

# THE SKYLINE REPORT

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## Second Half of 2021

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## Residential Real Estate Summary Benton Madison and Washington Counties

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

### Highlights from the Second Half of 2021

2,490 building permits were issued in Benton, Madison, and Washington counties during the second half of 2021. Benton County accounted for 1,539, Washington County accounted for 921, and Madison accounted for 30 new permits.

22,323 total lots in 374 active subdivisions were identified by Skyline Report researchers in the second half of 2021. Regional data includes Benton, Madison, and Washington Counties.

1,600 new houses became occupied, down 7.1 percent from 1,723 in the first half of 2021. Benton County accounted for 1,083, Madison County for 68, and Washington had 449 newly absorbed lots. Empty lot totals for all three counties rose from 3,763 in the first half of 2021 to 4,353 in the second half of 2021.

Using the absorption rate from the past twelve months implies that there were 23.5 months supply of remaining lots in active subdivisions in Northwest Arkansas.

An additional 12,553 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 68.9 months of remaining lot inventory.

According to the Assessors' databases, 63.5 percent of houses in Benton County, 36.6 percent of the houses in Madison County, and 61.7 percent of houses in Washington County were owner occupied. For all three counties, owner occupied properties have gradually declined since 2012.

During the second half of 2021, a total of 6,030 houses were sold in Benton, Madison, and Washington counties. This is an increase of increase of 3.9 percent from the 5,803 sold during the second half of 2020. The average sales price of a house in Benton County was \$345,517, in Madison County \$216,079, and Washington County \$311,517 in the second half of 2021.

584 houses were listed for sale in the MLS database as of December 31, 2021. The average list price was \$579,089. This is the smallest number of listed houses since 2009.

# Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2020 to 2021. The number of houses listed for sale in the MLS database as of December 31, 2021 and their average list prices were also reported.

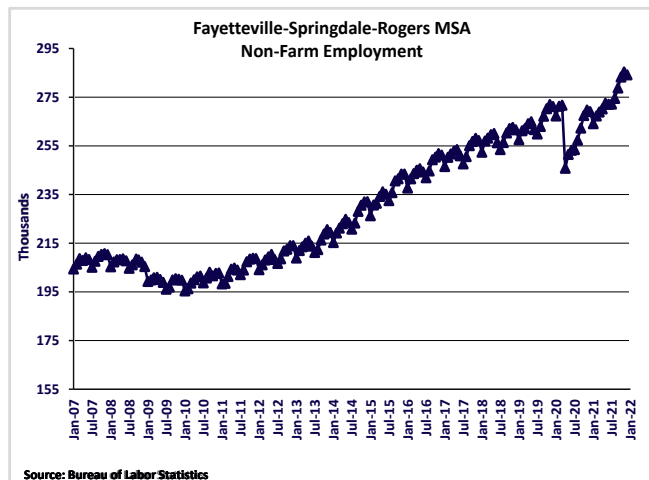
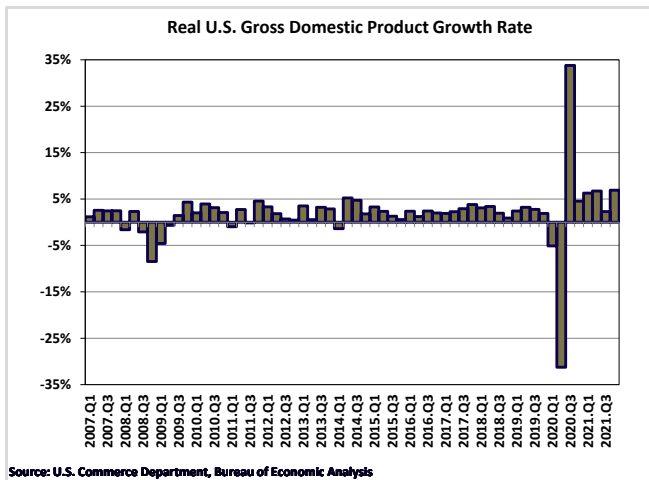
Data is collected on a semiannual basis. Additionally, where available, absorption rates were calculated for active subdivisions. Numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Time trend data are available for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

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

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2021 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

# Economic Overview

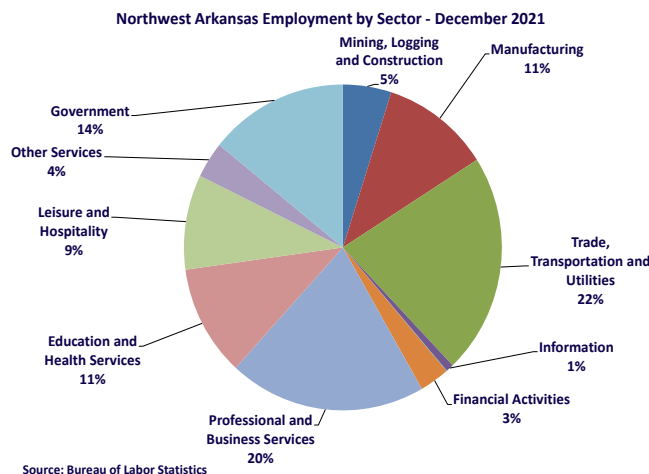


## Economic Overview

It is helpful to look at some key macroeconomic statistics in order to get a sense of the Northwest Arkansas commercial real estate market. The rate of activity in the Northwest Arkansas commercial real estate market is dependent upon two general factors: those that are specific to the region and those that are national in nature. The following discussion highlights some of the statistics that indicate the direction of the macro economy.

## Gross Domestic Product

In the fourth quarter of 2021, real GDP increased 6.9 percent according to advance estimates released by U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 2.3 percent in the third quarter of 2021. The increase in real GDP primarily reflected increases in private inventory investment, exports, personal consumption expenditures (PCE), and nonresidential fixed investment that were partly offset by decreases in both federal and state and local government spending. Imports, which are a subtraction in the calculation of GDP, increased. Real GDP increased in the fourth quarter at a rate faster than the second quarter. In the third quarter, increases in private inventory investment, personal consumption expenditures (PCE), state and local government spending, and nonresidential fixed investment that were partly offset by decreases in residential fixed investment, federal government spending, and exports. Imports, which are a subtraction in the calculation of GDP, increased.

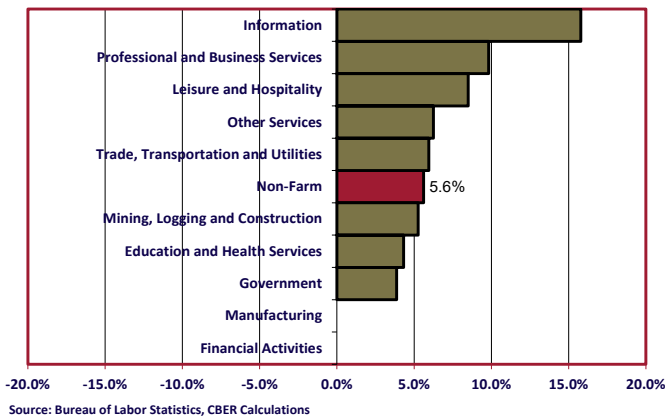


## Employment

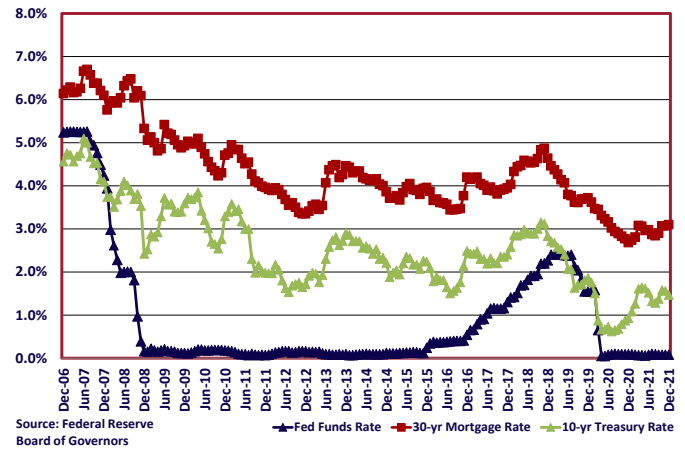
The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 293,976 in December 2021, up 4.5 percent from December 2020. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 1.6 percent in December 2021, lower than the 3.5 percent in December 2020. The unemployment rate has been below 4.0 percent since October 2020. The unemployment rate in Northwest Arkansas continues to be lower than both the state (2.4 percent) and national (3.9 percent) unadjusted rates.

# Economic Overview

Change in Northwest Arkansas MSA Employment by Sector, December 2020 - December 2021



Selected Interest Rates



With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures are provided. The first shows the December 2021 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (20 percent), government (14 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (9 percent). The other figure shows the annual percentage change in the metro area’s employment by sector from December 2020 to December 2021. Total nonfarm employment increased by 5.6 percent during that time. All sectors experienced employment growth, except for manufacturing and financial activities which were flat. Employment in information, professional and business, leisure and hospitality, and other services sectors grew faster than the non-farm rate at 15.8 percent, 9.8 percent, 8.5 percent, and 6.3 percent, respectively. The trade, transportation and utilities, and mining, logging and construction sectors grew at a rate similar to the non-farm rate, at 6.0 percent and 5.3 percent, respectively. The slowest growing sectors were education and health, and government at 4.3 percent, and 3.9 percent, respectively.

## Interest Rates

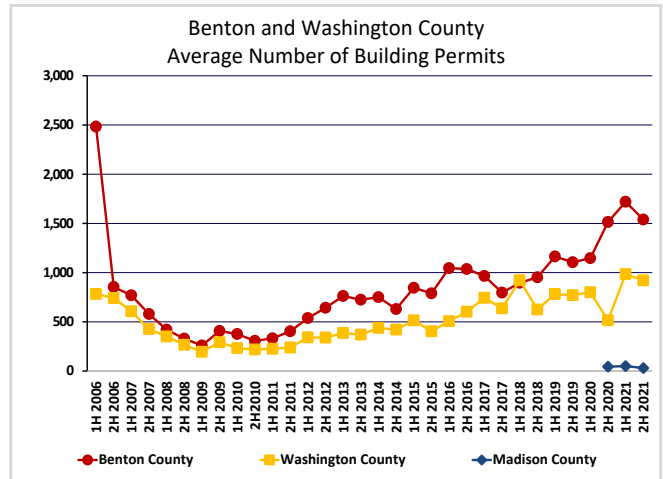
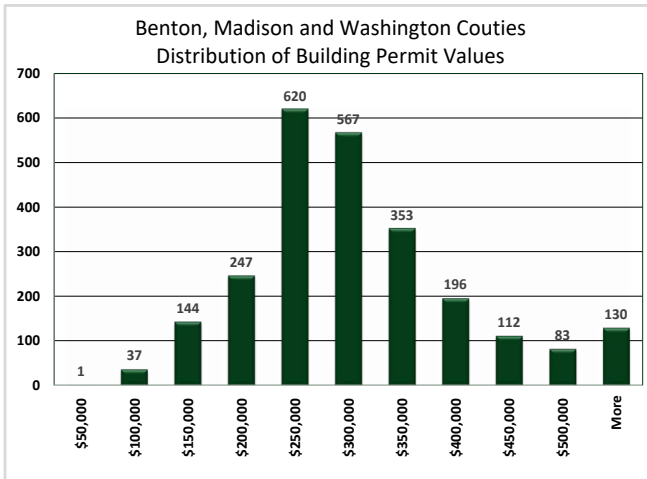
The Federal Funds rate averaged 0.08 percent in December 2021. The ten-year constant maturity Treasury bill had an interest rate of 1.47 percent in December 2021, down from 1.52 percent in June 2021. The spread remained positive and increased between the ten-year rate and the federal funds rate from a year ago, as the ten-year rate increased. The Federal Reserve Open Market Committee decided to maintain the target range for the federal funds rate at 0 to 0.25 percent. With inflation well above 2 percent and a strong labor market, the Committee expects it will soon be appropriate to raise the target range for the federal funds rate. The Committee decided to continue to reduce the monthly pace of its net asset purchases, bringing them to an end in early March. The accompanying figure shows the Federal Funds rate, ten-year rate, and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 3.1 percent in December 2021.

## Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in December 2021 were at a seasonally adjusted annual rate of 1,198,000. This is 3.8 percent above the November 2021 rate of 1,154,000 and is 6.6 percent below the December 2020 estimate of 1,282,000. The National Association of Realtors reports national existing-home sales decreased 4.6 percent from November to a seasonally adjusted annual rate of 6.18 million in December. Existing home sales were 7.1 percent higher than the December 2020 rate.

# Regional Market Trends

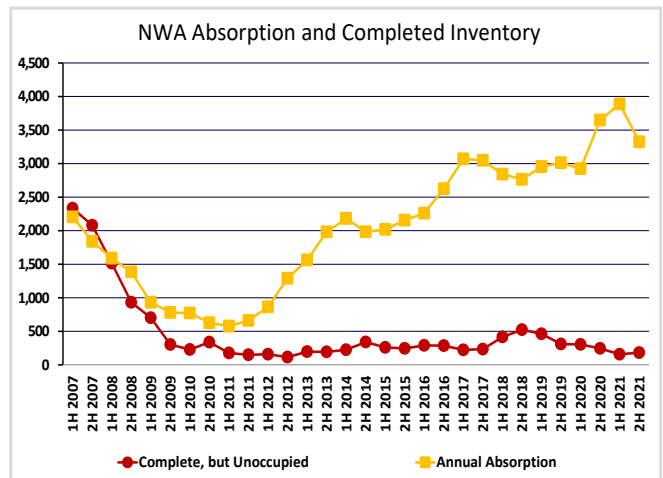
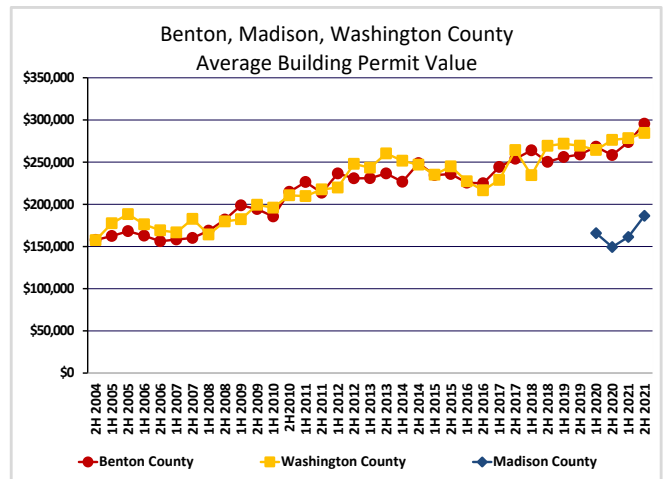
## Building Permits



2,490 building permits were issued in Northwest Arkansas Region during the second half of 2021. This is down from the 2,754 permits issued in first half of 2021. The most active value range for building permits was \$250,001 to \$300,000 range with 620. There were 567 building permits issued in the \$300,001 to \$350,000 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.

There were 22,323 total lots in 374 active subdivisions in Northwest Arkansas Region in the second half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2021. 70.8 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 6.1 percent were under construction, 2.8 percent were starts, while 19.5 percent were empty lots.

The subdivisions with the most houses under construction during the second half of 2021 in Benton County were Fox Spur, Phase II in Pea Ridge with 42, Hilldale in Centerton with 36, Endura Park in Siloam Springs with 31, Park View at Apple Blossom in Lowell with 28, Woodward Hills, Phase V in Highfill with 25, and Shadow Valley, Phase X in Rogers with 24. Subdivisions with the most houses under construction during in Washington County were Riverwalk in Fayetteville with 52, Westview Meadows in Fayetteville with 32, Spring Meadows in Springdale with 41, Cedar Crest in Farmington with 31, South Pointe, Phase II in Farmington Heights with 31, Phase III in Tontitown with 25, and Riverside Estates in Goshen with 10.



# Regional Market Trends

## Building Permits and Active Subdivisions

Northwest Arkansas	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	2,074	2,754	2,490	20.1%	-9.6%
Average Value of Residential Building Permits	\$260,492	\$273,321	\$290,152	11.4%	6.2%

City	Number of Permits 1H 2021	Number of Permits 2H 2021	Average Permit Value 1H 2021	Average Permit Value 2H 2021
Bella Vista	316	267	\$285,079	\$321,025
Bentonville	189	266	\$361,038	\$369,933
Cave Springs	51	14	\$254,231	\$366,964
Centerton	245	355	\$299,730	\$284,730
Decatur	2	9	\$146,500	\$168,824
Elkins	3	9	\$210,672	\$229,155
Elm Springs	43	23	\$311,773	\$366,505
Farmington	191	236	\$261,848	\$263,581
Fayetteville	465	241	\$263,797	\$295,558
Gentry	76	106	\$138,888	\$118,825
Goshen	16	12	\$494,960	\$493,490
Gravette	8	17	\$235,620	\$329,028
Greenland	0	1	--	\$462,000
Highfill	68	66	\$257,350	\$248,182
Huntsville	50	30	\$161,267	\$186,445
Johnson	7	12	\$555,739	\$717,491
Lincoln	14	4	\$143,526	\$143,375
Little Flock	10	3	\$483,743	\$355,032
Lowell	258	108	\$246,647	\$227,954
Pea Ridge	147	126	\$246,539	\$267,923
Prairie Grove	39	24	\$209,201	\$191,556
Rogers	206	162	\$365,581	\$394,257
Siloam Springs	144	40	\$109,611	\$126,088
Springdale	97	128	\$354,210	\$317,664
Tontitown	105	230	\$288,103	\$248,620
West Fork	4	1	\$149,750	\$175,000
<b>NWA</b>	<b>2,754</b>	<b>2,490</b>	<b>\$273,321</b>	<b>\$290,152</b>

Madison County subdivisions with the most under construction were Cedar Bluff, Phase I, with 6 followed by New Hindsville, with 5.

No new construction or progress in existing construction has occurred in the last year in 55 of the 374 active subdivisions in the Northwest Arkansas region.

1,600 new houses in the Northwest Arkansas region became occupied in the second half of 2021.

The annual absorption rate implies that there are 23.5 months of remaining inventory in active subdivisions, up from 17.4 months in the first half of 2021.

In 98 out of the 374 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the second half of 2021.

Examining the second half of 2021 inventory on a county-by-county basis, Benton County has 21.9, Madison County has 18.0 and Washington County has 28.2 months of remaining inventory in active subdivisions.

Benton County has 219 active subdivisions with 13,668 total lots, Madison county has 4 active subdivisions with 222 lots and Washington County has 151 active subdivisions with 8,433 lots.



# Regional Market Trends

## New and Preliminary Subdivisions and Lots

A list of subdivisions which have received either preliminary or final approval in Benton, Madison, and Washington Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the first half of 2018 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed and removed from the coming lots data base.

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

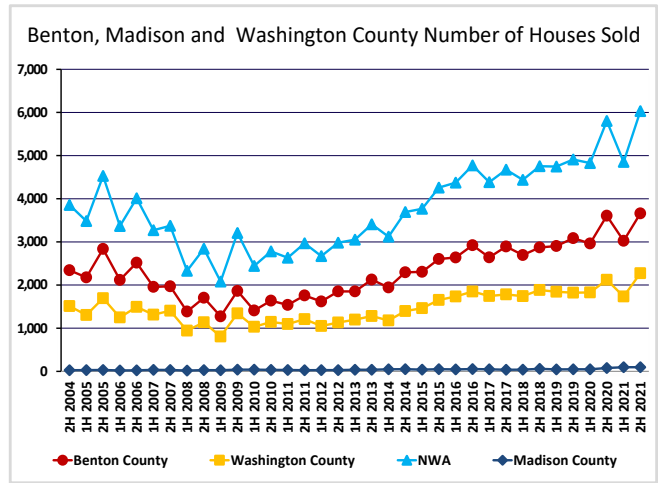
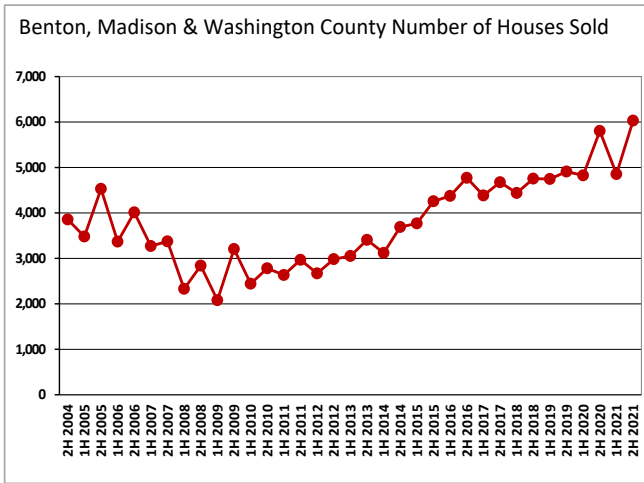
The tables for Benton and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton and Washington County, a total of 12,553 lots are in the inventory planning stages.

Benton County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Bentonville	15	1,329	1	16	16	1,345
Cave Springs	1	200			1	200
Centerton	20	1,834			20	1,834
Gentry			1	60	1	60
Gravette	2	35			2	35
Highfill			2	104	2	104
Lowell	6	537	3	194	9	731
Pea Ridge	4	615	5	215	9	830
Rogers	9	765	1	16	10	781
Siloam Springs	14	962	4	67	18	1,029
<b>Total Planned</b>	<b>71</b>	<b>6,277</b>	<b>17</b>	<b>672</b>	<b>88</b>	<b>6,949</b>

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Elm Springs			1	29	1	29
Farmington	4	473	4	554	8	1,027
Fayetteville	19	1,544	5	242	24	1,786
Goshen			1	16	1	16
Lincoln	1	11			1	11
Prairie Grove	7	631	1	26	8	657
Springdale	10	877	8	734	18	1,611
Tontitown	3	427	2	40	5	467
<b>Total Planned</b>	<b>44</b>	<b>3,963</b>	<b>22</b>	<b>1,641</b>	<b>66</b>	<b>5,604</b>

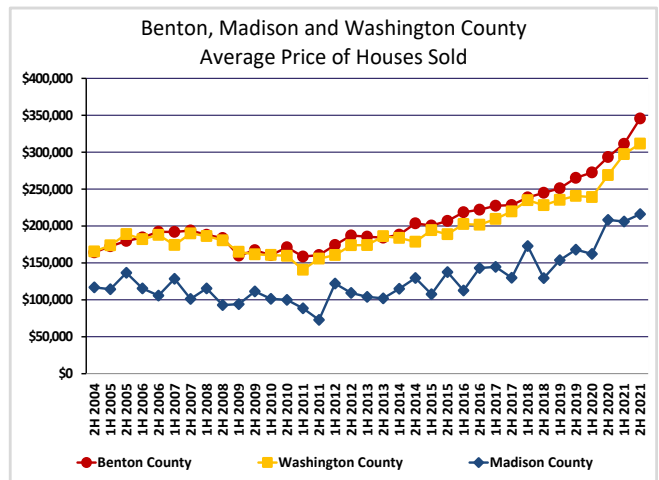
# Regional Market Trends

## Sold Data

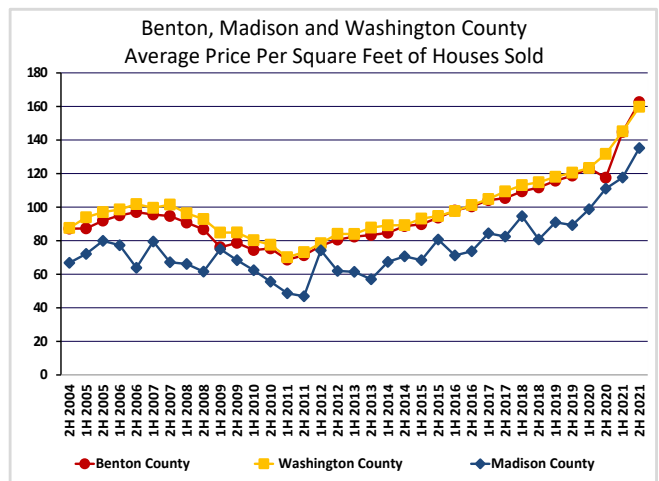


Out of the 6,030 houses sold in the second half of 2021, 1,596 were new construction accounting for 26.5 percent of the total sales in Northwest Arkansas, higher than the 26.2 percent average from the five year period of 2017-2021. The number of new houses sold was the most new homes since the inception of the Skyline Report.

In the second half of 2021 the average sales price in Benton County, increased from the second half of 2021 by 11.0 percent to \$345,517, while in Madison County, the average sales price increased 4.8 percent to \$216,079 and Washington County, the average sales price was up 4.8 percent to \$311,572.



The median sales price increased by 11.3 percent in Benton County to \$289,400 and increased by 0.06 percent in Washington County to \$265,000. Madison County median sales price of \$181,888 increased 3.9 percent in the second half of 2021 from \$175,000 in the first half of 2021.





# Residential Market Trends

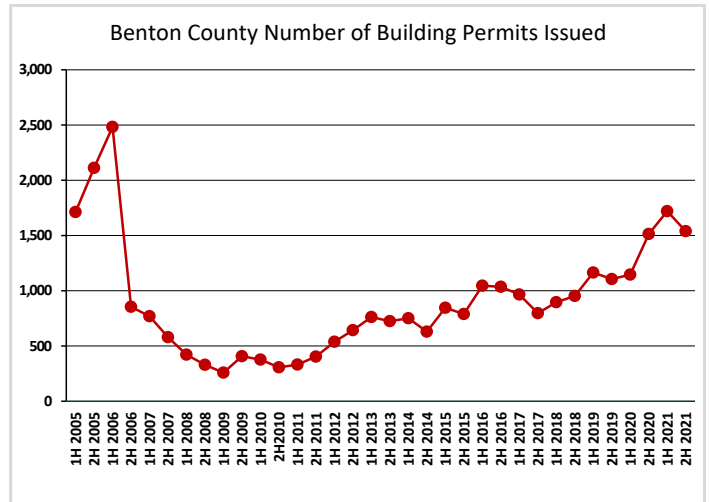
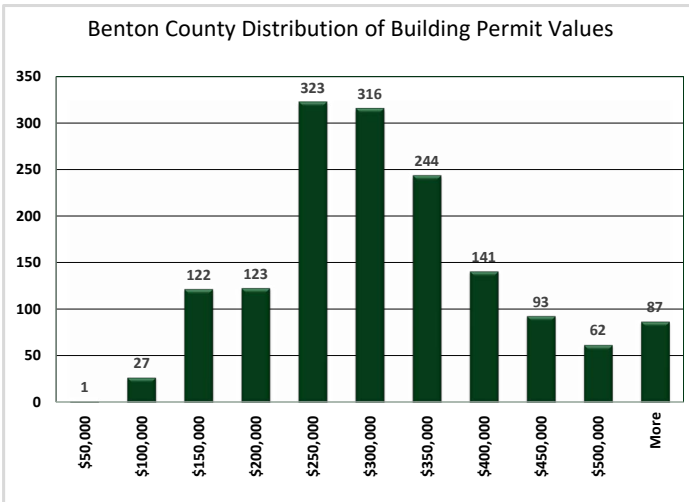
## Sold Data By School District

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

Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$381,636	\$170.51	83	1811	30.0%
Decatur	\$200,139	\$131.94	63	19	0.3%
Elkins	\$242,049	\$148.28	73	65	1.1%
Farmington	\$286,135	\$160.85	85	235	3.9%
Fayetteville	\$336,973	\$172.76	81	933	15.5%
Gentry	\$266,744	\$147.11	89	119	2.0%
Gravette	\$300,178	\$152.75	65	263	4.4%
Greenland	\$228,071	\$133.99	53	43	0.7%
Huntsville	\$216,329	\$135.67	114	93	1.5%
Jasper	\$208,333	\$120.77	84	3	0.0%
Lincoln	\$186,105	\$122.63	71	59	1.0%
Pea Ridge	\$299,952	\$156.75	87	217	3.6%
Prairie Grove	\$258,323	\$150.43	52	179	3.0%
Rogers	\$344,311	\$159.75	79	975	16.2%
Siloam Springs	\$226,650	\$137.43	81	255	4.2%
Springdale	\$325,314	\$152.91	66	724	12.0%
West Fork	\$245,724	\$137.76	58	36	0.6%
<b>Northwest Arkansas</b>	<b>\$330,655</b>	<b>\$161.04</b>	<b>78</b>	<b>6,030</b>	<b>100.0%</b>

584 houses were listed for sale in the MLS database as of December 31, 2021 at an average list price of \$579,089.

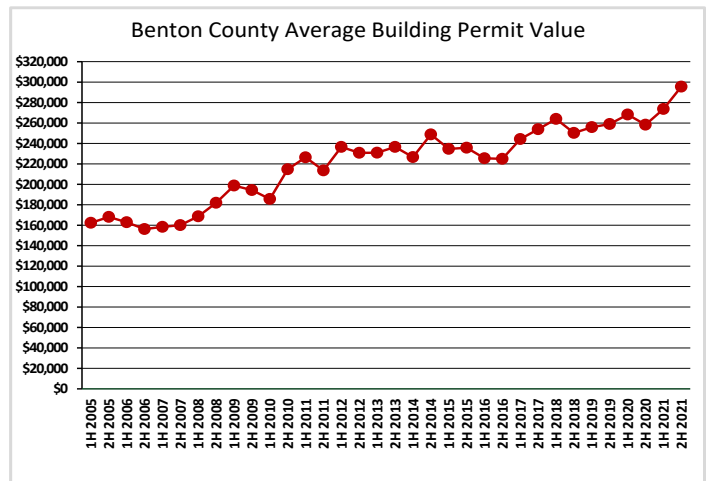
# Benton County Building Permits



1,539 building permits were issued in Benton County during the second half of 2021. This is down from the 1,720 permits issued in first half of 2021.

The average building permit value also increased from \$273,699 to \$295,501. Building permit values do not include land prices, and thus, they do not represent the total price to the purchaser of a completed house.

In the second half of 2021, the number of building permits issued increased in Bentonville, Decatur, Gentry, and Gravette. Bentonville has 1,329 additional lots and Centerton has 1,834 in the preliminary or final plat status in the second half of 2021.

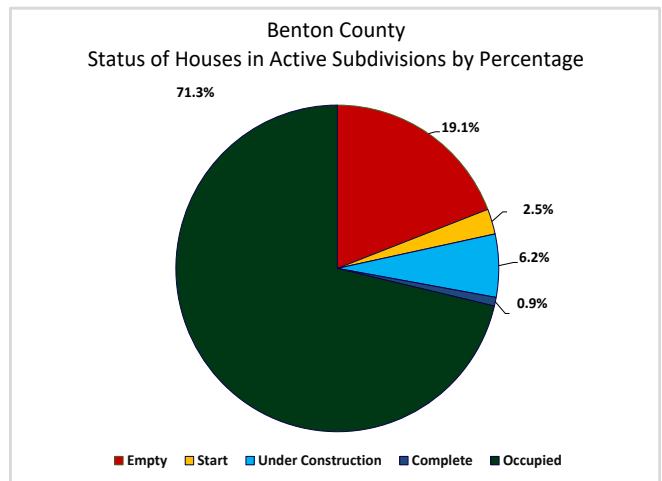
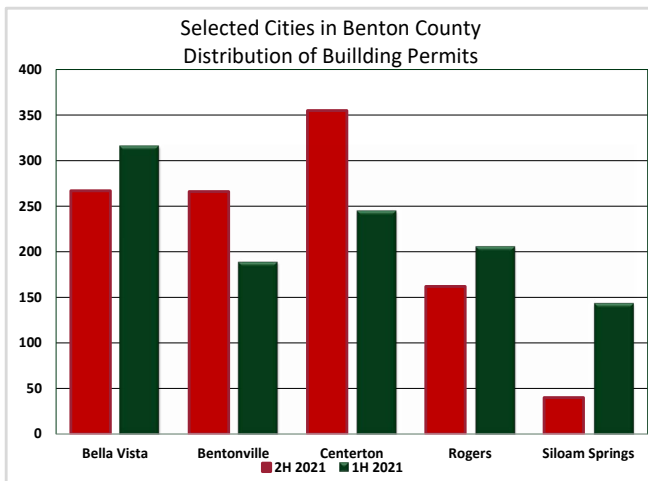


Benton County	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	1,514	1,720	1,539	1.7%	-10.5%
Average Value of Residential Building Permits	\$258,311	\$273,699	\$295,501	14.4%	8.0%

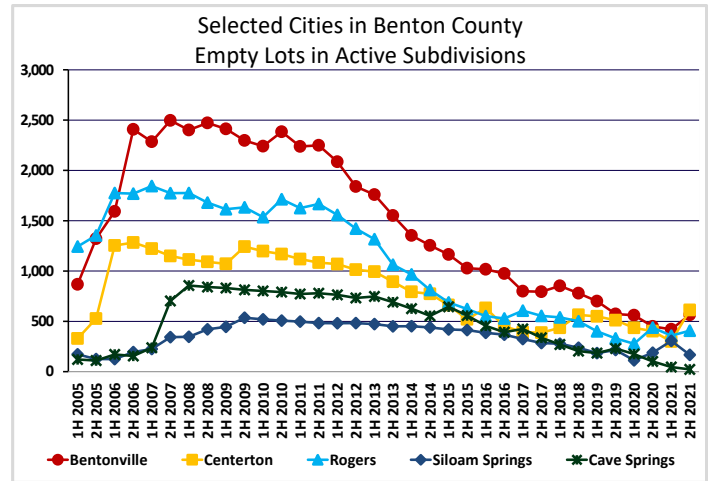
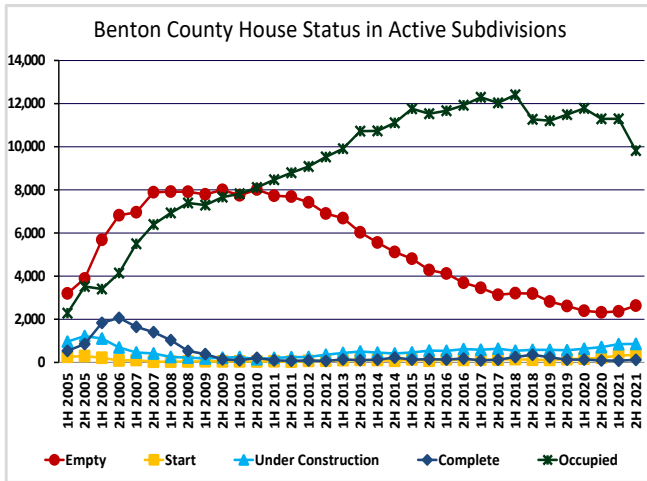
# Benton County

## Building Permits in Selected Cities

Building Permit Values	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2021	1H 2021	% BC	% NWA
Bella Vista	0	0	0	3	45	75	78	30	19	7	10	267	316	17.3%	10.7%
Bentonville	0	0	0	3	33	68	47	36	13	24	42	266	189	17.3%	10.7%
Cave Springs	0	0	0	2	0	5	1	3	0	0	2	14	51	0.9%	0.6%
Centerton	0	0	0	26	97	109	62	38	14	4	5	355	245	23.1%	14.3%
Decatur	0	0	6	1	0	1	1	0	0	0	0	9	2	0.6%	0.4%
Gentry	0	16	80	9	1	0	0	0	0	0	0	106	76	6.9%	4.3%
Gravette	0	0	0	0	6	3	0	0	8	0	0	17	8	1.1%	0.7%
Highfill	0	0	0	17	34	5	5	3	0	1	1	66	68	4.3%	2.7%
Little Flock	0	0	0	0	0	1	0	1	1	0	0	3	10	0.2%	0.1%
Lowell	0	0	0	50	34	8	11	4	0	0	1	108	258	7.0%	4.3%
Pea Ridge	0	0	0	7	51	31	28	8	1	0	0	126	147	8.2%	5.1%
Rogers	0	6	6	3	22	8	11	18	36	26	26	162	206	10.5%	6.5%
Siloam Springs	1	5	30	2	0	2	0	0	0	0	0	40	144	2.6%	1.6%
<b>Benton County</b>	<b>1</b>	<b>27</b>	<b>122</b>	<b>123</b>	<b>323</b>	<b>316</b>	<b>244</b>	<b>141</b>	<b>93</b>	<b>62</b>	<b>87</b>	<b>1,539</b>	<b>1,720</b>	<b>100.0%</b>	<b>61.8%</b>



# Benton County Active Subdivisions



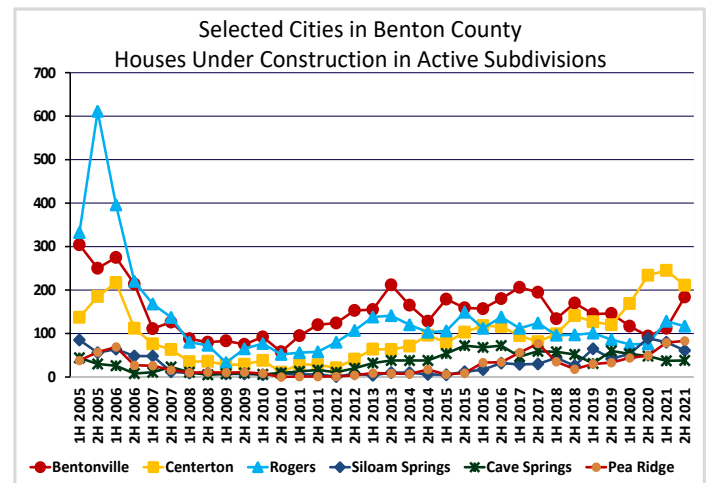
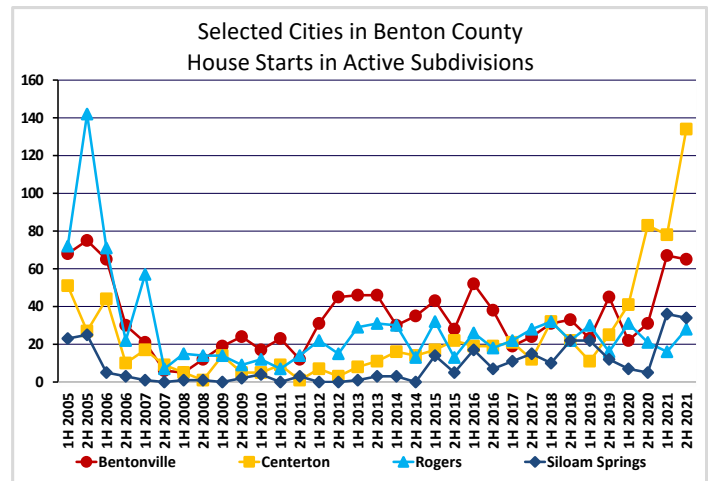
There were 13,778 total lots in 219 active subdivisions in Benton County in the second half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2021. 71.1 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 6.2 percent were under construction, 2.5 percent were starts, while 19.3 percent were empty lots.

During the second half of 2021, 1,083 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 21.9 months of lot inventory at the end of the second half of 2021. This is up from 18.5 months of inventory at the end of the first half of 2021.

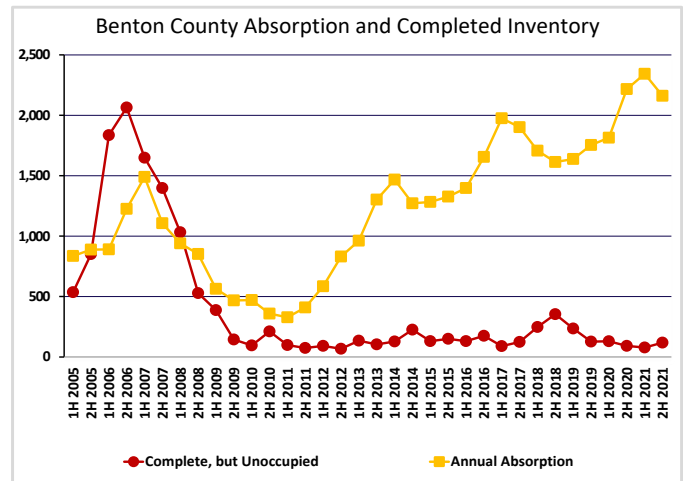
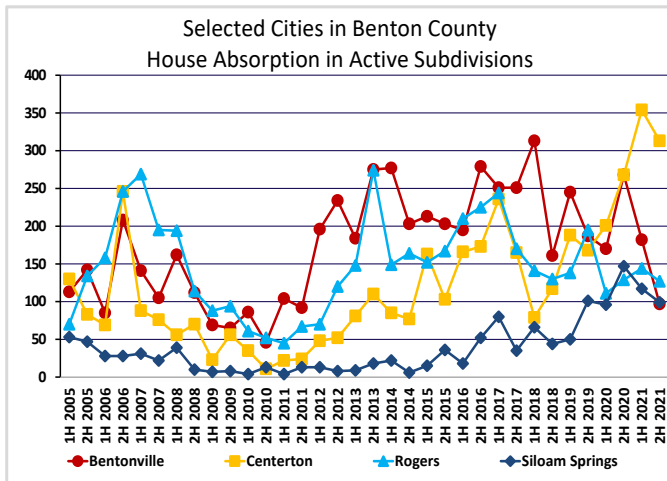
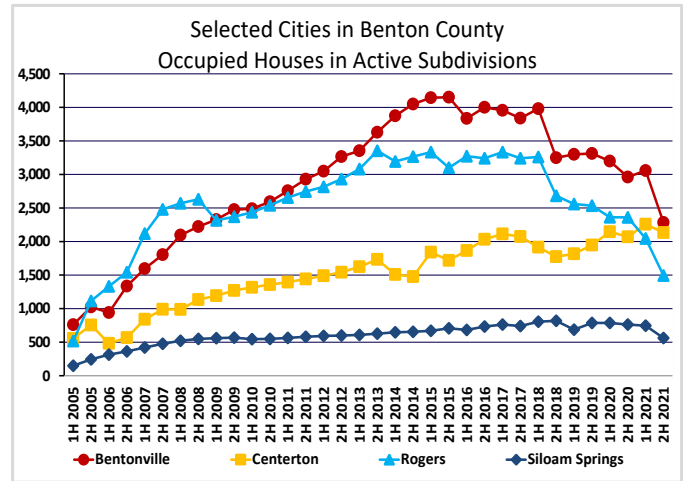
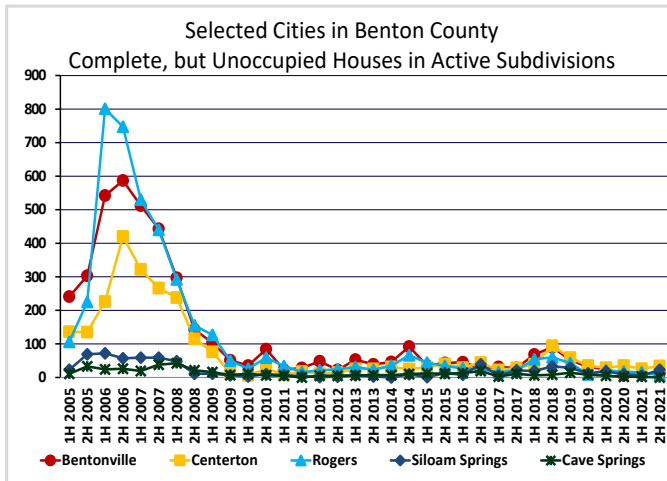
Overall, in 54 out of the 219 active subdivisions in Benton County, no absorption occurred in the last year.

The subdivisions with the most houses under construction during the second half of 2021 in Benton County were Fox Spur, Phase II in Pea Ridge with 42, Hilldale in Centerton with 36, Endura Park in Siloam Springs with 31, Park View at Apple Blossom in Lowell with 28, Woodward Hills, Phase V, in Highfill with 25, and Shadow Valley, Phase X in Rogers with 24.

In Centerton, 313 lots were absorbed, Lowell had 183 lots, Rogers had 127 lots, Pea Ridge had 115 lots, and Siloam Springs had 99 lots which all became occupied.



# Benton County Active Subdivisions



Park View at Apple Blossom in Lowell had the most absorbed lots with 63 followed by Lakewood, Phase VI with 59.

No new construction or progress in existing construction has occurred in the last year in 32 of the 219 subdivisions in Benton County.

In the pipeline, Benton County has a total of 6,949 lots in 88 preliminary or final subdivisions. The table at the right shows the cities with the number of subdivisions and lots.

Benton County	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Bentonville	16	1,345
Cave Springs	1	200
Centerton	20	1,834
Gentry	1	60
Gravette	2	35
Highfill	2	104
Lowell	9	731
Pea Ridge	9	830
Rogers	10	781
Siloam Springs	18	1,029
<b>Total Planned</b>	<b>88</b>	<b>6,949</b>

# Benton County

## Owner Occupied Trend

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

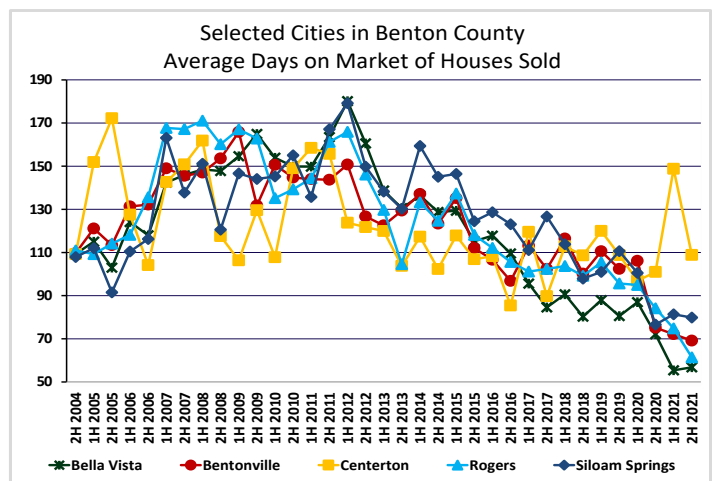
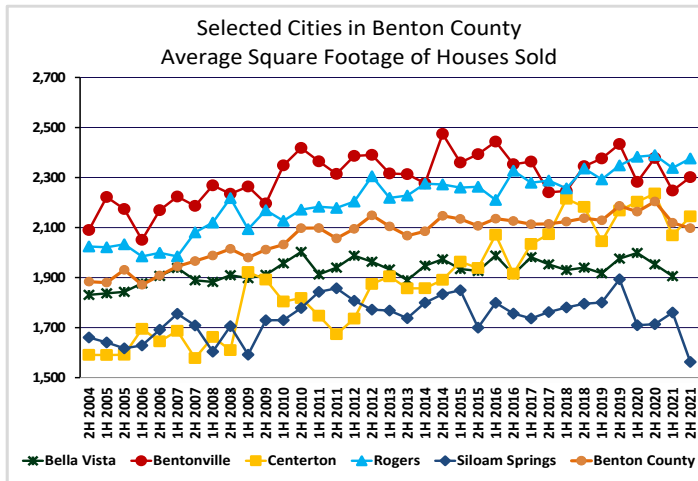
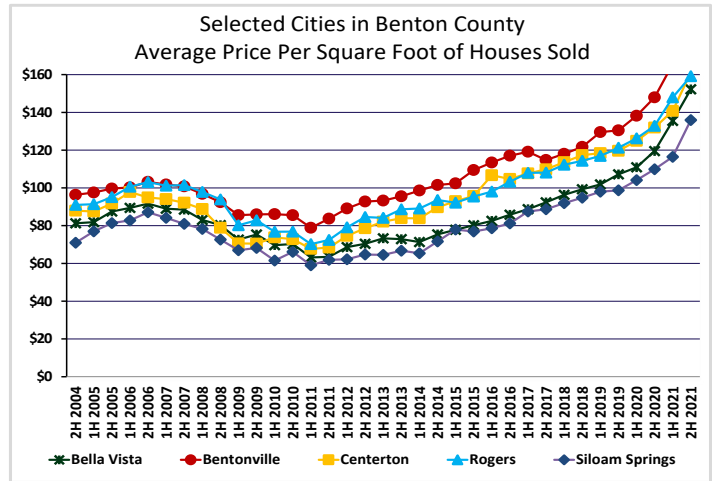
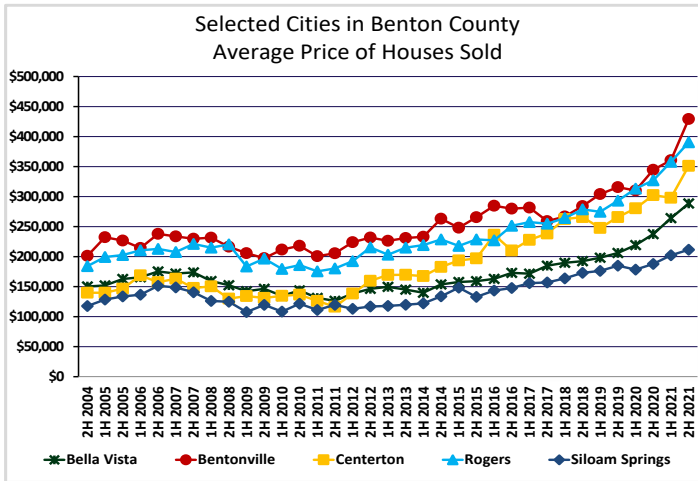
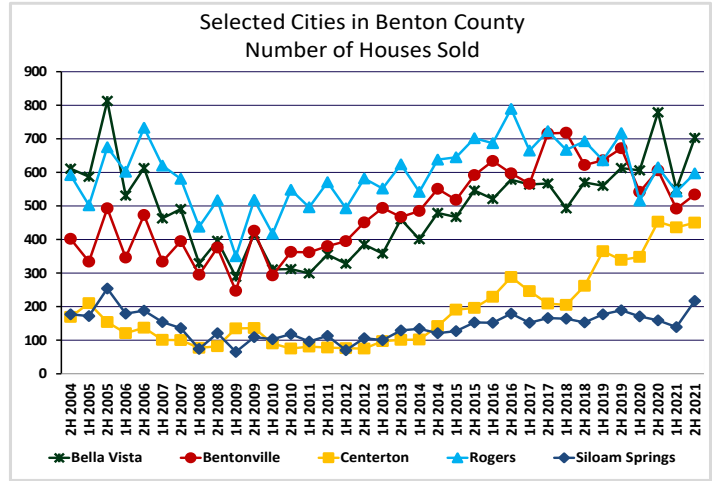
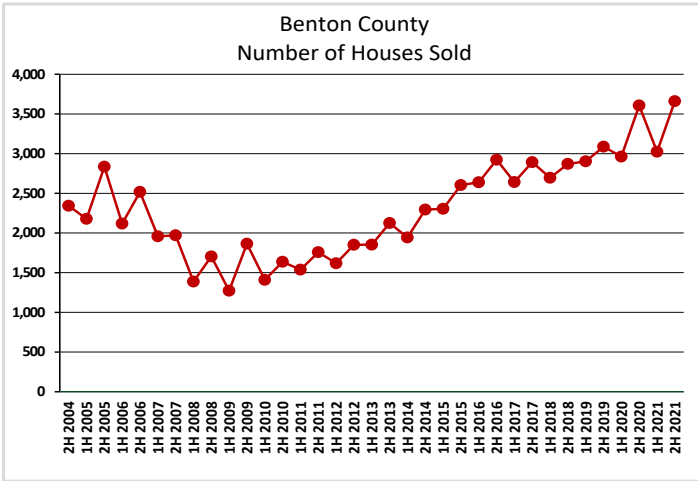
Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2021 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 63.5 percent in the second half of 2021.

Sold prices of houses in Benton County are shown in the table below for 2H 2020-2H 2021.

Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	3,606	3,024	3,660	1.5%	21.0%
Average Price of Houses Sold	\$293,403	\$311,333	\$345,517	17.8%	11.0%
Average Days on Market	87	90	80	-7.8%	-11.6%
Average Price per Square Foot	\$117.48	\$144.73	\$162.49	38.3%	12.3%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	945	903	1054	11.5%	16.7%
Average Price of New Houses Sold	\$298,528	\$297,853	\$334,279	12.0%	12.2%
Average Days on Market of New Houses Sold	129	158	147	13.6%	-7.4%
Number of Houses Listed	375	327	325	-13.3%	-0.6%
Average List Price of Houses Listed	\$401,378	\$523,136	\$627,100	56.2%	19.9%



# Benton County Houses Sold

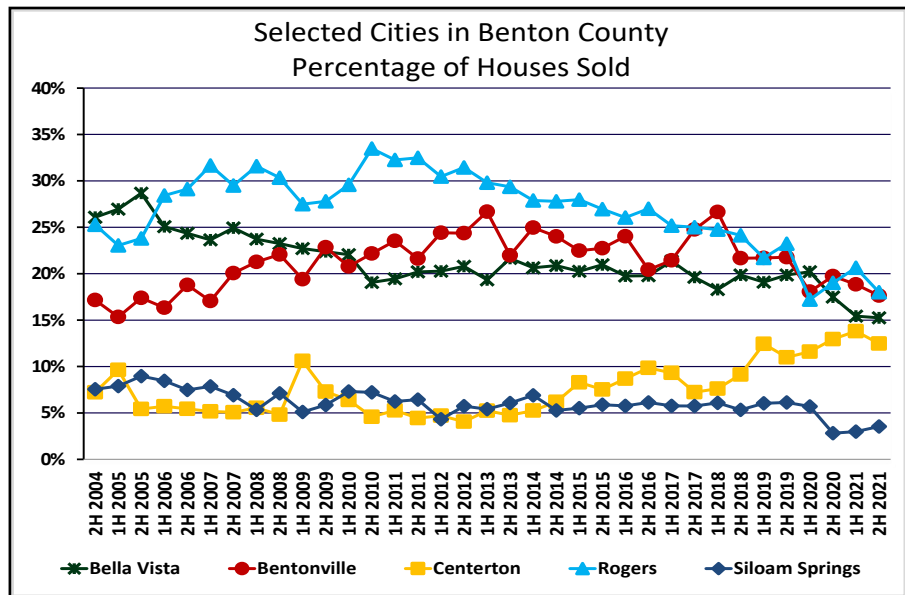


# Benton County Sold by City and Characteristics

The average price of a house in Benton County was \$345,517.

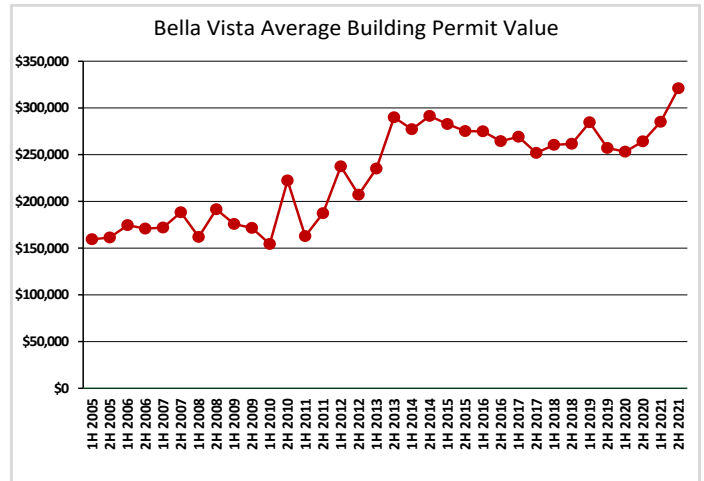
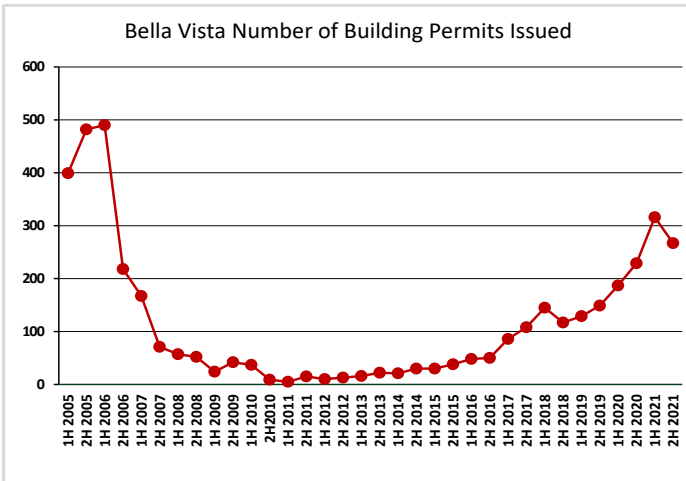
The median cost of a house sold in Benton County was \$289,400.

The table below the graph covers the yearly and semi-yearly trend for house sales in Benton County.



Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$246,667	\$153.94	54	3	0.1%
Bella Vista	\$288,576	\$152.25	57	703	19.2%
Bentonville	\$429,154	\$194.29	69	534	14.6%
Cave Springs	\$489,049	\$179.25	140	93	2.5%
Centerton	\$351,199	\$161.17	109	450	12.3%
Decatur	\$154,900	\$123.94	56	11	0.3%
Garfield	\$390,000	\$177.66	100	2	0.1%
Gateway	\$177,500	\$101.36	0	2	0.1%
Gentry	\$243,953	\$141.81	95	94	2.6%
Gravette	\$247,525	\$129.49	72	32	0.9%
Highfill	\$242,919	\$143.48	144	95	2.6%
Little Flock	\$471,625	\$163.59	53	8	0.2%
Lowell	\$280,733	\$153.34	111	274	7.5%
Pea Ridge	\$285,775	\$154.13	92	193	5.3%
Rogers	\$390,558	\$159.16	61	597	16.3%
Siloam Springs	\$211,577	\$135.95	80	217	5.9%
Sulphur Springs	\$122,875	\$74.71	63	8	0.2%
No City BC	\$452,780	\$183.33	72	343	9.4%
<b>Benton County Sold</b>	<b>\$345,517</b>	<b>\$162.49</b>	<b>80</b>	<b>3,660</b>	<b>100.0%</b>

# Bella Vista Building Permits

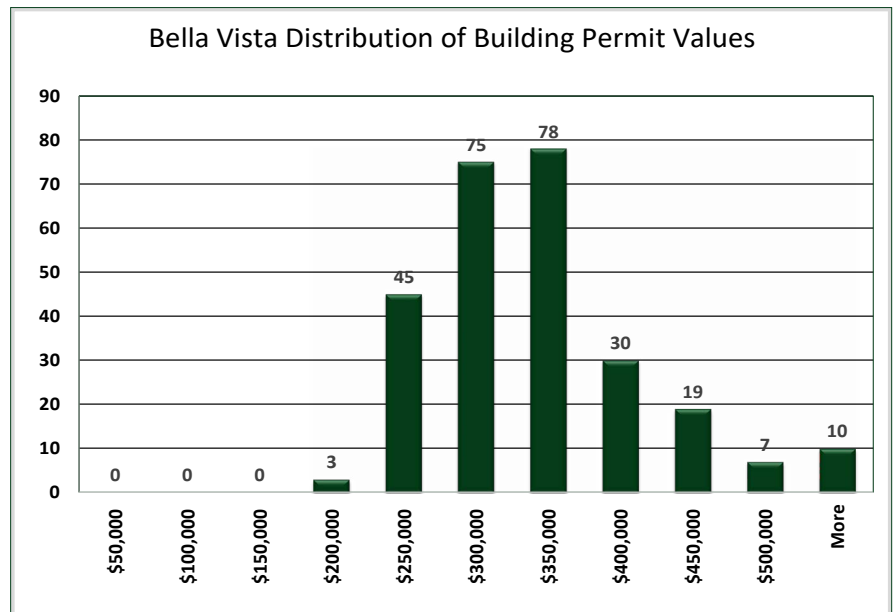


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

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

This was an increased estimate from the previous 5,000 to 7,000 due to continued growth of the

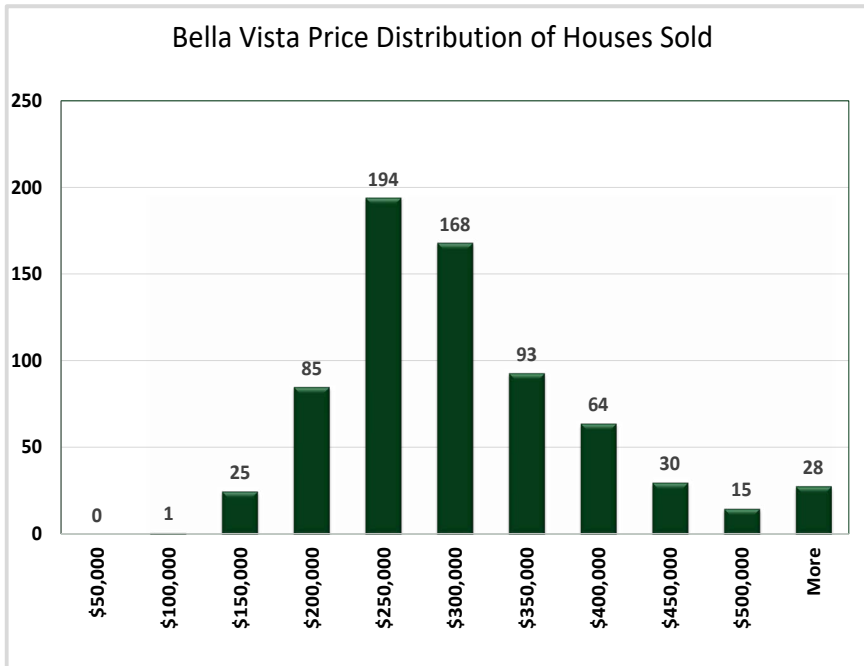


sewer system and growing demand for housing in Bella Vista by larger sized families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Bella Vista	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	229	316	267	16.6%	-15.5%
Average Value of Residential Building Permits	\$264,200	\$285,079	\$321,025	21.5%	12.6%

# Bella Vista

## Price Distribution of Houses Sold



703 houses were sold in Bella Vista in the second half of 2021.

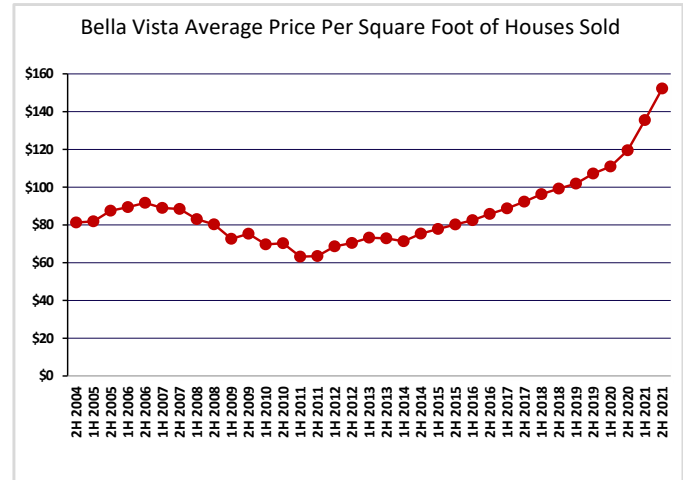
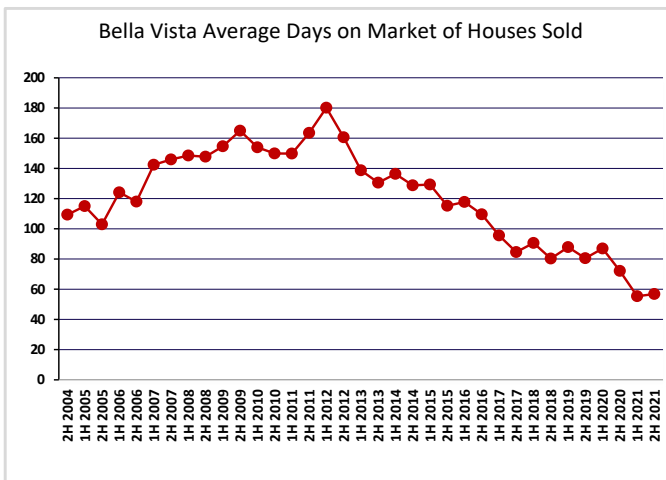
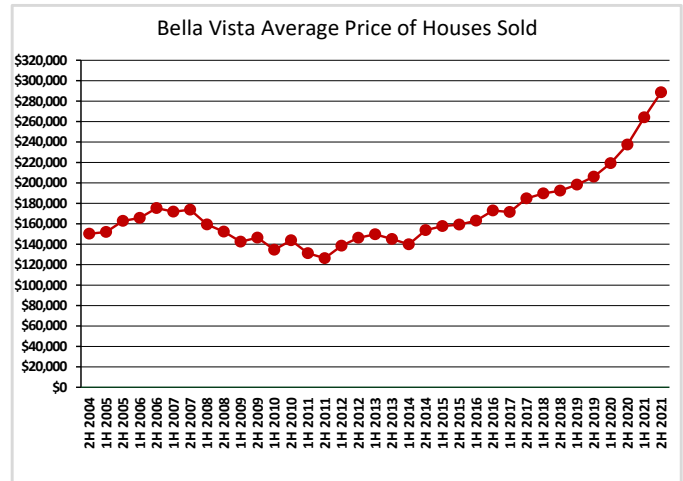
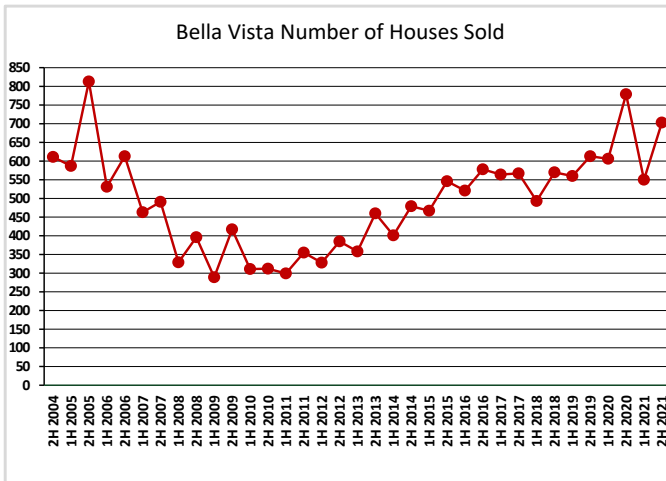
The average price of a house was \$288,576 at \$152.25 per square foot.

The median cost of a house was \$262,000

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.1%	1,008	20	100.0%
\$100,001 - \$150,000	25	3.6%	1,238	43	99.5%
\$150,001 - \$200,000	85	12.1%	1,338	47	102.0%
\$200,001 - \$250,000	194	27.6%	1,536	54	102.3%
\$250,001 - \$300,000	168	23.9%	1,827	59	102.0%
\$300,001 - \$350,000	93	13.2%	2,149	69	101.4%
\$350,001 - \$400,000	64	9.1%	2,519	59	100.5%
\$400,001 - \$450,000	30	4.3%	2,665	56	101.1%
\$450,001 - \$500,000	15	2.1%	3,113	57	100.6%
\$500,001+	28	4.0%	3,623	58	100.2%
<b>Total</b>	<b>703</b>	<b>100%</b>	<b>1,906</b>	<b>57</b>	<b>101.6%</b>

# Bella Vista

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	779	550	703	-9.8%	27.8%
Average Price of Houses Sold	\$237,458	\$264,165	\$288,576	21.5%	9.2%
Average Days on Market	72	55	57	-21.2%	2.6%
Average Price per Square Foot	\$119.50	\$135.53	\$152.25	27.4%	12.3%
Percentage of County Sales	17.5%	15.4%	15.2%	-12.8%	-1.2%
Number of New Houses Sold	139	90	118	-15.1%	31.1%
Average Price of New Houses Sold	\$239,588	\$280,011	\$303,075	26.5%	8.2%
Average Days on Market of New Houses Sold	95	90	97	2.1%	6.9%
Number of Houses Listed	25	55	44	76.0%	-20.0%
Average List Price of Houses Listed	\$281,523	\$348,319	\$388,453	38.0%	11.5%

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aberdeen	1	0.1%	1,987	35	\$320,000	\$161.05
Aldsworth	1	0.1%	1,780	13	\$300,000	\$168.54
Allendale	5	0.7%	2,075	48	\$386,480	\$183.99
Annsborough	3	0.4%	2,748	79	\$444,000	\$158.03
Ardwell	4	0.6%	2,438	77	\$355,520	\$157.62
Argyll	1	0.1%	2,045	34	\$267,000	\$130.56
Auckland	3	0.4%	1,513	60	\$231,000	\$152.62
Avondale	32	4.6%	1,465	49	\$210,796	\$147.86
Ayr	1	0.1%	2,052	31	\$268,000	\$130.60
Banff	4	0.6%	1,630	73	\$218,725	\$138.26
Bankfoot	5	0.7%	1,703	72	\$288,243	\$167.71
Basildon	6	0.9%	2,012	61	\$250,217	\$130.32
Basildon Courts	5	0.7%	1,162	46	\$159,670	\$139.71
Bedford	3	0.4%	1,800	45	\$285,833	\$157.97
Belgravia	1	0.1%	1,200	74	\$205,000	\$170.83
Bennington	1	0.1%	1,850	24	\$295,000	\$159.46
Berksdale	3	0.4%	1,855	15	\$238,333	\$128.87
Berkshire	2	0.3%	1,825	64	\$284,150	\$154.32
Birmingham	3	0.4%	2,227	37	\$313,333	\$140.91
Birsay	1	0.1%	1,585	52	\$255,000	\$160.88
Blenheim	1	0.1%	1,981	39	\$285,000	\$143.87
Branchwood	3	0.4%	1,994	51	\$333,967	\$164.74
Brecknock	11	1.6%	2,525	72	\$355,955	\$147.80
Bridgewater	1	0.1%	1,522	49	\$242,100	\$159.07
Brigadoon	1	0.1%	1,390	46	\$250,000	\$179.86
Bristol	6	0.9%	1,970	39	\$271,142	\$140.05
Brittany	6	0.9%	2,283	34	\$417,442	\$183.81
Brittany Courts	5	0.7%	1,415	33	\$195,700	\$137.93
Brompton	2	0.3%	1,670	36	\$216,500	\$128.90
Brompton Courts	1	0.1%	1,268	32	\$135,000	\$106.47
Brunswick	1	0.1%	1,336	36	\$203,700	\$152.47
Buckingham	5	0.7%	2,539	50	\$390,780	\$153.83
Buckland	4	0.6%	1,556	41	\$244,375	\$159.02
Cambridge	8	1.1%	1,929	102	\$278,930	\$145.03
Cardenden	3	0.4%	3,484	46	\$440,078	\$126.87
Cardigan	3	0.4%	1,824	39	\$289,667	\$158.22



# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cargill	4	0.6%	2,986	73	\$509,882	\$163.02
Carlisle	5	0.7%	2,477	62	\$332,400	\$133.69
Carnahan	1	0.1%	2,284	77	\$329,900	\$144.44
Carrick	1	0.1%	4,238	84	\$850,000	\$200.57
Charing	5	0.7%	1,921	49	\$297,680	\$155.54
Chelsea	2	0.3%	1,915	44	\$285,250	\$160.98
Chelsea Courts	1	0.1%	1,668	33	\$228,000	\$136.69
Cheshire	7	1.0%	1,552	44	\$215,500	\$142.49
Cheviot	2	0.3%	2,899	50	\$429,950	\$152.07
Churchill	5	0.7%	2,495	51	\$412,000	\$145.22
Clackmannan	3	0.4%	1,702	66	\$282,033	\$166.32
Copinsay	1	0.1%	1,502	69	\$256,340	\$170.67
Cornwall	2	0.3%	1,307	63	\$206,000	\$158.42
Coulter	2	0.3%	1,886	68	\$333,652	\$177.14
Country Club Villas	2	0.3%	2,247	37	\$443,250	\$197.53
Coventry	1	0.1%	1,737	41	\$306,000	\$176.17
Cresswell	1	0.1%	1,684	14	\$245,000	\$145.49
Cromarty	2	0.3%	1,469	58	\$242,700	\$166.00
Cullen Hills	3	0.4%	2,333	35	\$372,417	\$159.61
Cumberland	4	0.6%	1,849	78	\$293,663	\$158.86
Derby	1	0.1%	1,563	47	\$250,000	\$159.95
Devonshire	1	0.1%	2,776	132	\$355,000	\$127.88
Dickenshire	3	0.4%	2,907	57	\$445,367	\$151.89
Dillow	2	0.3%	2,026	46	\$322,000	\$160.74
Dirleton	4	0.6%	1,600	72	\$282,691	\$177.43
Dogwood Hills	1	0.1%	1,560	27	\$225,000	\$144.23
Dorchester	3	0.4%	2,601	50	\$432,166	\$168.32
Dornoch	3	0.4%	2,527	35	\$471,667	\$189.13
Dorset	2	0.3%	1,364	30	\$214,075	\$155.47
Drake Courts	11	1.6%	1,672	54	\$164,991	\$104.24
Dumfries	2	0.3%	1,940	117	\$294,187	\$151.55
Dunbarton	2	0.3%	2,066	47	\$262,450	\$131.97
Dunedin	4	0.6%	1,729	40	\$247,000	\$146.84
Dunsford	6	0.9%	2,037	41	\$332,667	\$161.29
Dunvegan	1	0.1%	1,877	42	\$320,000	\$170.48
East Riding	1	0.1%	1,585	45	\$247,000	\$155.84

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Eastleigh	2	0.3%	1,763	41	\$274,500	\$155.37
Eddleston	2	0.3%	2,747	49	\$465,000	\$169.10
Elvendon	2	0.3%	1,703	54	\$244,500	\$144.21
Embleton	2	0.3%	1,761	41	\$300,000	\$168.71
Essex	5	0.7%	1,752	52	\$242,180	\$139.93
Ettington	2	0.3%	1,805	108	\$292,450	\$162.04
Evanton	5	0.7%	2,702	60	\$454,700	\$165.79
Fenchurch	5	0.7%	2,322	63	\$297,620	\$129.92
Flint	3	0.4%	1,582	33	\$240,000	\$152.91
Forest Hills	4	0.6%	2,366	49	\$317,475	\$141.23
Glasgow	2	0.3%	1,334	57	\$220,450	\$165.19
Gloucester	5	0.7%	2,367	43	\$350,100	\$147.19
Gloucester	1	0.1%	1,728	40	\$185,000	\$107.06
Granshire	3	0.4%	1,874	41	\$305,167	\$164.05
Grinstead	2	0.3%	1,987	40	\$297,500	\$149.37
Halladale	1	0.1%	1,806	91	\$210,000	\$116.28
Hampshire	2	0.3%	2,010	52	\$300,000	\$149.83
Hampstead	6	0.9%	1,799	61	\$224,167	\$126.57
Harborough	2	0.3%	2,495	62	\$492,500	\$189.29
Harrington	3	0.4%	1,680	42	\$248,100	\$147.07
Hartlepool	2	0.3%	1,595	47	\$230,000	\$144.76
Headley	6	0.9%	1,777	49	\$254,000	\$152.50
Hebrides	3	0.4%	1,417	45	\$217,333	\$153.49
Hertford	2	0.3%	2,093	56	\$307,500	\$145.25
Highland	2	0.3%	2,117	50	\$347,500	\$163.83
Highland Park Villas	8	1.1%	1,602	51	\$257,469	\$161.04
Hillswick	2	0.3%	1,572	37	\$245,000	\$155.10
Hopeman	3	0.4%	2,622	26	\$383,333	\$146.43
Huntingdon	1	0.1%	1,286	39	\$220,000	\$171.07
Ingleborough	1	0.1%	1,536	128	\$220,000	\$143.23
Inverness	1	0.1%	2,676	68	\$430,000	\$160.69
Islington	2	0.3%	1,875	43	\$278,000	\$147.50
Keighley	2	0.3%	1,728	36	\$270,750	\$156.39
Kendal	2	0.3%	1,594	41	\$271,750	\$170.19
Kennet	1	0.1%	2,064	32	\$345,000	\$167.15
Kensington	3	0.4%	1,476	67	\$241,333	\$165.06

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kent	2	0.3%	2,007	167	\$352,500	\$175.75
Kenwood	3	0.4%	1,789	35	\$255,333	\$145.86
Kesteven	1	0.1%	2,108	55	\$285,000	\$135.20
Kildonan	4	0.6%	2,169	72	\$302,383	\$147.44
Kilmuir	1	0.1%	2,008	66	\$320,000	\$159.36
Kingsdale Courts	4	0.6%	1,457	74	\$169,488	\$118.78
Kingswood	3	0.4%	1,599	24	\$258,333	\$162.12
Kinross	1	0.1%	1,392	30	\$212,000	\$152.30
Kintyre	2	0.3%	2,042	24	\$409,950	\$226.88
Kipling Courts	1	0.1%	2,849	46	\$390,000	\$136.89
Lakenheath	2	0.3%	1,551	25	\$274,266	\$170.87
Lakeview	8	1.1%	1,531	32	\$213,454	\$145.53
Lambeth	5	0.7%	1,803	36	\$287,500	\$155.33
Lancashire	4	0.6%	1,440	35	\$227,250	\$155.76
Lands End	6	0.9%	1,884	152	\$276,041	\$148.98
Latheron	1	0.1%	1,640	96	\$246,000	\$150.00
Leicester	9	1.3%	1,667	50	\$209,539	\$131.36
Lincoln	1	0.1%	2,158	119	\$360,000	\$166.82
Lockhart	10	1.4%	1,495	88	\$245,905	\$163.98
London	1	0.1%	1,606	6	\$219,000	\$136.36
Magrath	5	0.7%	1,866	261	\$278,285	\$150.52
Marionet	3	0.4%	2,299	146	\$323,783	\$145.69
Mayfair	8	1.1%	2,475	55	\$413,313	\$153.37
Melanie	4	0.6%	1,712	50	\$262,600	\$158.04
Melanie Court	4	0.6%	1,338	28	\$185,125	\$138.37
Merritt	5	0.7%	2,032	49	\$312,059	\$157.82
Metfield	1	0.1%	2,350	44	\$345,000	\$146.81
Metfield Courts	3	0.4%	1,129	32	\$177,033	\$156.64
Monikie	1	0.1%	1,771	35	\$285,000	\$160.93
Montgomery	1	0.1%	1,900	41	\$292,000	\$153.68
Morganshire	1	0.1%	2,814	42	\$465,000	\$165.25
Morvan	2	0.3%	1,609	51	\$252,500	\$159.00
Mountain Springs Estate	2	0.3%	4,699	83	\$654,500	\$140.56
Nairn	1	0.1%	3,600	9	\$700,000	\$194.44
Nelson	5	0.7%	1,838	72	\$287,600	\$157.52

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Newburgh	1	0.1%	1,972	46	\$334,000	\$169.37
Newquay	3	0.4%	2,092	37	\$431,000	\$207.71
Norfolk	3	0.4%	2,183	42	\$280,000	\$130.06
North Riding	2	0.3%	2,198	69	\$325,000	\$151.39
Northhampton	1	0.1%	1,536	32	\$250,000	\$162.76
Norwood	2	0.3%	2,352	94	\$320,000	\$142.61
Norwood Courts	3	0.4%	1,418	32	\$227,667	\$162.62
Nottingham	2	0.3%	1,860	34	\$239,625	\$134.71
Oakford	2	0.3%	1,412	58	\$220,500	\$156.12
Oniell	3	0.4%	2,157	56	\$330,000	\$153.98
Orelton	1	0.1%	3,490	64	\$442,500	\$126.79
Orkney	1	0.1%	2,062	59	\$330,000	\$160.04
Oxford	5	0.7%	1,649	48	\$241,780	\$148.32
Pamona	1	0.1%	2,031	34	\$341,900	\$168.34
Peebles	1	0.1%	2,013	32	\$265,000	\$131.64
Pembroke	2	0.3%	2,353	53	\$307,700	\$133.09
Penrith	3	0.4%	1,733	23	\$295,917	\$172.30
Pentland	4	0.6%	1,462	76	\$237,993	\$162.81
Peterborough	2	0.3%	1,867	51	\$224,500	\$120.21
Pimlico	2	0.3%	2,244	120	\$345,500	\$155.25
Plymouth	2	0.3%	1,926	50	\$327,500	\$169.87
Portsmouth	3	0.4%	2,609	53	\$396,000	\$158.65
Primrose	1	0.1%	2,212	52	\$310,000	\$140.14
Quantock Hills	3	0.4%	1,802	29	\$274,500	\$158.97
Queensborough	1	0.1%	1,634	28	\$262,500	\$160.65
Queensferry	2	0.3%	1,843	29	\$263,000	\$143.44
Radcliffe	12	1.7%	2,095	80	\$299,608	\$145.05
Radnor	4	0.6%	1,513	65	\$226,750	\$150.31
Raleigh Hills	1	0.1%	2,185	49	\$406,000	\$185.81
Rannoch	1	0.1%	1,677	25	\$325,000	\$193.80
Redwick	2	0.3%	1,732	38	\$280,000	\$161.70
Reighton	6	0.9%	1,775	59	\$301,400	\$170.13
Renfrew	7	1.0%	1,731	38	\$274,129	\$158.36
Retford	2	0.3%	1,516	86	\$236,000	\$155.50
Roberts	2	0.3%	1,974	38	\$292,185	\$147.36

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Rosenheath	3	0.4%	1,752	37	\$282,167	\$159.59
Rugby	2	0.3%	1,593	37	\$236,500	\$148.39
Ruthwell	2	0.3%	3,031	41	\$363,250	\$130.99
Rutland	2	0.3%	1,936	36	\$345,000	\$174.88
Sandwick	2	0.3%	1,974	51	\$274,500	\$137.12
Scalloway	3	0.4%	2,103	75	\$265,833	\$131.78
Scarborough	1	0.1%	2,001	56	\$260,000	\$129.94
Scotsdale	2	0.3%	1,961	33	\$329,200	\$168.06
Selkirk	3	0.4%	1,896	73	\$262,000	\$145.53
Shakespeare Courts	6	0.9%	1,880	47	\$275,983	\$152.07
Sherlock	3	0.4%	1,657	44	\$270,408	\$163.32
Sherwood	4	0.6%	1,430	60	\$219,375	\$151.60
Shetland	4	0.6%	1,479	52	\$227,750	\$153.00
Shropshire	3	0.4%	2,161	77	\$303,333	\$144.26
Sidlaw Hills	5	0.7%	1,979	45	\$313,400	\$159.68
Somerset	4	0.6%	1,461	40	\$230,250	\$157.99
Spanker Creek Estates	1	0.1%	2,304	46	\$290,000	\$125.87
St Andrews	3	0.4%	1,480	31	\$250,000	\$167.83
Stafford	2	0.3%	1,611	176	\$249,472	\$156.37
Stirling	6	0.9%	2,065	94	\$309,306	\$151.83
Stonehaven	1	0.1%	3,974	57	\$675,000	\$169.85
Stoneykirk	1	0.1%	1,550	58	\$275,000	\$177.42
Strathdon	1	0.1%	1,537	47	\$257,500	\$167.53
Suffolk	8	1.1%	1,455	44	\$218,500	\$154.44
Sullivan	7	1.0%	2,181	33	\$362,000	\$167.07
Sunderland	2	0.3%	1,531	40	\$222,500	\$144.84
Sussex	3	0.4%	1,683	136	\$271,933	\$161.86
Tanyard Creek Courts	1	0.1%	2,390	42	\$362,000	\$151.46
Taransay	2	0.3%	1,546	59	\$238,000	\$155.68
Tiree	6	0.9%	2,324	78	\$404,779	\$170.84
Tiverton	2	0.3%	1,645	75	\$227,500	\$138.61
Wandsworth	1	0.1%	2,835	28	\$460,000	\$162.26
Warwick	2	0.3%	2,747	77	\$378,250	\$140.18
Watson	4	0.6%	1,487	42	\$241,125	\$160.73
Wellington	1	0.1%	2,840	46	\$485,000	\$170.77
Wembly	2	0.3%	1,888	33	\$283,200	\$151.38

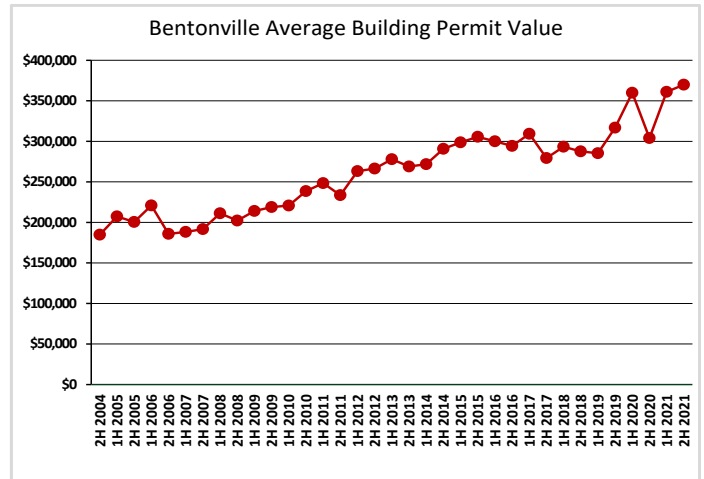
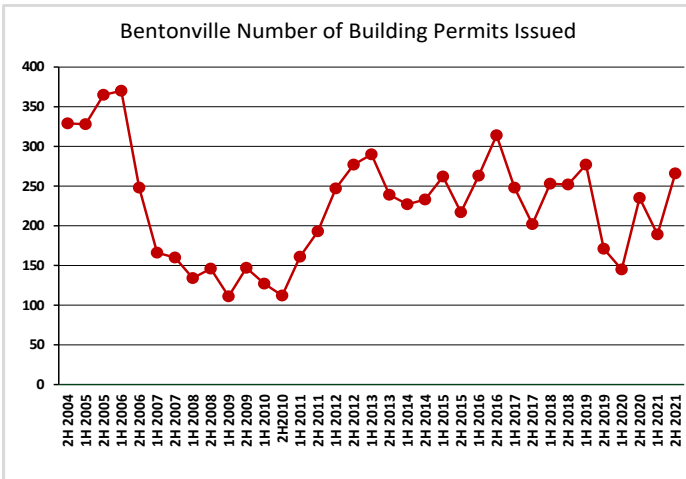
# Bella Vista

## Characteristics of Houses Sold

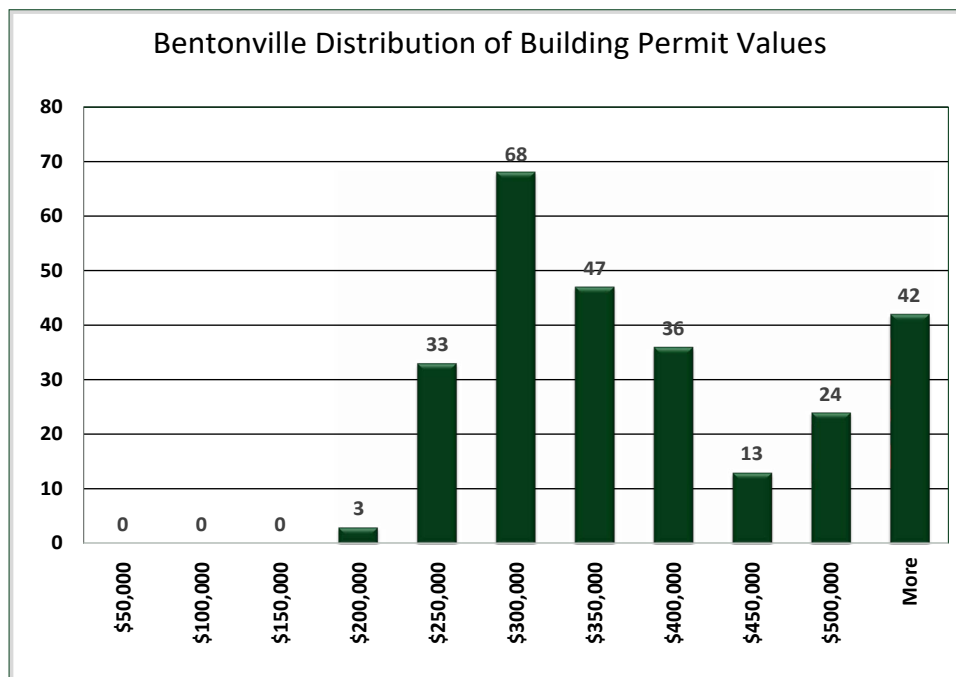
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Wendron	2	0.3%	2,077	36	\$296,000	\$145.21
Wentworth	5	0.7%	2,155	46	\$280,680	\$138.24
Westminster	4	0.6%	2,004	46	\$293,125	\$147.71
Westmorland	4	0.6%	1,954	104	\$313,075	\$160.25
Westport	1	0.1%	1,565	49	\$255,000	\$162.94
Weymouth	1	0.1%	1,549	30	\$230,000	\$148.48
Whithorn	1	0.1%	2,075	144	\$297,937	\$143.58
Wight	4	0.6%	1,577	50	\$245,975	\$155.15
Wigtown	2	0.3%	1,939	60	\$327,450	\$168.21
Wiltshire	3	0.4%	2,065	41	\$296,667	\$145.88
Wimbledon	6	0.9%	1,750	47	\$240,308	\$139.24
Windsor	1	0.1%	1,240	43	\$195,000	\$157.26
Witherby	2	0.3%	2,050	122	\$374,950	\$182.35
Worcester	4	0.6%	1,243	27	\$169,000	\$136.61
York	1	0.1%	1,993	163	\$298,950	\$150.00
Zennor	1	0.1%	1,644	31	\$250,000	\$152.07
Other	1	0.1%	1,008	20	\$55,000	\$54.56
<b>Bella Vista</b>	<b>703</b>	<b>100.0%</b>	<b>1,906</b>	<b>57</b>	<b>\$288,576</b>	<b>\$152.25</b>



# Bentonville Building Permits



Bentonville	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	235	189	266	13.2%	40.7%
Average Value of Residential Building Permits	\$303,987	\$361,038	\$369,933	21.7%	2.5%



# Bentonville

## Active Subdivisions

There were 3,108 total lots in 46 active subdivisions in Bentonville in the second half of 2021. 73.5 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 5.9 were under construction, 2.1 percent were starts, and 18.1 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the second half of 2021 were Preston Park, Phase I with 26, Lochmoor Club, Phase II with 20, and Woodlands Crossing, Phase I with 17.

In Bentonville, Preston Park, Phase I had the most houses which became occupied with 18 houses. An additional 9 houses in Claredon Heights and 8 additional houses in Brighton Cottages, Lochmoor Club, Phase II, and Rolling Acres Phase III became occupied in the second half of 2021.

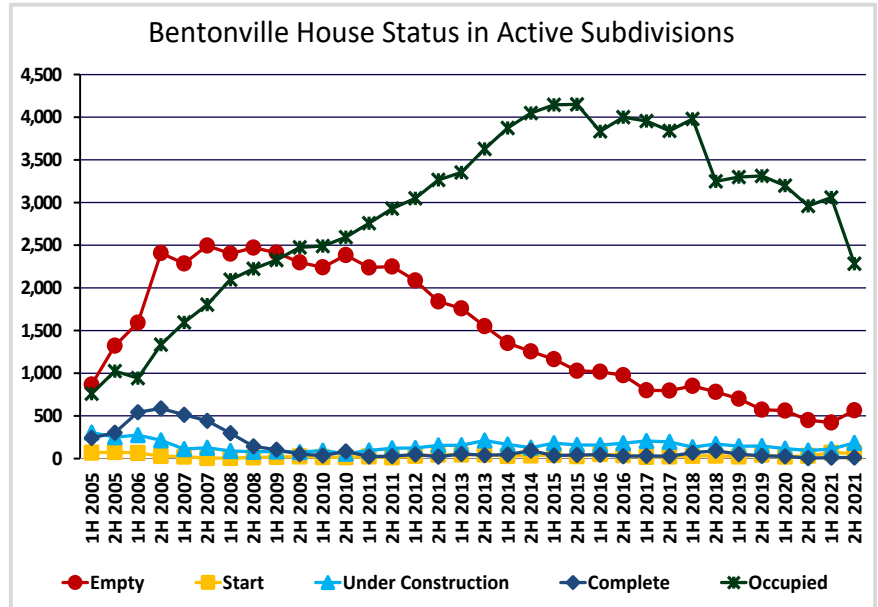
No new construction or progress in existing construction has occurred in the last year in 5 of the 46 active subdivisions in Bentonville.

97 new houses in Bentonville became occupied in the second half of 2021. The annual absorption rate implies that there are 35.5 months of remaining inventory in active subdivisions, up from 16.3 percent in the first half of 2021.

In 11 out of the 46 active subdivisions in Bentonville, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 60.3 percent in the second half of 2021.

