



# THE SKYLINE REPORT

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UNIVERSITY OF  
ARKANSAS

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

## Second Half of 2017 February 2018

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

This report is the forty-third 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 2017

- There were 1,434 building permits issued in Benton and Washington counties from July 1 to December 31, 2017. Benton County accounted for 804 of the residential building permits, while Washington County accounted for 630.
- 26,437 lots were in the 371 active subdivisions identified by Skyline Report researchers in the second half of 2017.
- In 63 out of the 371 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the second half of 2017, 1,497 new houses in active subdivisions became occupied, down 6.6 percent from 1,607 in the first half of 2017.
- Using the absorption rate from the past twelve months implies that there was a 27.3 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2017.
- An additional 6,906 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 54.0 months of remaining lot inventory, the lowest level since the Skyline Report began in 2004.
- According to the Assessors' databases, 67.4 percent of houses in Benton County and 62.2 percent of houses in Washington County were owner-occupied.
- From July 1 to December 31, 2017 there were 4,674 houses sold in Benton and Washington counties. This is a decrease of 2.1 percent from the 4,772 sold during the same time period in the previous year.
- The average sales price of a house in Benton County was \$228,310 in the second half of 2017. In Washington County, the average sales price was \$219,876.
- There were 2,296 houses listed for sale in the MLS database as of December 31, 2017 at an average list price of \$355,489.

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# Report Structure

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

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the first half of 2016 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions on going concerns. Thus, only subdivisions with final approval, preliminary approval during the last two years, but confirmed as ongoing by city planning staff, were included in

the coming lots pipeline. Finally, Skyline Report analysts collected 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 2016 to 2017. The number of houses listed for sale in the MLS database as of December 31, 2017 and their average list prices were also reported.

These same data elements are collected on a semiannual basis, so that trends can be identified and examined. Additionally, where available, absorption rates were calculated for active subdivisions and these numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Because this study is the forty-first 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 2017 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the second half of 2017 Washington County results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

# Economic Overview

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

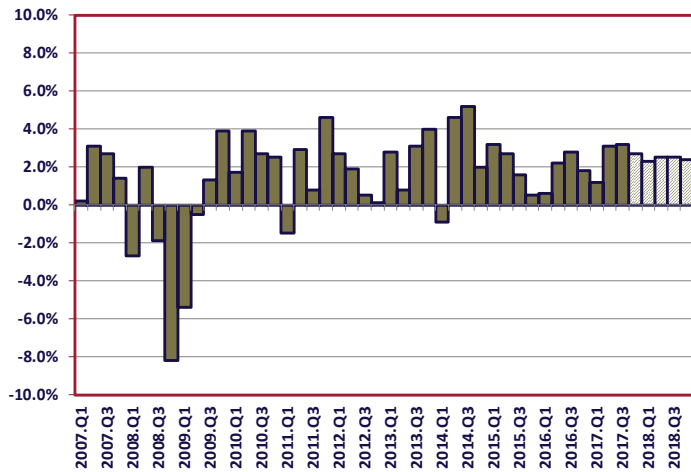
## Gross Domestic Product

In the fourth quarter of 2017, real GDP increased by 2.6 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 3.2 percent in the third quarter of 2017. The increase in real GDP in the fourth quarter primarily reflected positive contributions from personal consumption expenditures (PCE), nonresidential fixed investment, exports, residential fixed investment, state and local government spending, and federal government spending that were partly offset by negative contributions from private inventory investment. Imports, which are a subtraction in the calculation of GDP, increased. The deceleration in real GDP growth in the second quarter reflected a decrease in private inventory investment, an acceleration in PCE, and a downturn in federal government spending. These movements were partly offset by an upturn in residential fixed investment and decelerations in exports and in nonresidential fixed investment.

## Employment

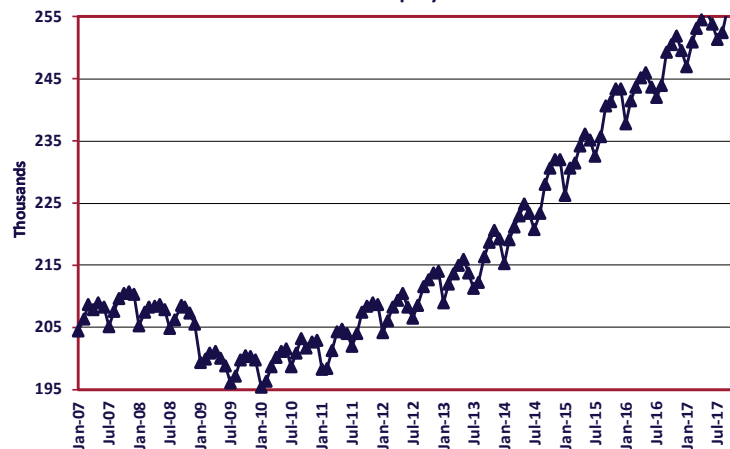
The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 255,500 in December 2017, up 2.4 percent from December 2016. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 2.7 percent in December 2017, unchanged from the unemployment rates in December 2018. The unemployment rate has remained under 4.0 percent since August of

Real U.S. Gross Domestic Product Growth Rate



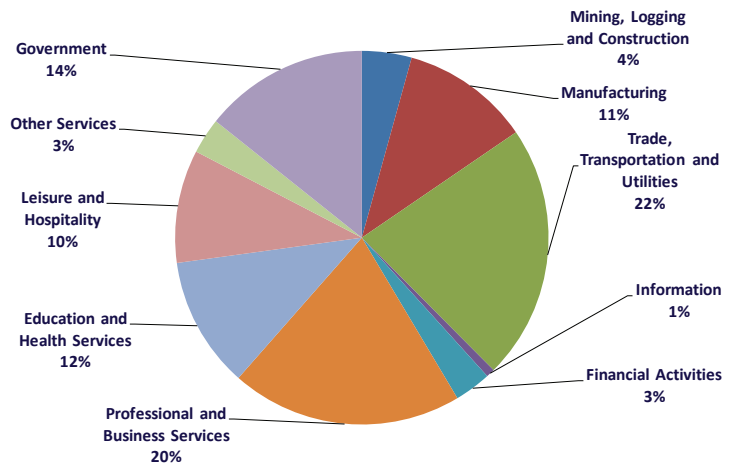
Source: U.S. Commerce Department, Bureau of Economic Analysis, December 2017 NABE Outlook

Fayetteville-Springdale-Rogers MSA  
Non-Farm Employment



Source: Bureau of Labor Statistics

Northwest Arkansas Employment by Sector - December 2017



Source: Bureau of Labor Statistics

# Economic Overview

2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.6 percent) and national (3.9 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the June 2017 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (20 percent), government (14 percent), manufacturing (11 percent), education and health services (12 percent), and leisure and hospitality (10 percent). The other figure shows the annual percentage change in the metro area's employment by sector from December 2016 to December 2017. Total nonfarm employment increased by 2.4 percent during that time. Employment in construction, financial activities, leisure and hospitality, education and health services, government, manufacturing, and other services grew more quickly than 2.4 percent. Professional and business services grew slower than 2.4 percent while the information sector and trade, transportation and utilities sector remained unchanged from December 2016 to December 2017.

