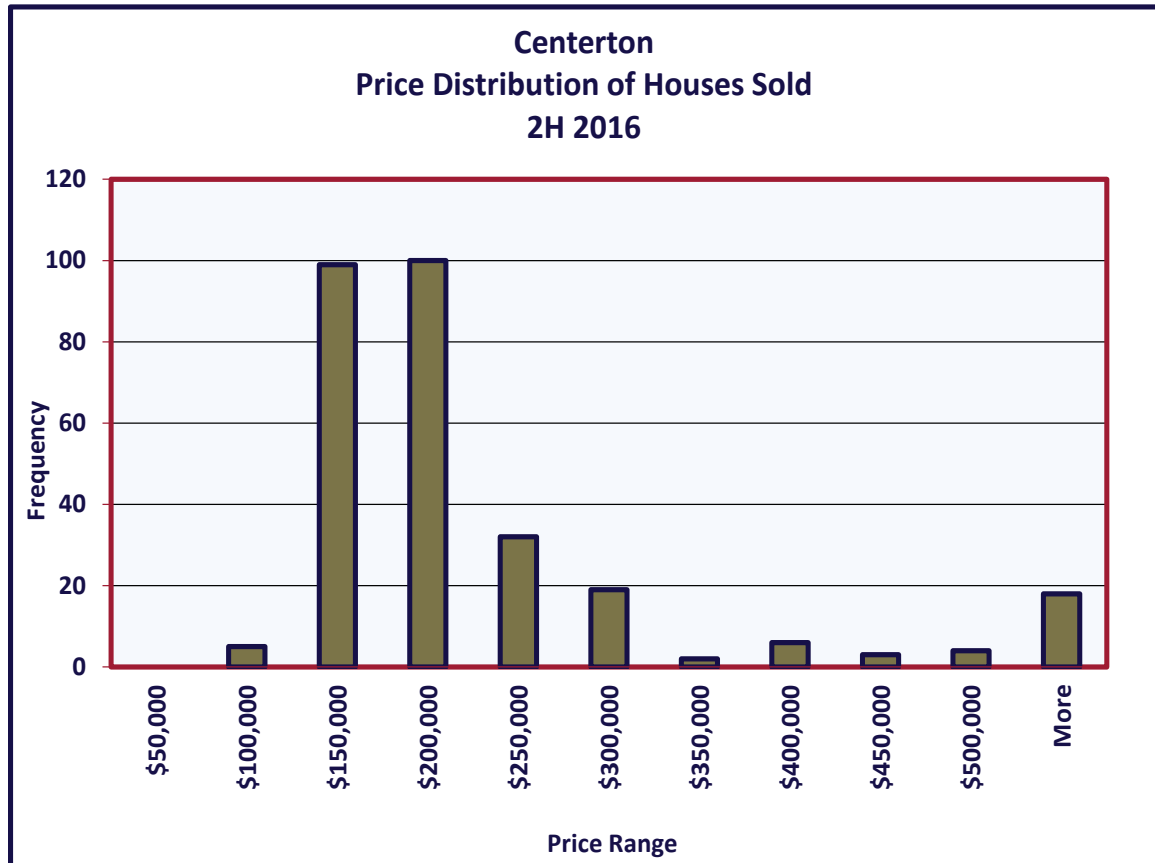
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brimwoods, Phase I	7	0	0	0	28	35	1	84.0
Centerton Business Park	29	0	3	0	2	34	2	192.0
Char-Lou Estates, Phases I, II	7	0	0	0	121	128	19	2.4
Copper Oaks ^{1,2}	3	0	0	0	222	225	0	--
Creekside	46	0	3	5	1	55	1	648.0
Forest Park	1	1	1	0	65	68	0	2.3
Lexington (replat of Braemer)	35	0	4	3	5	47	5	100.8
Moonlight Valley	28	0	0	2	4	34	1	360.0
Morningside	9	3	16	2	79	109	30	6.9
Oak Tree	39	2	14	1	144	200	7	24.0
Quail Ridge, Phases I, II	0	0	2	0	181	183	2	6.0
Ridgefield Addition, Block II	3	0	0	0	32	35	1	18.0
Sienna at Cooper's Farm, Phases IB, II.III	75	7	29	10	464	585	30	35.4
Somerset	0	0	4	0	47	51	1	6.9
Tamarron	79	2	11	19	188	299	42	15.1
Tarah Knolls	2	0	2	0	48	52	0	48.0
Timber Ridge	0	3	2	0	56	61	5	5.5
Tuscany, Phase I/Replats	38	0	7	2	24	71	7	80.6
Versailles	36	1	10	0	81	128	18	19.4
Waterford Park	5	-	2	0	14	21	1	84.0
Willow Crossing, Phase I'	12	-	6	0	226	244	0	--
Centerton	454	19	116	44	2,032	2,665	173	22.4

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

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



Centerton



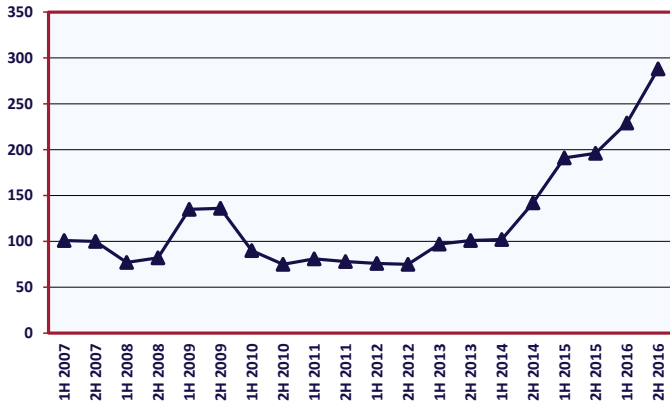
- 69.1 percent of the sold houses in Centerton were priced between \$100,001 and \$200,000.

Centerton Price Range of Houses Sold Second Half of 2016

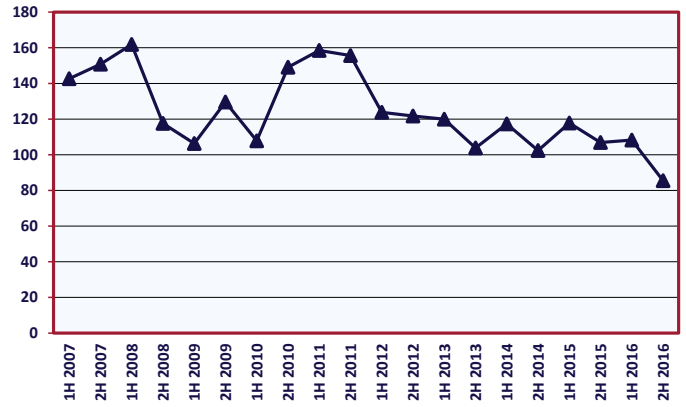
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	5	1.7%	1,111	48	95.0%	\$77.81
\$100,001 - \$150,000	99	34.4%	1,392	48	98.9%	\$96.46
\$150,001 - \$200,000	100	34.7%	1,683	83	99.6%	\$102.20
\$200,001 - \$250,000	32	11.1%	2,070	109	99.2%	\$105.68
\$250,001 - \$300,000	19	6.6%	2,529	134	100.0%	\$107.25
\$300,001 - \$350,000	2	0.7%	2,561	150	100.1%	\$119.26
\$350,001 - \$400,000	6	2.1%	3,034	162	97.8%	\$122.40
\$400,001 - \$450,000	3	1.0%	3,163	129	99.3%	\$132.35
\$450,001 - \$500,000	4	1.4%	3,725	116	98.4%	\$128.97
\$500,000+	18	6.3%	4,338	172	98.2%	\$149.54
Centerton	288	100.0%	1,916	85	99.1%	\$104.71

Centerton

Centerton
Number of Houses Sold



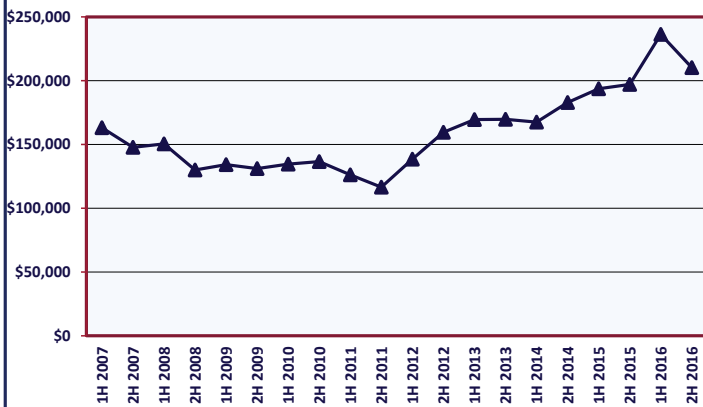
Centerton
Average Days on Market of Houses Sold



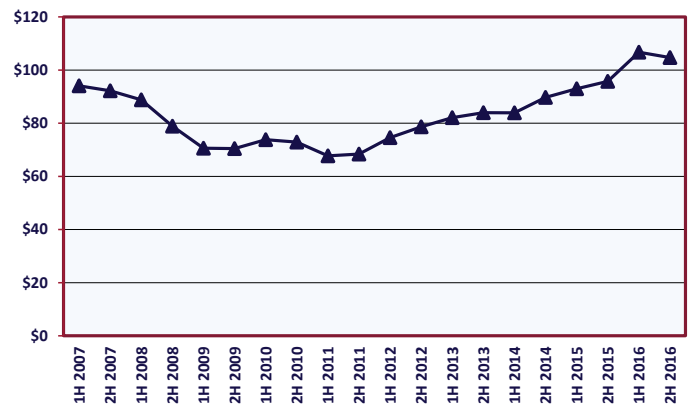
- There were 288 houses sold in Centerton from July 1 to December 31, 2016 or 25.8 percent more than the 229 sold in the first half of 2016, and 46.9 percent more than in the second half of 2015.
- The average price of a house sold in Centerton decreased from \$235,338 in the first half of 2016 to \$210,245 in the second half of 2016.
- The average sales price was 11 percent lower than in the first half of 2016 and 6.7 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 108 in the first half of 2016 to 85 in the second half of 2016.
- The average price per square foot for a house sold in Centerton decreased from \$106.72 in the first half of 2016 to \$104.71 in the second half of 2016.

- The average price per square foot was 1.9 percent lower than in the second half of 2015 and 9.4 percent higher than in the first half of 2016.
- About 9.8 percent of all houses sold in Benton County in the second half of 2016 were sold in Centerton.
- The average sales price of a house was 94.7 percent of the county average.
- Out of 288 houses sold in the second half of 2016, 152 were new construction.
- These newly constructed houses had an average sold price of \$238,645 and took an average of 95 days to sell from their initial listing dates.
- There were 96 houses in Centerton listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$365,373.
- According to the Benton County Assessor's database, 60.1 percent of houses in Centerton were owner-occupied in the second half of 2016.

Centerton
Average Price of Houses Sold



Centerton
Average Price per Square Foot of Houses Sold



Centerton

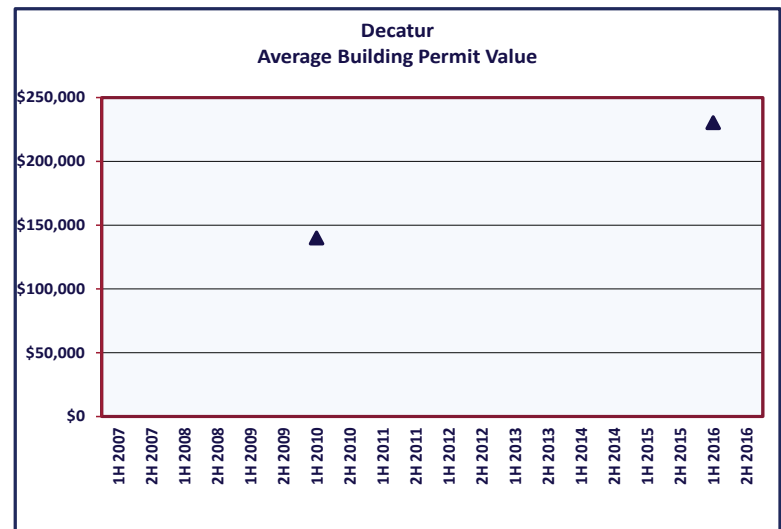
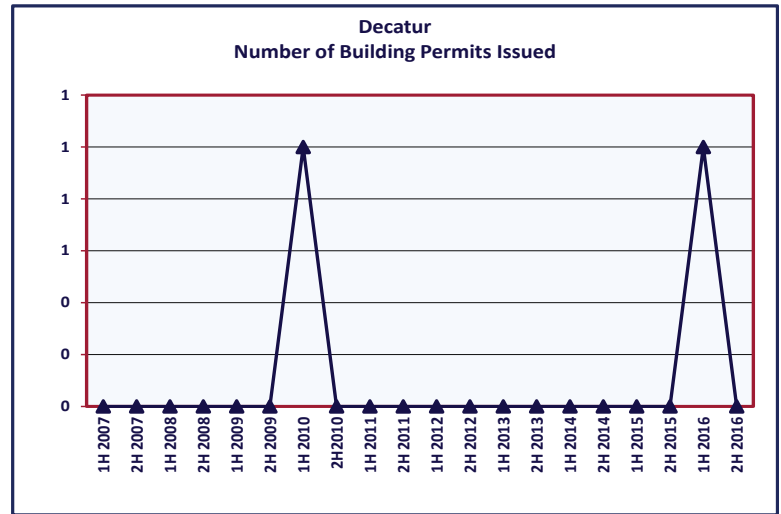
Centerton Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	44	15.3%	1,588	124	\$176,990	\$111.59
Black Spgs	1	0.3%	2,138	50	\$208,050	\$97.31
Bliss Orchard	1	0.3%	1,766	60	\$159,000	\$90.03
Centerpoint	26	9.0%	1,375	56	\$129,185	\$94.10
Centerton Original	1	0.3%	1,080	18	\$65,000	\$60.19
Char Lou Estates	3	1.0%	2,526	66	\$203,833	\$81.58
Copper Oaks	1	0.3%	1,449	51	\$116,000	\$80.06
Dogwood	4	1.4%	1,402	72	\$132,600	\$94.53
Forest Park	4	1.4%	1,989	100	\$211,600	\$106.40
Hickory Park	1	0.3%	1,228	18	\$109,000	\$88.76
Kensington Hills	2	0.7%	1,891	52	\$176,750	\$94.08
Laynebridge	8	2.8%	2,009	68	\$188,250	\$93.80
Lexington	3	1.0%	2,924	151	\$348,397	\$119.11
Mckissic Creek Estate	1	0.3%	3,573	181	\$375,000	\$104.95
Morningside	49	17.0%	1,398	17	\$139,586	\$100.56
North Forty	7	2.4%	1,387	69	\$129,236	\$93.37
Oak Ridge	3	1.0%	1,983	81	\$179,533	\$90.28
Oak Tree	13	4.5%	4,184	169	\$618,885	\$145.75
Osage Creek	2	0.7%	2,767	175	\$333,515	\$120.50
Ridgefield	6	2.1%	1,883	92	\$193,772	\$102.84
Sienna at Cooper's Farm	31	10.8%	1,731	74	\$170,218	\$98.36
Simmons	1	0.3%	1,867	107	\$150,000	\$80.34
Somerset	1	0.3%	1,377	88	\$130,000	\$94.41
Sonoma Valley	3	1.0%	1,639	80	\$154,000	\$93.92
Southfork	5	1.7%	1,738	70	\$159,587	\$92.16
Southland	5	1.7%	1,092	58	\$98,621	\$90.40
Tamarron	32	11.1%	2,317	125	\$248,220	\$107.16
Tarah Knolls	2	0.7%	2,007	100	\$212,500	\$106.40
Timber Ridge	4	1.4%	1,783	66	\$177,925	\$99.80
Township West	1	0.3%	1,296	38	\$96,000	\$74.07
Tuscany	4	1.4%	3,416	151	\$423,125	\$125.08
Versailles	9	3.1%	4,145	148	\$616,721	\$148.74
Walnut Ridge	3	1.0%	1,649	102	\$131,300	\$79.04
Westwood	1	0.3%	1,476	92	\$139,000	\$94.17
Willow Crossing	5	1.7%	1,445	74	\$139,995	\$96.96
Other	1	0.3%	2,560	104	\$359,700	\$140.51
Centerton	288	100.0%	1,916	85	\$210,245	\$104.71

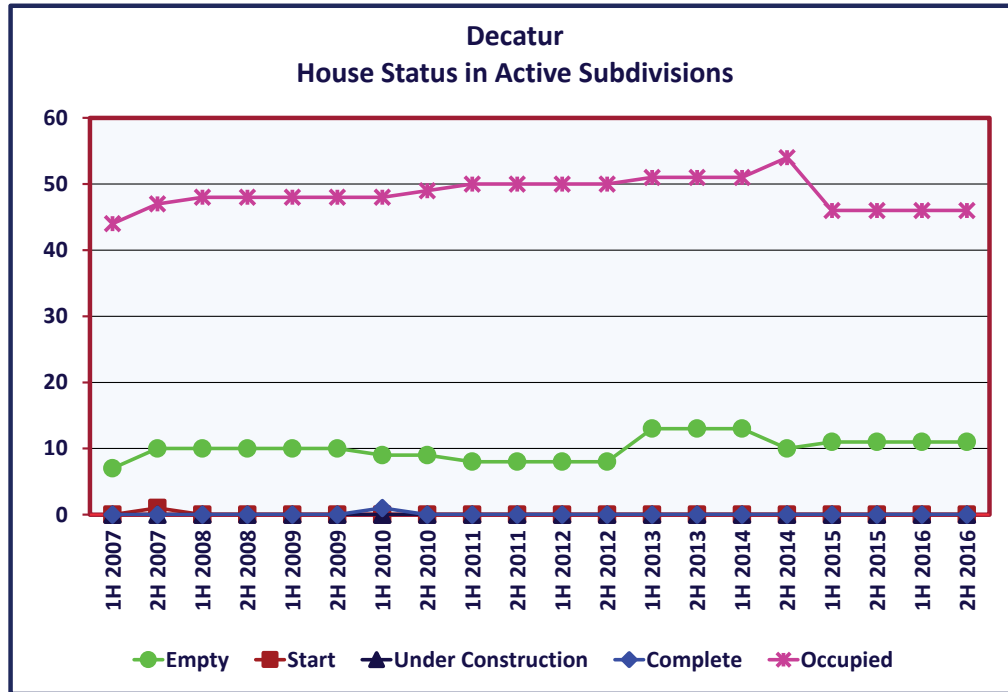


Decatur

- From July 1 to December 31, 2016 there were no residential building permits issued in Decatur.



Decatur



- There were 57 total lots in 2 active subdivisions in Decatur in second half of 2016. About 80.7 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 19.3 percent were empty lots.
- No new houses were under construction in Decatur in the second half of 2016.
- No construction or progress in existing construction occurred in the past year in both of the active subdivisions in Decatur.
- No houses in Decatur became occupied in the second half of 2016. In both of the active subdivisions, Decatur experienced no absorption during the past year.
- No new subdivisions received preliminary or final approval by December 31, 2016.

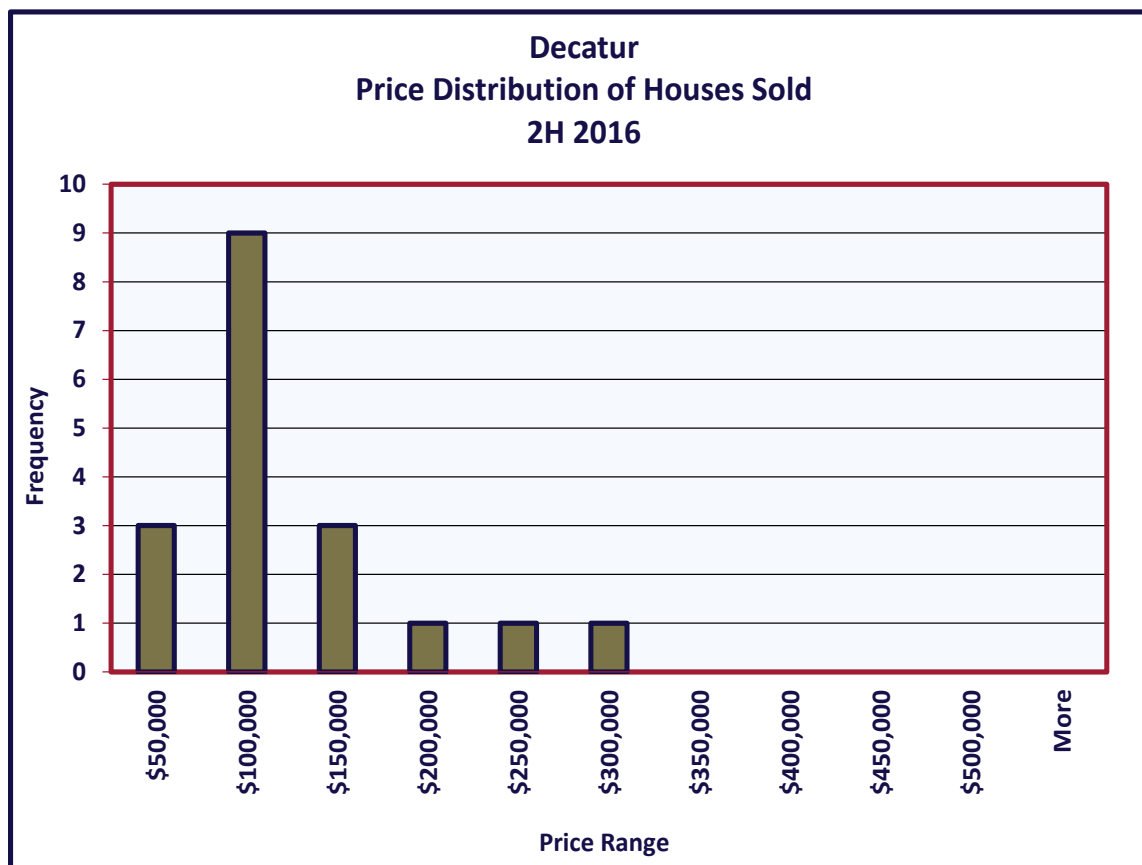
Decatur House Status in Active Subdivisions Second Half of 2016

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

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

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

Decatur

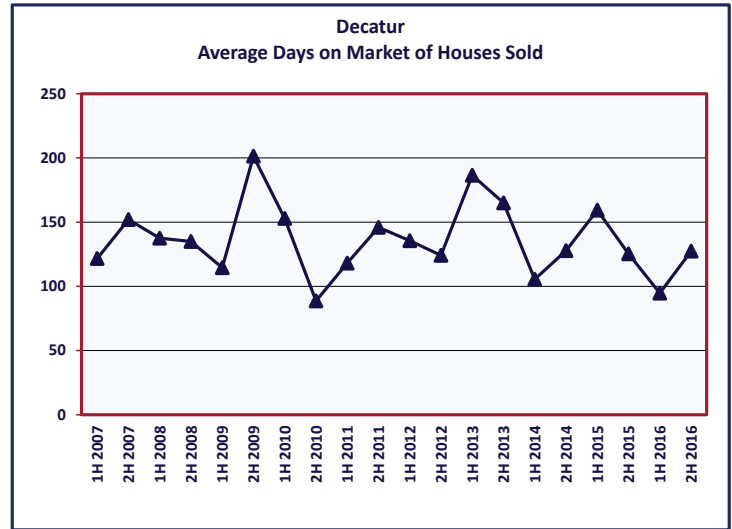
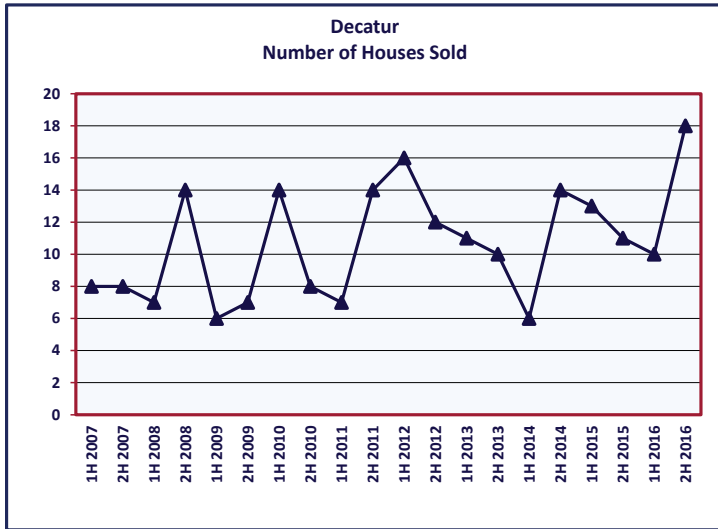


- 50.0 percent of the sold houses in Decatur were priced between \$50,001 and \$100,000.

Decatur Price Range of Houses Sold Second Half of 2016

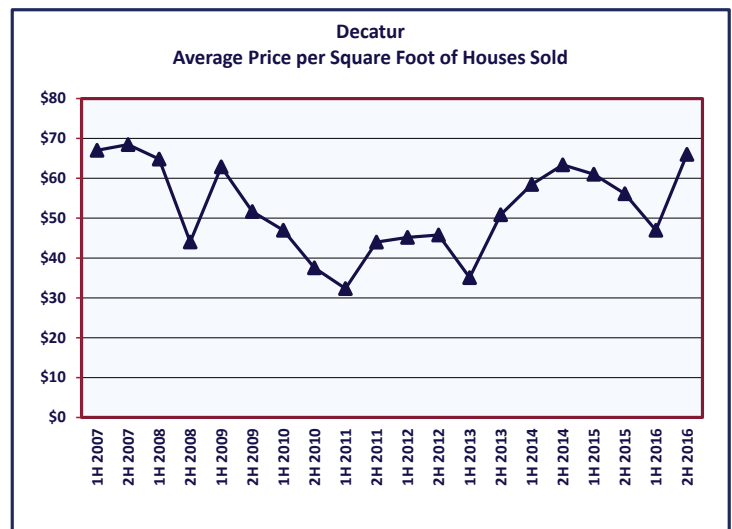
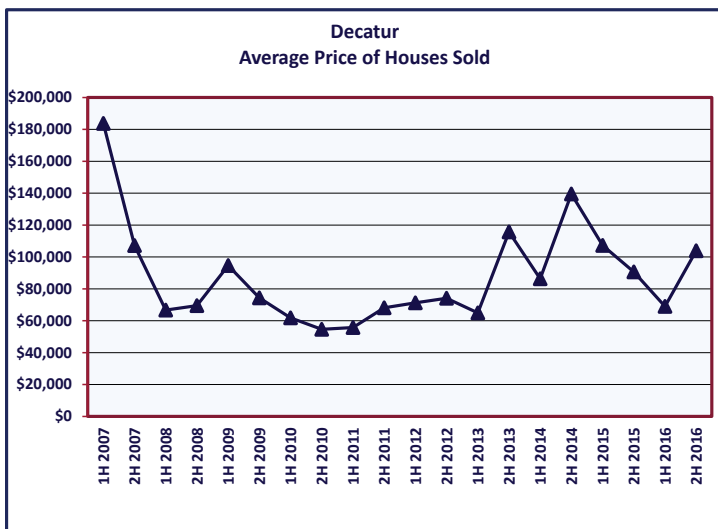
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	16.7%	1,085	49	102.2%	\$32.40
\$50,001 - \$100,000	9	50.0%	1,149	102	97.2%	\$67.86
\$100,001 - \$150,000	3	16.7%	1,949	323	99.4%	\$73.07
\$150,001 - \$200,000	1	5.6%	1,820	83	100.0%	\$98.90
\$200,001 - \$250,000	1	5.6%	3,893	55	94.7%	\$57.15
\$250,001 - \$300,000	1	5.6%	2,786	123	100.0%	\$104.81
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Decatur	18	100.0%	1,552	127	98.6%	\$66.00

Decatur



- There were 18 houses sold in Decatur from July 1 to December 31, 2016, or 80.0 percent more than the 10 sold in the first half of 2016, and 63.6 percent more than in the second half of 2015.
- The average price of a house sold in Decatur increased from \$69,030 in the first half of 2016 to \$103,882 in the second half of 2016.
- The average sales price was 50.5 percent higher than in the first half of 2016 and 14.6 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 95 in the first half of 2016 to 127 in the second half of 2016.
- The average price per square foot for a house sold in Decatur increased from \$46.96 in the first half of 2016 to \$66 in the second half of 2016.

- The average price per square foot was 40.5 percent higher than in the first half of 2016 and 17.6 percent higher than in the second half of 2015.
- About 0.6 percent of all houses sold in Benton County in the second half of 2016 were sold in Decatur. The average sales price of a house was 46.8 percent of the county average.
- Out of 18 houses sold in second half of 2016, none were new construction.
- There were 3 houses in Decatur listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$166,583.
- According to the Benton County Assessor's database, 54.4 percent of houses in Decatur were owner-occupied in the first second of 2016.



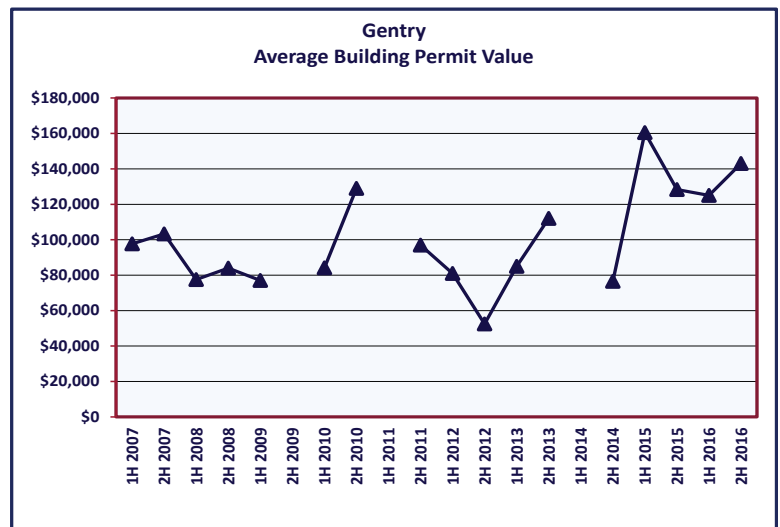
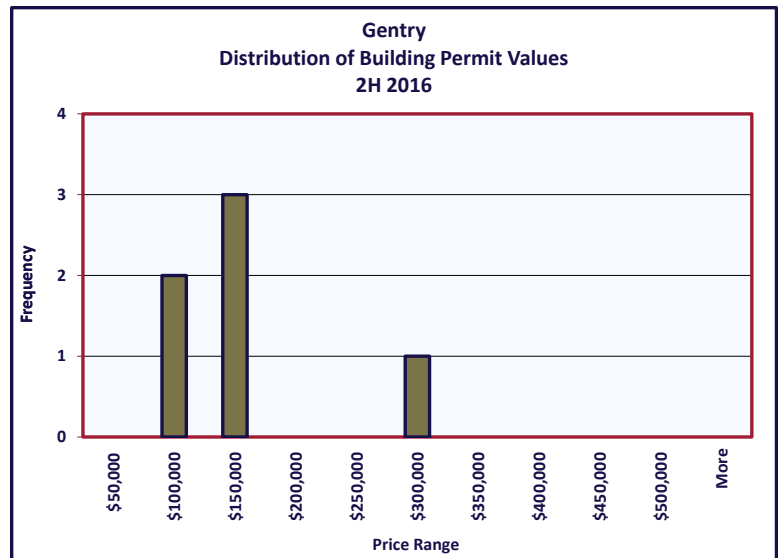
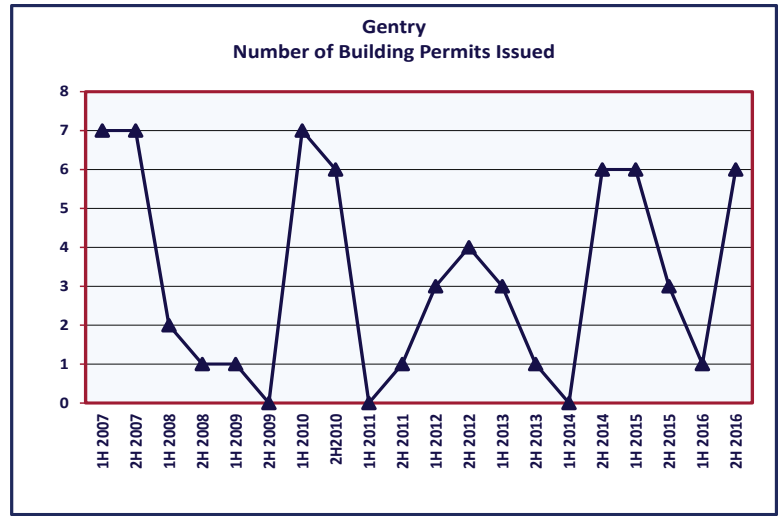
Decatur

Decatur Sold House Characteristics by Subdivision Second Half of 2016

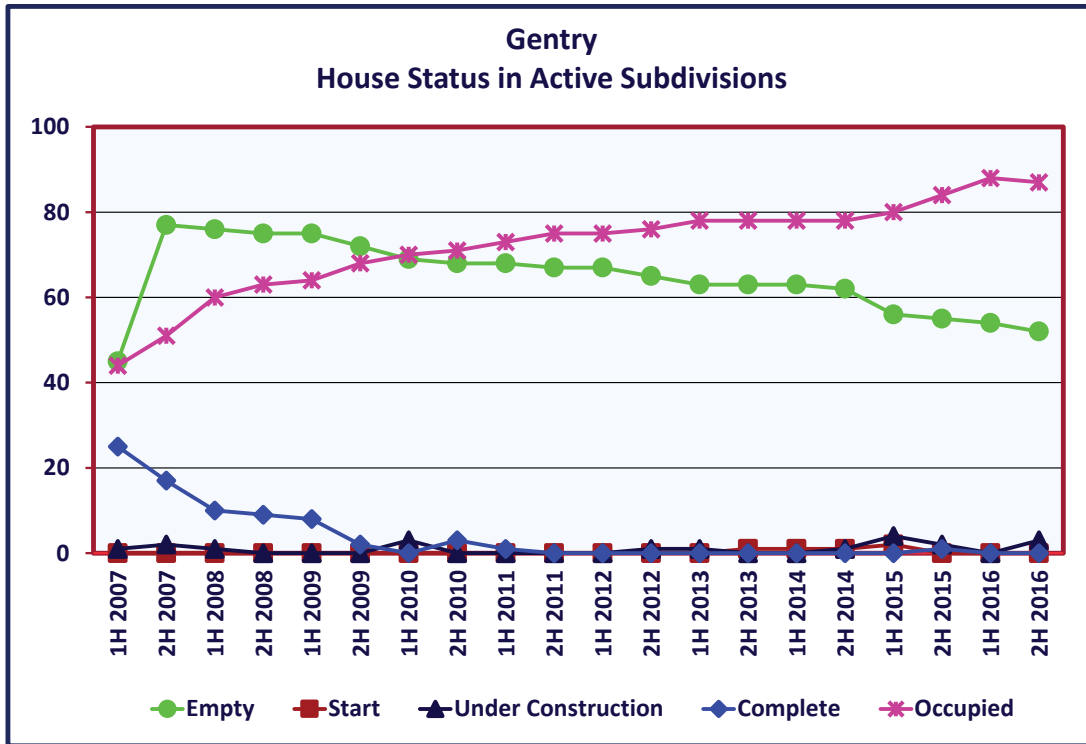
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cackleberry Hills	1	5.6%	1,422	89	\$55,000	\$38.68
Corner Springs	1	5.6%	1,016	57	\$21,000	\$20.67
Developers Inc 1st Add	1	5.6%	960	73	\$74,000	\$77.08
Northwest Park	1	5.6%	1,014	52	\$45,200	\$44.58
Ozark Orchard Co	1	5.6%	1,244	556	\$127,000	\$102.09
St. Elmo	2	11.1%	1,492	60	\$102,173	\$67.48
Western Estates	2	11.1%	977	203	\$81,700	\$83.94
Wilmoth	1	5.6%	1,315	90	\$84,000	\$63.88
Wolf Creek Ridge	2	11.1%	1,271	52	\$87,165	\$68.58
Other	6	33.3%	2,248	125	\$153,600	\$66.83
Decatur	18	100.0%	1,552	127	\$103,882	\$66.00

Gentry

- From July 1 to December 31, 2016 there were 6 residential building permits issued in Gentry, an increase of 100.0 percent from the 3 issued in the second half of 2015.
- In the second half of 2016, half of the issued building permits in Gentry were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gentry was \$143,000 in the second half of 2016, an increase of 11.4 percent from the \$128,333 average building permit value in the second half of 2015.



Gentry



- There were 142 total lots in 4 active subdivisions in Gentry in the second half of 2016. About 61.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.1 percent were under construction, 0.0 percent were starts, and 36.6 percent were empty lots.
- Three of the four subdivisions had one house each under construction in Gentry in the second half of 2016.
- No new construction or progress in existing construction has occurred in the last year in 1 of the 4 active subdivisions in Gentry.
- No new houses in Gentry became occupied in the second half of 2016. The annual absorption rate implies that there were 165.0 months of remaining inventory in active subdivisions, up from 81 months in the first half of 2016.
- In three of the four active subdivisions in Gentry, no absorption occurred in the last year.
- No additional lots had received either preliminary or final approval by December 31, 2016 in Gentry.

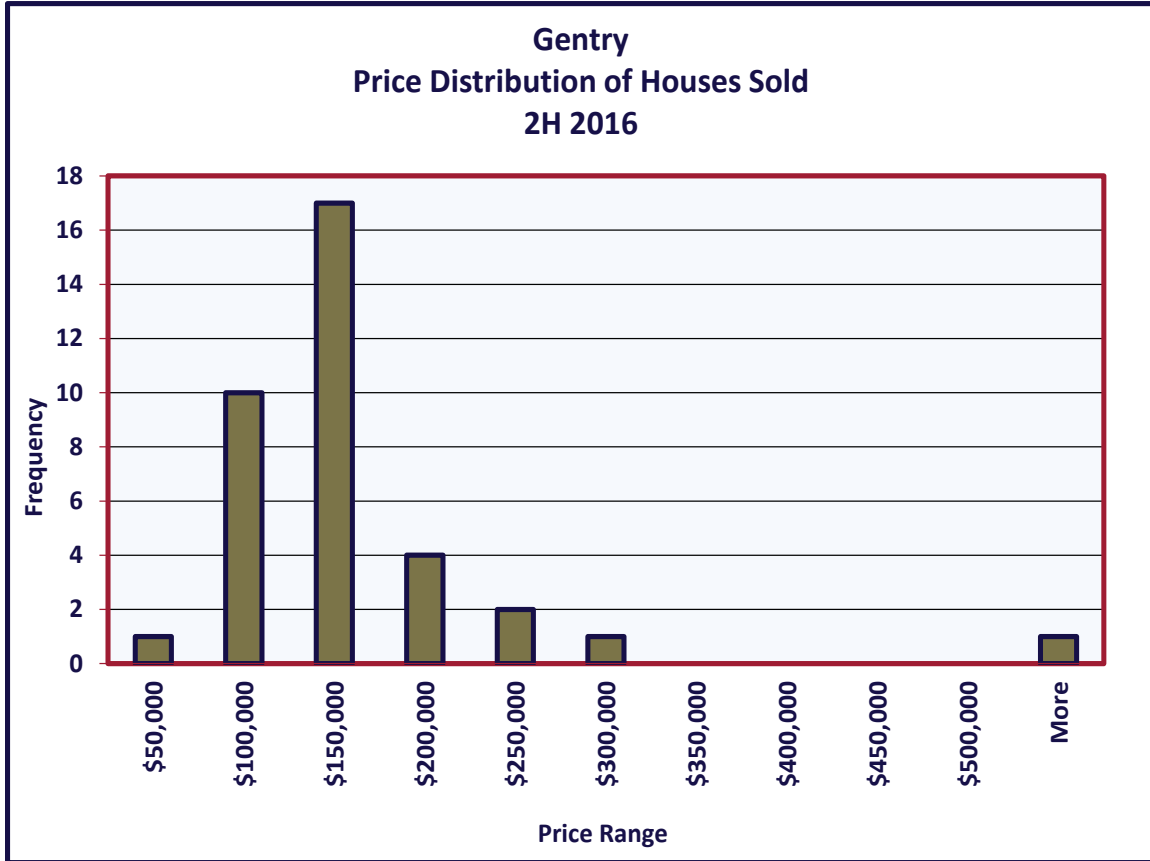
Gentry House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Inventory
Ashton Place ¹	10	0	1	0	26	37	0
College Hill Second Addition ^{1,2}	3	0	0	0	5	8	0
The Oaks, Phases I, II	19	0	1	0	47	67	80.0
Springhill ¹	20	0	1	0	9	30	--
Gentry	52	0	3	0	87	142	165.0

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

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

Gentry

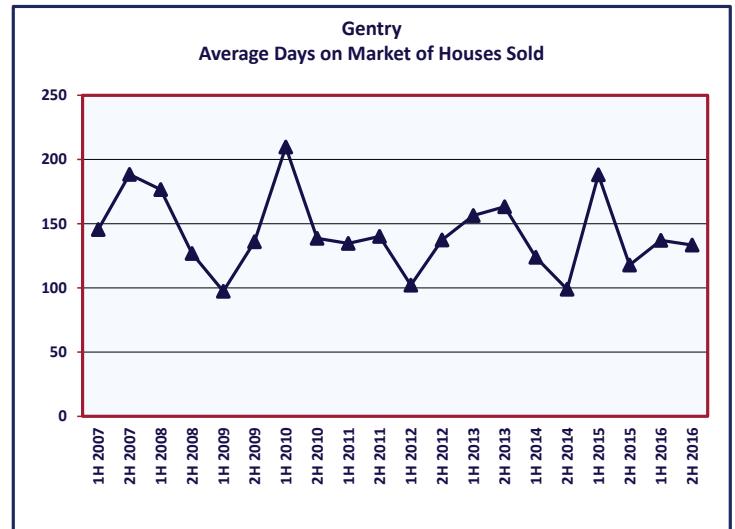
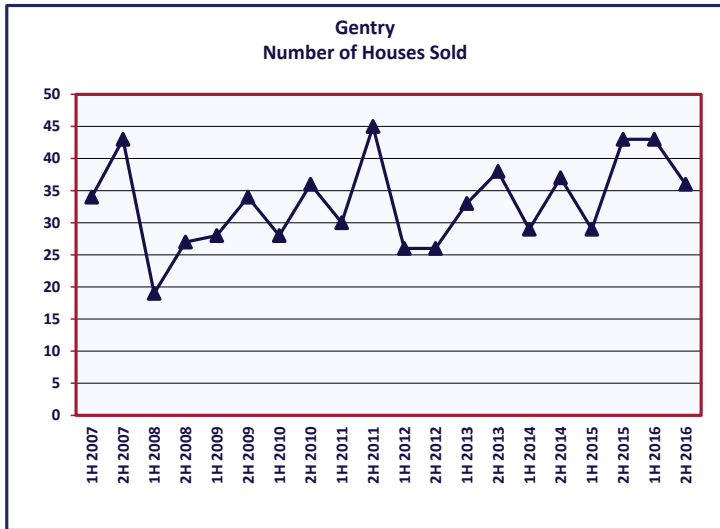


- 58.3 percent of the sold houses in Gentry were priced between \$100,001 and \$200,000.

Gentry Price Range of Houses Sold Second Half of 2016

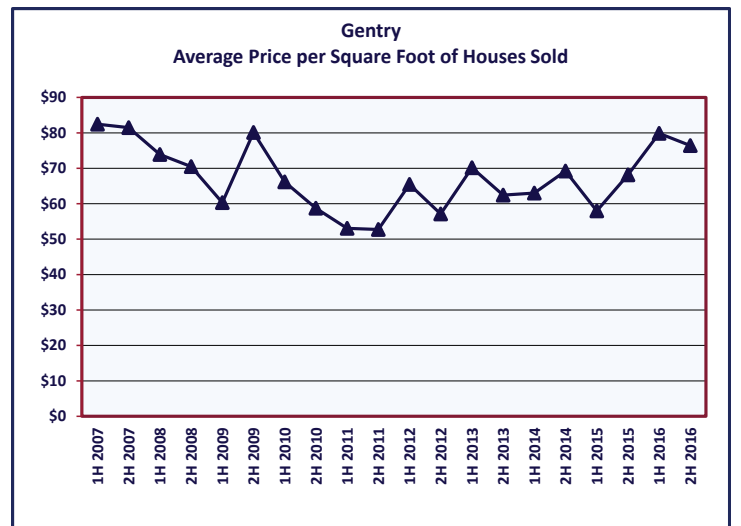
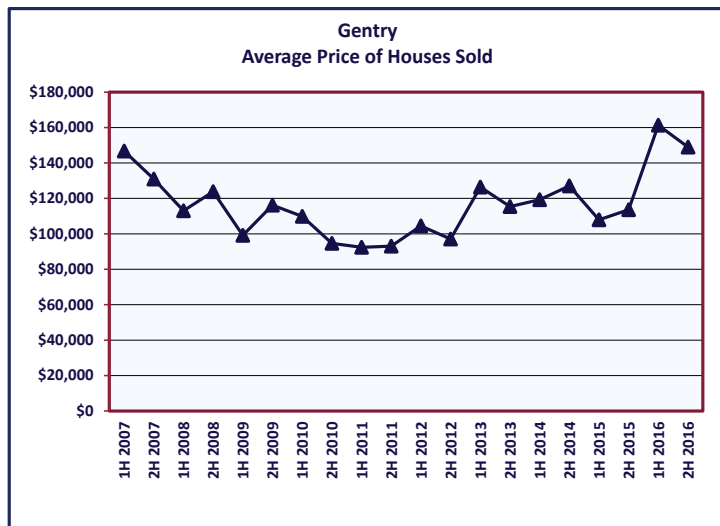
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	2.8%	768	64	101.3%	\$59.24
\$50,001 - \$100,000	10	27.8%	1,483	98	97.2%	\$61.21
\$100,001 - \$150,000	17	47.2%	1,765	155	97.1%	\$73.42
\$150,001 - \$200,000	4	11.1%	1,868	90	99.1%	\$89.55
\$200,001 - \$250,000	2	5.6%	2,190	281	97.7%	\$103.16
\$250,001 - \$300,000	1	2.8%	2,056	119	98.2%	\$131.32
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	2.8%	7,300	99	101.5%	\$135.55
Gentry	36	100.0%	1,856	134	97.6%	\$76.41

Gentry



- There were 36 houses sold in Gentry from July 1 to December 31, 2016, down 16.3 percent first half of 2016 and 16.3 percent more than in the second half of 2015.
- The average price of a house sold in Gentry decreased from \$161,285 in first half of 2016 to \$148,941 in the second half of 2016.
- The average sales price in the second half of 2016 was 7.7 percent lower than in the previous half year and 31.1 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 137 in the first half of 2016 to 134 in the second half of 2016 in Gentry.
- The average price per square foot for a house sold in Gentry decreased from \$79.87 in the first half of 2016 to \$76.41 in the second half of 2016.

- The average price per square foot was 4.3 percent lower than in the previous half year and 12.2 percent higher than in the second half of 2015.
- About 1.2 percent of all houses sold in Benton County in the second half of 2016 were sold in Gentry.
- The average sales price of a house was 67.1 percent of the county average.
- Out of 36 houses sold in the second half of 2016, 2 were new construction.
- The houses sold for \$577,950 and took 120 days to sell from the initial listing date.
- There were 20 houses in Gentry listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$213,658.
- According to the Benton County Assessor's database, 58.6 percent of houses in Gentry were owner-occupied in the second half of 2016.



Gentry

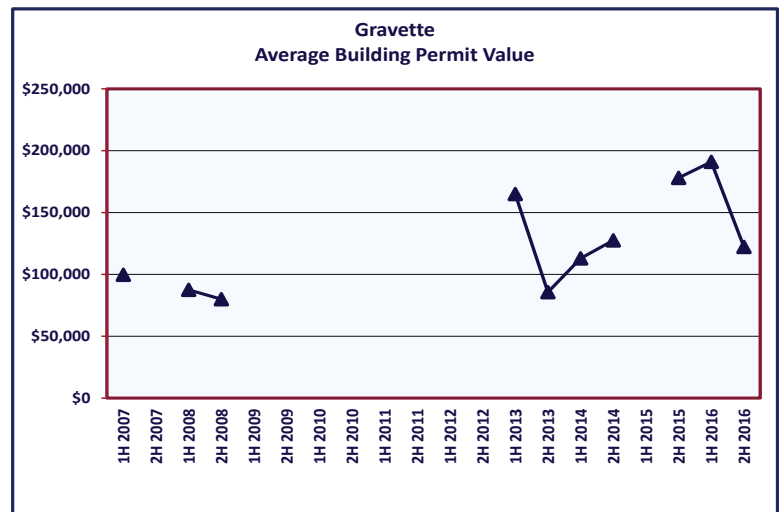
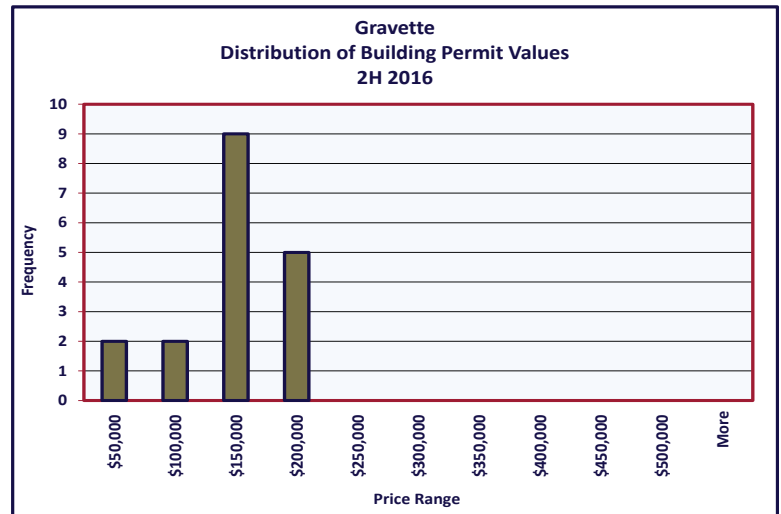
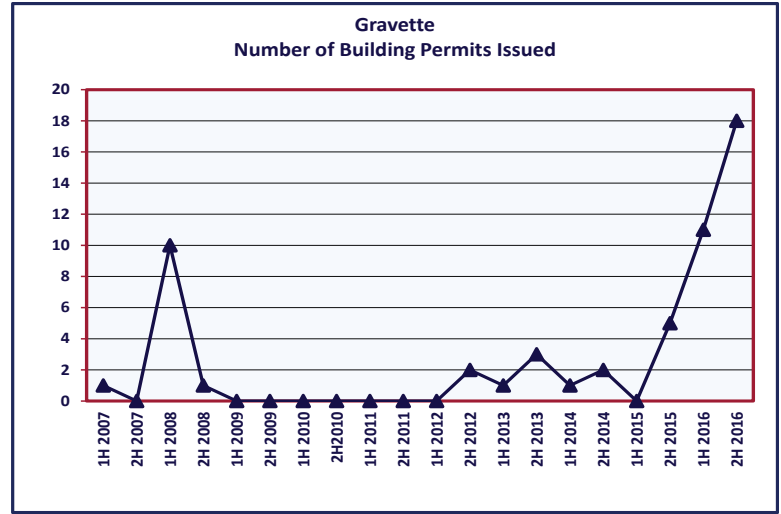
Gentry Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Carast Acres Add	1	2.8%	1,431	162	\$91,000	\$63.59
Cobblestone	1	2.8%	1,636	281	\$139,500	\$85.27
Gentry Orig	2	5.6%	1,350	138	\$84,750	\$61.73
Holland Hills Estates	1	2.8%	7,300	99	\$989,500	\$135.55
Hornbeck Heights Add	1	2.8%	1,646	81	\$82,000	\$49.82
Kay Lynette	1	2.8%	1,793	156	\$125,000	\$69.72
Oak Knoll	1	2.8%	1,904	60	\$164,500	\$86.40
Oaks	3	8.3%	1,574	107	\$128,362	\$80.66
Paradise Hills	1	2.8%	1,918	439	\$215,000	\$112.10
Pierson Add	1	2.8%	1,560	46	\$80,000	\$51.28
Pioneer Woods	2	5.6%	1,848	341	\$150,500	\$81.55
Rock & Arrow Add	1	2.8%	2,462	122	\$232,000	\$94.23
Round Prairie Estate	2	5.6%	1,443	79	\$105,037	\$75.11
Spring Valley Estates	1	2.8%	1,040	70	\$84,900	\$81.63
Springhill	3	8.3%	1,396	101	\$122,500	\$88.06
W. C. Hastings	1	2.8%	1,474	60	\$80,000	\$54.27
West Oak	1	2.8%	1,220	71	\$94,000	\$77.05
Younger's	1	2.8%	1,532	44	\$131,000	\$85.51
Other	11	30.6%	1,973	125	\$129,118	\$69.23
Gentry	36	100.0%	1,856	134	\$148,941	\$76.41

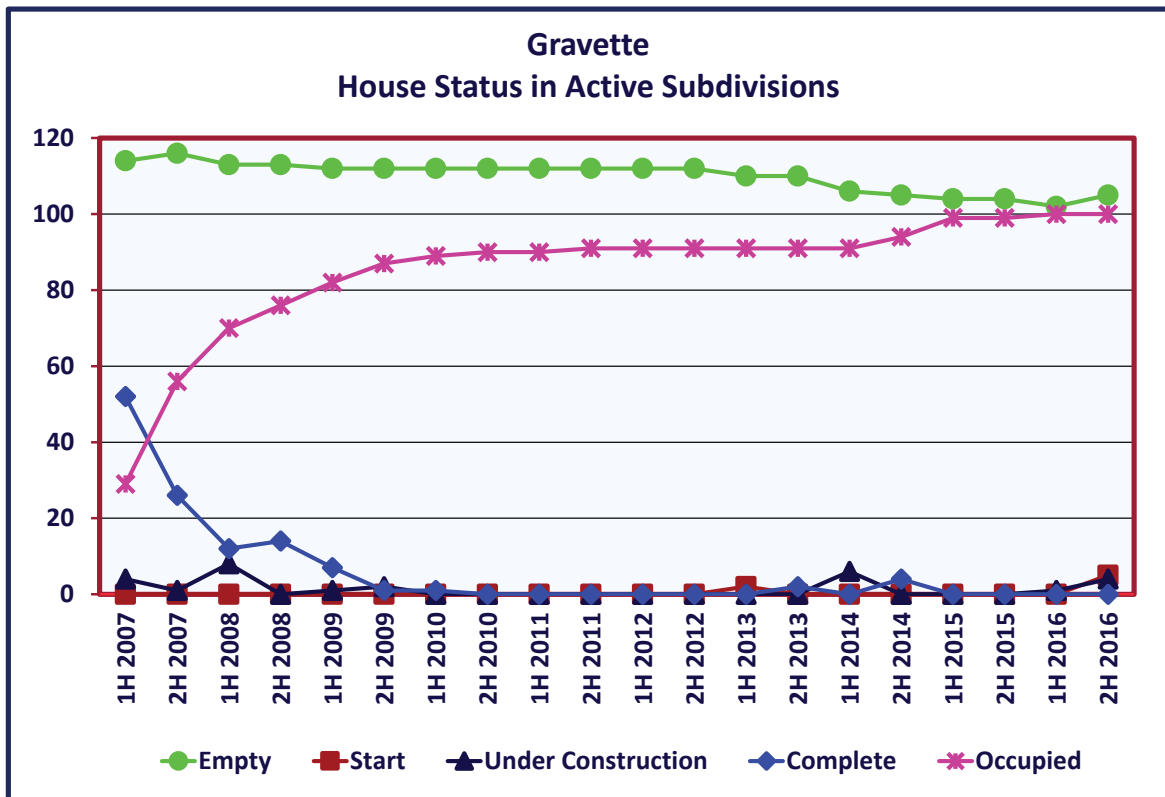


Gravette

- From July 1 to December 31, 2016 there were 18 residential building permits issued in Gravette, up 260.0 percent from the 5 issued in the second half of 2015.
- In the second half of 2016, half of the building permits in Gravette were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gravette was \$122,217 in the second half of 2016 down 31.4 percent from the second half of 2015 average value of \$178,030.



Gravette



- There were 214 total lots in 5 active subdivisions in Gravette in the second half of 2016. About 46.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.9 percent were under construction, 2.3 percent were starts, and 49.1 percent were vacant lots.
- There were 4 new houses under construction in Gravette in the second half of 2016. No new construction or progress in existing construction occurred in the past year in 2 of the 5 active subdivisions in Gravette.
- No new houses in Gravette became occupied in the second half of 2016. The annual absorption rate implies that there were 1,368.0 months of remaining inventory in active subdivisions, up from 1,236.0 months in the first half of 2016.
- No additional lots had received either preliminary or final approval by December 31, 2016 in Gravette.

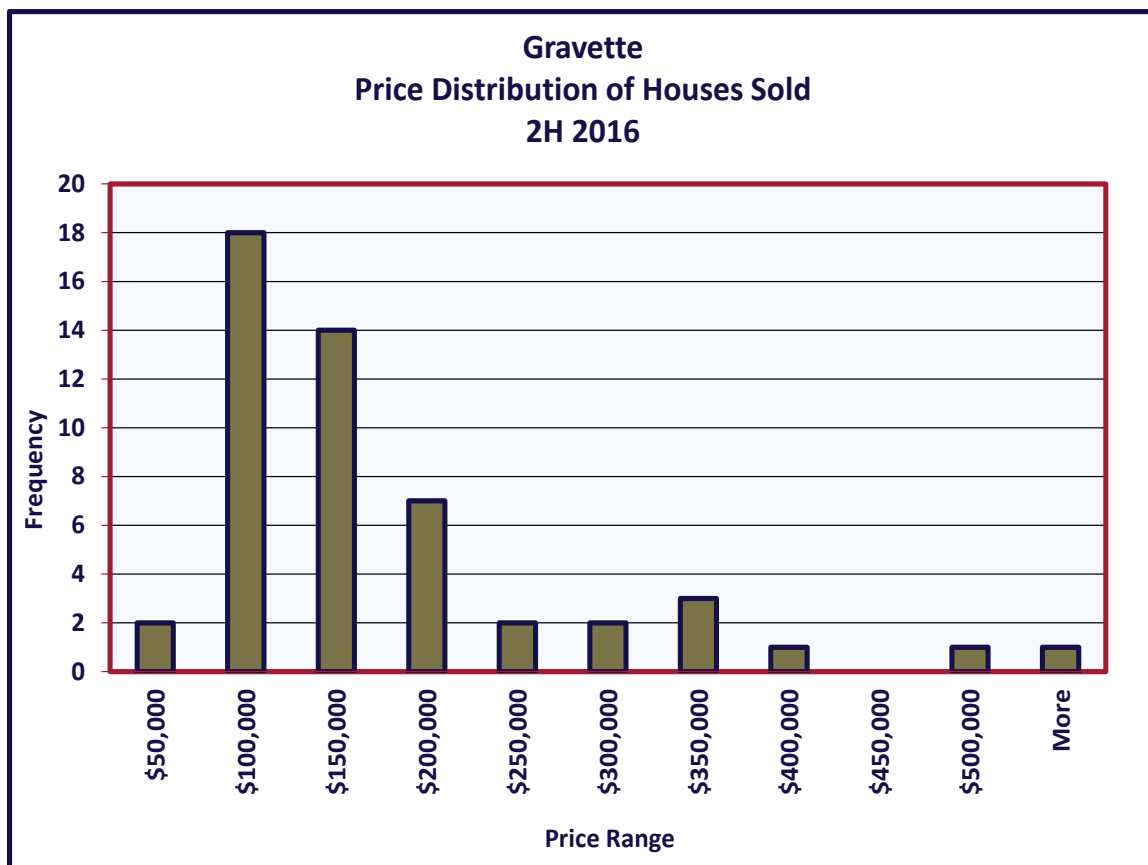
Gravette House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows ^{1,2}	13	0	0	0	18	31	0	--
Habitat Meadows ^{1,2}	1	0	0	0	4	5	0	--
Lynchburg Estates	10	0	1	0	0	11	0	--
Patriot Park	14	4	1	0	43	62	0	228.0
Walnut Creek ¹	67	1	2	0	35	105	0	--
Gravette	105	5	4	0	100	214	0	1,368.0

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

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

Gravette

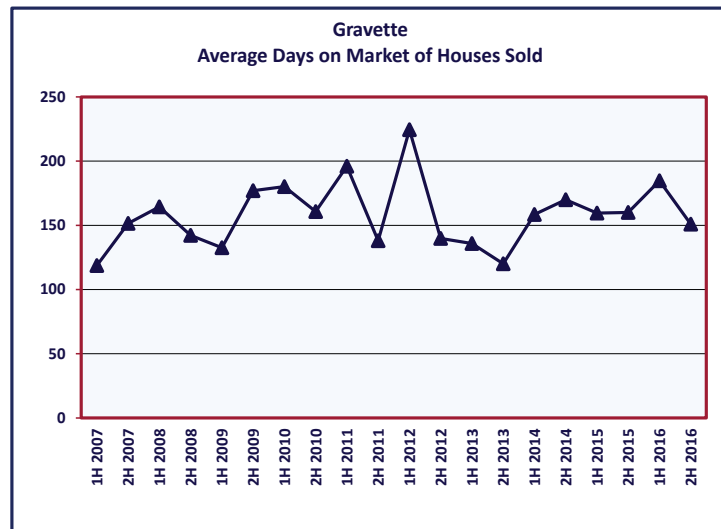
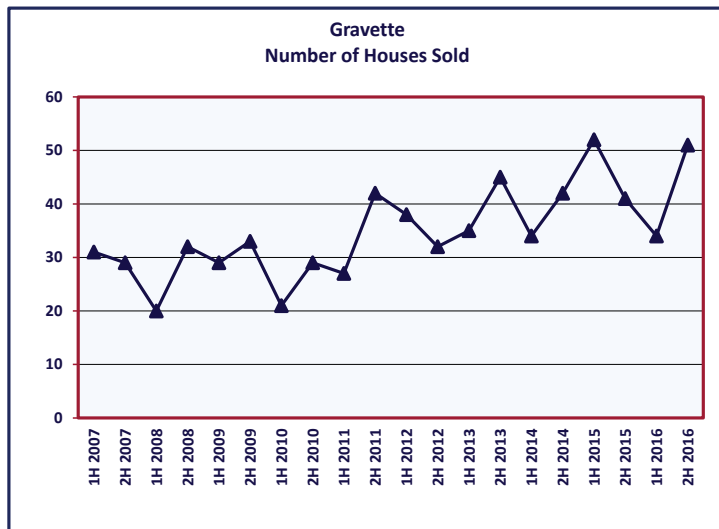


- 62.8 percent of the sold houses in Gravette were priced between \$50,001 and \$150,000.