Additionally, 1,345 new lots in 16 subdivisions received either preliminary or final approval by December 31, 2021.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Been Road Villas PP	1H 2020	72		72
Bella Vista Homes	1H 2018	4		4
Bentonville North Village	2H 2018	58		58
Featherston	1H 2021	216		216
Harmony-Aurora	2H 2018	28		28
Horizon-Aurora	1H 2018	29		29
Osage Hill's, Phase I	2H 2019	362		362
Poigai Estates	1H 2021	69		69
Preston Park, Phase II	2H 2020	77		77
Providence Village, Phase III	1H 2020	130		130
Providence Village, Phase IV	1H 2021	27		27
Rolling Acres, Phase IV	1H 2020	20		20
Sage Valley	2H 2020	14		14
Snyder Meadows	1H 2021	93		93
Trail Ridge	1H 2021		16	16
Walnut Grove, Phase I	2H 2018	130		130
<b>Bentonville Coming Lots</b>		<b>1,329</b>	<b>40</b>	<b>1,345</b>

# Bentonville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	6	1	3	0	20	30	5	17.1
Angel Falls, Phase I	1	0	1	0	60	62	2	12.0
Angel Falls North	2	0	0	0	41	43	1	6.0
Aurora	77	19	16	0	0	112	0	--
Autumn Hills	42	3	4	0	2	51	2	294.0
Bluff, The	9	1	0	0	11	21	0	60.0
Briarwood	2	0	3	0	24	29	0	60.0
Brighton Cottages	0	0	0	0	167	167	8	0.0
Chapel Hill, Phase I <sup>1,2</sup>	3	0	0	0	116	119	0	--
Chardonnay <sup>1</sup>	4	0	2	0	44	50	0	--
Clarendon Heights	46	2	14	0	9	71	9	82.7
Coler Creek, Phase I	9	3	1	0	22	35	3	31.2
Creekstone, Phase II <sup>1</sup>	3	1	0	0	28	32	0	--
Creekstone, Phase III	19	0	2	0	4	25	1	252.0
Eau Claire	6	0	0	0	22	28	1	24.0
Edgar Estates	4	0	2	0	88	94	2	12.0
Elington Village	0	0	0	0	39	39	1	0.0
Estates at Woods Creek, The	0	0	0	0	14	14	1	0.0
Grammercy Park, Phase I	53	4	3	0	55	115	3	240.0
Glen Arbor	118	1	0	0	0	119	0	--
Hawthorne Heights	4	6	13	0	0	23	0	--
Heathrow <sup>1</sup>	2	0	1	0	58	61	0	--
Kensington, Phase III	0	0	0	0	31	31	2	0.0
Laurywood Estates <sup>1,2</sup>	7	0	0	0	93	100	0	--
Lochmoor Club, Phase II	2	0	20	2	78	102	8	11.5
McClain Place	0	0	0	0	10	10	1	0.0
North Fork <sup>1,2</sup>	7	0	1	0	84	92	0	--
Oak Meadows	9	1	13	0	14	37	4	39.4
Oakbrooke, Phase I <sup>1,2</sup>	2	0	0	0	30	32	0	--
Oakbrooke, Phase II	3	0	0	0	28	31	1	36.0
Oaklawn Hills	1	0	0	0	63	64	1	12.0
Osage Ridge Estates	3	0	2	1	8	14	1	36.0
P.E. Livingston <sup>1</sup>	0	0	16	0	16	32	0	--
Preston Park, Phase I	10	4	26	3	55	98	18	13.2
Rolling Acres, Phase II	1	0	0	0	52	53	6	1.7
Rolling Acres, Phase III, Replat lot 54	0	0	0	0	8	8	8	0.0
Stone Meadow	5	2	6	4	230	247	4	40.8

# Bentonville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Stone Ridge Estates	17	0	4	0	52	73	0	126.0
Stoneburrow, Phase I <sup>1,2</sup>	1	0	0	0	196	197	0	--
Talamore, Phase II <sup>1</sup>	0	0	1	0	21	22	0	--
White Oak Trails, Phase II <sup>1</sup>	7	0	1	2	43	53	0	--
Willowbrook Farms, Phase II	20	3	7	0	207	237	0	22.5
Windemere Woods, Phase I	10	0	1	0	66	77	1	66.0
Windmill Farms	0	2	4	0	3	9	1	36.0
Woodlands Crossing, Phase I	45	12	17	0	1	75	1	888.0
Woods Creek South, Phase II	4	0	0	0	70	74	1	48.0
<b>Bentonville Active Subdivisions</b>	<b>564</b>	<b>65</b>	<b>184</b>	<b>12</b>	<b>2,283</b>	<b>3,108</b>	<b>97</b>	<b>35.5</b>

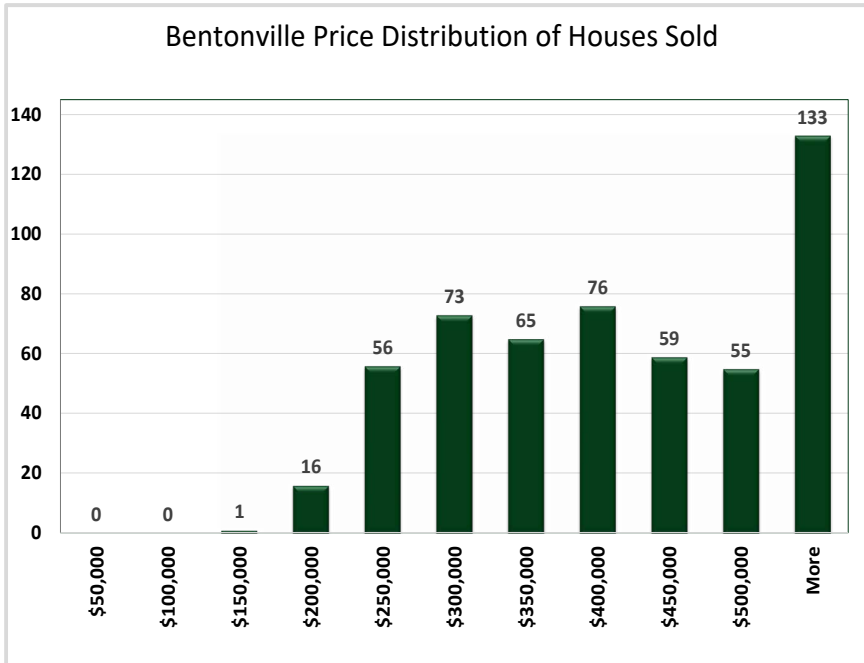
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Bentonville

## Price Distribution of Houses Sold



534 houses were sold in Bentonville in the second half of 2021.

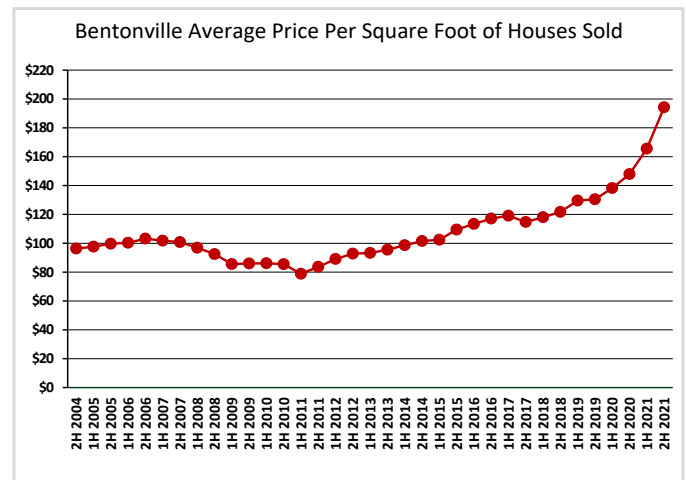
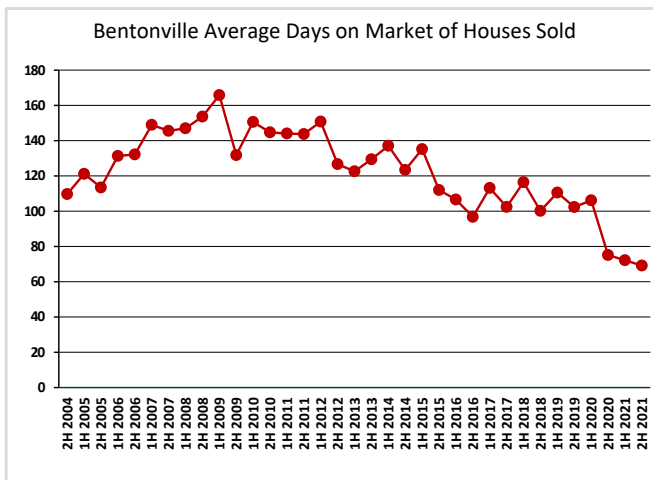
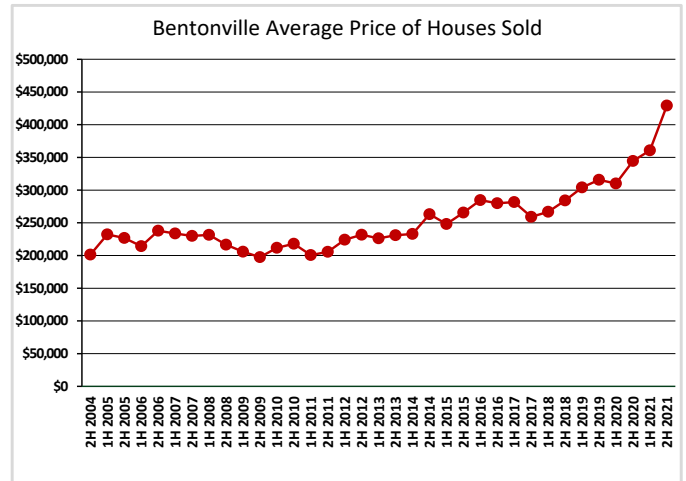
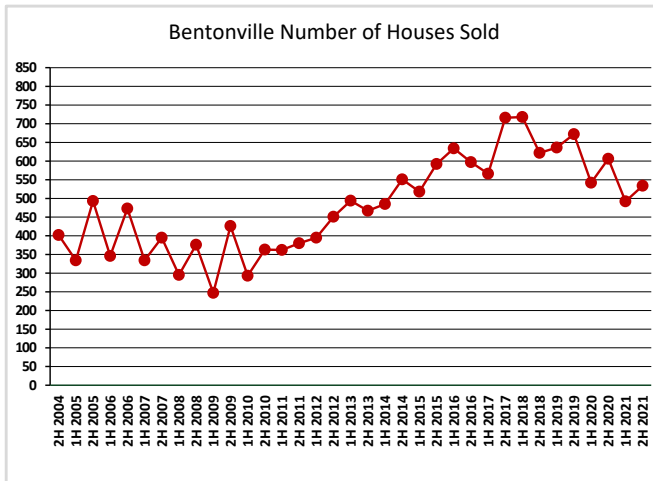
The average price of a house was \$429,154 at \$194.29 per square foot.

The median cost of a house was \$385,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	1	0.2%	1,066	15	102.0%
\$150,001 - \$200,000	16	3.0%	1,182	56	99.2%
\$200,001 - \$250,000	56	10.5%	1,425	45	103.4%
\$250,001 - \$300,000	73	13.7%	1,665	42	102.3%
\$300,001 - \$350,000	65	12.2%	1,960	55	100.8%
\$350,001 - \$400,000	76	14.2%	2,166	87	101.0%
\$400,001 - \$450,000	59	11.0%	2,293	88	101.2%
\$450,001 - \$500,000	55	10.3%	2,616	74	101.7%
\$500,001+	133	24.9%	3,280	83	99.8%
<b>Bentonville Houses Sold</b>	<b>534</b>	<b>100%</b>	<b>2,301</b>	<b>69</b>	<b>101.2%</b>

# Bentonville

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	606	492	534	-11.9%	8.5%
Average Price of Houses Sold	\$344,536	\$360,643	\$429,154	24.6%	19.0%
Average Days on Market	75	72	69	-8.0%	-4.2%
Average Price per Square Foot	\$147.93	\$165.60	\$194.29	31.3%	17.3%
Percentage of County Sales	19.7%	18.8%	17.6%	-10.6%	-6.4%
Number of New Houses Sold	138	106	75	-45.7%	-29.2%
Average Price of New Houses Sold	\$382,757	\$353,201	\$518,642	35.5%	46.8%
Average Days on Market of New Houses Sold	95	123	183	91.8%	48.1%
Number of Houses Listed	48	53	51	6.3%	-3.8%
Average List Price of Houses Listed	\$459,293	\$648,243	\$836,886	82.2%	29.1%



# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Allencroft	6	1.1%	2,141	36	\$384,750	\$180.58
Amber Ridge South at Woods Creek	1	0.2%	4,013	80	\$765,000	\$190.63
Angel Falls	3	0.6%	3,651	170	\$746,860	\$203.75
Ann Ricker	1	0.2%	1,566	0	\$425,000	\$271.39
Apple Ridge	1	0.2%	1,213	42	\$220,000	\$181.37
Arbor Lane	1	0.2%	1,496	36	\$295,000	\$197.19
Arbors at Deere Crossing	1	0.2%	2,007	48	\$325,000	\$161.93
Autumn Wood	2	0.4%	1,162	96	\$292,000	\$252.76
Avignon	2	0.4%	5,125	113	\$947,500	\$184.59
B & W Heights	3	0.6%	1,372	33	\$260,000	\$190.25
Bentonville Gardens	1	0.2%	1,495	29	\$250,000	\$167.22
Bentonville Heights	1	0.2%	1,274	47	\$310,000	\$243.33
Blueberry Heights	1	0.2%	1,674	36	\$260,500	\$155.62
Braithwaite Park	3	0.6%	1,855	42	\$330,333	\$180.89
Briar Chase	1	0.2%	1,842	85	\$268,900	\$145.98
Brighton Cottages	14	2.6%	2,295	67	\$408,468	\$178.46
Brighton Heights	1	0.2%	2,530	31	\$395,500	\$156.32
Brightwood	3	0.6%	1,886	42	\$285,833	\$151.38
Brookhaven	2	0.4%	1,214	48	\$287,450	\$237.80
Brookhollow Park	3	0.6%	1,193	32	\$225,500	\$192.26
Burnett	1	0.2%	1,278	27	\$190,000	\$148.67
Cardinal Creek	4	0.7%	3,704	70	\$595,250	\$161.45
Carriage Square	4	0.7%	1,472	37	\$239,212	\$162.60
Central Park	9	1.7%	2,963	40	\$518,111	\$175.74
Chapel Hill	4	0.7%	3,542	37	\$562,750	\$160.10
Chardonnay	2	0.4%	3,377	46	\$526,250	\$155.50
Clarendon Heights	12	2.2%	3,363	97	\$611,124	\$181.79
Clarks	9	1.7%	2,099	61	\$788,444	\$370.43
Coler Creek	1	0.2%	3,203	20	\$620,000	\$193.57
College Place	8	1.5%	2,554	41	\$383,750	\$151.81
Colony West	1	0.2%	2,528	52	\$415,000	\$164.16
Cornerstone Ridge	17	3.2%	2,251	42	\$370,106	\$166.10
Courtyard	1	0.2%	2,053	71	\$297,000	\$144.67
Creekstone	2	0.4%	3,983	52	\$722,000	\$181.53
Crestview	1	0.2%	1,292	29	\$360,000	\$278.64
Cross Creek	1	0.2%	1,924	25	\$345,000	\$179.31
Demings	9	1.7%	2,362	65	\$798,026	\$351.88

# Bentonville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Dickson	1	0.2%	2,258	82	\$720,000	\$318.87
Dogwood Place	4	0.7%	1,221	44	\$200,750	\$164.10
Dunn & Davis	4	0.7%	2,016	211	\$646,250	\$348.83
Eagle Creek	2	0.4%	2,572	41	\$374,500	\$148.23
Eagle Crest Estates	1	0.2%	1,471	29	\$210,000	\$142.76
East Side	2	0.4%	984	13	\$470,000	\$478.05
Edens Brooke	3	0.6%	2,523	48	\$427,333	\$169.57
Edgar Estates	1	0.2%	3,171	53	\$606,000	\$191.11
Elington Village	4	0.7%	1,876	42	\$340,700	\$181.24
Fairfield	3	0.6%	1,189	55	\$361,667	\$306.04
Fairview Heights	3	0.6%	1,094	44	\$214,500	\$197.38
Farms, The	3	0.6%	2,346	38	\$403,333	\$171.92
Foxglove	1	0.2%	2,161	52	\$405,000	\$187.41
Gillmore	2	0.4%	1,853	45	\$913,797	\$494.90
Grace	7	1.3%	1,678	40	\$282,729	\$169.83
Grace Park	1	0.2%	1,495	32	\$237,231	\$158.68
Grammercy Park	6	1.1%	2,922	83	\$486,289	\$166.28
Grant's Garden	2	0.4%	1,293	58	\$414,500	\$323.07
Greenridge	1	0.2%	1,580	28	\$357,000	\$225.95
Hannahs Meadow	1	0.2%	1,614	33	\$235,000	\$145.60
Hanover	4	0.7%	5,437	83	\$676,250	\$127.45
Happy Home	3	0.6%	1,824	65	\$511,333	\$269.55
Harold Walden	1	0.2%	3,652	125	\$859,365	\$235.31
Hazel Park	4	0.7%	1,297	37	\$236,575	\$181.73
Heathrow	1	0.2%	3,635	64	\$589,900	\$162.28
Hendrix	6	1.1%	1,467	43	\$226,833	\$158.01
Heritage Heights	1	0.2%	3,002	25	\$540,000	\$179.88
Hidden Springs	4	0.7%	2,976	48	\$491,625	\$168.14
High Meadows	2	0.4%	1,292	13	\$194,100	\$150.23
Highland Park	4	0.7%	2,591	38	\$472,500	\$182.45
Highpointe	7	1.3%	1,440	33	\$250,057	\$173.84
Hillcrest	2	0.4%	1,098	48	\$290,375	\$264.40
Huffman	2	0.4%	2,532	38	\$880,000	\$358.52
Hundleys Special	1	0.2%	1,900	51	\$395,000	\$207.89
Kensington	8	1.5%	4,160	76	\$603,325	\$146.27
Kerelaw Castle	5	0.9%	2,096	40	\$315,600	\$151.74
Keystone	5	0.9%	1,794	45	\$294,522	\$164.39
Kingsbury	4	0.7%	2,868	55	\$510,125	\$177.61

# Bentonville

## Characteristics of Houses Sold

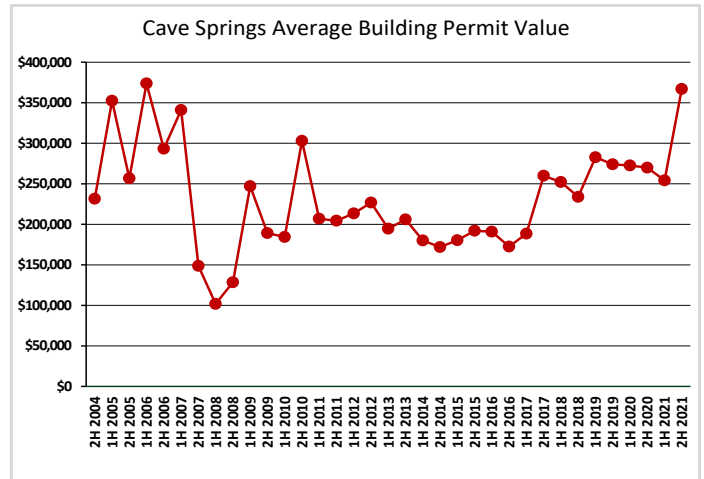
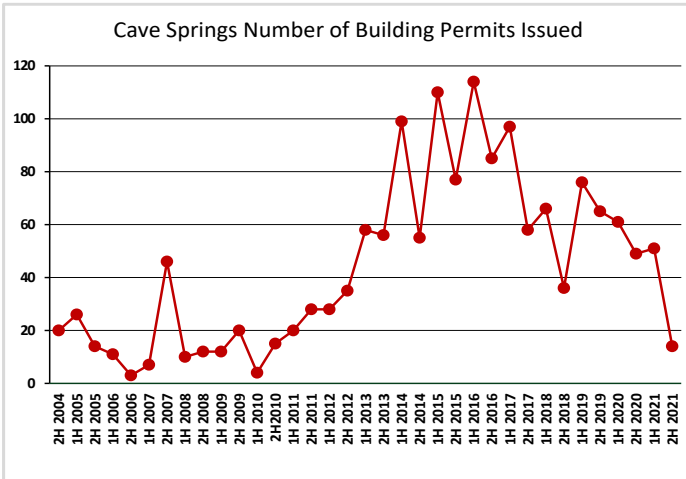
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kristyl Heights	8	1.5%	1,233	26	\$213,938	\$174.23
Lake Bentonville	1	0.2%	1,494	29	\$281,000	\$188.09
Lance	3	0.6%	2,215	46	\$346,333	\$159.10
Laurynwood Estates	1	0.2%	1,831	62	\$295,000	\$161.11
Lefors	3	0.6%	2,336	68	\$1,038,333	\$407.79
Lexington	4	0.7%	4,032	83	\$650,125	\$161.25
Lincoln & Rice	2	0.4%	1,174	26	\$480,000	\$409.16
Linwood	1	0.2%	1,804	60	\$271,000	\$150.22
Lochmoor Club	22	4.1%	3,326	139	\$536,845	\$162.24
Lonesome Pond	2	0.4%	1,743	23	\$292,550	\$167.25
Lyndal Heights	2	0.4%	3,010	43	\$447,500	\$148.76
Magnolia Estates	1	0.2%	1,066	37	\$207,000	\$194.18
Maidstone	3	0.6%	1,947	21	\$301,000	\$153.78
Manor Heights	1	0.2%	1,340	14	\$400,000	\$298.51
McAndrew & Jackson	3	0.6%	2,621	327	\$693,167	\$281.23
McClain Place	1	0.2%	2,781	75	\$460,000	\$165.41
Mcdonald	1	0.2%	4,000	125	\$1,050,000	\$262.50
Mcginnis	1	0.2%	1,842	34	\$525,000	\$285.02
Meadowbrook Farms	1	0.2%	1,791	32	\$300,000	\$167.50
Meadowglade	1	0.2%	1,224	18	\$293,000	\$239.38
Meadows At Woods Crk, The	1	0.2%	2,388	185	\$370,000	\$154.94
Nfd HPR	2	0.4%	985	0	\$330,750	\$335.75
North Fork	2	0.4%	2,528	99	\$382,500	\$152.52
Oak Meadows	2	0.4%	2,644	121	\$420,317	\$159.00
Oakbrooke	1	0.2%	2,315	31	\$385,000	\$166.31
Oaklawn Hills	1	0.2%	3,158	33	\$650,000	\$205.83
Oakwood Heights	1	0.2%	1,990	91	\$324,000	\$162.81
Orchards, The	6	1.1%	2,003	58	\$355,583	\$208.49
Oxford Ridge	12	2.2%	2,744	43	\$459,833	\$167.92
Parkcrest	1	0.2%	1,258	22	\$214,475	\$170.49
Polson	1	0.2%	720	29	\$375,000	\$520.83
Preston Park	22	4.1%	2,441	296	\$398,607	\$164.08
Pritchard	1	0.2%	2,141	73	\$640,000	\$298.93
Providence Village	12	2.2%	1,645	43	\$255,500	\$157.97
Quail Run	3	0.6%	1,986	24	\$348,167	\$175.35
Railroad	4	0.7%	1,126	56	\$513,500	\$473.97

# Bentonville

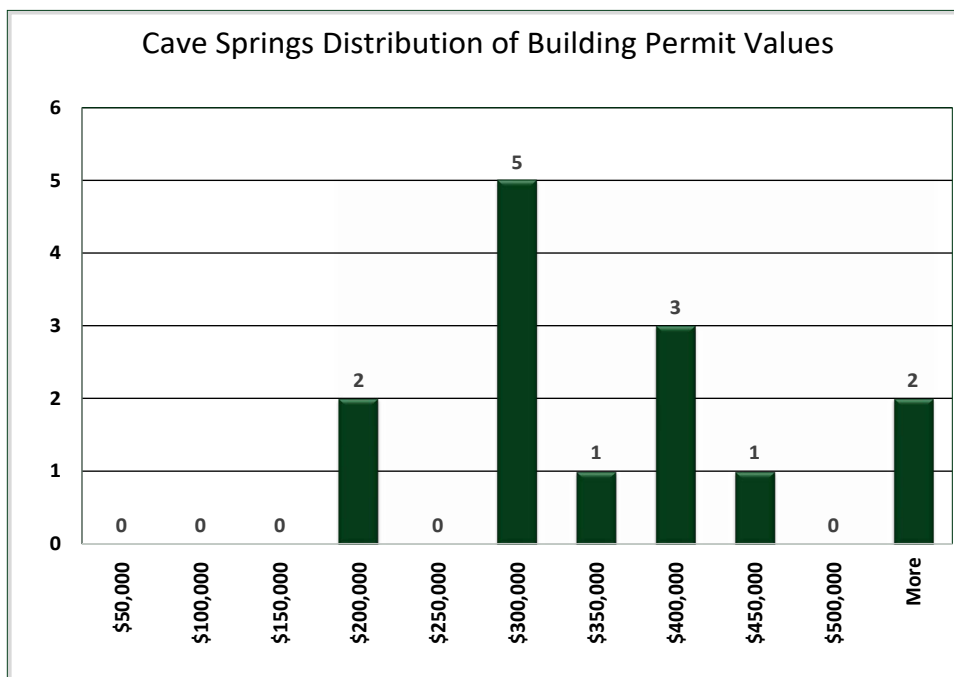
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Riverwalk Farm	10	1.9%	1,997	39	\$315,825	\$157.65
Rolling Acres	9	1.7%	2,590	67	\$407,667	\$157.34
Rolling Hills	1	0.2%	1,689	41	\$445,000	\$263.47
Royal Heights	3	0.6%	1,710	51	\$288,333	\$178.89
Saddlebrook	2	0.4%	2,395	34	\$424,150	\$176.71
Simsberry	1	0.2%	2,679	39	\$410,000	\$153.04
Skyview Acres	1	0.2%	2,067	38	\$325,000	\$157.23
Southside	1	0.2%	1,550	49	\$539,000	\$347.74
Stone Meadow	6	1.1%	1,891	72	\$288,633	\$153.22
Stoneburrow	15	2.8%	1,755	41	\$264,293	\$154.29
Stonecreek	4	0.7%	1,921	36	\$325,464	\$169.74
Stonehenge	3	0.6%	3,340	48	\$595,000	\$180.69
Sturbridge	7	1.3%	2,143	38	\$320,857	\$155.29
Summerlin	6	1.1%	1,263	39	\$203,473	\$161.21
Sunrise	2	0.4%	1,508	315	\$250,000	\$166.11
Sunset	3	0.6%	2,250	40	\$393,000	\$172.36
Thornbrook Village	1	0.2%	2,556	79	\$434,200	\$169.87
Tourmaline Urban Lofts	1	0.2%	2,011	28	\$614,000	\$305.32
Town & Country Estates	1	0.2%	1,625	26	\$350,000	\$215.38
Tunbridge Wells	6	1.1%	2,531	49	\$374,250	\$148.22
Twin City Heights	1	0.2%	1,486	381	\$185,000	\$124.50
Vintage Estates	1	0.2%	1,852	51	\$370,000	\$199.78
W A Burk's	9	1.7%	2,232	65	\$689,447	\$321.58
Westside	1	0.2%	1,973	90	\$577,000	\$292.45
White Oak Trails	8	1.5%	3,049	59	\$514,075	\$168.50
Wiens Acres	1	0.2%	1,805	82	\$549,000	\$304.16
Wildwood	11	2.1%	2,355	47	\$401,931	\$170.04
Williamsburg Heights	2	0.4%	2,194	41	\$330,000	\$150.85
Willowbrook Farms	4	0.7%	2,298	33	\$390,188	\$170.05
Windemere Woods	2	0.4%	4,148	73	\$655,000	\$159.72
Windmill Farms	1	0.2%	3,625	238	\$616,250	\$170.00
Windsor Manor	2	0.4%	3,049	42	\$522,500	\$171.61
Windwood	10	1.9%	1,797	32	\$277,410	\$154.23
Woods Creek	5	0.9%	3,100	53	\$582,000	\$182.57
Youngs	2	0.4%	1,440	0	\$455,870	\$316.68
Other	4	0.7%	1,405	70	\$319,488	\$245.79
<b>Bentonville Houses Sold</b>	<b>534</b>	<b>100.0%</b>	<b>2,301</b>	<b>69</b>	<b>\$429,154</b>	<b>\$194.29</b>

# Cave Springs Building Permits



Cave Springs	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	49	51	14	-71.4%	-72.5%
Average Value of Residential Building Permits	\$269,910	\$254,231	\$366,964	36.0%	44.3%



# Cave Springs Active Subdivisions

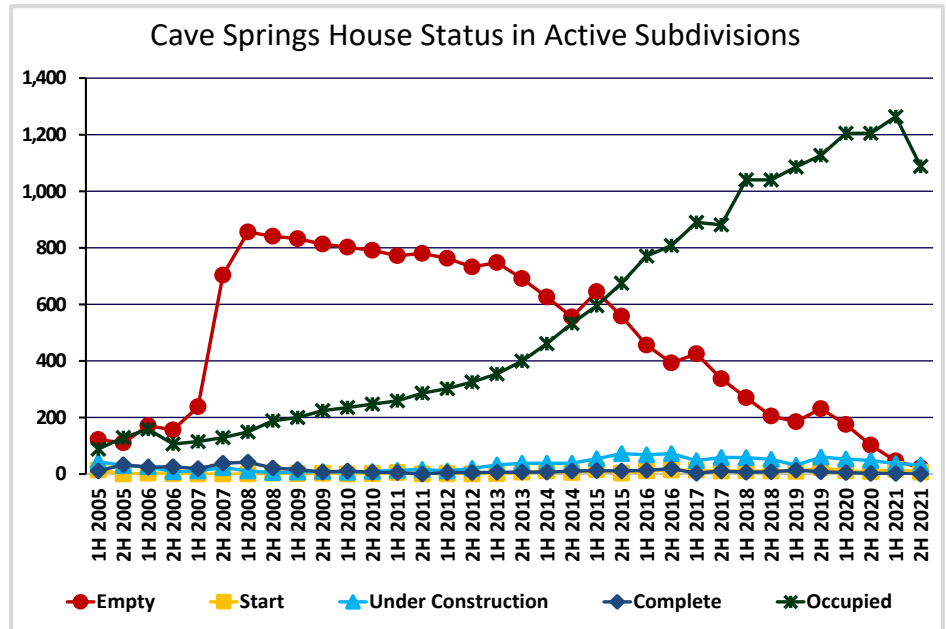
There were 1,148 total lots in 14 active subdivisions in Cave Springs in the second half of 2021. 94.8 percent of the lots were occupied, none were complete but unoccupied, 2.8 were under construction, 0.5 percent were starts, and 1.9 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the second half of 2021 were Allen's Mill, Phase I with 16, and Hickory Hills with 4.

Allen's Mill, Phase I had the most houses becoming occupied in Cave Spring with 16 houses in the second half of 2021. An additional 9 lots in Otter Creek, Phase II became occupied.

No new construction or progress in existing construction has occurred in the last year in 4 of the 14 active subdivisions in Cave Springs.

37 new houses in Cave Springs became occupied in the second half of 2021. The annual absorption rate implies that there are 7.5 months of remaining inventory in active subdivisions, down from 8.7 percent in the first half of 2021.



In 5 out of the 14 active subdivisions in Cave Springs, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 71.2 percent in the second half of 2021.

Additionally, 200 new lots in 1 subdivision received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Osage Meadows	2H 2020	200		200
Cave Springs Coming Lots		200		200

# Cave Springs Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill, Phase I	1	0	16	0	96	113	16	4.9
Averie Estates	1	0	1	0	8	10	2	6.0
Brentwood	0	0	3	0	194	197	0	36.0
Chattin Valle <sup>1,2</sup>	2	0	0	0	26	28	0	--
Duffer's Ridge	1	0	0	0	7	8	0	--
Fairway Valley, Phase II	0	0	1	0	32	33	0	4.0
Hickory Hills	4	1	4	0	57	66	5	12.0
Hyde Park	1	3	0	0	288	292	1	24.0
La Bonne Vie <sup>1,2</sup>	1	0	1	0	4	6	0	--
Marbella, Phase I	0	0	2	0	69	71	0	12.0
Nevaeh Estates	5	1	0	0	34	40	4	10.3
Otter Creek Estates, Phase II	0	1	2	0	111	114	9	1.6
Sand Springs, Phase I <sup>1</sup>	6	0	1	0	111	118	0	--
Springs At Wellington, The <sup>1,2</sup>	0	0	1	0	51	52	0	--
<b>Cave Springs Active Subdivisions</b>	<b>22</b>	<b>6</b>	<b>32</b>	<b>0</b>	<b>1,088</b>	<b>1,148</b>	<b>37</b>	<b>7.5</b>

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

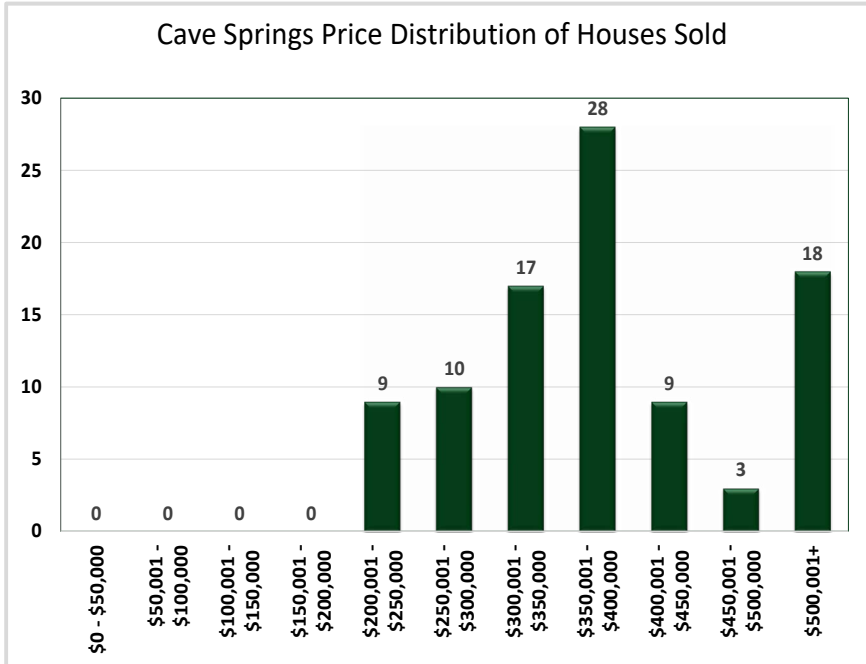
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.





# Cave Springs

## Price Distribution of Houses Sold



93 houses were sold in Cave Springs in the second half of 2021.

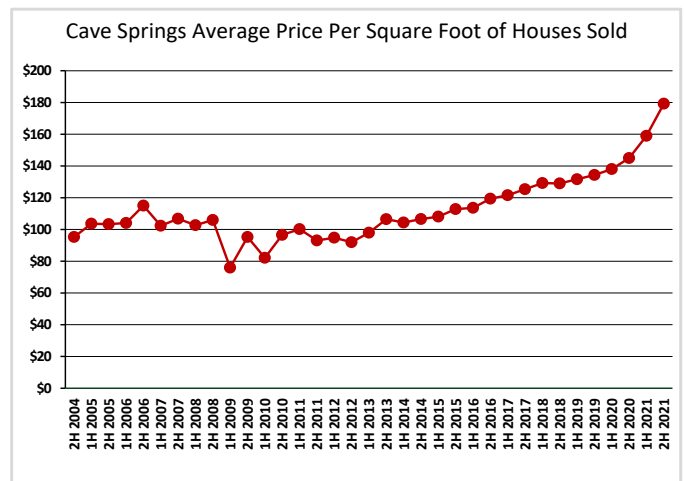
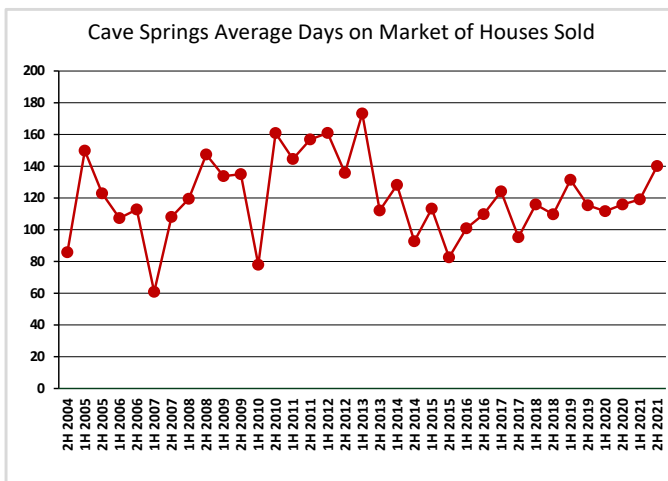
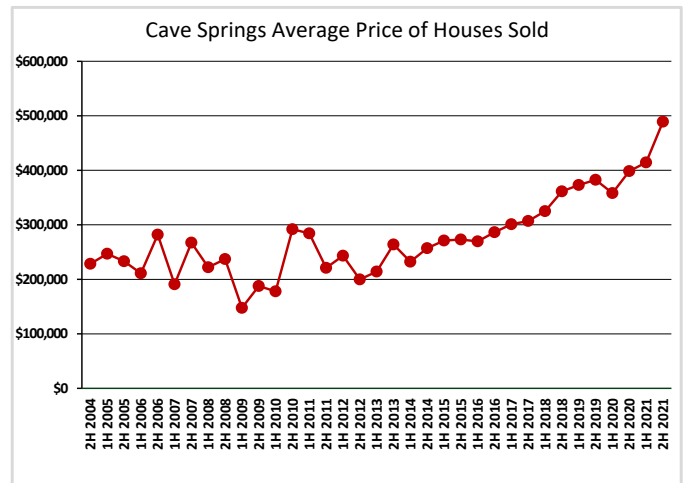
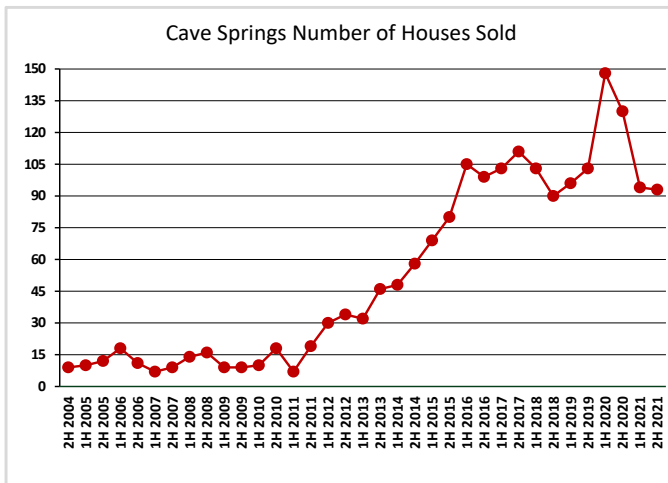
The average price of a house was \$489,049 at \$179.25 per square foot.

The median cost of a house was \$416,220.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	1.1%	1,035	16	111.5%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	8	8.6%	1,584	34	100.9%
\$300,001 - \$350,000	9	9.7%	1,958	99	98.5%
\$350,001 - \$400,000	23	24.7%	2,306	193	100.5%
\$400,001 - \$450,000	16	17.2%	2,488	126	100.6%
\$450,001 - \$500,000	12	12.9%	2,649	143	100.9%
\$500,001+	24	25.8%	3,911	153	100.1%
<b>Cave Springs Houses Sold</b>	<b>93</b>	<b>100.0%</b>	<b>2,686</b>	<b>140</b>	<b>100.4%</b>

# Cave Springs

## Characteristics of Houses Sold



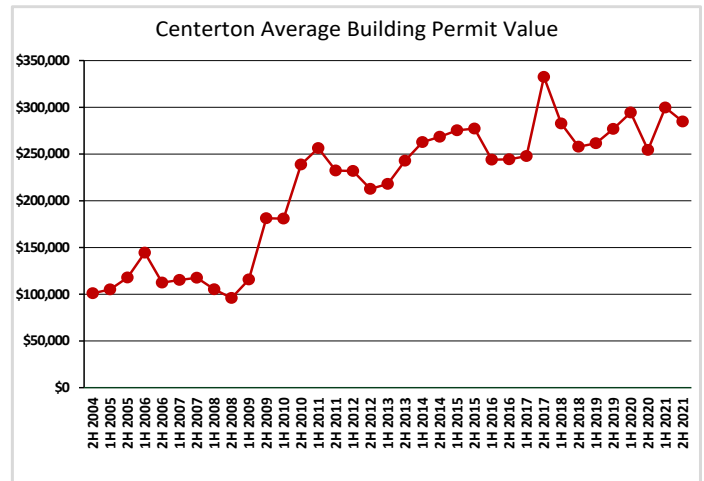
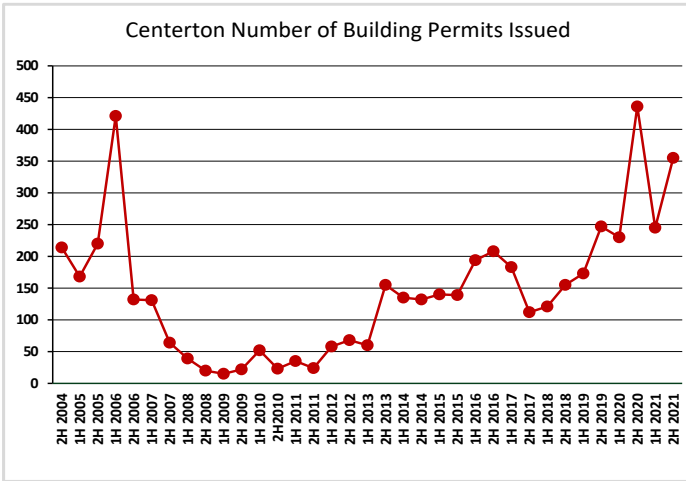
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	130	94	93	-28.5%	-1.1%
Average Price of Houses Sold	\$398,571	\$414,474	\$489,049	22.7%	18.0%
Average Days on Market	116	119	140	20.9%	17.6%
Average Price per Square Foot	\$145.00	\$159.00	\$179.25	23.6%	12.7%
Percentage of County Sales	4.9%	4.1%	3.6%	-26.6%	-13.1%
Number of New Houses Sold	57	42	40	-29.8%	-4.8%
Average Price of New Houses Sold	\$413,478	\$487,751	\$461,826	11.7%	-5.3%
Average Days on Market of New Houses Sold	188	199	252	33.6%	26.7%
Number of Houses Listed	9	11	7	-22.2%	-36.4%
Average List Price of Houses Listed	\$505,194	\$739,536	\$643,119	27.3%	-13.0%

# Cave Springs

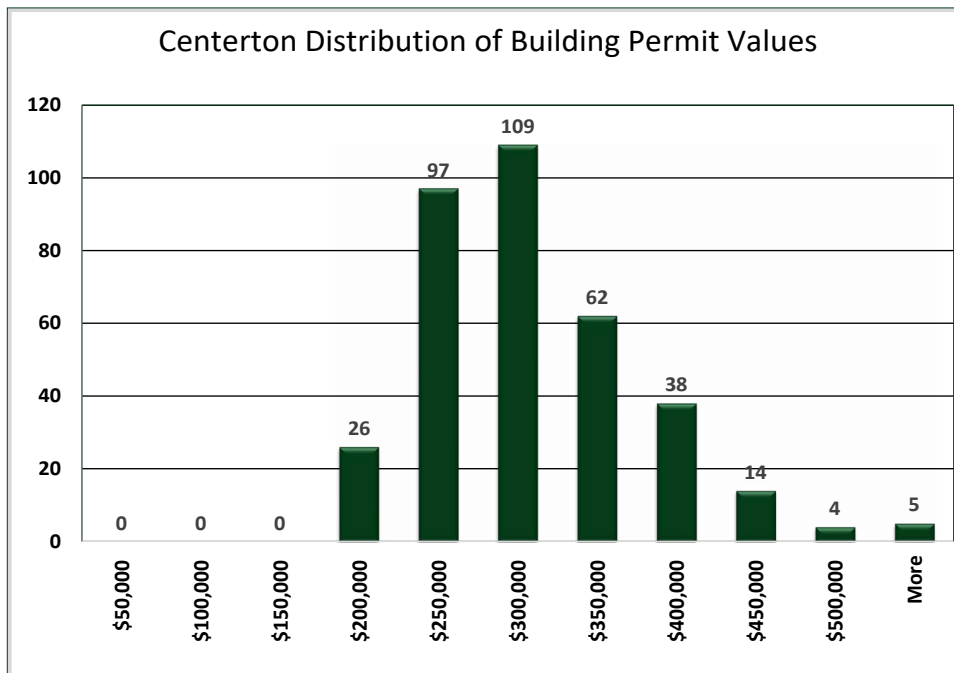
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allen's Mill	27	29.0%	2,306	251	\$403,423	\$175.38
Averie Estates	1	1.1%	4,312	50	\$1,063,000	\$246.52
Bartletts	1	1.1%	2,218	70	\$315,000	\$142.02
Brentwood	8	8.6%	2,048	50	\$361,111	\$176.10
Cave Springs Original	1	1.1%	1,035	16	\$156,000	\$150.72
Chattin Valley	1	1.1%	4,650	89	\$1,225,000	\$263.44
Creekside Estates	1	1.1%	3,541	52	\$760,000	\$214.63
Duffers Ridge	1	1.1%	3,869	48	\$647,400	\$167.33
Fairway Valley	2	2.2%	2,601	56	\$418,000	\$160.40
Franklins Rep	1	1.1%	1,850	32	\$310,000	\$167.57
Hamptons, The	2	2.2%	1,647	37	\$272,436	\$167.55
Hickory Hills	6	6.5%	2,565	150	\$418,091	\$162.67
Hyde Park	6	6.5%	2,604	46	\$449,750	\$173.83
JP Estates	1	1.1%	5,195	0	\$1,300,000	\$250.24
Marbella	5	5.4%	2,479	48	\$397,600	\$162.28
Mountain View	1	1.1%	1,400	39	\$256,500	\$183.21
Nevaeh Estates	2	2.2%	3,347	28	\$690,000	\$207.01
Otter Creek	6	6.5%	3,720	389	\$627,679	\$168.68
Ozark Acres	3	3.2%	3,552	62	\$877,000	\$246.09
Ridgewood	1	1.1%	3,745	85	\$650,000	\$173.56
Sand Springs	4	4.3%	1,564	29	\$274,500	\$177.26
St Valery Downs	3	3.2%	4,739	90	\$918,333	\$192.78
Wellington Heights	4	4.3%	2,536	44	\$398,125	\$159.13
Other	5	5.4%	3,436	126	\$643,770	\$198.43
<b>Cave Springs Houses Sold</b>	<b>93</b>	<b>100.0%</b>	<b>2,686</b>	<b>140</b>	<b>\$489,049</b>	<b>\$179.25</b>

# Centerton Building Permits



Centerton	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	436	245	355	-18.6%	44.9%
Average Value of Residential Building Permits	\$254,397	\$299,730	\$284,730	11.9%	-5.0%



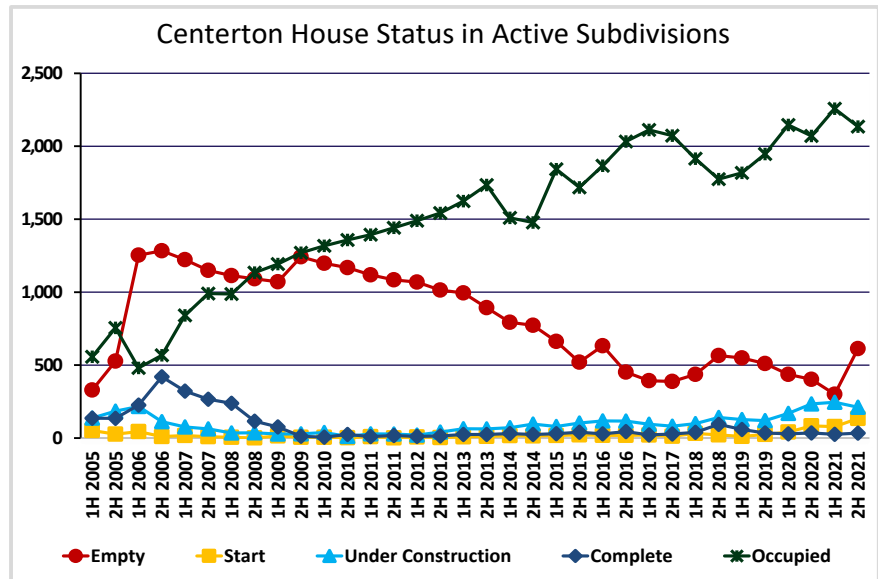
# Centerton Active Subdivisions

There were 3,126 total lots in 44 active subdivisions in Centerton in the second half of 2021. 68.3 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 6.7 percent were under construction, 4.3 percent were starts, and 19.6 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the second half of 2021 were Hilldale with 36, and The Pines at Orchard Park with 18.

313 houses in Centerton became occupied in the second half of 2021. Morningside Estates, Phase III had the most houses becoming occupied in Centerton with 48 houses. An additional 43 houses in Ashmore Landing became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 3 of the 44 active subdivisions in



Centerton.

313 new houses in Centerton became occupied in the second half of 2021. The annual absorption rate implies that there are 17.8 months of remaining inventory in active subdivisions, up from 12.52 percent in the first half of 2021.

In 3 out of the 44 active subdivisions in Centerton, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 59.6 percent in the second half of 2021.



# Centerton

## Active Subdivisions

Additionally, 1,834 new lots in 20 subdivisions received either preliminary or final approval by December 31, 2021.  
450 houses were sold in Centerton in the second half of 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bequette Farms, Phase 2	2H 2020	72		72
Bliss Street Twin Homes	1H 2020	46		46
Brookside Estates	1H 2020	142		142
Diamond Estates, Phase 4	2H 2020	55		55
Featherston Village	1H 2020	332		332
Forest Park, Phase 4	1H 2018	65		65
Fox Haven	1H 2020	19		19
Kimmel Ridge, Phase 2	1H 2021	45		45
Morning Side, Phase 4	2H 2016	47		47
Morning Side, Phase 5	2H 2016	43		43
Prairie Brook	2H 2020	193		193
Silver Leaf	1H 2021	202		202
Southwinds, Phase 2	1H 2020	113		113
Tuscany, Phase 3	1H 2020	44		44
Tuscany, Phase 4	1H 2020	42		42
Tycoon Park	1H 2020	192		192
Valley Oaks	1H 2020	19		19
Willow Ridge	2H 2020	36		36
Woodcrest Walk	2H 2020	99		99
Wynnbrooke (County)	2H 2019	28		28
Tuscany, Phase IV	1H 2020	42		42
Tycoon Park	1H 2020	192		192
Valley Oaks	1H 2020	19		19
Willow Ridge	2H 2020	36		36
Woodcrest Walk	2H 2020	99		99
Wynnbrooke (County)	2H 2019	28		28
<b>Centerton Coming Lots</b>		<b>1,834</b>		<b>1,834</b>

# Centerton

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Annika Estates	122	14	3	0	0	139	0	--
Ashmore Landing Loop	0	0	16	0	51	67	43	3.8
Barrington Place, Phase 1	70	16	18	7	3	114	3	444.0
Bequette Farms, Phase I	0	1	2	0	27	30	0	6.0
Big Sky	3		1	3	62	69	9	3.1
Blossom Hills <sup>1</sup>	28	30	17	0	0	75	0	--
Brimwoods, Phase I <sup>1</sup>	2	3	2	0	28	35	0	--
Clark Estates	0	0	6	0	51	57	4	3.3
Creekside, Phase I	0	0	4	2	47	53	3	24.0
Creekside, Phase II	0	6	7	1	68	82	10	6.5
Diamond Estates, Phase I	0	0	0	0	32	32	1	0.0
Diamond Estates, Phase II	0	0	0	0	48	48	2	0.0
Diamond Estates, Phase III	2	0	3	1	69	75	34	1.2
Forest Park, Phase II	0	1	2	0	55	58	1	4.5
Forest Park, Phase III	44	4	1	3	9	61	9	69.3
Grassy Hills	5	1	0	0	1	7	1	72.0
Hilldale	83	15	36	6	0	140	0	--
Kimmel Ridge	3	0	5	6	56	70	18	4.3
Maple Estates, Phase 1A	0	0	8	0	0	8	0	--
Maple Estates, Phase IB	0	0	0	0	24	24	1	0.0
Maple Estates, Phase II	48	1	4	0	0	53	0	--
Moonlight Valley	16	2	1	0	15	34	1	228.0
Morningside Estates, Phase I	2	0	0	1	55	58	0	36.0
Morningside Estates, Phase III	0	0	0	0	64	64	48	0.0
Oak Tree	8	1	0	0	189	198	0	54.0
Orchard Park, Phase III	7	0	0	2	19	28	0	36.0
Orchard Park, Phase V	0	0	0	0	30	30	3	0.0
Orchard Park, Phase VI	0	0	0	0	37	37	34	0.0
Oasage Creek	3	0	3	0	29	35	3	10.3
Park Place	9	2	1	0	0	12	0	--
Pines at Orchard Park, The	88	28	18	0	0	134	0	--
Quail Hollow, Phase III	0	0	7	0	31	38	31	2.7
Park Place	9	2	1	0	0	12	0	--
Quail Hollow, Phase III	0	0	7	0	31	38	22	3.0
Ridgefield, Blk III	1	0	1	0	34	36	1	24.0
Sunrise Ridge	0	0	2	0	68	70	5	1.5
Southwinds, Phase I	0	0	0	1	109	110	4	0.1
Tamarron	9	1	0	0	290	300	4	30.0



# Centerton Active Subdivisions

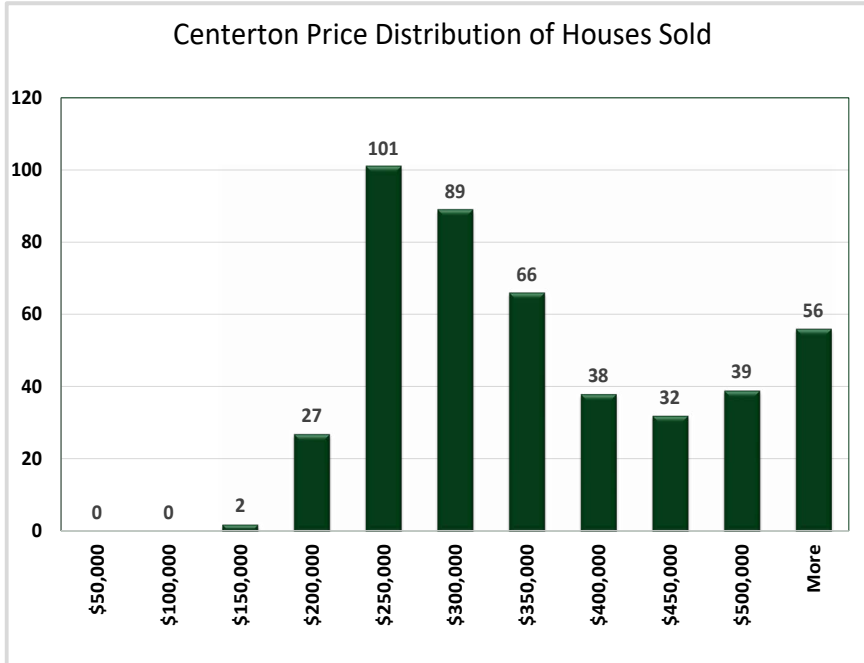
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Tuscany, Phase I	1	0	2	1	73	77	1	48.0
Tuscany, Phase I	1	0	0	0	24	25	2	2.0
Versailles	12	1	5	0	109	127	1	108.0
Westridge Village	29	4	23	0	29	85	12	23.2
West End Acres	7	0	5	0	16	28	2	36.0
Willow Crossing <sup>1,2</sup>	1	1	0	0	251	253	0	--
<b>Centerton Active Subdivisions</b>	<b>613</b>	<b>134</b>	<b>211</b>	<b>34</b>	<b>2,134</b>	<b>3,126</b>	<b>313</b>	<b>17.8</b>

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

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



# Centerton Price Distribution of Houses Sold



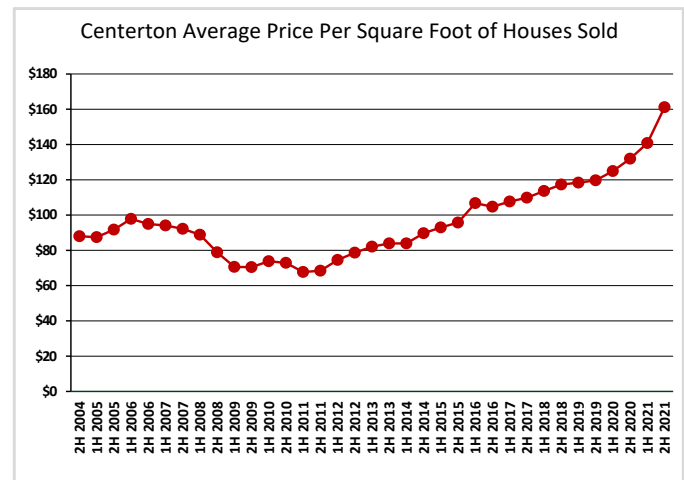
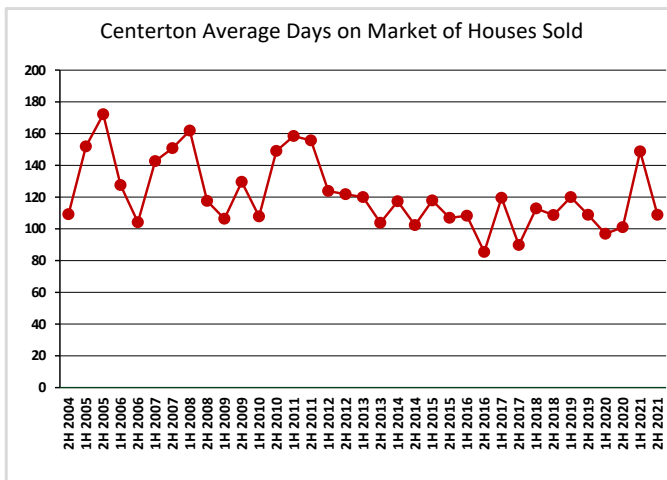
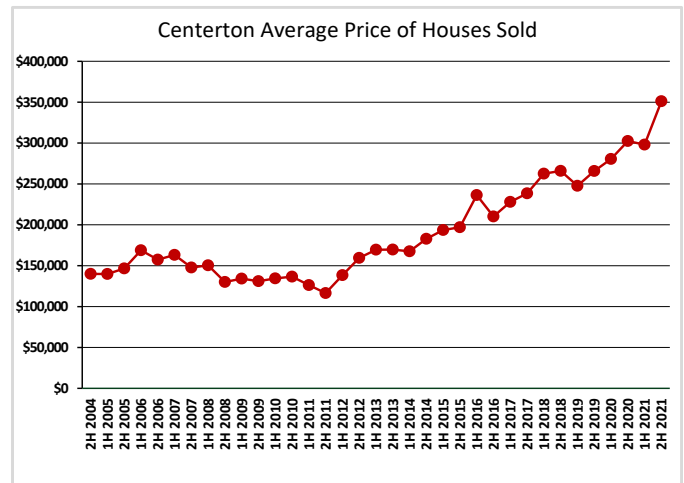
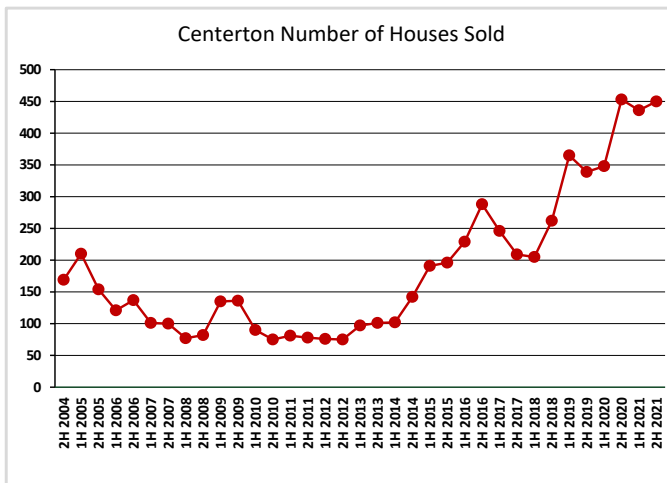
The average price of a house was \$351,199 at \$161.17 per square foot.

The median cost of a house was \$308,000

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	0.4%	1,091	27	101.6%
\$150,001 - \$200,000	27	6.0%	1,330	82	102.7%
\$200,001 - \$250,000	101	22.4%	1,533	110	102.9%
\$250,001 - \$300,000	89	19.8%	1,781	121	102.2%
\$300,001 - \$350,000	66	14.7%	2,069	128	102.0%
\$350,001 - \$400,000	38	8.4%	2,337	104	101.2%
\$400,001 - \$450,000	32	7.1%	2,661	130	100.7%
\$450,001 - \$500,000	39	8.7%	2,675	106	101.2%
\$500,001+	56	12.4%	3,548	74	100.6%
<b>Centerton Houses Sold</b>	<b>450</b>	<b>100.0%</b>	<b>2,144</b>	<b>109</b>	<b>101.9%</b>

# Centerton

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	453	436	450	-0.7%	3.2%
Average Price of Houses Sold	\$302,518	\$298,009	\$351,199	16.1%	17.8%
Average Days on Market	101	149	109	7.8%	-26.8%
Average Price per Square Foot	\$131.97	\$140.78	\$161.17	22.1%	14.5%
Percentage of County Sales	13.0%	13.8%	12.5%	-3.7%	-9.6%
Number of New Houses Sold	216	268	222	2.8%	-17.2%
Average Price of New Houses Sold	\$322,590	\$295,119	\$358,496	11.1%	21.5%
Average Days on Market of New Houses Sold	143	204	175	22.1%	-14.0%
Number of Houses Listed	57	19	30	-47.4%	57.9%
Average List Price of Houses Listed	\$352,757	\$504,084	\$484,885	37.5%	-3.8%

# Centerton

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashmore Landing	34	7.6%	1,941	247	\$296,747	\$152.87
Barrington Place	20	4.4%	1,636	107	\$295,476	\$180.64
Bellawood	6	1.3%	1,729	37	\$281,600	\$163.32
Big Sky	7	1.6%	3,016	57	\$544,054	\$180.11
Black Springs	3	0.7%	2,005	42	\$304,213	\$151.81
Bliss Orchard	1	0.2%	1,693	42	\$266,500	\$157.41
Blossom Hills	2	0.4%	1,944	230	\$319,452	\$164.28
Briar Rose	7	1.6%	1,468	36	\$256,071	\$174.82
Brimwoods	2	0.4%	1,503	39	\$238,000	\$158.42
Centerpoint	31	6.9%	1,392	39	\$207,910	\$149.70
Centerton Original	4	0.9%	1,300	42	\$191,250	\$147.50
Char Lou Estates	4	0.9%	1,874	32	\$285,625	\$152.63
Clark Estates	10	2.2%	2,210	47	\$382,101	\$173.02
Copper Oaks	1	0.2%	1,590	35	\$185,000	\$116.35
Creekside	28	6.2%	2,735	156	\$477,398	\$174.72
Diamond Estates	23	5.1%	2,651	128	\$444,334	\$167.57
Dogwood	2	0.4%	1,367	33	\$215,350	\$157.58
Forest Park	6	1.3%	2,213	37	\$374,000	\$168.83
Fox Run	2	0.4%	1,791	80	\$265,750	\$147.76
Hickory Park	1	0.2%	1,200	90	\$155,000	\$129.17
Hilldale	20	4.4%	1,482	140	\$247,061	\$166.81
Kensington Hills	7	1.6%	1,965	40	\$296,343	\$151.06
Laynebridge	4	0.9%	2,107	56	\$330,000	\$156.63
Lexington	1	0.2%	3,315	41	\$575,000	\$173.45
Maple Estates	4	0.9%	2,719	108	\$487,435	\$179.23
Morningside Estates	29	6.4%	1,647	171	\$223,480	\$139.17
North Forty	4	0.9%	1,419	47	\$209,000	\$149.04
Oak Ridge	3	0.7%	1,922	46	\$277,667	\$144.60
Oak Tree	15	3.3%	4,360	62	\$826,200	\$190.77
Orchard Park	19	4.2%	1,988	297	\$263,453	\$132.70
Osage Creek	3	0.7%	2,807	54	\$484,100	\$172.38
Quail Hollow	10	2.2%	2,488	284	\$372,397	\$149.47
Quailridge	10	2.2%	3,178	49	\$472,000	\$148.74
Ridgefield	5	1.1%	2,070	63	\$332,900	\$160.07
Sienna At Cooper's Farm	26	5.8%	1,808	47	\$277,327	\$153.62
Somerset	2	0.4%	1,389	24	\$228,500	\$164.62



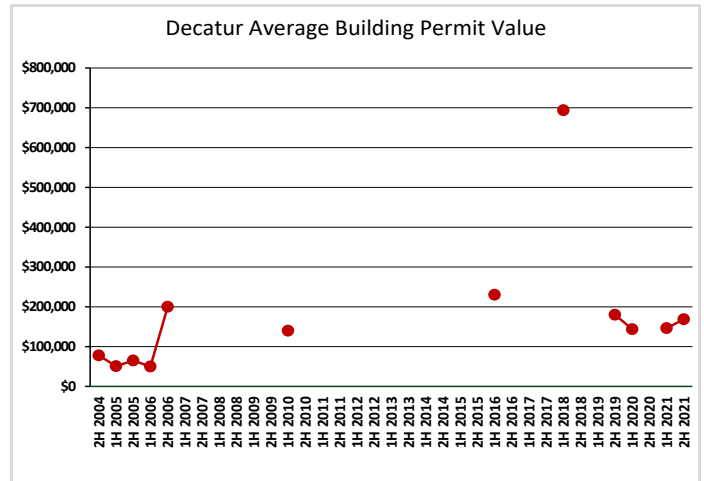
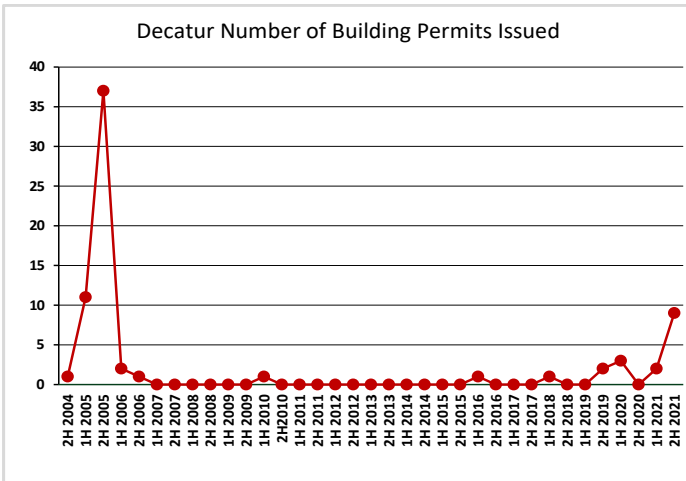
# Centerton

## Characteristics of Houses Sold

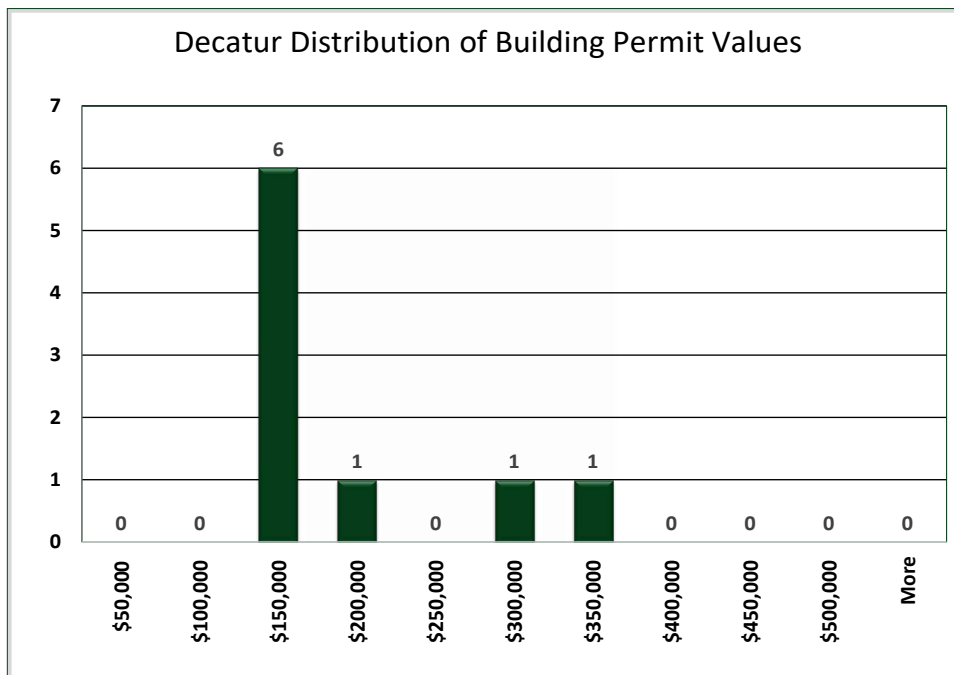
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sonoma Valley	5	1.1%	1,695	40	\$230,900	\$136.41
Southfork	3	0.7%	1,815	27	\$274,177	\$151.06
Southland	6	1.3%	1,309	40	\$195,009	\$147.61
Sunrise Ridge	9	2.0%	2,016	94	\$329,913	\$164.15
Tamarron	17	3.8%	2,230	51	\$328,882	\$148.47
Tarah Knolls	1	0.2%	2,415	45	\$380,000	\$157.35
Timber Ridge	3	0.7%	2,209	49	\$289,333	\$136.01
Tuscany	10	2.2%	3,113	67	\$546,600	\$175.73
Versailles	5	1.1%	4,234	50	\$837,580	\$199.73
Walnut Ridge	4	0.9%	1,571	37	\$235,125	\$150.90
West End	1	0.2%	4,800	70	\$965,000	\$201.04
Western Heights	1	0.2%	1,450	36	\$210,000	\$144.83
Westridge Village	16	3.6%	2,591	131	\$464,286	\$179.15
Westwood	1	0.2%	1,420	22	\$220,000	\$154.93
Willow Crossing	4	0.9%	1,435	36	\$229,750	\$160.47
Other	8	1.8%	2,264	59	\$527,500	\$233.28
<b>Centerton Houses Sold</b>	<b>450</b>	<b>100.0%</b>	<b>2,144</b>	<b>109</b>	<b>\$351,199</b>	<b>\$161.17</b>



# Decatur Building Permits



Decatur	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	0	2	9	--	350.0%
Average Value of Residential Building Permits	\$0	\$146,500	\$168,824	--	15.2%

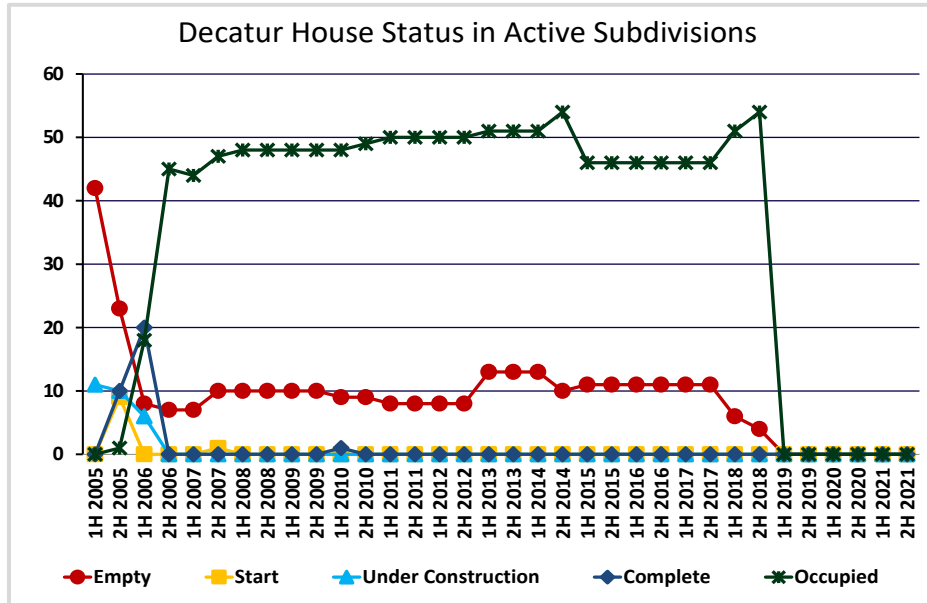


# Decatur Active Subdivisions

There were no active subdivisions in Decatur for the second half of 2021.

No new or additional lots have received either preliminary or final approval by December 31, 2021, in Decatur.

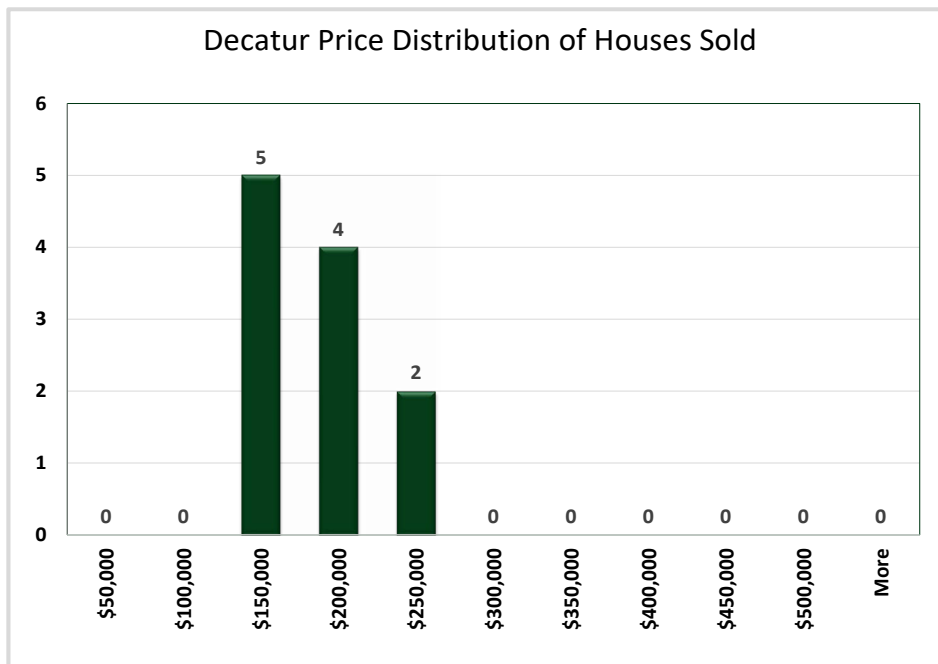
The percentage of occupied by owner houses increased in Decatur from 52.9 percent in 2012 to 55.0 percent in the second half of 2021.



11 houses sold in Decatur in the second half of 2021.

The average price of a house was \$154,900 at \$123.94 per square foot.

The median cost of a house was \$160,000.





# Decatur

## Price Distribution of Houses Sold

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	5	45.5%	1,070	26	97.0%
\$150,001 - \$200,000	4	36.4%	1,286	62	97.3%
\$200,001 - \$250,000	2	18.2%	1,622	116	101.3%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Total</b>	<b>11</b>	<b>100.0%</b>	<b>1,249</b>	<b>56</b>	<b>97.9%</b>

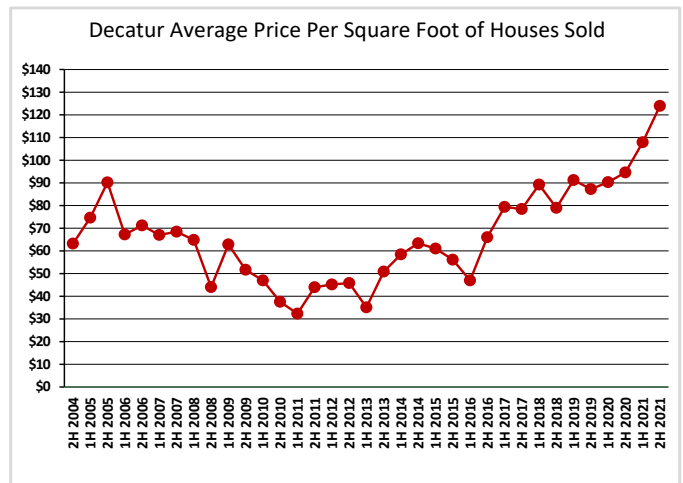
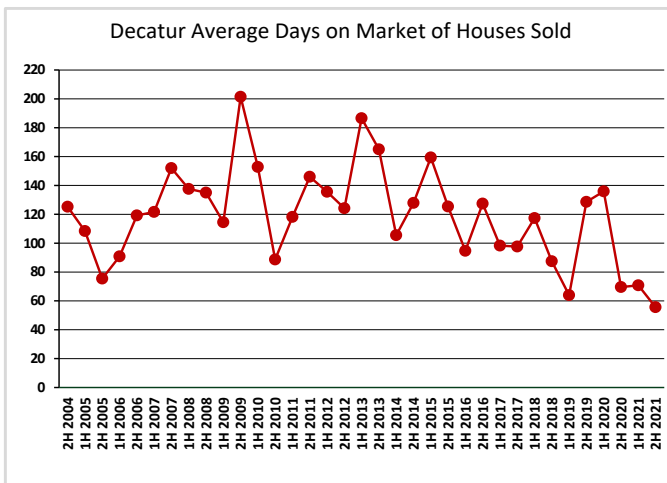
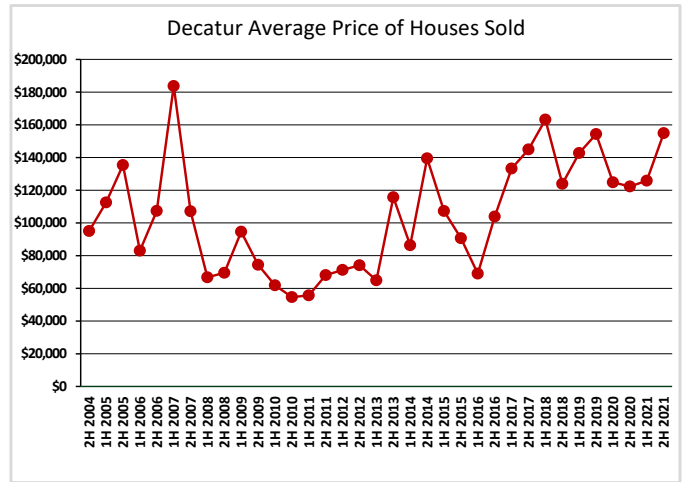
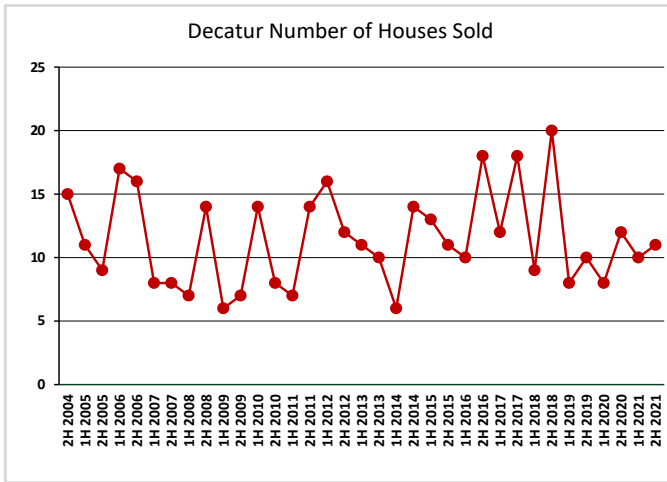
# Decatur

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Developers Inc	4	36.4%	1,194	33	\$129,750	\$110.09
Grant Springs	1	9.1%	1,154	71	\$160,000	\$138.65
Northwest Park	1	9.1%	1,014	44	\$130,000	\$128.21
Oak Park	1	9.1%	1,548	48	\$205,000	\$132.43
Wolf Creek Ridge	3	27.3%	1,359	91	\$189,967	\$140.36
Other	1	9.1%	1,170	46	\$120,000	\$102.56
<b>Decatur Houses Sold</b>	<b>11</b>	<b>100.0%</b>	<b>1,249</b>	<b>56</b>	<b>\$154,900</b>	<b>\$123.94</b>

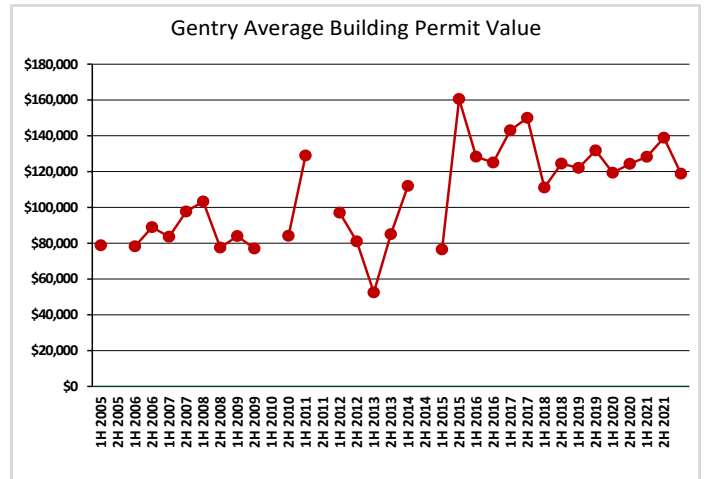
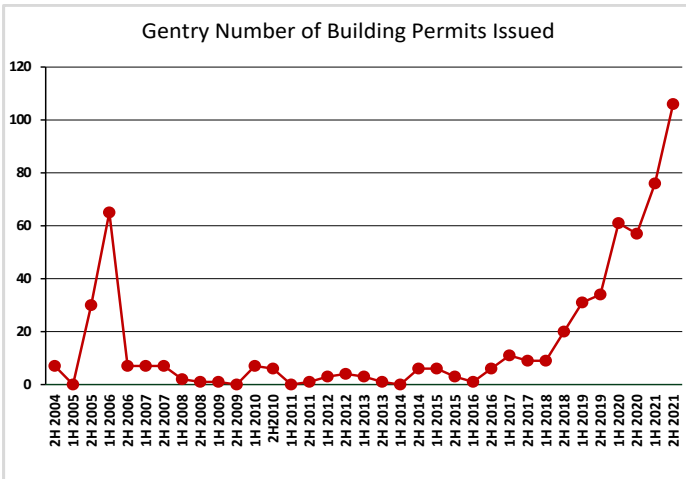
# Decatur

## Characteristics of Houses Sold



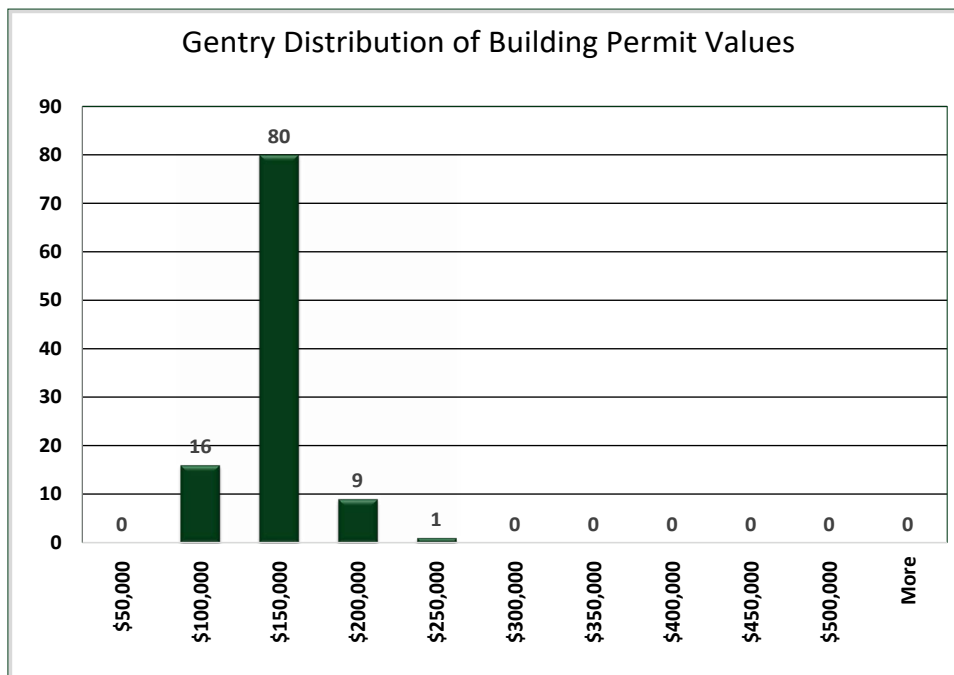
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	12	10	11	-8.3%	10.0%
Average Price of Houses Sold	\$122,258	\$125,800	\$154,900	26.7%	23.1%
Average Days on Market	70	71	56	-20.0%	-21.4%
Average Price per Square Foot	\$94.60	\$107.93	\$123.94	31.0%	14.8%
Percentage of County Sales	0.1%	0.1%	0.1%	-2.8%	0.8%
Number of New Houses Sold	2	0	1	-50.0%	--
Average Price of New Houses Sold	\$198,450	--	\$229,900	15.8%	--
Average Days on Market of New Houses Sold	120	131	274	-2.4%	--
Number of Houses Listed	3	0	3	0.0%	--
Average List Price of Houses Listed	\$199,736	\$212,434	\$247,438	53.2%	--

# Gentry Building Permits



Gentry	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	57	76	106	86.0%	39.5%
Average Value of Residential Building Permits	\$128,257	\$138,888	\$118,825	-7.4%	-14.4%

The number of building permits has increased as the number of active subdivisions has increased in Gentry since the first half of 2020.



# Gentry

## Active Subdivisions

There were 468 total lots in 11 active subdivisions in Gentry in the second half of 2021. 44.4 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 10.3 were under construction, 5.1 percent were starts, and 38.5 percent were empty lots.

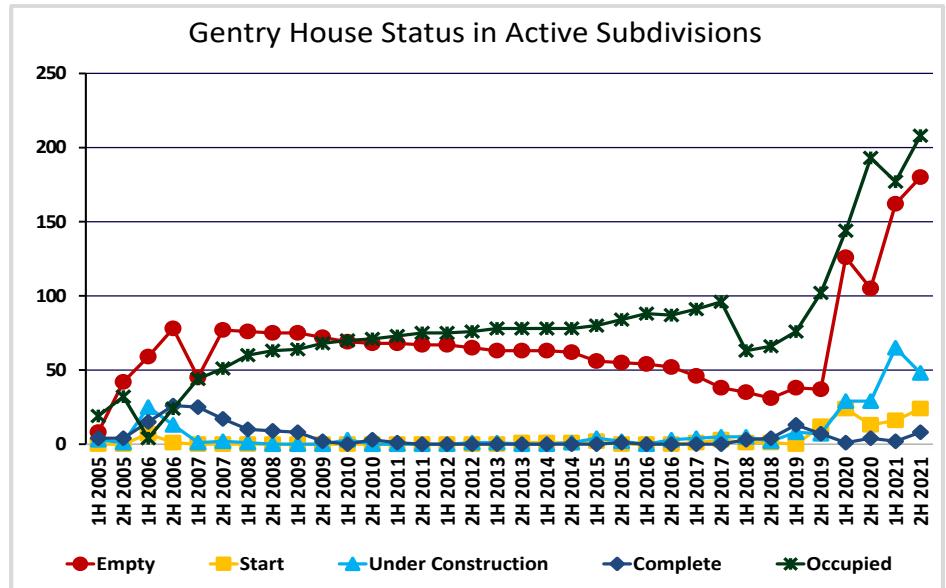
The subdivisions with the most houses under construction in Gentry during the second half of 2021 were Sunset Ridge, Phase IIB & IV with 19, Grand Estates, Phase II with 11, and Rustic Ridge with 8.

Sunset Ridge, Phase III had the most houses becoming occupied in Gentry with 31 houses. An additional 17 houses in Grand Estates, Phase II became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 3 of the 11 active subdivisions in Gentry.

62 new houses in Gentry became occupied in the second half of 2021.

The annual absorption rate implies that there are 37.6 months of remaining inventory in active subdivisions, down from 42.0 percent in the first half of 2021.



In 6 out of the 11 active subdivisions in Gentry, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 57.2 percent in the second half of 2021.

Additionally, 60 new lots in 1 subdivision received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Sunset Ridge IV	1H 2020		60	60
<b>New and Preliminary Lots</b>			<b>60</b>	<b>60</b>

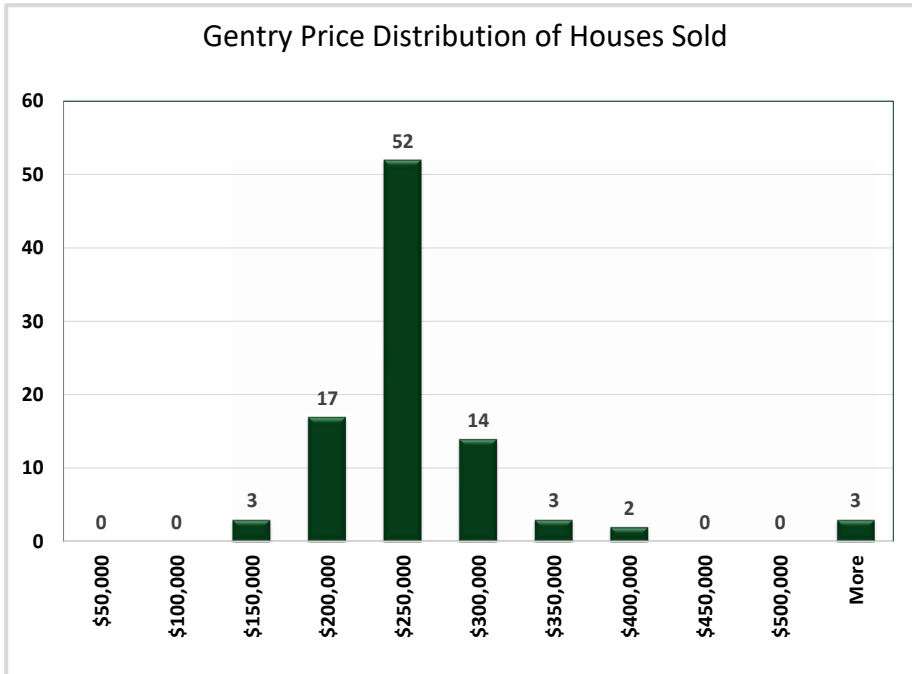
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II <sup>1,2</sup>	2	0	0	0	3	5	0	--
Grand Estates, Phase I	13	0	2	1	44	60	17	9.1
Grand Estates, Phase II	40	6	11	0	0	57	0	--
Oaks, The, Phase II <sup>1,2</sup>	3	0	0	0	29	32	0	--
Phillips Park	12	4	4	0	4	24	4	60.0
Sandy Acres	19	0	0	0	1	20	1	228.0
Rustic Ridge	4	0	8	1	15	28	9	14.2
Springhill <sup>1</sup>	12	7	0	0	11	30	0	--
Sunset Ridge, Phase IA <sup>1</sup>	2	0	2	0	27	31	0	--
Sunset Ridge, Phase IIA <sup>1,2</sup>	3	0	0	0	27	30	0	--
Sunset Ridge, Phase IIB & IV <sup>1</sup>	64	7	19	0	0	90	0	--
Sunset Ridge, Phase III	6	0	2	6	47	61	31	3.9
<b>Gentry Active Subdivisions</b>	<b>180</b>	<b>24</b>	<b>48</b>	<b>8</b>	<b>208</b>	<b>468</b>	<b>62</b>	<b>37.6</b>

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

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

# Gentry

## Price Distribution of Houses Sold



94 houses were sold in Gentry in the second half of 2021.

