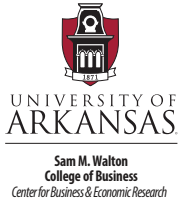




# THE SKYLINE REPORT

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## Second Half of 2015 February 2016

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## Residential Real Estate Market Summary for Benton and Washington Counties

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

### Highlights from the Second Half of 2015

- There were 1,196 building permits issued in Benton and Washington counties from July 1 to December 31, 2015. Benton County accounted for 799 of the residential building permits, while Washington County accounted for 397.
- 27,293 lots were in the 377 active subdivisions identified by Skyline Report researchers in the second half of 2015.
- In 98 out of the 377 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the second half of 2015, 1,144 new houses in active subdivisions became occupied, up 6.7 percent from 1,072 in the first half of 2015.
- Using the absorption rate from the past twelve months implies that there was a 48.3 month supply of remaining lots in active subdivisions in Northwest Arkansas in the second half of 2015.
- An additional 5,113 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 76.0 months of inventory in the second half of 2015.
- According to the Assessors' databases, 63.2 percent of houses in Benton County and 62.0 percent of houses in Washington County were owner-occupied.
- From July 1 to December 31, 2015 there were 4,257 houses sold in Benton and Washington counties. This is an increase of 15.3 percent from the 3,691 sold in the same time period in the previous year.
- The Bentonville School District accounted for 31.7 percent of the houses sold in the region, while the Rogers School District accounted for 17.7 percent. The Fayetteville and Springdale School Districts accounted for 16.4 percent and 14.9 percent, respectively.
- There were 2,508 houses listed for sale in the MLS database as of December 31, 2015 at an average list price of \$299,083.

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# Report Structure

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

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the second half of 2013 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions still ongoing concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were in-

cluded in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2013 to 2015. The number of houses listed for sale in the MLS database as of December 31, 2015 and their average list prices were also reported.

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

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

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

the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2015 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the Washington County second half of 2015 results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

# Economic Overview

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

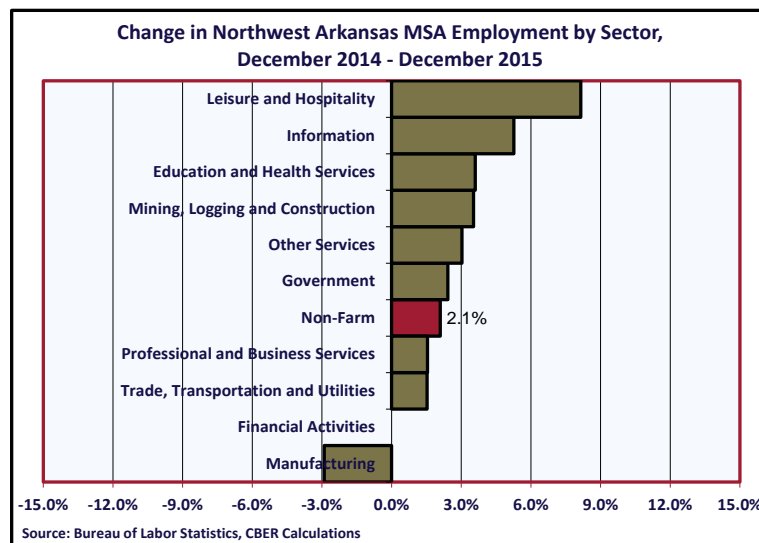
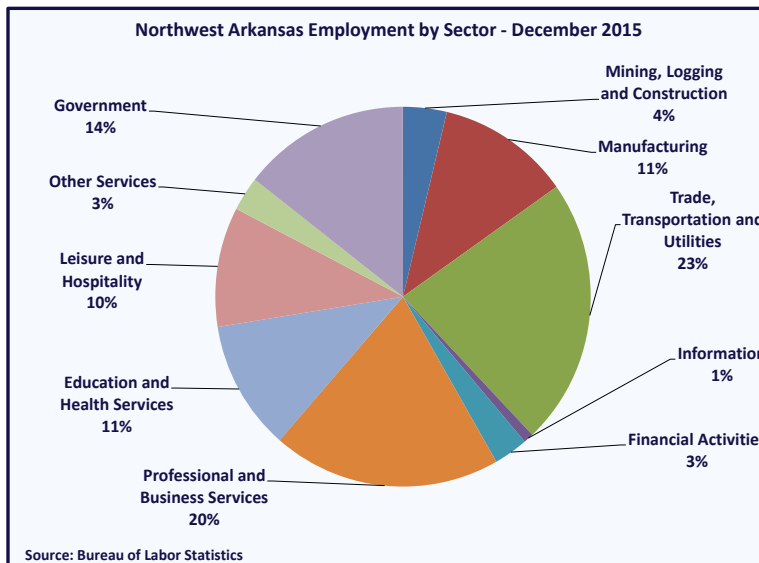
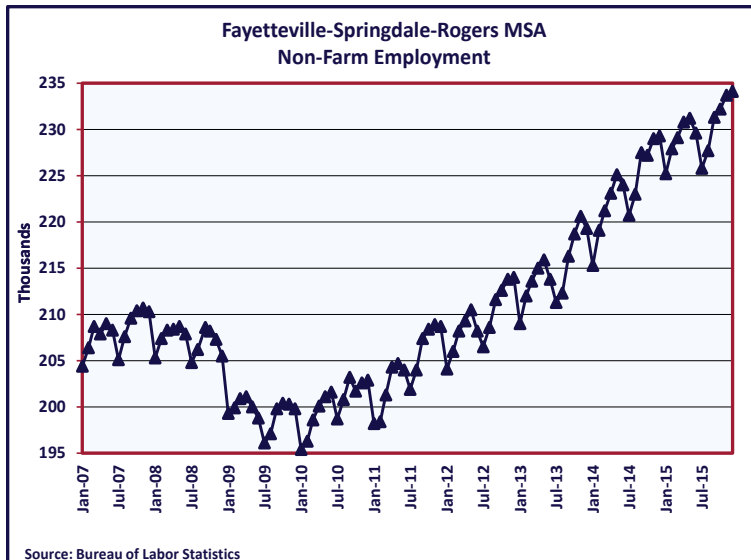
## Gross Domestic Product

In the fourth quarter of 2015, real GDP increased by 0.7 percent according to estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 2.0 percent in the third quarter of 2015. The increase in real GDP in the fourth quarter primarily reflected positive contributions from personal consumption expenditures (PCE), residential fixed investment, and federal government spending that were partly offset by negative contributions from private inventory investment, exports, and nonresidential fixed investment. 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 234,100 in December 2015, up 2.1 percent from December 2014. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 3.7 percent in December 2015. This is down from the December 2014 rate of 4.0 percent. The unemployment rate has remained under 5.0 percent since July of 2014. The unemployment rate in Northwest Arkansas continues to be lower than both the state (4.6 percent) and national (4.8 percent) unadjusted 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 2015 Fayetteville-Springdale-Rogers MSA



# Economic Overview

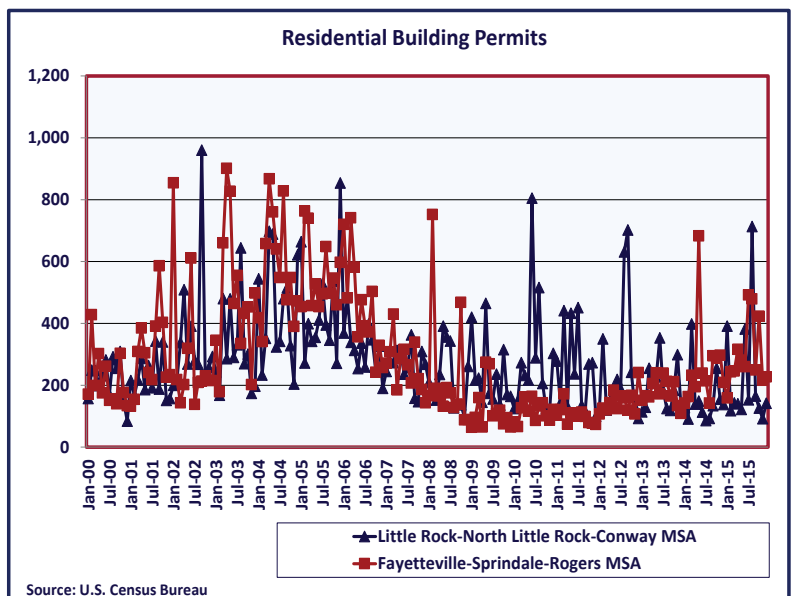
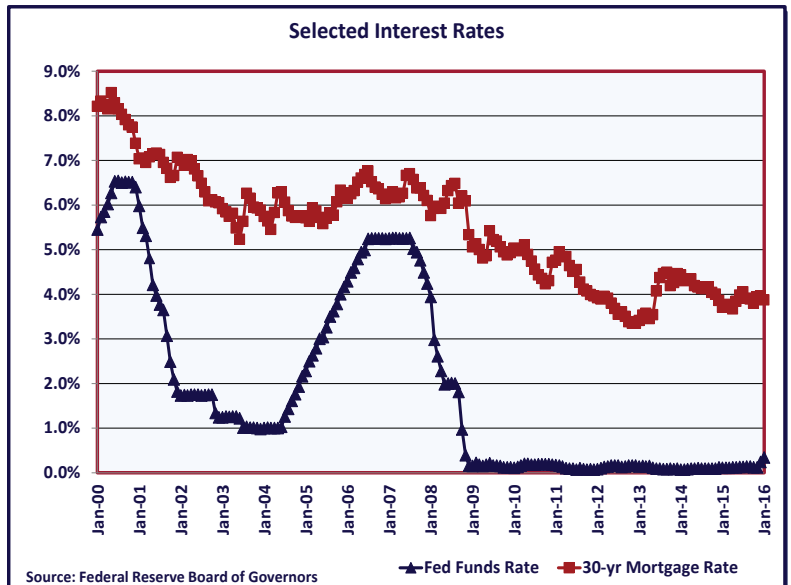
employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (23 percent) in Northwest Arkansas followed by professional and business services (20 percent), government (14 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (10 percent). The other figure (on the previous page) shows the annual percentage change in the metro area's employment by sector from December 2014 to December 2015. Total nonfarm employment increased by 2.1 percent during that time. Employment in leisure and hospitality, information, education and health services, mining, logging, and construction, other services and government grew more quickly than 2.1 percent, while trade, transportation, and utilities professional and business services grew at a slower pace. Financial services remained unchanged while manufacturing declined from December 2014 to December 2015.

## Interest Rates

The Federal Funds rate averaged 0.34 percent in January 2016. The ten year constant maturity Treasury bill had an interest rate of 1.9 percent in January 2016, down from 2.0 percent in December 2015. Near zero (but, positive after lift-off) short-term rates continue to cause the positive spread between the ten year rate and the fed rate. The Federal Reserve Open Market Committee decided to maintain the target range for the federal funds rate at 1/4 to 1/2 percent. The stance of monetary policy remains accommodative, thereby supporting further improvement in labor market conditions and a return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2000.

## Residential Construction

The U.S Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in December were at a seasonally adjusted an-



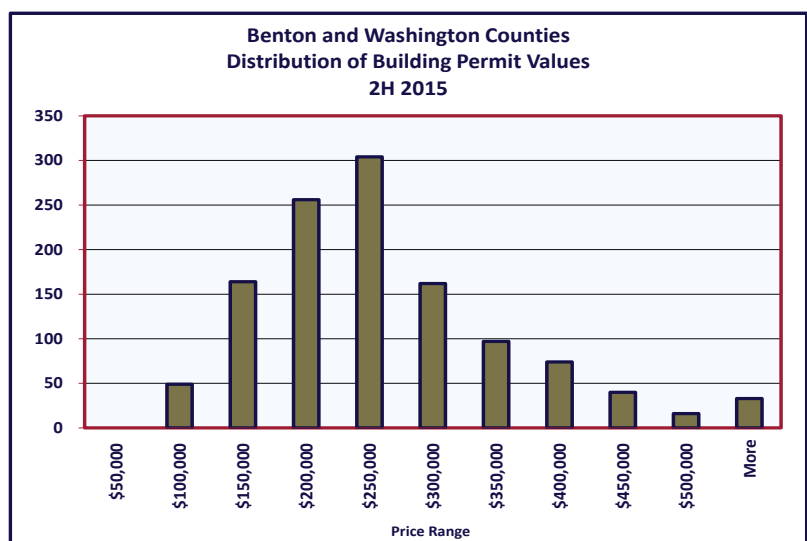
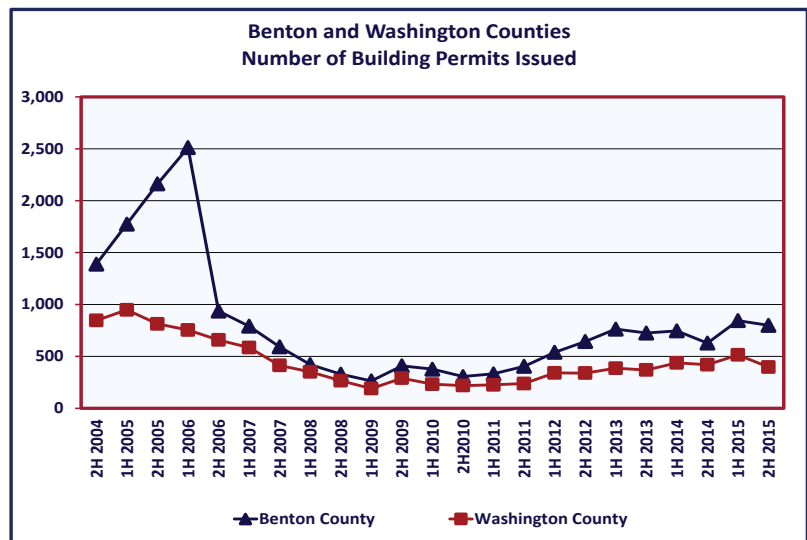
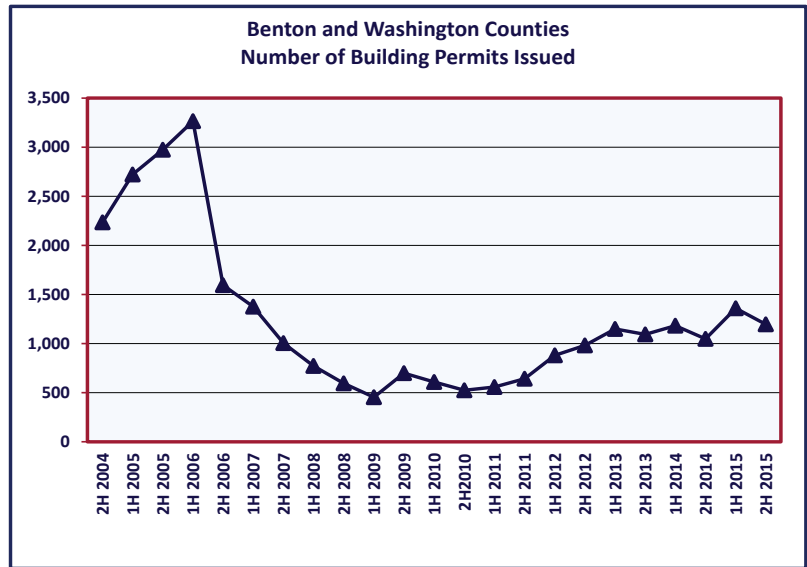
nuan rate of 1,232,000. This is 3.9 percent below the revised November rate of 1,282,000, but is 14.4 percent above the December 2014 estimate of 1,077,000. The National Association of Realtors reports national existing-home sales. Existing-home sales increased 14.7 percent to a seasonally adjusted annual rate of 5.46 million in December from 4.76 million in November. After December's, the largest monthly increase ever posted, sales are now 7.7 percent above a year ago.

# Regional Housing Market

## Regional Housing Market Summary

There were 1,196 building permits issued in Benton and Washington counties from July 1 to December 31, 2015. This number is 14.1 percent higher than the 1,048 building permits issued during the same period in 2014. Benton County accounted for 799 of the residential building permits, while Washington County accounted for 397. The average value of all building permits in Northwest Arkansas from July 1 to December 31, 2015 was \$238,907, down 3.7 percent from the average value of \$248,080 during the same time period in 2014. The most active value range for building permits was the \$200,001 to \$250,000 range with 307, but there were 260 building permits issued in the \$150,001 to \$200,000 range as well. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

27,293 lots were in the 377 active subdivisions identified by Skyline Report researchers in the second half of 2015. Of these lots, 7,670 were classified as empty, 140 were classified as starts, 865 were classified as being under construction, 245 were classified as complete, but unoccupied, and 18,373 were classified as occupied. In 98 out of the 377 active subdivisions, no new construction or progress in existing construction has occurred during the last year. During the second half of 2015, 1,144 new houses in active subdivisions became occupied, up 6.7 percent from the 1,072 in the first half of 2015. Using the absorption rate from the past twelve months implied that there was a 48.3 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2015. When the remaining second half inventory is examined on a county-by-county basis, Benton County had 45.4 months of remaining lot inventory and Washington County had 54.0 months of remaining inven-





# Regional Housing Market

tory in active subdivisions. Meanwhile, in 107 out of the 377 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Cave Springs, Centerton, Decatur, Gentry, Lowell, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Prairie Grove, Springdale, and West Fork, as well as for Benton and Washington counties (no city divisions), a list of subdivisions that have received either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots, was compiled. For this period's Skyline Report, subdivisions with preliminary approval prior to the second half of 2013 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed.

In the Bentonville pipeline, there were 647 lots in 14 subdivisions reported as either preliminary or finally approved. In Centerton, 12 subdivisions were planned with 730 lots. The Rogers planning commission had approved 13 subdivisions with 856 lots. There were 224 coming lots in 8 subdivisions in Siloam Springs. Cave Springs had 144 lots coming in 2 subdivisions. The cities of Bethel Heights, Highfill, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 693 lots in 11 subdivisions. Fayetteville and Springdale had in their pipelines 963 lots in 23 subdivisions and 297 lots in 5 subdivisions, respectively, while Prairie Grove had 190 lots in 1 subdivision. The cities of Elm Springs, Farmington, Goshen, Tontitown, West Fork, and subdivisions in unincorporated areas of Washington County accounted for an additional 369 approved

## Benton and Washington Counties Number and Average Value of Residential Building Permits Second Half of 2015

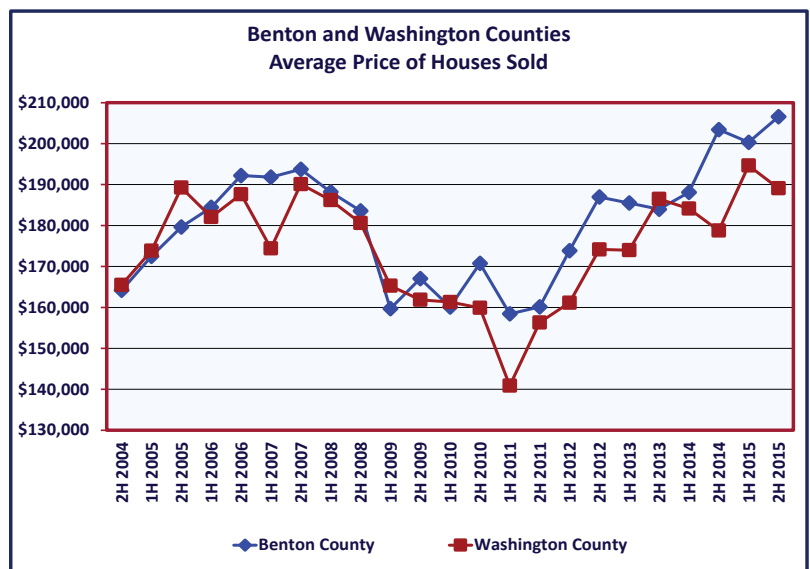
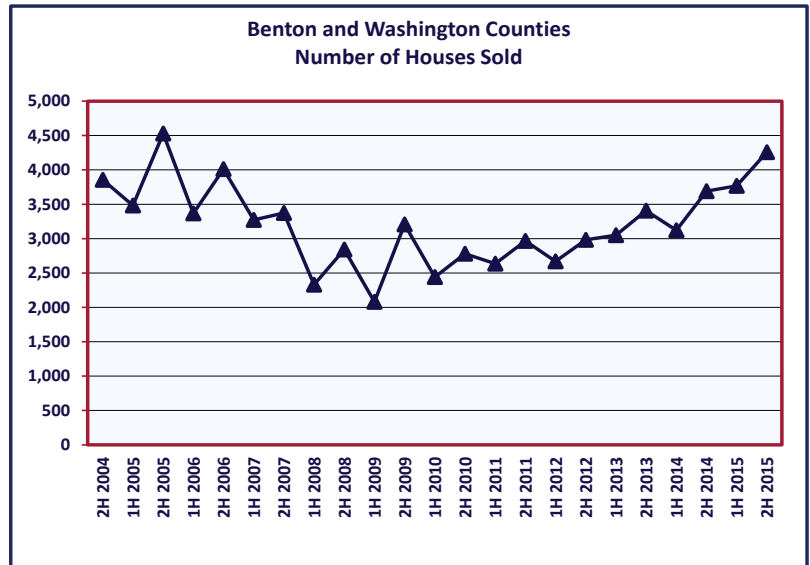
City	2H 2015 Number of Building Permits	2H 2014 Number of Building Permits	2H 2015 Average Value of Building Permits	2H 2014 Average Value of Building Permits
Bella Vista	41	27	\$269,261	\$292,407
Bentonville	217	233	\$305,552	\$290,790
Bethel Heights	7	1	\$95,034	\$85,000
Cave Springs	77	55	\$192,018	\$171,973
Centerton	139	132	\$277,203	\$268,459
Decatur	0	0	--	--
Elkins	8	7	\$100,423	\$103,440
Elm Springs	19	12	\$237,933	\$268,412
Farmington	12	27	\$373,083	\$374,296
Fayetteville	159	206	\$254,309	\$226,711
Gentry	3	6	\$128,333	\$76,500
Goshen	19	22	\$279,948	\$264,955
Gravette	5	2	\$178,030	\$127,500
Greenland	0	0	--	--
Johnson	6	11	\$568,684	\$475,184
Lincoln	0	0	--	--
Little Flock	1	1	\$250,000	\$250,000
Lowell	72	20	\$219,336	\$273,262
Pea Ridge	21	12	\$127,804	\$126,937
Prairie Grove	21	24	\$113,752	\$109,570
Rogers	196	128	\$171,257	\$202,499
Siloam Springs	20	11	\$127,772	\$143,364
Springdale	141	98	\$240,524	\$258,458
Tontitown	11	11	\$252,152	\$350,579
West Fork	1	2	\$240,000	\$142,500
<b>Northwest Arkansas</b>	<b>1,196</b>	<b>1,048</b>	<b>\$238,907</b>	<b>\$248,080</b>

lots in 8 subdivisions. In total, there were 5,113 lots approved within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 76.0 months of inventory in Northwest Arkansas. However, this should be viewed as a worst case scenario as many of the projects with approval may be significantly delayed or changed before becoming active.

From July 1 to December 31, 2015 there were 4,257 houses sold in Benton and Washington counties. This is an increase of 15.3 percent from the same period in the previous year. There were 2,508 houses listed for sale in the MLS database as of December 31, 2015 at an average list price of \$299,083. In the second half of 2015 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in Benton County but not in Washington County, as compared to the first

# Regional Housing Market

half of 2015. In Benton County, average sales prices increased by 3.1 percent during the second half of 2015 to \$206,575. The median house price increased to \$169,000 during the second half of 2015. In Washington County, the average price of houses sold decreased by 2.9 percent during the second half of 2015 to an average of \$189,093. The median house price in Washington County decreased by 0.9 percent to \$163,000 in the second half of 2015. In per square foot terms, average Benton County prices increased 4.3 percent to \$93.60 and average Washington County prices increased 1.7 percent to \$94.75 from the first half of 2015 to the second half of 2015. Out of the 4,257 houses sold in the second half of 2015, 855 were new construction. These newly constructed houses had average sale prices that were 130.3 percent and 111.9 percent of the overall Benton and Washington county average prices, respectively.



# Regional Housing Market

## Benton and Washington Counties Sold House Characteristics by School District Second Half of 2015

School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Regional Sales
Bentonville	\$231,216	\$99.35	112	1,351	31.7%
Decatur	\$91,260	\$55.70	126	10	0.2%
Elkins	\$147,361	\$85.48	127	32	0.8%
Farmington	\$185,874	\$95.53	103	117	2.8%
Fayetteville	\$213,550	\$105.64	104	697	16.4%
Garfield	--	--	--	--	--
Gentry	\$118,095	\$69.71	133	46	1.1%
Gravette	\$184,398	\$88.00	136	213	5.0%
Greenland	\$164,912	\$75.56	145	22	0.5%
Lincoln	\$98,443	\$61.40	177	23	0.5%
Mountainburg	--	--	--	--	--
Pea Ridge	\$150,319	\$83.04	118	71	1.7%
Prairie Grove	\$154,915	\$85.90	133	110	2.6%
Rogers	\$198,544	\$91.73	114	755	17.7%
Siloam Springs	\$132,584	\$76.42	120	152	3.6%
Springdale	\$174,887	\$86.75	116	634	14.9%
West Fork	\$117,808	\$75.24	95	24	0.6%
<b>NWA</b>	<b>\$199,828</b>	<b>\$94.05</b>	<b>114</b>	<b>4,257</b>	<b>100.0%</b>





# Benton County

## Building Permits

From July 1, 2015 to December 31, 2015 there were 799 residential building permits issued in Benton County. The total was 27.2 percent higher than the second half of 2014 total of 628 residential building permits. The average value of the Benton County building permits was \$234,605 in the second half of 2015, 5.6 percent lower than the average value of \$248,533 in the second half of 2014. About 43.3 percent of the second half building permits were valued between \$200,001 and \$299,999, with 35.7 percent valued higher than \$300,000 and 21.0 percent lower than \$199,999. In Benton County, the dominant building permit value points were between \$150,001 and \$250,000.

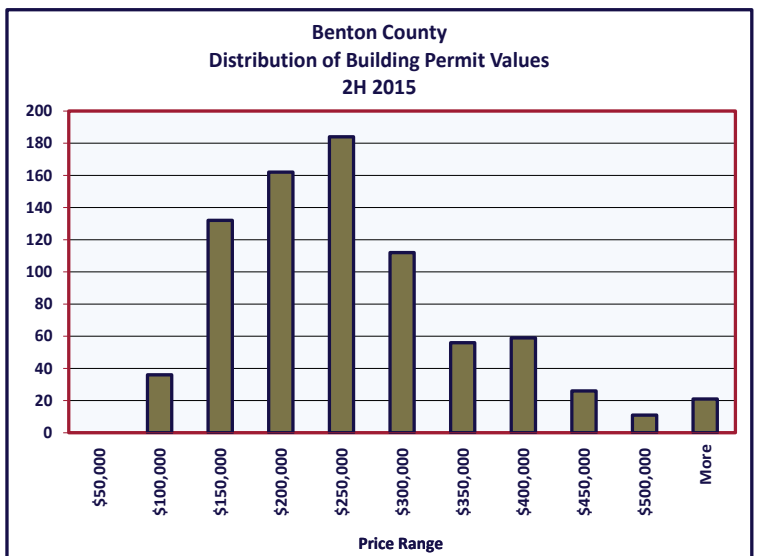
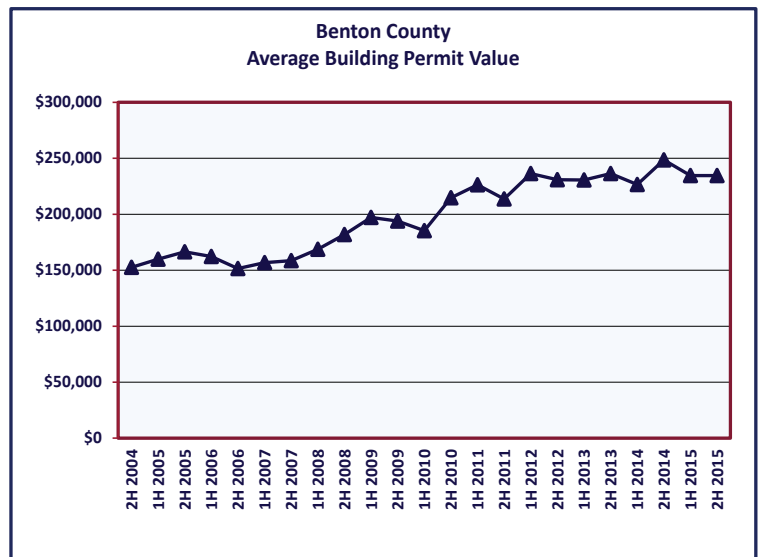
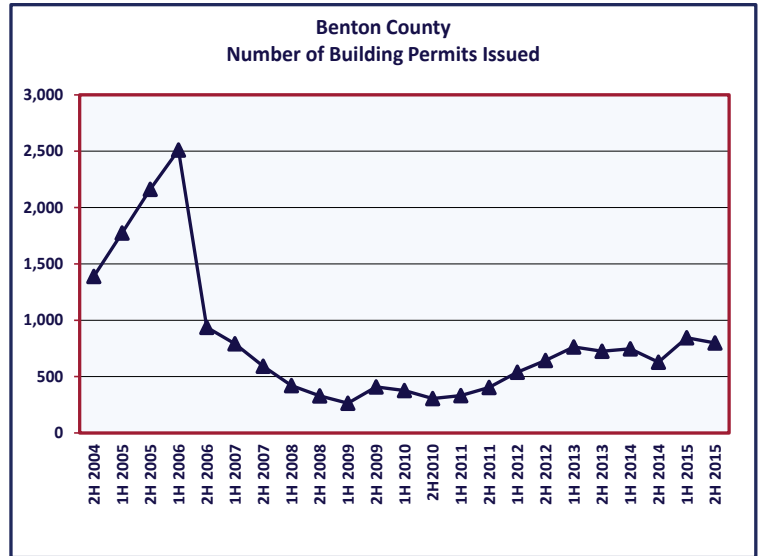
Bentonville accounted for 27.2 percent of the residential building permits in Benton County. Rogers and Centerton accounted for 24.5 and 17.4 percent of the Benton County residential building permits, respectively. The remaining 30.9 percent were from other small cities in the county.

From the second half of 2014 to the second half of 2015, the number of building permits issued increased in Bella Vista, Bethel Heights, Cave Springs, Centerton, Gravette, Lowell, Pea Ridge, Rogers, and Siloam Springs. The number of permits decreased in Bentonville and Gentry, and remained the same in Decatur and Little Flock.

## Subdivisions

There were 17,018 total lots in 210 active subdivisions in Benton County in the second half of 2015. Within the active subdivisions, 25.4 percent of the lots were empty, 0.4 percent were starts, 3.2 percent were under construction, 0.9 percent were complete but unoccupied houses, and 70.1 percent were occupied houses. In the second half of 2015, Bentonville had the most empty lots, starts, and occupied houses.

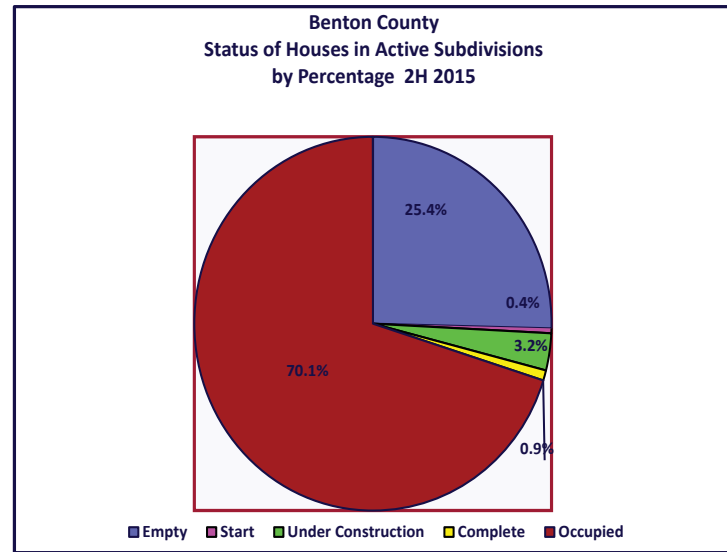
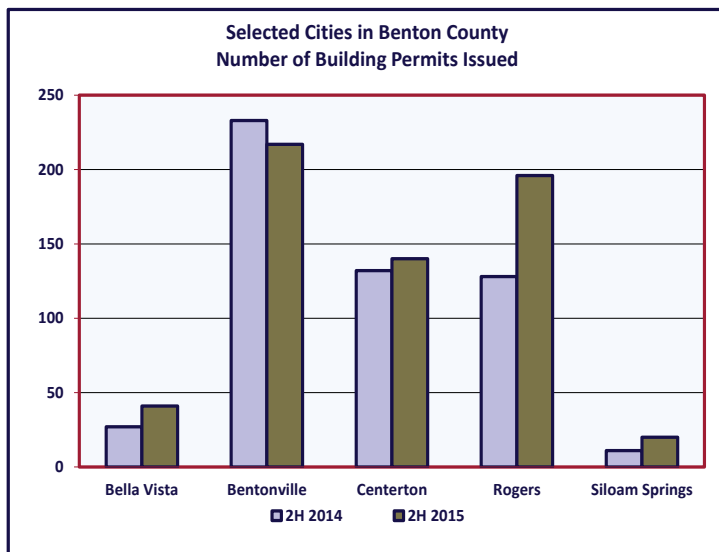
During the second half of 2015, the most active subdivisions in terms of houses under construction were Versailles and Tamarron in Centerton, both with 21. These top subdivisions for new construction were also among the most active in the first half of 2015. Meanwhile, no new construction or progress in existing construction occurred in the last year in 57 out of 210 subdivisions in Benton County.



# Benton County

## Benton County Residential Building Permit Values by City Second Half of 2015

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2015 Total	2H 2014 Total
Bella Vista	0	0	0	6	14	12	5	1	1	0	2	41	27
Bentonville	0	1	4	17	50	40	35	40	17	5	8	217	233
Bethel Heights	0	5	2	0	0	0	0	0	0	0	0	7	1
Cave Springs	0	18	10	17	14	7	4	2	4	1	0	77	55
Centerton	0	0	5	35	33	26	6	14	4	5	11	139	132
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	0
Gentry	0	0	3	0	0	0	0	0	0	0	0	3	6
Gravette	0	1	1	2	1	0	0	0	0	0	0	5	2
Little Flock	0	0	0	0	1	0	0	0	0	0	0	1	1
Lowell	0	0	0	25	36	8	2	1	0	0	0	72	20
Pea Ridge	0	3	14	2	1	1	0	0	0	0	0	21	12
Rogers	0	2	84	55	33	17	4	1	0	0	0	196	128
Siloam Springs	0	6	9	3	1	1	0	0	0	0	0	20	11
<b>Benton County</b>	<b>0</b>	<b>36</b>	<b>132</b>	<b>162</b>	<b>184</b>	<b>112</b>	<b>56</b>	<b>59</b>	<b>26</b>	<b>11</b>	<b>21</b>	<b>799</b>	<b>628</b>



# Benton County

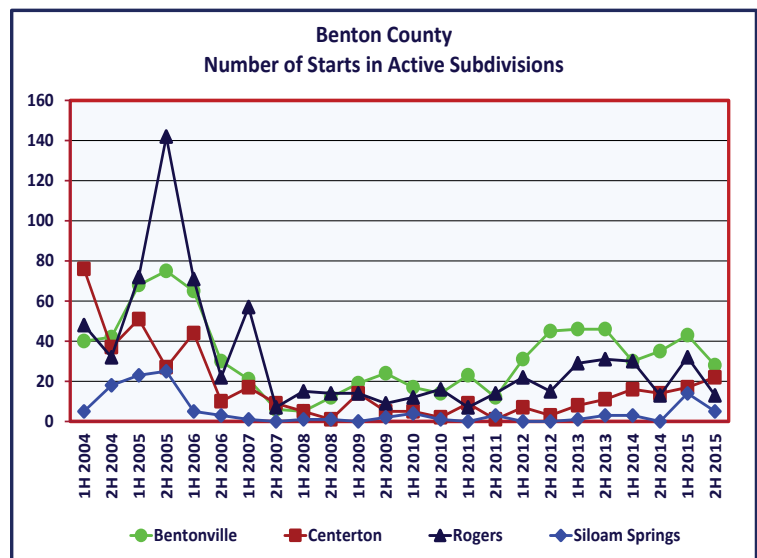
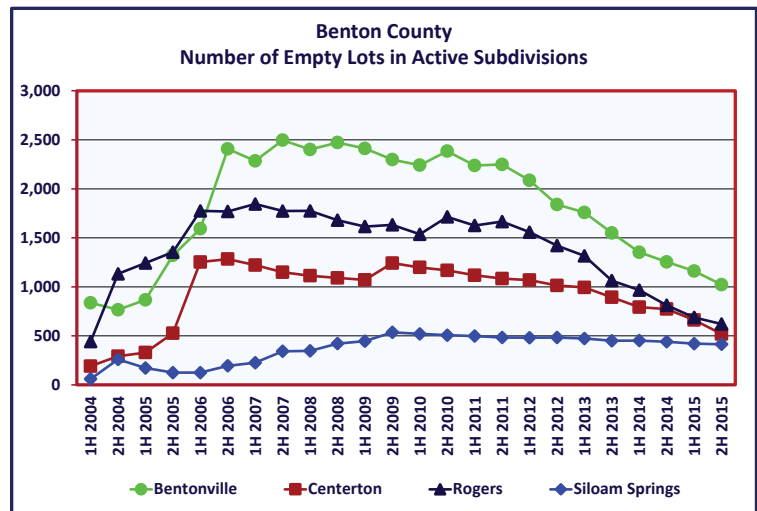
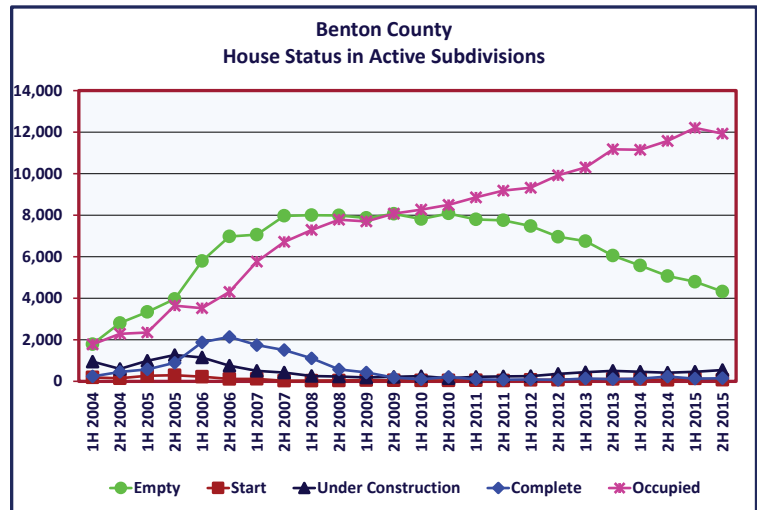
In the second half of 2015, there were 671 lots that became occupied, or 2 fewer absorbed houses than in the first half of 2015. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 45.4 months of lot inventory at the end of the second half of 2015. This is down from the 49.6 months of inventory at the end of the first half of 2015. Overall, in 52 out of 210 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the second half of 2015, there were 3,294 lots in 60 subdivisions in Benton County that had received approval. Bentonville accounted for 19.6 percent of the coming lots, Centerton accounted for 22.2 percent, Rogers accounted for 26.0 percent, and Siloam Springs accounted for 6.8 percent of the coming lots. Other small cities in Benton County accounted for the remaining 25.4 percent of coming lots.

In addition, Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2009 to 2015 are provided in this report. The percentage of houses occupied by owners decreased from 68.3 percent in 2009 to 63.2 percent in the second half of 2015.

## Sales of Existing Houses

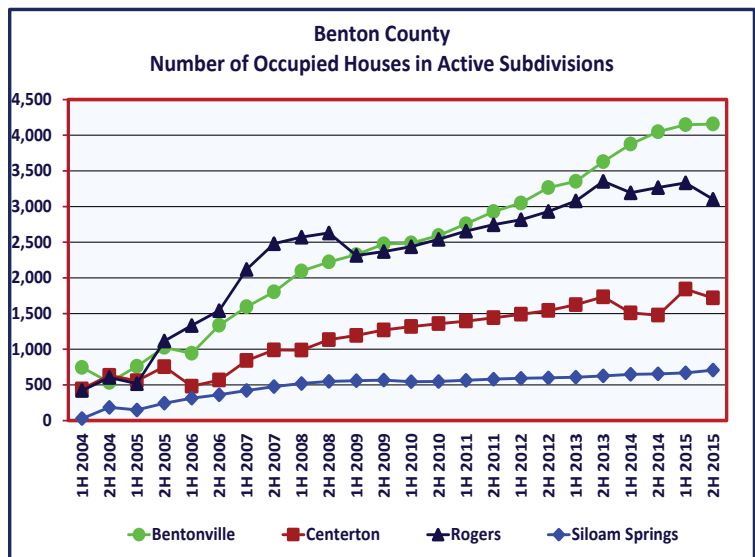
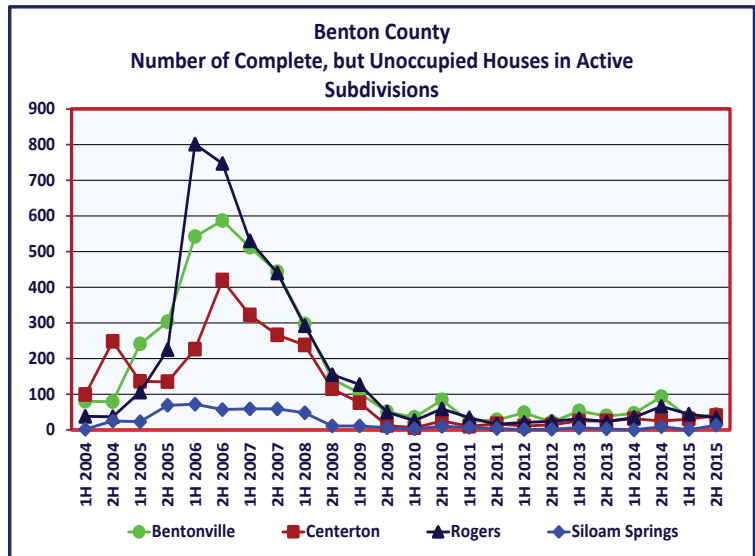
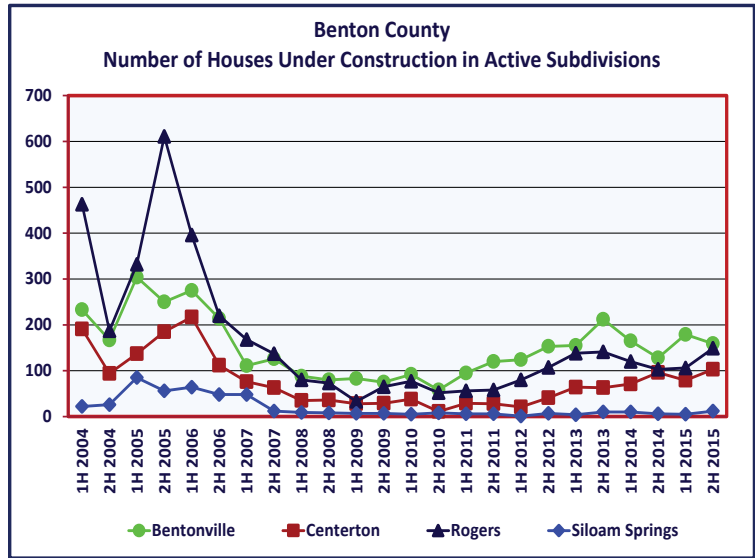
By examining house sales in the second half of 2015, the following results were revealed. A total of 2,614 houses were sold from July 1, 2015 to December 31, 2015 in Benton County. This represents an increase of 0.7 percent from the previous half and an increase of 18.9 percent from the same time period in 2014. About 26.9 percent of the houses were sold in Rogers, 22.6 percent in Bentonville, 20.9 percent in Bella Vista, and 29.6 percent in the rest of Benton County. There were 1,470 houses listed for sale in the MLS database as of December 31, 2015 in Benton County at an average list price of \$308,701. In the second half of 2015, the average price of all houses sold in Benton County was



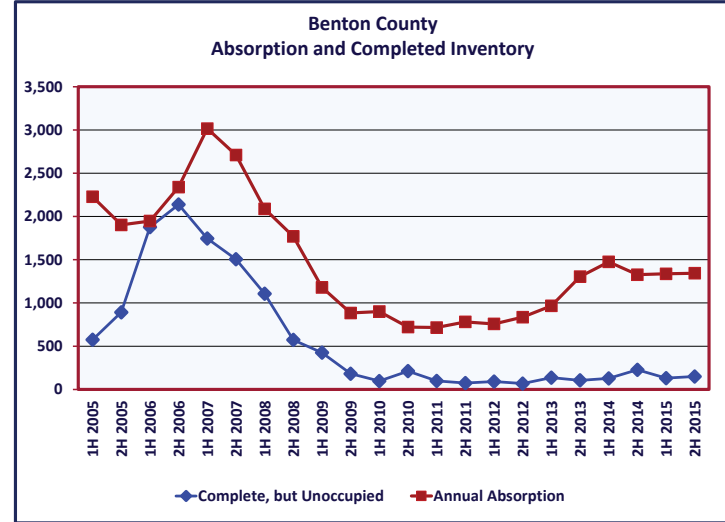
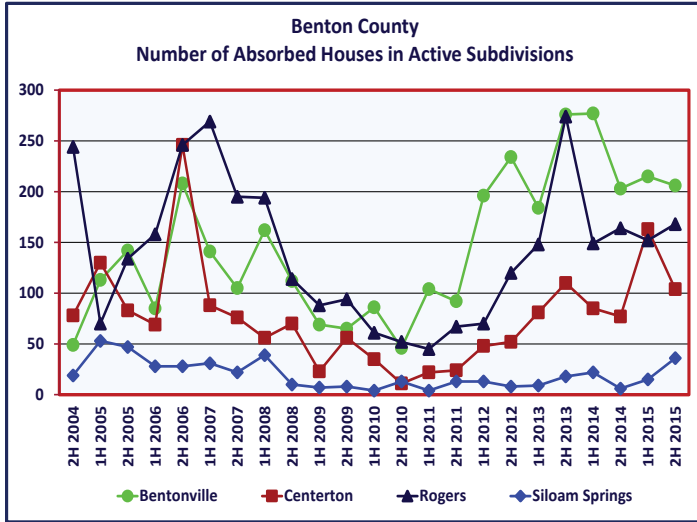
# Benton County

\$206,575, while the median price was \$168,911 and the average house price per square foot was \$93.60. For the second half of 2015, the average amount of time between the initial listing of a house and the sale date was 116 days. The average sales price increased by 3.1 percent compared to the first half of 2015, the price per square foot increased by 4.3 percent from the first half of 2015 and the duration on the market decreased by 13.5 percent during the second half of 2015. Out of the 2,614 houses sold in Benton County in the second half of 2015, 536 were new construction. These newly constructed houses had an average sold price of \$269,124 and took an average of 122 days to sell from their initial listing dates.

For the period of July 1, 2015 to December 31, 2015, on average, the largest houses in Benton County were sold in Hiwasse and Little Flock. Overall, homes sold most rapidly in Avoca, Cave Springs, and Little Flock.



# Benton County

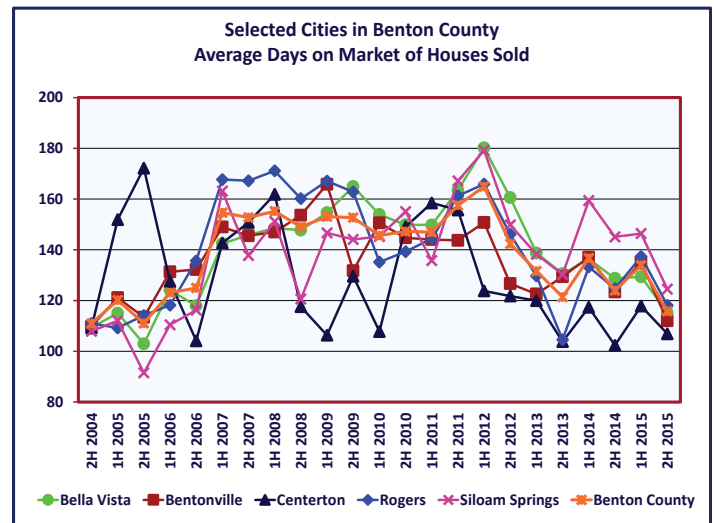
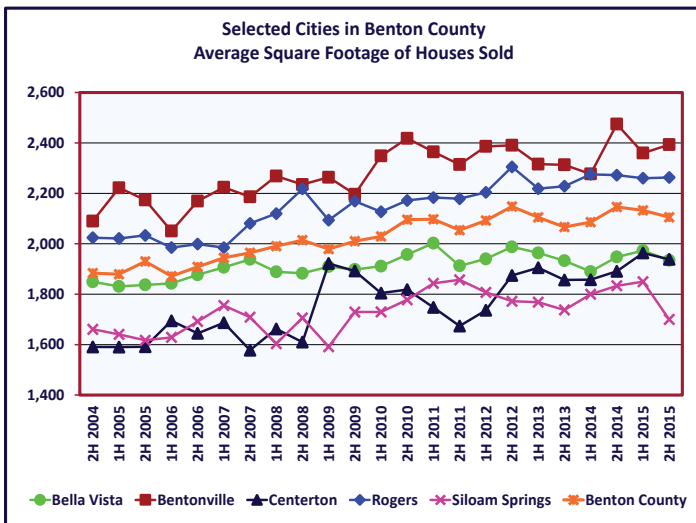
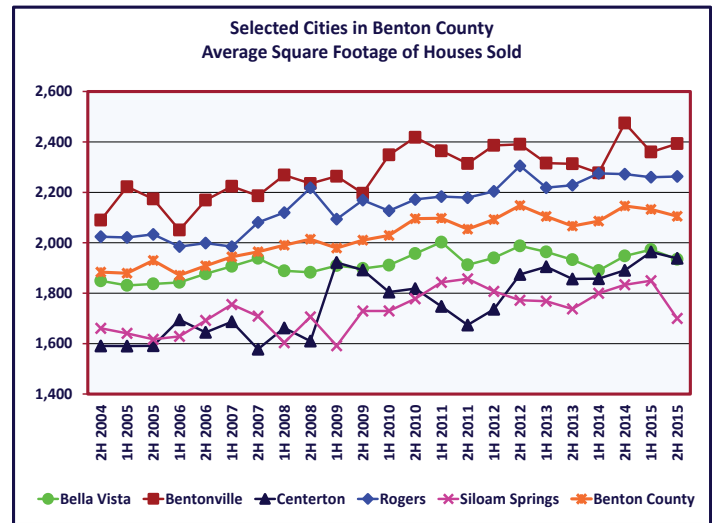
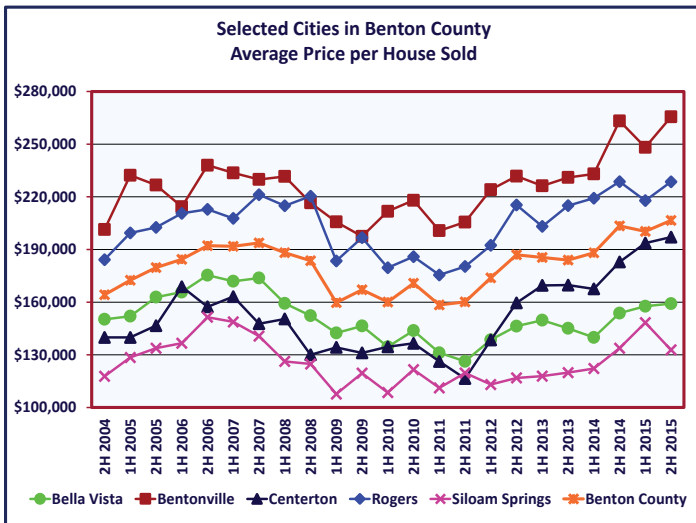
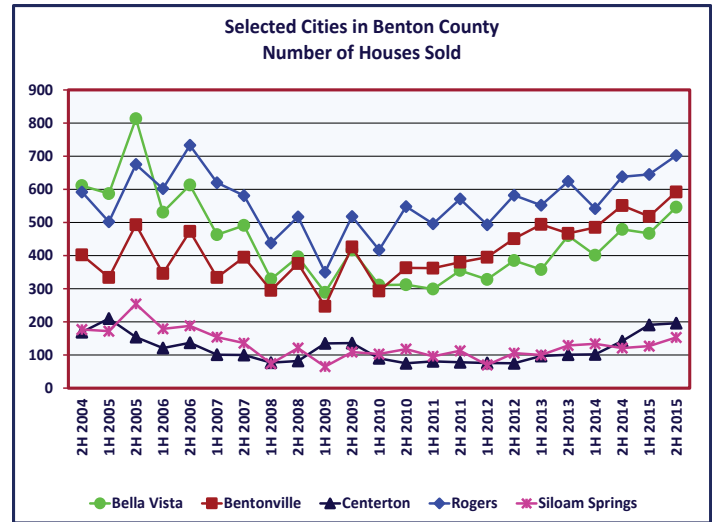
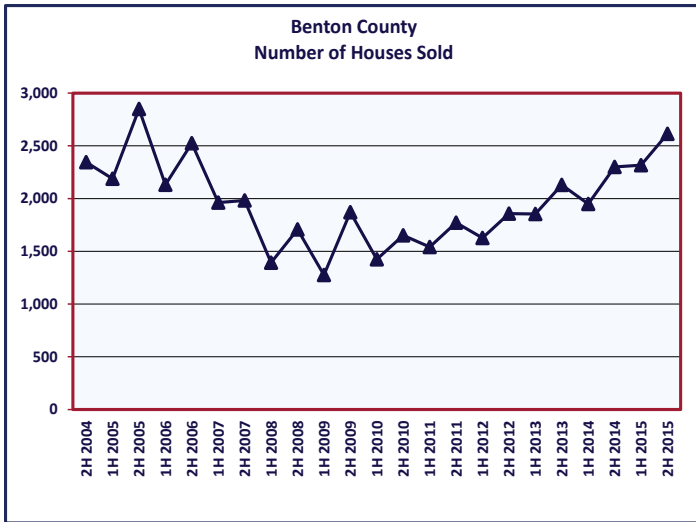


## Benton County - Percentage of Owner-Occupied Houses by City

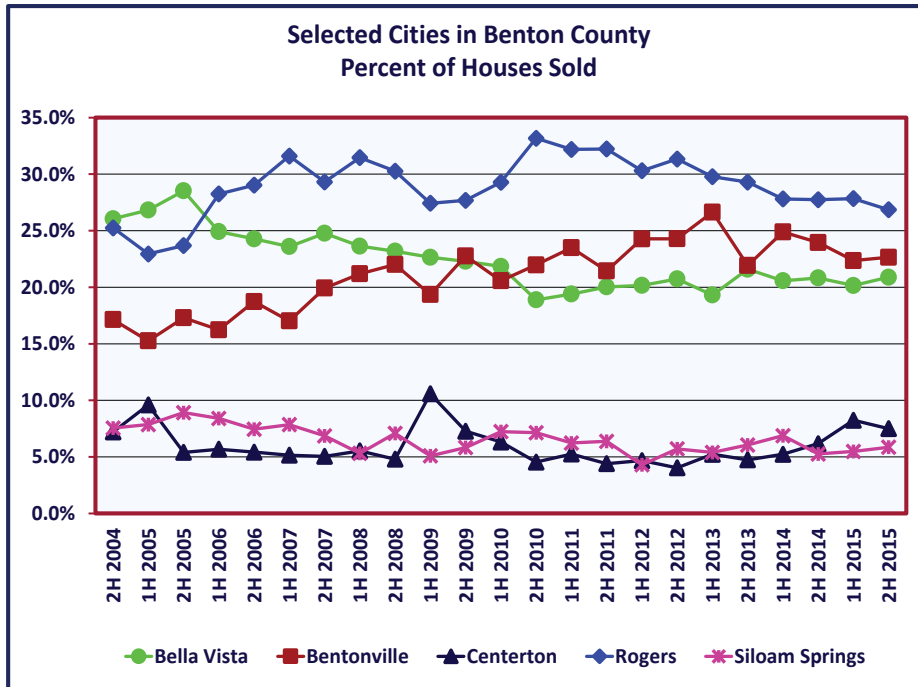
City	2009	2010	2011	2012	2013	2014	2015
Avoca	76.0%	75.7%	78.2%	77.8%	75.8%	74.7%	72.1%
Bella Vista	78.3%	78.9%	78.4%	78.0%	78.0%	77.2%	77.8%
Bentonville	69.4%	68.4%	69.4%	68.7%	68.7%	67.5%	67.4%
Bethel Heights	59.9%	63.5%	66.8%	67.6%	68.1%	67.4%	67.3%
Cave Springs	70.1%	72.5%	73.7%	73.3%	75.4%	76.5%	76.9%
Centerton	66.1%	66.8%	67.6%	67.4%	66.9%	64.0%	63.8%
Decatur	53.7%	54.8%	54.6%	52.9%	53.6%	53.7%	55.6%
Elm Springs	88.9%	70.0%	70.0%	90.0%	83.3%	65.9%	75.6%
Garfield	73.8%	68.6%	69.8%	71.0%	70.0%	67.4%	67.0%
Gateway	59.0%	60.0%	60.0%	58.5%	57.3%	56.2%	56.4%
Gentry	59.1%	59.3%	59.2%	59.1%	60.1%	59.7%	58.7%
Gravette	58.5%	59.9%	60.6%	60.0%	57.9%	57.4%	57.7%
Highfill	51.7%	53.6%	55.7%	55.7%	54.6%	55.5%	56.6%
Little Flock	76.8%	76.6%	76.0%	75.5%	75.8%	75.7%	75.8%
Lowell	71.5%	72.7%	72.6%	72.7%	72.9%	72.0%	73.9%
Pea Ridge	68.6%	70.7%	70.5%	70.3%	71.0%	70.0%	69.8%
Rogers	67.4%	67.5%	68.7%	68.2%	68.7%	68.1%	68.6%
Siloam Springs	64.7%	64.6%	64.6%	64.0%	64.5%	63.3%	63.5%
Springdale	70.2%	71.9%	72.0%	71.3%	70.5%	67.9%	67.8%
Springtown	53.2%	48.9%	51.2%	39.8%	52.4%	54.8%	52.4%
Sulphur Springs	53.1%	52.8%	54.5%	55.4%	56.4%	55.6%	60.5%
Rural/Rurban	64.0%	63.9%	63.6%	63.3%	67.0%	60.7%	62.9%
<b>Benton County</b>	<b>68.3%</b>	<b>68.5%</b>	<b>68.8%</b>	<b>64.4%</b>	<b>68.6%</b>	<b>67.1%</b>	<b>63.2%</b>



# Benton County



# Benton County

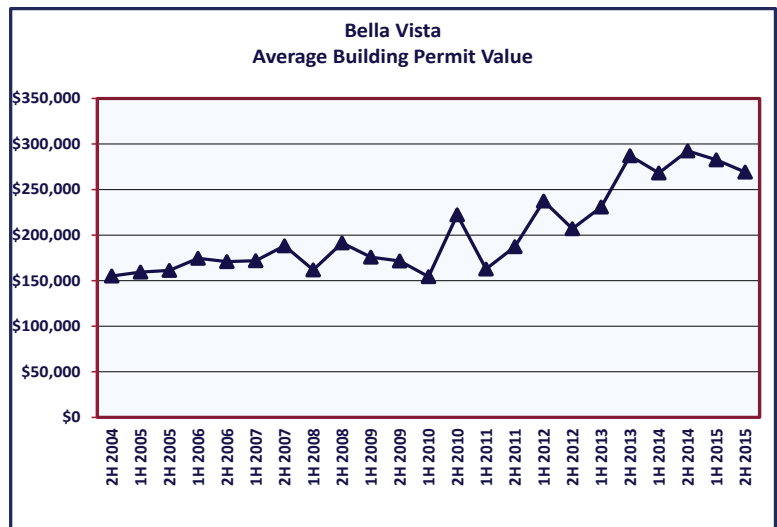
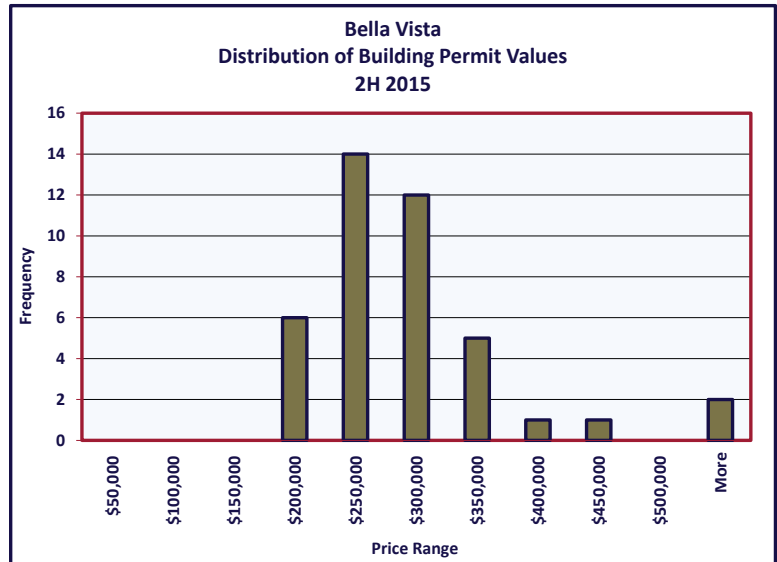
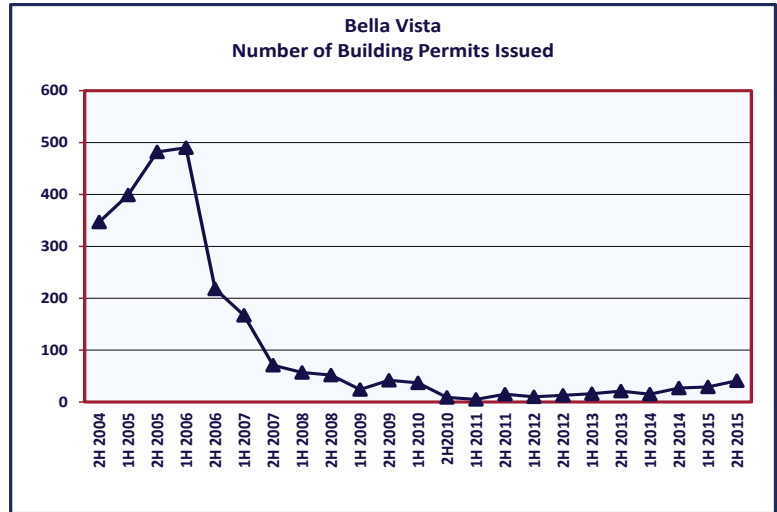


## Benton County Sold House Characteristics by City Second Half of 2015

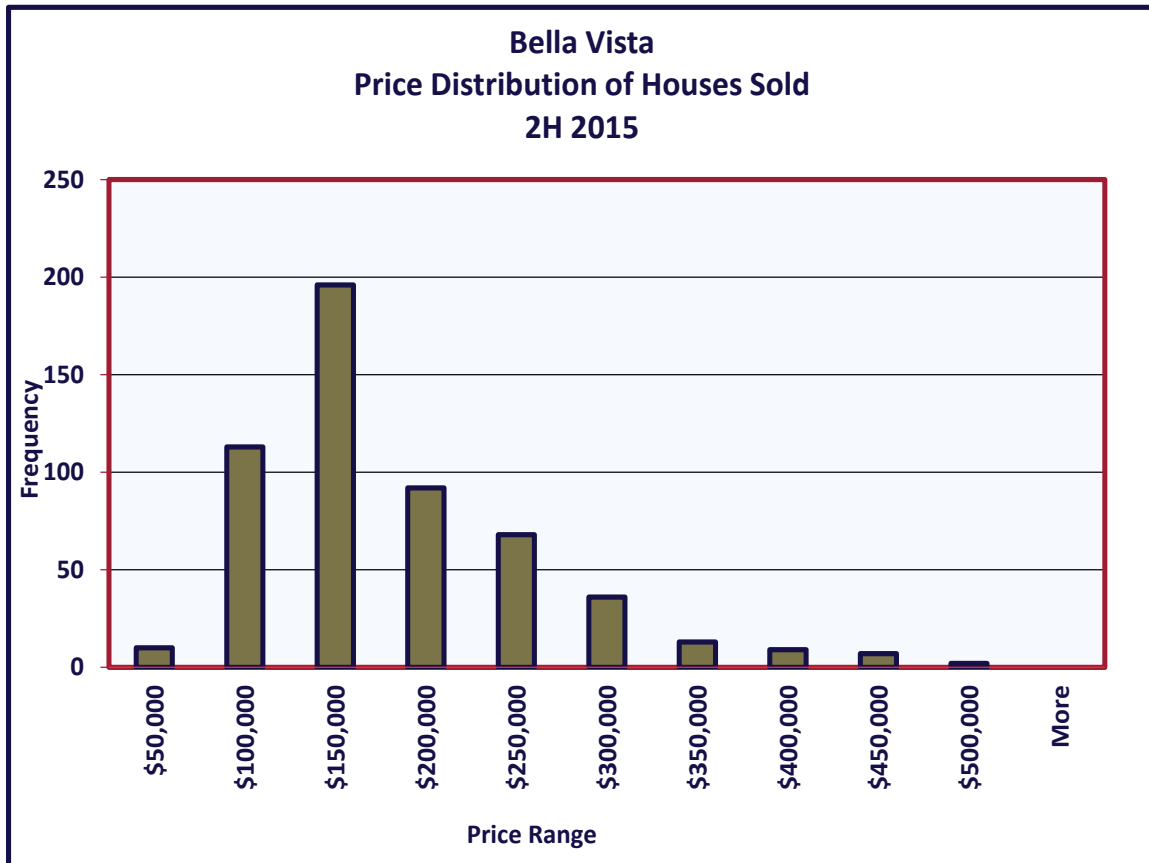
City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$74,950	\$60.83	92	2	0.1%
Bella Vista	\$159,157	\$80.24	115	546	20.9%
Bentonville	\$265,558	\$109.48	112	592	22.6%
Bethel Heights	\$134,650	\$76.84	107	10	0.4%
Cave Springs	\$273,081	\$112.82	83	80	3.1%
Centerton	\$197,059	\$95.73	107	196	7.5%
Decatur	\$90,646	\$56.12	125	11	0.4%
Garfield	\$231,355	\$101.03	176	33	1.3%
Gateway	--	--	--	0	0.0%
Gentry	\$113,566	\$68.13	118	43	1.6%
Gravette	\$132,132	\$72.50	160	41	1.6%
Highfill	--	--	--	0	0.0%
Hiwasse	\$313,500	\$130.63	116	1	0.0%
Little Flock	\$301,800	\$117.26	94	5	0.2%
Lowell	\$167,155	\$92.07	103	125	4.8%
Pea Ridge	\$140,768	\$83.31	114	64	2.4%
Rogers	\$228,566	\$95.41	118	702	26.9%
Siloam Springs	\$132,826	\$76.91	124	153	5.9%
Sulpher Springs	\$275,750	\$119.75	269	8	0.3%
<b>Benton County</b>	<b>\$206,575</b>	<b>\$93.60</b>	<b>116</b>	<b>2,614</b>	<b>100.0%</b>

# Bella Vista

- From July 1 to December 31, 2015 there were 41 residential building permits issued in Bella Vista. This represents a 51.9 percent increase from the second half of 2014. A majority of the building permits were in the \$200,001 to \$300,000 range.
- The average residential building permit value in Bella Vista decreased by 7.9 percent from \$292,407 in the second half of 2014 to \$269,261 in the second half of 2015.
- Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided. There are 38,700 total lots in Bella Vista. There are about 13,000 residential structures in Bella Vista. Out of the remaining 25,700 lots approximately 5,000 to 7,000 (an increased estimate from the previous 3,800 to 5,000 due to continued growth of the sewer system) could be considered ready for immediate construction, after acquisition from current owners.



# Bella Vista

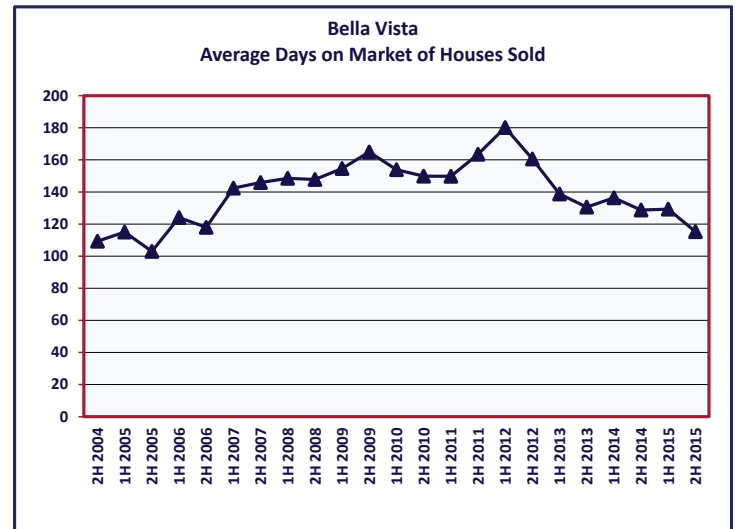
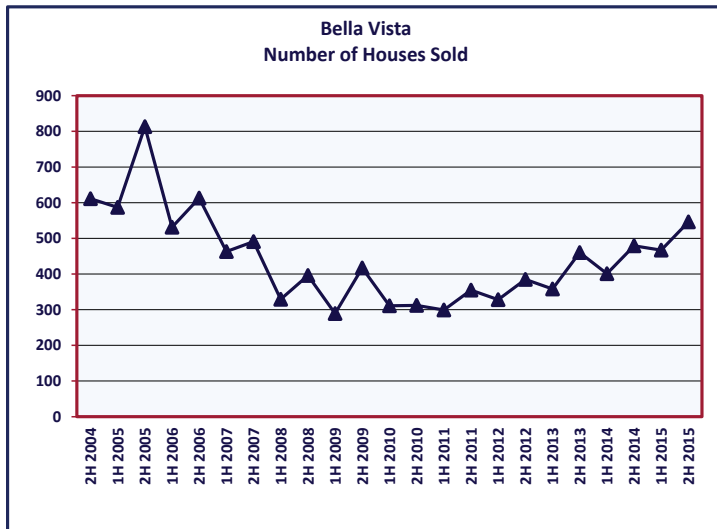


- 56.6 percent of the sold houses in Bella Vista were priced in the \$50,001 to \$150,000 range.

## Bella Vista Price Range of Houses Sold Second Half of 2015

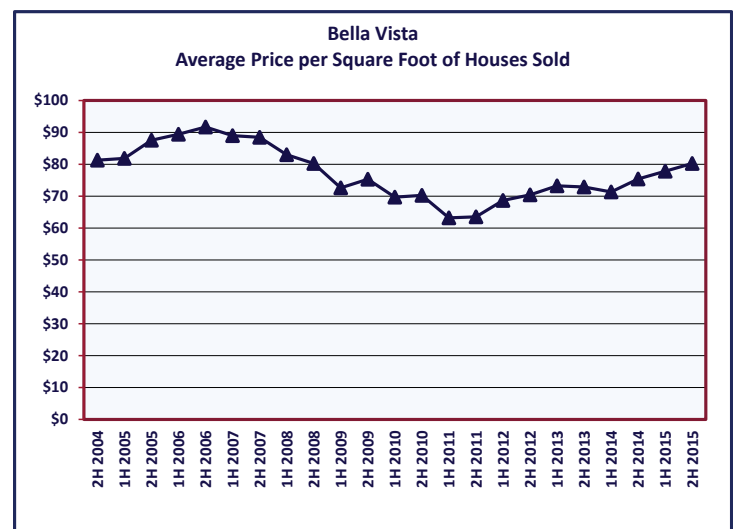
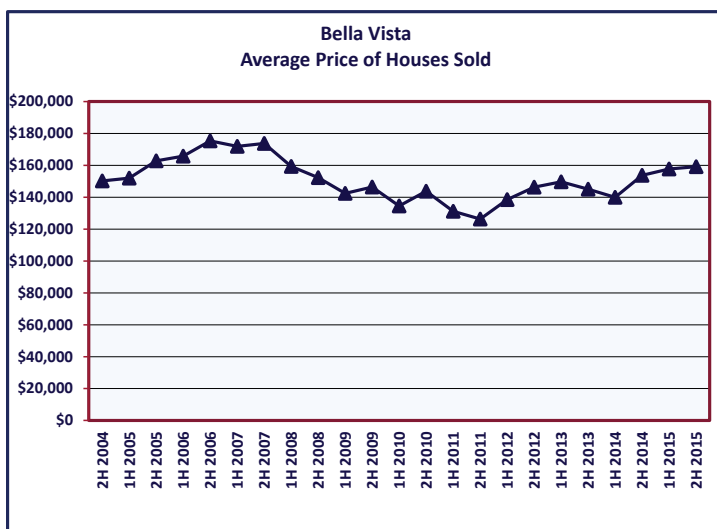
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	10	1.8%	1,306	150	92.5%	\$35.21
\$50,001 - \$100,000	113	20.7%	1,373	118	96.0%	\$60.20
\$100,001 - \$150,000	196	35.9%	1,663	116	97.1%	\$77.43
\$150,001 - \$200,000	92	16.8%	1,991	113	97.4%	\$88.54
\$200,001 - \$250,000	68	12.5%	2,470	107	97.2%	\$93.28
\$250,001 - \$300,000	36	6.6%	3,035	126	97.4%	\$93.46
\$300,001 - \$350,000	13	2.4%	3,052	88	96.8%	\$112.52
\$350,001 - \$400,000	9	1.6%	3,299	96	97.1%	\$113.98
\$400,001 - \$450,000	7	1.3%	3,588	82	94.7%	\$122.43
\$450,001 - \$500,000	2	0.4%	3,577	210	96.0%	\$138.85
\$500,000+	0	0.0%	--	--	--	--
<b>Bella Vista</b>	<b>546</b>	<b>100.0%</b>	<b>1,934</b>	<b>115</b>	<b>96.8%</b>	<b>\$80.23</b>

# Bella Vista



- There were 546 houses sold in Bella Vista from July 1 to December, 2015, or 16.9 percent more than the 467 sold in the first half of 2015, and 14.0 percent more than sold in the second half of 2014.
- The average price of a house sold in Bella Vista increased from \$157,685 in the first half of 2015 to \$159,157 in the second half of 2015.
- In Bella Vista, the average number of days on market from initial listing to the sale decreased from 129 for the first half of 2015 to 115 in the second half of 2015.
- The average price per square foot for a house sold in Bella Vista increased from \$77.82 in the first half of 2015 to \$80.23 in the second half of 2015. The average price per square foot was 3.1 percent higher than in the previous half year, and 6.4 percent higher than in the second half of 2014.

- About 20.9 percent of all houses sold in Benton County in the second half of 2015 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 77.0 percent of the county average.
- Out of the 546 houses sold in the second half of 2015, 16 were new construction. These newly constructed houses had an average sales price of \$222,133 and took an average of 135 days to sell from their initial listing dates.
- There were 299 houses in Bella Vista listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$212,246.
- According to the Benton County Assessor's database, 77.8 percent of houses in Bella Vista were owner-occupied in the second half of 2015.





# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aberdeen	1	0.2%	2,664	181	\$280,000	\$105.11
Aldsworth	2	0.4%	3,087	64	\$209,000	\$67.62
Alvondale	1	0.2%	1,056	190	\$79,000	\$74.81
Angus	3	0.5%	2,934	172	\$373,333	\$126.69
Annsborough	2	0.4%	2,998	105	\$319,250	\$108.04
Ardwell	1	0.2%	2,028	31	\$195,000	\$96.15
Argyll	3	0.5%	1,492	67	\$119,117	\$79.96
Auckland	1	0.2%	1,500	203	\$124,900	\$83.27
Avondale	23	4.2%	1,522	143	\$84,987	\$57.41
Ayr	1	0.2%	1,662	85	\$134,500	\$80.93
Bankfoot	1	0.2%	1,111	65	\$106,000	\$95.41
Basildon	9	1.6%	1,796	116	\$124,300	\$70.76
Bedford	2	0.4%	1,666	93	\$112,500	\$67.38
Berksdale	5	0.9%	2,276	199	\$182,300	\$78.83
Berkshire	1	0.2%	1,879	75	\$167,000	\$88.88
Birmingham	2	0.4%	1,957	55	\$160,250	\$79.32
Blenheim	1	0.2%	1,741	77	\$137,000	\$78.69
Boreland	1	0.2%	1,367	154	\$119,000	\$87.05
Branchwood	4	0.7%	1,701	107	\$140,988	\$82.86
Brecknock	4	0.7%	2,291	79	\$212,413	\$96.04
Brigadoon	1	0.2%	1,310	353	\$103,000	\$78.63
Bristol	2	0.4%	1,582	77	\$125,000	\$78.34
Brittany	9	1.6%	2,384	103	\$211,689	\$89.22
Brompton	3	0.5%	1,688	86	\$107,667	\$63.79
Brunswick	1	0.2%	1,982	129	\$178,000	\$89.81
Buckingham	5	0.9%	1,709	73	\$153,600	\$89.30
Buckland	5	0.9%	1,673	89	\$159,000	\$92.75
Caithness	1	0.2%	3,100	97	\$220,000	\$70.97
Cambridge	1	0.2%	1,748	67	\$138,500	\$79.23
Cargill	1	0.2%	2,216	217	\$188,000	\$84.84
Carlisle	1	0.2%	1,487	77	\$149,000	\$100.20
Carrick	1	0.2%	1,334	70	\$119,000	\$89.21
Charing	2	0.4%	1,757	78	\$147,450	\$83.51
Chatburn	4	0.7%	1,650	101	\$131,163	\$79.54
Chelsea	1	0.2%	2,084	90	\$108,000	\$51.82
Chelsea Courts	2	0.4%	1,787	57	\$147,750	\$82.48
Cheshire	9	1.6%	1,932	172	\$93,513	\$48.94
Cheviot	3	0.5%	2,074	81	\$212,467	\$102.46
Churchill	2	0.4%	1,655	80	\$96,000	\$56.34
Clackmannan	1	0.2%	2,428	178	\$209,000	\$86.08
Copinsay	1	0.2%	1,436	327	\$118,500	\$82.52
Cornwall	1	0.2%	2,556	169	\$184,000	\$71.99
Coulter	2	0.4%	1,576	160	\$121,000	\$77.12
Coventry	2	0.4%	2,046	78	\$131,850	\$67.99
Cresswell	3	0.5%	1,807	114	\$151,800	\$82.35
Cromarty	1	0.2%	3,800	98	\$425,000	\$111.84
Cullen Hills	1	0.2%	3,224	183	\$279,000	\$86.54
Cumberland	2	0.4%	1,651	81	\$139,250	\$84.10
Cunningham	2	0.4%	2,532	105	\$201,500	\$79.00
Dartmoor	1	0.2%	2,129	582	\$150,000	\$70.46
Derby Sub	1	0.2%	2,385	90	\$133,000	\$55.77
Dickenshire	1	0.2%	1,358	85	\$125,000	\$92.05
Dilloch	3	0.5%	1,688	326	\$164,983	\$95.50
Dornoch	2	0.4%	2,180	95	\$187,636	\$86.49

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dorset	3	0.5%	1,871	47	\$119,833	\$67.51
Drake Courts	12	2.2%	1,478	173	\$67,417	\$47.37
Dumfries	2	0.4%	1,974	123	\$163,850	\$82.54
Dunedin	4	0.7%	2,401	186	\$221,125	\$87.35
Dunford	2	0.4%	2,059	122	\$243,750	\$113.01
Dunvegan	1	0.2%	1,965	51	\$201,000	\$102.29
Duxford	1	0.2%	1,729	103	\$135,000	\$78.08
East Riding	1	0.2%	1,672	282	\$140,000	\$83.73
Elvendon	1	0.2%	1,408	91	\$100,000	\$71.02
Embleton	1	0.2%	1,184	66	\$65,000	\$54.90
Essex	7	1.3%	1,664	55	\$134,286	\$69.75
Ettington	5	0.9%	2,148	59	\$175,430	\$79.12
Evanton	6	1.1%	2,587	87	\$252,708	\$93.45
Fenchurch	4	0.7%	1,968	177	\$139,038	\$69.58
Flint	1	0.2%	1,909	62	\$153,000	\$80.15
Forest Hills	2	0.4%	1,882	57	\$167,950	\$88.89
Glasgow	1	0.2%	1,762	169	\$160,000	\$90.81
Gloucester	6	1.1%	1,984	69	\$157,581	\$79.10
Grampean	1	0.2%	1,436	156	\$105,000	\$73.12
Granshire	1	0.2%	1,825	125	\$144,000	\$78.90
Grinstead	1	0.2%	1,541	88	\$123,000	\$79.82
Hampshire	1	0.2%	1,411	187	\$127,000	\$90.01
Hampstead	2	0.4%	1,651	129	\$88,000	\$51.34
Hampton	1	0.2%	1,532	113	\$142,000	\$92.69
Harborough	2	0.4%	2,970	90	\$261,200	\$84.69
Harlow	2	0.4%	1,405	44	\$98,750	\$69.89
Harrington	5	0.9%	2,635	135	\$257,580	\$98.34
Hartlepool	1	0.2%	1,700	115	\$114,975	\$67.63
Headley	5	0.9%	2,322	141	\$206,980	\$92.15
Hebrides	2	0.4%	1,682	202	\$114,950	\$67.54
Hertford	1	0.2%	1,021	101	\$51,000	\$49.95
Highland Park	6	1.1%	1,695	102	\$186,720	\$109.85
Highland Villas	2	0.4%	1,943	96	\$229,950	\$118.39
Highlands Estates	3	0.5%	2,929	71	\$364,833	\$124.47
Hillswick	1	0.2%	1,454	132	\$117,900	\$81.09
Inverness	1	0.2%	2,485	98	\$285,000	\$114.69
Islay	1	0.2%	1,746	69	\$170,200	\$97.48
Islington	1	0.2%	1,662	394	\$130,000	\$78.22
Jura	1	0.2%	3,085	43	\$246,500	\$79.90
Keighley	2	0.4%	1,889	87	\$180,550	\$95.13
Kelaen	5	0.9%	3,123	162	\$252,450	\$83.30
Kensington	4	0.7%	2,130	102	\$174,250	\$77.05
Kenwood	1	0.2%	2,936	379	\$175,000	\$59.60
Kesteven	2	0.4%	2,245	61	\$182,500	\$81.03
Keswick	2	0.4%	2,002	50	\$128,950	\$67.28
Kildonan	1	0.2%	1,953	47	\$185,000	\$94.73
Kilmuir	5	0.9%	2,454	90	\$222,600	\$91.90
Kincardine	5	0.9%	2,892	207	\$285,460	\$93.95
Kingsdale	8	1.5%	1,343	82	\$78,288	\$59.24
Kingswood	1	0.2%	1,401	89	\$123,000	\$87.79
Kintyre	1	0.2%	3,146	73	\$445,000	\$141.45
Kipling Courts	1	0.2%	2,610	228	\$285,000	\$109.20
Kirkcudbright	2	0.4%	1,713	104	\$132,151	\$79.67
Kirkpatrick	1	0.2%	1,638	85	\$142,000	\$86.69

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Kirkwall	1	0.2%	1,941	33	\$208,000	\$107.16
Lakenheath	4	0.7%	2,071	91	\$180,000	\$86.28
Lakeview	4	0.7%	1,682	116	\$97,688	\$62.33
Lambeth	4	0.7%	1,257	93	\$98,375	\$75.27
Lancashire	2	0.4%	1,438	82	\$103,250	\$71.79
Lands End	5	0.9%	1,927	101	\$129,780	\$69.09
Laurencekirk	1	0.2%	3,248	118	\$260,000	\$80.05
Leicester	4	0.7%	1,623	103	\$108,075	\$72.21
Lockerbie	3	0.5%	1,927	107	\$162,817	\$84.53
Lockhart	2	0.4%	1,632	104	\$118,250	\$73.09
London	1	0.2%	1,644	110	\$137,000	\$83.33
Magrath	2	0.4%	2,829	75	\$263,750	\$94.02
Manchester	1	0.2%	2,384	158	\$160,000	\$67.11
Marionet	3	0.5%	2,001	124	\$188,333	\$93.63
Marisco	1	0.2%	1,146	42	\$87,300	\$76.18
Mayfair	6	1.1%	2,086	81	\$152,657	\$68.06
Mcgrath	1	0.2%	2,981	240	\$263,000	\$88.23
Melanie	4	0.7%	1,520	232	\$107,275	\$69.85
Merritt	5	0.9%	1,846	185	\$172,780	\$91.18
Metfield	11	2.0%	1,246	110	\$86,123	\$67.93
Monikie	6	1.1%	2,022	117	\$193,583	\$96.89
Monmouth	2	0.4%	1,265	168	\$109,200	\$85.57
Morganshire	2	0.4%	2,340	76	\$234,632	\$101.58
Nelson	4	0.7%	2,001	142	\$171,850	\$86.11
New Galloway	1	0.2%	2,124	65	\$179,000	\$84.27
Newburgh	2	0.4%	2,517	101	\$206,250	\$80.80
Newquay	3	0.5%	2,050	157	\$164,800	\$78.85
Norfolk	4	0.7%	1,986	73	\$156,100	\$79.18
Northampton	1	0.2%	1,536	104	\$129,900	\$84.57
Norwood	1	0.2%	1,916	161	\$117,250	\$61.20
Nottingham	1	0.2%	1,060	95	\$95,000	\$89.62
Oak Knoll	1	0.2%	3,096	143	\$129,900	\$41.96
Oakford	4	0.7%	1,900	108	\$195,063	\$104.68
Oniell	2	0.4%	2,801	130	\$230,500	\$85.67
Orkney	1	0.2%	2,279	40	\$219,900	\$96.49
Orleton	2	0.4%	2,147	84	\$197,950	\$93.21
Oxford	2	0.4%	1,826	95	\$68,585	\$42.43
Padbury	1	0.2%	2,065	77	\$162,000	\$78.45
Peebles	1	0.2%	2,352	58	\$217,000	\$92.26
Pembroke	3	0.5%	1,943	41	\$139,600	\$72.65
Peterborough	3	0.5%	1,472	75	\$122,000	\$82.98
Pimlico	3	0.5%	2,613	106	\$262,950	\$97.78
Portsmouth	2	0.4%	2,484	63	\$202,450	\$84.70
Primrose	3	0.5%	1,673	124	\$140,667	\$83.81
Quantock Hills	3	0.5%	1,564	101	\$116,883	\$75.24
Queensborough	1	0.2%	2,850	22	\$350,000	\$122.81
Radcliffe	2	0.4%	1,696	57	\$158,600	\$92.66
Radnor	4	0.7%	1,427	61	\$97,074	\$68.00
Raleigh Hills	1	0.2%	3,060	373	\$212,000	\$69.28
Rannoch	1	0.2%	3,079	84	\$374,000	\$121.47
Redwick	5	0.9%	2,058	101	\$152,780	\$74.84
Renfrew	5	0.9%	1,627	119	\$140,600	\$86.52
Roberts	3	0.5%	1,964	166	\$158,000	\$80.44
Romford	1	0.2%	1,932	77	\$100,000	\$51.76

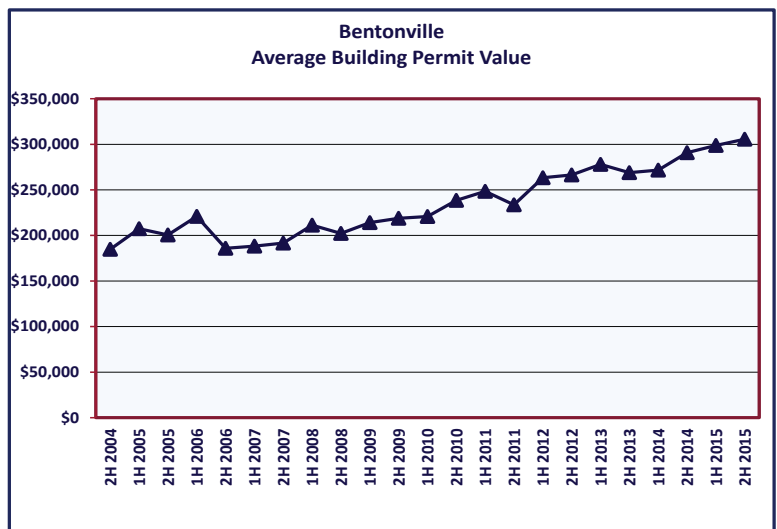
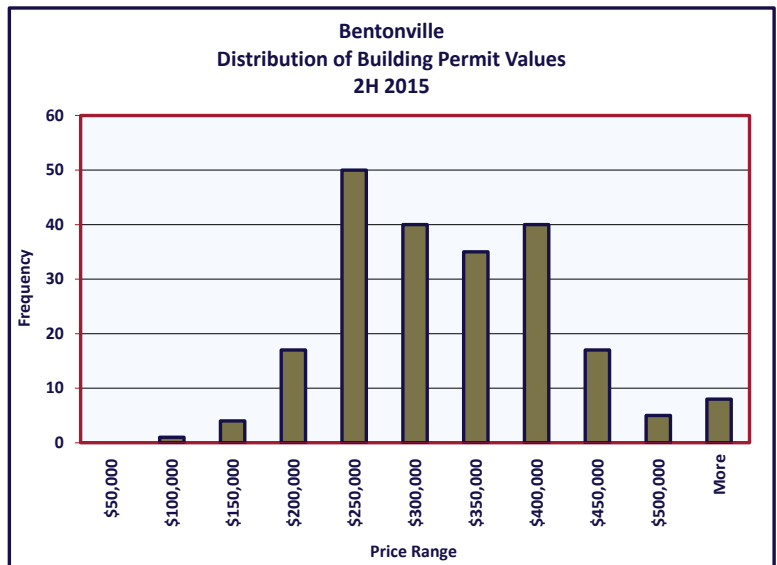
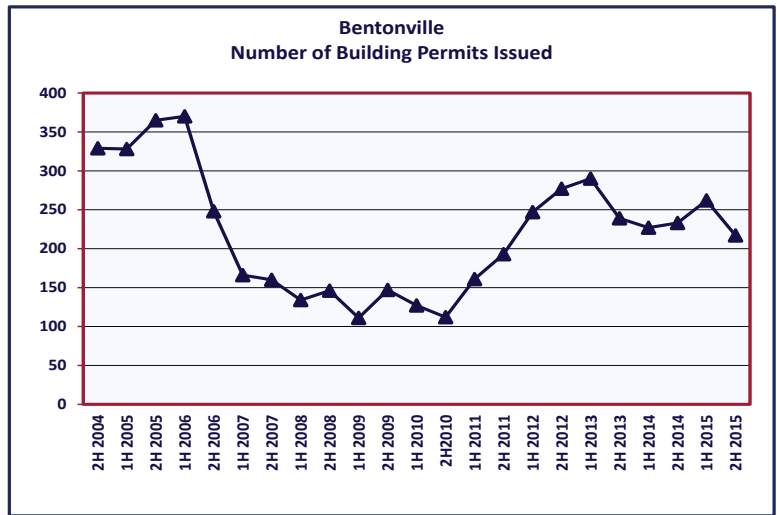
# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Rosenheath	3	0.5%	1,416	97	\$109,067	\$77.10
Roxburgh	1	0.2%	1,784	120	\$147,500	\$82.68
Rugby	2	0.4%	1,665	43	\$124,950	\$75.02
Ruthwell	1	0.2%	1,872	63	\$154,900	\$82.75
Sandwick	5	0.9%	1,355	97	\$105,880	\$78.42
Scalloway	1	0.2%	1,874	171	\$147,500	\$78.71
Scarborough	1	0.2%	1,428	9	\$95,000	\$66.53
Sculthorpe	3	0.5%	2,525	116	\$238,667	\$94.20
Shakespeare Courts	1	0.2%	2,500	60	\$131,000	\$52.40
Sherlock	2	0.4%	2,102	103	\$160,250	\$76.47
Sherwood Forest	1	0.2%	1,640	43	\$104,050	\$63.45
Shropshire	1	0.2%	1,719	67	\$164,000	\$95.40
Sidlaw Hills	4	0.7%	2,641	60	\$253,725	\$96.90
Somerset	3	0.5%	1,677	90	\$130,467	\$77.28
Stafford	2	0.4%	1,927	89	\$177,225	\$87.87
Stirling	5	0.9%	2,316	94	\$217,280	\$91.17
Stonehaven	2	0.4%	2,839	178	\$336,500	\$118.73
Stoneykirk	1	0.2%	1,852	79	\$149,900	\$80.94
Stronsay	2	0.4%	1,817	153	\$166,000	\$91.33
Suffolk	3	0.5%	1,372	58	\$97,600	\$71.23
Sullivan Sub	2	0.4%	2,463	102	\$189,750	\$79.06
Sunderland	4	0.7%	1,585	59	\$138,850	\$86.13
Sussex	1	0.2%	1,232	194	\$99,000	\$80.36
Tanyard Creek Courts	1	0.2%	1,758	46	\$198,000	\$112.63
Taransay	1	0.2%	1,471	153	\$129,500	\$88.04
Tilton	1	0.2%	1,750	98	\$185,000	\$105.71
Timbercrest	1	0.2%	2,035	251	\$159,900	\$78.57
Tiree	3	0.5%	2,236	94	\$211,333	\$90.90
Tiverton	1	0.2%	3,008	112	\$281,750	\$93.67
Wandsworth	1	0.2%	2,115	79	\$222,000	\$104.96
Warwick	1	0.2%	2,591	51	\$227,900	\$87.96
Waterbury	1	0.2%	3,051	37	\$290,000	\$95.05
Watson	2	0.4%	1,453	72	\$137,450	\$94.71
Wellington	2	0.4%	2,683	48	\$248,250	\$92.60
Wembly	3	0.5%	2,228	129	\$225,833	\$99.11
Wendron	1	0.2%	1,689	78	\$151,000	\$89.40
Wentworth	6	1.1%	1,974	202	\$120,000	\$62.72
Westbrook	2	0.4%	1,567	120	\$134,450	\$83.74
Westminster	1	0.2%	1,890	168	\$165,000	\$87.30
Westport	1	0.2%	1,565	42	\$149,900	\$95.78
Weymouth	3	0.5%	2,135	206	\$146,667	\$72.17
Wight	5	0.9%	1,583	115	\$120,800	\$75.54
Wiltshire	4	0.7%	1,786	55	\$148,475	\$81.25
Wimbledon	2	0.4%	2,328	119	\$165,000	\$65.25
Windsor	1	0.2%	1,240	105	\$96,000	\$77.42
Witherby	1	0.2%	1,098	92	\$60,000	\$54.64
Worcester	8	1.5%	1,300	121	\$85,688	\$65.59
Wright	1	0.2%	1,490	40	\$118,000	\$79.19
York	5	0.9%	2,302	80	\$217,940	\$98.70
Zennor	2	0.4%	1,897	181	\$119,450	\$65.65
<b>Bella Vista</b>	<b>546</b>	<b>100.0%</b>	<b>1,934</b>	<b>115</b>	<b>\$159,157</b>	<b>\$80.23</b>

# Bentonville

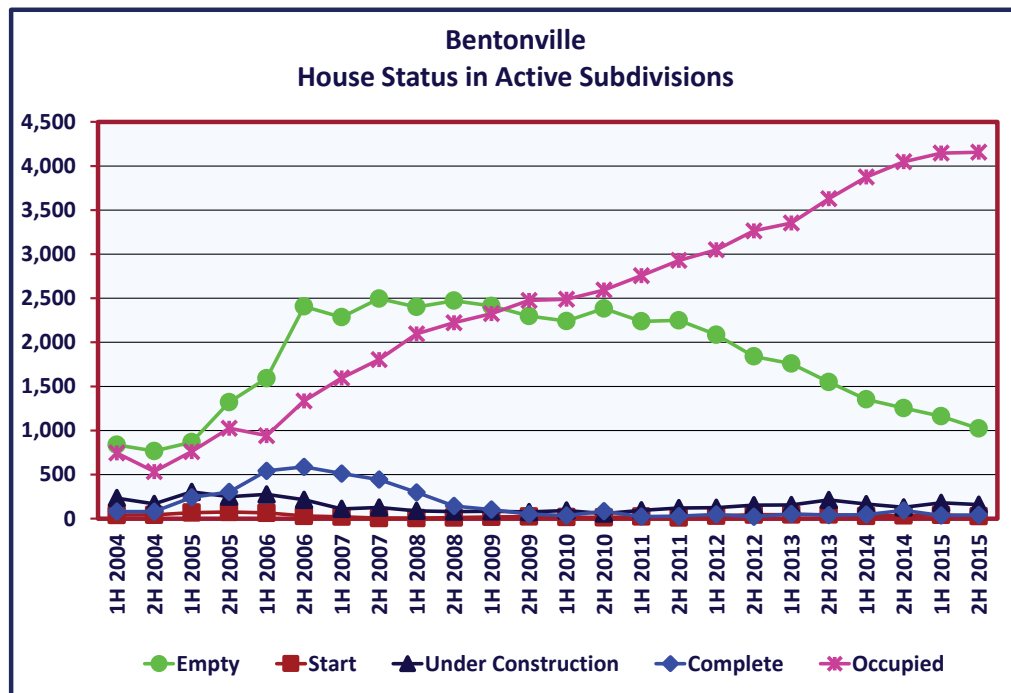
- From July 1 to December 31, 2015 there were 217 residential building permits issued in Bentonville. This represents a 6.9 percent decrease from the 233 building permits issued in the second half of 2014.
- In the second half of 2015, a majority of building permits were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Bentonville increased by 5.1 percent from \$290,790 in the second half of 2014 to \$305,552 in the second half of 2015.





# Bentonville

- There were 5,409 total lots in 55 active subdivisions in Bentonville in the second half of 2015. About 76.9 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 2.9 percent were under construction, 0.5 percent were starts, and 18.9 percent were vacant lots.
- The subdivision with the most houses under construction in Bentonville in the second half of 2015 was Stoneburrow, Phases I, II with 19.
- No new construction or progress in existing construction has occurred in the last year in 12 out of the 55 active subdivisions in Bentonville.
- 206 new houses in Bentonville became occupied in the second half of 2015. The annual absorption rate implies that there were 35.7 months of remaining inventory in active subdivisions, down from 40.4 months in the first half of 2015.
- In 16 out of the 55 active subdivisions in Bentonville, no absorption has occurred in 2015.



- An additional 647 lots in 14 subdivisions had received either preliminary or final approval by December 31, 2015.

## Bentonville Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
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### Preliminary Approval

Amber Ridge North at Woods Creek	2H 2015	19
Amber Ridge South at Woods Creek	2H 2015	19
Brighton Cottages	1H 2013	173
Clarks Addition Blk 7 (Jacobs)	1H 2015	4
Cornerstone Ridge, Phase V	1H 2015	67
Cornerstone Ridge, Phase VI	1H 2015	21
The Estates at Woods Creek	1H 2015	15
Lochmoor Club, Phase II	1H 2013	29
Providence Village	2H 2013	183

### Final Approval

Arbor Lane	2H 2015	34
Central Park, Phase VI	2H 2014	66
Clarks's 2nd Addition Blk 7 (Jacobs)	2H 2015	4
Cornerstone RDG, Phase IV	2H 2015	6
East Ridge Addition	2H 2013	7

<b>Bentonville</b>		<b>647</b>
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# Bentonville

## Bentonville House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Allencroft	0	0	0	0	115	115	1	0.0
Amber Ridge at Woods Creek	13	2	13	0	7	35	7	48.0
Angel Falls Phase I, II	42	1	3	2	58	106	2	192.0
Avignon	6	0	0	0	32	38	1	72.0
The Bluffs, Phase I	14	0	1	0	6	21	0	--
Briarwood <sup>1,2</sup>	6	0	0	0	22	28	0	--
Brighton Heights	0	0	0	0	87	87	2	0.0
Central Park, Phase, II III, V	49	1	7	2	67	126	10	59.0
Chapel Hill <sup>1,2</sup>	3	0	1	0	121	125	0	--
Chardonnay <sup>1,2</sup>	9	0	0	0	43	52	0	--
College Place, Phases VII, VIII, IX	37	2	4	6	125	174	16	21.0
Cornerstone Ridge, Phases I,, III	4	1	2	2	151	160	18	3.1
Creekstone, Phase II	16	0	2	0	14	32	0	72.0
Eagle Creek, Phase I <sup>1,2</sup>	1	0	0	0	61	62	0	--
Eau Claire	9	0	0	0	17	26	6	18.0
The Farms	2	2	0	0	54	58	3	12.0
Grace	34	0	6	0	72	112	5	68.6
Grammercy Park	81	3	3	0	28	115	5	104.4
Heathrow <sup>1</sup>	3	1	0	0	61	65	0	--
Hidden Springs, Phase IV <sup>1,2</sup>	4	0	0	0	44	48	0	--
Highland Park	10	0	7	0	35	52	3	18.5
Highpointe	52	0	0	3	83	138	2	165.0
Kensington, Phases I, III	3	0	0	0	78	81	1	36.0
Kerelaw Castle	104	0	8	9	49	170	0	363.0
Keystone Phase II	2	0	0	0	82	84	2	1.8
Kingsbury, Phases I	0	0	0	0	68	68	1	0.0
Laurynwood Estates <sup>1</sup>	10	0	0	1	89	100	0	--
Little Sugar Estates	3	0	0	0	8	11	0	18.0
Lochmoor Club	0	0	0	0	211	211	1	0.0
Lonesome Pond	0	0	0	0	56	56	18	0.0
Lyndal Heights, Phase V <sup>1,2</sup>	17	0	0	0	7	24	0	--
McKissic Creek Estates <sup>1,2</sup>	3	0	1	0	5	9	0	--
North Fork	44	1	9	5	36	95	15	29.5
Oakbrooke, Phases I, II	8	0	0	0	57	65	1	24.0
Oak Lawn Hills <sup>1</sup>	28	1	6	0	29	64	0	--
Oxford Ridge	7	1	5	3	151	167	8	10.1
Plum Tree Place <sup>1,2</sup>	4	0	0	0	2	6	0	--
Riverwalk Farm Estates, Phases I-IV	38	5	9	0	445	497	6	--
Rolling Acres	17	0	6	0	68	91	7	23.0
Simsberry Place <sup>1,2</sup>	5	0	0	0	78	83	0	--
Stone Meadow	107	0	13	0	138	258	2	96.0
Stone Ridge Estates	26	0	1	0	57	84	0	324.0
Stoneburrow, Phases I, II	11	1	19	1	264	296	15	16.7
Stonecreek	9	0	2	0	56	67	1	44.0
Summerlin, Phases I, II	10	0	0	1	165	176	2	26.4
Talamore <sup>1,2</sup>	5	0	1	0	87	93	0	--

# Bentonville

## Bentonville House Status in Active Subdivisions (Continued) Second Half of 2015

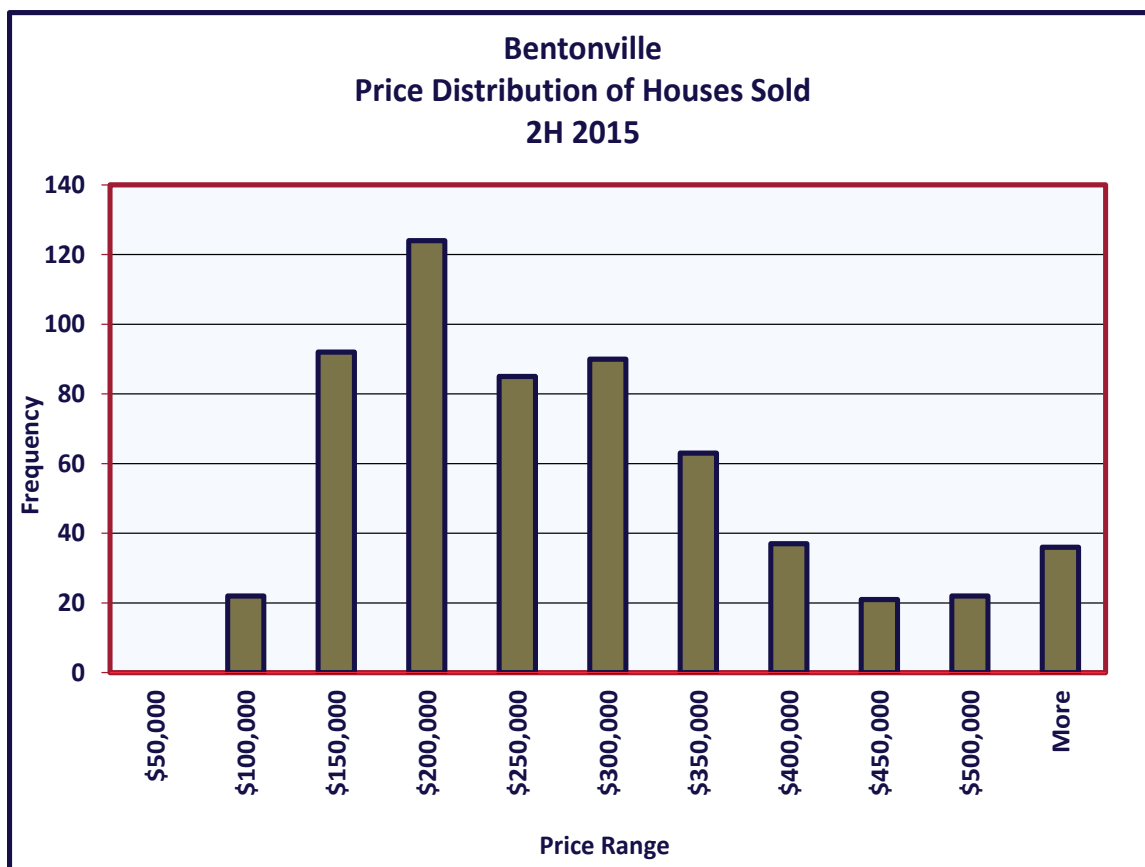
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Thornbrook Village, Phase I <sup>1,2</sup>	91	0	0	0	57	148	0	--
Virginia's Grove	0	0	0	0	28	28	2	0.0
White Oak Trails, Phase I, II	37	0	6	3	78	124	11	36.8
Wildwood, Phase IV, V	2	2	6	1	140	151	9	8.8
Willowbend	1	0	0	0	49	50	0	4.0
Willowbrook Farms, Phase I	0	0	8	3	35	46	9	6.0
Windemere Woods <sup>1,2</sup>	14	0	1	0	64	79	0	--
Windwood Phase V, VI	8	3	5	1	34	51	11	10.7
Woods Creek South, Phases II,III	13	1	4	0	83	101	3	11.4
<b>Bentonville</b>	<b>1,022</b>	<b>28</b>	<b>159</b>	<b>43</b>	<b>4,157</b>	<b>5,409</b>	<b>206</b>	<b>35.7</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.



# Bentonville

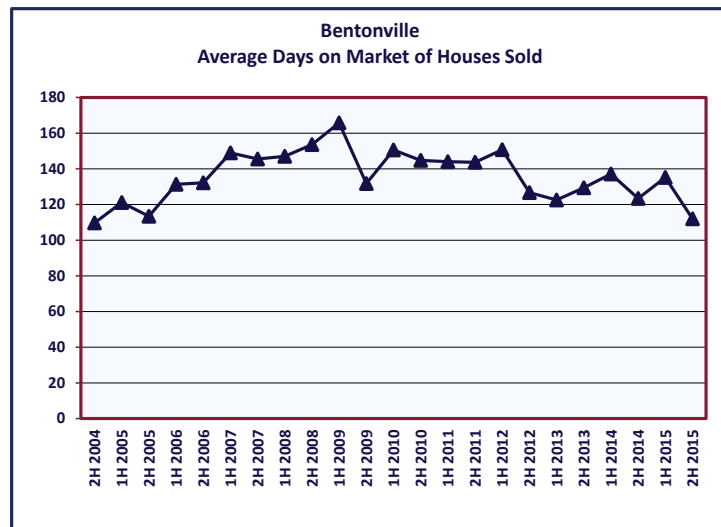
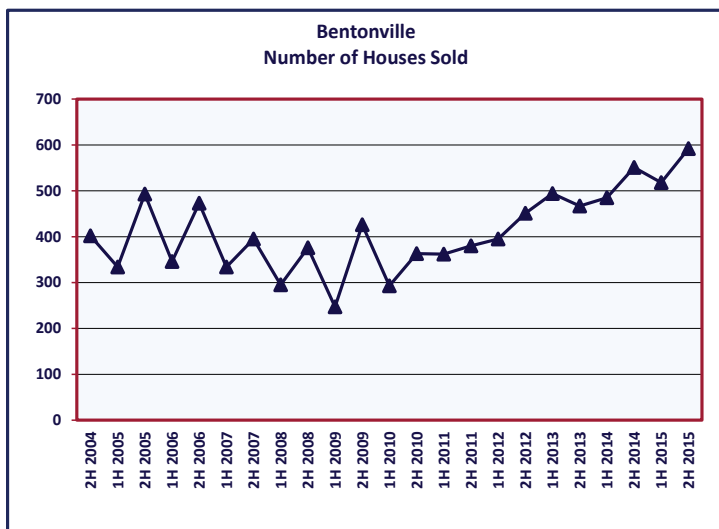


- 50.8 percent of the sold houses in Bentonville were priced between \$100,001 and \$250,000.

## Bentonville Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	22	3.7%	1,218	74	102.6%	\$72.32
\$100,001 - \$150,000	92	15.5%	1,446	94	97.2%	\$89.39
\$150,001 - \$200,000	124	20.9%	1,857	104	97.7%	\$98.77
\$200,001 - \$250,000	85	14.4%	2,107	109	97.6%	\$112.27
\$250,001 - \$300,000	90	15.2%	2,520	104	98.4%	\$113.96
\$300,001 - \$350,000	63	10.6%	2,841	128	98.3%	\$120.19
\$350,001 - \$400,000	37	6.3%	3,305	143	99.0%	\$116.51
\$400,001 - \$450,000	21	3.5%	3,736	107	97.8%	\$118.69
\$450,001 - \$500,000	22	3.7%	3,641	137	97.1%	\$140.97
\$500,000+	36	6.1%	4,468	163	95.3%	\$152.03
<b>Bentonville</b>	<b>592</b>	<b>100.0%</b>	<b>2,393</b>	<b>112</b>	<b>97.9%</b>	<b>\$109.48</b>

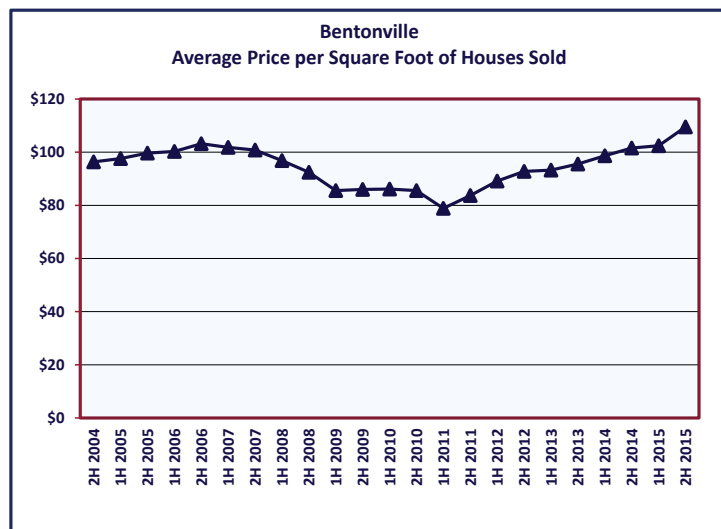
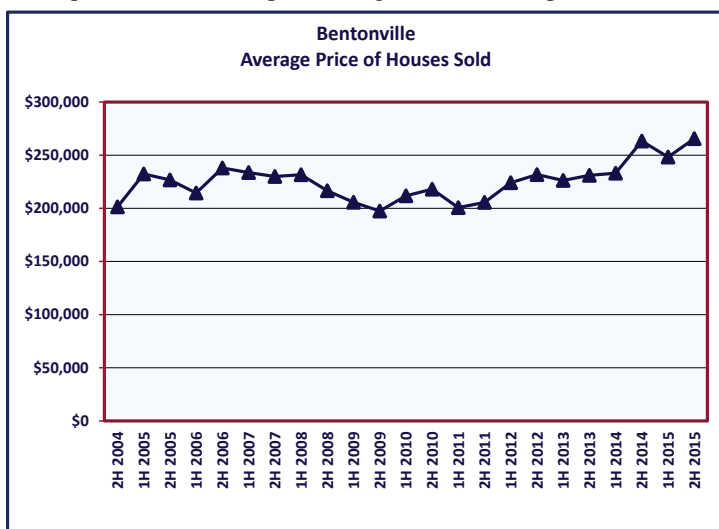
# Bentonville



- There were 592 houses sold in Bentonville from July 1 to December 31, 2015, or 14.3 percent more than the 518 sold in the first half of 2015, and 7.4 percent more than sold in the second half of 2014.
- The average price of a house sold in Bentonville increased from \$248,192 in the first half of 2015 to \$265,558 in the second half of 2015. The average sales price in the second half of the year was 7.0 percent higher than in the first half, and 0.9 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 135 in the first half of 2015 to 112 in the second half of 2015.
- The average price per square foot for a house sold in Bentonville increased from \$102.43 in the first half of 2015 to \$109.48 in the second half of 2015. The average price per square foot was 6.9 percent higher than in the previous half

year, and 7.8 percent higher than in the second half of 2014.

- About 22.6 percent of all houses sold in Benton County in the second half of 2015 were sold in Bentonville. The average sales price of a house was 128.6 percent of the county average.
- Out of 592 houses sold in the second half of 2015, 179 were new construction. These newly constructed houses had an average sold price of \$305,856 and took an average of 134 days to sell from their initial listing dates.
- There were 337 houses in Bentonville listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$368,982.
- According to the Benton County Assessor's database, 67.4 percent of houses in Bentonville were owner-occupied in the second half of 2015.





# Bentonville

## Bentonville Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	8	1.4%	2,305	97	\$223,914	\$96.76
Amber Ridge at Woods Creek	4	0.7%	3,865	150	\$522,079	\$135.09
Angel Falls	5	0.8%	3,648	108	\$484,721	\$132.89
Apple Ridge	1	0.2%	1,402	50	\$130,500	\$93.08
Armstrong	1	0.2%	2,166	291	\$315,000	\$145.43
Autumnwood	1	0.2%	1,186	40	\$111,500	\$94.01
Avignon	1	0.2%	4,212	566	\$575,000	\$136.51
B & W Heights	2	0.3%	1,592	348	\$116,500	\$73.14
Banz	1	0.2%	1,240	40	\$101,500	\$81.85
Beau Chalet	2	0.3%	3,900	191	\$490,064	\$130.06
Bentonville Heights	1	0.2%	2,354	18	\$110,000	\$46.73
Bland Valley Estates	2	0.3%	1,897	79	\$143,000	\$75.45
Blueberry Heights	2	0.3%	1,861	67	\$162,750	\$87.25
Braithwaite Park	1	0.2%	1,936	37	\$166,000	\$85.74
Briar Chase	4	0.7%	1,951	98	\$176,875	\$90.60
Brighton Heights	5	0.8%	2,659	121	\$279,980	\$105.36
Brightwood	6	1.0%	1,884	85	\$159,017	\$84.42
Burkes	1	0.2%	1,161	105	\$130,000	\$111.97
Carriage Square	6	1.0%	1,469	122	\$132,267	\$90.15
Central Park	7	1.2%	2,822	105	\$329,711	\$116.49
Chapel Hill	3	0.5%	2,779	54	\$339,417	\$122.03
Chattin Valle	1	0.2%	4,752	327	\$614,702	\$129.36
Clarks	9	1.5%	1,856	96	\$355,704	\$195.24
Claypool	3	0.5%	1,881	210	\$481,667	\$256.02
College Place	28	4.7%	2,934	81	\$332,278	\$112.64
Cornerstone Ridge	22	3.7%	2,401	97	\$255,314	\$106.70
Courtyard	2	0.3%	2,091	56	\$187,700	\$89.73
Creekstone	4	0.7%	3,212	210	\$339,000	\$105.12
Criswell Estates	1	0.2%	1,710	89	\$169,900	\$99.36
Cross Creek	1	0.2%	2,143	102	\$169,000	\$78.86
Curtis Heights	1	0.2%	1,681	168	\$128,134	\$76.22
Demings	7	1.2%	1,857	120	\$289,143	\$140.38
Dickson	1	0.2%	2,850	132	\$678,000	\$237.89
Dogwood	1	0.2%	1,484	54	\$132,500	\$89.29
Dogwood Place	4	0.7%	1,267	82	\$112,350	\$88.65
Dream Hill Estates	2	0.3%	1,916	173	\$148,950	\$77.88
Durham Place	1	0.2%	992	157	\$57,000	\$57.46
Eagle Creek	3	0.5%	1,936	138	\$174,833	\$90.33
Eau Claire	3	0.5%	5,027	106	\$541,000	\$107.09
Edens Brooke	6	1.0%	2,583	104	\$278,150	\$107.74
El Contento	3	0.5%	2,915	160	\$278,000	\$96.09
Enfield Park	1	0.2%	7,025	153	\$1,160,000	\$165.12
Fairfield	3	0.5%	1,302	41	\$97,300	\$76.32
Fairview Heights	3	0.5%	1,205	156	\$97,000	\$80.13
The Farms	4	0.7%	2,131	92	\$253,363	\$110.54
Foxglove	3	0.5%	2,718	93	\$281,333	\$103.64
Glenbrook	1	0.2%	4,417	96	\$650,000	\$147.16
Grace	11	1.9%	1,764	124	\$178,752	\$100.77
Grammercy Park	3	0.5%	2,450	0	\$290,142	\$118.41
Green Oakes	1	0.2%	1,317	69	\$195,000	\$148.06

# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Greenstone Estates	2	0.3%	2,770	176	\$301,200	\$109.43
Hannah Meadows	2	0.3%	1,362	101	\$132,550	\$97.20
Hanover	4	0.7%	4,480	123	\$430,375	\$98.58
Harmon Grove	1	0.2%	2,625	59	\$307,125	\$117.00
Hazel Park	5	0.8%	1,443	122	\$93,060	\$64.47
Healing Spgs	1	0.2%	1,952	190	\$347,000	\$177.77
Heathrow	2	0.3%	6,142	250	\$682,000	\$109.08
Heritage Heights	1	0.2%	2,500	28	\$281,000	\$112.40
Hidden Spgs	6	1.0%	3,535	87	\$334,399	\$95.57
High Meadows	3	0.5%	1,440	161	\$121,667	\$84.81
Highland Park	5	0.8%	2,671	157	\$336,671	\$125.94
Highpointe Add	4	0.7%	1,466	113	\$149,400	\$102.60
Holly Gardens	1	0.2%	1,449	264	\$95,000	\$65.56
Kensington	3	0.5%	3,288	130	\$339,000	\$103.63
Kerelaw Castle	2	0.3%	2,315	168	\$250,020	\$108.00
Keystone	6	1.0%	1,655	38	\$166,209	\$100.35
Kingsbury	1	0.2%	3,750	142	\$435,000	\$116.00
Kristyl Heights	10	1.7%	1,334	74	\$119,662	\$90.10
Lake Bentonville	1	0.2%	1,496	42	\$156,000	\$104.28
Laurynwood	4	0.7%	1,777	70	\$174,125	\$97.98
Lexington	1	0.2%	4,172	59	\$440,000	\$105.47
Lincoln & Rice	1	0.2%	1,572	32	\$230,000	\$146.31
Linwood	1	0.2%	1,451	37	\$93,500	\$64.44
Lochmoor Club	7	1.2%	3,211	108	\$372,357	\$115.84
Loesche	1	0.2%	2,321	139	\$295,000	\$127.10
Lyndal Heights	2	0.3%	2,073	75	\$203,000	\$95.96
Magnolia Estates	1	0.2%	1,006	58	\$82,500	\$82.01
Manor Heights	1	0.2%	1,913	138	\$250,000	\$130.68
Mcclain Ridge	1	0.2%	2,035	137	\$183,000	\$89.93
Mcginis	1	0.2%	1,842	52	\$171,000	\$92.83
Meadowbrook Farms	2	0.3%	1,904	65	\$159,500	\$86.06
Meadowlands	3	0.5%	1,364	49	\$114,333	\$84.72
North Fork	11	1.9%	2,250	110	\$256,677	\$114.10
Northaven Hills	3	0.5%	2,292	56	\$188,833	\$84.17
Oakbrooke	3	0.5%	2,659	60	\$293,167	\$109.81
Oaklawn	3	0.5%	2,838	223	\$350,381	\$123.63
Oakwood Heights	1	0.2%	2,842	134	\$198,000	\$69.67
The Orchards	9	1.5%	2,153	123	\$195,278	\$92.60
Oxford Ridge	11	1.9%	2,788	104	\$329,727	\$117.97
Ozark Acres	1	0.2%	3,700	95	\$600,000	\$162.16
Parkcrest	2	0.3%	1,094	61	\$102,250	\$94.50
Parkview Village	4	0.7%	1,152	58	\$101,484	\$88.61
Pleasant View	5	0.8%	2,273	71	\$201,880	\$89.68
Plentywood	2	0.3%	3,015	441	\$250,000	\$81.56
Polson	1	0.2%	750	46	\$109,000	\$145.33
Quailridge	6	1.0%	2,939	93	\$287,596	\$98.00
Railroad	8	1.4%	1,788	224	\$402,188	\$229.68
Renaissance	2	0.3%	2,960	60	\$328,000	\$110.81
Reynolds	1	0.2%	1,901	46	\$160,000	\$84.17
Riverwalk	25	4.2%	2,136	93	\$236,470	\$109.40
Robin Haven	1	0.2%	1,650	36	\$139,900	\$84.79

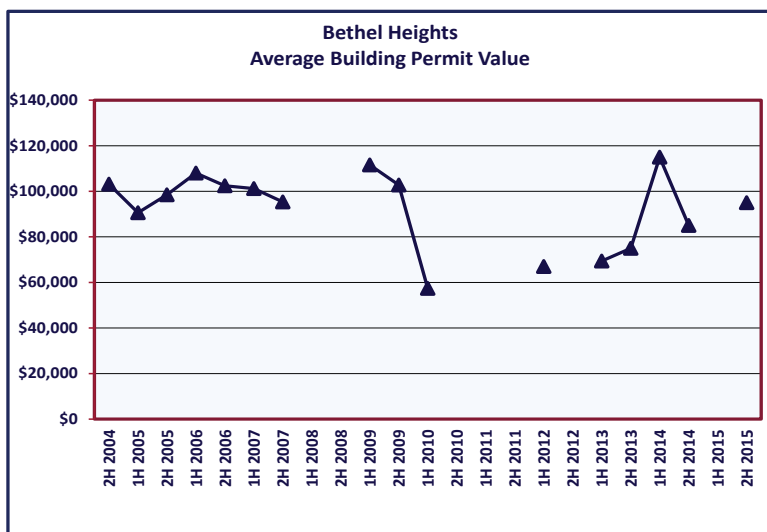
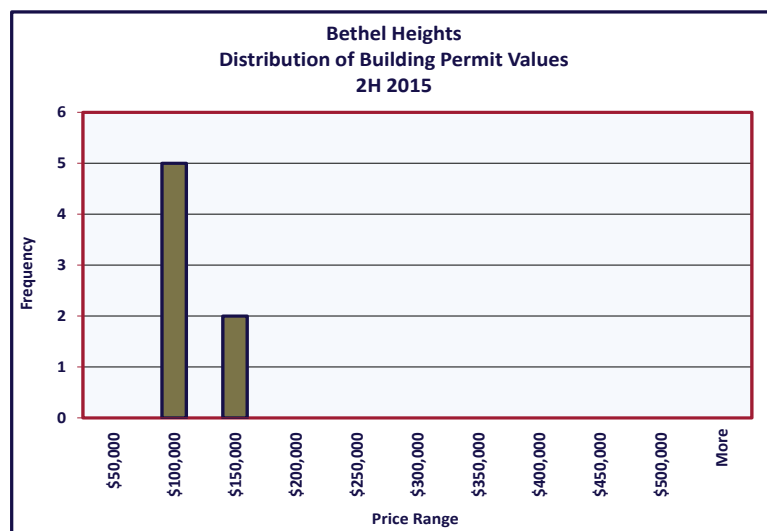
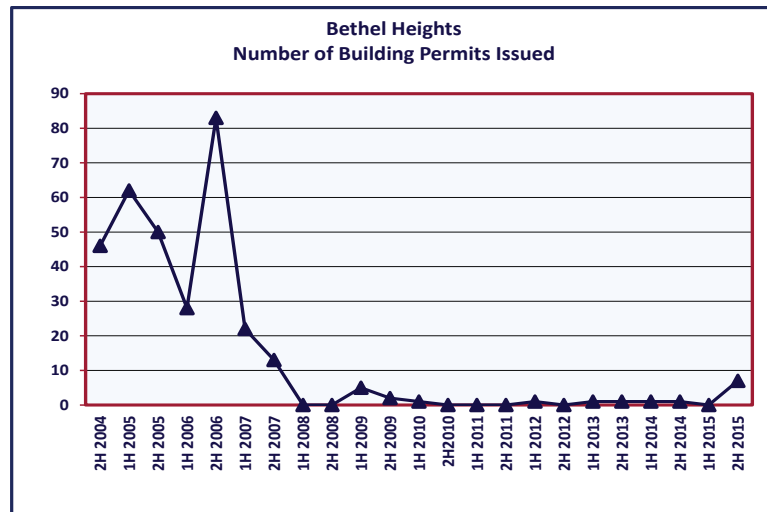
# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Rolling Acres	6	1.0%	2,685	165	\$294,217	\$109.49
Rolling Hills	1	0.2%	3,396	189	\$250,000	\$73.62
Royal Heights	3	0.5%	1,329	57	\$100,133	\$75.00
Rush Estates	1	0.2%	1,992	313	\$240,000	\$120.48
Saddlebrook	1	0.2%	1,895	121	\$165,000	\$87.07
Saddlebrook Farm	1	0.2%	1,922	69	\$181,750	\$94.56
Sherwood Forest	1	0.2%	1,540	36	\$129,500	\$84.09
Simsberry Place	3	0.5%	2,527	98	\$279,683	\$110.33
Soaring Hawk	1	0.2%	4,332	196	\$490,000	\$113.11
Southside	1	0.2%	1,104	242	\$166,000	\$150.36
Spinnaker Rdg Woods	1	0.2%	3,171	50	\$410,000	\$129.30
St Valery Downs	6	1.0%	4,674	183	\$622,917	\$134.78
Sterling	1	0.2%	2,600	109	\$234,000	\$90.00
Stone Meadow	12	2.0%	1,626	124	\$178,975	\$109.92
Stone Ridge Estates	1	0.2%	3,811	159	\$465,000	\$122.02
Stonebriar	2	0.3%	4,869	124	\$592,500	\$125.00
Stoneburrrow	19	3.2%	1,757	111	\$155,685	\$90.06
Stonecreek	5	0.8%	2,044	95	\$214,960	\$105.24
Stonehenge	7	1.2%	3,772	120	\$376,629	\$101.73
Straube Business Park	1	0.2%	1,228	440	\$112,000	\$91.21
Sturbridge	2	0.3%	3,323	62	\$282,225	\$85.06
Summerlin	4	0.7%	1,375	96	\$131,308	\$95.78
Sunrise	2	0.3%	1,761	109	\$102,450	\$58.29
Sunset	1	0.2%	4,200	122	\$300,000	\$71.43
Sycamore Heights	2	0.3%	1,931	25	\$187,500	\$97.47
T J Hollands	1	0.2%	1,913	158	\$400,000	\$209.10
Talamore	4	0.7%	5,014	90	\$752,500	\$149.12
Town & Country Estates	1	0.2%	2,342	73	\$181,700	\$77.58
Tunbridge Wells	2	0.3%	1,900	103	\$178,750	\$94.53
Twin City Heights	1	0.2%	1,400	46	\$95,000	\$67.86
Versailles	1	0.2%	3,763	1	\$564,310	\$149.96
Victoria Estates	1	0.2%	4,731	94	\$432,500	\$91.42
W A Burkes	1	0.2%	916	60	\$105,000	\$114.63
Walnut Valley	4	0.7%	1,578	73	\$132,975	\$84.46
Water Lou Estates	3	0.5%	3,885	158	\$417,500	\$107.13
Waterford	2	0.3%	3,755	132	\$331,826	\$94.32
Westside	1	0.2%	1,232	0	\$110,000	\$89.29
White Oak Trails	7	1.2%	2,998	159	\$356,893	\$118.92
Wildwood	22	3.7%	2,430	116	\$262,591	\$107.50
Williamsburg Heights	1	0.2%	1,914	154	\$162,000	\$84.64
Willowbrook Farms	4	0.7%	2,455	73	\$281,150	\$114.70
Windsong	3	0.5%	3,581	80	\$369,000	\$103.15
Windsor Manor	1	0.2%	2,990	56	\$322,500	\$107.86
Windwood	26	4.4%	1,920	105	\$194,557	\$100.90
Woodbriar	1	0.2%	2,306	47	\$189,000	\$81.96
Woods Creek	9	1.5%	3,427	111	\$432,351	\$125.49
Other	29	4.9%	2,131	129	\$242,414	\$122.32
<b>Bentonville</b>	<b>592</b>	<b>100.0%</b>	<b>2,393</b>	<b>112</b>	<b>\$265,558</b>	<b>\$109.48</b>

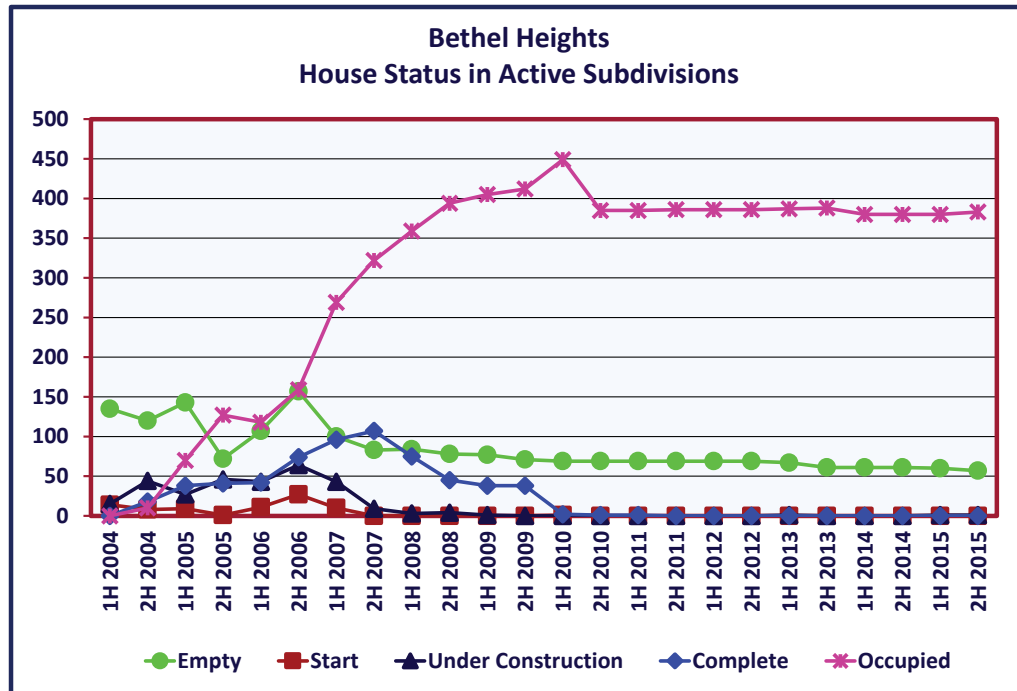
# Bethel Heights

- From July 1 to December 31, 2015 there were 7 residential building permits issued in Bethel Heights. This represents a 600.0 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Bethel Heights were valued in the \$50,001 to \$100,000 range.
- The average residential building permit value in Bethel Heights increased by 11.8 percent from \$85,000 in the second half of 2014 to \$95,034 in the second half of 2015.



# Bethel Heights

- There were 441 total lots in 7 active subdivisions in Bethel Heights in the second half of 2015. About 86.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.2 percent were under construction, 0.0 percent were starts, and 12.9 percent were vacant lots.
- The only Bethel Heights subdivision with houses under construction in the second half of 2015 was Sunset Ridge with 1.
- No new construction or progress in existing construction has occurred in the last year in 4 out of 7 active subdivisions in Bethel Heights.



- 3 new houses in Bethel Heights became occupied in the second half of 2015. The annual absorption rate implies that there were 232.0 months of remaining inventory in active subdivisions, down from 732.0 months in the first half of 2015.
- In 5 out of 7 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 118 lots in 2 subdivisions had received preliminary approval by December 31, 2015.



## Bethel Heights Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Spring Meadows	2H 2012	55
<i>Final Approval</i>		
Heritage	2H 2014	63
<b>Bethel Heights</b>		<b>118</b>



# Bethel Heights

## Bethel Heights House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	14	0	0	0	58	72	1	168.0
Great Meadows <sup>1,2</sup>	3	0	0	0	57	60	0	--
Logan Heights, Phase I <sup>1,2</sup>	10	0	0	0	18	28	0	--
Oak Place	12	0	0	0	49	61	2	72.0
Remington Place <sup>1,2</sup>	3	0	0	0	58	61	0	--
Sunset Ridge <sup>1</sup>	10	0	1	0	22	33	0	--
Wilkins <sup>1,2</sup>	5	0	0	0	121	126	0	--
<b>Bethel Heights</b>	<b>57</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>383</b>	<b>441</b>	<b>3</b>	<b>232.0</b>

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

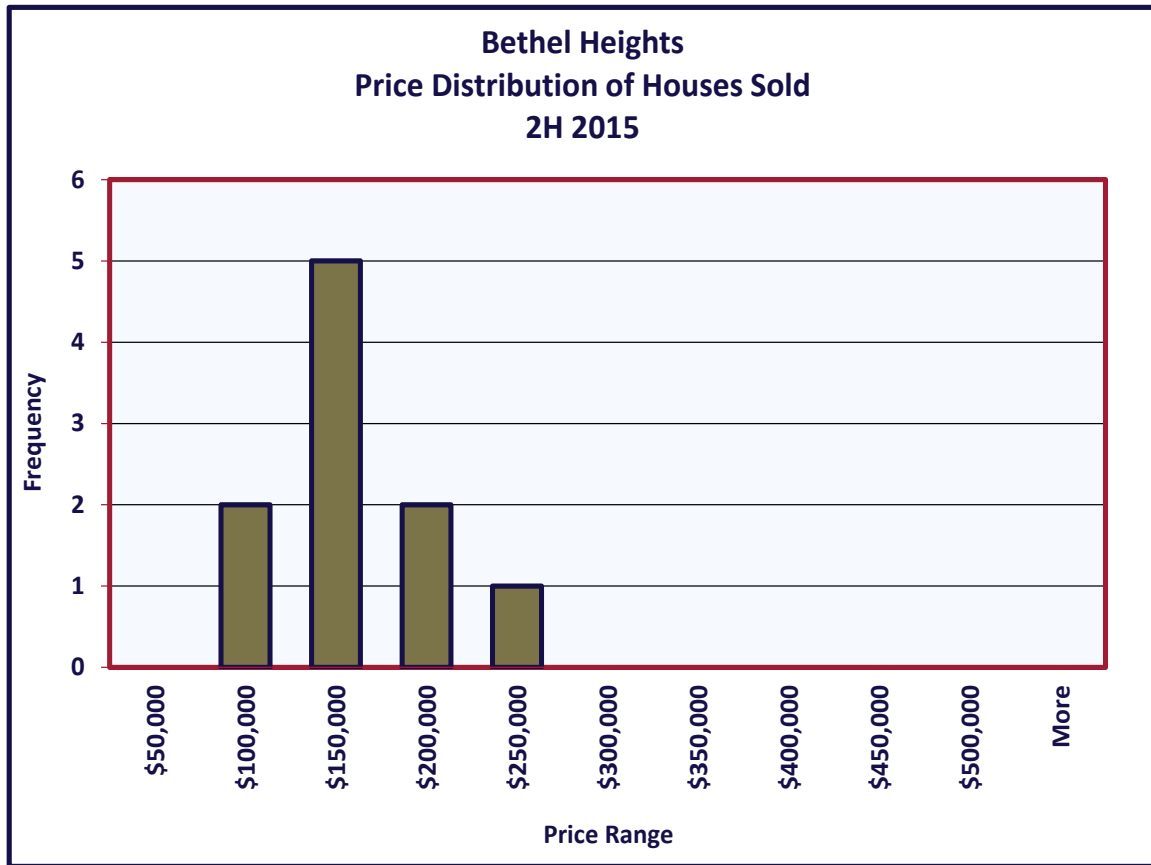
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

## Bethel Heights Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Chantel	2	20.0%	2,226	158	\$191,751	\$86.39
Great Meadows	1	10.0%	1,293	84	\$91,000	\$70.38
Wilkins	6	60.0%	1,622	106	\$117,000	\$71.94
Other	1	10.0%	1,817	30	\$170,000	\$93.56
<b>Bethel Heights</b>	<b>10</b>	<b>100.0%</b>	<b>1,729</b>	<b>107</b>	<b>\$134,650</b>	<b>\$76.84</b>



# Bethel Heights

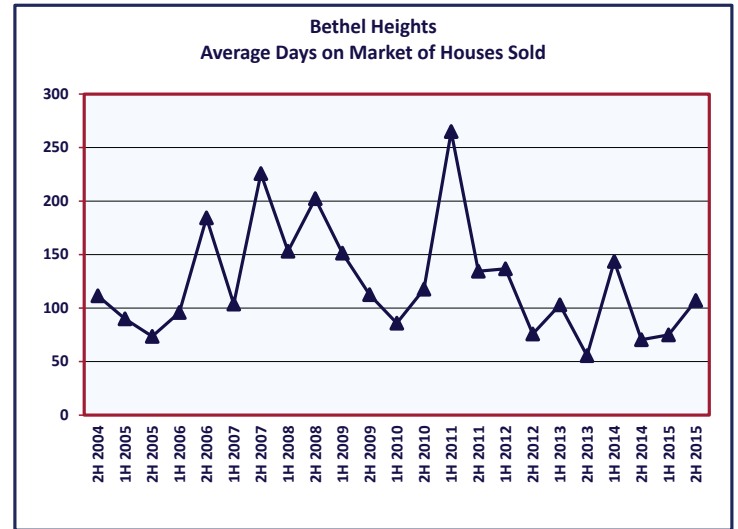
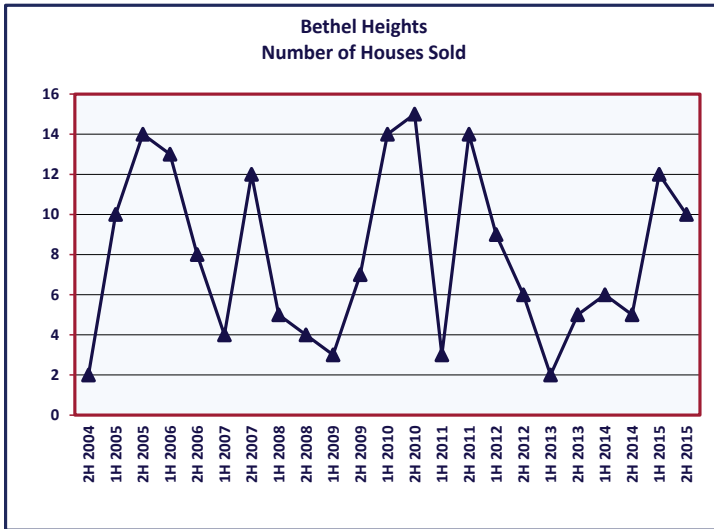


- 50.0 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$150,000.

## Bethel Heights Price Range of Houses Sold Second Half of 2015

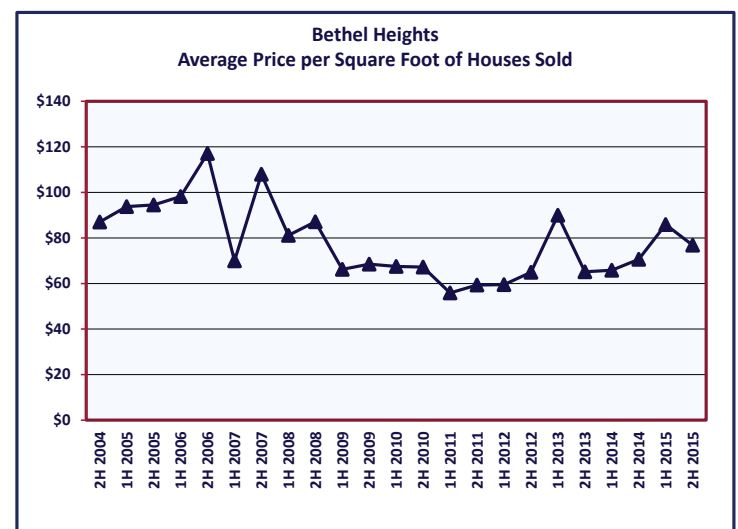
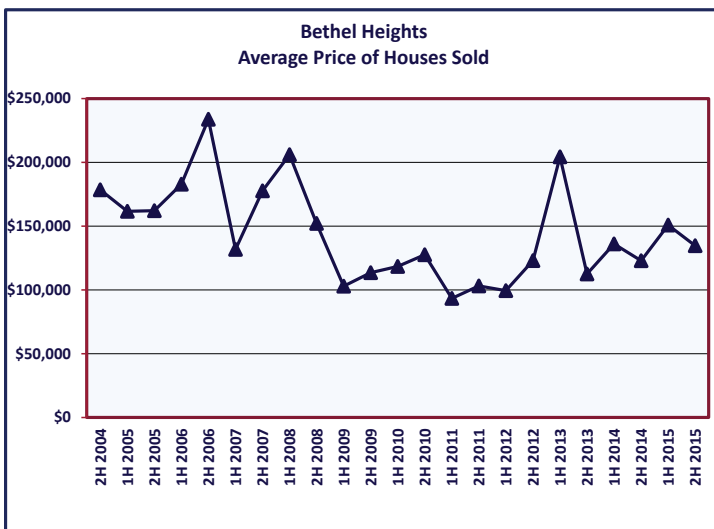
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	20.0%	1,407	123	93.2%	\$63.81
\$100,001 - \$150,000	5	50.0%	1,643	95	92.2%	\$74.89
\$150,001 - \$200,000	2	20.0%	2,052	99	91.9%	\$85.81
\$200,001 - \$250,000	1	10.0%	2,164	148	95.3%	\$94.73
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Bethel Heights</b>	<b>10</b>	<b>100.0%</b>	<b>1,729</b>	<b>107</b>	<b>92.7%</b>	<b>\$76.84</b>

# Bethel Heights



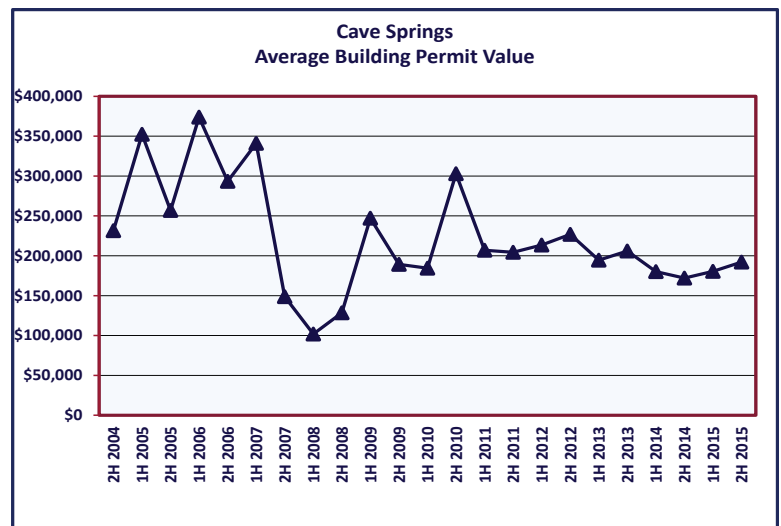
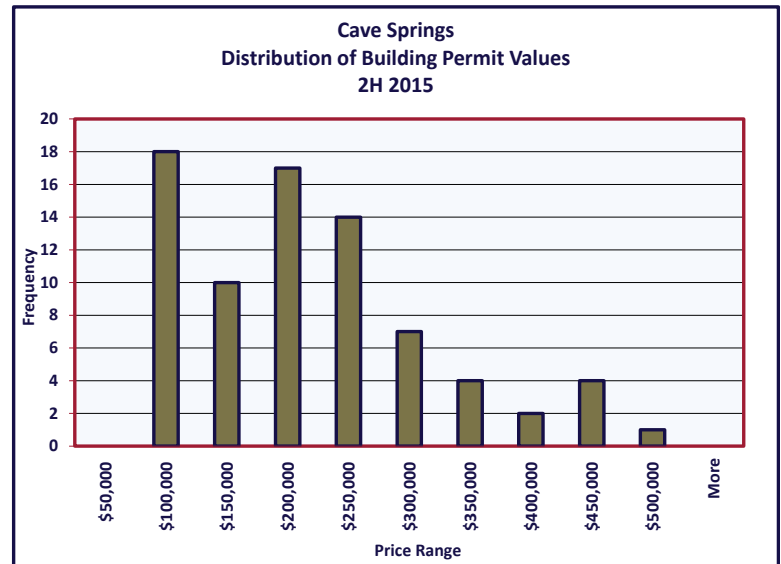
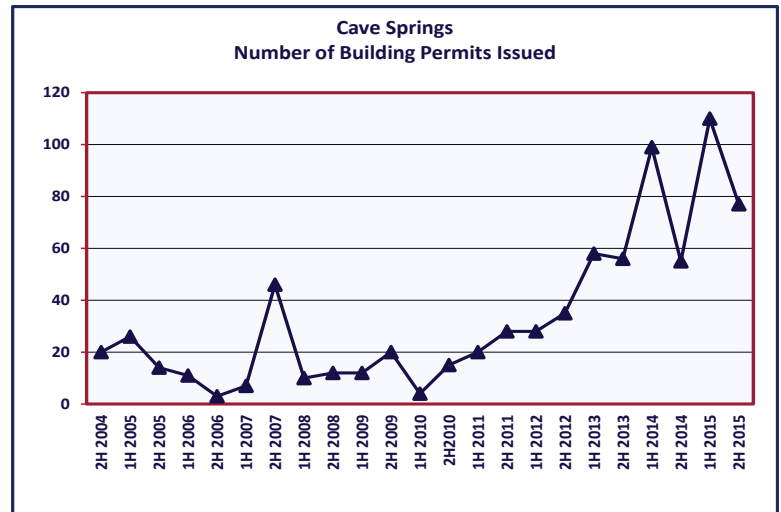
- There were 10 houses sold in Bethel Heights from July 1 and December 31, 2015, or 16.7 percent fewer than the 12 sold in the first half of 2015, and 100.0 percent more than the total sold in the second half of 2014.
- The average price of a house sold in Bethel Heights decreased from \$150,867 in the first half of 2015 to \$134,650 in the second half of 2015. The average sales price was 10.7 percent lower than in the previous half year, and 9.6 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale increased from 75 in the first half of 2015 to 107 in the second half of 2015.
- The average price per square foot for a house sold in Bethel Heights decreased from \$85.88 in the first half of 2015 to \$76.84 in the second half of 2015.

- The average price per square foot was 10.5 percent lower than in the first half of 2015 and 8.8 percent higher than in the second half of 2014.
- About 0.4 percent of all houses sold in Benton County in the second half of 2015 were sold in Bethel Heights. The average sales price of a house was 65.2 percent of the county average.
- Out of 10 houses sold in the second half of 2015, 1 was new construction.
- There were 6 houses in Bethel Heights listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$173,625.
- According to the Benton County Assessor's database, 67.9 percent of houses in Bethel Heights were owner-occupied in the second half of 2015.



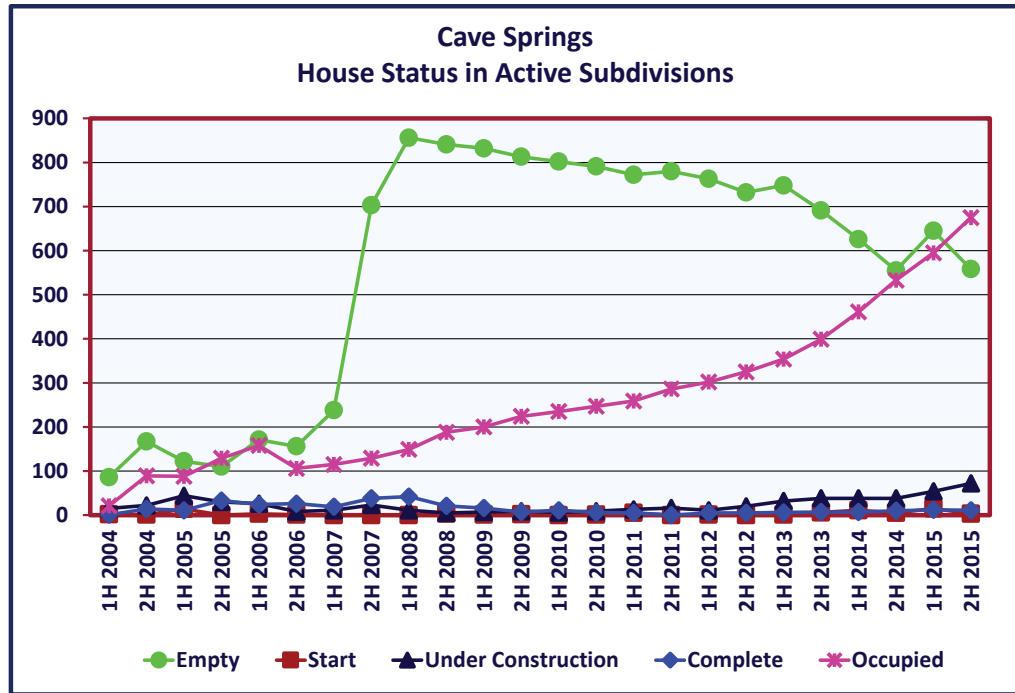
# Cave Springs

- From July 1 to December 31, 2015 there were 77 residential building permits issued in Cave Springs. This represents an 40.0 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Cave Springs were valued in the \$50,001 to \$200,000 range.
- The average residential building permit value in Cave Springs increased by 11.7 percent from \$171,973 in the second half of 2014 to \$192,018 in the second half of 2015.



# Cave Springs

- There were 1,319 total lots in 18 active subdivisions in Cave Springs in the second half of 2015. About 51.2 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 5.5 percent were under construction, 0.2 percent were starts, and 42.3 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the second half of 2015 was Brentwood with 13.
- No new construction or progress in existing construction has occurred in the last year in 2 out of the 18 active subdivisions in Cave Springs.
- 81 new houses in Cave Springs became occupied in the second half of 2015. The annual absorption rate implies that there were 54.8 months of remaining inventory in active subdivisions, down from 64.9 months in the first half of 2015.



- In 4 out of the 18 active subdivisions in Cave Springs, no absorption has occurred in the past year.
- An additional 144 lots in 2 subdivisions had received final approval by December 31, 2015.



## Cave Springs Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Fairway, Phase II	1H 2007	30
<i>Final Approval</i>		
Otter Creek, Phase II	1H 2007	114
<b>Cave Springs</b>		<b>144</b>

# Cave Springs

## Cave Springs House Status in Active Subdivisions Second Half of 2015

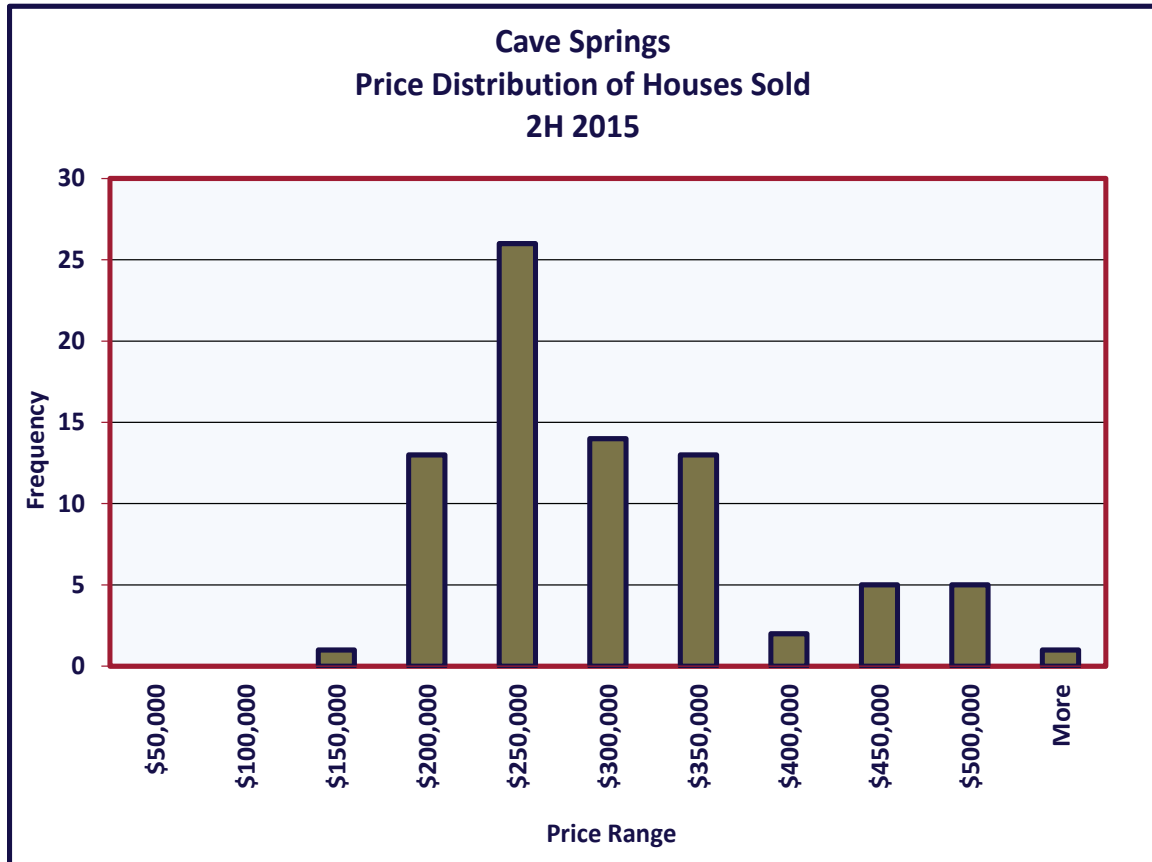
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	118	0	13	3	61	195	16	94.6
Chattin Valle	4	0	0	0	24	28	1	48.0
Duffers Ridge <sup>1,2</sup>	2	0	0	0	6	8	0	--
Fairway Valley	1	1	4	0	22	28	5	10.3
Hamptons, The	0	0	3	0	56	59	5	3.0
Hickory Hills	58	0	6	0	2	66	2	384.0
Hyde Park	134	0	8	1	147	290	16	40.9
La Bonne Vie, Phase I <sup>1,2</sup>	3	0	0	0	3	6	0	--
Marbella	62	1	3	2	3	71	3	272.0
Mountain View	4	0	1	0	35	40	1	30.0
Nevaeh Estates <sup>1</sup>	40	0	2	0	0	42	0	--
Otter Creek Estates, Phase I	46	1	12	0	19	78	7	70.8
Ridgewood	10	0	6	0	64	80	7	13.7
Sand Springs, Phase I	56	0	8	4	50	118	16	34.0
Soaring Hawk	1	0	1	0	14	16	1	24.0
Spring Ridge <sup>1</sup>	10	0	3	1	47	61	0	--
Springs at Wellington	6	0	1	0	45	52	1	21.0
St. Valery Downs	3	0	1	0	77	81	0	16.0
<b>Cave Springs</b>	<b>558</b>	<b>3</b>	<b>72</b>	<b>11</b>	<b>675</b>	<b>1,319</b>	<b>81</b>	<b>54.8</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.



# Cave Springs



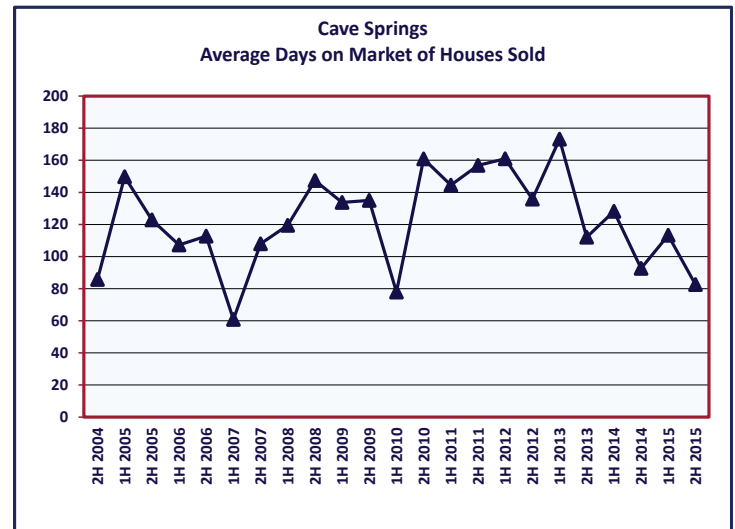
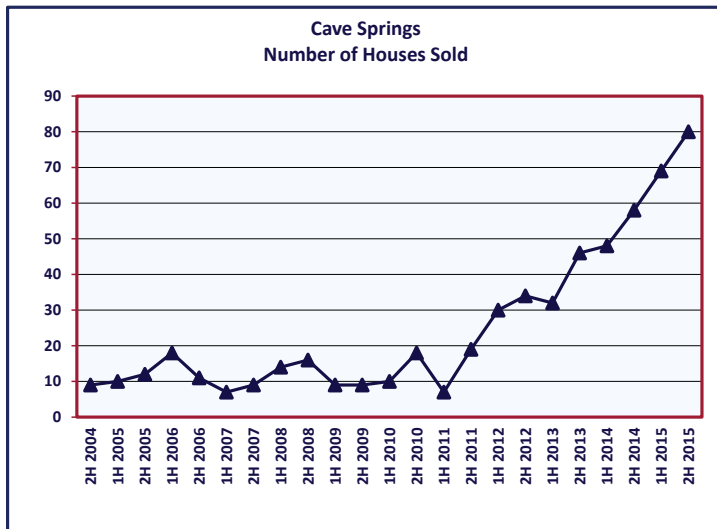
- 50.1 percent of the sold houses in Cave Springs were priced between \$100,001 and \$250,000.

## Cave Springs Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	1	1.3%	1,044	67	96.7%	\$85.15
\$150,001 - \$200,000	13	16.3%	1,663	74	99.5%	\$104.75
\$200,001 - \$250,000	26	32.5%	2,088	76	99.7%	\$109.16
\$250,001 - \$300,000	14	17.5%	2,399	106	99.8%	\$112.72
\$300,001 - \$350,000	13	16.3%	2,656	57	99.9%	\$118.15
\$350,001 - \$400,000	2	2.5%	3,233	100	98.7%	\$117.89
\$400,001 - \$450,000	5	6.3%	3,346	78	100.5%	\$124.87
\$450,001 - \$500,000	5	6.3%	3,631	135	99.9%	\$130.47
\$500,000+	1	1.3%	5,028	139	95.6%	\$114.06
<b>Cave Springs</b>	<b>80</b>	<b>100.0%</b>	<b>2,393</b>	<b>83</b>	<b>99.7%</b>	<b>\$112.82</b>

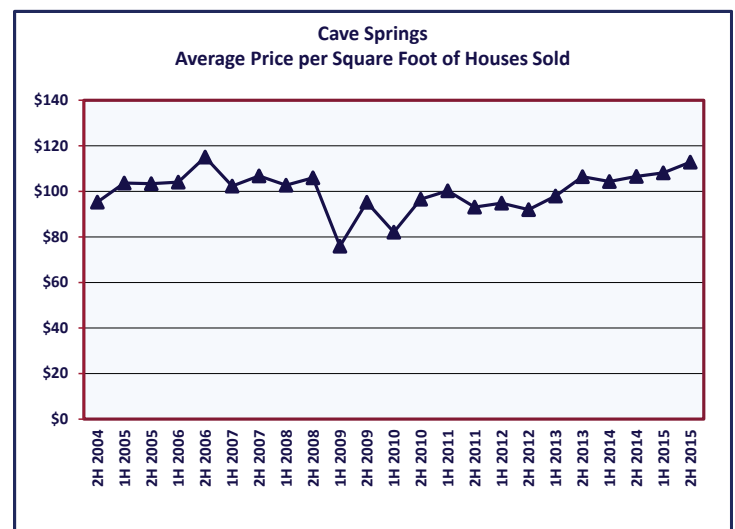
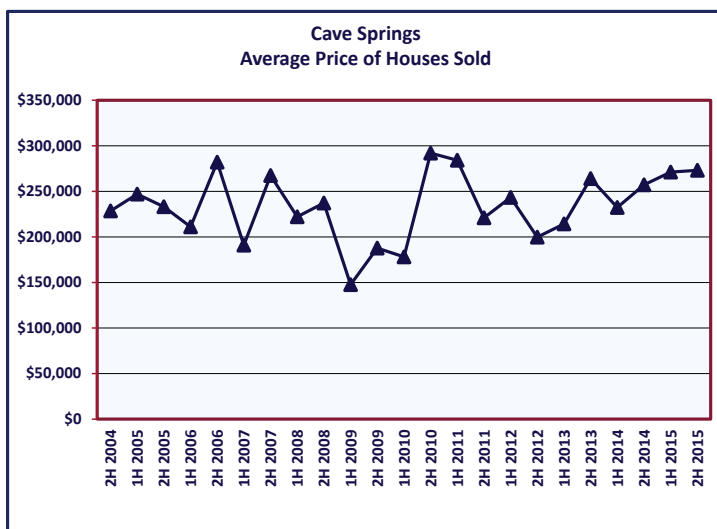


# Cave Springs



- There were 80 houses sold in Cave Springs from July 1 to December 30, 2015, or 15.9 percent more than the 69 sold in the first half of 2015, and 37.9 percent more than in the second half of 2014.
- The average price of a house sold in Cave Springs increased from \$271,103 in the first half of 2015 to \$273,080 in the second half of 2015.
- The average sales price was 0.7 percent higher than in the previous half year and 6.2 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 113 in the first half of 2015 to 83 in the second half of 2015.
- The average price per square foot for a house sold in Cave Springs increased from \$108.11 in the first half of 2015 to \$112.82 in the second half of 2015.

- The average price per square foot was 4.4 percent higher than in the previous half year and 5.9 percent higher than in the second half of 2014.
- About 3.1 percent of all houses sold in Benton County in the second half of 2015 were sold in Cave Springs. The average sales price of a house was 132.2 percent of the county average.
- Out of 80 houses sold in the second half of 2015, 60 were new construction.
- These newly constructed houses had an average sold price of \$287,925 and took an average of 86 days to sell from their initial listing dates.
- There were 34 houses in Cave Springs, listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$305,807.
- According to the Benton County Assessor's database, 76.9 percent of houses in Cave Springs were owner-occupied in the second half of 2015.