## Interest Rates

The Federal Funds rate averaged 1.30 percent in December 2017. The ten-year constant maturity Treasury bill had an interest rate of 2.40 percent in December 2017, down from 2.49 percent in December 2016. The positive spread between the ten year rate and the federal funds rate narrowed a little from a year ago, but remains positive as both rates have increased. The Federal Reserve Open Market Committee decided to increase the target range for the federal funds rate from 1.25 to 1.50 percent. The stance of monetary policy remains accommodative, thereby supporting further improvement in

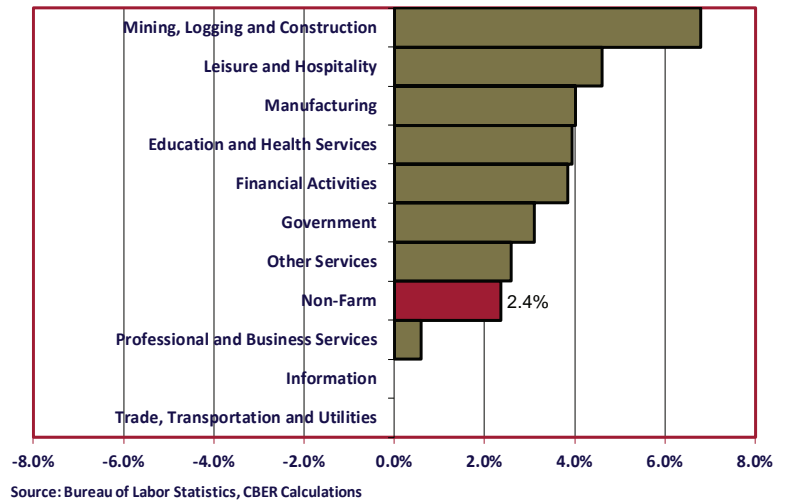
labor market conditions and a sustained return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2007. The 30 year mortgage rate was 3.95 percent in December 2017.

## Residential Construction

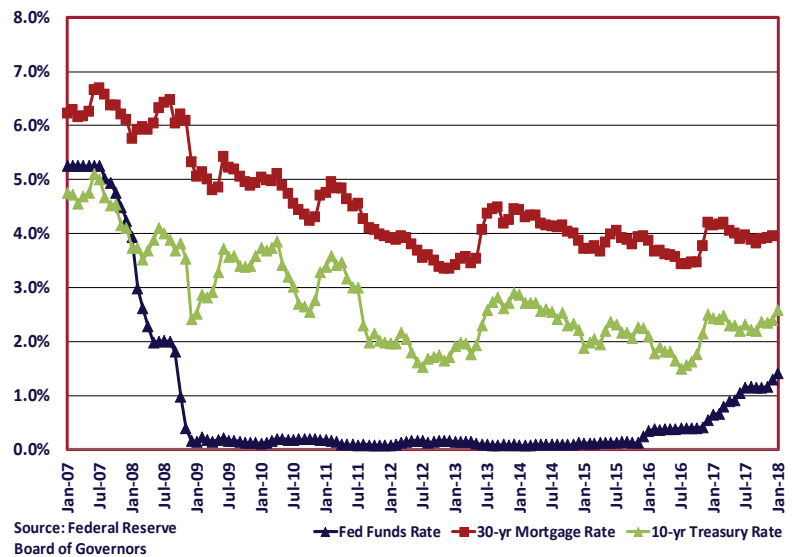
The U.S Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in December 2017 were at a seasonally adjusted annual rate of 1,302,000. This is

0.1 percent below the November rate of 1,303,000, but is 2.8 percent above the December 2016 estimate of 1,266,000. The National Association of Realtors reports national existing-home sales declined 3.6 percent to a seasonally adjusted annual rate of 5.57 million in December 2017 from 5.78 million in November. Existing home sales were 1.1 percent above the December 2016 rate.

Change in Northwest Arkansas MSA Employment by Sector, December 2016 - December 2017



Selected Interest Rates

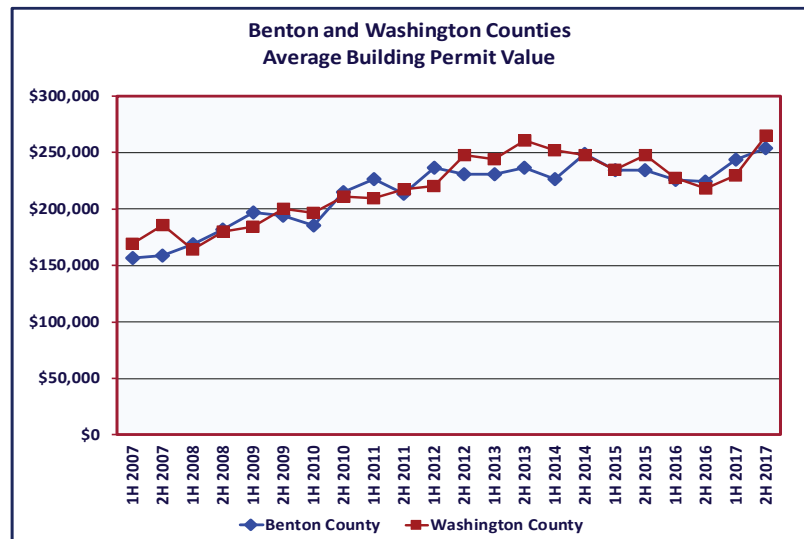
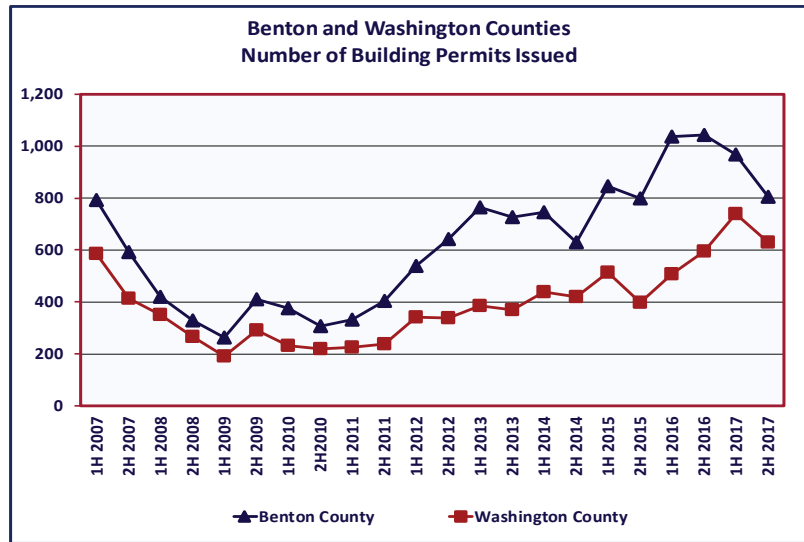
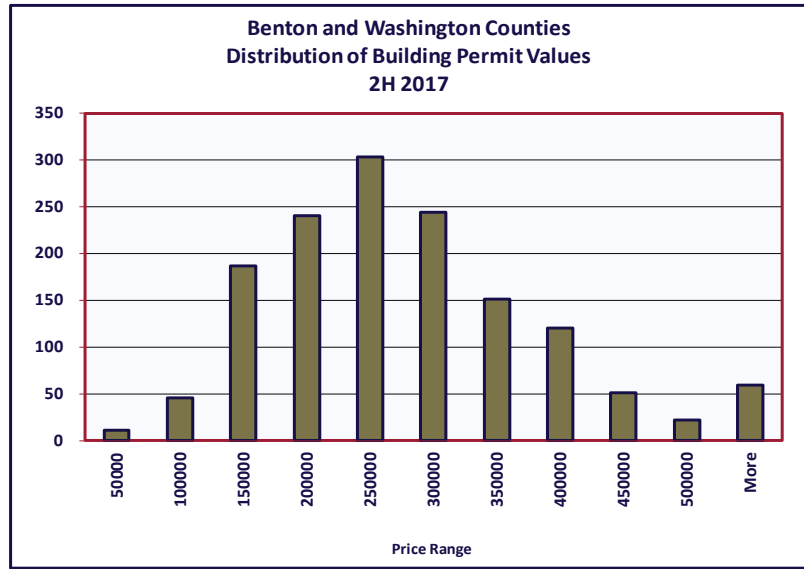


