

THE SKYLINE REPORT

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Second Half of 2023

Contents

Report Overview.....	2
Regional Market Trends.....	3
Benton County.....	8
Bella Vista.....	16
Bentonville.....	25
Cave Springs.....	35
Centerton.....	41
Decatur.....	50
Gentry.....	54
Gravette.....	60
Highfill.....	65
Little Flock.....	71
Lowell.....	76
Pea Ridge.....	82
Rogers.....	88
Siloam Springs.....	98
Unincorporated areas in Benton County.....	105
Washington County.....	112
Elkins.....	119
Elm Springs.....	124
Farmington.....	129
Fayetteville.....	135
Goshen.....	149
Greenland.....	154
Johnson.....	159
Lincoln.....	164
Prairie Grove.....	169
Springdale.....	175
Tontitown.....	184
West Fork.....	189
Unincorporated Areas-Washington County.....	194
West Washington County.....	199
Madison County.....	206
Hindsville.....	212
Huntsville.....	215
St Paul.....	220
Unincorporated Areas-Madison County.....	222

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Residential Real Estate Summary Benton Madison and Washington Counties

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

Highlights from the Second Half of 2023

In the second half of 2023, the average price of a home in Benton County reached \$420,144, 0.6 percent lower than the first half 2023, and 4.5 percent higher than a year ago, and 71.5 percent higher than five years ago. In Washington County, the average was \$386,695, 1.4 percent lower than last half, 2.8 percent higher than a year ago, and 69.5 percent higher than five years ago.

The total number of home sales decreased 2.1 percent from a year ago, and increased 5.7 percent from last half to 4,674 in the second half of 2023.

1,864 new construction homes were sold in the second half of 2023. This was 39.9 percent of the total, the highest percentage in Skyline history followed by 38.6 percent in first half of 2023 at an average price of \$399,782.

The number of building permits issued in Northwest Arkansas in the second half of 2023 increased to 2,534 the highest total since the 2,892 permits issued in the first half of 2022. Benton County accounted for 1,724, Washington County for 801, and Madison County for 9 new building permits. The total includes 91 permits from Unincorporated areas in Benton County. Unincorporated building permits have not been categorized or analyzed in previous Skyline data.

21,530 total lots in 371 active subdivisions were identified by Skyline Report researchers in the second half of 2023. An additional 15,239 residential lots have received either preliminary or final approval in Northwest Arkansas.

2,131 lots were absorbed, the most since 2,198 lots in the second half of 2020. Home starts plus homes under construction increased by one to 1,914 in the second half of 2023, the second lowest total since 1,726 in the first half of 2021.

Empty lot totals for all three counties decreased from 4,867 in the first half of 2023 to 4,475 in the second half of 2023.

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

Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2022 to 2023. The number of houses listed for sale in the MLS database as of December 31, 2023 and their average list prices were also reported.

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

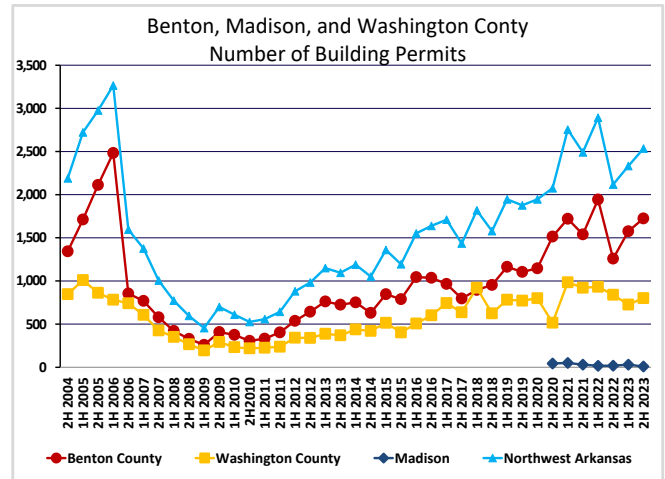
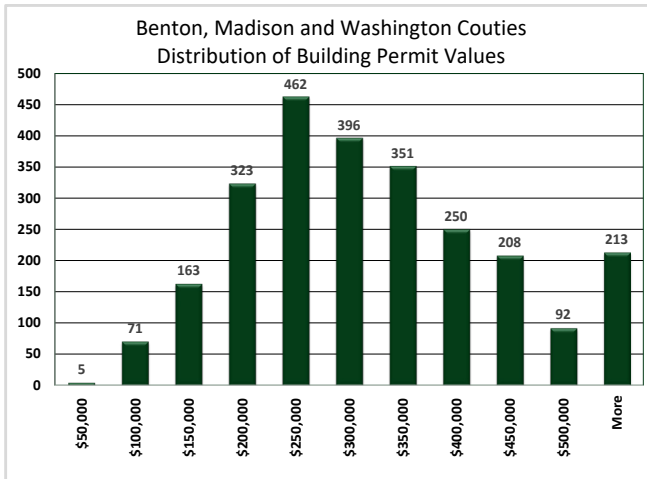
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are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

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2023 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

Regional Market Trends

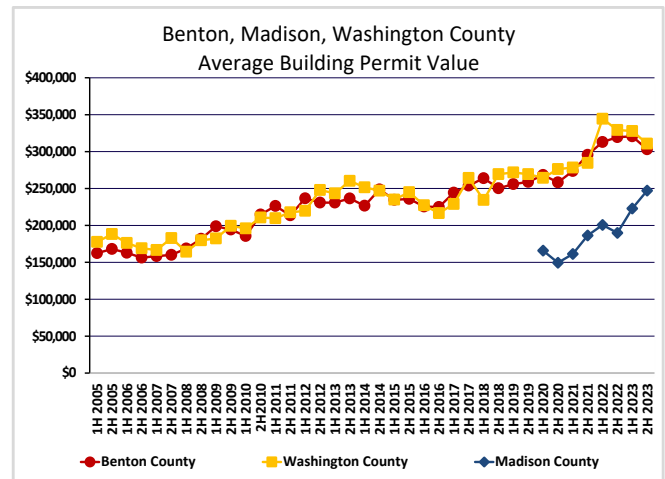
Building Permits



2,534 building permits were issued in Northwest Arkansas Region during the second half of 2023 resulting in a 19.7 percent increase from 2,332 permits issued in first half of 2023.

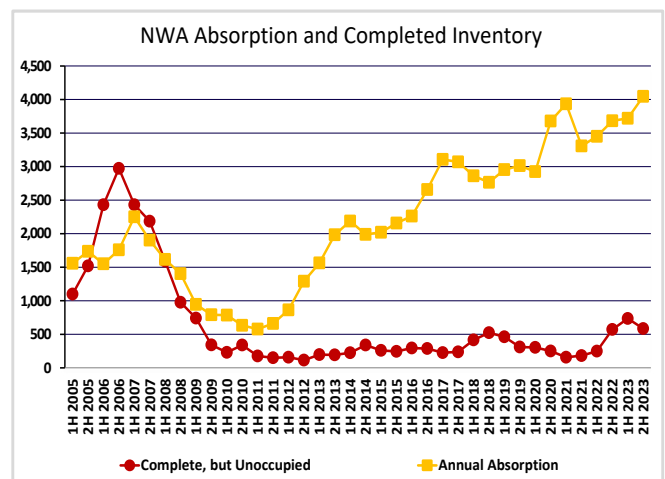
The average building permit value decreased from \$322,344 in the first half of 2023 to \$305,283 in the second half of 2023. Building permit values do not include land prices, therefore, they do not represent the total price of a completed house to a buyer.

The most active value range for building permits was \$250,001 to \$300,000 range with 462. There were 396 building permits issued in the \$300,001 to \$350,000 range and 323 permits in the \$200,001 to \$250,000 range.



There were 21,530 total lots in 371 active subdivisions in Northwest Arkansas Region in the second half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2023. 20.8 percent of the lots were empty, 1.3 percent were starts, 7.7 percent were under construction, 2.7 were completed, but unoccupied, and 67.6 percent were occupied lots.

1,914 lots were in construction status, ranging from foundation to finishing status during the second half of 2023. The subdivisions with the most houses under-construction (above foundation/starts) during the second half of 2023 in Benton County were Mountainbrook with 111, Been Road Villas with 52 and Featherston Village, Phase II with 42.



Willow Creek in Rogers had 39 houses. A portion of the houses in these subdivisions are following a smaller footprint design or semi-detached house.

Regional Market Trends

Building Permits and Active Subdivisions

Northwest Arkansas	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	2,117	2,332	2,534	19.7%	8.7%
Average Value of Residential Building Permits	\$322,344	\$322,576	\$305,283	-5.3%	-5.4%

City Building Permits	1H 2023 Number	2H 2023 Number	1H 2023 Average Value	2H 2023 Average Value
Avoca	2	5	\$670,000	\$267,908
Bella Vista	241	256	\$366,863	\$354,227
Bentonville	293	248	\$470,532	\$448,263
Cave Springs	37	44	\$368,083	\$387,414
Centerton	264	299	\$300,278	\$317,597
Decatur	13	22	\$223,781	\$132,972
Elkins	6	14	\$203,721	\$425,417
Elm Springs	7	8	\$499,768	\$574,220
Farmington	163	56	\$347,344	\$352,661
Fayetteville	257	304	\$320,516	\$353,262
Gentry	77	30	\$190,630	\$233,044
Goshen	12	17	\$1,144,000	\$590,269
Gravette	19	4	\$305,171	\$329,500
Greenland	4	3	\$218,250	\$225,000
Highfill	80	47	\$311,978	\$277,269
Huntsville	30	9	\$222,871	\$247,222
Johnson	7	6	\$930,711	\$863,416
Lincoln	1	4	\$50,000	\$125,210
Little Flock	0	6	\$0	\$311,900
Lowell	20	42	\$192,043	\$190,908
Pea Ridge	158	220	\$251,898	\$245,024
Prairie Grove	87	90	\$251,635	\$235,196
Rogers	214	264	\$351,739	\$298,779
Siloam Springs	140	146	\$103,453	\$106,890
Springdale	148	227	\$256,898	\$212,903
Tontitown	34	71	\$388,483	\$354,770
West Fork	0	1	\$0	\$180,000
Unincorporated -BC		91		\$271,134
NWA	2,332	2,534	\$322,576	\$305,283

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

In Washington County, Park Meadows IV in Fayetteville had 52 houses under Construction (starts and unders). In Farmington, Goose Creek, Phase II had 39, and The Groves at Engles Mill III had 37. In Prairie Grove, Mountain View had 46 and in Springdale, in Deere Creek, Phase 1 had 41. 689 new houses were absorbed in Washington County.

The annual absorption rate for all three counties imply 20.7 months of lot inventory at the end of second half of 2023, down from the 24.3 months of inventory in the first half of 2023.

No new construction has occurred in the last year in 62 of the 371 active subdivisions in the Northwest Arkansas region.

2,126 new houses in the Northwest Arkansas region became occupied in the second half of 2023.

In 84 out of the 371 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the last year.

Examining the second half of 2023 inventory on a county-by-county basis, Benton County has 20.1, Madison County has 15.1, and Washington County has 21.8 months of remaining inventory in active subdivisions.

Regional Market Trends

New and Preliminary Subdivisions and Lots

A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2020 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base.

If the lot inventory in the tables below were added to the remaining lots in active subdivisions, there would be 68.9 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 15,239 lots are in the inventory planning stages.

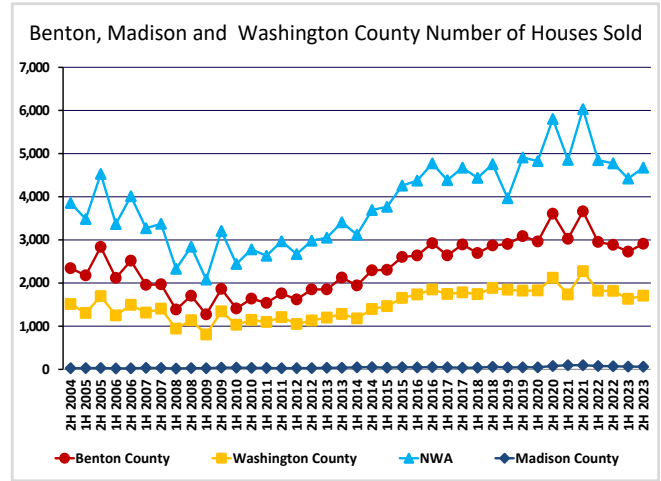
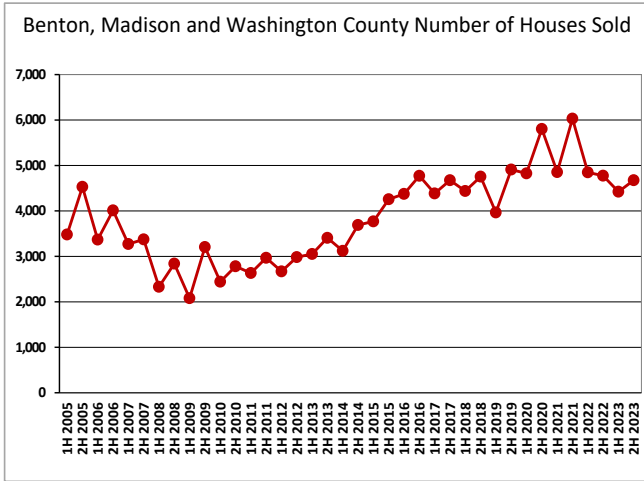
Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	3	37			3	37
Bentonville	15	1,325	2	98	17	1,423
Cave Springs	1	120	1	4	2	124
Centerton	27	3,219	10	616	37	3,835
Decatur	1	120			1	120
Gravette	1	115			1	115
Highfill	5	521	3	211	5	521
Little Flock			1	15	1	15
Lowell	6	380	2	219	8	599
Pea Ridge	6	998	3	76	9	1,074
Rogers	7	486	2	226	9	712
Siloam Springs	7	339	5	220	12	559
Unincorporated -BC			3	123	3	123
Benton Total	79	7,660	32	1,808	108	9,257

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	1	61	1	82	2	143
Fayetteville	23	1,756	8	504	31	2,260
Lincoln	1	18	1	4	2	22
Prairie Grove	5	1,390	1	86	6	1,476
Springdale	10	1,021	12	908	22	1,929
Tontitown	1	123	1	29	2	152
Washington Total	41	4,369	24	1,613	65	5,982

Grand Total	120	12,029	56	3,421	173	15,239
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Regional Market Trends

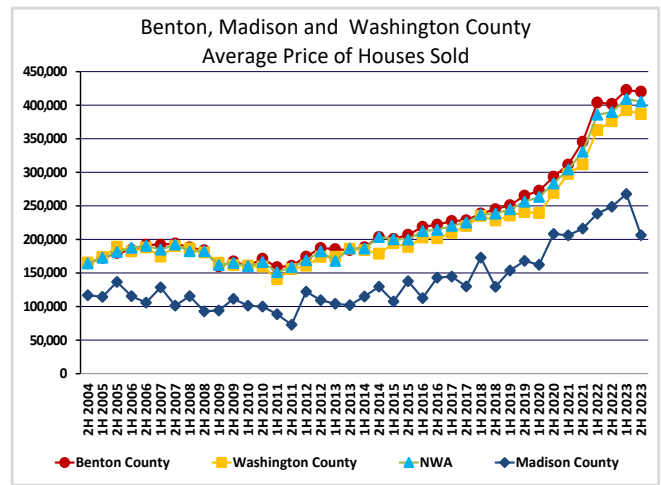
Sold Data



Examining the second half of 2023 inventory on a county-by-county basis, Benton County has 20.1, Madison County has 15.1 and Washington County has 21.8 months of remaining inventory in active subdivisions.

Out of the 4,674 houses sold in the second half of 2023, 1,864 were new houses.

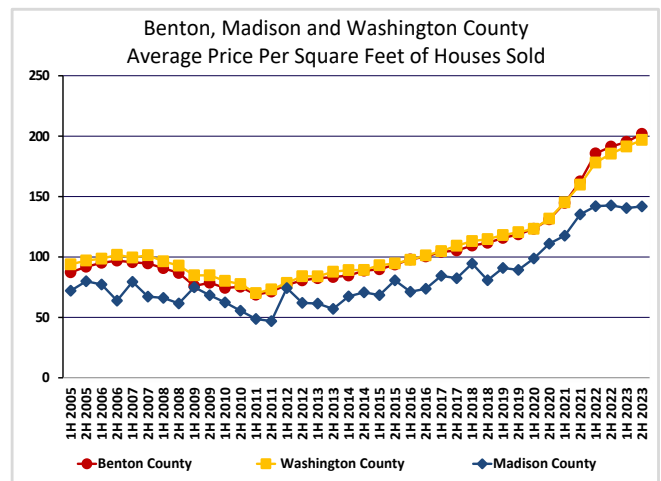
From the first half to the second half of 2023, the average sales price in Benton County decreased 0.6 percent from \$422,564 to \$420,144, while in Madison County, the average sales price decreased 22.9 percent to \$206,265 from \$267,665. In Washington County, the average sales price decreased 1.4 percent from \$392,306 to \$386,695.



From the first half to the second half of 2023, the median sales price decreased by 1.7 percent in Benton County from \$356,312 to \$350,260. In Washington County the median sales price increased from \$331,820 to \$340,000, while Madison County decreased by 16.6% from \$237,900 to \$198,450.

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

2,119 houses were listed for sale in the MLS database as of December 31, 2023 at an average list price of \$498,492.

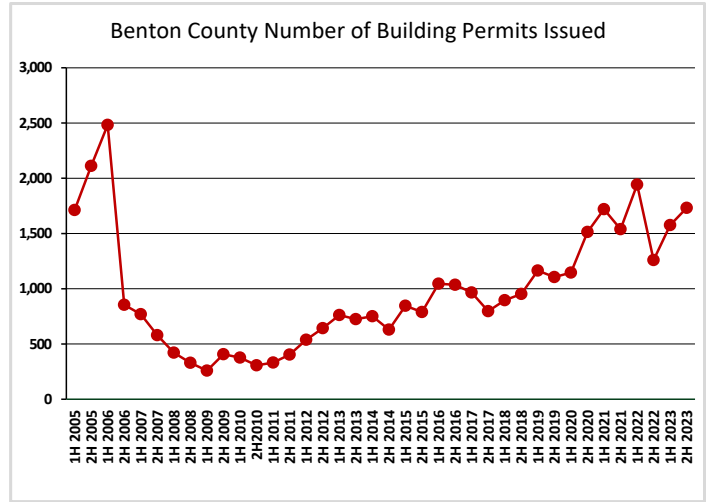
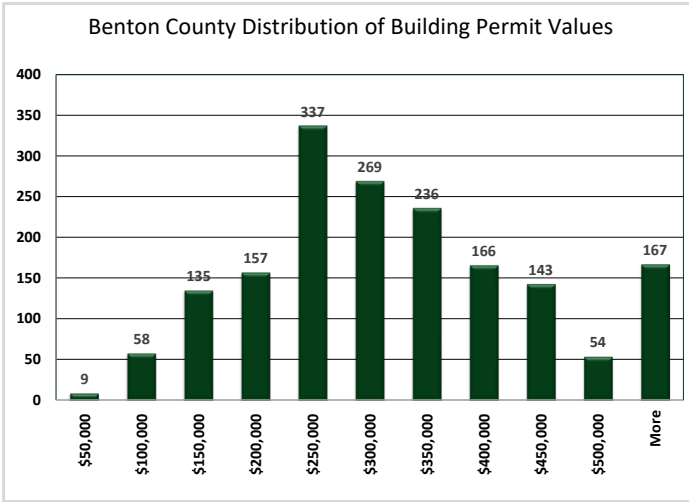


Residential Market Trends

Sold Data By School District

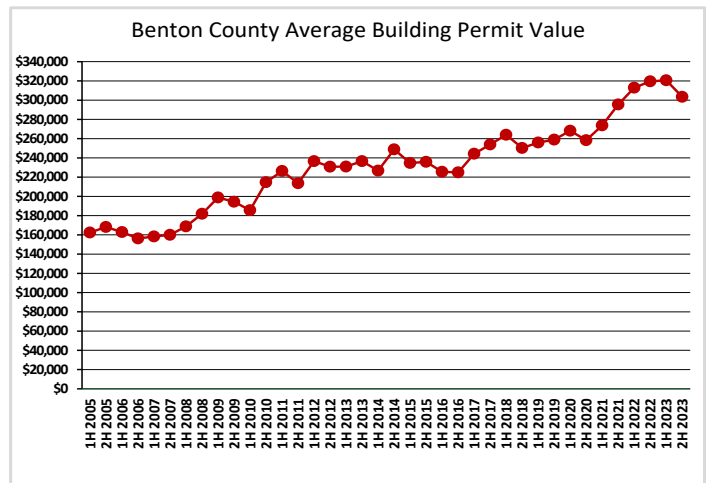
Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$467,299	\$210.92	98	1431	30.6%
Decatur	\$286,930	\$164.28	71	15	0.3%
Elkins	\$267,309	\$172.44	53	26	0.6%
Farmington	\$369,020	\$195.24	107	212	4.5%
Fayetteville	\$419,242	\$212.87	82	680	14.5%
Gentry	\$297,350	\$163.68	93	122	2.6%
Gravette	\$367,999	\$193.61	86	266	5.7%
Greenland	\$283,407	\$155.89	92	18	0.4%
Huntsville	\$207,051	\$143.25	70	57	1.2%
Jasper	\$198,000	\$103.49	355	2	0.0%
Lincoln	\$237,027	\$148.00	77	30	0.6%
Pea Ridge	\$349,797	\$185.46	110	186	4.0%
Prairie Grove	\$319,944	\$178.93	84	153	3.3%
Rogers	\$436,148	\$210.97	74	656	14.0%
Siloam Springs	\$275,330	\$164.95	99	225	4.8%
Springdale	\$393,392	\$189.31	79	565	12.1%
West Fork	\$240,383	\$160.53	65	26	0.6%
Northwest Arkansas	\$405,190	\$199.25	89	4,674	100.0%

Benton County Building Permits



1,724 building permits were issued in Benton County during the second half of 2023. This is a 9.4 percent increase from the 1,576 permits issued in first half of 2023. These totals include unincorporated areas in Benton County for the first time in the Skyline Report history.

The average building permit value decreased from \$320,603 in the first half of 2023 to \$303,026 in the second half of 2023. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house. Building trends such as Accessory Dwelling Units (ADU), townhouses, smaller footprint homes such as duplexes, and barndominiums are included in the average value of a residential building permit.



Benton County	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	1,259	1,576	1,724	36.9%	9.4%
Average Value of Residential Building Permits	\$319,568	\$320,603	\$303,026	-5.2%	-5.5%

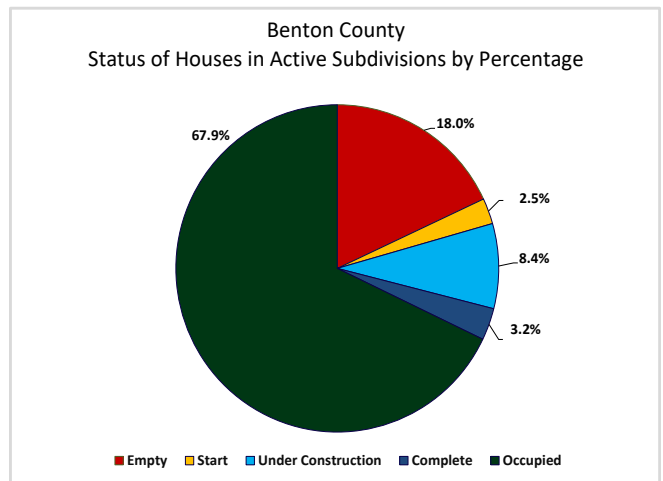
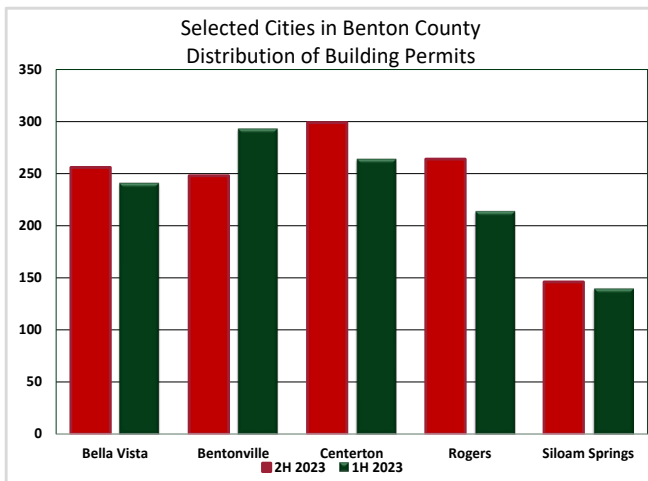
*The table includes Unincorporated areas in Benton County for the first time in the Skyline Report history. The increased population in the sample data continues to push into rural areas due to less expensive construction costs.

Benton County

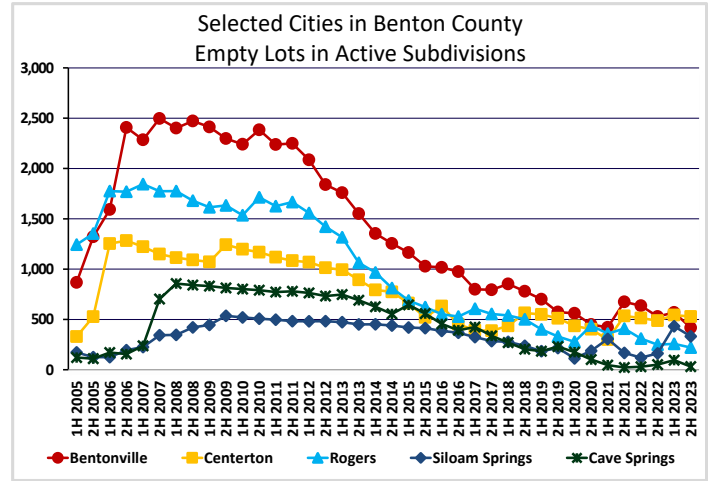
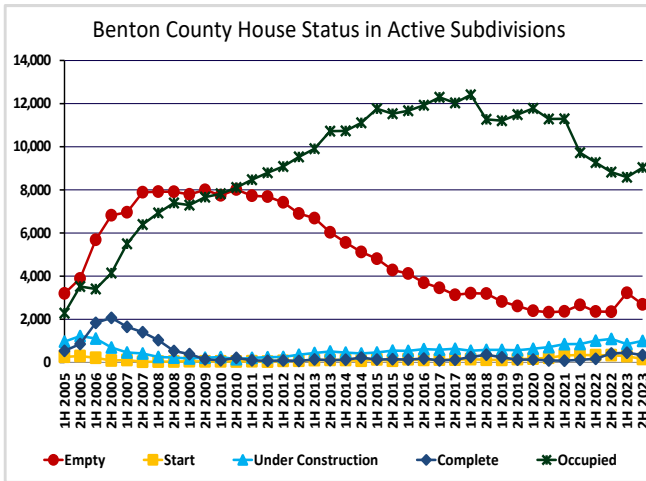
Building Permits in Selected Cities

Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2023	1H 2023	% BC	% NWA
Avoca	0	0	0	1	0	3	1	0	0	0	0	5	2	0.29%	0.2%
Bella Vista	0	0	0	2	18	51	76	57	20	15	17	256	241	14.85%	10.1%
Bentonville	0	0	0	3	2	23	31	33	52	6	98	248	293	14.39%	9.8%
Cave Springs	0	0	1	1	3	0	5	11	17	5	1	44	37	2.55%	1.7%
Centerton	0	0	10	38	41	42	60	44	33	15	16	299	264	17.34%	11.8%
Decatur	0	2	16	4	0	0	0	0	0	0	0	22	13	1.28%	0.9%
Gentry	1	0	0	14	6	4	3	1	0	0	1	30	77	1.74%	1.2%
Garfield	0	0	0	0	0	0	0	0	0	0	0	0	19	0.00%	0.0%
Gravette	0	0	0	0	0	0	4	0	0	0	0	4	19	0.23%	0.2%
Highfill	0	0	1	0	32	0	11	1	0	0	2	47	80	2.73%	1.9%
Little Flock	0	0	0	3	1	0	0	0	0	1	1	6	0	0.35%	0.2%
Lowell	3	0	0	16	22	1	0	0	0	0	0	42	20	2.44%	1.7%
Pea Ridge	0	0	2	32	103	52	24	6	1	0	0	220	158	12.76%	8.7%
Rogers	0	1	0	31	93	76	9	4	15	9	26	264	214	15.31%	10.4%
Siloam Springs	0	44	97	4	1	0	0	0	0	0	0	146	140	8.47%	5.8%
Unincorporated Areas-BC	0	9	8	9	15	17	12	9	5	3	4	91	0	5.28%	3.6%
Benton County	4	47	127	148	322	249	223	157	138	51	162	1,724	1,576	100.0%	68.0%

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



Benton County Active Subdivisions

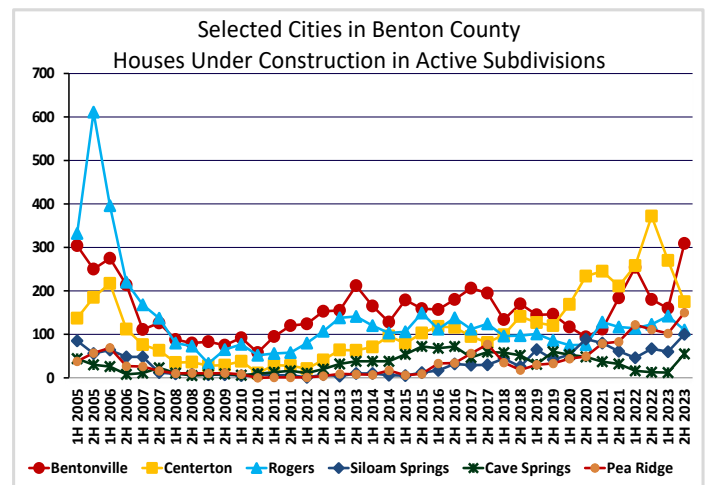
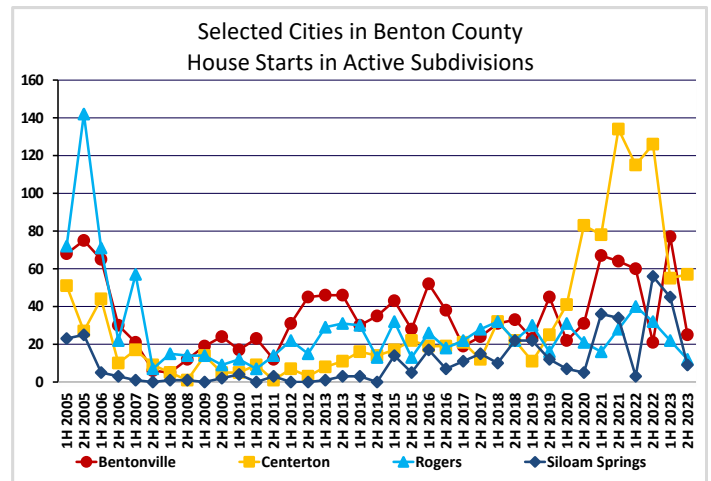


There were 13,296 total lots in 219 active subdivisions in Benton County in the second half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2023. 67.9 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 7.8 percent were under construction, 1.2 percent were starts, while 20.5 percent were empty lots.

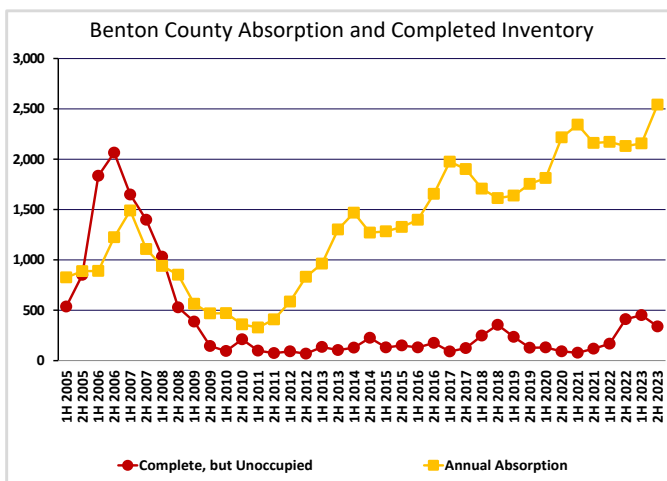
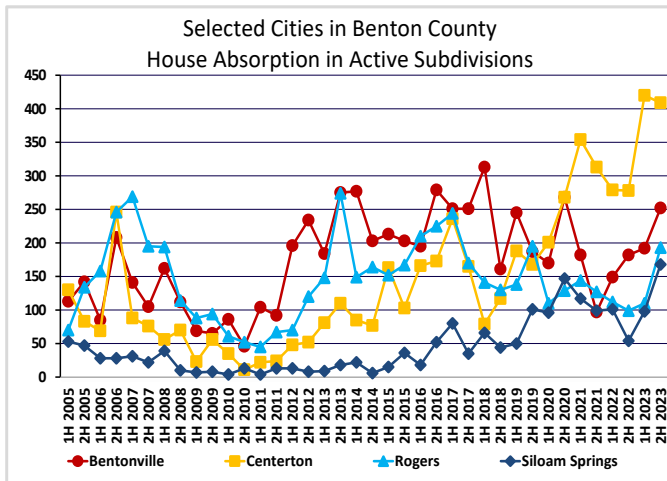
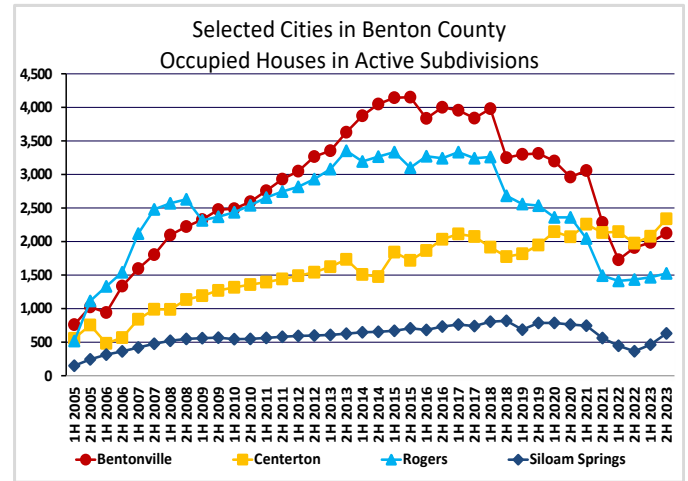
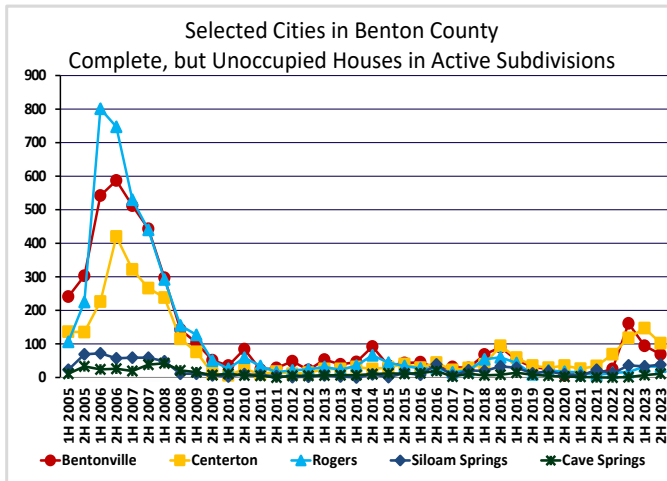
During the second half of 2023, 1,431 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 20.1 months of lot inventory at the end of the second half of 2023. This is down from 26.7 months of inventory at the end of the first half of 2023.

Overall, in 45 out of the 225 active subdivisions in Benton County, no absorption occurred in the last year.

1,188 total lots in subdivisions were under construction in the second half of 2023, either in the start or under construction category. The subdivisions with the most houses under-construction during the second half of 2023 in Benton County were Mountainbrook with 111, Been Road Villas with 52 in Bentonville and Featherston Village, Phase II with 42. In Centerton, Allen's Mill in Cave spring had 40 and in Rogers, Willow Creek, Phase II had 38.



Benton County Active Subdivisions



Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Avoca	3	37
Bentonville	17	1,423
Cave Springs	2	124
Centerton	37	3,835
Decatur	1	120
Gravette	1	115
Highfill	5	521
Little Flock	1	15
Lowell	8	599
Pea Ridge	9	1,074
Rogers	9	712
Siloam Springs	12	559
Unincorporated -BC	3	123
Benton County Coming Lots	108	9,257

The above table shows additional lots and new subdivisions in the pipeline for Benton County in the preliminary and final status.

No new construction or progress in existing construction has occurred in the last year in 37 of the 219 active subdivisions in the Benton County.

No new absorption in existing construction has occurred in the last year in 45 of the 219 active subdivisions in the Benton County.

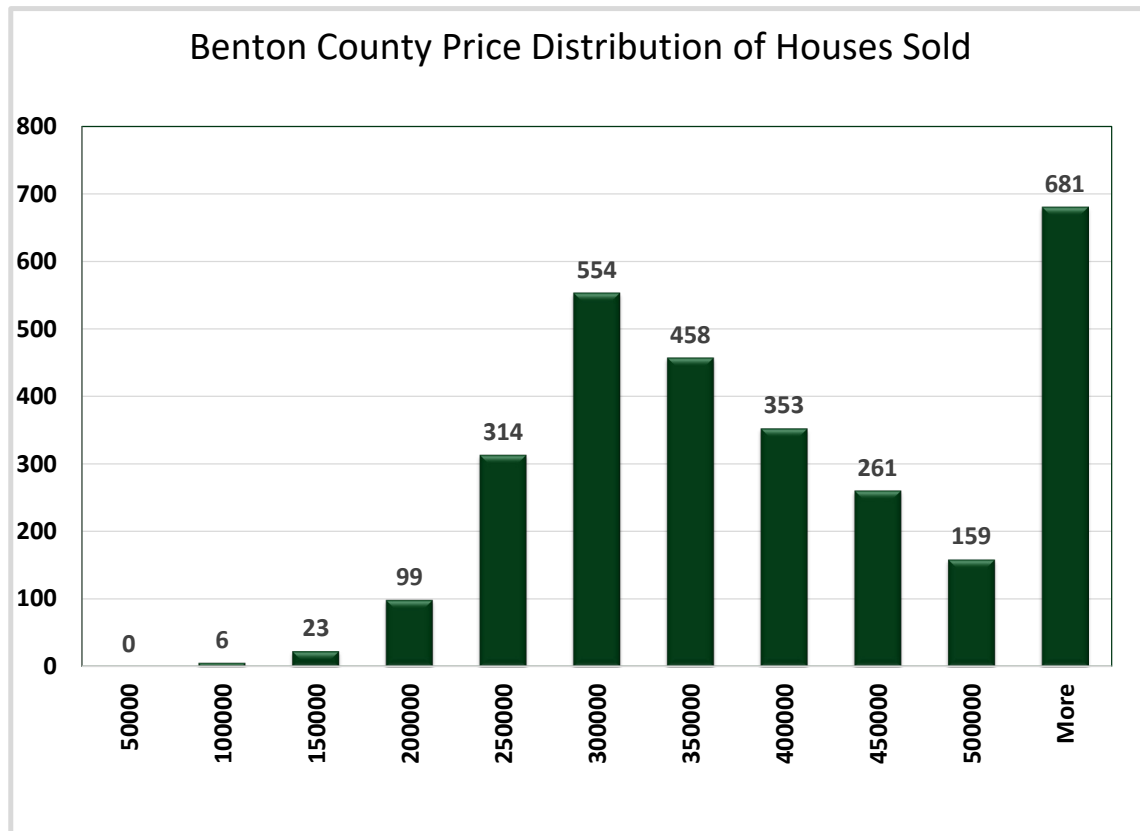
Benton County

Owner Occupied

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2024 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 60.5 percent in the second half of 2023. This represents a decline of owner-occupied homes of 7.9% since 2012. The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County for selected cities.

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

Benton County Houses Sold



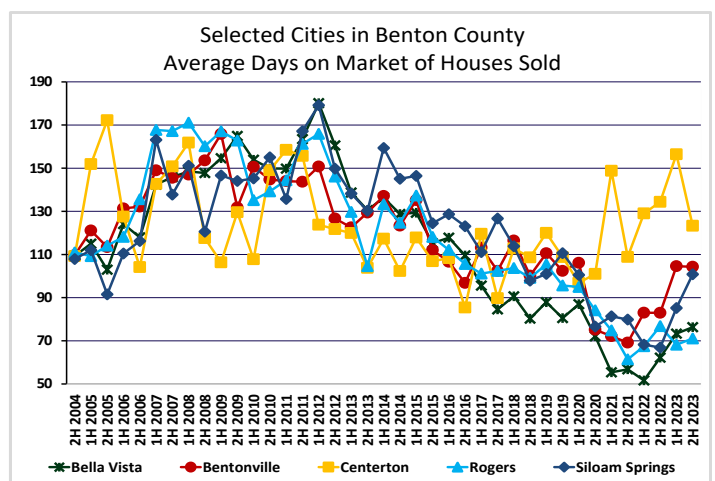
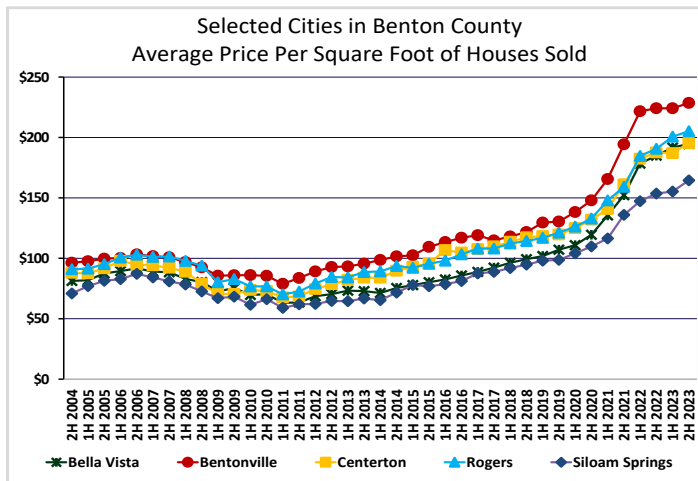
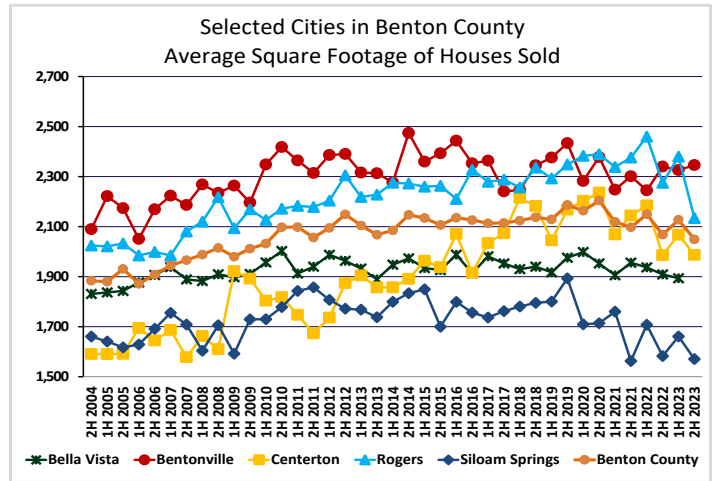
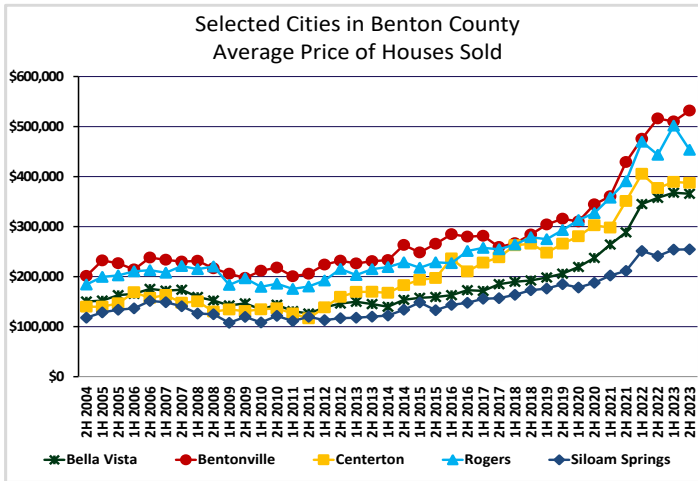
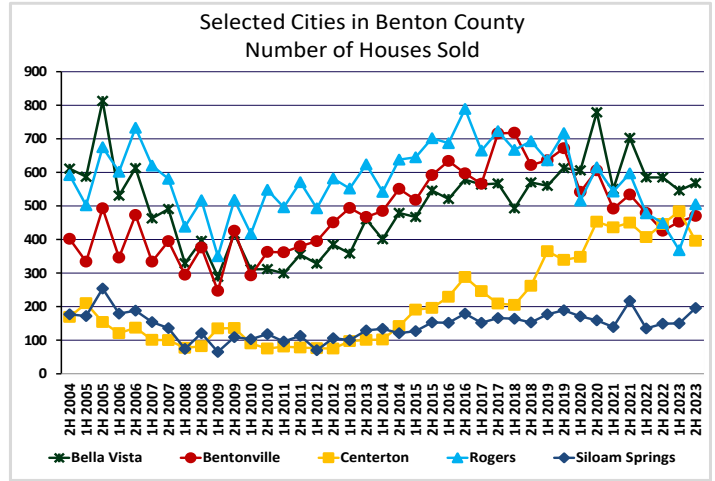
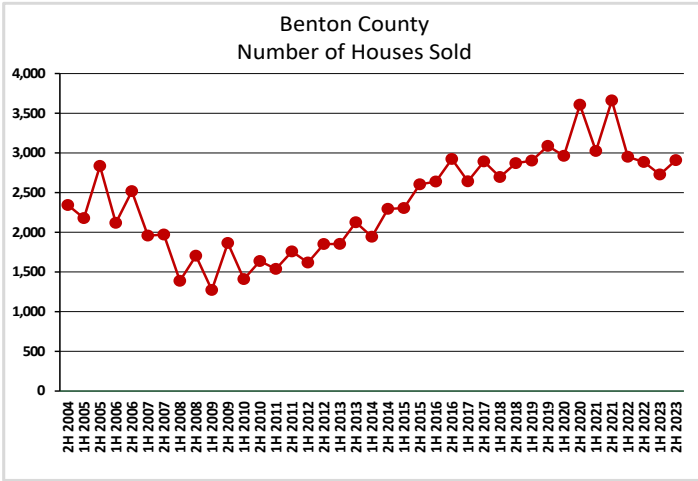
2,908 houses sold in Benton County during the second half of 2023.

The average price of a house was \$420,144 at \$201.83 per square foot.

The median cost of a house sold in Benton County was \$350,250.

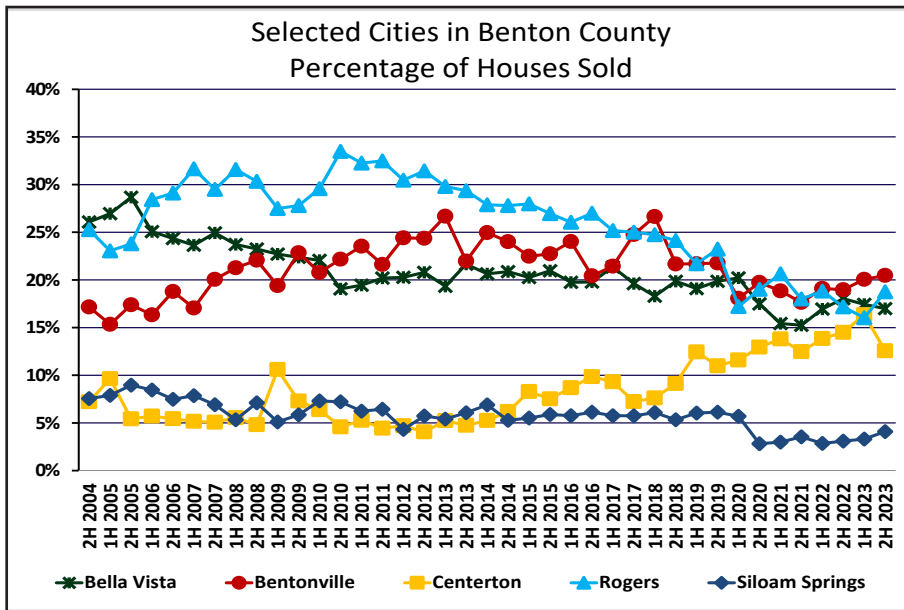
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	2,885	2,727	2,908	0.8%	6.6%
Average Price of Houses Sold	\$401,875	\$422,564	\$420,144	4.5%	-0.6%
Average Days on Market	84	100	92	9.9%	-7.9%
Average Price per Square Foot	\$191.33	\$195.20	\$201.83	5.5%	3.4%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	938	1143	1262	34.5%	10.4%
Average Price of New Houses Sold	\$407,117	\$408,910	\$408,686	0.4%	-0.1%
Average Days on Market of New Houses Sold	143	141	127	-11.4%	-10.1%
Number of Houses Listed	1,067	1,022	1,256	17.7%	22.9%
Average List Price of Houses Listed	\$517,138	\$567,567	\$530,377	9.8%	-6.6%

Benton County Houses Sold



Benton County

Sold by City and Characteristics

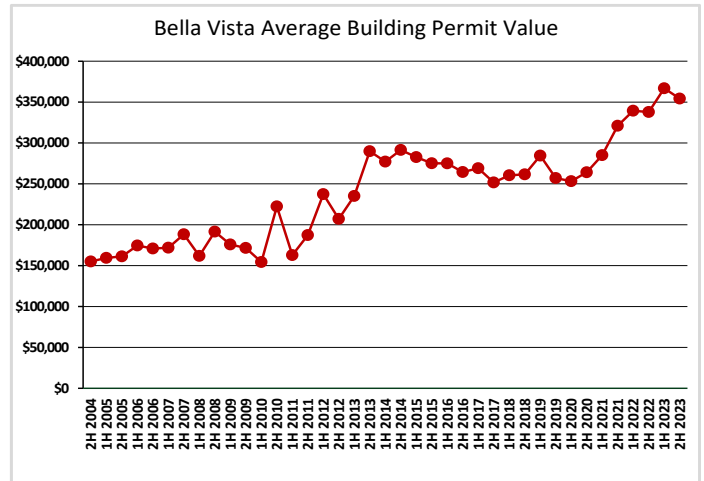
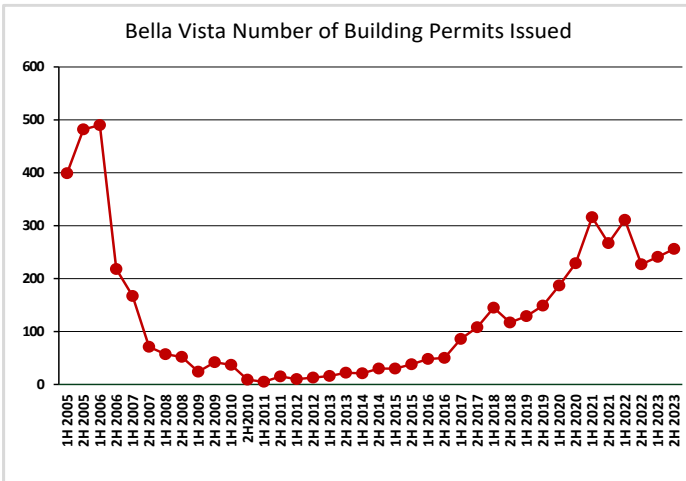


The table below shows the average price, days on market, number of houses sold and average price per square foot for sales in Benton County.

Bentonville had 20.5% of the total sales in Benton County. Rogers followed with 18.7% and Bella Vista had 17.0%.

Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$430,500	\$215.23	36	3	0.1%
Bella Vista	\$365,673	\$194.70	76	568	17.0%
Bentonville	\$531,992	\$228.63	104	470	20.5%
Cave Springs	\$570,180	\$225.01	86	87	4.1%
Centerton	\$387,528	\$195.34	123	396	12.6%
Decatur	\$189,200	\$141.96	69	10	0.2%
Garfield	\$365,000	\$182.50	50	1	0.0%
Gateway	--	--	--	0	0.0%
Gentry	\$265,336	\$155.52	88	105	2.3%
Gravette	\$295,224	\$161.24	91	30	0.7%
Highfill	\$315,330	\$185.80	100	34	0.9%
Little Flock	\$472,250	\$193.20	61	8	0.3%
Lowell	\$375,448	\$190.15	59	66	2.0%
Pea Ridge	\$362,774	\$186.12	113	179	5.3%
Rogers	\$453,612	\$205.21	71	505	18.7%
Siloam Springs	\$254,440	\$164.50	101	196	4.1%
Sulphur Springs	\$196,250	\$114.26	57	4	0.1%
No City BC	\$555,951	\$237.68	88	246	11.2%
Benton County	\$420,144	\$201.83	92	2,908	100.0%

Bella Vista Building Permits

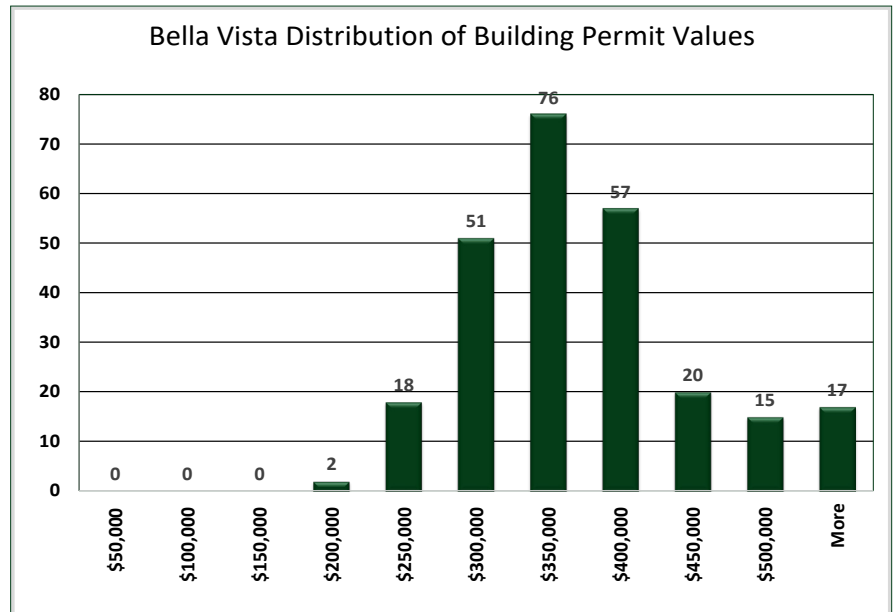


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

Out of the remaining 25,215 lots, approximately 9,000 to 13,000 could be considered ready for immediate construction, after acquisition from current owners.

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



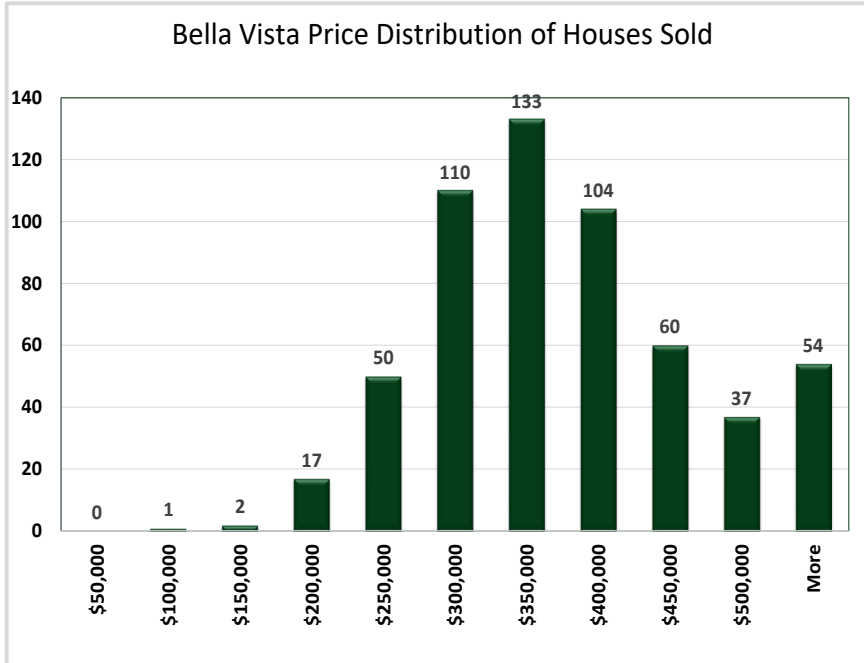
There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 65 new lots in 4 subdivisions received either preliminary or final approval by December 31, 2023.

Bella Vista	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	227	241	256	12.8%	6.2%
Average Value of Residential Building Permits	\$337,855	\$366,863	\$354,227	4.8%	-3.4%

Bella Vista

Price Distribution of Houses Sold



568 houses were sold in Bella Vista in the second half of 2023.

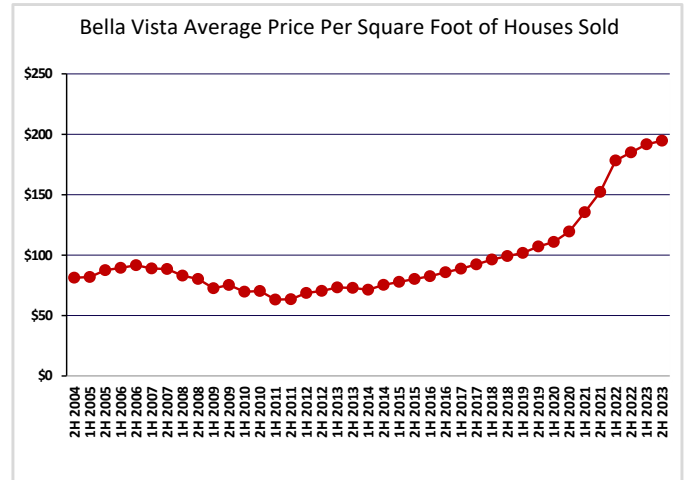
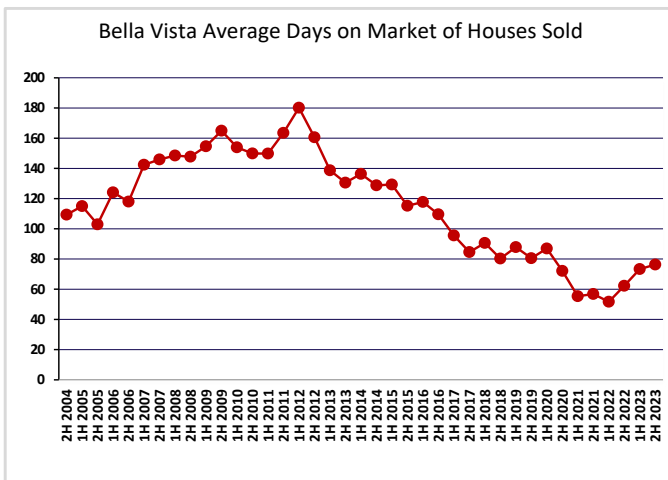
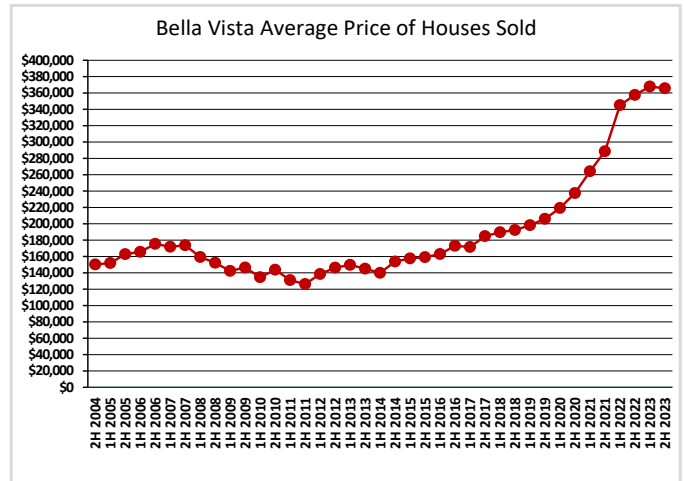
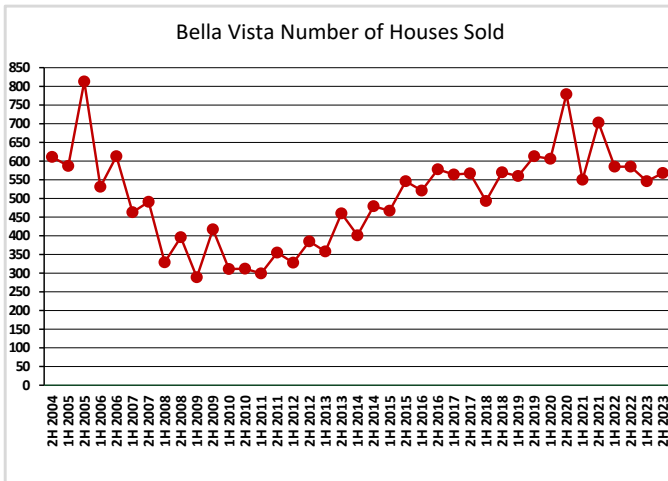
The average price of a house was \$367,849 at \$191.70 per square foot.

The median cost of a house was \$335,300.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.2%	1,327	25	100.0%
\$100,001 - \$150,000	2	0.4%	1,187	42	96.9%
\$150,001 - \$200,000	17	3.0%	1,192	57	93.2%
\$200,001 - \$250,000	50	8.8%	1,321	53	97.0%
\$250,001 - \$300,000	110	19.4%	1,529	64	98.5%
\$300,001 - \$350,000	133	23.4%	1,684	81	99.0%
\$350,001 - \$400,000	104	18.3%	1,961	84	99.1%
\$400,001 - \$450,000	60	10.6%	2,238	92	98.7%
\$450,001 - \$500,000	37	6.5%	2,432	78	98.3%
\$500,001+	54	9.5%	3,059	85	98.6%
Total	568	100%	1,894	76	98.5%

Bella Vista

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	585	546	568	-2.9%	4.0%
Average Price of Houses Sold	\$357,581	\$367,849	\$365,673	2.3%	-0.6%
Average Days on Market	62	73	76	22.7%	4.1%
Average Price per Square Foot	\$185.04	\$191.70	\$194.70	5.2%	1.6%
Percentage of County Sales	18.0%	17.4%	17.0%	-5.8%	-2.5%
Number of New Houses Sold	146	192	217	48.6%	13.0%
Average Price of New Houses Sold	\$399,351	\$380,925	\$387,027	-3.1%	1.6%
Average Days on Market of New Houses Sold	94	99	99	5.5%	-0.5%
Number of Houses Listed	168	188	263	56.5%	39.9%
Average List Price of Houses Listed	\$415,286	\$454,541	\$430,159	9.5%	-5.4%

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aberdeen	1	0.2%	2,413	56	\$745,000	\$308.74
Allendale	1	0.2%	2,727	64	\$419,000	\$153.65
Angus	1	0.2%	2,195	79	\$485,000	\$220.96
Annsborough	1	0.2%	1,644	74	\$275,000	\$167.27
Argyll	2	0.4%	1,818	57	\$335,500	\$186.09
Avondale	17	3.0%	1,586	53	\$307,276	\$192.99
Ayr	2	0.4%	1,828	41	\$405,150	\$224.81
Banff	3	0.5%	1,817	59	\$374,950	\$205.93
Bankfoot	1	0.2%	1,975	294	\$415,000	\$210.13
Basildon	3	0.5%	2,190	65	\$360,500	\$174.87
Basildon Courts	1	0.2%	1,600	96	\$245,000	\$153.13
Bedford	6	1.1%	1,616	93	\$330,650	\$206.94
Bennington	1	0.2%	2,347	98	\$630,000	\$268.43
Berksdale	1	0.2%	1,518	90	\$285,000	\$187.75
Berkshire	2	0.4%	2,097	57	\$493,500	\$230.78
BETHNAL	1	0.2%	2,200	56	\$440,000	\$200.00
Birmingham	5	0.9%	2,251	52	\$414,800	\$182.39
Birsay	3	0.5%	1,685	159	\$344,467	\$205.03
Boreland	2	0.4%	1,475	89	\$284,000	\$192.31
Branchwood	3	0.5%	1,861	118	\$320,667	\$172.01
Brecknock	3	0.5%	2,192	72	\$416,667	\$208.64
Brigadoon	3	0.5%	2,379	99	\$583,333	\$235.34
Bristol	4	0.7%	1,983	43	\$454,488	\$223.70
Brittany Courts	3	0.5%	1,464	30	\$282,567	\$192.77
Brompton	2	0.4%	1,240	37	\$258,500	\$209.41
Brompton Courts	5	0.9%	1,523	43	\$228,500	\$152.91
Brunswick	3	0.5%	2,185	90	\$376,667	\$176.17
Buckingham	6	1.1%	1,955	52	\$410,483	\$206.92
Caitness	1	0.2%	1,466	67	\$290,268	\$198.00
Cambridge	1	0.2%	1,888	42	\$265,000	\$140.36
Cannich	1	0.2%	1,932	37	\$382,000	\$197.72
Canterbury	1	0.2%	1,498	55	\$311,000	\$207.61
Cargill	1	0.2%	2,256	52	\$415,000	\$183.95
Carlisle	4	0.7%	2,726	141	\$498,750	\$187.86
Carmarthen	1	0.2%	1,302	37	\$403,375	\$309.81
Carnahan	2	0.4%	1,830	121	\$411,346	\$222.12
Charing	4	0.7%	2,247	49	\$426,500	\$196.83

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Chatburn	1	0.2%	1,530	59	\$300,000	\$196.08
Chelsea	4	0.7%	2,019	60	\$327,475	\$170.96
Chelsea Courts	2	0.4%	1,720	81	\$261,500	\$151.75
Cheshire	1	0.2%	1,652	31	\$295,000	\$178.57
Cheviot	4	0.7%	2,474	69	\$399,334	\$165.39
Churchill	1	0.2%	2,516	20	\$295,000	\$117.25
Clackmannan	2	0.4%	1,726	68	\$364,950	\$212.65
Copinsay	3	0.5%	1,875	68	\$391,600	\$208.89
Coulter	2	0.4%	1,349	87	\$296,200	\$221.41
Country Club Villas	5	0.9%	2,281	61	\$471,330	\$206.76
Cromarty	1	0.2%	1,850	53	\$382,750	\$206.89
Croydon	1	0.2%	2,063	41	\$479,000	\$232.19
Cumberland	2	0.4%	1,816	108	\$348,000	\$191.81
Dartmoor	1	0.2%	3,766	195	\$580,000	\$154.01
Derby	1	0.2%	2,100	46	\$289,000	\$137.62
Devonshire	2	0.4%	1,559	117	\$297,450	\$192.17
Dickenshire	1	0.2%	2,150	71	\$453,000	\$210.70
Dillow	1	0.2%	2,150	113	\$400,000	\$186.05
Dirleton	1	0.2%	1,338	57	\$275,000	\$205.53
Dogwood Hills	2	0.4%	2,918	59	\$502,500	\$175.94
Dorchester	3	0.5%	2,771	108	\$419,167	\$165.05
Dornoch	4	0.7%	3,412	64	\$718,288	\$203.55
Dorset	4	0.7%	2,276	37	\$577,600	\$241.78
Drake Court	8	1.4%	1,375	97	\$198,188	\$143.60
Dumfries	2	0.4%	2,175	52	\$425,700	\$195.89
Dunbarton	4	0.7%	1,977	41	\$424,075	\$214.05
Dunedin	2	0.4%	1,765	46	\$360,000	\$202.78
Dunsford	1	0.2%	1,536	41	\$260,000	\$169.27
Dunvegan	2	0.4%	2,458	57	\$465,000	\$188.54
East Riding	1	0.2%	2,213	109	\$464,900	\$210.08
Eastleigh	3	0.5%	1,965	62	\$409,333	\$207.17
Eddleston	1	0.2%	1,841	40	\$319,980	\$173.81
Elvendon	1	0.2%	1,827	72	\$310,000	\$169.68
Essex	9	1.6%	1,509	64	\$302,944	\$202.17
Evanton	5	0.9%	2,306	85	\$465,190	\$202.05
Exminster	2	0.4%	1,433	49	\$296,750	\$208.46
Fenchurch	3	0.5%	1,773	47	\$293,833	\$168.74

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Flint	2	0.4%	2,108	54	\$411,050	\$191.45
Glasgow	2	0.4%	1,547	82	\$296,900	\$191.92
Gloucester	3	0.5%	2,350	37	\$367,333	\$163.55
Grampian	2	0.4%	2,079	96	\$394,250	\$189.90
Granshire	1	0.2%	1,857	77	\$359,900	\$193.81
Granton	1	0.2%	1,915	175	\$365,000	\$190.60
Grinstead	1	0.2%	1,640	41	\$288,000	\$175.61
Halladale	2	0.4%	2,377	72	\$475,450	\$201.52
Hampshire	2	0.4%	2,418	100	\$491,950	\$203.51
Hampstead	5	0.9%	1,674	79	\$267,980	\$160.44
Hampton	1	0.2%	1,320	23	\$230,000	\$174.24
Harborough	1	0.2%	2,110	113	\$420,000	\$199.05
Harlow	3	0.5%	2,284	73	\$362,417	\$163.43
Headley	7	1.2%	1,896	35	\$351,129	\$188.35
Hexham	1	0.2%	1,781	120	\$310,000	\$174.06
Highland	1	0.2%	2,150	71	\$565,000	\$262.79
Highland Park Villas	3	0.5%	2,007	51	\$376,667	\$188.20
Hillswick	4	0.7%	1,563	253	\$331,200	\$214.35
Hopeman	4	0.7%	1,828	43	\$349,225	\$191.91
Huntingdon	3	0.5%	1,863	51	\$376,367	\$203.43
Islay	1	0.2%	1,590	80	\$321,900	\$202.45
Islington	2	0.4%	2,340	58	\$359,500	\$155.69
Jura	4	0.7%	1,745	136	\$346,225	\$200.57
Keighley	3	0.5%	2,193	97	\$409,000	\$187.03
Kelaen	3	0.5%	3,005	86	\$409,967	\$164.57
Kendal	2	0.4%	2,141	72	\$399,500	\$186.22
Kennet	1	0.2%	1,644	3	\$250,000	\$152.07
Kensington	2	0.4%	2,208	45	\$597,500	\$257.17
Kenwood	3	0.5%	1,581	57	\$295,167	\$187.47
Keswick	6	1.1%	2,073	90	\$371,500	\$180.13
Kildonan	4	0.7%	1,723	68	\$348,475	\$201.44
Kilmuir	4	0.7%	2,281	129	\$383,750	\$178.05
Kincardine	1	0.2%	1,458	109	\$289,000	\$198.22
Kingsdale Courts	2	0.4%	1,326	42	\$230,000	\$173.83
Kingswood	4	0.7%	1,521	33	\$278,225	\$183.18
Kinloch	1	0.2%	1,682	165	\$340,000	\$202.14
Kinross	1	0.2%	3,939	41	\$997,500	\$253.24
Kintyre	1	0.2%	1,581	103	\$295,500	\$186.91

Bella Vista

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kirkcudbright	2	0.4%	1,647	95	\$311,450	\$189.42
Kirkoswald	1	0.2%	1,545	67	\$299,900	\$194.11
Kirkpatrick	6	1.1%	1,976	72	\$414,483	\$208.96
Kirkwall	2	0.4%	1,844	63	\$342,900	\$186.47
Kiswick	1	0.2%	3,449	111	\$545,000	\$158.02
Lakenheath	3	0.5%	2,079	65	\$410,917	\$198.00
Lakeview	3	0.5%	1,033	44	\$207,000	\$203.45
Lambeth	2	0.4%	1,963	51	\$365,950	\$184.98
Lanark	1	0.2%	2,200	329	\$399,900	\$181.77
Lancashire	3	0.5%	1,856	153	\$364,392	\$197.72
Lands End	11	1.9%	1,961	79	\$384,461	\$201.72
Latheron	3	0.5%	1,560	59	\$333,499	\$214.26
Leicester	1	0.2%	1,300	70	\$260,000	\$200.00
Lincoln	2	0.4%	1,318	96	\$279,250	\$215.01
Lockhart	11	1.9%	1,661	80	\$333,777	\$201.12
Longview	1	0.2%	1,689	155	\$319,900	\$189.40
Magrath	4	0.7%	2,566	45	\$503,700	\$206.43
Marionet	2	0.4%	1,856	74	\$366,662	\$197.97
Mayfair	2	0.4%	2,833	225	\$490,500	\$173.62
Melanie	1	0.2%	1,448	96	\$250,000	\$172.65
Melanie Courts	1	0.2%	1,120	36	\$200,000	\$178.57
Merritt	3	0.5%	1,537	42	\$290,667	\$192.05
Metfield	1	0.2%	2,350	176	\$421,000	\$179.15
Metfield Courts	3	0.5%	1,132	75	\$215,000	\$189.89
Monmouth	1	0.2%	1,777	26	\$350,000	\$196.96
Morganshire	2	0.4%	2,434	28	\$439,500	\$180.94
Morvan	2	0.4%	1,966	51	\$412,250	\$209.72
Mountain Springs Estate	2	0.4%	3,590	47	\$480,000	\$124.70
Nelson	4	0.7%	1,967	64	\$350,975	\$183.88
Newburgh	1	0.2%	1,919	229	\$370,000	\$192.81
Newquay	3	0.5%	1,664	54	\$336,000	\$202.40
Norfolk	3	0.5%	1,910	79	\$389,667	\$204.02
North Riding	4	0.7%	1,885	29	\$388,975	\$205.81
Northampton	4	0.7%	1,465	54	\$327,850	\$226.53
Norwood	1	0.2%	2,866	133	\$469,500	\$163.82
Norwood Courts	2	0.4%	1,218	33	\$232,000	\$193.00
Nottingham	1	0.2%	1,052	32	\$215,000	\$204.37
Oakford	1	0.2%	1,536	108	\$316,400	\$205.99

Bella Vista

Characteristics of Houses Sold

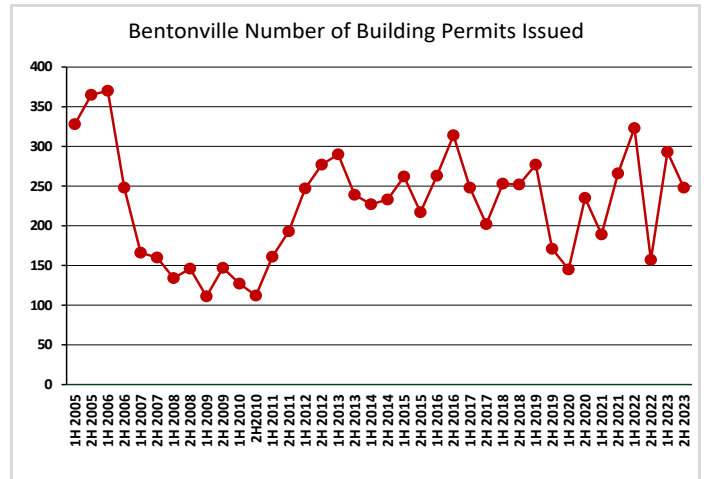
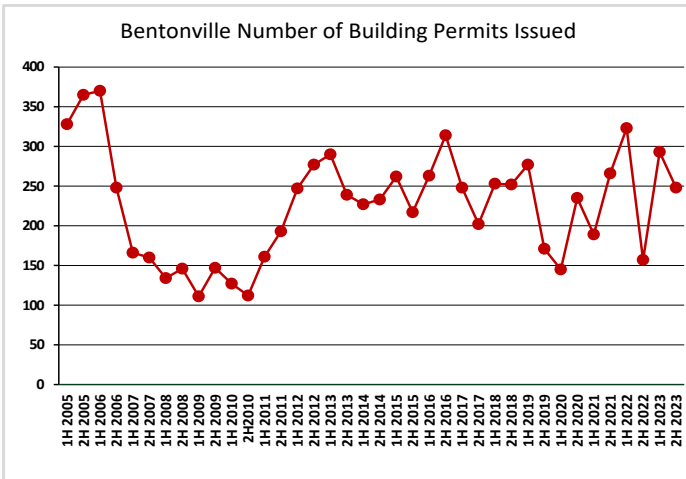
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Oniell	3	0.5%	1,987	56	\$359,667	\$180.94
Orkney	3	0.5%	1,898	78	\$401,633	\$210.96
Oxford	2	0.4%	1,869	59	\$325,000	\$175.18
Pamona	1	0.2%	1,512	38	\$280,000	\$185.19
Peebles	1	0.2%	2,121	217	\$417,000	\$196.61
Pembroke	1	0.2%	2,184	21	\$300,000	\$137.36
Pentland	1	0.2%	1,628	107	\$284,000	\$174.45
Perth	3	0.5%	1,989	55	\$390,967	\$197.58
Peterborough	1	0.2%	1,770	16	\$699,000	\$394.92
Pimlico	1	0.2%	1,338	105	\$289,000	\$215.99
Portsmouth	4	0.7%	3,146	76	\$744,225	\$233.07
Primrose	2	0.4%	2,074	32	\$341,500	\$163.18
Quantock Hills	5	0.9%	1,700	114	\$328,960	\$193.90
Queensferry	5	0.9%	1,450	38	\$294,000	\$205.55
Radcliffe	7	1.2%	1,733	57	\$351,357	\$204.49
Radnor	2	0.4%	1,388	37	\$252,000	\$181.17
Raleigh Hills	1	0.2%	2,218	48	\$499,900	\$225.38
Redwick	1	0.2%	1,720	36	\$350,000	\$203.49
Reighton	1	0.2%	2,047	31	\$485,000	\$236.93
Renfrew	4	0.7%	1,746	46	\$347,225	\$196.71
Retford	2	0.4%	1,392	43	\$275,000	\$196.80
Rillington	1	0.2%	1,672	62	\$370,790	\$221.76
Roberts	3	0.5%	1,722	75	\$337,667	\$196.42
Romford	1	0.2%	1,815	41	\$333,000	\$183.47
Rosenheath	3	0.5%	1,599	60	\$282,800	\$176.08
Rothbury	3	0.5%	1,481	68	\$311,300	\$210.01
Rountree	1	0.2%	1,900	665	\$341,500	\$179.74
Roxburgh	2	0.4%	1,432	42	\$288,475	\$201.55
Rugby	1	0.2%	2,654	67	\$460,000	\$173.32
Ruthwell	2	0.4%	2,282	37	\$511,870	\$224.65
Sandwick	2	0.4%	1,878	64	\$311,750	\$168.17
Scalloway	3	0.5%	2,375	157	\$408,333	\$177.14
Scarborough	3	0.5%	1,386	151	\$251,967	\$184.41
Sculthorpe	2	0.4%	1,733	94	\$369,000	\$213.03
Selkirk	2	0.4%	1,971	122	\$384,500	\$195.25
Shakespeare Courts	3	0.5%	1,455	75	\$238,333	\$170.36
Sherlock	5	0.9%	2,035	63	\$367,800	\$185.92
Sherwood	1	0.2%	1,727	39	\$325,000	\$188.19

Bella Vista

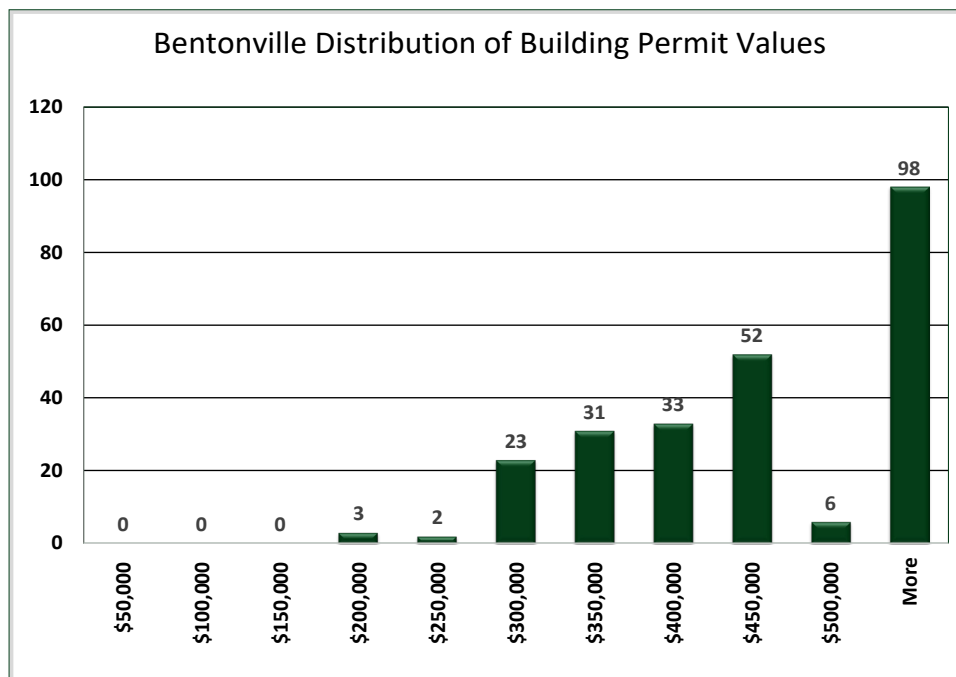
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Shetland	5	0.9%	1,544	92	\$303,400	\$196.73
Shropshire	5	0.9%	2,596	143	\$442,480	\$170.98
Somerset	2	0.4%	1,843	46	\$372,500	\$201.89
Spanker Creek Estates	1	0.2%	2,598	125	\$359,000	\$138.18
St Andrews	3	0.5%	1,852	102	\$380,675	\$205.09
Stafford	3	0.5%	2,339	57	\$437,633	\$183.36
Stirling	1	0.2%	2,233	41	\$380,000	\$170.17
Stoneykirk	2	0.4%	1,539	99	\$317,500	\$206.39
Stronsay	3	0.5%	1,613	71	\$309,167	\$193.26
Suffolk	6	1.1%	1,593	103	\$300,994	\$188.60
Sullivan	3	0.5%	1,911	130	\$400,050	\$210.19
Sunderland	1	0.2%	2,681	201	\$323,000	\$120.48
Surrey	1	0.2%	1,416	44	\$319,500	\$225.64
Sussex	6	1.1%	1,826	155	\$421,667	\$230.28
Tanyard Creek Courts	1	0.2%	1,654	34	\$352,000	\$212.82
Taransay	2	0.4%	1,572	60	\$314,250	\$201.76
Timbercrest	1	0.2%	1,802	72	\$335,000	\$185.90
Tiree	6	1.1%	1,892	70	\$393,383	\$208.69
Tiverton	1	0.2%	1,710	56	\$359,000	\$209.94
Trafalgar	1	0.2%	1,040	36	\$215,000	\$206.73
Wandsworth	1	0.2%	1,434	72	\$315,500	\$220.01
Warwick	1	0.2%	2,212	29	\$435,000	\$196.65
Waterbury	3	0.5%	2,267	86	\$450,333	\$203.48
Watson	1	0.2%	1,764	46	\$315,000	\$178.57
Wendron	2	0.4%	2,066	60	\$357,500	\$179.89
Wentworth	3	0.5%	1,604	66	\$310,967	\$193.32
Westminster	1	0.2%	1,374	211	\$385,000	\$280.20
Westmorland	1	0.2%	1,912	40	\$587,450	\$307.24
Whithorn	1	0.2%	1,810	62	\$320,000	\$176.80
Wight	1	0.2%	1,260	62	\$200,000	\$158.73
Wigtown	3	0.5%	1,412	91	\$308,600	\$221.47
Wiltshire	2	0.4%	1,678	57	\$307,500	\$183.45
Wimbledon	1	0.2%	1,336	116	\$225,000	\$168.41
Witherby	4	0.7%	1,633	42	\$323,750	\$197.26
Worcester	5	0.9%	1,593	46	\$254,000	\$165.31
York	5	0.9%	1,831	65	\$352,600	\$191.84
Houses Sold	568	100.0%	1,894	76	\$365,673	\$194.70

Bentonville Building Permits



Bentonville Building Permits	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	157	293	248	58.0%	-15.4%
Average Value of Residential Building Permits	\$442,377	\$470,532	\$448,263	1.3%	-4.7%



Bentonville

Active Subdivisions

There were 2,943 total lots in 40 active subdivisions in Bentonville in the second half of 2023. 72.1 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 10.5 percent were under construction, 0.8 percent were starts, and 14.2 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the second half of 2023 were Mountainbrook with 111, Been Road Villas with 44, Poigai Estates, Phase I with 29.

Preston Park, Phase II had the most houses becoming occupied in Bentonville with 58 houses. An additional 41 houses in Providence Village, Phase III became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 8 of the 40 active subdivisions in Bentonville.

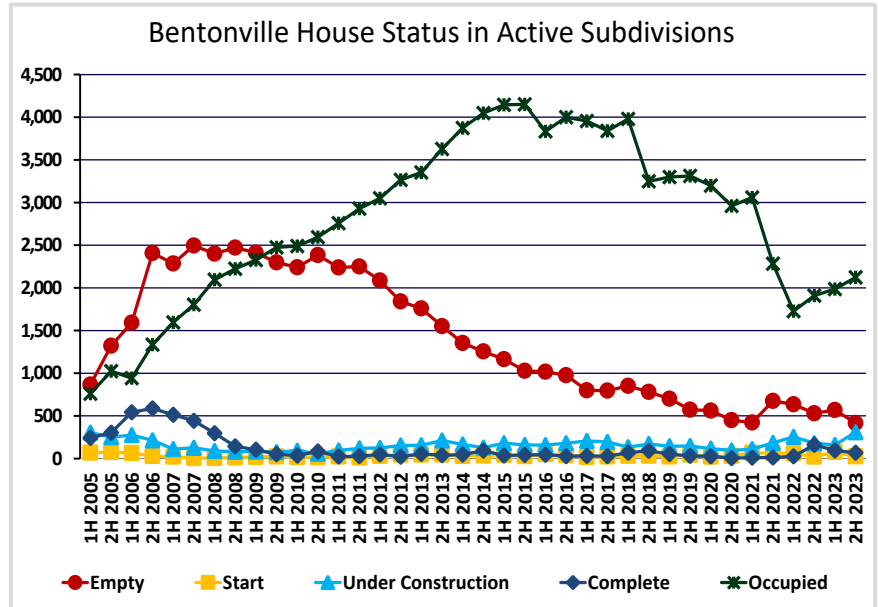
252 new houses in Bentonville became occupied in the second half of 2023.

The annual absorption rate implies that there are 22.2 months of remaining inventory in active subdivisions, down from 28.9 percent in the first half of 2023.

In 9 out of the 40 active subdivisions in Bentonville, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 56.6 percent in the second half of 2023.