# Cave Springs

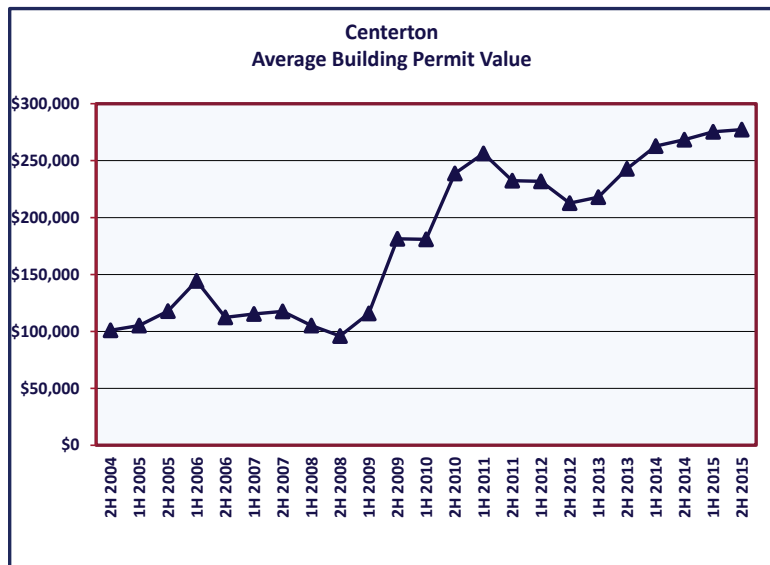
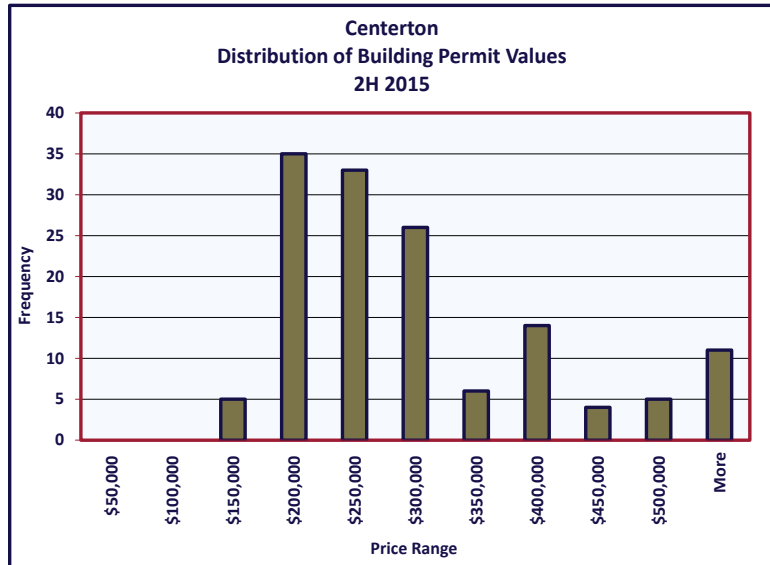
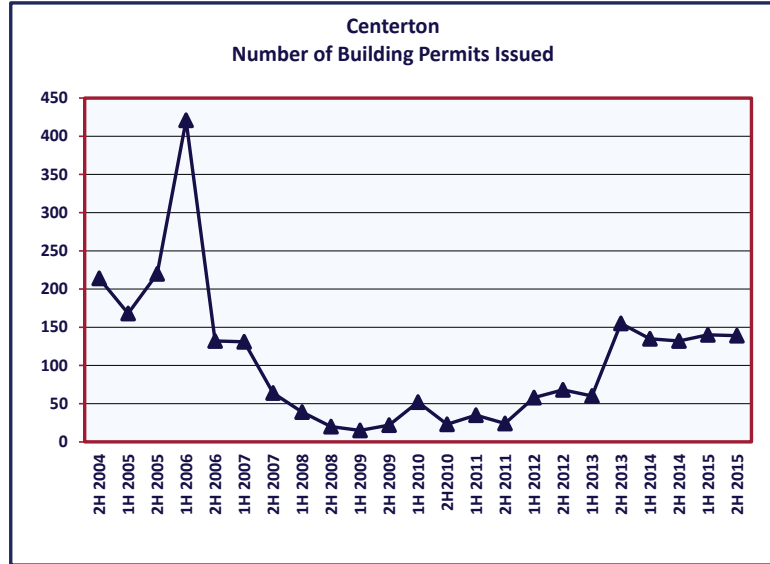
## Cave Springs Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Biltmore	9	11.3%	2,565	94	\$286,253	\$111.27
Brentwood	14	17.5%	2,016	67	\$219,264	\$108.86
Fairway Valley	4	5.0%	2,135	84	\$241,725	\$113.22
The Hamptons	4	5.0%	1,933	94	\$213,028	\$110.34
Hickory Hills	3	3.8%	2,172	170	\$251,625	\$115.85
Hyde Park	22	27.5%	2,716	64	\$324,453	\$119.09
Marbella	2	2.5%	2,236	123	\$252,400	\$113.00
Otter Creek	3	3.8%	3,450	128	\$467,967	\$135.70
Ridgewood	3	3.8%	4,277	143	\$508,967	\$119.76
Sand Spgs	8	10.0%	1,585	50	\$175,794	\$111.09
Springs	1	1.3%	3,180	133	\$365,000	\$114.78
Venters	1	1.3%	1,044	67	\$88,900	\$85.15
Wellington	4	5.0%	2,134	71	\$202,566	\$96.63
Weston Hills	1	1.3%	2,673	154	\$217,500	\$81.37
Other	1	1.3%	1,844	137	\$165,000	\$89.48
<b>Cave Springs</b>	<b>80</b>	<b>100.0%</b>	<b>2,393</b>	<b>83</b>	<b>\$273,080</b>	<b>\$112.82</b>



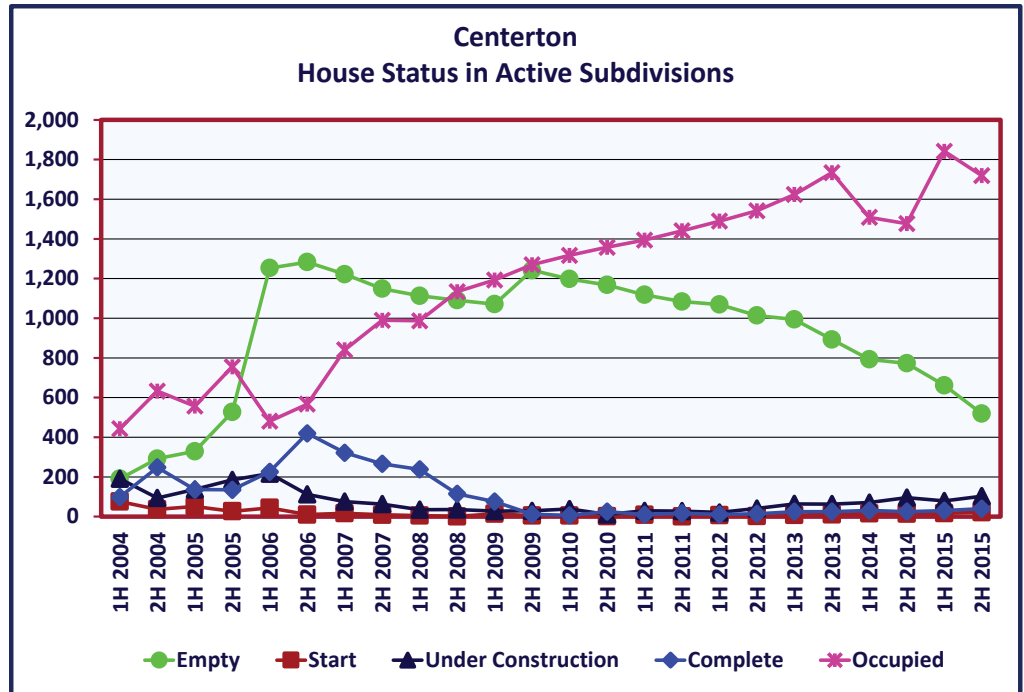
# Centerton

- From July 1 to December 31, 2015 there were 139 residential building permits issued in Centerton. This represents a 5.3 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Centerton were valued in the \$100,001 to \$300,000 range.
- The average residential building permit value in Centerton increased by 3.3 percent from \$268,459 in the second half of 2014 to \$277,203 in the second half of 2015.



# Centerton

- There were 2,403 total lots in 19 active subdivisions in Centerton in the second half of 2015. About 71.5 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 4.3 percent were under construction, 0.9 percent were starts, and 21.6 percent were vacant lots.
- The subdivisions with the most houses under construction in Centerton in the second half of 2015 were Versailles and Tamarron with 21 each.
- 104 new houses in Centerton became occupied in the second half of 2015. The annual absorption rate implies 30.7 months of remaining inventory in active subdivisions, down from 39.5 months in the first half of 2015.



- An additional 730 lots in 12 subdivisions had received final approval by December 31, 2015.



## Centerton Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bequette Farms, Phase I	2H 2015	30
Big Sky	2H 2015	70
Bliss Meadows	1H 2014	50
Forest Park, Phase II	1H 2013	58
Lexington (formerly Braemar)	2H 2015	48
Osage Creek	2H 2015	34
Quail Hollow, Phases I-III	1H 2013	120
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Sunrise Ridge	2H 2015	32
Tuscany, Phases II, III	1H 2014	51
<i>Final Approval</i>		
Creekside, Phase I	2H 2015	53
Sienna at Cooper's Farm, Phase III	2H 2008	144
<b>Centerton</b>		<b>730</b>

# Centerton

## Centerton House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brimwoods, Phase I	7	1	0	0	27	35	1	48.0
Char-Lou Estates, Phases I, II	37	0	5	0	86	128	2	252.0
Copper Oaks	3	0	0	0	222	225	0	18.0
Eden's Court	0	0	0	0	18	18	4	0.0
Forest Park	3	4	12	0	49	68	4	9.9
Moonlight Valley	31	0	0	0	3	34	1	124.0
Morningside	63	5	11	3	27	109	15	37.8
Oak Tree	63	0	17	4	116	200	8	37.3
Quail Ridge, Phases I, II	4	0	1	1	177	183	1	72.0
Ridgefield Addition, Block II	4	0	1	0	30	35	1	12.0
Sienna at Cooper's Farm, Phases IB, II	7	0	1	10	423	441	1	11.4
Somerset	4	1	4	2	40	51	3	44.0
Tamarron	154	8	21	16	100	299	28	56.9
Tarah Knolls	3	0	1	0	48	52	9	3.4
Timber Ridge	15	0	0	1	45	61	1	192.0
Tuscany, Phase I	43	2	8	1	17	71	0	54.0
Versailles	52	1	21	2	52	128	23	27.6
Waterford Park	8	0	0	0	13	21	2	48.0
Willow Crossing, Phase I	18	0	0	0	226	244	0	7.4
<b>Centerton</b>	<b>519</b>	<b>22</b>	<b>103</b>	<b>40</b>	<b>1,719</b>	<b>2,403</b>	<b>104</b>	<b>30.7</b>

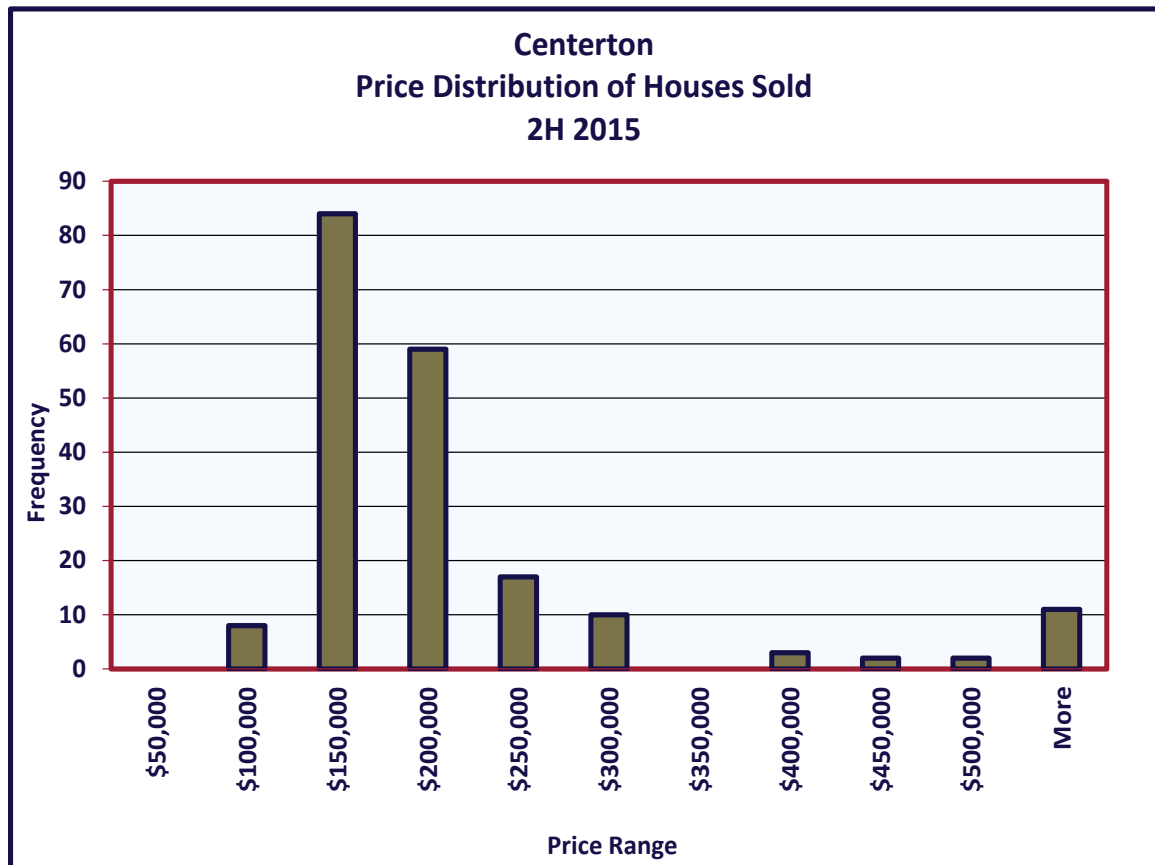
<sup>1</sup> No absorption has occurred in this subdivision in the last year

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





# Centerton

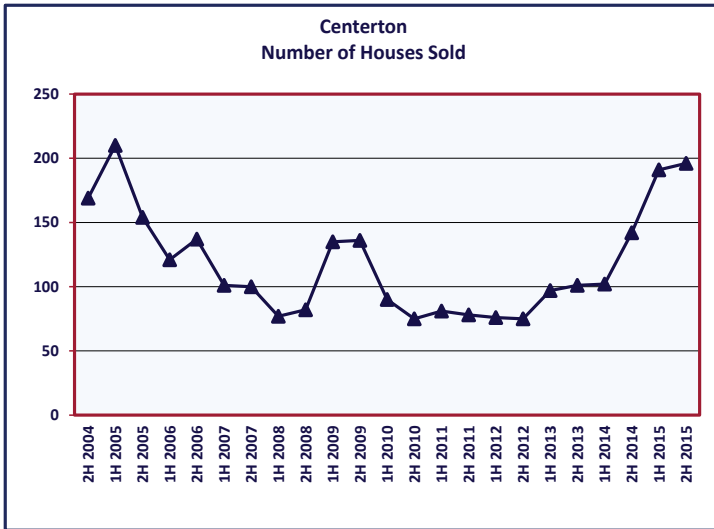


## Centerton Price Range of Houses Sold Second Half of 2015

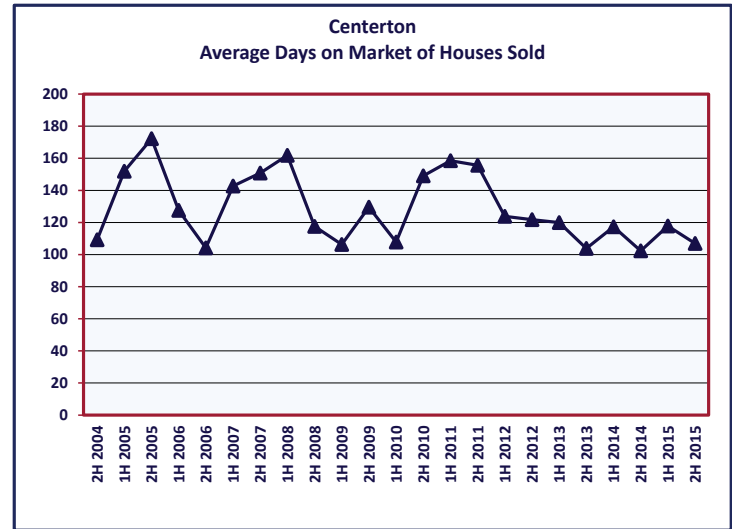
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	8	4.1%	1,369	95	94.7%	\$60.09
\$100,001 - \$150,000	84	42.9%	1,481	89	98.5%	\$87.58
\$150,001 - \$200,000	59	30.1%	1,852	108	99.1%	\$96.02
\$200,001 - \$250,000	17	8.7%	2,218	115	99.7%	\$97.57
\$250,001 - \$300,000	10	5.1%	2,527	113	97.1%	\$106.05
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	3	1.5%	3,045	173	100.1%	\$120.58
\$400,001 - \$450,000	2	1.0%	3,268	208	100.0%	\$125.00
\$450,001 - \$500,000	2	1.0%	3,490	177	100.5%	\$139.56
\$500,000+	11	5.6%	4,504	174	99.8%	\$149.91
<b>Centerton</b>	<b>196</b>	<b>100.0%</b>	<b>1,938</b>	<b>107</b>	<b>98.7%</b>	<b>\$95.72</b>



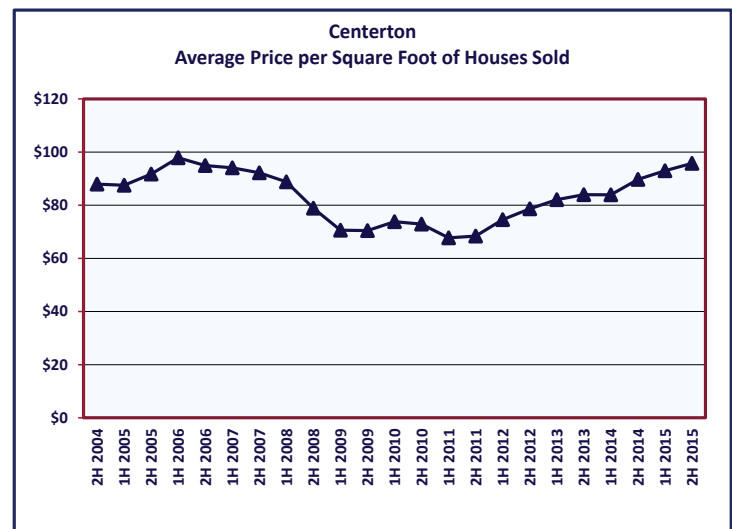
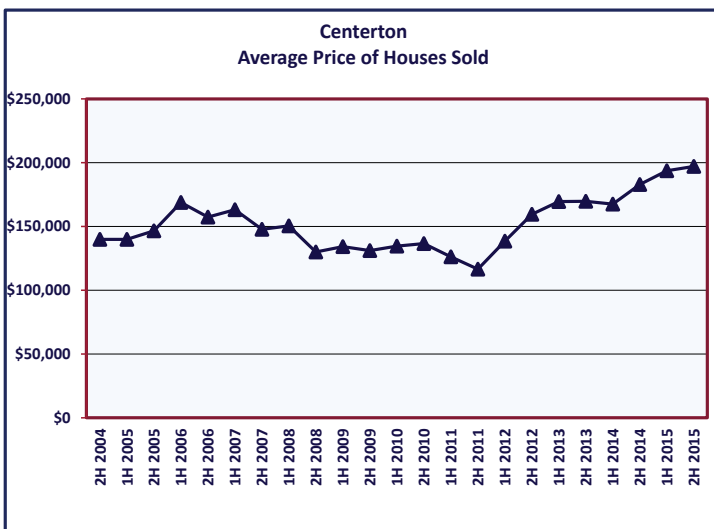
# Centerton



- 73.0 percent of the sold houses in Centerton were priced between \$100,001 and \$200,000.
- There were 196 houses sold in Centerton from July 1 to December 31, 2015 or 2.6 percent more than the 191 sold in the first half of 2015, and 38.0 percent more than in the second half of 2014.
- The average price of a house sold in Centerton increased from \$193,648 in the first half of 2015 to \$197,058 in the second half of 2015.
- The average sales price was 1.8 percent higher than in the first half of 2015 and 7.8 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 118 in the first half of 2015 to 107 in the second half of 2015.
- The average price per square foot for a house sold in Centerton increased from \$92.99 in the first half of 2015 to \$95.72 in the second half of 2015.



- The average price per square foot was 2.9 percent higher than in the first half of 2015 and 6.7 percent higher than in the second half of 2014.
- About 7.5 percent of all houses sold in Benton County in the second half of 2015 were sold in Centerton.
- The average sales price of a house was 95.4 percent of the county average.
- Out of 196 houses sold in the second half of 2015, 82 were new construction.
- These newly constructed houses had an average sold price of \$263,132 and took an average of 135 days to sell from their initial listing dates.
- There were 93 houses in Centerton listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$340,813.
- According to the Benton County Assessor's database, 63.8 percent of houses in Centerton were owner-occupied in the second half of 2015.



# Centerton

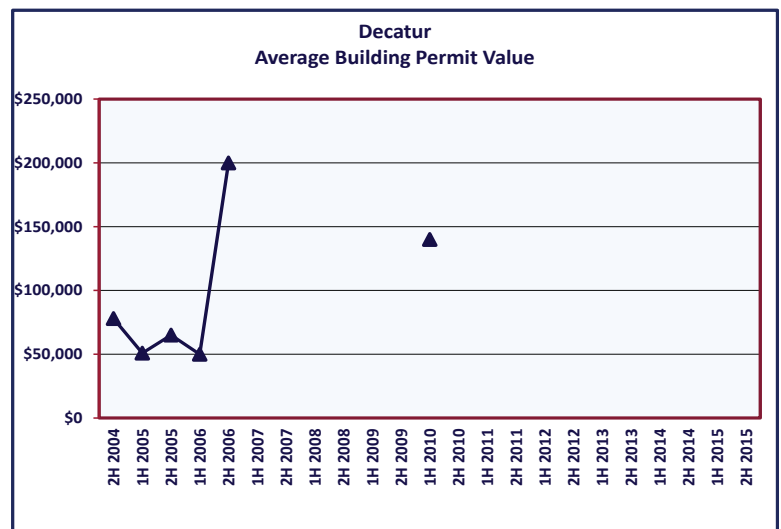
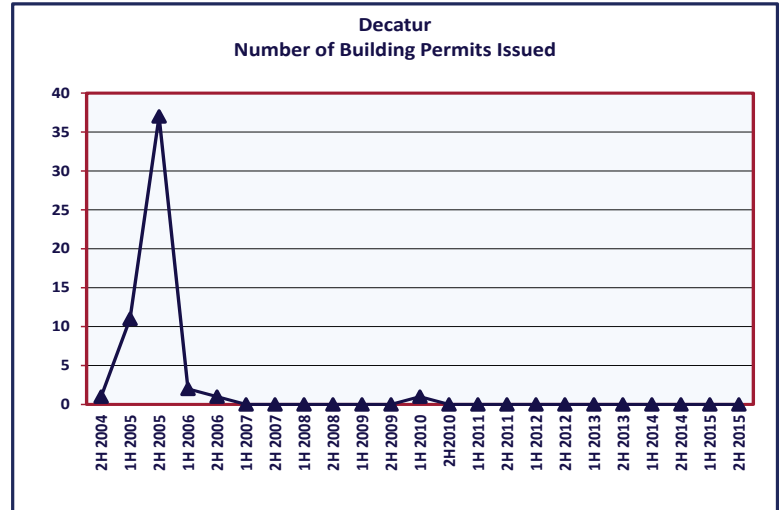
## Centerton Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Black Spings	5	2.6%	1,929	153	\$188,344	\$97.80
Brimwoods	1	0.5%	1,500	50	\$135,500	\$90.33
Centerpoint	19	9.7%	1,439	73	\$119,726	\$83.51
Char Lou Estates	5	2.6%	2,448	84	\$199,380	\$81.62
Dogwood	1	0.5%	1,322	56	\$120,000	\$90.77
Edens Court	1	0.5%	1,510	77	\$145,000	\$96.03
Forest Park	5	2.6%	1,935	142	\$199,368	\$103.48
Hickory Park	2	1.0%	1,410	77	\$96,000	\$67.78
Kensington	6	3.1%	1,930	72	\$166,358	\$86.57
Laurywood	3	1.5%	2,027	72	\$177,167	\$87.47
Morningside	14	7.1%	1,392	89	\$135,948	\$97.94
North Forty	6	3.1%	1,337	66	\$111,917	\$84.08
Oak Ridge	5	2.6%	1,739	77	\$140,160	\$80.22
Oak Tree	8	4.1%	4,462	179	\$667,141	\$147.49
Ridgefield	3	1.5%	1,840	103	\$173,561	\$94.29
Rozars	1	0.5%	1,014	75	\$87,300	\$86.09
Sienna at Coopers Farm	13	6.6%	1,754	149	\$154,423	\$88.02
Sienna Estates	9	4.6%	1,718	102	\$156,011	\$90.86
Somerset	10	5.1%	1,443	154	\$134,240	\$92.88
Sonoma Valley	5	2.6%	1,582	44	\$137,800	\$87.14
Southfork	3	1.5%	1,651	77	\$148,500	\$89.83
Southland	2	1.0%	1,258	98	\$95,000	\$75.55
Tamarron	35	17.9%	1,960	107	\$200,457	\$101.77
Tarah Knolls	9	4.6%	2,173	85	\$215,267	\$99.40
Timber Ridge	3	1.5%	1,685	126	\$151,717	\$89.55
Township West	1	0.5%	1,508	215	\$56,100	\$37.20
Tuscany	5	2.6%	3,134	187	\$383,680	\$122.35
Versailles	5	2.6%	4,167	169	\$623,392	\$149.63
Walnut Ridge	5	2.6%	1,528	100	\$123,770	\$81.12
Westwoods	1	0.5%	1,457	60	\$135,000	\$92.66
Willow Crossing	1	0.5%	1,290	42	\$93,450	\$72.44
Other	4	2.0%	2,002	61	\$161,125	\$76.95
<b>Centerton</b>	<b>196</b>	<b>100.0%</b>	<b>1,938</b>	<b>107</b>	<b>\$197,058</b>	<b>\$95.72</b>

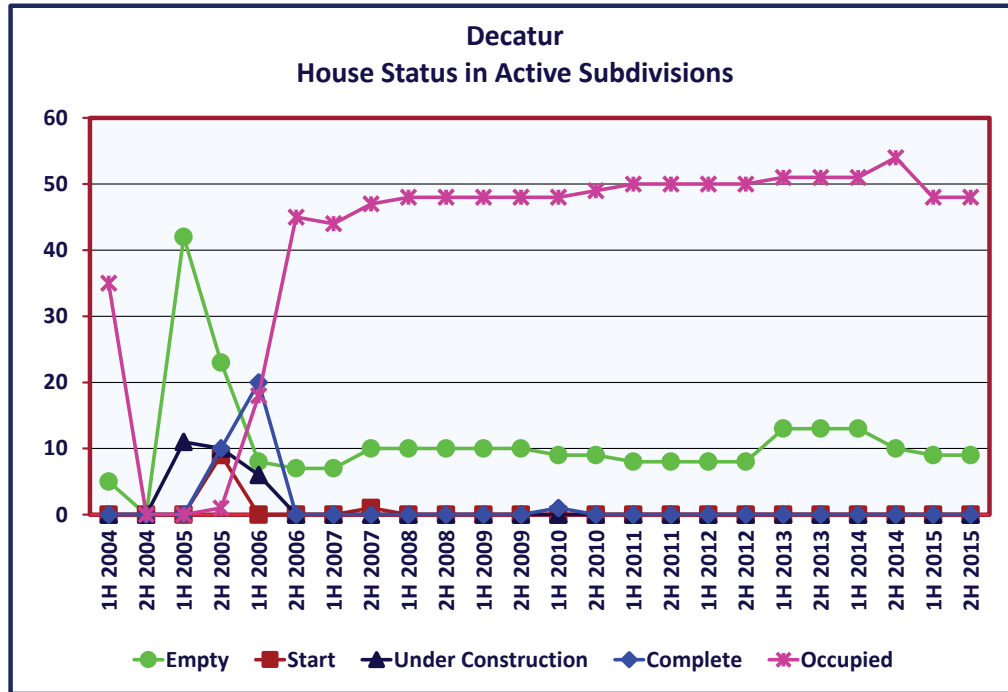


# Decatur

- From July 1 to December 31, 2015 there were no residential building permits issued in Decatur.



# Decatur



- There were 57 total lots in 2 active subdivisions in Decatur in second half of 2015. About 84.2 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 15.8 percent were empty lots.
- No new houses were under construction in Decatur in the second half of 2015.
- No construction or progress in existing construction occurred in the past year 1 of the 2 active subdivisions in Decatur.
- 0 houses in Decatur became occupied in the second half of 2015. The annual absorption rate implies that there were 108.0 months of remaining inventory in active subdivisions, up from 27.0 months in the first half of 2015.
- In 1 of the 2 active subdivisions, Decatur experienced no absorption during the past year.
- No new subdivisions received preliminary or final approval by December 31, 2015.

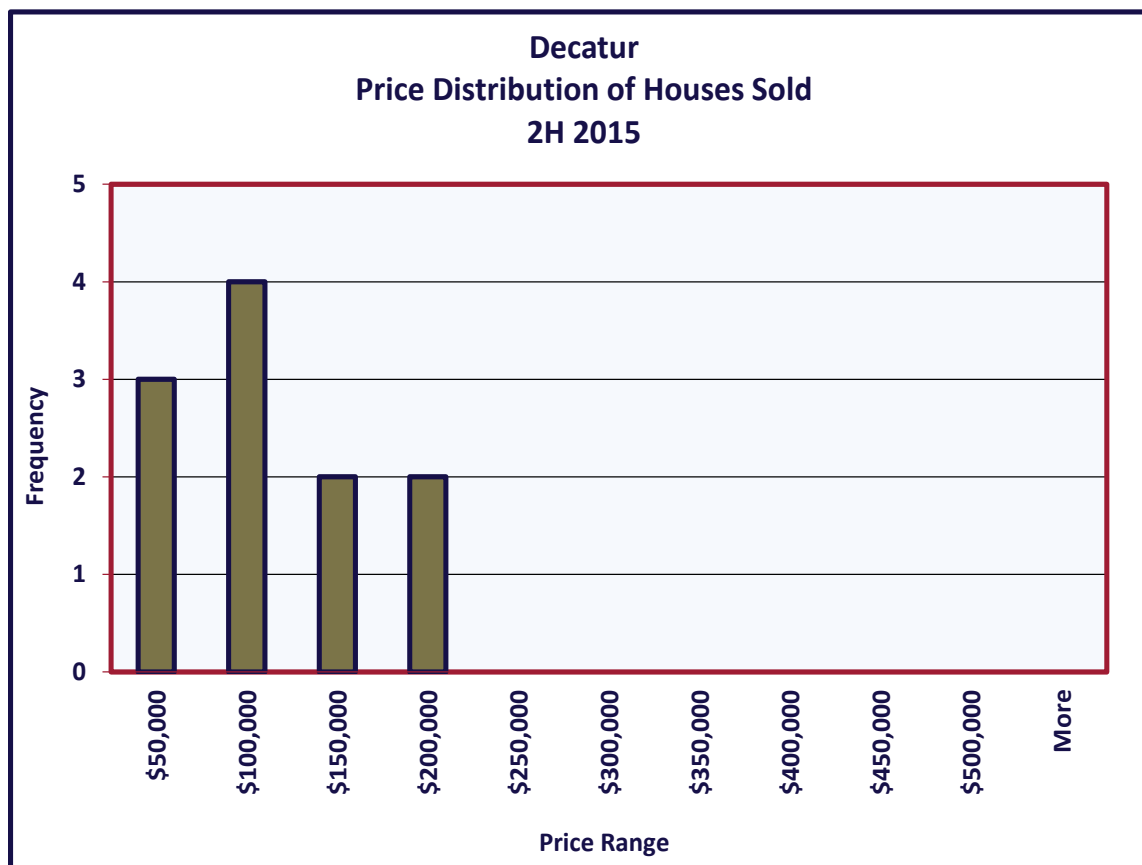
## Decatur House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates	2	0	0	0	4	6	0	24.0
Grant Springs <sup>1,2</sup>	7	0	0	0	44	51	0	--
<b>Decatur</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>57</b>	<b>0</b>	<b>108.0</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.

# Decatur

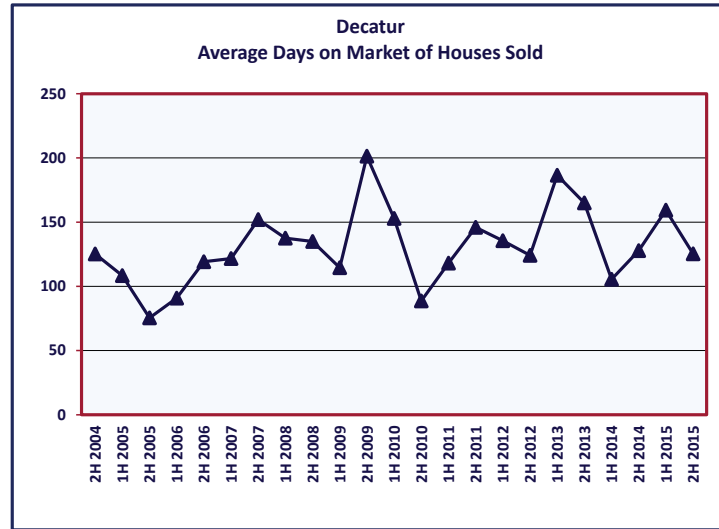
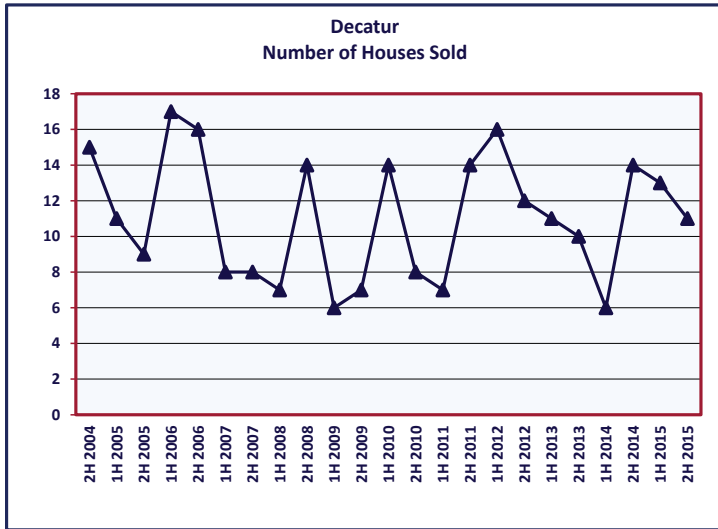


- 63.7 percent of the sold houses in Decatur were priced between \$0 and \$100,000.

## Decatur Price Range of Houses Sold Second Half of 2015

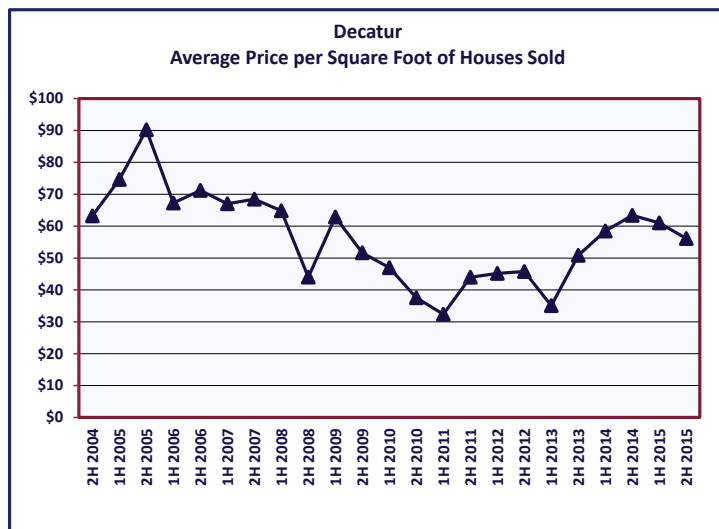
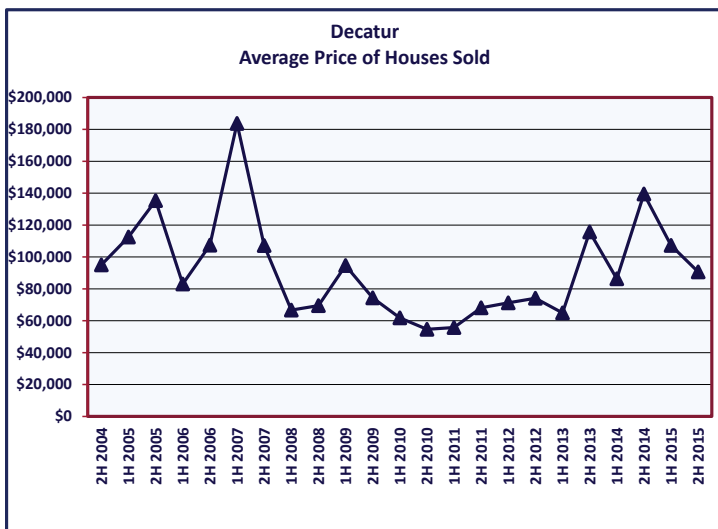
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	27.3%	1,174	73	88.0%	\$37.48
\$50,001 - \$100,000	4	36.4%	1,311	174	97.8%	\$60.34
\$100,001 - \$150,000	2	18.2%	2,315	146	93.7%	\$50.24
\$150,001 - \$200,000	2	18.2%	2,140	85	98.8%	\$81.54
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Decatur</b>	<b>11</b>	<b>100.0%</b>	<b>1,607</b>	<b>125</b>	<b>94.6%</b>	<b>\$56.12</b>

# Decatur



- There were 11 houses sold in Decatur from July 1 to December 31, 2015, or 15.4 percent fewer than the 13 sold in the first half of 2015, and 21.4 percent fewer than in the second half of 2014.
- The average price of a house sold in Decatur decreased from \$107,284 in the first half of 2015 to \$90,646 in the second half of 2015.
- The average sales price was 15.5 percent lower than in the first half of 2015 and 35.0 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 159 in the first half of 2015 to 125 in the second half of 2015.
- The average price per square foot for a house sold in Decatur decreased from \$61.03 in the first half of 2015 to \$56.12 in the second half of 2015.

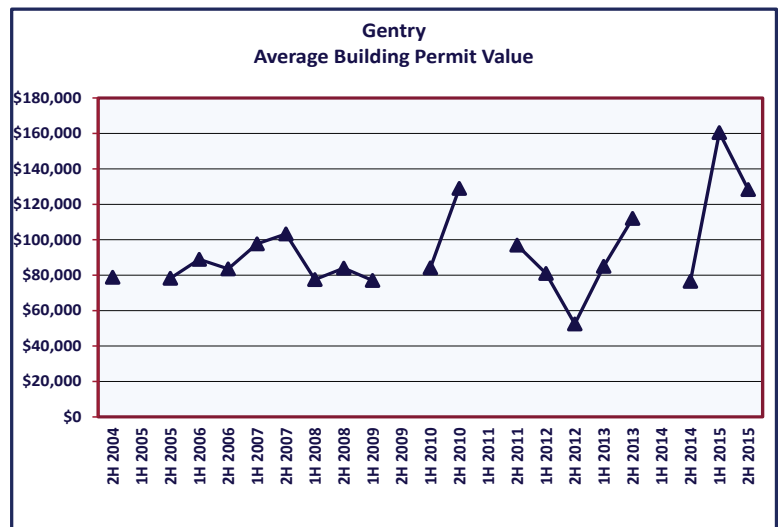
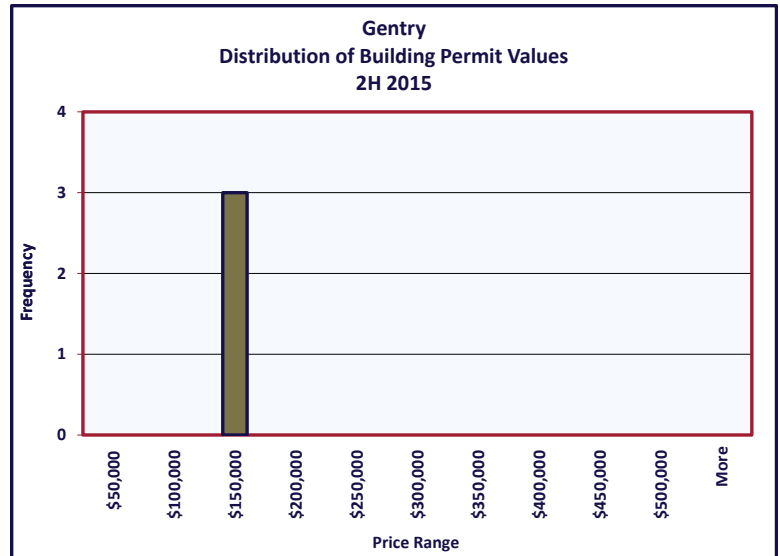
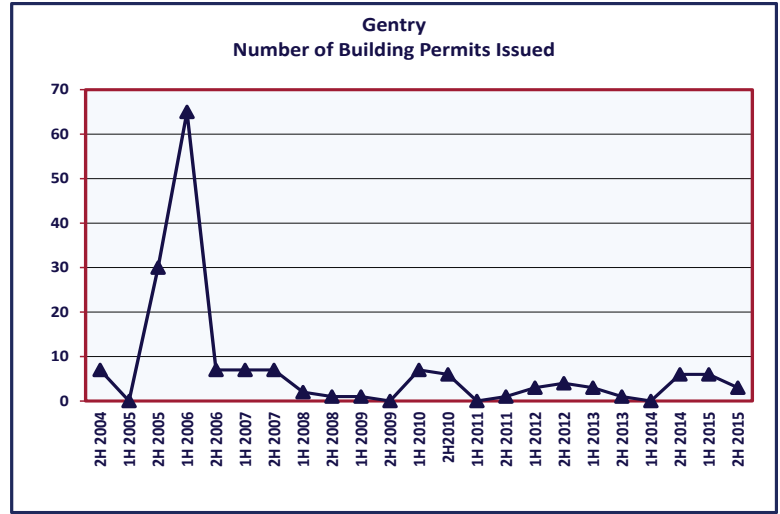
- The average price per square foot was 8.1 percent lower than in the first half of 2015 and 11.4 percent lower than in the second half of 2014.
- About 0.4 percent of all houses sold in Benton County in the second half of 2015 were sold in Decatur. The average sales price of a house was 43.9 percent of the county average.
- Out of 11 houses sold in second half of 2015, none were new construction.
- There were 5 houses in Decatur listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$96,800.
- According to the Benton County Assessor's database, 55.6 percent of houses in Decatur were owner-occupied in the second half of 2015.



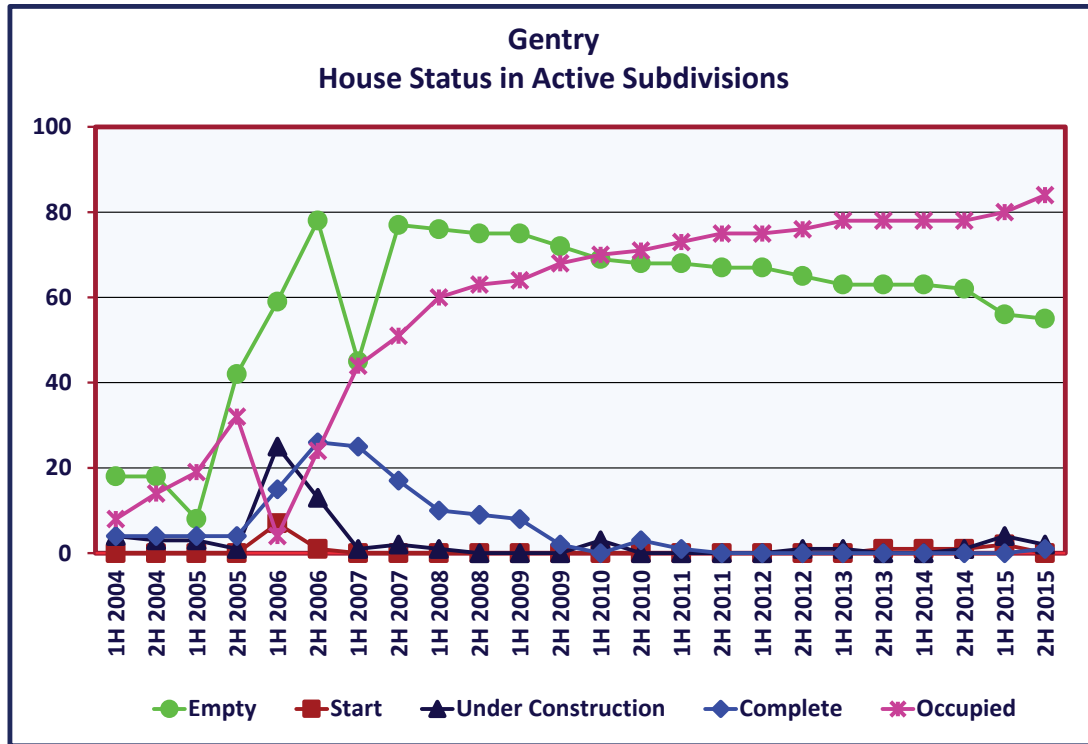


# Gentry

- From July 1 to December 31, 2015 there were 3 residential building permits issued in Gentry, a decrease of 50.0 percent from the second half of 2014.
- In the second half of 2015, all of the building permits in Gentry were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in Gentry was \$128,333 in the second half of 2015, an increase of 67.8 percent from the \$76,500 average building permit value in the second half of 2014.



# Gentry



- There were 142 total lots in 4 active subdivisions in Gentry in the second half of 2015. About 59.2 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 1.4 percent were under construction, 0.0 percent were starts, and 38.7 percent were vacant lots.
- The subdivision with houses under construction in Gentry in the second half of 2015 was The Oaks, Phases I and II with 2.
- No new construction or progress in existing construction has occurred in the last year in 3 of the 4 active subdivisions in Gentry.
- 4 new houses in Gentry became occupied in the second half of 2015. The annual absorption rate implies that there were 116.0 months of remaining inventory in active subdivisions, down from 372.0 months in the first half of 2015.
- No additional lots had received either preliminary or final approval by December 31, 2015 in Gentry.

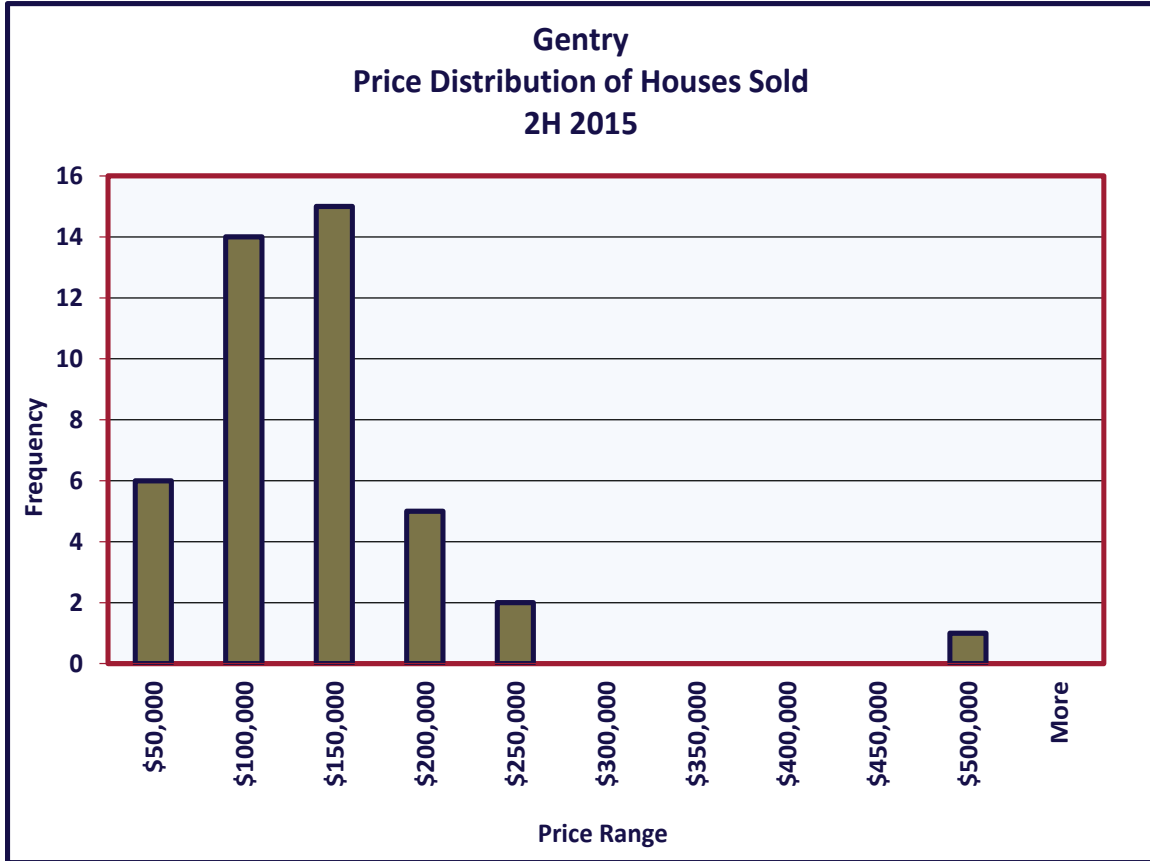
## Gentry House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Inventory
Ashton Place <sup>2</sup>	11	0	0	0	26	37	0	--
College Hill Second Addition <sup>2</sup>	3	0	0	0	5	8	0	--
The Oaks, Phases I, II	20	0	2	1	44	67	4	46.0
Springhill <sup>2</sup>	21	0	0	0	9	30	0	--
<b>Gentry</b>	<b>55</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>84</b>	<b>142</b>	<b>4</b>	<b>116.0</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.

# Gentry

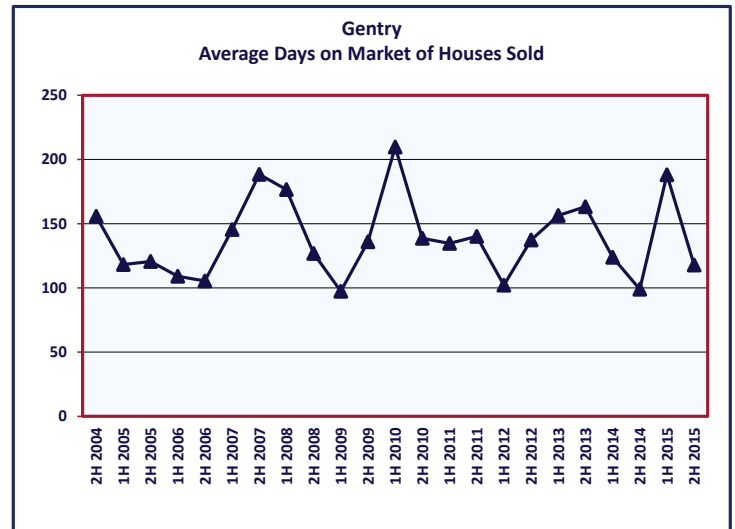
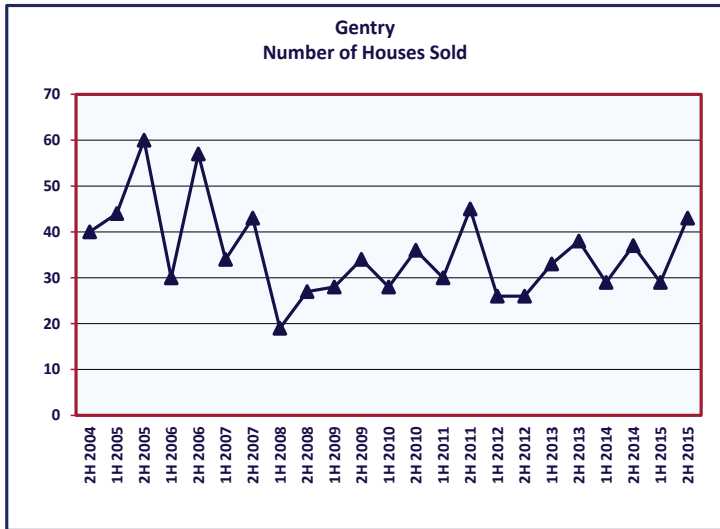


- 67.5 percent of the sold houses in Gentry were priced between \$50,001 and \$150,000.

## Gentry Price Range of Houses Sold Second Half of 2015

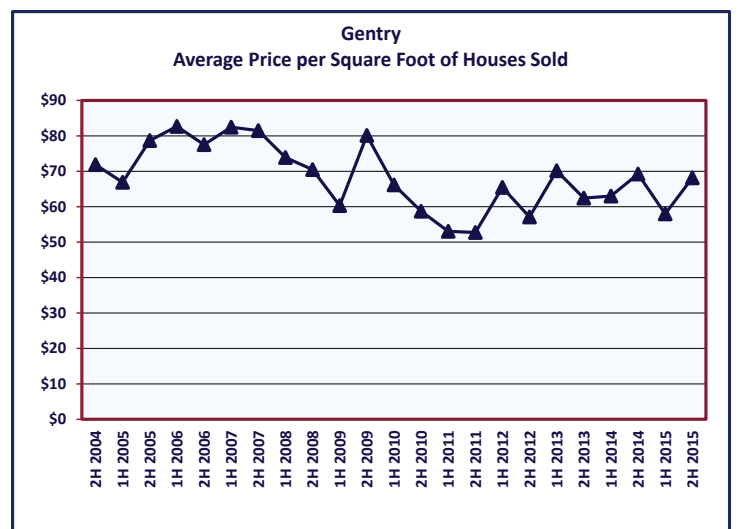
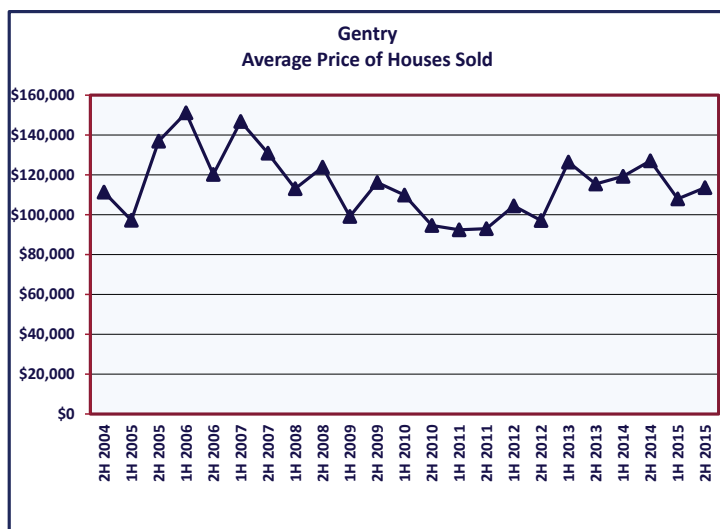
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	6	14.0%	1,072	107	90.1%	\$31.88
\$50,001 - \$100,000	14	32.6%	1,379	103	102.0%	\$57.76
\$100,001 - \$150,000	15	34.9%	1,748	151	97.1%	\$75.82
\$150,001 - \$200,000	5	11.6%	1,805	95	98.2%	\$95.27
\$200,001 - \$250,000	2	4.7%	1,990	91	98.4%	\$106.41
\$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	1	2.3%	4,600	50	93.9%	\$103.26
\$500,000+	0	0.0%	--	--	--	--
<b>Gentry</b>	<b>43</b>	<b>100.0%</b>	<b>1,618</b>	<b>118</b>	<b>97.8%</b>	<b>\$68.13</b>

# Gentry



- There were 43 houses sold in Gentry from July 1 to December 31, 2015 or 48.3 percent more than in the first half of 2015 and 16.2 percent more than in the second half of 2014.
- The average price of a house sold in Gentry increased from \$107,921 in first half of 2015 to \$113,566 in the second half of 2015.
- The average sales price in the second half of 2015 was 5.2 percent higher than in the previous half year and 10.6 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 188 in the first half of 2015 to 118 in the second half of 2015 in Gentry.
- The average price per square foot for a house sold in Gentry increased from \$57.99 in the first half of 2015 to \$68.13 in the second half of 2015.

- The average price per square foot was 17.5 percent higher than in the previous half year and 1.6 percent lower than in the second half of 2014.
- About 1.6 percent of all houses sold in Benton County in the second half of 2015 were sold in Gentry.
- The average sales price of a house was 55.0 percent of the county average.
- Out of 43 houses sold in the second half of 2015, 2 were newly constructed.
- These houses sold for an average price of \$145,900 and took an average 232 days to sell from their initial listing dates.
- There were 29 houses in Gentry listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$184,202.
- According to the Benton County Assessor's database, 58.7 percent of houses in Gentry were owner-occupied in the second half of 2015.



# Gentry

## Gentry Sold House Characteristics by Subdivision Second Half of 2015

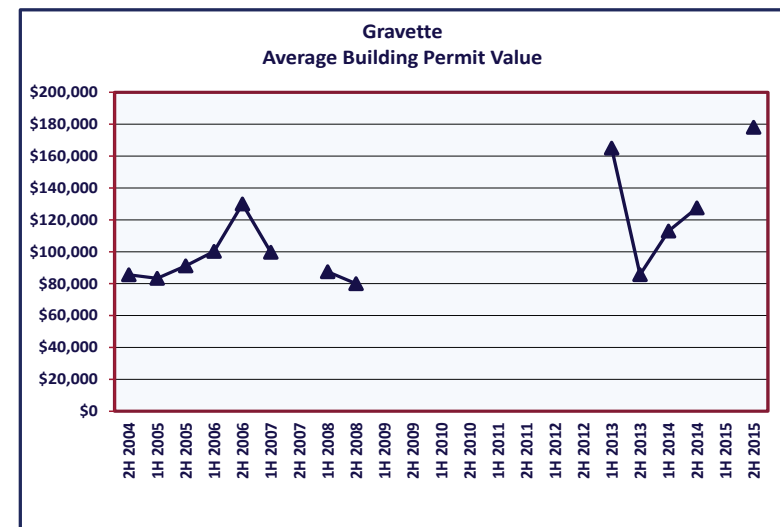
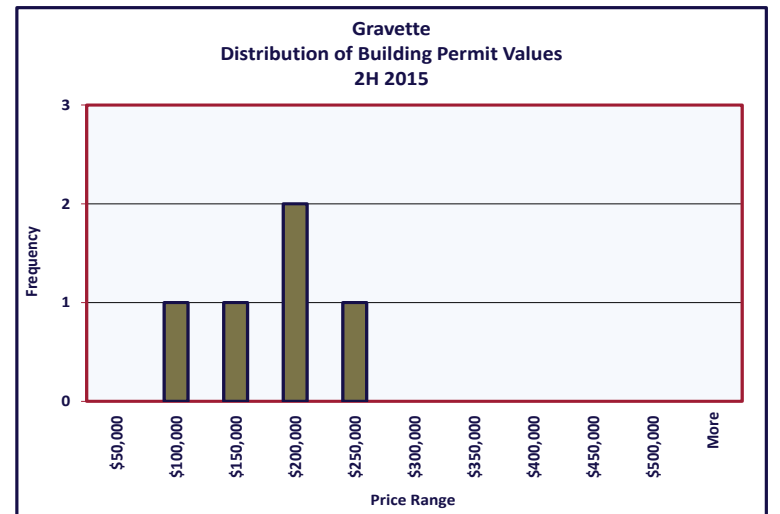
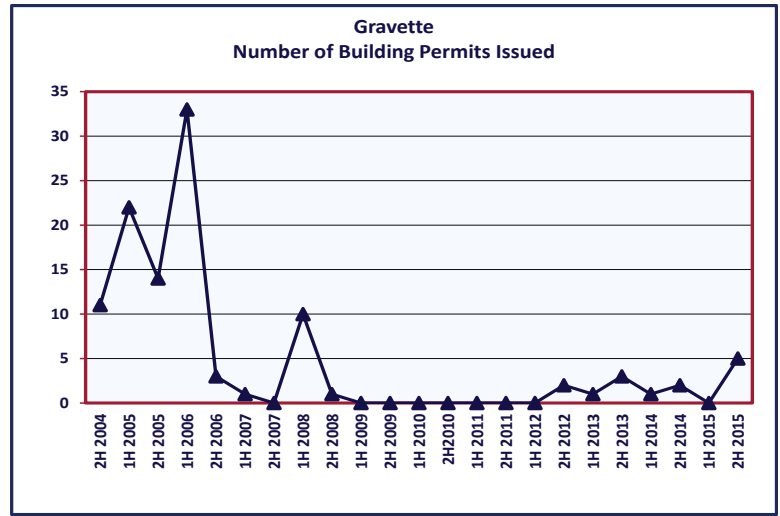
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Carast Acres	1	2.3%	1,379	51	\$92,900	\$67.37
Carmelle Add Gentry	1	2.3%	996	68	\$79,900	\$80.22
Chastains	1	2.3%	2,524	67	\$120,000	\$47.54
Cobblestone Crossing	2	4.7%	1,429	88	\$116,450	\$80.44
Country Estates	1	2.3%	2,232	42	\$176,500	\$79.08
Dillard's	1	2.3%	1,080	99	\$72,000	\$66.67
Dodgens	1	2.3%	1,010	260	\$17,500	\$17.33
Eagle Ridge Estate	1	2.3%	2,542	50	\$105,000	\$41.31
Eagles Nest Estates	1	2.3%	1,326	50	\$104,450	\$78.77
Hasting	2	4.7%	1,120	119	\$71,950	\$64.24
Oak Knoll	4	9.3%	1,603	119	\$70,375	\$48.63
Oaks	2	4.7%	1,619	232	\$145,900	\$90.18
Orchard City	1	2.3%	1,077	14	\$47,500	\$44.10
Piersons	1	2.3%	1,516	70	\$131,500	\$86.74
Pioneer Woods	1	2.3%	1,618	107	\$133,500	\$82.51
Round Prairie Estate	1	2.3%	1,675	184	\$55,000	\$32.84
Youngers	1	2.3%	1,224	123	\$90,000	\$73.53
Other	20	46.5%	1,731	126	\$135,375	\$73.37
<b>Gentry</b>	<b>43</b>	<b>100.0%</b>	<b>1,618</b>	<b>118</b>	<b>\$113,566</b>	<b>\$68.13</b>





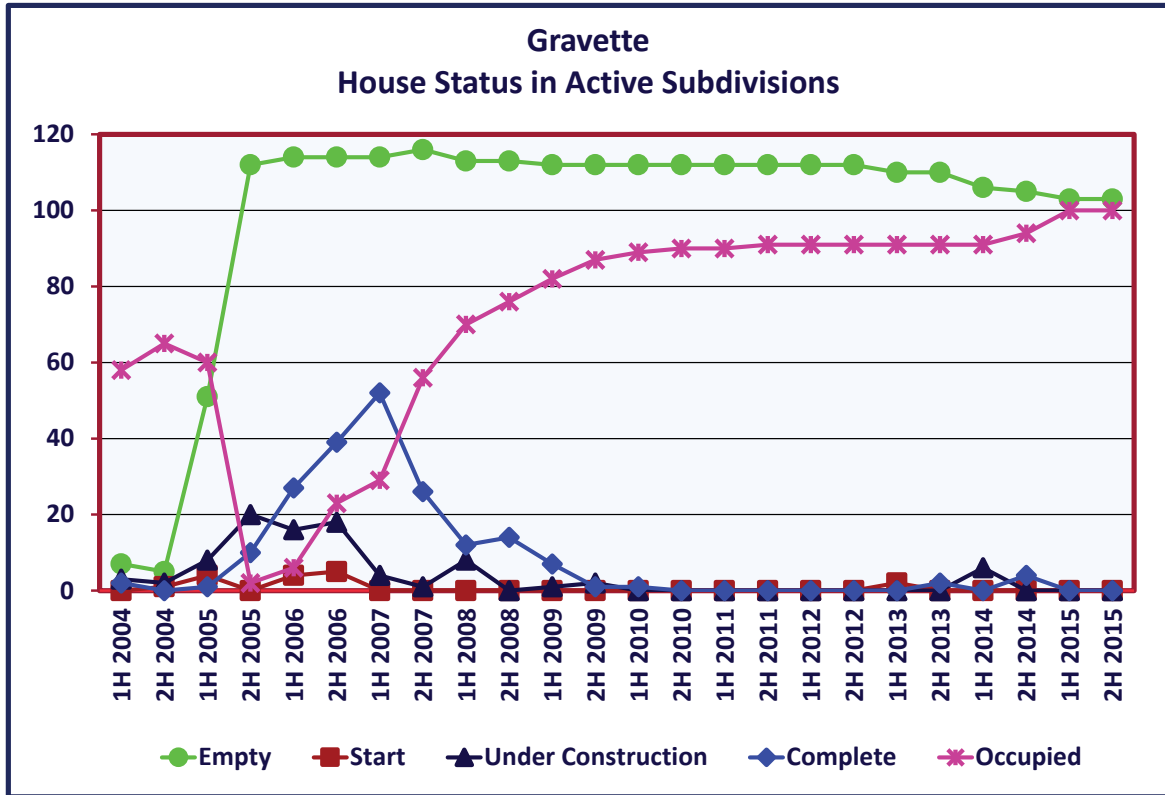
# Gravette

- From July 1 to December 31, 2015 there were 5 residential building permits issued in Gravette. This represents a 150.0 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Gravette were valued in the \$150,001 to \$200,000 range.
- The average residential building permit value in Gravette increased by 39.6 percent from \$127,500 in the second half of 2014 to \$178,030 in the second half of 2015.





# Gravette



- There were 203 total lots in 4 active subdivisions in Gravette in the second half of 2015. About 49.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 50.7 percent were vacant lots.
- There were no new houses under construction in Gravette in the first half of 2015.
- No new construction or progress in existing construction occurred in the past year in 1 of the 4 active subdivisions in Gravette.
- No new houses in Gravette became occupied in the second half of 2015. The annual absorption rate implies that there were 206.0 months of remaining inventory in active subdivisions, up from 137.3 months in the first half of 2015.
- There were no new preliminary or final plats in new subdivisions through December 31, 2015.

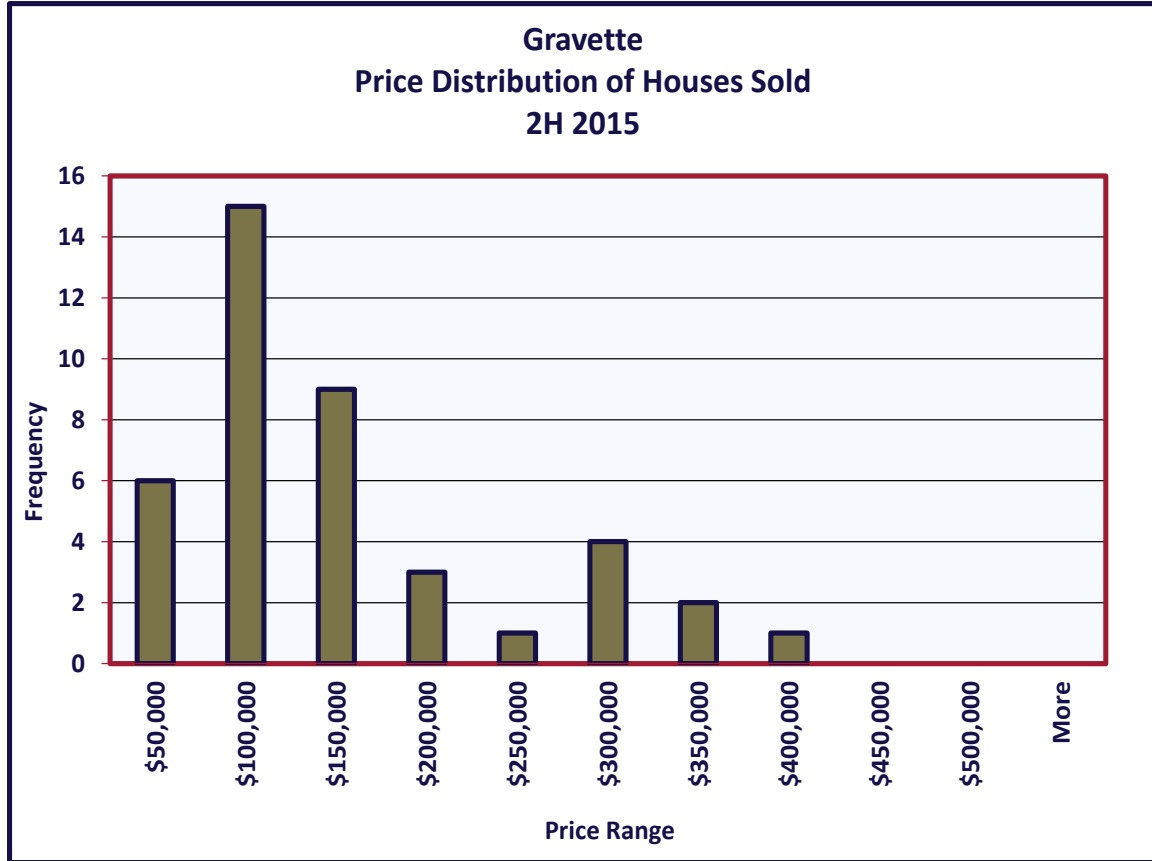
## Gravette House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows <sup>2</sup>	13	0	0	0	18	31	0	--
Habitat Meadows	1	0	0	0	4	5	0	12.0
Patriot Park	20	0	0	0	42	62	0	60.0
Walnut Creek	69	0	0	0	36	105	0	828.0
<b>Gravette</b>	<b>103</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>203</b>	<b>0</b>	<b>206.9</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.

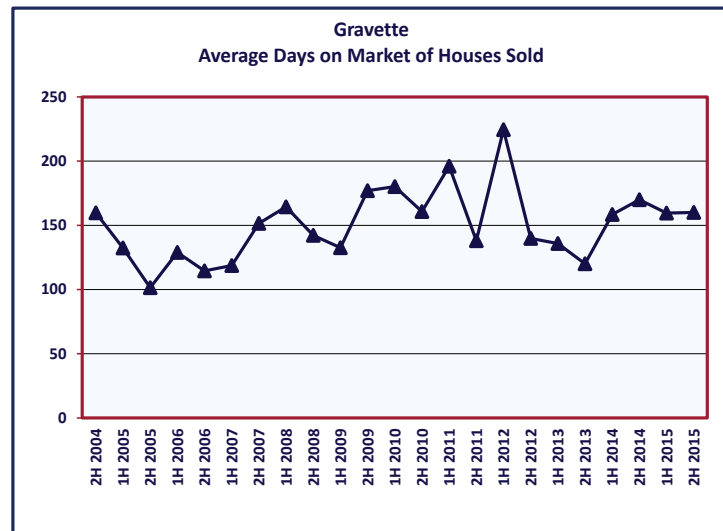
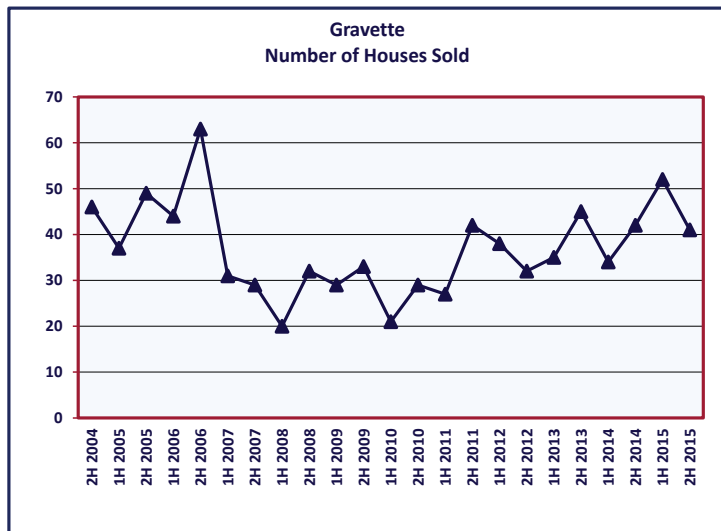
# Gravette



## Gravette Price Range of Houses Sold Second Half of 2015

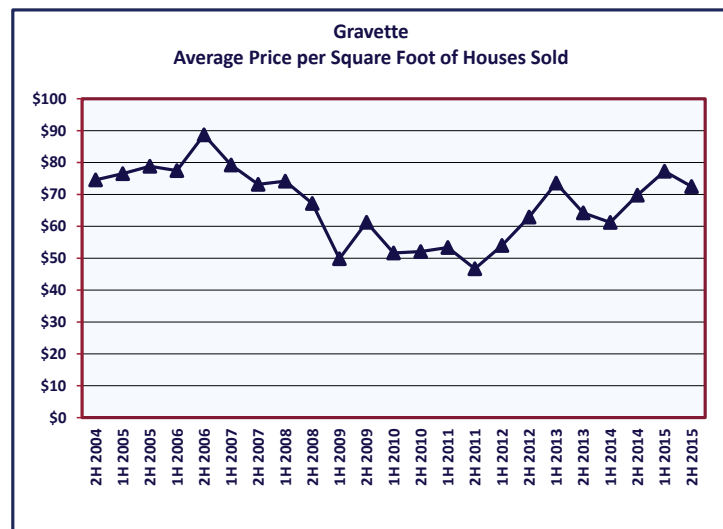
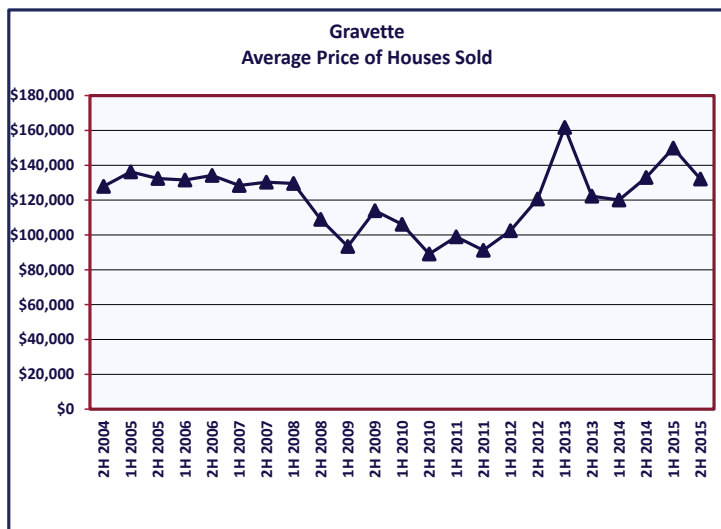
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	6	14.6%	1,118	191	90.7%	\$30.42
\$50,001 - \$100,000	15	36.6%	1,309	187	96.8%	\$62.39
\$100,001 - \$150,000	9	22.0%	1,573	150	97.0%	\$79.63
\$150,001 - \$200,000	3	7.3%	1,717	97	95.4%	\$95.83
\$200,001 - \$250,000	1	2.4%	2,850	210	88.6%	\$75.44
\$250,001 - \$300,000	4	9.8%	2,575	140	96.0%	\$110.68
\$300,001 - \$350,000	2	4.9%	3,161	61	102.0%	\$106.11
\$350,001 - \$400,000	1	2.4%	3,135	92	94.0%	\$119.62
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Gravette</b>	<b>41</b>	<b>100.0%</b>	<b>1,665</b>	<b>160</b>	<b>95.7%</b>	<b>\$72.50</b>

# Gravette



- 58.6 percent of the sold houses in Gravette were priced between \$50,001 and \$150,000.
- There were 41 houses sold in Gravette from July 1 to December 31, 2015 or 21.2 percent less than the 52 sold in the first half of 2015 and 2.4 percent less than in the second half of 2014.
- The average price of a house sold in Gravette decreased from \$149,835 in the first half of 2015 to \$132,132 in the second half of 2015.
- The average sales price was 11.8 percent lower than in the previous half year and 0.6 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale stayed the same at 160 in the second half of 2015.
- The average price per square foot for a house sold in Gravette decreased from \$77.27 in the first half of 2015 to \$72.50 in the second half of 2015.

- The average price per square foot was 6.2 percent lower than in the previous half year and 3.9 percent higher than in the second half of 2014.
- About 2.9 percent of all houses sold in Benton County in the second half of 2015 were sold in Gravette.
- The average sales price of a house was 64.0 percent of the county average.
- Out of 41 houses sold in the second half of 2015, 2 were new construction.
- These newly constructed houses had an average sold price of \$218,750 and took an average of 126 days to sell from their initial listing dates.
- There were 41 houses in Gravette listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$231,120.
- According to the Benton County Assessor's database, 57.7 percent of houses in Gravette were owner-occupied in the second half of 2015.



# Gravette

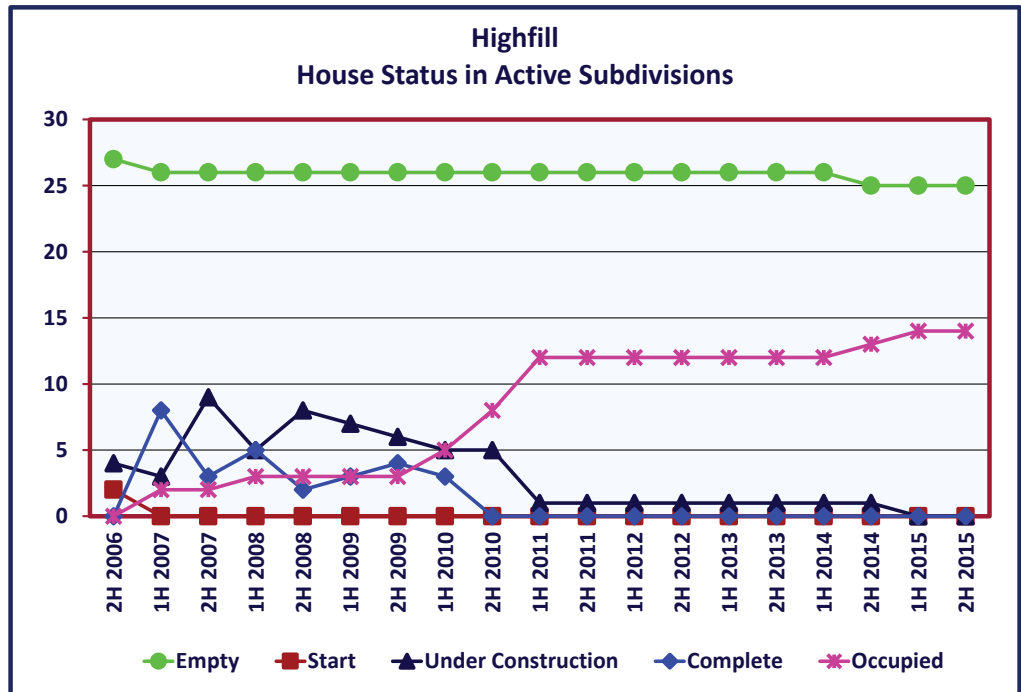
## Gravette Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Easley Estates	1	2.4%	1,228	29	\$56,584	\$46.08
Harris	3	7.3%	1,312	167	\$70,500	\$53.85
Highland	1	2.4%	1,327	221	\$50,000	\$37.68
Hiwasse Howerton	1	2.4%	1,165	49	\$72,000	\$61.80
Karr & Powell	1	2.4%	928	38	\$69,000	\$74.35
Kindley	1	2.4%	1,485	219	\$73,000	\$49.16
Listening Hills	1	2.4%	1,483	276	\$95,000	\$64.06
Loydon Oaks	1	2.4%	2,711	60	\$320,000	\$118.04
Moonlight Valley	1	2.4%	2,550	164	\$299,999	\$117.65
Patriot Park	1	2.4%	1,640	88	\$137,500	\$83.84
Sloans	1	2.4%	768	401	\$17,000	\$22.14
Viriden Hills	1	2.4%	3,610	62	\$340,000	\$94.18
Walnut Creek	7	17.1%	1,613	184	\$128,964	\$79.79
Wells	1	2.4%	1,350	128	\$95,900	\$71.04
Westfield	4	9.8%	1,341	78	\$95,575	\$71.78
Other	15	36.6%	1,828	182	\$152,993	\$75.02
<b>Gravette</b>	<b>41</b>	<b>100.0%</b>	<b>1,665</b>	<b>160</b>	<b>\$132,132</b>	<b>\$72.50</b>



# Highfill

- From July 1 to December 31, 2015 there were no residential building permits issued in Highfill. This represents no change from the second half of 2014.
- There were 39 total lots in 2 active subdivisions in Highfill in the second half of 2015. About 35.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 64.1 percent were vacant lots.
- No new construction or progress in existing construction has occurred in the last year in 1 out of 2 active subdivisions in Highfill.
- No new houses in Highfill became occupied in the second half of 2015. The annual absorption rate implies that there were 300.0 months of remaining inventory in active subdivisions, up from 150.0 months in the first half of 2015.



- An additional 50 lots in one subdivision had received final approval by December 31, 2015.



## Highfill Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Silver Meadows	1H 2011	50
Highfill		50

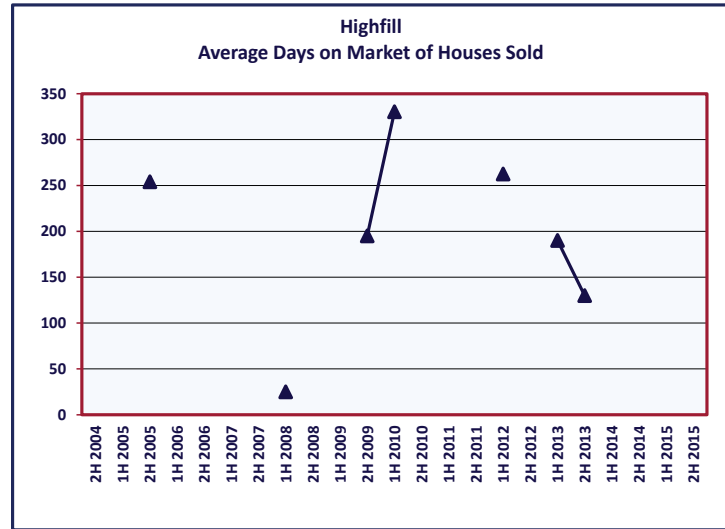
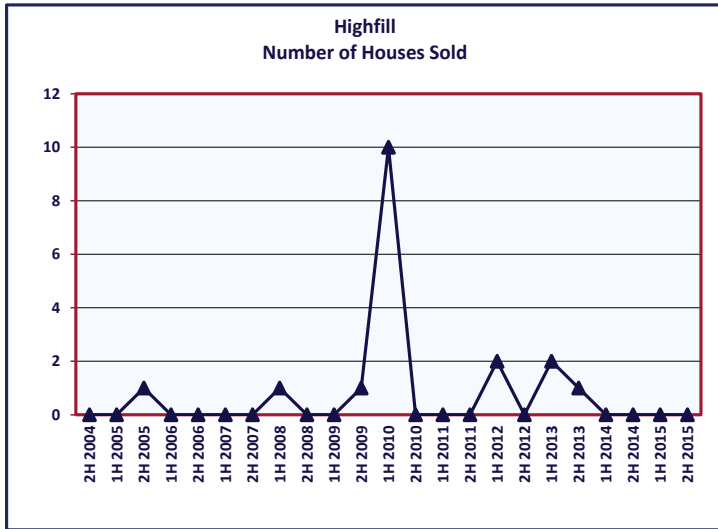
## Highfill House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates <sup>2</sup>	4	0	0	0	2	6	0	--
Holiday Hills Estates	21	0	0	0	12	33	0	252.0
<b>Highfill</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>39</b>	<b>0</b>	<b>300.0</b>

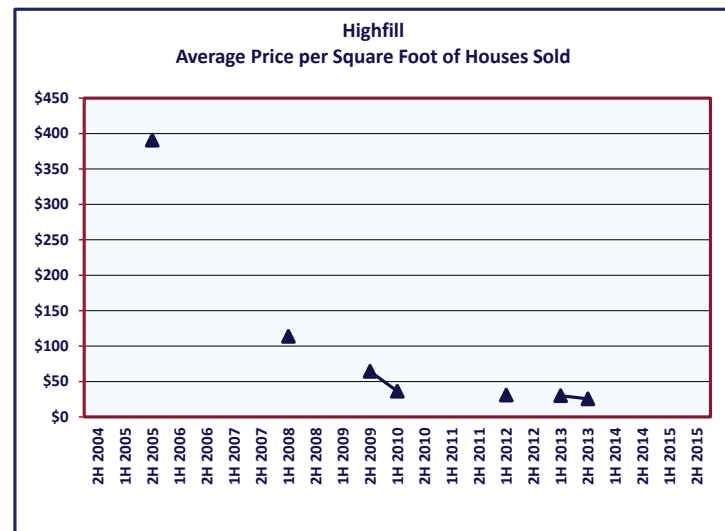
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Highfill



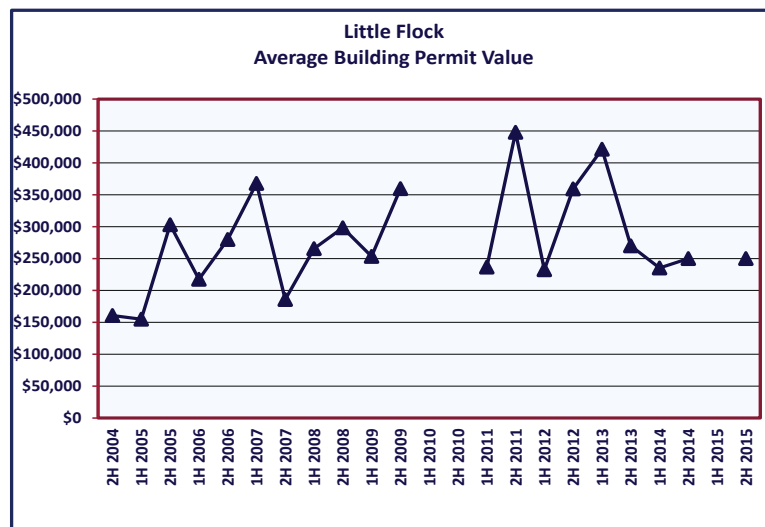
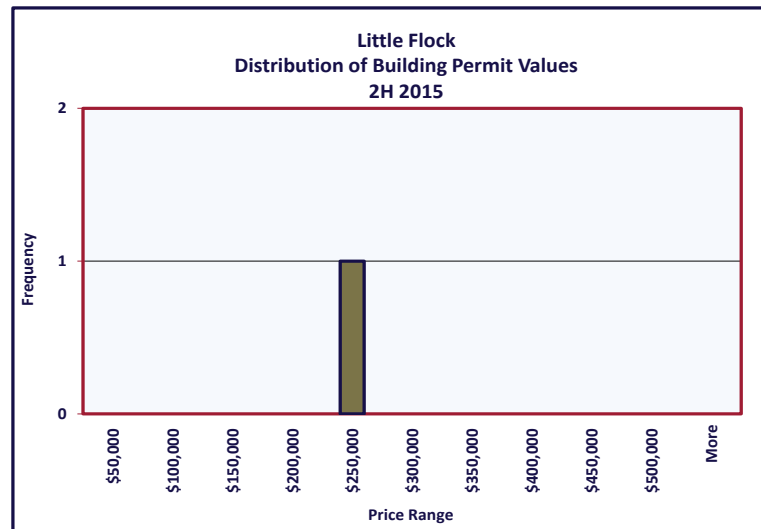
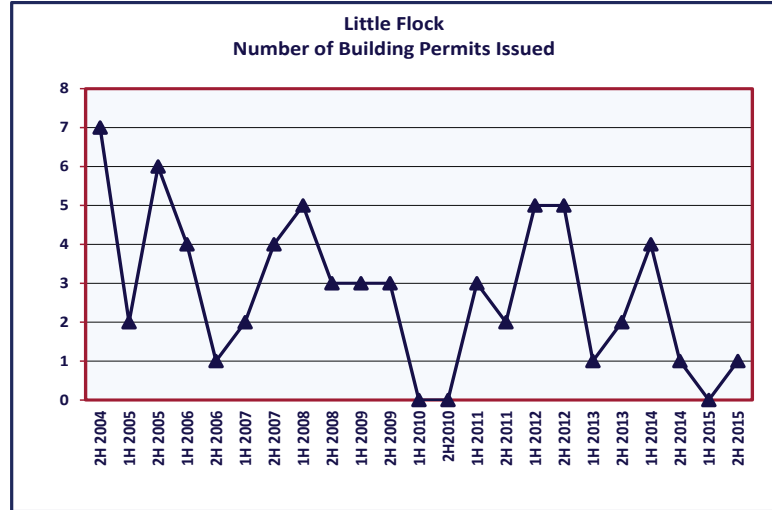
- There were no houses sold in the second half of 2015 in Highfill.
- There were no houses in Highfill listed for sale in the MLS database as of December 31, 2015.
- According to the Benton County Assessor's database, 56.6 percent of houses in Highfill were owner-occupied in the second half of 2015.