Gravette Price Range of Houses Sold Second Half of 2016

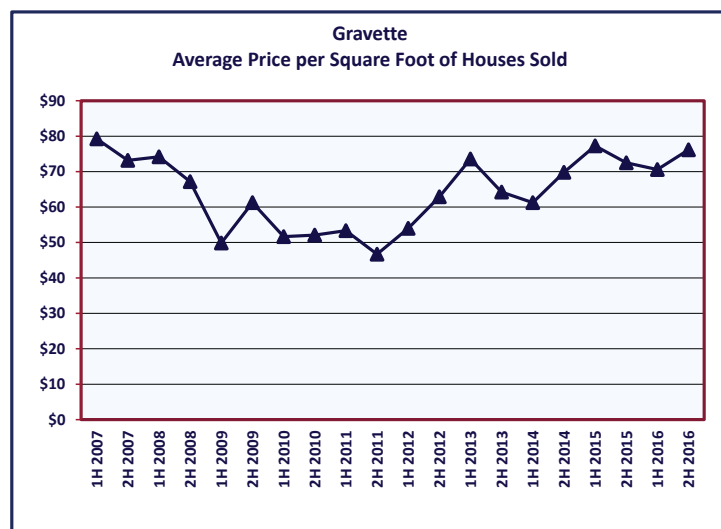
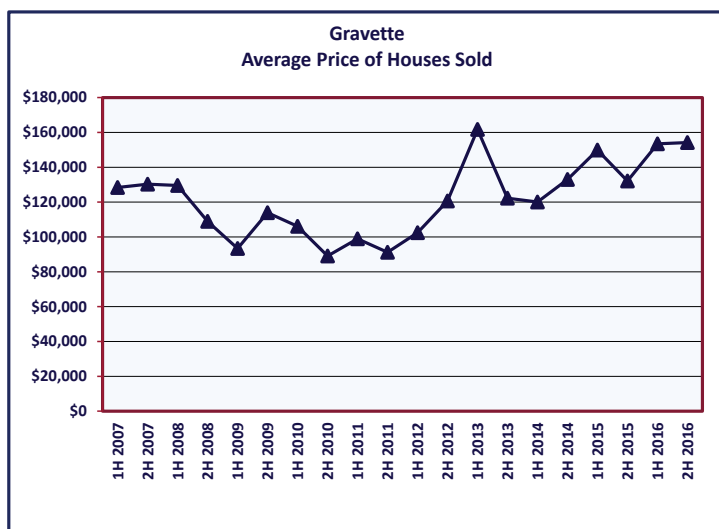
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	3.9%	1,347	248	86.1%	\$31.29
\$50,001 - \$100,000	18	35.3%	1,287	99	96.2%	\$60.55
\$100,001 - \$150,000	14	27.5%	1,650	124	96.7%	\$81.80
\$150,001 - \$200,000	7	13.7%	2,065	175	97.6%	\$89.14
\$200,001 - \$250,000	2	3.9%	3,720	245	96.4%	\$64.08
\$250,001 - \$300,000	2	3.9%	3,350	83	95.1%	\$86.62
\$300,001 - \$350,000	3	5.9%	2,455	230	97.4%	\$129.21
\$350,001 - \$400,000	1	2.0%	4,043	395	97.5%	\$95.23
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	2.0%	5,350	427	87.8%	\$86.92
\$500,000+	1	2.0%	5,986	288	110.0%	\$91.88
Gravette	51	100.0%	1,967	151	96.3%	\$76.17

Gravette



- There were 51 houses sold in Gravette from July 1 to December 31, 2016 or 50.0 percent higher than the 34 sold in the first half of 2016 and 24.4 percent higher than in the second half of 2015.
- The average price of a house sold in Gravette increased from \$153,467 in the first half of 2016 to \$154,175 in the second half of 2016.
- The average sales price was 0.5 percent higher than in the previous half year and 16.7 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 185 in the first half of 2016 to 151 in the second half of 2016.
- The average price per square foot for a house sold in Gravette increased from \$70.59 in the first half of 2016 to \$76.17 in the second half of 2016.

- The average price per square foot was 7.9 percent higher than in the previous half year and 5.1 percent higher than in the second half of 2015.
- About 1.7 percent of all houses sold in Benton County in the second half of 2016 were sold in Gravette.
- The average sales price of a house was 69.5 percent of the county average.
- Out of 51 houses sold in the second half of 2016, 1 was new construction.
- These newly constructed houses had an average sold price of \$139,900 and took an average of 181 days to sell from their initial listing dates.
- There were 27 houses in Gravette listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$229,515.
- According to the Benton County Assessor's database, 56.0 percent of houses in Gravette were owner-occupied in the second half of 2016.



Gravette

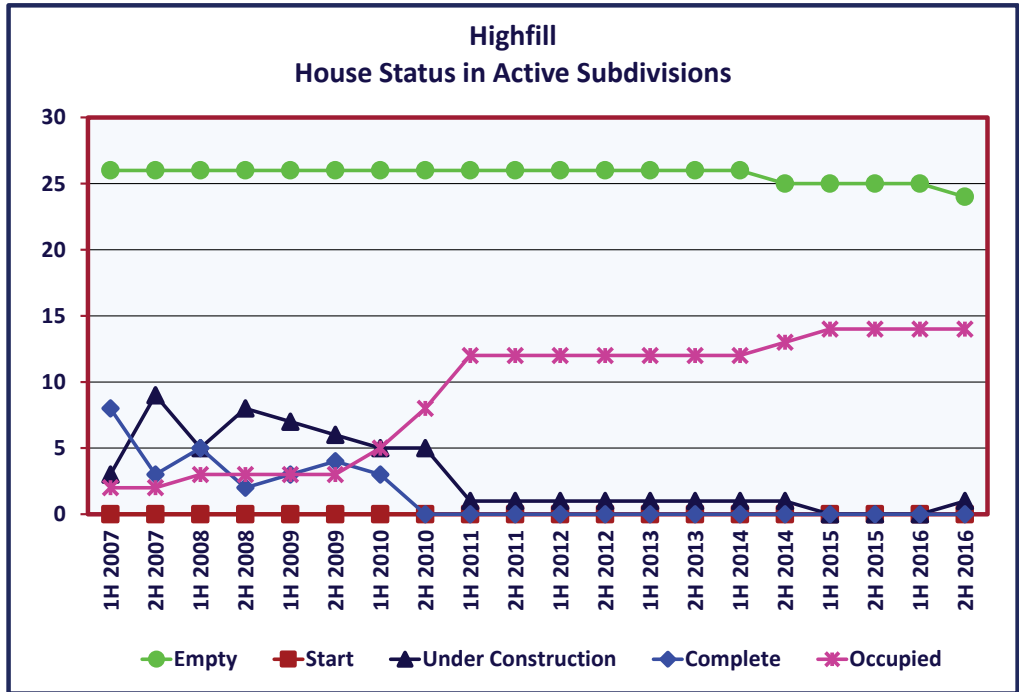
Gravette Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Estates Add	1	2.0%	1,736	157	\$136,000	\$78.34
Countryside Estates	1	2.0%	1,271	53	\$93,500	\$73.56
Dogwood Estates	1	2.0%	2,690	119	\$138,000	\$51.30
Gravette Orig	1	2.0%	1,112	20	\$75,000	\$67.45
Harris Add	1	2.0%	1,269	65	\$91,900	\$72.42
Highland Add	2	3.9%	1,080	71	\$76,250	\$73.19
JD Covey's Add	1	2.0%	988	69	\$65,000	\$65.79
Jensons	1	2.0%	2,575	379	\$174,500	\$67.77
Mcallister & Shields Add	4	7.8%	1,382	112	\$65,995	\$51.39
Nelsen Park	1	2.0%	1,643	153	\$46,500	\$28.30
Oswalt 2nd Add	1	2.0%	1,428	175	\$80,000	\$56.02
Ozark Estates Rurban	4	7.8%	2,447	219	\$195,225	\$90.72
Patriot Park	3	5.9%	1,439	98	\$91,933	\$64.30
Phoenix Acres	1	2.0%	5,350	427	\$465,000	\$86.92
Touch Me Not	1	2.0%	2,844	115	\$193,000	\$67.86
Virден Hills	3	5.9%	2,630	232	\$255,167	\$96.30
Walnut Creek	2	3.9%	1,579	188	\$136,950	\$86.75
Wells Add	1	2.0%	1,520	183	\$65,900	\$43.36
Westfield	2	3.9%	1,484	88	\$108,950	\$73.44
Other	19	37.3%	2,109	146	\$184,639	\$84.66
Gravette	51	100.0%	1,967	151	\$154,175	\$76.17



Highfill

- From July 1 to December 31, 2016 there were no residential building permits issued in Highfill.
- There were 39 total lots in 2 active subdivisions in Highfill in the second half of 2016. About 35.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.6 percent were under construction, 0.0 percent were starts, and 61.5 percent were vacant lots.
- There was one home under construction in Highfill in the second half of 2016 in Holiday Hills Estates.
- No new houses in Highfill became occupied in the second half of 2016. No absorption occurred in the past year in either of the Highfill subdivisions.



- An additional 60 lots in 2 subdivisions had received final approval by December 31, 2016.



Highfill Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Potsie Lane	2H 2016	10
Silver Meadows	1H 2011	50
Highfill		60

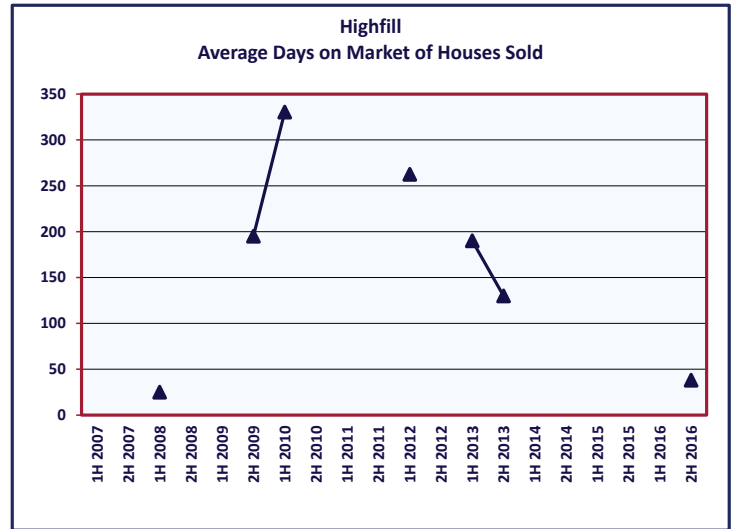
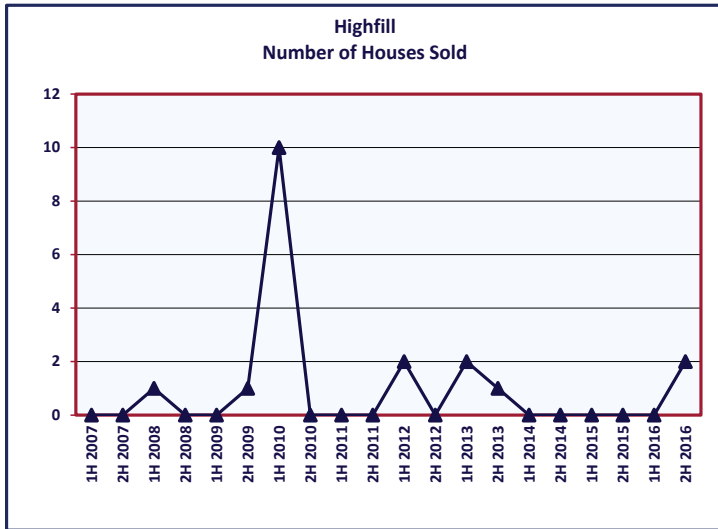
Highfill House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates ^{1,2}	4	0	0	0	2	6	0	--
Holiday Hills Estates ¹	20	0	1	0	12	33	0	--
Highfill	24	0	1	0	14	39	0	--

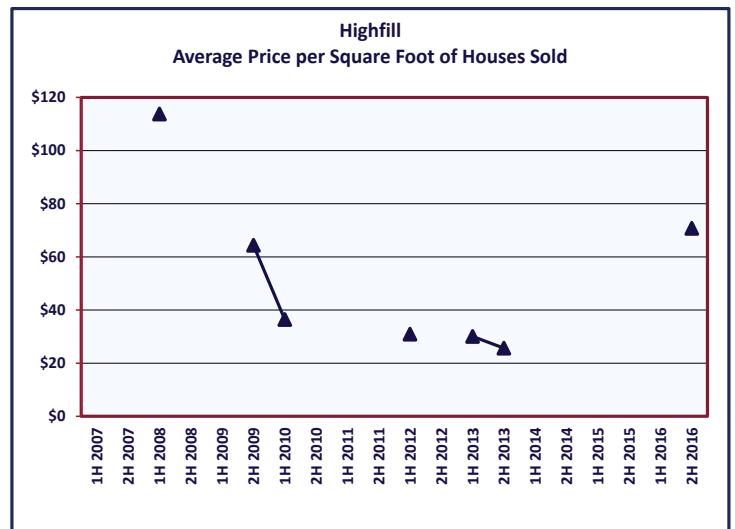
¹ No absorption has occurred in this subdivision in the last year.

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

Highfill



- There were 2 houses sold in Highfill from July 1 to December 31, 2016.
- The average price of a house sold in Highfill was \$142,000 in the second half of 2016.
- The average number of days on market from initial listing to the sale was 38 in the second half of 2016.
- The average price per square foot for a house sold in Highfill was \$70.72 in the second half of 2016.
- About 0.1 percent of all houses sold in Benton County in the second half of 2016 were sold in Highfill.
- The average sales price of a house was 64.0 percent of the county average.
- Out of 2 houses sold in the second half of 2016, none were new construction.
- There were no houses in Highfill listed for sale in the MLS database as of December 31, 2016.
- According to the Benton County Assessor's database, 57.0 percent of houses in Highfill were owner-occupied in the second half of 2016.



Highfill

Highfill Price Range of Houses Sold Second Half of 2016

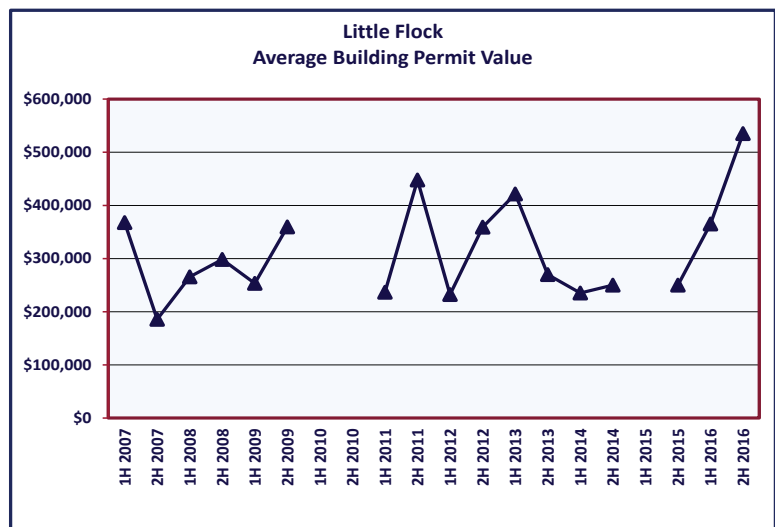
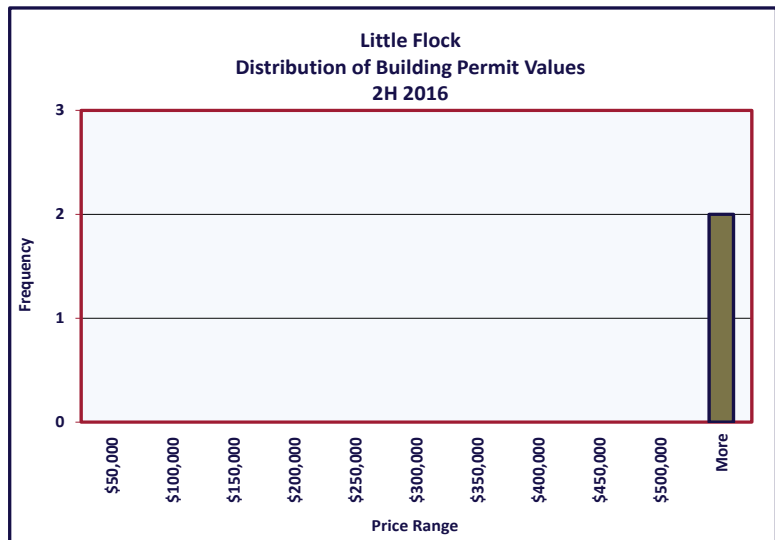
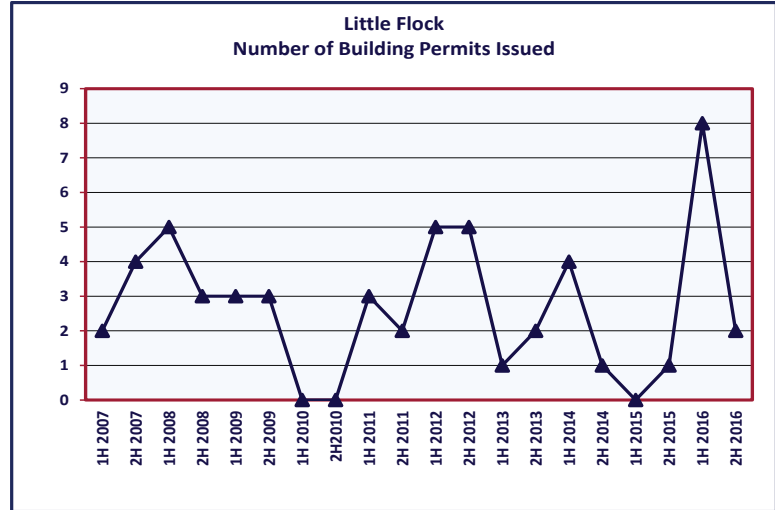
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	50.0%	2,029	38	93.3%	\$34.50
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	50.0%	2,001	37	97.7%	\$106.95
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Highfill	2	100.0%	2,015	38	95.5%	\$70.72

Highfill Sold House Characteristics by Subdivision Second Half of 2016

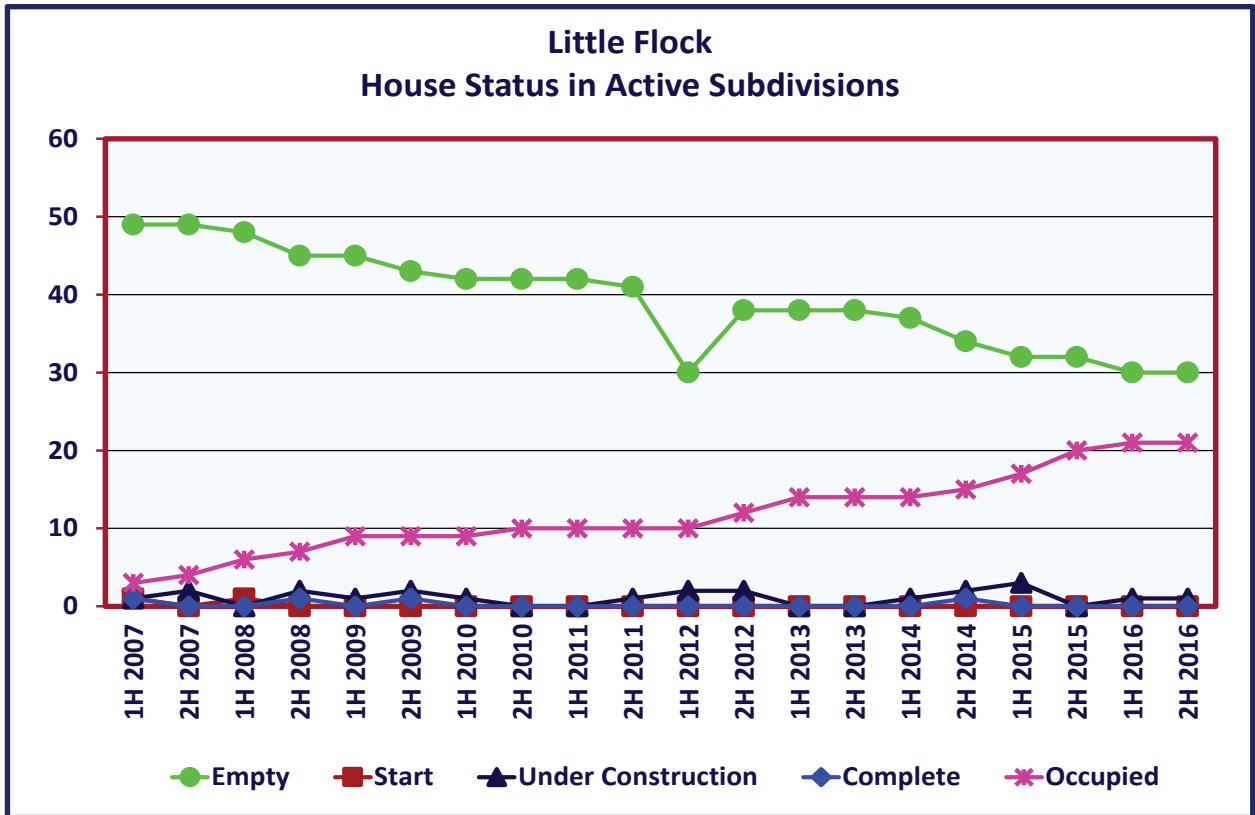
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Holiday Hills Estate	2	100.0%	2,015	38	\$142,000	\$70.72
Highfill	2	100.0%	2,015	38	\$142,000	\$70.72

Little Flock

- From July 1 to December 31, 2016 there were 2 residential building permits issued in Little Flock.
- In the second half of 2016, both building permits issued in Little Flock were valued at more than \$500,000.
- The average residential building permit value in Little Flock was \$535,144 in the second half of 2016.



Little Flock

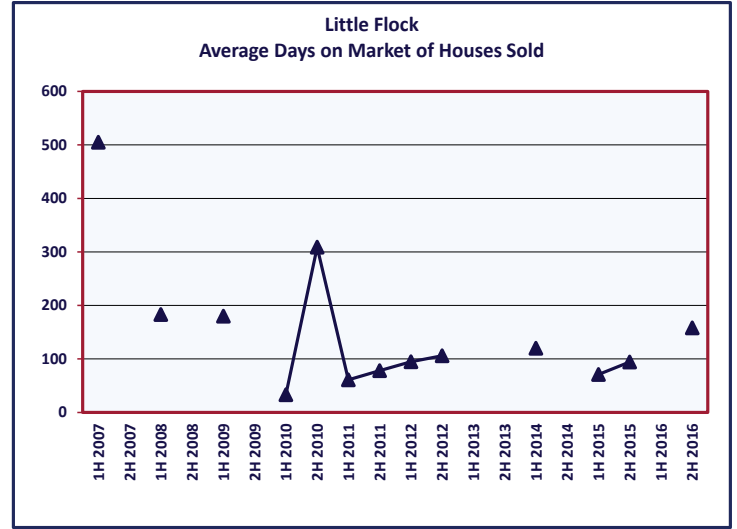
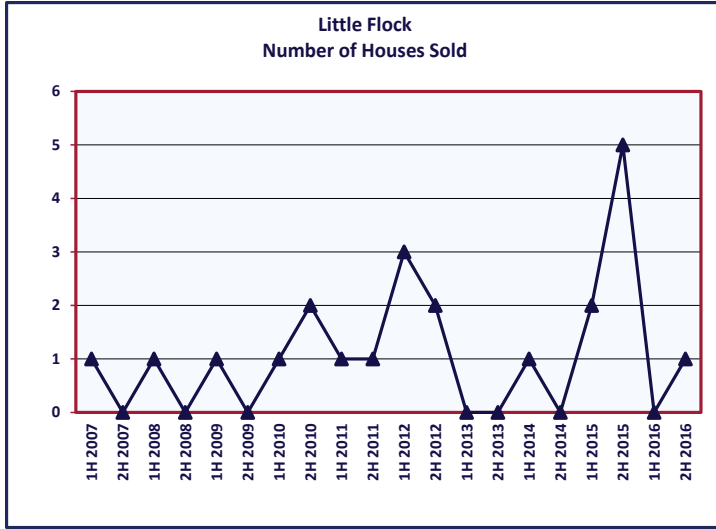


- There were 52 total lots in 1 active subdivision in Little Flock in the second half of 2016. 40.4 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 1.9 percent were under construction, 0.0 percent were starts, and 57.7 percent were vacant lots.
- One house was under construction in the second half of 2016 in Little Flock.
- No new houses in Little Flock became occupied in the second half of 2016. The annual absorption rate implies that there were 372.0 months of remaining inventory in active subdivisions, up from 93.0 months in the first half of 2016.
- No additional lots in Little Flock received either preliminary or final approval by December 31, 2016.

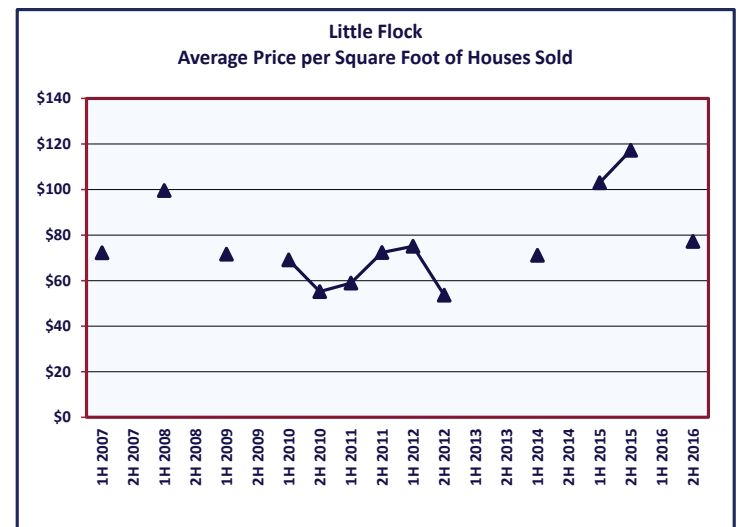
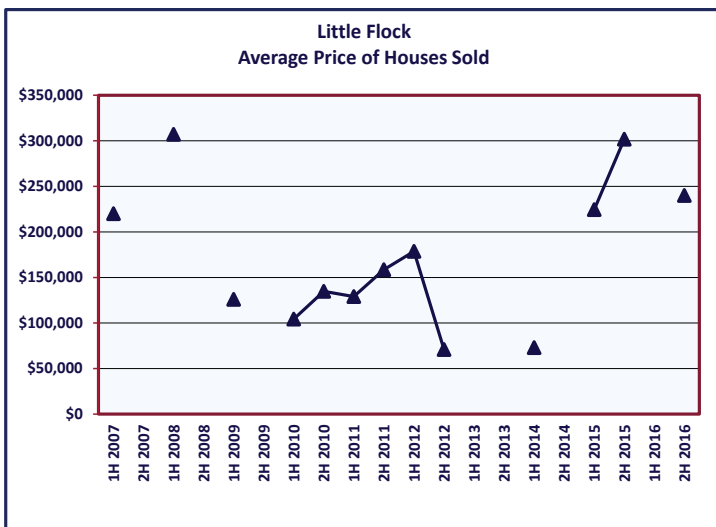
Little Flock House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Meadows	30	0	1	0	21	52	1	372.0
Little Flock	30	0	1	0	21	52	1	372.0

Little Flock



- There was one house sold in Little Flock in the second half of 2016.
- The house was valued at \$240,000 or \$77.22 per square foot.
- The sold house was not new construction.
- There were no houses in Little Flock listed for sale in the MLS database as of December 31, 2016.
- According to the Benton County Assessor's database, 75.2 percent of houses in Little Flock were owner-occupied in the second half of 2016.



Little Flock

Little Flock Price Range of Houses Sold Second Half of 2016

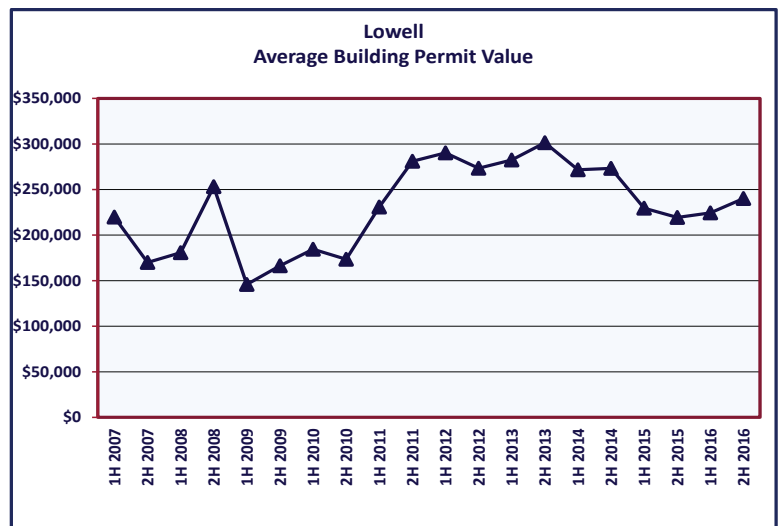
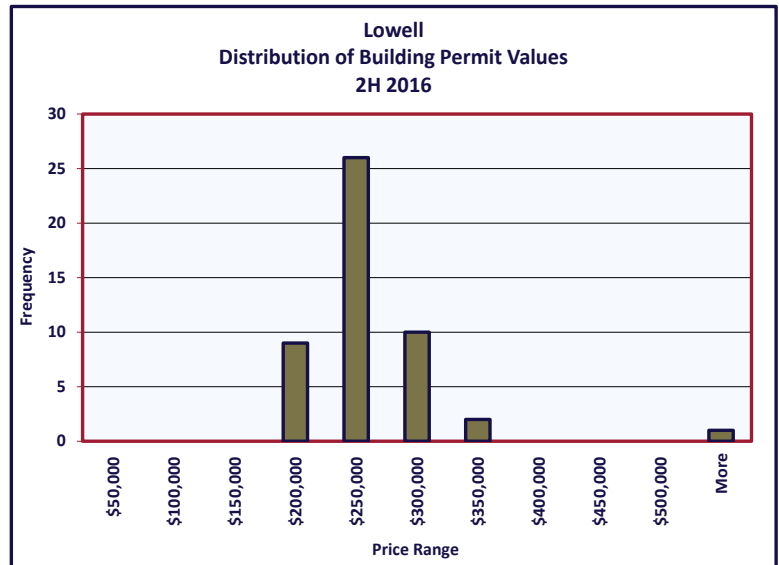
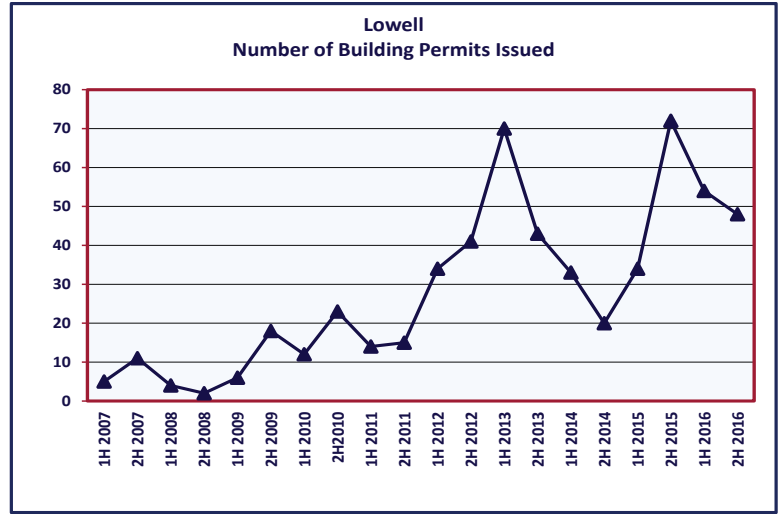
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	100.0%	3,108	158	97.4%	\$77.22
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Little Flock	1	100.0%	3,108	158	97.4%	\$77.22

Little Flock Sold House Characteristics by Subdivision Second Half of 2016

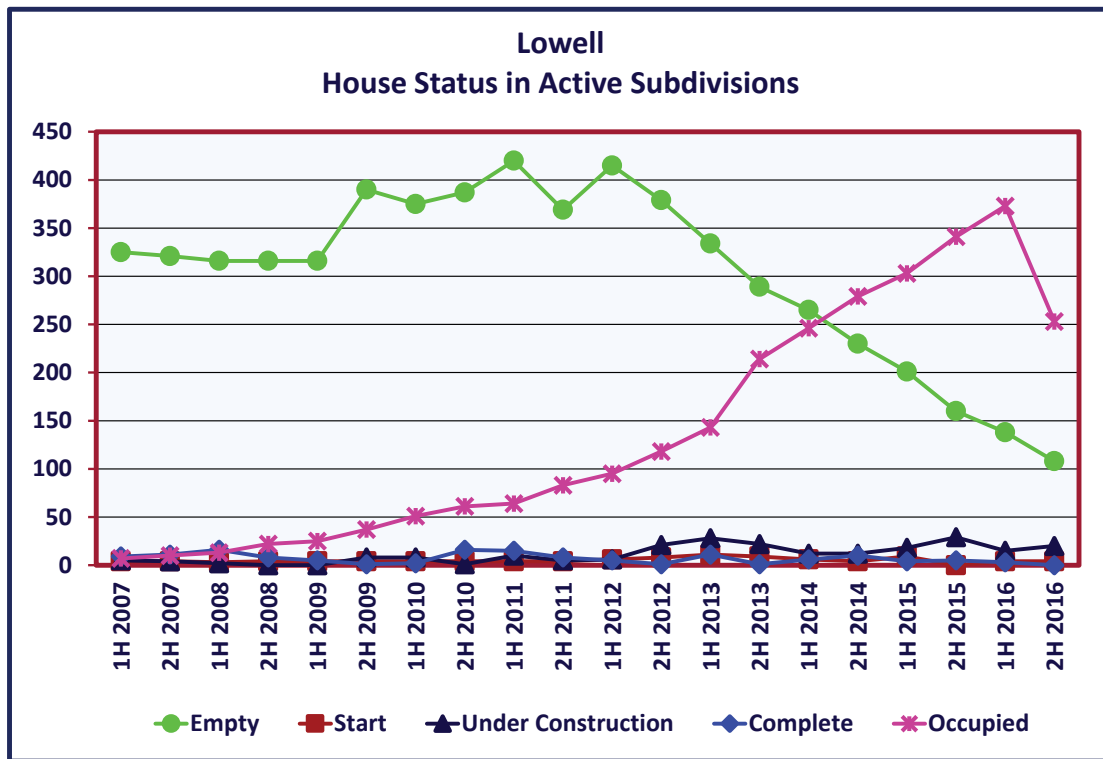
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Leon France 1st Add	1	100.0%	3,108	158	\$240,000	\$77.22
Little Flock	1	100.0%	3,108	158	\$240,000	\$77.22

Lowell

- From July 1 to December 31, 2016, there were 48 residential building permits issued in Lowell. This represents a 33.3 percent decrease from the second half of 2015.
- In the second half of 2016, a majority of building permits in Lowell were valued in the \$201,001 to \$250,000 range.
- The average residential building permit value in Lowell increased by 9.5 percent from \$219,336 in the second half of 2015 to \$240,117 in the second half of 2016.



Lowell



- There were 385 total lots in 5 active subdivisions in Lowell in the second half of 2016. About 65.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 5.2 percent were under construction, 1.0 percent were starts, and 28.1 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the second half of 2016 was Weatherton with 11.
- No new construction has occurred in the last year in 2 out of the 5 active subdivisions in Lowell.
- 28 new houses in Lowell became occupied in the second half of 2016. The annual absorption rate implies that there were 26.4 months of remaining inventory in active subdivisions, down from 27.4 months in the first half of 2016.
- There were an additional 383 lots in 2 subdivision that had received preliminary approval by December 31, 2016.

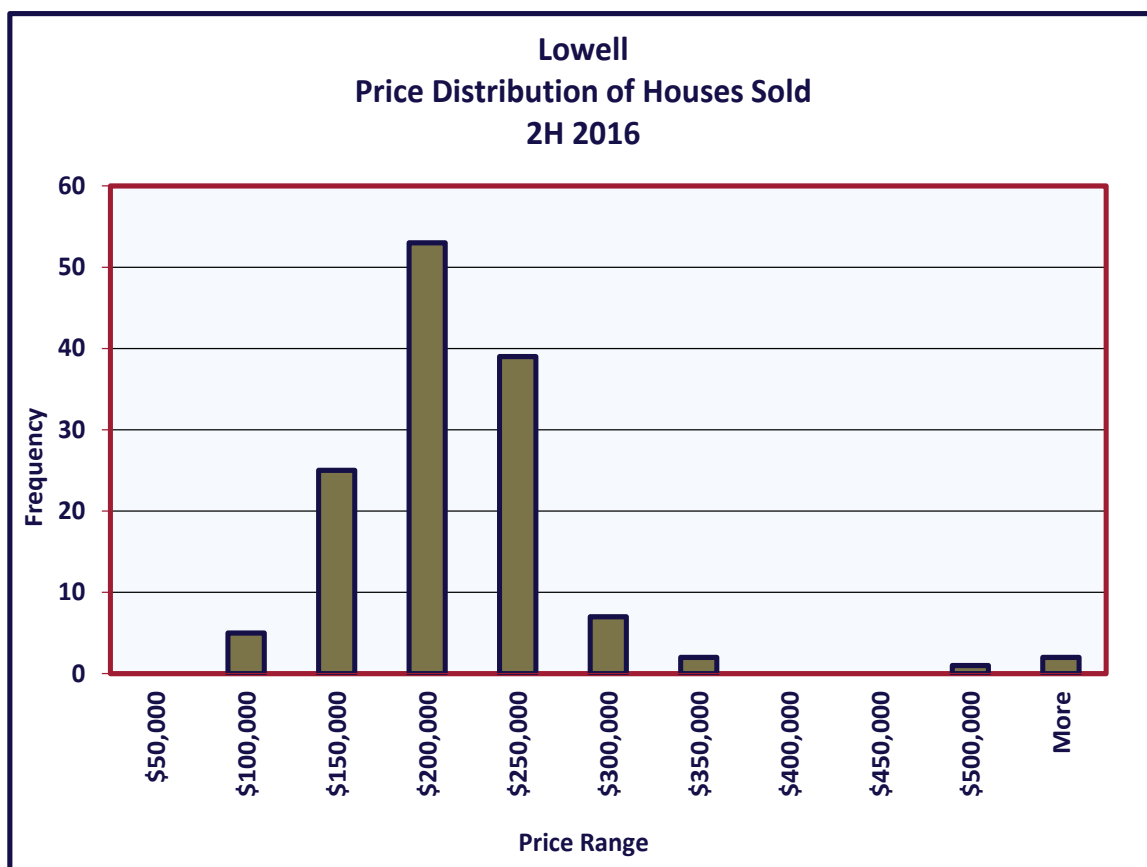
Lowell House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Inventory
Barrett Place ^{1,2}	1	0	0	0	7	8	--
Borghese, Phase I	19	0	9	0	55	83	5
Carrington ^{1,2}	10	0	0	0	19	29	--
Park Central, Phase I	67	0	0	0	21	88	5
Weatherton	11	4	11	0	151	177	18
Lowell	108	4	20	0	253	385	28

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

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

Lowell

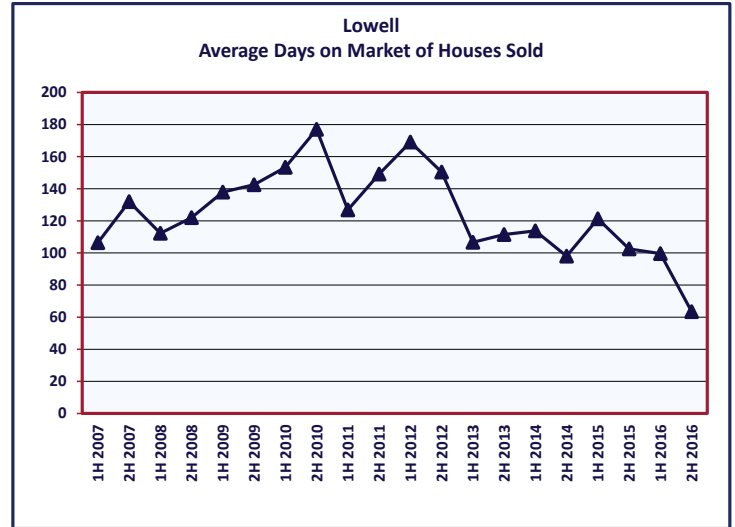
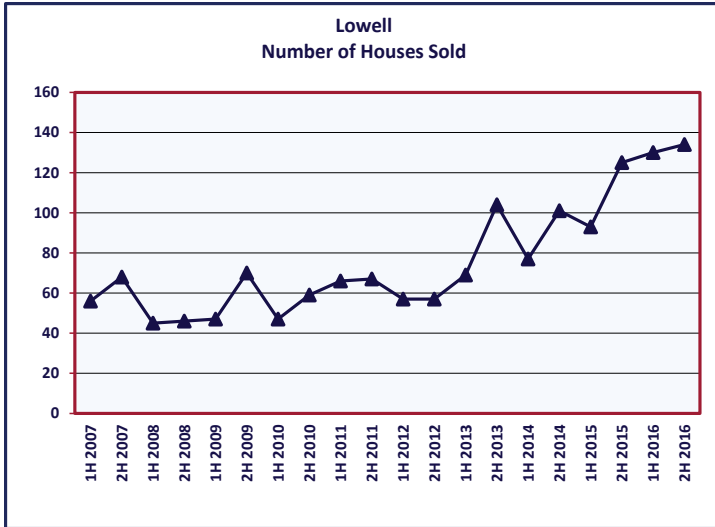


- 68.7 percent of the sold houses in Lowell were priced between \$150,001 and \$250,000

Lowell Price Range of Houses Sold Second Half of 2016

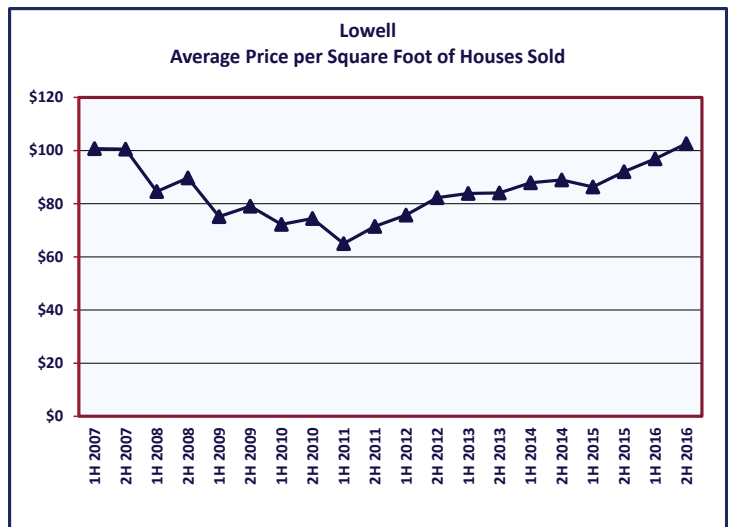
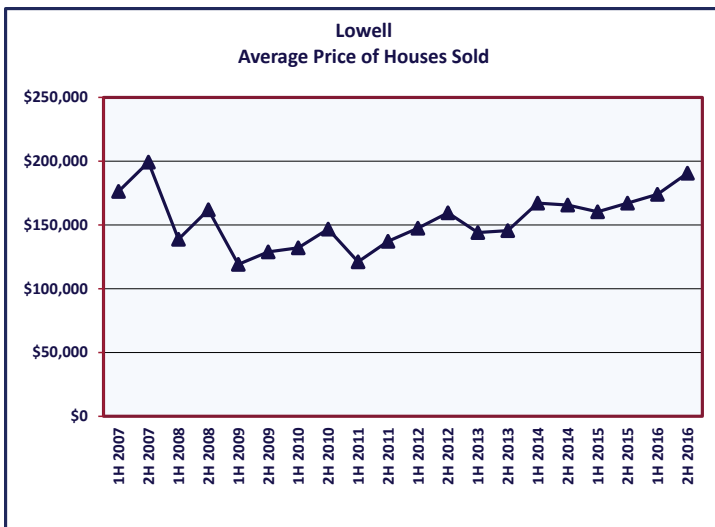
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	5	3.7%	1,060	57	97.5%	\$79.45
\$100,001 - \$150,000	25	18.7%	1,424	84	99.1%	\$91.63
\$150,001 - \$200,000	53	39.6%	1,703	45	98.9%	\$103.03
\$200,001 - \$250,000	39	29.1%	2,073	58	99.7%	\$104.76
\$250,001 - \$300,000	7	5.2%	2,313	102	99.1%	\$115.16
\$300,001 - \$350,000	2	1.5%	2,534	66	96.5%	\$135.17
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	0.7%	3,008	203	98.0%	\$165.89
\$500,000+	2	1.5%	3,884	207	99.3%	\$172.33
Lowell	134	100.0%	1,821	64	99.1%	\$103.15

Lowell



- There were 134 houses sold in Lowell from July 1 to December 31, 2016 or 3.1 percent more than were sold in the first half of 2016 and 7.2 percent more than in the second half of 2015.
- The average price of a house sold in Lowell increased from \$174,042 in the first half of 2016 to \$190,568 in the second half of 2016.
- The average sales price was 9.5 percent higher than in the previous half year and 14.0 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 100 in the first half of 2016 to 64 in the second half of 2016.
- The average price per square foot for a house sold in Lowell increased from \$96.91 in the first half of 2016 to \$103.15 in the second half of 2016.

- The average price per square foot was 5.9 percent higher than in the previous half year and 11.4 percent higher than in the second half of 2015.
- About 4.6 percent of all houses sold in Benton County in the second half of 2016 were sold in Lowell.
- The average sales price of a house was 85.9 percent of the county average.
- Out of 134 houses sold in the second half of 2016, 63 were new construction. These newly constructed houses had an average sold price of \$204,220 and took an average of 41 days to sell from their initial listing dates.
- There were 44 houses in Lowell listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$302,567.
- According to the Benton County Assessor's database, 70.4 percent of houses in Lowell were owner-occupied in the second half of 2016.



Lowell

Lowell Sold House Characteristics by Subdivision Second Half of 2016

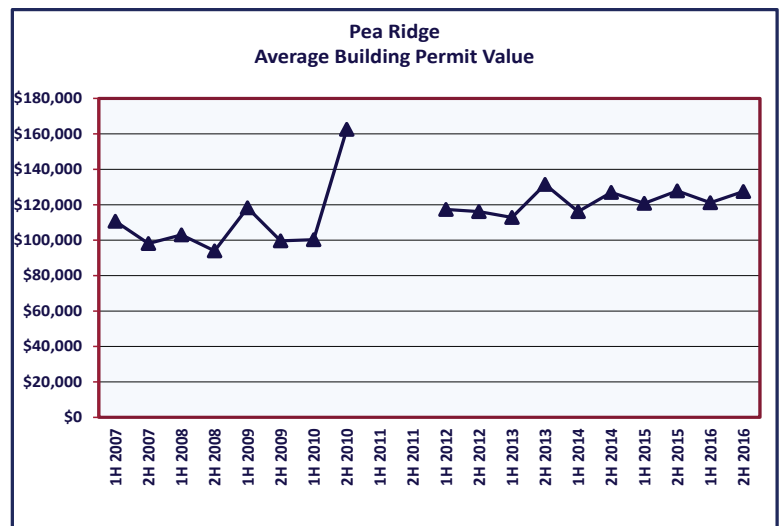
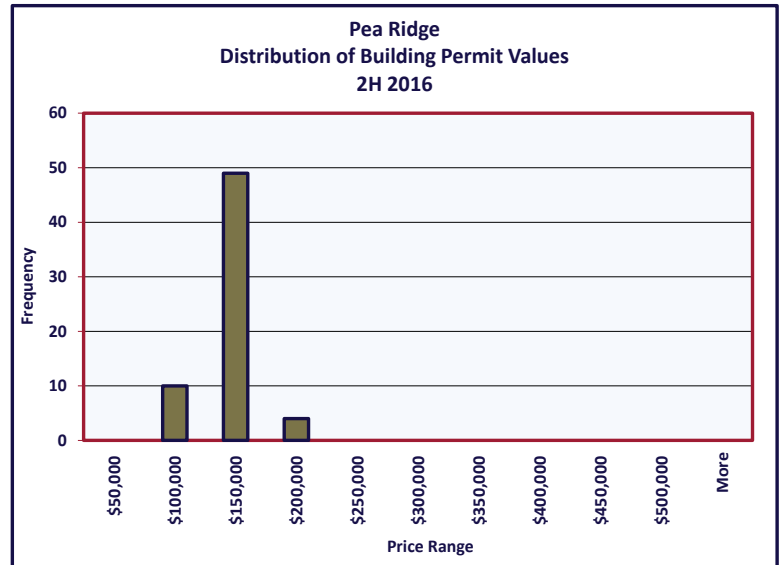
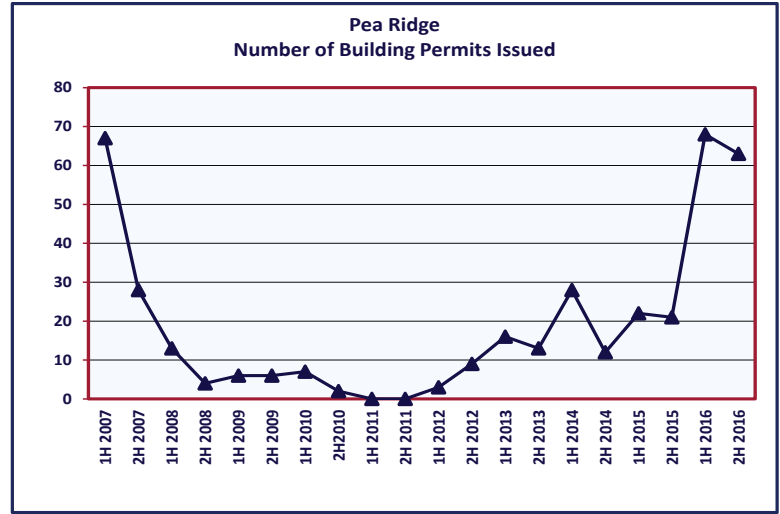
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allens Rurban	1	0.7%	852	104	\$75,000	\$88.03
Bloomington	1	0.7%	2,004	41	\$224,000	\$111.78
Cambridge Place	8	6.0%	1,638	71	\$163,425	\$100.00
Cave Springs	2	1.5%	3,223	201	\$442,500	\$131.36
Center Point Park	3	2.2%	1,842	39	\$169,967	\$92.82
Concord Place	4	3.0%	1,752	82	\$169,725	\$96.97
Edinburgh	3	2.2%	1,940	65	\$209,333	\$108.00
Fords Rock Landing	1	0.7%	1,056	38	\$62,500	\$59.19
Highland Meadows	3	2.2%	1,376	77	\$131,833	\$95.85
Lake Shore Farms At Nelson Hollow	1	0.7%	2,907	61	\$331,000	\$113.86
Lakewood	43	32.1%	1,905	21	\$190,633	\$101.92
Lassiter 1st Add	1	0.7%	1,644	168	\$144,000	\$87.59
Lazy R Ranch Rurban	1	0.7%	2,200	48	\$166,000	\$75.45
Lowell Estates	1	0.7%	1,083	78	\$110,900	\$102.40
Lowell Original	1	0.7%	1,516	74	\$120,000	\$79.16
Lynn Estates	1	0.7%	1,614	373	\$156,000	\$96.65
Meadowlands	1	0.7%	1,620	41	\$195,000	\$120.37
Neil Add	1	0.7%	1,347	59	\$130,750	\$97.07
Northridge Heights Rurban	1	0.7%	1,900	70	\$152,800	\$80.42
Pleasure Heights	2	1.5%	1,560	50	\$133,300	\$85.54
Prairie Meadows	2	1.5%	1,514	81	\$148,500	\$98.09
Riggins Lake Addition	1	0.7%	2,957	40	\$595,000	\$201.22
Sabre Heights	2	1.5%	1,607	76	\$147,500	\$91.50
Southfork	7	5.2%	1,434	73	\$136,414	\$95.55
Southview	3	2.2%	1,236	41	\$105,333	\$85.31
Summerfield	1	0.7%	1,404	100	\$141,902	\$101.07
Sunrise Manor	1	0.7%	1,600	72	\$125,000	\$78.13
Tuscan Heights	8	6.0%	2,206	82	\$251,840	\$114.30
Weatherton PUD	18	13.4%	1,817	75	\$208,067	\$114.56
Other	11	8.2%	1,904	122	\$210,445	\$104.95
Lowell	134	100.0%	1,821	64	\$190,568	\$103.15

Lowell Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Timber Ridge	2H 2016	54
<i>Final Approval</i>		
Lakewood, Phase III	1H 2015	329
Lowell		383

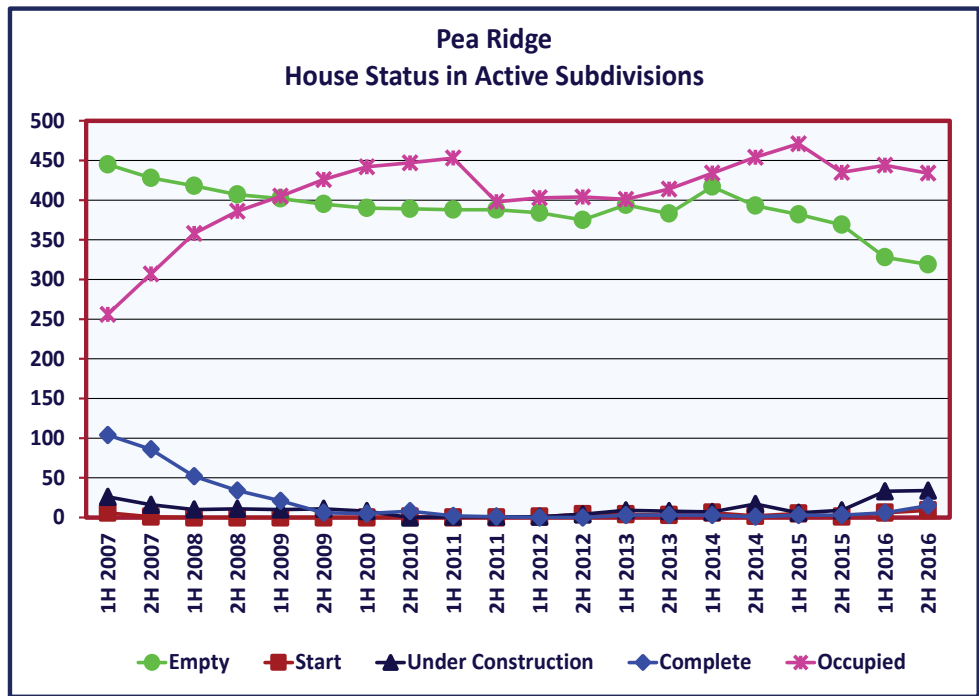
Pea Ridge

- From July 1 to December 31, 2016 there were 63 residential building permits issued in Pea Ridge. This represents a 200.0 percent increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Pea Ridge decreased by 0.2 percent from \$127,804 in the second half of 2015 to \$127,498 in the second half of 2016.



Pea Ridge

- There were 811 total lots in 12 active subdivisions in Pea Ridge in the second half of 2016. About 53.5 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 4.2 percent were under construction, 1.1 percent were starts, and 39.3 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the second half of 2016 was Battlefield View with 9.
- No new construction or progress in existing construction has occurred in the last year in 2 out of the 12 active subdivisions in Pea Ridge.



- 50 new houses in Pea Ridge became occupied in the second half of 2016. The annual absorption rate implies that there were 76.7 months of remaining inventory in active subdivisions, down from 194.6 months in the first half of 2016.
- An additional 34 lots in 2 subdivisions had received either preliminary or final approval by December 31, 2016 in Pea Ridge.



Pea Ridge Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Summit Meadows, Phase II	2H 2015	14
<i>Final Approval</i>		
Maple Glenn, Phase II	2H 2016	20
Pea Ridge		34

Pea Ridge

Pea Ridge House Status in Active Subdivisions Second Half of 2016

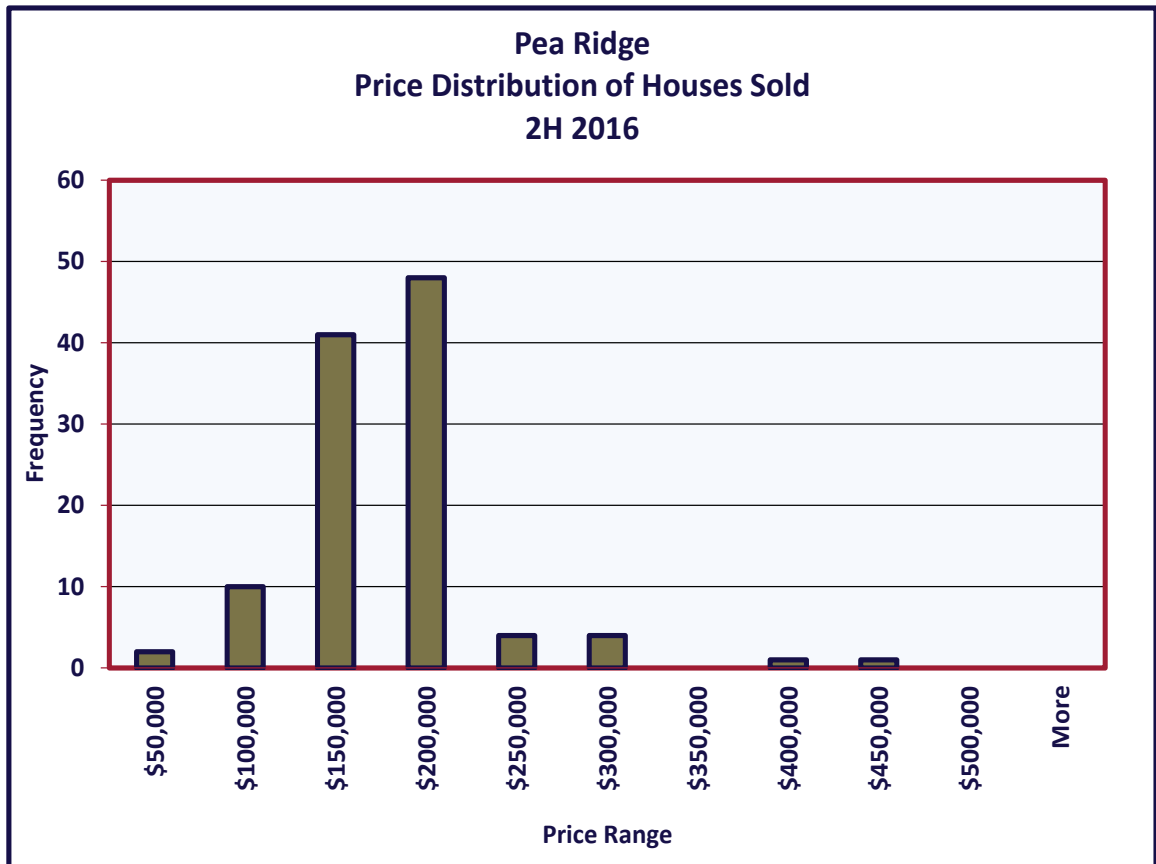
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates ¹	88	0	3	0	16	107	0	--
Battlefield View Phases I, II	19	2	9	10	134	174	20	20.0
Creekside Estates	30	0	1	0	4	35	3	124.0
Creekwood Manor	14	2	0	0	29	45	3	32.0
Deer Meadows	47	5	7	2	31	92	13	56.3
Elkhorn	40	0	7	3	2	52	2	300.0
Givens Place, Block III	13	0	0	0	62	75	2	78.0
Leetown Estates ^{1,2}	3	0	0	0	3	6	0	--
Maple Glenn	8	0	5	0	105	118	0	156.0
Ridgeview Acres	23	0	2	0	8	33	2	150.0
Shepherd Hills	22	0	0	0	13	35	1	264.0
Sugar Creek Estates ^{1,2}	12	0	0	0	5	17	0	--
Weston Plexes	0	0	0	0	22	22	4	0.0
Pea Ridge	319	9	34	15	434	811	50	76.7

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

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



Pea Ridge

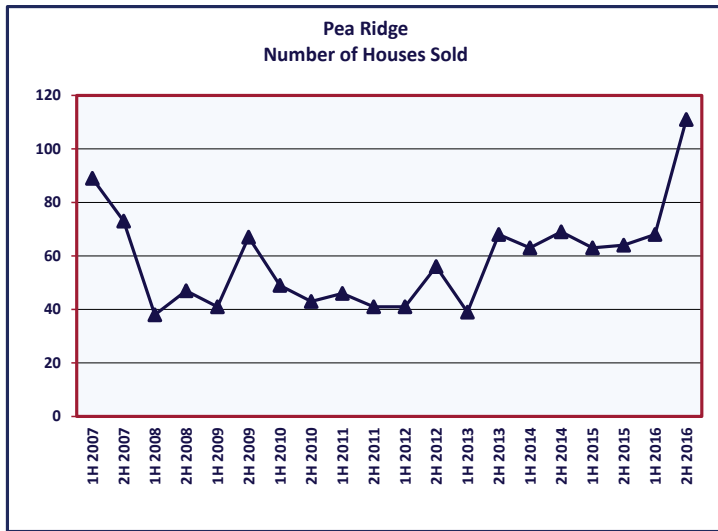


- 80.1 percent of the sold houses in Pea Ridge were priced between \$100,001 and \$200,000.