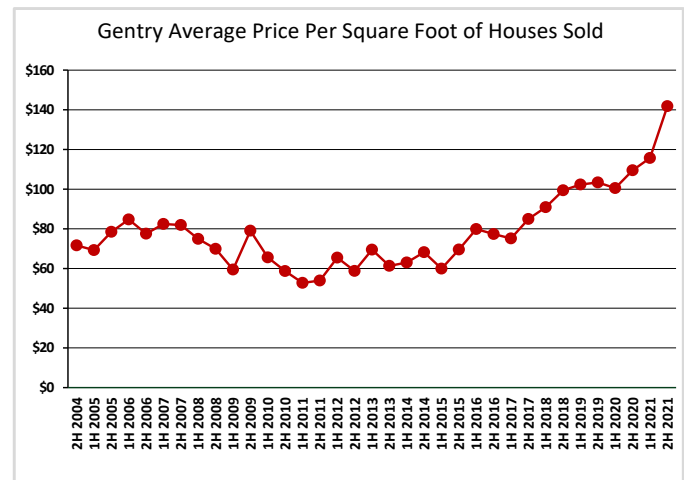
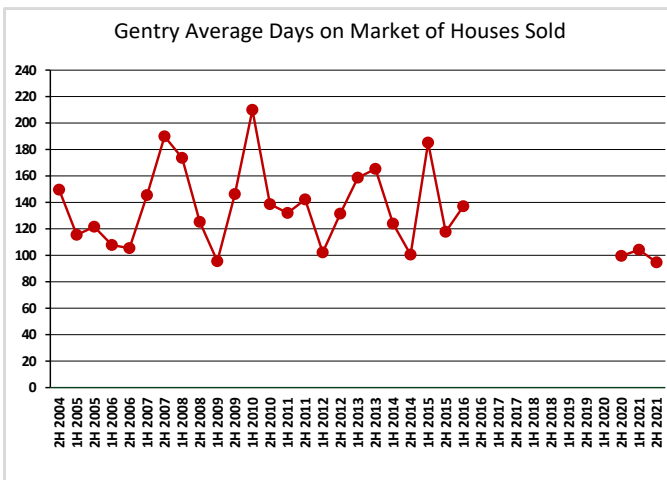
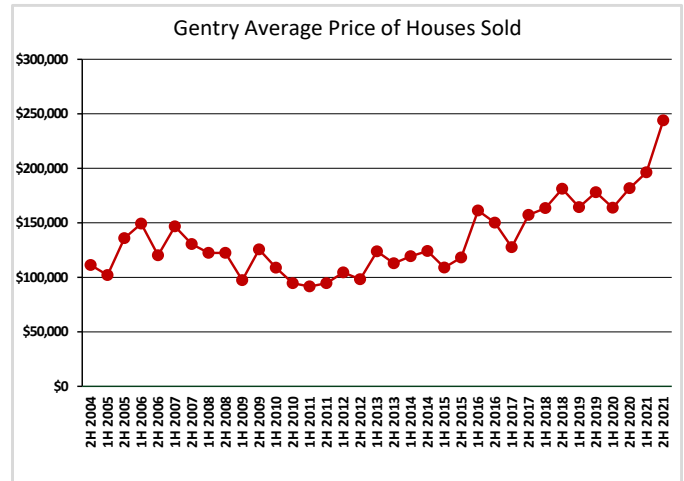
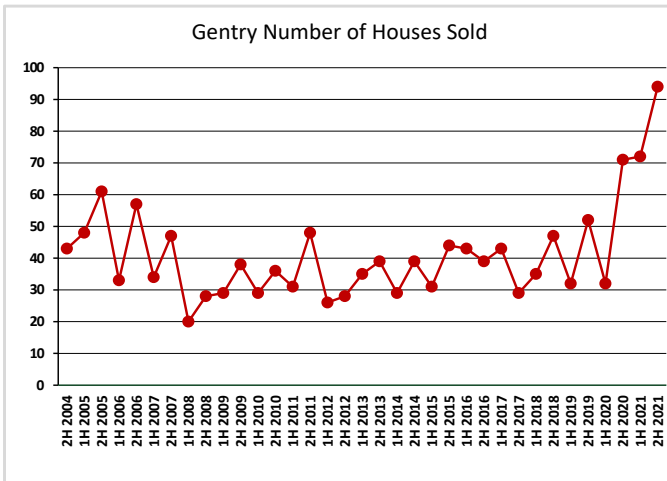
The average price of a house was \$243,953 at \$141.81 per square foot.

The median cost of a house was \$230,250.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	3.2%	1,059	45	106.5%
\$150,001 - \$200,000	17	18.1%	1,517	98	100.1%
\$200,001 - \$250,000	52	55.3%	1,616	86	100.1%
\$250,001 - \$300,000	14	14.9%	1,839	111	101.1%
\$300,001 - \$350,000	3	3.2%	1,929	174	99.3%
\$350,001 - \$400,000	2	2.1%	2,543	99	96.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	3.2%	3,448	116	98.8%
<b>Total</b>	<b>94</b>	<b>100.0%</b>	<b>1,702</b>	<b>95</b>	<b>100.3%</b>

# Gentry

## Characteristics of Houses Sold



Gentry-Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	71	72	94	32.4%	30.6%
Average Price of Houses Sold	\$181,689	\$196,240	\$243,953	34.3%	24.3%
Average Days on Market	100	104	95	0	0
Average Price per Square Foot	\$109.53	\$115.68	\$141.81	29.5%	22.6%
Percentage of County Sales	1.2%	1.5%	1.8%	47.7%	20.0%
Number of New Houses Sold	47	32	61	29.8%	90.6%
Average Price of New Houses Sold	\$162,822	\$165,187	\$199,73	23.9%	16.5%
Average Days on Market of New Houses Sold	114	107	112	-2.3%	4.3%
Number of Houses Listed	20	8	14	-30.0%	75.0%
Average List Price of Houses Listed	\$231,278	\$406,257	\$328,952	42.2%	-19.0%

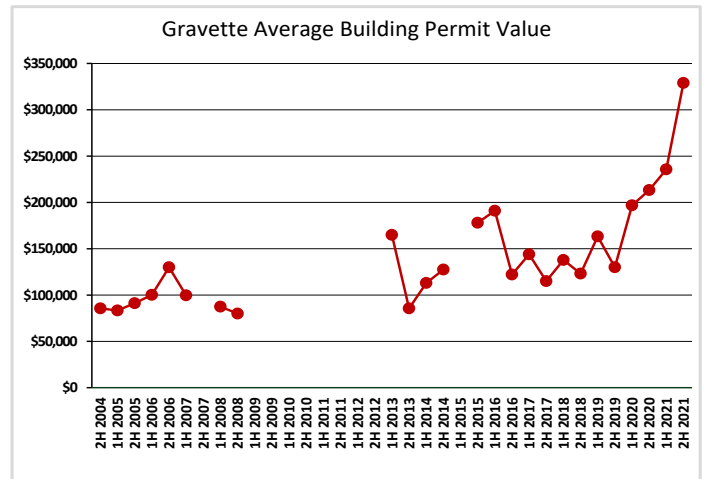
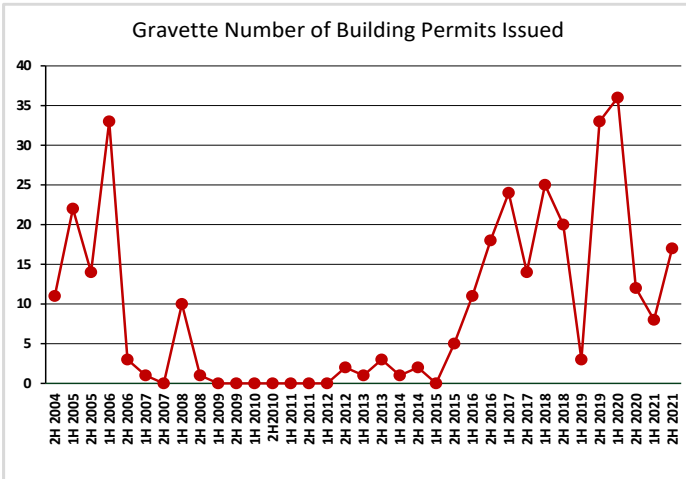
# Gentry

## Characteristics of Houses Sold

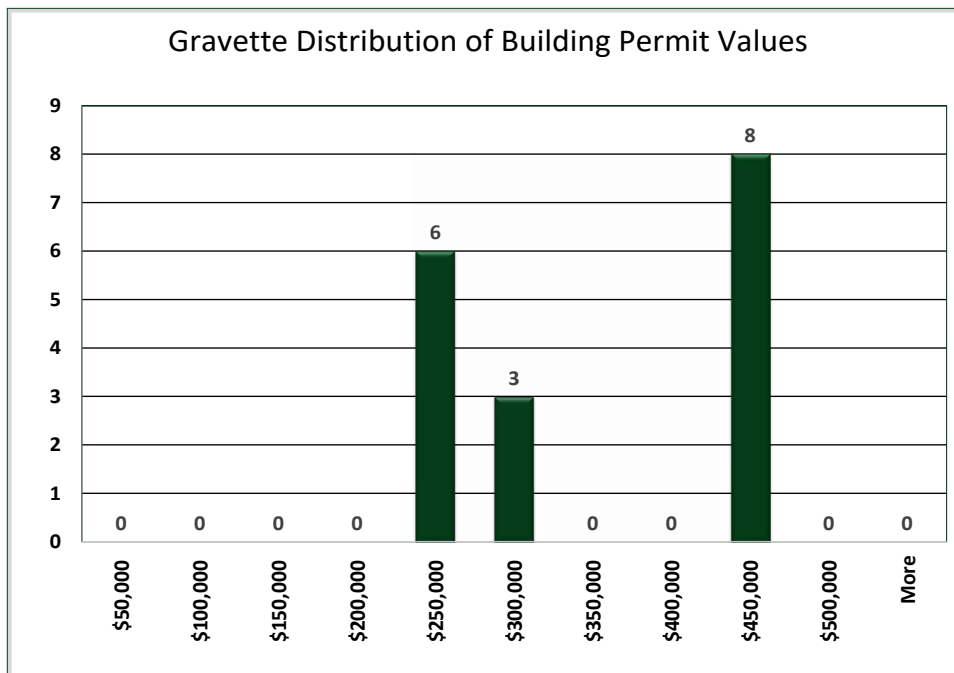
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashton Place	1	1.1%	1,525	74	\$195,000	\$127.87
Carast Acres	1	1.1%	1,330	35	\$164,000	\$123.31
Carmelle	1	1.1%	1,485	71	\$175,000	\$117.85
Doss Storey	1	1.1%	1,423	74	\$183,000	\$128.60
Eagles Nest	1	1.1%	1,704	41	\$230,000	\$134.98
Eagles Nest Estates	1	1.1%	1,500	51	\$189,900	\$126.60
Gentry Original	4	4.3%	1,549	57	\$170,550	\$110.03
Grand Estates	16	17.0%	1,708	110	\$256,191	\$150.99
Hastings	1	1.1%	1,120	42	\$110,000	\$98.21
Hornbeck Heights	1	1.1%	2,735	121	\$400,000	\$146.25
Oaks, The	1	1.1%	1,591	45	\$206,000	\$129.48
Ozark Orchard	1	1.1%	1,736	70	\$315,000	\$181.45
Pequena Valley Estates	1	1.1%	1,624	35	\$190,000	\$117.00
Phillips Park	6	6.4%	1,539	190	\$229,881	\$149.29
Piersons	1	1.1%	1,516	42	\$225,000	\$148.42
Round Prairie Estate	1	1.1%	1,255	36	\$170,000	\$135.46
Rustic Ridge	7	7.4%	2,063	153	\$301,329	\$145.81
Sunset Ridge	40	42.6%	1,595	83	\$223,473	\$140.40
Tuttles	1	1.1%	1,800	84	\$195,000	\$108.33
W C Hastings	2	2.1%	1,237	55	\$144,950	\$118.57
Other	5	5.3%	2,833	90	\$497,000	\$176.14
<b>Gentry Houses Sold</b>	<b>94</b>	<b>100.0%</b>	<b>1,702</b>	<b>95</b>	<b>\$243,953</b>	<b>\$141.81</b>



# Gravette Building Permits



Gravette	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	12	8	17	41.7%	112.5%
Average Value of Residential Building Permits	\$213,308	\$235,620	\$329,028	54.2%	39.6%



# Gravette

## Active Subdivisions

There were 118 total lots in 2 active subdivisions in Gravette in the second half of 2021. 87.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 0.8 percent were starts, and 10.2 percent were empty lots.

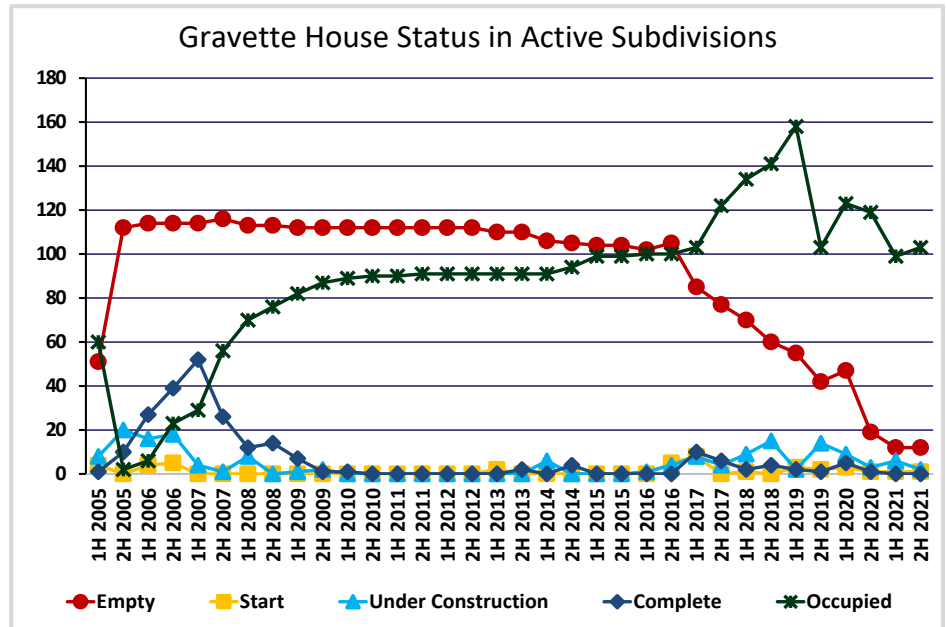
The subdivisions with the most houses under construction in Gravette during the second half of 2021 was Lynchburg Estates with 2.

Walnut Creek had the most houses becoming occupied in Gravette with 4 houses.

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

4 new houses in Gravette became occupied in the second half of 2021. The annual absorption rate implies that there are 20.0 months of remaining inventory in active subdivisions, up from 5.1 percent in the first half of 2021.

In 1 out of the 2 active subdivisions in Gravette, no absorption has occurred in the second half of 2021.



The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 55.6 percent in the second half of 2021.

Additionally, 35 new lots in 2 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Jenna Estates	1H 2021	23		23
Teri's Place	1H 2021	12		12
<b>New and Preliminary Lots</b>		<b>35</b>	<b>0</b>	<b>35</b>

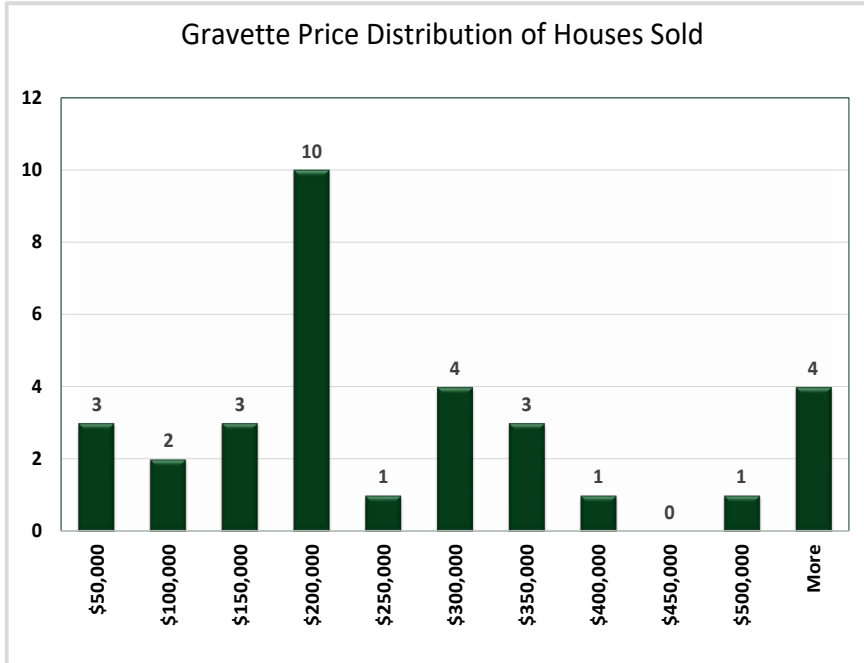
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lynchburg Estates	4	1	2	0	4	11	0	42.0
Walnut Creek	8	0	0	0	99	107	4	13.7
<b>Gravette Active Subdivisions</b>	<b>12</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>103</b>	<b>118</b>	<b>4</b>	<b>20.0</b>

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

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

# Gravette

## Price Distribution of Houses Sold



32 houses were sold in Gravette in the second half of 2021.

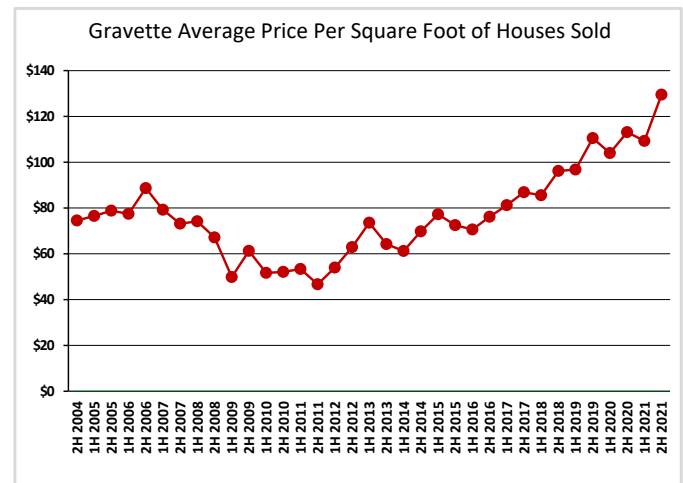
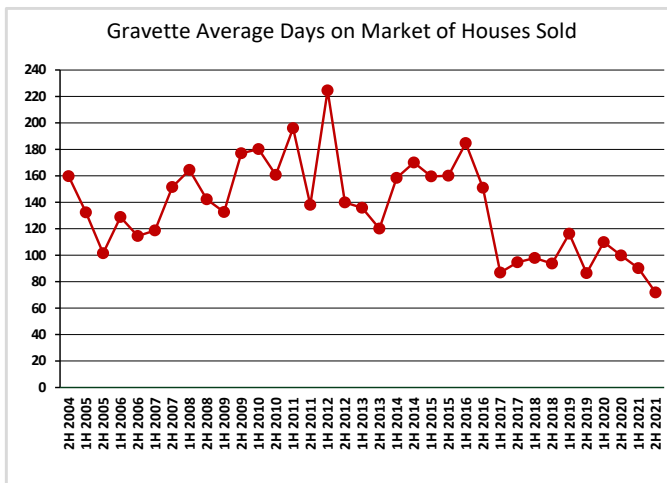
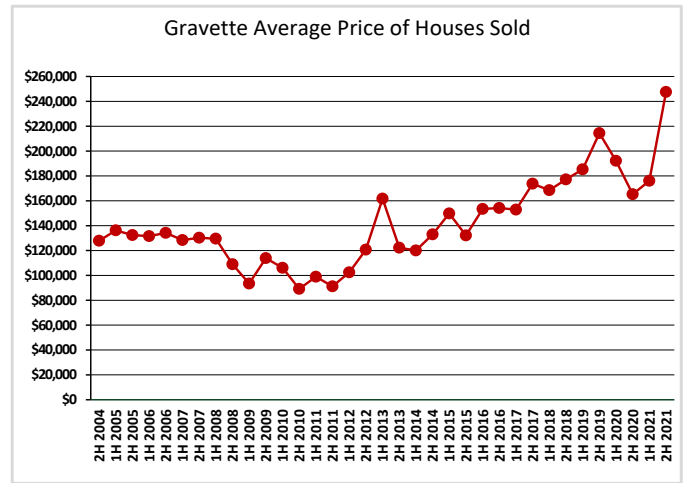
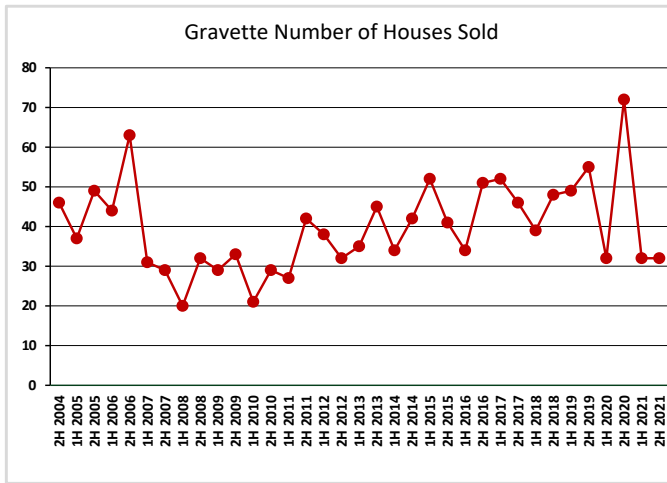
The average price of a house was \$247,525 at \$129.49 per square foot.

The median cost of a house was \$185,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	3	9.4%	1,164	50	85.8%
\$50,001 - \$100,000	2	6.3%	1,116	130	91.9%
\$100,001 - \$150,000	3	9.4%	1,437	51	101.9%
\$150,001 - \$200,000	10	31.3%	1,361	66	98.9%
\$200,001 - \$250,000	1	3.1%	1,150	43	88.6%
\$250,001 - \$300,000	4	12.5%	1,914	62	100.0%
\$300,001 - \$350,000	3	9.4%	2,888	96	95.4%
\$350,001 - \$400,000	1	3.1%	2,158	102	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	1	3.1%	2,504	91	100.0%
\$500,001+	4	12.5%	2,974	76	96.8%
<b>Gravette</b>	<b>32</b>	<b>100.0%</b>	<b>1,802</b>	<b>72</b>	<b>96.8%</b>

# Gravette

## Characteristics of Houses Sold



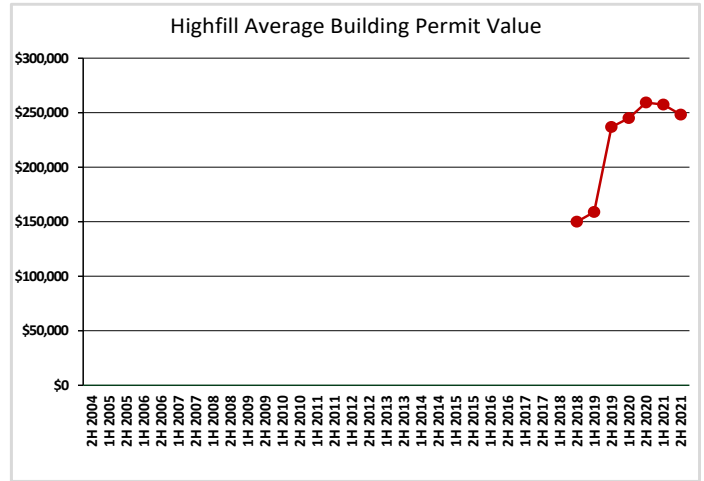
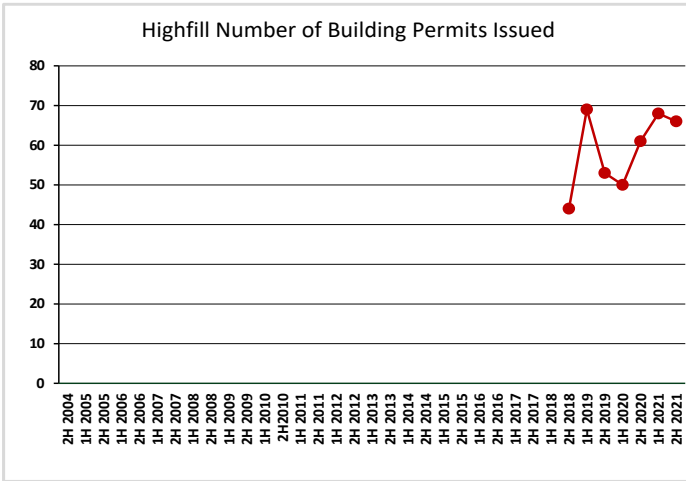
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	72	32	32	-55.6%	0.0%
Average Price of Houses Sold	\$165,280	\$176,105	\$247,525	49.8%	40.6%
Average Days on Market	100	90	72	-28.1%	-20.4%
Average Price per Square Foot	\$113.14	\$109.30	\$129.49	14.5%	18.5%
Percentage of County Sales	1.1%	0.6%	0.6%	-49.8%	-5.6%
Number of New Houses Sold	39	3	6	-84.6%	100.0%
Average Price of New Houses Sold	\$172,166	\$206,100	\$354,150	105.7%	71.8%
Average Days on Market of New Houses Sold	128	94	98	-23.0%	4.4%
Number of Houses Listed	6	4	9	50.0%	125.0%
Average List Price of Houses Listed	\$221,483	\$350,210	\$286,489	29.4%	-18.2%

# Gravette

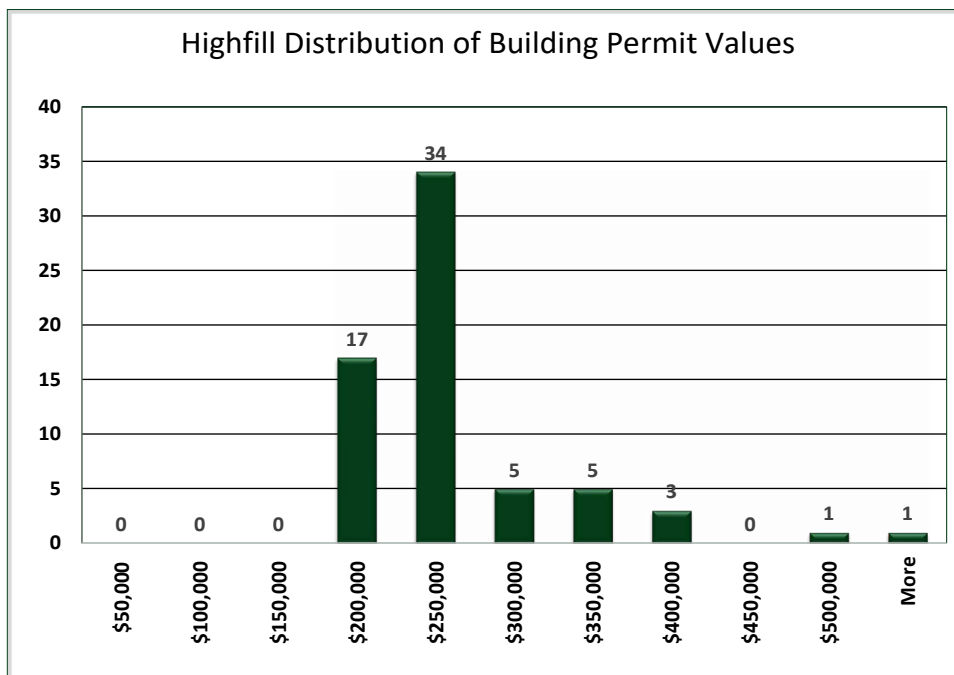
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Barnwells	1	3.1%	1,532	94	\$150,000	\$97.91
Countryside Estates	2	6.3%	1,216	41	\$174,450	\$143.65
Gravette Original	4	12.5%	1,558	106	\$144,000	\$86.45
Jensons	1	3.1%	1,000	25	\$50,000	\$50.00
Karr & Powell	1	3.1%	3,520	131	\$315,000	\$89.49
Loydon Oaks	1	3.1%	2,446	102	\$528,000	\$215.86
Mcallister & Shields	2	6.3%	1,658	45	\$170,500	\$103.49
Oswalt	3	9.4%	1,374	47	\$163,667	\$118.04
Ridgeview Estates	1	3.1%	2,158	102	\$365,000	\$169.14
Stone Crest	2	6.3%	1,183	119	\$165,000	\$140.04
Touch Me Not Spring Estate	1	3.1%	1,508	31	\$155,000	\$102.79
Walnut Creek	2	6.3%	2,132	62	\$297,000	\$139.29
Westfield	2	6.3%	1,202	42	\$181,250	\$151.86
Other	9	28.1%	2,264	70	\$368,267	\$151.33
	32	100.0%	1,802	72	\$247,525	\$129.49

# Highfill Building Permits



Highfill	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	61	68	66	8.2%	-2.9%
Average Value of Residential Building Permits	\$259,333	\$257,350	\$248,182	-4.3%	-3.6%



# Highfill

## Active Subdivisions

There were 231 total lots in 6 active subdivisions in Highfill in the second half of 2021. 38.1 percent of the lots were occupied, 3.9 percent were complete but unoccupied, 20.3 were under construction, 4.8 percent were starts, and 32.9 percent were empty lots.

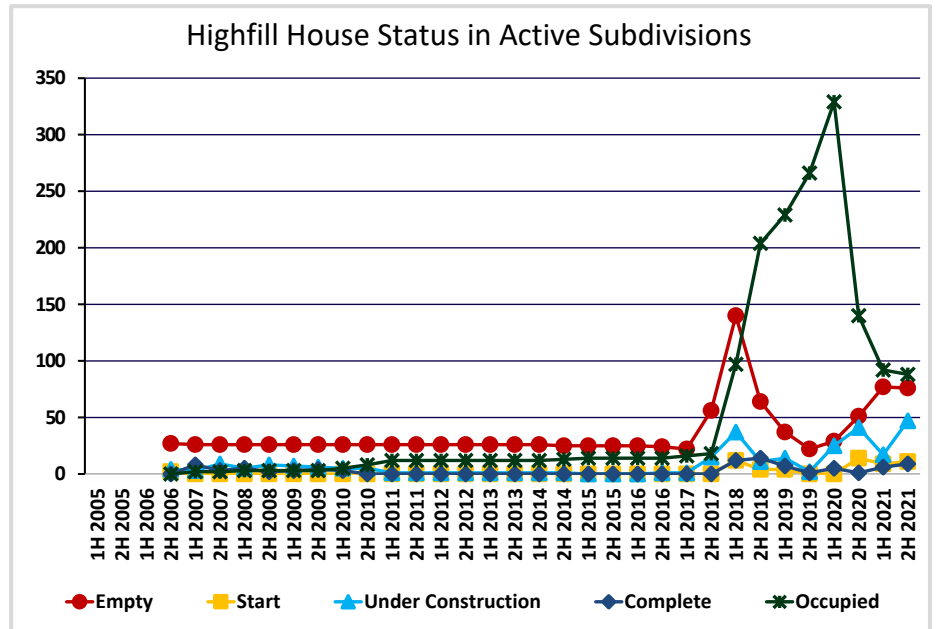
The subdivisions with the most houses under construction in Highfill during the second half of 2021 were Woodward Hills, Phase V with 25 and Woodward Hills, Phase VI with 20.

Woodward Hills, Phase IV had the most houses becoming occupied in Highfill with 18 houses. An additional 9 houses in Woodward Hills, Phase VI became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 1 of the 6 active subdivisions in Highfill.

32 new houses in Highfill became occupied in the second half of 2021. The annual absorption rate implies that there are 21.2 months of remaining inventory in active subdivisions, up from 11.9 percent in the first half of 2021.

In 2 out of the 6 active subdivisions in Highfill, no absorption has occurred



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Apple Crossing	1H 2020		90	90
Healing Springs, Phase II	2H 2020		14	14
<b>New and Preliminary</b>			<b>104</b>	<b>104</b>

in the second half of 2021.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 52.3 percent in the second half of 2021.

Additionally, 104 new lots in 2 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Holland Hills Estates	16	0	0	0	16	32	0	192.0
Little Osage Hills	15	1	2	0	6	24	5	36.0
Snyderwolf <sup>1,2</sup>	2	0	0	0	7	9	0	--
Woodward Hills, Phase IV	0	0	0	0	50	50	18	0.0
Woodward Hills, Phase V	5	0	25	9	9	48	9	52.0
Woodward Hills, Phase VI	38	10	20	0	0	68	0	--
<b>Highfill Active Subdivisions</b>	<b>76</b>	<b>11</b>	<b>47</b>	<b>9</b>	<b>88</b>	<b>231</b>	<b>32</b>	<b>21.2</b>

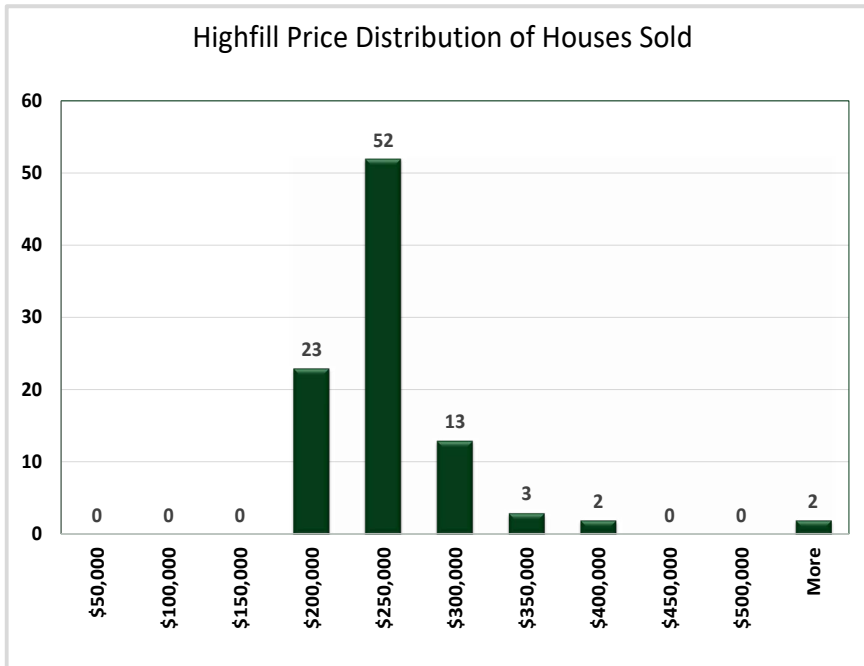
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Highfill

## Price Distribution of Houses Sold



95 houses were sold in Highfill in the second half of 2021.

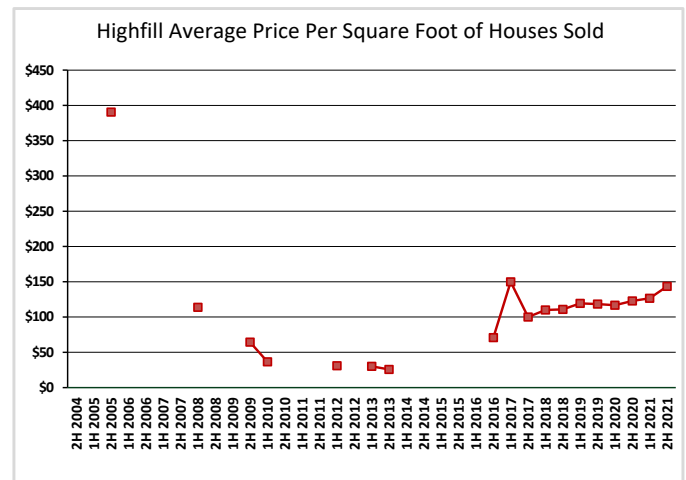
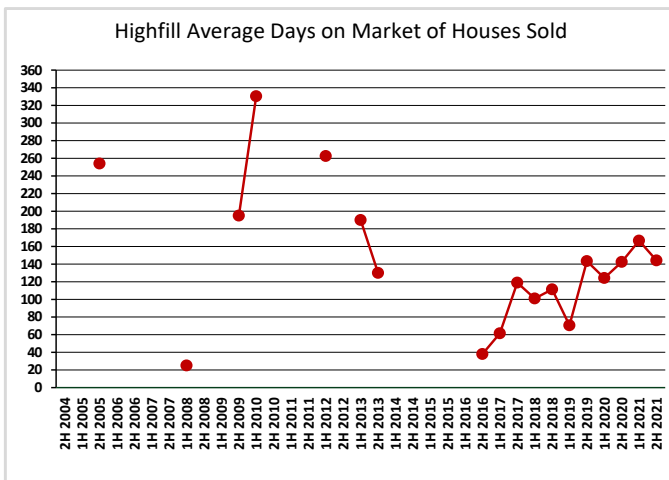
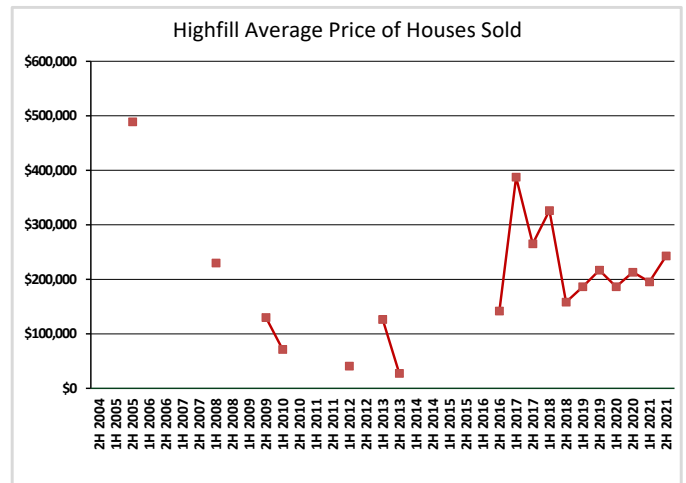
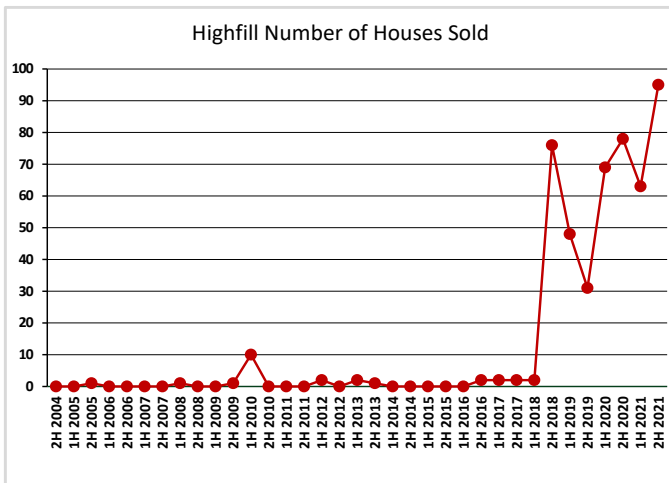
The average price of a house was \$242,919 at \$143.48 per square foot.

The median cost of a house was \$218,810.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	23	24.2%	1,456	121	100.9%
\$200,001 - \$250,000	52	54.7%	1,607	176	101.3%
\$250,001 - \$300,000	13	13.7%	1,696	68	100.2%
\$300,001 - \$350,000	3	3.2%	2,079	211	101.1%
\$350,001 - \$400,000	2	2.1%	2,286	57	104.3%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	2.1%	4,450	55	97.6%
<b>Total</b>	<b>95</b>	<b>100.0%</b>	<b>1,671</b>	<b>144</b>	<b>101.0%</b>

# Highfill

## Characteristics of Houses Sold



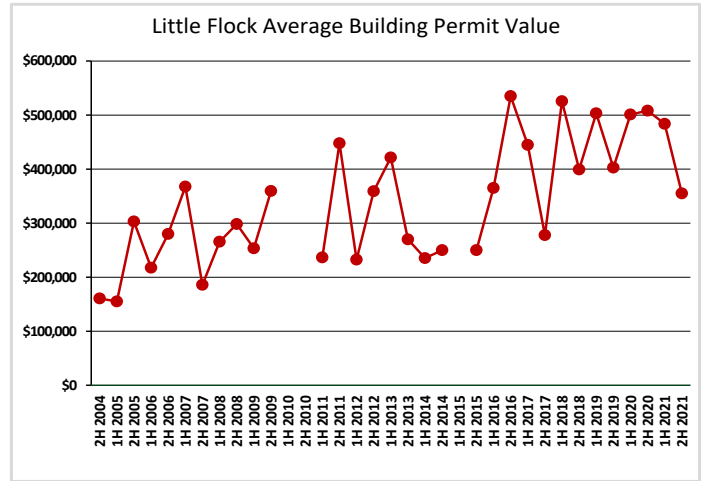
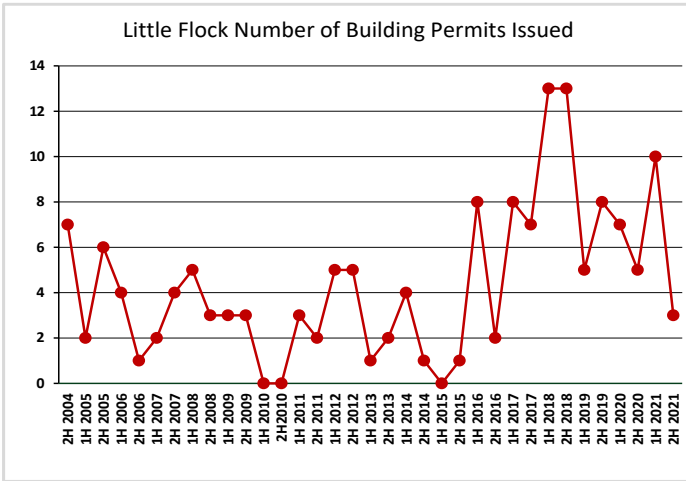
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	78	63	95	21.8%	50.8%
Average Price of Houses Sold	\$213,169	\$195,502	\$242,919	14.0%	24.3%
Average Days on Market	142	167	144	1.2%	-13.5%
Average Price per Square Foot	\$122.79	\$126.56	\$143.48	16.8%	13.4%
Percentage of County Sales	1.6%	1.3%	1.8%	14.7%	37.8%
Number of New Houses Sold	50	47	74	48.0%	57.4%
Average Price of New Houses Sold	\$197,771	\$187,205	\$235,657	19.2%	25.9%
Average Days on Market of New Houses Sold	182	207	169	-6.8%	-18.3%
Number of Houses Listed	0	3	2	--	-33.3%
Average List Price of Houses Listed	\$238,432	\$455,393	\$551,133	131.1%	21.0%

# Highfill

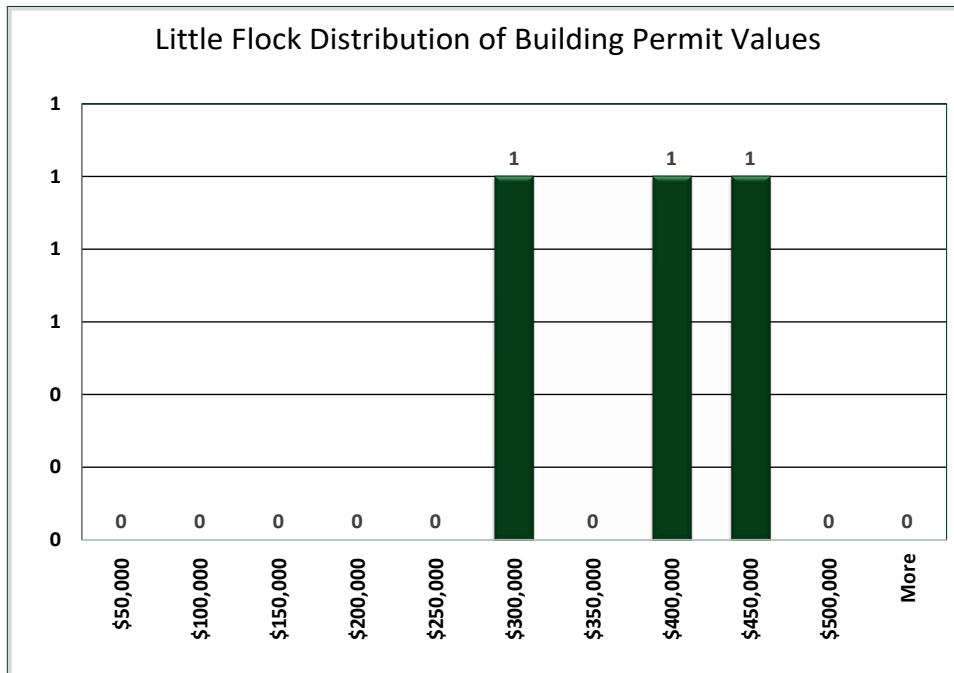
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Beau Chalet	2	2.1%	4,450	55	\$942,500	\$210.32
Railroad	1	1.1%	1,926	57	\$195,000	\$101.25
Silver Meadows	14	14.7%	1,431	48	\$219,336	\$153.99
Woodward Hills	73	76.8%	1,633	171	\$223,816	\$137.17
Other	5	5.3%	1,740	74	\$317,600	\$187.93
	95	100.0%	1,671	144	\$242,919	\$143.48

# Little Flock Building Permits



Little Flock	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	5	10	3	-40.0%	-70.0%
Average Value of Residential Building Permits	\$508,110	\$483,743	\$355,032	-30.1%	-26.6%



# Little Flock Active Subdivisions

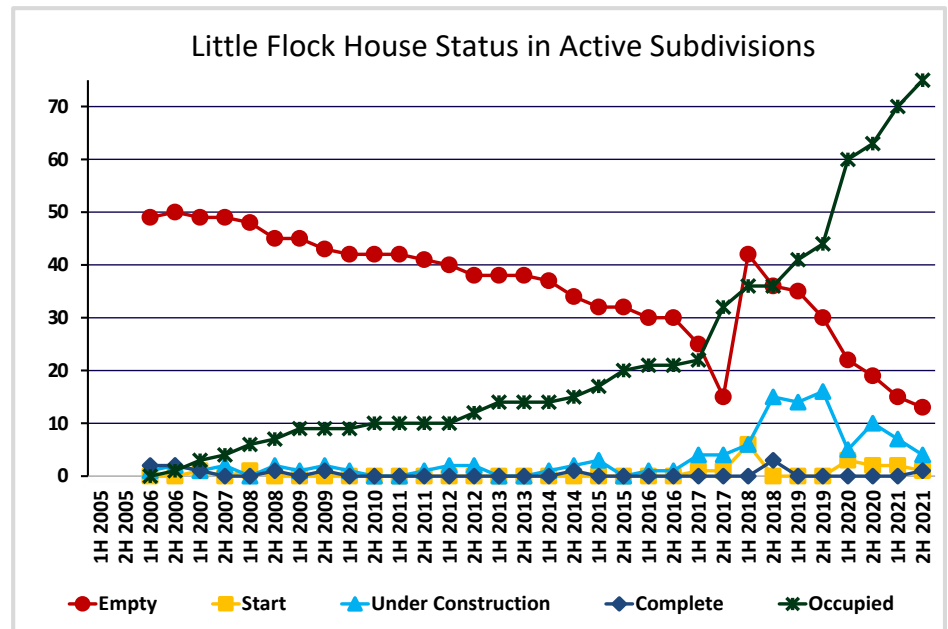
There were 94 total lots in 3 active subdivisions in Little Flock in the second half of 2021. 79.8 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 4.3 were under construction, 1.1 percent were starts, and 13.8 percent were empty lots.

The subdivisions with the most houses under construction in Little Flock during the second half of 2021 were The Meadows with 3, and Copper Ridge Court with 1.

Copper Ridge Court and the Meadows, had the most houses becoming occupied in Little Flock with 2 houses each in the second half of 2021.

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

5 new houses in Little Flock became occupied in the second half of 2021. The annual absorption rate implies that there are 19.0 months of remaining inventory in active subdivisions, down from 28.8 percent in the first half of 2021.



In all of the 3 active subdivisions in Little Flock, absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 71.9 percent in the second half of 2021.

Additionally, no new lots in subdivisions received either preliminary or final approval by December 31, 2021.

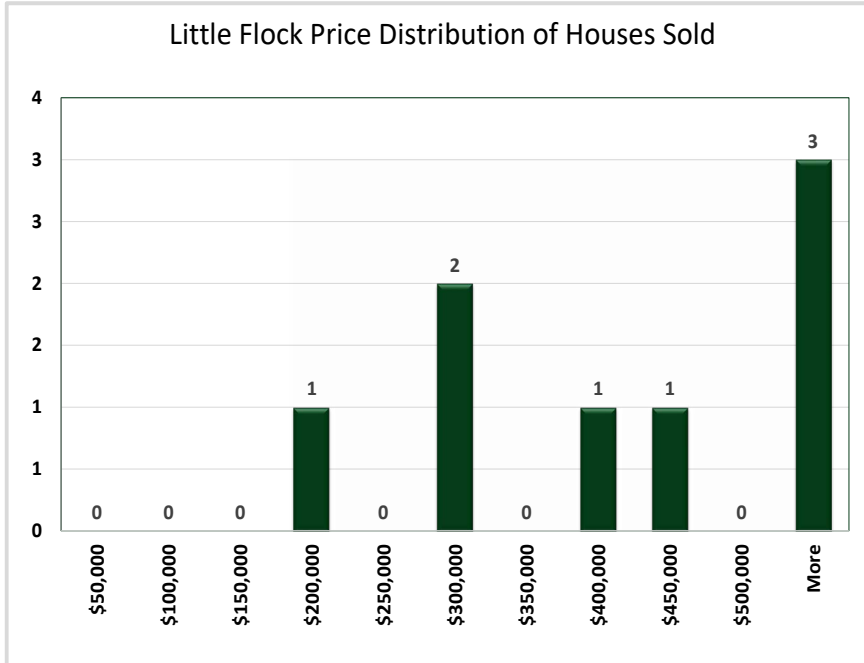
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	3	0	1	1	33	38	2	10.0
Farms, The	2	0	0	0	2	4	1	12.0
Meadows, The	8	1	3	0	40	52	2	36.0
<b>Little Flock Active Subdivisions</b>	<b>13</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>75</b>	<b>94</b>	<b>5</b>	<b>19.0</b>

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

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

# Little Flock

## Price Distribution of Houses Sold



8 houses were sold in Little Flock in the second half of 2021.

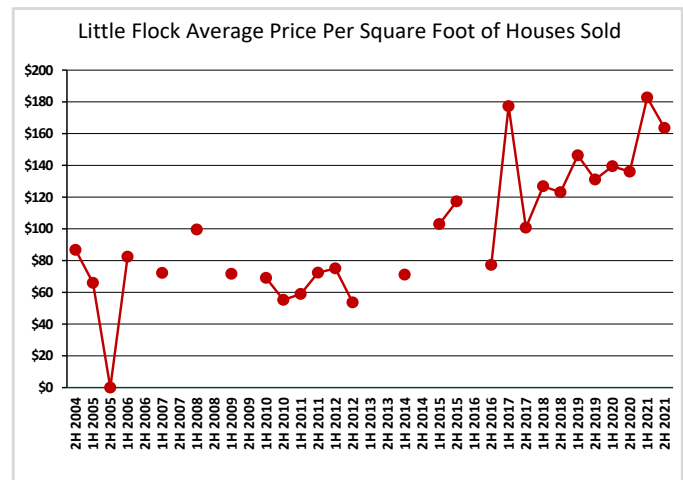
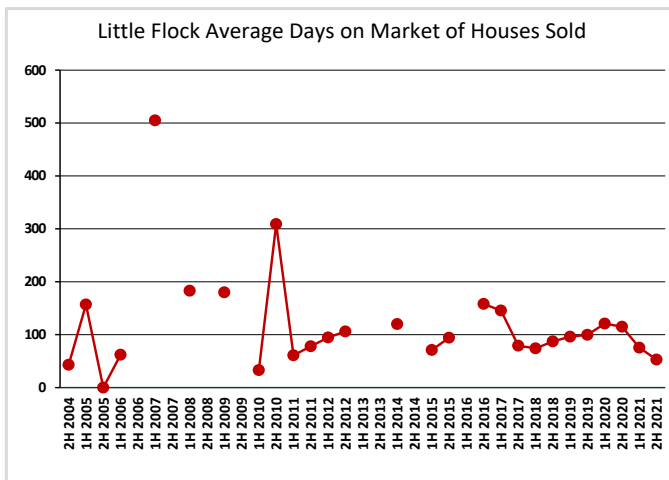
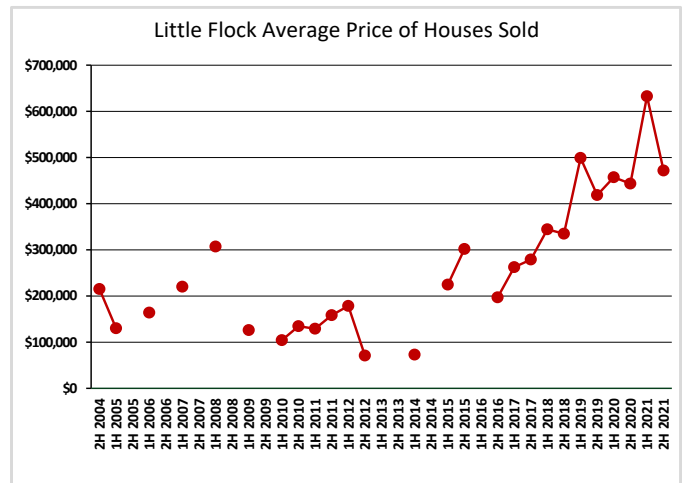
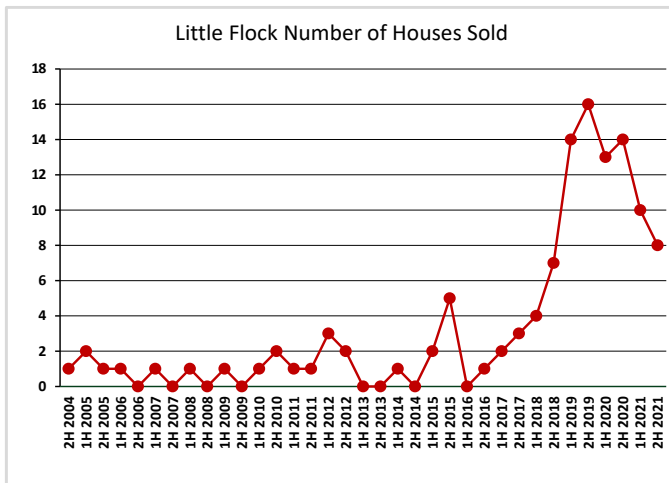
The average price of a house was \$471,625 at \$163.59 per square foot.

The median cost of a house was \$394,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	12.5%	1,306	33	114.8%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	2	25.0%	2,086	40	103.0%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	12.5%	2,760	77	105.9%
\$400,001 - \$450,000	1	12.5%	2,411	35	107.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	37.5%	3,747	66	96.6%
<b>Little Flock</b>	<b>8</b>	<b>100.0%</b>	<b>2,736</b>	<b>53</b>	<b>103.0%</b>

# Little Flock

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	14	10	8	-42.9%	-20.0%
Average Price of Houses Sold	\$443,343	\$632,700	\$471,625	6.4%	-25.5%
Average Days on Market	115	75	53	-54.0%	-29.9%
Average Price per Square Foot	\$136.03	\$182.77	\$163.59	20.3%	-10.5%
Percentage of County Sales	0.6%	0.7%	0.3%	-49.1%	-55.6%
Number of New Houses Sold	2	2	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$517,450	\$790,000	xx	--	--
Average Days on Market of New Houses Sold	183	94	--	--	--
Number of Houses Listed	1	0	3	200.0%	--
Average List Price of Houses Listed	\$749,500	\$0	\$969,967	29.4%	--

# Little Flock

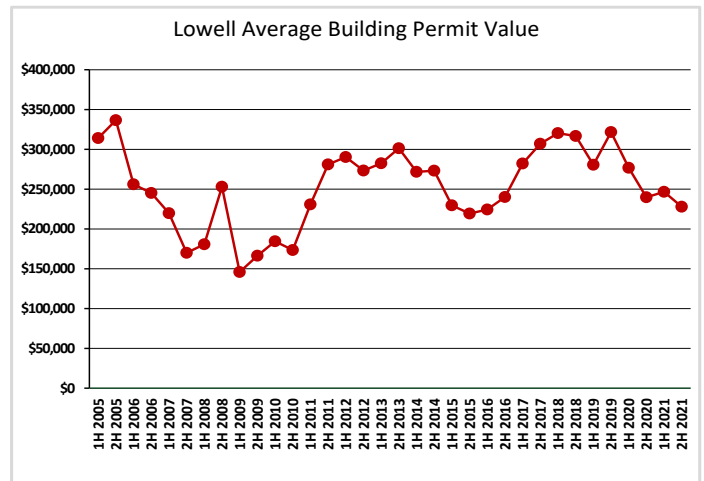
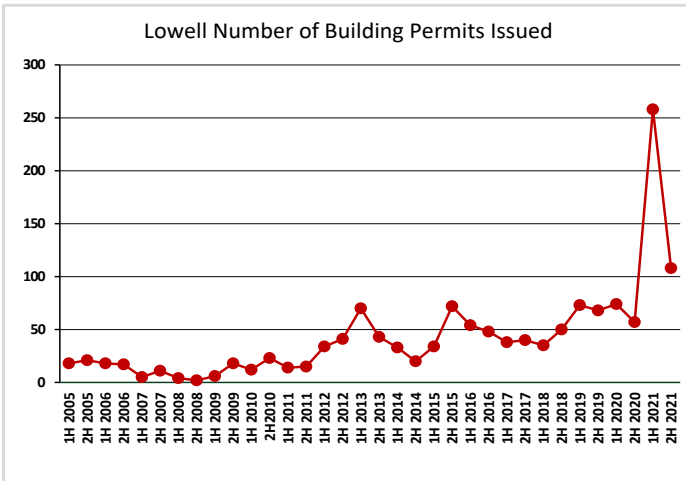
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Leon France	1	12.5%	1,848	31	\$275,000	\$148.81
Meadows, The	1	12.5%	4,586	53	\$850,000	\$185.35
Richards Glen	1	12.5%	3,630	38	\$800,000	\$220.39
Rolling Oaks	1	12.5%	1,306	33	\$155,000	\$118.68
West Brush Creek	1	12.5%	2,324	49	\$285,000	\$122.63
Other	3	37.5%	2,732	73	\$469,333	\$170.95
<b>Little Flock Houses Sold</b>	<b>8</b>	<b>100.0%</b>	<b>2,736</b>	<b>53</b>	<b>\$471,625</b>	<b>\$163.59</b>

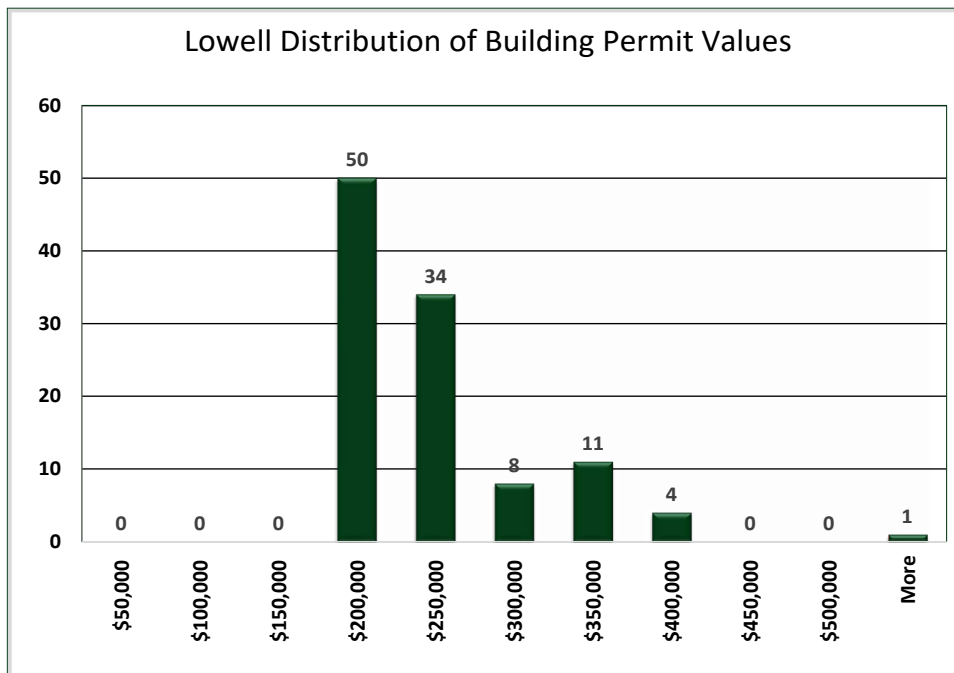




# Lowell Building Permits



Lowell	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	57	258	108	89.5%	-58.1%
Average Value of Residential Building Permits	\$239,822	\$246,647	\$227,954	-4.9%	-7.6%



# Lowell

## Active Subdivisions

There were 561 total lots in 7 active subdivisions in Lowell in the second half of 2021. 67.2 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 9.8 percent were under construction, 3.6 percent were starts, and 17.8 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the second half of 2021 were Park View at Apple Blossom with 28, Park Central, Phase III with 15, and Lakewood, Phase VI with 6.

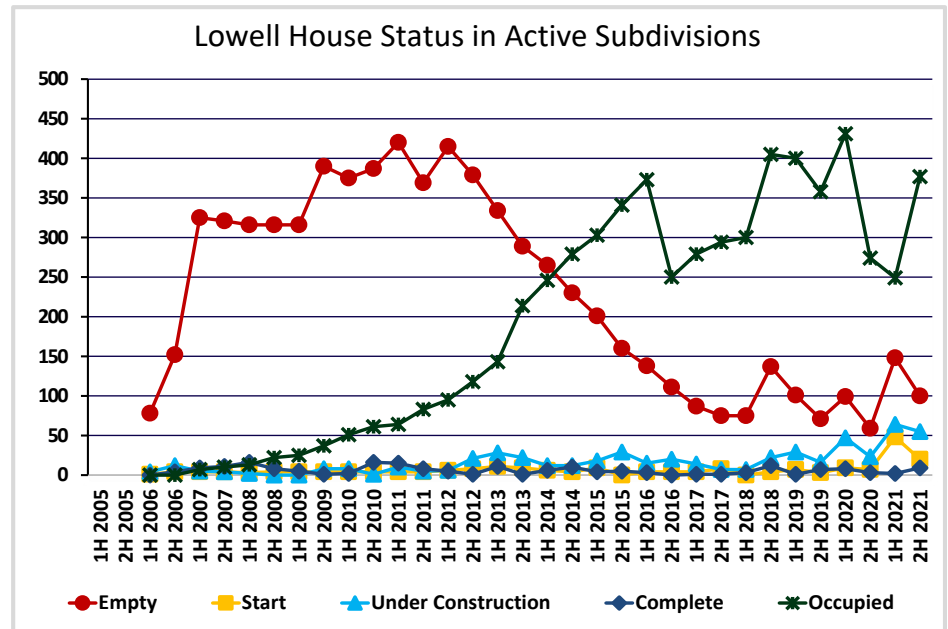
Park View at Apple Blossom had the most houses becoming occupied in the second half of 2021 with 63. Lakewood, Phase III in Lowell followed with 59 and Park Central, Phase III, had 44.

No new construction or progress in existing construction has occurred in the last year in 1 of the 7 active subdivisions in Lowell.

183 new houses in Lowell became occupied in the second half of 2021. The annual absorption rate implies that there are 10.4 months of remaining inventory in active subdivisions, down from 28.8 percent in the first half of 2021.

In 2 out of the 7 active subdivisions in Lowell, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Lowell from



72.7 percent in 2012 to 66.0 percent in the second half of 2021.

Additionally, 731 new lots in 9 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Concord Heights	1H 2020		91	91
Crescent View, Phase II	1H 2021	104		104
Hudson Steel Place	2H 2021	45		45
Lakewood, Phase VIII	2H 2021	137		137
Laramie	2H 2020	126		126
Lincoln Place	1H 2020		60	60
Parkview, Phase II	2H 2021		43	43
Shephard Hills	2H 2020	88		88
Tucker	2H 2021	37		37
<b>New and Preliminary</b>		<b>537</b>	<b>194</b>	<b>731</b>

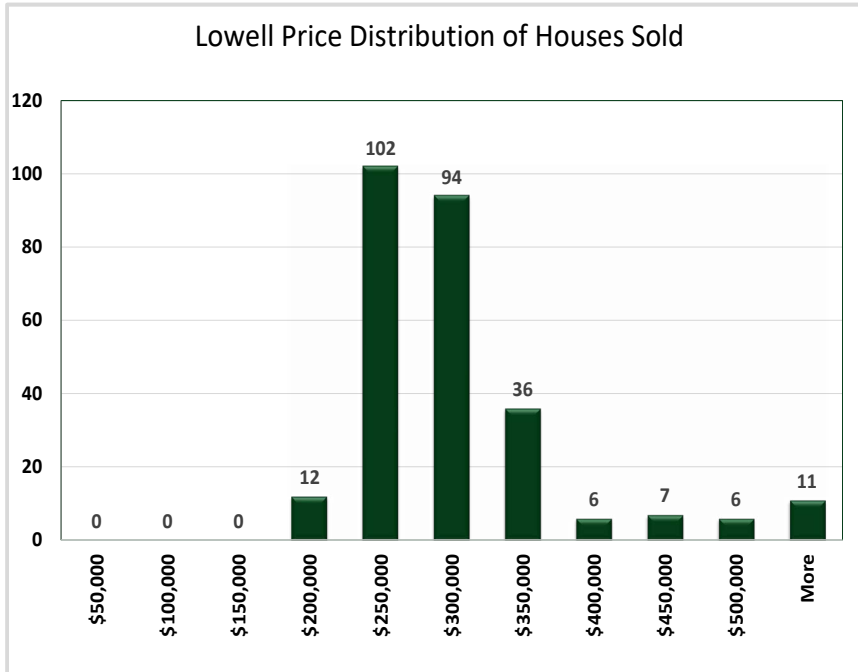
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lakewood, Phase III <sup>1,2</sup>	2	0	0	0	83	85	0	--
Lakewood, Phase VI	0	0	6	4	59	69	59	2.0
Lakewood, Phae VII <sup>1</sup>	72	20	0	0	0	92	0	--
Park Central, Phase I	0	0	1	0	87	88	0	1.3
Park Central, Phase III	3	0	15	0	68	86	44	3.4
Park View at Apple Blossom	3	0	28	0	63	94	63	5.9
Timber Ridge Park, Phase II	20	0	5	5	17	47	17	21.2
<b>Lowell Active Subdivisions</b>	<b>100</b>	<b>20</b>	<b>55</b>	<b>9</b>	<b>377</b>	<b>561</b>	<b>183</b>	<b>10.4</b>

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

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

# Lowell

## Price Distribution of Houses Sold



274 houses were sold in Lowell in the second half of 2021.

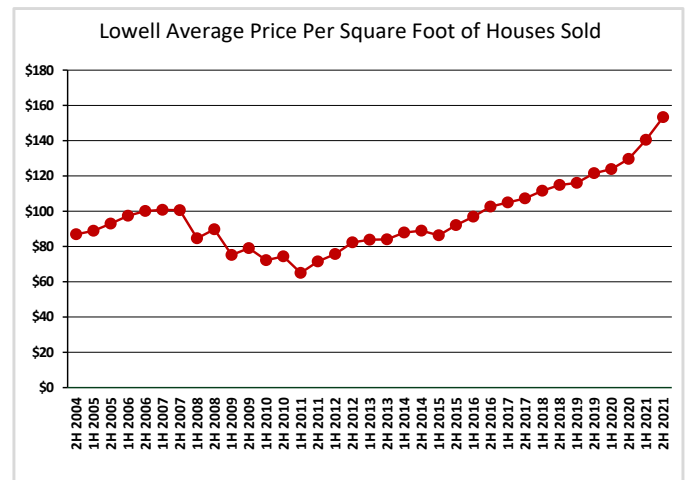
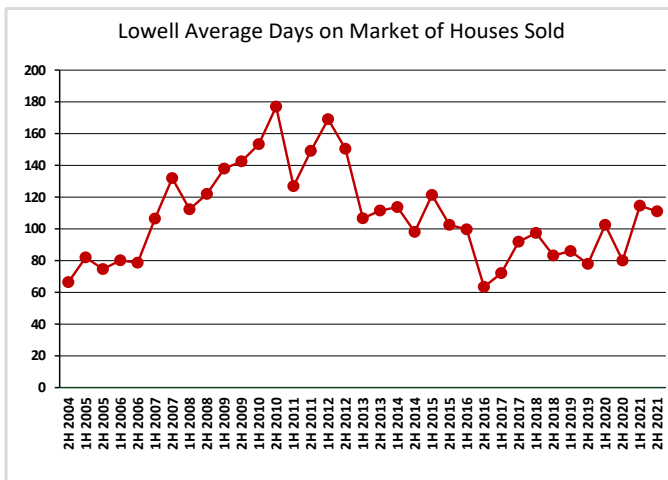
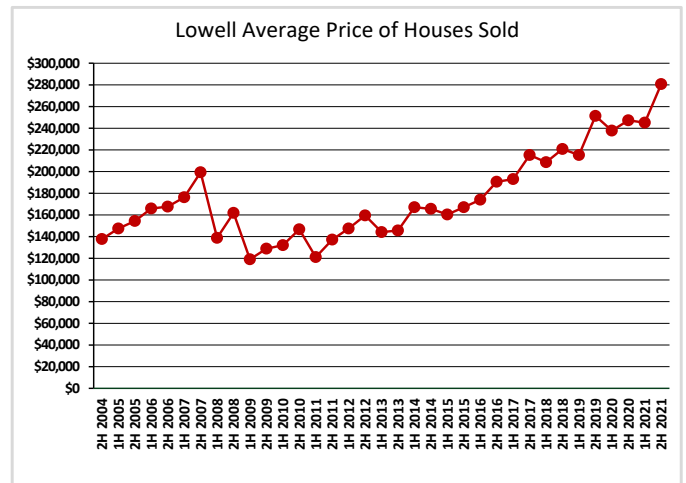
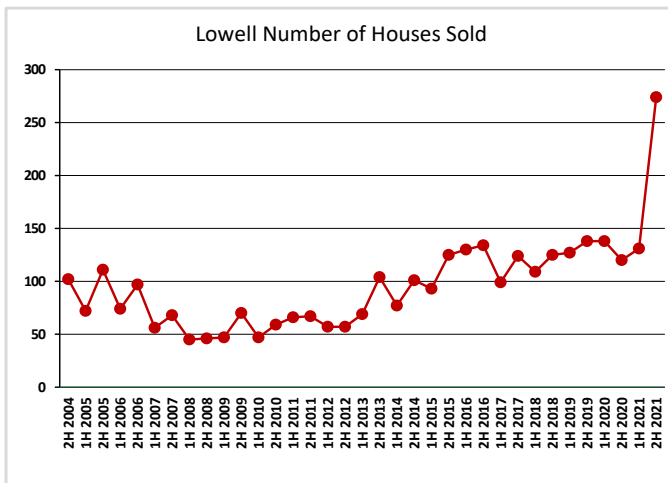
The average price of a house was \$280,733 at \$153.34 per square foot.

The median cost of a house was \$259,661.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	12	4.4%	1,289	28	102.1%
\$200,001 - \$250,000	102	37.2%	1,491	125	100.5%
\$250,001 - \$300,000	94	34.3%	1,862	135	100.5%
\$300,001 - \$350,000	36	13.1%	2,108	107	101.2%
\$350,001 - \$400,000	6	2.2%	1,990	69	103.1%
\$400,001 - \$450,000	7	2.6%	2,640	16	99.2%
\$450,001 - \$500,000	6	2.2%	2,832	9	100.0%
\$500,001+	11	4.0%	3,329	16	103.1%
<b>Lowell</b>	<b>274</b>	<b>100.0%</b>	<b>1,834</b>	<b>111</b>	<b>100.8%</b>

# Lowell

## Characteristics of Houses Sold



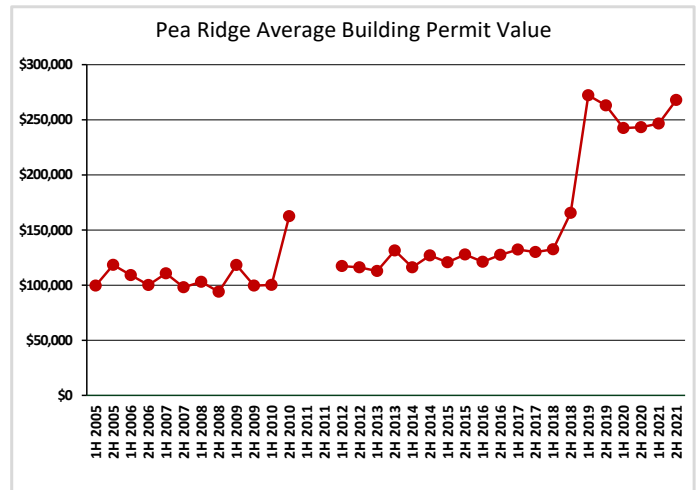
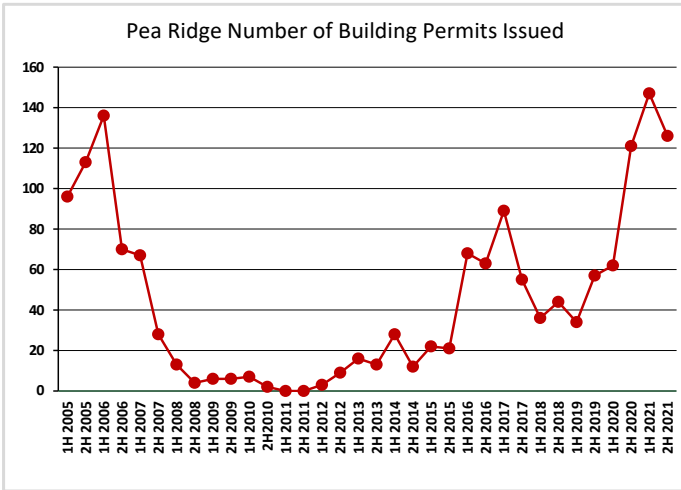
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	120	131	274	128.3%	109.2%
Average Price of Houses Sold	\$247,287	\$245,121	\$280,733	13.5%	14.5%
Average Days on Market	80	115	111	38.8%	-3.1%
Average Price per Square Foot	\$129.64	\$140.45	\$153.34	18.3%	9.2%
Percentage of County Sales	2.8%	3.4%	6.0%	113.5%	75.5%
Number of New Houses Sold	42	72	185	340.5%	156.9%
Average Price of New Houses Sold	\$276,682	\$242,482	\$280,029	1.2%	15.5%
Average Days on Market of New Houses Sold	138	164	143	3.8%	-12.8%
Number of Houses Listed	8	4	3	-62.5%	-25.0%
Average List Price of Houses Listed	\$281,880	\$246,738	\$690,458	144.9%	179.8%

# Lowell

## Characteristics of Houses Sold

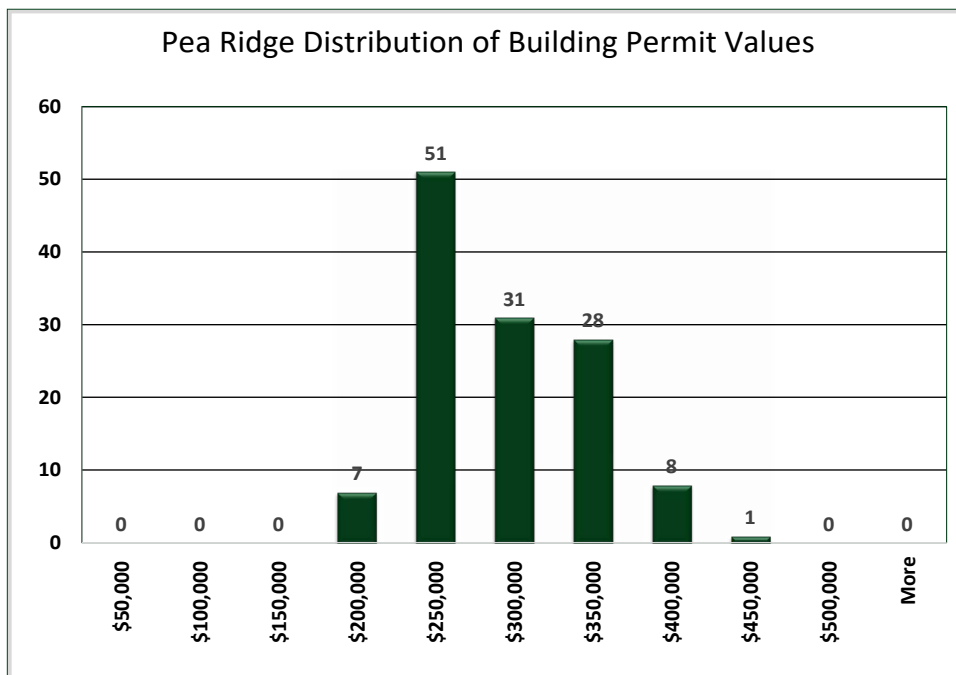
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cambridge Place	5	1.8%	1,656	49	\$247,500	\$150.20
Carrington Parke	2	0.7%	1,925	27	\$257,500	\$133.85
Center Point Park	5	1.8%	1,983	38	\$287,760	\$145.67
Concord Place	4	1.5%	1,734	47	\$270,375	\$156.17
Creekwood	2	0.7%	2,780	40	\$449,250	\$161.38
Cross Creek	2	0.7%	4,228	47	\$677,250	\$161.28
Edinburgh	5	1.8%	2,268	58	\$344,700	\$153.22
Evergreen	1	0.4%	1,408	44	\$223,000	\$158.38
Franklin Terrace	1	0.4%	2,103	27	\$228,000	\$108.42
Greene Acres	4	1.5%	1,358	34	\$196,250	\$146.13
Highland Meadows	4	1.5%	1,241	24	\$192,341	\$154.93
Kendrick Place	1	0.4%	1,670	54	\$236,000	\$141.32
Lakewood	12	4.4%	1,895	40	\$285,617	\$153.30
Lakewood Crossing	45	16.4%	1,754	175	\$247,485	\$143.01
Lincoln Place	42	15.3%	1,579	118	\$241,700	\$154.71
Lowell Estates	1	0.4%	1,138	43	\$187,900	\$165.11
Meadowlands	1	0.4%	1,975	27	\$305,000	\$154.43
Miller	1	0.4%	1,780	86	\$285,000	\$160.11
Park Central	29	10.6%	2,033	192	\$298,504	\$147.00
Park View	50	18.2%	1,695	160	\$254,306	\$150.04
Prairie Meadows	4	1.5%	1,584	57	\$240,750	\$153.60
Southfork	9	3.3%	1,357	47	\$212,889	\$157.62
Southview	6	2.2%	1,309	35	\$207,883	\$159.24
Summer Meadows	1	0.4%	1,653	36	\$265,000	\$160.31
Summerfield	1	0.4%	1,434	95	\$225,000	\$156.90
Timber Ridge Park	18	6.6%	2,934	6	\$495,650	\$169.03
Tuscan Heights	6	2.2%	2,034	33	\$351,033	\$173.60
Weatherton	8	2.9%	1,816	55	\$318,825	\$175.45
Other	4	1.5%	1,752	38	\$342,500	\$202.25
<b>Lowell Sold</b>	<b>274</b>	<b>100.0%</b>	<b>1,834</b>	<b>111</b>	<b>\$280,733</b>	<b>\$153.34</b>

# Pea Ridge Building Permits



Pea Ridge	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	121	147	126	4.1%	-14.3%
Average Value of Residential Building Permits	\$243,259	\$246,539	\$267,923	10.1%	8.7%

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



# Pea Ridge Active Subdivisions

There were 1,311 total lots in 25 active subdivisions in Pea Ridge in the second half of 2021. 70.9 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 6.3 were under construction, 1.0 percent were starts, and 20.7 percent were empty lots.

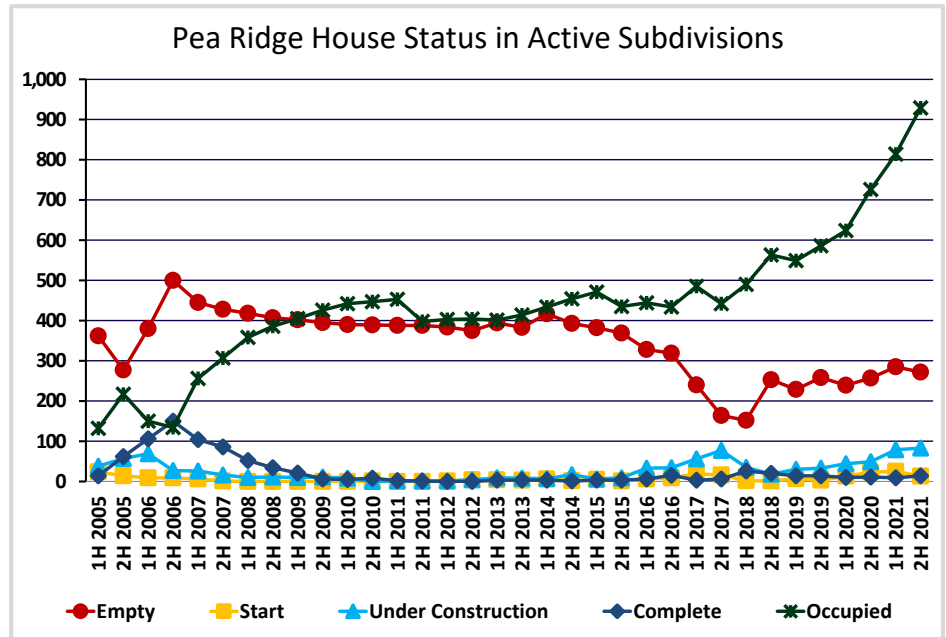
The subdivisions with the most houses under construction in Pea Ridge during the second half of 2021 were Fox Spur, Phase II with 42, Hazelton, Phase I with 18, and Elkhorn, Phase IV with 10.

Fox Spur, Phase II had the most houses becoming occupied in Pea Ridge with 41 houses. An additional 36 houses in Hazelton, Phase I became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 4 of the 25 active subdivisions in Pea Ridge.

115 new houses in Pea Ridge became occupied in the second half of 2021. The annual absorption rate implies that there are 22.6 months of remaining inventory in active subdivisions, down from 25.1 percent in the first half of 2021.

In 6 out of the 25 active subdivisions in Pea Ridge, no absorption has occurred in the second half of 2021.



The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 63.5 percent in the second half of 2021.

Additionally, 830 new lots in 9 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Avalon, Phase I	2H 2021		50	50
Avalon, Phase II, III	2H 2021	111		111
Elkhorn Ridge, Phase V	2H 2021		54	54
Hazelton Heights, Phase II	1H 2021		84	84
Marylands Orchard	1H 2021		4	4
Sedona Rose	2H 2020	143		143
Shelby Forrest (replat of Hillcrest 2nd)	1H 2019		23	23
Walnut Hill, Phase I	1H 2020	60		60
Walnut Hill, Phase II, III, IV, V	1H 2020	301		301
<b>New and Preliminary</b>		<b>615</b>	<b>215</b>	<b>830</b>

# Pea Ridge

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase I <sup>1</sup>	41	2	7	0	0	50	0	--
Arlington, Phase IB <sup>1</sup>	49	0	0	0	0	49	0	--
Battefield Estates	1	0	0	0	105	106	2	2.4
Creekside Estates	11	1	0	0	22	34	0	144.0
Creekwood Manor	1	0	0	0	44	45	0	12.0
Deer Meadows	4	0	0	0	88	92	0	24.0
Elkhorn, Phase I	2	0	0	0	50	52	1	6.0
Elkhorn, Phase II	2	0	0	0	50	52	3	6.0
Elkhorn, Phase III	0	0	1	0	42	43	3	1.0
Elkhorn, Phase IV	34	5	10	2	8	59	8	76.5
Fox Spur, Phase I	0	0	0	0	24	24	1	0.0
Fox Spur, Phase II	3	1	42	0	41	87	41	13.5
Givens Place <sup>1,2</sup>	13	0	0	0	62	75	0	--
Hazelton, Phase I	4	0	18	4	78	104	36	5.4
Lee Town Estates <sup>1,2</sup>	3	0	0	0	6	9	0	--
Maple Glenn <sup>1,2</sup>	2	0	0	0	118	120	0	--
Maple Glenn, Phase II	3	0	1	0	16	20	0	48.0
Ridgeview Acres	15	0	0	0	15	30	0	180.0
Shepherd Hills	12	1	0	0	22	35	1	52.0
Sugar Creek Estates <sup>1,2</sup>	11	0	0	0	5	16	0	--
Sugar Creek Residential Community, Phase I	39	2	1	1	28	71	0	516.0
Sugar Creek Residential Community, Phase II	13	1	2	1	26	43	5	29.1
Sugar Creek Residential Community, Phase III	9	0	0	0	12	21	1	54.0
Willow Run	0	0	0	0	38	38	4	0.0
Woodbridge	0	0	1	6	29	36	9	5.3
<b>Pea Ridge Active Subdivisions</b>	<b>272</b>	<b>13</b>	<b>83</b>	<b>14</b>	<b>929</b>	<b>1,311</b>	<b>115</b>	<b>22.6</b>

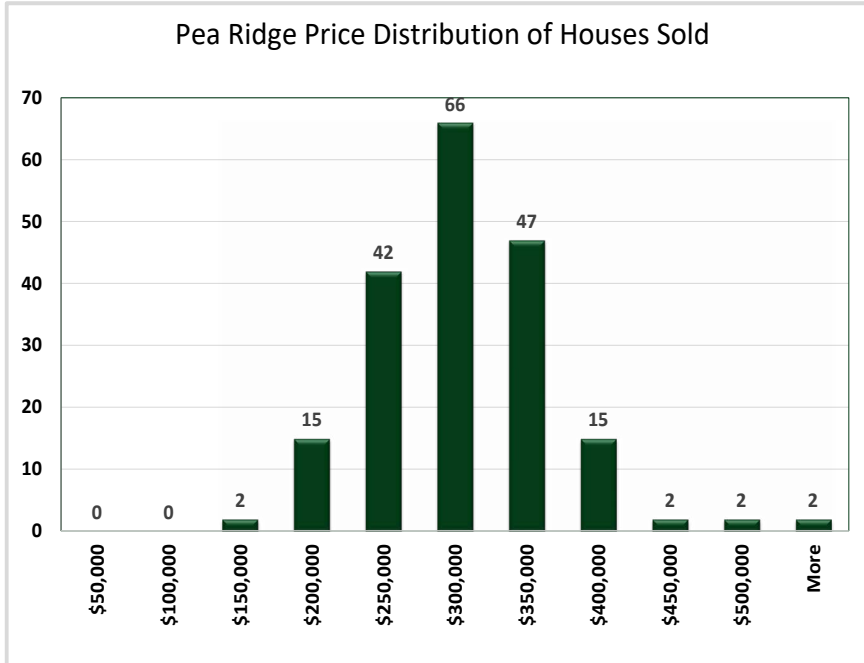
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Pea Ridge

## Price Distribution of Houses Sold



193 houses were sold in Pea Ridge in the second half of 2021.

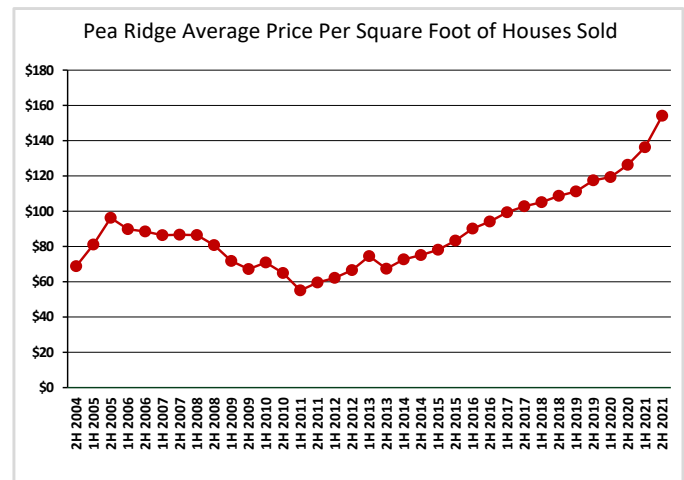
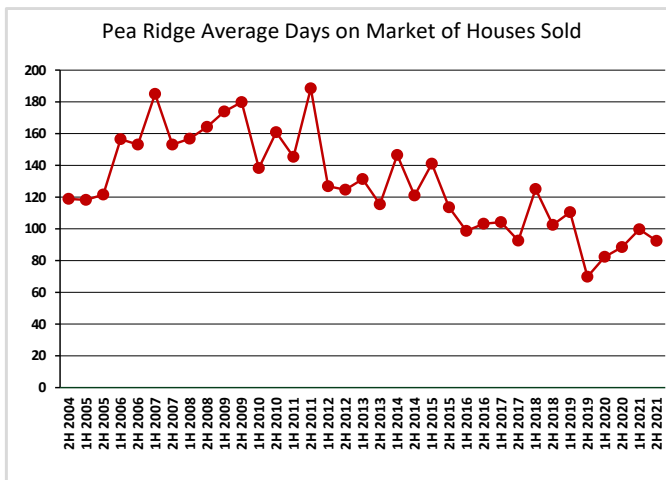
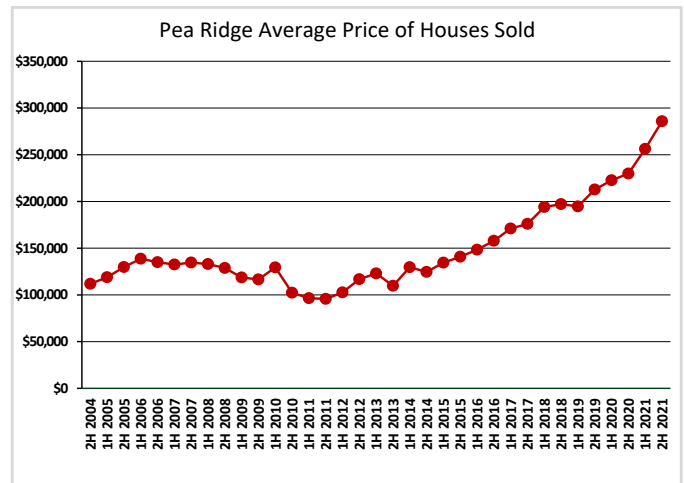
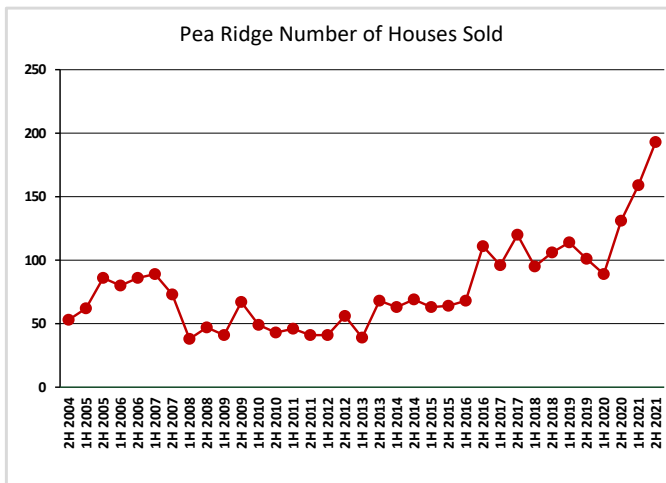
The average price of a house was \$285,775 at \$154.13 per square foot.