Additionally, 1,423 new lots in 17 subdivisions received either preliminary or final approval by second half of 2023.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aurora, Phase III	1H 2022	77		77
Brier Hill, Phase I	1H 2022	76		76
Brier Hill, Phase II	1H 2022	54		54
Brier Hill, Phase III	1H 2022	86		86
Cosmas Heights	2H 2023	30		30
Hope Hills	1H 2022	81		81
McKissic Springs, Phases I-III	2H 2022	150		150
Morning Star	1H 2022	127		127
Opal Park	2H 2023	400		400
Providence Village, Phase IV	2H 2022	30		30
Rolling Acres, Phase IV	1H 2020	20		20
Sage Valley	2H 2020	14		14
Trail Ridge	1H 2021		16	16
Walnut Grove, Phase I	2H 2023		82	82
Walnut Grove, Phase II	1H 2024	74		74
Walnut Grove, Phase III	1H 2024	76		76
Will Moore, Phase III	2H 2022	30		30
New and Preliminary		1,325	98	1,423

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	2	1	2	0	25	30	0	30.0
Angel Falls, Phase I ^{1,2}	1	0	0	0	61	62	0	--
Angel Falls North ¹	1	0	1	0	41	43	0	--
Aurora, Phase I	57	1	17	16	126	217	27	12.0
Aurora, Phase II	17	1	1	4	5	28	1	276.0
Autumn Hills	24	0	4	5	18	51	4	49.5
Been Road Villas	20	8	44	0	0	72	0	--
Bluff, The ¹	8	0	1	0	12	21	0	108.0
Briarwood ²	2	0	0	0	27	29	0	--
Chardonnay ²	3	0	1	0	46	50	0	--
Clarendon Heights	6	2	10	2	52	72	12	13.3
Coler Creek, Phase I	0	0	0	0	31	31	4	0.0
Creekstone, Phase II ²	3	0	0	0	29	32	0	--
Creekstone, Phase III ¹	17	0	0	1	7	25	0	216.0
Eau Claire ^{1,2}	6	0	0	0	22	28	0	--
Edgar Estates	1	0	1	0	92	94	0	24.0
Grammercy Park, Phase I	40	3	4	1	68	116	3	96.0
Glen Arbor	27	3	20	5	63	118	14	17.4
Heathrow	1	0	0	0	59	60	1	12.0
Mountainbrook ¹	9	0	111	0	0	120	0	--
North Fork ^{1,2}	7	0	0	0	85	92	0	--
Oak Meadows	0	0	3	0	35	38	3	12.0
Oakbrooke, Phase II ^{1,2}	3	0	0	0	28	31	0	--
Oaklawn Hills ^{1,2}	1	0	0	0	63	64	0	--
Osage Hills, Phase I	19	0	6	2	114	141	24	6.5
Osage Hills, Phase II	0	0	2	0	28	30	3	1.0
Osage Hills, Phase III	0	0	0	0	26	26	26	0.0
Poigai Estates, Phase I	2	0	29	1	0	32	0	--
Preston Park, Phase I	2	0	0	1	95	98	0	36.0
Preston Park, Phase II	0	0	3	4	70	77	58	1.2
Providence Village, Phase III	5	0	13	12	41	71	41	8.8
Snyder Meadows	53	3	28	5	1	90	1	--
Stone Meadow	5	0	0	1	242	248	2	36.0
Stone Ridge Estates	17	0	0	0	56	73	1	204.0
White Oak Trails, Phase II	2	0	0	3	48	53	1	30.0
Willowbrook Farms, Phase II	12	1	3	4	219	239	4	30.0
Windemere Woods, Phase I	10	0	0	0	67	77	1	120.0

Bentonville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Windmill Farms	0	0	0	0	9	9	1	0.0
Woodlands Crossing, Phase I	32	2	5	2	40	81	20	14.1
Woods Creek South, Phase II	2	0	0	0	72	74	0	24.0
Bentonville Active Subdivisions	417	25	309	69	2,123	2,943	252	22.2

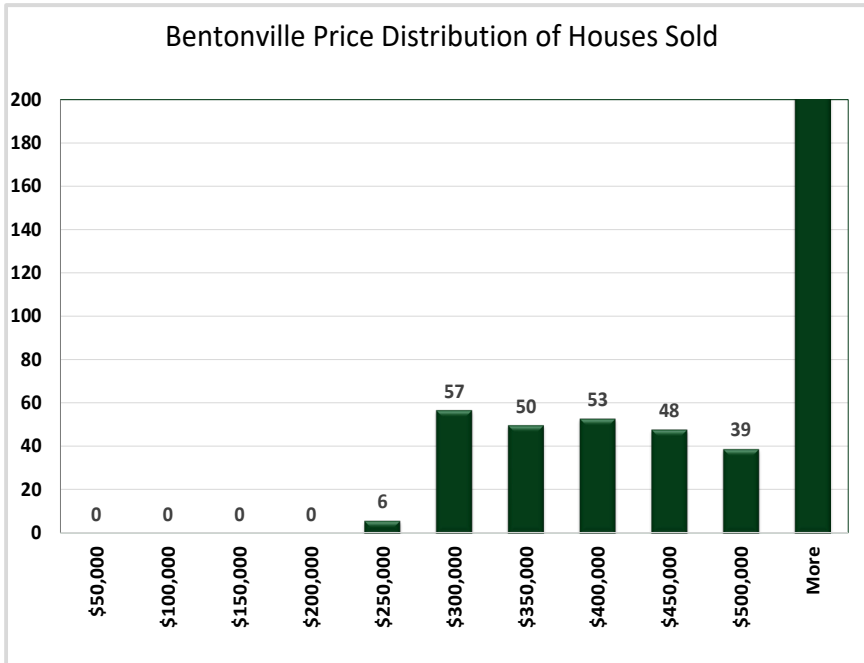
¹ No absorption has occurred in this subdivision in the last year.

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



Bentonville

Price Distribution of Houses Sold



470 houses were sold in Bentonville in the second half of 2023.

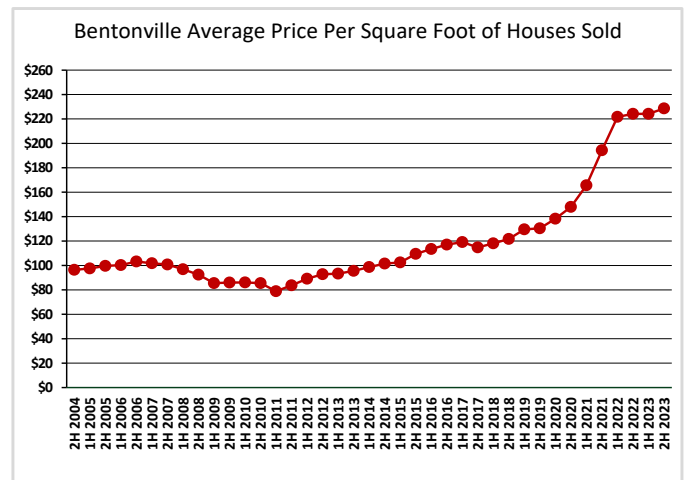
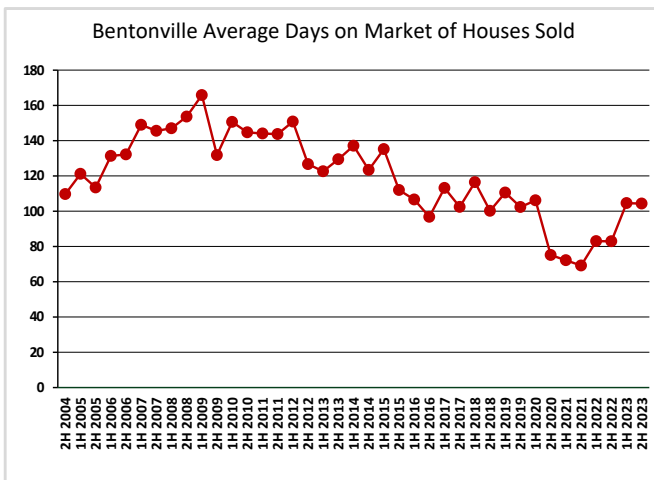
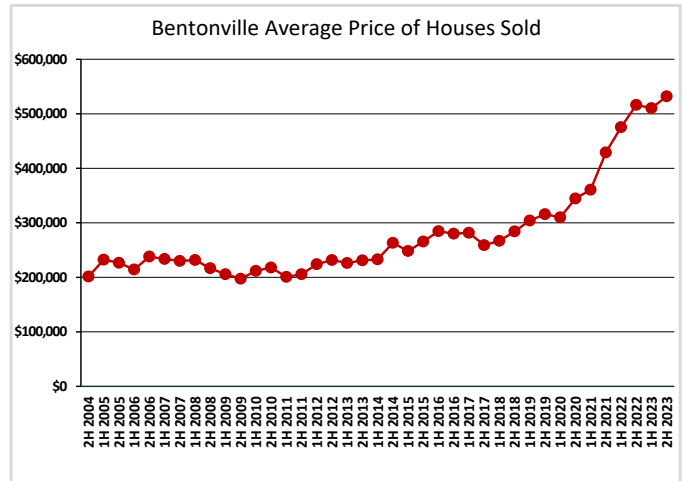
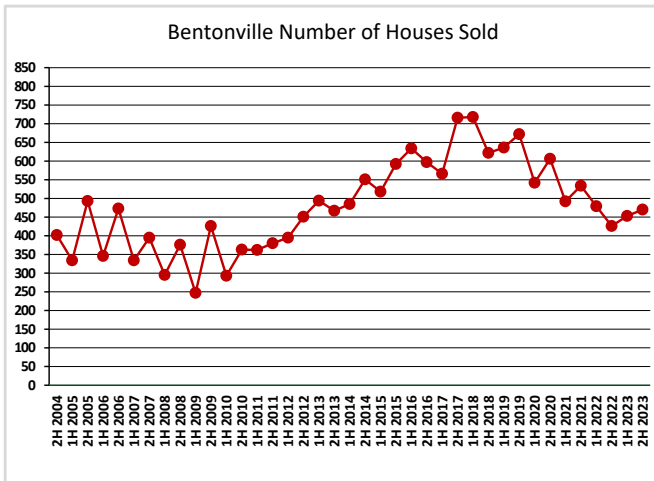
The average price of a house was \$531,992 at \$228.63 per square foot.

The median cost of a house was \$482,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	6	1.3%	1,204	46	100.1%
\$250,001 - \$300,000	57	12.1%	1,449	77	99.9%
\$300,001 - \$350,000	50	10.6%	1,742	81	99.0%
\$350,001 - \$400,000	53	11.3%	2,020	110	99.1%
\$400,001 - \$450,000	48	10.2%	2,103	88	98.7%
\$450,001 - \$500,000	39	8.3%	2,383	102	99.1%
\$500,001+	217	46.2%	2,880	121	98.6%
Bentonville Houses Sold	470	100%	2,346	104	98.9%

Bentonville

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	426	453	470	10.3%	3.8%
Average Price of Houses Sold	\$516,247	\$510,295	\$531,992	3.0%	4.3%
Average Days on Market	83	105	104	25.8%	-0.2%
Average Price per Square Foot	\$224.21	\$224.18	\$228.63	2.0%	2.0%
Percentage of County Sales	19.0%	20.1%	20.5%	7.9%	2.0%
Number of New Houses Sold	111	204	224	101.8%	9.8%
Average Price of New Houses Sold	\$524,237	\$531,347	\$529,205	0.9%	-0.4%
Average Days on Market of New Houses Sold	171	149	148	-13.7%	-0.7%
Number of Houses Listed	199	169	155	-22.1%	-8.3%
Average List Price of Houses Listed	\$663,962.78	\$807,996.00	\$813,508.56	21.7%	0.7%

Bentonville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Amber Ridge At Woods Creek	1	0.2%	4,123	53	\$1,000,000	\$242.54
Amended Happy Home	1	0.2%	1,092	410	\$275,000	\$251.83
Angel Falls	1	0.2%	4,211	155	\$840,000	\$199.48
Apple Ridge	1	0.2%	1,446	34	\$315,000	\$217.84
Aurora	44	9.4%	2,562	102	\$568,452	\$220.21
Autumn Hills	5	1.1%	3,711	235	\$922,580	\$248.05
Avignon	1	0.2%	5,948	59	\$885,500	\$148.87
B & W Heights	1	0.2%	1,841	122	\$350,000	\$190.11
Bentonville Heights	1	0.2%	1,587	68	\$550,000	\$346.57
Bland Valley Estates	1	0.2%	1,639	46	\$330,000	\$201.34
Blueberry Heights	1	0.2%	1,710	67	\$415,000	\$242.69
Bluffs, The	1	0.2%	4,100	447	\$1,171,263	\$285.67
Braithwaite Park	1	0.2%	3,486	46	\$710,000	\$203.67
Briarwood	1	0.2%	2,310	143	\$584,500	\$253.03
Brighton Cottages	4	0.9%	2,221	39	\$480,400	\$216.70
Brighton Heights	1	0.2%	2,985	37	\$600,000	\$201.01
Brightwood	2	0.4%	2,126	65	\$377,000	\$179.85
Cahill	1	0.2%	1,536	217	\$400,000	\$260.42
Cardinal Creek	2	0.4%	3,346	71	\$635,000	\$209.19
Carriage Square	3	0.6%	1,575	45	\$298,000	\$190.00
Carsons	1	0.2%	1,129	38	\$360,000	\$318.87
Central Park	1	0.2%	2,762	59	\$562,000	\$203.48
Chapel Hill	3	0.6%	3,270	53	\$765,500	\$235.49
Chardonnay	1	0.2%	2,990	133	\$567,000	\$189.63
Clarendon Heights	15	3.2%	3,245	63	\$727,285	\$224.12
Clarks	2	0.4%	2,512	191	\$1,000,000	\$397.81
Coler Creek	3	0.6%	2,977	37	\$706,517	\$236.64
College Place	3	0.6%	3,241	94	\$646,300	\$199.85
Cooks	1	0.2%	1,594	58	\$790,000	\$495.61
Cornerstone Ridge	12	2.6%	2,227	58	\$430,633	\$194.14
Cottons	1	0.2%	1,264	55	\$834,042	\$659.84
Creekstone	3	0.6%	2,713	48	\$517,833	\$212.74
Debbies	1	0.2%	1,196	70	\$375,000	\$313.55
Demings	3	0.6%	2,442	222	\$993,333	\$473.19
Denali Park	2	0.4%	2,949	90	\$720,279	\$250.42
Dickson	1	0.2%	2,995	167	\$1,250,000	\$417.36

Bentonville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
District, The	2	0.4%	1,871	69	\$842,500	\$450.29
Dogwood Acres	1	0.2%	981	45	\$331,674	\$338.10
Dogwood Place	3	0.6%	1,328	63	\$276,667	\$209.33
Dunn & Davis	3	0.6%	1,428	58	\$627,000	\$438.54
Eagle Creek	3	0.6%	2,476	42	\$441,167	\$178.38
Eagle Crest Estate	1	0.2%	1,304	18	\$269,000	\$206.29
East Side	2	0.4%	4,200	252	\$1,300,000	\$309.52
Edens Brooke	4	0.9%	2,486	36	\$516,000	\$208.16
Edgar Estates	2	0.4%	3,182	69	\$617,500	\$194.75
El Contento Acres	1	0.2%	2,575	54	\$672,500	\$261.17
Elington Village	2	0.4%	2,004	89	\$432,500	\$215.24
Farms, The	3	0.6%	1,851	54	\$420,000	\$226.91
Fountain Park	1	0.2%	2,231	73	\$1,000,000	\$448.23
Foxglove	4	0.9%	2,956	58	\$631,250	\$215.96
Garcia	1	0.2%	1,800	166	\$370,000	\$205.56
Gilmores	2	0.4%	2,823	118	\$985,000	\$353.20
Glen Arbor	16	3.4%	1,831	104	\$349,733	\$191.05
Glenbrook	2	0.4%	3,438	36	\$945,000	\$271.63
Grammercy Park	4	0.9%	2,728	111	\$597,500	\$221.17
Greenridge	4	0.9%	2,291	76	\$515,318	\$233.83
Hannahs Meadow	1	0.2%	1,358	44	\$375,000	\$276.14
Hanover	3	0.6%	4,417	87	\$937,333	\$211.56
Heathrow	2	0.4%	4,216	62	\$1,168,500	\$274.56
Hendrix	3	0.6%	1,299	95	\$325,000	\$250.79
Heritage Heights	1	0.2%	3,002	42	\$897,000	\$298.80
Hidden Springs	2	0.4%	2,845	40	\$627,500	\$222.37
High Meadows	2	0.4%	1,438	36	\$258,500	\$179.76
Highland Park	2	0.4%	2,573	48	\$600,500	\$233.14
Highpointe	5	1.1%	1,287	43	\$305,400	\$240.81
Joyner	1	0.2%	3,208	157	\$900,000	\$280.55
Kensington	3	0.6%	3,918	86	\$670,000	\$174.20
Kerelaw Castle	1	0.2%	2,774	81	\$399,900	\$144.16
Keystone	1	0.2%	1,674	41	\$359,000	\$214.46
Kristyl Heights	6	1.3%	1,401	58	\$281,000	\$200.70
Lincoln & Rice	1	0.2%	4,183	87	\$2,355,000	\$562.99
Lochmoor Club	4	0.9%	3,351	38	\$766,280	\$228.29
Maidstone	1	0.2%	2,081	68	\$394,500	\$189.57

Bentonville

Characteristics of Houses Sold

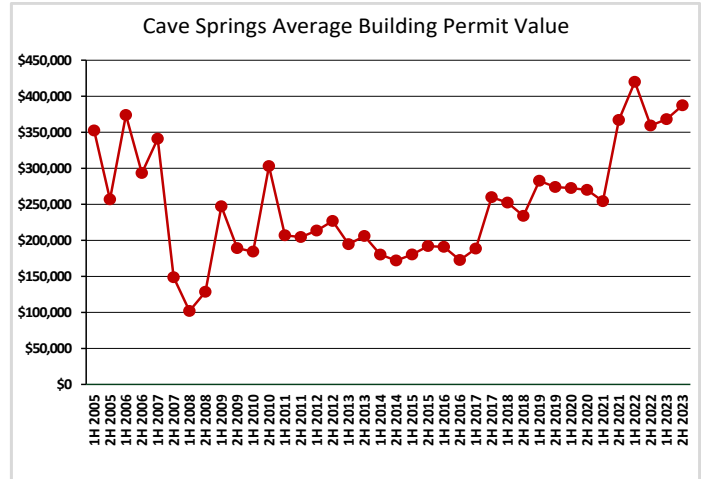
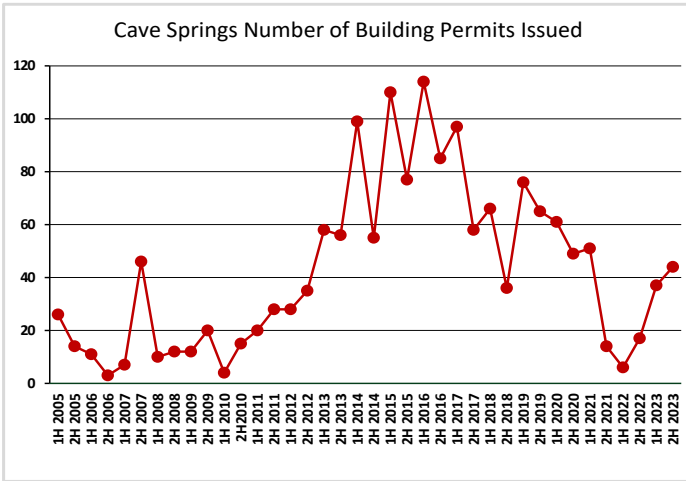
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
McAndrew & Jackson	1	0.2%	1,850	91	\$748,000	\$404.32
McClain Ridge At Woods Creek	1	0.2%	2,930	32	\$575,000	\$196.25
Meadowlands	1	0.2%	1,501	35	\$327,000	\$217.85
North Fork	1	0.2%	2,766	35	\$548,000	\$198.12
Northaven Hills	2	0.4%	2,028	32	\$515,000	\$254.01
Oak Meadows	2	0.4%	2,765	42	\$582,700	\$210.74
Oakbrooke	1	0.2%	2,202	25	\$540,000	\$245.23
Oaklawn Hills	3	0.6%	2,887	45	\$655,000	\$227.35
Orchard	1	0.2%	2,232	113	\$822,000	\$368.28
Orchards, The	2	0.4%	2,194	42	\$397,750	\$182.98
Osage Hills	17	3.6%	2,047	174	\$373,597	\$182.59
Oxford Ridge	3	0.6%	2,935	55	\$613,833	\$209.85
OZ Village	2	0.4%	2,336	245	\$1,015,000	\$436.83
Park	4	0.9%	1,843	75	\$604,250	\$327.93
Parkcrest	1	0.2%	1,144	111	\$425,000	\$371.50
Pleasant View Estates	4	0.9%	1,922	57	\$412,750	\$217.06
Preston Park	37	7.9%	2,639	306	\$544,111	\$208.14
Pritchard	1	0.2%	2,577	46	\$770,000	\$298.80
Providence Village	52	11.1%	1,738	94	\$299,179	\$175.95
Quail Run	1	0.2%	1,975	50	\$418,040	\$211.67
Railroad	3	0.6%	2,329	147	\$1,275,000	\$545.25
Ratcliff	1	0.2%	2,929	0	\$1,650,000	\$563.33
Riverwalk Farm Estates	11	2.3%	2,036	46	\$381,882	\$188.10
Robin Haven	1	0.2%	2,750	85	\$575,000	\$209.09
Rolling Acres	6	1.3%	2,714	46	\$511,842	\$188.88
Rolling Hills	1	0.2%	2,232	118	\$515,000	\$230.73
Saddlebrook	1	0.2%	2,326	63	\$500,000	\$214.96
Simsberry Place	3	0.6%	2,599	58	\$557,910	\$214.92
Skyview Acres	1	0.2%	1,107	35	\$338,500	\$305.78
Snyder Meadows	4	0.9%	2,281	184	\$463,381	\$203.09
Southern Meadows	3	0.6%	2,176	30	\$440,000	\$199.90
Southside	1	0.2%	2,445	66	\$900,000	\$368.10
Sterling	1	0.2%	2,775	110	\$455,000	\$163.96
Stone Meadow	7	1.5%	1,822	97	\$330,571	\$181.73
Stonebridge	1	0.2%	2,568	1	\$425,000	\$165.50
Stoneburrow	2	0.4%	1,641	41	\$308,750	\$187.66

Bentonville

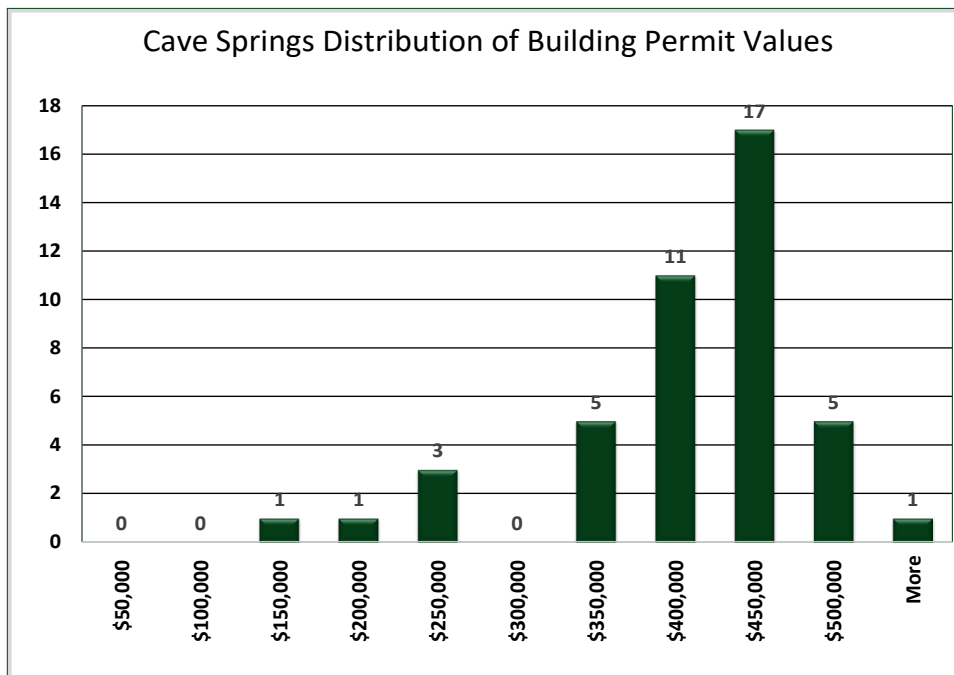
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Stonehenge	2	0.4%	2,574	92	\$541,000	\$212.56
Sturbridge	1	0.2%	3,439	50	\$415,000	\$120.67
Summerlin	5	1.1%	1,172	47	\$245,700	\$209.85
T J Hollands	1	0.2%	1,689	210	\$799,000	\$473.06
Thompsons	1	0.2%	1,386	28	\$395,000	\$284.99
Town & Country Estates	1	0.2%	2,106	40	\$420,000	\$199.43
Tunbridge Wells	1	0.2%	1,943	108	\$375,000	\$193.00
Vintage Estates	1	0.2%	1,816	73	\$390,000	\$214.76
Virginias Grove	2	0.4%	2,193	50	\$481,000	\$220.08
W A Burks	3	0.6%	3,162	26	\$1,353,333	\$430.37
White Oak Trails	5	1.1%	2,946	72	\$608,980	\$207.34
Wildwood	2	0.4%	2,561	36	\$516,750	\$200.39
Willow Bend	1	0.2%	2,404	42	\$430,000	\$178.87
Willowbend	1	0.2%	2,282	82	\$400,000	\$175.28
Willowbrook Farms	6	1.3%	2,577	96	\$503,483	\$195.64
Windemere Woods	1	0.2%	3,879	118	\$698,979	\$180.20
Windmill Farms	1	0.2%	2,977	42	\$654,940	\$220.00
Windwood	8	1.7%	1,869	56	\$352,628	\$189.50
Woodlands Crossing	6	1.3%	2,451	176	\$505,750	\$207.02
Woods Creek	3	0.6%	3,439	69	\$738,333	\$211.57
Young's	6	1.3%	1,279	53	\$644,833	\$499.89
Other	1	0.2%	1,600	133	\$425,000	\$265.63
Bentonville Houses Sold	470	100.0%	2,346	104	\$531,992	\$228.63

Cave Springs Building Permits



Cave Springs	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	17	37	44	158.8%	18.9%
Average Value of Residential Building Permits	\$359,373	\$368,083	\$387,414	7.8%	5.3%



Cave Springs Active Subdivisions

There were 391 total lots in 10 active subdivisions in Cave Springs in the second half of 2023. 75.2 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 14.1 were under construction, 0.0 percent were starts, and 7.9 percent were empty lots.

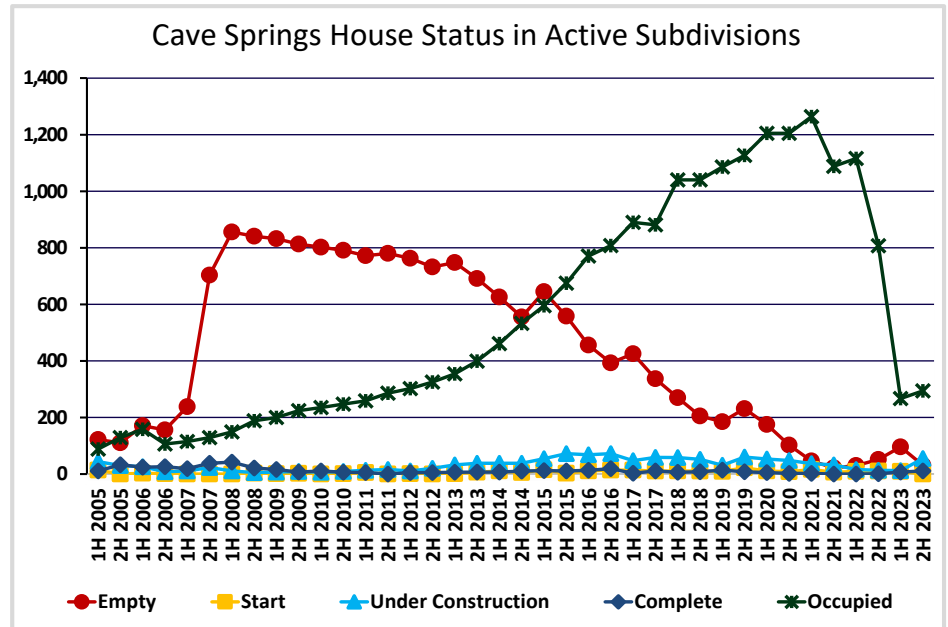
The subdivisions with the most houses under construction in Cave Springs during the second half of 2023 were Allen's Mill, Phase IIB with 40, Allen's Mill, Phase IIA with 7.

Allen's Mill, Phase IIA had the most houses becoming occupied in Cave Springs with 15 houses. An additional 10 houses in Allen's Mill, Phase IIB became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 2 of the 10 active subdivisions in Cave Springs.

32 new houses in Cave Springs became occupied in the second half of 2023. The annual absorption rate implies that there are 25.1 months of remaining inventory in active subdivisions, down from 64.7 percent in the first half of 2023.

In 4 out of the 10 active subdivisions in Cave Springs, no absorption has occurred in the second half of 2023.



The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 67.7 percent in the second half of 2023.

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

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

Cave Springs

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill, Phase IIA	0	0	7	8	15	30	15	12.0
Allen's Mill, Phase IIB	12	0	40	0	10	62	10	62.4
Averie Estates	0	0	0	0	10	10	1	0.0
Chattin Valle	2	0	0	0	26	28	0	--
Duffer's Ridge	1	0	0	0	7	8	0	--
Fairway Valley, Phase III	7	0	2	0	15	24	5	7.2
Hickory Hills	0	0	0	2	63	65	0	24.0
La Bonne Vie	1	0	0	0	5	6	0	12.0
Nevaeh Estates	5	0	0	0	35	40	0	--
Sand Springs, Phase I	3	0	1	1	113	118	1	60.0
Cave Springs Active Subdivisions	31	0	50	11	299	391	32	25.1

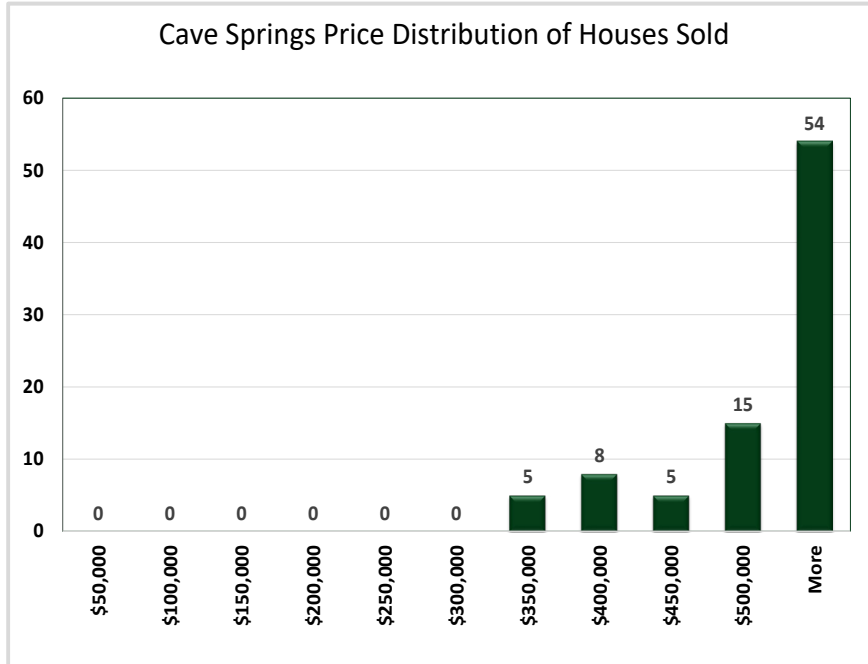
¹ No absorption has occurred in this subdivision in the last year.

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



Cave Springs

Price Distribution of Houses Sold



87 houses were sold in Cave Springs in the second half of 2023.

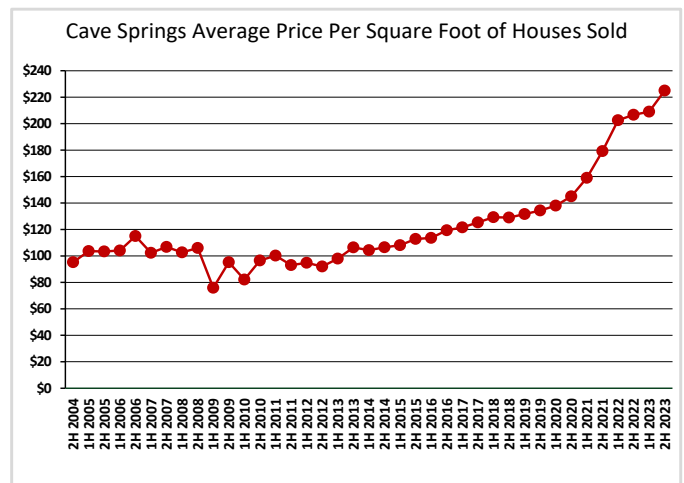
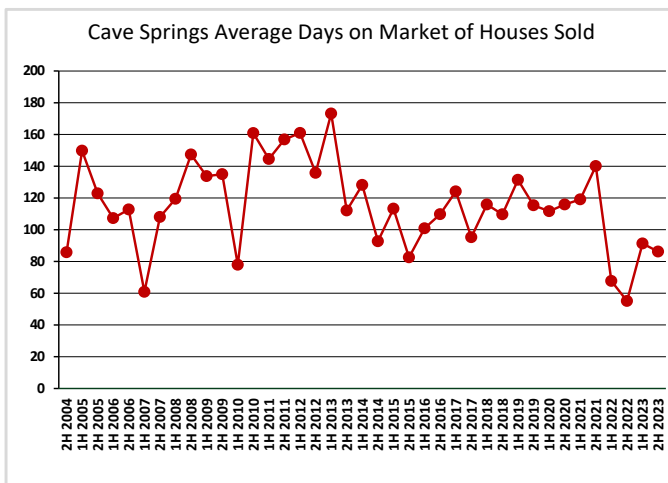
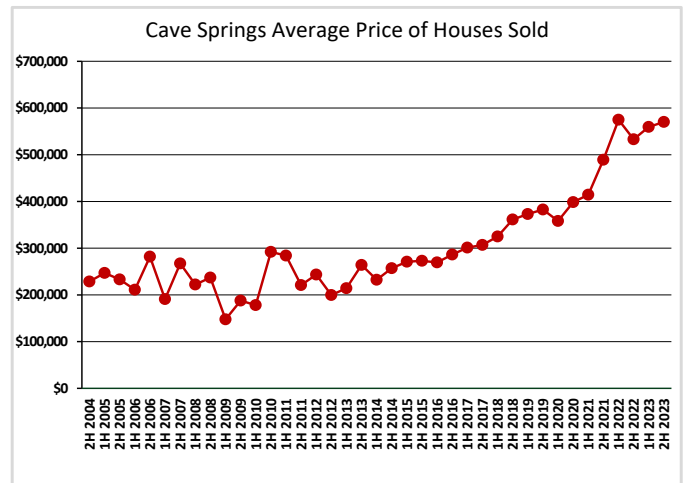
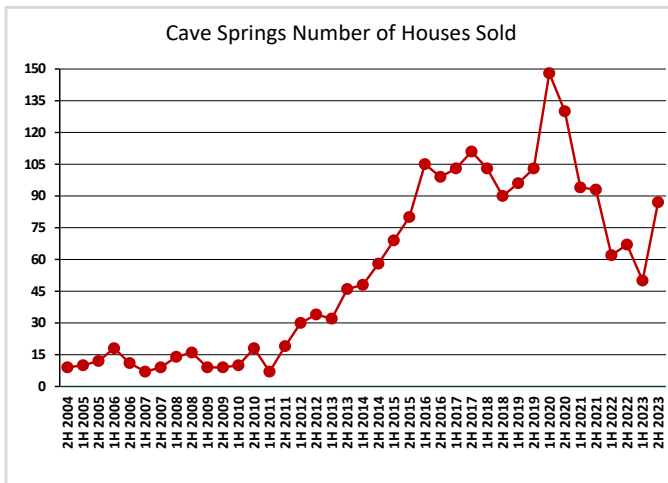
The average price of a house was \$570,180 at \$225.01 per square foot.

The median cost of a house was \$530,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	5	5.7%	1,569	35	98.3%
\$350,001 - \$400,000	8	9.2%	1,887	70	99.1%
\$400,001 - \$450,000	5	5.7%	2,004	53	100.6%
\$450,001 - \$500,000	15	17.2%	2,147	87	99.5%
\$500,001+	54	62.1%	2,879	96	101.0%
Cave Springs Houses Sold	87	100.0%	2,536	86	100.4%

Cave Springs

Characteristics of Houses Sold



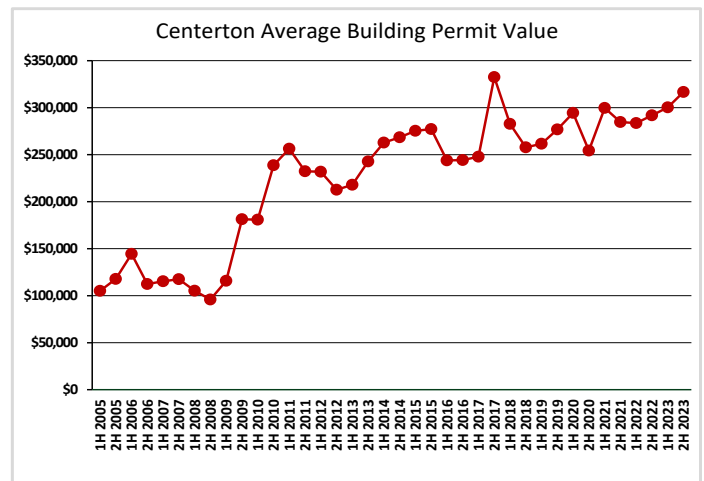
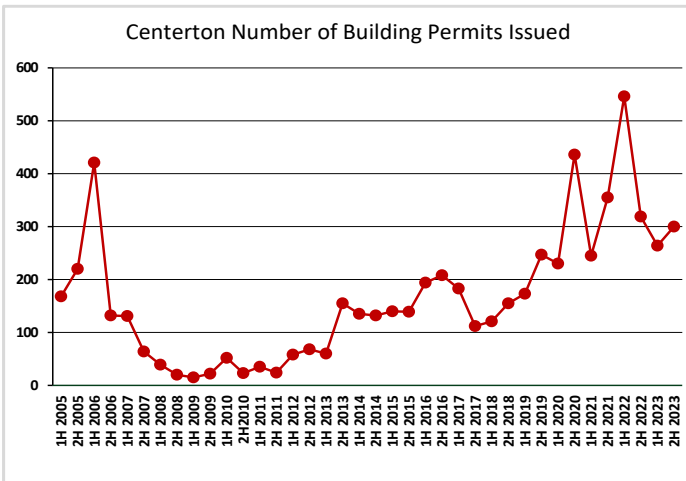
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	67	50	87	29.9%	74.0%
Average Price of Houses Sold	\$533,034	\$559,626	\$570,180	7.0%	1.9%
Average Days on Market	55	91	86	56.5%	-5.6%
Average Price per Square Foot	\$206.67	\$209.09	\$225.01	8.9%	7.6%
Percentage of County Sales	3.1%	2.4%	4.1%	31.8%	67.2%
Number of New Houses Sold	9	10	39	333.3%	290.0%
Average Price of New Houses Sold	\$523,922	\$505,770	\$519,551	-0.8%	2.7%
Average Days on Market of New Houses Sold	120	198	125	4.3%	-37.0%
Number of Houses Listed	15	15	15	0.0%	0.0%
Average List Price of Houses Listed	\$606,813	\$724,427	\$671,943	19.4%	-7.2%

Cave Springs

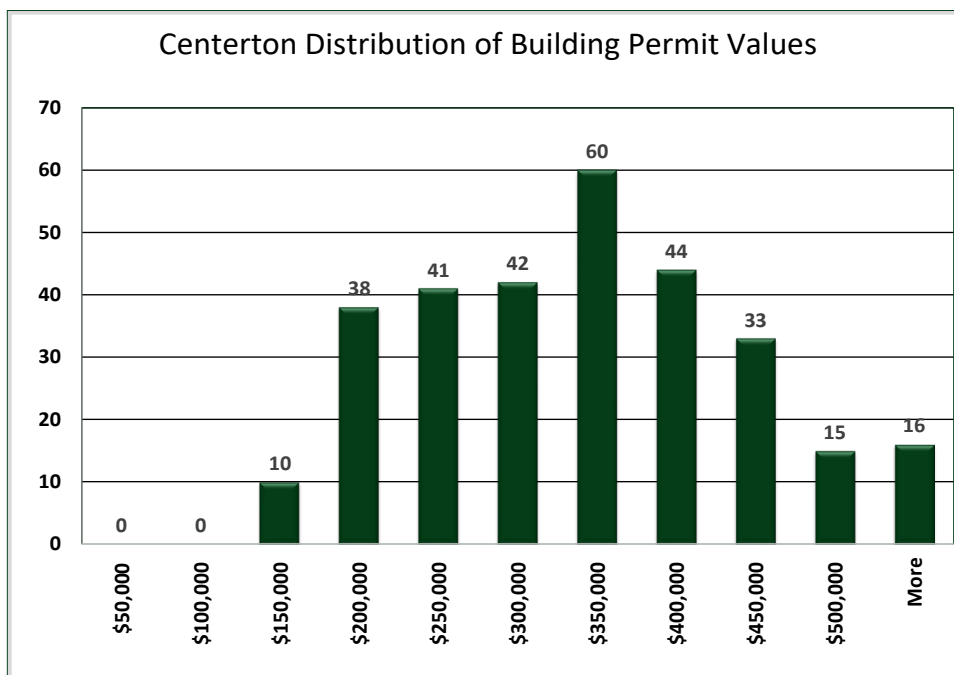
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allen's Mill	38	43.7%	2,379	113	\$525,915	\$222.53
Brentwood	6	6.9%	2,200	60	\$420,332	\$191.48
Chattin Valley	1	1.1%	4,815	52	\$1,225,000	\$254.41
Creeside Estates	1	1.1%	3,495	41	\$747,000	\$213.73
Fairway Valley	2	2.3%	2,425	272	\$520,883	\$214.83
Hamptons, The	1	1.1%	1,409	36	\$303,346	\$215.29
Hyde Park	12	13.8%	2,716	54	\$571,242	\$209.62
Marbella	1	1.1%	2,510	33	\$525,000	\$209.16
McGehee	1	1.1%	1,616	48	\$334,900	\$207.24
Mountain View	2	2.3%	1,792	59	\$395,125	\$220.21
Otter Creek	6	6.9%	3,938	55	\$1,024,333	\$259.61
Reeves	1	1.1%	2,206	35	\$389,000	\$176.34
Ridgewood	1	1.1%	4,800	50	\$1,295,900	\$269.98
Sand Springs	4	4.6%	1,648	50	\$356,488	\$216.32
Springs At Wellington, The	3	3.4%	2,547	37	\$526,633	\$206.82
St Valery Downs	1	1.1%	5,300	65	\$1,100,000	\$207.55
Wellington Heights	1	1.1%	2,264	102	\$420,000	\$185.51
Weston Hills	1	1.1%	1,566	12	\$340,000	\$217.11
Other	4	4.6%	2,037	110	\$645,000	\$346.42
Cave Springs Houses Sold	87	100.0%	2,536	86	\$570,180	\$225.01

Centerton Building Permits



Centerton	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	319	264	299	-6.3%	13.3%
Average Value of Residential Building Permits	\$291,865	\$300,278	\$317,597	8.8%	5.8%



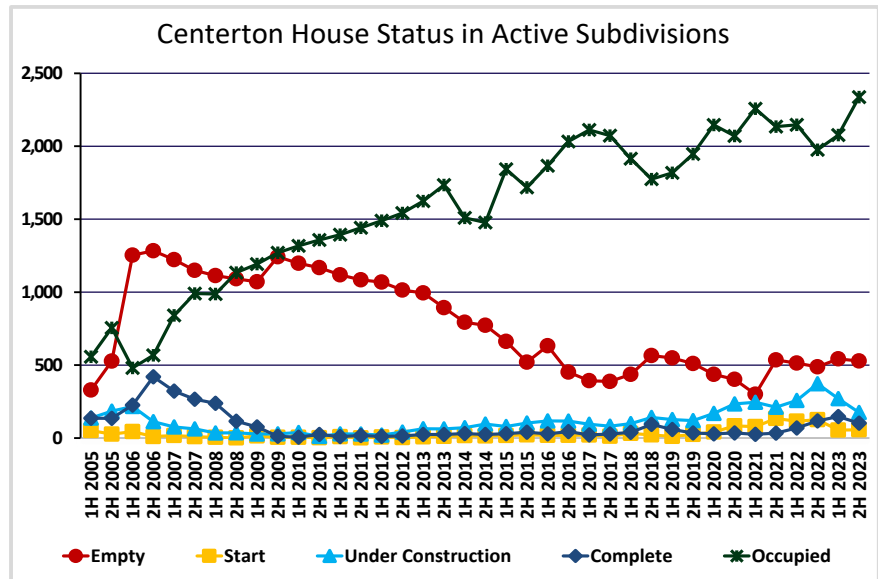
Centerton Active Subdivisions

There were 3,199 total lots in 42 active subdivisions in Centerton in the second half of 2023. 73.1 percent of the lots were occupied, 3.2 percent were complete but unoccupied, 5.5 percent were under construction, 1.8 percent were starts, and 16.5 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the second half of 2023 were Featherston Village, Phase II with 30, Bliss Street Townhomes with 29, Timber Ridge, Phase II with 21.

Brookside Estates had the most houses becoming occupied in Centerton with 106 houses. An additional 90 houses in Featherston Village, Phase I became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 4 of the 42 active subdivisions in Centerton.



409 new houses in Centerton became occupied in the second half of 2023. The annual absorption rate implies that there are 12.5 months of remaining inventory in active subdivisions, down from 17.4 percent in the first half of 2023.

In 4 out of the 42 active subdivisions in Centerton, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 54.4 percent in the second half of 2023.



Centerton

New and Preliminary Subdivisions

Additionally, 3,835 new lots in 37 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cedar Ridge Patio Homes	2H 2022	56		56
Copper Oaks TH - Phase I	1H 2023		68	68
Copper Oaks TH - Phase II	2H 2022		10	10
Crystal Cove, Phase I	1H 2023		68	68
Crystal Cove, Phase IV	1H 2023	62		62
Crystal Cove, Phases II and III	2H 2022		59	59
Diamond Estates, Phase V	1H 2023		65	65
Diamond Oak Estates	1H 2023	35		35
Edgewood Estates	1H 2022	86		86
Elegance at Kinyon	1H 2023	205		205
Featherston Village, Phases III, IV	1H 2023	300		300
Forest Park, Phase IV	2H 2022		65	65
Harbor Manor	1H 2023	63		63
Huber Place	2H 2022	362		362
Kinyon Place	1H 2023	151		151
Kinyon Springs Valley	1H 2023	111		111
Magnolia Landing	2H 2022	268		268
Maple Estates, Phase III	1H 2022		56	56
Silver Leaf, Phase II	2H 2023	75		75
Meadow Ridge	1H 2023	165		165
Oakmont	1H 2023	78		78
Oakmont, Phase I	1H 2022		61	61
Paradise Park	1H 2022	40		40
Parise Subdivision	1H 2023	38		38
Prairie Brook, Phase V	1H 2020	41		41
Richwoods	1H 2023	240		240
Silver Dreams	1H 2023	40		40
Sunrise Cottages	1H 2023	85		85
The Landing	1H 2023	40		40
The Pines Phase IV	1H 2022		65	65
The Pines Phase V-VII	1H 2023	206		206
The Reserve at Wolverine	1H 2023	69		69
Tuscany, Phase III	2H 2022	46		46
Tuscany, Phase IV	1H 2020	42		42
West Winds	1H 2023	183		183
Willow Crossing Lot 2D-1	1H 2023	132		132
Woodcrest Walk	2H 2020		99	99
New and Preliminary		3,219	616	3,835

Centerton

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates, Phase I	12	0	5	2	53	72	16	8.1
Annika Estates, Phase II	35	9	2	7	15	68	7	42.4
Barrington Place	0	0	0	1	113	114	26	0.3
Bequette Farms, Phase II	23	9	8	7	23	70	14	29.7
Bliss Street Townhomes	15	0	29	5	3	52	3	196.0
Brookside Estates	0	0	0	0	141	141	106	0.0
Creekside, Phase II	0	0	0	0	82	82	1	0.0
Diamond Estates, Phase IV	14	1	10	11	19	55	12	22.7
Featherston Village, Phase I	0	0	0	15	123	138	90	1.5
Featherston Village, Phase II	140	12	30	9	3	194	3	764.0
Forest Park, Phase III	21	0	3	2	35	61	12	20.8
Fox Haven, Phase I	13	0	4	1	0	18	0	--
Grassy Hills	1	0	0	0	6	7	1	12.0
Hilldale	14	5	6	2	113	140	13	9.8
Kimmel Ridge ¹	2	0	0	0	68	70	0	--
Kimmel Ridge, Phase II	0	0	0	0	45	45	4	0.0
Maple Estates, Phase II	14	0	4	3	32	53	3	14.8
Morningside Estates, Phase I	0	0	0	0	57	57	2	0.0
Morningside Estates, Phase IV	0	0	0	2	88	90	6	0.4
Oak Tree	4	0	0	1	193	198	0	30.0
Orchard Park, Phase III ^{1,2}	7	0	0	2	19	28	0	--
Osage Creek	1	0	1	0	33	35	2	8.0
Park Place	3	0	3	0	5	11	2	36.0
Pines, Phase II, The	0	0	0	1	38	39	1	0.3
Pines, Phase III, The	0	0	0	0	37	37	2	0.0
Prairie Brook, Phase I	0	0	0	0	35	35	5	0.0
Prairie Brook, Phase II	0	0	0	0	30	30	20	0.0
Prairie Brook, Phase III	1	0	16	14	17	48	17	21.9
Prairie Brook, Phase IV	24	9	2	0	0	35	0	--
Ridgefield, Blk III ²	1	0	0	0	35	36	0	--
Shirley Estates	12	3	10	7	0	32	0	--
Silver Leaf, Phase I	110	1	9	5	2	127	2	750.0
Southwinds, Phase II	0	0	0	0	113	113	1	0.0
Tamarron	3	0	3	0	294	300	2	24.0
Timber Ridge, Phase II	19	6	21	3	2	51	2	294.0
Valley Oaks	0	0	0	0	38	38	20	0.0
Versailles ²	11	0	1	0	115	127	0	--
Westridge Village	4	0	0	0	80	84	10	3.4
West End Acres	6	0	0	0	22	28	0	72.0

Centerton Active Subdivisions

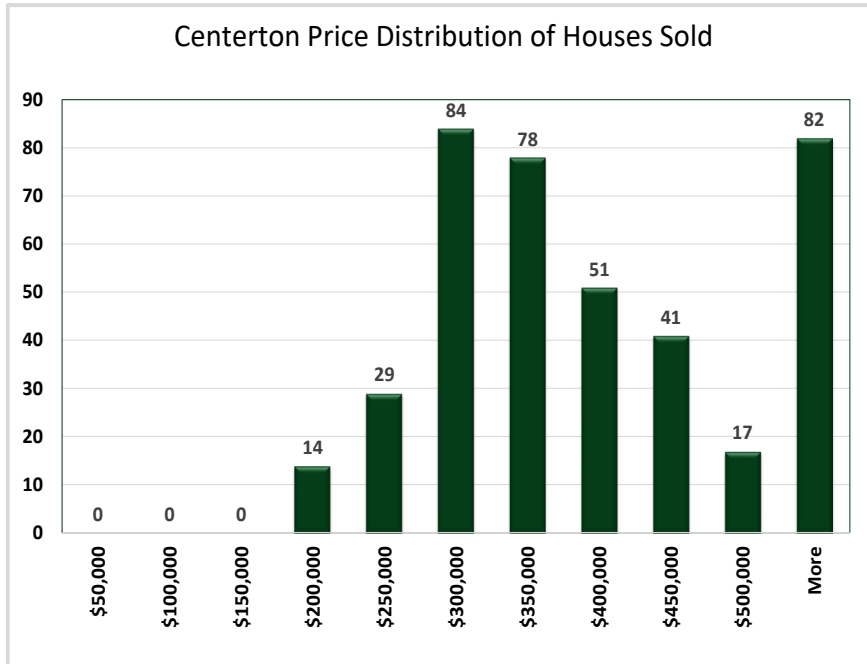
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Willow Crossing	0	2	0	0	174	176	1	8.0
Willow Ridge	0	0	1	0	36	37	3	1.3
Wynnbrooke	18	0	7	2	0	27	0	--
Centerton Active Subdivisions	528	57	175	102	2,337	3,199	409	12.5

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.



Centerton Price Distribution of Houses Sold



396 houses were sold in Centerton in the second half of 2023.

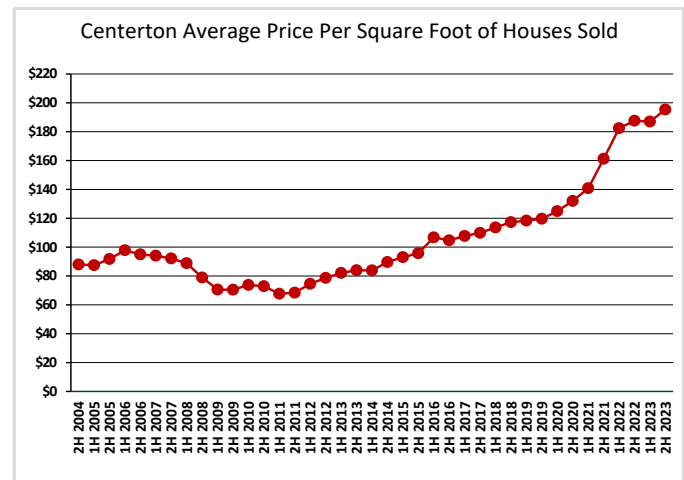
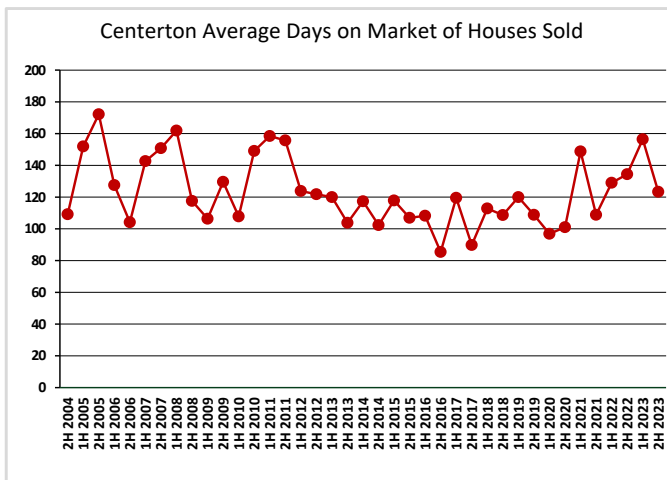
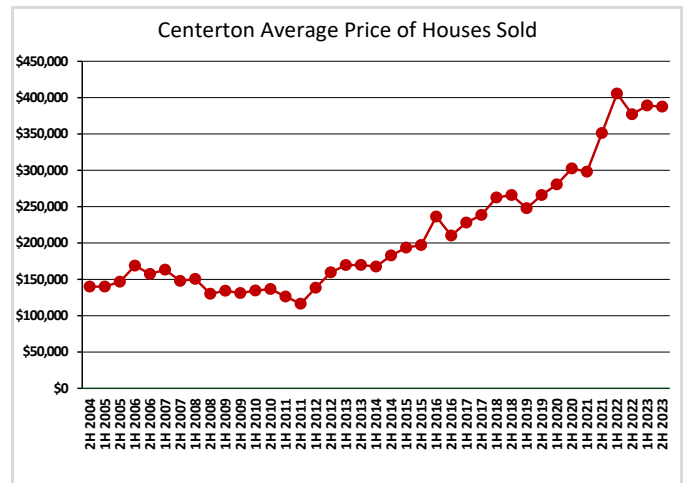
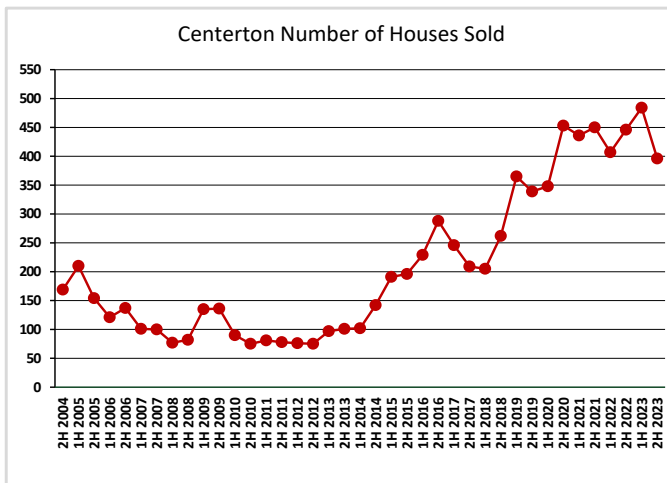
The average price of a house was \$387,528 at \$195.34 per square foot.

The median cost of a house was \$349,817.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	14	3.5%	850	61	100.0%
\$200,001 - \$250,000	29	7.3%	1,165	64	98.0%
\$250,001 - \$300,000	84	21.2%	1,428	82	99.3%
\$300,001 - \$350,000	78	19.7%	1,851	137	99.9%
\$350,001 - \$400,000	51	12.9%	2,034	171	100.1%
\$400,001 - \$450,000	41	10.4%	2,195	188	100.1%
\$450,001 - \$500,000	17	4.3%	2,433	100	98.9%
\$500,001+	82	20.7%	2,947	127	99.4%
Centerton Houses Sold	396	100.0%	1,987	123	99.5%

Centerton

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	446	484	396	-11.2%	-18.2%
Average Price of Houses Sold	\$376,997	\$389,186	\$387,528	2.8%	-0.4%
Average Days on Market	134	156	123	-8.2%	-21.2%
Average Price per Square Foot	\$187.58	\$187.05	\$195.34	4.1%	4.4%
Percentage of County Sales	14.5%	16.3%	12.6%	-13.4%	-23.2%
Number of New Houses Sold	284	354	249	-12.3%	-29.7%
Average Price of New Houses Sold	\$366,378	\$371,691	\$379,538	3.6%	2.1%
Average Days on Market of New Houses Sold	183	189	162	-11.6%	-14.7%
Number of Houses Listed	174	119	221	27.0%	85.7%
Average List Price of Houses Listed	\$403,570	\$457,296	\$434,190	13.3%	-5.1%

Centerton

Characteristics of Houses Sold

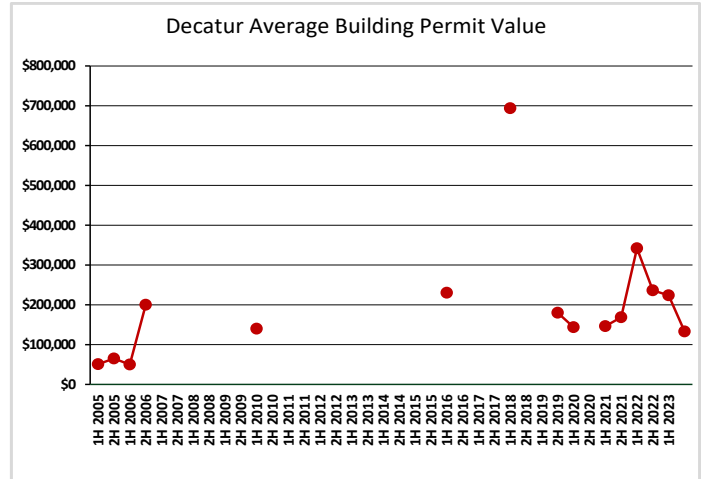
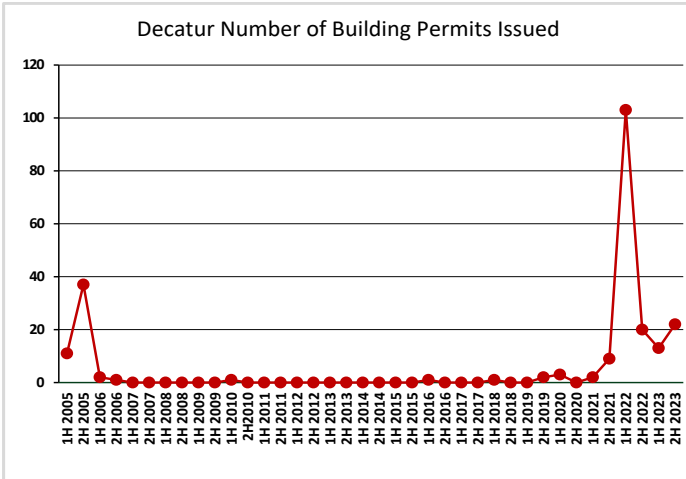
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Annika Estates	13	3.3%	2,168	103	\$432,642	\$199.41
Ashmore Landing	3	0.8%	1,930	45	\$374,167	\$193.81
Barrington Place	17	4.3%	1,629	87	\$295,953	\$181.73
Bellewood	7	1.8%	1,634	40	\$331,143	\$203.65
Bequette Farms	18	4.5%	3,064	179	\$649,596	\$212.01
Big Sky	3	0.8%	3,042	36	\$756,667	\$250.15
Black Springs	1	0.3%	1,983	42	\$360,000	\$181.54
Bliss Meadows	1	0.3%	1,750	67	\$350,000	\$200.00
Bliss Orchard	1	0.3%	1,828	35	\$325,000	\$177.79
Bliss Street Twin homes	6	1.5%	1,576	108	\$319,417	\$202.80
Blossom Hills	2	0.5%	2,074	55	\$412,000	\$198.83
Briar Rose	5	1.3%	1,557	41	\$309,380	\$198.67
Brookside Estates	36	9.1%	2,056	362	\$392,273	\$190.85
Centerpoint	14	3.5%	1,518	57	\$271,493	\$179.56
Char Lou Estates	4	1.0%	1,964	46	\$334,150	\$170.18
Creekside	2	0.5%	3,003	112	\$630,000	\$209.67
Diamond Estates	20	5.1%	2,687	140	\$550,554	\$205.01
Dogwood	1	0.3%	2,198	37	\$349,900	\$159.19
Farrer	1	0.3%	3,816	192	\$855,000	\$224.06
Featherston Village	63	15.9%	1,102	78	\$234,948	\$215.62
Forest Park	11	2.8%	2,246	51	\$449,091	\$200.41
Hilldale	16	4.0%	1,720	121	\$321,658	\$187.49
Kensington Hills	2	0.5%	2,054	43	\$292,500	\$142.50
Lexington	1	0.3%	3,162	54	\$635,000	\$200.82
Maple Estates	8	2.0%	2,623	162	\$554,755	\$211.58
Morningside	2	0.5%	1,534	64	\$302,500	\$197.21
Morningside Estates	7	1.8%	1,598	71	\$285,714	\$182.41
North Forty	2	0.5%	1,544	59	\$279,950	\$182.00
Oak Ridge	2	0.5%	1,554	42	\$270,000	\$173.93
Oak Tree	2	0.5%	4,089	90	\$914,500	\$223.93
Orchard Park	5	1.3%	1,897	48	\$367,880	\$194.08
Osage Creek	2	0.5%	3,249	45	\$682,558	\$208.94
Pines, The	5	1.3%	2,360	214	\$415,696	\$176.68
Prairie Brook	30	7.6%	2,091	195	\$327,933	\$161.14
Quail Hollow	7	1.8%	2,595	51	\$512,357	\$197.66

Centerton

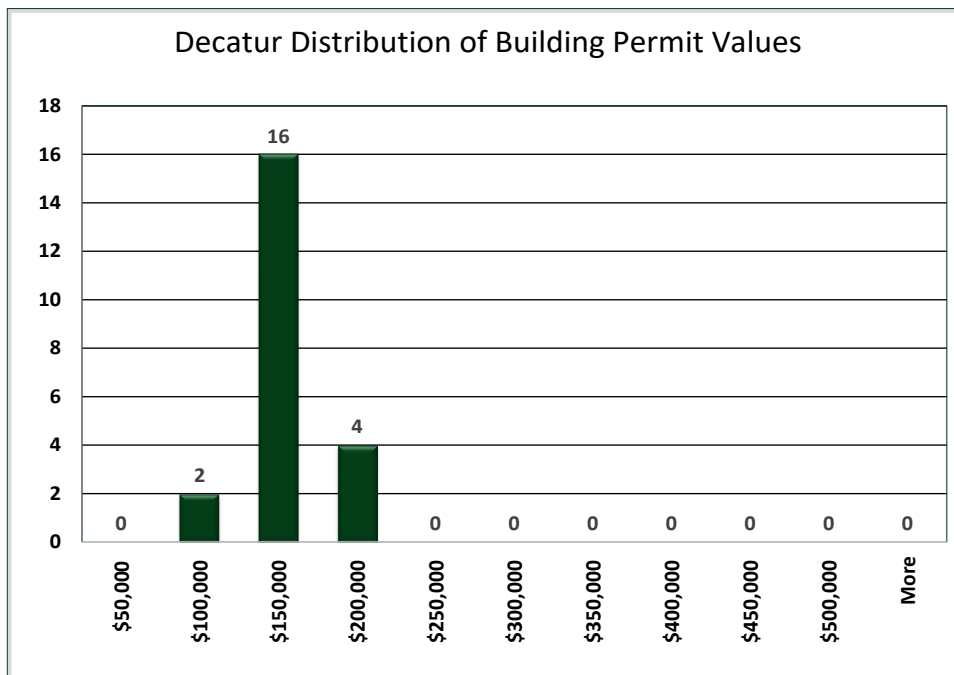
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quailridge	4	1.0%	2,990	104	\$518,700	\$173.21
Ridgefield	3	0.8%	1,971	66	\$363,667	\$183.66
Rozars	1	0.3%	1,380	32	\$213,000	\$154.35
Shirley Estates	2	0.5%	2,350	124	\$425,900	\$181.23
Sienna At Coopers Farm	11	2.8%	1,778	53	\$309,264	\$173.32
Silver Leaf Estates	2	0.5%	2,949	1	\$692,500	\$234.83
Simmons	1	0.3%	1,817	49	\$320,000	\$176.11
Somerset	1	0.3%	1,525	63	\$310,000	\$203.28
Sonoma Valley	2	0.5%	1,573	60	\$260,000	\$166.02
Southfork	4	1.0%	1,868	63	\$322,475	\$173.78
Southland	1	0.3%	1,072	34	\$210,000	\$195.90
Southwinds	1	0.3%	1,757	43	\$360,000	\$204.89
Sunrise Ridge	3	0.8%	2,029	66	\$389,333	\$191.71
Tamarron	11	2.8%	2,111	64	\$396,855	\$189.18
Timber Ridge	11	2.8%	2,118	175	\$392,572	\$189.13
Township	1	0.3%	1,241	49	\$205,000	\$165.19
Tuscany	7	1.8%	2,993	74	\$634,286	\$213.60
Walnut Ridge	1	0.3%	1,323	83	\$255,000	\$192.74
West End	2	0.5%	4,692	78	\$1,227,500	\$261.26
Westridge Village	3	0.8%	2,705	151	\$578,288	\$213.73
Westwood	1	0.3%	1,383	19	\$279,000	\$201.74
Willow Crossing	1	0.3%	1,431	58	\$273,000	\$190.78
Other	2	0.5%	1,848	141	\$518,000	\$292.58
Centerton Sold Houses	396	100.0%	1,987	123	\$387,528	\$195.34

Decatur Building Permits



Decatur	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	20	13	22	10.0%	69.2%
Average Value of Residential Building Permits	\$236,369	\$223,781	\$132,972	-43.7%	-40.6%



Decatur Active Subdivisions

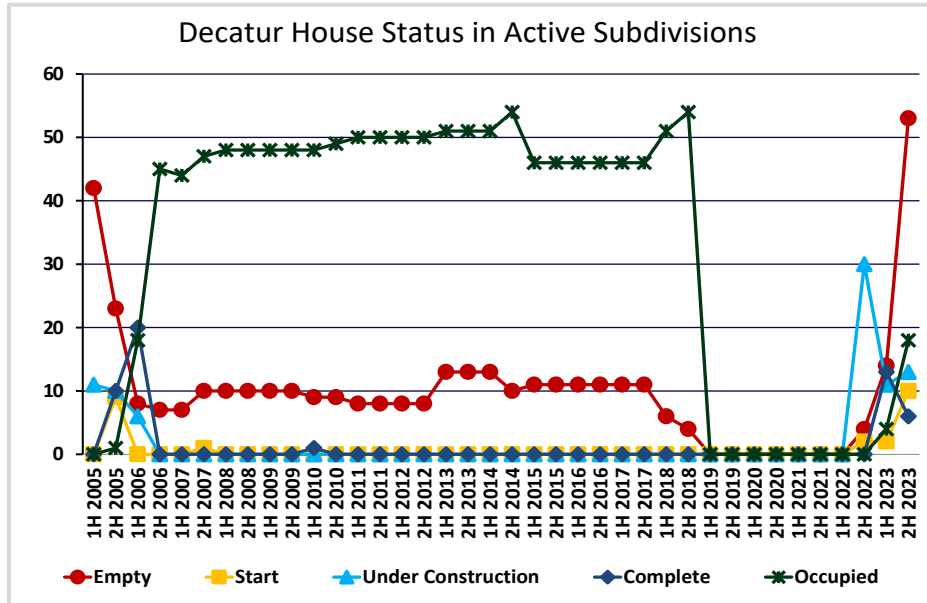
There were 100 total lots in 3 active subdivisions in Decatur in the second half of 2023. 18.0 percent of the lots were occupied, 6.0 percent were complete but unoccupied, 13.0 were under construction, 10.0 percent were starts, and 53.0 percent were empty lots.

The subdivisions with the most houses under construction in Decatur during the second half of 2023 were Blue Springs Townhomes with 8.

Sycamore Place had the most houses becoming occupied in Decatur with 14 houses.

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

14 new houses in Decatur became occupied in the second half of 2023. The annual absorption



rate implies that there are 54.7 months of remaining inventory in active subdivisions, down from 120.0 percent in the first half of 2023.

Absorption analysis is based on previous data. Two of the three subdivisions are new and data has not been collected long enough to determine a months of of inventory projection. In 1 of the subdivisions, absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Decatur from 52.9 percent in 2012 to 53.3 percent in the second half of 2023.

Additionally, 120 new lots in 1 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Columbia Crossing Phase II	1H 2021	120		120
New and Preliminary		120	0	120

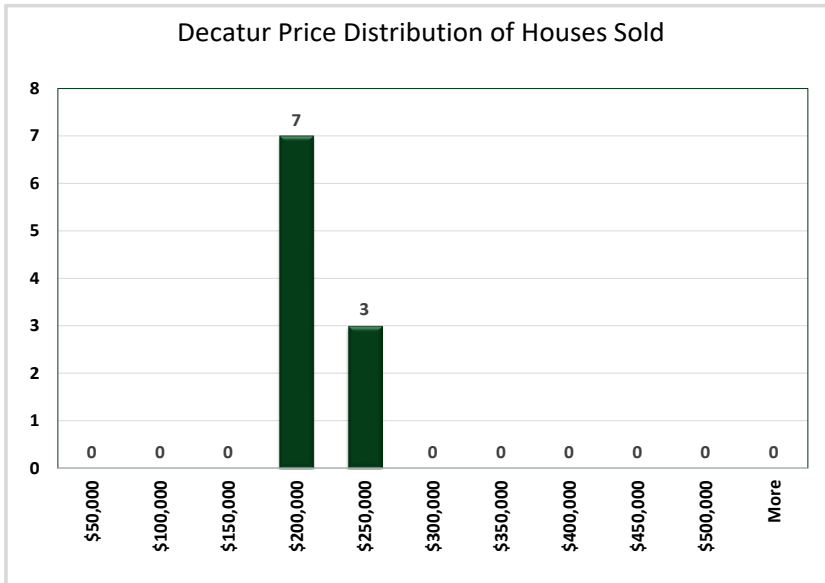
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Blue Springs Townhomes	13	0	8	0	0	21	0	--
Columbia Crossing	38	6	1	0	0	45	0	--
Sycamore Place	2	4	4	6	18	34	14	10.7
Decatur Active Subdivisions	53	10	13	6	18	100.0	14	54.7

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.

Decatur

Price Distribution of Houses Sold



10 houses were sold in Decatur in the second half of 2023.

The average price of a house was \$189,200 at \$141.96 per square foot.

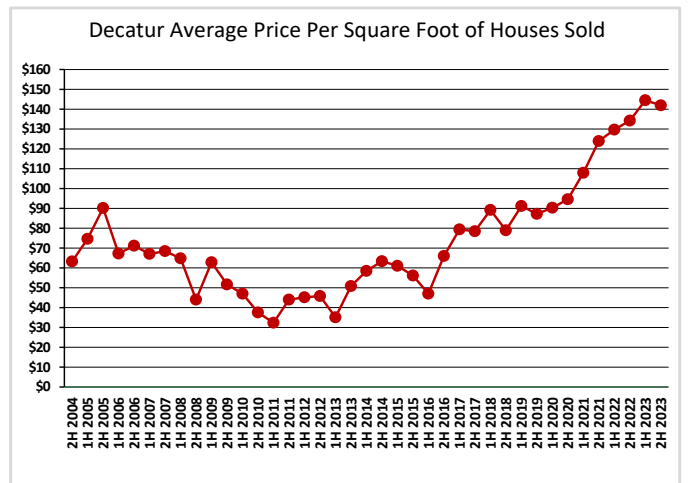
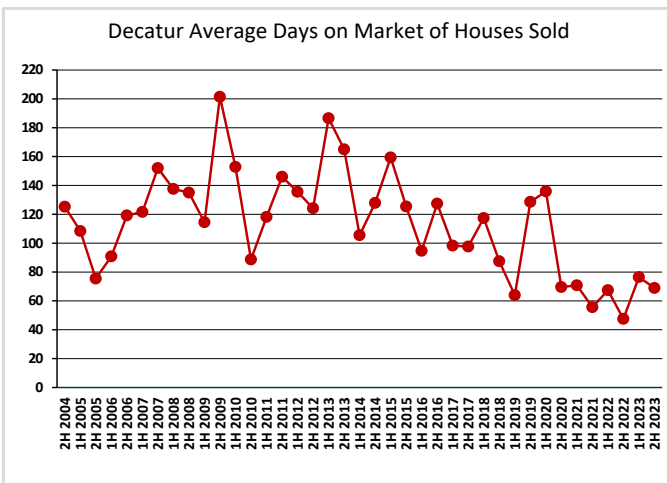
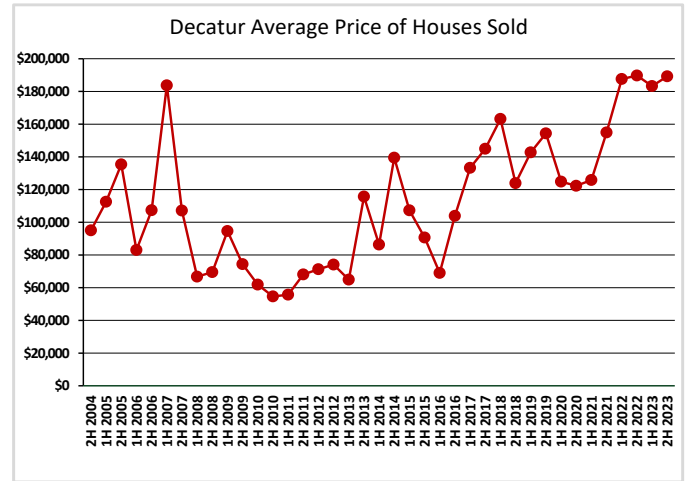
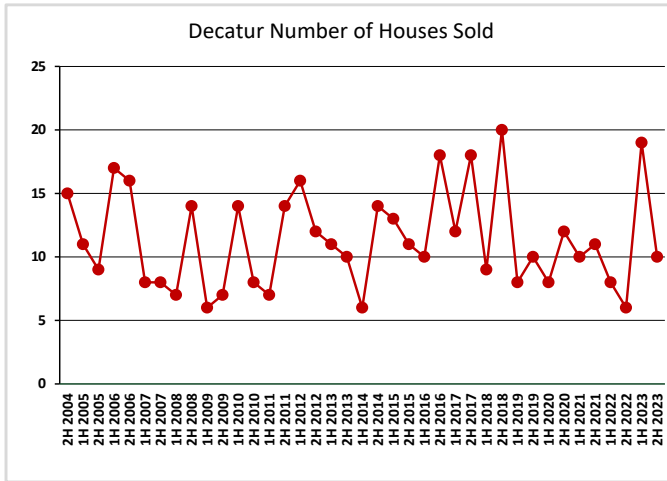
The median cost of a house was \$180,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	7	70.0%	1,235	79	95.7%
\$200,001 - \$250,000	3	30.0%	1,588	45	96.7%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Decatur Sold	10	100.0%	1,341	69	96.0%

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cackleberry Hill	1	10.0%	1,456	105	\$180,000	\$123.63
Developers Inc	1	10.0%	1,504	26	\$215,000	\$142.95
Sycamore Place	3	30.0%	1,216	92	\$183,333	\$150.77
Twin Pines	1	10.0%	1,163	70	\$180,000	\$154.77
Wolf Creek Ridge	4	40.0%	1,409	53	\$191,750	\$136.48
Decatur Houses Sold	10	100.0%	1,341	69	\$189,200	\$141.96

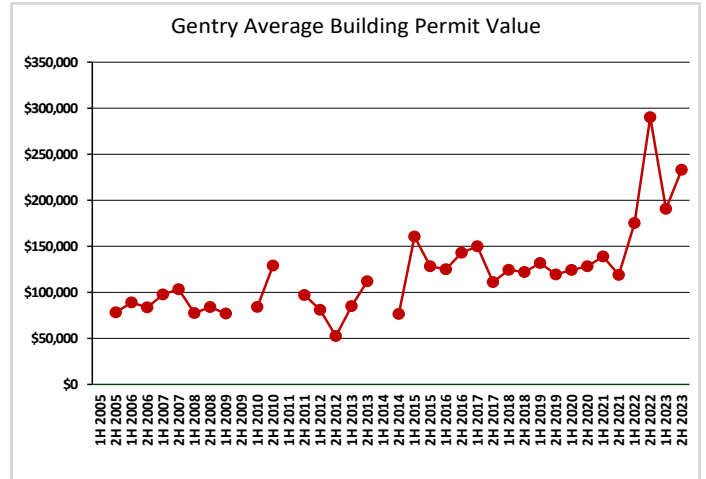
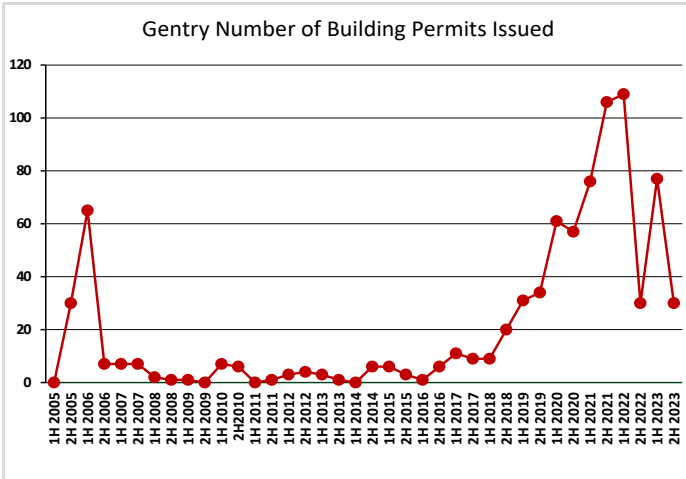
Decatur

Characteristics of Houses Sold

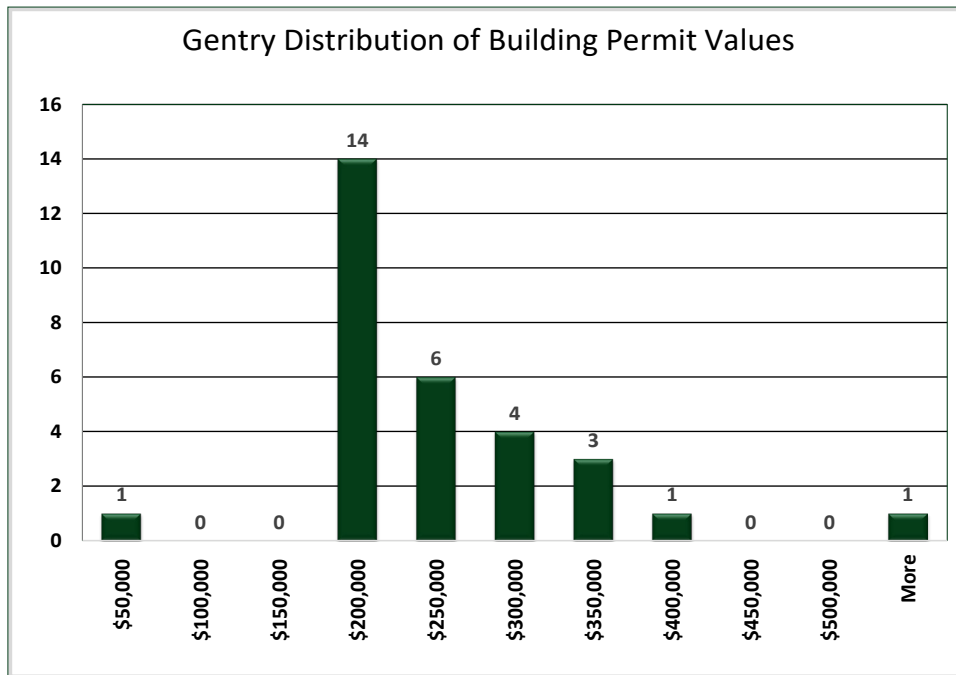


Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	6	19	10	66.7%	-47.4%
Average Price of Houses Sold	\$189,750	\$183,289	\$189,200	-0.3%	3.2%
Average Days on Market	48	76	69	45.1%	-9.9%
Average Price per Square Foot	\$134.23	\$144.49	\$141.96	5.8%	-1.8%
Percentage of County Sales	0.1%	0.3%	0.2%	57.7%	-48.8%
Number of New Houses Sold	0	8	3	--	-62.5%
Average Price of New Houses Sold	--	\$185,000	\$183,333	--	-0.9%
Average Days on Market of New Houses Sold	--	57	92	--	63.1%
Number of Houses Listed	5	12	3	-40.0%	-75.0%
Average List Price of Houses Listed	\$328,780	\$195,825	\$256,633	-40.4%	31.1%

Gentry Building Permits



Gentry	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	30	77	30	0.0%	-61.0%
Average Value of Residential Building Permits	\$290,216	\$190,630	\$233,044	-19.7%	22.2%



Gentry

Active Subdivisions

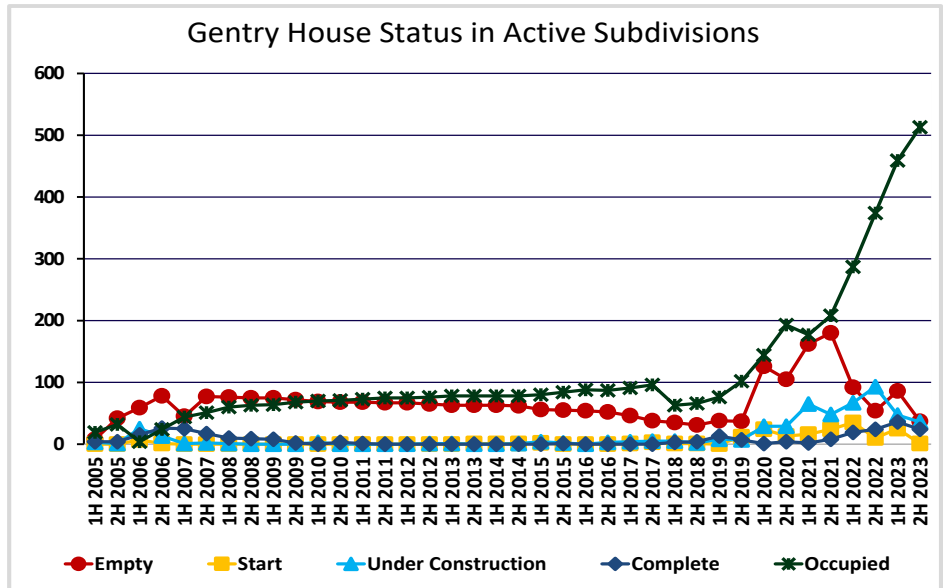
There were 611 total lots in 17 active subdivisions in Gentry in the second half of 2023. 84.0 percent of the lots were occupied, 3.9 percent were complete but unoccupied, 5.9 were under construction, 0.2 percent were starts, and 6.1 percent were empty lots.

The subdivisions with the most houses under construction in Gentry during the second half of 2023 were Main Street Village with 26, and Sunset Ridge, with 15.

Sunset Ridge had the most houses 31 houses becoming occupied, with 31. Pioneer Woods, Phase V had the next most houses becoming occupied in Gentry with 28 houses. An additional 18 houses in Rustic Flats became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 4 of the 17 active subdivisions in Gentry.

93 new houses in Gentry became occupied in the second half of 2023. The annual absorption rate implies that there are 6.6 months of remaining inventory in active subdivisions, down from 13.5 percent in the first half of 2023.



In 3 out of the 17 active subdivisions in Gentry, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to -2.6 percent in the second half of 2023.

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

Gentry

Active Subdivisions

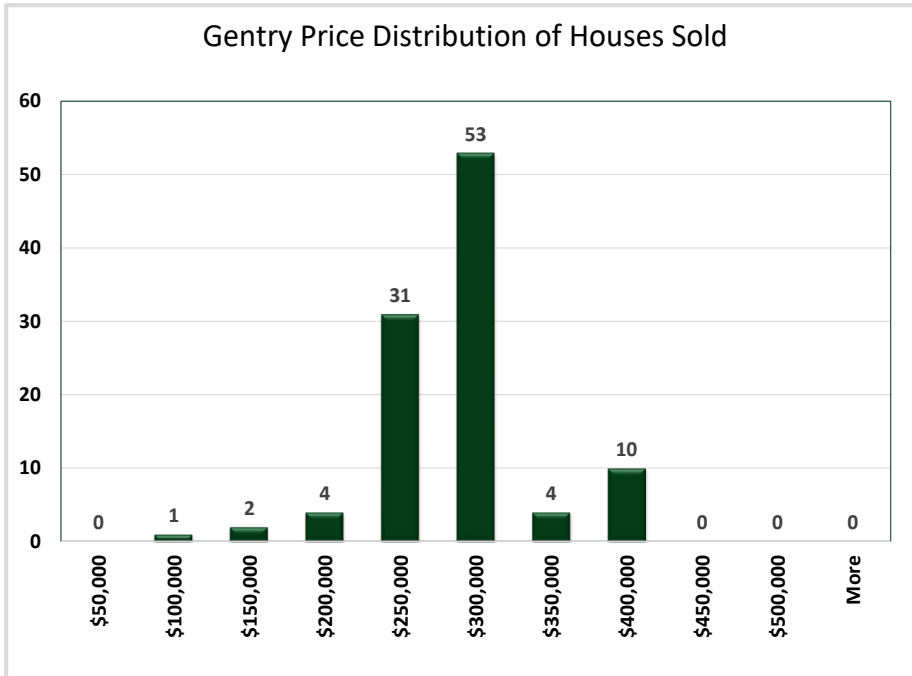
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II ¹	0	1	1	0	3	5	0	--
Grand Estates, Phase I	10	0	2	0	49	61	1	144.0
Grand Estates, Phase II	0	0	0	0	57	57	2	0.0
Main Street Village	0	0	26	7	9	42	9	44.0
Oaks, The, Phase ¹	2	0	1	0	29	32	0	--
Phillips Park	0	0	0	6	18	24	6	12.0
Pioneer Woods, Phase IV ²	0	0	0	0	15	15	4	0.0
Pioneer Woods, Phase V	2	0	1	0	28	31	28	1.3
Rustic Flats	0	0	0	4	27	31	18	2.2
Rustic Ridge	0	0	0	1	27	28	1	12.0
Sandy Acres	0	0	1	0	19	20	0	1.7
Springhill	8	0	4	0	18	30	0	144.0
Sunset Ridge, Phase IA ¹	2	0	0	0	29	31	0	--
Sunset Ridge, Phase IIA ²	2	0	0	0	28	30	0	--
Sunset Ridge, Phase IIB & IV	5	0	0	5	79	89	7	3.2
Sunset Ridge, Phase III ²	2	0	0	0	59	61	0	--
Sunset Ridge, Phase V	4	0	0	1	19	24	17	3.2
Sunset Ridge, Phase IIB & IV	6	0	0	11	72	89	31	3.8
Sunset Ridge, Phase III	2	0	0	0	59	61	0	4.8
Sunset Ridge, Phase V	4	0	15	3	2	24	2	132.0
Gentry Active Subdivisions	37	1	36	24	513	611	93	6.6

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.

Gentry

Price Distribution of Houses Sold



105 houses were sold in Gentry in the second half of 2023.