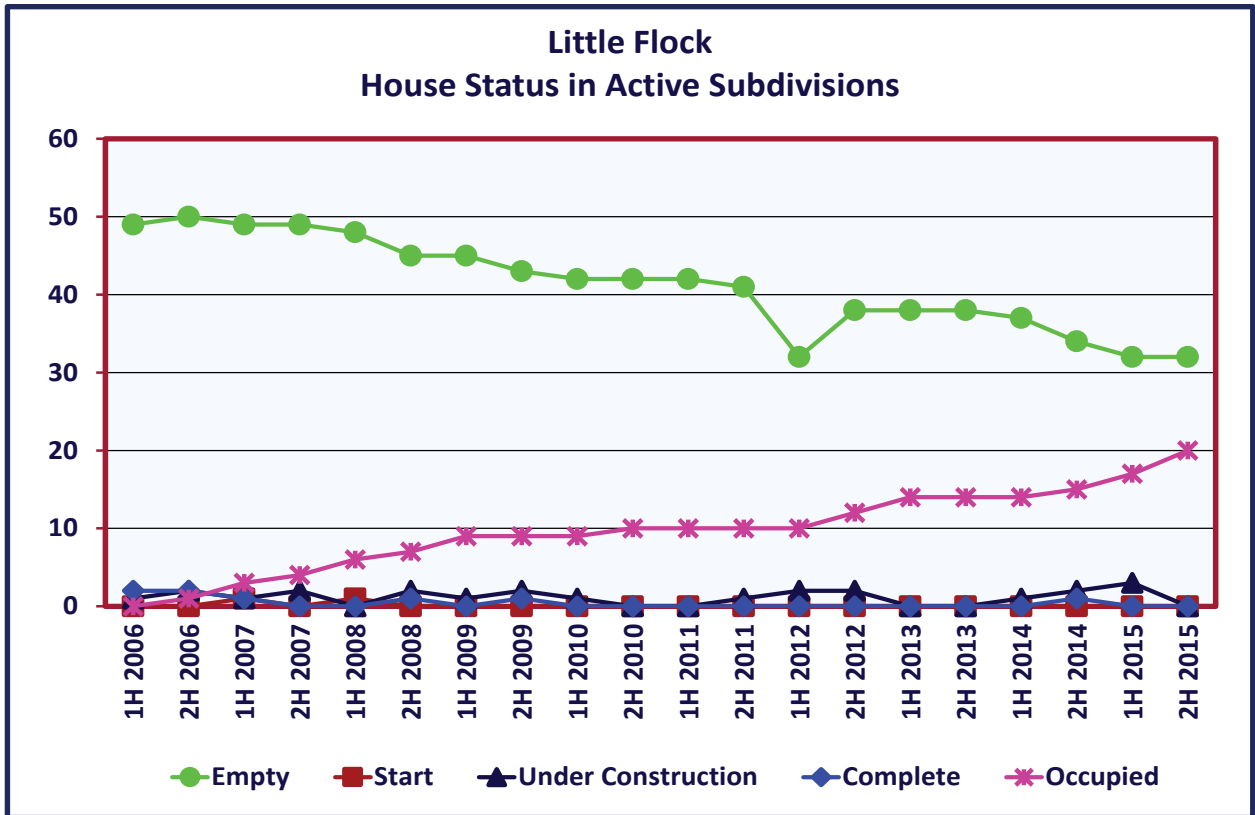


# Little Flock

- Little Flock had 1 new building permit issued in the second half of 2015 for \$250,000.
- This is the same number and value as in the second half of 2014.



# Little Flock

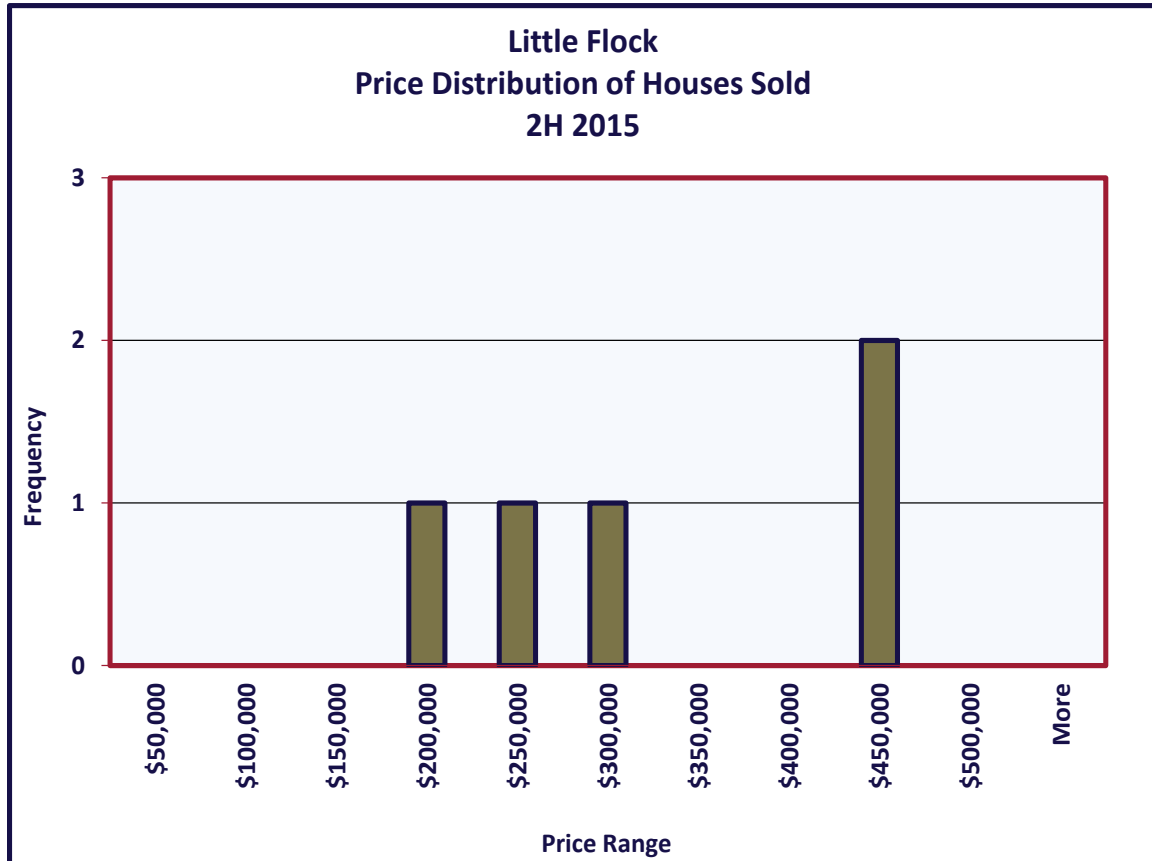


- There were 52 total lots in 1 active subdivision in Little Flock in the second half of 2015. 38.5 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 61.5 percent were vacant lots.
- No new construction or progress in existing construction occurred in the second half of 2015.
- 3 new houses in Little Flock became occupied in the second half of 2015. The annual absorption rate implies that there were 76.8 months of remaining inventory in active subdivisions, down from 140.0 months in the first half of 2015.
- No additional lots in Little Flock received either preliminary or final approval by December 31, 2015.

## Little Flock House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Meadows	32	0	0	0	20	52	3	76.8
Little Flock	32	0	0	0	20	52	3	76.8

# Little Flock

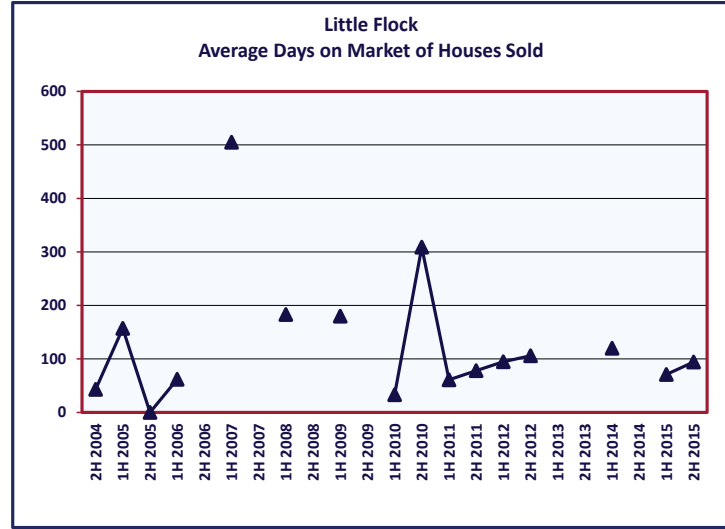
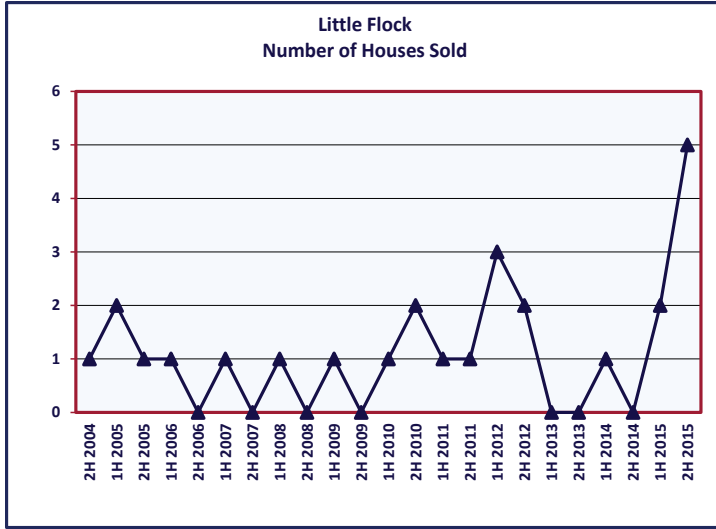


- 60.0 percent of the sold houses in Little Flock were priced between \$150,001 and \$300,000.

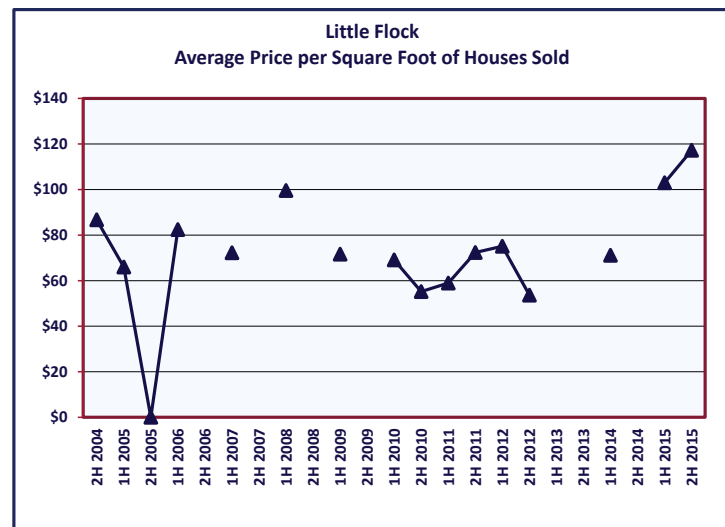
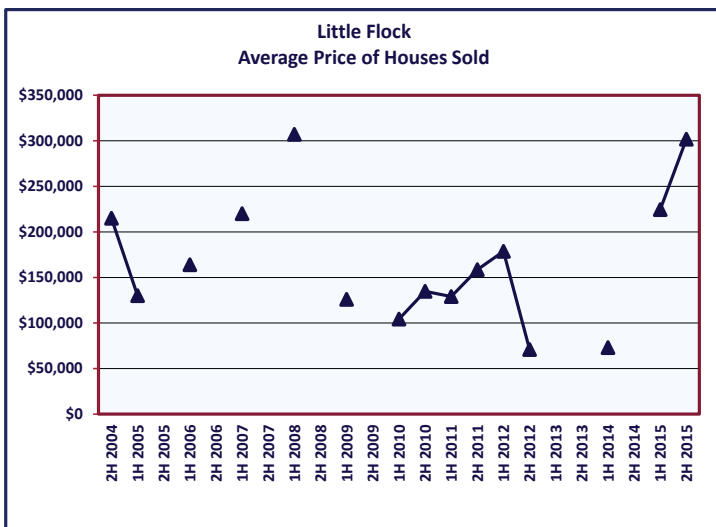
## Little Flock Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	20.0%	2,008	91	95.2%	\$82.92
\$200,001 - \$250,000	1	20.0%	1,884	129	93.2%	\$108.81
\$250,001 - \$300,000	1	20.0%	2,188	119	93.7%	\$134.83
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	2	40.0%	3,242	67	98.5%	\$129.87
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Little Flock</b>	<b>5</b>	<b>100.0%</b>	<b>2,513</b>	<b>94</b>	<b>95.8%</b>	<b>\$117.26</b>

# Little Flock

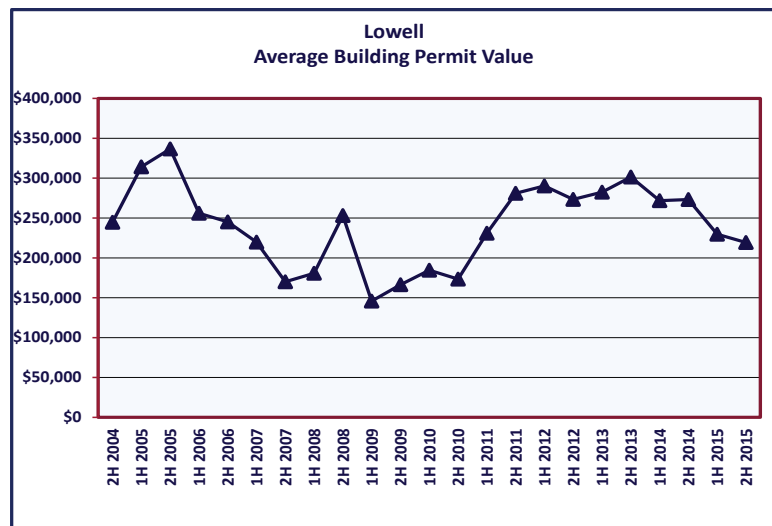
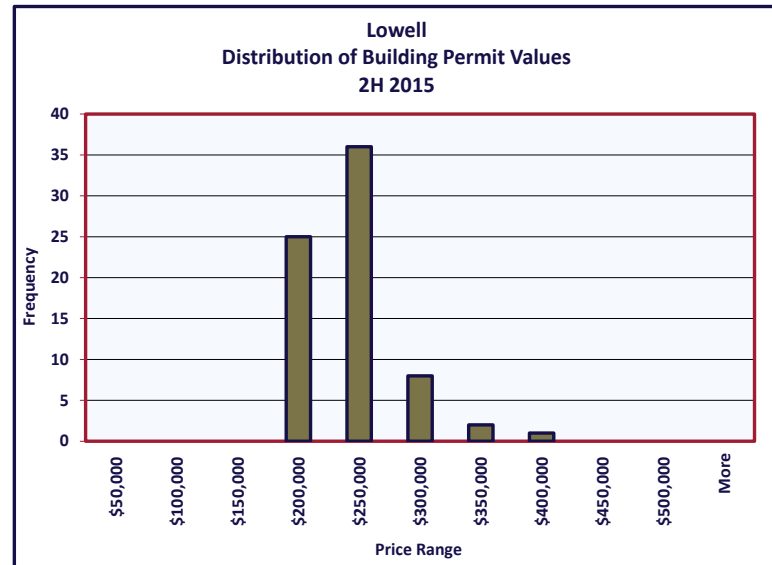
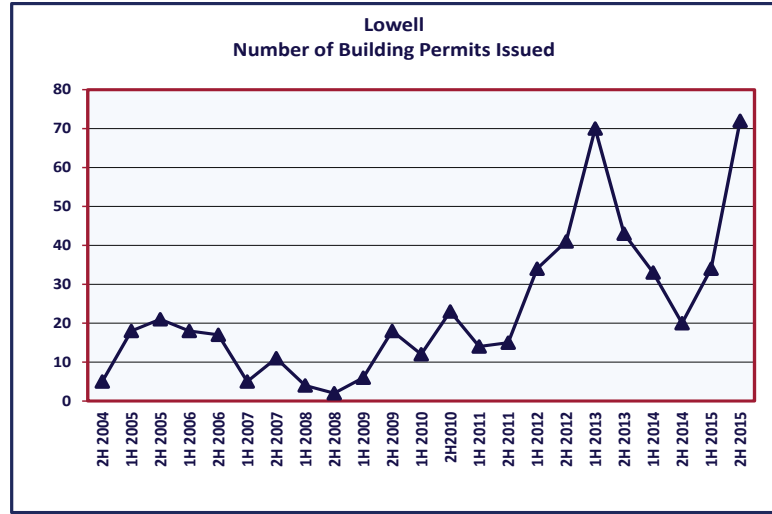


- There were 5 houses sold in Little Flock from July 1 to December 31, 2015, or 150.0 percent more than the 2 sold in the first half of 2015.
- The average price of the houses sold in Little Flock in the second half of 2015 was \$301,800.
- The average number of days on the market from initial listing to the sale was 94 in the second half of 2015.
- The average price per square foot for the houses sold in Little Flock in the second half of 2015 was \$117.26.
- About 0.2 percent of all houses sold in Benton County in the second half of 2015 were in Little Flock.
- The average sale price in Little Flock was 146.1 percent of the county average.
- None of the houses sold in Little Flock in the second half of 2015 were new construction.
- There were no houses in Little Flock listed for sale in the MLS database as of December 31, 2015.
- According to the Benton County Assessor's database, 75.8 percent of houses in Little Flock were owner-occupied in the second half of 2015.

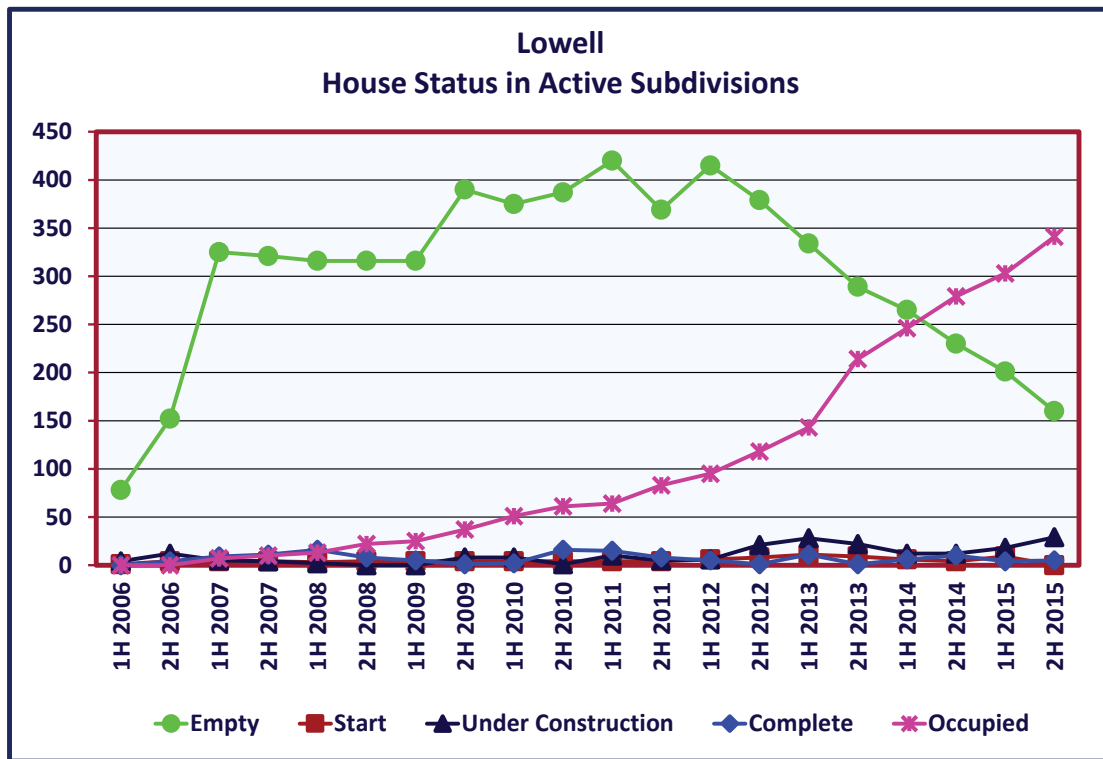


# Lowell

- From July 1 to December 31, 2015, there were 72 residential building permits issued in Lowell. This represents a 260.0 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Lowell were valued in the \$151,001 to \$250,000 range.
- The average residential building permit value in Lowell decreased by 19.7 percent from \$273,262 in the second half of 2014 to \$219,336 in the second half of 2015.



# Lowell



- There were 535 total lots in 7 active subdivisions in Lowell in the second half of 2015. About 63.7 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 5.4 percent were under construction, 0.0 percent were starts, and 29.9 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the second half of 2015 was Weather-ton with 15.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 7 active subdivisions in Lowell.
- 38 new houses in Lowell became occupied in the second half of 2015. The annual absorption rate implies that there were 37.5 months of remaining inventory in active subdivisions, down from 47.2 months in the first half of 2015.
- There were an additional 329 lots in 1 subdivision that had received preliminary approval by December 31, 2015.

## Lowell House Status in Active Subdivisions Second Half of 2015

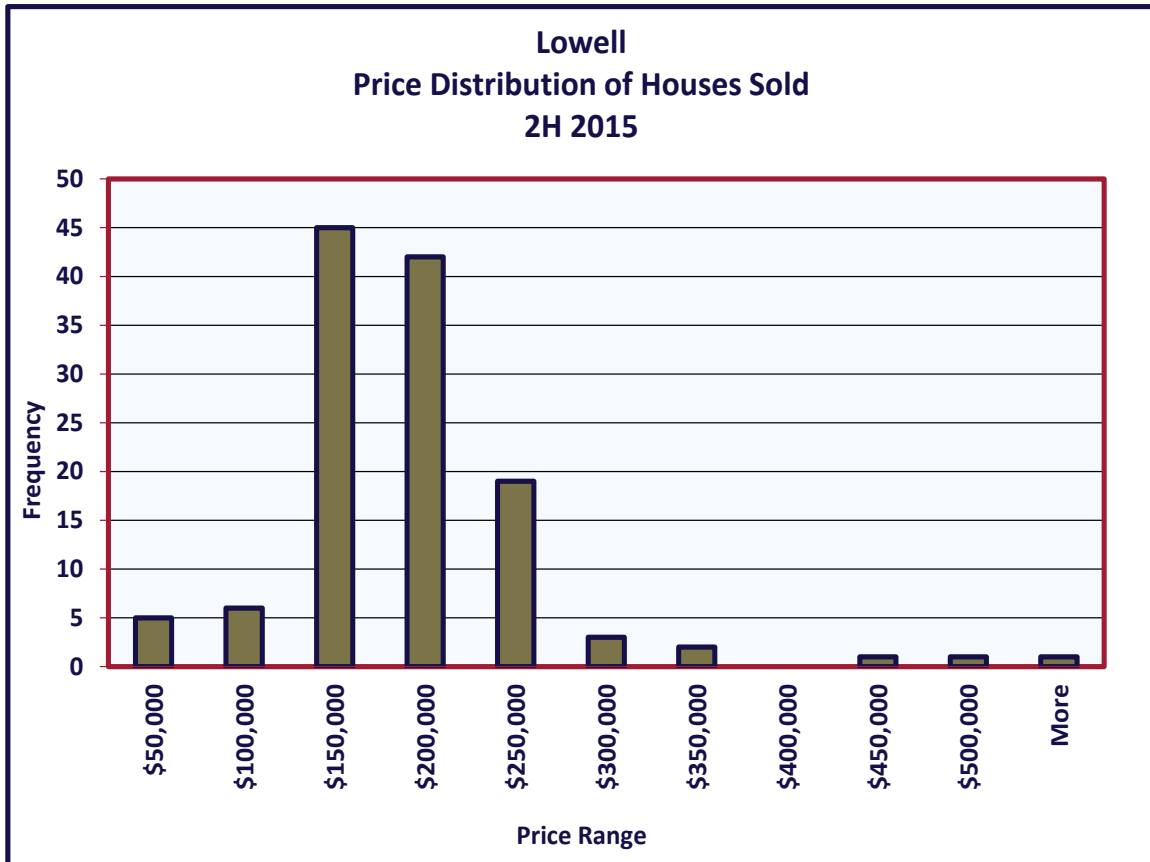
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrett Place	1	0	0	0	7	8	0	12.0
Borghese, Phase I	32	0	10	0	41	83	11	38.8
Carrington <sup>2</sup>	10	0	0	0	19	29	0	--
Edinburgh	0	0	2	3	85	90	8	3.3
Meadowlands	2	0	0	0	56	58	2	3.4
Park Central, Phase I	70	0	2	0	16	88	2	432.0
Weather-ton	45	0	15	2	117	179	15	35.4
<b>Lowell</b>	<b>160</b>	<b>0</b>	<b>29</b>	<b>5</b>	<b>341</b>	<b>535</b>	<b>38</b>	<b>37.5</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.



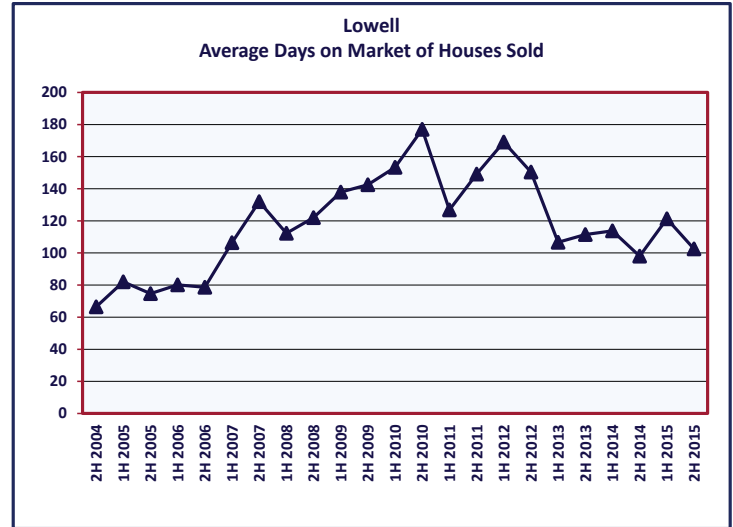
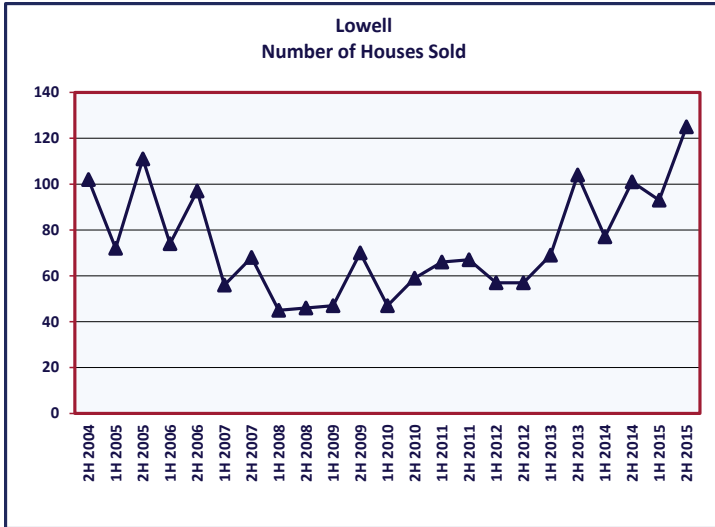
# Lowell



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

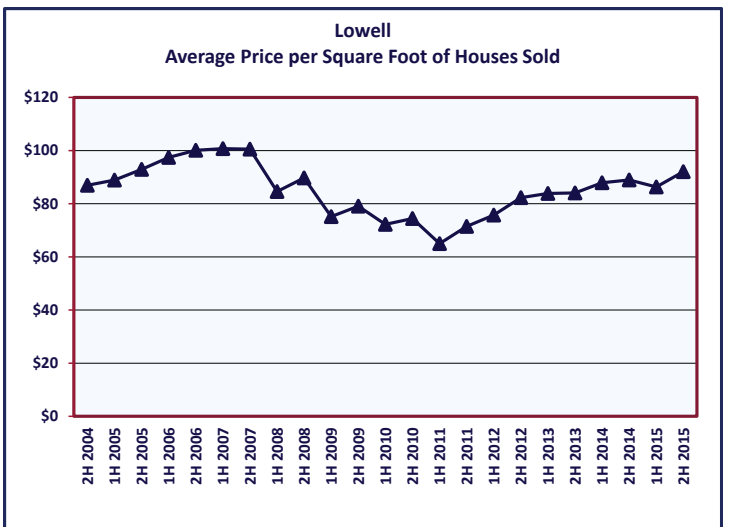
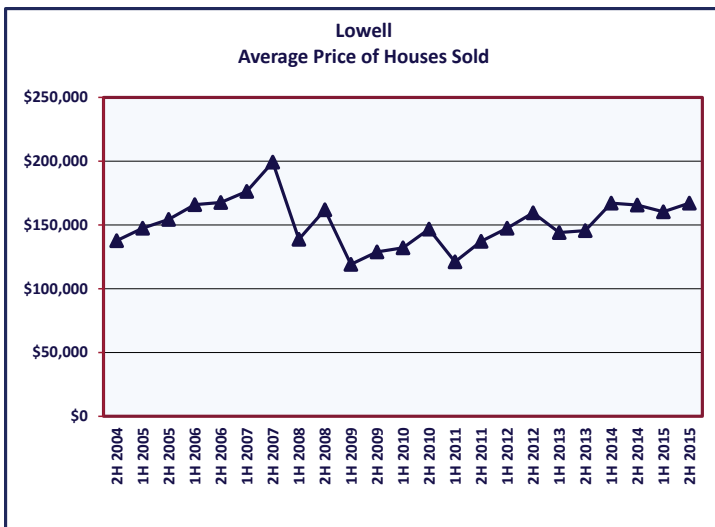
## Lowell Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	4.0%	1,158	168	84.5%	\$32.92
\$50,001 - \$100,000	6	4.8%	1,109	100	99.2%	\$66.48
\$100,001 - \$150,000	45	36.0%	1,487	97	97.7%	\$87.23
\$150,001 - \$200,000	42	33.6%	1,856	102	98.8%	\$96.93
\$200,001 - \$250,000	19	15.2%	2,160	78	99.7%	\$101.64
\$250,001 - \$300,000	3	2.4%	2,668	76	99.1%	\$103.37
\$300,001 - \$350,000	2	1.6%	2,819	172	98.4%	\$115.34
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	0.8%	2,235	396	98.9%	\$199.11
\$450,001 - \$500,000	1	0.8%	3,450	196	90.5%	\$137.68
\$500,000+	1	0.8%	4,000	86	93.3%	\$140.00
<b>Lowell</b>	<b>125</b>	<b>100.0%</b>	<b>1,773</b>	<b>102</b>	<b>97.9%</b>	<b>\$92.07</b>



- There were 125 houses sold in Lowell from July 1 to December 31, 2015 or 34.4 percent more than were sold in the first half of 2015 and 23.8 percent more than in the second half of 2014.
- The average price of a house sold in Lowell increased from \$160,346 in the first half of 2015 to \$167,155 in the second half of 2015.
- The average sales price was 4.2 percent higher than in the previous half year and 0.9 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 121 in the first half of 2015 to 102 in the second half of 2015.
- The average price per square foot for a house sold in Lowell increased from \$86.30 in the first half of 2015 to \$92.07 in the second half of 2015.

- The average price per square foot was 6.7 percent higher than in the previous half year and 3.5 percent higher than in the second half of 2014.
- About 4.8 percent of all houses sold in Benton County in the second half of 2015 were sold in Lowell.
- The average sales price of a house was 80.9 percent of the county average.
- Out of 93 houses sold in the second half of 2015, 25 were new construction. These newly constructed houses had an average sold price of \$200,714 and took an average of 115 days to sell from their initial listing dates.
- There were 41 houses in Lowell listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$229,779.
- According to the Benton County Assessor's database, 73.9 percent of houses in Lowell were owner-occupied in the second half of 2015.



# Lowell

## Lowell Sold House Characteristics by Subdivision Second Half of 2015

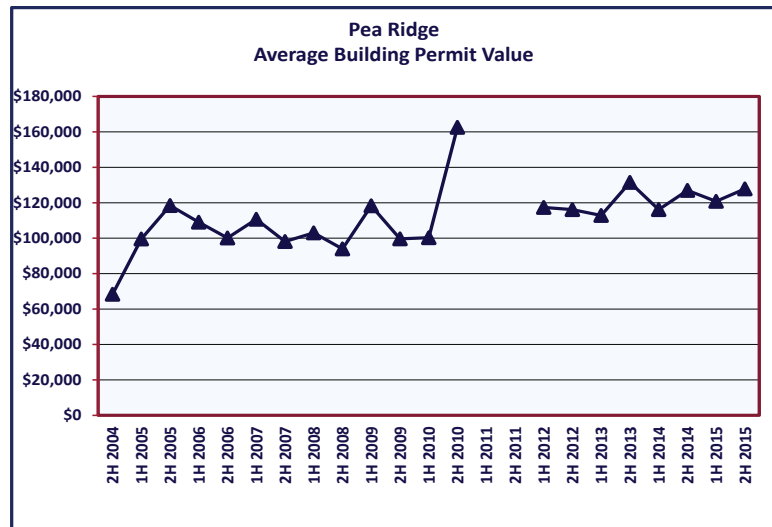
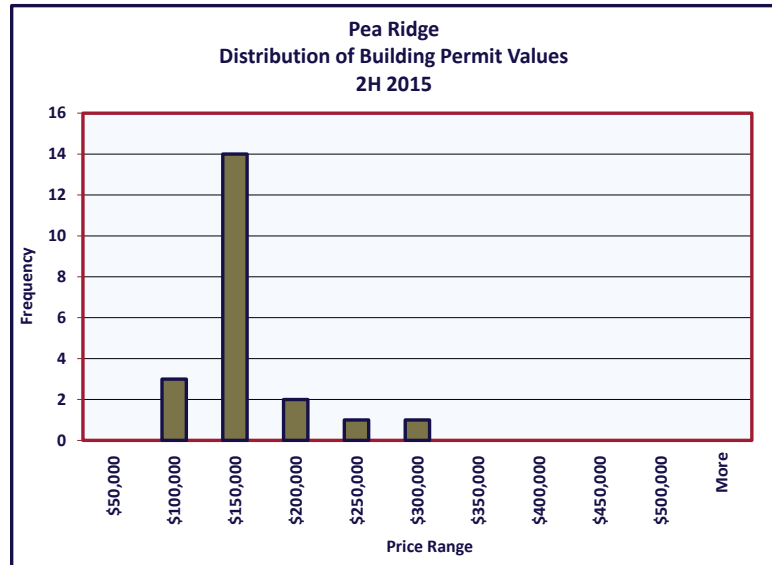
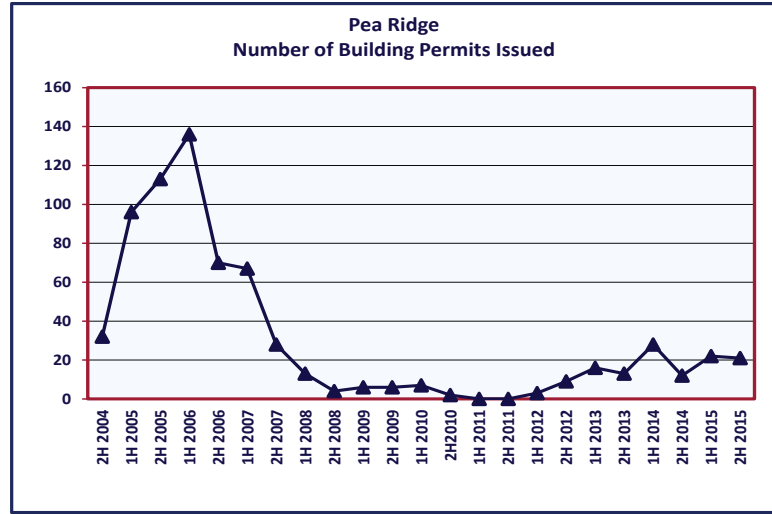
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bloomington	1	0.8%	2,296	62	\$215,000	\$93.64
Blueberry Hill	1	0.8%	2,558	214	\$310,000	\$121.19
Cambridge Place	7	5.6%	1,689	105	\$152,800	\$90.43
Carrington Place	1	0.8%	1,868	64	\$155,000	\$82.98
Center Point Park	6	4.8%	2,028	59	\$181,700	\$90.15
Concord Place	4	3.2%	1,601	106	\$146,500	\$91.74
Edinburgh	10	8.0%	2,193	119	\$206,325	\$95.12
Evergreen	2	1.6%	1,406	47	\$127,500	\$90.71
Franklin Terrace	2	1.6%	1,806	99	\$138,400	\$76.35
Gram	1	0.8%	3,450	196	\$475,000	\$137.68
Green Acres	1	0.8%	1,306	45	\$115,000	\$88.06
Highland Meadows	3	2.4%	1,504	61	\$121,000	\$80.47
Honeysuckle	1	0.8%	1,623	88	\$160,000	\$98.58
Kendrick Place	1	0.8%	1,850	106	\$150,000	\$81.08
Lakewood	2	1.6%	1,938	73	\$186,483	\$98.35
Lowell Estates	2	1.6%	1,278	134	\$116,700	\$91.26
Meadowlands	2	1.6%	1,897	28	\$198,896	\$104.71
Miller	1	0.8%	800	144	\$55,000	\$68.75
North Hickory Hills	1	0.8%	1,744	75	\$160,000	\$91.74
Pleasant Meadows	1	0.8%	2,025	83	\$199,900	\$98.72
Pleasure Heights	4	3.2%	1,117	121	\$47,151	\$44.05
Prairie Meadows	5	4.0%	1,515	55	\$131,270	\$86.73
Sabre Heights	1	0.8%	1,906	687	\$150,000	\$78.70
Southfork	10	8.0%	1,362	74	\$120,630	\$88.50
Southview	5	4.0%	1,284	81	\$114,840	\$89.63
Summer Meadows	4	3.2%	1,683	119	\$145,348	\$86.00
Summerfield	3	2.4%	1,549	66	\$133,833	\$88.06
Tuscan Heights	10	8.0%	2,179	68	\$237,715	\$109.10
Vans Lakeside Acres	1	0.8%	4,000	86	\$560,000	\$140.00
Weatherton	14	11.2%	1,752	103	\$191,896	\$109.54
Other	18	14.4%	1,833	143	\$156,077	\$83.10
<b>Lowell</b>	<b>125</b>	<b>100.0%</b>	<b>1,773</b>	<b>102</b>	<b>\$167,155</b>	<b>\$92.07</b>

## Lowell Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Lakewood, Phase III	1H 2015	329
<b>Lowell</b>		<b>329</b>

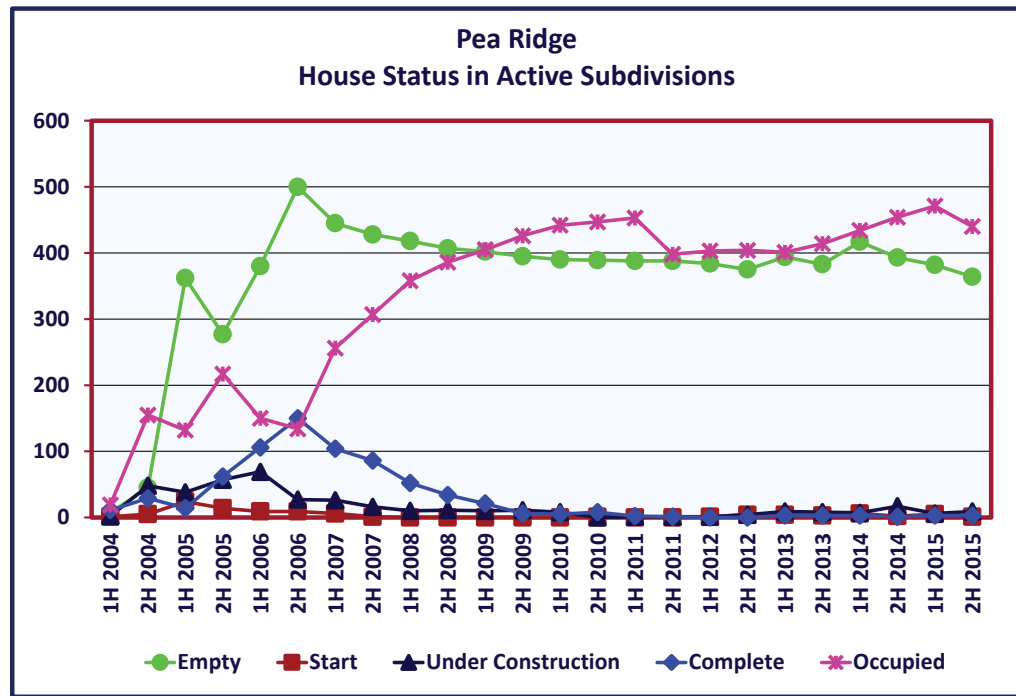
# Pea Ridge

- From July 1 to December 31, 2015 there were 21 residential building permits issued in Pea Ridge. This represents a 75.0 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Pea Ridge were valued in the \$10,001 to \$150,000 range.
- The average residential building permit value in Pea Ridge increased by 0.7 percent from \$126,937 in the second half of 2014 to \$127,804 in the second half of 2015.



# Pea Ridge

- There were 817 total lots in 13 active subdivisions in Pea Ridge in the second half of 2015. About 53.9 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 1.1 percent were under construction, 0.1 percent were starts, and 44.6 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the second half of 2015 was Battlefield View, Phases I, II with 3.
- No new construction or progress in existing construction has occurred in the last year in 6 out of the 13 active subdivisions in Pea Ridge.



- 19 new houses in Pea Ridge became occupied in the second half of 2015. The annual absorption rate implies that there were 125.7 months of remaining inventory in active subdivisions, down from 128.8 months in the first half of 2015.
- An additional 116 lots in 3 subdivisions had received final approval by December 31, 2015 in Pea Ridge.



## Pea Ridge Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Elkhorn Ridge	2H 2015	97
Summit Meadows, Phase II	2H 2015	14
<i>Final Approval</i>		
L & F Estates	2H 2010	5
<b>Pea Ridge</b>		<b>116</b>



# Pea Ridge

## Pea Ridge House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates <sup>2</sup>	91	0	0	0	16	107	0	--
Battlefield View Phases I, II	58	1	3	2	110	174	2	192.0
Creekside Estates <sup>2</sup>	34	0	0	0	1	35	0	--
Creekwood Manor	21	0	1	0	23	45	1	66.0
Deer Meadows	73	0	0	1	18	92	1	888.0
Givens Place, Block III	14	0	0	0	61	75	1	168.0
Leetown Estates <sup>2</sup>	3	0	0	0	3	6	0	--
Maple Glenn	10	0	2	0	106	118	6	18.0
Patterson Place	0	0	1	0	59	60	4	1.2
Ridgeview Acres <sup>2</sup>	25	0	2	0	6	33	0	--
Shepherd Hills	21	0	0	0	14	35	4	50.4
Sugar Creek Estates <sup>2</sup>	12	0	0	0	5	17	0	--
Weston Plexes <sup>2</sup>	2	0	0	0	18	20	0	--
<b>Pea Ridge</b>	<b>364</b>	<b>1</b>	<b>9</b>	<b>3</b>	<b>440</b>	<b>817</b>	<b>19</b>	<b>125.7</b>

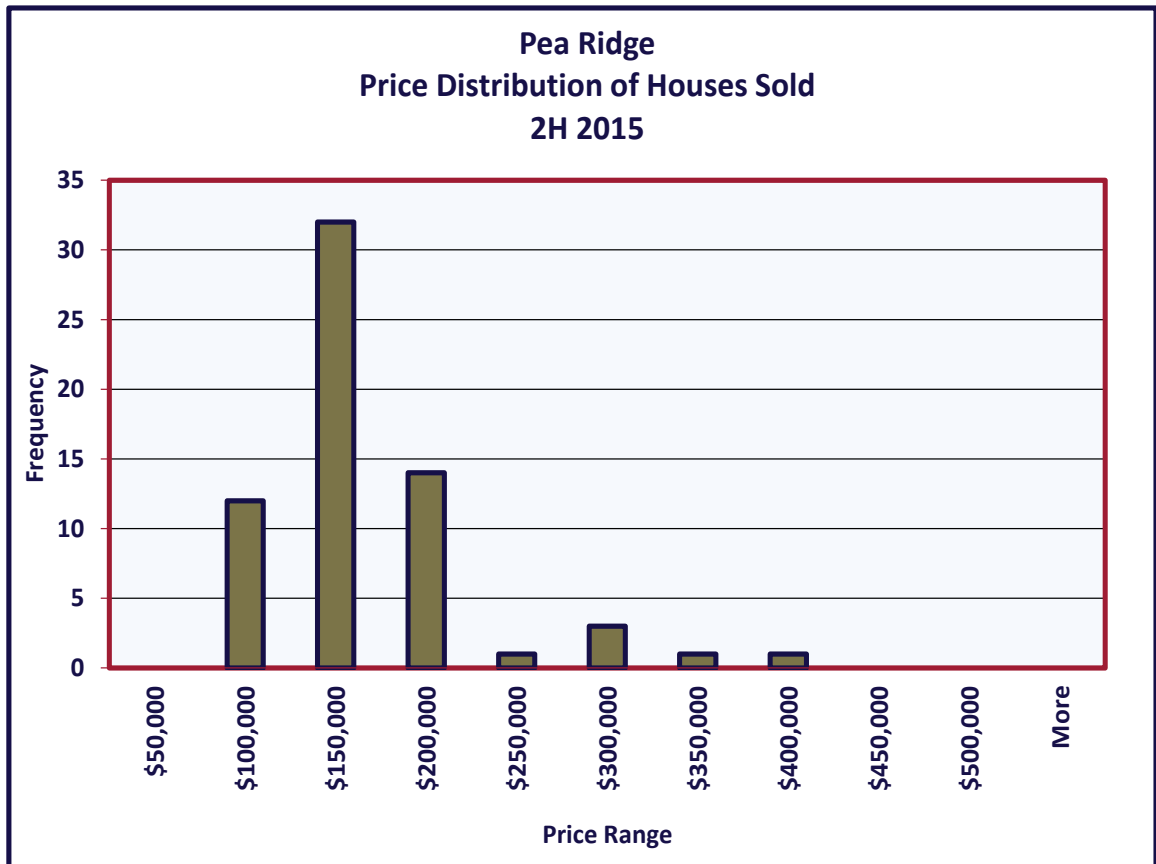
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Pea Ridge

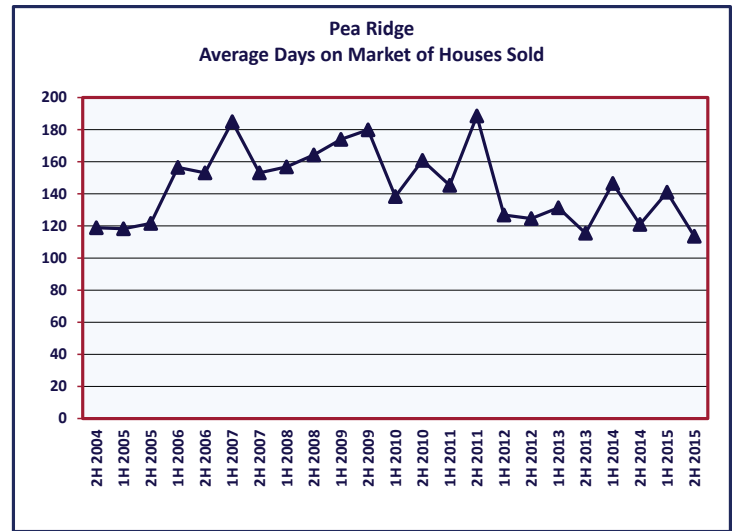
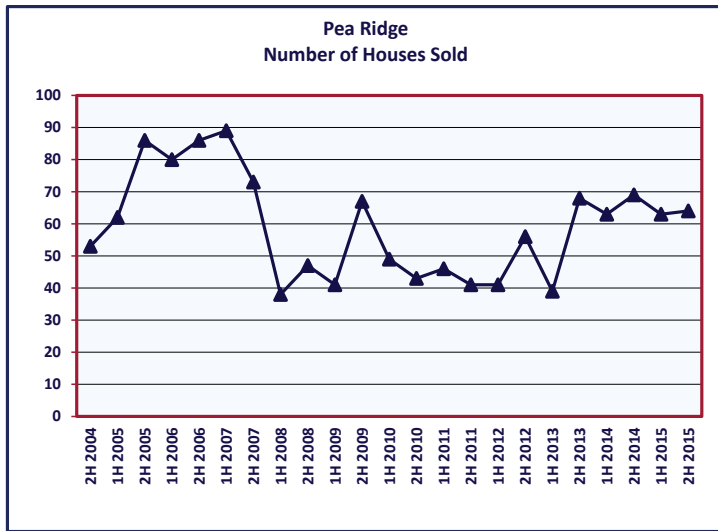


- 50.0 percent of the sold houses in Pea Ridge were priced between \$100,001 and \$150,000.

## Pea Ridge Price Range of Houses Sold Second Half of 2015

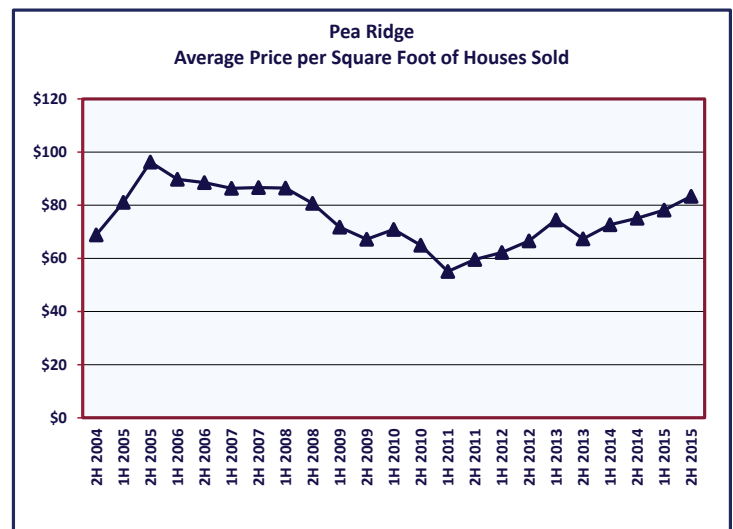
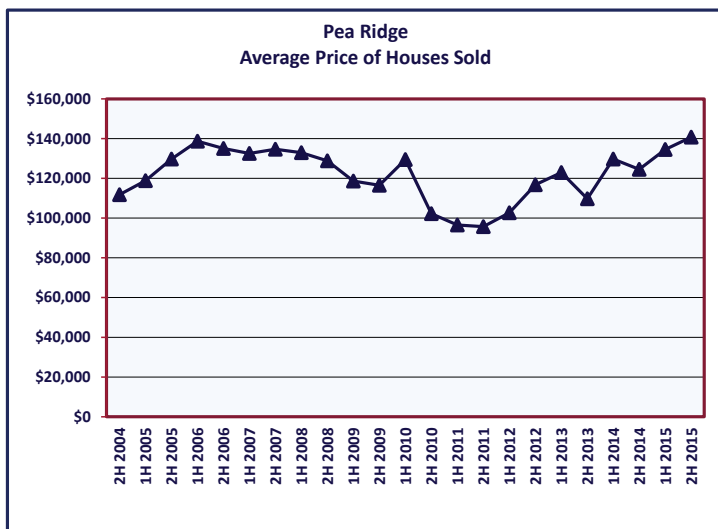
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	12	18.8%	1,461	177	93.4%	\$60.44
\$100,001 - \$150,000	32	50.0%	1,471	92	97.2%	\$84.02
\$150,001 - \$200,000	14	21.9%	1,864	106	98.6%	\$90.92
\$200,001 - \$250,000	1	1.6%	2,088	369	92.4%	\$105.36
\$250,001 - \$300,000	3	4.7%	3,007	84	95.6%	\$93.15
\$300,001 - \$350,000	1	1.6%	1,842	42	95.5%	\$173.72
\$350,001 - \$400,000	1	1.6%	4,250	53	100.0%	\$86.82
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Pea Ridge</b>	<b>64</b>	<b>100.0%</b>	<b>1,686</b>	<b>114</b>	<b>96.7%</b>	<b>\$83.32</b>

# Pea Ridge



- There were 64 houses sold in Pea Ridge from July 1 to December 31, 2015, or 1.6 percent more than the 63 sold in the first half of 2015 and 7.2 fewer than sold in the second half of 2014.
- The average price of a house sold in Pea Ridge increased from \$134,528 in the first half of 2015 to \$140,768 in the second half of 2015.
- The average sales price was 4.6 percent higher than in the previous half year and 13.0 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 141 in the first half of 2015 to 114 in the second half of 2015.
- The average price per square foot for a house sold in Pea Ridge increased from \$78.14 in the first half of 2015 to \$83.32 in the second half of 2015.

- The average price per square foot was 6.6 percent higher than in the previous half year and 11.0 percent higher than the second half of 2014.
- About 2.7 percent of all houses sold in Benton County in the second half of 2015 were sold in Pea Ridge. The average sales price of a house was 67.2 percent of the county average.
- Out of 63 houses sold in the second half of 2015, 6 were new construction.
- These newly constructed houses sold for an average of \$152,629 and took 237 days to sell from their initial listing dates.
- There were 23 houses in Pea Ridge listed for sale in the MLS database as December 31, 2015. These houses had an average list price of \$193,470.
- According to the Benton County Assessor's database, 69.8 percent of houses in Pea Ridge were owner-occupied in the second half of 2015.



# Pea Ridge

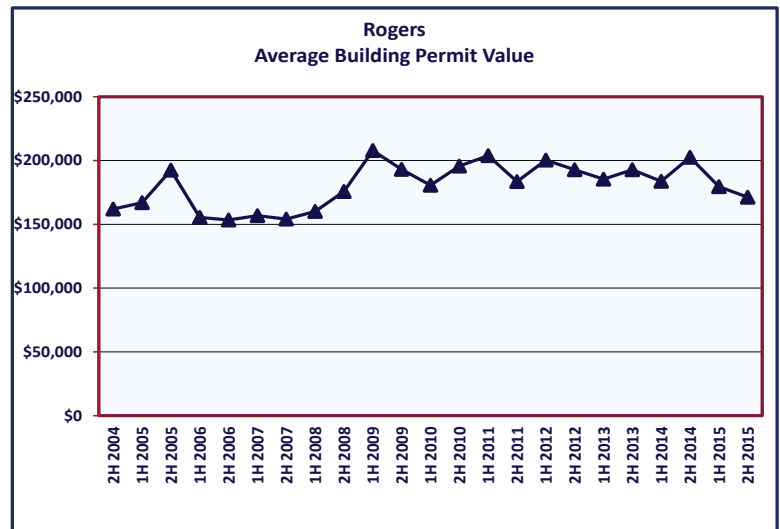
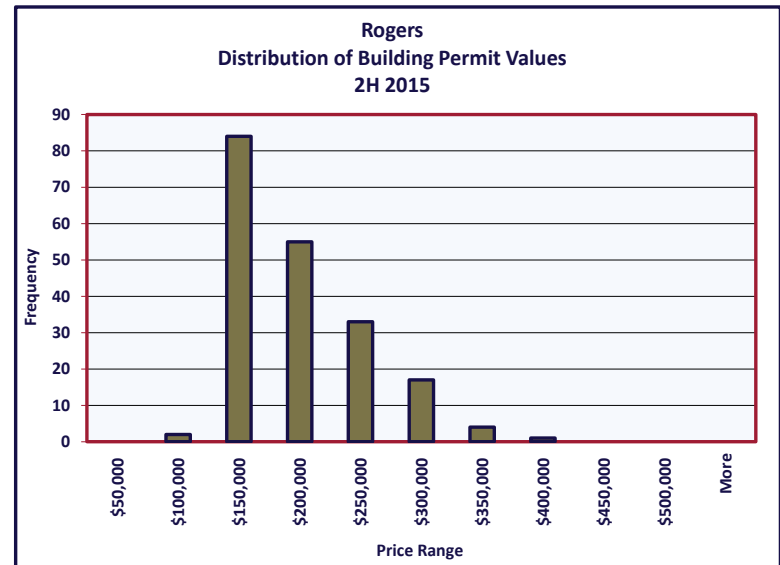
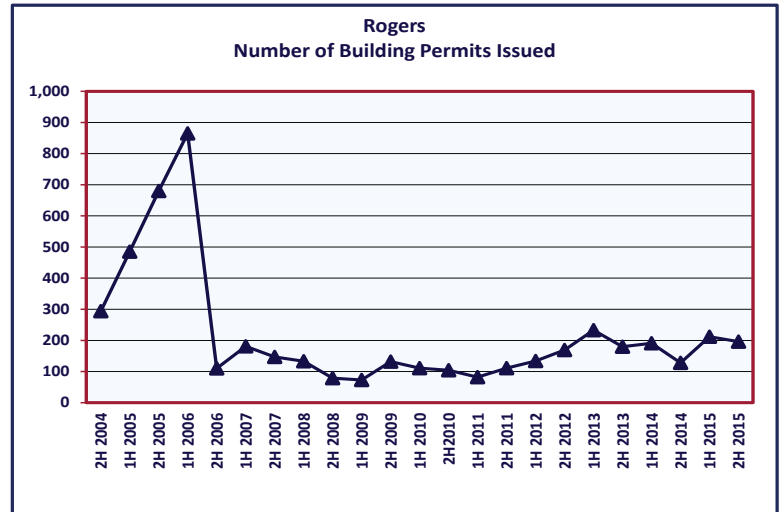
## Pea Ridge Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Battlefield Estates	1	1.6%	2,088	369	\$220,000	\$105.36
Battlefield View	9	14.1%	1,395	68	\$126,839	\$90.53
Country Acres	1	1.6%	1,689	323	\$135,000	\$79.93
Creekwood Manor	2	3.1%	1,749	196	\$171,100	\$97.85
Deer Meadows	1	1.6%	2,267	129	\$187,000	\$82.49
Dogwood	1	1.6%	1,936	518	\$70,000	\$36.16
Franklin Miller	2	3.1%	1,449	97	\$98,250	\$67.15
Givens Place	5	7.8%	1,515	86	\$96,800	\$68.21
Hillcrest	2	3.1%	1,434	143	\$119,700	\$84.03
Lee Town Estates	1	1.6%	4,250	53	\$369,000	\$86.82
Maple Glenn	4	6.3%	1,356	106	\$114,875	\$84.61
Maple Leaf Heights	1	1.6%	1,850	279	\$152,500	\$82.43
Miller	1	1.6%	1,450	86	\$99,000	\$68.28
Oak Ridge	1	1.6%	1,565	37	\$129,000	\$82.43
Otter Creek Place	1	1.6%	1,862	111	\$89,000	\$47.80
Patterson Place	3	4.7%	1,722	87	\$153,633	\$89.53
Ridgemoor	2	3.1%	1,239	144	\$83,750	\$68.05
Southland	1	1.6%	1,152	52	\$53,594	\$46.52
Standing Oaks	7	10.9%	1,559	77	\$128,943	\$82.76
Sugar Creek	1	1.6%	1,575	51	\$140,000	\$88.89
Summit Meadows	1	1.6%	1,631	123	\$124,000	\$76.03
Tyler Estates	3	4.7%	1,863	108	\$157,633	\$84.27
Windmill Estates	2	3.1%	1,939	70	\$157,750	\$80.78
Other	11	17.2%	1,978	114	\$187,136	\$96.22
<b>Pea Ridge</b>	<b>64</b>	<b>100.0%</b>	<b>1,686</b>	<b>114</b>	<b>\$140,768</b>	<b>\$83.32</b>



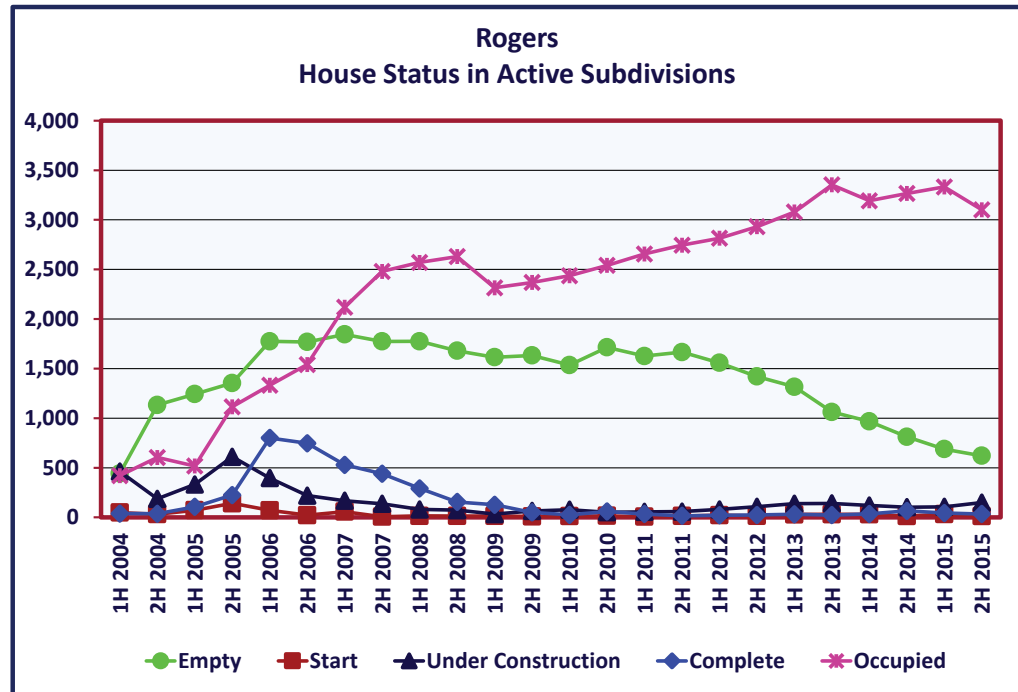
# Rogers

- From July 1 to December 31, 2015 there were 196 residential building permits issued in Rogers. This represents a 53.1 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Rogers were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Rogers decreased by 15.4 percent from \$202,499 in the second half of 2014 to \$171,257 in the second half of 2015.



# Rogers

- There were 3,919 total lots in 40 active subdivisions in Rogers in the second half of 2015. About 79.2 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 3.8 percent were under construction, 0.3 percent were starts, and 15.8 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the second half of 2015 was Cross Creek with 14.
- No new construction or progress in existing construction has occurred in the last year in 6 out of the 40 active subdivisions in Rogers.
- 168 new houses in Rogers became occupied in the second half of 2015. The annual absorption rate implies that there were 30.6 months of remaining inventory in active subdivisions, down from 33.0 months in the first half of 2015.
- In 9 out of the 40 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 856 lots in 13 subdivisions had received preliminary or final approval by December 31, 2015 in Rogers.

## Rogers Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
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### Preliminary Approval

Chelsea Point, Phase II	1H 2015	83
Grand Point	2H 2013	63
Haxton Woods	1H 2014	5
The Iveys, Phase II	1H 2015	76
Scisortail	1H 2015	269
Shadow Valley, Phase VIII	1H 2015	76
Shadow Valley, Phase IX	1H 2015	14
Woodhaven Manor	1H 2014	55

### Final Approval

Cross Creek, Phase IV, Bk II and III	1H 2014	39
Dixieland Crossing, Phase III	1H 2015	27
First Place	2H 2007	101
Turtle Creek Place	1H 2006	4
West Landing, Phase II	2H 2015	44

<b>Rogers</b>		<b>856</b>
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# Rogers

## Rogers House Status in Active Subdivisions Second Half of 2015

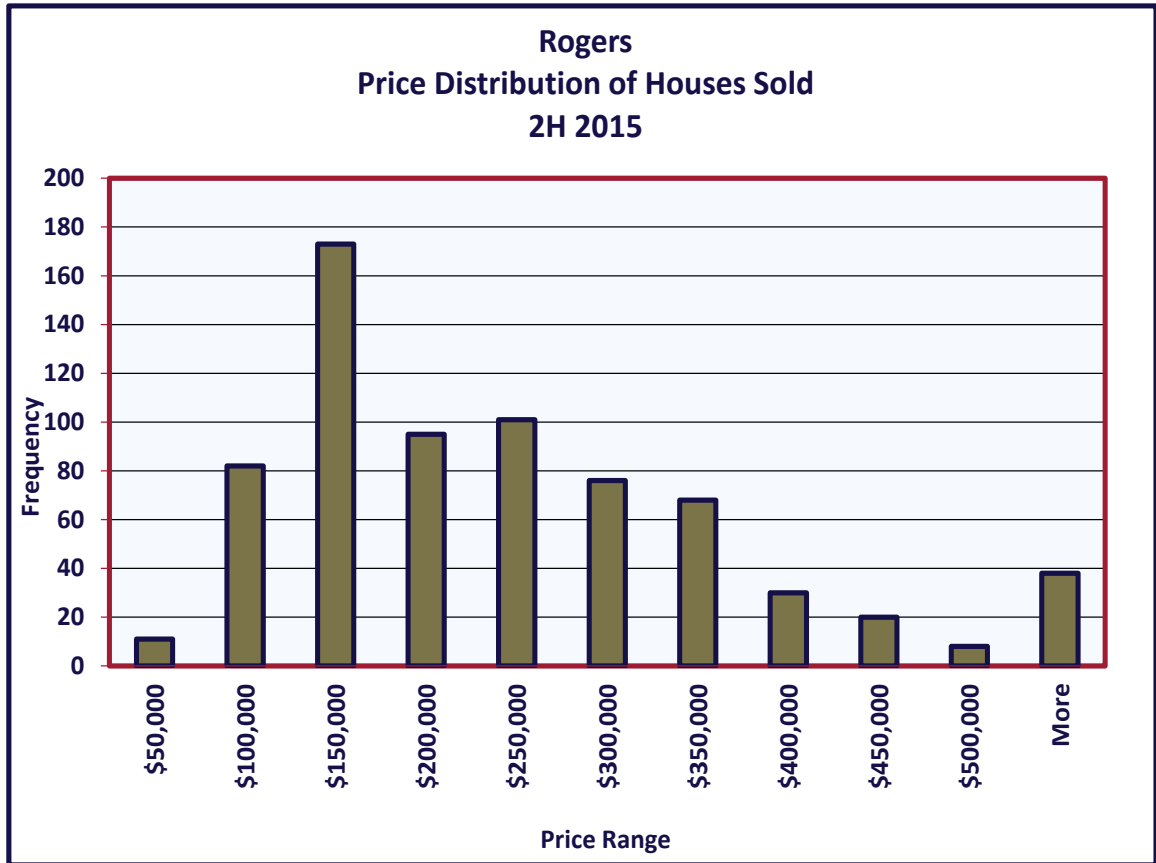
Subdivision	Empty		Under Construction	Complete, but		Total Lots	Absorbed Lots	Months of Inventory
	Lots	Start		Unoccupied	Occupied			
Arbor Glenn <sup>1</sup>	32	0	0	3	19	54	0	--
Biltmore	12	0	7	0	90	109	6	10.9
Camden Way	6	0	4	1	149	160	0	33.0
Camelot Estates <sup>1,2</sup>	12	0	0	0	2	14	0	--
Chelsea Point, Phase I	2	0	5	0	37	44	10	6.5
Clower	28	0	4	0	43	75	0	128.0
Countryside Estates <sup>1,2</sup>	4	0	0	0	24	28	0	--
Creekside	12	0	0	0	53	65	0	36.0
Creekwood (Rogers/Lowell)	4	0	0	1	194	199	2	20.0
Cross Creek, Blocks I, IV, V, Phase III,IV	15	2	14	0	115	146	12	17.7
Cross Timbers--South	1	0	1	1	12	15	2	7.2
Dixieland Crossing, Phases I, II	18	0	11	3	114	146	20	14.2
Fox Briar, Phase I	13	1	2	1	19	36	2	40.8
Garrett Road	8	0	0	0	72	80	1	19.2
The Grove, Phase III	0	0	4	1	13	18	3	7.5
Habitat Trails <sup>1,2</sup>	5	0	0	0	9	14	0	--
Hearthstone, Phases II, III	9	0	3	0	166	178	3	28.8
The Ivey's	18	0	4	0	73	95	20	8.8
Lakewood, Phase II	65	2	10	0	1	78	1	924.0
Lancaster <sup>1</sup>	2	0	2	0	4	8	0	--
Legacy Estates <sup>1,2</sup>	1	0	0	0	29	30	0	--
Lexington	5	0	0	0	114	119	1	10.0
Liberty Bell North	24	0	2	0	77	103	3	78.0
Liberty Bell South	31	0	6	7	99	143	13	20.3
Madison	13	0	3	0	19	35	0	192.0
Oldetown Estates	7	3	5	10	29	54	10	21.4
The Peaks, Phases I-III	22	1	4	1	81	109	0	336.0
Pinnacle, Phases I-II, IV	31	1	6	0	181	219	1	228.0
Pinnacle Golf & Country Club	32	1	5	0	394	432	0	152.0
The Plantation, Phase II	0	0	3	1	170	174	10	3.7
Rocky Creek	1	1	10	0	43	55	10	13.1
Roller's Ridge	46	1	3	1	82	133	11	51.0
Sandalwood, Phases I, II	17	0	4	0	67	88	2	28.0
Shadow Valley, Phases III-VII	35	0	3	1	287	326	9	36.0
Silo Falls, Phases I, II	50	0	10	1	125	186	15	23.6
Torino <sup>1,2</sup>	5	0	0	0	1	6	0	--
Veteran <sup>1</sup>	0	0	9	0	17	26	0	--
Vintage	4	0	0	0	19	23	0	48.0
West Landing	30	0	5	1	1	37	1	432.0
Wildflower, Phase II <sup>1,2</sup>	1	0	0	0	58	59	0	--
<b>Rogers</b>	<b>621</b>	<b>13</b>	<b>149</b>	<b>34</b>	<b>3,102</b>	<b>3,919</b>	<b>168</b>	<b>30.6</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.



# Rogers

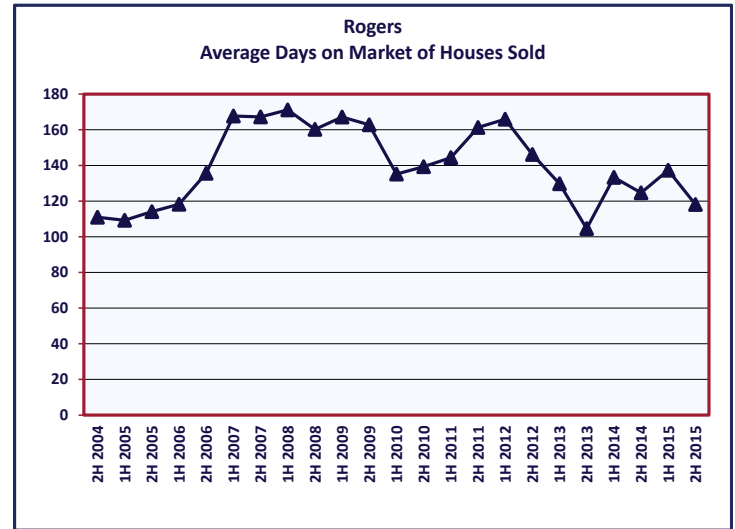
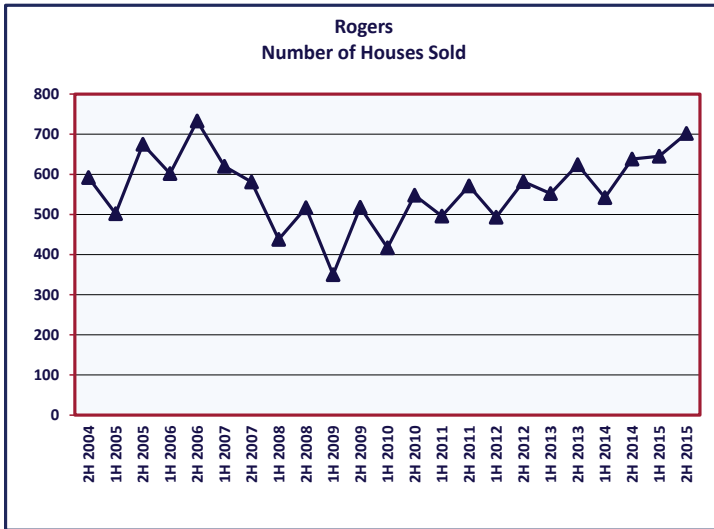


- 52.5 percent of the sold houses in Rogers were priced between \$100,001 and \$250,000.

## Rogers Price Range of Houses Sold Second Half of 2015

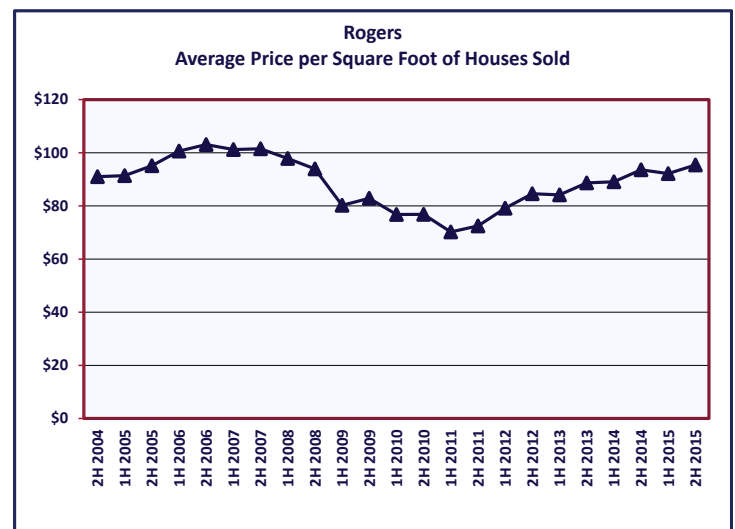
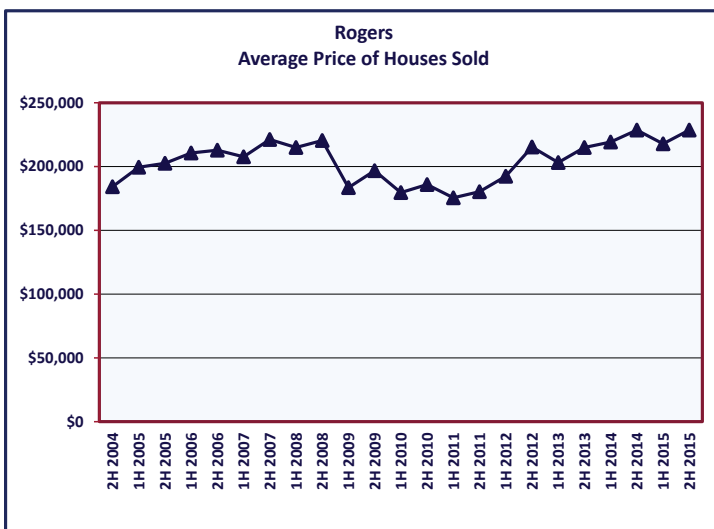
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	11	1.6%	1,262	118	86.3%	\$25.41
\$50,001 - \$100,000	82	11.7%	1,360	102	94.9%	\$61.95
\$100,001 - \$150,000	173	24.6%	1,632	116	97.2%	\$79.95
\$150,001 - \$200,000	95	13.5%	1,957	108	97.4%	\$91.51
\$200,001 - \$250,000	101	14.4%	2,273	115	97.7%	\$102.85
\$250,001 - \$300,000	76	10.8%	2,546	108	97.3%	\$110.14
\$300,001 - \$350,000	68	9.7%	2,947	137	97.8%	\$111.16
\$350,001 - \$400,000	30	4.3%	3,369	111	97.8%	\$113.20
\$400,001 - \$450,000	20	2.8%	3,612	124	97.7%	\$121.74
\$450,001 - \$500,000	8	1.1%	3,920	93	97.8%	\$122.02
\$500,000+	38	5.4%	4,394	185	95.0%	\$157.13
<b>Rogers</b>	<b>702</b>	<b>100.0%</b>	<b>2,263</b>	<b>118</b>	<b>96.9%</b>	<b>\$95.41</b>

# Rogers



- There were 702 houses sold in Rogers from July 1 to December 31, 2015 or 8.8 percent more than the 645 sold in the first half of 2015 and 10.0 percent more than in the second half of 2014.
- The average price of a house sold in Rogers increased from \$217,828 in the first half of 2015 to \$228,566 in the second half of 2015.
- The average sales price was 4.9 percent higher than in the previous half year and the same as in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 137 in the first half of 2015 to 118 in the second half of 2015.
- The average price per square foot for a house sold in Rogers increased from \$92.14 in the first half of 2015 to \$95.41 in the second half of 2015.

- The average price per square foot was 3.6 percent higher than in the previous half year and 1.9 percent higher than in the second half of 2014.
- About 26.9 percent of all houses sold in Benton County in the second half of 2015 were sold in Rogers.
- The average sales price of a house was 110.6 percent of the county average.
- Out of 702 houses sold in the second half of 2015, 139 were new construction. These newly constructed houses had an average sold price of \$255,137 and took an average of 109 days to sell from their initial listing dates.
- There were 422 houses in Rogers listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$380,552.
- According to the Benton County Assessor's database, 68.6 percent of houses in Rogers were owner-occupied in the second half of 2015.



