



THE SKYLINE REPORT

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UNIVERSITY OF
ARKANSAS

Sam M. Walton
College of Business
Center for Business & Economic Research

Second Half of 2018 February 2019

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Residential Real Estate Market Summary for Benton and Washington Counties

This report is the forty-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 the information that is necessary to help market participants make good decisions.

Highlights from the Second Half of 2018

- There were 1,534 building permits issued in Benton and Washington counties from July 1 to December 31, 2018. Benton County accounted for 923 of the residential building permits, while Washington County accounted for 611.
- 25,101 lots were in the 421 active subdivisions identified by Skyline Report researchers in the second half of 2018.
- In 59 out of the 421 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the second half of 2018, 1,387 new houses in active subdivisions became occupied, up 0.2 percent from 1,384 in the first half of 2018.
- Using the absorption rate from the past twelve months implies that there was a 29.3 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2018.
- An additional 8,513 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 66.2 months of remaining lot inventory.
- According to the Assessors' databases, 66.3 percent of houses in Benton County and 62.3 percent of houses in Washington County were owner-occupied.
- From July 1 to December 31, 2018 there were 4,755 houses sold in Benton and Washington counties. This is an increase of 1.7 percent from the 4,674 sold during the same time period in the previous year.
- The average sales price of a house in Benton County was \$244,478 in the second half of 2018. In Washington County, the average sales price was \$228,681.
- There were 2,426 houses listed for sale in the MLS database as of December 31, 2018 at an average list price of \$354,315.

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Report Structure

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

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the second half of 2017 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions on going concerns. Thus, only subdivisions with final approval, preliminary approval

during the last two years, but confirmed as ongoing by city planning staff, were included in the coming lots pipeline.

Finally, Skyline Report analysts collected MLS data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. During the past two report periods parcel code data was used to more accurately determine the city location for houses sold. This explains some of the significant sales spikes in the smaller communities in Benton and Washington Counties. The sales data were also analyzed by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2017 to 2018. The number of houses listed for sale in the MLS database as of December 31, 2018 and their average list prices were also reported.

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

In order to provide a context for the residential real estate market analysis, an economic overview is provided. This overview contains national housing market statistics, a discussion of interest rates and mortgage

rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas regional economic data are also discussed, as the status of employment and wage growth are likely to impact the local residential real estate markets.

After the economic overview, a summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2018 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the second half of 2018 Washington County results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

Economic Overview

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

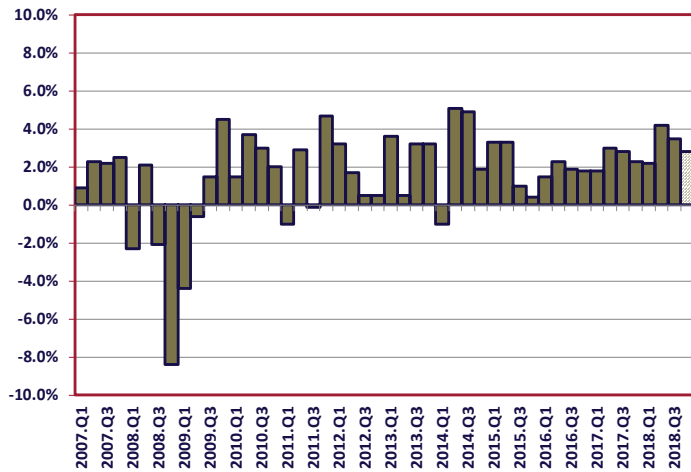
Gross Domestic Product

In the third quarter of 2018, real GDP increased by 3.4 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 4.2 percent in the second quarter of 2018. The increase in real GDP in the third quarter reflected positive contributions from personal consumption expenditures (PCE), private inventory investment, nonresidential fixed investment, federal government spending, and state and local government spending that were partly offset by negative contributions from exports and residential fixed investment. Imports, which are a subtraction in the calculation of GDP, increased. The deceleration in real GDP growth in the third quarter primarily reflected a downturn in exports and decelerations in nonresidential fixed investment and in PCE. Imports increased in the third quarter after decreasing in the second. These movements were partly offset by an upturn in private inventory investment.

Employment

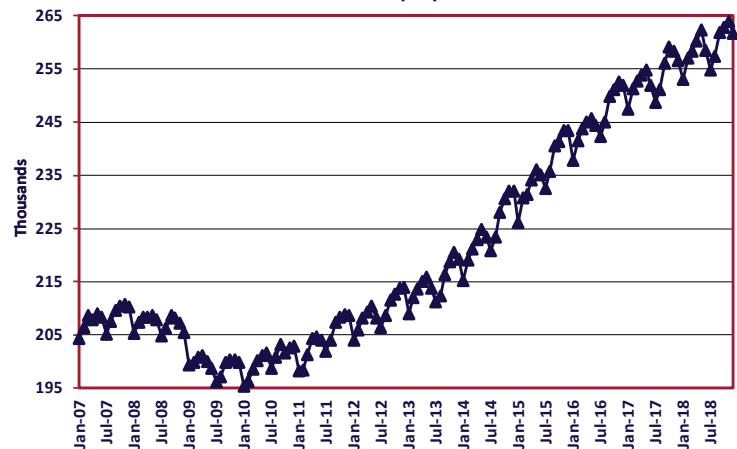
The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 261,700 in December 2018, up 2.0 percent from December 2017. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.5 percent in November 2018, similar to the unemployment rate in November 2017. The unemployment rate has remained under 4.0 percent since August of

Real U.S. Gross Domestic Product Growth Rate



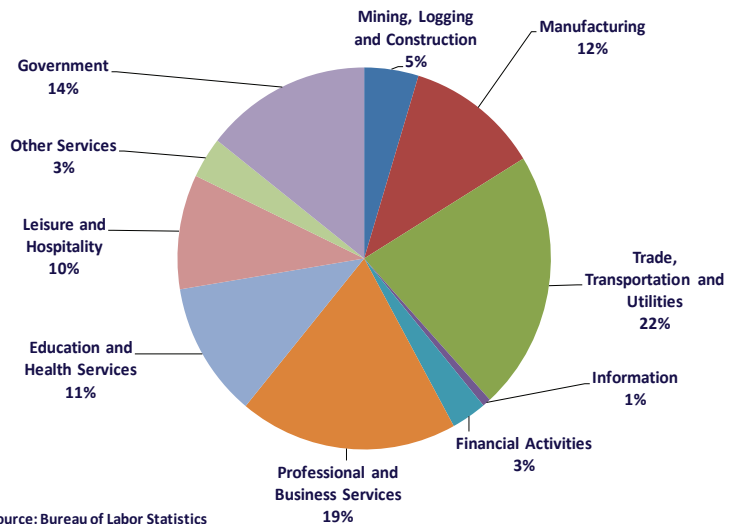
Source: U.S. Commerce Department, Bureau of Economic Analysis, October 2018 NABE Outlook

Fayetteville-Springdale-Rogers MSA Non-Farm Employment



Source: Bureau of Labor Statistics

Northwest Arkansas Employment by Sector - December 2018

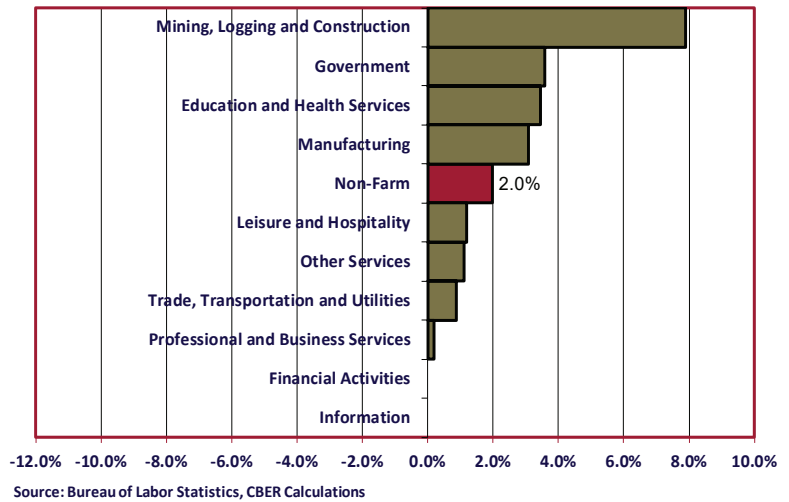


Source: Bureau of Labor Statistics

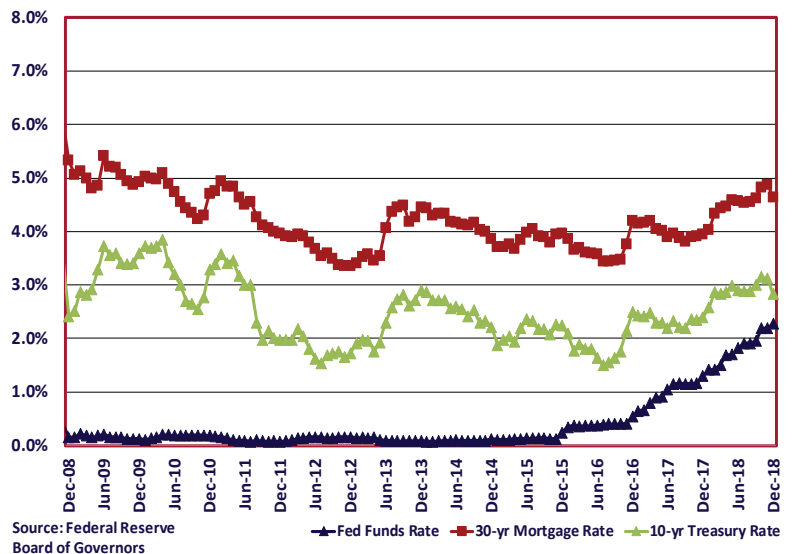
Economic Overview

2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.3 percent) and national (3.5 percent) unadjusted rates.

Change in Northwest Arkansas MSA Employment by Sector, December 2017 - December 2018



Selected Interest Rates



Interest Rates

The Federal Funds rate averaged 2.27 percent in December 2018. The ten-year constant maturity Treasury bill had an interest rate of 2.83 percent in December 2018, up from 2.40 percent in December 2017. The positive spread between the ten-year rate and the federal funds rate narrowed from a year ago, but remains positive as both rates have increased. The Federal Reserve Open Market Committee decided to increase the target range for the federal funds rate from 2.25 to 2.50 percent. The stance of monetary policy

remains steady, it is supportive of further improvement in economic and labor market conditions along with sustained 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 4.64 percent in December 2018.



Regional Housing Market

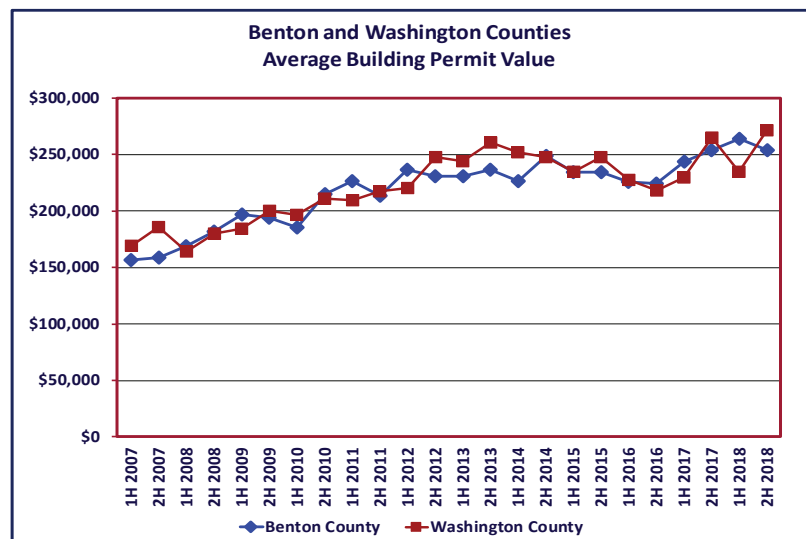
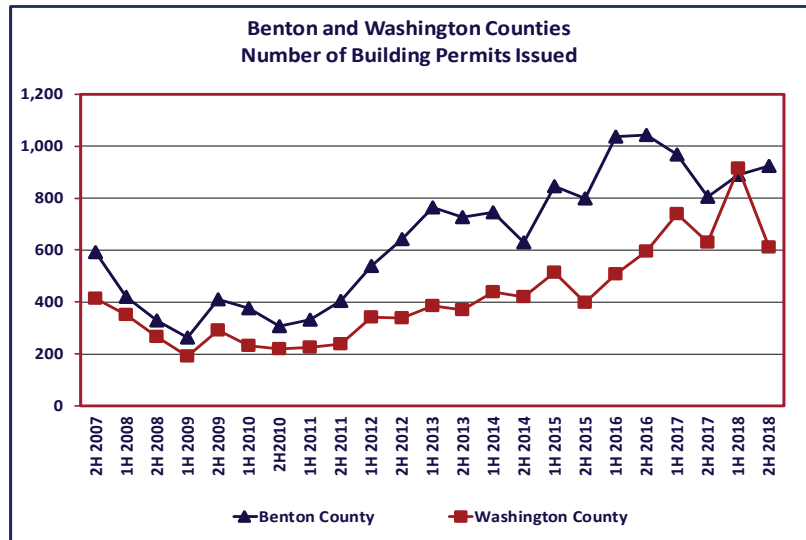
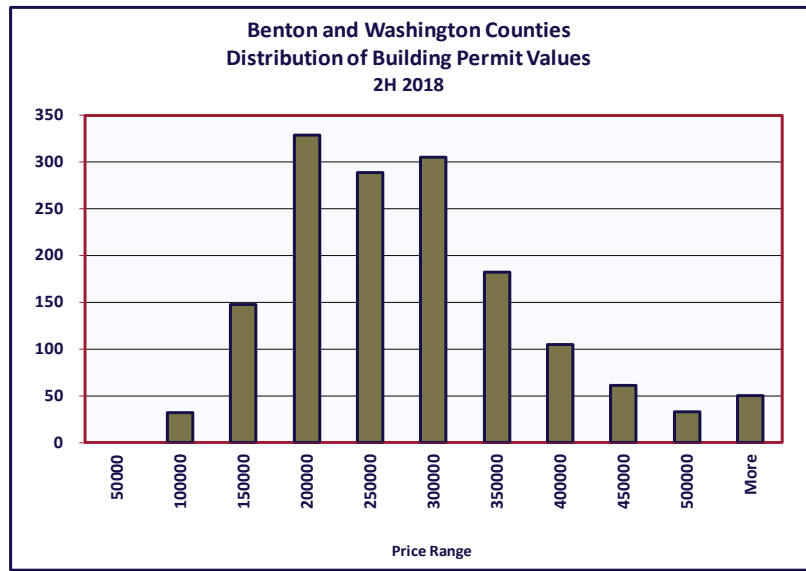
Residential Construction

The U.S Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in November 2018 were at a seasonally adjusted annual rate of 1,328,000. This is 5.0 percent above the October rate of 1,265,000, and is 0.4 percent above the November 2017 estimate of 1,323,000. The National Association of Realtors reports national existing-home sales declined 6.4 percent from November to a seasonally adjusted annual rate of 4.99 million in December 2018. Existing home sales were 10.3 percent lower than the December 2017 rate.

Regional Housing Market Summary

There were 1,534 building permits issued in Benton and Washington counties from July 1 to December 31, 2018. This number is 7.0 percent higher than the 1,434 building permits issued during the same period in 2017. Benton County accounted for 923 of the residential building permits, while Washington County accounted for 611. The average value of all building permits in Northwest Arkansas from July 1 to December 31, 2018 was \$259,612 up 0.4 percent from the average value of \$258,472 during the same time period in 2017. The most active value range for building permits was the \$150,001 to \$200,000 range with 329, and there were also 305 building permits issued in the \$250,001 to \$300,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

25,101 lots were in the 421 active subdivisions identified by Skyline Report researchers in the second half of 2018. Of these lots, 5,018 were classified as empty, 218 were classified as starts, 1,017 were classified as being under construction, 524 were classified



Regional Housing Market

as complete, but unoccupied, and 18,324 were classified as occupied. In 59 out of the 421 active subdivisions, no new construction or progress in existing construction has occurred during the last year. During the second half of 2018, 1,387 new houses in active subdivisions became occupied, up 0.2 percent from 1,384 in the first half of 2018. Using the absorption rate from the past twelve months implies that there was a 29.3 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2018. When the remaining second half inventory is examined on a county-by-county basis, Benton County had 31.5 months of remaining lot inventory and Washington County had 26.3 months of remaining inventory in active subdivisions. Meanwhile, in 77 out of the 421 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Gravette, Highfill, Little Flock, Lowell, Pea Ridge, Rogers, Siloam Springs, Elks, Elm Springs, Farmington, Fayetteville, Johnson, Goshen, Prairie Grove, Springdale, Tontitown, and West Fork, as well as for Benton and Washington counties (no city divisions), a list of subdivisions that have received either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots, was compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the second half of 2017 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.

Benton and Washington Counties Number and Average Value of Residential Building Permits Second Half of 2018

City	2H 2018 Number of Building Permits	2H 2017 Number of Building Permits	2H 2018 Average Value of Building Permits	2H 2017 Average Value of Building Permits
Bella Vista	117	108	\$261,569	\$251,741
Bentonville	252	202	\$287,588	\$279,365
Bethel Heights	14	7	\$186,511	\$206,642
Cave Springs	36	58	\$233,845	\$259,876
Centerton	155	112	\$257,774	\$332,517
Decatur	0	0	\$0	\$0
Elkins	52	24	\$153,266	\$120,086
Elm Springs	19	8	\$223,684	\$220,000
Farmington	36	75	\$285,500	\$294,520
Fayetteville	285	201	\$315,836	\$285,948
Gentry	20	9	\$122,051	\$111,111
Goshen	2	17	\$263,000	\$316,179
Gravette	20	14	\$123,200	\$115,000
Greenland	0	1	\$0	\$150,000
Johnson	3	8	\$762,381	\$566,512
Lincoln	4	1	\$173,600	\$140,000
Little Flock	13	7	\$399,270	\$277,861
Lowell	50	40	\$316,757	\$307,019
Pea Ridge	44	55	\$165,525	\$130,033
Prairie Grove	79	81	\$158,332	\$137,754
Rogers	136	142	\$271,095	\$251,425
Siloam Springs	66	50	\$156,541	\$134,875
Springdale	75	163	\$276,077	\$293,137
Tontitown	54	46	\$300,801	\$269,621
West Fork	2	5	\$136,875	\$223,200
Northwest Arkansas	1,534	1,434	\$259,612	\$258,472

In the Bentonville pipeline, there were 1,350 lots in 19 subdivisions reported as either preliminary or finally approved. In Centerton, 32 subdivisions were planned with 1,443 lots. The Rogers planning commission had approved 11 subdivisions with 398 lots. There were 307 coming lots in 9 subdivisions in Siloam Springs. Cave Springs had 211 lots coming in 1 subdivision. The cities of Bethel

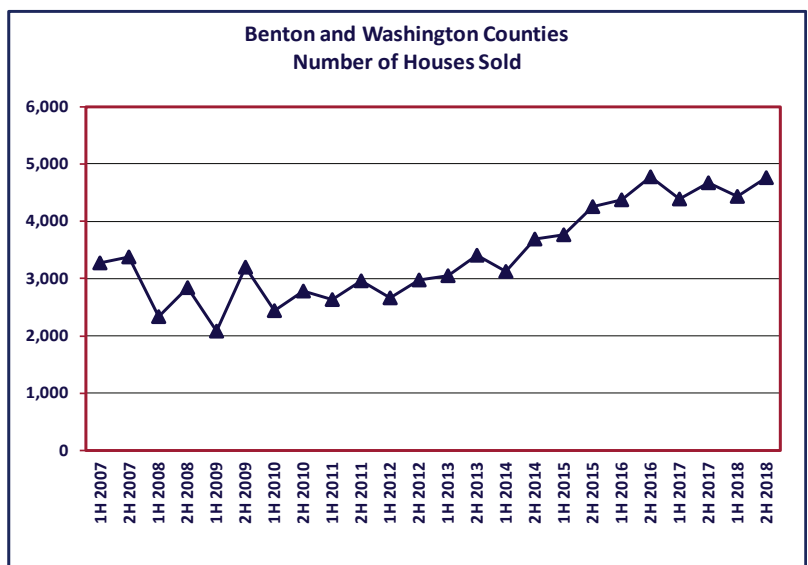
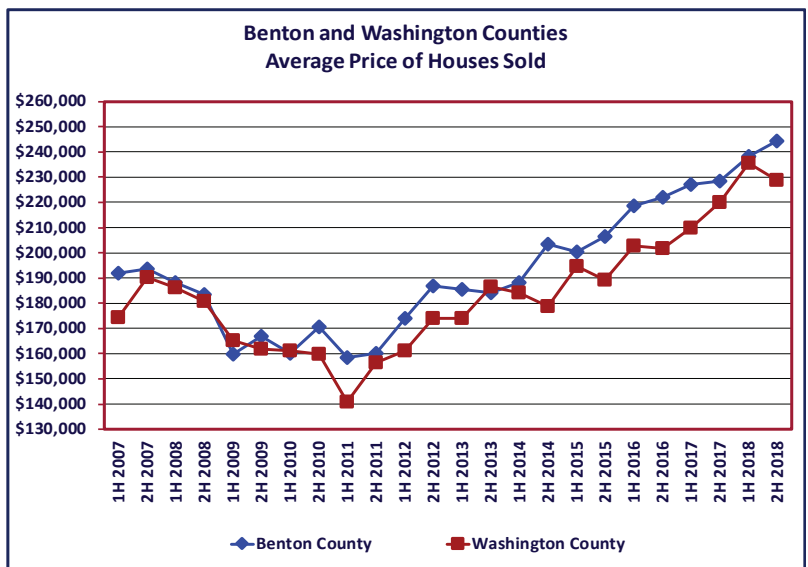
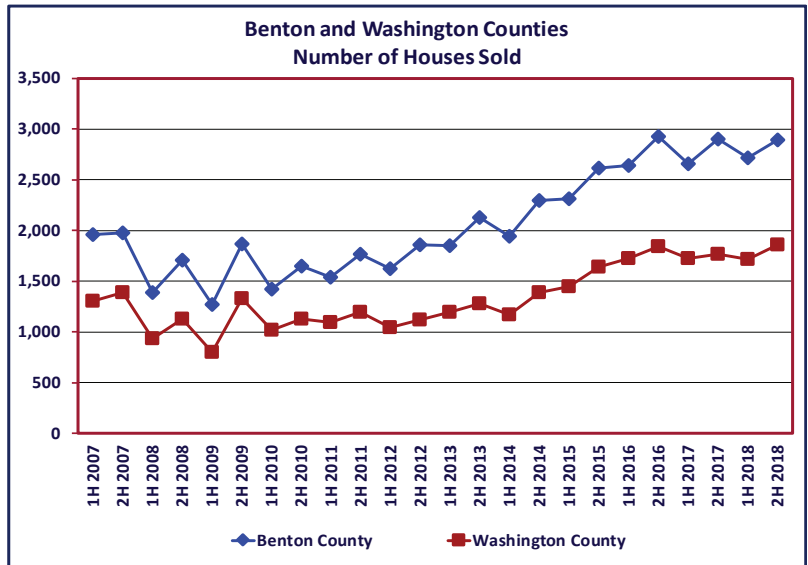
Heights, Gentry, Gravette, Highfill, Little Flock, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 1,290 lots in 14 subdivisions.

Fayetteville and Springdale had in their pipelines 1,970 lots in 34 subdivisions and 626 lots in 11 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, Prairie Grove, Johnson, and subdivisions in unincorporated areas of

Regional Housing Market

Washington County accounted for an additional 918 approved lots in 16 subdivisions. In total, there were 8,513 lots with preliminary or final approval within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 66.2 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From July 1 to December 31, 2018 there were 4,755 houses sold in Benton and Washington counties. This is an increase of 1.7 percent from the same period in the previous year. There were 2,426 houses listed for sale in the MLS database as of July 1, 2018 at an average list price of \$354,315. In the second half of 2018 in Northwest Arkansas, the average sales price of houses, in absolute terms, decreased in both Benton and Washington County, as compared to the first half of 2018. In Benton County, the average sales price increased by 2.7 percent during the second half of 2018 to \$244,478. The median sales price increased to \$200,000 in the second half of 2018. In Washington County the average sales price increased by 4.0 percent to \$228,681. The median house price in Washington County increased to \$195,000 in the second half of 2018 compared to the previous half year. In per square foot terms, average Benton County prices increased 2.1 percent to \$111.64 and average Washington County prices increased 5.1 percent to \$114.90 from the first half of 2018 to the second half of 2018. Out of the 4,755 houses sold in the second half of 2018 1,208 were new construction, the highest percent since the initial tracking and analysis in this particular portion of the report. These newly constructed houses had average sale prices that were 109.8 percent and 104.8 percent of the overall Benton and Washington county average prices, respectively.



Regional Housing Market

Benton and Washington Counties Sold House Characteristics by School District Second Half of 2018

School District	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of Regional Sales
Bentonville	\$265,522	\$115.16	100	1,577	33.2%
Decatur	\$133,443	\$85.47	104	24	0.5%
Elkins	\$166,653	\$106.95	93	90	1.9%
Farmington	\$216,898	\$110.97	76	102	2.1%
Fayetteville	\$264,941	\$128.17	92	699	14.7%
Garfield	\$135,000	\$50.90	102	1	0.0%
Gentry	\$186,086	\$101.31	94	53	1.1%
Gravette	\$204,922	\$103.65	84	195	4.1%
Greenland	\$191,363	\$106.45	94	35	0.7%
Lincoln	\$121,632	\$73.08	116	32	0.7%
Mountainburg					0.0%
Pea Ridge	\$205,081	\$109.81	102	110	2.3%
Praire Grove	\$187,240	\$107.48	99	183	3.8%
Rogers	\$241,994	\$112.11	94	753	15.8%
Siloam Springs	\$170,222	\$94.59	98	151	3.2%
Springdale	\$221,065	\$107.77	83	711	15.0%
West Fork	\$164,254	\$101.06	79	39	0.8%
NWA	\$238,302	\$112.91	94	4,755	100.0%



Benton County

Building Permits

From July 1, 2018 to December 31, 2018 there were 923 residential building permits issued in Benton County. The total was 14.8 percent higher than the second half of 2017 total of 804 residential building permits. The average value of the Benton County building permits was \$254,038 in the second half of 2018, 0.2 percent higher than the average value of \$253,501 in the second half of 2017. About 42.4 percent of the second half of 2018 building permits were valued between \$150,001 and \$250,000 with 45.9 percent valued higher than \$250,000 and 11.7 percent lower than \$150,000.

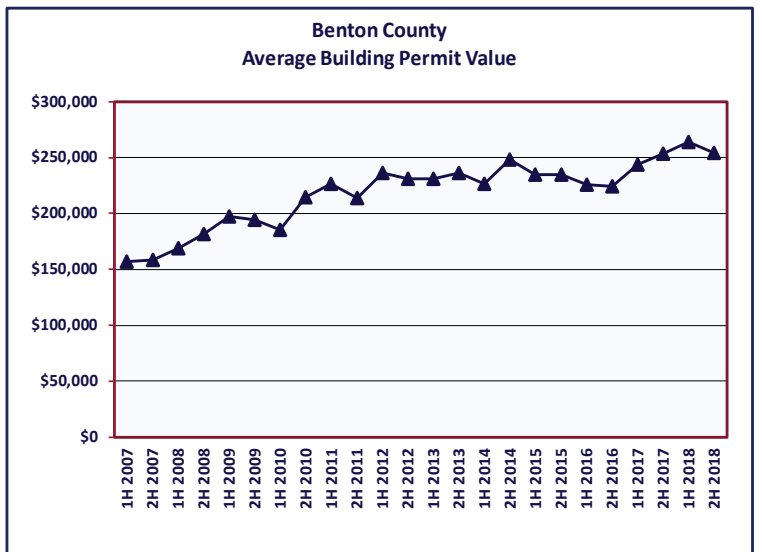
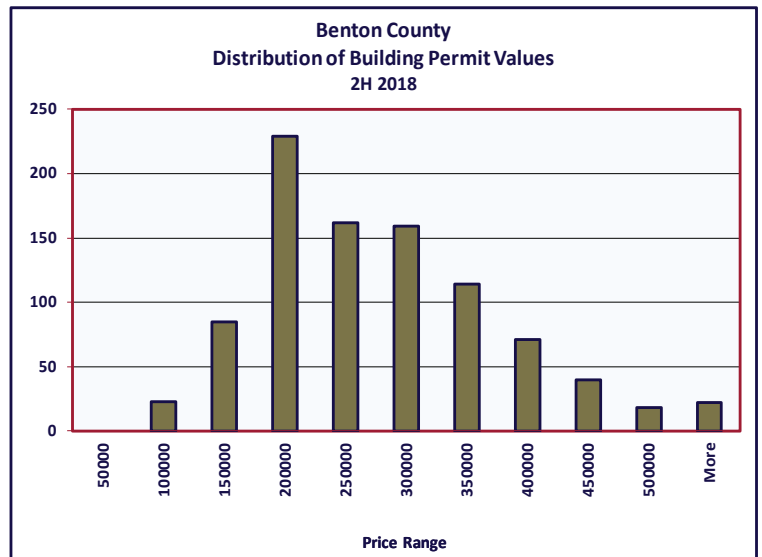
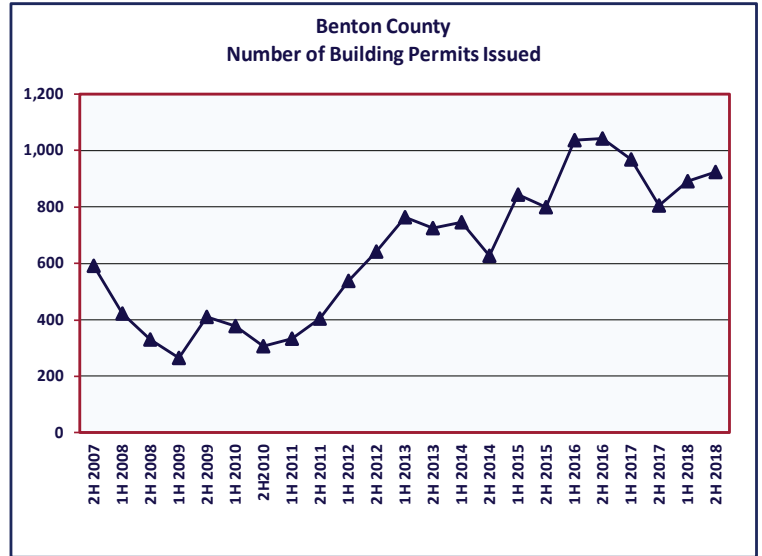
Bentonville accounted for 27.3 percent of the residential building permits in Benton County. Bella Vista, Centerton, and Rogers accounted for 12.7, 16.8, and 14.7 percent of the Benton County residential building permits, respectively. The remaining 28.5 percent were from other cities in the county.

From the second half of 2017 to the second half of 2018, the number of building permits issued increased in Bella Vista, Bentonville, Bethel Heights, Centerton, Gentry, Gravette, Little Flock, Lowell, and Siloam Springs. The number of permits decreased in Cave Springs, Pea Ridge, and Rogers.

Subdivisions

There were 16,009 total lots in 258 active subdivisions in Benton County in the second half of 2018. Within the active subdivisions, 20.1 percent of the lots were empty, 0.8 percent were starts, 3.7 percent were under construction, 2.2 percent were complete but unoccupied houses, and 73.2 percent were occupied houses. In the second half of 2018, Bentonville had the most number of empty lots, starts, houses under construction, and occupied houses. Centerton had the most complete, but not occupied homes at 94.

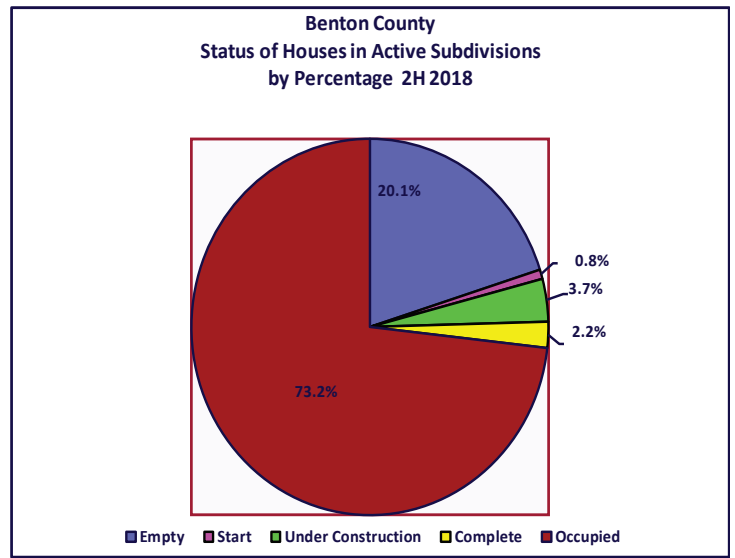
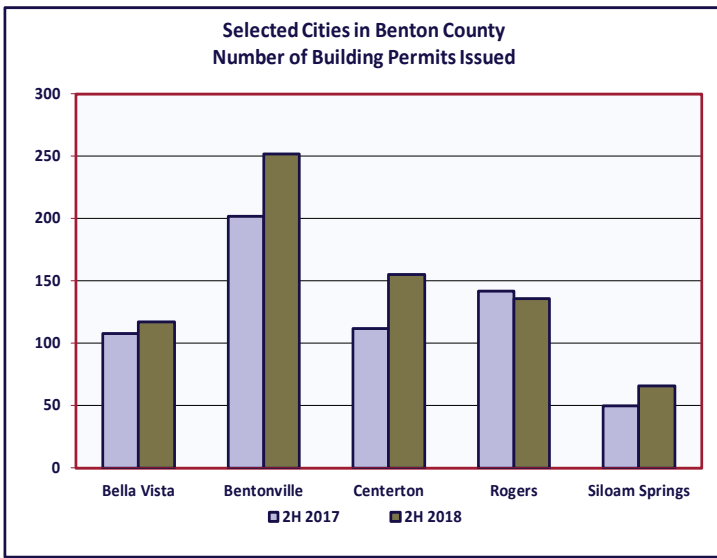
During the second half of 2018, the most active community in terms of houses under construction was Bentonville with 170. Centerton followed with 141 and Rogers with 97. These top cities for new construction



Benton County

Benton County Residential Building Permit Values by City Second Half of 2018

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2018 Total	2H 2017 Total
Bella Vista	0	0	2	19	39	31	13	9	0	2	2	117	108
Bentonville	0	0	2	44	45	67	51	15	15	6	7	252	202
Bethel Heights	0	0	3	7	4	0	0	0	0	0	0	14	7
Cave Springs	0	0	2	21	1	4	0	7	1	0	0	36	58
Centerton	0	0	0	47	33	32	26	9	5	1	2	155	112
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	0
Gentry	0	3	15	0	1	1	0	0	0	0	0	20	9
Gravette	0	11	5	3	1	0	0	0	0	0	0	20	14
Little Flock	0	1	0	0	1	0	2	2	1	2	4	13	7
Lowell	0	2	1	0	10	9	10	5	9	2	2	50	40
Pea Ridge	0	3	18	20	2	0	0	0	0	0	1	44	55
Rogers	0	2	4	43	23	14	12	20	9	5	4	136	142
Siloam Springs	0	1	33	25	2	1	0	4	0	0	0	66	50
Benton County	0	23	85	229	162	159	114	71	40	18	22	923	804



Benton County

were also among the most active in the first half of 2018. Meanwhile, no new construction or progress in existing construction occurred in the last year in 35 out of 258 subdivisions in Benton County.

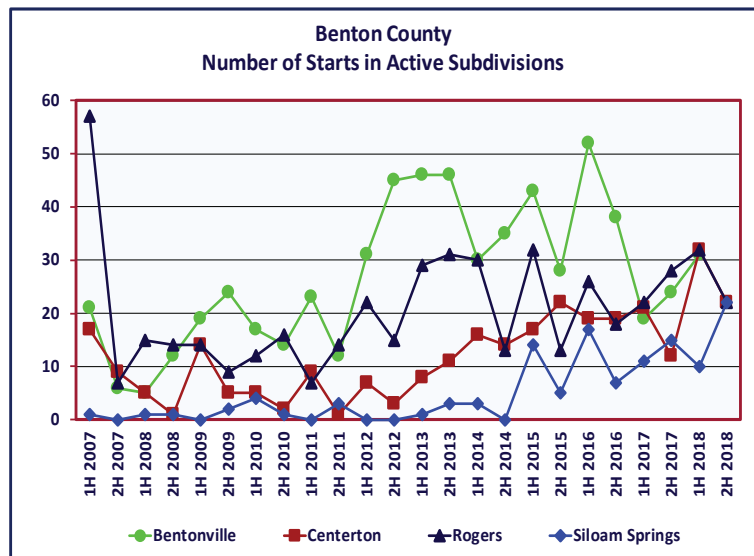
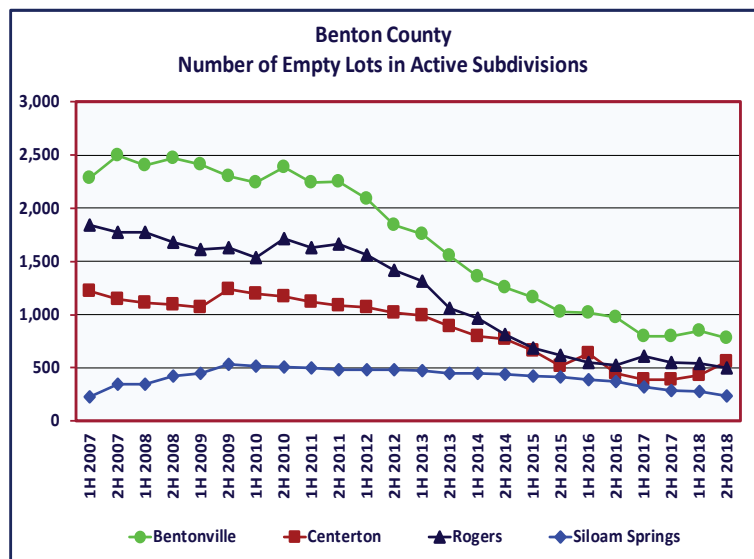
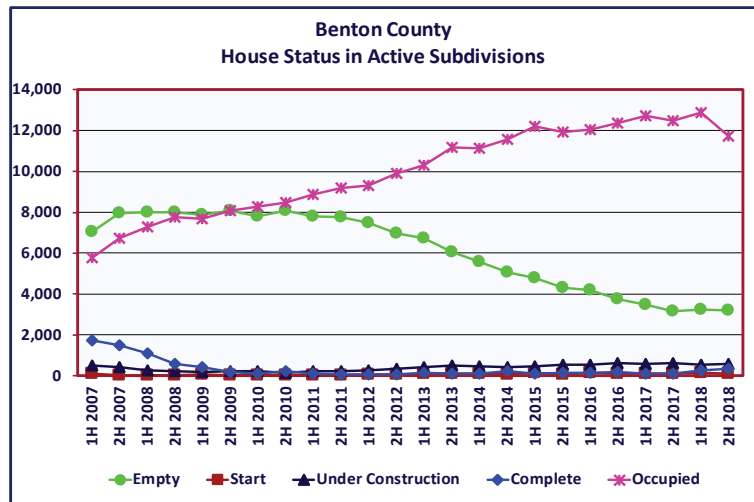
During the second half of 2018, there were 757 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 31.5 months of lot inventory at the end of the second half of 2018. This is up from 28.9 months of inventory at the end of the first half of 2018. Overall, in 43 out of 258 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the second half of 2018, there were 4,999 lots in 86 subdivisions in Benton County that had received approval. Bentonville accounted for 27.0 percent of the coming lots, Centerton accounted for 28.9 percent, Lowell accounted for 3.3, Rogers accounted for 8.0 percent, and Siloam Springs accounted for 6.1 percent of the coming lots. Other small cities in Benton County accounted for the remaining 26.7 percent of coming lots.

In addition, Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2018 are provided in this report. The percentage of houses occupied by owners increased from 64.4 percent in 2012 to 66.3 percent in the second half of 2018.

Sales of Existing Houses

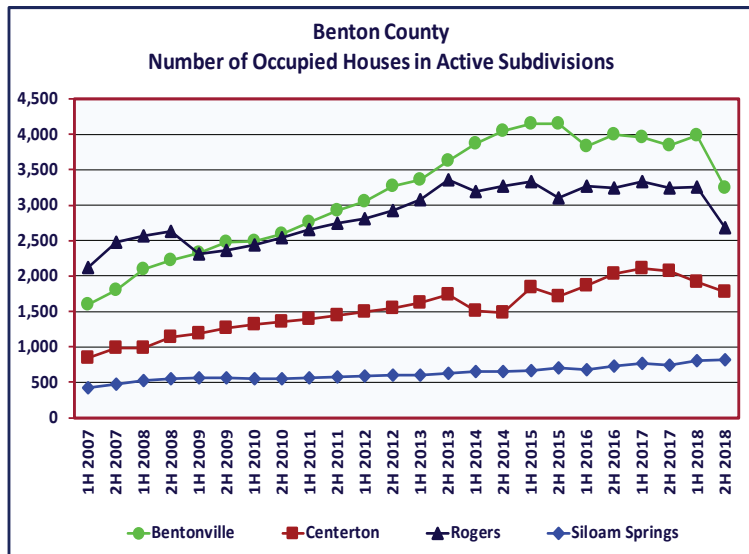
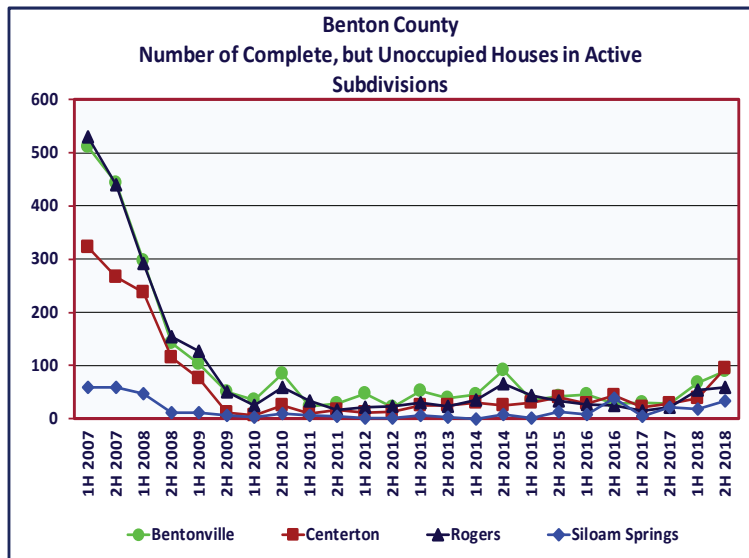
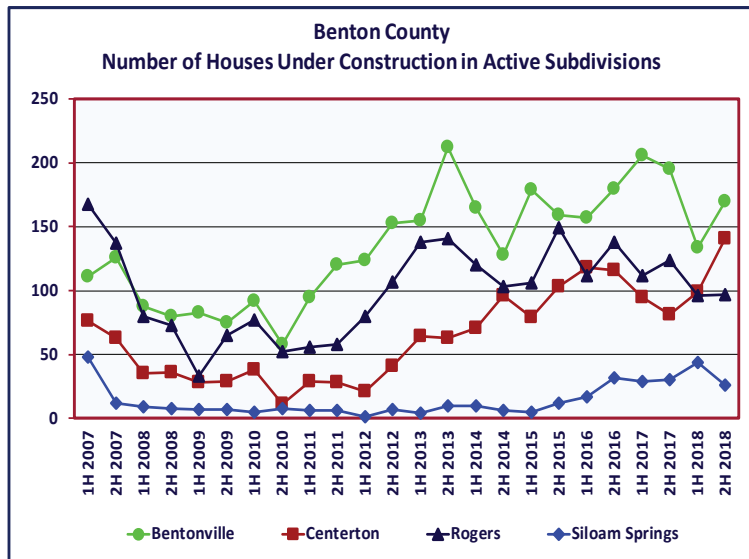
In the second half of 2018, examination of house sales revealed the following results. A total of 2,896 houses were sold from July 1, 2018 to December 31, 2018 in Benton County. This represents an increase of 6.5 percent from the previous half and a decrease of 0.2 percent from the same time period in 2017. About 23.9 percent of the houses were sold in Rogers, 21.5 percent



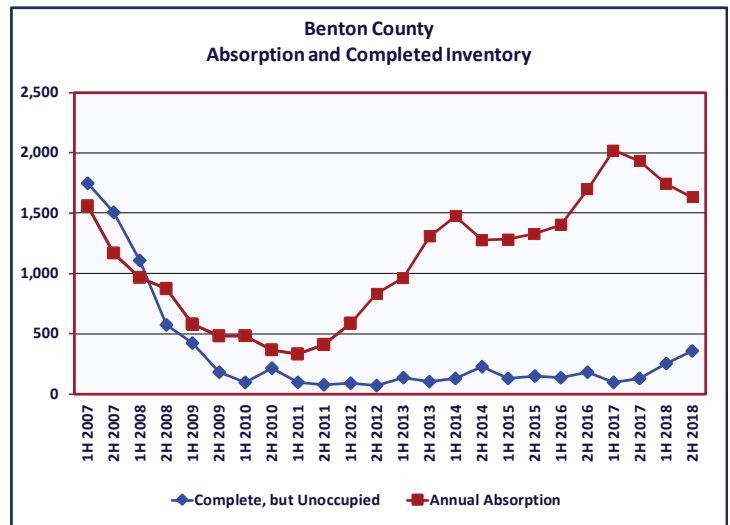
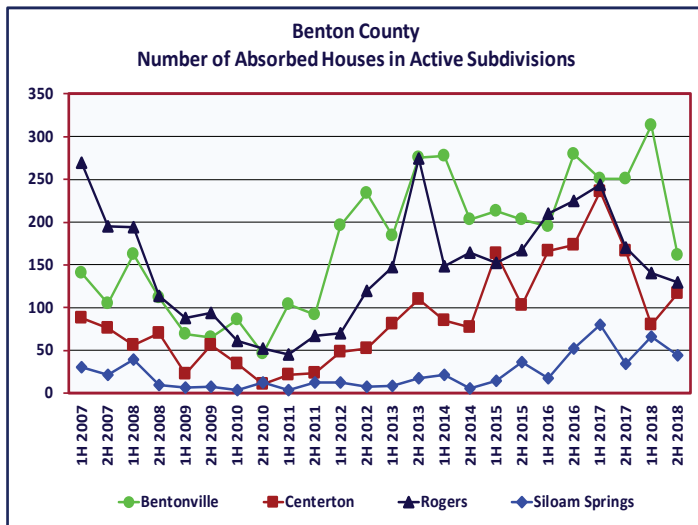
Benton County

in Bentonville, 19.7 percent in Bella Vista, and 34.9 percent in the rest of Benton County. There were 1,581 houses listed for sale in the MLS database as of July 1, 2018 in Benton County at an average list price of \$354,156. In the second half of 2018, the average price of all houses sold in Benton County was \$244,478 while the median price was \$200,000, and the average price per square foot was \$111.64. For the second half of 2018, the average amount of time between the initial listing of a house and the sale date was 97 days. The average sales price increased by 2.7 percent compared to the first half of 2018, the price per square foot increased by 2.1 percent from the first half of 2018 and the duration on the market decreased by 9.8 percent from the first half of 2018. Out of the 2,896 houses sold in Benton County in the second half of 2018, 720 were new construction. These newly constructed houses had an average sold price of \$268,393 and took an average of 141 days to sell from their initial listing dates.

For the period of July 1, 2018 to December 31, 2018, on average in Benton County, the largest houses sold were in Cave Springs, the most expensive houses sold were in Cave Springs and homes sold most rapidly in Bethel Heights.



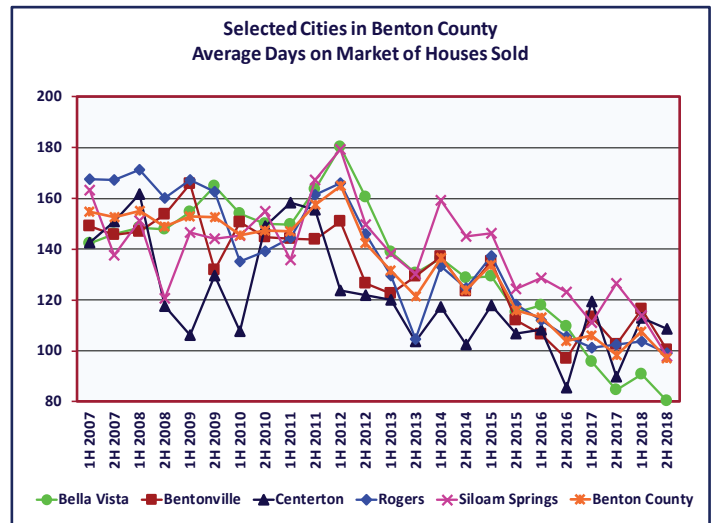
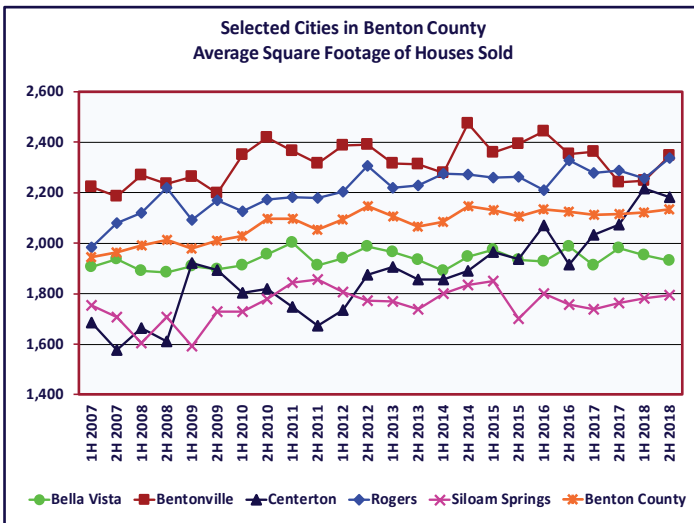
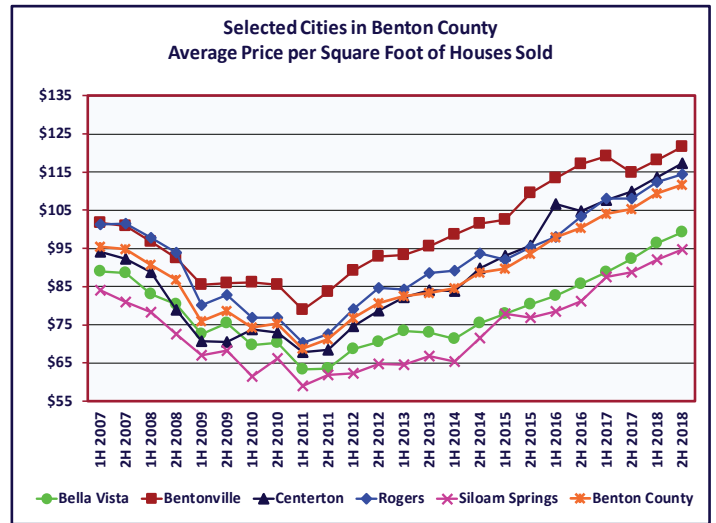
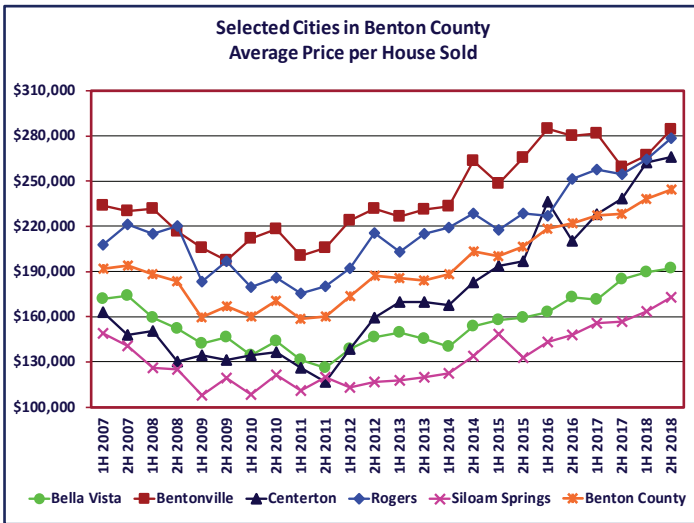
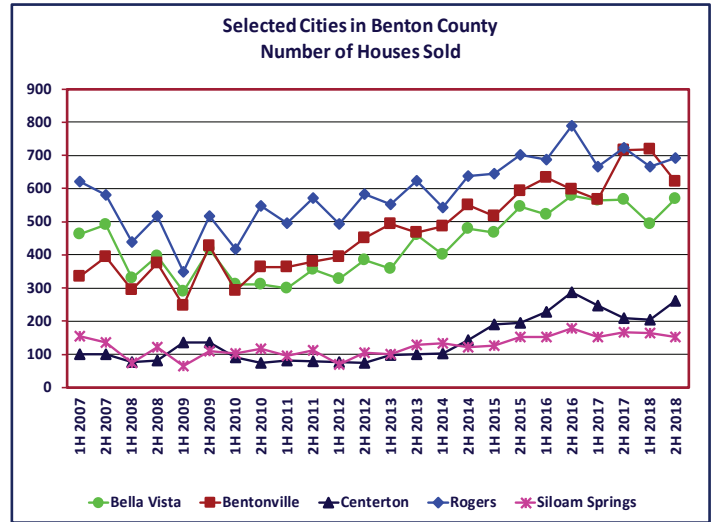
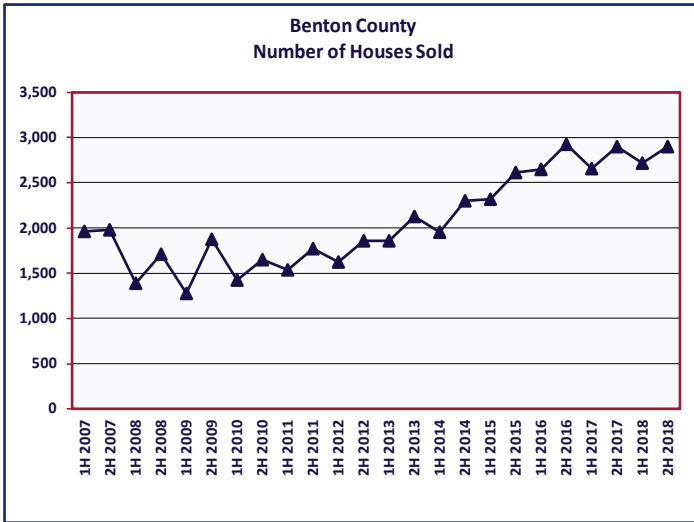
Benton County



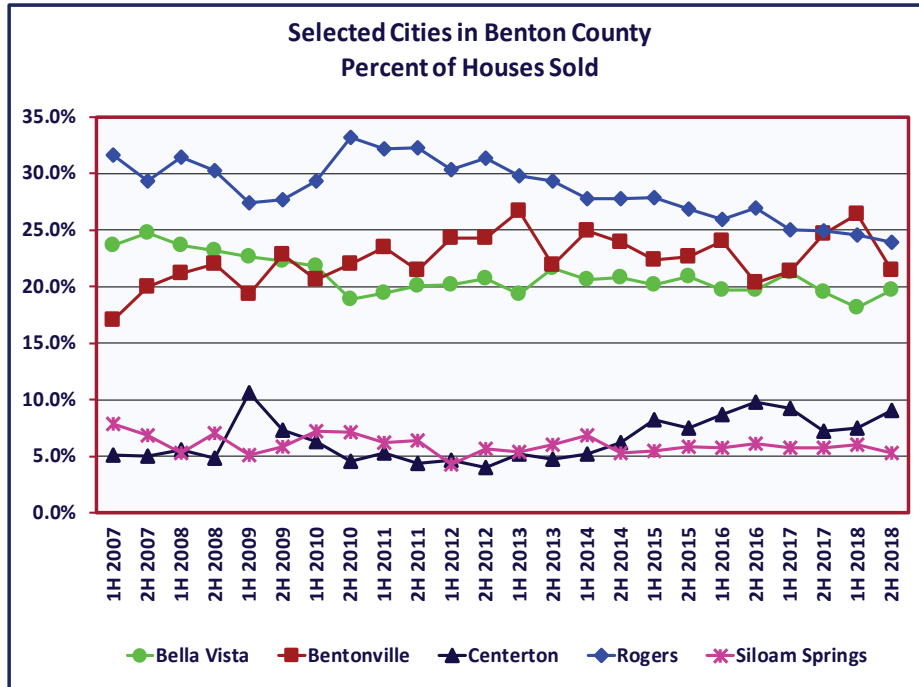
Benton County - Percentage of Owner-Occupied Houses by City

City	2012	2013	2014	2015	2016	2017	2018
Avoca	77.8%	75.8%	74.7%	72.1%	70.6%	70.7%	74.9%
Bella Vista	78.0%	78.0%	77.2%	77.8%	76.5%	77.7%	76.8%
Bentonville	68.7%	68.7%	67.5%	67.4%	64.4%	65.9%	63.7%
Bethel Heights	67.6%	68.1%	67.4%	67.3%	66.2%	62.3%	61.1%
Cave Springs	73.3%	75.4%	76.5%	76.9%	70.1%	75.2%	74.4%
Centerton	67.4%	66.9%	64.0%	63.8%	60.1%	64.0%	62.1%
Decatur	52.9%	53.6%	53.7%	55.6%	54.4%	54.3%	53.8%
Elm Springs	90.0%	83.3%	65.9%	75.6%	64.9%	75.9%	74.5%
Garfield	71.0%	70.0%	67.4%	67.0%	65.4%	66.7%	63.9%
Gateway	58.5%	57.3%	56.2%	56.4%	56.7%	56.4%	52.2%
Gentry	59.1%	60.1%	59.7%	58.7%	58.6%	59.6%	60.1%
Gravette	60.0%	57.9%	57.4%	57.7%	56.0%	58.5%	57.6%
Highfill	55.7%	54.6%	55.5%	56.6%	57.0%	54.5%	50.0%
Little Flock	75.5%	75.8%	75.7%	75.8%	75.2%	75.3%	74.1%
Lowell	72.7%	72.9%	72.0%	73.9%	70.4%	73.0%	71.4%
Pea Ridge	70.3%	71.0%	70.0%	69.8%	68.2%	69.1%	67.5%
Rogers	68.2%	68.7%	68.1%	68.6%	66.8%	68.6%	67.8%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	62.5%	63.6%	63.8%
Springdale	71.3%	70.5%	67.9%	67.8%	65.7%	66.6%	65.9%
Springtown	39.8%	52.4%	54.8%	52.4%	57.5%	63.4%	65.0%
Sulphur Springs	55.4%	56.4%	55.6%	60.5%	58.4%	54.1%	54.6%
Rural/Rurban	63.3%	67.0%	60.7%	62.9%	61.5%	62.0%	61.3%
Benton County	64.4%	68.6%	67.1%	63.2%	66.0%	67.4%	66.3%

Benton County



Benton County

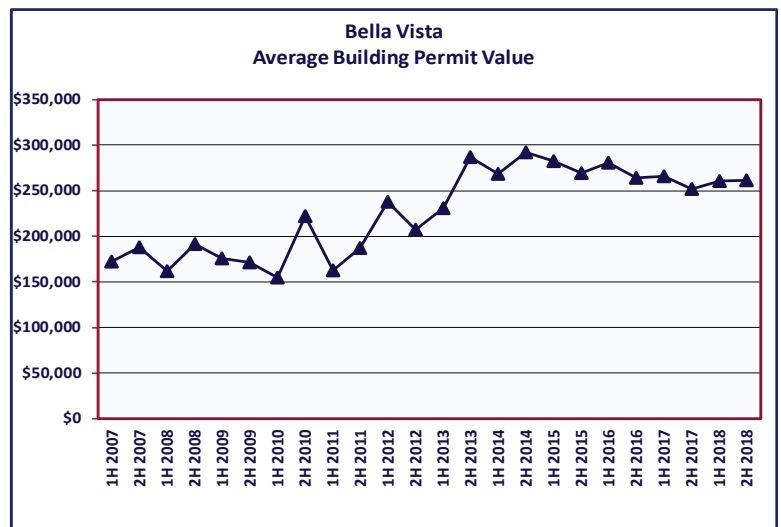
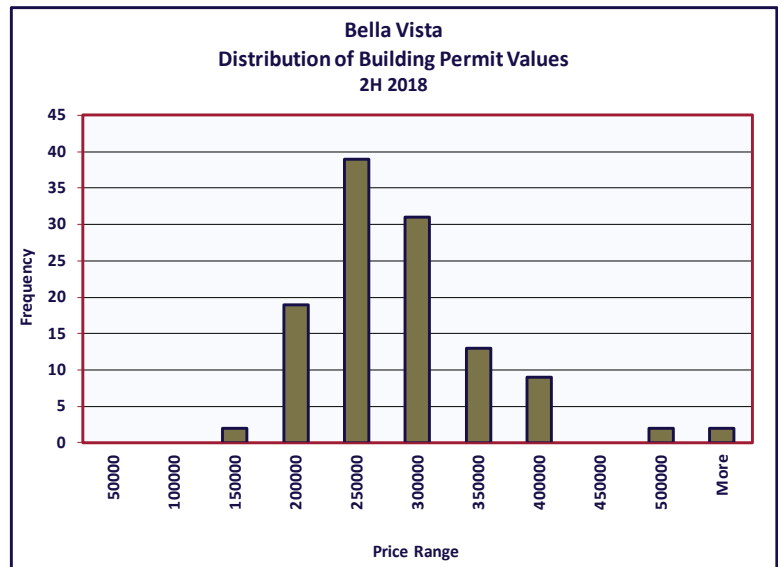
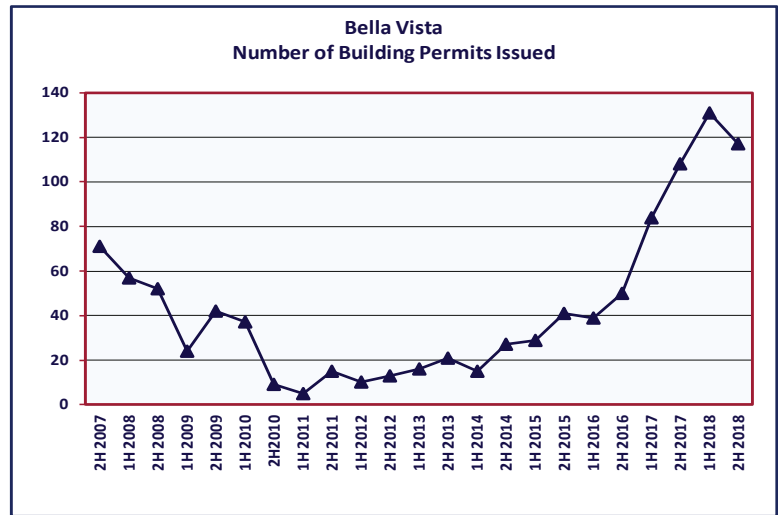


Benton County Sold House Characteristics by City Second Half of 2018

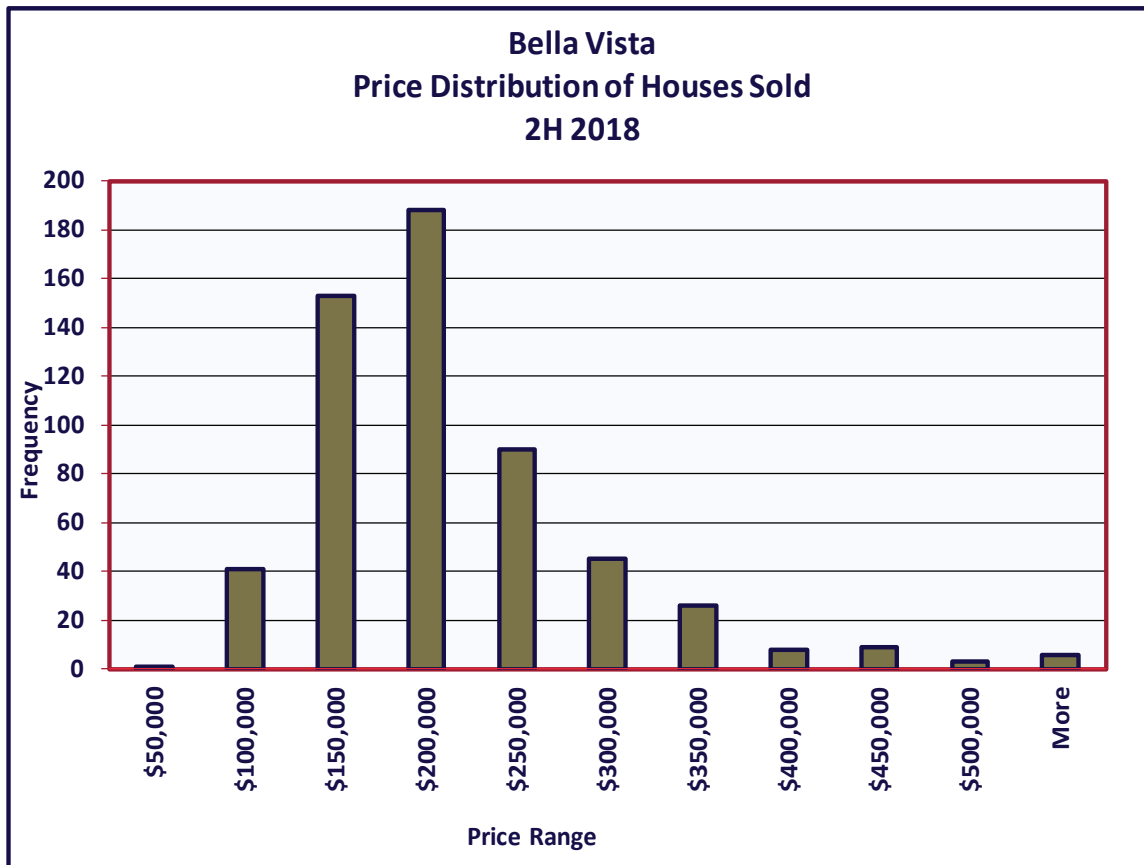
City	Average Price		Average Days on Market	Number of Houses Sold	Percentage of County Sales
	Average Price	Per Square Foot			
Avoca	\$191,750	\$106.85	96	4	0.1%
Bella Vista	\$192,352	\$99.25	80	570	19.7%
Bentonville	\$284,139	\$121.71	100	622	21.5%
Bethel Heights	\$191,414	\$104.98	72	25	0.9%
Cave Springs	\$361,432	\$128.98	110	90	3.1%
Centerton	\$265,916	\$117.33	109	262	9.0%
Decatur	\$123,906	\$78.97	87	20	0.7%
Garfield	\$265,735	\$128.35	133	41	1.4%
Gateway					0.0%
Gentry	\$181,994	\$99.56	98	46	1.6%
Gravette	\$177,146	\$96.15	94	48	1.7%
Highfill	\$158,282	\$110.80	111	76	2.6%
Hiwasse	\$145,000	\$91.83	115	1	0.0%
Little Flock	\$334,814	\$123.00	87	7	0.2%
Lowell	\$220,803	\$114.83	83	125	4.3%
Pea Ridge	\$197,189	\$108.67	102	106	3.7%
Rogers	\$278,694	\$114.36	99	693	23.9%
Siloam Springs	\$172,996	\$94.77	98	153	5.3%
Sulphur Springs	\$144,214	\$85.61	248	7	0.2%
Benton County	\$244,478	\$111.64	97	2,896	100.0%

Bella Vista

- From July 1 to December 31, 2018 there were 117 residential building permits issued in Bella Vista. This represents a 8.3 percent increase from the second half of 2017.
- A majority of the building permits were in the \$200,001 to \$300,000 range.
- The average residential building permit value in Bella Vista increased by 3.9 percent from \$251,741 in the second half of 2017 to \$261,569 in the second half of 2018.
- 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.



Bella Vista

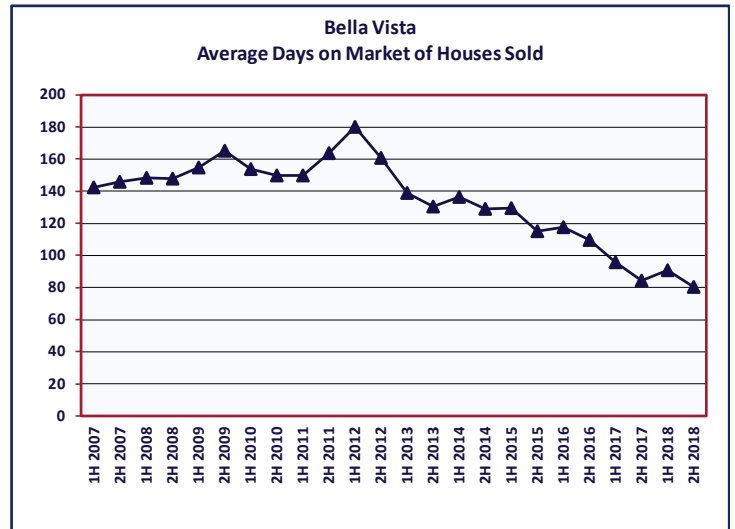
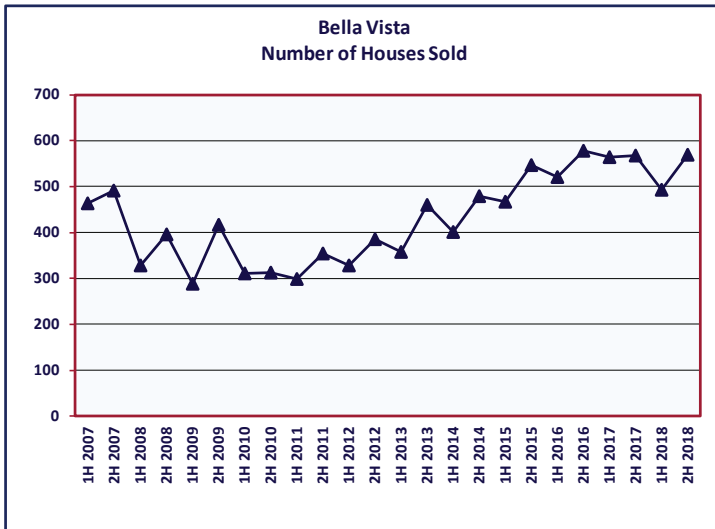


- 59.8 percent of the sold houses in Bella Vista were priced in the \$100,001 to \$250,000 range.

Bella Vista Price Range of Houses Sold Second Half of 2018

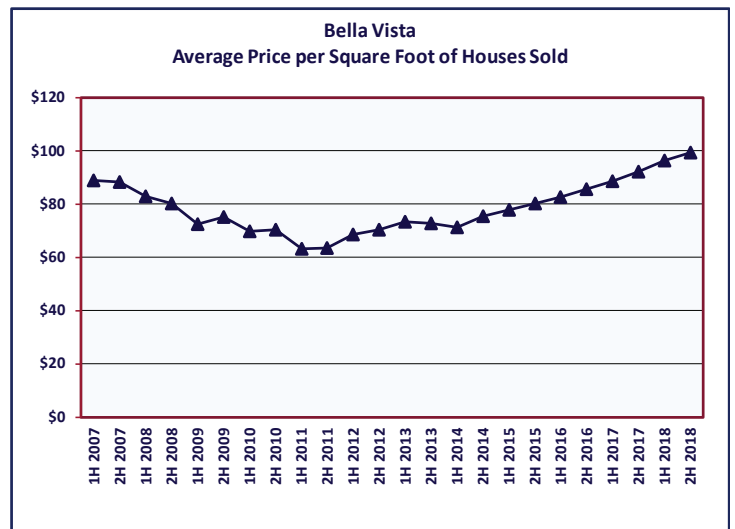
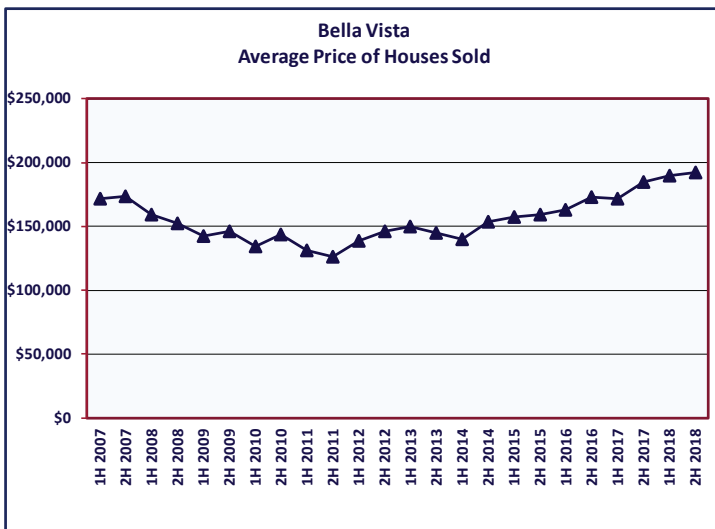
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.2%	1,572	172	100.0%	\$15.90
\$50,001 - \$100,000	41	7.2%	1,251	73	96.9%	\$73.14
\$100,001 - \$150,000	153	26.8%	1,442	76	97.7%	\$92.97
\$150,001 - \$200,000	188	33.0%	1,791	71	98.4%	\$99.81
\$200,001 - \$250,000	90	15.8%	2,207	86	98.5%	\$104.08
\$250,001 - \$300,000	45	7.9%	2,551	110	98.2%	\$110.43
\$300,001 - \$350,000	26	4.6%	3,041	95	97.9%	\$111.67
\$350,001 - \$400,000	8	1.4%	3,365	103	98.0%	\$116.93
\$400,001 - \$450,000	9	1.6%	3,586	99	96.4%	\$123.47
\$450,001 - \$500,000	3	0.5%	3,539	61	93.1%	\$141.31
\$500,000+	6	1.1%	4,627	85	96.3%	\$143.35
Bella Vista	570	100.0%	1,930	80	98.0%	\$99.25

Bella Vista



- There were 570 houses sold in Bella Vista from July 1 to December 31, 2018, or 15.6 percent more than the 493 sold in the first half of 2018, and 0.5 percent greater than the 567 sold in the second half of 2017.
- The average price of a house sold in Bella Vista increased by 1.4 percent from \$189,710 in the first half of 2018 to \$192,352 in the second half of 2018, and by 4.1 percent from a year ago.
- In Bella Vista, the average number of days on market from initial listing to the date of sale decreased from 91 days in the first half of 2018 to 80 days in the second half of 2018.
- The average price per square foot for a house sold in Bella Vista increased from \$96.31 in the first half of 2018 to \$99.25 in the second half of 2018. The average price per square foot was 3.1 percent higher than in the previous half year, and 7.5 percent higher than in the second half of 2017.

- About 19.7 percent of all houses sold in Benton County in the second half of 2018 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 78.7 percent of the county average.
- Out of the 570 houses sold in the second half of 2018, 59 were new construction. These newly constructed houses had an average sales price of \$234,752 and took an average of 102 days to sell from their initial listing dates.
- There were 269 houses in Bella Vista listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$253,269.
- According to the Benton County Assessor's database, 76.8 percent of houses in Bella Vista were owner-occupied in the second half of 2018.



Bella Vista

Bella Vista Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aldsworth	1	0.2%	2,813	67	\$225,000	\$79.99
Allendale	4	0.7%	2,140	60	\$246,763	\$114.61
Angus	1	0.2%	1,938	102	\$278,250	\$143.58
Annsborough	3	0.5%	2,526	24	\$286,167	\$113.86
Ardwell	2	0.4%	1,992	42	\$223,950	\$112.81
Argyll	3	0.5%	1,423	40	\$155,833	\$109.98
Avondale	38	6.7%	1,505	74	\$131,999	\$89.85
Ayr	1	0.2%	1,781	51	\$182,000	\$102.19
Bankfoot	4	0.7%	1,930	148	\$228,725	\$117.33
Basildon	7	1.2%	2,520	81	\$211,071	\$86.03
Basildon Courts	4	0.7%	1,766	132	\$107,250	\$60.81
Bedford	1	0.2%	2,748	385	\$165,000	\$60.04
Belgravia	1	0.2%	2,050	3	\$237,000	\$115.61
Bella Vista Orig	1	0.2%	1,572	172	\$25,000	\$15.90
Berksdale	3	0.5%	2,869	112	\$245,667	\$88.13
Berkshire	4	0.7%	2,274	70	\$233,700	\$103.31
Branchwood	4	0.7%	2,023	69	\$196,500	\$97.19
Brecknock	5	0.9%	2,466	57	\$223,800	\$93.26
Brigadoon	2	0.4%	1,671	39	\$175,250	\$105.04
Bristol	3	0.5%	2,027	98	\$188,633	\$96.13
Brittany	2	0.4%	2,212	102	\$223,950	\$100.45
Brittany Courts	3	0.5%	1,394	69	\$124,000	\$89.73
Brompton	3	0.5%	1,485	51	\$134,667	\$91.87
Brompton Courts	5	0.9%	1,680	146	\$118,180	\$70.83
Brunswick	3	0.5%	1,928	94	\$196,667	\$103.18
Buckingham	3	0.5%	1,959	45	\$212,467	\$106.64
Buckland	1	0.2%	1,830	207	\$169,400	\$92.57
Cambridge	2	0.4%	2,575	81	\$248,000	\$96.64
Cannich	1	0.2%	1,930	31	\$225,000	\$116.58
Cardigan	3	0.5%	1,743	47	\$186,667	\$106.34
Cargill	3	0.5%	2,734	41	\$341,633	\$124.58
Carlisle	5	0.9%	2,383	120	\$222,680	\$93.66
Carnahan	1	0.2%	3,108	54	\$319,500	\$102.80
Carrick	2	0.4%	1,669	65	\$168,050	\$99.78
Charing	4	0.7%	1,936	128	\$191,463	\$101.92
Chatburn	1	0.2%	3,048	170	\$225,000	\$73.82
Chelsea	3	0.5%	1,923	85	\$175,167	\$92.70
Cheshire	5	0.9%	1,408	136	\$133,380	\$89.81
Cheviot	4	0.7%	1,799	54	\$174,350	\$97.41
Churchill	5	0.9%	2,502	172	\$190,100	\$80.20
Clackmannan	1	0.2%	1,376	33	\$160,000	\$116.28
Copinsay	1	0.2%	1,184	2	\$143,000	\$120.78
Cornwall	3	0.5%	1,953	110	\$216,333	\$111.67
Coulter	4	0.7%	1,790	55	\$178,975	\$99.24
Country Club Villas	3	0.5%	2,303	67	\$337,315	\$146.09
Coventry	3	0.5%	1,938	53	\$218,210	\$111.99
Cresswell	1	0.2%	1,801	39	\$200,000	\$111.05
Cromarty	1	0.2%	3,011	131	\$410,000	\$136.17
Cumberland	3	0.5%	1,869	95	\$180,800	\$96.63
Cunningham	2	0.4%	1,891	95	\$151,450	\$83.02
Derby	4	0.7%	1,762	105	\$141,725	\$81.64
Dickenshire	2	0.4%	2,436	69	\$319,000	\$125.70
Dillow	3	0.5%	1,441	61	\$145,150	\$100.37

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dogwood Hills	1	0.2%	3,422	114	\$282,000	\$82.41
Dorchester	1	0.2%	5,455	197	\$355,000	\$65.08
Dornoch	3	0.5%	3,413	94	\$398,333	\$112.42
Dorset	2	0.4%	2,527	50	\$242,000	\$99.53
Drake Court	18	3.2%	1,641	87	\$100,469	\$62.86
Dumfries	3	0.5%	1,836	69	\$182,000	\$99.20
Dunbarton	2	0.4%	2,283	90	\$256,850	\$112.05
Dunedin	2	0.4%	2,320	38	\$307,250	\$132.17
Dunsford	2	0.4%	1,467	79	\$148,000	\$100.18
Dunvegan	2	0.4%	1,649	67	\$158,166	\$96.05
Duxford	4	0.7%	2,049	125	\$216,293	\$109.32
East Riding	3	0.5%	1,756	118	\$162,167	\$93.86
Eddleston	3	0.5%	2,489	112	\$288,153	\$110.22
Elvendon	1	0.2%	1,502	41	\$175,000	\$116.51
Essex	4	0.7%	1,599	29	\$140,688	\$90.08
Ettington	5	0.9%	1,644	99	\$171,442	\$102.65
Evanton	3	0.5%	3,461	51	\$446,000	\$124.61
Fenchurch	4	0.7%	1,940	58	\$163,513	\$83.87
Forest Hills	3	0.5%	2,041	168	\$204,867	\$100.86
Gloucester	6	1.1%	2,621	71	\$276,150	\$104.04
Grinstead	2	0.4%	1,744	56	\$193,500	\$110.89
Hampshire	3	0.5%	1,572	55	\$163,000	\$103.81
Hampstead	7	1.2%	1,361	73	\$120,457	\$92.02
Hampton	1	0.2%	1,723	35	\$180,000	\$104.47
Harborough	4	0.7%	2,667	70	\$286,250	\$108.97
Harlow	2	0.4%	1,932	55	\$161,600	\$88.96
Harrington	2	0.4%	1,937	82	\$220,250	\$113.13
Hartlepool	1	0.2%	1,084	18	\$102,000	\$94.10
Headley	4	0.7%	1,771	60	\$190,500	\$107.56
Hebrides	3	0.5%	1,415	55	\$152,567	\$107.84
Highland	1	0.2%	1,751	22	\$188,900	\$107.88
Highland Park Villas	8	1.4%	1,655	54	\$189,250	\$116.32
Hillswick	2	0.4%	1,691	151	\$178,000	\$104.69
Hopeman	1	0.2%	2,494	70	\$228,000	\$91.42
Huntingdon	1	0.2%	1,858	112	\$225,000	\$121.10
Ingleborough	1	0.2%	1,536	185	\$120,000	\$78.13
Islington	1	0.2%	1,352	64	\$149,000	\$110.21
Keighley	2	0.4%	2,149	54	\$228,450	\$106.54
Kelaen	2	0.4%	2,964	126	\$289,250	\$99.85
Kendal	3	0.5%	2,343	130	\$295,167	\$126.32
Kennet	4	0.7%	1,889	128	\$189,050	\$100.62
Kensington	4	0.7%	2,577	83	\$252,875	\$100.24
Kenwood	4	0.7%	2,264	69	\$250,625	\$116.38
Keswick	1	0.2%	1,720	98	\$147,900	\$85.99
Kildonan	2	0.4%	1,886	127	\$204,500	\$109.50
Kilmuir	3	0.5%	2,363	94	\$251,667	\$105.40
Kingsdale Courts	4	0.7%	1,287	67	\$103,663	\$80.63
Kingswood	1	0.2%	1,984	24	\$199,000	\$100.30
Kinross	2	0.4%	2,938	84	\$382,500	\$121.63
Kipling Courts	2	0.4%	2,314	91	\$238,750	\$102.77
Kirkcudbright	2	0.4%	1,769	33	\$146,950	\$82.51
Kirkpatrick	4	0.7%	1,967	88	\$195,125	\$99.51
Lakenheath	2	0.4%	1,952	139	\$193,000	\$100.10

Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Lakeview	4	0.7%	1,796	71	\$155,900	\$86.23
Lambeth	6	1.1%	1,561	66	\$164,400	\$100.50
Lancashire	2	0.4%	1,419	58	\$112,500	\$83.24
Lands End	9	1.6%	1,884	69	\$175,711	\$98.78
Leicester	1	0.2%	1,522	24	\$135,000	\$88.70
Leisure Hills	1	0.2%	1,680	116	\$80,000	\$47.62
Lockhart	2	0.4%	1,300	79	\$147,650	\$113.58
Longview	1	0.2%	1,152	53	\$150,000	\$130.21
Macon	1	0.2%	1,617	218	\$150,000	\$92.76
Magrath	2	0.4%	2,213	72	\$255,000	\$115.26
Manchester	1	0.2%	1,536	56	\$164,000	\$106.77
Marionet	4	0.7%	2,238	67	\$241,350	\$109.04
Mayfair	3	0.5%	2,973	61	\$393,167	\$121.06
Melanie	2	0.4%	1,749	95	\$179,000	\$100.80
Melanie Courts	3	0.5%	1,216	46	\$111,300	\$91.55
Merritt	3	0.5%	2,302	167	\$216,333	\$94.67
Metfield	1	0.2%	2,350	37	\$245,000	\$104.26
Metfield Courts	3	0.5%	1,126	52	\$92,633	\$82.29
Monikie	2	0.4%	2,391	96	\$277,500	\$114.73
Montgomery	1	0.2%	1,300	53	\$148,600	\$114.31
Morganshire	3	0.5%	2,831	124	\$293,333	\$107.47
Nairn	1	0.2%	2,600	69	\$465,000	\$178.85
Nelson	6	1.1%	1,745	53	\$177,233	\$103.27
Newquay	8	1.4%	2,340	75	\$232,313	\$95.08
Norfolk	2	0.4%	1,385	51	\$144,500	\$104.60
North Riding	2	0.4%	1,617	70	\$172,700	\$109.28
Northampton	1	0.2%	1,896	97	\$160,500	\$84.65
Norwood	1	0.2%	2,055	99	\$215,000	\$104.62
Norwood Courts	2	0.4%	1,448	118	\$115,128	\$81.42
Oakford	4	0.7%	1,643	51	\$174,469	\$105.77
Oniell	1	0.2%	2,722	27	\$319,900	\$117.52
Orleton	2	0.4%	1,963	48	\$190,125	\$97.33
Oxford	2	0.4%	2,055	110	\$183,500	\$89.31
Pamono	1	0.2%	1,876	55	\$190,000	\$101.28
Pentland	2	0.4%	1,555	111	\$132,250	\$89.10
Peterborough	2	0.4%	2,018	84	\$147,500	\$76.11
Pimlico	1	0.2%	2,524	21	\$335,000	\$132.73
Portsmouth	2	0.4%	2,230	120	\$197,675	\$93.20
Primrose	1	0.2%	1,957	49	\$193,000	\$98.62
Quantock Hills	6	1.1%	1,568	73	\$157,515	\$100.28
Queensborough	1	0.2%	2,050	147	\$240,000	\$117.07
Radcliffe	3	0.5%	1,516	60	\$160,300	\$105.19
Radnor	4	0.7%	1,845	51	\$181,850	\$99.44
Rannoch	2	0.4%	3,650	175	\$416,290	\$117.83
Redwick	2	0.4%	1,978	84	\$194,950	\$98.60
Reighton	1	0.2%	1,604	27	\$185,000	\$115.34
Renfrew	8	1.4%	1,639	53	\$167,563	\$102.46
Retford	2	0.4%	1,995	206	\$230,750	\$116.58
Roberts	3	0.5%	2,074	77	\$238,267	\$113.46
Romford	1	0.2%	2,467	40	\$327,000	\$132.55
Rosenheath	2	0.4%	1,458	56	\$144,750	\$99.16
Rugby	7	1.2%	2,057	57	\$216,543	\$105.49
Ruthwell	3	0.5%	1,596	76	\$169,983	\$107.60
Sandwick	1	0.2%	2,705	95	\$206,000	\$76.16

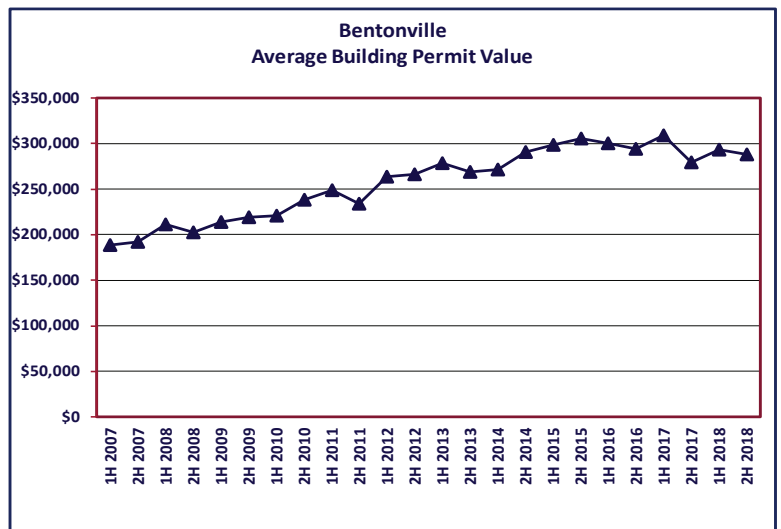
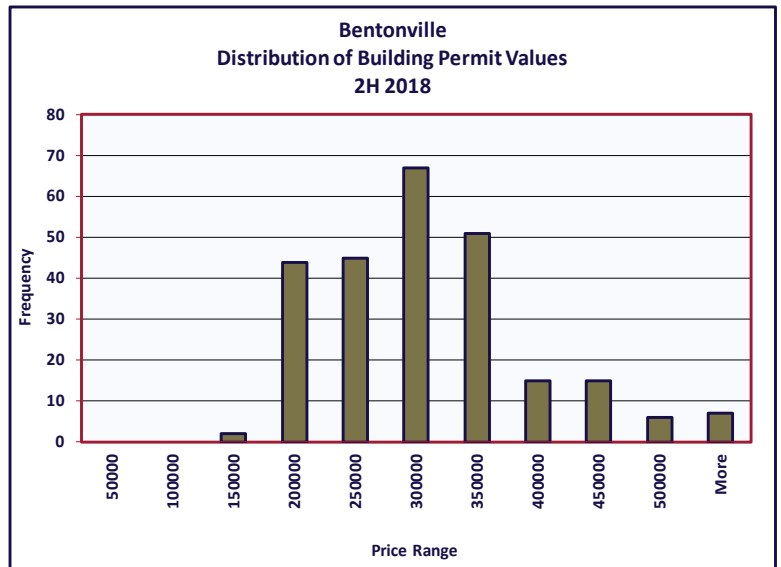
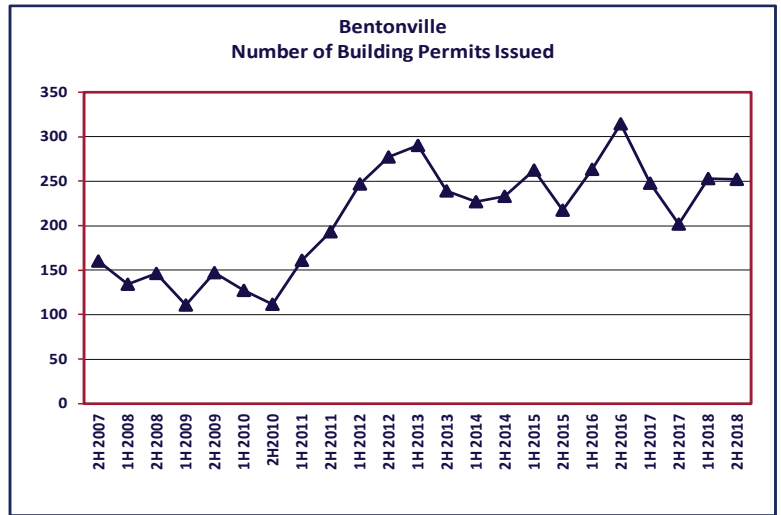
Bella Vista

Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Scalloway	3	0.5%	2,087	37	\$183,333	\$93.16
Scarborough	1	0.2%	1,860	105	\$229,900	\$123.60
Shakespeare Courts	3	0.5%	1,443	57	\$131,833	\$91.28
Shakespeare	1	0.2%	1,196	67	\$125,000	\$104.52
Sherwood	1	0.2%	1,464	46	\$145,900	\$99.66
Shetland	1	0.2%	1,560	102	\$182,000	\$116.67
Shropshire	4	0.7%	1,725	46	\$189,725	\$112.29
Somerset	5	0.9%	1,714	41	\$161,270	\$95.36
St Andrews	2	0.4%	3,235	173	\$307,000	\$94.58
Stafford	3	0.5%	1,511	120	\$146,667	\$97.28
Stirling	3	0.5%	3,470	90	\$317,000	\$93.00
Stonehaven	1	0.2%	1,780	141	\$183,900	\$103.31
Stoneykirk	1	0.2%	1,634	68	\$168,000	\$102.82
Stronsay	1	0.2%	1,847	32	\$178,000	\$96.37
Suffolk	2	0.4%	1,229	77	\$135,750	\$112.59
Sullivan	6	1.1%	2,132	86	\$230,933	\$109.20
Sunderland	1	0.2%	1,712	52	\$180,000	\$105.14
Sussex	1	0.2%	1,380	37	\$129,000	\$93.48
Tanyard Creek Courts	1	0.2%	1,717	44	\$210,000	\$122.31
Taransay	2	0.4%	1,520	41	\$166,500	\$109.76
Tilton	2	0.4%	1,730	61	\$174,000	\$100.71
Timbercrest	1	0.2%	1,888	48	\$195,000	\$103.28
Tiree	1	0.2%	2,740	39	\$420,000	\$153.28
Tiverton	2	0.4%	1,824	94	\$162,750	\$89.63
Wandsworth	2	0.4%	3,013	80	\$368,500	\$125.30
Warwick	1	0.2%	1,544	41	\$191,000	\$123.70
Waterbury	1	0.2%	2,416	48	\$259,500	\$107.41
Watson	3	0.5%	1,716	42	\$179,133	\$104.53
Wellington	1	0.2%	1,262	38	\$124,000	\$98.26
Wendron	3	0.5%	1,851	60	\$168,000	\$93.57
Wentworth	6	1.1%	2,113	132	\$187,667	\$91.27
Westbrook	3	0.5%	1,538	94	\$159,267	\$102.33
Westminster	1	0.2%	2,040	134	\$191,000	\$93.63
Whithorn	1	0.2%	2,240	27	\$269,000	\$120.09
Wight	1	0.2%	1,458	71	\$143,000	\$98.08
Wiltshire	2	0.4%	1,472	38	\$156,750	\$106.53
Wimbledon	1	0.2%	2,480	74	\$173,800	\$70.08
Witherby	1	0.2%	1,845	60	\$192,000	\$104.07
Worcester	9	1.6%	1,422	76	\$136,636	\$96.42
York	2	0.4%	1,206	71	\$120,000	\$100.38
Zennor	1	0.2%	1,704	136	\$215,000	\$126.17
Bella Vista	570	100.0%	1,930	80	\$192,352	\$99.25

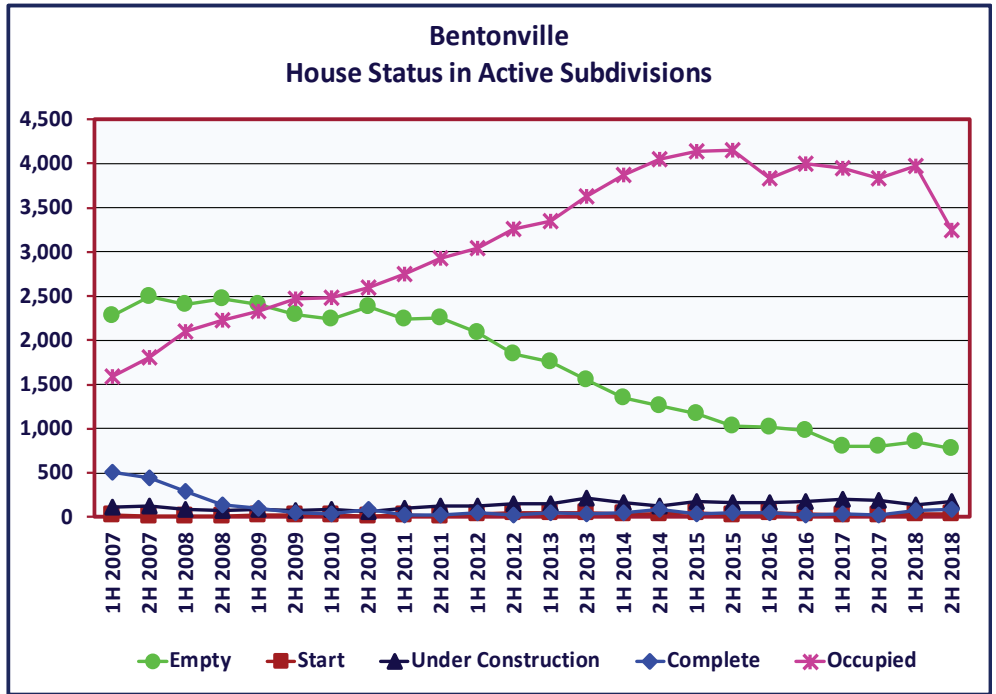
Bentonville

- From July 1 to December 31, 2018 there were 252 residential building permits issued in Bentonville. This represents a 24.8 percent increase from the 202 building permits issued in the second half of 2017.
- In the second half of 2018, a majority of building permits were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bentonville increased 2.9 percent from \$279,365 in the second half of 2017 to \$287,588 in the second half of 2018.