The median cost of a house was \$285,898.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	1.0%	1,205	43	96.2%
\$150,001 - \$200,000	15	7.8%	1,265	57	103.9%
\$200,001 - \$250,000	42	21.8%	1,568	73	101.2%
\$250,001 - \$300,000	66	34.2%	1,837	101	100.9%
\$300,001 - \$350,000	47	24.4%	1,985	95	101.4%
\$350,001 - \$400,000	15	7.8%	2,461	125	100.1%
\$400,001 - \$450,000	2	1.0%	3,003	132	98.4%
\$450,001 - \$500,000	2	1.0%	2,967	210	99.0%
\$500,001+	2	1.0%	4,345	56	101.3%
<b>Pea Ridge Sold</b>	<b>193</b>	<b>100.0%</b>	<b>1,862</b>	<b>92</b>	<b>101.2%</b>

# Pea Ridge

## Characteristics of Houses Sold



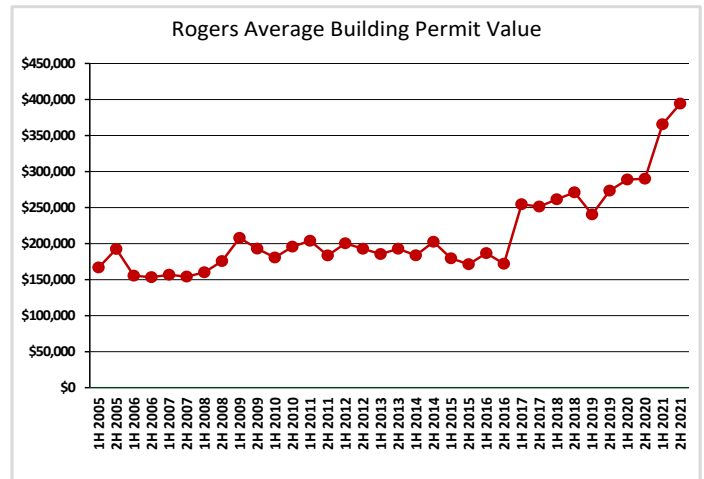
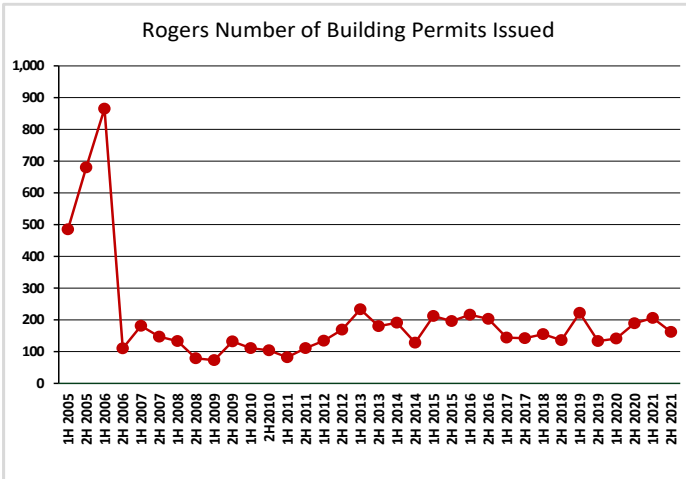
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	131	159	193	47.3%	21.4%
Average Price of Houses Sold	\$229,899	\$256,203	\$285,775	24.3%	11.5%
Average Days on Market	88	100	92	4.4%	-7.4%
Average Price per Square Foot	\$126.28	\$136.25	\$154.13	22.1%	13.1%
Percentage of County Sales	2.8%	4.3%	4.3%	51.6%	-0.3%
Number of New Houses Sold	61	95	98	60.7%	3.2%
Average Price of New Houses Sold	\$268,147	\$276,249	\$306,526	14.3%	11.0%
Average Days on Market of New Houses Sold	115	136	137	18.6%	0.8%
Number of Houses Listed	29	10	13	-55.2%	30.0%
Average List Price of Houses Listed	\$294,181	\$383,715	\$412,930	40.4%	7.6%

# Pea Ridge

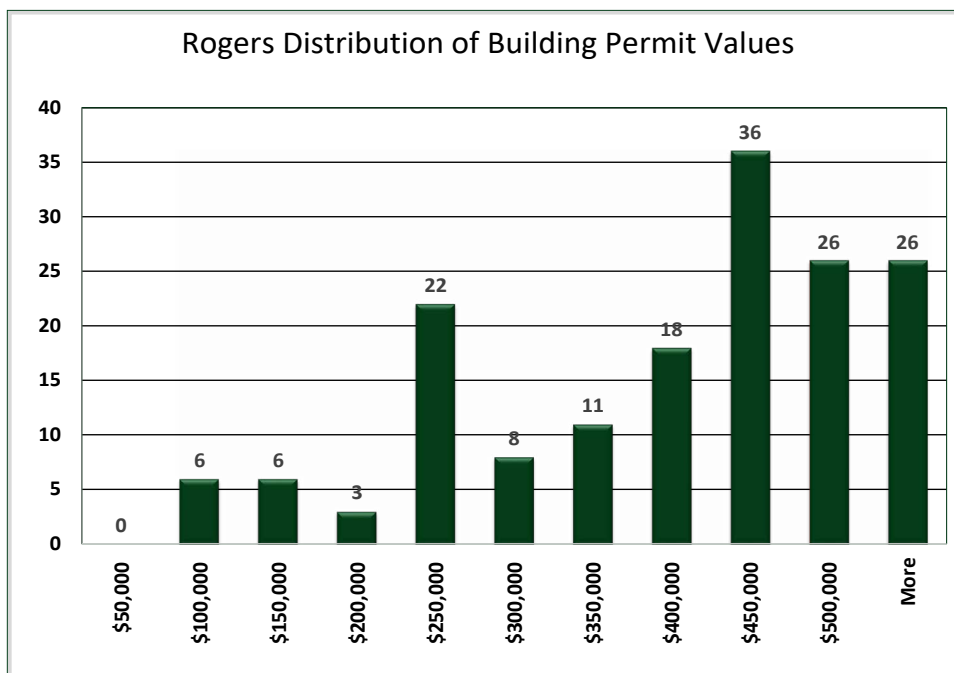
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Battlefield Estates	6	3.1%	2,087	45	\$334,917	\$160.48
Battlefield View	13	6.7%	1,472	28	\$224,738	\$152.57
Cecil Hall	1	0.5%	1,030	23	\$125,000	\$121.36
Country Acres	1	0.5%	2,276	56	\$297,000	\$130.49
Creeside Estates	1	0.5%	2,140	53	\$368,000	\$171.96
Creekwood Manor	6	3.1%	1,837	45	\$289,383	\$158.21
David Musteen	1	0.5%	1,280	50	\$185,000	\$144.53
Deer Meadows	1	0.5%	1,810	28	\$276,000	\$152.49
Dogwood	2	1.0%	1,361	37	\$195,000	\$146.16
Elkhorn	16	8.3%	1,790	50	\$318,988	\$177.96
Fox Spur	48	24.9%	1,913	183	\$292,242	\$152.96
Givens Place	2	1.0%	1,257	30	\$202,250	\$160.95
Haskell Walker	1	0.5%	1,461	63	\$193,000	\$132.10
Hazelton Heights	27	14.0%	1,928	94	\$302,497	\$156.94
Kayto Estates	2	1.0%	1,850	45	\$237,000	\$128.94
Lucky Acres	1	0.5%	1,482	24	\$170,000	\$114.71
Maple Glenn	5	2.6%	1,626	27	\$258,700	\$158.15
Maple Leaf Heights	1	0.5%	1,850	47	\$240,000	\$129.73
Medlin	3	1.6%	1,947	71	\$300,792	\$160.98
Miller	3	1.6%	1,415	62	\$213,500	\$152.02
Oaks, The	1	0.5%	1,439	36	\$250,000	\$173.73
Patterson Place	2	1.0%	1,698	36	\$265,000	\$156.10
Pea Ridge Original	1	0.5%	1,778	97	\$200,900	\$112.99
Ridgemoor Estates	5	2.6%	1,649	60	\$232,980	\$141.30
Shepherd Hills	3	1.6%	3,517	60	\$441,633	\$135.09
Standing Oaks	7	3.6%	1,611	45	\$243,521	\$150.93
Sugar Creek	7	3.6%	2,844	139	\$423,301	\$149.08
Summit Meadows	3	1.6%	1,753	35	\$288,333	\$164.47
Tyler Estates	2	1.0%	1,710	41	\$236,450	\$138.24
Woodbridge	11	5.7%	1,921	70	\$300,863	\$156.55
Other	10	5.2%	1,724	77	\$244,370	\$142.31
<b>Pea Ridge Houses Sold</b>	<b>193</b>	<b>100.0%</b>	<b>1,862</b>	<b>92</b>	<b>\$285,775</b>	<b>\$154.13</b>

# Rogers Building Permits



Rogers	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	189	206	162	-14.3%	-21.4%
Average Value of Residential Building Permits	\$290,082	\$365,581	\$394,257	35.9%	7.8%



# Rogers

## Active Subdivisions

There were 2,052 total lots in 29 active subdivisions in Rogers in the second half of 2021. 72.8 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 5.7 percent were under construction, 1.4 percent were starts, and 19.8 percent were empty lots.

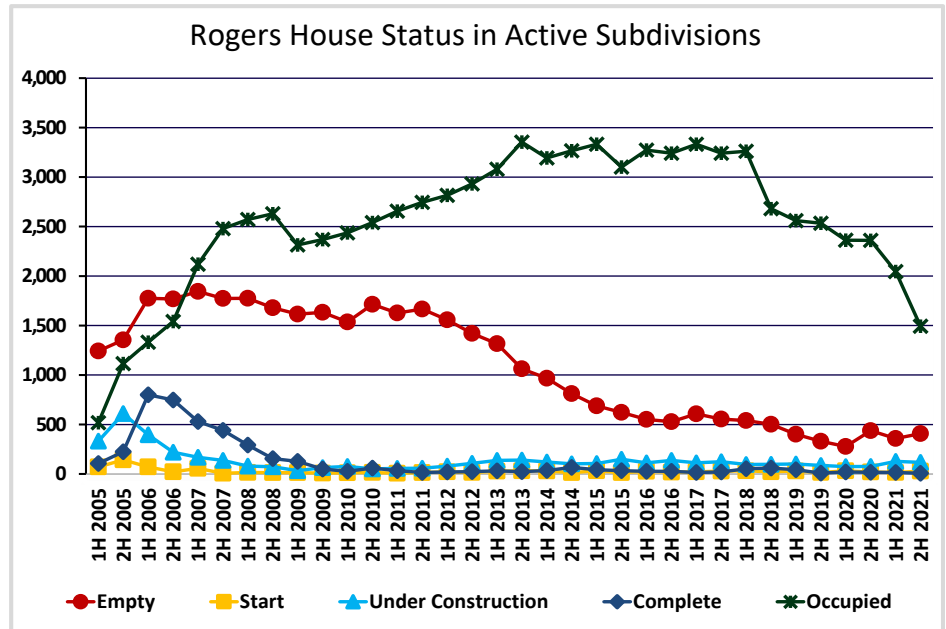
The subdivisions with the most houses under construction in Rogers during the second half of 2021 were Shadow Valley, Phase X with 24, Cobble Creek with 23, and Savannah Estates with 19.

Wire Ridge had the most houses becoming occupied in Rogers with 24 houses. An additional 19 houses in Shadow Valley, Phase X, 18 in Cresecent View and The Groves Neighborhood, Phase III became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 5 of the 29 active subdivisions in Rogers.

127 new houses in Rogers became occupied in the second half of 2021. The annual absorption rate implies that there are 24.8 months of remaining inventory in active subdivisions, up from 22.7 percent in the first half of 2021.

In 8 out of the 29 active subdivisions in Rogers, no absorption has occurred in the second half of 2021.



The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 64.9 percent in the second half of 2021.

Additionally, 781 new lots in 10 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blue Springs	2H 2020	20		20
Cottonwood Place	1H 2020	61		61
Estates Subdivision, The	1H 2021	13		13
Evening Star	1H 2021	227		227
First Street	2H 2020	119		119
Laurel and Concord	2H 2021	156		156
Pine Street (expanded)	1H 2020		16	16
Roselawn	1H 2021	87		87
Shadow Valley, Phase 11	1H 2021	63		63
Sky Valley Estates	1H 2021	19		19
<b>New and Preliminary</b>		<b>765</b>	<b>16</b>	<b>781</b>

# Rogers

## Active Subdivisions

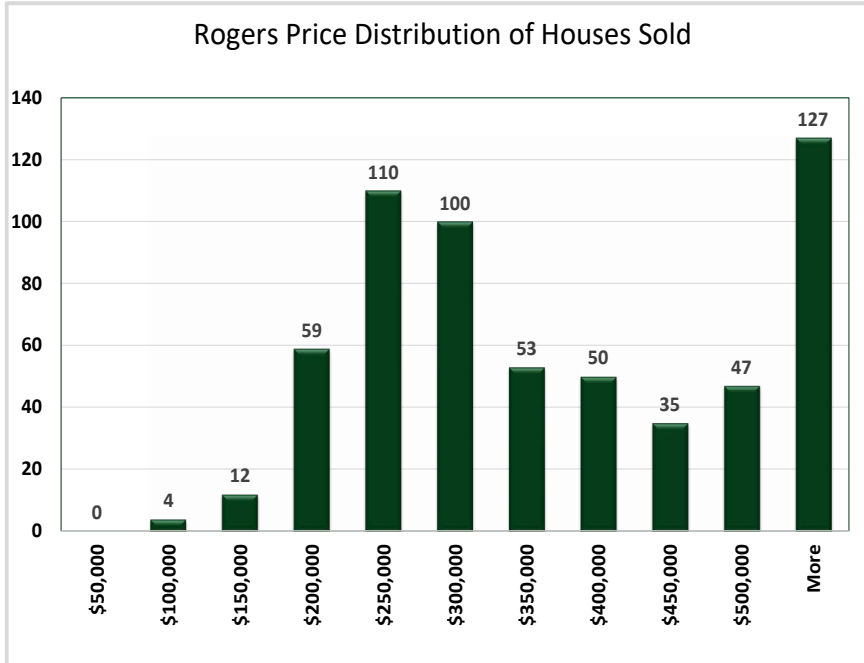
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cadence Place, Phase II	0	0	0	3	13	16	13	2.8
Camelot Estates <sup>1</sup>	2	1	0	0	11	14	0	--
Clower	1	0	0	0	74	75	0	6.0
Cobble Creek	34	1	23	0	0	58	0	--
Crescent View, Phase I	50	3	10	3	31	97	18	25.5
Eastridge Phase II	2	0	0	0	26	28	1	6.0
Estates at Southgate, The	20	1	6	0	6	33	0	162.0
Foxbriar, Phase II <sup>1,2</sup>	4	0	0	0	58	62	0	
Groves Neighborhood, The, Phase II	0	0	0	0	45	45	9	0.0
Groves Neighborhood, The, Phase III	0	0	0	0	42	42	18	0.0
Habitat Trails <sup>1</sup>	4	0	1	0	11	16	0	--
Ivey's Phase II, The	0	0	0	0	76	76	2	0.0
Ivey's Phase III, The	17	3	7	0	0	27	0	--
Pinnacle, The, Phase I <sup>1,2</sup>	7	0	0	0	59	66	0	--
Pinnacle, Phase IV	10	0	2	0	137	149	0	72.0
Champions Golf & Country Club <sup>1</sup>	26	1	1	0	274	302	0	--
Champions Golf & Country Club, Phase II <sup>1,2</sup>	1	0	1	0	18	20	0	--
Roller's Ridge	4	0	0	0	130	134	0	24.0
Savannah Estates	19	1	19	1	17	57	12	40.0
Scissortail, Phase I	16	1	3	0	116	136	9	13.3
Scissortail, Phase II	34	2	6	0	1	43	1	504.0
Scissortail, Phase III	73	14	8	0	0	95	0	--
Shadow Valley, Phase III <sup>1,2</sup>	2	0	0	0	28	30	0	--
Shadow Valley, Phase X	65	0	24	0	28	117	19	38.1
Golf Villas of Shadow Valley, PUD <sup>1,2</sup>	1	0	0	0	6	7	0	--
Shadow Valley, Phase VII	9	0	1	0	163	173	0	120.0
Shadow Valley, Phase VIII	4	0	2	0	71	77	0	14.4
Shadow Valley, Phase IX	2	0	1	0	11	14	1	18.0
Wire Ridge	0	0	2	0	41	43	24	0.6
<b>Rogers Active Lots</b>	<b>407</b>	<b>28</b>	<b>117</b>	<b>7</b>	<b>1,493</b>	<b>2,052</b>	<b>127</b>	<b>24.8</b>

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

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

# Rogers

## Price Distribution of Houses Sold



597 houses were sold in Rogers in the second half of 2021.

The average price of a house was \$390,558 at \$159.16 per square foot.

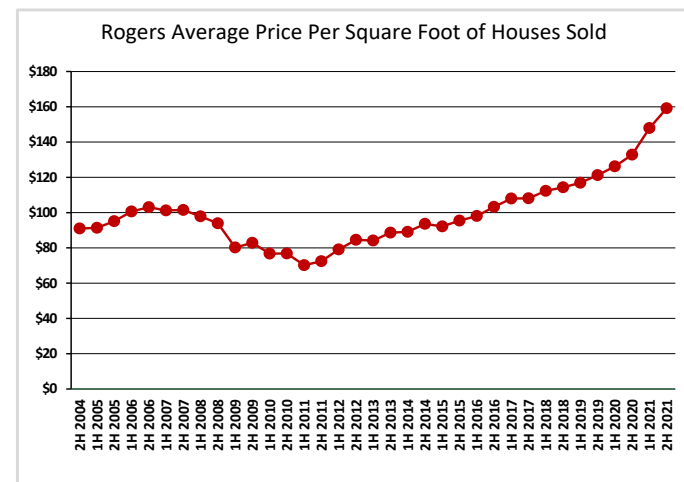
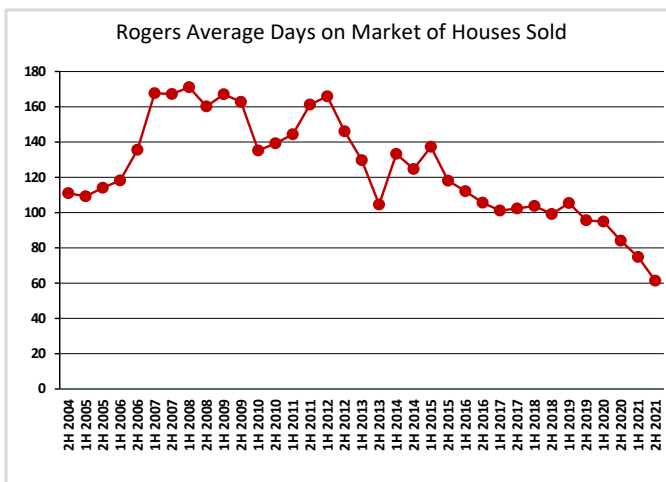
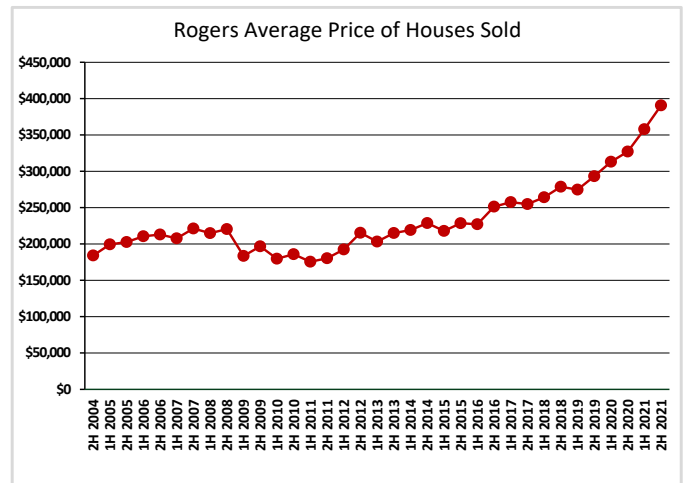
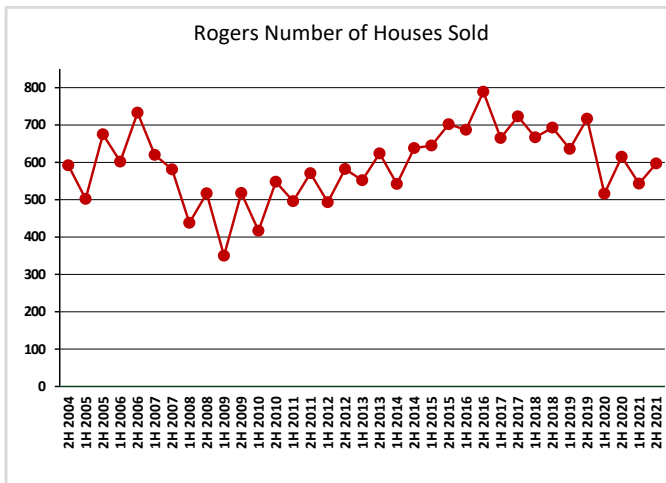
The median cost of a house was \$320,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	4	0.7%	1,002	40	97.3%
\$100,001 - \$150,000	12	2.0%	1,185	32	96.8%
\$150,001 - \$200,000	59	9.9%	1,332	55	102.8%
\$200,001 - \$250,000	110	18.4%	1,624	63	100.8%
\$250,001 - \$300,000	100	16.8%	1,858	59	102.3%
\$300,001 - \$350,000	53	8.9%	2,176	46	101.0%
\$350,001 - \$400,000	50	8.4%	2,400	49	101.2%
\$400,001 - \$450,000	35	5.9%	2,804	52	101.2%
\$450,001 - \$500,000	47	7.9%	2,947	48	100.5%
\$500,001+	127	21.3%	3,821	88	99.5%
<b>Rogers Sold</b>	<b>597</b>	<b>100.0%</b>	<b>2,376</b>	<b>61</b>	<b>100.9%</b>



# Rogers

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	615	543	597	-2.9%	9.9%
Average Price of Houses Sold	\$327,161	\$357,825	\$390,558	19.4%	9.1%
Average Days on Market	84	75	61	-27.0%	-18.0%
Average Price per Square Foot	\$132.86	\$147.95	\$159.16	19.8%	7.6%
Percentage of County Sales	19.0%	20.6%	18.0%	-5.3%	-12.8%
Number of New Houses Sold	93	110	85	-8.6%	-22.7%
Average Price of New Houses Sold	\$341,407	\$332,321	\$467,885	37.0%	40.8%
Average Days on Market of New Houses Sold	150	133	110	-26.2%	-16.7%
Number of Houses Listed	86	64	53	-38.4%	-17.2%
Average List Price of Houses Listed	\$537,934	\$589,984	\$655,088	21.8%	11.0%

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abington	4	0.7%	2,187	44	\$352,000	\$161.06
Altons Brush Creek	1	0.2%	4,220	49	\$405,000	\$95.97
Amis Road	2	0.3%	1,253	67	\$181,500	\$144.92
Arbor Glenn	1	0.2%	2,420	108	\$355,000	\$146.69
Arbors At Pinnacle Ridge	3	0.5%	1,929	60	\$301,667	\$156.63
B A Riggs Park	1	0.2%	1,408	49	\$306,000	\$217.33
B F Sikes	2	0.3%	2,144	129	\$440,250	\$203.52
Banz	5	0.8%	1,788	70	\$235,880	\$133.33
Barnetts	2	0.3%	1,689	21	\$277,500	\$155.93
Bellawood	2	0.3%	2,832	39	\$358,500	\$126.59
Bellview	3	0.5%	1,787	49	\$296,667	\$165.98
Bent Tree	3	0.5%	2,884	42	\$451,633	\$156.71
Biltmore	5	0.8%	2,160	49	\$355,480	\$164.70
Birch Drive	1	0.2%	2,382	39	\$302,000	\$126.78
Bloomfield	4	0.7%	3,034	69	\$445,000	\$147.48
Blue Hill	2	0.3%	1,471	55	\$237,500	\$157.29
Bordeaux	1	0.2%	3,807	62	\$567,000	\$148.94
Breckenridge	2	0.3%	2,247	55	\$342,850	\$151.68
Brentwood	3	0.5%	1,349	26	\$217,633	\$161.53
Brush Creek Hills	5	0.8%	1,920	42	\$246,600	\$129.71
Cadence Place	6	1.0%	1,557	307	\$217,000	\$139.37
Cambridge Park	8	1.3%	1,810	38	\$267,113	\$147.45
Camden Way	6	1.0%	2,149	77	\$295,317	\$137.63
Camelot Estates	1	0.2%	2,633	31	\$450,000	\$170.91
Campbells Countrywood	4	0.7%	2,081	50	\$304,450	\$148.36
Centennial Acres	3	0.5%	1,373	31	\$215,833	\$156.20
Chambers	1	0.2%	2,872	110	\$220,000	\$76.60
Champions Estates	3	0.5%	2,564	56	\$339,333	\$145.45
Champions Garden Villas	2	0.3%	2,984	37	\$772,800	\$258.81
Champions Golf & Cc	9	1.5%	4,831	98	\$1,058,394	\$219.29
Champions Patio Homes	2	0.3%	2,435	60	\$565,000	\$233.44
Chandler Run	4	0.7%	2,143	44	\$361,250	\$168.28
Chateau Terrace	5	0.8%	2,069	44	\$258,375	\$126.37
Chelsea Point	6	1.0%	1,512	40	\$257,167	\$170.42
Clead Acres	1	0.2%	1,650	33	\$230,000	\$139.39
Clower	5	0.8%	2,228	49	\$356,800	\$159.94

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cobble Creek	2	0.3%	3,007	203	\$602,305	\$200.77
Conaway	3	0.5%	1,201	56	\$173,300	\$144.50
Cordova	1	0.2%	1,320	49	\$198,500	\$150.38
Cottagewood	1	0.2%	1,283	32	\$215,000	\$167.58
Country Club Estates	3	0.5%	3,080	95	\$334,333	\$112.00
Creekside	4	0.7%	4,403	59	\$636,125	\$147.08
Creekwood	5	0.8%	3,159	61	\$478,180	\$151.05
Crescent View	18	3.0%	2,799	4	\$479,625	\$171.33
Cross Creek	10	1.7%	2,789	39	\$467,878	\$167.84
Cross Timbers	2	0.3%	2,180	31	\$356,000	\$163.38
Crosspointe	3	0.5%	1,315	45	\$188,667	\$143.82
Dixieland Crossing	13	2.2%	1,937	47	\$300,500	\$155.89
Eagle Glen	1	0.2%	1,927	41	\$275,000	\$142.71
Emerald Heights	2	0.3%	2,593	41	\$359,500	\$139.67
Fairchild	2	0.3%	1,496	35	\$235,000	\$157.17
Fairground	1	0.2%	3,701	29	\$585,000	\$158.07
Felkers	6	1.0%	1,580	50	\$219,500	\$141.27
Fieldstone	1	0.2%	2,134	23	\$359,900	\$168.65
First Place	2	0.3%	1,989	49	\$273,500	\$142.04
Forest Park	6	1.0%	1,607	26	\$246,000	\$154.55
Foxbriar	2	0.3%	1,379	39	\$220,950	\$160.50
Garrett Road	3	0.5%	1,489	34	\$272,200	\$182.85
Greenfield	1	0.2%	1,260	74	\$198,000	\$157.14
Greenfield Place	1	0.2%	1,464	33	\$230,000	\$157.10
Grove, The	9	1.5%	2,264	62	\$359,693	\$160.09
Hardwood Heights	1	0.2%	1,936	73	\$228,900	\$118.23
Hearthstone	8	1.3%	2,956	46	\$450,525	\$152.21
Heritage West	2	0.3%	1,621	49	\$217,450	\$134.08
Highland Knolls	3	0.5%	3,065	50	\$470,000	\$153.43
Hill View	3	0.5%	1,654	37	\$253,333	\$153.17
Hillcrest	7	1.2%	2,060	65	\$269,449	\$133.78
Homes At Oakmont HPR	1	0.2%	1,625	76	\$205,000	\$126.15
Hyland Park	3	0.5%	2,475	58	\$425,000	\$173.48
Iveys, The	9	1.5%	2,209	41	\$404,122	\$182.88
J Wade Sikes Park	1	0.2%	2,640	59	\$265,000	\$100.38
Kersten	2	0.3%	1,358	154	\$218,750	\$160.27
Kiphart	1	0.2%	1,563	49	\$275,000	\$175.94

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lakeview	1	0.2%	2,992	73	\$396,000	\$132.35
Lakewood Crossing	2	0.3%	1,655	78	\$289,000	\$174.70
Larimore & Garner	2	0.3%	996	23	\$113,250	\$115.28
Lawrence & Bradrick	1	0.2%	1,419	37	\$200,000	\$140.94
Legacy Estates	1	0.2%	3,260	67	\$492,000	\$150.92
Lexington	5	0.8%	2,599	42	\$443,200	\$170.76
Liberty Bell	8	1.3%	2,938	54	\$456,125	\$156.43
Loveland	2	0.3%	824	47	\$122,750	\$147.19
Madison	3	0.5%	3,047	39	\$469,667	\$154.63
Majestic Acres	1	0.2%	1,174	34	\$190,000	\$161.84
Malies	1	0.2%	2,572	42	\$320,000	\$124.42
Manors	1	0.2%	4,508	48	\$730,000	\$161.93
Manors On Blossom Way	1	0.2%	4,100	45	\$671,000	\$163.66
Mcgaugheys Orchard	5	0.8%	1,392	52	\$150,760	\$104.79
Meadow Park	1	0.2%	2,020	83	\$244,900	\$121.24
Meadow Wood	3	0.5%	1,431	38	\$213,333	\$149.10
Meadowridge	1	0.2%	1,054	18	\$164,000	\$155.60
Midway	2	0.3%	1,543	261	\$229,550	\$149.32
Mistletoe	1	0.2%	775	17	\$124,750	\$160.97
Monte Ne Village	3	0.5%	1,195	48	\$182,333	\$153.01
Montroux	3	0.5%	2,356	39	\$377,333	\$160.19
New Hope Terrace	1	0.2%	1,404	40	\$212,900	\$151.64
Northland Heights	2	0.3%	1,540	34	\$202,500	\$132.36
Northridge	2	0.3%	1,390	49	\$182,250	\$136.92
Norwood Acres	1	0.2%	1,840	36	\$285,000	\$154.89
Oak Hill	5	0.8%	1,933	60	\$263,080	\$138.86
Oakdale	1	0.2%	1,156	27	\$160,000	\$138.41
Oldetown Estates	1	0.2%	1,957	21	\$329,000	\$168.11
Olivewood	1	0.2%	1,560	233	\$215,000	\$137.82
Olrich Acres	1	0.2%	1,017	37	\$127,000	\$124.88
Orchard	2	0.3%	1,655	169	\$281,835	\$170.29
Osage Reservation	2	0.3%	3,088	48	\$572,000	\$182.11
Overland	2	0.3%	3,472	47	\$525,700	\$150.66
P G Smith	1	0.2%	1,112	131	\$172,000	\$154.68
Parkwood	1	0.2%	1,642	29	\$250,000	\$152.25
Patrick Place	2	0.3%	1,453	36	\$225,000	\$154.63
Peaks, The	22	3.7%	2,238	55	\$309,248	\$134.90

# Rogers

## Characteristics of Houses Sold

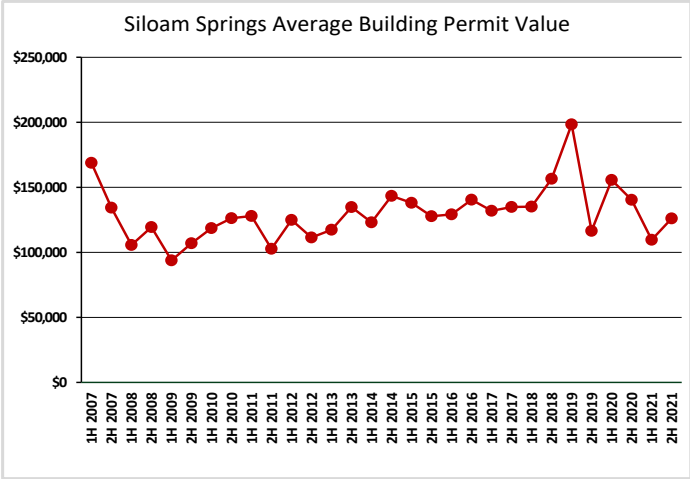
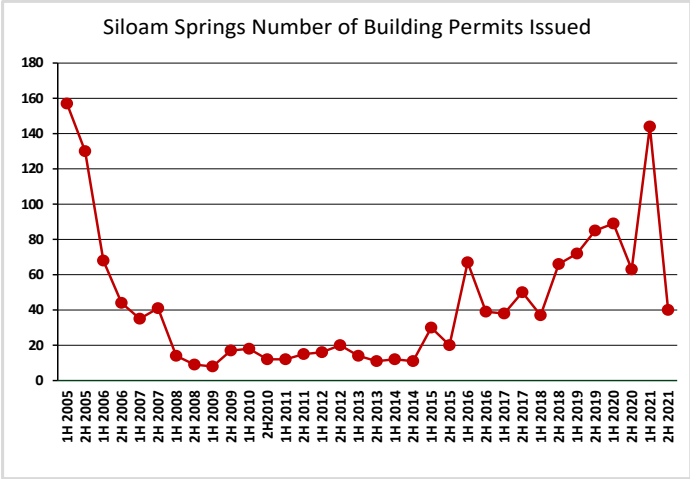
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Pete Graham	1	0.2%	1,304	38	\$132,000	\$101.23
Pine Meadow	4	0.7%	1,414	47	\$191,475	\$136.04
Pinewoods	1	0.2%	1,244	46	\$185,000	\$148.71
Pinnacle	15	2.5%	5,596	103	\$1,171,267	\$210.46
Pinnacle Gardens	1	0.2%	4,612	90	\$639,900	\$138.75
Pinnacle Townhomes	1	0.2%	1,924	49	\$365,000	\$189.71
Plantation, The	4	0.7%	1,512	61	\$243,350	\$161.27
Post Meadows	4	0.7%	1,580	40	\$251,250	\$159.18
Primrose Estates	2	0.3%	1,894	66	\$243,500	\$128.43
Quail Run	2	0.3%	1,426	44	\$191,245	\$133.76
R L Hayes	1	0.2%	2,219	66	\$230,000	\$103.65
Ranch Plaza	3	0.5%	2,038	56	\$258,533	\$127.69
Razorback Estates	1	0.2%	3,313	523	\$725,000	\$218.83
Ridgecrest Meadows	7	1.2%	2,191	42	\$354,168	\$161.65
Roberts	1	0.2%	2,212	94	\$300,000	\$135.62
Rocky Creek	2	0.3%	2,135	59	\$358,500	\$167.69
Rogers Heights	2	0.3%	1,157	39	\$166,250	\$143.45
Rogers Original	1	0.2%	1,640	30	\$300,000	\$182.93
Rollers Ridge	2	0.3%	1,485	45	\$245,000	\$164.97
Rolling Hills	1	0.2%	1,830	29	\$149,900	\$81.91
Rolling Oaks	1	0.2%	1,318	35	\$190,000	\$144.16
Rosewood	2	0.3%	2,367	68	\$300,000	\$128.83
Rural Oaks	1	0.2%	1,599	49	\$285,000	\$178.24
S H Cole	1	0.2%	1,402	47	\$170,000	\$121.26
Saddlebrook Farm	2	0.3%	3,877	56	\$557,500	\$143.82
Sandalwood	3	0.5%	1,442	51	\$228,167	\$158.45
Savannah Estates	8	1.3%	3,164	293	\$518,937	\$164.22
Schrader	3	0.5%	1,773	59	\$234,333	\$132.86
Scissortail	11	1.8%	3,581	45	\$786,082	\$218.76
Seminole	1	0.2%	2,105	36	\$257,000	\$122.09
Seminole Hills	1	0.2%	1,744	32	\$225,000	\$129.01
Seminole Place	1	0.2%	1,560	35	\$248,000	\$158.97
Shadow Valley	45	7.5%	3,203	76	\$615,760	\$191.77
Shadow Valley Twnhms	1	0.2%	1,937	54	\$325,000	\$167.79
Silo Falls	5	0.8%	3,209	48	\$531,980	\$165.53
Smith & Hayes	1	0.2%	1,036	50	\$150,000	\$144.79
Snodgrass Barnett	1	0.2%	1,100	50	\$150,000	\$136.36

# Rogers

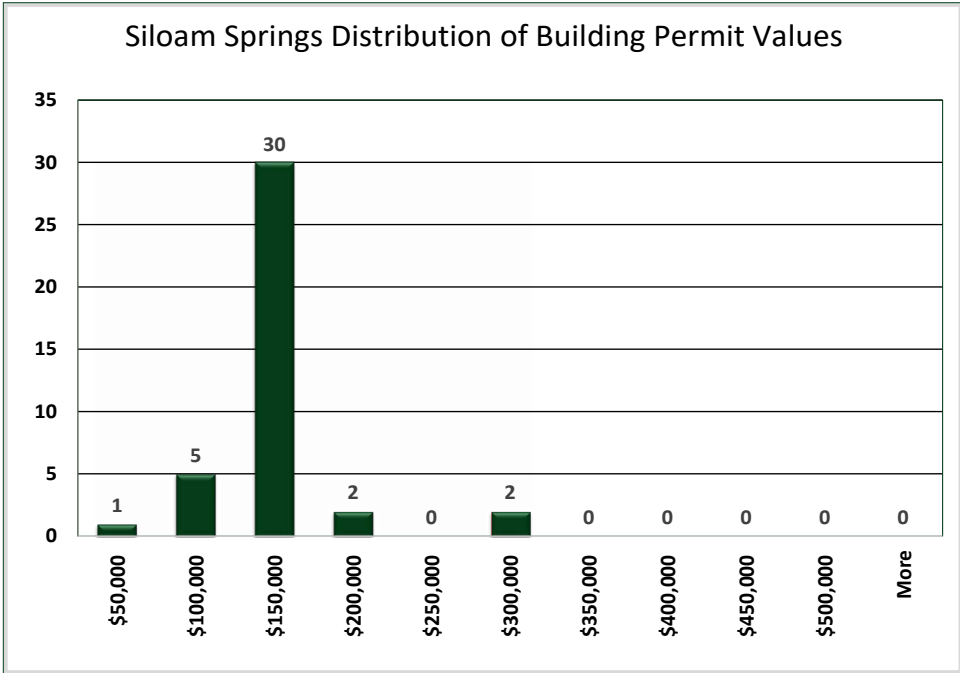
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Southern Hills	2	0.3%	1,614	44	\$251,050	\$155.76
Spring Creek	1	0.2%	2,365	41	\$459,000	\$194.08
Stoney Creek Place	3	0.5%	2,011	56	\$319,300	\$158.67
Stoney Point	4	0.7%	1,686	43	\$236,750	\$141.35
Summit Heights	2	0.3%	3,547	44	\$470,000	\$132.17
Sundance Acres	2	0.3%	1,447	21	\$183,000	\$126.62
Sundown	1	0.2%	1,855	43	\$235,500	\$126.95
Three Oaks Place	2	0.3%	2,000	71	\$261,500	\$130.75
Timberidge	1	0.2%	1,495	61	\$188,000	\$125.75
Turnberry at the Peaks	1	0.2%	3,335	55	\$529,900	\$158.89
Turtle Creek Place	3	0.5%	2,224	43	\$303,333	\$136.20
Twin Lakes Estates	3	0.5%	3,374	80	\$463,300	\$140.96
Twin Oaks	2	0.3%	2,401	30	\$336,000	\$140.00
Valley West	1	0.2%	1,513	30	\$285,000	\$188.37
Victoria Place	3	0.5%	1,029	37	\$167,000	\$162.54
Villas At Lexington Square	1	0.2%	2,176	80	\$326,400	\$150.00
Vintage	1	0.2%	2,275	30	\$370,000	\$162.64
Wallace	1	0.2%	1,270	55	\$270,000	\$212.60
Warren Glen	3	0.5%	3,123	40	\$466,667	\$149.54
Watson	1	0.2%	1,628	108	\$219,900	\$135.07
Welsh	1	0.2%	1,860	105	\$243,000	\$130.65
West Landing	1	0.2%	2,547	38	\$450,000	\$176.68
Western Terrace	1	0.2%	2,022	37	\$326,000	\$161.23
Westridge	2	0.3%	1,159	57	\$183,500	\$158.44
Westwood	1	0.2%	3,700	61	\$480,000	\$129.73
Westwood Hills	2	0.3%	1,404	29	\$194,450	\$136.92
Whispering Meadows	1	0.2%	2,564	121	\$625,000	\$243.76
Whispering Timbers	10	1.7%	2,099	45	\$299,040	\$145.25
Williamsburg Place	2	0.3%	3,640	71	\$488,500	\$134.77
Willowbrook	2	0.3%	1,251	79	\$185,000	\$147.50
Windsor Place	1	0.2%	1,874	71	\$215,000	\$114.73
Wire Ridge	11	1.8%	1,375	44	\$245,585	\$178.61
Woodland Acres	4	0.7%	1,705	35	\$237,725	\$139.73
Other	20	3.4%	2,402	53	\$393,000	\$154.94
<b>Rogers Sold</b>	<b>597</b>	<b>100.0%</b>	<b>2,376</b>	<b>61</b>	<b>\$390,558</b>	<b>\$159.16</b>

# Siloam Springs Building Permits



Siloam Springs	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	63	144	40	-36.5%	-72.2%
Average Value of Residential Building Permits	\$140,346	\$109,611	\$126,088	-10.2%	15.0%





# Siloam Springs Active Subdivisions

There were 847 total lots in 19 active subdivisions in Siloam Springs in the second half of 2021. 66.4 percent of the lots were occupied, 2.7 percent were complete but unoccupied, 7.2 were under construction, 4.0 percent were starts, and 19.7 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the second half of 2021 were Endura Park with 31, Grandview Estates, Phase I with 14, and Sweet Homes, Phase I with 5.

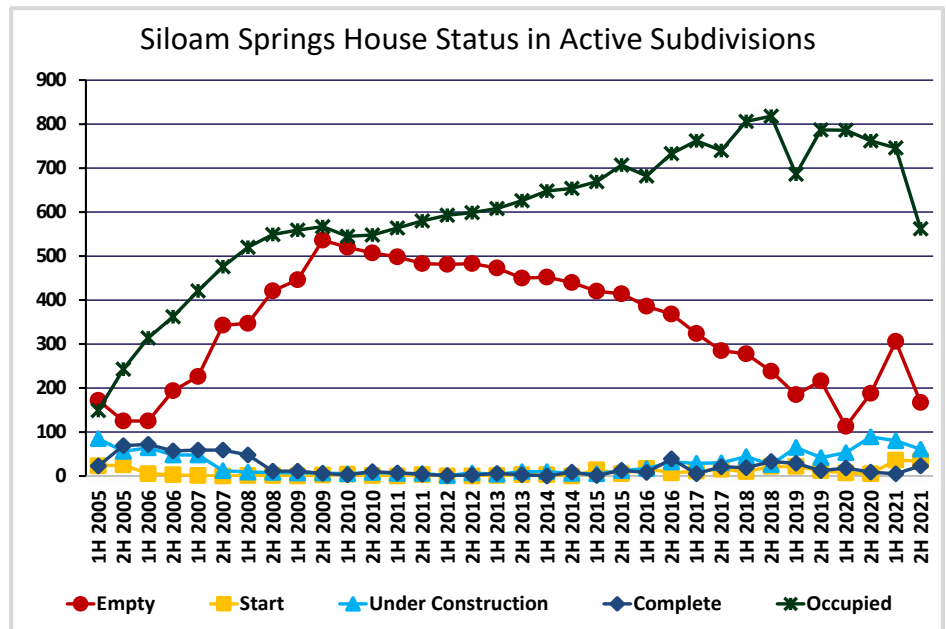
Grandview Estates, Phase I had the most houses becoming occupied in Siloam Springs with 34 houses. An additional 25 houses in Ashley Park, Phase II, 15 houses in Gunter's Subdivision and 14 homes in Ridgestone Duplexes became occupied in the second half of 2021. Each duplex is counted as two individual homes.

No new construction or progress in existing construction has occurred in the last year in 3 of the 19 active subdivisions in Siloam Springs.

99 new houses in Siloam Springs became occupied in the second half of 2021. The annual absorption rate implies that there are 15.8 months of remaining inventory in active subdivisions, down from 19.4 percent in the first half of 2021.

In 6 out of the 19 active subdivisions in Siloam Springs, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Siloam Springs from 64.0 percent in 2012 to 60.4 percent in the second half of 2021.



Additionally, 1,029 new lots in 18 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Bellvue Estates	1H 2021	88		88
Carley Crossing	1H 2020	78		78
Carley Crossing, Phase III	2H 2021	56		56
Castlewood	1H 2021	100		100
Faulkner Addition	2H 2021		6	6
Fox Meadow	1H 2021	12		12
Foxtail South	2H 2020	167		167
Grandview Estates, Phase II	2H 2020	65		65
Heritage Ranch, Phase II	2H 2020		17	17
Heritage Ranch, Phases III	1H 2020	59		59
Lawlis Ranch 1B	1H 2020	3		3
Lawlis Ranch 2-5	2H 2020	56		56
Mission Hill	2H 2020	123		123
Somerset	2H 2019	74		74
Somerset, Phase II	2H 2021	23		23
Stubbs	2H 2020		30	30
Sweet Homes, Phase II	2H 2020		14	14
Whispering Oaks	1H 2021	58		58
<b>New and Preliminary</b>		<b>962</b>	<b>67</b>	<b>1,029</b>

# Siloam Springs

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashley Park, Phase I	1	0	0	0	30	31	0	6.0
Ashley Park, Phase II	20	16	2	7	35	80	25	15.4
City Lake View Estates <sup>1</sup>	3	1	0	0	5	9	0	--
Club View Estates <sup>1</sup>	6	0	1	0	7	14	0	--
Dogwood Meadow	0	0	0	0	9	9	2	0.0
Endura Park <sup>1</sup>	68	0	31	0	0	99	0	--
Forest Hills	19	2	0	0	47	68	3	50.4
Grandview Estates, Phase I	6	8	14	16	35	79	34	15.1
Gunter's Subdivision	0	0	0	0	22	22	15	0.0
Maloree Woods	6	0	0	0	50	56	0	36.0
Meadows Edge <sup>1,2</sup>	2	0	0	0	16	18	0	--
Paige Place, Phase II <sup>1</sup>	0	0	3	0	23	26	0	--
Prairie Meadow Estates	3	3	0	0	15	21	1	72.0
Ridgestone Duplexes	0	0	0	0	110	110	14	0.0
Shady Grove Estates, Phase II <sup>1</sup>	2	1	0	0	7	10	0	--
Stone Ridge, Phase IIB & III	1	0	0	0	59	60	1	0.8
Stonecrest, Phase IV, V, VII	3	0	4	0	53	60	0	42.0
Sweet Homes, Phase I	24	1	5	0	3	33	3	120.0
Woodlands, The Phase II	3	2	1	0	36	42	1	36.0
<b>Siloam Springs Active Lots</b>	<b>167</b>	<b>34</b>	<b>61</b>	<b>23</b>	<b>562</b>	<b>847</b>	<b>99</b>	<b>15.8</b>

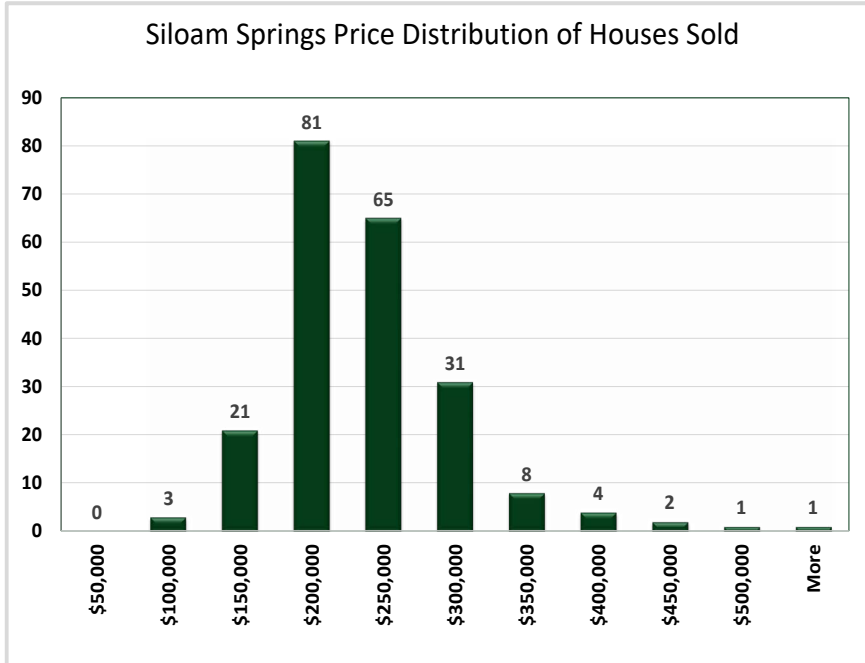
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Siloam Springs

## Price Distribution of Houses Sold



217 houses were sold in Siloam Springs in the second half of 2021.

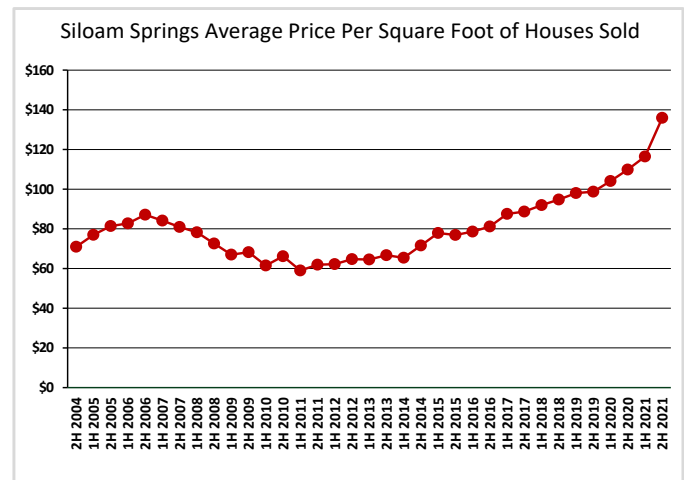
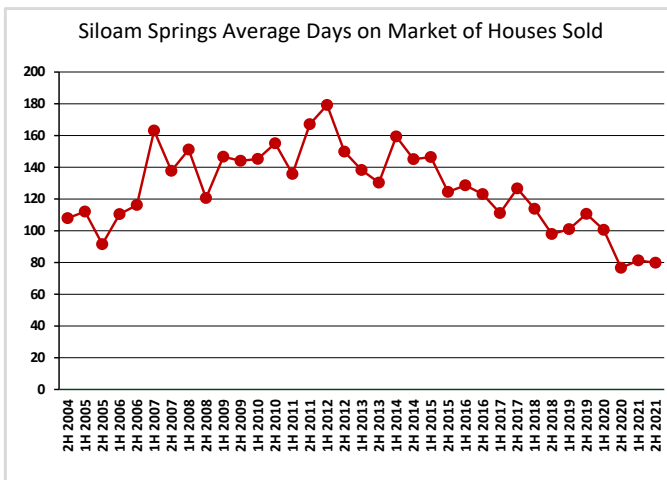
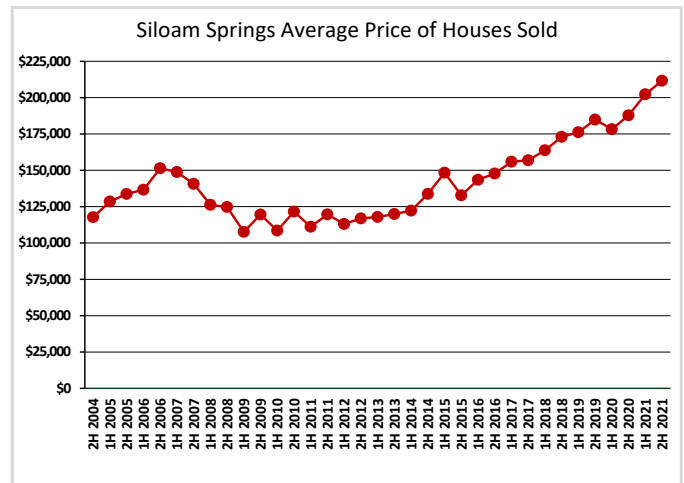
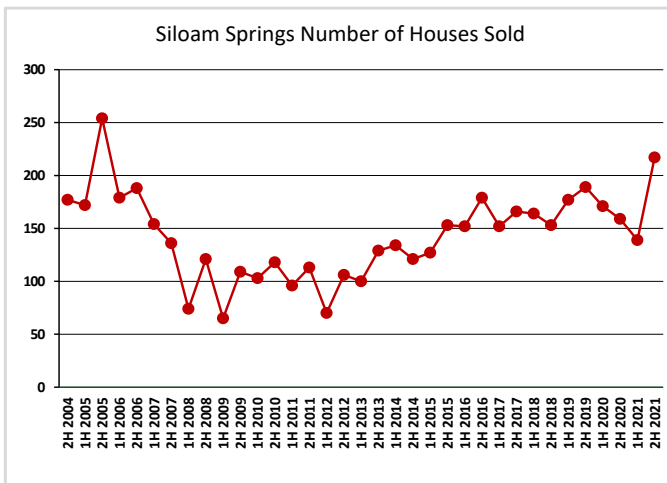
The average price of a house was \$211,577 at \$135.95 per square foot.

The median cost of a house was \$205,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	1.4%	1,189	22	91.3%
\$100,001 - \$150,000	21	9.7%	1,117	57	96.5%
\$150,001 - \$200,000	81	37.3%	1,282	108	100.5%
\$200,001 - \$250,000	65	30.0%	1,630	67	99.6%
\$250,001 - \$300,000	31	14.3%	1,997	57	100.5%
\$300,001 - \$350,000	8	3.7%	2,369	73	98.4%
\$350,001 - \$400,000	4	1.8%	2,394	95	97.9%
\$400,001 - \$450,000	2	0.9%	2,579	86	100.7%
\$450,001 - \$500,000	1	0.5%	3,117	43	110.6%
\$500,001+	1	0.5%	3,535	43	96.7%
<b>Total</b>	<b>217</b>	<b>100.0%</b>	<b>1,563</b>	<b>80</b>	<b>99.6%</b>

# Siloam Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	159	139	217	36.5%	56.1%
Average Price of Houses Sold	\$187,801	\$202,274	\$211,577	12.7%	4.6%
Average Days on Market	77	81	80	4.2%	-1.8%
Average Price per Square Foot	\$109.86	\$116.45	\$135.95	23.8%	16.7%
Percentage of County Sales	2.8%	3.0%	3.5%	25.5%	18.6%
Number of New Houses Sold	32	20	72	125.0%	260.0%
Average Price of New Houses Sold	\$205,250	\$202,644	\$207,147	0.9%	2.2%
Average Days on Market of New Houses Sold	108	155	132	22.6%	-14.5%
Number of Houses Listed	29	15	20	-31.0%	33.3%
Average List Price of Houses Listed	\$213,192	\$246,148	\$335,110	57.2%	36.1%

# Siloam Springs

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashley Park	8	3.7%	1,865	54	\$274,119	\$146.98
Autumn Glen	11	5.1%	1,431	40	\$216,900	\$152.02
Bartells	1	0.5%	860	24	\$106,500	\$123.84
Beauchamps	3	1.4%	1,676	58	\$190,000	\$128.79
Blackwells	2	0.9%	2,268	76	\$321,000	\$140.54
C D Gunters	8	3.7%	1,398	68	\$148,844	\$109.23
C E Elliff	1	0.5%	1,456	48	\$139,000	\$95.47
Carls	8	3.7%	1,381	42	\$175,625	\$129.94
Chanel Court	1	0.5%	1,180	20	\$155,000	\$131.36
Chattering Heights	1	0.5%	3,117	43	\$470,000	\$150.79
College	2	0.9%	1,639	28	\$226,200	\$137.38
Copper Leaf	3	1.4%	1,563	24	\$217,583	\$139.53
Cordes	1	0.5%	1,780	76	\$225,000	\$126.40
Couchs	1	0.5%	1,252	44	\$187,000	\$149.36
Cranes	3	1.4%	1,395	74	\$143,667	\$101.55
Davis	1	0.5%	1,770	107	\$232,000	\$131.07
Eastgate	1	0.5%	1,361	55	\$185,000	\$135.93
Endura Park	4	1.8%	1,555	47	\$237,850	\$152.98
Fox Run	3	1.4%	1,428	39	\$199,333	\$139.87
Gabriel Park	1	0.5%	1,987	37	\$275,000	\$138.40
Grandview Estates	52	24.0%	1,273	153	\$179,533	\$141.48
Grimes	1	0.5%	1,138	28	\$142,000	\$124.78
Gunters	1	0.5%	3,372	73	\$273,500	\$81.11
Heritage Ranch	1	0.5%	2,461	34	\$350,000	\$142.22
Hickory Hills	4	1.8%	1,614	88	\$194,250	\$121.59
Hico Manor	1	0.5%	1,236	58	\$182,000	\$147.25
Home	2	0.9%	994	34	\$145,000	\$146.52
Kimberly Heights	2	0.9%	1,746	134	\$187,500	\$110.58
Liva Lima	2	0.9%	1,274	46	\$154,750	\$121.40
Lyndale Estates	2	0.9%	1,355	37	\$180,000	\$134.00
Madison Heights	1	0.5%	3,535	43	\$595,000	\$168.32
Maloree Woods	2	0.9%	2,236	101	\$305,000	\$136.22
Maples, The	5	2.3%	1,812	58	\$262,000	\$144.88
Mt Olive	1	0.5%	1,320	35	\$193,000	\$146.21
Nine Elms	1	0.5%	999	54	\$135,000	\$135.14
Paige Place	1	0.5%	2,461	98	\$363,000	\$147.50
Patriot Park	6	2.8%	1,483	59	\$205,000	\$138.63

# Siloam Springs

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Pyeatte Mccumber	1	0.5%	1,421	71	\$165,000	\$116.12
Quail Run	1	0.5%	1,020	34	\$155,000	\$151.96
R S Morris	1	0.5%	952	25	\$144,500	\$151.79
Ravenwood	3	1.4%	1,964	37	\$285,500	\$145.65
Robert C Bailey	1	0.5%	2,533	51	\$287,000	\$113.30
Rolling Hills	3	1.4%	1,934	35	\$240,000	\$124.45
Sager Creek	1	0.5%	1,368	29	\$170,000	\$124.27
Siloam Heights	1	0.5%	1,440	93	\$160,000	\$111.11
Siloam Springs Original	5	2.3%	2,002	79	\$225,000	\$111.01
Sobro Bldg HPR	1	0.5%	1,832	13	\$260,000	\$141.92
Southern Hills	1	0.5%	1,400	38	\$175,000	\$125.00
Stone Ridge	11	5.1%	1,585	50	\$230,575	\$145.59
Stonecrest	10	4.6%	2,249	73	\$332,466	\$146.82
Sun Haven	2	0.9%	1,015	56	\$136,000	\$133.99
Sunset View	1	0.5%	2,435	53	\$220,000	\$90.35
Sweet Home	3	1.4%	1,898	164	\$269,449	\$141.92
Vista View	3	1.4%	1,185	51	\$163,500	\$138.09
Walnut Woods	1	0.5%	2,024	117	\$219,000	\$108.20
Weber	1	0.5%	1,466	35	\$220,000	\$150.07
Western Hills	1	0.5%	1,566	51	\$191,500	\$122.29
Wm C Tates	1	0.5%	1,696	59	\$190,000	\$112.03
Wood Creek	3	1.4%	1,458	36	\$205,500	\$141.56
Woodcreek	1	0.5%	1,428	19	\$200,000	\$140.06
Woodlands, The	4	1.8%	1,645	45	\$242,250	\$147.17
Young & Bailey	1	0.5%	1,524	24	\$215,000	\$141.08
Other	6	2.8%	1,485	70	\$157,333	\$102.67
<b>Siloam Springs Houses Sold</b>	<b>217</b>	<b>100.0%</b>	<b>1,563</b>	<b>80</b>	<b>\$211,577</b>	<b>\$135.95</b>

# Unincorporated Areas in Benton County

## Active Subdivisions

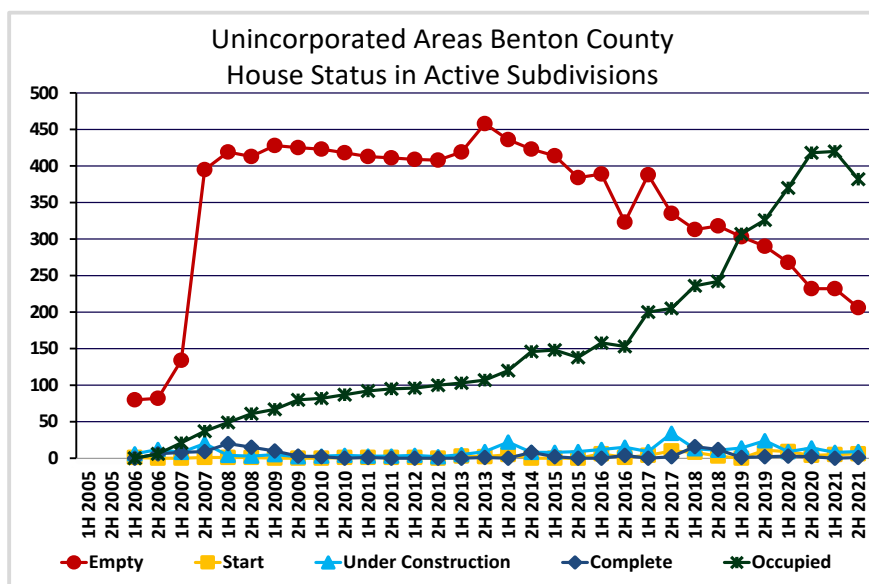
There were 604 total lots in 13 active subdivisions in Unincorporated Areas in Benton County in the second half of 2021. 63.2 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 1.5 were under construction, 1.0 percent were starts, and 34.1 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the second half of 2021 were Pepper Hills with 3, and Timber Ridge Estates with 2.

Charleston Park at Legendary and Timber Ridge Estates had the most houses becoming occupied in Unincorporated Areas in Benton County, with 3 houses each.

No new construction or progress in existing construction has occurred in the last year in 3 of the 13 active subdivisions in Unincorporated Areas in Benton County.

9 new houses in Unincorporated Areas in Benton County became occupied in the second half of 2021. The annual



absorption rate implies that there are 85.9 months of remaining inventory in active subdivisions, up from 41.4 percent in the first half of 2021.

In 5 out of the 13 active subdivisions in Unincorporated Areas in Benton County, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 59.6 percent in the second half of 2021.

Additionally, no new lots in subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	16	0	1	0	27	44	0	204.0
Charleston Park at Legendary	4	0	0	0	104	108	3	16.0
Crow's Nest 6th <sup>1,2</sup>	6	0	0	0	9	15	0	--
Deer Haven	2	0	0	1	122	125	0	2.6
Esculapia Estates <sup>1,2</sup>	9	0	0	0	9	18	0	--
Greenstone Estate	5	1	0	0	41	47	2	36.0
Hawk's Landing	14	1	1	0	1	17	0	192.0
Moonlight Valley	16	2	1	0	15	34	1	228.0
Ozark Hills <sup>1,2</sup>	27	0	0	0	1	28	0	--
Pepper Hills	25	0	3	0	26	54	3	67.2
Pleasant Meadows	0	0	1	0	19	20	0	12.0
Timber Ridge Estates <sup>1</sup>	39	1	2	0	7	49	0	--
Ventris Cove Estates <sup>1</sup>	43	1	0	0	1	45	0	--
<b>Unincorporated Areas Benton County</b>	<b>206</b>	<b>6</b>	<b>9</b>	<b>1</b>	<b>382</b>	<b>604</b>	<b>9</b>	<b>85.9</b>

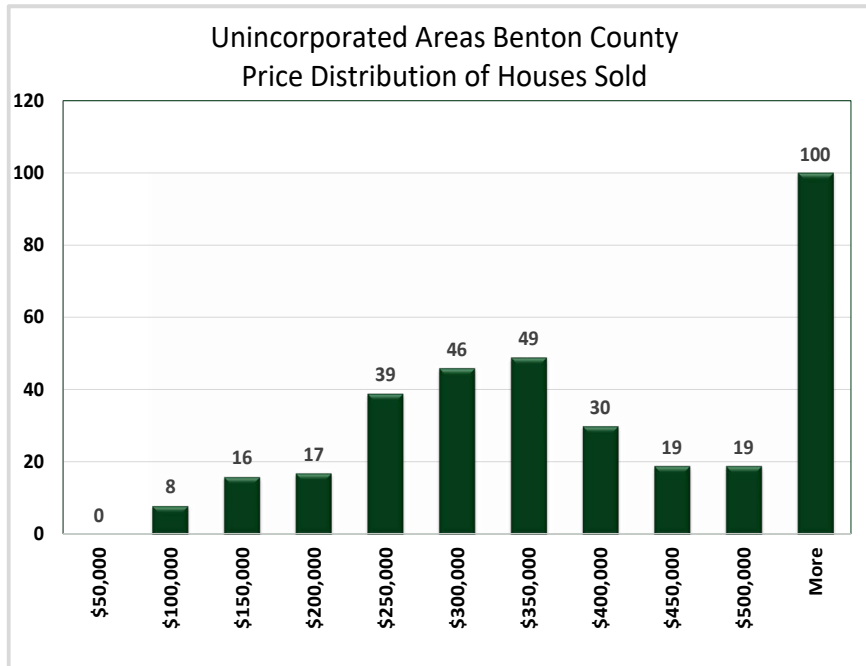
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Unincorporated Areas in Benton County

## Price Distribution of Houses Sold



343 houses were sold in Unincorporated Areas in Benton County in the second half of 2021.

The average price of a house was \$452,780 at \$183.33 per square foot.

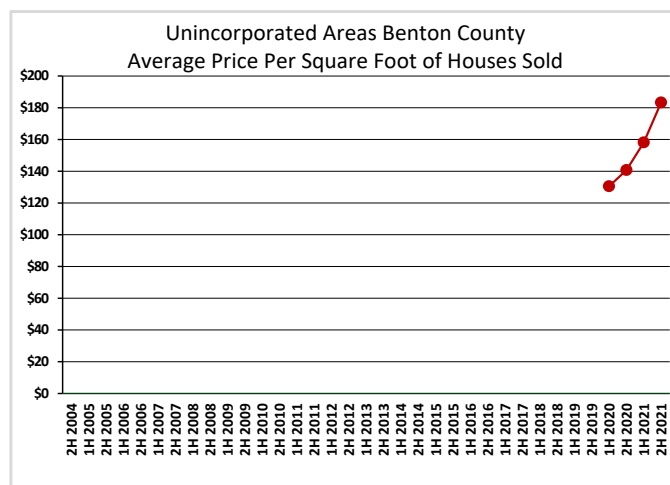
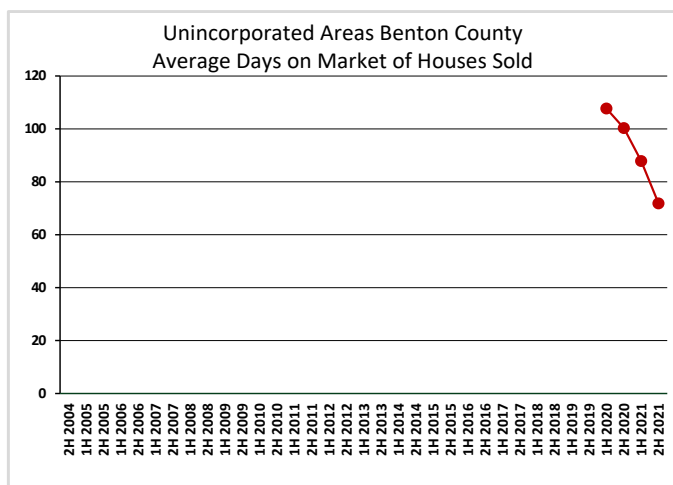
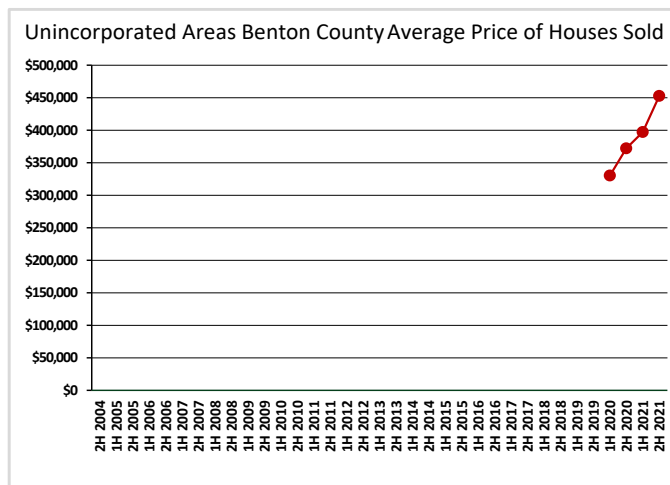
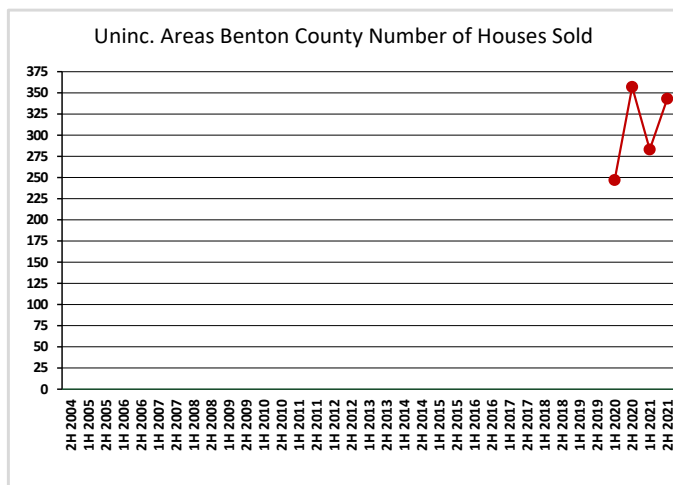
The median cost of a house was \$349,900.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	8	2.1%	1,245	50	102.2%
\$100,001 - \$150,000	16	4.3%	1,285	63	93.0%
\$150,001 - \$200,000	17	4.6%	1,563	68	99.6%
\$200,001 - \$250,000	39	10.5%	1,690	59	96.7%
\$250,001 - \$300,000	46	12.3%	1,775	60	99.3%
\$300,001 - \$350,000	49	13.1%	2,042	65	99.2%
\$350,001 - \$400,000	30	8.0%	2,455	82	97.9%
\$400,001 - \$450,000	19	5.1%	2,289	87	97.1%
\$450,001 - \$500,000	19	5.1%	2,633	80	99.2%
\$500,001+	100	26.8%	3,632	82	98.5%
<b>Total</b>	<b>343</b>	<b>100.0%</b>	<b>2,434</b>	<b>72</b>	<b>98.3%</b>



# Unincorporated Areas in Benton County

## Price Distribution of Houses Sold



Sold Characteristics Unincorporated-BC	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	357	283	343	-3.9%	21.2%
Average Price of Houses Sold	\$372,091	\$397,209	\$452,780	21.7%	14.0%
Average Days on Market	100	88	72	-28.4%	-18.3%
Average Price per Square Foot	\$140.74	\$158.20	\$183.33	30.3%	15.9%
Percentage of County Sales	12.6%	11.9%	11.7%	-6.9%	-2.1%
Number of New Houses Sold	27	16	16	-40.7%	0.0%
Average Price of New Houses Sold	\$334,036	\$289,886	\$492,043	47.3%	69.7%
Average Days on Market of New Houses Sold	137	181	103	-24.4%	-42.9%
Number of Houses Listed	49	75	67	36.7%	-10.7%
Average List Price of Houses Listed	\$518,887	\$611,884	\$938,273	80.8%	53.3%

# Unincorporated Areas in Benton County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Bar Zel Point	2	0.6%	2,449	99	\$703,500	\$304.16
Beaver Shores	15	4.4%	1,909	58	\$287,977	\$153.84
Bilby	2	0.6%	1,673	64	\$225,250	\$134.58
Bloomfield Construction	1	0.3%	1,640	55	\$350,000	\$213.41
Blueberry Hill	2	0.6%	2,418	67	\$519,500	\$201.71
Browns Port	1	0.3%	753	107	\$450,000	\$597.61
Cabins At Big Springs	1	0.3%	3,340	107	\$568,000	\$170.06
Cedar Acres	2	0.6%	2,340	53	\$680,000	\$284.51
Club View Estates	1	0.3%	3,302	298	\$526,540	\$159.46
Cotswold	1	0.3%	4,136	74	\$1,975,000	\$477.51
Country life	2	0.6%	2,101	75	\$381,500	\$204.22
Criswell Estates	1	0.3%	2,252	28	\$458,282	\$203.50
Crossings, The	1	0.3%	1,368	72	\$182,000	\$133.04
Crows Nest	4	1.2%	3,139	61	\$447,750	\$144.65
Dawn Hill C C Resort	3	0.9%	2,428	95	\$358,833	\$147.47
Dawn Hill C C Resort Twnh	2	0.6%	1,002	49	\$83,000	\$82.69
Dawn Hill Cynth Twnh	2	0.6%	1,236	69	\$97,500	\$78.91
Deer Haven	3	0.9%	1,449	60	\$220,467	\$152.21
Dogwood Estates	1	0.3%	2,752	17	\$447,000	\$162.43
Dream Valley	7	2.0%	2,359	48	\$283,400	\$121.65
Dutchman	1	0.3%	2,900	40	\$575,000	\$198.28
E N Coons	2	0.6%	1,519	42	\$184,900	\$122.39
Eagle Crest	1	0.3%	2,813	60	\$453,000	\$161.04
Edgewood	1	0.3%	1,939	46	\$300,000	\$154.72
Estates Of Lakeway, The	4	1.2%	4,725	118	\$1,482,500	\$312.74
Flint Creek Estates	1	0.3%	1,840	33	\$358,000	\$194.57
Forest Hills	3	0.9%	2,944	112	\$460,333	\$157.48
Forest Park	2	0.6%	1,396	103	\$103,000	\$72.20
Foster	1	0.3%	2,698	43	\$340,000	\$126.02
Fraker	1	0.3%	2,012	46	\$322,500	\$160.29
Golf Creek Estates	1	0.3%	2,936	34	\$368,800	\$125.61
Grassy Hills	2	0.6%	3,388	160	\$595,175	\$180.35
Greenridge Acres	1	0.3%	2,128	44	\$195,000	\$91.64
Greenstone Estates	1	0.3%	2,295	35	\$420,000	\$183.01
Heritage Bay HPR	2	0.6%	1,364	20	\$347,500	\$258.35
Heritage Ranch	1	0.3%	2,539	43	\$335,000	\$131.94
Hoot Owl Hollow	1	0.3%	400	29	\$315,000	\$787.50

# Unincorporated Areas in Benton County

## Characteristics of Houses Sold

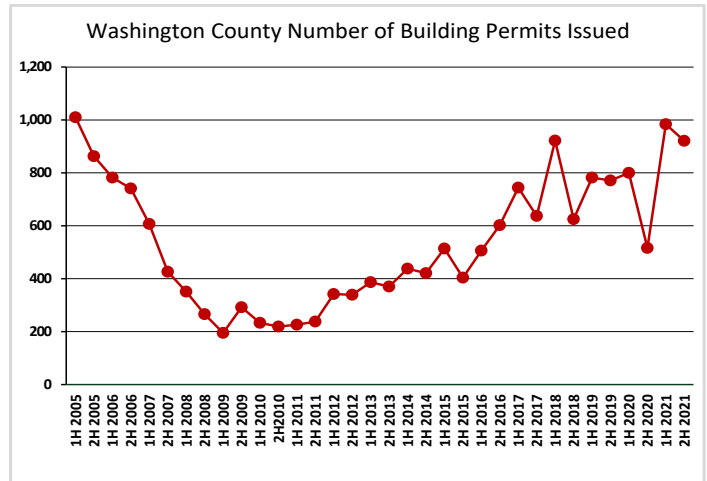
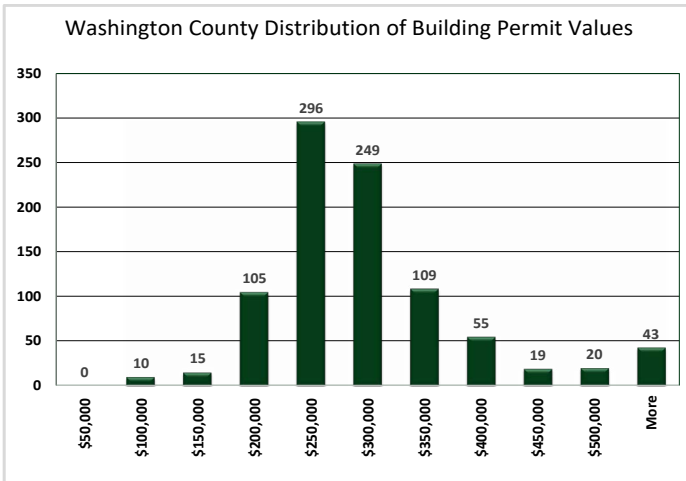
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Horseshoe Hills	1	0.3%	3,645	60	\$525,000	\$144.03
Huckleberry Hills	1	0.3%	4,044	57	\$1,165,000	\$288.08
Indian Hills	1	0.3%	3,424	57	\$695,000	\$202.98
Indian Point	2	0.6%	2,632	70	\$605,000	\$231.90
Island View Estates	1	0.3%	3,500	137	\$865,000	\$247.14
La Bonne Vie	1	0.3%	4,980	49	\$1,060,000	\$212.85
La Raye Manor	1	0.3%	1,644	71	\$230,000	\$139.90
Lake Forrest Heights	1	0.3%	1,832	45	\$230,000	\$125.55
Lake Shore Farms at Nelson Hollow	1	0.3%	3,000	106	\$975,000	\$325.00
Lakeview Acres	1	0.3%	2,625	80	\$435,000	\$165.71
Latham Landing	1	0.3%	1,592	114	\$735,000	\$461.68
Little Osage Valley	1	0.3%	3,038	72	\$862,500	\$283.90
Lost Bridge Village	13	3.8%	2,019	83	\$394,923	\$199.25
Mack Grimes	3	0.9%	1,778	48	\$235,042	\$137.74
Maple Ridge	1	0.3%	3,171	85	\$530,000	\$167.14
Monroe Acres	1	0.3%	2,072	50	\$335,000	\$161.68
Monte Ne Shores	3	0.9%	2,613	60	\$303,433	\$117.46
Moonlight Valley	1	0.3%	2,607	2	\$378,695	\$145.26
Morningstar Estates	1	0.3%	3,049	35	\$769,100	\$252.25
Moulder Hollow	3	0.9%	1,980	54	\$440,000	\$213.80
Mountain Lake Estates	2	0.6%	3,144	55	\$488,750	\$155.50
Navy Point Estates	1	0.3%	1,854	53	\$232,000	\$125.13
North Hickory Hills	2	0.6%	1,856	46	\$259,950	\$141.77
Oak Cliff Estates	1	0.3%	1,512	54	\$425,000	\$281.08
Oak Ridge Estates	1	0.3%	3,633	32	\$537,000	\$147.81
Oak Ridge West	3	0.9%	1,617	38	\$261,167	\$160.80
Paramount Estates	1	0.3%	3,498	27	\$855,000	\$244.43
Pepper Hills	2	0.6%	3,032	134	\$469,750	\$155.09
Phillips Creek	1	0.3%	1,846	12	\$322,500	\$174.70
Pine Log	1	0.3%	3,121	45	\$938,500	\$300.70
Pine Ridge Estates	3	0.9%	1,825	76	\$256,000	\$143.84
Pleasant Meadows	2	0.6%	1,976	30	\$346,000	\$174.99
Pleasure Heights	6	1.7%	1,267	71	\$148,017	\$117.64
Plentywood Farms West	1	0.3%	2,850	35	\$400,000	\$140.35
Point At Falls Hollow, The	1	0.3%	3,979	56	\$995,000	\$250.06
Posy Mountain Ranch	1	0.3%	2,450	68	\$425,000	\$173.47

# Unincorporated Areas in Benton County

## Characteristics of Houses Sold

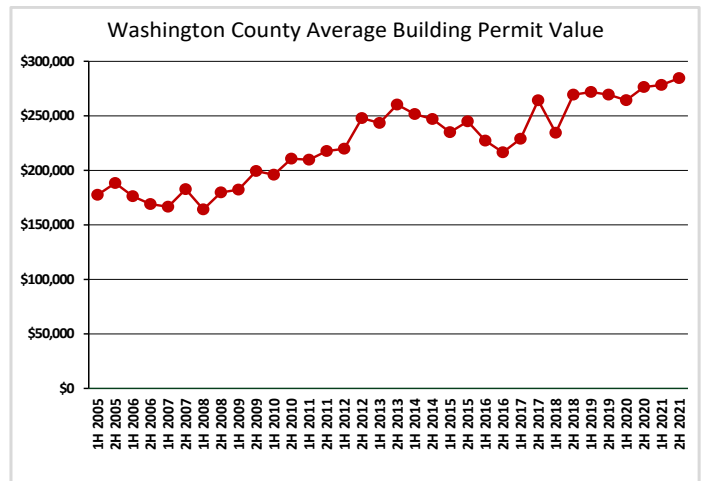
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Prairie Meadow Estates	1	0.3%	2,268	46	\$375,000	\$165.34
Pursley	2	0.6%	1,514	33	\$245,000	\$162.02
Putmans	4	1.2%	4,109	146	\$651,625	\$160.14
Quail Meadow	1	0.3%	4,616	144	\$901,630	\$195.33
Rambo Riviera	1	0.3%	1,484	75	\$175,000	\$117.92
Randolph Point	1	0.3%	1,854	105	\$410,000	\$221.14
Ray Brown	1	0.3%	3,500	15	\$980,000	\$280.00
Riggins	1	0.3%	1,499	33	\$245,000	\$163.44
River Oaks	1	0.3%	5,960	91	\$1,100,000	\$184.56
River Ridge	1	0.3%	3,088	52	\$410,612	\$132.97
Rivercliff Farms	1	0.3%	3,915	152	\$1,100,000	\$280.97
Rivercliff Summit	1	0.3%	4,784	91	\$599,000	\$125.21
Robinson Original	1	0.3%	1,076	47	\$180,500	\$167.75
Rolling Hills Estates	1	0.3%	5,588	57	\$919,000	\$164.46
Sanderson Acres	1	0.3%	2,400	55	\$490,000	\$204.17
Sentosa	1	0.3%	4,730	43	\$829,800	\$175.43
Sequoyah Woods	2	0.6%	3,154	115	\$373,250	\$118.37
Serenity Point	1	0.3%	4,646	38	\$1,475,000	\$317.48
Shady Acres	1	0.3%	2,856	61	\$310,000	\$108.54
Shady Grove Estate	1	0.3%	2,601	177	\$335,000	\$128.80
Shamrock	1	0.3%	3,185	101	\$900,000	\$282.57
Slate Gap Estates	1	0.3%	2,402	133	\$1,200,000	\$499.58
South Mountain Estates	1	0.3%	6,500	423	\$775,000	\$119.23
Spring Hollow	1	0.3%	3,367	21	\$410,000	\$121.77
Stone Gate	2	0.6%	1,765	59	\$314,250	\$178.89
Stone Ridge Estates	1	0.3%	4,357	34	\$580,000	\$133.12
Stonebriar	2	0.6%	4,167	100	\$782,650	\$187.86
Sylvan Acres	2	0.6%	2,691	54	\$372,500	\$145.18
Talamore	4	1.2%	5,048	77	\$997,500	\$198.77
Terrace Heights	1	0.3%	3,045	89	\$799,000	\$262.40
Timber Ridge Estates	1	0.3%	2,642	32	\$465,000	\$176.00
Tucks Crossing	3	0.9%	2,274	33	\$385,333	\$169.58
Water Lou Estates	1	0.3%	3,267	43	\$525,000	\$160.70
Whitney Mountain	4	1.2%	2,064	54	\$270,000	\$136.39
Wildwood Farms	1	0.3%	3,572	89	\$749,000	\$209.69
Woodridge Manor	2	0.6%	2,539	179	\$566,000	\$237.56
Other	142	41.4%	2,268	72	\$424,175	\$183.79
<b>Unincorporated Areas in Benton County</b>	<b>343</b>	<b>100.0%</b>	<b>2,434</b>	<b>72</b>	<b>\$452,780</b>	<b>\$183.33</b>

# Washington County Building Permits



921 building permits were issued in Washington County during the second half of 2021. This is down from the 984 permits issued in first half of 2021.

This number represents the third highest number of total building permits in Washington County since the inception of the Skyline Report. The highest number of building permits recorded in the Skyline Report was at 1,010 in 2005, while the 2nd highest number was 984 in the first half of 2021.

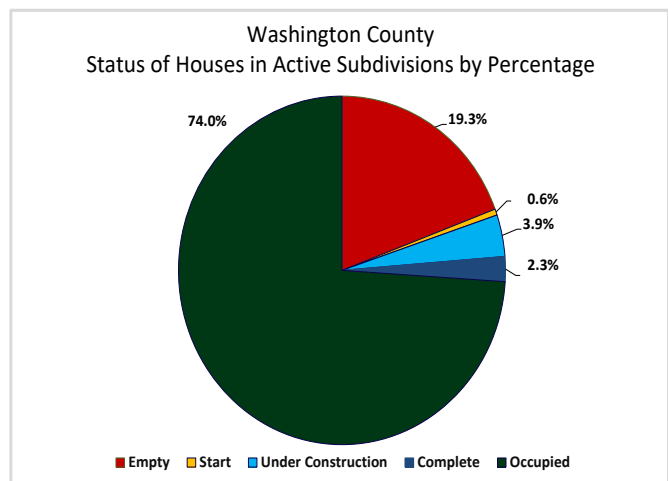
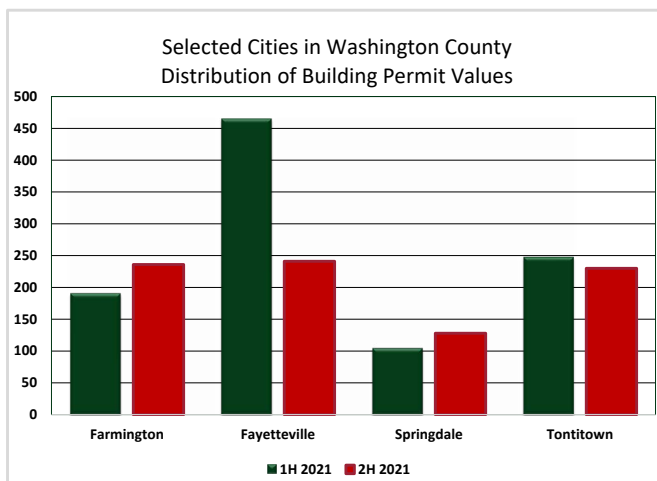


Washington County Building Permits	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	516	984	921	78.5%	-6.4%
Average Value of Residential Building Permits	\$276,362	\$278,357	\$284,593	3.0%	2.2%

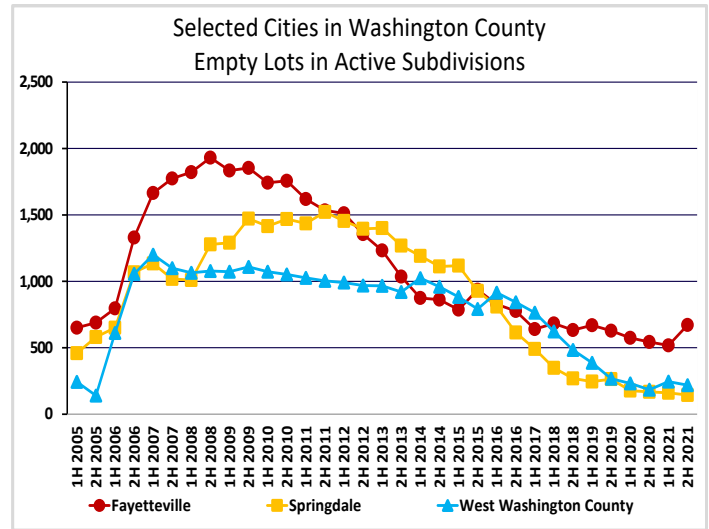
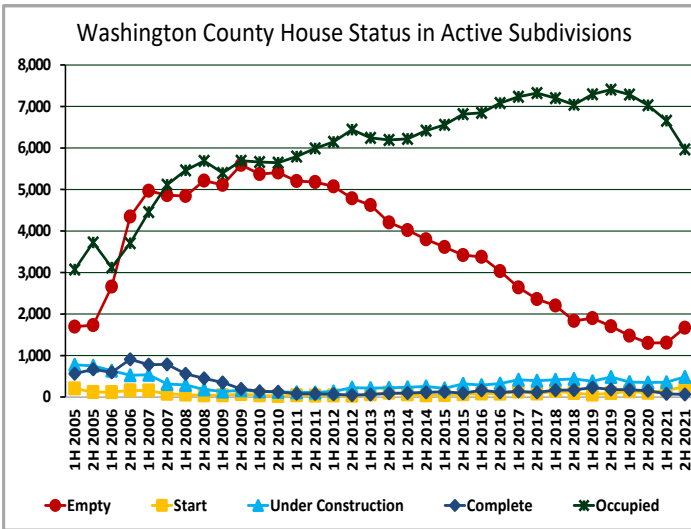
# Washington County

## Building Permits in Selected Cities

Building Permit Values Washington County	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2021	1H 2021	% WC	% NWA
Elkins	0	0	0	7	0	0	1	0	0	1	0	9	3	1.0%	0.4%
Elm Springs	0	0	0	0	0	7	10	0	1	2	3	23	43	2.5%	0.9%
Farmington	0	0	0	0	112	108	3	5	3	3	2	236	191	25.6%	9.5%
Fayetteville	0	9	5	32	49	38	43	32	11	9	13	241	465	26.2%	9.7%
Goshen	0	0	3	0	0	0	2	0	0	3	4	12	16	1.3%	0.5%
Greenland	0	0	0	0	0	0	0	0	0	1	0	1	0	0.1%	0.0%
Johnson	0	0	0	3	0	3	0	0	0	0	6	12	7	1.3%	0.5%
Lincoln	0	1	1	2	0	0	0	0	0	0	0	4	14	0.4%	0.2%
Prairie Grove	0	0	4	9	9	1	0	1	0	0	0	24	39	2.6%	1.0%
Springdale	0	0	2	2	21	62	22	4	4	0	11	128	97	13.9%	5.1%
Tontitown	0	0	0	49	105	30	28	13	0	1	4	230	105	25.0%	9.2%
West Fork	0	0	0	1	0	0	0	0	0	0	0	1	4	0.1%	0.0%
West Washington County	0	1	5	12	121	109	3	6	3	4	2	266	248	28.9%	10.7%
Washington County	0	10	15	105	296	249	109	55	19	20	43	921	984	100.0%	37.0%



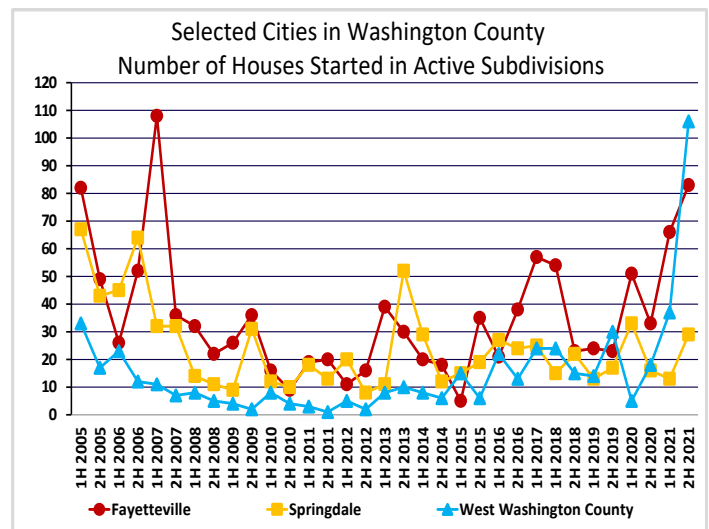
# Washington County Active Subdivisions



There were 8,433 total lots in 151 active subdivisions in Washington County in the second half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2021. 70.7 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 5.8 percent were under construction, 3.0 percent were starts, while 19.8 percent were empty lots.

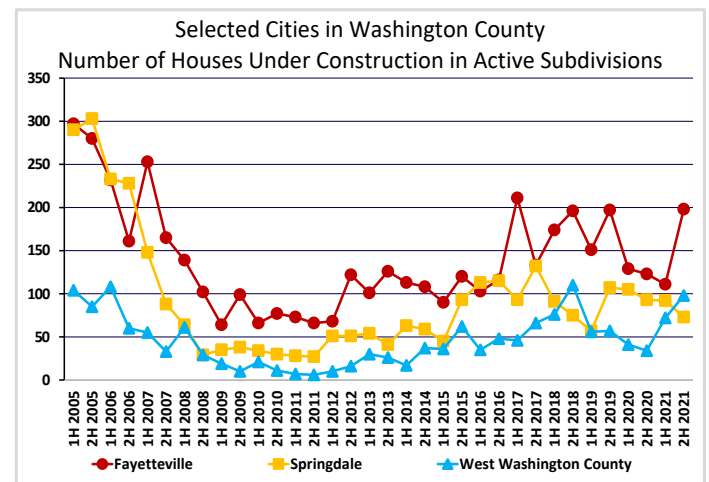
The subdivisions with the most empty lots in Washington County are Stokenbury, Phase II in Elkins with 238, Creekside Meadows in Fayetteville with 102, and Magnolia Park in Fayetteville with 100.

During the second half of 2021, 487 houses in active subdivisions were under construction in Washington County. In Fayetteville, Riverwalk, Phase II, had the most houses under construction at 52, followed by Westview Meadows at 32. Spring Meadows in Springdale had 41, and Cedar Crest in Farmington had 31. South Pointe, Phase III in Tontitown followed with 25. By contrast, in 30 out of the 170 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.



During the second half of 2021, 449 houses in active subdivisions became occupied in Washington County.