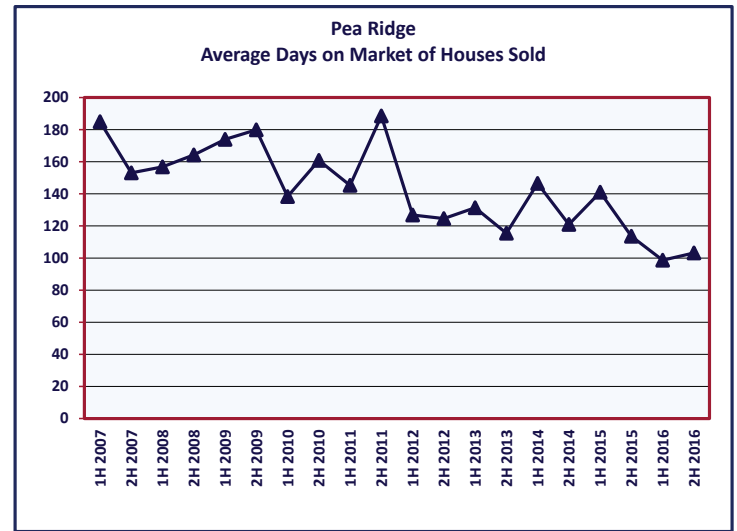
Pea Ridge Price Range of Houses Sold Second Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	1.8%	1,675	357	85.1%	\$23.33
\$50,001 - \$100,000	10	9.0%	1,161	124	91.9%	\$77.65
\$100,001 - \$150,000	41	36.9%	1,477	75	99.1%	\$91.97
\$150,001 - \$200,000	48	43.2%	1,724	117	99.6%	\$100.12
\$200,001 - \$250,000	4	3.6%	2,110	75	98.3%	\$104.26
\$250,001 - \$300,000	4	3.6%	3,034	97	95.0%	\$95.65
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	1	0.9%	2,909	30	98.5%	\$135.44
\$400,001 - \$450,000	1	0.9%	3,740	145	95.6%	\$114.97
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Pea Ridge	111	100.0%	1,671	104	98.2%	\$94.14

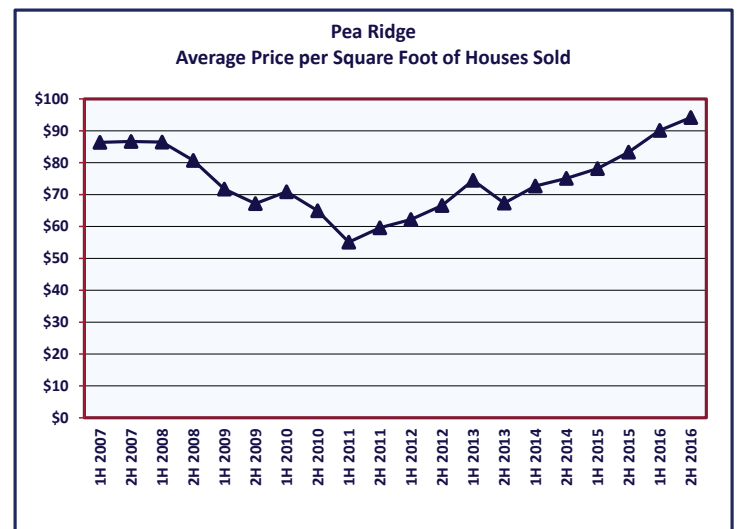
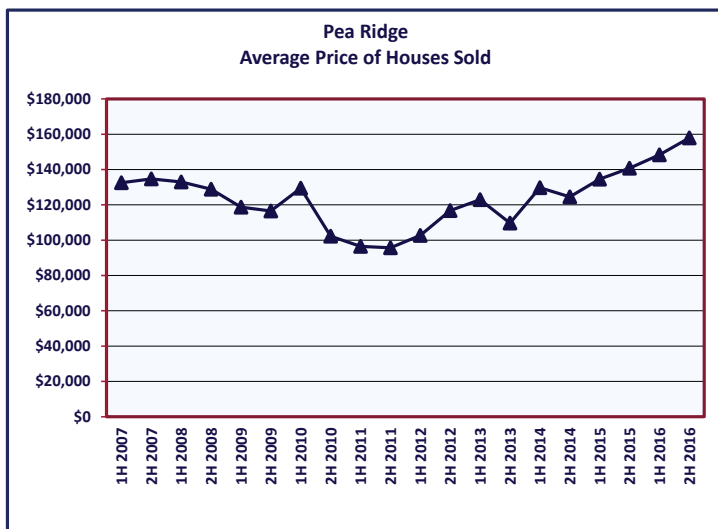
Pea Ridge



- There were 111 houses sold in Pea Ridge from July 1 to December 31, 2016, or 63.2 percent more than the 68 sold in the first half of 2016 and 73.4 more than sold in the second half of 2015.
- The average price of a house sold in Pea Ridge increased from \$148,326 in the first half of 2016 to \$157,928 in the second half of 2016.
- The average sales price was 6.5 percent higher than in the previous half year and 12.2 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 99 in the first half of 2016 to 104 in the second half of 2016.
- The average price per square foot for a house sold in Pea Ridge increased from \$90.14 in the first half of 2016 to \$94.14 in the second half of 2016.



- The average price per square foot was 4.4 percent higher than in the previous half year and 13.0 percent higher than the second half of 2015.
- About 3.8 percent of all houses sold in Benton County in the second half of 2016 were sold in Pea Ridge. The average sales price of a house was 71.2 percent of the county average.
- Out of 111 houses sold in the second half of 2016, 37 were new construction.
- These newly constructed houses sold for an average of \$172,827 and took 135 days to sell from their initial listing dates.
- There were 47 houses in Pea Ridge listed for sale in the MLS database as December 31, 2016. These houses had an average list price of \$237,588.
- According to the Benton County Assessor's database, 68.2 percent of houses in Pea Ridge were owner-occupied in the second half of 2016.



Pea Ridge

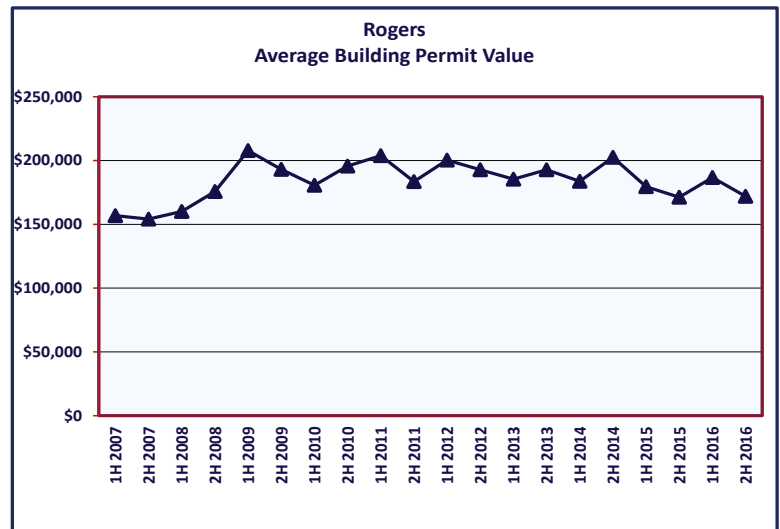
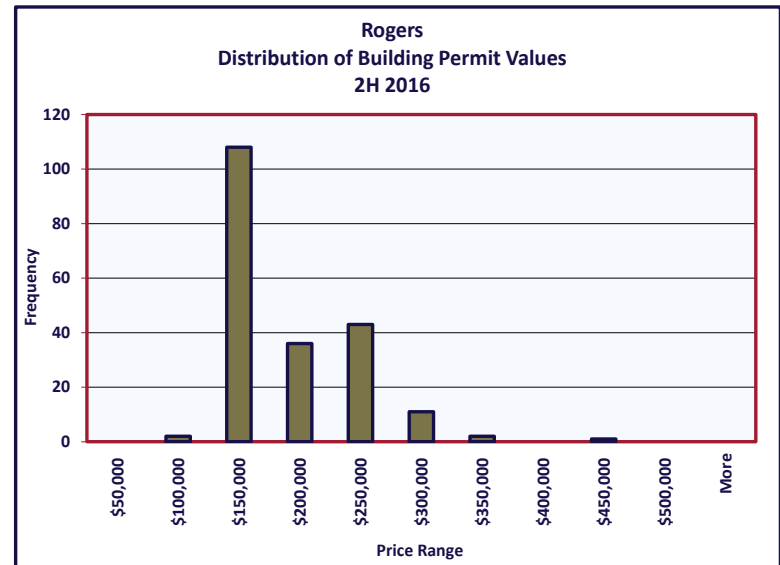
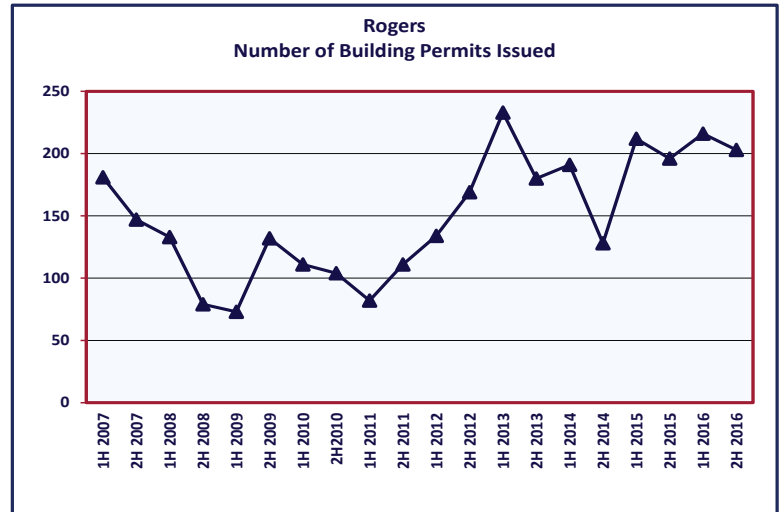
Pea Ridge Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Battlefield Estates	1	0.9%	2,509	57	\$280,000	\$111.60
Battlefield View	25	22.5%	1,579	134	\$161,499	\$101.96
Bloxham Estates	2	1.8%	2,251	90	\$201,350	\$89.44
Brett Ryan Ridge	2	1.8%	1,146	41	\$113,750	\$99.12
Cecil Hall Add	1	0.9%	1,115	110	\$92,300	\$82.78
Creekwood Manor	1	0.9%	1,100	44	\$104,500	\$95.00
Deer Meadows	8	7.2%	1,744	92	\$174,750	\$100.50
Dogwood Add	2	1.8%	1,328	133	\$110,000	\$84.25
E E Johnson	2	1.8%	1,034	445	\$53,000	\$55.23
Elkhorn Ridge	8	7.2%	1,543	124	\$174,930	\$113.32
Franklin Miller Add	1	0.9%	1,202	63	\$99,500	\$82.78
Givens Place	3	2.7%	1,370	65	\$116,967	\$85.62
Hillcrest 2nd Add	1	0.9%	1,724	43	\$175,000	\$101.51
Maple Glenn	11	9.9%	1,514	93	\$148,740	\$97.94
Oak Ridge West Add	1	0.9%	1,858	70	\$174,500	\$93.92
Oaks	2	1.8%	1,507	45	\$138,950	\$92.20
Patterson Place	4	3.6%	1,743	70	\$160,225	\$91.97
Pea Ridge	4	3.6%	1,597	126	\$149,884	\$91.81
Ridgemoor Estates	4	3.6%	1,677	72	\$139,750	\$83.99
Sheppard Hills	1	0.9%	2,000	29	\$210,000	\$105.00
Smith Add	1	0.9%	1,300	140	\$102,500	\$78.85
Southland Add	1	0.9%	1,528	80	\$90,000	\$58.90
Standing Oaks	10	9.0%	1,665	64	\$145,870	\$87.77
Sugar Creek	1	0.9%	3,860	114	\$299,000	\$77.46
Summit Meadows	1	0.9%	1,967	33	\$193,250	\$98.25
Tyler Estates	1	0.9%	1,739	108	\$120,474	\$69.28
Windmill Estates	4	3.6%	1,942	76	\$162,675	\$83.92
Other	8	7.2%	2,256	99	\$203,015	\$84.47
Pea Ridge	111	100.0%	1,671	104	\$157,928	\$94.14



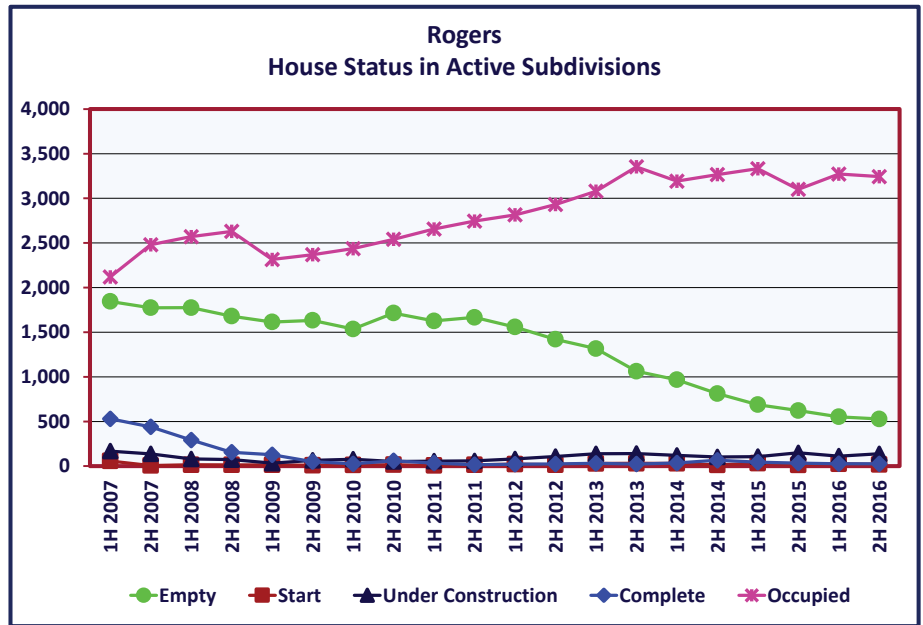
Rogers

- From July 1 to December 31, 2016 there were 203 residential building permits issued in Rogers. This represents a 3.6 percent increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Rogers were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Rogers increased by 0.4 percent from \$171,257 in the second half of 2015 to \$171,932 in the second half of 2016.



Rogers

- There were 3,953 total lots in 40 active subdivisions in Rogers in the second half of 2016. About 82.0 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 3.5 percent were under construction, 0.5 percent were starts, and 13.4 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the second half of 2016 was Cross Creek with 16.
- No new construction or progress in existing construction has occurred in the last year in 6 out of the 40 active subdivisions in Rogers.
- 226 new houses in Rogers became occupied in the second half of 2016. The annual absorption rate implies that there were 19.5 months of remaining inventory in active subdivisions, down from 22.8 months in the first half of 2016.
- In 7 out of the 40 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 789 lots in 15 subdivisions had received preliminary or final approval by December 31, 2016 in Rogers.

Rogers Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chandler Run	2H 2016	93
Chelsea Point Phase II	1H 2015	83
Eastridge Subdivision, Phase II	1H 2016	28
Foxbriar, Phase II	1H 2016	63
The Grove Neighborhood	1H 2016	40
Halls Creek	2H 2016	50
The Iveys, Phase II	1H 2015	76
Matthew's Subdivision	2H 2016	5
Scisortail	1H 2015	269
<i>Final Approval</i>		
The District 2B	1H 2016	2
Shadow Valley, Phase VIII	1H 2016	76
Turtle Creek Place	1H 2006	4
Rogers		789

Rogers

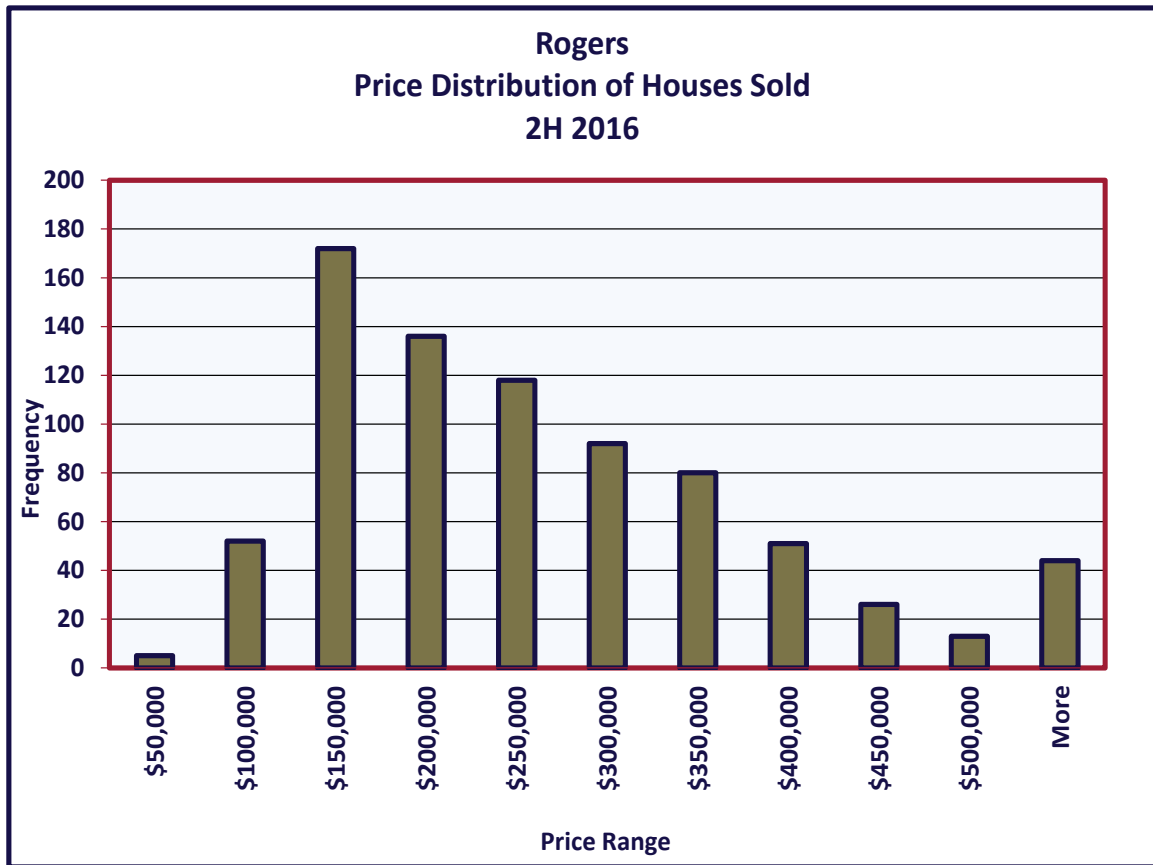
Rogers House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty		Under Construction	Complete, but		Total Lots	Absorbed Lots	Months of Inventory
	Lots	Start		Unoccupied	Occupied			
Arbor Glenn	18	1	4	0	31	54	10	23.0
Biltmore	5	0	4	1	99	109	1	13.3
Camden Way	1	0	5	0	154	160	2	14.4
Camelot Estates	12	0	0	0	2	14	0	--
Chelsea Point Phase I	1	0	0	0	43	44	1	2.0
Clower	24	0	4	0	47	75	2	84.0
Countryside Estates	3	0	0	0	25	28	1	36.0
Creekside	9	0	1	0	55	65	2	60.0
Creekwood (Rogers/Lowell)	4	0	0	0	195	199	0	48.0
Cross Creek, Blocks I, IV, V, Phases III,IV	22	3	16	7	108	156	17	18.0
Cross Timbers--South	1	0	0	0	14	15	0	6.0
Dixieland Crossing Phases I, II, III	7	2	7	0	157	173	28	4.5
First Place	90	0	11	0	0	101	0	--
Fox Briar, Phase I	7	1	3	0	25	36	2	22.0
Garrett Road	1	0	0	0	79	80	7	1.7
Grande Pointe	25	5	3	3	2	38	0	0.0
Habitat Trails ^{1,2}	5	0	0	0	9	14	0	--
Hearthstone, Phases II, III	6	0	1	0	171	178	2	16.8
The Iveys	8	0	2	0	85	95	9	10.0
Lakewood, Phase II	6	1	7	1	63	78	40	2.9
Lancaster	0	1	0	0	7	8	2	4.0
Legacy Estates ^{1,2}	1	0	0	0	29	30	0	--
Lexington ^{1,2}	5	0	0	0	114	119	0	--
Liberty Bell North	19	0	0	0	84	103	5	32.6
Liberty Bell South	9	0	8	3	123	143	10	10.0
Madison	9	0	2	0	24	35	2	26.4
Oldetown Estates	1	0	0	0	53	54	4	0.5
The Peaks, Phases I-III	13	0	3	0	93	109	6	16.0
Pinnacle, Phases I-II, IV	27	0	8	0	184	219	3	140.0
Pinnacle Golf & Country Club	24	0	4	0	404	432	10	33.6
Rocky Creek	0	0	0	0	55	55	1	0.0
Roller's Ridge	18	3	15	1	96	133	13	29.6
Sandalwood, Phases I, II	5	1	3	1	78	88	10	10.9
Shadow Valley, Phases III-VII, IX	32	0	7	2	300	341	13	37.8
Silo Falls, Phases I, II	35	0	7	2	142	186	17	31.1
Torino ^{1,2}	5	0	0	0	1	6	0	--
Vintage ¹	2	0	2	0	19	23	0	--
West Landing	19	0	5	4	15	43	6	24.0
Wildflower, Phase II ^{1,2}	1	0	0	0	58	59	0	--
Woodhaven Manor	48	0	6	1	0	55	0	--
Rogers	528	18	138	26	3,243	3,953	226	19.5

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

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

Rogers

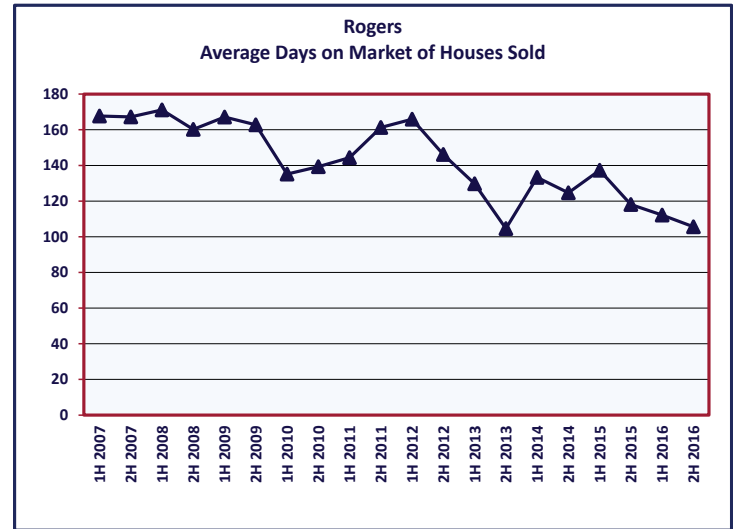
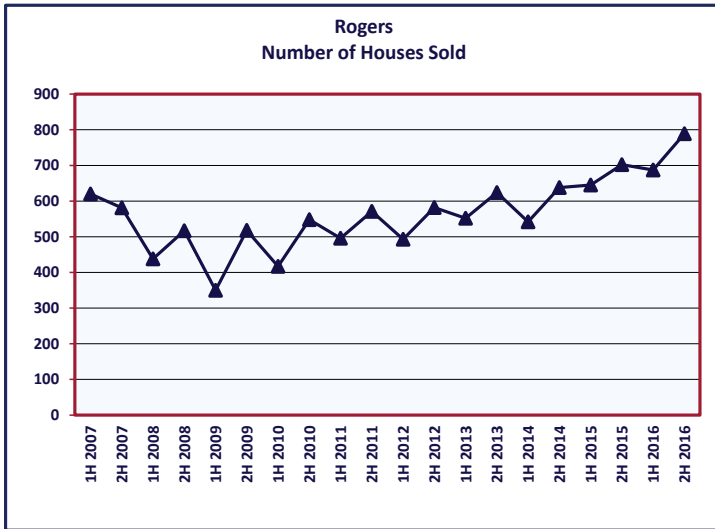


- 54.0 percent of the sold houses in Rogers were priced between \$100,001 and \$250,000.

Rogers Price Range of Houses Sold Second Half of 2016

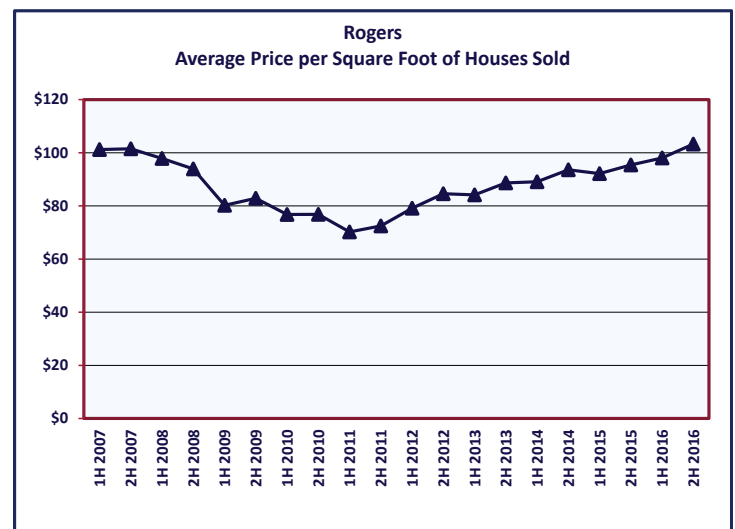
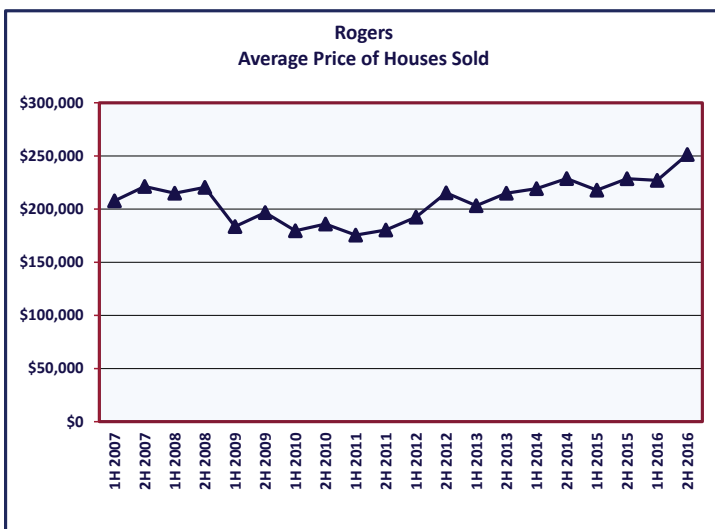
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	0.6%	1,366	56	116.2%	\$30.91
\$50,001 - \$100,000	52	6.6%	1,266	87	96.2%	\$68.44
\$100,001 - \$150,000	172	21.8%	1,499	96	98.0%	\$89.12
\$150,001 - \$200,000	136	17.2%	1,892	93	98.0%	\$94.38
\$200,001 - \$250,000	118	15.0%	2,263	87	98.1%	\$102.71
\$250,001 - \$300,000	92	11.7%	2,677	110	97.4%	\$108.17
\$300,001 - \$350,000	80	10.1%	2,918	125	99.0%	\$114.35
\$350,001 - \$400,000	51	6.5%	3,223	122	98.1%	\$118.96
\$400,001 - \$450,000	26	3.3%	3,276	130	97.3%	\$132.28
\$450,001 - \$500,000	13	1.6%	3,741	204	99.2%	\$127.65
\$500,000+	44	5.6%	4,626	154	95.9%	\$163.93
Rogers	789	100.0%	2,327	106	97.9%	\$103.27

Rogers



- There were 789 houses sold in Rogers from January 1 to December 31, 2016 or 14.8 percent more than the 687 sold in the first half of 2016 and 12.4 percent more than in the second half of 2015.
- The average price of a house sold in Rogers increased from \$227,037 in the first half of 2016 to \$251,361 in the second half of 2016.
- The average sales price was 10.7 percent higher than in the previous half year and 10.0 percent more than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 112 in the first half of 2016 to 106 in the second half of 2016.
- The average price per square foot for a house sold in Rogers increased from \$98.04 in the first half of 2016 to \$103.27 in the second half of 2016.

- The average price per square foot was 5.3 percent higher than in the previous half year and 8.2 percent higher than in the second half of 2015.
- About 26.9 percent of all houses sold in Benton County in the second half of 2016 were sold in Rogers.
- The average sales price of a house was 113.3 percent of the county average.
- Out of 789 houses sold in the second half of 2016, 143 were new construction. These newly constructed houses had an average sold price of \$295,511 and took an average of 125 days to sell from their initial listing dates.
- There were 329 houses in Rogers listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$436,056.
- According to the Benton County Assessor's database, 66.8 percent of houses in Rogers were owner-occupied in the second half of 2016.



Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Abington	5	0.6%	2,217	52	\$232,200	\$104.75
Academy Add	1	0.1%	1,254	238	\$109,000	\$86.92
Alton's Brush Creek HLS	1	0.1%	3,325	287	\$278,000	\$83.61
Amis Road Add	2	0.3%	1,236	49	\$98,750	\$80.22
Arbor Glenn	11	1.4%	2,016	182	\$211,623	\$106.54
Arbors at Pinnacle Ridge	6	0.8%	1,905	150	\$227,500	\$119.54
Armada Cove Rurban	1	0.1%	2,158	203	\$330,000	\$152.92
Avoca	2	0.3%	1,895	41	\$213,820	\$110.26
B A Riggs Park Add	1	0.1%	1,772	81	\$87,000	\$49.10
Beau Chene Farms	1	0.1%	5,000	50	\$950,000	\$190.00
Beaver Shores	16	2.0%	1,894	154	\$187,188	\$98.42
Bellview Res Add	12	1.5%	1,748	43	\$177,083	\$101.39
Bent Tree	2	0.3%	2,970	83	\$334,000	\$112.60
Berry Farm	5	0.6%	2,368	164	\$251,580	\$106.55
Biltmore	2	0.3%	2,359	90	\$240,450	\$102.22
Birch Drive Add	2	0.3%	2,011	81	\$148,000	\$73.86
Bishop Court Estates	1	0.1%	1,452	43	\$122,000	\$84.02
Bishop Manor 2nd	1	0.1%	1,300	95	\$90,000	\$69.23
Blackburn Add	1	0.1%	1,811	167	\$112,000	\$61.84
Bloomfield	2	0.3%	3,181	19	\$367,198	\$114.46
Blossom Creek	1	0.1%	1,647	0	\$159,000	\$96.54
Breckenridge	3	0.4%	2,499	59	\$219,667	\$88.46
Brentwood	4	0.5%	1,314	98	\$135,675	\$103.34
Brian Add	2	0.3%	1,196	145	\$100,500	\$84.03
Browns Port 2nd	1	0.1%	1,120	39	\$260,000	\$232.14
Cambridge Park	11	1.4%	1,887	63	\$176,355	\$93.78
Camden Way	18	2.3%	2,090	76	\$199,101	\$95.67
Campbells Countrywood Estates	1	0.1%	1,862	46	\$152,000	\$81.63
Cedar Heights	1	0.1%	1,154	59	\$115,900	\$100.43
Centennial Acres	2	0.3%	1,729	82	\$154,000	\$88.82
Champions Estates	4	0.5%	2,503	99	\$221,100	\$95.43
Champions Golf & CC	2	0.3%	4,099	185	\$737,500	\$180.16
Chateau Terrace	7	0.9%	2,384	129	\$183,486	\$79.31
Chateaux At Shadow Valley	1	0.1%	2,301	27	\$293,000	\$127.34
Chelsea Point	1	0.1%	1,324	41	\$129,000	\$97.43
Cherokee Strip Add	1	0.1%	2,972	31	\$425,000	\$143.00
Clead Acres Add	1	0.1%	1,840	89	\$155,000	\$84.24
Cloverdale Estates	2	0.3%	1,634	208	\$147,550	\$90.05
Clower	5	0.6%	2,233	230	\$276,016	\$123.60
Copper Mine Acres	2	0.3%	1,678	224	\$294,000	\$165.66
Cottagewood	2	0.3%	1,404	50	\$134,900	\$96.19
Country Club Estates	1	0.1%	3,400	68	\$253,900	\$74.68
Courtyard II	1	0.1%	1,240	52	\$129,900	\$104.76
Creeside	1	0.1%	4,171	175	\$500,000	\$119.88
Creekwood	14	1.8%	3,233	117	\$357,636	\$110.45

Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Crescent Heights	1	0.1%	2,045	48	\$122,100	\$59.71
Cross Creek	32	4.1%	2,992	127	\$365,042	\$122.33
Crow's Nest	4	0.5%	3,107	179	\$305,100	\$97.29
Cypress Acres	1	0.1%	1,375	11	\$76,500	\$55.64
Dixieland Crossing	24	3.0%	1,917	66	\$186,854	\$98.82
Dogwood Add	4	0.5%	2,366	120	\$159,750	\$69.98
Dream Valley	7	0.9%	3,009	105	\$226,486	\$77.33
Duckworths Add	2	0.3%	2,123	137	\$188,000	\$77.04
Dutchmans	2	0.3%	2,335	151	\$218,250	\$90.64
Eagle Crest	2	0.3%	3,494	167	\$325,000	\$93.54
Eagle Glen	2	0.3%	1,809	49	\$169,500	\$93.57
Eastern Heights	1	0.1%	2,358	101	\$190,000	\$80.58
Edinburgh	1	0.1%	2,470	78	\$209,000	\$84.62
Emerald Heights	1	0.1%	3,238	69	\$315,000	\$97.28
Fairchild Add	2	0.3%	1,489	64	\$110,500	\$73.32
Fairground Add	2	0.3%	1,032	65	\$92,000	\$89.09
Felker Add	2	0.3%	1,509	67	\$128,000	\$86.37
Felker's Sub	2	0.3%	2,370	244	\$169,500	\$75.96
Fieldstone Add	1	0.1%	2,284	36	\$235,000	\$102.89
First Place	1	0.1%	1,561	98	\$168,588	\$108.00
Forest Park Add	8	1.0%	1,461	93	\$118,300	\$81.58
Foxbriar	3	0.4%	1,455	117	\$138,967	\$97.27
Fraker Sub Willow Oak	1	0.1%	2,849	42	\$235,500	\$82.66
Garrett Rd Sub	2	0.3%	1,459	38	\$161,250	\$110.58
Golden Acres	1	0.1%	1,399	126	\$124,900	\$89.28
Grand Pointe	4	0.5%	2,726	114	\$324,900	\$119.19
Greenfield Place	3	0.4%	1,327	44	\$124,200	\$94.29
Grove	2	0.3%	2,737	58	\$320,000	\$116.71
Hailey & Fleeman Add	1	0.1%	1,274	139	\$83,000	\$65.15
Hancock	1	0.1%	2,628	40	\$227,000	\$86.38
Hardwood Heights	1	0.1%	1,906	52	\$152,000	\$79.75
Hearthstone	16	2.0%	2,452	115	\$267,825	\$110.46
Henry Hills Add	2	0.3%	1,207	56	\$115,750	\$95.97
Heritage Bay Horiz Prop	2	0.3%	1,480	261	\$157,450	\$106.39
Heritage West Add	3	0.4%	1,661	81	\$129,933	\$78.23
Hiatt Valley Estates Rogers	1	0.1%	1,263	22	\$114,900	\$90.97
High Meadow	1	0.1%	2,400	85	\$224,500	\$93.54
Highland Knolls	4	0.5%	2,979	61	\$320,025	\$107.22
Hill View	1	0.1%	1,874	47	\$160,000	\$85.38
Hillcrest Add	3	0.4%	1,820	187	\$141,117	\$76.86
Hilltop Farm	1	0.1%	2,827	57	\$340,000	\$120.27
Homes At Oakmont Horizontal Prop	1	0.1%	1,650	77	\$145,000	\$87.88
Horseshoe Hills	2	0.3%	3,146	145	\$228,500	\$73.39
Huckleberry Hills	2	0.3%	3,323	107	\$406,500	\$119.04
Hunters Run	1	0.1%	3,338	134	\$319,000	\$95.57
Hyland Park	4	0.5%	4,140	76	\$358,500	\$89.20

Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Island View Estates	1	0.1%	1,997	555	\$181,012	\$90.64
Ivey's	9	1.1%	2,107	26	\$260,922	\$123.46
J T Ford	1	0.1%	1,430	66	\$124,000	\$86.71
J Wade Sikes Park Add	4	0.5%	2,685	53	\$256,375	\$99.88
Kersten Add	1	0.1%	1,972	70	\$120,000	\$60.85
Kingsberry Park Add	1	0.1%	2,063	161	\$191,000	\$92.58
L M Smith Add Rogers	1	0.1%	1,304	99	\$109,000	\$83.59
Lakewood Crossing	5	0.6%	1,850	159	\$186,050	\$102.52
Lancaster	1	0.1%	2,330	63	\$277,000	\$118.88
Larimore & Garner	1	0.1%	958	66	\$92,900	\$96.97
Lawrence & Bradrick	2	0.3%	1,461	58	\$128,500	\$87.88
Legacy Estates	2	0.3%	2,713	120	\$300,000	\$110.58
Lexington	7	0.9%	2,329	54	\$252,167	\$108.29
Liberty Bell North	4	0.5%	3,254	94	\$290,169	\$90.13
Liberty Bell South	15	1.9%	2,500	65	\$305,159	\$122.06
Little Flock	2	0.3%	2,214	100	\$262,000	\$119.02
Mack Grimes	2	0.3%	1,927	45	\$137,450	\$77.29
Madison	4	0.5%	2,642	47	\$288,785	\$108.96
Majestic Acres	1	0.1%	1,093	50	\$99,900	\$91.40
Malies	1	0.1%	1,316	61	\$125,000	\$94.98
Manors	2	0.3%	4,254	103	\$530,000	\$124.52
Mcgaugheys Orchard	4	0.5%	1,519	50	\$100,925	\$66.58
Meadow Acres Blk II	1	0.1%	1,836	159	\$142,000	\$77.34
Meadow Acres Blk III	2	0.3%	1,797	64	\$163,000	\$91.36
Meadow Wood	4	0.5%	1,474	49	\$137,350	\$93.34
Midway	1	0.1%	3,171	52	\$200,000	\$63.07
Monte Ne Shores	2	0.3%	1,362	98	\$94,400	\$72.94
Monte Ne Village II	3	0.4%	1,183	47	\$81,333	\$69.88
Montreaux	2	0.3%	2,473	57	\$282,450	\$114.19
Mountain Lake Estates	2	0.3%	3,679	163	\$359,750	\$97.74
New Hope Acres	3	0.4%	1,581	71	\$121,667	\$79.43
North Brush Creek Hills Unit 1	1	0.1%	1,120	63	\$111,000	\$99.11
Northland Heights	2	0.3%	2,267	34	\$212,000	\$92.90
Northridge	3	0.4%	1,190	86	\$110,633	\$92.73
Norwood Acres 3rd	1	0.1%	1,891	77	\$109,000	\$57.64
Oak Hill	7	0.9%	1,850	138	\$143,900	\$78.48
Oak Hill West	4	0.5%	2,070	108	\$174,250	\$84.31
Oak Ridge Estates	2	0.3%	3,597	221	\$322,450	\$89.64
Oak View Add	1	0.1%	914	33	\$41,500	\$45.40
Oakcrest	1	0.1%	1,560	87	\$119,900	\$76.86
Oakdale	1	0.1%	1,167	56	\$99,900	\$85.60
Oakhurst Add	1	0.1%	1,100	344	\$77,500	\$70.45
Oaklawn	1	0.1%	2,596	61	\$199,500	\$76.85
Oldetown Estates	1	0.1%	1,903	0	\$213,714	\$112.30
Olivewood Sub	1	0.1%	1,321	150	\$87,500	\$66.24

Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Olrich Acres	1	0.1%	1,272	37	\$119,000	\$93.55
Osage Acres	1	0.1%	1,428	129	\$300,000	\$210.08
Osage Reservation	1	0.1%	1,687	64	\$169,900	\$100.71
P G Smith	2	0.3%	3,352	5	\$453,500	\$119.25
Paramount Estates	1	0.1%	2,868	56	\$330,000	\$115.06
Parkwood Add	2	0.3%	2,030	138	\$146,350	\$74.45
Patrick Place	4	0.5%	1,528	55	\$141,875	\$93.71
Peaks	13	1.6%	3,343	112	\$377,856	\$113.24
Pine Meadow Add	4	0.5%	1,455	54	\$126,250	\$87.03
Pinewoods	1	0.1%	1,154	27	\$118,000	\$102.25
Pinnacle	19	2.4%	4,686	183	\$851,368	\$178.29
Pinnacle Gardens	1	0.1%	3,326	54	\$350,000	\$105.23
Pinnacle Town Homes	1	0.1%	1,888	62	\$265,000	\$140.36
Plantation	5	0.6%	1,578	111	\$134,880	\$85.44
Post Meadows	6	0.8%	1,649	55	\$156,500	\$95.03
Putmans	2	0.3%	3,709	128	\$310,000	\$83.86
Quail Meadows	1	0.1%	2,640	75	\$248,000	\$93.94
Rambo Riviera	1	0.1%	1,350	80	\$149,000	\$110.37
Ranch Plaza	1	0.1%	1,728	33	\$153,000	\$88.54
Rancho Villa	1	0.1%	1,978	305	\$161,000	\$81.40
Red Oak Hills	3	0.4%	1,605	183	\$74,158	\$47.19
Ridgecrest Meadows	9	1.1%	2,331	66	\$254,322	\$110.30
Rivercliff Farms	2	0.3%	3,931	80	\$492,500	\$124.18
Rivercliff Park	2	0.3%	1,022	147	\$124,375	\$124.38
Rivercliff Village	4	0.5%	2,556	112	\$342,500	\$129.42
Rocky Branch	1	0.1%	1,512	154	\$277,000	\$183.20
Rocky Creek	5	0.6%	2,379	94	\$261,087	\$109.80
Rogers Heights	2	0.3%	1,110	26	\$71,500	\$68.98
Rollers Ridge	18	2.3%	1,460	148	\$145,879	\$99.99
Rolling Hills	1	0.1%	988	37	\$80,000	\$80.97
Rolling Oaks	1	0.1%	1,323	49	\$103,000	\$77.85
Rosewood Add	3	0.4%	2,095	51	\$174,633	\$83.84
Runnymede Rev	5	0.6%	2,790	93	\$285,780	\$99.03
S H Cole Add	2	0.3%	1,176	56	\$104,950	\$89.65
Saddlebrook	5	0.6%	1,940	117	\$190,420	\$98.14
Schillings	1	0.1%	2,019	66	\$176,000	\$87.17
Schrader Add	3	0.4%	2,340	107	\$217,667	\$90.79
Seminole Hills	2	0.3%	1,769	95	\$151,850	\$85.83
Shadow Valley	47	6.0%	3,297	136	\$433,071	\$130.83
Shepherd Hills Add	1	0.1%	1,956	144	\$169,000	\$86.40
Silo Falls Add	12	1.5%	3,274	137	\$405,019	\$123.10
Smith & Hayes Add	1	0.1%	1,125	77	\$94,500	\$84.00
Snodgrass Extension	1	0.1%	1,286	23	\$93,000	\$72.32
Southern Hills 2nd	1	0.1%	1,450	90	\$127,000	\$87.59
Southern Trace	1	0.1%	5,000	211	\$589,900	\$117.98
Spring Hollow Sub Rurban	1	0.1%	3,069	33	\$300,000	\$97.75

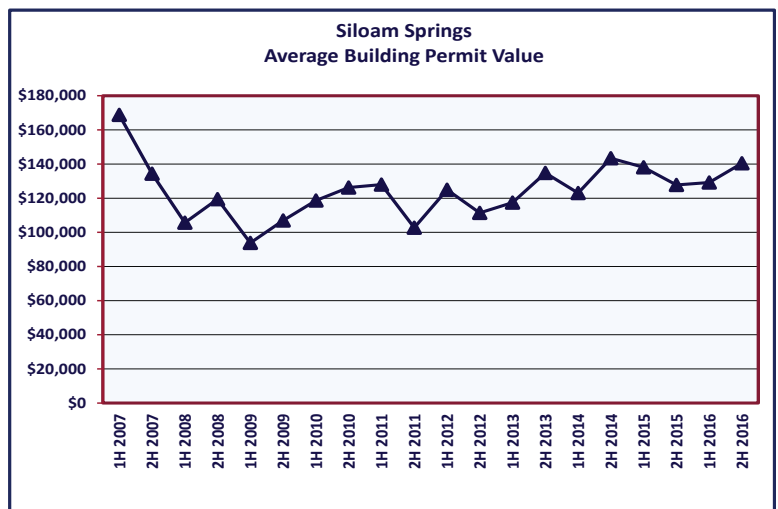
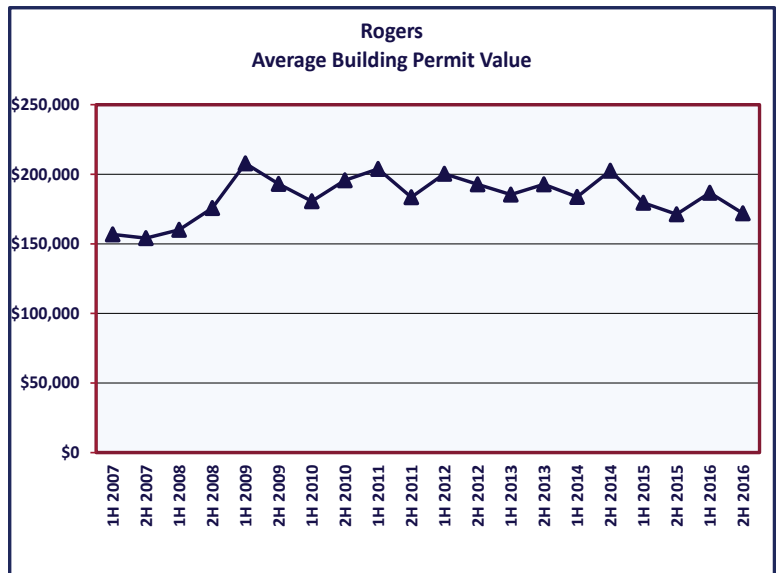
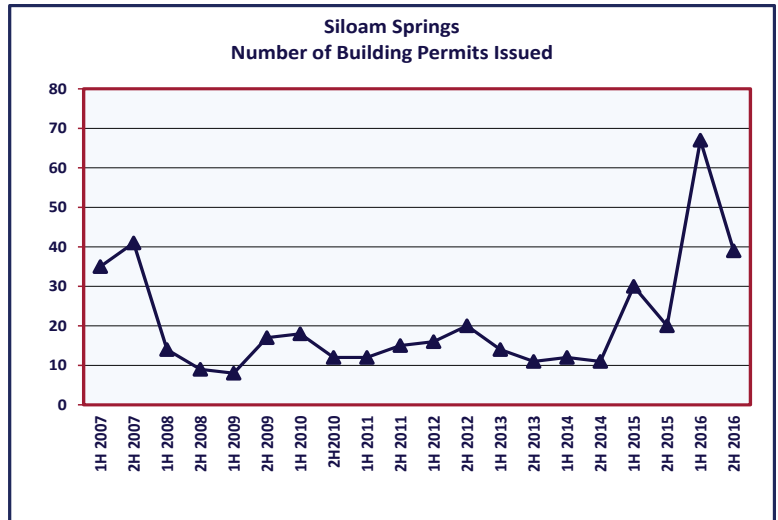
Rogers

Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Stone Manor Condo	1	0.1%	1,009	68	\$136,000	\$134.79
Stoney Creek Place	5	0.6%	2,162	66	\$218,680	\$101.26
Stoney Point	2	0.3%	1,621	61	\$127,250	\$78.47
Summit Heights	4	0.5%	3,032	82	\$218,850	\$75.21
Sundance Acres	5	0.6%	1,398	74	\$118,440	\$84.23
Sundance Trace	2	0.3%	1,183	34	\$114,250	\$96.69
Sundown	2	0.3%	1,646	51	\$107,500	\$65.86
Tanglewood	2	0.3%	2,508	63	\$270,250	\$99.45
Timber Lake Estates	2	0.3%	1,589	72	\$157,000	\$100.23
Timberidge	2	0.3%	1,230	59	\$99,000	\$80.87
Townsend's Add	1	0.1%	2,272	79	\$233,400	\$102.73
Tucks Crossing	3	0.4%	2,493	112	\$251,167	\$100.70
Turners Acres	1	0.1%	1,556	183	\$145,000	\$93.19
Turtle Cove	1	0.1%	1,240	42	\$149,000	\$120.16
Turtle Creek Place	8	1.0%	1,964	81	\$162,938	\$83.44
Twin Lakes Estate	1	0.1%	2,608	38	\$246,750	\$94.61
Veterans Park Neighborhood	1	0.1%	1,050	202	\$106,000	\$100.95
Victoria Place	2	0.3%	1,036	53	\$92,000	\$88.84
Vintage	2	0.3%	2,154	64	\$242,163	\$112.32
Voiss Park Estates	2	0.3%	1,554	84	\$130,475	\$84.51
Wallace Add	1	0.1%	936	91	\$58,000	\$61.97
Warren Glen	5	0.6%	3,293	88	\$369,000	\$112.40
Watson	2	0.3%	2,018	67	\$155,250	\$71.81
Weber Add	3	0.4%	1,537	130	\$128,717	\$83.70
Welsh Add	1	0.1%	1,860	52	\$157,000	\$84.41
West End Add	1	0.1%	1,508	52	\$60,000	\$39.79
West Landing	9	1.1%	2,684	140	\$328,371	\$122.42
Western Terrace	2	0.3%	1,438	48	\$126,250	\$88.06
Westridge	2	0.3%	1,599	112	\$122,000	\$77.05
Westwood Hills	1	0.1%	1,609	80	\$126,700	\$78.74
Whispering Timbers	6	0.8%	2,109	81	\$185,017	\$87.46
Wilbur Scott Add	1	0.1%	1,547	99	\$120,000	\$77.57
Williamsburg Place	3	0.4%	3,370	163	\$330,000	\$97.96
Willowbrook	1	0.1%	1,430	393	\$54,000	\$37.76
Woodhaven	1	0.1%	3,016	111	\$361,900	\$119.99
Woodland Acres	1	0.1%	2,394	111	\$177,000	\$73.93
Woodland Heights	3	0.4%	1,099	76	\$94,967	\$86.51
Other	48	6.1%	2,255	133	\$221,327	\$98.79
Rogers	789	100.0%	2,327	106	\$251,361	\$103.27

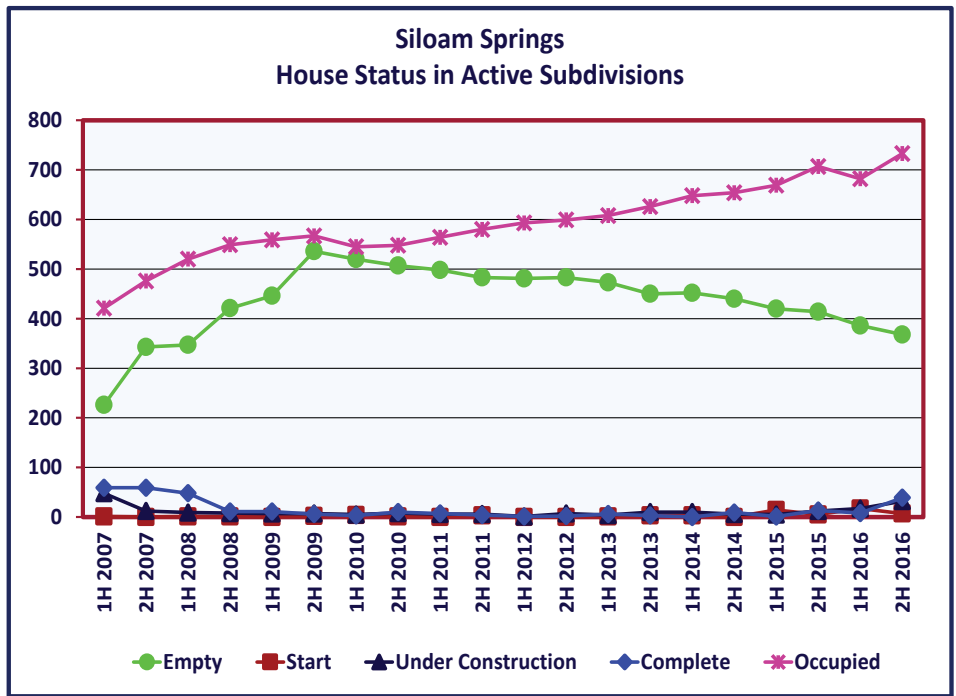
Siloam Springs

- From July 1 to December 31, 2016 there were 39 residential building permits issued in Siloam Springs. This represents a 95.0 percent increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Siloam Springs increased by 9.9 percent from \$127,772 in the first half of 2016 to \$140,477 in the second half of 2016.



Siloam Springs

- There were 1,179 total lots in 26 active subdivisions in Siloam Springs in the second half of 2016. About 62.2 percent of the lots were occupied, 3.3 percent were complete but unoccupied, 2.7 percent were under construction, 0.6 percent were starts, and 31.2 percent were vacant lots.
- The subdivisions with the most houses under construction in Siloam Springs in the second half of 2016 were Autumn Glen, Phase I and Stonecrest Phase VI, both with 5.
- No new construction or progress in existing construction has occurred in the past year in 11 out of the 26 active subdivisions in Siloam Springs.
- 52 new houses in Siloam Springs became occupied in the second half of 2016. The annual absorption rate implies that there were 76.5 months of remaining inventory in active subdivisions, down from 97.1 months in the first half of 2016.



- In 11 out of the 26 active subdivisions in Siloam Springs, no absorption occurred in the past year.
- An additional 197 lots in 6 subdivisions have received either preliminary or final approval by December 31, 2016.



Siloam Springs Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases II, III, IV	2H 2016	53
Lawlis Ranch, Phase I	2H 2011	30
<i>Final Approval</i>		
River Valley Estates	1H 2006	18
Shady Grove Estates, Phase II	1H 2010	10
Stone Ridge, Phases IIA, IIB	2H 2016	86
Siloam Springs		197

Siloam Springs

Siloam Springs House Status in Active Subdivisions Second Half of 2016

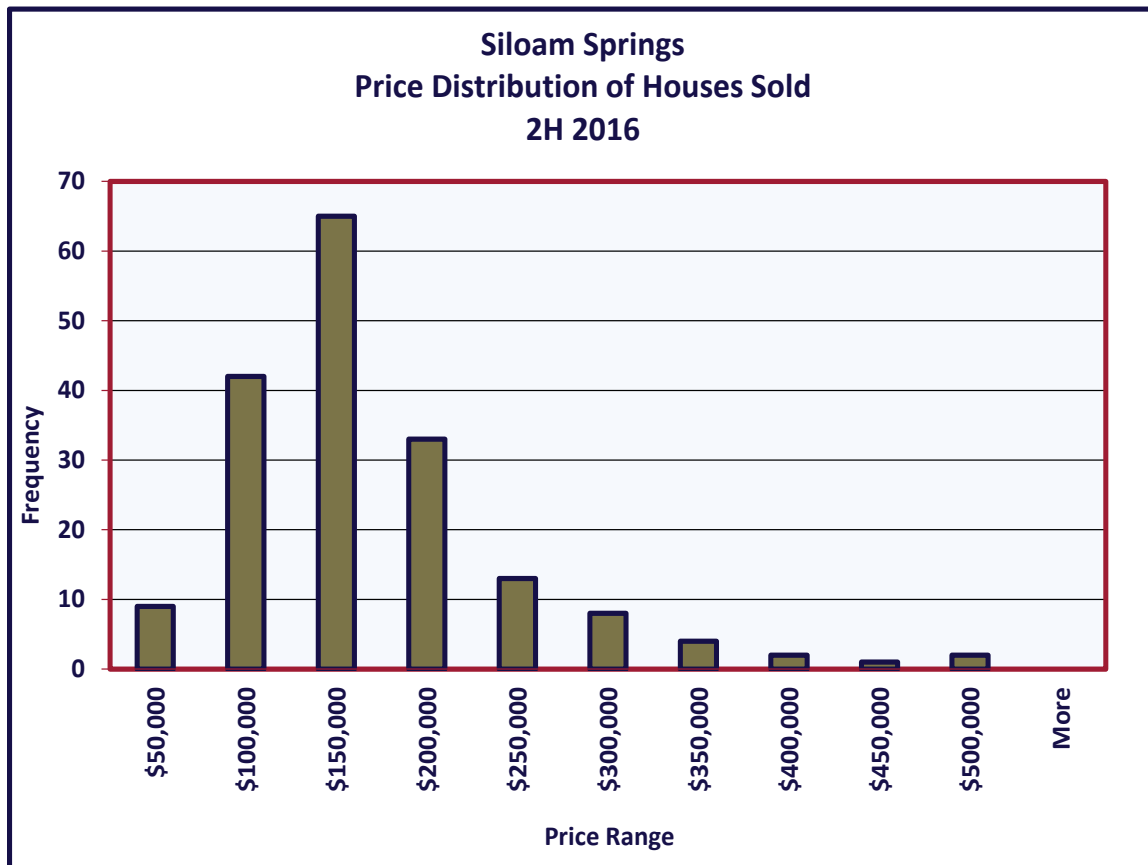
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Parks	25	0	3	0	3	31	3	112.0
Autumn Glen, Phase I	35	4	5	0	78	122	14	25.1
Blackberry Meadows ^{1,2}	1	0	0	0	5	6	0	--
City Lake View Estates ^{1,2}	8	0	0	0	1	9	0	--
Club View Estates ^{1,2}	7	0	0	0	7	14	0	--
Copper Leaf, Phase II,II	4	1	2	0	25	32	1	5.3
Deer Lodge ^{1,2}	3	0	0	0	15	18	0	--
Eastern Hills	0	0	0	36	22	58	18	24.0
Forest Hills	49	0	2	0	15	66	1	306.0
Haden Place ^{1,2}	25	0	0	0	28	53	0	--
Heritage Ranch	10	0	0	0	16	26	1	40.0
Madison Heights ^{1,2}	1	0	0	0	7	8	0	--
Maloree Woods ^{1,2}	11	0	0	0	47	58	0	--
Meadow Brook	5	1	1	0	13	20	1	84.0
Meadows Edge ^{1,2}	4	0	0	0	14	18	0	--
Nottingham	9	0	1	0	26	36	4	30.0
Paige Place, Phases I, II ^{1,2}	6	0	0	0	51	57	0	--
Patriot Park ^{1,2}	2	0	0	0	151	153	0	--
Prairie Meadows Estates	13	0	1	0	8	22	2	33.6
Rose Meade ^{1,2}	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	9	0	1	0	0	10	0	--
Stone Ridge Phase I	27	0	3	0	0	30	0	--
Stonecrest, Phases III-VI	41	1	5	2	58	107	3	98.0
Walnut Ridge	0	0	0	0	5	5	1	0.0
Walnut Woods, No. 2, Phases III-V	11	0	4	0	49	64	2	90.0
The Woodlands, Phases I, II	53	0	4	1	49	107	1	696.0
Siloam Springs	368	7	32	39	733	1,179	52	76.5

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

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



Siloam Springs

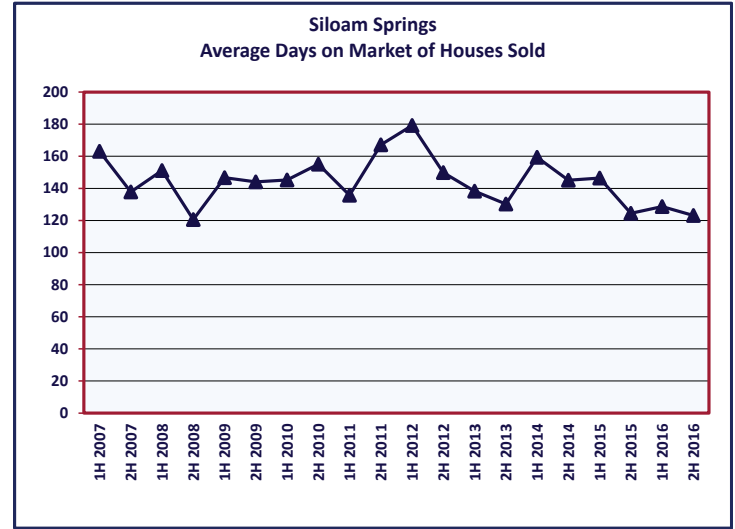
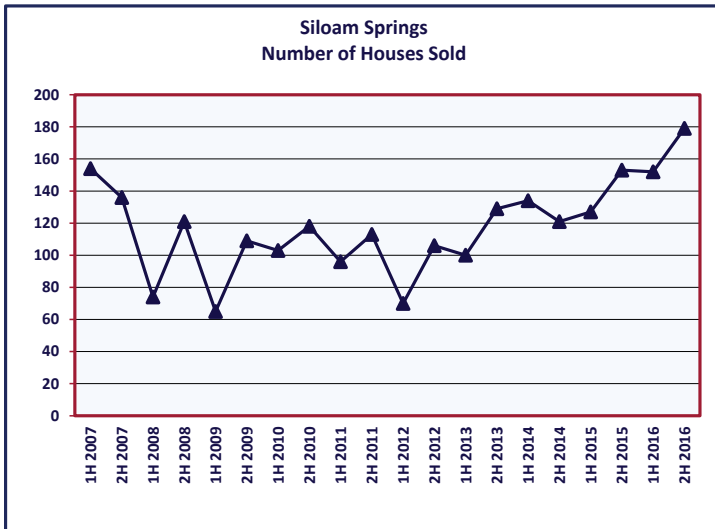


- 59.9 percent of the sold houses in Siloam Springs were valued between \$50,001 and \$150,000.