Bentonville

- There were 4,322 total lots in 65 active subdivisions in Bentonville in the second half of 2018. 75.2 percent of the lots were occupied, 2.1 percent were complete but unoccupied, 3.9 percent were under construction, 0.8 percent were starts, and 18.0 percent were empty lots.
- The subdivision with the most houses under construction in Bentonville in the second half of 2018 was Brighton Cottages with 20.
- No new construction or progress in existing construction has occurred in the last year in 9 of the 65 active subdivisions in Bentonville.
- 161 new houses in Bentonville became occupied in the second half of 2018. The annual absorption rate implies that there were 27.2 months of remaining inventory in active subdivisions, up from 23.1 the first half of 2018.
- In 8 out of the 65 active subdivisions in Bentonville, no absorption has occurred in the second half of 2018.
- An additional 1,350 lots in 19 subdivisions had received either preliminary or final approval by December 31, 2018.



Bentonville Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Amber Ridge South @ Woods Creek	2H 2015	19
Aurora, Phase I	1H 2018	228
Aurora, Phase II	2H 2018	28
Autumn Hills	2H 2018	53
Bentonville North Village	2H 2018	58
Bella Vista Homes	1H 2018	4
Coler Creek, Phase II	1H 2018	50
Harbin Pointe Townhomes	2H 2016	4
Livingston Square	2H 2015	37
Osage Hill's Phase I, II	2H 2016	430
Presley Place	1H 2018	8
Preston Park Phase I	1H 2018	98
Walnut Grove, Phase II	2H 2018	130
Windmill Farms	2H 2016	10
<i>Final Approval</i>		
Central Park, Phase VI	2H 2014	66
Cornerstone Ridge, Phase VII	2H 2018	81
East Ridge Addition	2H 2013	7
Mandrew & Jackson Addition	2H 2018	5
PE Livingston Square	2H 2018	34
Bentonville		1,350

Bentonville

Bentonville House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek	0	1	0	0	33	34	0	12.0
Amber Ridge North at Woods Creek	1	0	0	2	16	19	5	3.0
Angel Falls, Phase I ¹	4	0	1	0	57	62	0	--
Angel Falls North	12	0	6	0	25	43	1	24.0
Arbor Lane II	3	0	0	4	21	28	1	12.0
Arbor Lane II, Phase II	4	0	11	2	4	21	4	51.0
Avignon	4	0	0	1	33	38	0	60.0
Bluff, The	13	0	0	0	8	21	0	156.0
Briarwood	6	0	0	0	23	29	1	72.0
Brighton Cottages	70	3	20	0	75	168	2	53.1
Harmon Grove at Central Park, Phase III	0	0	1	0	31	32	0	12.0
Central Park, Phase V	0	0	6	1	56	63	2	14.0
Chapel Hill, Phase I ²	3	0	0	0	116	119	0	--
Chardonnay ²	6	0	0	0	44	50	0	--
Coler Creek, Phase I	22	5	2	0	0	29	0	--
College Place, Phase VIII	0	0	0	0	58	58	1	0.0
Cornerstone Ridge, Phase I ^{1,2}	4	0	0	0	124	128	0	--
Cornerstone Ridge, Phase V	1	0	0	0	65	66	0	0.8
Cornerstone Ridge, Phase VI	0	0	0	3	19	22	10	1.9
Creekstone, Phase II	9	1	2	2	18	32	0	--
Creekstone, Phase III	22	1	1	0	1	25	0	288.0
Eau Claire	8	0	1	0	18	27	0	54.0
Edgar Estates	41	1	11	11	30	94	8	38.4
Elington Village	18	2	7	0	12	39	2	27.0
Estates at Woods Creek, The	1	0	1	0	12	14	0	6.0
Grace	5	2	2	1	103	113	2	60.0
Grammercy Park, Phase I	58	0	3	6	48	115	5	100.5
Heathrow ²	3	0	0	0	58	61	0	--
Highland Park	0	0	2	0	52	54	1	24.0
Highpointe	7	0	4	0	123	134	0	33.0
Kensington, Phase III ^{1,2}	2	0	0	0	29	31	0	--
Kerelaw Castle	17	0	11	8	143	179	18	8.8
Laurywood Estates ^{1,2}	7	0	0	0	93	100	0	--
Little Sugar Estates	1	0	0	0	12	13	2	4.0
Loochmoor Club, Phase II	89	2	5	4	4	104	3	300.0
Lyndal Heights, Phase V	12	0	0	0	12	24	0	48.0
McClain Place	1	0	1	6	2	10	1	48.0
North Fork	14	0	0	0	78	92	4	84.0
Oakbrooke, Phase I	2	0	0	0	30	32	1	24.0
Oakbrooke, Phase II	4	0	0	1	26	31	0	--
Oaklawn Hills	3	0	5	5	51	64	2	78.0
Oak Meadows	35	3	0	0	0	38	0	--
Orchard, Block J	0	0	0	8	7	15	2	13.7
Osage Ridge Estates	10	0	1	0	3	14	0	132.0
Providence Village	91	0	11	8	72	182	27	24.9
Riverwalk Farms Estates, Phase II ¹	1	0	0	0	158	159	0	--

Bentonville

Bentonville House Status in Active Subdivisions (Continued) Second Half of 2018

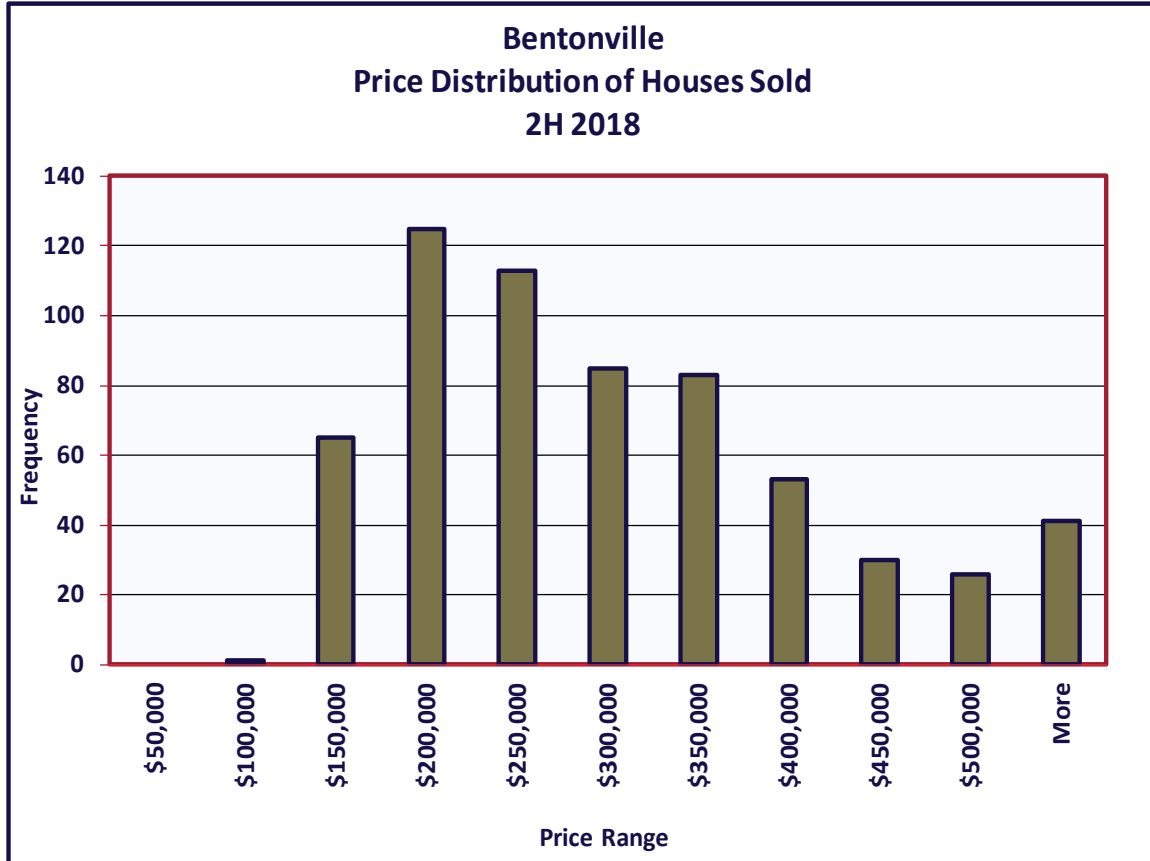
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Rolling Acres, Phase I	0	0	0	0	92	92	2	0.0
Rolling Acres, Phase II	8	2	15	2	26	53	26	12.5
Simsberry Place, Phase I	1	0	0	0	12	13	0	--
Simsberry Place, Phase II	1	0	0	0	68	69	0	0.2
Stone Meadow	30	0	10	1	207	248	6	98.4
Stone Ridge Estates	24	1	0	0	45	70	0	--
Stoneburrow, Phase I	1	0	0	0	196	197	2	3.0
Stonecreek	1	0	1	2	63	67	1	48.0
Talamore, Phase II	1	0	0	0	21	22	1	0.6
Talamore, Phase IV ²	0	0	0	0	22	22	1	0.0
Talamore, Phase V ¹	2	0	0	0	12	14	0	2.0
Thornbrook Village, Phase I	2	0	1	1	144	148	2	5.3
White Oak Trails, Phase I ^{1,2}	1	0	0	0	69	70	0	--
White Oak Trails, Phase II ¹	12	0	2	0	39	53	0	--
Wildwood, Phase VI	20	5	8	2	28	63	11	16.8
Willowbrook Farms, Phase II	42	4	16	9	51	122	2	16.7
Windemere Woods, Phase I ²	14	0	0	0	63	77	1	--
Woods Creek South, Phase II	6	0	2	0	65	73	0	--
Woods Creek South, Phase III	0	0	0	0	23	23	1	0.0
Bentonville	780	33	170	90	3,249	4,322	161	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.



Bentonville

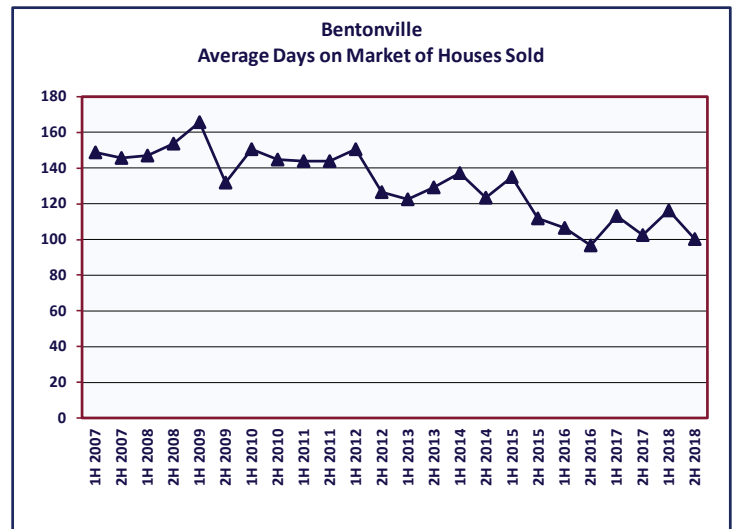
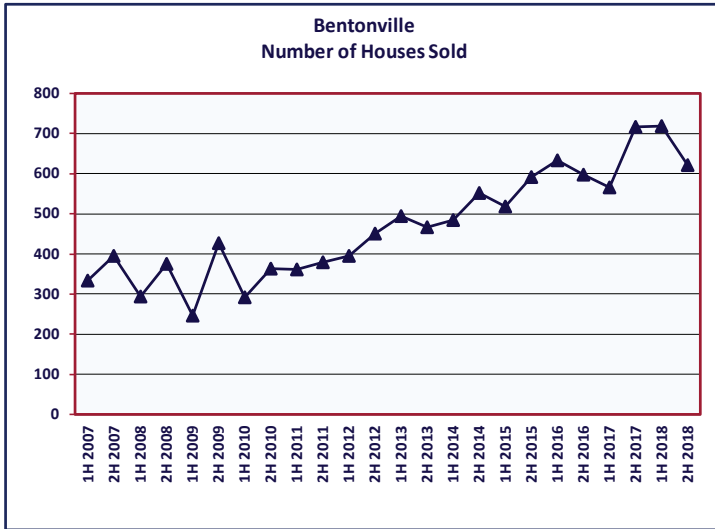


- 56.4 percent of the sold houses in Bentonville were priced between \$150,001 and \$300,000.

Bentonville Price Range of Houses Sold Second Half of 2018

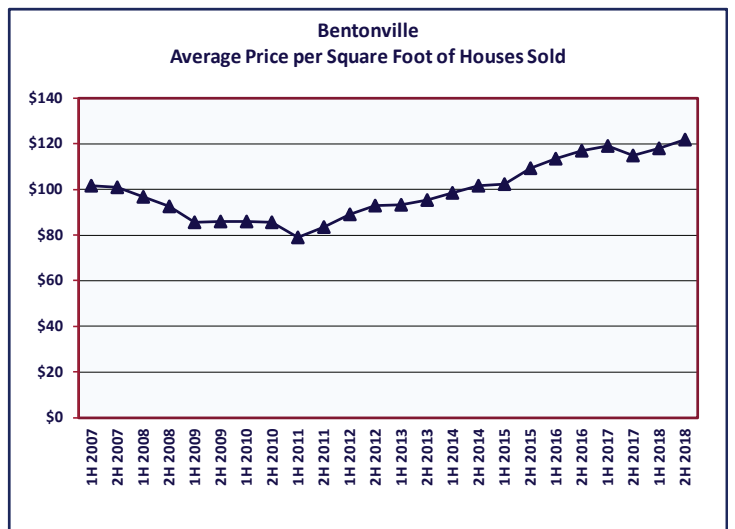
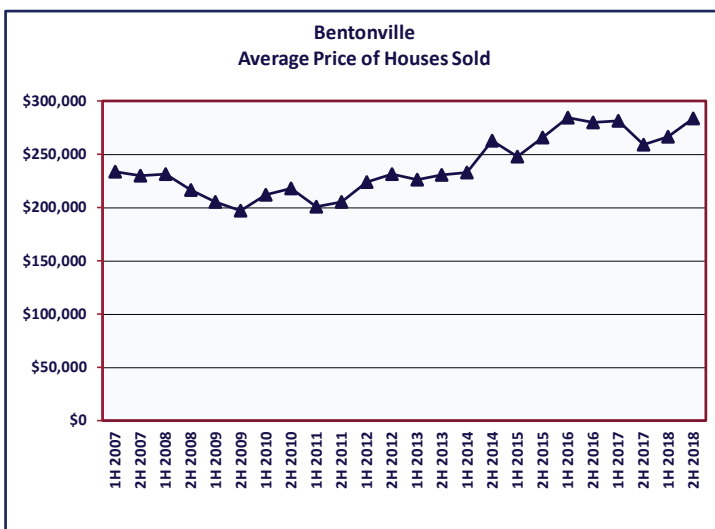
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	0.2%	1,044	70	66.4%	\$69.92
\$100,001 - \$150,000	65	10.5%	1,304	59	96.1%	\$107.36
\$150,001 - \$200,000	125	20.1%	1,614	85	98.3%	\$111.98
\$200,001 - \$250,000	113	18.2%	2,000	90	98.2%	\$116.56
\$250,001 - \$300,000	85	13.7%	2,320	98	98.9%	\$120.43
\$300,001 - \$350,000	83	13.3%	2,711	116	98.4%	\$123.94
\$350,001 - \$400,000	53	8.5%	3,022	127	98.8%	\$127.71
\$400,001 - \$450,000	30	4.8%	3,338	108	98.4%	\$129.23
\$450,001 - \$500,000	26	4.2%	3,516	126	98.1%	\$143.25
\$500,000+	41	6.6%	4,175	156	96.1%	\$160.84
Bentonville	622	100.0%	2,345	100	98.0%	\$121.71

Bentonville



- There were 622 houses sold in Bentonville from July 1 to December 31, 2018, or 13.4 percent fewer than the 718 sold in the first half of 2018, and 13.1 percent less than the 716 sold in the second half of 2017.
- The average price of a house sold in Bentonville increased by 6.5 percent from \$266,776 in the first half of 2018 to \$284,139 in the second half of 2018, and increased by 9.7 percent from \$259,077 in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 116 in the first half of 2018 to 100 in the second half of 2018.
- The average price per square foot for a house sold in Bentonville increased from \$118.05 in the first half of 2018 to \$121.71 in the second half of 2018. The average price per square foot was 3.1 percent higher than in the previous half year, and 6.0 percent higher than in the second half of 2017.

- About 21.5 percent of all houses sold in Benton County in the second half of 2018 were sold in Bentonville. The average sales price of a house was 116.2 percent of the county average.
- Out of 622 houses sold in the second half of 2018, 170 were new construction. These newly constructed houses had an average sold price of \$283,071 and took an average of 146 days to sell from their initial listing dates.
- There were 380 houses in Bentonville listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$416,723.
- According to the Benton County Assessor's database, 63.7 percent of houses in Bentonville were owner-occupied in the second half of 2018.



Bentonville

Bentonville Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	6	1.0%	2,336	90	\$251,875	\$108.52
Amber Ridge at Woods Creek	3	0.5%	4,052	80	\$552,000	\$136.46
Angel Falls	3	0.5%	3,723	82	\$520,000	\$139.77
Apple Ridge	3	0.5%	1,259	59	\$151,667	\$120.37
Applegate	1	0.2%	812	43	\$135,800	\$167.24
Arbor Lane	14	2.3%	1,553	87	\$177,939	\$115.99
Balmoral Estates	1	0.2%	3,934	37	\$435,000	\$110.57
Bentonville Farms	1	0.2%	1,818	27	\$223,000	\$122.66
Bland Valley Estates	1	0.2%	1,918	29	\$192,500	\$100.36
Blueberry Heights	1	0.2%	1,808	34	\$175,000	\$96.79
Brighton Cottages	18	2.9%	2,107	56	\$282,211	\$134.33
Brighton Heights	6	1.0%	2,616	83	\$289,800	\$110.55
Brightwood	4	0.6%	1,960	39	\$201,250	\$102.89
Burnett	1	0.2%	1,307	38	\$185,000	\$141.55
Cardinal Creek	1	0.2%	2,217	104	\$238,000	\$107.35
Carriage Square	5	0.8%	1,420	55	\$154,800	\$111.13
Central Park	10	1.6%	3,022	144	\$395,445	\$130.97
Chapel Hill	5	0.8%	3,262	85	\$397,200	\$121.95
Chardonnay	3	0.5%	3,343	82	\$347,000	\$103.94
City	1	0.2%	1,592	139	\$184,000	\$115.58
Clarks	6	1.0%	2,471	99	\$519,083	\$210.34
College Place	19	3.1%	2,624	73	\$303,147	\$116.37
Colony West	2	0.3%	2,370	128	\$225,000	\$88.35
Cornerstone Ridge	19	3.1%	2,091	138	\$255,205	\$123.97
Crabtree	1	0.2%	996	48	\$180,000	\$180.72
Creekstone	1	0.2%	4,273	98	\$550,000	\$128.72
Crimson King	1	0.2%	2,978	505	\$132,500	\$44.49
Criswell Estates	1	0.2%	1,672	43	\$205,000	\$122.61
Curtis	1	0.2%	1,915	48	\$527,240	\$275.32
Debbies	1	0.2%	1,135	41	\$138,000	\$121.59
Demings	11	1.8%	1,855	92	\$339,818	\$192.34
Dickson	1	0.2%	2,355	47	\$200,000	\$84.93
Dogwood Place	3	0.5%	1,169	38	\$120,167	\$102.58
Eagle Creek	6	1.0%	1,992	54	\$215,750	\$108.29
Eau Claire	1	0.2%	3,697	40	\$500,000	\$135.24
Eden's Brooke	4	0.6%	2,641	62	\$309,700	\$117.92
Edgar Estates	13	2.1%	2,829	181	\$346,020	\$124.06
El Contento Acres	2	0.3%	3,021	110	\$373,750	\$123.65
Fairfield	4	0.6%	1,174	77	\$167,500	\$143.52
Fairview Heights	2	0.3%	1,168	72	\$92,250	\$78.11
Farms, The	2	0.3%	1,994	86	\$247,500	\$124.18
Foxglove	1	0.2%	3,441	256	\$300,000	\$87.18
Gilmores	1	0.2%	5,117	85	\$590,000	\$115.30
Glenbrook	1	0.2%	3,632	98	\$410,000	\$112.89

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Grace	5	0.8%	1,737	77	\$204,080	\$117.35
Grammercy Park	5	0.8%	2,722	151	\$347,141	\$127.58
Green Oakes	1	0.2%	1,742	70	\$215,000	\$123.42
Greenridge	1	0.2%	1,517	48	\$151,000	\$99.54
Greenstone Estates	3	0.5%	2,528	99	\$328,167	\$129.82
Halifax	1	0.2%	3,858	444	\$500,000	\$129.60
Hannahs Meadow	1	0.2%	1,717	55	\$162,000	\$94.35
Hanover	5	0.8%	4,147	73	\$508,380	\$123.03
Harbin Pointe	2	0.3%	1,398	65	\$163,000	\$116.86
Harmon Grove Central Park	1	0.2%	2,915	71	\$370,000	\$126.93
Hazel Park	4	0.6%	1,189	82	\$124,625	\$105.86
Heathrow	1	0.2%	6,831	340	\$765,000	\$111.99
Hendrix	3	0.5%	1,381	75	\$146,000	\$105.83
Heritage Heights	1	0.2%	1,988	56	\$287,500	\$144.62
Hidden Springs	2	0.3%	2,873	47	\$416,000	\$146.88
High Meadows	5	0.8%	1,364	68	\$140,300	\$103.05
Highland Park	5	0.8%	2,757	97	\$355,000	\$128.51
Highpointe	6	1.0%	1,201	34	\$152,000	\$127.35
Holly Gardens	1	0.2%	2,298	31	\$186,301	\$81.07
Jamesco	1	0.2%	1,500	25	\$135,000	\$90.00
Kensington	5	0.8%	3,301	143	\$361,420	\$112.21
Kerelaw Castle	19	3.1%	2,150	113	\$193,872	\$93.64
Keystone	9	1.4%	1,837	41	\$220,889	\$119.92
Kingsbury	1	0.2%	2,622	38	\$327,000	\$124.71
Kristyl Heights	14	2.3%	1,352	52	\$140,671	\$104.91
Lake	2	0.3%	1,608	65	\$173,000	\$108.00
Laurynwood Estates	1	0.2%	1,956	27	\$211,000	\$107.87
Lexington	2	0.3%	3,959	94	\$402,500	\$109.07
Lincoln & Rice	5	0.8%	1,572	96	\$386,310	\$244.80
Lochmoor Club	18	2.9%	3,319	103	\$404,063	\$122.29
Lonesome Pond	1	0.2%	1,862	37	\$204,900	\$110.04
Lyndal Heights	1	0.2%	3,074	44	\$322,000	\$104.75
Magnolia Estates	2	0.3%	1,325	31	\$130,000	\$98.97
Maidstone	2	0.3%	2,452	104	\$237,500	\$97.49
McClain Ridge At Woods Creek	1	0.2%	2,942	35	\$325,000	\$110.47
Meadowlands	2	0.3%	1,314	42	\$148,250	\$113.24
North Fork	5	0.8%	2,540	109	\$298,000	\$117.57
Northaven Hills	4	0.6%	2,064	85	\$233,750	\$114.89
Oakbrooke	4	0.6%	3,174	76	\$428,875	\$135.38
Oakhills	1	0.2%	3,161	114	\$263,000	\$83.20
Oaklawn Hills	1	0.2%	3,510	34	\$489,500	\$139.46
Oakwood Heights	4	0.6%	3,270	122	\$321,250	\$106.14
Orchards, The	7	1.1%	2,280	77	\$286,929	\$120.42
Oxford Ridge	11	1.8%	2,852	91	\$335,814	\$117.50
Ozark Acres	1	0.2%	2,136	41	\$313,500	\$146.77

Bentonville

Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Park	1	0.2%	1,860	158	\$251,000	\$134.95
Parkcrest	2	0.3%	1,236	45	\$140,750	\$115.47
Parkview Village	2	0.3%	1,084	40	\$142,500	\$131.51
Patton	1	0.2%	3,156	149	\$620,000	\$196.45
Peach Orchard	1	0.2%	4,592	197	\$590,000	\$128.48
Pleasant View Estates	9	1.4%	2,237	95	\$226,739	\$102.35
Plentywood Farms	2	0.3%	2,825	70	\$460,000	\$165.29
Plum Tree Place	1	0.2%	2,010	25	\$240,000	\$119.40
Pritchard Add	1	0.2%	1,468	37	\$185,000	\$126.02
Providence Village	26	4.2%	1,738	111	\$181,020	\$106.92
Quail Run	2	0.3%	2,285	130	\$250,250	\$110.67
Railroad	1	0.2%	1,892	508	\$550,000	\$290.70
Riverwalk Farm	17	2.7%	2,137	68	\$252,106	\$117.82
Robin Haven	1	0.2%	1,808	42	\$190,000	\$105.09
Rolling Acres	9	1.4%	2,675	216	\$316,580	\$118.53
Rolling Hills	2	0.3%	2,527	102	\$334,900	\$143.74
Royal Heights	2	0.3%	1,463	36	\$149,625	\$106.18
Rush Estates	1	0.2%	4,460	105	\$375,000	\$84.08
Saddlebrook	1	0.2%	2,311	53	\$274,000	\$118.56
Sherrill Heights	1	0.2%	2,586	42	\$300,000	\$116.01
Silver Meadows	1	0.2%	1,900	95	\$197,000	\$103.68
Simsberry Place	3	0.5%	2,808	69	\$303,672	\$109.12
Skyview Acres	1	0.2%	1,575	50	\$130,725	\$83.00
Southern Meadows	2	0.3%	1,785	117	\$182,650	\$102.56
Stone Meadow	16	2.6%	1,819	127	\$219,217	\$120.48
Stone Ridge Estates	3	0.5%	3,397	148	\$516,667	\$156.24
Stonebriar	1	0.2%	3,747	49	\$535,000	\$142.78
Stonebridge	1	0.2%	2,303	54	\$260,000	\$112.90
Stoneburrow	11	1.8%	1,541	65	\$165,664	\$107.45
Stonecreek	2	0.3%	2,463	212	\$267,500	\$109.00
Stonehenge	5	0.8%	4,435	84	\$443,780	\$101.75
Sturbridge	5	0.8%	1,998	96	\$215,500	\$108.26
Summerlin	10	1.6%	1,301	52	\$149,715	\$115.96
Sycamore Heights	1	0.2%	1,906	92	\$140,000	\$73.45
Talamore	6	1.0%	5,829	145	\$752,750	\$132.64
Thornbrook Village	1	0.2%	1,730	46	\$210,120	\$121.46
Tourmaline Urban Lofts	7	1.1%	1,971	214	\$409,922	\$207.90
Tunbridge Wells	5	0.8%	2,330	79	\$251,280	\$107.83
Vintage Estates	3	0.5%	1,924	133	\$243,000	\$126.31
Virginias Grove	1	0.2%	1,871	168	\$218,000	\$116.52
W A Burk's	2	0.3%	1,693	119	\$314,950	\$164.43
Walnut Valley	3	0.5%	1,612	33	\$157,667	\$98.45
Westside	1	0.2%	1,497	69	\$173,000	\$115.56
White Oak Trails	5	0.8%	3,115	119	\$330,340	\$106.11

Bentonville

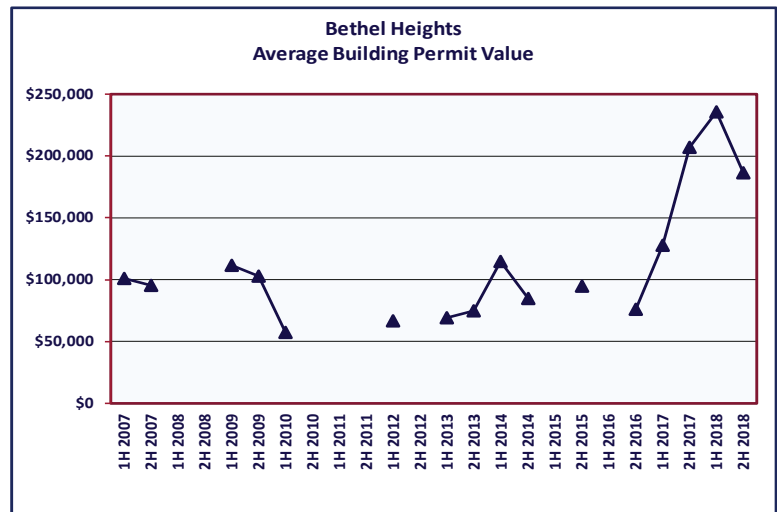
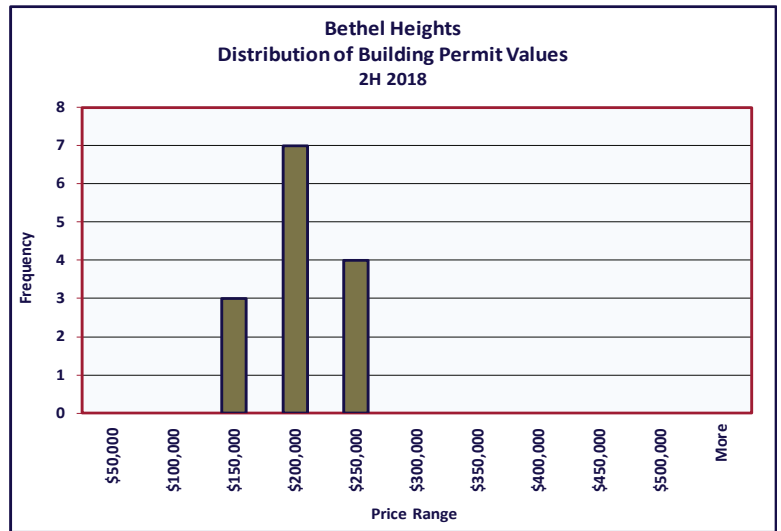
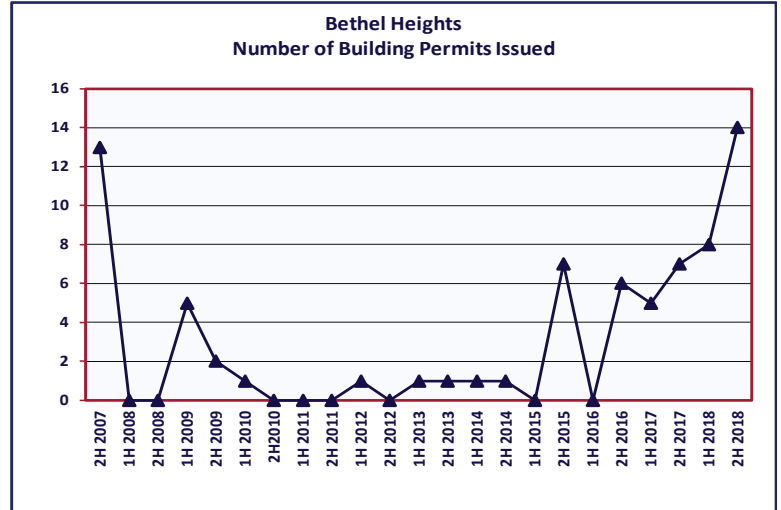
Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Wildwood	17	2.7%	2,428	192	\$307,898	\$126.84
Willowbend	2	0.3%	2,482	78	\$262,500	\$106.47
Willowbrook Farms	8	1.3%	2,336	103	\$286,241	\$122.51
Windemere Woods	4	0.6%	3,683	111	\$416,250	\$113.06
Windsor Manor	2	0.3%	3,808	81	\$354,058	\$92.76
Windwood	15	2.4%	1,865	71	\$196,477	\$105.40
Woodridge Manor	1	0.2%	2,016	0	\$275,000	\$136.41
Woods Creek	12	1.9%	3,584	112	\$464,013	\$128.20
Other	13	2.1%	2,886	199	\$363,404	\$124.99
Bentonville	622	100.0%	2,345	100	\$284,139	\$121.71



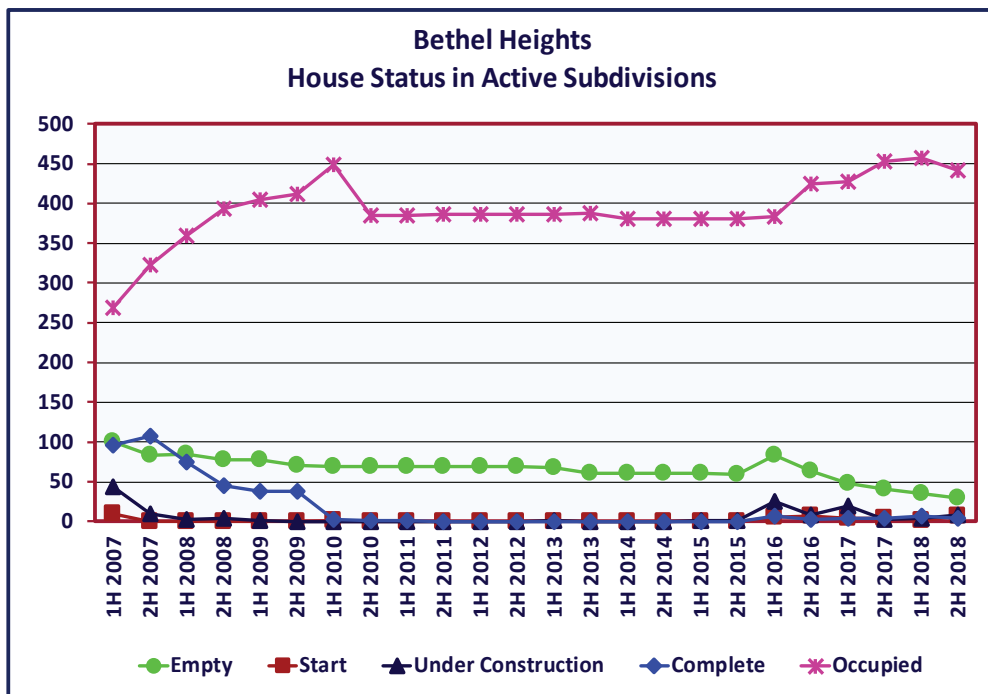
Bethel Heights

- From July 1, 2018 to December 31, 2018 there were 14 residential building permits issued in Bethel Heights. This represents a 100.0 percent increase from the second half of 2017.
- A majority of the building permits were in the \$150,001 to 250,000 range.
- The average residential building permit value in Bethel Heights decreased by 9.7 percent from \$206,642 in the second half of 2017 to \$186,511 in the second half of 2018.



Bethel Heights

- There were 490 total lots in 9 active subdivisions in Bethel Heights in the second half of 2018. About 90.0 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.6 percent were under construction, 1.4 percent were stars, and 6.1 percent were empty lots.
- The subdivisions with the most houses under construction in Bethel Heights was Heritage Village with 4.
- No new construction or progress in existing construction has occurred in the last year in 2 of the 9 active subdivisions in Bethel Heights.
- 10 new houses in Bethel Heights became occupied in the second half of 2018. The annual absorption rate implies that there were 42.0 months of remaining inventory in active subdivisions, up from 19.4 in the first half of 2018.
- In 1 out of 9 of the active subdivi-



sions in Bethel Heights, no absorption has occurred in the past year.

- An additional 51 lots in 1 subdivision had received preliminary or final approval by December 31, 2018.



Bethel Heights Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Oak Creek	2H 2018	51
Bethel Heights		51

Bethel Heights

Bethel Heights House Status in Active Subdivisions Second Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel, Phase I	4	1	3	0	64	72	1	96.0
Great Meadows ²	3	0	0	0	59	62	2	18.0
Heritage Heights	1	0	0	0	62	63	1	12.0
Heritage Village	0	1	4	0	0	5	0	--
Logan Heights, Phase I	0	0	0	3	25	28	4	6.0
Oak Place	12	0	1	0	48	61	1	156.0
Parkside	7	5	0	0	0	12	0	--
Remington Place ^{1,2}	3	0	0	0	58	61	0	--
Wilkins	0	0	0	1	125	126	1	12.0
Bethel Heights	30	7	8	4	441	490	10	42.0

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

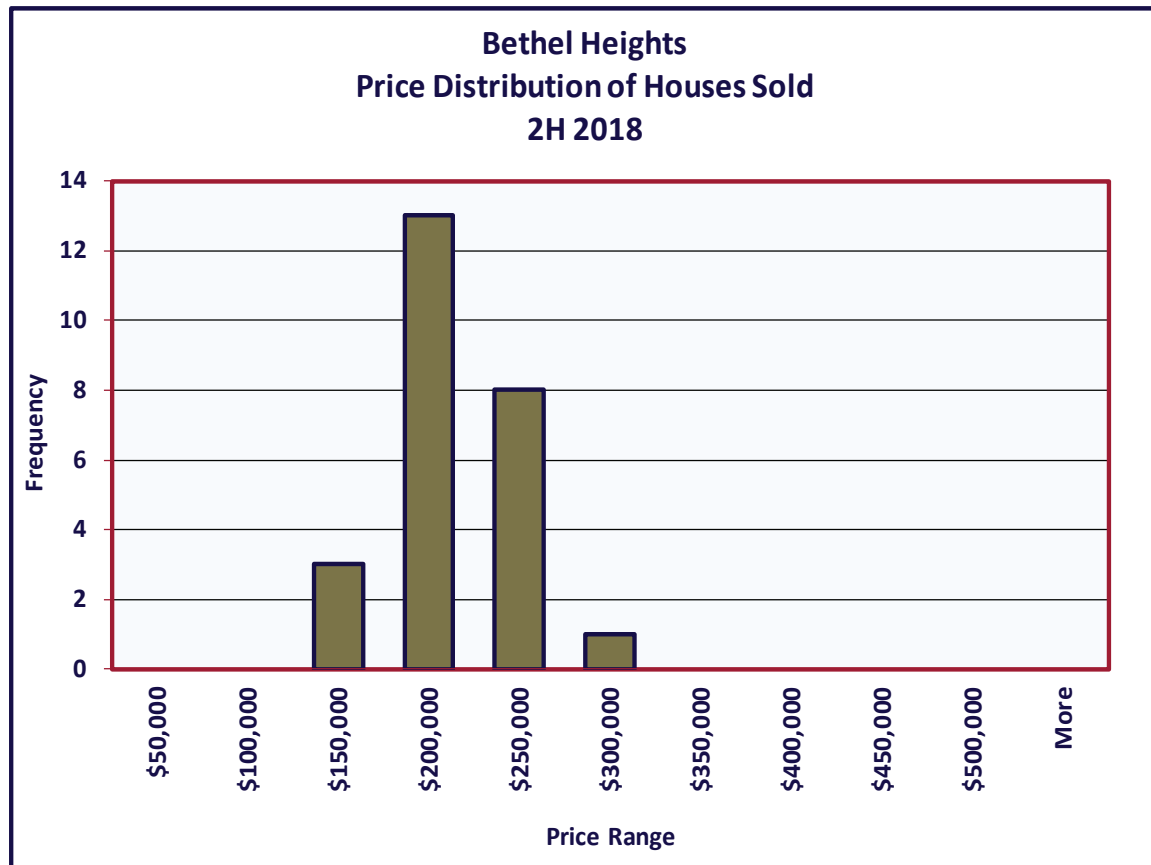
² No new construction or progress in existing construction has occurred in this subdivision in the last year.



Bethel Heights Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bethel Heights	1	4.0%	1,718	105	\$170,737	\$99.38
Chantel	3	12.0%	2,599	80	\$249,333	\$96.13
Great Meadows	1	4.0%	1,448	134	\$147,900	\$102.14
Lexington	1	4.0%	2,116	72	\$213,000	\$100.66
Logan Heights	6	24.0%	1,539	65	\$183,003	\$118.44
Oak Place	5	20.0%	1,777	66	\$176,000	\$99.17
Quail Meadows	2	8.0%	2,086	50	\$227,250	\$109.03
Quail Run	1	4.0%	1,749	31	\$193,000	\$110.35
Wilkins	5	20.0%	1,764	79	\$176,040	\$99.80
Bethel Heights	25	100.0%	1,837	72	\$191,414	\$104.98

Bethel Heights

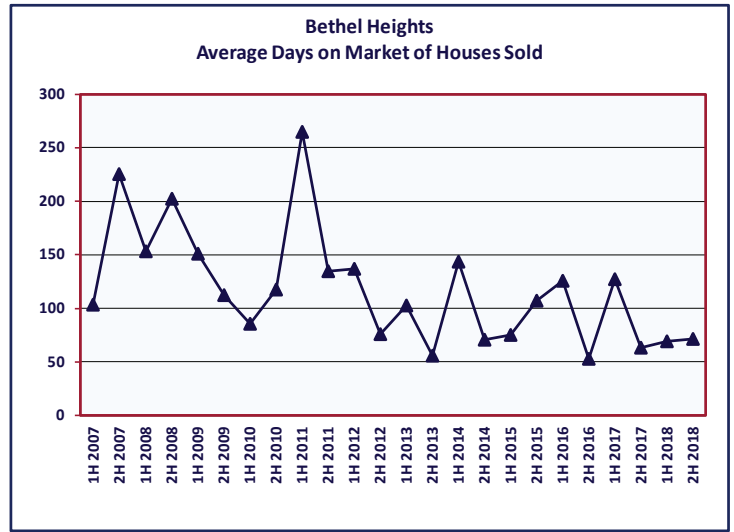
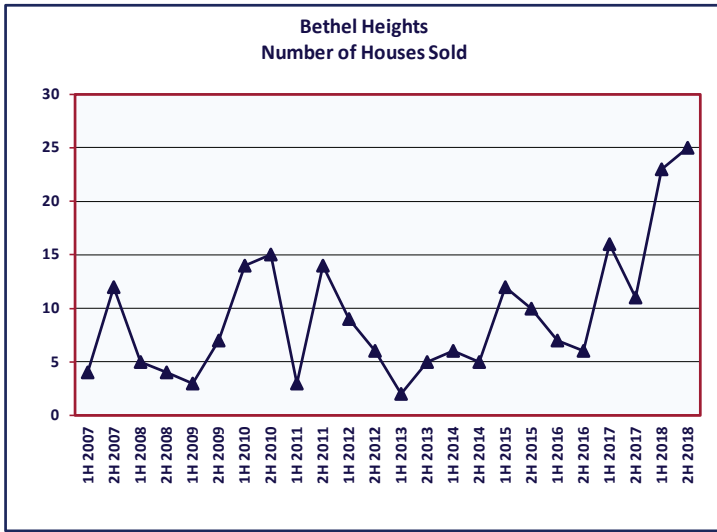


- 52.0 percent of the sold houses in Bethel Heights were priced between \$150,001 and \$200,000.

Bethel Heights Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	3	12.0%	1,443	61	97.1%	\$103.21
\$150,001 - \$200,000	13	52.0%	1,743	74	98.6%	\$102.21
\$200,001 - \$250,000	8	32.0%	2,059	72	98.1%	\$110.42
\$250,001 - \$300,000	1	4.0%	2,481	71	98.1%	\$102.78
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Bethel Heights	25	100.0%	1,837	72	98.2%	\$104.98

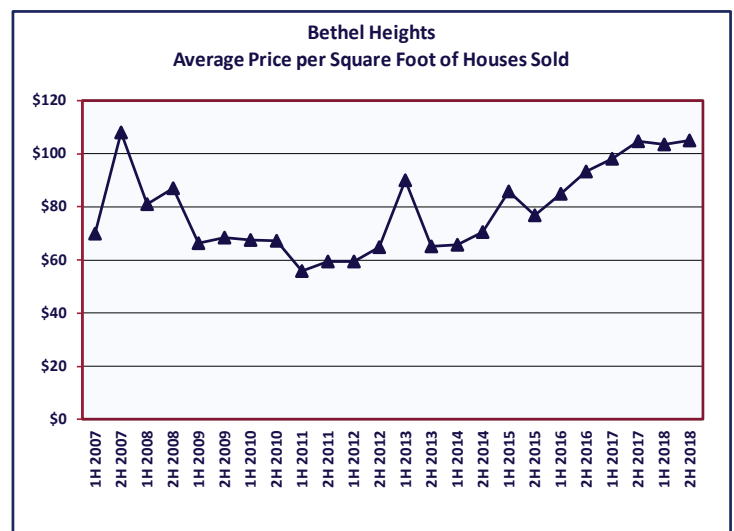
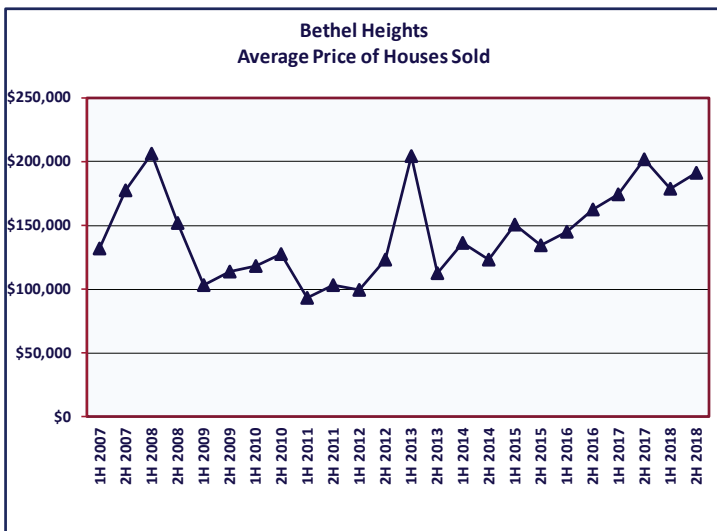
Bethel Heights



- There were 25 houses sold in Bethel Heights from July 1 to December 31, 2018, or 8.7 percent more than the 23 sold in the first half of 2018, and 127.3 percent greater than the 11 sold in the second half of 2017.
- The average price of a house sold in Bethel Heights increased from \$178,729 in the first half of 2018 to \$191,414 in the second half of 2018. The average sales price was 7.1 percent higher than in the previous half year, and 5.1 percent lower than in the second half of 2017.
- The average number of days on market from initial listing to the sale increased from 69 in the first half of 2018 to 72 in the second half of 2018.
- The average price per square foot for a house sold in Bethel Heights increased from \$103.57 in the first half of 2018 to \$104.98 in the second half of 2018.
- The average price per square foot was 1.4 percent higher than

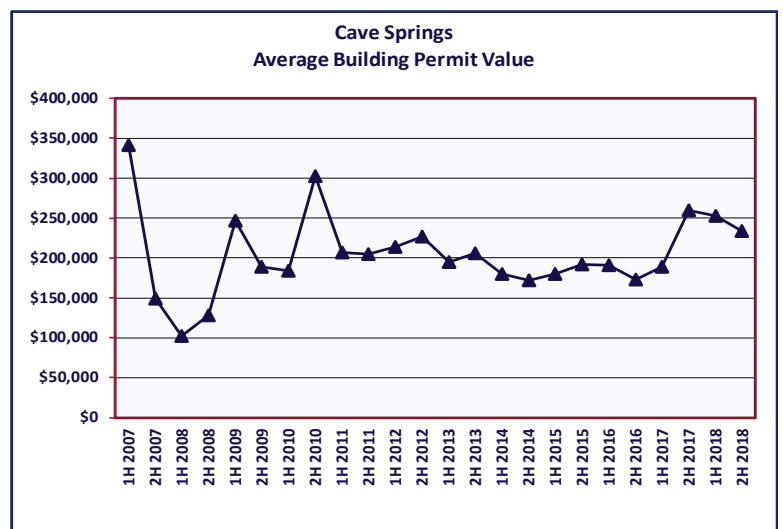
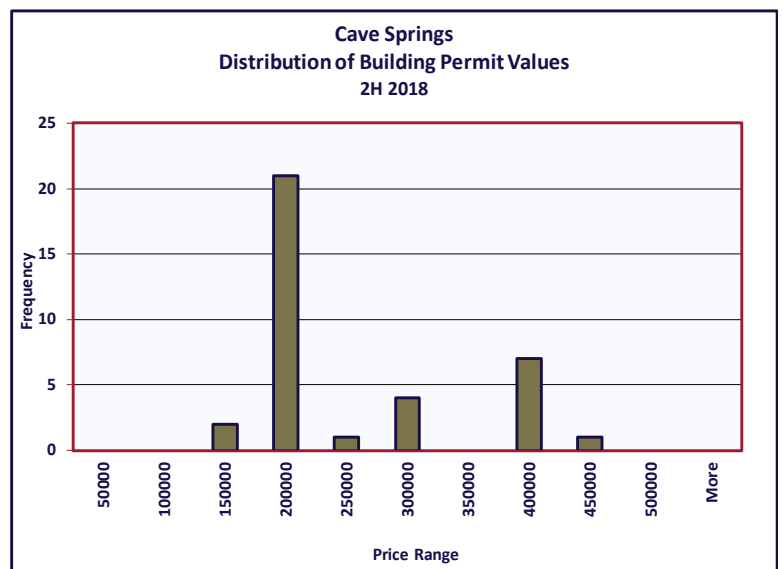
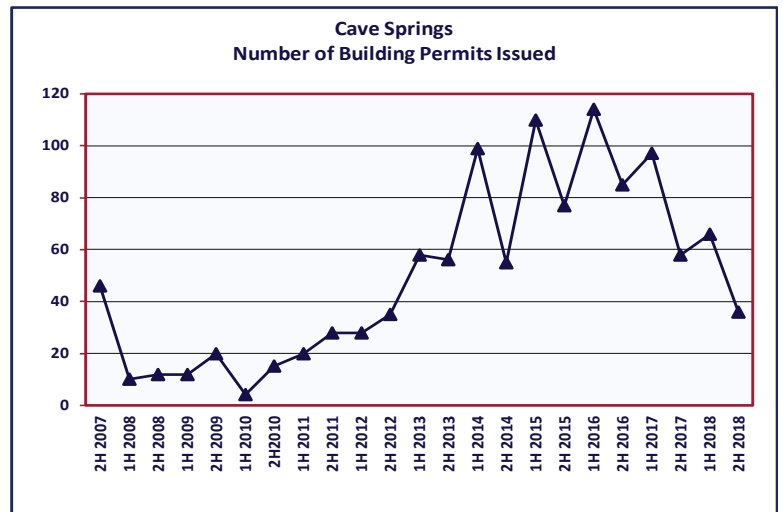
in the first half of 2018 and 0.4 percent higher than in the second half of 2017.

- About 0.9 percent of all houses sold in Benton County in the second half of 2018 were sold in Bethel Heights. The average sales price of a house was 78.3 percent of the county average.
- Out of the 25 houses sold in the second half of 2018, 5 were new construction. These houses sold for an average of \$192,803 and spent an average of 96 days on the market.
- There were 14 houses in Bethel Heights listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$237,643.
- According to the Benton County Assessor's database, 61.1 percent of houses in Bethel Heights were owner-occupied in the second half of 2018.



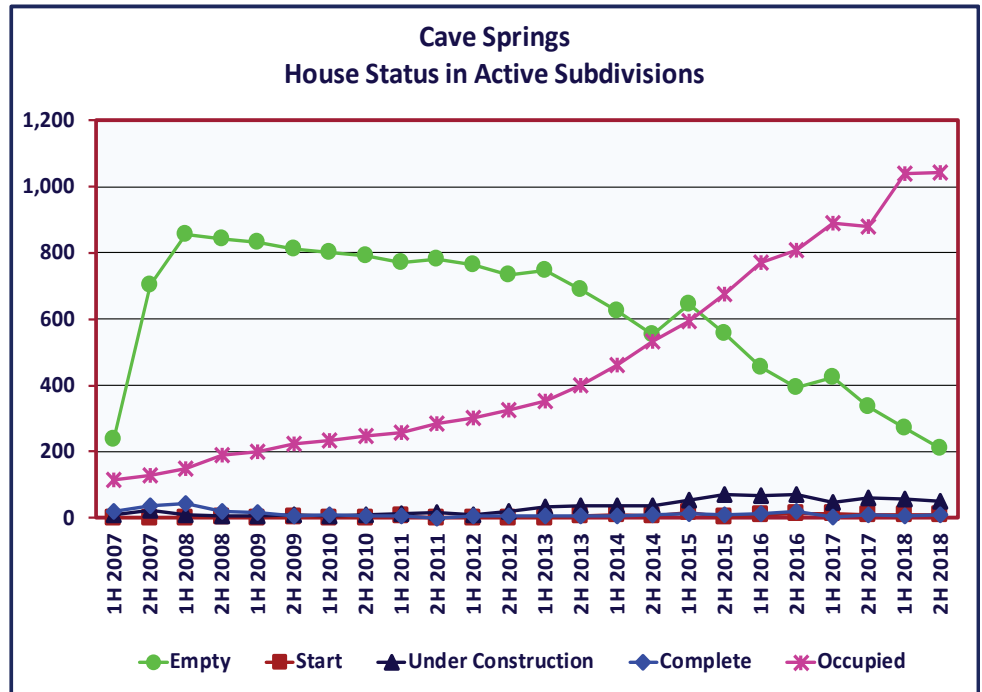
Cave Springs

- From July 1 to December 31, 2018 there were 36 residential building permits issued in Cave Springs. This represents a 37.9 percent decrease from the second half of 2017.
- In the second half of 2018, a majority of building permits in Cave Springs were valued in the 150,001 to \$200,000 range.
- The average residential building permit value in Cave Springs decreased by 10.0 percent from \$259,876 in the second half of 2017 to \$233,845 in the second half of 2018.



Cave Springs

- There were 1,315 total lots in 17 active subdivisions in Cave Springs in the second half of 2018. About 79.1 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 4.0 percent were under construction, 0.8 percent were starts, and 15.6 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the second half of 2018 was Otter Creek Estates, Phase II with 14.
- No new construction or progress in existing construction has occurred in the last year in 1 of the 17 active subdivisions in Cave Springs.
- 61 new houses in Cave Springs became occupied in the second half of 2018. The annual absorption rate implies that there were 23.2 months of remaining inventory in active subdivisions, down from 27.6 months in the first half of 2018. In 3 out of the 17 active subdivisions in Cave Springs, no absorption has occurred in the past year.



- There were 211 additional lots in one subdivision that had received preliminary approval by December 31, 2018.

Cave Springs Preliminary and Final Approved Subdivisions First Half of 2018

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

Cave Springs

Cave Springs House Status in Active Subdivisions Second Half of 2018

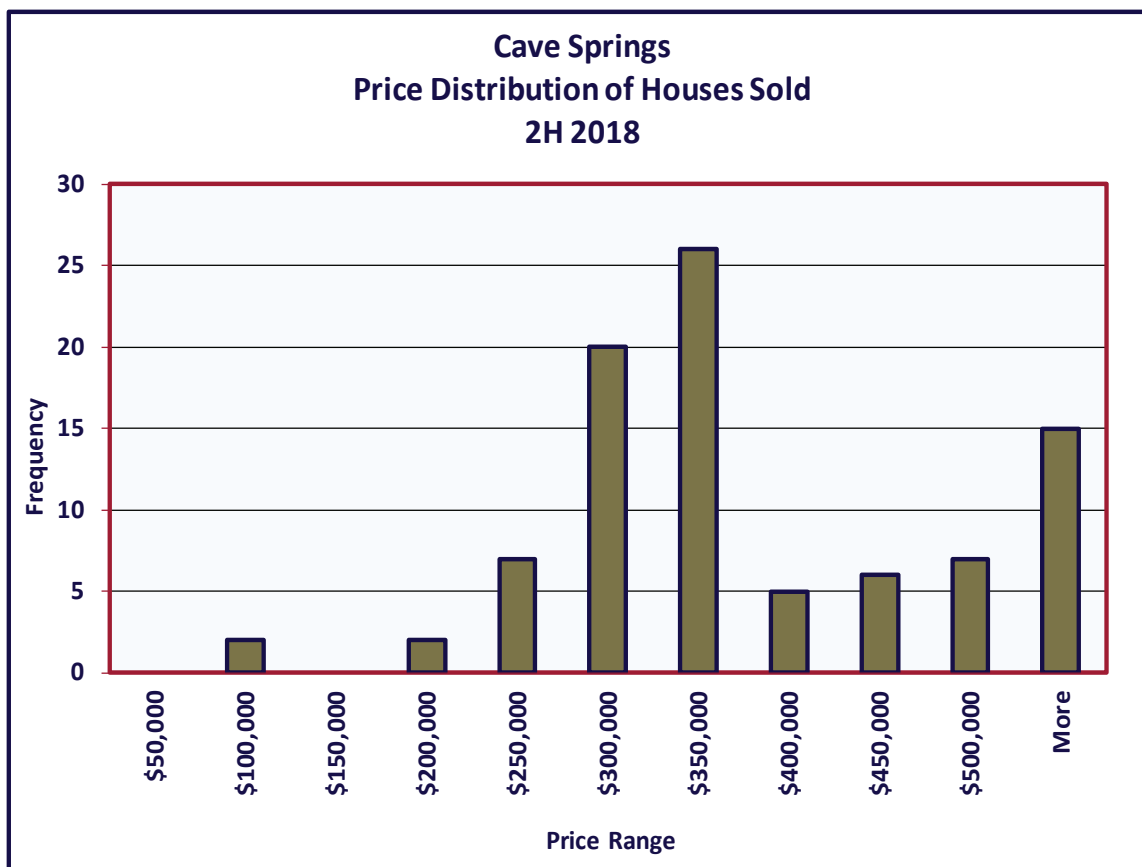
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	7	0	0	3	187	197	8	5.5
Chattin Valle ¹	2	0	1	0	25	28	0	--
Duffer's Ridge	1	0	0	0	7	8	0	12.0
Fairway Valley, Phase II	7	0	5	0	21	33	3	13.1
Hickory Hills	27	0	5	0	34	66	0	54.9
Hyde Park	43	3	8	1	237	292	11	28.7
La Bonne Vie	1	0	1	0	4	6	0	24.0
Marbella, Phase I	17	0	8	0	47	72	6	33.3
Mountain View ¹	3	0	0	0	36	39	0	--
Nevaeh Estates	18	0	6	0	16	40	6	32.0
Otter Creek Estates, Phase I	1	1	1	0	73	76	6	5.1
Otter Creek Estates, Phase II	61	4	14	1	34	114	12	35.6
Ridgewood	1	0	0	0	76	77	2	--
Sand Springs, Phase I	12	0	3	3	100	118	5	13.5
Soaring Hawk ^{1,2}	1	0	0	0	15	16	0	--
Springs At Wellington, The	1	2	0	0	49	52	1	36.0
St Valery Downs	2	0	0	0	79	81	1	24.0
Cave Springs	205	10	52	8	1,040	1,315	61	23.2

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.



Cave Springs

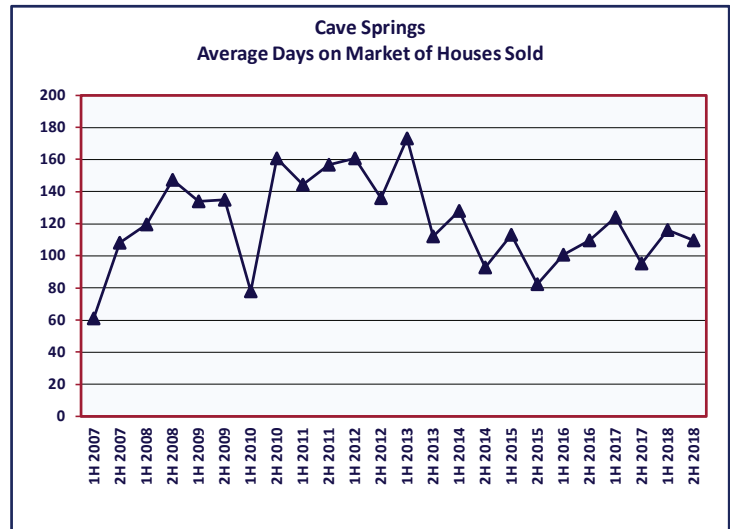
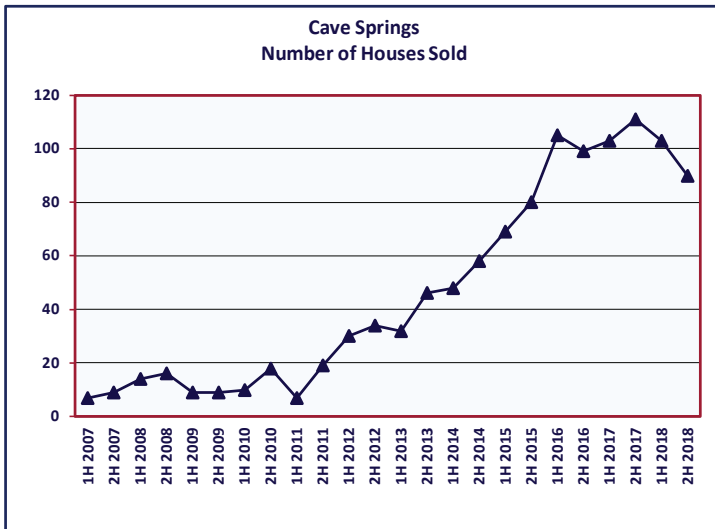


- 51.1 percent of the sold houses in Cave Springs were priced between \$250,001 and \$350,000.

Cave Springs Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	2.2%	1,103	43	86.9%	\$63.11
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	2	2.2%	1,736	66	96.3%	\$113.01
\$200,001 - \$250,000	7	7.8%	1,748	122	99.3%	\$124.74
\$250,001 - \$300,000	20	22.2%	2,290	122	99.0%	\$124.42
\$300,001 - \$350,000	26	28.9%	2,592	96	99.3%	\$128.05
\$350,001 - \$400,000	5	5.6%	2,834	94	99.9%	\$129.98
\$400,001 - \$450,000	6	6.7%	3,273	139	98.0%	\$130.06
\$450,001 - \$500,000	7	7.8%	3,438	120	102.7%	\$138.60
\$500,000+	15	16.7%	3,913	115	101.6%	\$144.32
Cave Springs	90	100.0%	2,752	110	99.5%	\$128.98

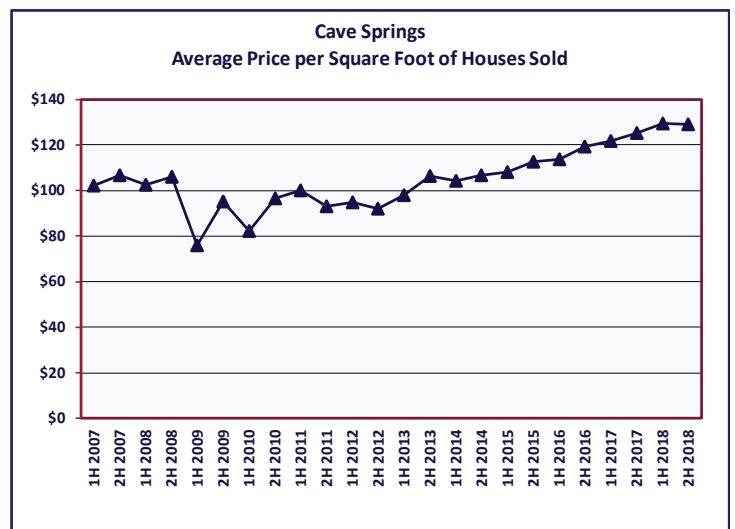
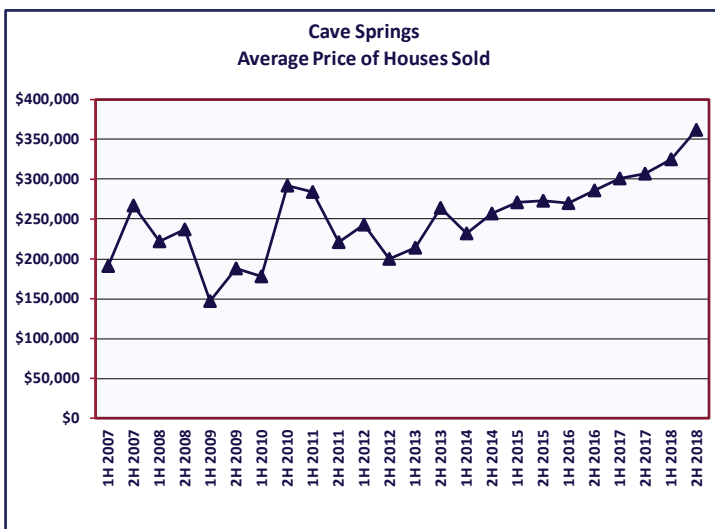
Cave Springs



- There were 90 houses sold in Cave Springs from July 1 to December 31, 2018, or 12.6 percent less than the 103 sold in the first half of 2018, and 18.9 percent less than the 111 sold in the second half of 2017.
- The average price of a house sold in Cave Springs increased from \$325,014 in the first half of 2018 to \$361,432 in the second half of 2018.
- The average sales price was 11.2 percent more than in the previous half year and 17.8 percent more than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 116 in the first half of 2018 to 110 in the second half of 2018.
- About 3.1 percent of all houses sold in Benton County in the

second half of 2018 were sold in Cave Springs.

- The average price per square foot for a house sold in Cave Springs decreased from \$129.26 in the first half of 2018 to \$128.98 in the second half of 2018.
- Out of the 90 houses sold, 52 were new construction. These houses sold for an average price of \$379,896 and spent an average of 135 days on the market.
- There were 47 houses in Cave Springs listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$393,472.
- According to the Benton County Assessor's database, 74.4 percent of houses in Cave Springs were owner-occupied in the second half of 2018.



Cave Springs

Cave Springs Sold House Characteristics by Subdivision

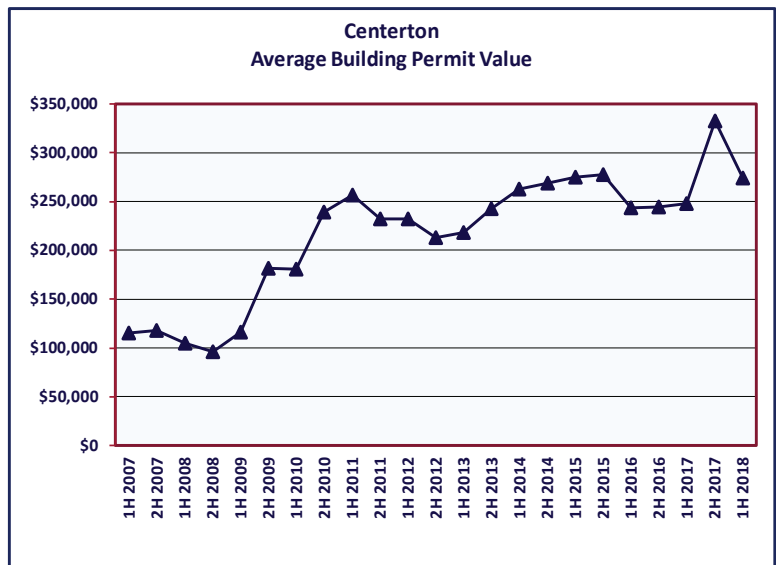
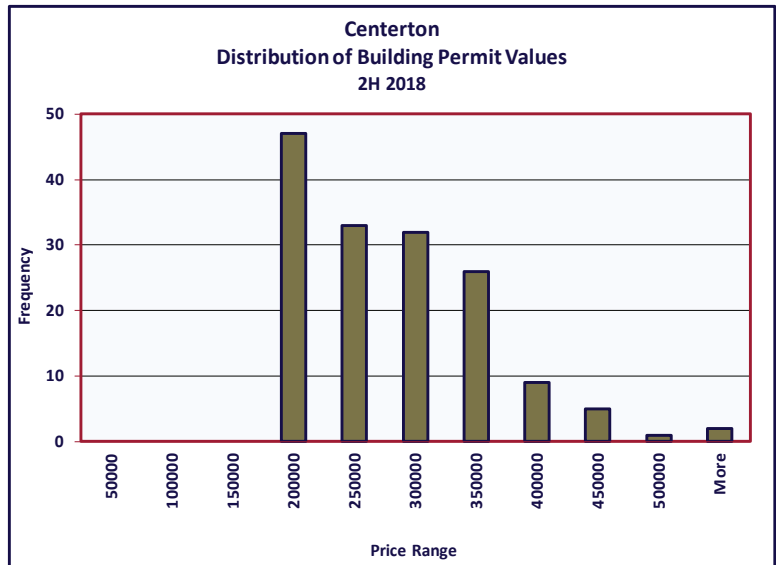
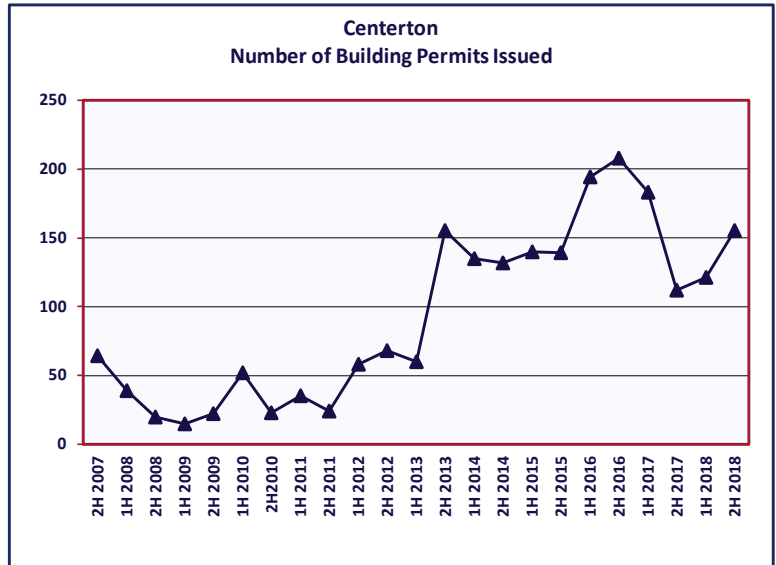
Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Price Average Sold Price	Per Square Foot
Brentwood	10	11.1%	2,277	160	\$283,835	\$125.29
Chattin Valle	1	1.1%	3,475	49	\$500,100	\$143.91
Creekside Estates	1	1.1%	3,240	135	\$365,000	\$112.65
Hamptons, The	3	3.3%	1,950	58	\$248,667	\$127.66
Hickory Hills	7	7.8%	2,370	158	\$297,500	\$125.60
Hyde Park	29	32.2%	2,711	93	\$349,441	\$129.05
Johnsons	1	1.1%	900	18	\$75,000	\$83.33
Marbella	5	5.6%	2,410	91	\$294,110	\$122.07
Otter Creek	17	18.9%	3,532	127	\$502,628	\$142.35
Ridgewood	3	3.3%	3,859	75	\$540,100	\$139.15
Sand Springs	5	5.6%	1,705	127	\$208,180	\$122.26
Springs At Wellington, The	1	1.1%	2,534	36	\$327,000	\$129.04
St Valery Downs	3	3.3%	4,726	101	\$674,899	\$142.64
Wellington Heights	2	2.2%	2,083	59	\$257,000	\$124.68
Weston Hills	1	1.1%	1,850	97	\$190,000	\$102.70
Other	1	1.1%	1,306	67	\$56,000	\$42.88
Cave Springs	90	100.0%	2,752	110	\$361,432	\$128.98



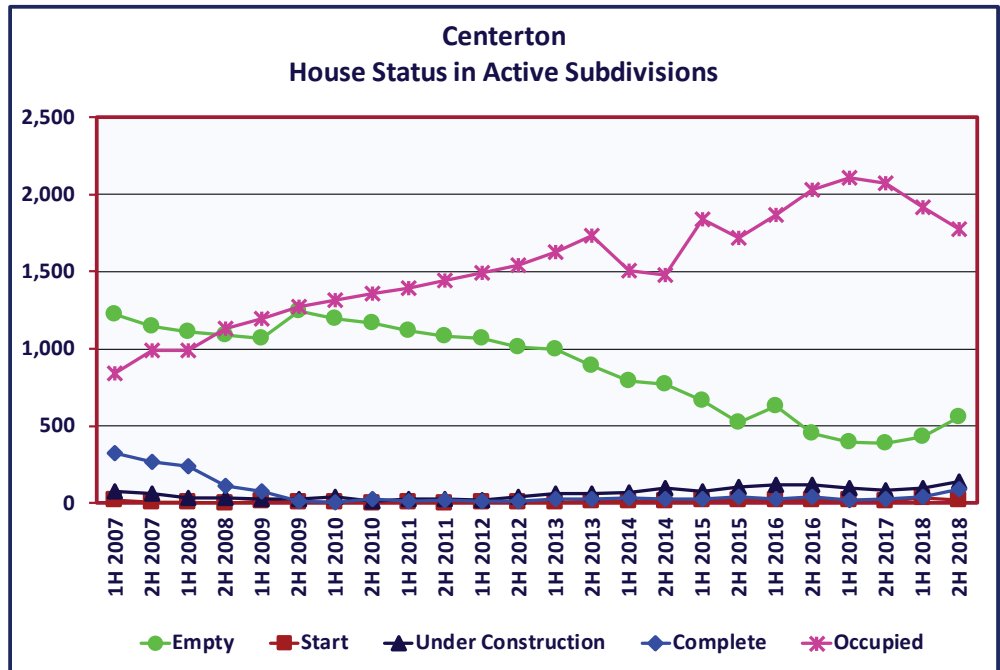
Centerton

- From July 1 to December 31, 2018 there were 155 residential building permits issued in Centerton. This represents a 38.4 percent increase from the second half of 2017.
- In the second half of 2018, a majority of building permits in Centerton were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Centerton decreased by 22.5 percent from \$332,517 from the second half of 2017 to \$257,774 in the second half of 2018.



Centerton

- There were 2,594 total lots in 33 active subdivisions in Centerton in the second half of 2018. About 68.5 percent of the lots were occupied, 3.6 percent were complete but unoccupied, 5.4 percent were under construction, 0.8 percent were starts, and 21.6 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the second half of 2018 was Briar Rose with 20.
- No new construction or progress in existing construction has occurred in the last year in 2 of the 33 active subdivisions in Centerton.
- 117 new houses in Centerton became occupied in the second half of 2018.



Centerton House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bellewood, Phase II	1	0	1	0	225	227	1	12.0
Bellewood, Phase IB	1	0	0	0	215	216	0	6.0
Bellewood, Phase III	0	0	0	0	144	144	1	0.0
Bequette Farms, Phase I	19	0	6	2	3	30	3	108.0
Big Sky	52	0	4	8	5	69	4	153.6
Bliss Meadows	13	1	15	13	6	48	6	84.0
Briar Rose	40	3	20	18	22	103	22	44.2
Brimwoods, Phase I ^{1,2}	6	0	0	0	29	35	0	--
Clark Estates	51	0	0	5	1	57	1	672.0
Creekside, Phase I	30	0	3	4	17	54	4	63.4
Diamond Estates, Phase I	9	0	6	6	11	32	5	22.9
Diamond Estates, Phase II	36	2	9	1	0	48	0	--
Forest Park, Phase II	23	2	2	5	26	58	2	38.4
Lexington	6	2	1	1	38	48	12	6.3
Maple Estates, Phase IA	0	0	6	5	16	27	11	8.8
Maple Estates, Phase IB	13	2	5	0	1	21	1	240.0
McKissic Creek Estates	1	0	1	0	7	9	1	24.0
Moonlight Valley	23	0	1	0	10	34	2	144.0
Morningside Estates, Phase I	25	0	11	3	7	46	7	66.9
Oak Tree	15	1	7	2	173	198	0	300.0
Osage Creek ¹	23	1	1	0	10	35	1	50.0
Osage Creek, Phase II	11	0	2	0	0	13	0	--
Quail Hollow, Phase I	0	0	1	3	37	41	1	2.7
Quail Hollow, Phase II	18	1	11	0	10	40	10	36.0
Ridgefield, Blk III	8	3	2	0	23	36	5	13.0
Sunrise Ridge	55	0	8	6	2	71	2	414.0
Tamarron	22	0	3	6	269	300	4	37.2
Tarah Knolls	1	0	0	0	51	52	0	12.0
Tuscany, Phase I	9	1	4	1	62	77	8	13.8

Centerton

Centerton House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Versailles	23	0	5	1	98	127	1	116.0
West End Acres	22	0	2	3	2	29	2	162.0
Waterford Park	2	0	2	1	15	20	0	--
Willow Crossing	3	3	2	0	241	249	0	--
Centerton	561	22	141	94	1,776	2,594	117	49.8

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

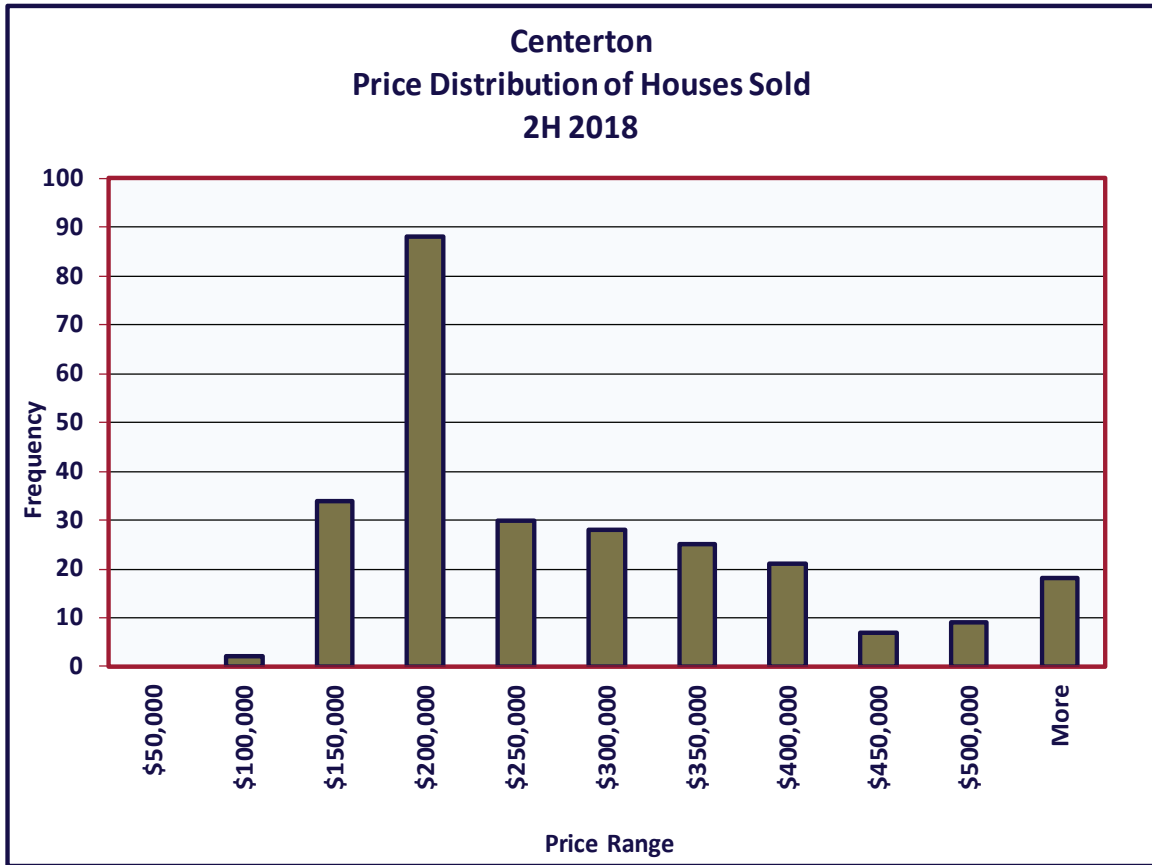
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

Centerton Preliminary and Final Approved Subdivisions Second Half of 2018

- The annual absorption rate implies that there were 49.8 months of remaining inventory in the active subdivisions, up from 29.5 months in the first half of 2018.
- In 3 out of the 33 active subdivisions in Centerton, no absorption has occurred in the past year.
- An additional 1,443 lots in 32 subdivisions had received final approval by December 31, 2018.