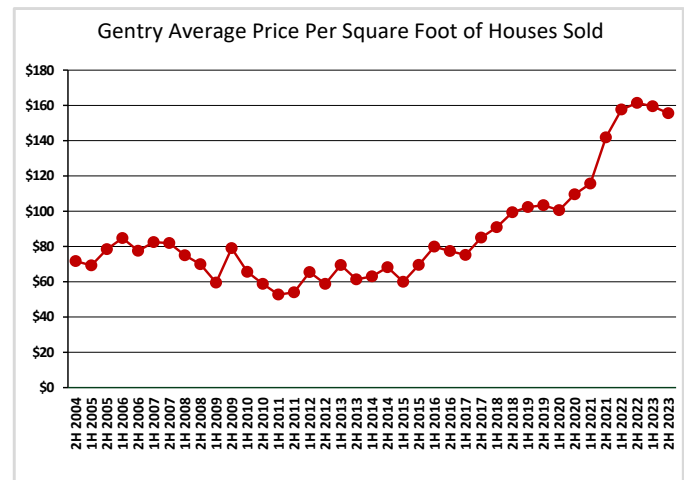
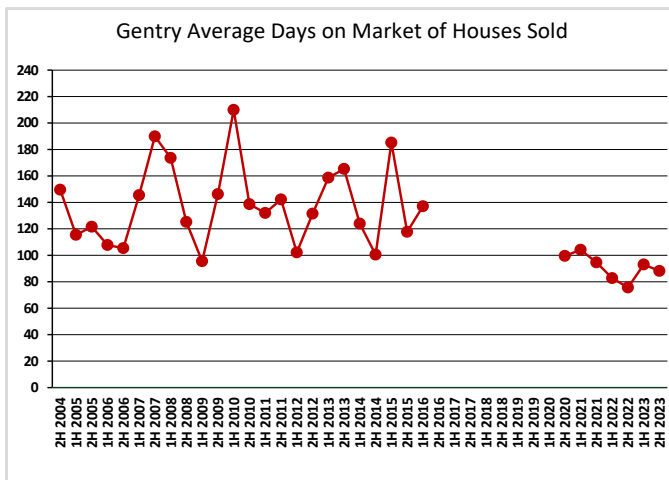
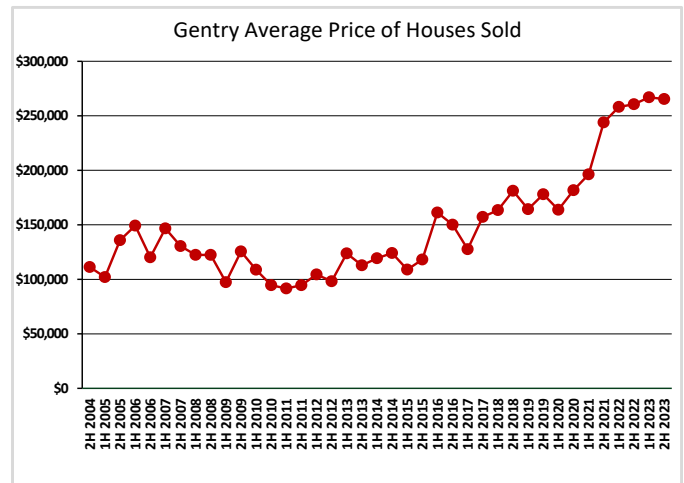
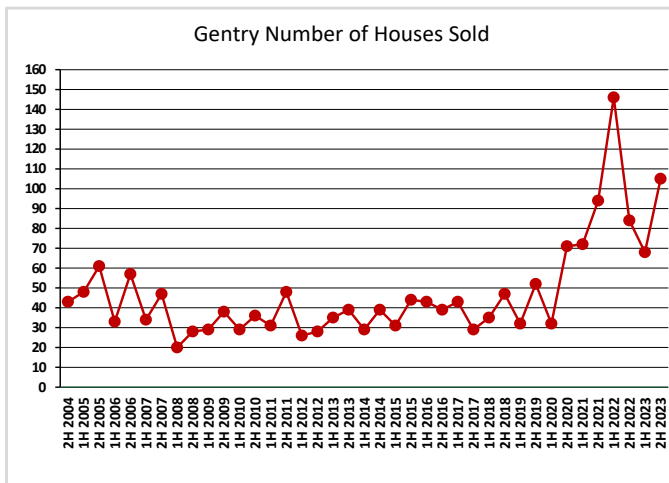
The average price of a house was \$265,336 at \$155.52 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	1.0%	1,316	55	64.5%
\$100,001 - \$150,000	2	1.9%	1,523	20	100.2%
\$150,001 - \$200,000	4	3.8%	1,438	62	101.5%
\$200,001 - \$250,000	31	29.5%	1,489	99	98.9%
\$250,001 - \$300,000	53	50.5%	1,741	73	99.7%
\$300,001 - \$350,000	4	3.8%	2,161	65	99.5%
\$350,001 - \$400,000	10	9.5%	2,336	175	99.4%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Gentry Sold	105	100.0%	1,720	88	99.2%

Gentry

Characteristics of Houses Sold



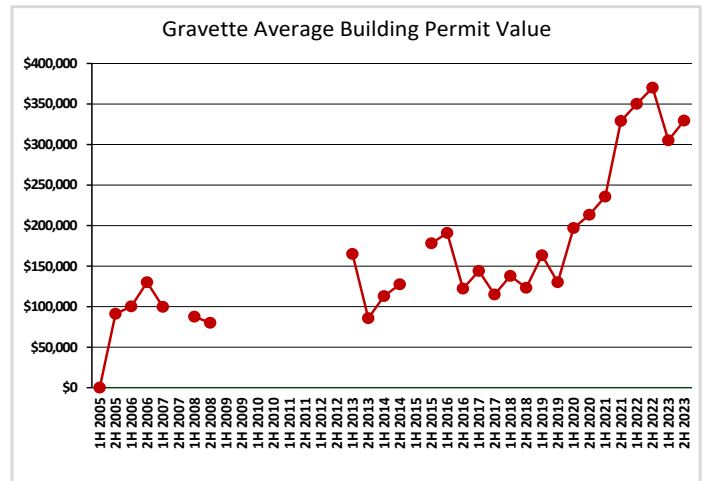
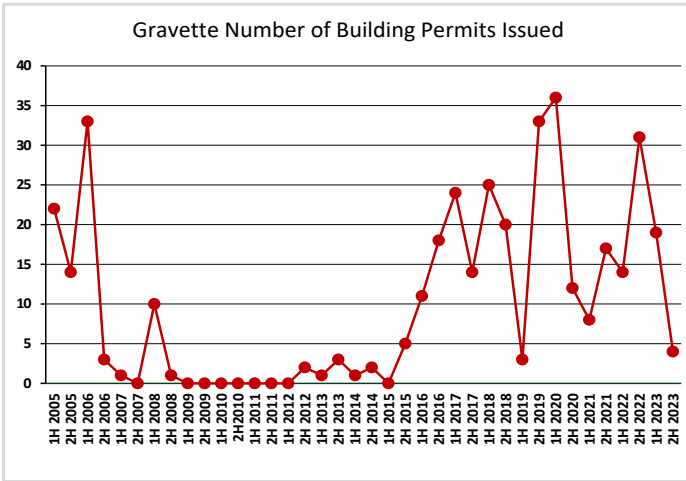
Gentry-Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	84	68	105	25.0%	54.4%
Average Price of Houses Sold	\$260,613	\$266,944	\$265,336	1.8%	-0.6%
Average Days on Market	76	93	88	0	0
Average Price per Square Foot	\$161.41	\$159.50	\$155.52	-3.6%	-2.5%
Percentage of County Sales	1.9%	1.6%	2.3%	20.8%	44.8%
Number of New Houses Sold	53	46	78	47.2%	69.6%
Average Price of New Houses Sold	\$162,822.22	\$165,186.67	\$199,736.19	0.4%	1.1%
Average Days on Market of New Houses Sold	85	108	94	11.5%	-12.3%
Number of Houses Listed	40	45	38	-5.0%	-15.6%
Average List Price of Houses Listed	\$332,483	\$300,247	\$312,240	-9.7%	4.0%

Gentry

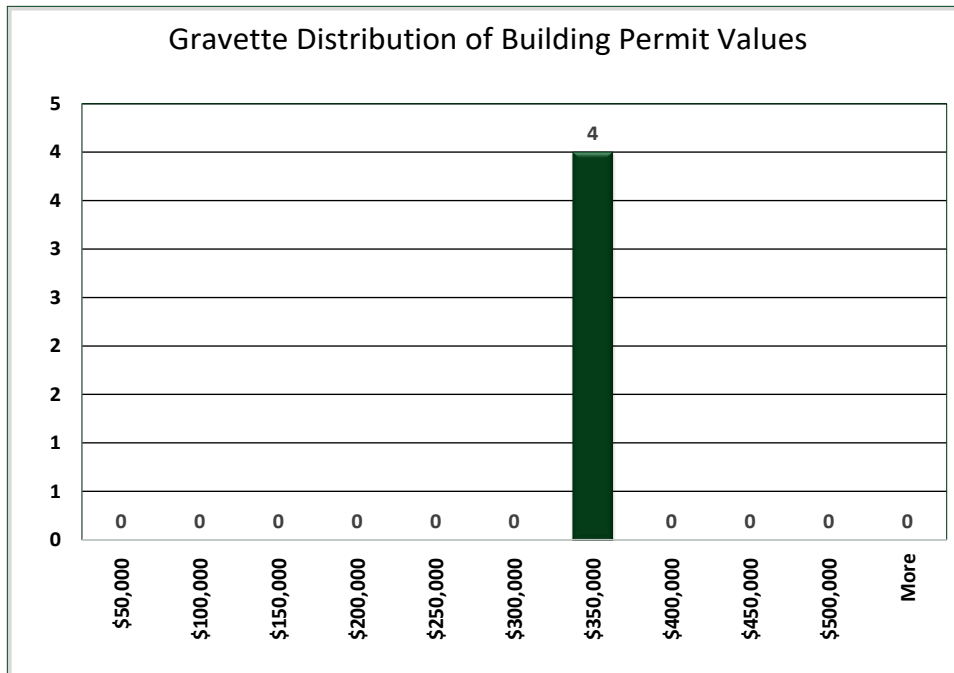
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashton Place	2	1.9%	1,497	59	\$242,500	\$162.21
Carmelle	1	1.0%	1,485	256	\$229,900	\$154.81
Doss Storey	1	1.0%	1,152	59	\$206,000	\$178.82
Fox Trot Ridge	1	1.0%	2,540	63	\$379,000	\$149.21
Gentry Original	3	2.9%	1,582	86	\$167,500	\$105.81
Grand Estates	5	4.8%	1,680	114	\$289,040	\$173.27
Hornbeck Heights	1	1.0%	1,176	43	\$225,000	\$191.33
Kay Lynette	2	1.9%	1,310	28	\$174,500	\$138.06
Main Street Village	25	23.8%	1,771	81	\$269,642	\$152.63
Oak Lawn	1	1.0%	1,566	30	\$150,000	\$95.79
Oaks, The	2	1.9%	1,619	145	\$260,000	\$160.77
Pequena Valley Estates	1	1.0%	1,060	49	\$215,000	\$202.83
Phillips Park	5	4.8%	1,569	80	\$282,348	\$180.00
Piersons	1	1.0%	1,545	31	\$240,000	\$155.34
Pioneer Woods	28	26.7%	1,681	75	\$247,916	\$148.31
Rock & Arrow	1	1.0%	1,728	45	\$183,000	\$105.90
Rustic Flats	8	7.6%	2,309	206	\$370,331	\$160.39
Rustic Ridge	2	1.9%	2,161	66	\$350,750	\$162.82
Sunset Ridge	10	9.5%	1,633	78	\$263,310	\$161.36
Tuttles	1	1.0%	1,020	138	\$225,000	\$220.59
W C Hastings	1	1.0%	1,891	31	\$288,000	\$152.30
Other	3	2.9%	1,701	54	\$275,333	\$175.28
Taylor Orchard	1	1.2%	1,896	40	\$210,000	\$110.76
Tuttles	1	1.2%	2,462	42	\$639,000	\$259.55
Youngers	1	1.2%	1,400	38	\$227,000	\$162.14
Other	3	3.6%	1,805	114	\$215,667	\$121.26
Gentry Total Sold	105	100.0%	1,720	88	\$265,336	\$155.52

Gravette Building Permits



Gravette	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	31	19	4	-87.1%	-78.9%
Average Value of Residential Building Permits	\$370,102	\$305,171	\$329,500	-11.0%	8.0%



Gravette

Active Subdivisions

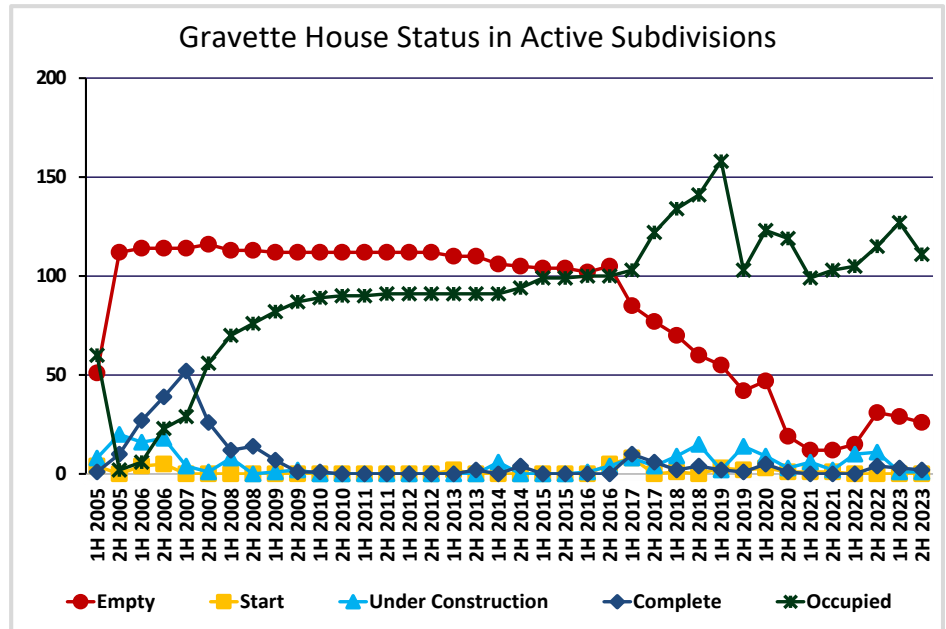
There were 140 total lots in 3 active subdivisions in Gravette in the second half of 2023. 79.3 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 0.7 were under construction, 0.0 percent were starts, and 18.6 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the second half of 2023 were Jenna Estates with 1.

Jenna Estates had the most houses becoming occupied in Gravette with 3 houses. An additional 1 houses in Lynchburg Estates became occupied in the second half of 2023.

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

4 new houses in Gravette became occupied in the second half of 2023. The annual absorption rate implies that there are 21.8 months of remaining inventory in active subdivisions, up from 18.0 percent



in the first half of 2023.

In 1 out of the 3 active subdivisions in Gravette, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 53.8 percent in the second half of 2023.

Additionally, 115 new lots in 1 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Jenna Estates	18	0	1	2	3	24	3	84.0
Lynchburg Estates	3	0	0	0	8	11	1	36.0
Walnut Creek ²	5	0	0	0	100	105	0	--
Gravette Active Subdivisions	26	0	1	2	111	140	4	21.8

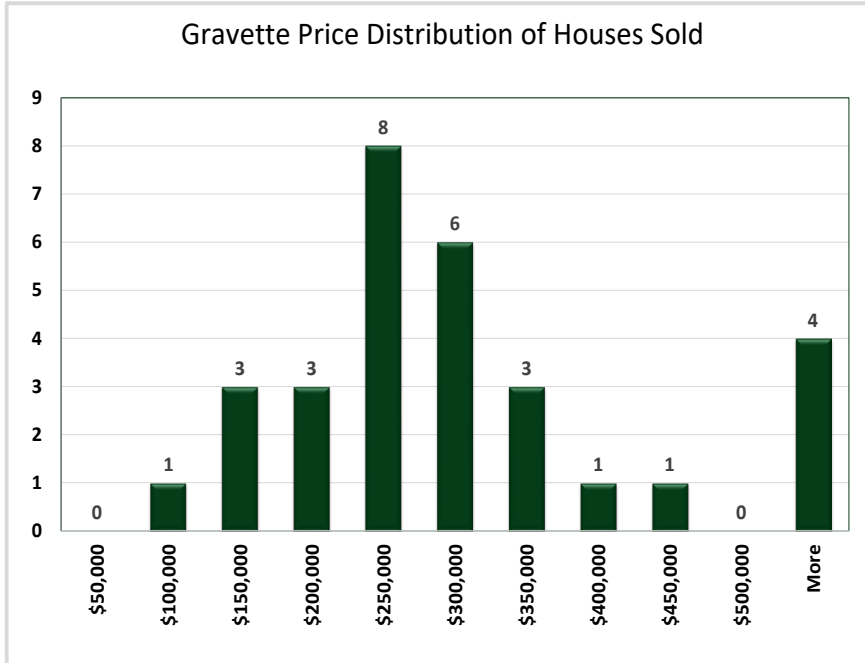
¹ No absorption has occurred in this subdivision in the last year.

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

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

Gravette

Price Distribution of Houses Sold



30 houses were sold in Gravette in the second half of 2023.

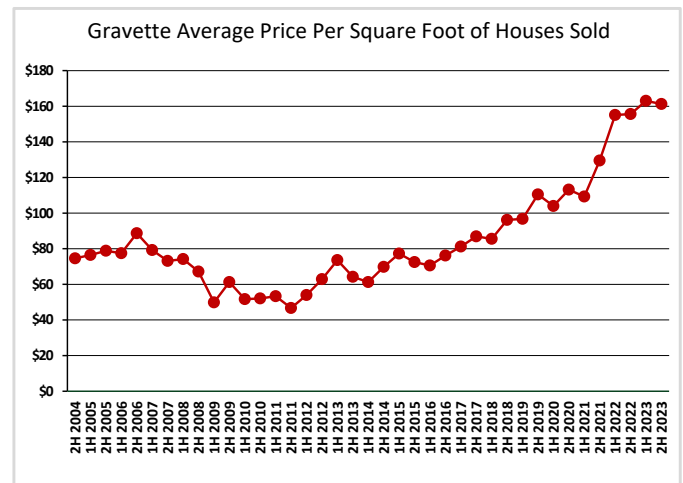
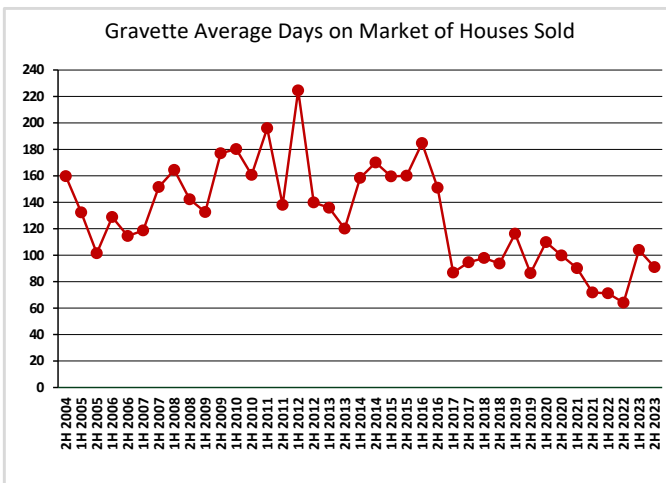
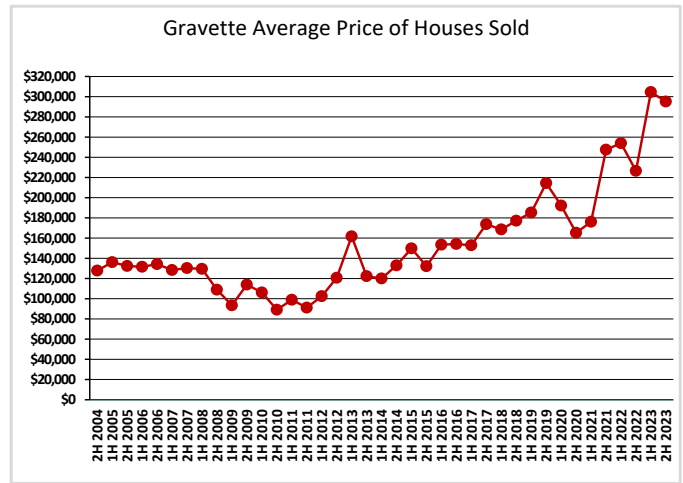
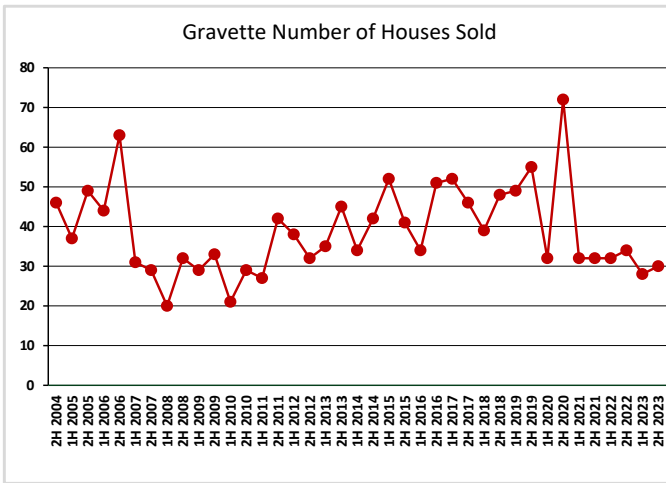
The average price of a house was \$295,224 at \$161.24 per square foot.

The median cost of a house was \$250,250.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	3.3%	960	77	93.8%
\$100,001 - \$150,000	3	10.0%	1,293	91	86.9%
\$150,001 - \$200,000	3	10.0%	1,639	43	96.5%
\$200,001 - \$250,000	8	26.7%	1,386	86	96.4%
\$250,001 - \$300,000	6	20.0%	1,726	111	97.8%
\$300,001 - \$350,000	3	10.0%	1,841	129	97.5%
\$350,001 - \$400,000	1	3.3%	1,985	74	97.4%
\$400,001 - \$450,000	1	3.3%	2,284	45	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	4	13.3%	3,142	99	98.2%
Gravette Sold	30	100.0%	1,785	91	96.2%

Gravette

Characteristics of Houses Sold



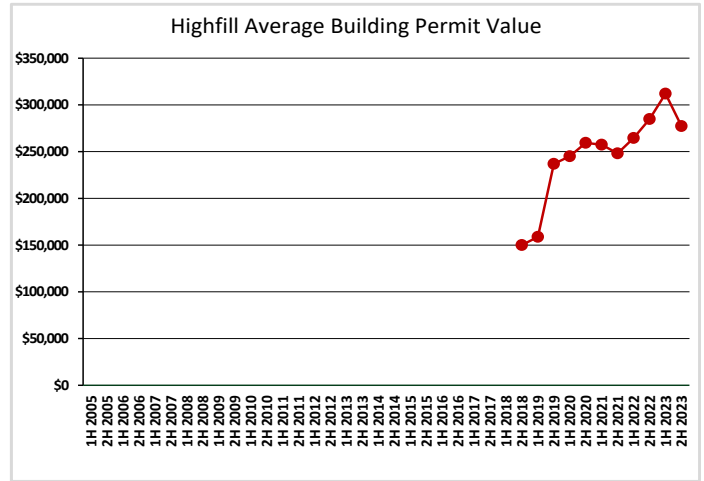
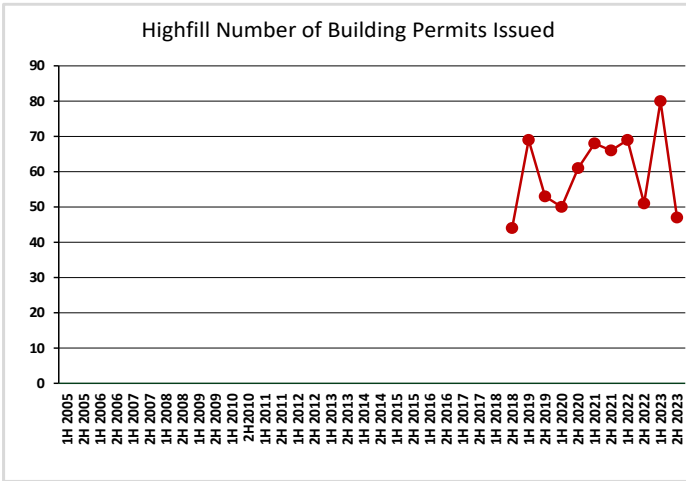
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	34	28	30	-11.8%	7.1%
Average Price of Houses Sold	\$226,549	\$304,573	\$295,224	30.3%	-3.1%
Average Days on Market	64	104	91	42.0%	-12.4%
Average Price per Square Foot	\$155.64	\$163.02	\$161.24	3.6%	-1.1%
Percentage of County Sales	0.7%	0.7%	0.7%	9.1%	-2.0%
Number of New Houses Sold	0	5	6	--	20.0%
Average Price of New Houses Sold	--	\$486,570	\$448,485	--	-7.8%
Average Days on Market of New Houses Sold	--	130	128	--	-1.2%
Number of Houses Listed	22	16	18	-18.2%	12.5%
Average List Price of Houses Listed	\$312,129	\$335,803	\$352,872	7.6%	5.1%

Gravette

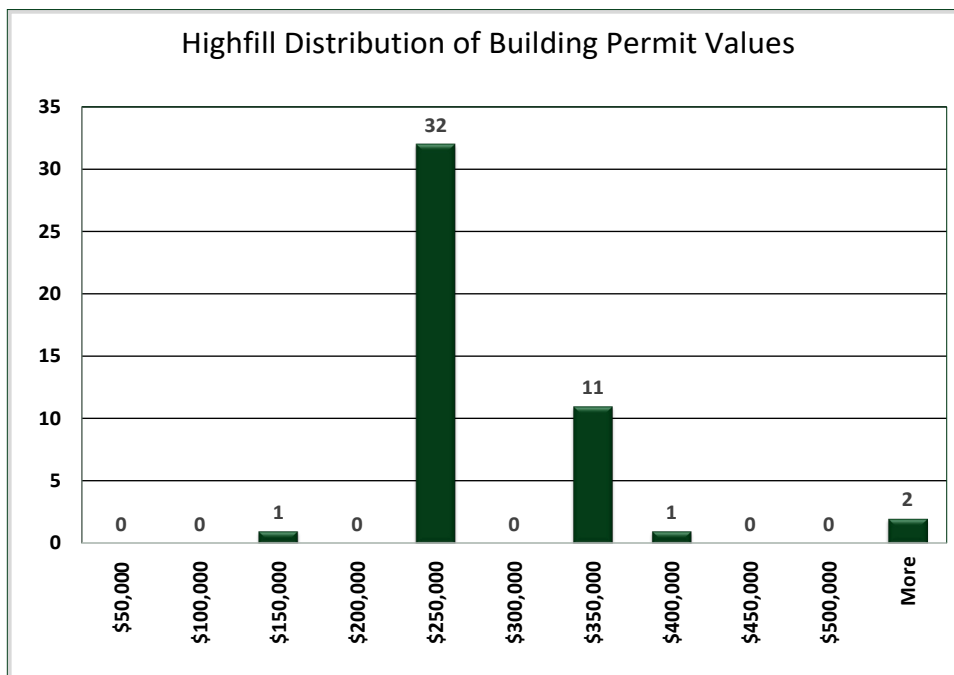
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Camerons	1	3.3%	1,192	190	\$150,000	\$125.84
Cole	1	3.3%	1,753	218	\$318,500	\$181.69
Gravette Original	2	6.7%	1,222	144	\$212,500	\$174.84
Highland	1	3.3%	1,275	42	\$225,000	\$176.47
Jenna Estates	2	6.7%	3,451	127	\$676,254	\$196.00
Loydon Oaks	1	3.3%	2,098	35	\$525,000	\$250.24
Oswalt	1	3.3%	1,906	121	\$350,000	\$183.63
Patriot Park	4	13.3%	1,401	109	\$241,000	\$172.81
Stone Crest	1	3.3%	1,245	42	\$219,900	\$176.63
Teris Place	1	3.3%	1,774	102	\$299,900	\$169.05
Walnut Creek	5	16.7%	1,856	55	\$318,980	\$169.92
Wells	2	6.7%	1,305	68	\$168,750	\$118.61
Westfield	2	6.7%	1,588	40	\$187,750	\$117.82
Other	6	20.0%	2,051	85	\$286,500	\$136.37
Gravette Sold Houses	30	100.0%	1,785	91	\$295,224	\$161.24

Highfill Building Permits



Highfill	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	51	80	47	-7.8%	-41.3%
Average Value of Residential Building Permits	\$284,782	\$311,978	\$277,269	-2.6%	-11.1%



Highfill

Active Subdivisions

There were 479 total lots in 10 active subdivisions in Highfill in the second half of 2023. 29.9 percent of the lots were occupied, 4.2 percent were complete but unoccupied, 11.9 were under construction, 2.1 percent were starts, and 52 percent were empty lots.

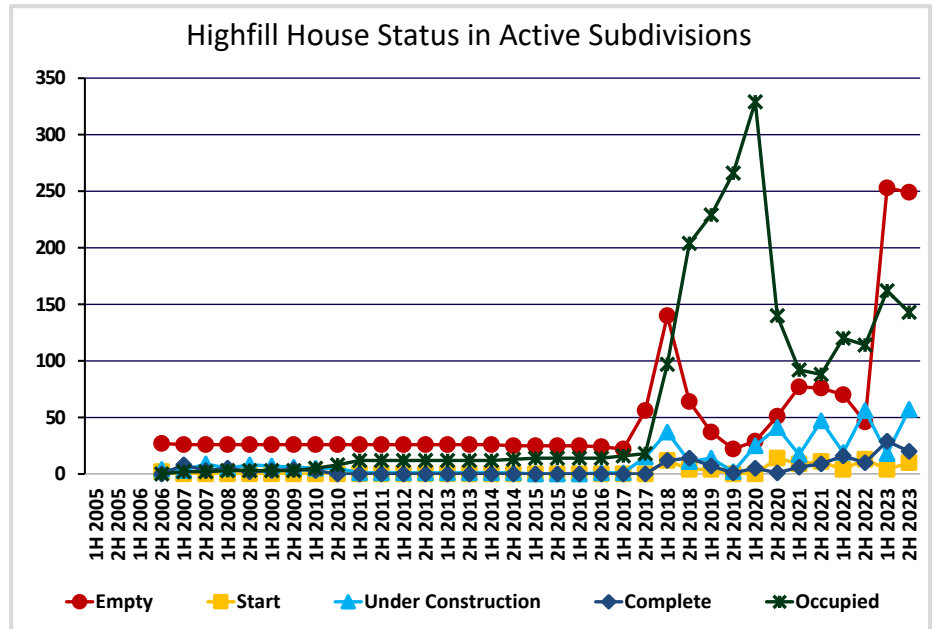
The subdivisions with the most houses under construction in Highfill during the second half of 2023 were Woodward Park, with 57, Apple Crossing with 19.

Woodward Hills, Phase VIII had the most houses becoming occupied in Highfill with 21 houses.

An additional 11 houses in Woodward Hills, Phase VII became occupied in the second half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 9 active subdivisions in Highfill.

47 new houses in Highfill became occupied in the second half of 2023.



The annual absorption rate implies that there are 42.4 months of remaining inventory in active subdivisions, up from 40.5 percent in the first half of 2023.

In 3 out of the 9 active subdivisions in Highfill, no absorption has occurred in the second half of 2023.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Apple Crossing	49	9	19	3	9	89	9	106.7
Healing Springs, Phase I	10	0	1	0	3	14	2	44.0
Healing Springs, Phase II (formerly Little Osage Hills, Phase I, II)	34	0	0	0	1	35	1	408.0
Holland Hills Estates ¹	16	0	0	0	16	32	0	
Little Osage Hills, Phase I, II	11	0	0	0	14	25	3	26.4
Snyder Farms ¹	97	1	3	0	0	101	0	
Snyderwolf ¹	0	0	1	0	8	9	0	12.0
Woodward Hills, Phase VII	0	0	0	0	48	48	11	0.0
Woodward Hills, Phase VIII	0	0	0	3	44	47	21	0.8
Woodward Park, Phase I	32	0	33	14	0	79	0	
Highfill Active Subdivision	249	10	57	20	143	479	47	42.4

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

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

Highfill

Active Subdivisions

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 52.1 percent in the second half of 2023.

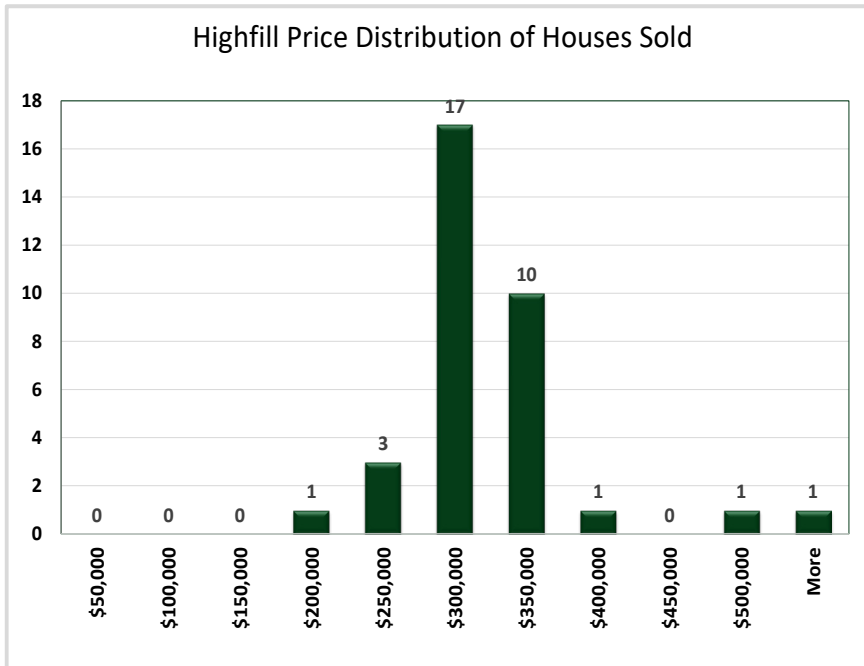
Additionally, 521 new lots in 5 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Applewood	1H 2022	117		117
Snyder Station, Phase V	2H 2023		79	79
Snyder Station, Phase VI	2H 2023		67	67
Snyder Station, Phase VII, VIII	2H 2023		65	65
Savannah Park	2H 2022		193	193
		117	521	521



Highfill

Price Distribution of Houses Sold



34 houses were sold in Highfill in the second half of 2023.

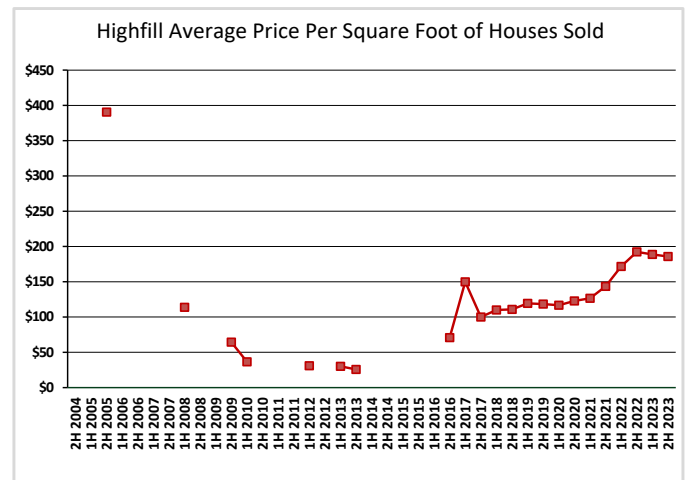
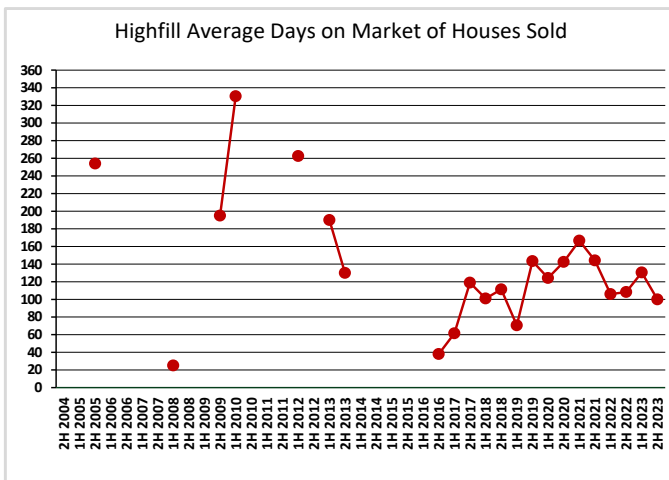
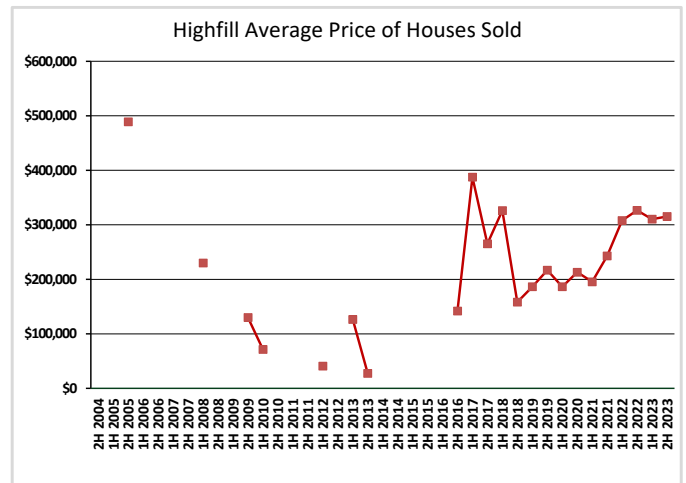
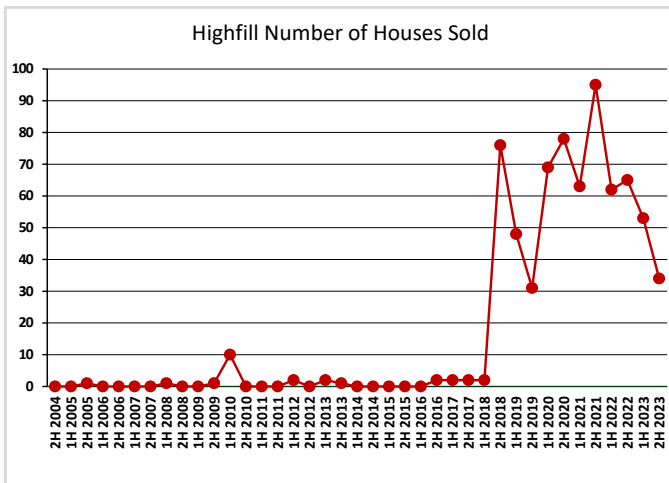
The average price of a house was \$315,330 at \$185.80 per square foot.

The median cost of a house was \$295,151.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	2.9%	1,272	104	90.1%
\$200,001 - \$250,000	3	8.8%	1,237	56	97.8%
\$250,001 - \$300,000	17	50.0%	1,507	73	99.3%
\$300,001 - \$350,000	10	29.4%	1,811	160	99.4%
\$350,001 - \$400,000	1	2.9%	1,968	174	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	2.9%	2,400	43	98.6%
\$500,001+	1	2.9%	4,050	62	96.5%
Highfill Sold	34	100.0%	1,680	100	98.8%

Highfill

Characteristics of Houses Sold



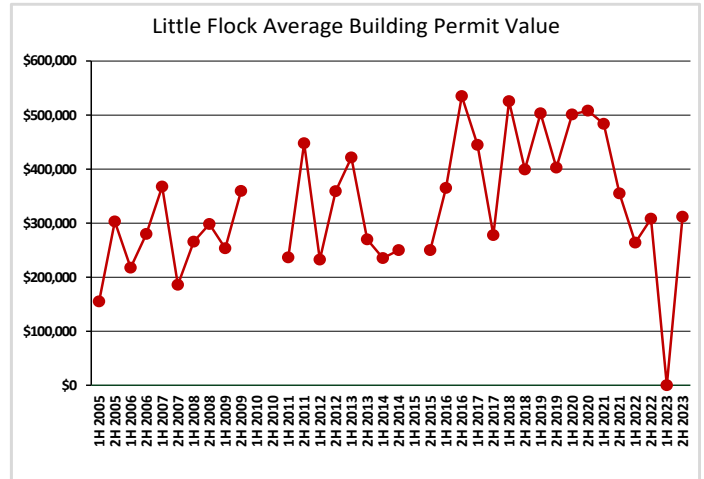
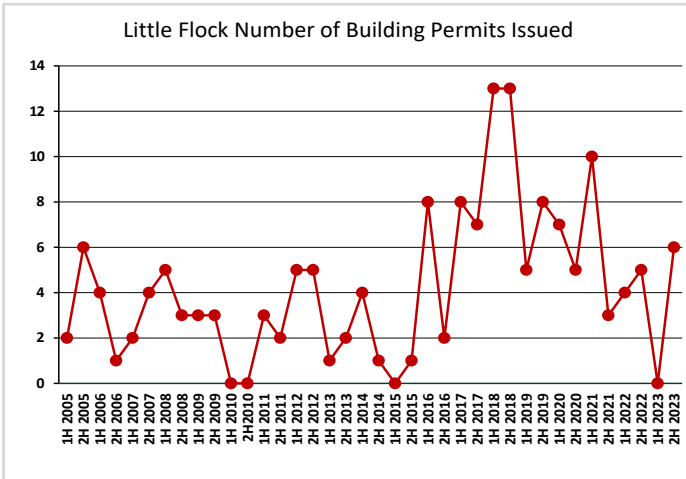
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	65	53	34	-47.7%	-35.8%
Average Price of Houses Sold	\$326,602	\$310,491	\$315,330	-3.5%	1.6%
Average Days on Market	108	130	100	-7.8%	-23.4%
Average Price per Square Foot	\$192.35	\$188.73	\$185.80	-3.4%	-1.6%
Percentage of County Sales	1.8%	1.4%	0.9%	-52.1%	-38.6%
Number of New Houses Sold	37	29	7	-81.1%	-75.9%
Average Price of New Houses Sold	\$337,396	\$326,496	\$319,427	-5.3%	-2.2%
Average Days on Market of New Houses Sold	146	162	217	48.4%	33.7%
Number of Houses Listed	60	8	10	-83.3%	25.0%
Average List Price of Houses Listed	\$330,125	\$326,600	\$455,169	-1.1%	39.4%

Highfill

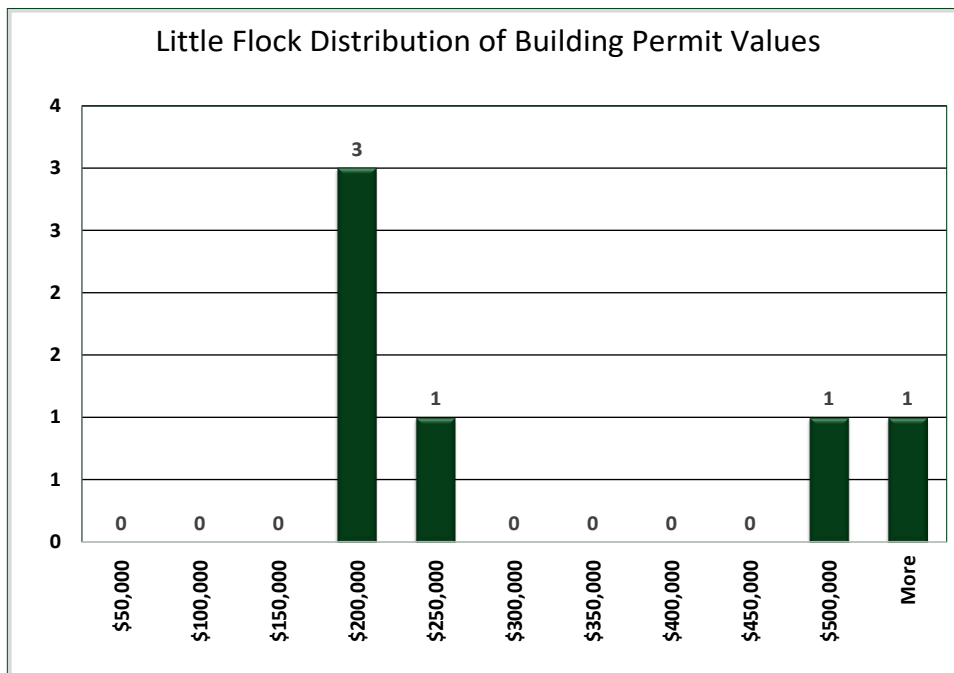
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Healing Springs	1	1.9%	3,800	101	\$1,025,000	\$269.74
Highfill	1	1.9%	1,206	46	\$235,000	\$194.86
Holland Hills Estates	1	1.9%	2,248	43	\$426,500	\$189.72
Silver Meadows	2	3.8%	1,223	43	\$247,500	\$202.25
Woodward Hills	47	88.7%	1,622	140	\$297,862	\$184.19
Other	1	1.9%	960	70	\$275,000	\$286.46
Highfill Houses Sold	34	100.0%	1,680	100	\$315,330	\$185.80

Little Flock Building Permits



Little Flock	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	5	0	6	20.0%	--
Average Value of Residential Building Permits	\$308,216	\$0	\$311,900	1.2%	--



Little Flock Active Subdivisions

There were 97 total lots in 3 active subdivisions in Little Flock in the second half of 2023. 90.7 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 9.3 percent were empty lots.

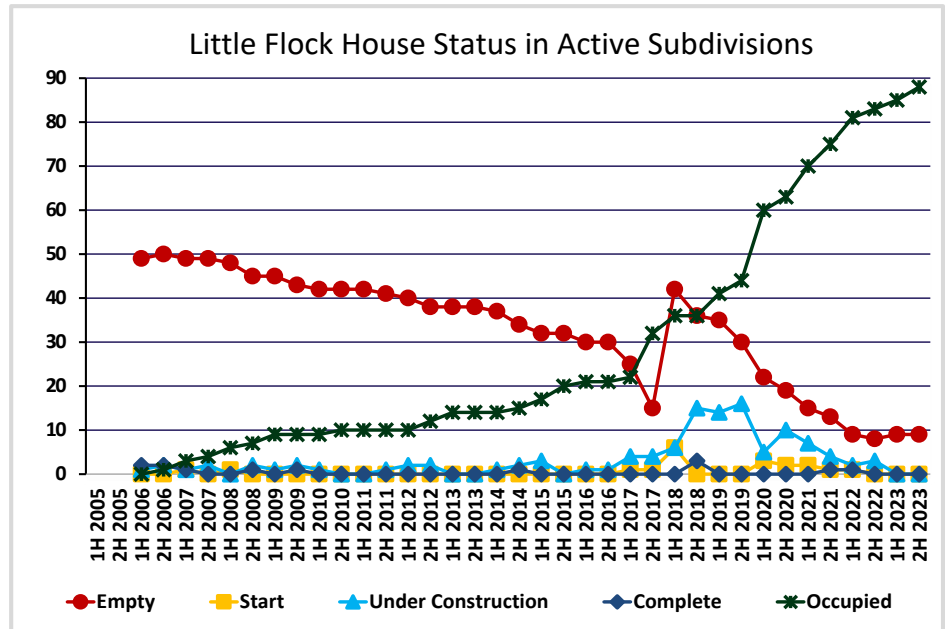
No subdivisions had houses under construction in the second half of 2023.

The Farms had the most houses becoming occupied in Little Flock with 3 houses.

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

3 new houses in Little Flock became occupied in the second half of 2023. The annual absorption rate implies that there are 21.6 months of remaining inventory in active subdivisions, down from 27.0 percent in the first half of 2023.

In 2 of the 3 active subdivisions in Little Flock, no absorption has occurred in the second half of 2023.



The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 72.0 percent in the second half of 2023.

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

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

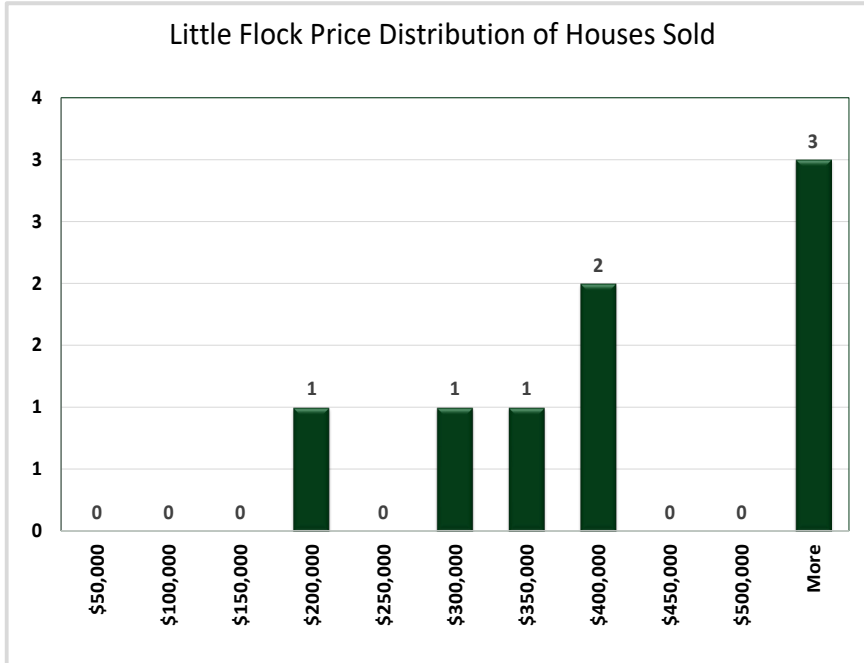
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	2	0	0	0	39	41	3	6.0
Farms, The ²	2	0	0	0	2	4	0	--
Meadows, The ²	5	0	0	0	47	52	0	60.0
Little Flock Active Subdivisions	9	0	0	0	88	97	3	--

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.

Little Flock

Price Distribution of Houses Sold



8 houses were sold in Little Flock in the second half of 2023.

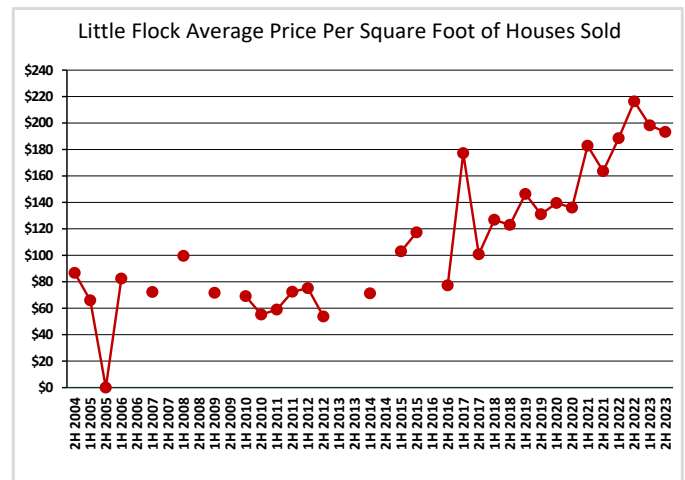
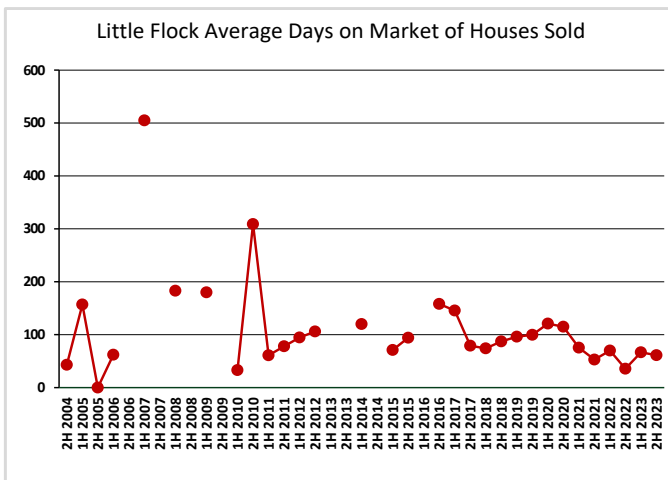
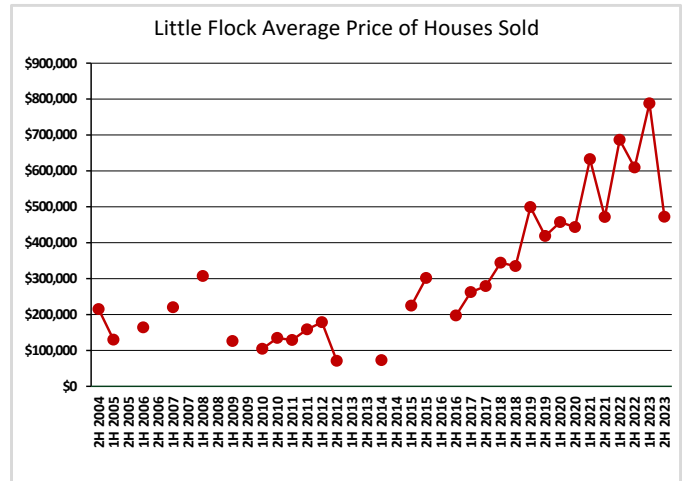
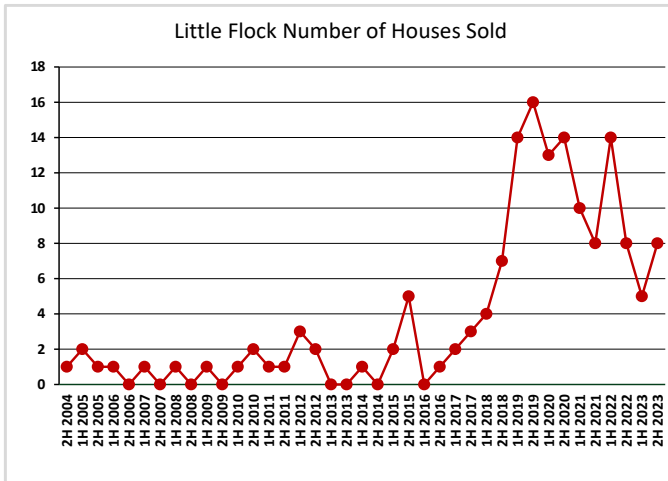
The average price of a house was \$472,250 at \$193.20 per square foot.

The median cost of a house was \$363,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	12.5%	1,312	82	68.6%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	12.5%	1,468	41	85.0%
\$300,001 - \$350,000	1	12.5%	1,170	54	98.5%
\$350,001 - \$400,000	2	25.0%	2,452	50	100.5%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	37.5%	3,525	71	98.1%
Little Flock Sold	8	100.0%	2,429	61	93.4%

Little Flock

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	8	5	8	0.0%	60.0%
Average Price of Houses Sold	\$609,525	\$787,800	\$472,250	-22.5%	-40.1%
Average Days on Market	36	67	61	71.9%	-8.0%
Average Price per Square Foot	\$216.28	\$198.22	\$193.20	-10.7%	-2.5%
Percentage of County Sales	0.4%	0.3%	0.3%	-26.5%	-9.5%
Number of New Houses Sold	1	0	0	-100.0%	--
Average Price of New Houses Sold	\$1,019,800	--	--	--	--
Average Days on Market of New Houses Sold	1	--	--	--	--
Number of Houses Listed	1	4	5	400.0%	25.0%
Average List Price of Houses Listed	\$998,500	\$396,875	\$1,024,980	-60.3%	158.3%

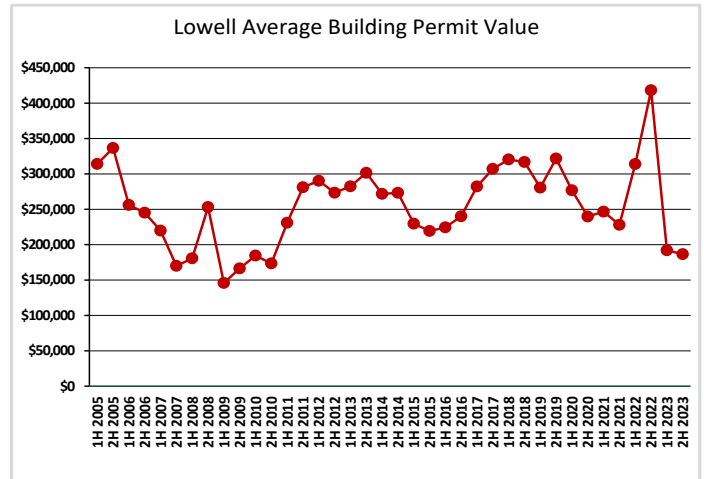
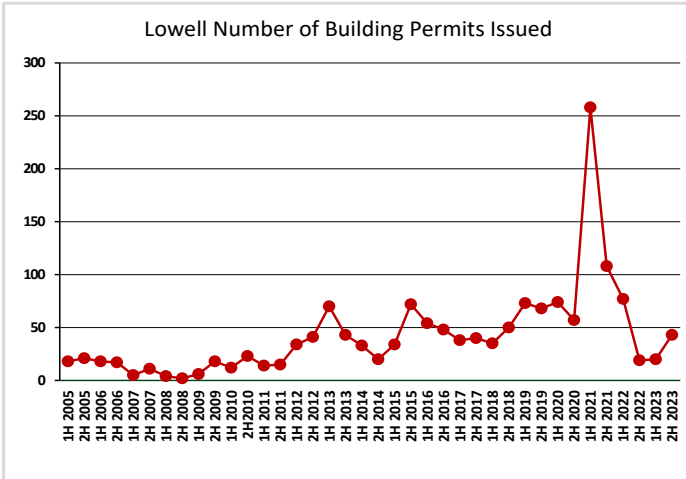
Little Flock

Characteristics of Houses Sold

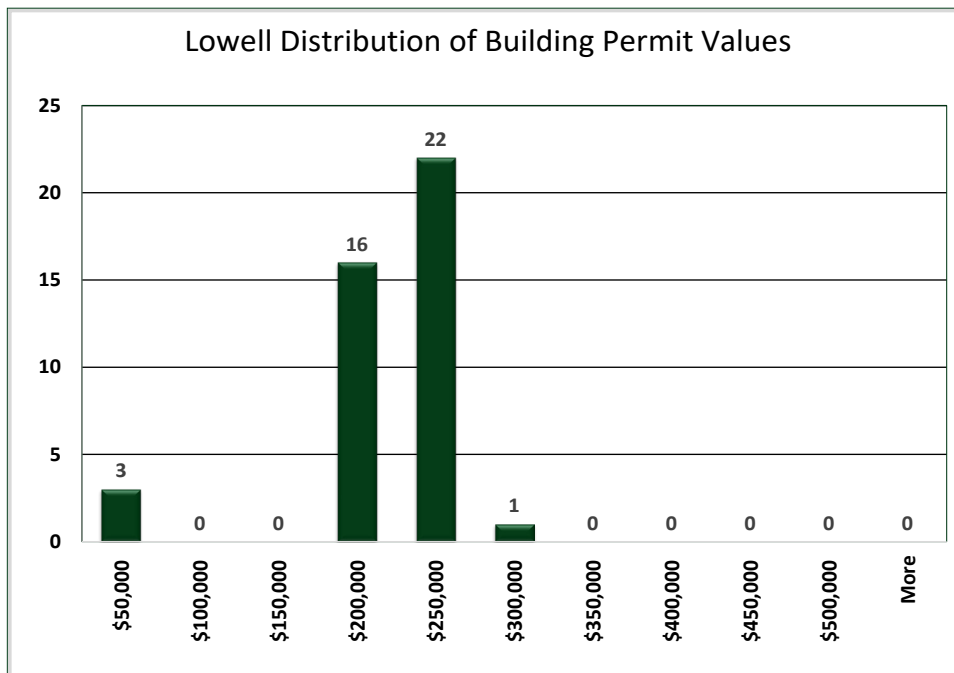
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Meadows, The	1	12.5%	4,561	70	\$975,000	\$213.77
Richards Glen	1	12.5%	3,150	51	\$750,000	\$238.10
West Brush Creek	1	12.5%	2,609	92	\$366,000	\$140.28
Other	5	62.5%	1,822	55	\$337,400	\$190.69
Little Flock Houses Sold	8	100.0%	2,429	61	\$472,250	\$193.20



Lowell Building Permits



Lowell	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	19	20	42	121.1%	110.0%
Average Value of Residential Building Permits	\$418,153	\$192,043	\$190,908	-54.3%	-0.6%



Lowell

Active Subdivisions

There were 192 total lots in 2 active subdivisions in Lowell in the second half of 2023. 1.6 percent of the lots were occupied, 2.1 percent were complete but unoccupied, 13.0 were under construction, 3.1 percent were starts, and 80.2 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the second half of 2023 were Concord Heights with 19, and Crescent View, Phase II with 6.

Crescent View, Phase II had the most houses becoming occupied in Lowell with 3 houses. An additional 0 houses in Concord Heights became occupied in the second half of 2023.

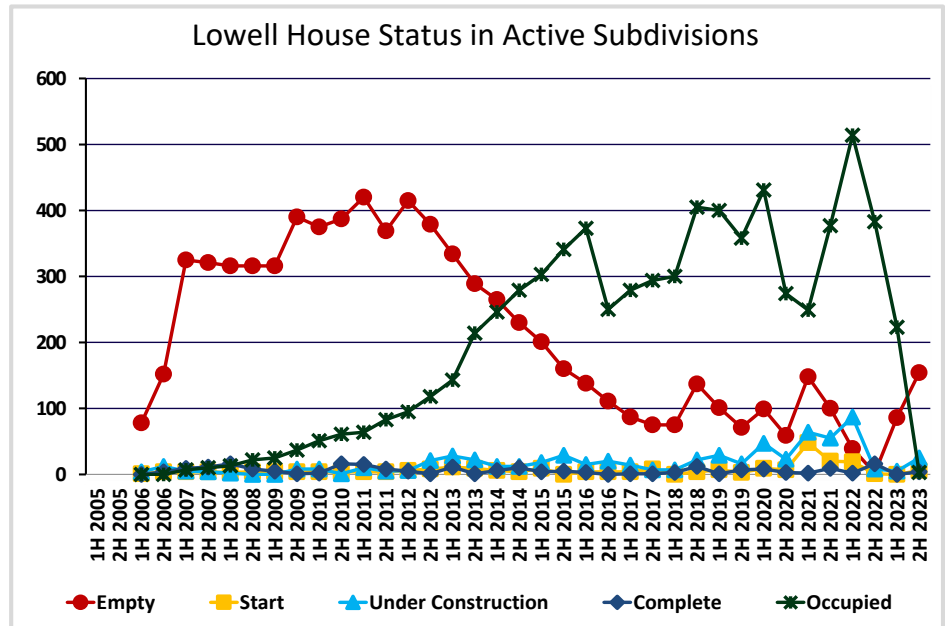
New construction or progress in existing construction has occurred in the last year in both of the 2 active subdivisions in Lowell.

3 new houses in Lowell became occupied in the second half of 2023.

The annual absorption rate implies that there are 78.2 months of remaining inventory in active subdivisions, up from 7.5 percent in the first half of 2023.

In 1 out of the 2 active subdivisions in Lowell, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 61.1 percent in the second half of 2023.



Additionally, 599 new lots in 8 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bishop Vineyards, Phase I	2H 2022	48		48
Bishop Vineyards, Phase II	2H 2022	92		92
Hunt Farms, Phase I	1H 2022	65		65
Hunt Farms, Phase II	2H 2022	33		33
Lakewood, Phase VIII	2H 2021		92	92
Laramie	2H 2020		127	127
Shepherd Hills	1H 2021	77		77
Tucker	2H 2022	65		65
New and Preliminary Lots		380	219	599

Lowell

Active Subdivisions

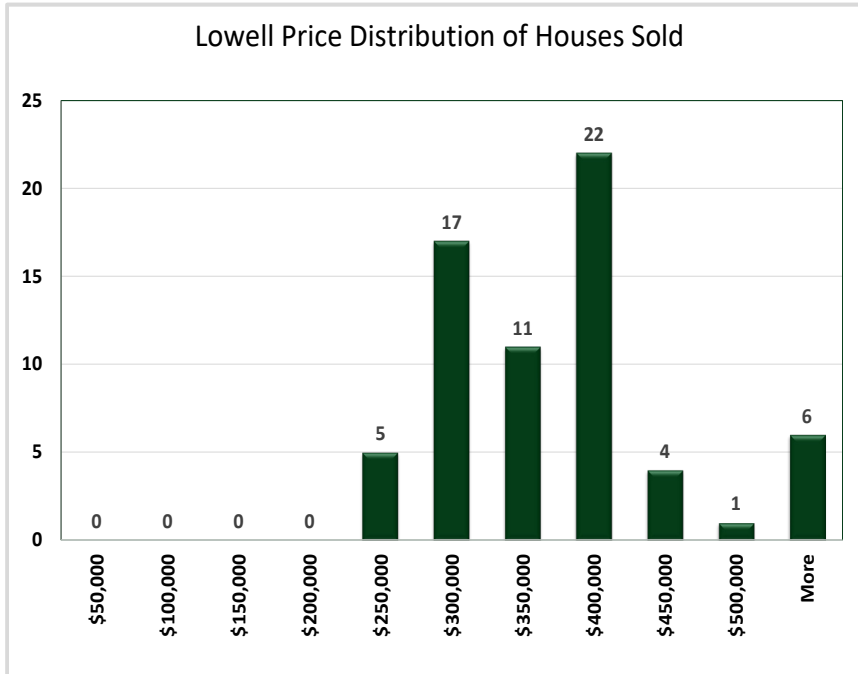
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Concord Heights	70	0	19	2	0	91	0	--
Crescent View, Phase II	84	6	6	2	3	101	3	392.0
Lowell Active Subdivisions	154	6	25	4	3	192	3	78.2

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.

Lowell

Price Distribution of Houses Sold



66 houses were sold in Lowell in the second half of 2023.

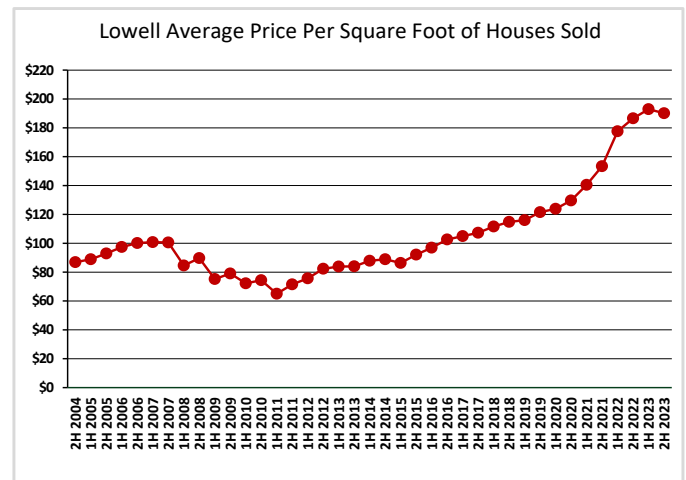
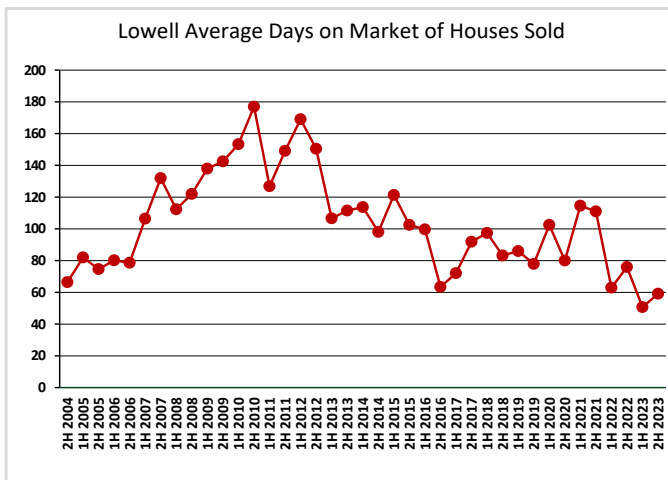
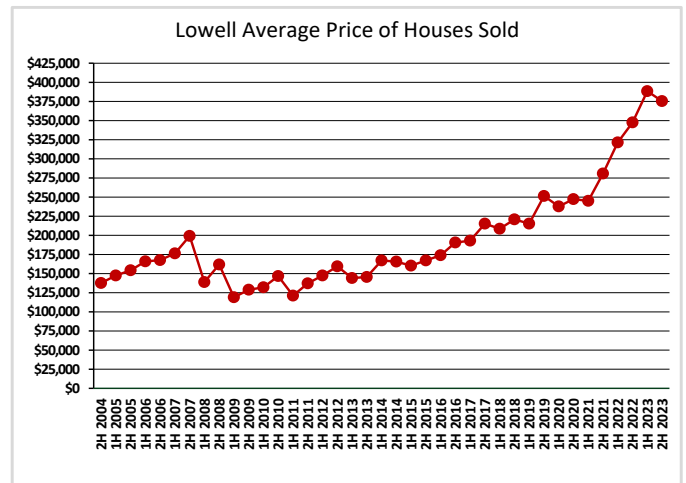
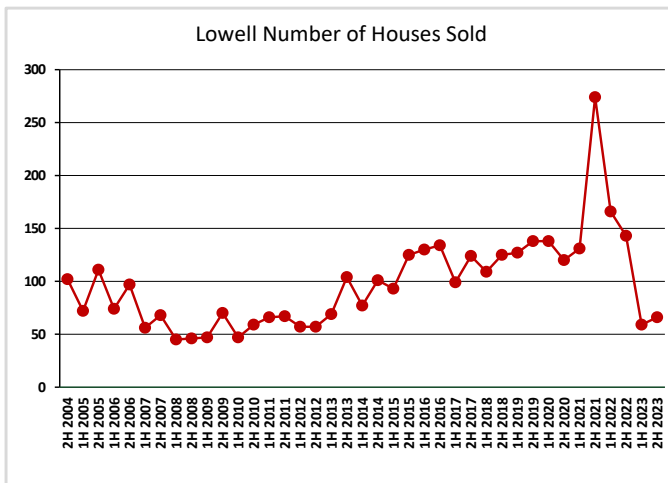
The average price of a house was \$375,448 at \$190.15 per square foot.

The median cost of a house was \$352,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	5	7.6%	1,388	27	99.8%
\$250,001 - \$300,000	17	25.8%	1,537	50	98.6%
\$300,001 - \$350,000	11	16.7%	1,805	85	97.8%
\$350,001 - \$400,000	22	33.3%	2,018	64	98.8%
\$400,001 - \$450,000	4	6.1%	2,205	52	99.9%
\$450,001 - \$500,000	1	1.5%	2,614	39	100.0%
\$500,001+	6	9.1%	3,332	53	97.9%
Lowell Sold	66	100.0%	1,950	59	98.6%

Lowell

Characteristics of Houses Sold



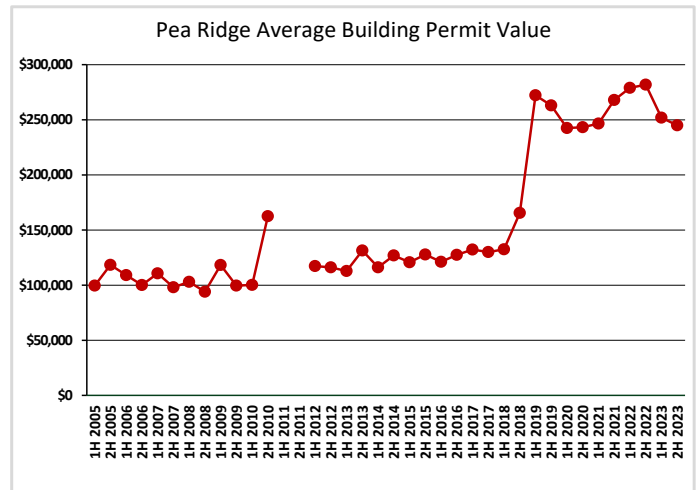
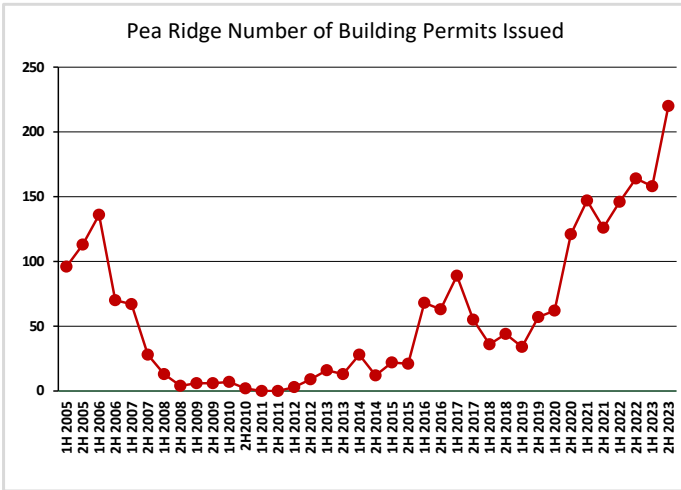
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	143	59	66	-53.8%	11.9%
Average Price of Houses Sold	\$347,598	\$388,409	\$375,448	8.0%	-3.3%
Average Days on Market	76	51	59	-22.1%	16.5%
Average Price per Square Foot	\$186.61	\$192.91	\$190.15	1.9%	-1.4%
Percentage of County Sales	4.3%	2.0%	2.0%	-52.7%	2.0%
Number of New Houses Sold	65	11	4	-93.8%	-63.6%
Average Price of New Houses Sold	\$353,102	\$581,573	\$342,588	-3.0%	-41.1%
Average Days on Market of New Houses Sold	107	57	212	97.8%	272.5%
Number of Houses Listed	7	22	17	142.9%	-22.7%
Average List Price of Houses Listed	\$459,257	\$456,139	\$420,641	-0.7%	-7.8%

Lowell

Characteristics of Houses Sold

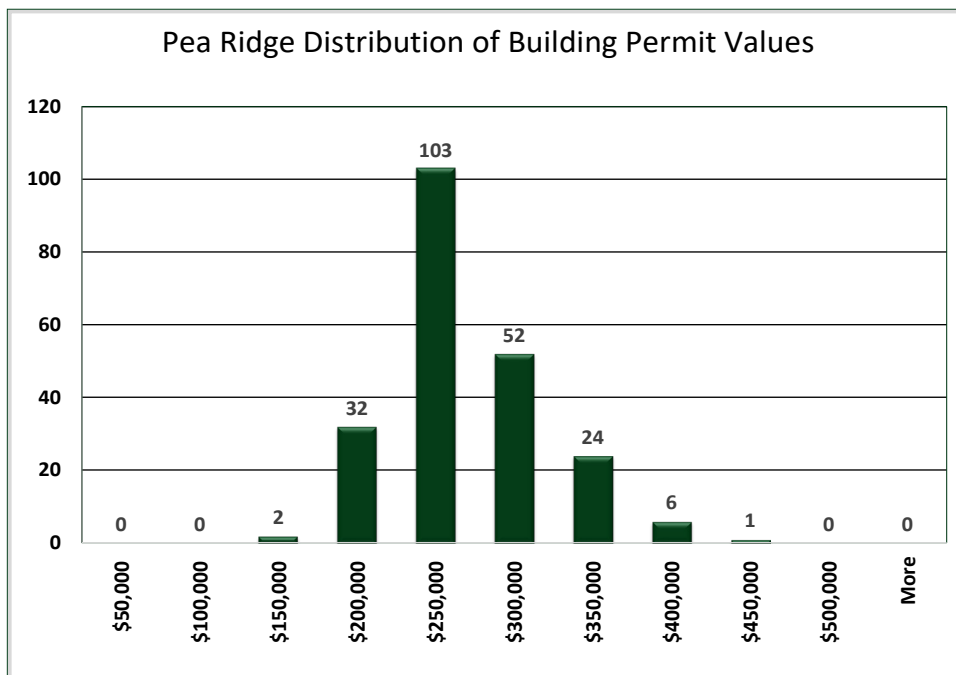
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cambridge Place	2	3.0%	1,632	57	\$292,500	\$179.22
Carrington Park	1	1.5%	2,018	40	\$315,000	\$156.10
Center Point Park	3	4.5%	1,944	55	\$353,667	\$183.90
Concord Heights	4	6.1%	1,771	212	\$342,588	\$193.45
Concord Place	1	1.5%	1,839	43	\$315,000	\$171.29
Creekwood	1	1.5%	2,614	39	\$499,000	\$190.90
Cross Creek	2	3.0%	3,217	69	\$582,500	\$179.56
Edinburgh	4	6.1%	2,148	75	\$374,375	\$175.94
Evergreen	1	1.5%	1,731	42	\$295,000	\$170.42
Franklin Terrace	1	1.5%	2,313	59	\$317,000	\$137.05
Highland Meadows	2	3.0%	1,320	28	\$237,500	\$180.05
Honeysuckle	1	1.5%	1,599	0	\$226,000	\$141.34
Kendrick Place	1	1.5%	1,846	32	\$311,000	\$168.47
Lakewood	9	13.6%	1,837	45	\$338,306	\$187.63
Lowell Estates	1	1.5%	1,360	49	\$235,000	\$172.79
Meadowlands	2	3.0%	2,155	56	\$442,500	\$207.74
Park Central	6	9.1%	2,026	48	\$396,167	\$195.69
Prairie Meadows	3	4.5%	1,456	73	\$296,633	\$204.07
Southfork	4	6.1%	1,339	30	\$259,150	\$193.58
Summerfield	1	1.5%	1,659	52	\$275,000	\$165.76
Timber Ridge Park	2	3.0%	2,829	39	\$634,250	\$224.01
Tuscan Heights	1	1.5%	1,943	41	\$400,000	\$205.87
Weatherton	6	9.1%	1,829	40	\$381,500	\$208.84
Lowell Sold Houses	66	100.0%	1,950	59	\$375,448	\$190.15

Pea Ridge Building Permits



Pea Ridge	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	164	158	220	34.1%	39.2%
Average Value of Residential Building Permits	\$281,903	\$251,898	\$245,024	-13.1%	-2.7%

Building permits have remained high in Pea Ridge. New subdivisions with lot capacity are near the larger metro cities and amenities in the Northwest Arkansas area.



Pea Ridge Active Subdivisions

There were 1,720 total lots in 30 active subdivisions in Pea Ridge in the second half of 2023. 61.4 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 8.7 were under construction, 1.3 percent were starts, and 26.2 percent were empty lots.

The subdivisions with the most houses under construction in Pea Ridge during the second half of 2023 were Sedona Rose, Phase II with 25, Greens at Sugar Creek with 24, Walnut Hills, Phase II Phase III, with 20.

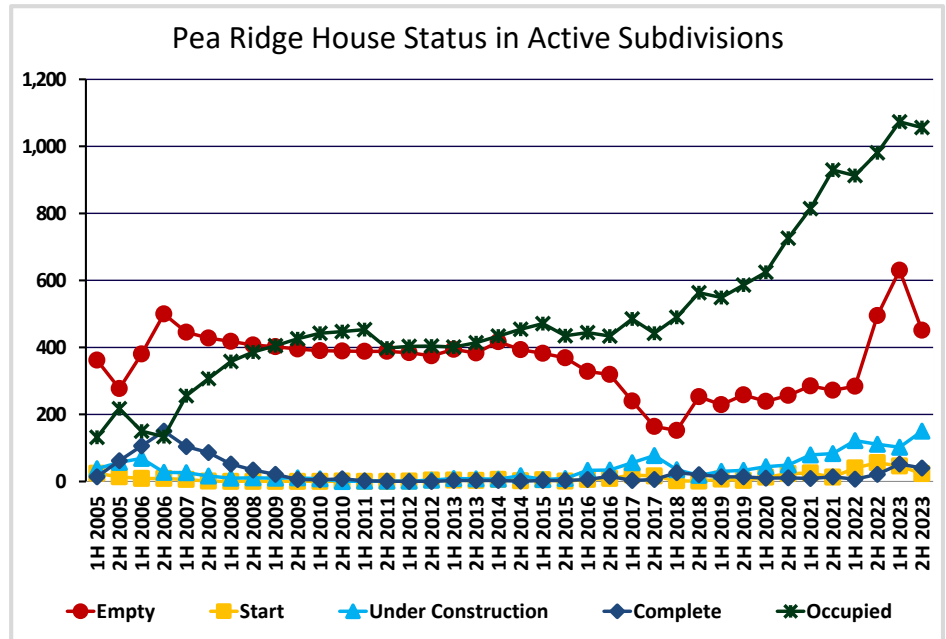
Avalon, Phase II had the most houses becoming occupied in Pea Ridge with 47 houses. An additional 38 houses in Walnut Hills, Phase I became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 6 of the 30 active subdivisions in Pea Ridge.

199 new houses in Pea Ridge became occupied in the second half of 2023. The annual absorption rate implies that there are 27.4 months of remaining inventory in active subdivisions, down from 41.7 percent in the first half of 2023.

In 8 out of the 30 active subdivisions in Pea Ridge, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 59.1



percent in the second half of 2023.

Additionally, 1,074 new lots in 9 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bluegrass Downs	2H 2022	127		127
Dove Crossing	2H 2022	150		150
Elkhorn, Phase VI	1H 2022		41	41
Rolling Meadows	2H 2022	162		162
Shelby Forrest (replat of Hillcrest IIInd)	1H 2019		23	23
Stephanie Estates	2H 2022		12	12
Walnut Hill, Phase III, IV, V	1H 2020	130		130
Wellington Hills	2H 2022	174		174
Yorktown	2H 2022	255		255
New and Preliminary		998	76	1,074

Pea Ridge

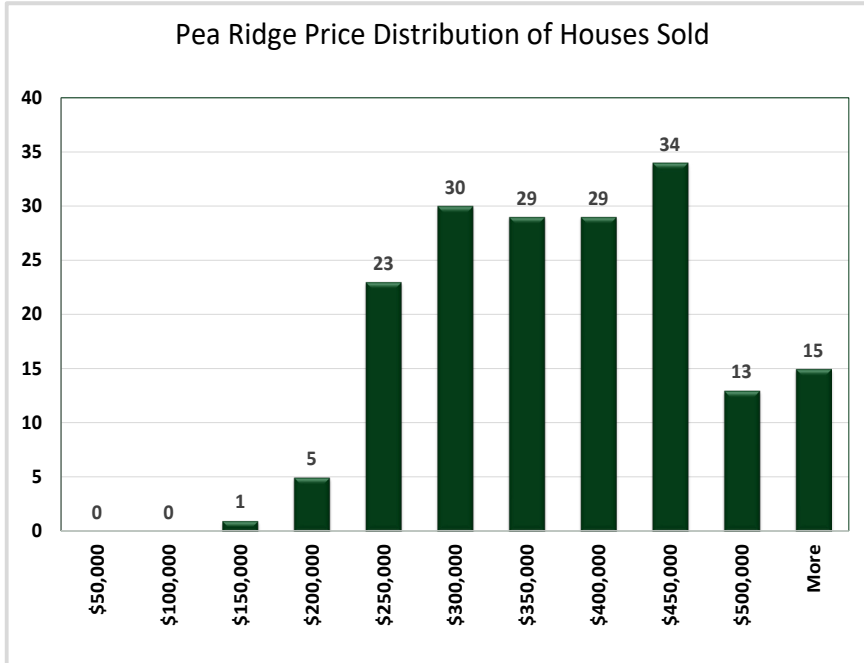
Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase I	0	6	0	1	41	48	4	7.6
Arlington, Phase IB	4	0	0	6	39	49	22	4.3
Arlington, Phase II	37	2	13	0	3	55	3	208.0
Avalon, Phase II	5	4	14	2	67	92	47	4.6
Battefield Estates ^{1,2}	1	0	0	0	105	106	0	--
Creekside Estates ^{1,2}	11	0	0	0	23	34	1	132.0
Deer Meadows ^{1,2}	4	0	0	0	88	92	0	--
Elkhorn, Phase I ^{1,2}	1	0	0	0	50	51	0	--
Elkhorn, Phase II	1	0	0	0	51	52	0	12.0
Elkhorn, Phase IV	1	0	3	0	56	60	14	2.7
Elkhorn, Phase V	49	3	9	0	9	70	6	81.3
Fox Spur, Phase II	2	0	0	0	85	87	0	--
Greens at Sugar Creek	16	0	24	9	13	62	13	45.2
Hazelton Heights, Phase II	40	0	0	2	41	83	10	18.7
Maple Glenn ^{1,2}	1	1	0	0	118	120	0	--
Maple Glenn, Phase II ^{1,2}	0	1	2	0	17	20	0	--
Marilyn's Orchard, Phase I	5	0	1	0	2	8	1	72.0
Marilyn's Orchard, Phase II	7	0	1	0	0	8	0	--
Prairie Lea	2	0	8	1	33	44	9	8.8
Ridgeview Acres	13	1	0	0	16	30	0	168.0
Saratoga, Phase I ¹	83	1	15	0	10	109	10	118.8
Sedona Rose, Phase I	38	0	13	12	13	76	13	58.2
Sedona Rose, Phase II	37	2	25	0	0	64	0	--
Shepherd Hills	11	0	0	0	24	35	0	--
Sugar Creek Estates	10	0	0	0	6	16	0	120.0
Sugar Creek Residential Community, Phase I	19	0	1	5	47	72	6	33.3
Sugar Creek Residential Community, Phase II	10	0	1	1	31	43	1	48.0
Sugar Creek Residential Community, Phase III	9	0	0	0	12	21	0	--
Walnut Hills, Phase I	4	0	0	1	55	60	38	1.1
Walnut Hills, Phase II	30	2	20	0	1	53	1	624.0
Pea Ridge Active Subdivisions	451	23	150	40	1,056	1,720	199	27.4

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.

Pea Ridge Price Distribution of Houses Sold



179 houses were sold in Pea Ridge in the second half of 2023.

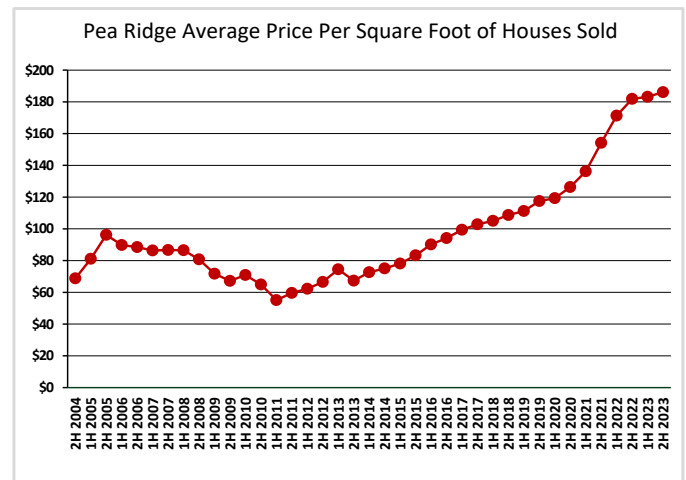
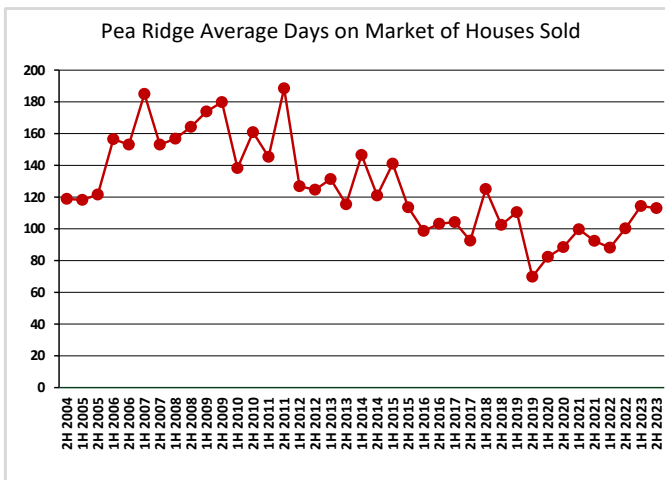
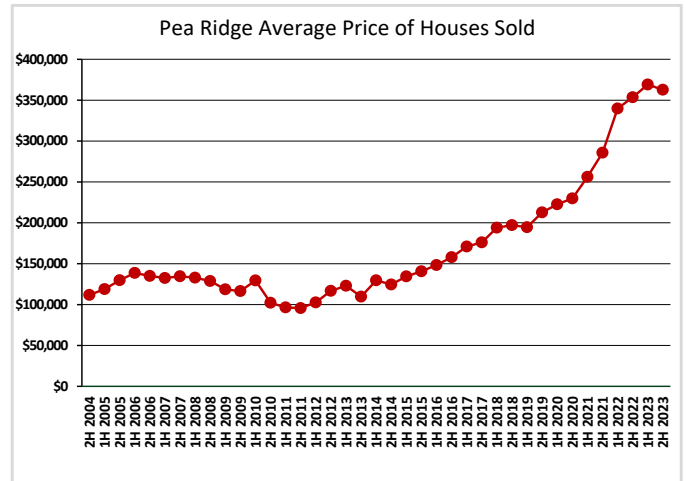
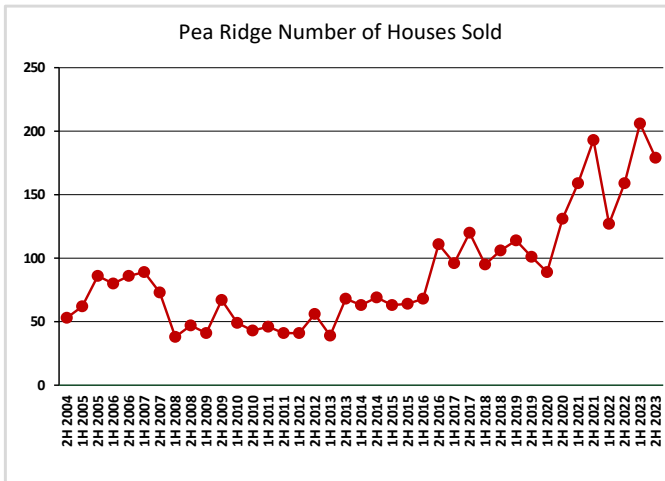
The average price of a house was \$362,774 at \$186.12 per square foot.