Siloam Springs Price Range of Houses Sold Second Half of 2016

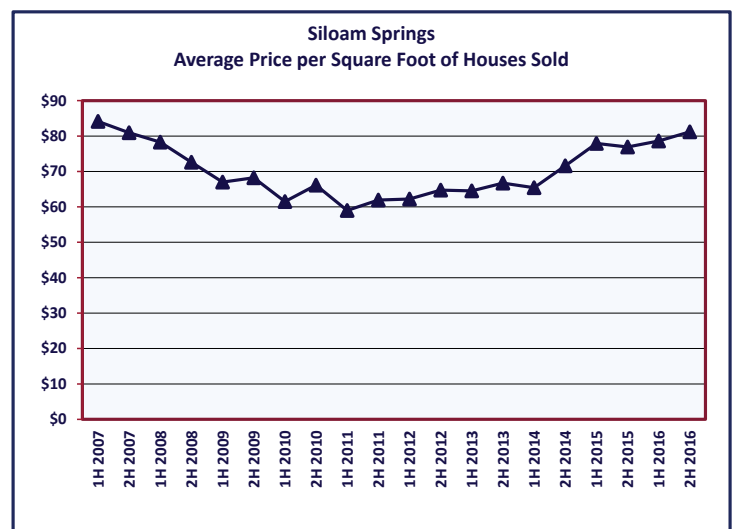
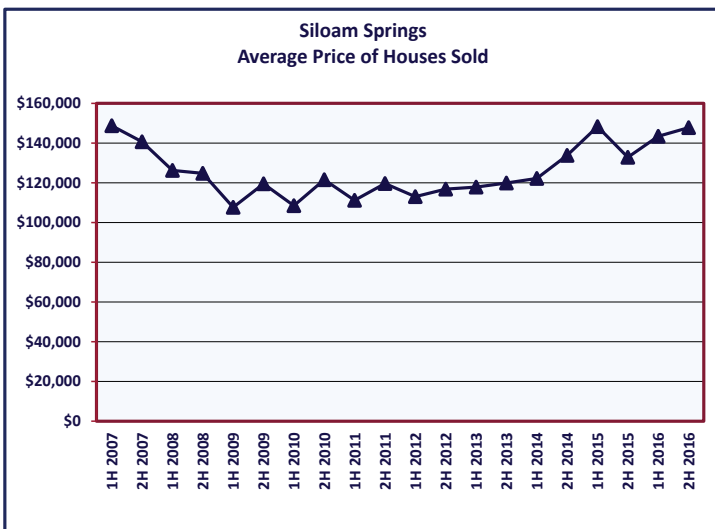
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	9	5.0%	1,186	66	96.0%	\$34.43
\$50,001 - \$100,000	42	23.5%	1,265	145	94.9%	\$63.29
\$100,001 - \$150,000	65	36.3%	1,554	86	98.5%	\$84.21
\$150,001 - \$200,000	33	18.4%	1,945	126	99.6%	\$91.65
\$200,001 - \$250,000	13	7.3%	2,497	144	98.0%	\$96.82
\$250,001 - \$300,000	8	4.5%	2,821	222	97.1%	\$97.73
\$300,001 - \$350,000	4	2.2%	3,300	143	98.4%	\$99.92
\$350,001 - \$400,000	2	1.1%	3,303	175	99.1%	\$113.57
\$400,001 - \$450,000	1	0.6%	3,000	85	96.0%	\$141.67
\$450,001 - \$500,000	2	1.1%	3,772	471	95.0%	\$128.18
\$500,000+	0	0.0%	--	--	--	--
Siloam Springs	179	100.0%	1,756	123	97.6%	\$81.18

Siloam Springs



- There were 179 houses sold in Siloam Springs from July 1 to December 31, 2016 or 17.8 percent more than the 152 sold in the first half of 2016 and 17.0 percent more than in the second half of 2015.
- The average price of a house sold in Siloam Springs increased from \$143,430 in the first half of 2016 to \$147,798 in second half of 2016.
- The average sales price was 3.0 percent higher than in the previous half year and 11.3 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 129 in the first half of 2016 to 123 in the second half of 2016.
- The average price per square foot for a house sold in Siloam Springs increased from \$78.59 in the first half of 2016 to \$81.18 in the second half of 2016.

- The average price per square foot was 3.3 percent higher than in the previous half year and 5.6 percent higher than in the second half of 2015.
- About 6.1 percent of all houses sold in Benton County in the second half of 2016 were sold in Siloam Springs. The average sales price of a house was 66.6 percent of the county average.
- Out of 179 houses sold in the second half of 2016, 14 were new construction. These newly constructed houses had an average sold price of \$185,648 and took an average of 121 days to sell from their initial listing dates.
- There were 105 houses in Siloam Springs, listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$199,623.
- According to the Benton County Assessor's database 62.5 percent of houses in Siloam Springs were owner-occupied in the second half of 2016.



Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision Second Half 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashley Park	2	1.1%	1,757	157	\$192,000	\$109.26
Autumn Glenn	6	3.4%	1,414	84	\$143,067	\$101.21
Beauchamps Add	3	1.7%	1,587	171	\$91,167	\$61.53
Bilby	1	0.6%	1,664	31	\$120,500	\$72.42
Briarwood	1	0.6%	1,787	54	\$162,400	\$90.88
Brooks Acres	1	0.6%	1,807	173	\$182,500	\$101.00
Burnett Place	1	0.6%	1,424	42	\$99,900	\$70.15
C D Gunters Add	3	1.7%	1,336	101	\$92,833	\$70.07
C E Elliff	1	0.6%	1,811	44	\$140,000	\$77.31
Carls 2nd	1	0.6%	930	311	\$78,000	\$83.87
Chanel Court Add	1	0.6%	1,180	45	\$114,530	\$97.06
Club View Estate	1	0.6%	3,615	211	\$345,000	\$95.44
College Add	1	0.6%	1,219	150	\$74,900	\$61.44
Copper Leaf	3	1.7%	1,697	102	\$169,667	\$100.11
Cordes	1	0.6%	1,499	23	\$81,900	\$54.64
Country Acres	3	1.7%	1,945	81	\$132,167	\$69.31
Cranes Add	2	1.1%	2,436	85	\$167,450	\$68.48
Crossings	1	0.6%	1,368	87	\$97,000	\$70.91
Dawn Hill C C Resort	8	4.5%	1,753	260	\$115,900	\$63.94
Dawn Hill Estates	2	1.1%	3,411	149	\$317,000	\$93.33
East Kenwood Add	2	1.1%	1,210	116	\$98,250	\$78.03
Eastgate Unit 3	1	0.6%	1,640	92	\$130,000	\$79.27
Eighteen Acres	1	0.6%	3,569	739	\$475,000	\$133.09
Forest Hills	2	1.1%	3,042	134	\$345,000	\$113.76
Fox Run	2	1.1%	1,473	41	\$129,000	\$87.68
Gabriel Park	3	1.7%	1,590	63	\$140,933	\$88.49
Heritage Ranch	1	0.6%	2,481	149	\$268,000	\$108.02
Hickory Hills	3	1.7%	1,737	179	\$128,333	\$73.87
Hico Manor	4	2.2%	1,347	73	\$110,750	\$82.84
John E Rodgers (Gunters L 1&2)	1	0.6%	1,442	48	\$65,000	\$45.08
John E Rodgers 1st	1	0.6%	1,700	68	\$128,500	\$75.59
Jones	1	0.6%	2,945	332	\$167,250	\$56.79
Killebrew 2nd	2	1.1%	1,372	48	\$78,000	\$58.85
Kimberly Heights	2	1.1%	1,152	57	\$85,750	\$74.37
Lawlis Acres	1	0.6%	1,660	88	\$169,900	\$102.35
Liva Lima	1	0.6%	1,222	343	\$87,000	\$71.19
Lyndale Estates	1	0.6%	1,546	71	\$133,000	\$86.03
Madison Heights	1	0.6%	3,285	146	\$385,000	\$117.20
Maloree Woods Add	1	0.6%	2,290	191	\$225,000	\$98.25
Maples	1	0.6%	1,679	42	\$137,500	\$81.89
Marshall	2	1.1%	1,304	47	\$90,500	\$70.06
Mccleskey Place	3	1.7%	2,119	212	\$164,467	\$78.49
Mounce Add	1	0.6%	1,496	220	\$132,000	\$88.24
Nine Elms	1	0.6%	968	141	\$53,500	\$55.27
Oak Crest Estates	1	0.6%	1,612	160	\$95,000	\$58.93
Oak Grove	1	0.6%	1,660	59	\$109,000	\$65.66
Oaks	1	0.6%	1,789	123	\$155,000	\$86.64
Osage Valley Estates	1	0.6%	3,000	85	\$425,000	\$141.67
Paige Place Add	2	1.1%	1,949	160	\$165,750	\$84.60

Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Parklawn Add	1	0.6%	1,538	57	\$131,900	\$85.76
Patriot Park	9	5.0%	1,465	95	\$122,144	\$83.55
Plainview Revised	2	1.1%	1,144	114	\$82,450	\$72.15
Pyeatte-Mccumber	2	1.1%	1,344	62	\$100,350	\$72.65
Quail Run	1	0.6%	1,312	163	\$110,000	\$83.84
R S Morris Add	1	0.6%	1,159	517	\$52,000	\$44.87
Ravenwood Dev	1	0.6%	2,132	235	\$189,000	\$88.65
Robert Dykes	1	0.6%	1,480	45	\$121,500	\$82.09
Shady Acres Unit 1	2	1.1%	1,883	178	\$142,125	\$79.36
Shady Grove Add	2	1.1%	1,409	74	\$89,900	\$62.11
Shady Grove Estate	2	1.1%	2,576	39	\$221,250	\$85.91
Siloam Heights	1	0.6%	1,200	34	\$48,000	\$40.00
Siloam Spgs Original	3	1.7%	2,025	110	\$123,200	\$58.24
Southern Hills	1	0.6%	2,042	71	\$139,000	\$68.07
Stonecrest	7	3.9%	2,018	125	\$194,447	\$96.17
Stoneridge	2	1.1%	1,526	127	\$156,500	\$102.56
Sun Haven Add	1	0.6%	1,230	55	\$87,000	\$70.73
Sycamore Heights	1	0.6%	1,740	91	\$183,500	\$105.46
Tara Heights	1	0.6%	1,941	42	\$159,900	\$82.38
Teagues Add	1	0.6%	720	139	\$57,000	\$79.17
The Woodlands	1	0.6%	1,400	73	\$132,800	\$94.86
Villa View Estates	1	0.6%	2,925	120	\$277,000	\$94.70
Vista View	4	2.2%	1,211	69	\$84,675	\$69.64
Walnut Ridge	1	0.6%	2,256	98	\$244,900	\$108.55
Walnut Woods	8	4.5%	1,879	75	\$168,668	\$90.53
Washington Court Add	2	1.1%	1,512	56	\$132,750	\$87.74
West Kenwood Add	1	0.6%	1,431	58	\$92,000	\$64.29
Willows Add	1	0.6%	1,437	108	\$125,500	\$87.33
Wm C Tates Add	2	1.1%	1,457	132	\$107,250	\$72.52
Wood Creek Add	1	0.6%	1,463	19	\$132,000	\$90.23
Young & Bailey	1	0.6%	1,458	27	\$66,000	\$45.27
Other	26	14.5%	1,928	143	\$167,755	\$79.38
Siloam Springs	179	100.0%	1,756	123	\$147,798	\$81.18

Washington County

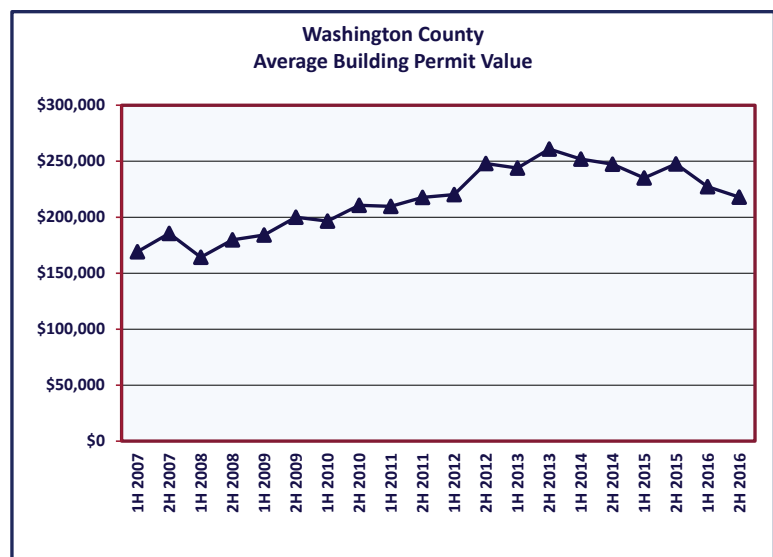
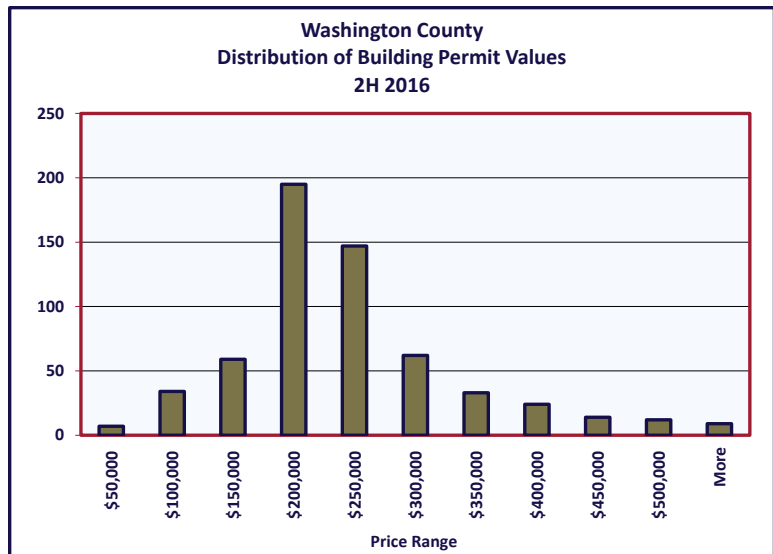
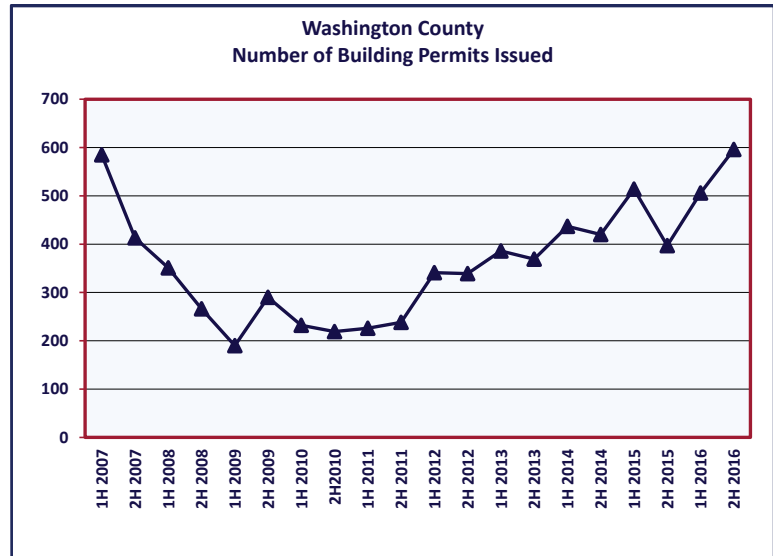
Building Permits

From July 1 to December 31, 2016, there were 596 residential building permits issued in Washington County. The second half of 2016 total was a 50.1 percent increase from the second half of 2015 total of 397 residential building permits. The average value of the Washington County building permits was \$217,971 during the second half of 2016, down 12.0 percent from the average residential building permit value of \$247,566 in the second half of 2015. About 57.4 percent of the period's building permits were valued between \$150,001 and \$250,000, 16.8 percent were valued \$150,000 or lower, and 25.8 percent were valued higher than \$250,000.

Fayetteville accounted for 53.0 percent of the residential building permits issued in Washington County, while Springdale accounted for 24.3 percent. Meanwhile, West Washington County accounted for 17.4 percent in the second half of 2016.

Subdivisions

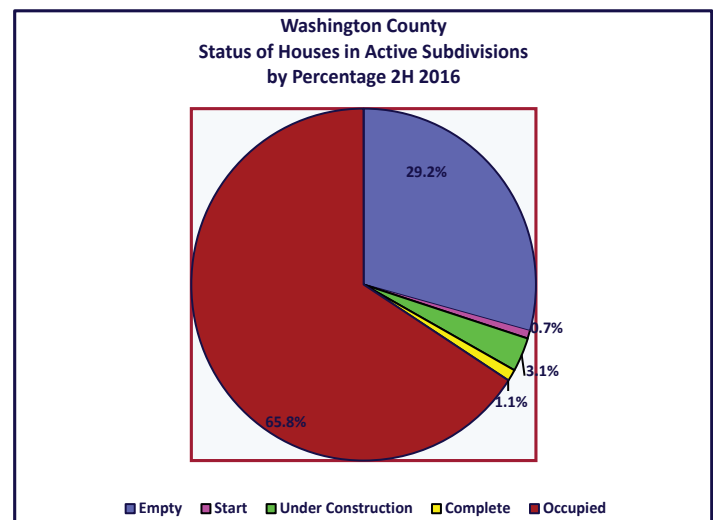
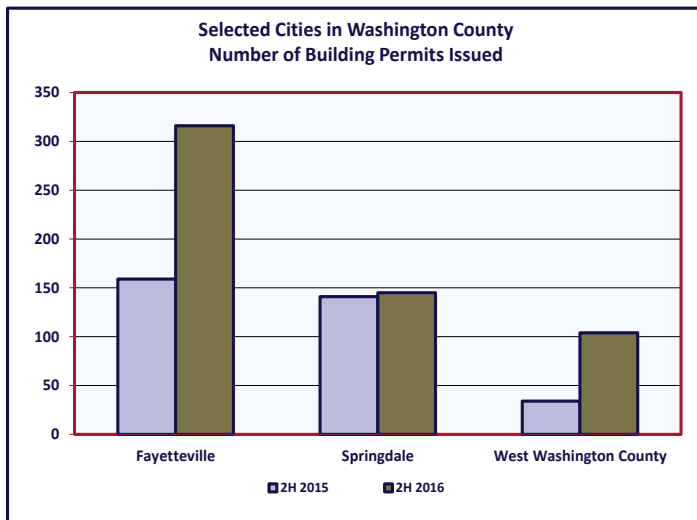
There were 10,127 total lots in 165 active subdivisions in Washington County in the second half of 2016. Within the active subdivisions 29.2 percent were empty, 0.7 percent were starts, 3.1 percent were under construction, 1.1 percent were complete but unoccupied houses and 65.8 percent of the lots were occupied. In the second half of 2016, Fayetteville had the most empty lots, starts, houses under construction, complete but unoccupied houses, and occupied houses. During the second half of 2016, the most active subdivisions in terms of houses under construction were Eastview in Springdale with 27 and Sundowner in Prairie Grove with



Washington County

Washington County Residential Building Permit Values by City Second Half of 2016

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2016 Total	2H 2015 Total
Elkins	0	8	7	0	0	0	0	0	0	0	0	15	8
Elm Springs	0	0	0	6	0	0	0	0	0	0	0	6	19
Farmington	0	0	0	1	1	0	1	8	5	1	0	17	12
Fayetteville	0	1	13	139	78	38	22	9	2	8	6	316	159
Goshen	1	0	0	1	0	2	0	1	1	0	0	6	19
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	0
Johnson	1	1	0	0	0	0	0	0	0	0	0	2	6
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	0
Prairie Grove	4	22	32	19	3	1	0	0	0	0	0	81	21
Springdale	0	0	5	27	65	21	9	6	6	3	3	145	141
Tontitown	1	0	0	0	0	0	1	0	0	0	0	2	11
West Fork	0	2	2	2	0	0	0	0	0	0	0	6	1
West Washington County	4	24	34	22	4	1	1	8	5	1	0	104	34
Washington County	7	34	59	195	147	62	33	24	14	12	9	596	397



Washington County

14. By contrast, in 36 out of the 165 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.

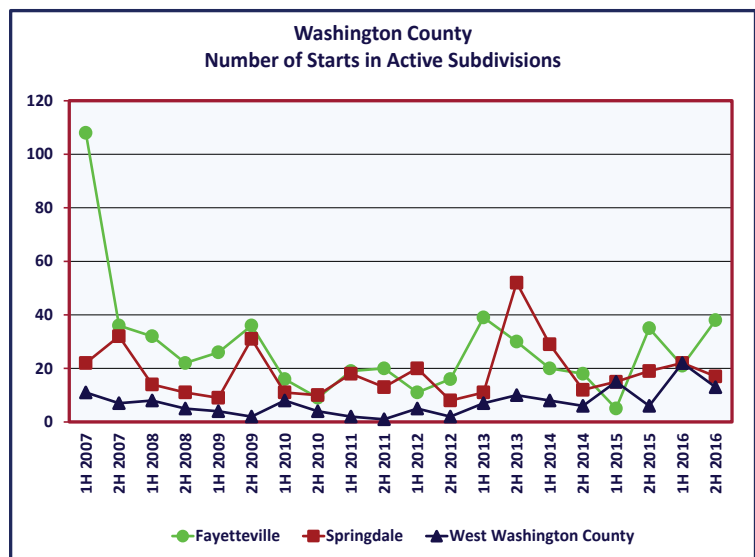
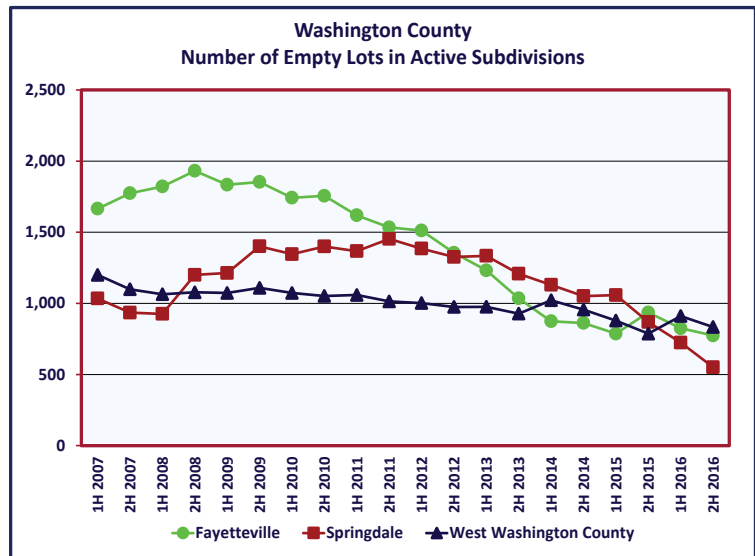
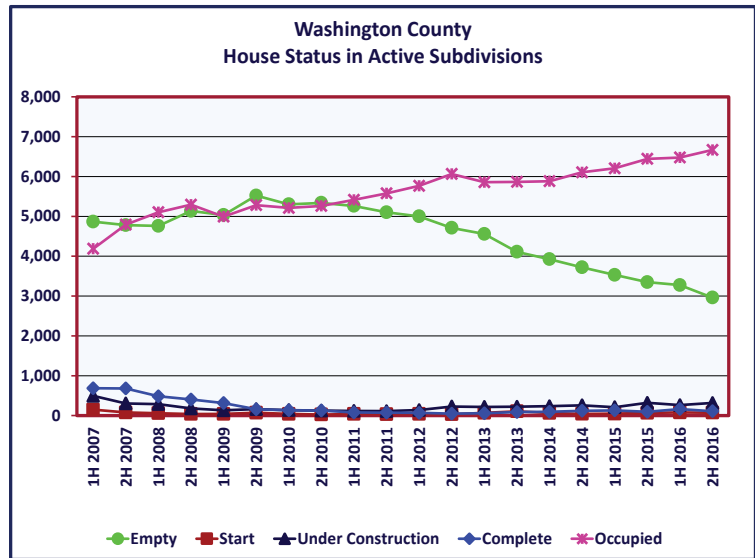
During the second half of 2016, 569 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 42.5 months of lot inventory at the end of the second half of 2016 down from 51.5 in the first half of 2016. The results reflect that in 50 of the 165 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 2,373 lots in 38 subdivisions had received either preliminary or final approval by December 31, 2016. Fayetteville accounted for 66.0 percent of the coming lots, Springdale accounted for 12.7 percent, Elm Springs accounted for 7.7 percent, Farmington accounted for 7.5 percent, and the remaining 6.1 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the second half of 2016 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 62.9 percent in 2010 to 62.1 percent in the second half of 2016.

Sales of Existing Houses

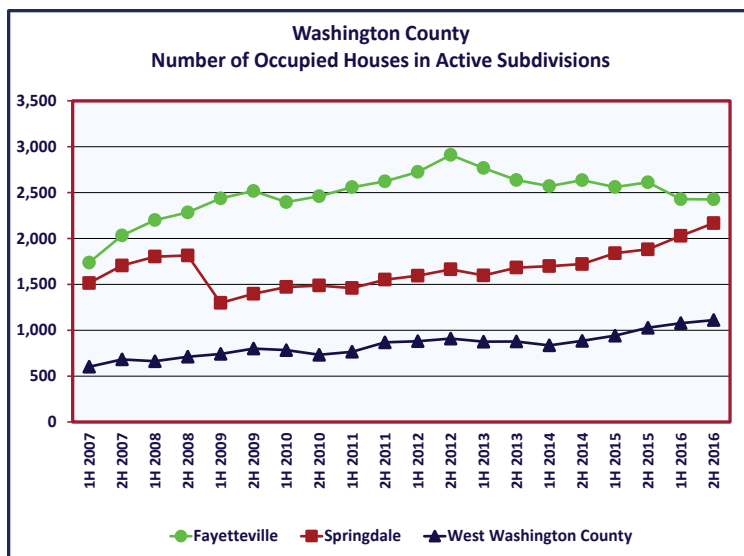
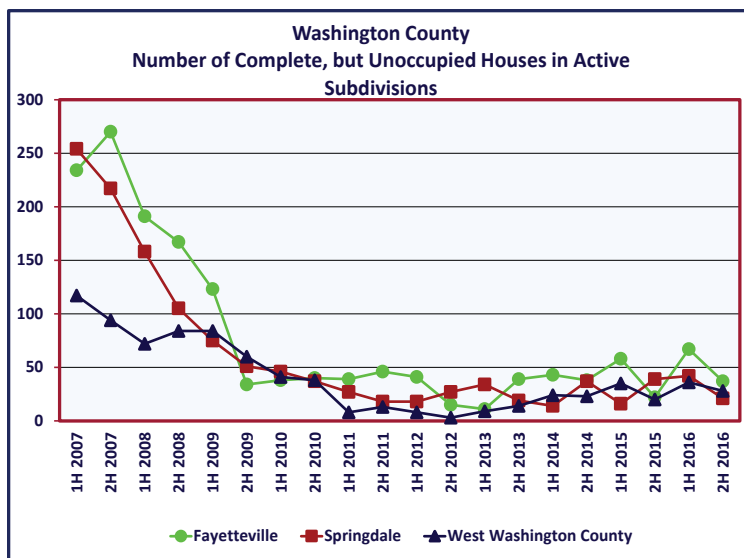
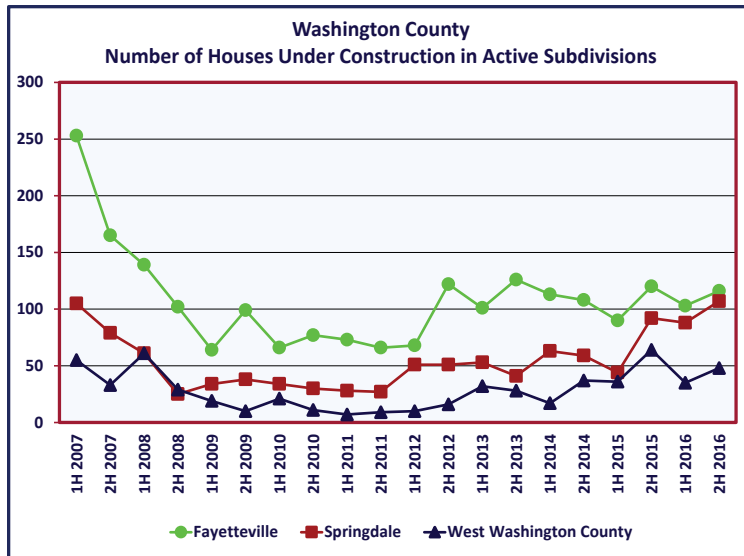
Examining the house sales in the second half of 2016 yields the following results: 1,843 houses were sold from July 1 to December 31, 2016 in Washington County. This represents an



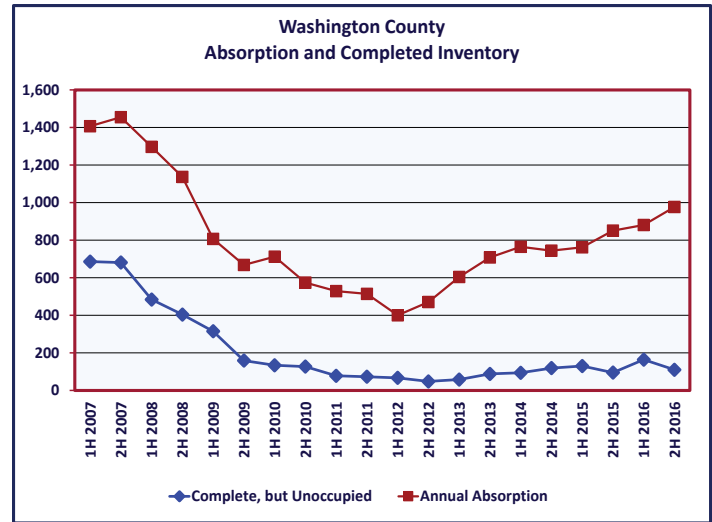
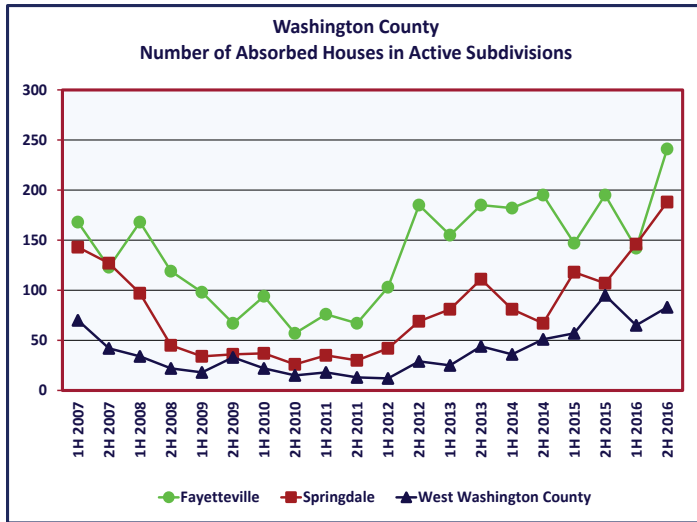
Washington County

increase of 12.2 percent from the same period in 2015. About 45.1 percent of the houses were sold in Fayetteville, while 36.0 percent were sold in Springdale. As of December 31, 2016, the MLS database listed 786 houses for sale at an average list price of \$313,066. The average price of all houses sold in Washington County was \$201,804 and the average house price per square foot was \$101.26. For the second half of 2016, the average amount of time between the initial listing of a house and the sale date was 112 days, a decrease of 4 days from the previous half. Out of the 1,843 houses sold in the second half of 2016, 380 were new construction. These newly constructed houses had an average sales price of \$215,963 and took an average of 132 days to sell from their initial listing dates.

From July 1 to December 31, 2016, on average, Fayetteville had the most expensive houses, while Farmington had the largest houses, and Winslow had the fastest selling time in Washington County.



Washington County

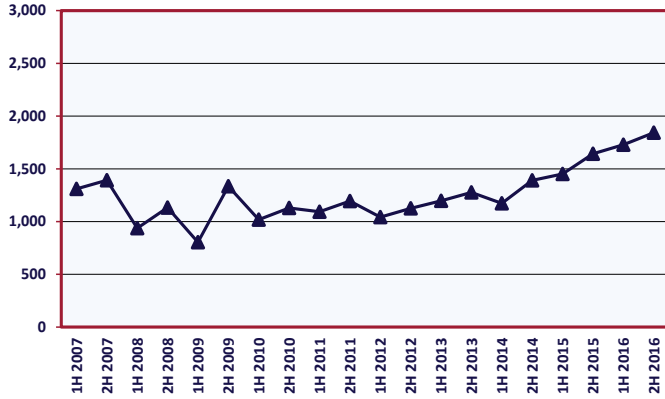


Washington County - Percentage of Owner-Occupied Houses by City

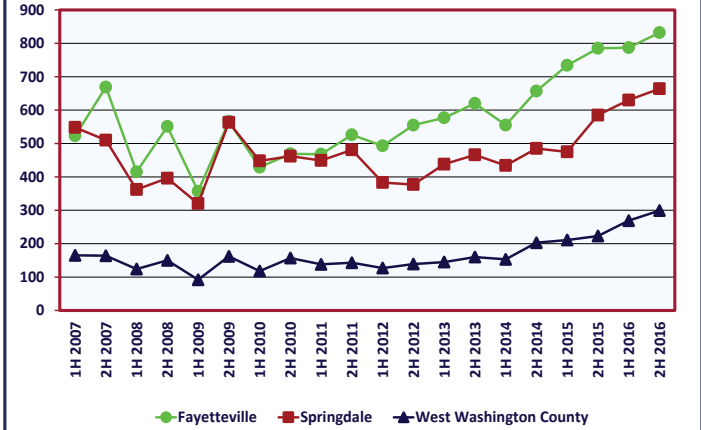
City	2010	2011	2012	2013	2014	2015	2016
Elkins	71.7%	74.1%	69.8%	70.9%	70.8%	68.7%	68.8%
Elm Springs	78.1%	80.2%	79.8%	79.5%	79.3%	77.7%	77.6%
Farmington	68.9%	69.9%	69.8%	69.9%	69.7%	67.1%	67.4%
Fayetteville	58.4%	59.2%	59.2%	58.6%	58.3%	55.9%	56.0%
Goshen	76.9%	77.7%	78.3%	72.4%	73.5%	71.1%	71.1%
Greenland	66.2%	67.8%	68.5%	67.9%	67.3%	66.8%	67.5%
Johnson	60.2%	60.6%	59.5%	58.6%	57.9%	56.3%	56.3%
Lincoln	63.2%	63.8%	62.8%	61.0%	60.2%	56.6%	57.1%
Prairie Grove	66.8%	67.2%	68.7%	67.6%	68.0%	65.2%	65.2%
Springdale	64.5%	76.8%	64.7%	64.1%	74.2%	72.6%	62.2%
Tontitown	74.6%	66.3%	78.2%	77.9%	63.4%	76.3%	78.1%
West Fork	70.9%	76.0%	71.2%	70.5%	78.3%	69.3%	69.2%
Winslow	65.0%	71.1%	63.0%	65.0%	70.0%	62.8%	62.8%
Other	75.4%	66.4%	75.3%	74.7%	63.5%	62.3%	73.0%
Washington County	64.5%	65.7%	64.9%	64.3%	63.9%	62.0%	62.1%

Washington County

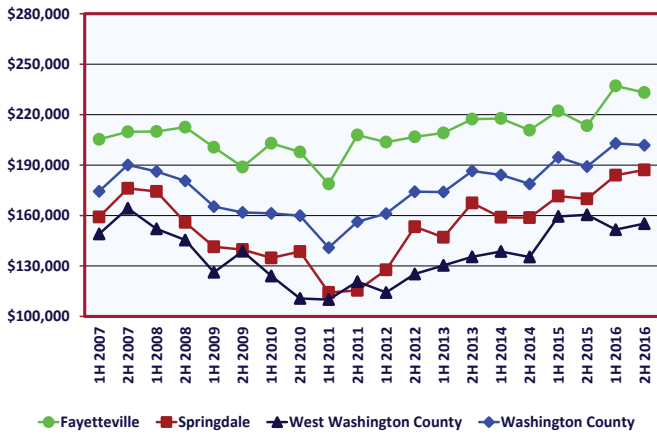
Washington County
Number of Houses Sold



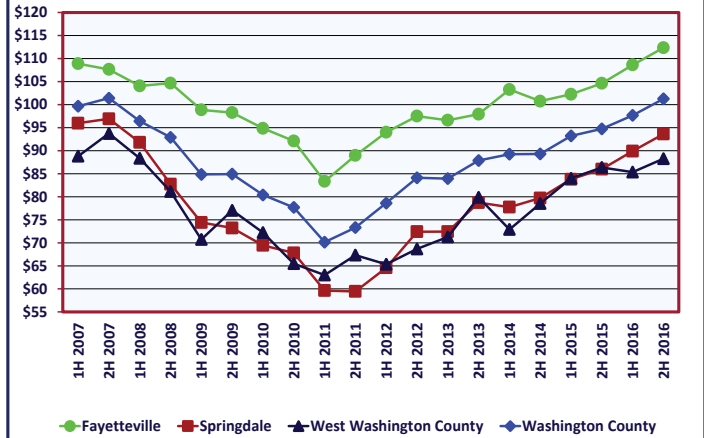
Selected Cities in Washington County
Number of Houses Sold



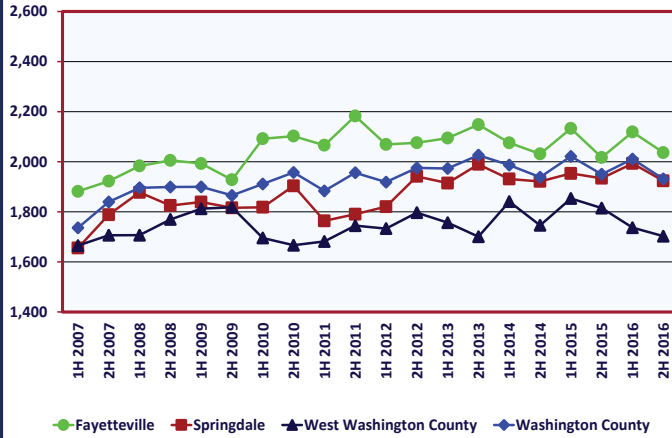
Selected Cities in Washington County
Average Price per House Sold



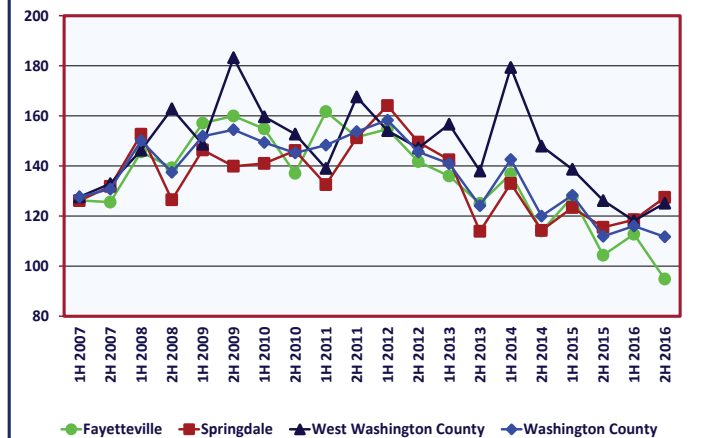
Selected Cities in Washington County
Average Price per Square Foot of Houses Sold



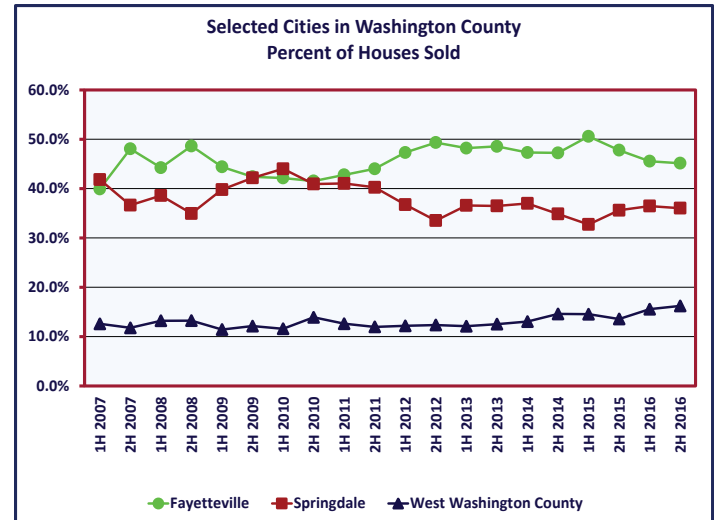
Selected Cities in Washington County
Average Square Footage of Houses Sold



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



Washington County

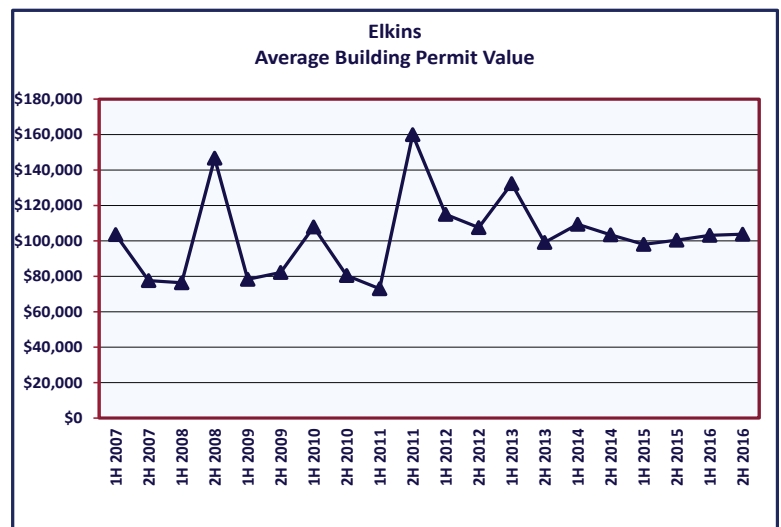
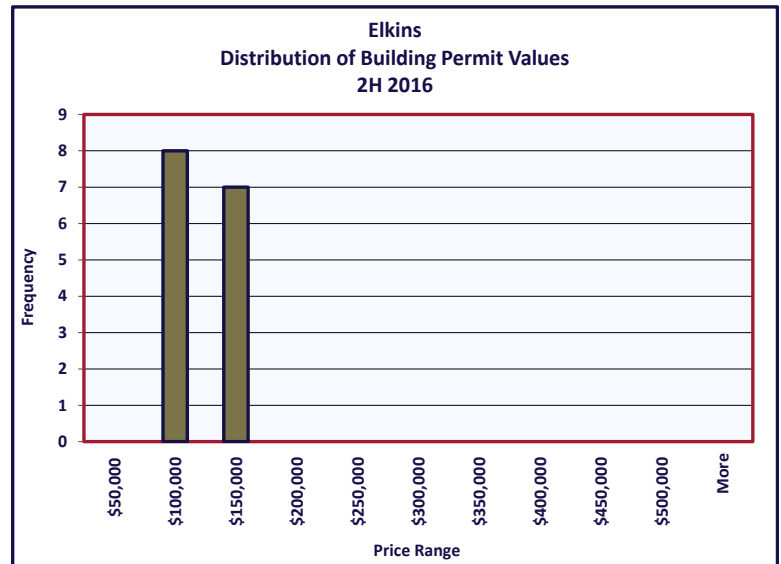
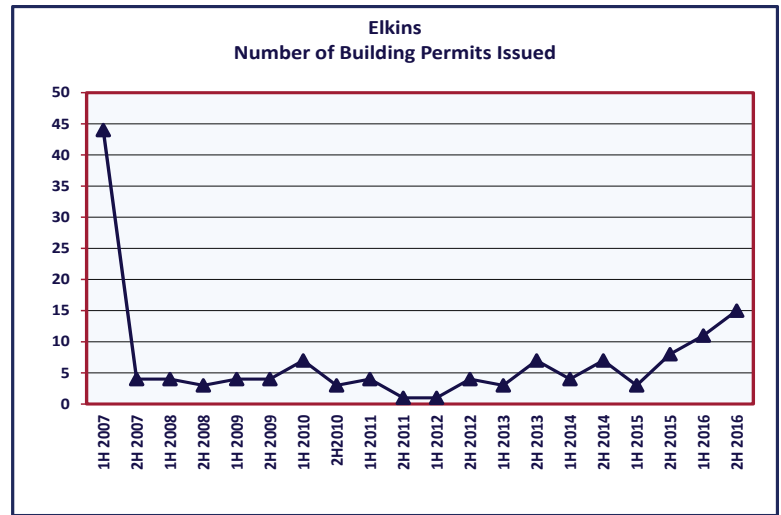


Washington County Sold House Characteristics by City Second Half of 2016

City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Elkins	\$141,302	\$95.93	117	34	1.8%
Farmington	\$182,834	\$94.22	99	87	4.7%
Fayetteville	\$233,128	\$112.35	95	832	45.1%
Goshen	\$130,375	\$84.73	102	4	0.2%
Greenland	\$159,755	\$90.29	1,895	2	0.1%
Lincoln	\$127,627	\$71.49	107	28	1.5%
Prairie Grove	\$148,667	\$90.80	114	151	8.2%
Springdale	\$187,107	\$93.61	127	664	36.0%
Summers	\$255,598	\$86.58	169	4	0.2%
West Fork	\$133,948	\$74.22	156	31	1.7%
Winslow	\$162,150	\$108.52	81	6	0.3%
Washington County	\$201,804	\$101.26	112	1,843	100.0%

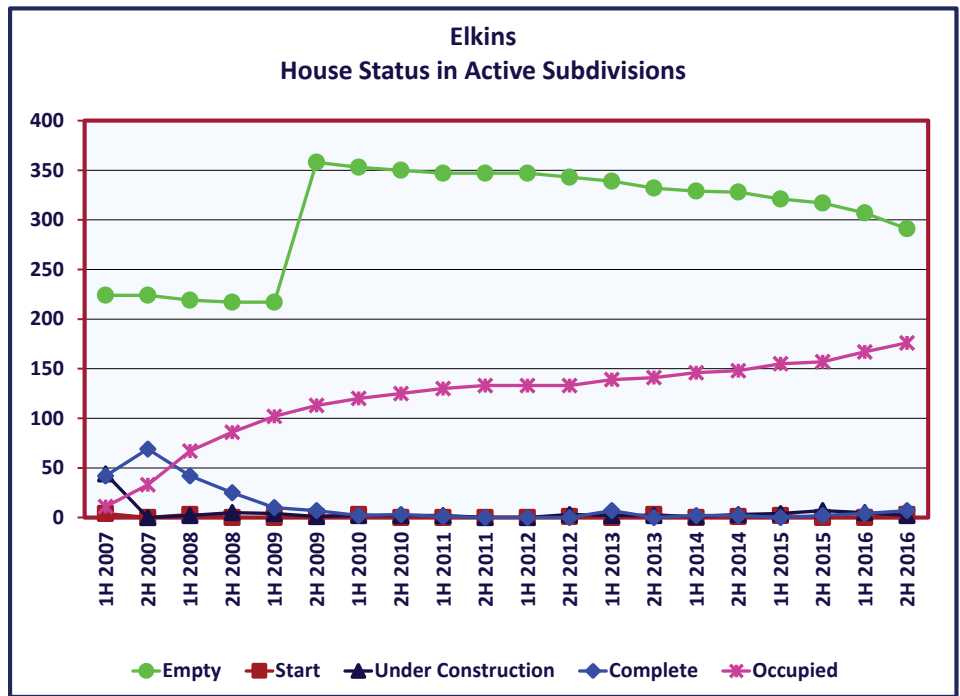
Elkins

- From July 1 through December 31, 2016 there were 15 residential building permits issued in Elkins. This represents a 87.5 percent increase from the second half of 2015.
- All of the building permits issued in Elkins were valued in the \$50,001 to \$150,000 range in the second half of 2016.
- The average residential building permit value in Elkins increased by 3.4 percent from \$100,423 in the second half of 2015 to \$103,809 in the second half of 2016.



Elkins

- There were 479 total lots in 7 active subdivisions in Elkins in the second half of 2016. About 36.7 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 0.4 percent were under construction, 0.6 percent were starts, and 60.8 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the first half of 2016 was Oakleaf Manor with 2.
- No new construction has occurred in the past year in 5 out of the 7 active subdivisions in Elkins.
- 9 new houses in Elkins became occupied in the second half of 2016. The annual rate implies that there were 191.4 months of remaining inventory in active subdivisions, down from 316.0 months in the first half of 2016.
- There was no absorptions in 5 of the 7 active subdivisions in Elkins during the past year.



- No additional lots had received preliminary or final approval by December 31, 2016.

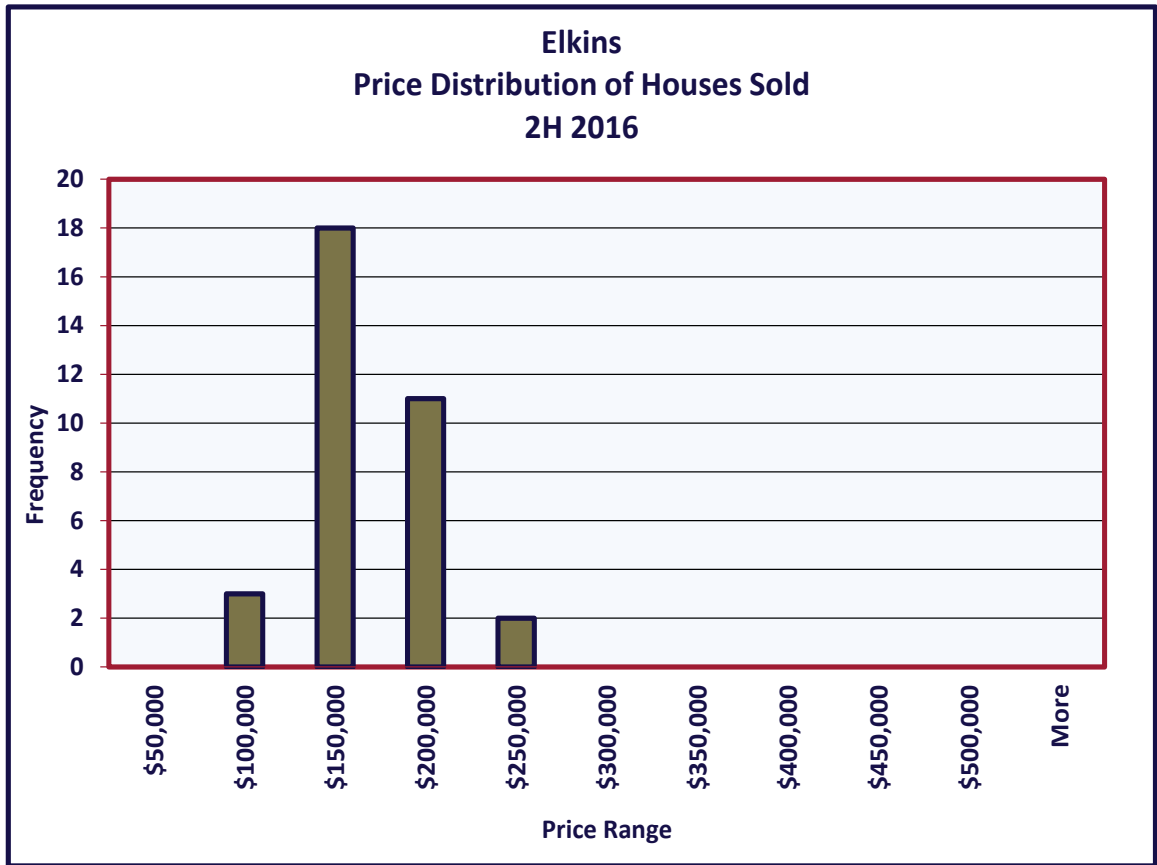
Elkins House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge ^{1,2}	36	0	0	0	15	51	0	--
Miller's Creek ^{1,2}	2	0	0	0	5	7	0	--
Miller's Meadow	4	3	0	0	78	85	3	9.3
Oakleaf Manor	116	0	2	7	22	147	6	150.0
Silver Birch Estates ^{1,2}	2	0	0	0	5	7	0	--
Stokenbury Farms ^{1,2}	107	0	0	0	31	138	0	--
Stonecrest ^{1,2}	24	0	0	0	20	44	0	--
Elkins	291	3	2	7	176	479	9	191.4

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

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

Elkins

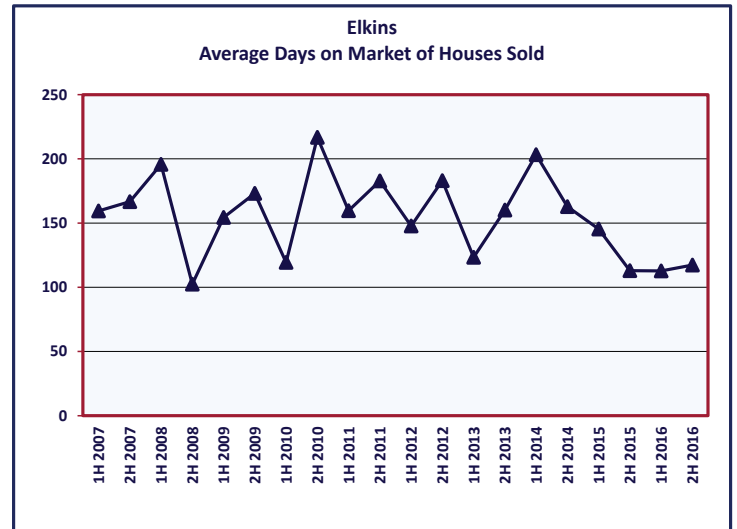
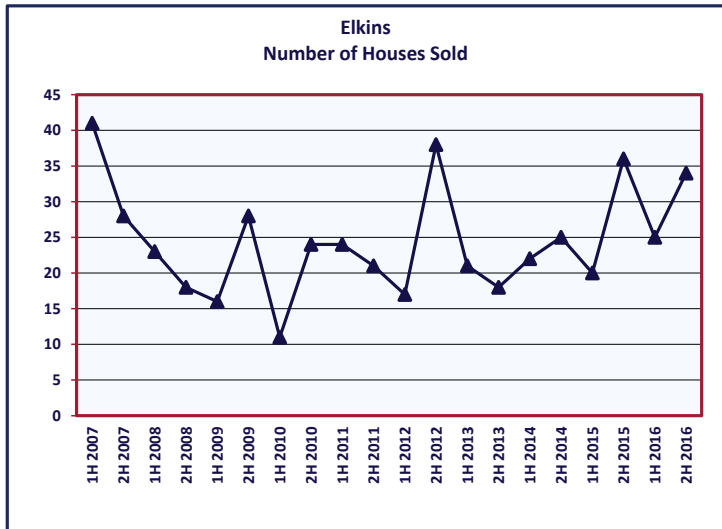


- 52.9 percent of the sold houses in Elkins were priced between \$100,001 and \$150,000.

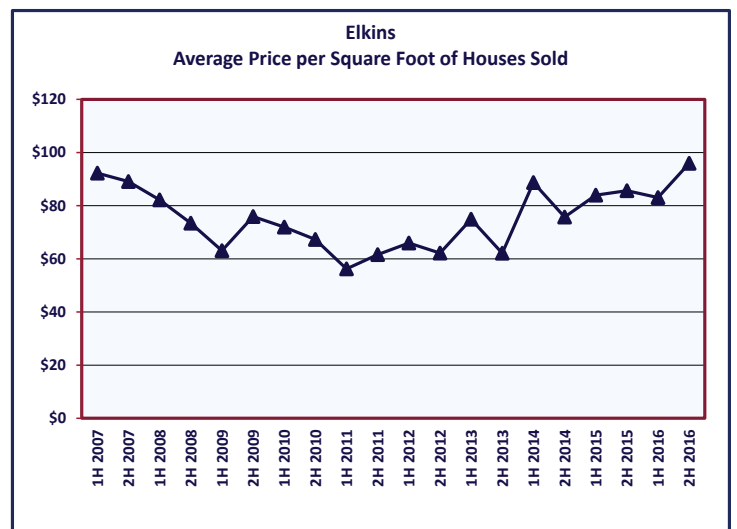
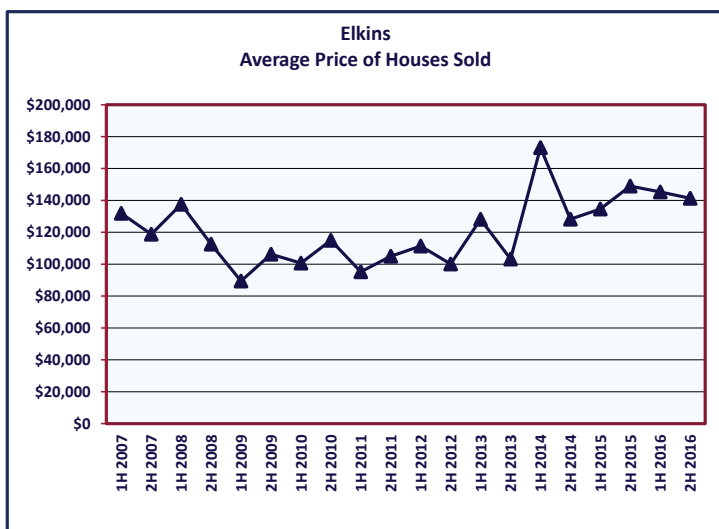
Elkins Price Range of Houses Sold Second Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	3	8.8%	1,019	81	98.4%	\$89.03
\$100,001 - \$150,000	18	52.9%	1,370	96	98.2%	\$89.00
\$150,001 - \$200,000	11	32.4%	1,798	164	98.9%	\$94.53
\$200,001 - \$250,000	2	5.9%	1,684	109	100.7%	\$176.47
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Elkins	34	100.0%	1,496	117	98.6%	\$95.93

Elkins



- There were 34 houses sold in Elkins from July 1 to December 31, 2016 or 30.6 percent higher than the 25 sold in the first half of 2016 and 5.6 percent fewer than in the second half of 2015.
- The average price of a house sold in Elkins decreased from \$145,329 in the first half of 2016 to \$141,302 in the second half of 2016.
- The average sales price was 2.8 percent lower than in the previous half year and 5.1 percent lower than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 113 in the first half of 2016 to 117 the second half of 2016.
- The average price per square foot for a house sold in Elkins increased from \$83.04 in the first half of 2016 to \$95.93 in the second half of 2016.
- The average price per square foot was 15.5 percent higher than in the previous half year and 12.0 percent higher than in the second half of 2015.
- About 1.8 percent of all houses sold in Washington County in the second half of 2016 were sold in Elkins.
- The average sales price of a house was 70.0 percent of the county average.
- 11 newly constructed houses were sold in Elkins in the second half of 2016, at an average price of \$167,282.
- There were 19 houses in Elkins listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$217,053.
- According to the Washington County Assessor's database, 53.0 percent of houses in Elkins were owner-occupied in the second half of 2016.