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Ashmore Subdivision	1H 2018	78
Blossom Hills	2H 2018	74
Bob Bland	2H 2017	4
Diamond Estates, Phase III	1H 2018	74
Diamond Estates, Phase IV	2H 2017	99
Forest Park, Phase III	2H 2017	131
Kimmel Ridge	2H 2018	69
Maple Estates, Phase IC		
Maple Estates, Phase II	2H 2017	119
Morning Side, Phase II	2H 2016	45
Morning Side, Phase III	2H 2016	64
Morning Side, Phase IV	2H 2016	47
Morning Side, Phase V	2H 2016	43
Myers Minor Subdivision	2H 2018	5
Orchard Park, Phase I	1H 2018	34
Orchard Park, Phase II	1H 2018	23
Orchard Park, Phase III	1H 2018	28
Orchard Park, Phase IV	1H 2018	26
Orchard Park, Phase V	1H 2018	27
Orchard Park, Phase VI	1H 2018	38
Park Place	2H 2017	11
Quail Hollow, Phase III	1H 2013	38
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Tuscany, Phase II	1H 2015	25
Tuscany, Phase III	1H 2015	44
Tuscany, Phase IV	1H 2015	42
Westridge Village	2H 2017	83
Willow Ridge	1H 2018	36
<i>Final Approval</i>		
Creekside, Phase II	2H 2018	82
Four Points Estate (County)	2H 2017	4
Ginn Estates	2H 2018	5
Maxwell Farms	1H 2017	6
Centerton		1,443

Centerton

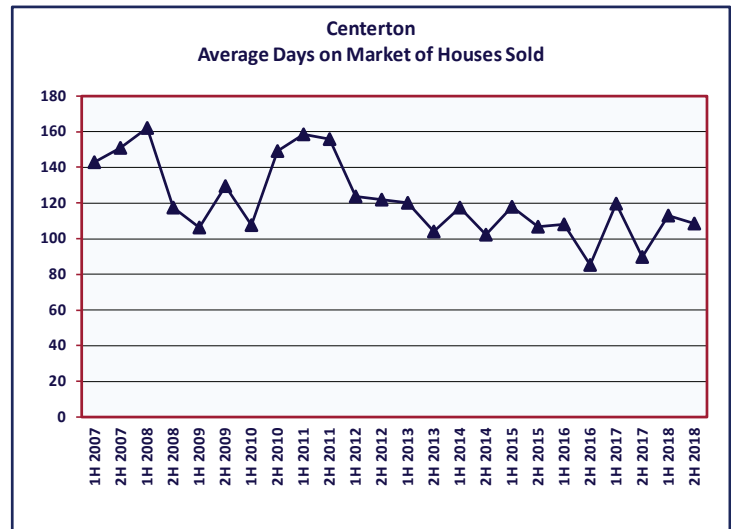
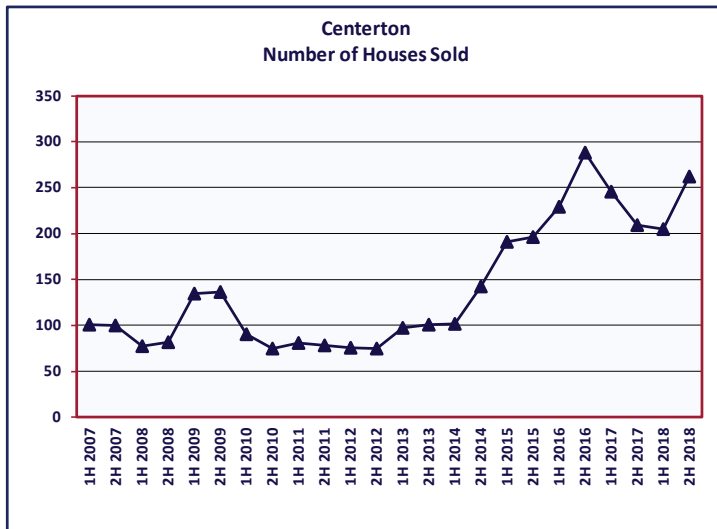


- 58.0 percent of the sold houses in Centerton were priced between \$100,001 and \$250,000.

Centerton Price Range of Houses Sold Second Half of 2018

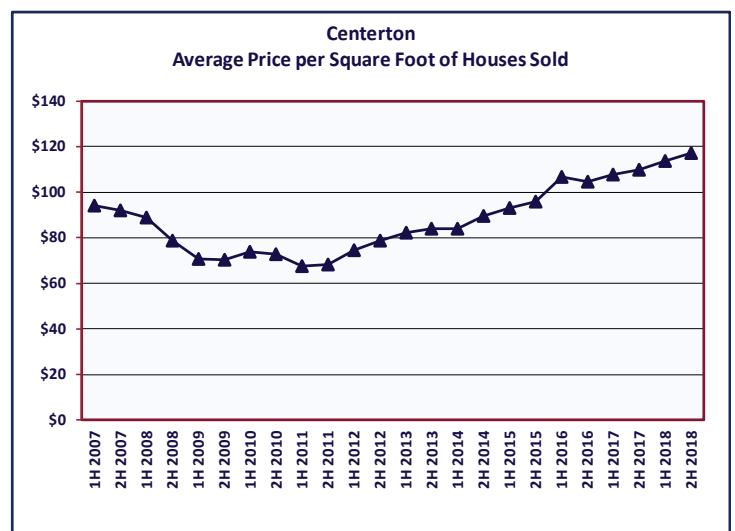
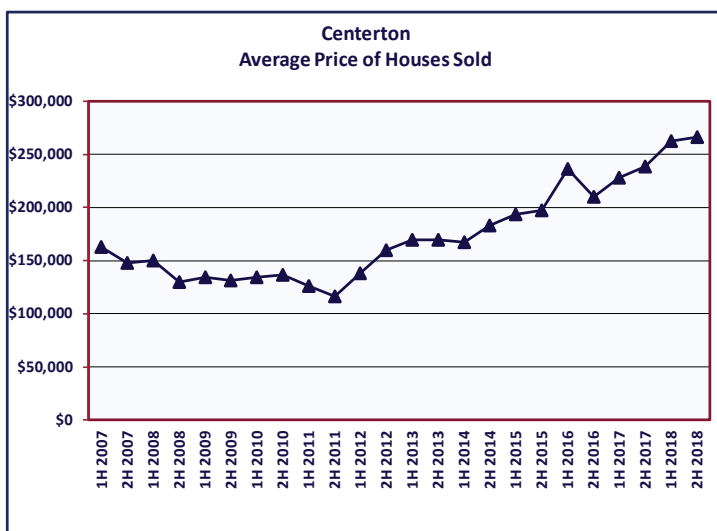
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	0.8%	1,190	99	98.9%	\$63.48
\$100,001 - \$150,000	34	13.0%	1,333	60	96.7%	\$102.16
\$150,001 - \$200,000	88	33.6%	1,604	99	99.2%	\$109.70
\$200,001 - \$250,000	30	11.5%	1,994	86	99.0%	\$112.97
\$250,001 - \$300,000	28	10.7%	2,288	109	100.0%	\$119.68
\$300,001 - \$350,000	25	9.5%	2,645	176	99.4%	\$124.84
\$350,001 - \$400,000	21	8.0%	2,936	151	99.6%	\$127.19
\$400,001 - \$450,000	7	2.7%	3,274	196	99.6%	\$128.43
\$450,001 - \$500,000	9	3.4%	3,382	91	99.6%	\$142.02
\$500,000+	18	6.9%	4,324	119	101.0%	\$154.30
Centerton	262	100.0%	2,182	109	99.1%	\$117.33

Centerton



- There were 262 houses sold in Centerton from July 1 to December 31, 2018 or 27.8 percent more than the 205 sold in the first half of 2018, and 25.4 percent more than in the second half of 2017.
- The average price of a house sold in Centerton increased from \$262,499 in the first half of 2018 to \$265,916 in the second half of 2018.
- The average sales price was 1.3 percent higher than in the first half of 2018 and 11.5 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 113 in the first half of 2018 to 109 in the second half of 2018.
- The average price per square foot for a house sold in Centerton increased from \$113.64 in the first half of 2018 to \$117.33 in the second half of 2018.
- The average price per square foot was 3.2 percent higher than

- in the first half of 2018 and 6.8 percent higher than in the second half of 2017.
- About 9.0 percent of all houses sold in Benton County in the second half of 2018 were sold in Centerton.
- The average sales price of a house was 108.8 percent of the county average.
- Out of 262 houses sold in the second half of 2018, 116 were new construction.
- These newly constructed houses had an average sold price of \$304,131 and took an average of 147 days to sell from their initial listing dates.
- There were 171 houses in Centerton listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$356,737.
- According to the Benton County Assessor's database, 62.1 percent of houses in Centerton were owner-occupied in the second half of 2018.

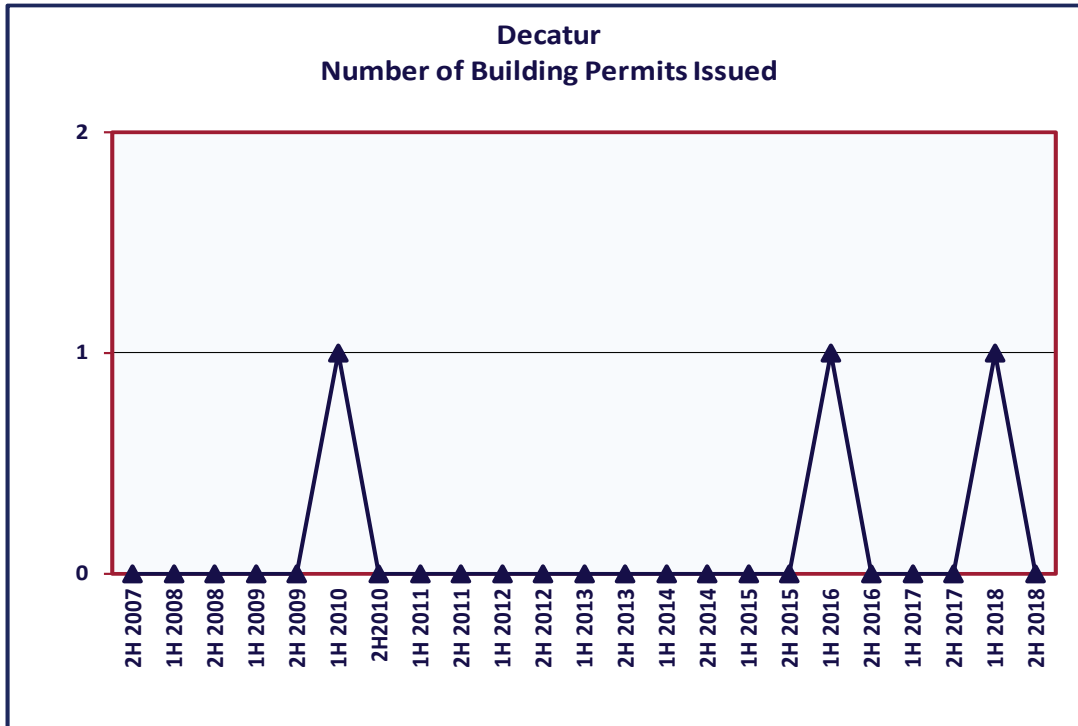


Centerton

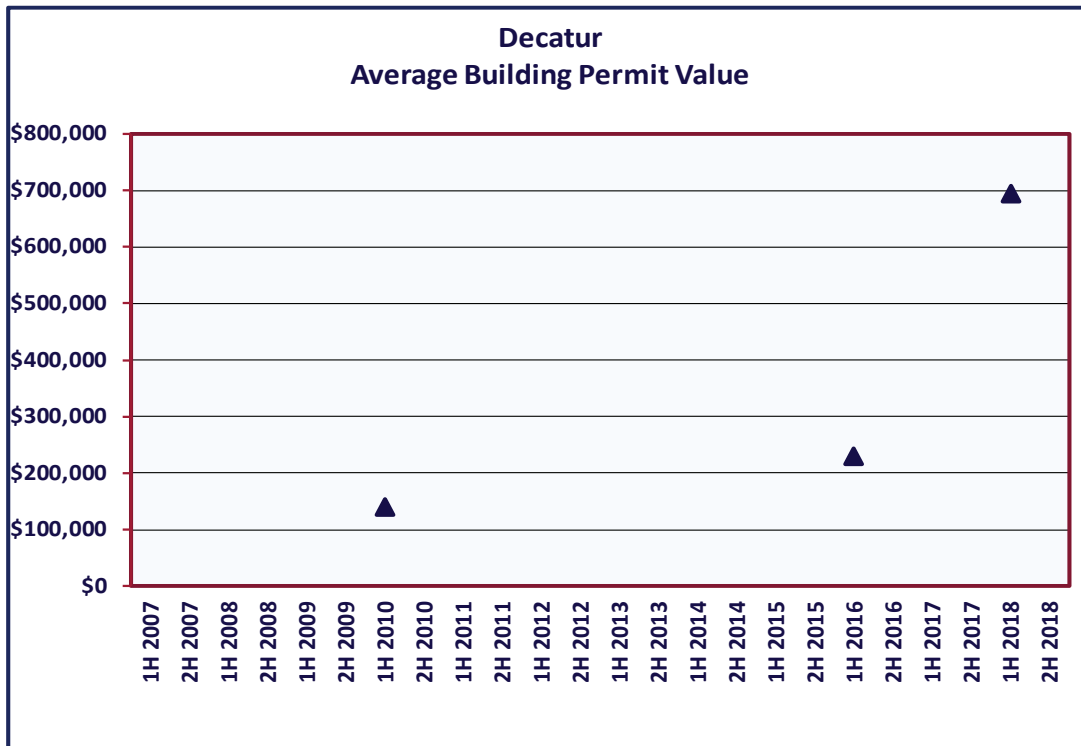
Centerton Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	1	0.4%	1,787	32	\$205,000	\$114.72
Bequette Farms	1	0.4%	3,250	430	\$405,000	\$124.62
Big Sky	8	3.1%	3,305	127	\$463,787	\$140.80
Black Springs	4	1.5%	1,906	84	\$210,100	\$110.19
Bliss Meadows	6	2.3%	1,925	71	\$228,733	\$119.14
Briar Rose	21	8.0%	1,501	134	\$184,863	\$123.35
Brimwoods	2	0.8%	1,492	60	\$167,500	\$112.19
Centerpoint	16	6.1%	1,344	38	\$142,367	\$106.11
Centerton Original	2	0.8%	1,436	72	\$111,500	\$80.23
Char Lou Estates	3	1.1%	2,196	165	\$193,500	\$88.22
Creekside	4	1.5%	3,151	128	\$395,604	\$126.03
Diamond Estates	13	5.0%	2,683	191	\$342,316	\$127.53
Dogwood	1	0.4%	1,473	52	\$154,000	\$104.55
Forest Park	12	4.6%	2,171	86	\$270,010	\$124.12
Hickory Park	3	1.1%	1,389	103	\$146,533	\$105.36
Kensington Hills	3	1.1%	2,112	152	\$206,167	\$97.73
Lexington	6	2.3%	2,885	205	\$372,110	\$129.41
Maple Estates	10	3.8%	2,670	203	\$344,407	\$129.00
Morningside	5	1.9%	1,375	73	\$155,095	\$112.93
Morningside Estates	10	3.8%	1,651	150	\$164,330	\$102.37
North Forty	4	1.5%	1,341	40	\$143,775	\$107.17
Oak Tree	8	3.1%	4,324	90	\$645,750	\$148.19
Quail Hollow	7	2.7%	2,437	128	\$307,108	\$126.44
Quailridge	10	3.8%	3,133	87	\$330,380	\$105.72
Ridgefield	10	3.8%	2,026	109	\$230,031	\$112.99
Rozars	3	1.1%	1,282	94	\$113,000	\$88.12
Sienna At Coopers Farm	16	6.1%	1,787	91	\$187,171	\$105.02
Simmons	1	0.4%	1,734	34	\$179,900	\$103.75
Somerset	5	1.9%	1,393	50	\$158,909	\$114.01
Sonoma Valley	5	1.9%	1,662	57	\$170,780	\$102.85
Southfork	3	1.1%	1,756	57	\$182,333	\$103.80
Southland	5	1.9%	1,355	58	\$140,650	\$104.64
Sunrise Ridge	3	1.1%	2,003	141	\$244,367	\$122.05
Tamarron	13	5.0%	2,276	103	\$261,865	\$115.06
Tarah Knolls	4	1.5%	2,246	61	\$232,475	\$103.76
Timber Ridge	3	1.1%	1,783	75	\$200,000	\$112.20
Township	2	0.8%	1,167	105	\$117,500	\$100.68
Tuscany	4	1.5%	3,355	187	\$457,550	\$136.38
Versailles	9	3.4%	4,225	130	\$634,056	\$150.44
Walnut Ridge	1	0.4%	1,597	71	\$150,000	\$93.93
West End Acres	1	0.4%	4,709	94	\$1,036,000	\$220.00
Westwood	5	1.9%	1,422	70	\$151,900	\$106.82
Willow Crossing	5	1.9%	1,346	86	\$152,300	\$113.56
Other	4	1.5%	2,185	66	\$301,250	\$119.39
Centerton	262	100.0%	2,182	109	\$265,916	\$117.33

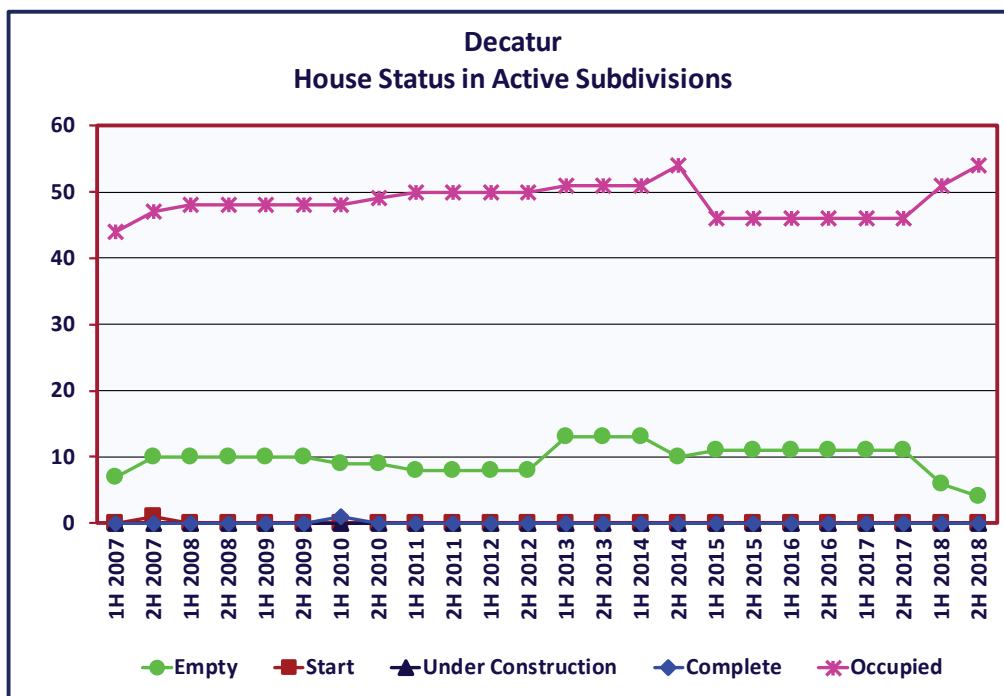
Decatur



- From July 1 to December 31, 2018 there no residential building permit issued in Decatur, the same as in the second half of 2017.



Decatur



- There were 58 total lots in 2 active subdivisions in Decatur in second half of 2018. About 93.1 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 6.9 percent were empty lots.
- No new houses were under construction in Decatur in the second half of 2018.
- No new construction or progress in existing construction occurred in the past year in 1 of the 2 active subdivisions in Decatur.
- 3 houses in Decatur became occupied in the second half of 2018. The annual absorption rate implies that there were 6.0 months of remaining inventory in active subdivisions, down from 14.4 months in the first half of 2018.
- Decatur did not experience absorption in 1 out of 2 active subdivisions during the past year.
- No additional lots received preliminary or final approval by December 31, 2018.

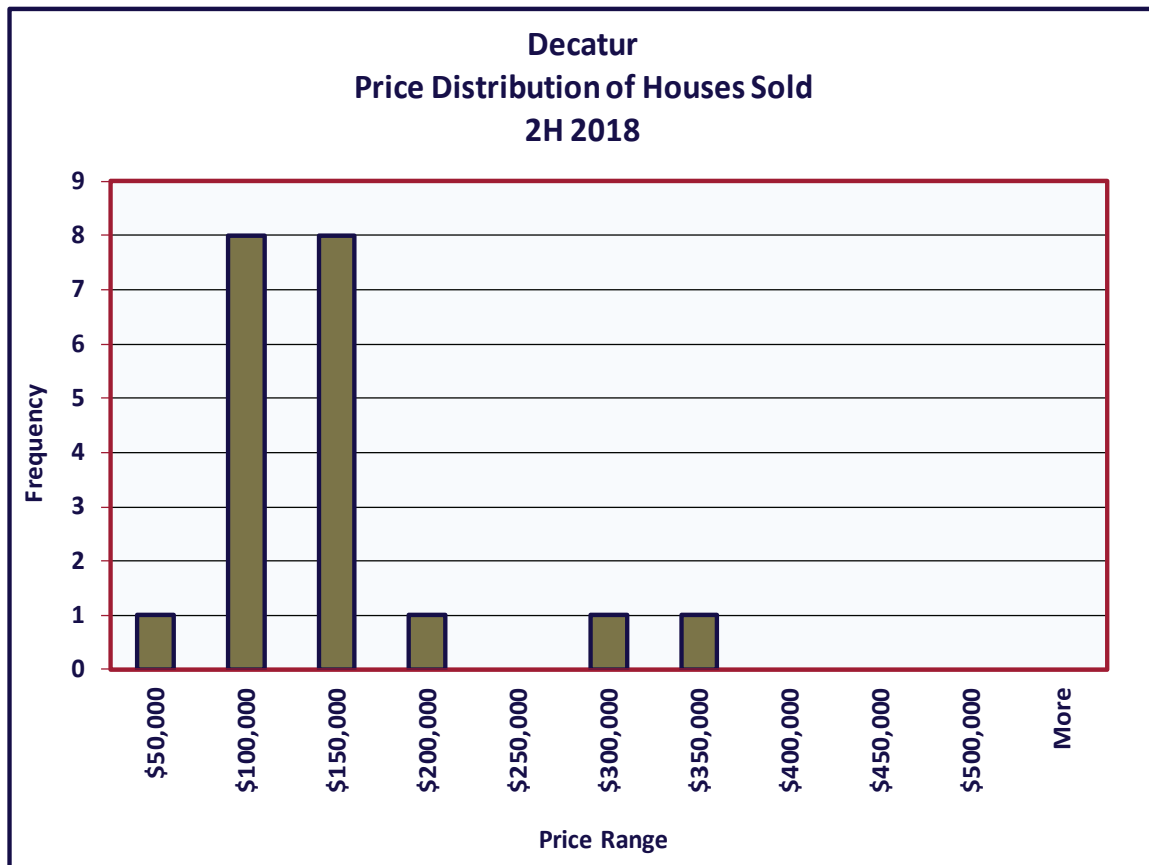
Decatur House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates ^{1,2}	4	0	0	0	2	6	0	--
Grant Springs	2	0	0	0	0	52	3	0.0
Decatur	4	0	0	0	54	58	3	6.0

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

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

Decatur

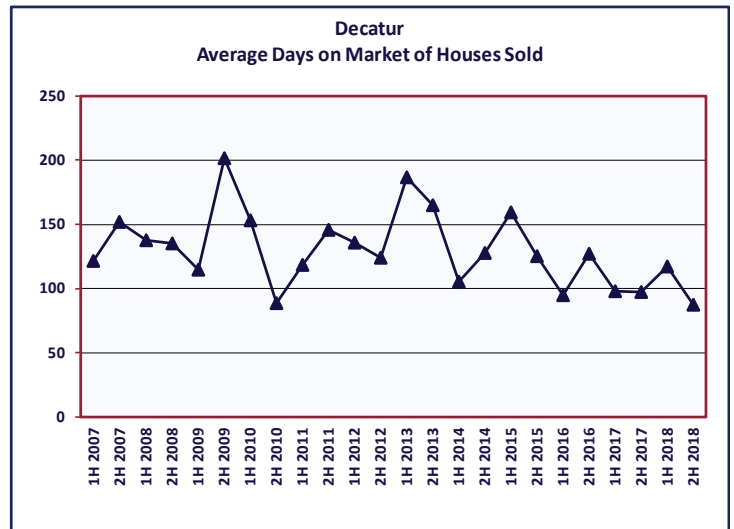
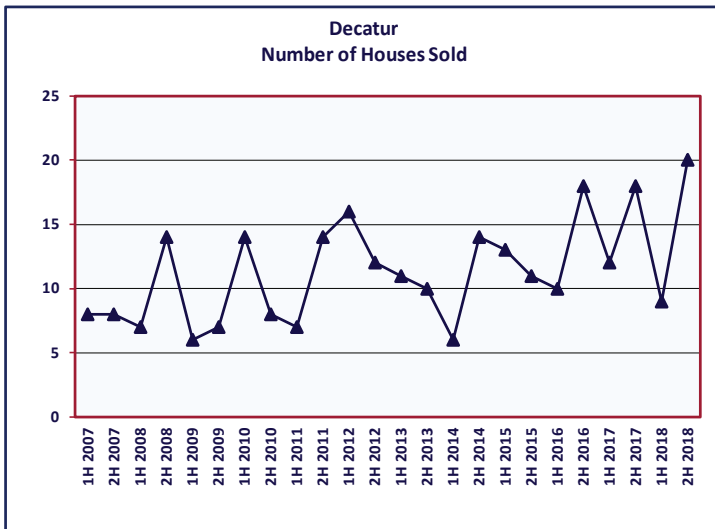


- 80.0 percent of the sold houses in Decatur were priced between \$50,001 and \$150,000.

Decatur Price Range of Houses Sold Second Half of 2018

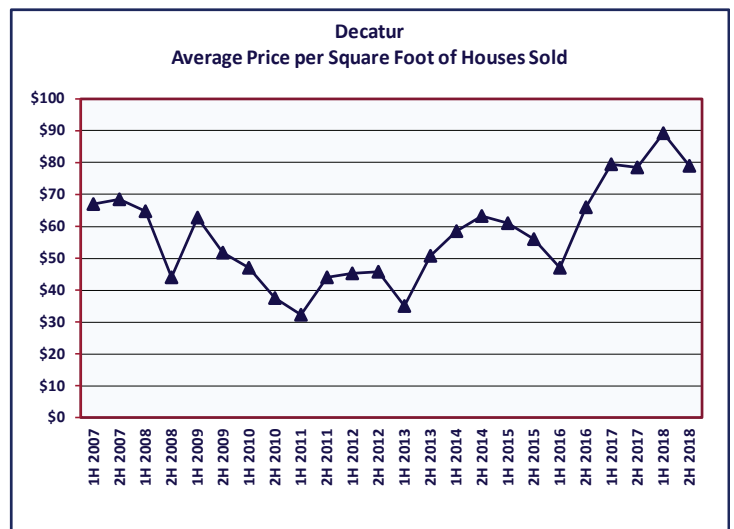
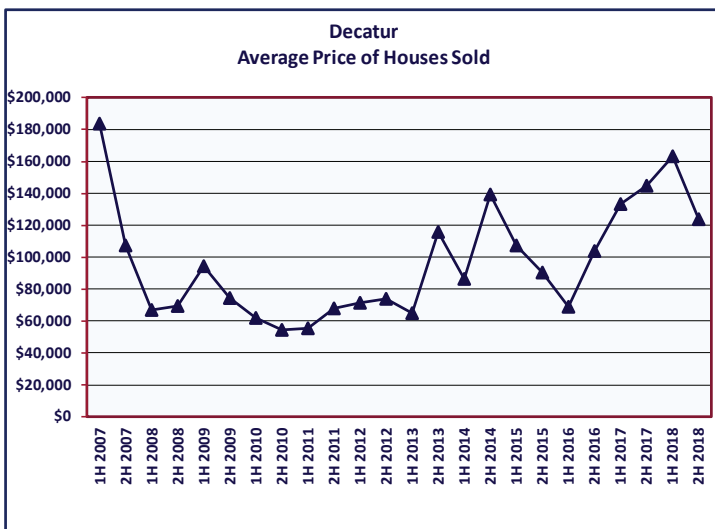
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	5.0%	1,481	9	80.8%	\$27.01
\$50,001 - \$100,000	8	40.0%	1,303	118	95.3%	\$74.64
\$100,001 - \$150,000	8	40.0%	1,547	56	96.7%	\$77.62
\$150,001 - \$200,000	1	5.0%	2,492	52	100.0%	\$74.24
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	5.0%	2,640	83	93.4%	\$106.06
\$300,001 - \$350,000	1	5.0%	2,109	214	91.6%	\$154.10
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	0	1	200.0%	\$3.00
Decatur	20	100.0%	1,576	87	95.1%	\$78.97

Decatur



- There were 20 houses sold in Decatur from July 1 to December 31, 2018, 122.2 percent more than the 9 sold in the first half of 2018, and 11.1 percent greater than the 18 sold in the second half of 2017.
- The average price of a house sold in Decatur decreased from \$163,156 in the first half of 2018 to \$123,906 in the second half of 2018.
- The average sales price was 14.5 percent lower than in the second half of 2017 and 24.1 percent lower than in the first half of 2018.
- The average number of days on market from initial listing to the sale was 87 in the second half of 2018, 25.5 percent lower than the first half of 2018.
- The average price per square foot for a house sold in Decatur decreased from \$89.23 in the first half of 2018 to \$78.97 in the second half of 2018.

- The average price per square foot was 0.6 percent higher than in the second half of 2017 and 11.5 percent lower than in the first half of 2018.
- About 0.7 percent of all houses sold in Benton County in the second half of 2018 were sold in Decatur. The average sales price of a house was 50.7 percent of the county average.
- Out of 20 houses sold in second half of 2018, none of them were new construction.
- There were 12 houses in Decatur listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$723,867.
- According to the Benton County Assessor's database 53.8 percent of houses in Decatur were owner-occupied in the second half of 2018.



Decatur

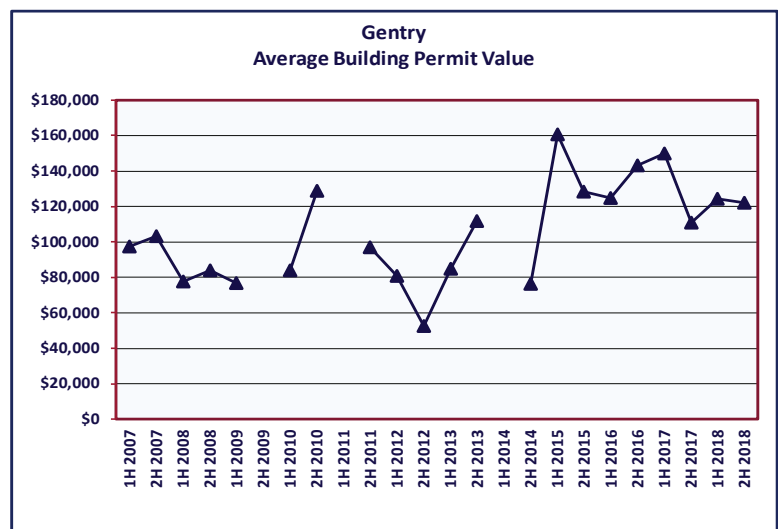
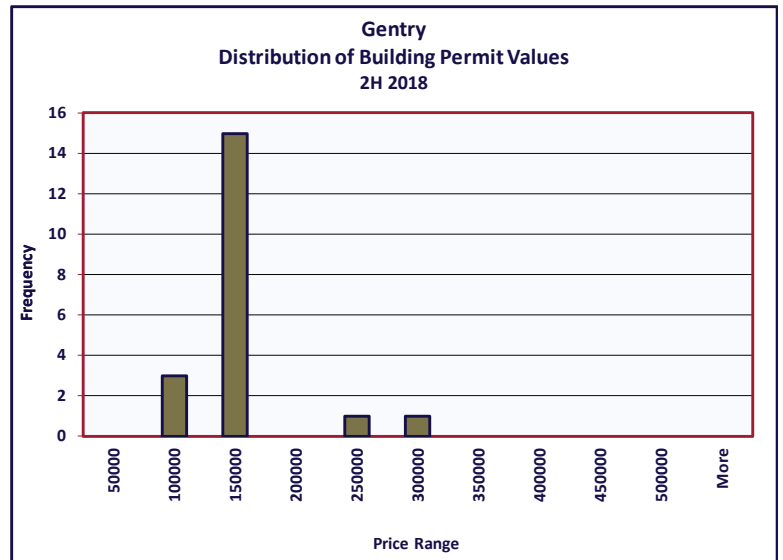
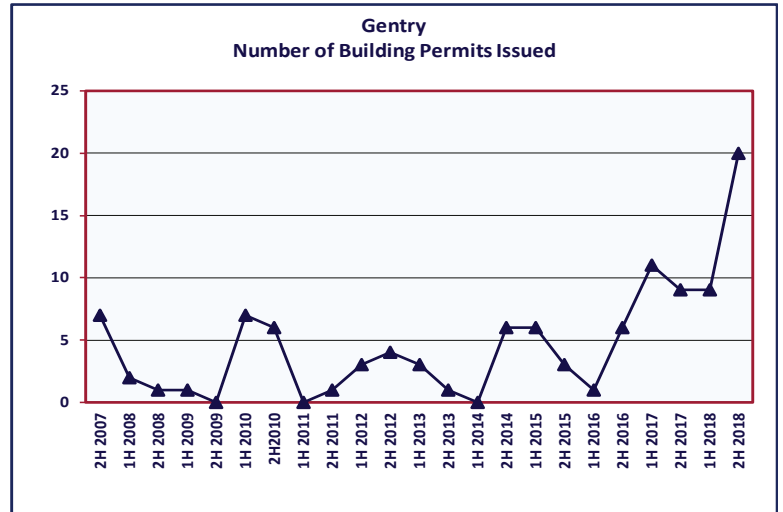
Decatur Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cackleberry Hill	1	5.0%	1,212	36	\$99,800	\$82.34
Developers Inc	2	10.0%	1,591	172	\$86,000	\$54.05
Grant Springs	3	15.0%	1,197	74	\$98,483	\$82.25
Oak Park	1	5.0%	1,774	77	\$102,000	\$57.50
St Elmo	1	5.0%	790	67	\$82,000	\$103.80
Western Estates	2	10.0%	1,684	32	\$77,500	\$43.98
Wolf Creek Ridge	5	25.0%	1,380	57	\$109,474	\$82.65
Other	5	25.0%	2,141	132	\$204,900	\$95.95
Decatur	20	100.0%	1,576	87	\$123,906	\$78.97



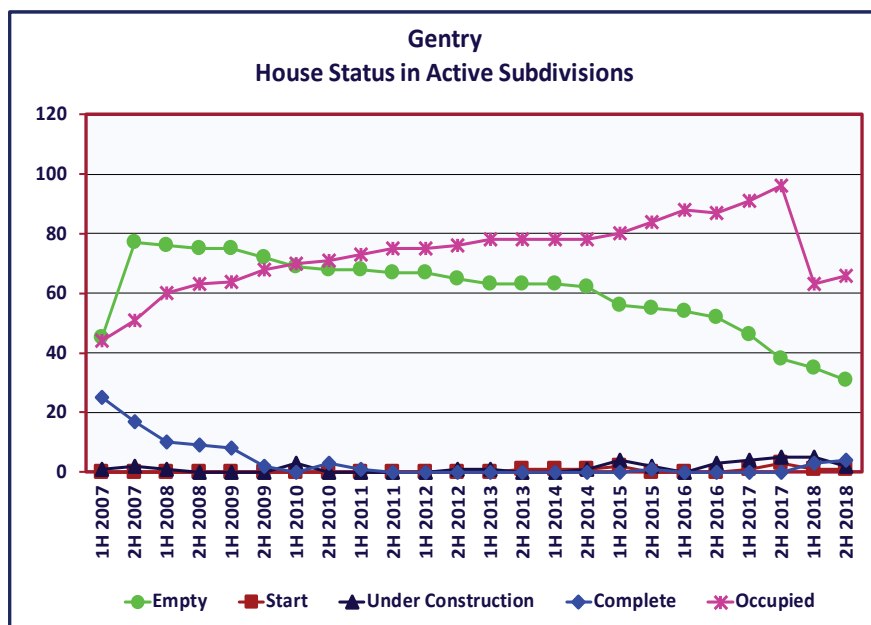
Gentry

- From July 1 to December 31, 2018 there were 20 residential building permits issued in Gentry. This represents a 122.2 percent increase from the second half of 2017.
- In the second half of 2018, a majority of the issued building permits in Gentry were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gentry increased 9.8 percent from \$111,111 in the second half of 2017 to \$122,051 in the second half of 2018.



Gentry

- There were 104 total lots in 4 active subdivisions in Gentry in the second half of 2018. About 63.5 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 1.9 percent were under construction, 1.0 percent were starts, and 29.8 percent were empty lots.
- The subdivisions with the most houses under construction in the second half of 2018 were The Oaks, phase II with 2.
- In the last year, there was no new construction or progress in existing construction in 1 of the 4 active subdivisions in Gentry.
- 6 new houses in Gentry became occupied in the second half of 2018. The annual absorption rate implies that there were 57.0 months of remaining inventory in active subdivisions, down from 75.4 months in the first half of 2018.
- In 1 of the 4 active subdivisions in Gentry, no absorption occurred in the last year.



- 245 additional lots in 1 subdivision have received either preliminary or final approval by December 31, 2018 in Gentry.

Gentry House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	4	1	0	1	31	37	3	24.0
College Hill Second, Phase II	2	0	0	0	3	5	1	8.0
Oaks, The, Phase II	5	0	2	3	22	32	2	30.0
Springhill ^{1,2}	20	0	0	0	10	30	0	--
Gentry	31	1	2	4	66	104	6	57.0

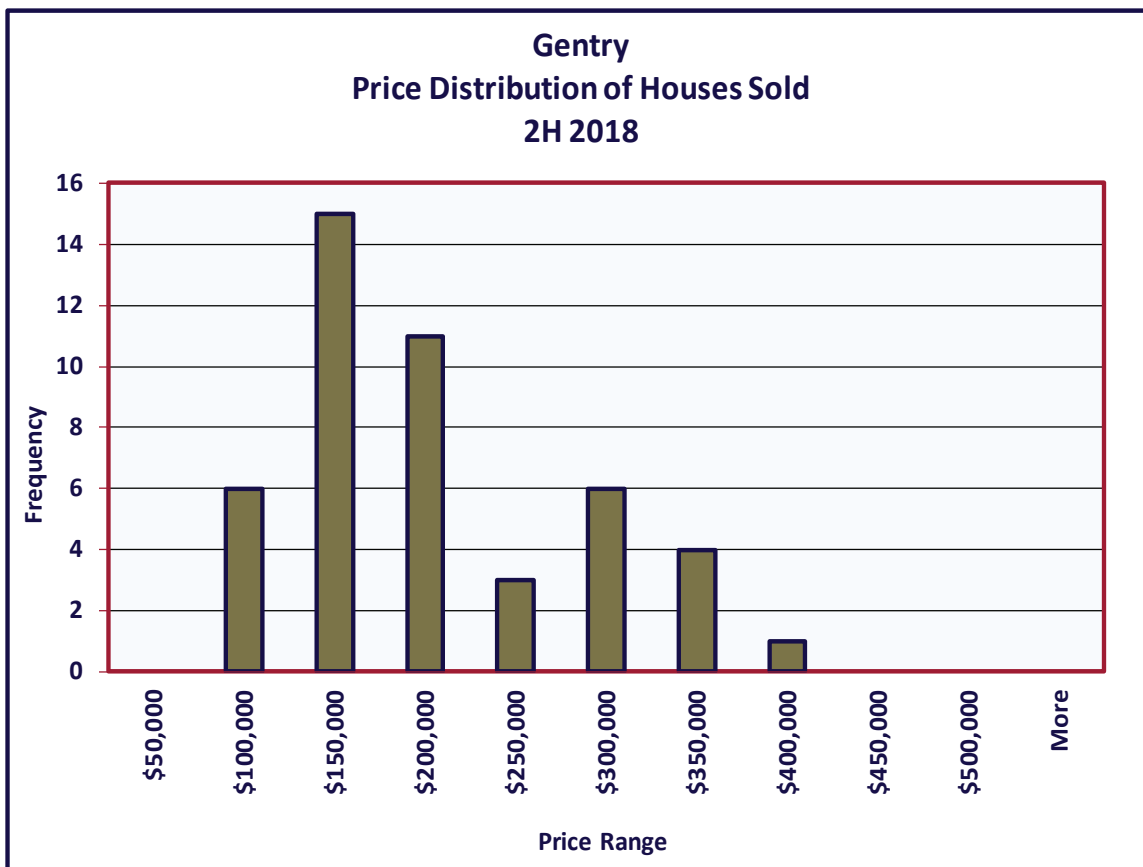
¹ No absorption has occurred in this subdivision in the last year.

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

Gentry Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Sunset Ridge	2H 2018	245
Gentry		245

Gentry

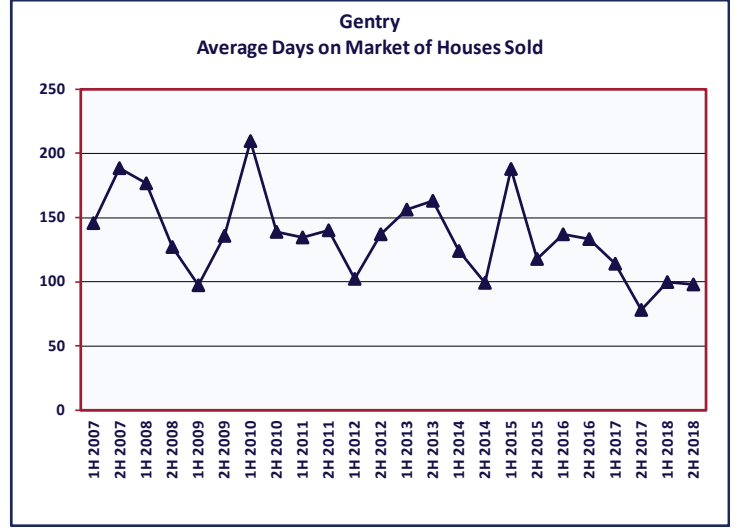
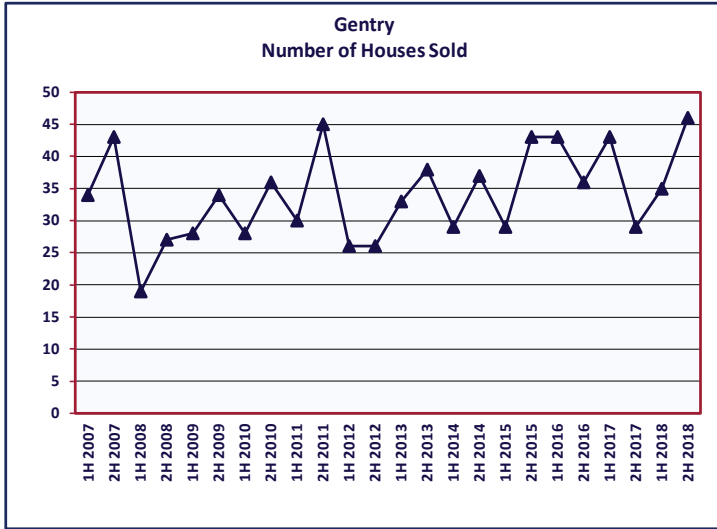


- 56.5 percent of the sold houses in Gentry were priced between \$100,001 and \$200,000.

Gentry Price Range of Houses Sold Second Half of 2018

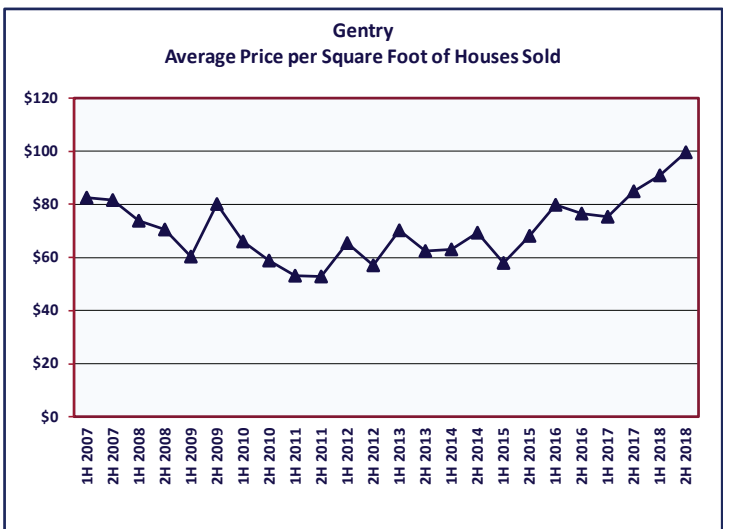
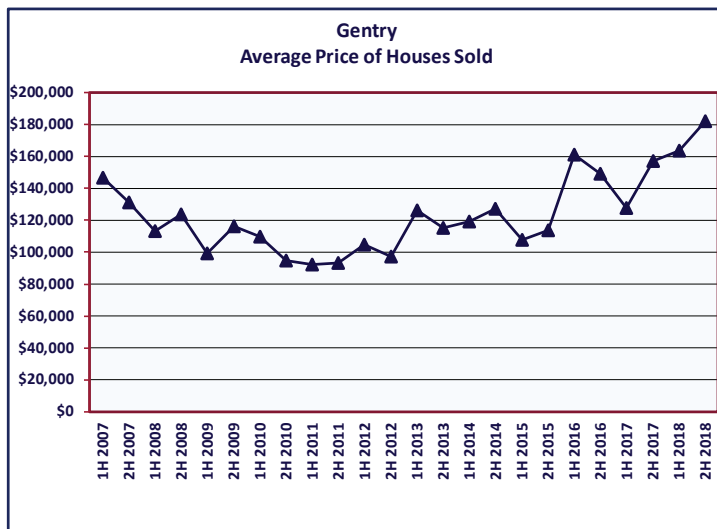
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	6	13.0%	1,241	107	96.3%	\$75.66
\$100,001 - \$150,000	15	32.6%	1,362	81	97.9%	\$95.43
\$150,001 - \$200,000	11	23.9%	1,901	108	97.2%	\$94.22
\$200,001 - \$250,000	3	6.5%	2,233	85	97.3%	\$97.01
\$250,001 - \$300,000	6	13.0%	2,309	117	94.2%	\$119.23
\$300,001 - \$350,000	4	8.7%	2,755	87	97.8%	\$135.83
\$350,001 - \$400,000	1	2.2%	3,531	176	97.8%	\$108.01
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Gentry	46	100.0%	1,824	98	97.0%	\$99.56

Gentry



- There were 46 houses sold in Gentry from July 1 to December 31, 2018, 58.6 percent more than the second half of 2017 and 31.4 percent more than the first half of 2018.
- The average price of a house sold in Gentry increased from \$163,455 in the first half of 2018 to \$181,994 in the second half of 2018.
- The average sales price in the second half of 2018 was 11.3 percent higher than in the previous half year and 15.8 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 100 in the first half of 2017 to 98 in the second half of 2018 in Gentry.
- The average price per square foot for a house sold in Gentry increased from \$90.93 in the first half of 2018 to \$99.56 in the second half of 2018.
- The average price per square foot was 9.5 percent higher than in the previous half year and 17.2 percent higher than in the

- second half of 2017.
- About 1.6 percent of all houses sold in Benton County in the second half of 2018 were sold in Gentry.
- The average sales price of a house was 74.4 percent of the county average.
- Out of 46 houses sold in the first half of 2018, 3 were new construction.
- These newly constructed houses sold for \$162,468 and took 152 days to sell from the initial listing date.
- There were 18 houses in Gentry listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$207,766.
- According to the Benton County Assessor's database, 60.1 percent of houses in Gentry were owner-occupied in the second half of 2018.



Gentry

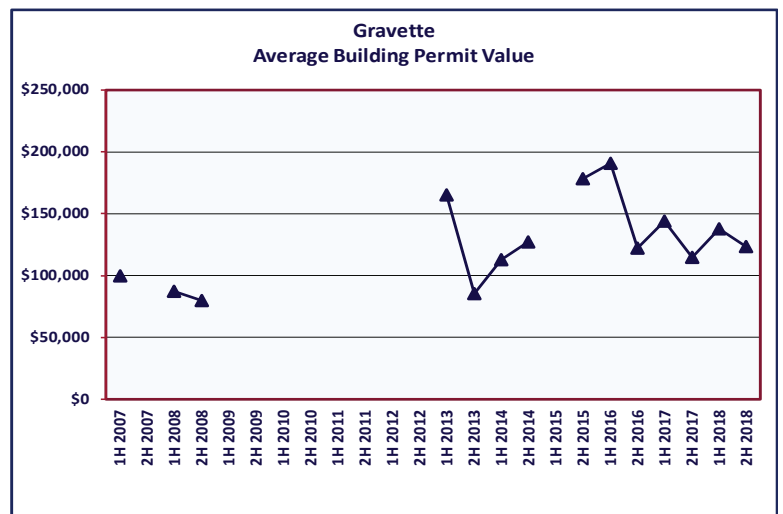
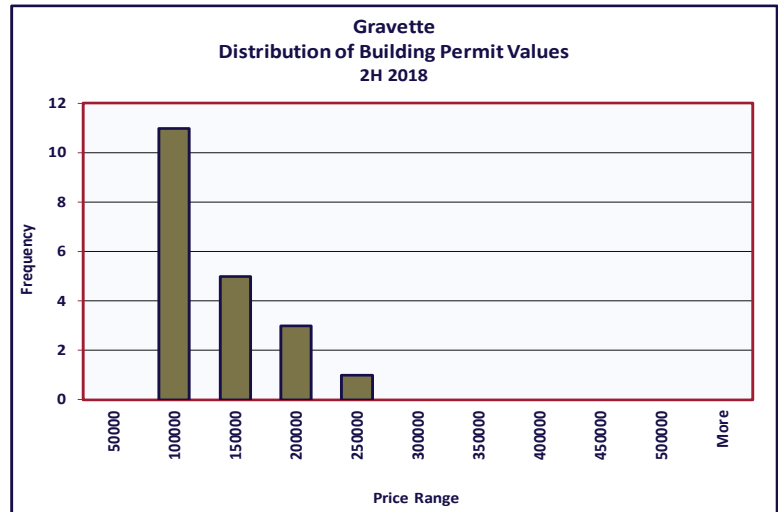
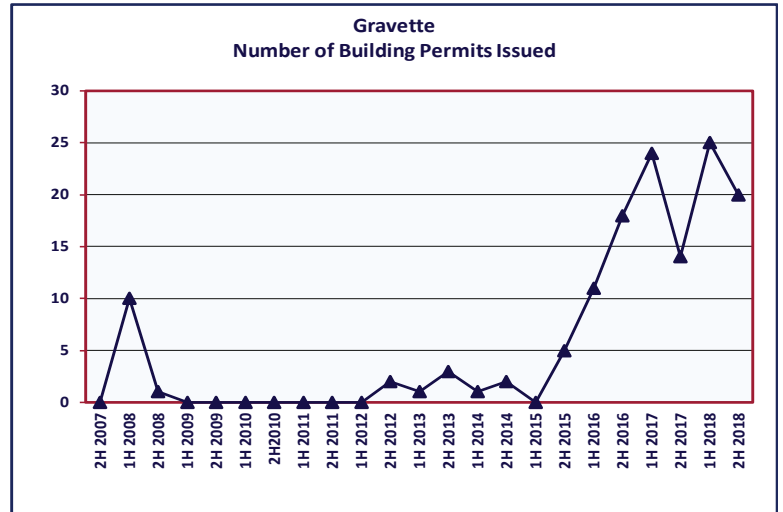
Gentry Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashton Place	1	2.2%	1,974	176	\$175,000	\$88.65
Blackberry Hill	1	2.2%	1,400	38	\$159,900	\$114.21
Carast Acres	1	2.2%	1,330	30	\$82,200	\$61.80
Chastains	1	2.2%	1,246	60	\$130,000	\$104.33
Cobblestone	1	2.2%	1,609	71	\$152,000	\$94.47
Eagles Nest	1	2.2%	4,234	106	\$340,000	\$80.30
Gene Hulet	1	2.2%	2,381	59	\$280,000	\$117.60
Gentry Original	6	13.0%	1,424	102	\$118,373	\$88.76
Kay Lynette	2	4.3%	2,072	111	\$205,000	\$99.22
Mockingbird Lane	1	2.2%	1,157	48	\$120,000	\$103.72
Oak Knoll	1	2.2%	1,352	67	\$133,000	\$98.37
Oaks, The	5	10.9%	1,670	72	\$153,841	\$91.65
Orchard City	1	2.2%	1,140	44	\$124,900	\$109.56
Ozark Orchard Co	1	2.2%	2,082	169	\$262,500	\$126.08
Pioneer Woods	2	4.3%	2,095	72	\$197,500	\$94.70
Round Prairie	2	4.3%	1,510	135	\$135,000	\$89.93
Spring Valley Estates	3	6.5%	1,099	57	\$121,167	\$110.42
Springtown Original	1	2.2%	1,344	53	\$100,000	\$74.40
Other	14	30.4%	2,221	130	\$242,450	\$108.31
Gentry	46	100.0%	1,824	98	\$181,994	\$99.56



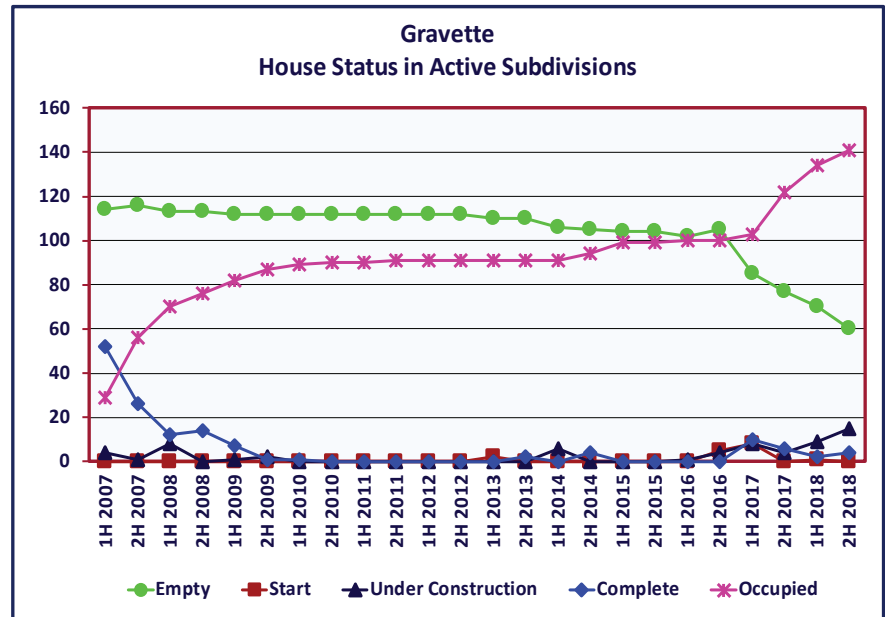
Gravette

- From July 1 through December 31, 2018 there were 20 residential building permits issued in Gravette, an increase of 42.9 percent from the second half of 2017.
- In the second half of 2018, more than half of the building permits in Gravette were valued in the \$50,001 to \$100,000 range.
- The average residential building permit value in Gravette was \$123,200 in the second half of 2018, an increase of 7.1 percent from the second half of 2017 average value of \$115,000.



Gravette

- There were 220 total lots in 4 active subdivisions in Gravette in the second half of 2018. About 64.1 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 6.8 percent were under construction, 0.0 percent were starts, and 27.3 percent were vacant lots.
- There were 15 new houses under construction in Gravette in the second half of 2018.
- New construction or progress in existing construction occurred in the past year in all of the 4 active subdivisions in Gravette.
- 7 new houses in Gravette became occupied in the second half of 2018. The annual absorption rate implies that there were 49.9 months of remaining inventory in active subdivisions, up from 27.3 months in the first half of 2018.
- No new absorption occurred in the past year in 1 of the 4 active subdivisions in Gravette.



- An additional 25 lots in one subdivision had received either preliminary or final approval by December 31, 2018 in Gravette.

Gravette House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows Estate	4	0	0	2	34	40	2	8.0
Lynchburg Estates	10	0	0	0	1	11	1	120.0
Patriot Park ¹	0	0	6	2	54	62	0	--
Walnut Creek	46	0	9	0	52	107	4	73.3
Gravette	60	0	15	4	141	220	7	49.9

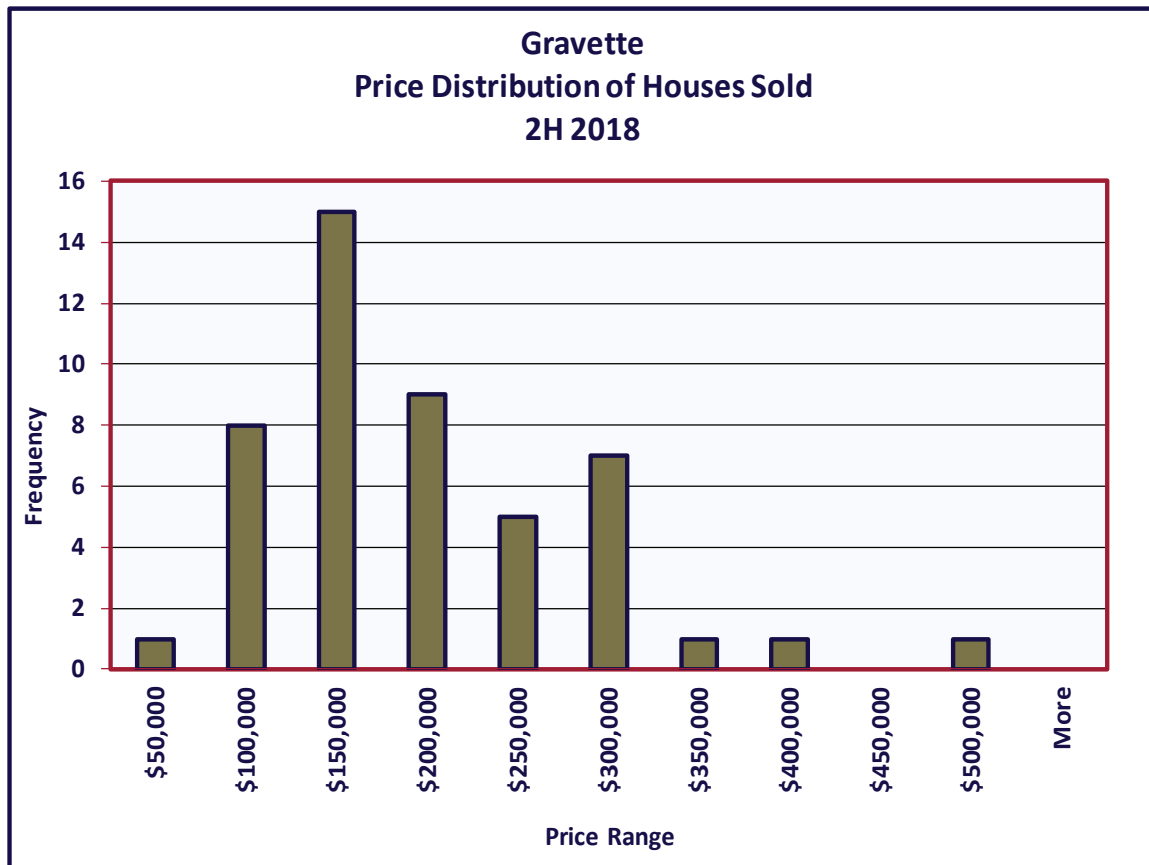
¹ No absorption has occurred in this subdivision in the last year.

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

Gravette Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Stonecrest	1H 2018	25
Gravette		25

Gravette

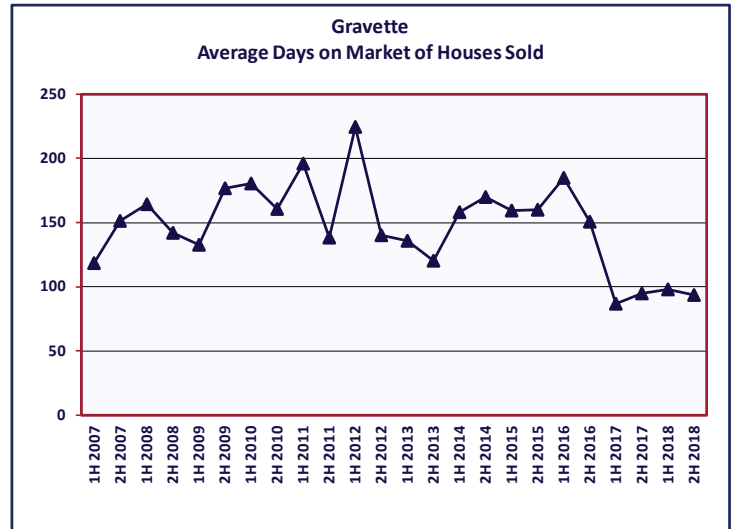
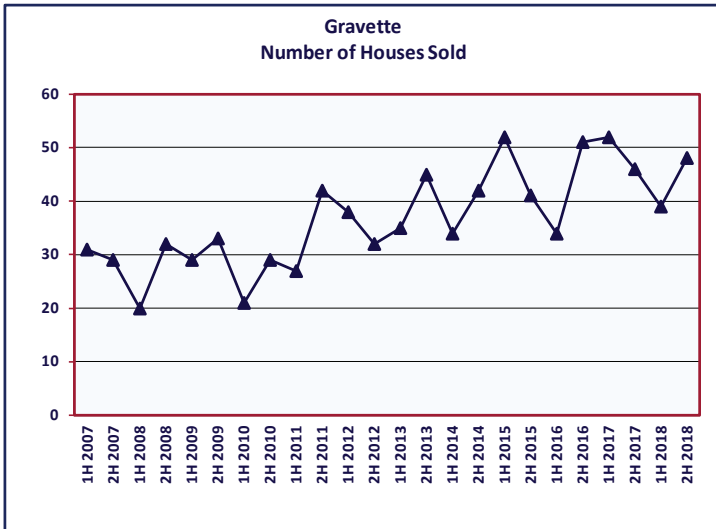


- 50.0 percent of the sold houses in Gravette were priced between \$100,001 and \$200,000.

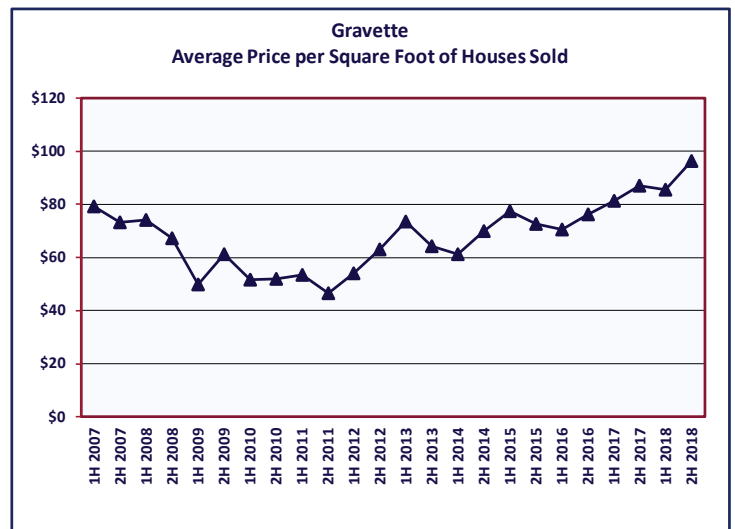
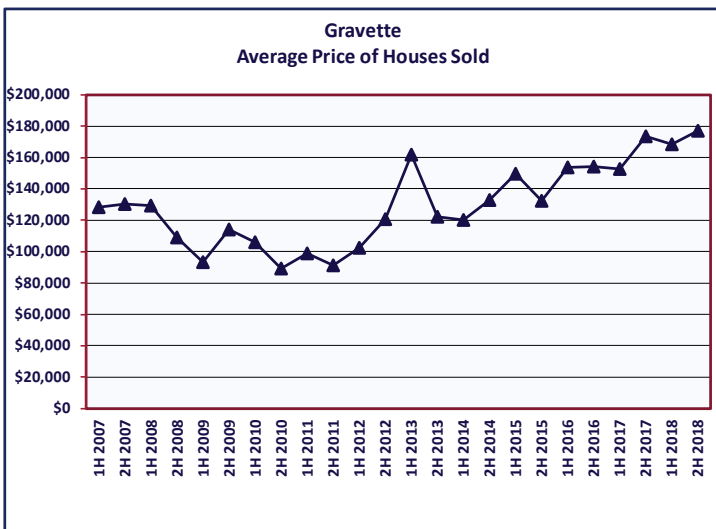
Gravette Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	2.1%	1,368	26	82.1%	\$16.81
\$50,001 - \$100,000	8	16.7%	974	108	94.8%	\$84.53
\$100,001 - \$150,000	15	31.3%	1,476	87	99.0%	\$88.86
\$150,001 - \$200,000	9	18.8%	2,039	65	100.7%	\$90.98
\$200,001 - \$250,000	5	10.4%	2,538	101	98.5%	\$96.24
\$250,001 - \$300,000	7	14.6%	2,244	103	99.2%	\$128.77
\$300,001 - \$350,000	1	2.1%	3,190	91	95.9%	\$108.15
\$350,001 - \$400,000	1	2.1%	2,204	277	70.9%	\$176.95
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	2.1%	4,717	134	92.4%	\$102.82
\$500,000+	0	0.0%	--	--	--	--
Gravette	48	100.0%	1,837	94	97.5%	\$96.15

Gravette



- There were 48 houses sold in Gravette from July 1 to December 31, 2018 or 4.3 percent higher than the 46 sold in the second half of 2017 and 23.1 percent higher than the 39 sold in the first half of 2018.
- The average price of a house sold in Gravette increased \$168,538 in the first half of 2018 to \$177,146 in the second half of 2018.
- The average sales price was 5.1 percent higher than in the previous half year and 2.0 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 98 in the first half of 2018 to 94 in the second half of 2018.
- The average price per square foot for a house sold in Gravette increased from \$85.55 in the first half of 2018 to \$96.15 in the second half of 2018.
- The average price per square foot was 12.4 percent higher than in the previous half year and 10.7 percent higher than in the second half of 2017.
- About 1.7 percent of all houses sold in Benton County in the first half of 2018 were sold in Gravette.
- The average sales price of a house was 72.5 percent of the county average.
- Out of 48 houses sold in the second half of 2018, 2 were new construction.
- These newly constructed houses had an average sold price of \$181,250 and took an average of 105 days to sell from their initial listing dates.
- There were 52 houses in Gravette listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$264,737.
- According to the Benton County Assessor's database, 57.6 percent of houses in Gravette were owner-occupied in the second half of 2018.



Gravette

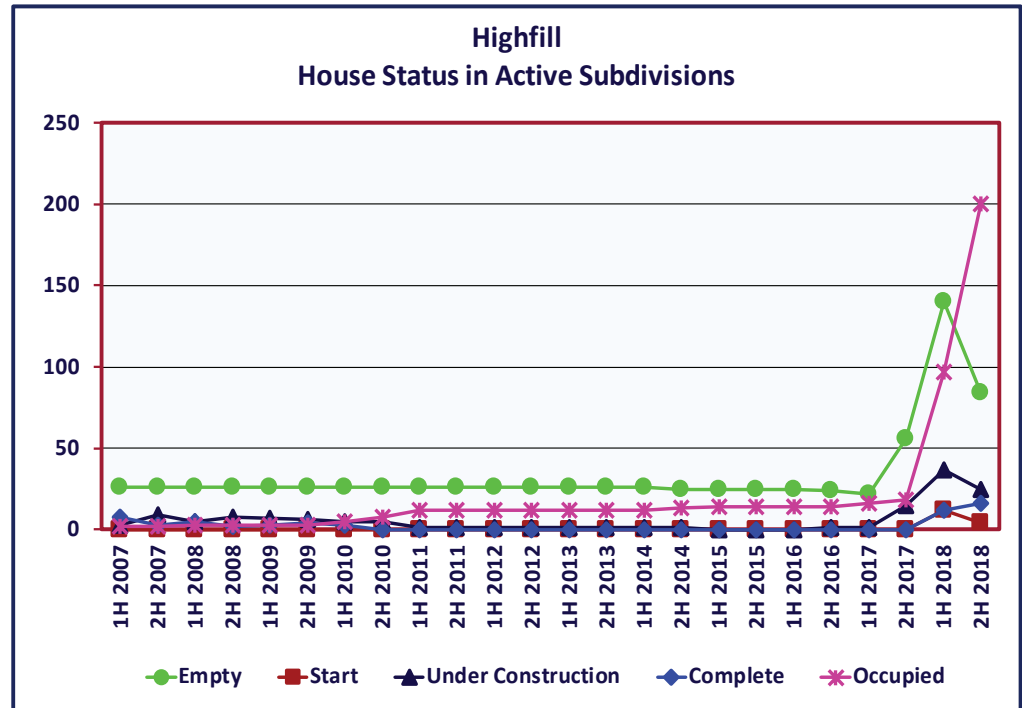
Gravette Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Blessing	1	2.1%	2,244	34	\$220,000	\$98.04
Countryside Estates	1	2.1%	1,400	102	\$135,000	\$96.43
Harris	1	2.1%	980	12	\$80,000	\$81.63
J D Coveys	1	2.1%	988	33	\$76,000	\$76.92
John & Joe Mcallister	1	2.1%	1,472	98	\$138,000	\$93.75
Karr & Powell	1	2.1%	928	39	\$85,000	\$91.59
Mcallister & Shields	2	4.2%	1,197	80	\$101,700	\$83.95
Moonlight Valley	1	2.1%	2,400	132	\$180,000	\$75.00
Oswalt	1	2.1%	1,590	138	\$124,000	\$77.99
Ozark Estates	4	8.3%	2,142	155	\$236,500	\$110.27
Patriot Park	4	8.3%	1,337	46	\$119,475	\$89.35
Sloans	2	4.2%	1,068	38	\$48,600	\$56.71
Stone Gate	1	2.1%	3,200	32	\$175,000	\$54.69
Touch Me Not Spring Estate	1	2.1%	2,516	44	\$172,000	\$68.36
Walnut Creek	1	2.1%	1,648	77	\$182,500	\$110.74
Other	25	52.1%	2,014	109	\$208,440	\$104.42
Gravette	48	100.0%	1,837	94	\$177,146	\$96.15



Highfill

- From July 1 through December 31, 2018 there were 44 residential building permits issued in Highfill.
- In the second half of 2018, more than half of the building permits in Highfill were valued in the \$100,001 to \$150,000 range.
- The average value of residential building permits issued in Highfill in the second half of 2018 was \$150,028.
- There were 297 total lots in 4 active subdivisions in Highfill in the second half of 2018. About 68.7 percent of the lots were occupied, 4.7 percent were complete but unoccupied, 3.7 percent were under construction, 1.3 percent were starts, and 21.5 percent were vacant lots.
- There were 11 homes under construction in Highfill in the second half of 2018; 9 of which are from Silver Meadows.
- 107 new houses in Highfill became occupied in the second half of 2018. The annual absorption rate implies that there were 6.0 months of remaining inventory in active subdivisions, down from 29.8 months in the first half of 2018.
- In the past year there has been no construction or absorption hiatus in Highfill.



- An additional 400 lots in 2 subdivisions had received final approval by December 31, 2018.

Highfill Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Woodland Hills, Phase II	2H 2018	300
<i>Final Approval</i>		
Woodland Hills, Phase I	2H 2018	100
Highfill		400

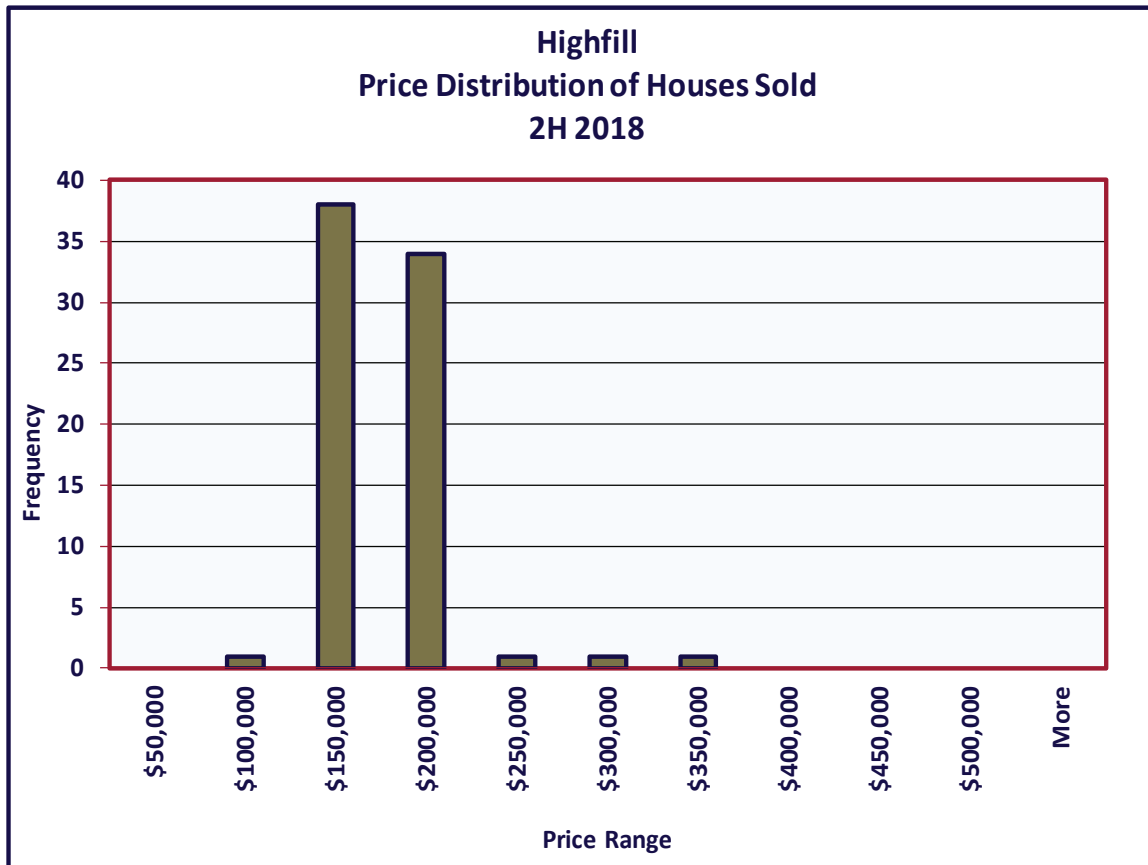
Highfill House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates, Phase II	0	0	0	0	6	6	1	0.0
Holland Hills Estates	17	0	0	0	15	32	2	102.0
Silver Meadows I	42	4	9	13	182	250	104	4.5
Snyderwolf	5	0	2	1	1	9	0	96.00
Highfill	64	4	11	14	204	297	107	6.0

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

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

Highfill

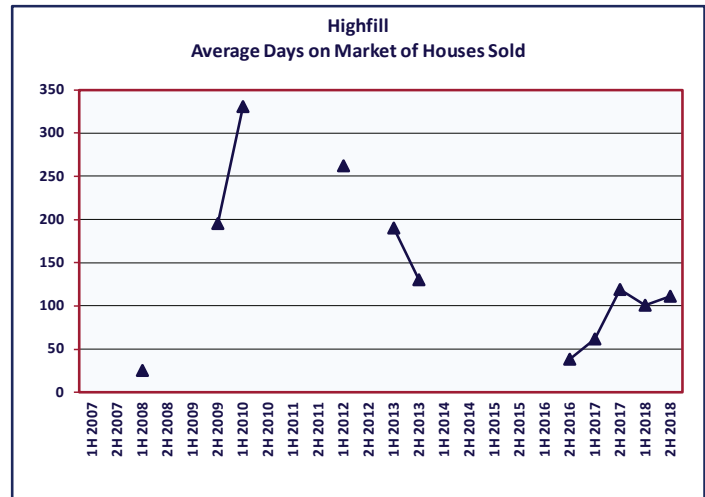
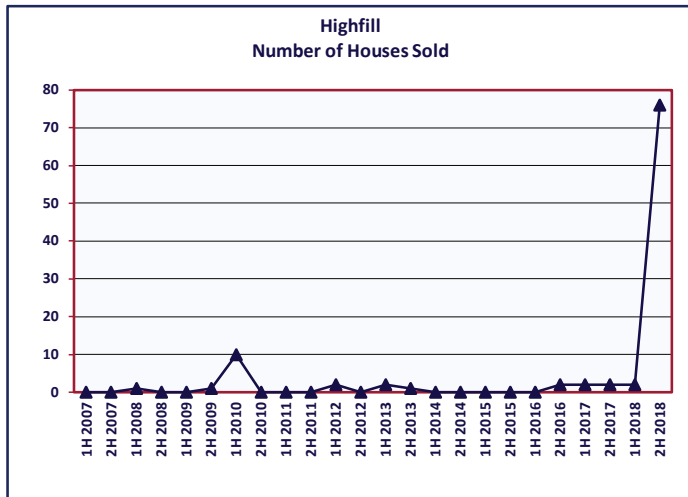


- 50 percent of the houses sold in Highfill were in the \$100,001 - \$150,000 range.

Highfill Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	1.3%	1,602	22	100.1%	\$62.42
\$100,001 - \$150,000	38	50.0%	1,263	103	100.4%	\$109.89
\$150,001 - \$200,000	34	44.7%	1,561	118	99.3%	\$112.09
\$200,001 - \$250,000	1	1.3%	1,680	39	100.0%	\$148.81
\$250,001 - \$300,000	1	1.3%	2,363	189	94.5%	\$107.91
\$300,001 - \$350,000	1	1.3%	2,749	289	96.0%	\$115.19
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Highfill	76	100.0%	1,441	111	99.8%	\$110.80

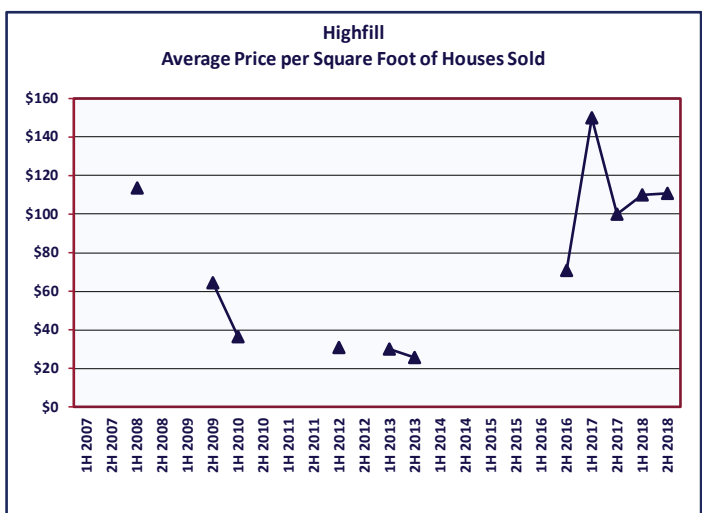
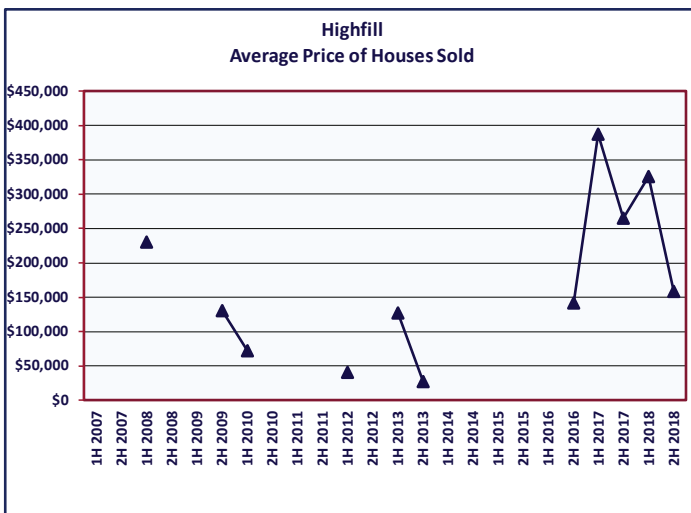
Highfill



- There were 76 houses sold in Highfill from July 1 to December 31, 2018.
- The average price of a house sold in Highfill was \$158,282 in the second half of 2018.
- The average number of days on market from initial listing to the sale was 111 days in the second half of 2018.
- The average price per square foot for a house sold in Highfill was \$110.80 in the second half of 2018.
- About 2.6 percent of all houses sold in Benton County in the first half of 2018 were sold in Highfill.
- The average sales price of a house was 64.7 percent of the

county average.

- Out of the 76 houses sold, 70 were newly constructed. These houses were sold for an average of \$158,158 and spent an average of 115 days on the market.
- There were 15 houses in Highfill listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$240,397.
- According to the Benton County Assessor's database, 50.0 percent of houses in Highfill were owner-occupied in the second half of 2018.