# Regional Housing Market

## Regional Housing Market Summary

There were 1,434 building permits issued in Benton and Washington counties from July 1 to December 31, 2017. This number is 12.5 percent lower than the 1,638 building permits issued during the same period in 2016. Benton County accounted for 804 of the residential building permits, while Washington County accounted for 630. The average value of all building permits in Northwest Arkansas from July 1 to December 31, 2017 was \$258,472, up 16.5 percent from the average value of \$221,867 during the same time period in 2016. The most active value range for building permits was the \$200,001 to \$250,000 range with 303, and there were also 244 building permits issued in the \$250,001 to \$300,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

26,437 lots were in the 371 active subdivisions identified by Skyline Report researchers in the second half of 2017. Of these lots, 5,571 were classified as empty, 211 were classified as starts, 1,030 were classified as being under construction, 238 were classified as complete, but unoccupied, and 19,387 were classified as occupied. In 63 out of the 371 active subdivisions, no new construction or progress in existing construction occurred during the last year. During the second half of 2017, 1,497 new houses in active subdivisions became occupied, down 6.8 percent from the 1,602 in the first half of 2017. Using the absorption rate from the past twelve months implied that there was a 27.3 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2017. When the remaining first half inventory is examined on a county-by-county basis, Benton County had 25.6 months of remaining lot inventory and Washington County had 30.2 months of remaining inven-





# Regional Housing Market

tory in active subdivisions. Meanwhile, in 90 out of the 371 active subdivisions in Northwest Arkansas, no absorption occurred during the last year.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Goshen, Lowell, Pea Ridge, Prairie Grove, Rogers, Siloam Springs, Elm Springs, Farmington, Fayetteville, Goshen, Prairie Grove, Springdale, and Tontitown, 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 first half of 2017 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed.

In the Bentonville pipeline, there were 950 lots in 13 subdivisions reported as either preliminary or finally approved. In Centerton, 31 subdivisions were planned with 1,632 lots. The Rogers planning commission had approved 9 subdivisions with 329 lots. There were 161 coming lots in 6 subdivisions in Siloam Springs. Cave Springs had 211 lots coming in 1 subdivision. The cities of Bethel Heights, Highfill, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 791 lots in 17 subdivisions.

Fayetteville and Springdale had in their pipelines 1,943 lots in 30 subdivisions and 261 lots in 4 subdivisions, respectively. The cities of Elm Springs, Farmington, Goshen, Tontitown, West Fork, and subdivisions in unincorporated areas of