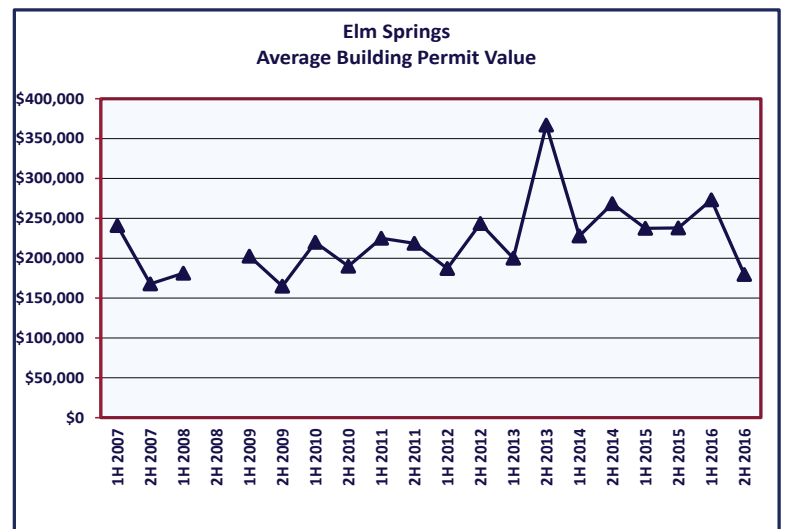
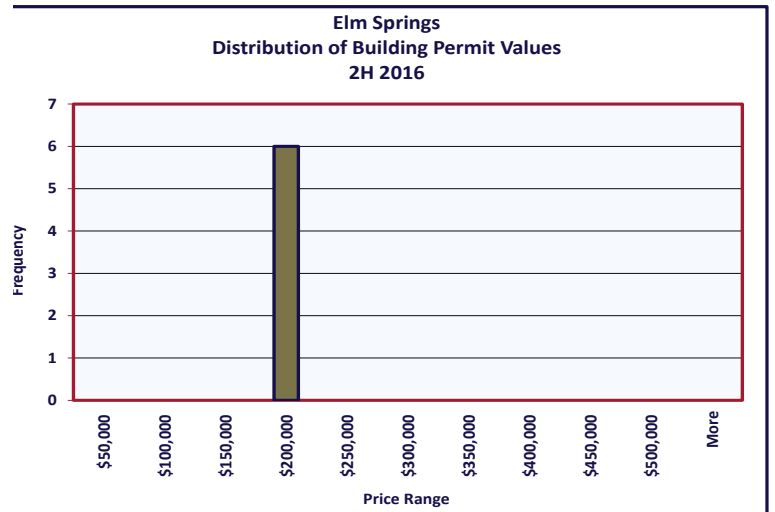
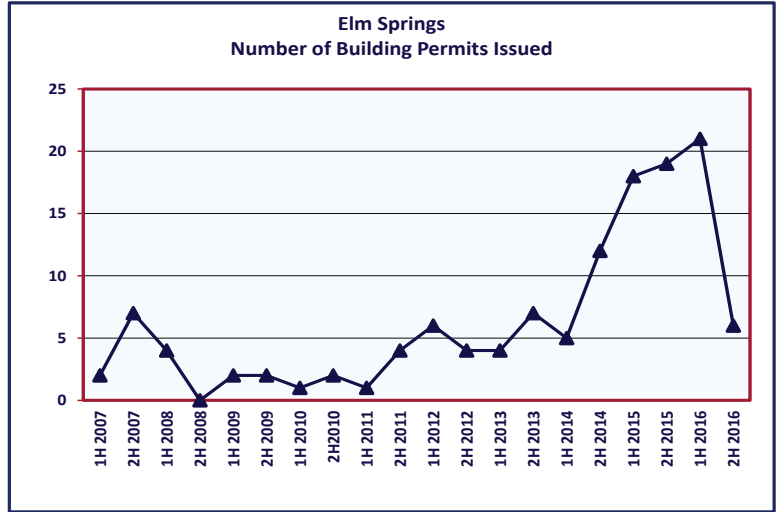
Elkins

Elkins Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Elkridge Plantation	1	2.9%	1,743	165	\$130,000	\$74.58
Fox Trail Village	1	2.9%	1,417	72	\$110,704	\$78.13
Meadowbrook	2	5.9%	1,575	79	\$145,950	\$92.70
Oakleaf Manor	11	32.4%	1,756	160	\$167,282	\$95.39
Oakwoods	10	29.4%	1,295	93	\$115,965	\$89.59
Stokenbury Farms	1	2.9%	1,385	32	\$125,900	\$90.90
Twin Oaks	2	5.9%	1,174	81	\$108,500	\$92.22
Woodbridge	2	5.9%	979	75	\$87,000	\$88.99
Other	4	11.8%	1,652	139	\$188,750	\$131.28
Elkins	34	100.0%	1,496	117	\$141,302	\$95.93

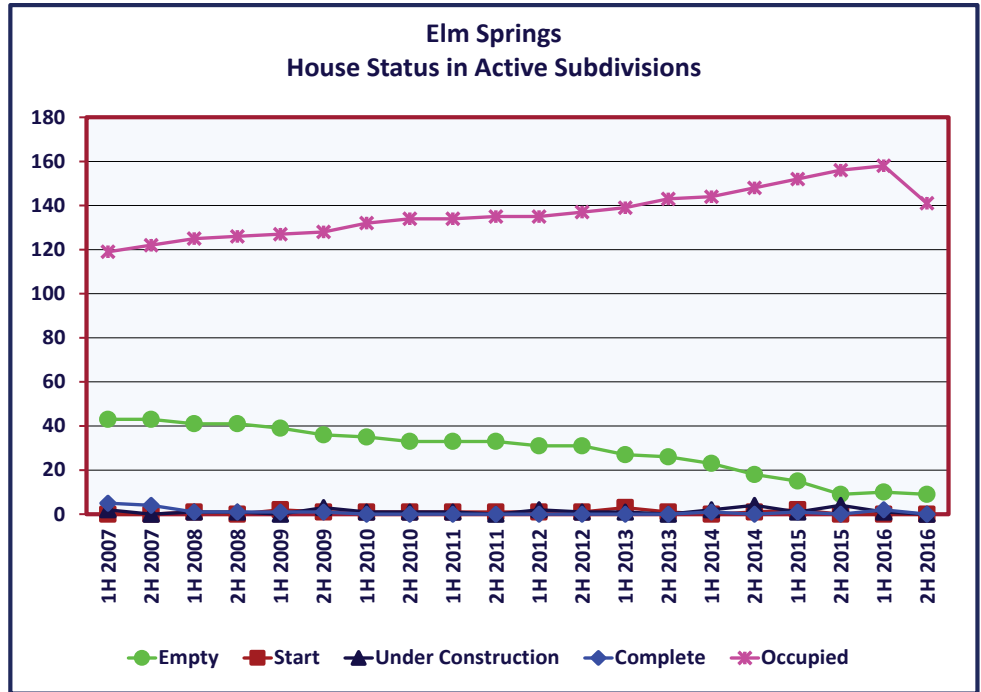
Elm Springs

- From July 1 to December 31, 2016 there were 6 residential building permits issued in Elm Springs. This was a 68.4 percent decrease from the second half of 2015.
- All of the residential building permit values in Elm Springs were in the \$150,001 to the \$250,000 range.
- The average residential building permit value in Elm Springs decreased by 24.5 percent from \$237,933 in the second half of 2015 to \$179,667 in the second half of 2016.



Elm Springs

- There were 150 total lots in 3 active subdivisions in Elm Springs in the second half of 2016. About 94.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 6.0 percent were empty lots.
- There were no new houses under construction in Elm Springs in the second half of 2016.
- 4 houses in Elm Springs became occupied in the second half of 2016. The annual absorption rate implies that there were 18.0 months of remaining inventory in active subdivisions, down from 26.0 in the first half of 2016.
- There was no absorption in 1 of the subdivisions in Elm Springs during the past year.
- An additional 183 lots in 2 subdivisions had received final approval by December 31, 2016.



Elm Springs Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Unnamed	2H 2016	33
<i>Final Approval</i>		
Elm Valley, Phases I, II, II	2H 2016	150
Elm Springs		183

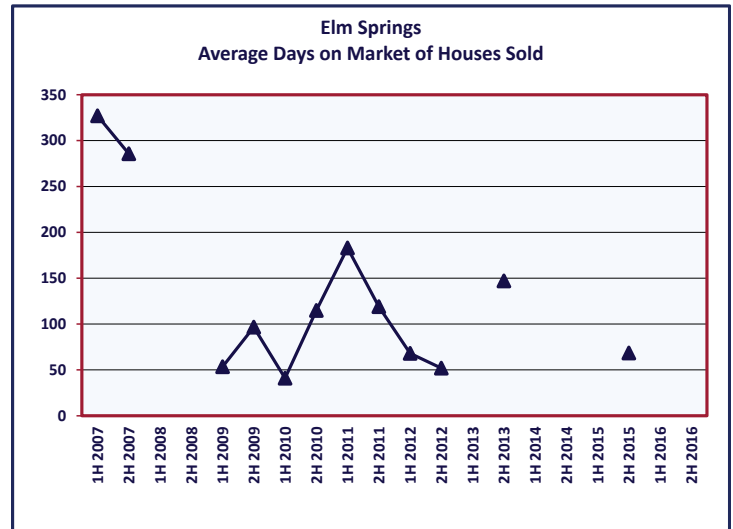
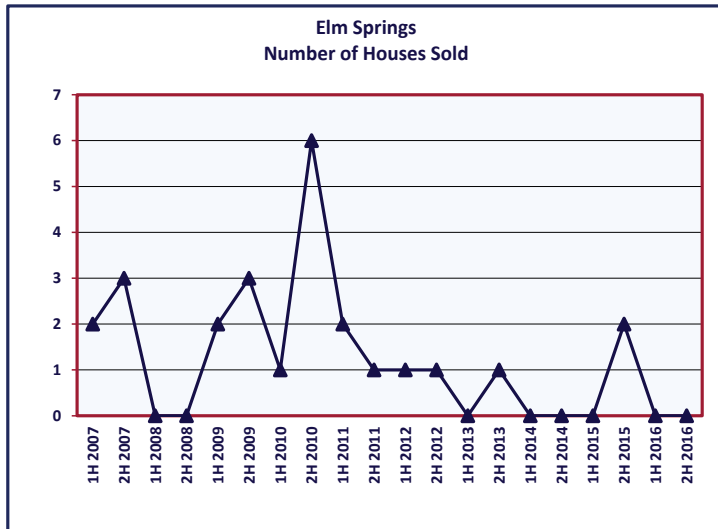
Elm Springs House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Estates at Brush Creek	2	0	0	0	22	24	3	6.0
Pinkley, Phases I - III ^{1,2}	6	0	0	0	55	61	0	--
Plantation Estates	1	0	0	0	64	65	1	12.0
Elm Springs	9	0	0	0	141	150	4	18.0

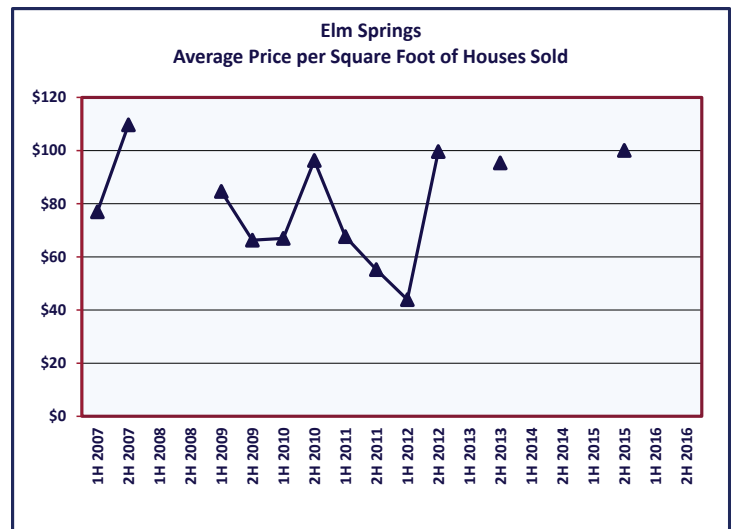
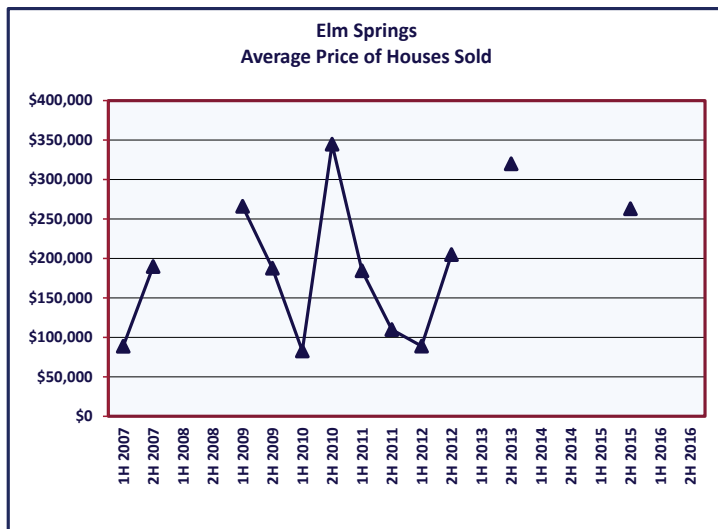
¹ No absorption has occurred in this subdivision in the last year.

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

Elm Springs

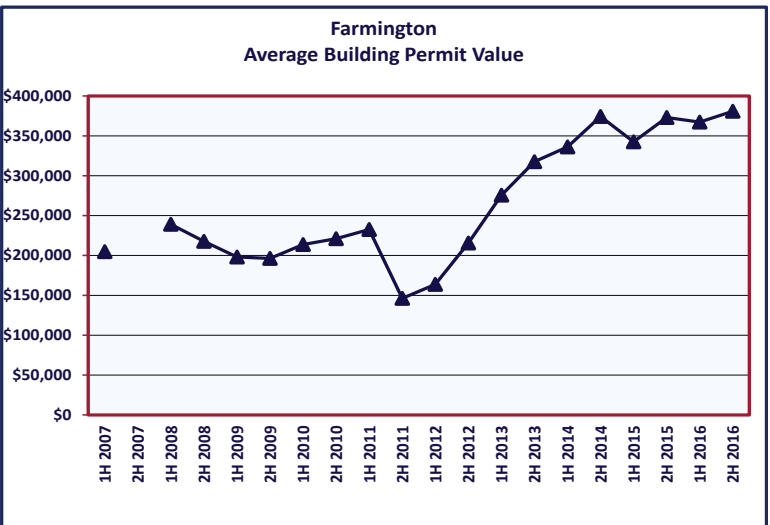
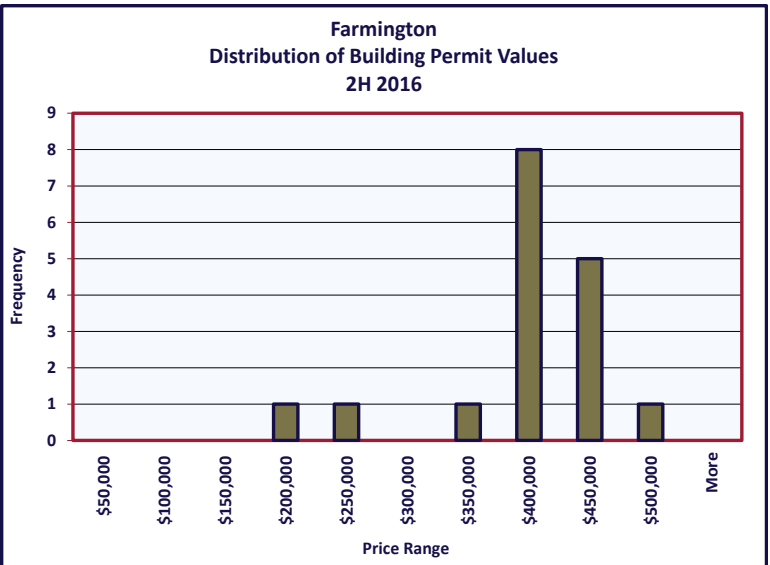
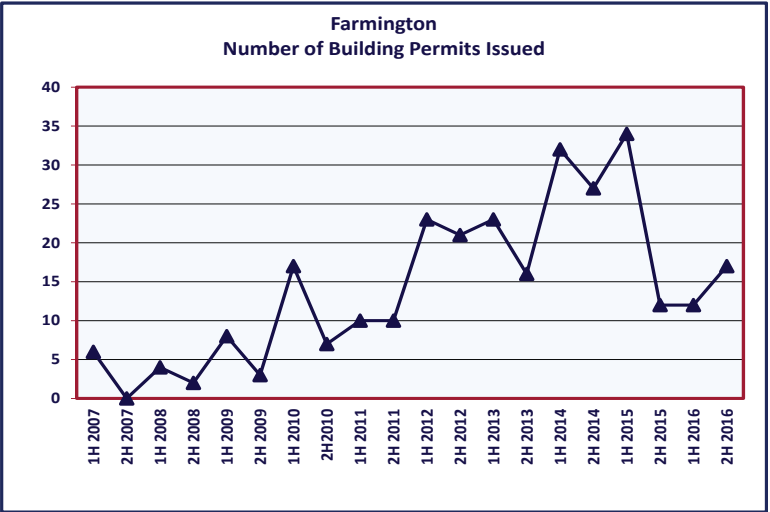


- There were no houses sold in Elm Springs from July 1 to December 31, 2016.
- There were no houses in Elm Springs listed for sale in the MLS database as of December 31, 2016.
- According to the Washington County Assessor's database, 77.6 percent of houses in Elm Springs were owner-occupied in the second half of 2016.



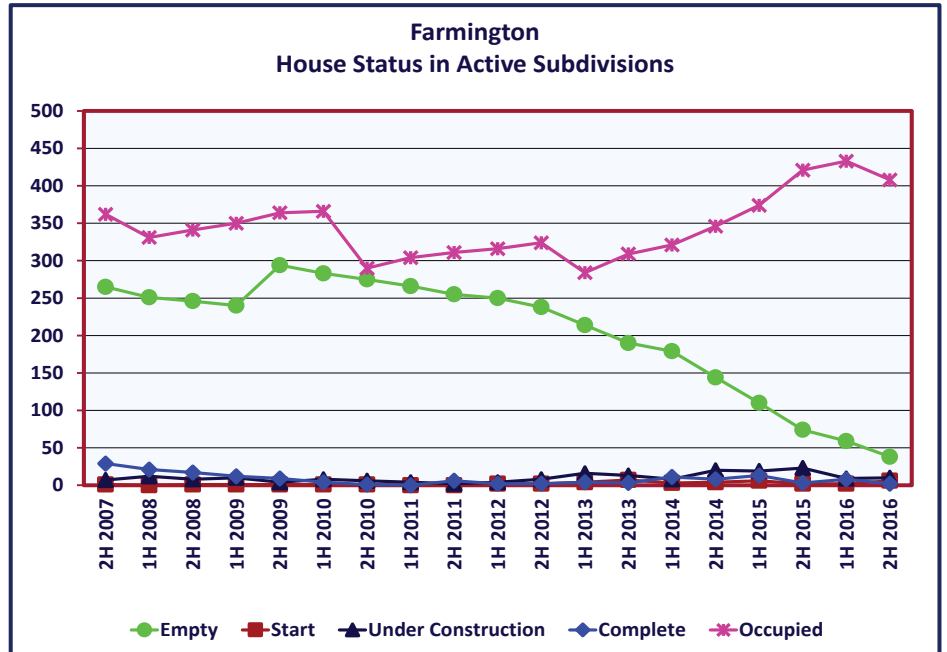
Farmington

- From July 1 to December 31, 2016 there were 17 residential building permits issued in Farmington. This was a 41.7 percent increase from the second half of 2015.
- In the second half of 2016, most of the residential building permits in Farmington were valued in the \$350,001 to \$450,000 range.
- The average residential building permit value in Farmington increased by 2.1 percent from \$373,083 in the second half of 2015 to \$380,882 in the second half of 2016.



Farmington

- There were 464 total lots in 8 active subdivisions in Farmington in the second half of 2016. About 87.9 percent of the lots were occupied, 0.4 percent were complete, but vacant, 2.2 percent were under construction, 1.3 percent were starts, and 8.2 percent were empty lots.
- The subdivisions with the most houses under construction in Farmington in the second half of 2016 were Twin Falls with 5 and Bethal Oaks with 3.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 8 active subdivisions in Farmington.
- 22 new houses in Farmington became occupied in the second half of 2016. The annual absorption rate implies that there were 14.6 months of remaining inventory in active subdivisions, up from 13.2 in the first half of 2016.



- In 2 of the 8 active subdivisions in Farmington, no absorption has occurred in the last year.
- An additional 179 lots in 2 subdivisions had received either preliminary or final approval by December 31, 2016.



Farmington Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Holland Crossing	1H 2016	50
Saddle Brook	1H 2010	129
Farmington		179

Farmington

Farmington House Status in Active Subdivisions Second Half of 2016

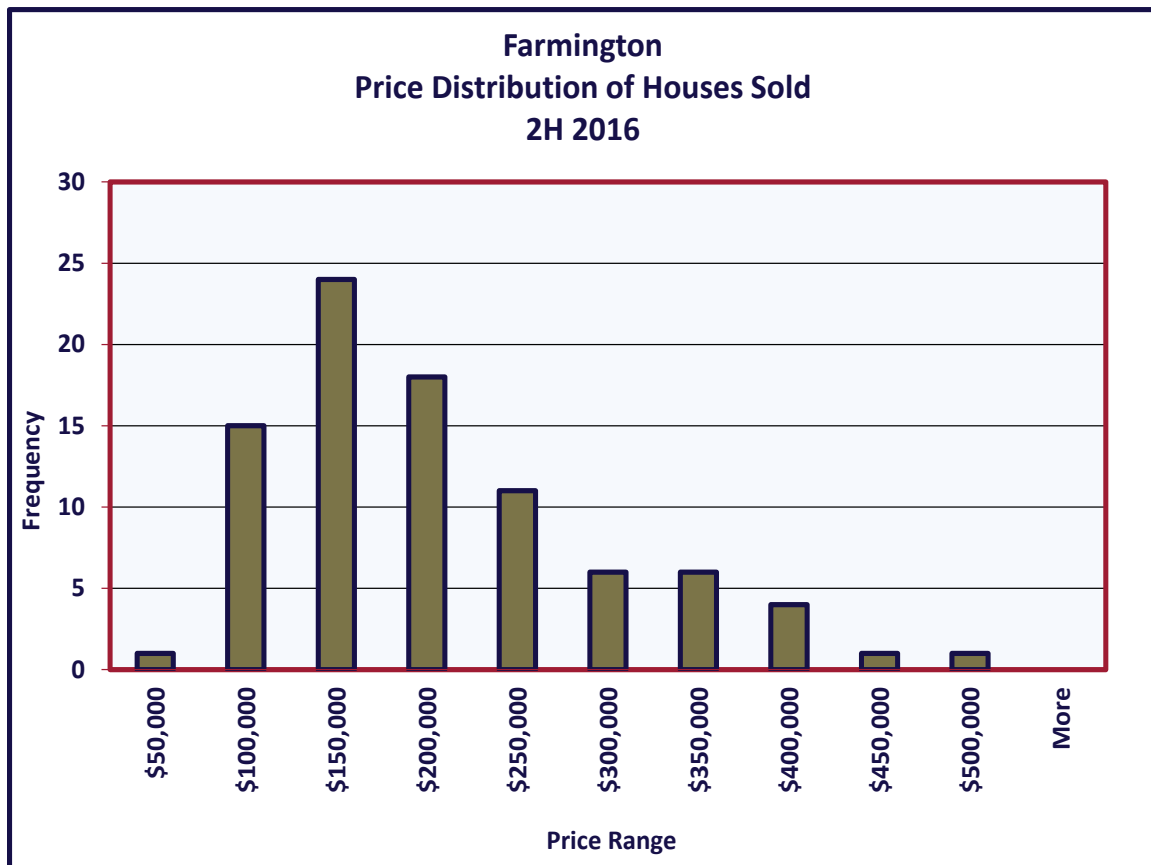
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates ^{1,2}	9	1	0	0	56	66	0	--
Bethel Oaks	0	3	3	0	61	67	7	6.5
Forest Hills, Phases I, II ¹	1	0	1	0	49	51	0	--
North Club House Estates	1	0	0	0	20	21	1	6.0
South Club House Estates	8	0	0	0	68	76	5	12.0
Southwinds, Phase V	0	0	1	0	30	31	0	6.0
Twin Falls, Phases I, II	13	2	5	1	105	126	6	15.8
Walnut Grove	6	0	0	1	19	26	3	16.8
Farmington	38	6	10	2	408	464	22	14.6

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

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



Farmington



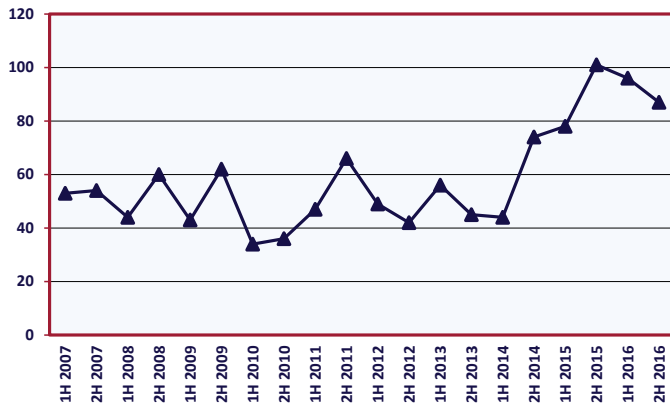
- 67.7 percent of the sold houses in Farmington were priced between \$100,001 and \$250,000.

Farmington Price Range of Houses Sold Second Half of 2016

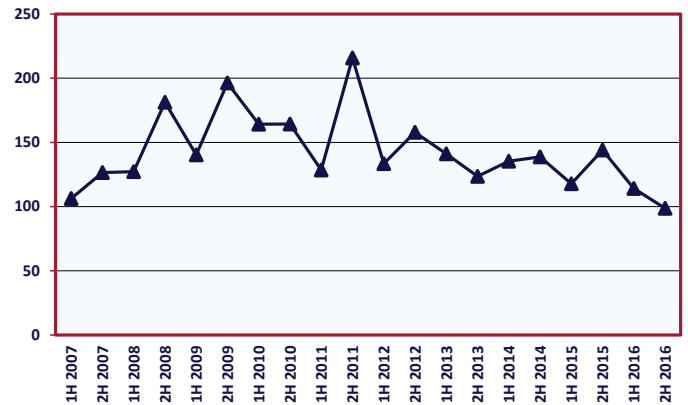
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.1%	1,332	34	97.0%	\$17.48
\$50,001 - \$100,000	15	17.2%	1,348	55	87.4%	\$57.41
\$100,001 - \$150,000	24	27.6%	1,428	87	98.6%	\$91.22
\$150,001 - \$200,000	18	20.7%	1,908	127	98.8%	\$95.63
\$200,001 - \$250,000	11	12.6%	2,196	137	97.4%	\$109.79
\$250,001 - \$300,000	6	6.9%	2,355	90	98.3%	\$117.00
\$300,001 - \$350,000	6	6.9%	2,604	86	97.1%	\$124.06
\$350,001 - \$400,000	4	4.6%	3,078	126	97.2%	\$123.54
\$400,001 - \$450,000	1	1.1%	3,253	217	97.0%	\$124.29
\$450,001 - \$500,000	1	1.1%	3,494	49	98.5%	\$135.09
\$500,000+	0	0.0%	--	--	--	--
Farmington	87	100.0%	1,875	99	96.3%	\$94.22

Farmington

Farmington
Number of Houses Sold



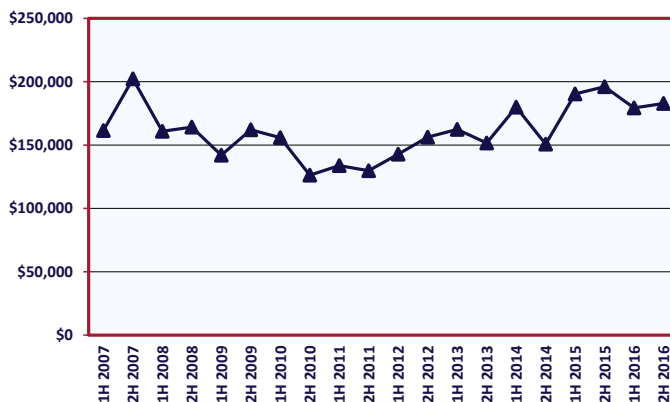
Farmington
Average Days on Market of Houses Sold



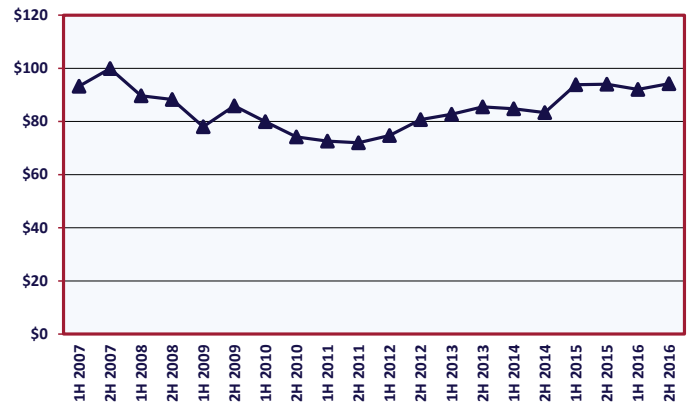
- There were 87 houses sold in Farmington from July 1 to December 31, 2016, or 9.4 percent fewer than the 96 sold in the first half of 2016 and 13.9 percent fewer than in the second half of 2016.
- The average price of a house sold in Farmington increased from \$179,293 in the first half of 2016 to \$182,834 in the second half of 2016.
- The average sales price was 2.0 percent lower than in the previous half year and 6.8 percent lower than in the second half of 2015.
- The average price per square foot for a house sold in Farmington increased from \$92.08 in the first half of 2016 to \$94.22 in the second half of 2016.
- The average price per square foot was 2.3 percent higher than in the previous half year, and 0.2 percent higher than in the second half of 2016.

- The average number of days on market from initial listing to the sale decreased from 114 in the first half of 2016 to 99 in the second half of 2016.
- About 4.7 percent of all houses sold in Washington County in the second half of 2016 were sold in Farmington.
- The average sales price of a house was 90.6 percent of the county average.
- Out of 87 houses sold in the second half of 2016, 12 were new construction. These newly constructed houses had an average sold price of \$227,548 and took an average of 147 days to sell from their initial listing dates.
- There were 33 houses in Farmington listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$202,848.
- According to the Washington County Assessor's database, 68.0 percent of houses in Farmington were owner-occupied in the second half of 2016.

Farmington
Average Price of Houses Sold



Farmington
Average Price per Square Foot of Houses Sold



Farmington

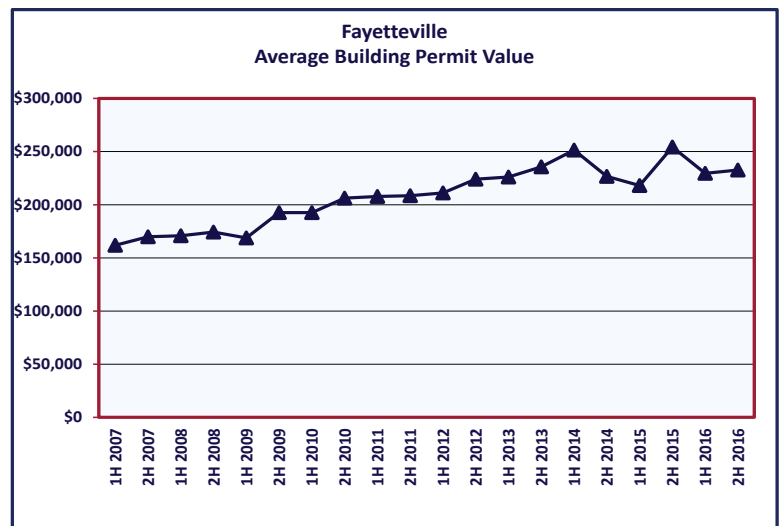
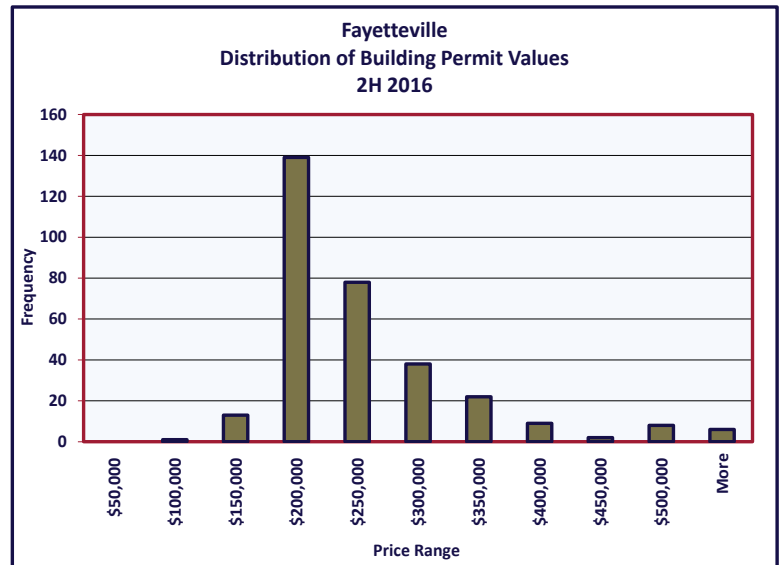
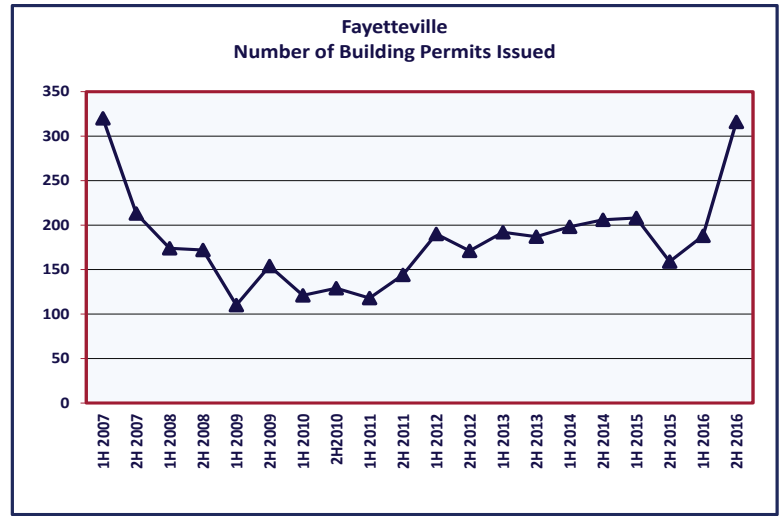
Farmington Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bermuda Estates	2	2.3%	2,529	135	\$240,500	\$95.09
Bethel Oaks	6	6.9%	1,832	114	\$189,867	\$103.36
Brookside	1	1.1%	1,056	83	\$72,000	\$68.18
Calvin Phillips	2	2.3%	1,494	100	\$128,000	\$85.39
Double Spgs Estates	1	1.1%	2,234	83	\$310,000	\$138.76
East Creek Place	1	1.1%	1,969	312	\$178,000	\$90.40
Farmington Original	2	2.3%	1,489	200	\$104,900	\$73.83
Green	2	2.3%	1,121	55	\$102,000	\$91.31
Highlands Green	3	3.4%	1,503	72	\$146,300	\$97.35
Highlands Square North	4	4.6%	1,805	119	\$170,849	\$94.92
Highlands Square South	3	3.4%	1,590	114	\$147,633	\$92.91
Houser	1	1.1%	3,253	217	\$404,300	\$124.29
Kendal Valley	2	2.3%	2,057	45	\$243,500	\$118.71
Meadowlark	5	5.7%	1,274	58	\$123,829	\$97.16
Meadowlark Estates	4	4.6%	1,101	64	\$91,125	\$83.56
North Club House Estates	1	1.1%	2,439	62	\$267,500	\$109.68
North Ridge	1	1.1%	1,690	54	\$166,500	\$98.52
Riviera Estates	2	2.3%	1,983	101	\$192,000	\$97.17
Rose Court Valley View	9	10.3%	1,542	44	\$68,177	\$44.21
Sims Minor	1	1.1%	2,665	326	\$351,000	\$131.71
South Club House Estates	4	4.6%	2,086	91	\$189,100	\$92.01
South Haven	1	1.1%	1,380	41	\$130,000	\$94.20
Southwinds	7	8.0%	2,290	80	\$213,057	\$93.35
Suburban Homes	1	1.1%	1,530	45	\$130,000	\$84.97
Twin Falls	5	5.7%	2,682	90	\$330,200	\$123.97
Walnut Grove Acres	1	1.1%	2,330	190	\$253,970	\$109.00
Other	15	17.2%	2,088	124	\$228,073	\$106.30
Farmington	87	100.0%	1,875	99	\$182,834	\$94.22



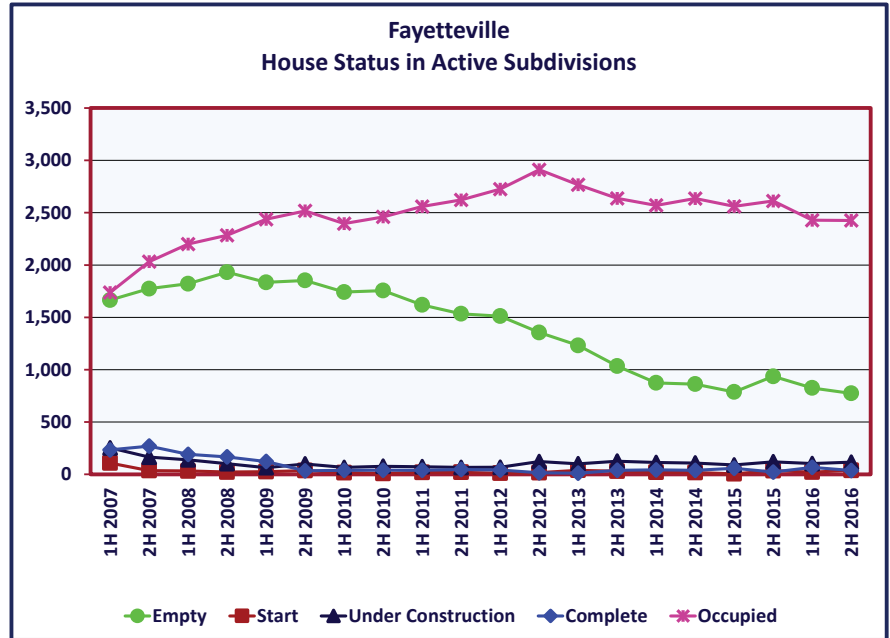
Fayetteville

- From July 31 to December 31, 2016 there were 316 residential building permits issued in Fayetteville. This represents a 98.7 percent increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Fayetteville were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Fayetteville decreased by 8.5 percent from \$254,309 in the second half of 2015 to \$232,705 in the second half of 2016.



Fayetteville

- There were 3,391 total lots in 66 active subdivisions in Fayetteville in the second half of 2016. About 71.5 percent of the lots were occupied, 1.1 percent were complete but vacant, 3.4 percent were under construction, 1.1 percent were starts, and 22.8 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the second half of 2016 were Townhomes at Forest Hills, Quarry Trace Phase I, Falcon Ridge, and Riverwalk.
- In 9 of the 66 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 241 new houses in Fayetteville became occupied in the second half of 2016. The annual absorption rate implies that there were 30.2 months of remaining inventory in active subdivisions, down from 36.2 months in the first half of 2016.
- In 14 out of the 65 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 1,565 lots in 22 subdivisions had received either preliminary or final approval by December 31, 2016.



Fayetteville Preliminary and Final Approved Subdivisions Second Half 2016

Preliminary Approval

Albatross Loop at the Links	2H 2015	27
The Coves Phase III, IV	2H 2016	109
Eastern Park	1H 2015	17
Engles Park	1H 2016	59
Falling Waters	2H 2016	49
Fox Hills (Havenwood)	2H 2015	17
Homes at Willow Bend	1H 2016	54
Mountain Ranch, Phase III	2H 2015	87
Mountain Vista	2H 2016	52
Oakbrooke, Phase III	2H 2011	93
Park Meadows	2H 2016	293
Pines at Springwoods, Phase II	2H 2016	87
Remmington Estates	1H 2015	27
Rupple Meadows	1H 2016	68
Sloanbrooke, Phase II	2H 2016	103
Woodbury, Phase II	1H 2015	38
Woodridge	1H 2016	160

Final Approval

Abshier Heights Phase II	1H 2015	9
Hawkins House Townhomes	1H 2016	95
Row Homes at the Links	1H 2016	42
Summit Place, Phase II	1H 2016	46
Woodbury, Phase I	2H 2016	33
Fayetteville		1,565

Fayetteville

Fayetteville House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Jane	5	0	0	0	17	22	1	60.0
Belclaire Estates	1	0	2	1	91	95	0	16.0
Blueberry Meadows	1	1	0	1	70	73	3	7.2
Bridgedale	3	0	0	0	22	25	1	18.0
Bridgeport, Phases VII, VIII	6	0	0	0	19	25	0	14.4
Bridgewater Estates	2	0	1	0	26	29	0	36.0
The Bungalows at Cato Springs	16	0	0	0	15	31	5	32.0
Canterbury Place ^{1,2}	1	0	0	0	2	3	0	--
Chapel View	6	0	0	0	11	17	0	18.0
Cobblestone, IV ²	0	0	0	0	33	33	27	0.0
Copper Creek, Phases I-II ¹	2	0	0	1	160	163	0	--
Copper Ridge ¹	0	0	6	0	18	24	0	--
Cottages at Old Wire	12	1	5	0	34	52	11	12.7
The Coves, Phase I, II	26	2	1	2	67	98	15	24.8
Creek Meadow	12	1	4	1	30	48	9	10.3
Crescent Lake	12	0	0	0	31	43	3	28.8
Crestmont Estates ^{1,2}	2	0	0	0	9	11	0	--
Cross Keys Estates (Sloanbrooke, Phase I)	0	0	0	0	12	12	12	0.0
Cross Keys, Phase I ^{1,2}	1	0	0	0	107	108	0	--
Crystal Springs, Phase III	5	0	0	0	97	102	0	20.0
Deerpath, Phase II ^{1,2}	9	0	0	0	7	16	0	--
Driver Subdivision	1	0	0	0	5	6	1	12.0
The Estates at Dogwood Canyon	22	2	2	0	28	54	1	104.0
The Estates at Salem Hill ¹	0	0	1	0	22	23	0	--
Fairfield, Phase II ^{1,2}	2	0	0	0	48	50	0	--
Falcon Ridge	4	1	10	1	46	62	15	11.3
Gulley Addition	2	0	0	1	1	4	0	36.0
The Hamptons	16	0	4	0	49	69	6	24.0
Harmon Trails Estates	12	0	0	2	12	26	2	84.0
Holcomb Heights	0	0	0	2	71	73	7	0.6
Hughmount Village	91	2	2	13	20	128	18	68.2
Joyce Street Cottages	10	0	0	0	30	40	2	60.0
Legacy Pointe, Phase 5 A	15	5	3	0	0	23	0	--
Lierly Lane	0	0	0	0	74	74	8	0.0
Links at Fayetteville row homes	28	9	2	0	0	39	0	--
Mission Heights, Phase I	11	1	5	0	0	17	0	--
Mission Hills ^{1,2}	2	0	0	0	21	23	0	--
Mountain Ranch, Phase I, II A	16	0	4	1	105	126	1	252.0
Newcastle Estates	0	0	1	0	9	10	1	6.0
Oakbrooke, Phase I, II	84	1	5	0	25	115	3	360.0
Overton Park	1	0	1	0	50	52	0	24.0
Overton West	4	0	1	1	6	12	3	14.4

Fayetteville

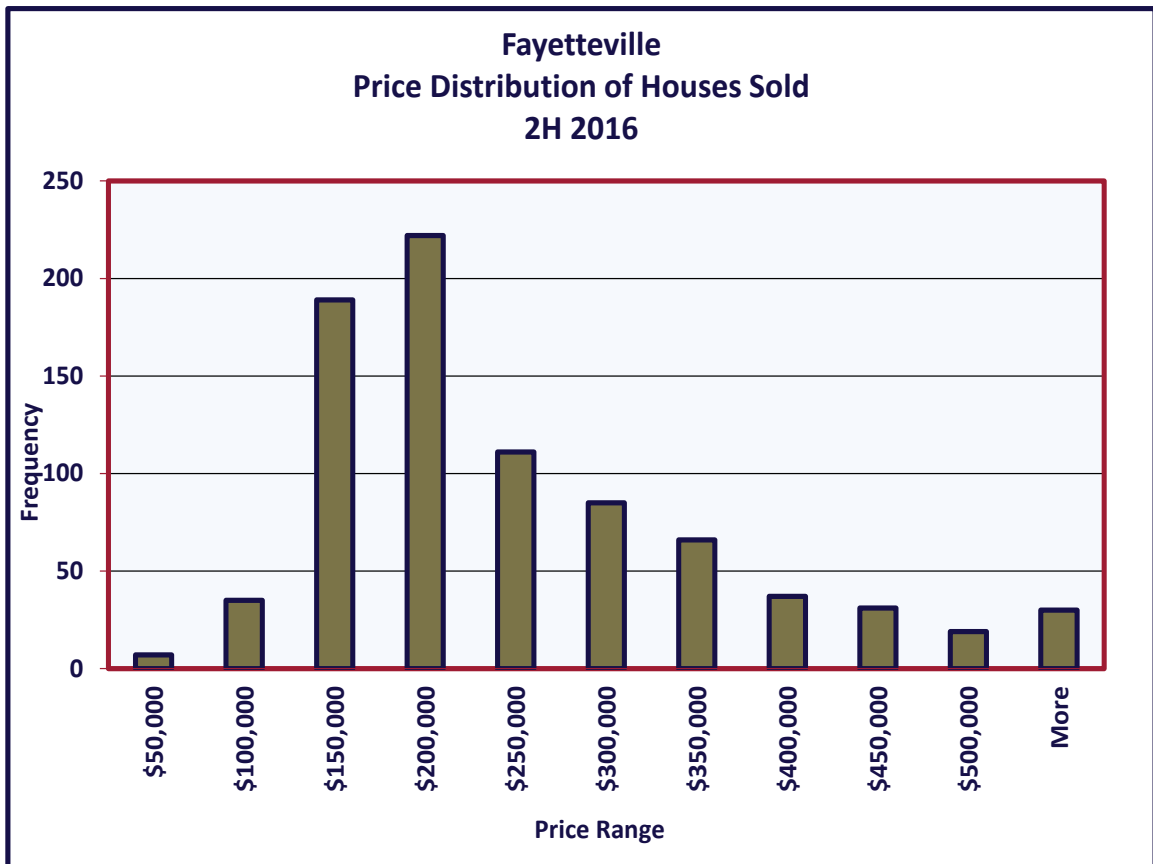
Fayetteville House Status in Active Subdivisions (Continued) Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Treetops (Paddock) ¹	40	0	1	0	1	42	0	--
Park Hill at Mountain Ranch	3	0	4	1	2	10	2	48.0
Park Ridge Estates	8	0	1	0	17	26	3	36.0
Parkerman Estates	4	0	2	1	2	9	2	42.0
Prairie View @ Spring Woods	2	0	0	0	34	36	1	24.0
Quarry Trace Phase I	58	1	10	1	44	114	26	20.0
Reindl Woods	7	0	0	0	6	13	6	14.0
Riverwalk	18	6	12	4	17	57	8	48.0
Rupple Row	18	0	3	0	237	258	16	11.5
Silverthorne, Phase II	3	0	0	0	30	33	1	36.0
Sloan Estates ¹	19	0	4	0	34	57	0	--
Stone Mountain, Phase I	24	0	2	0	86	112	8	24.0
Stonebridge Meadows, Phases II, III, V	22	1	2	3	194	222	5	33.6
Summit Place	22	0	0	0	6	28	1	264.0
Sundance Meadows	1	0	0	0	24	25	0	12.0
Timber Trails	41	0	0	0	70	111	2	246.0
Townhomes at Forest Hills	7	1	13	0	0	21	0	--
Township Heights ¹	4	1	0	0	16	21	0	--
Twin Maple Acres ^{1,2}	2	0	0	0	2	4	0	--
Twin Maple Estates ^{1,2}	2	0	0	0	6	8	0	--
Twin Springs Estates, Phase I, II	12	1	1	0	14	28	2	28.0
West Haven	9	1	1	0	30	41	1	132.0
Westbrook PZD	4	0	0	0	7	11	1	48.0
Wildflower Meadows	1	0	0	0	47	48	1	6.0
Fayetteville	774	38	116	37	2,426	3,391	241	30.2

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

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

Fayetteville

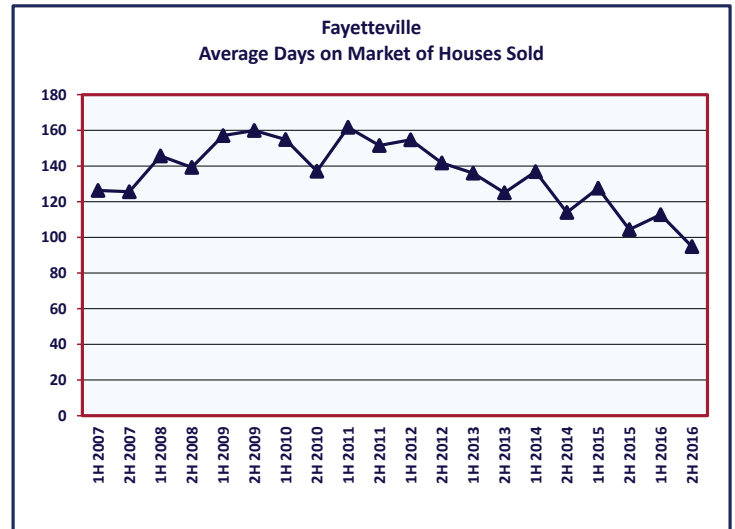
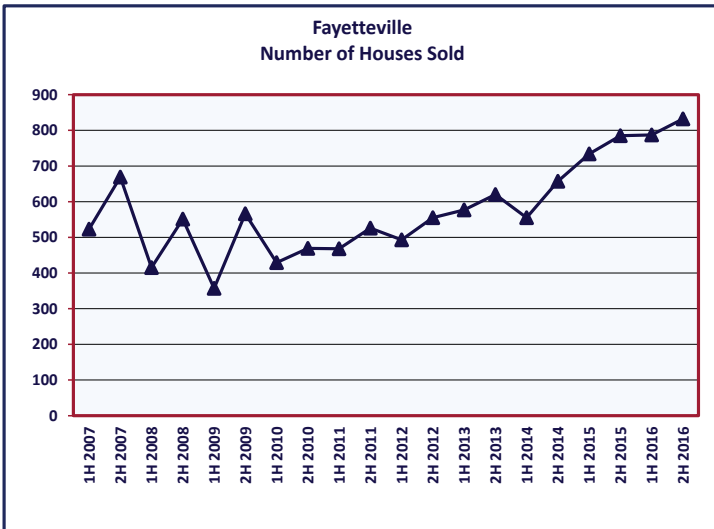


- 62.7 percent of the sold houses in Fayetteville were valued between \$100,001 and \$250,000.

Fayetteville Price Range of Houses Sold Second Half of 2016

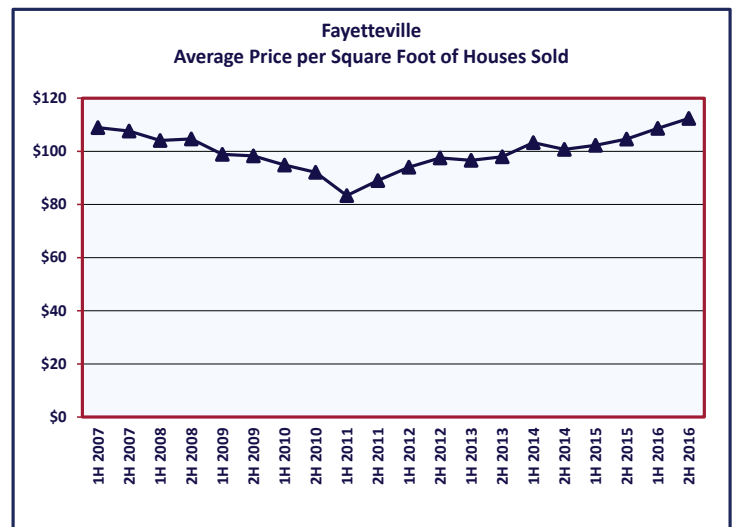
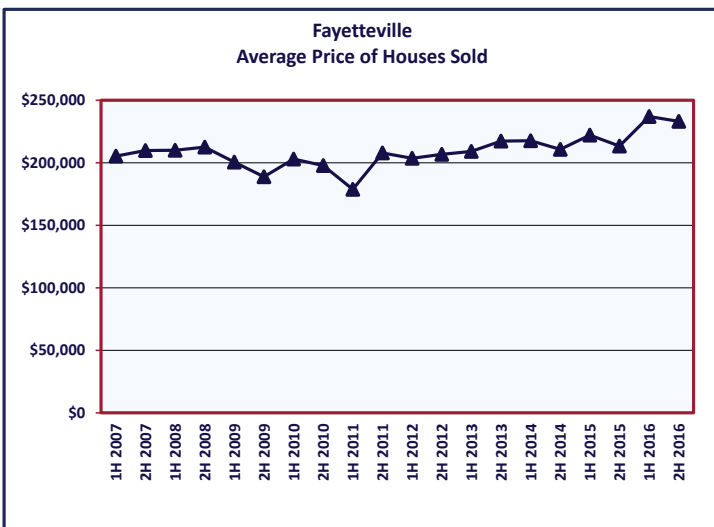
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	0.8%	863	67	93.8%	\$41.76
\$50,001 - \$100,000	35	4.2%	1,127	91	92.0%	\$76.24
\$100,001 - \$150,000	189	22.7%	1,360	74	97.6%	\$96.87
\$150,001 - \$200,000	222	26.7%	1,726	85	98.4%	\$103.11
\$200,001 - \$250,000	111	13.3%	2,034	92	98.3%	\$114.72
\$250,001 - \$300,000	85	10.2%	2,318	98	97.8%	\$130.29
\$300,001 - \$350,000	66	7.9%	2,664	137	98.9%	\$129.14
\$350,001 - \$400,000	37	4.4%	2,981	121	96.7%	\$133.66
\$400,001 - \$450,000	31	3.7%	3,185	125	97.7%	\$139.63
\$450,001 - \$500,000	19	2.3%	3,523	180	96.5%	\$145.66
\$500,000+	30	3.6%	4,475	103	94.8%	\$164.77
Fayetteville	832	100.0%	2,037	95	97.6%	\$112.35

Fayetteville



- There were 832 houses sold in Fayetteville from July 31 to December 31, 2016 or 5.7 percent more than the 787 sold in the first half of 2016 and 6.0 percent more than in the second half of 2015.
- The average price of a house sold in Fayetteville decreased from \$237,051 in the first half of 2016 to \$233,129 in the second half of 2016.
- The average sales price was 1.7 percent lower than in the previous half year and 9.3 percent higher than in the first half of 2016.
- The average number of days on market from initial listing to the sale decreased from 113 in the first half of 2016 to 95 in the second half of 2016.
- The average price per square foot for a house sold in Fayetteville increased from \$108.63 in the first half of 2016 to \$112.35 in the second half of 2016.

- The average price per square foot was 3.4 percent higher than in the previous half year and 7.4 percent higher than the second half of 2015.
- About 45.1 percent of all houses sold in Washington County in the second half of 2016 were sold in Fayetteville.
- The average sales price of a house was 115.5 percent of the county average.
- Out of 832 houses sold in the second half of 2016, 160 were new construction. These newly constructed houses had an average sold price of \$254,182 and took an average of 129 days to sell from their initial listing dates.
- There were 332 houses in Fayetteville listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$410,640.
- According to the Washington County Assessor's database, 56.6 percent of houses in Fayetteville were owner-occupied in the second half of 2016.