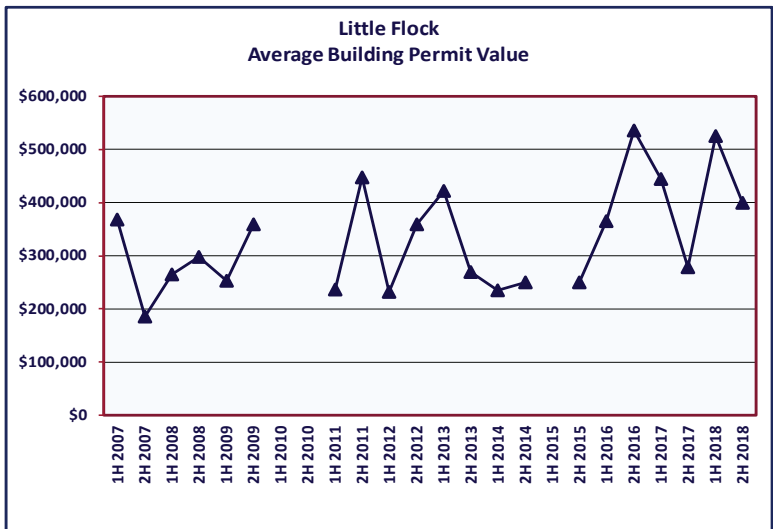
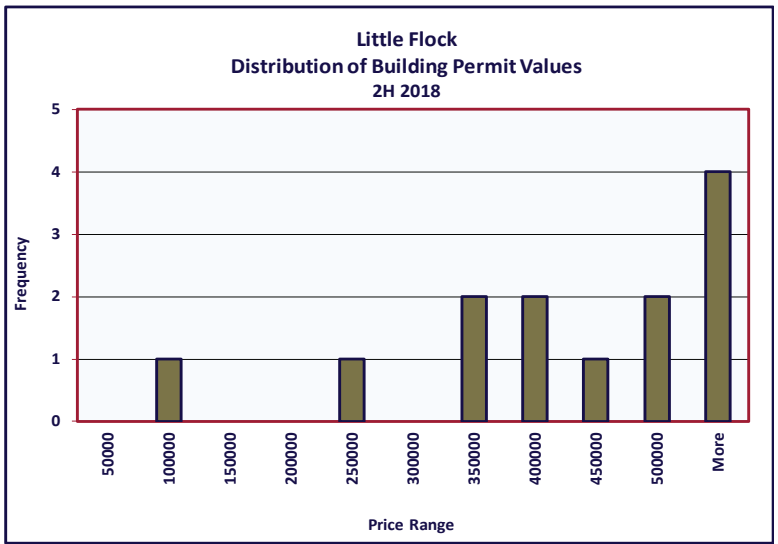
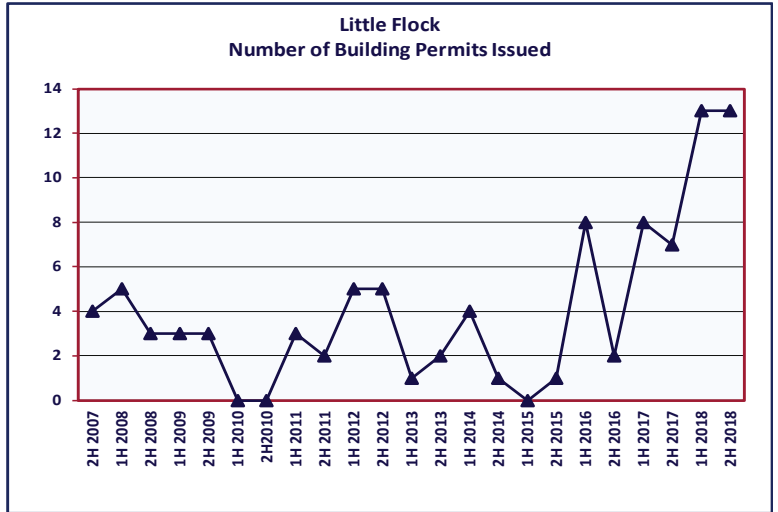


Highfill Sold House Characteristics by Subdivision First Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Holland Hills Estates	1	50.0%	2,222	45	\$240,000	\$108.01
Other	1	50.0%	3,684	157	\$412,500	\$111.97
Highfill	2	100.0%	2,953	101	\$326,250	\$109.99

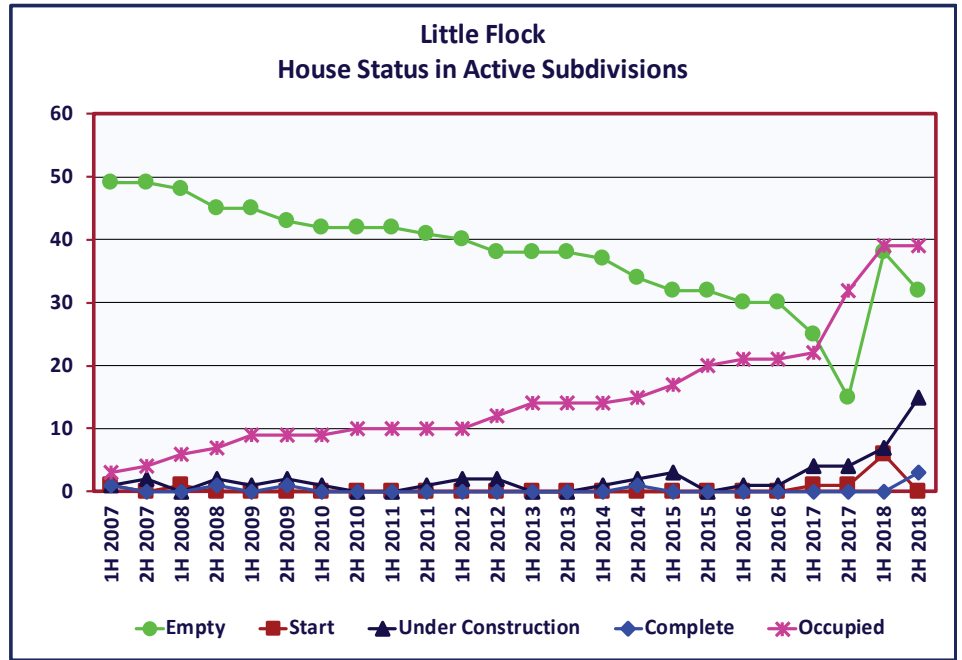
Little Flock

- From July 1 to December 31, 2018 there were 13 residential building permits issued in Little Flock. This was an 85.7 percent increase from the second half of 2017.
- In the second half of 2018, a majority of the building permits issued in Little Flock were valued between the \$400,001 and \$500,000+ range.
- The average residential building permit value in Little Flock was \$399,270 in the second half of 2018, an increase of 43.7 percent from the \$277,861 in the second half of 2017.



Little Flock

- There were 89 total lots in 2 active subdivisions in Little Flock in the second half of 2018. 43.8 percent of the lots were occupied, 3.4 percent were complete, but unoccupied, 16.9 percent were under construction, 0.0 percent were starts, and 36.0 percent were vacant lots.
- 15 houses were under construction in the second half of 2018 in Little Flock.
- 1 new houses in Little Flock became occupied in the second half of 2018. The annual absorption rate implies that there were 33.3 months of remaining inventory in active subdivisions, down from 36.0 months in the first half of 2018.



Little Flock House Status in Active Subdivisions Second Half of 2018

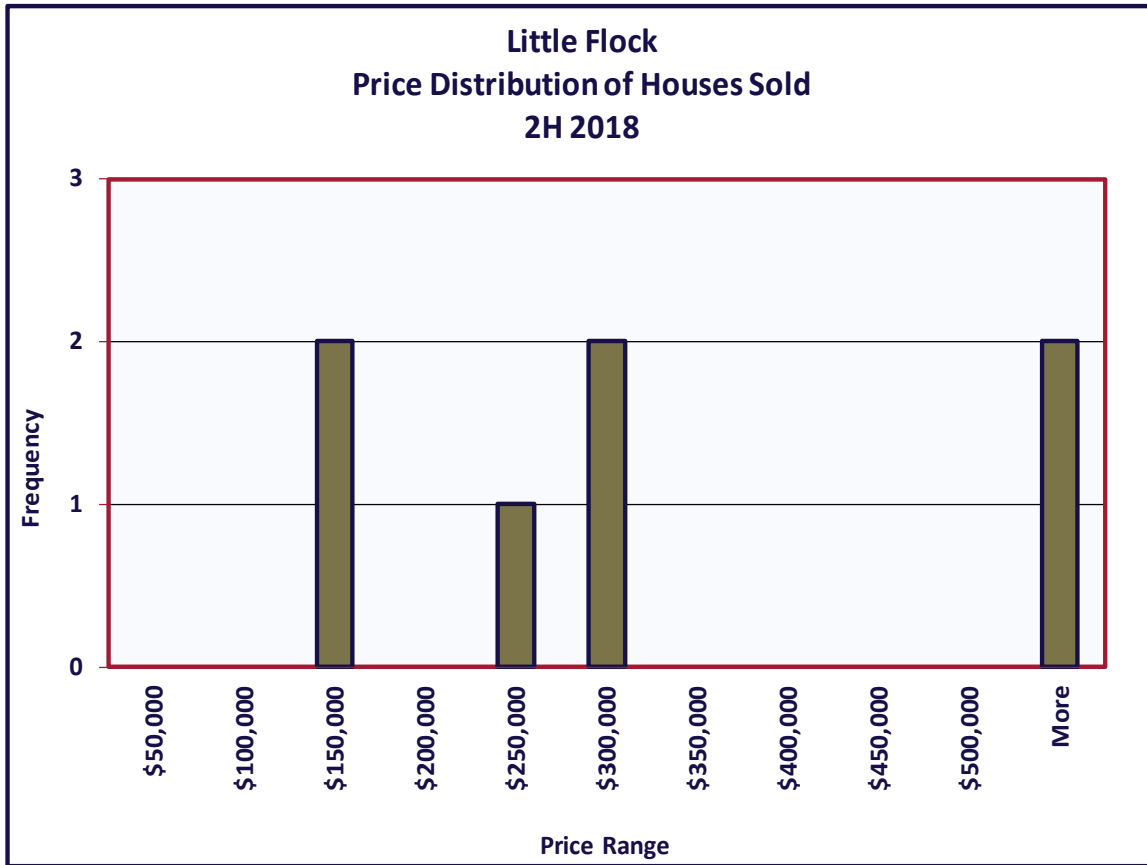
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Copper Ridge Court Meadows, The	20	0	14	2	2	38	0	216.0
Little Flock	32	0	15	3	39	89	1	33.3

- 4 additional lots in 1 subdivision in Little Flock received either preliminary or final approval by December 31, 2018.

Little Flock Preliminary and Final Approved Subdivisions Second Half of 2018

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

Little Flock

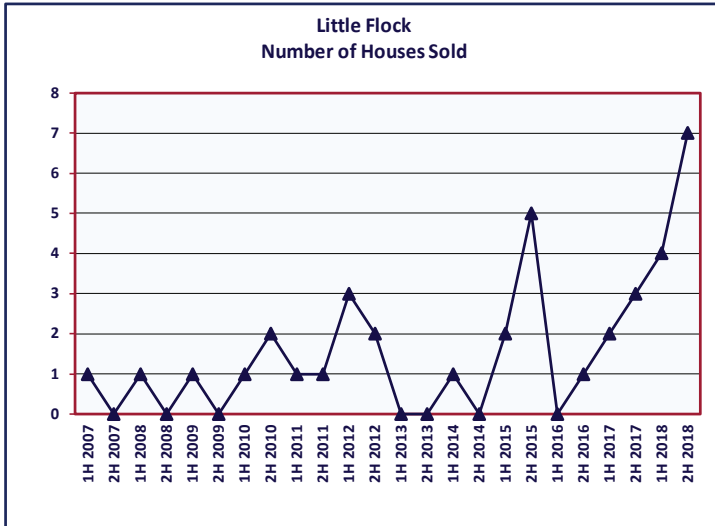


- 71.4 percent of the houses sold in Little Flock were in the \$100,001-\$300,000 range.

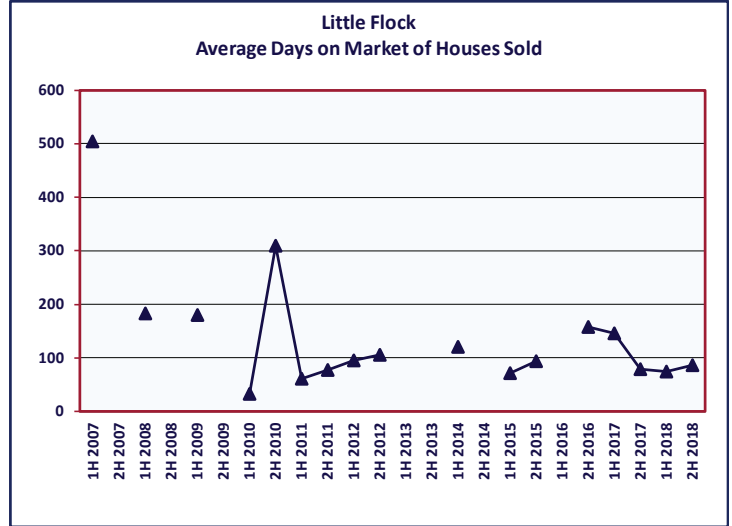
Little Flock Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	2	28.6%	1,404	65	96.5%	\$98.22
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	14.3%	2,088	41	95.2%	\$104.84
\$250,001 - \$300,000	2	28.6%	2,489	56	83.6%	\$120.51
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	2	28.6%	3,957	164	97.7%	\$159.35
Little Flock	7	100.0%	2,541	87	93.0%	\$123.00

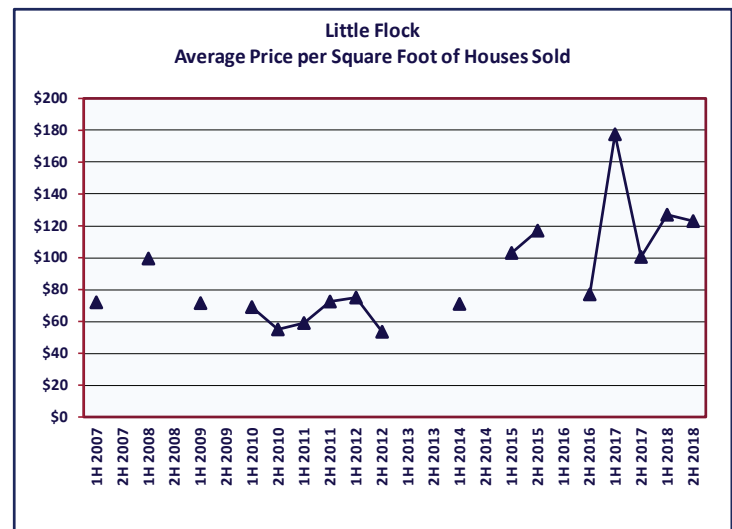
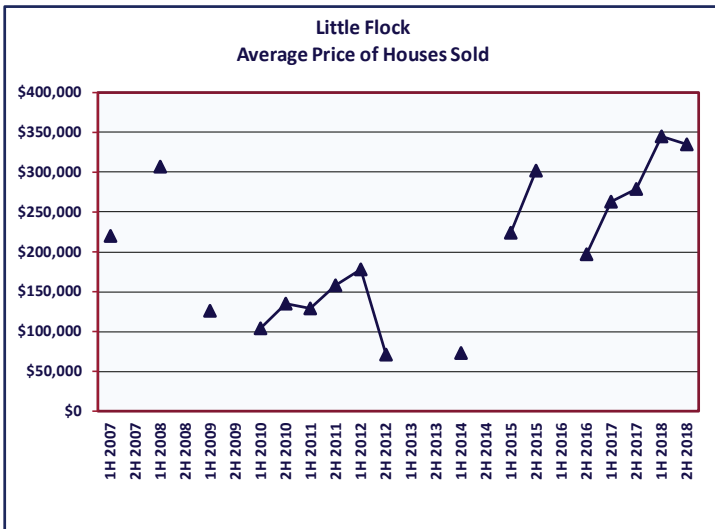
Little Flock



- There were 7 houses sold in Little Flock in the second half of 2018.
- The average sale price was \$334,814 or \$123.00 per square foot.
- There was 1 newly constructed house sold in Little Flock during the second half of 2018.



- There were 11 houses in Little Flock listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$593,173
- According to the Benton County Assessor's database, 74.1 percent of houses in Little Flock were owner-occupied in the second half of 2018.

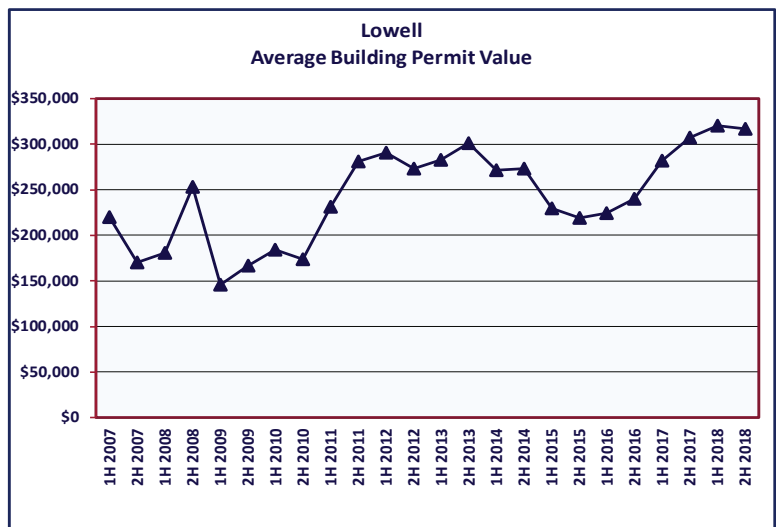
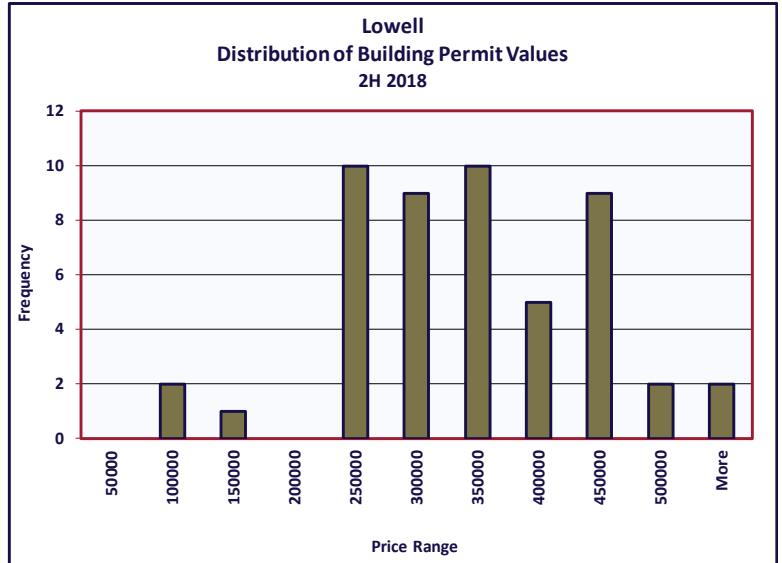
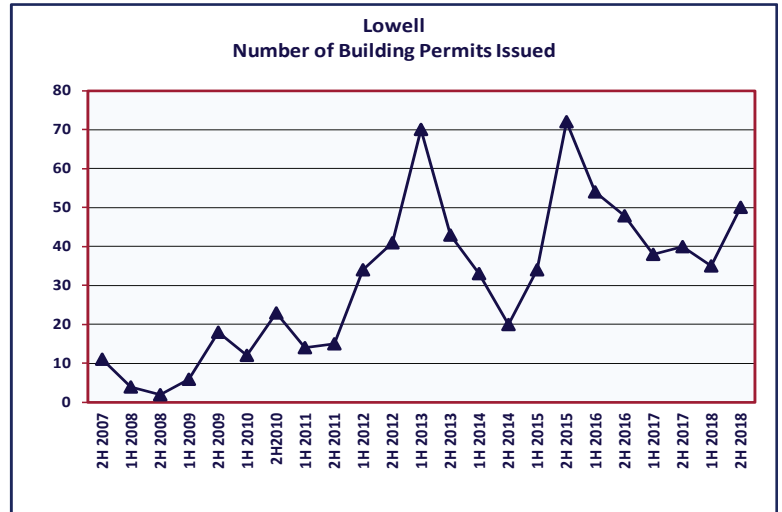


Little Flock Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Copper Ridge Court	1	14.3%	4,560	102	\$759,900	\$166.64
Little Flock	1	14.3%	2,790	71	\$289,900	\$103.91
Meadows, The	1	14.3%	3,354	226	\$510,000	\$152.06
Rolling Oaks	1	14.3%	1,056	57	\$120,000	\$113.64
Shepherd Hills	1	14.3%	2,088	41	\$218,900	\$104.84
Other	2	28.6%	1,970	57	\$222,500	\$109.96
Little Flock	7	100.0%	2,541	87	\$334,814	\$123.00

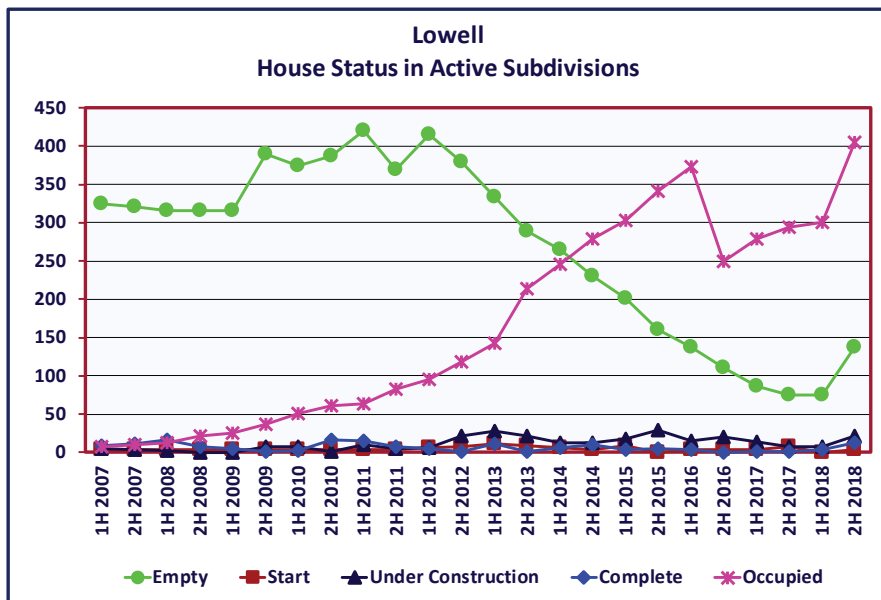
Lowell

- From July 1 to December 31, 2018, there were 50 residential building permits issued in Lowell. This represents a 25.0 percent increase from the second half of 2017.
- In the first half of 2018, a majority of building permits in Lowell were valued in the \$250,001 to \$350,000 range.
- The average residential building permit value in Lowell increased by 3.2 percent from \$307,019 in the second half of 2017 to \$316,757 in the second half of 2018.



Lowell

- There were 580 total lots in 8 active subdivisions in Lowell in the second half of 2018. 69.8 percent of the lots were occupied, 2.1 percent were complete but unoccupied, 3.8 percent were under construction, 0.7 percent were starts, and 23.6 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the second half of 2018 was Lakewood Subdivision with 13.
- No new construction or absorption has occurred in the last year in 2 of the 8 active subdivisions in Lowell.



Lowell House Status in Active Subdivisions Second Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrett Place ^{1,2}	1	0	0	0	7	8	0	--
Carrington Parke	0	0	0	0	35	35	12	0.0
Lakewood, Phase III	4	0	0	0	81	85	19	1.0
Lakewood Subdivision, Phase IV	29	0	13	5	2	49	2	282.0
Park Central, Phase I ¹	63	2	5	0	18	88	0	--
Timber Ridge Park	37	2	3	6	7	55	7	82.3
Tuscan Heights, Phase 1	1	0	1	1	80	83	3	4.0
Weatherton ^{1,2}	2	0	0	0	175	177	0	--
Lowell	137	4	22	12	405	580	43	32.8

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

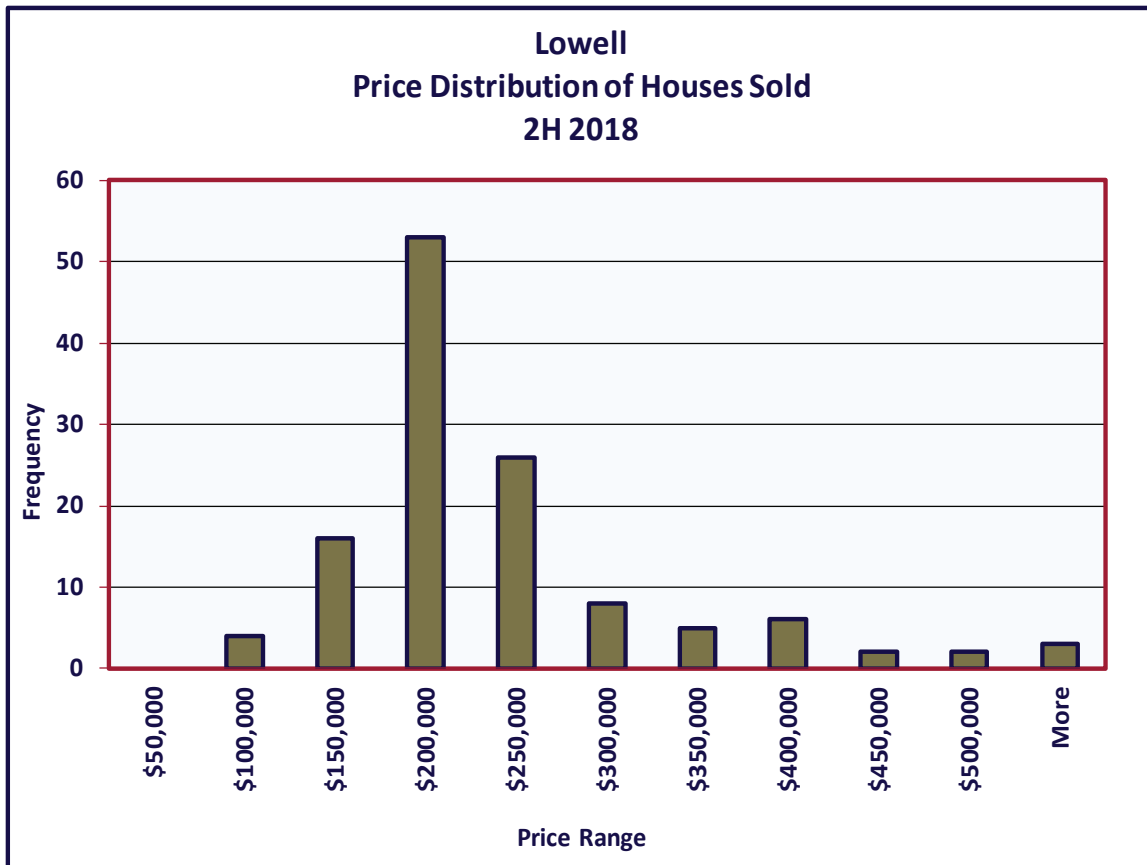
² No new construction or progress in existing construction has occurred in this subdivision in the last year.

Lowell Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Lakewood, Phase V	2H 2018	54
Parkside Patio Homes, Phase II	2H 2018	14
Timber Ridge North	2H 2017	N/A
<i>Final Approval</i>		
Park Central PUD, Phase III	1H 2018	97
Lowell		165

- 43 new houses in Lowell became occupied in the second half of 2018. The annual absorption rate implies that there were 32.8 months of remaining inventory in active subdivisions, down from 48.6 months in the first half of 2018.
- 3 of the 8 subdivisions in Lowell had no absorption in the last year.
- There were an additional 165 lots in 4 subdivisions that had received preliminary or final approval by December 31, 2018.

Lowell

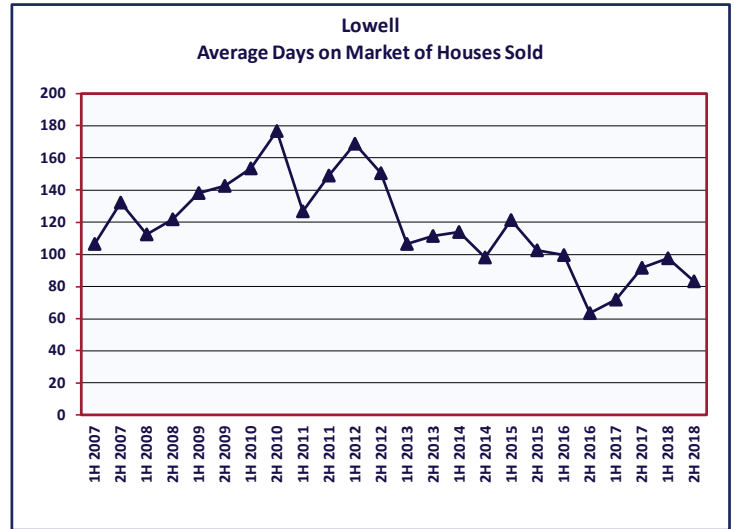
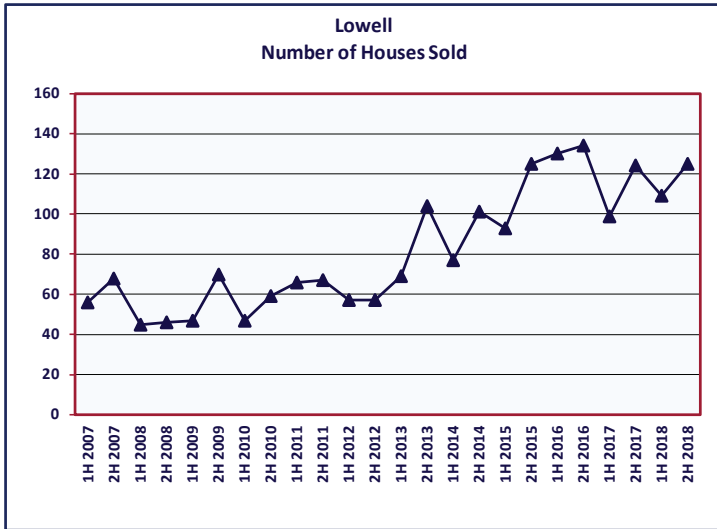


- 63.2 percent of the sold houses in Lowell were priced between \$150,001 and \$250,000.

Lowell Price Range of Houses Sold Second Half of 2018

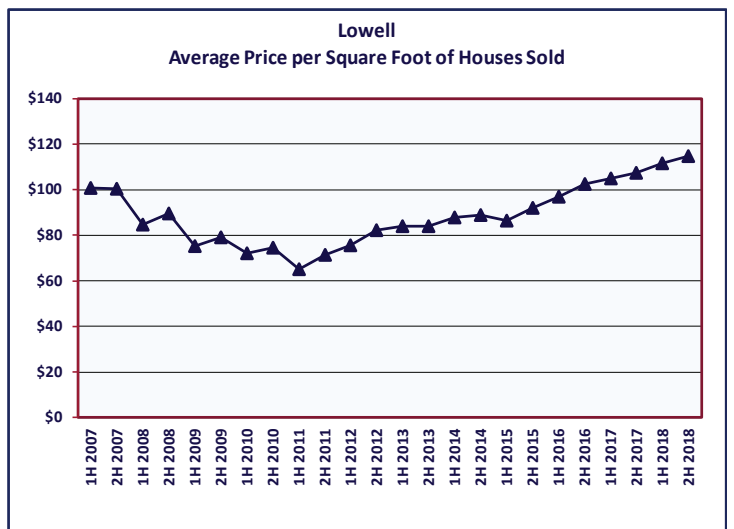
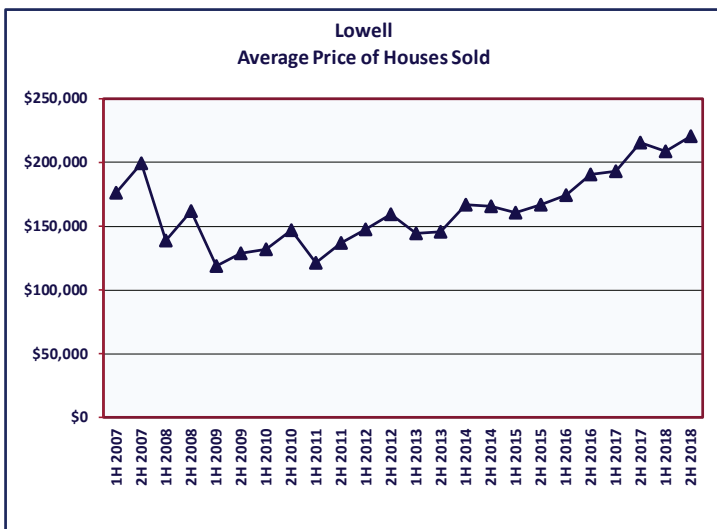
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	4	3.2%	1,617	53	97.3%	\$66.91
\$100,001 - \$150,000	16	12.8%	1,336	69	98.3%	\$107.01
\$150,001 - \$200,000	53	42.4%	1,606	83	99.6%	\$112.02
\$200,001 - \$250,000	26	20.8%	2,169	63	98.3%	\$108.03
\$250,001 - \$300,000	8	6.4%	2,529	119	98.2%	\$115.93
\$300,001 - \$350,000	5	4.0%	2,624	77	99.9%	\$130.33
\$350,001 - \$400,000	6	4.8%	2,610	145	99.6%	\$151.48
\$400,001 - \$450,000	2	1.6%	3,064	58	97.8%	\$138.58
\$450,001 - \$500,000	2	1.6%	2,702	179	94.7%	\$177.17
\$500,000+	3	2.4%	3,213	114	89.2%	\$169.78
Lowell	125	100.0%	1,916	83	98.6%	\$114.83

Lowell



- There were 125 houses sold in Lowell from July 1 to December 31, 2018 or 14.7 percent more than were sold in the first half of 2018 and 0.8 percent more than in the second half of 2017.
- The average price of a house sold in Lowell increased from \$208,655 in the first half of 2018 to \$220,803 in the second half of 2018.
- The average sales price was 5.8 percent higher than in the previous half year and 2.6 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 97 in the first half of 2018 to 83 in the second half of 2018.
- The average price per square foot for a house sold in Lowell increased from \$111.60 in the first half of 2018 to \$114.83 in the second half of 2018.
- The average price per square foot was 2.9 percent higher than in the previous half year and 7.1 percent higher than in the

- second half of 2017.
- About 4.3 percent of all houses sold in Benton County in the second half of 2018 were sold in Lowell.
- The average sales price of a house was 90.3 percent of the county average.
- Out of 125 houses sold in the second half of 2018, 31 were new construction. These newly constructed houses had an average sold price of \$249,385 and took an average of 133 days to sell from their initial listing dates.
- There were 51 houses in Lowell listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$330,848.
- According to the Benton County Assessor's database, 71.4 percent of houses in Lowell were owner-occupied in the second half of 2018.



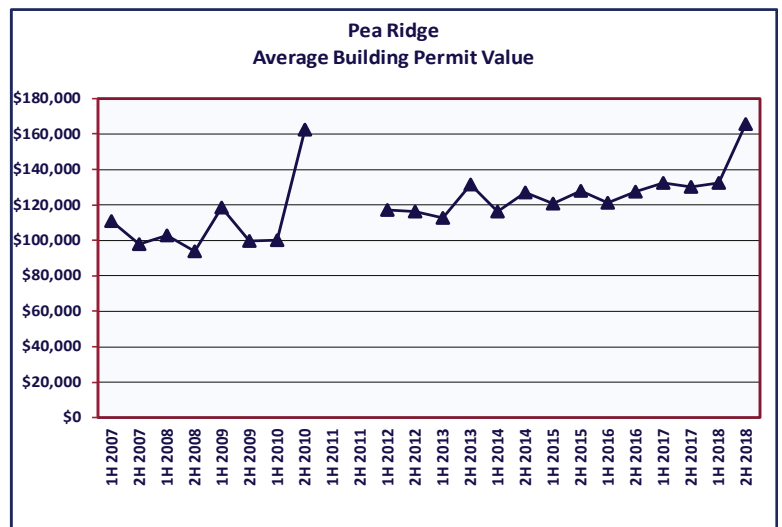
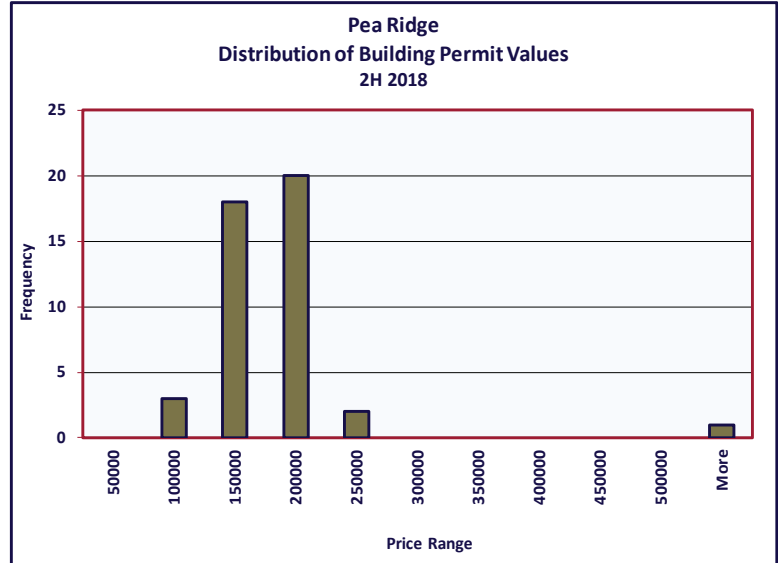
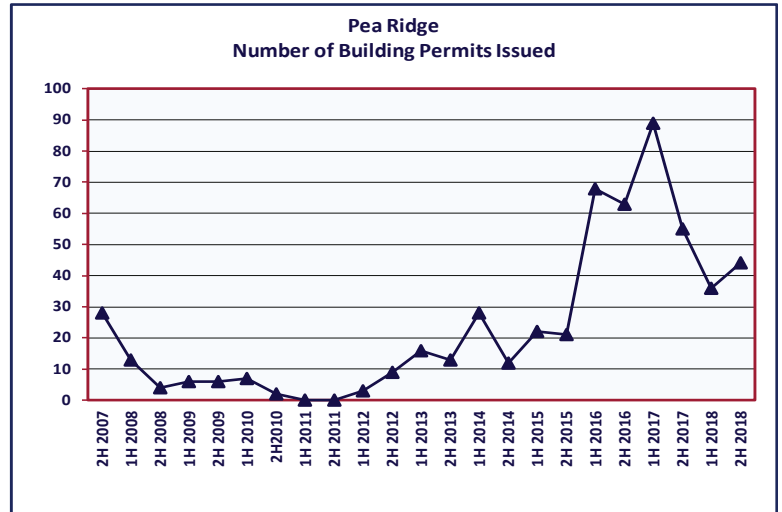
Lowell

Lowell Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Barrett Place	1	0.8%	2,470	54	\$296,000	\$119.84
Beaver Lake	1	0.8%	3,140	118	\$520,000	\$165.61
Blueberry Hill	1	0.8%	1,450	74	\$375,000	\$258.62
Buena Vista Harbor Estate	1	0.8%	3,770	109	\$575,000	\$152.52
Cambridge Place	8	6.4%	1,750	61	\$183,263	\$105.14
Carrington Parke	1	0.8%	1,868	25	\$189,500	\$101.45
Concord Place	6	4.8%	1,679	50	\$183,342	\$109.33
Cooper Hills	1	0.8%	2,025	32	\$202,000	\$99.75
Cross Creek	1	0.8%	3,449	58	\$415,000	\$120.32
Edinburgh	9	7.2%	2,113	92	\$233,600	\$111.82
Highland Meadows	7	5.6%	1,403	50	\$151,986	\$108.71
Kendrick Place	1	0.8%	1,666	38	\$180,000	\$108.04
Lakewood	23	18.4%	1,768	132	\$199,665	\$115.92
Lassiter	1	0.8%	1,750	34	\$158,017	\$90.30
Little Hickory Meadows	1	0.8%	1,814	55	\$150,000	\$82.69
Lowell Original	1	0.8%	1,237	24	\$73,000	\$59.01
Meadowlands	2	1.6%	1,868	34	\$233,500	\$125.04
Neil	1	0.8%	1,467	159	\$143,000	\$97.48
Pleasure Heights	2	1.6%	3,426	62	\$175,000	\$51.96
Prairie Meadows	1	0.8%	1,371	37	\$164,000	\$119.62
Sabre Heights	1	0.8%	1,495	70	\$196,000	\$131.10
South Mountain Estates	1	0.8%	3,014	287	\$475,000	\$157.60
Southfork	10	8.0%	1,403	51	\$152,170	\$108.66
Southview	5	4.0%	1,283	43	\$147,200	\$114.80
Summer Meadows	2	1.6%	1,732	92	\$189,900	\$109.60
Sylvan Acres	1	0.8%	2,696	28	\$285,000	\$105.71
Timber Ridge Park	8	6.4%	2,686	100	\$351,487	\$130.83
Tuscan Heights	3	2.4%	2,289	115	\$288,911	\$125.55
Weatherton	5	4.0%	1,821	47	\$220,143	\$121.17
Other	19	15.2%	2,071	91	\$244,489	\$115.32
Lowell	125	100.0%	1,916	83	\$220,803	\$114.83

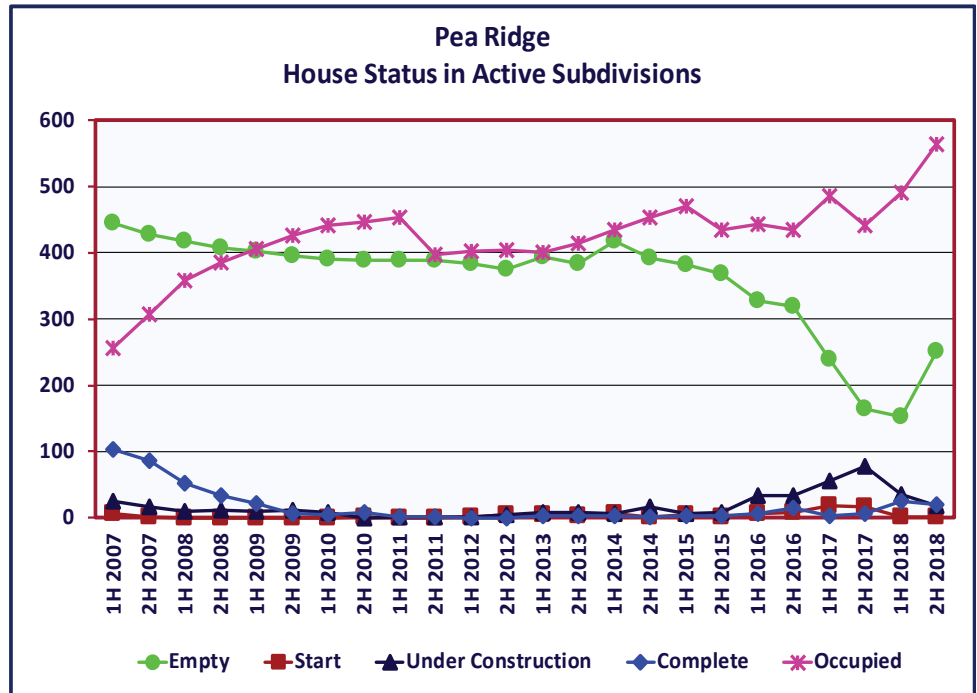
Pea Ridge

- From July 1 to December 31, 2018 there were 44 residential building permits issued in Pea Ridge. This represents a 20.0 percent decrease from the second half of 2017.
- In the second half of 2018, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Pea Ridge increased by 27.3 percent from \$130,033 in the second half of 2017 to \$165,525 in the second half of 2018.



Pea Ridge

- There were 855 total lots in 18 active subdivisions in Pea Ridge in the second half of 2018. 66.0 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 2.1 percent were under construction, 0.1 percent were starts, and 29.5 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the second half of 2018 was Battlefield Estates with 10.
- No new construction or progress in existing construction has occurred in the last year in 2 of the 18 active subdivisions in Pea Ridge.
- 51 new houses in Pea Ridge became occupied in the second half of 2018.



- The annual absorption rate implies that there were 20.1 months of remaining inventory in active subdivisions, down from 21.0 months in the first half of 2018.
- 1 of the 18 subdivisions in Pea Ridge had no absorption in the last year.
- An additional 404 lots in 4 subdivisions had received either preliminary or final approval by December 31, 2018 in Pea Ridge.



Pea Ridge Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cardiff Manor, Phases I, II	2H 2018	159
Elkhorn Ridge, Phase III	2H 2017	52
Elkhorn Ridge, Phases IV, V	2h 2018	135
<i>Final Approval</i>		
Elkhorn Ridge, Phase II	2H 2017	54
Pea Ridge		400

Pea Ridge

Pea Ridge House Status in Active Subdivisions Second Half of 2018

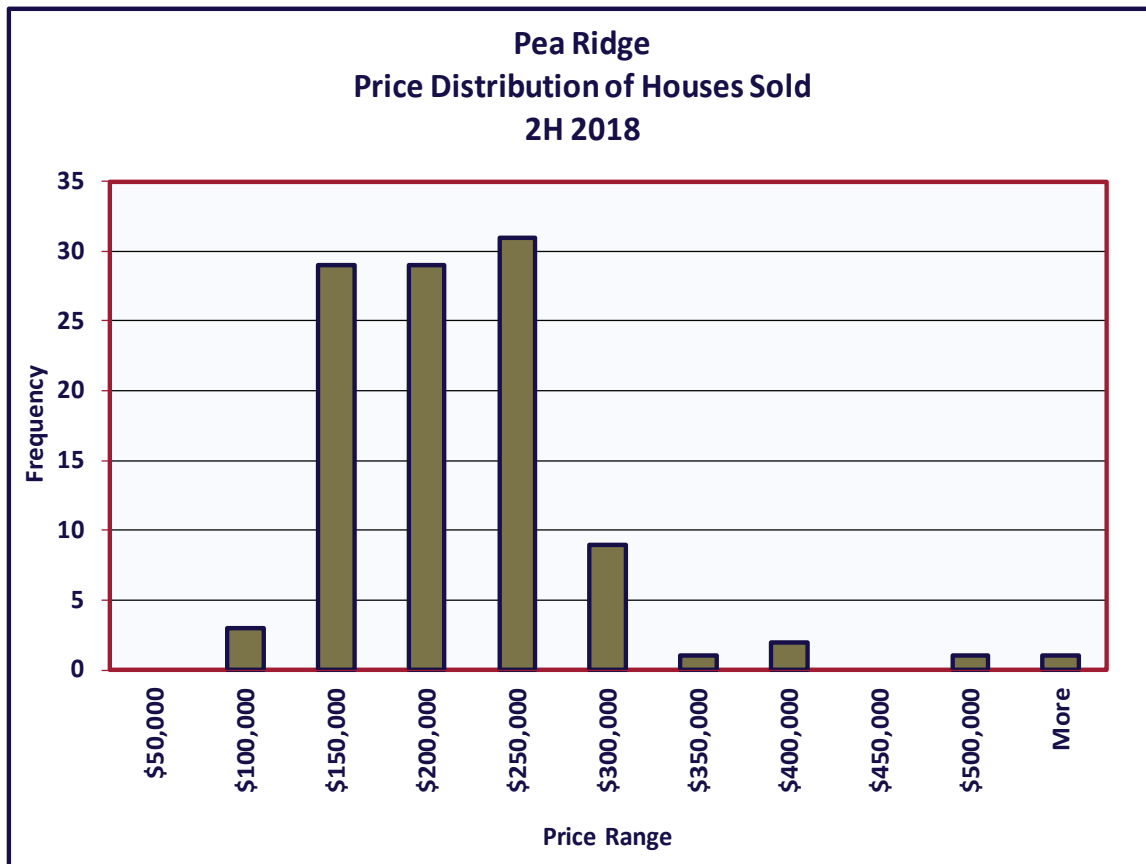
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battefield Estates	30	0	10	13	54	107	16	27.7
Battlefield View, Phase II-A	0	0	0	0	57	57	3	0.0
Creekside Estates	21	0	2	0	11	34	0	138.0
Creekwood Manor	1	0	0	0	44	45	9	1.2
Deer Meadows	6	0	0	0	86	92	9	3.1
Elkhorn, Phase I	8	0	0	0	44	52	0	19.2
Givens Place ^{1,2}	13	0	0	0	62	75	0	--
Lee Town Estates	3	0	0	0	6	9	0	18.0
Maple Glenn	4	0	1	1	114	120	2	36.0
Maple Glenn, Phase II	6	0	1	2	11	20	5	9.8
Ridgeview Acres	18	0	0	0	12	30	1	108.0
Shepherd Hills	20	0	0	0	15	35	0	--
Sugar Creek Estates ²	12	0	0	0	4	16	0	--
Sugar Creek Residential Community, Phase I53		1	3	1	14	72	1	49.7
Sugar Creek Residential Community, Phase II37		0	0	0	8	45	0	55.5
Sugar Creek Residential Community, Phase III		9	0	0	0	4	13	0
Summit Meadows, Phase III	0	0	0	0	14	14	1	0.0
Willow Run	11	0	1	3	4	19	4	45.0
Pea Ridge	252	1	18	20	564	855	51	20.1

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.



Pea Ridge



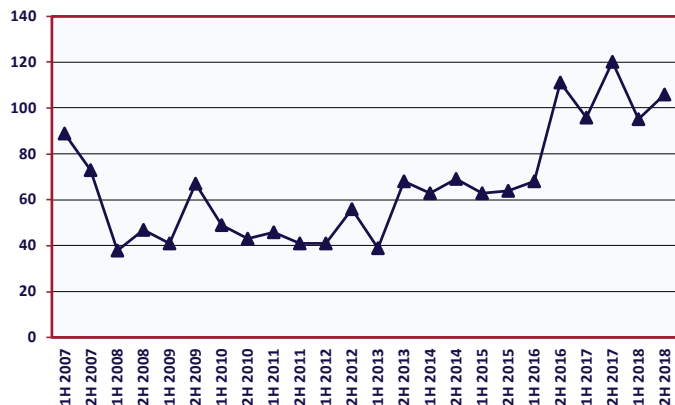
- 56.6 percent of the sold houses in Pea Ridge were priced between \$150,001 and \$250,000

Pea Ridge Price Range of Houses Sold Second Half of 2018

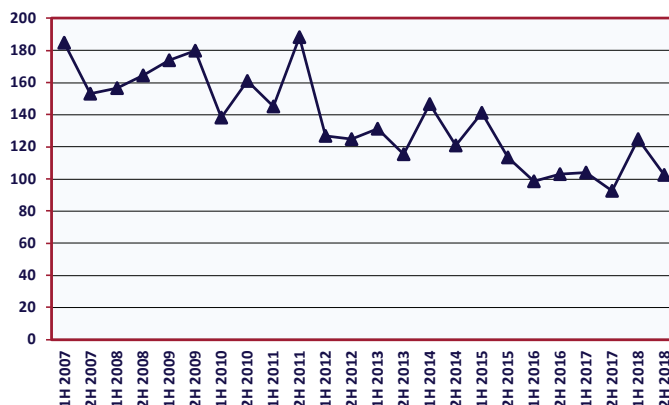
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	3	2.8%	1,194	77	90.1%	\$78.74
\$100,001 - \$150,000	29	27.4%	1,379	60	101.2%	\$99.66
\$150,001 - \$200,000	29	27.4%	1,669	81	99.4%	\$108.39
\$200,001 - \$250,000	31	29.2%	1,940	138	99.8%	\$116.84
\$250,001 - \$300,000	9	8.5%	2,434	201	99.6%	\$108.68
\$300,001 - \$350,000	1	0.9%	3,248	76	100.3%	\$101.60
\$350,001 - \$400,000	2	1.9%	3,022	87	90.7%	\$119.13
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	0.9%	4,475	148	98.9%	\$105.03
\$500,000+	1	0.9%	3,300	60	100.0%	\$204.55
Pea Ridge	106	100.0%	1,803	102	99.6%	\$108.67

Pea Ridge

Pea Ridge
Number of Houses Sold

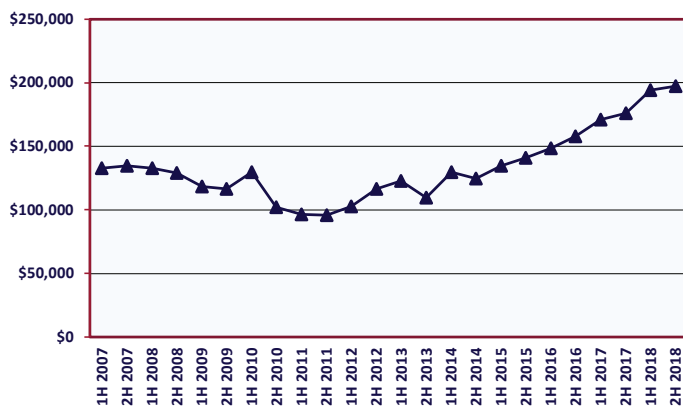


Pea Ridge
Average Days on Market of Houses Sold

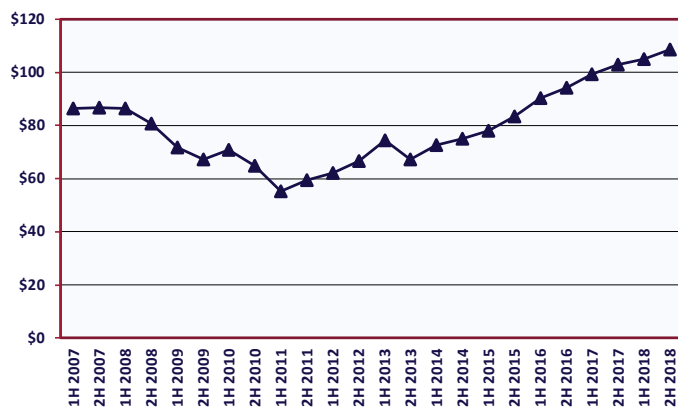


- There were 106 houses sold in Pea Ridge from July 1 to December 31, 2018, or 11.7 percent less than the 120 sold in the second half of 2017 and 11.6 percent more than the 95 sold in the first half of 2018.
- The average price of a house sold in Pea Ridge increased from \$194,011 in the first half of 2018 to \$197,189 in the second half of 2018.
- The average sales price was 1.6 percent higher than in the previous half year and 12.0 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 125 in the first half of 2018 to 102 in the second half of 2018.
- The average price per square foot for a house sold in Pea Ridge increased from \$105.05 in the first half of 2018 to \$108.67 in the second half of 2018.
- The average price per square foot was 3.4 percent higher than in the previous half year and 5.7 percent higher than the second half of 2017.
- About 3.7 percent of all houses sold in Benton County in the second half of 2018 were sold in Pea Ridge. The average sales price of a house was 80.7 percent of the county average.
- Out of 106 houses sold in the second half of 2018, 39 were new construction.
- These newly constructed houses sold for an average of \$220,682 and took 154 days to sell from their initial listing dates.
- There were 38 houses in Pea Ridge listed for sale in the MLS database as December 31, 2018. These houses had an average list price of \$246,687.
- According to the Benton County Assessor's database 67.5 of the houses in Pea Ridge were owner-occupied in the second half of 2018.

Pea Ridge
Average Price of Houses Sold



Pea Ridge
Average Price per Square Foot of Houses Sold



Pea Ridge

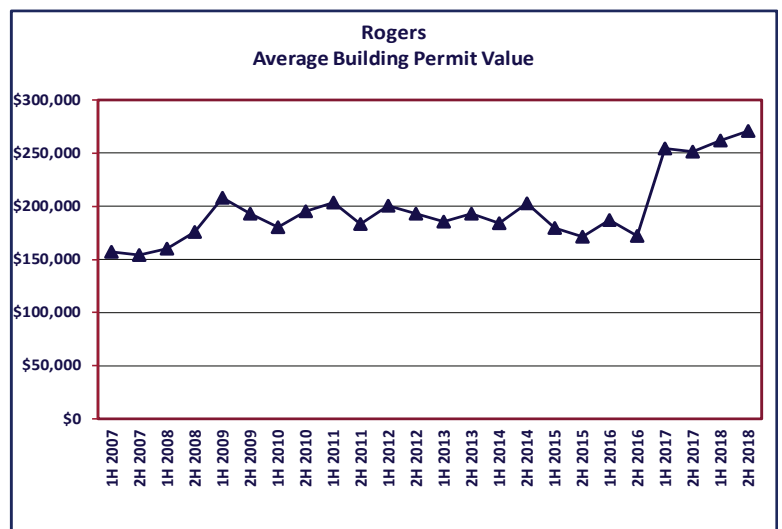
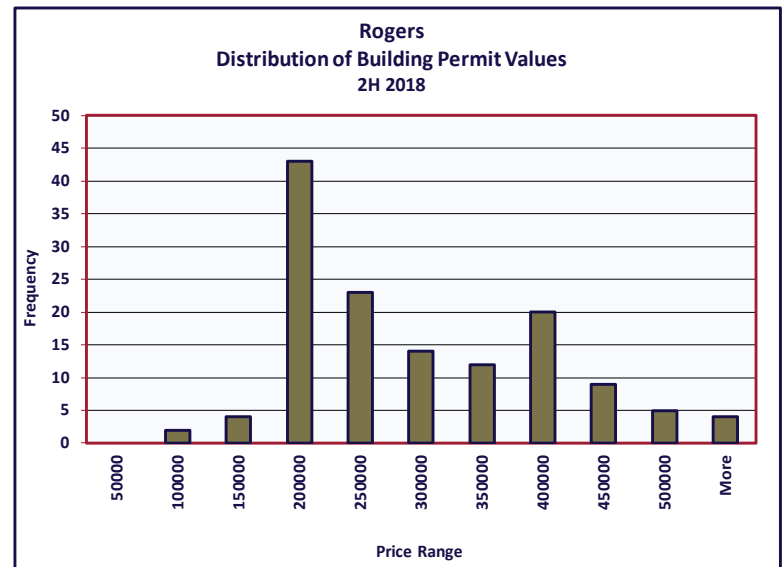
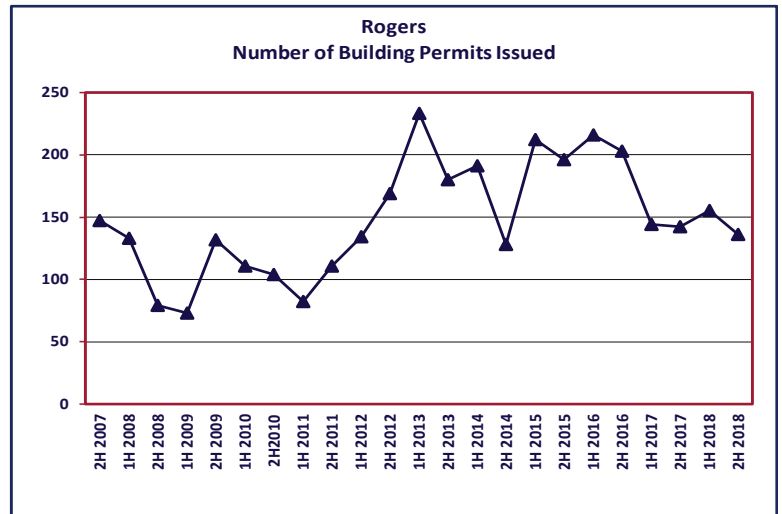
Pea Ridge Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Battlefield Estates	16	15.1%	2,028	253	\$235,020	\$116.08
Battlefield View	8	7.5%	1,619	91	\$165,608	\$103.84
Billy Hall	1	0.9%	1,642	88	\$115,000	\$70.04
Brett Ryan Ridge	1	0.9%	1,278	31	\$142,500	\$111.50
Country Acres	4	3.8%	1,599	54	\$158,875	\$99.74
Creekwood Manor	3	2.8%	1,661	58	\$186,633	\$112.71
Deer Meadows	3	2.8%	1,677	52	\$180,633	\$107.58
Elkhorn	16	15.1%	1,694	60	\$210,378	\$124.70
Givens Place	7	6.6%	1,281	61	\$129,771	\$101.51
Haskell Walker	3	2.8%	1,536	60	\$141,167	\$92.04
Lucky Acres	1	0.9%	1,510	81	\$150,000	\$99.34
Maple Glenn	4	3.8%	1,966	104	\$220,013	\$111.86
Maple Leaf Heights	1	0.9%	1,964	264	\$177,500	\$90.38
Miller	1	0.9%	1,682	77	\$134,000	\$79.67
Oak Ridge	2	1.9%	2,065	92	\$192,000	\$93.58
Patterson Place	4	3.8%	1,736	63	\$177,475	\$102.35
Ridgemoor Estates	2	1.9%	1,416	68	\$149,000	\$105.49
Sheppard Hills	1	0.9%	2,591	64	\$245,000	\$94.56
Standing Oaks	4	3.8%	1,545	60	\$154,625	\$100.05
Sugar Creek	2	1.9%	3,002	163	\$326,500	\$108.75
Summit Meadows	4	3.8%	1,911	49	\$203,175	\$106.25
Thompson	1	0.9%	1,500	153	\$159,900	\$106.60
Weston Road	1	0.9%	1,152	53	\$130,000	\$112.85
Windmill Estates	1	0.9%	1,653	54	\$160,000	\$96.79
Other	15	14.2%	2,136	91	\$240,772	\$108.66
Pea Ridge	106	100.0%	1,803	102	\$197,189	\$108.67



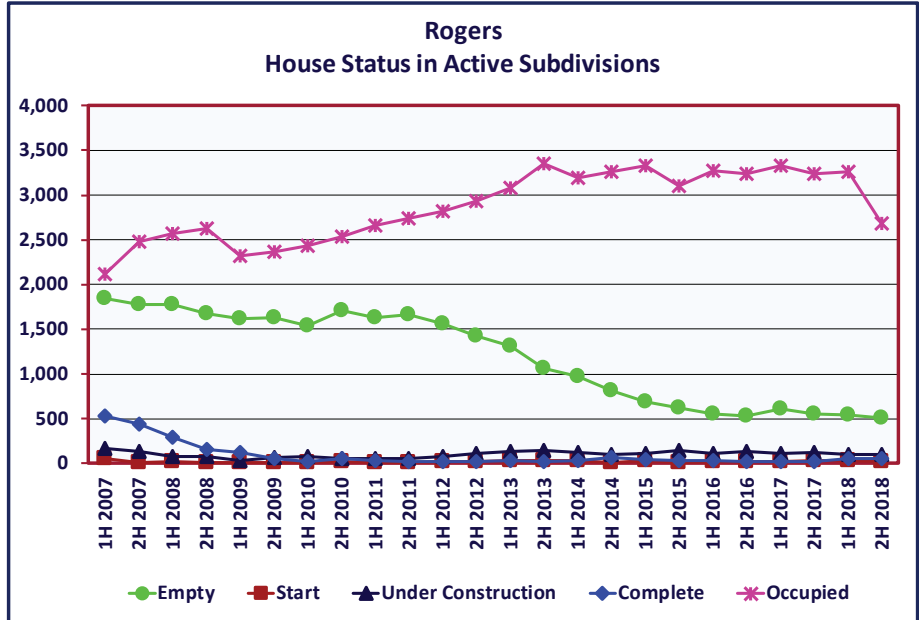
Rogers

- From July 1 to December 31, 2018 there were 136 residential building permits issued in Rogers. This represents a 4.2 percent decrease from the second half of 2017.
- In the second half of 2018, more than half of the building permits in Rogers were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Rogers increased by 7.8 percent from \$251,425 in the second half of 2017 to \$271,095 in the second half of 2018.



Rogers

- There were 3,362 total lots in 48 active subdivisions in Rogers in the second half of 2018. About 79.7 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 2.9 percent were under construction, 0.7 percent were starts, and 14.9 percent were vacant lots.
- The subdivisions with the most houses under construction in Rogers in the second half of 2018 were Chandler Run Phase I, Chelsea Point Phase II and First Place with 15.
- No new construction or progress in existing construction has occurred in the last year in 9 of the 48 active subdivisions in Rogers.
- 130 new houses in Rogers became occupied in the second half of 2018. The annual absorption rate implies that there were 18.5 months of remaining inventory in active subdivisions, down from 27.9 months in the first half of 2018.
- In 10 out of the 48 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 398 lots in 11 subdivisions had received preliminary or final approval by December 31, 2018 in Rogers.

Rogers Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cadence Place	1H 2018	34
Eastridge Subdivision, Phase II	1H 2016	28
The Groves, Phase II	1H 2018	24
Halls Creek	2H 2016	50
Haxton Road	1H 2018	6
Matthew's Subdivision	2H 2016	5
Pine Meadows, Phase V	1H 2017	8
Shadow Valley Phase X	1H 2018	116
<i>Final Approval</i>		
Chandler Run, Phase II	2H 2018	33
The Estates at Southgate	1H 2018	31
Foxbriar, Phase II	1H 2018	63
Rogers		398



Rogers

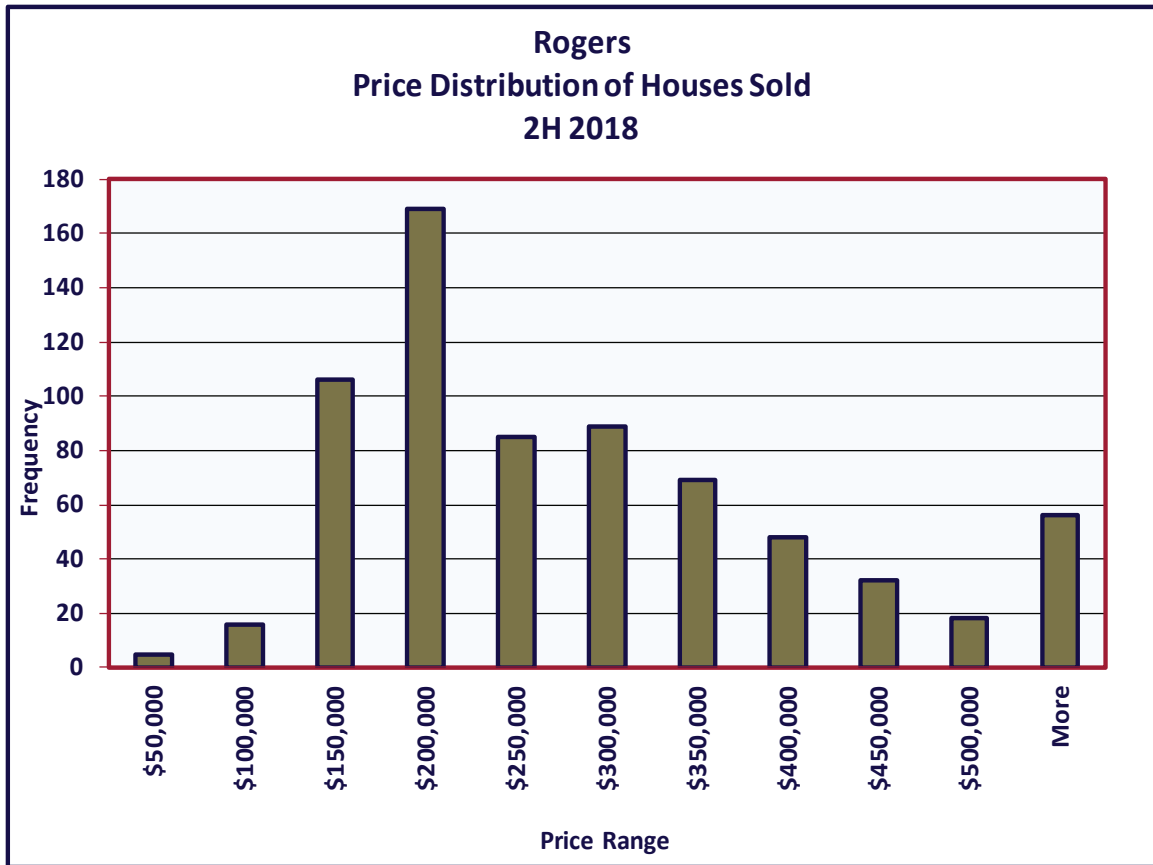
Rogers House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn	0	0	0	0	54	54	6	0.0
Biltmore	2	0	0	1	107	110	2	9.0
Camden Way ^{1,2}	1	0	0	0	159	160	0	--
Camelot Estates	8	0	2	0	4	14	1	60.0
Chandler Run, Phase I ¹	16	0	15	0	0	31	0	--
Chelsea Point, Phase II	3	0	15	0	67	85	13	4.6
Clower	11	1	0	2	61	75	1	56.0
Countryside Estates ^{1,2}	4	0	0	0	24	28	0	#DIV/0!
Creekside	2	0	3	1	58	64	1	72.0
Creekwood ²	4	0	0	0	163	167	0	-1.5
Cross Creek, Phase IV	0	0	0	0	49	49	2	0.0
Cross Timbers South	1	0	0	0	14	15	0	--
Eastridge, Phase II	17	0	1	4	6	28	1	44.0
Estates at Southgate, The	32	1	0	0	0	33	0	--
First Place	44	0	15	4	35	98	12	58.2
Foxbriar	0	0	0	0	36	36	3	0.0
Foxbriar, Phase II	25	7	9	9	12	62	12	50.0
Garrett Road ¹	0	1	0	0	79	80	0	--
Grand Pointe	10	1	6	1	24	42	6	21.6
Groves Neighborhood, The, Phase I	1	0	2	4	9	16	5	9.3
Habitat Trails ^{1,2}	5	0	0	0	9	14	0	--
Hearthstone, Phase II	0	0	0	0	83	83	1	0.0
Hearthstone, Phase III	1	1	0	0	94	96	2	6.0
Ivey's Phase II, The	49	1	0	10	16	76	9	45.0
Lancaster	0	0	0	1	8	9	1	12.0
Lexington ²	5	0	0	0	115	120	1	60.0
Liberty Bell North	0	0	1	6	96	103	3	21.0
Madison	4	0	1	1	29	35	1	72.0
Peaks, The, Phase III	0	0	1	2	106	109	2	4.5
Pinnacle, The, Phase I,	7	1	0	0	58	66	0	-19.2
Pinnacle, The, Phase II	1	0	0	0	8	9	0	--
Pinnacle, Phase IV ^{1,2}	16	0	1	0	132	149	1	22.7
Champions Golf & Country Club	32	0	3	1	266	302	1	1.6
Champions Golf & Country Club, Phase II	2	0	1	0	17	20	0	2.1
Roller's Ridge	7	0	0	0	127	134	2	28.0
Sandalwood	1	0	0	0	47	48	0	6.0
Scissortail, Phase I	87	5	11	11	22	136	16	62.2
Shadow Valley, Phase III ^{1,2}	4	0	0	0	26	30	0	--
Golf Villas of Shadow Valley, PUD	2	0	0	0	5	7	0	4.8
Shadow Valley, Phase VII	14	0	3	0	156	173	0	-102.0
Shadow Valley, Phase VIII	35	0	0	0	40	75	9	22.1
Shadow Valley, Phase IX ²	5	0	1	1	7	14	0	--
Silo Falls, Phase I	4	1	1	0	97	103	4	18.0
Silo Falls, Phase II	3	0	0	1	78	82	3	6.9
Torino Estates ²	5	0	0	0	2	7	1	60.0
Vintage ¹	1	0	1	0	21	23	0	--
West Landing	0	0	0	0	37	37	6	--
Woodhaven Manor	31	2	4	0	18	55	2	88.8
Rogers	502	22	97	60	2,681	3,362	130	18.5

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

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

Rogers

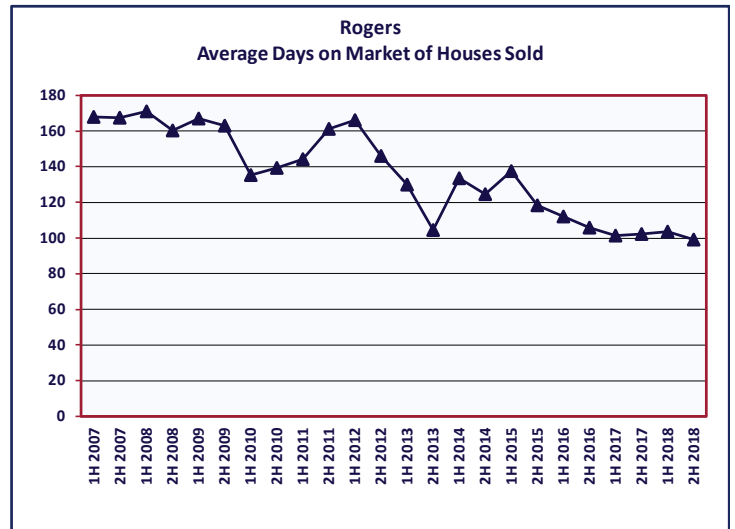
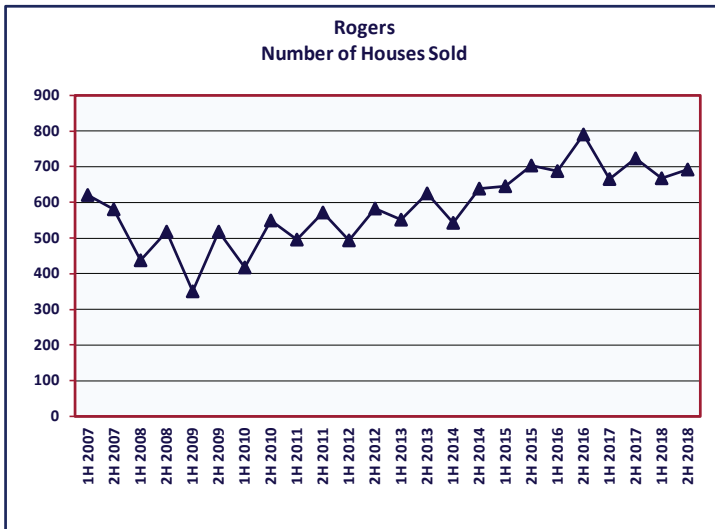


- 51.9 percent of the sold houses in Rogers were priced between \$100,001 and \$250,000.

Rogers Price Range of Houses Sold Second Half of 2018

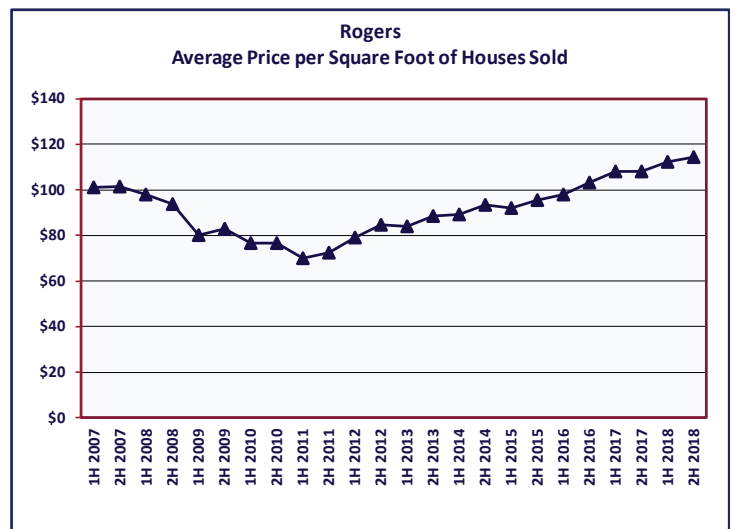
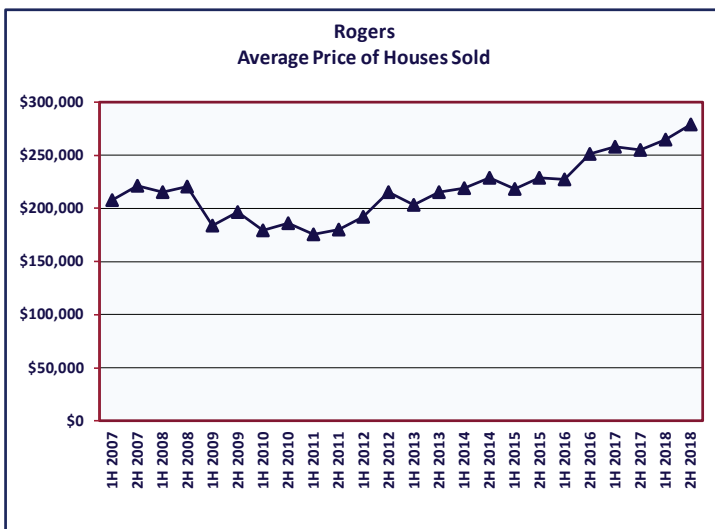
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	0.7%	860	16	86.4%	\$41.54
\$50,001 - \$100,000	16	2.3%	1,150	84	89.0%	\$78.08
\$100,001 - \$150,000	106	15.3%	1,408	74	97.3%	\$98.97
\$150,001 - \$200,000	169	24.4%	1,715	84	98.8%	\$102.96
\$200,001 - \$250,000	85	12.3%	2,105	77	98.4%	\$110.95
\$250,001 - \$300,000	89	12.8%	2,388	103	98.3%	\$117.36
\$300,001 - \$350,000	69	10.0%	2,670	121	98.1%	\$124.37
\$350,001 - \$400,000	48	6.9%	3,092	131	98.3%	\$124.05
\$400,001 - \$450,000	32	4.6%	3,392	105	98.2%	\$124.99
\$450,001 - \$500,000	18	2.6%	3,581	153	96.6%	\$135.34
\$500,000+	56	8.1%	4,644	157	96.1%	\$161.66
Rogers	693	100.0%	2,336	99	97.7%	\$114.36

Rogers



- There were 693 houses sold in Rogers from July 1 to December 31, 2018 or 4.1 percent less than the 723 sold in the second half of 2017 and 3.9 percent more than the 667 sold in the first half of 2018.
- The average price of a house sold in Rogers increased from \$264,269 in the first half of 2018 to \$278,694 in the second half of 2018.
- The average sales price was 5.5 percent higher than in the previous half year and 9.4 percent more than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 104 in the first half of 2018 to 99 in the second half of 2018.
- The average price per square foot for a house sold in Rogers increased from \$112.28 in the first half of 2018 to \$114.36 in the second half of 2018.
- The average price per square foot was 1.8 percent higher than in the previous half year and 5.8 percent higher than in the

- second half of 2017.
- About 23.9 percent of all houses sold in Benton County in the second half of 2018 were sold in Rogers.
- The average sales price of a house was 114.0 percent of the county average.
- Out of 693 houses sold in the second half of 2018, 129 were new construction. These newly constructed houses had an average sold price of \$294,683 and took an average of 152 days to sell from their initial listing dates.
- There were 372 houses in Rogers listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$416,055.
- According to the Benton County Assessor's database 67.8 percent of houses in Rogers were owner-occupied in the second half of 2018.



Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Abington	5	0.7%	2,200	64	\$253,100	\$115.26
Acres Escondidos	1	0.1%	2,743	44	\$394,900	\$143.97
Altons Brush Creek	3	0.4%	2,569	111	\$242,033	\$99.95
Arabian Acres	1	0.1%	3,281	129	\$280,000	\$85.34
Arbor Glenn	5	0.7%	2,013	93	\$216,560	\$108.99
Arbors at Pinnacle Ridge, The	2	0.3%		1,975	101	\$256,250
Atalanta Point	1	0.1%	3,425	53	\$405,500	\$118.39
Avalon	3	0.4%	4,360	153	\$487,667	\$113.35
Barnetts	3	0.4%	1,620	65	\$132,667	\$83.58
Beau Chene	1	0.1%	6,477	68	\$1,221,500	\$188.59
Beaver Shores	14	2.0%	1,856	108	\$214,493	\$113.89
Bel Air	3	0.4%	2,699	23	\$272,300	\$101.53
Bellawood	1	0.1%	2,929	68	\$295,000	\$100.72
Bellview	10	1.4%	1,729	39	\$202,450	\$117.22
Bent Tree	7	1.0%	3,091	68	\$352,071	\$113.49
Berry Farm	2	0.3%	2,480	73	\$276,500	\$111.61
Beverly Oaks	1	0.1%	1,472	39	\$135,000	\$91.71
Biltmore	4	0.6%	2,235	108	\$260,350	\$116.55
Bishop Manor	3	0.4%	1,063	53	\$93,167	\$87.09
Bloomfield	1	0.1%	3,496	43	\$375,000	\$107.27
Blue Hill	1	0.1%	2,016	119	\$192,500	\$95.49
Breckenridge	2	0.3%	2,131	68	\$222,419	\$104.35
Brian	1	0.1%	1,291	34	\$120,000	\$92.95
Brooks	1	0.1%	3,400	78	\$390,000	\$114.71
C F Miller	1	0.1%	1,300	62	\$115,000	\$88.46
Callahan Heights	1	0.1%	1,762	40	\$175,000	\$99.32
Cambridge Park	5	0.7%	1,778	46	\$184,640	\$103.72
Camden Way	6	0.9%	1,988	119	\$206,400	\$104.00
Camelot Estates	1	0.1%	2,746	179	\$343,250	\$125.00
Campbells	2	0.3%	2,271	91	\$204,750	\$89.88
Centennial Acres	3	0.4%	1,829	62	\$158,333	\$86.74
Champions Estates	2	0.3%	2,061	52	\$203,900	\$98.16
Champions Golf & Cc	4	0.6%	3,160	118	\$455,000	\$142.83
Chandler Run	15	2.2%	2,057	188	\$272,853	\$132.85
Chateau Terrace	8	1.2%	2,173	48	\$204,600	\$94.48
Chateaux At Shadow Valley	1	0.1%	2,335	31	\$295,500	\$126.55
Chelsea Point	11	1.6%	1,530	140	\$182,915	\$119.58
Cherokee Strip	1	0.1%	2,200	35	\$210,000	\$95.45
Chronisters Corner	1	0.1%	2,651	32	\$190,000	\$71.67
Clead Acres	1	0.1%	1,680	102	\$112,000	\$66.67
Cloverdale Estate	1	0.1%	1,558	105	\$155,000	\$99.49
Clower	1	0.1%	2,408	117	\$296,184	\$123.00
Cordova	1	0.1%	1,704	45	\$160,000	\$93.90
Cottagewood	1	0.1%	1,443	35	\$149,900	\$103.88

Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Club Estates	6	0.9%	2,461	110	\$204,833	\$86.13
Countryside Estates	1	0.1%	1,991	42	\$205,000	\$102.96
Countrywood	1	0.1%	2,793	128	\$245,000	\$87.72
Creeside	5	0.7%	3,451	201	\$424,200	\$134.83
Creekwood	5	0.7%	3,162	84	\$359,020	\$113.37
Cross Creek	9	1.3%	2,968	141	\$351,980	\$119.85
Cross Timbers	3	0.4%	2,265	75	\$279,667	\$123.44
Crosspointe	1	0.1%	1,759	34	\$164,000	\$93.23
Crows Nest	3	0.4%	3,223	112	\$337,433	\$105.70
Crystal Canyon	1	0.1%	4,387	27	\$687,500	\$156.71
Cypress Acres	1	0.1%	2,582	70	\$217,000	\$84.04
Dixieland	1	0.1%	1,584	48	\$132,000	\$83.33
Dixieland Crossing	6	0.9%	2,157	71	\$234,900	\$110.38
Dixieland Village	2	0.3%	1,194	55	\$117,500	\$99.16
Dogwood	2	0.3%	2,006	65	\$173,500	\$86.36
Dogwood Estates	1	0.1%	3,028	22	\$377,500	\$124.67
Dream Valley	3	0.4%	2,443	56	\$210,633	\$88.42
Duckworths	2	0.3%	2,064	110	\$281,098	\$135.93
Dutchmans	1	0.1%	2,346	158	\$255,000	\$108.70
Eagle Crest	1	0.1%	2,969	255	\$343,000	\$115.53
Eagle Glen	1	0.1%	1,716	43	\$179,500	\$104.60
Eastridge	2	0.3%	1,633	35	\$195,000	\$119.41
Elzeys Acres	1	0.1%	1,964	169	\$139,500	\$71.03
Emerald Heights	1	0.1%	3,001	282	\$300,000	\$99.97
Esculapia Estates	1	0.1%	5,110	186	\$1,195,000	\$233.86
Fairground	1	0.1%	1,104	25	\$85,000	\$76.99
Felkers	4	0.6%	1,822	47	\$133,788	\$84.40
Fieldstone	2	0.3%	2,010	43	\$242,450	\$120.64
First Place	19	2.7%	1,509	133	\$159,985	\$107.47
Forest Park	6	0.9%	1,541	44	\$160,883	\$104.53
Fox Briar	15	2.2%	1,384	117	\$163,391	\$118.09
Garrett Road	2	0.3%	1,508	26	\$187,600	\$124.37
Grand Pointe	6	0.9%	2,644	96	\$337,887	\$127.80
Green Ash	1	0.1%	3,233	171	\$295,000	\$91.25
Greenfield	1	0.1%	1,488	55	\$158,000	\$106.18
Greenfield Place	3	0.4%	1,371	66	\$142,333	\$103.81
Grove	1	0.1%	2,059	41	\$262,000	\$127.25
Hancock	1	0.1%	3,231	82	\$255,000	\$78.92
Hardins	1	0.1%	1,512	81	\$110,000	\$72.75
Hawks Landing	1	0.1%	3,535	242	\$640,000	\$181.05
Hearthstone	7	1.0%	2,603	78	\$310,871	\$119.96
Henry Hill	2	0.3%	1,107	50	\$120,000	\$108.39
Heritage Bay	2	0.3%	1,702	275	\$231,250	\$134.17
Heritage West	4	0.6%	1,817	50	\$171,975	\$94.77
Highland Knolls	7	1.0%	2,623	94	\$285,236	\$108.95
Hillcrest	3	0.4%	1,859	55	\$176,000	\$95.08

Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Horseshoe Bend Estate	1	0.1%	1,636	64	\$245,000	\$149.76
Hunter's Run	1	0.1%	3,310	152	\$320,000	\$96.68
Hyland Park	3	0.4%	3,436	58	\$317,967	\$93.11
Indian Hills	1	0.1%	2,321	42	\$247,500	\$106.64
Iveys, The	20	2.9%	2,196	91	\$293,780	\$133.67
J D Neill	1	0.1%	1,843	77	\$165,000	\$89.53
J Wades Sikes	2	0.3%	1,993	24	\$165,000	\$93.49
Juhres	1	0.1%	1,038	15	\$95,000	\$91.52
Kersten	2	0.3%	1,611	86	\$149,591	\$93.80
Kings Pointe	1	0.1%	1,524	75	\$146,000	\$95.80
Kiphart	1	0.1%	1,860	37	\$195,000	\$104.84
Lake Bend	1	0.1%	2,877	78	\$285,000	\$99.06
Lakewood Crossing	1	0.1%	1,798	63	\$208,000	\$115.68
Larimore & Garner	1	0.1%	836	176	\$94,000	\$112.44
Laurel Crossing	1	0.1%	3,516	144	\$410,000	\$116.61
Legacy Estates	1	0.1%	3,197	64	\$360,000	\$112.61
Lexington	2	0.3%	2,378	46	\$292,000	\$122.78
Liberty Bell	15	2.2%	2,776	138	\$352,487	\$127.22
Little Flock	1	0.1%	3,658	53	\$615,000	\$168.12
Mack Grimes	5	0.7%	1,895	116	\$162,200	\$88.18
Madison	3	0.4%	2,802	237	\$323,667	\$115.44
Majestic Acres	1	0.1%	1,250	73	\$154,900	\$123.92
Malies	1	0.1%	1,502	67	\$158,000	\$105.19
Manors On Blossom Way	4	0.6%	4,367	163	\$584,125	\$133.26
Mcgaugheys Orchard	4	0.6%	1,120	39	\$81,500	\$75.19
Meadow Acres	1	0.1%	2,190	58	\$200,000	\$91.32
Meadow Park	2	0.3%	1,637	109	\$142,000	\$87.12
Meadow Wood	1	0.1%	1,441	36	\$152,000	\$105.48
Meadowridge	1	0.1%	1,248	106	\$117,000	\$93.75
Metes & Bounds	1	0.1%	2,299	90	\$425,000	\$184.86
Mistletoe	1	0.1%	744	50	\$79,900	\$107.39
Monte Ne Shores	2	0.3%	1,125	68	\$115,500	\$102.61
Montroux	2	0.3%	2,219	84	\$249,500	\$112.51
Mountain Lake Estates	1	0.1%	3,769	61	\$400,000	\$106.13
New Hope	1	0.1%	1,404	47	\$146,500	\$104.34
North Brush Creek Hills	5	0.7%	2,287	143	\$187,900	\$85.15
Northland Heights	1	0.1%	1,700	75	\$160,000	\$94.12
Norwood	1	0.1%	1,222	22	\$95,000	\$77.74
Norwood Acres	3	0.4%	2,021	103	\$150,000	\$75.88
Oak Hill	4	0.6%	2,138	59	\$205,200	\$96.96
Oak Ridge Estates	2	0.3%	2,048	43	\$258,750	\$126.40
Oakhurst	1	0.1%	1,454	53	\$140,000	\$96.29
Oldetown Estates	2	0.3%	1,855	75	\$231,000	\$124.53
Olivewood	2	0.3%	1,319	48	\$130,500	\$99.49
Olrich Acres	1	0.1%	1,008	418	\$104,900	\$104.07

Rogers

Rogers Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Osage Reservation	1	0.1%	2,233	78	\$245,000	\$109.72
Patrick Place	1	0.1%	1,228	65	\$140,000	\$114.01
Peaks, The	8	1.2%	3,424	68	\$405,275	\$118.64
Perry Place	1	0.1%	1,917	59	\$212,000	\$110.59
Pine Meadow	3	0.4%	1,467	56	\$151,400	\$103.39
Pine Ridge Estates	1	0.1%	2,496	85	\$105,000	\$42.07
Pincrest	1	0.1%	576	32	\$65,000	\$112.85
Pinewoods	2	0.3%	1,264	39	\$134,500	\$106.41
Piney Point	1	0.1%	1,848	283	\$300,000	\$162.34
Pinnacle	14	2.0%	4,708	180	\$820,000	\$171.48
Pinnacle Gardens	2	0.3%	3,507	75	\$384,950	\$109.92
Pinnacle Townhomes	1	0.1%	1,450	32	\$228,500	\$157.59
Plantation, The	4	0.6%	1,540	40	\$165,000	\$107.15
Pleasant Acres	1	0.1%	2,865	72	\$380,000	\$132.64
Pleasant Hill Estate	2	0.3%	2,303	94	\$189,925	\$83.21
Pointe Clear Heights	1	0.1%	2,072	64	\$285,000	\$137.55
Post Meadows	4	0.6%	1,551	53	\$168,875	\$108.85
Prairie Creek Park	1	0.1%	4,362	154	\$485,000	\$111.19
Preserve On Beaver Lake	1	0.1%	5,857	155	\$935,000	\$159.64
Putmans	2	0.3%	2,272	56	\$255,000	\$112.22
Quail Run	1	0.1%	1,863	46	\$153,100	\$82.18
Ranch Plaza	2	0.3%	2,013	40	\$177,000	\$87.89
Red Oak Hills	1	0.1%	1,560	132	\$62,000	\$39.74
Regency East	1	0.1%	1,590	72	\$145,000	\$91.19
Ridgecrest Meadows	5	0.7%	2,069	50	\$242,500	\$117.44
Rivercliff View	1	0.1%	2,786	44	\$335,000	\$120.24
Rivercliff Village	3	0.4%	2,528	103	\$260,000	\$100.89
Roberts	1	0.1%	1,224	25	\$145,000	\$118.46
Rocky Creek	1	0.1%	1,850	33	\$230,000	\$124.32
Rogers Heights	4	0.6%	1,077	49	\$102,475	\$98.64
Rollers Ridge	5	0.7%	1,470	43	\$158,200	\$107.70
Rolling Oaks	4	0.6%	1,315	59	\$137,125	\$105.33
Rosewood	4	0.6%	2,073	66	\$182,666	\$88.62
Runnymede	2	0.3%	2,669	89	\$234,500	\$87.95
S H Cole	2	0.3%	1,341	30	\$90,000	\$63.26
Sandalwood	4	0.6%	1,417	63	\$156,700	\$110.95
Sandstone	2	0.3%	1,284	95	\$134,750	\$105.05
Scissortail	11	1.6%	3,536	162	\$578,629	\$162.24
Seminole Hills	1	0.1%	1,526	20	\$152,000	\$99.61
Seminole Place	2	0.3%	1,465	46	\$157,000	\$107.26
Sequoyah Woods	2	0.3%	1,858	47	\$193,050	\$103.90
Shaddox Bay Resort	1	0.1%	4,670	140	\$550,000	\$117.77
Shadow Valley	45	6.5%	3,630	152	\$503,235	\$138.68
Shadow Valley Townhomes	4	0.6%	2,141	43	\$255,975	\$120.22
Silo Falls	11	1.6%	3,223	131	\$418,018	\$129.68
Silvertree	1	0.1%	1,401	28	\$125,000	\$89.22

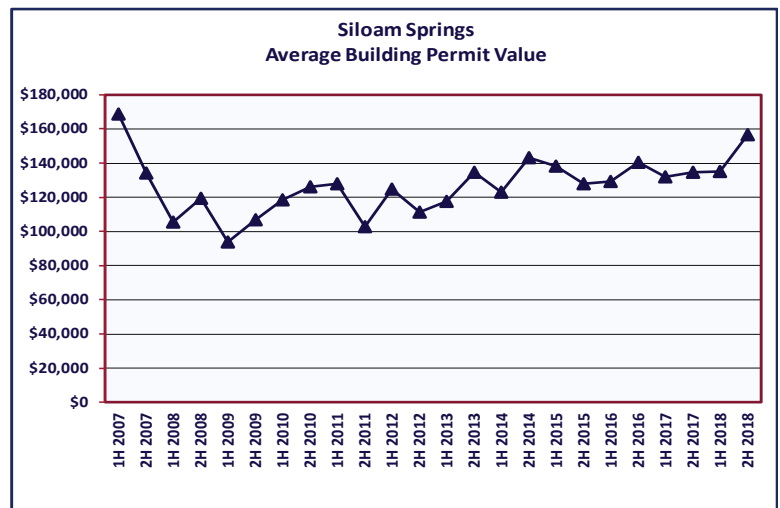
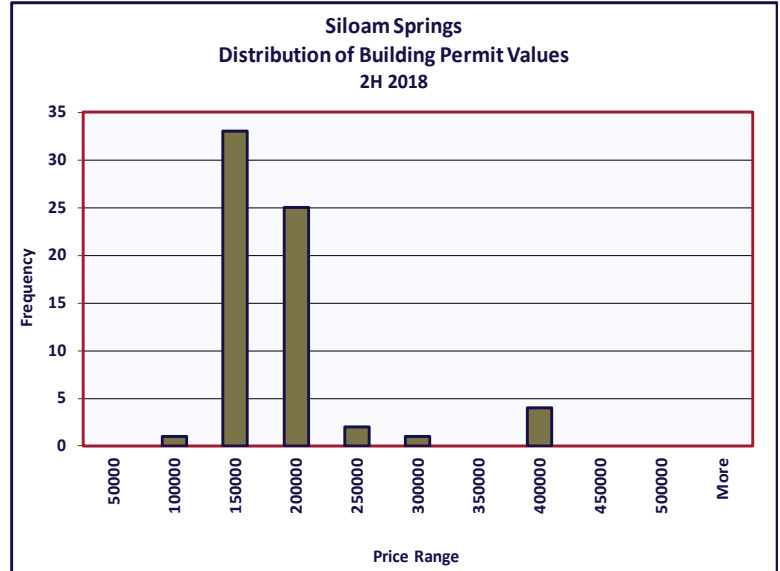
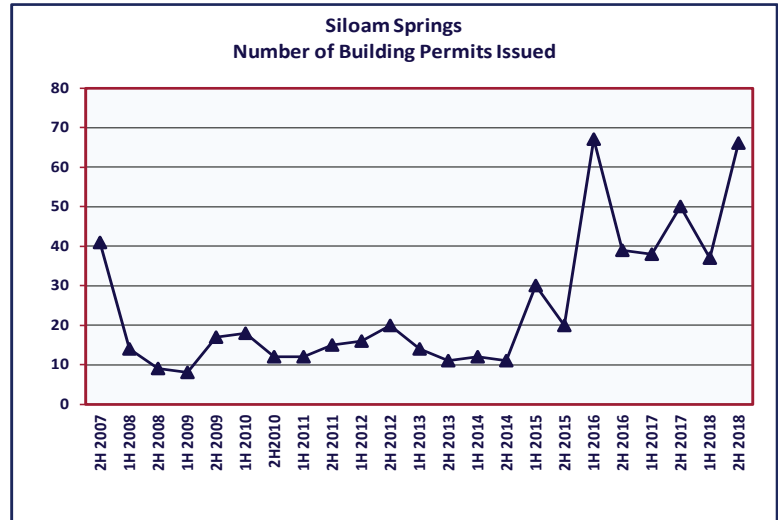
Rogers

Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Southern Hills	2	0.3%	1,805	122	\$168,650	\$93.49
Southern Trace	2	0.3%	4,362	111	\$455,000	\$102.37
Spring Hollow	1	0.1%	3,630	54	\$380,000	\$104.68
Stone Manor Condo	2	0.3%	1,134	17	\$163,350	\$143.87
Stoney Creek Place	4	0.6%	2,335	68	\$275,000	\$117.82
Stoney Point	3	0.4%	1,663	108	\$160,200	\$96.33
Sundance Acres	1	0.1%	1,276	66	\$152,000	\$119.12
Sundown	2	0.3%	1,610	69	\$127,500	\$87.66
Tanglewood Resort	2	0.3%	1,769	254	\$173,500	\$97.94
Timberidge	1	0.1%	1,068	46	\$121,000	\$113.30
Top Flite	1	0.1%	2,049	76	\$256,000	\$124.94
Townsend	2	0.3%	2,718	124	\$271,250	\$99.58
Tucks Crossing	1	0.1%	2,643	72	\$345,000	\$130.53
Turnberry at the Peaks	1	0.1%	3,330	124	\$380,000	\$114.11
Turtle Creek Place	2	0.3%	2,676	80	\$217,250	\$81.49
Twin Lakes Estate	2	0.3%	3,194	109	\$327,750	\$103.51
Veteran's Park	2	0.3%	1,041	37	\$125,950	\$120.97
Victoria Place	2	0.3%	1,117	38	\$114,922	\$103.27
Vintage	3	0.4%	2,460	103	\$273,500	\$111.49
Wallace	2	0.3%	1,189	51	\$95,000	\$79.12
Warren Glen	2	0.3%	3,014	81	\$356,000	\$119.22
Wateroak	1	0.1%	2,128	123	\$139,000	\$65.32
Weber	3	0.4%	1,617	81	\$155,333	\$96.24
Welsh	1	0.1%	1,582	41	\$150,000	\$94.82
West Landing	3	0.4%	2,559	249	\$324,100	\$126.67
West Olrich	1	0.1%	1,875	37	\$195,000	\$104.00
Westar	1	0.1%	1,232	101	\$140,000	\$113.64
Western Terrace	2	0.3%	1,483	38	\$138,450	\$95.30
Westridge	5	0.7%	1,409	80	\$136,800	\$97.54
Westwood Hills	1	0.1%	2,850	223	\$127,000	\$44.56
Whispering Timbers	10	1.4%	2,211	81	\$212,615	\$96.53
Wilbur Scott	1	0.1%	1,451	46	\$136,000	\$93.73
Woodhaven	3	0.4%	3,076	173	\$400,233	\$130.14
Woodland Acres	3	0.4%	1,665	32	\$147,500	\$88.53
Woodland Heights	1	0.1%	1,108	45	\$115,000	\$103.79
Other	41	5.9%	2,221	100	\$289,572	\$118.301
Rogers	693	100.0%	2,336	99	\$278,694	\$114.36

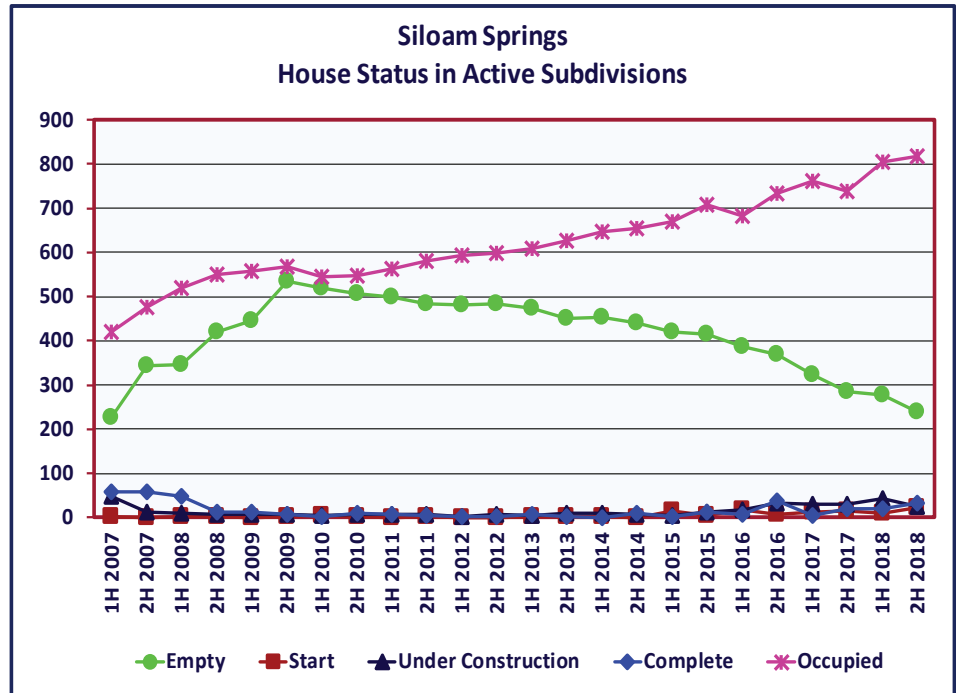
Siloam Springs

- From July 1 to December 31, 2018 there were 66 residential building permits issued in Siloam Springs. This represents a 32.0 percent increase from the second half of 2017.
- In the second half of 2018, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Siloam Springs increased by 16.1 percent from \$134,875 in the second half of 2017 to \$156,541 in the second half of 2018.



Siloam Springs

- There were 1,137 total lots in 30 active subdivisions in Siloam Springs in the second half of 2018. About 71.9 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 2.3 percent were under construction, 1.9 percent were starts, and 20.9 percent were vacant lots.
- The subdivisions with the most houses under construction in Siloam Springs in the second half of 2018 was Woodlands, Phase I with 9.
- No new construction or progress in existing construction has occurred in the past year in 3 of the 30 active subdivisions in Siloam Springs.
- 44 new houses in Siloam Springs became occupied in the second half of 2018. The annual absorption rate implies that there were 26.4 months of remaining inventory in active subdivisions, down from 41.7 months in the first half of 2018.
- In 8 of the 30 active subdivisions in Siloam Springs, no absorption occurred in the past year.



- An additional 307 lots in 9 subdivisions have received either preliminary or final approval by December 31, 2018.

Siloam Springs Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases III, IV	2H 2016	36
Revised Gunter's Subdivision	2H 2018	23
Ridge Stone Duplexes	2H 2018	55
Sweet Home Subdivision	2H 2018	48
<i>Final Approval</i>		
Autumn Glen, Phase II	2H 2018	76
Heritage Ranch, Phase II	2H 2018	17
Lawlis Ranch, Phase I	2H 2018	30
River Valley Estates	1H 2017	15
Shadowlands	1H 2017	7
Siloam Springs		307



Siloam Springs

Siloam Springs House Status in Active Subdivisions Second Half of 2018

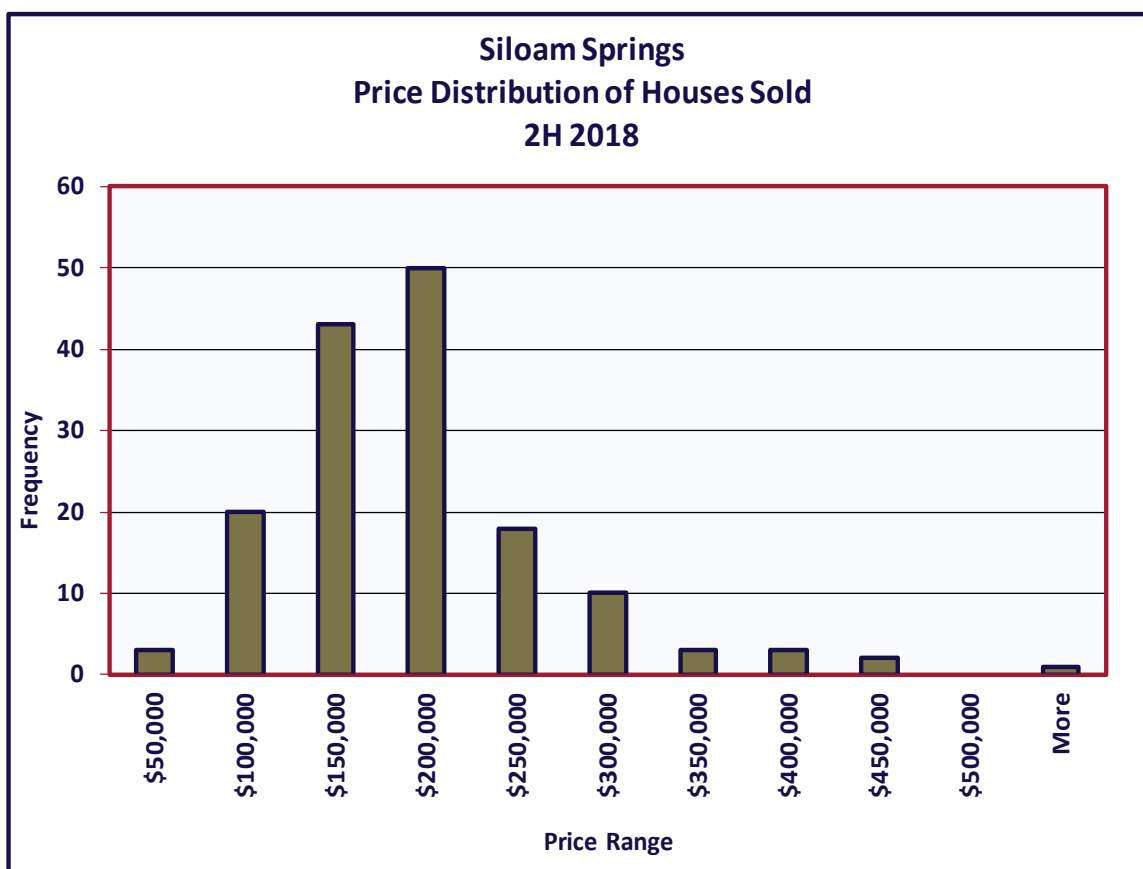
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Park, Phase I	14	0	0	1	16	31	6	25.7
Autumn Glen, Phase I	2	3	0	0	130	135	0	2.1
Blackberry Meadows	0	1	0	0	6	7	1	12.0
City Lake View Estates	5	0	0	0	4	9	1	60.0
Club View Estates ^{1,2}	7	0	0	0	7	14	0	--
Copper Leaf, Phase II ¹	1	0	0	0	14	15	0	--
Copper Leaf, Phase III	1	0	0	0	15	16	1	6.0
Deer Lodge	1	0	0	1	16	18	0	24.0
Dogwood Meadow	6	0	1	0	2	9	0	84.0
Forest Hills	38	0	3	2	25	68	5	57.3
Haden Place	5	4	4	14	48	75	8	20.3
Madison Heights ¹	0	0	1	0	7	8	0	--
Maloree Woods ¹	8	0	0	0	48	56	0	--
Meadow Brook	2	1	0	0	16	19	0	36.0
Meadows Edge	2	0	0	0	16	18	2	12.0
Nottingham	5	1	0	0	33	39	1	72.0
Paige Place ^{1,2}	1	0	0	0	29	30	0	--
Paige Place, Phase II	3	0	0	0	23	26	1	36.0
Patriot Park	0	0	0	0	153	153	1	0.0
Prairie Meadow Estates	10	0	0	0	11	21	0	120.0
Rose Meade ^{1,2}	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	6	1	1	0	2	10	0	96.0
Stone Ridge, Phase I	16	0	0	6	8	30	1	66.0
Stone Ridge, Phase IIA	7	0	0	0	1	8	1	84.0
Stone Ridge, Phase IIB & III	32	0	2	5	6	45	6	78.0
Stonecrest, Phase IV, V, VII	29	0	3	2	26	60	9	45.3
Walnut Woods No. 2, Phase III	0	1	0	2	24	27	0	18.0
Walnut Woods N.2, Phase IV, V ¹	0	0	2	0	35	37	0	--
Woodlands, Phase I	6	10	9	0	37	62	0	100.0
Woodlands, The Phase II ¹	22	0	0	0	20	42	0	--7
Siloam Springs	238	22	26	33	818	1,137	44	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.



Siloam Springs

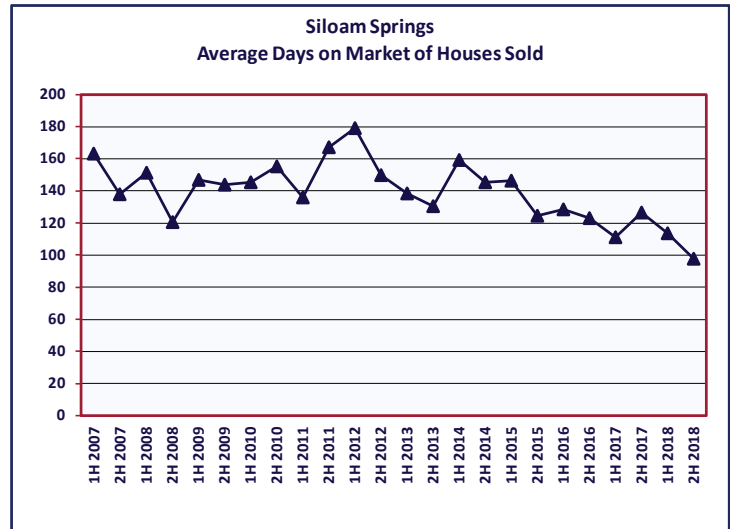
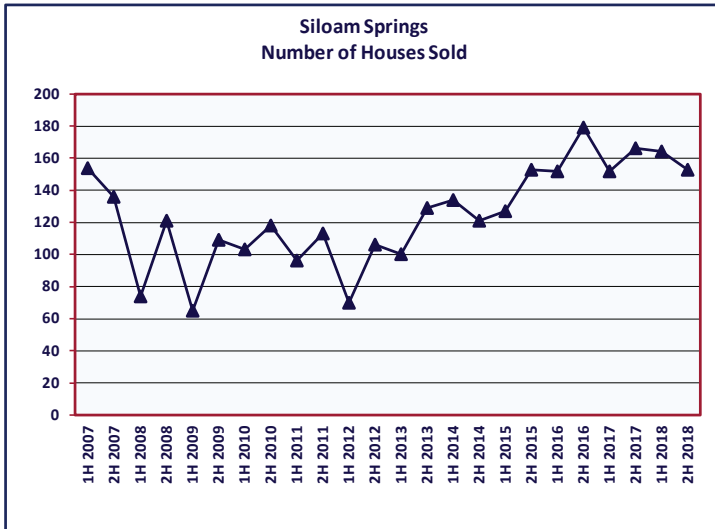


- 60.8 percent of the sold houses in Siloam Springs were valued between \$100,001 and \$200,000.

Siloam Springs Price Range of Houses Sold Second Half of 2018

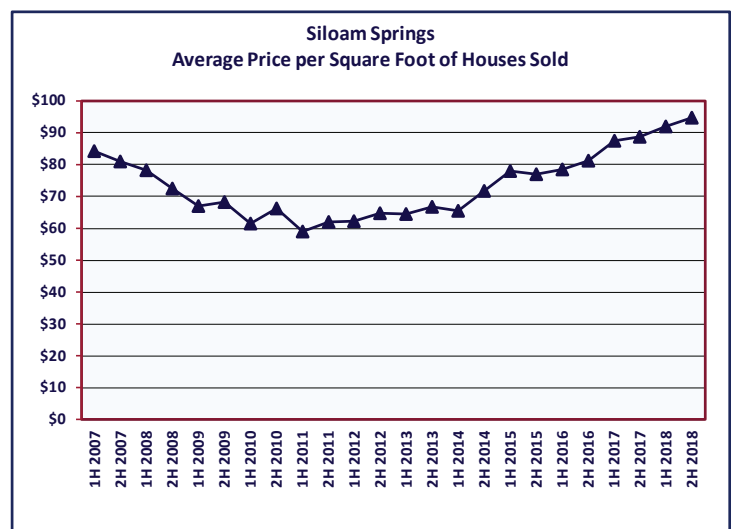
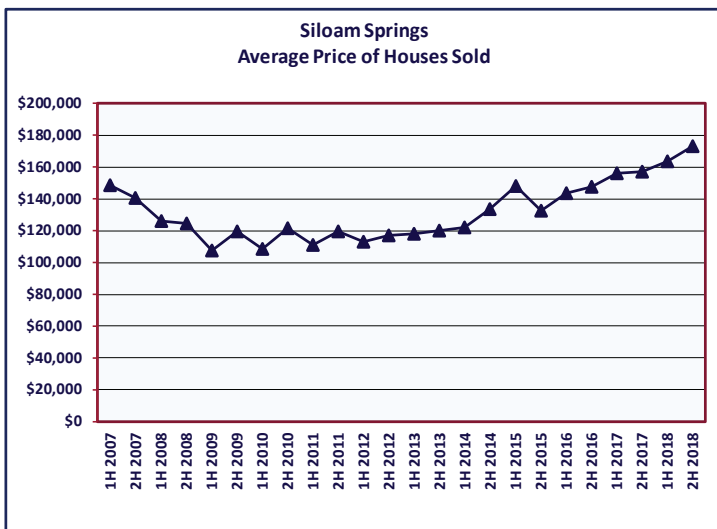
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	2.0%	1,007	22	91.9%	\$40.94
\$50,001 - \$100,000	20	13.1%	1,158	54	95.1%	\$72.45
\$100,001 - \$150,000	43	28.1%	1,406	71	98.1%	\$95.10
\$150,001 - \$200,000	50	32.7%	1,798	115	98.4%	\$97.27
\$200,001 - \$250,000	18	11.8%	2,151	141	99.2%	\$105.57
\$250,001 - \$300,000	10	6.5%	2,556	162	97.7%	\$108.31
\$300,001 - \$350,000	3	2.0%	3,855	110	97.0%	\$82.60
\$350,001 - \$400,000	3	2.0%	3,335	105	100.0%	\$116.73
\$400,001 - \$450,000	2	1.3%	3,095	79	101.9%	\$134.59
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	0.7%	6,147	80	90.6%	\$125.10
Siloam Springs	153	100.0%	1,795	98	97.8%	\$94.77

Siloam Springs



- There were 153 houses sold in Siloam Springs from July 1 to December 31, 2018 or 7.8 percent less than the 166 sold in the second half of 2017 and 6.7 percent less than the 164 sold in the first half of 2018.
- The average price of a house sold in Siloam Springs increased from \$163,730 in the first half of 2018 to \$172,996 in the second half of 2018.
- The average sales price was 5.7 percent higher than in the previous half year and 10.2 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 114 in the first half of 2018 to 98 in the second half of 2018.
- The average price per square foot for a house sold in Siloam Springs increased from \$91.95 in the first half of 2018 to \$94.77 in the second half of 2018.

- The average price per square foot was 3.1 percent higher than in the previous half year and 6.8 percent higher than in the second half of 2017.
- About 5.3 percent of all houses sold in Benton County in the second half of 2018 were sold in Siloam Springs. The average sales price of a house was 70.8 percent of the county average.
- Out of 153 houses sold in the second half of 2018, 28 were new construction. These newly constructed houses had an average sold price of \$215,000 and took an average of 200 days to sell from their initial listing dates.
- There were 87 houses in Siloam Springs, listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$223,093.
- According to the Benton County Assessor's database 63.8 percent of houses in Siloam Springs were owner-occupied in the second half of 2018.



Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashley Park	2	1.3%	2,014	152	\$234,900	\$116.63
Autumn Glenn	2	1.3%	1,328	43	\$141,200	\$106.34
Bartells	1	0.7%	1,699	136	\$129,000	\$75.93
Burwell	1	0.7%	3,076	107	\$278,000	\$90.38
C D Gunters	4	2.6%	1,481	72	\$106,750	\$74.88
C E Elliff	1	0.7%	1,237	130	\$142,500	\$115.20
Carl's	2	1.3%	863	91	\$88,500	\$101.42
Chattering Heights	1	0.7%	1,901	54	\$163,000	\$85.74
Copper Leaf	3	2.0%	1,472	150	\$160,082	\$108.69
Country Acres	1	0.7%	1,328	40	\$144,500	\$108.81
Cranes	2	1.3%	1,356	44	\$115,750	\$86.72
Dawn Hill C C Resort	3	2.0%	1,909	71	\$182,680	\$95.06
Dawn Hill C C Resort Twnh	3	2.0%	989	31	\$50,433	\$50.02
Deer Lodge	2	1.3%	1,465	145	\$155,700	\$106.12
Deerfield Meadows	2	1.3%	2,071	39	\$211,250	\$102.01
Dogwood Meadow	1	0.7%	2,150	79	\$247,250	\$115.00
Eastgate	1	0.7%	1,736	88	\$129,000	\$74.31
Forest Hills	4	2.6%	2,916	109	\$357,225	\$121.51
Fox Run	2	1.3%	1,872	63	\$168,500	\$91.23
Gabriel Park	1	0.7%	1,436	29	\$147,000	\$102.37
Heritage Ranch	3	2.0%	2,569	182	\$281,633	\$109.65
Hickory Hills	1	0.7%	1,640	88	\$81,255	\$49.55
Hico Manor	2	1.3%	1,470	59	\$141,000	\$96.01
J C Spencers	1	0.7%	1,891	59	\$195,000	\$103.12
Jean Trahin	1	0.7%	1,348	34	\$71,000	\$52.67
Johnsons	1	0.7%	888	5	\$69,900	\$78.72
Kimberly Heights	2	1.3%	1,372	84	\$124,000	\$90.40
L M Proctors	1	0.7%	1,080	238	\$90,000	\$83.33
Lake View	1	0.7%	1,308	39	\$88,000	\$67.28
Lyndale Estates	2	1.3%	1,754	170	\$153,750	\$87.70
Maloree Woods	1	0.7%	2,213	35	\$213,000	\$96.25
Maples , The	2	1.3%	1,563	56	\$151,500	\$97.05
Mccleskey Place	2	1.3%	1,264	63	\$107,500	\$84.97
Meadow Brook	1	0.7%	2,661	75	\$270,000	\$101.47
Meadow Wood	1	0.7%	1,864	228	\$177,500	\$95.23
Oak Crest	2	1.3%	1,665	51	\$165,950	\$99.82
Oak Grove	1	0.7%	1,396	56	\$119,900	\$85.89
Oaks , The	2	1.3%	1,636	52	\$159,750	\$97.78
Paige Place	2	1.3%	2,057	145	\$209,250	\$100.52
Patriot Park	2	1.3%	1,436	49	\$143,500	\$99.88
Pettys	1	0.7%	1,240	71	\$120,000	\$96.77
Pyeatte Mccumber	1	0.7%	1,209	63	\$101,200	\$83.71
Quail Run	2	1.3%	1,155	114	\$110,250	\$95.53
R S Morris	1	0.7%	981	18	\$55,100	\$56.17
Ravenwood	1	0.7%	3,642	87	\$317,500	\$87.18
Reta Place	1	0.7%	900	17	\$67,500	\$75.00
Rolling Hills	3	2.0%	1,965	144	\$143,300	\$77.34
Shady Grove	1	0.7%	1,895	37	\$188,000	\$99.21
Siloam Springs Original	3	2.0%	1,573	62	\$125,667	\$83.69

Siloam Springs

Siloam Springs Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Spring Harbor	1	0.7%	2,900	31	\$420,000	\$144.83
Stone Ridge	6	3.9%	1,654	220	\$175,869	\$106.28
Stonecrest	7	4.6%	2,073	170	\$213,947	\$103.39
Stoneridge	5	3.3%	1,825	134	\$170,582	\$95.37
Sycamore Heights	2	1.3%	2,658	72	\$229,500	\$85.14
Tara Heights	1	0.7%	2,307	54	\$205,000	\$88.86
Teagues	1	0.7%	1,917	99	\$130,000	\$67.81
Thomas & Barnes	1	0.7%	1,372	99	\$129,000	\$94.02
Tolleson Acres	1	0.7%	1,398	53	\$136,000	\$97.28
Villa View	1	0.7%	3,619	7	\$308,000	\$85.11
Vista View	2	1.3%	1,225	67	\$106,100	\$86.75
Walnut Woods	8	5.2%	1,713	86	\$173,000	\$101.84
Willows	1	0.7%	1,485	42	\$146,450	\$98.62
Wm C Tates	2	1.3%	1,420	36	\$136,425	\$96.64
Wood Creek	1	0.7%	1,428	22	\$139,000	\$97.34
Woodlands, The	9	5.9%	1,674	158	\$180,990	\$107.92
Young & Bailey	3	2.0%	1,409	64	\$121,333	\$87.78
Young'S	2	1.3%	1,471	47	\$105,750	\$67.57
Other	15	9.8%	2,383	91	\$230,660	\$93.889
Siloam Springs	153	100.0%	1,795	98	\$172,996	\$94.77



Washington County

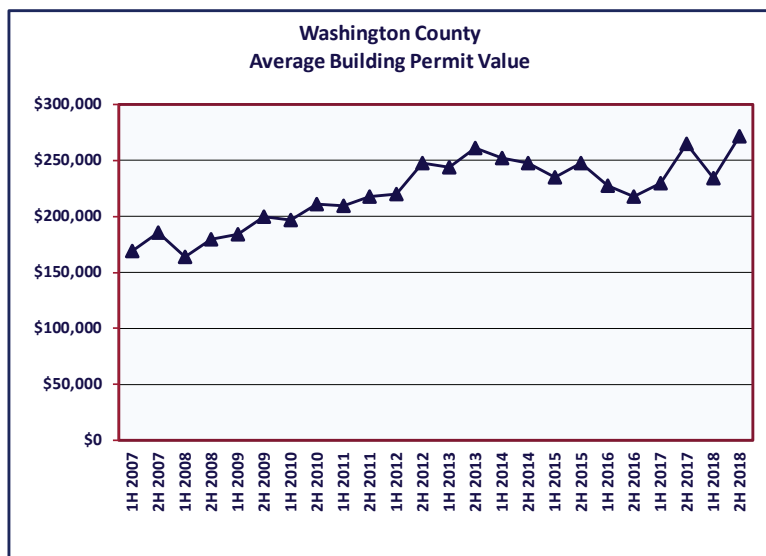
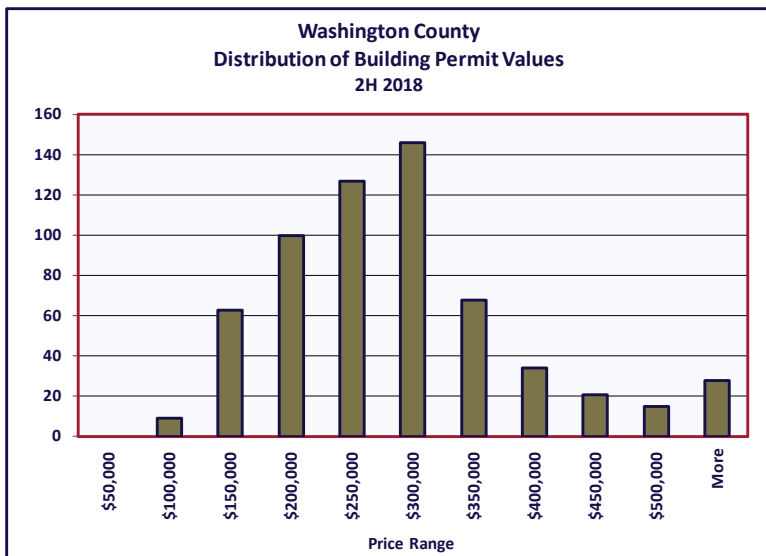
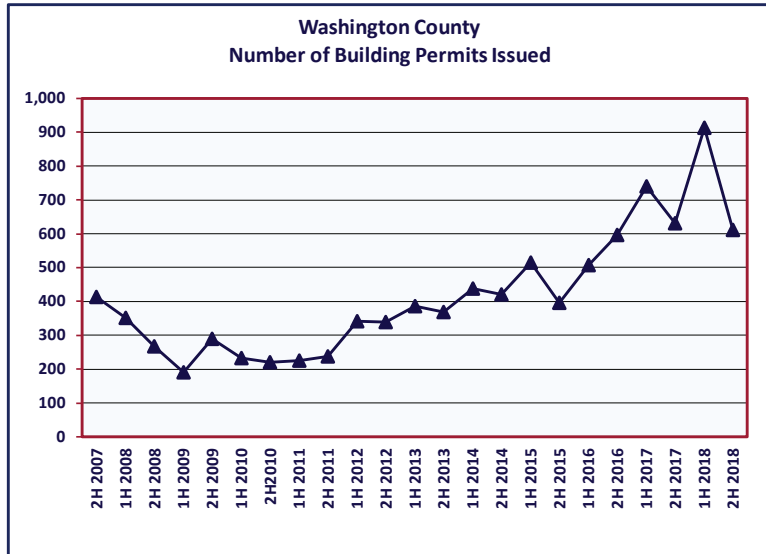
Building Permits

From July 1 to December 31, 2018, there were 611 residential building permits issued in Washington County. The second half of 2018 total was a 3.0 percent decrease from the second half of 2017 total of 630 residential building permits. The average value of the Washington County building permits was \$271,276 during the second half of 2018, up 2.4 percent from the average residential building permit value of \$264,815 in the second half of 2017. About 51.1 percent of the period's building permits were valued over \$250,001, 37.2 percent were valued between \$150,001 and \$250,000, and 11.8 percent were valued lower than \$150,000.

Fayetteville accounted for 46.6 percent of the residential building permits issued in Washington County, while Springdale accounted for 12.3 percent. Meanwhile, West Washington County also accounted for 19.8 percent in the second half of 2018.

Subdivisions

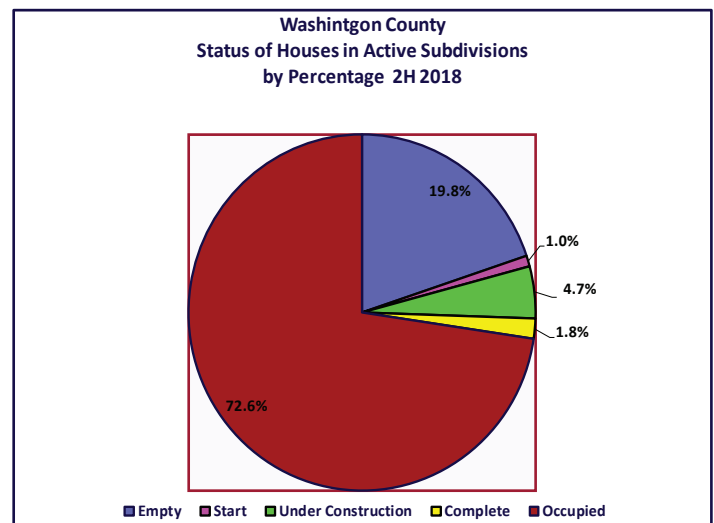
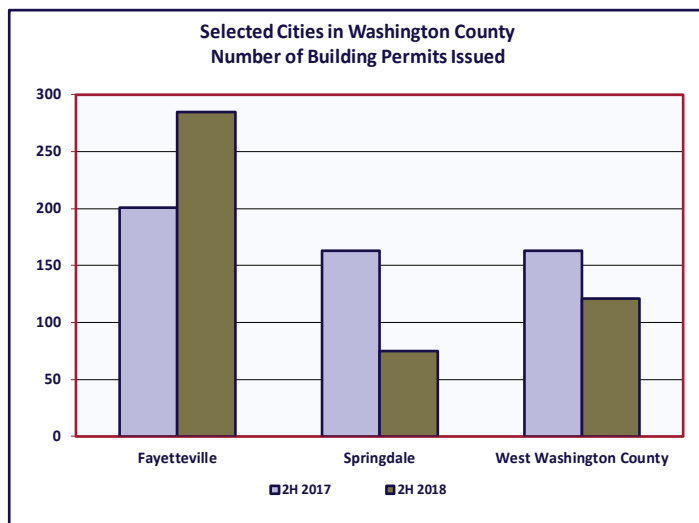
There were 9,092 total lots in 163 active subdivisions in Washington County in the second half of 2018. Within the active subdivisions 19.8 percent were empty, 1.0 percent were starts, 4.7 percent were under construction, 1.8 percent were complete but unoccupied houses, and 63.4 percent of the lots were occupied. In the second half of 2018, Fayetteville had the most empty lots, houses under construction, complete but unoccupied houses, and occupied houses. Elkins had the most starts with 26. During the second half of 2018, the most active subdivisions in terms of houses under construction were Sundowner with 47 in Prairie Grove and Ruppel Meadows in Fayetteville with 25. By contrast, in 24 out of the 163 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.



Washington County

Washington County Residential Building Permit Values by City Second Half of 2018

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2018 Total	2H 2017 Total
Elkins	0	0	28	19	5	0	0	0	0	0	0	52	24
Elm Springs	0	0	0	11	4	2	2	0	0	0	0	19	8
Farmington	0	0	0	1	16	11	3	3	0	1	1	36	75
Fayetteville	0	0	2	19	66	83	47	23	14	12	19	285	201
Goshen	0	0	0	0	1	1	0	0	0	0	0	2	17
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	1
Johnson	0	0	0	0	0	0	0	0	0	0	3	3	8
Lincoln	0	0	0	4	0	0	0	0	0	0	0	4	1
Prairie Grove	0	9	32	28	9	1	0	0	0	0	0	79	81
Springdale	0	0	0	17	23	12	7	5	5	2	4	75	163
Tontitown	0	0	0	0	3	36	9	3	2	0	1	54	46
West Fork	0	0	1	1	0	0	0	0	0	0	0	2	5
West Washington County	0	9	33	34	25	12	3	3	0	1	1	121	163
Washington County	0	9	63	100	127	146	68	34	21	15	28	611	630



Washington County

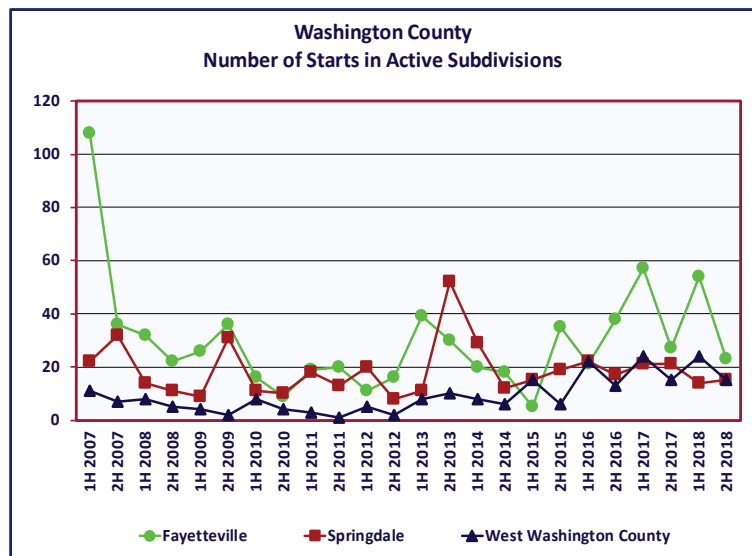
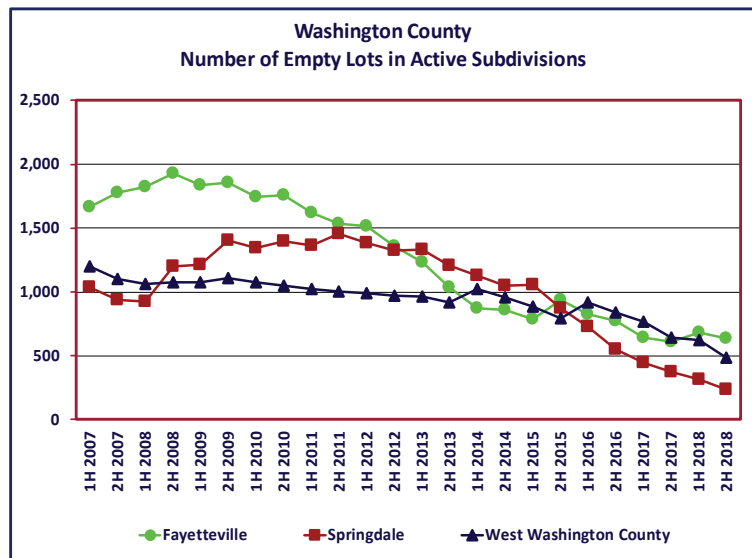
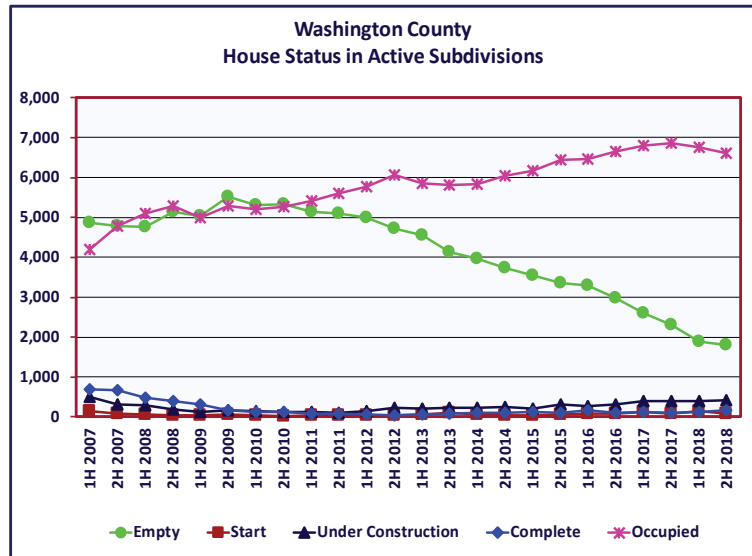
During the second half of 2018, 630 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 26.2 months of lot inventory at the end of the second half of 2018 down from 30.6 in the first half of 2018. The results reflect that in only 34 of the 163 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 3,514 lots in 61 subdivisions had received either preliminary or final approval by December 31, 2018. Fayetteville accounted for 56.1 percent of the coming lots, Springdale accounted for 17.8 percent, Tontitown accounted for 11.3 percent, Farmington accounted for 4.5 percent, and the remaining 10.3 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the first half of 2018 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 64.9 percent in 2012 to 62.3 percent in the second half of 2018.

Sales of Existing Houses

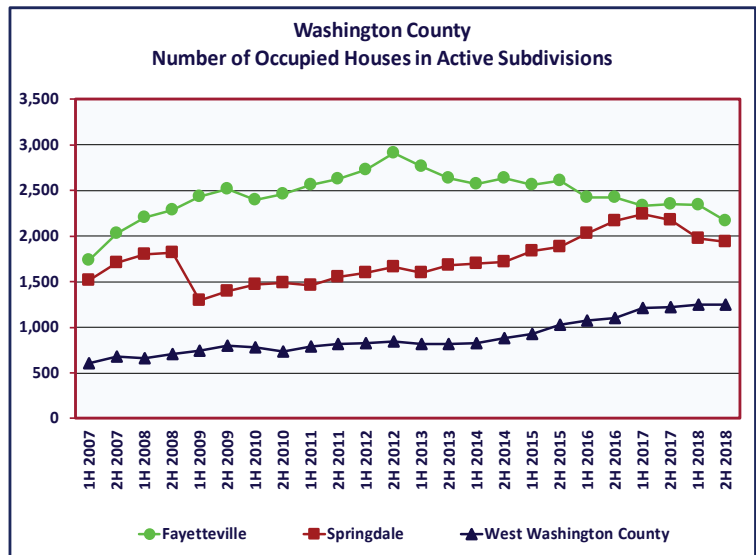
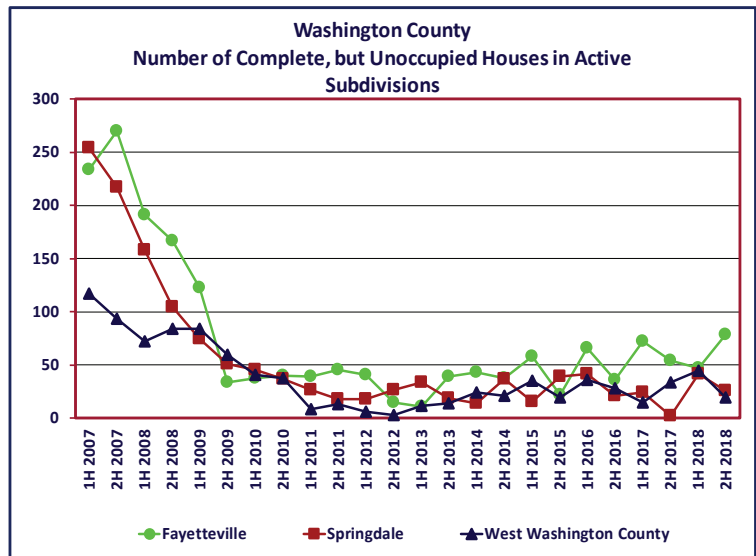
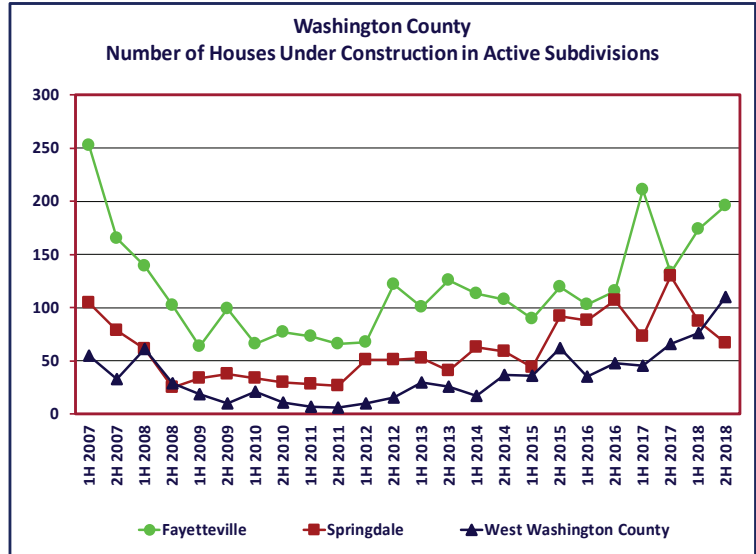
Examining the house sales in the second half of 2018 yields the following results: 1,859 houses were sold from July 1 to December 31, 2018 in Washington County. This is 5 percent more than in the first half of 2018. About 39.7 percent of the houses were sold in Fayetteville, while 28.8 percent were sold in Springdale. As of December 31, 2018, the MLS database listed 845 houses for sale at an



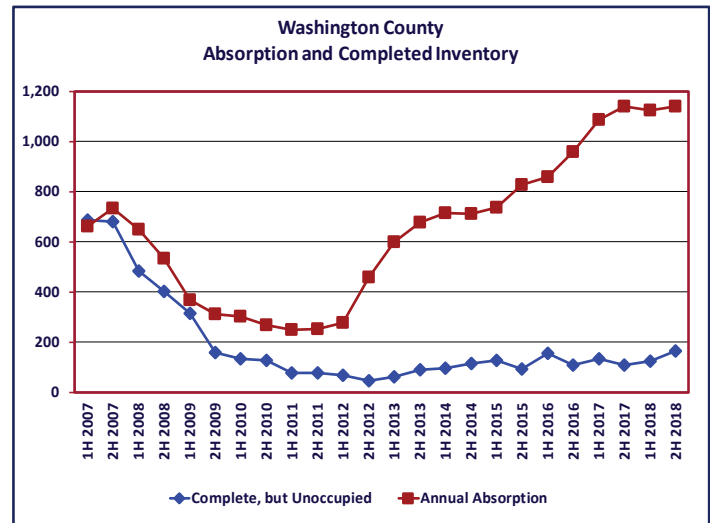
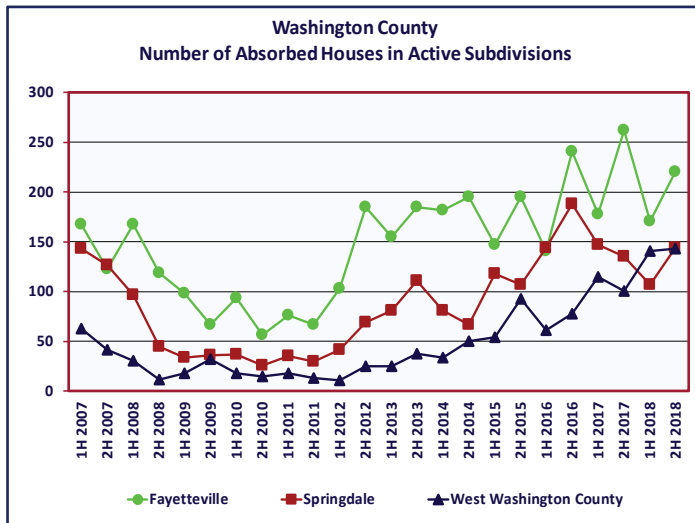
Washington County

average list price of \$354,613. The average price of all houses sold in Washington County was \$228,681 and the average house price per square foot was \$114.90. For the second half of 2018, the average amount of time between the initial listing of a house and the sale date was 89 days, a decrease of 8.4 percent from the previous half. Out of the 1,859 houses sold in the second half of 2018, 488 were new construction. These newly constructed houses had an average sales price of \$239,695 and took an average 125 days to sell from their initial listing dates.

From July 1 to December 31, 2018, on average, Goshen had the largest and most expensive houses, and Summers had the slowest selling time in Washington County.



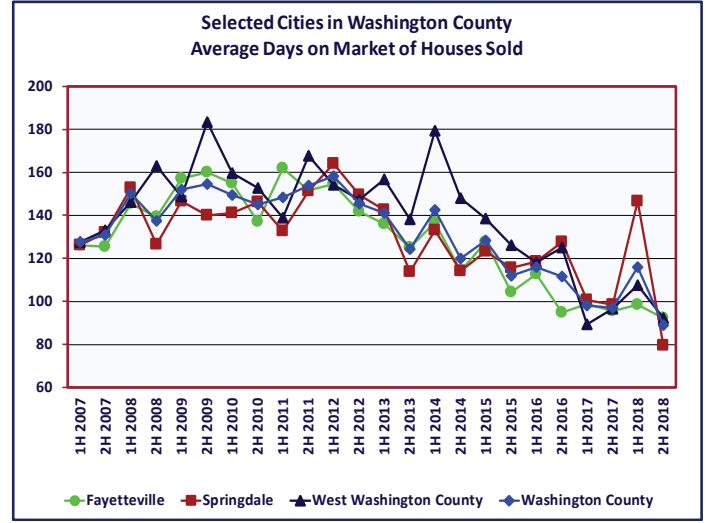
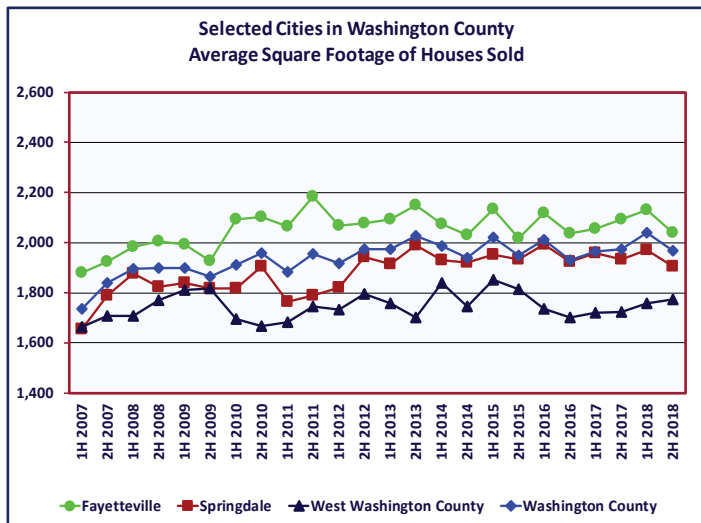
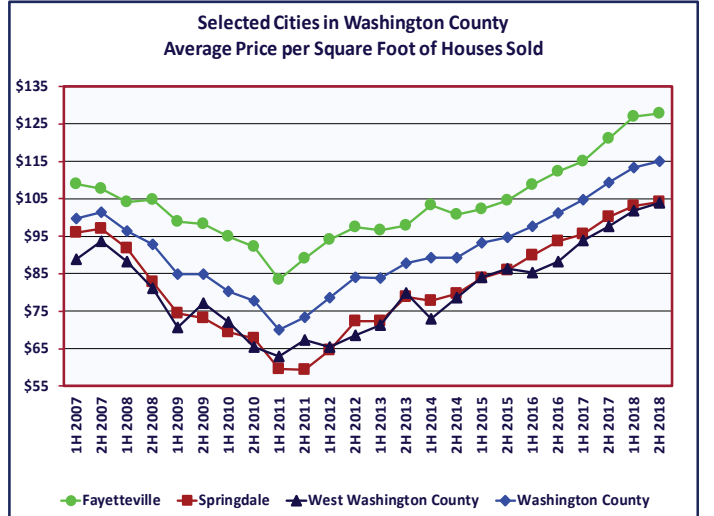
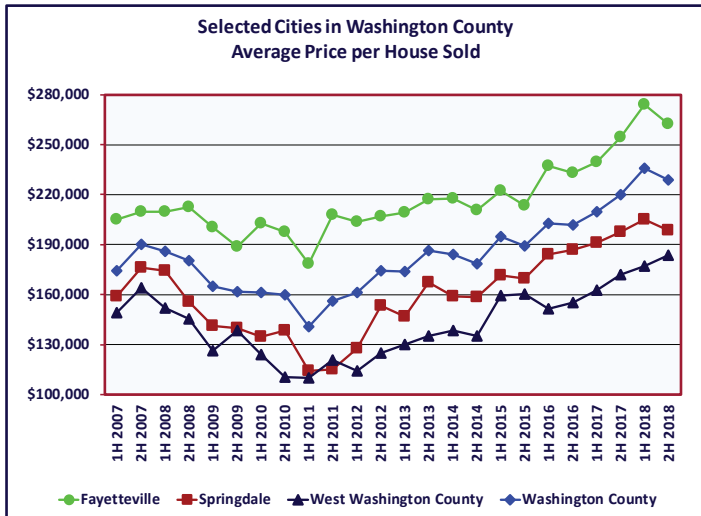
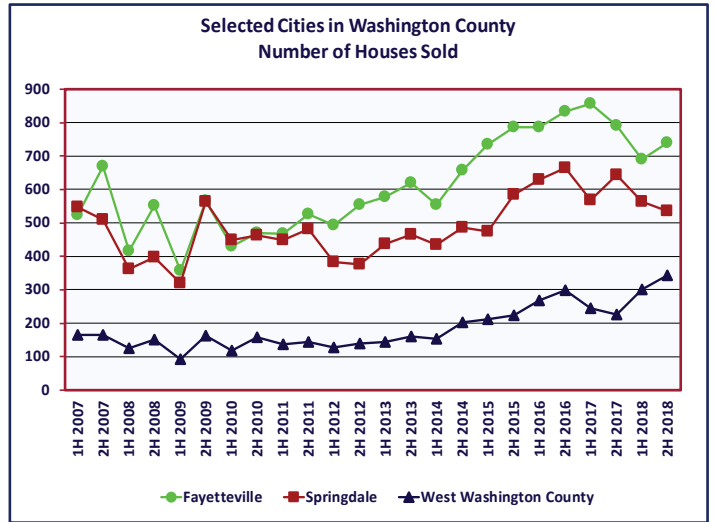
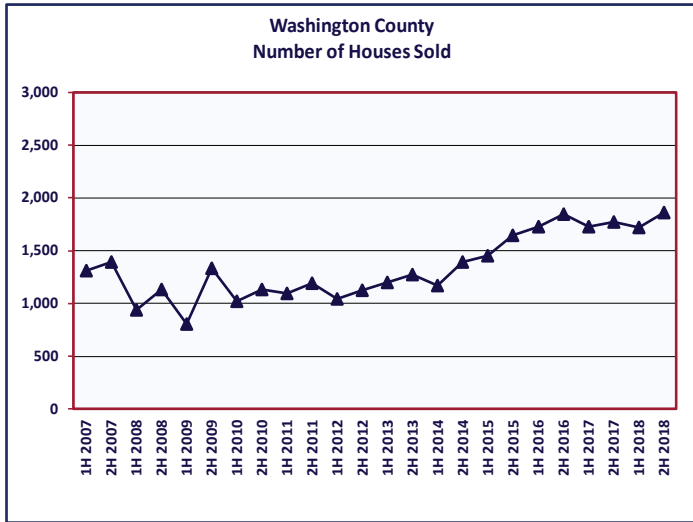
Washington County



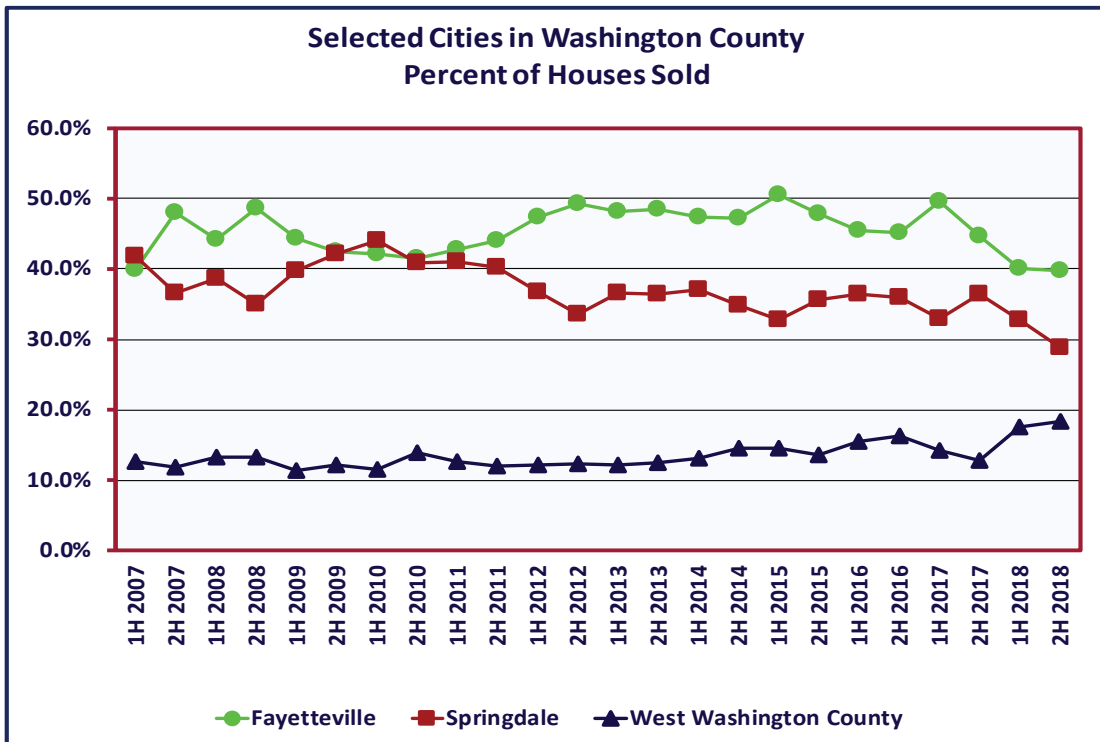
Washington County - Percentage of Owner-Occupied Houses by City

City	2012	2013	2014	2015	2016	2017	2018
Elkins	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%	68.7%
Elm Springs	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%	77.8%
Farmington	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%	70.2%
Fayetteville	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%	56.5%
Goshen	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%	78.1%
Greenland	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%	69.6%
Johnson	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%	56.4%
Lincoln	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%	56.9%
Prairie Grove	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%	63.5%
Springdale	64.7%	64.1%	74.2%	72.6%	62.2%	62.5%	63.2%
Tontitown	78.2%	77.9%	63.4%	76.3%	78.1%	73.4%	73.4%
West Fork	71.2%	70.5%	78.3%	69.3%	69.2%	69.4%	69.9%
Winslow	63.0%	65.0%	70.0%	62.8%	62.8%	65.2%	63.5%
Other	75.3%	74.7%	63.5%	62.3%	73.0%	72.3%	72.6%
Washington County	64.9%	64.3%	63.9%	62.0%	62.1%	62.2%	62.3%

Washington County



Washington County

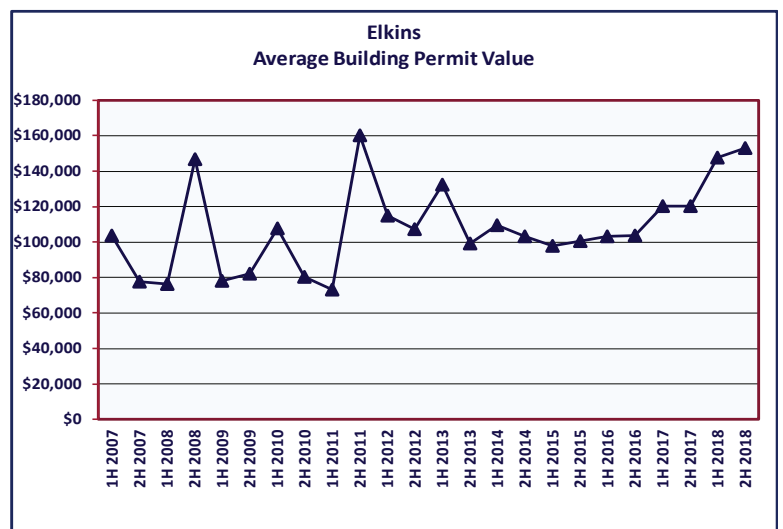
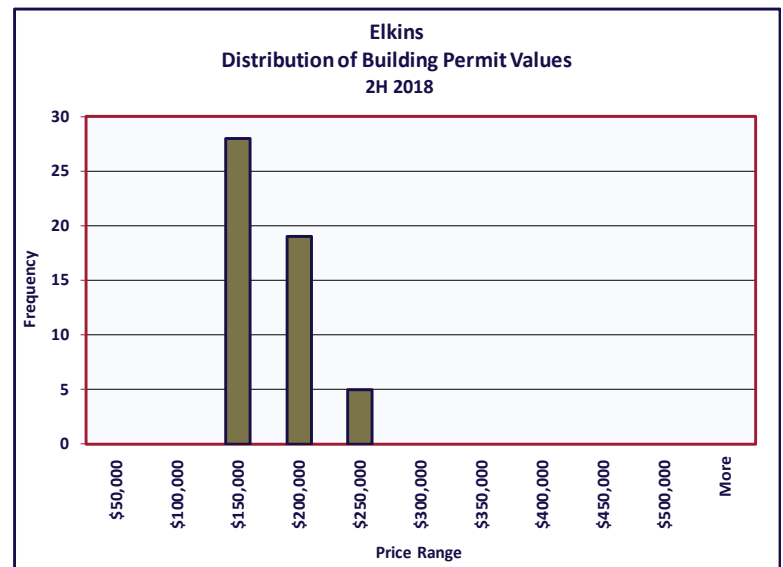
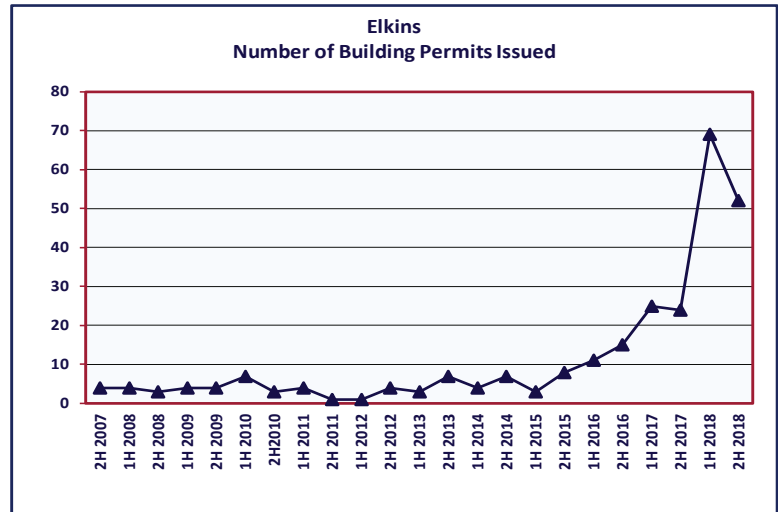


Washington County Sold House Characteristics by City Second Half of 2018

	Average Price	Average Price Per Square	Average Days on Market	Number of Houses	Percentage of County
Cane Hill	\$53,300	\$43.49	179	3	0.2%
Elkins	\$166,585	\$106.83	89	108	5.8%
Elm Springs	\$365,297	\$128.08	73	23	1.2%
Evansville				0	0.0%
Farmington	\$208,022	\$109.24	98	114	6.1%
Fayetteville	\$262,555	\$127.78	92	738	39.7%
Goshen	\$401,676	\$129.12	85	21	1.1%
Greenland	\$197,343	\$106.07	72	21	1.1%
Johnson	\$340,406	\$117.11	94	23	1.2%
Lincoln	\$124,225	\$76.19	107	28	1.5%
Mountainburg				0	0.0%
Prairie Grove	\$178,475	\$105.96	87	137	7.4%
Springdale	\$198,786	\$104.16	79	535	28.8%
Summers	\$255,000	\$144.23	188	1	0.1%
Tontitown	\$312,698	\$122.77	114	56	3.0%
West Fork	\$168,974	\$99.57	91	42	2.3%
Winslow	\$170,389	\$113.38	95	9	0.5%
Washington County	\$228,682	\$114.90	89	1,859	100.0%

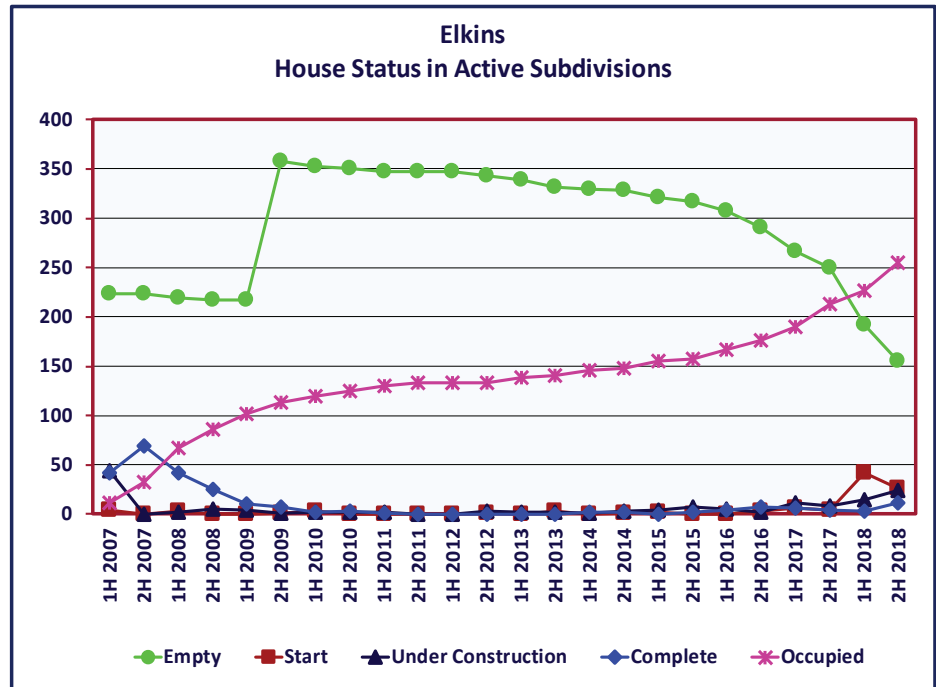
Elkins

- From July 1 through December 31, 2018 there were 52 residential building permits issued in Elkins. This represents a 116.7 percent increase from the second half of 2017.
- Most of the building permits issued in Elkins were valued in the \$100,001 to \$200,000 range in the second half of 2018.
- The average residential building permit value in Elkins increased by 27.6 percent from \$120,086 in the second half of 2017 to \$153,266 in the second half of 2018.



Elkins

- There were 472 total lots in 6 active subdivisions in Elkins in the second half of 2018. About 54.0 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 5.1 percent were under construction, 5.5 percent were starts, and 32.8 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the second half of 2018 was Oakleaf Manor with 10.
- All active subdivisions had construction activity during the past year.
- 33 new houses in Elkins became occupied in the second half of 2018. The annual rate implies that there were 55.4 months of remaining inventory in active subdivisions, down from 81.7 months in the first half of 2018.
- There was no absorption in 1 of the 6 active subdivisions in Elkins during the past year.



- No additional lots in subdivisions received preliminary or final approval by December 31, 2018.

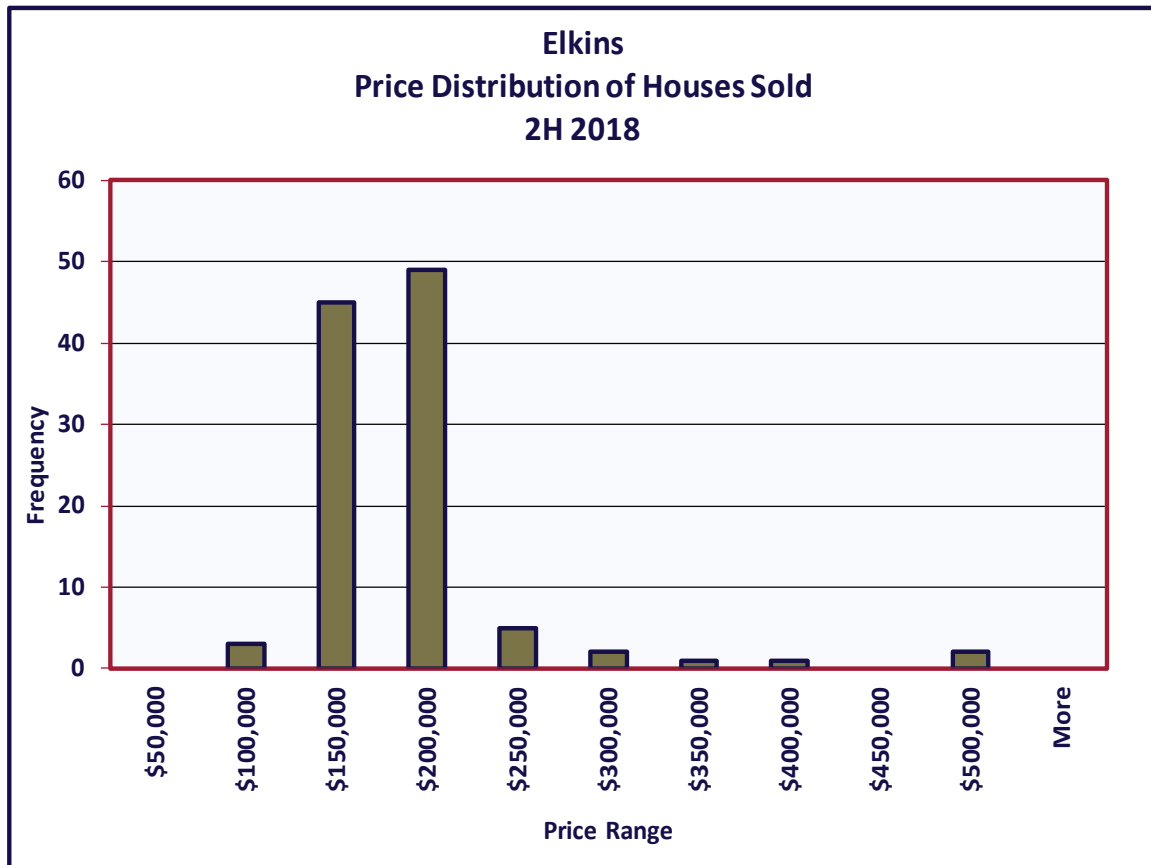
Elkins House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge Plantation	18	2	6	0	25	51	8	31.2
Miller's Creek ¹	0	0	1	0	6	7	0	--
Miller's Meadow	0	0	0	0	85	85	3	0.0
Oakleaf Manor	31	18	10	12	76	147	14	34.1
Stokenbury Farms	94	6	3	0	35	138	2	618.0
Stonecrest	12	0	4	0	28	44	6	27.4
Elkins	155	26	24	12	255	472	33	55.4

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

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

Elkins

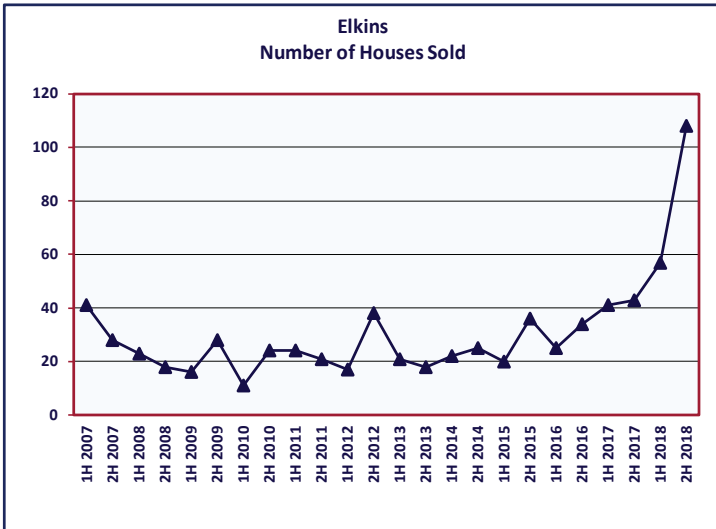


- 87.0 percent of the sold houses in Elkins were priced between \$100,001 and \$200,000.

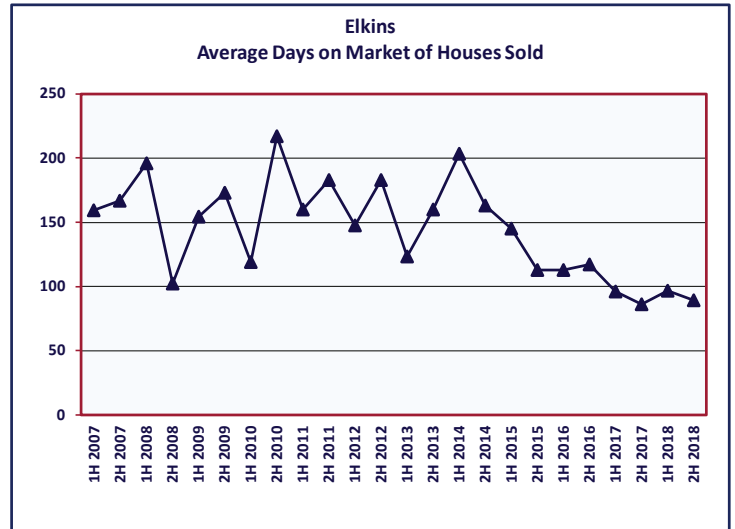
Elkins Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	3	2.8%	971	67	99.3%	\$97.24
\$100,001 - \$150,000	45	41.7%	1,349	81	98.1%	\$102.25
\$150,001 - \$200,000	49	45.4%	1,617	92	99.3%	\$105.50
\$200,001 - \$250,000	5	4.6%	1,913	180	101.7%	\$120.26
\$250,001 - \$300,000	2	1.9%	2,110	31	98.8%	\$132.30
\$300,001 - \$350,000	1	0.9%	2,308	52	96.5%	\$146.23
\$350,001 - \$400,000	1	0.9%	2,660	101	97.0%	\$145.49
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	2	1.9%	3,132	87	97.5%	\$158.85
\$500,000+	0	0.0%	--	--	--	--
Elkins	108	100.0%	1,554	89	98.8%	\$106.83

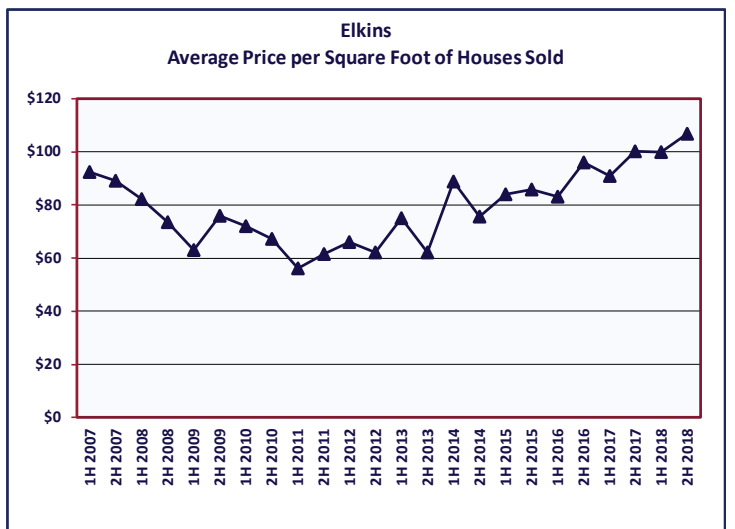
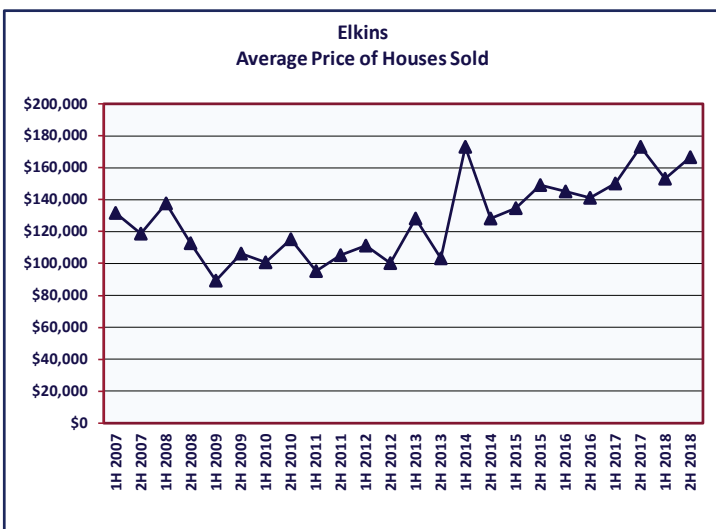
Elkins



- There were 108 houses sold in Elkins from July 1 to December 31, 2018, 89.5 percent more than the 57 sold in the first half of 2018.
- The average price of a house sold in Elkins increased from \$153,273 in the first half of 2018 to \$166,585 in the second half of 2018.
- The average sales price was 8.7 percent higher than in the first half of 2018 and 3.8 percent lower than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 97 in the first half of 2018 to 89 in the second half of 2018.
- The average price per square foot for a house sold in Elkins increased from \$99.81 in the first half of 2018 to \$106.83 in the second half of 2018.
- The average price per square foot was 7.0 percent higher than in the first half of 2018 and 6.6 percent higher than in the second half of 2017.



- About 5.8 percent of all houses sold in Washington County in the second half of 2018 were sold in Elkins.
- The average sales price of a house was 72.8 percent of the county average.
- 54 newly constructed houses were sold in Elkins in the second half of 2018, at an average price of \$164,465.
- There were 26 houses in Elkins listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$211,351.
- According to the Washington County Assessor's database 68.7 percent of houses in Elkins were owner-occupied in the second half of 2018.



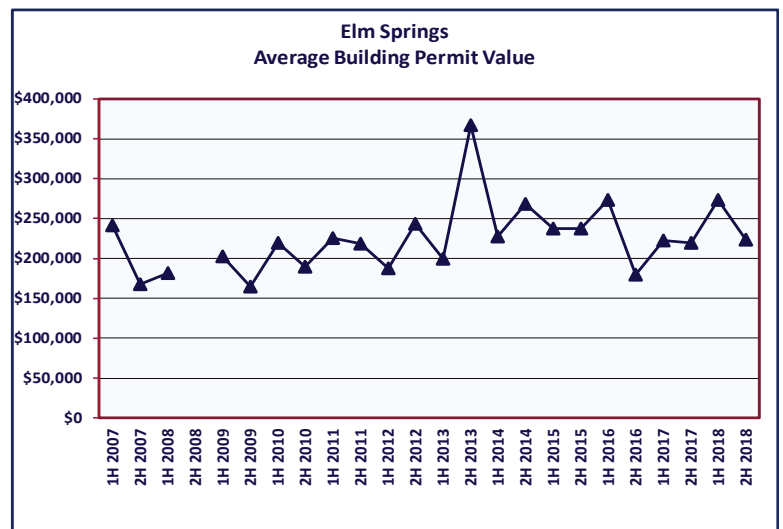
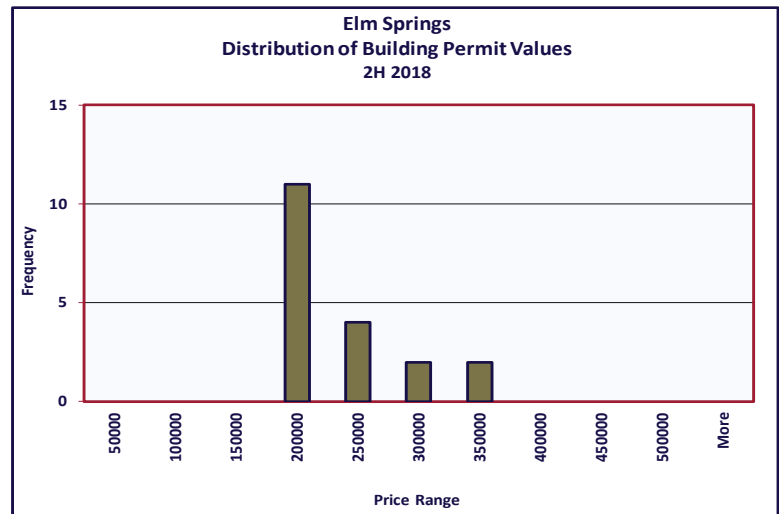
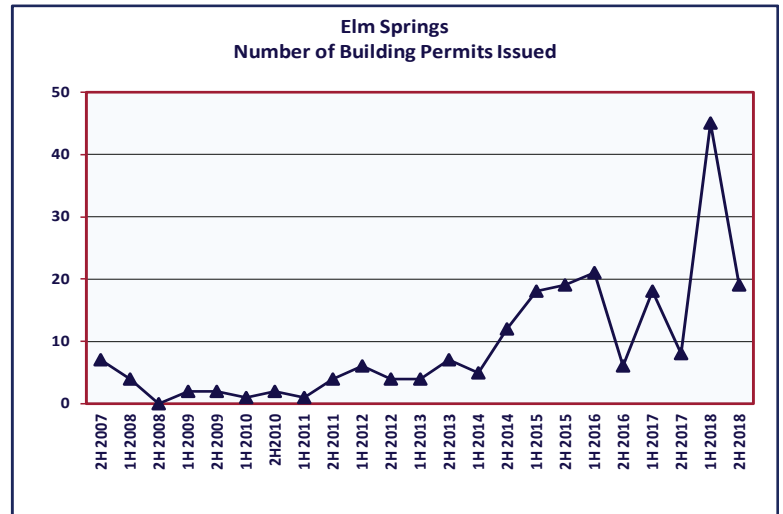
Elkins

Elkins Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Deer Valley	3	2.8%	1,535	72	\$147,667	\$95.78
Elkridge Plantation	12	11.1%	1,375	126	\$153,300	\$111.58
Fox Trail Village	1	0.9%	1,501	48	\$144,000	\$95.94
Hollybrooke Estates	6	5.6%	1,564	44	\$159,500	\$102.95
Meadowbrook	2	1.9%	1,509	81	\$158,275	\$104.96
Millers Creek	1	0.9%	1,434	51	\$189,999	\$132.50
Millers Meadow	4	3.7%	1,455	54	\$157,225	\$108.45
Oakleaf Manor	29	26.9%	1,615	101	\$164,963	\$103.87
Oakwoods	10	9.3%	1,289	44	\$130,740	\$101.42
Old Mill Estates	1	0.9%	1,718	23	\$254,000	\$147.85
Rakes	1	0.9%	3,722	141	\$465,000	\$124.93
Stokenbury Farms	10	9.3%	1,418	106	\$152,966	\$108.14
Stonecrest	2	1.9%	1,979	175	\$228,460	\$115.50
Trammel Mountain Estates	1	0.9%	1,978	429	\$230,000	\$116.28
Twin Oaks	1	0.9%	1,030	38	\$112,000	\$108.74
Woodbridge	3	2.8%	972	53	\$106,500	\$109.46
Other	21	19.4%	1,732	77	\$191,126	\$107.46
Elkins	108	100.0%	1,554	89	\$166,585	\$106.83

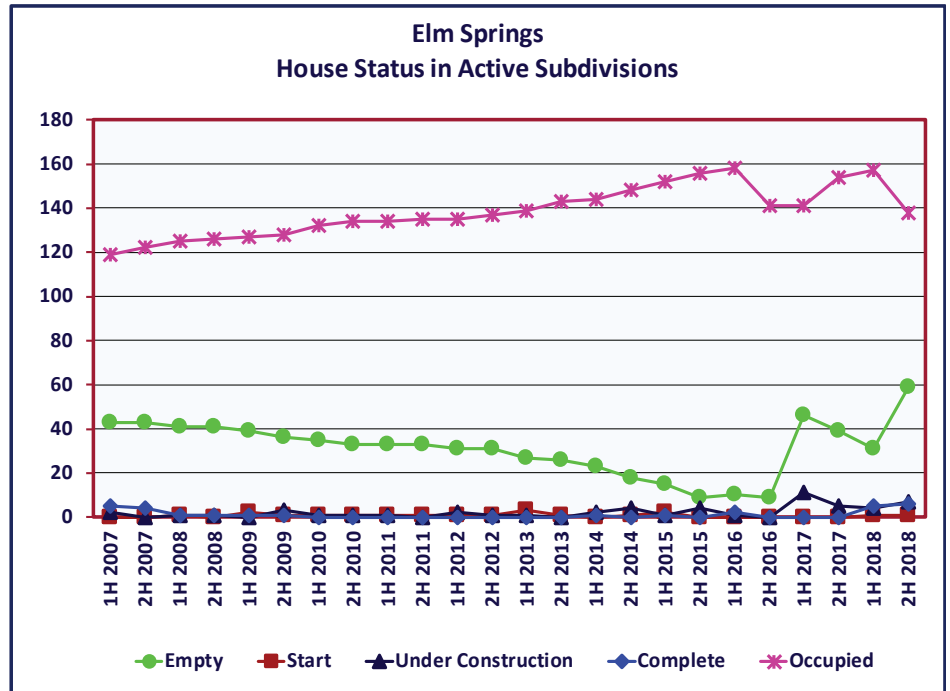
Elm Springs

- From July 1 through December 31, 2018 there were 19 residential building permits issued in Elm Springs. This represents a 137.5 percent increase from the second half of 2017.
- Most of the building permits issued in Elm Springs were valued in the \$150,001 to \$200,000 range in the second half of 2018.
- The average residential building permit value in Elm Springs increased by 1.7 percent from \$220,000 in the second half of 2017 to \$223,684 in the second half of 2018.