## Benton and Washington Counties Number and Average Value of Residential Building Permits Second Half of 2017

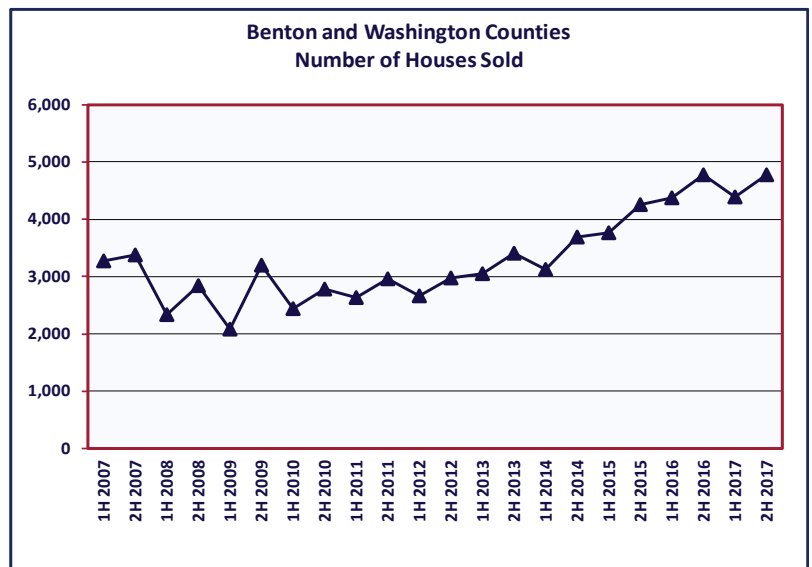
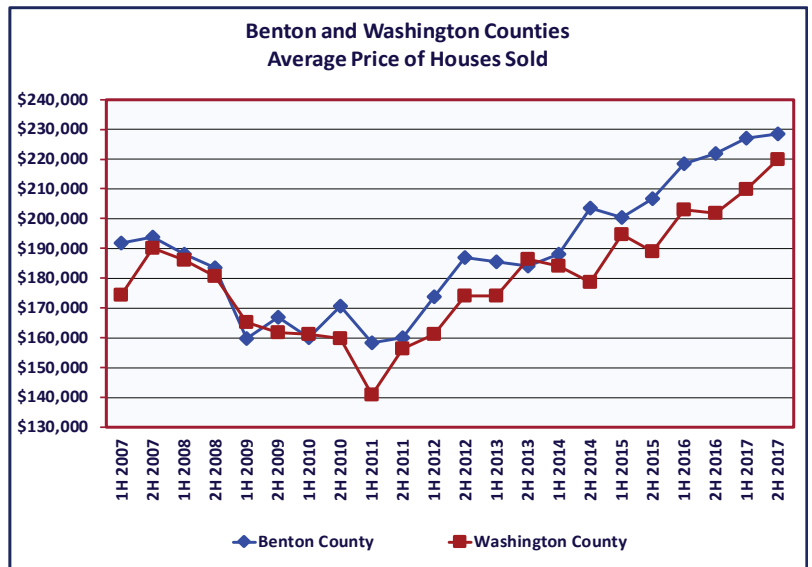
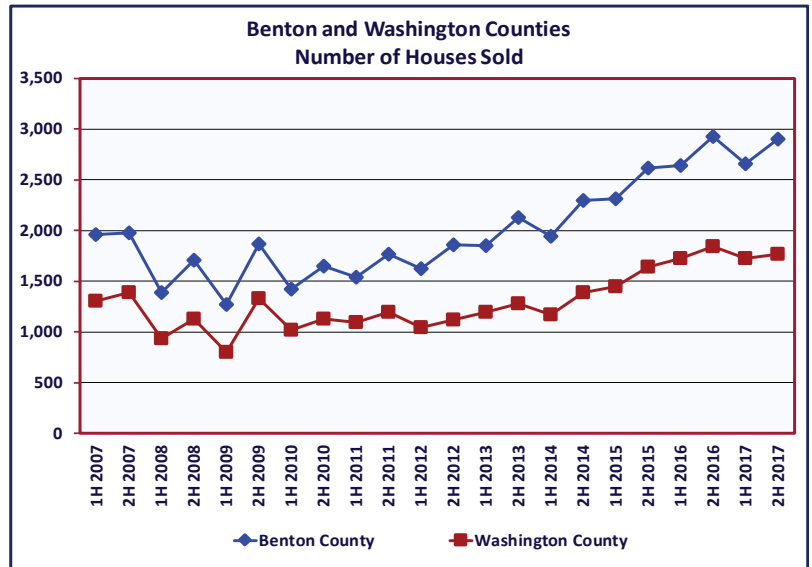
City	2H 2017 Number of Building Permits	2H 2016 Number of Building Permits	2H 2017 Average Value of Building Permits	2H 2016 Average Value of Building Permits
Bella Vista	108	50	\$251,741	\$264,440
Bentonville	202	314	\$279,365	\$294,347
Bethel Heights	7	6	\$206,642	\$76,000
Cave Springs	58	85	\$259,876	\$172,576
Centerton	112	208	\$332,517	\$244,289
Decatur	0	0	\$0	\$0
Elkins	24	15	\$120,086	\$103,809
Elm Springs	8	6	\$220,000	\$179,667
Farmington	75	17	\$294,520	\$380,882
Fayetteville	201	316	\$285,948	\$225,225
Gentry	9	6	\$111,111	\$143,000
Goshen	17	6	\$316,176	\$254,667
Gravette	14	18	\$115,000	\$122,217
Greenland	1	0	\$150,000	\$0
Johnson	8	2	\$566,512	\$52,717
Lincoln	1	0	\$140,000	\$0
Little Flock	7	2	\$277,861	\$535,144
Lowell	40	48	\$307,019	\$240,117
Pea Ridge	55	63	\$130,033	\$127,498
Prairie Grove	81	81	\$137,754	\$125,849
Rogers	142	203	\$251,425	\$171,932
Siloam Springs	50	39	\$134,875	\$140,477
Springdale	163	145	\$293,137	\$252,887
Tontitown	46	2	\$269,621	\$178,026
West Fork	5	6	\$223,200	\$129,617
<b>Northwest Arkansas</b>	<b>1,434</b>	<b>1,638</b>	<b>\$258,472</b>	<b>\$221,867</b>

Washington County accounted for an additional 678 approved lots in 10 subdivisions. In total, there were 6,906 lots with preliminary or final approval within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 54.0 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From July 1 to December 31, 2017 there were 4,674 houses sold in Benton and Washington counties. This is a decrease of 2.1 percent from the same period in the previous year. There were 2,296 houses listed for sale in the MLS database as of December 31, 2017 at an average list price of \$355,489. In the second half of 2017 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in both Benton and Washington County, as

# Regional Housing Market

compared to the first half of 2017. In Benton County, the average sales price increased by 0.6 percent during the second half of 2017 to \$228,310. The median sales price increased to \$192,500 in the second half of 2017. In Washington County the average sales price increased by 4.8 percent to \$219,876. The median house price in Washington County increased to \$184,500 in the second half of 2017 compared to the previous half year. In per square foot terms, average Benton County prices increased 1.2 percent to \$105.36 and average Washington County prices increased 4.3 percent to \$109.37 from the first half of 2017 to the second half of 2017. Out of the 4,674 houses sold in the second half of 2017 1,022 were new construction. These newly constructed houses had average sale prices that were 116.4 percent and 116.3 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 2017

School District	Average Price		Average Days on Market	Number of Houses Sold	Percentage of Regional Sales
	Average Price	Per Square Foot			
Bentonville	\$247,171	\$109.21	95	1,533	32.8%
Decatur	\$127,295	\$73.45	96	18	0.4%
Elkins	\$178,982	\$97.86	91	49	1.0%
Farmington	\$216,686	\$107.13	95	112	2.4%
Fayetteville	\$257,117	\$123.56	94	661	14.1%
Garfield	\$192,000	\$286.05	147	2	0.0%
Gentry	\$174,279	\$87.75	83	34	0.7%
Gravette	\$204,876	\$93.83	95	198	4.2%
Greenland	\$177,817	\$90.45	114	32	0.7%
Lincoln	\$104,455	\$71.94	129	29	0.6%
Mountainburg					0.0%
PeaRidge	\$178,277	\$102.29	94	127	2.7%
Praire Grove	\$174,059	\$100.86	91	138	3.0%
Rogers	\$225,619	\$106.14	101	802	17.2%
Siloam Springs	\$155,268	\$88.52	126	163	3.5%
Springdale	\$206,151	\$101.61	99	736	15.7%
West Fork	\$193,682	\$99.32	100	40	0.9%
<b>NWA</b>	<b>\$225,114</b>	<b>\$106.88</b>	<b>98</b>	<b>4,674</b>	<b>100.0%</b>





# Benton County

## Building Permits

From July 1, 2017 to December 31, 2017 there were 804 residential building permits issued in Benton County. The total was 22.8 percent lower than the second half of 2016 total of 1,042 residential building permits. The average value of the Benton County building permits was \$253,501 in the second half of 2017, 13.1 percent higher than the average value of \$224,096 in the second half of 2016. About 34.8 percent of the second half of 2017 building permits were valued between \$150,001 and \$250,000 with 48.3 percent valued higher than \$250,000 and 16.9 percent lower than \$150,000.