The median cost of a house was \$353,207.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.6%	1,320	18	78.4%
\$150,001 - \$200,000	5	2.8%	1,351	35	97.2%
\$200,001 - \$250,000	23	12.8%	1,416	110	97.6%
\$250,001 - \$300,000	30	16.8%	1,445	103	99.9%
\$300,001 - \$350,000	29	16.2%	1,788	117	99.8%
\$350,001 - \$400,000	29	16.2%	1,968	97	100.0%
\$400,001 - \$450,000	34	19.0%	2,274	116	100.0%
\$450,001 - \$500,000	13	7.3%	2,622	156	99.8%
\$500,001+	15	8.4%	2,949	153	99.7%
Pea Ridge Sold	179	100.0%	1,947	113	99.4%

Pea Ridge

Characteristics of Houses Sold



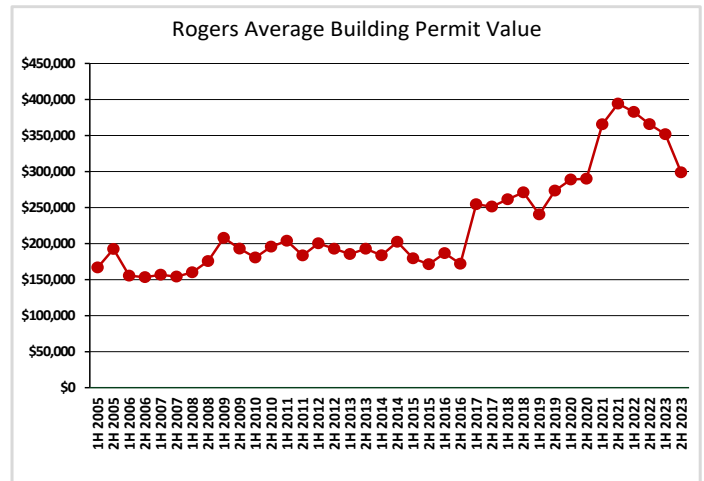
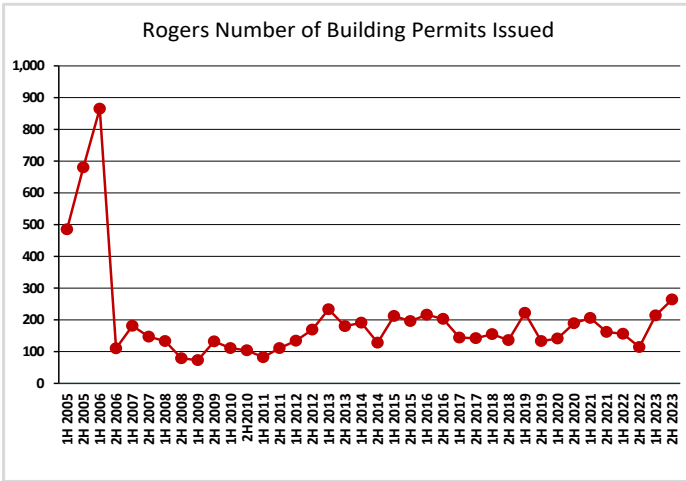
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	159	206	179	12.6%	-13.1%
Average Price of Houses Sold	\$353,558	\$369,102	\$362,774	2.6%	-1.7%
Average Days on Market	100	114	113	12.7%	-1.1%
Average Price per Square Foot	\$181.88	\$183.19	\$186.12	2.3%	1.6%
Percentage of County Sales	4.8%	6.6%	5.3%	9.6%	-19.5%
Number of New Houses Sold	107	143	129	20.6%	-9.8%
Average Price of New Houses Sold	\$377,926	\$388,279	\$378,980	0.3%	-2.4%
Average Days on Market of New Houses Sold	124	134	136	10.0%	1.3%
Number of Houses Listed	92	79	124	34.8%	57.0%
Average List Price of Houses Listed	\$402,079	\$446,421	\$436,800	11.0%	-2.2%

Pea Ridge

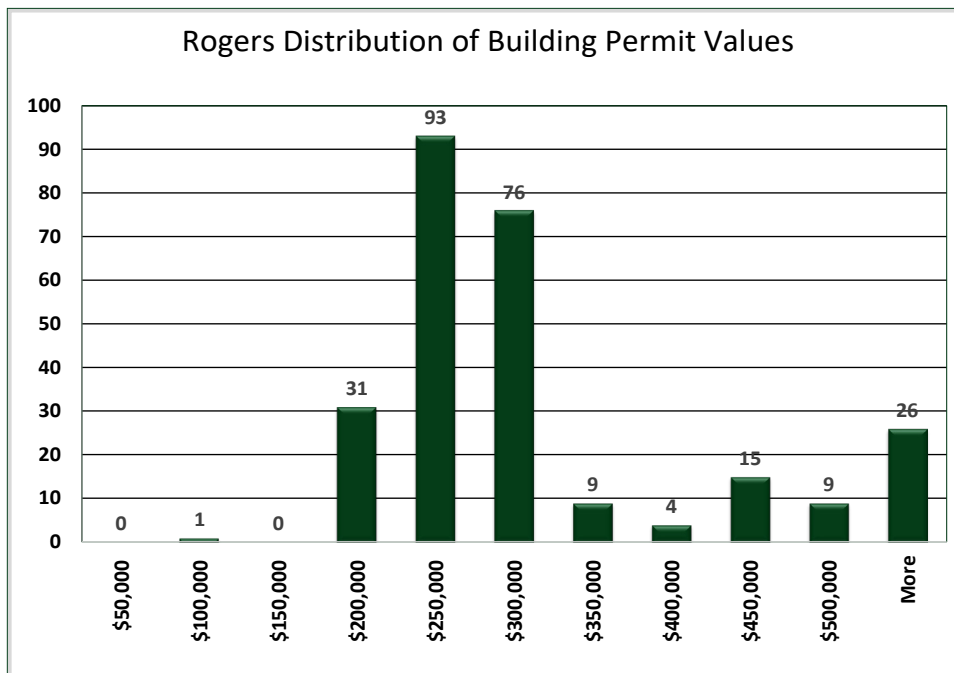
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Arlington	21	11.7%	2,413	124	\$448,518	\$185.95
Avalon	28	15.6%	2,118	167	\$378,603	\$180.45
Battlefield Estates	5	2.8%	2,001	67	\$377,700	\$189.55
Battlefield View	1	0.6%	1,386	47	\$250,000	\$180.38
Brett Ryan Ridge	1	0.6%	946	34	\$196,000	\$207.19
Country Acres	1	0.6%	1,533	59	\$260,000	\$169.60
Creekwood Manor	2	1.1%	1,556	26	\$297,450	\$191.31
David Musteen	3	1.7%	1,811	90	\$240,000	\$134.19
Elkhorn Ridge	11	6.1%	1,937	43	\$409,273	\$212.64
Fox Spur	1	0.6%	2,631	76	\$410,000	\$155.83
G R Foster	1	0.6%	1,159	52	\$180,000	\$155.31
Givens Place	10	5.6%	1,343	91	\$246,000	\$183.54
Greens at Sugar Creek, The	6	3.4%	2,916	223	\$601,683	\$206.35
Haskell Walker	1	0.6%	1,880	81	\$274,000	\$145.74
Hazelton Heights	6	3.4%	1,925	65	\$358,817	\$186.43
K D Ranch Estates	1	0.6%	1,796	36	\$430,000	\$239.42
Kayto Estates	1	0.6%	2,091	75	\$344,000	\$164.51
Leetown	1	0.6%	1,431	41	\$170,000	\$118.80
Lucky Acres	1	0.6%	2,944	71	\$220,000	\$74.73
Maple Glenn	1	0.6%	1,360	30	\$265,000	\$194.85
Oaks, The	1	0.6%	1,532	71	\$270,000	\$176.24
Prairie Lea	4	2.2%	2,259	117	\$405,275	\$179.49
Ridgemoor Estates	1	0.6%	1,505	94	\$242,000	\$160.80
Saratoga	14	7.8%	1,395	201	\$279,806	\$203.90
Sedona Rose	18	10.1%	1,961	98	\$380,736	\$194.32
Southland	1	0.6%	1,272	40	\$160,000	\$125.79
Standing Oaks	3	1.7%	1,529	41	\$283,333	\$185.42
Sugar Creek	9	5.0%	2,684	110	\$531,486	\$197.72
Summit Meadows	1	0.6%	2,008	204	\$335,000	\$166.83
Town & Country	1	0.6%	1,320	18	\$145,000	\$109.85
Tyler Estates	1	0.6%	2,069	70	\$314,900	\$152.20
Walnut Hill	17	9.5%	1,445	95	\$255,211	\$177.83
Windmill Estates	1	0.6%	1,702	57	\$317,900	\$186.78
Woodbridge	1	0.6%	2,000	73	\$339,000	\$169.50
Other	3	1.7%	2,172	68	\$500,667	\$203.21
Pea Ridge Houses Sold	179	100.0%	1,947	113	\$362,774	\$183.19

Rogers Building Permits



Rogers	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	114	214	264	131.6%	23.4%
Average Value of Residential Building Permits	\$365,636	\$351,739	\$298,779	-18.3%	-15.1%



Rogers Active Subdivisions

There were 1,900 total lots in 25 active subdivisions in Rogers in the second half of 2023. 80.3 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 5.8 were under construction, 0.6 percent were starts, and 11.6 percent were empty lots.

The subdivisions with the most houses under construction in Rogers during the second half of 2023 were Willow Creek, Phase II with 38, Shadow Valley, Phase XI with 14, Dixieland Townhomes with 12.

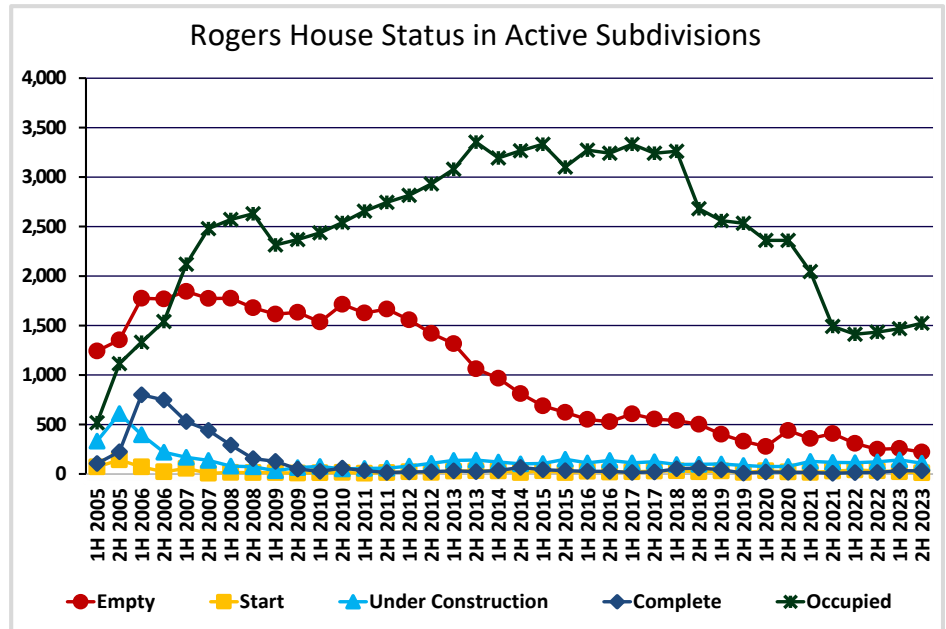
Cottonwood and Willow Creek, Phase I had the most houses becoming occupied in Rogers with 53 houses in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 2 of the 25 active subdivisions in Rogers.

193 new houses in Rogers became occupied in the second half of 2023. The annual absorption rate implies that there are 14.9 months of remaining inventory in active subdivisions, down from 26.1 percent in the first half of 2023.

In 6 out of the 25 active subdivisions in Rogers, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 62.7 percent in the second half of 2023.



Additionally, 712 new lots in 9 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blossom Woods	2H 2023		155	155
Crescent View, Phase II	2H 2023	103		103
Evening Star, Phase I	2H 2023		71	71
Evening Star, Phase II	2H 2022	156		156
Hawthorne Heights	2H 2022	57		57
Meadow Brooke, Phase I	2H 2022	86		86
Meadow Brooke, Phase II	2H 2022	57		57
Sequoyah Heights	1H 2023	10		10
Soaring at Scissortail	1H 2023	17		17
New and Preliminary		486	226	712

Rogers

Active Subdivisions

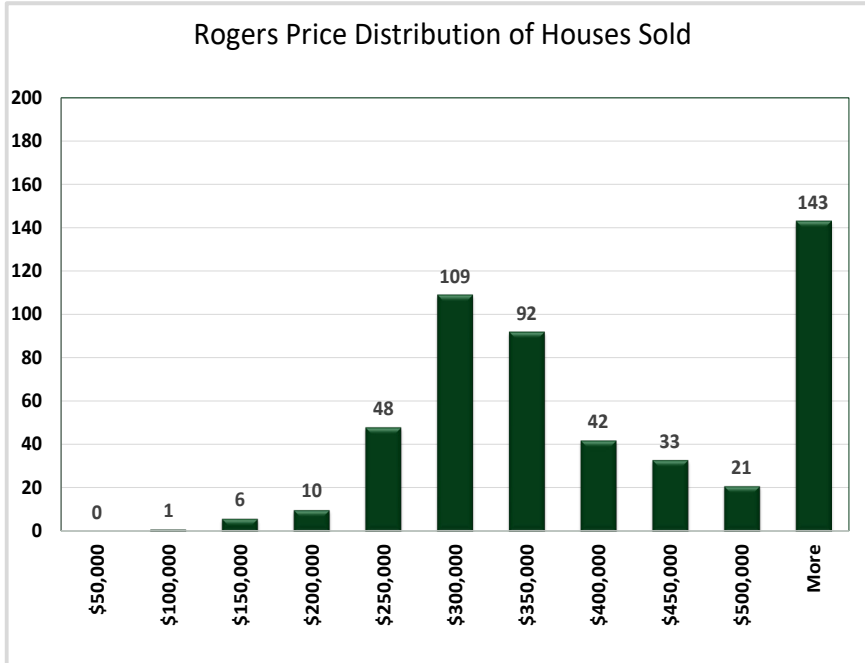
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot Estates ¹	2	0	0	0	12	14	0	24.0
Cobble Creek	2	0	5	0	53	60	8	2.4
Cottonwood ²	0	0	0	0	53	53	53	0.0
Crescent View, Phase I	0	0	1	3	93	97	19	1.5
Dixieland Townhomes	0	2	12	2	8	24	8	24.0
Estates at Southgate, The	17	1	3	0	11	32	0	--
Foxbriar, Phase II ^{1,2}	4	0	0	0	58	62	0	--
Habitat Trails	1	0	0	0	15	16	1	6.0
Pine Street	3	0	2	2	10	17	7	8.4
Pinnacle, The, Phase I ¹	6	0	1	0	59	66	0	--
Pinnacle, Phase IV	8	0	0	0	141	149	1	96.0
Champions Golf & Country Club	22	0	1	2	277	302	0	300.0
Roller's Ridge ²	2	0	2	0	130	134	0	--
Scissortail, Phase I	4	2	3	0	126	135	2	15.4
Scissortail, Phase II	20	1	2	1	19	43	4	41.1
Scissortail, Phase III	20	0	10	4	61	95	14	15.7
Seminole Park	14	0	1	3	2	20	2	108.0
Shadow Valley, Phase VII ²	9	2	1	0	161	173	0	--
Shadow Valley, Phase VIII ²	0	0	1	0	76	77	0	12.0
Shadow Valley, Phase X	27	2	8	2	74	113	5	36.0
Shadow Valley, Phase XI	38	1	14	0	9	62	9	70.7
Sky Valley	11	0	3	1	5	20	4	36.0
Villas At Cobble Creek	0	0	0	0	17	17	1	0.0
Willow Creek, Phase I	7	0	2	7	53	69	53	3.6
Willow Creek, Phase II	4	1	38	5	2	50	2	288.0
Rogers Active Subdivisions	221	12	110	32	1,525	1,900	193	14.9

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

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

Rogers

Price Distribution of Houses Sold



505 houses were sold in Rogers in the second half of 2023.

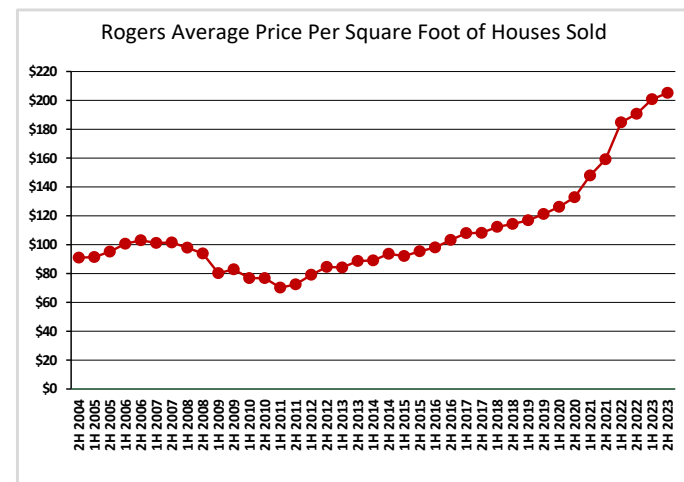
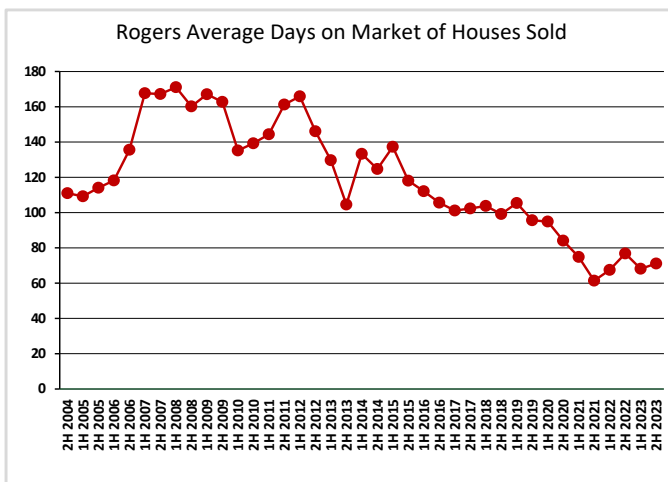
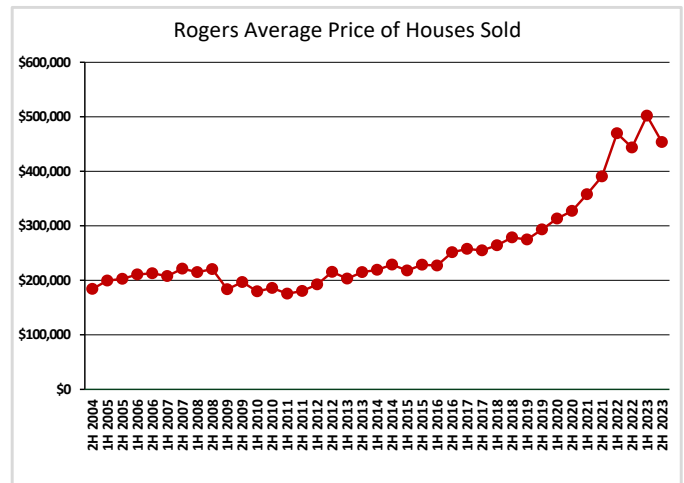
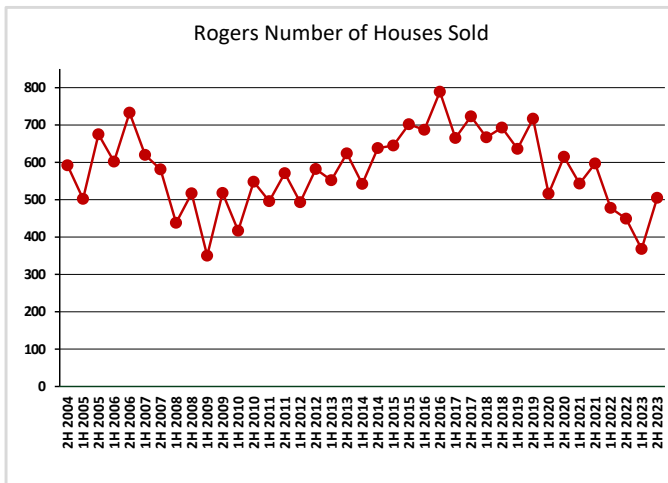
The average price of a house was \$453,612 at \$205.21 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.2%	1,064	19	111.8%
\$100,001 - \$150,000	6	1.2%	1,315	84	89.2%
\$150,001 - \$200,000	10	2.0%	1,120	71	91.0%
\$200,001 - \$250,000	48	9.5%	1,239	62	98.8%
\$250,001 - \$300,000	109	21.6%	1,474	62	99.5%
\$300,001 - \$350,000	92	18.2%	1,702	74	99.6%
\$350,001 - \$400,000	42	8.3%	2,038	56	98.5%
\$400,001 - \$450,000	33	6.5%	2,108	75	98.9%
\$450,001 - \$500,000	21	4.2%	2,627	83	97.6%
\$500,001+	143	28.3%	3,292	81	98.9%
Rogers Sold	505	100.0%	2,134	71	98.8%

Rogers

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	449	368	505	12.5%	37.2%
Average Price of Houses Sold	\$443,632	\$501,968	\$453,612	2.2%	-9.6%
Average Days on Market	77	68	71	-7.5%	4.3%
Average Price per Square Foot	\$190.66	\$200.74	\$205.21	7.6%	2.2%
Percentage of County Sales	17.2%	16.0%	18.7%	9.1%	17.0%
Number of New Houses Sold	76	77	178	134.2%	131.2%
Average Price of New Houses Sold	\$605,348	\$531,599	\$462,898	-23.5%	-12.9%
Average Days on Market of New Houses Sold	183	73	89	-51.2%	21.9%
Number of Houses Listed	103	111	147	42.7%	32.4%
Average List Price of Houses Listed	\$731,576	\$726,838	\$639,491	-0.6%	-12.0%

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abington	1	0.2%	2,226	42	\$435,000	\$195.42
Academy	1	0.2%	2,143	21	\$450,000	\$209.99
Arbor Glenn	1	0.2%	1,752	31	\$370,000	\$211.19
Arbors At Pinnacle Ridge	5	1.0%	1,874	42	\$385,900	\$205.57
Atalanta Point	2	0.4%	3,531	80	\$605,000	\$174.76
B F Sikes	1	0.2%	1,490	9	\$350,000	\$234.90
Barnetts	3	0.6%	1,854	49	\$352,333	\$192.04
Bellawood	1	0.2%	2,356	131	\$359,000	\$152.38
Bellview	8	1.6%	1,690	34	\$338,425	\$200.52
Bent Tree	1	0.2%	3,104	40	\$605,000	\$194.91
Beverly Oaks	1	0.2%	1,430	56	\$255,000	\$178.32
Biltmore	3	0.6%	2,322	52	\$486,333	\$209.63
Bishop Court Estates	1	0.2%	1,153	50	\$234,000	\$202.95
Bishop Manor	3	0.6%	1,286	101	\$199,667	\$155.00
Blackburn	3	0.6%	1,172	58	\$200,833	\$167.32
Blue Hill	1	0.2%	2,141	46	\$399,500	\$186.60
Bordeaux	1	0.2%	3,368	32	\$669,500	\$198.78
Brentwood	1	0.2%	1,350	42	\$275,000	\$203.70
Browns	1	0.2%	1,576	39	\$400,000	\$253.81
Burns	1	0.2%	960	48	\$175,000	\$182.29
Cambridge Park	5	1.0%	1,850	56	\$355,000	\$192.32
Camden Way	4	0.8%	2,052	52	\$392,875	\$191.34
Campbells Countrywood	2	0.4%	2,050	58	\$336,250	\$163.64
Centennial Acres	5	1.0%	1,544	44	\$297,000	\$193.05
Centre Court	1	0.2%	3,434	70	\$455,000	\$132.50
Champions Estates	4	0.8%	1,731	61	\$335,625	\$195.94
Champions Golf & Cc	6	1.2%	4,249	86	\$1,321,167	\$327.58
Chateau Terrace	4	0.8%	2,184	50	\$390,725	\$180.58
Chelsea Point	3	0.6%	1,490	36	\$314,667	\$210.99
Clead Acres	1	0.2%	960	118	\$132,000	\$137.50
Clower	1	0.2%	2,257	34	\$440,000	\$194.95
Cobble Creek	1	0.2%	3,306	66	\$720,000	\$217.79
Cordova	1	0.2%	1,344	47	\$270,000	\$200.89
Cottagewood	2	0.4%	1,397	46	\$282,000	\$201.99
Cottonwood	40	7.9%	1,787	60	\$328,929	\$185.68

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Country Club Estates	2	0.4%	2,210	60	\$359,900	\$162.98
Creekside	1	0.2%	3,074	67	\$675,000	\$219.58
Creekwood	2	0.4%	2,766	51	\$530,000	\$191.76
Crescent View	18	3.6%	2,909	64	\$649,772	\$223.36
Cross Creek	3	0.6%	2,518	54	\$521,333	\$207.34
Crosspointe	1	0.2%	1,196	34	\$235,000	\$196.49
Dixieland Crossing	14	2.8%	1,600	222	\$324,649	\$205.66
Duckworths	2	0.4%	1,217	88	\$217,950	\$185.04
Eagle Glen	1	0.2%	1,641	35	\$340,000	\$207.19
Eastridge	1	0.2%	1,587	49	\$282,000	\$177.69
Estates At Southgate, The	1	0.2%	4,523	65	\$1,980,000	\$437.76
Fairchild Acres	1	0.2%	2,383	98	\$379,000	\$159.04
Fairground	1	0.2%	994	67	\$420,800	\$423.34
Felkers	3	0.6%	1,470	47	\$285,267	\$205.70
Fieldstone	1	0.2%	2,104	33	\$379,900	\$180.56
First Place	2	0.4%	1,558	46	\$310,000	\$198.95
Foxbriar	1	0.2%	1,692	36	\$344,400	\$203.55
Garrett Road	1	0.2%	1,408	57	\$305,000	\$216.62
Grand Pointe	1	0.2%	2,980	22	\$540,000	\$181.21
Greenfield Place	2	0.4%	1,259	62	\$263,500	\$209.35
Grove	1	0.2%	2,060	31	\$415,000	\$201.46
Hardwood Heights	1	0.2%	2,255	87	\$335,000	\$148.56
Haxton Estates	1	0.2%	4,028	0	\$824,109	\$204.60
Hearthstone	5	1.0%	2,655	41	\$548,400	\$205.88
Henry Hills	2	0.4%	1,177	49	\$210,000	\$178.62
Heritage West	1	0.2%	1,765	33	\$253,000	\$143.34
Hiett Valley Estates	1	0.2%	1,303	114	\$240,000	\$184.19
Highland Knolls	6	1.2%	2,914	53	\$576,667	\$199.09
Hillcrest	5	1.0%	1,801	97	\$320,500	\$177.32
Hyland Park	2	0.4%	3,022	48	\$510,375	\$171.85
Indian Hills	1	0.2%	2,613	31	\$470,000	\$179.87
Indian Trail	2	0.4%	3,347	76	\$575,000	\$172.85
Iveys, The	7	1.4%	2,281	71	\$505,900	\$222.05
J D Neill	1	0.2%	1,750	68	\$265,000	\$151.43
J Wade Sikes Park	2	0.4%	1,581	34	\$250,389	\$169.55
L E Scriber	1	0.2%	1,432	23	\$375,000	\$261.87

Rogers

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lakeview	1	0.2%	2,596	42	\$340,000	\$130.97
Larimore & Garner	2	0.4%	1,113	60	\$190,000	\$169.66
Laurel Crossing	1	0.2%	3,456	35	\$689,500	\$199.51
Lawrence & Bradrick	1	0.2%	2,100	74	\$344,000	\$163.81
Lexington	2	0.4%	2,656	37	\$569,500	\$214.18
Liberty Bell	7	1.4%	3,021	54	\$611,807	\$204.99
Madison	1	0.2%	3,031	120	\$575,000	\$189.71
Malies	1	0.2%	1,292	40	\$266,000	\$205.88
Manors On Blossom Way Crk	2	0.4%	4,654	101	\$971,050	\$208.53
Mcgaugheys Orchard	6	1.2%	1,419	80	\$315,833	\$220.98
McNeils	1	0.2%	768	61	\$169,000	\$220.05
Meadow Wood	2	0.4%	1,430	38	\$274,000	\$191.87
Mitchell Place	1	0.2%	2,016	84	\$445,000	\$220.73
Monte Ne Terrace	1	0.2%	1,488	54	\$235,000	\$157.93
Monte Ne Village	1	0.2%	1,248	34	\$242,000	\$193.91
New Hope Acres	1	0.2%	1,900	62	\$298,000	\$156.84
New Hope Terrace	1	0.2%	1,134	72	\$240,000	\$211.64
North Brush Creek Hills	1	0.2%	1,782	41	\$305,000	\$171.16
Northridge	2	0.4%	1,491	40	\$250,000	\$168.73
Oak Hill	3	0.6%	2,066	56	\$351,667	\$169.52
Oak View	1	0.2%	1,110	49	\$160,000	\$144.14
Oakcrest	2	0.4%	1,479	61	\$254,950	\$173.52
Oakdale	1	0.2%	1,190	83	\$240,000	\$201.68
Oakmont	1	0.2%	1,600	54	\$255,000	\$159.38
Oldetown Estates	1	0.2%	1,874	39	\$413,000	\$220.38
Olivewood	3	0.6%	1,275	41	\$228,667	\$181.43
Olrich Acres	2	0.4%	960	72	\$208,750	\$217.92
Osage Reservation	1	0.2%	2,034	57	\$420,000	\$206.49
Peaks, The	5	1.0%	2,971	54	\$580,400	\$192.57
Perry Place	1	0.2%	1,914	112	\$387,000	\$202.19
Pine Meadows	1	0.2%	1,453	57	\$245,000	\$168.62
Pine Street	5	1.0%	2,101	197	\$420,160	\$199.98
Pinnacle	9	1.8%	4,881	126	\$1,327,644	\$273.61
Pinnacle Heights	3	0.6%	2,889	39	\$1,076,667	\$373.46
Pleasant Acres	1	0.2%	2,244	320	\$516,500	\$230.17

Rogers

Characteristics of Houses Sold

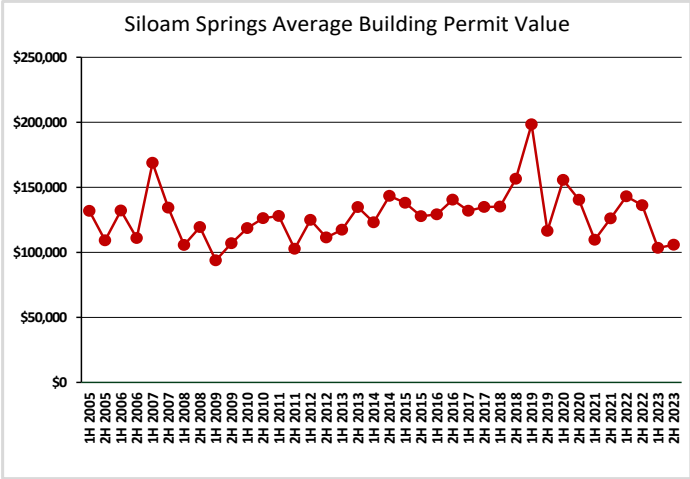
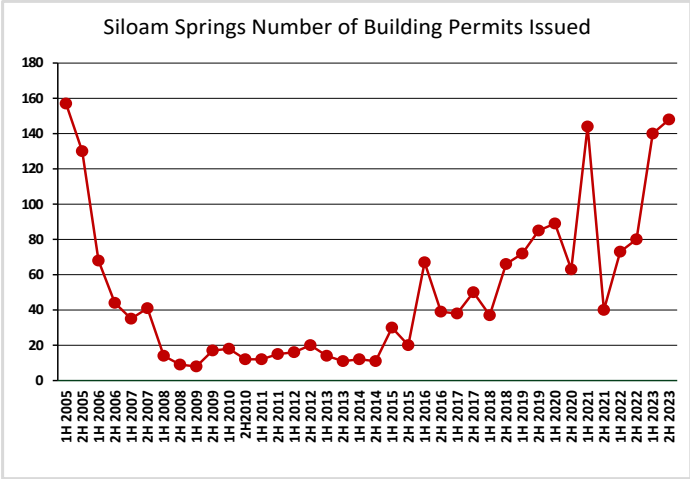
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Post Meadows	1	0.2%	1,538	28	\$299,000	\$194.41
Quail Run	2	0.4%	1,556	42	\$197,500	\$126.93
Ridgecrest Meadows	5	1.0%	2,178	46	\$451,279	\$206.80
Roberts & Musteen	2	0.4%	1,920	67	\$335,500	\$175.12
Rocky Creek	3	0.6%	2,020	44	\$427,000	\$211.24
Rogers Heights	1	0.2%	876	56	\$203,000	\$231.74
Rollers Ridge	1	0.2%	1,472	46	\$292,900	\$198.98
Rolling Oaks	1	0.2%	1,485	49	\$260,000	\$175.08
Roman Acres	1	0.2%	3,085	105	\$480,000	\$155.59
Rosewood	2	0.4%	2,140	99	\$340,750	\$165.61
Rural Oaks	1	0.2%	2,529	30	\$502,000	\$198.50
Sandalwood	2	0.4%	1,472	69	\$305,000	\$207.21
Sandstone	1	0.2%	1,256	73	\$270,000	\$214.97
Savannah Estates	1	0.2%	3,610	39	\$860,000	\$238.23
Scissortail	23	4.6%	3,609	87	\$986,916	\$272.99
Seminole Hills	1	0.2%	1,891	36	\$320,000	\$169.22
Seminole Park	2	0.4%	2,368	259	\$510,308	\$215.52
Shadow Valley	21	4.2%	3,104	63	\$815,687	\$261.75
Silo Falls	2	0.4%	3,068	48	\$650,950	\$212.18
Sky Valley Estates	7	1.4%	2,840	222	\$616,187	\$216.94
Smith & Hayes	3	0.6%	1,125	66	\$195,467	\$183.18
Southern Hills	4	0.8%	1,620	52	\$247,250	\$153.64
Stone Manor Condo	1	0.2%	1,258	31	\$304,850	\$242.33
Stoney Point	1	0.2%	1,386	394	\$250,000	\$180.38
Summit Heights	1	0.2%	4,896	140	\$465,000	\$94.98
Sundance Acres	1	0.2%	1,248	33	\$231,000	\$185.10
Sundown	1	0.2%	1,535	47	\$255,000	\$166.12
Timberidge	1	0.2%	1,395	66	\$230,000	\$164.87
Turtle Creek Place	2	0.4%	1,810	29	\$276,500	\$153.43
Twin Lakes Estate	2	0.4%	2,636	90	\$452,500	\$172.02
Valley West	2	0.4%	2,384	69	\$382,250	\$170.48
Victoria Place	1	0.2%	1,110	32	\$212,500	\$191.44
Villas At Lexington Square, The	1	0.2%	2,176	77	\$385,000	\$176.93
Vintage	1	0.2%	2,470	51	\$495,000	\$200.40
Wallace	1	0.2%	1,614	134	\$171,000	\$105.95

Rogers

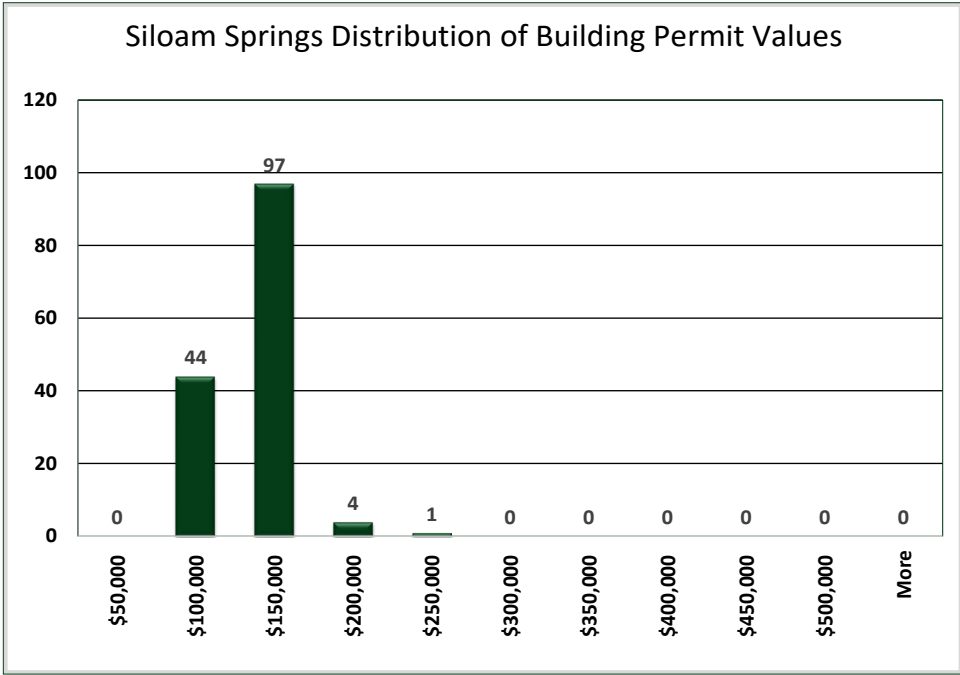
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Warren Glen	1	0.2%	2,798	16	\$566,500	\$202.47
Weber	3	0.6%	1,751	59	\$283,333	\$175.84
Welsh	1	0.2%	1,453	42	\$120,000	\$82.59
West Landing	1	0.2%	2,644	21	\$589,000	\$222.77
Westridge	1	0.2%	1,352	98	\$245,000	\$181.21
Westwood Hills	5	1.0%	1,532	59	\$275,161	\$182.68
Whispering Timbers	9	1.8%	1,837	47	\$315,000	\$170.92
Willow Creek	64	12.7%	1,425	54	\$280,057	\$199.60
Willowbrook	2	0.4%	1,230	59	\$239,500	\$195.18
Windsor Place	1	0.2%	1,662	42	\$250,000	\$150.42
Wire Ridge	2	0.4%	1,300	34	\$275,000	\$211.54
Woodland Acres	2	0.4%	1,812	28	\$291,000	\$161.02
Wire Ridge	2	0.4%	1,300	34	\$275,000	\$211.54
Woodland Acres	2	0.4%	1,812	28	\$291,000	\$161.02
Other	17	3.4%	1,879	101	\$392,006	\$207.48
Rogers Sold	505	100.0%	2,134	71	\$453,612	\$205.21

Siloam Springs Building Permits



Siloam Springs	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	80	140	146	82.5%	4.3%
Average Value of Residential Building Permits	\$136,196	\$103,453	\$106,890	-21.5%	3.3%



Siloam Springs

Active Subdivisions

There were 1,110 total lots in 22 active subdivisions in Siloam Springs in the second half of 2023. 56.8 percent of the lots were occupied, 3.4 percent were complete but unoccupied, 9.0 were under construction, 0.8 percent were starts, and 29.9 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the second half of 2023 were Somerset, Phase I with 34, Mission Hills, Phase I with 18, Heritage Ranch, Phase III with 15.

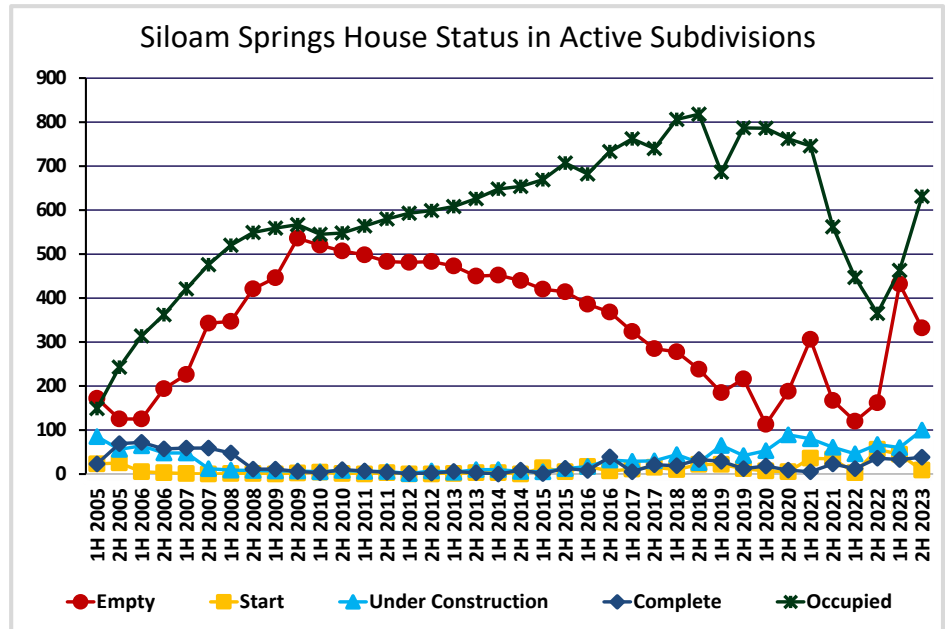
Carley Crossing, Phase III had the most houses becoming occupied in Siloam Springs with 34 houses. An additional 26 houses in Heritage Ranch, Phase III became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 5 of the 22 active subdivisions in Siloam Springs.

168 new houses in Siloam Springs became occupied in the second half of 2023. The annual absorption rate implies that there are 21.6 months of remaining inventory in active subdivisions, down from 45 percent in the first half of 2023.

In 2 out of the 22 active subdivisions in Siloam Springs, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Siloam Springs from 51.2 percent in 2012 to 57.7 percent in the second half of 2023.



Additionally, 559 new lots in 12 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bellview Estates	1H 2021	88		88
Castlewood	1H 2021	100		100
Faulkner Addition	2H 2021		6	6
Fox Meadow (revised)	1H 2022	9		9
Hillcrest	1H 2022		99	99
Lawlis Ranch III-V	2H 2020	23		23
Mission Hills, Phase II	2H 2022		64	64
Reading Ranch Estates	1H 2023		21	21
Somerset, Phase II	2H 2021	23		23
Stubbs Court	2H 2020		30	30
Trail Pointe	1H 2022	38		38
Whispering Oaks	1H 2021	58		58
New and Preliminary		339	220	559

Siloam Springs

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashley Park, Phase II	0	0	0	0	80	80	2	0.0
Carley Crossing, Phase I, II	62	0	3	2	11	78	10	73.1
Carley Crossing, Phase III	1	2	10	9	34	56	34	7.8
City Lake View Estates	1	0	0	0	8	9	0	--
Club View Estates	6	0	0	0	8	14	0	--
Endura Park	31	0	0	3	65	99	21	14.1
Forest Hills	17	0	1	0	50	68	0	216.0
Fox Tail, Phase I	8	0	0	1	63	72	18	2.0
Fox Tail, Phase II	70	0	14	4	7	95	7	150.9
Grandview Estates, Phase II	62	6	1	0	0	69	0	--
Heritage Ranch, Phase III	1	0	15	5	31	52	26	8.1
Lawlis Ranch, Phase IB	0	0	0	2	4	6	4	6.0
Lawlis Ranch, Phase II	0	0	0	0	36	36	4	0.0
Maloree Woods	6	0	0	0	50	56	0	--
Mission Hills, Phase I	29	0	18	2	16	65	16	36.8
Prairie Meadow Estates	1	0	0	0	20	21	0	--
Shady Grove Estates, Phase II	1	0	1	0	8	10	1	24.0
Somerset, Phase I	15	1	34	7	18	75	18	38.0
Stonecrest, Phase IV, V, VII	2	0	0	0	58	60	0	--
Sweet Homes, Phase I	5	0	3	3	22	33	5	16.5
Sweet Homes, Phase II	12	0	0	0	2	14	1	72.0
Woodlands, The Phase II	2	0	0	0	40	42	1	8.0
Siloam Springs Active Lots	332	9	100	38	631	1,110	168	21.6

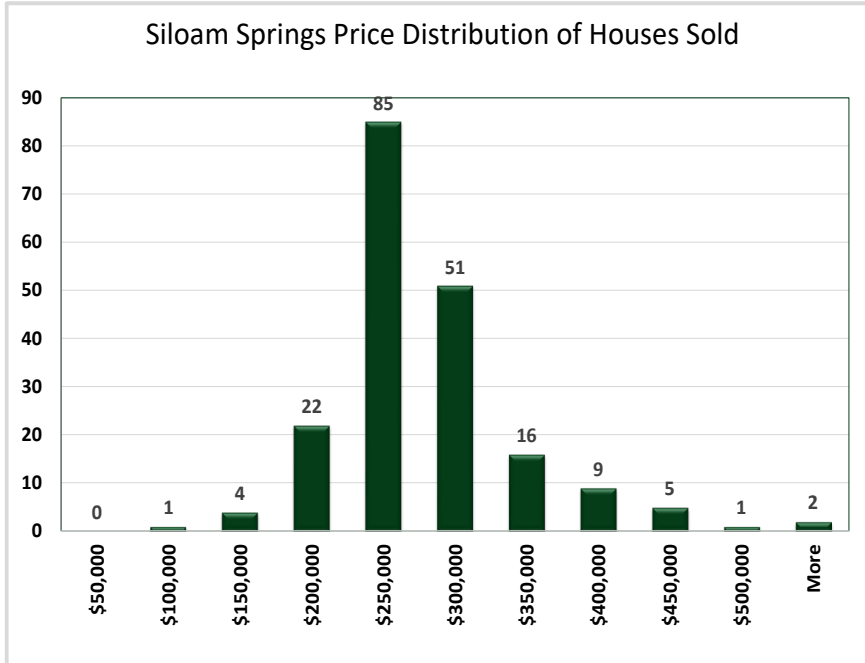
¹ No absorption has occurred in this subdivision in the last year.

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



Siloam Springs

Price Distribution of Houses Sold



196 houses were sold in Siloam Springs in the second half of 2023.

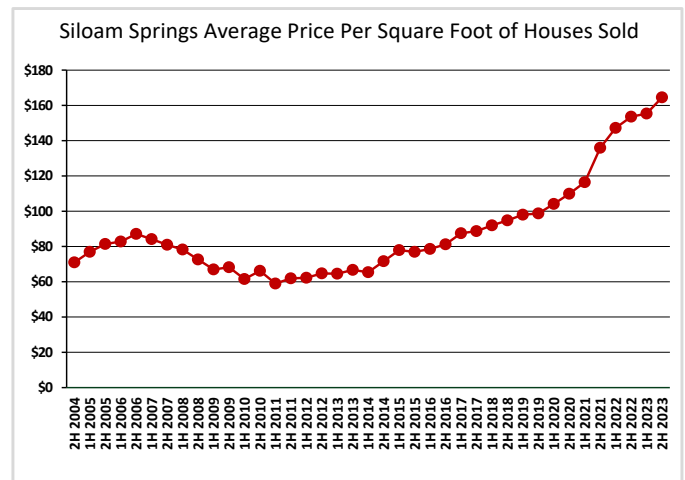
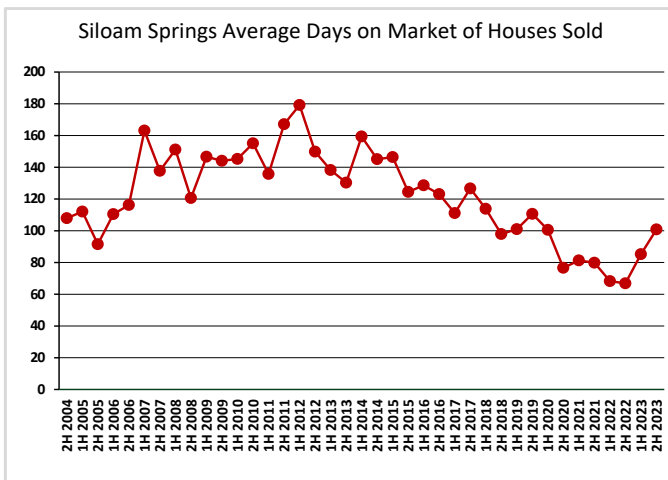
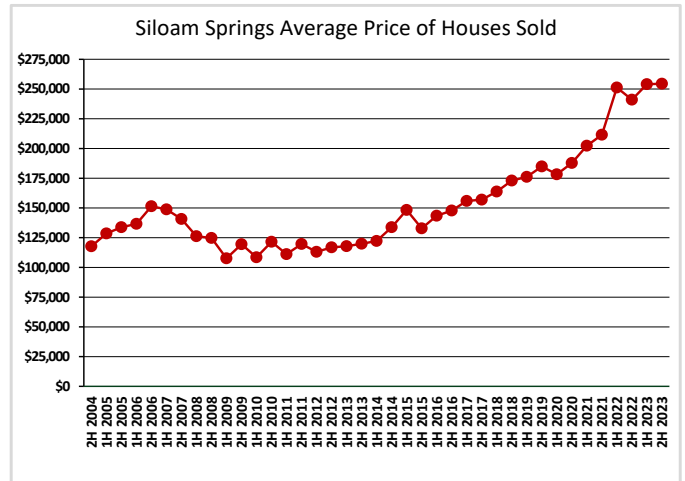
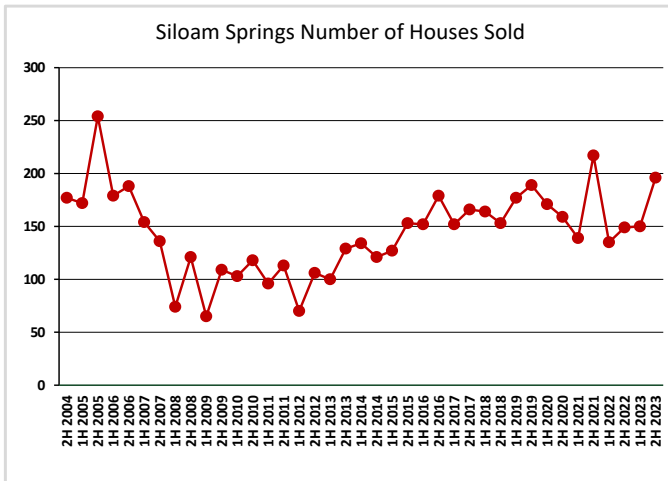
The average price of a house was \$254,440 at \$164.50 per square foot.

The median cost of a house was \$238,313.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.5%	880	55	83.3%
\$100,001 - \$150,000	4	2.0%	1,204	66	92.9%
\$150,001 - \$200,000	22	11.2%	1,283	70	98.6%
\$200,001 - \$250,000	85	43.4%	1,340	100	99.6%
\$250,001 - \$300,000	51	26.0%	1,662	103	99.2%
\$300,001 - \$350,000	16	8.2%	1,995	134	99.4%
\$350,001 - \$400,000	9	4.6%	2,363	118	99.2%
\$400,001 - \$450,000	5	2.6%	2,599	125	99.7%
\$450,001 - \$500,000	1	0.5%	2,400	112	100.0%
\$500,001+	2	1.0%	3,320	89	88.7%
Siloam Springs Sold	196	100.0%	1,570	101	99.1%

Siloam Springs

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	149	150	196	31.5%	30.7%
Average Price of Houses Sold	\$240,992	\$254,014	\$254,440	5.6%	0.2%
Average Days on Market	67	85	101	50.9%	18.3%
Average Price per Square Foot	\$153.54	\$155.35	\$164.50	7.1%	5.9%
Percentage of County Sales	3.1%	3.3%	4.1%	31.8%	23.4%
Number of New Houses Sold	35	53	106	202.9%	100.0%
Average Price of New Houses Sold	\$277,104	\$268,226	\$252,096	-9.0%	-6.0%
Average Days on Market of New Houses Sold	101	108	128	27.0%	19.4%
Number of Houses Listed	56	72	86	53.6%	19.4%
Average List Price of Houses Listed	\$277,145	\$290,990	\$302,031	5.0%	3.8%

Siloam Springs

Characteristics of Houses Sold

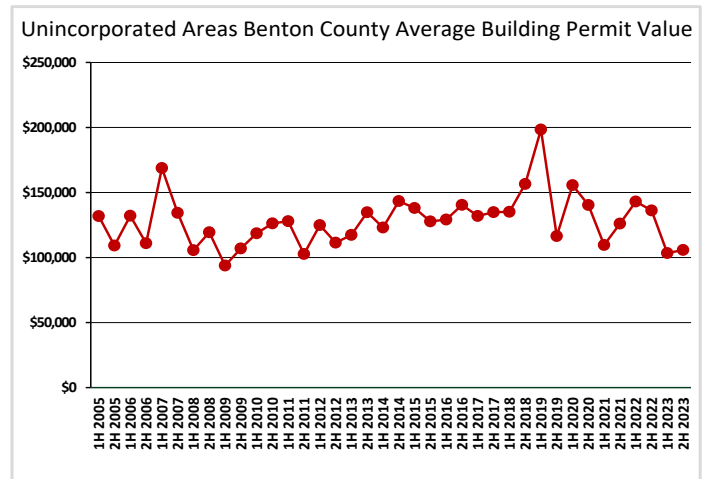
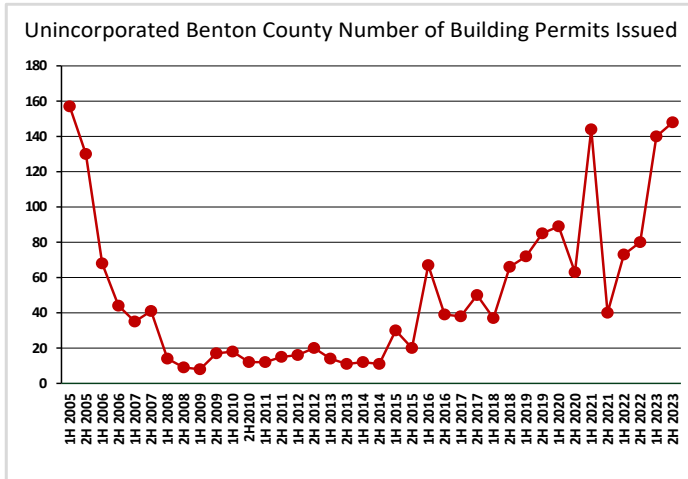
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Alpine Acres	1	0.5%	3,203	244	\$415,000	\$129.57
Ashley Park	2	1.0%	1,758	84	\$304,700	\$173.38
Autumn Glen	2	1.0%	1,390	79	\$237,950	\$171.38
Beauchamps	2	1.0%	1,284	105	\$127,950	\$103.00
C D Gunters	3	1.5%	1,487	29	\$246,000	\$165.22
Carley Crossing	6	3.1%	2,026	130	\$354,205	\$174.81
Carls	3	1.5%	2,327	92	\$409,667	\$178.93
Carters	3	1.5%	1,250	126	\$201,000	\$160.80
Chanel Court	1	0.5%	1,180	28	\$205,000	\$173.73
Chattering Heights	1	0.5%	2,048	72	\$259,000	\$126.46
Clifford Jones	1	0.5%	1,410	34	\$197,000	\$139.72
College	1	0.5%	1,023	87	\$179,900	\$175.86
Copper Leaf	2	1.0%	1,466	72	\$253,500	\$172.81
Cordes	2	1.0%	1,658	43	\$255,950	\$154.71
Courtney Courts	3	1.5%	1,303	48	\$188,667	\$143.84
Cranes	2	1.0%	1,882	71	\$332,500	\$177.80
Deerfield Meadows	2	1.0%	1,876	58	\$290,000	\$154.80
Eastgate	1	0.5%	1,806	34	\$185,000	\$102.44
Endura Park	3	1.5%	1,546	43	\$265,133	\$171.57
Fox Tail	24	12.2%	1,237	119	\$217,158	\$178.13
Gabriel Park	3	1.5%	1,701	61	\$260,733	\$153.54
Grandview Estates	2	1.0%	1,154	34	\$208,000	\$180.18
Heritage Ranch	32	16.3%	1,586	145	\$265,965	\$169.15
Hickory Hills	3	1.5%	1,833	56	\$239,667	\$132.03
Holly Place	1	0.5%	3,000	88	\$381,900	\$127.30
Home	1	0.5%	912	32	\$175,000	\$191.89
Jones	1	0.5%	2,400	112	\$480,000	\$200.00
Kimberly Heights	1	0.5%	1,380	35	\$202,900	\$147.03
L M Proctors	1	0.5%	1,510	45	\$140,000	\$92.72
Lyndale Estates	1	0.5%	1,371	62	\$228,000	\$166.30
Maloree Woods	1	0.5%	2,070	255	\$280,000	\$135.27
Maples, The	2	1.0%	1,679	156	\$283,250	\$169.57
Marshall	1	0.5%	1,476	70	\$200,000	\$135.50
Mission Hills	21	10.7%	1,284	109	\$222,396	\$176.02
Oak Grove	1	0.5%	2,465	164	\$320,000	\$129.82
Othel L Adams	2	1.0%	1,124	83	\$170,000	\$150.82
Patriot Park	4	2.0%	1,432	101	\$234,000	\$163.34

Siloam Springs

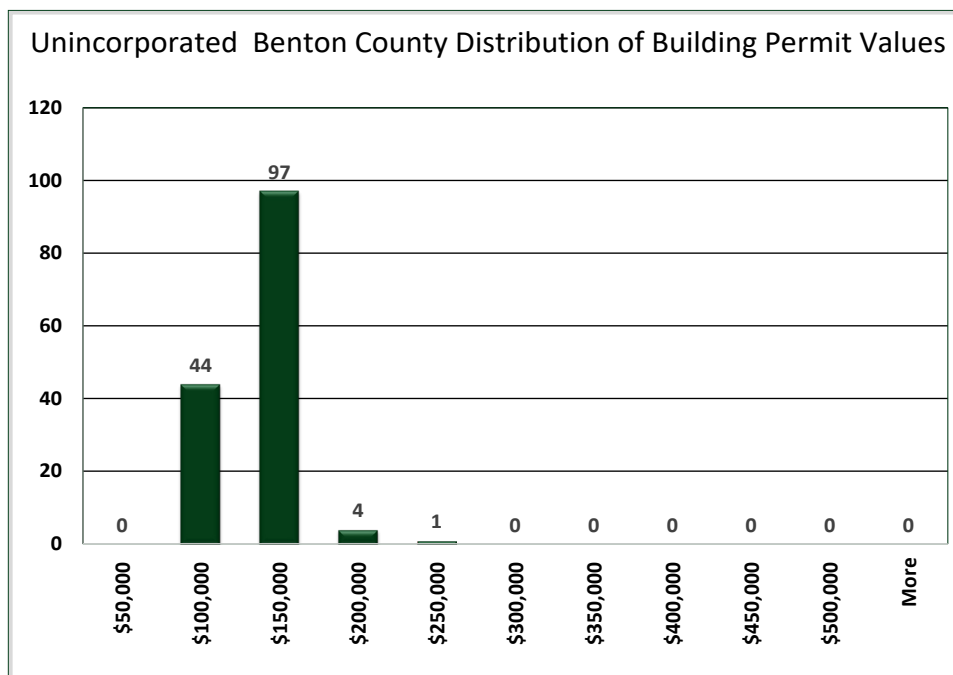
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Pettys	2	1.0%	1,323	41	\$180,000	\$136.34
Quail Run	3	1.5%	1,270	47	\$188,333	\$150.12
Ravenwood	3	1.5%	2,712	37	\$325,667	\$124.51
Robert C Bailey	1	0.5%	1,856	53	\$359,000	\$193.43
Robert Dykes	1	0.5%	1,621	86	\$261,000	\$161.01
Rolling Hills	3	1.5%	1,951	45	\$240,000	\$126.98
Sager Creek	3	1.5%	1,318	51	\$226,667	\$172.02
Siloam Heights	1	0.5%	1,092	80	\$162,000	\$148.35
Somerset	10	5.1%	1,386	123	\$230,080	\$170.05
South Haven	1	0.5%	1,400	62	\$194,900	\$139.21
Stone Ridge	1	0.5%	1,632	76	\$280,000	\$171.57
Stonecrest	2	1.0%	2,026	61	\$321,250	\$159.07
Sweet Home	5	2.6%	2,003	217	\$343,066	\$171.09
Sycamore Heights	1	0.5%	3,034	69	\$426,000	\$140.41
Teagues	1	0.5%	2,286	55	\$425,000	\$185.91
Thomas & Barnes	1	0.5%	1,445	54	\$220,000	\$152.25
Villa View Estates	1	0.5%	1,735	78	\$300,000	\$172.91
Walnut Ridge	1	0.5%	2,198	74	\$425,000	\$193.36
Walnut Woods	3	1.5%	1,932	67	\$289,667	\$149.87
Washington Court	1	0.5%	1,394	42	\$233,000	\$167.14
West Kenwood	2	1.0%	1,263	64	\$191,000	\$152.67
Woodlands, The	2	1.0%	1,665	35	\$292,500	\$176.15
Other	4	2.0%	1,681	76	\$281,125	\$161.74
Siloam Springs Houses Sold	196	100.0%	1,570	101	\$254,440	\$164.50

Unincorporated Areas Benton County Building Permits



Unincorporated Areas-Benton County	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	0	0	91	--	--
Average Value of Residential Building Permits	\$0	\$0	\$271,134	--	--



Unincorporated Areas in Benton County

Active Subdivisions

There were 377 total lots in 11 active subdivisions in Unincorporated Areas in Benton County in the second half of 2023. 49.6 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 1.6 were under construction, 0.3 percent were starts, and 47.2 percent were empty lots.

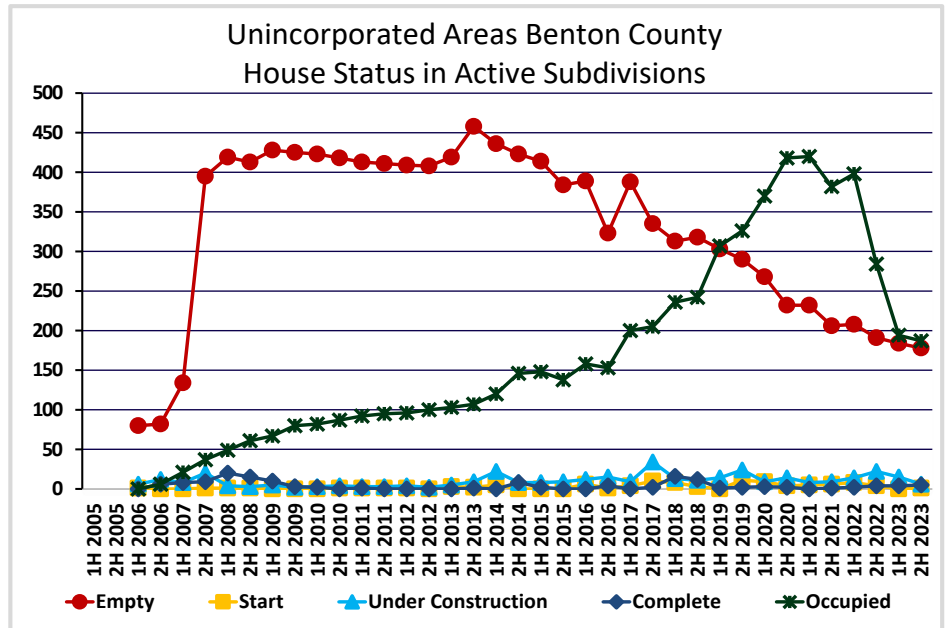
The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the second half of 2023 was Timber Ridge Estates with 3.

Timber Ridge Estates had the most houses becoming occupied in Unincorporated Areas in Benton County with 8 houses. An additional 4 houses in Ozark Hills became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 4 of the 11 active subdivisions in Unincorporated Areas in Benton County.

14 new houses in Unincorporated Areas in Benton County became occupied in the second half of 2023. The annual absorption rate implies that there are 81.4 months of remaining inventory in active subdivisions, down from 105.9 percent in the first half of 2023.

In 5 out of the 11 active subdivisions in Unincorporated Areas in Benton County, no absorption has occurred in the second half of 2023.



The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 50.7 percent in the second half of 2023.

Additionally, 123 new lots in 3 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Sunrise Hollows @ Beaver Lake	2H 2023		5	5
The Hollows at Beaver Lake	2H 2023		6	6
Oak Trail Park	2H 2021		112	112
New and Preliminary		0	123	123

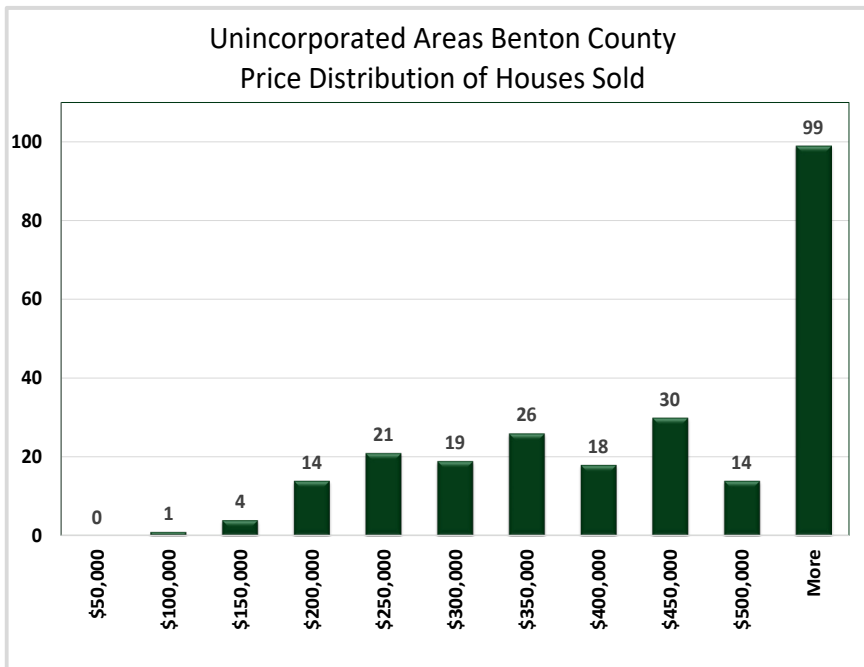
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	16	0	1	0	27	44	0	--
Crow's Nest 6th	6	0	0	0	9	15	0	--
Esculapia Estates	8	0	0	0	10	18	0	--
Greenstone Estate	5	0	0	1	41	47	0	--
Hawk's Landing	14	0	0	0	3	17	0	168.0
Moonlight Valley	11	0	1	0	22	34	2	36.0
Ozark Hills	18	0	0	4	6	28	4	52.8
Pepper Hills	20	0	0	0	34	54	0	80.0
Sylvan Acres	18	0	0	0	8	26	0	--
Timber Ridge Estates	20	1	3	0	25	49	8	20.6
Ventris Cove Estates	42	0	1	0	2	45	0	--
Unincorporated Areas Benton County	178	1	6	5	187	377	14	81.4

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.

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



246 houses were sold in Unincorporated Areas in Benton County in the second half of 2023.

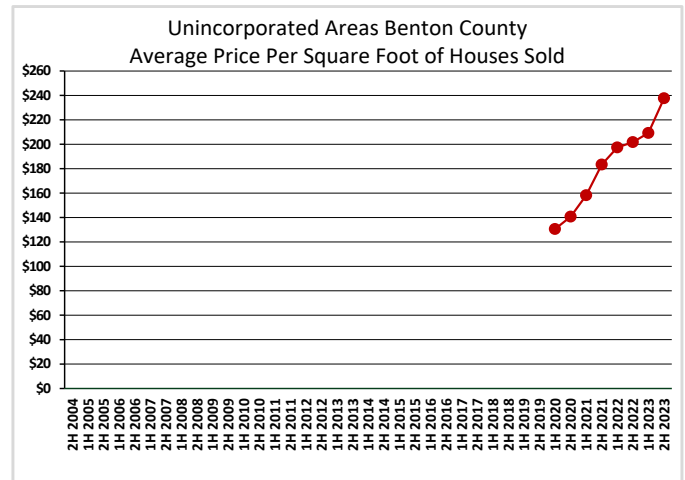
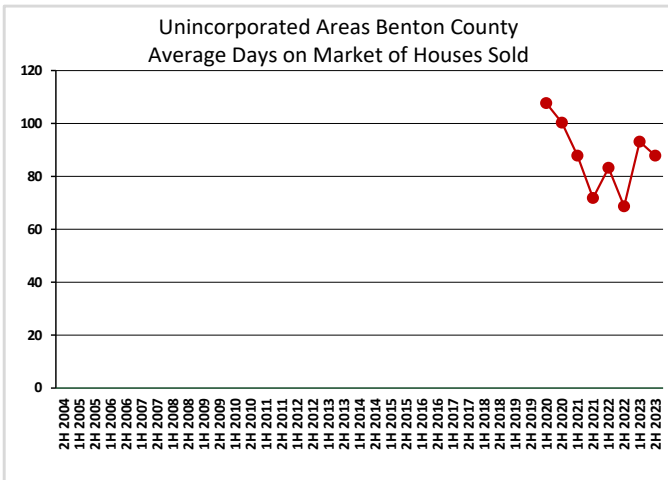
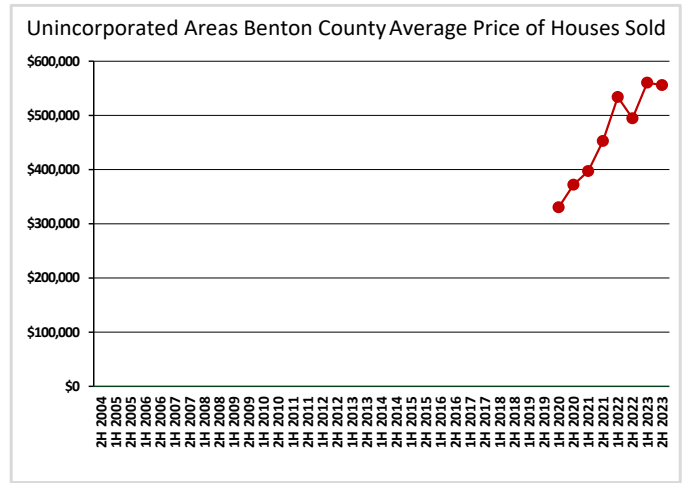
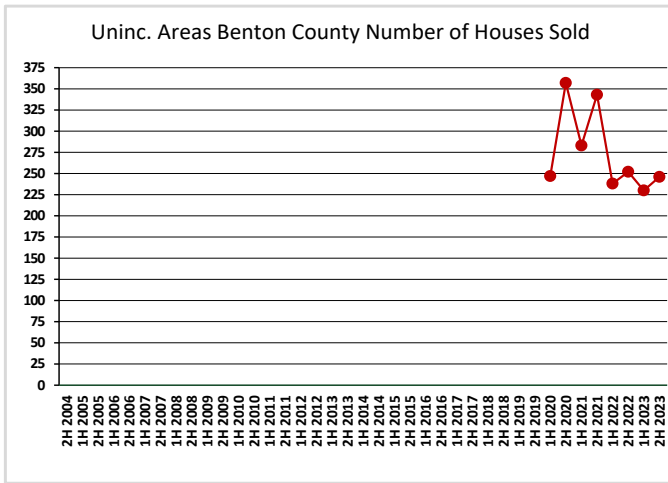
The average price of a house was \$555,951 at \$237.68 per square foot.

The median cost of a house was \$435,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.3%	1,088	65	87.7%
\$100,001 - 150,000	4	1.2%	1,230	108	79.8%
\$150,001 - \$200,000	14	4.3%	1,211	84	93.1%
\$200,001 - \$250,000	21	6.4%	1,524	72	94.8%
\$250,001 - \$300,000	19	5.8%	1,651	73	97.9%
\$300,001 - \$350,000	26	8.0%	1,680	87	97.5%
\$350,001 - \$400,000	18	5.5%	2,037	76	96.8%
\$400,001 - \$450,000	30	9.2%	2,055	84	96.8%
\$450,001 - \$500,000	14	4.3%	2,066	72	100.1%
\$500,001+	99	30.4%	3,167	100	97.1%
Unincorporated BC Sold	246	100.0%	2,320	88	96.6%

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	252	230	246	-2.4%	7.0%
Average Price of Houses Sold	\$494,514	\$560,372	\$555,951	12.4%	-0.8%
Average Days on Market	69	93	88	27.9%	-5.7%
Average Price per Square Foot	\$201.74	\$209.24	\$237.68	17.8%	13.6%
Percentage of County Sales	10.7%	11.2%	11.2%	4.1%	0.1%
Number of New Houses Sold	14	10	21	50.0%	110.0%
Average Price of New Houses Sold	\$682,985	\$597,200	\$565,895	-17.1%	-5.2%
Average Days on Market of New Houses Sold	85	104	128	51.1%	22.5%
Number of Houses Listed	122	155	149	22.1%	-3.9%
Average List Price of Houses Listed	\$786,469	\$757,139	\$727,624	-3.7%	-3.9%

Unincorporated Areas in Benton County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Beaver Shores	13	5.3%	1,855	104	\$512,935	\$271.35
Blessing	1	0.4%	2,244	94	\$390,000	\$173.80
Bockholt	1	0.4%	3,039	49	\$892,500	\$293.68
Bowmans Landing	1	0.4%	1,044	66	\$850,000	\$814.18
Brooks Acres	1	0.4%	4,025	51	\$732,000	\$181.86
Browns Port	1	0.4%	1,700	214	\$895,000	\$526.47
Coal Gap Estates	2	0.8%	3,402	209	\$1,300,000	\$467.96
Cooper Hills	1	0.4%	2,025	28	\$252,111	\$124.50
Crossings, The	1	0.4%	1,332	48	\$210,000	\$157.66
Crow's Nest	3	1.2%	4,151	41	\$1,270,009	\$276.07
Dawn Hill C C Resort	9	3.7%	2,332	111	\$327,111	\$139.65
Deer Haven	4	1.6%	1,453	45	\$252,250	\$173.38
Del Lago Estates	1	0.4%	2,688	23	\$1,265,000	\$470.61
Dogwood Estates	1	0.4%	2,694	37	\$610,000	\$226.43
Dream Valley	5	2.0%	2,316	44	\$348,000	\$153.26
Dutchmans	1	0.4%	5,000	174	\$575,000	\$115.00
E N Coons	2	0.8%	1,313	48	\$117,750	\$85.64
Eau Claire	1	0.4%	3,740	51	\$920,000	\$245.99
Edgewood	1	0.4%	2,100	47	\$370,000	\$176.19
Elzeys Acres	1	0.4%	884	17	\$476,000	\$538.46
Flint Cove	1	0.4%	1,664	68	\$600,000	\$360.58
Forest Hills	4	1.6%	3,008	105	\$738,750	\$241.08
Forest Park	2	0.8%	1,407	31	\$275,500	\$179.32
Green Earth Estates	1	0.4%	2,769	67	\$225,000	\$81.26
Greenstone Estates	1	0.4%	3,307	39	\$650,000	\$196.55
Hardys	1	0.4%	1,080	54	\$235,000	\$217.59
Heritage Ranch	1	0.4%	1,700	149	\$268,000	\$157.65
Hickory Hills	1	0.4%	1,925	56	\$349,900	\$181.77
Horseshoe Hills	1	0.4%	3,127	50	\$1,650,000	\$527.66
Huffman	1	0.4%	1,120	169	\$270,000	\$241.07
Indian Bow	1	0.4%	2,327	49	\$950,000	\$408.25
Indian Head Park	1	0.4%	1,144	202	\$195,000	\$170.45
Indian Hills	1	0.4%	3,115	222	\$850,000	\$272.87
Kinty	2	0.8%	1,536	136	\$350,000	\$227.86
Latham Landing	1	0.4%	1,212	27	\$660,000	\$544.55
Lazy R Ranch	1	0.4%	3,388	48	\$475,000	\$140.20
Little Sugar Estates	1	0.4%	7,214	50	\$2,140,000	\$296.65

Unincorporated Areas in Benton County

Characteristics of Houses Sold

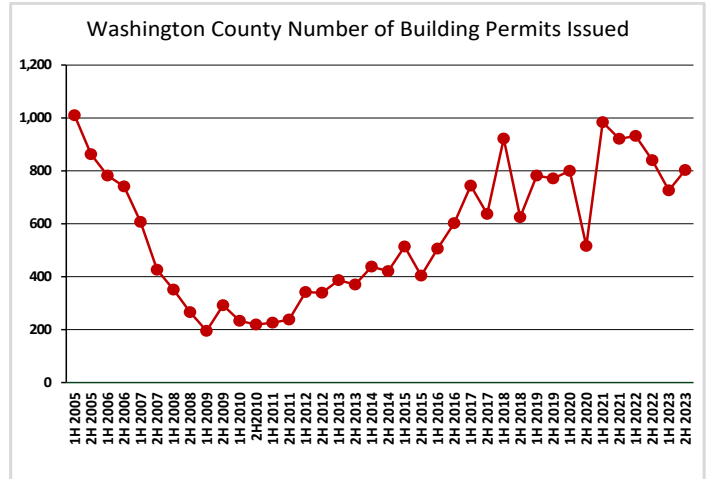
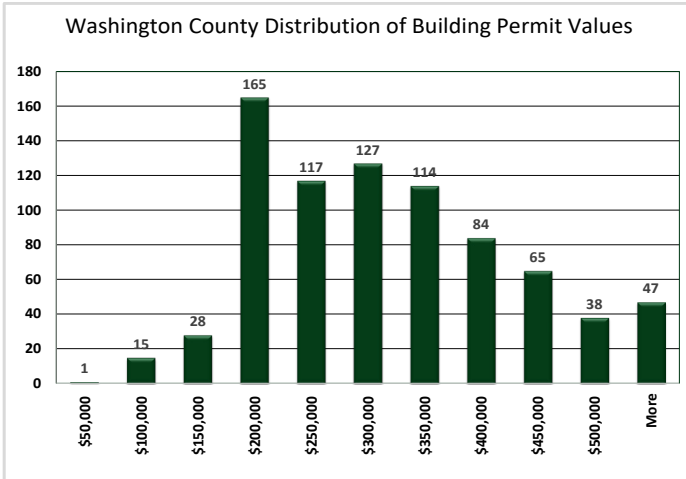
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Loch Mor Land	1	0.4%	4,229	103	\$1,900,000	\$449.28
Lost Bridge Village	6	2.4%	1,652	90	\$492,152	\$303.86
Mack Grimes	3	1.2%	2,339	53	\$396,167	\$178.01
Maple Point	1	0.4%	5,486	17	\$2,859,178	\$521.18
Molano	1	0.4%	2,339	32	\$434,000	\$185.55
Monroe Acres	1	0.4%	1,760	54	\$410,000	\$232.95
Monte Ne Shores	3	1.2%	1,204	47	\$238,198	\$211.63
Moulder Hollow	2	0.8%	2,924	86	\$962,500	\$294.86
Mountain Lake Estates	1	0.4%	3,160	78	\$693,500	\$219.46
Oak Knoll	2	0.8%	1,396	37	\$238,500	\$172.02
Oak Ridge Estates	2	0.8%	2,406	54	\$553,000	\$226.64
Oak Ridge West	3	1.2%	1,578	78	\$284,967	\$183.35
Oakhills	3	1.2%	2,582	78	\$584,083	\$226.11
Orndorff Acres	1	0.4%	1,555	2	\$315,000	\$202.57
Osage Valley Estates	1	0.4%	3,699	95	\$715,000	\$193.30
Otter Creek Place	1	0.4%	1,736	60	\$219,900	\$126.67
Ozark Estates	1	0.4%	1,584	79	\$321,000	\$202.65
Ozark Hills	3	1.2%	2,145	143	\$520,167	\$241.91
Pepper Hills	2	0.8%	3,459	214	\$690,000	\$199.93
Pine Ridge Estates	4	1.6%	1,675	58	\$359,875	\$294.06
Pleasant Meadows	1	0.4%	1,896	35	\$385,500	\$203.32
Pleasure Heights	1	0.4%	680	182	\$153,000	\$225.00
Pond Mountain	1	0.4%	1,642	77	\$180,000	\$109.62
Posy Mountain Ranch	1	0.4%	1,620	54	\$172,900	\$106.73
River Oaks Estates	1	0.4%	3,786	82	\$820,000	\$216.59
Rivercliff Park	1	0.4%	1,079	102	\$250,000	\$231.70
Rivercliff Village	1	0.4%	2,584	67	\$579,500	\$224.26
Rolling Hills	1	0.4%	2,956	134	\$375,000	\$126.86
Runnymede	2	0.8%	2,463	93	\$445,000	\$181.52
Sentosa	1	0.4%	4,113	116	\$1,550,000	\$376.85
Sequoyah Woods	2	0.8%	2,062	37	\$397,500	\$195.02
Seratts	1	0.4%	2,918	382	\$1,350,000	\$462.65
Serenity Point	1	0.4%	4,776	24	\$1,650,000	\$345.48
Shady Grove Estates	1	0.4%	2,216	0	\$343,480	\$155.00
Slate Gap Estates	2	0.8%	2,483	69	\$1,425,000	\$571.13
South Sun Estates	1	0.4%	2,390	32	\$757,500	\$316.95

Unincorporated Areas in Benton County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Spring Creek Meadows	1	0.4%	4,013	88	\$1,051,125	\$261.93
Stonebriar	1	0.4%	4,380	63	\$750,000	\$171.23
Talamore	2	0.8%	5,404	89	\$1,124,500	\$208.09
Tanglewood	1	0.4%	1,920	30	\$720,000	\$375.00
Tanglewood Estates	1	0.4%	997	14	\$380,000	\$381.14
Terrace Heights	1	0.4%	2,286	154	\$425,000	\$185.91
Timber Ridge	6	2.4%	2,956	98	\$654,469	\$221.14
Top Flite	2	0.8%	3,119	35	\$565,000	\$180.33
Townsend	1	0.4%	2,272	78	\$475,000	\$209.07
Tucks Crossing	1	0.4%	2,047	31	\$450,000	\$219.83
Wassons	1	0.4%	3,013	178	\$499,900	\$165.91
Yoder Estates	1	0.4%	2,000	94	\$430,000	\$215.00
Other	93	37.8%	2,199	94	\$503,101	\$227.32
Unincorporated Areas in Benton County	246	100.0%	2,320	88	\$555,951	\$237.68

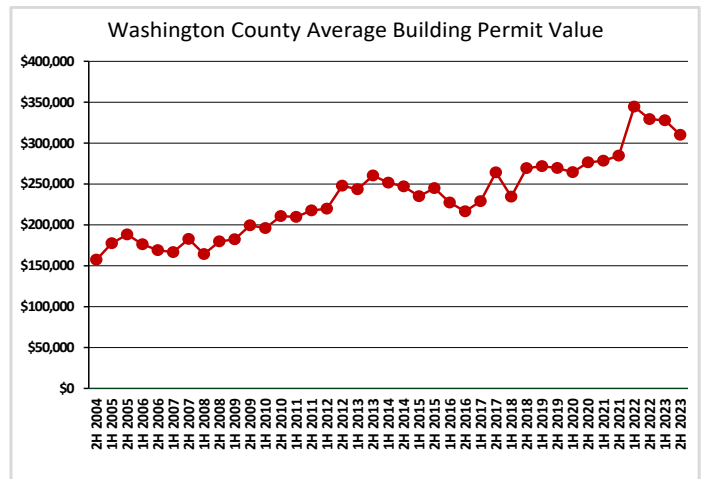
Washington County Building Permits



801 building permits were issued in Washington County during the second half of 2023. This is a 10.3 percent increase from the 726 permits issued in the first half of 2023.

The average building permit value decreased 5.2 percent from \$327,821 in the first half of 2023 to \$310,794 in the second half of 2023.

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

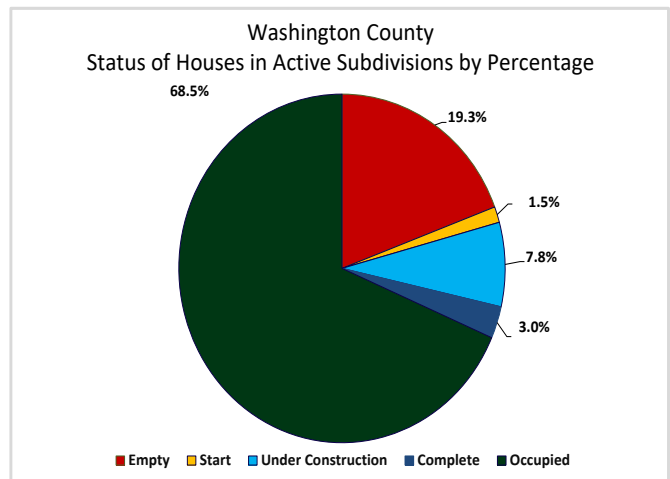
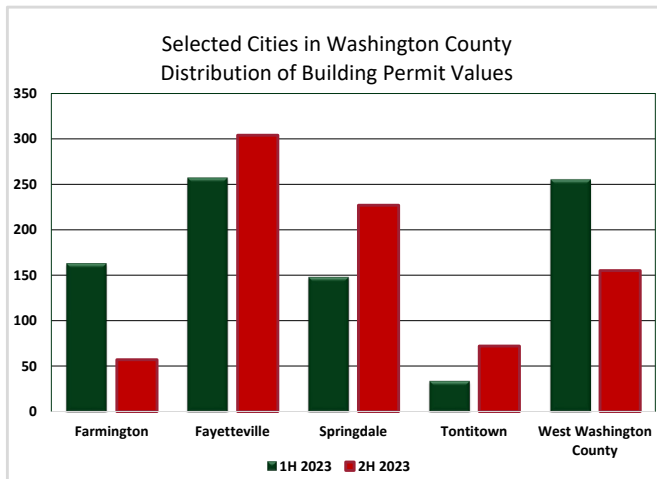


Washington County Building Permits	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	840	726	801	-4.6%	10.3%
Average Value of Residential Building Permits	\$329,283	\$327,821	\$310,794	-5.6%	-5.2%

Washington County

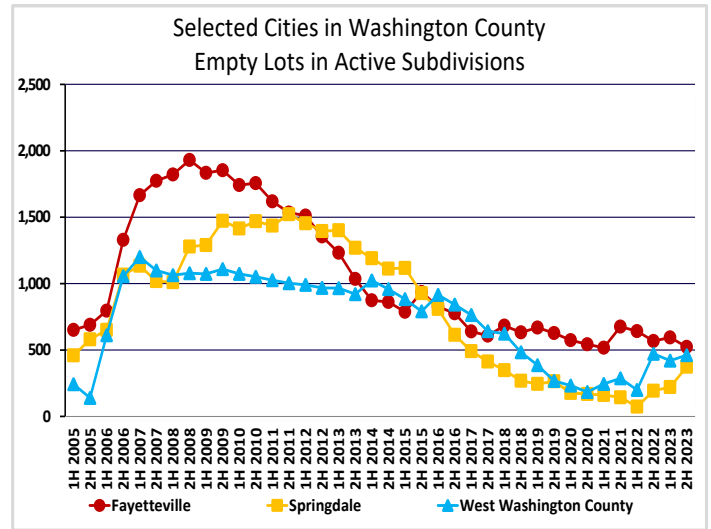
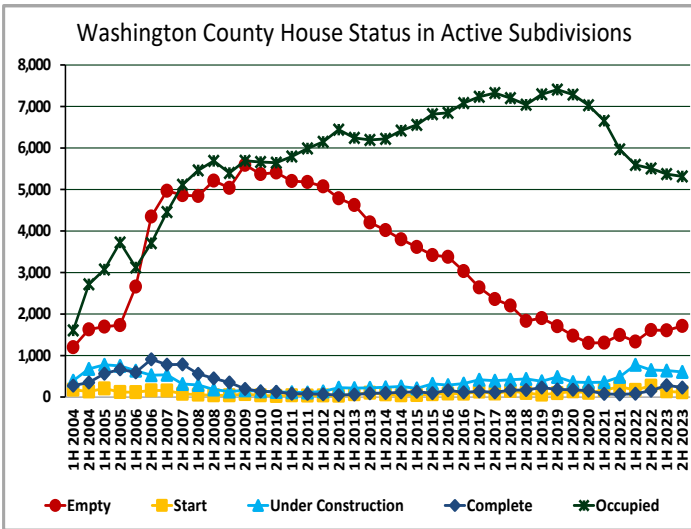
Building Permits in Selected Cities

Building Permit Values Washington County	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2023	1H 2023	% WC	% NWA
Elkins	0	0	1	0	0	1	0	0	1	11	0	14	6	1.7%	0.6%
Elm Springs	0	1	1	0	0	1	0	0	1	0	4	8	7	1.0%	0.3%
Farmington	0	0	0	0	1	15	24	9	1	4	2	56	163	7.0%	2.2%
Fayetteville	0	0	10	4	44	61	53	48	41	19	24	304	257	38.0%	12.0%
Goshen	0	3	0	1	0	0	0	0	2	1	10	17	12	2.1%	0.7%
Greenland	0	0	0	1	2	0	0	0	0	0	0	3	4	0.4%	0.1%
Johnson	0	0	0	0	0	0	0	0	0	1	5	6	7	0.7%	0.2%
Lincoln	1	1	0	1	1	0	0	0	0	0	0	4	1	0.5%	0.2%
Prairie Grove	0	0	9	37	16	11	16	1	0	0	0	90	87	11.2%	3.6%
Springdale	0	10	7	120	48	22	14	4	1	0	1	227	148	28.3%	9.0%
Tontitown	0	0	0	0	5	16	7	22	18	2	1	71	34	8.9%	2.8%
West Fork	0	0	0	1	0	0	0	0	0	0	0	1	0	0.1%	0.0%
West Washington County	1	1	9	40	20	26	40	10	1	4	2	154	255	19.2%	6.1%
Washington County	1	15	28	165	117	127	114	84	65	38	47	801	726	100.0%	34.3%



Washington County

Active Subdivisions



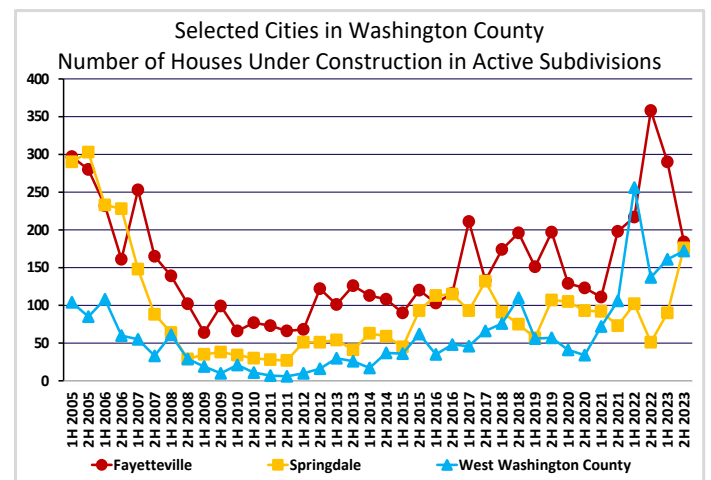
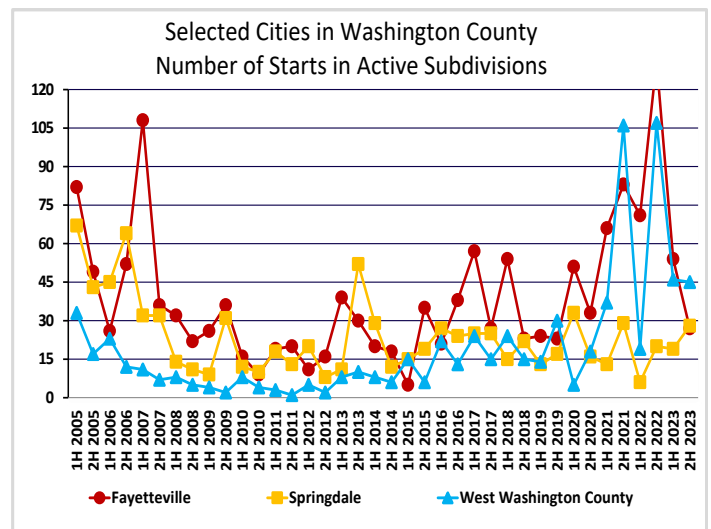
There were 7,976 total lots in 147 active subdivisions in Washington County in the second half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the first half of 2023. 66.6 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 7.6 percent were under construction, 1.4 percent were starts, while 21.5 percent were empty lots.