Elm Springs

- There were 211 total lots in 6 active subdivisions in Elm Springs in the second half of 2018. About 65.4 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 3.3 percent were under construction, 0.5 percent were starts, and 28.0 percent were empty lots.
- There were 7 new houses under construction in Elm Springs in the second half of 2018.
- 14 new houses in Elm Springs became occupied in the second half of 2018. The annual absorption rate implies that there were 51.5 months of remaining inventory in active subdivisions, up from 30.8 in the first half of 2018.
- There was no absorption or new construction in 1 of the subdivisions in Elm Springs during the past year.
- An additional 154 lots in 2 subdivisions had received final approval by December 31, 2018.



Elm Springs Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Highland @ Elm Springs	1H 2018	54
<i>Final Approval</i>		
Elm Valley, Phases II, III	2H 2016	100
Elm Springs		154

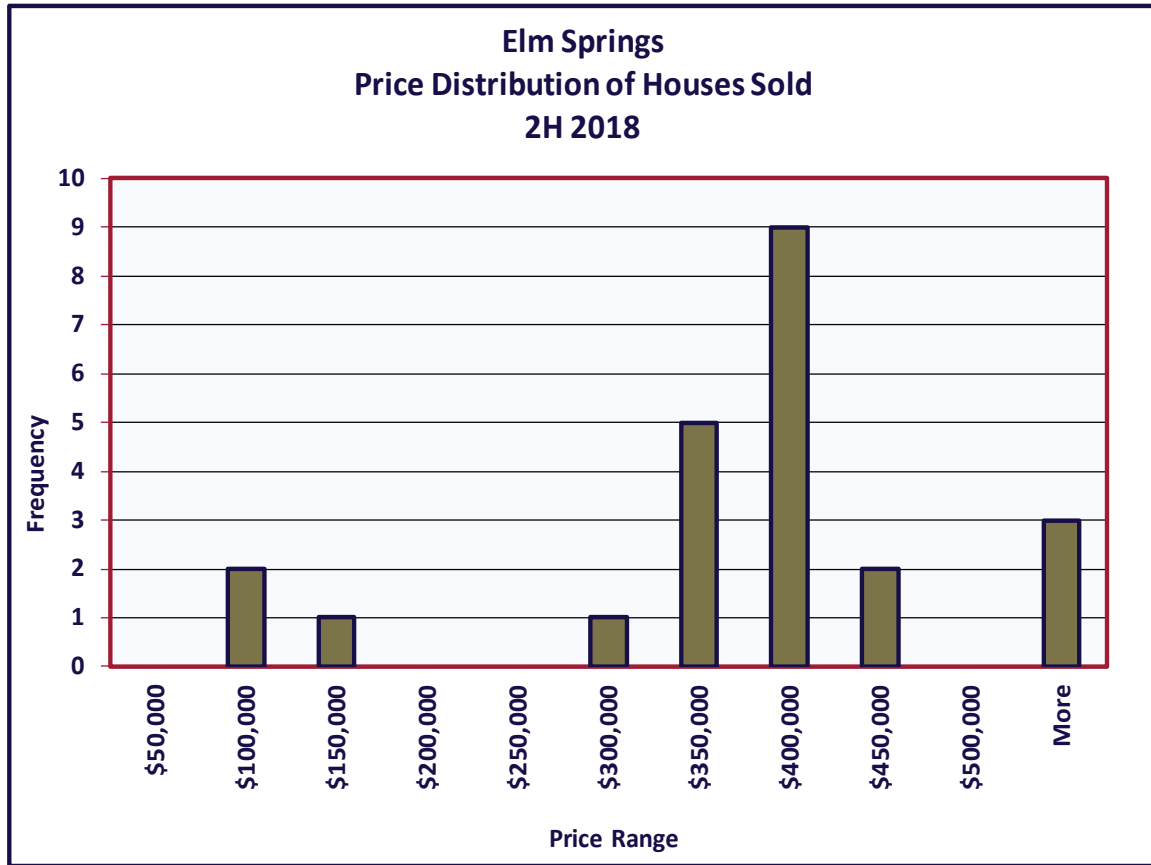
Elm Springs House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Camelot	12	0	1	0	54	67	1	31.2
Elm Valley, Phase I	12	1	4	2	29	48	13	14.3
Elmdale Lake Estates	29	0	0	4	0	33	0	--
The Estates at Brush Creek ^{1,2}	2	0	0	0	22	24	0	--
Pinkley, Phase II	3	0	1	0	18	22	0	2.7
Pinkley, Phase III	1	0	1	0	15	17	0	1.6
Elm Springs Totals	59	1	7	6	138	211	14	51.5

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.

Elm Springs



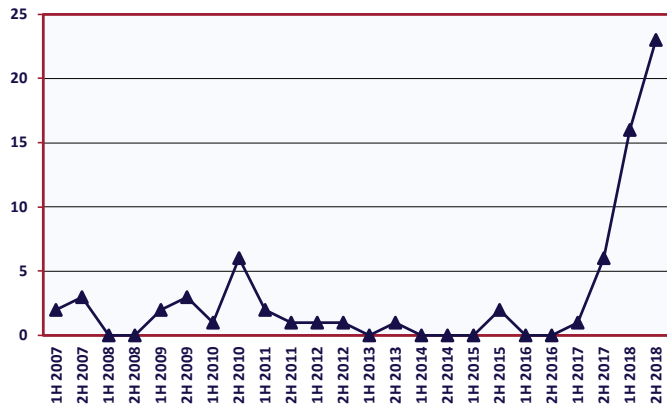
- 60.9 percent of the sold houses in Elm Springs were priced between \$300,001 and \$400,000.

Elm Springs Price Range of Houses Sold Second Half of 2018

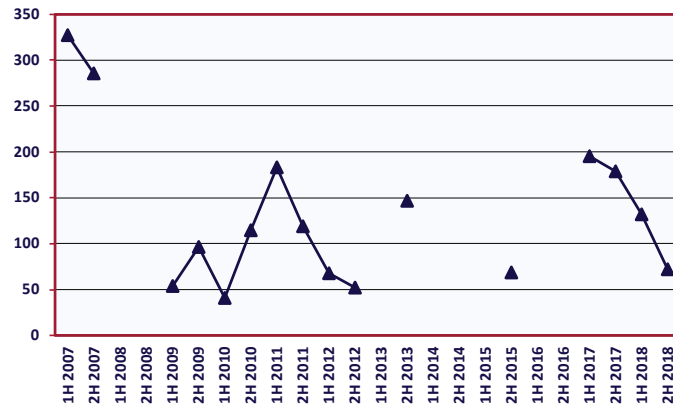
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	8.7%	894	49	95.1%	\$105.28
\$100,001 - \$150,000	1	4.3%	876	74	102.0%	\$116.44
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	4.3%	2,108	70	96.0%	\$141.13
\$300,001 - \$350,000	5	21.7%	2,553	88	99.7%	\$134.37
\$350,001 - \$400,000	9	39.1%	2,926	34	99.1%	\$128.05
\$400,001 - \$450,000	2	8.7%	3,395	30	99.0%	\$127.31
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	3	13.0%	4,857	206	96.0%	\$132.96
Elm Springs	23	100.0%	2,836	72	98.5%	\$128.08

Elm Springs

Elm Springs
Number of Houses Sold



Elm Springs
Average Days on Market of Houses Sold

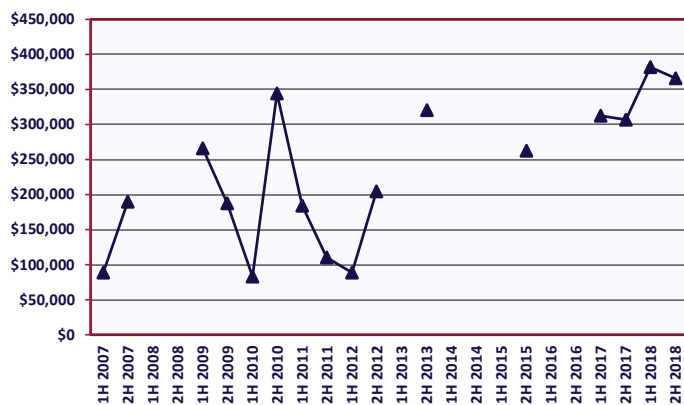


- There were 23 houses sold in Elm Springs from July 1 to December 31, 2018, a 43.8 percent increase from the 16 sold in the first half of 2018.
- The average price of a house sold in Elm Springs decreased from \$381,969 in the first half of 2018 to \$365,297 in the second half of 2018.
- The average sale price was 4.4 percent lower than in the previous half year.
- The average price per square foot for a house sold in Elm Springs increased from \$116.55 in the first half of 2018 to \$128.08 in the second half of 2018.
- The average price per square foot was 9.9 percent higher than in the previous half year.
- The average number of days on market from initial listing to the sale decreased from 132 in the first half of 2018 to 73 in the second half of 2018.
- About 1.2 percent of all houses sold in Washington County in

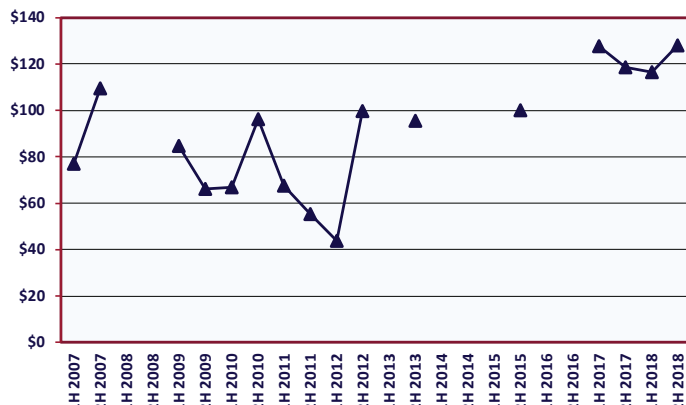
the second half of 2018 were sold in Elm Springs.

- The average sales price of a house was 159.7 percent of the county average.
- Out of the 23 houses sold in Elm Springs 11 were new construction. These newly constructed houses had an average sold price of \$365,385 and took an average of 49 days to sell from their initial listing dates.
- There were 14 house in Elm Springs listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$396,714.
- According to the Washington County Assessor's database, 77.8 percent of houses in Elm Springs were owner-occupied in the second half of 2018.

Elm Springs
Average Price of Houses Sold



Elm Springs
Average Price per Square Foot of Houses Sold



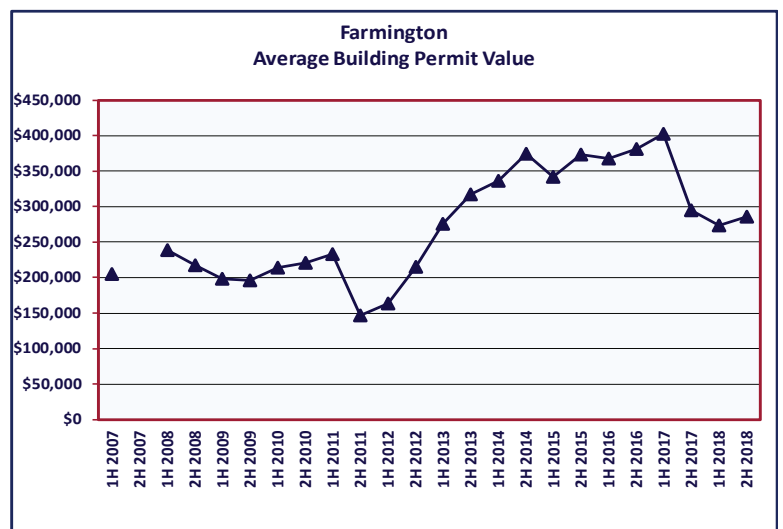
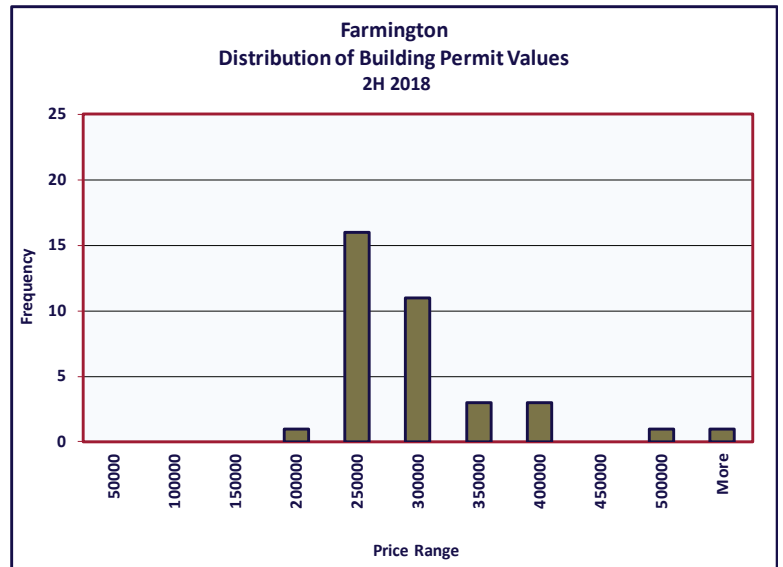
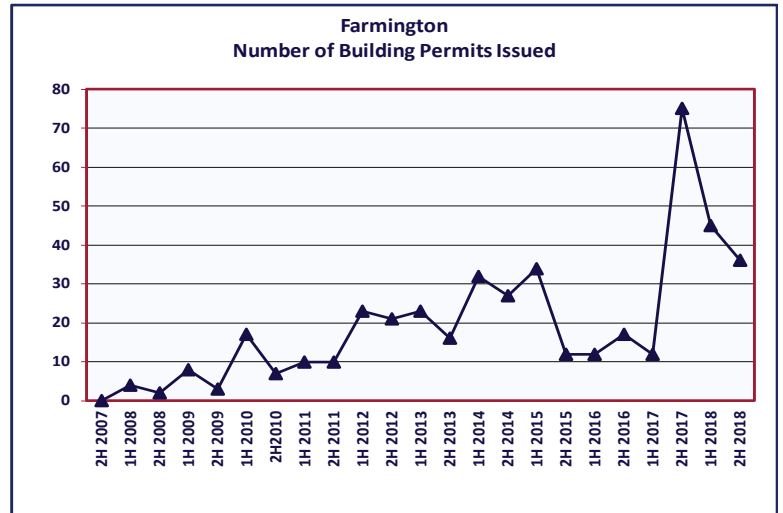
Elm Springs

Elm Springs Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Camelot	1	4.3%	3,119	26	\$399,900	\$128.21
Churchill	1	4.3%	4,500	325	\$725,000	\$161.11
Clyde Neil	1	4.3%	4,068	85	\$352,200	\$86.58
Commons	1	4.3%	876	74	\$102,000	\$116.44
Elm Valley	11	47.8%	2,721	49	\$365,385	\$134.35
Estates At Brush Creek	1	4.3%	4,551	169	\$505,000	\$110.96
High Ridge Estates	1	4.3%	5,520	123	\$700,000	\$126.81
Oak Ridge Estates	1	4.3%	2,108	70	\$297,500	\$141.13
Pinkley	2	8.7%	2,545	48	\$338,000	\$133.34
Plantation	1	4.3%	3,679	59	\$440,000	\$119.60
Other	2	8.7%	894	49	\$92,500	\$105.28
Elm Springs	23	100.0%	2,836	72	\$365,297	\$128.08

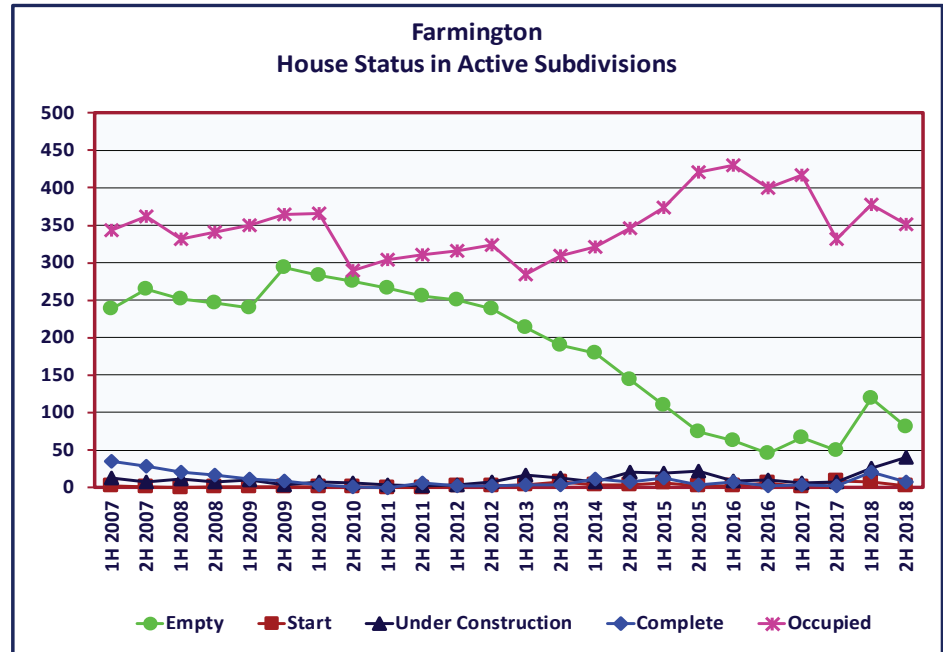
Farmington

- From July 1 to December 31, 2018 there were 36 residential building permits issued in Farmington, a 52.0 percent decrease from the second half of 2017.
- In the second half of 2018, most of the residential building permits in Farmington were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Farmington decreased by 3.1 percent from \$294,520 in the second half of 2017 to \$285,500 in the second half of 2018.



Farmington

- There were 482 total lots in 8 active subdivisions in Farmington in the second half of 2018. About 72.8 percent of the lots were occupied, 1.7 percent were complete, but vacant, 8.3 percent were under construction, 0.4 percent were starts, and 16.8 percent were empty lots.
- There was no construction activity in 1 of the 6 active subdivisions in Farmington during the past year.
- The subdivision with the most houses under construction in Farmington in the second half of 2018 was Saddle Brook with 38.
- 43 new houses in Farmington became occupied in the second half of 2018. The annual absorption rate implies that there were 17.5 months of remaining inventory in active subdivisions, down from 35.2 in the first half of 2018.



- In 2 of the 8 active subdivisions in Farmington, no absorption has occurred in the last year.
- An additional 158 lots in 3 subdivisions had received either preliminary or final approval by December 31, 2018.



Farmington Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Farmington Heights	2H 2017	125
Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Windgate	2H 2017	27
Total		158

Farmington

Farmington House Status in Active Subdivisions Second Half of 2018

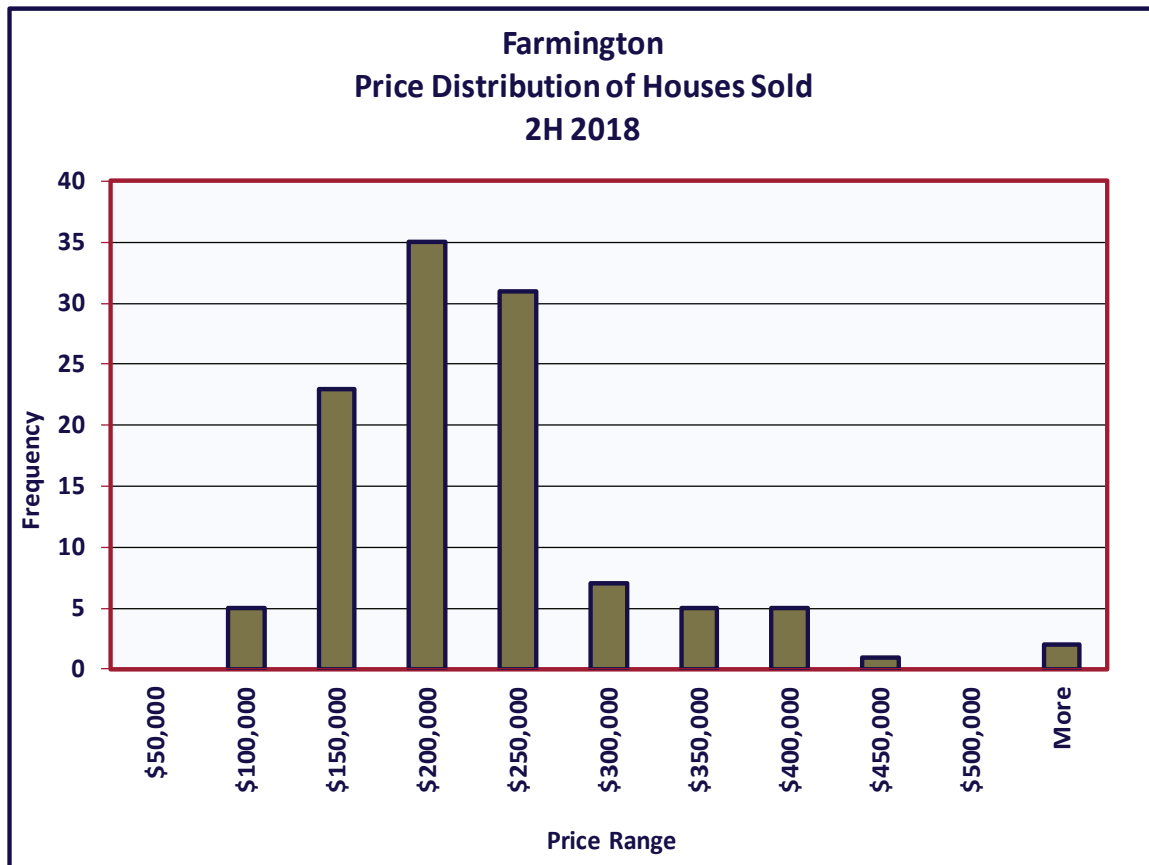
Subdivision	Empty Lots	Under Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	7	0	0	0	59	66	1	84.0
Holland Crossing Commercial	0	0	0	0	50	50	12	0.0
Saddle Brook	48	2	38	6	35	129	28	32.2
South Club House Estates ¹	15	0	0	0	60	75	0	--
Twin Falls Phase II ²	1	0	0	0	59	60	1	12.0
Twin Falls, Phase III ¹	5	0	1	0	0	6	0	--
Walnut Grove Acres	2	0	0	2	22	26	0	--
Farmington	81	2	40	8	351	482	43	17.5

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

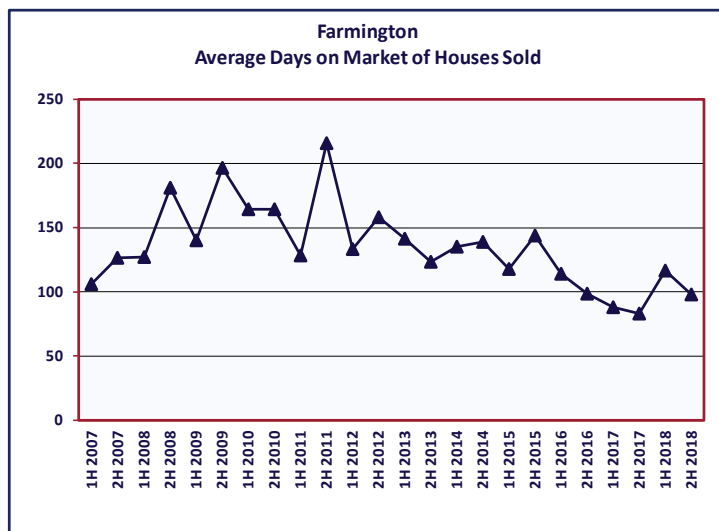
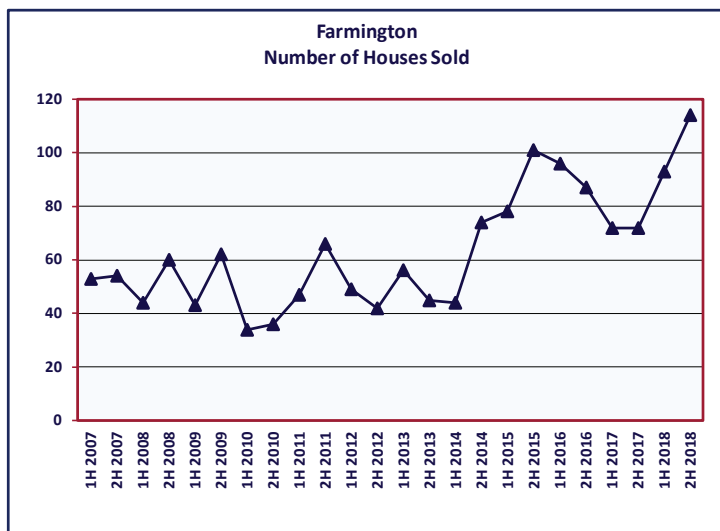


- 57.9 percent of the sold houses in Farmington were priced between \$150,001 and \$250,000.

Farmington Price Range of Houses Sold Second Half of 2018

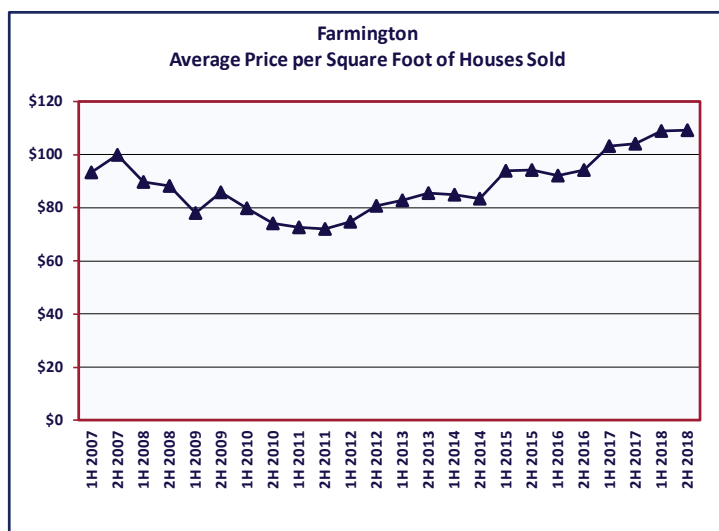
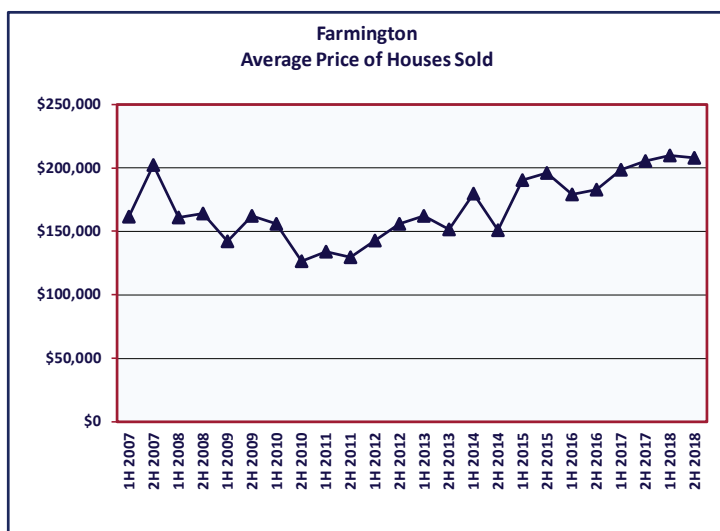
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	5	4.4%	1,671	51	86.1%	\$45.19
\$100,001 - \$150,000	23	20.2%	1,424	84	96.7%	\$95.13
\$150,001 - \$200,000	35	30.7%	1,664	84	99.4%	\$114.66
\$200,001 - \$250,000	31	27.2%	1,988	143	99.4%	\$114.24
\$250,001 - \$300,000	7	6.1%	2,548	84	97.3%	\$115.01
\$300,001 - \$350,000	5	4.4%	2,514	90	99.6%	\$129.24
\$350,001 - \$400,000	5	4.4%	2,943	72	98.1%	\$126.38
\$400,001 - \$450,000	1	0.9%	3,300	30	99.2%	\$130.91
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	2	1.8%	4,038	124	94.2%	\$135.29
Farmington	114	100.0%	1,908	98	98.0%	\$109.24

Farmington



- There were 114 houses sold in Farmington from July 1 to December 31, 2018, or 58.3 percent more than the 72 sold in the second half of 2017 and 22.6 percent more than the 93 sold in the first half of 2018.
- The average price of a house sold in Farmington decreased from \$209,632 in the first half of 2018 to \$208,022 in the second half of 2018.
- The average sales price was 0.8 percent lower than in the previous half year and 1.1 percent higher than in the second half of 2017.
- The average price per square foot for a house sold in Farmington increased from \$108.76 in the first half of 2018 to \$109.24 in the second half of 2018.
- The average price per square foot was 0.4 percent higher than in the previous half year, and 4.9 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 117 in the first half of 2018 to 98 in

- the second half of 2018.
- About 6.1 percent of all houses sold in Washington County in the second half of 2018 were sold in Farmington.
- The average sales price of a house was 91.0 percent of the county average.
- Out of 114 houses sold in the second half of 2018, 33 were new construction. These newly constructed houses had an average sold price of \$237,087 and took an average of 152 days to sell from their initial listing dates.
- There were 48 houses in Farmington listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$213,508.
- According to the Washington County Assessor's database, 70.2 percent of houses in Farmington were owner-occupied in the second half of 2018.



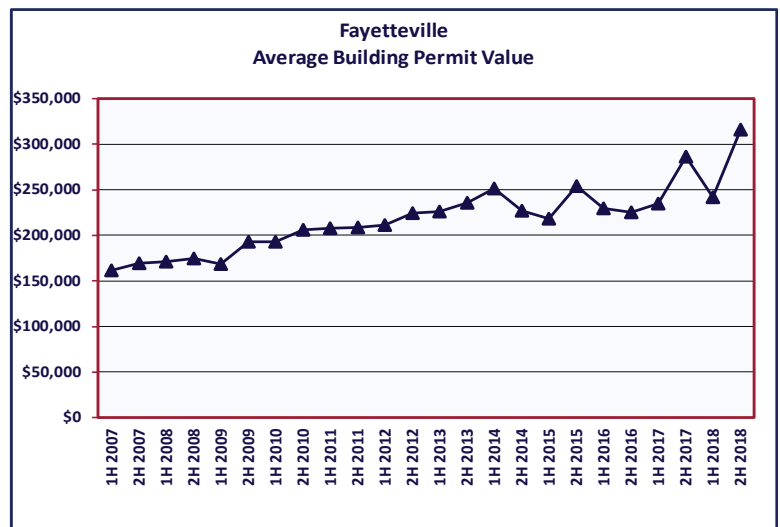
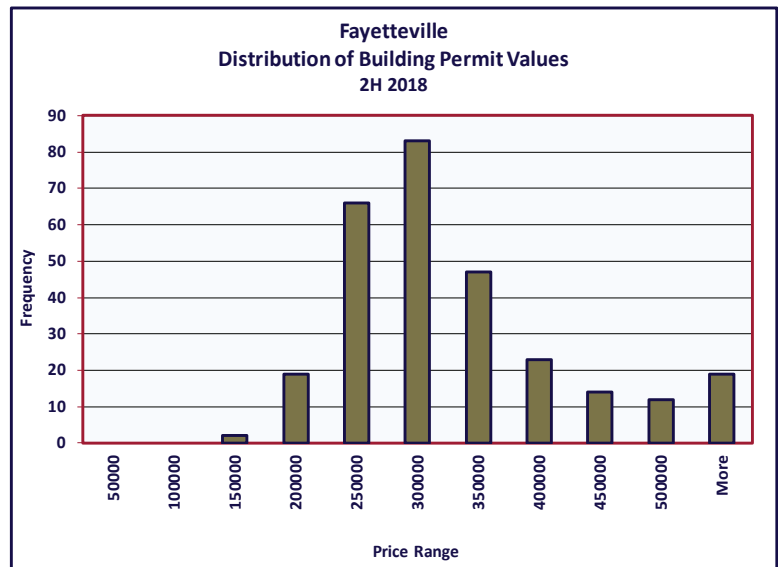
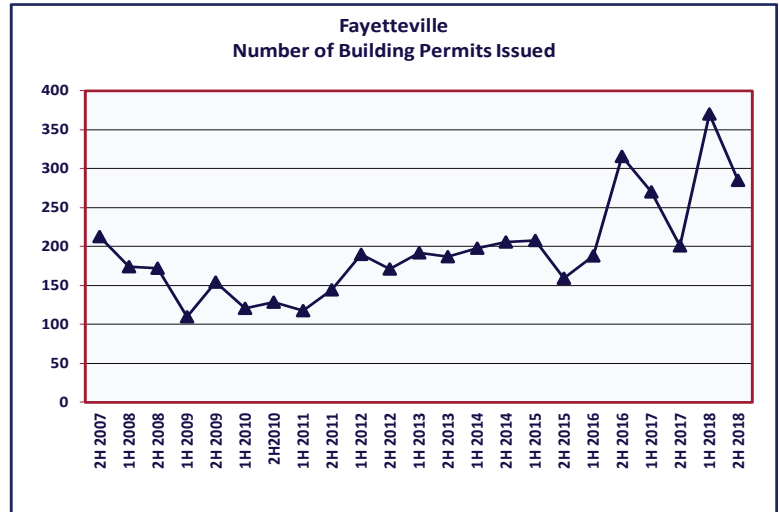
Farmington

Farmington Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellwood	1	0.9%	2,003	45	\$221,000	\$110.33
Bermuda Estates	2	1.8%	2,671	68	\$270,000	\$102.98
Bethel Oaks	4	3.5%	1,757	48	\$199,500	\$113.51
East Creek Place	3	2.6%	1,913	77	\$185,733	\$97.72
Evans	1	0.9%	1,581	34	\$220,000	\$139.15
Gilchrist Meadows	1	0.9%	4,600	143	\$530,000	\$115.22
Giles	1	0.9%	2,216	136	\$175,000	\$78.97
Golden Acres	1	0.9%	1,386	77	\$132,000	\$95.24
Green	5	4.4%	1,206	51	\$121,450	\$100.83
Hamblens	1	0.9%	1,128	86	\$134,000	\$118.79
Highlands Square North	1	0.9%	2,865	154	\$210,000	\$73.30
Hillside Estates	2	1.8%	2,562	107	\$354,555	\$138.56
Hollands	1	0.9%	1,520	3	\$60,000	\$39.47
Magnolia Ridge	1	0.9%	1,566	129	\$199,900	\$127.65
Meadowlark	6	5.3%	1,270	50	\$137,817	\$108.69
Meadowlark Estates	2	1.8%	1,168	121	\$122,800	\$106.22
Meadowsweet	4	3.5%	1,839	93	\$199,950	\$108.83
Mountain View Estates	1	0.9%	2,912	50	\$315,000	\$108.17
North Club House Estates	3	2.6%	2,279	169	\$199,667	\$89.98
North Ridge	1	0.9%	2,073	179	\$188,000	\$90.69
Red Bird Estates	1	0.9%	1,217	40	\$132,000	\$108.46
Riviera Estates	2	1.8%	1,903	82	\$189,500	\$99.58
Rose Court Valley View	2	1.8%	1,840	103	\$128,500	\$69.83
Rusty Meadows	1	0.9%	1,621	28	\$190,000	\$117.21
Saddle Brook	24	21.1%	1,683	177	\$208,565	\$124.14
Silverthorne	1	0.9%	3,199	58	\$377,000	\$117.85
South Club House Estates	1	0.9%	2,514	44	\$271,500	\$108.00
South Haven	1	0.9%	1,472	99	\$150,000	\$101.90
Southwinds	3	2.6%	2,212	57	\$236,050	\$106.87
Suburban Homes	1	0.9%	1,107	32	\$120,000	\$108.40
Thomas P Lee	1	0.9%	2,000	39	\$219,000	\$109.50
Twin Falls	8	7.0%	2,679	72	\$348,000	\$130.63
Valley View Estates	1	0.9%	1,853	48	\$189,699	\$102.37
Walnut Grove Acres	2	1.8%	2,349	71	\$281,880	\$120.00
Wedington Woods	4	3.5%	1,505	32	\$186,188	\$125.11
Wilma	1	0.9%	1,537	44	\$185,000	\$120.36
Other	18	15.8%	2,058	92	\$187,243	\$90.75
Farmington	114	100.0%	1,908	98	\$208,022	\$109.24

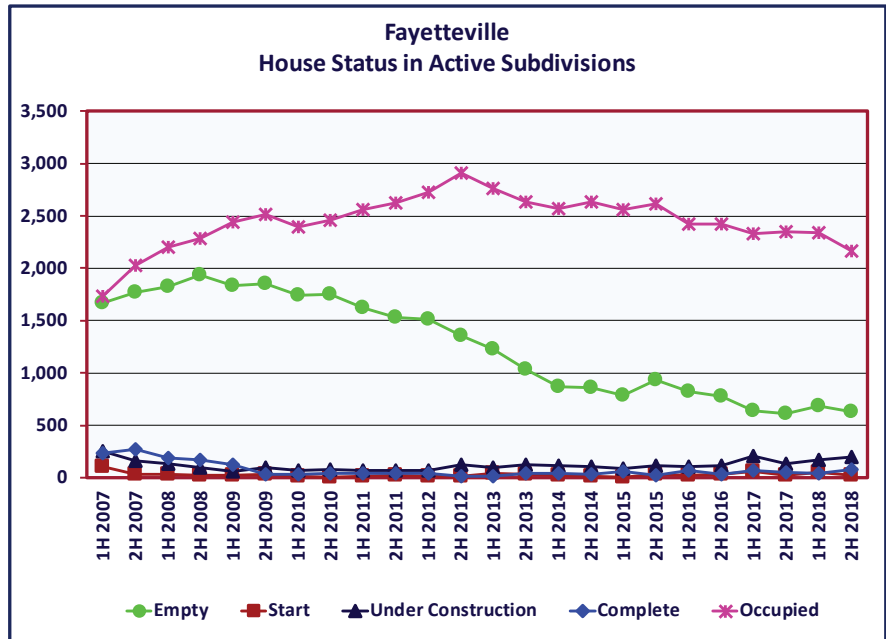
Fayetteville

- From July 1 to December 31, 2018 there were 285 residential building permits issued in Fayetteville. This represents a 41.8 percent increase from the second half of 2017.
- In the second half of 2018, a majority of building permits in Fayetteville were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Fayetteville increased by 10.5 percent from \$285,948 in the second half of 2017 to \$315,836 in the second half of 2018.



Fayetteville

- There were 3,100 total lots in 63 active subdivisions in Fayetteville in the second half of 2018. About 70.0 percent of the lots were occupied, 2.6 percent were complete but vacant, 6.3 percent were under construction, 0.7 percent were starts, and 20.4 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the second half of 2018 were Ruppel Meadows with 25, The Hamptons, Hughmount Village, and The Villas at Forest Hills, all with 23 each.
- In 11 of the 64 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 220 new houses in Fayetteville became occupied in the second half of 2018. The annual absorption rate implies that there were 28.6 months of remaining inventory in active subdivisions, up from 26.5 in the first half of 2018.
- In 12 out of the 63 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 1,970 lots in 34 subdivisions had received either preliminary or final approval by December 31, 2018.



Fayetteville Preliminary and Final Approved Subdivisions Second Half of 2018

Preliminary Approval

Albatross Loop at the Links	2H 2015	27
Brooklands, Phase II	2H 2018	26
The Coves, Phase IV	2H 2016	56
Engles Park	1H 2016	59
Falling Waters	2H 2016	49
Homes at Willow Bend	1H 2016	54
Meadows at Stonebridge	1H 2017	135
Mountain Ranch, Phase III	2H 2015	87
Mountain Vista	2H 2016	52
Oakbrooke, Phase III	2H 2011	93
Park Commons	1H 2018	7
River Meadows	1H 2017	12
Riverwalk, Phase II	1H 2017	49
Rochester	1H 2018	37
Starr Lake	1H 2017	22
Timber Ridge Estates	1H 2017	81
Villages at Sloanbrook IV & V	1H 2018	188
Villages at Sloanbrook VI	2H 2018	130
Westside	1H 2018	88
Windsor	1H 2017	58
Woodbury, Phase II	1H 2015	38

continued on next page

Fayetteville

Fayetteville Preliminary and Final Approved Subdivisions Second Half of 2018 (cont.)

Final Approval

Eastern Park	1H 2018	14
Emerald Point	2H 2018	36
Legacy Pointe, Phase 5B	2H 2017	81
Mission Blvd. & Whistler Lane	1 H 2018	25
Mission Heights, Phase IIA	1H 2017	25
Mission Heights, Phase III	1H 2018	21
Nettleship	1H 2017	15
Park Meadows	2H 2018	73
Reindl Woods	2H 2017	9
River Meadows	2H 2018	13
Villages at Sloanbrooke, Phase III	2H 2018	26
Total		1,970

Fayetteville House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abshier Heights, Phase II	0	0	0	3	6	9	4	9.0
Amber Jane Estates, Phase I ¹	4	0	1	0	17	22	0	--
Bridgedale	2	0	0	0	23	25	1	24.0
Bridgeport, Phases VII ^{1,2}	3	0	0	0	10	13	0	--
Bridgeport, Phase VIII ^{1,2}	3	0	0	0	9	12	0	--
Bridgewater Estates	1	0	0	0	29	30	1	4.0
Brooklands at Mountain Ranch	47	1	10	3	14	75	11	52.3
The Bungalows at Cato Springs	4	0	6	1	21	32	2	22.0
Chapel View	0	0	0	0	18	18	2	0.0
Copper Creek, Phase II	1	0	0	0	75	76	1	--
The Coves Phase II	2	0	0	0	42	44	1	24.0
The Coves Phase III	22	0	11	7	12	52	12	40.0
Creek Meadow Residential	1	0	0	0	47	48	2	1.5
Crescent Lake	6	0	1	0	36	43	1	28.0
Cross Keys, Phase I ^{1,2}	1	0	0	0	107	108	0	--
Cross Keys Estates	8	0	0	0	4	12	1	24.0
Crystal Springs, Phase III ^{1,2}	2	0	0	0	100	102	0	--
Deerpath Estates, Phase II ²	9	0	0	0	6	15	0	--
The Estates at Dogwood Canyon	18	0	1	0	36	55	3	57.0
The Hamptons Phase I	2	0	1	3	63	69	1	72.0
The Hamptons Phase II ¹	27	1	22	0	0	50	0	--
Havenwood	8	0	2	0	5	15	5	24.0
Harmon Trails Estates	4	0	1	2	19	26	1	28.0
Hughmount Village	5	6	23	4	90	128	17	13.0
Links at Fayetteville Row Homes	0	0	0	14	25	39	6	--

Fayetteville

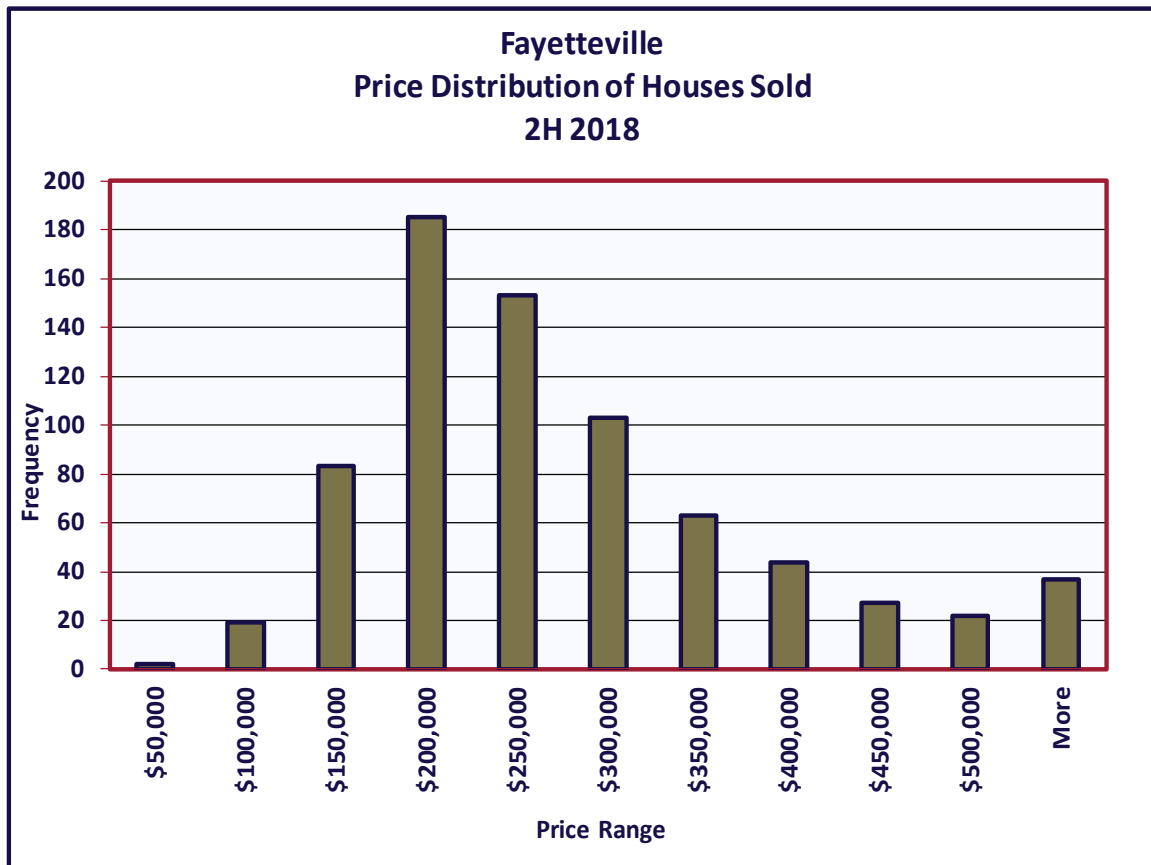
Fayetteville House Status in Active Subdivisions (Continued) Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Mission Heights, Phase I	2	0	1	9	5	17	2	48.0
Mountain Ranch, Phase I ^{1,2}	8	0	0	0	103	111	0	--
Mountain Ranch, Phase IIA ^{1,2}	6	0	0	0	1	7	0	--
Oakbrooke, Phase I	61	0	0	3	5	69	0	--
Oakbrooke, Phase II	18	0	1	5	16	40	1	--
Oakbrooke, Phase III, IA	2	0	0	0	8	10	0	3.0
Overton West ¹	1	0	2	0	9	12	0	--
Park Ridge Estates	4	0	0	0	22	26	0	16.0
Parkerman Estates	3	0	0	0	5	8	1	--
Quarry Trace, Phase I	0	0	0	0	22	22	0	0.0
Quarry Trace, Phase II	8	0	5	2	79	94	3	2.3
Remington Estates	20	0	3	2	1	26	0	300.0
Riverwalk, Phase I	0	0	0	2	54	56	6	2.4
Rupple Meadows	36	6	25	0	0	67	0	--
Rupple Row	1	0	3	0	254	258	2	16.0
Sloan Estates	4	0	3	0	50	57	3	12.0
Stone Mountain, Phase I	13	0	2	0	97	112	5	--
Stonebridge Meadows, Phase III ^{1,2}	4	0	0	0	57	61	0	--
Stonebridge Meadows, Phase V	11	0	0	0	59	70	3	26.4
Summit Place, Phase I	13	0	4	3	9	29	3	80.0
Summit Place, Phase II	30	1	3	0	5	39	4	--
Timber Trails	38	1	4	0	69	112	0	--
Townhomes at Forest Hills	1	2	1	0	27	31	0	4.8
Township Heights ^{1,2}	1	0	1	0	19	21	0	--
Treetops	37	1	1	0	3	42	2	--
Twin Maple Estates	0	0	0	0	8	8	1	0.0
Twin Springs Estates, Phase I	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II ²	10	0	0	0	13	23	0	120.0
Villages of Sloanbrooke, The	1	0	1	0	95	97	0	4.8
Villages of Sloanbrooke, The, Phase 2	3	1	2	3	89	98	63	1.2
Villas at Forest Hills, The	23	1	23	9	25	81	25	26.9
West End ²	8	0	0	0	20	28	10	6.9
West Haven	3	1	1	0	35	40	0	--
Westbrook PZD	2	0	0	0	10	12	2	12.0
Whistler Woods	11	0	8	1	4	24	4	60.0
Wildflower Meadows ¹	0	0	0	1	47	48	0	--
Woodbury	3	1	1	2	27	34	8	3.5
Woodridge, Phase I	65	0	22	0	0	87	0	--
Fayetteville	633	23	196	79	2,169	3,100	220	28.6

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.

Fayetteville



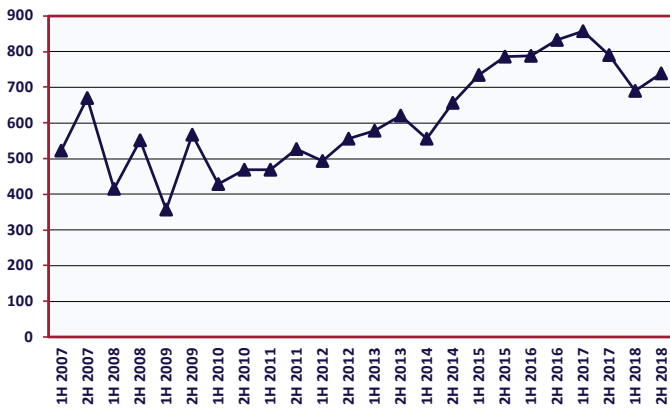
- 59.8 percent of the sold houses in Fayetteville were valued between \$150,001 and \$300,000.

Fayetteville Price Range of Houses Sold Second Half of 2018

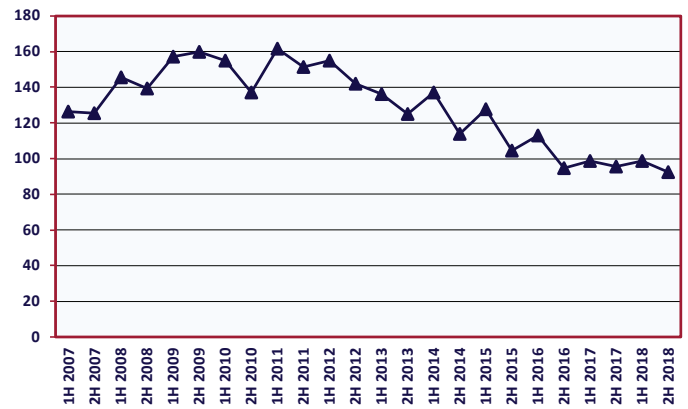
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	0.3%	1,314	85	88.0%	\$26.27
\$50,001 - \$100,000	19	2.6%	946	67	90.3%	\$98.27
\$100,001 - \$150,000	83	11.2%	1,225	55	97.2%	\$110.32
\$150,001 - \$200,000	185	25.1%	1,511	84	98.7%	\$118.49
\$200,001 - \$250,000	153	20.7%	1,876	84	98.8%	\$121.99
\$250,001 - \$300,000	103	14.0%	2,137	98	98.4%	\$135.39
\$300,001 - \$350,000	63	8.5%	2,541	122	98.1%	\$137.00
\$350,001 - \$400,000	44	6.0%	2,743	103	97.7%	\$145.03
\$400,001 - \$450,000	27	3.7%	3,082	84	98.3%	\$146.01
\$450,001 - \$500,000	22	3.0%	3,248	151	97.4%	\$155.62
\$500,000+	37	5.0%	4,351	154	96.7%	\$170.81
Fayetteville	738	100.0%	2,040	92	98.0%	\$127.78

Fayetteville

Fayetteville
Number of Houses Sold



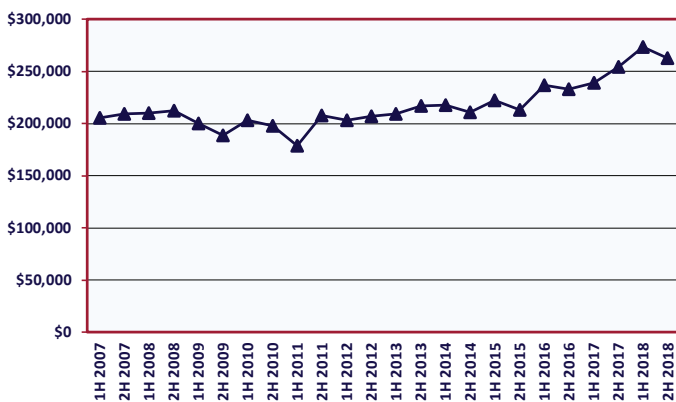
Fayetteville
Average Days on Market of Houses Sold



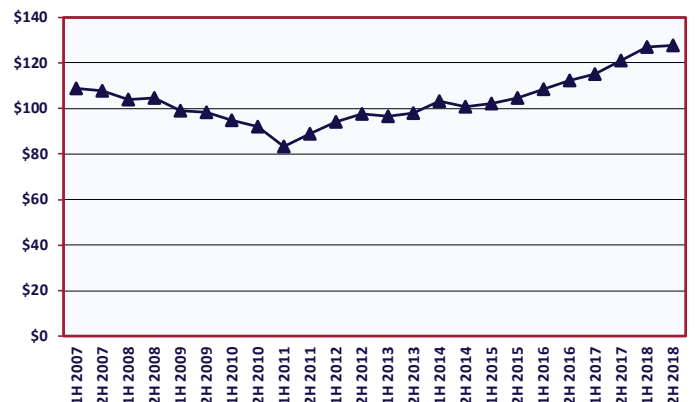
- There were 738 houses sold in Fayetteville from July 1 to December 31, 2018 or 6.7 percent less than the 791 sold in the second half of 2017 and 7.0 percent more than the 690 sold in the first half of 2018.
- The average price of a house sold in Fayetteville decreased from \$273,918 in the first half of 2018 to \$262,555 in the second half of 2018.
- The average sales price was 4.1 percent lower than in the previous half year and 3.3 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 82 in the first half of 2018 to 74 in the second half of 2018.
- The average price per square foot for a house sold in Fayetteville increased from \$126.87 in the first half of 2018 to \$127.78 in the second half of 2018.

- The average price per square foot was 0.7 percent higher than in the previous half year, and 5.6 percent higher than in the second half of 2017.
- About 39.7 percent of all houses sold in Washington County were sold in Fayetteville, and the average sales price was 114.8 percent of the county average.
- Out of the 738 houses sold, 206 were new construction. These houses sold for an average price of \$266,020 and were on the market for an average of 140 days.
- There were 383 houses in Fayetteville listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$417,466.
- According to the Washington County Assessor's database, 56.5 percent of houses in Fayetteville were owner-occupied in the second half of 2018.

Fayetteville
Average Price of Houses Sold



Fayetteville
Average Price per Square Foot of Houses Sold



Fayetteville

Fayetteville Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abshiers	1	0.1%	1,032	19	\$133,750	\$129.60
Anderson Farm	2	0.3%	836	70	\$100,200	\$124.63
ArchiasBushnell	1	0.1%	2,349	55	\$385,000	\$163.90
Ashbrook Hills	1	0.1%	2,061	45	\$265,000	\$128.58
Autumn View	1	0.1%	8,456	115	\$1,315,000	\$155.51
Azalea Terrace	1	0.1%	1,749	36	\$210,000	\$120.07
Barnes-Baldwin	1	0.1%	1,357	10	\$60,000	\$44.22
Barrington Parke	2	0.3%	2,673	50	\$323,500	\$121.32
Belair Acres	2	0.3%	1,231	49	\$162,900	\$132.44
Belclaire Estates	3	0.4%	2,807	33	\$354,167	\$126.33
Bellwood	2	0.3%	1,614	37	\$180,500	\$111.78
Bird Haven Terrace	4	0.5%	1,411	39	\$155,250	\$109.74
Bishop	1	0.1%	1,169	29	\$175,000	\$149.70
Blueberry Meadows	3	0.4%	1,533	55	\$168,367	\$109.80
Boardwalk	4	0.5%	2,895	79	\$341,750	\$117.68
Bohlens	1	0.1%	2,001	88	\$230,000	\$114.94
Boxwood	3	0.4%	2,046	39	\$250,667	\$122.60
Bradford Place Condo Hpr	4	0.5%	925	69	\$99,750	\$110.46
Bridgeport	4	0.5%	3,015	82	\$304,231	\$103.17
Broadview	1	0.1%	1,938	5	\$289,000	\$149.12
Bronze Tree Village	1	0.1%	2,034	40	\$185,000	\$90.95
Brookbury Woods	1	0.1%	3,580	86	\$413,000	\$115.36
Brookhollow	3	0.4%	1,129	36	\$134,333	\$119.83
Brooklands	7	0.9%	2,392	209	\$312,410	\$131.70
Brookside East	3	0.4%	1,847	34	\$213,300	\$116.71
Bungalows At Cato Springs	1	0.1%	1,555	27	\$185,000	\$118.97
Burl Dodd	1	0.1%	784	152	\$80,100	\$102.17
Butterfield	3	0.4%	2,522	79	\$270,000	\$110.74
Butterfield Meadows	2	0.3%	2,080	48	\$256,000	\$122.80
Campbell Avenue Condos	1	0.1%	1,226	47	\$349,100	\$284.75
Campbell Bell Bldg Hpr	1	0.1%	2,090	246	\$1,000,000	\$478.47
Candlewood	3	0.4%	3,791	162	\$562,500	\$148.15
Cedarwood	5	0.7%	1,772	54	\$196,500	\$112.00
Century Estates	1	0.1%	1,680	41	\$220,000	\$130.95
Chevaux Court Condos Hpr	1	0.1%	1,299	109	\$145,000	\$111.62
City Park	1	0.1%	1,586	56	\$175,000	\$110.34
Clabber Creek	10	1.4%	1,823	52	\$220,210	\$120.36
Clay Yoe	1	0.1%	1,993	45	\$460,000	\$230.81
Clover Creek	2	0.3%	1,403	84	\$147,000	\$105.04
Cobblestone	7	0.9%	1,640	32	\$214,228	\$130.72
Commons At Walnut Cross	3	0.4%	1,217	33	\$149,667	\$123.15
Copper Creek	10	1.4%	3,558	58	\$441,110	\$123.25
Cottages At Old Wire	1	0.1%	2,185	2	\$369,000	\$168.88
County Court	2	0.3%	1,626	163	\$232,000	\$142.00
Coves	33	4.5%	1,652	125	\$178,583	\$111.42
Covington Park	5	0.7%	3,746	122	\$432,800	\$117.27

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Creek Meadow	1	0.1%	3,567	56	\$535,000	\$149.99
Creekside	1	0.1%	2,700	238	\$299,000	\$110.74
Creekwood Hills	1	0.1%	2,139	59	\$244,000	\$114.07
Crescent Lake	1	0.1%	2,783	111	\$415,000	\$149.12
Crestmont Estates	1	0.1%	3,830	112	\$514,000	\$134.20
Crestwood Acres	3	0.4%	3,643	105	\$662,500	\$181.45
Crofton Manor	2	0.3%	1,847	43	\$212,750	\$115.33
Cross Keys	1	0.1%	2,505	135	\$248,500	\$99.20
Crossover Heights	1	0.1%	2,196	45	\$240,000	\$109.29
Crystal Springs	10	1.4%	1,883	51	\$228,640	\$120.99
David Lyle Village	1	0.1%	1,564	26	\$165,000	\$105.50
Davidsons	1	0.1%	1,628	30	\$300,000	\$184.28
Davis & Ferguson	1	0.1%	2,271	50	\$328,750	\$144.76
Deerpath Estates	1	0.1%	3,726	126	\$338,000	\$90.71
Diamond Acres	1	0.1%	2,216	206	\$265,000	\$119.58
Dickson Hpr	1	0.1%	1,075	227	\$285,000	\$265.12
Dunoway	1	0.1%	1,836	41	\$175,000	\$95.32
East Oaks	5	0.7%	2,472	61	\$374,100	\$150.41
Eastwood	1	0.1%	2,242	32	\$315,000	\$140.50
Elams	1	0.1%	1,827	70	\$188,000	\$102.90
Embry Acres	2	0.3%	2,039	65	\$255,000	\$126.93
Emerald	2	0.3%	2,900	257	\$339,328	\$122.01
Fairfield	5	0.7%	1,787	48	\$193,180	\$108.04
Fairground	2	0.3%	2,059	0	\$375,000	\$182.13
Fairland	1	0.1%	2,408	150	\$168,000	\$69.77
Fairview Heights	3	0.4%	1,750	84	\$194,600	\$117.70
Falcon Ridge	2	0.3%	1,818	50	\$207,450	\$114.16
Fayetteville Original	1	0.1%	2,215	56	\$712,000	\$321.44
Fieldstone	5	0.7%	1,463	54	\$155,700	\$107.01
Fiesta Park	1	0.1%	1,298	70	\$145,000	\$111.71
Forest Hills	3	0.4%	2,899	173	\$360,167	\$127.41
Foster	1	0.1%	5,313	332	\$690,000	\$129.87
Fritz	1	0.1%	1,566	38	\$360,000	\$229.89
Georgian Place	2	0.3%	1,156	103	\$142,500	\$129.50
Glenbrook	3	0.4%	1,961	40	\$228,333	\$116.65
Glenwood Park	3	0.4%	1,607	142	\$231,133	\$145.83
Goff	1	0.1%	1,428	32	\$195,000	\$136.55
Green Acres	1	0.1%	1,522	47	\$247,500	\$162.61
Green Valley	1	0.1%	2,915	48	\$187,000	\$64.15
Greenfield	2	0.3%	1,512	83	\$198,005	\$130.75
Greenville	1	0.1%	1,718	32	\$228,000	\$132.71
Gunter	1	0.1%	2,465	49	\$300,000	\$121.70
Hamptons, The	4	0.5%	1,852	191	\$230,661	\$124.54
Harmon Trails Estates	3	0.4%	2,803	74	\$360,500	\$128.30
Hatfield	1	0.1%	1,296	32	\$150,000	\$115.74
Hawkins House At Shiloh	12	1.6%	1,563	60	\$198,908	\$129.84

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Hemingway Ridge	1	0.1%	2,513	53	\$279,000	\$111.02
Hendrix	1	0.1%	1,296	16	\$125,000	\$96.45
Heritage Village	4	0.5%	1,090	29	\$135,338	\$125.10
Hickory Park	2	0.3%	3,086	244	\$328,250	\$107.41
Hillcrest	1	0.1%	1,538	77	\$210,000	\$136.54
Hillside	1	0.1%	2,579	602	\$280,000	\$108.57
Holcomb Heights	3	0.4%	1,519	68	\$196,667	\$129.46
Horsebend Estates	3	0.4%	2,799	70	\$369,667	\$133.00
Horseshoe	2	0.3%	1,540	83	\$175,000	\$113.91
Hotz Rev	1	0.1%	2,400	157	\$433,300	\$180.54
Hughmount Village	20	2.7%	2,269	172	\$306,837	\$136.73
Huntclub	1	0.1%	1,495	47	\$165,000	\$110.37
Huntingdon	5	0.7%	2,361	133	\$249,880	\$106.59
Hyland Park	1	0.1%	1,859	48	\$215,000	\$115.65
Ice House Hpr	2	0.3%	1,777	41	\$411,750	\$231.32
Iron Horse Hpr	1	0.1%	908	40	\$102,000	\$112.33
J & J Estates	1	0.1%	2,773	88	\$319,000	\$115.04
Jackson Place	1	0.1%	3,147	37	\$447,500	\$142.20
Jacksons	5	0.7%	2,498	120	\$338,000	\$135.35
Jennings	5	0.7%	1,558	110	\$284,960	\$186.50
John Smyth	1	0.1%	3,448	69	\$452,000	\$131.09
Joyce Street Cottages Hpr	1	0.1%	1,460	21	\$149,000	\$102.05
Kantz Place	2	0.3%	1,408	127	\$102,450	\$72.76
Kinwood	1	0.1%	2,253	167	\$160,000	\$71.02
Lafayette Loft Hpr	1	0.1%	1,140	45	\$275,000	\$241.23
Lakewood	5	0.7%	1,804	62	\$258,760	\$143.71
Leflars	1	0.1%	2,390	36	\$324,000	\$135.56
Legacy Bldg	1	0.1%	1,005	52	\$295,000	\$293.53
Legacy Estates	13	1.8%	2,146	88	\$247,236	\$115.17
Legacy Heights	4	0.5%	1,746	38	\$204,625	\$118.05
Legacy Pointe	11	1.5%	2,091	76	\$244,482	\$119.46
Leverett Terrace	2	0.3%	1,008	21	\$137,250	\$136.16
Leveretts	1	0.1%	2,600	66	\$300,000	\$115.38
Lewis Baldwin	1	0.1%	1,452	100	\$95,000	\$65.43
Lewisbaldwin	1	0.1%	1,440	36	\$123,000	\$85.42
Lierly Lane	1	0.1%	1,669	46	\$210,000	\$125.82
Magnolia Crossing	8	1.1%	1,216	42	\$141,538	\$117.03
Maple Crest	1	0.1%	924	63	\$85,500	\$92.53
Maplewood	1	0.1%	1,903	53	\$346,500	\$182.08
Masonic	1	0.1%	2,122	46	\$453,500	\$213.71
Maxwell	1	0.1%	1,272	16	\$140,000	\$110.06
Mcclintons	1	0.1%	891	17	\$113,000	\$126.82
Meadowlands	1	0.1%	1,885	38	\$192,900	\$102.33
Meadowlark	4	0.5%	1,620	172	\$139,500	\$86.33
Meadowvale	1	0.1%	1,296	34	\$35,200	\$27.16
Meadowview	1	0.1%	1,456	35	\$200,000	\$137.36

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Metro District Lofts Hpr	1	0.1%	1,079	46	\$287,000	\$265.99
Mission Heights	3	0.4%	2,161	89	\$442,500	\$205.61
Mission Hills	2	0.3%	3,270	45	\$408,900	\$125.13
Missouri Oaks	1	0.1%	1,764	282	\$207,000	\$117.35
Mitchells	1	0.1%	2,434	59	\$434,900	\$178.68
Mod Condos Hpr	1	0.1%	1,640	4	\$214,000	\$130.49
Mount Comfort Meadows	1	0.1%	1,160	28	\$141,000	\$121.55
Mountain Ranch	4	0.5%	2,222	55	\$282,722	\$127.74
Mountain View	1	0.1%	2,423	337	\$495,000	\$204.29
North Heights	6	0.8%	1,891	74	\$234,150	\$125.60
North Ridge	3	0.4%	2,650	112	\$261,333	\$97.44
Oak Grove-Drakes	1	0.1%	2,490	33	\$500,000	\$200.80
Oak Tree	1	0.1%	1,008	47	\$102,500	\$101.69
Oakbrooke	3	0.4%	2,617	189	\$353,667	\$137.69
Oakland Hills	2	0.3%	1,366	90	\$209,000	\$155.27
Oakland Townhomes	1	0.1%	900	22	\$82,500	\$91.67
Oaks Manor	4	0.5%	2,198	66	\$294,639	\$133.30
Olivers	1	0.1%	1,806	34	\$425,000	\$235.33
Ottis Watson	1	0.1%	1,152	25	\$144,400	\$125.35
Overton Park	1	0.1%	5,362	119	\$605,200	\$112.87
Owl Creek	1	0.1%	1,554	48	\$174,600	\$112.36
Paradise Acres	1	0.1%	1,601	82	\$179,900	\$112.37
Paradise Gardens Condo	1	0.1%	1,296	45	\$147,500	\$113.81
Park Place	1	0.1%	2,746	72	\$380,000	\$138.38
Park Ridge Estates	1	0.1%	1,693	112	\$385,000	\$227.41
Persimmon Place	7	0.9%	1,963	50	\$220,986	\$112.70
Pine Crest	2	0.3%	1,103	50	\$138,100	\$125.09
Prairie View Acres	3	0.4%	3,539	53	\$432,167	\$122.10
Quail Creek	3	0.4%	1,878	34	\$219,750	\$118.18
Quarry Trace	4	0.5%	1,393	87	\$160,925	\$116.22
Ramsey	1	0.1%	2,387	69	\$228,000	\$95.52
Red Arrow	1	0.1%	1,000	48	\$130,000	\$130.00
Regency North	1	0.1%	1,019	63	\$153,000	\$150.15
Remington Estates	3	0.4%	3,440	206	\$595,500	\$173.21
Reserve At Steele Crossing Hpr	1	0.1%	1,137	74	\$158,000	\$138.96
Ridgemonte View	1	0.1%	4,600	134	\$579,000	\$125.87
Ridgewood	1	0.1%	5,152	614	\$696,500	\$135.19
Rock On Razorback Hpr	5	0.7%	624	31	\$79,040	\$130.92
Rockwood	1	0.1%	3,115	147	\$350,000	\$112.36
Rogers Place	1	0.1%	1,605	28	\$301,000	\$187.54
Rolling Hills	2	0.3%	2,047	52	\$225,000	\$111.52
Royal Oaks Estates	1	0.1%	1,440	33	\$170,000	\$118.06
Rupple Meadows	2	0.3%	1,850	144	\$244,200	\$132.03
Rupple Row	6	0.8%	1,992	34	\$212,333	\$108.87
Sage Meadows	2	0.3%	1,688	54	\$177,750	\$105.40
Salem Heights	5	0.7%	1,879	52	\$225,000	\$119.92

Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Salem Meadows	1	0.1%	1,723	2	\$192,500	\$111.72
Salem Village	4	0.5%	1,651	45	\$177,075	\$107.53
Savanna Estates	4	0.5%	4,962	157	\$676,875	\$136.45
Seamster Place	1	0.1%	1,305	42	\$170,000	\$130.27
Sequoyah Meadows	2	0.3%	2,037	48	\$233,450	\$114.55
Sequoyah Woods	1	0.1%	1,534	45	\$235,000	\$153.19
Shadow Hills	1	0.1%	1,590	42	\$203,000	\$127.67
Silverthorne	3	0.4%	2,511	62	\$303,333	\$120.60
Skate Place	1	0.1%	1,539	137	\$127,000	\$82.52
Skeltons	1	0.1%	1,272	25	\$145,000	\$113.99
Skyler Place	1	0.1%	1,318	65	\$126,000	\$95.60
Sloan Estates	4	0.5%	3,273	120	\$434,100	\$132.67
South Hampton	1	0.1%	3,216	100	\$430,000	\$133.71
South Sunny Acres	1	0.1%	1,589	49	\$168,000	\$105.73
Southern Heights	1	0.1%	3,744	66	\$538,000	\$143.70
Spring Hollow	1	0.1%	3,100	127	\$310,000	\$100.00
Spring Hollow Estates	1	0.1%	2,200	117	\$249,000	\$113.18
St James Park	8	1.1%	1,966	50	\$231,775	\$118.28
Starr Estates	2	0.3%	3,698	142	\$492,500	\$133.19
Sterling Estates	1	0.1%	3,408	34	\$312,000	\$91.55
Stone Mountain	4	0.5%	3,353	42	\$450,375	\$134.81
Stonebridge Meadows	8	1.1%	2,578	49	\$297,613	\$115.69
Stonewood	5	0.7%	2,849	83	\$362,600	\$128.29
Strawberry Hill	1	0.1%	1,656	56	\$235,000	\$141.91
Summerhill	3	0.4%	1,661	26	\$173,500	\$102.61
Summersby	4	0.5%	4,308	105	\$536,913	\$124.53
Summit Place	1	0.1%	3,337	240	\$575,000	\$172.31
Sun Valley	1	0.1%	1,299	40	\$157,600	\$121.32
Sunbridge Villas	6	0.8%	1,385	56	\$181,133	\$130.82
Sunny Acres	1	0.1%	1,272	28	\$133,000	\$104.56
Sunset Woods	2	0.3%	3,568	314	\$337,500	\$95.79
Taylor Estates	1	0.1%	3,286	66	\$415,000	\$126.29
Timber Crest	1	0.1%	2,789	83	\$355,000	\$127.29
Town Homes At Forest Hills	1	0.1%	2,654	96	\$316,000	\$119.07
Township Heights	2	0.3%	2,648	63	\$371,600	\$142.26
Twin Oaks	1	0.1%	1,651	12	\$289,000	\$175.05
Twin Springs Estates	1	0.1%	2,730	67	\$314,950	\$115.37
Uark Bowl Hpr	1	0.1%	1,265	253	\$330,000	\$260.87
Valley	1	0.1%	1,511	37	\$205,000	\$135.67
Valley View	1	0.1%	992	49	\$260,000	\$262.10
Villa North	1	0.1%	1,220	2	\$95,000	\$77.87
Village On Shiloh Hpr	1	0.1%	1,180	131	\$135,000	\$114.41
Villages of Sloanbrooke	66	8.9%	1,686	162	\$213,081	\$126.22
Villas at Forest Hills	10	1.4%	1,907	54	\$277,190	\$146.04
Wahneetah Heights	1	0.1%	1,453	0	\$185,000	\$127.32

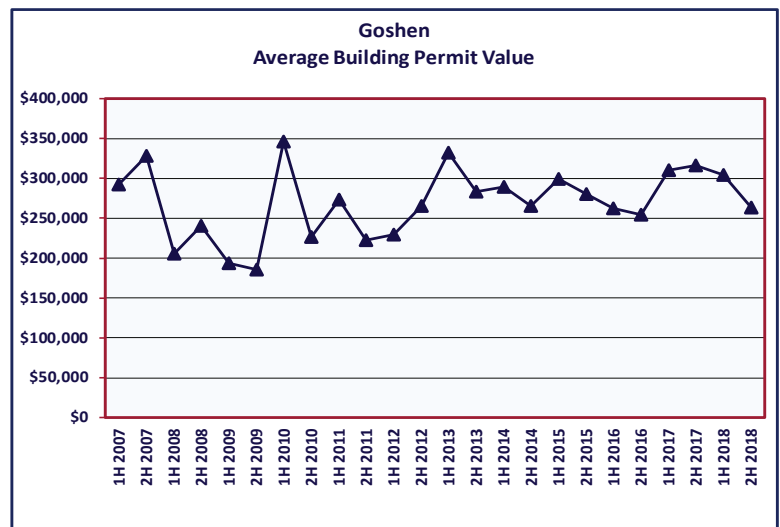
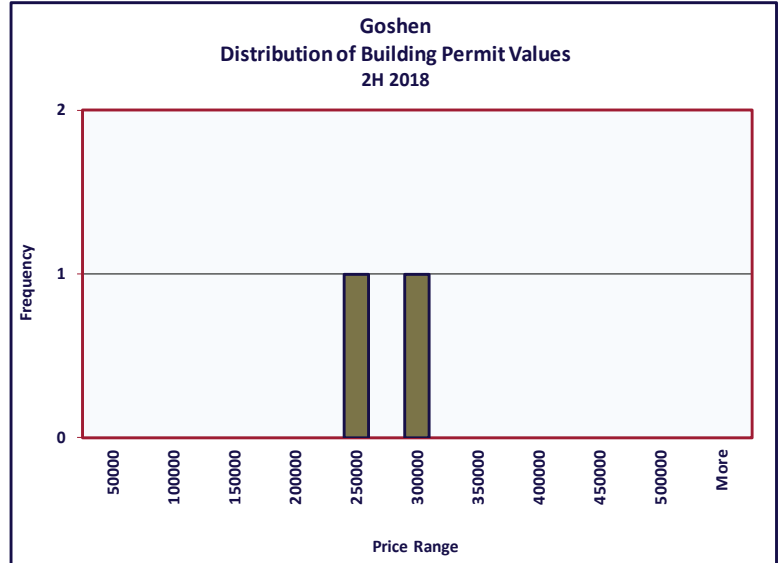
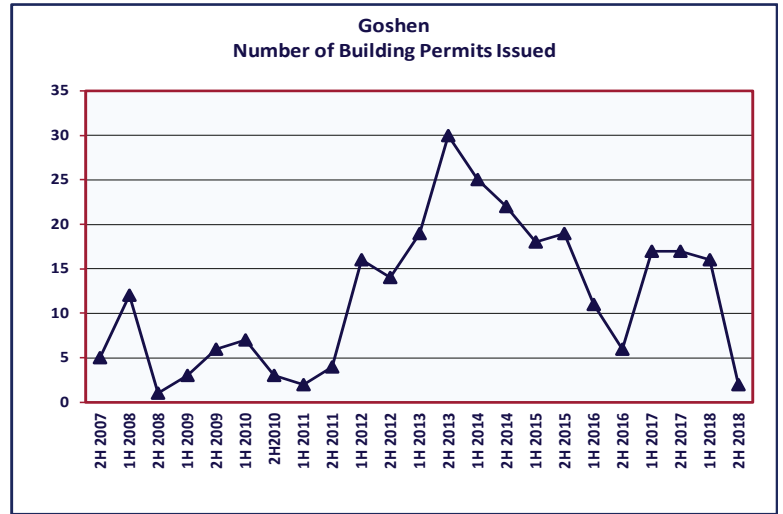
Fayetteville

Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Walnut Crossing	9	1.2%	1,401	104	\$159,833	\$115.53
Walnut Grove	4	0.5%	1,207	59	\$132,500	\$109.78
Walnut Heights	1	0.1%	1,275	32	\$140,000	\$109.80
Watson	1	0.1%	1,158	69	\$128,000	\$110.54
Watson Place	1	0.1%	1,769	105	\$382,000	\$215.94
West Haven	1	0.1%	3,982	59	\$570,000	\$143.14
Westwind	1	0.1%	4,110	161	\$490,500	\$119.34
Westwoods	1	0.1%	1,800	21	\$220,000	\$122.22
Whistler Woods	2	0.3%	2,461	120	\$441,695	\$179.28
White River Homestead Estates	1	0.1%	4,600	91	\$825,000	\$179.35
Wildflower Meadows	2	0.3%	2,971	58	\$334,950	\$112.62
Willow Avenue HPR	1	0.1%	855	139	\$201,000	\$235.09
Willow Springs	6	0.8%	1,353	51	\$149,083	\$110.33
WilsonDunn	1	0.1%	1,056	56	\$95,000	\$89.96
Winwood	2	0.3%	2,018	40	\$236,750	\$117.09
Winwood Estates	1	0.1%	4,200	215	\$423,000	\$100.71
Woodbury	10	1.4%	2,335	109	\$316,550	\$135.52
Woodfield	4	0.5%	1,107	35	\$133,900	\$122.48
Yorktowne Square	1	0.1%	3,120	82	\$396,000	\$126.92
Other	47	6.4%	1,994	104	\$290,049	\$129.90
Fayetteville	738	100.0%	2,040	92	\$262,555	\$127.78

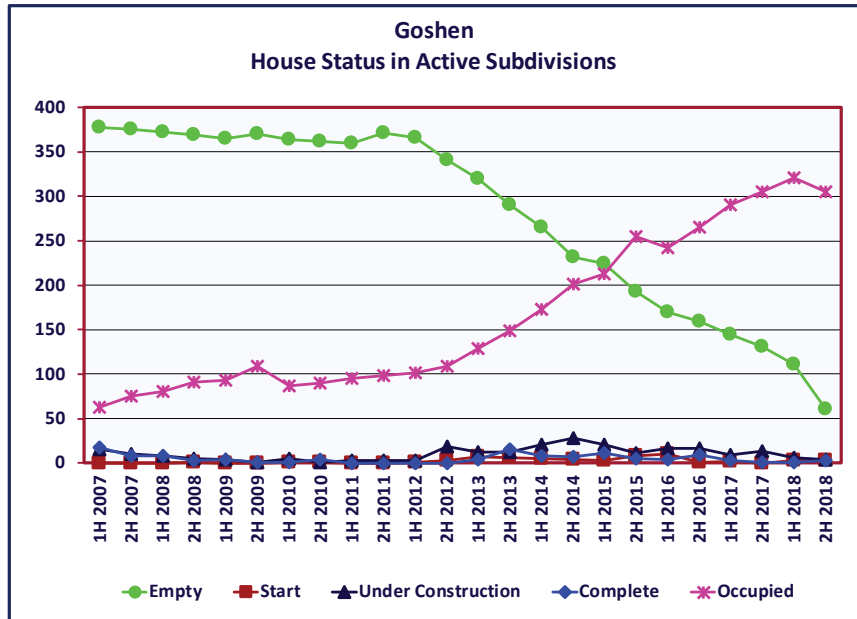
Goshen

- From July 1 to December 31, 2018 there were 2 residential building permits issued in Goshen. This represents an 88.2 percent decrease from the second half of 2017.
- In the second half of 2018, all of issued building permits were between \$200,001 and \$300,000.
- The average residential building permit value in Goshen decreased by 16.8 percent from \$316,179 in the second half of 2017 to \$263,000 in the second half of 2018.



Goshen

- There were 376 total lots in 8 active subdivisions in Goshen in the second half of 2018. About 81.1 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.1 percent were under construction, 0.8 percent were starts, and 16.2 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the second half of 2018 was The Knolls with 3.
- In 1 out of the 8 active subdivision in Goshen, there was no construction activity in the past year.
- 7 new houses in Goshen became occupied in the second half of 2018. The annual absorption rate implies that there were 27.5 months of remaining inventory in active subdivisions, down from 38.2 in the first half of 2018.
- In 1 out of the 8 active subdivisions in Goshen, no absorption occurred in the past year.
- 144 additional lots in 4 subdivisions had received final approval by December 31, 2018.



Goshen Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Estates at Blue Springs	2H 2017	68
<i>Final Approval</i>		
Brookstone Woods	2H 2017	46
Holt Capital LLC	2H 2015	7
Riverside Estates	1H 2018	69
Goshen		144

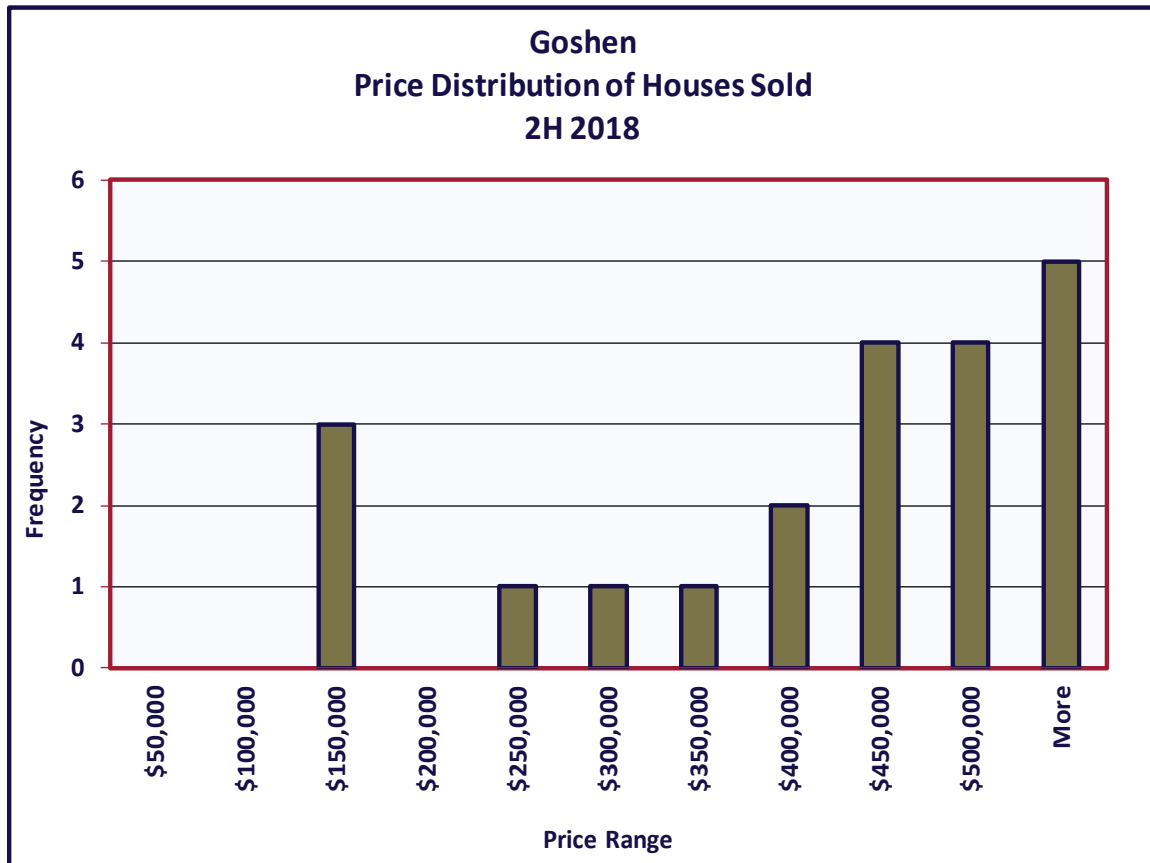
Goshen House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Months of Inventory
Autumn View	5	0	0	0	4	9	2	30.0
Bordeaux Village	1	0	1	0	19	21	1	24.0
Bridlewood, Phase I	7	0	0	0	33	40	0	21.0
Bridlewood, Phase II	3	0	0	0	7	10	0	--
The Knolls	33	3	3	3	31	73	2	38.8
Oxford Bend Estates	4	0	0	0	10	14	1	48.0
Waterford Estates at Hissom Ranch	2	0	0	0	197	199	1	8.0
Wildwood ^{1,2}	6	0	0	0	4	10	0	--
Goshen Totals	61	3	4	3	305	376	7	27.5

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.