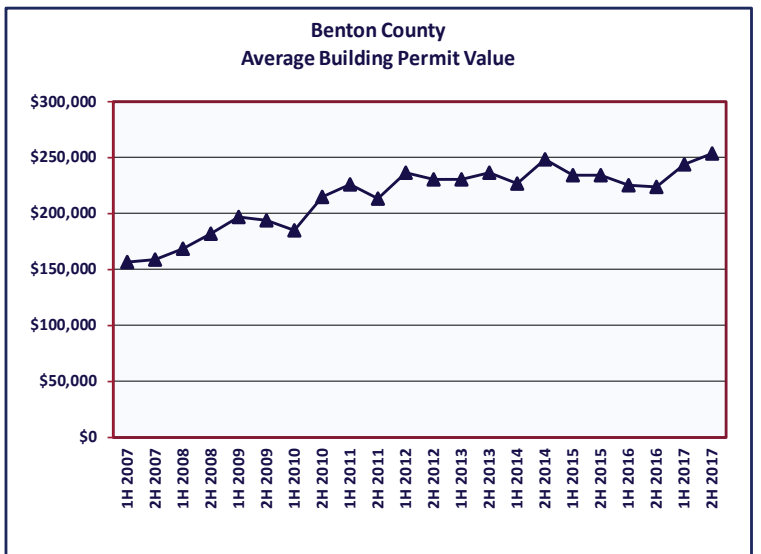
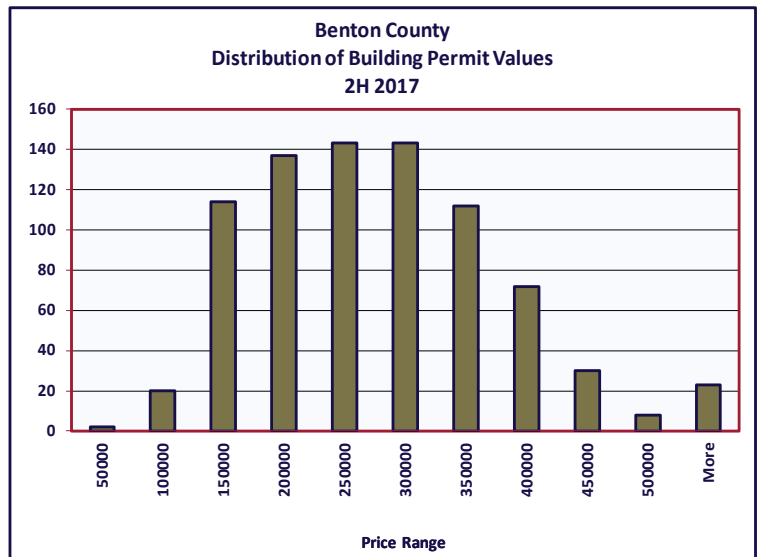
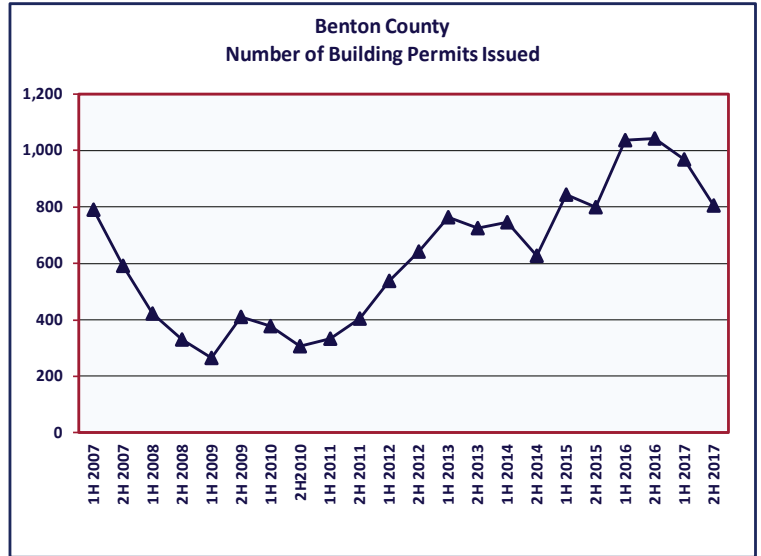
Bentonville accounted for 25.1 percent of the residential building permits in Benton County. Centerton and Rogers accounted for 13.9 and 17.7 percent of the Benton County residential building permits, respectively. The remaining 43.3 percent were from other small cities in the county.

From the second half of 2016 to the second half of 2017, the number of building permits issued increased in Bethel Heights, Cave Springs, Centerton, Lowell, Pea Ridge, and Rogers. The number of permits decreased in Bella Vista, Gentry, Gravette, Little Flock, Siloam Springs, and remained unchanged in Bentonville and Decatur.

## Subdivisions

There were 16,667 total lots in 212 active subdivisions in Benton County in the second half of 2017. Within the active subdivisions, 19.6 percent of the lots were empty, 0.8 percent were starts, 3.8 percent were under construction, 0.8 percent were complete but unoccupied houses, and 75.0 percent were occupied houses. In the second half of 2017, Bentonville had the most empty lots, houses under construction, tied with Centerton for the most complete, and had the most unoccupied houses. Rogers had the most starts.

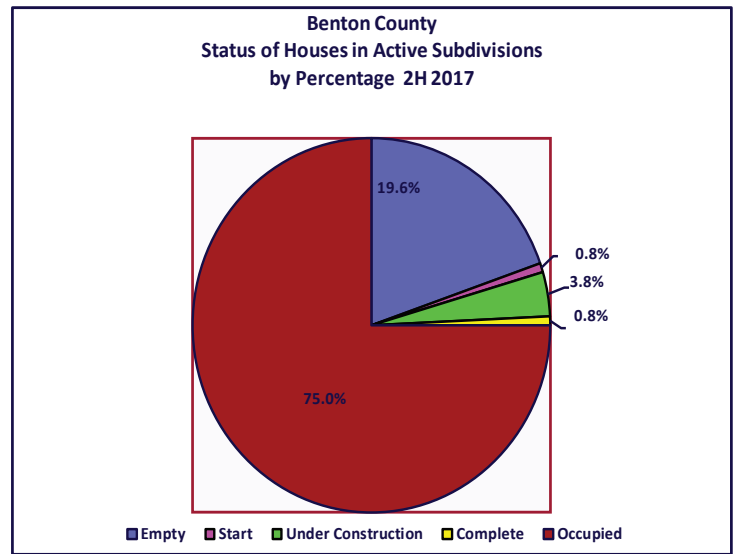
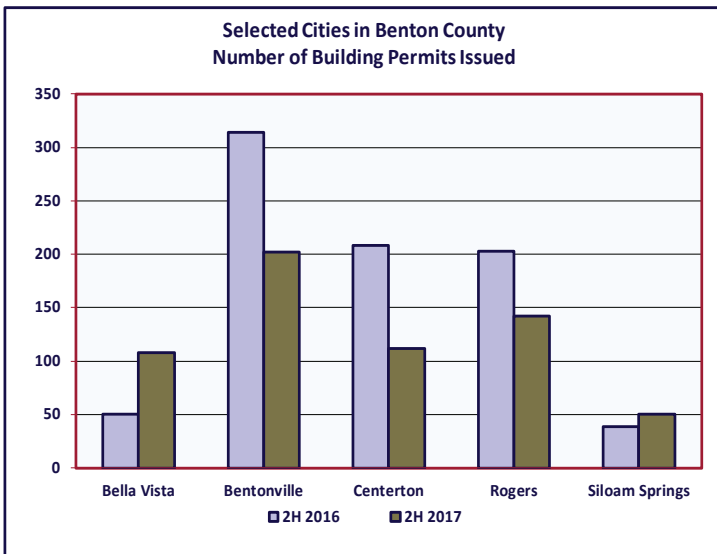
During the second half of 2017, the most active communities in terms of houses under construction were Bentonville with 195, Fayetteville with 133, Springdale with 130, Rogers with 124, Centerton with 81. These top cities for new