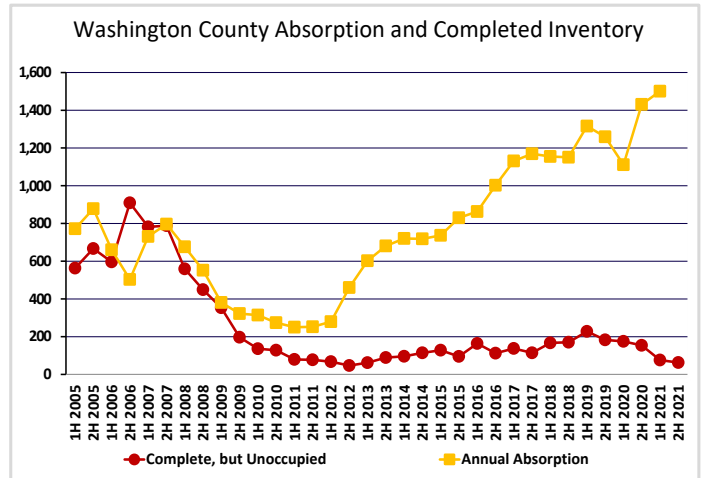
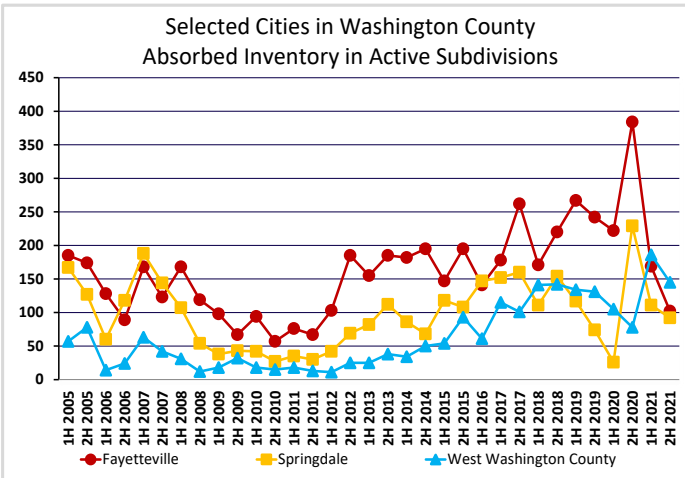
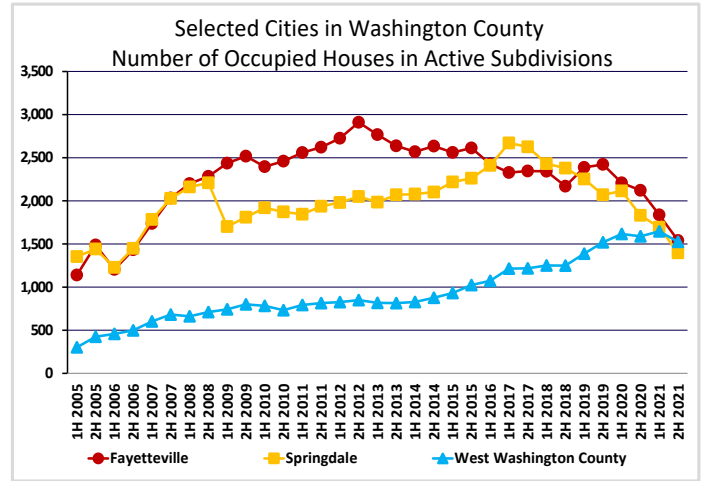
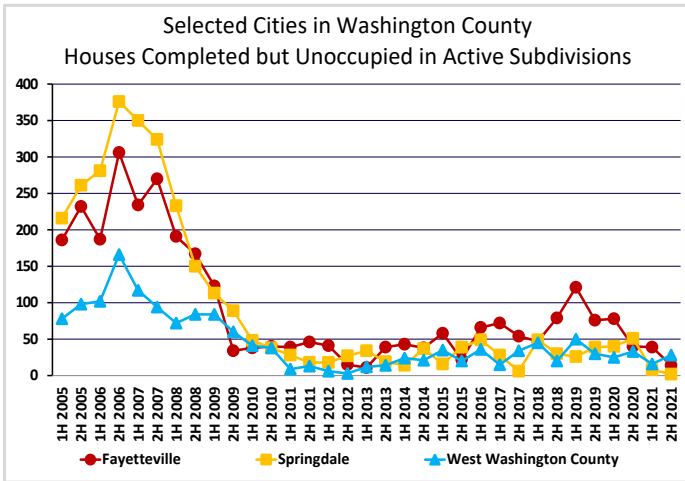
In Farmington, Cedar Crest had 65 houses which became occupied. South Pointe, Phase II in Tontitown had 35, Habberton Ridge, 1B in Springdale had 33, Goose Creek, Phase I had 31 and Hylton Place in Springdale had 29 lots which became occupied.



By contrast, in 44 out of the 151 active subdivisions in Washington County, no new absorption occurred in existing subdivisions in the last year.



# Washington County Active Subdivisions



Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 28.2 months of lot inventory at the end of the second half of 2021 up from 15.2 months of inventory in the first half of 2021.

Information was also collected from each city on subdivisions that received either preliminary or final approval but where no construction had yet occurred. The additional lots in the table below had either preliminary or final approval by December 31, 2021.

Washington County	Preliminary Subdivisions	Preliminary Lots	Final Subdivisions	Final Lots	Total Final and Preliminary Subdivisions	Total Final and Preliminary Lots
Elm Springs			1	29	1	29
Farmington	4	473	4	554	8	1,027
Fayetteville	19	1,544	5	242	24	1,786
Goshen			1	16	1	16
Lincoln	1	11			1	11
Prairie Grove	7	631	1	26	8	657
Springdale	10	877	8	734	18	1,611
Tontitown	3	427	2	40	5	467
<b>Total Planned</b>	<b>44</b>	<b>3,963</b>	<b>22</b>	<b>1,641</b>	<b>66</b>	<b>5,604</b>



# Washington County

## Owner Occupied Trend

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

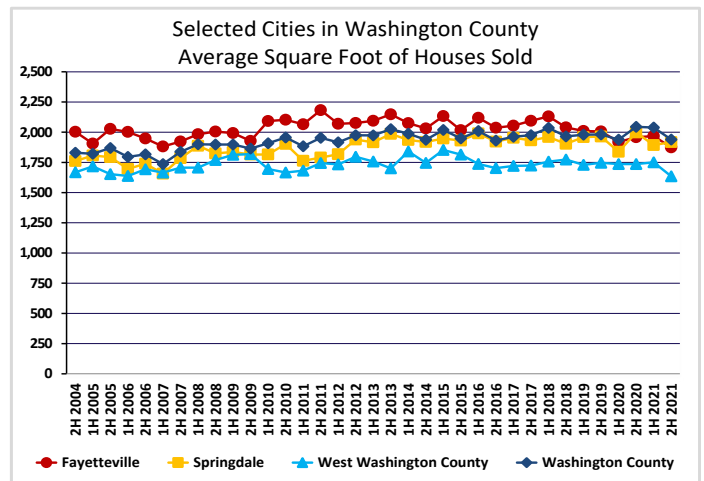
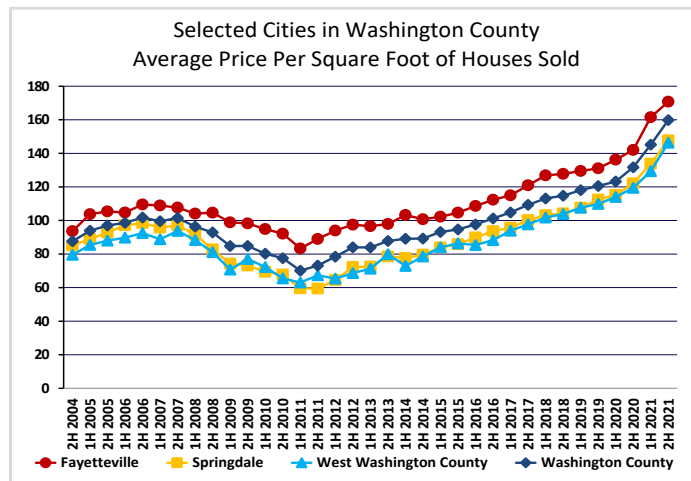
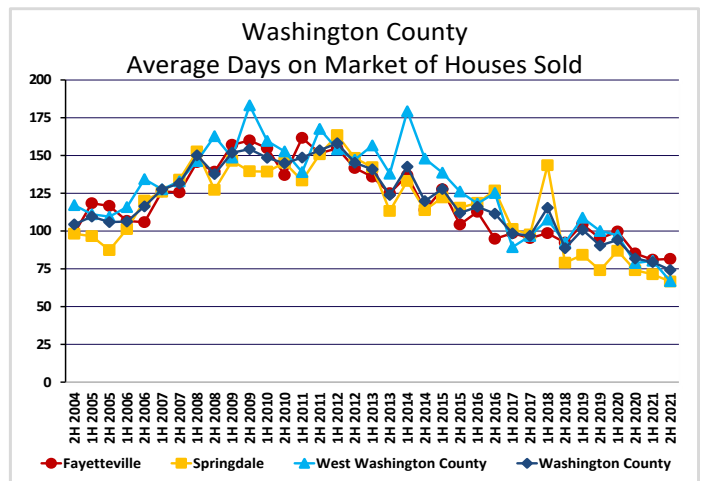
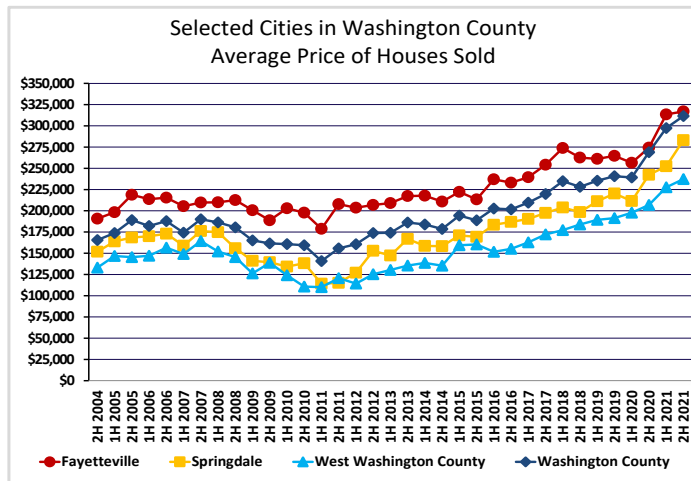
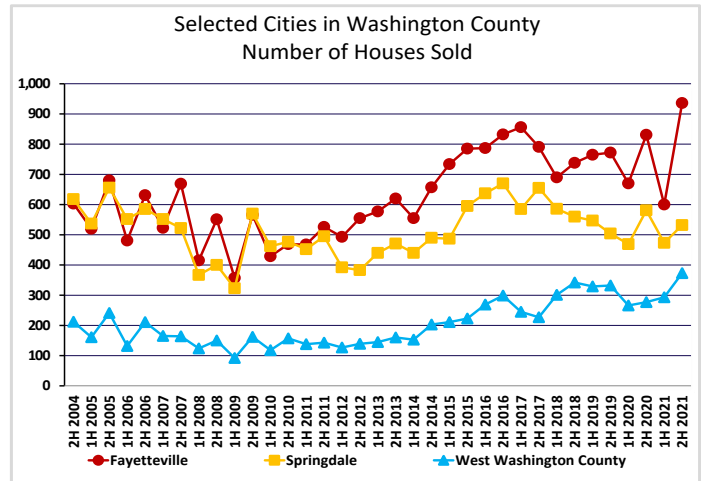
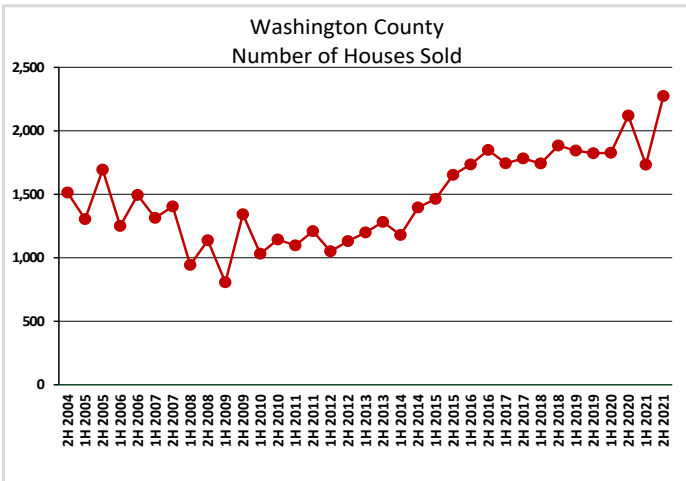
Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner occupied houses in the county. The data for the last nine years as are provided in this report by city.

Overall, the percentage of houses occupied by owners declined from 64.9 percent in 2012 to 61.7 percent in the second half of 2021 as shown in the table above.

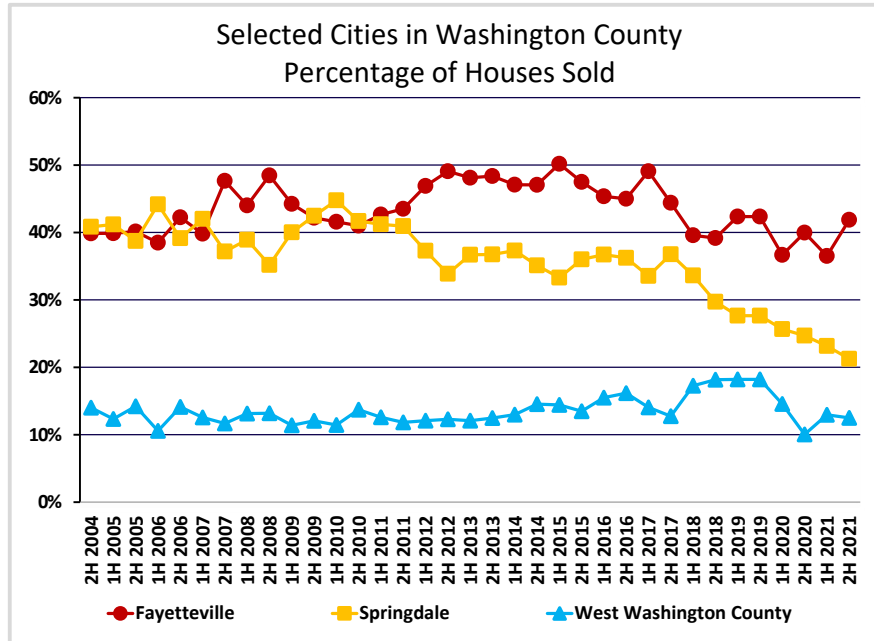
The table below covers a yearly and semi-yearly trend for house sales in Washington County. The average price in Washington County was \$311,572. The median cost of a house sold in Washington County was \$265,000.

Sold Characteristics in Washington County	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	2,120	1,733	2,274	7.3%	31.2%
Average Price of Houses Sold	\$268,987	\$297,343	\$311,572	15.8%	4.8%
Average Days on Market	82	79	74	-9.3%	-6.7%
Average Price per Square Foot	\$131.69	\$145.17	\$159.79	21.3%	10.1%
Percentage of County Sales	100.0%	100.0%	99.9%	-0.1%	-0.1%
Number of New Houses Sold	520	328	505	-2.9%	54.0%
Average Price of New Houses Sold	\$276,368	\$303,272	\$323,196	16.9%	6.6%
Average Days on Market of New Houses Sold	115	140	143	24.2%	2.1%
Number of Houses Listed	332	280	241	-27.4%	-13.9%
Average List Price of Houses Listed	\$378,513	\$525,654	\$539,618	42.6%	2.7%

# Washington County Houses Sold

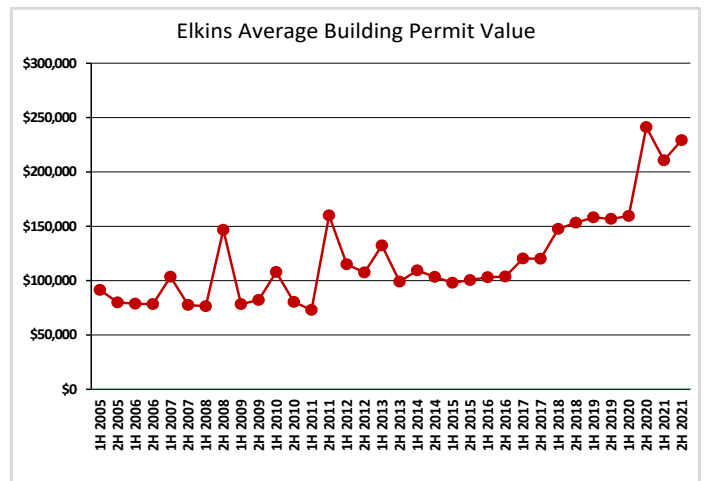
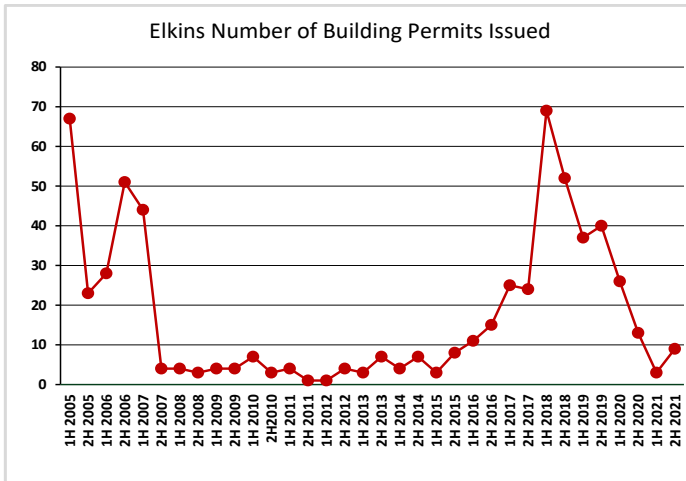


# Washington County Sold Houses by City and Characteristics



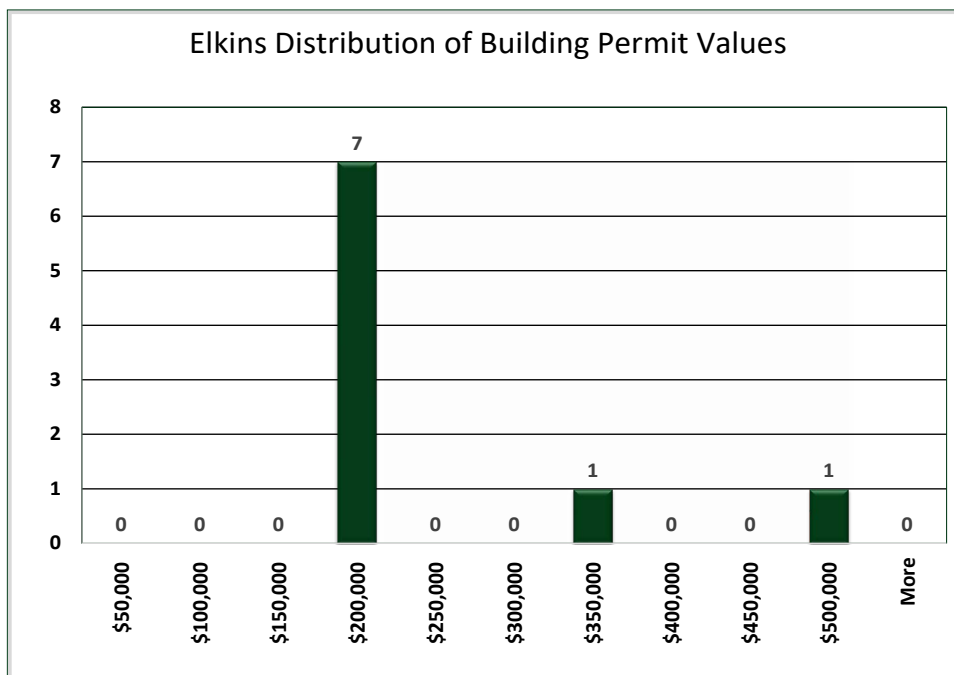
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$220,393	\$145.67	74	56	2.5%
Elm Springs	\$491,313	\$171.54	124	38	1.7%
Evansville	--	--	--	0	0.0%
Farmington	\$256,688	\$155.14	79	168	7.4%
Fayetteville	\$316,923	\$170.79	82	936	41.2%
Goshen	\$557,275	\$187.27	72	18	0.8%
Greenland	\$222,654	\$121.04	48	16	0.7%
Johnson	\$393,447	\$162.69	75	34	1.5%
Lincoln	\$172,049	\$121.86	74	37	1.6%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$238,332	\$148.61	52	127	5.6%
Springdale	\$283,126	\$147.73	67	532	23.4%
Summers	--	--	--	0	0.0%
Tontitown	\$460,277	\$169.23	72	65	2.9%
West Fork	\$207,762	\$127.64	57	25	1.1%
Winslow	\$150,250	\$79.48	81	4	0.2%
No City WC	\$402,745	\$162.61	66	218	9.6%
<b>Washington County Sold</b>	<b>\$311,572</b>	<b>\$159.79</b>	<b>74</b>	<b>2,274</b>	<b>100.0%</b>

# Elkins Building Permits



Elkins	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	13	3	9	-30.8%	200.0%
Average Value of Residential Building Permits	\$241,238	\$210,672	\$229,155	-5.0%	8.8%

Additional lots in Stokenbury, Phase II will contribute to an upward trend for a larger number of building permits and new construction in Elkins in 2022.



# Elkins

## Active Subdivisions

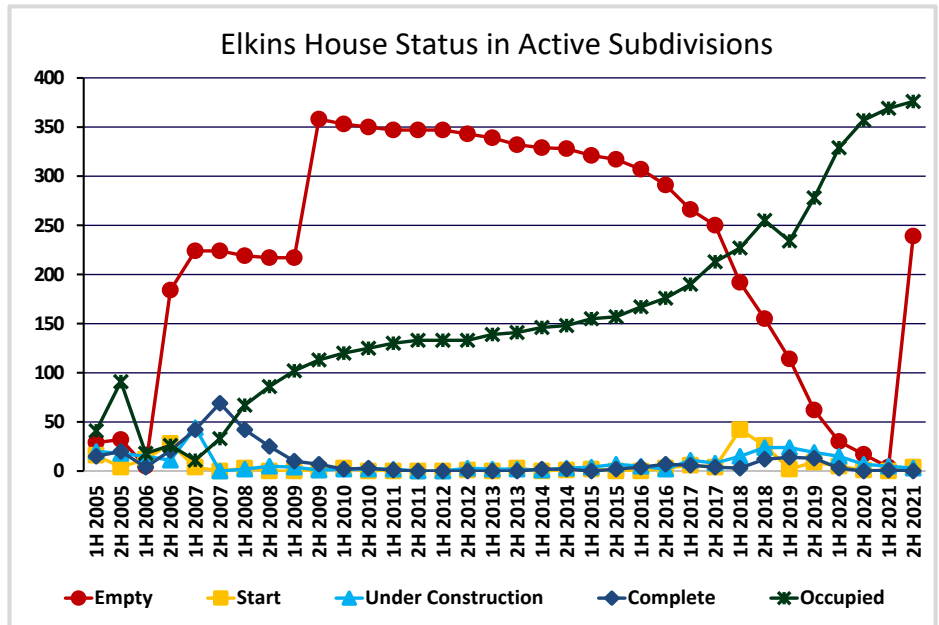
There were 622 total lots in 5 active subdivisions in Elkins in the second half of 2021. 60.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.5 were under construction, 0.6 percent were starts, and 38.4 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the second half of 2021 were Elkridge Plantation with 2, and Stokenbury, Phase II with 1.

Oakleaf Manor and Stonecrest had the most houses becoming occupied in Elkins with 3 each.

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

7 new houses in Elkins became occupied in the second half of 2021. With the additional 242 lots in Stokenbury, Phase II, the annual absorption rate implies that there are 155.4 months of remaining inventory in active subdivisions, up from 3.0 percent in the first half of 2021.



In 1 out of the 5 active subdivisions in Elkins, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Elkins from 71.6 percent in 2012 to 68.9 percent in the second half of 2021.

Additionally, no new lots or subdivisions received either preliminary or final approval by December 31, 2021.

56 houses were sold in Elkins in the second half of 2021.

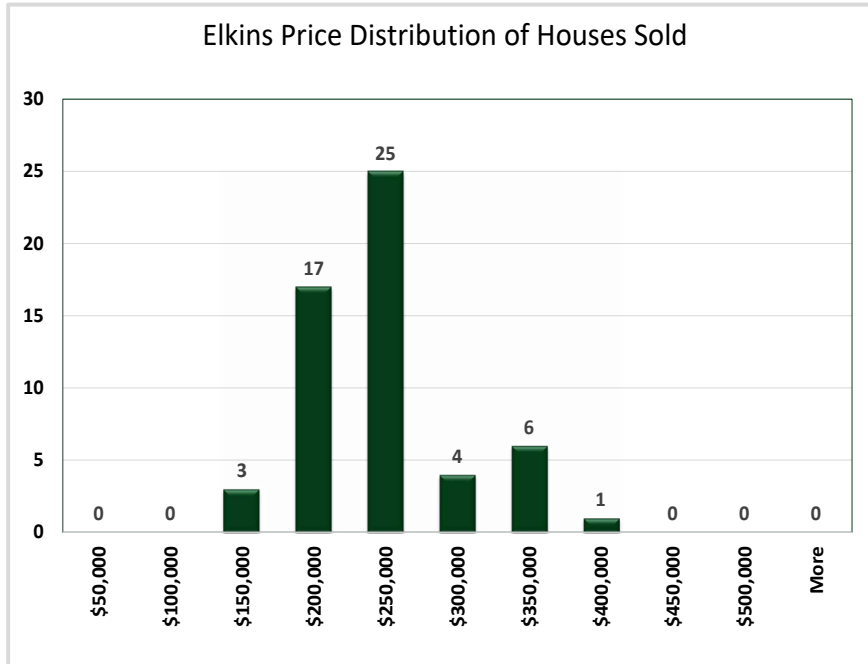
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Elkridge Plantation <sup>1</sup>	0	0	2	0	49	51	0	--
Oakleaf Manor	0	1	0	0	147	148	3	2.0
Stokenbury Farms, Phase I	1	0	0	0	135	136	1	1.7
Stokenbury, Phase II	238	3	1	0	0	242	--	--
Stonecrest	0	0	0	0	45	45	3	0.0
<b>Active Subdivision</b>	<b>239</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>376</b>	<b>622</b>	<b>7</b>	<b>155.4</b>

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

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

# Elkins

## Price Distribution of Houses Sold



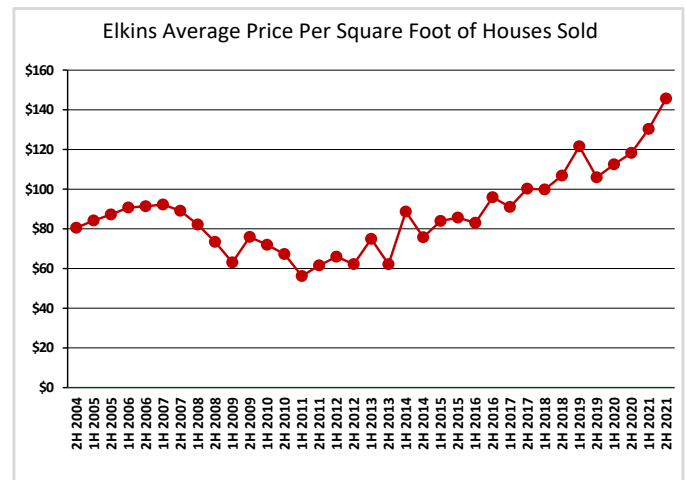
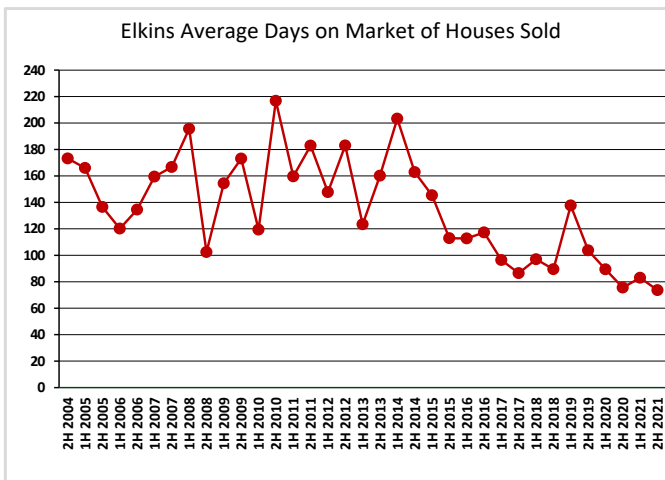
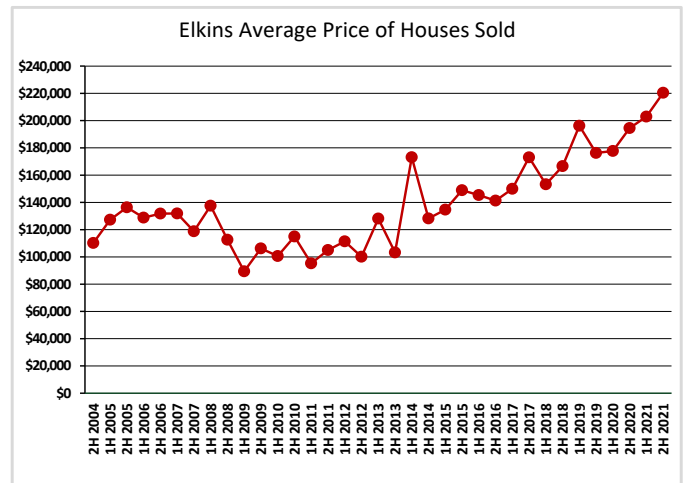
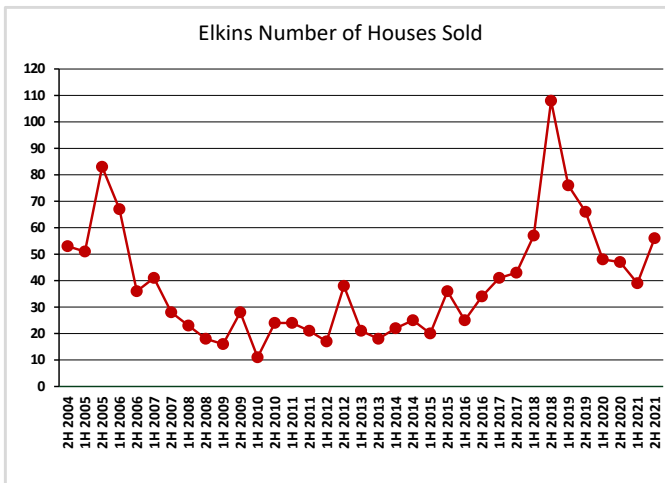
The average price of a house was \$220,393 at \$145.67 per square foot.

The median cost of a house was \$216,125.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	5.4%	1,081	48	101.4%
\$150,001 - \$200,000	17	30.4%	1,297	112	102.6%
\$200,001 - \$250,000	25	44.6%	1,529	53	102.4%
\$250,001 - \$300,000	4	7.1%	1,845	40	106.1%
\$300,001 - \$350,000	6	10.7%	2,119	76	102.0%
\$350,001 - \$400,000	1	1.8%	1,647	131	92.5%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Elkins Sold</b>	<b>56</b>	<b>100.0%</b>	<b>1,522</b>	<b>74</b>	<b>102.5%</b>

# Elkins

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	47	39	56	19.1%	43.6%
Average Price of Houses Sold	\$194,553	\$202,947	\$220,393	13.3%	8.6%
Average Days on Market	76	83	74	-2.5%	-11.3%
Average Price per Square Foot	\$118.24	\$130.35	\$145.67	23.2%	11.8%
Percentage of County Sales	1.6%	1.5%	1.7%	8.6%	13.4%
Number of New Houses Sold	17	4	3	-82.4%	-25.0%
Average Price of New Houses Sold	\$205,148	\$274,792	\$258,223	25.9%	-6.0%
Average Days on Market of New Houses Sold	119	190	204	71.5%	7.2%
Number of Houses Listed	1	1	1	0.0%	0.0%
Average List Price of Houses Listed	\$379,990	\$375,000	\$235,000	-38.2%	-37.3%



# Elkins

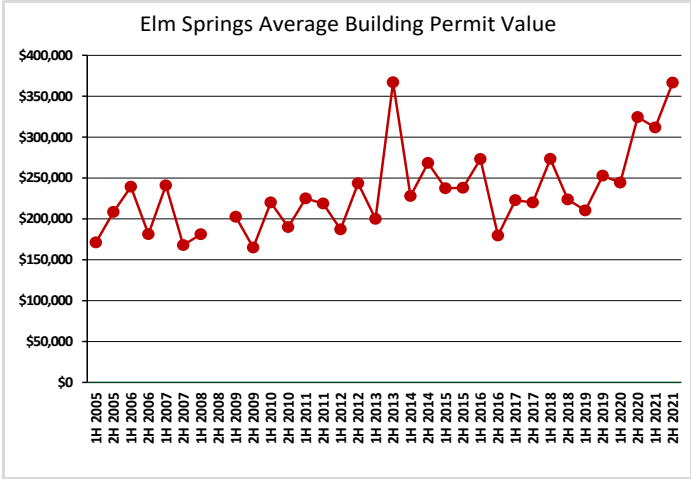
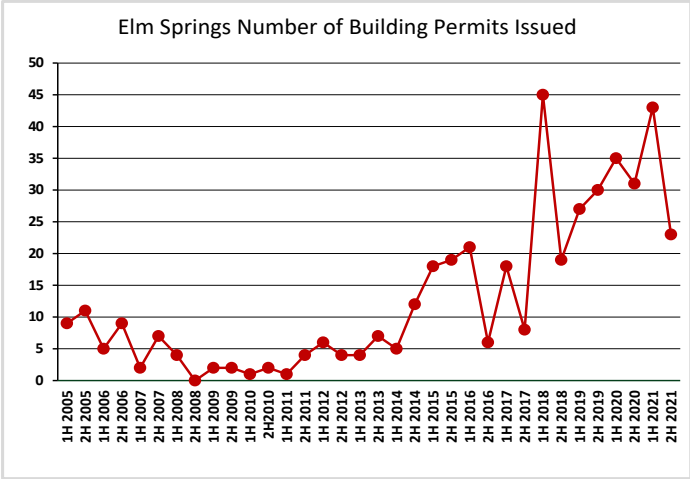
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bonnell	1	1.8%	1,024	55	\$162,000	\$158.20
Elkins Original	1	1.8%	1,096	48	\$135,000	\$123.18
Elkridge Plantation	9	16.1%	1,474	74	\$224,643	\$153.24
Fox Trail Village	1	1.8%	1,499	36	\$210,000	\$140.09
Hollybrooke Estates	1	1.8%	2,180	46	\$315,000	\$144.50
Meadowbrook	1	1.8%	1,623	32	\$230,000	\$141.71
Millers Meadow	4	7.1%	1,533	50	\$240,750	\$156.68
Oakleaf Manor	7	12.5%	1,626	36	\$246,143	\$153.84
Oakwoods	12	21.4%	1,298	41	\$180,375	\$139.63
Shofner	1	1.8%	1,298	45	\$190,000	\$146.38
Stokenbury Farms	8	14.3%	1,462	38	\$212,563	\$145.58
Stonecrest	3	5.4%	2,115	105	\$317,743	\$151.51
Other	7	12.5%	1,735	233	\$224,857	\$132.31
<b>Elkins Houses Sold</b>	<b>56</b>	<b>100.0%</b>	<b>1,522</b>	<b>74</b>	<b>\$220,393</b>	<b>\$145.67</b>

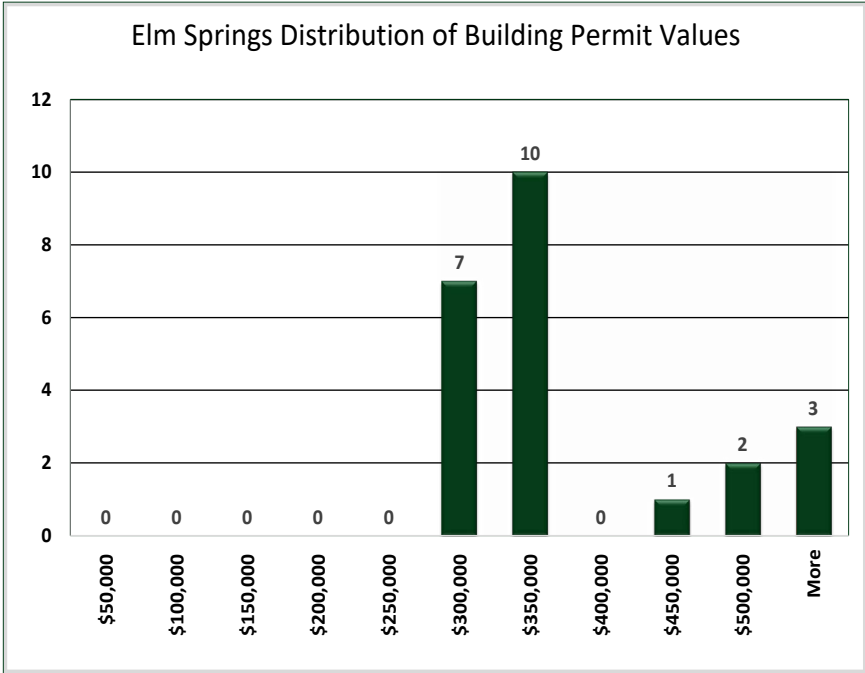




# Elm Springs Building Permits



Elm Springs	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	31	43	23	-25.8%	-46.5%
Average Value of Residential Building Permits	\$324,402	\$311,773	\$366,505	13.0%	17.6%



# Elm Springs

## Active Subdivisions

There were 348 total lots in 7 active subdivisions in Elm Springs in the second half of 2021. 66.1 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 7.2 were under construction, 2.3 percent were starts, and 23.6 percent were empty lots.

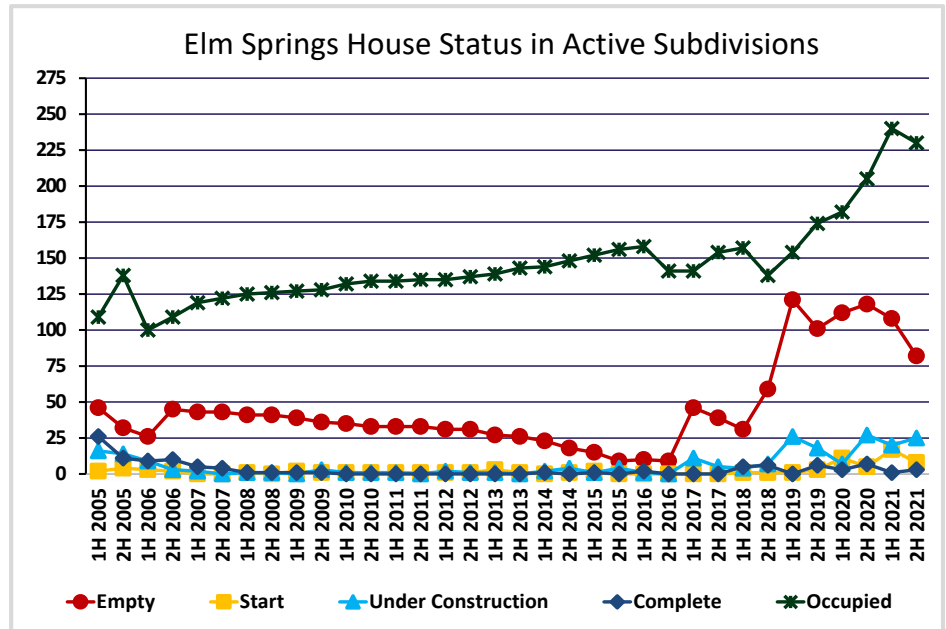
The subdivisions with the most houses under construction in Elm Springs during the second half of 2021 were Oak Park with 9, Elm Valley, Phase II with 6, followed by Elmdale Lake Estates with 3.

Elm Valley, Phase II had the most houses becoming occupied in Elm Springs with 10 houses. An additional 9 houses in Mill Park became occupied in the second half of 2021.

New construction or progress in existing construction has occurred in the last year in all of the 7 active subdivisions in Elm Springs.

26 new houses in Elm Springs became occupied in the second half of 2021. The annual absorption rate implies that there are 22.8 months of remaining inventory in active subdivisions, down from 29.7 percent in the first half of 2021.

In 1 out of the 7 active subdivisions in Elm Springs, no absorption has



occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Elm Springs from 77.3 percent in 2012 to 71.9 percent in the second half of 2021.

Additionally, 29 new lots in 1 subdivision received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ball Road	1H 2021		29	29
<b>New and Preliminary</b>				<b>29</b>

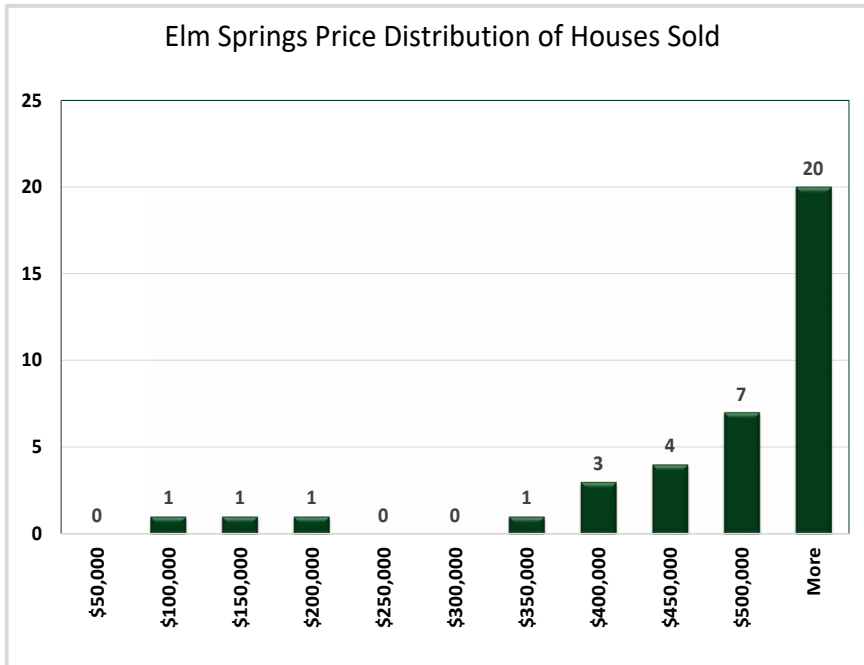
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	5	0	2	0	60	67	1	84.0
Elm Valley, Phase I	0	0	0	0	48	48	2	0.0
Elm Valley, Phase II	18	5	6	2	60	91	10	18.6
Elmdale Lake Estates	3	0	3	0	27	33	4	6.5
Highlands at Elm Springs	41	1	2	0	3	47	0	176.0
Mill Park	1	0	3	1	32	37	9	2.5
Oak Park <sup>1</sup>	14	2	9	0	0	25	0	--
<b>Elm Springs Active Subdivisions</b>	<b>82</b>	<b>8</b>	<b>25</b>	<b>3</b>	<b>230</b>	<b>348</b>	<b>26</b>	<b>22.8</b>

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

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

# Elm Springs

## Price Distribution of Houses Sold



38 houses were sold in Elm Springs in the second half of 2021.

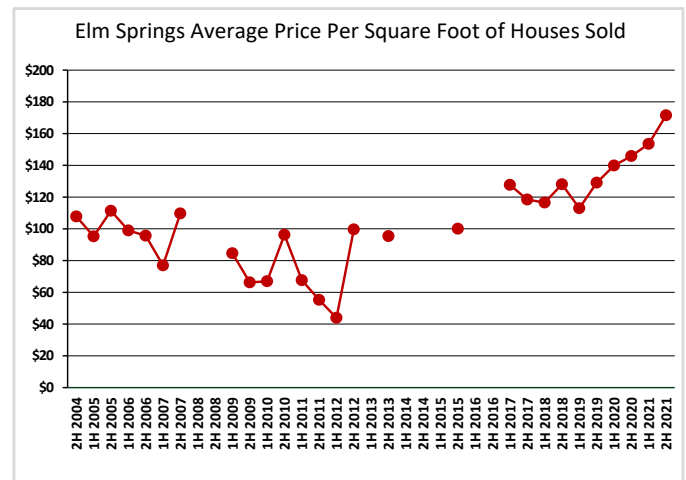
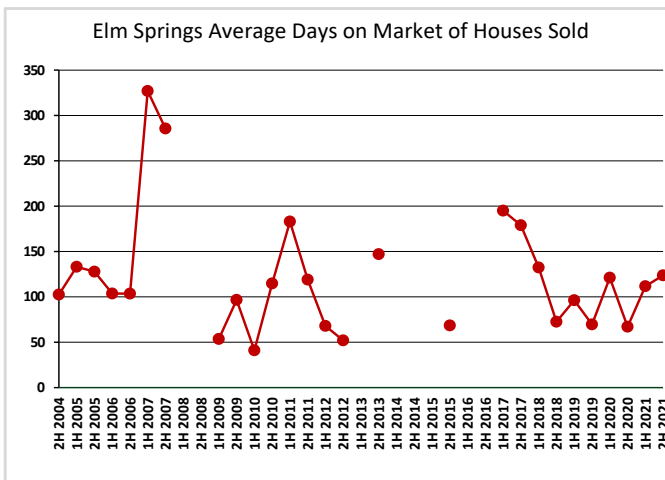
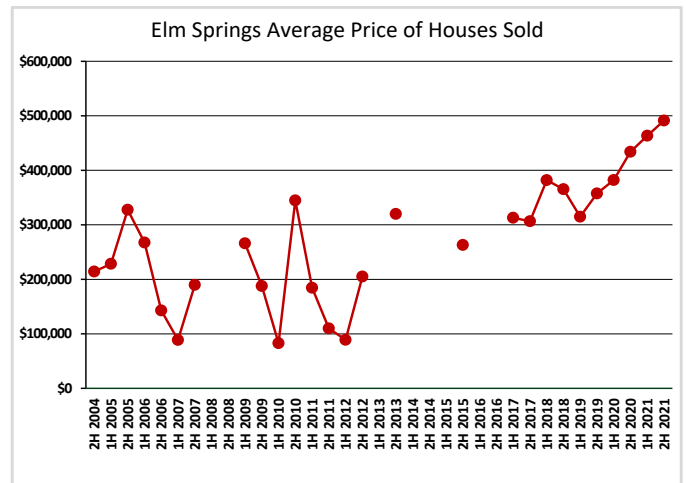
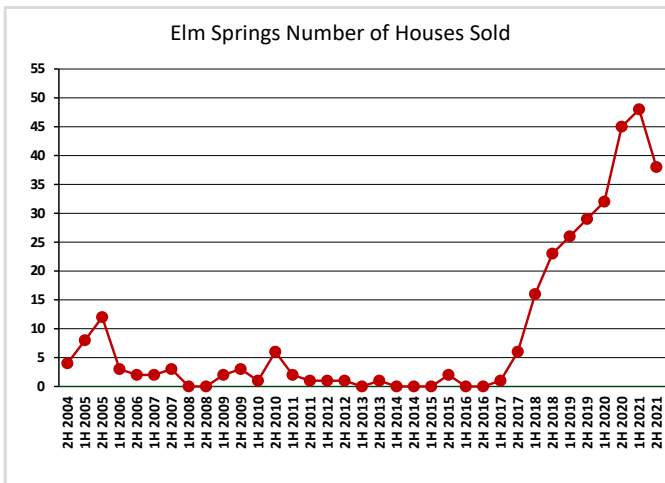
The average price of a house was \$491,313 at \$171.54 per square foot.

The median cost of a house was \$514,434.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	2.6%	1,145	29	100.0%
\$100,001 - \$150,000	1	2.6%	1,064	57	100.0%
\$150,001 - \$200,000	1	2.6%	1,350	60	97.6%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	1	2.6%	1,491	60	100.0%
\$350,001 - \$400,000	3	7.9%	2,369	184	101.0%
\$400,001 - \$450,000	4	10.5%	2,450	195	98.9%
\$450,001 - \$500,000	7	18.4%	2,746	84	99.8%
\$500,001+	20	52.6%	3,319	129	100.7%
<b>Elm Springs Total</b>	<b>38</b>	<b>100.0%</b>	<b>2,830</b>	<b>124</b>	<b>100.2%</b>

# Elm Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	45	48	38	-15.6%	-20.8%
Average Price of Houses Sold	\$433,961	\$463,479	\$491,313	13.2%	6.0%
Average Days on Market	67	112	124	84.5%	10.8%
Average Price per Square Foot	\$145.86	\$153.49	\$171.54	17.6%	11.8%
Percentage of County Sales	3.4%	4.3%	2.6%	-25.1%	-40.6%
Number of New Houses Sold	27	26	27	0.0%	3.8%
Average Price of New Houses Sold	\$410,528	\$441,939	\$525,774	28.1%	19.0%
Average Days on Market of New Houses Sold	70	113	147	112.0%	30.0%
Number of Houses Listed	11	4	10	-9.1%	150.0%
Average List Price of Houses Listed	\$503,495	\$621,425	\$562,070	11.6%	-9.6%

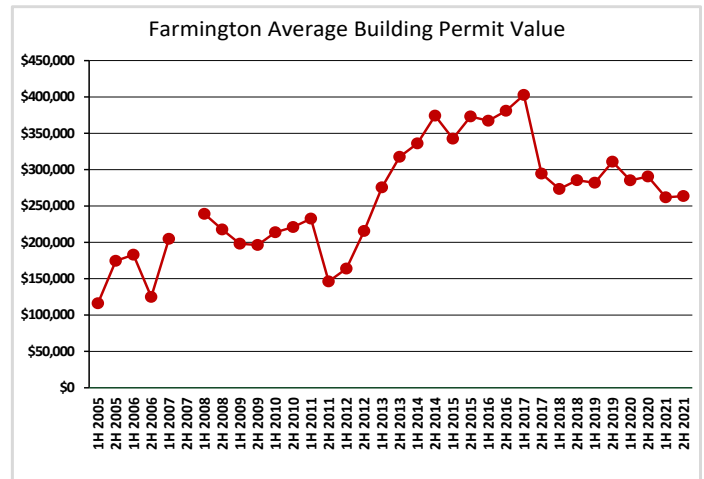
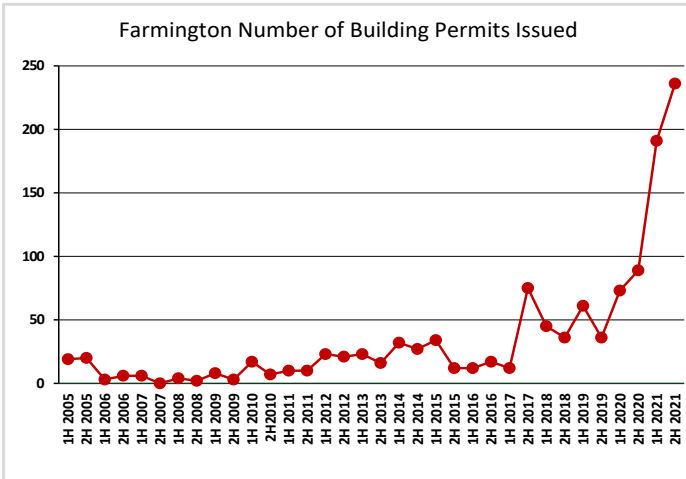
# Elm Springs

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	1	2.6%	3,343	96	\$557,000	\$166.62
Churchill	1	2.6%	4,350	41	\$740,000	\$170.11
Elm Springs Original	1	2.6%	1,350	60	\$190,000	\$140.74
Elm Valley	14	36.8%	2,975	150	\$533,678	\$179.28
Elmdale Lake Estates	5	13.2%	3,644	183	\$616,819	\$169.31
Estates At Brush Creek	1	2.6%	3,257	46	\$559,000	\$171.63
High Ridge Estates	1	2.6%	3,642	63	\$660,000	\$181.22
Mill Park	7	18.4%	2,676	138	\$450,096	\$167.80
Oak Park	1	2.6%	2,698	0	\$489,650	\$181.49
Pinkley	1	2.6%	2,791	54	\$463,000	\$165.89
Other	5	13.2%	1,504	72	\$261,000	\$161.98
<b>Elm Springs Houses Sold</b>	<b>38</b>	<b>100.0%</b>	<b>2,830</b>	<b>124</b>	<b>\$491,313</b>	<b>\$171.54</b>

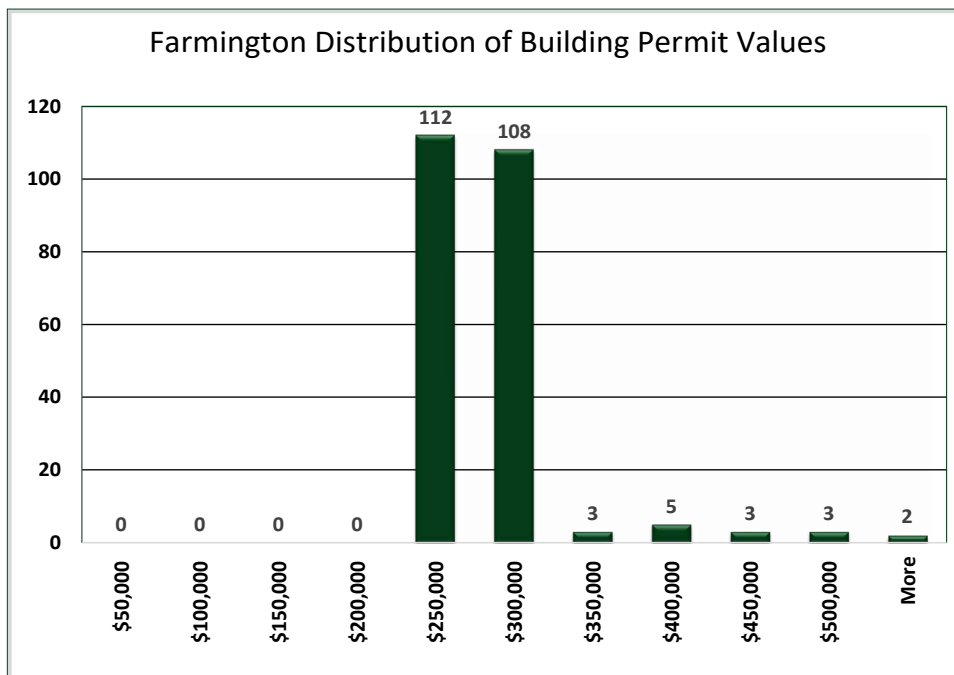


# Farmington Building Permits



Farmington	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	73	89	236	165.2%	23.6%
Average Value of Residential Building Permits	\$285,260	\$290,483	\$263,581	-9.3%	0.7%

Building permit numbers in Farmington are increasing as land costs are less expensive for new houses than the larger metro areas in the Northwest Arkansas. A strong supply of lots exist in newly platted subdivisions. Farmington is close to the University of Arkansas and amenities in downtown Fayetteville.



# Farmington Active Subdivisions

There were 831 total lots in 12 active subdivisions in Farmington in the second half of 2021. 56.6 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 9.3 were under construction, 11.6 percent were starts, and 21.1 percent were empty lots.

The subdivisions with the most houses under construction in Farmington during the second half of 2021 were Cedar Crest and Farmington Heights, Phase II, both with 31.

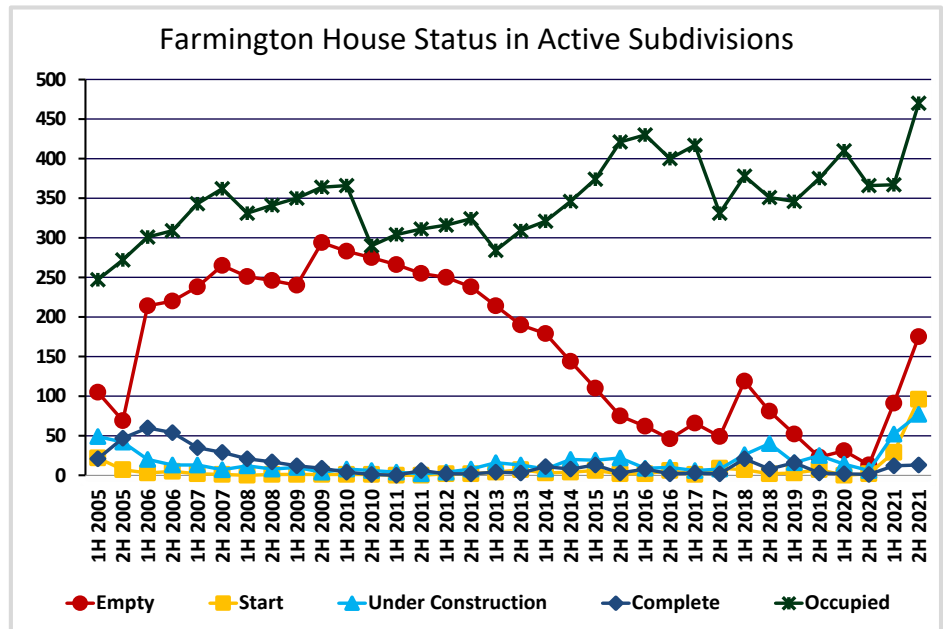
Cedar Crest had the most houses becoming occupied in Farmington with 65 houses. An additional 31 houses in Goose Creek, Phase I became occupied in the second half of 2021.

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

129 new houses in Farmington became occupied in the second half of 2021. The annual absorption rate implies that there are 16.8 months of remaining inventory in active subdivisions, up from 15.1 percent in the first half of 2021.

In 2 out of the 12 active subdivisions in Farmington, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Farmington from 69.3 percent in 2012 to 67.8 percent in the second half of 2021.



Additionally, 1,027 new lots in 9 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ball Road	1H 2021		29	15
Brianwood	2H 2020	15		121
Goose Creek, Phase III	2H 2021		121	379
Grove at Engles Mill Park, The	1H 2020	379		73
Hillcrest	2H 2020	73		
Hillside Estates	2H 2017	6		6
Summerfield, Phase I	2H 2019		117	117
Summerfield, Phase II	2H 2021		193	193
Wagon Wheel West	2H 2021		123	123
<b>Farmington Coming Lots</b>		<b>473</b>	<b>554</b>	<b>1,027</b>

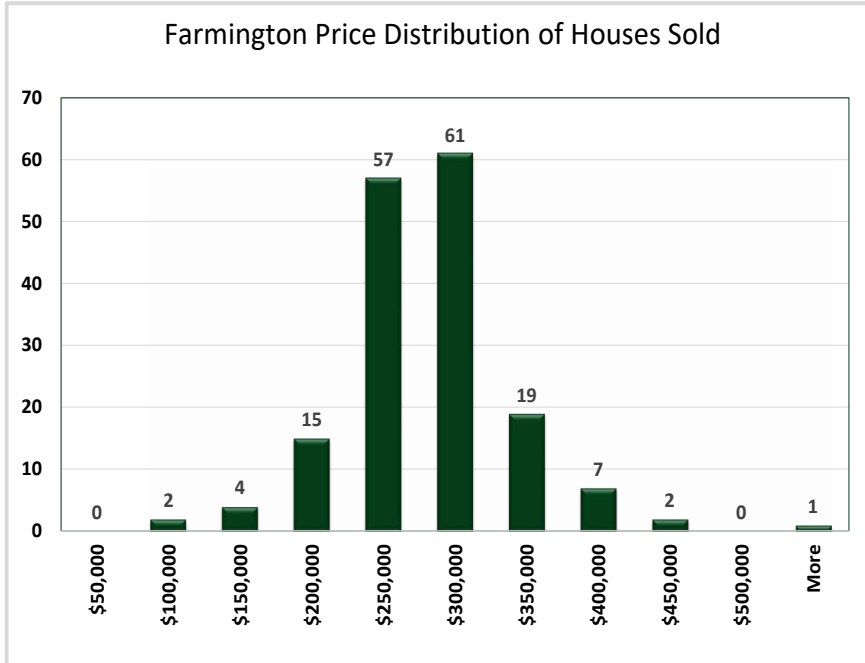
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Crest	42	27	31	6	65	171	65	19.6
Farmington Heights, Phase I	12	6	7	2	98	125	7	3.3
Farmington Heights, Phase II	23	15	31	3	19	91	19	45.5
Goose Creek, Phase I	0	0	0	2	48	50	31	0.5
Goose Creek, Phase II	38	7	3	0	0	48	0	--
Redbird	0	3	0	0	20	23	1	7.2
South Club House Estates	5	0	0	0	68	73	1	30.0
Twin Falls, Phase I <sup>1,2</sup>	1	0	0	0	69	70	0	--
Twin Falls, Phase II	0	0	0	0	60	60	1	0.0
Twin Falls, Phase III <sup>1,2</sup>	3	0	0	0	4	7	0	--
Wagon Wheel Crossing, Phase I	50	31	5	0	0	86	0	--
Windgate	1	7	0	0	19	27	4	5.1
<b>Farmington Active Lots</b>	<b>175</b>	<b>96</b>	<b>77</b>	<b>13</b>	<b>470</b>	<b>831</b>	<b>129</b>	<b>16.8</b>

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

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

# Farmington

## Price Distribution of Houses Sold



168 houses were sold in Farmington in the second half of 2021.

The average price of a house was \$256,688 at \$155.14 per square foot.

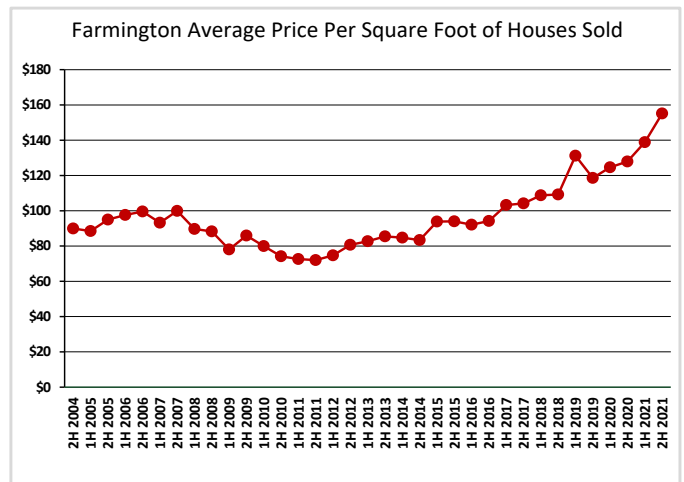
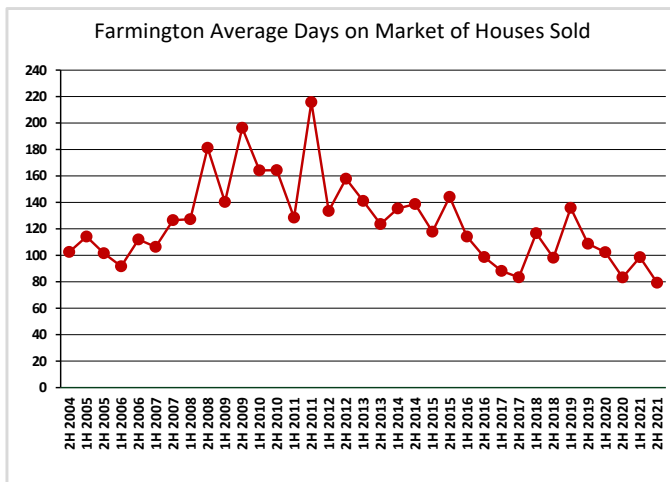
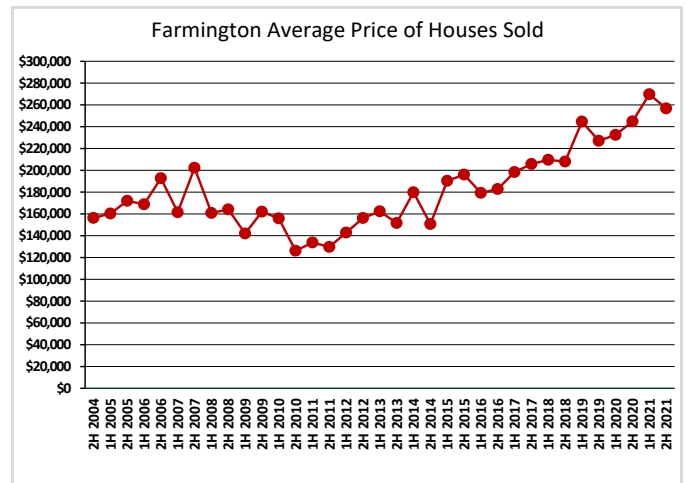
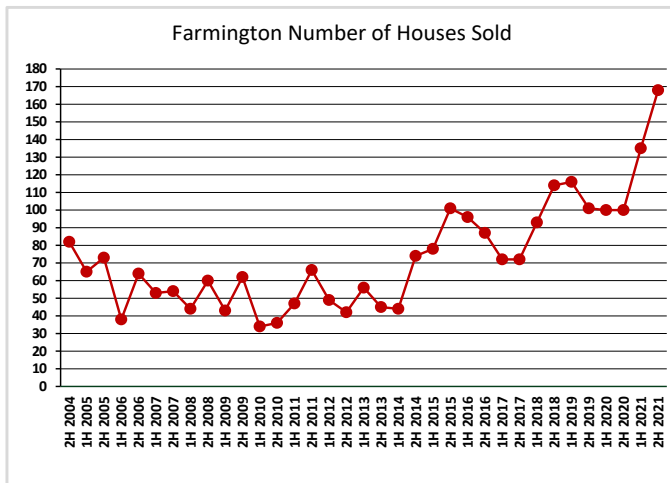
The median cost of a house was \$252,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	1.2%	1,564	21	94.1%
\$100,001 - \$150,000	4	2.4%	1,235	39	95.8%
\$150,001 - \$200,000	15	8.9%	1,214	46	100.9%
\$200,001 - \$250,000	57	33.9%	1,513	122	100.7%
\$250,001 - \$300,000	61	36.3%	1,681	61	101.3%
\$300,001 - \$350,000	19	11.3%	2,018	67	100.5%
\$350,001 - \$400,000	7	4.2%	2,472	45	102.2%
\$400,001 - \$450,000	2	1.2%	3,030	56	99.1%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	1	0.6%	3,220	48	104.6%
<b>Farmington Sold</b>	<b>168</b>	<b>100%</b>	<b>1,667</b>	<b>79</b>	<b>100.8%</b>



# Farmington

## Characteristics of Houses Sold



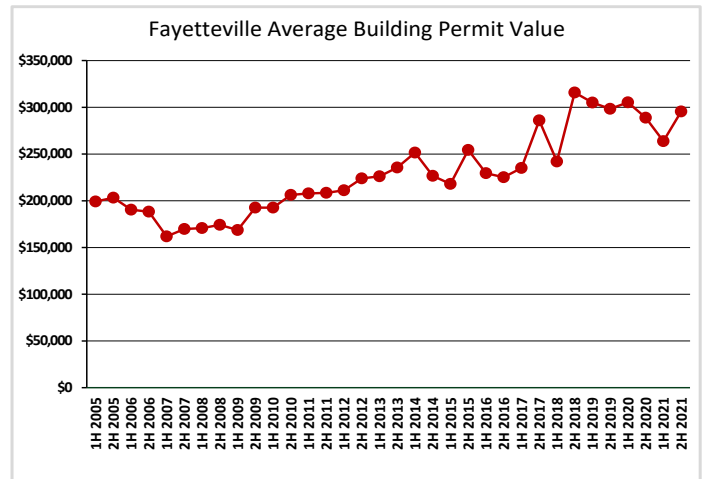
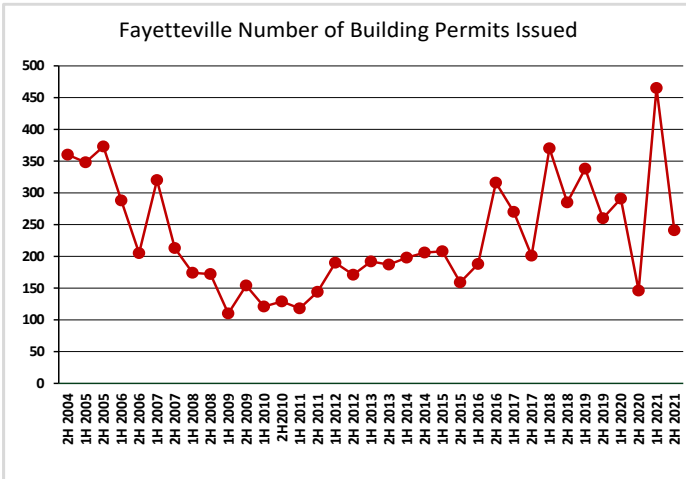
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	100	135	168	68.0%	24.4%
Average Price of Houses Sold	\$244,860	\$269,772	\$256,688	4.8%	-4.8%
Average Days on Market	83	99	79	-4.9%	-19.7%
Average Price per Square Foot	\$127.95	\$138.85	\$155.14	21.3%	11.7%
Percentage of County Sales	4.3%	7.1%	6.1%	41.7%	-13.9%
Number of New Houses Sold	38	70	90	136.8%	28.6%
Average Price of New Houses Sold	\$247,349	\$257,352	\$259,046	4.7%	0.7%
Average Days on Market of New Houses Sold	115	133	108	-5.5%	-18.7%
Number of Houses Listed	32	6	22	-31.3%	266.7%
Average List Price of Houses Listed	\$249,965	\$348,100	\$370,105	48.1%	6.3%

# Farmington

## Characteristics of Houses Sold

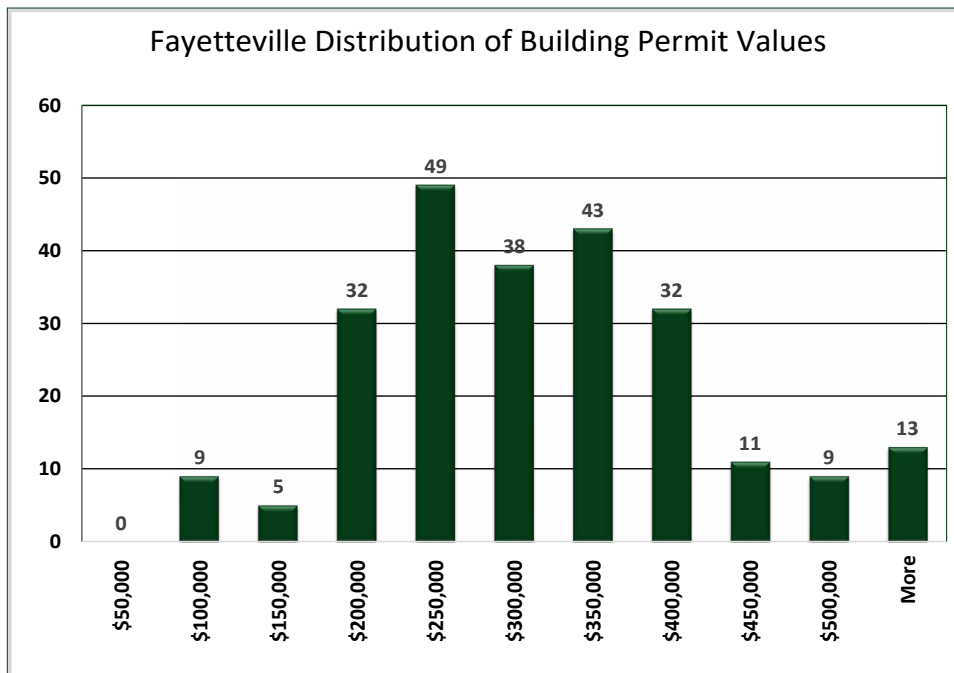
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bermuda Estates	1	0.6%	2,857	51	\$394,900	\$138.22
Brookside	2	1.2%	1,690	77	\$201,000	\$120.57
Cedar Crest	9	5.4%	1,772	56	\$300,619	\$169.69
East Creek Place	2	1.2%	1,826	59	\$253,000	\$138.67
Farmington Creek	1	0.6%	1,600	53	\$200,000	\$125.00
Farmington Heights	51	30.4%	1,522	100	\$250,459	\$164.78
Farmington Original	1	0.6%	906	46	\$165,000	\$182.12
Goose Creek Village	8	4.8%	1,823	95	\$273,833	\$150.71
Grand Oaks	1	0.6%	2,568	46	\$343,800	\$133.88
Green	2	1.2%	1,104	38	\$152,500	\$138.13
Grove at Engles Mill, The	19	11.3%	1,538	170	\$247,427	\$160.68
Highlands Square North	1	0.6%	2,914	72	\$320,000	\$109.81
Lossing	1	0.6%	1,716	166	\$215,000	\$125.29
Magnolia Ridge	1	0.6%	1,799	30	\$260,000	\$144.52
Meadow Lark Estates	10	6.0%	1,219	39	\$187,000	\$154.01
Meadowsweet	5	3.0%	1,918	41	\$271,520	\$141.83
Mountain View Estates	1	0.6%	2,590	35	\$426,000	\$164.48
North Club House Estates	1	0.6%	3,470	76	\$440,000	\$126.80
RedBird	4	2.4%	1,844	53	\$295,850	\$160.92
Riviera Estates	3	1.8%	1,857	28	\$285,000	\$153.06
Rose Court HPR	2	1.2%	1,631	80	\$150,450	\$92.62
Saddle Brook	13	7.7%	1,679	43	\$281,377	\$167.50
Shannondoah Valley	1	0.6%	2,352	34	\$295,000	\$125.43
South Club House Estates	6	3.6%	2,396	47	\$316,667	\$132.47
Southaven	1	0.6%	1,453	36	\$230,000	\$158.29
Southwinds	3	1.8%	1,771	45	\$245,000	\$138.20
Suburban Homes	2	1.2%	1,100	38	\$135,000	\$122.27
Twin Falls	1	0.6%	2,015	49	\$365,000	\$181.14
Valley View	1	0.6%	2,606	39	\$385,000	\$147.74
Williams	1	0.6%	1,080	12	\$100,000	\$92.59
Willow West	1	0.6%	1,470	47	\$200,000	\$136.05
Windgate	1	0.6%	2,100	60	\$380,000	\$180.95
Other	11	6.5%	1,653	38	\$244,582	\$148.91
<b>Farmington Sold Houses</b>	<b>168</b>	<b>100.0%</b>	<b>1,667</b>	<b>79</b>	<b>\$256,688</b>	<b>\$155.14</b>

# Fayetteville Building Permits



Fayetteville	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	146	465	241	65.1%	-48.2%
Average Value of Residential Building Permits	\$288,911	\$263,797	\$295,558	2.3%	12.0%

Fayetteville has 671 available empty lots. However, as 1,786 additional lots in the pipeline are in the process of approval, building permits in Fayetteville are set to increase. The supply of land available for subdivisions in Fayetteville is mostly in the West Washington County area.



# Fayetteville

## Active Subdivisions

There were 2,505 total lots in 55 active subdivisions in Fayetteville in the second half of 2021. 61.4 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 7.9 were under construction, 3.3 percent were starts, and 26.8 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the second half of 2021 were Riverwalk, Phase III with 52, Westview Meadows with 32, and Park Meadows, Phase III, with 23.

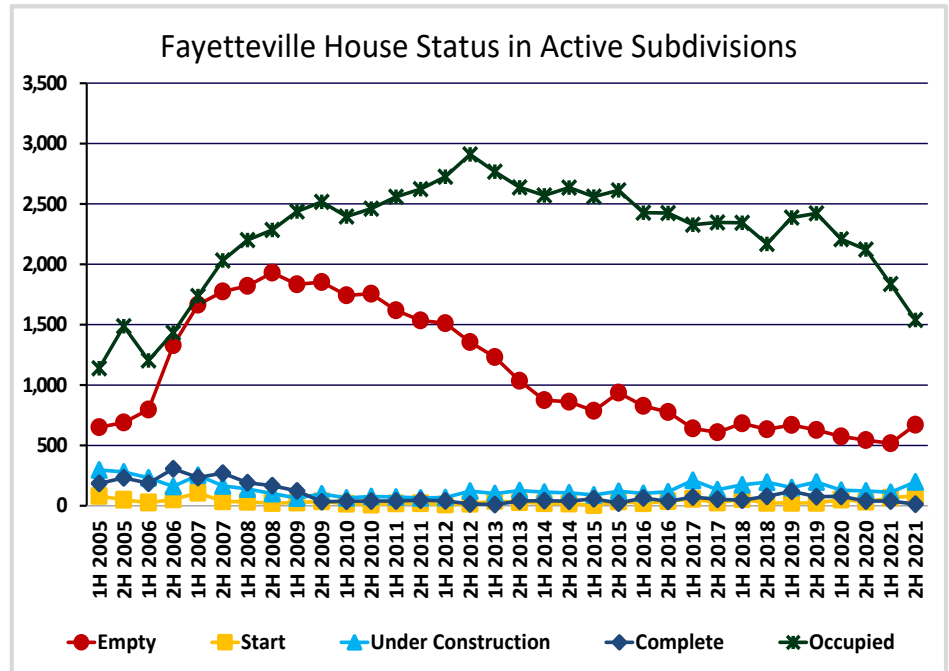
Creekview had the most houses becoming occupied in Fayetteville with 23 houses. An additional 17 houses in Timber Ridge Estates became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 9 of the 55 active subdivisions in Fayetteville.

102 new houses in Fayetteville became occupied in the second half of 2021. The annual absorption rate implies that there are 42.8 months of remaining inventory in active subdivisions, up from 15.9 percent in the first half of 2021.

In 17 out of the 55 active subdivisions in Fayetteville, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Fayetteville from 58.1 percent in 2012 to 54.2 percent in the second half of 2021.



Additionally, 1,786 new lots in 24 subdivisions received either preliminary or final approval by December 31, 2021.



# Fayetteville

## New and Preliminary Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aiden's Place	1H 2021	101		101
Blackberry Ridge, Phase I (County)	2H 2020	28		28
Brooklands @ Mountain Ranch IV	1H 2021	19		19
Broyles Ave	2H 2020	136		136
Cadence Ridge	2H 2021	14		14
Chandler Crossing	1H 2021	374		374
Ellis Estates (County)	1H 2021	59		59
Henderson Park	2H 2021	89		89
Lefler SD	2H 2020	13		13
Magnolia Park, Phase III, IV	2H 2021	55		55
Mission Heights, Phase III	1H 2018		21	21
Nettleship	2H 2018		15	15
New Horizons	2H 2021	26		26
Oak Creek	2H 2019	107		107
Park Meadows IV	2H 2019	80		80
Rupple Road	2H 2018	180		180
Stone Hollow	1H 2021	12		12
Stonebrook	2H 2020	44		44
Townwest III and IV	1H 2021		66	66
Villages at Sloanbrook VI	1H 2021		127	127
Villages at Sloanbrook VII	2H 2020	130		130
Whispering Meadows (County)	1H 2021	8		8
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	69		69
<b>New and Preliminary Lots</b>		<b>1,544</b>	<b>242</b>	<b>1,786</b>

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Jane Estates, Phase I	2	0	0	0	20	22	1	24.0
Bridgeport, Phase VII <sup>1</sup>	1	0	1	0	11	13	0	--
Bridgewater Lane	3	0	2	0	1	6	1	60.0
Brooklands @ Mountain Ranch	20	2	3	1	59	85	1	78.0
Brooklands @ Mountain Ranch, II	0	1	5	0	17	23	5	4.8
Creekside Meadows	102	7	4	0	0	113	0	0.0
Creekview	1	7	18	1	58	85	23	9.0
Crescent Lake <sup>1</sup>	3	1	0	0	38	42	0	--
Cross Keys Estates	2	0	0	0	10	12	0	4.0
Deerpath Estates, Phase II <sup>1,2</sup>	9	0	0	0	6	15	0	--
Eastern Park	2	1	1	0	9	13	2	12.0
Estates at Dogwood Canyon, The <sup>1</sup>	13	2	3	0	37	55	0	--
Gulley Grove	49	0	0	2	0	51	0	--
Havenwood <sup>1</sup>	2	0	1	0	12	15	0	--
Hawks Bill (Reindl Woods) <sup>1,2</sup>	8	0	1	0	0	9	0	--
Legacy Pointe, Phase 5 B	1	0	1	0	77	79	0	24.0
Magnolia Park	100	0	5	0	0	105	0	--
Markum Hill, Phase I	17	2	0	0	0	19	0	--
Mission Heights, Phase II A	23	2	0	0	2	27	1	300.0
Mountain Ranch, Phase I <sup>1,2</sup>	6	0	0	0	105	111	0	--
Mountain Ranch, Phase 2A <sup>1,2</sup>	4	0	0	0	2	6	0	--
MTC Townhomes <sup>1</sup>	0	0	13	0	0	13	0	--
Oakbrooke, Phase I <sup>1</sup>	54	0	6	0	9	69	0	--
Oakbrooke, Phase II	9	0	2	0	30	41	0	66.0
Park Commons	0	1	3	2	1	7	1	72.0
Park Hill II at Mountain Ranch <sup>1,2</sup>	1	0	0	0	6	7	0	--
Park Meadows, Phase I	11	1	3	1	54	70	3	13.7
Park Meadows, Phase II	0	0	1	0	84	85	4	0.2
Park Meadows, Phase III	4	23	14	0	6	47	6	82.0
Park Ridge Estates	2	1	0	0	23	26	1	36.0
Parkerman Estates <sup>1,2</sup>	3	0	0	0	5	8	0	--
Pointe Pleasant	6	0	2	0	0	8	0	--
Quarry Trace, Phase II <sup>1</sup>	0	0	0	0	80	80	0	--
Remington Estates	0	3	4	0	15	22	1	42.0
Riverwalk, Phase III	3	0	52	0	2	57	2	330.0
Sagely Place, Phase I <sup>2</sup>	0	0	0	0	13	13	13	0.0
Sagely Place, Phase II <sup>1</sup>	13	14	6	0	0	33	0	--



# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Sloan Estates <sup>1,2</sup>	3	0	0	0	54	57	0	--
Villages of Sloanbrooke, Phase V	0	0	0	0	58	58	1	0.0
Starr Lake	0	0	0	0	22	22	1	0.0
Stone Mountain, Phase I <sup>1</sup>	11	0	1	0	100	112	0	--
Stonebridge Meadows, Phase V	2	0	0	0	69	71	1	6.0
Summit Place, Phase I	12	0	0	0	12	24	0	144.0
Summit Place, Phase II	26	1	2	0	16	45	1	348.0
Timber Ridge Estates	34	13	2	6	20	75	17	33.0
Timber Trails	15	0	0	0	97	112	1	45.0
Treetops	20	0	5	1	16	42	4	31.2
Twin Springs Estates, Phase I <sup>1,2</sup>	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II	7	0	0	0	16	23	1	42.0
Villas at Forest Hills, The	0	0	0	0	81	81	2	0.0
West End	9	0	0	0	49	58	0	108.0
West Haven	0	0	1	0	39	40	0	12.0
Westview Meadows	12	1	32	0	3	48	3	180.0
Willow Bend	44	0	4	0	4	52	4	144.0
Woodridge, Phase I, II	0	0	0	0	88	88	1	0.0
<b>Fayetteville Active Lots</b>	<b>671</b>	<b>83</b>	<b>198</b>	<b>14</b>	<b>1,539</b>	<b>2,505</b>	<b>102</b>	<b>42.8</b>

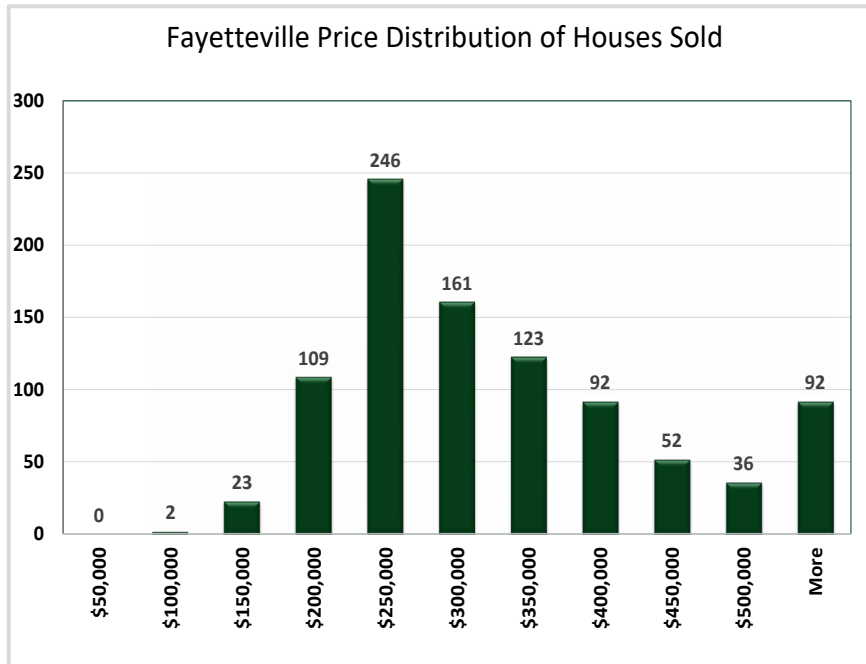
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Fayetteville

## Price Distribution of Houses Sold



936 houses were sold in Fayetteville in the second half of 2021.

The average price of a house was \$316,923 at \$170.79 per square foot.