Goshen

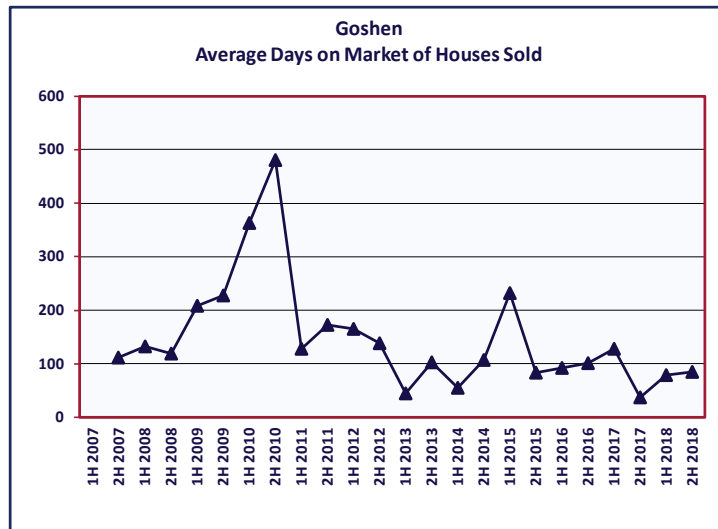
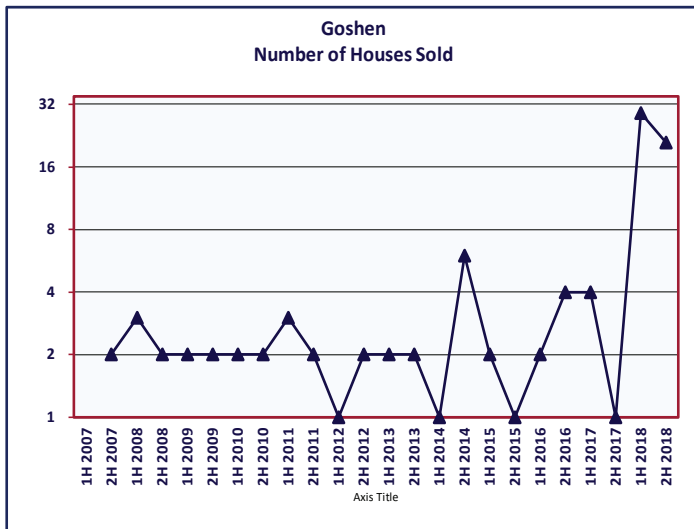


- 61.9 of houses sold in Goshen were in the \$400,001 to \$500,000+ range.

Goshen Price Range of Houses Sold Second Half of 2018

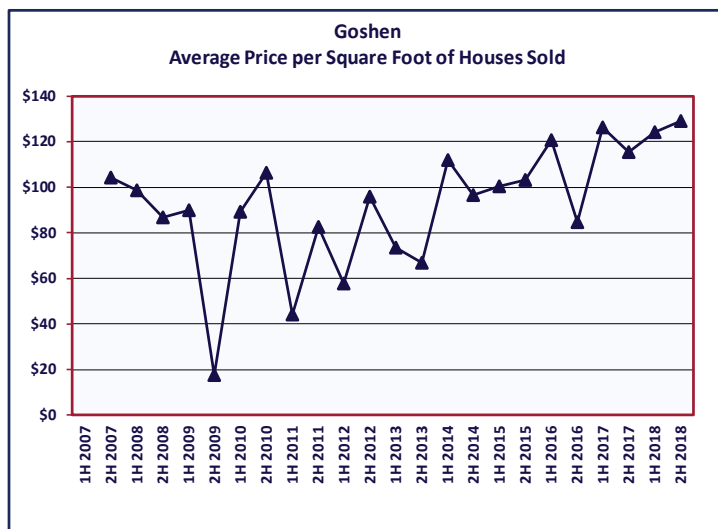
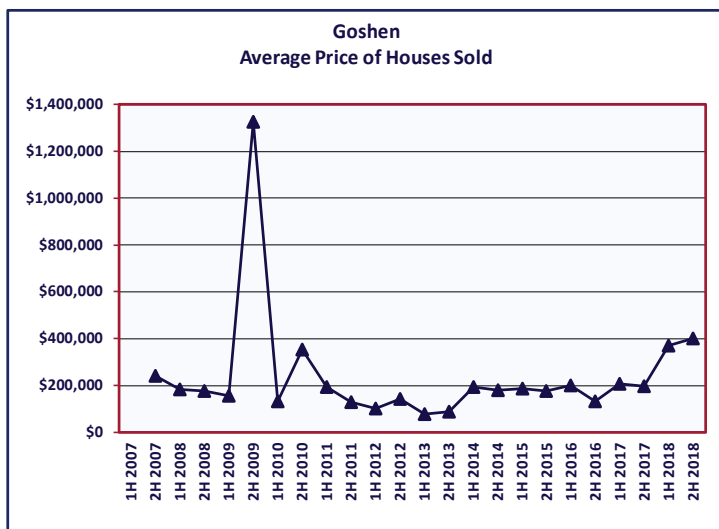
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	3	14.3%	1,447	83	100.6%	\$99.98
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	4.8%	2,027	189	97.2%	\$100.64
\$250,001 - \$300,000	1	4.8%	1,650	102	100.0%	\$166.67
\$300,001 - \$350,000	1	4.8%	2,360	35	102.4%	\$130.08
\$350,001 - \$400,000	2	9.5%	2,992	105	101.6%	\$127.50
\$400,001 - \$450,000	4	19.0%	3,305	85	98.8%	\$132.33
\$450,001 - \$500,000	4	19.0%	3,550	47	98.8%	\$133.10
\$500,000+	5	23.8%	4,178	93	97.9%	\$139.50
Goshen	21	100.0%	3,080	85	99.3%	\$129.12

Goshen



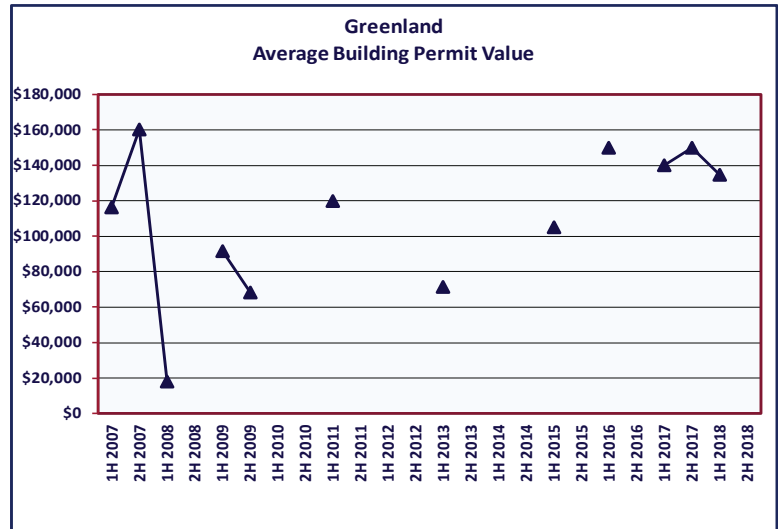
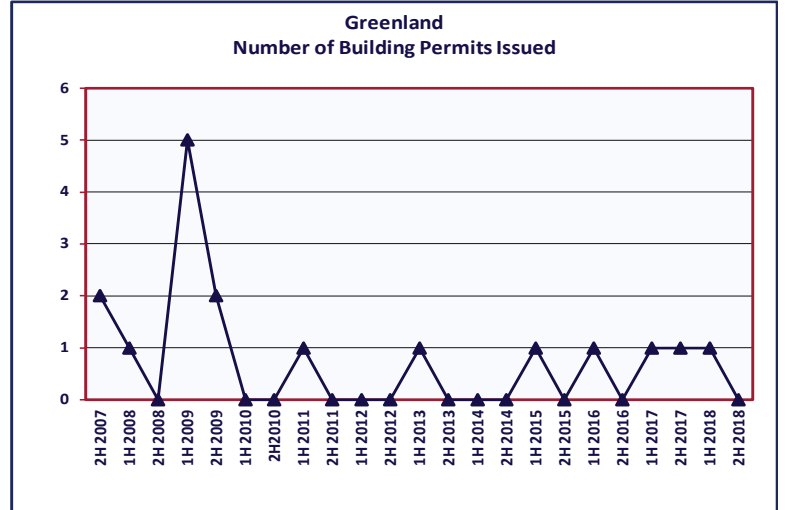
- There were 21 houses sold in Goshen from July 1 to December 31, 2018, which was 27.6 percent less than the 29 houses sold in the first half of 2018.
- The average price of a house sold in Goshen increased from \$368,687 in the first half of 2018 to \$401,676 in the second half of 2018.
- The average sales price was 8.9 percent higher than in the previous half year and 104.4 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale increased from 80 in the first half of 2018 to 85 days in the second half of 2018.
- The average price per square foot for a house sold in Goshen increased from \$124.25 in the first half of 2018 to \$129.12 in the second half of 2018.
- The average price per square foot was 3.9 percent higher than in the previous half year, and 11.8 percent higher than in the

- second half of 2017.
- About 1.1 percent of all houses sold in Washington County in the second half of 2018 were sold in Goshen.
- The average sales price of a house was 175.6 percent of the county average.
- Out of 21 houses sold in the second half of 2018, 3 were new construction. These houses were sold at an average price of \$501,333 and remained on the market for an average of 104 days.
- There were 8 houses in Goshen, listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$587,725.
- According to the Washington County Assessor's database, 78.1 percent of houses in Goshen were owner-occupied in the second half of 2018.

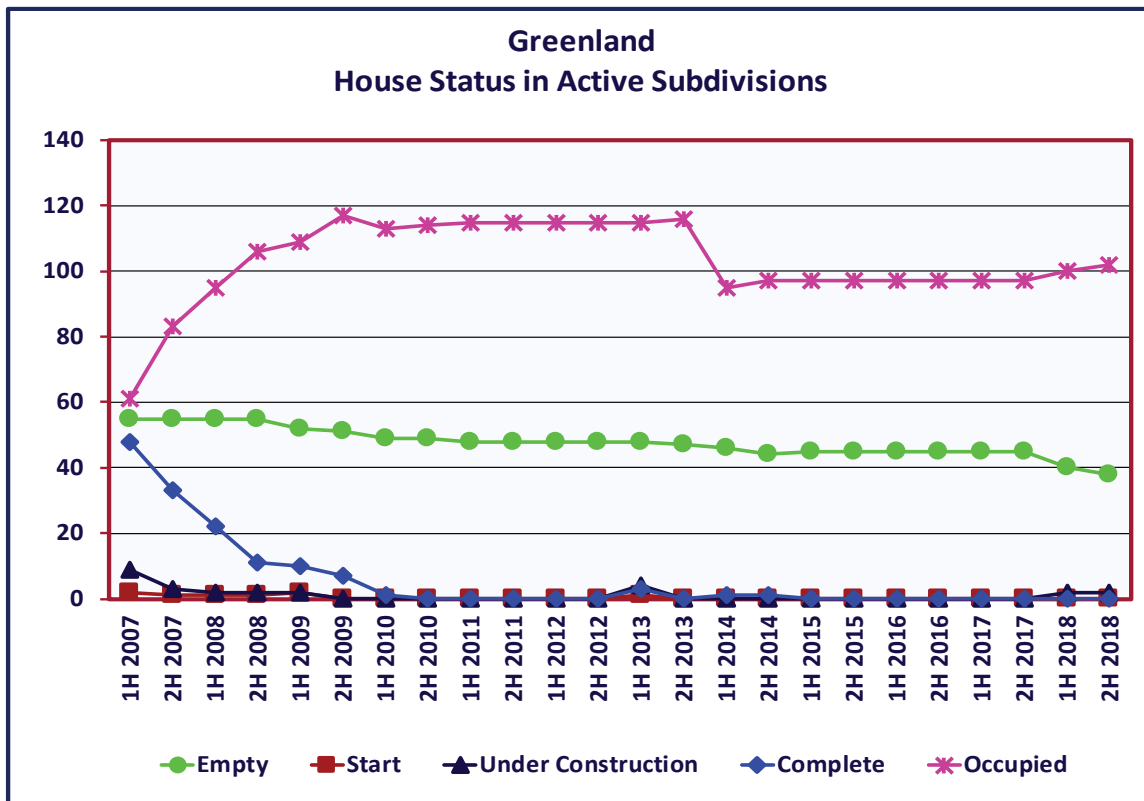


Greenland

- From July 1 to December 21, 2018, there were no residential building permit issued in Greenland.



Greenland



- There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2018.
- About 71.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.4 percent were under construction, 0.0 percent were starts, and 26.8 percent were empty lots.
- 2 new houses in Greenland became occupied in the second half of 2018. The annual absorption rate implies that there were 96.0 months of remaining inventory in active subdivisions, down from 168.0 in the first half of 2018.
- There was construction activity in the 2 active subdivisions in Greenland in the past year.
- There was absorption in the 2 active subdivisions in Greenland in the past year.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2018.

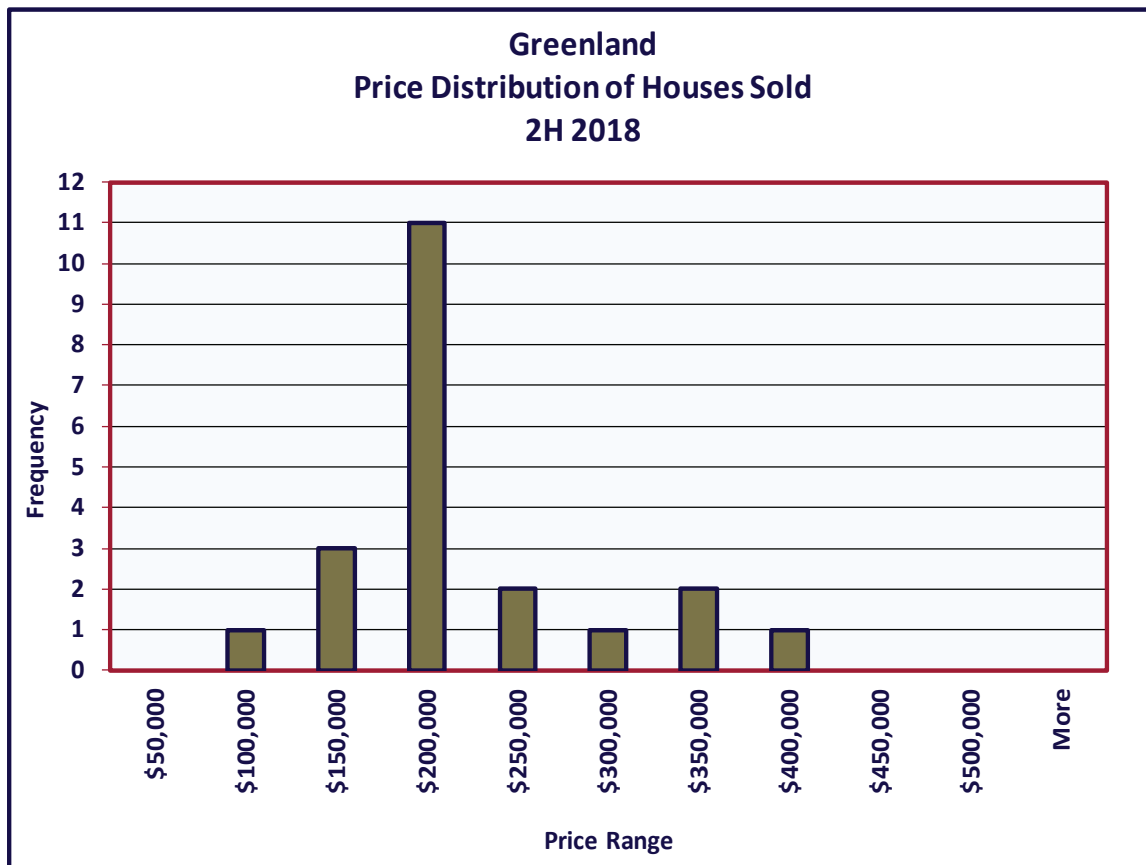
Greenland House Status in Active Subdivisions Second Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead	26	0	0	0	54	80	1	312.0
Lee Valley, Phase IV	12	0	2	0	48	62	1	42.0
Greenland	38	0	2	0	102	142	2	96.0

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

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

Greenland

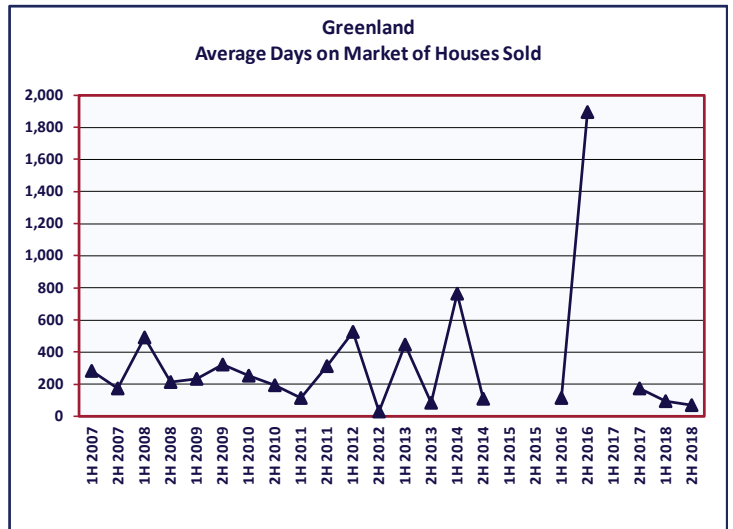
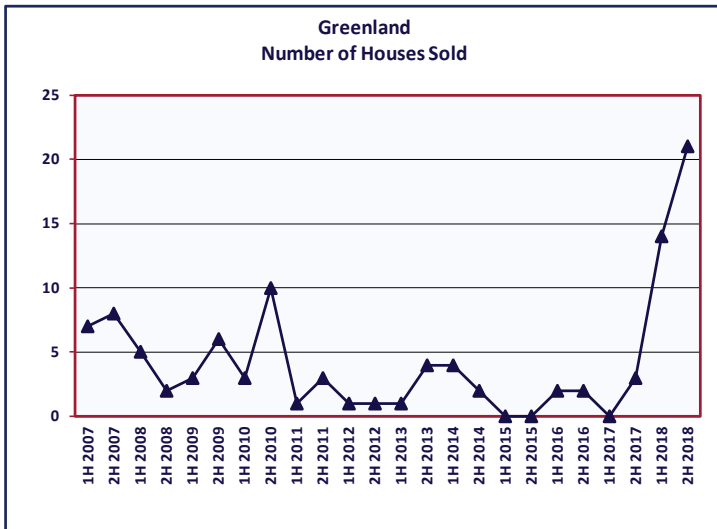


- 52.4 percent of the houses sold in Greenland were between \$150,001 and \$200,000.

Greenland Price Range of Houses Sold Second Half of 2018

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	4.8%	995	48	100.0%	\$80.40
\$100,001 - \$150,000	3	14.3%	1,184	82	99.9%	\$100.38
\$150,001 - \$200,000	11	52.4%	1,677	60	99.9%	\$104.67
\$200,001 - \$250,000	2	9.5%	2,582	132	93.0%	\$92.17
\$250,001 - \$300,000	1	4.8%	3,480	49	91.5%	\$85.49
\$300,001 - \$350,000	2	9.5%	2,415	60	95.8%	\$138.24
\$350,001 - \$400,000	1	4.8%	2,454	127	146.2%	\$148.33
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Greenland	21	100.0%	1,853	72	100.7%	\$106.07

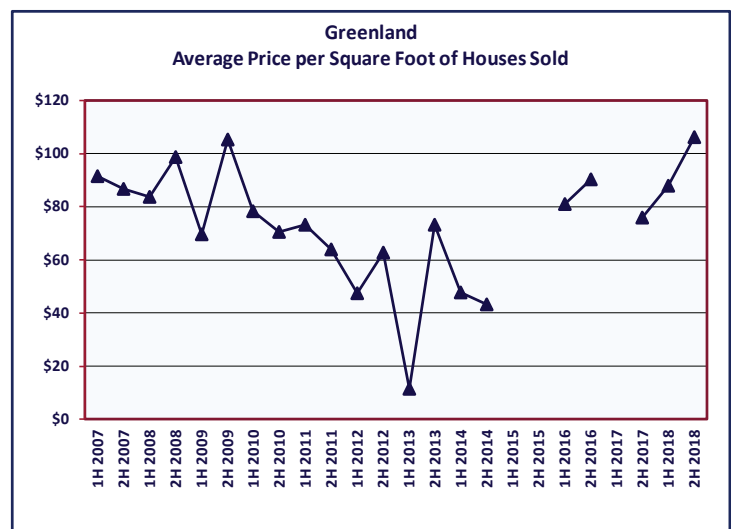
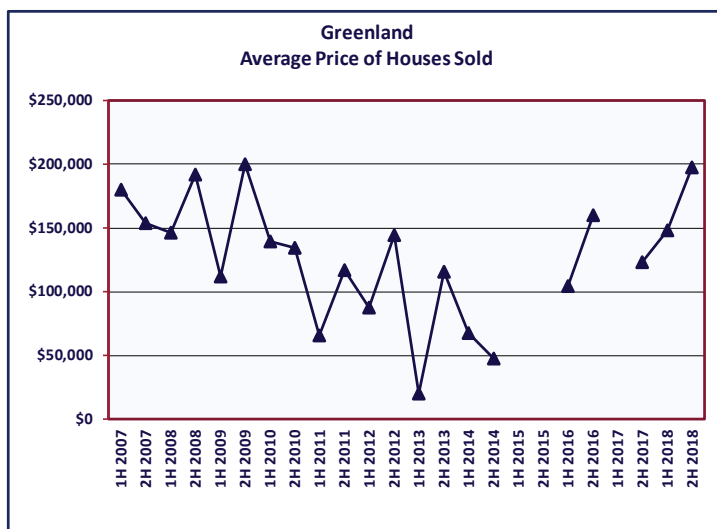
Greenland



- There were 21 houses sold in Greenland from July 1 to December 31, 2018, an increase of 50.0 percent from the 14 sold in the first half of 2018.
- The average price of a house sold in Greenland was \$197,343 in the second half of 2018, an increase of 60.4 percent from the 123,000 in the previous year, and an increase of 33.2 percent from the first half of 2018.
- From initial listing to sale, houses in Greenland averaged 72 days on market in the second half of 2018, a decrease of 58.3 percent from the previous year, and a decrease of 22.3 percent from the first half of 2018.
- The average price per square foot of a house sold in Greenland was \$106.07 in the second half of 2018, an increase of

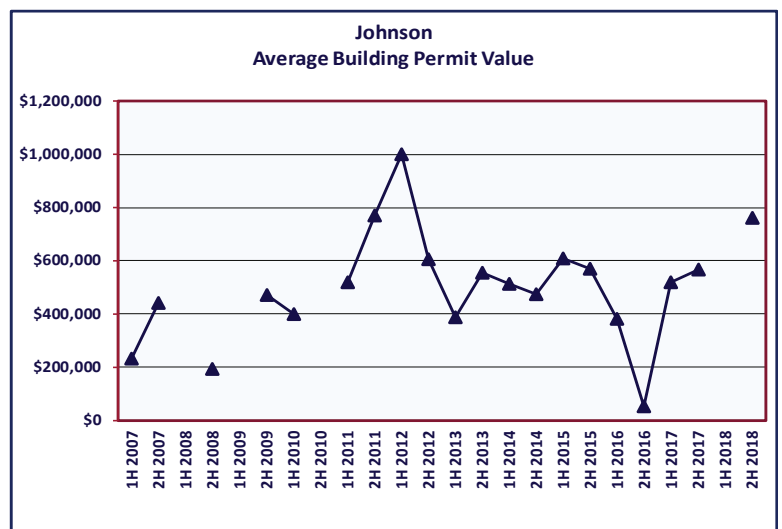
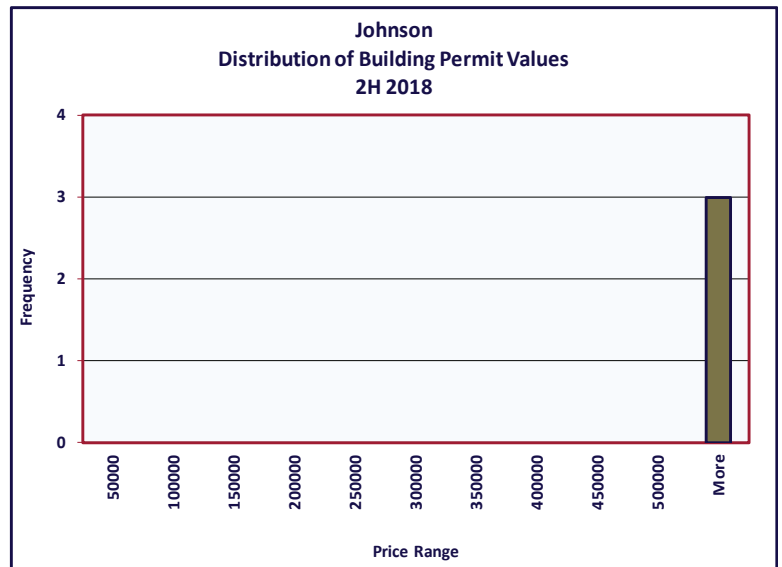
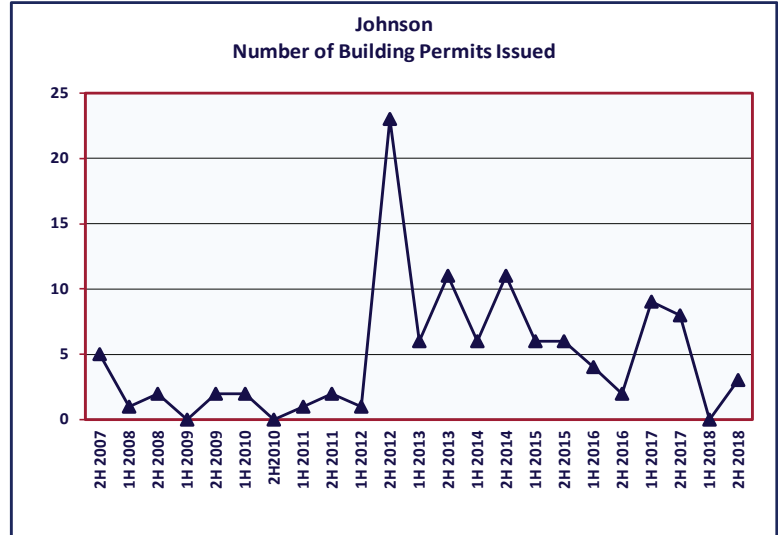
39.8 percent from the previous year, and an increase of 20.8 percent from the first half of 2018.

- About 1.1 percent of the houses sold in Washington County were sold in Greenland in the second half of 2018.
- The average sale price of a house in Greenland was 86.3 percent of the county average.
- There were 4 houses in Greenland listed for sale in the MLS database as of June 30, 2018. These houses had an average list price of \$191,425.
- According to the Washington County Assessor's database 69.6 percent of houses in Greenland were owner-occupied in the second half of 2018.

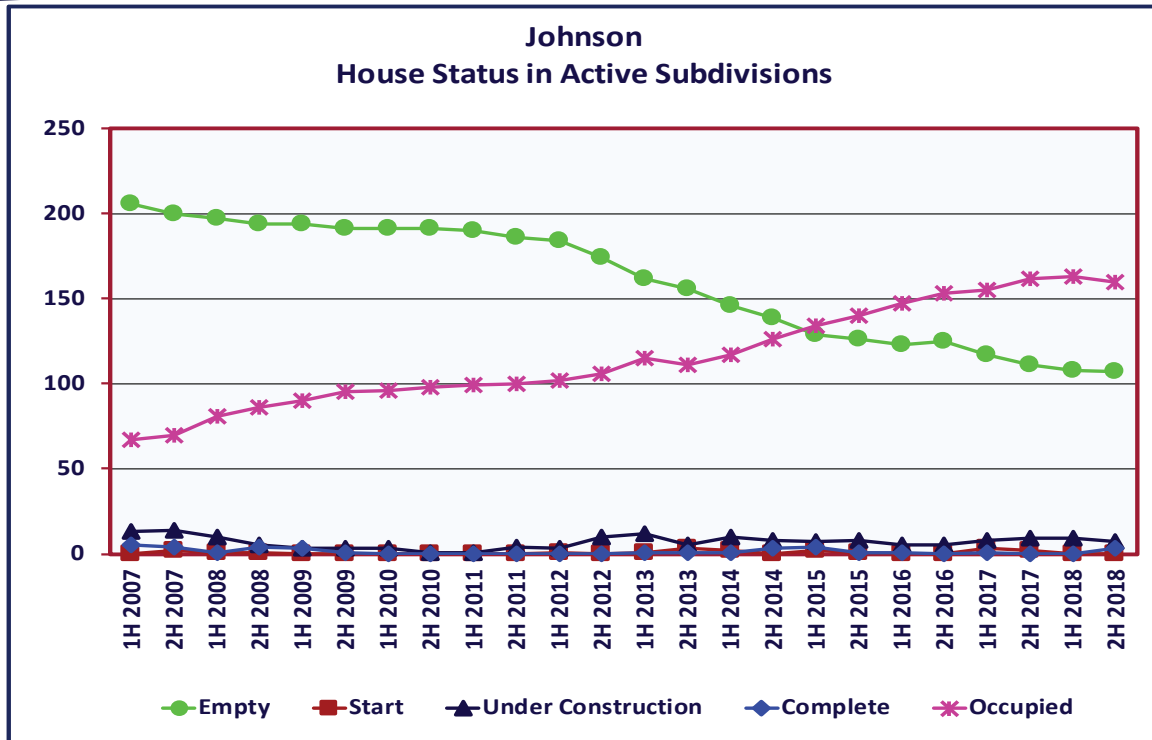


Johnson

- From July 1 through December 31, 2018 there were 3 residential building permits issued in Johnson. This was a decrease of 62.5 percent from the second half of 2017.
- In the second half of 2018, all issued building permits were over \$500,001.
- The average residential building permit value in Johnson increased by 34.6 percent from \$566,512 in the second half of 2017 to \$762,381 in the second half of 2018.



Johnson



- There were 277 total lots in 7 active subdivisions in Johnson in the second half of 2018. About 57.8 percent of the lots were occupied, 1.1 percent were complete, but unoccupied, 2.5 percent were under construction, 0.0 percent were starts, and 38.6 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the second half of 2018 was Heritage Hills with 5.
- All of the 7 active subdivisions in Johnson had new construction activity in the past year.
- 4 of the 7 active subdivisions in Johnson had no new absorption activity in the past year.
- No new houses in Johnson became occupied in the second half of 2018. The annual absorption rate implies that there were 280.8 months of remaining inventory in active subdivisions, up from 117.0 in the first half of 2018.
- 34 additional lots in one subdivision had received final approval by December 31, 2018.

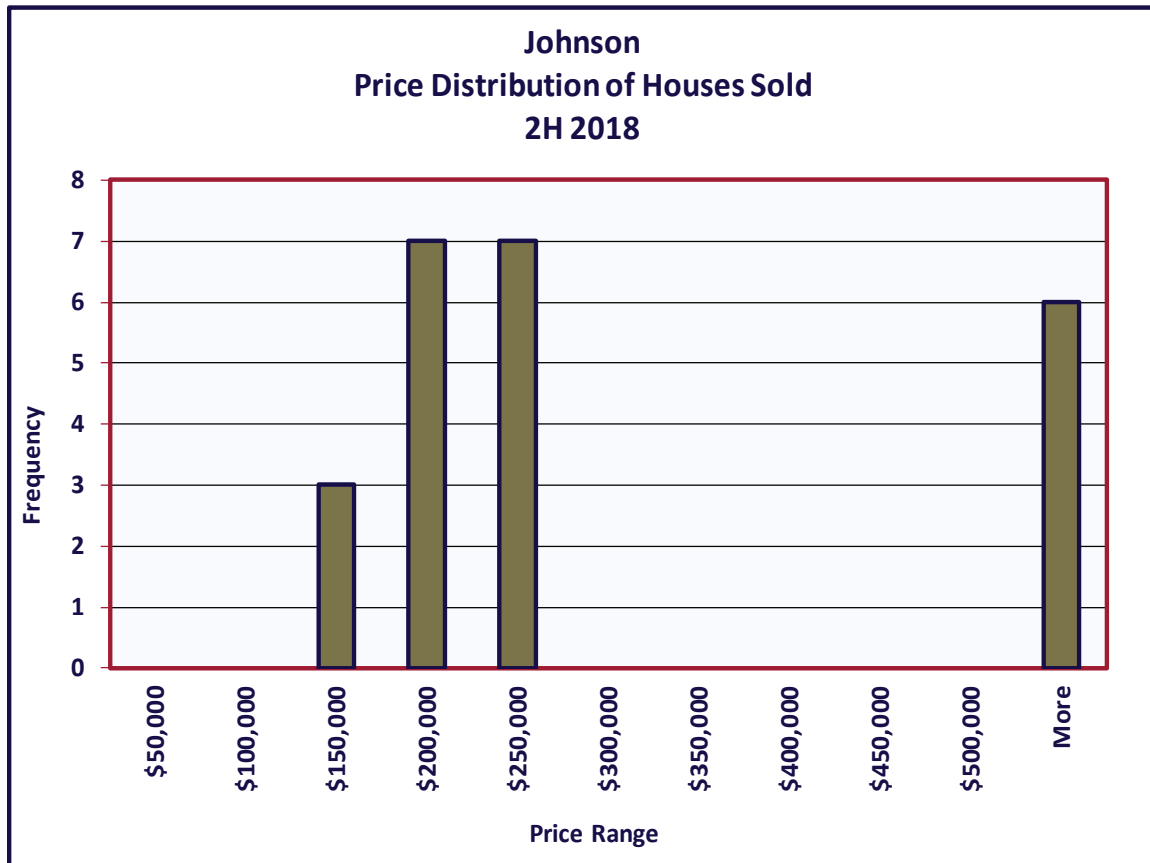
Johnson House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes ¹	17	0	0	1	21	39	0	--
Clear Creek, Phase I	27	0	1	0	19	47	0	168.0
Clear Creek, Phase II	6	0	0	1	38	45	0	--
Clear Creek, Phase III ¹	14	0	0	0	27	41	0	--
Clear Creek, Phase V ¹	29	0	1	0	6	36	0	--
Clear Creek, Phase VII ¹	1	0	0	1	2	4	0	--
Heritage Hills	13	0	5	0	47	65	0	216.0
Johnson	107	0	7	3	160	277	0	280.8

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.

Johnson

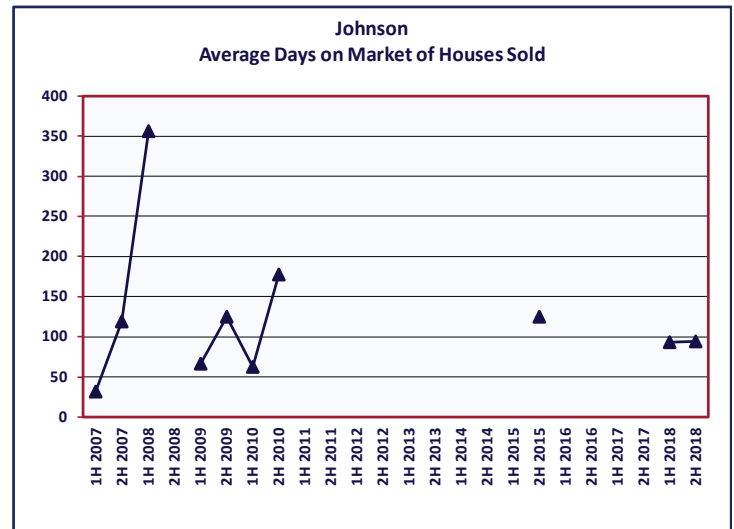
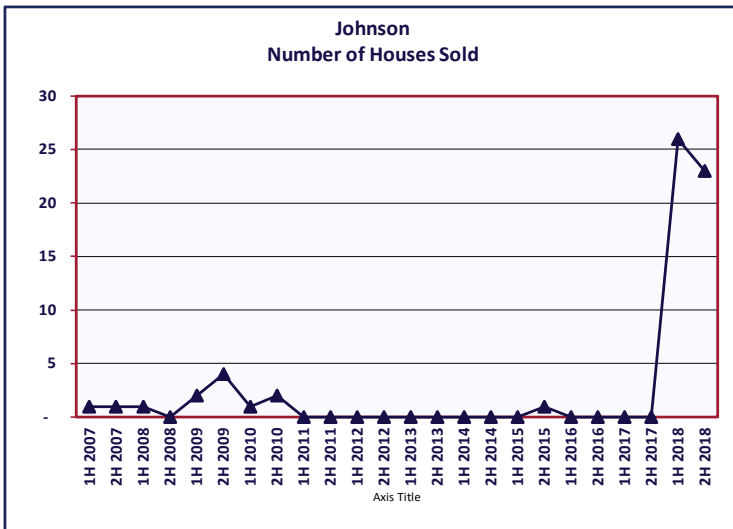


• 60.8 percent of the houses sold in Johnson were valued between \$150,001 and \$250,000.

Johnson Price Range of Houses Sold Second Half of 2018

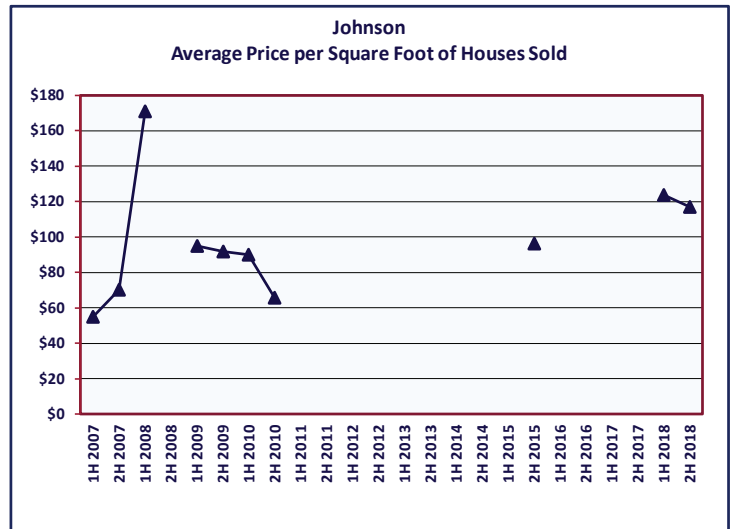
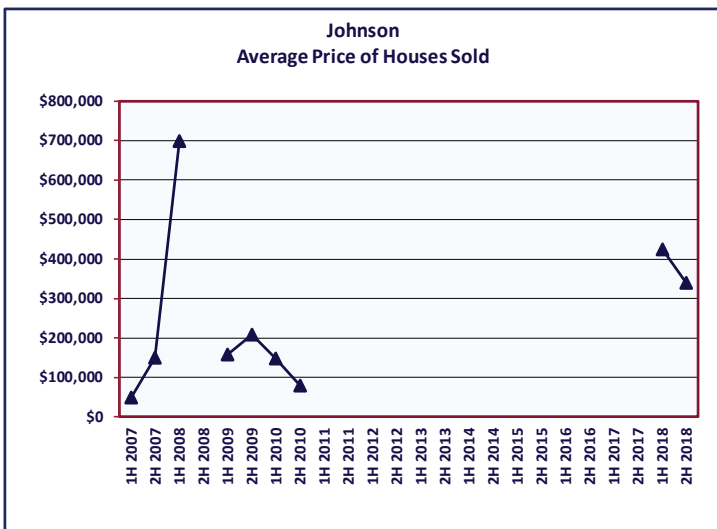
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	3	13.0%	1,221	46	99.0%	\$115.33
\$150,001 - \$200,000	7	30.4%	1,767	56	96.1%	\$106.03
\$200,001 - \$250,000	7	30.4%	2,307	62	98.6%	\$96.66
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	6	26.1%	4,998	201	90.6%	\$154.79
Johnson	23	100.0%	2,703	94	95.8%	\$117.11

Johnson



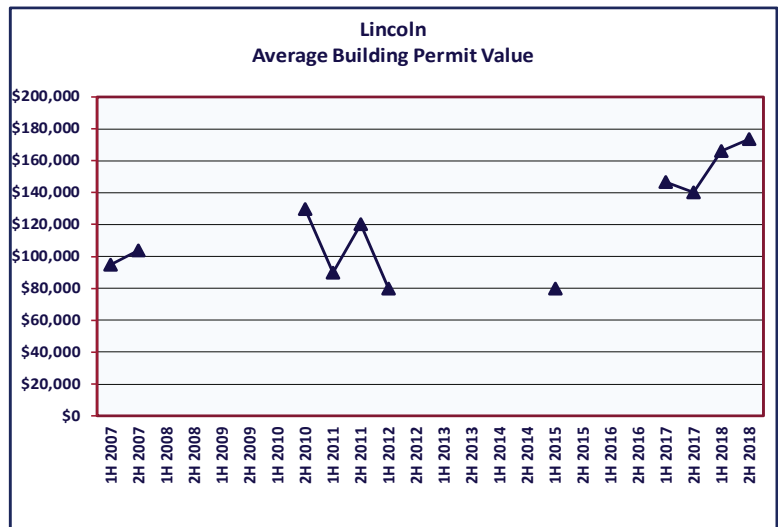
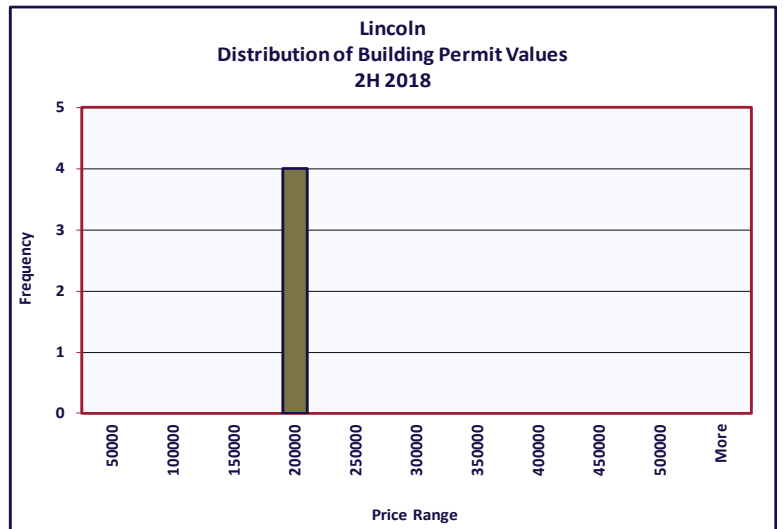
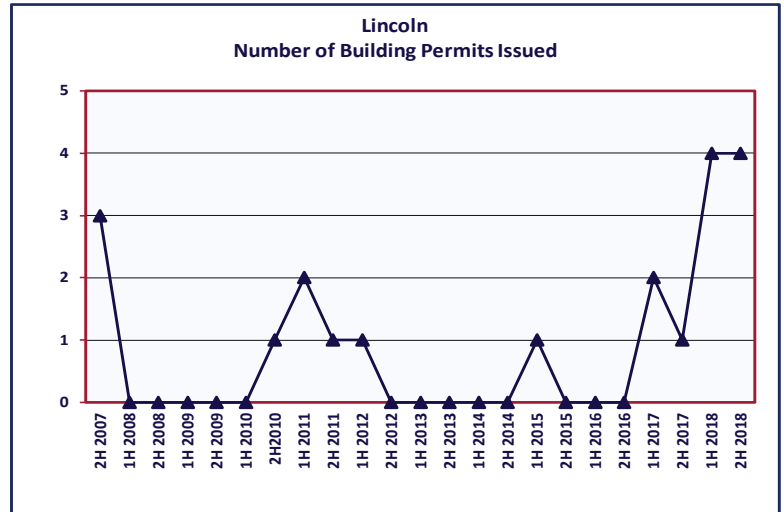
- There were 23 houses sold in Johnson from July 1 to December 31, 2018, 11.5 percent fewer than the 26 sold in first half of 2018.
- The average price of a house sold in Johnson was \$340,404 in the second half of 2018, 19.8 percent lower than the \$424,258 in the first half of 2018.
- The average number of days on market from initial listing to the sale was 94 in the second half of 2018.
- The average price per square foot for a house sold in Johnson was \$117.11 in the second half of 2018, 5.5 percent lower than in the first half of 2018.
- About 1.2 percent of all houses sold in Washington County in

- the second half of 2018 were sold in Johnson.
- The average sales price of a house was 148.9 percent of the county average.
- No newly constructed houses were sold in Johnson in the second half of 2018.
- There were 8 houses in Johnson listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$1,055,388
- According to the Washington County Assessor's database, 56.4 percent of houses in Johnson were owner-occupied in the second half of 2018.

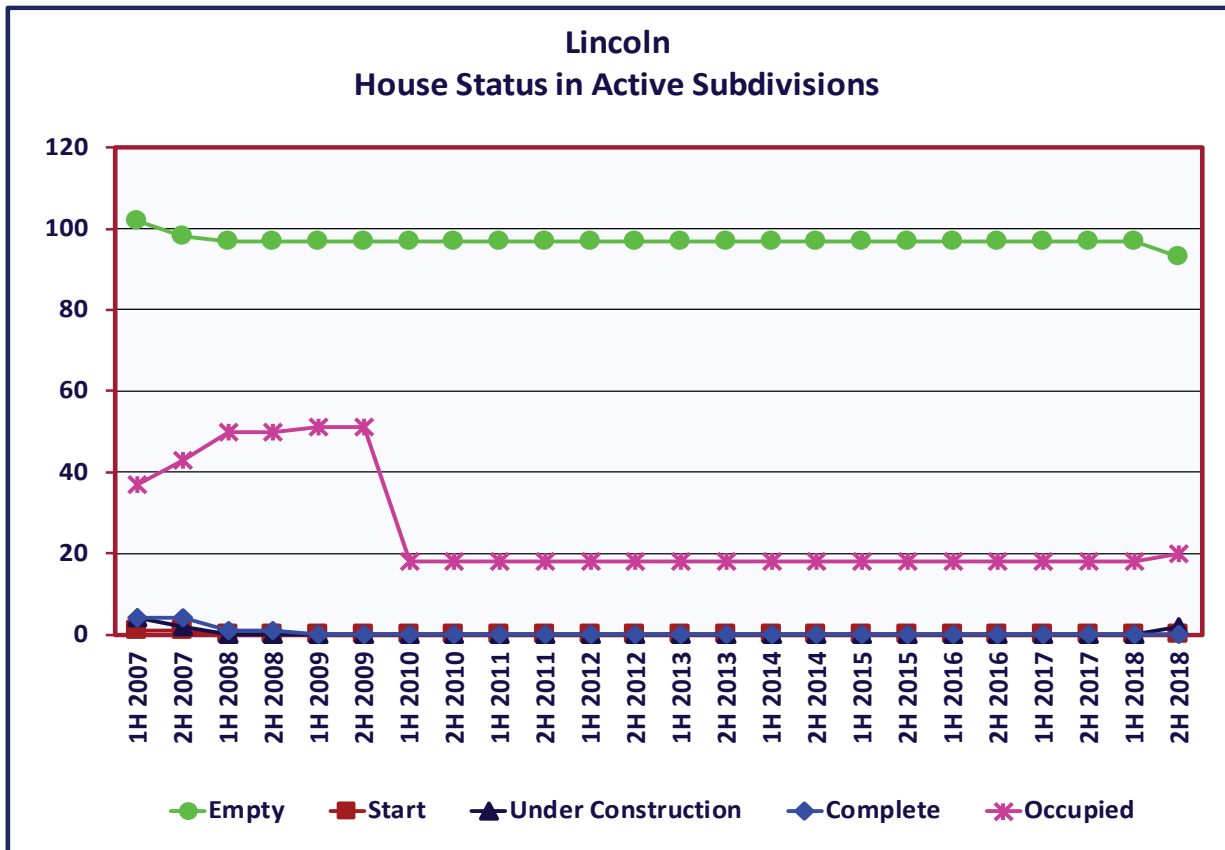


Lincoln

- From July 1 through December 31, 2018 there were 4 residential building permits issued in Lincoln. This was an increase of 300.0 percent from the number of permits issued in the second half of 2017.
- All of the building permits in Lincoln were valued between \$150,001 and \$200,000.
- The average residential building permit value in Lincoln increased by 24.0 percent from \$140,000 in the second half of 2017 to \$173,600 in the second half of 2018.



Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the second half of 2018. About 17.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 percent were under construction, 0.0 percent were starts, and 80.9 percent were empty lots.
- 1 of the active subdivisions had no new construction or absorption in the last year.
- 2 new houses in Lincoln became occupied in the second half of 2018. The annual absorption rate implies that there were 570.0 months of remaining inventory in active subdivisions.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2018.

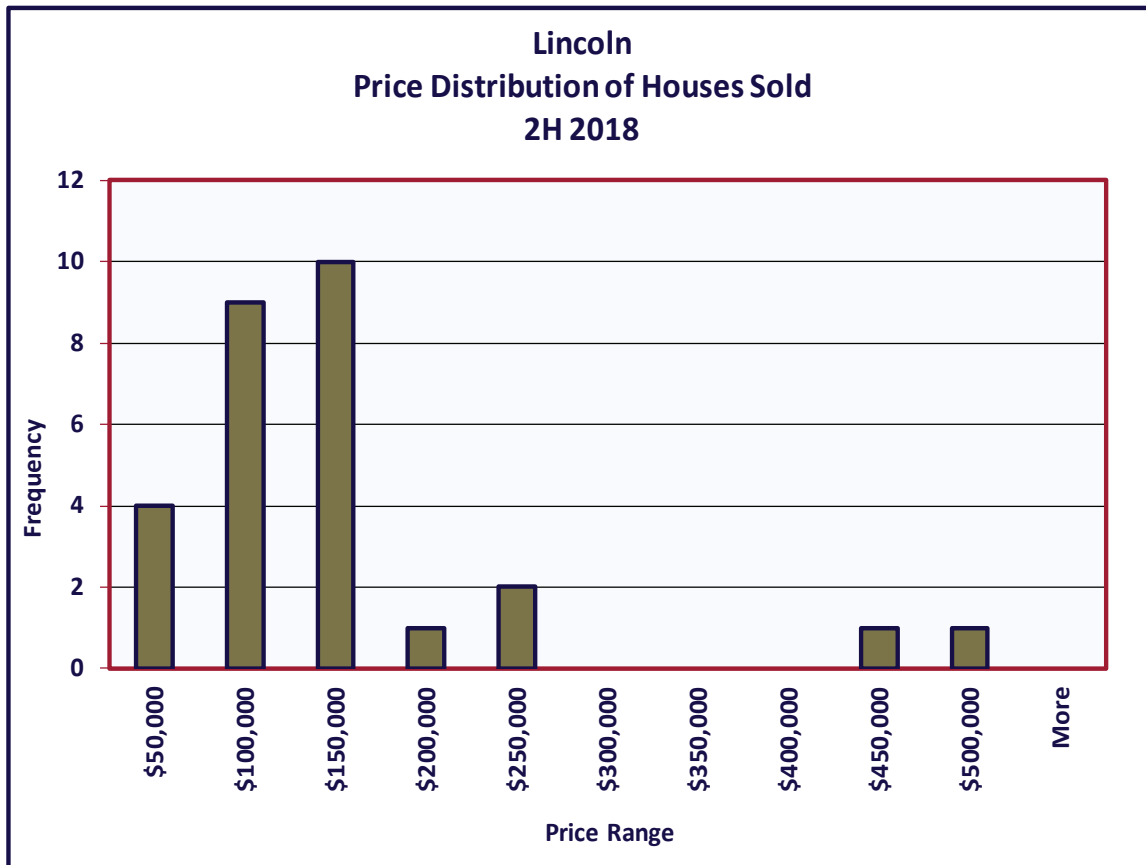
Lincoln House Status in Active Subdivisions Second Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Carter-Johnson Subdivision ^{1,2}	10	0	0	0	2	12	0	--
Country Meadows	83	0	2	0	18	103	2	510.0
Lincoln	93	0	2	0	20	115	2	570.0

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

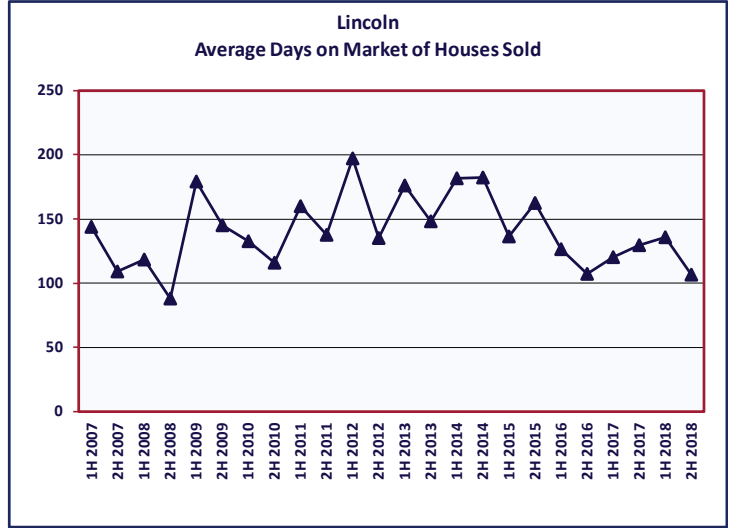
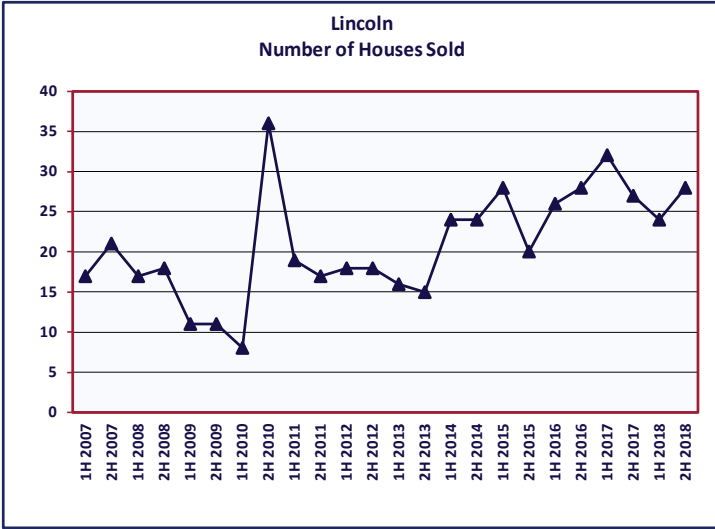


- 67.8 percent of the sold houses in Lincoln were priced between \$50,001 and \$150,000.

Lincoln Price Range of Houses Sold Second Half of 2018

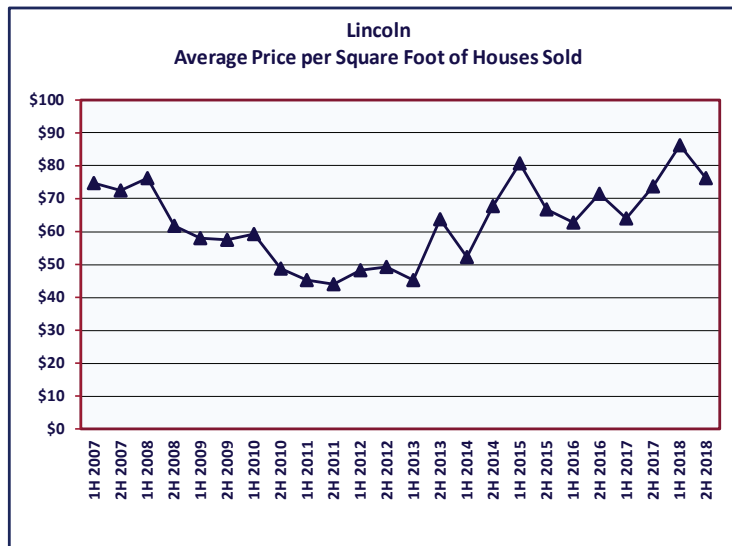
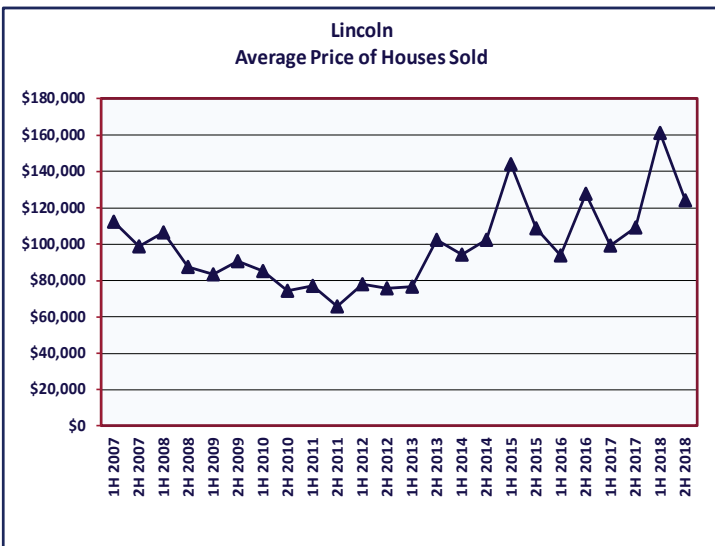
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	14.3%	1,275	108	86.2%	\$28.80
\$50,001 - \$100,000	9	32.1%	1,232	184	90.2%	\$62.14
\$100,001 - \$150,000	10	35.7%	1,539	54	97.7%	\$80.96
\$150,001 - \$200,000	1	3.6%	1,520	48	97.8%	\$102.63
\$200,001 - \$250,000	2	7.1%	2,150	79	96.6%	\$96.87
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	3.6%	3,600	99	97.7%	\$119.44
\$450,001 - \$500,000	1	3.6%	2,116	67	91.5%	\$233.46
\$500,000+	0	0.0%	--	--	--	--
Lincoln	28	100.0%	1,540	107	93.3%	\$76.19

Lincoln



- There were 28 houses sold in Lincoln from July 1 to December 31, 2018, 16.7 percent more than the 24 sold in the first half of 2018 and 3.7 percent more than the 27 sold in the second half of 2017.
- The average price of a house sold in Lincoln decreased from \$161,200 in the first half of 2018 to \$124,225 in the second half of 2018.
- The average sales price was 22.9 percent lower than in the previous half year and 13.7 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 136 in the first half of 2018 to 107 in the second half of 2018.
- The average price per square foot for a house sold in Lincoln decreased from \$86.22 in the first half of 2018 to \$76.19 in the second half of 2018.
- The average price per square foot was 11.6 percent lower than

- in the previous half year and 3.3 percent higher than in the second half of 2017.
- About 1.5 percent of all houses sold in Washington County in the second half of 2018 were sold in Lincoln.
- The average sales price of a house was 54.3 percent of the county average.
- Of the 28 houses sold in the second half of 2018, none were new construction.
- There were 14 houses in Lincoln listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$159,207.
- According to the Washington County Assessor's database, 56.9 percent of houses in Lincoln were owner-occupied in the second half of 2018.



Lincoln

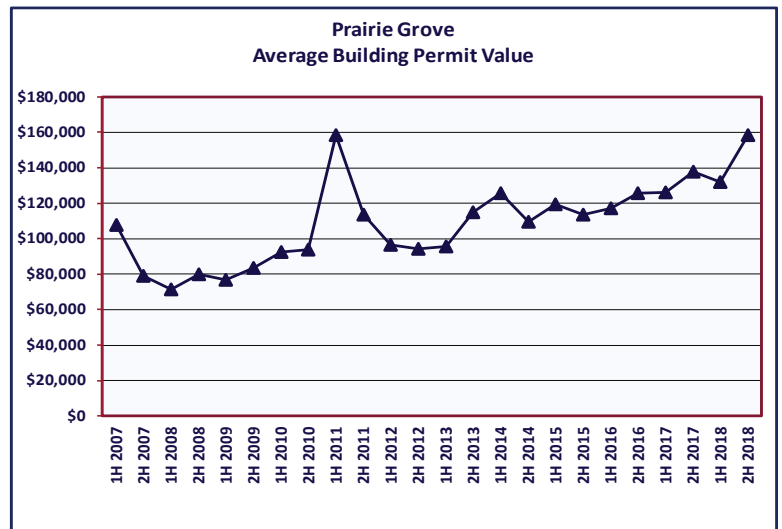
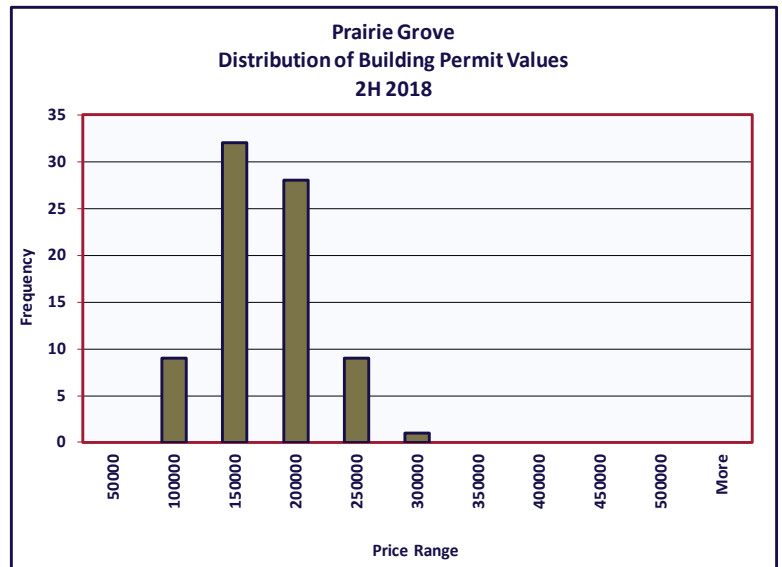
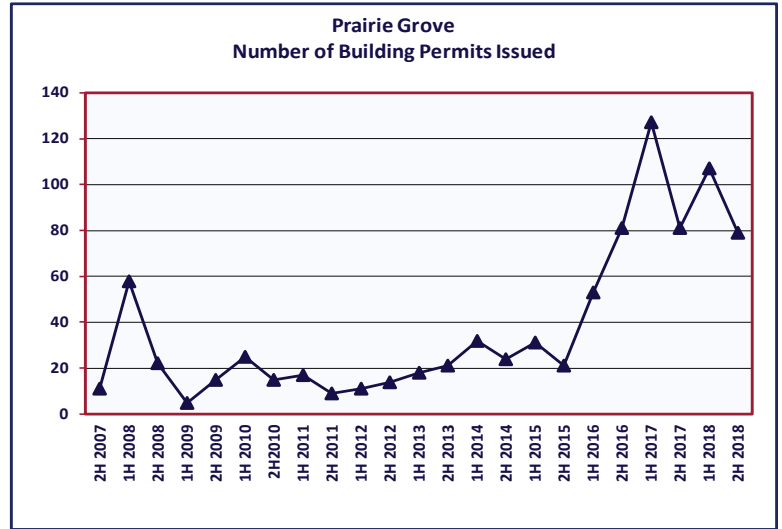
Lincoln Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Applegate	1	3.6%	1,372	105	\$120,000	\$87.46
Braly	1	3.6%	1,202	56	\$103,400	\$86.02
Corley	2	7.1%	1,282	64	\$95,000	\$74.24
East Park	1	3.6%	1,358	44	\$117,000	\$86.16
Pleasant Tree	1	3.6%	1,142	35	\$101,000	\$88.44
Stapleton	1	3.6%	1,217	49	\$97,000	\$79.70
Other	21	75.0%	1,631	123	\$130,948	\$74.14
Lincoln	28	100.0%	1,540	107	\$124,225	\$76.19



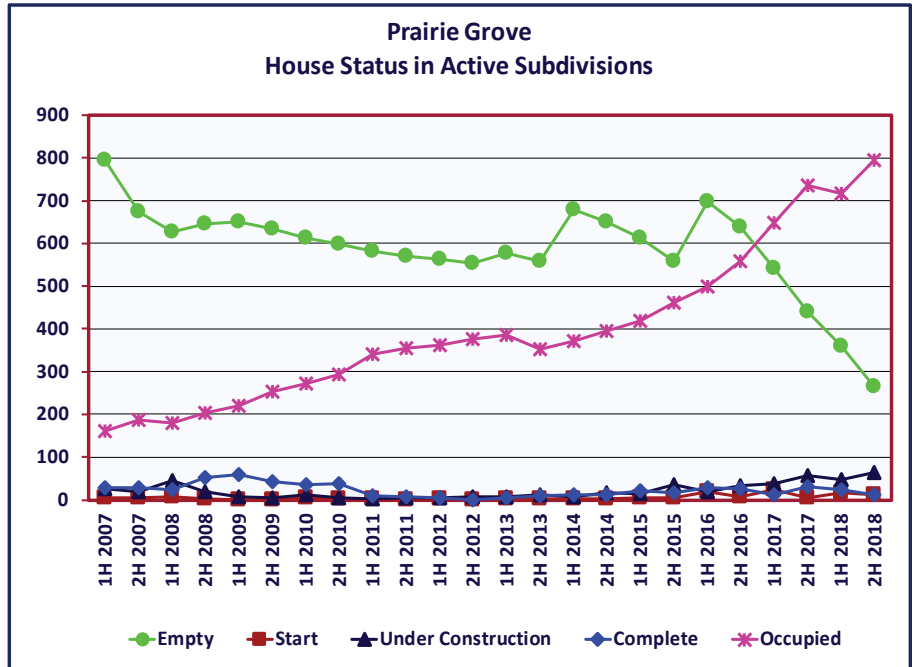
Prairie Grove

- From July 1 through December 31, 2018 there were 79 residential building permits issued in Prairie Grove. This is 2.5 percent decrease from the second half of 2017.
- In the second half of 2018, majority of the building permits in Prairie Grove were in the \$100,001 to \$200,000 range.
- The average residential building permit value in Prairie Grove increased 14.9 percent from \$137,754 in the second half of 2017 to \$158,332 the second half of 2018.



Prairie Grove

- There were 1,151 total lots in 15 active subdivisions in Prairie Grove in the second half of 2018.
- About 69.1 percent of the lots were occupied, 1.0 percent was complete, but unoccupied, 5.6 percent were under construction, 1.1 percent were starts, and 23.1 percent were empty lots.
- 3 of the 15 active subdivisions in Prairie Grove had no new construction activity in the past year.
- The subdivision with the most houses under construction in Prairie Grove in the second half of 2018 was Sundowner Phase 3 with 17.
- In 3 of the 15 active subdivisions on Prairie Grove there was no absorption in the past year.
- 95 new houses in Prairie Grove became occupied in the second half of 2018. The annual absorption rate implies that there were 23.5 months



of remaining inventory in active subdivisions, down from 30.8 months in the first half of 2018.

- There were 31 additional lots one subdivision receiving either preliminary or final approval by December 31, 2018.

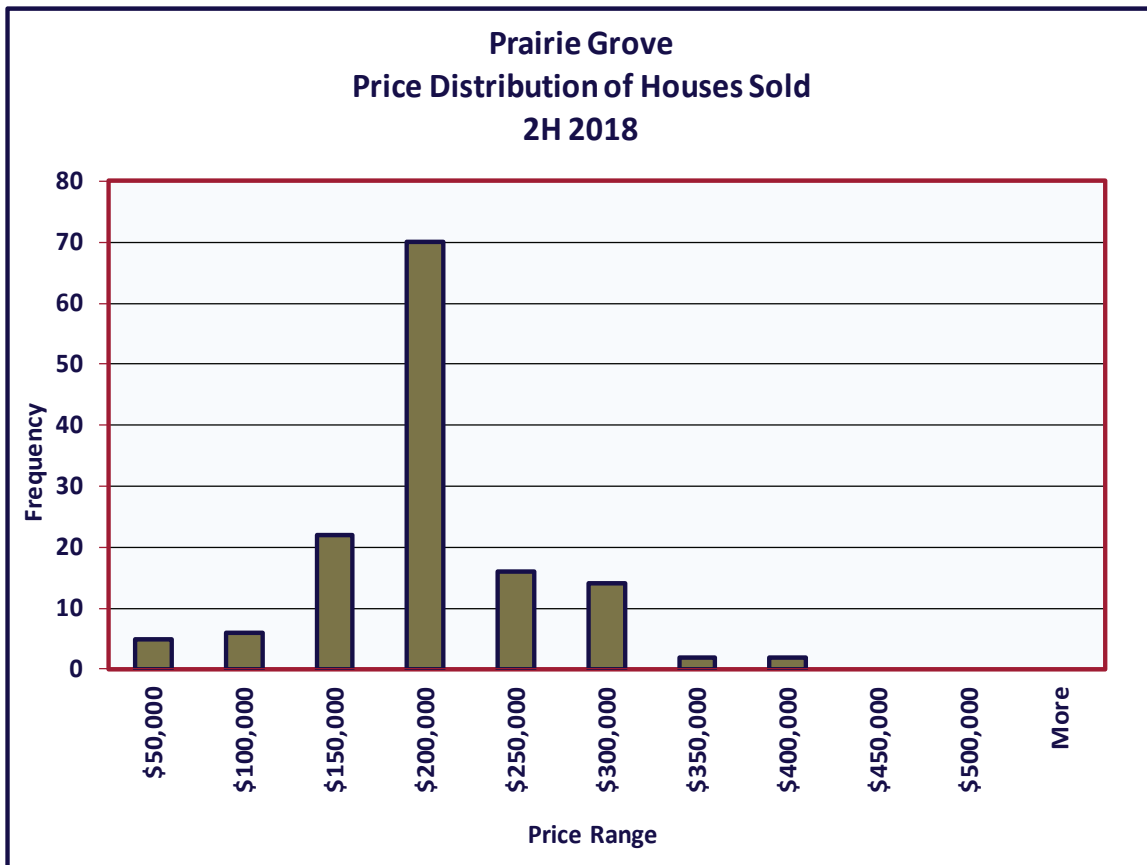
Prairie Grove House Status in Active Subdivisions Second Half 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates Phase II	3	5	10	0	108	126	14	8.3
Belle Meade, Phase I, II	25	0	6	2	101	134	11	--
Coyle	2	0	0	0	1	3	1	24.0
Grandview Estates, Phase IB ^{1,2}	5	0	0	0	5	10	0	--
Grandview Estates, Phase II ^{1,2}	4	0	0	0	5	9	0	--
Grandview Estates, Phase III	2	0	0	0	6	8	5	--
Highlands Green, Phase I ^{1,2}	1	0	0	0	39	40	0	--
Highlands Square North	5	0	0	0	34	39	3	20.0
Prairie Meadows, Phase III	19	2	2	0	93	116	5	--
Stonecrest, Phase II	5	0	0	0	39	44	0	60.0
Sundowner, Phase I Sec. I	19	0	4	0	38	61	1	276.0
Sundowner, Phase I Sec. II	39	0	4	0	101	144	0	43.0
Sundowner, Phase IIA	5	0	6	0	77	88	4	--
Sundowner, Phase IIB	31	0	16	5	85	137	30	13.3
Sundowner, Phase III	101	6	17	5	63	192	21	37.8
Prairie Grove Totals	266	13	65	12	795	1,151	95	23.5

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.

Prairie Grove

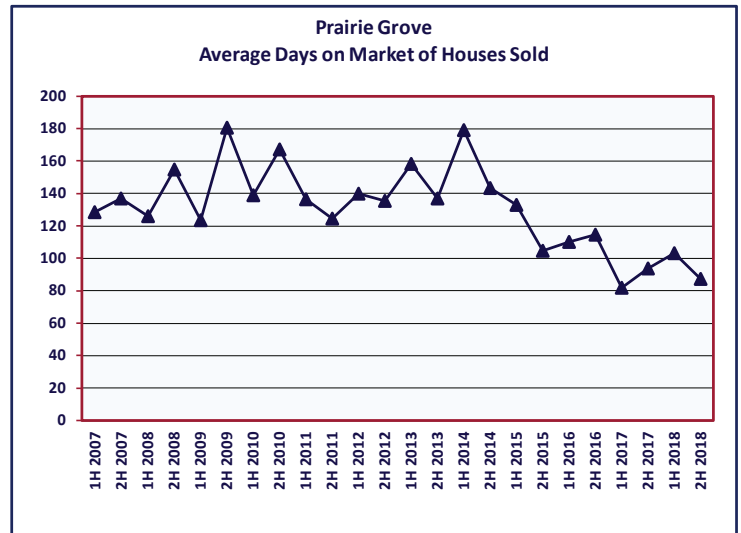
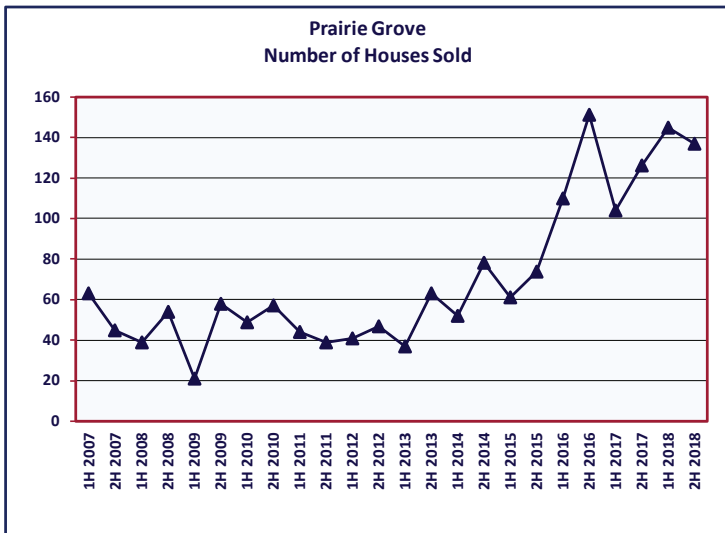


- 51.1 percent of the sold houses in Prairie Grove were priced between \$150,001 and \$200,000.

Prairie Grove Price Range of Houses Sold Second Half of 2018

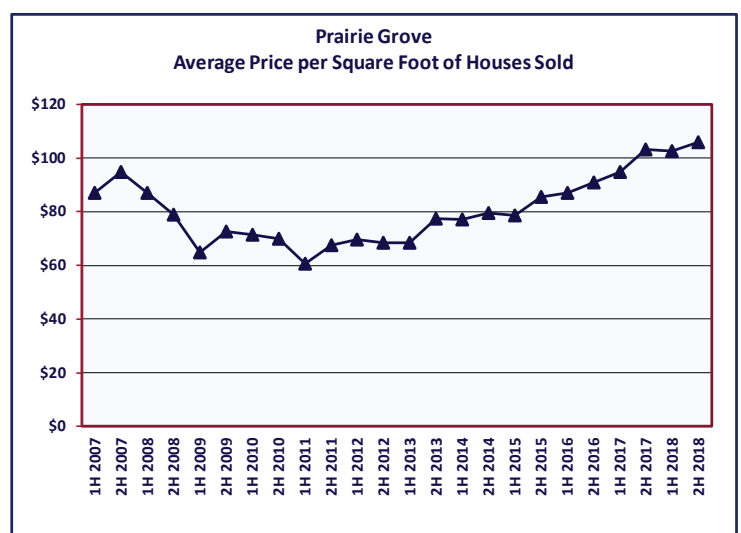
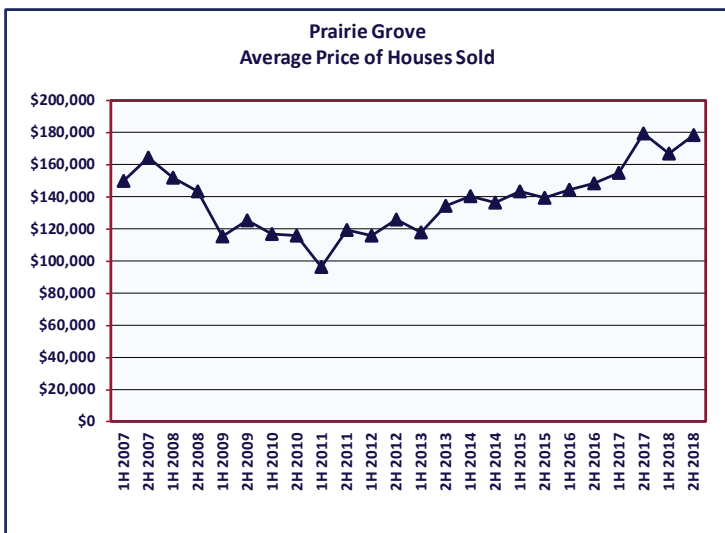
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	3.6%	1,071	65	91.4%	\$32.73
\$50,001 - \$100,000	6	4.4%	1,339	91	96.0%	\$68.63
\$100,001 - \$150,000	22	16.1%	1,277	80	98.6%	\$107.06
\$150,001 - \$200,000	70	51.1%	1,583	75	99.5%	\$110.25
\$200,001 - \$250,000	16	11.7%	2,027	91	98.5%	\$113.43
\$250,001 - \$300,000	14	10.2%	2,541	160	97.9%	\$115.39
\$300,001 - \$350,000	2	1.5%	3,008	108	94.3%	\$105.80
\$350,001 - \$400,000	2	1.5%	3,367	74	98.6%	\$113.15
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Prairie Grove	137	100.0%	1,701	87	98.5%	\$105.96

Prairie Grove



- There were 137 houses sold in Prairie Grove from July 1 to December 31, 2018 or 8.7 percent more than the 126 sold in the second half of 2017 and 5.5 percent less than the 145 sold in the first half of 2018.
- The average price of a house sold in Prairie Grove increased from \$167,010 in the first half of 2018 to \$178,475 in the second half of 2018.
- The average sales price was 6.9 percent higher than in the previous half year and 0.7 percent lower than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 103 in the first half of 2018 to 87 in the second half of 2018.
- The average price per square foot for a house sold in Prairie Grove increased from \$102.49 in the first half of 2018 to \$105.96 in the second half of 2018.
- The average price per square foot was 3.4 percent higher than in the first half of 2018 and 2.7 percent higher than in the

- second half of 2017.
- About 7.4 percent of all houses sold in Washington County in the second half of 2018 were sold in Prairie Grove. The average sales price of a house was 78.0 percent of the county average.
- Out of 137 houses sold in the second half of 2018, 62 were new construction. These newly constructed houses had an average sold price of \$178,314 and took an average of 90 days to sell from their initial listing dates.
- There were 72 houses in Prairie Grove listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$232,675.
- According to the Washington County Assessor's database, 63.5 percent of houses in Prairie Grove were owner-occupied in the second half of 2018.



Prairie Grove

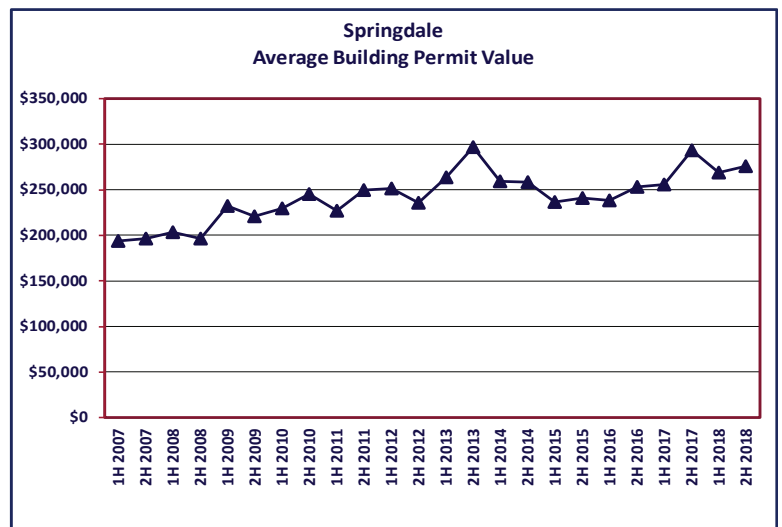
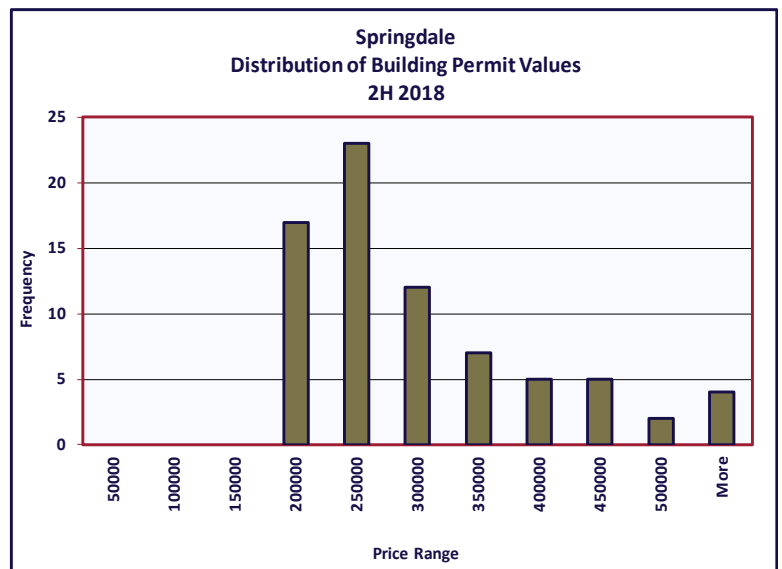
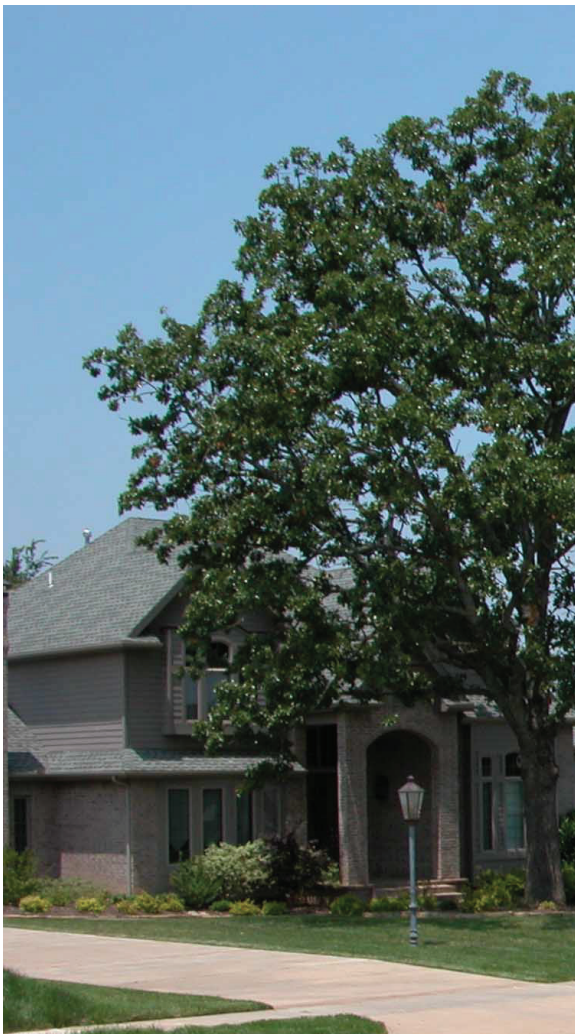
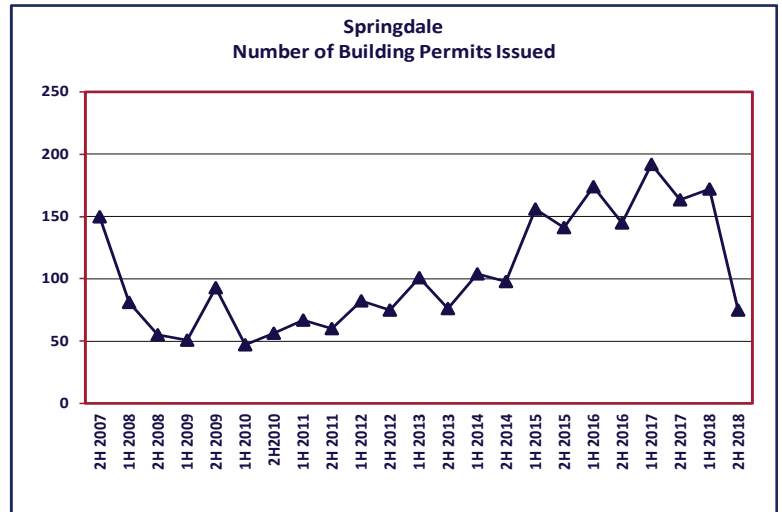
Prairie Grove Sold House Characteristics by Subdivision Second Half 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
A.B. Neals	1	0.7%	1,768	98	\$159,500	\$90.21
Battle Field Estates	4	2.9%	1,328	110	\$155,615	\$117.64
Belle Meade	8	5.8%	1,538	66	\$164,150	\$107.74
Bells	1	0.7%	1,160	47	\$117,500	\$101.29
Brights	2	1.5%	1,056	51	\$84,288	\$74.94
Burdette	1	0.7%	1,189	14	\$107,000	\$89.99
Cummings	1	0.7%	2,326	92	\$245,000	\$105.33
Grandview Estates	3	2.2%	2,745	124	\$279,000	\$104.25
Highland Greens	3	2.2%	1,546	33	\$154,083	\$99.69
Highlands Square	1	0.7%	1,514	37	\$163,000	\$107.66
Leeann Estates	1	0.7%	3,133	79	\$387,000	\$123.52
Meadowbrook Estates	1	0.7%	1,757	32	\$240,000	\$136.60
Ozark Park	1	0.7%	1,369	77	\$138,800	\$101.39
Prairie Grove Original	3	2.2%	1,560	55	\$128,733	\$74.94
Prairie Meadows	9	6.6%	1,955	101	\$218,718	\$111.76
Prairie Oaks	2	1.5%	2,071	96	\$200,500	\$96.81
Ralphs Place	1	0.7%	1,314	128	\$134,500	\$102.36
Rogers	4	2.9%	1,901	168	\$145,500	\$69.86
Rose	2	1.5%	2,028	144	\$260,450	\$128.46
Rose Prairie Estates	1	0.7%	1,985	235	\$232,000	\$116.88
Roy Fidler	1	0.7%	1,824	48	\$164,000	\$89.91
Royal Oaks	1	0.7%	1,158	36	\$114,500	\$98.88
Simpson's	3	2.2%	1,335	58	\$129,167	\$96.53
Sundowner	50	36.5%	1,487	82	\$170,246	\$115.16
Willow Creek	4	2.9%	1,965	88	\$165,975	\$84.70
Other	28	20.4%	1,988	95	\$193,661	\$100.41
Prairie Grove	137	100.0%	1,701	87	\$178,475	\$105.93



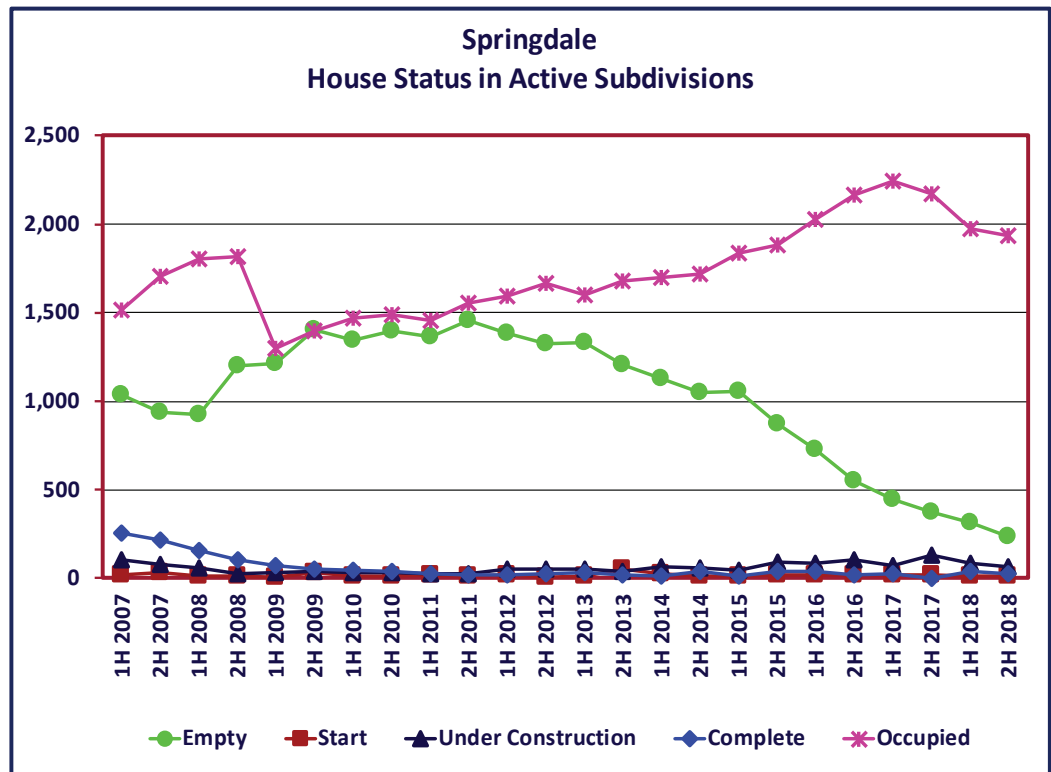
Springdale

- From July 1 through December 31, 2018 there were 75 residential building permits issued in Springdale. This represents a 54.0 percent decrease from the second half of 2017.
- In the second half of 2018, a majority of building permits in Springdale were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Springdale decreased by 5.8 percent from \$293,137 in the second half of 2017 to \$276,077 in the second half of 2018.