# Benton County

## Benton County Residential Building Permit Values by City Second Half of 2017

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 2017 Total	2H2016 Total
Bella Vista	0	0	4	23	28	30	15	6	1	0	1	108	50
Bentonville	0	0	0	28	65	37	31	23	11	3	4	202	314
Bethel Heights	0	0	0	6	0	0	0	0	1	0	0	7	6
Cave Springs	0	4	4	9	14	10	2	12	0	1	2	58	85
Centerton	0	0	7	1	11	31	26	15	5	3	13	112	208
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	0
Gentry	0	4	5	0	0	0	0	0	0	0	0	9	6
Gravette	2	6	4	0	0	1	1	0	0	0	0	14	18
Little Flock	0	0	0	1	2	1	3	0	0	0	0	7	2
Lowell	0	0	0	0	7	12	12	2	6	1	0	40	48
Pea Ridge	0	0	47	8	0	0	0	0	0	0	0	55	63
Rogers	0	1	14	46	16	21	21	14	6	0	3	142	203
Siloam Springs	0	5	29	15	0	0	1	0	0	0	0	50	39
<b>Benton County</b>	<b>2</b>	<b>20</b>	<b>114</b>	<b>137</b>	<b>143</b>	<b>143</b>	<b>112</b>	<b>72</b>	<b>30</b>	<b>8</b>	<b>23</b>	<b>804</b>	<b>1,042</b>



# Benton County

construction were also among the most active in the first half of 2017. Meanwhile, no new construction or progress in existing construction occurred in the last year in 36 out of 212 subdivisions in Benton County.

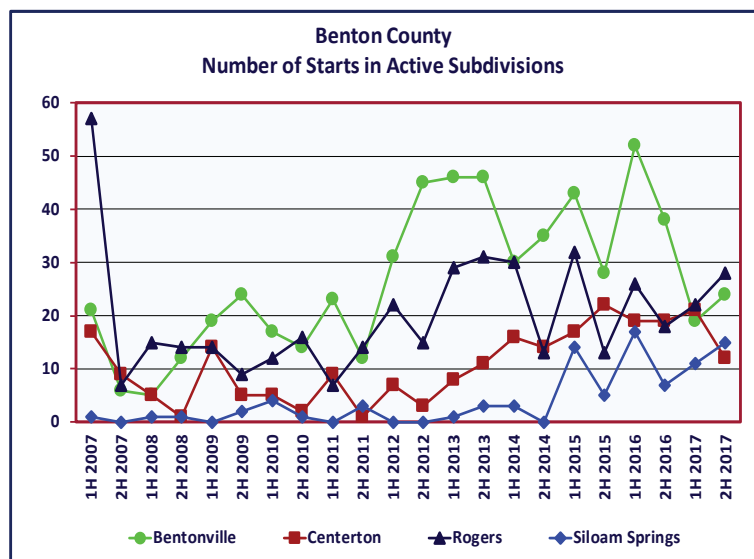
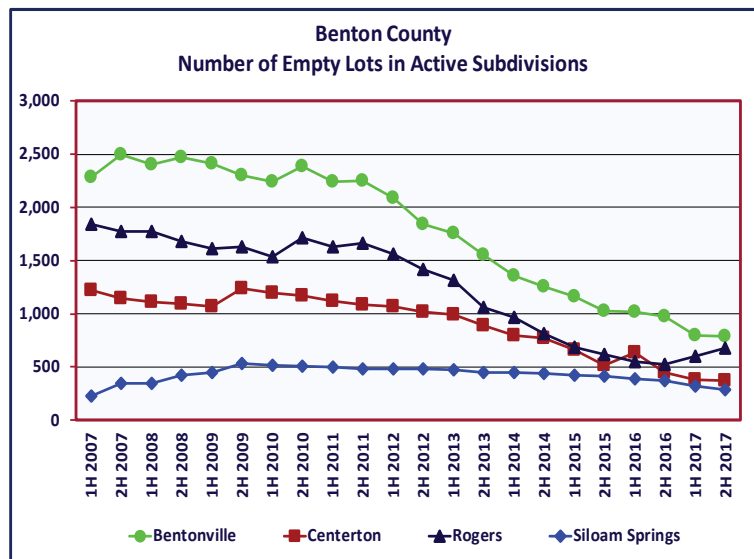
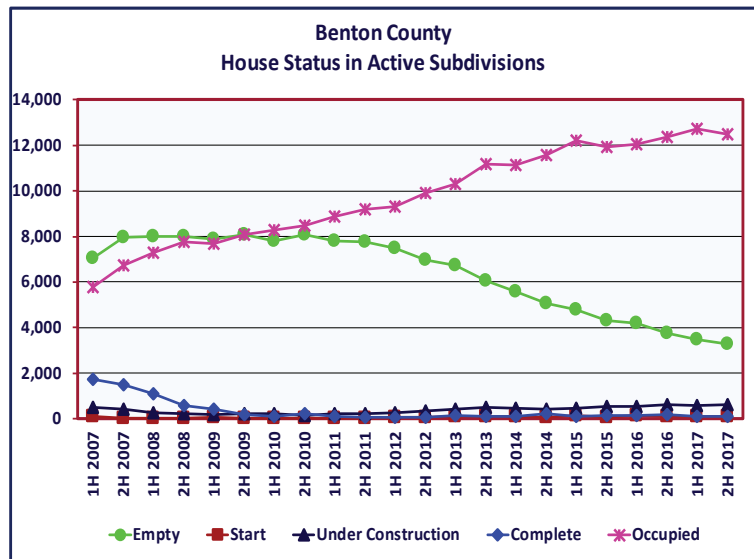
In the second half of 2017, there were 875 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 25.6 months of lot inventory at the end of the second half of 2017. This is up from 25.3 months of inventory at the end of the first half of 2017. Overall, in 50 out of 212 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 2017, there were 4,024 lots in 76 subdivisions in Benton County that had received approval. Bentonville accounted for 23.6 percent of the coming lots, Centerton accounted for 40.6 percent, Lowell accounted for 9.5, Rogers accounted for 8.2 percent, and Siloam Springs accounted for 4.0 percent of the coming lots. Other small cities in Benton County accounted for the remaining 14.1 percent of coming lots.

In addition, Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2011 to 2017 are provided in this report. The percentage of houses occupied by owners decreased from 68.8 percent in 2011 to 67.4 percent in the second half of 2017.