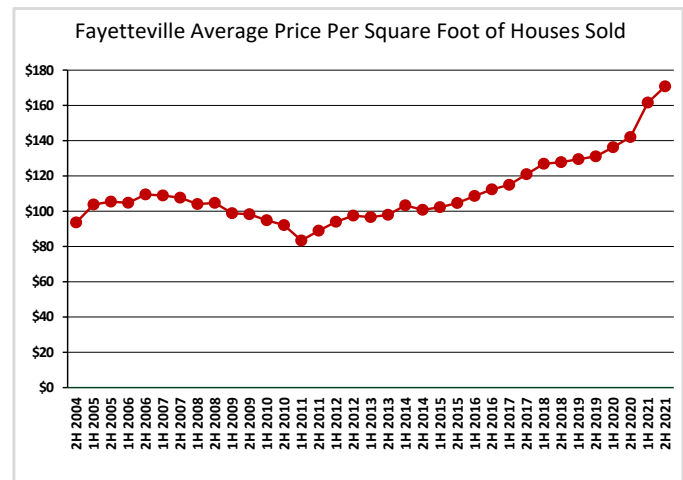
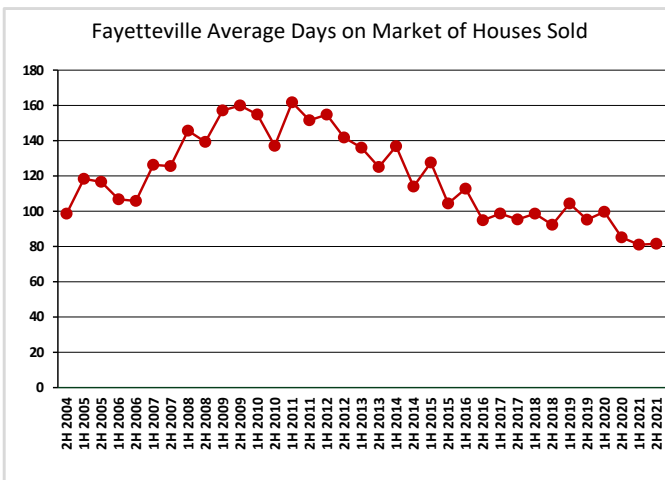
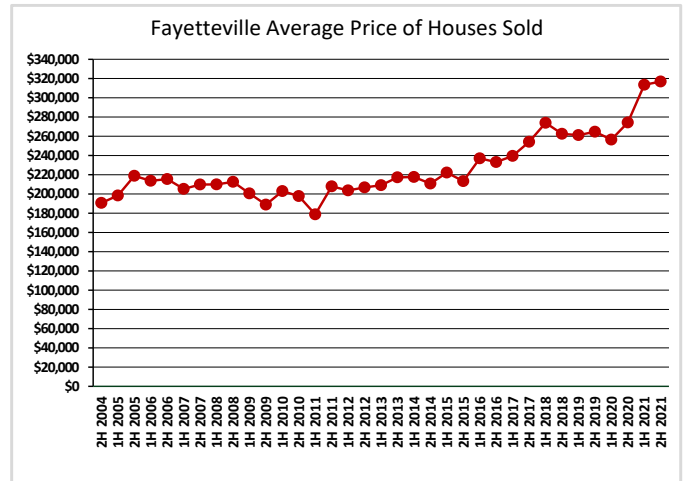
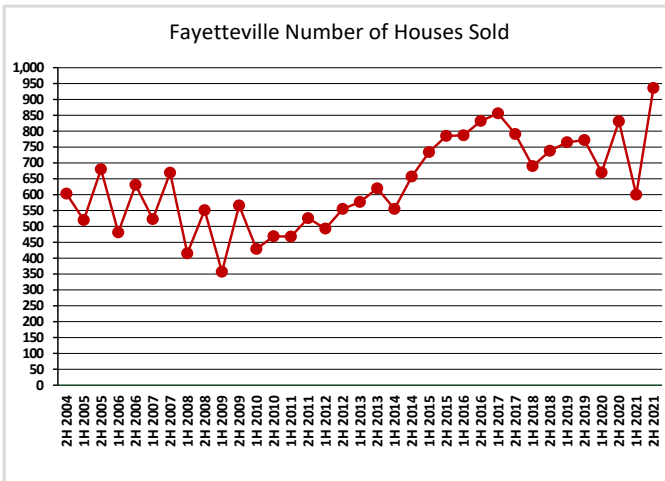
The median cost of a house was \$276,250.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	0.2%	869	92	84.7%
\$100,001 - \$150,000	23	2.5%	1,076	64	92.0%
\$150,001 - \$200,000	109	11.6%	1,222	63	101.0%
\$200,001 - \$250,000	246	26.3%	1,431	106	100.6%
\$250,001 - \$300,000	161	17.2%	1,736	72	101.5%
\$300,001 - \$350,000	123	13.1%	1,947	88	100.7%
\$350,001 - \$400,000	92	9.8%	2,218	80	99.9%
\$400,001 - \$450,000	52	5.6%	2,490	62	100.9%
\$450,001 - \$500,000	36	3.8%	2,530	72	100.1%
\$500,001+	92	9.8%	3,247	66	99.1%
<b>Fayetteville Sold</b>	<b>936</b>	<b>100.0%</b>	<b>1,874</b>	<b>82</b>	<b>100.3%</b>



# Fayetteville

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	831	600	936	12.6%	56.0%
Average Price of Houses Sold	\$274,247	\$313,477	\$316,923	15.6%	1.1%
Average Days on Market	85	81	82	-4.3%	0.7%
Average Price per Square Foot	\$142.02	\$161.56	\$170.79	20.3%	5.7%
Percentage of County Sales	40.0%	36.5%	41.9%	4.8%	14.7%
Number of New Houses Sold	221	103	247	11.8%	139.8%
Average Price of New Houses Sold	\$265,026	\$307,383	\$296,851	12.0%	-3.4%
Average Days on Market of New Houses Sold	128	155	164	28.3%	5.3%
Number of Houses Listed	152	122	78	-48.7%	-36.1%
Average List Price of Houses Listed	\$427,705.00	\$560,909.48	\$647,403.38	51.4%	15.4%

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abshier Heights	2	0.2%	2,148	46	\$372,500	\$175.21
Abshiers	1	0.1%	1,571	40	\$195,000	\$124.12
Addison Acres	1	0.1%	1,644	33	\$315,000	\$191.61
Ambrose	1	0.1%	3,724	39	\$745,000	\$200.05
Amrita Acres	1	0.1%	2,290	182	\$569,999	\$248.91
Anderson Farm	2	0.2%	1,635	77	\$235,000	\$151.01
Arcadia Condos HPR	1	0.1%	540	87	\$115,000	\$212.96
Ashbrook Hills	4	0.4%	1,852	33	\$326,500	\$176.23
Barrington Parke	2	0.2%	3,283	53	\$472,500	\$144.13
Bel-Air Acres	3	0.3%	1,461	78	\$227,000	\$166.44
Belclaire Estates	6	0.6%	2,710	51	\$438,925	\$162.01
Bellafront Gardens HPR	4	0.4%	2,298	45	\$299,250	\$131.69
Bellwood	4	0.4%	1,719	48	\$274,875	\$160.36
Benton Ridge HPR	2	0.2%	2,038	57	\$246,500	\$121.60
Bird Haven Terrace	3	0.3%	1,600	41	\$232,667	\$145.89
Bishop	3	0.3%	1,260	25	\$210,050	\$166.60
Blueberry Meadows	1	0.1%	1,760	43	\$260,000	\$147.73
Bois D Arc	1	0.1%	6,738	111	\$775,000	\$115.02
Boxwood	1	0.1%	2,076	64	\$325,000	\$156.55
Bradford Place HPR	3	0.3%	1,163	26	\$157,800	\$134.76
Bridgeport	7	0.7%	2,477	43	\$376,843	\$151.47
Brook Hollow HPR	1	0.1%	1,250	62	\$185,000	\$148.00
Brookbury Woods	1	0.1%	2,154	49	\$357,500	\$165.97
Brookhaven Estates	1	0.1%	3,121	78	\$505,000	\$161.81
Brookhollow	4	0.4%	1,227	47	\$191,400	\$156.02
Brooklands @ Mtn Ranch	10	1.1%	2,712	50	\$455,964	\$168.71
Brookside East	3	0.3%	1,699	61	\$280,000	\$164.71
Brophy	1	0.1%	2,834	53	\$425,000	\$149.96
Burl Dodd	3	0.3%	939	84	\$214,825	\$228.61
Butterfield	1	0.1%	2,338	59	\$442,000	\$189.05
Butterfield Meadows	1	0.1%	2,441	36	\$348,000	\$142.56
Candlewood	2	0.2%	4,981	85	\$1,075,000	\$206.65
Cedarwood	5	0.5%	1,612	44	\$273,720	\$173.10
Centerbrook	2	0.2%	1,283	56	\$205,000	\$159.21
Charleston Place	5	0.5%	2,126	37	\$384,700	\$181.27
Chevaux Court HPR	1	0.1%	1,291	2	\$165,000	\$127.81

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Church Avenue Cottages	1	0.1%	2,308	17	\$825,000	\$357.45
City Park	3	0.3%	2,541	83	\$698,667	\$278.31
Clabber Creek	14	1.5%	2,021	49	\$312,150	\$156.02
Clearwood Crossings	1	0.1%	1,548	48	\$260,000	\$167.96
Clover Creek	3	0.3%	1,122	34	\$181,667	\$163.22
Cobblestone	7	0.7%	1,724	36	\$293,646	\$169.39
Combs	1	0.1%	1,248	94	\$170,000	\$136.22
Commons At Walnut Crossing	4	0.4%	1,118	40	\$188,000	\$168.24
Copper Creek	5	0.5%	3,224	34	\$480,360	\$149.37
Cottages At Old Wire	1	0.1%	1,928	110	\$400,000	\$207.47
Country Club	1	0.1%	864	49	\$130,000	\$150.46
Country Club Estates	4	0.4%	3,014	47	\$529,286	\$171.68
Country Gardens	1	0.1%	2,074	105	\$379,900	\$183.17
County Court	3	0.3%	1,815	88	\$453,267	\$245.66
Coves	7	0.7%	1,563	29	\$229,214	\$146.30
Covington Park	5	0.5%	3,585	38	\$572,580	\$159.87
Creekview	24	2.6%	2,084	146	\$365,377	\$175.53
Crescent Lake	1	0.1%	3,226	75	\$450,000	\$139.49
Crestwood Acres	1	0.1%	2,297	37	\$435,000	\$189.38
Crofton Manor	2	0.2%	1,828	28	\$287,000	\$157.03
Cross Keys	4	0.4%	2,795	52	\$404,100	\$144.44
Crossover Heights	3	0.3%	2,716	38	\$382,748	\$147.80
Crystal Cove	1	0.1%	3,222	134	\$429,000	\$133.15
Crystal Springs	6	0.6%	1,796	118	\$270,900	\$151.52
David Lyle Village	8	0.9%	1,371	40	\$213,125	\$155.34
Davidsons First	2	0.2%	3,736	56	\$812,450	\$222.15
Davis & Ferguson	1	0.1%	2,058	49	\$407,000	\$197.76
Deerfield	1	0.1%	1,362	34	\$195,900	\$143.83
Dickson HPR	4	0.4%	756	97	\$336,625	\$452.73
East Oaks	2	0.2%	2,517	28	\$533,000	\$208.76
Eastwood	1	0.1%	2,450	53	\$564,000	\$230.20
Edgehill	1	0.1%	4,017	58	\$594,000	\$147.87
Elmwood	1	0.1%	2,860	44	\$575,000	\$201.05
Embry Acres	3	0.3%	2,295	39	\$359,140	\$156.75
Emerald Point	1	0.1%	1,585	49	\$255,000	\$160.88
Englewood	3	0.3%	2,825	55	\$828,333	\$284.36
Evelyn Hills	1	0.1%	2,126	26	\$455,000	\$214.02

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Fairfield	7	0.7%	1,808	33	\$270,629	\$150.11
Fairland	2	0.2%	1,617	49	\$166,000	\$105.59
Fairview Heights	1	0.1%	1,785	43	\$369,000	\$206.72
Falcon Ridge	2	0.2%	2,087	48	\$330,000	\$158.17
Fayetteville Original	8	0.9%	2,399	71	\$712,250	\$310.26
Ferguson	3	0.3%	2,771	135	\$530,000	\$200.89
Fieldstone	5	0.5%	1,528	35	\$227,100	\$148.16
Fiesta Park	7	0.7%	1,000	36	\$208,286	\$207.70
Fincher	1	0.1%	1,476	94	\$222,000	\$150.41
Forest Heights	1	0.1%	3,286	92	\$500,000	\$152.16
Forest Hills	4	0.4%	3,218	56	\$518,400	\$163.44
Gaddy Acres	1	0.1%	4,224	59	\$704,150	\$166.70
GarnerLarimore	1	0.1%	1,456	20	\$291,500	\$200.21
Georgian Place	1	0.1%	1,496	47	\$182,625	\$122.08
Glendale	3	0.3%	2,206	160	\$366,996	\$166.77
Glennwood	2	0.2%	2,175	18	\$331,000	\$151.60
Goff	1	0.1%	2,522	74	\$545,681	\$216.37
Golden Oaks Estates	2	0.2%	1,224	118	\$160,000	\$130.72
Grandview Heights	1	0.1%	1,280	89	\$198,000	\$154.69
Green Valley	3	0.3%	1,848	98	\$268,000	\$145.29
Greenbriar	2	0.2%	1,421	17	\$221,500	\$155.85
Guinn	1	0.1%	3,420	82	\$520,000	\$152.05
Gulley Grove	2	0.2%	2,498	84	\$524,650	\$210.03
Gunter	1	0.1%	1,376	41	\$420,000	\$305.23
Hamptons, The	8	0.9%	1,933	44	\$312,188	\$162.16
Hawkins House At Shiloh	4	0.4%	1,248	32	\$201,975	\$161.91
Hemingway Ridge	2	0.2%	2,532	43	\$415,000	\$163.65
Hendrix	1	0.1%	960	122	\$145,000	\$151.04
Hendrys	1	0.1%	1,176	57	\$268,400	\$228.23
Heritage East	1	0.1%	1,104	65	\$190,000	\$172.10
Heritage Village	9	1.0%	1,466	52	\$229,722	\$155.48
Highland Street HPR	1	0.1%	608	35	\$140,000	\$230.26
Holcomb Heights	6	0.6%	1,498	28	\$257,992	\$172.47
Horseshoe	3	0.3%	1,800	51	\$237,000	\$131.67
Hunt Club	4	0.4%	1,462	41	\$210,500	\$143.99
Huntingdon	4	0.4%	2,556	33	\$439,125	\$170.76
Hutchison's First	1	0.1%	1,516	28	\$269,000	\$177.44

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Hyland Park	3	0.3%	2,849	47	\$353,333	\$136.74
Ice House HPR	1	0.1%	1,400	25	\$455,000	\$325.00
Jacksons First	1	0.1%	2,690	59	\$325,000	\$120.82
Jennings	6	0.6%	1,787	45	\$430,667	\$243.81
Johnson Road	1	0.1%	1,046	64	\$175,000	\$167.30
Jug Wheeler	2	0.2%	1,823	33	\$288,000	\$156.51
Kinwood	1	0.1%	964	26	\$118,000	\$122.41
Lakewood	1	0.1%	1,850	42	\$314,171	\$169.82
Leflar	1	0.1%	1,304	38	\$305,000	\$233.90
Legacy Bldg HPR	4	0.4%	1,026	105	\$341,250	\$332.42
Legacy Heights	2	0.2%	1,633	39	\$267,800	\$164.11
Legacy Pointe	14	1.5%	2,048	50	\$332,071	\$162.06
Leverette Terrace	1	0.1%	1,348	31	\$199,000	\$147.63
Lewis Baldwin	2	0.2%	1,855	46	\$195,000	\$105.83
Locust Street HPR	1	0.1%	1,200	25	\$525,000	\$437.50
Madison Ave	1	0.1%	2,128	41	\$298,000	\$140.04
Magnolia Crossing	8	0.9%	1,217	44	\$201,313	\$165.44
Maple Crest	2	0.2%	1,161	32	\$197,500	\$169.57
Maple Park	3	0.3%	1,978	57	\$298,333	\$163.03
Maple Valley	1	0.1%	1,734	23	\$252,000	\$145.33
Maplewood	1	0.1%	3,108	33	\$748,000	\$240.67
Masonic	2	0.2%	3,496	95	\$959,950	\$280.52
Mcclelland	1	0.1%	1,436	17	\$300,000	\$208.91
Mcclintons	2	0.2%	1,118	86	\$168,950	\$156.52
Meadowbrook Farms	1	0.1%	1,738	40	\$250,500	\$144.13
Meadowlands	3	0.3%	1,843	46	\$263,333	\$142.96
Meadowlark	2	0.2%	1,314	29	\$132,500	\$100.16
Meadowview	1	0.1%	1,552	64	\$290,000	\$186.86
Mission Heights	3	0.3%	2,642	41	\$590,000	\$223.04
Mission Hills	2	0.2%	2,880	44	\$551,525	\$191.45
Missouri Oaks	1	0.1%	1,680	108	\$249,900	\$148.75
Mitchells	2	0.2%	1,810	63	\$570,000	\$342.83
Mod Condos HPR	1	0.1%	1,640	155	\$250,000	\$152.44
Mount Comfort	1	0.1%	1,400	34	\$223,000	\$159.29
Mount Comfort Meadows	1	0.1%	1,640	27	\$225,000	\$137.20
Mount Nord	1	0.1%	1,078	58	\$325,000	\$301.48
Mountain Ranch	1	0.1%	3,122	56	\$545,000	\$174.57
Mountain View	2	0.2%	2,658	64	\$548,500	\$211.48

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
North Briar	2	0.2%	1,550	67	\$283,000	\$182.64
North Heights	2	0.2%	1,575	44	\$245,950	\$156.16
North Ridge	1	0.1%	2,010	46	\$365,000	\$181.59
Oak Woods Condos HPR	2	0.2%	1,192	36	\$160,000	\$134.24
Oakbrooke	1	0.1%	1,700	40	\$332,000	\$195.29
Oakland Hills	2	0.2%	1,685	30	\$322,500	\$187.52
Oakland Twnhms	2	0.2%	900	56	\$164,750	\$183.06
Oakridge Park	4	0.4%	1,344	38	\$245,500	\$184.38
Olivers	1	0.1%	3,627	80	\$610,000	\$168.18
Other	55	5.9%	1,680	89	\$300,516	\$185.58
Ottis Watson	1	0.1%	2,160	38	\$369,900	\$171.25
Owl Creek	3	0.3%	1,531	105	\$235,333	\$154.56
Paddock	1	0.1%	1,670	32	\$270,000	\$161.68
Paradise Gardens Condo	1	0.1%	1,241	88	\$204,765	\$165.00
Paradise Place	4	0.4%	2,976	46	\$456,750	\$154.05
Paradise View Estates	1	0.1%	2,528	36	\$390,000	\$154.27
Park Commons	3	0.3%	2,172	120	\$450,260	\$207.38
Park Hill At Mountain Ranch	2	0.2%	1,739	43	\$306,000	\$176.61
Park Meadows	56	6.0%	1,378	185	\$212,644	\$155.90
Park Place	5	0.5%	2,636	35	\$430,900	\$163.49
Park Ridge Estates	2	0.2%	3,524	41	\$507,500	\$146.36
Parkers Valley View Acres	15	1.6%	1,441	54	\$166,433	\$118.12
Parksdale	3	0.3%	2,144	131	\$381,167	\$177.11
Persimmon Place	3	0.3%	1,984	23	\$300,333	\$151.28
Pine Crest	3	0.3%	1,041	32	\$199,333	\$191.62
Pittmans Northwest	2	0.2%	2,014	51	\$327,500	\$163.16
Prairie View	4	0.4%	1,786	41	\$274,225	\$157.62
Putmans	1	0.1%	1,652	80	\$250,000	\$151.33
Quail Creek	1	0.1%	2,715	57	\$399,400	\$147.11
Quail Ridge	1	0.1%	1,398	15	\$245,000	\$175.25
Quarry Trace	7	0.7%	1,409	35	\$228,289	\$162.34
Red Arrow	1	0.1%	1,248	51	\$190,000	\$152.24
Regency North	3	0.3%	1,404	51	\$231,667	\$168.39
Reinheimer	1	0.1%	1,280	103	\$205,000	\$160.16
Remington Estates	1	0.1%	3,012	359	\$518,000	\$171.98

# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Reserve At Steele Crossing HPR	5	0.5%	871	38	\$165,647	\$190.44
Riverwalk Estates	27	2.9%	2,027	131	\$311,593	\$153.81
Rockhaven	2	0.2%	1,625	29	\$267,000	\$164.23
Rollston Bldg Condos HPR	1	0.1%	829	0	\$350,000	\$422.20
Rosewood Estates	1	0.1%	2,576	91	\$325,000	\$126.16
Royal Oaks Estates	1	0.1%	1,440	40	\$295,000	\$204.86
Rudolph	1	0.1%	1,600	89	\$215,000	\$134.38
Rupple Row	8	0.9%	1,916	36	\$293,250	\$153.33
S T Russell	2	0.2%	1,591	94	\$188,875	\$121.15
Sage Meadows	4	0.4%	1,755	38	\$269,675	\$154.54
Sagely Place	1	0.1%	2,038	428	\$346,500	\$170.02
Salem Heights	5	0.5%	1,949	40	\$313,720	\$161.36
Salem Meadows	6	0.6%	1,612	45	\$252,817	\$156.74
Salem Village PUD	7	0.7%	1,893	53	\$256,699	\$138.03
Sanford-Green	1	0.1%	910	46	\$209,000	\$229.67
Savanna Estates	4	0.4%	4,572	45	\$803,750	\$174.79
Scottswood Place	1	0.1%	1,941	37	\$229,900	\$118.44
Sequoyah Meadows	2	0.2%	1,677	34	\$244,000	\$144.79
Sequoyah Woods	3	0.3%	1,554	20	\$248,333	\$160.09
Silverthorne	5	0.5%	2,777	53	\$446,580	\$160.79
Skeltons	1	0.1%	3,242	140	\$250,000	\$77.11
Skyler Place	2	0.2%	1,318	42	\$165,000	\$125.19
South Gregg Ave HPR	2	0.2%	528	132	\$148,250	\$280.78
South Hampton	2	0.2%	2,417	36	\$472,500	\$195.48
Southview	1	0.1%	2,016	66	\$455,000	\$225.69
Spring Hollow Estates	1	0.1%	2,178	44	\$330,000	\$151.52
St James Park	4	0.4%	1,933	43	\$316,225	\$163.50
Stadium Centre Cottages	1	0.1%	1,196	0	\$170,000	\$142.14
Stephens	1	0.1%	2,034	42	\$269,000	\$132.25
Stone Mountain	1	0.1%	2,526	34	\$458,000	\$181.31
Stone Street HPR	1	0.1%	1,160	40	\$179,800	\$155.00
Stonebridge	1	0.1%	1,848	48	\$274,000	\$148.27
Stonebridge Meadows	14	1.5%	2,646	54	\$404,436	\$153.57
Stonewood	2	0.2%	2,963	27	\$413,000	\$140.03
Strawberry Hill	1	0.1%	2,387	20	\$320,000	\$134.06



# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Stubblefield	1	0.1%	1,549	45	\$295,000	\$190.45
Summerhill	4	0.4%	1,855	39	\$296,075	\$161.82
Summersby	2	0.2%	5,167	100	\$800,925	\$155.17
Summit Place	3	0.3%	2,042	82	\$409,067	\$200.23
Sun Valley	1	0.1%	1,892	34	\$371,000	\$196.09
Sunbridge Villas	3	0.3%	1,446	41	\$300,333	\$205.12
Sundance Meadows	2	0.2%	1,694	41	\$292,500	\$172.68
Sunny Acres	2	0.2%	1,391	28	\$230,250	\$164.29
Sunset	1	0.1%	2,000	56	\$540,000	\$270.00
Sunset Hills	1	0.1%	1,526	70	\$305,000	\$199.87
Sunset Woods	5	0.5%	2,964	65	\$550,700	\$184.97
Sycamore Two HPR	1	0.1%	1,220	33	\$293,000	\$240.16
Timber Crest	1	0.1%	2,420	3	\$324,900	\$134.26
Timber Ridge Estates	2	0.2%	1,851	71	\$333,270	\$180.34
Timber Trails	2	0.2%	1,721	41	\$251,500	\$146.15
Township	1	0.1%	1,319	35	\$239,000	\$181.20
Township Heights	1	0.1%	2,289	32	\$450,000	\$196.59
Treetops	7	0.7%	2,099	135	\$437,806	\$208.23
Turner-Faubus	1	0.1%	956	32	\$170,000	\$177.82
Valley View	1	0.1%	1,293	20	\$312,000	\$241.30
Villa North	2	0.2%	1,154	37	\$205,000	\$178.24
Village On Shiloh HPR	1	0.1%	1,104	61	\$180,000	\$163.04
Villages of Sloanbrooke, The	82	8.8%	1,615	170	\$252,051	\$156.09
Villas At Forest Hills	2	0.2%	1,867	62	\$338,250	\$181.24
Wahneetah Heights	1	0.1%	2,001	96	\$385,000	\$192.40
Walker Estates	1	0.1%	3,425	53	\$540,000	\$157.66
Walnut Crossing	5	0.5%	1,511	35	\$212,220	\$140.35
Walnut Grove	1	0.1%	1,153	34	\$195,000	\$169.12
Walnut Park	3	0.3%	1,385	24	\$204,000	\$147.49
Walnut View Estates	5	0.5%	1,449	24	\$236,830	\$163.56
Watson	3	0.3%	1,050	49	\$177,367	\$170.54
West Sunny Acres	1	0.1%	1,288	19	\$260,000	\$201.86
Western Methodist Assembly	3	0.3%	2,559	53	\$606,667	\$262.67
Westridge	1	0.1%	1,932	35	\$270,000	\$139.75
Westview Meadows	14	1.5%	2,163	226	\$342,866	\$158.34



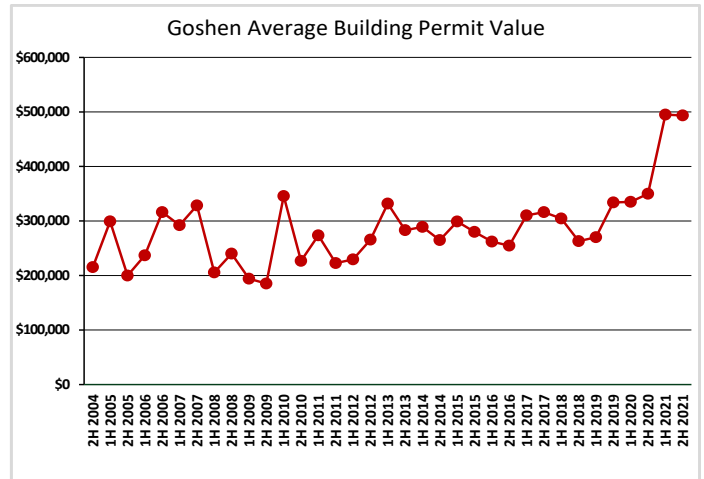
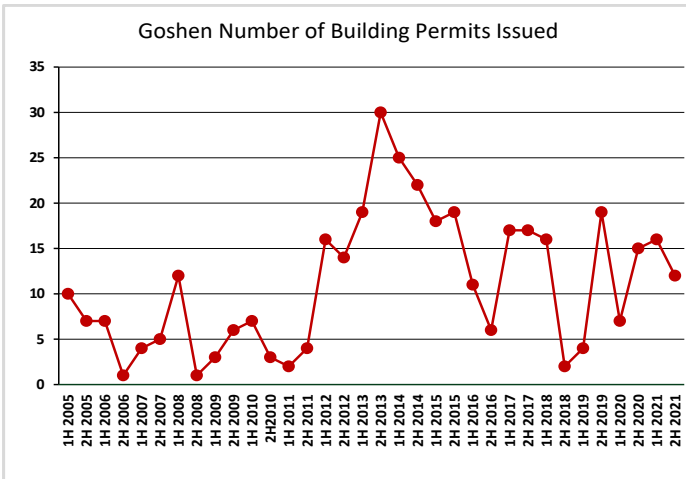
# Fayetteville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Westwoods	1	0.1%	2,016	48	\$316,000	\$156.75
Wildflower Meadows	2	0.2%	3,222	46	\$505,000	\$161.28
Willow Bend	2	0.2%	1,239	253	\$276,000	\$223.82
Willow Springs	12	1.3%	1,390	46	\$208,167	\$149.87
Wilson-dunn	1	0.1%	1,564	33	\$240,000	\$153.45
Winwood	1	0.1%	1,880	29	\$390,000	\$207.45
Wood Ave HPR	1	0.1%	1,298	148	\$209,000	\$161.02
Wood Field	1	0.1%	1,206	28	\$215,000	\$178.28
Woodbury	2	0.2%	2,165	65	\$357,500	\$165.06
Woodfield	7	0.7%	1,177	50	\$200,571	\$172.62
Woodridge	2	0.2%	1,686	293	\$280,000	\$166.62
Yorktowne Square	1	0.1%	2,261	21	\$350,000	\$154.80
<b>Fayetteville Sold</b>	<b>936</b>	<b>100.0%</b>	<b>1,874</b>	<b>82</b>	<b>\$316,923</b>	<b>\$170.79</b>

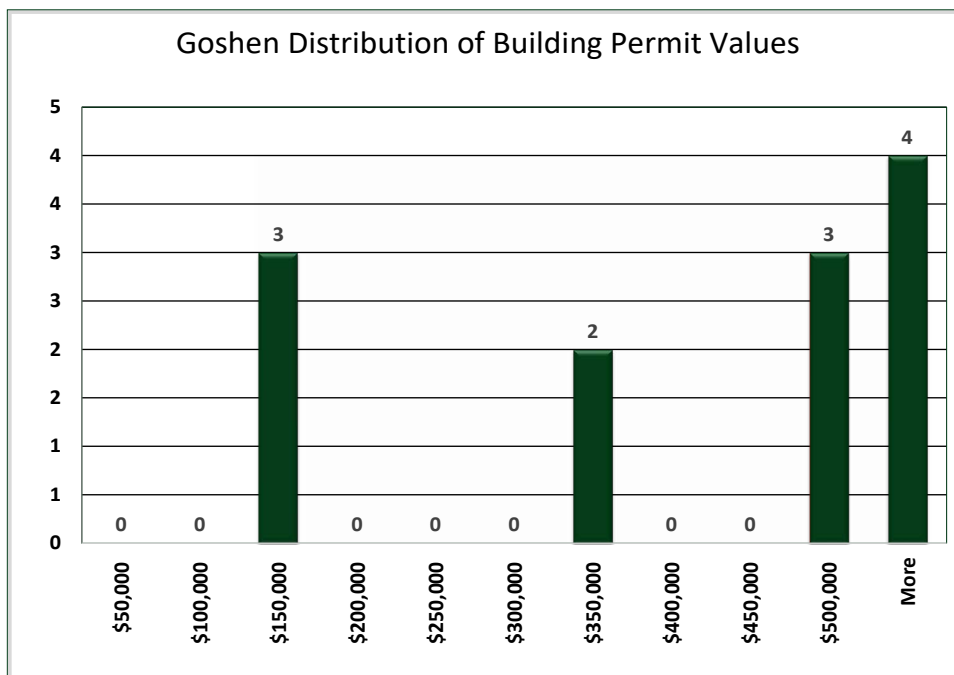


# Goshen Building Permits



Goshen	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	15	16	12	-20.0%	-25.0%
Average Value of Residential Building Permits	\$349,793	\$494,960	\$493,490	41.1%	-0.3%

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



# Goshen

## Active Subdivisions

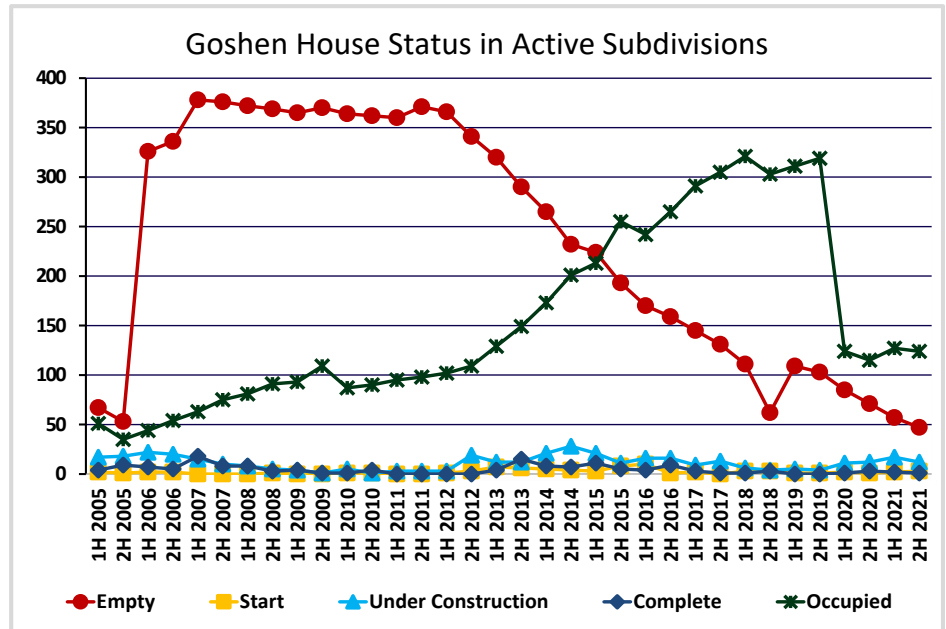
There were 187 total lots in 6 active subdivisions in Goshen in the second half of 2021. 66.3 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 6.4 were under construction, 1.6 percent were starts, and 25.1 percent were empty lots.

The subdivisions with the most houses under construction in Goshen during the second half of 2021 were Riverside Estates, Phase I with 10, and The Knolls with 2.

Riverside Estates, Phase I had the most houses becoming occupied in Goshen with 4 houses. An additional 2 houses in The Knolls, became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 1 of the 6 active subdivisions in Goshen.

7 new houses in Goshen became occupied in the second half of 2021. The annual absorption rate implies that there are 39.8 months of remaining inventory in active subdivisions, up from 39.0 percent in the first half of 2021.



In 1 out of the 6 active subdivisions in Goshen, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Goshen from 75.4 percent in 2012 to 78.9 percent in the second half of 2021.

Additionally, 16 new lots in 1 subdivision received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Brookstone Woods	2H 2017		16	16
New and Preliminary			16	16

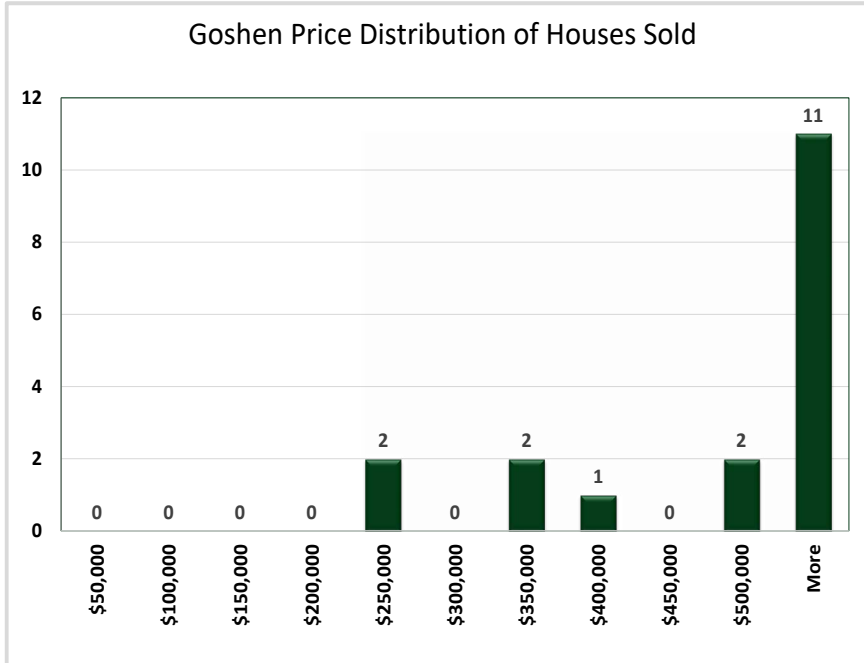
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Autumn View	5	0	0	0	3	8	1	60.0
Bridlewood, Phase I	2	1	0	0	35	38	0	36.0
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Knolls, The	14	0	2	0	54	70	2	38.4
Riverside Estates, Phase I	20		10	1	18	51	4	39.6
Wildwood	3	0	0	0	7	10	0	18.0
Riverside Estates, Phase II	4	0	1	0	0	5	0	--
Wildwood	3	0	0	0	7	10	2	18.0
<b>Goshen Active Lots</b>	<b>47</b>	<b>3</b>	<b>12</b>	<b>1</b>	<b>124</b>	<b>187</b>	<b>7</b>	<b>39.8</b>

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

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

# Goshen

## Price Distribution of Houses Sold



18 houses were sold in Goshen in the second half of 2021.

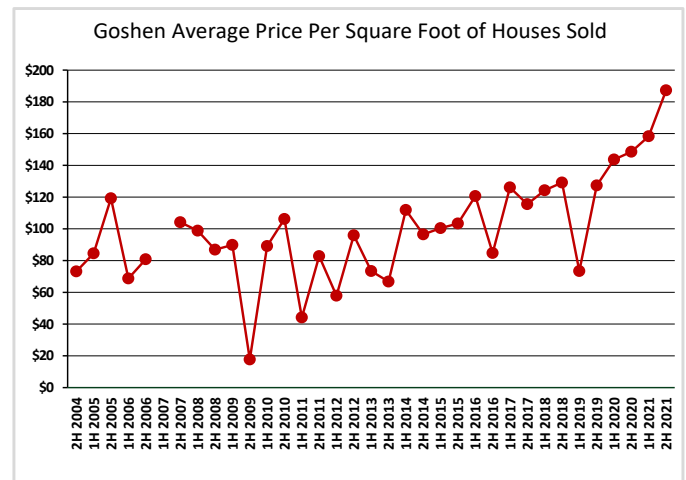
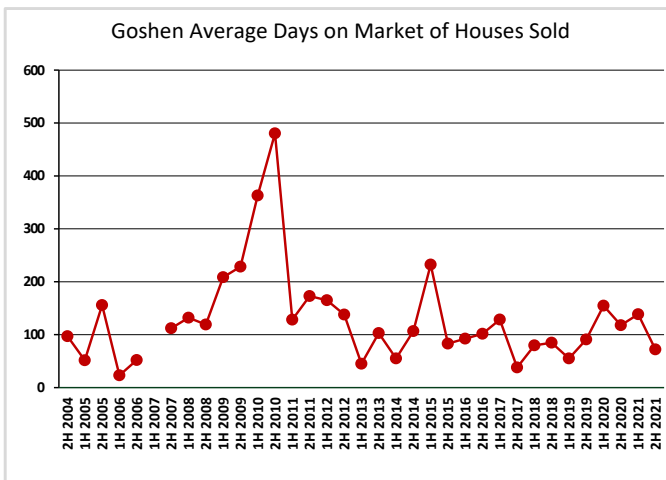
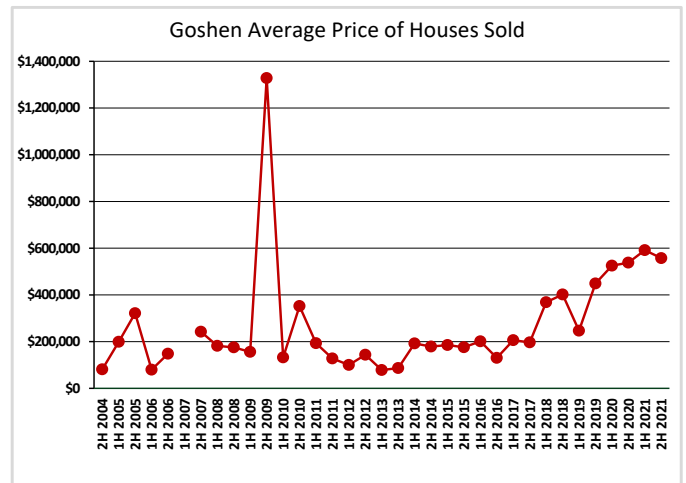
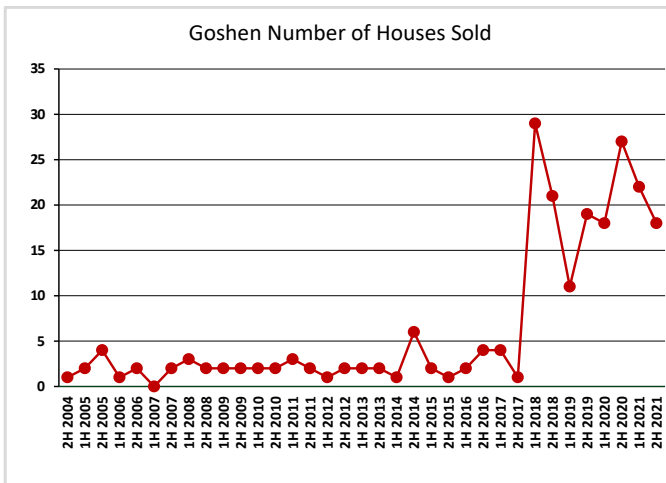
The average price of a house was \$557,275 at \$187.27 per square foot.

The median cost of a house was \$597,725.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	2	11.1%	1,250	60	100.3%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	2	11.1%	1,652	30	101.5%
\$350,001 - \$400,000	1	5.6%	1,975	45	104.3%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	2	11.1%	2,953	28	99.5%
\$500,001+	11	61.1%	3,629	93	100.6%
<b>Goshen Sold</b>	<b>18</b>	<b>100.0%</b>	<b>2,978</b>	<b>72</b>	<b>100.7%</b>

# Goshen

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	27	22	18	-33.3%	-18.2%
Average Price of Houses Sold	\$538,129	\$591,518	\$557,275	3.6%	-5.8%
Average Days on Market	118	139	72	-38.7%	-47.9%
Average Price per Square Foot	\$148.54	\$158.31	\$187.27	26.1%	18.3%
Percentage of County Sales	2.5%	2.5%	1.4%	-44.4%	-43.9%
Number of New Houses Sold	5	6	5	0.0%	-16.7%
Average Price of New Houses Sold	\$457,617	\$568,917	\$630,920	37.9%	10.9%
Average Days on Market of New Houses Sold	208	167	96	-54.1%	-42.6%
Number of Houses Listed	5	6	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$785,680	\$567,278	\$209,231	-73.4%	-63.1%



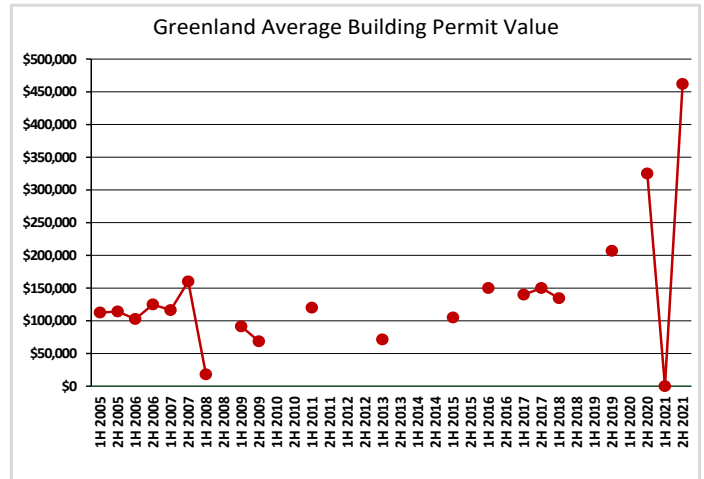
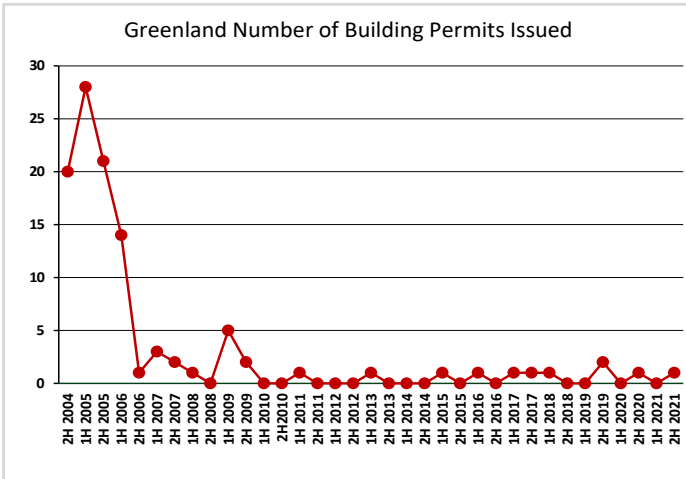
# Goshen

## Characteristics of Houses Sold

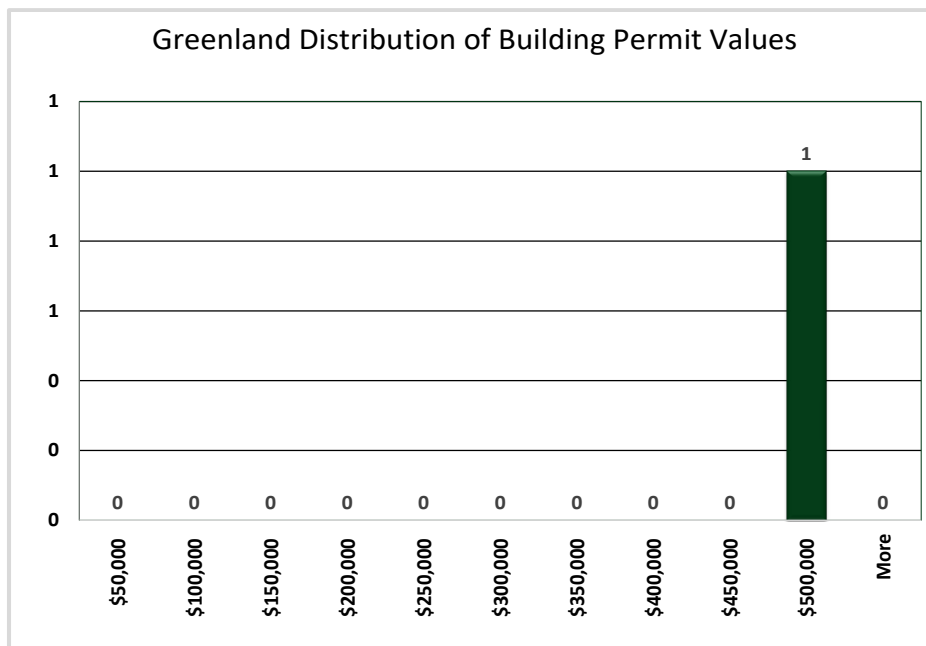
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abbey Lane	1	5.6%	1,276	16	\$335,000	\$262.54
Knolls	2	11.1%	3,538	51	\$600,975	\$169.86
Leisure Heights	2	11.1%	1,250	60	\$209,750	\$170.38
Riverside Estates	5	27.8%	3,305	96	\$630,920	\$190.02
Stonemeadow	2	11.1%	3,605	67	\$635,000	\$181.76
Waterford Estates At Hissom Ranch	3	16.7%	3,362	45	\$603,300	\$178.65
Other	3	16.7%	2,978	105	\$613,333	\$192.79
<b>Goshen Houses Sold</b>	<b>18</b>	<b>100.0%</b>	<b>2,978</b>	<b>72</b>	<b>\$557,275</b>	<b>\$187.27</b>



# Greenland Building Permits



Greenland	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	1	0	1	0.0%	--
Average Value of Residential Building Permits	\$325,000	--	\$462,000	42.2%	--



# Greenland

## Active Subdivisions

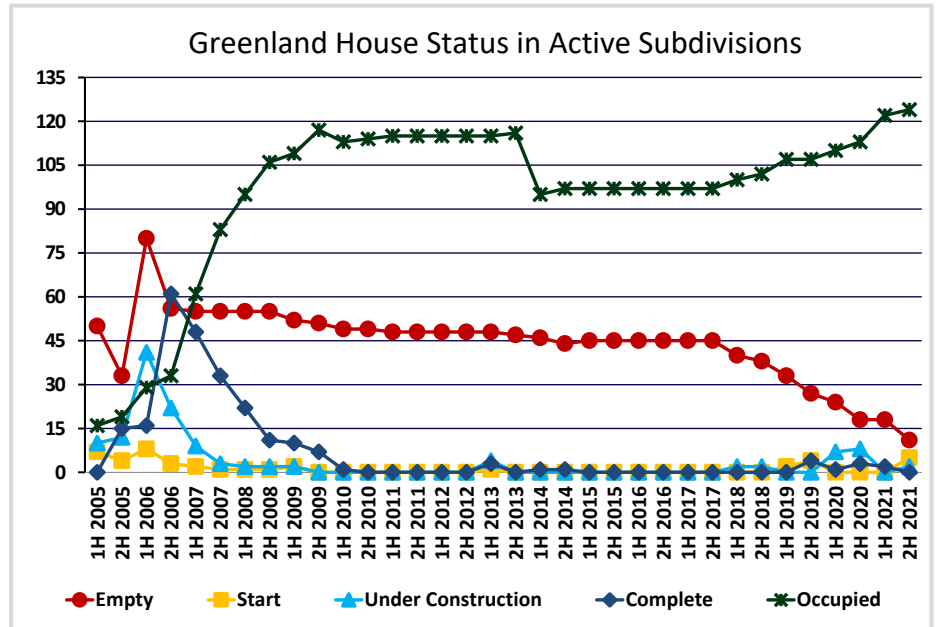
There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2021. 87.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.4 were under construction, 3.5 percent were starts, and 7.7 percent were empty lots.

The subdivision with the most houses under construction in Greenland during the second half of 2021 was Homestead with 2.

Homestead had the most houses becoming occupied in Greenland with 2.

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

2 new houses in Greenland became occupied in the second half of 2021. The annual absorption rate implies that there are 154.9 months of remaining inventory in active subdivisions, up from 142.0 percent in the first half of 2021.



In 1 out of the 2 active subdivisions in Greenland, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Greenland from 66.8 percent in 2012 to 74.3 percent in the second half of 2021.

No new lots or subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Homestead	1	5	2	0	72	80	2	10.7
Lee Valley, Phase IV	10	0	0	0	52	62	0	60.0
<b>Greenland Active Lots</b>	<b>11</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>124</b>	<b>142</b>	<b>2</b>	<b>154.9</b>

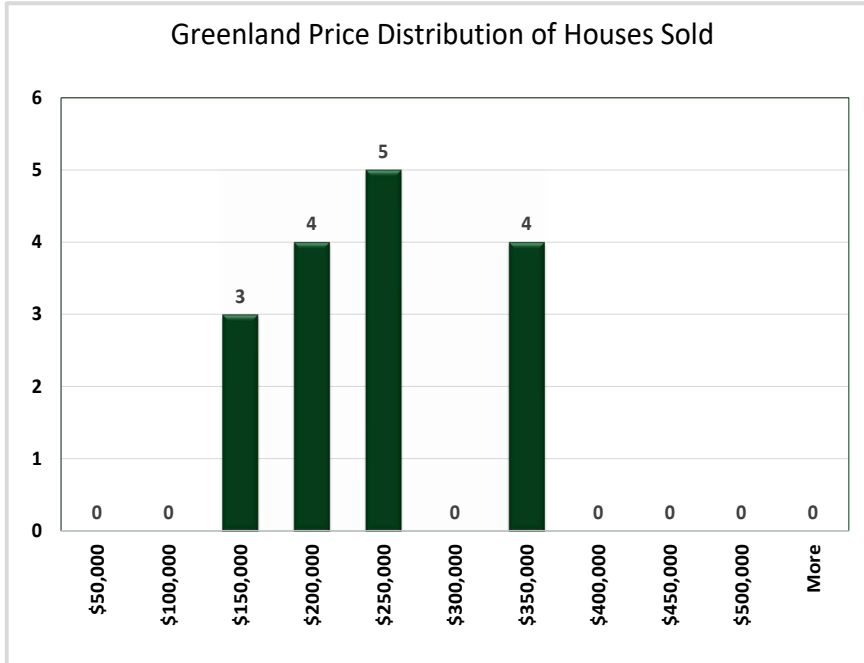
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Greenland

## Price Distribution of Houses Sold



16 houses were sold in Greenland in the second half of 2021.

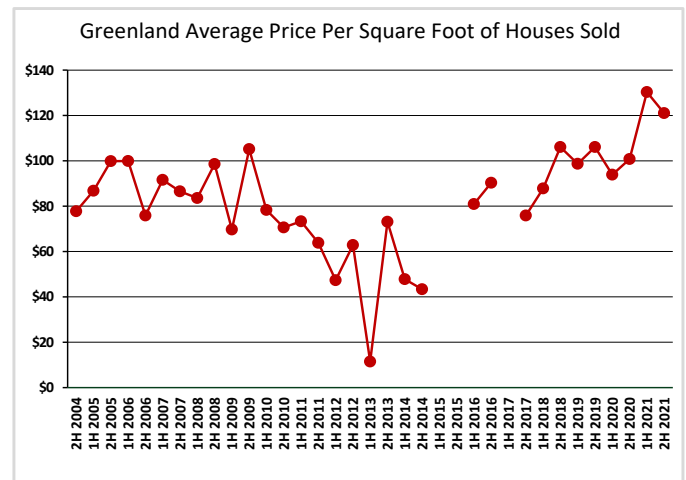
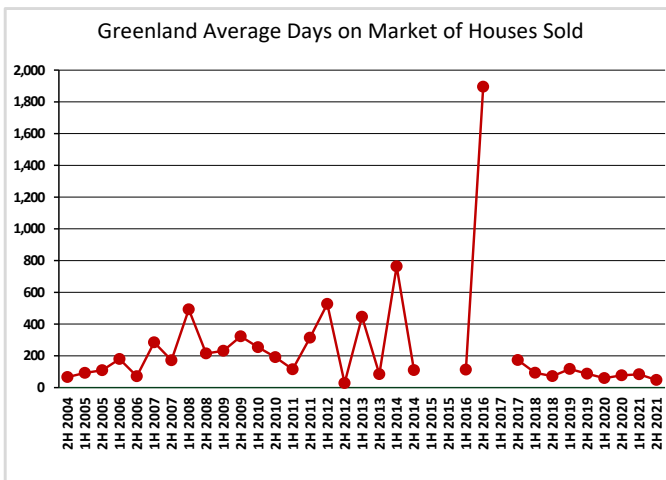
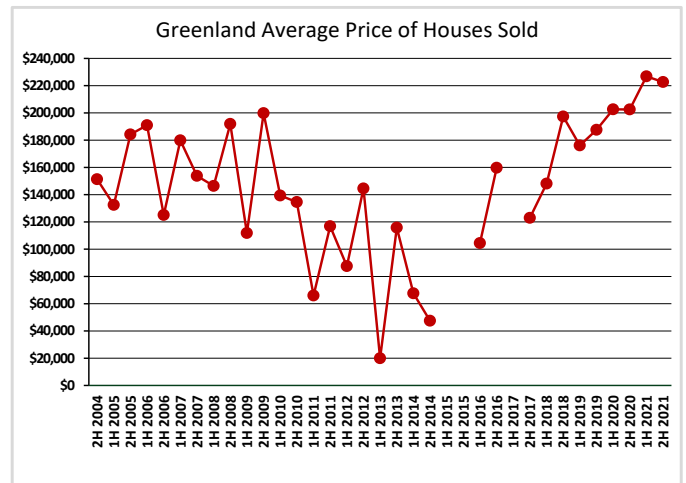
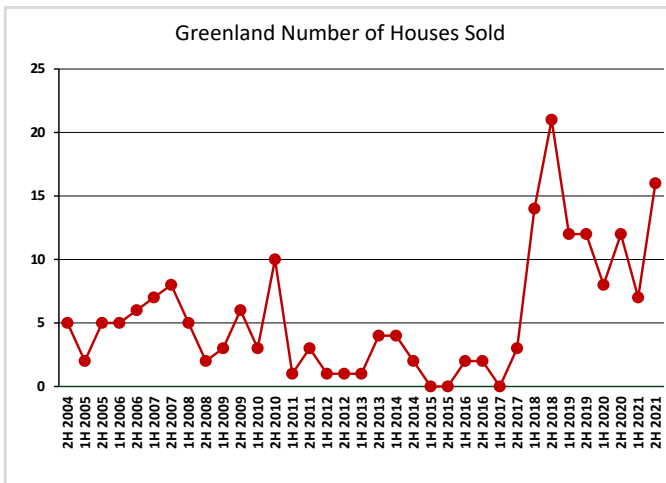
The average price of a house was \$222,654 at \$121.04 per square foot.

The median cost of a house was \$217,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	3	18.8%	1,771	28	95.0%
\$150,001 - \$200,000	4	25.0%	1,493	47	100.7%
\$200,001 - \$250,000	5	31.3%	1,787	45	99.6%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	4	25.0%	2,359	68	99.6%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Greenland Sold</b>	<b>16</b>	<b>100.0%</b>	<b>1,853</b>	<b>48</b>	<b>99.0%</b>

# Greenland

## Characteristics of Houses Sold



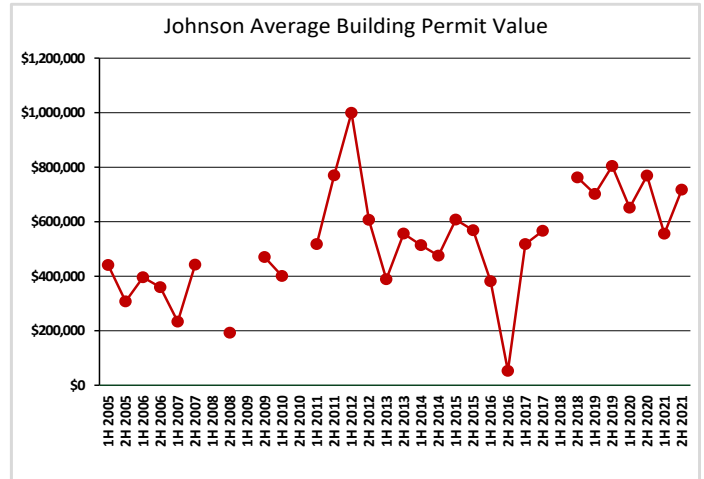
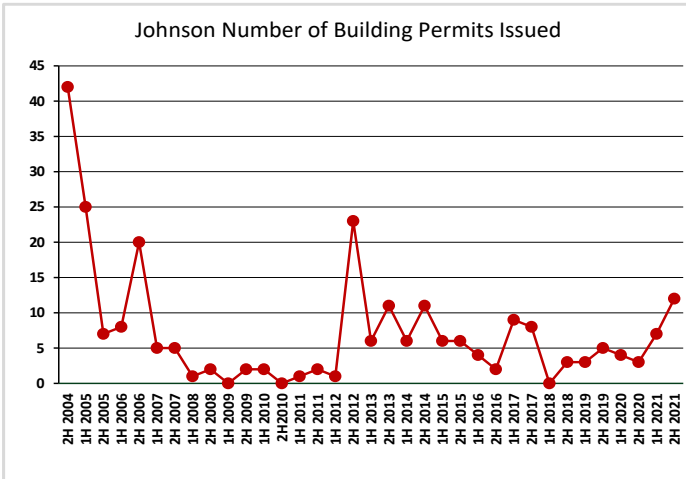
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	12	7	16	33.3%	128.6%
Average Price of Houses Sold	\$202,533	\$226,786	\$222,654	9.9%	-1.8%
Average Days on Market	77	84	48	-37.3%	-42.5%
Average Price per Square Foot	\$100.76	\$130.32	\$121.04	20.1%	-7.1%
Percentage of County Sales	0.4%	0.3%	0.5%	18.0%	63.2%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	3	2	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$369,767	\$394,123	\$230,186	-100.0%	-100.0%

# Greenland

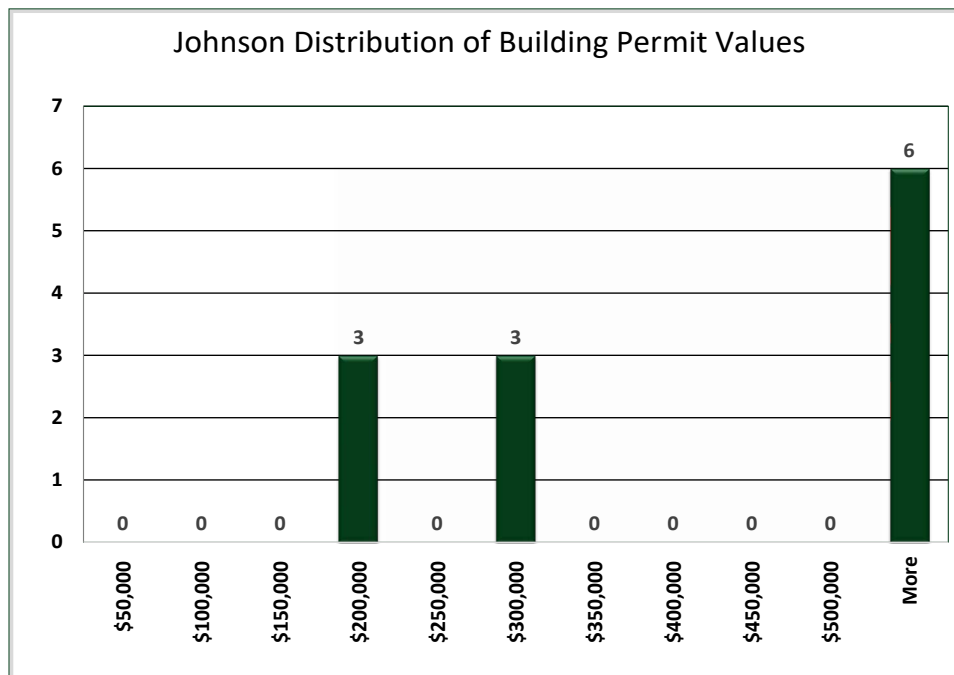
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Greenland Original	2	12.5%	1,868	46	\$152,731	\$93.34
Lee Valley	8	50.0%	2,060	57	\$271,500	\$132.50
Twin Creeks	1	6.3%	1,695	41	\$228,000	\$134.51
Other	5	31.3%	1,549	37	\$171,400	\$111.11
<b>Greenland Sold</b>	<b>16</b>	<b>100.0%</b>	<b>1,853</b>	<b>48</b>	<b>\$222,654</b>	<b>\$121.04</b>

# Johnson Building Permits



Johnson	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	3	7	12	300.0%	71.4%
Average Value of Residential Building Permits	\$769,047	\$555,739	\$717,491	-6.7%	29.1%



# Johnson

## Active Subdivisions

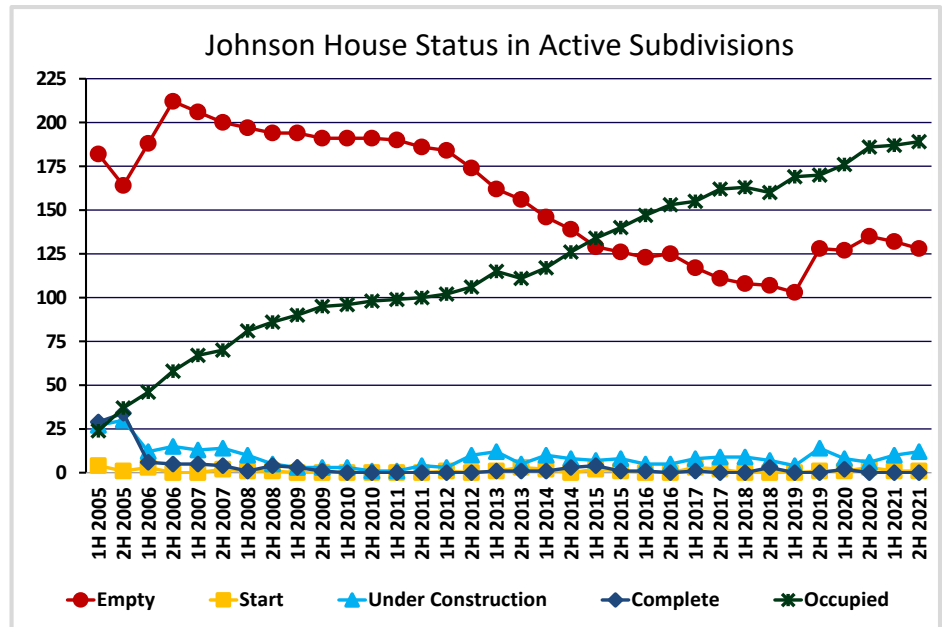
There were 330 total lots in 9 active subdivisions in Johnson in the second half of 2021. 57.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.6 percent were under construction, 0.3 percent were starts, and 38.8 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the second half of 2021 were Johnson Square Phase 1B with 3, Clear Creek, Phase III and Clear Creek, Phase I, each with 2.

Clear Creek, Phases I & III had the most houses becoming occupied in Johnson with 1 house, each.

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

2 new houses in Johnson became occupied in the second half of 2021. The annual absorption rate implies that



there are 564.0 months of remaining inventory in active subdivisions, up from 156.0 percent in the first half of 2021.

In 6 out of the 9 active subdivisions in Johnson, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Johnson from 60.1 percent in 2012 to 54.6 percent in the second half of 2021.

Additionally, no new lots or subdivisions received either preliminary or final approval by December 31, 2021.

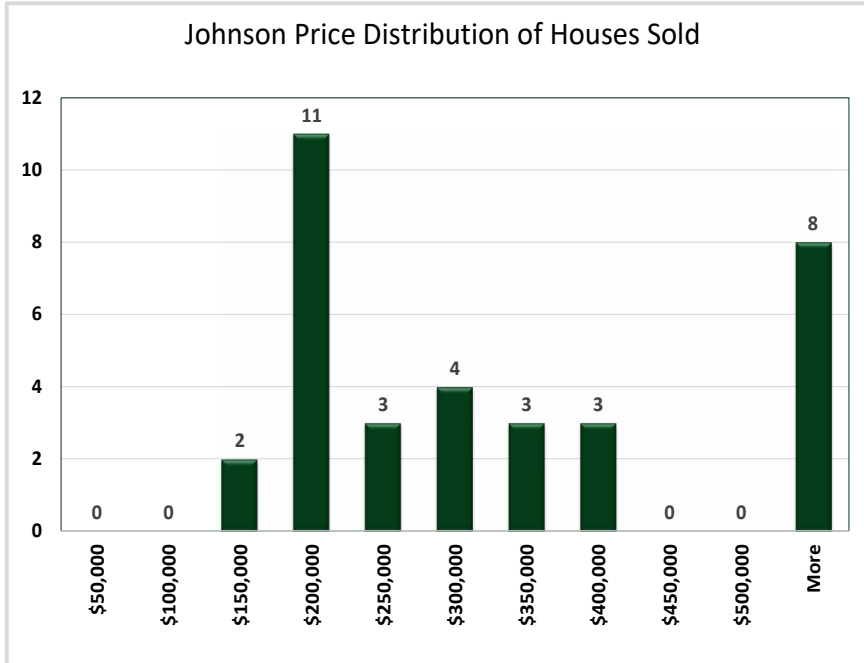
34 houses were sold in Johnson in the second half of 2021.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes <sup>1,2</sup>	16	0	0	0	23	39	0	--
Clear Creek, Phase I	18	0	2	0	27	47	0	240.0
Clear Creek, Phase II <sup>1</sup>	5	0	1	0	39	45	0	--
Clear Creek, Phase III	7	0	2	0	31	40	1	108.0
Clear Creek, Phase V <sup>1</sup>	25	0	2	0	8	35	0	--
Clear Creek, Phase VII <sup>1</sup>	0	0	1	0	3	4	0	--
Heritage Hills <sup>1</sup>	9	1	1	0	54	65	0	--
Johnson Square Phase 1A <sup>1,2</sup>	21	0	0	0	2	23	0	--
Johnson Square Phase 1B	27	0	3	0	2	32	1	360.0
<b>Johnson Active Lots</b>	<b>128</b>	<b>1</b>	<b>12</b>	<b>0</b>	<b>189</b>	<b>330</b>	<b>2</b>	<b>564.0</b>

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

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

# Johnson Price Distribution of Houses Sold

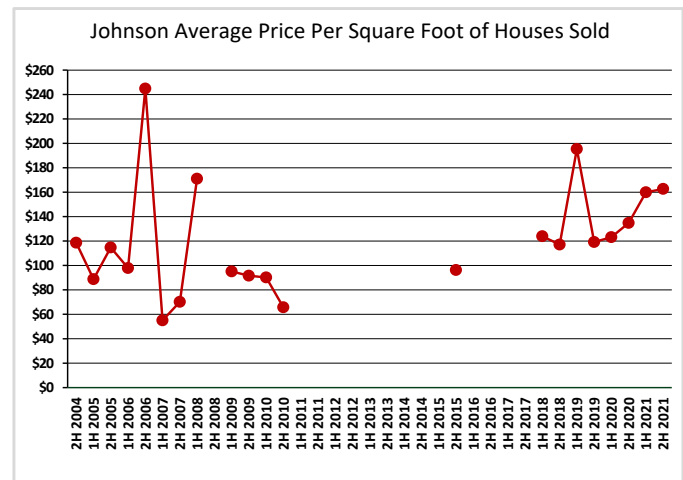
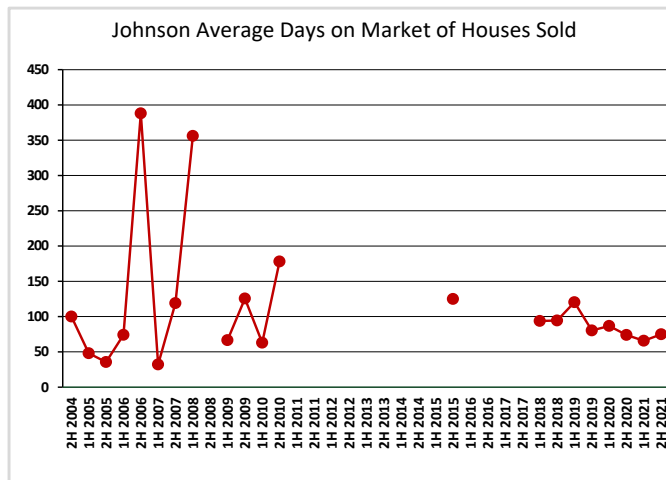
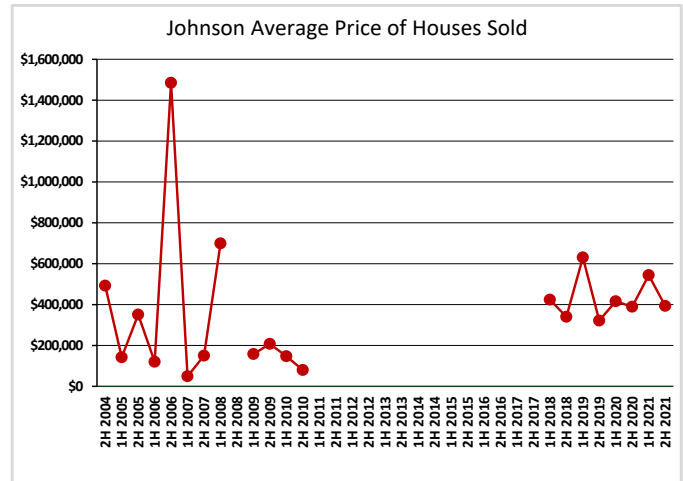
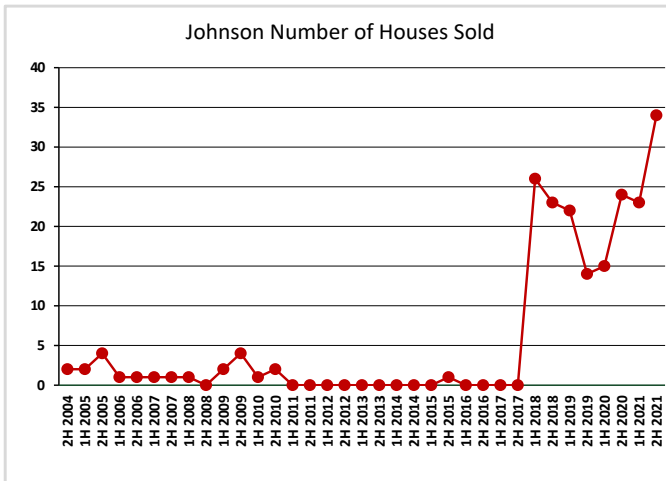


The average price of a house was \$393,447 at \$162.69 per square foot.

The median cost of a house was \$272,750.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	2	5.9%	844	26	102.0%
\$150,001 - \$200,000	11	32.4%	1,150	72	100.0%
\$200,001 - \$250,000	3	8.8%	1,422	35	105.1%
\$250,001 - \$300,000	4	11.8%	1,708	42	103.7%
\$300,001 - \$350,000	3	8.8%	2,540	79	99.0%
\$350,001 - \$400,000	3	8.8%	2,224	177	101.6%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	8	23.5%	4,595	83	97.6%
<b>Johnson Sold</b>	<b>34</b>	<b>100.0%</b>	<b>2,250</b>	<b>75</b>	<b>100.5%</b>

# Johnson Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	24	23	34	41.7%	47.8%
Average Price of Houses Sold	\$389,525	\$544,268	\$393,447	1.0%	-27.7%
Average Days on Market	74	66	75	1.3%	13.9%
Average Price per Square Foot	\$134.78	\$159.99	\$162.69	20.7%	1.7%
Percentage of County Sales	1.6%	2.4%	1.9%	15.2%	-22.3%
Number of New Houses Sold	1	0	1	0.0%	--
Average Price of New Houses Sold	\$1,150,000	--	\$382,790	-66.7%	--
Average Days on Market of New Houses Sold	74	66	75	1427.3%	--
Number of Houses Listed	5	9	13	160.0%	44.4%
Average List Price of Houses Listed	\$785,680	\$567,278	\$209,231	-73.4%	-63.1%



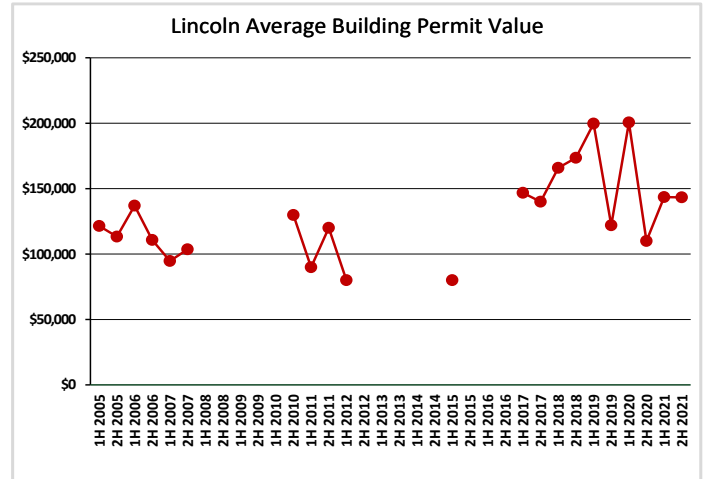
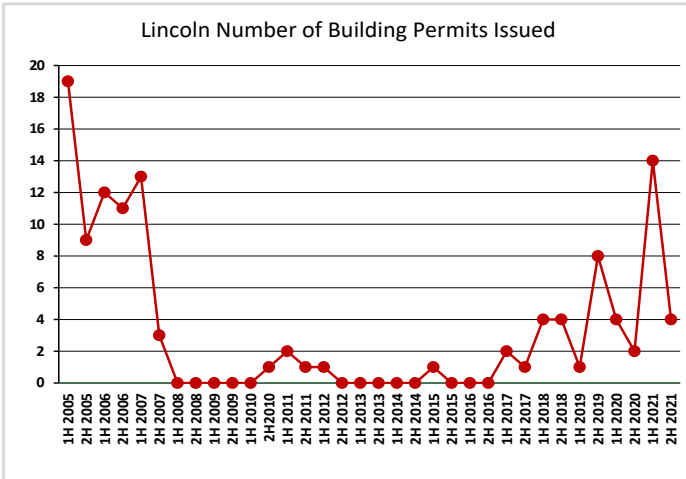
# Johnson

## Characteristics of Houses Sold

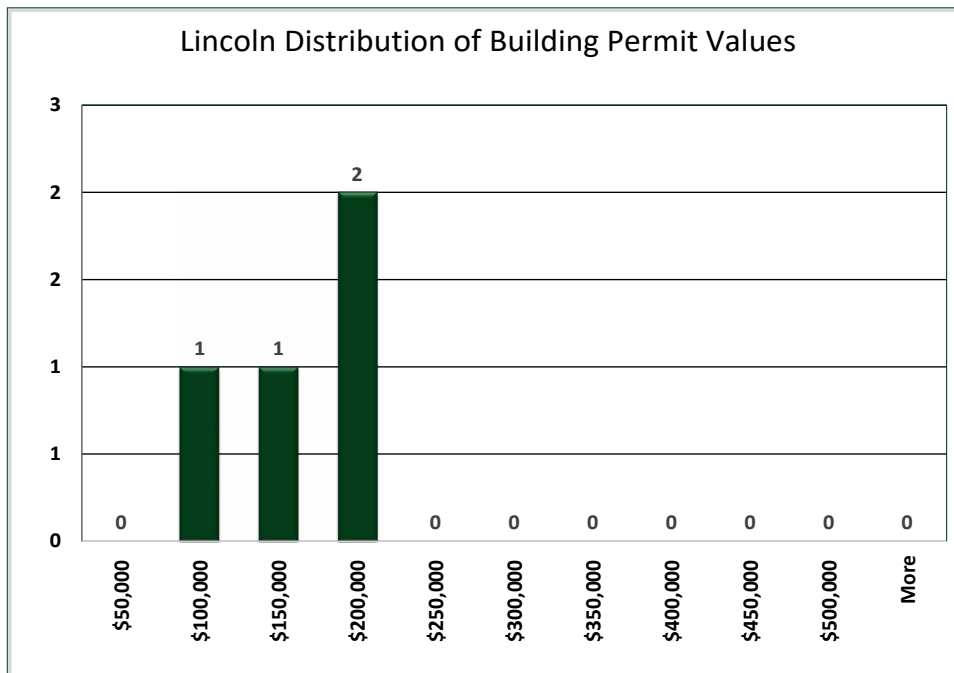
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood	1	2.9%	1,557	49	\$269,500	\$173.09
Carley Meadows	2	5.9%	1,337	36	\$219,450	\$164.66
Clear Creek	4	11.8%	4,885	79	\$1,145,625	\$235.62
Ferguson's Glen	1	2.9%	2,853	53	\$329,000	\$115.32
Heritage Hills	4	11.8%	4,305	87	\$717,875	\$167.17
Karrington Ridge HPR	11	32.4%	1,150	72	\$160,909	\$139.92
Kensington	3	8.8%	1,680	40	\$275,333	\$163.64
Saddlebrook	2	5.9%	2,014	70	\$299,000	\$149.03
Shady Oaks	2	5.9%	2,622	98	\$369,500	\$142.38
Other	4	11.8%	1,420	116	\$238,198	\$172.45
<b>Johnson Houses Sold</b>	<b>34</b>	<b>100.0%</b>	<b>2,250</b>	<b>75</b>	<b>\$393,447</b>	<b>\$162.69</b>



# Lincoln Building Permits



Lincoln	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	2	14	4	100.0%	-71.4%
Average Value of Residential Building Permits	\$110,000	\$143,526	\$143,375	30.3%	-0.1%



# Lincoln

## Active Subdivisions

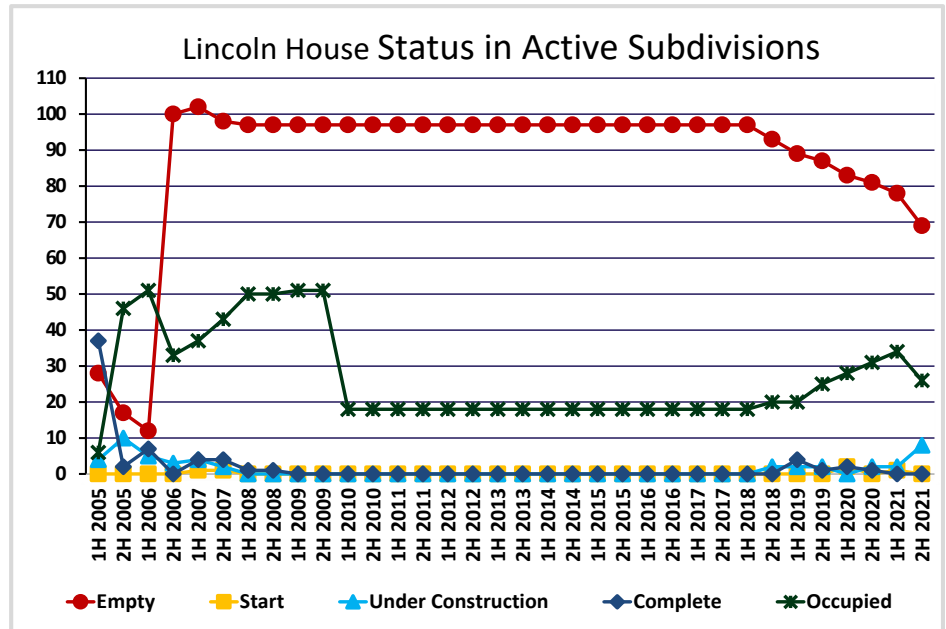
There were 103 total lots in 1 active subdivision in Lincoln in the second half of 2021. 25.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 7.8 were under construction, 0.0 percent were starts, and 67.0 percent were empty lots.

The subdivision with the most houses under construction in Lincoln during the second half of 2021 was Country Meadows with 8.

Country Meadows had the most houses becoming occupied in Lincoln with 4 houses in the second half of 2021.

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

4 new houses in Lincoln became occupied in the second half of 2021. The annual absorption rate implies that there are 132.0 months of remaining inventory in active subdivisions, down from 162.0 percent in the first half of 2021.



Absorption has occurred in the one subdivision, Country Meadows, in the second half of 2021.

The percentage of houses occupied by owners decreased in Lincoln from 65.3 percent in 2012 to 58.4 percent in the second half of 2021.

Additionally, 11 new lots in 1 subdivision received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Estates at Freedom Way	2H 2021	11		11
New and Preliminary		11		11

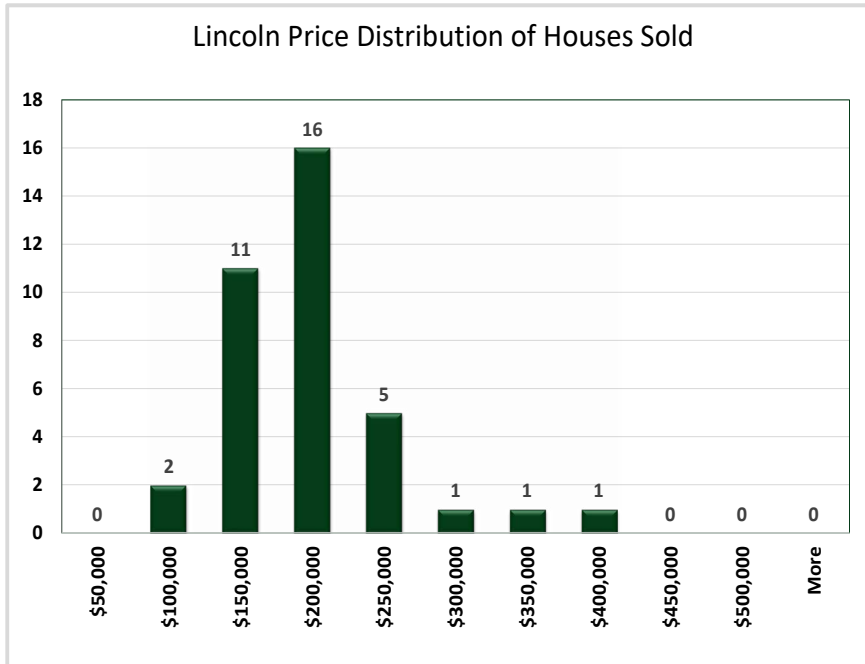
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows	69	0	8	0	26	103	4	154.0
Lincoln Active Lots	69	0	8	0	26	103	4	132.0

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

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

# Lincoln

## Price Distribution of Houses Sold



37 houses were sold in Lincoln in the second half of 2021.

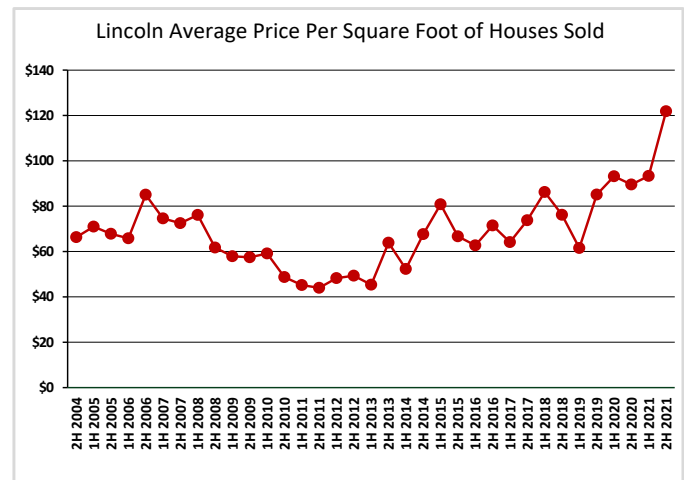
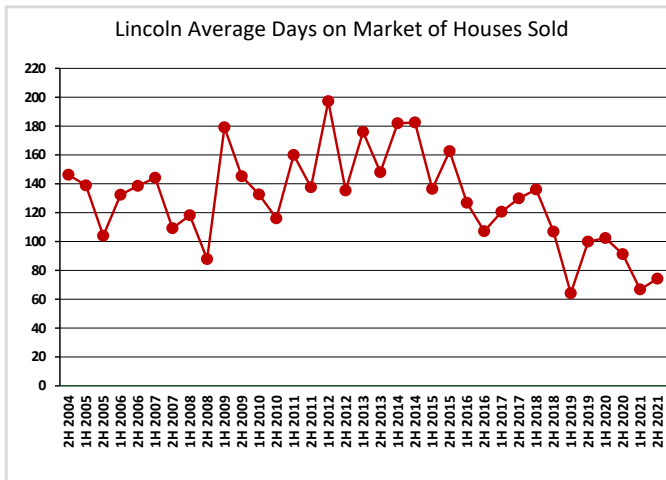
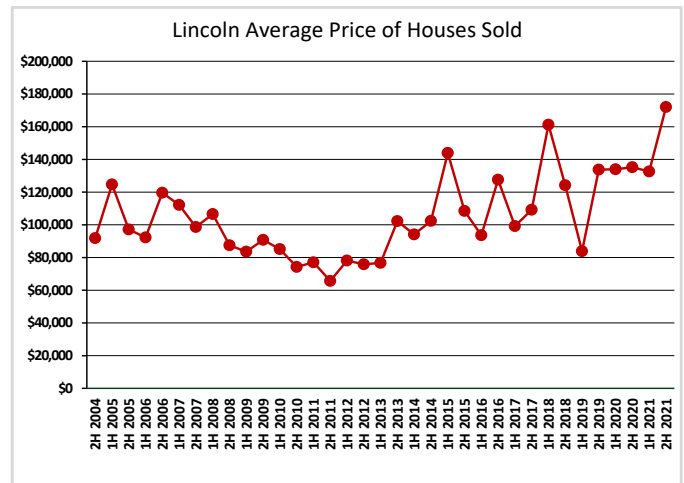
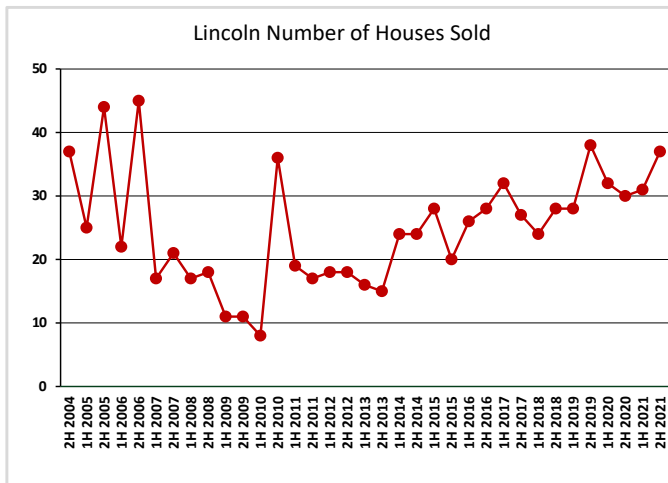
The average price of a house was \$172,049 at \$121.86 per square foot.

The median cost of a house was \$164,900.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	5.4%	1,338	39	94.0%
\$100,001 - \$150,000	11	29.7%	1,304	78	96.9%
\$150,001 - \$200,000	16	43.2%	1,290	74	100.4%
\$200,001 - \$250,000	5	13.5%	1,798	56	103.2%
\$250,001 - \$300,000	1	2.7%	1,850	274	100.0%
\$300,001 - \$350,000	1	2.7%	3,265	44	100.0%
\$350,001 - \$400,000	1	2.7%	2,000	36	102.7%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Lincoln Sold</b>	<b>37</b>	<b>100.0%</b>	<b>1,453</b>	<b>74</b>	<b>99.4%</b>

# Lincoln

## Characteristics of Houses Sold



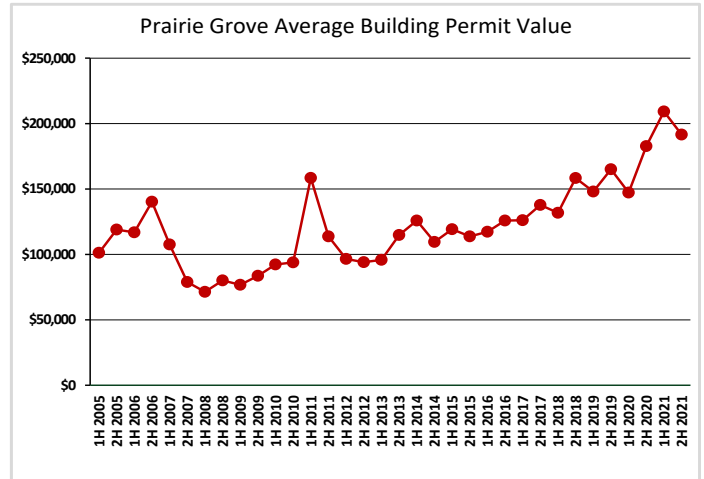
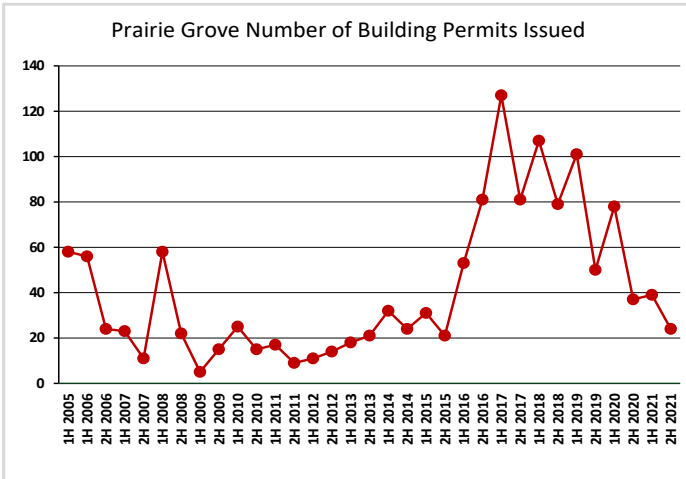
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	30	31	37	23.3%	19.4%
Average Price of Houses Sold	\$135,253	\$132,619	\$172,049	27.2%	29.7%
Average Days on Market	91	67	74	-18.7%	11.2%
Average Price per Square Foot	\$89.55	\$93.32	\$121.86	36.1%	30.6%
Percentage of County Sales	0.7%	0.8%	0.9%	26.3%	12.6%
Number of New Houses Sold	3	3	4	33.3%	33.3%
Average Price of New Houses Sold	\$161,967	\$163,558	\$198,275	22.4%	21.2%
Average Days on Market of New Houses Sold	90	93	195	117.5%	109.7%
Number of Houses Listed	6	7	7	16.7%	0.0%
Average List Price of Houses Listed	\$130,883	\$176,771	\$230,186	75.9%	30.2%

# Lincoln

## Characteristics of Houses Sold

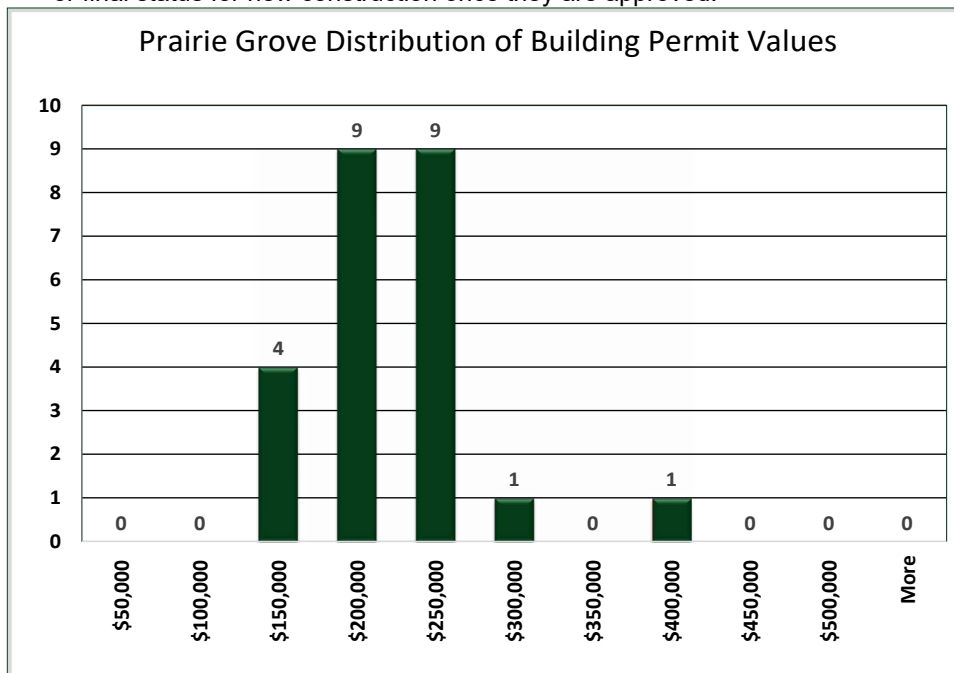
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	2	5.4%	1,307	59	\$162,000	\$124.03
Braly	3	8.1%	1,478	98	\$172,500	\$118.87
Corley	1	2.7%	1,161	34	\$140,200	\$120.76
Country Meadows	2	5.4%	1,325	219	\$170,100	\$128.38
East Park	2	5.4%	1,953	159	\$245,450	\$126.45
Harvey	2	5.4%	1,350	56	\$161,000	\$122.34
Lincoln Original	1	2.7%	1,182	49	\$153,000	\$129.44
Pleasant Tree	1	2.7%	1,113	34	\$168,000	\$150.94
Reed	5	13.5%	1,167	71	\$155,580	\$132.94
Other	18	48.6%	1,565	55	\$174,006	\$115.78
<b>Lincoln Sold</b>	<b>37</b>	<b>100.0%</b>	<b>1,453</b>	<b>74</b>	<b>\$172,049</b>	<b>\$121.86</b>

# Prairie Grove Building Permits



Prairie Grove	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	37	39	24	-35.1%	-38.5%
Average Value of Residential Building Permits	\$182,742	\$209,201	\$191,556	4.8%	-8.4%

The number of empty lots in active subdivisions and the number of building permits have declined in Prairie Grove. An additional 657 lots are in preliminary or final status for new construction once they are approved.



# Prairie Grove Active Subdivisions

There were 974 total lots in 11 active subdivisions in Prairie Grove in the second half of 2021. 93.1 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 1.8 were under construction, 0.5 percent were starts, and 3.0 percent were empty lots.

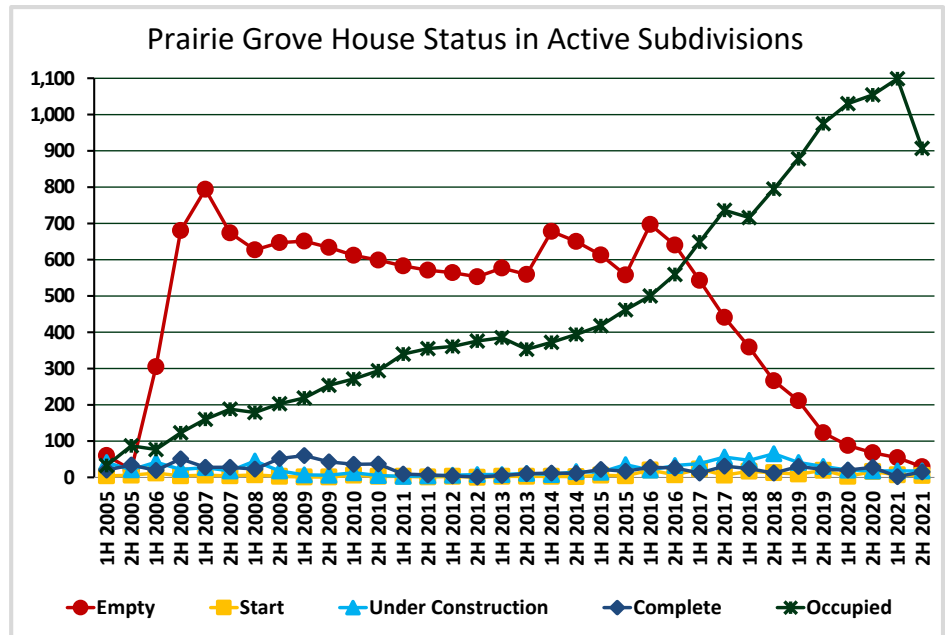
The subdivisions with the most houses under construction in Prairie Grove during the second half of 2021 were Belle Meade, Phase IV with 11, Prairie Meadows, Phase III with 3, and Sundowner, Phase I Sec. I with 2.

Sundowner, Phase I Sec. II had the most houses becoming occupied in Prairie Grove with 3 houses. An additional 2 houses in Snyder Grove, Phase i and Sundowner, Phase IIA became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 3 of the 11 active subdivisions in Prairie Grove.

10 new houses in Prairie Grove became occupied in the second half of 2021. The annual absorption rate implies that there are 14.6 months of remaining inventory in active subdivisions, up from 9.7 percent in the first half of 2021.

In 3 out of the 11 active subdivisions in Prairie Grove, no absorption has occurred in the second half of 2021.



The percentage of houses occupied by owners decreased in Prairie Grove from 67.5 percent in 2012 to 64.5 percent in the second half of 2021.

Additionally, 657 new lots in 8 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Hudson Heights	1H 2021	99		99
Mountain View	2H 2020	175		175
Prairie View	2H 2020	98		98
Snyder Grove, Phase 2,3, 4	1H 2020	96		96
Snyder Grove, Phase 5	2H 2021	46		46
Wagnon's Spring	1H 2020	61		61
Wagnon's Spring, Phase 2 PUD	2H 2021	56		56
Wakefield Park	2H 2021		26	26
<b>New and Preliminary Lots</b>		<b>631</b>	<b>26</b>	<b>657</b>



# Prairie Grove

## Active Subdivisions

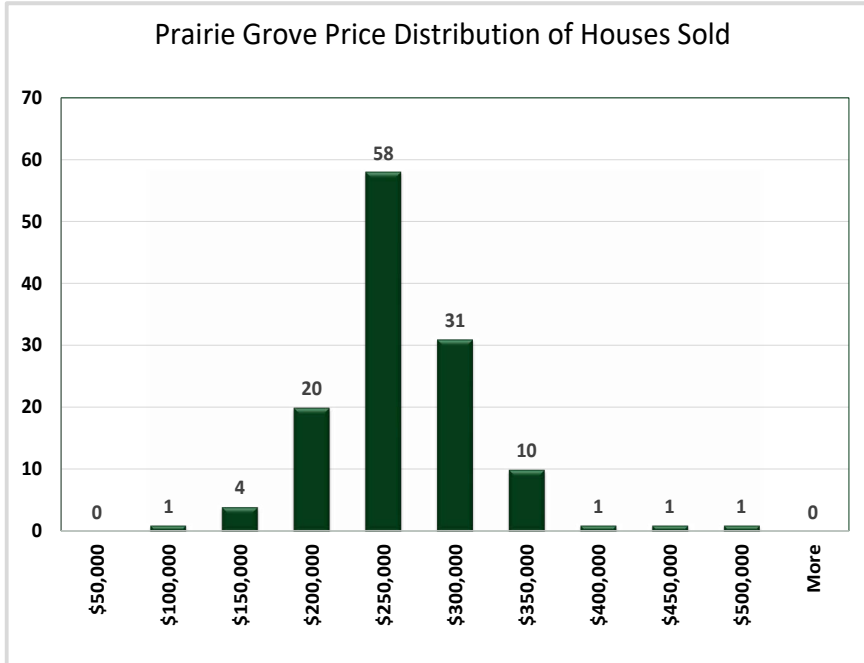
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Belle Meade, Phase I, II	0	3	0	0	129	132	1	7.2
Belle Meade, Phase IV	0	0	11	9	34	54	1	12.6
Highlands Green, Phase I <sup>1,2</sup>	1	0	0	0	39	40	0	--
Highlands Square North <sup>1,2</sup>	2	0	0	0	37	39	0	--
Prairie Meadows, Phase III	1	0	3	0	114	118	0	16.0
Snyder Grove, Phase I	1	0	0	0	10	11	2	2.4
Sundowner, Phase I Sec. I	7	2	2	0	50	61	1	66.0
Sundowner, Phase I Sec. II	11	0	1	0	130	142	3	28.8
Sundowner, Phase IIA	0	0	0	2	86	88	2	8.0
Sundowner, Phase IIB <sup>1,2</sup>	1	0	0	0	136	137	0	--
Sundowner, Phase III	5	0	1	4	142	152	0	30.0
<b>Prairie Grove Active Lots</b>	<b>29</b>	<b>5</b>	<b>18</b>	<b>15</b>	<b>907</b>	<b>974</b>	<b>10</b>	<b>14.6</b>

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

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

# Prairie Grove

## Price Distribution of Houses Sold



127 houses were sold in Prairie Grove in the second half of 2021.