# Rogers

## Rogers Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abington	2	0.3%	2,187	67	\$220,750	\$100.93
Amis Road	1	0.1%	1,238	73	\$84,000	\$67.85
Arbor Glenn	10	1.4%	2,079	225	\$204,820	\$99.98
B A Riggs Park	1	0.1%	1,444	70	\$105,000	\$72.71
B F Sikes	4	0.6%	1,677	74	\$97,225	\$52.73
Banz	2	0.3%	1,692	86	\$120,000	\$71.57
Barnetts	1	0.1%	1,275	61	\$90,000	\$70.59
Beaver Shores	12	1.7%	2,044	273	\$163,272	\$78.00
Belair Acres	1	0.1%	3,739	27	\$304,000	\$81.31
Bellview	7	1.0%	1,693	47	\$169,170	\$99.98
Bent Tree	9	1.3%	3,024	120	\$320,389	\$106.27
Berry Farm	4	0.6%	2,794	83	\$280,475	\$101.17
Bethel Oaks	1	0.1%	1,421	172	\$110,000	\$77.41
Biltmore	5	0.7%	2,450	144	\$260,490	\$106.68
Bishop Manor	2	0.3%	1,130	135	\$85,200	\$76.85
Bloomfield	3	0.4%	2,618	102	\$242,700	\$92.60
Blossom Creek	2	0.3%	2,091	65	\$147,050	\$70.23
Blue Hill	1	0.1%	2,142	125	\$208,000	\$97.11
Brentwood	4	0.6%	1,332	60	\$128,100	\$96.09
Brush Creek	2	0.3%	2,242	46	\$137,500	\$61.01
Burns	1	0.1%	1,428	177	\$83,000	\$58.12
C F Miller	1	0.1%	1,336	261	\$91,000	\$68.11
C H Anderson	1	0.1%	1,670	71	\$70,000	\$41.92
Cambridge Park	7	1.0%	1,797	90	\$151,786	\$84.37
Camden Way	10	1.4%	2,135	99	\$187,700	\$87.94
Cedar Hills	1	0.1%	1,397	73	\$148,000	\$105.94
Centennial	4	0.6%	1,484	72	\$117,975	\$80.06
Centre Court	1	0.1%	4,162	281	\$318,500	\$76.53
Champions Estates	5	0.7%	3,186	193	\$360,940	\$99.44
Champions Golf	2	0.3%	3,824	135	\$497,450	\$120.74
Chateau Terrace	5	0.7%	2,595	63	\$204,445	\$79.17
Chateaux At Shadow Valley	1	0.1%	2,303	42	\$269,900	\$117.19
Chelsea Point	12	1.7%	1,354	62	\$127,332	\$94.14
Cherokee Strip	1	0.1%	7,389	213	\$700,000	\$94.74
Clead Acres	2	0.3%	1,605	128	\$120,000	\$75.01
Cloverdale Estates	1	0.1%	1,637	99	\$142,500	\$87.05
Clower	2	0.3%	2,178	74	\$217,500	\$99.64
Cordova	3	0.4%	1,379	66	\$118,300	\$85.78
Countryside Estates	2	0.3%	1,999	80	\$162,500	\$81.08
Countrywood	1	0.1%	2,185	108	\$142,000	\$64.99
Covington Trace	2	0.3%	2,443	163	\$252,000	\$103.70
Creekside	2	0.3%	4,235	103	\$491,750	\$116.48
Creekwood	11	1.6%	3,270	139	\$358,723	\$109.74
Cross Creek	13	1.9%	2,969	114	\$333,311	\$112.72
Cross Timbers North	4	0.6%	2,280	74	\$261,000	\$114.22
Crosspointe	1	0.1%	1,688	13	\$122,500	\$72.57
Crow's Nest	2	0.3%	4,864	138	\$449,000	\$92.30
Cypress Acres	2	0.3%	1,184	103	\$80,750	\$70.35
Dixieland Crossing	22	3.1%	1,864	128	\$181,613	\$98.16
Dogwood	2	0.3%	2,440	397	\$122,778	\$47.96
Dogwood Estates	1	0.1%	3,224	42	\$316,000	\$98.01
Dream Valley	4	0.6%	2,572	181	\$165,625	\$64.35

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Duckworth	2	0.3%	1,557	74	\$62,000	\$50.84
Dutchman	2	0.3%	2,641	86	\$187,500	\$74.72
Eagle Crest	3	0.4%	2,998	144	\$272,833	\$91.17
Eagle Glen	3	0.4%	1,565	105	\$128,175	\$81.51
Elder Estates	1	0.1%	1,896	127	\$144,000	\$75.95
Elzeys Acres	1	0.1%	1,050	123	\$70,000	\$66.67
Emerald Heights	1	0.1%	3,001	258	\$284,000	\$94.64
Fairchild	1	0.1%	1,508	58	\$122,500	\$81.23
Fairgrounds	1	0.1%	1,400	34	\$93,500	\$66.79
Fairview	1	0.1%	870	120	\$35,000	\$40.23
Felkers	1	0.1%	1,693	49	\$116,000	\$68.52
Fieldstone	3	0.4%	2,318	110	\$236,800	\$102.17
Forest Park	4	0.6%	1,737	130	\$129,375	\$74.61
Foxbriar	2	0.3%	1,323	74	\$129,400	\$97.93
Garrett Road	1	0.1%	1,543	35	\$168,200	\$109.01
Greenfield	4	0.6%	1,323	51	\$114,500	\$86.58
The Groves	5	0.7%	3,309	123	\$376,640	\$113.78
Hancock	1	0.1%	1,874	43	\$160,100	\$85.43
Hardwood Heights	1	0.1%	2,335	1	\$137,500	\$58.89
Hearth Stone	19	2.7%	2,566	101	\$280,727	\$109.29
Henry Hills	1	0.1%	1,170	66	\$99,000	\$84.62
Heritage Bay	1	0.1%	1,456	204	\$115,000	\$78.98
Highland Knolls	4	0.6%	2,536	71	\$246,525	\$97.09
Hillcrest	4	0.6%	1,626	171	\$110,625	\$68.67
Home	1	0.1%	1,300	35	\$126,775	\$97.52
Horseshoe	1	0.1%	2,200	277	\$197,000	\$89.55
Horseshoe Hills	1	0.1%	1,693	44	\$125,000	\$73.83
Hyland Park	3	0.4%	4,124	184	\$364,667	\$100.62
Indian Hills	2	0.3%	2,108	239	\$157,250	\$75.70
Indian Trail	1	0.1%	2,201	51	\$240,000	\$109.04
Iveys	17	2.4%	2,035	50	\$241,750	\$118.80
J H Means	1	0.1%	936	27	\$25,250	\$26.98
J Wade Sikes Park	2	0.3%	1,686	106	\$198,950	\$111.31
Jack Allumbaugh	1	0.1%	1,176	43	\$105,000	\$89.29
Kersten	3	0.4%	1,731	172	\$116,833	\$67.46
Kings Pointe	1	0.1%	1,433	88	\$124,900	\$87.16
Kiphart	1	0.1%	1,690	36	\$110,000	\$65.09
L M Smith	1	0.1%	1,186	29	\$60,000	\$50.59
Lakeshore Manor	3	0.4%	1,496	97	\$96,088	\$69.17
Lakeview	1	0.1%	2,086	176	\$145,000	\$69.51
Lakewood	2	0.3%	1,759	91	\$181,000	\$103.92
Larimore & Garner	1	0.1%	1,309	111	\$90,000	\$68.75
Laurel Crossing	1	0.1%	4,558	101	\$485,000	\$106.41
Legacy Estates	2	0.3%	3,262	29	\$368,500	\$112.87
Lexington	6	0.9%	2,652	106	\$293,958	\$110.91
Liberty Bell	27	3.8%	2,598	136	\$300,002	\$115.67
Little Flock	2	0.3%	3,821	306	\$532,500	\$142.25
Loveland	1	0.1%	1,208	162	\$85,000	\$70.36
Mack Grimes	3	0.4%	2,497	497	\$133,100	\$56.59
Madison	3	0.4%	2,735	139	\$306,203	\$111.92
Malies	2	0.3%	2,038	138	\$102,450	\$57.79
Manors	2	0.3%	3,888	119	\$480,750	\$122.66
Mcgaugheys Orchard	1	0.1%	1,722	138	\$144,000	\$83.62

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Mcneils	1	0.1%	1,493	359	\$110,000	\$73.68
Meadow Park	2	0.3%	1,857	161	\$112,600	\$61.37
Meadow Wood	1	0.1%	1,454	98	\$114,000	\$78.40
Meadowridge	1	0.1%	1,032	27	\$55,000	\$53.29
Monte Ne Village	2	0.3%	1,231	60	\$77,432	\$63.21
Montreaux	2	0.3%	2,522	132	\$275,000	\$109.33
Mountain Lake Estates	1	0.1%	3,769	125	\$365,000	\$96.84
North Brush Creek Hills	3	0.4%	1,912	107	\$127,967	\$66.63
Northland Heights	2	0.3%	1,693	83	\$138,750	\$81.98
Northridge	2	0.3%	1,284	64	\$116,775	\$91.12
Norwood Acres	1	0.1%	1,821	76	\$124,500	\$68.37
Oak Hill	8	1.1%	2,046	86	\$141,225	\$69.69
Oakcrest	2	0.3%	1,674	40	\$132,850	\$73.82
Oaklawn	1	0.1%	1,935	61	\$132,000	\$68.22
Oldetown Estates	8	1.1%	1,824	63	\$198,425	\$108.61
Olrich Acres	1	0.1%	1,032	36	\$79,630	\$77.16
Ordorff Acres	1	0.1%	2,076	51	\$213,000	\$102.60
Osage Reservation	1	0.1%	1,512	28	\$138,500	\$91.60
Overland	1	0.1%	2,552	112	\$255,000	\$99.92
Panorama Park	1	0.1%	2,920	56	\$425,000	\$145.55
Parkwood	2	0.3%	1,718	65	\$82,500	\$48.11
Patrick Place	2	0.3%	1,467	55	\$129,500	\$90.30
Peaks	2	0.3%	3,359	122	\$389,700	\$115.71
Perry Place	1	0.1%	1,914	86	\$156,000	\$81.50
Pine Meadow	3	0.4%	1,598	59	\$133,833	\$83.76
Pine Ridge Estates	2	0.3%	2,044	71	\$166,750	\$81.71
Pine Top Estates	1	0.1%	768	158	\$69,000	\$89.84
Pinewood	1	0.1%	1,185	64	\$96,000	\$81.01
Pinnacle	17	2.4%	4,104	192	\$715,956	\$173.25
Pinnacle Gardens	3	0.4%	3,625	74	\$367,083	\$101.42
Plantation	6	0.9%	1,410	155	\$119,333	\$84.95
Pleasant Acres	1	0.1%	4,176	87	\$543,000	\$130.03
Pleasant Hill Estate	2	0.3%	1,468	58	\$118,802	\$81.57
Pointe Clear Heights	3	0.4%	2,207	530	\$256,333	\$107.36
Post Meadows	4	0.6%	1,600	71	\$131,750	\$82.45
Prairie Creek	1	0.1%	2,250	103	\$242,000	\$107.56
Primrose	1	0.1%	1,367	55	\$62,000	\$45.35
Putmans	3	0.4%	3,425	157	\$271,333	\$80.99
Quail Run	1	0.1%	1,691	144	\$100,000	\$59.14
Ranch Plaza	1	0.1%	1,760	83	\$147,700	\$83.92
Red Oak Hills	4	0.6%	1,447	209	\$28,830	\$20.29
Redbud Estates	2	0.3%	2,504	175	\$209,950	\$83.87
Regency	3	0.4%	1,138	65	\$75,967	\$66.14
Ridgecrest Meadows	6	0.9%	2,069	79	\$224,983	\$108.66
Rivercliff	4	0.6%	1,773	151	\$180,250	\$106.68
Ro Lynn Hills	2	0.3%	1,562	106	\$114,000	\$71.58
Roberts	1	0.1%	1,514	133	\$75,000	\$49.54
Rocky Creek	11	1.6%	2,018	69	\$233,529	\$115.74
Rogers Heights	1	0.1%	1,316	53	\$83,000	\$63.07
Roller's Ridge	6	0.9%	1,453	215	\$131,226	\$90.20
Rolling Hills	1	0.1%	1,560	7	\$105,000	\$67.31
Rolling Oaks	4	0.6%	1,383	54	\$84,700	\$61.15
Rosewood	1	0.1%	1,603	42	\$121,500	\$75.80

# Rogers

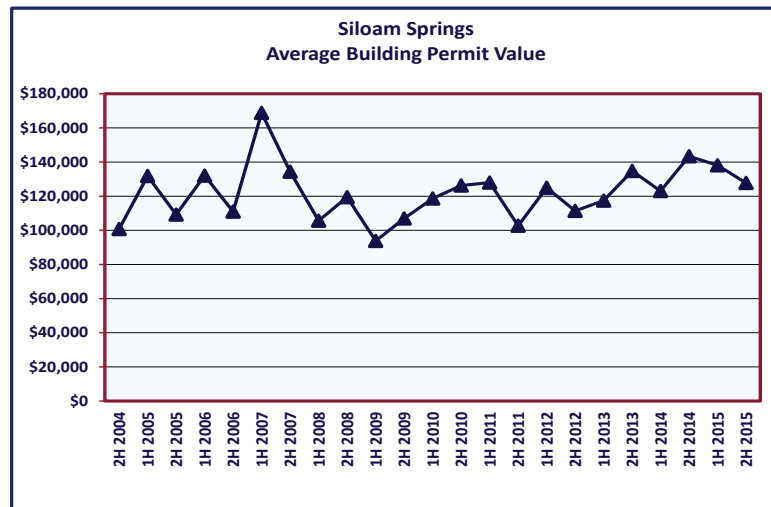
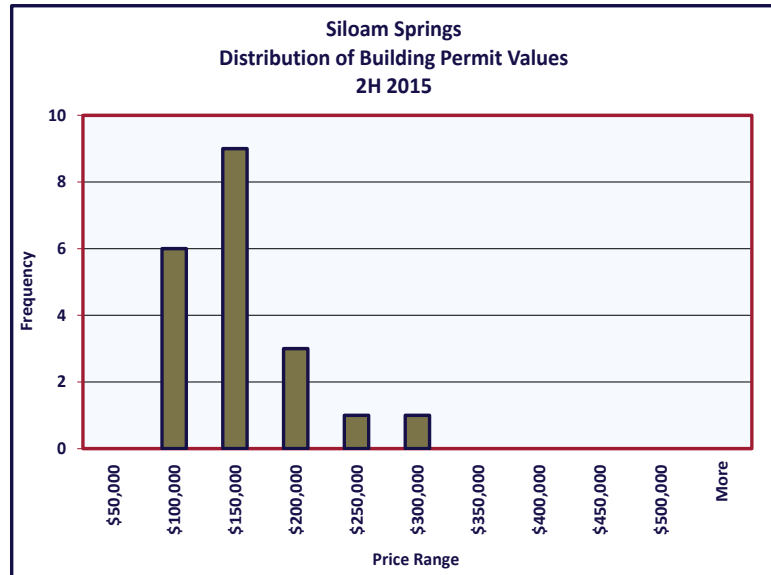
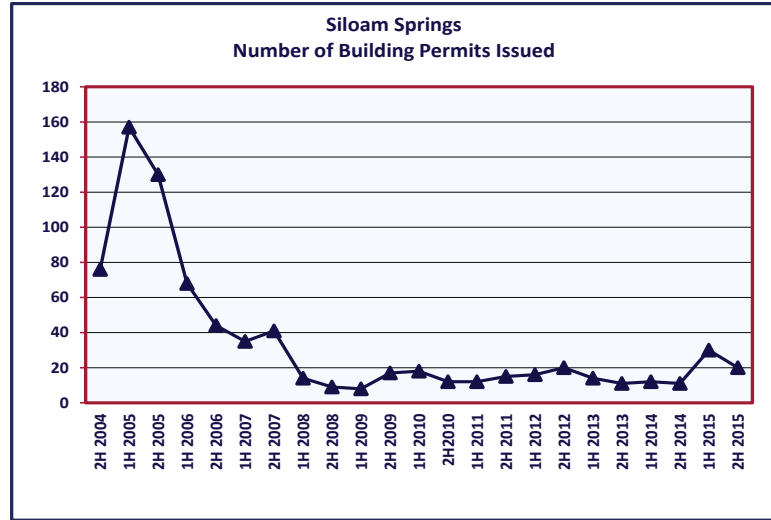
## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Runnymede Rev	2	0.3%	3,093	270	\$282,500	\$91.02
S H Cole	3	0.4%	1,177	127	\$88,333	\$74.50
Saddlebrook Farm	2	0.3%	3,241	74	\$353,125	\$108.43
Sandalwood	6	0.9%	1,459	129	\$134,600	\$92.28
Seminole Place	2	0.3%	1,500	68	\$131,250	\$87.44
Sequoyah Woods	1	0.1%	2,120	129	\$185,000	\$87.26
Shaddox Mtn	1	0.1%	1,828	195	\$110,000	\$60.18
Shadow Valley	38	5.4%	3,183	127	\$420,576	\$130.25
Shenandoah	1	0.1%	1,258	148	\$118,000	\$93.80
Silo Falls	10	1.4%	3,188	123	\$364,425	\$114.79
Silvertree	1	0.1%	1,401	306	\$102,000	\$72.81
Smith & Hayes	2	0.3%	1,357	124	\$74,750	\$57.97
South Sun Estates	1	0.1%	3,296	49	\$464,000	\$140.78
Southern Hills	1	0.1%	1,025	24	\$86,000	\$83.90
Spring Hollow	1	0.1%	2,650	65	\$255,000	\$96.23
Stone Manor	3	0.4%	1,258	77	\$170,333	\$135.40
Summit Heights	1	0.1%	3,746	69	\$249,000	\$66.47
Sundance Acres	2	0.3%	1,320	56	\$107,400	\$81.64
Sundance Trace	1	0.1%	1,255	54	\$125,000	\$99.60
Sundown	2	0.3%	1,560	58	\$100,000	\$65.14
Sunset Bay	1	0.1%	4,065	84	\$390,000	\$95.94
Timber Lake Estates	3	0.4%	2,196	57	\$207,300	\$87.25
Timber Trails	1	0.1%	3,000	77	\$275,000	\$91.67
Top Flite	5	0.7%	3,501	113	\$274,000	\$78.66
Townsend	2	0.3%	3,537	138	\$312,500	\$88.81
Turners Acres	1	0.1%	1,556	53	\$64,250	\$41.29
Turtle Creek	3	0.4%	2,087	80	\$157,500	\$76.55
Twin Lakes	2	0.3%	2,650	102	\$133,750	\$48.14
Twin Oaks	1	0.1%	1,850	50	\$169,000	\$91.35
Valley West	1	0.1%	1,528	98	\$95,000	\$62.17
Veterans Park	2	0.3%	1,128	43	\$113,200	\$100.57
Victoria Place	2	0.3%	1,536	55	\$107,400	\$69.94
Warren Glen	3	0.4%	3,001	50	\$324,333	\$108.03
Watson	1	0.1%	1,595	67	\$97,000	\$60.82
Weber	3	0.4%	1,509	59	\$117,500	\$77.84
Welsh	2	0.3%	1,654	197	\$117,500	\$71.05
West Landing	2	0.3%	2,551	110	\$298,500	\$117.01
Western Terrace	1	0.1%	1,585	375	\$118,000	\$74.45
Westridge	3	0.4%	1,503	68	\$118,000	\$80.68
Whispering Timbers	13	1.9%	1,976	94	\$167,246	\$84.54
Williamsburg Place	1	0.1%	3,094	111	\$288,000	\$93.08
Willowbrook	3	0.4%	1,412	52	\$106,833	\$75.80
Woodland Acres	3	0.4%	1,640	75	\$133,667	\$81.72
Woodland Heights	2	0.3%	1,235	131	\$76,000	\$62.81
Other	52	7.4%	2,132	125	\$196,837	\$87.23
<b>Rogers</b>	<b>702</b>	<b>100.0%</b>	<b>2,263</b>	<b>118</b>	<b>\$228,566</b>	<b>\$95.41</b>



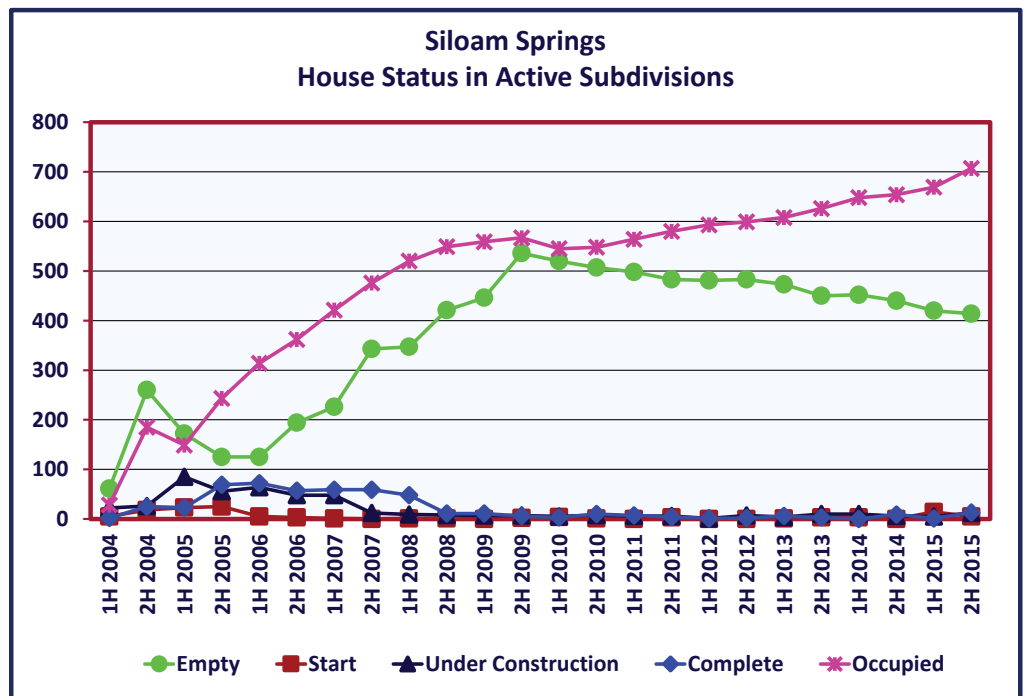
# Siloam Springs

- From July 1 to December 31, 2015 there were 20 residential building permits issued in Siloam Springs. This represents a 81.8 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Siloam Springs were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in Siloam Springs decreased by 10.9 percent from \$143,364 in the second half of 2014 to \$127,772 in the second half of 2015.



# Siloam Springs

- There were 1,151 total lots in 24 active subdivisions in Siloam Springs in the second half of 2015. About 61.4 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 1.0 percent were under construction, 0.4 percent were starts, and 36.0 percent were vacant lots.
- The subdivision with the most houses under construction in Siloam Springs in the second half of 2015 was Autumn Glen, Phase I with 3.
- No new construction or progress in existing construction has occurred in the past year in 14 out of the 24 active subdivisions in Siloam Springs.
- 36 new houses in Siloam Springs became occupied in the second half of 2015. The annual absorption rate implies that there were 104.5 months of remaining inventory in active subdivisions, down from 252.0 months in the first half of 2015.



- In 17 out of the 24 active subdivisions in Siloam Springs, no absorption occurred in the past year.
- An additional 224 lots in 8 subdivisions had received either preliminary or final approval by December 31, 2015.



## Siloam Springs Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Aurora Gables	2H 2013	11
Drake Concepts	1H 2013	11
Lawlis Ranch, Phase I	2H 2011	30
Stone Ridge	2H 2012	86
<i>Final Approval</i>		
Ashley Park, Phase I	1H 2005	31
River Valley Estates	1H 2006	15
Shady Grove Estates, Phase II	1H 2010	10
Stone Ridge, Phase I	2H 2015	30
<b>Siloam Springs</b>		<b>224</b>

# Siloam Springs

## Siloam Springs House Status in Active Subdivisions Second Half of 2015

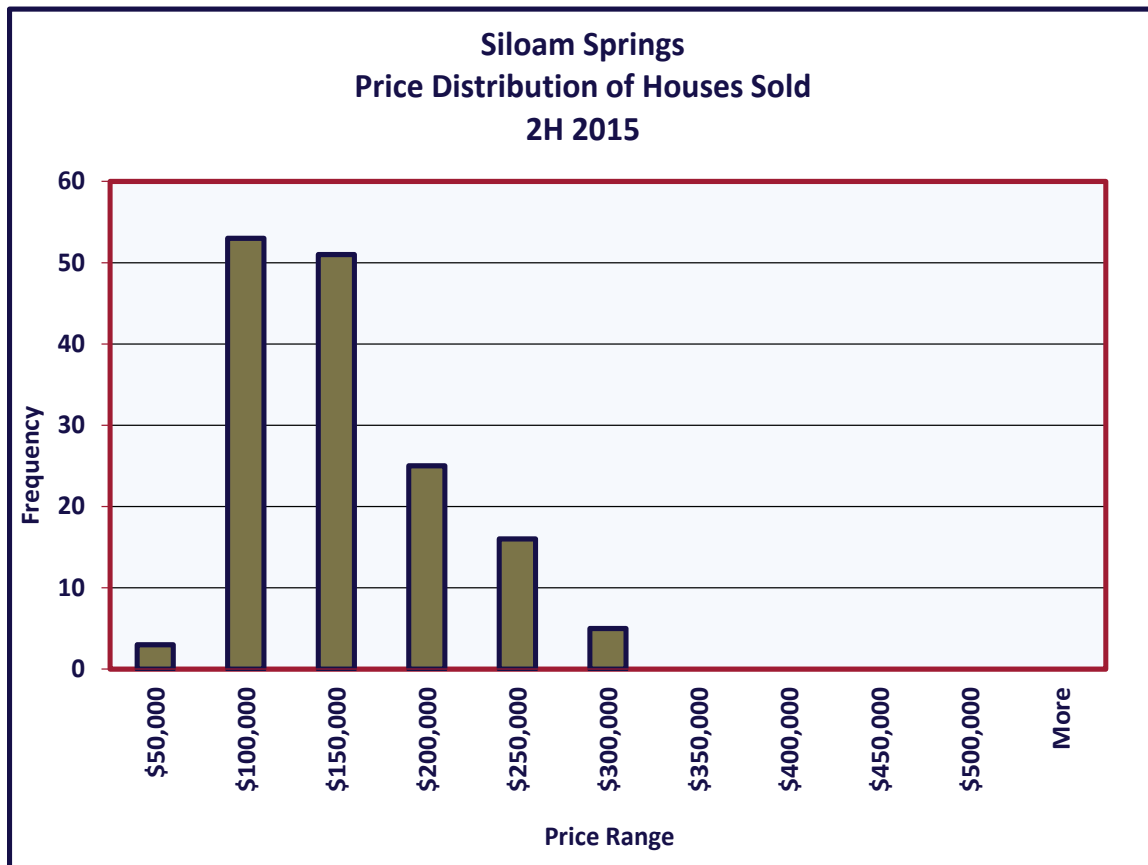
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Parks	28	2	1	0	0	31	0	--
Autumn Glen, Phase I	46	1	3	13	57	120	19	37.8
Blackberry Meadows <sup>1,2</sup>	1	0	0	0	5	6	0	--
City Lake View Estates <sup>1,2</sup>	8	0	0	0	1	9	0	--
Club View Estates <sup>1,2</sup>	7	0	0	0	7	14	0	--
Copper Leaf, Phase I,II	7	1	1	0	66	75	7	9.8
Deer Lodge <sup>1,2</sup>	3	0	0	0	15	18	0	--
Eastern Hills <sup>1,2</sup>	27	0	0	0	4	31	0	--
Forest Hills	52	0	1	0	13	66	0	212.0
Haden Place <sup>1,2</sup>	25	0	0	0	28	53	0	--
Heritage Ranch	11	0	2	0	13	26	4	39.0
Madison Heights <sup>1,2</sup>	1	0	0	0	7	8	0	--
Maloree Woods <sup>1,2</sup>	11	0	0	0	47	58	0	--
Meadow Brook	8	0	0	0	12	20	2	48.0
Meadows Edge <sup>1,2</sup>	4	0	0	0	14	18	0	--
Nottingham <sup>1,2</sup>	12	0	0	0	22	34	0	--
Paige Place, Phases I, II <sup>1,2</sup>	6	0	0	0	51	57	0	--
Patriot Park <sup>1,2</sup>	2	0	0	0	151	153	0	--
Prairie Meadows Estates <sup>1</sup>	16	1	2	0	3	22	0	--
Rose Meade <sup>1,2</sup>	9	0	0	0	40	49	0	--
Stonecrest, Phases III-VI <sup>1</sup>	54	0	1	0	52	107	0	--
Walnut Ridge <sup>1,2</sup>	1	0	0	0	4	5	0	--
Walnut Woods, No. 2, Phases III-V	17	0	0	0	47	64	0	51.0
The Woodlands, Phases I, II	58	0	1	0	48	107	4	101.1
<b>Siloam Springs</b>	<b>414</b>	<b>5</b>	<b>12</b>	<b>13</b>	<b>707</b>	<b>1,151</b>	<b>36</b>	<b>104.5</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.



# Siloam Springs

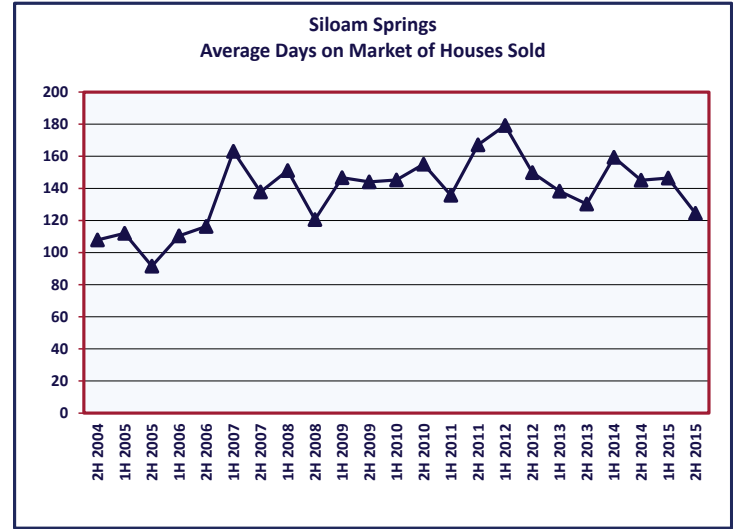
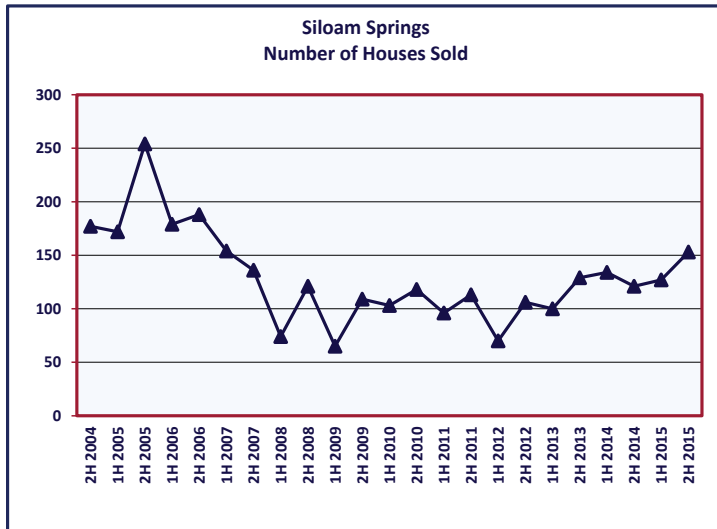


- 67.9 percent of the sold houses in Siloam Springs were valued between \$50,001 and \$150,000.

## Siloam Springs Price Range of Houses Sold Second Half of 2015

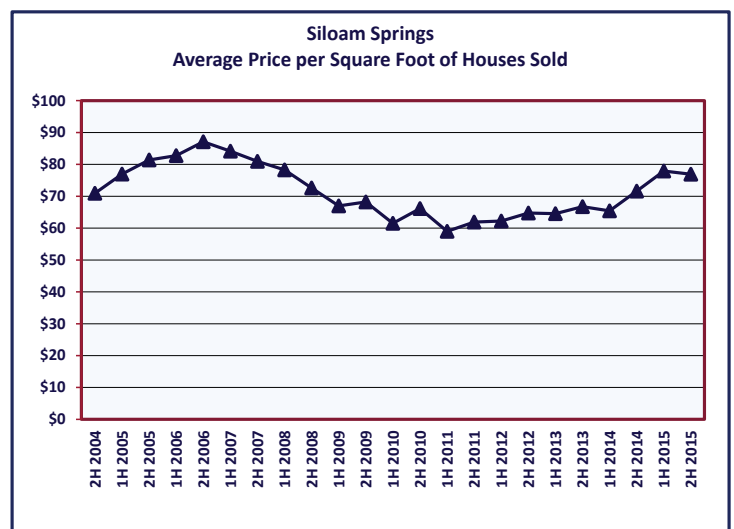
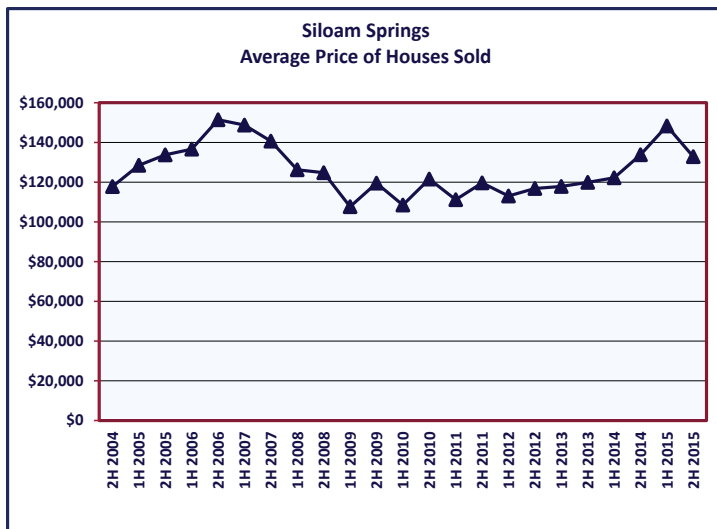
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	2.0%	1,411	80	87.7%	\$23.97
\$50,001 - \$100,000	53	34.6%	1,326	114	97.2%	\$62.56
\$100,001 - \$150,000	51	33.3%	1,563	123	97.3%	\$83.35
\$150,001 - \$200,000	25	16.3%	1,982	132	99.8%	\$86.37
\$200,001 - \$250,000	16	10.5%	2,525	147	96.5%	\$91.64
\$250,001 - \$300,000	5	3.3%	3,178	170	95.4%	\$100.65
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Siloam Springs</b>	<b>153</b>	<b>100.0%</b>	<b>1,700</b>	<b>125</b>	<b>97.3%</b>	<b>\$76.91</b>

# Siloam Springs



- There were 153 houses sold in Siloam Springs from July 1 to December 31, 2015 or 20.5 percent more than the 127 sold in the first half of 2015 and 26.4 percent more than in the second half of 2014.
- The average price of a house sold in Siloam Springs decreased from \$148,315 in the first half of 2015 to \$132,826 in second half of 2015.
- The average sales price was 10.4 percent lower than in the previous half year and 0.7 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 146 in the first half of 2015 to 125 in the second half of 2015.
- The average price per square foot for a house sold in Siloam Springs decreased from \$77.91 in the first half of 2015 to \$76.91 in the second half of 2015.

- The average price per square foot was 1.3 percent lower than in the previous half year and 7.4 percent higher than in the second half of 2014.
- About 5.9 percent of all houses sold in Benton County in the second half of 2015 were sold in Siloam Springs. The average sales price of a house was 64.3 percent of the county average.
- Out of 153 houses sold in the second half of 2015, 16 were new construction. These newly constructed houses had an average sold price of \$178,279 and took an average of 186 days to sell from their initial listing dates.
- There were 153 houses in Siloam Springs, listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$127,517.
- According to the Benton County Assessor's database 63.5 percent of houses in Siloam Springs were owner-occupied in the second half of 2015.



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Autumn Glen	6	3.9%	1,444	121	\$136,167	\$94.38
Bartells	1	0.7%	1,073	176	\$84,500	\$78.75
Beauchamps	5	3.3%	1,068	294	\$78,309	\$74.76
Blackwells	1	0.7%	2,173	49	\$189,000	\$86.98
Carl's	5	3.3%	1,700	164	\$121,010	\$67.67
Chanel Court	2	1.3%	1,193	118	\$81,390	\$67.70
Chattering Heights	2	1.3%	1,581	58	\$166,850	\$105.42
Comstock	2	1.3%	1,362	146	\$89,950	\$66.88
Copper Leaf	5	3.3%	1,607	191	\$158,229	\$98.66
Couchs	1	0.7%	1,510	73	\$97,000	\$64.24
Courtney Courts	4	2.6%	1,417	104	\$88,484	\$62.60
Cranes	1	0.7%	1,259	79	\$67,000	\$53.22
Darby Place	1	0.7%	1,300	91	\$92,000	\$70.77
Dawn Hill	5	3.3%	3,020	99	\$234,480	\$77.64
Deerfield Meadows	2	1.3%	2,065	179	\$164,950	\$79.95
Dogwood Park	1	0.7%	1,000	66	\$84,000	\$84.00
E N Coons	3	2.0%	1,473	107	\$92,967	\$62.25
East Kenwood	4	2.6%	1,383	78	\$94,375	\$67.93
Eastgate	3	2.0%	1,293	63	\$77,167	\$64.47
Forest Hills	1	0.7%	2,193	837	\$219,500	\$100.09
Fox Run	3	2.0%	1,489	94	\$123,333	\$83.89
Gabriel Park	1	0.7%	1,814	53	\$150,000	\$82.69
Heritage Ranch	3	2.0%	2,283	97	\$224,933	\$97.06
Hickory Hills	3	2.0%	2,007	144	\$111,333	\$55.62
Hico Manor	3	2.0%	1,312	75	\$110,833	\$84.56
Highlands	1	0.7%	1,657	0	\$148,000	\$89.32
Home	1	0.7%	912	65	\$62,000	\$67.98
John E Rodgers	1	0.7%	1,901	91	\$80,100	\$42.14
Killebrew	1	0.7%	1,264	103	\$75,500	\$59.73
Kimberly Heights	2	1.3%	1,043	68	\$77,950	\$74.66
Lake Forrest Heights	2	1.3%	1,531	97	\$103,000	\$69.60
LakeView	1	0.7%	1,308	114	\$35,000	\$26.76
Lyndale Estates	2	1.3%	1,380	156	\$87,500	\$63.08
Maloree Woods	2	1.3%	2,340	102	\$215,250	\$92.30
Maples	2	1.3%	1,697	31	\$140,000	\$82.51
Meadow Brook	1	0.7%	2,113	129	\$202,000	\$95.60
Meadow Wood	1	0.7%	2,200	99	\$195,000	\$88.64
Oak Crest Estates	1	0.7%	2,463	177	\$179,900	\$73.04
Oakhill Estates	1	0.7%	1,942	72	\$159,000	\$81.87
Old Orchard Estates	1	0.7%	1,721	62	\$142,500	\$82.80
Paige Place	1	0.7%	1,805	134	\$144,900	\$80.28
Patriot Park	4	2.6%	1,468	82	\$113,250	\$77.25
Pepper Hills	1	0.7%	2,100	125	\$245,000	\$116.67
Pettys	1	0.7%	930	99	\$59,000	\$63.44
Pyeatte Mccumber	1	0.7%	1,525	95	\$78,500	\$51.48
Quail Run	3	2.0%	1,104	62	\$86,150	\$79.28
R S Morris	2	1.3%	1,462	158	\$76,955	\$52.06
Ralph Jones	1	0.7%	1,559	106	\$87,000	\$55.81
Ravenwood	4	2.6%	2,810	110	\$223,025	\$81.37



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Rolling Hills	3	2.0%	1,795	91	\$121,667	\$67.45
Sager Creek	1	0.7%	1,626	64	\$127,000	\$78.11
Siloam Heights	2	1.3%	1,611	54	\$78,950	\$51.54
Siloam Spgs	3	2.0%	1,498	115	\$111,000	\$68.38
Stonecrest	10	6.5%	2,034	59	\$180,777	\$88.92
Sunset View	2	1.3%	1,217	145	\$79,900	\$66.89
Tara Heights	1	0.7%	2,592	246	\$185,000	\$71.37
Teagues	1	0.7%	1,896	38	\$34,000	\$17.93
The Woodlands	2	1.3%	1,782	220	\$176,500	\$98.63
Vista View	2	1.3%	1,161	145	\$80,250	\$69.34
Walnut Woods	6	3.9%	1,680	225	\$134,667	\$81.04
Washington Court	1	0.7%	1,400	84	\$108,000	\$77.14
West Kenwood	1	0.7%	1,400	43	\$89,000	\$63.57
Western Hills	1	0.7%	2,000	130	\$147,700	\$73.85
Wood Creek	3	2.0%	1,477	103	\$119,300	\$80.76
Other	8	5.2%	2,126	185	\$188,869	\$85.54
<b>Siloam Springs</b>	<b>153</b>	<b>100.0%</b>	<b>1,700</b>	<b>125</b>	<b>\$132,826</b>	<b>\$76.91</b>

# Washington County

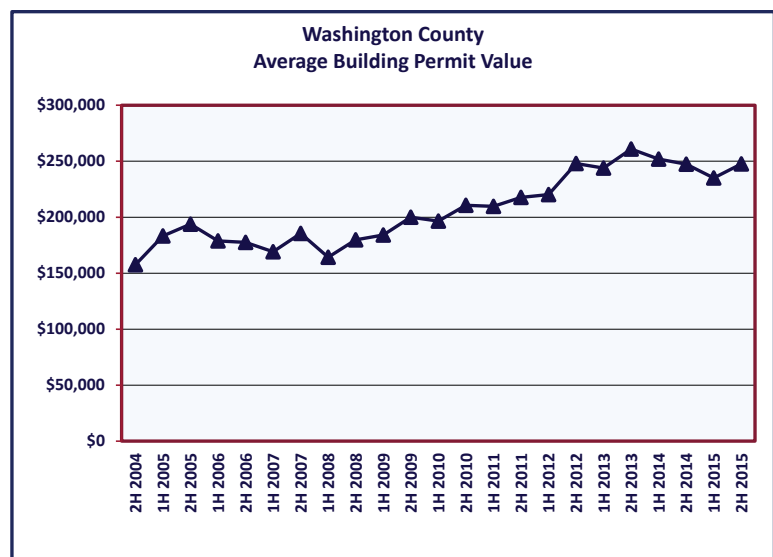
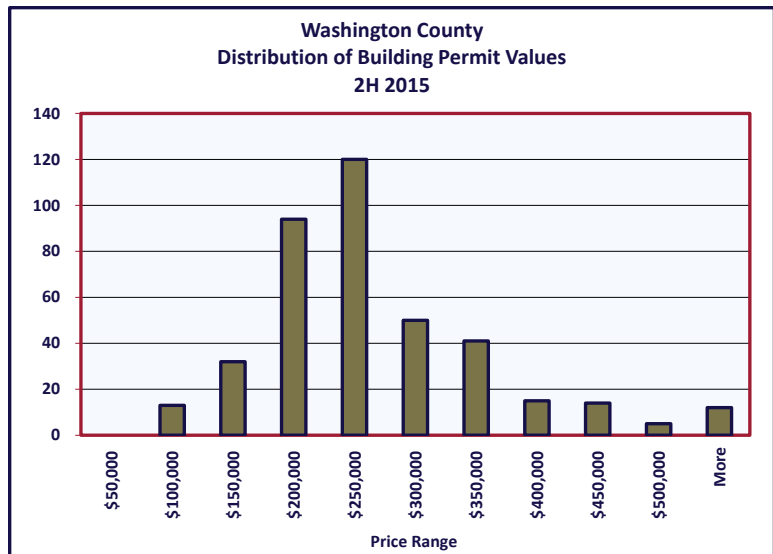
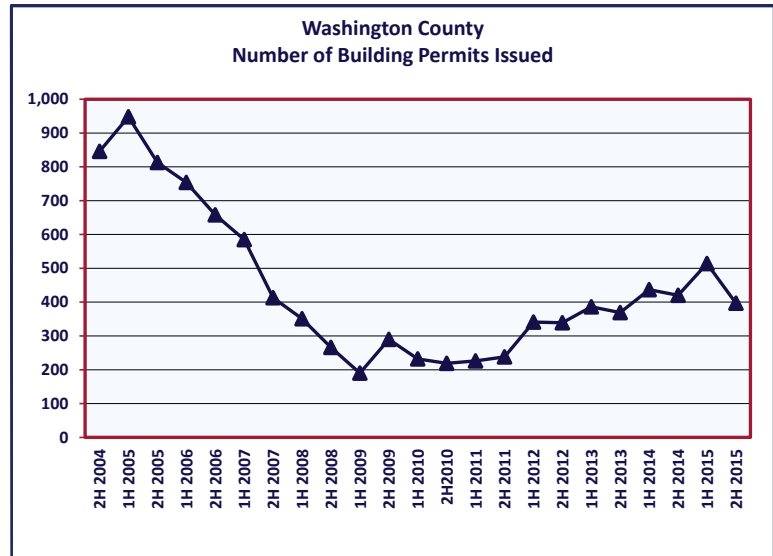
## Building Permits

From July 1 to December 31, 2015, there were 397 residential building permits issued in Washington County. The second half of 2015 total was a 5.5 percent decrease from the second half 2014 total of 420 residential building permits. The average value of the Washington County building permits was \$247,566 during the second half of 2015, up 0.1 percent from the average residential building permit value of \$247,403 in the second half of 2014. About 55.7 percent of the year's second half building permits were valued between \$150,001 and \$250,000, 9.3 percent were valued \$150,000 or lower, and 35.0 percent were valued higher than \$250,000. In Washington County, the predominant building permit price points were in the \$150,001 to \$250,000 range.

Fayetteville accounted for 40.1 percent of the residential building permits issued in Washington County, while Springdale accounted for 35.5 percent. Meanwhile, West Washington County accounted for 8.6 percent in the second half of 2015.

## Subdivisions

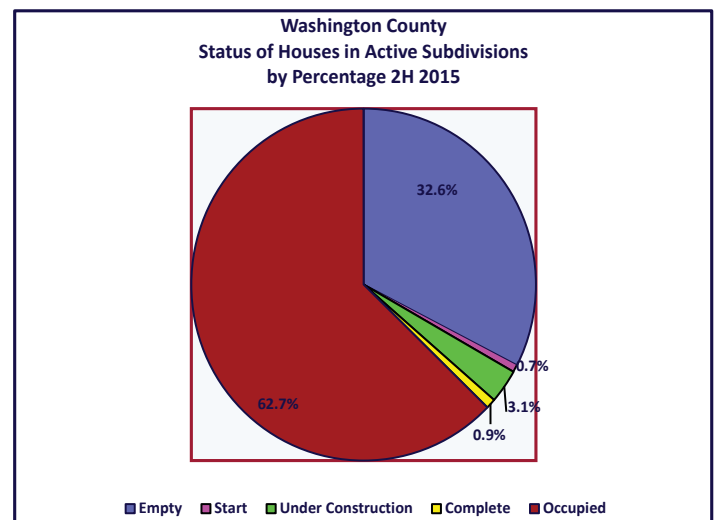
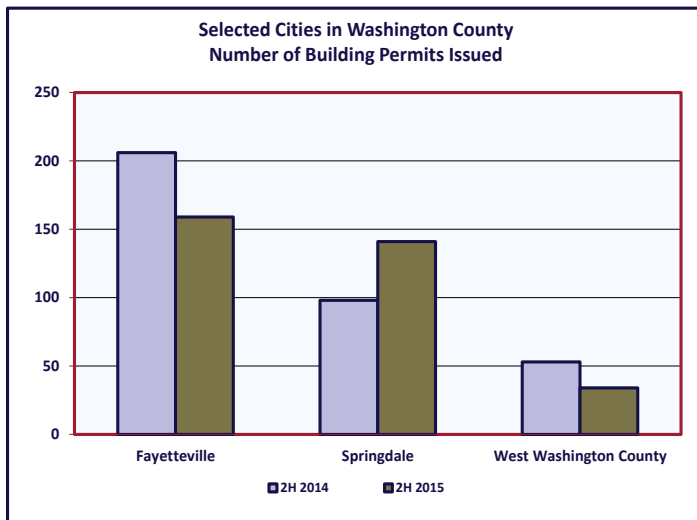
There were 10,275 total lots in 167 active subdivisions in Washington County in the second half of 2015. Within the active subdivisions, 32.6 percent were empty, 0.7 percent were starts, 3.1 percent were under construction, 0.9 percent were complete but unoccupied houses and 62.7 percent of the lots were occupied. In the second half of 2015, Fayetteville had the most empty lots, starts, houses under construction, and occupied houses while Fayetteville and Springdale both had the most complete but unoccupied houses. Fayetteville had the most occupied houses and housing under construction. During the second half of 2015, the most active subdivisions in terms of houses under construction were



# Washington County

## Washington County Residential Building Permit Values by City Second Half of 2015

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2015 Total	2H 2014 Total
Elkins	0	4	4	0	0	0	0	0	0	0	0	8	7
Elm Springs	0	0	0	7	6	3	2	0	0	1	0	19	12
Farmington	0	0	1	0	0	2	2	1	4	1	1	12	27
Fayetteville	0	0	6	49	41	22	19	11	6	1	4	159	206
Goshen	0	0	0	1	4	4	10	0	0	0	0	19	22
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	0
Johnson	0	0	1	0	0	1	0	0	0	0	4	6	11
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	0
Prairie Grove	0	9	11	0	1	0	0	0	0	0	0	21	24
Springdale	0	0	0	39	66	17	7	3	4	2	3	141	98
Tontitown	0	0	1	2	4	2	1	0	0	1	0	11	11
West Fork	0	0	0	0	1	0	0	0	0	0	0	1	2
West Washington County	0	9	12	0	2	2	2	1	4	1	1	34	53
<b>Washington County</b>	<b>0</b>	<b>13</b>	<b>24</b>	<b>98</b>	<b>123</b>	<b>51</b>	<b>41</b>	<b>15</b>	<b>14</b>	<b>6</b>	<b>12</b>	<b>397</b>	<b>420</b>



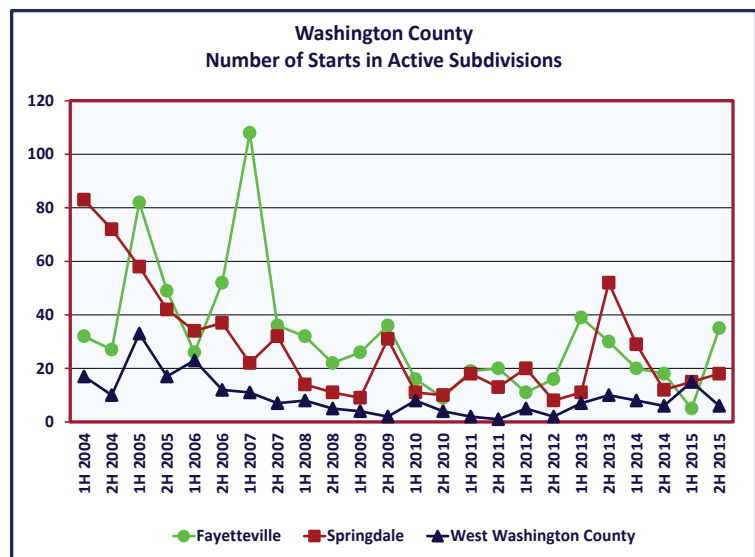
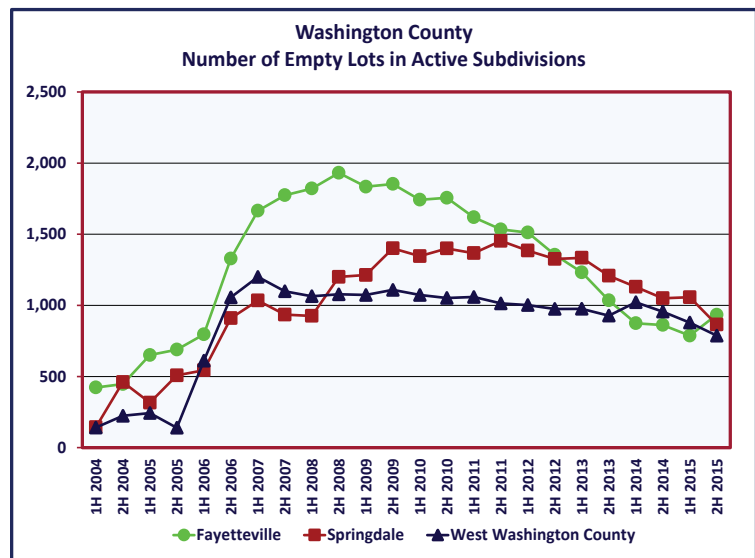
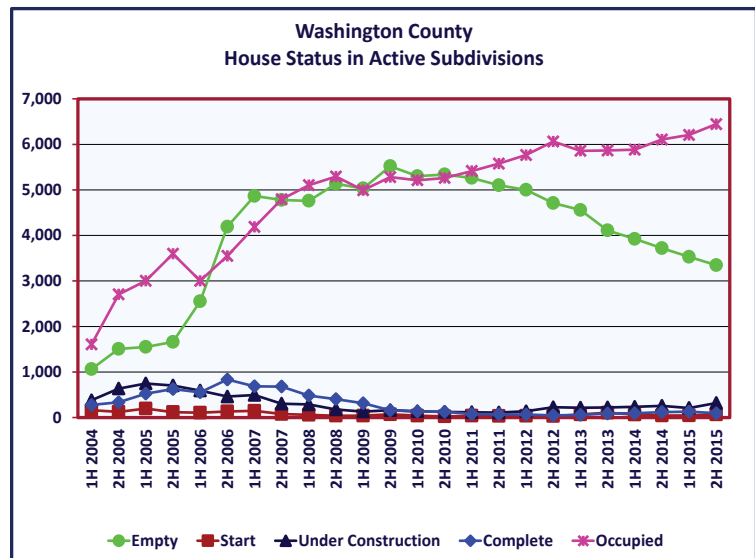
# Washington County

Holcomb Heights in Fayetteville with 25 and Sundowner in Prairie Grove with 18. By contrast, in 41 out of the 167 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.

During the second half of 2015, 473 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 54.0 months of lot inventory at the end of the second half of 2015 down from 61.7 in the first half of 2015. The results reflect that in 55 of the 167 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 1,819 lots in 37 subdivisions had received either preliminary or final approval by December 31, 2015. Fayetteville accounted for 52.9 percent of the coming lots, Prairie Grove accounted for 10.4 percent, Springdale accounted for 16.3 percent, Farmington accounted for 8.5 percent, and the remaining 11.9 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the second half of 2015 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 64.2 percent in 2009 to 62.0 percent in the second half of 2015.

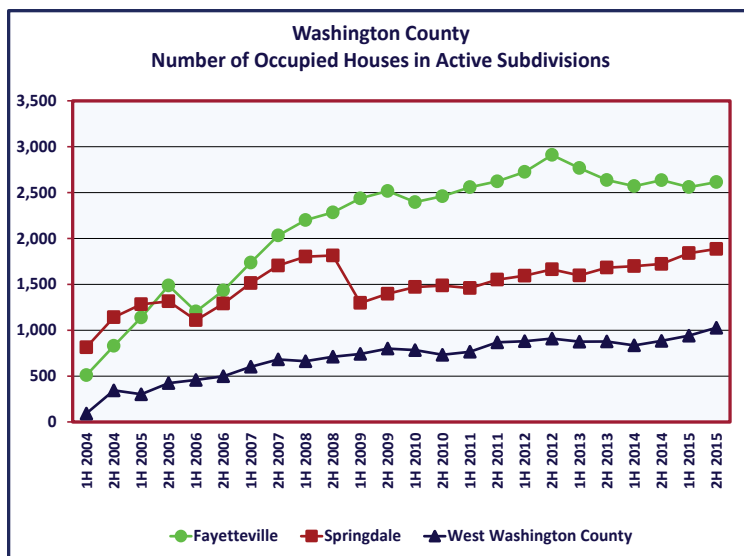
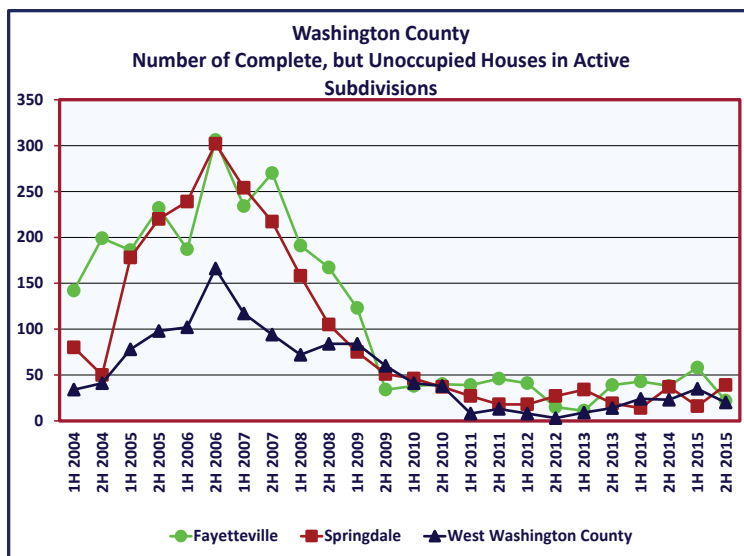
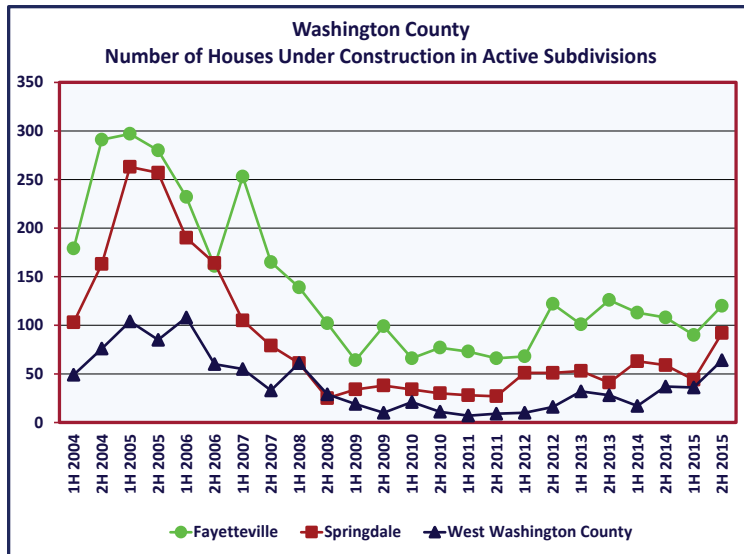


# Washington County

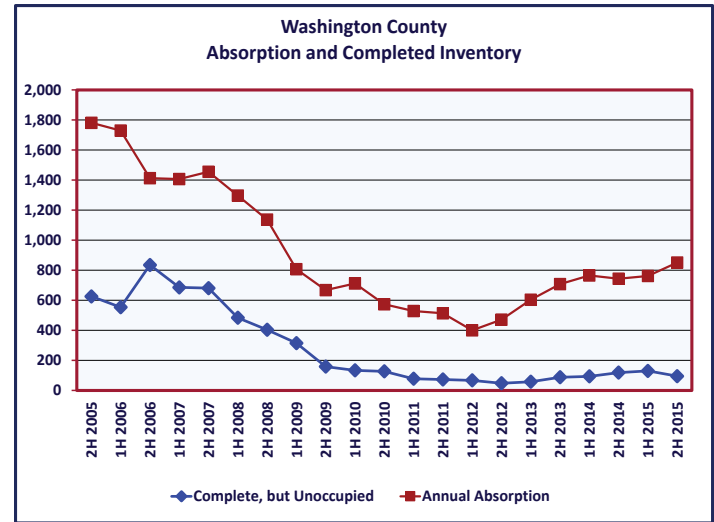
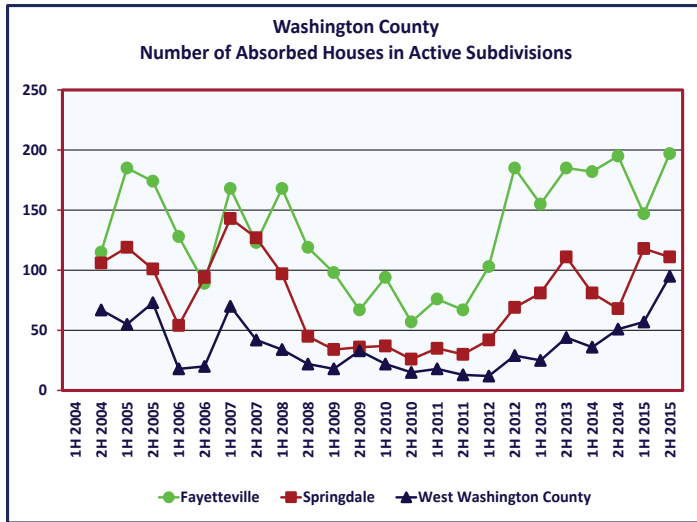
## Sales of Existing Houses

Examining the house sales in the second half of 2015 yields the following results: 1,643 houses were sold from July 1 to December 31, 2015 in Washington County. This represents an increase of 18.1 percent from the same period in 2014. About 47.8 percent of the houses were sold in Fayetteville, while 35.6 percent were sold in Springdale. As of December 31, 2015, the MLS database listed 1,038 houses for sale at an average list price of \$285,463. The average price of all houses sold in Washington County was \$189,093 and the average house price per square foot was \$94.75. For the second half of 2015, the average amount of time between the initial listing of a house and the sale date was 112 days, a decline of 16 days from the previous half. Out of the 1,643 houses sold in the second half of 2015, 319 were new construction. These newly constructed houses had an average sales price of \$211,532 and took an average 122 days to sell from their initial listing dates.

From July 1 to December 31, 2015, on average, the largest houses in Washington County were sold in Elm Springs. The most expensive average home prices were in Elm Springs, as well. On average, homes sold fastest in Springdale.



# Washington County

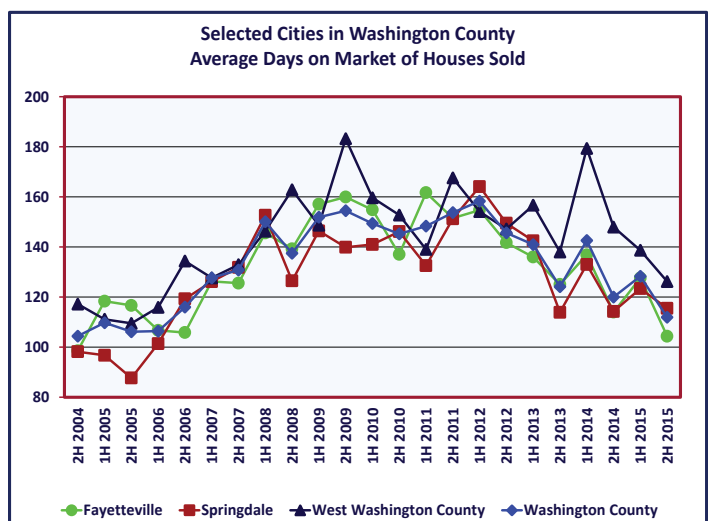
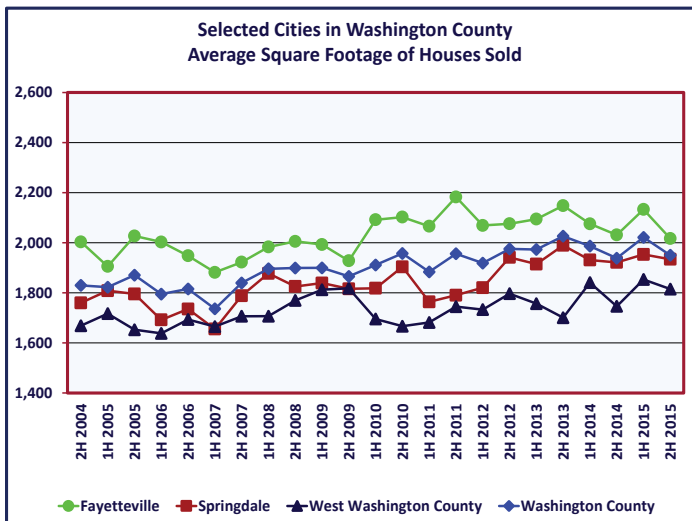
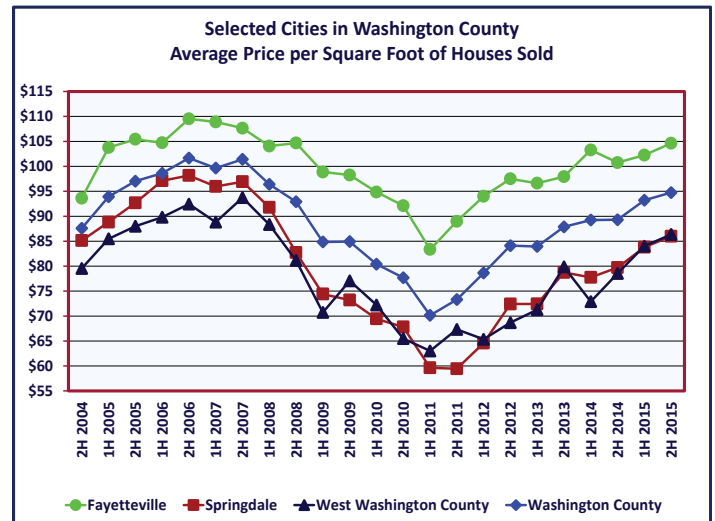
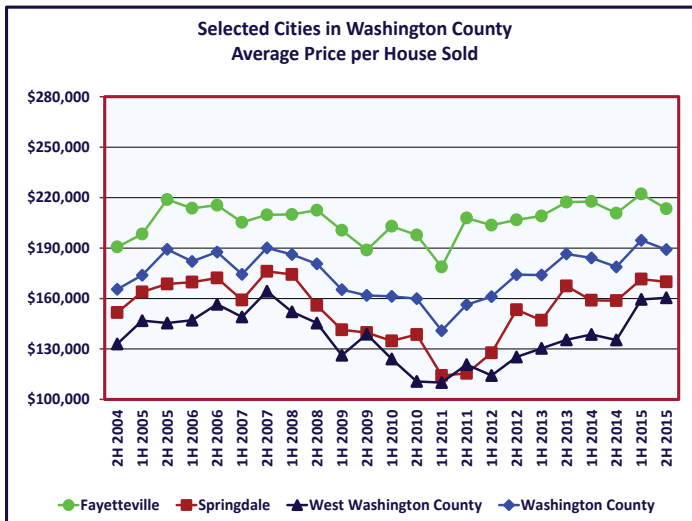
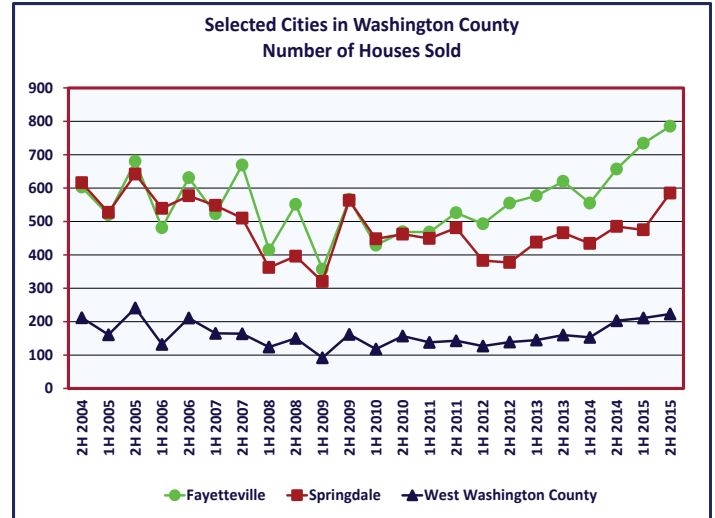
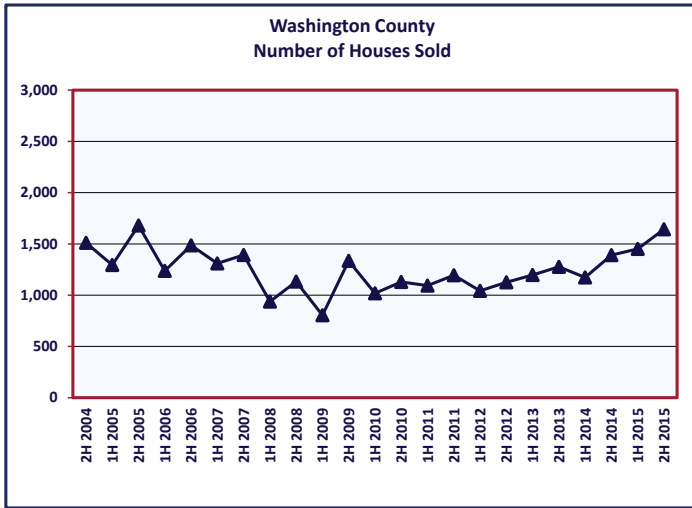


## Washington County - Percentage of Owner-Occupied Houses by City

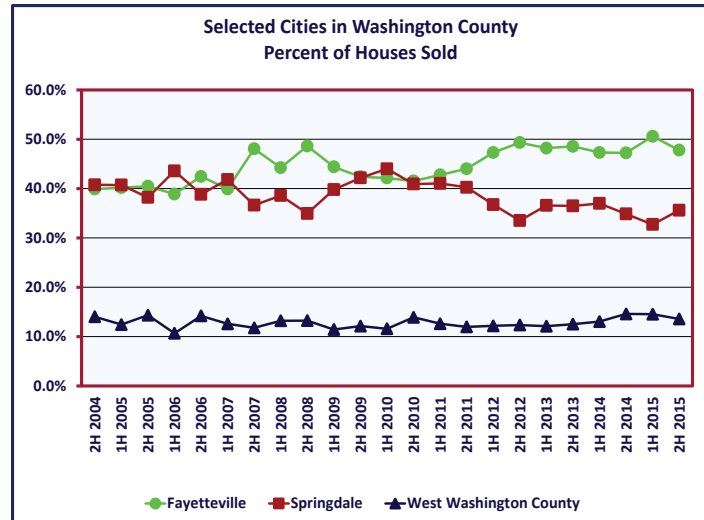
City	2009	2010	2011	2012	2013	2014	2015
Elkins	71.6%	71.7%	74.1%	69.8%	70.9%	70.8%	68.7%
Elm Springs	77.3%	78.1%	80.2%	79.8%	79.5%	79.3%	77.7%
Farmington	69.3%	68.9%	69.9%	69.8%	69.9%	69.7%	67.1%
Fayetteville	58.1%	58.4%	59.2%	59.2%	58.6%	58.3%	55.9%
Goshen	75.4%	76.9%	77.7%	78.3%	72.4%	73.5%	71.1%
Greenland	66.8%	66.2%	67.8%	68.5%	67.9%	67.3%	66.8%
Johnson	60.1%	60.2%	60.6%	59.5%	58.6%	57.9%	56.3%
Lincoln	65.3%	63.2%	63.8%	62.8%	61.0%	60.2%	56.6%
Prairie Grove	67.5%	66.8%	67.2%	68.7%	67.6%	68.0%	65.2%
Springdale	64.0%	64.5%	76.8%	64.7%	64.1%	74.2%	72.6%
Tontitown	73.4%	74.6%	66.3%	78.2%	77.9%	63.4%	76.3%
West Fork	69.7%	70.9%	76.0%	71.2%	70.5%	78.3%	69.3%
Winslow	65.2%	65.0%	71.1%	63.0%	65.0%	70.0%	62.8%
Other	75.5%	75.4%	66.4%	75.3%	74.7%	63.5%	62.3%
<b>Washington County</b>	<b>64.2%</b>	<b>64.5%</b>	<b>65.7%</b>	<b>64.9%</b>	<b>64.3%</b>	<b>63.9%</b>	<b>62.0%</b>



# Washington County



# Washington County

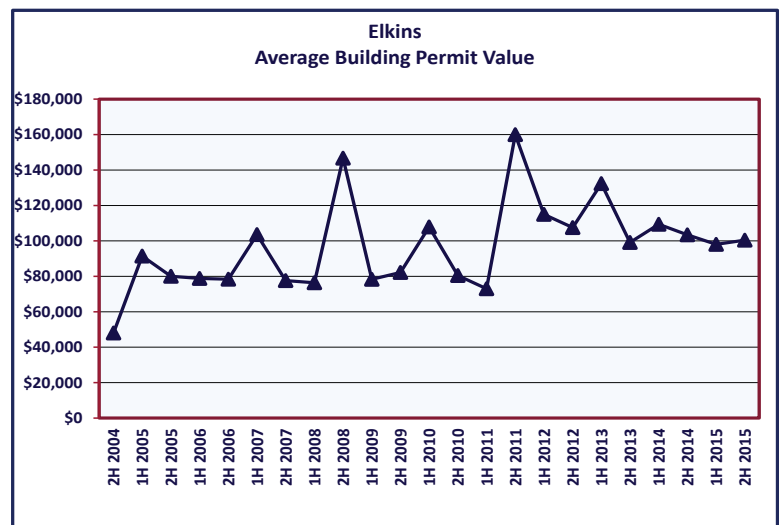
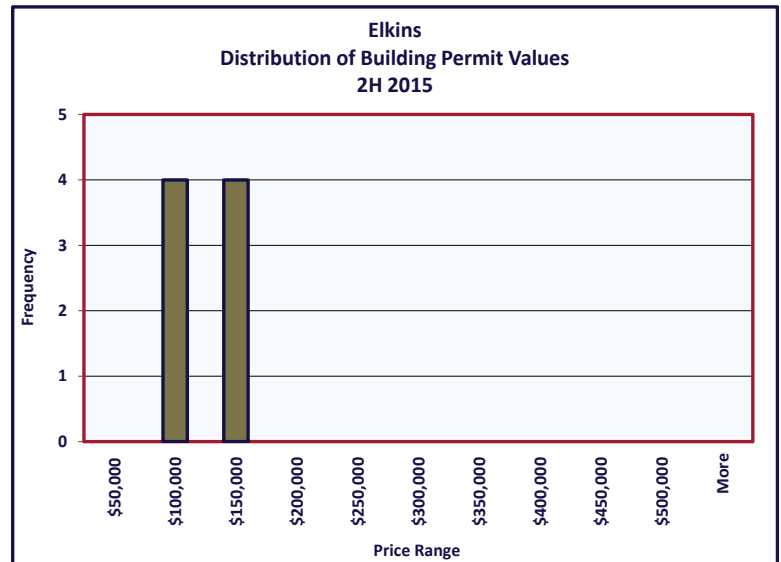
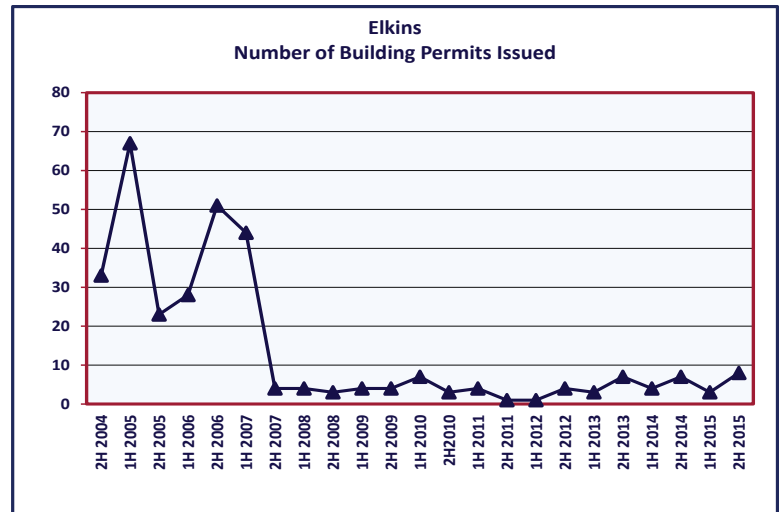


## Washington County Sold House Characteristics by City Second Half of 2015

City	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of County Sales
Cane Hill	\$32,141	\$24.04	70	3	0.2%
Elkins	\$148,961	\$85.64	113	36	2.2%
Elm Springs	\$262,950	\$100.05	69	2	0.1%
Evansville	--	--	--	0	0.0%
Farmington	\$196,074	\$94.02	144	101	6.1%
Fayetteville	\$213,359	\$104.63	104	785	47.8%
Goshen	\$176,000	\$103.35	83	1	0.1%
Greenland	--	--	--	0	0.0%
Johnson	\$215,000	\$96.28	125	1	0.1%
Lincoln	\$108,523	\$66.67	163	20	1.2%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$139,617	\$85.50	105	74	4.5%
Springdale	\$169,921	\$85.99	116	585	35.6%
Summers	\$22,750	\$24.31	641	1	0.1%
Tontitown	--	--	--	0	0.0%
West Fork	\$123,850	\$75.14	93	28	1.7%
Winslow	\$112,972	\$66.00	139	6	0.4%
<b>Washington County</b>	<b>\$189,093</b>	<b>\$94.75</b>	<b>112</b>	<b>1,643</b>	<b>100.0%</b>

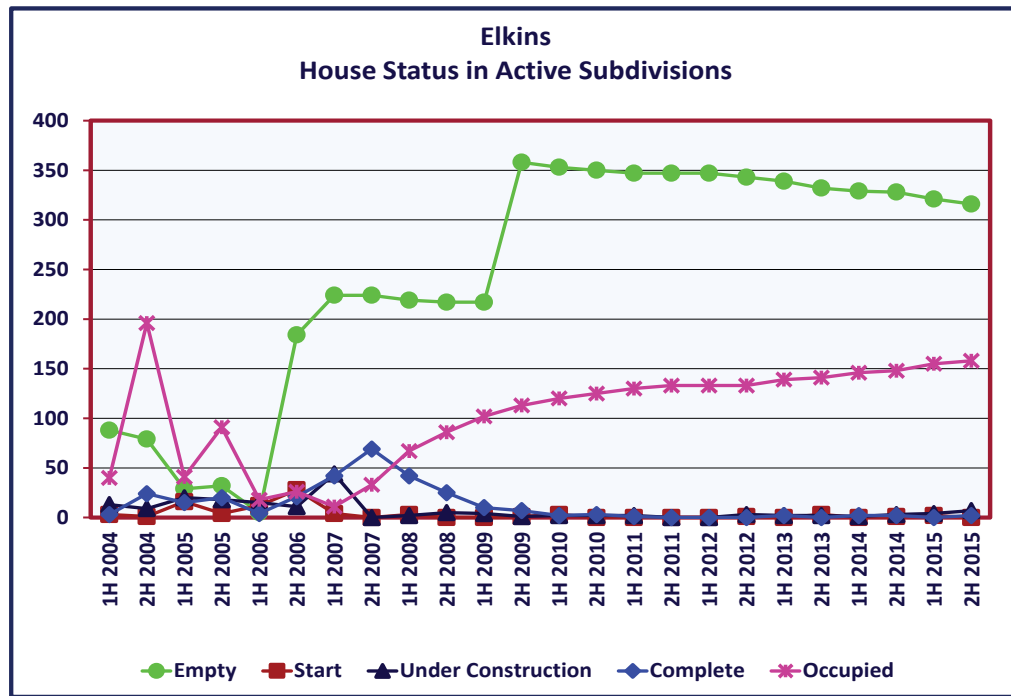
# Elkins

- From July 1 through December 31, 2015 there were 8 residential building permits issued in Elkins. This represents a 14.3 percent increase from the first half of 2015.
- All of the building permits issued in Elkins were valued in the \$50,001 to \$150,000 range in the second half of 2015.
- The average residential building permit value in Elkins decreased by 2.9 percent from \$103,440 in the second half of 2014 to \$100,423 in the second half of 2015.



# Elkins

- There were 483 total lots in 8 active subdivisions in Elkins in the second half of 2015. About 32.7 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 1.4 percent were under construction, 0.0 percent were starts, and 65.4 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the second half of 2015 was Oakleaf Manor with 5.
- No new construction has occurred in the past year in 5 out of the 8 active subdivisions in Elkins.
- 3 new houses in Elkins became occupied in the second half of 2015. The annual rate implies that there were 390.0 months of remaining inventory in active subdivisions, down from 492.0 months in the first half of 2015.
- There was no absorption in 4 of the 8 active subdivisions in Elkins during the past year.



- No additional lots had received preliminary or final approval by December 31, 2015.

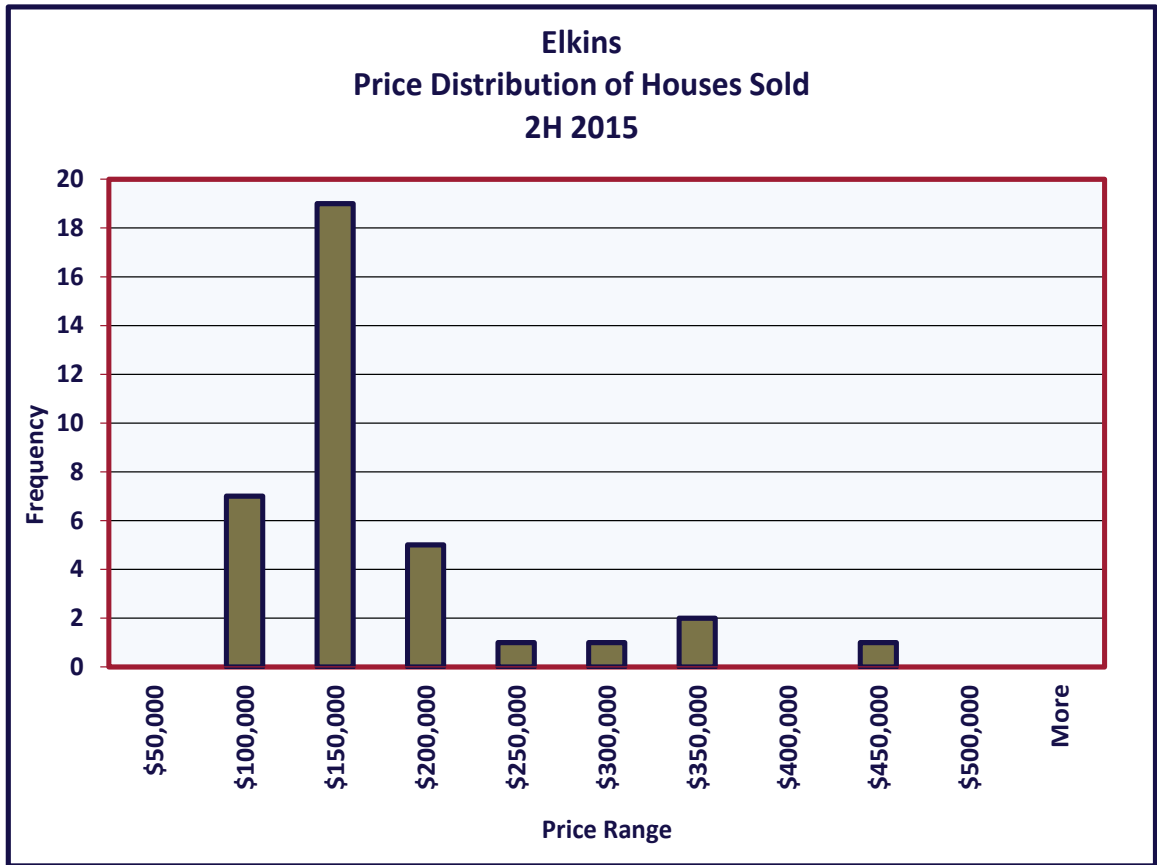
## Elkins House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge <sup>2</sup>	36	0	0	0	15	51	0	--
Miller's Creek	1	0	0	0	6	7	1	6.0
Miller's Meadow	12	0	2	2	69	85	2	27.4
Oakleaf Manor	130	0	5	0	12	147	0	1,620.0
Pin Oak <sup>1,2</sup>	4	0	0	0	0	4	0	--
Silver Birch Estates <sup>1,2</sup>	2	0	0	0	5	7	0	--
Stokenbury Farms <sup>1,2</sup>	107	0	0	0	31	138	0	--
Stonecrest <sup>1,2</sup>	24	0	0	0	20	44	0	--
<b>Elkins</b>	<b>316</b>	<b>0</b>	<b>7</b>	<b>2</b>	<b>158</b>	<b>483</b>	<b>3</b>	<b>390.0</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.

# Elkins



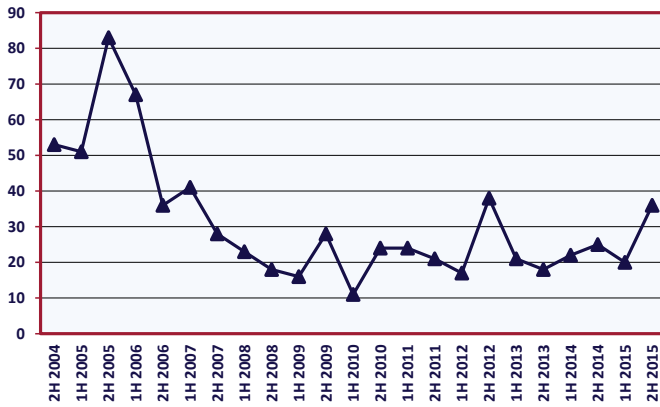
- 52.8 percent of the sold houses in Elkins were priced between \$100,001 and \$150,000.