Fayetteville

Fayetteville Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abbey Lane	1	0.1%	3,843	64	\$505,000	\$131.41
Abshier Heights	1	0.1%	1,840	163	\$290,000	\$157.61
Abshiers	1	0.1%	1,986	101	\$100,000	\$50.35
Aces Acres	1	0.1%	1,602	36	\$210,000	\$131.09
Addison Acres	2	0.2%	1,683	30	\$189,950	\$113.48
Amber Jane Estates	2	0.2%	2,783	216	\$306,000	\$109.81
Arcadia Condos	1	0.1%	900	33	\$118,000	\$131.11
Arrowhead Acres	1	0.1%	1,917	35	\$171,500	\$89.46
Azalea Terrace	2	0.2%	1,667	102	\$159,950	\$95.94
Barrington Parke	3	0.4%	2,741	74	\$287,167	\$105.59
Bates Add	1	0.1%	3,476	86	\$775,000	\$222.96
Beavorama Park Sub	1	0.1%	1,312	224	\$60,000	\$45.73
Bel-Air Acres	3	0.4%	1,277	55	\$123,333	\$98.15
Belclaire Estates	9	1.1%	2,635	67	\$317,268	\$120.60
Bellwood	5	0.6%	1,573	74	\$169,600	\$107.79
Benton Ridge	3	0.4%	1,949	81	\$181,667	\$93.01
Bird Haven Terrace	4	0.5%	1,285	41	\$128,050	\$99.00
Bishop	2	0.2%	1,200	42	\$106,450	\$87.66
Blueberry Meadows	3	0.4%	1,707	117	\$178,667	\$104.70
Boardwalk	1	0.1%	3,340	53	\$405,000	\$121.26
Bohlens	1	0.1%	1,704	35	\$199,900	\$117.31
Boxwood	2	0.2%	2,273	37	\$236,700	\$104.24
Bradford Place Condo	1	0.1%	1,056	68	\$80,000	\$75.76
Bridgeport	6	0.7%	2,401	142	\$241,875	\$101.04
Broadview	4	0.5%	2,862	163	\$270,125	\$95.05
Brookbury Woods	3	0.4%	2,773	63	\$339,000	\$121.92
Brookside East	2	0.2%	1,733	50	\$191,250	\$110.11
Brophy Add	3	0.4%	1,989	25	\$222,333	\$112.67
Bungalows at Cato Springs	1	0.1%	1,577	62	\$173,500	\$110.02
Burl Dodd Add	2	0.2%	1,124	34	\$119,775	\$106.55
Butterfield	3	0.4%	2,756	69	\$280,533	\$103.31
Campbell Ave Condos	2	0.2%	1,170	142	\$272,500	\$231.29
Candlewood	3	0.4%	5,237	137	\$978,333	\$185.72
Cedar Creek	1	0.1%	1,836	33	\$171,650	\$93.49
Cedarwood	4	0.5%	1,664	56	\$163,200	\$98.66
Centerbrook	2	0.2%	1,266	125	\$108,500	\$87.13
Century Estates	1	0.1%	2,040	37	\$275,000	\$134.80
Charleston Place	1	0.1%	2,782	75	\$291,000	\$104.60
Chestnut Farms	1	0.1%	4,315	335	\$526,800	\$122.09
Chevaux Court Condos	1	0.1%	1,308	41	\$145,000	\$110.86
City Park Add	2	0.2%	1,196	61	\$273,750	\$223.85
Clabber Creek	19	2.3%	1,777	67	\$185,500	\$104.66
Clear Creek	2	0.2%	5,908	144	\$957,500	\$158.90
Clearwood Crossings	1	0.1%	1,548	40	\$169,000	\$109.17
Clover Creek	3	0.4%	1,193	88	\$100,167	\$83.76
Cobblestone	17	2.0%	1,734	87	\$203,226	\$117.08

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Combs Add	3	0.4%	821	4	\$55,000	\$68.35
Commons Walnut Crossing	2	0.2%	1,106	38	\$120,000	\$108.50
Copper Creek	6	0.7%	3,918	68	\$525,617	\$125.36
Cottages at Old Wire	14	1.7%	2,192	217	\$353,444	\$161.85
Country Club Add	1	0.1%	1,544	383	\$190,000	\$123.06
Country Club Estates	4	0.5%	2,563	73	\$261,500	\$101.48
County Court Add	3	0.4%	1,610	69	\$323,650	\$202.20
Coves	17	2.0%	1,546	74	\$161,379	\$104.95
The Coves	1	0.1%	1,440	235	\$145,000	\$100.69
Covington Park	8	1.0%	3,489	98	\$402,600	\$114.90
Creek Meadow	5	0.6%	3,450	177	\$457,236	\$132.46
Creekside	2	0.2%	1,848	150	\$189,250	\$102.40
Creekwood Hills	1	0.1%	1,691	37	\$171,000	\$101.12
Crescent Lake	1	0.1%	3,547	153	\$349,900	\$98.65
Crestwood Acres	1	0.1%	2,160	1	\$450,000	\$208.33
Crofton Manor	4	0.5%	1,882	86	\$195,400	\$103.88
Cross Keys	5	0.6%	2,836	61	\$276,700	\$97.37
Crossover Heights	2	0.2%	2,548	178	\$190,187	\$72.08
Crystal Springs	11	1.3%	2,028	107	\$224,582	\$110.22
David Lyle Village	14	1.7%	1,371	86	\$130,321	\$95.01
Davidsons Second	1	0.1%	1,094	78	\$165,000	\$150.82
Davis & Ferguson	1	0.1%	1,420	22	\$110,000	\$77.46
Davis & Johnson	1	0.1%	1,160	39	\$203,000	\$175.00
Deer Valley	2	0.2%	1,455	75	\$127,450	\$87.59
Deerfield Place	3	0.4%	1,725	118	\$151,967	\$88.20
Dogwood Canyon	1	0.1%	4,200	121	\$850,000	\$202.38
Double Tree Estates	2	0.2%	4,032	63	\$579,363	\$143.67
East Oaks	4	0.5%	2,473	43	\$266,250	\$108.90
Eastgate Add	1	0.1%	1,146	70	\$82,500	\$71.99
Eastview	1	0.1%	1,145	0	\$112,070	\$97.88
Edenbrooke	1	0.1%	5,099	79	\$825,000	\$161.80
Elams	1	0.1%	1,927	112	\$270,000	\$140.11
Elmwood	2	0.2%	2,759	84	\$237,000	\$90.55
Evelyn Hills	1	0.1%	1,745	50	\$248,900	\$142.64
Fairfield	4	0.5%	1,778	52	\$178,050	\$100.58
Falcon Ridge	13	1.6%	1,981	108	\$217,688	\$109.82
Fayetteville Original	2	0.2%	2,212	131	\$400,500	\$182.26
Fieldstone	3	0.4%	1,454	89	\$124,133	\$85.31
Fiesta Park Add	1	0.1%	838	39	\$100,500	\$119.93
Forest Hills Estates	1	0.1%	1,993	64	\$208,500	\$104.62
Fox Run Add Rep	1	0.1%	3,545	145	\$350,000	\$98.73
Garland Terraces	1	0.1%	1,573	51	\$162,400	\$103.24
Georgian Place	3	0.4%	1,447	59	\$120,833	\$83.58
Glenbrook	1	0.1%	1,918	41	\$194,400	\$101.36
Glendale Add	1	0.1%	3,346	147	\$246,000	\$73.52
Glenwood Add	1	0.1%	1,801	50	\$199,900	\$110.99

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Goff Add	1	0.1%	2,100	44	\$330,000	\$157.14
Goshen Outlots	3	0.4%	2,855	99	\$420,000	\$134.74
Grandview Heights	1	0.1%	1,772	76	\$148,000	\$83.52
Graue	1	0.1%	936	47	\$122,400	\$130.77
Green Acres	1	0.1%	1,400	46	\$175,000	\$125.00
Green Valley Add	1	0.1%	2,520	37	\$187,000	\$74.21
Greenland Original	1	0.1%	1,008	53	\$67,000	\$66.47
Gunter Add	2	0.2%	1,263	57	\$275,000	\$219.43
Hamestring South	1	0.1%	1,806	98	\$192,500	\$106.59
Hamptons	5	0.6%	2,128	174	\$245,880	\$115.86
The Hamptons	1	0.1%	2,449	82	\$260,000	\$106.17
Harmon Trails Estates	1	0.1%	2,497	97	\$296,000	\$118.54
Harrisons Add	1	0.1%	1,222	0	\$175,000	\$143.21
Harters Fairview Add	2	0.2%	1,612	79	\$160,350	\$91.99
Hemingway Ridge	1	0.1%	2,234	134	\$219,500	\$98.25
Hendrix Add	3	0.4%	1,455	49	\$157,000	\$106.66
Heritage East	2	0.2%	1,229	54	\$121,500	\$98.89
Heritage Village	8	1.0%	1,462	53	\$147,369	\$100.80
Hickory Park	1	0.1%	3,293	313	\$309,900	\$94.11
Hidden Lake Estates	2	0.2%	2,088	76	\$269,549	\$127.79
Highland St. HPR	1	0.1%	4,288	146	\$475,000	\$110.77
Hill St Add	1	0.1%	6,000	64	\$845,000	\$140.83
Holcomb Heights	1	0.1%	1,426	122	\$160,600	\$112.62
Holiday Hills Cottages Hpr	1	0.1%	1,166	42	\$140,000	\$120.07
Hollands	1	0.1%	1,672	64	\$100,000	\$59.81
Hollybrooke Estates	4	0.5%	1,581	72	\$139,200	\$89.00
Horsebend Estates	2	0.2%	3,094	97	\$361,750	\$116.90
Hotz	2	0.2%	3,072	112	\$334,750	\$108.03
Hughmount Village	14	1.7%	2,741	153	\$336,680	\$123.57
Huntclub	2	0.2%	1,332	59	\$136,250	\$102.58
Huntingdon	5	0.6%	2,100	77	\$197,500	\$93.78
Huntington Place	2	0.2%	1,903	44	\$157,500	\$82.21
Hyland Park	3	0.4%	4,153	138	\$491,666	\$111.05
Jennings Add	5	0.6%	971	182	\$116,100	\$114.34
Johnson Road	1	0.1%	1,008	75	\$115,000	\$114.09
Joyce Street Cottages HPR	1	0.1%	1,520	35	\$135,000	\$88.82
Kellie Acres	1	0.1%	1,350	36	\$172,000	\$127.41
Kinwood Add	2	0.2%	1,721	112	\$120,000	\$69.57
Lakewood	1	0.1%	1,750	52	\$238,000	\$136.00
Lawson Square	1	0.1%	1,083	29	\$95,000	\$87.72
Lazenbys Third Add	1	0.1%	1,122	72	\$118,900	\$105.97
Lee Valley	6	0.7%	2,077	129	\$182,000	\$88.01
Legacy Building	8	1.0%	1,067	45	\$309,290	\$289.49
Legacy Estates	3	0.4%	2,118	181	\$228,800	\$107.98
Legacy Heights	1	0.1%	2,180	105	\$212,450	\$97.45
Legacy Pointe	6	0.7%	2,463	72	\$244,483	\$99.37

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Leverett Terrace	1	0.1%	1,008	52	\$104,000	\$103.17
Lewis Baldwin	1	0.1%	1,196	81	\$106,000	\$88.63
Lewis-Baldwin	1	0.1%	1,181	56	\$113,400	\$96.02
Lierly Lane	8	1.0%	1,716	118	\$186,575	\$109.11
Luttrell Add	1	0.1%	2,982	97	\$307,000	\$102.95
Madison Ave	2	0.2%	2,217	59	\$242,500	\$109.76
Magnolia Crossing	8	1.0%	1,210	52	\$124,150	\$102.73
Maple Crest Add	3	0.4%	1,489	130	\$107,000	\$75.85
Maple Valley	2	0.2%	1,870	65	\$196,950	\$105.37
Maplewood Add	3	0.4%	1,779	51	\$315,183	\$171.97
Masonic Add	4	0.5%	2,008	192	\$384,150	\$197.79
McCamey Meadows	1	0.1%	2,838	52	\$318,000	\$112.05
Meadow Vale	1	0.1%	484	24	\$62,500	\$129.13
Meadowbrook Farms	1	0.1%	1,830	40	\$215,000	\$117.49
Meadowlands	2	0.2%	1,703	86	\$159,950	\$94.03
Metro District Lofts Hpr	4	0.5%	1,194	123	\$277,950	\$233.16
Millers Meadow	1	0.1%	1,980	119	\$180,000	\$90.91
Mission Hills	1	0.1%	3,000	85	\$330,000	\$110.00
Mission Place	1	0.1%	1,639	38	\$181,000	\$110.43
Missouri Oaks	1	0.1%	1,632	344	\$142,000	\$87.01
Mountain Ranch	1	0.1%	1,698	88	\$190,000	\$111.90
North Briar	4	0.5%	1,452	44	\$161,448	\$111.20
North Heights Add	3	0.4%	1,859	102	\$185,000	\$99.77
North Ridge	3	0.4%	1,681	85	\$152,467	\$90.46
Northwest Acres Estates	1	0.1%	1,430	196	\$128,900	\$90.14
Norwood Ef Add	1	0.1%	1,668	50	\$62,000	\$37.17
Oak Grove Add	1	0.1%	2,315	164	\$270,000	\$116.63
Oak Tree Condos	1	0.1%	1,008	31	\$85,000	\$84.33
Oakland Hills Add	1	0.1%	2,253	64	\$200,000	\$88.77
Oakland Townhomes	3	0.4%	900	163	\$81,567	\$90.63
Oaks Manor	2	0.2%	1,997	47	\$267,500	\$132.66
Ottis Watson Add	3	0.4%	1,197	78	\$115,333	\$97.14
Overton Park	3	0.4%	3,623	73	\$498,167	\$137.03
Oxford Bend Estates	1	0.1%	4,228	118	\$515,000	\$121.81
Paradise Acres	2	0.2%	1,474	49	\$130,000	\$89.21
Paradise Gardens	1	0.1%	1,296	102	\$126,214	\$97.39
Paradise Valley Condo	1	0.1%	1,420	30	\$142,500	\$100.35
Paradise View Estates	1	0.1%	2,699	123	\$285,000	\$105.59
Park Hill at Mountain Ranch	6	0.7%	1,610	96	\$220,783	\$137.25
Park Place Add	3	0.4%	3,636	86	\$388,333	\$107.43
Parkers Valley View Acres	1	0.1%	866	14	\$74,000	\$85.45
Parksdale Add	2	0.2%	1,404	43	\$125,400	\$102.30
Persimmon Place	6	0.7%	1,941	32	\$201,567	\$103.95
Pine Crest	3	0.4%	1,191	107	\$133,667	\$112.30
Pines At Springwoods Hpr	2	0.2%	1,741	147	\$215,500	\$123.82
Pittmans Northwest	1	0.1%	1,628	36	\$150,000	\$92.14

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Polo Country Estates	2	0.2%	4,098	40	\$535,850	\$129.53
Prairie View Acres	1	0.1%	3,576	92	\$360,000	\$100.67
Pratt Woods Add	1	0.1%	2,774	63	\$750,000	\$270.37
Quail Creek	3	0.4%	1,847	92	\$184,000	\$102.33
Quarry Trace Add	25	3.0%	1,379	63	\$140,714	\$102.46
Red Arrow	2	0.2%	1,244	188	\$122,875	\$98.77
Reserve At Steele Crossing	1	0.1%	1,180	54	\$138,000	\$116.95
Ridgemonte Estates	1	0.1%	3,655	158	\$475,000	\$129.96
Ridgemonte View	1	0.1%	4,740	42	\$625,000	\$131.86
River Hills	1	0.1%	2,362	67	\$209,900	\$88.87
Riverwalk	5	0.6%	2,303	128	\$286,450	\$124.35
Robinson Mountain Estates	1	0.1%	2,620	161	\$315,000	\$120.23
Robinwood Estates	2	0.2%	4,746	122	\$561,750	\$117.73
Rockhaven	2	0.2%	1,914	86	\$197,750	\$103.55
Rolling Meadows	2	0.2%	1,515	42	\$161,500	\$106.68
Royal Oaks Estates	2	0.2%	1,940	55	\$198,050	\$101.85
Rupple Row	14	1.7%	1,970	153	\$204,744	\$103.72
Rutledge	1	0.1%	1,204	140	\$129,000	\$107.14
Sage Meadows	5	0.6%	1,779	52	\$163,774	\$92.20
Salem Heights	4	0.5%	2,026	59	\$214,200	\$105.83
Salem Meadows	8	1.0%	1,607	79	\$162,028	\$100.90
Salem Village PUD	14	1.7%	1,705	70	\$157,686	\$92.94
Savanna Estates	1	0.1%	4,400	205	\$497,000	\$112.95
Sequoyah Meadows	2	0.2%	1,772	78	\$168,500	\$95.19
Sequoyah Woods	1	0.1%	1,331	7	\$125,000	\$93.91
Sherwood Acres	1	0.1%	2,654	149	\$265,000	\$99.85
Sherwood Forest Estates	1	0.1%	4,051	57	\$447,500	\$110.47
Silverthorne	3	0.4%	3,145	100	\$336,333	\$106.97
Skyler Place Add	2	0.2%	1,267	73	\$122,300	\$96.61
Sloan Estates	3	0.4%	3,567	159	\$447,305	\$125.73
South Hampton Addition	1	0.1%	3,600	109	\$355,000	\$98.61
Southern Heights	1	0.1%	2,830	216	\$315,000	\$111.31
Spring Creek Add	1	0.1%	2,964	138	\$272,250	\$91.85
Spring Hollow Estates	2	0.2%	2,247	73	\$219,500	\$97.69
St James Park	2	0.2%	1,998	63	\$201,000	\$100.68
Stone Mountain	3	0.4%	3,613	95	\$448,333	\$123.94
Stone St-Hpr	1	0.1%	1,160	418	\$122,000	\$105.17
Stonebridge	1	0.1%	1,866	51	\$164,500	\$88.16
Stonebridge Meadows	14	1.7%	2,574	117	\$281,439	\$109.58
Stonewood	5	0.6%	2,486	63	\$277,540	\$111.17
Summersby	1	0.1%	3,786	62	\$474,000	\$125.20
Sun Valley Add	1	0.1%	1,362	113	\$150,200	\$110.28
Sunbridge Villas	2	0.2%	1,466	36	\$167,250	\$114.07
Sundance Meadows	1	0.1%	1,756	72	\$194,000	\$110.48
Sunset Add	2	0.2%	2,000	7	\$360,000	\$180.00

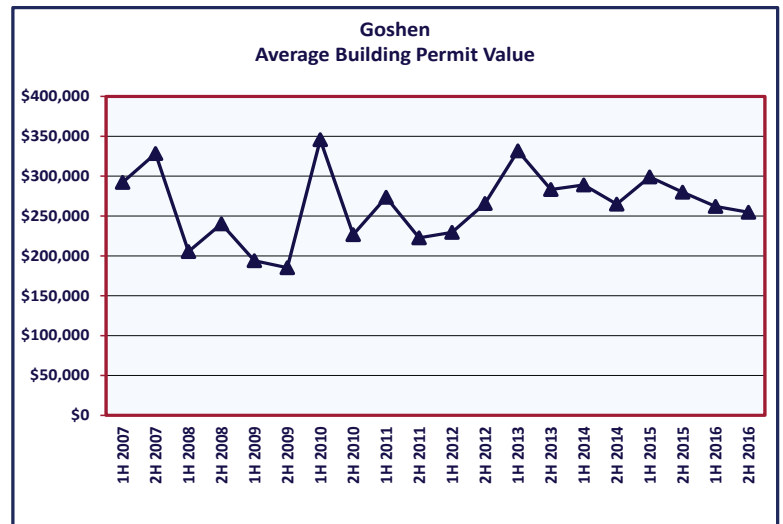
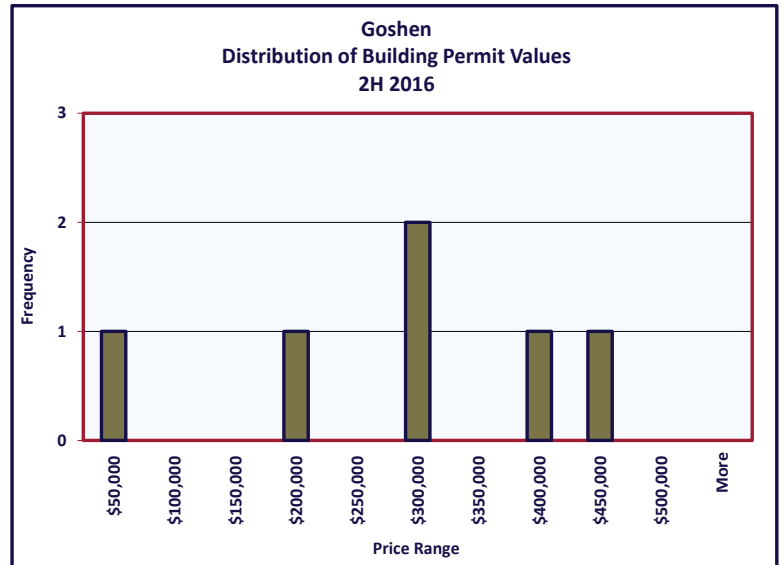
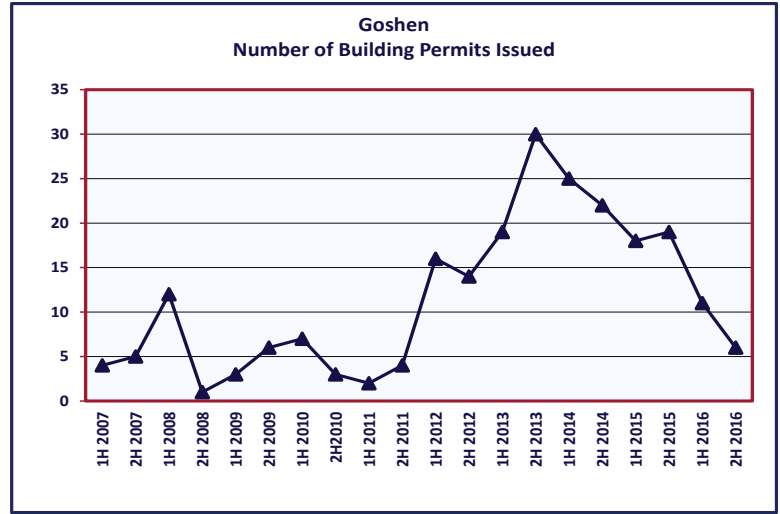
Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sunset Hills Add	2	0.2%	1,864	70	\$157,000	\$77.59
Sweetbriar Add	4	0.5%	1,892	57	\$203,225	\$107.96
Timber Trails	1	0.1%	1,731	53	\$165,927	\$95.86
Tony Mountain	1	0.1%	2,245	228	\$180,000	\$80.18
Town Homes at Forest Hills	3	0.4%	2,167	100	\$282,607	\$130.52
Township	1	0.1%	1,724	81	\$162,000	\$93.97
Township Heights	1	0.1%	2,774	69	\$340,000	\$122.57
Twin Springs Estates	2	0.2%	2,365	66	\$256,145	\$108.38
Uark Bowl HPR	1	0.1%	1,275	610	\$250,000	\$196.08
Valley	1	0.1%	1,654	37	\$173,600	\$104.96
Viewpoint	1	0.1%	1,562	42	\$165,000	\$105.63
Villa North	2	0.2%	876	82	\$99,625	\$113.63
The Village On Shiloh HPR	1	0.1%	1,180	94	\$135,000	\$114.41
Vineyard	2	0.2%	4,350	52	\$629,500	\$141.16
Walker Estates	1	0.1%	3,425	91	\$383,500	\$111.97
Walnut Crossing	8	1.0%	1,360	62	\$137,131	\$101.47
Walnut Grove Add	4	0.5%	1,194	9	\$99,275	\$83.22
Walnut Park Add	3	0.4%	1,364	66	\$126,492	\$92.78
Walnut View Estates	1	0.1%	1,613	70	\$150,000	\$92.99
Waterford	2	0.2%	3,614	185	\$466,507	\$129.09
Waterford Estates	4	0.5%	3,369	122	\$430,875	\$128.33
Waterman Woods	2	0.2%	3,486	145	\$367,500	\$105.48
Watson Place Add	1	0.1%	1,491	0	\$258,000	\$173.04
Wedington Woods	6	0.7%	1,924	133	\$179,233	\$93.31
West Brook	1	0.1%	1,750	138	\$150,000	\$85.71
West End Add	2	0.2%	1,434	42	\$169,000	\$114.54
West Haven	1	0.1%	3,703	419	\$397,000	\$107.21
West Sunny Acres Add	2	0.2%	1,557	31	\$152,500	\$97.82
West. Methodist Assembly	2	0.2%	2,530	251	\$378,750	\$151.10
Westridge	1	0.1%	2,026	241	\$191,500	\$94.52
Wildflower Meadows	1	0.1%	3,004	101	\$335,000	\$111.52
Willow Springs Add	8	1.0%	1,455	66	\$136,697	\$93.86
Wilson-Adams Add	2	0.2%	2,017	54	\$420,000	\$219.52
Wilson-Dunn Add	2	0.2%	856	14	\$30,000	\$35.66
Winwood 2nd Add	2	0.2%	2,932	80	\$293,650	\$97.78
Winwood Estates	1	0.1%	2,754	112	\$245,000	\$88.96
Woodbury Hpr	1	0.1%	1,245	42	\$168,500	\$135.34
Woodfield Add	2	0.2%	1,011	54	\$111,500	\$110.29
Yorktowne Square	4	0.5%	2,514	43	\$272,375	\$108.39
Other	82	9.9%	2,058	117	\$218,602	\$102.17
Fayetteville	832	100.0%	2,037	95	\$233,129	\$112.35

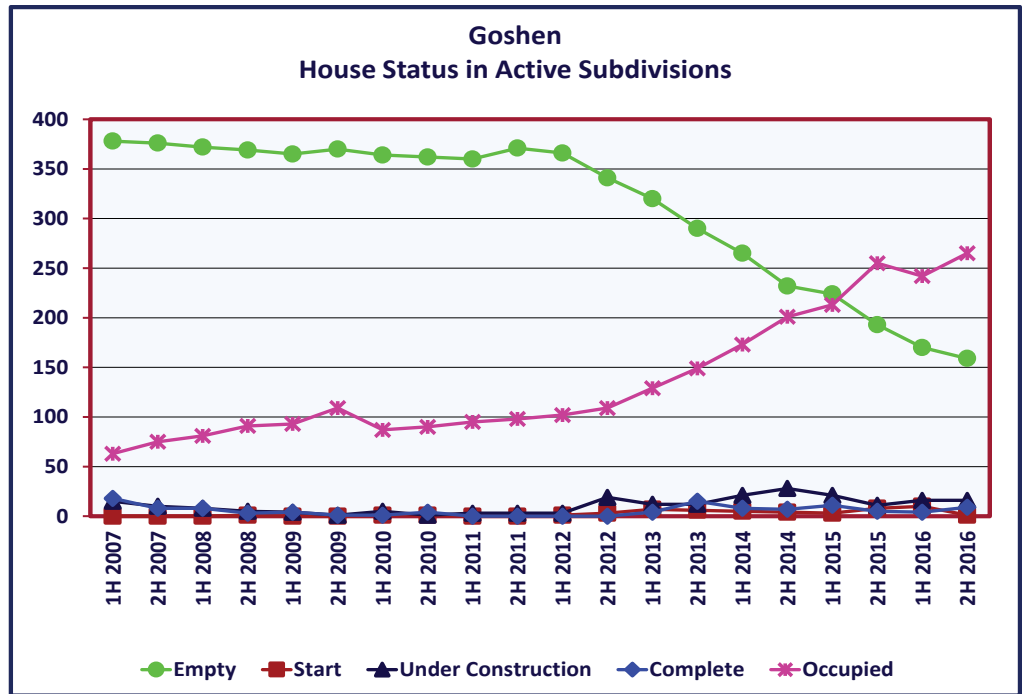
Goshen

- From July 1 to December 31, 2016 there were 6 residential building permits issued in Goshen. This represents a 68.4 percent decrease from the second half of 2015.
- In the second half of 2016, the values of issued building permits were scattered among price points.
- The average residential building permit value in Goshen decreased by 9.0 percent from \$279,948 in the second half of 2015 to \$254,667 in the second half of 2016.



Goshen

- There were 450 total lots in 10 active subdivisions in Goshen in the second half of 2016. About 58.9 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 3.6 percent were under construction, 0.2 percent were starts, and 35.3 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the second half of 2016 was Waterford Estates with 9.
- No new construction or progress in existing construction has occurred in the last year in 6 out of the 10 active subdivisions in Goshen.
- 17 new houses in Goshen became occupied in the second half of 2016. The annual absorption rate implies that there were 69.4 months of remaining inventory in active subdivisions, up from 42.1 months in the first half of 2016.



- In 7 out of the 10 active subdivisions in Goshen, no absorption occurred in the past year.
- 7 additional lots in 1 subdivision had received final approval by December 31, 2016.

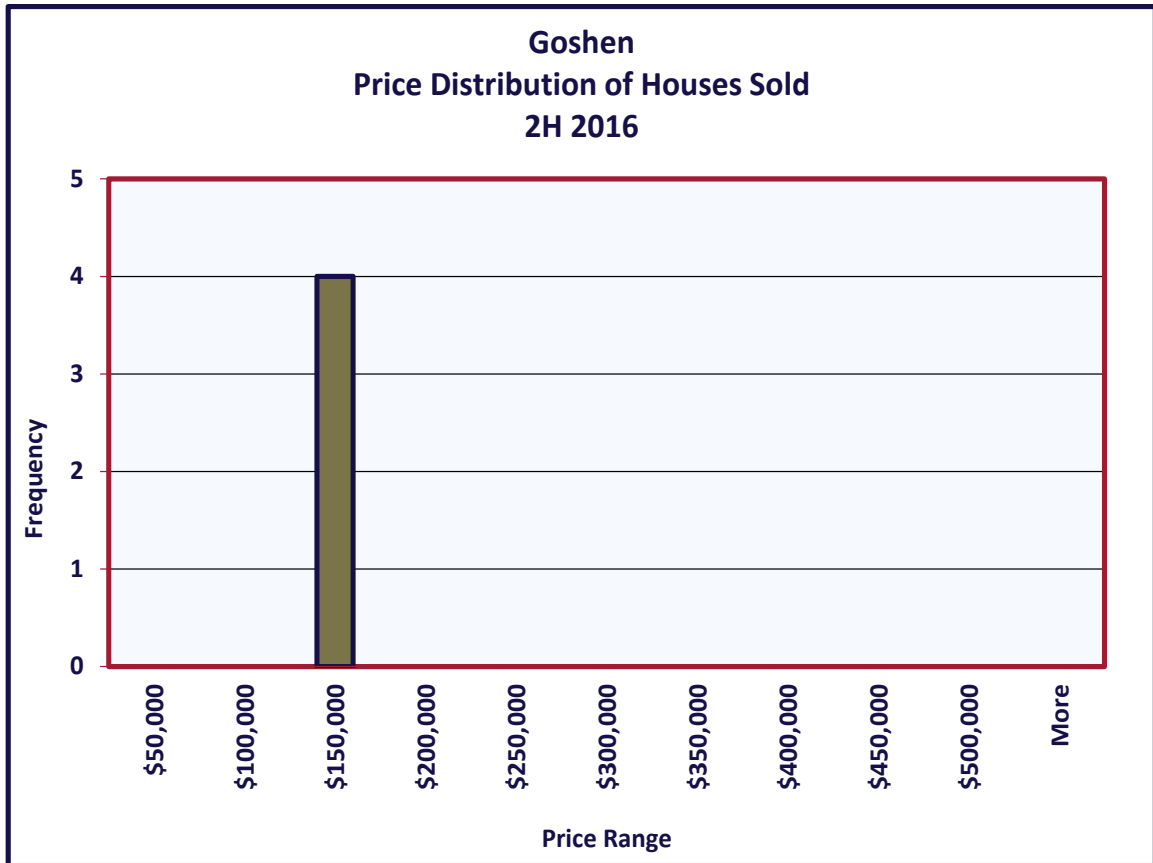
Goshen House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane ^{1,2}	2	0	0	0	6	8	0	--
Autumn View ^{1,2}	9	0	0	0	1	10	0	--
Bordeaux ¹	3	0	1	0	17	21	0	--
Bridlewood, Phases I, II	16	0	4	0	30	50	1	120.0
Brookstone Woods ^{1,2}	45	0	0	0	1	46	0	--
The Knolls	55	1	2	1	14	73	1	708.0
Oxford Bend Estates ^{1,2}	5	0	0	0	9	14	0	--
Stonemeadow ^{1,2}	5	0	0	0	14	19	0	--
Waterford Estates	12	0	9	8	170	199	15	12.0
Wildwood ^{1,2}	7	0	0	0	3	10	0	--
Goshen	159	1	16	9	265	450	17	69.4

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

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

Goshen

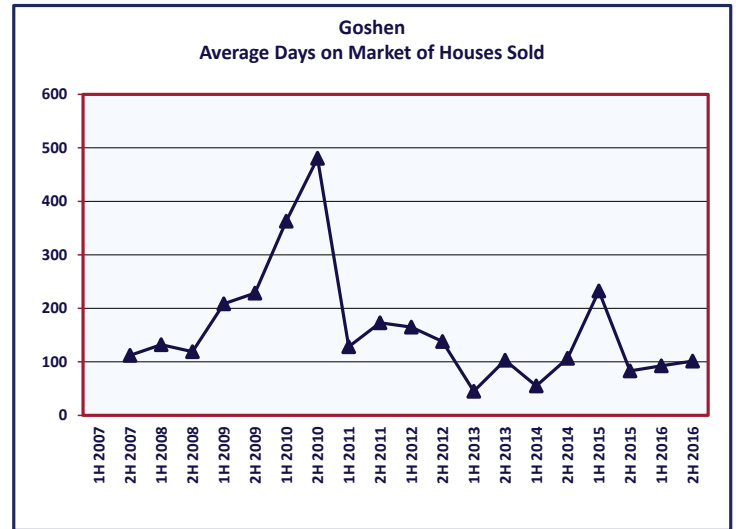
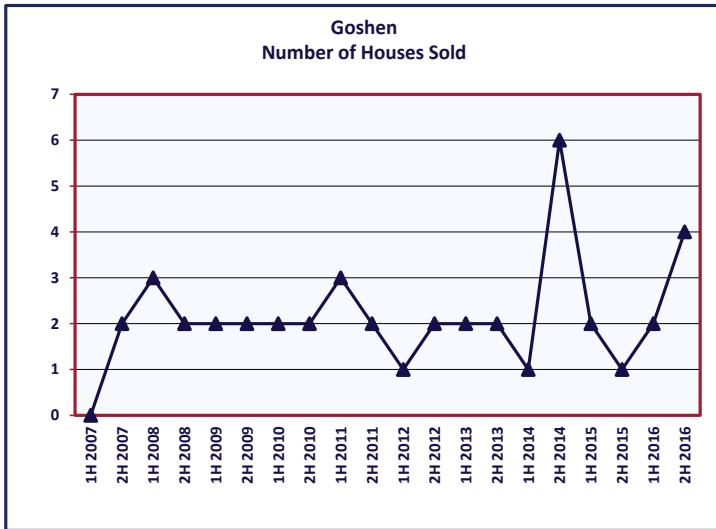


- All of the houses sold in Goshen were in the \$100,001 to \$150,000 range.

Goshen Price Range of Houses Sold Second Half of 2016

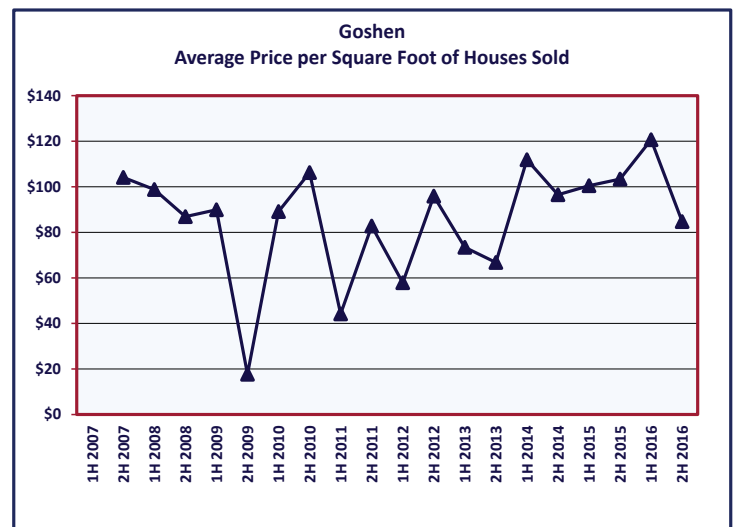
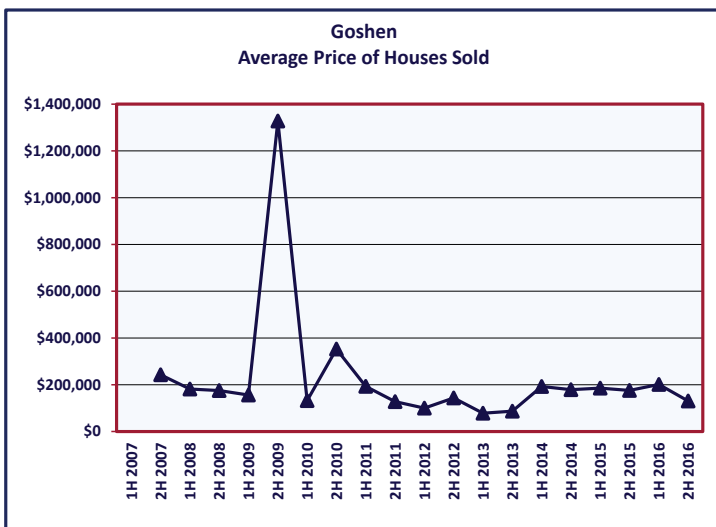
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	4	100.0%	1,593	101	92.9%	\$84.73
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Goshen	4	100.0%	1,593	101	92.9%	\$84.73

Goshen



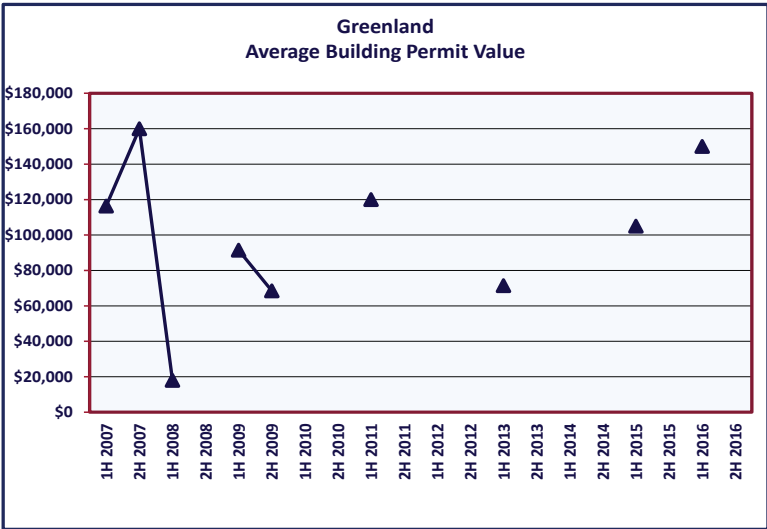
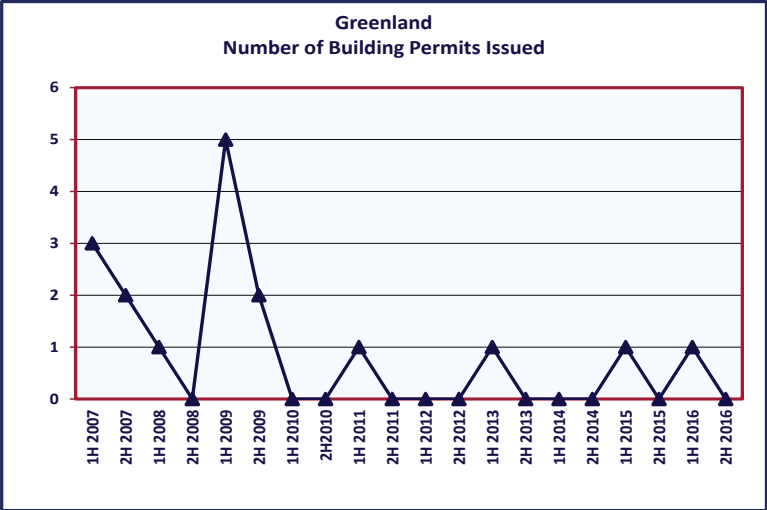
- There were 4 houses sold in Goshen from July 1 to December 31, 2016, 100.0 percent more than in the first half of 2016 and 300 percent more than in the second half of 2015.
- The average price of a house sold in Goshen decreased from \$201,250 in the first half of 2016 to \$130,375 in the second half of 2016.
- The average sales price was 35.2 percent lower than in the previous half year and 25.9 percent lower than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 93 in the first half of 2016 to 101 days in the second half of 2016.
- The average price per square foot for a house sold in Goshen decreased from \$120.66 in the first half of 2016 to \$84.73 in the second half of 2016.

- The average price per square foot was 29.8 percent lower than in the previous half year, and 18.0 percent lower than in the second half of 2015.
- About 0.2 percent of all houses sold in Washington County in the second half of 2016 were sold in Goshen. The average sales price of a house was 93.0 percent of the county average.
- Out of the 4 houses sold in the second half of 2016, none were new construction.
- There were 3 houses in Goshen, listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$201,667.
- According to the Washington County Assessor's database, 71.1 percent of houses in Goshen were owner-occupied in the second half of 2016.

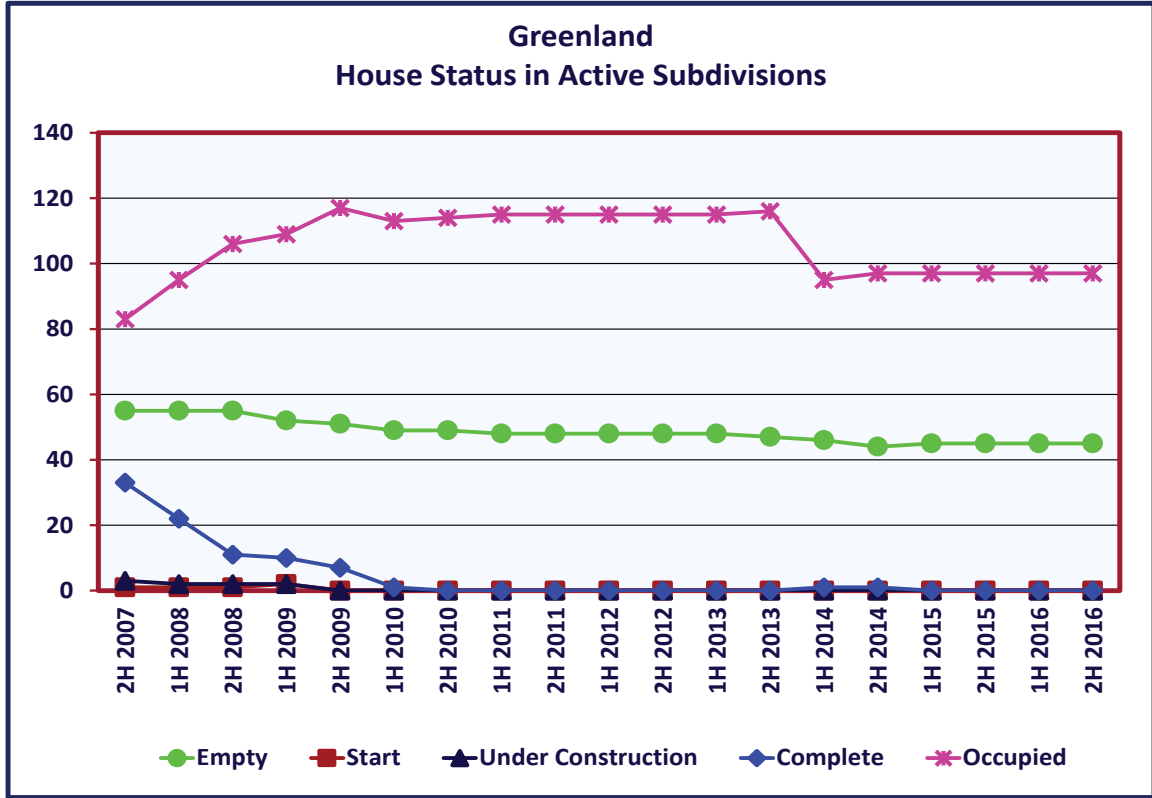


Greenland

- From July 1 to December 31, 2016, there were no residential building permits issued in Greenland.



Greenland

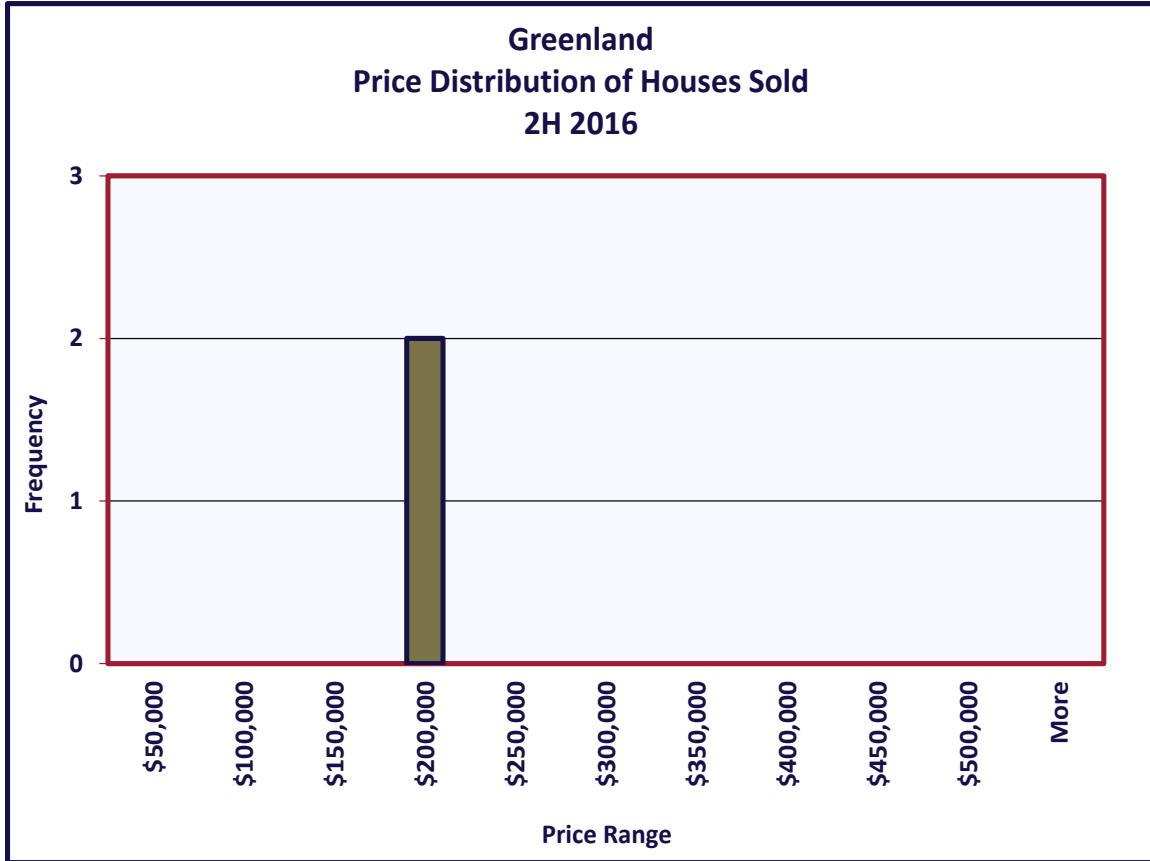


- There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2016. About 68.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 31.7 percent were empty lots.
- No new houses in Greenland became occupied in the second half of 2016.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2016.

Greenland House Status in Active Subdivisions Second Half of 2016

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

Greenland

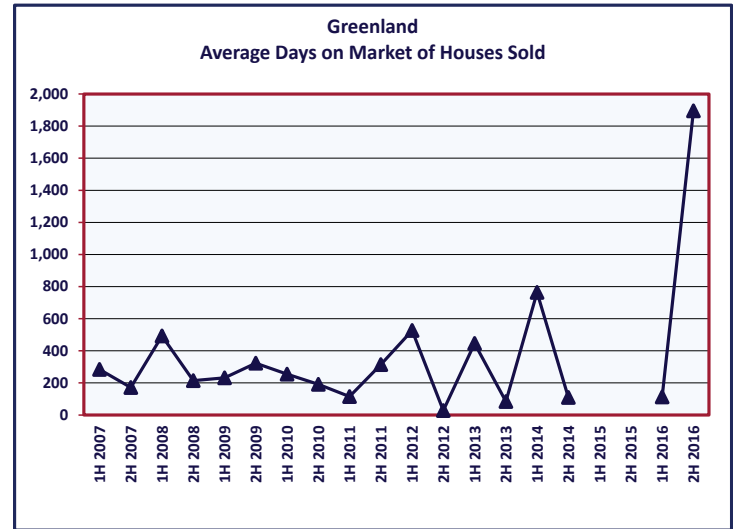
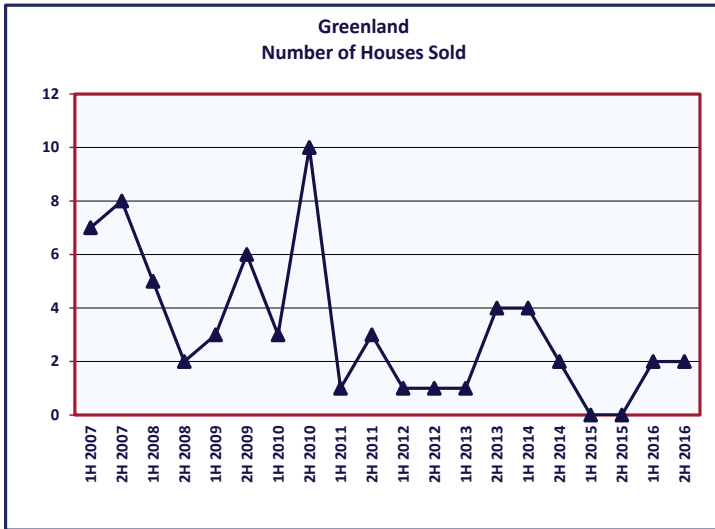


- Both of the sold houses in Greenland were priced in the \$150,001 to \$200,000 range.

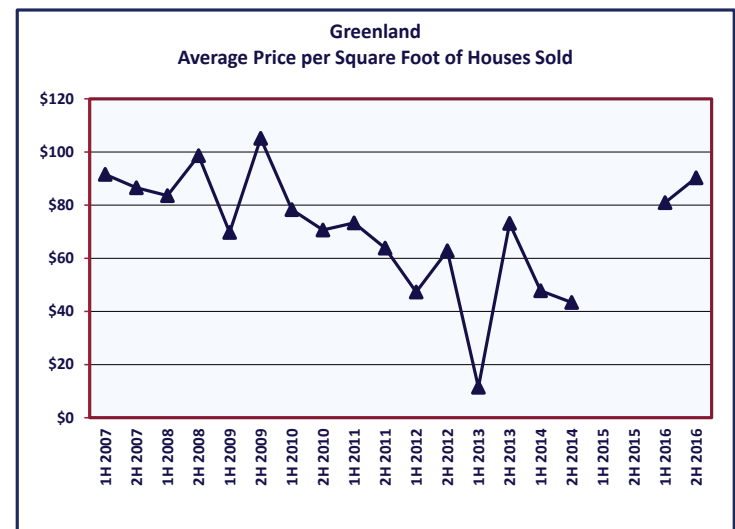
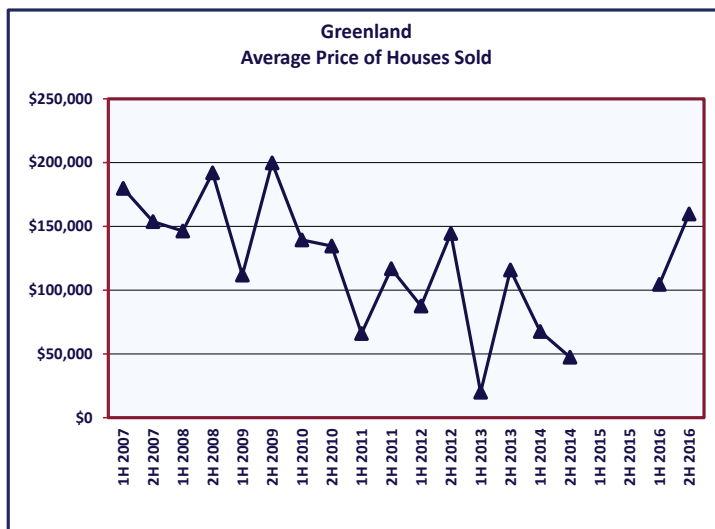
Greenland Price Range of Houses Sold Second Half 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	2	100.0%	1,775	1,895	101.5%	\$90.29
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Greenland	2	100.0%	1,775	1,895	101.5%	\$90.29

Greenland

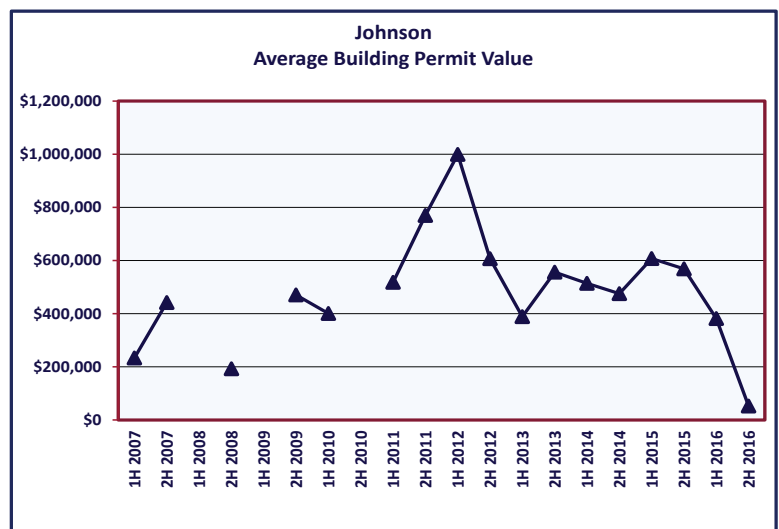
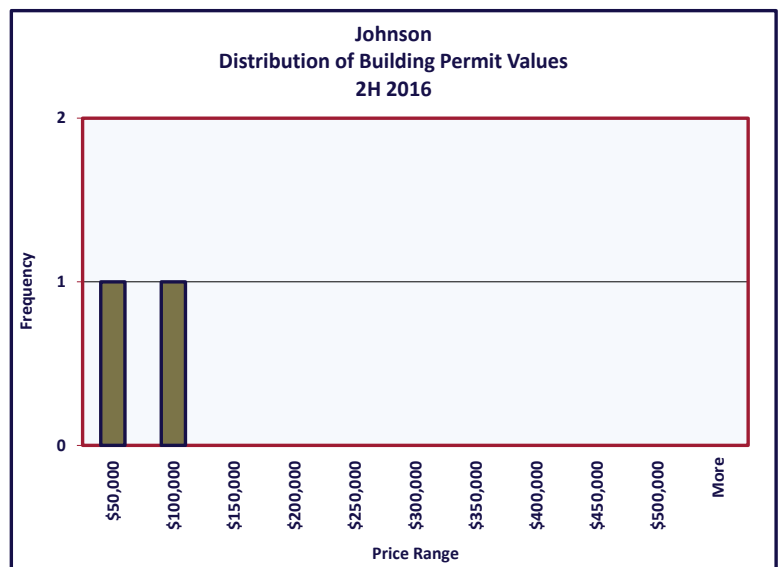
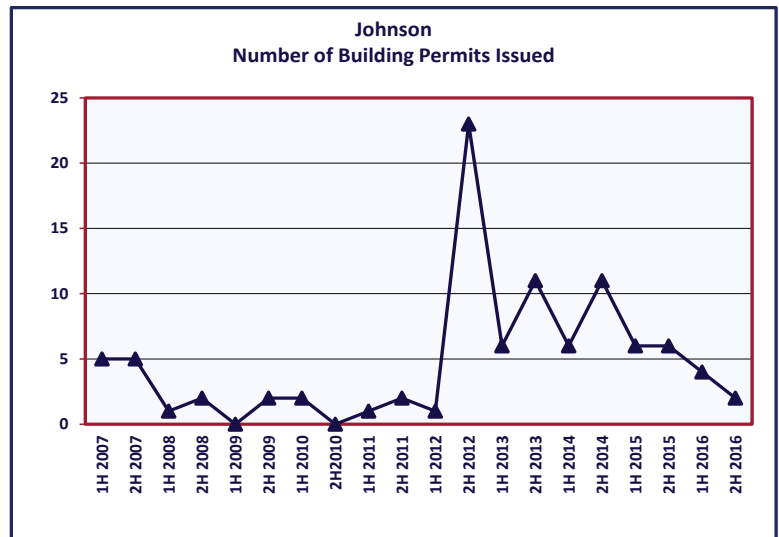


- There were 2 houses sold in Greenland from July 1 to December 31, 2016, with an average sold price of \$159,755. There were 4 houses sold in 2016.
- The average number of days on market from initial listing to the sale was 1,895 days in the second half of 2016.
- The average price per square foot for a house sold in Greenland was \$90.29 in the second half of 2016.
- About 0.1 percent of all houses sold in Washington County in the second half of 2016 were sold in Greenland. The average sales price of a house was 79.2 percent of the county average.
- Neither of the 2 houses sold in the second half of 2016 was new construction.
- There was 1 house in Greenland listed for sale in the MLS database as of December 31, 2016. This house had a list price of \$170,000.
- According to the Washington County Assessor's database 67.7 percent of houses in Greenland were owner-occupied in the second half of 2016.

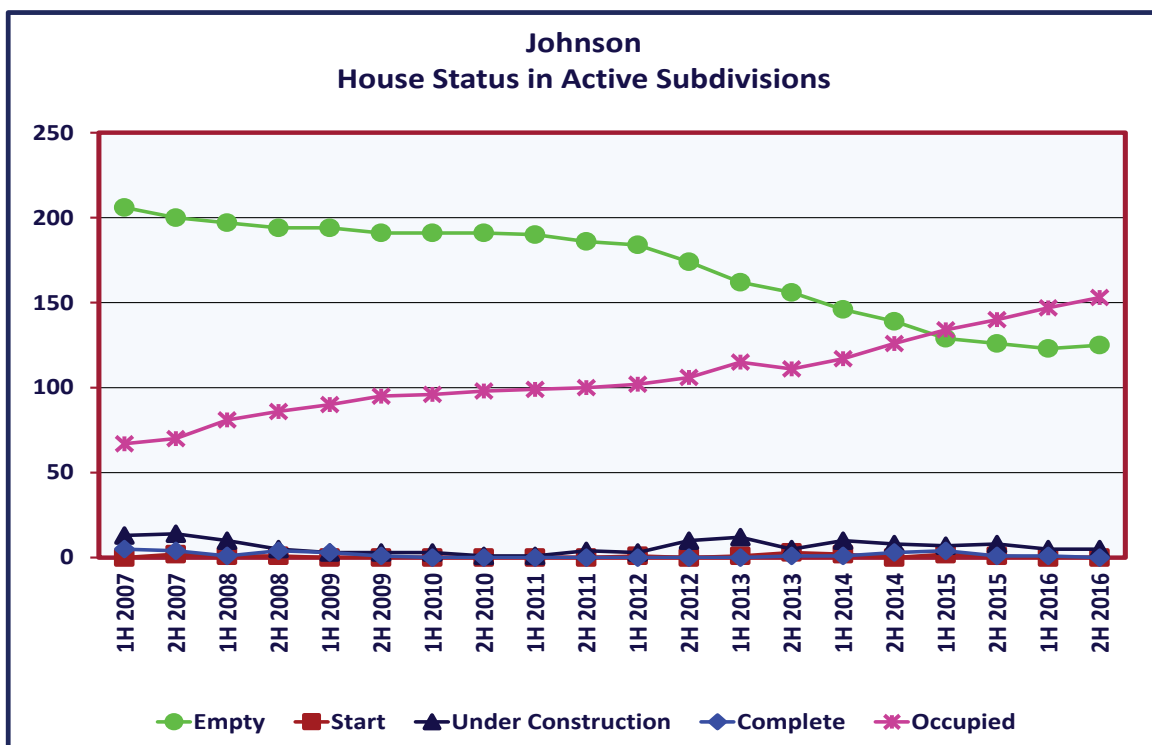


Johnson

- From July 1 to December 31, 2016 there were 2 residential building permits issued in Johnson. This was a decline of 66.7 percent from the number of permits issued in the second half of 2015.
- In the second half of 2016, all of the building permits issued in Johnson were valued at less than \$100,000.
- The average residential building permit value in Johnson decreased by 90.7 percent from \$568,684 in the second half of 2015 to \$52,717 in the second half of 2016.



Johnson

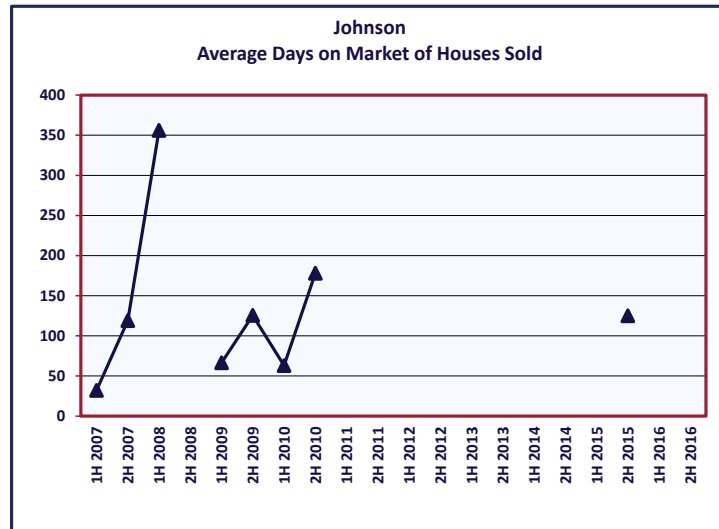
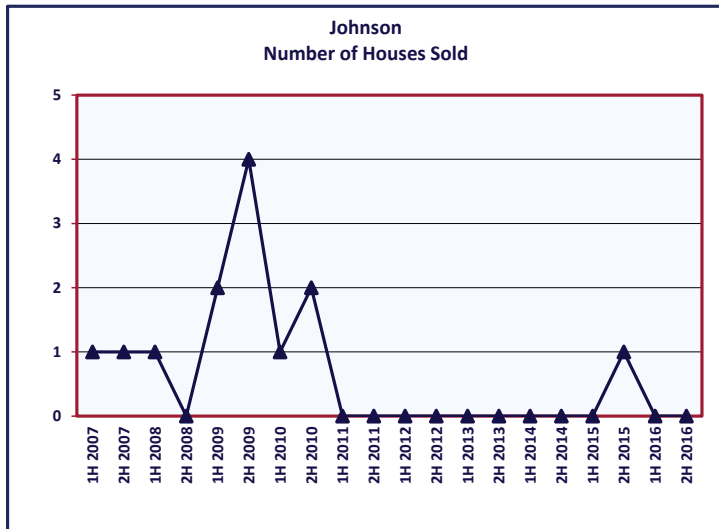


- There were 283 total lots in 3 active subdivisions in Johnson in the second half of 2016. About 54.1 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 1.8 percent were under construction, 0.0 percent were starts, and 44.2 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the second half of 2016 was Clear Creek with 4.
- 1 of the 3 active subdivision in Johnson had no new construction activity or absorption in the past year.
- 6 new houses in Johnson became occupied in the second half of 2016. The annual absorption rate implies that there were 120.0 months of remaining inventory in active subdivisions, up from 119.1 months in the first half of 2016.
- No additional lots in Johnson had received either preliminary or final approval by December 31, 2016.

Johnson House Status in Active Subdivisions Second Half of 2016

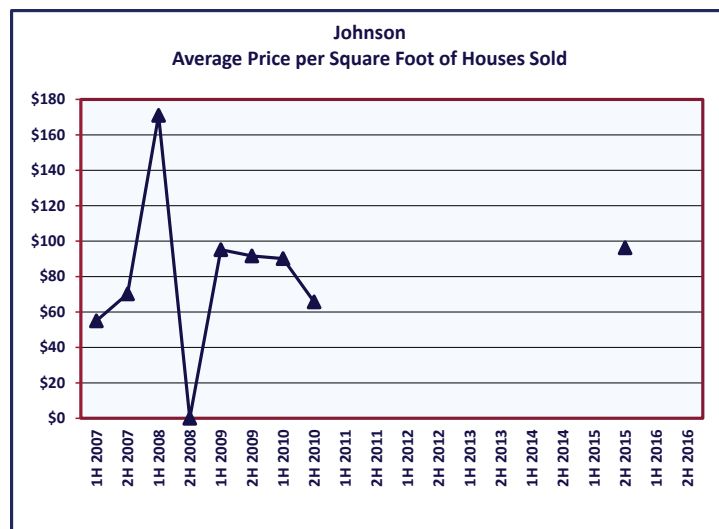
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes ^{1,2}	18	0	0	0	21	39	0	--
Clear Creek, Phases I-V	84	0	4	0	90	178	5	150.9
Heritage Hills	23	0	1	0	42	66	1	48.0
Johnson	125	0	5	0	153	283	6	120.0

Johnson



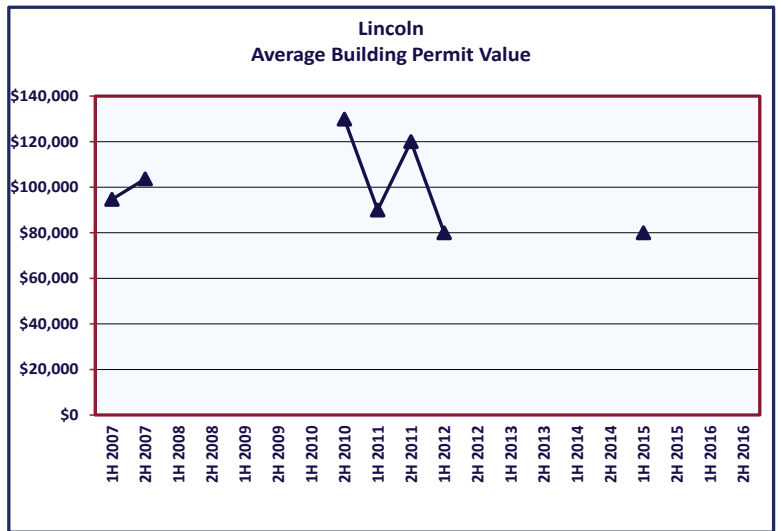
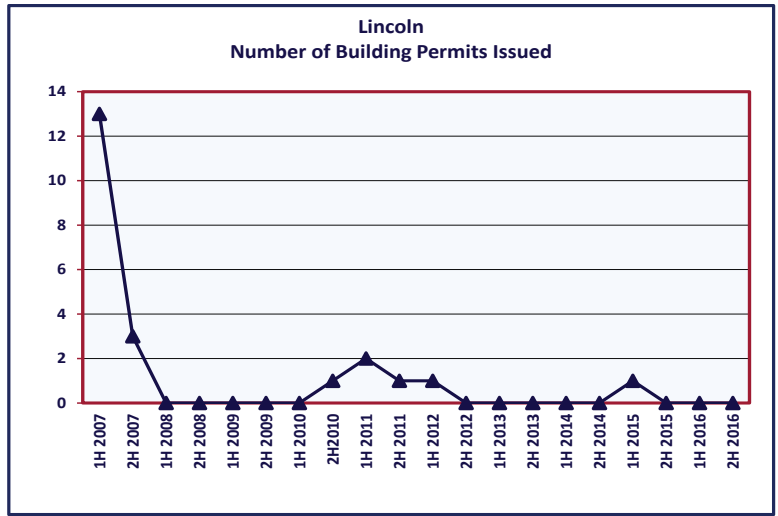
- There were no houses sold in Johnson from July 1 to December 31, 2016.
- There were no houses in Johnson listed for sale in the MLS database as of December 31, 2016.