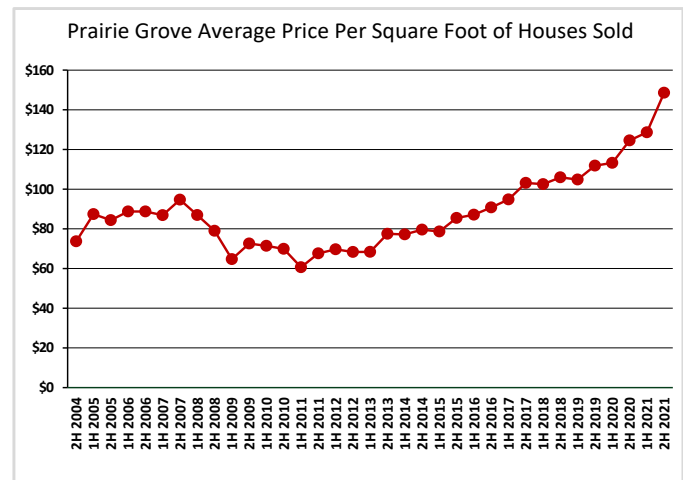
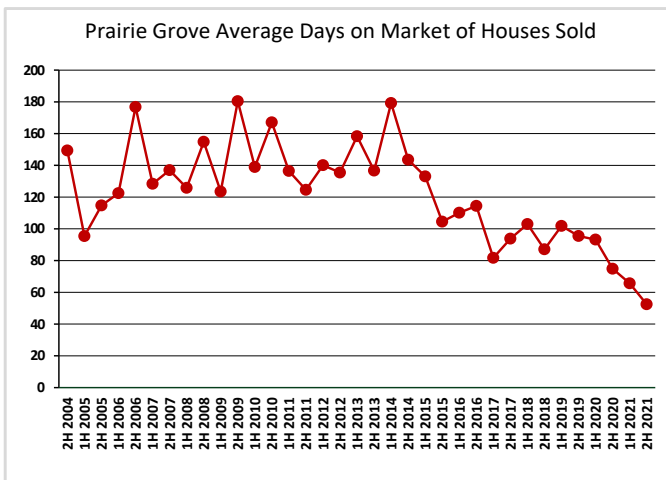
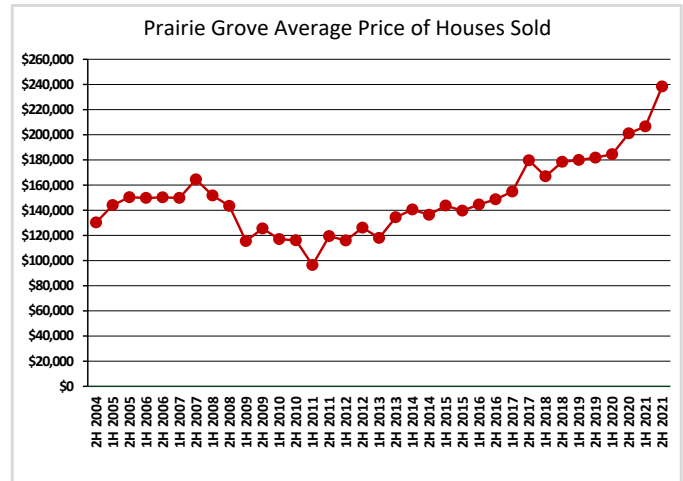
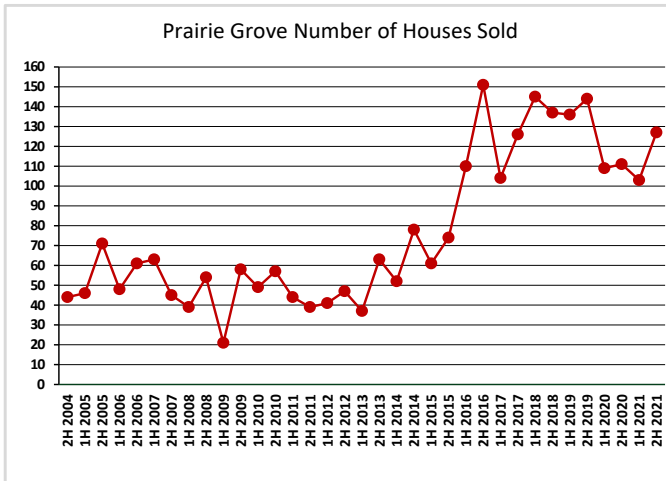
The average price of a house was \$238,332 at \$148.61 per square foot.

The median cost of a house was \$235,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.8%	808	70	84.6%
\$100,001 - \$150,000	4	3.1%	1,089	45	98.1%
\$150,001 - \$200,000	20	15.7%	1,304	69	100.5%
\$200,001 - \$250,000	58	45.7%	1,534	47	101.5%
\$250,001 - \$300,000	31	24.4%	1,756	55	100.3%
\$300,001 - \$350,000	10	7.9%	2,062	43	99.9%
\$350,001 - \$400,000	1	0.8%	3,080	57	95.2%
\$400,001 - \$450,000	1	0.8%	2,401	41	102.3%
\$450,001 - \$500,000	1	0.8%	4,509	42	98.0%
\$500,001+	0	0.0%	--	--	--
<b>Prairie Grove Sold</b>	<b>127</b>	<b>100.0%</b>	<b>1,616</b>	<b>52</b>	<b>100.6%</b>

# Prairie Grove

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	111	103	127	14.4%	23.3%
Average Price of Houses Sold	\$201,072	\$206,635	\$238,332	18.5%	15.3%
Average Days on Market	75	66	52	-29.9%	-20.1%
Average Price per Square Foot	\$124.56	\$128.63	\$148.61	19.3%	15.5%
Percentage of County Sales	3.9%	4.1%	4.3%	9.2%	3.4%
Number of New Houses Sold	32	14	24	-25.0%	71.4%
Average Price of New Houses Sold	\$217,885	\$224,396	\$257,614	18.2%	14.8%
Average Days on Market of New Houses Sold	89	102	70	-21.3%	-31.2%
Number of Houses Listed	10	8	11	10.0%	37.5%
Average List Price of Houses Listed	\$210,530	\$388,513	\$543,535	158.2%	39.9%

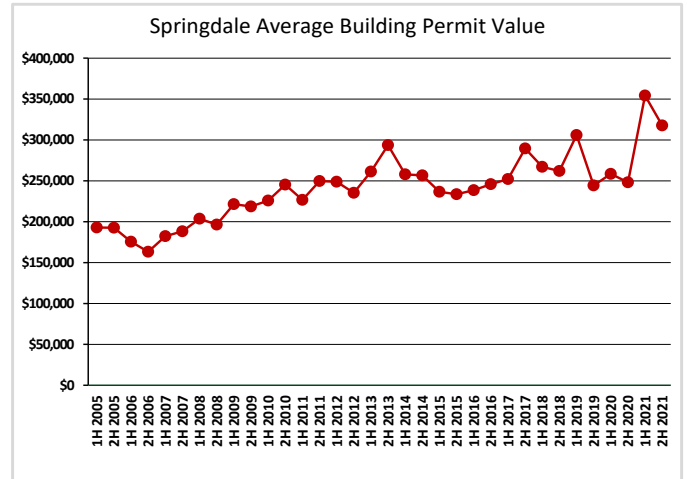
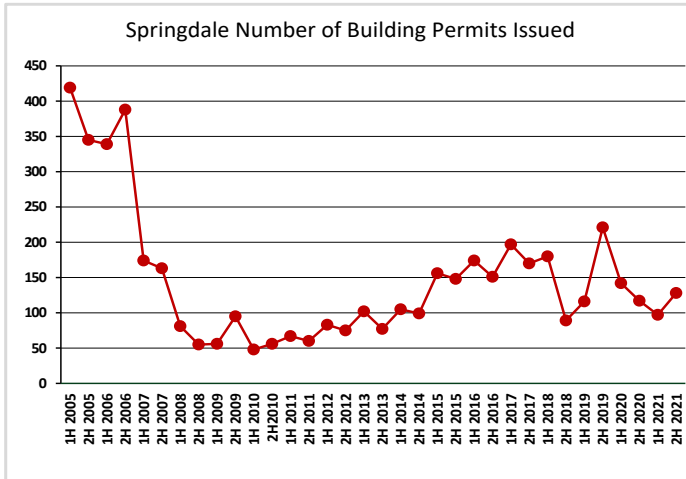
# Prairie Grove

## Characteristics of Houses Sold

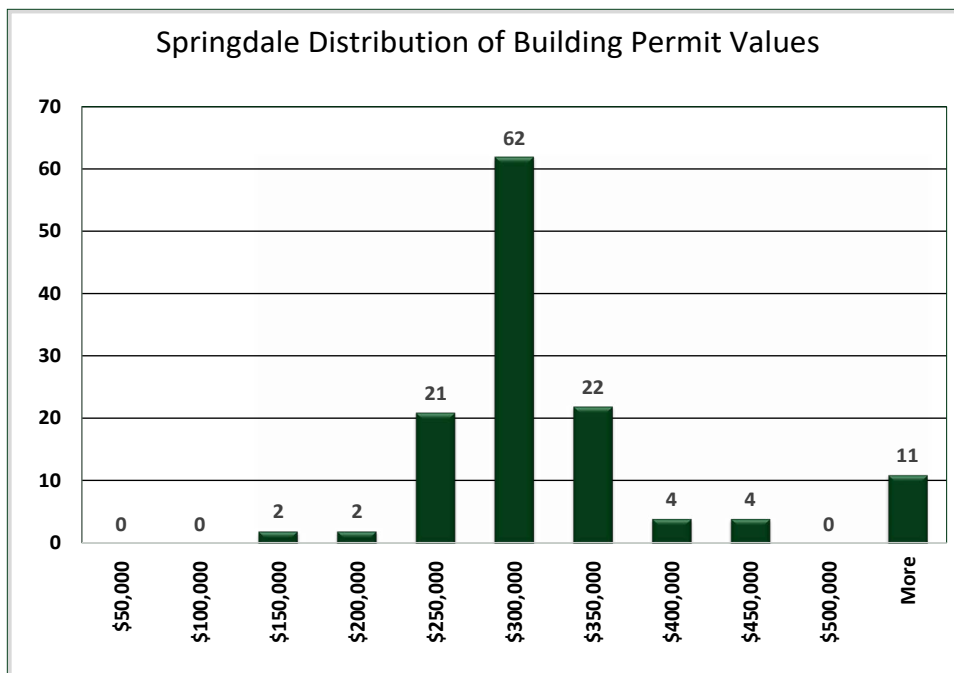
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ab Neals	1	0.8%	1,768	34	\$207,500	\$117.36
Baggetts	2	1.6%	1,357	69	\$177,500	\$132.34
Battlefield Estates	4	3.1%	1,278	39	\$212,975	\$166.66
Belle Meade	15	11.8%	1,485	60	\$235,367	\$158.86
Brights	1	0.8%	1,416	49	\$185,000	\$130.65
Carnahans	1	0.8%	999	41	\$165,000	\$165.17
Cummings	3	2.4%	1,471	57	\$206,333	\$144.30
Eastwood Heights	1	0.8%	1,477	6	\$190,000	\$128.64
Highlands Green	5	3.9%	1,644	48	\$240,180	\$146.04
Highlands Square	6	4.7%	1,690	44	\$242,717	\$149.65
Lahera Meadows	3	2.4%	1,740	50	\$239,667	\$137.95
Prairie Grove Original	5	3.9%	1,143	65	\$151,631	\$128.63
Prairie Meadows	12	9.4%	2,054	54	\$286,090	\$143.20
Prairie Oaks	1	0.8%	1,717	39	\$210,000	\$122.31
Prairie Pines	3	2.4%	1,695	43	\$242,933	\$143.37
Rogers	2	1.6%	1,458	59	\$208,000	\$146.49
Shady Acres Estates	1	0.8%	2,101	32	\$289,900	\$137.98
Simpsons	1	0.8%	2,048	50	\$260,700	\$127.29
Sundowner	44	34.6%	1,638	51	\$254,271	\$156.32
Willow Creek	1	0.8%	1,618	36	\$225,000	\$139.06
Wt Neals	2	1.6%	1,097	49	\$140,000	\$128.64
Other	13	10.2%	1,645	62	\$230,654	\$138.11
<b>Prairie Grove Houses Sold</b>	<b>127</b>	<b>100.0%</b>	<b>1,616</b>	<b>52</b>	<b>\$238,332</b>	<b>\$148.61</b>



# Springdale Building Permits



Springdale	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	117	97	128	9.4%	32.0%
Average Value of Residential Building Permits	\$248,195	\$354,210	\$317,664	28.0%	-10.3%



# Springdale Active Subdivisions

There were 1,645 total lots in 27 active subdivisions in Springdale in the second half of 2021. 84.9 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 4.4 were under construction, 1.8 percent were starts, and 8.8 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the second half of 2021 were Spring Meadows with 41, and Cottages at the Park with 22.

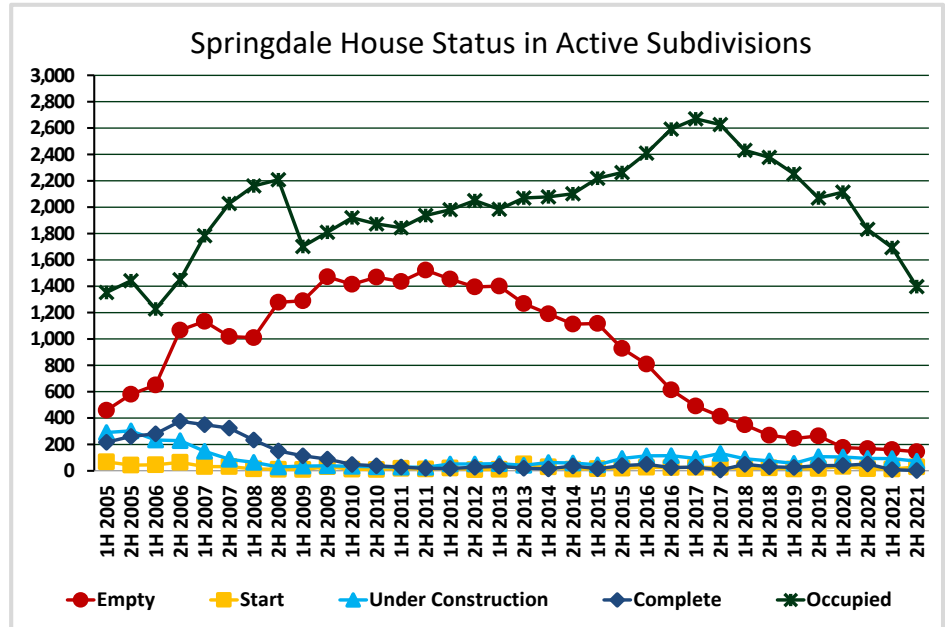
Habberton Ridge, 1B had the most houses becoming occupied in Springdale with 33 houses. An additional 29 houses in Hylton Place became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 4 of the 27 active subdivisions in Springdale.

92 new houses in Springdale became occupied in the second half of 2021. The annual absorption rate implies that there are 14.7 months of remaining inventory in active subdivisions, up from 9.7 percent in the first half of 2021.

In 9 out of the 27 active subdivisions in Springdale, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Springdale from 64.0 percent in 2012 to 62.8 percent in the second half of 2021.



Additionally, 1,611 new lots in 18 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Barberry Court	1H 2021	50		50
Benedetto, Phase 2	1H 2021	84		84
Cadence Crossing	1H 2021	27		27
Collins Cove	1H 2021	57		57
Cottages at Clear Creek	2H 2020		344	344
Deere Creek	1H 2021	251		251
Habberton Ridge, Phase II, III	1H 2021	181		181
Har-ber	1H 2020		11	11
Hylton Place, Phase II	1H 2020		48	48
Hylton Place, Phase III	1H 2021		33	33
Hylton Place, PUD	2H 2020		284	284
McJunkin Place	1H 2020		4	4
Noah's Place	1H 2021	54		54
Rosedale Heights	1H 2021	8		8
Shepard Hills	2H 2019	90		90
Spring Creek Farms, Phase II	2H 2018	75		75
Spyglass Estates	2H 2020		6	6
Village Heights	1H 2020		4	4
<b>New and Preliminary Lots</b>		<b>877</b>	<b>734</b>	<b>1,611</b>

# Springdale

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	7	2	2	0	32	43	3	14.7
Chantel, Phase I	0	0	0	0	73	73	1	0.0
Churchill Crescent, Phase III <sup>1</sup>	0	0	1	0	13	14	0	--
Cottages at the Park	21	0	22	1	13	57	13	40.6
Enclave, The	0	0	2	0	64	66	0	24.0
Grand Valley Estates	2	0	0	0	22	24	0	24.0
Grand Valley Stables at Guy Terry Farms <sup>1,2</sup>	4	0	0	0	20	24	0	--
Habberton Ridge, 1A	0	0	0	0	137	137	2	0.0
Habberton Ridge, 1B	0	0	0	0	33	33	33	0.0
Hidden Hills, Phase II <sup>1</sup>	1	1	0	0	81	83	0	--
Hylton Place	0	0	0	0	52	52	29	0.0
Legendary, Phase I	2	0	0	0	165	167	2	12.0
Legendary, Phase II - D <sup>1,2</sup>	2	0	0	0	32	34	0	--
Meadow Haven	1	0	0	0	36	37	2	6.0
Northern Heights	0	0	0	0	14	14	1	0.0
Oak Place	1	0	1	0	59	61	1	8.0
Ramsey Place, Phase II	0	0	0	0	31	31	1	0.0
Savannah Ridge	3	4	0	0	86	93	0	16.8
Silent Knoll	3	0	0	0	65	68	2	18.0
Spring Hill, Phase II <sup>1</sup>	11	1	0	0	88	100	0	--
Spring Meadows <sup>1</sup>	10	3	41	1	0	55	0	--
Summer View	0	0	0	0	41	41	2	0.0
Sundance	53	17	2	0	0	72	0	--
Sylvan Acres	18	1	0	0	7	26	0	228.0
Thornbury, Phase V <sup>1,2</sup>	1	0	1	0	33	35	0	--
Tuscany, Phase I <sup>1,2</sup>	3	0	0	0	161	164	0	--
Tuscany, Phase II <sup>1</sup>	1	0	1	0	39	41	0	--
Summer View	0	0	2	0	39	41	21	0.6
Sunset Ridge	3	0	0	0	30	33	0	36.0
Sylvan Acres	19	0	0	0	7	26	1	114.0
Thornbury, Phase V	1	0	1	0	33	35	0	24.0
Tuscany, Phase I	3	0	0	0	161	164	0	36.0
Tuscany, Phase II	1	0	0	0	40	41	0	0.3
<b>Springdale Active Subdivisions</b>	<b>144</b>	<b>29</b>	<b>73</b>	<b>2</b>	<b>1,397</b>	<b>1,645</b>	<b>92</b>	<b>14.7</b>

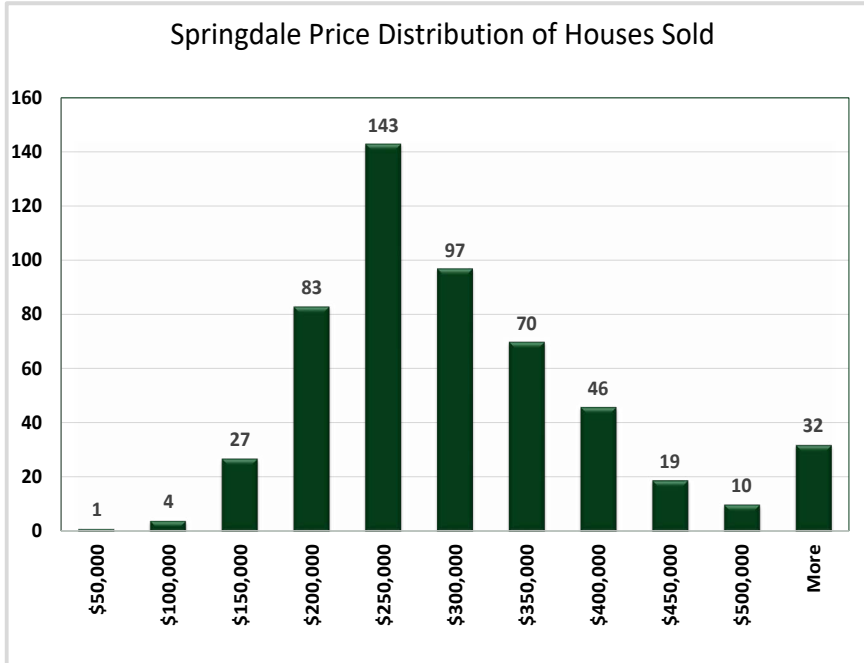
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Springdale

## Price Distribution of Houses Sold



532 houses were sold in Springdale in the second half of 2021.

The average price of a house was \$283,126 at \$147.73 per square foot.

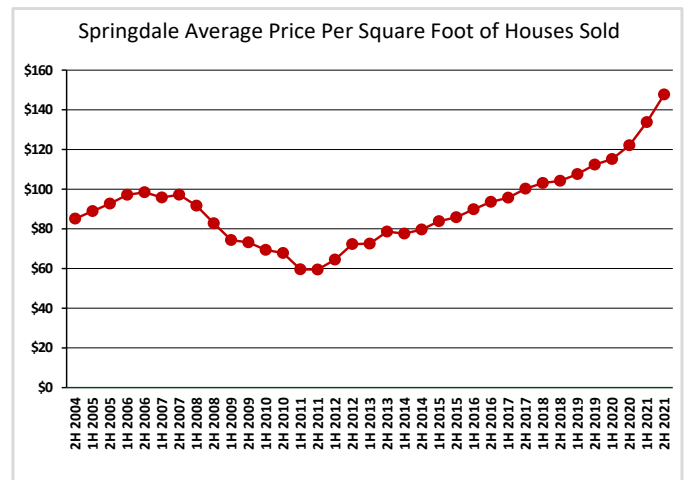
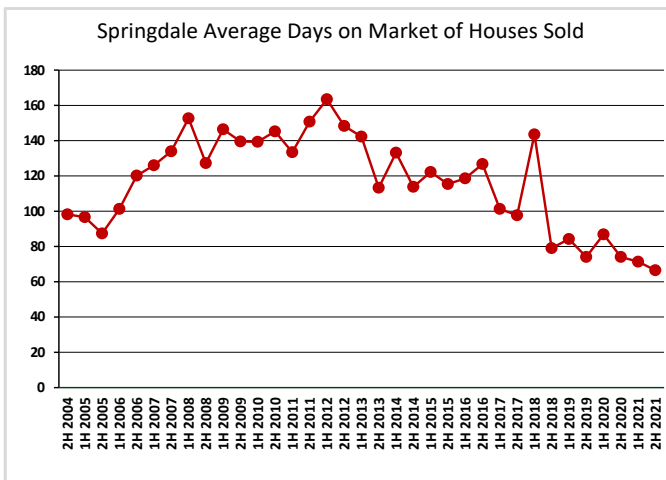
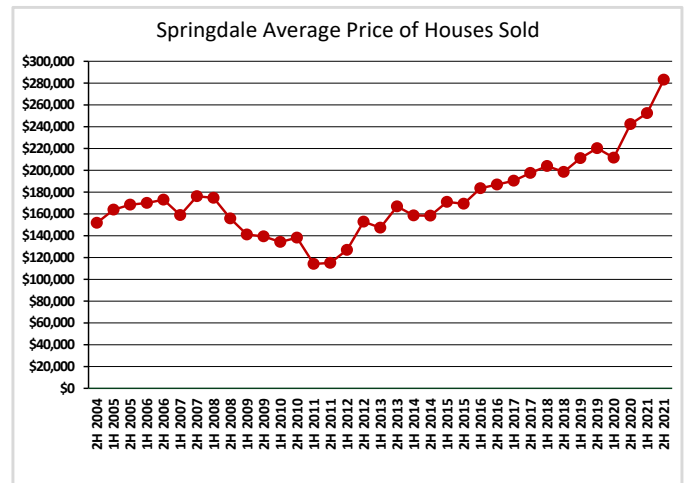
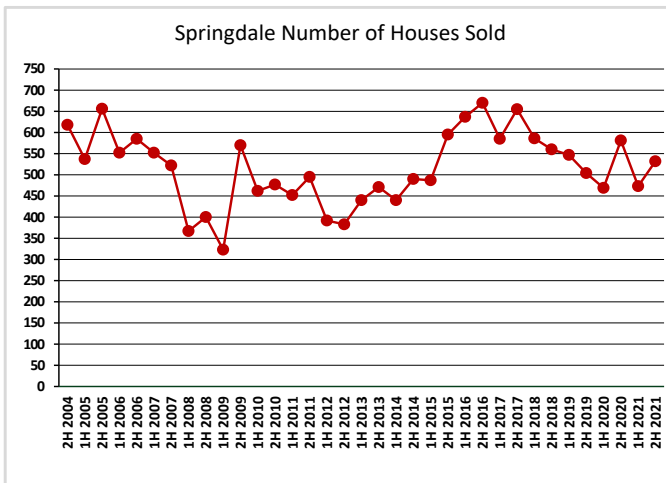
The median cost of a house was \$256,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	0.2%	960	16	83.3%
\$50,001 - \$100,000	4	0.8%	1,123	28	96.9%
\$100,001 - \$150,000	27	5.1%	1,211	55	96.4%
\$150,001 - \$200,000	83	15.6%	1,287	59	101.9%
\$200,001 - \$250,000	143	26.9%	1,614	57	101.8%
\$250,001 - \$300,000	97	18.2%	1,872	61	101.2%
\$300,001 - \$350,000	70	13.2%	2,140	90	101.2%
\$350,001 - \$400,000	46	8.6%	2,446	89	101.0%
\$400,001 - \$450,000	19	3.6%	2,854	64	99.8%
\$450,001 - \$500,000	10	1.9%	3,199	122	99.1%
\$500,001+	32	6.0%	3,572	63	100.5%
<b>Springdale Sold</b>	<b>532</b>	<b>100.0%</b>	<b>1,918</b>	<b>67</b>	<b>101.0%</b>



# Springdale

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	581	473	532	-8.4%	12.5%
Average Price of Houses Sold	\$242,323	\$252,452	\$283,126	16.8%	12.2%
Average Days on Market	74	71	67	-10.2%	-6.8%
Average Price per Square Foot	\$122.12	\$133.80	\$147.73	21.0%	10.4%
Percentage of County Sales	24.7%	23.2%	21.3%	-13.9%	-8.3%
Number of New Houses Sold	116	67	55	-52.6%	-17.9%
Average Price of New Houses Sold	\$258,273	\$255,253	\$336,102	30.1%	31.7%
Average Days on Market of New Houses Sold	117	171	179	52.7%	4.8%
Number of Houses Listed	74	49	51	-31.1%	4.1%
Average List Price of Houses Listed	\$328,602	\$400,595	\$430,291	30.9%	7.4%

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
American	9	1.7%	1,800	47	\$243,756	\$136.03
Apple Orchard	2	0.4%	1,511	55	\$227,500	\$150.42
Arber Estates	2	0.4%	1,988	26	\$319,000	\$160.47
Arkanshire	1	0.2%	1,402	47	\$210,000	\$149.79
Arthur Banks	2	0.4%	2,658	94	\$425,000	\$156.91
Benedetto	6	1.1%	3,268	82	\$539,917	\$165.66
Berry	1	0.2%	2,190	41	\$315,000	\$143.84
Bethel Heights	1	0.2%	2,211	130	\$290,000	\$131.16
Birds	2	0.4%	1,336	83	\$185,000	\$138.88
Blueberry Acres	3	0.6%	1,058	43	\$159,667	\$154.14
Bradshaw	1	0.2%	1,118	34	\$196,000	\$175.31
Brandons Way	3	0.6%	1,606	52	\$238,333	\$148.53
Brenda	1	0.2%	960	16	\$37,500	\$39.06
Broadmore Acres	1	0.2%	1,352	80	\$210,000	\$155.33
Butterfield Gardens	14	2.6%	1,214	44	\$182,679	\$151.16
Cameron Heights	1	0.2%	1,064	52	\$162,000	\$152.26
Canterbury	3	0.6%	1,773	30	\$268,333	\$151.67
Carriage Crossing	1	0.2%	3,030	35	\$440,000	\$145.21
Carrington Place	1	0.2%	1,670	41	\$260,000	\$155.69
Carter	1	0.2%	1,524	13	\$130,000	\$85.30
Castle View	1	0.2%	1,656	120	\$238,000	\$143.72
Central Village	4	0.8%	1,165	46	\$164,500	\$142.18
Chadwick	2	0.4%	1,887	46	\$262,500	\$139.04
Chantel	3	0.6%	2,402	147	\$323,667	\$135.45
Chapman Hills	1	0.2%	1,636	48	\$230,000	\$140.59
Charleston Park at Legendary	7	1.3%	1,748	50	\$245,129	\$142.60
Churchill Crescent	3	0.6%	2,711	45	\$438,733	\$161.42
Clear Creek Acres	3	0.6%	2,295	51	\$394,400	\$171.30
Cobblestone Place	1	0.2%	2,074	28	\$290,000	\$139.83
Cottages At The Park	12	2.3%	2,250	249	\$383,513	\$170.10
Dandy's	5	0.9%	1,535	54	\$243,900	\$160.39
Davis	3	0.6%	1,283	26	\$133,000	\$104.60
Deerfield	2	0.4%	1,638	43	\$230,000	\$140.31
Dels Woods	1	0.2%	3,102	67	\$520,000	\$167.63
Dreamcatcher	3	0.6%	1,315	118	\$182,667	\$139.56

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Eagle Crest	4	0.8%	1,771	44	\$244,225	\$137.93
East Fork	1	0.2%	936	41	\$148,000	\$158.12
Eastside	1	0.2%	1,156	81	\$152,800	\$132.18
Eastview	6	1.1%	1,384	46	\$212,000	\$153.84
Edmondson	1	0.2%	1,134	48	\$165,000	\$145.50
Elm Springs Heights	2	0.4%	2,096	54	\$316,000	\$150.41
Elmdale Heights	2	0.4%	1,559	69	\$207,000	\$133.17
Elmdale Terrace	1	0.2%	1,168	35	\$169,000	\$144.69
Emerald Point	1	0.2%	2,184	26	\$440,000	\$201.47
Enclave	1	0.2%	3,393	50	\$525,000	\$154.73
Fairview Acres	1	0.2%	1,670	18	\$245,000	\$146.71
Fairway Condo HPR	2	0.4%	1,122	49	\$145,800	\$129.95
Falcon	2	0.4%	1,393	44	\$210,000	\$152.17
Falcon Heights	2	0.4%	1,479	38	\$233,000	\$157.92
Falls	1	0.2%	5,142	128	\$680,000	\$132.24
Flowing Springs	4	0.8%	2,022	42	\$310,533	\$153.56
Forest Glen	1	0.2%	2,226	37	\$334,500	\$150.27
Frederick	1	0.2%	1,552	47	\$205,000	\$132.09
Garner-Iarimore	2	0.4%	1,241	97	\$188,500	\$152.85
Grand Valley	6	1.1%	1,574	43	\$270,167	\$171.59
Grand Valley Meadows	4	0.8%	2,198	52	\$340,750	\$154.99
Great Meadows	1	0.2%	1,520	49	\$230,000	\$151.32
Green Acres	1	0.2%	1,844	12	\$221,000	\$119.85
Greenbrier Estate	1	0.2%	3,119	92	\$440,000	\$141.07
Habberton Ridge	3	0.6%	1,427	21	\$222,800	\$155.88
Harber Meadows	14	2.6%	2,458	38	\$388,186	\$158.59
Harger	1	0.2%	1,390	70	\$158,500	\$114.03
Harper	7	1.3%	1,344	50	\$186,714	\$141.46
Harvo	1	0.2%	1,212	57	\$174,650	\$144.10
Henson Heights	1	0.2%	2,357	36	\$425,000	\$180.31
Hidden Lake	6	1.1%	1,222	50	\$186,417	\$153.95
High Chaparral	5	0.9%	2,078	74	\$254,400	\$125.50
Howard Acres	2	0.4%	1,280	41	\$181,000	\$135.38
Howards	1	0.2%	1,740	63	\$169,000	\$97.13
Hunt Estates	2	0.4%	2,357	175	\$332,373	\$141.22
Hunters Ridge	1	0.2%	1,602	64	\$231,000	\$144.19
Hylton Place	4	0.8%	1,714	172	\$241,500	\$140.98

# Springdale

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Indianhead Estates	1	0.2%	1,592	26	\$217,000	\$136.31
Jacob's Court	3	0.6%	1,421	50	\$247,667	\$174.30
Lake Road Estates	1	0.2%	3,617	93	\$408,900	\$113.05
Lakeview	1	0.2%	2,744	58	\$395,400	\$144.10
Lakeview Heights	1	0.2%	2,486	36	\$400,000	\$160.90
Legendary	13	2.4%	1,783	41	\$293,777	\$165.29
Lester	4	0.8%	2,167	45	\$270,075	\$125.83
Lexington	1	0.2%	2,088	51	\$318,000	\$152.30
Liberty Homes	2	0.4%	1,614	40	\$235,000	\$146.40
Logan Heights	1	0.2%	1,481	52	\$240,000	\$162.05
Lynn Estates	1	0.2%	1,656	51	\$245,000	\$147.95
Maple Drive	2	0.4%	1,610	53	\$209,500	\$131.24
Monticello	3	0.6%	2,578	42	\$379,167	\$147.37
Neals	2	0.4%	1,055	47	\$134,625	\$135.05
Neff	3	0.6%	1,375	78	\$184,667	\$134.66
North Heights	4	0.8%	1,485	44	\$195,000	\$135.51
Northeast Meadow	1	0.2%	1,262	130	\$183,000	\$145.01
Northern Heights	2	0.4%	2,428	48	\$376,250	\$155.00
Oak Creek	1	0.2%	1,893	37	\$290,000	\$153.20
Oak Hills	4	0.8%	1,394	34	\$191,500	\$137.11
Oak Place	1	0.2%	1,697	32	\$276,250	\$162.79
Oak Walk	2	0.4%	1,965	35	\$269,000	\$136.99
Oaklawn Place	1	0.2%	1,894	40	\$249,900	\$131.94
Oaks	5	0.9%	2,143	63	\$263,600	\$123.77
Orchard	1	0.2%	1,373	43	\$206,000	\$150.04
Palisades	2	0.4%	1,853	39	\$268,500	\$144.85
Parkers Place	8	1.5%	1,640	45	\$270,250	\$165.51
Parson Hills	2	0.4%	2,020	51	\$242,500	\$120.11
Peaceful Valley Estates	12	2.3%	2,125	47	\$256,921	\$120.53
Peppermill	1	0.2%	1,396	34	\$215,000	\$154.01
Pinewood	3	0.6%	2,107	31	\$309,167	\$146.69
Ponderosa	1	0.2%	1,519	29	\$192,000	\$126.40
Porthaven	2	0.4%	1,443	40	\$235,000	\$162.77
Powell	1	0.2%	4,075	66	\$425,000	\$104.29
Putmans	1	0.2%	500	49	\$60,000	\$120.00
Quail Meadows	2	0.4%	2,513	72	\$322,000	\$127.87

# Springdale

## Characteristics of Houses Sold

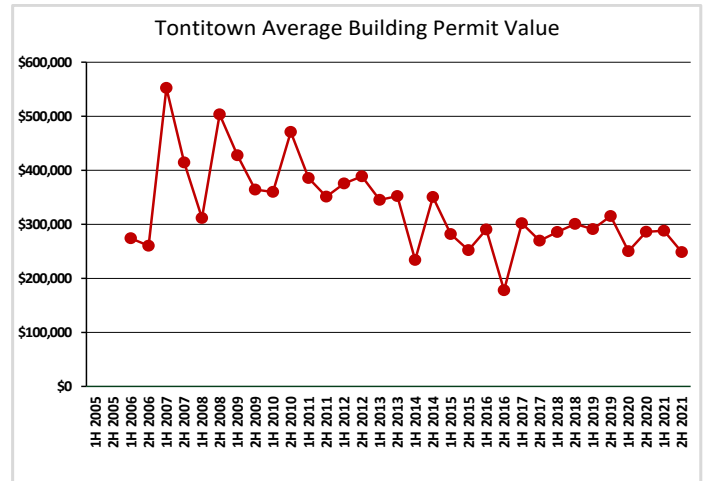
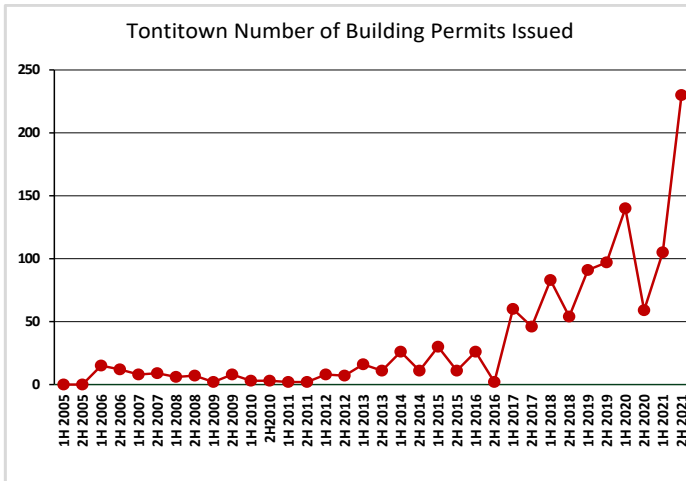
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Quandt	2	0.4%	1,186	44	\$173,500	\$145.62
Railroad	1	0.2%	2,285	43	\$315,000	\$137.86
Ranchwood Place	1	0.2%	1,430	15	\$235,000	\$164.34
Ravenwood	2	0.4%	2,125	40	\$295,000	\$138.91
Renaissance	4	0.8%	2,390	47	\$379,625	\$159.39
Rogers	1	0.2%	1,380	86	\$208,000	\$150.72
Rosson Creek	2	0.4%	1,992	73	\$324,380	\$163.03
San Jose Estates	3	0.6%	2,570	56	\$355,500	\$140.51
Sandy Heights	1	0.2%	3,419	57	\$360,000	\$105.29
Savannah Ridge	2	0.4%	1,640	70	\$257,500	\$156.88
Serenity	2	0.4%	1,535	59	\$249,000	\$162.18
Shaver	1	0.2%	1,248	51	\$201,000	\$161.06
Shenandoah Hills	2	0.4%	2,984	60	\$425,000	\$142.41
Silent Knoll	2	0.4%	1,302	109	\$231,500	\$178.20
Silverstone	3	0.6%	1,556	48	\$230,000	\$148.91
Sonoma	2	0.4%	2,518	33	\$348,750	\$143.64
South Willow Terrace	2	0.4%	2,551	69	\$392,500	\$153.79
Southern Hills	2	0.4%	1,642	51	\$214,000	\$130.44
Southfield	2	0.4%	1,683	35	\$226,750	\$134.87
Southfork	1	0.2%	1,727	44	\$235,000	\$136.07
Southwest	1	0.2%	1,320	52	\$183,000	\$138.64
Southwind Terrace	5	0.9%	2,583	77	\$353,800	\$139.64
Spring Creek Estates	5	0.9%	1,928	41	\$289,500	\$150.12
Spring Creek Park	7	1.3%	1,537	47	\$239,643	\$155.99
Spring Hill	9	1.7%	2,053	42	\$315,222	\$155.57
Spring Meadows	19	3.6%	2,266	247	\$333,082	\$147.24
Spring Ridge	5	0.9%	3,210	46	\$508,800	\$159.14
Steele	1	0.2%	1,412	68	\$189,000	\$133.85
Stockton Place	3	0.6%	1,431	41	\$218,500	\$153.27
Stone Crest	1	0.2%	2,816	27	\$395,000	\$140.27
Stonegate of Legendary	1	0.2%	1,480	3	\$239,000	\$161.49
Sugg	1	0.2%	1,323	42	\$201,000	\$151.93
Sunset Ridge	2	0.4%	4,165	51	\$609,350	\$146.30
Sycamore	2	0.4%	974	55	\$129,500	\$137.19
Thompsons	1	0.2%	2,048	78	\$312,500	\$152.59
Thornbury	8	1.5%	4,225	49	\$658,750	\$158.31
Trimble	1	0.2%	2,116	77	\$334,000	\$157.84

# Springdale

## Characteristics of Houses Sold

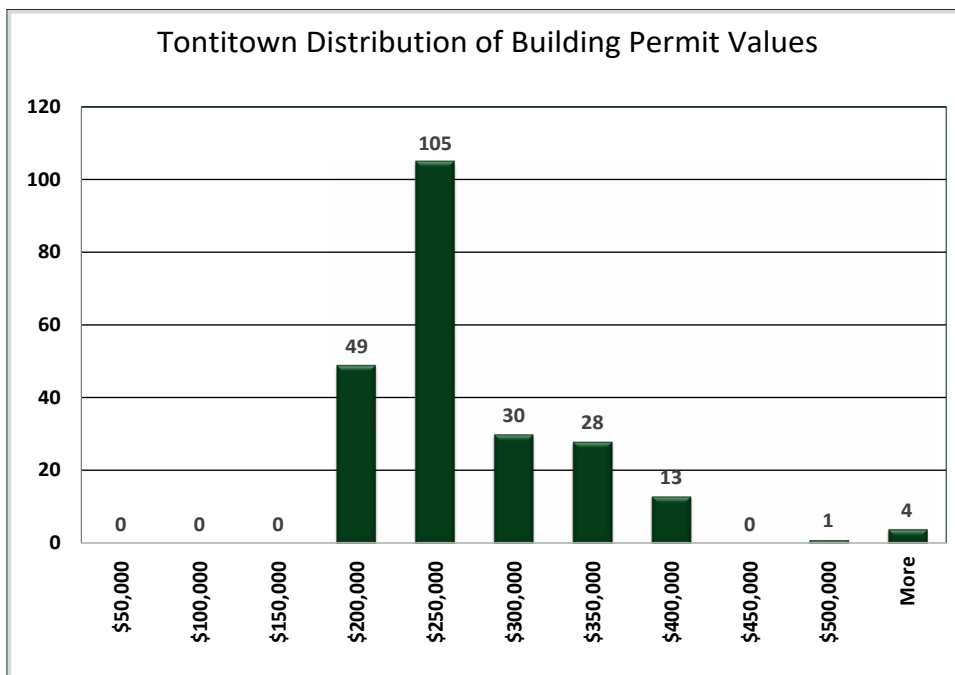
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Tuscany	5	0.9%	2,570	65	\$417,480	\$163.77
Tyson Heights	9	1.7%	1,778	39	\$251,611	\$144.83
Vicenza Villa	1	0.2%	1,926	65	\$365,900	\$189.98
Vineyard	4	0.8%	1,938	58	\$265,375	\$137.03
W Walker	10	1.9%	2,174	57	\$270,450	\$124.63
Wagon Wheel Bend	2	0.4%	1,395	41	\$220,000	\$158.14
Walker	1	0.2%	1,326	38	\$210,000	\$158.37
Walnut Crossing	2	0.4%	1,419	54	\$234,000	\$166.34
Walnut Grove	1	0.2%	1,486	38	\$225,900	\$152.02
Walnut Ridge Estates	1	0.2%	2,703	35	\$430,000	\$159.08
West Emma Gardens	3	0.6%	1,291	56	\$188,967	\$147.37
West Heights	1	0.2%	1,763	34	\$252,000	\$142.94
West Huntsville	1	0.2%	1,508	34	\$200,000	\$132.63
Western Oaks Place	4	0.8%	1,914	60	\$234,000	\$124.27
Westfield	1	0.2%	1,375	26	\$250,000	\$181.82
Westwood	1	0.2%	904	66	\$185,000	\$204.65
Westwood Heights	3	0.6%	1,875	63	\$238,333	\$129.43
White Hills	3	0.6%	1,383	48	\$211,300	\$153.04
Wilkins	4	0.8%	1,777	52	\$238,000	\$134.23
Willow Bend	2	0.4%	3,819	55	\$675,000	\$176.63
Windsor	3	0.6%	2,063	52	\$315,000	\$152.44
Wobbe Gardens	1	0.2%	1,236	80	\$189,000	\$152.91
Woodcliff	1	0.2%	3,268	30	\$475,000	\$145.35
Woodland	1	0.2%	1,518	31	\$220,000	\$144.93
Woodland Heights	1	0.2%	1,404	48	\$195,000	\$138.89
Wright	1	0.2%	1,517	87	\$230,000	\$151.62
Zacharys	1	0.2%	1,116	41	\$147,500	\$132.17
Other	54	10.2%	1,752	77	\$264,254	\$149.68
<b>Springdale</b>	<b>532</b>	<b>100.0%</b>	<b>1,918</b>	<b>67</b>	<b>\$283,126</b>	<b>\$147.73</b>

# Tontitown Building Permits



Tontitown	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	59	105	230	289.8%	119.0%
Average Value of Residential Building Permits	\$286,114	\$288,103	\$248,620	-13.1%	-13.7%

Newly platted subdivisions are leading to an increase in building permits.





# Tontitown Active Subdivisions

There were 597 total lots in 13 active subdivisions in Tontitown in the second half of 2021. 76.2 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 9.4 were under construction, 2.7 percent were starts, and 9.2 percent were empty lots.

The subdivisions with the most houses under construction in Tontitown during the second half of 2021 were South Pointe, Phase III with 25, West Elm Estates with 19, and South Pointe, Phase I with 5.

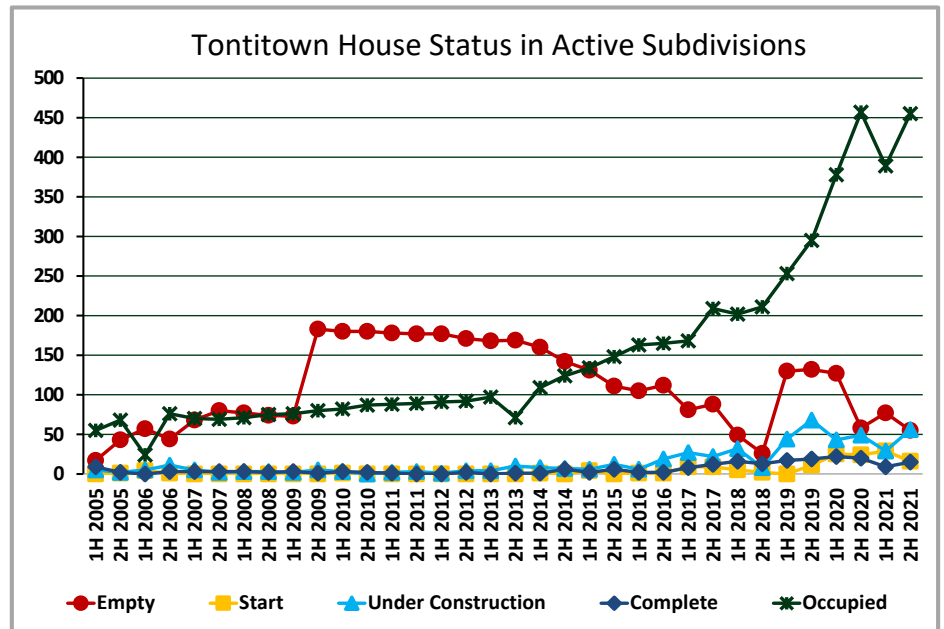
South Pointe, Phase II had the most houses becoming occupied in Tontitown with 35. An additional 12 houses in West Elm Estates became occupied in the second half of 2021.

No new construction or progress in existing construction has occurred in the last year in 2 of the 13 active subdivisions in Tontitown.

66 new houses in Tontitown became occupied in the second half of 2021. The annual absorption rate implies that there are 12.3 months of remaining inventory in active subdivisions, up from 8.5 percent in the first half of 2021.

In 3 out of the 13 active subdivisions in Tontitown, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Tontitown from



73.4 percent in 2012 to 71.9 percent in the second half of 2021.

Additionally, 467 new lots in 5 subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aspen Heights	1H 2020		11	11
Hickory Meadow	2H 2020	296		296
Hidden Valley Estates	2H 2019		29	29
Mantegani Estates	1H 2021	13		13
South Point, Phase IV, V	2H 2020	118		118
<b>New and Preliminary</b>		<b>427</b>	<b>40</b>	<b>467</b>

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Barrington Heights	3	0	0	0	27	30	0	18.0
Coppertree	5	0	0	0	9	14	0	60.0
Morsani Acres	0	0	0	0	70	70	4	0.0
Napa, Phase I	1	0	4	1	52	58	3	6.0
Napa, Phase II	0	0	1	0	4	5	1	6.0
Napa, Phase III	5	0	25	14	12	56	12	44.0
San Gennaro <sup>1,2</sup>	4	0	0	0	9	13	0	--
South Pointe, Phase I	1	0	1	0	58	60	8	2.7
South Pointe, Phase II	0	0	0	0	63	63	35	0.0
South Pointe, Phase III	29	16	19	0	0	64	0	--
Tuscany, Phase II <sup>1,2</sup>	1	0	1	0	39	41	0	--
West Elm Estates <sup>1</sup>	5	0	5	0	0	10	0	--
Westbrook, Phase II	1	0	0	0	112	113	3	0.9
<b>Tontitown Active Lots</b>	<b>55</b>	<b>16</b>	<b>56</b>	<b>15</b>	<b>455</b>	<b>597</b>	<b>66</b>	<b>12.3</b>

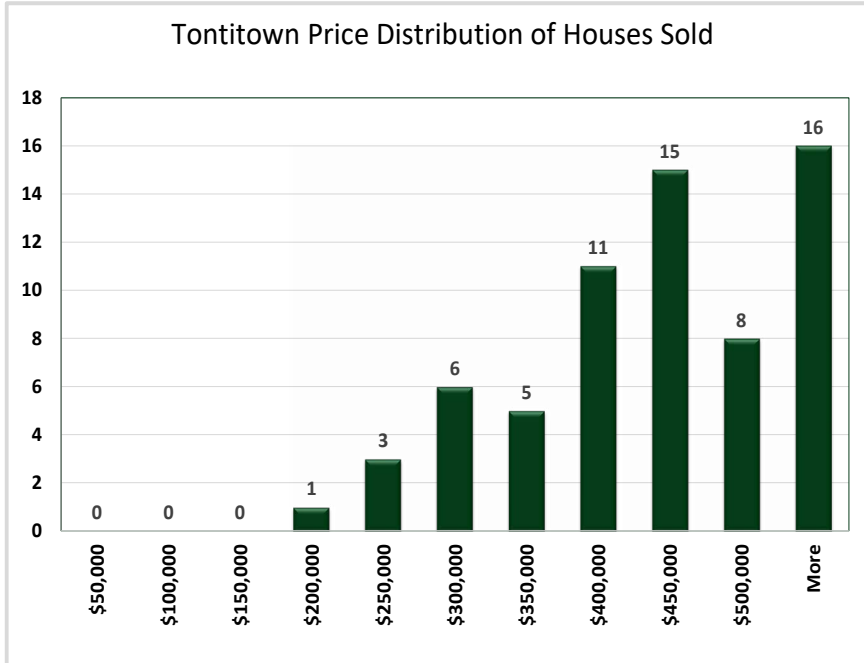
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Tontitown

## Price Distribution of Houses Sold



65 houses were sold in Tontitown in the second half of 2021.

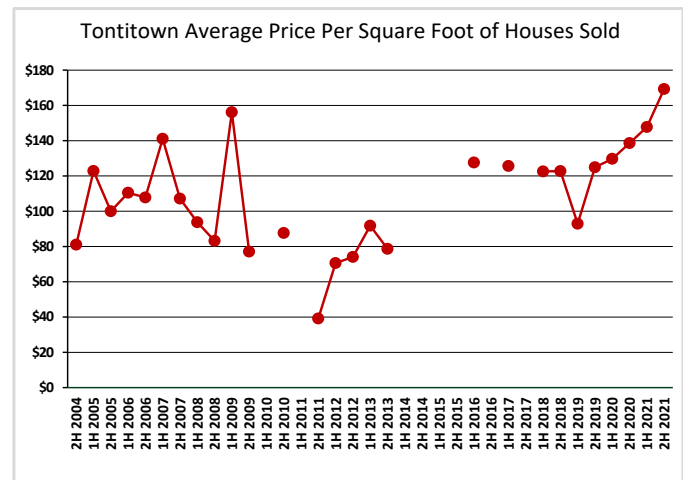
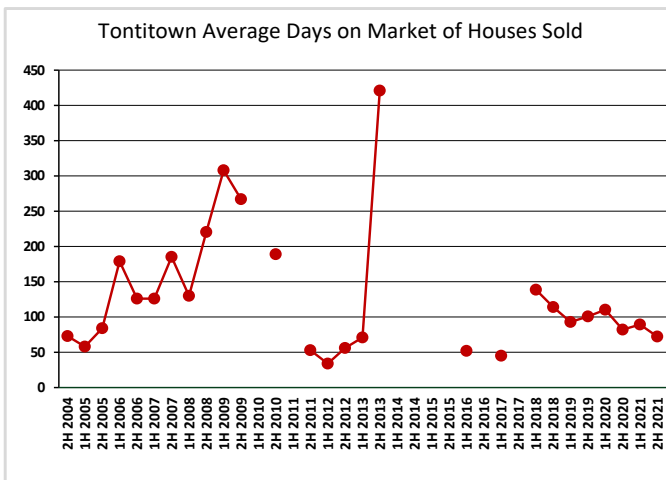
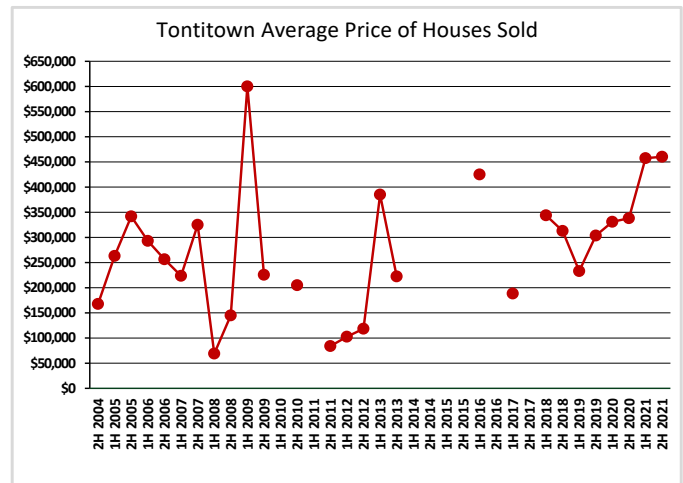
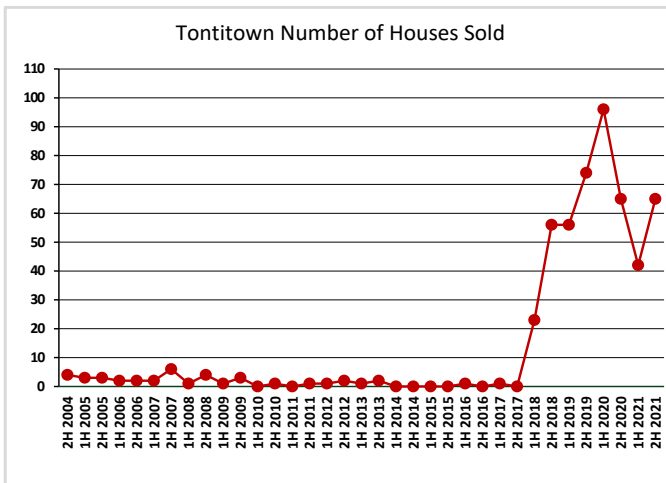
The average price of a house was \$460,277 at \$169.23 per square foot.

The median cost of a house was \$432,500.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	1.5%	1,378	27	103.0%
\$200,001 - \$250,000	3	4.6%	1,855	63	96.7%
\$250,001 - \$300,000	6	9.2%	1,565	52	101.7%
\$300,001 - \$350,000	5	7.7%	2,046	50	102.3%
\$350,001 - \$400,000	11	16.9%	2,448	116	100.9%
\$400,001 - \$450,000	15	23.1%	2,571	55	100.8%
\$450,001 - \$500,000	8	12.3%	2,670	50	102.6%
\$500,001+	16	24.6%	3,862	88	98.0%
<b>Tontitown Sold</b>	<b>65</b>	<b>100.0%</b>	<b>2,695</b>	<b>72</b>	<b>100.4%</b>

# Tontitown

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	65	42	65	0.0%	54.8%
Average Price of Houses Sold	\$338,073	\$457,355	\$460,277	36.1%	0.6%
Average Days on Market	82	89	72	-12.1%	-19.2%
Average Price per Square Foot	\$138.66	\$147.77	\$169.23	22.1%	14.5%
Percentage of County Sales	3.9%	3.7%	4.2%	9.6%	13.3%
Number of New Houses Sold	46	20	35	-23.9%	75.0%
Average Price of New Houses Sold	\$338,552	\$361,286	\$423,432	25.1%	17.2%
Average Days on Market of New Houses Sold	93	76	77	-16.9%	0.7%
Number of Houses Listed	3	9	9	200.0%	0.0%
Average List Price of Houses Listed	\$319,633	\$924,781	\$159,900	132.9%	-19.5%

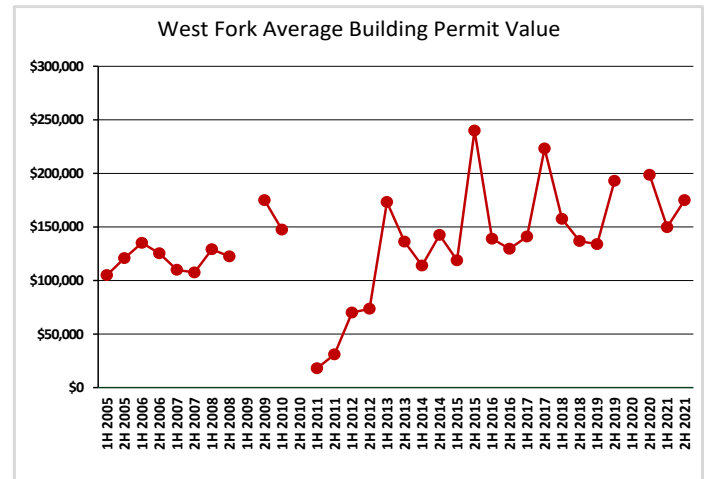
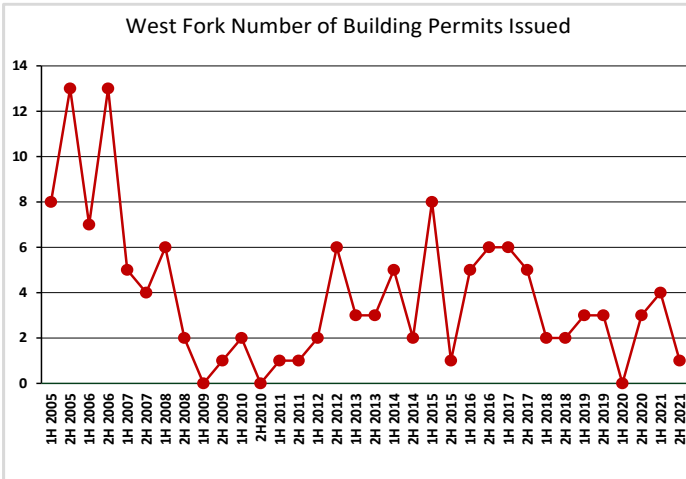
# Tontitown

## Characteristics of Houses Sold

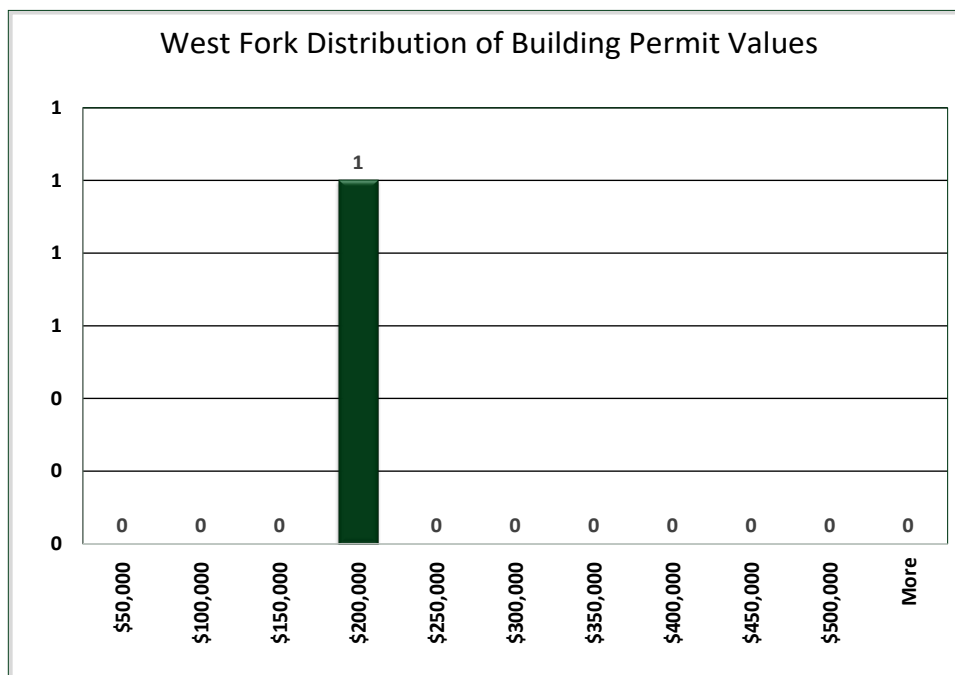
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Barrington Heights	4	6.2%	4,102	47	\$738,875	\$181.96
Brush Creek	1	1.5%	2,650	92	\$515,000	\$194.34
CO Steed Survey	1	1.5%	5,176	119	\$710,000	\$137.17
Delozier Acres	1	1.5%	3,228	77	\$595,000	\$184.32
Gpj	1	1.5%	3,546	35	\$535,000	\$150.87
Liberty Estates	5	7.7%	2,592	42	\$434,900	\$167.88
Morsani Acres	5	7.7%	1,629	56	\$273,800	\$168.17
Napa	20	30.8%	2,659	93	\$454,479	\$170.89
South Pointe	6	9.2%	2,420	60	\$384,500	\$159.01
Westbrook	6	9.2%	2,304	49	\$357,508	\$155.34
Other	15	23.1%	2,771	79	\$501,493	\$174.76
<b>Tontitown Houses Sold</b>	<b>65</b>	<b>100.0%</b>	<b>2,695</b>	<b>72</b>	<b>\$460,277</b>	<b>\$169.23</b>



# West Fork Building Permits



West Fork	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	3	4	1	-66.7%	-75.0%
Average Value of Residential Building Permits	\$198,667	\$149,750	\$175,000	-11.9%	16.9%



# West Fork Active Subdivisions

There were 28 total lots in 1 active subdivisions in West Fork in the second half of 2021. 85.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.6 were under construction, 0.0 percent were starts, and 10.7 percent were empty lots.

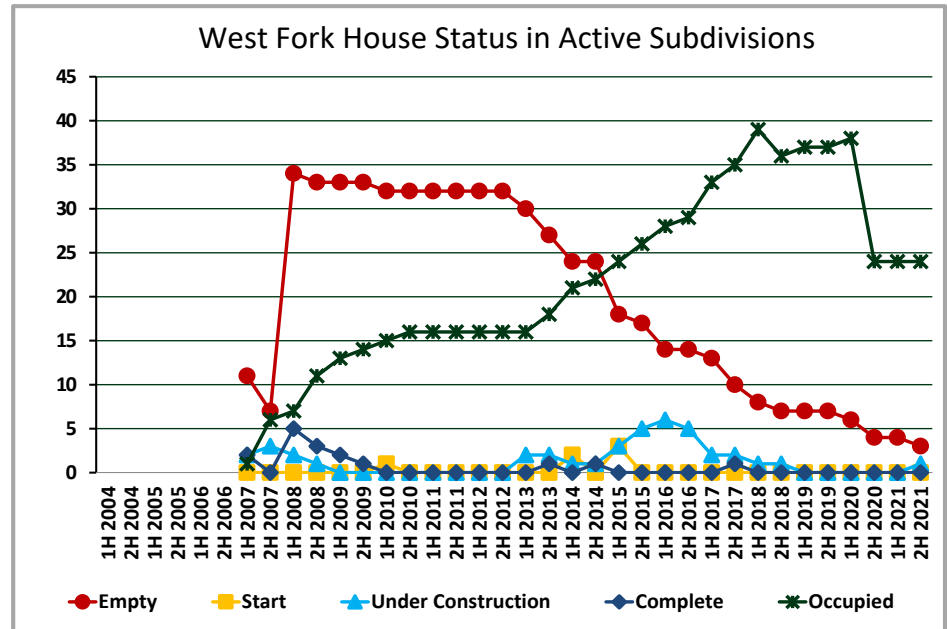
The only subdivision in West Fork, Graystone, had 1 house under construction during the second half of 2021

No new houses became occupied in West Fork in the second half of 2021.

New construction or progress occurred in 1 active subdivision in West Fork.

The annual absorption rate implies that there is no change from the inventory of the first half of 2021.

The percentage of houses occupied by owners increased in West Fork from



69.7 percent in 2012 to 70.9 percent in the second half of 2021.

Additionally, no new lots or subdivisions received either preliminary or final approval by December 31, 2021.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone	3	0	1	0	24	28	0	--
<b>West Fork Active Lots</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>24</b>	<b>28</b>	<b>0</b>	<b>--</b>

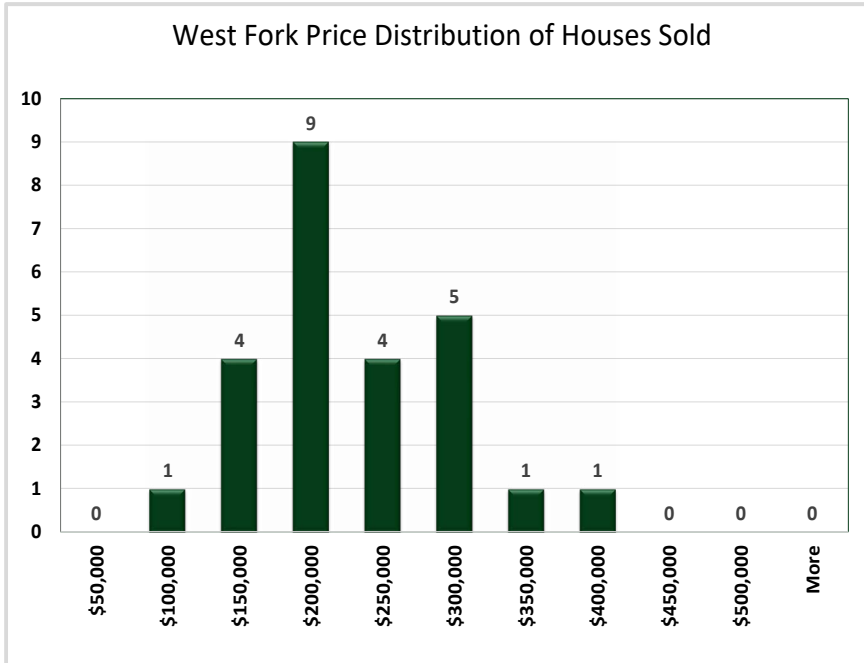
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# West Fork

## Price Distribution of Houses Sold



25 houses were sold in West Fork in the second half of 2021.

The average price of a house was \$207,762 at \$127.64 per square foot.

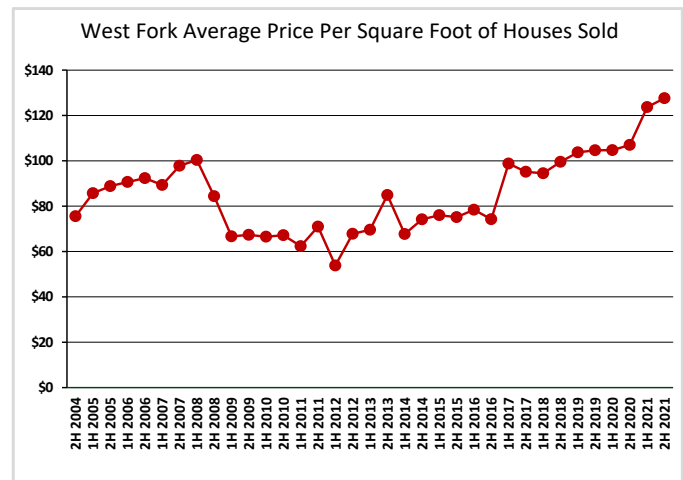
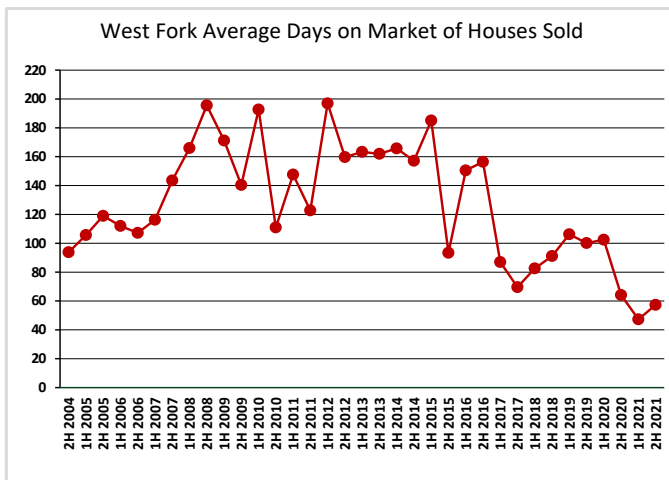
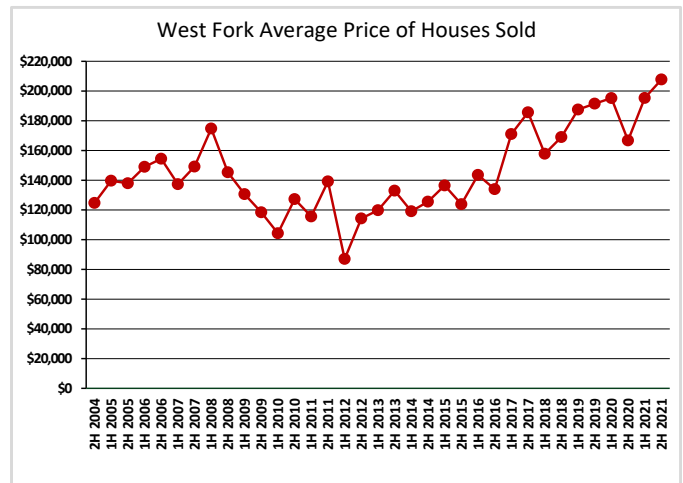
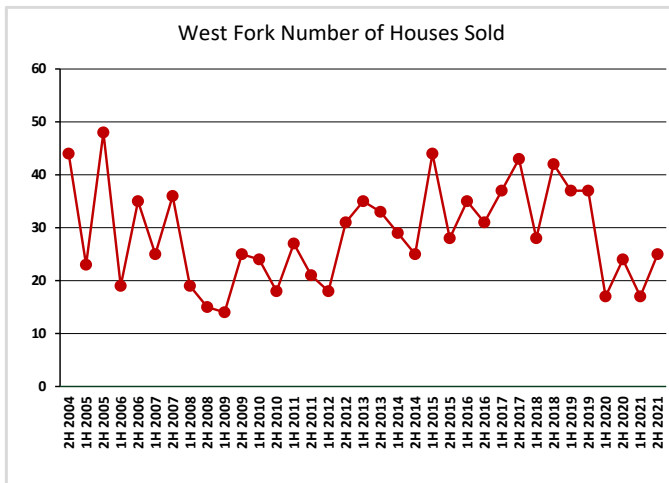
The median cost of a house was \$184,800.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	4.0%	1,250	85	93.3%
\$100,001 - \$150,000	4	16.0%	1,206	43	99.9%
\$150,001 - \$200,000	9	36.0%	1,372	44	101.7%
\$200,001 - \$250,000	4	16.0%	1,771	68	104.4%
\$250,001 - \$300,000	5	20.0%	1,988	63	102.1%
\$300,001 - \$350,000	1	4.0%	3,590	93	100.0%
\$350,001 - \$400,000	1	4.0%	2,133	102	100.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>West Fork Sold</b>	<b>25</b>	<b>100.0%</b>	<b>1,647</b>	<b>57</b>	<b>101.5%</b>



# West Fork

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	24	17	25	4.2%	47.1%
Average Price of Houses Sold	\$166,722	\$195,324	\$207,762	24.6%	6.4%
Average Days on Market	64	47	57	-10.6%	21.1%
Average Price per Square Foot	\$106.97	\$123.70	\$127.64	19.3%	3.2%
Percentage of County Sales	0.7%	0.6%	0.7%	4.5%	13.8%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	2	5	1	-50.0%	-80.0%
Average List Price of Houses Listed	\$192,500	\$217,166	\$159,900	-16.9%	-26.4%

# West Fork

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Graystone	2	8.0%	1,728	41	\$265,000	\$153.29
Mecca	1	4.0%	1,300	63	\$162,000	\$124.62
Shady Lane	3	12.0%	1,177	44	\$135,000	\$116.93
Valley View	5	20.0%	1,778	61	\$217,050	\$124.65
West Fork Acres	1	4.0%	1,302	52	\$165,000	\$126.73
White River Estates	3	12.0%	1,287	37	\$176,833	\$137.50
Woodlands	1	4.0%	2,133	102	\$380,000	\$178.15
Other	9	36.0%	1,855	65	\$215,144	\$118.70
Other	25	100.0%	1,647	57	\$207,762	\$127.64



# Unincorporated Areas in Washington County

## Active Subdivisions

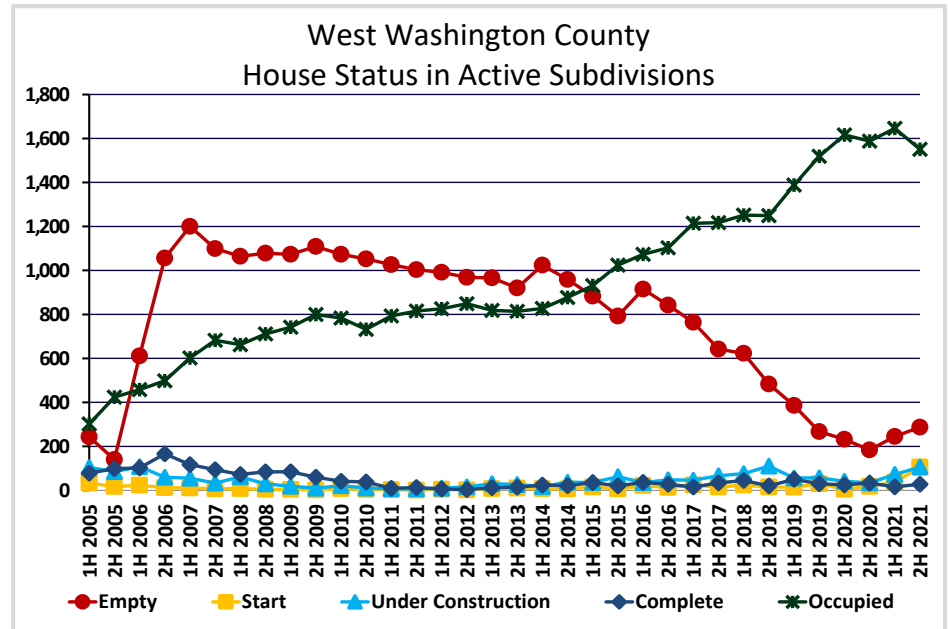
There were 121 total lots in 2 active subdivisions in Unincorporated Areas in Washington County in the second half of 2021. 86.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, .0 percent were starts, and 12.4 percent were empty lots.

Both active subdivisions in Unincorporated Areas in Washington County, Legacy Estates, Phase I and Magnolia Acres, had 1 house under construction in the second half of 2021.

Legacy Estates, Phase I had the most houses becoming occupied in Unincorporated Areas in Washington County with 2 houses in the second half of 2021

New construction or progress in existing construction has occurred in the last year in both of the 2 active subdivisions in Unincorporated Areas in Washington County.

2 houses in Unincorporated Areas in Washington County became occupied in the second half of 2021.



The annual absorption rate implies that there are 102.0 months of remaining inventory in active subdivisions, up from 12.0 percent in the first half of 2021.

In 1 out of the 2 active subdivisions in Unincorporated Areas in Washington County, no absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.5 percent in 2012 to 72.9 percent in the second half of 2021.

Additionally, no new lots or subdivisions received either preliminary or final approval by December 31, 2021.

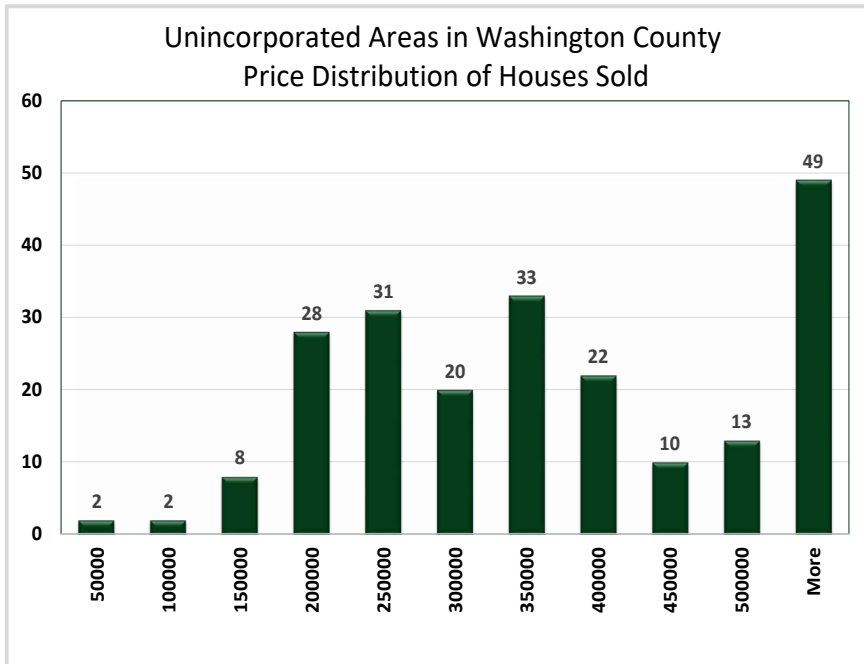
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Legacy Estates, Phase I	6	0	1	0	104	111	2	42.0
Magnolia Acres	9	0	1	0	0	10	0	--
<b>Unincorporated Areas Washington County</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>104</b>	<b>121</b>	<b>2</b>	<b>102.0</b>

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

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

# Unincorporated Areas in Washington County

## Price Distribution of Houses Sold



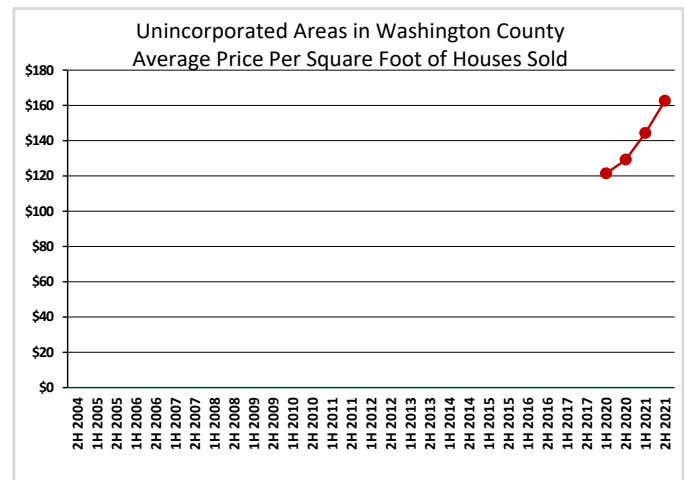
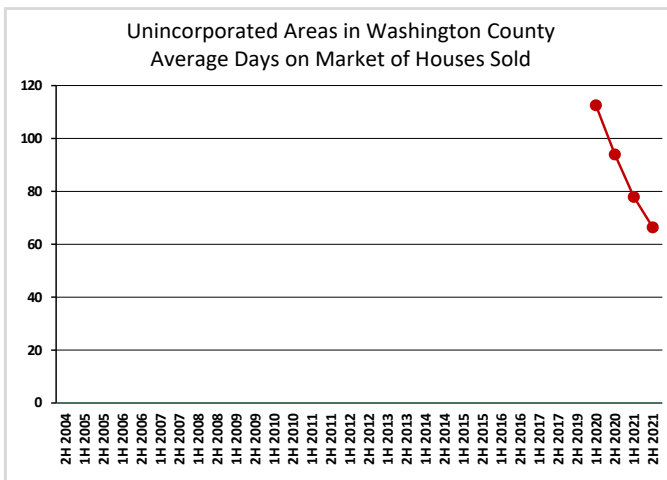
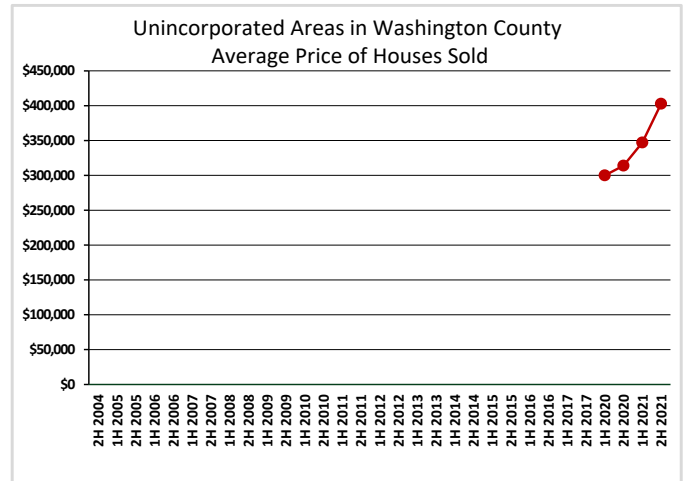
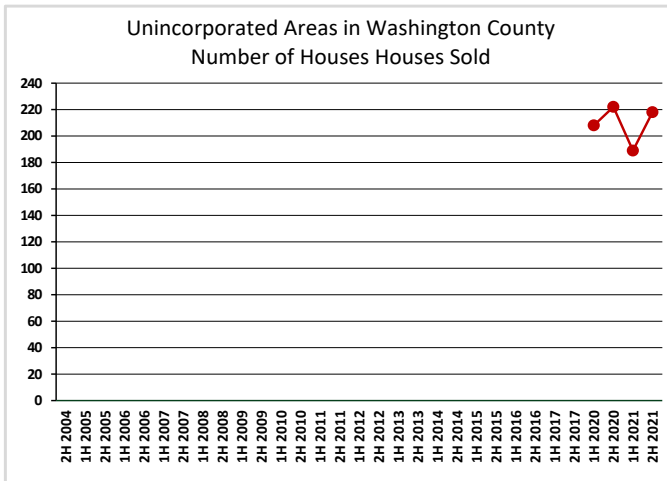
218 houses were sold in Unincorporated Areas in Washington County in the second half of 2021.

The average price of a house was \$402,745 at \$162.61 per square foot.

The median cost of a house was \$336,250.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	0.9%	1,468	77	87.2%
\$50,001 - \$100,000	2	0.9%	1,083	101	88.1%
\$100,001 - 150,000	8	3.7%	1,248	64	97.8%
\$150,001 - \$200,000	28	12.8%	1,406	61	100.0%
\$200,001 - \$250,000	31	14.2%	1,661	53	99.0%
\$250,001 - \$300,000	20	9.2%	1,840	75	99.5%
\$300,001 - \$350,000	33	15.1%	2,099	63	99.3%
\$350,001 - \$400,000	22	10.1%	2,387	53	100.6%
\$400,001 - \$450,000	10	4.6%	2,429	53	102.0%
\$450,001 - \$500,000	13	6.0%	2,906	61	100.5%
\$500,001+	49	22.5%	3,929	85	98.2%
<b>Unincorporated Sold</b>	<b>218</b>	<b>100.0%</b>	<b>2,381</b>	<b>66</b>	<b>99.2%</b>

# Unincorporated Areas-Washington County Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	222	189	218	-1.8%	15.3%
Average Price of Houses Sold	\$313,881	\$347,112	\$402,745	28.3%	16.0%
Average Days on Market	94	78	66	-29.4%	-14.8%
Average Price per Square Foot	\$129.21	\$144.30	\$162.61	25.8%	12.7%
Percentage of County Sales	12.2%	12.7%	12.4%	1.4%	-2.7%
Number of New Houses Sold	14	14	14	0	53.3%
Average Price of New Houses Sold	\$338,577	\$406,939	\$556,306	64.3%	36.7%
Average Days on Market of New Houses Sold	95	80	112	17.4%	39.5%
Number of Houses Listed	28	50	38	35.7%	-24.0%
Average List Price of Houses Listed	\$363,482	\$572,559	\$695,693	91.4%	21.5%

# Unincorporated Areas in Washington County

## Characteristics of Houses Sold

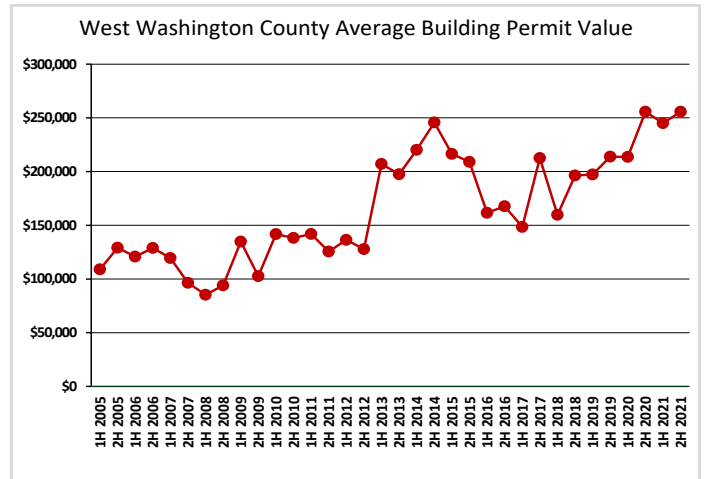
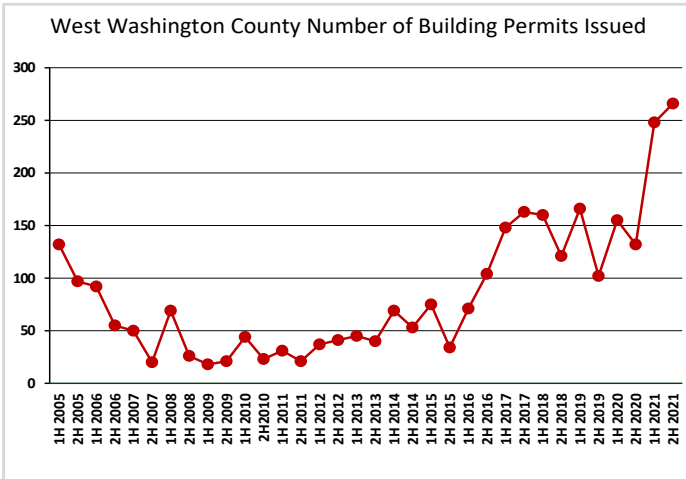
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Beavorama Park	2	0.9%	1,352	81	\$193,000	\$145.50
Bethel Oaks	3	1.4%	1,573	33	\$243,637	\$154.15
Blue Springs Village	5	2.3%	1,832	80	\$290,200	\$150.19
Bookout Minor	1	0.5%	1,449	60	\$338,000	\$233.26
Bridlewood	2	0.9%	4,351	113	\$1,124,500	\$256.90
Cantrell Minor	1	0.5%	1,836	121	\$174,500	\$95.04
Canvas Mountain	1	0.5%	2,438	56	\$435,000	\$178.42
Carson Meadows	1	0.5%	1,601	70	\$250,000	\$156.15
Cedar Grove Farms	1	0.5%	1,008	49	\$150,000	\$148.81
Chestnut Farms	1	0.5%	2,179	49	\$411,000	\$188.62
Country living	1	0.5%	2,492	252	\$300,000	\$120.39
Double Tree Estates	1	0.5%	3,913	49	\$620,000	\$158.45
Drexe Cove	1	0.5%	4,469	35	\$855,000	\$191.32
Eastern Hills Estates	2	0.9%	3,007	55	\$488,750	\$162.30
Eastern Park	1	0.5%	3,473	70	\$720,000	\$207.31
Estates At Dogwood Canyon	1	0.5%	4,104	46	\$975,000	\$237.57
Golden Acres	1	0.5%	2,672	40	\$332,000	\$124.25
Grand Valley Estates	3	1.4%	4,361	76	\$886,667	\$198.67
Hale Mountain Road Minor	1	0.5%	2,149	60	\$227,500	\$105.86
Harmon Estates	1	0.5%	7,572	75	\$1,050,000	\$138.67
Havenwood	1	0.5%	5,024	35	\$950,000	\$189.09
Heather Heights	1	0.5%	5,897	146	\$1,140,000	\$193.32
Holiday Hills	2	0.9%	2,328	57	\$390,000	\$167.12
Holiday Hills Cottages HPR	1	0.5%	1,180	35	\$200,000	\$169.49
Homestead	3	1.4%	1,929	60	\$239,967	\$126.97
Honey Hollow	1	0.5%	1,403	49	\$270,000	\$192.44
Horsebend Estates	4	1.8%	2,962	74	\$476,250	\$160.93
Hughmount Village	4	1.8%	2,179	52	\$373,500	\$171.62
Illinois Estates	1	0.5%	2,761	43	\$429,497	\$155.56
J & J Estates	1	0.5%	2,185	126	\$360,000	\$164.76
Lake Sequoyah	1	0.5%	1,932	154	\$345,000	\$178.57
Legacy Estates	11	5.0%	2,199	45	\$347,045	\$157.83
Lincoln Acres	1	0.5%	870	46	\$95,500	\$109.77

# Unincorporated Areas in Washington County

## Characteristics of Houses Sold

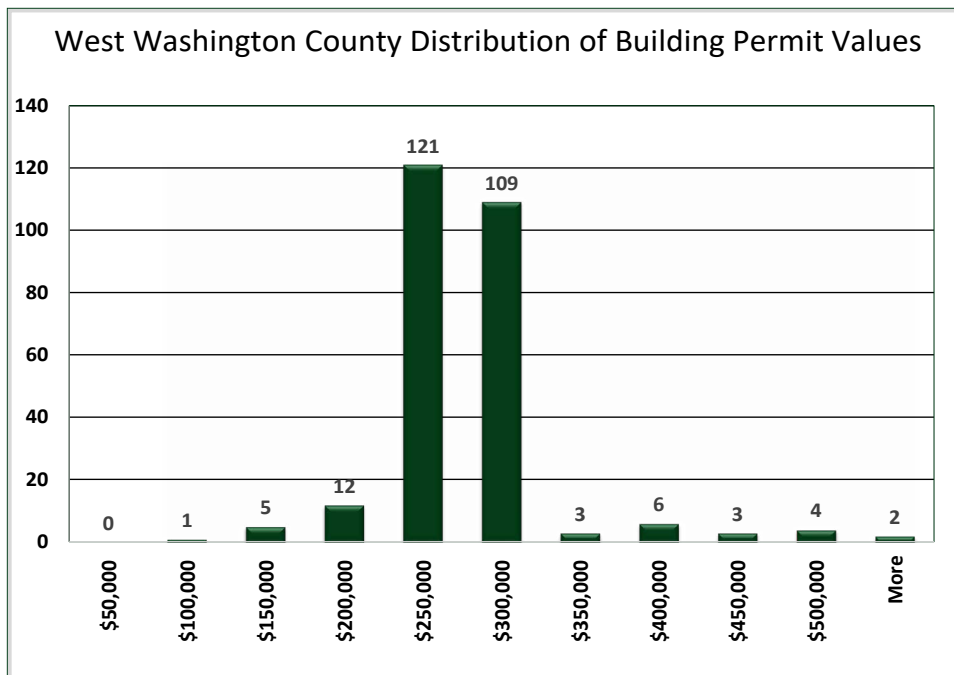
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Little Elm	1	0.5%	2,530	88	\$522,319	\$206.45
Markley	1	0.5%	1,363	80	\$250,000	\$183.42
Mcclendon	1	0.5%	1,868	117	\$400,000	\$214.13
Oakmont Estates	1	0.5%	3,310	62	\$500,000	\$151.06
Old Mill Estates	1	0.5%	1,065	32	\$185,000	\$173.71
Overton Park	1	0.5%	3,634	38	\$645,000	\$177.49
Red Oak Country Estates	1	0.5%	5,899	196	\$735,000	\$124.60
Rhoda Jane Park	1	0.5%	1,583	95	\$185,000	\$116.87
Richland View Acres	1	0.5%	1,296	156	\$80,000	\$61.73
River Ridge North	1	0.5%	1,966	32	\$380,000	\$193.29
Robinwood Estates	1	0.5%	3,282	57	\$499,900	\$152.32
Rochelle Riviera Lakesites	1	0.5%	2,086	14	\$318,500	\$152.68
Rose Prairie Estates	1	0.5%	1,971	53	\$419,000	\$212.58
Sassafras Hill	1	0.5%	4,682	49	\$735,000	\$156.98
Silva Little Elm	3	1.4%	2,476	101	\$514,391	\$207.74
Sloan Estates	4	1.8%	3,636	90	\$614,994	\$169.24
Spears	1	0.5%	1,678	44	\$258,000	\$153.75
Summerbrook Place	1	0.5%	3,484	35	\$700,000	\$200.92
Trammel Mountain Estates	1	0.5%	1,536	65	\$265,000	\$172.53
Twin Maple Estates	1	0.5%	2,262	42	\$345,000	\$152.52
Twin Oaks	1	0.5%	1,791	22	\$275,051	\$153.57
Twin Springs Estates	1	0.5%	2,373	42	\$415,000	\$174.88
War Eagle Bend	1	0.5%	2,134	166	\$282,000	\$132.15
War Eagle Cove	1	0.5%	4,380	42	\$375,000	\$85.62
Wedington Woods	5	2.3%	1,850	74	\$262,600	\$143.78
West Haven	1	0.5%	3,913	36	\$799,000	\$204.19
Wildwood	1	0.5%	2,604	101	\$590,000	\$226.57
Wooded Hollow Estates	1	0.5%	2,600	62	\$540,000	\$207.69
Other	118	54.1%	2,207	64	\$372,751	\$160.43
<b>Unincorporated Washington County</b>	<b>218</b>	<b>100.0%</b>	<b>2,381</b>	<b>66</b>	<b>\$402,745</b>	<b>\$162.61</b>

# West Washington County Building Permits



West Washington County	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	132	248	266	101.5%	7.3%
Average Value Residential Building Permits	\$255,723	\$245,081	\$255,687	0.0%	4.3%

Farmington has driven the increase in the number of building permits in West Washington County. Additionally, 1,027 additional lots are either in preliminary or final approval stages.