During the second half of 2023, 689 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 21.8 months of lot inventory at the end of second half of 2023.

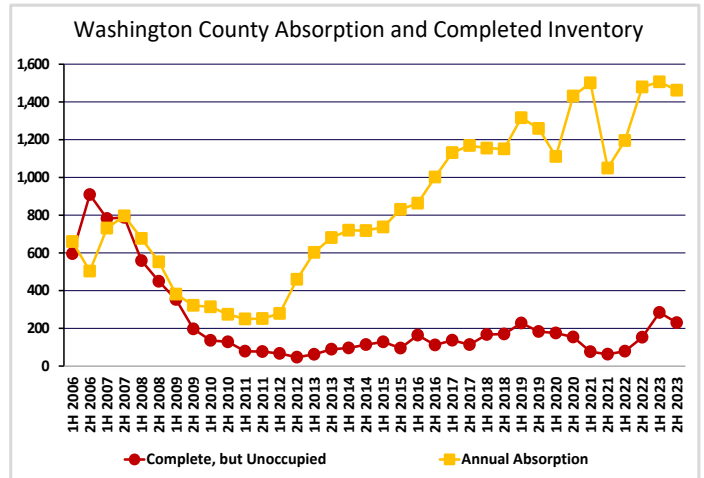
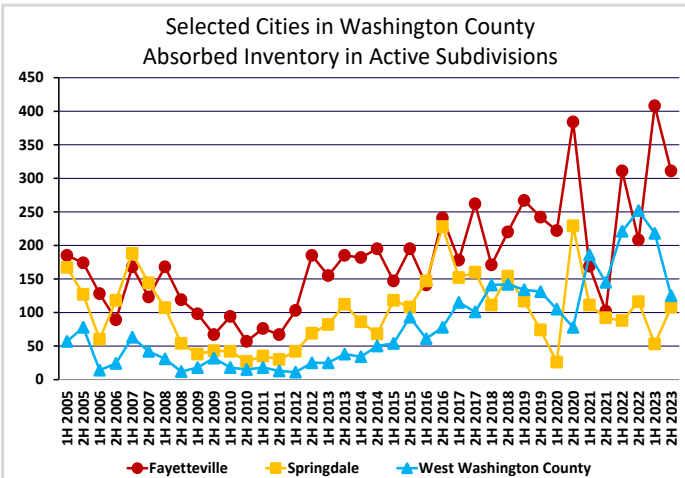
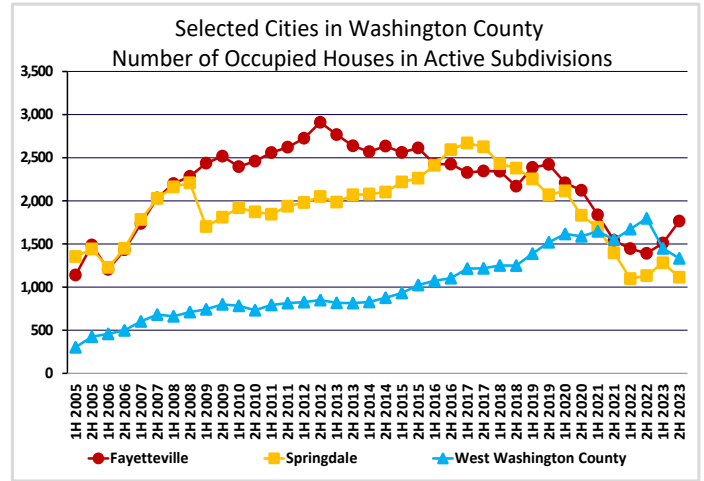
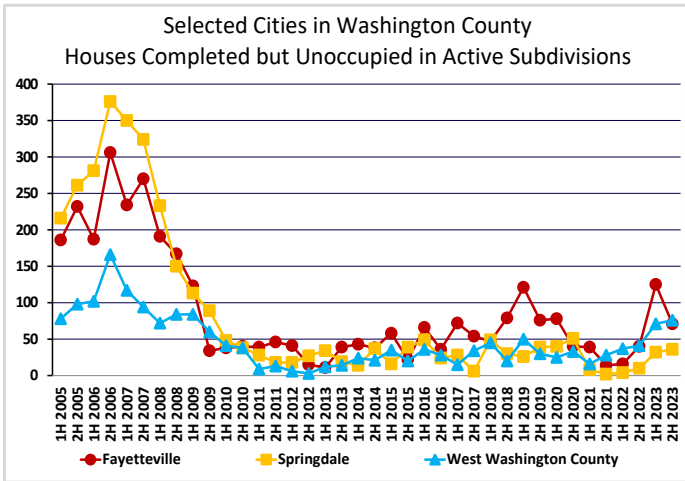
Overall, in 37 out of the 147 active subdivisions in Washington County, no absorption occurred in the last year.

In the second half of 2023, Villages of Sloanbrook, Phase VII had 66 absorbed lots in Fayetteville. In Tontitown, Hickory Meadows, Phase II had 44 followed by Magnolia Park, Phase I-II in Fayetteville with 41 lots absorbed. The Groves at Engles Mill, Phase III had 32 additional lots absorbed.

No new construction or progress in existing construction has occurred in the last year in 25 of the 147 active subdivisions in the Washington County.



Washington County Active Subdivisions



The table on the right shows and additional 5,982 final and preliminary lots for Washington County.

In the pipeline, Washington County has an additional 5,982 lots in 65 subdivisions in the preliminary or final plat status in the second half of 2023.

Combining coming lots and existing total empty lots in Washington County for new and current subdivisions would total approximately 7,700 empty lots. Absorption in Washington County total for the previous five years totaled approximately 6,680 lots.

Washington County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Farmington	2	143
Fayetteville	31	2260
Lincoln	2	22
Prairie Grove	6	1,476
Springdale	22	1,929
Tontitown	2	152
Washington Total	65	5,982

Washington County Owner Occupied Trend

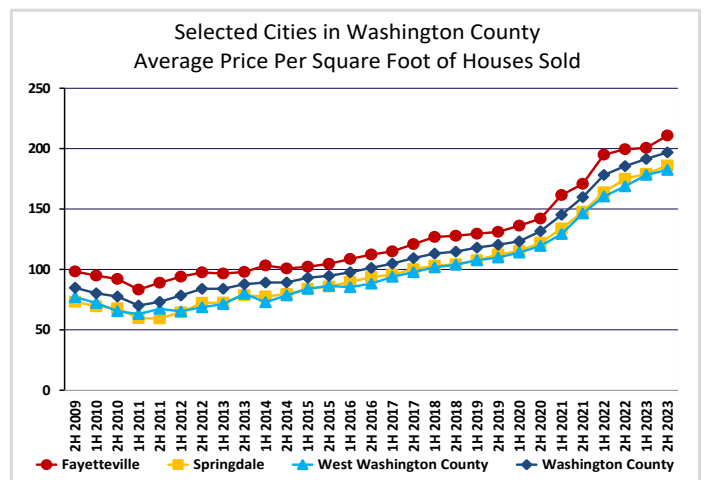
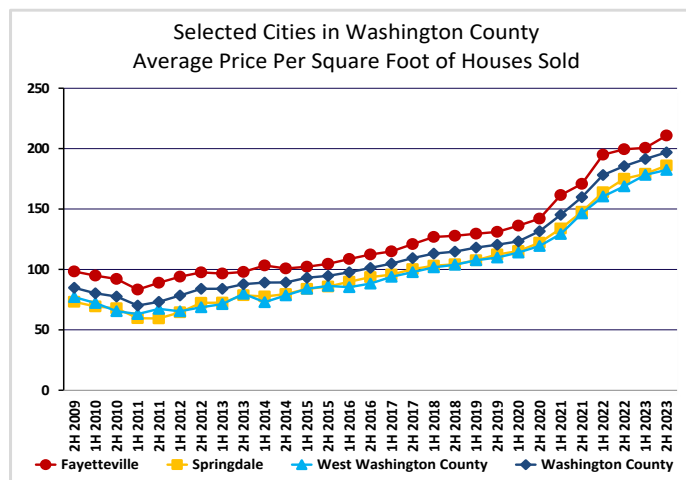
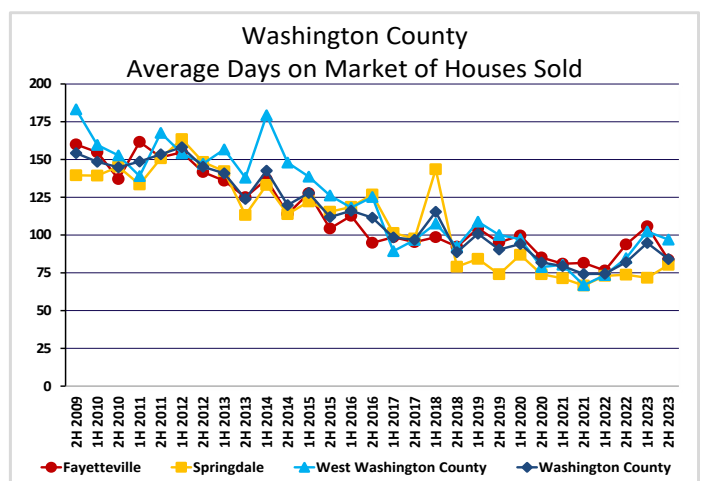
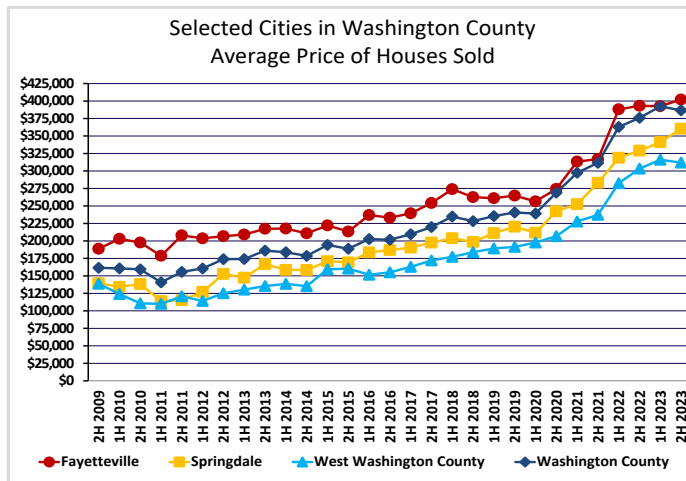
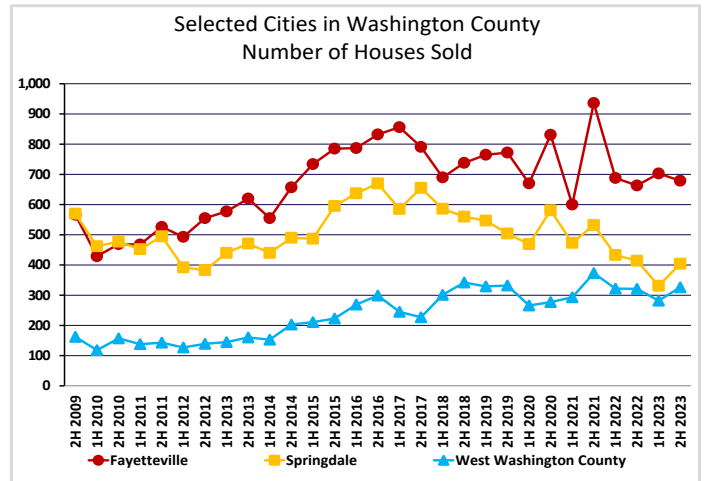
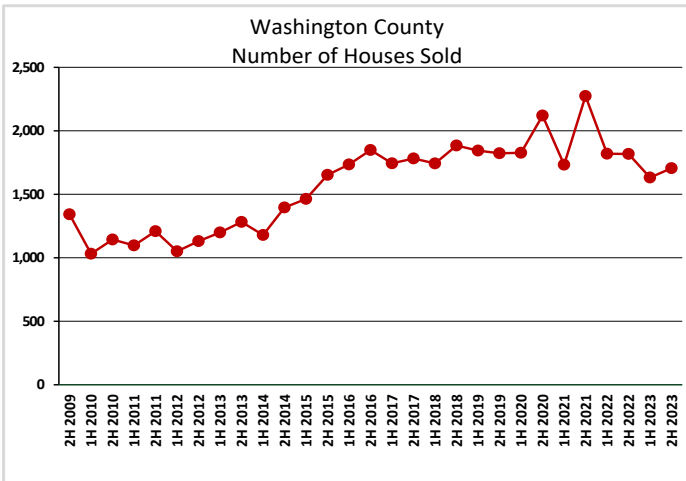
Washington County Owner Occupied by City	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	66.6%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	71.1%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%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

Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 December 31, 2023 provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 60.4 percent in the second half of 2023. This represents a decline of owner-occupied homes of 4.5% over the reported time.

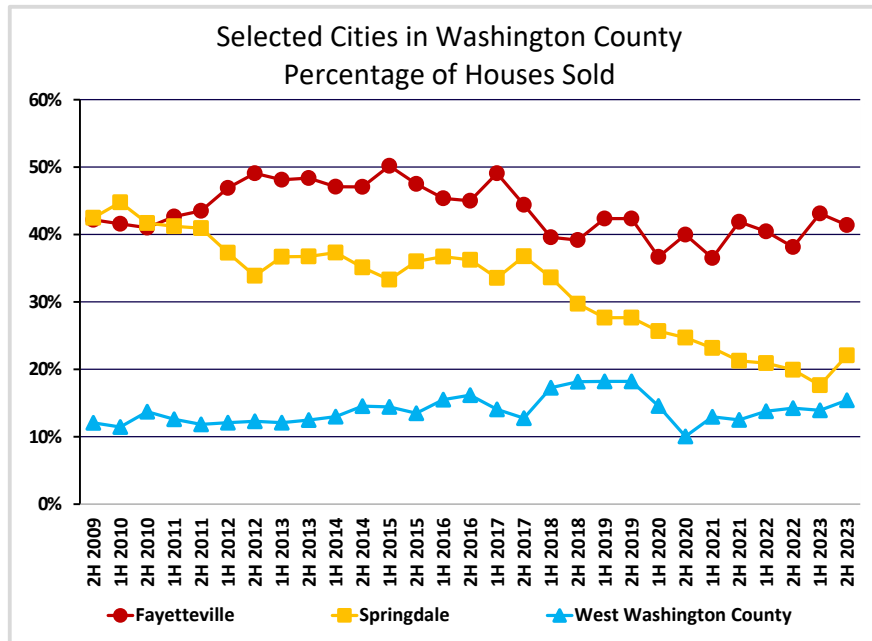
1,706 houses were sold in Washington County during the second half of 2023. The average price of a house was \$386,695 at \$196.89 per square foot. The median cost of a house sold in Washington County was \$340,000. The table below the graph covers a yearly and semi-yearly trend for house sales in Washington County.

Sold Characteristics in Washington County	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	1,818	1,632	1,706	-6.2%	4.5%
Average Price of Houses Sold	\$376,018	\$392,306	\$386,695	2.8%	-1.4%
Average Days on Market	82	95	84	2.5%	-11.3%
Average Price per Square Foot	\$185.50	\$191.46	\$196.89	6.1%	2.8%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	497	553	596	19.9%	7.8%
Average Price of New Houses Sold	\$389,142	\$400,674	\$382,539	-1.7%	-4.5%
Average Days on Market of New Houses Sold	150	143	125	-16.7%	-13.0%
Number of Houses Listed	523	541	828	58.3%	53.0%
Average List Price of Houses Listed	\$508,818	\$548,367	\$458,281	-9.9%	-16.4%

Washington County Houses Sold

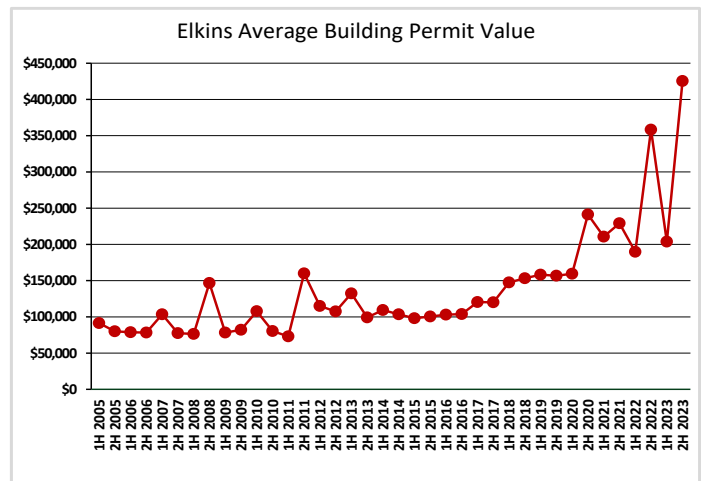
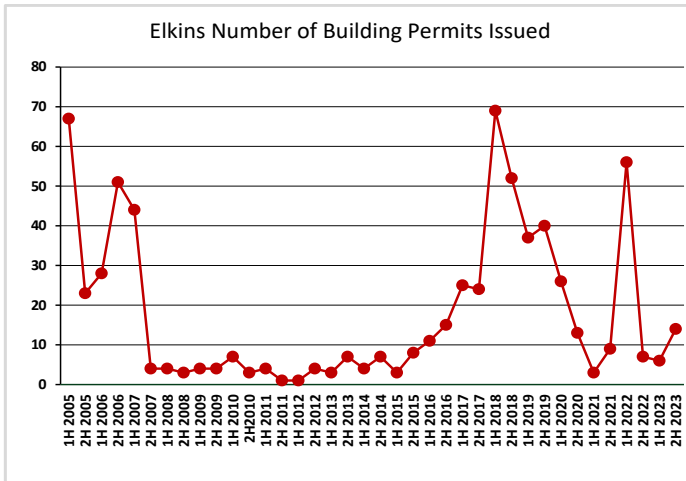


Washington County Sold Houses by City and Characteristics



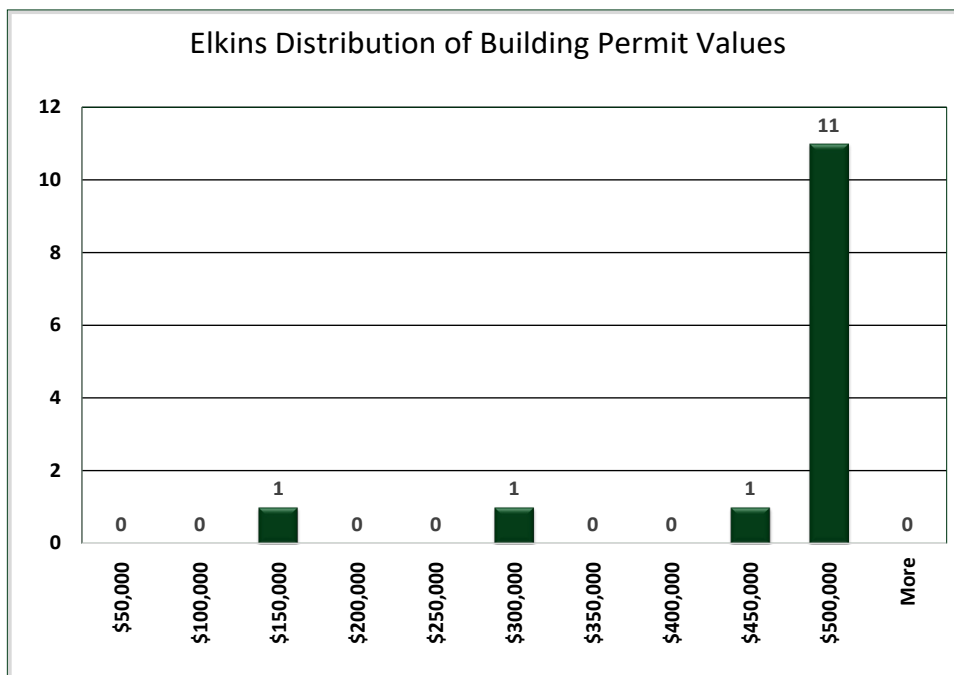
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$264,555	\$183.41	43	30	1.2%
Elm Springs	\$630,096	\$184.20	135	21	2.0%
Evansville	--	--	--	0	0.0%
Farmington	\$344,295	\$193.23	110	169	8.8%
Fayetteville	\$402,140	\$210.80	84	679	41.4%
Goshen	\$660,187	\$209.31	82	13	1.3%
Greenland	\$302,600	\$176.81	96	5	0.2%
Johnson	\$669,967	\$214.23	45	23	2.3%
Lincoln	\$208,547	\$151.29	62	19	0.6%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$301,382	\$179.41	89	114	5.2%
Springdale	\$360,385	\$186.02	80	404	22.1%
Summers	--	--	--	0	0.0%
Tontitown	\$460,454	\$202.21	65	83	5.8%
West Fork	\$193,200	\$136.08	68	19	0.6%
Winslow	\$222,450	\$146.46	69	2	0.1%
No City WC	\$444,318	\$192.52	86	125	8.4%
Washington County	\$386,695	\$196.89	84	1,706	100.0%

Elkins Building Permits



Elkins	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	7	6	14	100.0%	133.3%
Average Value of Residential Building Permits	\$358,267	\$203,721	\$425,417	18.7%	108.8%

Additional lots in Stokenbury phases may contribute to an upward trend for a larger number of building permits and new construction in Elkins in 2024.



Elkins

Active Subdivisions

There were 89 total lots in 2 active subdivisions in Elkins in the second half of 2023. 62.9 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 24.7 were under construction, 0.0 percent were starts, and 11.2 percent were empty lots.

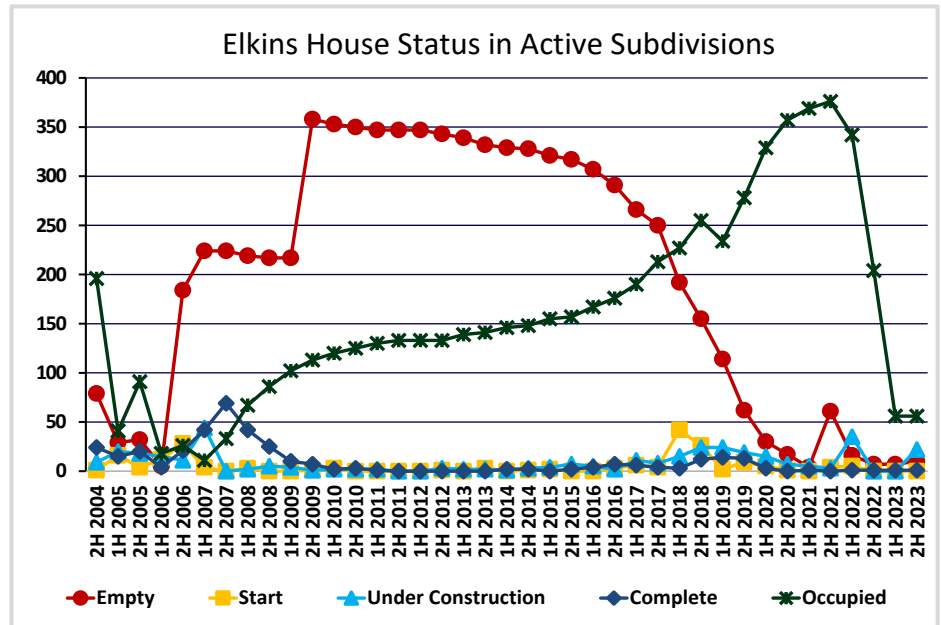
The subdivisions with the most houses under construction in Elkins during the second half of 2023 was Riverview Place with 22.

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

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

The annual absorption rate implies that there are 8.1 months of remaining inventory in active subdivisions, up from 1.6 percent in the first half of 2023.

No absorption has occurred in the second half of 2023 in the 2 active subdivisions in Elkins.



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

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

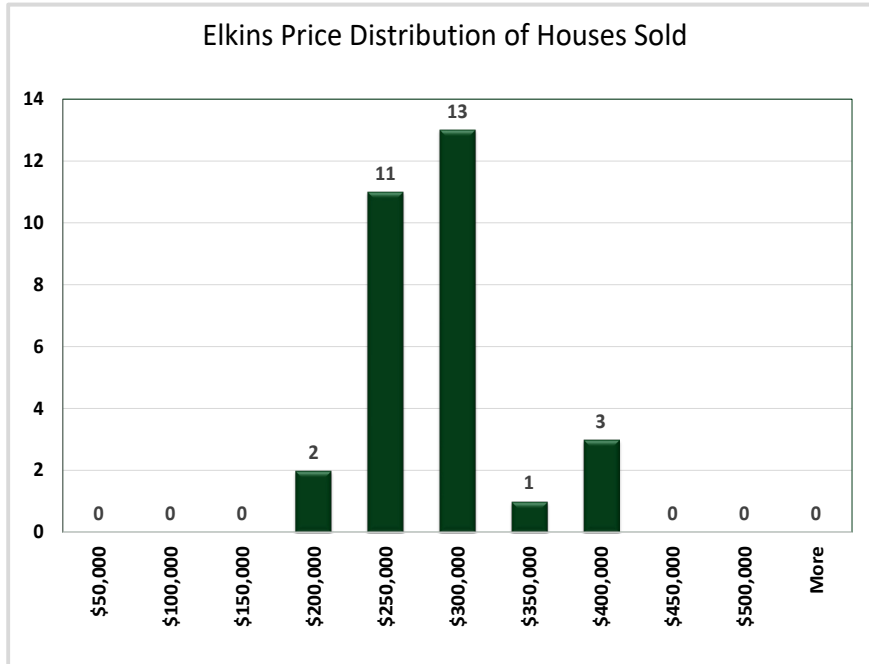
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverview Place	3	0	22	0	0	25	0	--
Stokenbury Farms, Phase II ²	7	0	0	1	56	64	0	--
Active Subdivision	10	0	22	1	56	89	0	8.1

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

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

Elkins

Price Distribution of Houses Sold



30 houses were sold in Elkins in the second half of 2023.

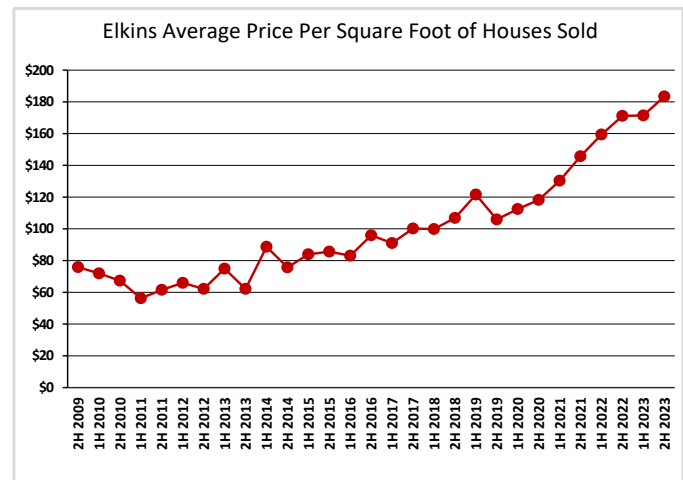
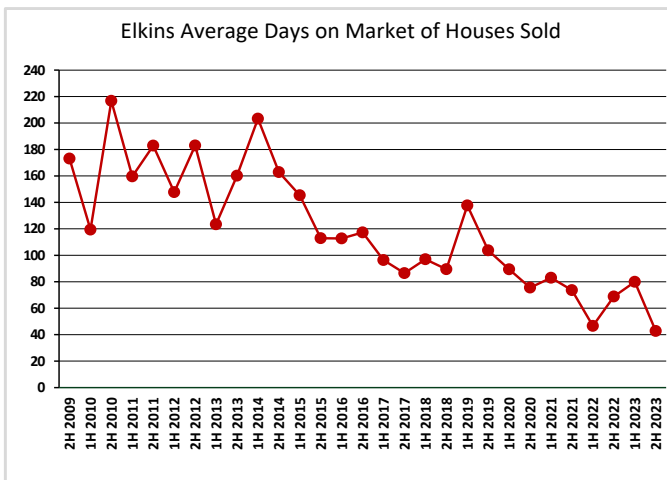
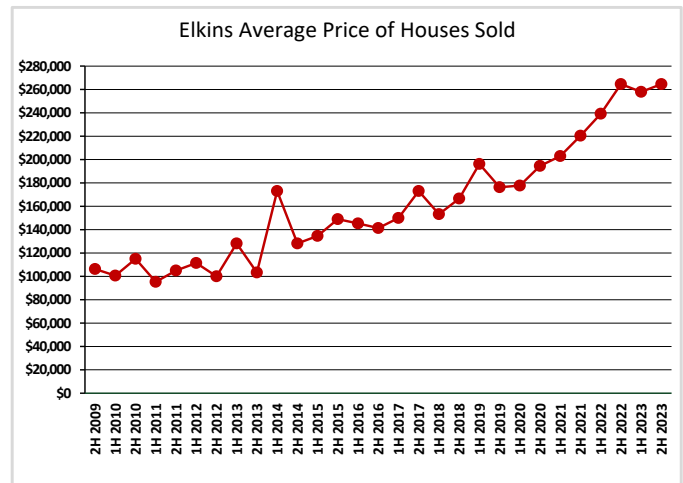
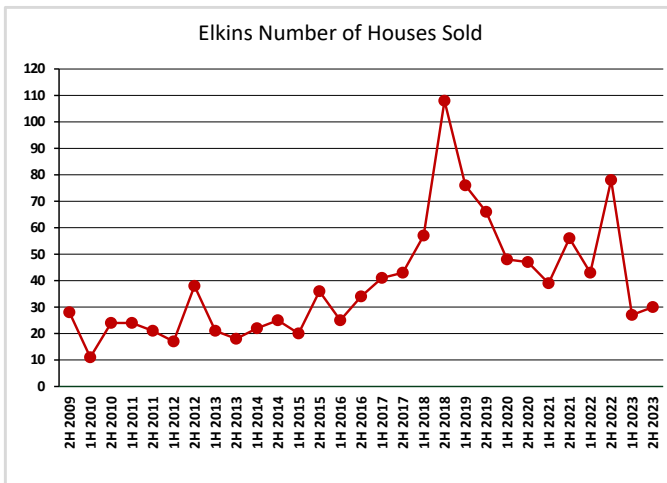
The average price of a house was \$264,555 at \$183.41 per square foot.

The median cost of a house was \$260,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	2	6.7%	1,028	47	91.4%
\$200,001 - \$250,000	11	36.7%	1,294	41	99.3%
\$250,001 - \$300,000	13	43.3%	1,494	43	99.4%
\$300,001 - \$350,000	1	3.3%	1,615	51	98.5%
\$350,001 - \$400,000	3	10.0%	2,142	44	97.5%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Elkins Sold	30	100.0%	1,458	43	98.6%

Elkins

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	78	27	30	-61.5%	11.1%
Average Price of Houses Sold	\$264,578	\$257,963	\$264,555	0.0%	2.6%
Average Days on Market	69	80	43	-37.9%	-46.5%
Average Price per Square Foot	\$171.17	\$171.43	\$183.41	7.2%	7.0%
Percentage of County Sales	3.0%	1.1%	1.2%	-60.1%	10.6%
Number of New Houses Sold	36	1	1	-97.2%	0.0%
Average Price of New Houses Sold	\$263,918	\$285,000	\$250,000	-5.3%	-12.3%
Average Days on Market of New Houses Sold	87	66	28	-68.0%	-57.6%
Number of Houses Listed	6	7	5	-16.7%	-28.6%
Average List Price of Houses Listed	\$324,449	\$326,957	\$253,200	-22.0%	-22.6%

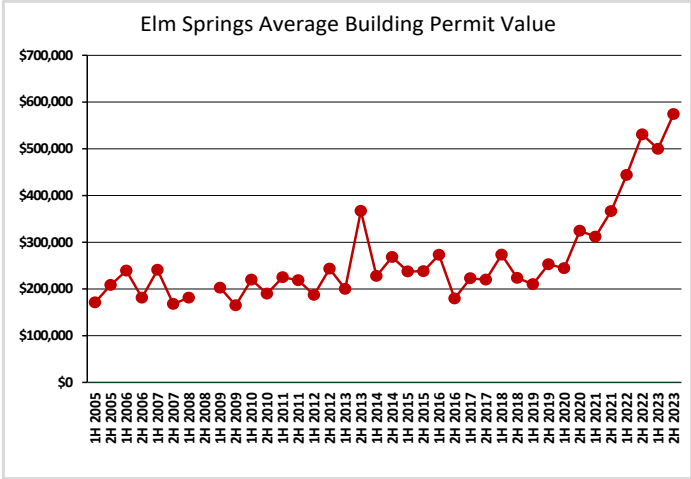
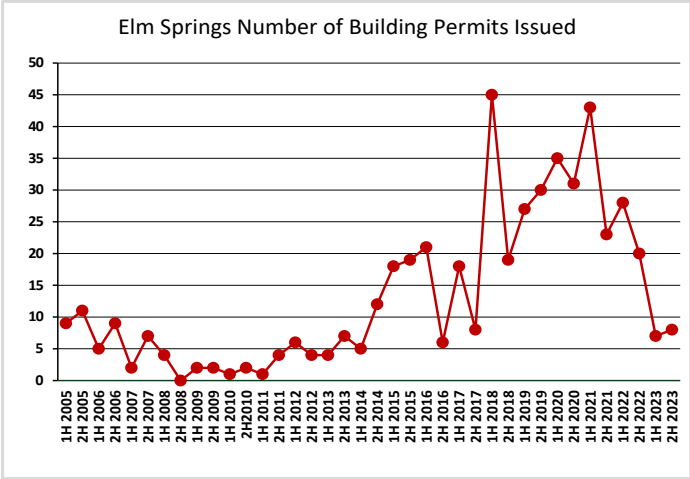
Elkins

Characteristics of Houses Sold

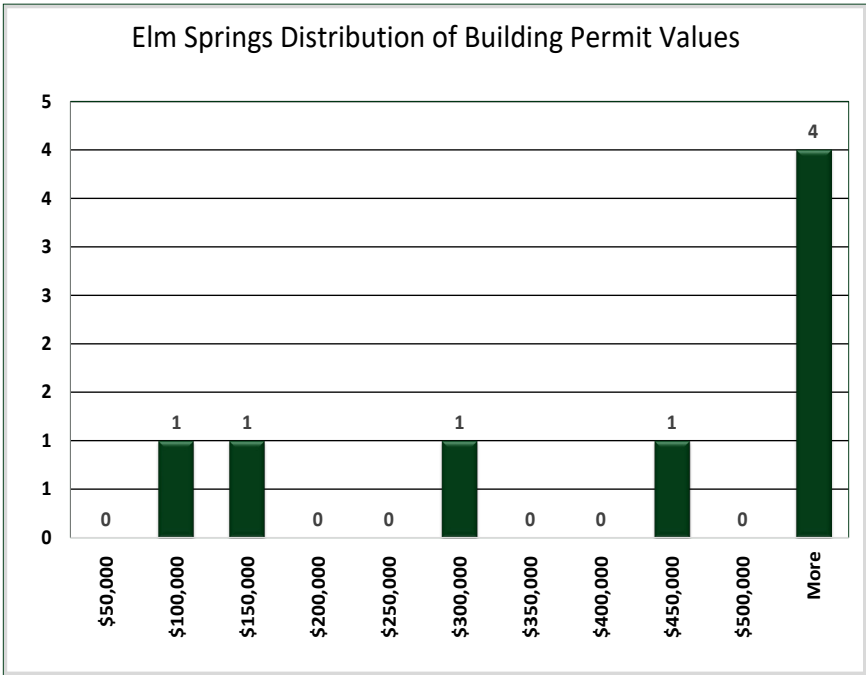
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bonnell	1	3.3%	1,024	70	\$200,000	\$195.31
Deer Valley	2	6.7%	1,612	33	\$272,250	\$169.12
Elkridge Plantation	1	3.3%	1,429	60	\$260,000	\$181.95
Hollybrooke Estates	3	10.0%	1,657	40	\$292,333	\$182.72
Meadowbrook	2	6.7%	1,569	32	\$275,000	\$175.43
Millers Meadow	2	6.7%	1,402	36	\$263,750	\$188.30
Oakleaf Manor	2	6.7%	1,663	40	\$277,618	\$167.56
Oakwoods	4	13.3%	1,269	37	\$233,725	\$184.30
Stokenbury Farms	5	16.7%	1,547	58	\$269,600	\$175.35
Stonecrest	1	3.3%	2,215	37	\$395,000	\$178.33
Twin Oaks	4	13.3%	1,168	38	\$213,875	\$184.52
Woodbridge	1	3.3%	1,170	49	\$229,000	\$195.73
Other	2	6.7%	1,485	39	\$330,000	\$225.06
Elkins Houses Sold	30	100.0%	1,458	43	\$264,555	\$183.41



Elm Springs Building Permits



Elm Springs	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	20	7	8	-60.0%	14.3%
Average Value of Residential Building Permits	\$530,789	\$499,768	\$574,220	8.2%	14.9%



Elm Springs Active Subdivisions

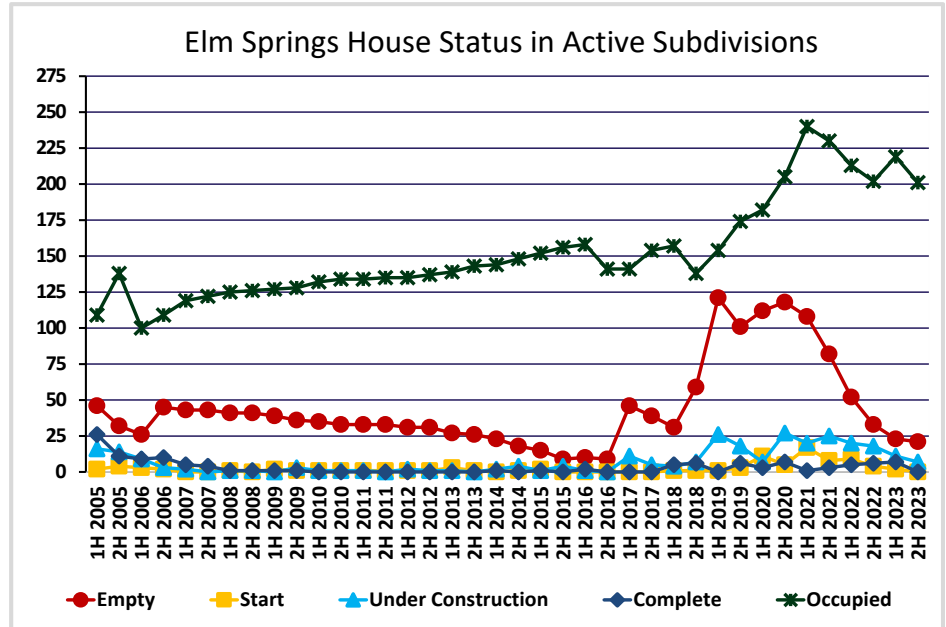
There were 229 total lots in 4 active subdivisions in Elm Springs in the second half of 2023. 87.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.1 were under construction, 0.0 percent were starts, and 9.2 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the second half of 2023 was Highlands at Elm Springs with 6.

Highlands at Elm Springs had the most houses becoming occupied in Elm Springs with 7 houses. An additional 6 houses in Oak Park became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 0 of the 4 active subdivisions in Elm Springs.

15 new houses in Elm Springs became occupied in the second half of 2023. The annual absorption rate implies that there are 5.8 months of remaining inventory in active subdivisions, down from 12.0 percent in the first half of 2023.



In 4 out of the 4 active subdivisions in Elm Springs, absorption has occurred in the second half of 2023.

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

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

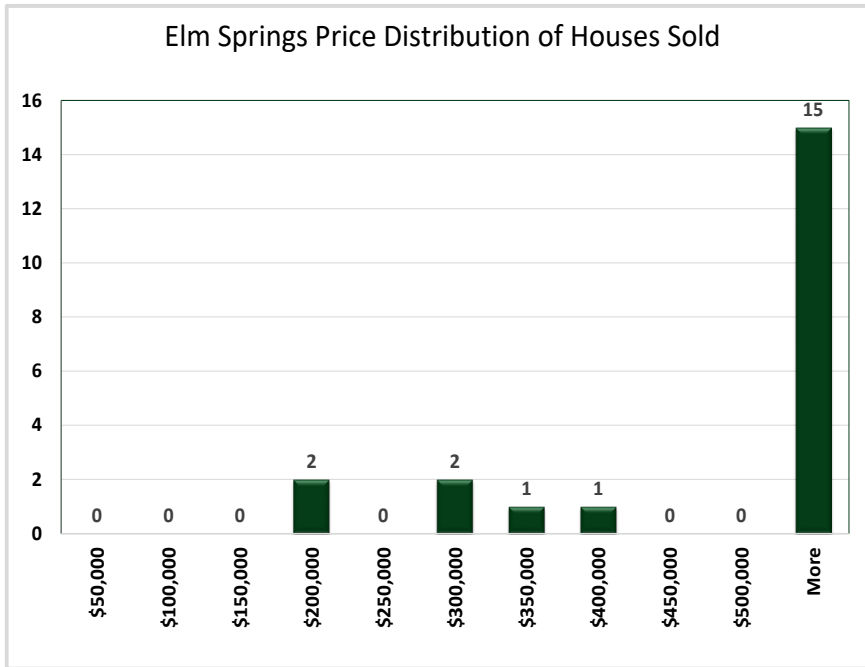
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	2	0	1	0	64	67	1	18.0
Elm Valley, Phase II	2	0	0	0	89	91	6	2.7
Highlands at Elm Springs	17	0	6	0	24	47	7	19.7
Oak Park	0	0	0	0	24	24	1	0.0
Oak Park	0	0	0	1	23	24	4	0.8
Elm Springs Active Subdivisions	21	0	7	0	201	229	15	5.8

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.

Elm Springs

Price Distribution of Houses Sold



21 houses were sold in Elm Springs in the second half of 2023.

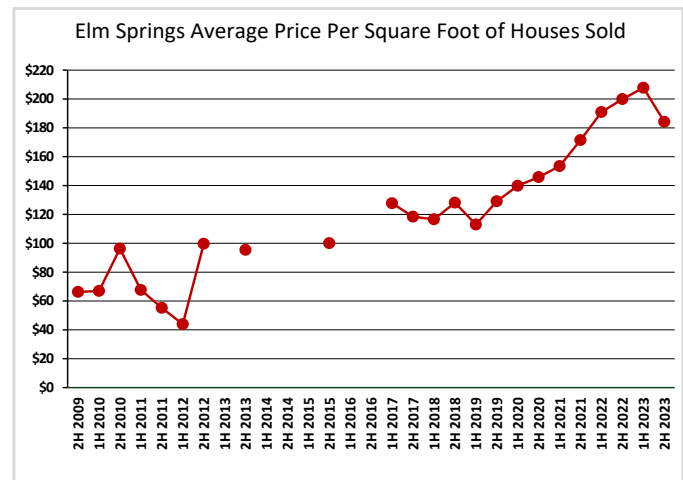
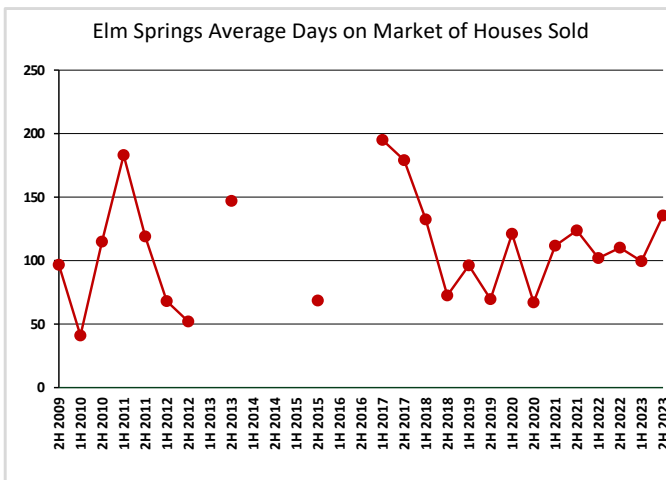
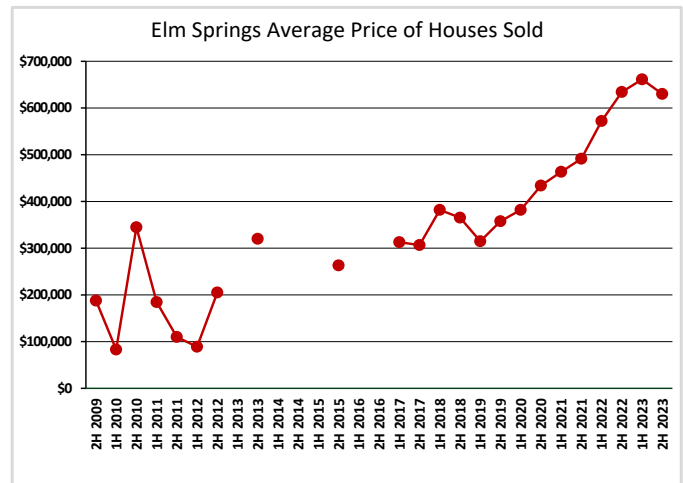
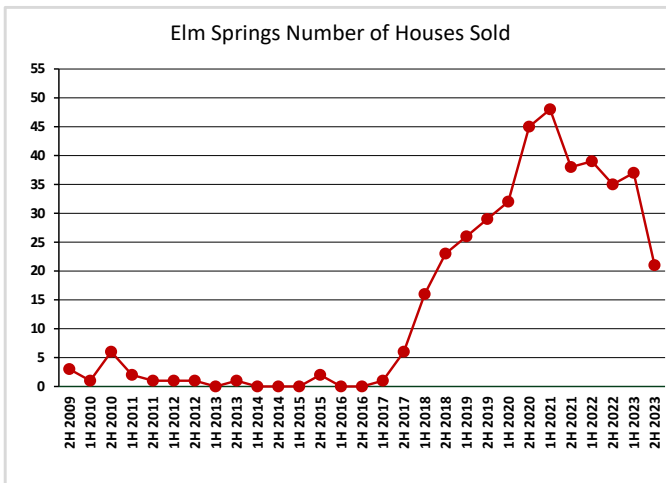
The average price of a house was \$630,096 at \$184.20 per square foot.

The median cost of a house was \$595,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	2	9.5%	1,571	280	96.0%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	2	9.5%	1,981	43	97.3%
\$300,001 - \$350,000	1	4.8%	2,456	75	94.0%
\$350,001 - \$400,000	1	4.8%	2,520	51	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	15	71.4%	3,993	138	97.6%
Elm Springs Sold	21	100.0%	3,427	135	97.3%

Elm Springs

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	35	37	21	-40.0%	-43.2%
Average Price of Houses Sold	\$634,318	\$661,315	\$630,096	-0.7%	-4.7%
Average Days on Market	110	100	135	22.9%	36.1%
Average Price per Square Foot	\$199.87	\$207.77	\$184.20	-7.8%	-11.3%
Percentage of County Sales	3.2%	3.8%	2.0%	-38.2%	-47.5%
Number of New Houses Sold	17	14	6	-64.7%	-57.1%
Average Price of New Houses Sold	\$709,155	\$693,006	\$783,000	10.4%	13.0%
Average Days on Market of New Houses Sold	171	139	242	41.4%	73.9%
Number of Houses Listed	20	9	10	-50.0%	11.1%
Average List Price of Houses Listed	\$835,845	\$855,278	\$779,620	-6.7%	-8.8%

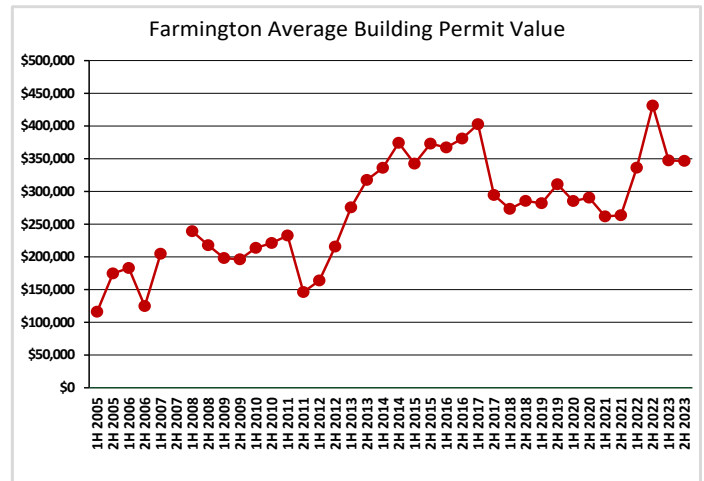
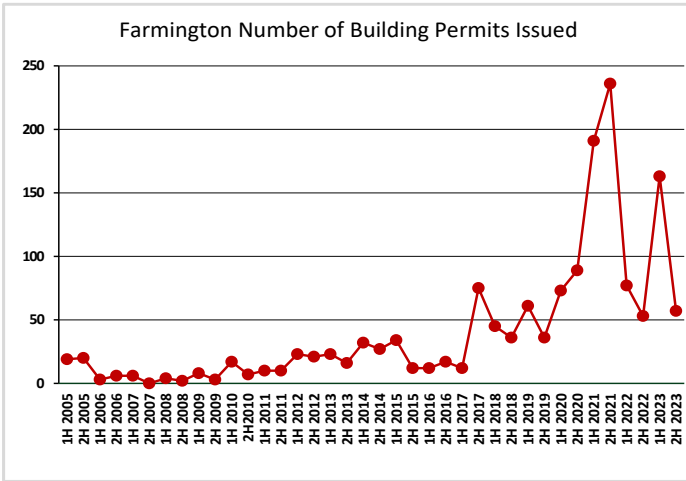
Elm Springs

Characteristics of Houses Sold

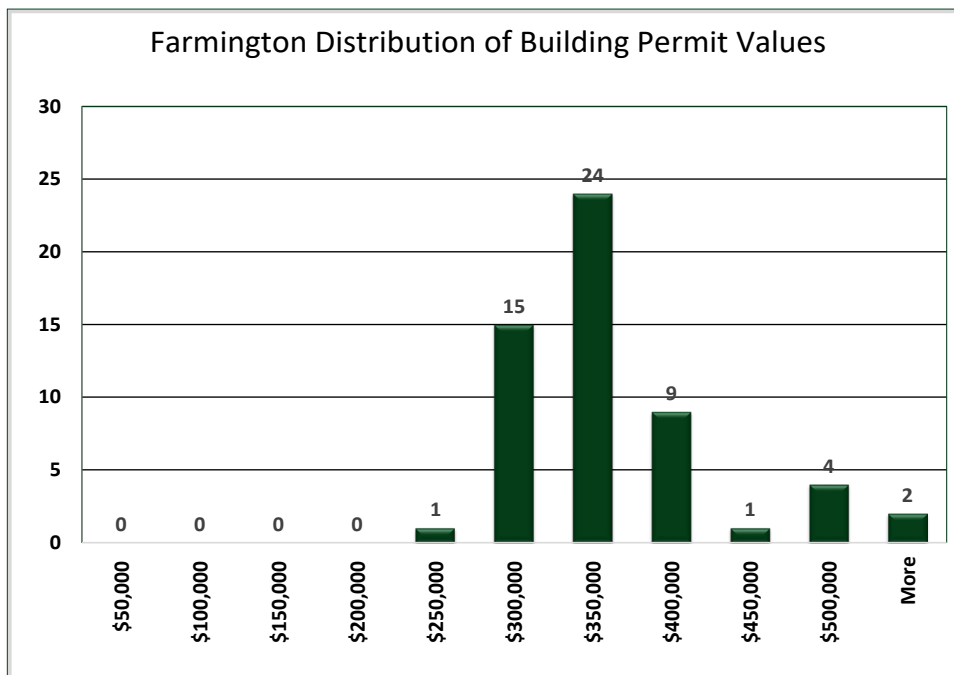
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Churchill	1	4.8%	12,230	103	\$1,950,000	\$159.44
Collins Cove	2	9.5%	3,083	316	\$624,500	\$201.85
Elm Springs Original	1	4.8%	2,026	55	\$294,000	\$145.11
Elm Valley	2	9.5%	3,170	293	\$632,500	\$199.92
Elmdale Lake Estates	1	4.8%	4,857	181	\$880,000	\$181.18
Estates At Brush Creek	1	4.8%	3,257	42	\$699,000	\$214.61
Highlands At Elm Springs	1	4.8%	4,313	71	\$1,150,000	\$266.64
Mill Park	3	14.3%	2,678	44	\$548,673	\$204.87
Oak Park	1	4.8%	3,300	46	\$749,000	\$226.97
Pinkley	1	4.8%	2,900	147	\$645,000	\$222.41
Plantation Estates	2	9.5%	4,249	67	\$692,500	\$172.28
Other	5	23.8%	2,011	143	\$264,000	\$137.83
Elm Springs Sold	21	100.0%	3,427	135	\$630,096	\$184.20



Farmington Building Permits



Farmington	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	53	163	56	5.7%	-65.6%
Average Value of Residential Building Permits	\$431,134	\$347,344	\$352,661	-18.2%	1.5%



Farmington Active Subdivisions

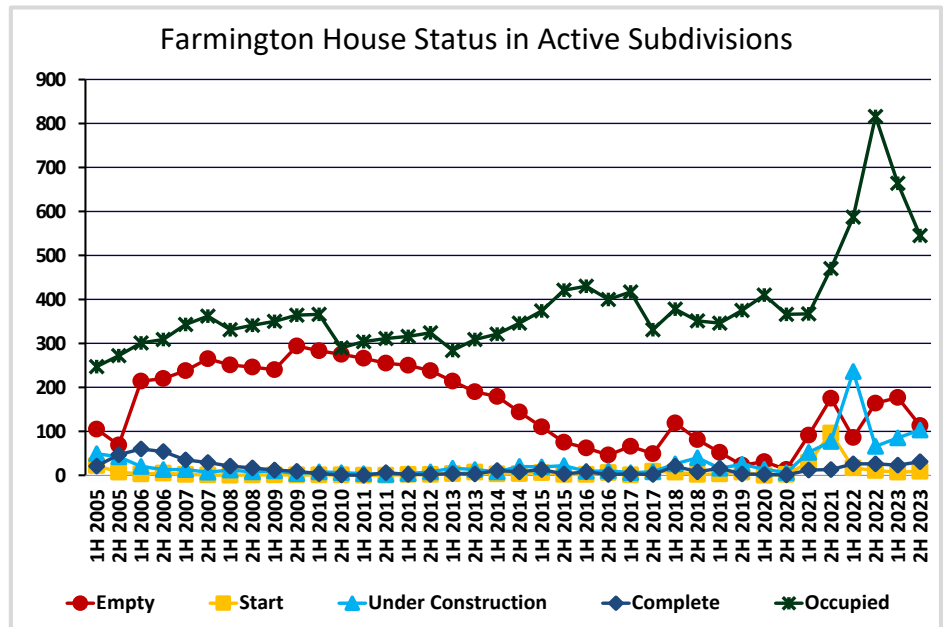
There were 801 total lots in 12 active subdivisions in Farmington in the second half of 2023. 68.0 percent of the lots were occupied, 3.9 percent were complete but unoccupied, 12.9 were under construction, 1.1 percent were starts, and 14.1 percent were empty lots.

The subdivisions with the most houses under construction in Farmington during the second half of 2023 were Goose Creek, Phase III with 39, Groves at Engles Mill, Phase III with 35 and Summerfield with 14.

Groves at Engles Mill, Phase III had the most houses becoming occupied in Farmington with 32 houses. An additional 23 houses in Wagon Wheel Crossing, Phase I became occupied in the second half of 2023.

New construction or progress in existing construction has occurred in the last year in all of the 12 active subdivisions in Farmington.

67 new houses in Farmington became occupied in the second half of 2023. The annual absorption rate implies that there are 11.2 months of remaining inventory in active subdivisions, down from 14.3 percent in the first half of 2023.



In 3 out of the 12 active subdivisions in Farmington, no absorption has occurred in the second half of 2023.

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

Additionally, 143 new lots in 2 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Grove at Engles Mill Park, IV	2H 2023	61		61
Hillcrest	2H 2023		82	82
New and Preliminary		61	82	143

Farmington

Active Subdivisions

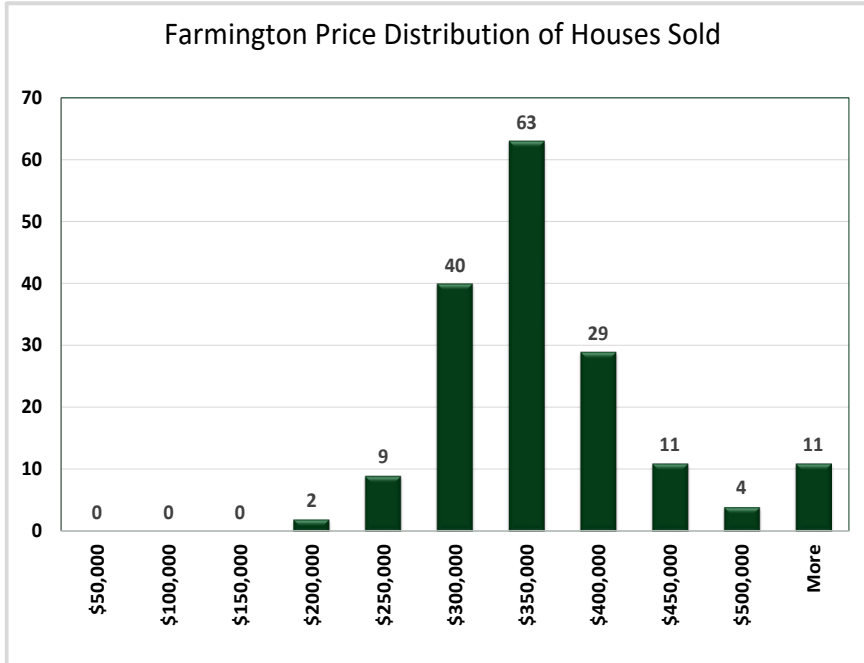
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington Creek	1	1	5	1	19	27	0	--
Farmington Heights, Phase I	0	0	0	1	124	125	1	4.0
Farmington Heights, Phase II	3	0	0	0	88	91	0	9.0
Goose Creek, Phase I ¹	0	0	0	0	51	51	1	0.0
Goose Chreek, Phase III	13	0	39	4	4	60	4	168.0
Groves at Engles Mill, Phase II	1	0	2	0	47	50	3	7.2
Groves at Engles Mill, Phase III	4	2	35	2	39	82	32	13.2
Hunter Village ¹	0	0	14	0	0	14	0	--
South Club House Estates	4	0	0	0	69	73	0	48.0
Summerfield	87	6	1	14	9	117	3	144.0
Wagon Wheel Crossing, Phase I	0	0	6	7	71	84	23	2.2
Windgate	0	0	1	2	24	27	0	--
Farmington Active Lots	113	9	103	31	545	801	67	20.5

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.

Farmington

Price Distribution of Houses Sold



169 houses were sold in Farmington in the second half of 2023.

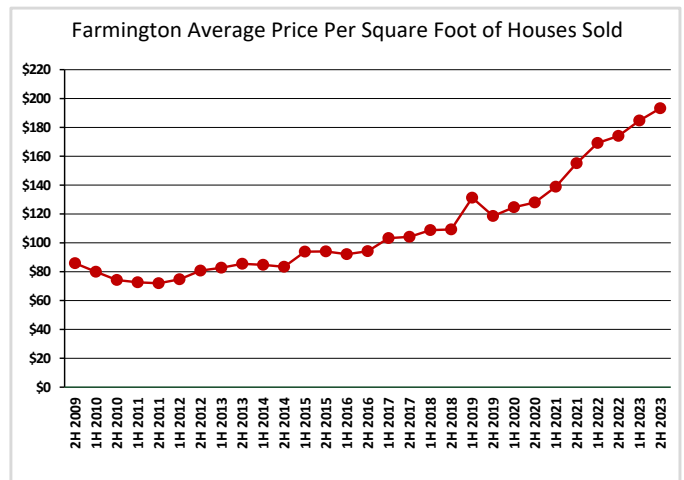
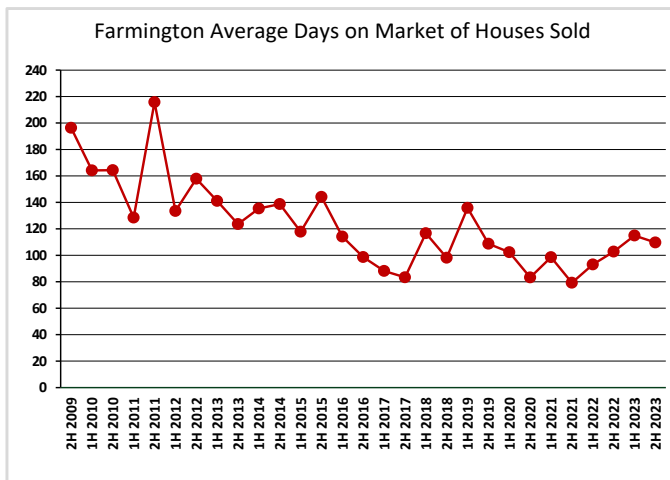
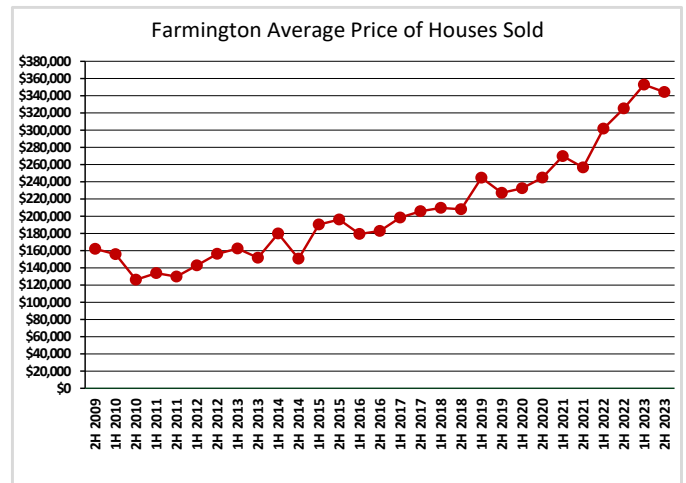
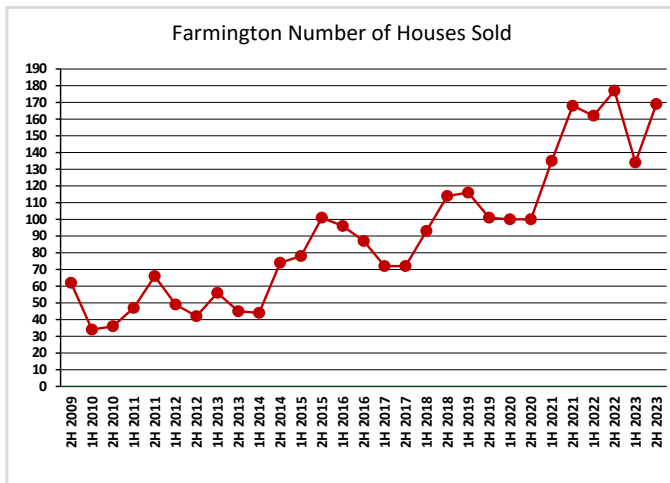
The average price of a house was \$344,295 at \$193.23 per square foot.

The median cost of a house was \$318,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	2	1.2%	1,227	134	101.6%
\$200,001 - \$250,000	9	5.3%	1,453	54	95.5%
\$250,001 - \$300,000	40	23.7%	1,432	126	99.9%
\$300,001 - \$350,000	63	37.3%	1,685	93	99.4%
\$350,001 - \$400,000	29	17.2%	1,985	137	99.6%
\$400,001 - \$450,000	11	6.5%	2,158	108	99.6%
\$450,001 - \$500,000	4	2.4%	2,412	174	99.6%
\$500,001+	11	6.5%	2,874	90	98.2%
Farmington Sold	169	100%	1,784	110	99.3%

Farmington

Characteristics of Houses Sold



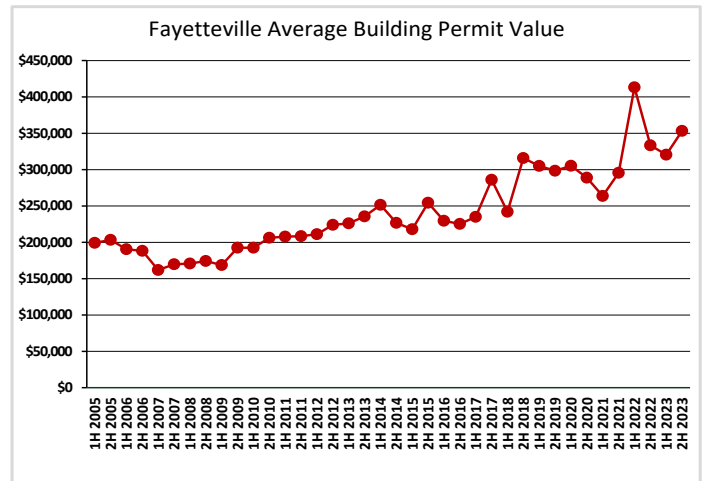
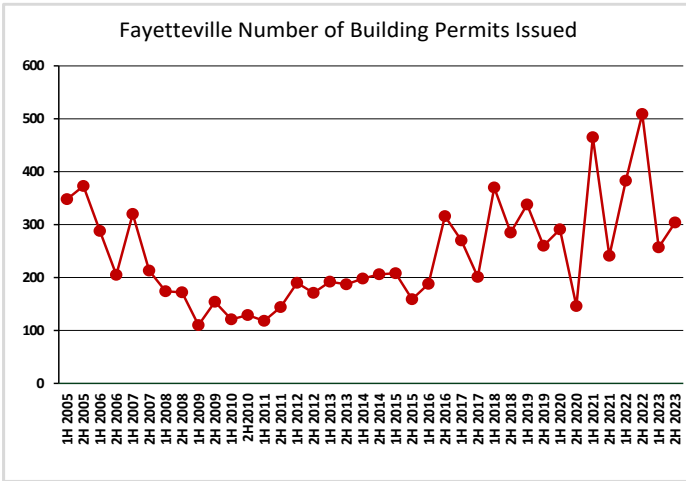
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	177	134	169	-4.5%	26.1%
Average Price of Houses Sold	\$325,159	\$352,902	\$344,295	5.9%	-2.4%
Average Days on Market	103	115	110	6.8%	-4.5%
Average Price per Square Foot	\$174.09	\$184.72	\$193.23	11.0%	4.6%
Percentage of County Sales	8.4%	7.4%	8.8%	4.8%	19.4%
Number of New Houses Sold	115	74	110	-4.3%	48.6%
Average Price of New Houses Sold	\$333,841	\$364,608	\$334,675	0.2%	-8.2%
Average Days on Market of New Houses Sold	132	106	134	1.9%	27.4%
Number of Houses Listed	27	58	52	92.6%	-10.3%
Average List Price of Houses Listed	\$403,732	\$408,330	\$414,811	2.7%	1.6%

Farmington

Characteristics of Houses Sold

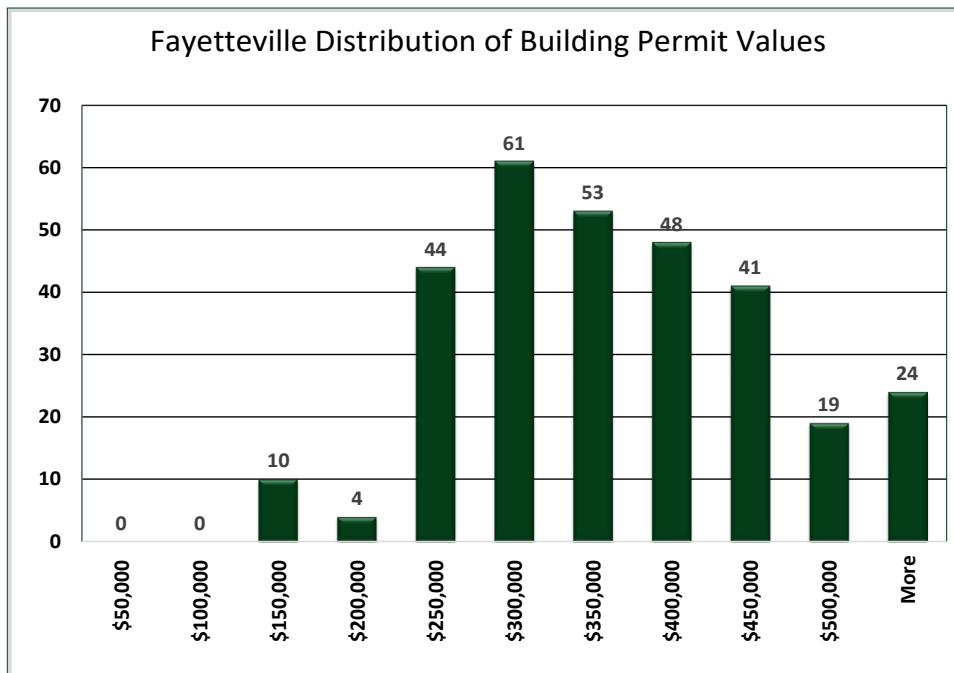
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cedar Crest	1	0.6%	1,743	28	\$376,900	\$216.24
East Creek Place	1	0.6%	1,873	18	\$340,000	\$181.53
Farmington Heights	6	3.6%	1,594	45	\$308,667	\$194.03
Farmington Original	1	0.6%	1,316	62	\$245,500	\$186.55
Goose Creek Village	13	7.7%	1,720	100	\$333,769	\$194.13
Green	2	1.2%	1,147	37	\$240,000	\$208.74
Grove at Engle's Mill, The	54	32.0%	1,573	141	\$320,928	\$203.80
Meadowlark	1	0.6%	1,484	65	\$287,000	\$193.40
Meadowlark Estates	2	1.2%	1,093	28	\$234,500	\$214.52
Meadowsweet	1	0.6%	1,973	89	\$324,000	\$164.22
Mountain View Estates	2	1.2%	3,279	128	\$652,000	\$199.43
North Club House Estates	3	1.8%	2,563	100	\$375,300	\$147.15
North Ridge	1	0.6%	1,874	33	\$307,000	\$163.82
Red Bird Estates	1	0.6%	1,440	60	\$240,000	\$166.67
Riviera Estates	2	1.2%	1,912	90	\$321,250	\$168.18
Rose Court-Valley -View HPR	2	1.2%	1,716	54	\$213,500	\$124.79
Saddle Brook	6	3.6%	1,719	37	\$332,583	\$193.55
South Club House Estates	2	1.2%	2,328	63	\$415,500	\$178.25
South Haven	3	1.8%	1,564	45	\$273,333	\$174.95
Southwinds	3	1.8%	1,912	62	\$327,333	\$171.33
Summerfield	8	4.7%	2,160	167	\$423,866	\$195.86
Twin Falls	5	3.0%	2,924	54	\$654,300	\$225.67
Wagon Wheel Crossing	35	20.7%	1,765	128	\$334,549	\$189.76
Walnut Grove	1	0.6%	2,422	129	\$510,000	\$210.57
Willow West	1	0.6%	1,419	37	\$269,000	\$189.57
Windgate	2	1.2%	2,299	113	\$440,000	\$191.39
Other	10	5.9%	1,944	91	\$343,680	\$174.05
Farmington Sold Houses	169	100.0%	1,784	110	\$344,295	\$193.23

Fayetteville Building Permits



Fayetteville	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	509	257	304	-40.3%	18.3%
Average Value of Residential Building Permits	\$333,460	\$320,516	\$353,262	5.9%	10.2%

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



Fayetteville

Active Subdivisions

There were 2,570 total lots in 57 active subdivisions in Fayetteville in the second half of 2023. 68.7 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 7.2 were under construction, 1.1 percent were starts, and 20.4 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the second half of 2023 were Park Meadows, Phase IV with 52, Timber Ridge Estates with 28, The Element, Phase I with 20.

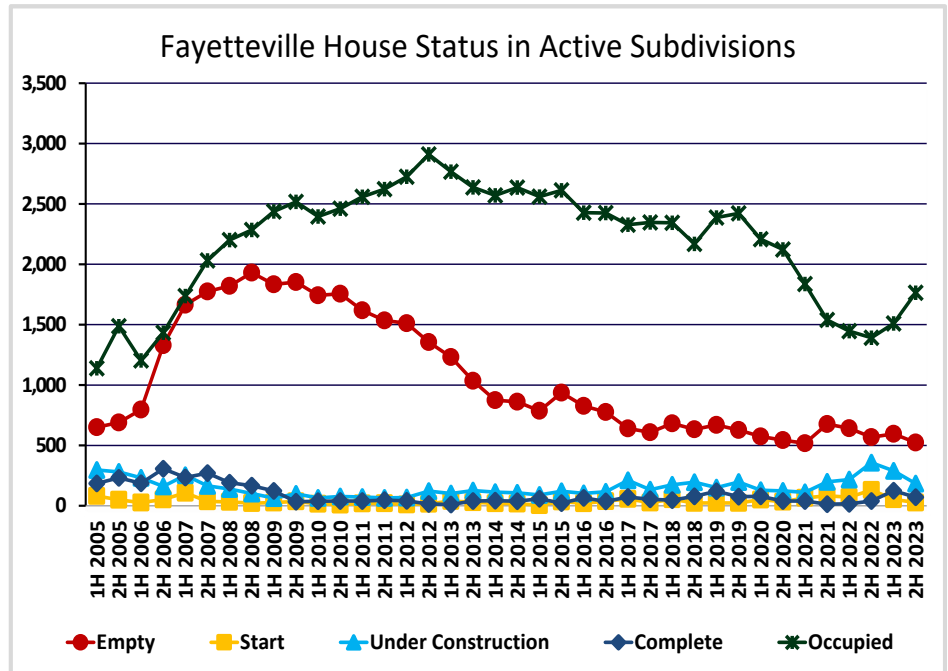
Villages of Sloanbrook, Phase VII had the most houses becoming occupied in Fayetteville with 66 houses. An additional 41 houses in Magnolia Park, Phase I, II became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 10 of the 57 active subdivisions in Fayetteville.

311 new houses in Fayetteville became occupied in the second half of 2023. The annual absorption rate implies that there are 13.4 months of remaining inventory in active subdivisions, had no change from 20.7 percent in the first half of 2023.

In 11 out of the 57 active subdivisions in Fayetteville, no absorption has occurred in the second half of 2023.

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



Fayetteville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Jane Estates, Phase I ^{1,2}	2	0	0	0	20	22	0	--
Blackberry Ridge	14	2	4	0	5	25	3	48.0
Bridgeport, Phase VII	0	0	0	1	12	13	0	--
Bridgewater Lane	1	0	0	0	5	6	1	4.0
Brooklands @ Mountain Ranch	16	0	2	0	67	85	0	72.0
Brooklands @ Mountain Ranch Phase III	4	1	5	1	10	21	3	13.2
Brooklands @ Mountain Ranch, Phase IV	14	0	2	0	7	23	7	27.4
Creekside Meadows	0	0	0	0	113	113	13	0.0
Crescent Lake	1	0	0	0	40	41	1	12.0
Cross Keys Estates ²	1	0	0	0	11	12	0	--
Crystal Springs Village, Phase I, II	92	0	6	2	61	161	30	19.7
Deerpath Estates, Phase II ^{1,2}	8	0	1	0	6	15	0	--
Dutton Wood	8	0	0	2	2	12	2	60.0
Eastern Park ¹	0	0	2	0	10	12	0	24.0
Element, The, Phase I ¹	30	7	20	0	0	57	0	--
Estates at Dogwood Canyon, The	13	0	0	0	42	55	1	52.0
Gulley Grove	0	0	0	2	49	51	5	0.9
Havenwood ^{1,2}	2	0	0	0	13	15	0	--
Hawks Bill (Reindl Woods)	6	0	2	0	1	9	0	--
Heartfield Estates, Phase II	2	0	2	0	0	4	0	--
Henderson Park, Phase I	41	2	4	0	0	47	0	--
Lynnwood Estates	5	1	0	1	1	8	0	--
Magnolia Park, Phase I, II	0	0	5	2	103	110	41	0.9
Markham Hill, Phase I	13	1	0	0	5	19	3	33.6
Mission Heights, Phase II A	20	0	3	0	4	27	1	138.0
Mission Heights, Phase III ¹	19	0	0	0	2	21	0	114.0
Mountain Ranch, Phase I ^{1,2}	6	0	0	0	105	111	0	--
Nash Crossing, Phase I	0	0	0	0	28	28	5	0.0
Nash Crossing, Phase II ²	0	0	0	0	28	28	5	0.0
Oakbrooke, Phase I	44	7	2	1	15	69	3	216.0
Oakbrooke, Phase II	8	0	0	0	33	41	1	96.0
Park Meadows, Phase I	4	0	0	2	63	69	1	14.4
Park Meadows, Phase IV	0	0	52	0	13	65	13	48.0
Park Ridge Estates ^{1,2}	2	1	0	0	23	26	0	--
Parkerman Estates ¹	1	0	0	0	7	8	0	12.0
Remington Estates	2	1	0	0	24	27	2	18.0

Fayetteville

New and Preliminary Subdivisions

2,260 new lots in 31 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aiden's Place	2H 2023		100	100
Aronson, The	1H 2023	214		214
Borns Bend	2H 2023	16		16
Brooklands @ Mountain Ranch V-VII	2H 2022	73		73
Cadence Ridge	2H 2021	14		14
Chandler Crossing	1H 2023	313		313
Courtyards at Owl Creek	2H 2022	54		54
Crystal Springs Cluster Phase I, II	2H 2023		22	22
Element, The Phase III	2H 2023		43	43
Element, The Phase III	2H 2023	147		147
Ellis Estates (County)	2H 2023	58		58
Happy Hollow	2H 2022	18		18
Riverwalk, Phase V	2H 2023		36	36
Hughmont North, Phase II	2H 2022	43		43
Hughmont South	2H 2023	48		48
Irish Bend SD	1H 2022		38	38
Livingston	1H 2023	56		56
Magnolia Park, Phase III, IV	2H 2023	55		55
Markham Hill SD Phase II	1H 2022		62	62
Meadows at Stonebridge	2H 2022		69	69
New Horizons	2H 2021	26		26
Oak Bailey Cluster Housing	1H 2023	18		18
Old Missouri	2H 2023	36		36
Pine Hollow	2H 2023	20		20
Preserve at Stonebridge	2H 2023	134		134
Riverside Village, Phase I	2H 2023	106		106
Riverside Village, Phase II	2H 2023	138		138
Riverside Village, Phase III	2H 2023	11		11
Rouse and Rouse	2H 2022	132		132
Southernwoods Cluster, Phase II	2H 2023		134	134
Sweet Bay at Kessler	2H 2023	26		26
New and Preliminary		1,756	504	2,260

Fayetteville

Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Riverwalk, Phase IV	0	0	1	1	49	51	25	0.5
Roczen Duplexes	0	0	0	13	10	23	10	15.6
Southern Woods S/D Cluster Housing Development	0	0	6	0	21	27	21	3.4
Stone Hollow	9	0	0	3	1	13	1	144.0
Stone Mountain, Phase I ²	11	0	0	0	101	112	0	--
Stonebridge Meadows, Phase V ¹	1	0	1	0	69	71	0	--
Stonebrook	0	0	0	0	43	43	5	0.0
Summit Place, Phase I	8	1	2	0	13	24	1	132.0
Summit Place, Phase II	21	0	0	1	23	45	2	52.8
Timber Ridge Estates	0	0	28	6	41	75	5	27.2
Timber Trails ²	9	0	0	0	102	111	0	--
Towne West, Phase I, II	1	0	19	11	11	42	0	74.4
Towne West, Phase III, IV	29	2	11	13	13	68	13	50.8
Treetops	6	0	3	2	31	42	5	26.4
Twin Springs Estates, Phase II ¹	6	0	0	0	17	23	0	72.0
Villages of Sloanbrook, Phase VII	0	0	0	3	108	111	66	0.3
West End ²	3	0	0	0	55	58	0	--
Westview Meadows	0	0	0	0	48	48	1	0.0
Whispering Meadows	5	0	0	0	3	8	2	30.0
Willow Bend	34	1	0	2	15	52	6	63.4
Woodridge, Phase III & IV	1	0	1	2	63	67	7	0.8
Fayetteville Active Lots	523	27	184	71	1,765	2,570	311	13.4

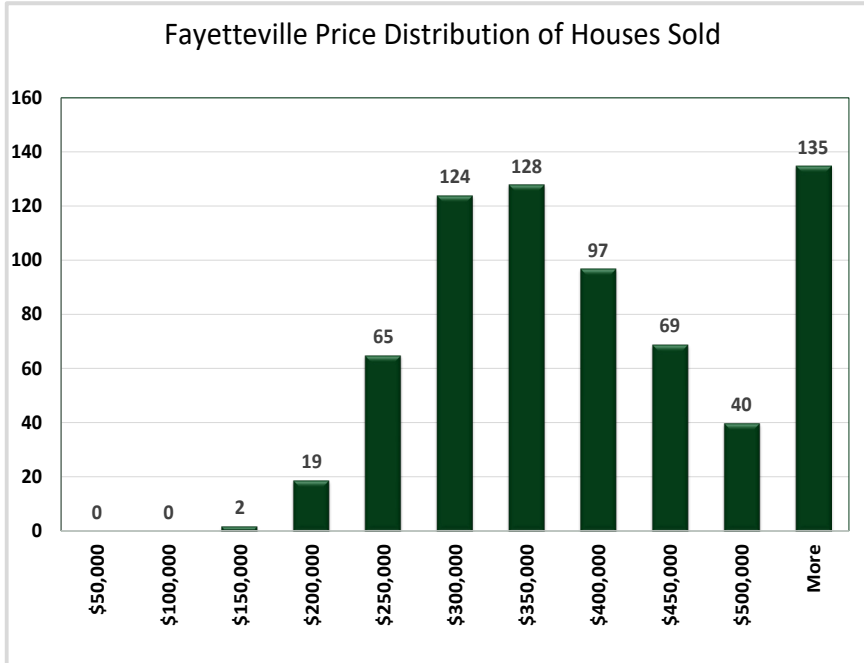
¹ No absorption has occurred in this subdivision in the last year.

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



Fayetteville

Price Distribution of Houses Sold



679 houses were sold in Fayetteville in the second half of 2023.

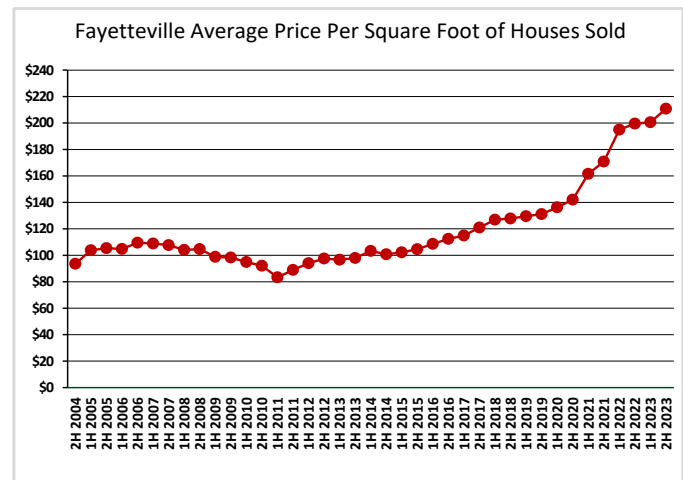
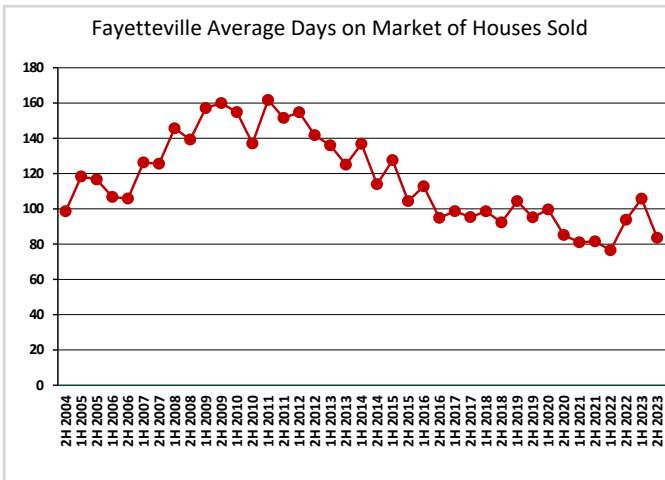
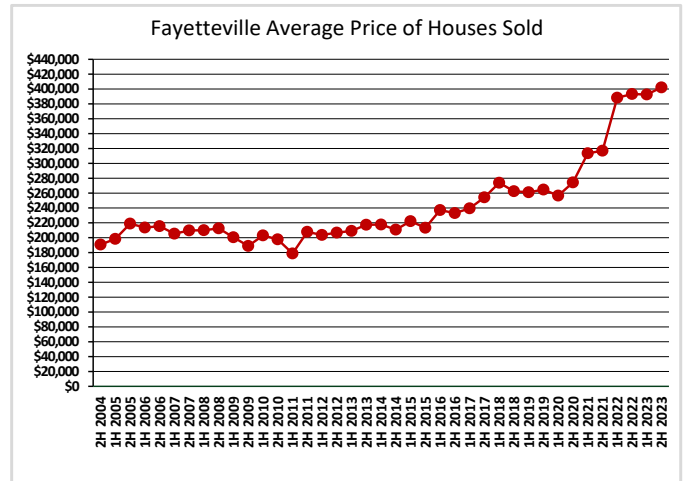
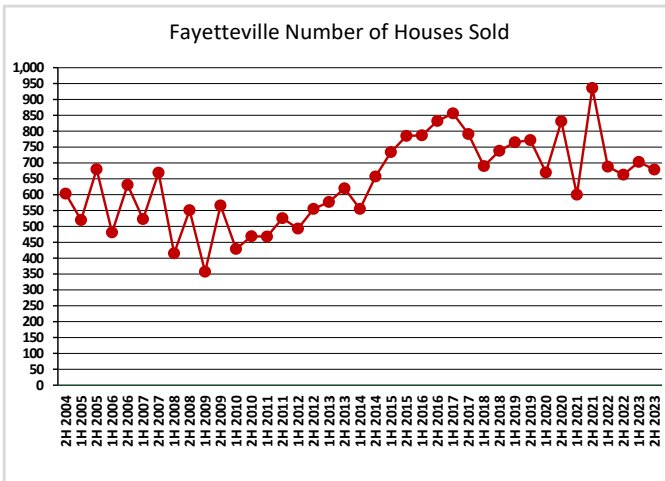
The average price of a house was \$402,140 at \$210.80 per square foot.