## Elkins Price Range of Houses Sold Second Half of 2015

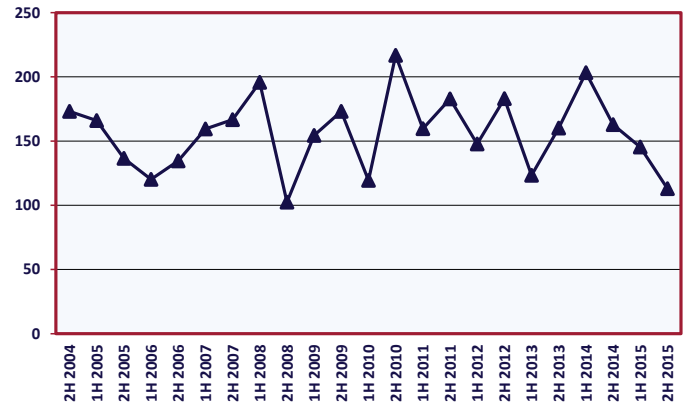
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	7	19.4%	1,191	110	95.3%	\$67.32
\$100,001 - \$150,000	19	52.8%	1,472	104	99.0%	\$84.59
\$150,001 - \$200,000	5	13.9%	1,891	122	97.0%	\$92.61
\$200,001 - \$250,000	1	2.8%	2,850	93	97.7%	\$79.02
\$250,001 - \$300,000	1	2.8%	3,249	107	95.0%	\$87.41
\$300,001 - \$350,000	2	5.6%	2,645	204	96.1%	\$127.91
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	2.8%	3,665	102	97.1%	\$119.24
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Elkins</b>	<b>36</b>	<b>100.0%</b>	<b>1,689</b>	<b>113</b>	<b>97.7%</b>	<b>\$85.64</b>

# Elkins

Elkins  
Number of Houses Sold



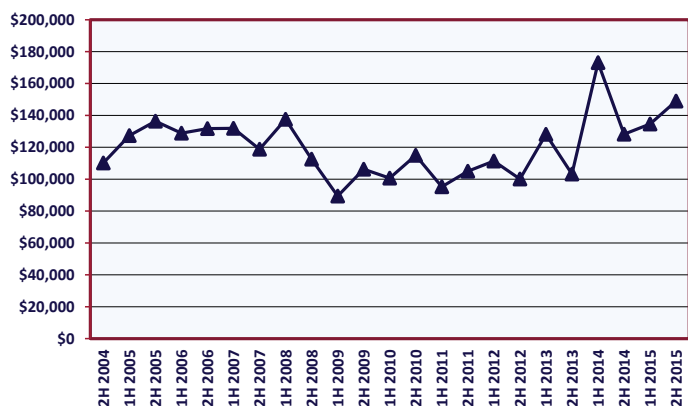
Elkins  
Average Days on Market of Houses Sold



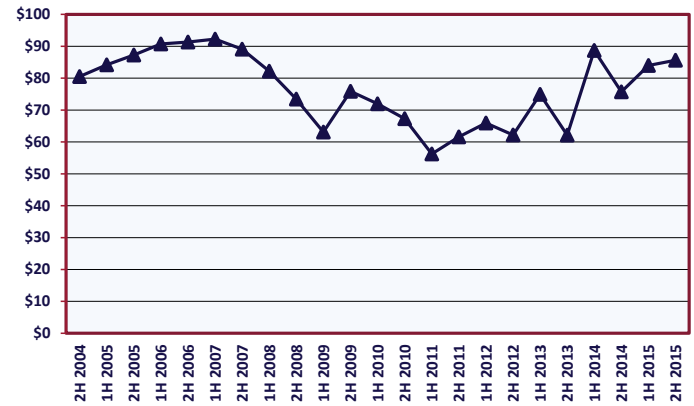
- There were 36 houses sold in Elkins from July 1 to December 31, 2015 or 80.0 percent more than the 20 sold in the first half of 2015 and 44 percent more than in the second half of 2014.
- The average price of a house sold in Elkins increased from \$134,619 in the first half of 2015 to \$148,961 in the second half of 2015.
- The average sales price was 10.7 percent higher than in the previous half year and 16.2 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 145 in the first half of 2015 to 113 in the second half of 2015.
- The average price per square foot for a house sold in Elkins increased from \$83.98 in the first half of 2015 to \$85.64 in the second half of 2015.
- The average price per square foot was 2.0 percent higher than in the previous half year and 13.1 percent higher than in the second half of 2014.

- About 2.2 percent of all houses sold in Washington County in the second half of 2015 were sold in Elkins.
- The average sales price of a house was 97.7 percent of the county average.
- 4 newly constructed houses were sold in Elkins in the second half of 2015, at an average price of \$141,150.
- There were 22 houses in Elkins listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$177,955.
- According to the Washington County Assessor's database, 68.6 percent of houses in Elkins were owner-occupied in the second half of 2015.
- There were 22 houses in Elkins listed for sale in the MLS database as of December 31, 2015 with an average list price of \$177,955.
- According to the Washington County Assessor's database, 68.6 percent of houses in Elkins were owner-occupied in the second half of 2015.

Elkins  
Average Price of Houses Sold



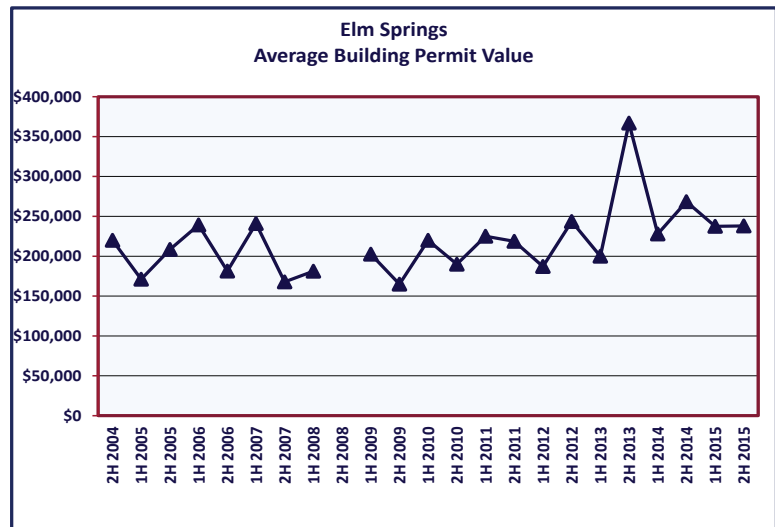
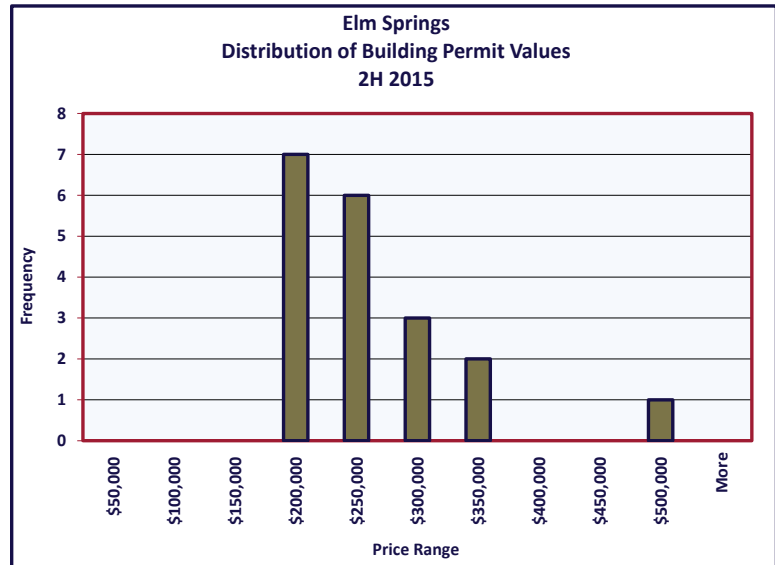
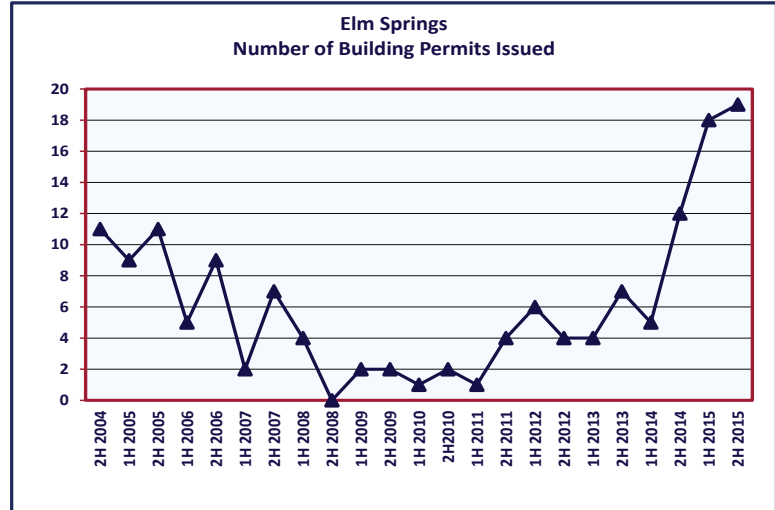
Elkins  
Average Price per Square Foot of Houses Sold





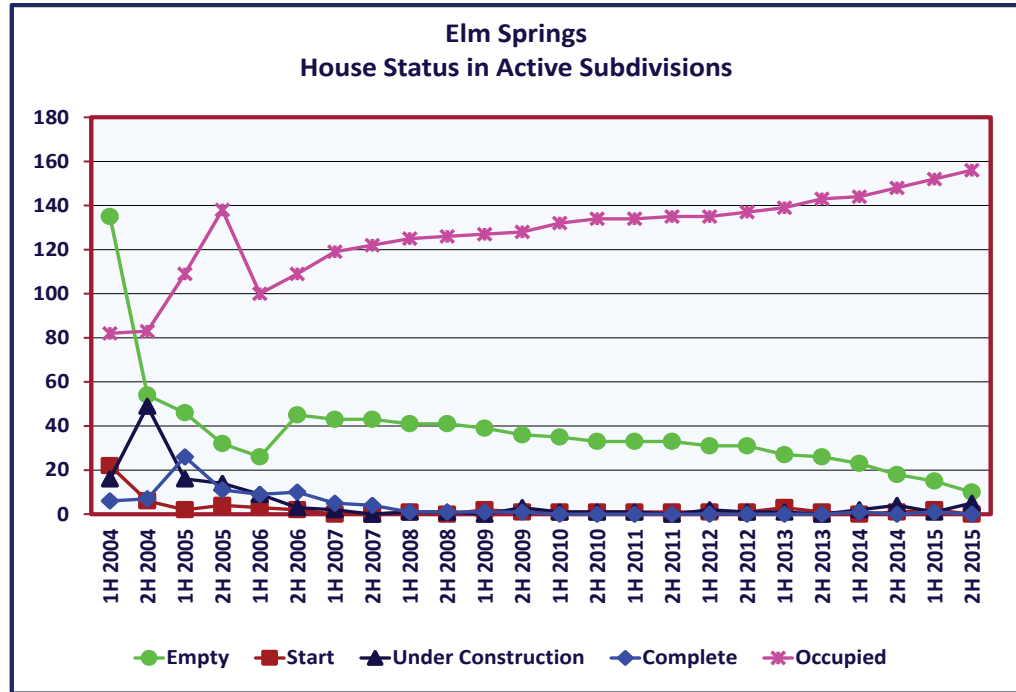
# Elm Springs

- From July 1 to December 31, 2015 there were 19 residential building permits issued in Elm Springs. This was a 58.3 percent increase from the second half of 2014.
- The majority of the residential building permit values in Elm Springs were in the \$150,001 to the \$250,000 range.
- The average residential building permit value in Elm Springs decreased by 11.4 percent from \$268,412 in the second half of 2014 to \$237,933 in the second half of 2015.



# Elm Springs

- There were 171 total lots in 4 active subdivisions in Elm Springs in the second half of 2015. About 91.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.9 percent were under construction, 0.0 percent were starts, and 5.8 percent were empty lots.
- The subdivision with the most houses under construction in Elm Springs in the second half of 2015 was The Estates at Brush Creek with 3 houses under construction.
- 4 houses in Elm Springs became occupied in the second half of 2015. The annual absorption rate implies that there were 22.5 months of remaining inventory in active subdivisions, down from 28.5 in the first half of 2015.
- In 1 of the 4 active subdivisions in Elm Springs, no absorption occurred in the last year.
- An additional 48 lots in 1 subdivision had received final approval by December 31, 2015.



## Elm Springs Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Elm Valley, Phase I	2H 2008	48
Elm Springs		48

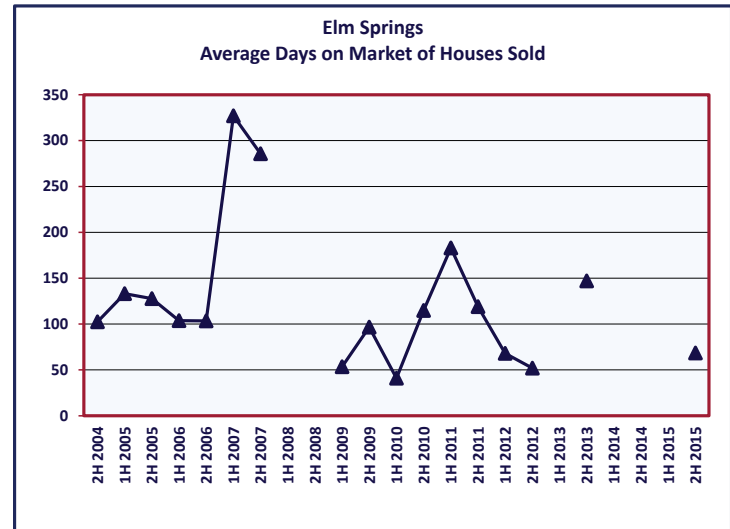
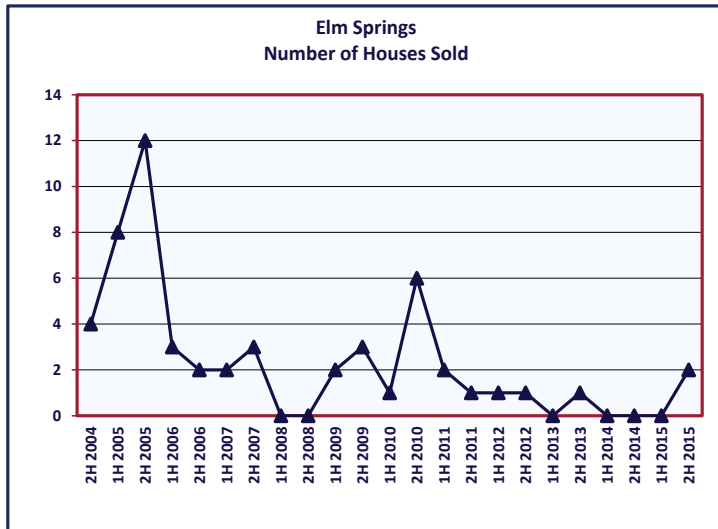
## Elm Springs House Status in Active Subdivisions Second Half 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Estates at Brush Creek	3	0	3	0	18	24	2	18.0
High Ridge Estates <sup>1</sup>	0	0	1	0	20	21	0	--
Pinkley, Phases I - III	5	0	1	0	55	61	0	36.0
Plantation Estates	2	0	0	0	63	65	2	12.0
<b>Elm Springs</b>	<b>10</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>156</b>	<b>171</b>	<b>4</b>	<b>22.5</b>

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

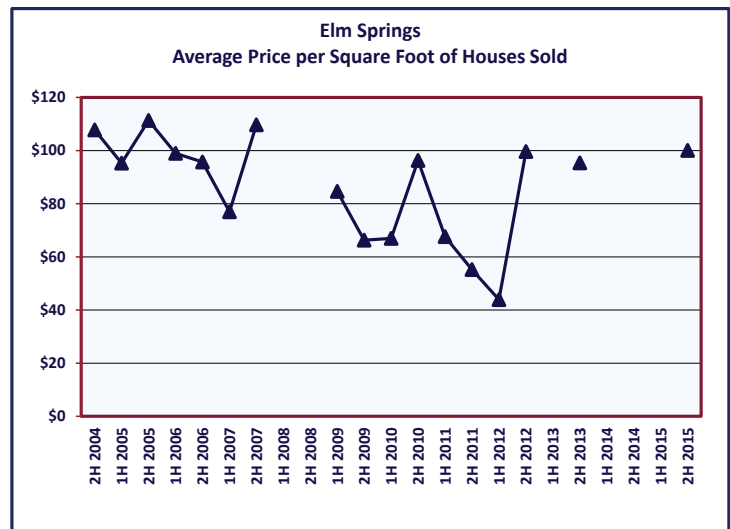
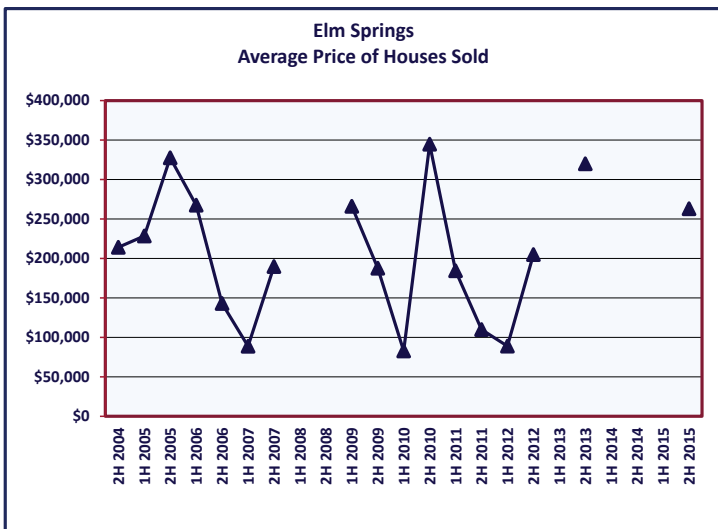
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Elm Springs



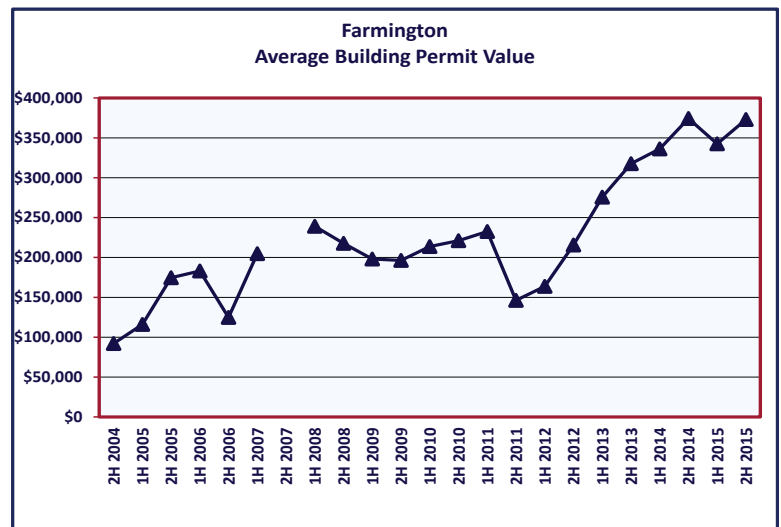
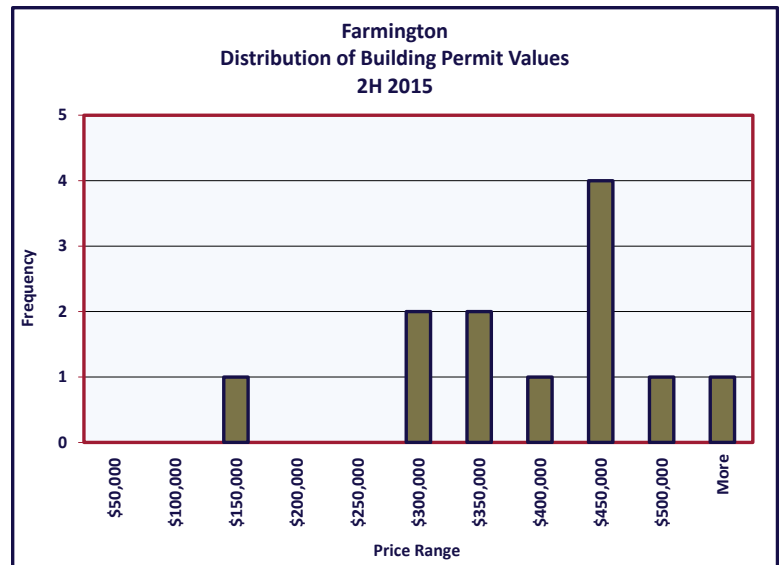
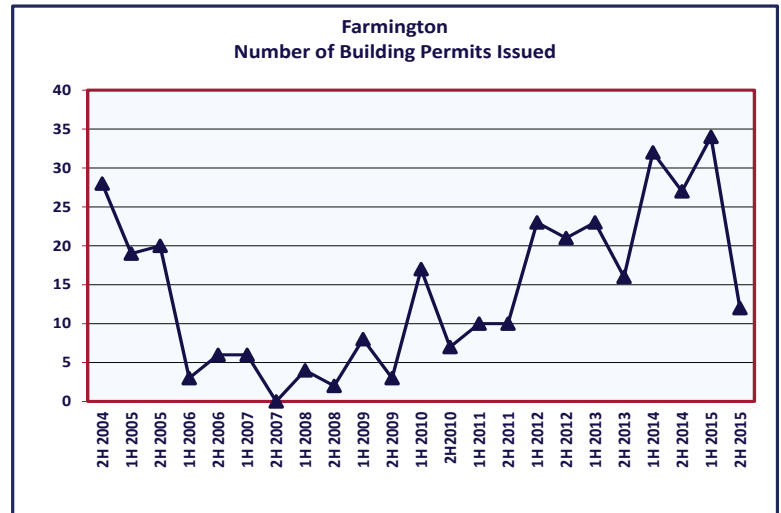
- There were two houses sold in Elm Springs from July 1 to December 31, 2015.
- There were no houses in Elm Springs listed for sale in the MLS database as of December 31, 2015.

- According to the Washington County Assessor's database, 77.7 percent of houses in Elm Springs were owner-occupied in the second half of 2015.



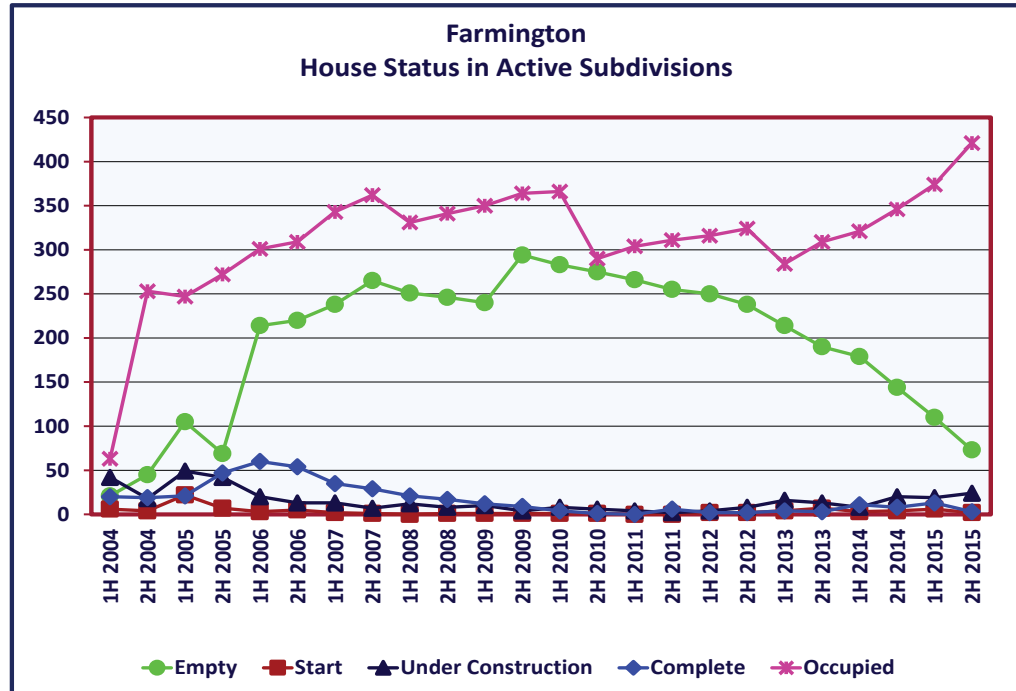
# Farmington

- From July 1 to December 31, 2015 there were 12 residential building permits issued in Farmington. This was a 55.6 percent decrease from the second half of 2014.
- In the second half of 2015, most of the residential building permits in Farmington were valued in the \$250,001 to \$450,000 range.
- The average residential building permit value in Farmington decreased by 0.3 percent from \$374,296 in the second half of 2014 to \$373,083 in the second half of 2015.



# Farmington

- There were 523 total lots in 10 active subdivisions in Farmington in the second half of 2015. About 80.5 percent of the lots were occupied, 0.6 percent were complete, but vacant, 4.6 percent were under construction, 0.4 percent were starts, and 14.0 percent were empty lots.
- The subdivision with the most houses under construction in Farmington in the second half of 2015 was Twin Falls with 11.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 10 active subdivisions in Farmington.



- 47 new houses in Farmington became occupied in the second half of 2015. The annual absorption rate implies that there were 16.3 months of remaining inventory in active subdivisions, down from 33.5 in the first half of 2015.
- In 2 of the 10 active subdivisions in Farmington, no absorption has occurred in the last year.
- An additional 155 lots in 2 subdivisions had received final approval by December 31, 2015.

## Farmington Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Holland Crossing	2H 2014	26
<i>Final Approval</i>		
Saddle Brook	1H 2010	129
Farmington		155



# Farmington

## Farmington House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	8	1	1	0	56	66	1	60.0
Bethel Oaks	11	1	5	0	50	67	16	9.7
East Creek Place	1	0	0	1	45	47	4	3.4
Forest Hills, Phases I, II <sup>1,2</sup>	2	0	0	0	49	51	0	--
North Club House Estates	2	0	1	0	18	21	1	18.0
Rainsong	0	0	0	0	12	12	2	0.0
South Club House Estates <sup>1</sup>	15	0	1	0	60	76	0	--
Southwinds, Phase V	1	0	2	0	28	31	2	12.0
Twin Falls, Phases I, II	24	0	11	2	89	126	17	13.5
Walnut Grove	9	0	3	0	14	26	4	28.8
<b>Farmington</b>	<b>73</b>	<b>2</b>	<b>24</b>	<b>3</b>	<b>421</b>	<b>523</b>	<b>47</b>	<b>16.3</b>

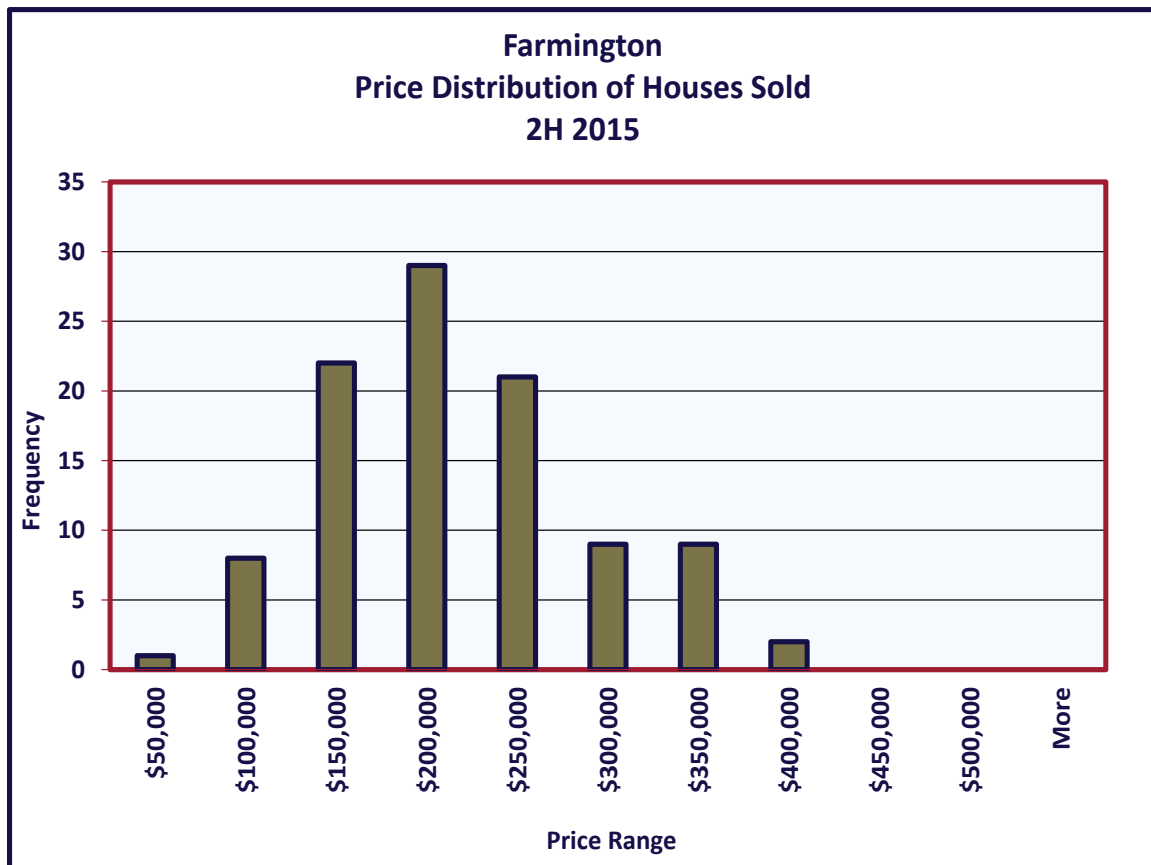
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Farmington

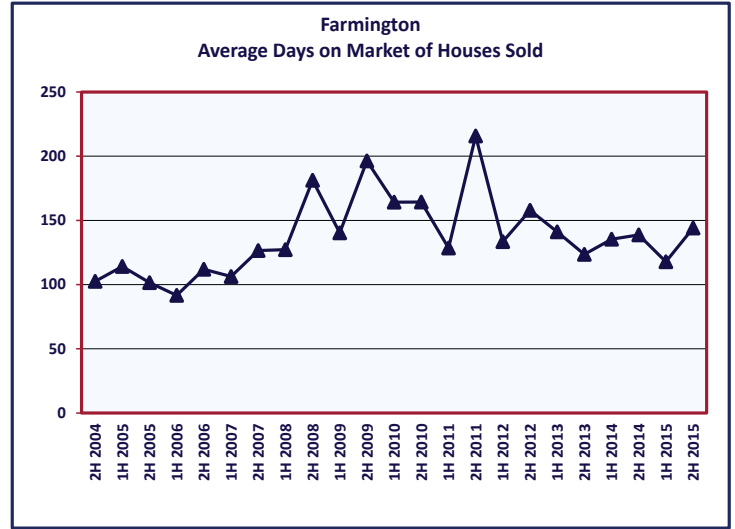
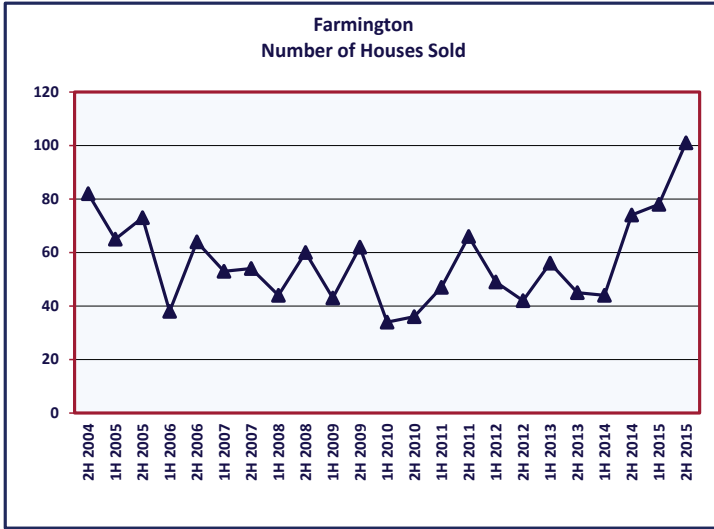


- 50.5 percent of the sold houses in Farmington were priced between \$100,001 and \$200,000.

## Farmington Price Range of Houses Sold Second Half 2015

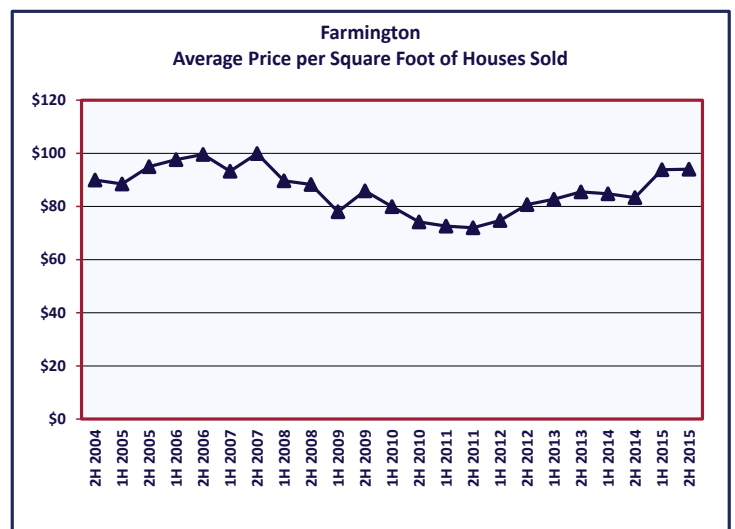
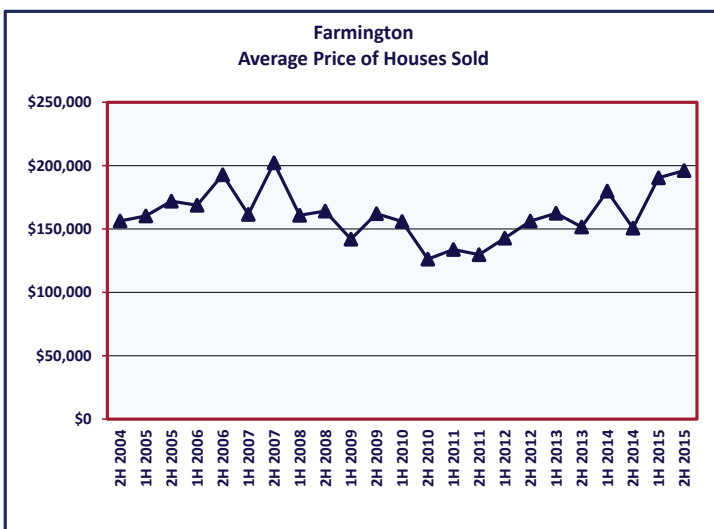
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.0%	2,236	50	96.2%	\$11.18
\$50,001 - \$100,000	8	7.9%	1,233	147	91.2%	\$70.30
\$100,001 - \$150,000	22	21.8%	1,605	80	98.6%	\$83.92
\$150,001 - \$200,000	29	28.7%	2,010	183	97.7%	\$92.25
\$200,001 - \$250,000	21	20.8%	2,387	122	97.4%	\$95.54
\$250,001 - \$300,000	9	8.9%	2,445	121	98.1%	\$115.24
\$300,001 - \$350,000	9	8.9%	2,736	244	96.0%	\$126.73
\$350,001 - \$400,000	2	2.0%	3,538	215	95.7%	\$108.19
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Farmington</b>	<b>101</b>	<b>100.0%</b>	<b>2,075</b>	<b>144</b>	<b>97.1%</b>	<b>\$94.01</b>

# Farmington



- There were 101 houses sold in Farmington from July 1 to December 31, 2015, or 29.5 percent more than the 78 sold in the first half of 2015 and 36.5 percent more than in the second half of 2014.
- The average price of a house sold in Farmington increased from \$190,357 in the first half of 2015 to \$196,074 in the second half of 2015.
- The average sales price was 3.0 percent higher than in the previous half year and 30.1 percent higher than in the second half of 2014.
- The average price per square foot for a house sold in Farmington increased from \$93.83 in the first half of 2015 to \$94.01 in the second half of 2015.
- The average price per square foot was 0.2 percent higher than in the previous half year, and 12.8 percent higher than in the second half of 2014.

- The average number of days on market from initial listing to the sale increased from 118 in the first half of 2015 to 144 in the second half of 2015.
- About 6.1 percent of all houses sold in Washington County in the second half of 2015 were sold in Farmington.
- The average sales price of a house was 97.1 percent of the county average.
- Out of 101 houses sold in the second half of 2015, 24 were new construction.
- These newly constructed houses had an average sold price of \$234,375 and took an average of 142 days to sell from their initial listing dates.
- There were 58 houses in Farmington listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$207,451.
- According to the Washington County Assessor's database, 67.1 percent of houses in Farmington were owner-occupied in the second half of 2015.



# Farmington

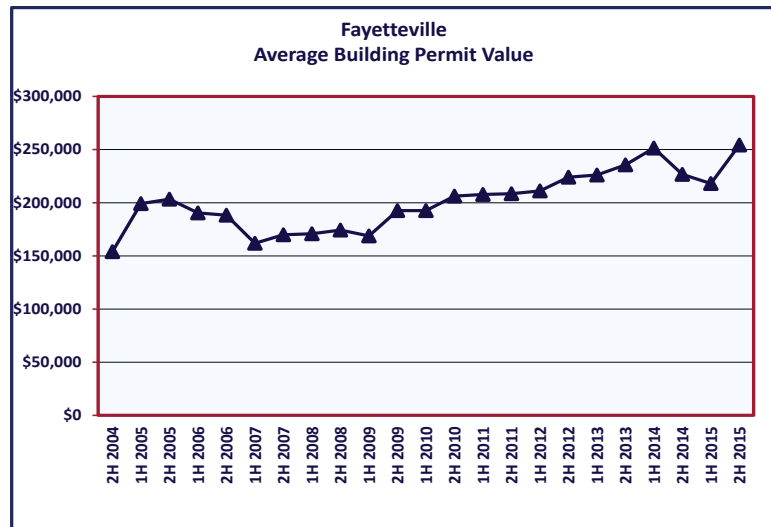
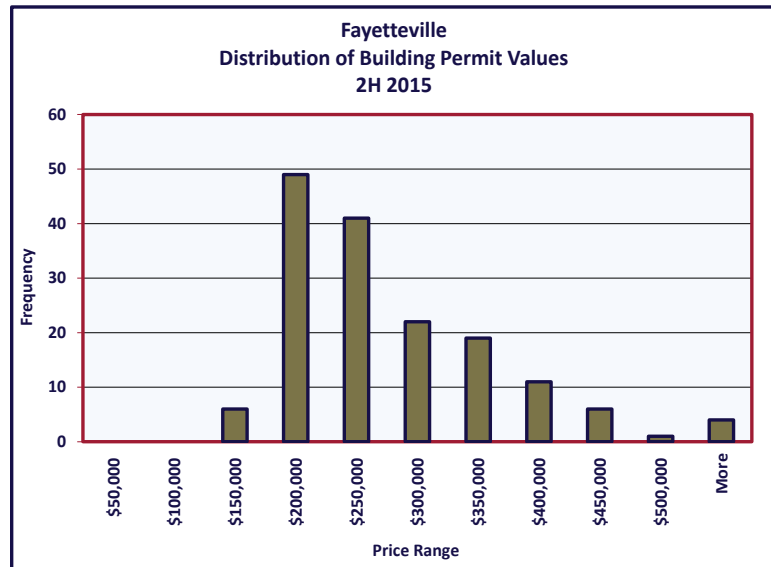
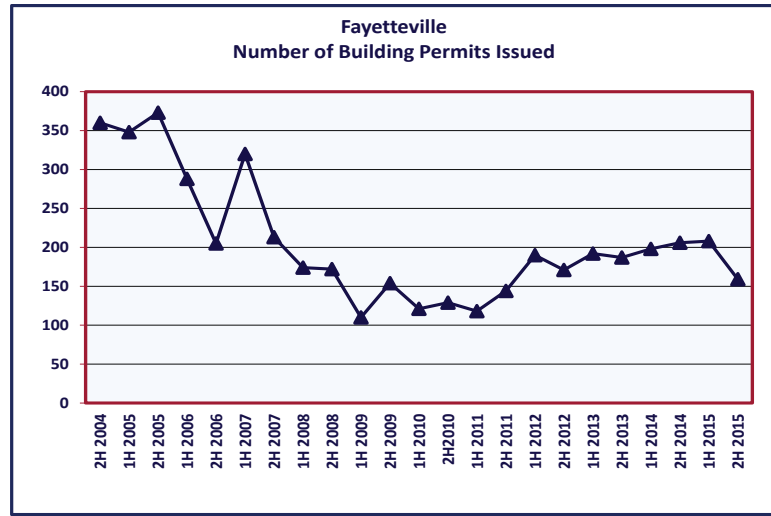
## Farmington Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Anderson Farm	1	1.0%	2,666	33	\$237,000	\$88.90
Bellwood	1	1.0%	1,874	136	\$167,000	\$89.11
Bermuda Estates	4	4.0%	2,509	75	\$227,400	\$90.77
Bethel Oaks	5	5.0%	1,806	68	\$183,057	\$101.26
Brookside	1	1.0%	1,300	391	\$91,900	\$70.69
Calvin Phillips	1	1.0%	2,106	72	\$115,000	\$54.61
East Creek Place	2	2.0%	1,955	98	\$152,825	\$78.12
Fairfield	1	1.0%	1,757	0	\$175,000	\$99.60
Highlands Green	2	2.0%	1,365	84	\$137,810	\$101.25
Highlands Square	7	6.9%	1,972	179	\$161,960	\$84.46
Magnolia Ridge	1	1.0%	1,792	85	\$174,000	\$97.10
Meadowlark	1	1.0%	1,310	45	\$135,000	\$103.05
Meadowlark Estates	2	2.0%	1,344	131	\$85,250	\$67.20
North Club House Estates	5	5.0%	2,605	117	\$206,800	\$79.86
North Ridge	1	1.0%	1,405	73	\$112,500	\$80.07
Owl Creek Sub	2	2.0%	2,165	128	\$307,450	\$141.40
Riviera Estates	5	5.0%	1,973	559	\$178,400	\$91.18
Rose Courtvalley	1	1.0%	1,374	163	\$112,000	\$81.51
Silverthorne	1	1.0%	3,775	230	\$365,000	\$96.69
South Club House Estates	3	3.0%	2,101	52	\$204,528	\$97.72
South Haven	3	3.0%	1,683	87	\$142,420	\$87.24
Southwinds	11	10.9%	2,182	111	\$209,154	\$95.80
Spears	1	1.0%	1,629	52	\$133,000	\$81.65
Twin Falls	9	8.9%	2,640	150	\$316,661	\$120.28
Valley View	3	3.0%	1,995	98	\$178,333	\$90.07
Walnut Grove	2	2.0%	2,285	123	\$249,184	\$109.03
Willow West	4	4.0%	1,442	47	\$119,750	\$83.41
Other	21	20.8%	2,081	163	\$191,950	\$92.73
<b>Farmington</b>	<b>101</b>	<b>100.0%</b>	<b>2,075</b>	<b>144</b>	<b>\$196,074</b>	<b>\$94.01</b>



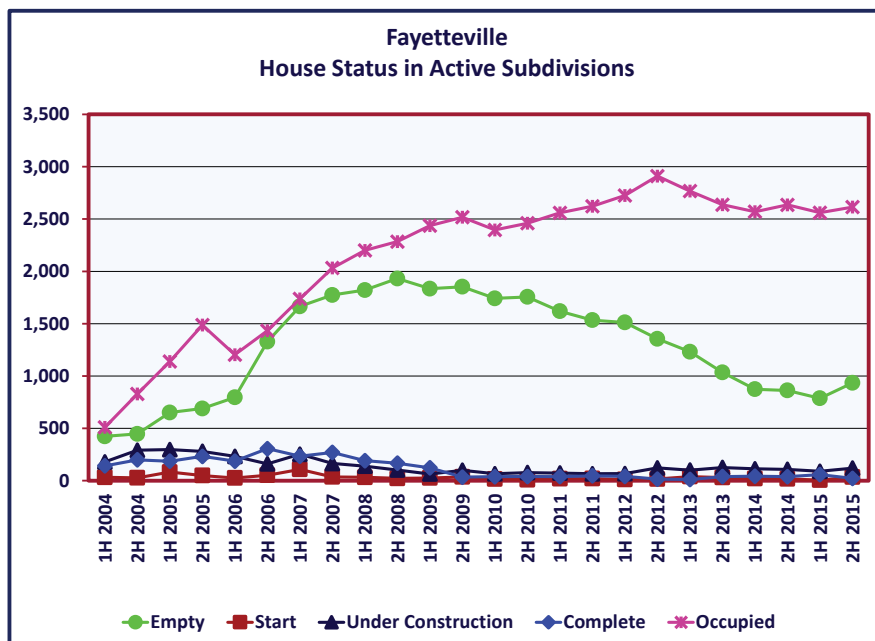
# Fayetteville

- From July 1 to December 31, 2015 there were 159 residential building permits issued in Fayetteville. This represents a 22.8 percent decrease from the second half of 2014.
- In the second half of 2015, a majority of building permits in Fayetteville were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Fayetteville increased by 12.2 percent from \$226,711 in the second half of 2014 to \$254,309 in the second half of 2015.



# Fayetteville

- There were 3,725 total lots in 63 active subdivisions in Fayetteville in the second half of 2015. About 70.2 percent of the lots were occupied, 0.6 percent were complete but vacant, 3.2 percent were under construction, 0.9 percent were starts, and 25.1 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the second half of 2015 were Holcomb Heights, Hughmount Village, Creek Meadows, and Riverwalk.
- In 14 of the 63 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 197 new houses in Fayetteville became occupied in the second half of 2015. The annual absorption rate implies that there were 38.8 months of remaining inventory in active subdivisions, up from 33.0 months in the first half of 2015.
- In 22 out of the 63 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 963 lots in 23 subdivisions had received either preliminary or final approval by December 31, 2015.



## Fayetteville Preliminary and Final Approved Subdivisions Second Half of 2015

### Preliminary Approval

Albatross Loop at the Links	2H 2015	27
Buffington Subdivision	1H 2013	43
Coves, Phase II	2H 2014	45
Cross Keys South	2H 2015	96
East Mission	2H 2014	66
Eastern Park	1H 2015	17
Fox Hills	2H 2015	17
Hawkins House Townhomes	1H 2015	95
Jay McLelland	1H 2013	4
Legacy Pointe, Phase V	2H 2013	108
Mountain Ranch, Phase III	2H 2015	87
Oak Creek Estates	2H 2013	9
Oakbrooke, Phase III	2H 2011	93
Overlook	1H 2014	36
Reindl Woods	2H 2014	11
Remmington Estates	1H 2015	27
Summit Place	1H 2015	45
Woodbury	1H 2015	38

### Final Approval

Cobblestone, Phase IV	2H 2015	33
Hawkins House Townhomes	2H 2015	6
Mission Heights, Phase I	2H 2015	18
Parkerman Estates	2H 2015	11
Townhomes at Forest Hills	2H 2014	31

Fayetteville

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# Fayetteville

## Fayetteville House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Jane <sup>1,2</sup>	6	0	0	0	16	22	0	--
Belclaire Estates	4	0	3	0	88	95	5	16.8
Blueberry Meadows	6	1	1	0	65	73	12	6.0
Bridgedale	4	0	1	0	20	25	0	60.0
Bridgeport, Phases VII, VIII <sup>1</sup>	8	0	3	0	14	25	0	--
Bridgewater Estates	4	0	0	0	25	29	2	24.0
The Bungalows at Cato Springs <sup>1</sup>	17	0	1	4	9	31	0	--
Canterbury Place <sup>1,2</sup>	1	0	0	0	2	3	0	--
Chapel View	8	0	2	1	7	18	5	18.9
Cobblestone, Phase III	0	0	0	0	59	59	4	0.0
Clabber Creek, Phases III	0	0	0	1	109	110	0	3.0
Copper Creek, Phases I-II	3	0	0	0	160	163	0	36.0
Copper Ridge	6	0	0	0	18	24	4	18.0
Cottages at Old Wire	27	1	1	6	17	52	10	26.3
The Coves	0	0	1	0	52	53	13	0.5
Creek Meadow	24	1	11	1	9	46	7	49.3
Creekside, Phases I, II <sup>1,2</sup>	1	0	0	0	15	16	0	--
Crescent Lake <sup>1</sup>	14	0	3	0	26	43	0	--
Crestmont Estates <sup>1,2</sup>	2	0	0	0	9	11	0	--
Cross Keys, Phase I <sup>1,2</sup>	1	0	0	0	107	108	0	--
Crystal Springs, Phase III	7	0	1	0	94	102	12	4.8
Deerpath, Phase II	9	0	0	0	7	16	0	108.0
Driver Subdivision	2	0	0	0	4	6	0	12.0
The Estates at Dogwood Canyon	26	0	3	0	25	54	4	58.0
The Estates at Salem Hill <sup>1,2</sup>	1	0	0	0	22	23	0	--
Fairfield, Phase II <sup>1,2</sup>	2	0	0	0	48	50	0	--
Falcon Ridge	27	1	5	0	29	62	17	23.3
Gulley Addition <sup>1</sup>	3	0	1	0	0	4	0	--
The Hamptons	26	3	2	0	39	70	9	33.8
Harmon Trails Estates	15	1	0	0	10	26	1	64.0
Holcomb Heights	7	4	25	2	30	68	30	15.2
Hughmount Village	106	13	8	0	1	128	1	1,524.0
Joyce Street Cottages <sup>1,2</sup>	12	0	0	0	28	40	0	--
Legacy Heights, Phase I	0	0	0	0	77	77	2	0.0
Legacy Pointe, Phases I-III	2	0	0	0	154	156	1	24.0
Lierly Lane	5	0	0	0	65	70	0	30.0
Mission Hills	1	0	0	0	22	23	1	12.0
Mountain Ranch, Phases I, IIA <sup>1,2</sup>	22	0	0	0	104	126	0	--
Newcastle Estates <sup>1,2</sup>	3	0	0	0	7	10	0	--
Oakbrooke, Phase I, II	85	2	5	0	22	114	2	552.0
Overton Park <sup>1</sup>	2	0	1	0	49	52	0	--
Overton West	8	0	3	0	1	12	1	132.0



# Fayetteville

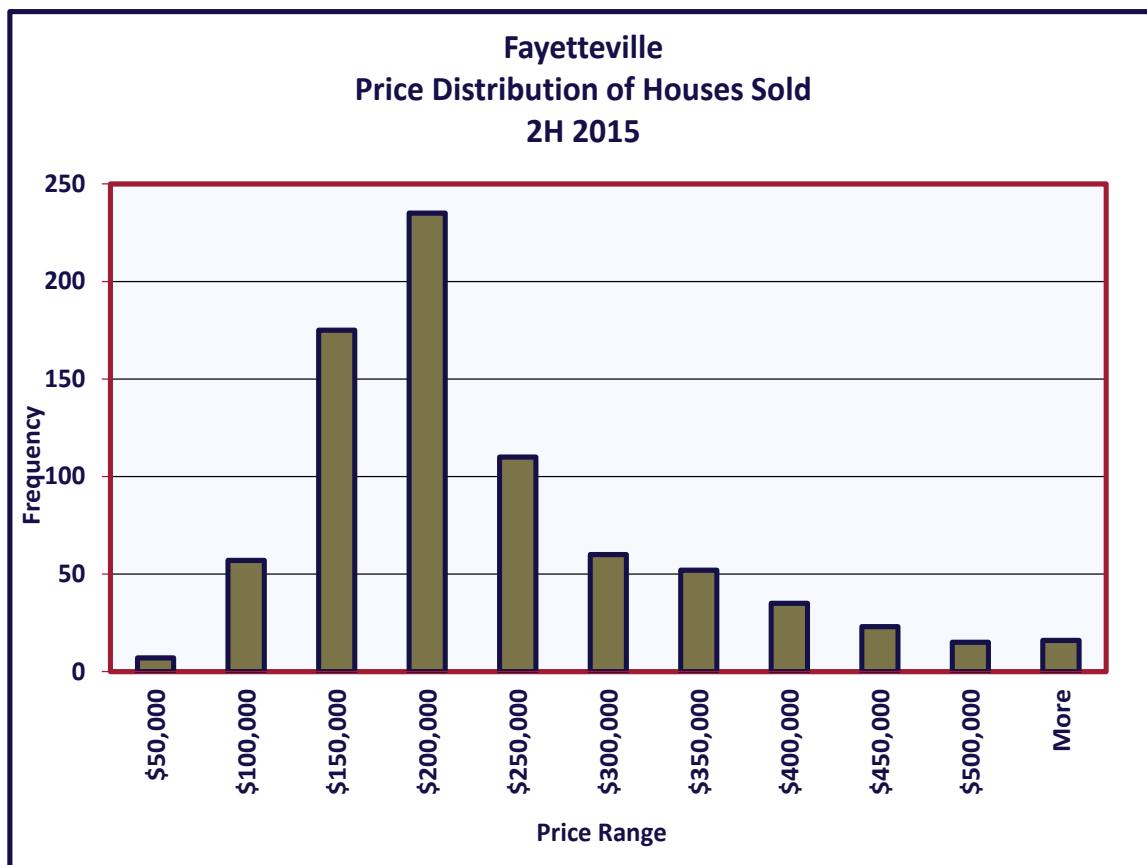
## Fayetteville House Status in Active Subdivisions (Continued) Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Quarry Trace, Phase I	102	2	3	5	2	114	2	672.0
Treetops (Paddock) <sup>1</sup>	40	1	0	0	1	42	0	--
Park Ridge Estates	10	0	1	1	14	26	3	48.0
Prairie View @ Spring Woods	2	0	1	0	33	36	3	5.1
Riverwalk	40	0	10	0	7	57	4	85.7
Rupple Row	39	0	4	0	215	258	9	51.6
Silverthorne, Phase II	4	0	0	0	29	33	3	12.0
Sloan Estates	20	1	1	0	35	57	7	33.0
Stone Mountain, Phase I	31	3	4	1	73	112	7	23.4
Stonebridge Meadows, Phases II, III, V	32	0	6	0	184	222	12	21.7
Summit Place	22	0	1	0	5	28	2	138.0
Sunbridge Villas	0	0	0	0	148	148	1	0.0
Sundance Meadows <sup>1</sup>	1	0	1	0	23	25	0	--
Timber Trails <sup>1,2</sup>	43	0	0	0	68	111	0	--
Township Heights	5	0	0	0	16	21	0	15.0
Twin Maple Acres <sup>1,2</sup>	2	0	0	0	2	4	0	--
Twin Maple Estates <sup>1,2</sup>	2	0	0	0	6	8	0	--
Twin Springs Estates, Phase I, II <sup>1</sup>	17	0	3	0	8	28	0	--
West Haven	10	0	2	0	29	41	1	144.0
Westbrook PZD <sup>1,2</sup>	4	0	1	0	6	11	0	--
Wildflower Meadows	1	1	1	0	45	48	0	12.0
<b>Fayetteville</b>	<b>934</b>	<b>35</b>	<b>120</b>	<b>22</b>	<b>2,614</b>	<b>3,725</b>	<b>197</b>	<b>38.8</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

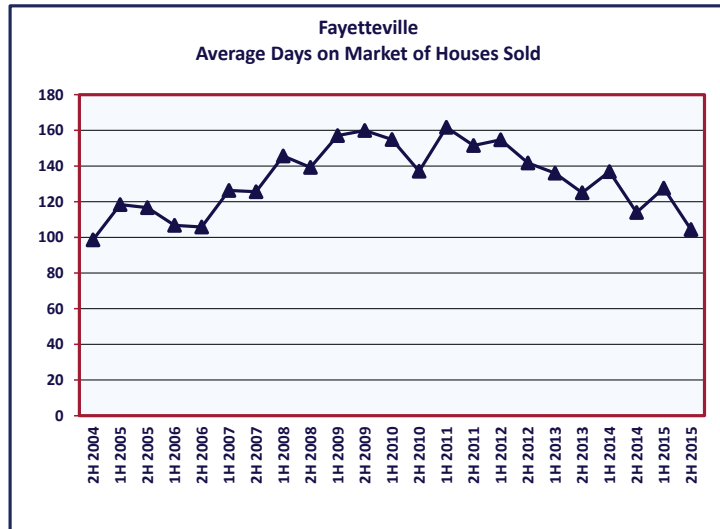
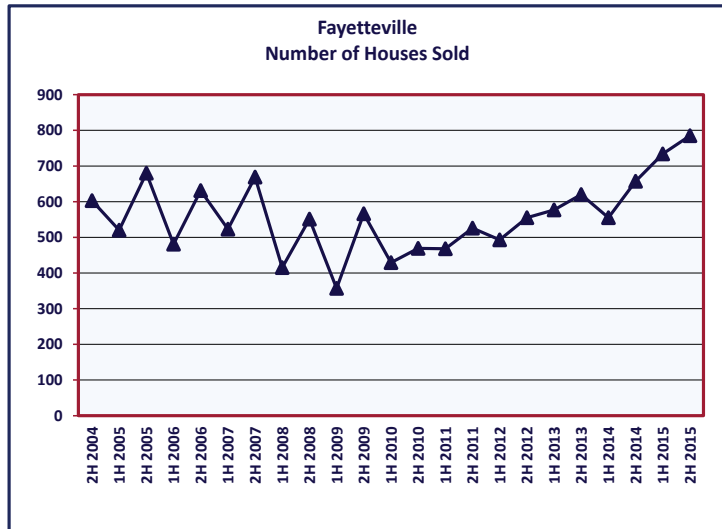


- 52.2 percent of the sold houses in Fayetteville were valued between \$100,001 and \$200,000.

## Fayetteville Price Range of Houses Sold Second Half 2015

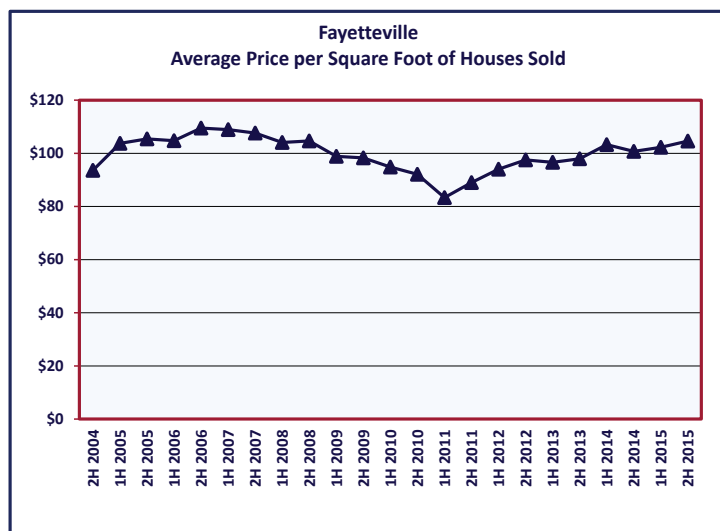
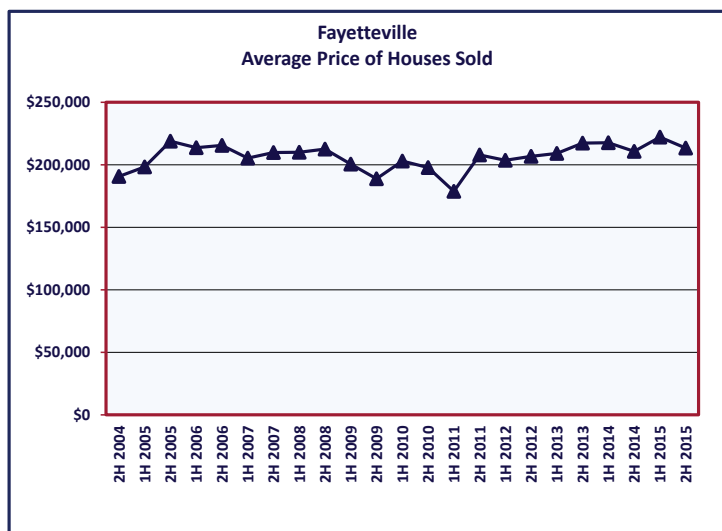
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	0.9%	1,096	83	73.0%	\$43.29
\$50,001 - \$100,000	57	7.3%	1,248	122	94.1%	\$69.53
\$100,001 - \$150,000	175	22.3%	1,410	87	97.0%	\$93.86
\$150,001 - \$200,000	235	29.9%	1,726	103	98.4%	\$103.15
\$200,001 - \$250,000	110	14.0%	2,158	102	97.3%	\$108.77
\$250,001 - \$300,000	60	7.6%	2,631	103	97.0%	\$107.07
\$300,001 - \$350,000	52	6.6%	2,671	100	97.1%	\$133.18
\$350,001 - \$400,000	35	4.5%	3,025	131	98.7%	\$131.25
\$400,001 - \$450,000	23	2.9%	3,508	144	96.6%	\$126.95
\$450,001 - \$500,000	15	1.9%	3,825	127	97.0%	\$123.09
\$500,000+	16	2.0%	4,647	159	93.6%	\$158.12
<b>Fayetteville</b>	<b>785</b>	<b>100.0%</b>	<b>2,017</b>	<b>104</b>	<b>97.0%</b>	<b>\$104.63</b>

# Fayetteville



- There were 785 houses sold in Fayetteville from July 1 to December 31, 2015 or 6.9 percent more than the 734 sold in the first half of 2015 and 19.5 percent more than in the second half of 2014.
- The average price of a house sold in Fayetteville decreased from \$222,181 in the first half of 2015 to \$213,359 in the second half of 2015.
- The average sales price was 4.0 percent lower than in the previous half year and 1.2 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 128 in the first half of 2015 to 104 in the second half of 2015.
- The average price per square foot for a house sold in Fayetteville increased from \$102.25 in the first half of 2015 to \$104.63 in the second half of 2015.

- The average price per square foot was 2.3 percent higher than in the previous half year and 3.9 percent higher than the second half of 2014.
- About 47.8 percent of all houses sold in Washington County in the second half of 2015 were sold in Fayetteville.
- The average sales price of a house was 112.8 percent of the county average.
- Out of 785 houses sold in the second half of 2015, 153 were new construction.
- These newly constructed houses had an average sold price of \$239,816 and took an average of 126 days to sell from their initial listing dates.
- There were 415 houses in Fayetteville listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$373,752.
- According to the Washington County Assessor's database, 55.9 percent of houses in Fayetteville were owner-occupied in the second half of 2015.



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abshier Heights	1	0.1%	1,426	179	\$201,000	\$140.95
Aces Acres	1	0.1%	1,176		\$197,500	\$167.94
Addison Acres	1	0.1%	1,596	68	\$185,000	\$115.91
Ambrose	1	0.1%	1,522	59	\$305,000	\$200.39
Anderson Farm	2	0.3%	1,494	665	\$113,415	\$70.99
Barrington Parke	2	0.3%	3,071	45	\$326,000	\$106.09
Beav-O-Rama	1	0.1%	1,244	110	\$72,390	\$58.19
Belair Acres	12	1.5%	2,292	82	\$261,334	\$110.39
Bellafont	5	0.6%	2,028	159	\$179,000	\$88.27
Bellwood	3	0.4%	1,611	55	\$169,667	\$105.28
Benton Ridge	2	0.3%	2,052	120	\$153,500	\$75.36
Bird Haven Terrace	1	0.1%	1,215	110	\$115,000	\$94.65
Birwin	1	0.1%	2,215	46	\$258,000	\$116.48
Bishop	2	0.3%	1,207	151	\$94,085	\$78.83
Blueberry Meadows	9	1.1%	1,718	122	\$169,433	\$98.75
Boardwalk	2	0.3%	2,880	118	\$302,500	\$105.32
Bob White	1	0.1%	1,484	42	\$246,000	\$165.77
Bohlens	1	0.1%	2,175	31	\$187,000	\$85.98
Boxwood	1	0.1%	1,942	45	\$188,000	\$96.81
Bridgeport	9	1.1%	2,539	95	\$257,922	\$101.51
Brookbury Woods	3	0.4%	2,796	103	\$266,500	\$95.43
Brookhollow	3	0.4%	1,187	41	\$118,667	\$99.94
Brookside	1	0.1%	2,140	57	\$184,000	\$85.98
Burl Dodd	2	0.3%	2,085	128	\$133,000	\$67.69
Butterfield Meadows	1	0.1%	2,139	62	\$245,000	\$114.54
Campbell Ave	1	0.1%	616	35	\$162,500	\$263.80
Candlewood	1	0.1%	3,938	52	\$517,000	\$131.28
Cato Springs	1	0.1%	1,338	35	\$130,000	\$97.16
Cedar Creek	1	0.1%	1,669	38	\$173,000	\$103.65
Cedarwood	3	0.4%	1,477	47	\$144,500	\$97.88
Center	2	0.3%	853	47	\$50,000	\$58.62
Chapel View	1	0.1%	4,000	77	\$660,000	\$165.00
Charleston Place	1	0.1%	1,918	72	\$255,000	\$132.95
City Park	1	0.1%	2,000	104	\$337,000	\$168.50
Clabber Creek	18	2.3%	1,921	80	\$195,697	\$102.13
Clear Creek	1	0.1%	3,169	125	\$450,000	\$142.00
Clearwood Crossing	1	0.1%	1,504	52	\$168,000	\$111.70
Clover Creek	1	0.1%	1,436	168	\$75,000	\$52.23
Cobblestone Crossing	12	1.5%	1,693	105	\$188,103	\$110.98
Commons	2	0.3%	1,210	49	\$116,875	\$96.76
Commons Walnut Crossing	1	0.1%	1,096	50	\$109,000	\$99.45
Copper Creek	7	0.9%	3,162	78	\$339,571	\$107.84
Cottages At Old Wire	11	1.4%	2,229	46	\$358,463	\$161.78
Country Club	1	0.1%	1,186	52	\$55,000	\$46.37
Country Club Estate	2	0.3%	2,313	37	\$275,000	\$117.93
Country Gardens	1	0.1%	3,000	46	\$565,000	\$188.33
County Court	4	0.5%	1,292	149	\$141,625	\$106.36
The Coves	5	0.6%	1,464	111	\$147,360	\$101.05
Covington Park	8	1.0%	3,878	114	\$409,139	\$106.82
Creek Meadow	5	0.6%	3,479	135	\$431,303	\$123.99

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Creekside	2	0.3%	1,862	88	\$190,375	\$102.20
Creekwood Hills	2	0.3%	1,991	37	\$183,500	\$90.24
Crescent Lake	1	0.1%	2,815	147	\$309,399	\$109.91
Crofton Manor	1	0.1%	1,902	62	\$175,000	\$92.01
Cross Keys	7	0.9%	2,612	113	\$257,000	\$98.39
Crossover Heights	3	0.4%	1,845	89	\$168,183	\$91.14
Crystal Cove	2	0.3%	3,385	111	\$355,650	\$105.10
Crystal Spgs	10	1.3%	2,042	69	\$224,670	\$109.65
David Lyle	4	0.5%	1,423	54	\$133,475	\$93.77
Deahls	1	0.1%	988	76	\$60,500	\$61.23
Deer Valley	1	0.1%	1,420	42	\$121,000	\$85.21
Deerfield Place	1	0.1%	1,649	62	\$144,100	\$87.39
The Dickson	1	0.1%	664	63	\$156,500	\$235.69
East Oaks	2	0.3%	2,479	57	\$235,000	\$88.83
Eastwood	1	0.1%	2,978	0	\$330,000	\$110.81
Elams	2	0.3%	980	37	\$98,000	\$99.57
Embry Acres	2	0.3%	2,440	48	\$253,250	\$103.86
Evans Farm	1	0.1%	1,024	163	\$75,000	\$73.24
Fairfield	11	1.4%	1,782	73	\$167,618	\$94.18
Fairland	2	0.3%	1,033	230	\$60,000	\$59.52
Falcon Ridge	13	1.7%	1,897	95	\$189,927	\$100.71
Fieldstone	4	0.5%	1,352	84	\$106,488	\$78.67
Fiesta Park	3	0.4%	1,002	70	\$110,767	\$110.99
Fox Run	1	0.1%	4,701	93	\$483,000	\$102.74
Fred Starr Estates	1	0.1%	5,786	60	\$620,000	\$107.16
Fritz	1	0.1%	1,365	75	\$176,500	\$129.30
Garland Terraces	1	0.1%	950	36	\$81,500	\$85.79
Georgian Place	1	0.1%	1,496	20	\$105,000	\$70.19
Glenbrook	3	0.4%	2,464	113	\$226,967	\$92.39
Glenwood	1	0.1%	2,203	41	\$235,000	\$106.67
Gragg	1	0.1%	1,176	35	\$95,500	\$81.21
Green Acres	2	0.3%	1,443	69	\$179,500	\$123.23
Green Valley	1	0.1%	1,943	51	\$179,000	\$92.13
Greenland Acres	1	0.1%	2,494	93	\$290,000	\$116.28
Gunter	4	0.5%	1,321	100	\$257,875	\$198.83
Hall & Gollahar	1	0.1%	684	32	\$118,500	\$173.25
Hamestring South	1	0.1%	3,150	26	\$330,250	\$104.84
The Hamptons	7	0.9%	2,117	214	\$231,714	\$109.75
Hemingway Ridge	1	0.1%	2,379	167	\$249,000	\$104.67
Heritage Building	1	0.1%	3,630	458	\$863,000	\$237.74
Heritage East	2	0.3%	1,206	41	\$93,450	\$77.93
Heritage Village	11	1.4%	1,405	99	\$132,155	\$94.39
Hickory Park	2	0.3%	3,271	104	\$346,750	\$106.77
Hill Country Estates	1	0.1%	1,593	128	\$112,000	\$70.31
Hillcrest	1	0.1%	2,100	44	\$288,000	\$137.14
Holcomb Heights	45	5.7%	1,451	107	\$162,631	\$112.15
Holland	1	0.1%	2,186	97	\$240,000	\$109.79
Hollybrooke	5	0.6%	1,366	137	\$122,275	\$89.55
Horsebend Estates	3	0.4%	2,682	45	\$309,333	\$115.96
Horseshoe	2	0.3%	1,534	73	\$139,750	\$91.14

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Hotz	1	0.1%	1,100	0	\$160,000	\$145.45
Huntingdon	8	1.0%	2,348	72	\$218,613	\$93.91
Hyland Park	5	0.6%	2,354	245	\$238,200	\$100.43
Iron Horse	1	0.1%	908	219	\$72,000	\$79.30
J & J Estates	1	0.1%	2,773	28	\$265,000	\$95.56
Jacksons First	1	0.1%	2,846	52	\$144,400	\$50.74
Jennings	7	0.9%	1,186	83	\$146,943	\$122.85
Jerry Sweetser	1	0.1%	2,289	50	\$265,000	\$115.77
Johnson	1	0.1%	1,740	82	\$70,100	\$40.29
Johnson Road	2	0.3%	1,229	90	\$101,000	\$80.39
Jug Wheeler	1	0.1%	1,543	57	\$168,000	\$108.88
Kantz Place	1	0.1%	1,224	274	\$91,500	\$74.75
Karrington Ridge	1	0.1%	1,150	175	\$95,000	\$82.61
Kinwood	2	0.3%	1,326	62	\$101,500	\$77.03
Lakewood	7	0.9%	1,807	183	\$225,743	\$124.97
Legacy Estates	1	0.1%	1,206	193	\$372,500	\$308.87
Legacy Heights	4	0.5%	1,840	76	\$181,000	\$98.42
Legacy Pointe	2	0.3%	2,178	95	\$206,500	\$94.79
Leisure Lane	1	0.1%	2,424	18	\$172,000	\$70.96
Lewis Baldwin	5	0.6%	1,285	90	\$90,160	\$73.92
Lierly Lane	5	0.6%	1,954	60	\$193,120	\$98.95
Locust Street	1	0.1%	1,200	29	\$350,000	\$291.67
Magnolia Crossing	4	0.5%	1,269	97	\$119,125	\$94.27
Maple Valley	1	0.1%	1,803	39	\$170,000	\$94.29
Martin	1	0.1%	1,310	170	\$90,000	\$68.70
Masonic	3	0.4%	2,209	41	\$220,000	\$113.45
Maxwell	1	0.1%	990	79	\$105,000	\$106.06
Meadowlands	5	0.6%	1,831	130	\$161,500	\$88.41
Meadowlark	1	0.1%	1,433	57	\$102,000	\$71.18
Metro Distict	3	0.4%	1,453	324	\$328,333	\$226.07
Michell	1	0.1%	3,250	134	\$350,000	\$107.69
Millers Meadow	9	1.1%	1,639	132	\$147,944	\$90.45
Mitchells	2	0.3%	2,067	103	\$322,500	\$171.48
Mount Comfort Meadows	1	0.1%	1,334	44	\$135,000	\$101.20
Mountain Ranch	6	0.8%	2,178	86	\$238,292	\$110.43
Mountain View	2	0.3%	2,337	70	\$188,500	\$83.45
North Briar	2	0.3%	1,474	56	\$138,500	\$93.96
North Heights	1	0.1%	1,508	27	\$175,000	\$116.05
North Ridge	3	0.4%	1,834	54	\$149,000	\$80.77
Northridge	1	0.1%	1,628	145	\$171,000	\$105.04
Oak Grovegates	1	0.1%	1,238	15	\$223,500	\$180.53
Oak Woods	1	0.1%	1,152	75	\$77,000	\$66.84
Oakland Hills	4	0.5%	1,820	46	\$187,000	\$102.07
Oakland Meadows	1	0.1%	1,584	33	\$189,000	\$119.32
Oakland Townhomes	1	0.1%	900	46	\$76,000	\$84.44
Oaks Manor	3	0.4%	2,670	67	\$301,833	\$110.73
Ottis Watson	1	0.1%	1,506	74	\$138,900	\$92.23
Overton Park	2	0.3%	3,490	86	\$392,060	\$113.84
Oxford Bend Estates	2	0.3%	3,976	95	\$505,643	\$127.28
Paradise Acres	1	0.1%	1,601	123	\$105,000	\$65.58



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Paradise Gardens	2	0.3%	1,296	100	\$110,000	\$84.88
Paradise Place	1	0.1%	3,300	172	\$350,000	\$106.06
Paradise Valley	1	0.1%	1,420	46	\$149,500	\$105.28
Paradise View	1	0.1%	3,034	91	\$318,000	\$104.81
Park Place	2	0.3%	3,198	76	\$337,500	\$107.23
Park Ridge Estates	1	0.1%	2,890	210	\$315,000	\$109.00
Parksdale	3	0.4%	1,469	100	\$83,000	\$62.94
Persimmon Place	8	1.0%	1,949	78	\$192,188	\$98.70
Pine Crest	5	0.6%	1,057	54	\$111,653	\$106.30
Pine Haven	1	0.1%	1,634	71	\$176,500	\$108.02
Pines	1	0.1%	1,920	120	\$189,000	\$98.44
Polo Country Estates	1	0.1%	3,702	181	\$422,000	\$113.99
Prairie View	1	0.1%	3,456	182	\$395,000	\$114.29
Quail Creek	3	0.4%	2,043	79	\$186,693	\$93.47
Quail Ridge	1	0.1%	1,900	730	\$151,250	\$79.61
Quarry Trace	7	0.9%	1,335	111	\$130,568	\$98.13
Regency	4	0.5%	1,268	81	\$118,675	\$94.17
Reserve At Steele Crossing	3	0.4%	891	58	\$96,333	\$107.98
Riverlyn Estate	3	0.4%	3,410	192	\$428,333	\$125.87
Robinson Mountain Estates	1	0.1%	5,500	195	\$660,000	\$120.00
Rochier Heights	3	0.4%	1,444	61	\$165,833	\$117.61
Rock On Razorback	1	0.1%	884	71	\$80,000	\$90.50
Rockhaven	1	0.1%	1,870	68	\$176,400	\$94.33
Rockwood	1	0.1%	3,490	98	\$250,000	\$71.63
Rogers Place	1	0.1%	2,819	97	\$280,000	\$99.33
Rolling Hills	4	0.5%	1,937	46	\$177,350	\$93.14
Rolling Meadows	3	0.4%	1,475	38	\$123,133	\$83.33
Rollston Bldg	1	0.1%	591	550	\$125,000	\$211.51
Royal Oaks Estates	1	0.1%	2,256	49	\$220,000	\$97.52
Ruppel Row	12	1.5%	1,927	151	\$193,328	\$100.33
Rutledge	1	0.1%	1,204	110	\$108,000	\$89.70
S.T. Russell	2	0.3%	1,410	105	\$111,500	\$79.59
Sage Meadows	6	0.8%	1,666	113	\$154,225	\$92.74
Salem Heights	1	0.1%	1,716	46	\$169,000	\$98.48
Salem Meadows	6	0.8%	1,569	75	\$154,083	\$98.30
Salem Village	3	0.4%	1,945	74	\$164,833	\$86.20
Sanford-Green	1	0.1%	2,435	163	\$273,900	\$112.48
Savanna Estates	3	0.4%	5,539	120	\$927,833	\$164.52
Seamster Place	1	0.1%	1,305	33	\$121,000	\$92.72
Sequoyah Meadows	5	0.6%	1,745	58	\$191,400	\$107.32
Sequoyah Woods	2	0.3%	1,467	121	\$139,500	\$95.59
Shadow Hills	1	0.1%	1,520	53	\$169,000	\$111.18
Sherwood Forest	1	0.1%	2,404	62	\$91,500	\$38.06
Silver Lake Estates	1	0.1%	2,700	113	\$231,000	\$85.56
Skyler Place	3	0.4%	1,349	173	\$112,617	\$83.53
Sloan Estates	3	0.4%	3,334	109	\$418,308	\$125.81
St.James Park	4	0.5%	2,011	60	\$198,000	\$98.39
Stephens	1	0.1%	1,627	55	\$153,000	\$94.04
Stone Mountain	7	0.9%	3,757	138	\$447,071	\$119.13
Stonebridge Meadows	20	2.5%	2,431	139	\$247,666	\$102.05

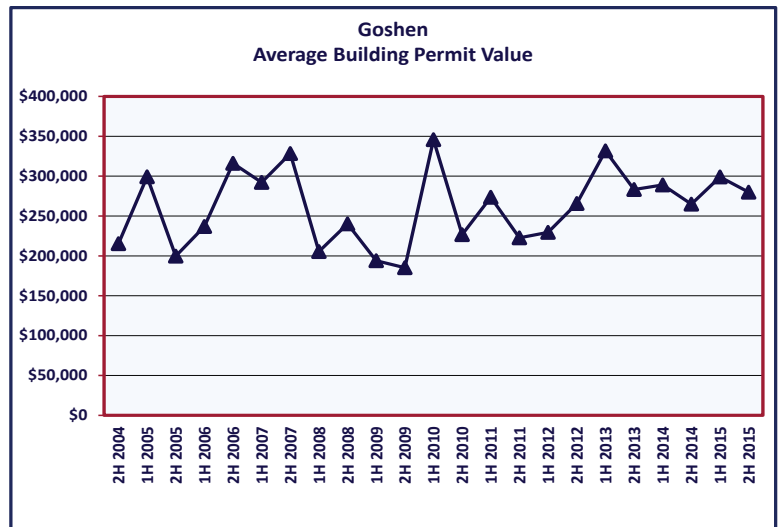
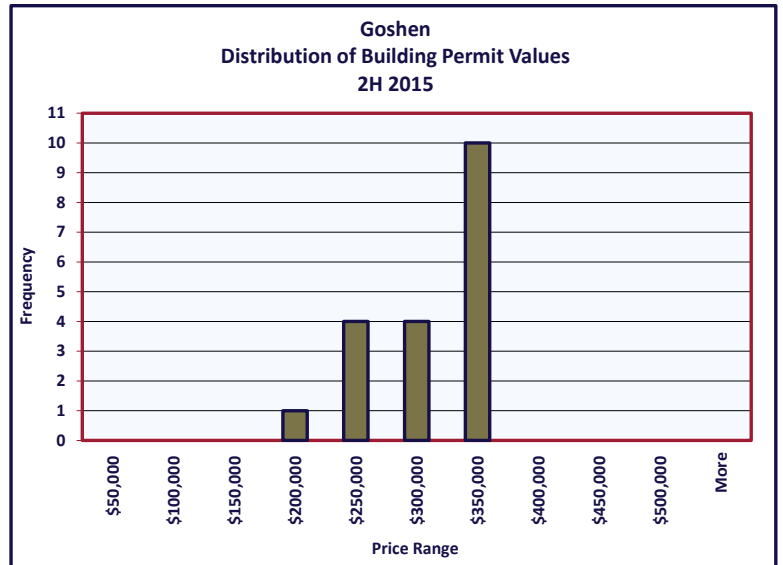
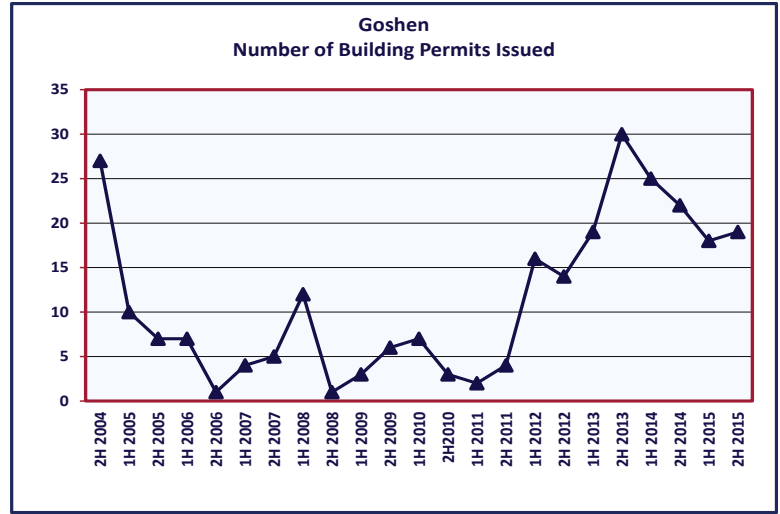
# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Stonewood	2	0.3%	2,885	160	\$319,450	\$112.24
Strawberry Hill	2	0.3%	2,233	67	\$170,950	\$76.58
Summersby	1	0.1%	5,461	357	\$433,000	\$79.29
Sun Valley	2	0.3%	1,387	35	\$136,250	\$98.94
Sunbridge Villas	2	0.3%	1,438	18	\$148,750	\$104.45
Sundance Meadows	2	0.3%	1,775	72	\$161,250	\$90.80
Sunset Woods	1	0.1%	2,850	121	\$245,000	\$85.96
Sweetbriar	1	0.1%	1,913	48	\$187,000	\$97.75
Sycamore One	1	0.1%	1,045	134	\$153,000	\$146.41
Tate	1	0.1%	1,376	165	\$112,000	\$81.40
Taylor Estates	1	0.1%	1,992	71	\$214,500	\$107.68
Timber Crest	2	0.3%	2,751	143	\$237,250	\$86.60
Tony Mountain	1	0.1%	1,850	783	\$52,000	\$28.11
Township Heights	1	0.1%	2,505	0	\$288,462	\$115.15
Uark Bowl Hpr	1	0.1%	1,363	152	\$245,000	\$179.75
University Acres	1	0.1%	2,916	181	\$222,000	\$76.13
Valley View	1	0.1%	1,002	83	\$135,500	\$135.23
Wahneetah Heights	1	0.1%	1,794	50	\$92,500	\$51.56
Walker Estates	5	0.6%	3,162	178	\$351,960	\$111.26
Walker Stone Square	1	0.1%	1,024	186	\$174,500	\$170.41
Walnut Crossing	4	0.5%	1,443	81	\$138,100	\$96.45
Walnut Grove	1	0.1%	1,194	271	\$122,000	\$102.18
Walnut Heights	1	0.1%	1,308	51	\$123,000	\$94.04
Walnut Park	1	0.1%	1,411	162	\$130,000	\$92.13
Walnut Valley	1	0.1%	1,492	88	\$136,000	\$91.15
Waterford	15	1.9%	3,464	161	\$420,047	\$121.28
Watson	1	0.1%	1,056	160	\$105,000	\$99.43
Wedington Woods	4	0.5%	2,108	72	\$128,325	\$59.32
West End Add	2	0.3%	1,250	19	\$65,000	\$52.00
Westridge	2	0.3%	2,091	103	\$183,000	\$87.40
Westwoods	2	0.3%	2,058	73	\$194,000	\$94.87
Wheeler-Sawyer	1	0.1%	2,041	55	\$196,000	\$96.03
White Oak Estates	3	0.4%	2,207	60	\$246,633	\$113.70
Wildflower Meadows	3	0.4%	2,674	78	\$246,000	\$93.55
Willow Springs	6	0.8%	1,459	62	\$129,650	\$88.96
Wilsonadams	1	0.1%	1,810	123	\$160,000	\$88.40
Wilson-Dunn	1	0.1%	1,648	53	\$150,500	\$91.32
Winbaugh Heights	1	0.1%	2,266	31	\$172,500	\$76.13
Winwood	3	0.4%	2,411	78	\$209,000	\$87.51
Woodfield	2	0.3%	1,326	93	\$121,950	\$96.04
Woodview Estates	1	0.1%	2,678	108	\$385,000	\$143.76
Yorktowne Square	4	0.5%	2,441	88	\$277,525	\$111.51
Other	83	10.6%	2,103	114	\$213,959	\$100.26
<b>Fayetteville</b>	<b>785</b>	<b>100.0%</b>	<b>2,017</b>	<b>104</b>	<b>\$213,359</b>	<b>\$104.63</b>

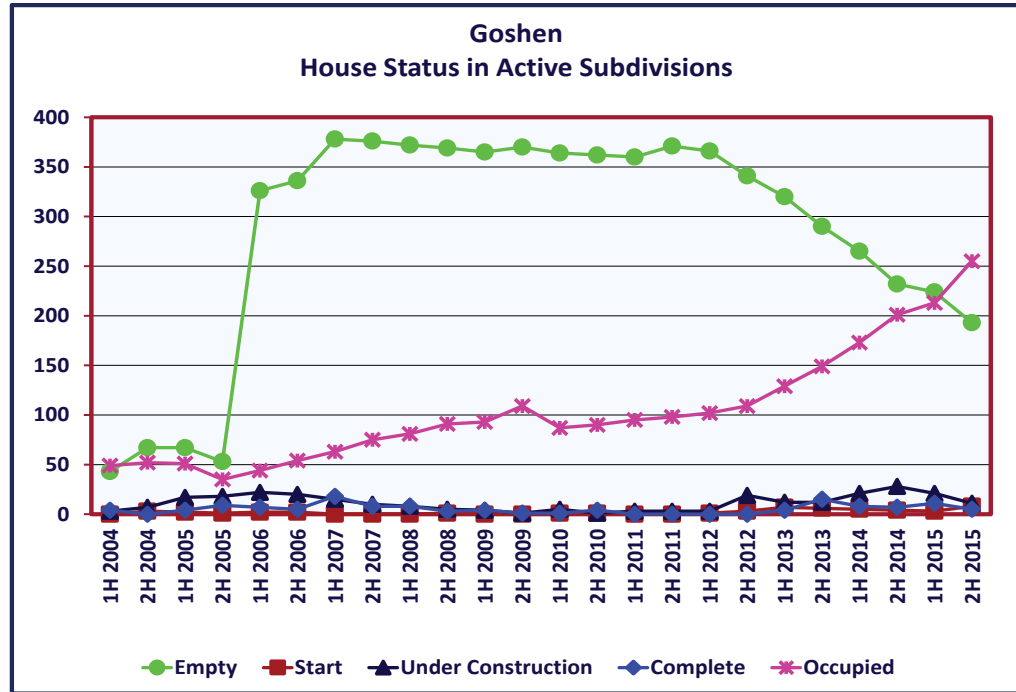
# Goshen

- From July 1 to December 31, 2015 there were 19 residential building permits issued in Goshen. This represents a 13.6 percent decrease from the second half of 2014.
- In the second half of 2015, a majority of building permits in Goshen were valued in the \$300,001 to \$350,000 range.
- The average residential building permit value in Goshen increased by 5.7 percent from \$264,955 in the second half of 2014 to \$279,948 in the second half of 2015.