# West Washington County Active Subdivisions

There were 2,078 total lots in 27 active subdivisions in West Washington County in the second half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2021. 74.6 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 5.1 percent were under construction, 5.1 percent were starts, while 13.8 percent were empty lots.

The subdivisions with the most houses under construction in second half of 2021 were Cedar Crest and Farmington Heights, Phase II, both with 31. Belle Meade, Phase IV had 11 new houses under construction.

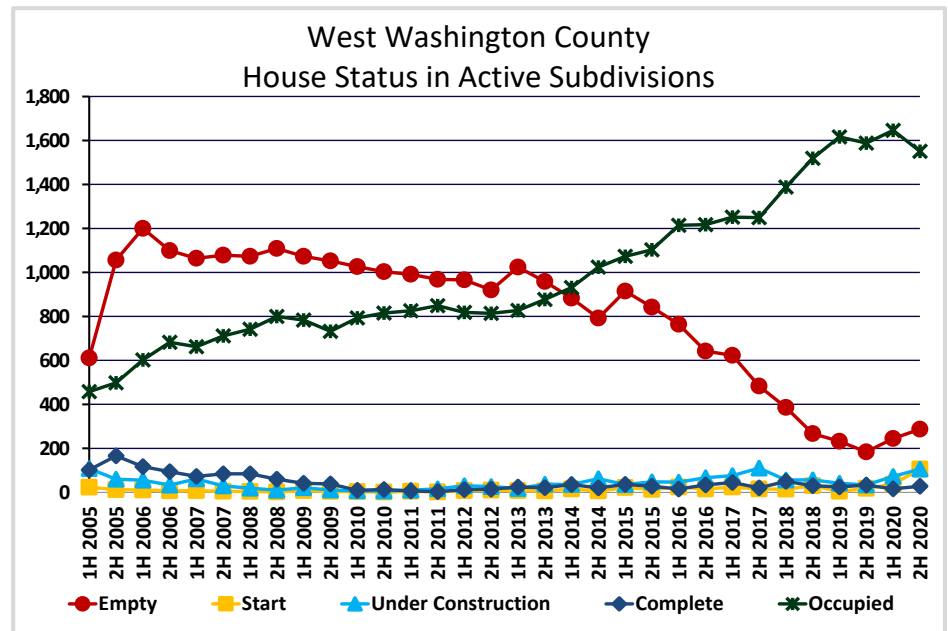
Subdivisions with the most houses becoming occupied in West Washington County during the second half of 2021 were in Farmington. Cedar Crest had 65, Goose Creek, Phase 1 had 31, and Farmington Heights, Phase II had 19 houses, totaling 115 newly occupied houses.

No new construction or progress in existing construction has occurred in the last year in 6 of the 27 active subdivisions in the West Washington County.

During the second half of 2021, 145 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 19.1 months of lot inventory at the end of second half of 2021. This is up from 16.8 months of inventory at the end of the first half of 2021.

In 6 of 29 active subdivisions in West Washington County, no absorption has occurred in the first half of 2021.

Additionally, 1,695 new lots in 17 subdivisions received either



preliminary or final approval by December 31, 2021.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Briarwood	2H 2020	15		15
Farmington	Goose Creek, Phase III	2H 2021		121	121
Farmington	Grove at Engles Mill Park, The	1H 2020	379		379
Farmington	Hillcrest	2H 2020	73		73
Farmington	Hillside Estates	2H 2017	6		6
Farmington	Summerfield, Phase I	2H 2019		117	117
Farmington	Summerfield, Phase II	2H 2021		193	193
Farmington	Wagon Wheel West	2H 2021		123	123
Lincoln	Estates at Freedom Way	2H 2021	11		11
Prairie Grove	Hudson Heights	1H 2021	99		99
Prairie Grove	Mountain View	2H 2020	175		175
Prairie Grove	Prairie View	2H 2020	98		98
Prairie Grove	Snyder Grove, Phase 2,3, 4	1H 2020	96		96
Prairie Grove	Snyder Grove, Phase 5	2H 2021	46		46
Prairie Grove	Wagnon's Spring	1H 2020	61		61
Prairie Grove	Wagon's Spring, Phase 2 PUD	2H 2021	56		56
Prairie Grove	Wakefield Park	2H 2021		26	26
<b>New - Prelim.</b>			<b>1,115</b>	<b>580</b>	<b>1,695</b>

# West Washington County

## Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Cedar Crest	42	27	31	6	65	171	65	19.6
Farmington	Farmington Heights, Phase I	12	6	7	2	98	125	7	3.3
Farmington	Farmington Heights, Phase II	23	15	31	3	19	91	19	45.5
Farmington	Goose Creek, Phase I	0	0	0	2	48	50	31	0.5
Farmington	Goose Creek, Phase II	38	7	3	0	0	48	0	--
Farmington	Redbird	0	3	0	0	20	23	1	7.2
Farmington	South Club House Estates	5	0	0	0	68	73	1	30.0
Farmington	Twin Falls, Phase I <sup>1,2</sup>	1	0	0	0	69	70	0	--
Farmington	Twin Falls, Phase II	0	0	0	0	60	60	1	0.0
Farmington	Twin Falls, Phase III <sup>1,2</sup>	3	0	0	0	4	7	0	--
Farmington	Wagon Wheel Crossing, Phase I	50	31	5	0	0	86	0	--
Farmington	Windgate	1	7	0	0	19	27	4	5.1
Greenland	Homestead	1	5	2	0	72	80	2	10.7
Greenland	Lee Valley, Phase IV	10	0	0	0	52	62	0	60.0
Lincoln	Country Meadows	69	0	8	0	26	103	4	154.0
Prairie Grove	Belle Meade, Phase I, II	0	3	0	0	129	132	1	7
Prairie Grove	Belle Meade, Phase IV	0	0	11	9	34	54	1	12.6
Prairie Grove	Highlands Green, Phase I <sup>1,2</sup>	1	0	0	0	39	40	0	--
Prairie Grove	Highlands Square North <sup>1,2</sup>	2	0	0	0	37	39	0	--
Prairie Grove	Prairie Meadows, Phase III	1	0	3	0	114	118	0	16
Prairie Grove	Snyder Grove, Phase I	1	0	0	0	10	11	2	2.4
Prairie Grove	Sundowner, Phase I Sec. I	7	2	2	0	50	61	1	66
Prairie Grove	Sundowner, Phase I Sec. II	11	0	1	0	130	142	3	28.8
Prairie Grove	Sundowner, Phase IIA	0	0	0	2	86	88	2	8
Prairie Grove	Sundowner, Phase IIB <sup>1,2</sup>	1	0	0	0	136	137	0	--
Prairie Grove	Sundowner, Phase III	5	0	1	4	142	152	0	30
West Fork	Graystone <sup>1</sup>	3	0	1	0	24	28	0	--
<b>WWCounty</b>	<b>Active Lots</b>	<b>287</b>	<b>106</b>	<b>106</b>	<b>28</b>	<b>1,551</b>	<b>2,078</b>	<b>145</b>	<b>19.1</b>

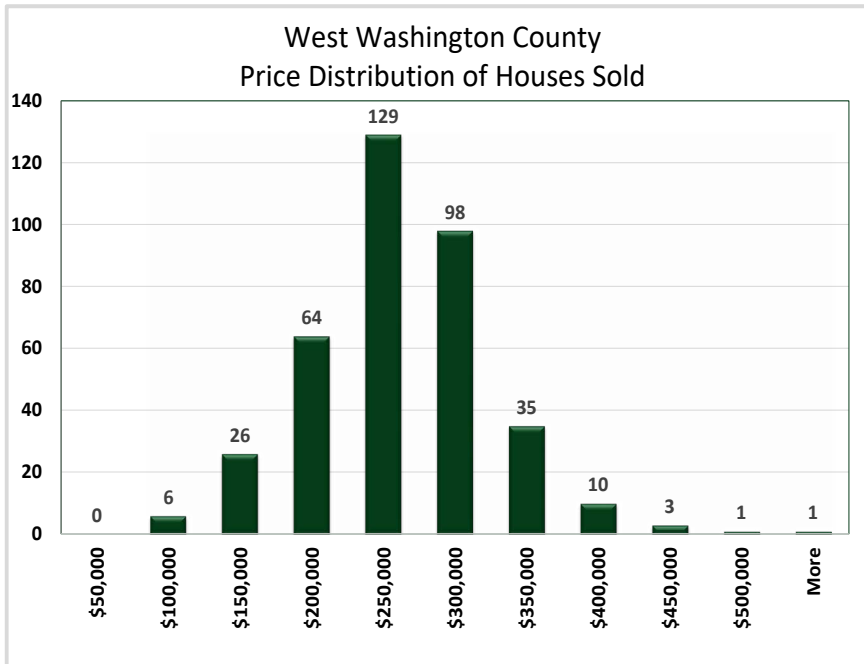
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

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# West Washington County Price Distribution of Houses Sold



373 houses sold in West Washington County in the second half of 2021.

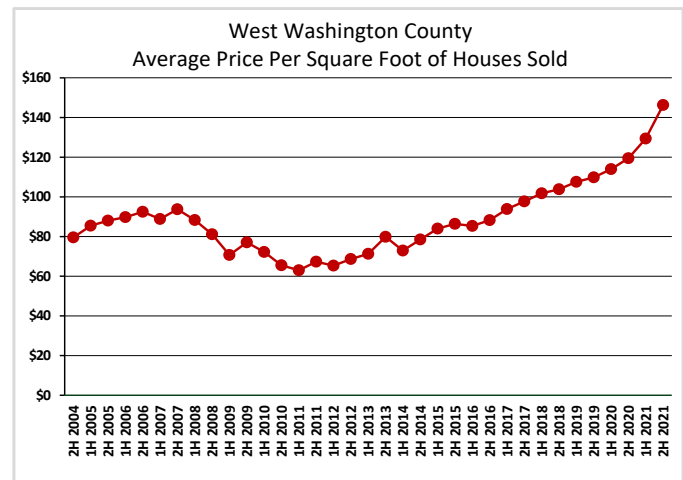
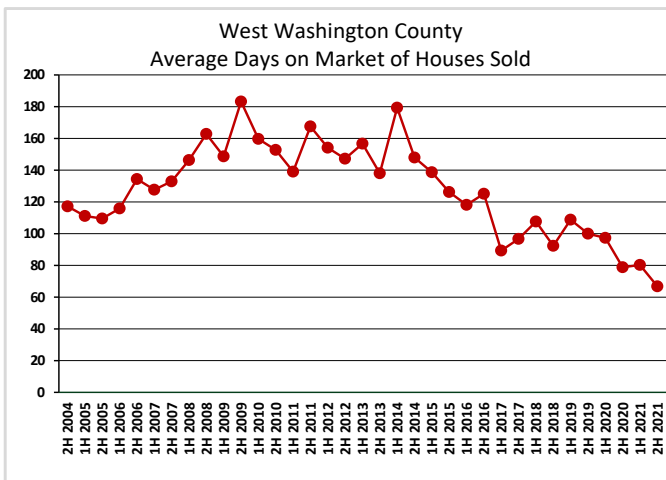
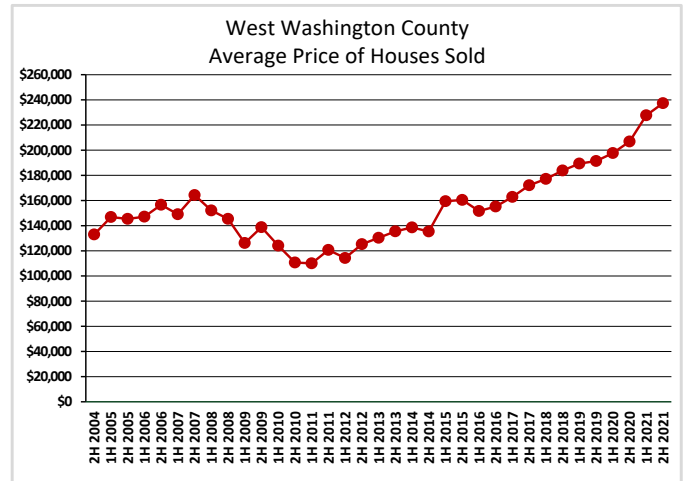
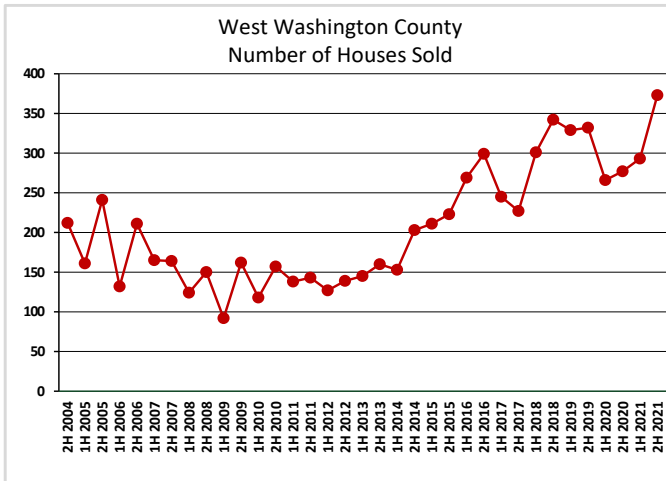
In West Washington County, the average cost of a house was \$237,303 averaging \$146.31 per square foot.

The median cost of a house was \$238,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	6	1.6%	1,310	46	92.4%
\$100,001 - \$150,000	26	7.0%	1,299	56	97.2%
\$150,001 - \$200,000	64	17.2%	1,301	60	100.7%
\$200,001 - \$250,000	129	34.6%	1,552	81	101.2%
\$250,001 - \$300,000	98	26.3%	1,722	61	101.0%
\$300,001 - \$350,000	35	9.4%	2,150	60	100.2%
\$350,001 - \$400,000	10	2.7%	2,452	51	101.3%
\$400,001 - \$450,000	3	0.8%	2,820	51	100.2%
\$450,001 - \$500,000	1	0.3%	4,509	42	98.0%
\$500,001+	1	0.3%	3,220	48	104.6%
<b>West Washington Sold</b>	<b>373</b>	<b>100.0%</b>	<b>1,635</b>	<b>67</b>	<b>100.6%</b>

# West Washington County

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	277	293	373	34.7%	27.3%
Average Price of Houses Sold	\$206,839	\$227,719	\$237,303	14.7%	4.2%
Average Days on Market	79	80	67	-15.3%	-16.8%
Average Price per Square Foot	\$119.44	\$129.36	\$146.31	22.5%	13.1%
Percentage of County Sales	10.0%	12.9%	12.5%	24.3%	-3.5%
Number of New Houses Sold	73	87	118	61.6%	35.6%
Average Price of New Houses Sold	\$230,925	\$248,815	\$256,695	11.2%	3.2%
Average Days on Market of New Houses Sold	102	127	104	1.1%	-18.4%
Number of Houses Listed	53	28	41	-22.6%	46.4%
Average List Price of Houses Listed	\$233,656	\$296,721	\$387,619	65.9%	30.6%

# West Washington County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Ab Neals	1	0.3%	1,768	34	\$207,500	\$117.36
Applegate	2	0.5%	1,307	59	\$162,000	\$124.03
Baggetts	2	0.5%	1,357	69	\$177,500	\$132.34
Battlefield Estates	4	1.1%	1,278	39	\$212,975	\$166.66
Belle Meade	15	4.0%	1,485	60	\$235,367	\$158.86
Bermuda Estates	1	0.3%	2,857	51	\$394,900	\$138.22
Braly	3	0.8%	1,478	98	\$172,500	\$118.87
Brights	1	0.3%	1,416	49	\$185,000	\$130.65
Brookside	2	0.5%	1,690	77	\$201,000	\$120.57
Carnahans	1	0.3%	999	41	\$165,000	\$165.17
Cedar Crest	9	2.4%	1,772	56	\$300,619	\$169.69
Corley	1	0.3%	1,161	34	\$140,200	\$120.76
Country Meadows	2	0.5%	1,325	219	\$170,100	\$128.38
Cummings	3	0.8%	1,471	57	\$206,333	\$144.30
East Creek Place	2	0.5%	1,826	59	\$253,000	\$138.67
East Park	2	0.5%	1,953	159	\$245,450	\$126.45
Eastwood Heights	1	0.3%	1,477	6	\$190,000	\$128.64
Farmington Creek	1	0.3%	1,600	53	\$200,000	\$125.00
Farmington Heights	51	13.7%	1,522	100	\$250,459	\$164.78
Farmington Original	1	0.3%	906	46	\$165,000	\$182.12
Goose Creek Village	8	2.1%	1,823	95	\$273,833	\$150.71
Grand Oaks	1	0.3%	2,568	46	\$343,800	\$133.88
Graystone	2	0.5%	1,728	41	\$265,000	\$153.29
Green	2	0.5%	1,104	38	\$152,500	\$138.13
Greenland Original	2	0.5%	1,868	46	\$152,731	\$93.34
Grove at Engles Mill, The	19	5.1%	1,538	170	\$247,427	\$160.68
Harvey	2	0.5%	1,350	56	\$161,000	\$122.34
Highlands Green	5	1.3%	1,644	48	\$240,180	\$146.04
Highlands Square	6	1.6%	1,690	44	\$242,717	\$149.65
Highlands Square North	1	0.3%	2,914	72	\$320,000	\$109.81
Lahera Meadows	3	0.8%	1,740	50	\$239,667	\$137.95
Lee Valley	8	2.1%	2,060	57	\$271,500	\$132.50
Lincoln Original	1	0.3%	1,182	49	\$153,000	\$129.44
Lossing	1	0.3%	1,716	166	\$215,000	\$125.29
Magnolia Ridge	1	0.3%	1,799	30	\$260,000	\$144.52
Meadow Lark Estates	10	2.7%	1,219	39	\$187,000	\$154.01
Meadowsweet	5	1.3%	1,918	41	\$271,520	\$141.83

# West Washington County

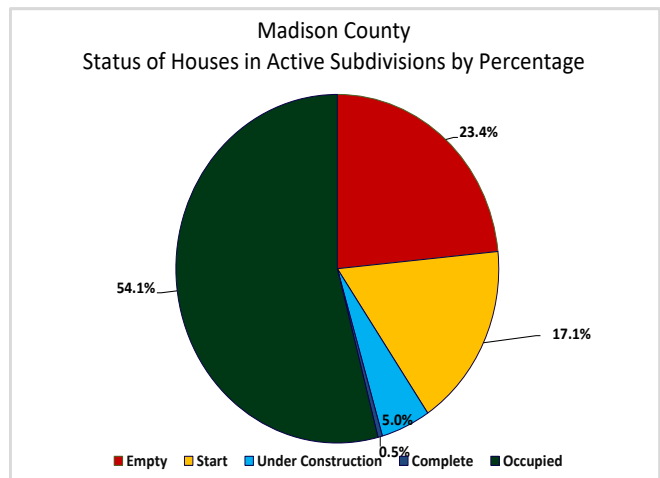
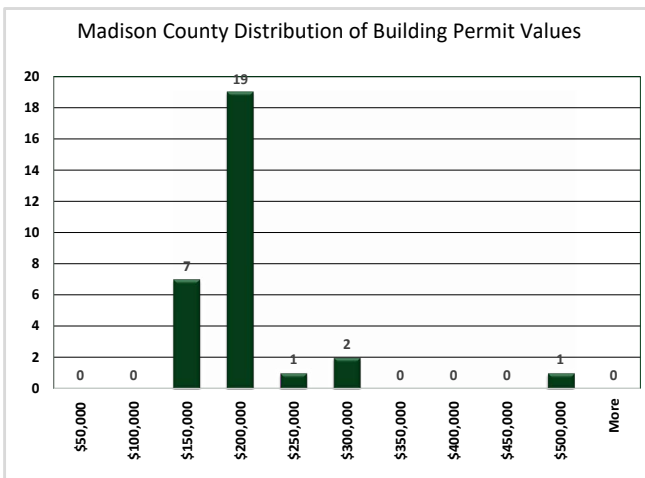
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Mecca	1	0.3%	1,300	63	\$162,000	\$124.62
Mountain View Estates	1	0.3%	2,590	35	\$426,000	\$164.48
North Club House Estates	1	0.3%	3,470	76	\$440,000	\$126.80
Pleasant Tree	1	0.3%	1,113	34	\$168,000	\$150.94
Prairie Grove Original	5	1.3%	1,143	65	\$151,631	\$128.63
Prairie Meadows	12	3.2%	2,054	54	\$286,090	\$143.20
Prairie Oaks	1	0.3%	1,717	39	\$210,000	\$122.31
Prairie Pines	3	0.8%	1,695	43	\$242,933	\$143.37
RedBird	4	1.1%	1,844	53	\$295,850	\$160.92
Reed	5	1.3%	1,167	71	\$155,580	\$132.94
Riviera Estates	3	0.8%	1,857	28	\$285,000	\$153.06
Rogers	2	0.5%	1,458	59	\$208,000	\$146.49
Rose Court HPR	2	0.5%	1,631	80	\$150,450	\$92.62
Saddle Brook	13	3.5%	1,679	43	\$281,377	\$167.50
Shady Acres Estates	1	0.3%	2,101	32	\$289,900	\$137.98
Shady Lane	3	0.8%	1,177	44	\$135,000	\$116.93
Shannondoah Valley	1	0.3%	2,352	34	\$295,000	\$125.43
Simpsons	1	0.3%	2,048	50	\$260,700	\$127.29
South Club House Estates	6	1.6%	2,396	47	\$316,667	\$132.47
Southaven	1	0.3%	1,453	36	\$230,000	\$158.29
Southwinds	3	0.8%	1,771	45	\$245,000	\$138.20
Suburban Homes	2	0.5%	1,100	38	\$135,000	\$122.27
Sundowner	44	11.8%	1,638	51	\$254,271	\$156.32
Twin Creeks	1	0.3%	1,695	41	\$228,000	\$134.51
Twin Falls	1	0.3%	2,015	49	\$365,000	\$181.14
Valley View	6	1.6%	1,916	57	\$245,042	\$128.50
West Fork Acres	1	0.3%	1,302	52	\$165,000	\$126.73
White River Estates	3	0.8%	1,287	37	\$176,833	\$137.50
Williams	1	0.3%	1,080	12	\$100,000	\$92.59
Willow Creek	1	0.3%	1,618	36	\$225,000	\$139.06
Willow West	1	0.3%	1,470	47	\$200,000	\$136.05
Windgate	1	0.3%	2,100	60	\$380,000	\$180.95
Woodlands	1	0.3%	2,133	102	\$380,000	\$178.15
Wt Neals	2	0.5%	1,097	49	\$140,000	\$128.64
Other	56	15.0%	1,646	53	\$207,398	\$127.52
<b>WWCounty Houses Sold</b>	<b>373</b>	<b>100.0%</b>	<b>1,635</b>	<b>67</b>	<b>\$237,303</b>	<b>\$146.31</b>

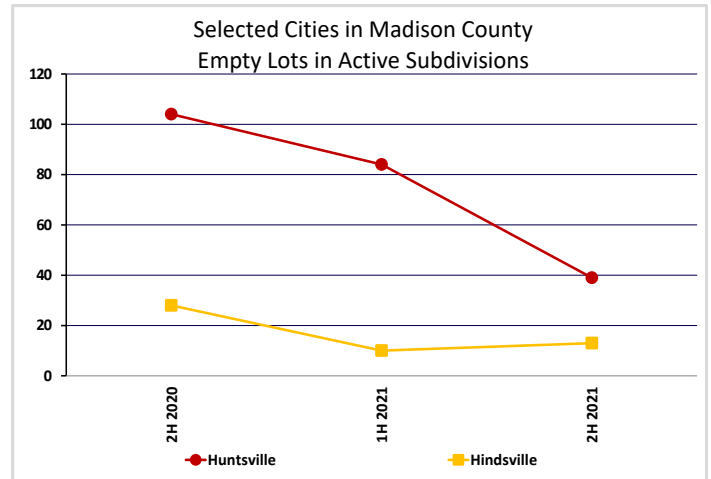
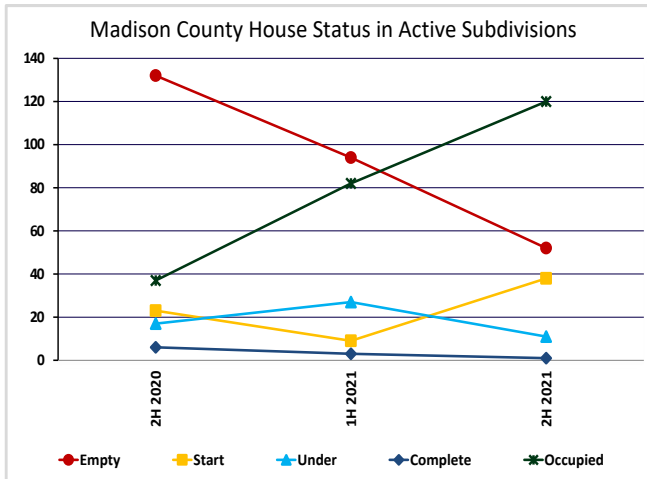
# Madison County Building Permits

Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	2H 2021	1H 2021	% MC	% NWA
Hindsville	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
Huntsville	0	0	7	19	1	2	0	0	0	1	0	30	50	100.0%	1.2%
Unincorporated Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
St. Paul	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%
<b>Madison County</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>19</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>30</b>	<b>50</b>	<b>100.0%</b>	<b>1.2%</b>

Madison County	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	44	50	30	-31.8%	-40.0%
Average Value of Residential Building Permits	\$149,440	\$161,267	\$186,445	24.8%	65.5%



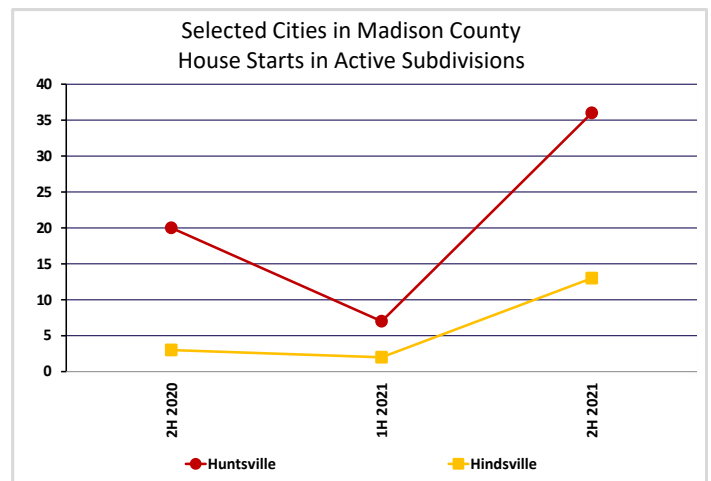
# Madison County Active Subdivisions



There were 222 total lots in 4 active subdivisions in Madison County in the second half of 2021 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2021. 54.1 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 5.0 percent were under construction, 17.1 percent were starts, while 23.4 percent were empty lots.

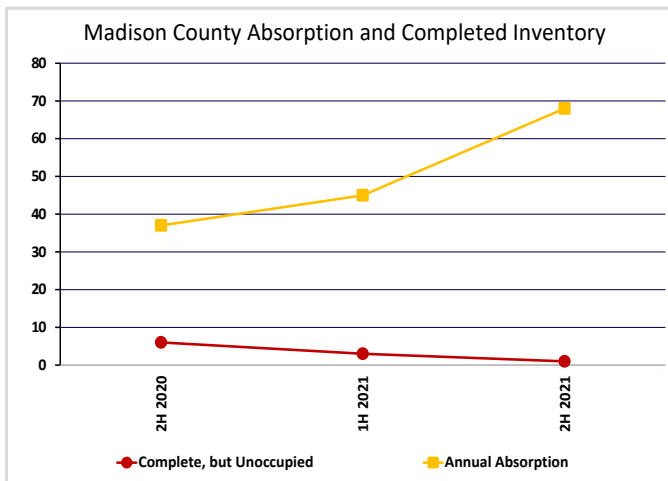
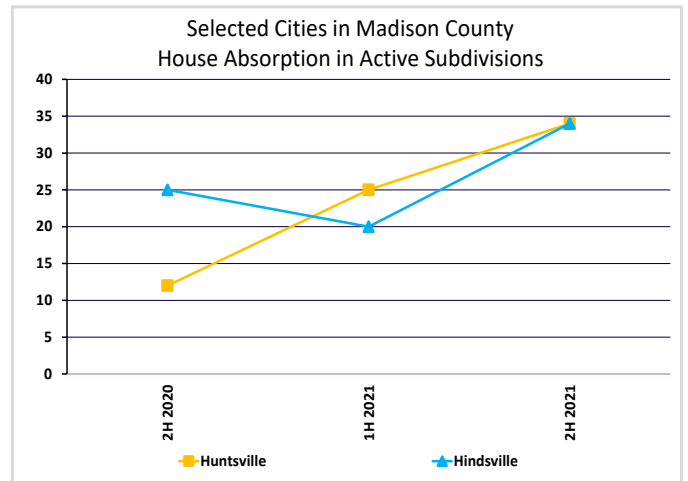
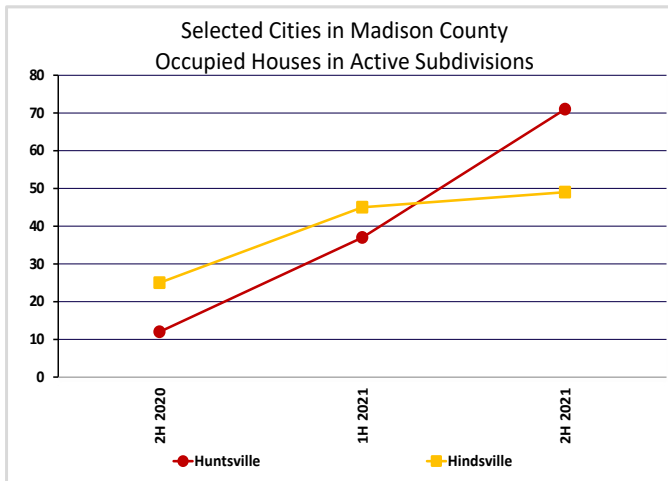
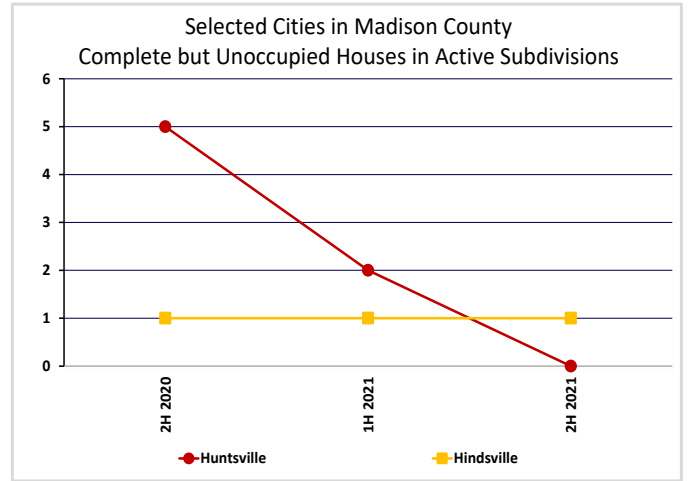
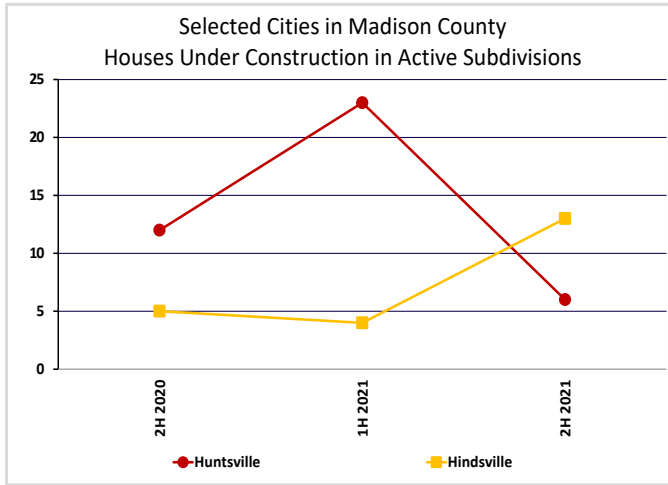
In the second half of 2021, Huntsville had the largest inventory totaling 152 lots. Most of these were in the Cedar Bluff, Phase 1. Phase II is in the planning stages for additional lots.

During the second half of 2021, 68 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 18.0 months of lot inventory in the second half of 2021. This is down from 35.2 months of inventory at the end of the first half of 2021.



Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. No additional lots in have received either preliminary or final approval by December 31, 2021.

# Madison County Active Subdivisions



# Madison County Owner Occupied Trend

Madison County Owner Occupied by City	2020	2021
Hindsville	36.8%	37.7%
Huntsville	35.0%	34.8%
Rural-MC	37.3%	36.8%
<b>Madison County</b>	<b>37.1%</b>	<b>36.6%</b>

Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner occupied houses in the county.

Overall, the percentage of houses occupied by owners declined from 37.1 percent in the second half of 2020 to 36.6 percent in the second half of 2021 as shown in the table above.

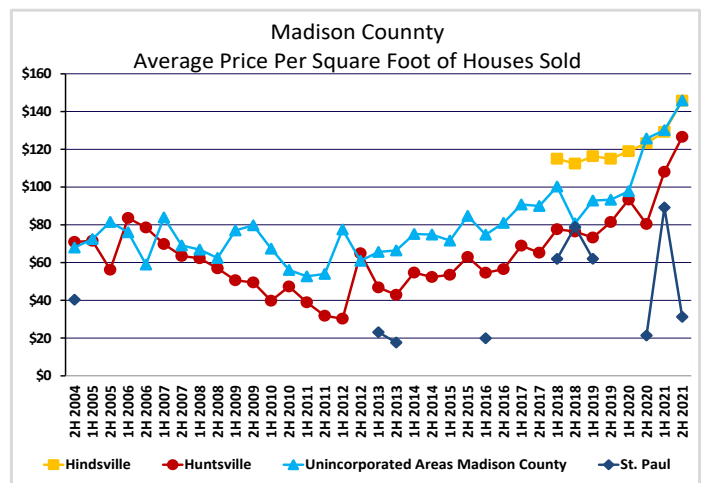
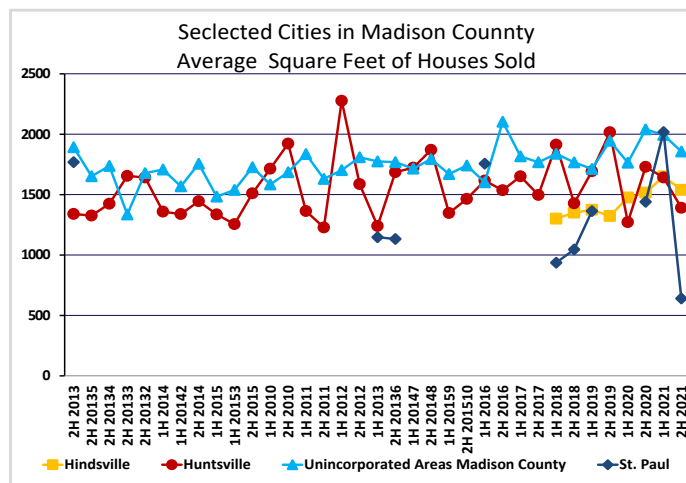
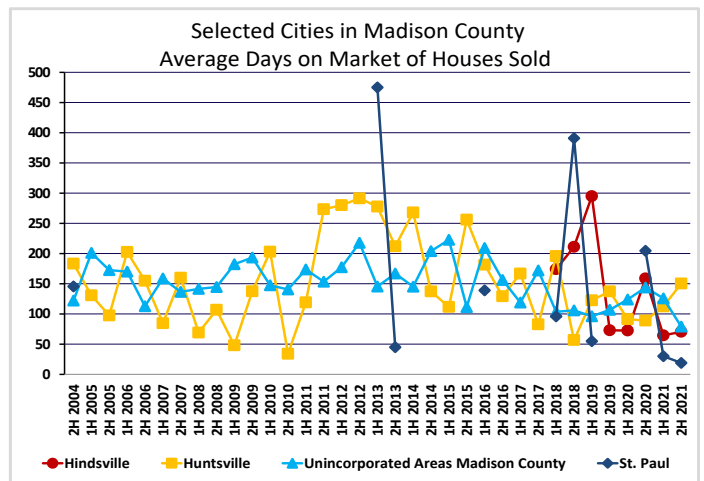
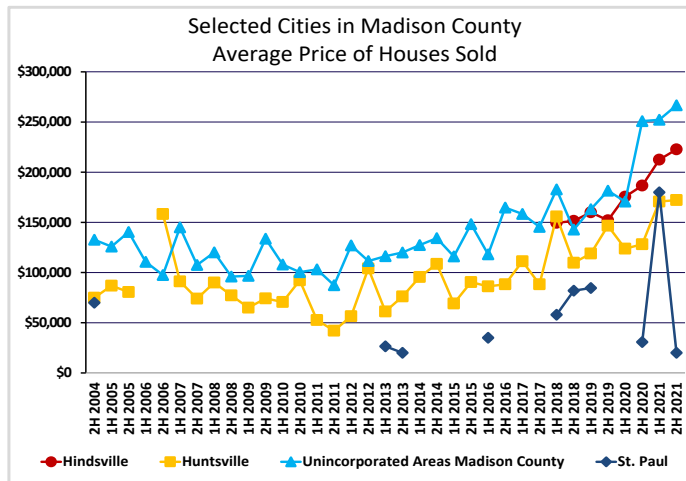
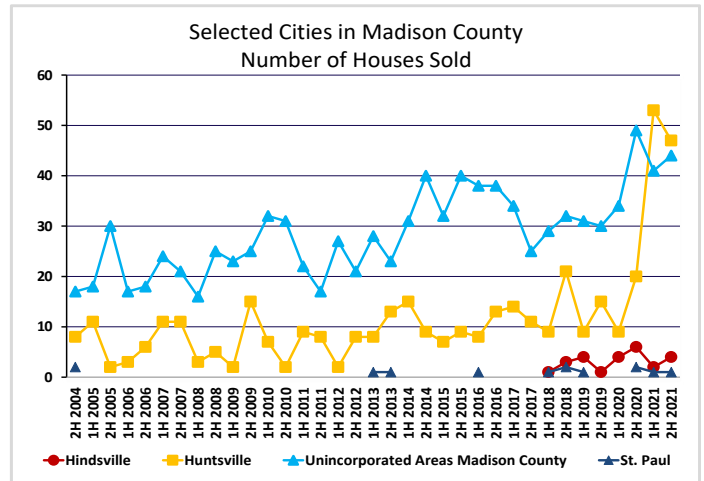
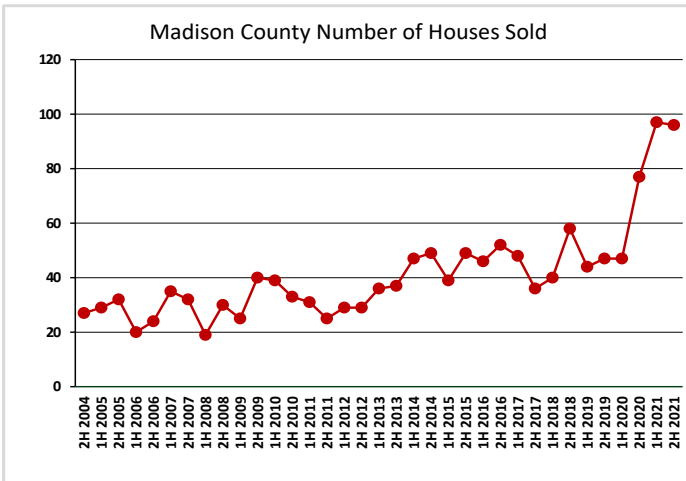
The table below covers a yearly and semi-yearly trend for house sales in Madison County. The median cost of a house sold in Madison County was \$181,888.

Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Permits
Huntsville	\$216,329	\$136	114	93	96.88%
Jasper	\$208,333	\$121	84	3	3.13%
<b>Madison County</b>	<b>\$216,079</b>	<b>\$135.21</b>	<b>113</b>	<b>96</b>	<b>100.0%</b>

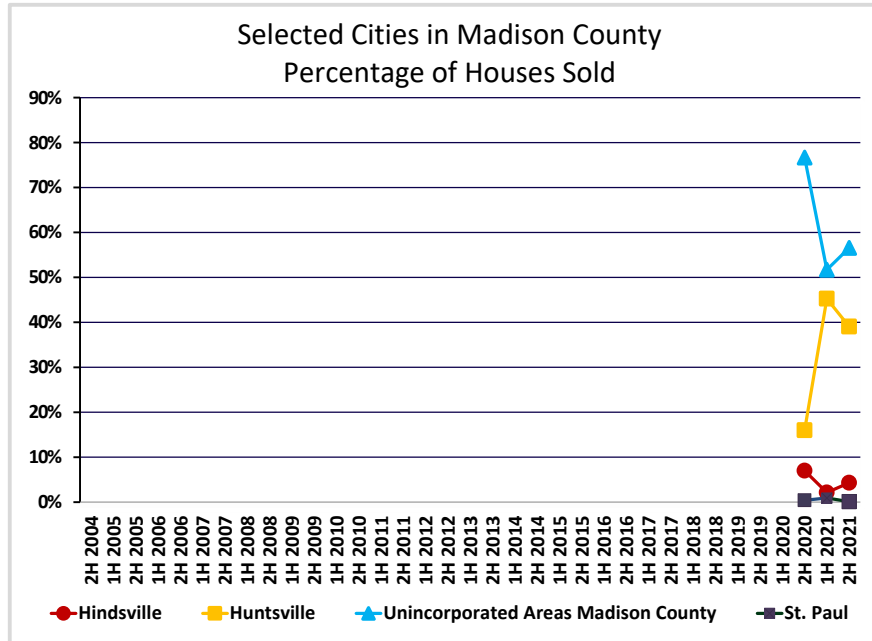
Sold Characteristics in Madison County	1H 2020	2H 2020	1H 2021	% change from 1H 2020	% change from 2H 2020
Number of Houses Sold	77	97	96	24.7%	-1.0%
Average Price of Houses Sold	\$208,285	\$206,104	\$216,079	3.7%	4.8%
Average Days on Market	132	116	113	-14.6%	-2.8%
Average Price per Square Foot	\$111.04	\$117.64	\$135.21	21.8%	14.9%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	7	39	37	428.6%	-5.1%
Average Price of New Houses Sold	\$195,621	\$171,004	\$189,340	-3.2%	10.7%
Average Days on Market of New Houses Sold	151	127	171	13.7%	34.9%
Number of Houses Listed	24	35	18	-25.0%	-48.6%
Average List Price of Houses Listed	\$252,582	\$232,369	\$240,693	-4.7%	3.6%



# Madison County Sold Houses



# Madison County Sold Houses by City and Characteristics

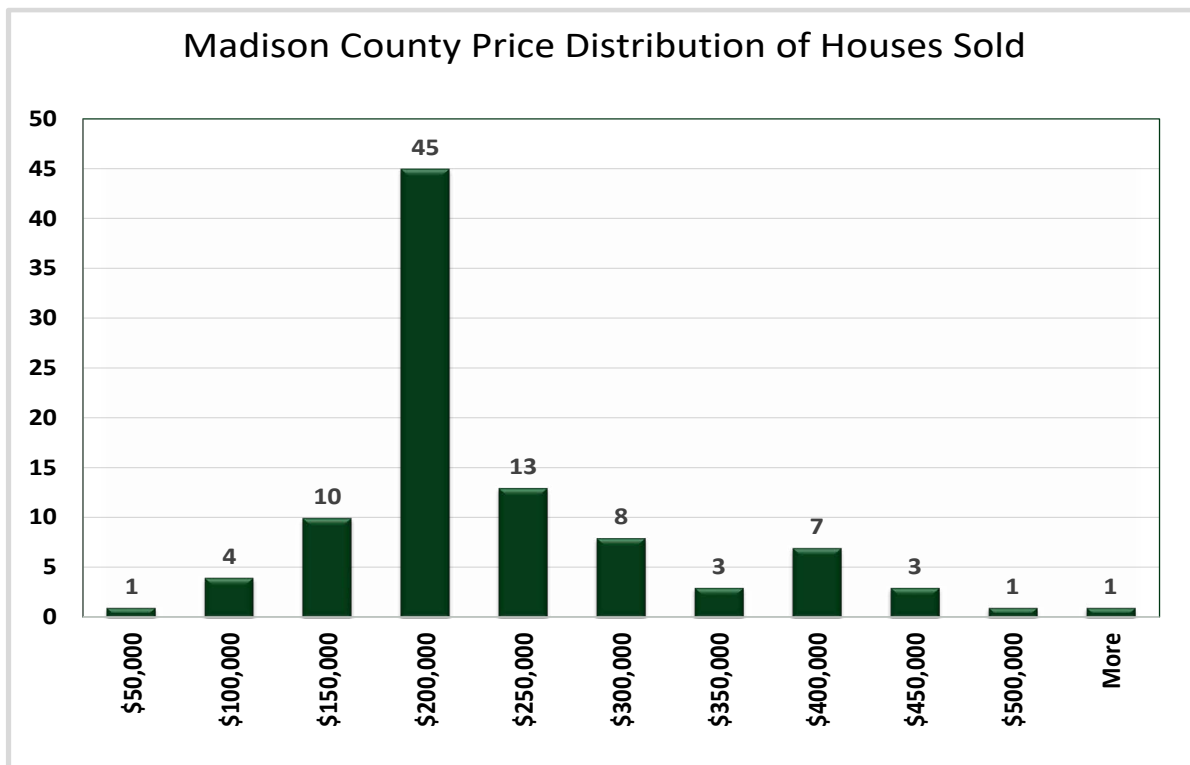


Madison County Sold Houses by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	\$222,750	\$145.76	71	4	4.3%
Huntsville	\$172,285	\$126.55	150	47	39.0%
Unncorporated Areas MC	\$266,709	\$145.87	79	44	56.6%
St. Paul	\$20,000	\$31.25	19	1	0.10%
<b>Madison County</b>	<b>\$216,079</b>	<b>\$135.21</b>	<b>113</b>	<b>96</b>	<b>100.0%</b>

# Madison County

## Price Distribution of Houses Sold

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	1.0%	640	19	80.0%
\$50,001 - \$100,000	4	4.2%	937	53	90.2%
\$100,001 - 150,000	10	10.4%	1,117	77	101.5%
\$150,001 - \$200,000	45	46.9%	1,408	138	98.9%
\$200,001 - \$250,000	13	13.5%	1,824	133	97.8%
\$250,001 - \$300,000	8	8.3%	1,583	80	97.7%
\$300,001 - \$350,000	3	3.1%	1,799	61	97.5%
\$350,001 - \$400,000	7	7.3%	2,291	79	101.4%
\$400,001 - \$450,000	3	3.1%	3,348	144	96.6%
\$450,001 - \$500,000	1	1.0%	2,421	40	98.0%
\$500,001+	1	1.0%	4,659	65	99.2%
<b>Madison County Sold</b>	<b>96</b>	<b>100.0%</b>	<b>1,603</b>	<b>113</b>	<b>98.4%</b>



# Hindsville

## Active Subdivisions

There were 70 total lots in 1 active subdivision in Hindsville in the second half of 2021. 70.0 percent of the lots were occupied, 14.0 percent were complete but unoccupied, 7.1 percent were under construction, 2.9 percent were starts, and 18.6 percent were empty lots.

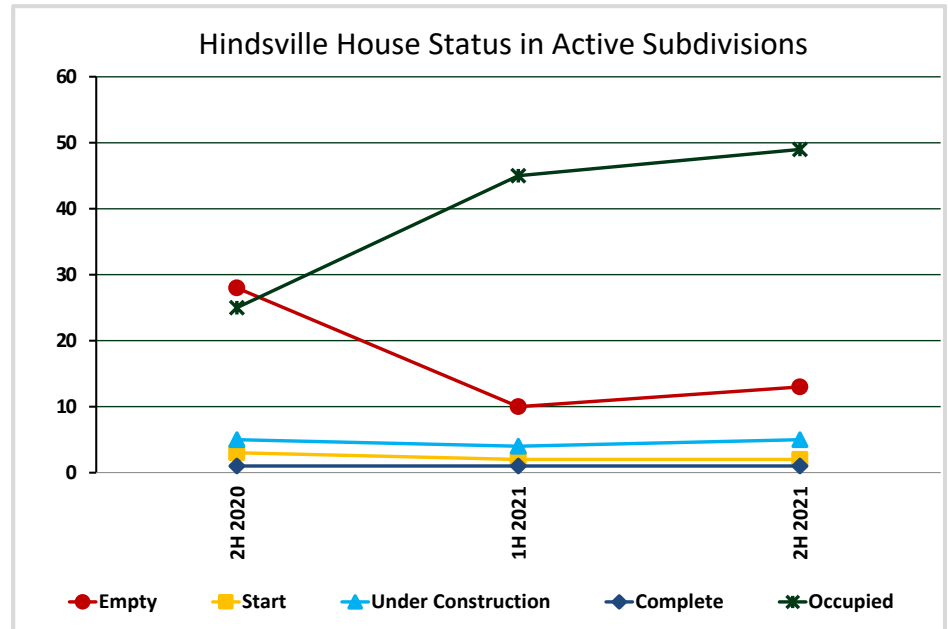
The subdivision with the most houses under construction in Hindsville during the second half of 2021 was New Hindsville with 5.

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

34 new houses in Hindsville became occupied in the second half of 2021.

The annual absorption rate implies that there are 7.4 months of remaining inventory in active subdivisions, down from 10.2 percent in the first half of 2021.

In the 1 active subdivision in Hindsville, absorption has occurred in the second half of 2021.



The percentage of houses occupied by owners decreased in Hindsville from 36.8 percent in the second half of 2020 to 37.7 percent in the second half of 2021.

No new lots or subdivisions received either preliminary or final approval by December 31, 2021

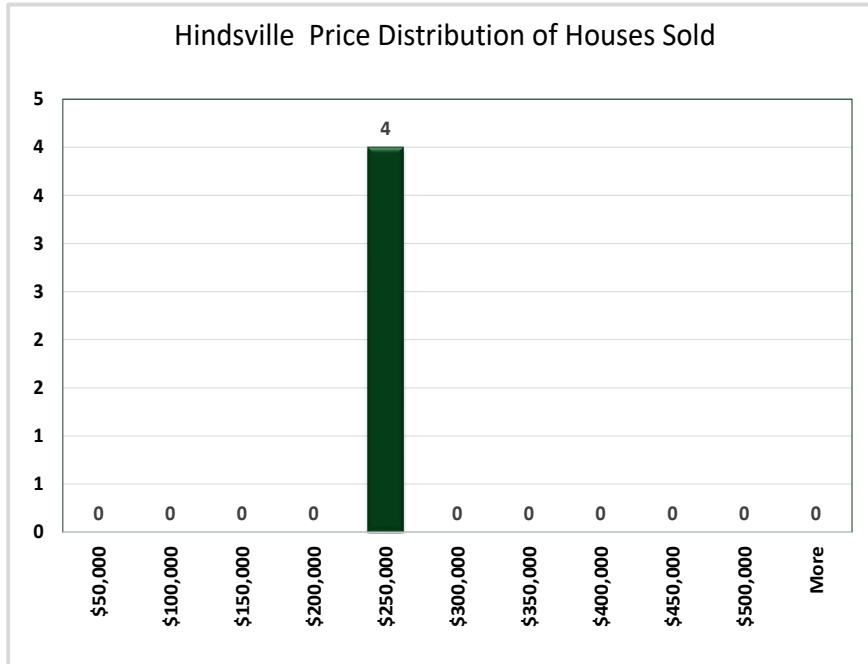
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	13	2	5	1	49	70	34	10.2
Hindsville	13	2	5	1	49	70	34	7.4

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

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

# Hindsville

## Price Distribution of Houses Sold



4 houses were sold in Hindsville in the second half of 2021.

The average price of a house was \$222,750 at \$145.76 per square foot.

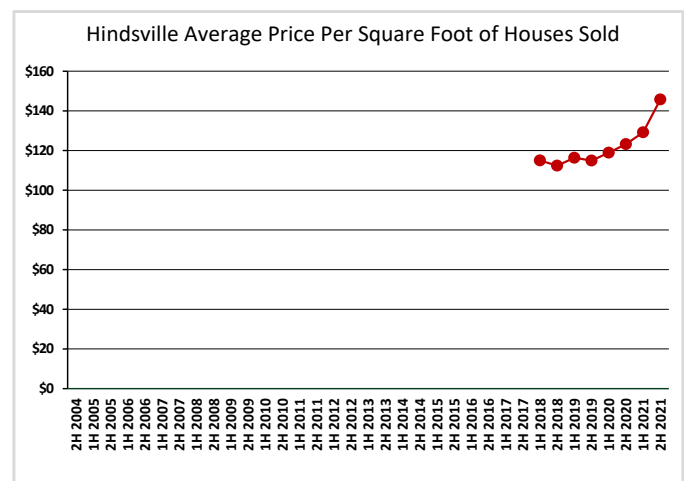
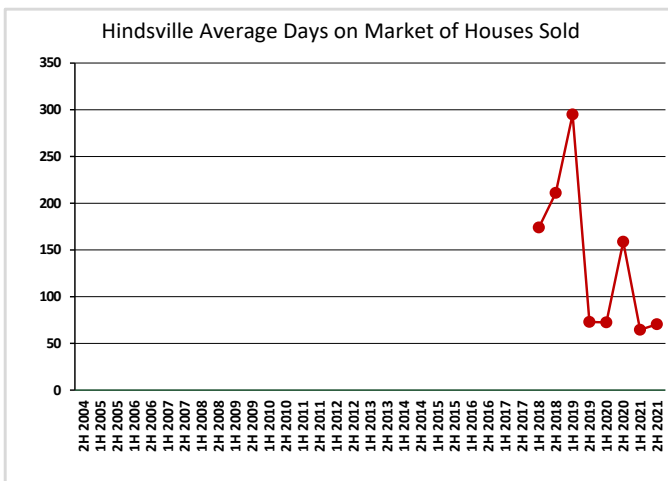
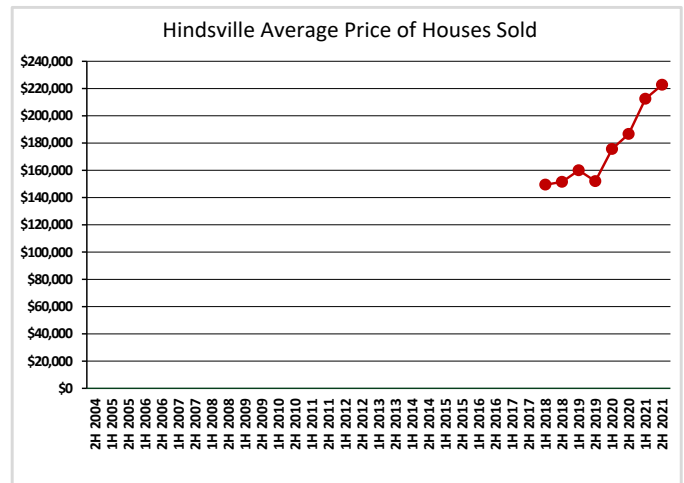
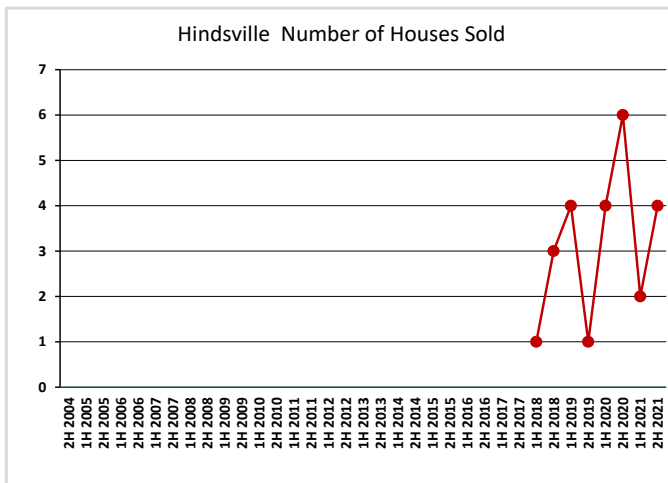
The median cost of a house in Hindsville was \$226,500.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
New Hindsville	4	100.0%	1,539	71	\$222,750	\$145.76
Hindsville Sold Houses	4	100.0%	1,539	71	\$222,750	\$145.76

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	4	100.0%	1,539	71	95.5%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Hindsville Total</b>	<b>4</b>	<b>100.0%</b>	<b>1,539</b>	<b>71</b>	<b>95.5%</b>

# Hindsville

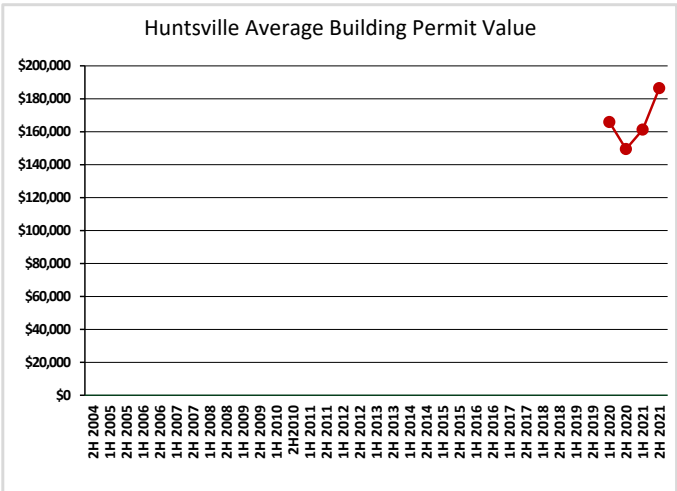
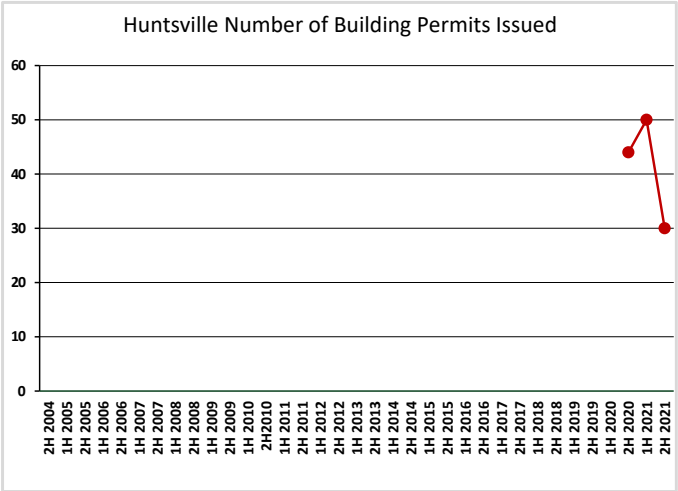
## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	6	2	4	-33.3%	100.0%
Average Price of Houses Sold	\$186,642	\$212,500	\$222,750	19.3%	4.8%
Average Days on Market	159	65	71	-55.6%	9.3%
Average Price per Square Foot	\$123.23	\$129.17	\$145.76	18.3%	12.8%
Percentage of County Sales	7.0%	2.1%	5.3%	0.0%	0.0%
Number of New Houses Sold	5	2	3	-40.0%	50.0%
Average Price of New Houses Sold	\$188,370	\$212,500	\$222,000	17.9%	4.5%
Average Days on Market of New Houses Sold	181	65	82	-54.5%	27.6%
Number of Houses Listed	0	1	2	--	100.0%
Average List Price of Houses Listed	\$0	\$220,000	\$260,160	--	18.3%

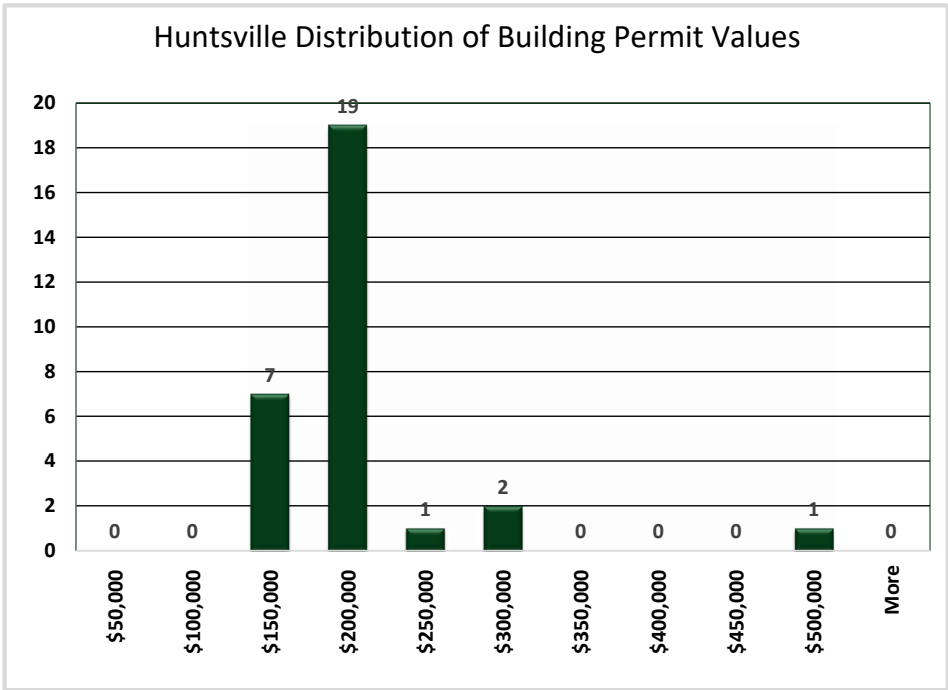
# Huntsville

## Building Permits in Selected Cities



Huntsville	% change from 1H 2021	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Residential Building Permits	44	50	30	-31.8%	-40.0%
Average Value of Residential Building Permits	\$165,833	\$161,267	\$186,445	24.8%	65.5%

Building permits in Huntsville have only been analyzed for three periods. Huntsville is the only city in Madison County which is currently collects building permits. The table below shows the breakdown of the known building permits in Huntsville for the first half of 2021.



# Huntsville Active Subdivisions

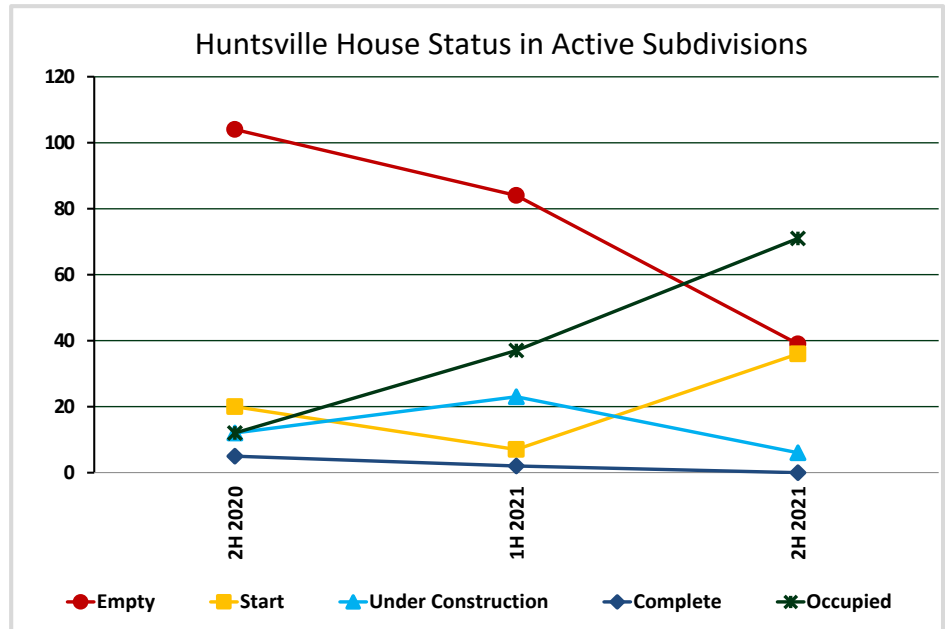
There were 152 total lots in 3 active subdivisions in Huntsville in the second half of 2021. 46.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.9 percent were under construction, 23.7 percent were starts, and 25.7 percent were empty lots.

The subdivision with the most houses under construction in Huntsville during the second half of 2021 was Cedar Bluff, Phase I with 6.

Cedar Bluff, Phase I had the most houses becoming occupied in Huntsville with 31 houses. An additional 3 houses in Highland Park, Phase II became occupied in the second half of 2021.

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

34 new houses in Huntsville became occupied in the second half of 2021. The annual absorption rate implies that there are 28.6 months of remaining inventory in active subdivisions, down from 55.2 percent in the first half of 2021.



In all 3 active subdivisions in Huntsville, absorption has occurred in the second half of 2021.

The percentage of houses occupied by owners remained relatively stable in Huntsville, at 34.8 percent in the second half of 2021.

Additionally, no new lots or subdivision received either preliminary or final approval by December 31, 2021.

47 houses were sold in Huntsville in the second half of 2021.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	34	34	6	0	53	127	31	17.4
Enclave, The	4	0	0	0	7	11	0	48.0
Highland Park, Phase II	1	2	0	0	11	14	3	5.1
<b>Huntsville Active Subdivisions</b>	<b>39</b>	<b>36</b>	<b>6</b>	<b>0</b>	<b>71</b>	<b>152</b>	<b>34</b>	<b>28.6</b>

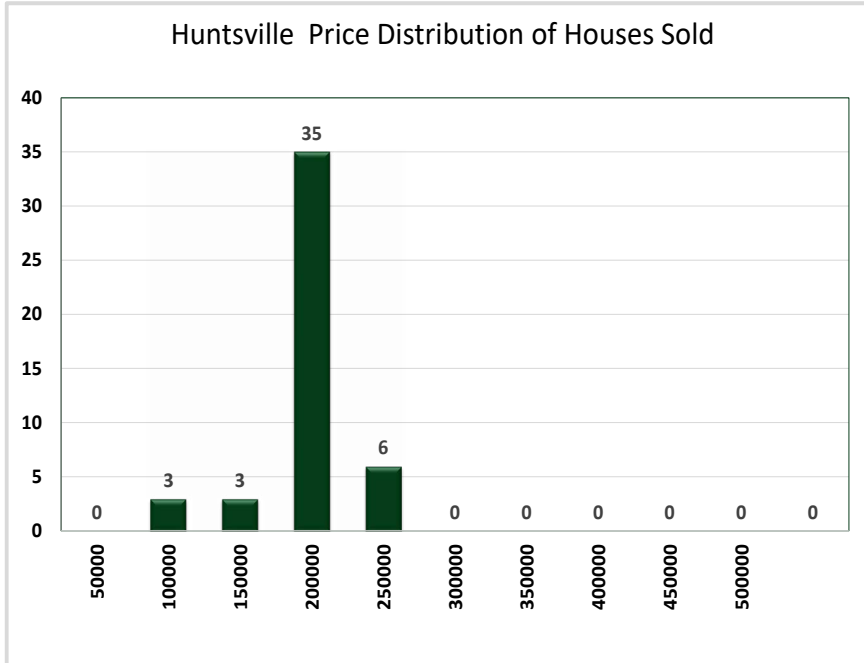
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Huntsville

## Price Distribution of Houses Sold



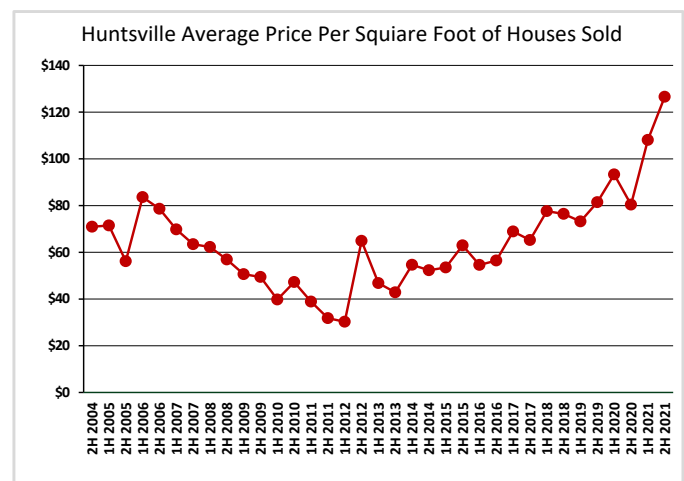
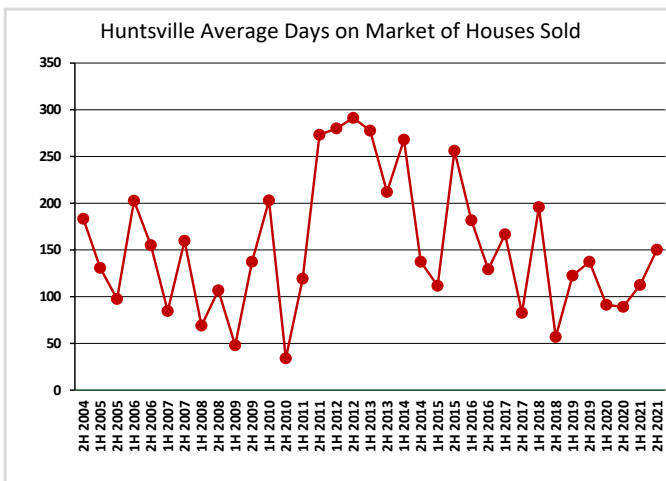
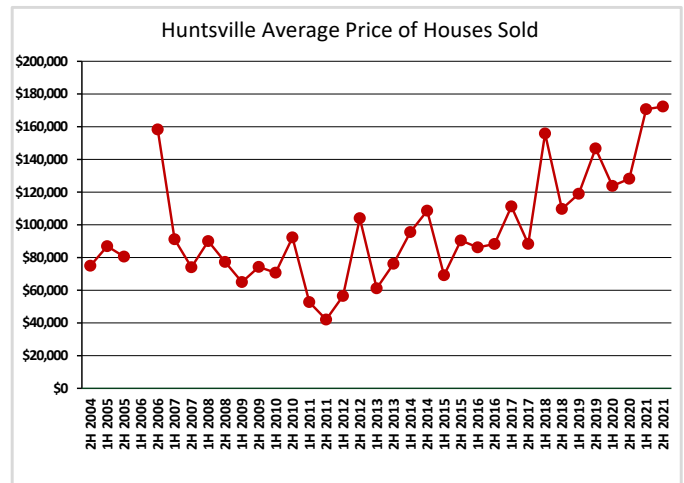
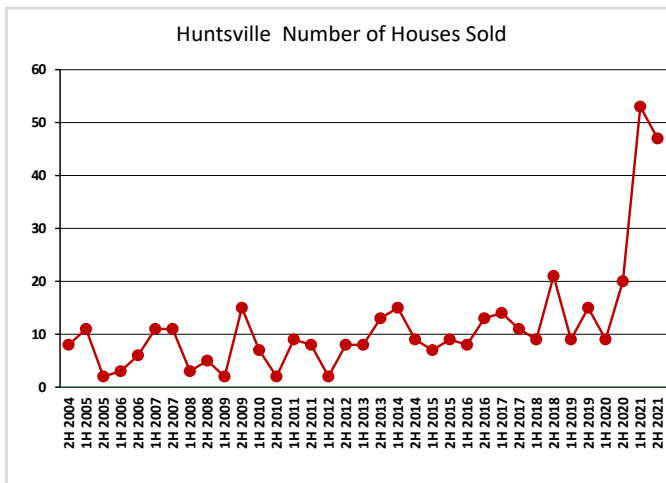
The average price of a house was \$172,285 at \$126.55 per square foot.

The median cost of a house was \$177,120.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	6.4%	832	56	86.9%
\$100,001 - \$150,000	3	6.4%	1,016	74	101.3%
\$150,001 - \$200,000	35	74.5%	1,389	154	99.7%
\$200,001 - \$250,000	6	12.8%	1,863	213	101.5%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Huntsville Total</b>	<b>47</b>	<b>100.0%</b>	<b>1,390</b>	<b>150</b>	<b>99.2%</b>

# Huntsville

## Characteristics of Houses Sold



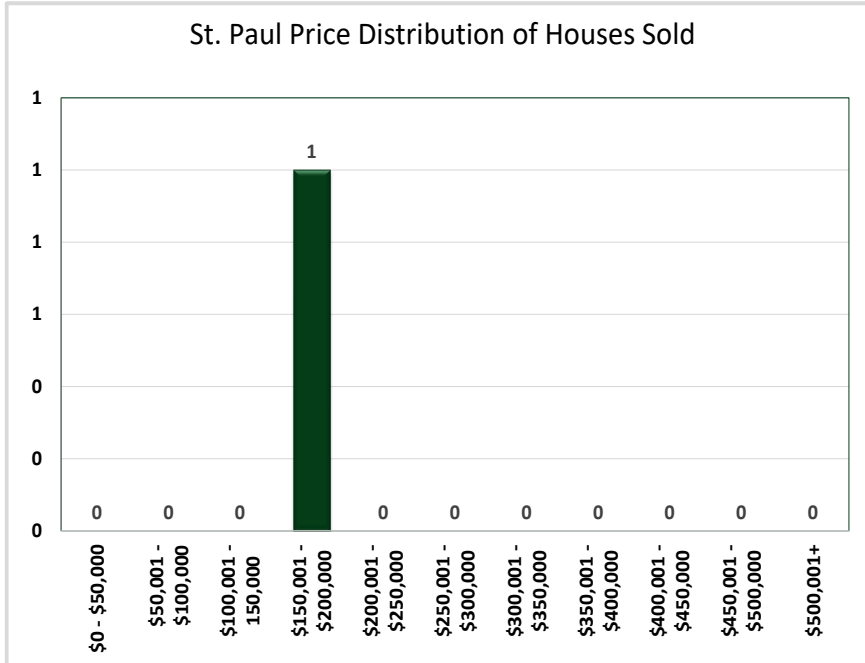
Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	20	53	47	135.0%	-11.3%
Average Price of Houses Sold	\$128,150	\$170,696	\$172,285	34.4%	0.9%
Average Days on Market	89	112	150	68.6%	33.6%
Average Price per Square Foot	\$80.39	\$108.08	\$126.55	57.4%	17.1%
Percentage of County Sales	16.0%	45.3%	47.9%	199.5%	5.8%
Number of New Houses Sold	2	37	33	1550.0%	-10.8%
Average Price of New Houses Sold	\$213,750	\$168,761	\$186,381	-12.8%	10.4%
Average Days on Market of New Houses Sold	76	130	183	142.3%	40.3%
Number of Houses Listed	11	17	8	-27.3%	-52.9%
Average List Price of Houses Listed	\$0	\$202,370	\$206,119	1.9%	-100.0%

# Huntsville

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amber Estates	1	2.1%	1,330	93	\$164,000	\$123.31
Cedar Bluff	32	68.1%	1,516	188	\$186,115	\$125.85
Dogwood	2	4.3%	1,296	55	\$164,950	\$127.35
East Heights	1	2.1%	1,112	81	\$135,000	\$121.40
Highland Park	1	2.1%	1,430	33	\$194,900	\$136.29
Huntsville City	4	8.5%	868	89	\$128,100	\$144.47
Huntsville Hills	1	2.1%	1,614	92	\$167,000	\$103.47
Polk	1	2.1%	1,000	98	\$140,000	\$140.00
Rockwood Heights	1	2.1%	1,308	58	\$161,000	\$123.09
Warren	1	2.1%	1,032	89	\$155,000	\$150.19
Other	2	4.3%	972	25	\$91,250	\$95.01
<b>Huntsville Sold Houses</b>	<b>47</b>	<b>100.0%</b>	<b>1,390</b>	<b>150</b>	<b>\$172,285</b>	<b>\$126.55</b>

# St. Paul Price Distribution of Houses Sold



1 house was sold in St. Paul at \$20,000 in the second half of 2021.

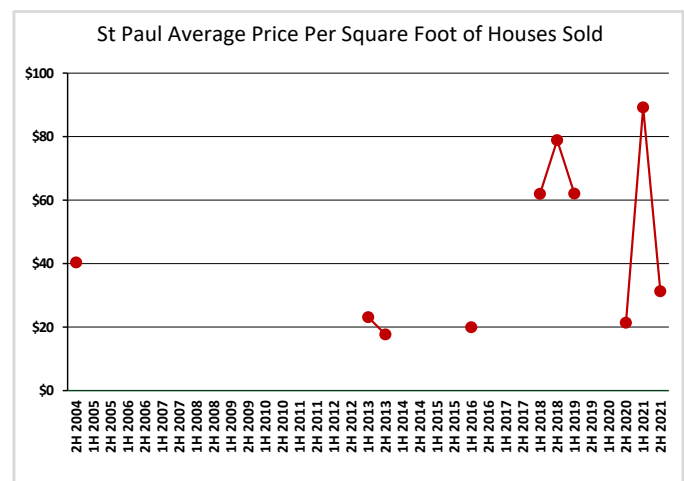
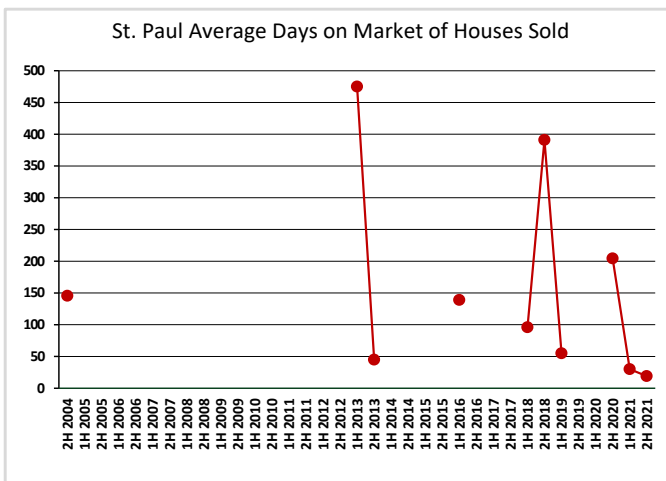
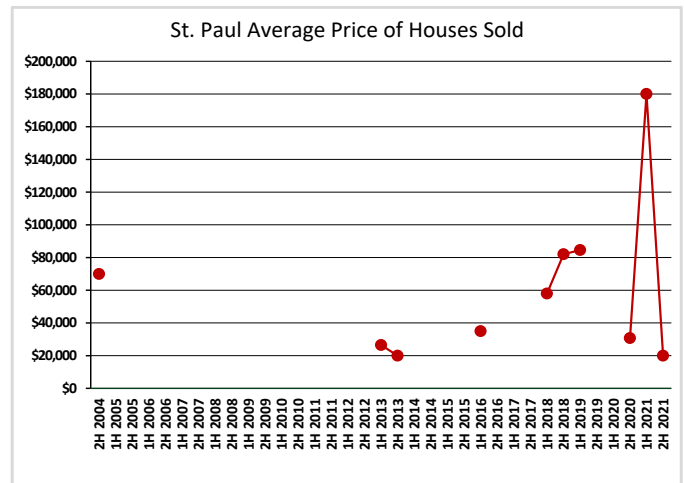
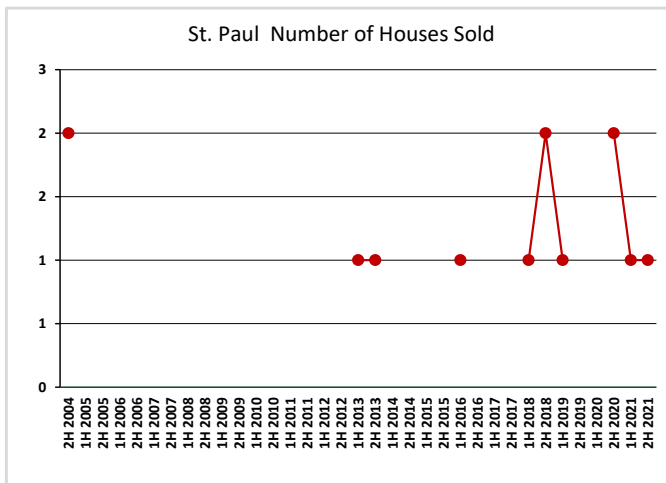
The average cost per square feet was \$31.25.

The median price of a house in St Paul was \$20,000.

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
St Paul City	1	100.0%	640	19	\$20,000	\$31.25
St. Paul Sold Houses	1	100.0%	640	19	\$20,000	\$31.25

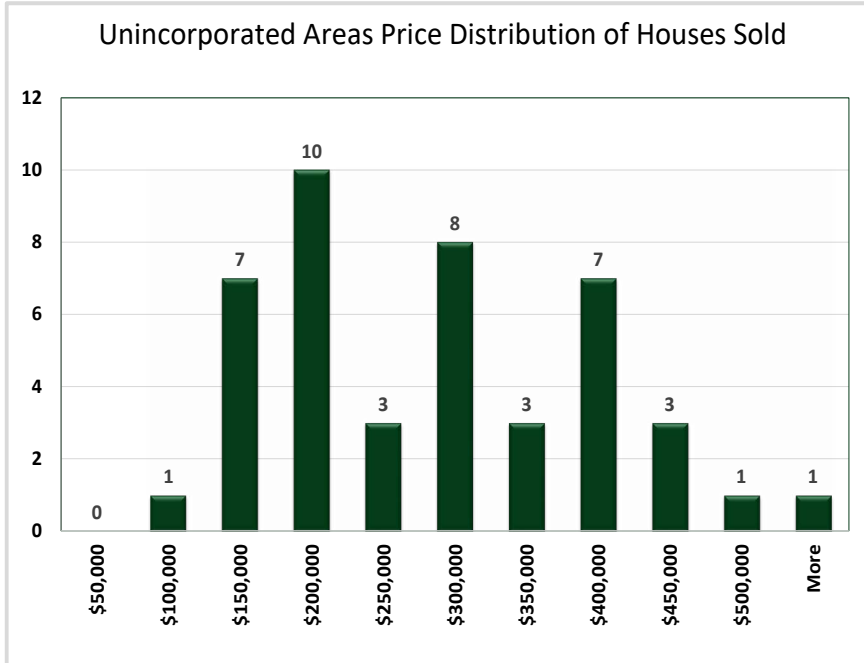
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	100.0%	640	19	80.0%
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>St. Paul Total</b>	<b>1</b>	<b>100.0%</b>	<b>640</b>	<b>19</b>	<b>80.0%</b>

# St. Paul Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	2	1	1	-50.0%	0.0%
Average Price of Houses Sold	\$30,750	\$180,000	\$20,000	-35.0%	-88.9%
Average Days on Market	205	30	19	-90.7%	-36.7%
Average Price per Square Foot	\$21.35	\$89.20	\$31.25	46.3%	-65.0%
Percentage of County Sales	0.4%	0.9%	0.1%	-69.2%	-86.9%
Number of New Houses Sold	0	0	0	--	--
Average Price of New Houses Sold	--	--	--	--	--
Average Days on Market of New Houses Sold	--	--	--	--	--
Number of Houses Listed	0	0	0	--	--
Average List Price of Houses Listed	\$0.00	\$0.00	\$0.00	--	--

# Unincorporated Areas Madison Price Distribution of Houses Sold



44 houses were sold in Unincorporated Areas in Madison County in the first half of 2021.

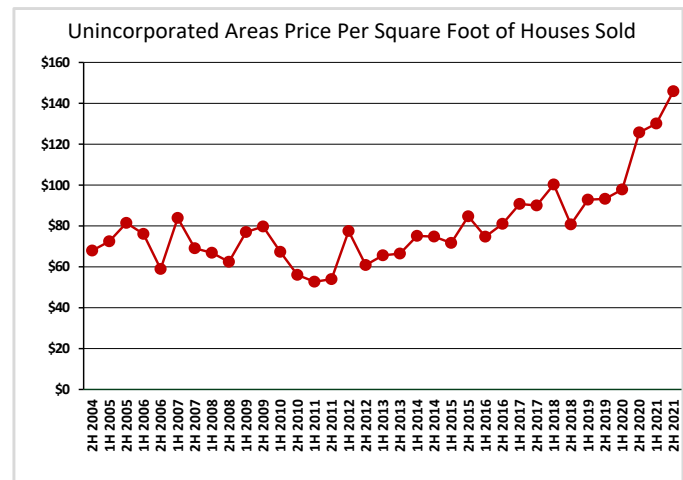
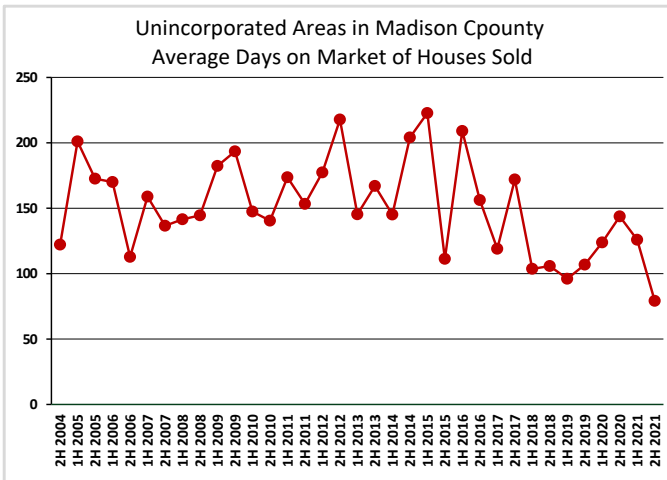
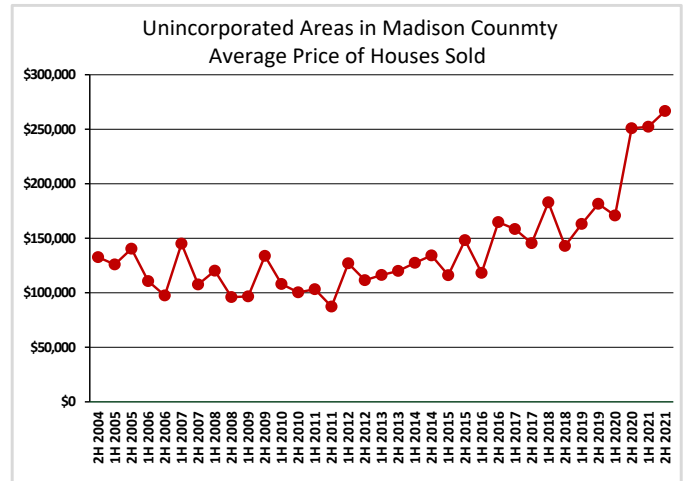
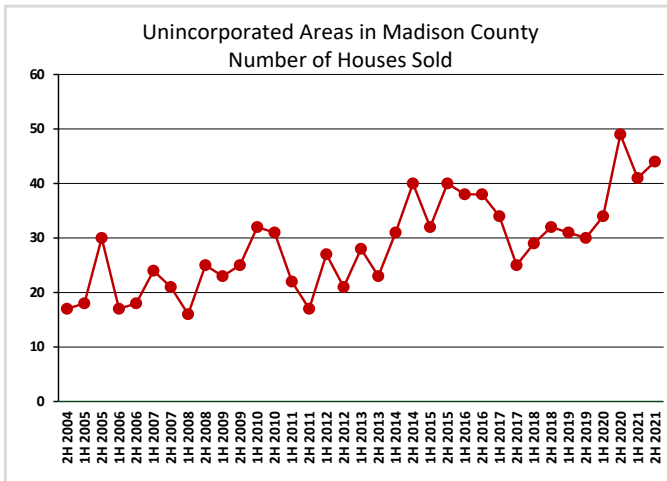
The average price of a house was \$266,709 at \$145.87 per square foot.

The median cost of a house was \$263,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	2.3%	1,250	43	100.0%
\$100,001 - \$150,000	7	15.9%	1,161	79	101.6%
\$150,001 - \$200,000	10	22.7%	1,472	81	95.9%
\$200,001 - \$250,000	3	6.8%	2,127	57	93.6%
\$250,001 - \$300,000	8	18.2%	1,583	80	97.7%
\$300,001 - \$350,000	3	6.8%	1,799	61	97.5%
\$350,001 - \$400,000	7	15.9%	2,291	79	101.4%
\$400,001 - \$450,000	3	6.8%	3,348	144	96.6%
\$450,001 - \$500,000	1	2.3%	2,421	40	98.0%
\$500,001+	1	2.3%	4,659	65	99.2%
<b>No City MC Total</b>	<b>44</b>	<b>100.0%</b>	<b>1,857</b>	<b>79</b>	<b>98.2%</b>

# Unincorporated Areas Madison County

## Characteristics of Houses Sold



Sold Characteristics	2H 2020	1H 2021	2H 2021	% change from 2H 2020	% change from 1H 2021
Number of Houses Sold	49	41	44	-10.2%	7.3%
Average Price of Houses Sold	\$250,890	\$252,200	\$266,709	6.3%	5.8%
Average Days on Market	144	126	79	-45.0%	-37.1%
Average Price per Square Foot	\$125.72	\$130.12	\$145.87	16.0%	12.1%
Percentage of County Sales	76.7%	51.7%	69.4%	-9.5%	34.1%
Number of New Houses Sold	0	0	1	--	--
Average Price of New Houses Sold	--	--	\$189,000	--	--
Average Days on Market of New Houses Sold	--	--	59	--	--
Number of Houses Listed	13	17	8	-38.5%	-52.9%
Average List Price of Houses Listed	\$295,039	\$271,782	\$270,400	-0.5%	-100.0%

# Unincorporated Areas in Madison County

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Cloud 9 Sky High Ranches	1	2.3%	3,748	112	\$440,000	\$117.40
Enclave	1	2.3%	4,659	65	\$640,000	\$137.37
Hocks Creek Estate	1	2.3%	1,672	0	\$256,000	\$153.11
Johnson Hills	1	2.3%	2,148	54	\$305,000	\$141.99
Oakridge Estates	1	2.3%	1,200	59	\$189,000	\$157.50
Other	39	88.6%	1,751	82	\$253,979	\$146.43
Pettigrew Hamilton	1	2.4%	1,680	213	\$127,500	\$75.89
Other	34	82.9%	2,000	115	\$248,403	\$127.89
<b>Unincorporated MC</b>	<b>44</b>	<b>100.0%</b>	<b>1,857</b>	<b>79</b>	<b>\$266,709</b>	<b>\$145.87</b>