The median cost of a house was \$352,950.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	0.3%	1,230	30	100.0%
\$150,001 - \$200,000	19	2.8%	1,175	62	90.5%
\$200,001 - \$250,000	65	9.6%	1,157	61	99.2%
\$250,001 - \$300,000	124	18.3%	1,401	73	99.1%
\$300,001 - \$350,000	128	18.9%	1,708	85	99.3%
\$350,001 - \$400,000	97	14.3%	1,912	74	98.7%
\$400,001 - \$450,000	69	10.2%	2,114	106	98.2%
\$450,001 - \$500,000	40	5.9%	2,245	93	99.9%
\$500,001+	135	19.9%	2,866	100	98.9%
Fayetteville Sold	679	100.0%	1,915	84	98.8%

Fayetteville

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	663	703	679	2.4%	-3.4%
Average Price of Houses Sold	\$393,208	\$392,636	\$402,140	2.3%	2.4%
Average Days on Market	94	106	84	-10.9%	-21.0%
Average Price per Square Foot	\$199.51	\$200.61	\$210.80	5.7%	5.1%
Percentage of County Sales	38.1%	43.1%	41.4%	8.5%	-4.0%
Number of New Houses Sold	200	299	228	14.0%	-23.7%
Average Price of New Houses Sold	\$384,250	\$386,899	\$377,335	-1.8%	-2.5%
Average Days on Market of New Houses Sold	183	168	134	-26.9%	-20.3%
Number of Houses Listed	212	189	229	8.0%	21.2%
Average List Price of Houses Listed	\$541,091	\$575,063	\$477,654	-11.7%	-16.9%

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshier Heights	2	0.3%	2,104	54	\$610,750	\$290.34
Ambrose	1	0.1%	1,260	63	\$375,000	\$297.62
Barrington Parke	1	0.1%	2,300	27	\$468,500	\$203.70
Belair Acres	3	0.4%	1,053	20	\$219,667	\$208.13
Belclaire Estates	4	0.6%	2,938	53	\$573,225	\$196.30
Bellafont Gardens	1	0.1%	1,723	46	\$308,000	\$178.76
Bellwood	2	0.3%	1,544	49	\$308,750	\$199.91
Bird Haven Terrace	1	0.1%	1,554	67	\$290,000	\$186.62
Birwin Street	1	0.1%	1,947	48	\$410,000	\$210.58
Bishop	4	0.6%	1,121	45	\$224,125	\$201.93
Blueberry Meadows	1	0.1%	1,782	36	\$310,000	\$173.96
Bob White	1	0.1%	1,435	56	\$225,000	\$156.79
Boles	2	0.3%	1,595	49	\$447,500	\$274.05
Boxwood	1	0.1%	1,763	22	\$340,000	\$192.85
Bridgeport	4	0.6%	2,383	90	\$439,375	\$187.02
Broadview	1	0.1%	2,666	45	\$500,000	\$187.55
Brookbury Woods	3	0.4%	3,036	61	\$577,500	\$191.98
Brookhaven Estates	1	0.1%	3,864	48	\$800,000	\$207.04
Brookhollow	2	0.3%	1,172	46	\$260,375	\$222.17
Brooklands @ Mountain Ranch	9	1.3%	2,566	70	\$515,070	\$200.96
Brophy	1	0.1%	2,700	122	\$755,000	\$279.63
Bungalows At Cato Springs	1	0.1%	1,430	29	\$300,000	\$209.79
Burl Dodd	2	0.3%	1,600	104	\$398,975	\$249.36
Butterfield	1	0.1%	1,765	40	\$340,000	\$192.63
Butterfield Meadows	1	0.1%	2,121	39	\$423,880	\$199.85
Campbell Ave Condos HPR	2	0.3%	755	22	\$440,000	\$579.91
Candlewood	2	0.3%	6,404	42	\$1,952,500	\$287.14
Cedarwood	1	0.1%	1,892	185	\$385,000	\$203.49
Centerbrook	1	0.1%	1,310	55	\$245,000	\$187.02
Charleston Place	3	0.4%	2,580	57	\$530,917	\$206.84
Clabber Creek	7	1.0%	2,042	63	\$386,464	\$191.31
Clay Yoe	2	0.3%	2,224	70	\$617,500	\$272.86
Clearwood Crossings	2	0.3%	1,585	63	\$339,000	\$213.91
Clover Creek	2	0.3%	1,344	56	\$207,600	\$153.44

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Commons At Walnut Crossing	1	0.1%	1,211	70	\$245,000	\$202.31
Copper Creek	2	0.3%	3,030	33	\$567,500	\$187.73
Cottages At Old Wire	1	0.1%	1,940	35	\$533,500	\$275.00
Cottages on Cato Springs	4	0.6%	788	72	\$249,925	\$317.16
County Court	3	0.4%	1,683	210	\$375,000	\$224.41
Coves, The	4	0.6%	1,490	42	\$281,188	\$190.15
Creekside Meadows	17	2.5%	1,560	115	\$277,320	\$184.81
Creekview	6	0.9%	2,178	69	\$433,750	\$199.64
Creekwood Hills	1	0.1%	2,092	26	\$382,000	\$182.60
Crestwood Acres	1	0.1%	2,654	95	\$610,000	\$229.84
Cross Keys	3	0.4%	2,583	56	\$409,000	\$159.55
Crossover Heights	1	0.1%	2,425	68	\$415,000	\$171.13
Crystal Cove	1	0.1%	3,184	43	\$624,900	\$196.26
Crystal Springs	20	2.9%	1,866	94	\$339,904	\$184.54
Crystal Springs Village	2	0.3%	2,298	51	\$365,133	\$161.10
David Lyle Village	1	0.1%	1,654	63	\$293,500	\$177.45
Davis & Ferguson	1	0.1%	2,489	100	\$468,800	\$188.35
Deerfield Place	1	0.1%	1,619	2	\$215,000	\$132.80
Deerpath Estates	1	0.1%	3,726	167	\$755,000	\$202.63
Dunaway	1	0.1%	1,073	55	\$259,000	\$241.38
Dutton Woods	4	0.6%	2,864	111	\$731,200	\$255.30
East Oaks	3	0.4%	2,672	44	\$601,333	\$221.60
Eastgate	2	0.3%	983	25	\$237,500	\$241.69
Eastwood	1	0.1%	2,242	35	\$585,000	\$260.93
Element, The	14	2.1%	1,789	146	\$340,650	\$190.43
Englewood	2	0.3%	2,650	53	\$793,500	\$301.95
Evans Farm	1	0.1%	2,300	0	\$698,500	\$303.70
Fairfield	3	0.4%	1,679	41	\$310,333	\$186.42
Falcon Ridge	1	0.1%	1,816	71	\$333,000	\$183.37
Fayetteville Original	4	0.6%	2,430	49	\$974,875	\$430.06
Ferguson	1	0.1%	2,800	88	\$800,000	\$285.71
Fieldstone	9	1.3%	1,251	90	\$208,611	\$167.64
Fiesta Park	3	0.4%	950	34	\$217,000	\$228.81
Fincher	1	0.1%	1,087	54	\$245,000	\$225.39
Forest Heights	1	0.1%	2,260	35	\$300,000	\$132.74
Georgian Place	1	0.1%	1,440	28	\$220,000	\$152.78

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Glenbrook	1	0.1%	2,487	15	\$450,000	\$180.94
Glenwood Park	1	0.1%	1,280	36	\$370,000	\$289.06
Green Valley	2	0.3%	2,144	42	\$435,000	\$201.95
Greenbriar	1	0.1%	1,428	44	\$248,000	\$173.67
Greenfield	1	0.1%	1,412	32	\$305,000	\$216.01
Gulley Grove	4	0.6%	2,031	44	\$516,704	\$254.43
Hamptons, The	5	0.7%	2,068	52	\$392,566	\$190.09
Harrisons	1	0.1%	4,269	113	\$845,000	\$197.94
Harters Fairview	1	0.1%	2,246	28	\$560,000	\$249.33
Hawkins House At Shiloh	4	0.6%	1,232	44	\$256,250	\$208.14
Hemingway Ridge	1	0.1%	2,621	163	\$430,000	\$164.06
Hendrys	1	0.1%	784	67	\$180,000	\$229.59
Heritage East	3	0.4%	1,107	45	\$213,667	\$192.96
Heritage Village	3	0.4%	1,613	30	\$280,169	\$173.16
Hickory Park	1	0.1%	3,500	61	\$608,500	\$173.86
Hidden Lake Estates	1	0.1%	1,786	67	\$367,000	\$205.49
Hill Avenue Townhomes	1	0.1%	1,312	29	\$497,500	\$379.19
Hillcrest	1	0.1%	1,502	21	\$300,000	\$199.73
Holcomb Heights	2	0.3%	1,454	35	\$309,250	\$212.69
Horseshoe	2	0.3%	1,678	106	\$321,250	\$191.14
Hotz	1	0.1%	1,701	89	\$344,000	\$202.23
Houston Meadows	1	0.1%	966	70	\$210,000	\$217.39
Hughmount Village	6	0.9%	2,567	58	\$504,550	\$196.55
Huntclub	1	0.1%	1,372	28	\$263,400	\$191.98
Huntingdon	6	0.9%	2,276	37	\$385,317	\$171.34
Hyland Park	2	0.3%	3,695	57	\$908,000	\$244.61
Jackson Heights	1	0.1%	1,272	49	\$394,800	\$310.38
Jennings	1	0.1%	1,859	72	\$474,000	\$254.98
Kantz Place	1	0.1%	1,224	54	\$200,000	\$163.40
Lafayette Loft HPR	1	0.1%	1,255	29	\$519,000	\$413.55
Lakewood	3	0.4%	1,802	67	\$381,300	\$211.72
Legacy Bldg HPR	3	0.4%	1,339	53	\$689,000	\$507.88
Legacy Pointe	12	1.8%	2,303	85	\$421,283	\$184.13
Leverett Terrace	1	0.1%	1,042	130	\$190,000	\$182.34
Lewis Baldwin	3	0.4%	1,280	89	\$233,633	\$185.27
Lierly Lane	3	0.4%	1,719	42	\$342,667	\$199.80

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Magnolia Crossing	4	0.6%	1,312	34	\$267,250	\$203.97
Magnolia Park	27	4.0%	2,399	268	\$513,813	\$215.36
Maple Crest	1	0.1%	1,381	31	\$277,343	\$200.83
Maplewood	1	0.1%	1,326	40	\$380,000	\$286.58
Masonic	5	0.7%	2,558	27	\$899,400	\$350.26
Mathias	1	0.1%	1,444	43	\$385,000	\$266.62
Maxwell	3	0.4%	1,145	40	\$282,000	\$246.83
Mcclelland	1	0.1%	1,650	123	\$445,000	\$269.70
Meadowlands	2	0.3%	1,679	42	\$302,950	\$180.56
Meadowlark	2	0.3%	1,981	54	\$306,000	\$160.97
Mission Heights	1	0.1%	3,891	42	\$1,122,000	\$288.36
Mission Place	1	0.1%	1,532	36	\$380,000	\$248.04
Mountain Ranch	2	0.3%	1,826	27	\$351,100	\$193.64
Mountain View	2	0.3%	1,452	44	\$289,500	\$207.95
Nash Crossing	3	0.4%	1,347	36	\$272,990	\$202.67
North Briar	1	0.1%	1,381	28	\$257,500	\$186.46
North Heights	3	0.4%	2,197	43	\$340,833	\$155.58
North Ridge	2	0.3%	2,092	44	\$427,500	\$204.51
Oak Woods HPR	1	0.1%	1,164	49	\$180,000	\$154.64
Oakbrooke	1	0.1%	1,613	34	\$390,000	\$241.79
Oakland Hills	2	0.3%	2,467	39	\$487,202	\$199.50
Ottis Watson	1	0.1%	2,139	81	\$422,000	\$197.29
Owl Creek	2	0.3%	1,493	47	\$297,000	\$198.93
Paradise Gardens Condo	1	0.1%	1,610	33	\$314,000	\$195.03
Paradise View Estates	1	0.1%	2,134	37	\$425,000	\$199.16
Park Commons	2	0.3%	2,620	75	\$617,250	\$235.29
Park Meadows	41	6.0%	1,414	106	\$273,041	\$198.15
Park Place	2	0.3%	2,567	69	\$568,250	\$222.15
Park Ridge Estates	1	0.1%	2,628	34	\$549,900	\$209.25
Parkers Valley View Acres	9	1.3%	1,177	57	\$262,711	\$223.04
Parksdale	1	0.1%	2,000	135	\$469,900	\$234.95
Persimmon Place	4	0.6%	1,941	66	\$346,000	\$178.31
Pine Crest	3	0.4%	1,092	38	\$242,000	\$222.24
Pines At Springwoods HPR	2	0.3%	2,054	41	\$389,350	\$189.80
Putmans	1	0.1%	1,204	31	\$449,500	\$373.34
Quail Creek	7	1.0%	1,969	55	\$394,500	\$202.62

Fayetteville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quarry Trace	1	0.1%	1,458	42	\$277,500	\$190.33
Red Arrow	1	0.1%	960	86	\$194,000	\$202.08
Regency Estates	1	0.1%	1,625	1	\$310,000	\$190.77
Regency North	1	0.1%	1,466	67	\$300,000	\$204.64
Reserve At Steele Crossing HPR	1	0.1%	990	93	\$218,000	\$220.20
River Meadows	1	0.1%	2,701	34	\$532,000	\$196.96
Riverwalk	26	3.8%	2,100	107	\$428,731	\$204.48
Rock On Razorback Condos HPR	2	0.3%	834	32	\$183,250	\$219.31
Rockhaven	2	0.3%	1,826	93	\$336,900	\$184.45
Rockwood	2	0.3%	2,447	213	\$684,250	\$291.41
Rolling Hills Farm	1	0.1%	2,366	29	\$370,000	\$156.38
Rose Hill	2	0.3%	910	47	\$302,600	\$331.47
Rudolph	1	0.1%	2,416	94	\$700,000	\$289.74
Rupple Meadows	1	0.1%	2,075	50	\$360,000	\$173.49
Rupple Row	5	0.7%	2,010	76	\$336,500	\$167.64
S T Russell	2	0.3%	1,252	46	\$160,950	\$132.12
Sage Meadows	1	0.1%	1,642	40	\$315,000	\$191.84
Salem Heights	1	0.1%	2,190	53	\$400,000	\$182.65
Salem Village	4	0.6%	1,715	54	\$279,375	\$163.30
Sanford Green	2	0.3%	1,931	53	\$545,000	\$286.82
Scottswood Place	1	0.1%	1,999	144	\$273,500	\$136.82
Segraves Condos HPR	1	0.1%	1,390	36	\$500,000	\$359.71
Sequoyah Woods	4	0.6%	1,502	52	\$283,625	\$191.37
Silverthorne	1	0.1%	2,519	61	\$452,000	\$179.44
Skate Place Condos HPR	2	0.3%	1,414	43	\$210,000	\$149.75
Skyler Place	1	0.1%	1,368	29	\$228,000	\$166.67
Skyline Estates	1	0.1%	2,606	44	\$600,000	\$230.24
Southern Woods Cluster Housing	11	1.6%	1,174	84	\$293,545	\$250.15
Spring Hollow Estates	1	0.1%	2,715	143	\$415,000	\$152.85
St. James Park	1	0.1%	1,770	114	\$350,000	\$197.74
Stapletons	1	0.1%	1,713	33	\$370,000	\$216.00
Starr Lake	1	0.1%	2,679	39	\$600,000	\$223.96
Stone Hollow	1	0.1%	1,906	119	\$485,000	\$254.46
Stone Mountain	2	0.3%	3,537	52	\$701,750	\$198.36

Fayetteville

Characteristics of Houses Sold

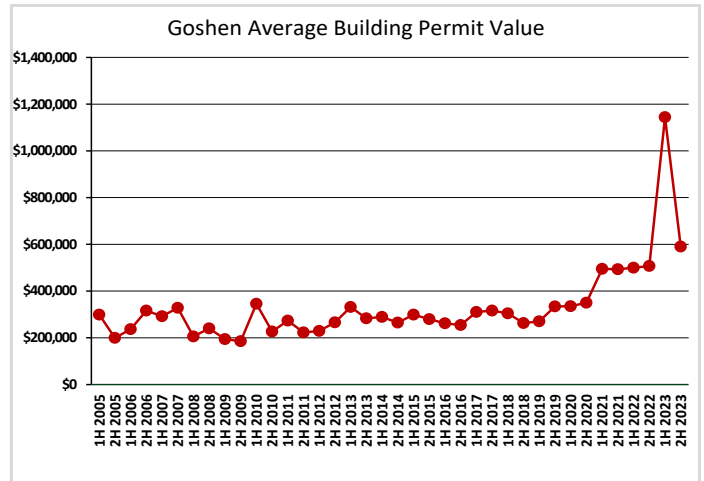
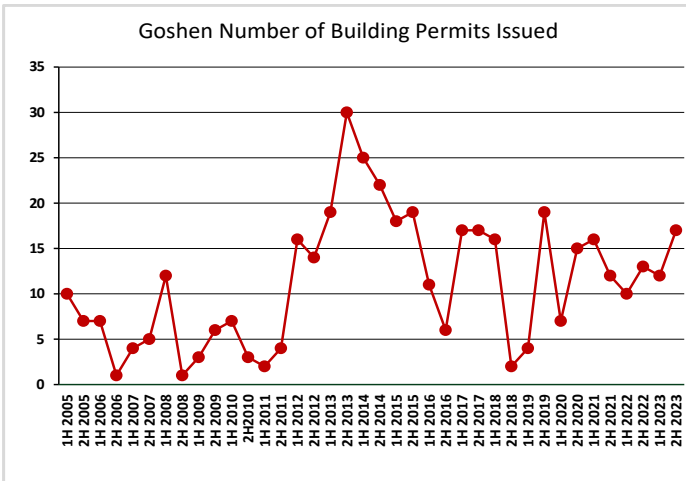
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Stonebridge Meadows	12	1.8%	2,637	77	\$493,942	\$188.37
Stonebrook	2	0.3%	2,175	185	\$420,000	\$193.14
Stonewood	2	0.3%	2,101	101	\$412,000	\$196.24
Strawberry Hill	1	0.1%	3,000	205	\$625,000	\$208.33
Summersby	1	0.1%	7,068	107	\$1,800,000	\$254.67
Sun Valley	1	0.1%	1,743	29	\$350,000	\$200.80
Sunbridge Villas	5	0.7%	1,456	46	\$309,780	\$213.63
Sunny acres	1	0.1%	1,434	0	\$310,000	\$216.18
Sunset Hills	2	0.3%	2,182	94	\$515,263	\$233.24
Sunset Woods	2	0.3%	2,466	58	\$511,000	\$202.66
Sweetbriar	1	0.1%	1,844	76	\$380,000	\$206.07
Sycamore HPR	1	0.1%	1,284	43	\$403,000	\$313.86
Timber Crest	1	0.1%	2,517	39	\$504,000	\$200.24
Timber Ridge Estates	8	1.2%	1,735	165	\$307,825	\$178.76
Town Homes At Forest Hills	1	0.1%	2,133	75	\$410,000	\$192.22
Towne West	19	2.8%	1,822	129	\$369,245	\$202.73
Township Heights	1	0.1%	2,536	35	\$520,000	\$205.05
Treetops	3	0.4%	2,129	129	\$510,867	\$239.99
Usonia Terrace	1	0.1%	2,285	38	\$340,000	\$148.80
Valley	1	0.1%	1,654	70	\$394,000	\$238.21
Village On Shiloh HPR	1	0.1%	1,186	55	\$216,200	\$182.29
Villages Of Sloanbrooke	30	4.4%	1,663	88	\$348,681	\$210.09
Villas At Forest Hills	1	0.1%	1,936	21	\$405,000	\$209.19
Walnut Crossing	8	1.2%	1,413	43	\$276,250	\$196.76
Walnut View Estates	3	0.4%	1,466	36	\$271,667	\$185.53
Waterman Woods	1	0.1%	3,194	81	\$610,000	\$190.98
Watson Place	1	0.1%	1,300	19	\$400,000	\$307.69
Westridge	1	0.1%	2,046	138	\$332,000	\$162.27
Whistler Woods	2	0.3%	2,356	47	\$643,750	\$273.32
Willow Bend	1	0.1%	1,280	187	\$335,000	\$261.72
Willow Springs	3	0.4%	1,366	33	\$263,333	\$192.90
Wilson-adams	1	0.1%	2,524	11	\$306,000	\$121.24
Wilson-dunn	2	0.3%	1,410	63	\$372,475	\$264.38
Wilson's	1	0.1%	3,935	46	\$1,349,000	\$342.82
Winbaugh Heights	1	0.1%	1,654	42	\$300,000	\$181.38

Fayetteville

Characteristics of Houses Sold

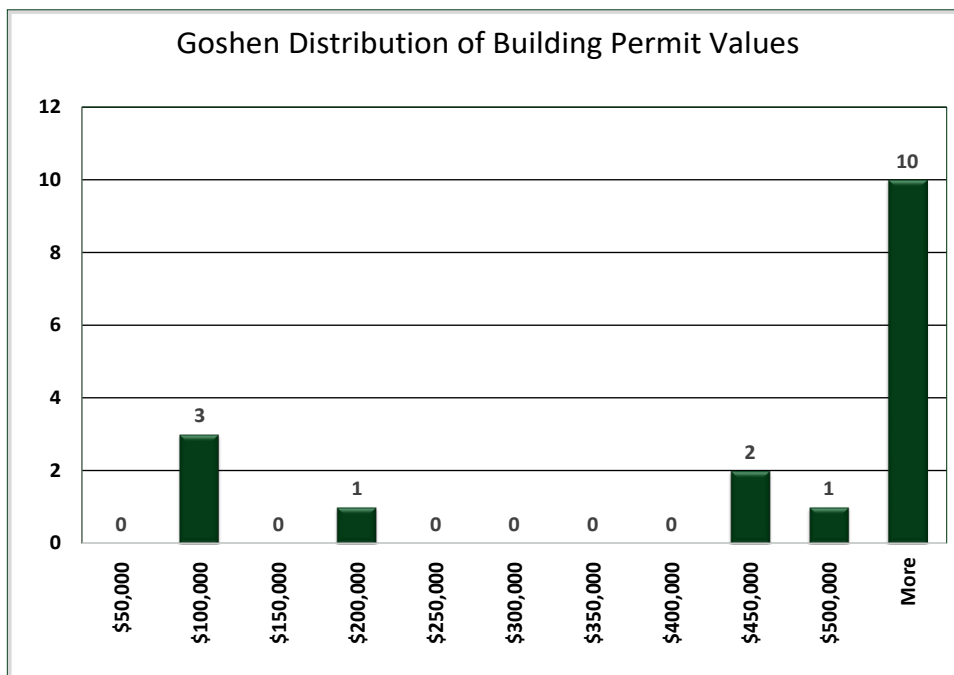
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Winwood	1	0.1%	2,065	35	\$433,000	\$209.69
Woodbury	1	0.1%	2,111	57	\$443,000	\$209.85
Woodfield	2	0.3%	1,376	33	\$284,750	\$214.76
Woodridge	4	0.6%	2,041	177	\$407,325	\$200.29
Yorktowne Square	2	0.3%	2,748	33	\$562,500	\$204.62
Other	36	5.3%	2,331	80	\$481,125	\$200.30
Fayetteville Sold	679	100.0%	1,915	84	\$402,140	\$210.80

Goshen Building Permits



Goshen	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	13	12	17	30.8%	41.7%
Average Value of Residential Building Permits	\$507,338	\$1,144,000	\$590,269	16.3%	-48.4%

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



Goshen

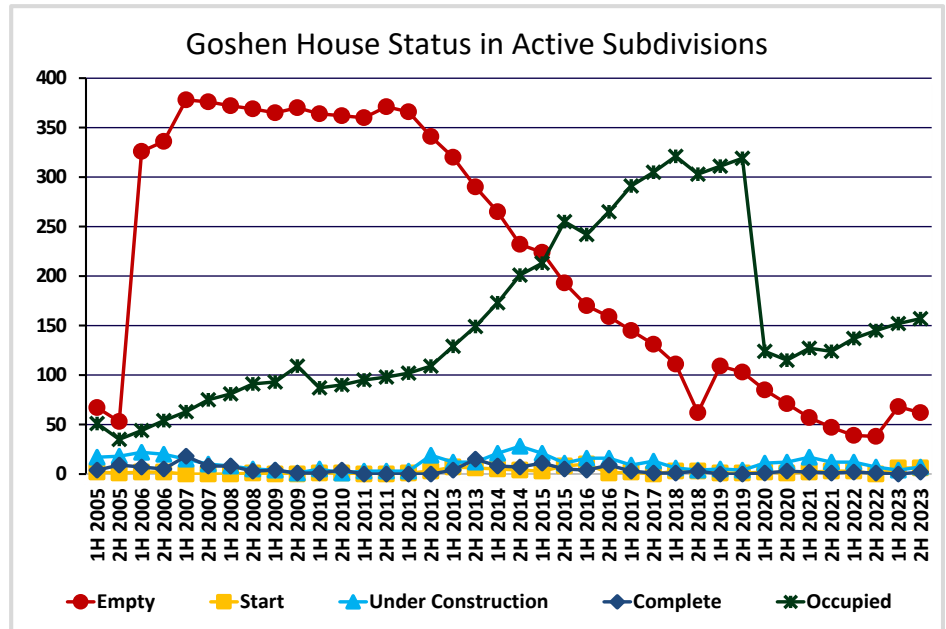
Active Subdivisions

There were 234 total lots in 8 active subdivisions in Goshen in the second half of 2023. 67.1 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 3.0 were under construction, 2.6 percent were starts, and 26.5 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the second half of 2023 was Asher Ranch and Riverside Estates, Phase I had the most houses becoming occupied in Goshen with 1 houses.

No new construction or progress in existing construction has occurred in the last year in 3 of the 8 active subdivisions in Goshen.

3 new houses in Goshen became occupied in the second half of 2023. The annual absorption rate implies that there are 92.4 months of remaining inventory in active subdivisions in the first half of 2023, up from 58.5 in the first half of 2023.



In 5 out of the 8 active subdivisions in Goshen, no absorption has occurred in the second half of 2023.

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

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

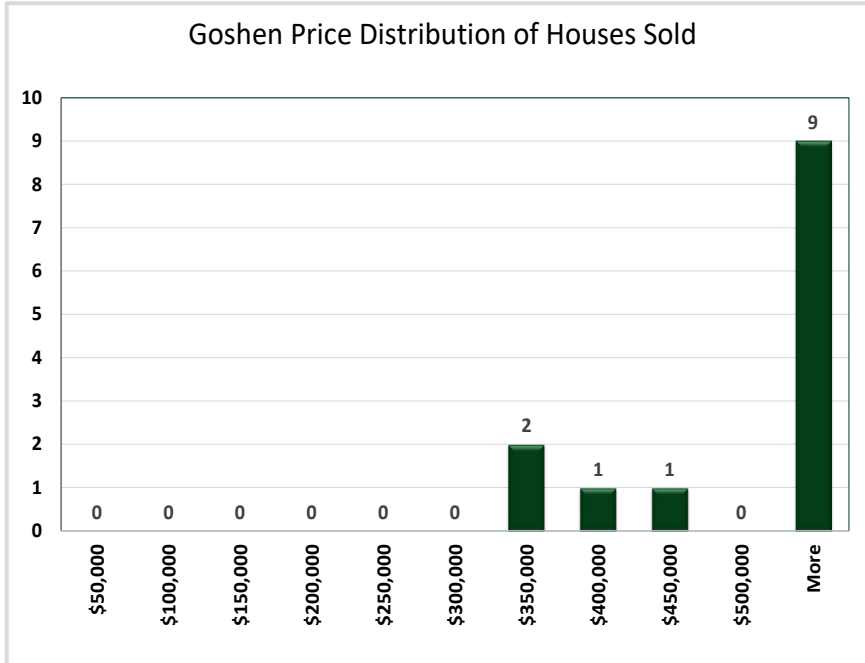
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Asher Ranch Estates	32	4	2	1	1	40	1	468.0
Autumn View ^{1,2}	5	0	0	0	3	8	0	--
Bridlewood, Phase I ^{1,2}	1	0	2	0	35	38	0	--
Bridlewood, Phase II ^{1,2}	3	0	0	0	7	10	0	--
Knolls, The ¹	9	2	2	0	56	69	0	--
Riverside Estates, Phase I	10	0	0	1	40	51	1	44.0
Riverside Estates, Phase II, III, IIIA, IV ¹	2	0	1	0	5	8	0	7.2
Wildwood	0	0	0	0	10	10	1	0.0
Goshen Active Lots	62	6	7	2	157	234	3	92.4

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

Price Distribution of Houses Sold



13 houses were sold in Goshen in the second half of 2023.

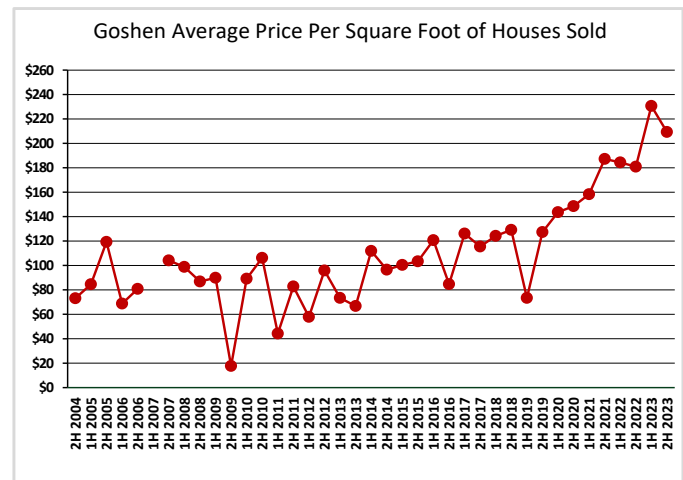
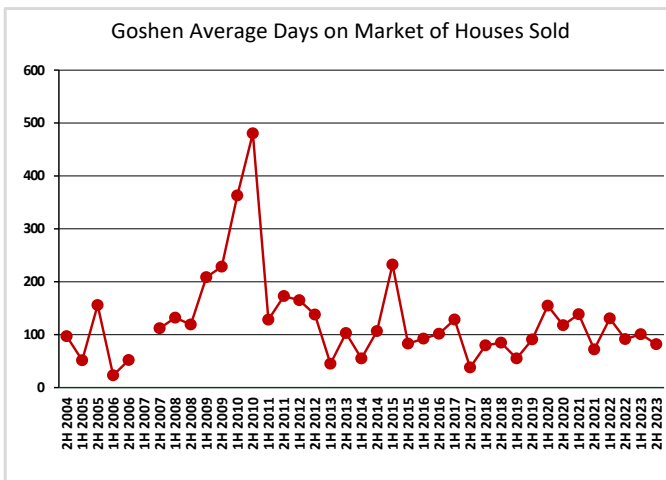
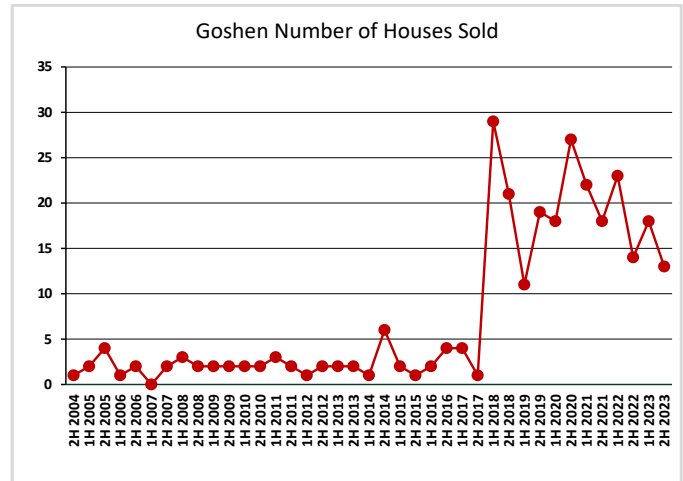
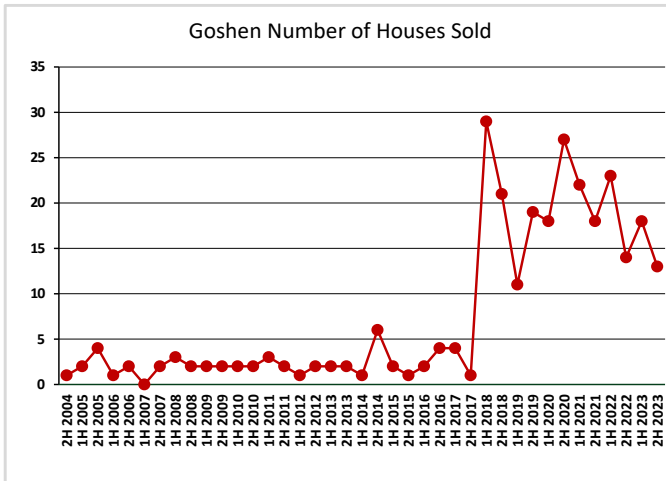
The average price of a house was \$660,187 at \$209.31 per square foot.

The median cost of a house was \$705,432.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	2	15.4%	2,439	55	92.3%
\$350,001 - \$400,000	1	7.7%	1,956	57	98.8%
\$400,001 - \$450,000	1	7.7%	2,121	102	96.1%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	9	69.2%	3,507	89	99.2%
Goshen Sold	13	100.0%	3,117	82	97.9%

Goshen

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	14	18	13	-7.1%	-27.8%
Average Price of Houses Sold	\$655,051	\$947,161	\$660,187	0.8%	-30.3%
Average Days on Market	92	101	82	-10.5%	-18.7%
Average Price per Square Foot	\$180.90	\$230.65	\$209.31	15.7%	-9.3%
Percentage of County Sales	1.3%	2.7%	1.3%	-3.0%	-51.1%
Number of New Houses Sold	3	2	2	-33.3%	0.0%
Average Price of New Houses Sold	\$687,605.00	\$864,450.00	\$717,500.00	4.3%	-17.0%
Average Days on Market of New Houses Sold	133	166	112	-15.6%	-32.5%
Number of Houses Listed	3	8	7	133.3%	-12.5%
Average List Price of Houses Listed	\$794,967	\$882,063	\$920,986	15.9%	4.4%

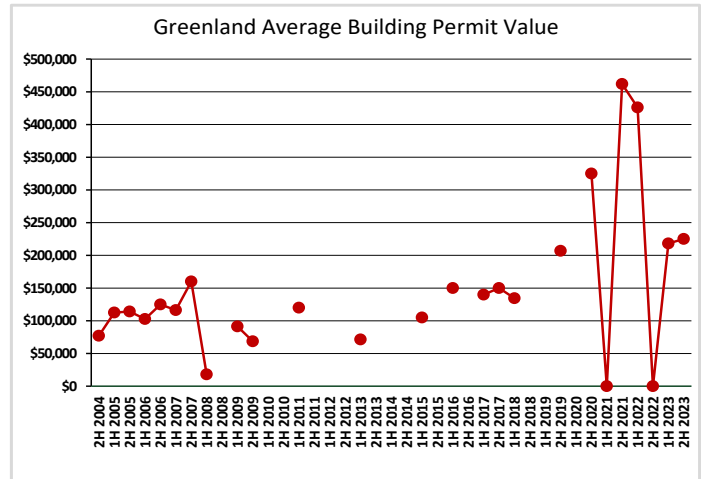
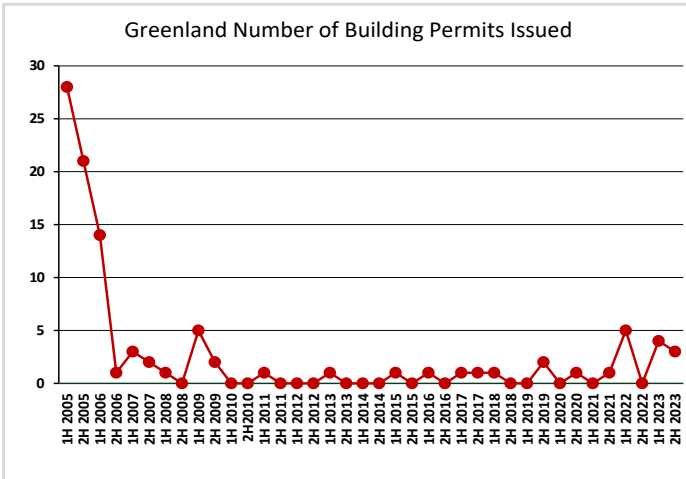
Goshen

Characteristics of Houses Sold

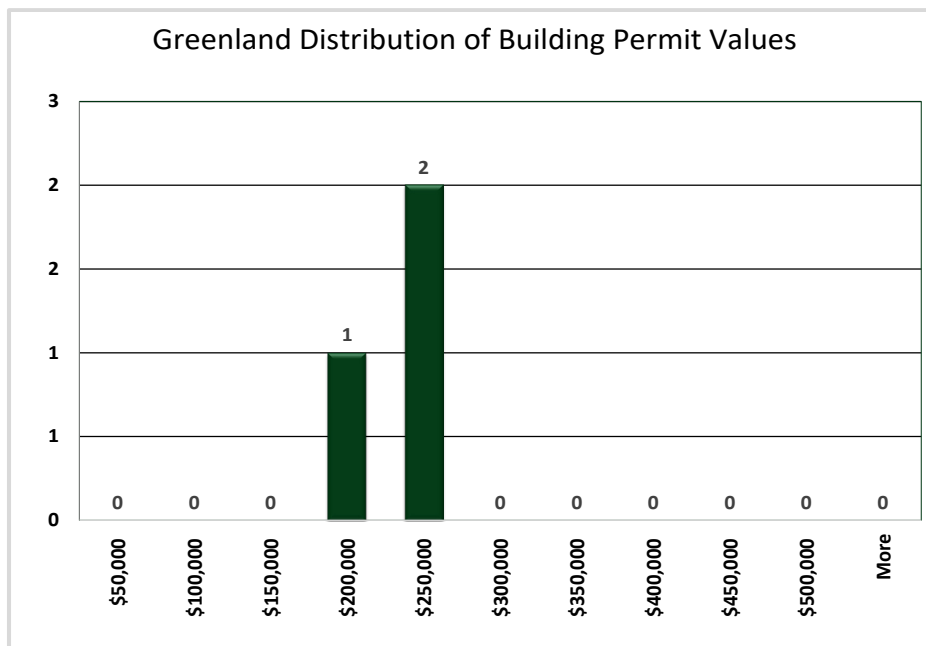
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Goshen	1	7.7%	2,121	102	\$450,000	\$212.16
Leisure Heights	1	7.7%	1,728	57	\$315,000	\$182.29
Riverside Estates	1	7.7%	3,631	122	\$985,000	\$271.28
Vineyard	1	7.7%	3,610	163	\$695,000	\$192.52
Walnut Ridge	1	7.7%	3,150	52	\$315,000	\$100.00
Waterford Estates At Hissom Ranch	4	30.8%	3,435	77	\$767,358	\$223.55
Other	4	30.8%	3,135	65	\$688,250	\$217.14
Goshen Sold	13	100.0%	3,117	82	\$660,187	\$209.31



Greenland Building Permits



Greenland	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	0	4	3	--	-25.0%
Average Value of Residential Building Permits	--	\$218,250	\$225,000	--	3.1%



Greenland

Active Subdivisions

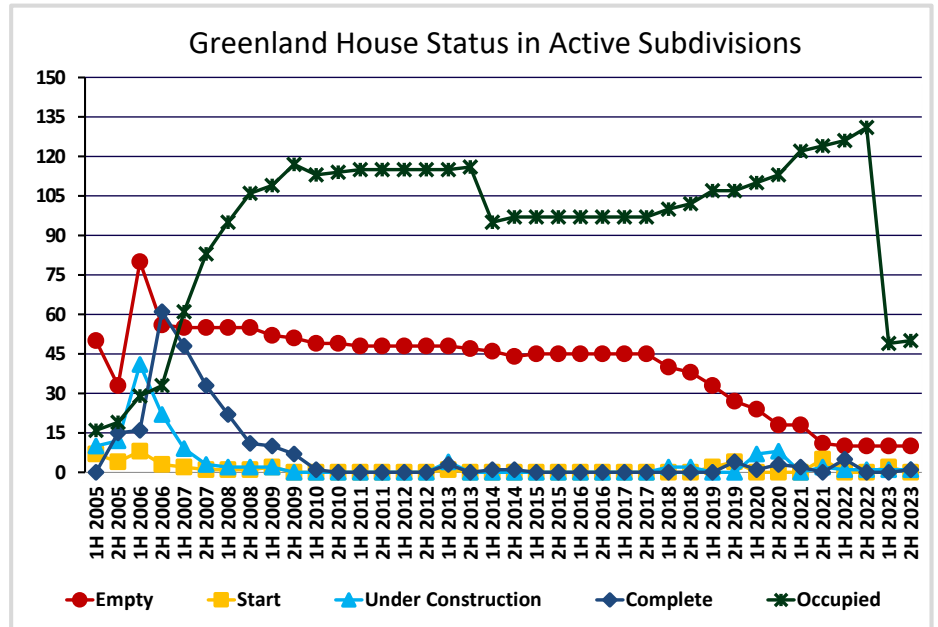
There were 62 total lots in 1 active subdivisions in Greenland in the second half of 2023. 80.6 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 1.6 were under construction, 0.0 percent were starts, and 0.0 percent were empty lots.

Lee Valley, Phase IV. had 1 house under construction and 1 house which was completed. Additionally 1 house became occupied in the second half of 2023 in Lee Valley, Phase IV.

New construction or progress in the 1 existing construction has occurred in the last year in Greenland.

The annual absorption rate implies that there are 734.3 months of remaining inventory in active subdivisions, up from the 24.0 months of inventory in the first half of 2023.

In the 1 active subdivision in Greenland, absorption has occurred in the second half of 2023.



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

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

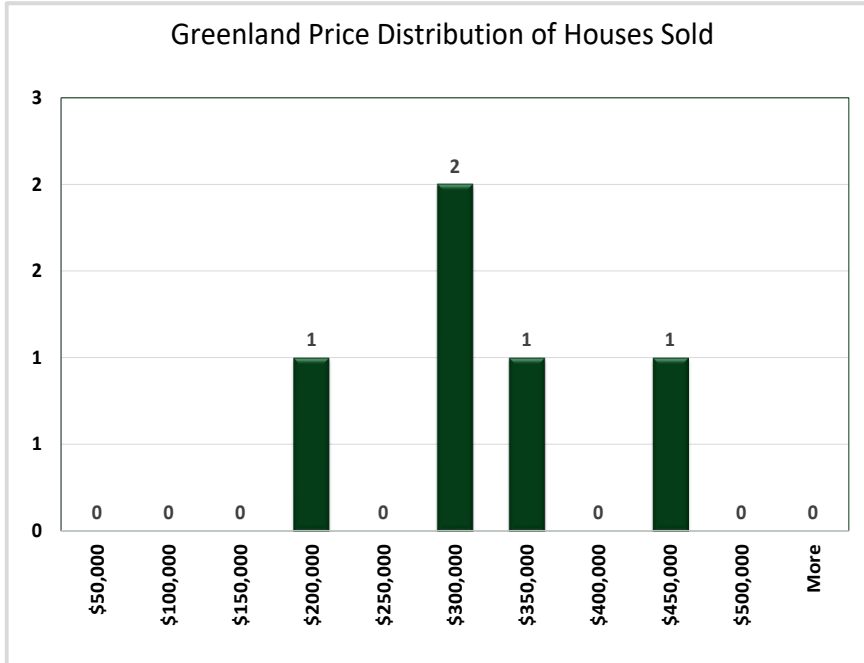
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lee Valley Phase IV	10	0	1	1	50	62	1	144.0
Greenland Active Lots	10	0	1	1	50	62	1	734.3

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.

Greenland

Price Distribution of Houses Sold



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

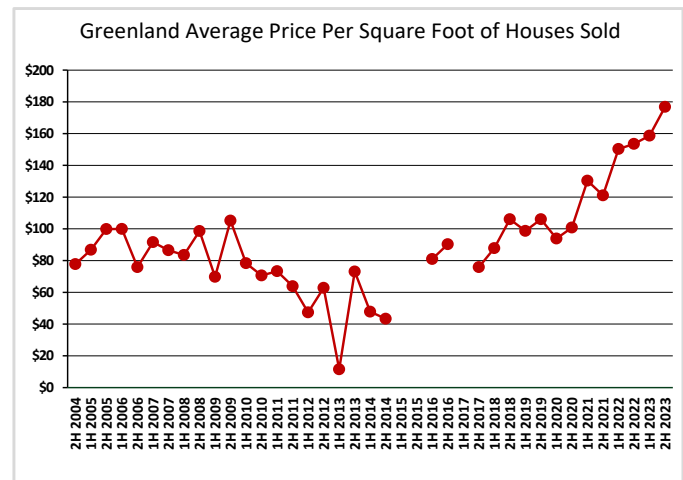
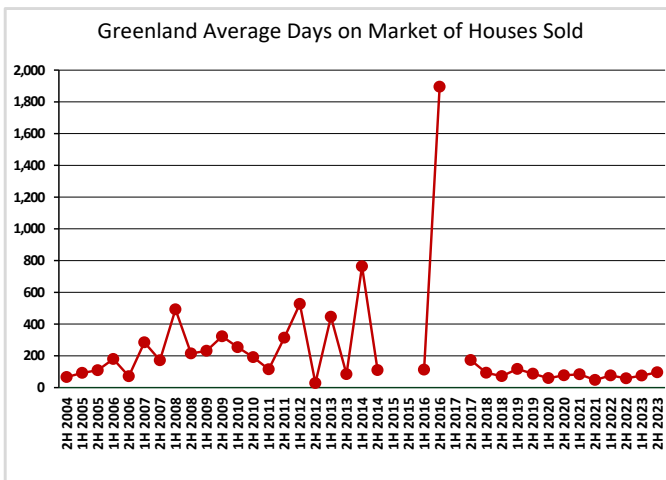
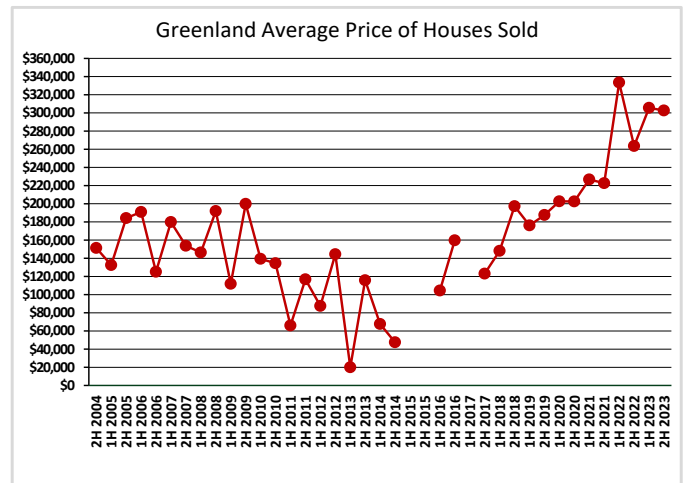
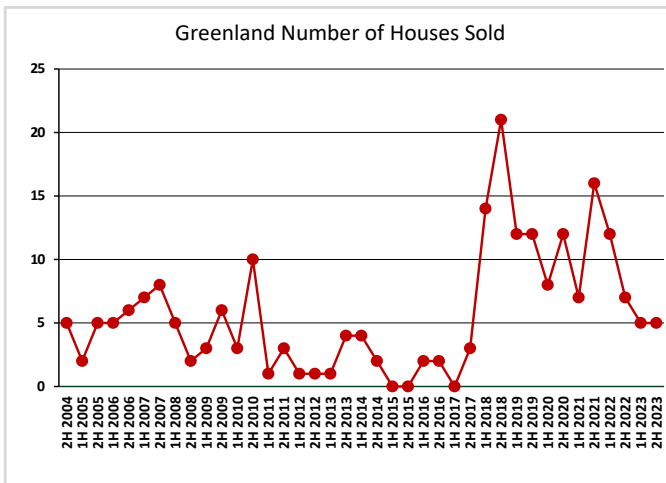
The average price of a house was \$302,600 at \$176.81 per square foot.

The median cost of a house was \$290,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	20.0%	1,325	51	100.0%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	2	40.0%	1,507	60	100.0%
\$300,001 - \$350,000	1	20.0%	2,043	65	97.7%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	20.0%	2,079	244	100.2%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Greenland Sold	5	100.0%	1,692	96	99.6%

Greenland

Characteristics of Houses Sold



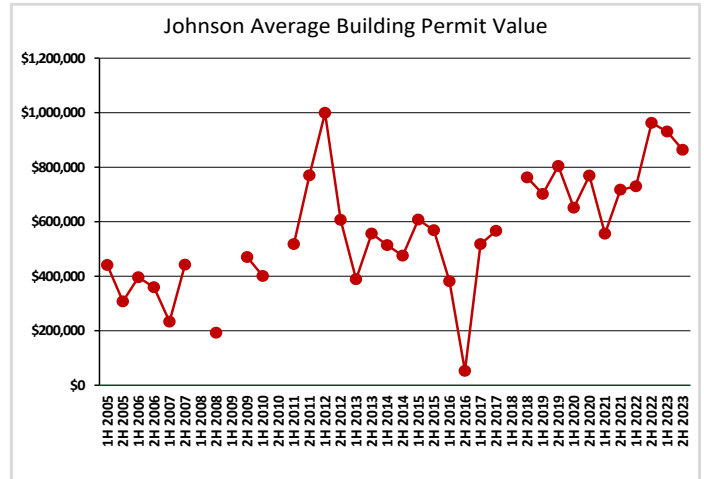
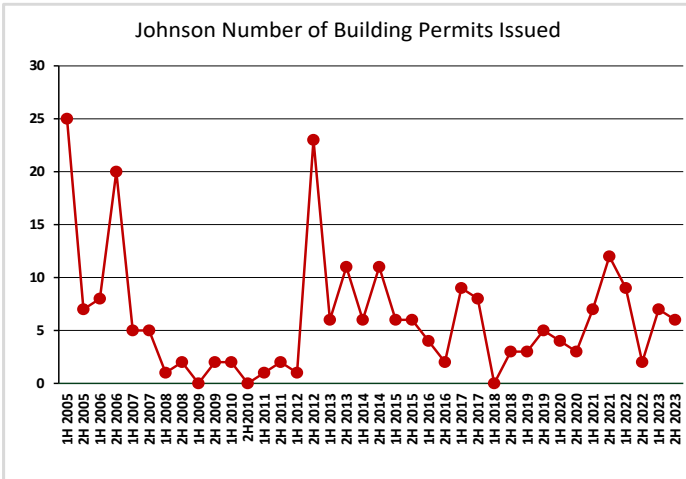
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	7	5	5	-28.6%	0.0%
Average Price of Houses Sold	\$263,571	\$305,600	\$302,600	14.8%	-1.0%
Average Days on Market	58	75	96	64.4%	27.1%
Average Price per Square Foot	\$153.47	\$158.67	\$176.81	15.2%	11.4%
Percentage of County Sales	0.3%	0.2%	0.2%	-15.0%	-3.9%
Number of New Houses Sold	0	0	1	--	--
Average Price of New Houses Sold	--	--	\$421,000.00	--	--
Average Days on Market of New Houses Sold	--	--	244	--	--
Number of Houses Listed	3	2	1	-66.7%	-50.0%
Average List Price of Houses Listed	\$382,667	\$707,450	\$945,000	147.0%	33.6%

Greenland

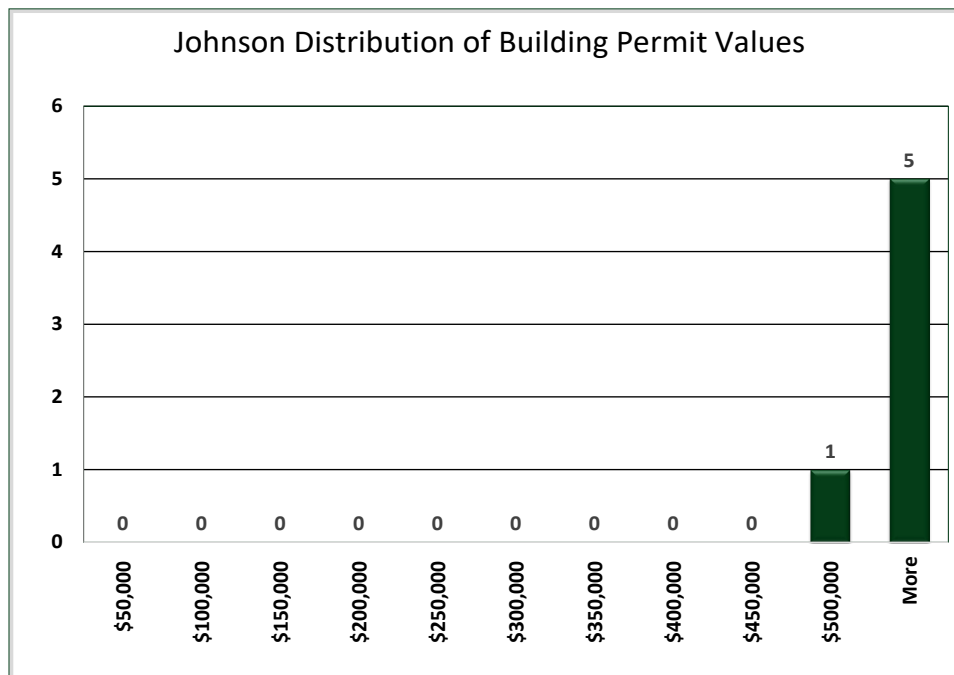
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Greenland Acres	1	20.0%	1,450	84	\$290,000	\$200.00
Lee Valley	1	20.0%	2,079	244	\$421,000	\$202.50
Other	3	60.0%	1,644	50	\$267,333	\$160.51
Greenland Sold	5	100.0%	1,692	96	\$302,600	\$176.81

Johnson Building Permits



Johnson	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	2	7	6	200.0%	-14.3%
Average Value of Residential Building Permits	\$962,550	\$930,711	\$863,416	-10.3%	-7.2%



Johnson

Active Subdivisions

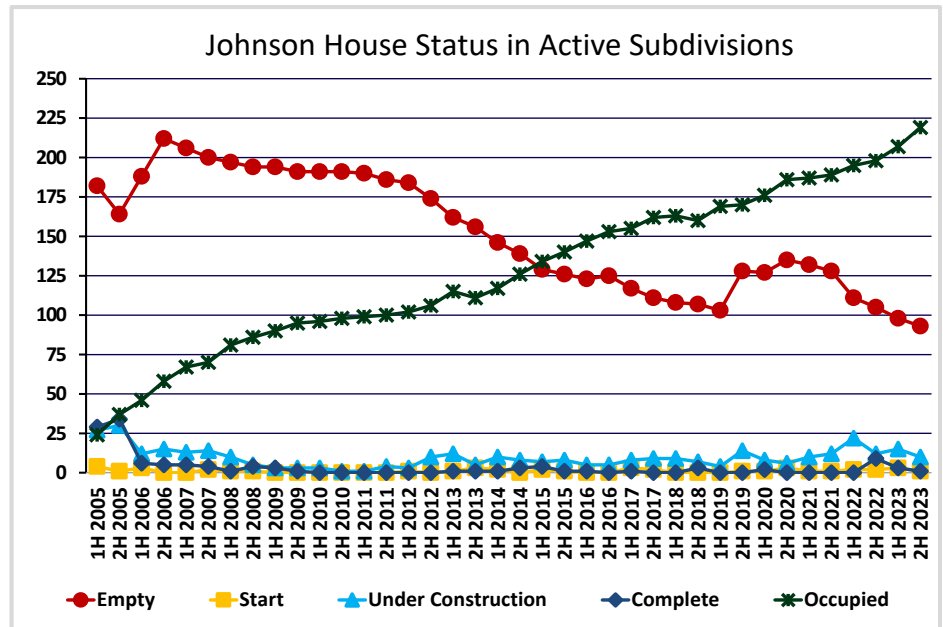
There were 324 total lots in 8 active subdivisions in Johnson in the second half of 2023. 67.6 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 3.1 percent were under construction, 0.3 percent were starts, and 28.7 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the second half of 2023 were Johnson Square Phase 1B with 4, Clear Creek, Phase V with 2, Heritage Hills with 2.

Johnson Square Phase 1B had the most houses becoming occupied in Johnson with 6 houses. An additional 2 houses in Clear Creek, Phase V became occupied in the second half of 2023.

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

12 new houses in Johnson



became occupied in the second half of 2023. The annual absorption rate implies that there are 60.0 months of remaining inventory in active subdivisions, down from 89.3 percent in the first half of 2023.

In 2 out of the 8 active subdivisions in Johnson, no absorption has occurred in the second half of 2023.

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

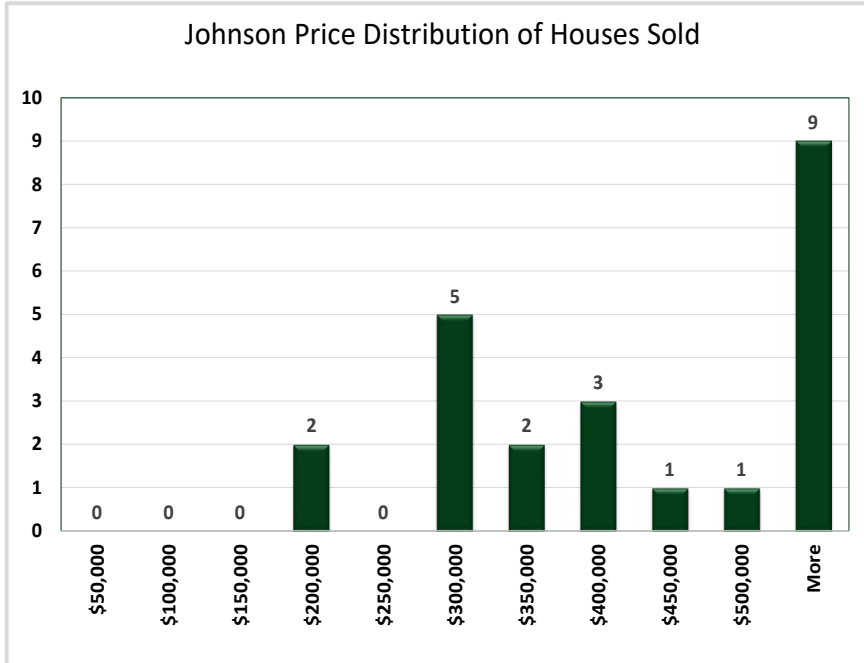
Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2023.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	7	0	2	0	28	37	2	54.0
Clear Creek, Phase I	16	0	0	0	31	47	1	64.0
Clear Creek, Phase II	3	0	1	1	40	45	0	--
Clear Creek, Phase III ²	7	0	0	0	33	40	0	--
Clear Creek, Phase V	21	1	2	0	11	35	1	288.0
Heritage Hills	8	0	1	0	56	65	1	54.0
Johnson Square Phase 1A	15	0	0	0	8	23	1	30.0
Johnson Square Phase 1B	16	0	4	0	12	32	6	34.3
Johnson Active Lots	93	1	10	1	219	324	12	60.0

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.

Johnson Price Distribution of Houses Sold



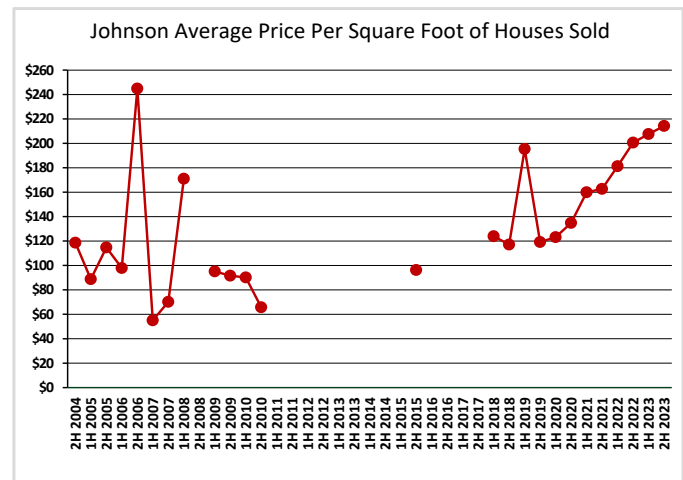
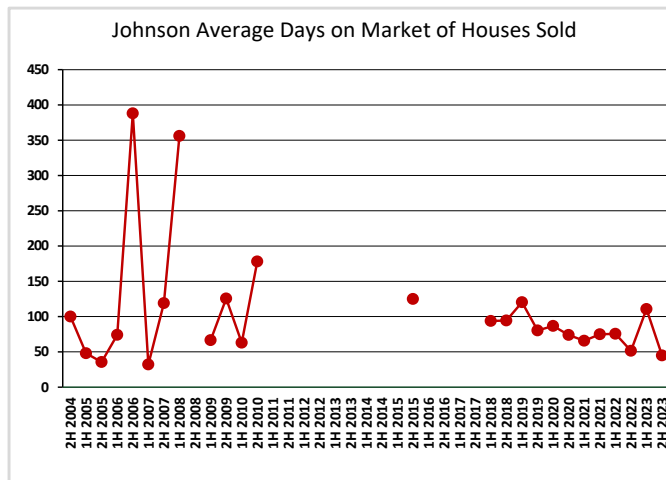
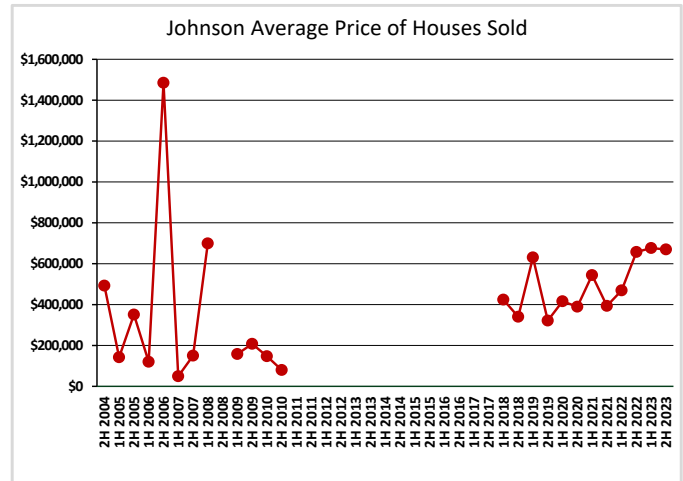
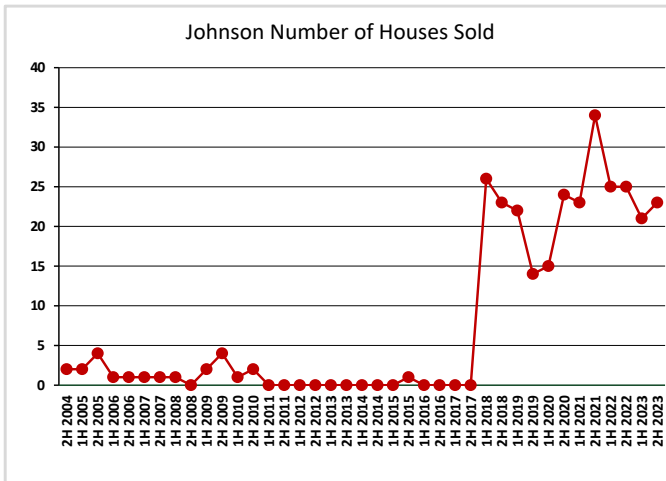
23 houses were sold in Johnson in the second half of 2023.

The average price of a house was \$669,967 at \$214.23 per square foot.

The median cost of a house was \$370,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	2	8.7%	1,274	22	90.0%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	5	21.7%	1,507	51	100.9%
\$300,001 - \$350,000	2	8.7%	2,098	40	101.4%
\$350,001 - \$400,000	3	13.0%	2,037	40	100.2%
\$400,001 - \$450,000	1	4.3%	2,450	56	96.6%
\$450,001 - \$500,000	1	4.3%	2,612	31	98.0%
\$500,001+	9	39.1%	4,312	50	97.1%
Johnson Sold	23	100.0%	2,794	45	98.1%

Johnson Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	25	21	23	-8.0%	9.5%
Average Price of Houses Sold	\$657,252	\$676,360	\$669,967	1.9%	-0.9%
Average Days on Market	51	111	45	-12.5%	-59.4%
Average Price per Square Foot	\$200.61	\$207.63	\$214.23	6.8%	3.2%
Percentage of County Sales	2.4%	2.2%	2.3%	-2.8%	5.3%
Number of New Houses Sold	1	3	2	100.0%	-33.3%
Average Price of New Houses Sold	\$412,000	\$589,833	\$774,950	88.1%	31.4%
Average Days on Market of New Houses Sold	1	333	40	3850.0%	-88.2%
Number of Houses Listed	7	4	2	-71.4%	-50.0%
Average List Price of Houses Listed	\$579,571	\$891,000	\$2,785,000	380.5%	212.6%

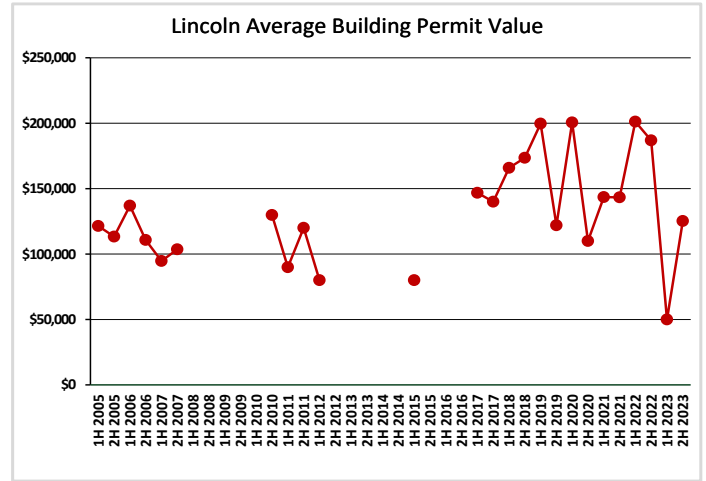
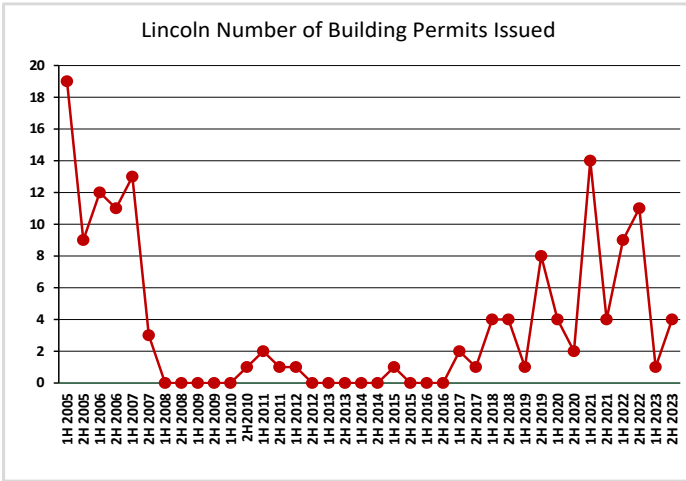
Johnson

Characteristics of Houses Sold

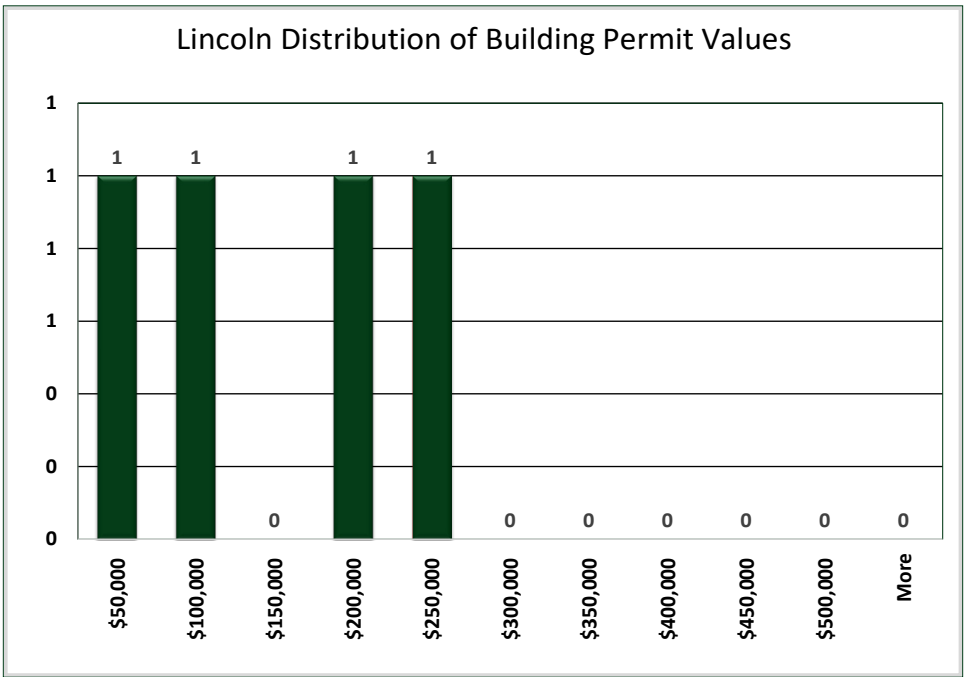
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood	1	4.3%	1,490	59	\$290,000	\$194.63
Carley Meadows	1	4.3%	1,464	30	\$265,200	\$181.15
Clear Creek	4	17.4%	5,415	45	\$1,659,375	\$295.03
Edens Gate	1	4.3%	2,240	40	\$312,400	\$139.46
Ferguson's Glen	2	8.7%	1,717	37	\$318,125	\$186.35
Heritage Hills	2	8.7%	4,354	65	\$1,004,000	\$231.73
Johnson Square	3	13.0%	2,812	48	\$769,967	\$276.51
Karrington Ridge HPR	1	4.3%	1,150	38	\$195,000	\$169.57
Kensington	2	8.7%	2,078	60	\$356,000	\$170.85
Ravenswood	2	8.7%	1,397	37	\$232,500	\$166.43
Saddlebrooks	1	4.3%	2,102	49	\$358,000	\$170.31
Shady Oaks	3	13.0%	2,207	34	\$406,667	\$183.92
Other	2	9.5%	1,679	21	\$265,200	\$142.69
Johnson Sold	23	100.0%	2,794	45	\$669,967	\$214.23



Lincoln Building Permits



Lincoln	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	11	1	4	-63.6%	300.0%
Average Value of Residential Building Permits	\$186,855	\$50,000	\$125,210	-33.0%	150.4%



Lincoln

Active Subdivisions

There were 102 total lots in 1 active subdivisions in Lincoln in the second half of 2023. 39.2 percent of the lots were occupied, 0 were complete but unoccupied, 0 were under construction, 0 were starts, and 60.8 percent were empty lots.

No new houses were under construction in the second half of 2023.

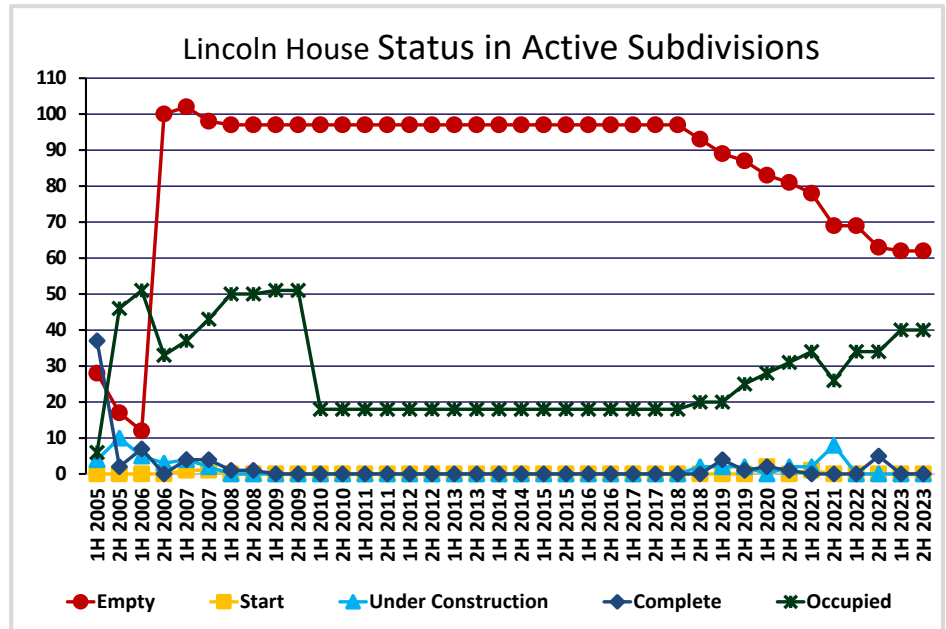
No new construction or progress in existing construction has occurred in the last year in the 1 active subdivisions in Lincoln.

No new houses in Lincoln became occupied in the second half of 2023.

The annual absorption rate implies that there are 124.0 months of remaining inventory in active subdivisions, had no change from 124.0 percent in the first half of 2023.

In 1 out of the 1 active subdivisions in Lincoln, no absorption has occurred in the second half of 2023.

The percentage of houses occupied



by owners decreased in Lincoln from 62.8 percent in 2012 to 61.5 percent in the second half of 2023.

Additionally, 22 new lots in 2 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Avalon Estates	2H 2022	18		18
Latta	2H 2023		4	4
New and Preliminary		18	4	22

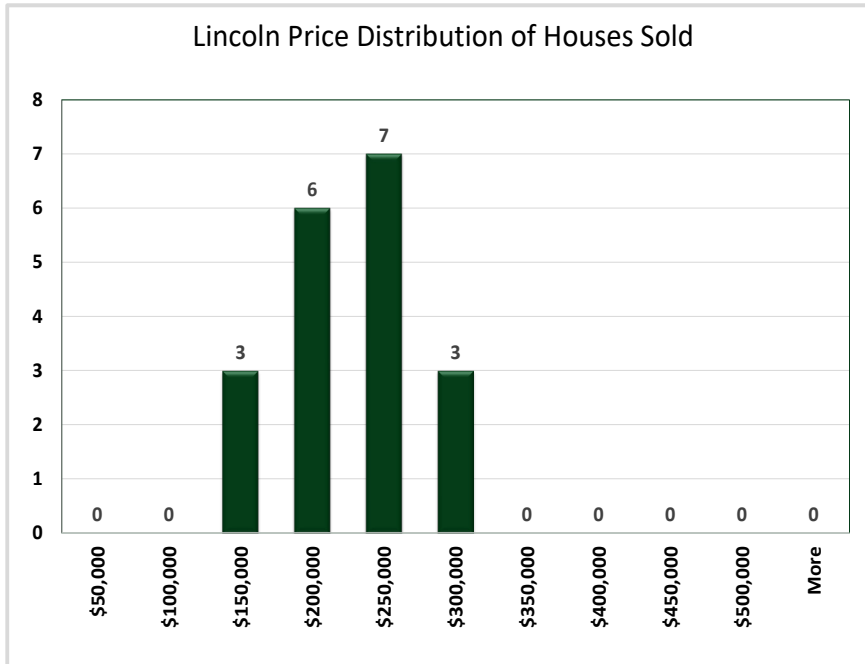
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows ¹	62	0	0	0	40	102	0	124.0
Lincoln Active Lots	63	0	0	5	34	102	0	102.0

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

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

Lincoln

Price Distribution of Houses Sold



19 houses were sold in Lincoln in the second half of 2023.

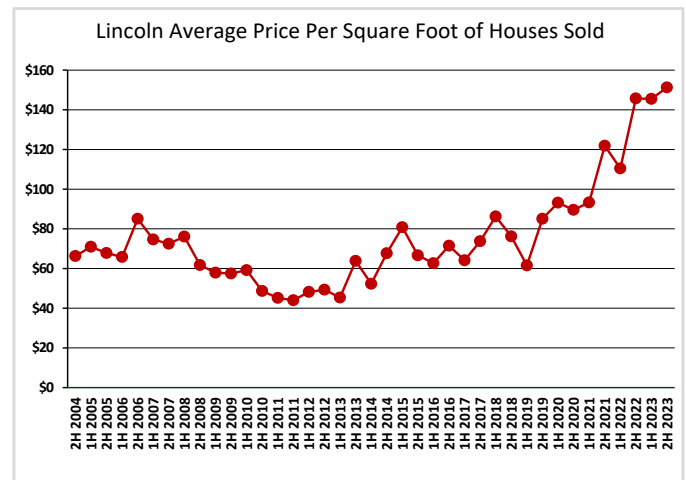
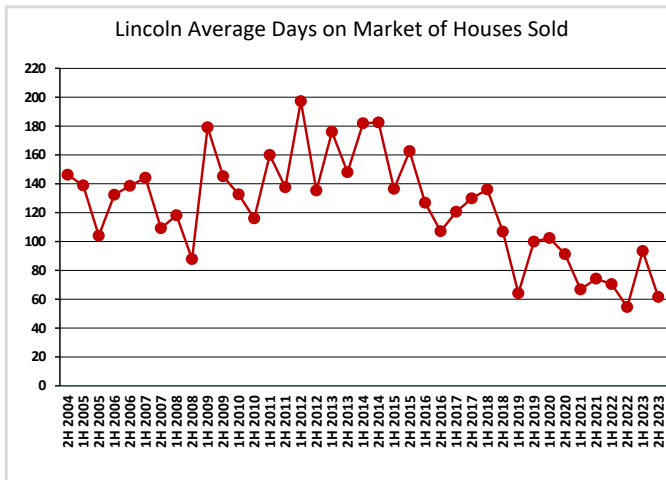
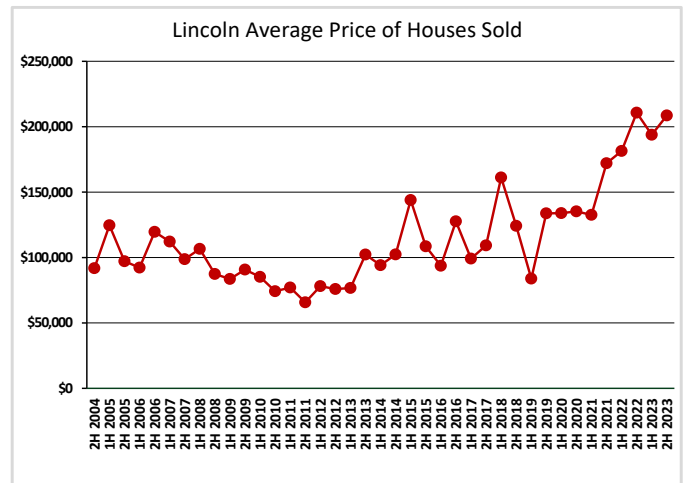
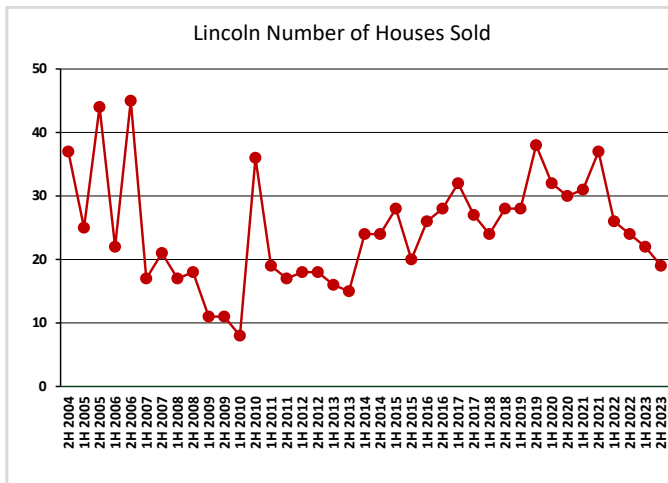
The average price of a house was \$208,547 at \$151.29 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	15.8%	1,297	56	95.3%
\$150,001 - \$200,000	6	31.6%	1,251	47	99.6%
\$200,001 - \$250,000	7	36.8%	1,541	79	98.4%
\$250,001 - \$300,000	3	15.8%	1,495	56	101.1%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Lincoln Sold	19	100.0%	1,403	62	98.7%

Lincoln

Characteristics of Houses Sold



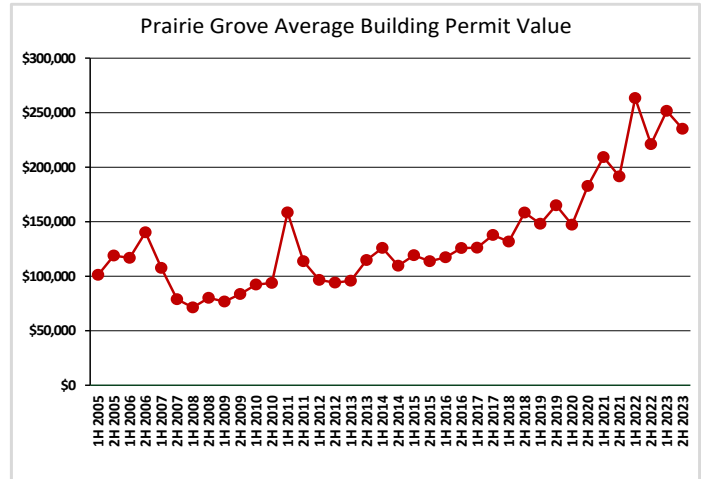
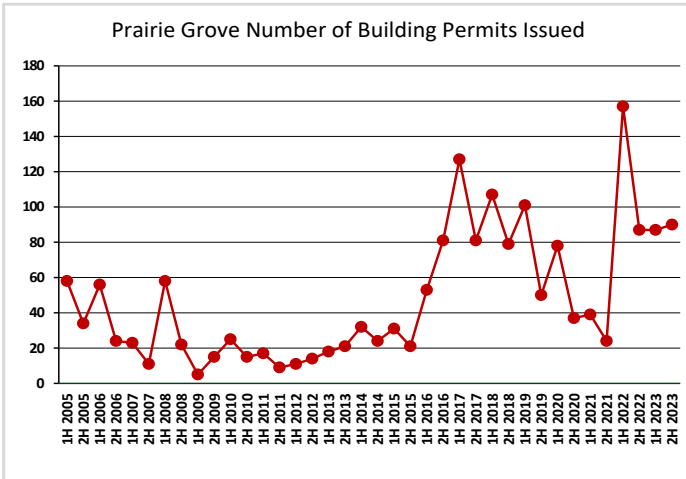
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	24	22	19	-20.8%	-13.6%
Average Price of Houses Sold	\$210,663	\$193,805	\$208,547	-1.0%	7.6%
Average Days on Market	55	93	62	12.8%	-34.1%
Average Price per Square Foot	\$145.72	\$145.51	\$151.29	3.8%	4.0%
Percentage of County Sales	0.7%	0.7%	0.6%	-18.8%	-9.8%
Number of New Houses Sold	2	7	2	0.0%	-71.4%
Average Price of New Houses Sold	\$207,500	\$253,529	\$263,250	26.9%	3.8%
Average Days on Market of New Houses Sold	101	135	47	-54.0%	-65.6%
Number of Houses Listed	12	8	8	-33.3%	0.0%
Average List Price of Houses Listed	\$186,017	\$272,615	\$270,395	45.4%	-0.8%

Lincoln

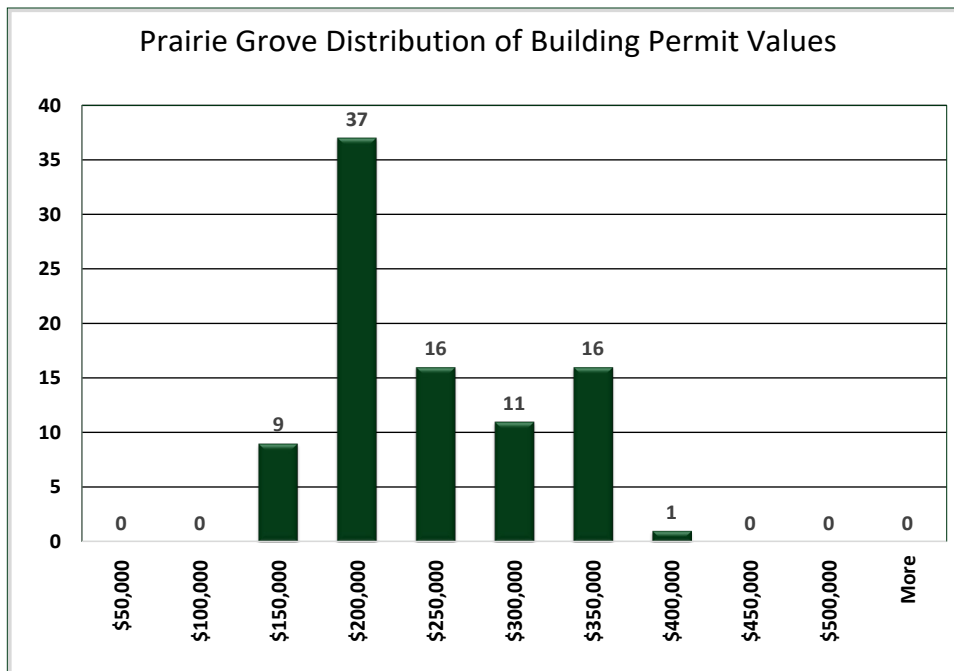
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	1	5.3%	1,281	40	\$195,000	\$152.22
Braly	1	5.3%	1,425	84	\$215,000	\$150.88
Carter/Johnson	1	5.3%	1,246	29	\$200,000	\$160.51
Kames	1	5.3%	1,430	77	\$190,000	\$132.87
Lincoln Original	1	5.3%	936	54	\$120,000	\$128.21
Reed	3	15.8%	1,459	35	\$238,333	\$163.45
Stapleton	1	5.3%	1,916	0	\$115,000	\$60.02
Other	10	52.6%	1,405	78	\$221,240	\$159.95
Lincoln Sold	19	100.0%	1,403	62	\$208,547	\$151.29

Prairie Grove Building Permits



Prairie Grove	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	87	87	90	3.4%	3.4%
Average Value of Residential Building Permits	\$221,061	\$251,635	\$235,196	6.4%	-6.5%



Prairie Grove Active Subdivisions

There were 1,090 total lots in 12 active subdivisions in Prairie Grove in the second half of 2023. 61.6 percent of the lots were occupied, 4.0 percent were complete but unoccupied, 6.2 percent were under construction, 3.1 percent were starts, and 25.0 percent were empty lots.