# Goshen

- There were 472 total lots in 11 active subdivisions in Goshen in the second half of 2015. About 54.0 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 2.3 percent were under construction, 1.7 percent were starts, and 40.9 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the second half of 2015 was Waterford Estates with 10.
- No new construction or progress in existing construction has occurred in the last year in 5 out of the 11 active subdivisions in Goshen.
- 42 new houses in Goshen became occupied in the second half of 2015. The annual absorption rate implies that there were 45.7 months of remaining inventory in active subdivisions, down from 72.3 months in the first half of 2015.



- In 5 out of the 11 active subdivisions in Goshen, no absorption occurred in the past year.
- 7 additional lots in 1 subdivisions had received either preliminary or final approval by December 31, 2015.

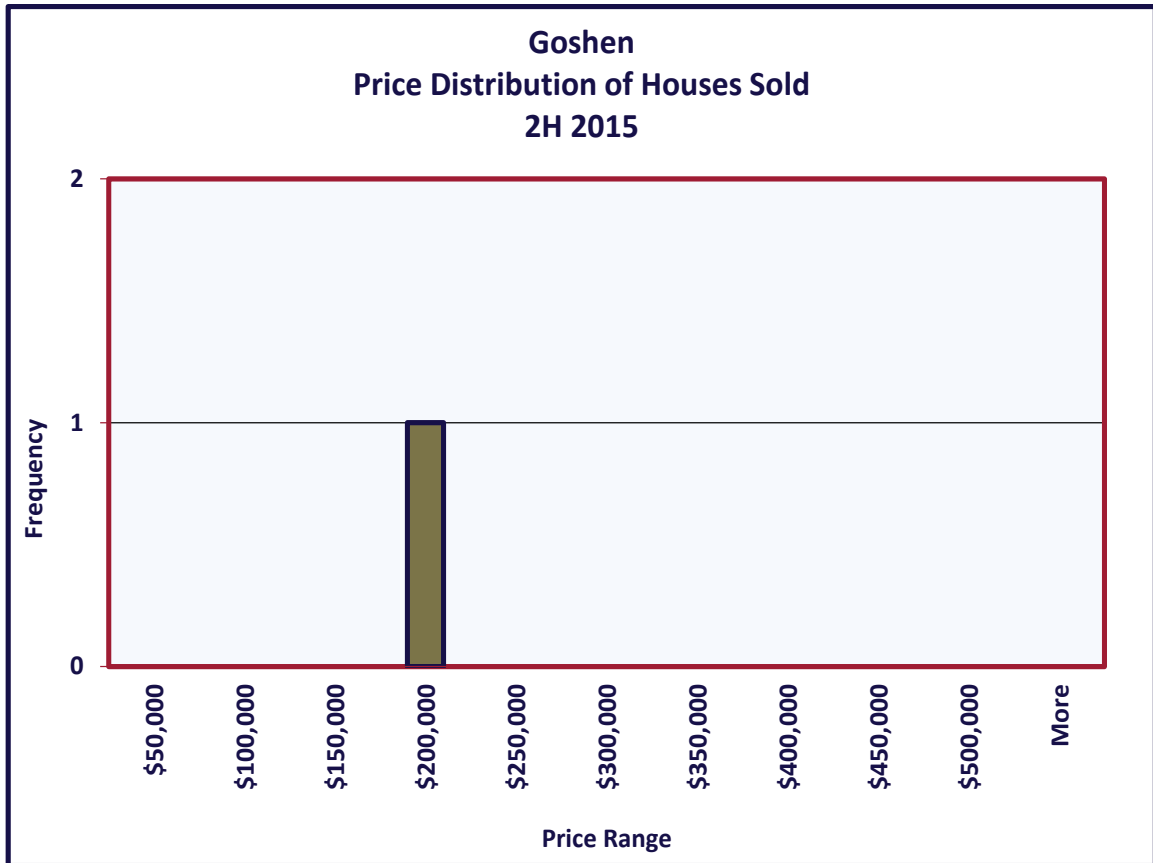
## Goshen House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane <sup>1,2</sup>	2	0	0	0	6	8	0	--
Autumn View <sup>1,2</sup>	9	0	0	0	1	10	0	--
Bordeaux	4	0	0	0	17	21	1	--
Bridlewood, Phases I, II	22	0	0	0	28	50	2	52.8
Brookstone Woods <sup>1,2</sup>	45	0	0	0	1	46	0	--
The Knolls	58	1	1	0	13	73	1	--
Oxford Bend Estates <sup>1,2</sup>	5	0	0	0	9	14	0	--
Stonemeadow <sup>1,2</sup>	5	0	0	0	14	19	0	--
Vineyard	0	0	0	0	22	22	1	--
Waterford Estates	36	7	10	5	141	199	37	14.5
Wildwood	7	0	0	0	3	10	0	84.0
<b>Goshen</b>	<b>193</b>	<b>8</b>	<b>11</b>	<b>5</b>	<b>255</b>	<b>472</b>	<b>42</b>	<b>45.7</b>

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

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

# Goshen

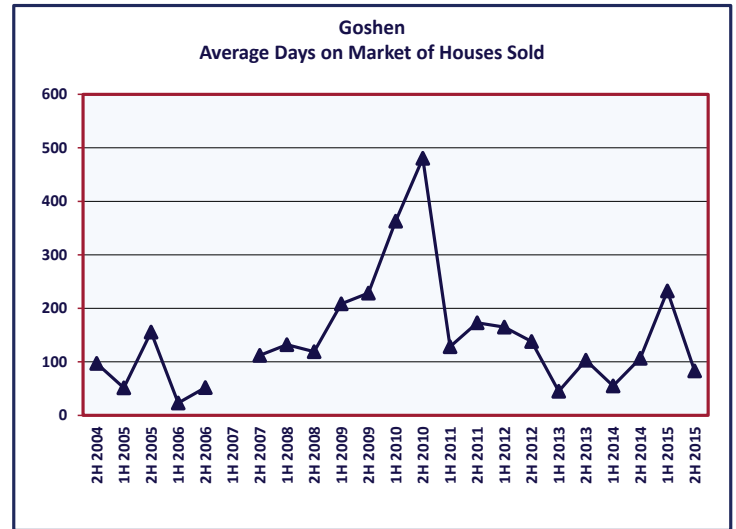
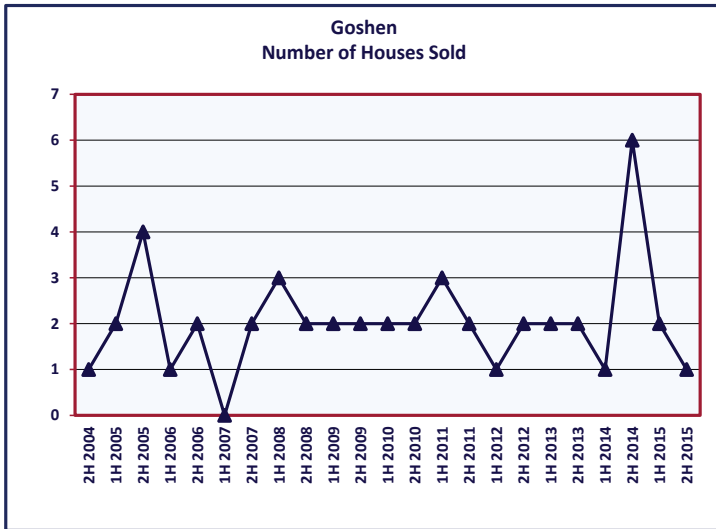


- 100.0 percent of the sold houses in Goshen were priced in the \$150,001 and \$200,000 range.

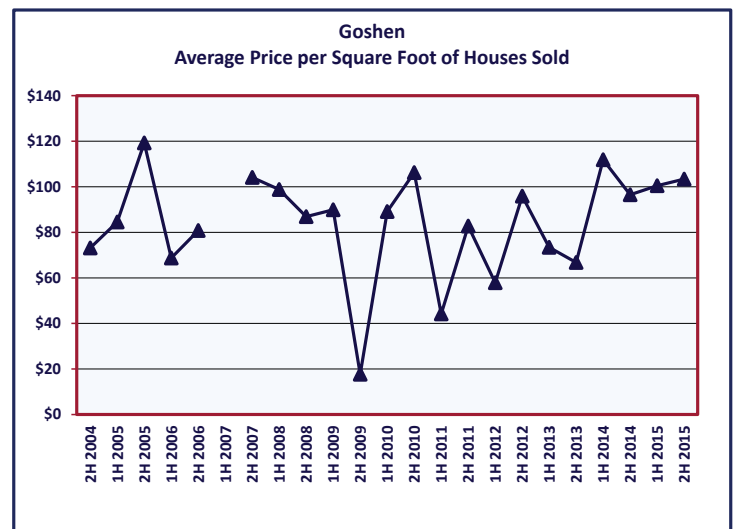
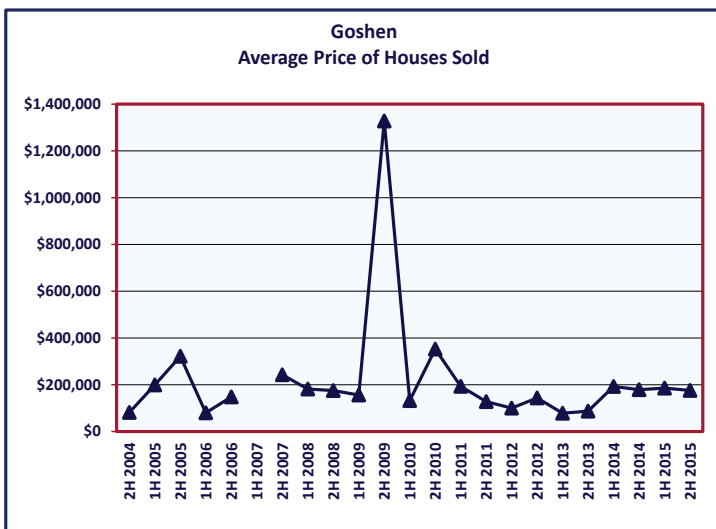
## Goshen Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	100.0%	1,703	83	97.8%	\$103.35
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Goshen</b>	<b>1</b>	<b>100.0%</b>	<b>1,703</b>	<b>83</b>	<b>97.8%</b>	<b>\$103.35</b>

# Goshen



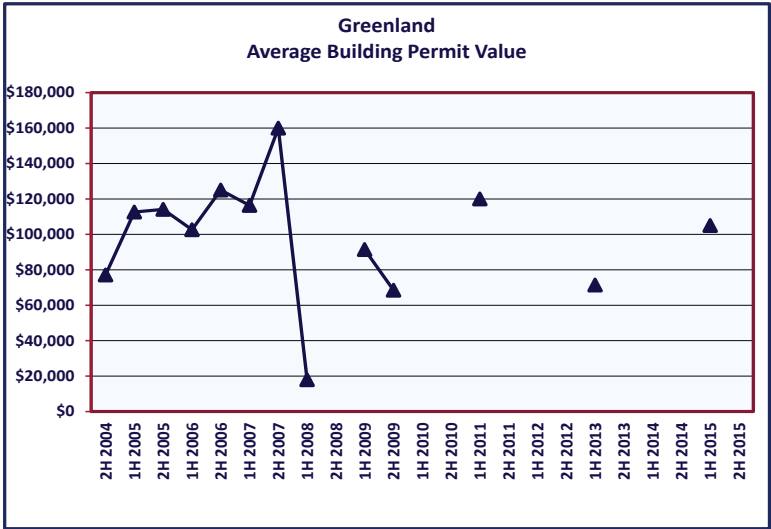
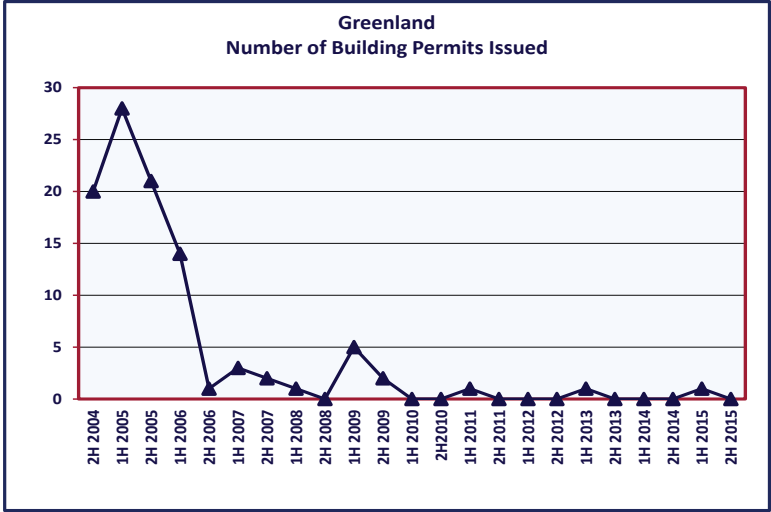
- There was 1 house sold in Goshen from July 1 to December 31, 2015, 50.0 percent fewer than the 2 sold in the first half of 2015 and 83.3 percent fewer than in the second half of 2014.
- The average price of a house sold in Goshen decreased from \$185,400 in the first half of 2015 to \$176,000 in the second half of 2015.
- The average sales price was 5.1 percent lower than in the previous half year and 1.8 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 233 in the first half of 2015 to 83 days in the second half of 2015..
- The average price per square foot for a house sold in Goshen increased from \$96.49 in the second half of 2014 to \$103.45 in the second half of 2015.
- The average price per square foot was 2.9 percent higher than in the previous half year, and 7.1 percent lower than in the second half of 2014.
- About 0.1 percent of all houses sold in Washington County in the second half of 2015 were sold in Goshen. The average sales price of a house was 95.2 percent of the county average.
- There were no newly constructed houses sold in Goshen in the second half of 2015.
- There was 1 house in Goshen, listed for sale in the MLS database as of December 31, 2015. This house had a list price of \$495,000.
- According to the Washington County Assessor's database, 71.1 percent of houses in Goshen were owner-occupied in the second half of 2015.



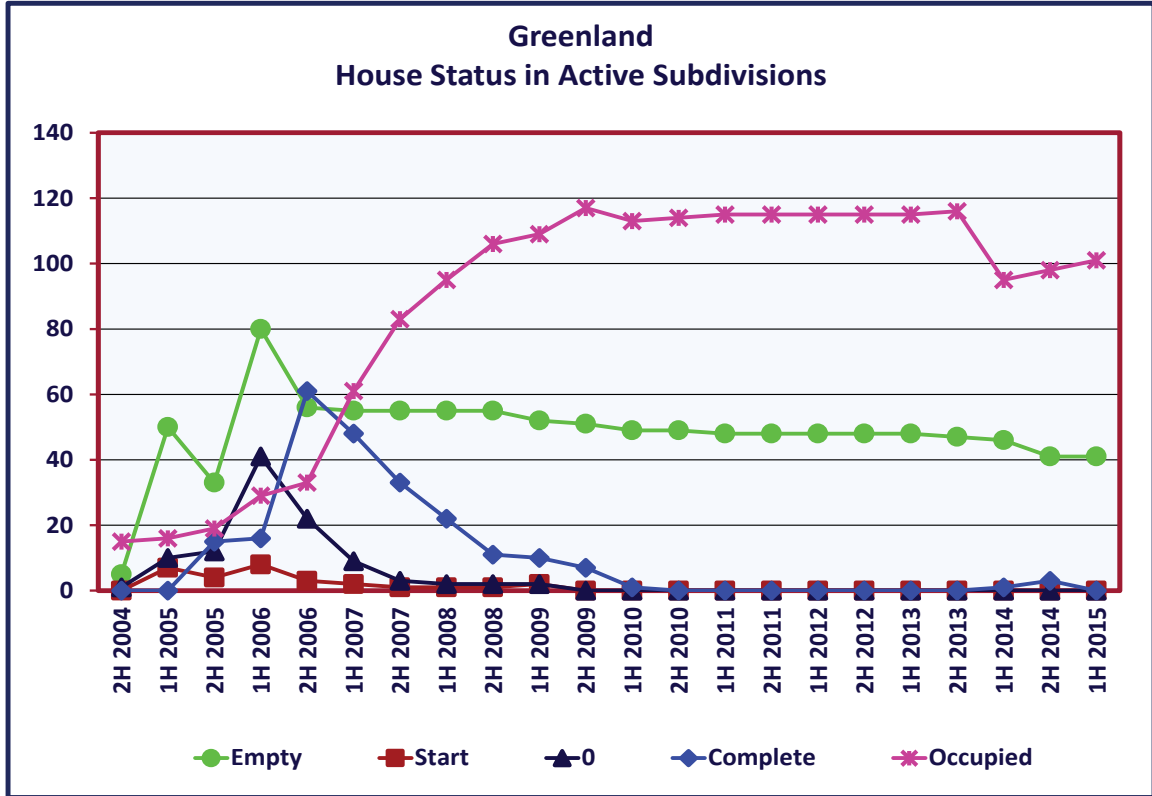


# Greenland

- From July 1 to December 31, 2015, there were no residential building permits issued in Greenland.



# Greenland

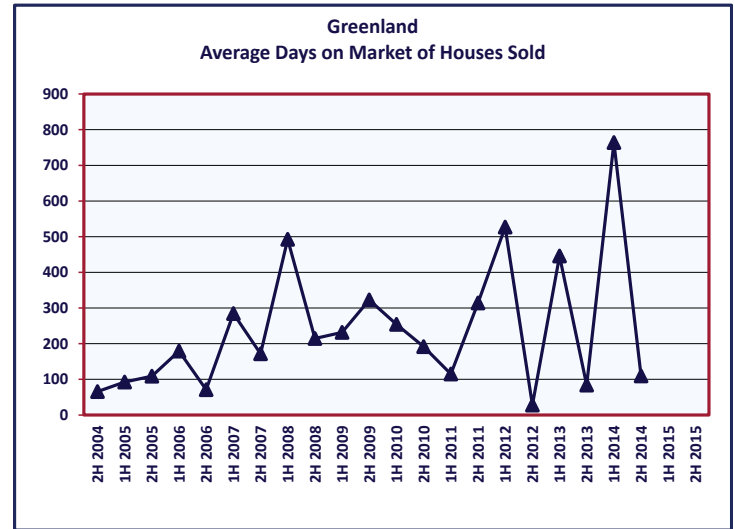
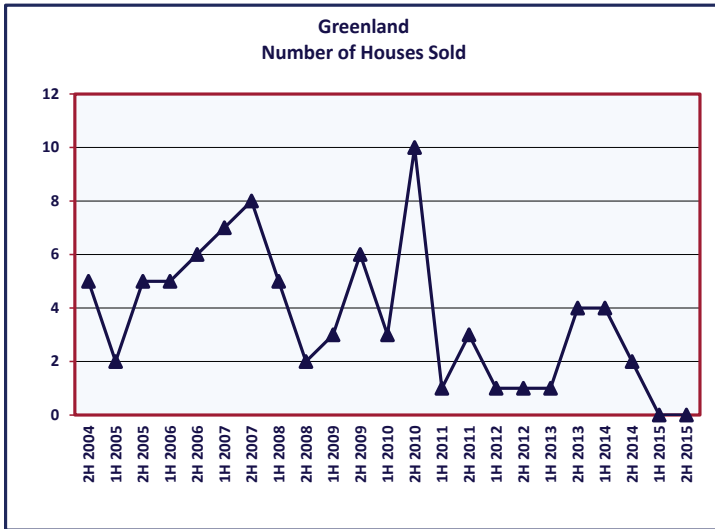


- There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2015. About 69.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 31.0 percent were empty lots.
- No new houses in Greenland became occupied in the second half of 2015. The absorption rate implies that there are 528.0 months of remaining inventory, up from 176.0 in the first half of 2015.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2015.

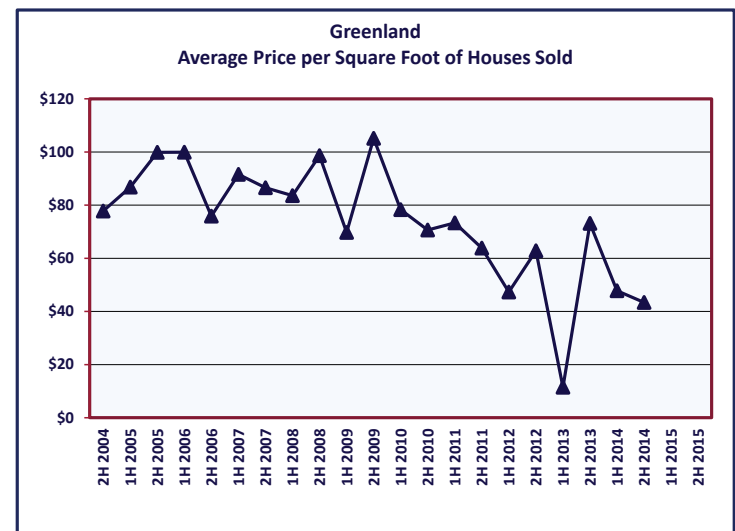
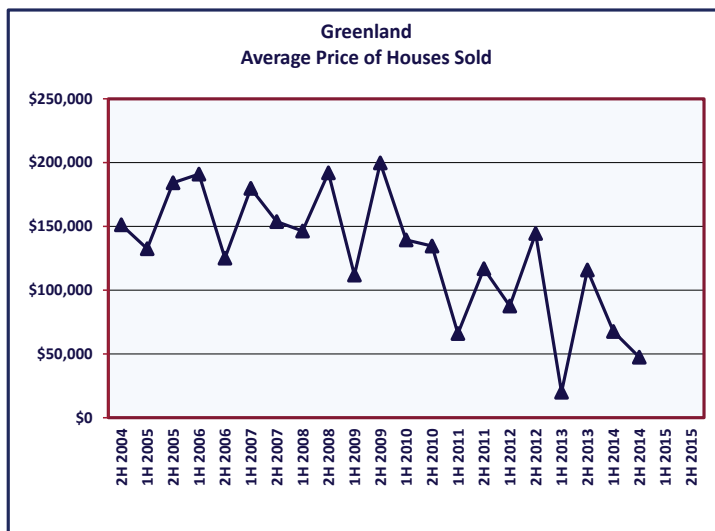
## Greenland House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition	26	0	0	0	54	80	0	312.0
Lee Valley, Phase IV <sup>1,2</sup>	18	0	0	0	44	62	0	--
<b>Greenland</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>98</b>	<b>142</b>	<b>0</b>	<b>528.0</b>

# Greenland

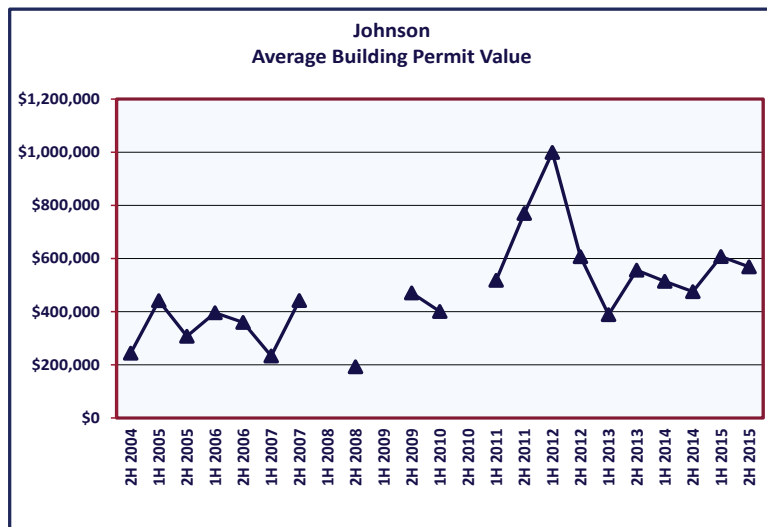
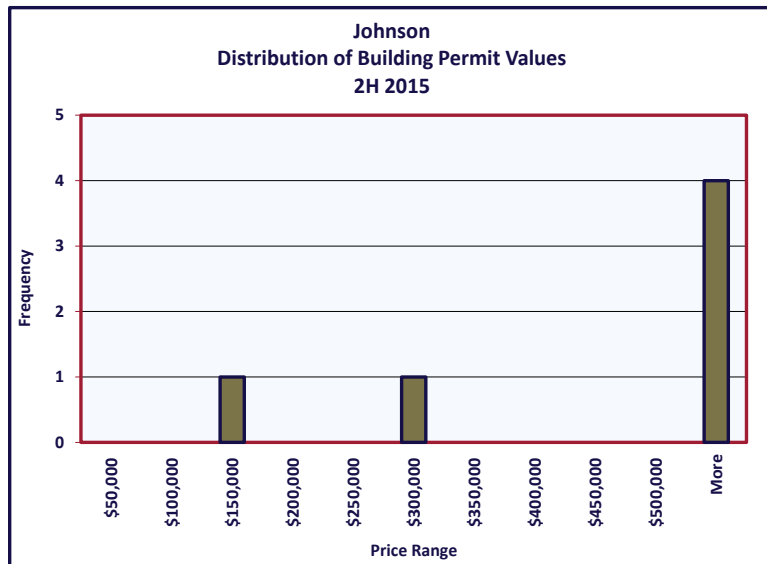
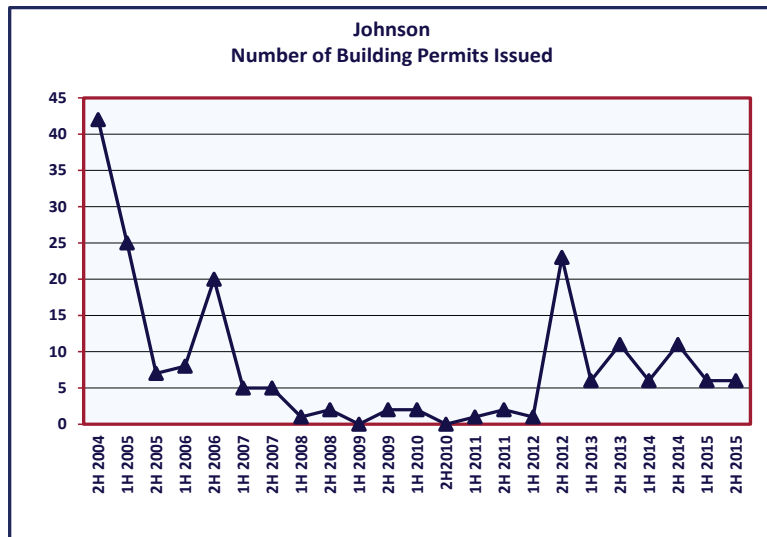


- No houses were sold in Greenland from January 1 to December 31, 2015, or in the first half of 2015. There were 2 sold in the second half of 2014.
- There were 7 houses in Greenland listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$160,714.
- According to the Washington County Assessor's database, 66.8 percent of houses in Greenland were owner-occupied in the second half of 2015.

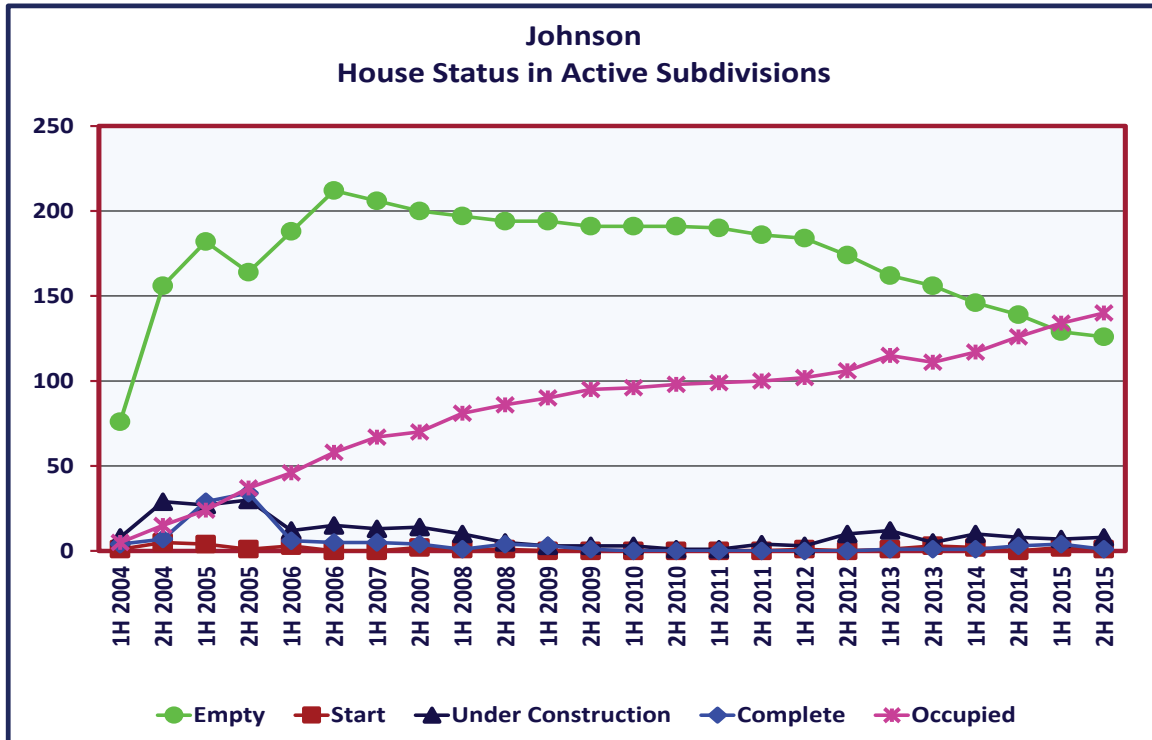


# Johnson

- From July 1 to December 31, 2015 there were 6 residential building permits issued in Johnson. This was a decline of 45.5 percent from the number of permits issued in the second half of 2014.
- In the second half of 2015, a majority of building permits in Johnson were valued in the \$500,000+ range.
- The average residential building permit value in Johnson increased by 19.7 percent from \$475,184 in the second half of 2014 to \$568,687 in the second half of 2015.



# Johnson

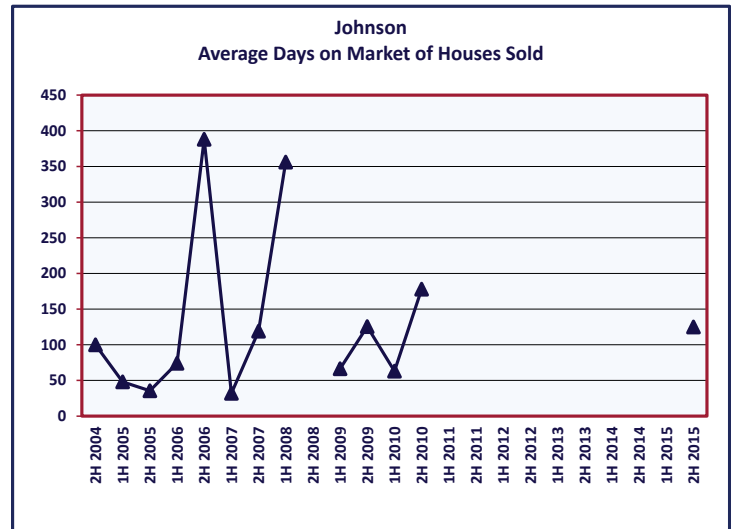
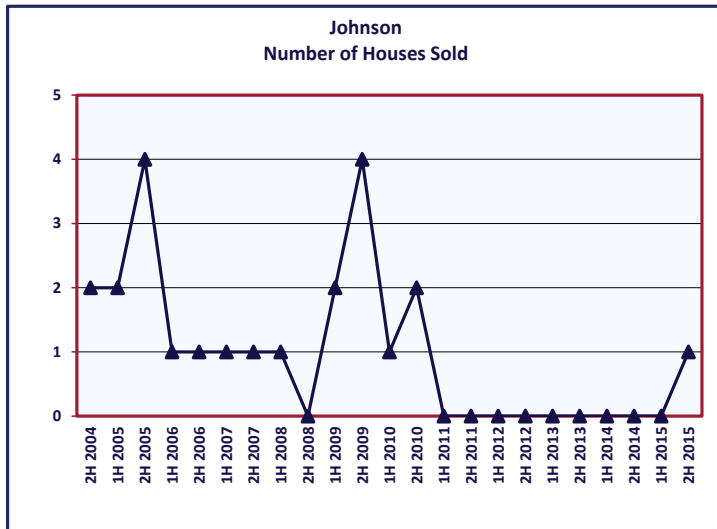


- There were 276 total lots in 3 active subdivisions in Johnson in the second half of 2015. About 50.7 percent of the lots were occupied, 0.4 percent were complete, but unoccupied, 2.9 percent were under construction, 0.4 percent were starts, and 45.7 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the second half of 2015 were Heritage Hills and Clear Creek, Phases I-V, with 4 each.
- 1 of 3 active subdivisions in Johnson had no new construction activity or absorption in the second half of 2015.
- 6 new houses in Johnson became occupied in the second half of 2015. The annual absorption rate implies that there were 116.6 months of remaining inventory in active subdivisions, up from 88.2 months in the first half of 2015.

## Johnson House Status in Active Subdivisions Second Half of 2015

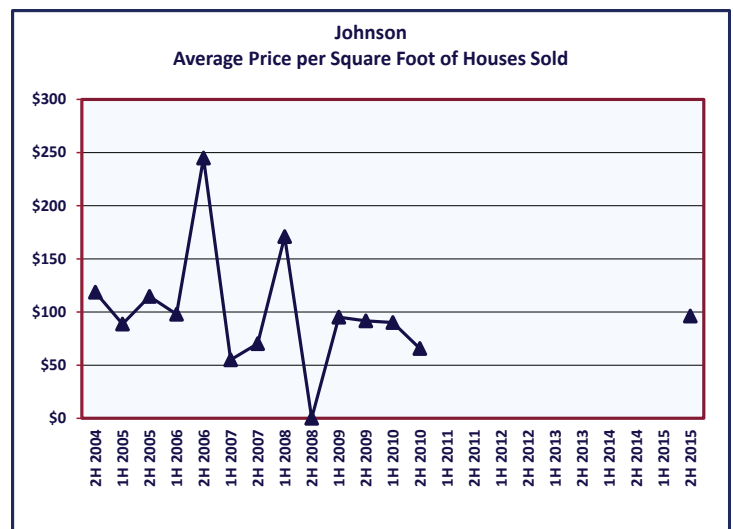
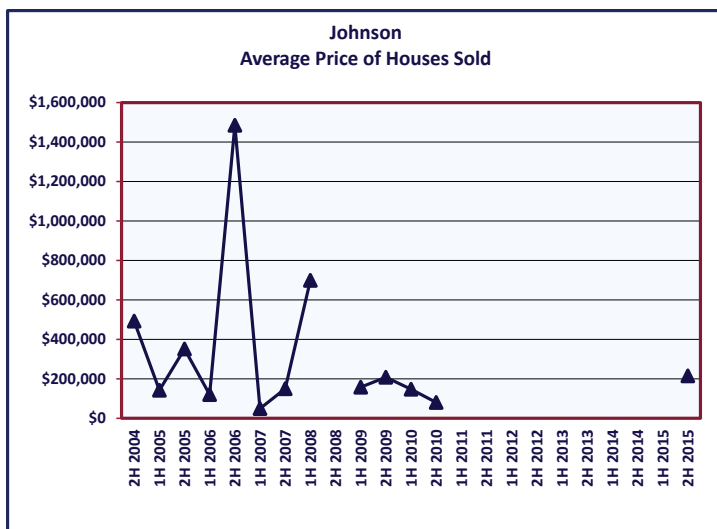
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes <sup>1,2</sup>	18	0	0	0	21	39	0	--
Clear Creek, Phases I-V	83	1	4	0	83	171	1	352.0
Heritage Hills	25	0	4	1	36	66	5	32.7
<b>Johnson</b>	<b>126</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>140</b>	<b>276</b>	<b>6</b>	<b>116.6</b>

# Johnson



- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2015.
- There was 1 house sold in Johnson from July 1 to December 31, 2015, or 100.0 percent more than sold in the second half of 2014 or the first half of 2015.

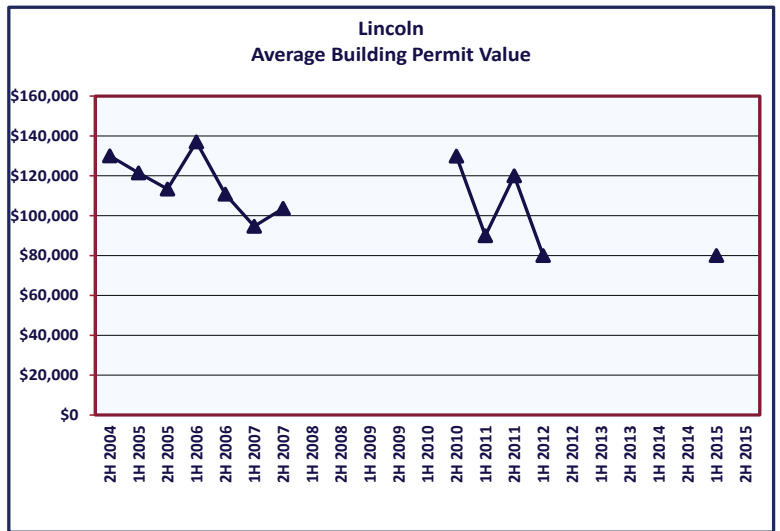
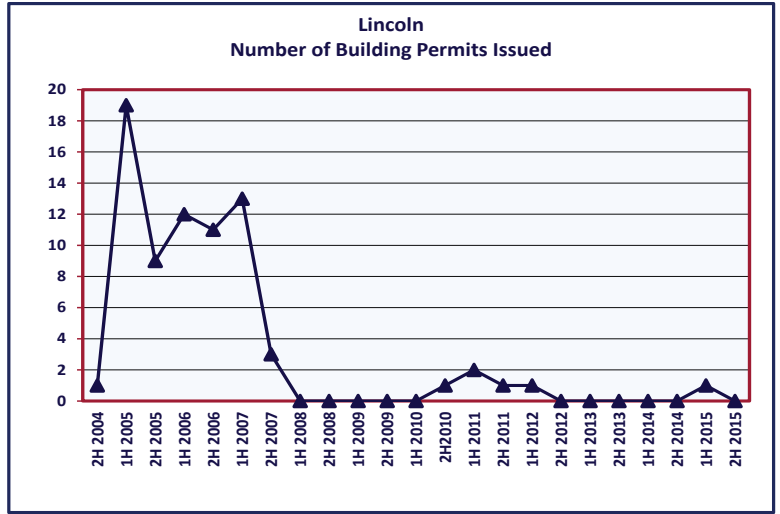
- There were no houses in Johnson listed for sale in the MLS database as of December 31, 2015.
- According to the Washington County Assessor's database, 56.3 percent of houses in Johnson were owner-occupied in the second half of 2015.



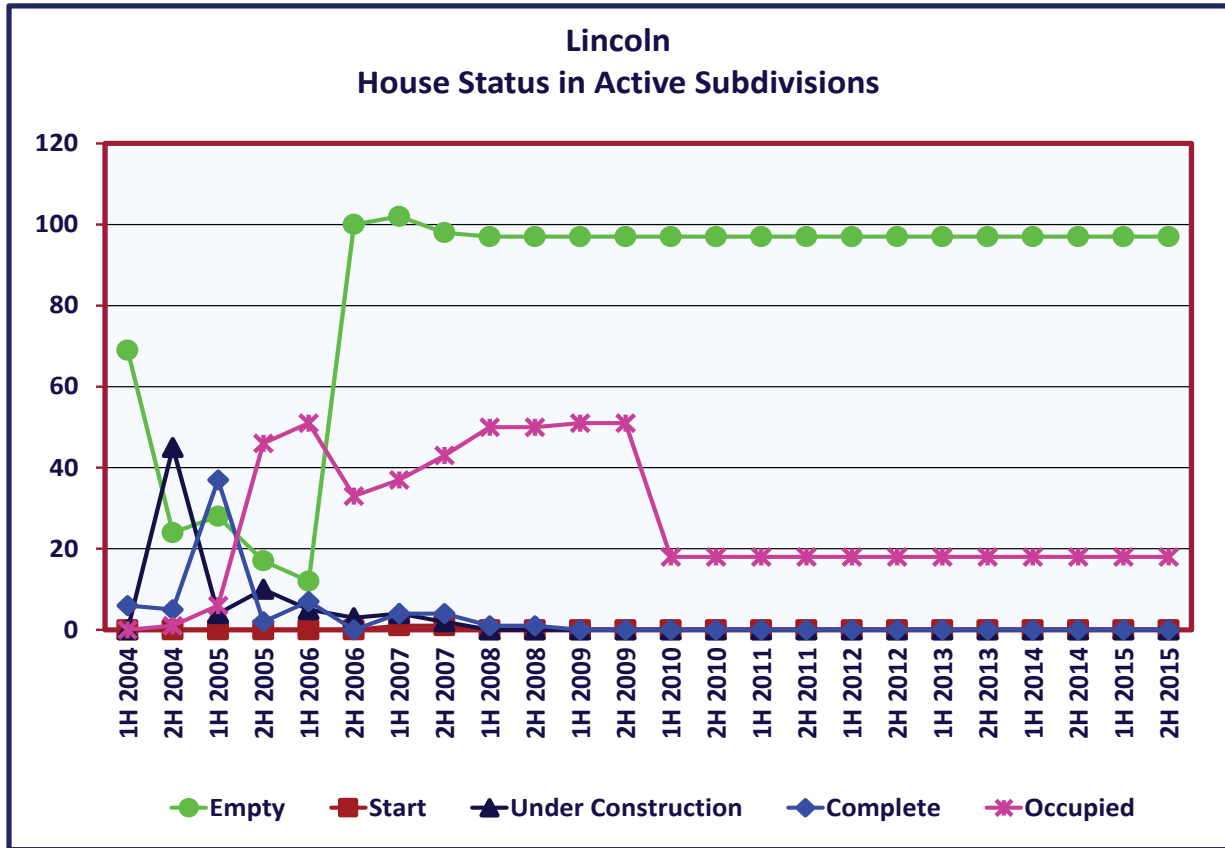


# Lincoln

- From July 1 to December 31, 2015 there were no residential building permits issued in Lincoln. There was 1 permit issued in the first half of 2015.



# Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the second half of 2015. About 15.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 84.3 percent were vacant lots.
- No new construction or progress in existing construction occurred in the last year in the active subdivisions in Lincoln.
- No new houses in Lincoln became occupied in 2015.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2015.

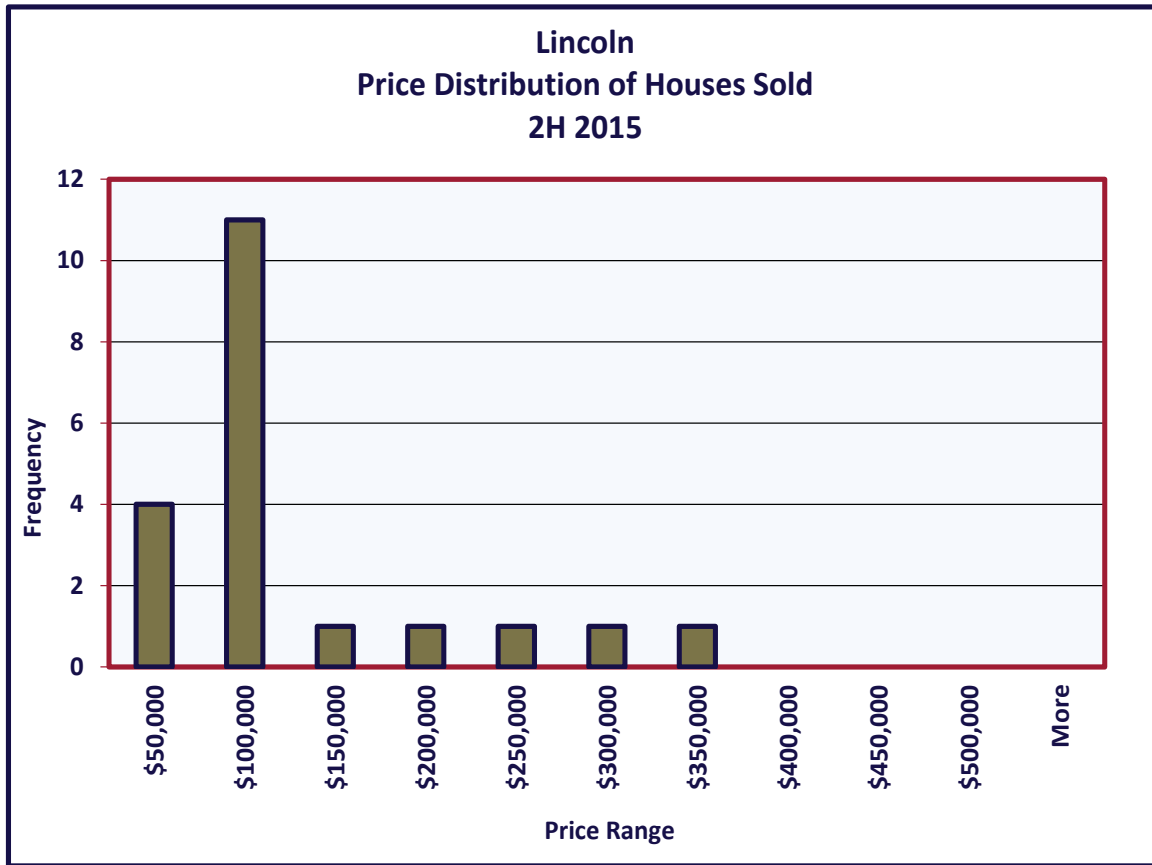
## Lincoln House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Carter-Johnson Subdivision <sup>1,2</sup>	10	0	0	0	2	12	0	--
Country Meadows <sup>1,2</sup>	87	0	0	0	16	103	0	--
<b>Lincoln</b>	<b>97</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>115</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.

# Lincoln

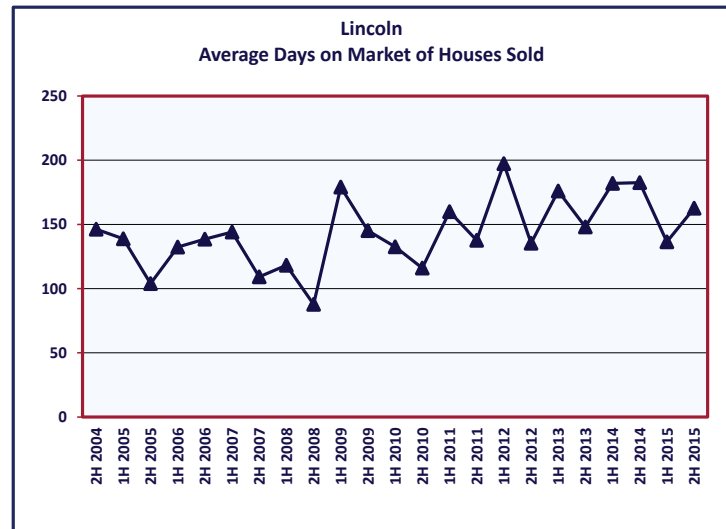
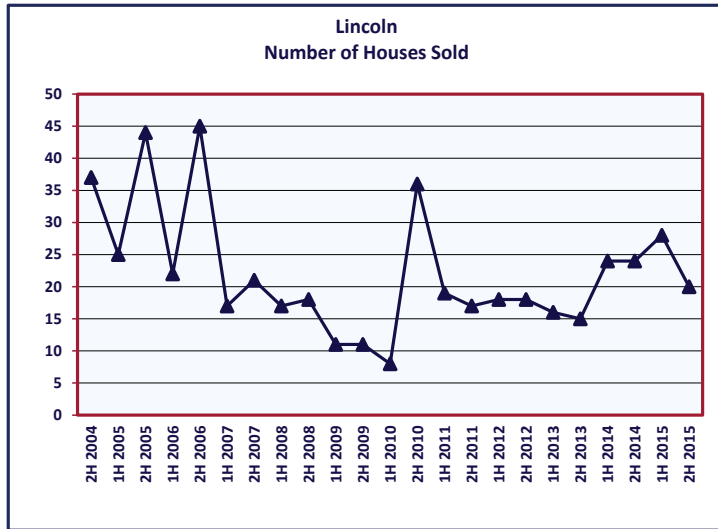


- 55.0 percent of the sold houses in Lincoln were priced between \$50,001 and \$100,000.

## Lincoln Price Range of Houses Sold Second Half of 2015

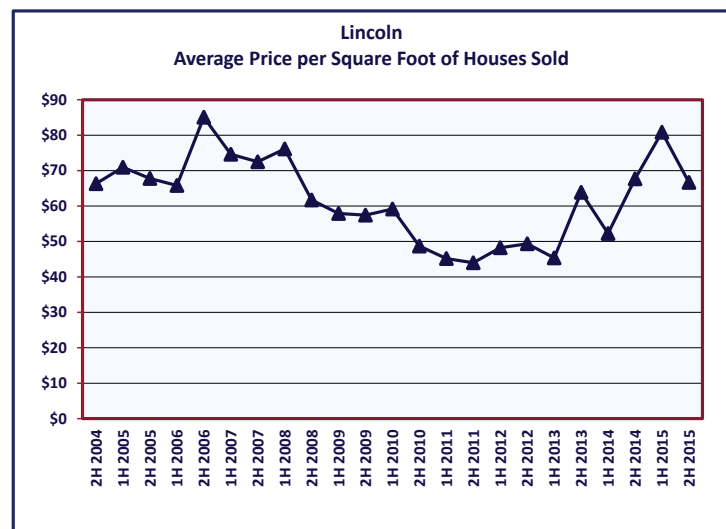
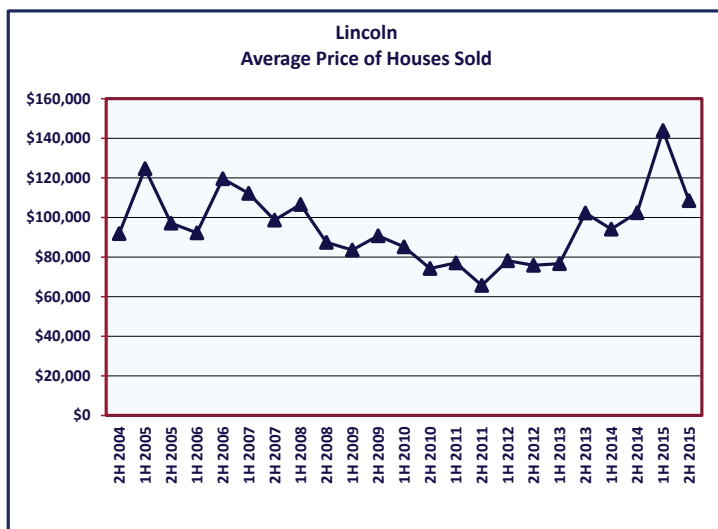
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	20.0%	1,147	324	85.3%	\$35.48
\$50,001 - \$100,000	11	55.0%	1,358	104	100.1%	\$59.73
\$100,001 - \$150,000	1	5.0%	1,842	135	96.4%	\$73.29
\$150,001 - \$200,000	1	5.0%	1,664	24	100.0%	\$108.17
\$200,001 - \$250,000	1	5.0%	2,582	172	99.8%	\$96.05
\$250,001 - \$300,000	1	5.0%	1,980	392	91.1%	\$128.79
\$300,001 - \$350,000	1	5.0%	2,497	95	92.8%	\$128.15
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Lincoln</b>	<b>20</b>	<b>100.0%</b>	<b>1,504</b>	<b>163</b>	<b>96.1%</b>	<b>\$66.67</b>

# Lincoln



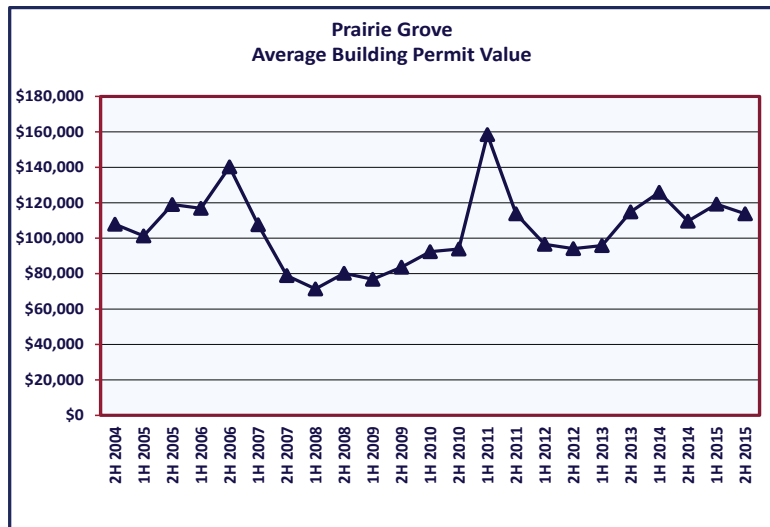
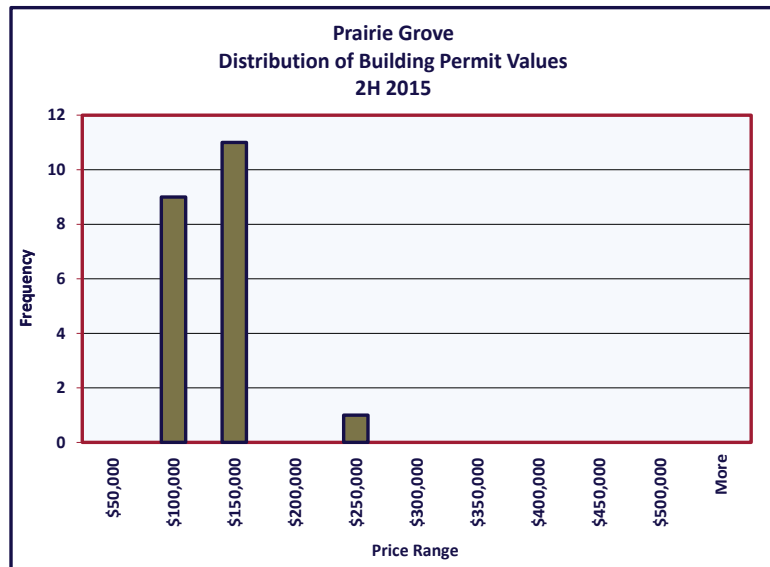
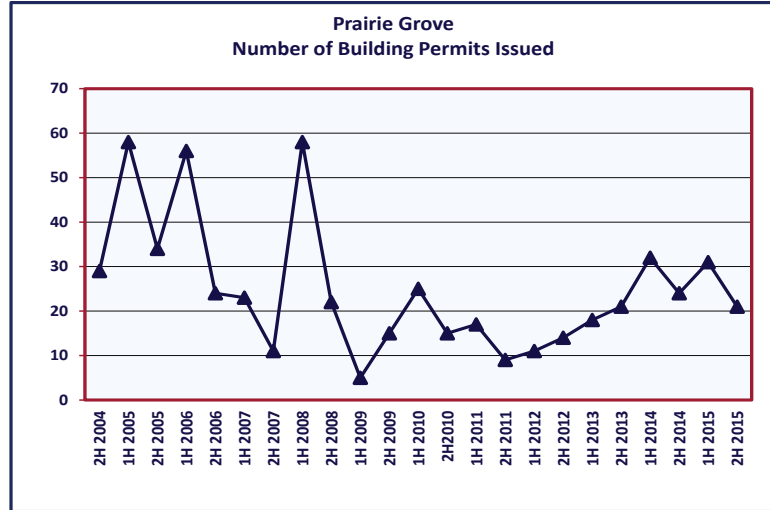
- There were 20 houses sold in Lincoln from July 1 to December 31, 2015, 28.6 percent fewer than the number sold in the first half of 2015 and 16.7 percent fewer than in the second half of 2014.
- The average price of a house sold in Lincoln decreased from \$143,910 in the first half of 2015 to \$108,523 in the second half of 2015.
- The average sales price was 24.6 percent lower than in the previous half year and 6.0 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale increased from 136 in the first half of 2015 to 163 in the second half of 2015.
- The average price per square foot for a house sold in Lincoln decreased from \$80.83 in the first half of 2015 to \$66.67 in the second half of 2015.

- The average price per square foot was 17.5 percent lower than in the previous half year and 1.5 percent lower than in the second half of 2014.
- About 1.2 percent of all houses sold in Washington County in the second half of 2015 were sold in Lincoln.
- The average sales price of a house was 73.9 percent of the county average.
- Of the 20 houses sold in the second half of 2015, none were new construction.
- There were 36 houses in Lincoln listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$132,990.
- According to the Washington County Assessor's database, 56.6 percent of houses in Lincoln were owner-occupied in the second half of 2015.



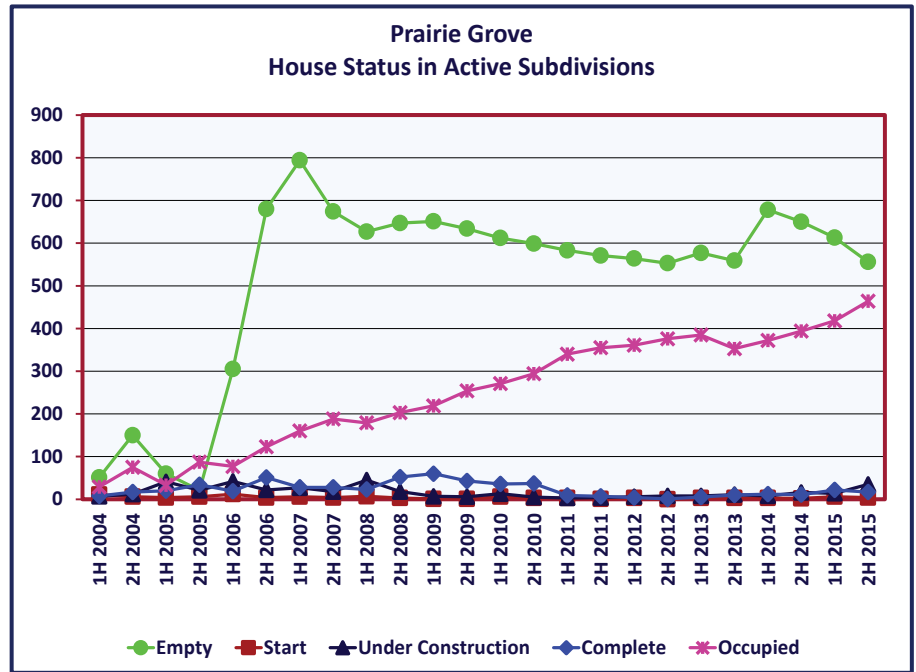
# Prairie Grove

- From July 1 to December 31, 2015 there were 21 residential building permits issued in Prairie Grove. This represents a 12.5 percent decrease from the second half of 2014.
- In the second half of 2015, a majority of the building permits in Prairie Grove were in the \$50,001 to \$150,000 range.
- The average residential building permit value in Prairie Grove increased by 3.8 percent from \$109,570 in the second half of 2014 to \$113,752 in the second half of 2015.



# Prairie Grove

- There were 1,076 total lots in 9 active subdivisions in Prairie Grove in the second half of 2015. About 43.1 percent of the lots were occupied, 1.6 percent were complete, but unoccupied, 3.3 percent were under construction, 0.4 percent were starts, and 51.7 percent were vacant lots.
- The subdivision with the most houses under construction in Prairie Grove in the second half of 2015 were Sundowner with 18.
- 46 new houses in Prairie Grove became occupied in the second half of 2015. The annual absorption rate implies that there were 104.9 months of remaining inventory in active subdivisions, down from 170.9 months in the first half of 2015.
- An additional 190 lots in 1 subdivision had received either preliminary or final approval by December 31, 2015.



## Prairie Grove Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Sundowner, Phase III	1H 2007	190
Prairie Grove		190

## Prairie Grove House Status in Active Subdivisions Second Half of 2015

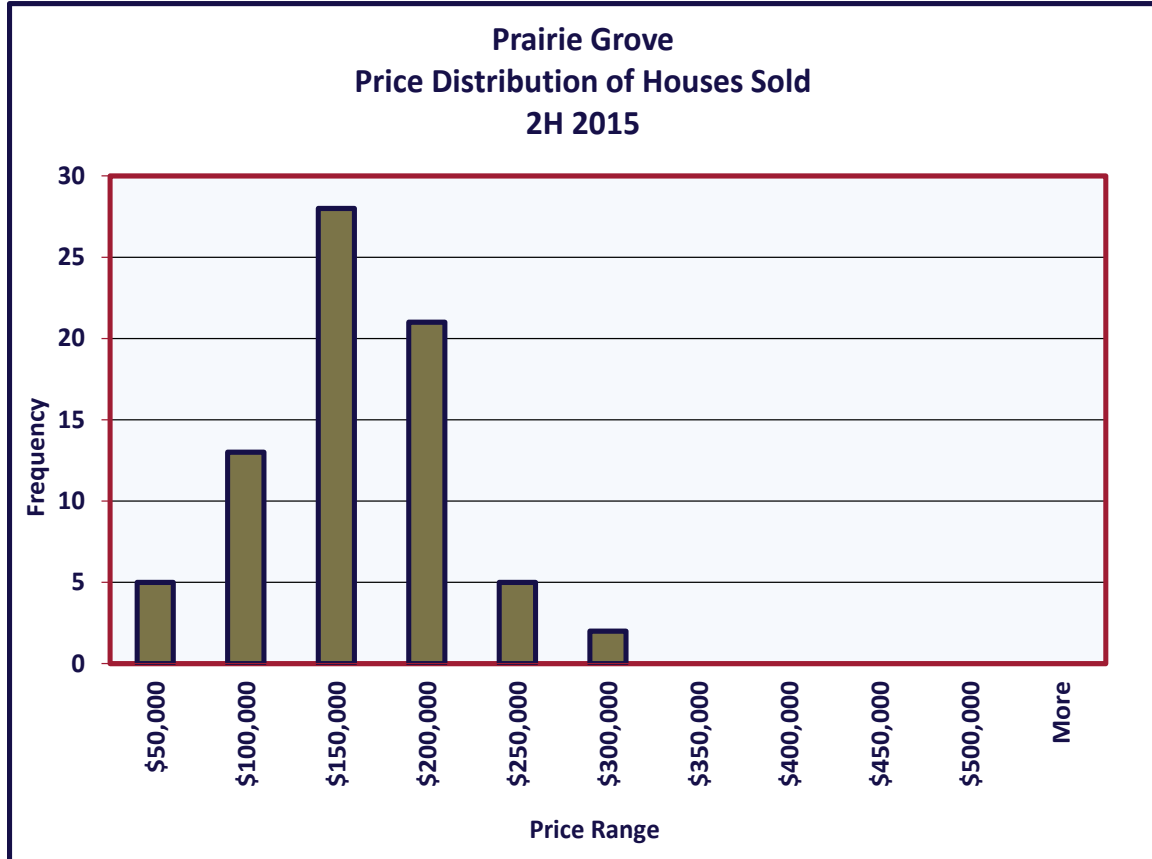
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	80	0	0	2	44	126	3	196.8
Belle Meade, Phases I, II	90	1	6	2	36	135	5	148.5
Chapel Ridge	2	0	0	0	13	15	1	24.0
Grandview Estates, Phases IB, II, III	12	0	0	0	10	22	1	144.0
Highlands Green, Phase I	2	0	2	5	31	40	8	6.8
Highlands Square North	14	1	3	1	20	39	3	76.0
Prairie Meadows, Phases II, III	65	0	5	3	149	222	4	125.1
Stonecrest, Phase II	11	1	1	0	32	45	4	39.0
Sundowner, Phases I, IIA	280	1	18	4	129	432	17	145.4
<b>Prairie Grove</b>	<b>556</b>	<b>4</b>	<b>35</b>	<b>17</b>	<b>464</b>	<b>1,076</b>	<b>46</b>	<b>104.9</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.



# Prairie Grove

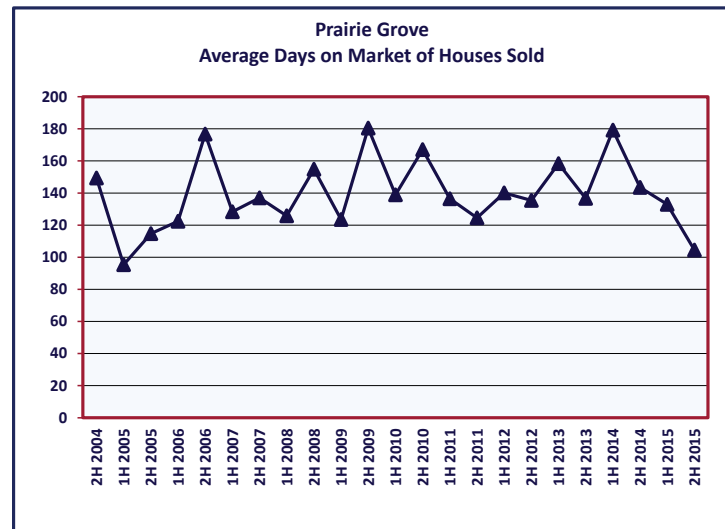
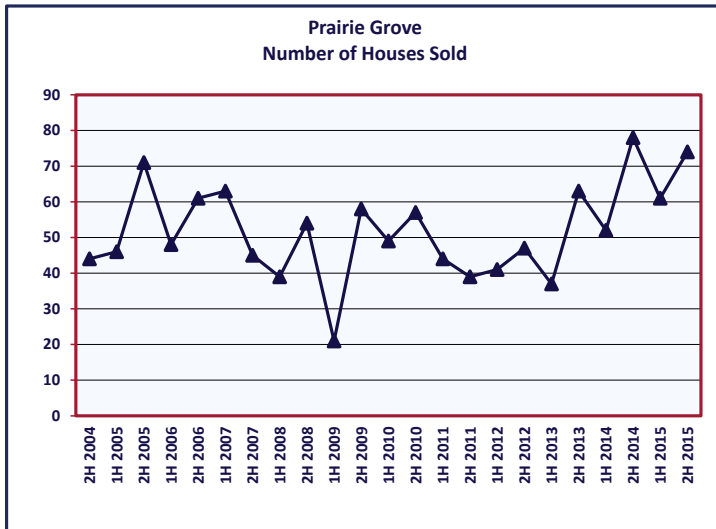


- 55.4 percent of the sold houses in Prairie Grove were priced between \$50,001 and \$150,000.

## Prairie Grove Price Range of Houses Sold Second Half of 2015

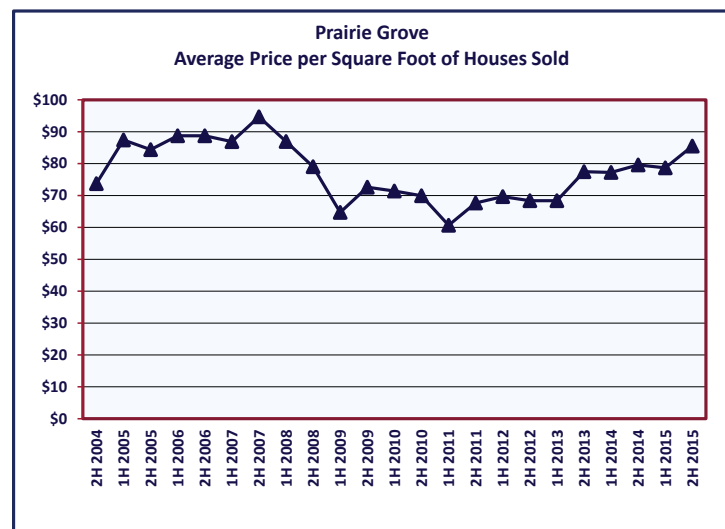
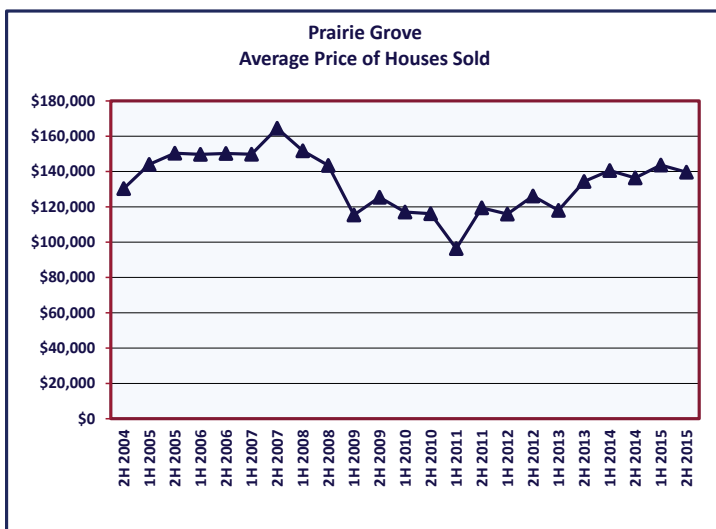
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	6.8%	999	65	91.3%	\$45.60
\$50,001 - \$100,000	13	17.6%	1,350	101	94.8%	\$66.97
\$100,001 - \$150,000	28	37.8%	1,543	118	98.7%	\$84.12
\$150,001 - \$200,000	21	28.4%	1,790	96	99.1%	\$98.58
\$200,001 - \$250,000	5	6.8%	2,044	114	95.6%	\$112.93
\$250,001 - \$300,000	2	2.7%	2,742	104	95.9%	\$119.07
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Prairie Grove</b>	<b>74</b>	<b>100.0%</b>	<b>1,609</b>	<b>105</b>	<b>97.3%</b>	<b>\$85.50</b>

# Prairie Grove



- There were 74 houses sold in Prairie Grove from July 1 to December 31, 2015 or 21.3 percent more than the 61 sold in the first half of 2015 and 5.1 percent fewer than in the second half of 2014.
- The average price of a house sold in Prairie Grove decreased from \$143,662 in the first half of 2015 to \$139,616 in the second half of 2015.
- The average sales price was 2.8 percent lower than in the previous half year and 2.4 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 133 in the first half of 2015 to 105 in the second half of 2015.
- The average price per square foot for a house sold in Prairie Grove increased from \$78.68 in the first half of 2015 to \$85.50 in the second half of 2015.

- The average price per square foot was 8.7 percent higher than in the first half of 2015 and 7.4 higher than in the second half of 2014.
- About 4.5 percent of all houses sold in Washington County in the second half of 2015 were sold in Prairie Grove. The average sales price of a house was 73.8 percent of the county average.
- Out of 74 houses sold in the second half of 2015, 16 were new construction. These newly constructed houses had an average sold price of \$159,164 and took an average of 100 days to sell from their initial listing dates.
- There were 96 houses in Prairie Grove listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$168,146.
- According to the Washington County Assessor's database, 65.2 percent of houses in Prairie Grove were owner-occupied in the second half of 2015.



# Prairie Grove

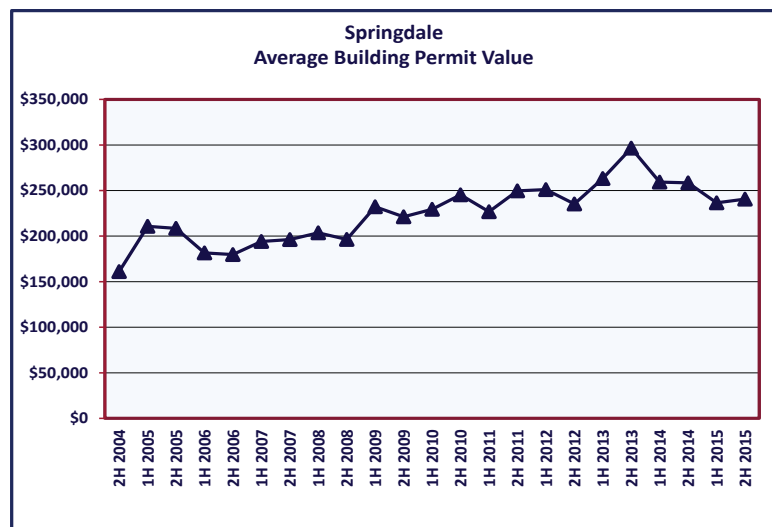
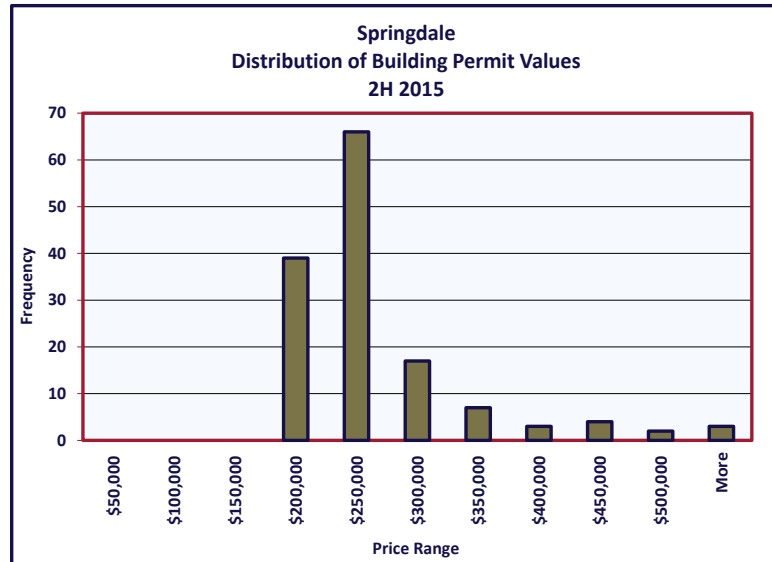
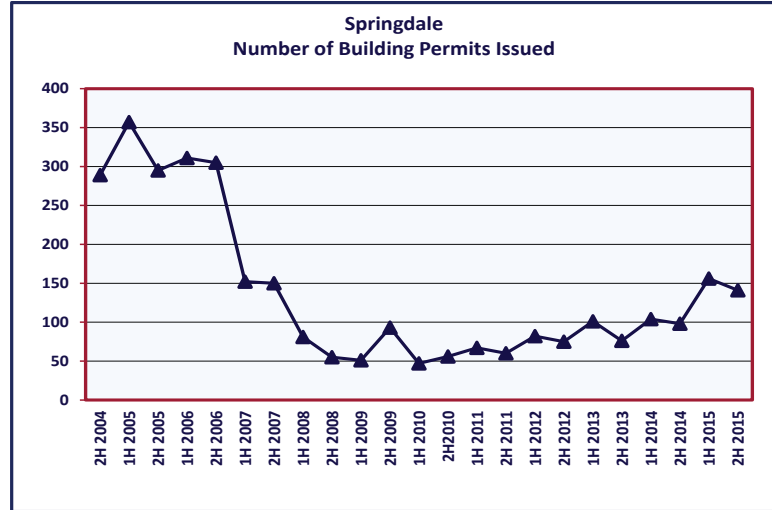
## Prairie Grove Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ab Neals	2	2.7%	857	114	\$45,500	\$56.53
Baggetts	2	2.7%	936	90	\$66,150	\$70.67
Battle Field Estates	7	9.5%	1,516	125	\$128,029	\$84.36
Belle Meade	3	4.1%	1,517	160	\$121,667	\$80.29
Brandon Estates	1	1.4%	1,432	201	\$112,000	\$78.21
Brights	1	1.4%	1,236	127	\$86,000	\$69.58
Carnahans	1	1.4%	1,653	88	\$125,000	\$75.62
Chapel Ridge	1	1.4%	2,130	112	\$244,000	\$114.55
Cummings	1	1.4%	1,226	58	\$88,000	\$71.78
Highlands Green	1	1.4%	1,298	87	\$135,825	\$104.64
Lahera Meadows	2	2.7%	1,709	69	\$135,250	\$79.08
Meadowsweet	1	1.4%	1,973	249	\$174,000	\$88.19
Prairie Meadows	9	12.2%	1,660	117	\$137,789	\$82.79
Prairie Oaks	2	2.7%	1,547	193	\$121,500	\$79.58
Rogers	2	2.7%	1,846	225	\$172,750	\$85.19
Roy Fidler	1	1.4%	1,932	105	\$93,000	\$48.14
Shady Acres Estates	1	1.4%	2,170	93	\$182,700	\$84.19
Stonecrest	2	2.7%	1,514	85	\$140,450	\$92.44
Sundowner Estates	16	21.6%	1,583	56	\$167,454	\$105.63
Other	18	24.3%	1,764	98	\$141,517	\$77.68
<b>Prairie Grove</b>	<b>74</b>	<b>100.0%</b>	<b>1,609</b>	<b>105</b>	<b>\$139,616</b>	<b>\$85.50</b>



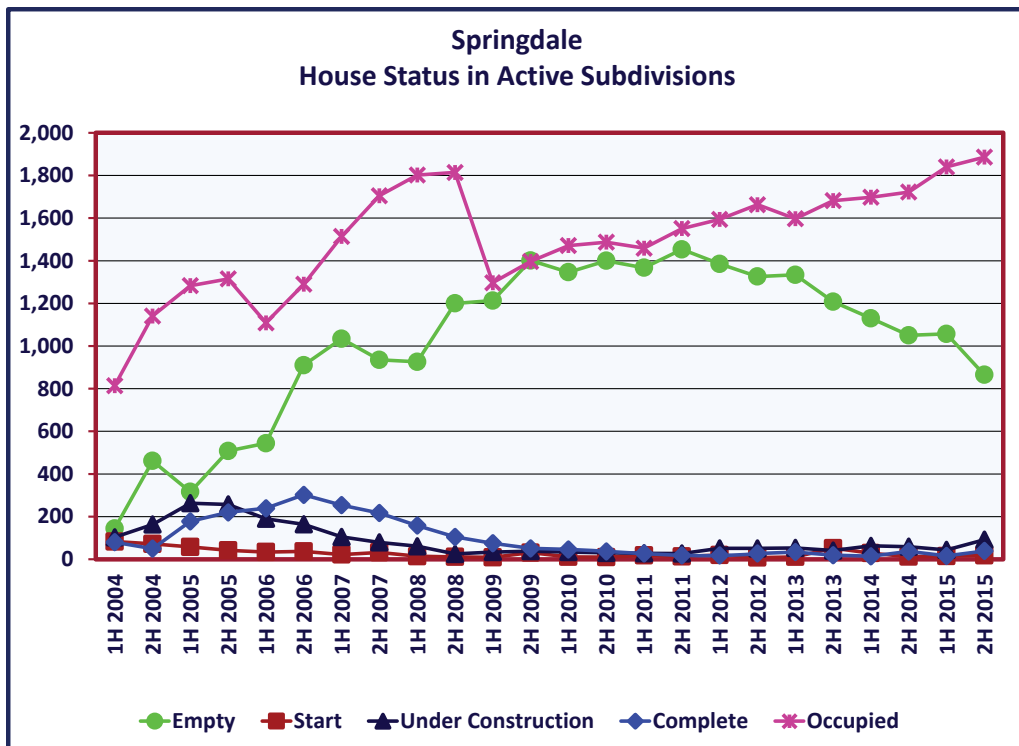
# Springdale

- From July 1 to December 31, 2015 there were 141 residential building permits issued in Springdale. This represents a 43.9 percent increase from the second half of 2014.
- In the second half of 2015, a majority of building permits in Springdale were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Springdale decreased by 6.9 percent from \$258,458 in the second half of 2014 to \$240,524 in the second half of 2015.