Springdale

- There were 2,284 total lots in 36 active subdivisions in Springdale in the second half of 2018.
- About 84.8 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 2.9 percent were under construction, 0.7 percent were starts, and 10.5 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the second half of 2018 was Grand Valley Meadows Phase 1 with 17.
- No new construction or progress in existing construction occurred in the last year in 5 out of the 36 active subdivisions in Springdale.
- 144 new houses in Springdale became occupied in the second half of 2018. The annual absorption rate implies that there were 16.6 months of remaining inventory in active subdivisions, down from 22.6 in the first half of 2018.
- In 6 out of the 36 active subdivisions in Springdale, no absorption occurred in the past year.
- An additional 626 lots in 11 subdivisions had received either preliminary or final approval by December 31, 2018.



Springdale Preliminary and Final Approved Subdivisions Second Half 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Butterfield Subdivision	1H 2018	14
Hilton Road	2H 2018	98
Joy Acres	1H 2016	4
Ramsey Subdivision	1H 2018	68
Springdale 2016 LLC	1H 2016	170
Summer View Subdivision	1H 2018	43
The Oasis	1H 2018	64
<i>Final Approval</i>		
Business Park at Brush Creek	1H 2016	6
Leroy Daniel	1H 2018	3
Tuscany, Phase III	2H 2017	81
Springdale		626

Springdale

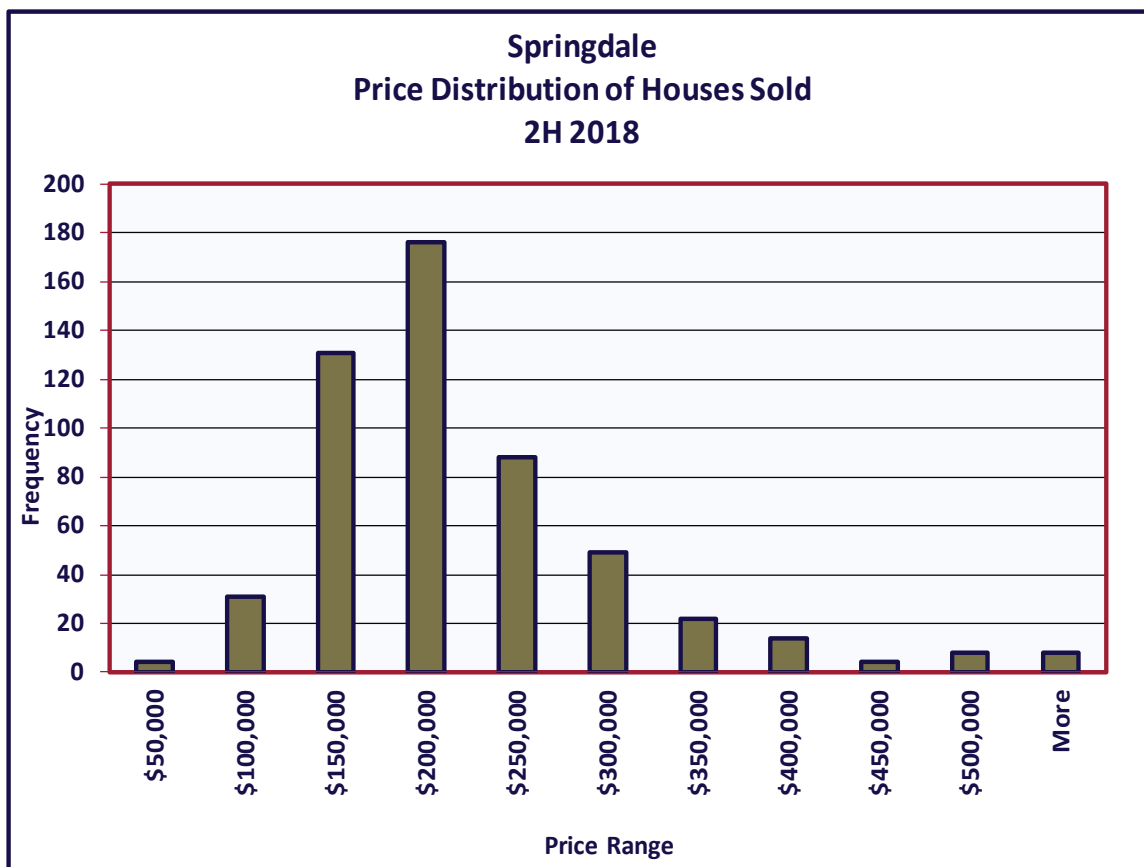
Springdale House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	0	0	0	0	100	100	2	0.0
Benedetto, Phase I	37	2	4	1	0	44	0	--
Brookemore Chase	0	0	0	1	31	32	2	6.0
Churchill Crescent, Phase III ¹	2	0	0	0	12	14	0	--
East Ridge ¹	2	0	1	1	4	8	0	--
Eastview ²	2	0	0	0	172	174	0	8.0
Enclave, The	7	0	1	6	52	66	5	18.7
Falls, The	0	0	1	0	29	30	3	3.0
Ferns Valley	8	2	7	5	33	55	8	29.3
Grand Valley, Phase I	4	0	6	1	148	159	9	6.3
Grand Valley Estates ¹	6	0	5	0	13	24	0	--
Grand Valley Meadows, Phase I	12	4	17	1	58	92	27	12.0
Grand Valley Stables at Guy Terry Farms	6	0	0	0	18	24	0	--
Har-ber Meadows, Phase V ²	1	0	0	0	15	16	0	--
Har-ber Meadows, Phase XX	2	0	3	0	48	53	2	15.0
Hidden Hills, Phase II	2	3	1	2	75	83	1	96.0
Jacob's Court	0	0	0	0	28	28	4	0.0
Legendary, Phase I	19	2	5	1	142	169	14	17.1
Legendary, Phase II - B & C	0	0	0	0	34	34	7	0.0
Legendary, Phase II - D	24	1	3	2	4	34	4	90.0
Meadow Haven	5	0	1	0	31	37	0	18.0
Rosson Creek	2	0	1	1	46	50	9	3.4
Savannah Ridge	12	0	0	0	81	93	0	28.8
Serenity ^{1,2}	3	0	0	0	97	100	0	--
Silent Knoll	11	1	4	0	52	68	4	48.0
Spring Hill, Phase I	0	0	0	0	80	80	1	0.0
Spring Hill, Phase II	11	0	0	0	88	99	1	132.0
Spring Ridge	2	0	1	0	58	61	0	9.0
Sylvan Acres	21	0	0	0	5	26	1	252.0
Sunset Ridge	7	0	0	0	26	33	0	42.0
Thornbury, Phase III ^{1,2}	1	0	0	0	36	37	0	--
Thornbury, Phase V	8	0	0	0	26	34	2	19.2
Tuscany	10	0	2	2	150	164	1	56.0
Tyson Heights, Phase I	5	0	1	2	58	66	35	1.7
Vicenza Villa	1	0	3	0	69	73	2	12.0
Wagon Wheel Bend ^{1,2}	6	0	0	0	18	24	0	--
Springdale Totals	239	15	67	26	1,937	2,284	144	16.6

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

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

Springdale

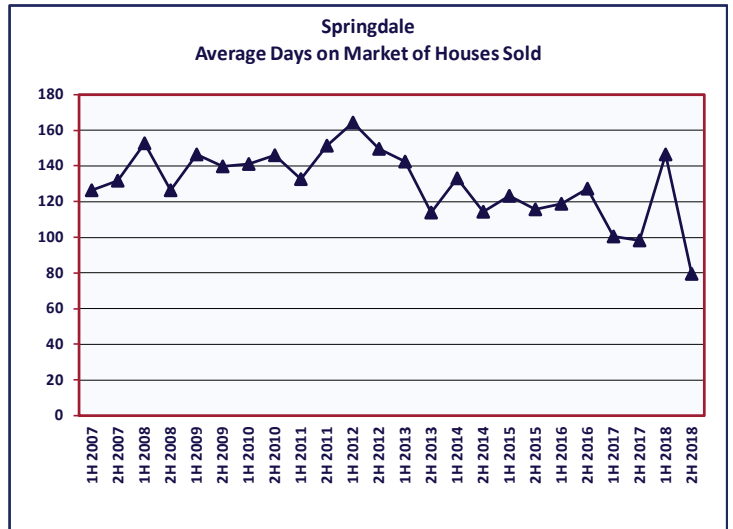
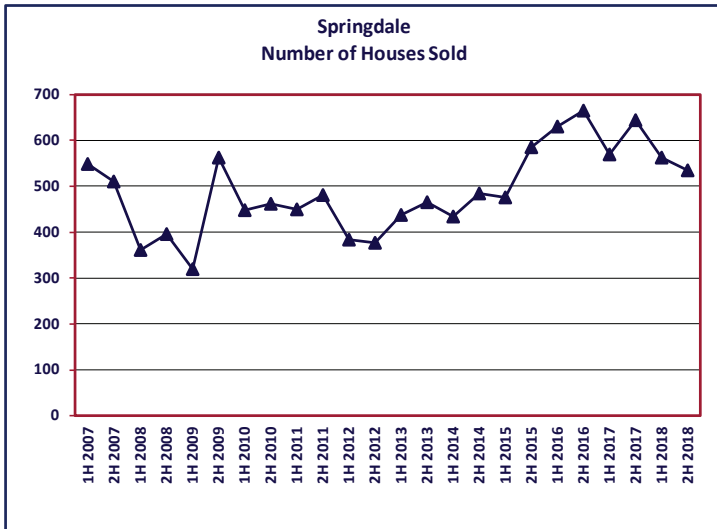


- 57.4 percent of the sold houses in Springdale were priced between \$100,001 and \$200,000.

Springdale Price Range of Houses Sold Second Half of 2018

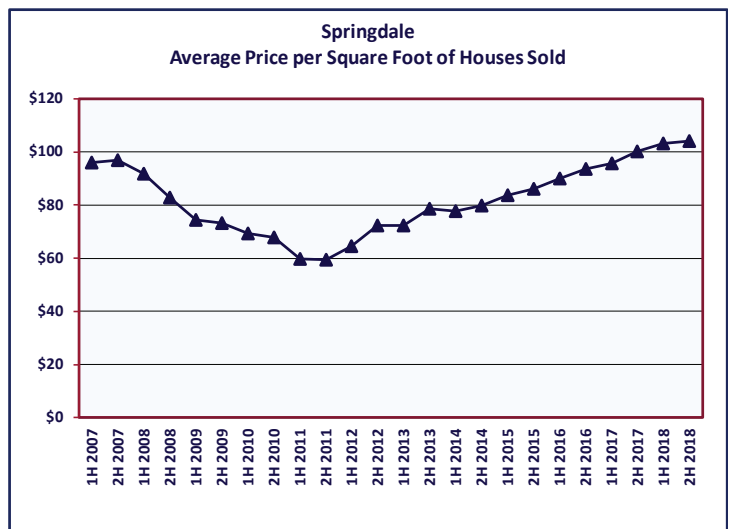
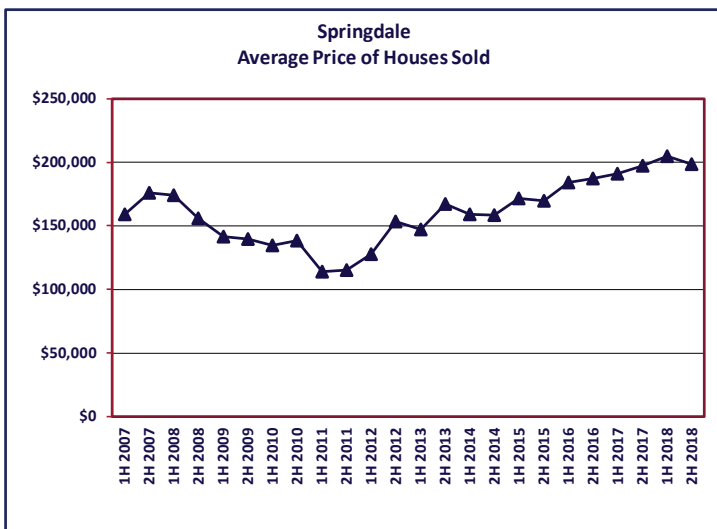
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	0.7%	947	78	89.1%	\$42.49
\$50,001 - \$100,000	31	5.8%	1,153	79	96.9%	\$76.31
\$100,001 - \$150,000	131	24.5%	1,332	56	98.5%	\$100.35
\$150,001 - \$200,000	176	32.9%	1,684	74	98.9%	\$105.34
\$200,001 - \$250,000	88	16.4%	2,118	94	98.6%	\$108.32
\$250,001 - \$300,000	49	9.2%	2,544	107	97.5%	\$108.85
\$300,001 - \$350,000	22	4.1%	3,071	105	97.7%	\$112.23
\$350,001 - \$400,000	14	2.6%	3,371	87	99.4%	\$115.18
\$400,001 - \$450,000	4	0.7%	3,460	64	98.0%	\$126.94
\$450,001 - \$500,000	8	1.5%	3,784	155	97.6%	\$125.62
\$500,000+	8	1.5%	4,952	129	94.1%	\$130.53
Springdale	535	100.0%	1,906	80	98.3%	\$104.16

Springdale



- There were 535 houses sold in Springdale from July 1 to December 31, 2018 or 16.9 percent less than the 644 sold in the second half of 2017 and 5.0 percent less than the 563 sold in the first half of 2018.
- The average price of a house sold in Springdale decreased from \$204,901 in the first half of 2018 to \$198,786 in the second half of 2018.
- The average sales price was 3.0 percent lower than in the previous half year and 0.7 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 147 in the first half of 2018 to 79 in the second half of 2018.
- The average price per square foot for a house sold in Springdale increased from \$103.10 in the first half of 2018 to \$104.16 in the second half of 2018.

- The average price per square foot was 4.0 percent higher than in the second half of 2017 and 1.0 percent higher than in the first half of 2018.
- About 28.8 percent of all houses sold in Washington County in the second half of 2018 were sold in Springdale.
- The average sales price of a house was 86.9 percent of the county average.
- Out of 535 houses sold in the second half of 2018, 77 were new construction. These newly constructed houses had an average sold price of \$211,912 and took an average of 128 days to sell from their initial listing dates.
- There were 190 houses in Springdale listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$320,991.
- According to the Washington County Assessor's database, 63.4 percent of houses in Springdale were owner-occupied in the second half of 2018.



Springdale

Springdale Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	7	1.3%	1,852	58	\$154,543	\$83.86
Arber Estates	2	0.4%	1,803	136	\$220,215	\$122.17
Arthur Banks	2	0.4%	2,010	243	\$197,500	\$102.77
Beav-O-Rama Park	2	0.4%	1,746	83	\$141,000	\$86.63
Belmont Estates	2	0.4%	3,411	100	\$411,233	\$120.28
Berry	1	0.2%	1,222	79	\$130,000	\$106.38
Beverly Heights	1	0.2%	1,810	98	\$146,000	\$80.66
Birds	2	0.4%	2,129	41	\$173,950	\$81.18
Blue Springs Village	9	1.7%	1,547	71	\$162,222	\$104.51
Blueberry Acres	1	0.2%	928	61	\$96,000	\$103.45
Bradshaw	2	0.4%	1,308	97	\$130,000	\$101.27
Brandons Way	2	0.4%	1,522	40	\$177,450	\$116.58
Brecknock	1	0.2%	1,740	78	\$169,900	\$97.64
Bridlewood	2	0.4%	4,151	123	\$535,000	\$128.45
Broadmore Acres	1	0.2%	3,016	51	\$170,000	\$56.37
Butterfield Gardens	17	3.2%	1,198	57	\$121,527	\$101.81
Cabins At Cedar Grove Hpr	1	0.2%	1,352	45	\$310,000	\$229.29
Cameron Heights	1	0.2%	1,298	81	\$136,000	\$104.78
Canterbury	1	0.2%	1,811	28	\$195,000	\$107.68
Carrington Place	1	0.2%	1,531	36	\$155,000	\$101.24
Carter	3	0.6%	1,274	48	\$114,833	\$92.89
Central Village	2	0.4%	1,441	42	\$151,975	\$109.47
Chadwick	2	0.4%	1,853	44	\$177,500	\$95.82
Charleston Park Legendary	17	3.2%	1,473	110	\$170,805	\$117.40
Churchill Crescent	1	0.2%	3,925	41	\$375,000	\$95.54
Clear Creek Acres	3	0.6%	4,317	146	\$386,333	\$90.80
Cobblestone Place	2	0.4%	2,558	47	\$251,950	\$97.93
Coger-Dewese	1	0.2%	1,664	60	\$140,000	\$84.13
College Heights	1	0.2%	1,065	48	\$119,000	\$111.74
Comleydavis	1	0.2%	1,225	298	\$97,000	\$79.18
Commons	3	0.6%	1,270	70	\$109,667	\$89.78
County Court	3	0.6%	1,814	52	\$141,750	\$73.26
Creekside Estates	1	0.2%	4,049	60	\$596,541	\$147.33
Crestridge	1	0.2%	1,526	107	\$169,000	\$110.75
Dandys	2	0.4%	1,903	78	\$181,000	\$95.85
Deerfield	4	0.7%	1,707	56	\$172,875	\$101.51
Dels Woods	2	0.4%	2,620	75	\$303,750	\$115.96
Dreamcatcher	1	0.2%	1,192	91	\$130,000	\$109.06
Eagle Crest	4	0.7%	2,282	86	\$213,500	\$93.17
East Fork	1	0.2%	972	41	\$115,000	\$118.31
Eastside	1	0.2%	1,059	66	\$106,000	\$100.09
Eastview	4	0.7%	1,602	61	\$151,725	\$96.08
Eichers	1	0.2%	1,366	13	\$157,000	\$114.93
Elm Springs Heights	2	0.4%	2,315	90	\$256,000	\$110.61
Elmdale Heights	4	0.7%	1,375	187	\$129,625	\$94.53
Elmdale Terrace	4	0.7%	1,477	47	\$121,000	\$82.21

Springdale

Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Enclave, The	2	0.4%	3,622	87	\$462,000	\$127.84
Fairview Acres	2	0.4%	2,110	49	\$225,000	\$106.89
Fairway Condo Hpr	2	0.4%	909	36	\$81,000	\$91.83
Falcon	3	0.6%	1,622	41	\$152,633	\$94.19
Falcon Heights	3	0.6%	1,647	51	\$168,300	\$102.22
Falls, The	1	0.2%	3,367	39	\$436,000	\$129.49
Flowing Springs	1	0.2%	2,526	105	\$195,000	\$77.20
Forest Glen	2	0.4%	2,372	108	\$215,000	\$90.36
G H Perring	1	0.2%	900	29	\$69,900	\$77.67
Gabriel	1	0.2%	2,129	84	\$190,000	\$89.24
Garner-Larimore	1	0.2%	943	43	\$103,000	\$109.23
Gates	1	0.2%	1,022	54	\$112,000	\$109.59
Grand Valley	9	1.7%	1,621	116	\$184,500	\$113.95
Grand Valley Meadows	20	3.7%	1,909	131	\$218,550	\$114.58
Green Acres Estates	2	0.4%	1,651	99	\$150,750	\$94.68
Green Side Place	1	0.2%	2,137	67	\$214,000	\$100.14
Greystone	2	0.4%	2,678	92	\$236,500	\$89.41
Harber Meadows	13	2.4%	2,487	64	\$283,628	\$115.55
Harmon Estates	2	0.4%	2,761	83	\$449,500	\$160.78
Harmon Trails Estates	1	0.2%	2,675	43	\$380,000	\$142.06
Harper	6	1.1%	1,275	36	\$123,667	\$98.17
Harvo	1	0.2%	1,144	56	\$135,000	\$118.01
Hayes	1	0.2%	504	259	\$25,000	\$49.60
Heather Heights	1	0.2%	1,166	42	\$124,800	\$107.03
Hembree	1	0.2%	900	33	\$108,000	\$120.00
Henson Heights	1	0.2%	2,000	29	\$210,000	\$105.00
Hidden Hills	2	0.4%	1,576	146	\$174,000	\$110.26
Hidden Lake	4	0.7%	1,164	45	\$130,000	\$112.19
High Chaparral	6	1.1%	2,335	81	\$208,000	\$92.32
Hillview	2	0.4%	1,465	38	\$126,500	\$86.73
Hunt Estates	2	0.4%	2,267	43	\$217,750	\$96.03
Hunters Ridge	1	0.2%	1,355	34	\$140,000	\$103.32
Indianhead Estates	2	0.4%	1,436	45	\$167,450	\$116.45
Jacobs Court	3	0.6%	1,411	54	\$164,633	\$116.80
Jones-Tripp	2	0.4%	890	58	\$72,200	\$82.91
Lake Side	1	0.2%	968	40	\$145,000	\$149.79
Legendary	22	4.1%	1,968	127	\$233,944	\$119.21
Lendel Estates	1	0.2%	2,297	181	\$208,000	\$90.55
Lester	2	0.4%	2,041	54	\$194,700	\$95.93
Lexington	2	0.4%	2,182	50	\$226,500	\$103.91
Liberty Heights	1	0.2%	3,557	82	\$375,000	\$105.43
Magnolia Estates	2	0.4%	1,995	93	\$184,750	\$93.82
Maple Drive	1	0.2%	1,713	27	\$135,000	\$78.81
Mills Quarter	1	0.2%	1,396	25	\$177,500	\$127.15
Mtn View	1	0.2%	1,200	115	\$105,000	\$87.50

Springdale

Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Neals	1	0.2%	1,183	48	\$105,000	\$88.76
Neff	2	0.4%	1,673	64	\$152,125	\$90.95
Newell	1	0.2%	1,311	36	\$136,000	\$103.74
North Heights	1	0.2%	1,177	28	\$125,000	\$106.20
North Meadows	1	0.2%	1,289	115	\$118,000	\$91.54
Northeast Meadow	2	0.4%	1,220	39	\$131,500	\$107.84
Northside	1	0.2%	1,008	35	\$95,000	\$94.25
Oak Hills	3	0.6%	2,316	82	\$199,712	\$88.45
Oak Manor	2	0.4%	2,346	29	\$266,000	\$113.36
Oak Valley	1	0.2%	1,788	110	\$170,000	\$95.08
Oak Walk	5	0.9%	2,054	54	\$217,640	\$105.97
Oaklawn Place	3	0.6%	2,072	98	\$218,667	\$105.54
Oaks	5	0.9%	2,037	67	\$184,420	\$90.61
Orchard	1	0.2%	1,383	38	\$148,000	\$107.01
Oxford Place	1	0.2%	1,608	63	\$162,500	\$101.06
Palisades	2	0.4%	2,009	66	\$202,250	\$100.70
Paradise Valley	2	0.4%	1,573	58	\$136,750	\$87.18
Park Phillips	1	0.2%	2,693	64	\$234,900	\$87.23
Park Place	2	0.4%	1,186	120	\$124,250	\$105.29
Parkers	1	0.2%	1,230	44	\$134,000	\$108.94
Parker's Place	2	0.4%	1,871	60	\$203,500	\$110.52
Parson Hills	1	0.2%	1,740	44	\$159,900	\$91.90
Peaceful Valley	11	2.1%	1,805	62	\$162,323	\$90.84
Peppermill	1	0.2%	1,451	38	\$141,500	\$97.52
Pinewood	2	0.4%	3,051	150	\$299,950	\$98.37
Ponderosa	1	0.2%	2,441	130	\$209,900	\$85.99
Porthaven	3	0.6%	1,409	46	\$164,333	\$119.38
Quail Run	1	0.2%	2,468	68	\$290,000	\$117.50
Ranchwood Place	2	0.4%	1,914	40	\$204,000	\$108.84
Ravenwood	1	0.2%	1,848	33	\$199,000	\$107.68
Renaissance	10	1.9%	2,369	99	\$254,540	\$107.72
Rogers	1	0.2%	2,314	75	\$175,900	\$76.02
San Jose Estates	2	0.4%	2,635	33	\$273,500	\$104.29
Sandy Heights	1	0.2%	2,559	43	\$153,500	\$59.98
Savannah Ridge	1	0.2%	1,556	29	\$169,500	\$108.93
Serenity	5	0.9%	1,480	78	\$169,500	\$114.53
Shenadoah Hills	4	0.7%	3,062	97	\$293,250	\$96.18
Silent Knoll	2	0.4%	1,337	28	\$152,500	\$114.14
Silverstone	2	0.4%	1,610	42	\$165,500	\$103.02
Sonoma	5	0.9%	2,307	57	\$235,080	\$103.19
South Meadows	1	0.2%	2,050	53	\$195,500	\$95.37
South Willow Terrace	1	0.2%	2,550	41	\$246,000	\$96.47
Southern Hills	1	0.2%	1,470	14	\$162,000	\$110.20
Southfield	3	0.6%	1,552	58	\$160,833	\$104.35
Southwest	1	0.2%	1,251	56	\$132,500	\$105.92

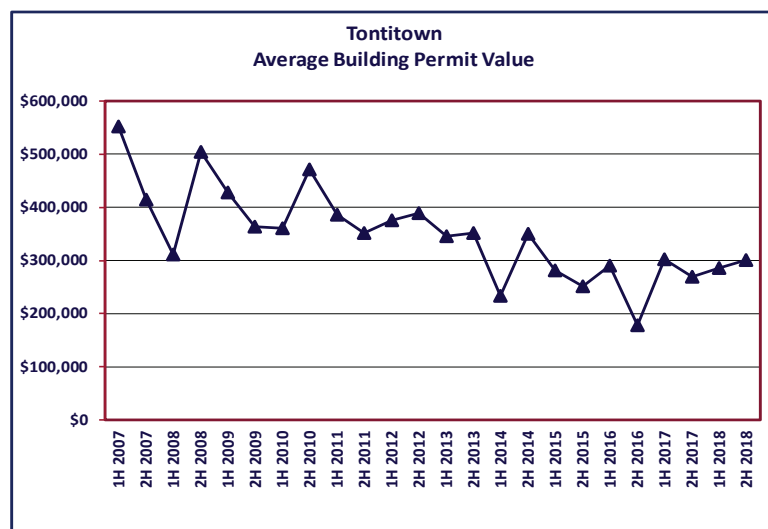
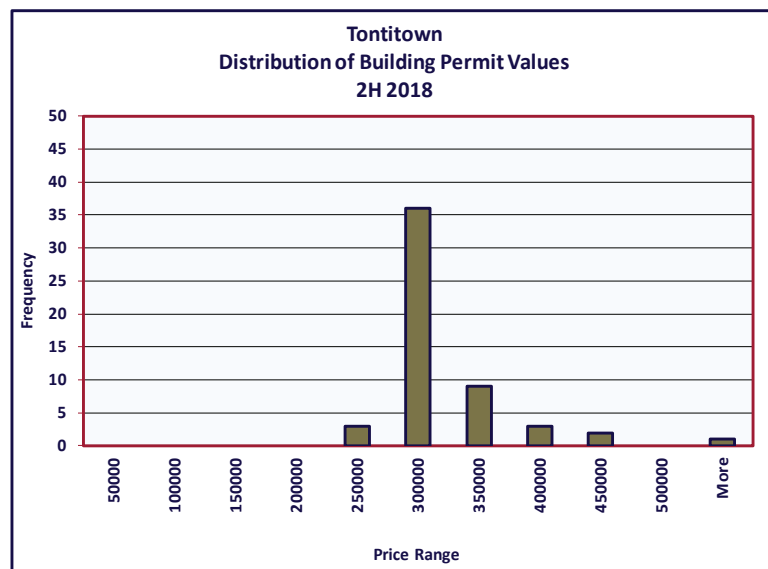
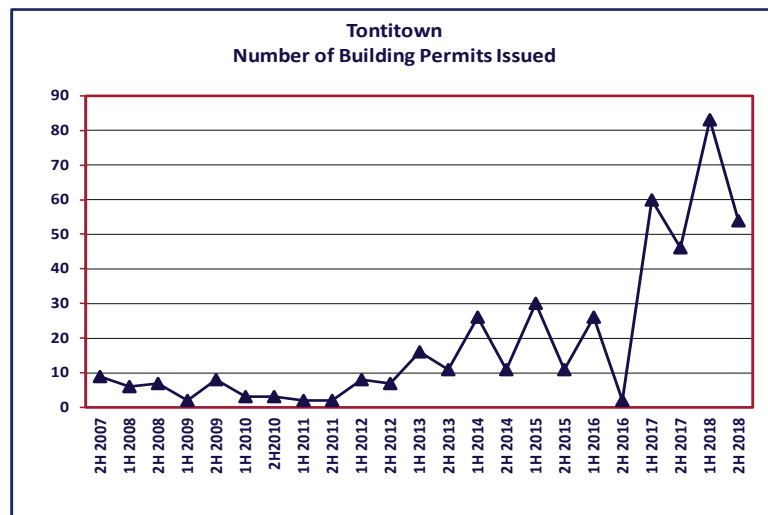
Springdale

Springdale Sold House Characteristics by Subdivision Second Half of 2018

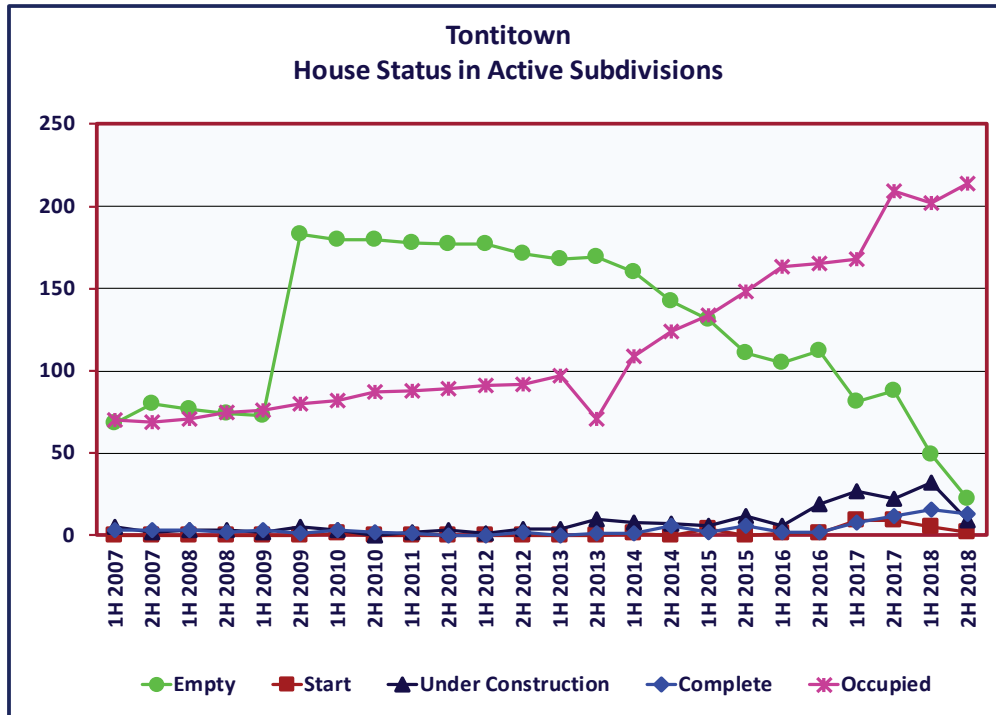
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Southwind Terrace	4	0.7%	2,984	110	\$277,225	\$93.95
Spanish Trace	1	0.2%	2,072	32	\$202,000	\$97.49
Spring Creek Estates	9	1.7%	1,794	66	\$197,656	\$110.60
Spring Creek Park	7	1.3%	1,486	41	\$166,314	\$112.32
Spring Hill	7	1.3%	2,038	109	\$210,357	\$103.67
Spring Ridge	3	0.6%	3,164	71	\$370,333	\$116.70
Steele	1	0.2%	1,331	101	\$155,000	\$116.45
Steeplechase	2	0.4%	3,022	50	\$311,250	\$106.25
Stonecrest	3	0.6%	2,939	190	\$279,633	\$95.39
Sunny Slope	1	0.2%	1,132	19	\$35,000	\$30.92
Sunset Ridge	1	0.2%	3,341	170	\$371,800	\$111.28
Sycamore	1	0.2%	756	35	\$78,000	\$103.17
Thornbury	3	0.6%	4,566	226	\$506,333	\$111.00
Tuscany	9	1.7%	2,711	101	\$309,831	\$114.80
Tyson Heights	7	1.3%	1,644	58	\$172,676	\$106.85
Valley View	2	0.4%	1,506	93	\$151,250	\$100.42
Vicenza Villa	2	0.4%	2,093	78	\$268,750	\$128.47
Village Estates	3	0.6%	2,854	55	\$243,167	\$96.92
Vineyard	4	0.7%	1,417	18	\$131,962	\$96.74
W. Walker	2	0.4%	1,691	156	\$161,750	\$95.76
Wagon Wheel Bend	1	0.2%	1,205	29	\$144,600	\$120.00
Walnut Crossing	1	0.2%	1,320	35	\$142,500	\$107.95
Walnut Grove	2	0.4%	1,314	36	\$154,500	\$117.81
War Eagle Cove	3	0.6%	2,293	203	\$278,333	\$115.06
Watson	2	0.4%	1,129	63	\$56,250	\$50.08
West Emma Gardens	2	0.4%	1,298	29	\$125,000	\$96.24
West End	2	0.4%	783	33	\$69,155	\$89.40
West Heights	2	0.4%	1,484	36	\$159,250	\$108.73
West Huntsville	1	0.2%	1,252	61	\$120,500	\$96.25
Westbrook	1	0.2%	2,240	61	\$275,000	\$122.77
Western Oaks Place	4	0.7%	1,610	53	\$158,725	\$98.35
Westfield	4	0.7%	1,627	57	\$172,325	\$105.95
Westwood Heights	3	0.6%	1,669	71	\$124,633	\$78.90
White Hills	1	0.2%	1,161	22	\$85,000	\$73.21
Wilkins	2	0.4%	1,577	65	\$170,450	\$108.27
Willard Walker	1	0.2%	1,686	62	\$157,000	\$93.12
Willow Bend	4	0.7%	3,794	121	\$480,000	\$126.66
Windsor	4	0.7%	2,914	126	\$296,556	\$103.64
Wobbe Gardens	2	0.4%	1,050	32	\$115,950	\$110.50
Woodcliff	1	0.2%	2,651	22	\$275,900	\$104.07
Woodland	2	0.4%	1,514	72	\$154,500	\$102.22
Woodland Heights	3	0.6%	982	38	\$114,500	\$116.47
Zachary	1	0.2%	766	35	\$110,000	\$143.60
Zion Place	1	0.2%	2,982	147	\$315,000	\$105.63
Other	42	7.9%	1,910	81	\$189,534	\$98.54
Springdale	535	100.0%	1,906	80	\$198,786	\$104.16

Tontitown

- From July 1 through December 31, 2018 there were 54 residential building permits issued in Tontitown. This represents a 17.4 percent increase from the second half of 2017.
- In the first half of 2018, the majority of the building permits were in the \$250,001 through \$300,000 range.
- The average building permit value increased 11.6 percent from \$269,621 in the second half of 2017 to \$300,801 in the second half of 2018.



Tontitown



- There were 260 total lots in 6 active subdivisions in Tontitown in the second half of 2018. About 81.1 percent of the lots were occupied, 5.0 percent were complete but unoccupied, 3.1 percent were under construction, 0.8 percent were starts, and 10.0 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the second half of 2018 was Tuscany, Phase II with 9.
- 51 new houses in Tontitown became occupied in the second half of 2018. The annual absorption rate implies that there were 7.4 months of remaining inventory in active subdivisions, down from 15.9 in the first half of 2018.
- In 2 out of the 6 active subdivisions in Tontitown, no absorption occurred in the past year.
- In 1 out of the 6 active subdivisions in Tontitown, no new construction occurred in the past year.

Tontitown House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	5	0	0	0	25	30	1	60.0
Coppertree ^{1,2}	6	0	0	0	8	14	0	--
Liberty Estates	5	2	3	4	35	49	27	4.8
San Gennaro ¹	4	0	1	0	8	13	0	--
Tuscany, Phase II	9	1	9	2	20	41	8	15.8
Westbrook, Phase I	1	0	0	5	107	113	15	3.3
Tontitown	26	2	8	13	211	260	51	7.4

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

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

Tontitown

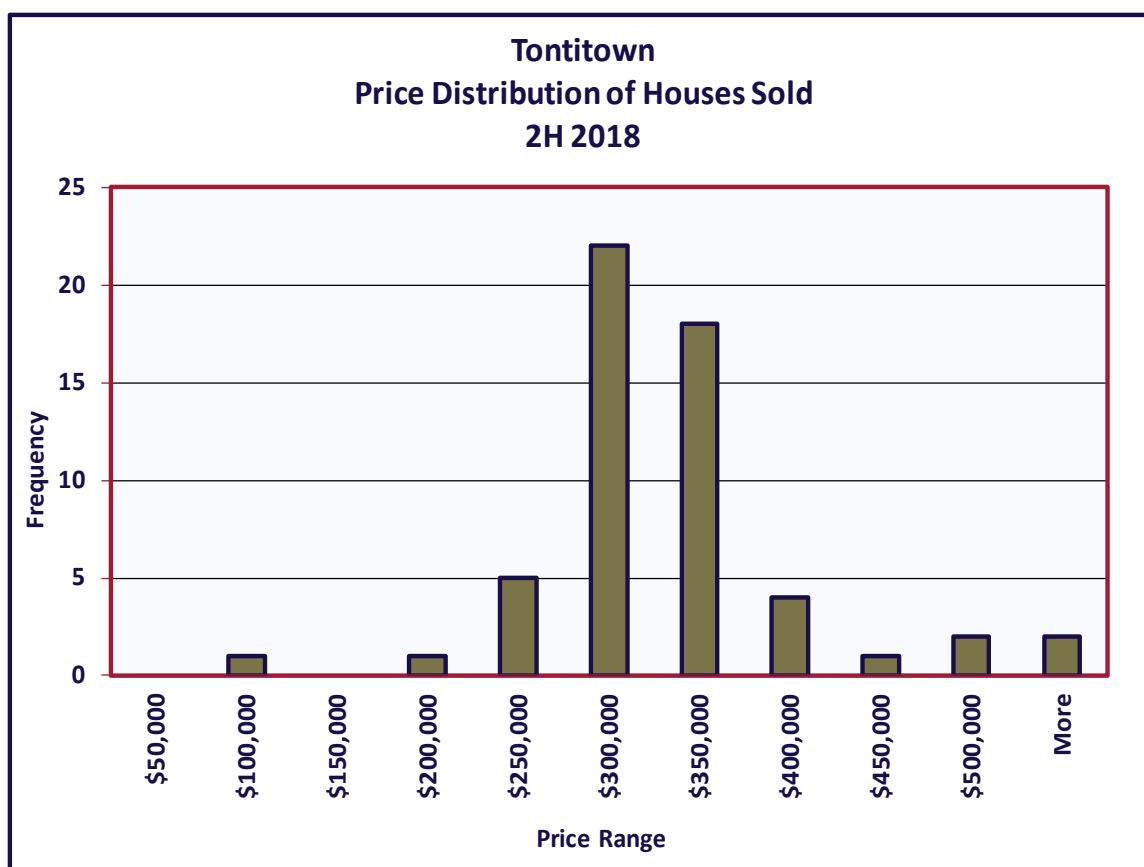
Tontitown Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
South Pointe, Phase II	1H 2017	118
Napa Subdivision	1H 2018	65
<i>Final Approval</i>		
Hidden Valley Estates	1H 2018	29
Liberty Estates Phase II	1H 2018	29
South Pointe, Phase I	2H 2018	61
Westbrook, Phase II	1H 2018	95
Tontitown		397

- 397 lots in 6 subdivisions had received either preliminary or final approval by December 31, 2018.



Tontitown

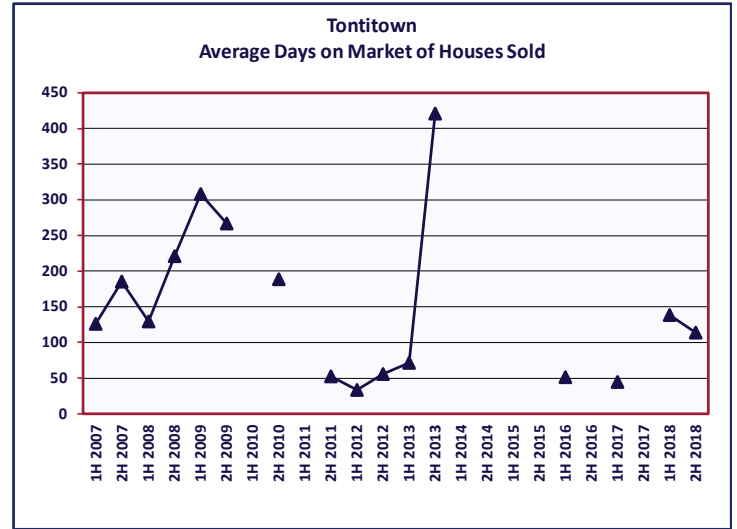
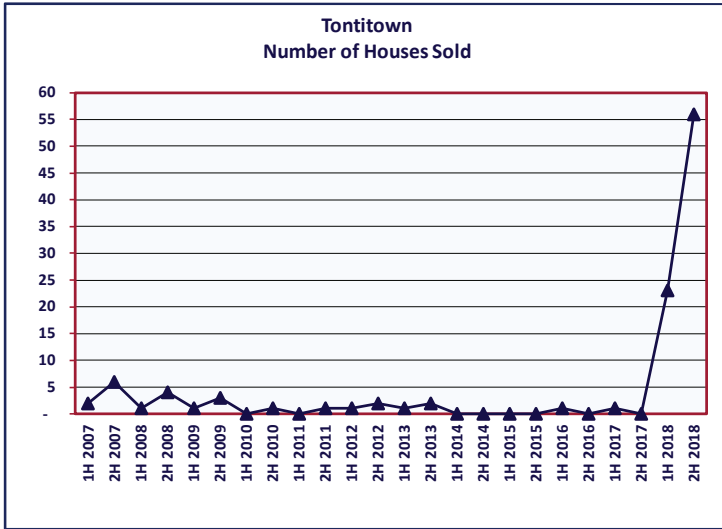


- 71.4 percent of the houses sold in Tontitown were valued between \$250,001 and \$350,000.

Tontitown Price Range of Houses Sold Second Half of 2018

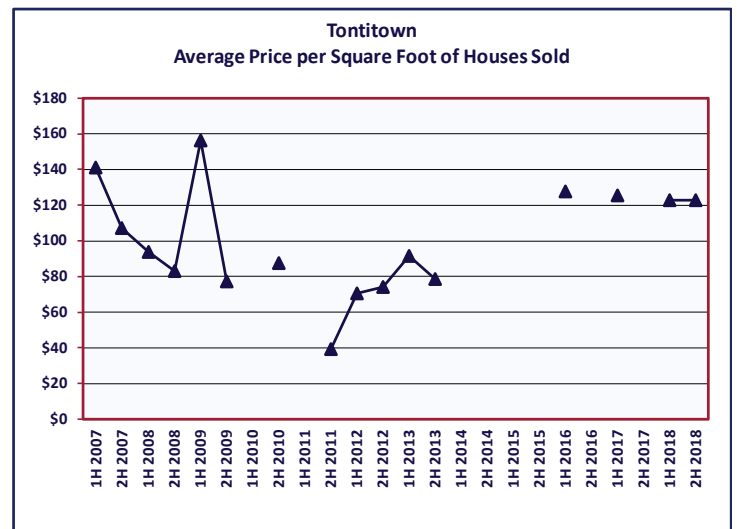
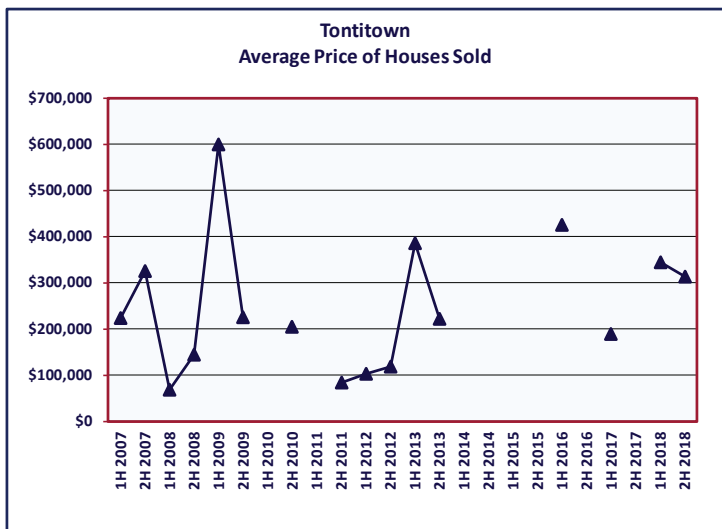
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	1.8%	1,365	100	100.0%	\$64.10
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	1.8%	1,778	47	97.1%	\$92.80
\$200,001 - \$250,000	5	8.9%	1,891	92	99.1%	\$123.37
\$250,001 - \$300,000	22	39.3%	2,322	93	100.1%	\$124.06
\$300,001 - \$350,000	18	32.1%	2,544	106	99.7%	\$123.54
\$350,001 - \$400,000	4	7.1%	3,415	324	98.8%	\$110.79
\$400,001 - \$450,000	1	1.8%	3,956	81	98.7%	\$101.64
\$450,001 - \$500,000	2	3.6%	4,161	162	93.6%	\$118.58
\$500,000+	2	3.6%	3,434	64	97.3%	\$183.16
Tontitown	56	100.0%	2,541	114	99.4%	\$122.77

Tontitown



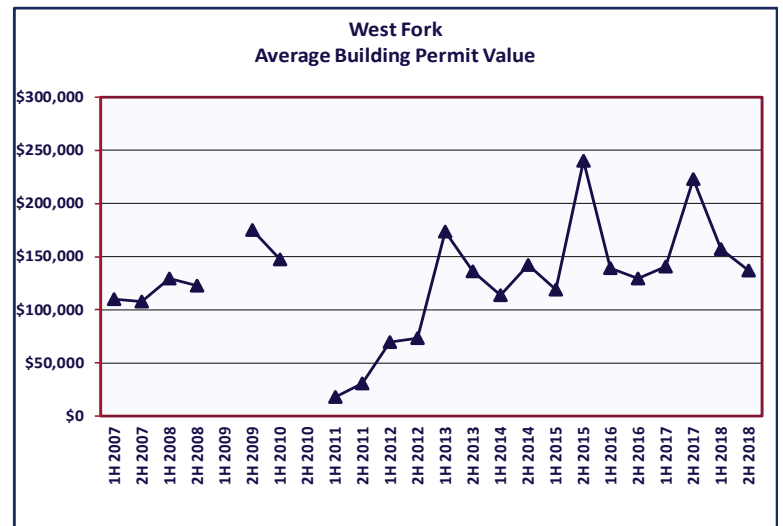
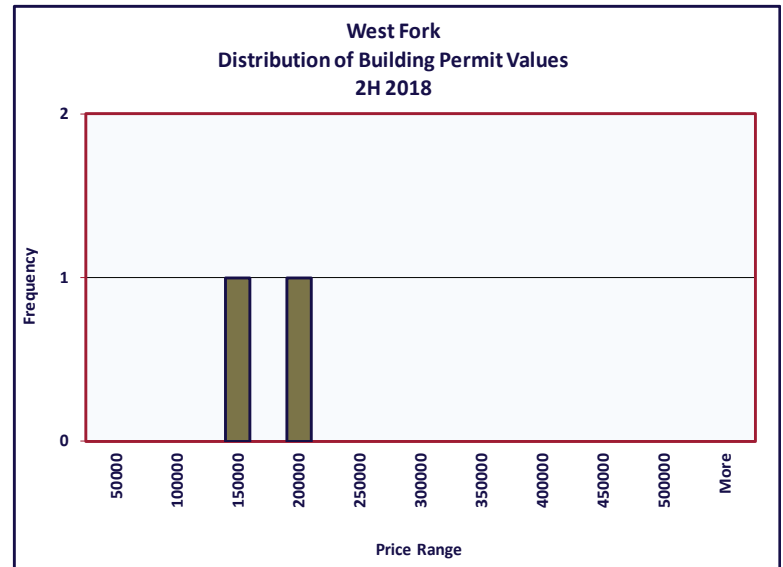
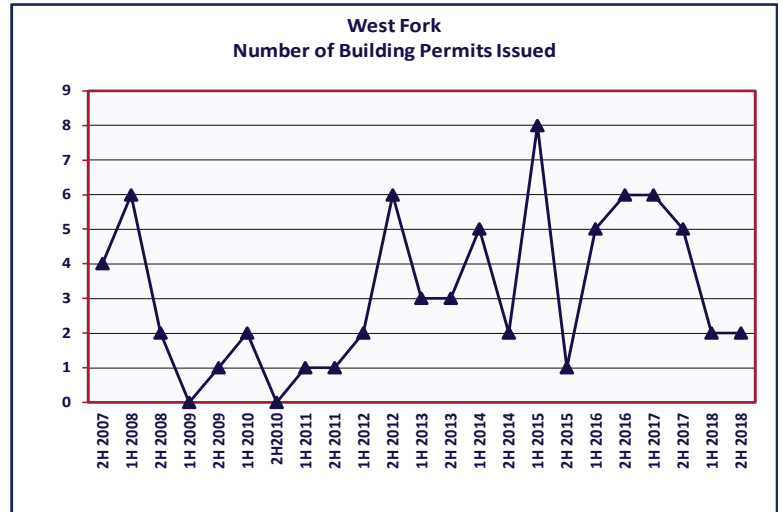
- There were 56 houses sold in Tontitown from July 1 to December 31, 2018 compared to the 23 houses sold in the second half of 2017.
- The average price of a house sold in Tontitown was \$312,698 in the second half of 2018.
- The average sales price was 9.1 percent lower than in the first half of 2018.
- The average number of days on market from initial listing to the sale was 114 in the second half of 2018.
- The average price per square foot for a house sold in Tontitown was \$122.77 in the second half of 2018.
- About 3.0 percent of all houses sold in Washington County in the second half of 2018 were sold in Tontitown.
- The average sales price of a house was 136.7 percent of the county average.

- 41 newly constructed houses were sold in Tontitown in the second half of 2018 at an average price of \$302,840. These houses were on the market for an average of 124 days.
- There were 40 houses listed for sale in the MLS database in Tontitown as of December 31, 2018. These houses had the average list price of 374,995.
- According to the Washington County Assessor's database, 73.4 percent of houses in Tontitown were owner-occupied in the second half of 2018.

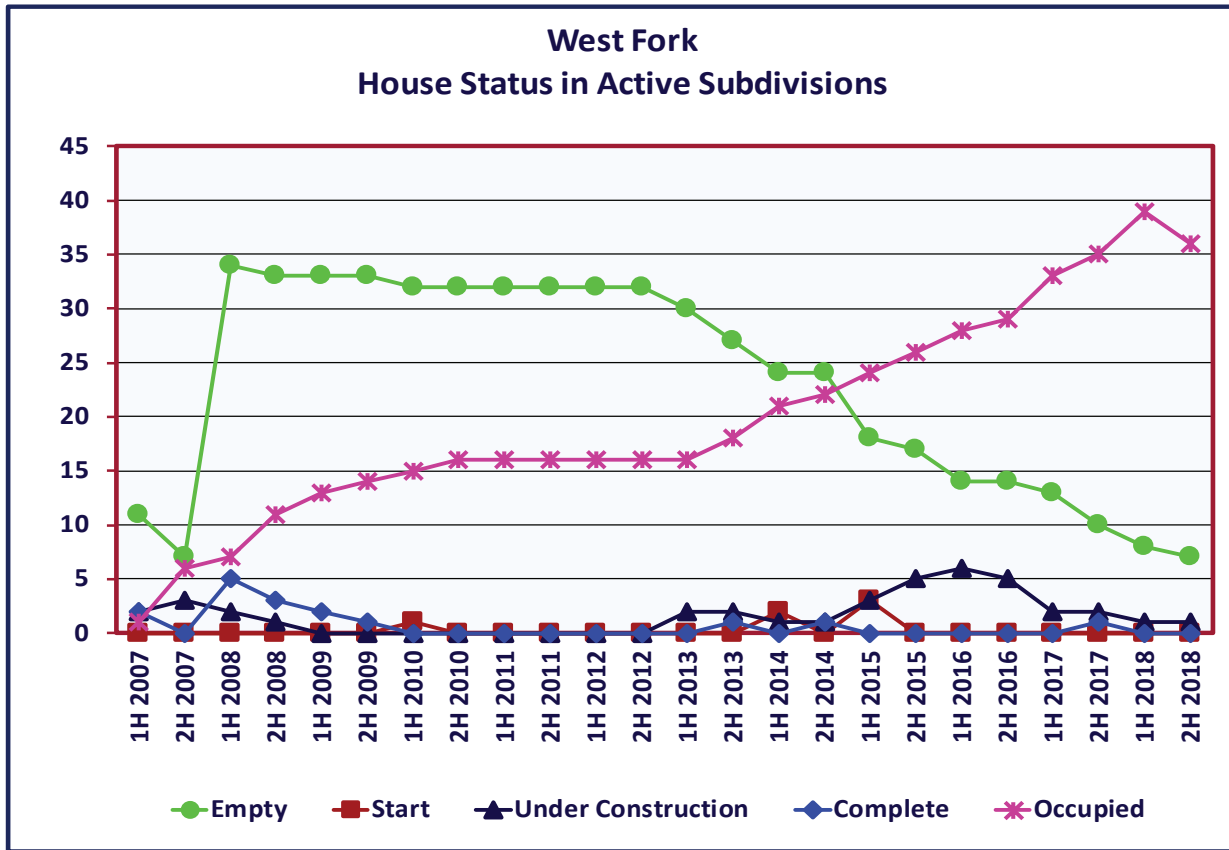


West Fork

- From July 1 through December 31, there were 2 residential building permits issued in West Fork. This represents a 60.0 percent decrease from the second half of 2017.
- In the second half of 2018, all of the building permits issued in West Fork were valued in the \$101,000 to \$200,000 range.
- The average residential building permit value in West Fork decreased by 38.7 percent from \$223,200 in the second half of 2017 to \$136,875 in the second half of 2018.



West Fork



- There were 44 total lots in 2 active subdivisions in West Fork in the second half of 2018. About 81.8 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 2.3 percent were under construction, 0.0 percent were starts, and 15.9 percent were empty lots.
- The subdivision with the most houses under construction in West Fork in the second half of 2018 was Graystone with 1.
- No new houses became occupied in West Fork in the second half of 2018. The annual absorption rate implies that there were 24.0 months of remaining inventory in active subdivisions, up from 18.0 in the first half of 2018.
- There was construction and absorption in both of the active subdivisions in West Fork in the last year.
- No additional lots had received final approval by December 31, 2018.

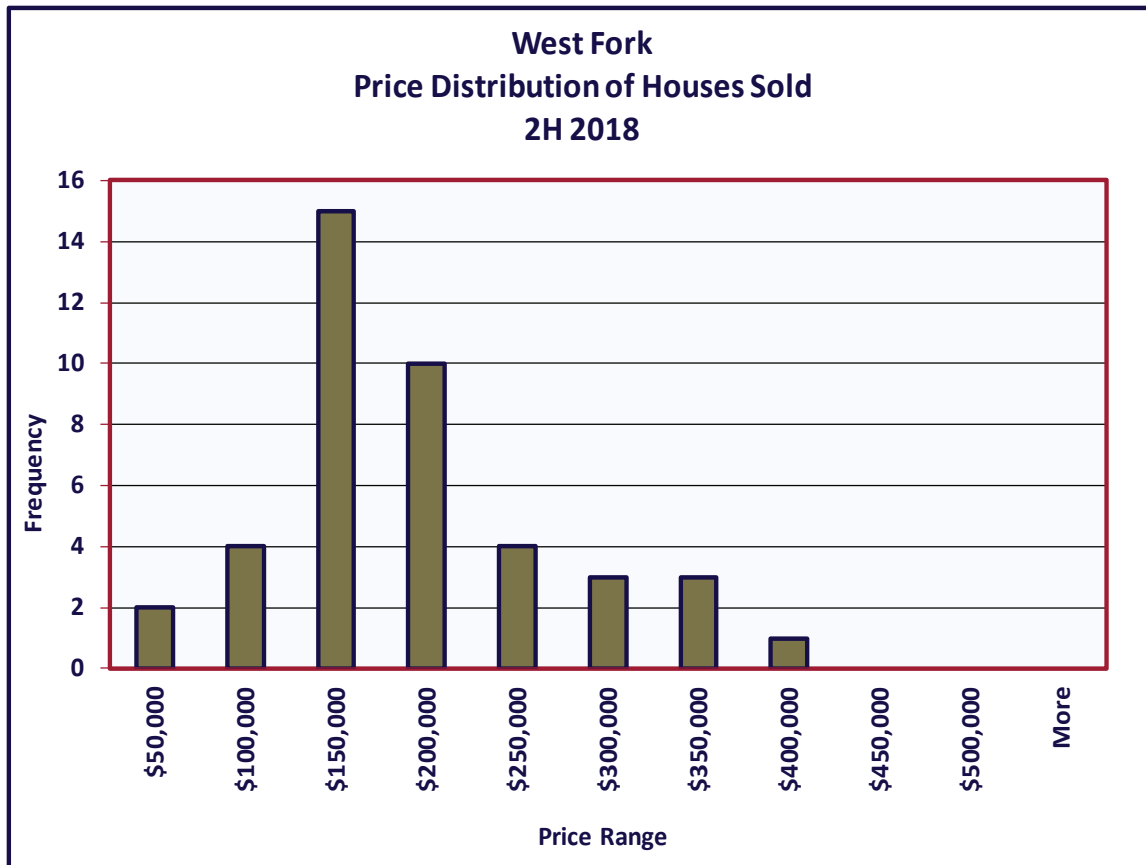
West Fork House Status in Active Subdivisions Second Half of 2018

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Graystone	5	0	1	0	22	28	0	24.0
Hidden Creek	2	0	0	0	14	16	0	24.0
West Fork	7	0	1	0	36	44	0	24.0

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

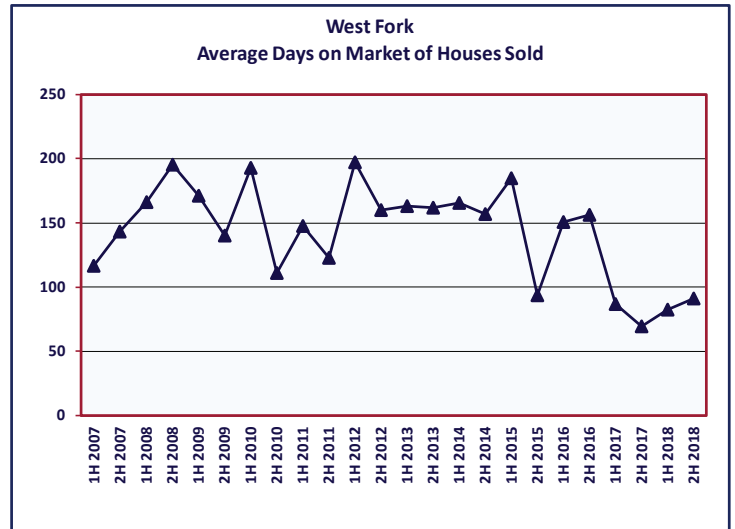
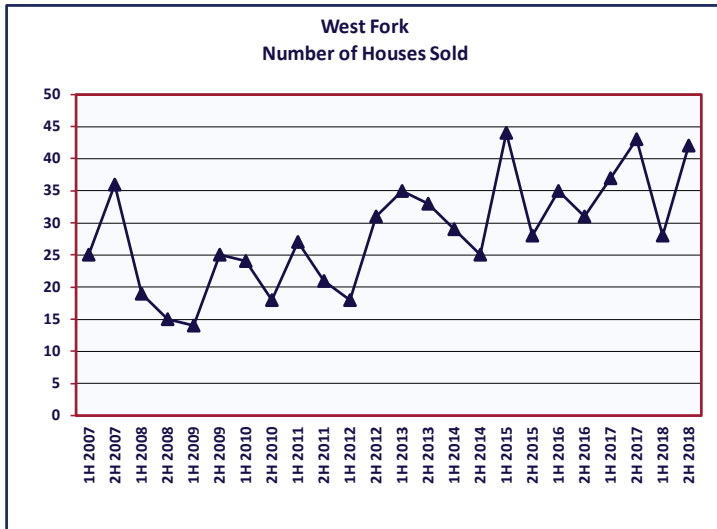


- 59.5 percent of the sold houses in West Fork were priced between \$100,001 and \$200,000.

West Fork Price Range of Houses Sold Second Half of 2018

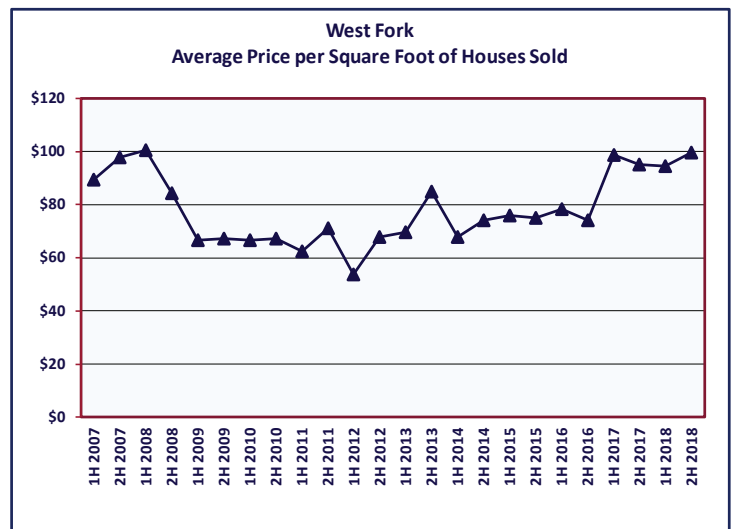
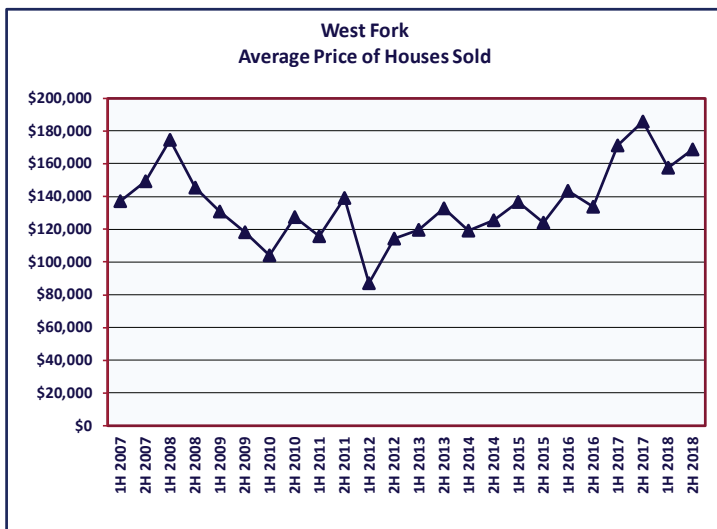
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	4.8%	1,118	32	103.8%	\$37.38
\$50,001 - \$100,000	4	9.5%	1,287	75	94.7%	\$69.09
\$100,001 - \$150,000	15	35.7%	1,440	65	95.8%	\$96.40
\$150,001 - \$200,000	10	23.8%	1,703	82	99.3%	\$100.88
\$200,001 - \$250,000	4	9.5%	2,194	89	93.5%	\$108.35
\$250,001 - \$300,000	3	7.1%	2,882	184	97.9%	\$98.78
\$300,001 - \$350,000	3	7.1%	2,267	121	96.4%	\$182.56
\$350,001 - \$400,000	1	2.4%	3,953	394	97.3%	\$98.41
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
West Fork	42	100.0%	1,766	91	96.9%	\$99.57

West Fork



- There were 42 houses sold in West Fork from July 1 to December 31, 2018 or 2.3 percent less than the 43 houses sold in the second half of 2017 and 50.0 percent more than the 28 sold in the first half of 2018.
- The average price of a house sold in West Fork increased from \$157,762 in the first half of 2018 to \$168,974 in the second half of 2018.
- The average sales price was 9.0 percent lower than in the second half of 2017 and 7.1 percent higher than in the first half of 2018.
- The average number of days on market from initial listing to the sale increased from 83 in the first half of 2018 to 91 in the second half of 2018.
- The average price per square foot for a house sold in West Fork increased from \$94.51 in the first half of 2018 to \$99.57 in the second half of 2018.

- The average price per square foot was 5.3 percent higher than in the previous half year and 4.7 percent higher than in the second half of 2017.
- About 2.3 percent of all houses sold in Washington County in the second half of 2018 were sold in West Fork. The average sales price of a house was 73.9 percent of the county average.
- Out of the 42 houses sold in the second half of 2018, 1 was new construction, with a price of \$154,000.
- There were 28 houses listed for sale in the MLS database in West Fork as of December 31, 2018. These houses had an average list price of \$284,230.
- According to the Washington County Assessor's database 69.9 percent of houses in West Fork were owner-occupied in the second half of 2018.



West Fork

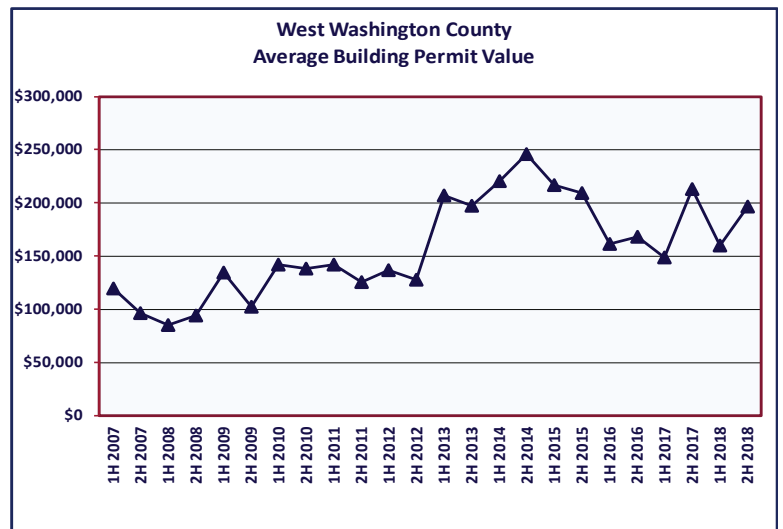
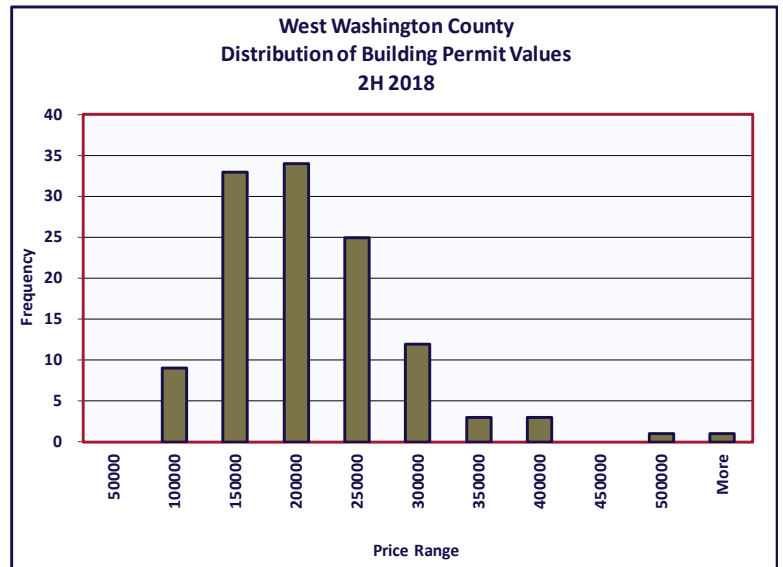
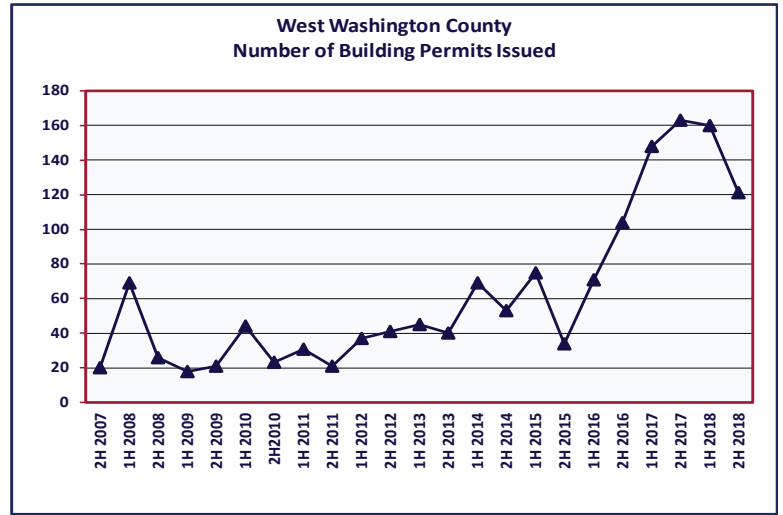
West Fork Sold House Characteristics by Subdivision Second Half of 2018

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Clifton	2	4.8%	1,449	86	\$157,500	\$108.69
Curtis	1	2.4%	1,644	33	\$107,000	\$65.09
Fochtman	1	2.4%	1,542	54	\$150,000	\$97.28
Hidden Creek	2	4.8%	1,736	54	\$175,750	\$101.26
Homestead	1	2.4%	1,734	64	\$157,000	\$90.54
Metes And Bounds	1	2.4%	900	62	\$33,600	\$37.33
Shady Lane	2	4.8%	1,162	34	\$109,450	\$94.46
Skyview	1	2.4%	480	42	\$110,000	\$229.17
Valley View	3	7.1%	1,566	84	\$144,667	\$93.34
West Fork Acres	2	4.8%	1,083	37	\$103,000	\$95.96
West Fork Original	1	2.4%	1,550	187	\$190,000	\$122.58
Woodlands	1	2.4%	2,500	56	\$330,000	\$132.00
Other	24	57.1%	2,012	111	\$187,246	\$96.96
West Fork	42	100.0%	1,766	91	\$168,974	\$99.57



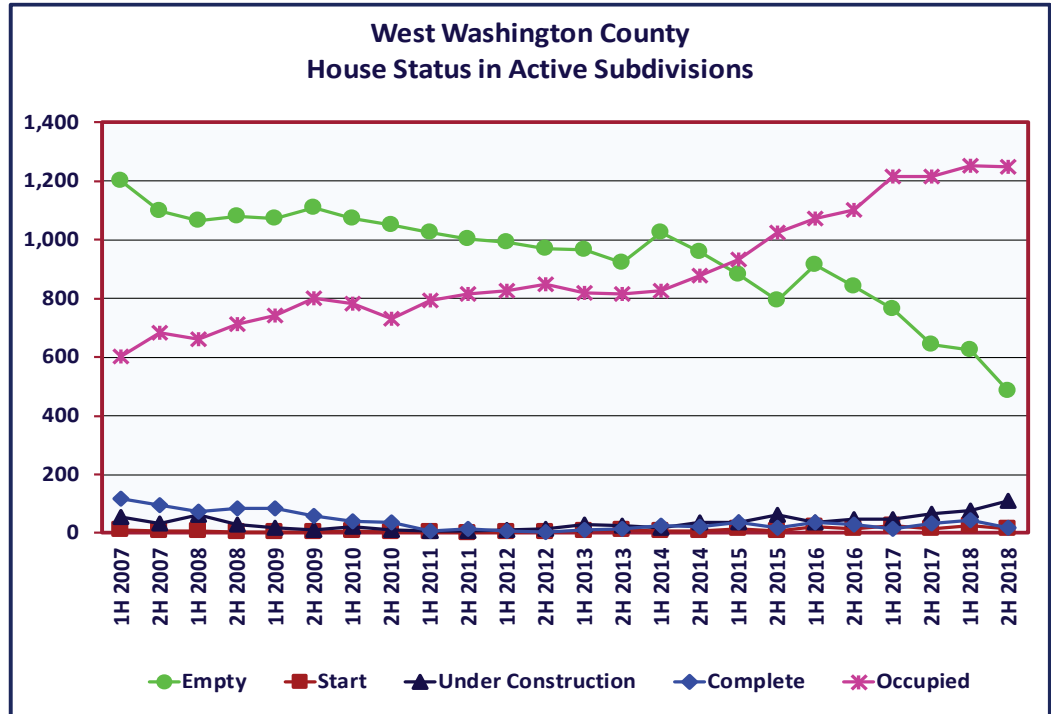
West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From July 1 to December 31, 2018 there were 121 residential building permits issued in West Washington County. This represents a 25.8 percent decrease from the second half of 2017.
- In the second half of 2018, the majority of the building permits in West Washington County were valued in the \$100,001 to \$250,000 range.
- The average residential building permit value in West Washington County decreased 7.7 percent from \$212,595 in the second half of 2017 to \$196,317 in the second half of 2018.



West Washington County

- There were 1,877 total lots in 29 active subdivisions in West Washington County in the second half of 2018. About 66.5 percent of the lots were occupied, 1.1 percent were complete, but unoccupied, 5.9 percent were under construction, 0.8 percent were starts, and 25.7 percent were empty lots.
- The subdivisions with the most houses under construction in West Washington County in the second half of 2018 were Sundowner in Prairie Grove with 47 and Saddlebrook in Farmington with 38.
- No new construction or progress in existing construction occurred in the second half of 2018 in 5 out of the 29 active subdivisions in West Washington County.
- 143 new houses in West Washington County became occupied in the second half of 2018. The annual absorption rate implies that there were 26.5 months of remaining inventory in active subdivisions, down from 38.1 months in the first half of 2018.
- In 6 out of the 29 active subdivisions in West Washington County, no absorption occurred in the last year.



- An additional 189 lots in 4 subdivisions had received either preliminary or final approval by December 31, 2018.

West Washington County Preliminary and Final Approved Subdivisions Second Half of 2018

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Prairie Grove, Highland Green, Phase II	1H 2017	31
Farmington, Farmington Heights	2H 2017	125
Farmington, Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Farmington, Windgate	2H 2017	27
West Washington County		189

West Washington County

West Washington County House Status in Active Subdivisions Second Half of 2018

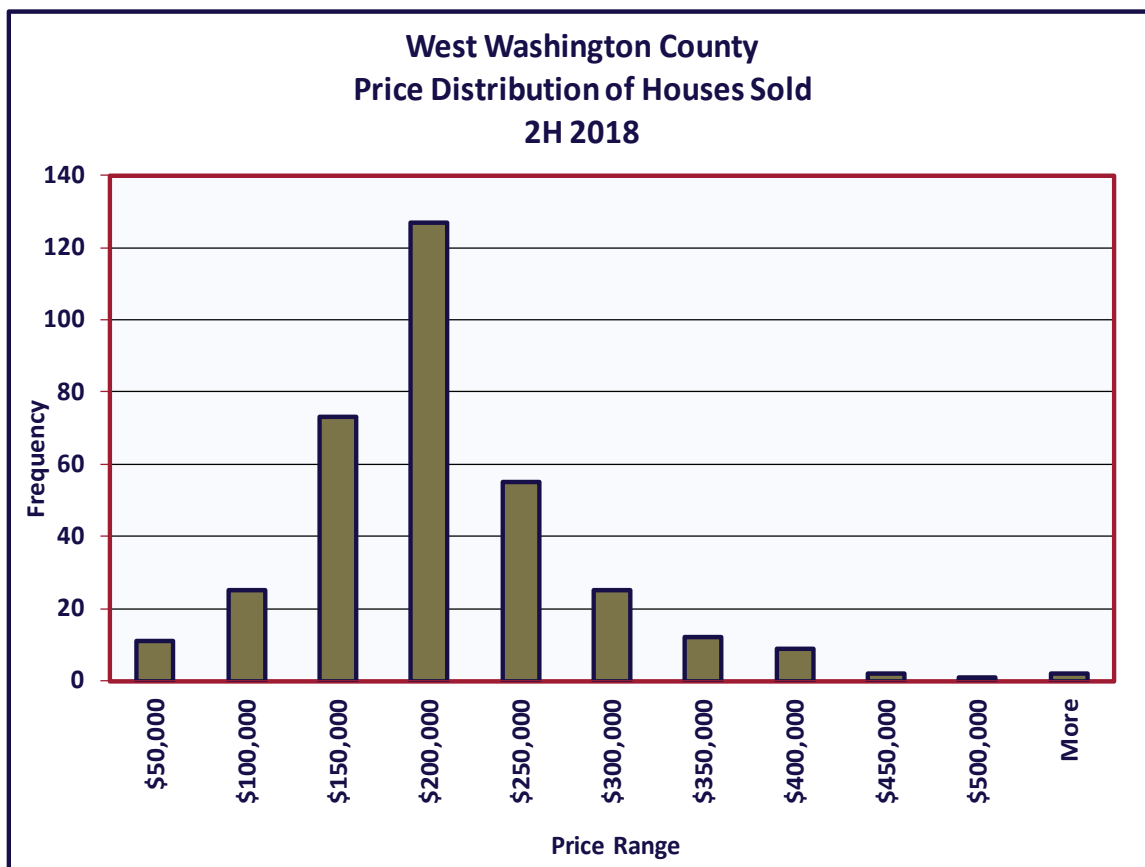
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Holland Crossing Commercial	0	0	0	0	50	50	12	0.0
Saddle Brook	48	2	38	6	35	129	28	32.2
South Club House Estates ¹	15	0	0	0	60	75	0	0.0
Twin Falls, Phase I	3	0	1	0	66	70	1	0.0
Twin Falls Phase II ²	1	0	0	0	59	60	1	12.0
Twin Falls, Phase III ¹	5	0	1	0	0	6	0	0.0
Walnut Grove Acres	2	0	0	2	22	26	0	0.0
Autumn View	5	0	0	0	4	9	2	30.0
Homestead	26	0	0	0	54	80	1	312
Lee Valley, Phase IV	12	0	2	0	48	62	1	42
Carter/Johnson ^{1,2}	10	0	0	0	2	12	0	0
Country Meadows	83	0	2	0	18	103	2	510
Battlefield Estates Phase II	3	5	10	0	108	126	14	8
Belle Meade, Phase I, II	25	0	6	2	101	134	11	0
Coyle	2	0	0	0	1	3	1	24
Grandview Estates, Phase IB ^{1,2}	5	0	0	0	5	10	0	--
Grandview Estates, Phase II ^{1,2}	4	0	0	0	5	9	0	--
Grandview Estates, Phase III	2	0	0	0	6	8	5	0
Highlands Green, Phase I ^{1,2}	1	0	0	0	39	40	0	0
Highlands Square North	5	0	0	0	34	39	3	20
Prairie Meadows, Phase III	19	2	2	0	93	116	5	0
Stonecrest, Phase II	5	0	0	0	39	44	0	60
Sundowner, Phase I Sec. I	19	0	4	0	38	61	1	--
Sundowner, Phase I Sec. II	39	0	4	0	101	144	0	43
Sundowner, Phase IIA	5	0	6	0	77	88	4	0
Sundowner, Phase IIB	31	0	16	5	85	137	30	13
Sundowner, Phase III	101	6	17	5	63	192	21	38
Graystone	5	0	1	0	22	28	0	24.0
Hidden Creek	2	0	0	0	14	16	0	24.0
West Washington County	483	15	110	20	1,249	1,877	143	26.5

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.



West Washington County



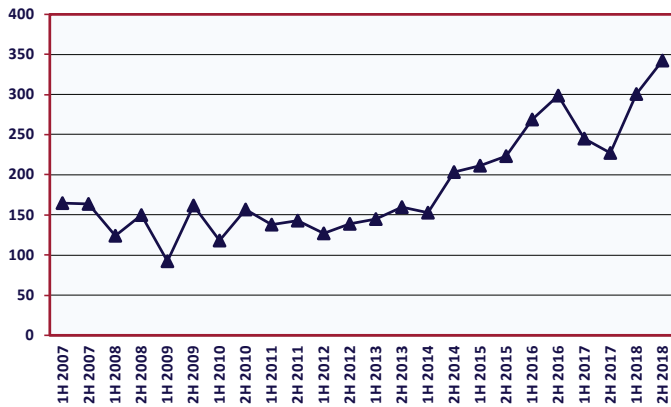
- 58.4 percent of the sold houses in West Washington County were priced between \$100,001 and \$200,000.

West Washington County Price Range of Houses Sold Second Half of 2018

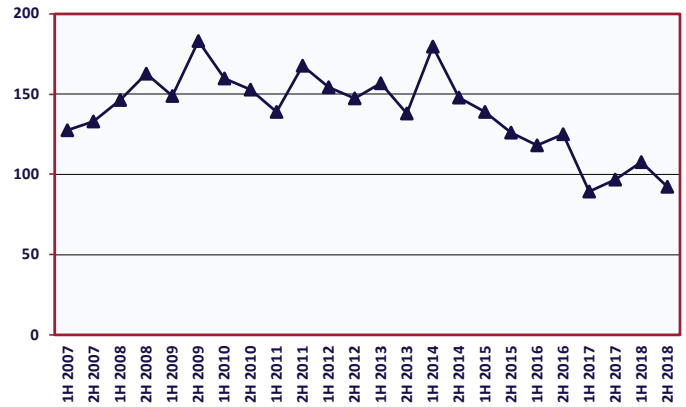
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	11	3.2%	1,154	75	91.8%	\$32.14
\$50,001 - \$100,000	25	7.3%	1,345	112	91.9%	\$62.15
\$100,001 - 150,000	73	21.3%	1,389	75	97.4%	\$97.26
\$150,001 - \$200,000	127	37.1%	1,622	77	99.5%	\$110.19
\$200,001 - \$250,000	55	16.1%	2,042	121	98.3%	\$112.14
\$250,001 - \$300,000	25	7.3%	2,621	137	97.5%	\$112.10
\$300,001 - \$350,000	12	3.5%	2,518	96	97.3%	\$140.16
\$350,001 - \$400,000	9	2.6%	3,095	115	103.5%	\$122.77
\$400,001 - \$450,000	2	0.6%	3,450	65	98.5%	\$125.18
\$450,001 - \$500,000	1	0.3%	2,116	67	91.5%	\$233.46
\$500,000+	2	0.6%	4,038	124	94.2%	\$135.29
West Washington County	342	100.0%	1,774	92	97.9%	\$103.84

West Washington County

West Washington County
Number of Houses Sold



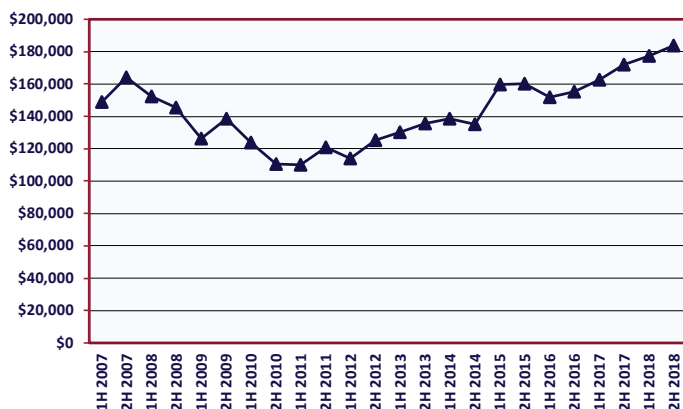
West Washington County
Average Days on Market of Houses Sold



- There were 342 houses sold in West Washington County from July 1 to December 31, 2018 or 13.6 percent more than in the first half of 2018 and 50.7 percent more than in the second half of 2017.
- The average price of a house sold in West Washington County increased from \$177,167 in the first half of 2018 to \$183,874 in the second half of 2018.
- The average sales price was 3.8 percent higher than in the previous half year and 6.8 percent higher than in the second half of 2017.
- The average number of days on market from initial listing to the sale decreased from 108 in the first half of 2018 to 92 in the second half of 2018.
- The average price per square foot for a house sold in West Washington County increased from \$101.79 in the first half of 2018 to \$103.84 in the second half of 2018.
- The average price per square foot was 2.0 percent higher than

- in the first half of 2018 and 6.3 percent higher than in the second half of 2017.
- About 18.4 percent of all houses sold in Washington County in the second half of 2018 were sold in West Washington County. The average sales price of a house was 80.4 percent of the county average.
- Out of 342 houses sold in the second half of 2018, 96 were new construction. These newly constructed houses had an average sales price of \$198,264 and took an average of 111 days to sell from their initial listing dates.
- There were 166 houses in West Washington County listed for sale in the MLS database as of December 31, 2018. These houses had an average list price of \$228,639.
- According to the Washington County Assessor's database, 66.6 percent of houses in West Washington County were owner-occupied in the second half of 2018.

West Washington County
Average Price of Houses Sold



West Washington County
Average Price per Square Foot of Houses Sold