## Sales of Existing Houses

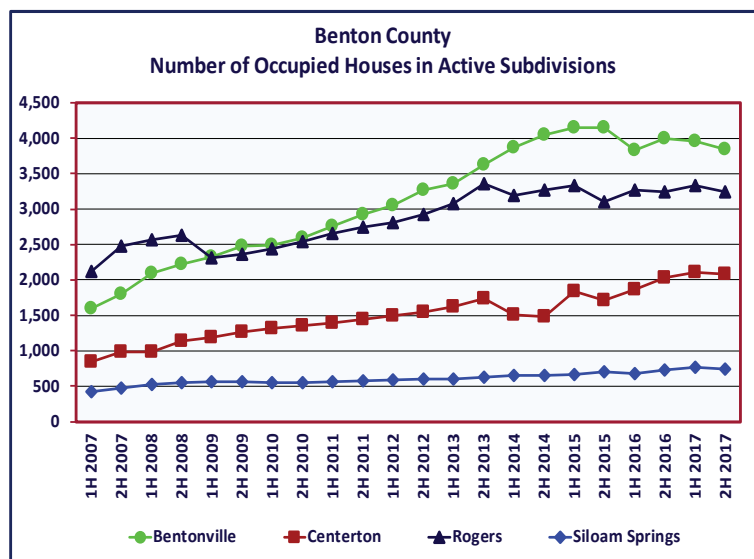
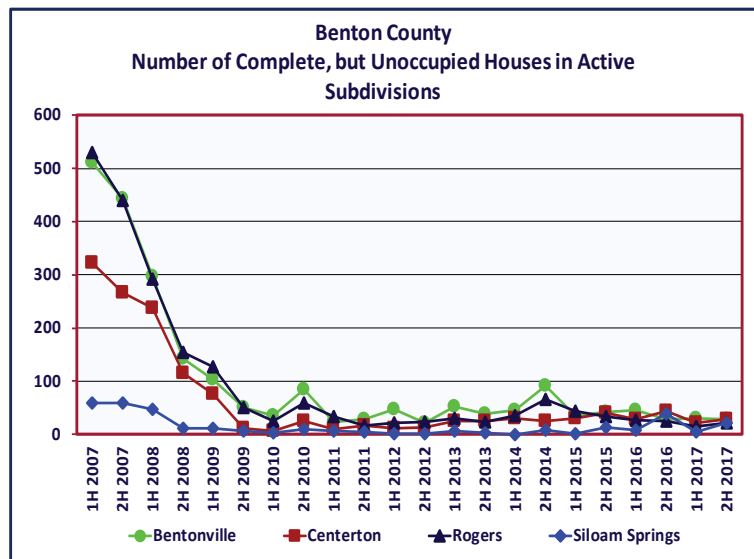
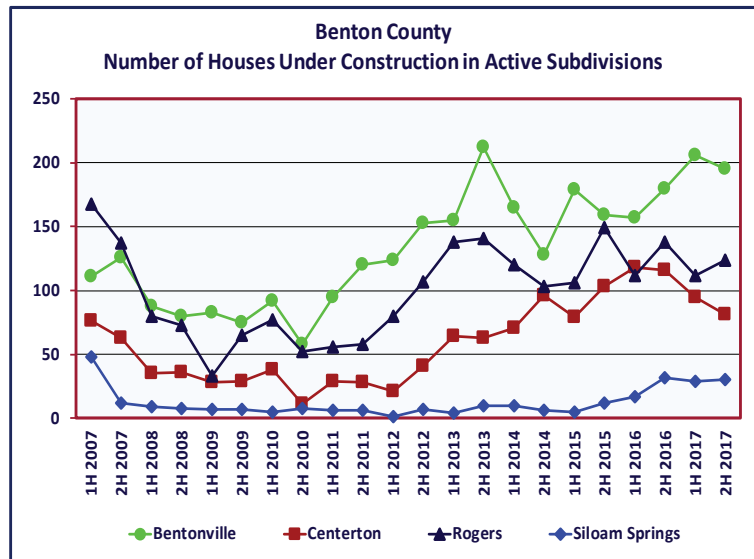
By examining house sales in the second half of 2017, the following results were revealed. A total of 2,903 houses were sold from July 1, 2017 to December 31, 2017 in Benton County. This represents an increase of 9.3 percent from the previous half and decrease of 0.9 percent from the same time period in 2016. About 24.9 percent of the houses were sold in Rogers, 24.7 percent in Bentonville, 19.5 percent in Bella Vista, and 30.9 percent in the rest



# Benton County

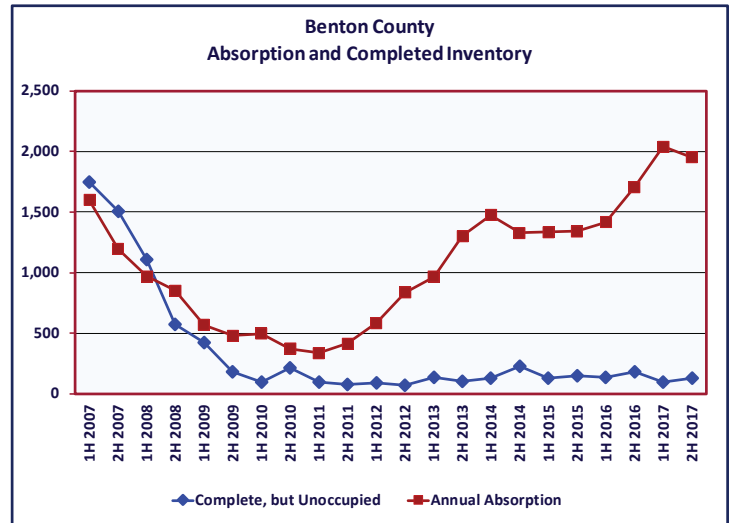
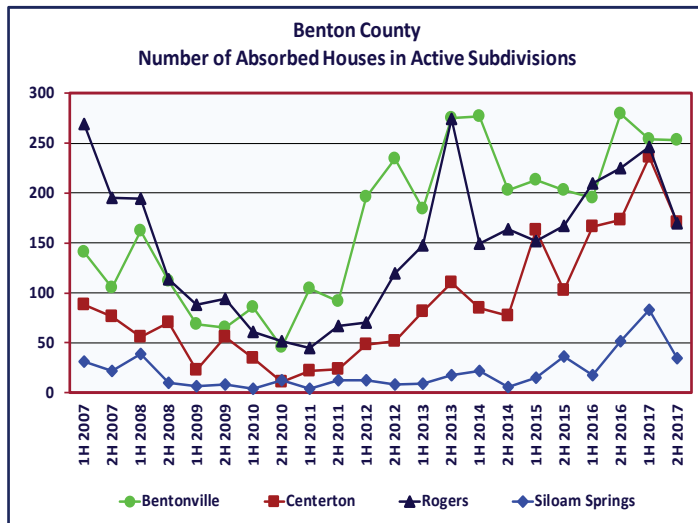
of Benton County. There were 1,456 houses listed for sale in the MLS database as of December 31, 2017 in Benton County at an average list price of \$351,667. In the second half of 2017, the average price of all houses sold in Benton County was \$228,310, while the median price was \$192,500, and the average price per square foot was \$105.36. For the second half of 2017, the average amount of time between the initial listing of a house and the sale date was 98 days. The average sales price increased by 0.6 percent compared to the first half of 2017, the price per square foot increased by 1.2 percent from the first half of 2017 and the duration on the market decreased by 7.4 percent during the second half of 2017. Out of the 2,903 houses sold in Benton County in the second half of 2017, 623 were new construction. These newly constructed houses had an average sold price of \$265,646 and took an average of 130 days to sell from their initial listing dates.