# Springdale

- There were 2,900 total lots in 41 active subdivisions in Springdale in the second half of 2015. About 65.0 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 3.2 percent were under construction, 0.6 percent were starts, and 29.8 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the second half of 2015 were Camelot and Grand Valley with 11 each.
- No new construction or progress in existing construction occurred in the last year in 9 out of the 41 active subdivisions in Springdale.
- 111 new houses in Springdale became occupied in the second half of 2015. The annual absorption rate implies that there were 53.1 months of remaining inventory in active subdivisions, down from 73.0 months in the first half of 2015.
- In 13 out of the 41 active subdivisions in Springdale, no absorption occurred in the past year.



- An additional 297 lots in 5 subdivisions had received either preliminary or final approval by December 31, 2015.

## Springdale Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Habberton Ridge	2H 2014	181
Legendary, Phase II	1H 2013	71
Mill Creek PUD	2H 2009	7
Sage Field, Phase II	1H 2013	27
<i>Final Approval</i>		
Hall Crossing	1H 2014	11
<b>Springdale</b>		<b>297</b>

# Springdale

## Springdale House Status in Active Subdivisions Second Half of 2015

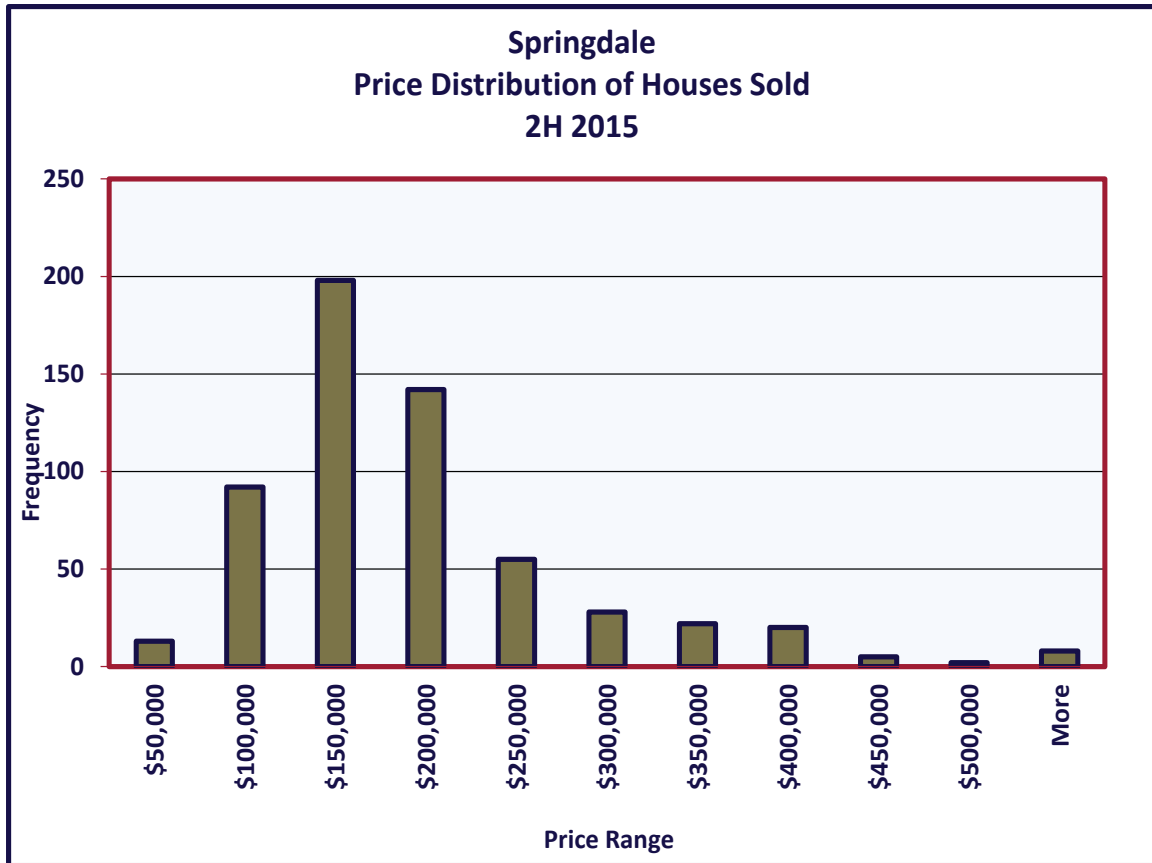
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	12	0	1	0	91	104	0	26.0
Arkanshire	5	1	0	0	64	70	0	72.0
Blue Ridge Meadows (Benton County)	2	0	1	0	36	39	0	18.0
Brookemore Chase <sup>1,2</sup>	3	0	0	0	29	32	0	--
Butterfield Gardens, Phase III <sup>1</sup>	1	2	10	0	63	76	0	--
Camelot	41	0	11	0	15	67	4	--
Carriage Crossing	3	0	0	0	17	20	0	36.0
Churchill Crescent, Phase III	2	0	0	0	12	14	0	24.0
East Ridge <sup>1,2</sup>	7	0	0	0	1	8	0	--
Eastview	115	2	9	12	35	173	17	69.0
The Enclave	26	0	0	0	40	66	0	156.0
The Falls	7	0	0	0	23	30	4	10.5
Fern's Valley <sup>1,2</sup>	38	0	0	0	15	53	0	--
Grand Valley Estates	12	0	1	0	11	24	1	78.0
Grand Valley	96	1	11	3	48	159	16	47.6
Grand Valley Meadows <sup>1</sup>	88	1	1	2	0	92	0	--
Grand Valley Stables at Guy Terry Farms	6	0	0	0	18	24	0	24.0
Har-Ber Meadows, Phases V, VII, XVIII, XX	12	0	1	0	122	135	0	31.2
Hidden Hills, Phase II <sup>1,2</sup>	11	0	0	0	72	83	0	--
Jacob's Court (Benton County)	8	1	2	3	14	28	5	24.0
Legendary, Phase I (Benton County)	79	0	2	7	77	165	7	70.4
Meadow Haven <sup>1,2</sup>	9	0	0	0	27	36	0	--
Mill's Quarter	1	1	2	0	15	19	0	12.0
Parker's Place, Phase II <sup>1,2</sup>	1	0	0	0	42	43	0	--
Renaissance South	10	0	0	0	48	58	0	60.0
Rosson Creek	18	0	3	0	24	45	6	31.5
Sage Field <sup>1</sup>	3	1	2	0	82	88	0	--
Savannah Ridge	24	0	0	2	67	93	3	52.0
Serenity Phase I	23	0	6	3	68	100	3	64.0
Silent Knoll	30	0	7	0	31	68	4	88.8
Spring Creek Estates, Phases IIA-IIC	7	0	1	0	154	162	0	19.2
Spring Creek Park <sup>1,2</sup>	14	3	0	0	143	160	2	25.5
Spring Hill, Phase I (Benton County)	5	0	0	0	75	80	0	--
Spring Hill, Phase II	24	4	9	6	57	100	17	13.6
Sugg <sup>1,2</sup>	12	0	0	0	6	18	0	--
Sylvan Acres (Benton County) <sup>1,2</sup>	21	0	0	0	5	26	0	--
Thornbury, Phases III, V (Benton County)	16	0	0	0	55	71	1	--
Tuscany	33	0	7	1	123	164	12	18.9
Vicenza Villa	28	1	5	0	40	74	9	34.0
Wagon Wheel Bend (Benton County) <sup>1</sup>	6	0	0	0	18	24	0	--
Williamstowne Estates	6	0	0	0	3	9	0	36.0
<b>Springdale</b>	<b>865</b>	<b>18</b>	<b>92</b>	<b>39</b>	<b>1,886</b>	<b>2,900</b>	<b>111</b>	<b>53.1</b>

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

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



# Springdale

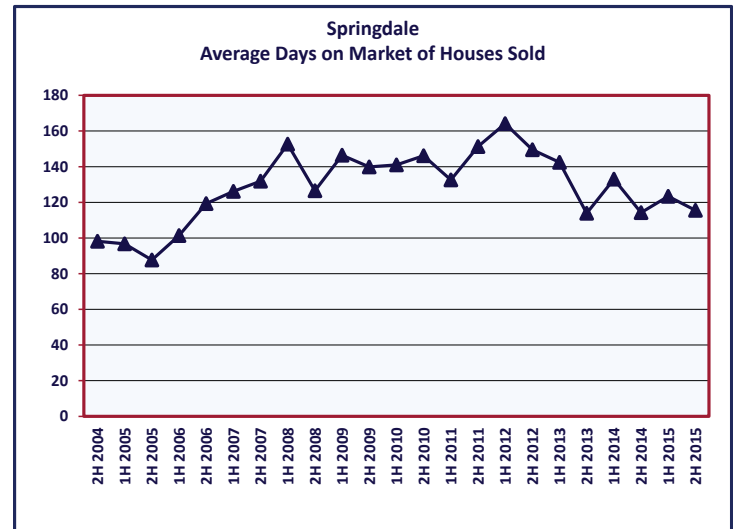
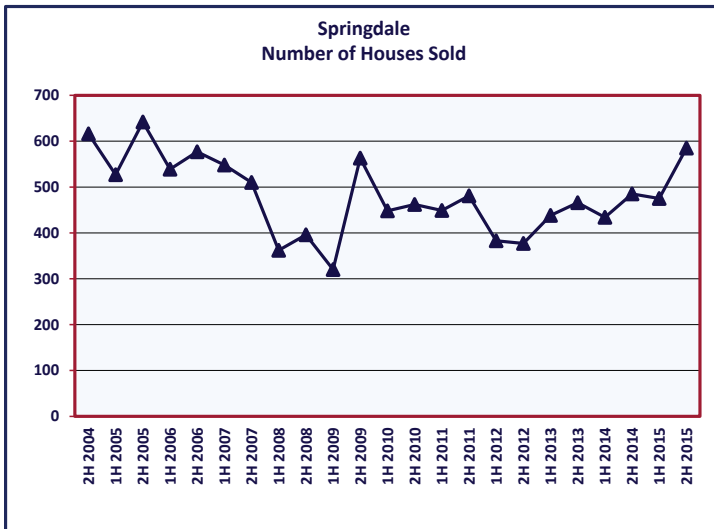


- 58.1 percent of the sold houses in Springdale were priced between \$100,001 and \$200,000.

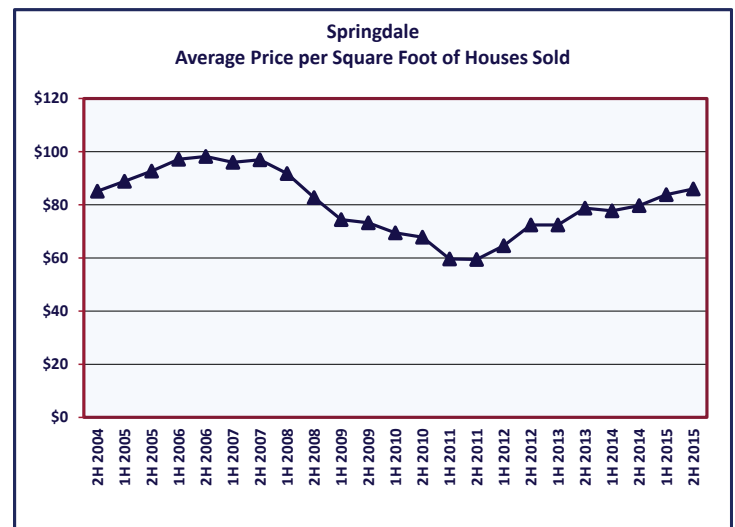
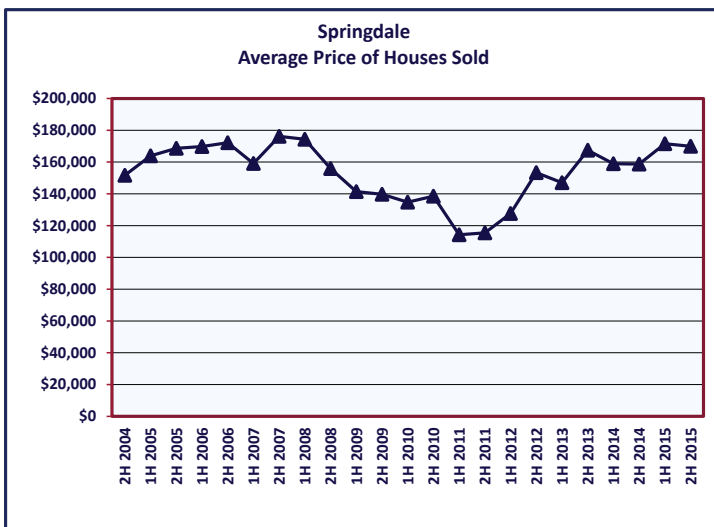
## Springdale Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	13	2.2%	1,079	100	93.7%	\$37.89
\$50,001 - \$100,000	92	15.7%	1,324	146	97.2%	\$63.60
\$100,001 - \$150,000	198	33.8%	1,557	101	98.0%	\$82.99
\$150,001 - \$200,000	142	24.3%	1,938	107	98.2%	\$90.61
\$200,001 - \$250,000	55	9.4%	2,256	104	97.2%	\$101.78
\$250,001 - \$300,000	28	4.8%	2,929	127	96.1%	\$95.94
\$300,001 - \$350,000	22	3.8%	3,196	159	96.2%	\$106.50
\$350,001 - \$400,000	20	3.4%	3,466	133	95.4%	\$107.81
\$400,001 - \$450,000	5	0.9%	3,653	100	97.9%	\$116.69
\$450,001 - \$500,000	2	0.3%	4,641	98	97.0%	\$103.43
\$500,000+	8	1.4%	4,827	186	95.3%	\$135.85
<b>Springdale</b>	<b>585</b>	<b>100.0%</b>	<b>1,934</b>	<b>115</b>	<b>97.5%</b>	<b>\$85.99</b>

# Springdale



- There were 585 houses sold in Springdale from July 1 to December 31, 2015 or 23.2 percent more than the 475 sold in the first half of 2015 and 20.6 percent more than in the second half of 2014.
- The average price of a house sold in Springdale decreased from \$171,518 in the first half of 2015 to \$171,921 in the second half of 2015.
- The average sales price was 0.9 percent lower than in the previous half year and 7.1 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 123 in the first half of 2015 to 115 in the second half of 2015.
- The average price per square foot for a house sold in Springdale increased from \$83.79 in the first half of 2015 to \$85.99 in the second half of 2015.
- The average price per square foot was 2.6 percent higher than in the first half of 2015 and 7.9 percent higher than in the second half of 2014.
- About 35.6 percent of all houses sold in Washington County in the second half of 2015 were sold in Springdale. The average sales price of a house was 89.9 percent of the county average.
- Out of 585 houses sold in the second half of 2015, 119 were new construction. These newly constructed houses had an average sold price of \$180,007 and took an average of 116 days to sell from their initial listing dates.
- There were 356 houses in Springdale listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$255,945.
- According to the Washington County Assessor's database, 72.6 percent of houses in Springdale were owner-occupied in the second half of 2015.



# Springdale

## Springdale Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	6	1.0%	1,968	103	\$137,592	\$69.72
Apple Orchard	1	0.2%	1,644	88	\$129,000	\$78.47
Arber Estates	4	0.7%	1,806	157	\$182,350	\$100.95
Arkanshire	1	0.2%	1,402	154	\$148,000	\$105.56
Barrington Heights	1	0.2%	3,100	205	\$326,500	\$105.32
Belmont Estates	2	0.3%	3,142	68	\$317,977	\$100.71
Berry Farm	1	0.2%	1,418	48	\$125,000	\$88.15
Birds	2	0.3%	1,113	50	\$93,500	\$83.92
Blue Springs Village	5	0.9%	1,393	130	\$110,700	\$79.40
Blueberry Acres	1	0.2%	1,076	172	\$82,500	\$76.67
Bobby Thompson	1	0.2%	1,096	56	\$29,500	\$26.92
Bradshaw	1	0.2%	1,931	87	\$118,500	\$61.37
Brandons Way	2	0.3%	1,688	146	\$135,950	\$82.65
Briarwood	3	0.5%	1,747	55	\$132,671	\$76.23
Broadmore Acres	3	0.5%	1,310	57	\$97,333	\$74.02
Brookemore Chase	1	0.2%	1,775	119	\$161,000	\$90.70
Butterfield Gardens	5	0.9%	1,152	95	\$83,080	\$72.20
Callihan Estates	1	0.2%	2,072	60	\$162,500	\$78.43
Camelot	4	0.7%	2,906	71	\$330,913	\$113.82
Candlestick Place	1	0.2%	1,412	71	\$106,900	\$75.71
Canterbury	1	0.2%	1,700	57	\$152,000	\$89.41
Carrington Place	2	0.3%	1,538	70	\$141,500	\$92.05
Carter	2	0.3%	1,486	57	\$89,200	\$59.70
Cedar Grove Farms	3	0.5%	1,480	95	\$99,467	\$68.76
Chadwick	3	0.5%	1,945	132	\$154,633	\$79.47
Chantel	2	0.3%	2,154	55	\$202,500	\$94.07
Christian Street	1	0.2%	1,207	108	\$84,900	\$70.34
Churchill Crescent	2	0.3%	4,815	216	\$590,000	\$122.40
Cobblestone Crossing	1	0.2%	2,227	71	\$200,000	\$89.81
College Heights	2	0.3%	1,100	275	\$40,000	\$36.25
Country Club Estate	1	0.2%	1,688	23	\$228,000	\$135.07
County Court	8	1.4%	1,255	82	\$77,675	\$64.17
Courtyard	1	0.2%	1,833	91	\$170,000	\$92.74
Covenant Creek	1	0.2%	1,570	108	\$140,000	\$89.17
Creekside Estates	2	0.3%	3,002	72	\$306,750	\$102.16
Dandy	2	0.3%	2,222	457	\$106,250	\$48.03
Davis	1	0.2%	1,473	115	\$110,000	\$74.68
Deerfield	5	0.9%	1,696	82	\$139,290	\$82.12
Dreamcatcher	2	0.3%	1,424	50	\$114,950	\$80.91
Eagle Crest	2	0.3%	1,752	77	\$151,750	\$86.67
East Fork	2	0.3%	1,141	92	\$88,250	\$77.89
Eastside	1	0.2%	1,119	42	\$60,000	\$53.62
Eastview	42	7.2%	1,309	119	\$118,097	\$90.68
Edmondson	3	0.5%	1,982	91	\$141,600	\$73.21
Elmdale Heights	4	0.7%	1,566	75	\$81,910	\$52.42

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Emerald Point	2	0.3%	4,065	109	\$362,500	\$90.52
Enclave	1	0.2%	3,575	88	\$350,000	\$97.90
Estates At Brush Creek	3	0.5%	3,761	103	\$499,967	\$131.34
Fairview	1	0.2%	2,416	69	\$170,000	\$70.36
Fairway Condominiums	1	0.2%	1,122	98	\$67,000	\$59.71
Falcon	3	0.5%	1,603	53	\$121,000	\$75.44
The Falls	1	0.2%	2,800	195	\$336,000	\$120.00
Ferguson Glen	2	0.3%	1,731	125	\$151,000	\$87.23
Flowing Springs	2	0.3%	2,268	128	\$188,500	\$83.46
Garnerlarimore	3	0.5%	1,295	128	\$81,833	\$63.15
Grand Valley	15	2.6%	1,598	95	\$157,253	\$98.39
Grand Valley Estates	1	0.2%	3,341	37	\$352,500	\$105.51
Great Meadows	1	0.2%	1,553	68	\$130,000	\$83.71
Green Side Place	1	0.2%	1,913	144	\$179,000	\$93.57
Greenbrier Estate	1	0.2%	3,119	74	\$352,000	\$112.86
Greenlawn	1	0.2%	1,224	56	\$65,500	\$53.51
Har-Ber Meadows	18	3.1%	2,243	112	\$239,411	\$105.86
Harmon Estates	1	0.2%	3,174	56	\$351,000	\$110.59
Harper	3	0.5%	1,470	83	\$80,833	\$54.04
Harvo	2	0.3%	1,178	41	\$94,250	\$80.09
Hayes First	1	0.2%	1,238	63	\$92,000	\$74.31
Hembree	1	0.2%	1,110	61	\$45,000	\$40.54
Henson Heights	3	0.5%	2,351	90	\$149,333	\$63.93
Heritage Hills	2	0.3%	5,403	66	\$722,500	\$136.76
Hidden Hills	2	0.3%	1,644	109	\$130,675	\$79.64
Hidden Lake Estates	4	0.7%	1,245	133	\$105,625	\$85.23
High Chaparral	3	0.5%	2,083	66	\$162,667	\$80.52
Hillcrest	2	0.3%	1,191	92	\$59,700	\$47.11
Indianhead Estates	1	0.2%	2,262	43	\$111,650	\$49.36
Jacob's Court	5	0.9%	1,323	78	\$131,560	\$99.39
Joy J Acres	1	0.2%	2,608	81	\$250,000	\$95.86
Kensington	1	0.2%	1,663	42	\$154,000	\$92.60
Lake Road Estates	2	0.3%	2,885	103	\$218,500	\$77.24
Lakeview Heights	2	0.3%	2,616	57	\$200,950	\$74.20
The Landing	1	0.2%	1,300	908	\$93,000	\$71.54
Legendary	6	1.0%	1,910	121	\$205,728	\$108.00
Lendel Estates	1	0.2%	2,500	76	\$165,000	\$66.00
Lester	6	1.0%	2,015	86	\$165,733	\$81.96
Lexington	4	0.7%	2,174	174	\$205,250	\$94.57
Liberty Heights	3	0.5%	3,034	246	\$325,967	\$107.58
Meadow Haven	1	0.2%	2,049	114	\$184,100	\$89.85
Meadows	1	0.2%	1,292	40	\$91,000	\$70.43
Monticello	3	0.5%	2,688	88	\$269,667	\$99.98
Nail	1	0.2%	2,168	108	\$162,000	\$74.72
Neff	1	0.2%	1,585	96	\$116,000	\$73.19

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Newell	2	0.3%	1,905	30	\$73,700	\$39.92
Northeast Meadow	2	0.3%	1,130	135	\$84,000	\$74.97
Oak Ridge	1	0.2%	2,726	125	\$185,000	\$67.87
Oak Walk	3	0.5%	1,971	54	\$170,807	\$86.70
Oaks	4	0.7%	1,977	73	\$141,600	\$71.80
Orchard	3	0.5%	1,544	81	\$123,000	\$79.70
Oxford Place	1	0.2%	2,255	169	\$183,000	\$81.15
Palisades	5	0.9%	2,003	96	\$164,180	\$82.15
Paradise Valley	3	0.5%	1,146	431	\$65,708	\$57.40
Park Place	3	0.5%	1,227	382	\$98,267	\$78.78
Parker Place	7	1.2%	1,713	121	\$169,986	\$99.40
Parson Hills	2	0.3%	1,622	83	\$119,000	\$73.94
Peaceful Valley	15	2.6%	1,938	114	\$147,833	\$75.92
The Pines	1	0.2%	832	39	\$57,900	\$69.59
Pinewood	7	1.2%	2,260	52	\$217,443	\$96.31
Pinkley	2	0.3%	2,591	140	\$247,750	\$95.62
Plantation Estates	3	0.5%	3,063	70	\$331,667	\$108.31
Pleasant Place	1	0.2%	2,039	198	\$130,000	\$63.76
Ponderosa	3	0.5%	2,613	188	\$213,500	\$79.11
Porthaven	2	0.3%	1,395	36	\$140,750	\$100.95
Pults	2	0.3%	1,318	140	\$100,000	\$76.07
Quail Run	1	0.2%	2,584	111	\$220,000	\$85.14
Renaissance	4	0.7%	2,351	91	\$220,500	\$94.43
Rochelle Riviera Lakesites	1	0.2%	2,204	111	\$169,000	\$76.68
Rogers	2	0.3%	1,940	39	\$135,500	\$69.06
Rolling Acres	1	0.2%	1,411	56	\$108,000	\$76.54
Rosson Creek	4	0.7%	2,113	177	\$226,475	\$107.10
Saddlebrook	2	0.3%	1,783	87	\$162,000	\$90.98
Saddleridge Estates	1	0.2%	3,515	161	\$372,500	\$105.97
San Jose Estates	1	0.2%	1,681	149	\$100,000	\$59.49
Sandy Heights	2	0.3%	2,285	286	\$173,500	\$75.78
Savannah Ridge	4	0.7%	1,555	129	\$151,105	\$97.22
Scott Acres	1	0.2%	1,060	59	\$94,000	\$88.68
Serenity	11	1.9%	1,611	111	\$154,486	\$95.93
Shady Oaks	3	0.5%	2,079	50	\$205,800	\$98.92
Shenandoah Hills	2	0.3%	3,310	154	\$277,500	\$85.30
Silverstone	2	0.3%	1,797	63	\$125,775	\$69.96
Sonoma	2	0.3%	2,402	73	\$184,245	\$78.06
South Meadows	1	0.2%	2,090	153	\$170,000	\$81.34
Southern Hills	1	0.2%	1,345	37	\$107,000	\$79.55
Southfield	2	0.3%	1,423	76	\$130,950	\$91.87
Southfork	1	0.2%	1,610	305	\$102,800	\$63.85
Southland	1	0.2%	1,339	52	\$115,000	\$85.88
Southwind Terrace	5	0.9%	2,492	60	\$225,940	\$90.01

# Springdale

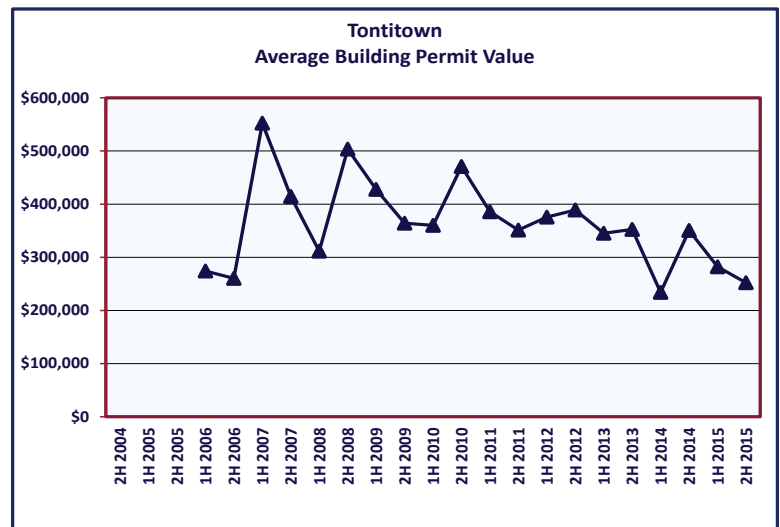
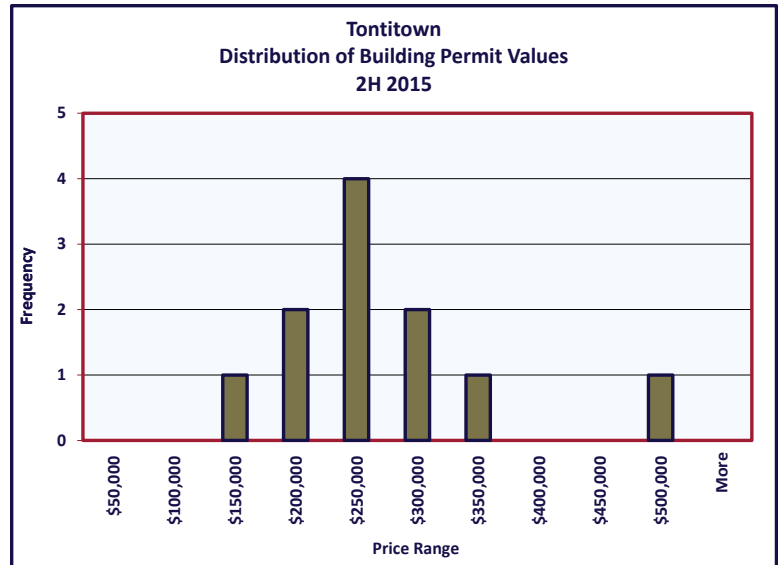
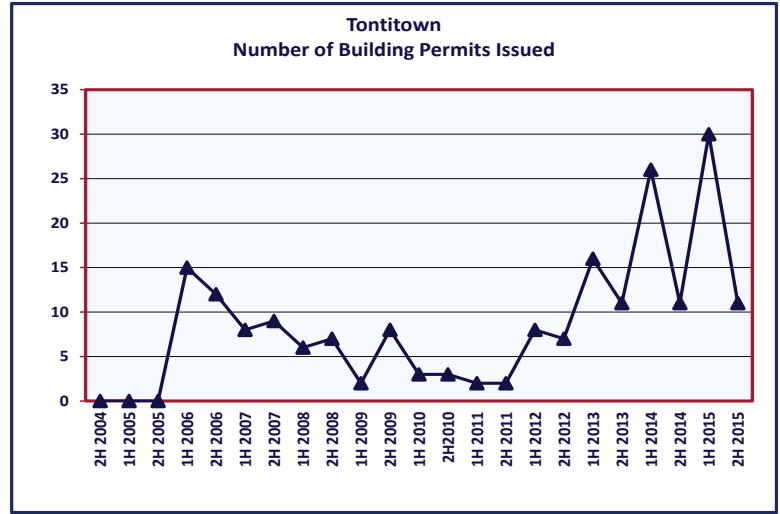
## Springdale Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Southwinds Terrace	3	0.5%	2,625	114	\$219,300	\$86.49
Spanish Trace	1	0.2%	1,800	81	\$144,900	\$80.50
Spring Creek Estates	16	2.7%	1,641	102	\$150,319	\$92.06
Spring Hill	13	2.2%	1,871	75	\$170,713	\$92.13
Spring Ridge	3	0.5%	3,483	113	\$394,667	\$113.64
Steele	1	0.2%	1,308	63	\$107,000	\$81.80
Steeplechase	3	0.5%	2,556	96	\$248,167	\$96.99
Stockton Place	1	0.2%	1,316	43	\$120,000	\$91.19
Stonecrest	1	0.2%	2,577	114	\$252,000	\$97.79
Stonewood	1	0.2%	2,266	0	\$237,500	\$104.81
Sunny Slope	2	0.3%	954	528	\$63,500	\$66.75
Sunset Ridge	1	0.2%	3,555	140	\$319,900	\$89.99
Suttle Estates	1	0.2%	3,652	96	\$409,000	\$111.99
Thornbury	5	0.9%	4,360	192	\$459,980	\$105.66
Timber Ridge	2	0.3%	4,065	107	\$357,345	\$89.74
Tuscan Sun	1	0.2%	2,780	168	\$354,000	\$127.34
Tuscany	8	1.4%	2,599	151	\$286,050	\$109.81
Vicenza Villa	1	0.2%	2,050	146	\$225,000	\$109.76
Village Estates	3	0.5%	2,220	168	\$185,633	\$83.87
Villaggio De Perona	1	0.2%	1,925	30	\$218,500	\$113.51
Vineyard	6	1.0%	1,463	55	\$117,792	\$81.58
W Walker	6	1.0%	2,123	78	\$166,650	\$77.92
Walnut Crossing	2	0.3%	1,391	49	\$131,950	\$94.86
Walnut Grove	3	0.5%	1,328	42	\$122,167	\$91.99
War Eagle Bend	1	0.2%	1,720	73	\$79,000	\$45.93
War Eagle Cove	4	0.7%	1,650	146	\$160,875	\$112.09
West End Add	1	0.2%	1,298	69	\$96,500	\$74.35
West Heights	3	0.5%	1,807	79	\$139,068	\$76.17
West Huntsville	4	0.7%	1,514	97	\$89,964	\$59.67
Westbrook	10	1.7%	2,031	120	\$218,750	\$107.92
Western Oaks Place	7	1.2%	1,943	90	\$127,500	\$65.75
Western Trails Estates	1	0.2%	4,146	69	\$590,000	\$142.31
Westfield	1	0.2%	1,644	92	\$138,000	\$83.94
Westside	1	0.2%	1,667	51	\$125,000	\$74.99
Westwood	2	0.3%	2,030	51	\$140,750	\$69.11
White Hills	1	0.2%	1,833	88	\$65,999	\$36.01
Wilkins	3	0.5%	1,550	66	\$138,333	\$89.26
Willard Walker	1	0.2%	2,157	46	\$193,000	\$89.48
Windsor	1	0.2%	1,922	157	\$158,000	\$82.21
Woodcliff	1	0.2%	4,025	414	\$270,000	\$67.08
Woodland	2	0.3%	1,515	75	\$122,000	\$80.56
Woodland Heights	4	0.7%	1,120	93	\$79,125	\$70.65
Zachary	2	0.3%	972	81	\$49,576	\$48.74
Other	60	10.3%	2,039	159	\$168,209	\$79.01
<b>Springdale</b>	<b>585</b>	<b>100.0%</b>	<b>1,934</b>	<b>115</b>	<b>\$171,526</b>	<b>\$85.99</b>

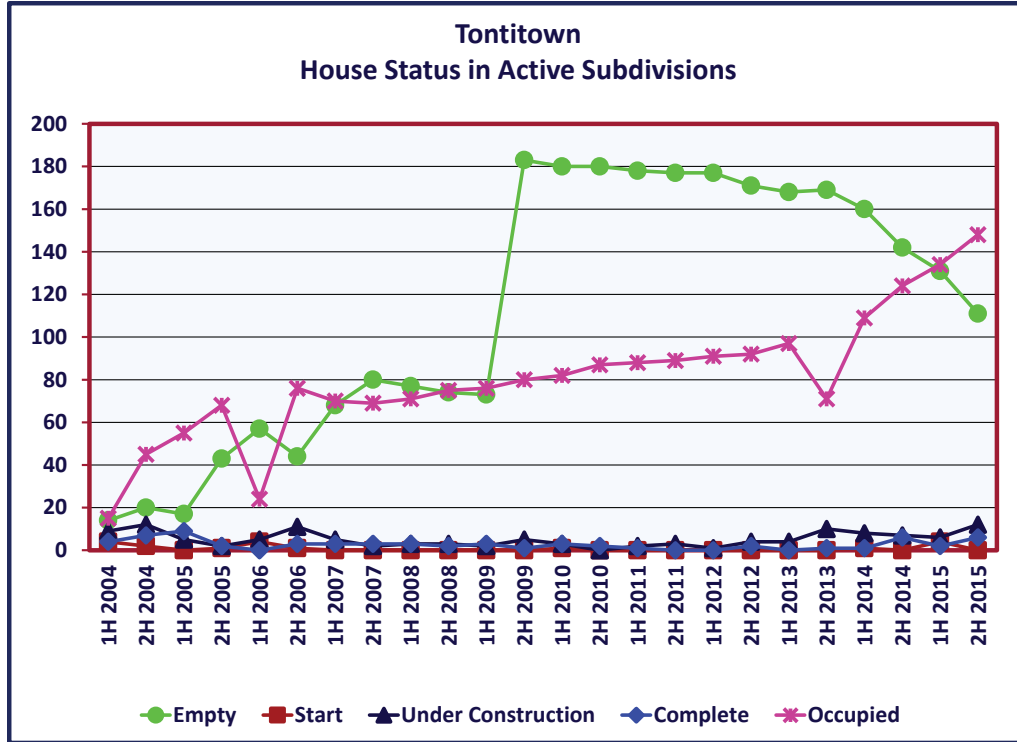


# Tontitown

- From July 1 to December 31, 2015 there were 11 residential building permits issued in Tontitown. This is the same number as were issued in the second half of 2014.
- In the second half of 2015, a majority of building permits issued in Tontitown were valued between \$150,001 and \$250,000.
- The average residential building permit value in Tontitown was \$252,152 in the second half of 2015, a decrease of 28.1 percent from the second half of 2014.



# Tontitown



- There were 277 total lots in 10 active subdivisions in Tontitown in the second half of 2015. About 53.4 percent of the lots were occupied, 2.2 percent were complete but unoccupied, 4.3 percent were under construction, 0.0 percent were starts, and 40.3 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the second half of 2015 was Westbrook with 7.
- No new construction or progress in existing construction occurred in the last year in 3 out of 10 of the active subdivisions in Tontitown.
- 14 new houses in Tontitown became occupied in the second half of 2015. The annual absorption rate implies that there were 59.5 months of remaining inventory in active subdivisions, down from 63.6 months in the first half of 2015.
- In 3 out of the 10 active subdivisions in Tontitown, no absorption occurred in the past year.
- An additional 45 lots in 2 subdivisions had received either preliminary or final approval by December 31, 2015, second half of 2015.

## Tontitown Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Layman	1H 2013	2
Tuscany, Phase II	2H 2015	43
Tontitown		45

# Tontitown

## Tontitown House Status in Active Subdivisions Second Half of 2015

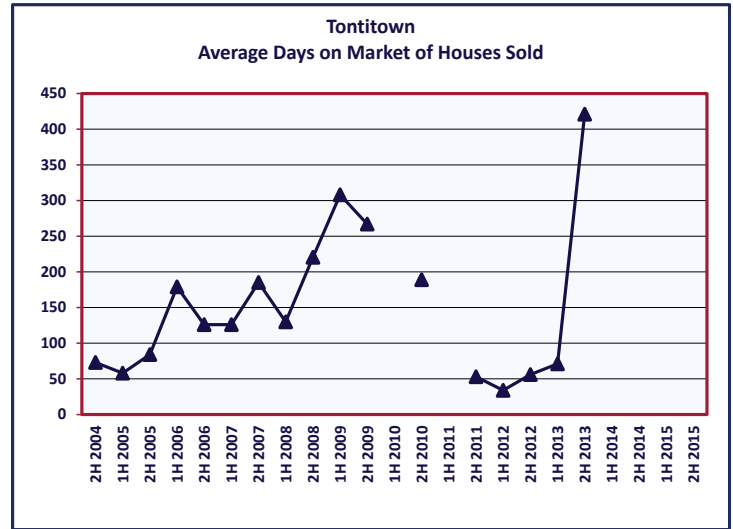
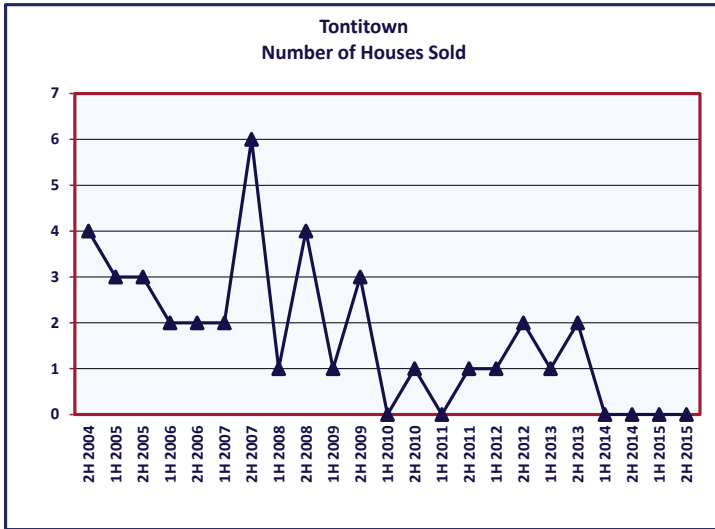
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	7	0	1	0	22	30	2	32.0
Brush Creek <sup>1,2</sup>	1	0	0	0	19	20	0	--
Coppertree	8	0	2	0	4	14	1	120.0
Davenshire	0	0	1	0	16	17	0	12.0
San Gennaro	8	0	1	0	5	14	0	108.0
Taldo	1	0	0	0	7	8	1	6.0
Tuscan Sun	2	0	0	1	17	20	0	18.0
Westbrook (was Villaggio De Perona)	82	0	7	5	21	115	10	70.5
Western Trails Estates <sup>1,2</sup>	1	0	0	0	23	24	0	--
White Oak Estates <sup>1,2</sup>	1	0	0	0	14	15	0	--
<b>Tontitown</b>	<b>111</b>	<b>0</b>	<b>12</b>	<b>6</b>	<b>148</b>	<b>277</b>	<b>14</b>	<b>59.5</b>

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

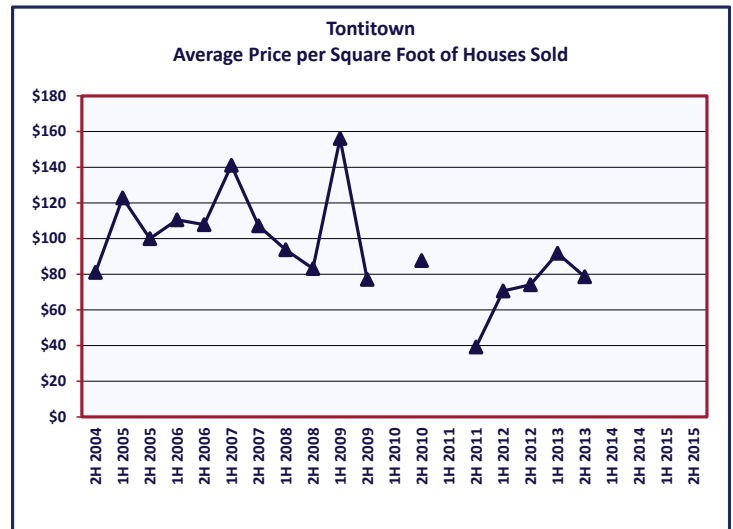
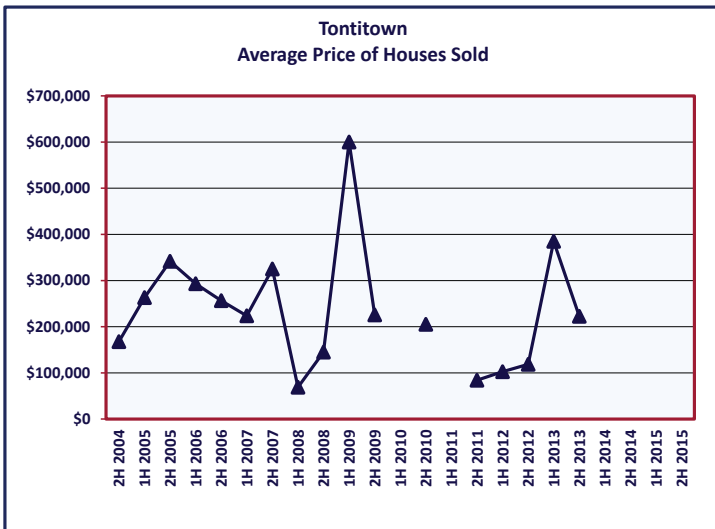
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last four quarters.



# Tontitown

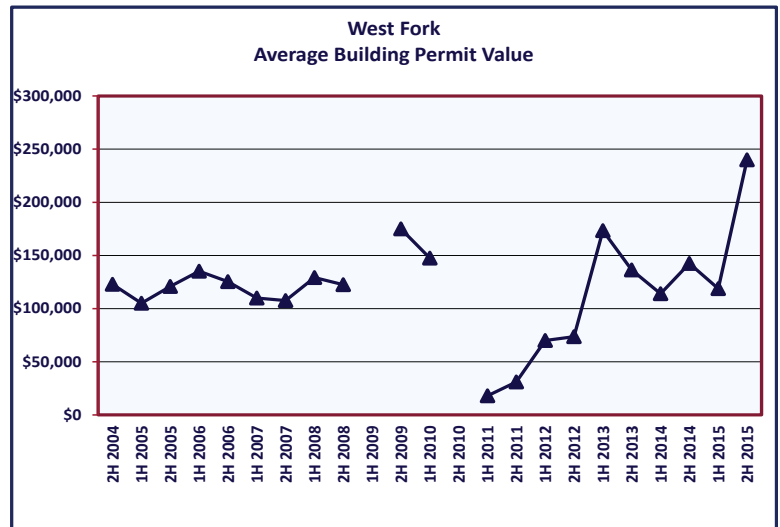
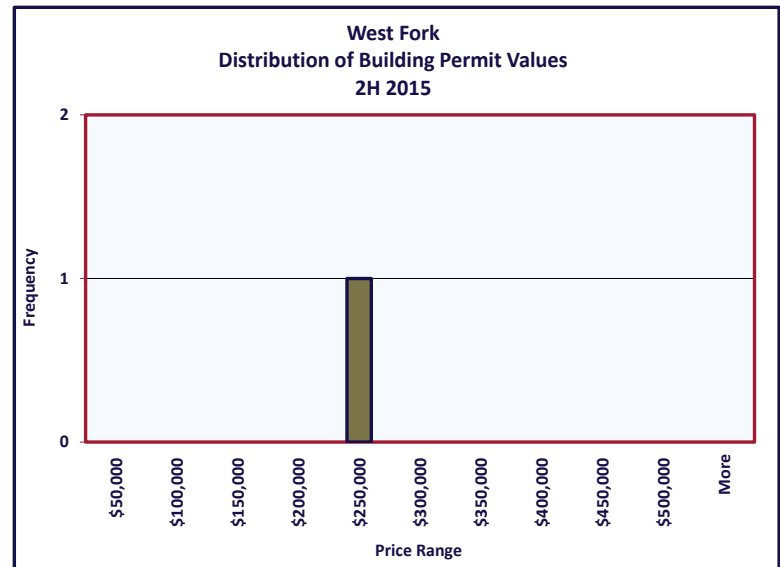
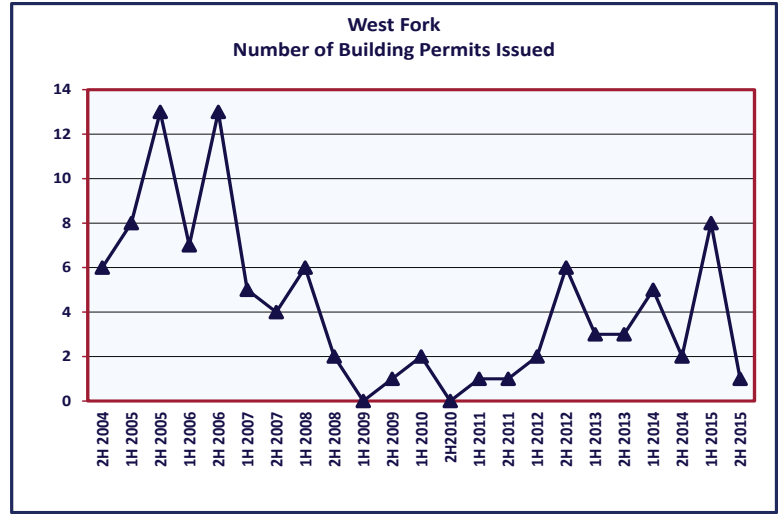


- There were no houses sold in Tontitown during the second half of 2015.
- There were no houses listed for sale in the MLS database in Tontitown as of December 31, 2015.
- According to the Washington County Assessor's database, 76.3 percent of houses in Tontitown were owner-occupied in the second half of 2015.



# West Fork

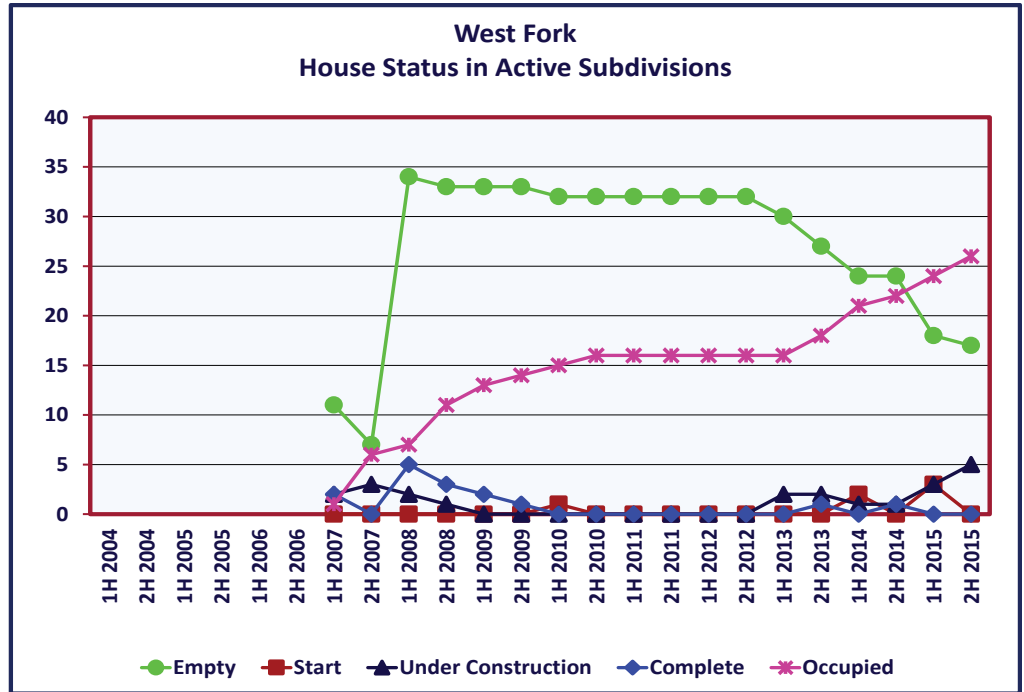
- From July 1 to December 31, 2015 there was 1 residential building permit issued in West Fork. This represents a 50.0 percent decrease from the second half of 2014.
- In the second half of 2015, the building permit in West Fork were valued in the \$200,001 to \$250,000 range.
- The average residential building permit value in West Fork increased by 68.4 percent from \$142,500 in the second half of 2014 to \$240,000 in the second half of 2015.





# West Fork

- There were 48 total lots in 3 active subdivisions in West Fork in the second half of 2015. About 54.2 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 10.4 percent were under construction, 0.0 percent were starts, and 35.4 percent were empty lots.
- The subdivision with the most houses under construction in West Fork in the second half of 2015 was Hidden Creek with 3.
- 2 new houses became occupied in West Fork in the second half of 2015. The annual absorption rate implies that there were 66.0 months of remaining inventory in active subdivisions down from 96.0 in the first half of 2015.
- There was no absorption in 2 of the 3 active subdivisions in West Fork in the second half of 2015.



- 3 new lots in one subdivision had received either preliminary or final approval by December 31, 2015.



## West Fork Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Three Dog	1H 2010	3
West Fork		3

## West Fork House Status in Active Subdivisions Second Half of 2015

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates <sup>1,2</sup>	1	0	0	0	3	4	0	--
Graystone	13	0	2	0	13	28	2	45.0
Hidden Creek <sup>1</sup>	3	0	3	0	10	16	0.0	--
<b>West Fork</b>	<b>17</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>26</b>	<b>48</b>	<b>2</b>	<b>66.0</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.



# West Fork

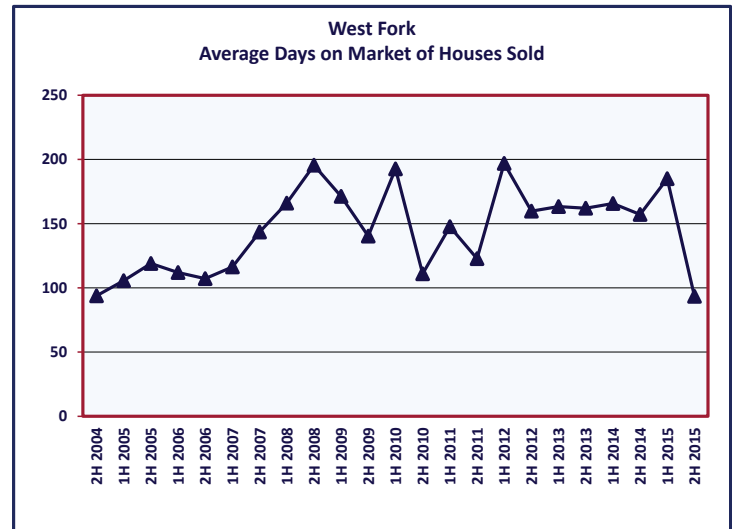
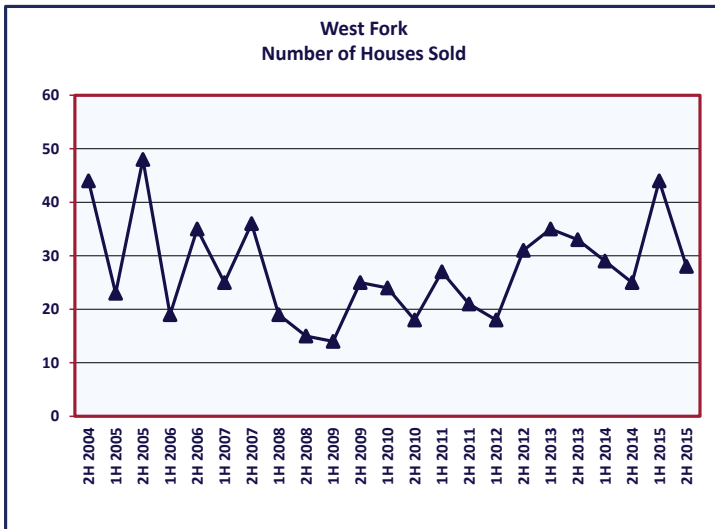


- 57.1 percent of the houses sold in West Fork were valued in the \$100,001 and \$200,000 range.

## West Fork Price Range of Houses Sold Second Half of 2015

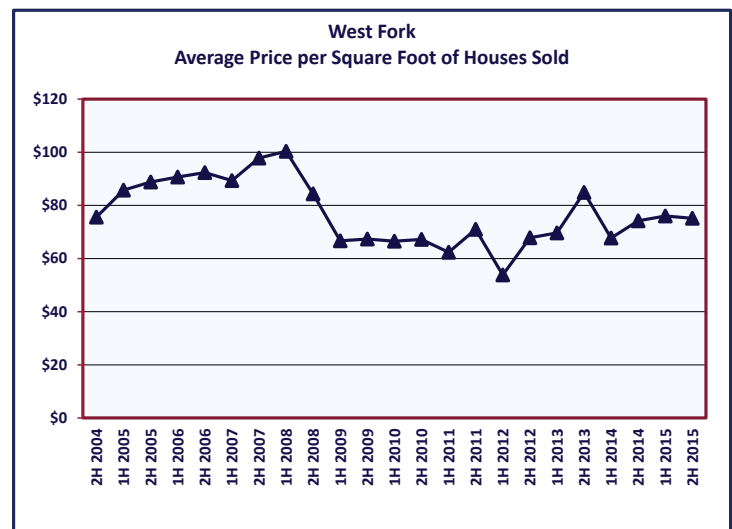
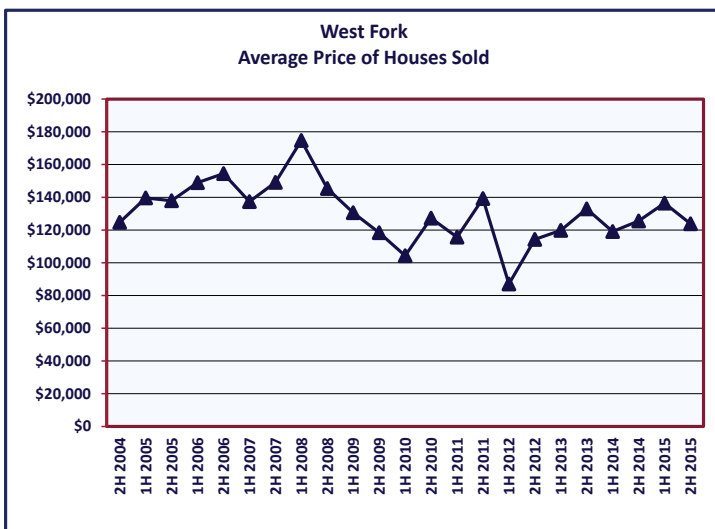
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	6	21.4%	1,137	60	94.5%	\$52.98
\$50,001 - \$100,000	4	14.3%	1,265	65	97.7%	\$68.94
\$100,001 - \$150,000	10	35.7%	1,633	98	100.1%	\$77.65
\$150,001 - \$200,000	6	21.4%	1,910	118	97.4%	\$93.69
\$200,001 - \$250,000	2	7.1%	3,241	158	93.3%	\$85.79
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>West Fork</b>	<b>28</b>	<b>100.0%</b>	<b>1,648</b>	<b>94</b>	<b>97.5%</b>	<b>\$75.14</b>

# West Fork



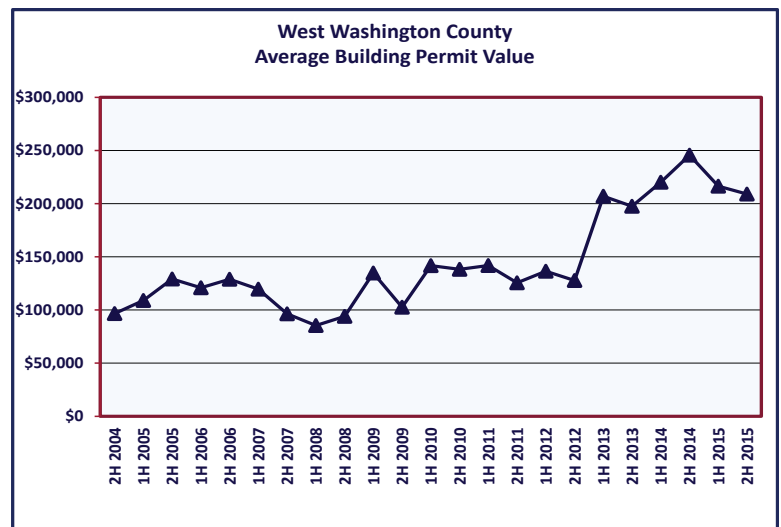
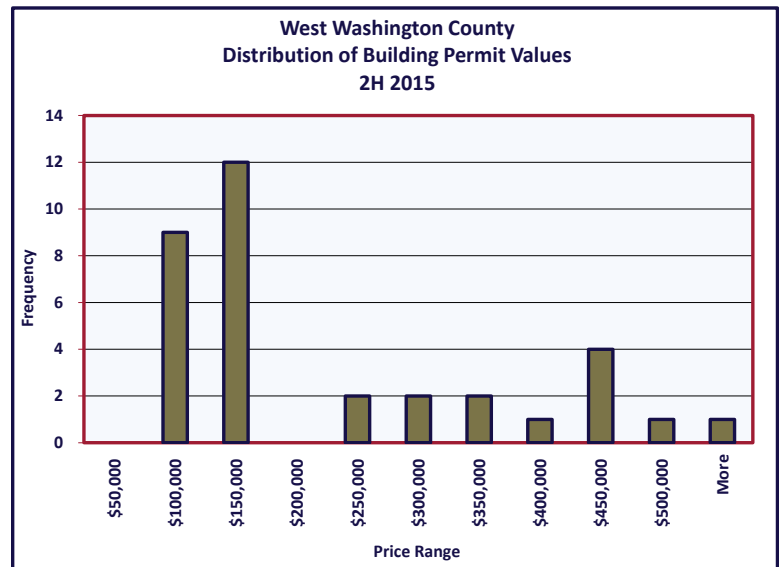
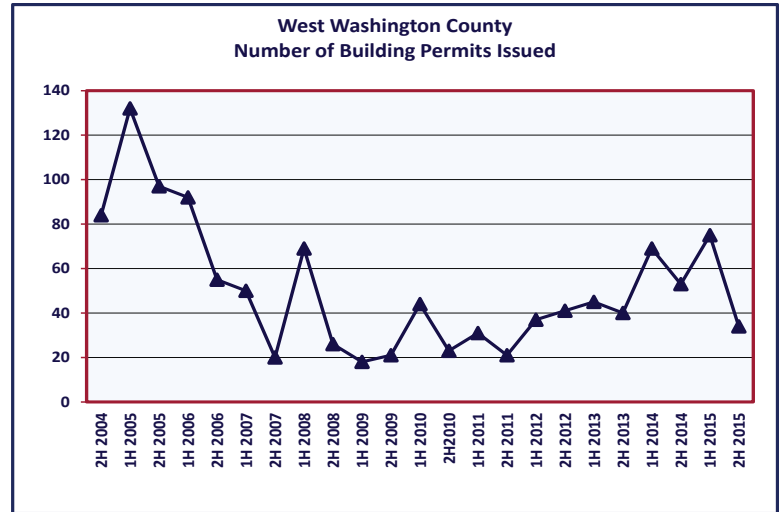
- There were 28 houses sold in West Fork from July 1 to December 31, 2015 or 36.4 percent fewer than the 44 houses sold in the first half of 2015 and 12.0 percent more than in the second half of 2014.
- The average price of a house sold in West Fork decreased from \$136,466 in the first half of 2015 to \$123,850 in the second half of 2015.
- The average sales price was 9.2 percent lower than in the first half of 2015 and 1.3 percent lower than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 185 in the first half of 2015 to 94 in the second half of 2015.
- The average price per square foot for a house sold in West Fork decreased from \$76.02 in the first half of 2015 to \$75.14 in the second half of 2015.

- The average price per square foot was 1.2 percent lower than in the previous half year and 1.3 percent higher than in the second half of 2014.
- About 1.7 percent of all houses sold in Washington County in the second half of 2015 were sold in West Fork. The average sales price of a house was 65.5 percent of the county average.
- There were 32 houses listed for sale in the MLS database in West Fork as of December 31, 2015. These houses had an average list price of \$147,928.
- Out of 28 houses sold in the second half of 2015, 2 were new construction.
- According to the Washington County Assessor's database 69.3 percent of houses in West Fork were owner-occupied in the second half of 2015.



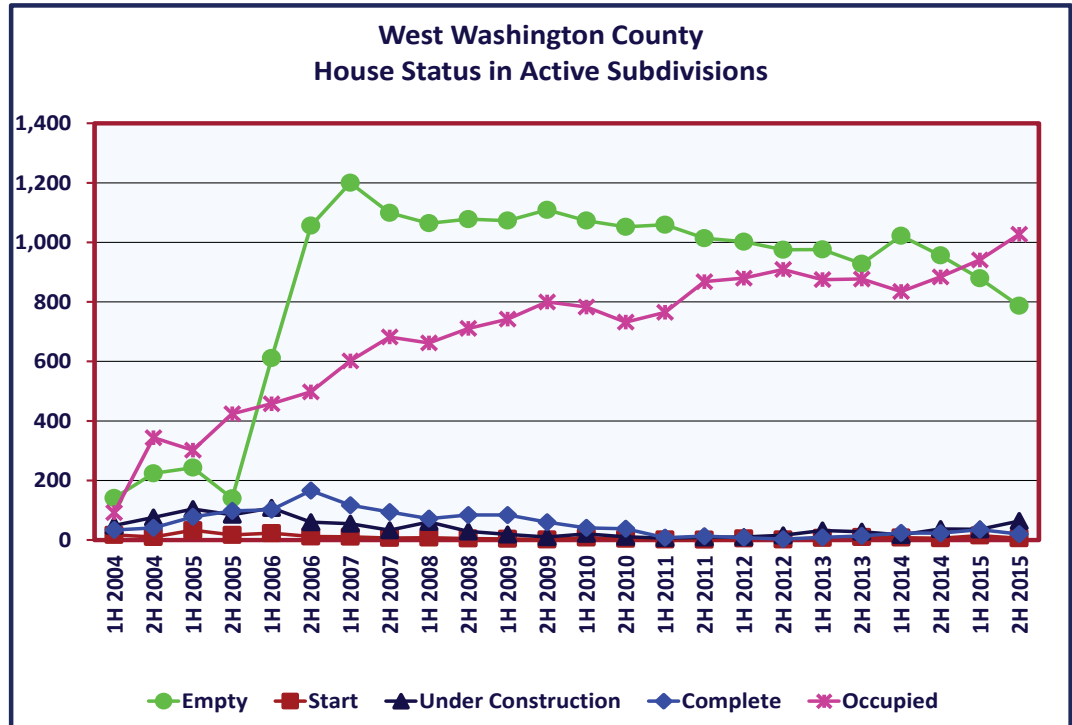
# West Washington County

- From July 1 to December 31, 2015 there were 34 residential building permits issued in West Washington County. This represents a 35.8 percent decrease from the second half of 2014.
- In the second half of 2015, the majority of the building permits in West Washington County were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in West Washington County declined by 14.9 percent from \$245,673 in the second half of 2014 to \$208,994 in the second half of 2015.



# West Washington County

- There were 1,904 total lots in 26 active subdivisions in West Washington County in the second half of 2015. About 53.9 percent of the lots were occupied, 1.1 percent were complete, but unoccupied, 3.4 percent were under construction, 0.3 percent were starts, and 41.3 percent were vacant lots.
- The subdivisions with the most houses under construction in West Washington County in the second half of 2015 were Sundowner with 18 and Twin Falls with 11.
- No new construction or progress in existing construction occurred in the second half of 2015 in 5 out of the 26 active subdivisions in West Washington County.



- 95 new houses in West Washington County became occupied in the second half of 2015. The annual absorption rate implies that there were 69.2 months of remaining inventory in active subdivisions, down from 107.2 months in the first half of 2015.
- In 7 out of the 26 active subdivisions in West Washington County, no absorption occurred in the second half of 2015.
- An additional 348 lots in 4 subdivisions had received either preliminary or final approval by December 31, 2015.



## West Washington County Preliminary and Final Approved Subdivisions Second Half of 2015

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Holland Crossing (Farmington)	2H 2014	26
<i>Final Approval</i>		
Saddle Brook (Farmington)	1H 2010	129
Sundowner, Phase III (Prairie Grove)	1H 2007	190
Three Dog (West Fork)	2H 2010	3
<b>West Washington County</b>		<b>348</b>

# West Washington County

## West Washington County House Status in Active Subdivisions Second Half of 2015

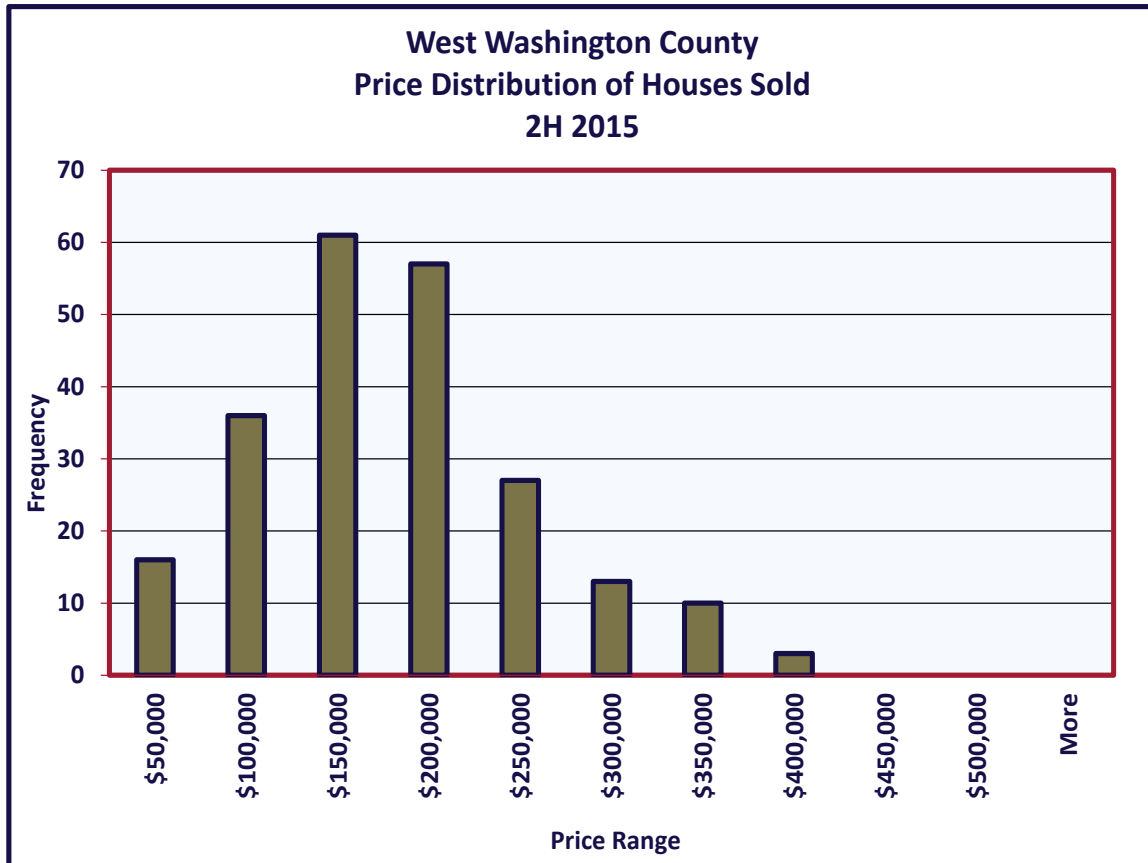
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	8	1	1	0	56	66	1	60.0
Bethel Oaks	11	1	5	0	50	67	16	9.7
East Creek Place	1	0	0	1	45	47	4	3.4
Forest Hills, Phases I, II <sup>1,2</sup>	2	0	0	0	49	51	0	--
North Club House Estates	2	0	1	0	18	21	1	18.0
Rainsong	0	0	0	0	12	12	2	0.0
South Club House Estates <sup>1</sup>	15	0	1	0	60	76	0	--
Southwinds, Phase V	1	0	2	0	28	31	2	12.0
Twin Falls, Phases I, II	24	0	11	2	89	126	17	13.5
Walnut Grove	9	0	3	0	14	26	4	28.8
Homestead Addition	26	0	0	0	54	80	0	312.0
Lee Valley, Phase IV <sup>1,2</sup>	18	0	0	0	44	62	0	--
Carter-Johnson Subdivision <sup>1,2</sup>	10	0	0	0	2	12	0	--
Country Meadows <sup>1,2</sup>	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II	80	0	0	2	44	126	3	196.8
Belle Meade, Phases I, II	90	1	6	2	36	135	5	148.5
Chapel Ridge	2	0	0	0	13	15	1	24.0
Grandview Estates, Phases IB, II, III	12	0	0	0	10	22	1	144.0
Highlands Green, Phase I	2	0	2	5	31	40	8	6.8
Highlands Square North	14	1	3	1	20	39	3	76.0
Prairie Meadows, Phases II, III	65	0	5	3	149	222	4	125.1
Stonecrest, Phase II	11	1	1	0	32	45	4	39.0
Sundowner, Phases I, IIA	280	1	18	4	129	432	17	145.4
Deaton Estates <sup>1,2</sup>	1	0	0	0	3	4	0	--
Graystone	13	0	2	0	13	28	2	45.0
Hidden Creek <sup>1</sup>	3	0	3	0	10	16	0	--
<b>West Washington County</b>	<b>787</b>	<b>6</b>	<b>64</b>	<b>20</b>	<b>1,027</b>	<b>1,904</b>	<b>95</b>	<b>69.2</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.



# West Washington County



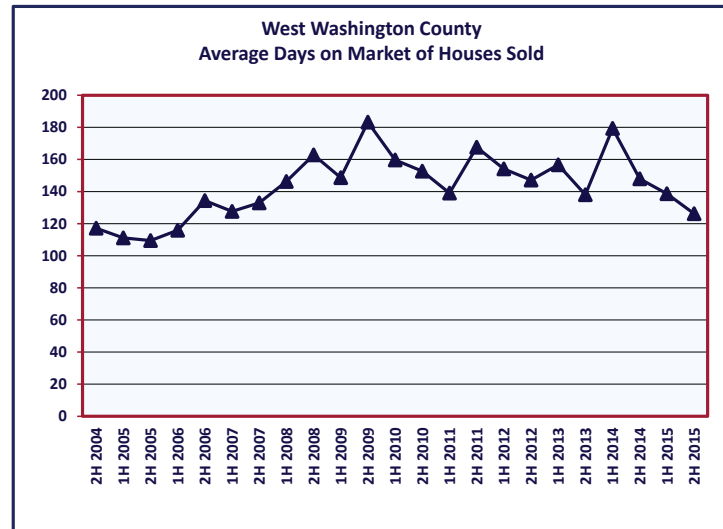
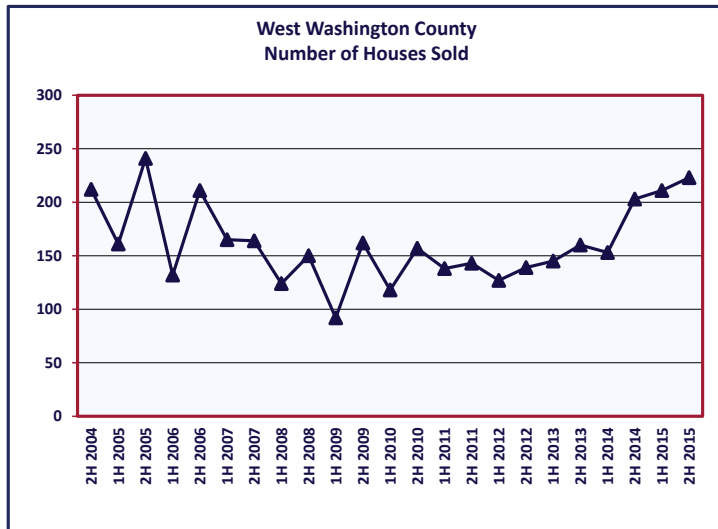
- 53.0 percent of the sold houses in West Washington County were priced between \$100,001 and \$200,000.

## West Washington County Price Range of Houses Sold Second Half of 2015

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	16	7.2%	1,165	127	91.3%	\$43.69
\$50,001 - \$100,000	36	16.1%	1,317	108	96.0%	\$65.71
\$100,001 - 150,000	61	27.4%	1,585	101	98.9%	\$82.81
\$150,001 - \$200,000	57	25.6%	1,913	142	98.2%	\$95.01
\$200,001 - \$250,000	27	12.1%	2,331	122	97.1%	\$98.78
\$250,001 - \$300,000	13	5.8%	2,546	151	96.6%	\$110.96
\$300,001 - \$350,000	10	4.5%	2,712	230	95.7%	\$126.87
\$350,001 - \$400,000	3	1.3%	3,309	158	95.9%	\$116.53
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>West Washington County</b>	<b>223</b>	<b>100.0%</b>	<b>1,815</b>	<b>126</b>	<b>97.2%</b>	<b>\$86.37</b>

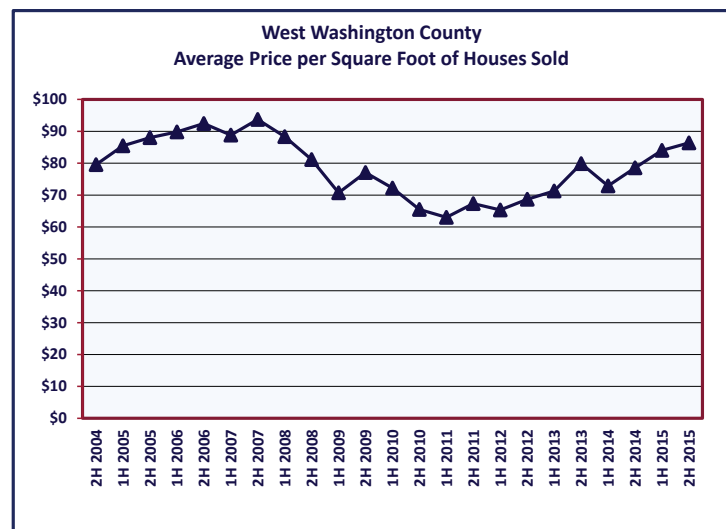
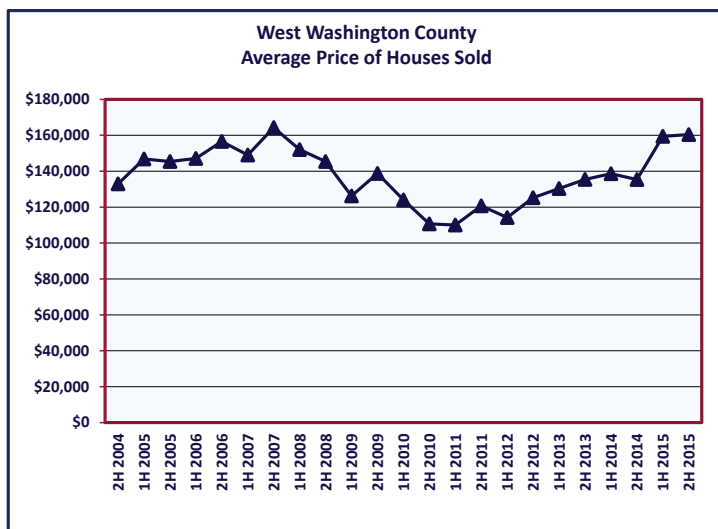


# West Washington County



- There were 223 houses sold in West Washington County from July 1 to December 31, 2015 or 5.7 percent more than in the first half of 2015 and 9.9 percent more than in the second half of 2014.
- The average price of a house sold in West Washington County increased from \$159,456 in the first half of 2015 to \$160,418 in the second half of 2015.
- The average sales price was 0.6 percent higher than in the previous half year and 18.5 percent higher than in the second half of 2014.
- The average number of days on market from initial listing to the sale decreased from 139 in the first half of 2015 to 126 in the second half of 2015.
- The average price per square foot for a house sold in West Washington County increased from \$84.01 in the first half of 2015 to \$86.37 in the second half of 2015.

- The average price per square foot was 1.7 percent higher than in the first half of 2015 and 6.1 percent higher than in the second half of 2014.
- About 13.6 percent of all houses sold in Washington County in the second half of 2015 were sold in West Washington County. The average sales price of a house was 84.8 percent of the county average.
- Out of 223 houses sold in the second half of 2015, 42 were new construction. These newly constructed houses had an average sales price of \$199,800 and took an average of 122 days to sell from their initial listing dates.
- There were 229 houses in West Washington County listed for sale in the MLS database as of December 31, 2015. These houses had an average list price of \$169,522.



# West Washington County

## West Washington County Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ab Neals	2	0.9%	857	114	\$45,500	\$56.53
Anderson Farm	1	0.4%	2,666	33	\$237,000	\$88.90
Applegate	3	1.3%	1,338	128	\$88,967	\$66.45
Baggetts	2	0.9%	936	90	\$66,150	\$70.67
Battle Field Estates	7	3.1%	1,516	125	\$128,029	\$84.36
Belle Meade	3	1.3%	1,517	160	\$121,667	\$80.29
Bellwood	1	0.4%	1,874	136	\$167,000	\$89.11
Bermuda Estates	4	1.8%	2,509	75	\$227,400	\$90.77
Bethel Oaks	5	2.2%	1,806	68	\$183,057	\$101.26
Braly	1	0.4%	1,858	44	\$87,000	\$46.82
Brandon Estates	1	0.4%	1,432	201	\$112,000	\$78.21
Brights	1	0.4%	1,236	127	\$86,000	\$69.58
Brookside	1	0.4%	1,300	391	\$91,900	\$70.69
Calvin Phillips	1	0.4%	2,106	72	\$115,000	\$54.61
Carnahans	1	0.4%	1,653	88	\$125,000	\$75.62
Chapel Ridge	1	0.4%	2,130	112	\$244,000	\$114.55
Cummings	1	0.4%	1,226	58	\$88,000	\$71.78
East Creek Place	2	0.9%	1,955	98	\$152,825	\$78.12
Fairfield	1	0.4%	1,757	0	\$175,000	\$99.60
Graystone	1	0.4%	1,710	59	\$185,000	\$108.19
Harvey	1	0.4%	1,277	99	\$60,750	\$47.57
Highlands Green	3	1.3%	1,343	85	\$137,148	\$102.38
Highlands Square	7	3.1%	1,972	179	\$161,960	\$84.46
Homestead Add	3	1.3%	1,772	105	\$134,783	\$76.11
Hunters Haven	1	0.4%	2,818	80	\$272,000	\$96.52
Jackson Heights	1	0.4%	1,842	135	\$135,000	\$73.29
Lahera Meadows	2	0.9%	1,709	69	\$135,250	\$79.08
Magnolia Ridge	1	0.4%	1,792	85	\$174,000	\$97.10
Meadowlark	1	0.4%	1,310	45	\$135,000	\$103.05
Meadowlark Estates	2	0.9%	1,344	131	\$85,250	\$67.20
Meadowsweet	1	0.4%	1,973	249	\$174,000	\$88.19
Mecca	1	0.4%	1,100	78	\$48,000	\$43.64
North Club House Estates	5	2.2%	2,605	117	\$206,800	\$79.86
North Ridge	1	0.4%	1,405	73	\$112,500	\$80.07
Owl Creek Sub	2	0.9%	2,165	128	\$307,450	\$141.40
Prairie Meadows	9	4.0%	1,660	117	\$137,789	\$82.79
Prairie Oaks	2	0.9%	1,547	193	\$121,500	\$79.58
Reed	1	0.4%	960	58	\$40,000	\$41.67
Riviera Estates	5	2.2%	1,973	559	\$178,400	\$91.18
Rogers	2	0.9%	1,846	225	\$172,750	\$85.19
Rose Courtvalley	1	0.4%	1,374	163	\$112,000	\$81.51
Roy Fidler	1	0.4%	1,932	105	\$93,000	\$48.14
Shady Acres Estates	1	0.4%	2,170	93	\$182,700	\$84.19

# West Washington County

## West Washington County Sold House Characteristics by Subdivision Second Half of 2015

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Silverthorne	1	0.4%	3,775	230	\$365,000	\$96.69
Smith & Hayes	1	0.4%	1,056	56	\$44,000	\$41.67
South Club House Estates	3	1.3%	2,101	52	\$204,528	\$97.72
South Haven	3	1.3%	1,683	87	\$142,420	\$87.24
Southwinds	11	4.9%	2,182	111	\$209,154	\$95.80
Spears	1	0.4%	1,629	52	\$133,000	\$81.65
Stonecrest	2	0.9%	1,514	85	\$140,450	\$92.44
Sundowner Estates	16	7.2%	1,583	56	\$167,454	\$105.63
Tom Sims	1	0.4%	1,980	392	\$255,000	\$128.79
Twin Falls	9	4.0%	2,640	150	\$316,661	\$120.28
Valley View	7	3.1%	1,823	104	\$149,700	\$82.13
Walnut Grove	2	0.9%	2,285	123	\$249,184	\$109.03
West Fork Acres	5	2.2%	1,284	54	\$82,860	\$66.19
Westwood	1	0.4%	2,050	84	\$187,000	\$91.22
White River Estates	1	0.4%	1,307	49	\$110,500	\$84.54
Willow West	4	1.8%	1,442	47	\$119,750	\$83.41
Other	61	27.4%	1,823	140	\$150,718.	\$80.59
<b>West Washington County</b>	<b>223</b>	<b>100.0%</b>	<b>1,815</b>	<b>126</b>	<b>\$160,418</b>	<b>\$86.37</b>