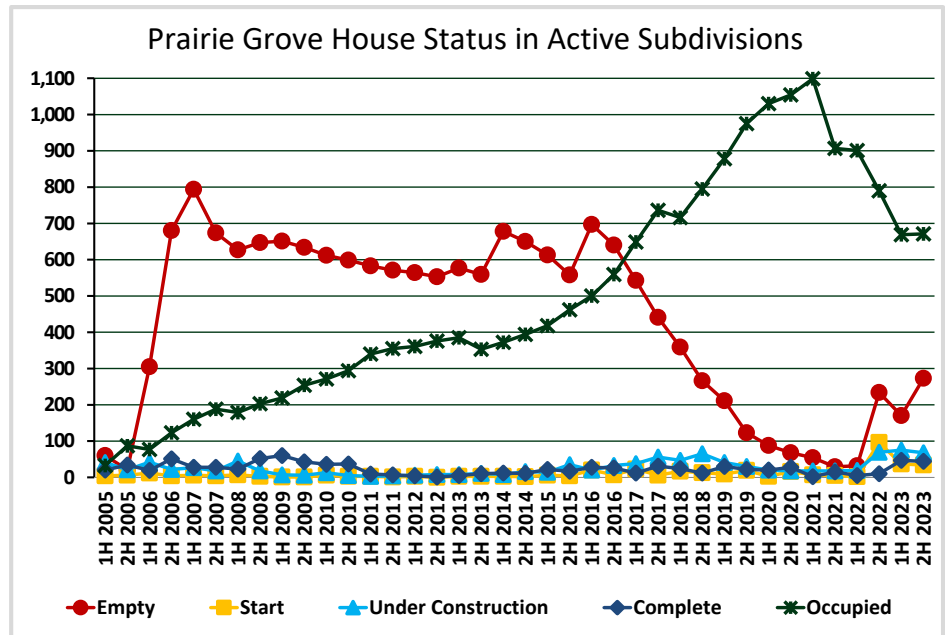
The subdivisions with the most houses under construction in Prairie Grove during the second half of 2023 were Snyder Grove, Phase II, III, IV with 38, Snyder Grove, Phase II, III, IV with 7, Sundowner, Phase I Sec. II with 7.

Snyder Grove, Phase II, III, IV had the most houses becoming occupied in Prairie Grove with 21 houses. An additional 17 houses in Wakefield Park became occupied in the second half of 2023.

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

56 new houses in Prairie Grove became occupied in the second half of 2023. The annual absorption rate implies that there are 27.2 months of remaining inventory in active subdivisions, no change from 27.2 percent in the first half of 2023.

In 2 out of the 12 active subdivisions in Prairie Grove, no absorption has occurred in the second half of 2023.



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

Additionally, 1,476 new lots in 6 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Copper Hills PUD	1H 2023		86	86
Copper Hills PUD Phases II on	2H 2023	494		494
Parkwood Estates PUD	1H 2023	155		155
Selah Meadows	1H 2023	589		589
Snyder Grove Ph. 6-8	1H 2023	96		96
Wagnon's Spring, Phase II PUD	2H 2021	56		56
New and Preliminary		1,390	86	1,476

Prairie Grove

Active Subdivisions

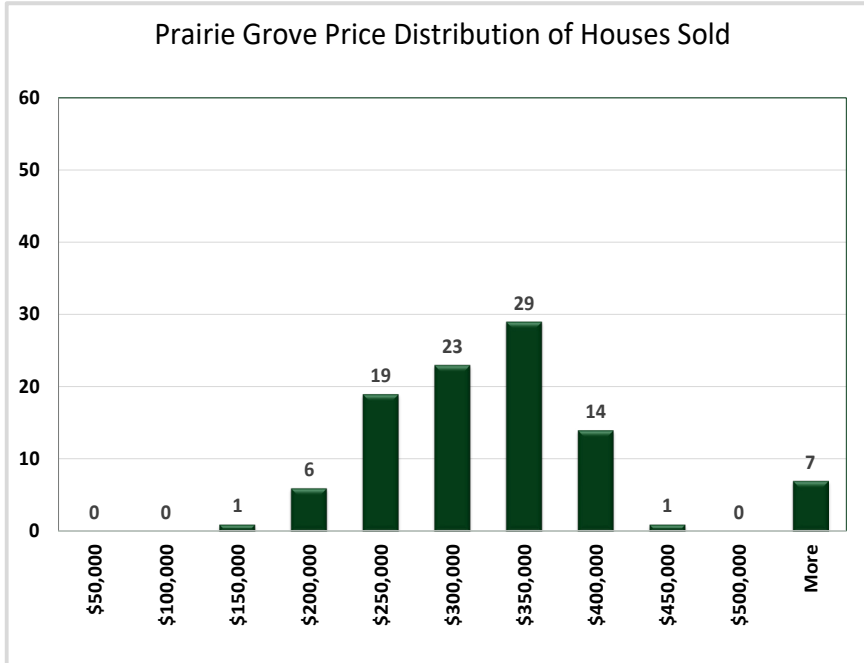
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hudson Heights, Phase I	84	1	0	0	0	85	0	--
Mountain View	84	8	38	4	44	178	21	36.5
Prairie View	0	0	6	12	80	98	17	2.7
Snyder Grove, Phase I	0	0	0	0	11	11	1	0.0
Snyder Grove, Phase II, III, IV	0	18	7	24	46	95	11	12.8
Snyder Grove, Phase V ¹	35	4	7	0	0	46	0	--
Sundowner, Phase I Sec. I	4	0	0	0	56	60	2	16.0
Sundowner, Phase I Sec. II	5	0	4	0	133	142	1	54.0
Sundowner, Phase IIB ^{1,2}	1	0	0	0	136	137	0	--
Sundowner, Phase III ²	5	0	0	0	147	152	0	--
Wagnon's Spring	55	3	3	0	0	61	0	--
Wakefield Park	0	0	3	4	18	25	3	10.5
Prairie Grove Active Lots	273	34	68	44	671	1,090	56	27.2

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

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

Prairie Grove

Price Distribution of Houses Sold



114 houses were sold in Prairie Grove in the second half of 2023.

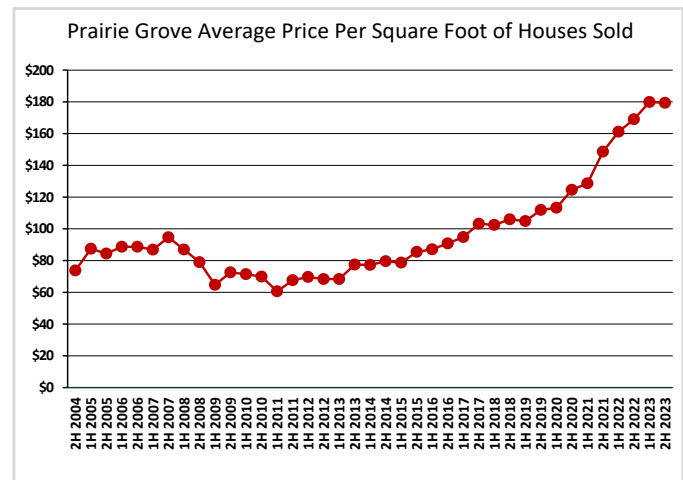
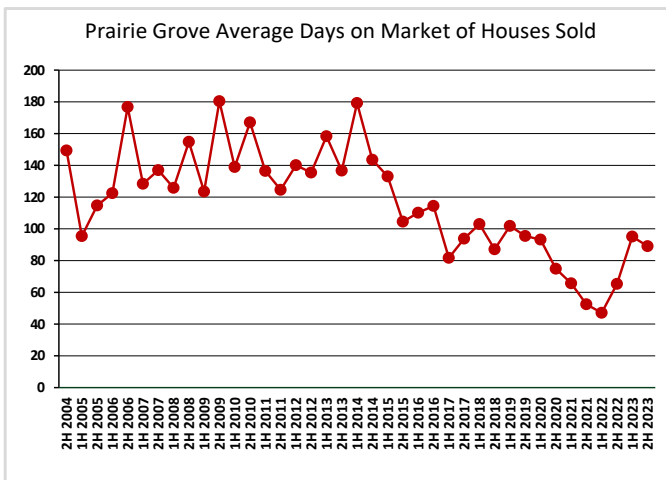
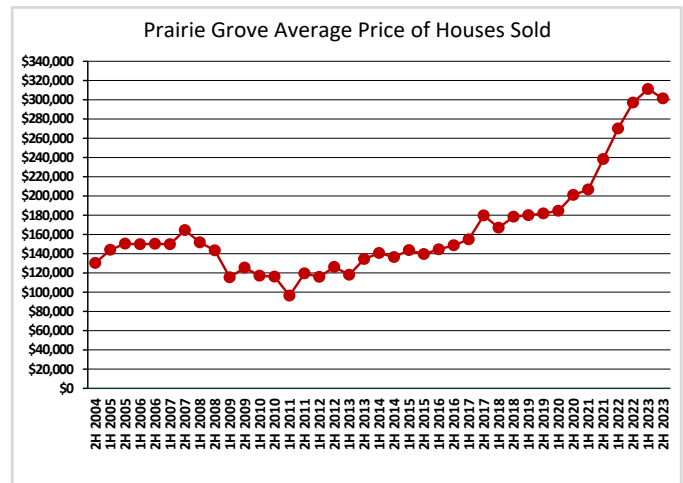
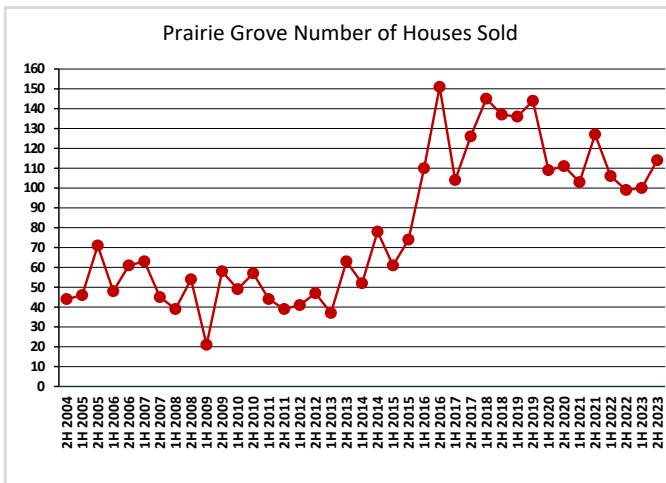
The average price of a house was \$301,382 at \$179.41 per square foot.

The median cost of a house was \$291,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.9%	1,115	45	49.0%
\$100,001 - \$150,000	1	0.9%	906	52	94.4%
\$150,001 - \$200,000	2	1.8%	1,298	79	96.2%
\$200,001 - \$250,000	35	30.7%	1,298	62	99.7%
\$250,001 - \$300,000	26	22.8%	1,550	67	99.5%
\$300,001 - \$350,000	30	26.3%	1,855	117	99.3%
\$350,001 - \$400,000	11	9.6%	2,047	130	100.3%
\$400,001 - \$450,000	2	1.8%	2,183	175	100.0%
\$450,001 - \$500,000	3	2.6%	2,884	98	98.5%
\$500,001+	3	2.6%	3,590	142	91.5%
Prairie Grove Sold	114	100.0%	1,687	89	98.8%

Prairie Grove

Characteristics of Houses Sold



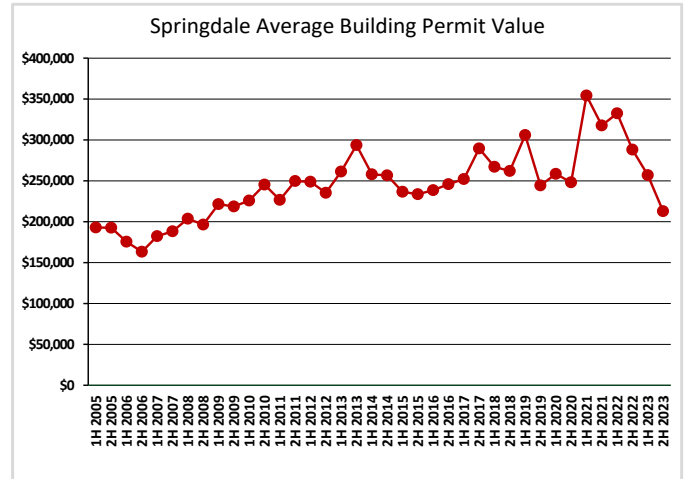
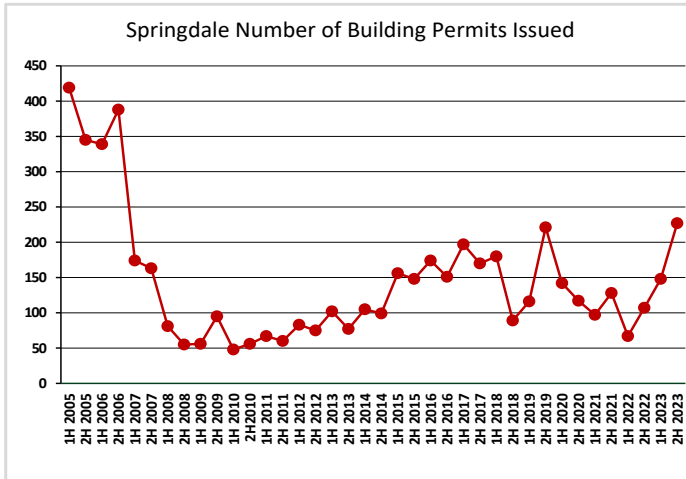
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	99	100	114	15.2%	14.0%
Average Price of Houses Sold	\$296,986	\$311,045	\$301,382	1.5%	-3.1%
Average Days on Market	65	95	89	36.3%	-6.4%
Average Price per Square Foot	\$169.06	\$179.90	\$179.41	6.1%	-0.3%
Percentage of County Sales	4.3%	4.9%	5.2%	21.1%	7.2%
Number of New Houses Sold	14	47	69	392.9%	46.8%
Average Price of New Houses Sold	\$376,838	\$337,733	\$302,939	-19.6%	-10.3%
Average Days on Market of New Houses Sold	129	127	100	-22.4%	-21.2%
Number of Houses Listed	73	71	101	54.1%	64.9%
Average List Price of Houses Listed	\$381,222	\$351,685	\$326,308	-14.4%	-7.2%

Prairie Grove

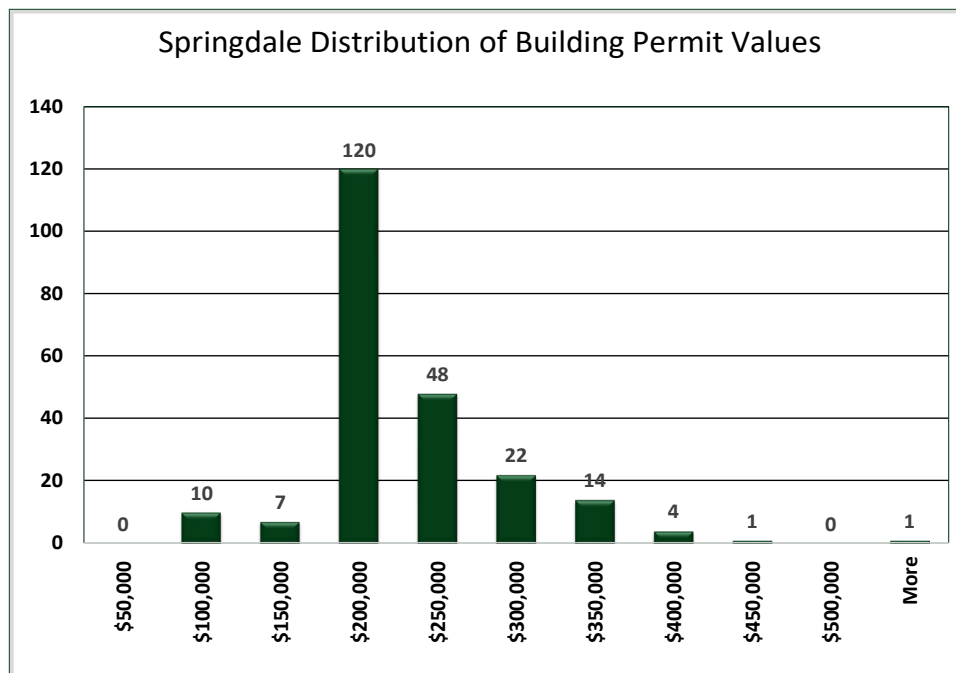
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Baggetts	1	0.9%	3,165	102	\$499,000	\$157.66
Battlefield Estates	2	1.8%	1,580	72	\$292,250	\$185.87
Belle Meade	4	3.5%	1,333	46	\$251,750	\$189.39
Brights	1	0.9%	906	52	\$118,000	\$130.24
Carnahans	2	1.8%	1,027	59	\$213,500	\$208.23
Cummins	1	0.9%	1,536	12	\$278,500	\$181.32
Dorman-morton	1	0.9%	1,664	74	\$295,000	\$177.28
Highlands Green	1	0.9%	1,284	0	\$240,000	\$186.92
LeeAnn Estates	1	0.9%	4,329	49	\$770,000	\$177.87
Moore	1	0.9%	2,553	34	\$575,000	\$225.23
Mountain View Estates	24	21.1%	1,657	93	\$321,050	\$193.84
Prairie Grove Original	2	1.8%	1,222	63	\$231,250	\$191.10
Prairie Meadows	4	3.5%	1,841	53	\$327,000	\$177.34
Prairie Oaks	1	0.9%	1,940	18	\$245,000	\$126.29
Prairie View	26	22.8%	1,405	67	\$243,863	\$175.74
Rogers	2	1.8%	1,519	157	\$241,500	\$170.71
Simpsons	1	0.9%	1,272	47	\$190,000	\$149.37
Snyder Grove	16	14.0%	1,965	153	\$343,292	\$174.68
Sundowner	10	8.8%	1,589	46	\$287,980	\$183.63
Wakefield Park	2	1.8%	2,450	115	\$469,750	\$192.50
Willow Creek	1	0.9%	1,578	88	\$287,000	\$181.88
Wt Neals	1	0.9%	1,115	45	\$73,500	\$65.92
Other	9	7.9%	2,112	157	\$350,767	\$163.98
Prairie Grove	114	100.0%	1,687	89	\$301,382	\$179.41

Springdale Building Permits



Springdale	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	107	148	227	112.1%	53.4%
Average Value of Residential Building Permits	\$288,083	\$256,898	\$212,903	-26.1%	-17.1%



Springdale Active Subdivisions

There were 1,728 total lots in 25 active subdivisions in Springdale in the second half of 2023. 64.5 percent of the lots were occupied, 2.1 percent were complete but unoccupied, 10.2 were under construction, 1.6 percent were starts, and 21.6 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the second half of 2023 were Deere Creek, Phase I with 36, Cottages at Clear Creek with 28. Cadence Crossing and Habberton Ridge, Phase II, III followed with 26 each.

Deere Creek, Phase I had the most houses becoming occupied in Springdale with 29 houses. An additional 22 houses in Barberr Court became occupied in the second half of 2023.

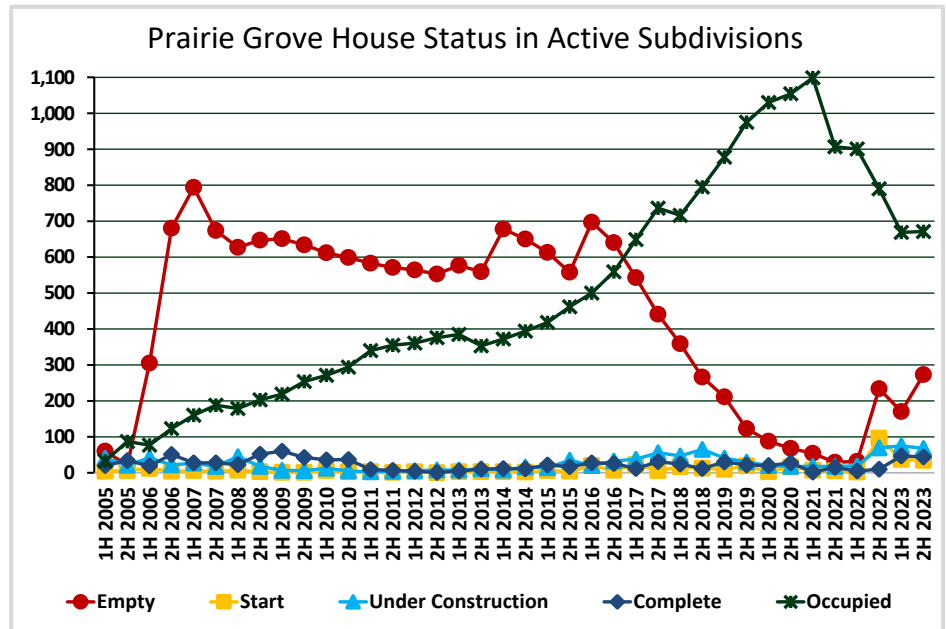
No new construction or progress in existing construction has occurred in the last year in 6 of the 25 active subdivisions in Springdale.

108 new houses in Springdale became occupied in the second half of 2023. The annual absorption rate implies that there are 45.8 months of remaining inventory in active subdivisions, up from 25.7 percent in the first half of 2023.

In 12 out of the 25 active subdivisions in Springdale, no absorption has occurred in the second half of 2023.

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

Additionally, 1,929 new lots in 22 subdivisions received either preliminary or final approval by second half of 2023.



404 houses were sold in Springdale in the second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brentwood Village PUD, Phase I	1H 2023		82	82
Brentwood Village PUD, Phase II	1H 2023		124	124
Brentwood Village PUD, Phase III	1H 2023		103	103
Brentwood Village PUD, Phase IV	1H 2023		152	152
Chapel Grove, Phase	2H 2023	111		111
Charlotte Addition	2H 2023	3		3
Cottages at Clear Creek, Phase III	1H 2023	181		181
Deere Creek, Phase II+	1H 2021	172		172
Elmdale Valley	2H 2023	117		117
Gray's Crossing	2H 2022	49		49
Jacob's Crossing	1H 2023		127	127
Lex Estates	2H 2022	19		19
McJunkin Place	1H 2020		4	4
Nature Walk	1H 2023		100	100
Noah's Place	1H 2021		54	54
Rosedale Heights	2H 2022		9	9
Shepard Hills	2H 2019	90		90
Spring Creek Farms, Phase I	2H 2023		103	103
Tankersley	1H 2023	14		14
Village Heights	1H 2020		4	4
Whispering Springs	2H 2022	265		265
Wildcat Creek Farms	1H 2023		46	46
New and Preliminary		1,021	908	1,929

Springdale

Active Subdivisions

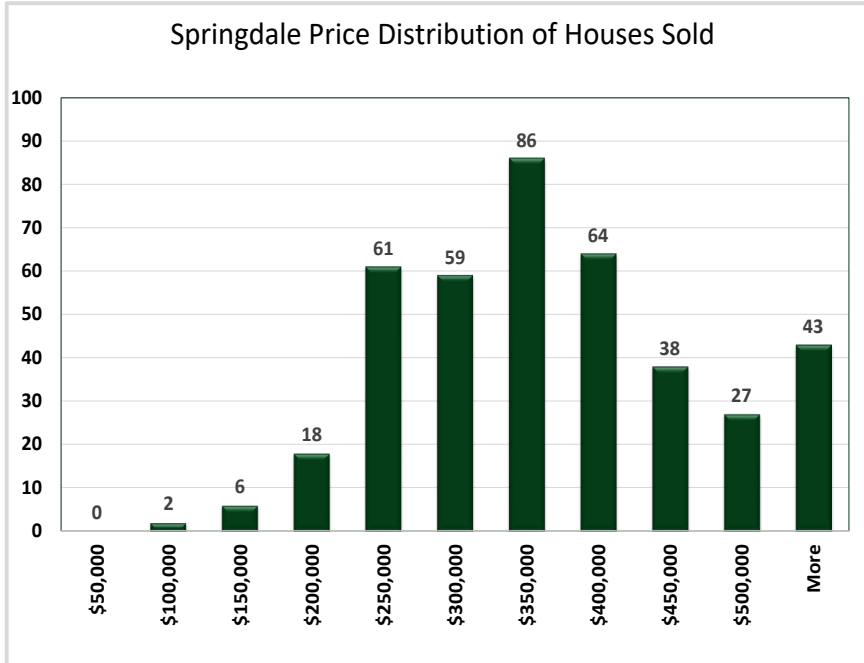
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Barberry Court	34	8	23	0	22	87	22	35.5
Benedetto, Phase I	1	0	0	1	41	43	1	8.0
Benedetto, Phase II	22	0	3	7	7	39	6	54.9
Cadence Crossing ¹	0	0	26	0	0	26	0	--
Charleston Park at Legendary ^{1,2}	5	0	0	0	103	108	0	--
Collins Cove	10	8	11	7	20	56	18	21.6
Cottages at Clear Creek	53	0	28	0	0	81	0	--
Cottages at the Park, Phase II	21	2	5	12	28	68	16	17.1
Deere Creek, Phase I	6	5	36	5	31	83	29	20.1
Grand Valley Estates	1	0	1	0	22	24	0	--
Grand Valley Stables at Guy Terry Farms ¹	3	0	1	0	20	24	0	--
Habberton Ridge, Phase II, III	81	0	26	0	0	107	0	--
Hidden Hills, Phase II ¹	1	0	0	0	82	83	0	12.0
Hudson Heights, Phase I	84	1	0	0	0	85	0	--
Hylton Place, Phase II ¹	2	0	13	4	28	47	16	8.1
Hylton Place, Phase III ¹	28	4	0	0	0	32	0	--
Legendary, Phase I ¹	1	0	0	0	166	167	0	6.0
Oak Place ^{1,2}	1	0	0	0	60	61	0	--
Savannah Ridge	4	0	0	0	89	93	0	--
Silent Knoll ^{1,2}	3	0	0	0	65	68	0	--
Spring Hill, Phase II	7	0	0	0	93	100	0	42.0
Spyglass Estates ¹	3	0	0	0	3	6	0	12.0
Thornbury, Phase V	1	0	0	0	34	35	0	--
Tuscany, Phase I ¹	1	0	3	0	160	164	0	--
Tuscany, Phase II ^{1,2}	1	0	0	0	40	41	0	--
Springdale Active Subdivisions	374	28	176	36	1,114	1,728	108	45.8

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.

Springdale

Price Distribution of Houses Sold



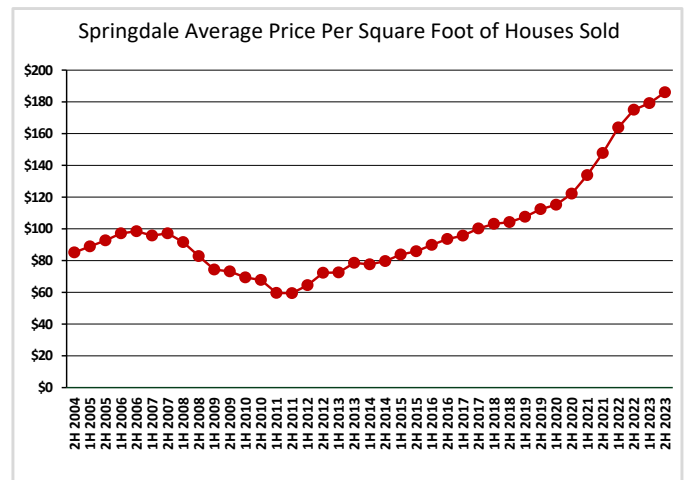
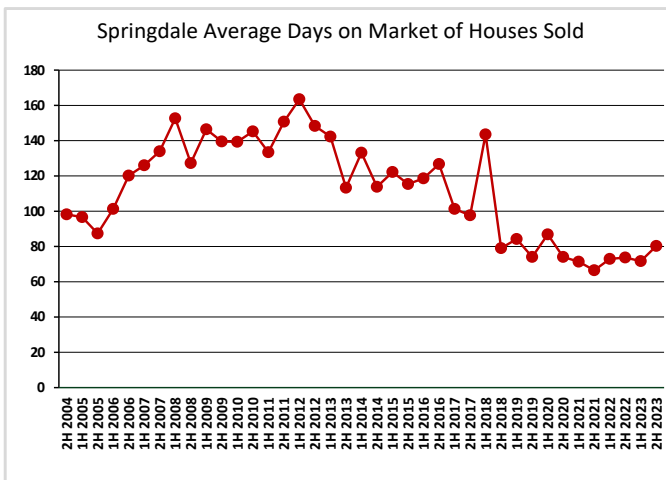
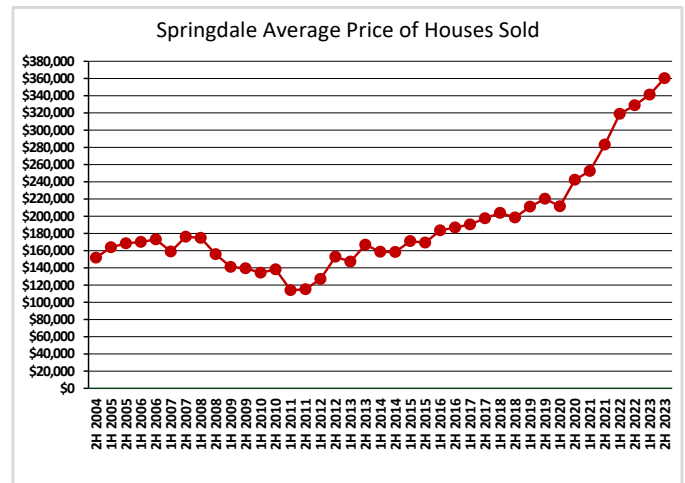
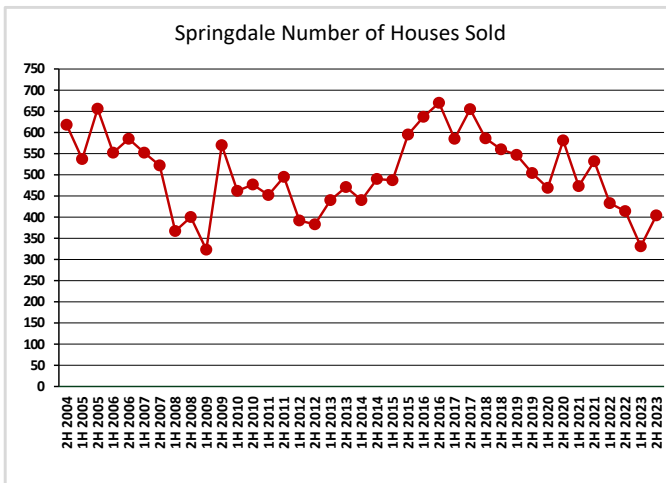
The average price of a house was \$360,385 at \$186.02 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	0.5%	840	60	79.9%
\$100,001 - \$150,000	6	1.5%	1,062	84	90.9%
\$150,001 - \$200,000	18	4.5%	1,164	53	98.8%
\$200,001 - \$250,000	61	15.1%	1,273	54	98.4%
\$250,001 - \$300,000	59	14.6%	1,612	58	98.5%
\$300,001 - \$350,000	86	21.3%	1,770	81	99.4%
\$350,001 - \$400,000	64	15.8%	2,021	114	99.3%
\$400,001 - \$450,000	38	9.4%	2,285	82	99.4%
\$450,001 - \$500,000	27	6.7%	2,685	117	98.1%
\$500,001+	43	10.6%	3,369	82	98.1%
Springdale Sold	404	100.0%	1,949	80	98.6%

Springdale

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	414	331	404	-2.4%	22.1%
Average Price of Houses Sold	\$328,872	\$341,216	\$360,385	9.6%	5.6%
Average Days on Market	74	72	80	8.9%	12.0%
Average Price per Square Foot	\$175.04	\$179.14	\$186.02	6.3%	3.8%
Percentage of County Sales	19.9%	17.6%	22.1%	10.8%	25.1%
Number of New Houses Sold	67	62	109	62.7%	75.8%
Average Price of New Houses Sold	\$381,964	\$418,401	\$400,019	4.7%	-4.4%
Average Days on Market of New Houses Sold	177	109	132	-25.7%	21.0%
Number of Houses Listed	83	97	125	50.6%	28.9%
Average List Price of Houses Listed	\$467,663	\$474,631	\$394,486	-15.6%	-16.9%

Springdale

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
American	4	1.0%	2,094	93	\$338,250	\$160.96
Apple Orchard	1	0.2%	1,395	54	\$205,000	\$146.95
Arber Estates	1	0.2%	2,060	84	\$407,000	\$197.57
Arthur Banks	1	0.2%	3,565	286	\$475,000	\$133.24
Belmont Estates	2	0.5%	3,218	166	\$589,500	\$183.43
Benedetto	7	1.7%	3,076	60	\$653,343	\$212.95
Birds	1	0.2%	1,213	81	\$220,000	\$181.37
Blueberry Acres	1	0.2%	1,296	69	\$230,000	\$177.47
Brandons Way	1	0.2%	1,586	50	\$320,300	\$201.95
Broadmore Acres	2	0.5%	1,321	65	\$238,500	\$180.62
Butterfield Gardens	5	1.2%	1,121	61	\$216,900	\$193.52
Cameron Heights	1	0.2%	1,225	31	\$250,000	\$204.08
Candlestick Place	1	0.2%	1,531	49	\$265,000	\$173.09
Canterbury	1	0.2%	1,800	72	\$335,000	\$186.11
Carriage Crossing	2	0.5%	2,784	155	\$506,000	\$181.97
Carrington Place	1	0.2%	1,558	42	\$300,000	\$192.55
Carter	1	0.2%	1,446	7	\$135,000	\$93.36
Central Village	1	0.2%	1,185	59	\$229,900	\$194.01
Chadwick	2	0.5%	1,996	79	\$328,750	\$164.75
Chantel	5	1.2%	2,373	58	\$396,800	\$167.44
Chapman Hills	2	0.5%	1,766	45	\$327,500	\$185.43
Charlestown Park at Legendary	3	0.7%	1,415	81	\$296,667	\$209.67
Clear Creek Acres	3	0.7%	2,524	48	\$380,833	\$154.17
Coger	2	0.5%	781	214	\$105,000	\$134.16
Collins Cove	4	1.0%	2,212	55	\$480,788	\$217.98
Cottages at Clear Creek	4	1.0%	1,153	64	\$244,963	\$215.36
Cottages At The Park	20	5.0%	2,215	62	\$482,956	\$217.87
County Court	1	0.2%	4,609	223	\$460,000	\$99.80
Crestridge	1	0.2%	1,623	42	\$319,900	\$197.10
Dandys	2	0.5%	1,768	42	\$262,500	\$148.88
Davis	1	0.2%	1,572	53	\$277,000	\$176.21
Deere Creek	57	14.1%	1,946	177	\$380,444	\$196.53
Deerfield	3	0.7%	1,645	32	\$303,333	\$184.25
Eagle Crest	1	0.2%	1,861	36	\$326,000	\$175.17
Eastview	4	1.0%	1,505	45	\$273,250	\$182.14

Springdale

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Edmondson	1	0.2%	2,012	40	\$320,000	\$159.05
Eichers	1	0.2%	1,048	74	\$210,000	\$200.38
Elmdale Heights	2	0.5%	1,620	52	\$259,000	\$166.98
Elmdale Terrace	3	0.7%	1,466	38	\$254,000	\$173.93
Enclave	1	0.2%	4,140	37	\$780,000	\$188.41
Fairway Condo	1	0.2%	1,122	18	\$158,000	\$140.82
Falcon	4	1.0%	1,657	111	\$288,500	\$174.95
Falls, The	1	0.2%	3,309	143	\$505,000	\$152.61
Flowing Springs	1	0.2%	2,322	71	\$355,500	\$153.10
Forest Glen	1	0.2%	2,270	34	\$388,883	\$171.31
Frederick	1	0.2%	932	13	\$170,000	\$182.40
Glenstone HPR	1	0.2%	1,300	58	\$233,000	\$179.23
Grand Valley	7	1.7%	1,703	43	\$340,343	\$200.42
Grand Valley Meadows	3	0.7%	2,115	53	\$391,833	\$186.14
Green Acres	1	0.2%	2,164	90	\$327,400	\$151.29
Green Side Place	1	0.2%	2,007	86	\$350,000	\$174.39
Greenlawn	1	0.2%	1,224	98	\$208,000	\$169.93
Harber Meadows	8	2.0%	2,686	61	\$591,363	\$213.98
Harger	2	0.5%	1,613	66	\$212,500	\$142.89
Harvo	1	0.2%	1,259	29	\$247,000	\$196.19
Hayes	3	0.7%	1,086	57	\$146,167	\$140.06
Heather Heights	1	0.2%	1,418	43	\$239,000	\$168.55
Henson Heights	3	0.7%	2,423	32	\$341,167	\$153.11
Hickory Meadows	1	0.2%	1,716	37	\$349,900	\$203.90
Hidden Lake	2	0.5%	1,194	37	\$241,500	\$201.59
High Chaparral	3	0.7%	2,326	49	\$349,167	\$154.11
Highland	2	0.5%	1,089	50	\$196,250	\$179.02
Howards	1	0.2%	1,473	97	\$270,000	\$183.30
Hunt Estates	1	0.2%	2,085	18	\$364,900	\$175.01
Hunters Ridge	1	0.2%	1,528	33	\$297,000	\$194.37
Hylton Place	19	4.7%	1,742	97	\$343,647	\$197.80
Indianhead Estates	1	0.2%	1,718	16	\$239,500	\$139.41
Jacobs Court	4	1.0%	1,409	30	\$278,125	\$197.51
Lakeview	2	0.5%	2,666	79	\$435,000	\$168.54
Lakeview Heights	2	0.5%	3,360	55	\$626,500	\$187.73
Legendary	2	0.5%	1,864	15	\$391,500	\$209.81
Lester	3	0.7%	2,228	46	\$349,667	\$163.13

Springdale

Characteristics of Houses Sold

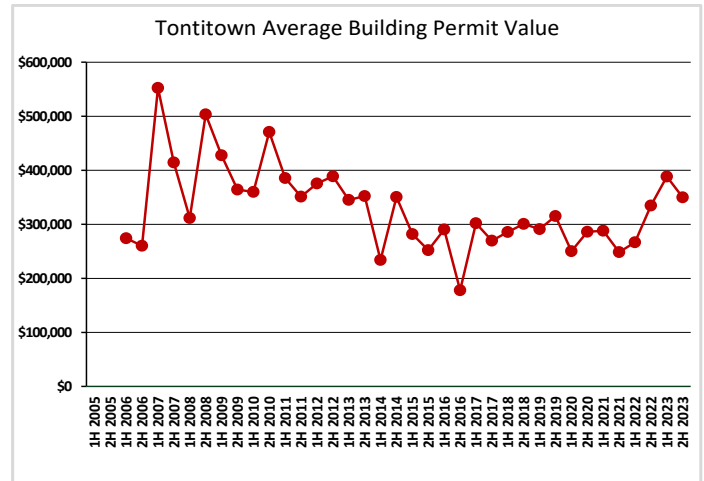
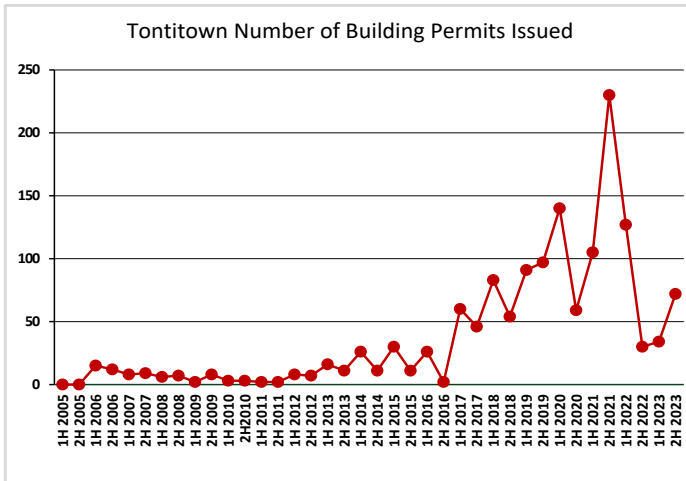
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Lynn Estates	1	0.2%	2,066	45	\$344,000	\$166.51
Monticello	2	0.5%	2,574	79	\$510,750	\$199.07
MTN View	2	0.5%	1,056	56	\$190,000	\$180.17
Neff	3	0.7%	1,437	39	\$244,967	\$172.27
Newell	1	0.2%	1,576	64	\$235,000	\$149.11
North Heights	1	0.2%	1,804	32	\$237,000	\$131.37
North Meadows	1	0.2%	1,262	33	\$219,850	\$174.21
Northeast Meadow	1	0.2%	1,250	39	\$215,000	\$172.00
Oak Creek	1	0.2%	2,050	27	\$377,000	\$183.90
Oak Hills	4	1.0%	1,742	81	\$254,000	\$152.45
Oak Manor	1	0.2%	2,350	37	\$429,000	\$182.55
Oak Place	1	0.2%	1,724	74	\$335,000	\$194.32
Oak Valley	1	0.2%	1,923	26	\$349,500	\$181.75
Oak Walk	1	0.2%	2,083	39	\$335,000	\$160.83
Oaks	4	1.0%	1,950	54	\$324,000	\$166.88
Oakwood Park	1	0.2%	2,291	60	\$522,000	\$227.85
Orchard	1	0.2%	1,398	73	\$270,000	\$193.13
Paradise Valley	2	0.5%	1,336	68	\$239,500	\$180.84
Park Place	1	0.2%	1,310	54	\$240,000	\$183.21
Parkers	1	0.2%	1,100	21	\$234,000	\$212.73
Parker's Place	2	0.5%	1,540	49	\$312,450	\$202.98
Parkside	1	0.2%	1,603	38	\$312,000	\$194.64
Parson Hills	3	0.7%	1,569	33	\$258,300	\$164.29
Peaceful Valley	6	1.5%	1,806	50	\$302,124	\$168.88
Pines, The	1	0.2%	1,022	75	\$210,000	\$205.48
Pinewood	3	0.7%	2,996	84	\$533,000	\$179.06
Ponderosa	1	0.2%	1,985	44	\$295,000	\$148.61
Putmans	2	0.5%	1,062	111	\$222,500	\$209.50
Quail Run	2	0.5%	2,346	18	\$429,950	\$183.81
Quandt	4	1.0%	1,379	42	\$296,250	\$229.60
R L Hayes	2	0.5%	996	41	\$145,250	\$147.12
Renaissance	2	0.5%	2,043	85	\$396,000	\$194.40
San Jose Estates	3	0.7%	2,382	55	\$405,000	\$170.18
Savannah Ridge	1	0.2%	1,480	16	\$270,000	\$182.43
Serenity	6	1.5%	1,638	78	\$296,900	\$182.25
Shawnee	1	0.2%	1,392	33	\$255,200	\$183.33

Springdale

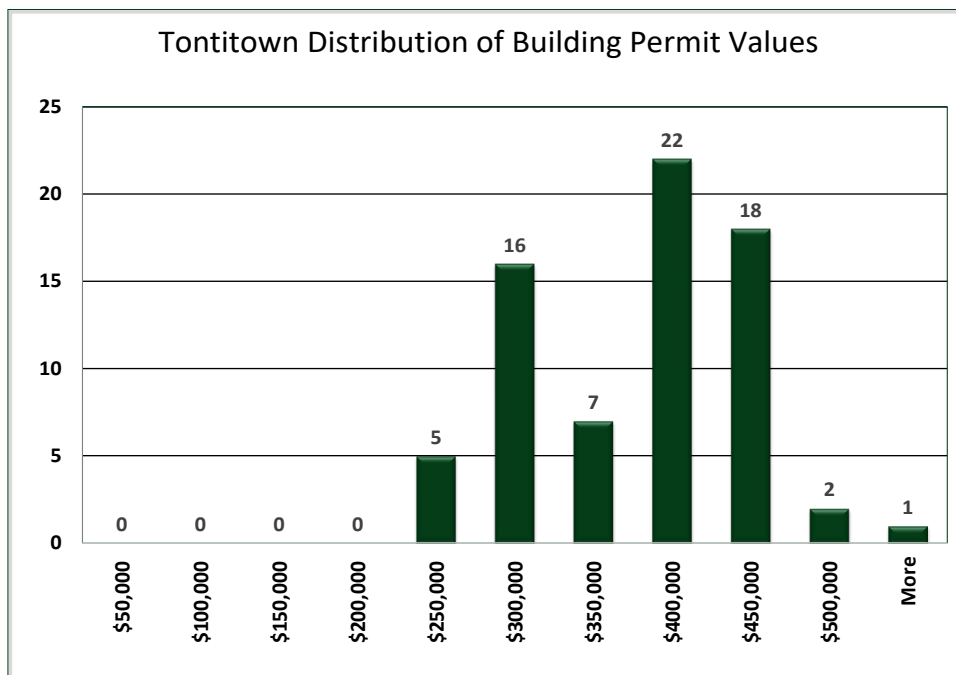
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Shenandoah Hills	3	0.7%	3,026	125	\$506,667	\$167.99
South Meadows	3	0.7%	2,161	53	\$329,667	\$154.21
Southfield	1	0.2%	1,379	35	\$250,000	\$181.29
Southland Estates	1	0.2%	1,538	37	\$250,000	\$162.55
Southwest	3	0.7%	1,386	45	\$198,667	\$143.77
Southwind Terrace	2	0.5%	3,166	95	\$458,750	\$145.33
Spanish Trace	3	0.7%	2,740	40	\$408,333	\$155.26
Spring Creek Estates	4	1.0%	1,907	39	\$346,250	\$181.67
Spring Creek Park	2	0.5%	1,557	38	\$298,000	\$191.44
Spring Hill	5	1.2%	2,032	90	\$339,000	\$175.46
Spring Meadows	2	0.5%	2,396	83	\$430,000	\$179.46
Spring Ridge	1	0.2%	3,095	47	\$685,000	\$221.32
Stonecrest	1	0.2%	2,601	55	\$440,000	\$169.17
Sunny Slope	1	0.2%	1,032	32	\$139,000	\$134.69
Sunset Ridge	1	0.2%	3,496	76	\$570,000	\$163.04
Thornbury	4	1.0%	5,339	55	\$933,750	\$177.70
Timber Ridge	1	0.2%	4,173	44	\$725,000	\$173.74
Tuscany	2	0.5%	2,643	97	\$477,500	\$181.88
Tyson Heights	1	0.2%	1,300	38	\$262,000	\$201.54
W Walker	2	0.5%	2,105	32	\$317,250	\$150.68
Waggoners	2	0.5%	917	115	\$177,950	\$197.75
Walnut Crossing	3	0.7%	1,380	41	\$271,833	\$197.75
West Emma Gardens	1	0.2%	1,492	50	\$258,000	\$172.92
Western Oaks	4	1.0%	1,762	59	\$262,500	\$151.40
Westside	2	0.5%	1,441	54	\$238,250	\$166.17
Westwood Heights	2	0.5%	1,045	17	\$209,750	\$200.80
White Hills	1	0.2%	1,178	53	\$225,000	\$191.00
Wilkins	4	1.0%	1,659	47	\$290,500	\$175.23
Willow Bend	2	0.5%	3,544	44	\$965,000	\$270.02
Windsor	2	0.5%	1,986	60	\$363,500	\$183.08
Wobbe Gardens	1	0.2%	942	33	\$199,000	\$211.25
Woodcliff	1	0.2%	2,848	41	\$489,000	\$171.70
Woodland Heights	3	0.7%	1,193	40	\$227,667	\$192.35
Zachary	1	0.2%	1,646	60	\$230,000	\$139.73
Other	19	4.7%	1,889	105	\$382,258	\$206.33
Springdale Average Sold	404	100.0%	1,949	80	\$360,385	\$186.02

Tontitown Building Permits



Tontitown	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	30	34	71	136.7%	108.8%
Average Value of Residential Building Permits	\$334,654	\$388,483	\$354,770	6.0%	-8.7%



Tontitown

Active Subdivisions

There were 565 total lots in 11 active subdivisions in Tontitown in the second half of 2023. 62.7 percent of the lots were occupied, 7.6 percent were complete but unoccupied, 4.2 were under construction, 1.1 percent were starts, and 24.4 percent were empty lots.

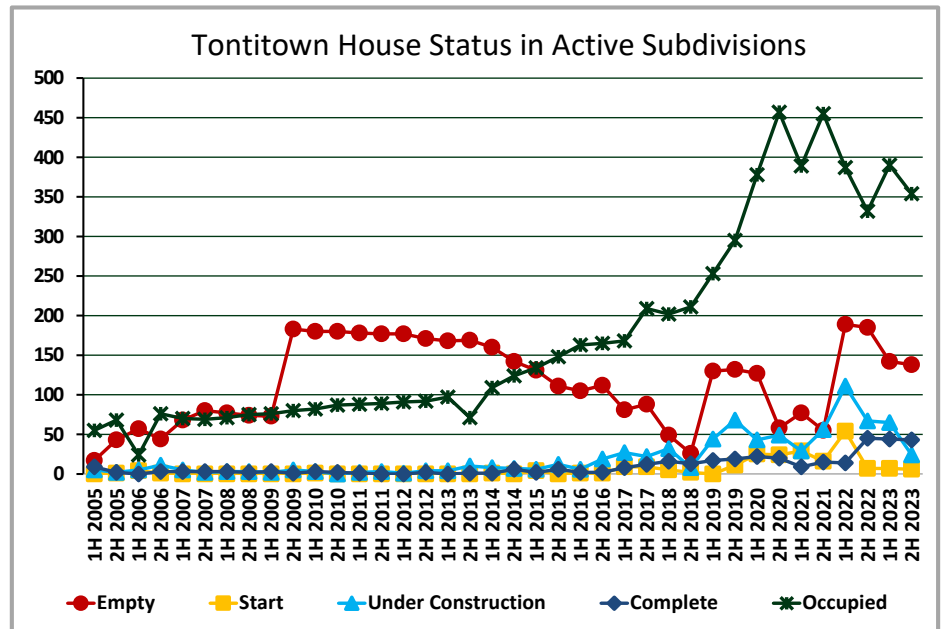
The subdivisions with the most houses under construction in Tontitown during the second half of 2023 were Veneto with 10, and Tuscany, Phase II with 9.

West Elm Estates had the most houses becoming occupied in Tontitown with 44 houses. An additional 22 houses in Tuscany, Phase II became occupied in the second half of 2023.

No new construction or progress in existing construction has occurred in the last year in 2 of the 11 active subdivisions in Tontitown.

110 new houses in Tontitown became occupied in the second half of 2023. The annual absorption rate implies that there are 15.1 months of remaining inventory in active subdivisions, down from 25.6 percent in the first half of 2023.

In 2 out of the 11 active subdivisions in Tontitown, no absorption has occurred in the second half of 2023.



The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 63.0 percent in the second half of 2023.

Additionally, 152 new lots in 2 subdivisions received either preliminary or final approval by second half of 2023.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hickory Meadow, Phase III	2H 2020	123		123
Hidden Valley Estates	2H 2019		29	29
New and Preliminary		123	29	152

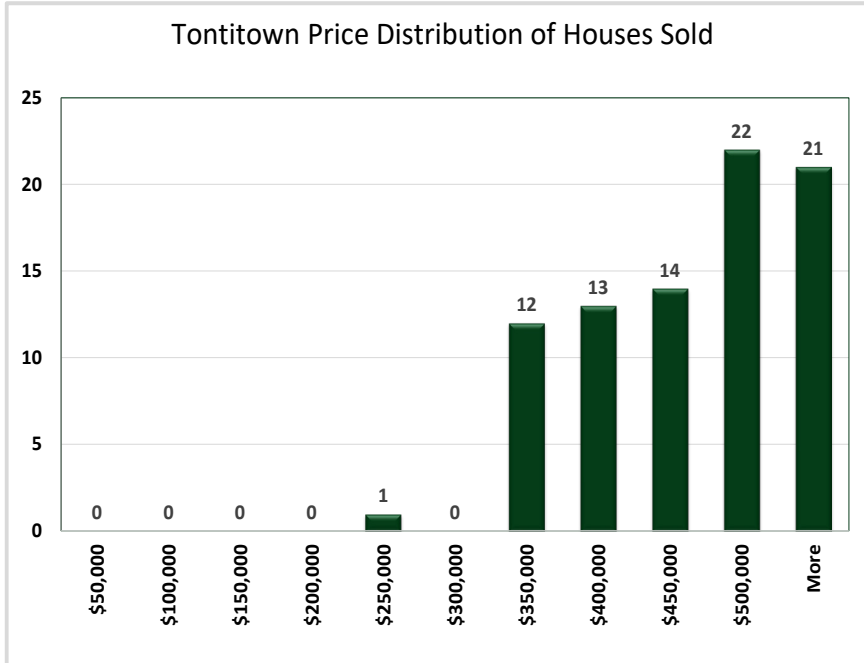
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Aspen Heights	1	0	0	0	10	11	10	1.2
Coppertree	3	0	1	0	10	14	1	48.0
Hickory Meadows, Phase I	28	0	4	16	22	70	22	26.2
Hickory Meadows, Phase II	0	0	0	0	103	103	44	0.0
Napa, Phase I ^{1,2}	1	0	0	0	56	57	0	--
San Gennaro	3	0	0	0	10	13	1	36.0
South Pointe, Phase III	0	0	0	3	61	64	11	2.1
South Pointe, Phase IV, V	46	5	9	24	34	118	19	36.0
Tuscany, Phase II ^{1,2}	1	0	0	0	40	41	0	--
Veneto ¹	53	1	10	0	0	64	0	--
West Elm Estates	2	0	0	0	8	10	2	6.0
Tontitown Active Subdivisions	138	6	24	43	354	565	110	15.1

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

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

Tontitown

Price Distribution of Houses Sold



83 houses were sold in Tontitown in the second half of 2023.

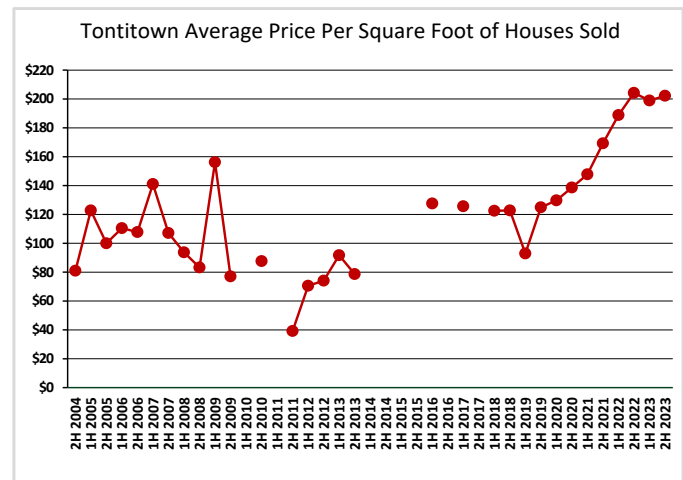
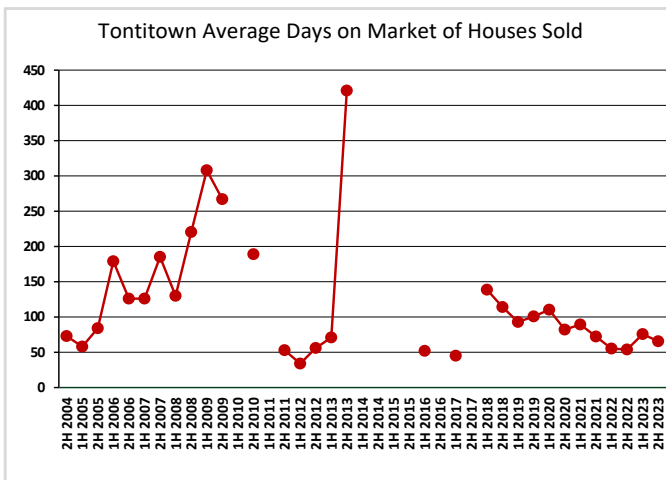
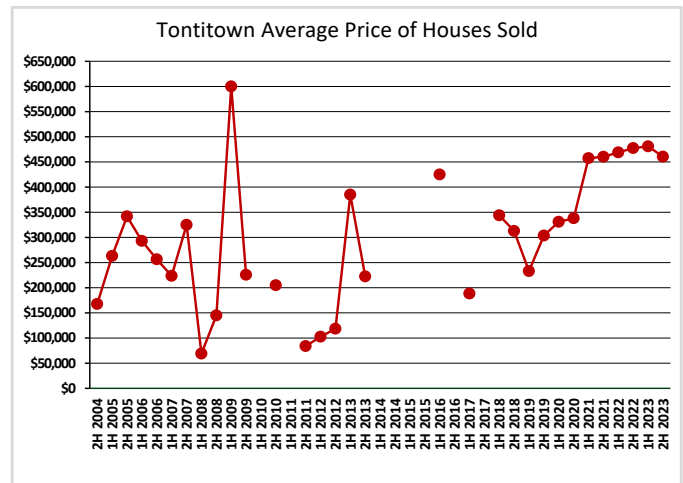
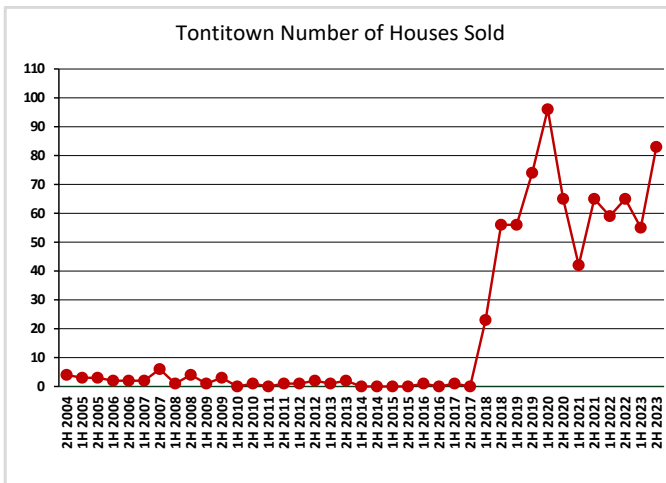
The average price of a house was \$460,454 at \$202.21 per square foot.

The median cost of a house was \$465,888.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	1	1.2%	1,316	52	100.0%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	12	14.5%	1,650	41	99.8%
\$350,001 - \$400,000	13	15.7%	1,788	44	99.7%
\$400,001 - \$450,000	14	16.9%	2,145	49	99.9%
\$450,001 - \$500,000	22	26.5%	2,461	103	99.7%
\$500,001+	21	25.3%	2,925	65	98.3%
Tontitown Sold	83	100.0%	2,289	65	99.4%

Tontitown

Characteristics of Houses Sold



Sold Characteristics	1H 2022	2H 2022	1H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	65	55	83	27.7%	50.9%
Average Price of Houses Sold	\$477,568	\$480,999	\$460,454	-3.6%	-4.3%
Average Days on Market	54	76	65	21.4%	-13.4%
Average Price per Square Foot	\$204.23	\$198.91	\$202.21	-1.0%	1.7%
Percentage of County Sales	4.5%	4.1%	5.8%	27.6%	40.2%
Number of New Houses Sold	28	28	52	85.7%	85.7%
Average Price of New Houses Sold	\$426,302	\$432,712	\$431,415	1.2%	-0.3%
Average Days on Market of New Houses Sold	59	81	69	16.5%	-15.6%
Number of Houses Listed	15	24	29	93.3%	20.8%
Average List Price of Houses Listed	\$554,178	\$503,648	\$607,408	9.6%	20.6%

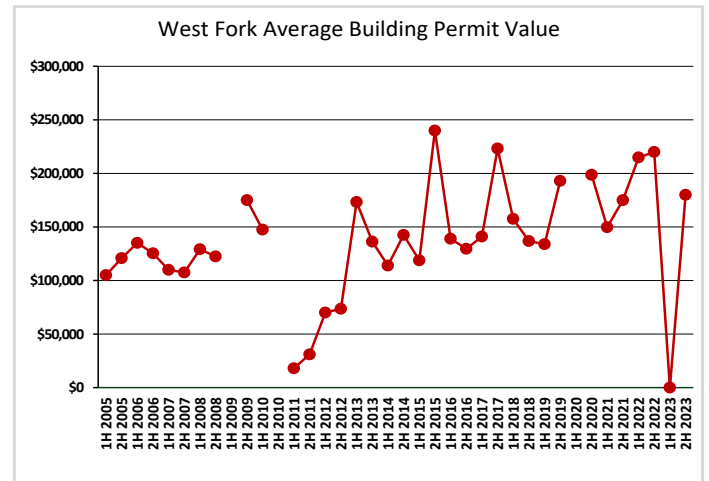
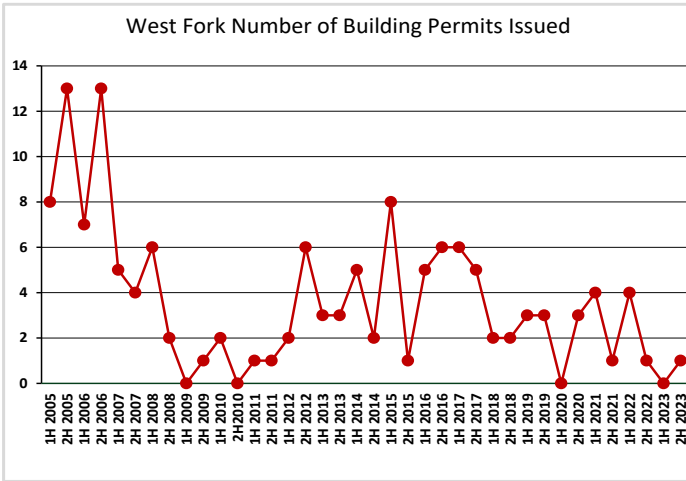
Tontitown

Characteristics of Houses Sold

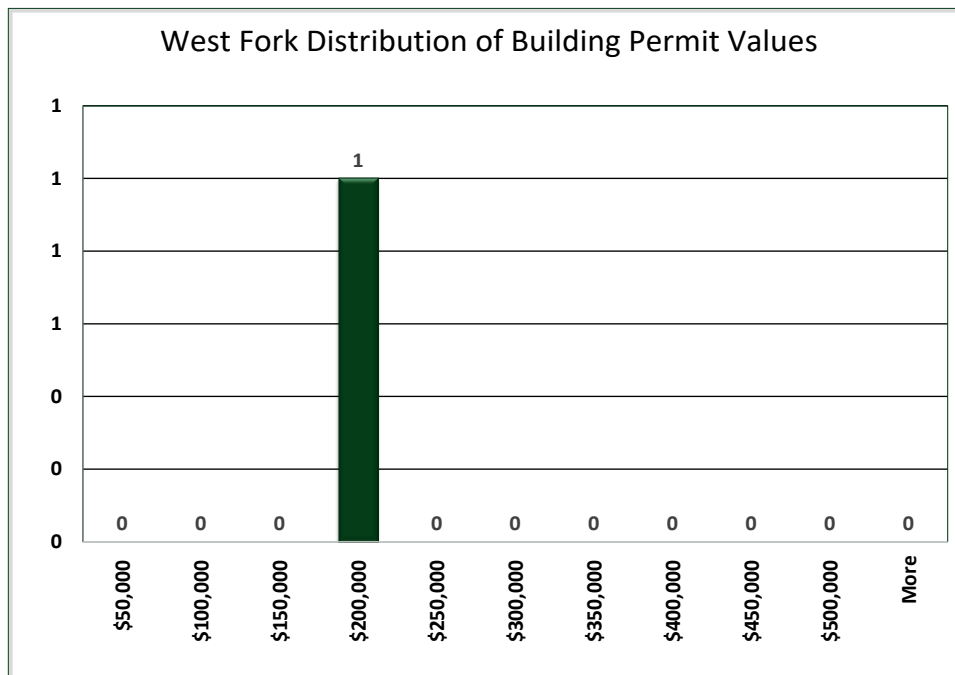
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Barrington Heights	1	1.2%	4,600	112	\$750,000	\$163.04
Barrington Hills	1	1.2%	2,064	43	\$580,000	\$281.01
Buckingham Estates	1	1.2%	3,123	38	\$675,000	\$216.14
Delozier Acres	1	1.2%	5,610	31	\$1,200,000	\$213.90
Hickory Meadows	20	24.1%	1,702	42	\$348,445	\$204.71
Liberty Estates	5	6.0%	2,548	58	\$501,930	\$197.25
Morsani Acres	1	1.2%	1,682	56	\$335,000	\$199.17
Napa	3	3.6%	2,705	48	\$545,833	\$201.68
South Pointe	38	45.8%	2,327	81	\$469,887	\$202.12
Tuscany	2	2.4%	3,369	64	\$642,500	\$190.83
Westbrook	5	6.0%	2,180	57	\$435,200	\$200.16
Other	5	6.0%	2,381	83	\$448,980	\$192.29
Tontitown Houses Sold	83	100.0%	2,289	65	\$460,454	\$202.21



West Fork Building Permits



West Fork	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	1	0	1	0.0%	--
Average Value of Residential Building Permits	\$220,000	\$0	\$180,000	-18.2%	--



West Fork Active Subdivisions

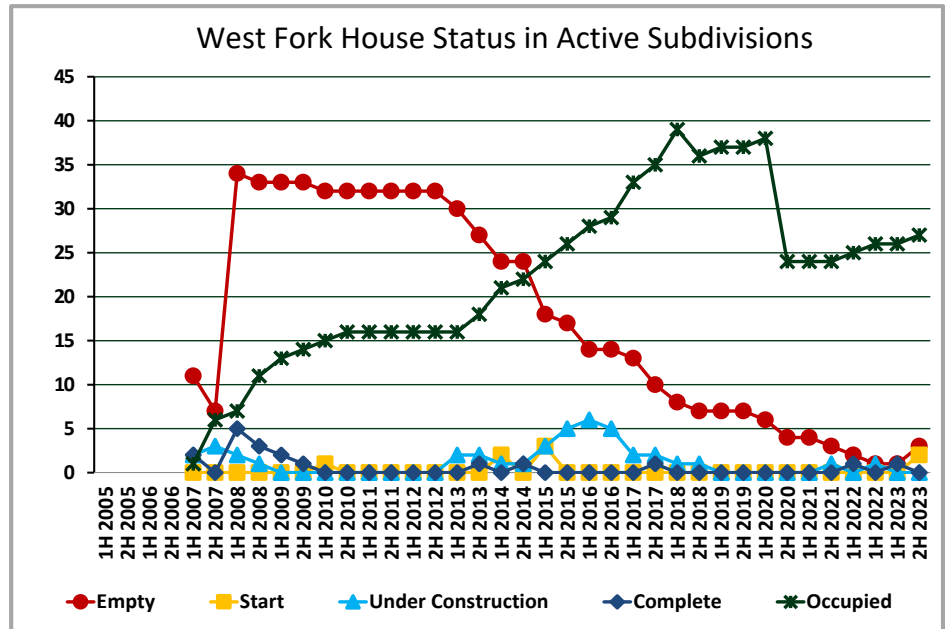
There were 32 total lots in 2 active subdivisions in West Fork in the second half of 2023. 84.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 were under construction, 6.3 percent were starts, and 9.4 percent were empty lots.

The subdivision with the most houses under construction in West Fork during the second half of 2023 was Osburne with 2 starts.

Graystone had the most houses becoming occupied in West Fork with 1 houses.

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

1 new house in West Fork became occupied in the second half of 2023. The annual absorption rate implies that there are 60.0 months of remaining inventory in active subdivisions, up from 24.0 percent in the first half of 2023.



In 1 out of the 2 active subdivisions in West Fork, no absorption has occurred in the second half of 2023.

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

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

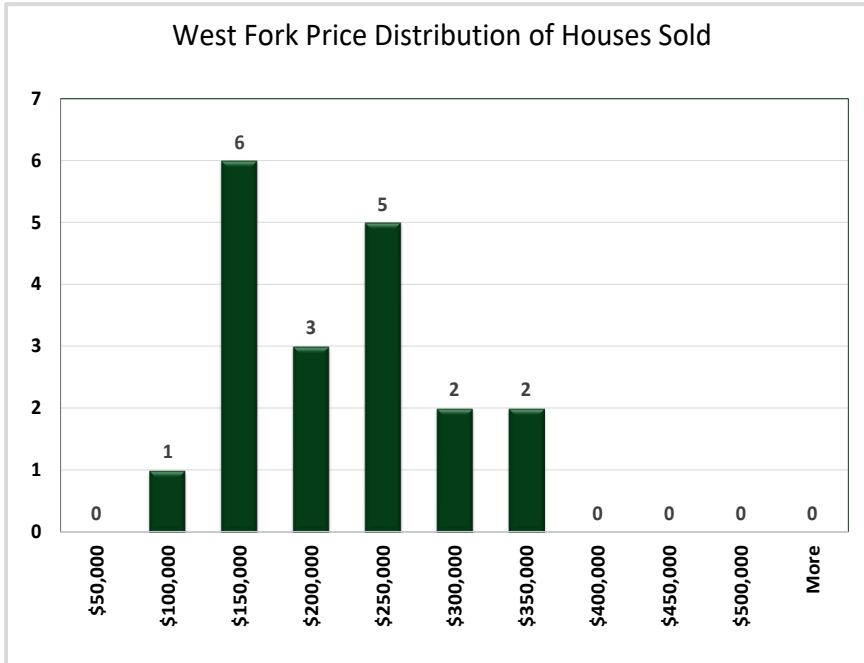
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone	1	0	0	0	27	28	1	12.0
Osburne	2	2	0	0	0	4	0	--
West Fork Active Lots	3	2	0	0	27	32	1	60.0

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

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

West Fork

Price Distribution of Houses Sold



19 houses were sold in West Fork in the second half of 2023.

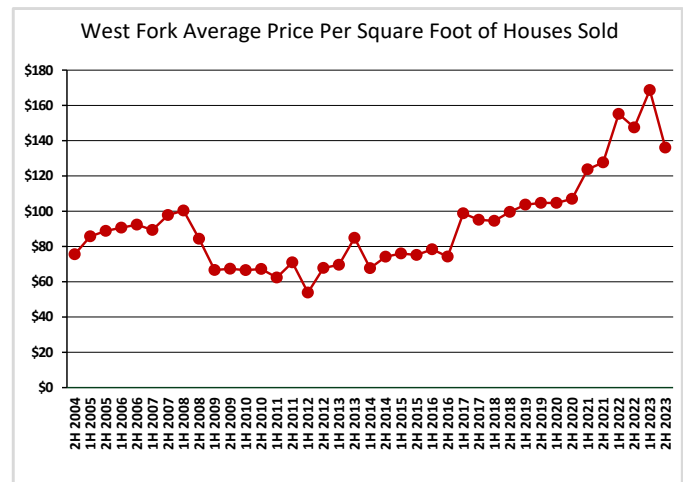
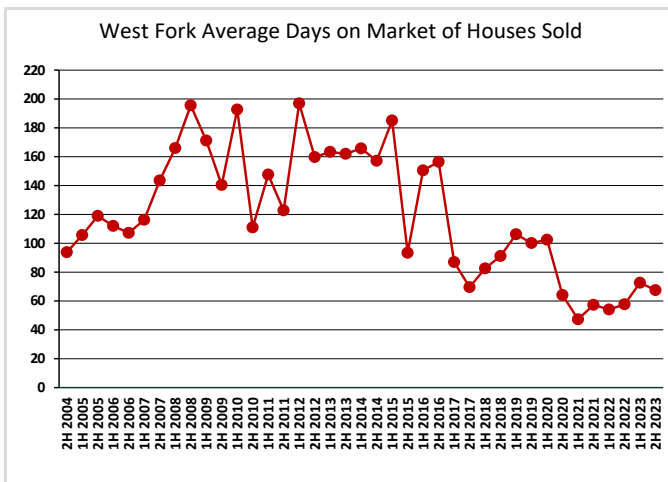
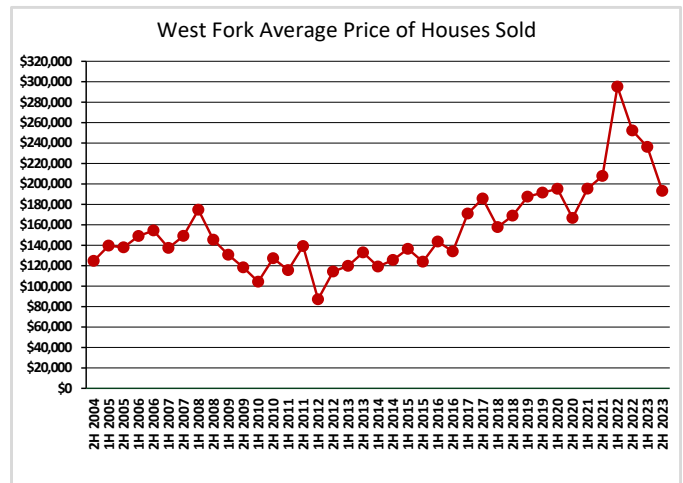
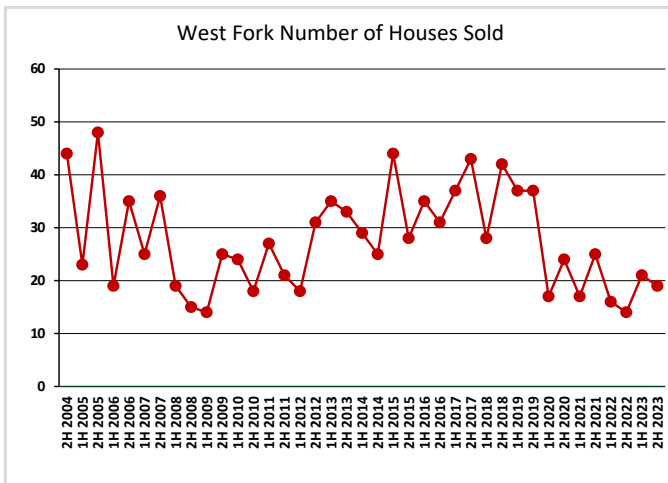
The average price of a house was \$193,200 at \$136.08 per square foot.

The median cost of a house was \$181,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	5.3%	988	60	100.0%
\$100,001 - \$150,000	6	31.6%	1,454	114	87.8%
\$150,001 - \$200,000	3	15.8%	1,236	42	96.2%
\$200,001 - \$250,000	5	26.3%	1,368	46	99.5%
\$250,001 - \$300,000	2	10.5%	1,521	55	100.7%
\$300,001 - \$350,000	2	10.5%	1,978	39	99.3%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
West Fork Sold	19	100.0%	1,434	68	95.4%

West Fork

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	14	21	19	35.7%	-9.5%
Average Price of Houses Sold	\$252,279	\$236,143	\$193,200	-23.4%	-18.2%
Average Days on Market	58	73	68	17.0%	-7.0%
Average Price per Square Foot	\$147.50	\$168.69	\$136.08	-7.7%	-19.3%
Percentage of County Sales	0.5%	0.8%	0.6%	7.7%	-28.2%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$289,500	--	--	--
Average Days on Market of New Houses Sold	--	104	--	--	--
Number of Houses Listed	1	7	5	400.0%	-28.6%
Average List Price of Houses Listed	\$229,900	\$187,100	\$229,620	-0.1%	22.7%

West Fork

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Clifton	1	5.3%	1,307	46	\$165,000	\$126.24
Deaton Estates	1	5.3%	1,723	43	\$310,000	\$179.92
Dream Valley	1	5.3%	1,440	34	\$227,400	\$157.92
Mecca	2	10.5%	1,365	29	\$226,500	\$165.97
Schull Estates	1	5.3%	1,830	63	\$139,700	\$76.34
Shady Lane	2	10.5%	1,369	31	\$167,500	\$122.89
Valley View	2	10.5%	1,521	55	\$281,500	\$184.98
West Fork Acres	1	5.3%	1,326	94	\$229,900	\$173.38
West Fork Original	3	15.8%	1,253	68	\$120,267	\$96.10
Other	5	26.3%	1,472	114	\$177,400	\$127.17
West Fork Sold	19	100.0%	1,434	68	\$193,200	\$136.08

Unincorporated Areas in Washington County

Active Subdivisions

There were 150 total lots in 4 active subdivisions in Unincorporated Areas in Washington County in the first half of 2023. 76.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.7 were under construction, 0.7 percent were starts, and 20.0 percent were empty lots.

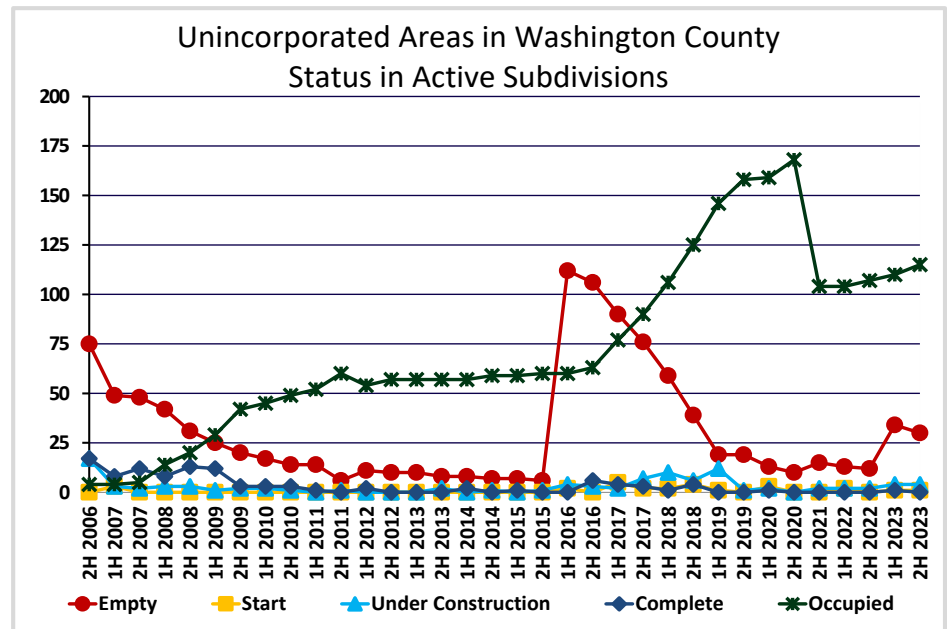
The subdivisions with the most houses under construction in Unincorporated Areas in Washington County during the first half of 2023 was Sonora Subdivision with 2.

Sonora Subdivision had 3 houses becoming occupied.

New construction or progress in existing construction has occurred in the last year in 3 of the 4 active subdivisions in Unincorporated Areas in Washington County.

3 new houses in Unincorporated Areas in Washington County became occupied in the first half of 2023.

The annual absorption rate implies that there are 52.5 months of remaining inventory in active subdivisions, down from 80.0 percent in the first half of 2023.



In 3 of the 4 active subdivisions in Unincorporated Areas in Washington County, absorption has occurred in the last year.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 73.5 percent in the second half of 2023.

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

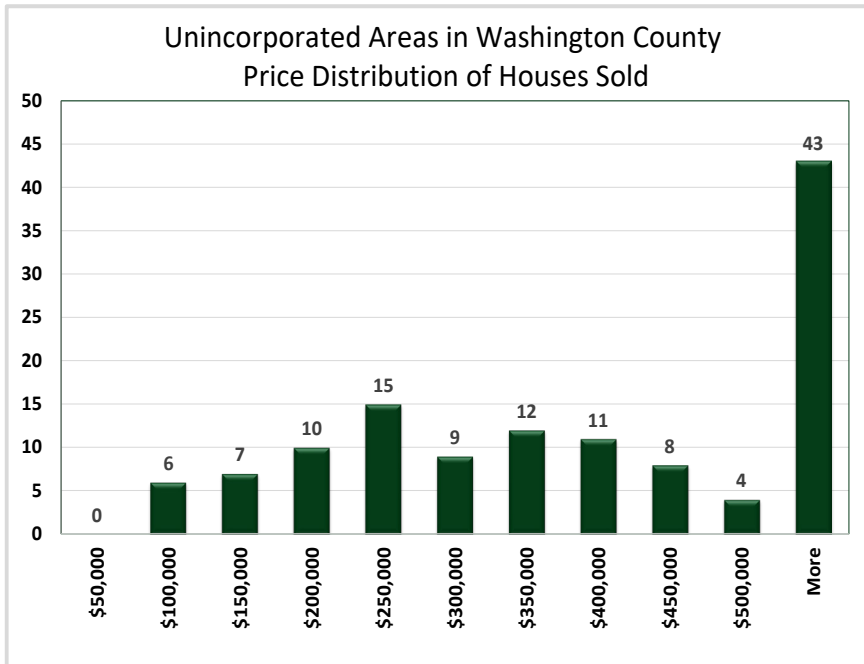
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bethel Elm Subdivision ¹	12	0	1	0	0	13	0	--
Legacy Estates, Phase I	3	0	0	0	108	111	1	18.0
Magnolia Acres	7	0	1	0	3	11	1	48.0
Sonora Subdivision	8	1	2	0	4	15	3	33.0
Unincorporated Areas Washington County	30	1	4	0	115	150	5	52.5

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.

Unincorporated Areas in Washington County

Price Distribution of Houses Sold



125 houses were sold in Unincorporated Areas in Washington County in the second half of 2023.

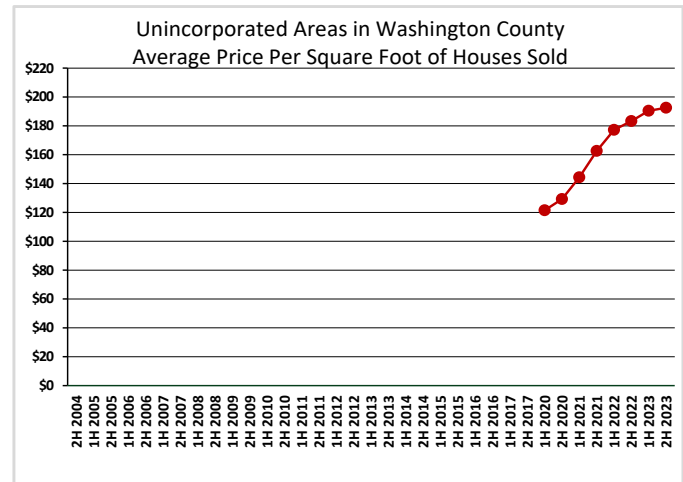
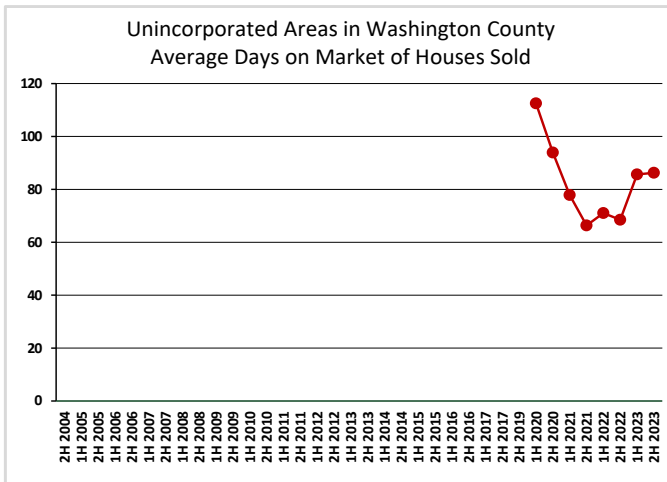
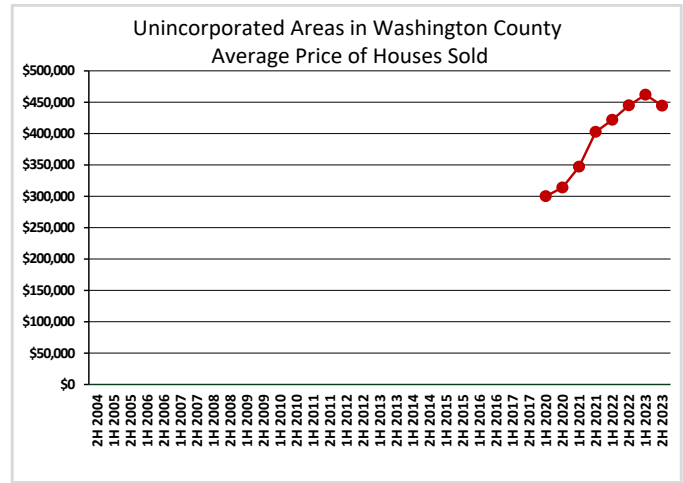
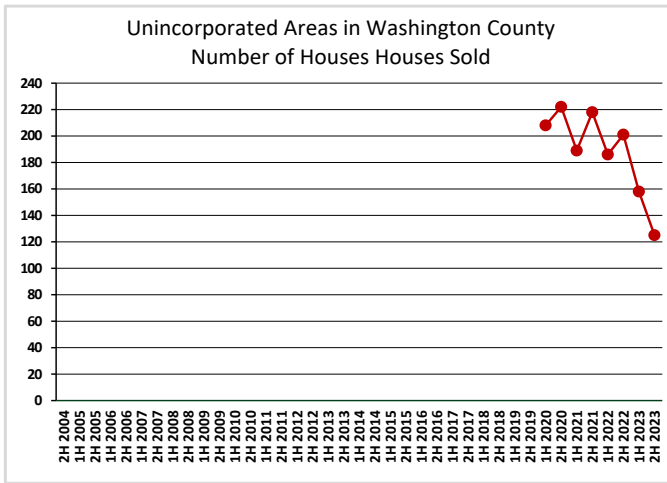
The average price of a house was \$444,318.

The average at \$192.52 per square foot.