- According to the Washington County Assessor's database, 56.2 percent of houses in Johnson were owner-occupied in the second half of 2016.

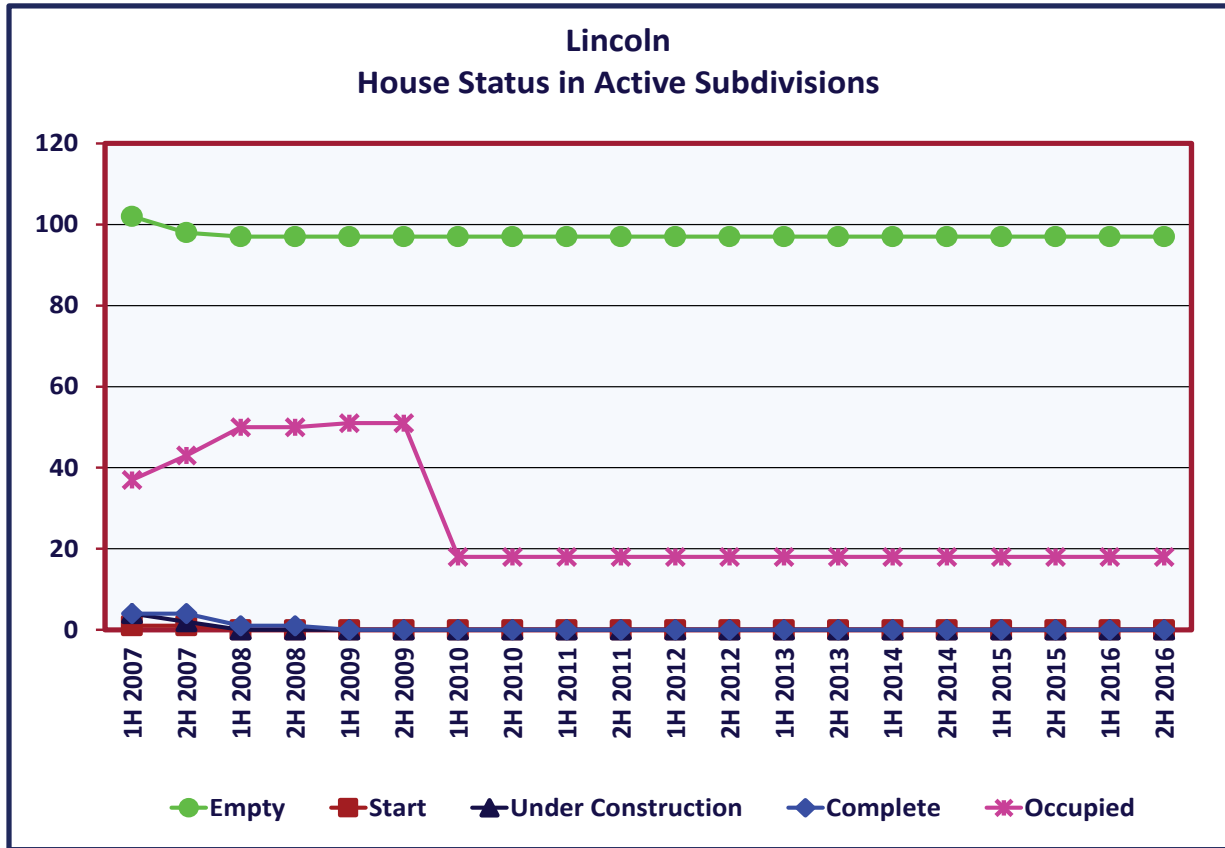


Lincoln

- From July 1 to December 31, 2016 there were no residential building permits issued in Lincoln.



Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the second half of 2016. About 15.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 84.3 percent were vacant lots.
- Both of the 2 active subdivisions had no new construction or progress in existing construction in the last year.
- No new houses in Lincoln became occupied in the second half of 2016.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2016.

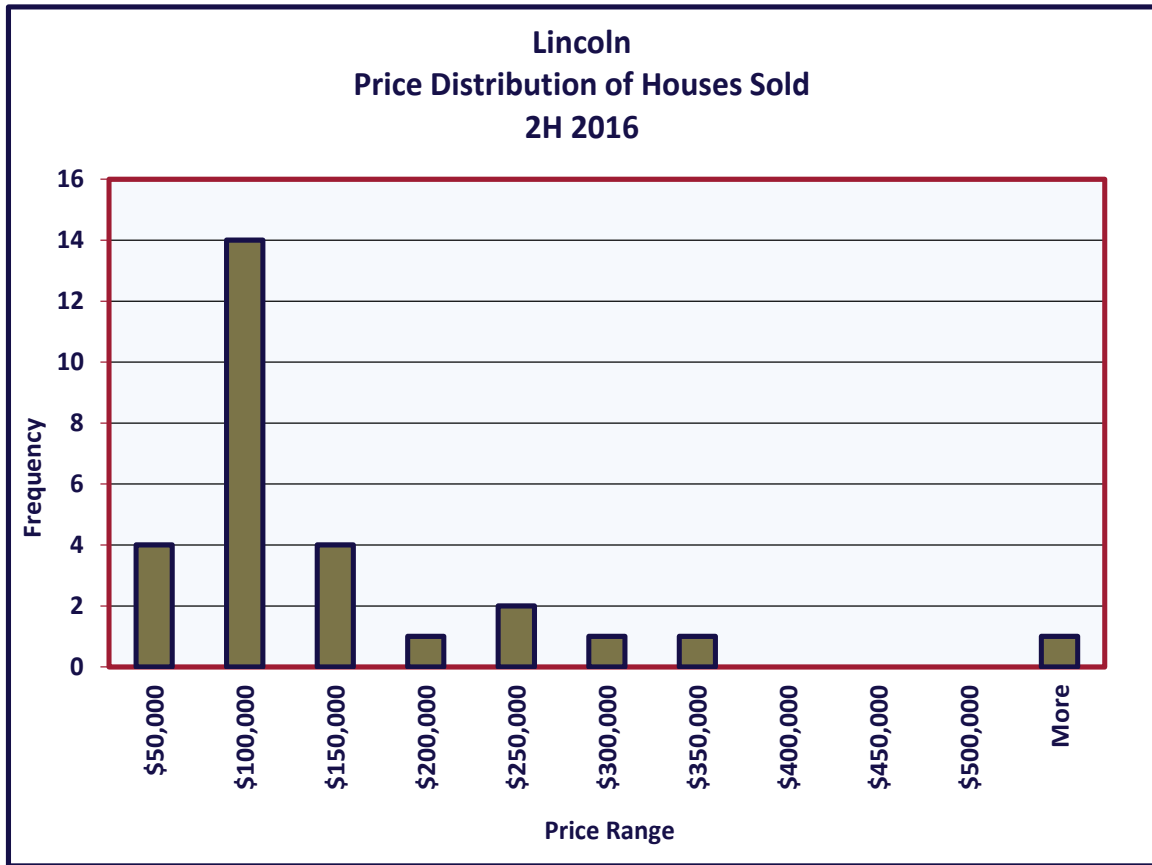
Lincoln House Status in Active Subdivisions Second Half of 2016

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

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

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

Lincoln

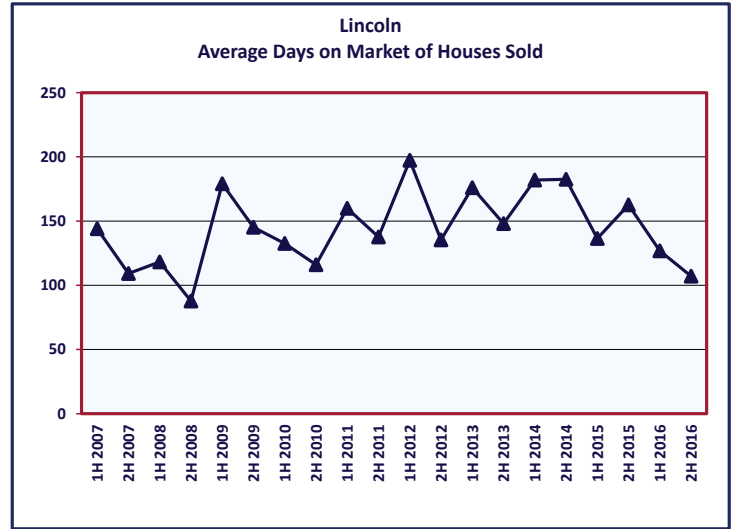
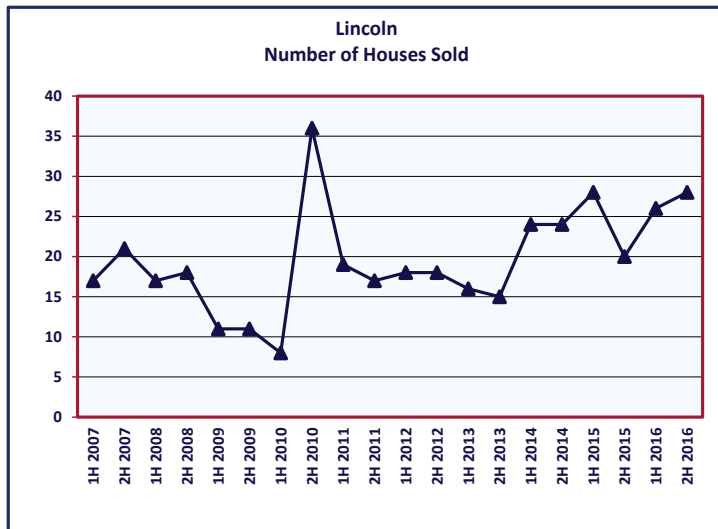


- 50.0 percent of the sold houses in Lincoln were priced between \$50,001 and \$100,000.

Lincoln Price Range of Houses Sold Second Half of 2016

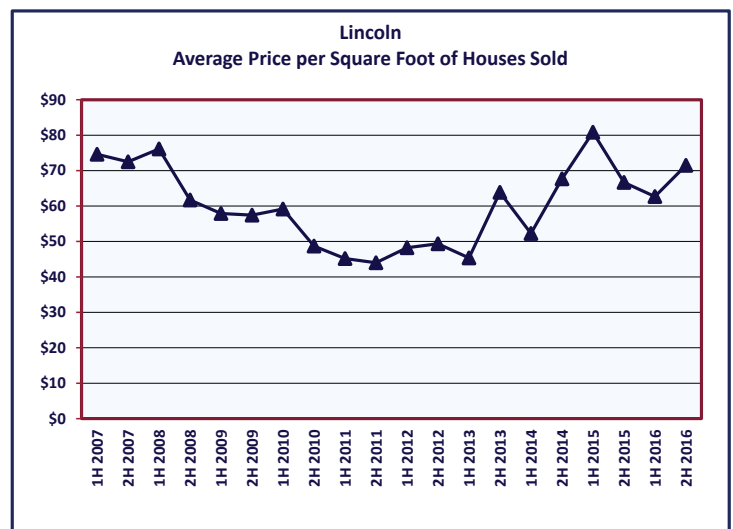
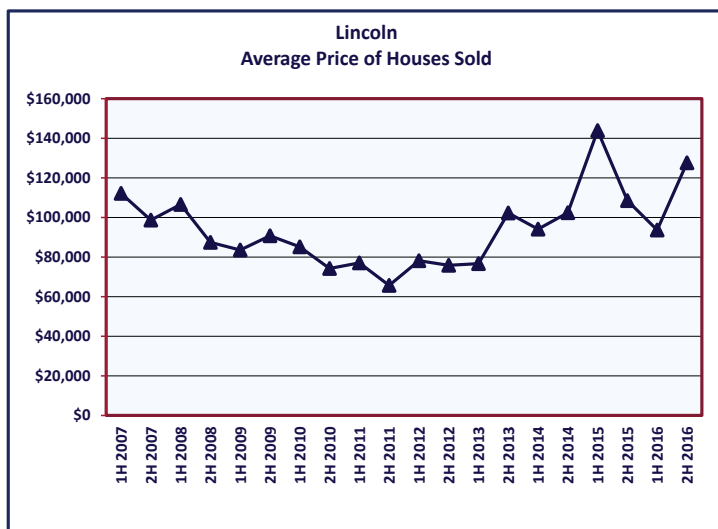
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	14.3%	940	94	87.8%	\$42.51
\$50,001 - \$100,000	14	50.0%	1,486	104	95.9%	\$57.88
\$100,001 - \$150,000	4	14.3%	2,143	114	93.5%	\$67.45
\$150,001 - \$200,000	1	3.6%	1,505	131	94.1%	\$109.30
\$200,001 - \$250,000	2	7.1%	2,059	147	88.4%	\$115.36
\$250,001 - \$300,000	1	3.6%	2,547	49	101.0%	\$99.14
\$300,001 - \$350,000	1	3.6%	2,663	64	96.0%	\$125.80
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	3.6%	3,054	175	95.2%	\$186.64
Lincoln	28	100.0%	1,679	107	93.9%	\$71.49

Lincoln



- There were 28 houses sold in Lincoln from July 1 to December 31, 2016, 7.7 percent more than the 26 sold in the first half of 2016 and 40.0 percent more than in the second half of 2015.
- The average price of a house sold in Lincoln increased from \$93,660 in the first half of 2016 to \$127,627 in the second half of 2016.
- The average sales price was 36.3 percent higher than in the previous half year and 17.6 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale decreased from 127 in the first half of 2016 to 107 in the second half of 2016.
- The average price per square foot for a house sold in Lincoln increased from \$62.70 in the first half of 2016 to \$71.49 in the second half of 2016.

- The average price per square foot was 14.0 percent higher than in the previous half year and 7.2 percent higher than in the second half of 2015.
- About 1.5 percent of all houses sold in Washington County in the second half of 2016 were sold in Lincoln.
- The average sales price of a house was 63.2 percent of the county average.
- Of the 28 houses sold in the second half of 2016, none were new construction.
- There were 27 houses in Lincoln listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$147,304.
- According to the Washington County Assessor's database, 57.1 percent of houses in Lincoln were owner-occupied in the first half of 2016.



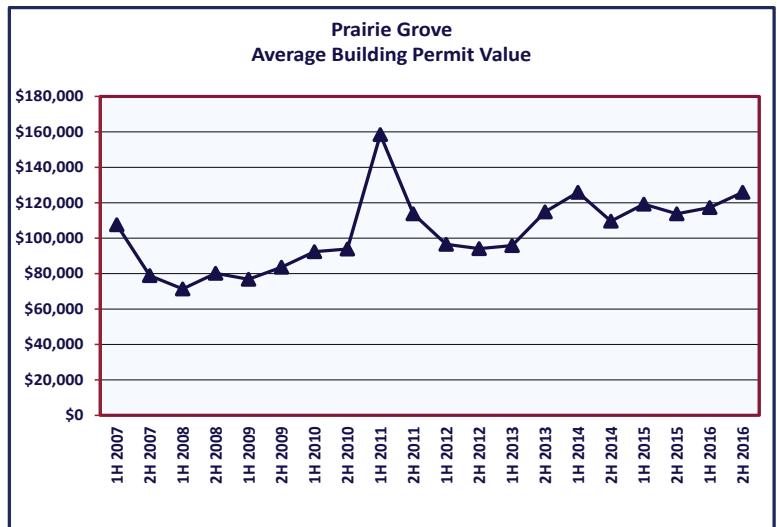
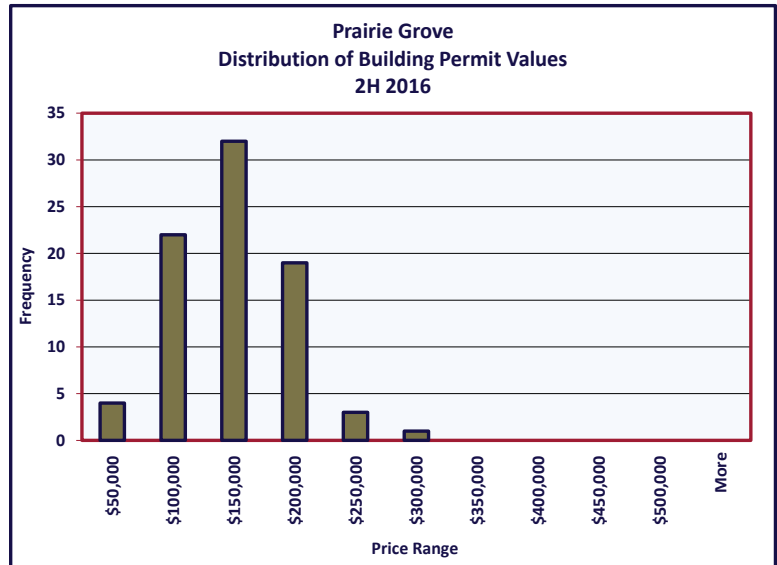
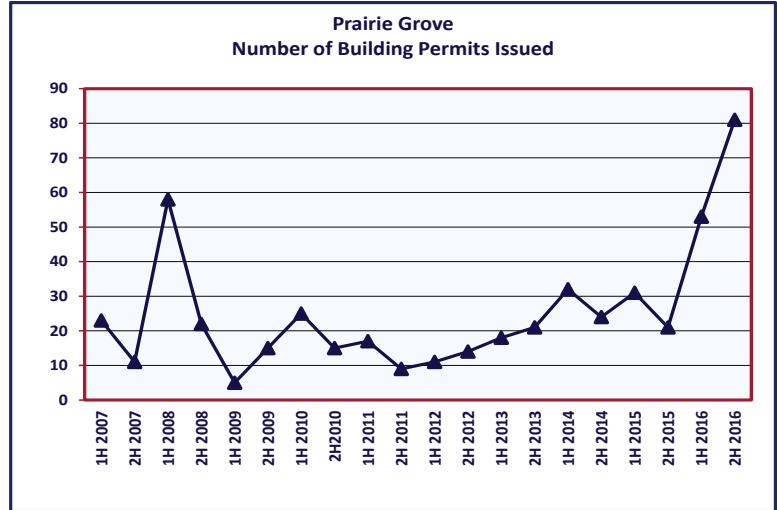
Lincoln

Lincoln Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Applegate	1	3.6%	1,239	68	\$86,000	\$69.41
Braly	6	21.4%	1,352	122	\$75,833	\$56.45
Corley	1	3.6%	1,508	99	\$75,000	\$49.73
Country Meadows	1	3.6%	1,054	118	\$80,000	\$75.90
Lincoln Acres	1	3.6%	2,432	7	\$68,251	\$28.06
Lincoln Original	1	3.6%	655	170	\$30,300	\$46.26
Reed Add	1	3.6%	1,524	76	\$89,000	\$58.40
Sugar Hill Estate	1	3.6%	1,718	28	\$106,000	\$61.70
Other	15	53.6%	1,919	114	\$172,267	\$84.917
Lincoln	28	100.0%	1,679	107	\$127,627	\$71.49

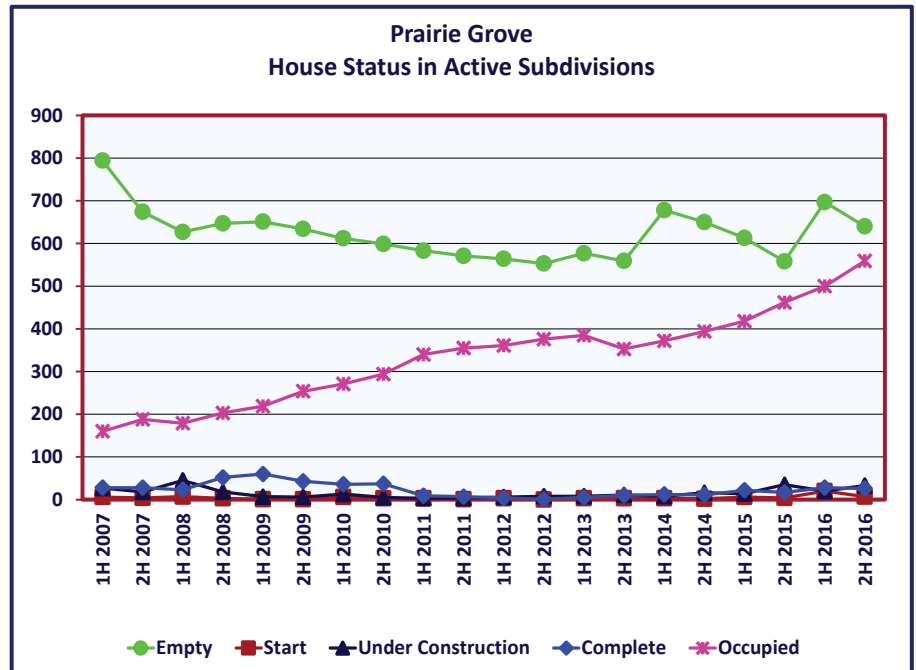
Prairie Grove

- From July 1 to December 31, 2016 there were 81 residential building permits issued in Prairie Grove. This represents a 285.7 percent increase from the second half of 2015.
- In the second half of 2016, a majority of the building permits in Prairie Grove were in the \$50,001 to \$150,000 range.
- The average residential building permit value in Prairie Grove increased by 10.6 percent from \$113,752 in the second half of 2015 to \$125,849 the second half of 2016.



Prairie Grove

- There were 1,265 total lots in 9 active subdivisions in Prairie Grove in the second half of 2016. About 44.2 percent of the lots were occupied, 2.1 percent were complete, but unoccupied, 2.6 percent were under construction, 0.6 percent were starts, and 50.6 percent were empty lots.
- The subdivision with the most houses under construction in Prairie Grove in the second half of 2016 was Sundowner with 14.
- 59 new houses in Prairie Grove became occupied in the second half of 2016. The annual absorption rate implies that there were 87.3 months of remaining inventory in active subdivisions, down from 112.0 months in the first half of 2016.
- There were no additional lots receiving either preliminary or final approval by December 31, 2016.



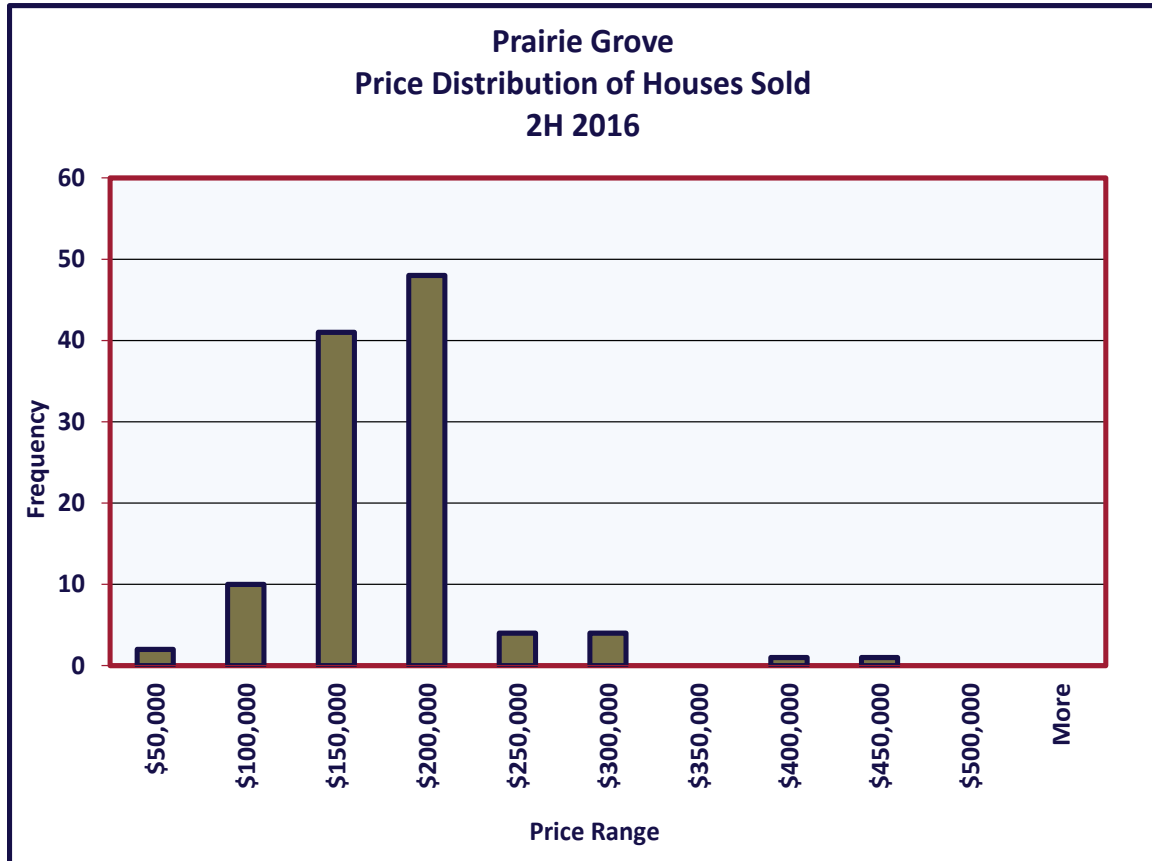
Prairie Grove House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	61	2	4	10	49	126	5	184.8
Belle Meade, Phases I, II	62	2	8	4	59	135	11	39.7
Chapel Ridge ^{1,2}	2	0	0	0	13	15	0	--
Grandview Estates, Phases IB, II, III ^{1,2}	12	0	0	0	10	22	0	--
Highlands Green Phase I	1	0	0	1	38	40	2	3.4
Highlands Square North	8	0	0	1	30	39	3	10.8
Prairie Meadows, Phases II, III	61	0	6	1	154	222	1	163.2
Stonecrest, Phase II	10	0	1	0	34	45	2	66.0
Sundowner, Phases I, II, III	423	3	14	9	172	621	35	119.7
Prairie Grove	640	7	33	26	559	1,265	59	87.3

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

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

Prairie Grove



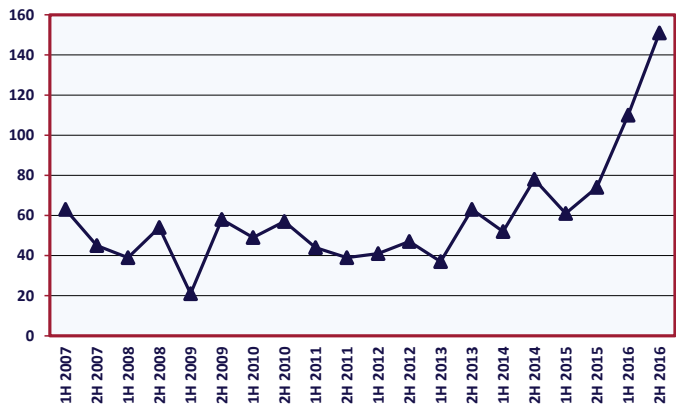
- 62.9 percent of the sold houses in Prairie Grove were priced between \$100,001 and \$200,000

Prairie Grove Price Range of Houses Sold Second Half of 2016

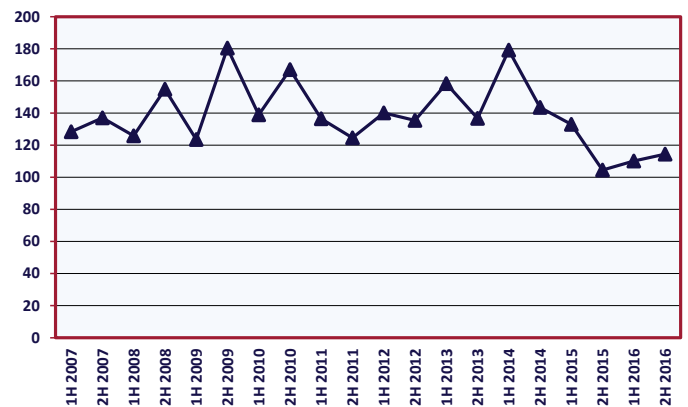
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	2.6%	1,320	167	91.7%	\$39.42
\$50,001 - \$100,000	37	24.5%	1,229	91	86.9%	\$68.08
\$100,001 - \$150,000	51	33.8%	1,489	118	97.8%	\$89.54
\$150,001 - \$200,000	44	29.1%	1,744	108	99.1%	\$99.73
\$200,001 - \$250,000	9	6.0%	2,140	89	98.4%	\$105.02
\$250,001 - \$300,000	1	0.7%	2,600	106	94.5%	\$99.23
\$300,001 - \$350,000	1	0.7%	3,267	204	99.4%	\$106.52
\$350,001 - \$400,000	2	1.3%	2,989	235	94.7%	\$122.48
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	2	1.3%	2,587	452	95.8%	\$341.76
Prairie Grove	151	100.0%	1,587	114	95.3%	\$90.80

Prairie Grove

**Prairie Grove
Number of Houses Sold**

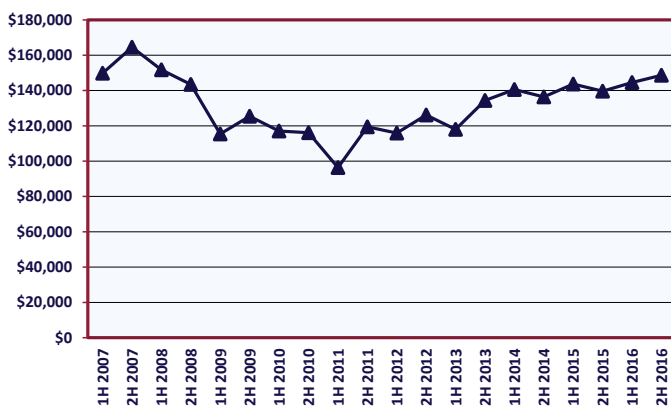


**Prairie Grove
Average Days on Market of Houses Sold**

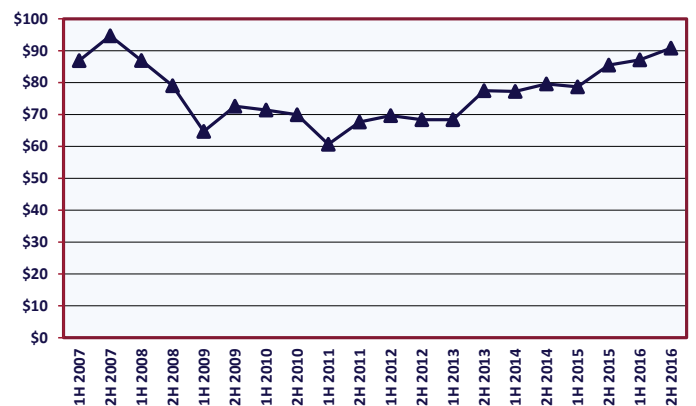


- There were 151 houses sold in Prairie Grove from July 1 to December 31, 2016 or 37.3 percent more than the 110 sold in the first half of 2016 and 104.1 percent more than in the second half of 2015.
- The average price of a house sold in Prairie Grove increased from \$144,526 in the first half of 2016 to \$148,667 in the second half of 2016.
- The average sales price was 2.9 percent higher than in the previous half year and 6.5 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 110 in the first half of 2016 to 114 in the second half of 2016.
- The average price per square foot for a house sold in Prairie Grove increased from \$87.12 in the first half of 2016 to \$90.80 in the second half of 2016.
- The average price per square foot was 4.2 percent higher than in the first half of 2016 and 6.2 higher than in the second half of 2015.
- About 8.2 percent of all houses sold in Washington County in the second half of 2016 were sold in Prairie Grove. The average sales price of a house was 73.7 percent of the county average.
- Out of 151 houses sold in the second half of 2016, 46 were new construction. These newly constructed houses had an average sold price of \$170,893 and took an average of 112 days to sell from their initial listing dates.
- There were 40 houses in Prairie Grove listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$209,803.
- According to the Washington County Assessor's database, 65.5 percent of houses in Prairie Grove were owner-occupied in the second half of 2016.

**Prairie Grove
Average Price of Houses Sold**



**Prairie Grove
Average Price per Square Foot of Houses Sold**



Prairie Grove

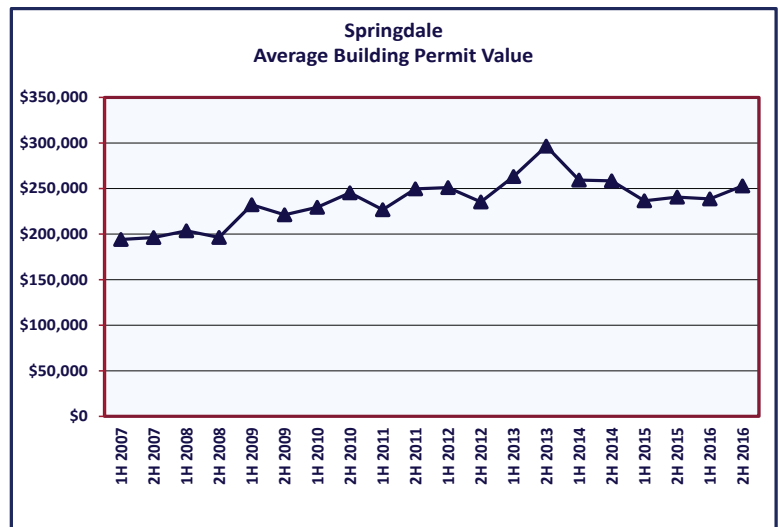
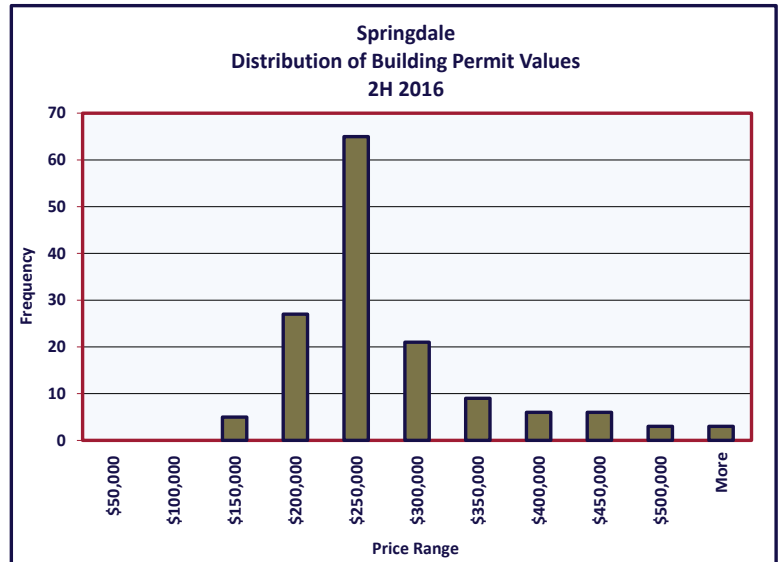
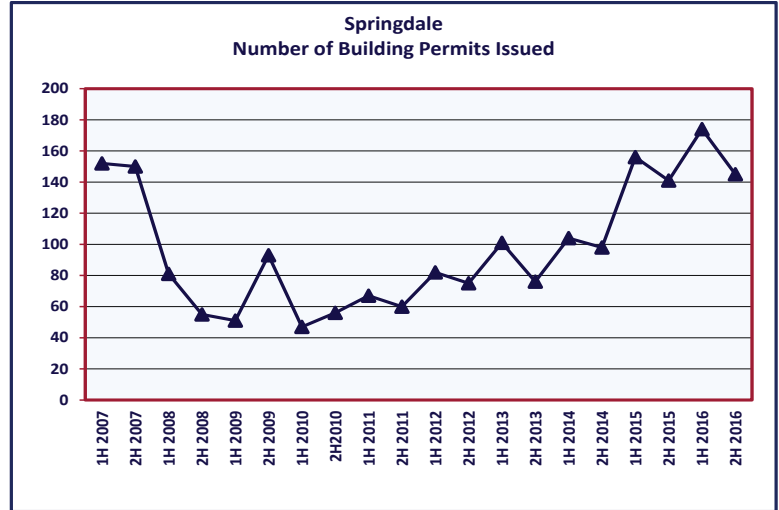
Prairie Grove Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Battle Field Estates	9	6.0%	1,494	77	\$146,434	\$99.40
Belle Meade	9	6.0%	1,438	196	\$131,878	\$92.44
Bell's	1	0.7%	1,160	87	\$95,500	\$82.33
Brights Add	3	2.0%	1,374	161	\$58,150	\$51.94
Butterfield Estates	1	0.7%	1,697	56	\$151,800	\$89.45
Chapel Ridge	1	0.7%	1,885	81	\$195,000	\$103.45
Cummings	1	0.7%	1,150	402	\$69,900	\$60.78
Grandview Estates	1	0.7%	2,600	106	\$258,000	\$99.23
Lahera Meadows	2	1.3%	1,885	163	\$150,025	\$80.25
Leeann Estates	1	0.7%	3,267	204	\$348,000	\$106.52
Meadowsweet	3	2.0%	1,842	103	\$174,175	\$94.57
Prairie Grove Original	2	1.3%	1,274	298	\$79,500	\$67.01
Prairie Meadows	18	11.9%	1,773	98	\$167,455	\$94.17
Prairie Oaks One	3	2.0%	1,904	154	\$122,300	\$68.80
Prairie Pines	1	0.7%	1,532	73	\$139,000	\$90.73
Ralphs Place	1	0.7%	2,238	261	\$79,000	\$35.30
Rogers Add	3	2.0%	1,169	106	\$93,333	\$84.79
Rose Prairie Estates	1	0.7%	1,374	49	\$143,500	\$104.44
Royal Oaks	5	3.3%	1,397	73	\$95,000	\$68.76
Stapletons 2nd Add	2	1.3%	1,037	27	\$80,000	\$80.30
Sudowner Estates	1	0.7%	1,405	217	\$149,900	\$106.69
Sundowner	55	36.4%	1,448	91	\$132,611	\$89.10
Valley View Estates - HSG	1	0.7%	1,298	42	\$139,730	\$107.65
Willow Creek Add	1	0.7%	1,850	58	\$125,000	\$67.57
Wt Neals Add	1	0.7%	775	118	\$49,000	\$63.23
Yourees	1	0.7%	1,334	51	\$125,000	\$93.70
Other	23	15.2%	1,910	144	\$223,038	\$107.74
Prairie Grove	151	100.0%	1,587	114	\$148,667	\$90.80



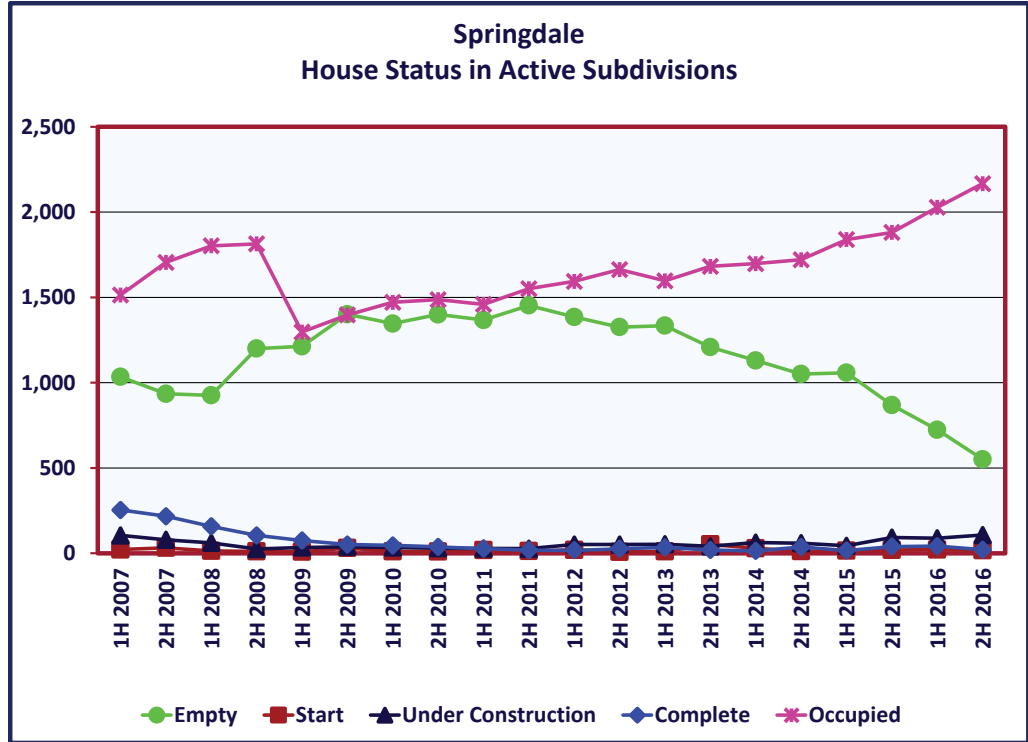
Springdale

- From July 1 to December 31, 2016 there were 145 residential building permits issued in Springdale. This represents a 2.8 percent increase from the second half of 2015.
- In the second half of 2016, a majority of building permits in Springdale were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Springdale increased by 5.1 percent from \$240,524 in the second half of 2015 to \$252,887 in the second half of 2016.



Springdale

- There were 2,863 total lots in 40 active subdivisions in Springdale in the second half of 2016. About 75.7 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 3.7 percent were under construction, 0.6 percent were starts, and 19.2 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the second half of 2016 were Eastview with 27 and Legendary with 25.
- No new construction or progress in existing construction occurred in the last year in 6 out of the 40 active subdivisions in Springdale.
- 188 new houses in Springdale became occupied in the second half of 2016. The annual absorption rate implies that there were 25.0 months of remaining inventory in active subdivisions, down from 41.5 months in the first half of 2016.
- In 10 out of the 40 active subdivisions in Springdale, no absorption occurred in the past year.



- An additional 302 lots in 6 subdivisions had received either preliminary or final approval by December 31, 2016.

Springdale Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Joy Acres	1H 2016	4
Tuscany, Phase III,IV,V,VI	1H 2016	81
Springdale 2016 LLC	1H 2016	170
<i>Final Approval</i>		
Business Park at Brush Creek	1H 2016	6
Legendary Phase II B	2H 2016	34
Mill Creek PUD	2H 2016	7
Springdale		302

Springdale

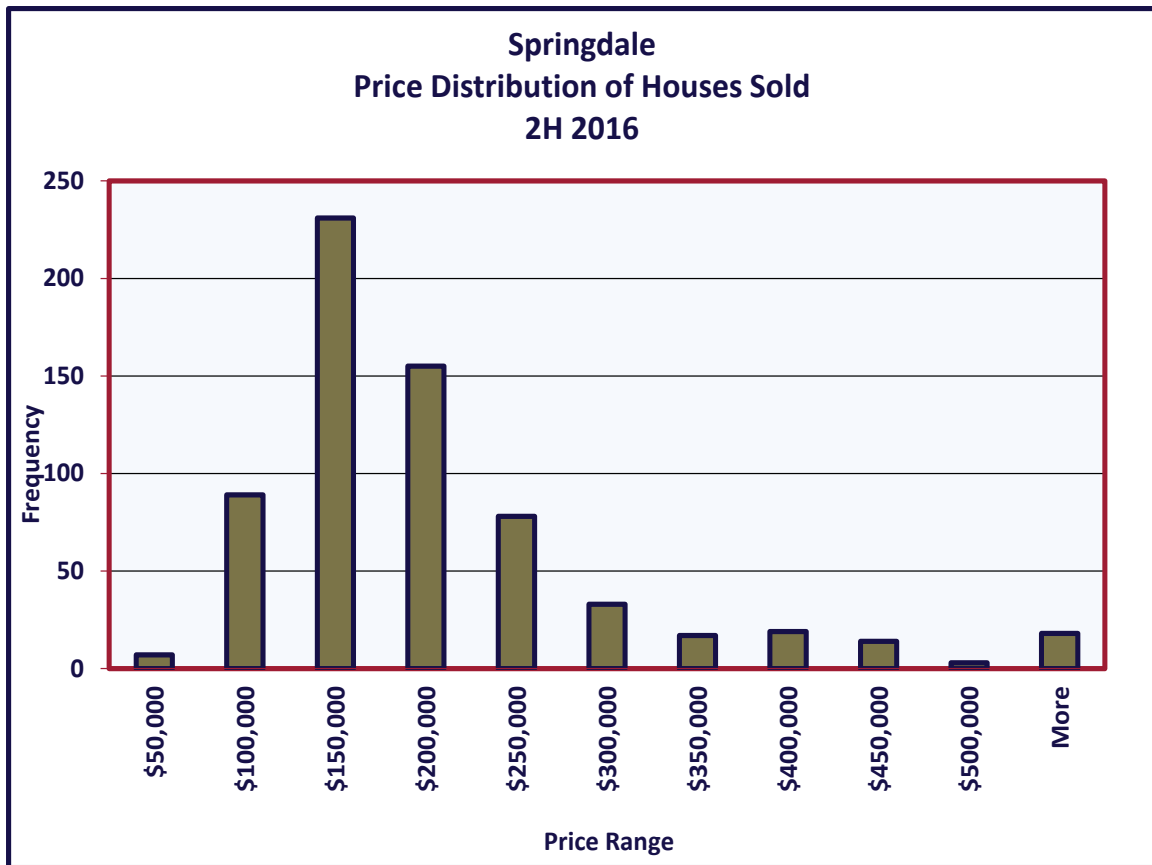
Springdale House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	7	0	1	0	97	105	3	16.0
Arkanshire	4	0	1	0	65	70	0	60.0
Blue Ridge Meadows (Benton County)	0	0	0	0	40	40	2	0.0
Brookemore Chase ^{1,2}	3	0	0	0	29	32	0	--
Butterfield Gardens, Phase III	1	0	0	0	75	76	4	1.0
Camelot	23	1	2	1	40	67	10	13.0
Carriage Crossing	0	0	2	0	18	20	0	24.0
Churchill Crescent, Phase III ^{1,2}	2	0	0	0	12	14	0	--
East Ridge	4	0	2	0	2	8	1	72.0
Eastview	16	4	27	6	118	171	51	7.7
The Enclave ¹	23	0	3	0	40	66	0	--
The Falls	5	0	4	1	20	30	1	120.0
Fern's Valley	35	0	1	0	17	53	2	216.0
Grand Valley	54	2	12	4	87	159	30	22.2
Grand Valley Estates	11	0	1	0	12	24	1	144.0
Grand Valley Meadows	80	4	0	0	8	92	8	126.0
Grand Valley Stables at Guy Terry Farms ^{1,2}	6	0	0	0	18	24	0	--
Har-Ber Meadows, Phases V, VII, XVIII, XX	12	0	0	0	123	135	2	72.0
Hidden Hills, Phase II ¹	10	0	0	1	72	83	0	--
Jacob's Court (Benton County)	4	0	0	0	24	28	6	4.8
Legendary, Phases I, IIA (Benton County)	68	1	25	3	91	188	8	83.1
Meadow Haven	7	0	0	0	29	36	0	42.0
Mill's Quarter	1	0	0	0	18	19	1	4.0
Parker's Place, Phase II ^{1,2}	1	0	0	0	42	43	0	--
Renaissance South	7	0	1	0	50	58	2	48.0
Rosson Creek	13	1	1	1	29	45	1	38.4
Sage Field	1	1	2	0	88	92	0	8.0
Savannah Ridge	16	0	1	0	76	93	5	22.7
Serenity Phase I	3	0	1	1	95	100	20	2.2
Silent Knoll	21	0	5	0	42	68	4	28.4
Spring Creek Estates, Phases IIA-IIC	2	0	2	0	110	114	3	--
Spring Creek Park ¹	1	0	0	0	143	144	0	--
Spring Hill, Phases I, II (Benton County)	15	2	0	2	161	180	8	7.9
Sugg ¹	8	0	4	0	6	18	0	--
Sylvan Acres (Benton County)	20	0	0	0	6	26	1	240.0
Thornbury, Phases III, V (Benton County)	13	0	1	0	57	71	0	84.0
Tuscany	20	0	5	0	139	164	9	18.8
Vicenza Villa	22	1	3	1	47	74	5	46.3
Wagon Wheel Bend (Benton County) ^{1,2}	6	0	0	0	18	24	0	--
Williamstowne Estates ^{1,2}	6	0	0	0	3	9	0	--
Springdale	551	17	107	21	2,167	2,863	188	25.0

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

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

Springdale

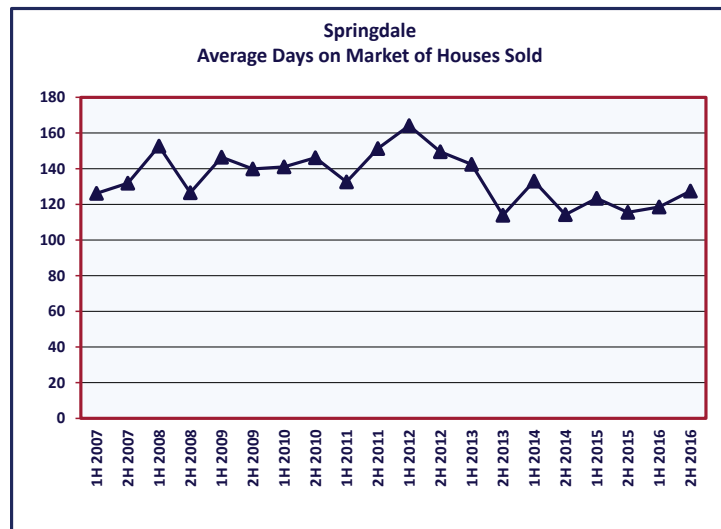
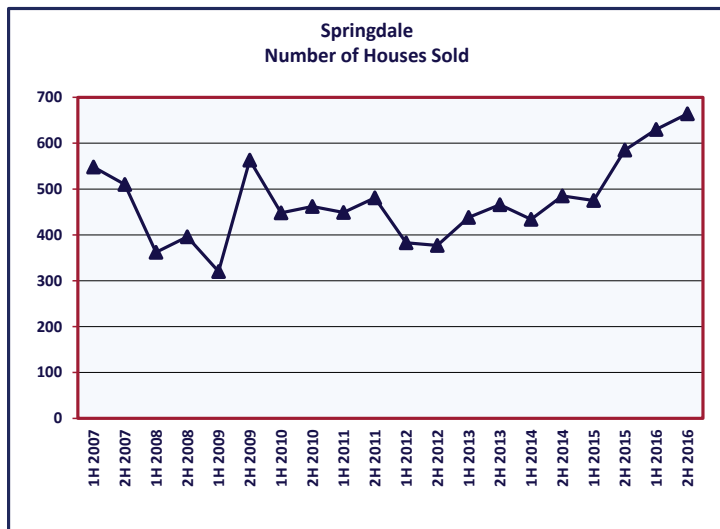


- 58.1 percent of the sold houses in Springdale were priced between \$100,001 and \$200,000.

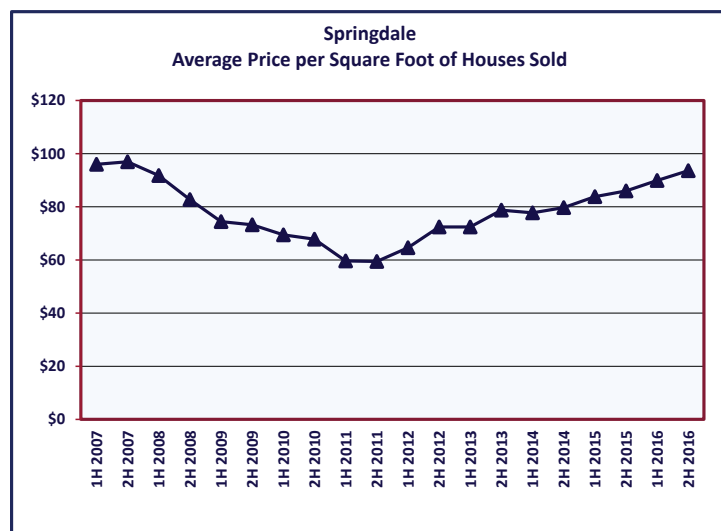
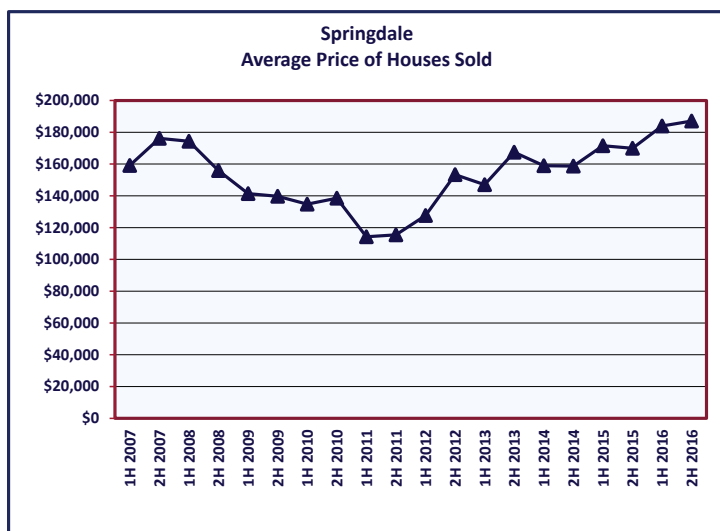
Springdale Price Range of Houses Sold Second Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	1.1%	965	65	91.8%	\$43.23
\$50,001 - \$100,000	89	13.4%	1,231	183	96.0%	\$70.47
\$100,001 - \$150,000	231	34.8%	1,467	129	98.1%	\$88.55
\$150,001 - \$200,000	155	23.3%	1,831	112	98.3%	\$95.54
\$200,001 - \$250,000	78	11.7%	2,247	86	98.2%	\$102.31
\$250,001 - \$300,000	33	5.0%	2,567	135	97.4%	\$110.20
\$300,001 - \$350,000	17	2.6%	3,207	153	96.0%	\$108.87
\$350,001 - \$400,000	19	2.9%	3,505	106	97.8%	\$110.30
\$400,001 - \$450,000	14	2.1%	3,677	108	96.3%	\$121.92
\$450,001 - \$500,000	3	0.5%	3,899	126	97.3%	\$120.78
\$500,000+	18	2.7%	5,214	171	95.4%	\$149.34
Springdale	664	100.0%	1,924	127	97.6%	\$93.61

Springdale



- There were 664 houses sold in Springdale from July 31 to December 31, 2016 or 5.4 percent more than the 630 sold in the second half of 2016 and 13.5 percent more than in the second half of 2015.
- The average price of a house sold in Springdale increased from \$183,966 in the first half of 2016 to \$187,107 in the second half of 2016.
- The average sales price was 1.7 percent higher than in the previous half year and 10.1 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 119 in the first half of 2016 to 127 in the second half of 2016.
- The average price per square foot for a house sold in Springdale increased from \$89.91 in the first half of 2016 to \$93.61 in the second half of 2016.
- The average price per square foot was 4.1 percent higher than in the first half of 2016 and 8.9 percent higher than in the second half of 2015.
- About 36.0 percent of all houses sold in Washington County in the second half of 2016 were sold in Springdale. The average sales price of a house was 92.7 percent of the county average.
- Out of 664 houses sold in the first half of 2016, 150 were new construction. These newly constructed houses had an average sold price of \$191,901 and took an average of 139 days to sell from their initial listing dates.
- There were 286 houses in Springdale listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$259,809.
- According to the Washington County Assessor's database, 64.2 percent of houses in Springdale were owner-occupied in the second half of 2016.