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

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	6	4.8%	985	78	86.4%
\$100,001 - \$150,000	7	5.6%	1,220	58	94.2%
\$150,001 - \$200,000	10	8.0%	1,482	72	92.7%
\$200,001 - \$250,000	15	12.0%	1,543	78	97.1%
\$250,001 - \$300,000	9	7.2%	1,667	67	97.0%
\$300,001 - \$350,000	12	9.6%	2,019	91	98.8%
\$350,001 - \$400,000	11	8.8%	2,080	62	95.8%
\$400,001 - \$450,000	8	6.4%	2,104	87	98.6%
\$450,001 - \$500,000	4	3.2%	2,100	59	100.2%
\$500,001+	43	34.4%	3,282	109	97.8%
Unincorporated WC Sold	125	100.0%	2,247	86	96.5%

Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	201	158	125	-37.8%	-20.9%
Average Price of Houses Sold	\$444,931	\$461,983	\$444,318	-0.1%	-3.8%
Average Days on Market	68	86	86	25.9%	0.7%
Average Price per Square Foot	\$183.32	\$190.43	\$192.52	5.0%	1.1%
Percentage of County Sales	13.1%	11.4%	8.4%	-35.6%	-26.2%
Number of New Houses Sold	14	15	14	0	0.0%
Average Price of New Houses Sold	\$779,417	\$628,599	\$666,257	-14.5%	6.0%
Average Days on Market of New Houses Sold	51	127	153	201.7%	21.1%
Number of Houses Listed	73	71	101	38.4%	42.3%
Average List Price of Houses Listed	\$567,135	\$645,234	\$683,863	20.6%	6.0%

Unincorporated Areas in Washington County

Characteristics of Houses Sold

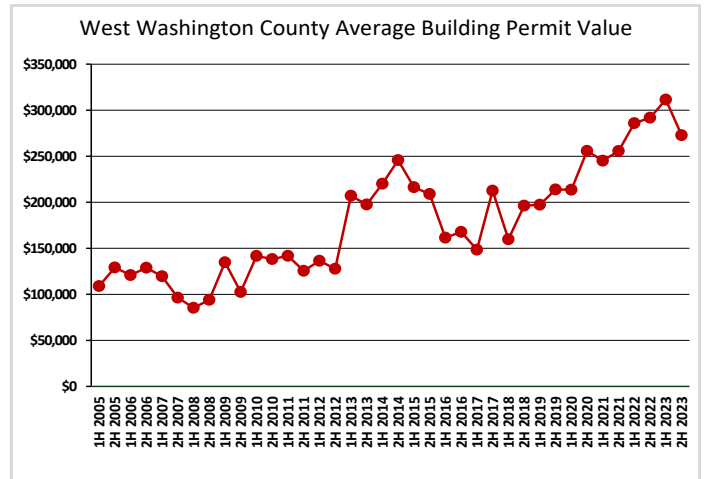
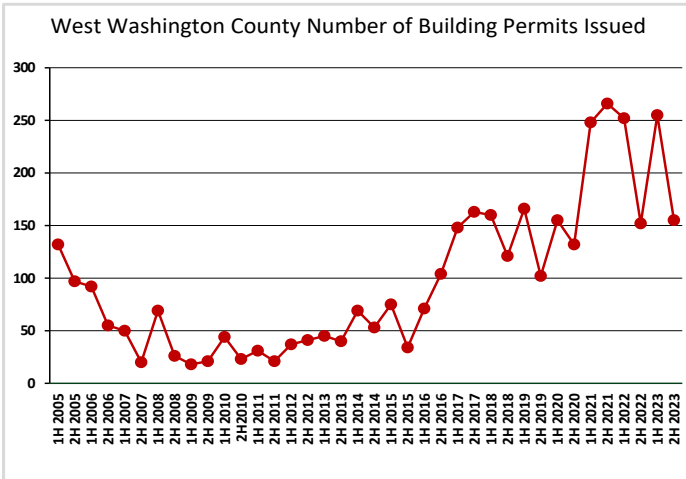
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amber Jane Estates	1	0.8%	4,330	95	\$1,025,000	\$236.72
BeavORama	2	1.6%	875	39	\$195,000	\$252.26
Blue Springs Village	2	1.6%	1,591	65	\$277,500	\$192.96
Bridlewood	1	0.8%	4,592	53	\$1,160,000	\$252.61
Butler Tracts	1	0.8%	1,542	35	\$198,500	\$128.73
Cabins At Cedar Grove HPR	1	0.8%	1,364	69	\$585,000	\$428.89
Country Living	2	1.6%	1,938	198	\$240,000	\$124.00
Estates At Dogwood Canyon	1	0.8%	5,052	47	\$1,257,000	\$248.81
Fox Run	1	0.8%	4,600	49	\$900,000	\$195.65
Garrett	1	0.8%	4,078	233	\$777,000	\$190.53
Gilchrist Meadows	1	0.8%	5,580	49	\$1,275,000	\$228.49
Green Earth Estates	1	0.8%	1,868	91	\$360,000	\$192.72
High Point Acres	1	0.8%	3,144	126	\$565,000	\$179.71
Homestead	1	0.8%	2,135	198	\$348,000	\$163.00
Huntington Place	1	0.8%	2,969	47	\$565,000	\$190.30
Legacy Estates	2	1.6%	2,192	44	\$440,000	\$200.94
McCamey Meadows	1	0.8%	2,201	40	\$420,000	\$190.82
Meadowbrook Estates	1	0.8%	3,743	15	\$760,000	\$203.05
Mrs Jack McClure	4	3.2%	2,923	160	\$719,275	\$246.04
Mt Olive Estates	1	0.8%	2,774	59	\$350,000	\$126.17
Overton Park	1	0.8%	3,021	47	\$643,000	\$212.84
Pardues	1	0.8%	1,840	50	\$385,000	\$209.24
Ridgemonte Estates	1	0.8%	4,430	39	\$1,150,000	\$259.59
Robinson Mountain Estates	1	0.8%	4,600	109	\$758,525	\$164.90
Rochelle Riviera	1	0.8%	1,056	58	\$185,500	\$175.66
Rolling Hills Estates	1	0.8%	1,500	14	\$126,000	\$84.00
Sassafras Hill	1	0.8%	4,138	100	\$969,000	\$234.17
Shady Cove	1	0.8%	2,749	72	\$1,010,000	\$367.41
Shelton	1	0.8%	1,838	51	\$415,000	\$225.79
Sloan Estates	1	0.8%	3,726	0	\$799,000	\$214.44
Sonora Road	1	0.8%	2,523	263	\$549,000	\$217.60
South Fork Estates	1	0.8%	1,886	60	\$396,000	\$209.97
Tony Mountain	2	1.6%	1,997	66	\$182,500	\$98.00

Unincorporated Areas in Washington County

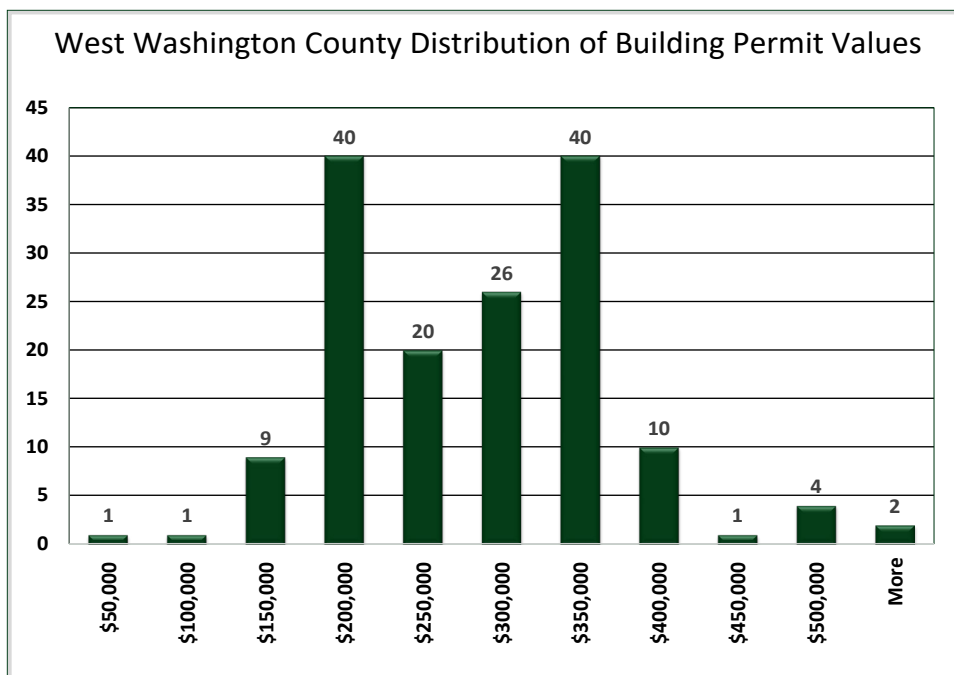
Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Twin Springs Estates	1	0.8%	2,342	64	\$414,900	\$177.16
W A Burks	1	0.8%	2,931	363	\$1,125,000	\$383.83
War Eagle Bend	2	1.6%	1,810	116	\$474,500	\$264.59
Wedington Woods	3	2.4%	2,014	117	\$292,000	\$165.32
Other	77	61.6%	1,997	81	\$372,679	\$182.16
Unincorporated Areas Washington County	125	100.0%	2,247	86	\$444,318	\$192.52

West Washington County Building Permits



West Washington County	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	152	255	154	1.3%	-39.6%
Average Value Residential Building Permits	\$291,827	\$311,499	\$274,496	-5.9%	-11.9%



West Washington County Active Subdivisions

There were 2,087 total lots in 28 active subdivisions in West Washington County in the second half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2023. 63.9 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 8.2 percent were under construction, 2.2 percent were starts, while 22.1 percent were empty lots.

During the second half of 2023, 125 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 26.4 months of lot inventory at the end of second half of 2023. This is up from 17.8 months of inventory at the end of the first half of 2023.

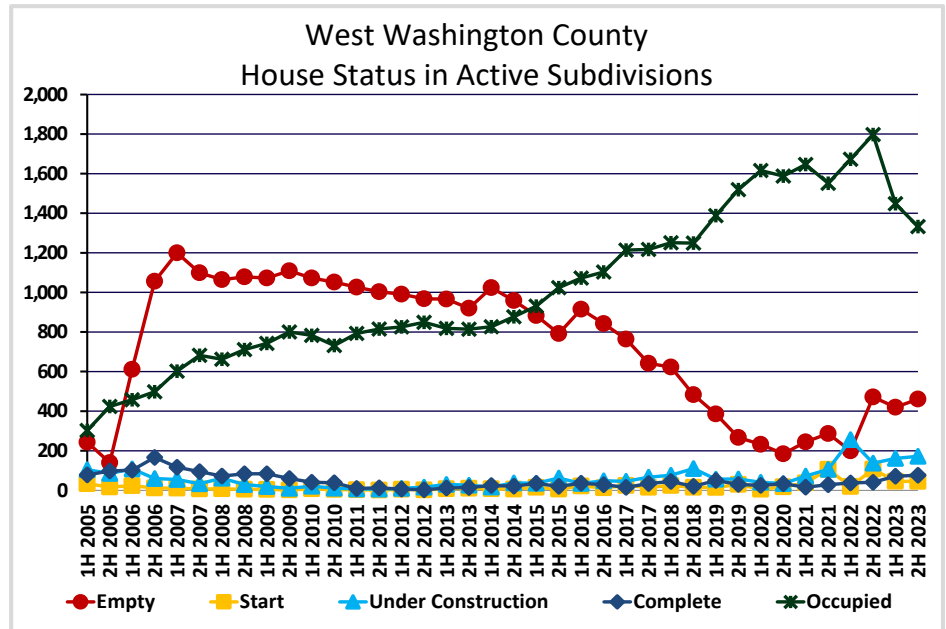
Overall, in 4 out of the 28 active subdivisions in West Washington County, no absorption occurred in the last year.

In the second half of 2023, Farmington had two subdivisions which had the most under construction houses, Goose Creek, Phase III with 39 and The Groves at Engles Mill with 35. Phase III. Mountain View, in Prairie Grove followed with 38.

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

No new construction or progress in existing construction has occurred in the last year in 2 of the 28 active subdivisions in the West Washington County. No new absorption has occurred in 6 of these subdivisions.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 60.4 percent owner occupied in the second half of 2023, down from 64.9 in 2012.



In the pipeline, West Washington County has an additional 1,641 lots in 10 subdivisions in the preliminary or final plat status in the second half of 2023.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Grove at Engles Mill Park, IV	2H 2023	61		61
Farmington	Hillcrest	2H 2023		82	82
Lincoln	Avalon Estates	2H 2022	18		18
Lincoln	Latta	2H 2023		4	4
Prairie Grove	Copper Hills PUD	1H 2023		86	86
Prairie Grove	Copper Hills PUD Phases II on	2H 2023	494		494
Prairie Grove	Parkwood Estates PUD	1H 2023	155		155
Prairie Grove	Selah Meadows	1H 2023	589		589
Prairie Grove	Snyder Grove Ph. 6-8	1H 2023	96		96
Prairie Grove	Wagnon's Spring, Phase II PUD	2H 2021	56		56
Prairie Grove	Snyder Grove Ph. 6-8	1H 2023	96		96
Prairie Grove	Wagnon's Spring, Phase II PUD	2H 2021	56		56
Prairie Grove	Wagon's Spring	1H 2020	61		61
WWC New			1,469	172	1,641

West Washington County

Active Subdivisions

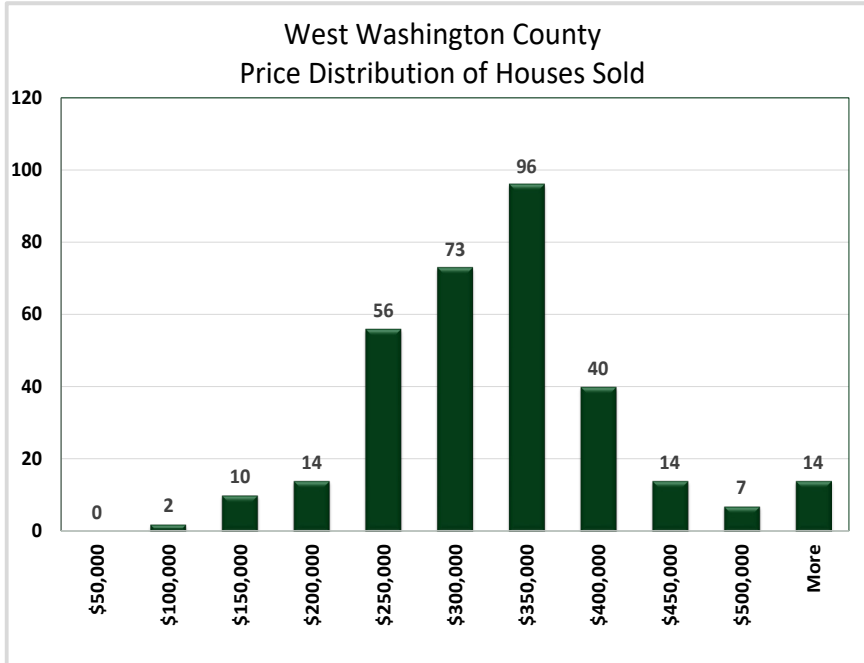
City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Farmington Creek ¹	1	1	5	1	19	27	0	--
Farmington	Farmington Heights, Phase I	0	0	0	1	124	125	1	4
Farmington	Farmington Heights, Phase II	3	0	0	0	88	91	0	9
Farmington	Goose Creek, Phase I	0	0	0	0	51	51	1	0
Farmington	Goose Chreek, Phase III	13	0	39	4	4	60	4	168
Farmington	Groves at Engles Mill, Phase II	1	0	2	0	47	50	3	7
Farmington	Groves at Engles Mill, Phase III	4	2	35	2	39	82	32	13
Farmington	Hunter Village ¹	0	0	14	0	0	14	0	--
Farmington	South Club House Estates ^{1,2}	4	0	0	0	69	73	0	48
Farmington	Summerfield	87	6	1	14	9	117	3	144
Farmington	Wagon Wheel Crossing, Phase I	0	0	6	7	71	84	23	2
Farmington	Windgate	0	0	1	2	24	27	0	--
Greenland	Lee Valley, Phase IV	10	0	1	1	50	62	1	144
Lincoln	Country Meadows ¹	62	0	0	0	40	102	0	124
Prairie Grove	Hudson Heights, Phase I	84	1	0	0	0	85	0	--
Prairie Grove	Mountain View	84	8	38	4	44	178	21	37
Prairie Grove	Prairie View	0	0	6	12	80	98	17	3
Prairie Grove	Snyder Grove, Phase I	0	0	0	0	11	11	1	0
Prairie Grove	Snyder Grove, Phase II, III, IV	0	18	7	24	46	95	11	13
Prairie Grove	Snyder Grove, Phase V	35	4	7	0	0	46	0	--
Prairie Grove	Sundowner, Phase I Sec. I	4	0	0	0	56	60	2	16
Prairie Grove	Sundowner, Phase I Sec. II	5	0	4	0	133	142	1	54
Prairie Grove	Sundowner, Phase IIB ¹	1	0	0	0	136	137	0	--
Prairie Grove	Sundowner, Phase III	5	0	0	0	147	152	0	--
Prairie Grove	Wagon's Spring	55	3	3	0	0	61	0	--
Prairie Grove	Wakefield Park	0	0	3	4	18	25	3	11
West Fork	Graystone	1	0	0	0	27	28	1	12
West Fork	Osburne	2	2	0	0	0	4	0	--
WWC Active		461	45	172	76	1,333	2,087	125	26.4

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.

○

West Washington County Price Distribution of Houses Sold



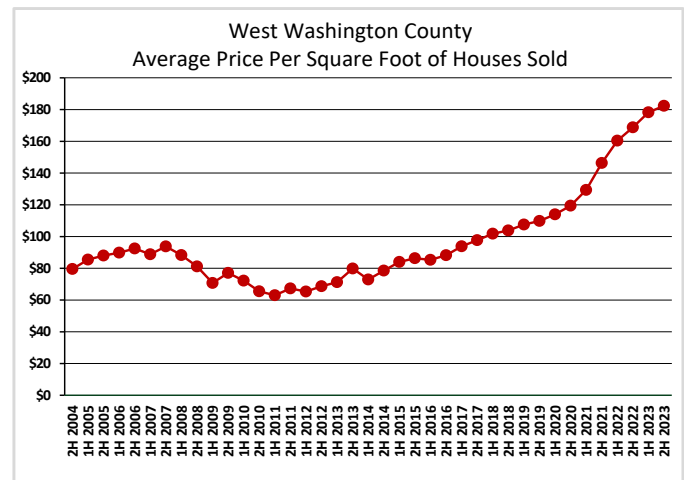
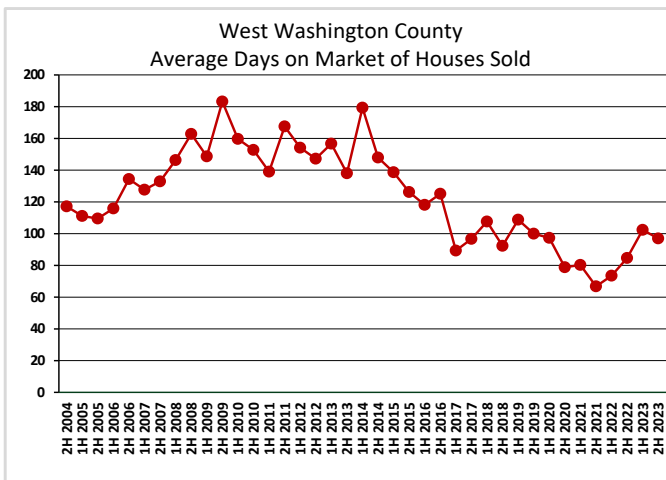
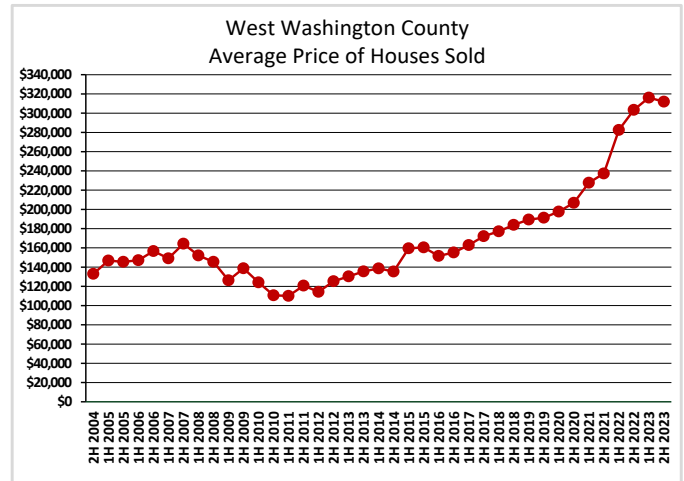
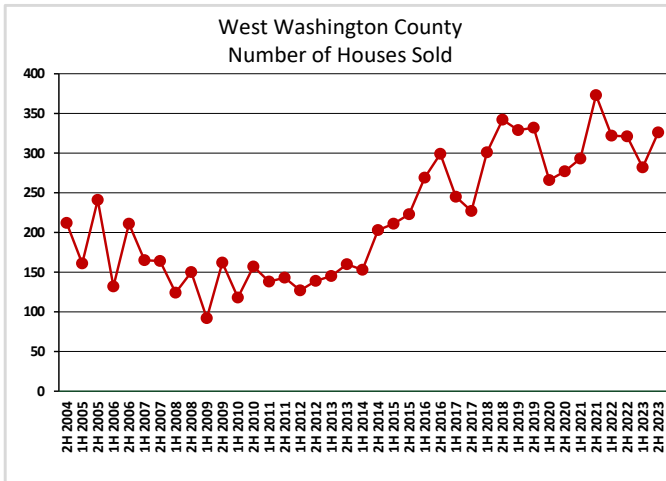
326 houses sold in West Washington County during the second half of 2023.

The average price of a house was \$311,931 at \$182.37 per square foot.

The median cost of a house sold in West Washington County was \$305,125.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	0.6%	1,052	53	74.5%
\$100,001 - \$150,000	10	3.1%	1,352	90	90.7%
\$150,001 - \$200,000	14	4.3%	1,256	63	98.7%
\$200,001 - \$250,000	56	17.2%	1,360	61	98.8%
\$250,001 - \$300,000	73	22.4%	1,481	98	99.8%
\$300,001 - \$350,000	96	29.4%	1,748	99	99.4%
\$350,001 - \$400,000	40	12.3%	2,002	135	99.8%
\$400,001 - \$450,000	14	4.3%	2,156	127	99.7%
\$450,001 - \$500,000	7	2.1%	2,614	141	99.1%
\$500,001+	14	4.3%	3,028	101	96.8%
WWC Sold	326	100.0%	1,706	97	98.9%

West Washington County Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	321	282	326	1.6%	15.6%
Average Price of Houses Sold	\$303,388	\$316,114	\$311,931	2.8%	-1.3%
Average Days on Market	85	102	97	14.6%	-5.2%
Average Price per Square Foot	\$168.81	\$178.29	\$182.37	8.0%	2.3%
Percentage of County Sales	14.2%	13.9%	15.4%	8.2%	10.7%
Number of New Houses Sold	131	129	182	38.9%	41.1%
Average Price of New Houses Sold	\$336,507	\$348,207	\$322,333	-4.2%	-7.4%
Average Days on Market of New Houses Sold	131	115	121	-7.7%	5.3%
Number of Houses Listed	104	75	160	53.8%	113.3%
Average List Price of Houses Listed	\$364,096	\$381,182	\$353,121	-3.0%	-7.4%

West Washington County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Applegate	1		1,281	40	\$195,000	\$152.22
Baggetts	1		3,165	102	\$499,000	\$157.66
Battlefield Estates	2		1,580	72	\$292,250	\$185.87
Belle Meade	4		1,333	46	\$251,750	\$189.39
Braly	1		1,425	84	\$215,000	\$150.88
Brights	1		906	52	\$118,000	\$130.24
Carnahans	2		1,027	59	\$213,500	\$208.23
Carter/Johnson	1		1,246	29	\$200,000	\$160.51
Cedar Crest	1		1,743	28	\$376,900	\$216.24
Clifton	1		1,307	46	\$165,000	\$126.24
Cummins	1		1,536	12	\$278,500	\$181.32
Deaton Estates	1		1,723	43	\$310,000	\$179.92
Dorman-morton	1		1,664	74	\$295,000	\$177.28
Dream Valley	1		1,440	34	\$227,400	\$157.92
East Creek Place	1		1,873	18	\$340,000	\$181.53
Farmington Heights	6		1,594	45	\$308,667	\$194.03
Farmington Original	1		1,316	62	\$245,500	\$186.55
Goose Creek Village	13		1,720	100	\$333,769	\$194.13
Green	2		1,147	37	\$240,000	\$208.74
Greenland Acres	1		1,450	84	\$290,000	\$200.00
Grove at Engle's Mill, The	54		1,573	141	\$320,928	\$203.80
Highlands Green	1		1,284	0	\$240,000	\$186.92
Karnes	1		1,430	77	\$190,000	\$132.87
Lee Valley	1		2,079	244	\$421,000	\$202.50
LeeAnn Estates	1		4,329	49	\$770,000	\$177.87
Lincoln Original	1		936	54	\$120,000	\$128.21
Meadowlark	1		1,484	65	\$287,000	\$193.40
Meadowlark Estates	2		1,093	28	\$234,500	\$214.52
Meadowsweet	1		1,973	89	\$324,000	\$164.22
Mecca	2		1,365	29	\$226,500	\$165.97
Moore	1		2,553	34	\$575,000	\$225.23
Mountain View Estates	26		1,782	95	\$346,507	\$194.27
North Club House Estates	3		2,563	100	\$375,300	\$147.15
North Ridge	1		1,874	33	\$307,000	\$163.82
Prairie Grove Original	2		1,222	63	\$231,250	\$191.10
Prairie Meadows	4		1,841	53	\$327,000	\$177.34
Prairie Oaks	1		1,940	18	\$245,000	\$126.29

West Washington County

Characteristics of Houses Sold

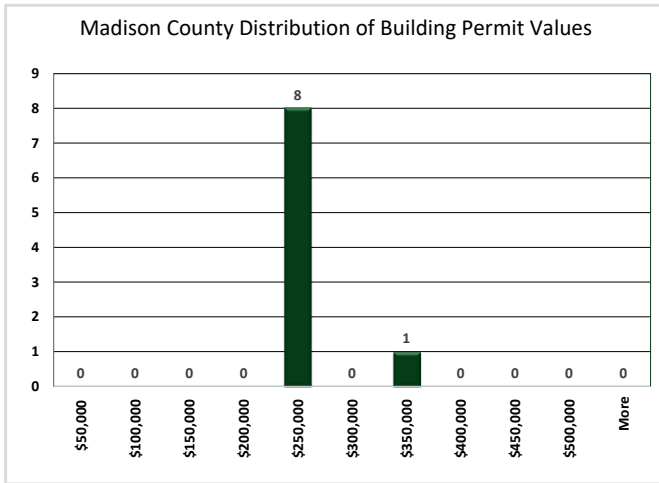
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Prairie View	26		1,405	67	\$243,863	\$175.74
Red Bird Estates	1		1,440	60	\$240,000	\$166.67
Reed	3		1,459	35	\$238,333	\$163.45
Riviera Estates	2		1,912	90	\$321,250	\$168.18
Rogers	2		1,519	157	\$241,500	\$170.71
Rose Court-Valley -View HPR	2		1,716	54	\$213,500	\$124.79
Saddle Brook	6		1,719	37	\$332,583	\$193.55
Schull Estates	1		1,830	63	\$139,700	\$76.34
Shady Lane	2		1,369	31	\$167,500	\$122.89
Simpsons	1		1,272	47	\$190,000	\$149.37
Snyder Grove	16		1,965	153	\$343,292	\$174.68
South Club House Estates	2		2,328	63	\$415,500	\$178.25
South Haven	3		1,564	45	\$273,333	\$174.95
Southwinds	3		1,912	62	\$327,333	\$171.33
Stapleton	1		1,916	0	\$115,000	\$60.02
Summerfield	8		2,160	167	\$423,866	\$195.86
Sundowner	10		1,589	46	\$287,980	\$183.63
Twin Falls	5		2,924	54	\$654,300	\$225.67
Valley View	2		1,521	55	\$281,500	\$184.98
Wagon Wheel Crossing	35		1,765	128	\$334,549	\$189.76
Wakefield Park	2		2,450	115	\$469,750	\$192.50
Walnut Grove	1		2,422	129	\$510,000	\$210.57
West Fork Acres	1		1,326	94	\$229,900	\$173.38
West Fork Original	3		1,253	68	\$120,267	\$96.10
Willow Creek	1		1,578	88	\$287,000	\$181.88
Willow West	1		1,419	37	\$269,000	\$189.57
Windgate	2		2,299	113	\$440,000	\$191.39
Wt Neals	1		1,115	45	\$73,500	\$65.92
Other	37		1,751	103	\$283,651	\$160.36
WWCounty Houses Sold	326		1,706	97	\$311,931	\$182.37

Madison County Building Permits

9 building permits were issued in Madison County during the second half of 2023.

This is a 70.0 percent decrease from the 30 permits issued in the first half of 2023

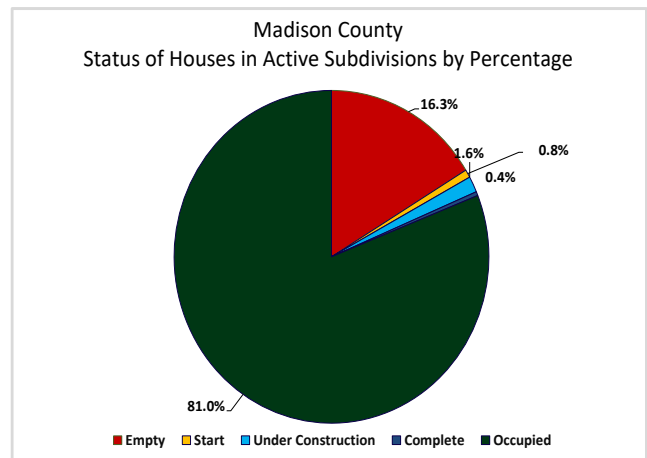
Madison County has no additional new lots or new subdivisions in the preliminary or final status.



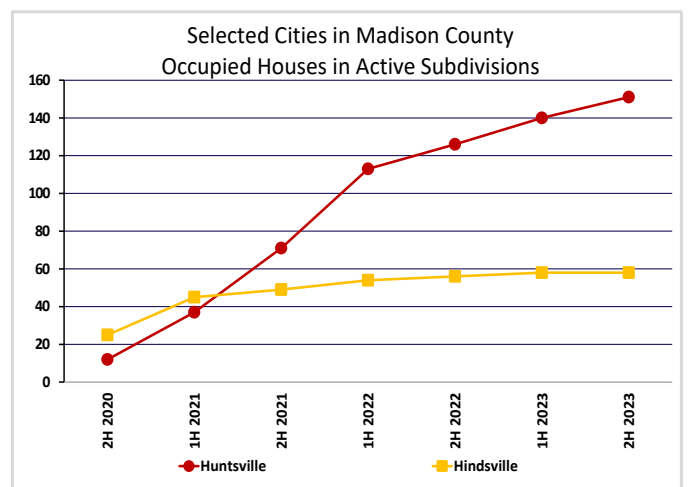
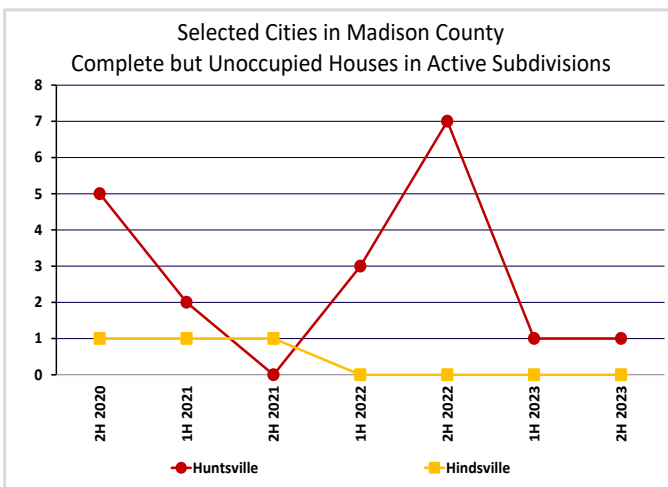
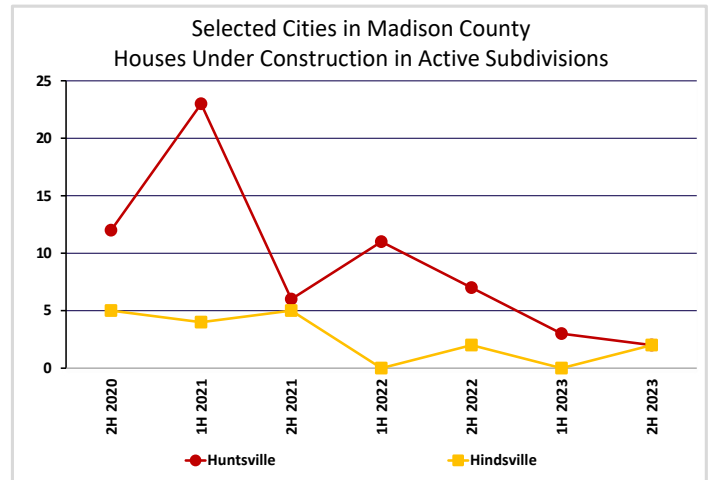
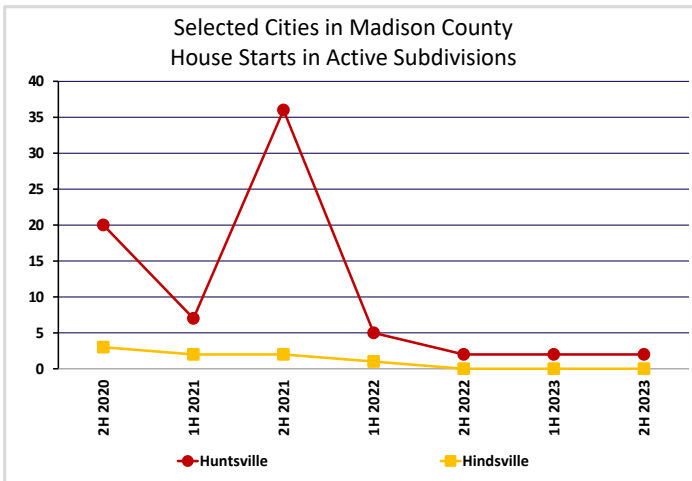
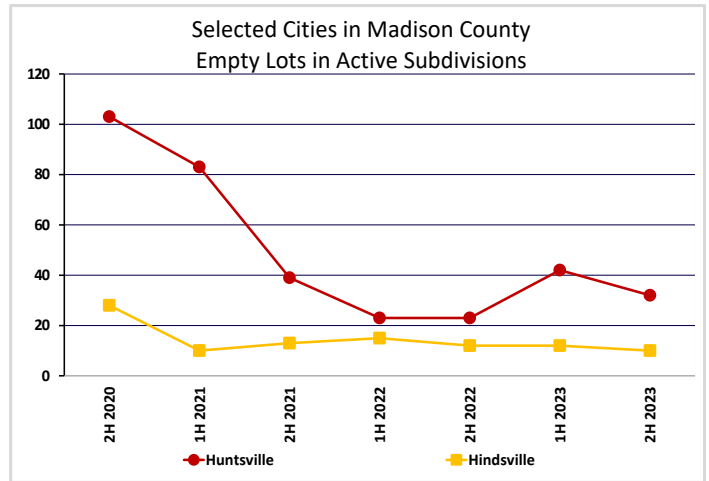
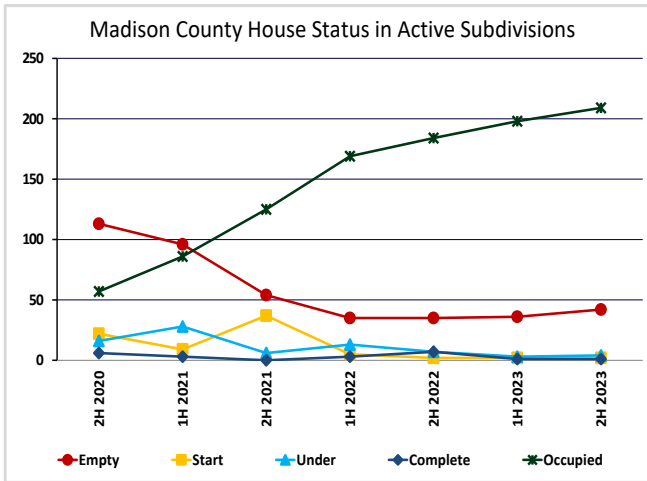
Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	2H 2023	1H 2023	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Huntsville	0	0	0	0	8	0	1	0	0	0	0	9	30	100.0%	0.4%
Unincorporated Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Madison County	0	0	0	0	8	0	1	0	0	0	0	9	30	100.0%	0.4%

Madison County	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	18	30	9	-50.0%	-70.0%
Average Value of Residential Building Permits	\$189,826	\$222,871	\$247,222	30.2%	10.9%

There were 258 total lots in 5 active subdivisions in Madison County in the second half of 2023 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2023. 81.0 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 1.6 percent were under construction, 0.8 percent were starts, while 16.3 percent were empty lots.



Madison County Active Subdivisions



Madison County Active Subdivisions

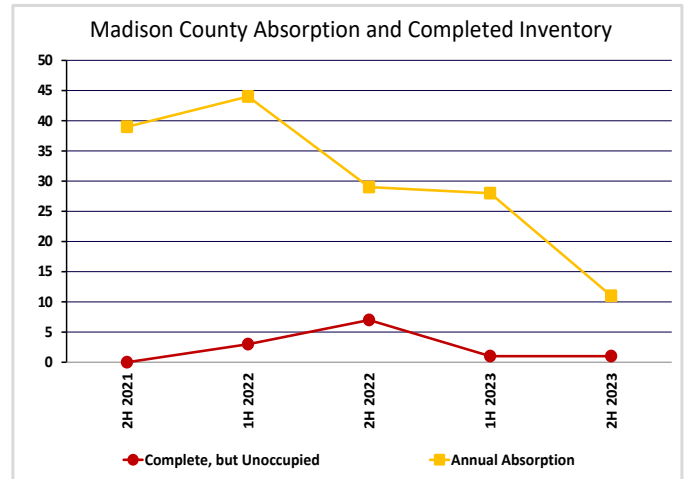
During the second half of 2023, 11 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 15.1 months of lot inventory at the end of the second half of 2023. This is up from 8.8 months of inventory at the end of the first half of 2023.

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

In the second half of 2023, Highland Park, Phase IV had the most houses becoming occupied at 5.

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

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

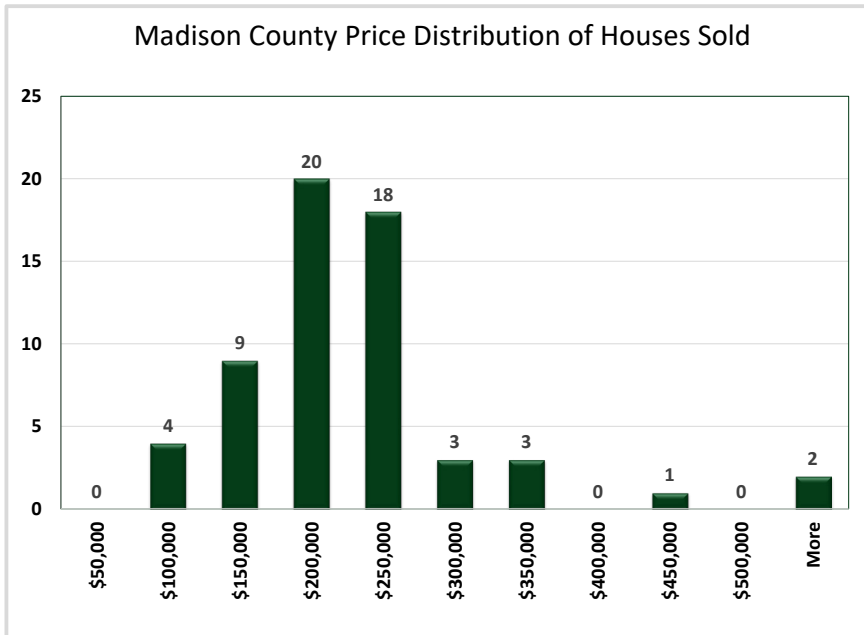


Madison County Owner Occupied Trend

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

The table above shows the owner occupied percentage in the second half of 2023. Due to different data analysis techniques, the owner occupied for 2022 and 2023 used data with homestead credit. However, in Madison County, a resident can claim a homestead credit for one property which does not need to be classified as a primary residence.

Madison County Sold Houses



60 houses sold in Madison County during the second half of 2023

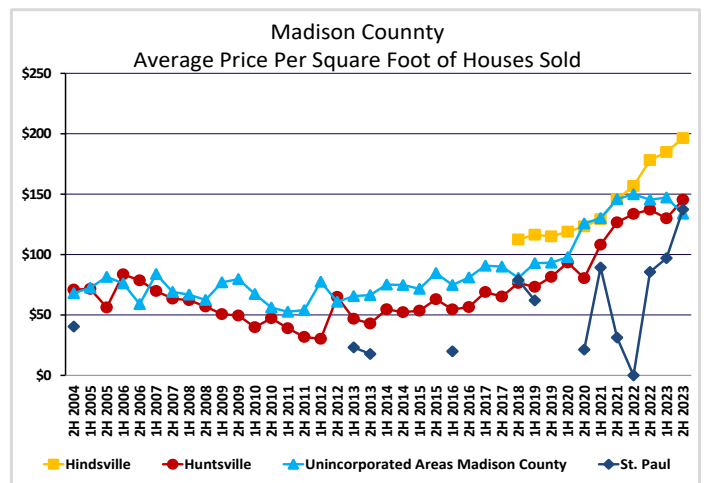
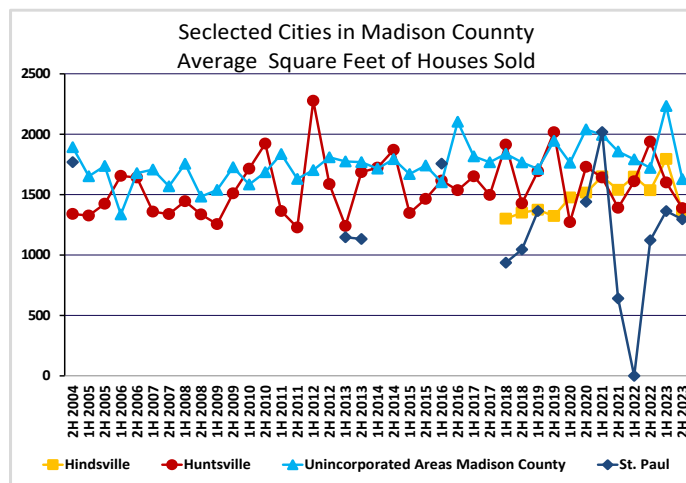
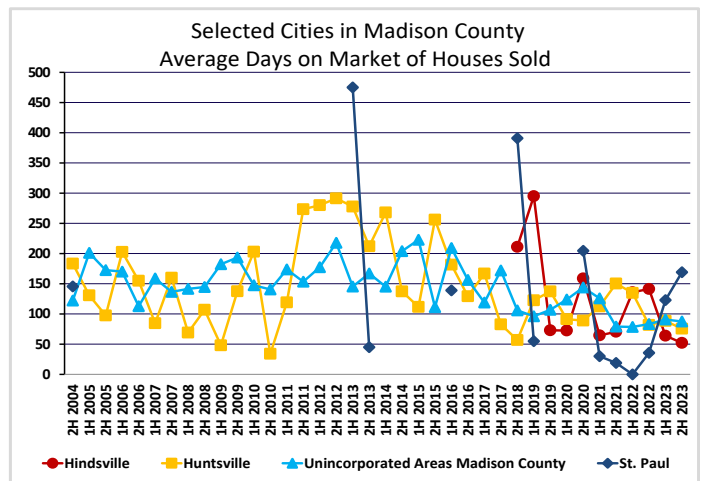
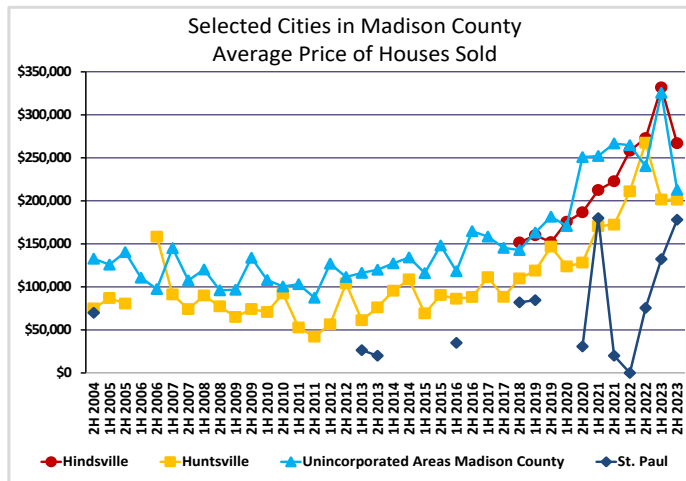
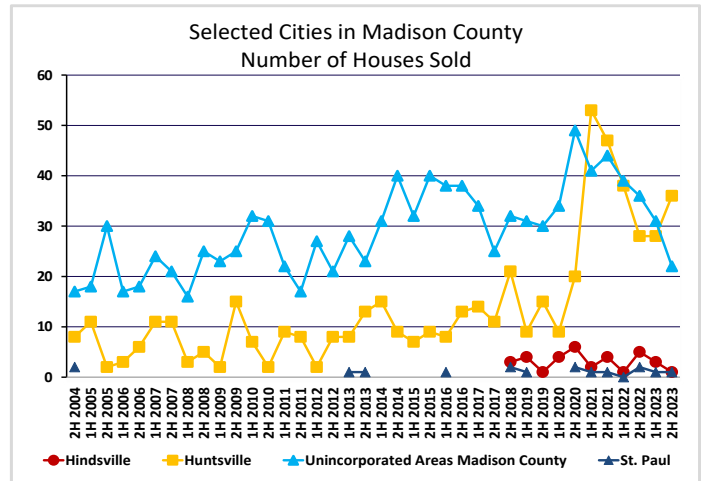
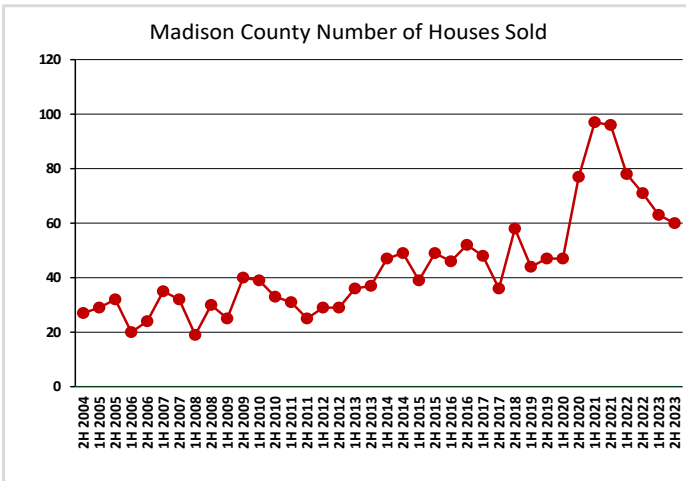
The average price of a house was \$206,265 at \$141.82 per square foot.

The median cost of a house sold in Madison County was \$198,450.

Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Permits
Huntsville	\$207,051	\$143	70	57	96.61%
Jasper	\$198,000	\$103	355	2	3.39%
Madison County	\$206,265	\$141.82	81	60	100.0%

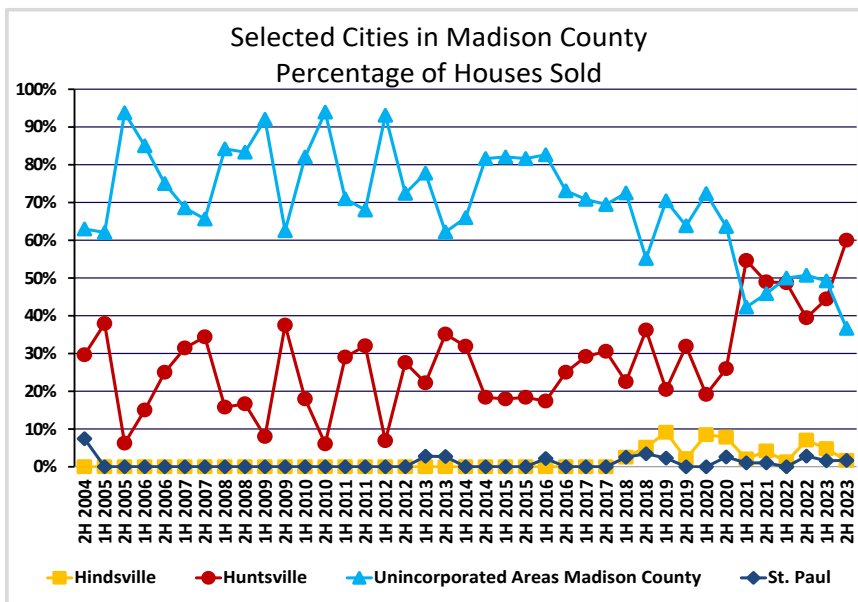
Sold Characteristics in Madison County	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	71	63	60	-15.5%	-4.8%
Average Price of Houses Sold	\$248,733	\$267,665	\$206,265	-17.1%	-22.9%
Average Days on Market	85	89	81	-4.9%	-8.8%
Average Price per Square Foot	\$142.74	\$140.52	\$141.82	-0.6%	0.9%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	14	11	6	-57.1%	-45.5%
Average Price of New Houses Sold	\$260,703	\$257,654	\$239,967	-8.0%	-6.9%
Average Days on Market of New Houses Sold	99	82	59	-40.7%	-28.5%
Number of Houses Listed	28	28	35	25.0%	25.0%
Average List Price of Houses Listed	\$288,979	\$376,127	\$305,565	5.7%	-18.8%

Madison County Sold Houses



Madison County

Sold Houses by City and Characteristics



Of the 60 house sold in Madison County, the largest percentage of houses were in Huntsville and unincorporated areas in Madison County.

Over 50% of the houses sold in these two areas were in the \$150,001-\$250,000 price range.

Madison County Sold Houses by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	\$267,000	\$196.32	52	1	1.7%
Huntsville	\$201,336	\$145.33	76	36	60.0%
No City MC	\$212,855	\$133.81	88	22	36.7%
ST Paul	\$178,000	\$137.35	169	1	1.7%
Madison County	\$206,265	\$141.82	81	60	100.0%

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	4	6.7%	756	127	81.8%
\$100,001 - 150,000	9	15.0%	1,236	48	98.1%
\$150,001 - \$200,000	20	33.3%	1,297	73	98.4%
\$200,001 - \$250,000	18	30.0%	1,547	89	97.3%
\$250,001 - \$300,000	3	5.0%	1,831	82	99.6%
\$300,001 - \$350,000	3	5.0%	1,876	57	95.8%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	1.7%	3,090	90	93.5%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	3.3%	3,152	179	97.3%
Madison County Sold	60	100.0%	1,474	81	96.8%

Hindsville Active Subdivisions

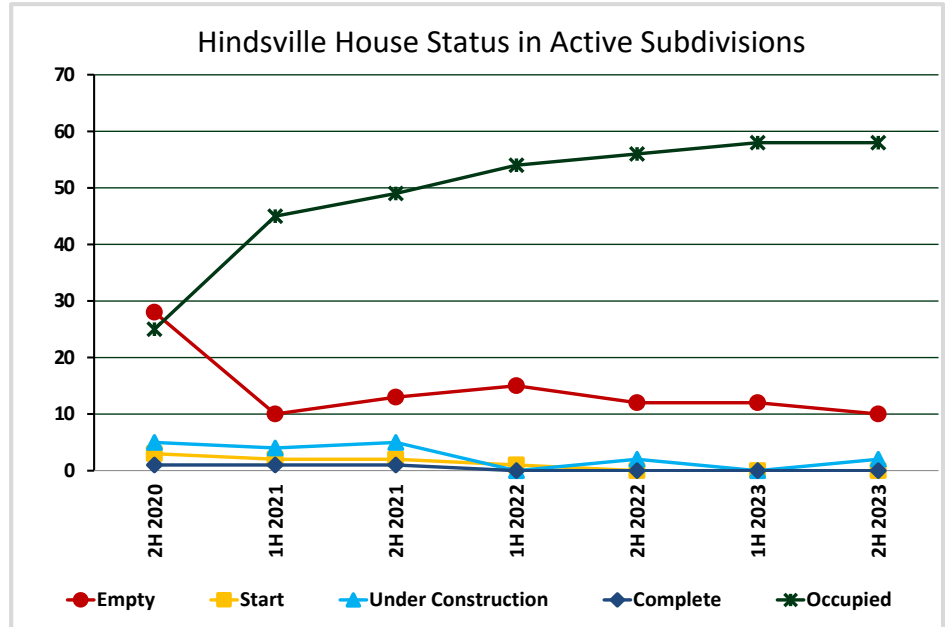
There were 70 total lots in 1 active subdivisions in Hindsville in the second half of 2023. 82.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.9 were under construction, 0.0 percent were starts, and 14.3 percent were empty lots.

The subdivisions with the most houses under construction in Hindsville during the second half of 2023 were New Hindsville with 2.

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

No new houses in Hindsville became occupied in the second half of 2023.

The annual absorption rate implies that there are 72.0 months of remaining inventory in active subdivisions, up from 36.0 months in the first half of 2023.



In the 1 active subdivisions in Hindsville, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners was 50.0 percent in the second half of 2023.

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

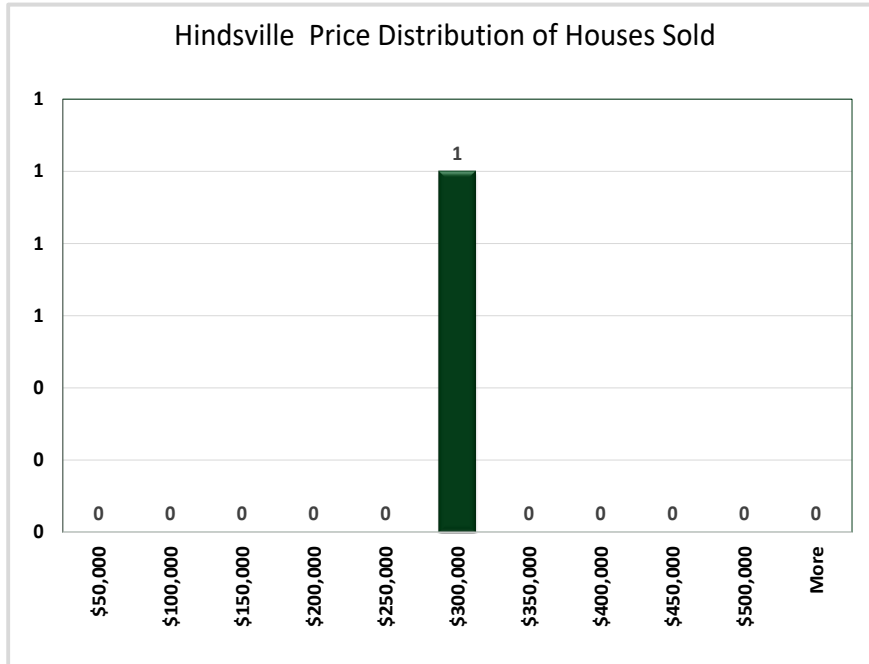
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville ¹	10	0	2	0	58	70	0	72.0
Hindsville	10	0	2	0	58	70	0	72.0

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

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

Hindsville

Price Distribution of Houses Sold



1 house sold in Hindsville in the second half of 2023.

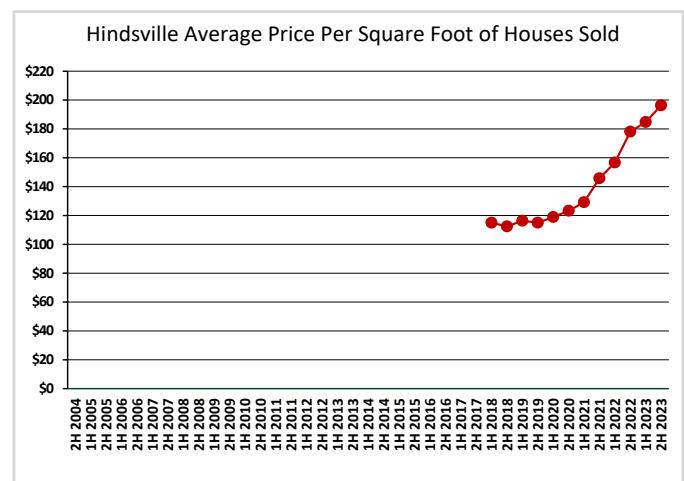
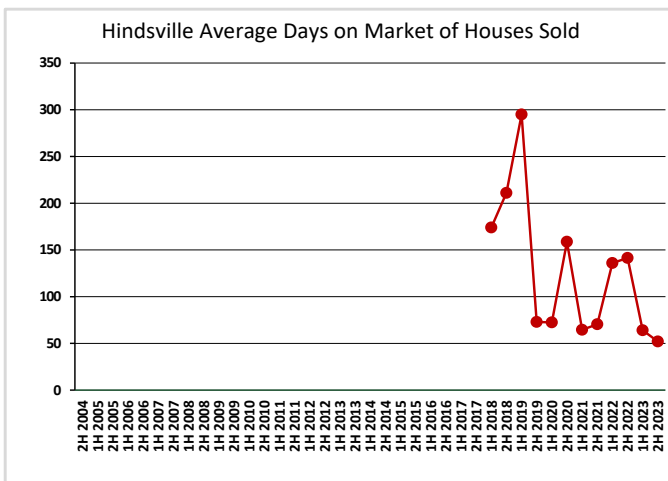
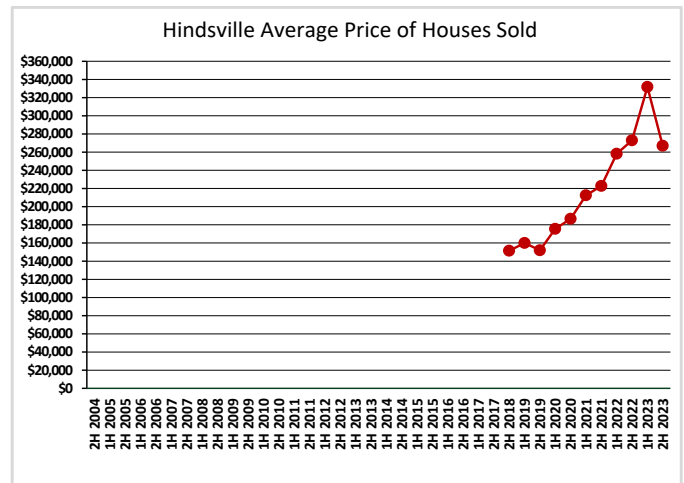
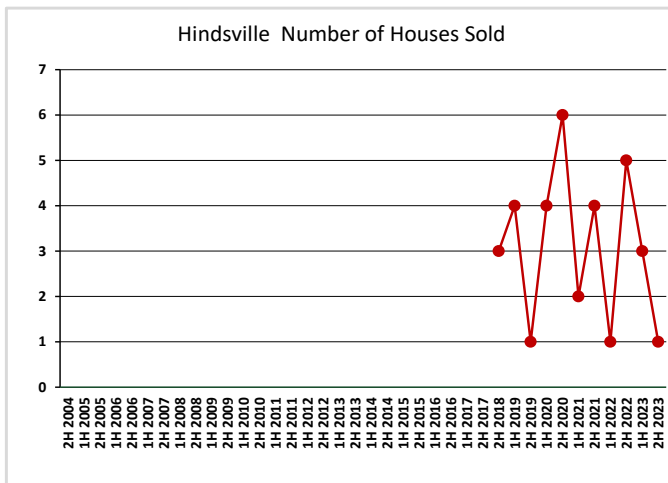
The average price of a house was \$267,000 at \$196.32 per square foot.

The median cost of a house was \$267,000.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	1	100.0%	1,360	52	\$267,000	\$196.32
Hindsville Sold Houses	1	100.0%	1,360	52	\$267,000	\$196.32

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	100.0%	1,360	52	98.9%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
Hindsville Sold	1	100.0%	1,360	52	98.9%

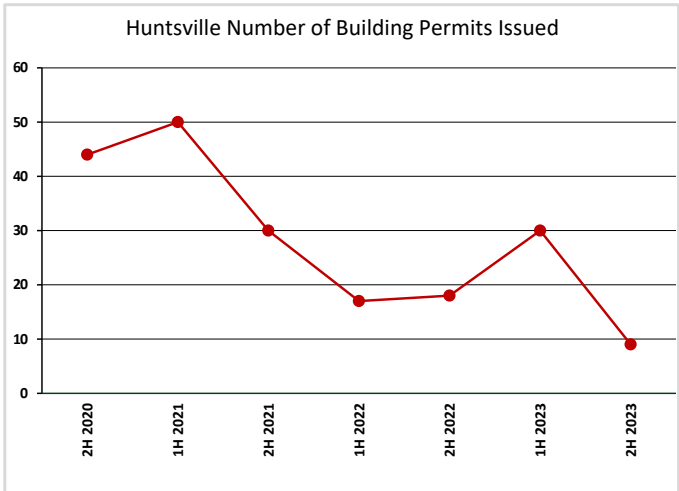
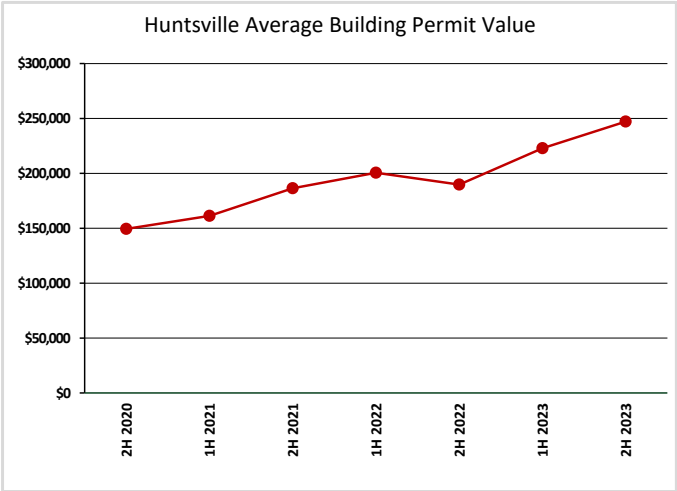
Hindsville Characteristics of Houses Sold



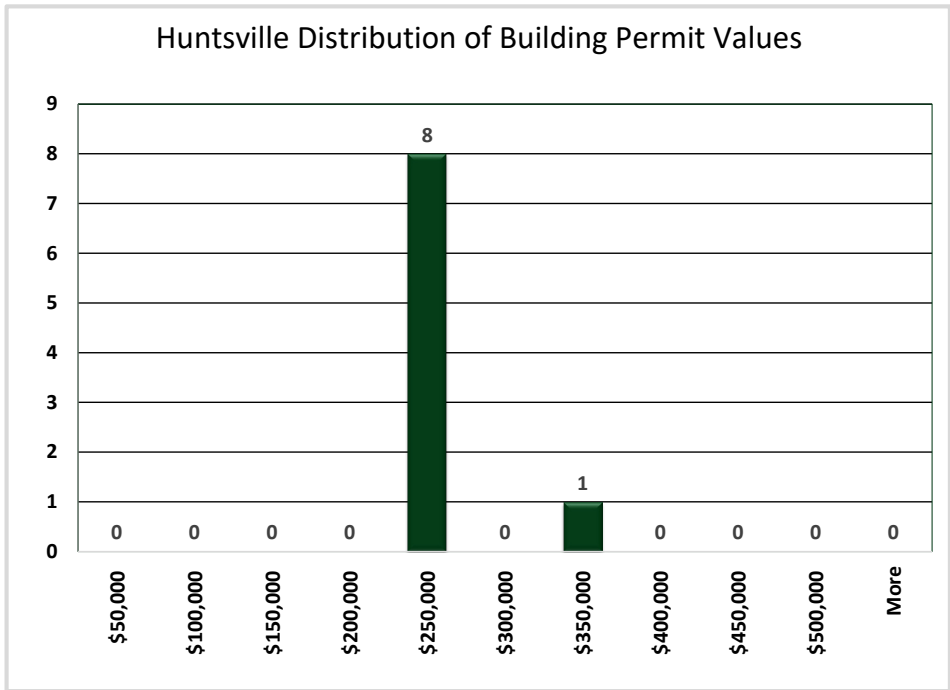
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	5	3	1	-80.0%	-66.7%
Average Price of Houses Sold	\$272,948	\$331,833	\$267,000	-2.2%	-19.5%
Average Days on Market	141	64	52	-63.2%	-18.8%
Average Price per Square Foot	\$178.09	\$184.80	\$196.32	10.2%	6.2%
Percentage of County Sales	7.0%	4.8%	1.7%	-76.3%	-65.0%
Number of New Houses Sold	2	2	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$247,870	\$304,000	--	--	--
Average Days on Market of New Houses Sold	279	74	--	--	--
Number of Houses Listed	0	2	1	--	-50.0%
Average List Price of Houses Listed	\$0	\$661,500	\$329,000	--	-50.3%

Huntsville

Building Permits in Selected Cities



Huntsville Building Permits	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Residential Building Permits	18	30	9	-50.0%	-70.0%
Average Value of Residential Building Permits	\$189,826	\$222,871	\$247,222	30.2%	10.9%



Huntsville Active Subdivisions

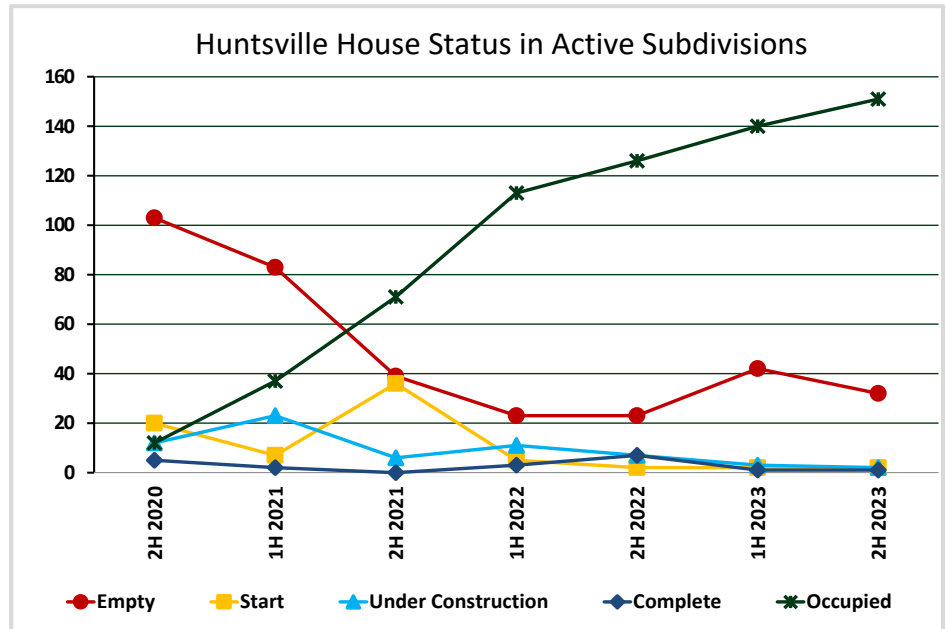
There were 188 total lots in 4 active subdivisions in Huntsville in the second half of 2023. 80.3 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 1.1 percent were under construction, 1.1 percent were starts, and 17.0 percent were empty lots.

The subdivisions with the most houses under construction in Huntsville during the second half of 2023 was Highland Park, Phase IV with 2.

Highland Park, Phase II had the most houses becoming absorbed at 5.

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

11 new houses in Huntsville became occupied in the second half of 2023. The annual absorption rate implies that there are 11.4 months of remaining inventory in active subdivisions, down from 16.5 percent in the first half of 2023.



In 1 out of the 4 active subdivisions in Huntsville, no absorption has occurred in the second half of 2023.

The percentage of houses occupied by owners decreased in Huntsville was 51.8 percent in the second half of 2023.

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

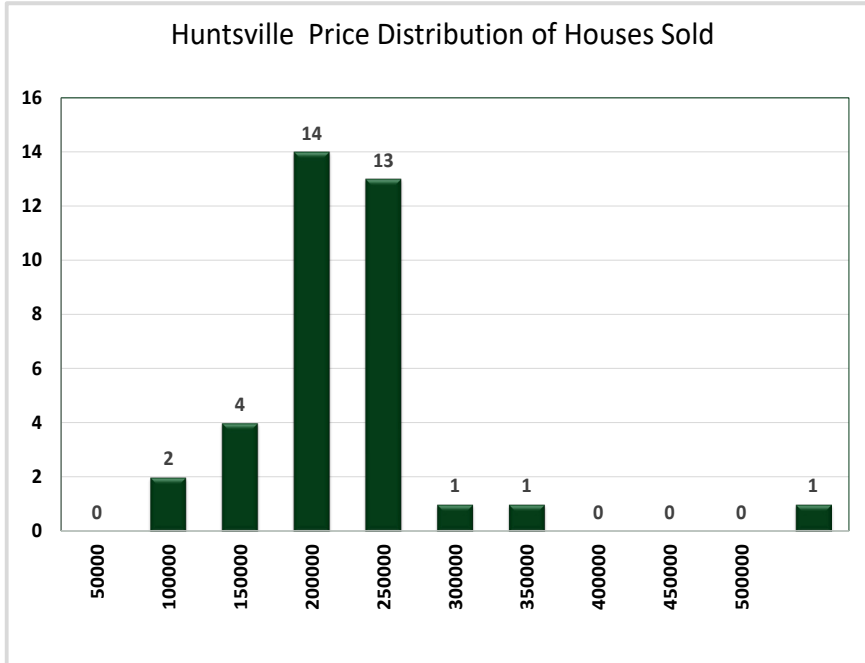
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I ¹	14	0	0	0	125	139	0	7
Enclave, The	0	0	0	0	11	11	3	0
Highland Park, Phase III	0	0	0	0	10	10	3	0
Highland Park, Phase IV	18	2	2	1	5	28	5	55
Huntsville Active Subdivisions	32	2	2	1	151	188	11	11.4

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.

Huntsville

Price Distribution of Houses Sold



36 houses were sold in Huntsville in the second half of 2023.

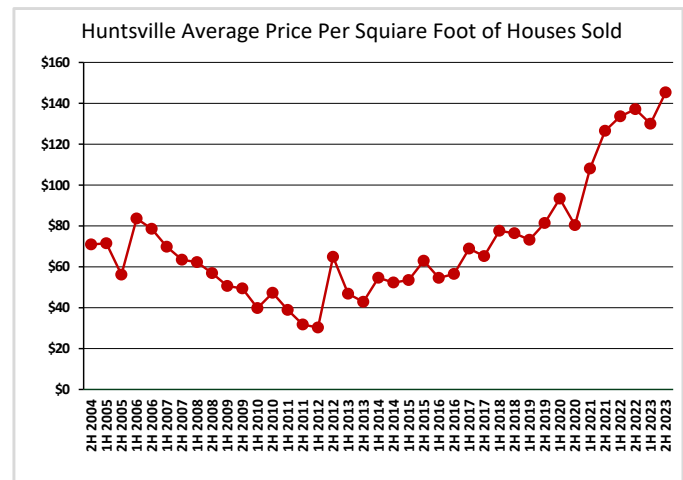
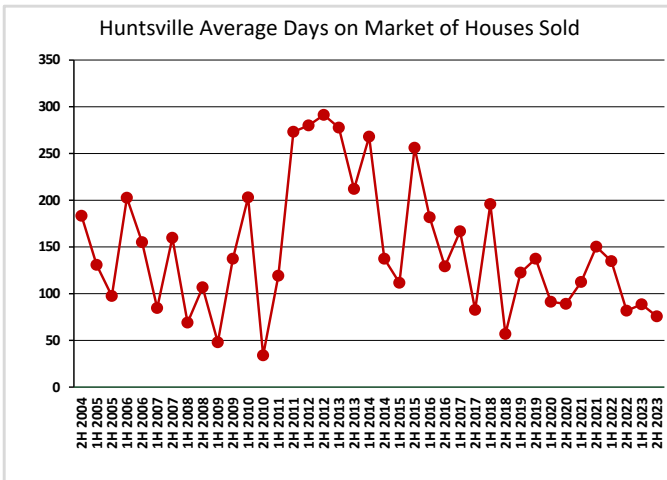
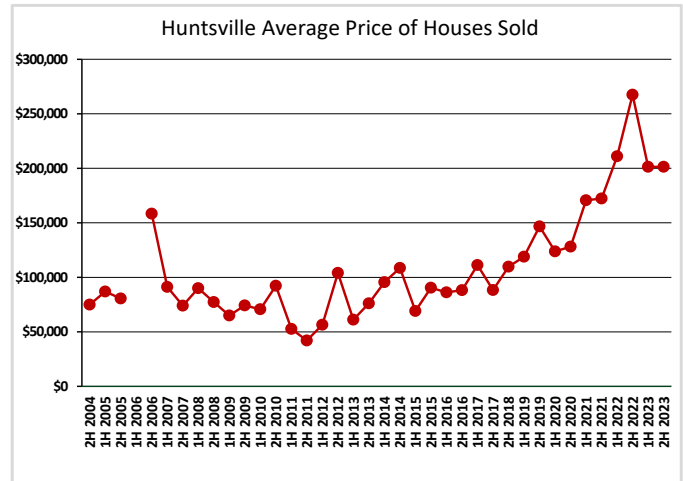
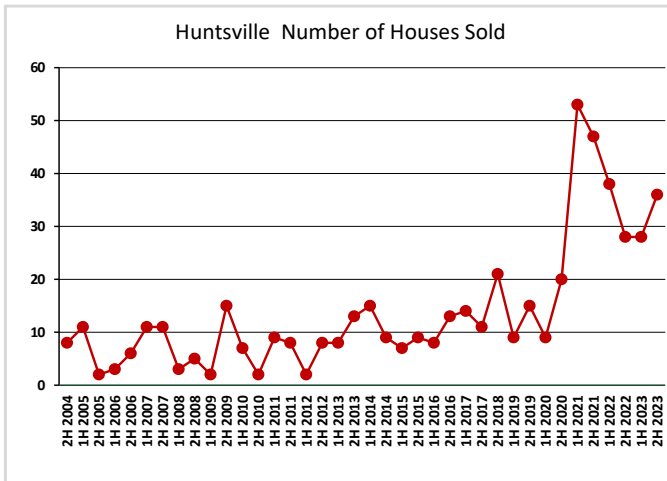
The average price of a house was \$201,336 at \$145.33 per square foot.

The median cost of a house was \$199,950.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	5.6%	823	198	73.2%
\$100,001 - \$150,000	4	11.1%	1,061	57	97.9%
\$150,001 - \$200,000	14	38.9%	1,242	65	98.7%
\$200,001 - \$250,000	13	36.1%	1,496	61	98.9%
\$250,001 - \$300,000	1	2.8%	2,712	136	100.0%
\$300,001 - \$350,000	1	2.8%	2,170	54	90.3%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	2.8%	--	--	--
Huntsville Sold	36	100.0%	1,388	76	97.0%

Huntsville

Characteristics of Houses Sold



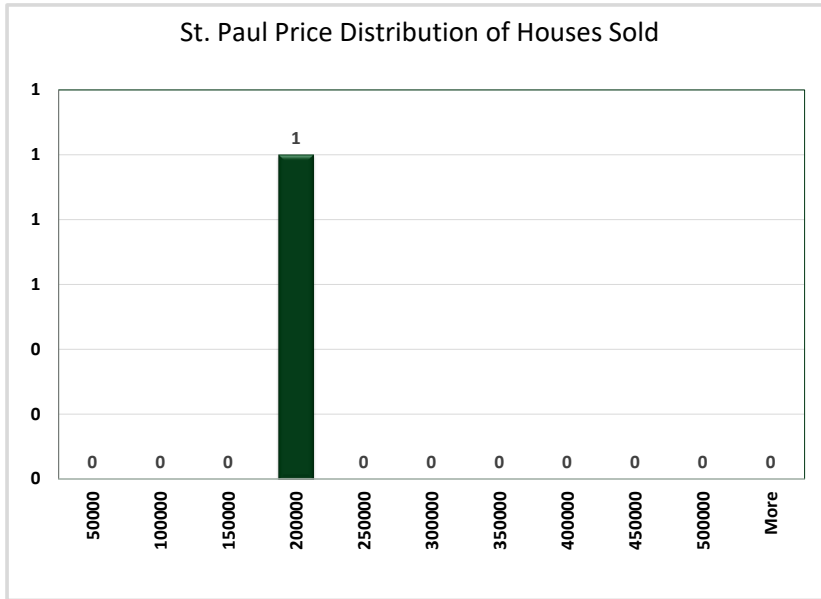
Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 1H 2022	% change from 2H 2022
Number of Houses Sold	28	28	36	28.6%	28.6%
Average Price of Houses Sold	\$267,511	\$201,418	\$201,336	-24.7%	0.0%
Average Days on Market	82	89	76	-7.4%	-14.5%
Average Price per Square Foot	\$137.10	\$129.97	\$145.33	6.0%	11.8%
Percentage of County Sales	39.4%	44.4%	60.0%	52.1%	35.0%
Number of New Houses Sold	12	8	6	-50.0%	-25.0%
Average Price of New Houses Sold	\$262,841	\$253,274	\$239,967	-8.7%	-5.3%
Average Days on Market of New Houses Sold	69	70	59	-14.6%	-16.0%
Number of Houses Listed	10	11	15	50.0%	36.4%
Average List Price of Houses Listed	\$202,870	\$310,263	\$252,593	24.5%	-18.6%

Huntsville

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amber Estates	1	2.8%	1,268	35	\$200,000	\$157.73
Cedar Bluff	3	8.3%	1,724	72	\$228,300	\$143.84
Cedar Heights	1	2.8%	1,158	147	\$187,500	\$161.92
Dogwood	1	2.8%	1,302	41	\$194,000	\$149.00
East Heights	1	2.8%	1,112	43	\$169,000	\$151.98
Governors Hill	1	2.8%	2,170	54	\$307,000	\$141.47
Highland Park	6	16.7%	1,519	59	\$239,967	\$157.99
Hill	2	5.6%	1,587	159	\$181,000	\$118.55
Huntsville Original	1	2.8%	1,110	56	\$190,000	\$171.17
Oak Hills	2	5.6%	1,328	65	\$215,000	\$161.90
Polk	2	5.6%	1,507	38	\$173,500	\$116.37
Rockwood Heights	4	11.1%	1,400	68	\$212,000	\$152.15
Other	36	100.0%	1,388	76	\$201,336	\$145.33

St. Paul Price Distribution of Houses Sold



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

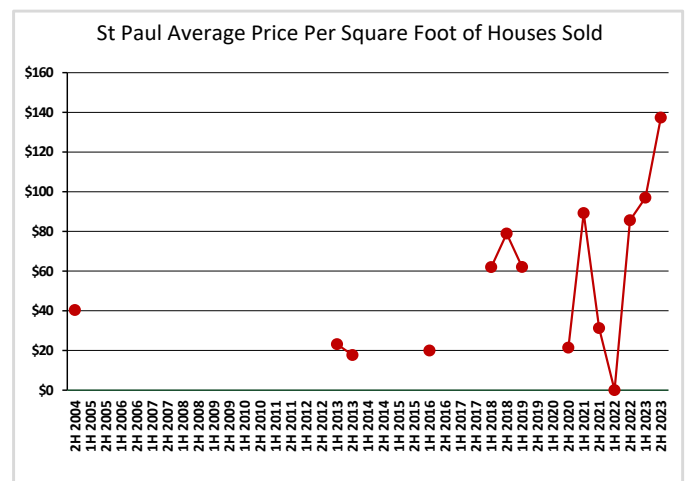
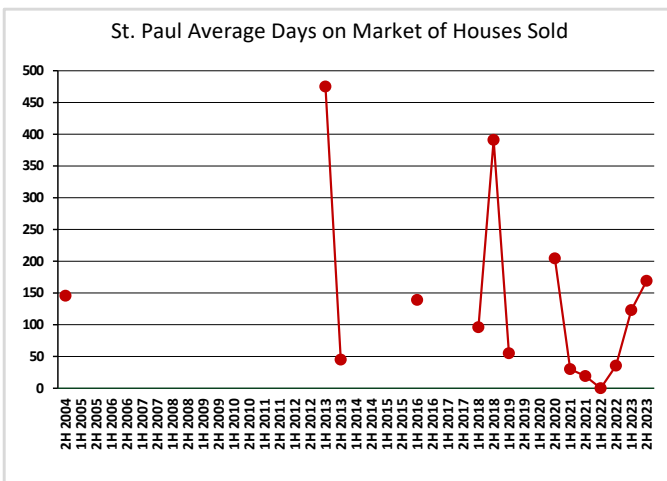
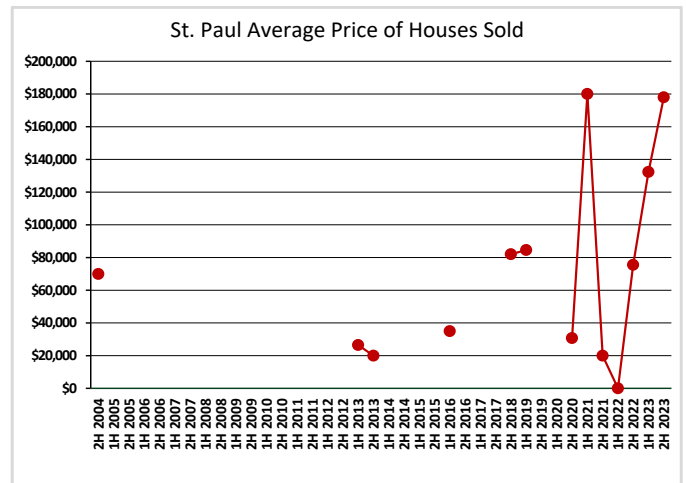
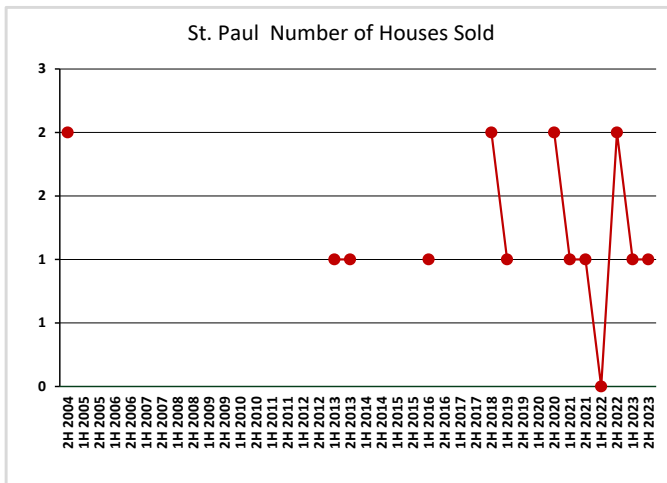
The average price of a house was \$178,000 at \$137.35 per square foot.

The median cost of a house was \$178,000.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
St Paul City	1	100.0%	1,296	169	\$178,000	\$137.35
St. Paul Sold Houses	1	100.0%	1,296	169	\$178,000	\$137.35

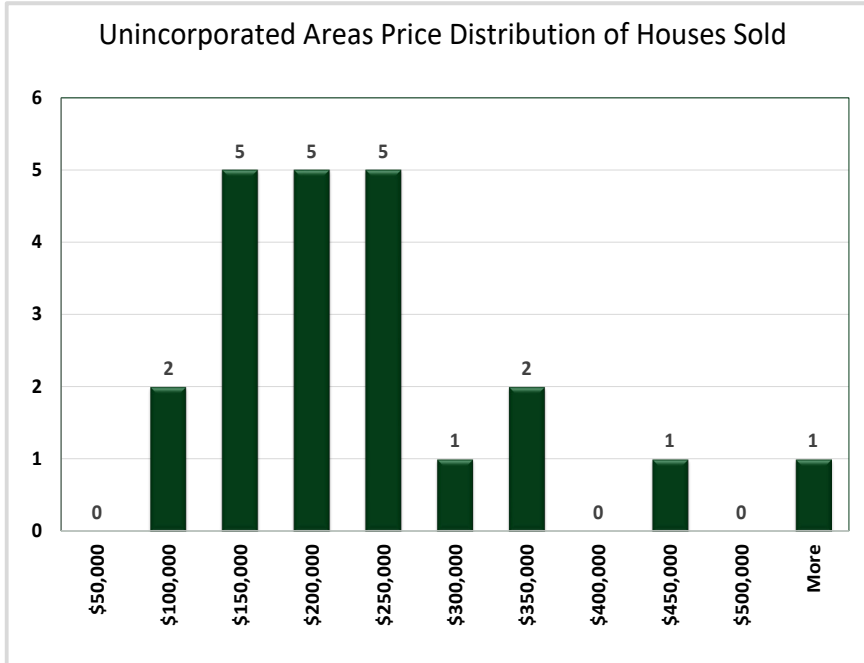
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	100.0%	1,296	169	99.4%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
St. Paul Sold	1	100.0%	1,296	169	99.4%

St. Paul Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	2	1	1	-50.0%	0.0%
Average Price of Houses Sold	\$75,500	\$132,300	\$178,000	135.8%	34.5%
Average Days on Market	36	123	169	376.1%	37.4%
Average Price per Square Foot	\$85.57	\$96.99	\$137.35	60.5%	41.6%
Percentage of County Sales	2.8%	1.6%	1.7%	-40.8%	5.0%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	2	1	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$124,000	\$199,000	\$0	-100.0%	-100.0%

Unincorporated Areas Madison Price Distribution of Houses Sold



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

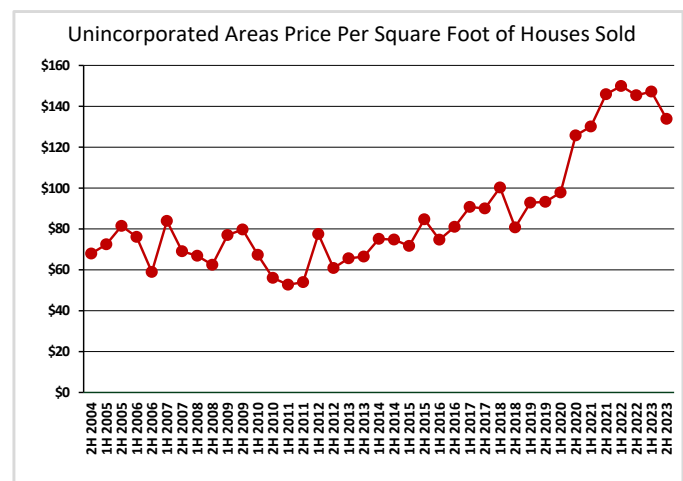
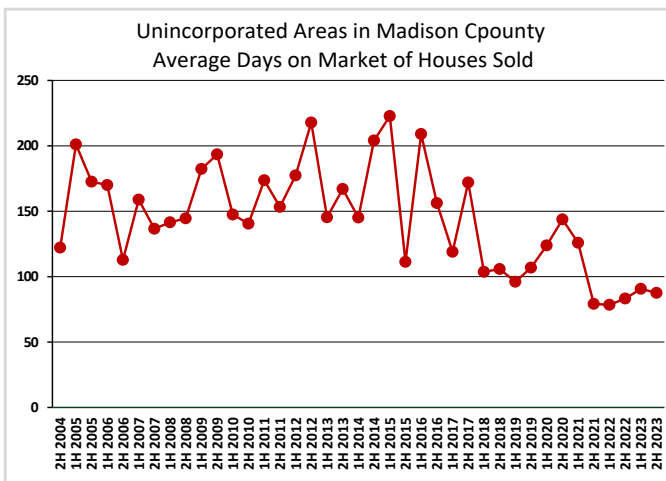
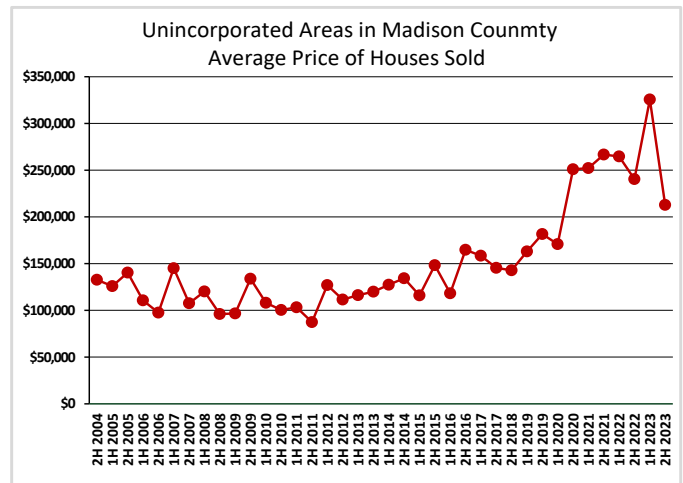
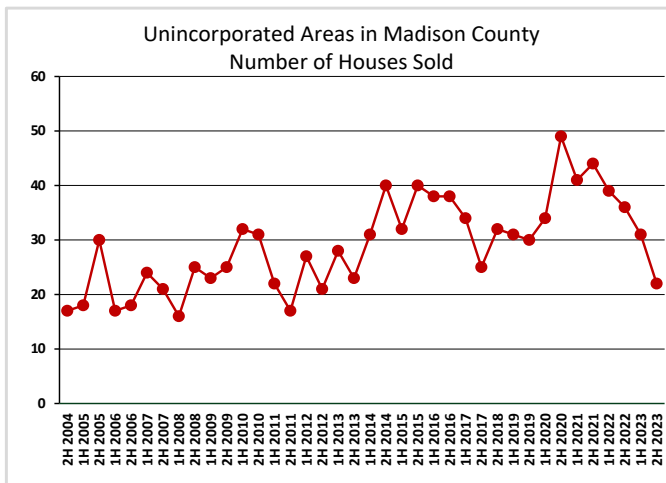
The average price of a house was \$212,855 at \$133.81 per square foot.

The median cost of a house was \$178,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	9.1%	688	57	90.5%
\$100,001 - \$150,000	5	22.7%	1,376	41	98.3%
\$150,001 - \$200,000	5	22.7%	1,452	75	97.4%
\$200,001 - \$250,000	5	22.7%	1,678	163	93.4%
\$250,001 - \$300,000	1	4.5%	1,420	58	100.0%
\$300,001 - \$350,000	2	9.1%	1,730	59	98.5%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	4.5%	3,090	90	93.5%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	4.5%	3,941	150	97.5%
Unincorporated MC Sold	22	100.0%	1,628	88	96.1%

Unincorporated Areas Madison County

Characteristics of Houses Sold



Sold Characteristics	2H 2022	1H 2023	2H 2023	% change from 2H 2022	% change from 1H 2023
Number of Houses Sold	36	31	22	-38.9%	-29.0%
Average Price of Houses Sold	\$240,389	\$325,658	\$212,855	-11.5%	-34.6%
Average Days on Market	83	91	88	5.2%	-3.5%
Average Price per Square Foot	\$145.39	\$147.18	\$133.81	-8.0%	-9.1%
Percentage of County Sales	50.7%	49.2%	36.7%	-27.7%	-25.5%
Number of New Houses Sold	0	1	0	--	-100.0%
Average Price of New Houses Sold	--	\$200,000	--	--	--
Average Days on Market of New Houses Sold	--	195	--	--	--
Number of Houses Listed	28	28	35	25.0%	25.0%
Average List Price of Houses Listed	\$363,419	\$399,761	\$346,153	-4.8%	-13.4%

Unincorporated Areas in Madison County

Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Hocks Creek Estate	1	4.5%	1,948	83	\$345,000	\$177.10
Johnson Hills	1	4.5%	1,420	58	\$259,900	\$183.03
Paradise Acres	1	4.5%	1,511	34	\$320,000	\$211.78
Pettigrew	1	4.5%	700	32	\$114,000	\$162.86
Other	18	81.8%	1,680	96	\$202,439	\$122.73
Unincorporated MC	22	100.0%	1,628	88	\$212,855	\$133.81