Springdale

Springdale Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
112 South	1	0.2%	2,140	127	\$235,000	\$109.81
American	4	0.6%	1,812	45	\$137,590	\$74.94
Apple Orchard	2	0.3%	1,492	80	\$136,500	\$91.49
Arber Estates	4	0.6%	1,824	139	\$193,788	\$106.30
Arkanshire	1	0.2%	1,858	112	\$178,000	\$95.80
Arthur Banks Add	1	0.2%	2,365	93	\$269,500	\$113.95
Barrington Heights	1	0.2%	3,757	40	\$400,000	\$106.47
Belmont Estates	2	0.3%	3,597	163	\$340,000	\$94.48
Bethel Heights	1	0.2%	1,216	83	\$114,000	\$93.75
Birds	2	0.3%	1,500	59	\$95,500	\$61.76
Blake Lane	1	0.2%	2,019	53	\$180,000	\$89.15
Blue Springs Village	7	1.1%	1,710	112	\$166,857	\$95.07
Blueberry Acres Sub	1	0.2%	1,460	27	\$69,000	\$47.26
Brandon's Way	2	0.3%	1,582	48	\$157,500	\$99.66
Briarwood	4	0.6%	1,795	80	\$171,225	\$95.96
Broadmore Acres	4	0.6%	1,444	110	\$120,000	\$83.46
Brookemore Chase	2	0.3%	2,581	91	\$244,000	\$94.79
Butterfield Gardens	3	0.5%	1,288	56	\$99,167	\$77.84
Camelot	4	0.6%	3,360	117	\$406,172	\$120.75
Cameron Heights Add	1	0.2%	2,231	137	\$149,900	\$67.19
Candlestick Place	1	0.2%	1,496	69	\$80,850	\$54.04
Canterbury	3	0.5%	1,989	66	\$184,583	\$93.40
Carley Meadows	1	0.2%	1,356	35	\$128,000	\$94.40
Carriage Crossing	1	0.2%	2,127	46	\$244,000	\$114.72
Carrington Place	1	0.2%	1,530	185	\$150,000	\$98.04
Carter Add	2	0.3%	1,373	66	\$95,900	\$69.63
Central Village	1	0.2%	1,240	51	\$107,000	\$86.29
Chadwick	2	0.3%	2,066	38	\$179,750	\$87.03
Chantel	3	0.5%	2,311	137	\$218,800	\$94.93
Churchill	2	0.3%	8,489	221	\$980,000	\$116.21
Churchill Crescent	1	0.2%	3,925	132	\$308,000	\$78.47
Clear Creek Acres	3	0.5%	2,684	85	\$290,000	\$107.04
Cobblestone Place	1	0.2%	2,074	40	\$206,000	\$99.32
Cogerdewese Add	2	0.3%	1,126	116	\$55,000	\$47.21
Coger-Samuels Add	1	0.2%	720	14	\$49,900	\$69.31
Comley-Davis Add	1	0.2%	1,360	57	\$90,000	\$66.18
Commons PUD	4	0.6%	1,104	82	\$77,075	\$69.61
Country Club Acres	1	0.2%	2,662	289	\$255,000	\$95.79
Countryside Estates	1	0.2%	2,508	90	\$239,900	\$95.65
County Court Plat	6	0.9%	1,258	121	\$73,167	\$59.66
Crestridge	1	0.2%	1,715	51	\$145,000	\$84.55
Crutcher	1	0.2%	1,084	48	\$80,000	\$73.80
Dandys Add	5	0.8%	1,388	101	\$102,075	\$74.16
Davenshire	2	0.3%	3,720	51	\$413,000	\$110.85
Deerfield	3	0.5%	1,573	59	\$140,623	\$89.45

Springdale

Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Del's Woods	2	0.3%	3,200	151	\$331,500	\$103.65
Dill Add	1	0.2%	1,616	90	\$209,000	\$129.33
Dr Hout's Add	1	0.2%	1,535	46	\$12,100	\$7.88
Eagle Crest	4	0.6%	1,823	58	\$158,725	\$87.01
East Fork	1	0.2%	942	124	\$73,000	\$77.49
Eastside Add	2	0.3%	1,517	48	\$75,275	\$54.74
Eastview	60	9.0%	1,358	137	\$128,281	\$95.06
Edens Gate	1	0.2%	3,146	42	\$319,000	\$101.40
Elmdale Heights Add	2	0.3%	1,336	76	\$101,700	\$77.28
Elmdale Terrace	1	0.2%	1,389	153	\$118,000	\$84.95
Enclave	4	0.6%	3,860	120	\$435,500	\$113.36
Estates At Brush Creek	3	0.5%	4,116	208	\$508,167	\$122.95
Fairview Acres	1	0.2%	1,795	41	\$163,000	\$90.81
Fairway Condo HPR	2	0.3%	905	53	\$60,000	\$69.22
Falcon Add #1	3	0.5%	1,614	98	\$121,000	\$74.91
Falcon Heights	2	0.3%	1,963	86	\$168,625	\$85.93
Falls	3	0.5%	2,956	147	\$350,833	\$119.38
Fergusons Glen	4	0.6%	1,854	51	\$183,475	\$99.14
Forest Glen	1	0.2%	2,398	70	\$235,000	\$98.00
Fredrick	1	0.2%	1,271	41	\$86,000	\$67.66
GPJ	1	0.2%	3,180	35	\$360,000	\$113.21
Grand Valley	17	2.6%	1,595	148	\$163,671	\$102.56
Grand Valley Meadows	1	0.2%	1,989	0	\$204,000	\$102.56
Great Meadows	2	0.3%	1,427	148	\$125,750	\$88.91
Green Acres Estates	1	0.2%	1,837	37	\$110,118	\$59.94
Green Side Place	1	0.2%	2,137	107	\$181,000	\$84.70
Greenlawn	1	0.2%	878	45	\$85,000	\$96.81
Har-Ber Meadows	11	1.7%	2,263	69	\$253,111	\$112.44
Harger Add	1	0.2%	1,072	48	\$96,000	\$89.55
Harper Add	1	0.2%	974	43	\$70,000	\$71.87
Hayes First Add	1	0.2%	640	124	\$40,000	\$62.50
Henson Heights 2nd	1	0.2%	2,053	299	\$186,900	\$91.04
Heritage Hills	6	0.9%	4,584	209	\$615,500	\$136.82
Hidden Hills	8	1.2%	1,420	115	\$124,625	\$87.91
Hidden Lake	1	0.2%	1,509	142	\$97,000	\$64.28
Hidden Lake Estates	16	2.4%	1,322	88	\$118,228	\$89.84
High Chaparral	3	0.5%	1,838	86	\$138,367	\$75.64
High Ridge Estates	1	0.2%	3,000	36	\$375,000	\$125.00
Highland Add	2	0.3%	928	81	\$74,750	\$82.69
Hillview 2nd Add	1	0.2%	1,881	66	\$182,583	\$97.07
Hunt Estates	2	0.3%	2,250	59	\$195,000	\$86.72
Hunters Ridge	2	0.3%	1,516	43	\$139,750	\$92.16
Jacobs Court	2	0.3%	1,400	65	\$149,800	\$107.00
Karrington Ridge HPR	1	0.2%	1,194	58	\$114,000	\$95.48
Kensington	2	0.3%	1,916	43	\$192,700	\$100.34

Springdale

Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Lake Road Estates	1	0.2%	1,920	77	\$227,000	\$118.23
Lake View	1	0.2%	1,275	70	\$130,000	\$101.96
Landing	11	1.7%	1,300	1,356	\$100,909	\$77.62
Lazy U Ranch	1	0.2%	5,740	14	\$805,000	\$140.24
Legacy Estates	1	0.2%	2,100	4	\$236,000	\$112.38
Legendary	12	1.8%	1,863	122	\$213,222	\$114.65
Lester	4	0.6%	1,790	291	\$158,150	\$89.02
Lexington	1	0.2%	2,670	115	\$254,000	\$95.13
Maple Drive	1	0.2%	1,693	105	\$132,000	\$77.97
Meadow Haven	2	0.3%	1,830	194	\$159,000	\$87.12
Monticello	5	0.8%	2,404	46	\$249,050	\$103.89
Mtn View Add	3	0.5%	1,433	67	\$89,500	\$59.19
Neals Add	2	0.3%	957	101	\$75,750	\$79.47
Neff	1	0.2%	1,339	67	\$135,000	\$100.82
Newell Add	1	0.2%	1,501	63	\$104,000	\$69.29
North Heights Add	3	0.5%	1,649	131	\$129,833	\$79.07
North Meadows	2	0.3%	1,059	66	\$94,300	\$89.21
Northeast Meadow	1	0.2%	898	59	\$74,900	\$83.41
Northside Add	2	0.3%	1,142	151	\$90,000	\$78.89
Oak Hills Add	2	0.3%	1,602	49	\$108,750	\$67.87
Oak Ridge Estates	2	0.3%	3,094	80	\$324,500	\$106.08
Oak Valley	2	0.3%	1,667	95	\$155,060	\$93.10
Oak Walk	2	0.3%	2,054	58	\$188,000	\$91.65
Oaklawn Place	1	0.2%	1,840	41	\$184,900	\$100.49
Oaks Add	6	0.9%	1,996	115	\$154,792	\$77.77
Orchard	5	0.8%	1,595	71	\$127,105	\$80.89
Oxford Place	2	0.3%	2,257	80	\$177,200	\$81.68
Palisades	4	0.6%	1,884	57	\$163,590	\$86.83
Paradise Valley	4	0.6%	1,320	79	\$111,700	\$84.94
Park Place	4	0.6%	1,283	104	\$106,375	\$83.42
Parker's Place	3	0.5%	1,641	47	\$173,800	\$106.06
Parkers Second Add	2	0.3%	1,086	82	\$86,500	\$79.21
Parson Hills	4	0.6%	1,630	56	\$130,850	\$80.91
Peaceful Valley Estates	17	2.6%	1,728	93	\$134,412	\$78.36
Phillips Add	1	0.2%	2,000	250	\$98,000	\$49.00
Picnic Add	1	0.2%	1,395	102	\$98,000	\$70.25
Pines	2	0.3%	1,090	158	\$98,000	\$90.39
Pinewood	6	0.9%	2,642	64	\$251,000	\$96.06
Pinkley	2	0.3%	3,036	136	\$312,250	\$102.74
Plantation Estates	2	0.3%	3,985	156	\$416,750	\$104.67
Pleasant Pl	1	0.2%	1,215	92	\$95,250	\$78.40
Ponderosa	1	0.2%	1,745	63	\$199,900	\$114.56
Porthaven	4	0.6%	1,357	36	\$135,000	\$99.69
Pullens War Eagle Ba	1	0.2%	1,786	166	\$350,000	\$195.97

Springdale

Springdale Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Quail Run	2	0.3%	4,296	146	\$336,500	\$84.82
Ravenwood	1	0.2%	2,247	73	\$219,000	\$97.46
Renaissance	7	1.1%	2,165	80	\$228,567	\$105.44
Rogers	2	0.3%	1,675	46	\$116,000	\$73.58
Rosson Creek	3	0.5%	1,984	105	\$213,300	\$107.61
Saddlebrook	3	0.5%	1,866	96	\$179,167	\$96.02
San Jose Estates	1	0.2%	2,736	77	\$220,000	\$80.41
Sandy Heights	2	0.3%	1,387	40	\$100,550	\$70.93
Savannah Ridge	9	1.4%	1,652	91	\$165,433	\$100.03
Serenity	8	1.2%	1,755	186	\$171,325	\$97.72
Shenandoah Hills	5	0.8%	3,243	288	\$283,990	\$88.24
Silverstone	8	1.2%	1,530	89	\$134,613	\$88.13
Sonoma	4	0.6%	2,477	101	\$199,250	\$81.82
South Fork	1	0.2%	941	167	\$82,500	\$87.67
Southern Hills	5	0.8%	1,875	67	\$138,400	\$74.76
Southfield	3	0.5%	1,689	61	\$159,800	\$94.81
Southill	1	0.2%	2,556	62	\$229,999	\$89.98
Southwind Terrace	6	0.9%	2,612	62	\$232,750	\$90.52
Spanish Trace	2	0.3%	1,785	41	\$177,000	\$99.21
Spring Creek Estates	3	0.5%	1,930	46	\$178,333	\$92.40
Spring Creek Park	12	1.8%	1,550	49	\$149,534	\$96.70
Spring Hill	13	2.0%	2,017	176	\$184,182	\$92.52
Spring Ridge	1	0.2%	2,819	115	\$324,000	\$114.93
Steeplechase	2	0.3%	2,465	78	\$242,500	\$99.17
Steve Miller Add	1	0.2%	1,406	39	\$65,000	\$46.23
Stockton Place	2	0.3%	1,364	56	\$132,450	\$97.13
Sunny Slope	1	0.2%	952	136	\$51,000	\$53.57
Sunrise	1	0.2%	1,925	49	\$142,500	\$74.03
Sunset Ridge	1	0.2%	3,859	81	\$440,000	\$114.02
Suttle Estates	2	0.3%	3,343	78	\$315,000	\$95.98
Thornbury	3	0.5%	4,872	110	\$623,867	\$128.73
Timber Ridge	1	0.2%	4,922	45	\$450,000	\$91.43
Tom Carrel	1	0.2%	1,455	198	\$150,000	\$103.09
Tuscany	7	1.1%	2,784	150	\$317,071	\$114.35
Village Estates	5	0.8%	2,126	161	\$177,580	\$84.34
Vineyard	4	0.6%	1,948	266	\$146,775	\$75.12
W Walker	2	0.3%	1,748	152	\$158,200	\$90.44
Waggoners Add	2	0.3%	871	126	\$56,750	\$67.84
Walker Add	2	0.3%	2,316	167	\$178,000	\$75.12
Walnut Crossing	2	0.3%	1,409	54	\$136,350	\$96.84
Walnut Ridge Estates	1	0.2%	2,703	81	\$290,000	\$107.29
Watson Add	1	0.2%	950	49	\$78,500	\$82.63
West Emma Gardens Add I	2	0.3%	1,334	228	\$107,450	\$80.54
West Walker	1	0.2%	1,804	126	\$145,000	\$80.38
Westbrook	13	2.0%	2,074	61	\$234,231	\$113.01

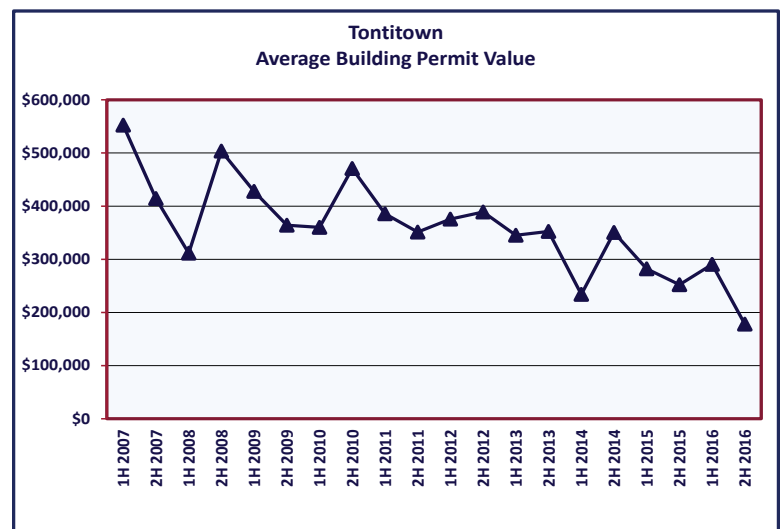
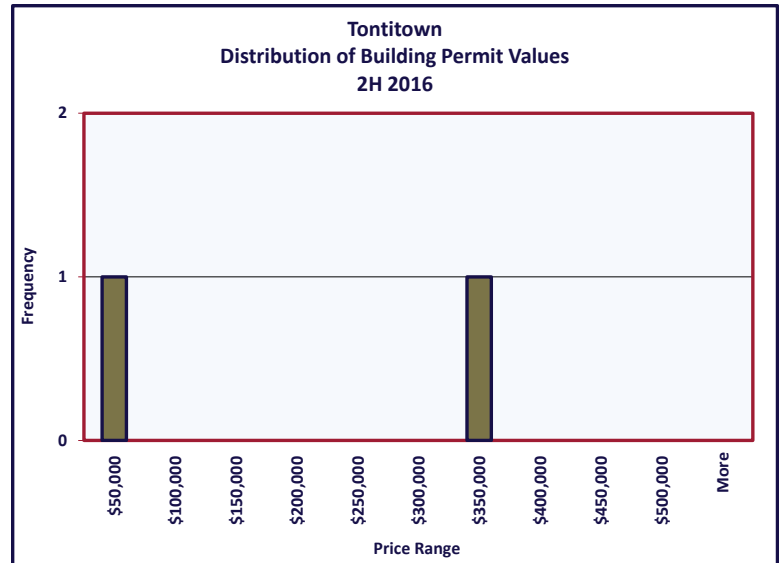
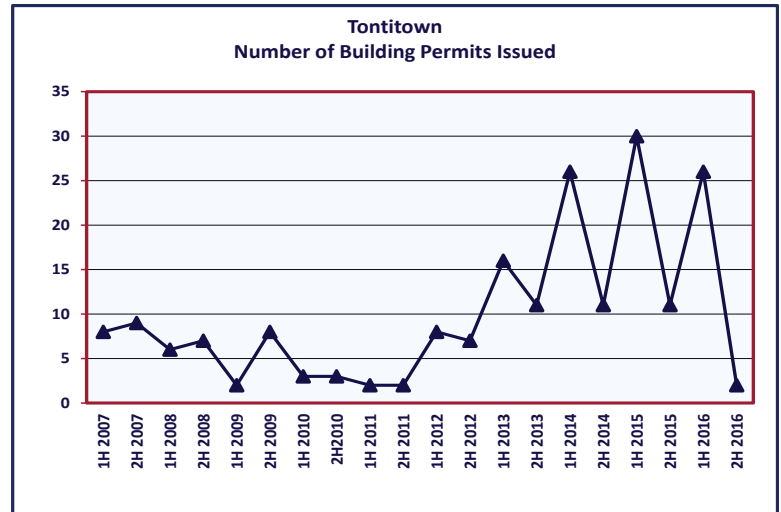
Springdale

Springdale Sold House Characteristics by Subdivision Second Half of 2016

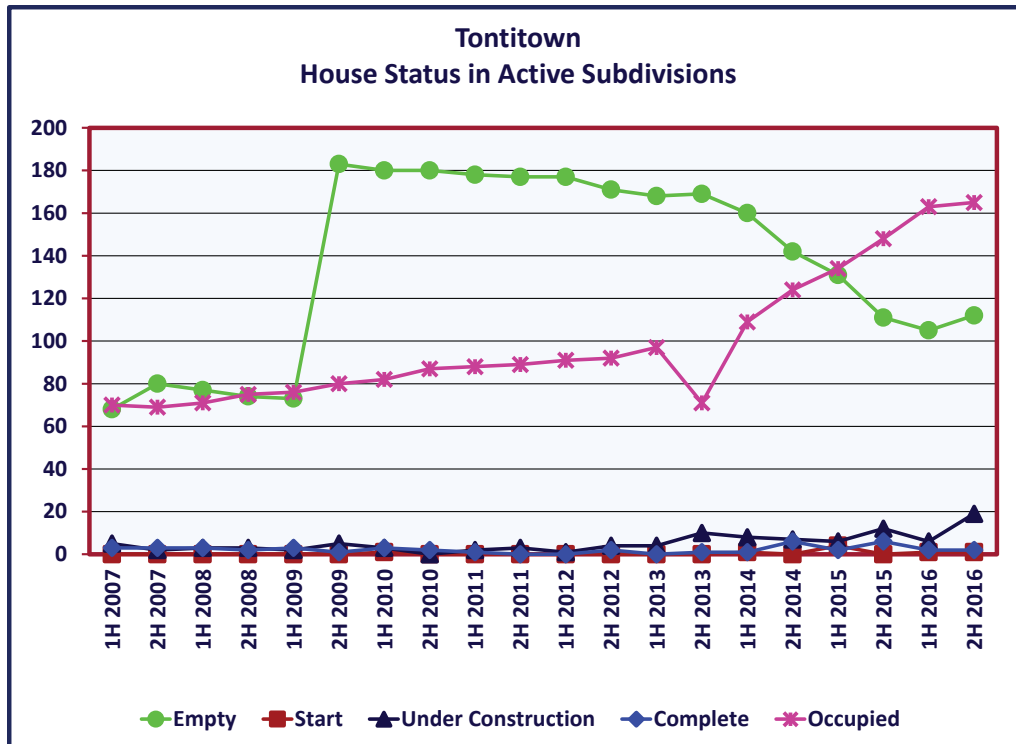
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Western Oaks Place	6	0.9%	1,737	80	\$144,150	\$82.70
Westfield	6	0.9%	1,547	72	\$153,150	\$99.23
Westwood Heights	3	0.5%	1,361	74	\$87,333	\$64.04
Wilkins	6	0.9%	1,567	46	\$139,650	\$89.57
Willard Walker	1	0.2%	2,031	56	\$176,000	\$86.66
Willow Bend	1	0.2%	3,824	121	\$468,000	\$122.38
Windsor	2	0.3%	2,291	186	\$194,638	\$85.38
Wobbe Gardens	1	0.2%	996	49	\$92,500	\$92.87
Woodcliff Sub	1	0.2%	3,875	94	\$380,000	\$98.06
Woodland Add	1	0.2%	1,734	133	\$145,000	\$83.62
Woodland Heights III	1	0.2%	1,404	131	\$109,000	\$77.64
Zachary Add	1	0.2%	888	29	\$58,400	\$65.77
Other	56	8.4%	2,174	134	\$251,151	\$108.21
Springdale	664	100.0%	1,924	127	\$187,107	\$93.61

Tontitown

- From July 31 to December 31, 2016 there were 2 residential building permits issued in Tontitown. This represents an 81.8 percent decrease from the second half of 2015.
- The average residential building permit value in Tontitown was \$178,026 in the second half of 2016, a decrease of 29.4 percent from the second half of 2015.



Tontitown



- There were 299 total lots in 10 active subdivisions in Tontitown in the second half of 2016. About 55.2 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 6.4 percent were under construction, 0.3 percent were starts, and 37.5 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the second half of 2016 was Westbrook with 7.
- No new construction or progress in existing construction occurred in the last year in 2 out of 10 of the active subdivisions in Tontitown.
- 18 new houses in Tontitown became occupied in the second half of 2016. The annual absorption rate implies that there were 48.7 months of remaining inventory in active subdivisions, up from 47.2 months in the first half of 2016.
- In 4 out of the 10 active subdivisions in Tontitown, no absorption occurred in the past year.
- An additional 135 lots in 3 subdivisions had received either preliminary or final approval by December 31, 2016.

Tontitown Preliminary and Final Approved Subdivisions Second Half 2016

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Barrington Heights, Phase II	1H 2016	24
Liberty	2H 2016	51
South Pointe	2H 2016	60
Tontitown		135

Tontitown

Tontitown House Status in Active Subdivisions Second Half of 2016

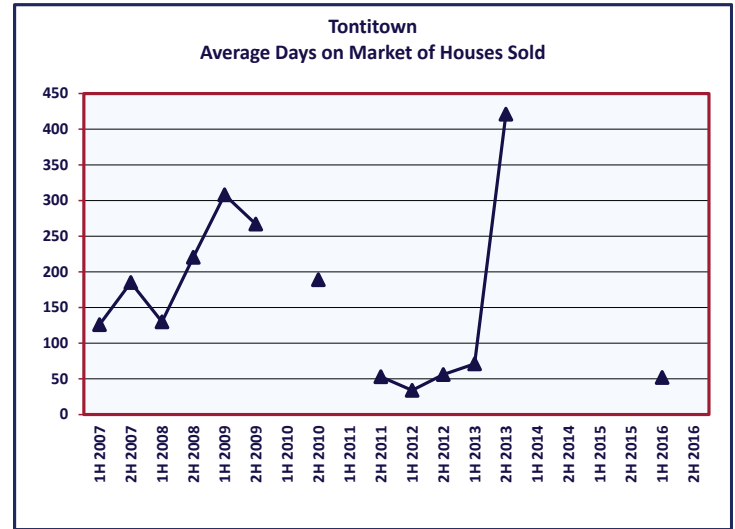
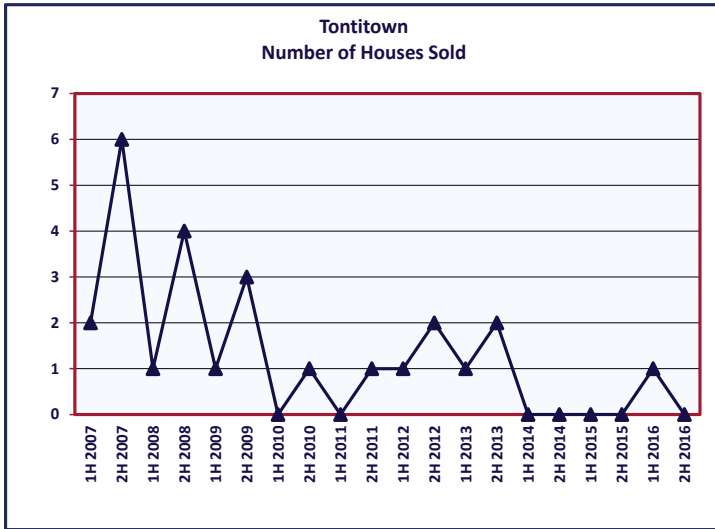
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	6	0	1	0	23	30	1	84.0
Brush Creek ¹	0	0	1	0	19	20	0	--
Coppertree	6	0	2	0	6	14	0	48.0
San Gennaro ¹	6	0	0	0	8	14	2	24.0
Taldo ^{1,2}	1	0	0	0	7	8	0	--
Tuscan Sun	1	0	1	0	18	20	0	24.0
Tuscany, Phase II	34	1	6	0	0	41	0	--
Westbrook (was Villaggio De Perona, Phase I)	57	0	7	2	47	113	15	30.5
Western Trails Estates ¹	0	0	1	0	23	24	0	--
White Oak Estates ^{1,2}	1	0	0	0	14	15	0	--
Tontitown	112	1	19	2	165	299	18	48.7

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

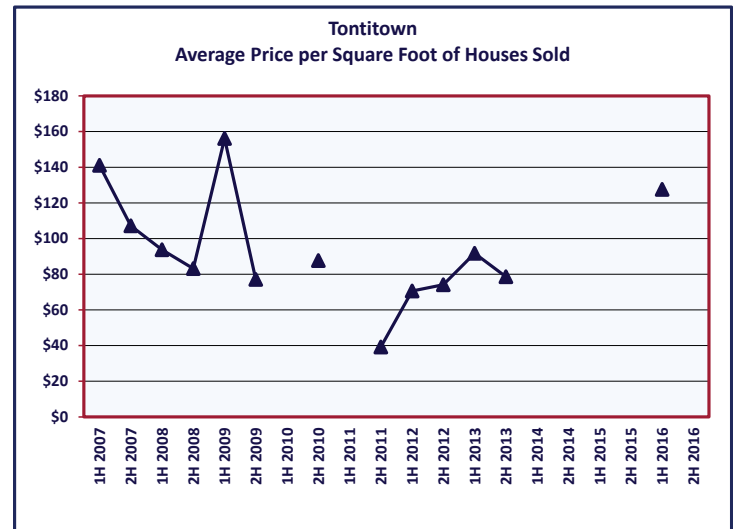
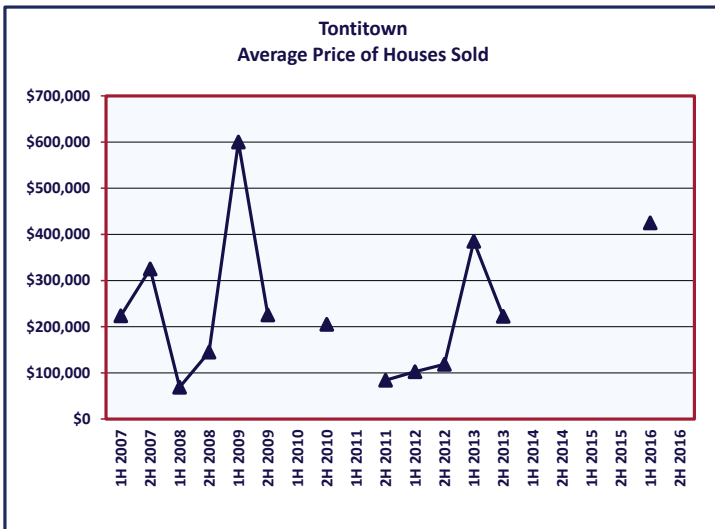
² No new construction or progress in existing construction has occurred in this subdivision in the last four quarters.



Tontitown

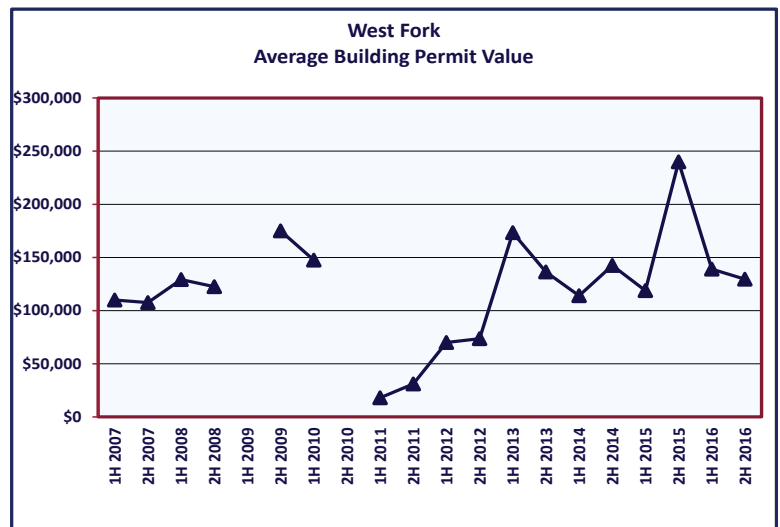
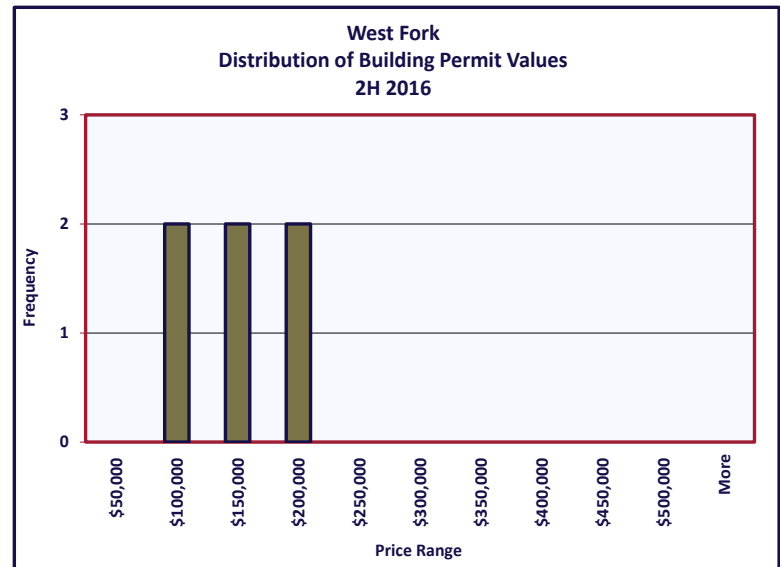
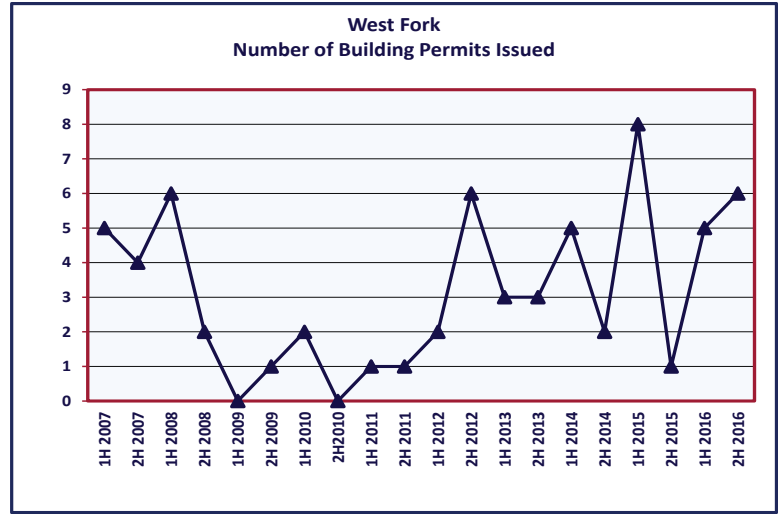


- There were no houses sold in Tontitown from July 31 to December 31, 2016. There was 1 house sold during the period from 2014 to 2016.
- There were no houses listed for sale in the MLS database in Tontitown as of December 31, 2016.
- According to the Washington County Assessor's database, 79.3 percent of houses in Tontitown were owner-occupied in the second half of 2016.



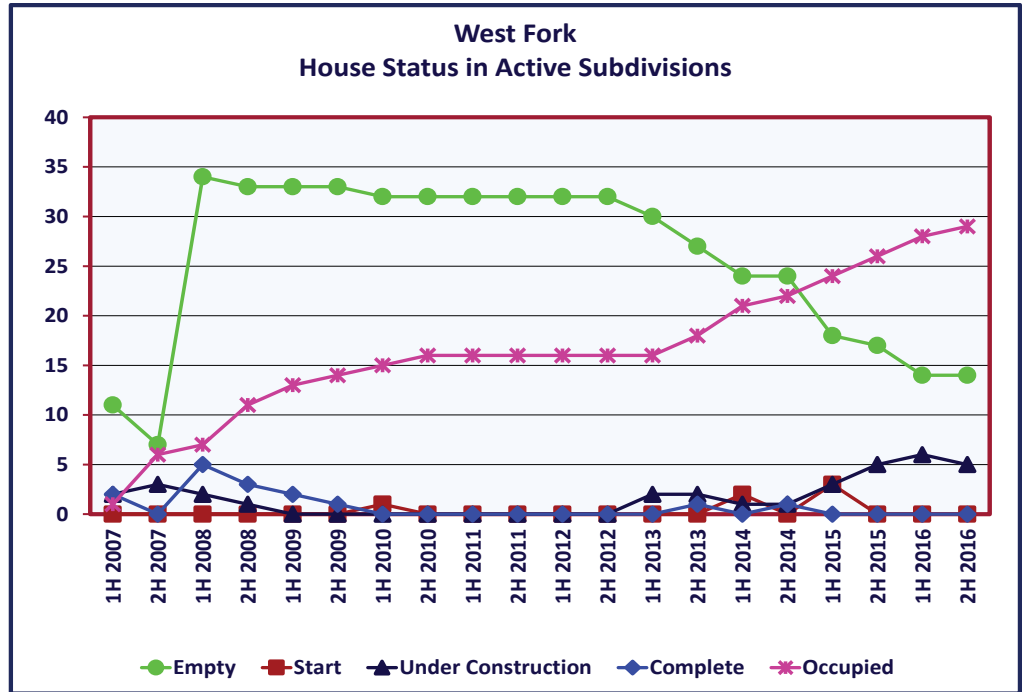
West Fork

- From July 31 to December 31, 2016 there were 6 residential building permits issued in West Fork. This represents a 500.0 percent increase from the second half of 2015.
- In the second half of 2016, all of the building permits issued in West Fork were valued in the \$50,001 to \$200,000 range.
- The average residential building permit value in West Fork decreased by 46.0 percent from \$240,000 in the second half of 2015 to \$129,617 in the second half of 2016.



West Fork

- There were 48 total lots in 3 active subdivisions in West Fork in the second half of 2016. About 60.4 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 10.4 percent were under construction, 0.0 percent were starts, and 29.2 percent were empty lots.
- The subdivision with the most houses under construction in West Fork in the second half of 2016 was Hidden Creek with 3.
- 2 new houses became occupied in West Fork in the second half of 2016. The annual absorption rate implies that there were 57.0 months of remaining inventory in active subdivisions down from 60.0 in the first half of 2016.
- There was no absorption in 1 of the 3 active subdivisions in West Fork in the second half of 2016.



- 2 new lots in one subdivision had received final approval by December 31, 2016.



West Fork Preliminary and Final Approved Subdivisions Second Half of 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Three Dog	2H 2010	2
West Fork		2

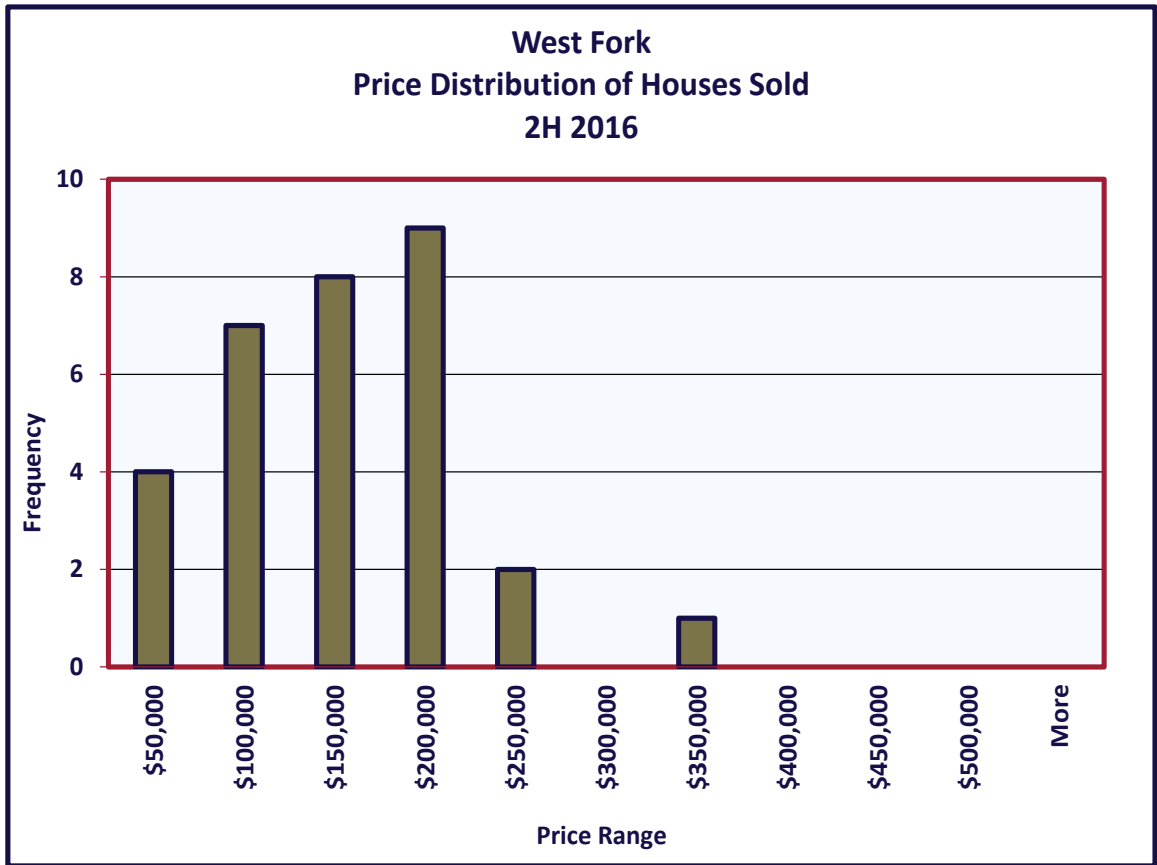
West Fork House Status in Active Subdivisions Second Half of 2016

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates ^{1,2}	1	0	0	0	3	4	0	--
Graystone	11	0	2	0	15	28	1	78.0
Hidden Creek	2	0	3	0	11	16	1	60.0
West Fork	14	0	5	0	29	48	2	57.0

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

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

West Fork

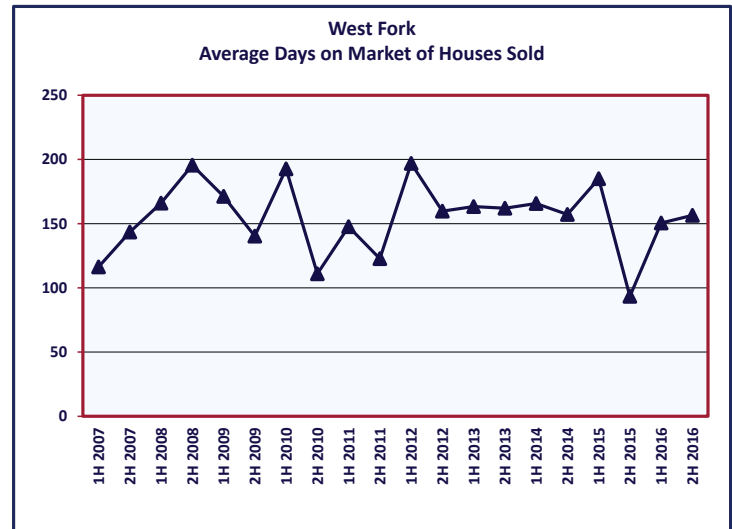
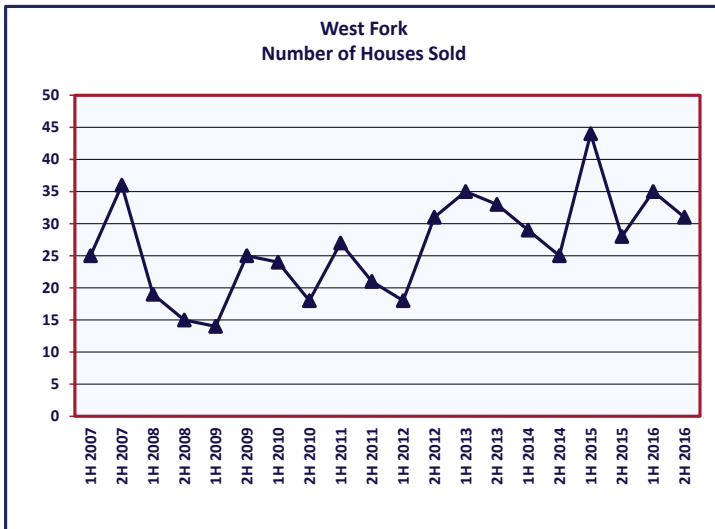


- 54.8 percent of the houses sold in West Fork were valued in the \$100,001 to \$200,000 range.

West Fork Price Range of Houses Sold Second Half of 2016

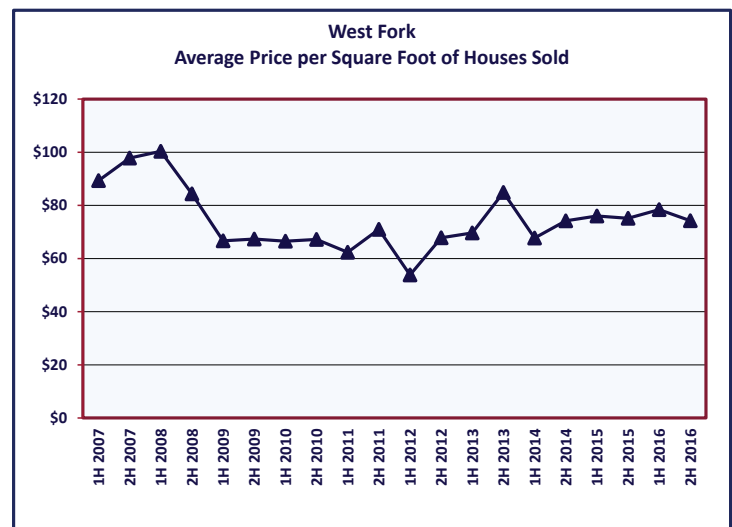
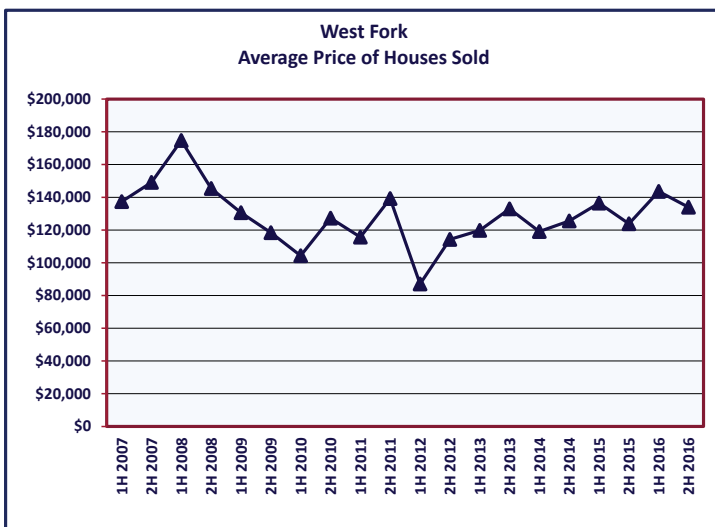
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	12.9%	1,263	52	96.7%	\$33.92
\$50,001 - \$100,000	7	22.6%	1,372	182	101.0%	\$64.43
\$100,001 - \$150,000	8	25.8%	1,701	186	96.4%	\$76.07
\$150,001 - \$200,000	9	29.0%	2,177	154	97.8%	\$83.57
\$200,001 - \$250,000	2	6.5%	3,109	170	81.0%	\$73.95
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	3.2%	1,703	154	85.8%	\$205.52
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
West Fork	31	100.0%	1,799	157	96.6%	\$74.22

West Fork



- There were 31 houses sold in West Fork from July 31 to December 31, 2016 or 11.4 percent fewer than the 35 houses sold in the first half of 2016 and 10.7 percent more than in the second half of 2015.
- The average price of a house sold in West Fork decreased from \$143,580 in the first half of 2016 to \$133,948 in the second half of 2016.
- The average sales price was 6.7 percent lower than in the first half of 2016 and 8.2 percent higher than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 150 in the first half of 2016 to 157 in the second half of 2016.
- The average price per square foot for a house sold in West Fork decreased from \$78.40 in the first half of 2016 to \$74.22 in the second half of 2016.

- The average price per square foot was 5.3 percent lower than in the previous half year and 1.2 percent lower than in the second half of 2015.
- About 1.7 percent of all houses sold in Washington County in the second half of 2016 were sold in West Fork. The average sales price of a house was 66.4 percent of the county average.
- There were 24 houses listed for sale in the MLS database in West Fork as of December 31, 2016. These houses had an average list price of \$229,958.
- Out of 31 houses sold in the second half of 2016, 1 was new construction. This newly constructed house had a sold price of \$180,000 and took 142 days to sell from its initial listing date.
- According to the Washington County Assessor's database 69.2 percent of houses in West Fork were owner-occupied in the second half of 2016.



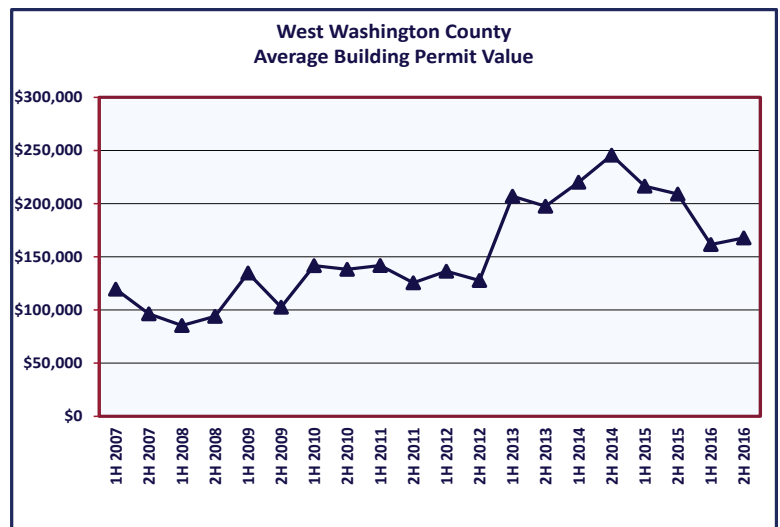
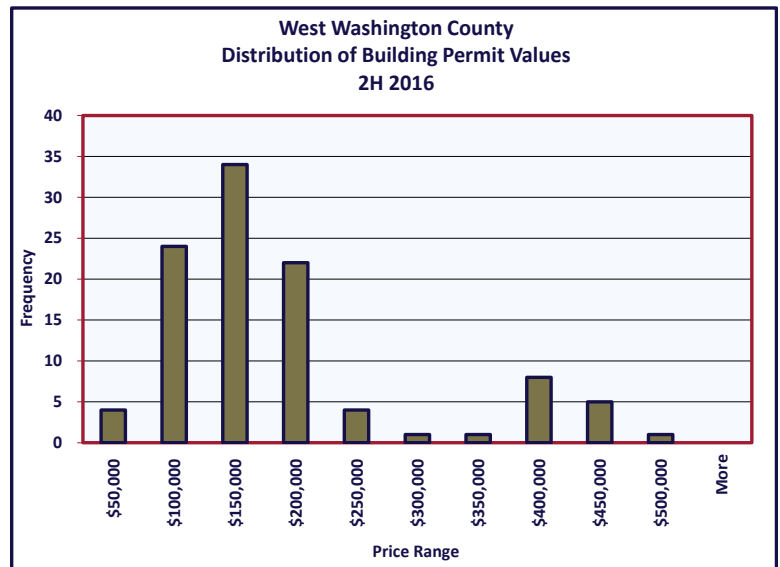
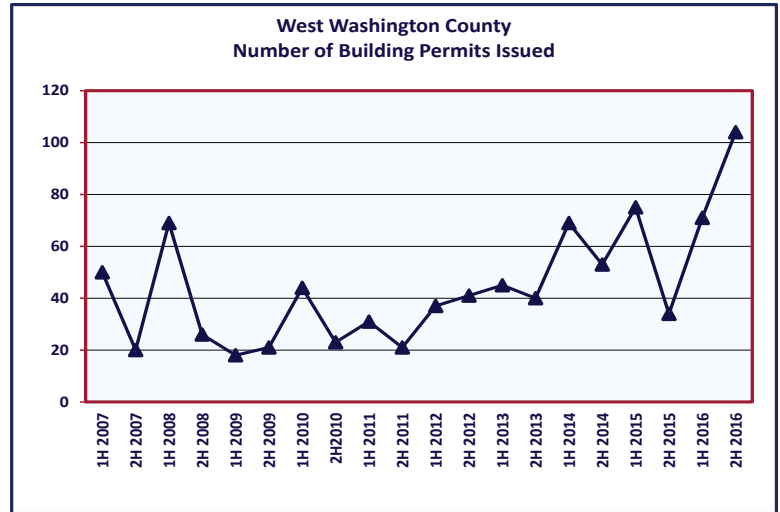
West Fork

West Fork Sold House Characteristics by Subdivision Second Half of 2016

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Graystone	1	3.2%	1,700	142	\$180,000	\$105.88
Hidden Creek	1	3.2%	1,720	208	\$171,000	\$99.42
Peaceful View	1	3.2%	2,520	245	\$199,000	\$78.97
Rivendale Valley	1	3.2%	1,678	42	\$135,000	\$80.45
Shady Lane Second Add	1	3.2%	1,185	94	\$102,000	\$86.08
Skyview	1	3.2%	2,073	35	\$156,500	\$75.49
South Meadow Add	1	3.2%	1,943	398	\$150,433	\$77.42
Spring Valley	1	3.2%	1,919	42	\$67,000	\$34.91
Valley View	1	3.2%	1,282	79	\$45,250	\$35.30
West Fork Acres	1	3.2%	1,015	54	\$88,000	\$86.70
White River Estates	1	3.2%	1,055	80	\$80,000	\$75.83
Woodlawn Estates	1	3.2%	2,280	49	\$195,000	\$85.53
Other	19	61.3%	1,864	178	\$135,958	\$72.57
West Fork	31	100.0%	1,799	157	\$133,948	\$74.22

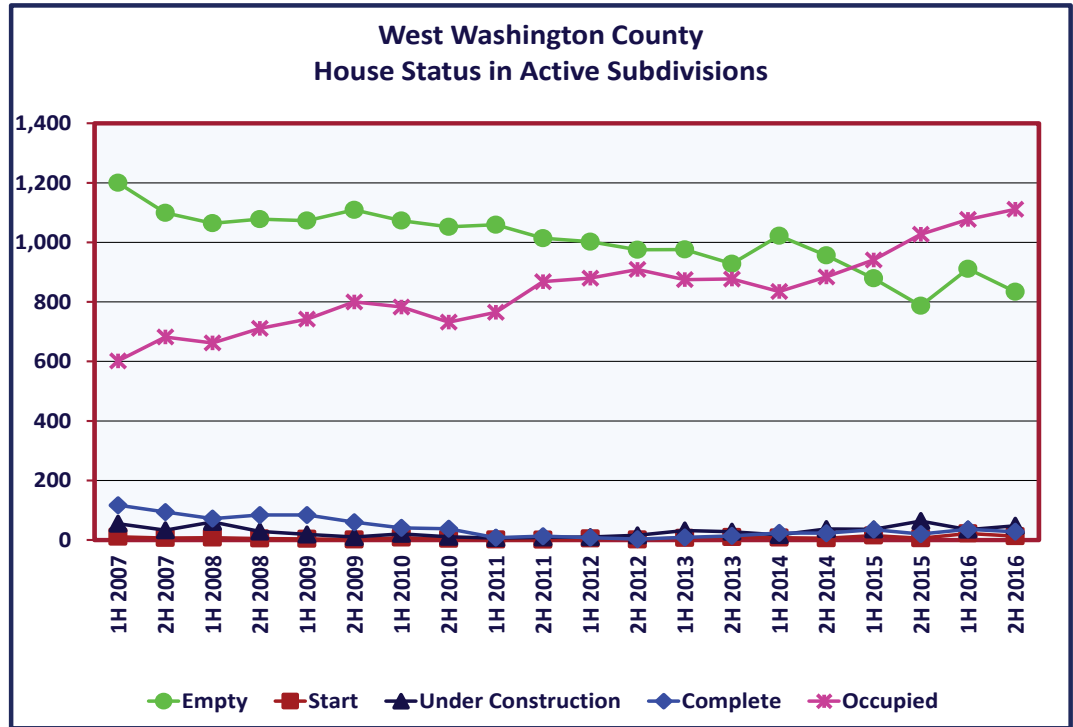
West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From July 31 to December 31, 2016 there were 104 residential building permits issued in West Washington County. This represents a 205.9 percent increase from the second half of 2015.
- In the second half of 2016, the majority of the building permits in West Washington County were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in West Washington County declined by 19.7 percent from \$208,994 in the second half of 2015 to \$167,754 in the second half of 2016.



West Washington County

- There were 2,034 total lots in 22 active subdivisions in West Washington County in the second half of 2016. About 54.6 percent of the lots were occupied, 1.4 percent were complete, but unoccupied, 2.4 percent were under construction, .6 percent were starts, and 41.0 percent were vacant lots.
- The subdivision with the most houses under construction in West Washington County in the second half of 2016 was Sundowner in Prairie Grove with 14.
- No new construction or progress in existing construction occurred in the second half of 2016 in 5 out of the 22 active subdivisions in West Washington County.
- 83 new houses in West Washington County became occupied in the second half of 2016. The annual absorption rate implies that there were 74.8 months of remaining inventory in active subdivisions, down from 75.3 months in the first half of 2016.



- In 6 out of the 22 active subdivisions in West Washington County, no absorption occurred in the second half of 2016.
- An additional 181 lots in 3 subdivisions had received either preliminary or final approval by December 31, 2016.



West Washington County Preliminary and Final Approved Subdivisions Second Half of 2016

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Holland Crossing	1H 2016	50
Saddle Brook	1H 2010	129
Three Dog	2H 2010	2
West Washington County		181

West Washington County

West Washington County House Status in Active Subdivisions Second Half of 2016

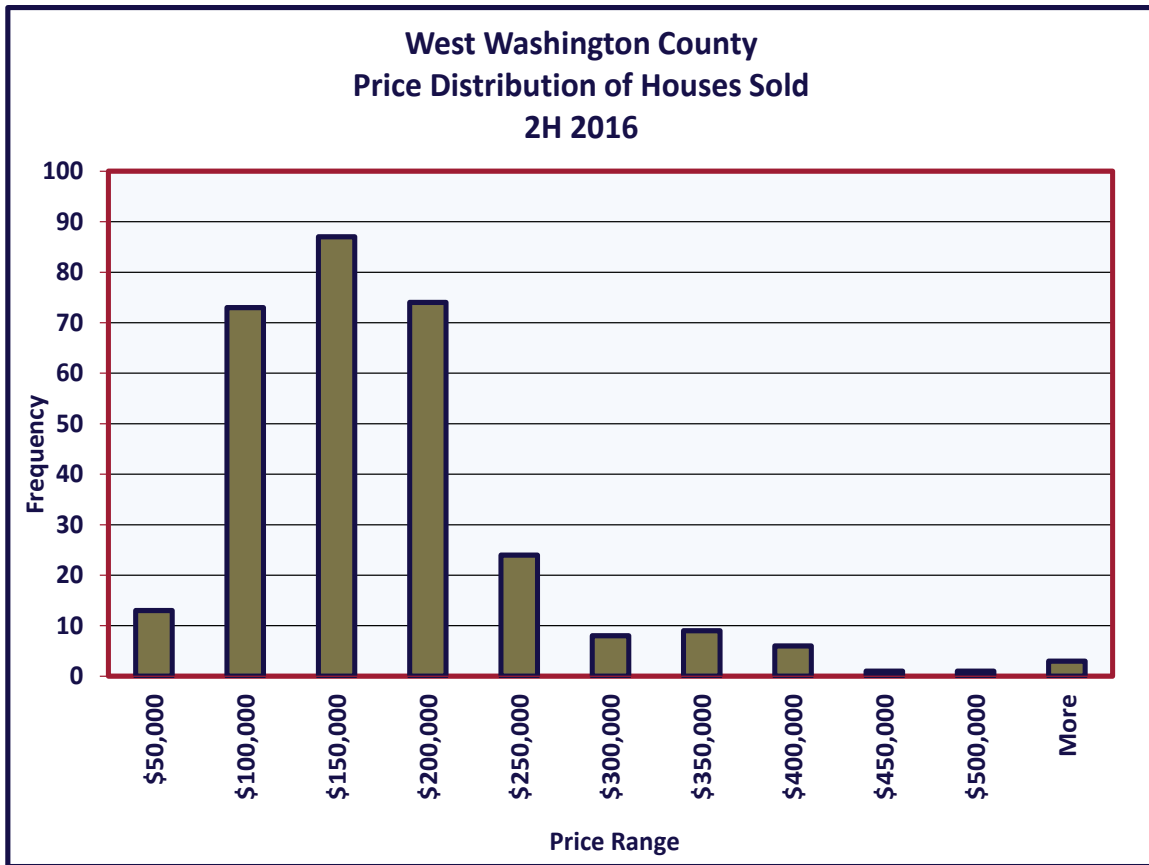
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates (Farmington) ^{1,2}	9	1	0	0	56	66	0	--
Bethel Oaks (Farmington)	0	3	3	0	61	67	7	6.5
East Creek Place (Farmington) ¹	1	0	1	0	49	51	0	--
Forest Hills, Phases I, II (Farmington)	2	0	0	0	49	51	0	--
North Club House Estates (Farmington)	1	0	0	0	20	21	1	6.0
South Club House Estates (Farmington)	8	0	0	0	68	76	5	12.0
Southwinds, Phase V (Farmington)	0	0	1	0	30	31	0	6.0
Twin Falls, Phases I, II (Farmington)	13	2	5	1	105	126	6	15.8
Walnut Grove (Farmington)	6	0	0	1	19	26	3	16.8
Homestead Addition (Greenland) ^{1,2}	27	0	0	0	53	80	0	--
Lee Valley, Phase IV (Greenland)	18	0	0	0	44	62	0	--
Carter-Johnson Subdivision (Lincoln) ^{1,2}	10	0	0	0	2	12	0	--
Country Meadows (Lincoln)	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II (Prairie Grove)	61	2	4	10	49	126	5	184.8
Belle Meade, Phases I, II (Prairie Grove) ^{1,2}	62	2	8	4	59	135	11	39.7
Chapel Ridge (Prairie Grove) ^{1,2}	2	0	0	0	13	15	0	--
Grandview Estates, Phases IB, II, III (PG)	12	0	0	0	10	22	0	--
Highlands Green, Phase I (Prairie Grove)	1	0	0	1	38	40	2	3.4
Highlands Square North (Prairie Grove)	8	0	0	1	30	39	3	10.8
Prairie Meadows, Phases II, III (PG)	61	0	6	1	154	222	1	163.2
Stonecrest, Phase II (Prairie Grove)	10	0	1	0	34	45	2	66.0
Sundowner, Phases I, II, III (Prairie Grove)	423	3	14	9	172	621	35	119.7
Deaton Estates (West Fork) ^{1,2}	1	0	0	0	3	4	0	--
Graystone (West Fork)	11	0	2	0	15	28	1	78.0
Hidden Creek (West Fork)	2	0	3	0	11	16	1	60.0
West Washington County	834	13	48	28	1,111	2,034	83	74.8

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

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



West Washington County

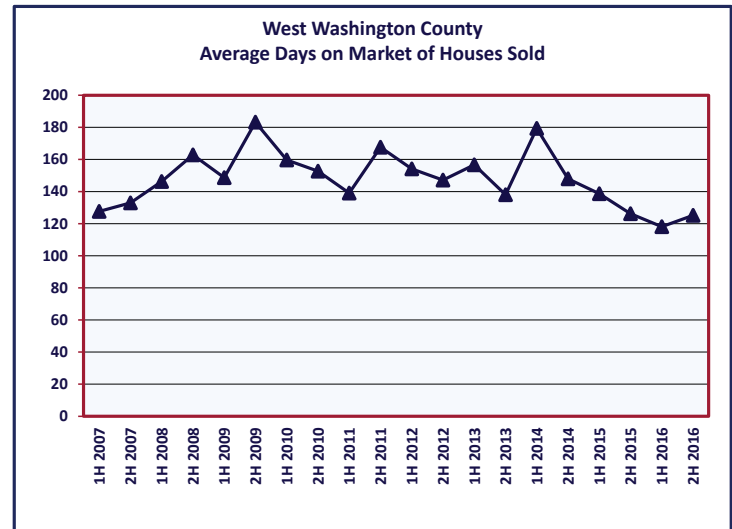
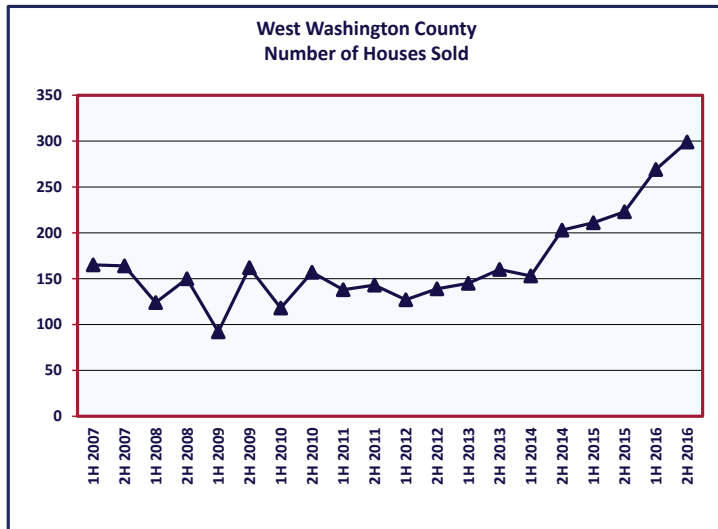


- 53.8 percent of the sold houses in West Washington County were priced between \$100,001 and \$200,000.

West Washington County Price Range of Houses Sold Second Half of 2016

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	13	4.3%	1,186	99	92.4%	\$36.99
\$50,001 - \$100,000	73	24.4%	1,317	95	90.1%	\$63.58
\$100,001 - 150,000	87	29.1%	1,522	116	97.7%	\$87.75
\$150,001 - \$200,000	74	24.7%	1,834	167	98.9%	\$96.64
\$200,001 - \$250,000	24	8.0%	2,240	123	95.7%	\$105.48
\$250,001 - \$300,000	8	2.7%	2,410	87	98.1%	\$112.55
\$300,001 - \$350,000	9	3.0%	2,584	104	96.0%	\$131.36
\$350,001 - \$400,000	6	2.0%	3,048	162	96.4%	\$123.19
\$400,001 - \$450,000	1	0.3%	3,253	217	97.0%	\$124.29
\$450,001 - \$500,000	1	0.3%	3,494	49	98.5%	\$135.09
\$500,000+	3	1.0%	2,743	359	95.6%	\$290.05
West Washington County	299	100.0%	1,703	125	95.6%	\$88.26

West Washington County



- There were 299 houses sold in West Washington County from July 31 1 to December 31, 2016 or 11.2 percent more than in the first half of 2016 and 34.1 percent more than in the second half of 2015.
- The average price of a house sold in West Washington County increased from \$151,596 in the first half of 2016 to \$155,186 in the second half of 2016.
- The average sales price was 2.4 percent higher than in the previous half year and 3.3 percent lower than in the second half of 2015.
- The average number of days on market from initial listing to the sale increased from 118 in the first half of 2016 to 125 in the second half of 2016.
- The average price per square foot for a house sold in West Washington County increased from \$85.35 in the first half of 2016 to \$88.26 in the second half of 2016.
- The average price per square foot was 3.4 percent higher than in the first half of 2016 and 2.2 percent higher than in the second half of 2015.
- About 16.2 percent of all houses sold in Washington County in the second half of 2016 were sold in West Washington County. The average sales price of a house was 76.9 percent of the county average.
- Out of 299 houses sold in the second half of 2016, 59 were new construction. These newly constructed houses had an average sales price of \$182,570 and took an average of 119 days to sell from their initial listing dates.
- There were 125 houses in West Washington County listed for sale in the MLS database as of December 31, 2016. These houses had an average list price of \$198,018.
- According to the Washington County Assessor's database, 65.9 percent of houses in West Washington County were owner-occupied in the second half of 2016.