For the period of July 1, 2017 to December 31, 2017, on average in Benton County, the largest houses sold were in Highfill, the most expensive houses sold were in Cave Springs, and homes sold most rapidly in Bethel Heights.





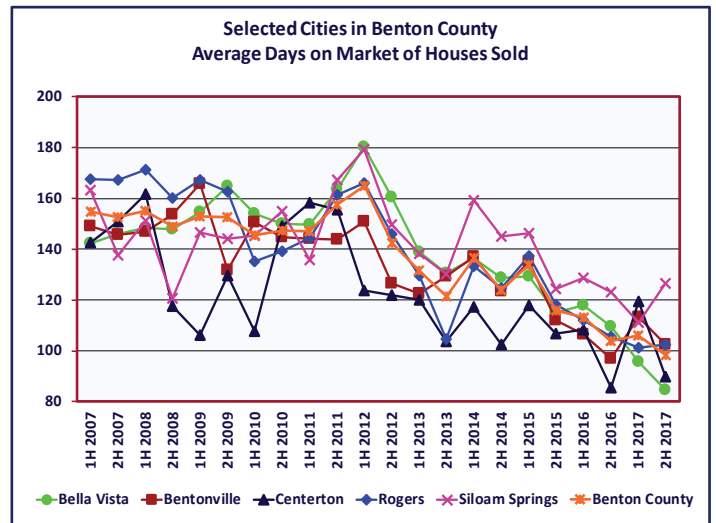
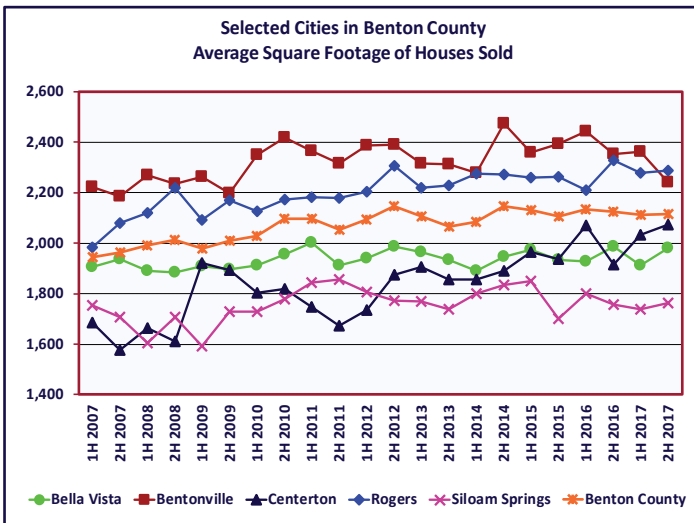
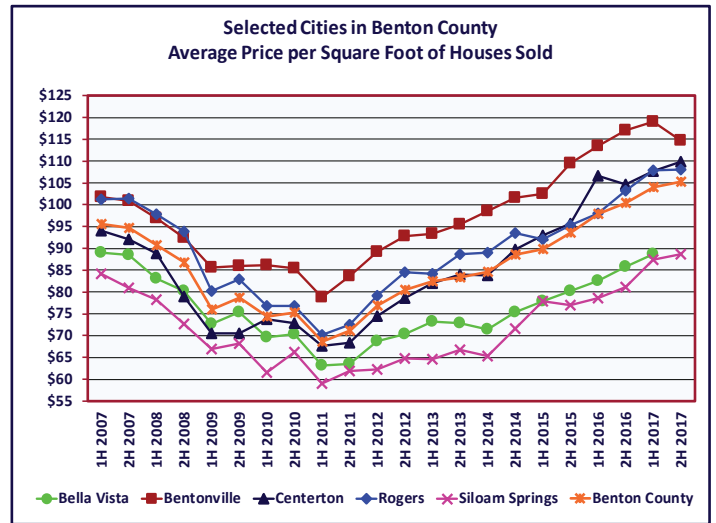
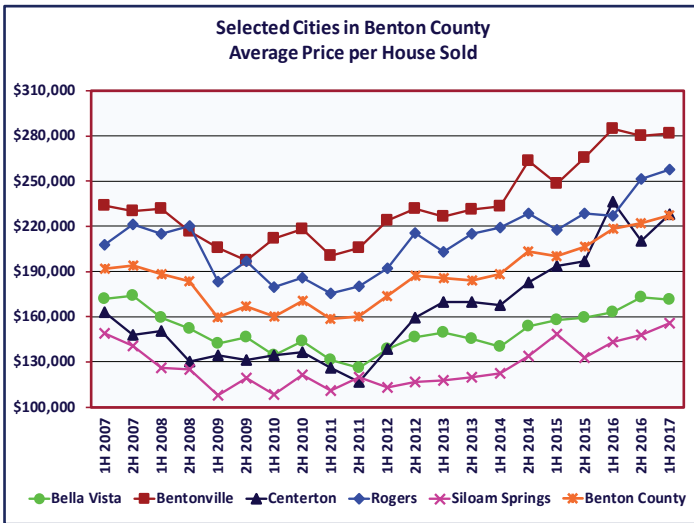
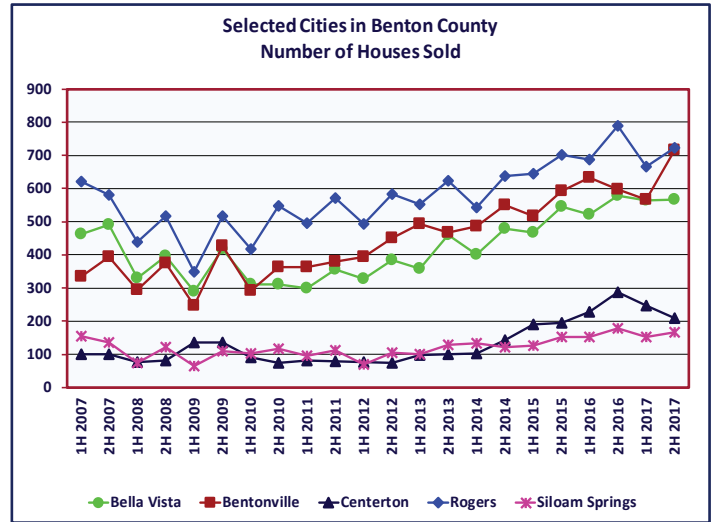
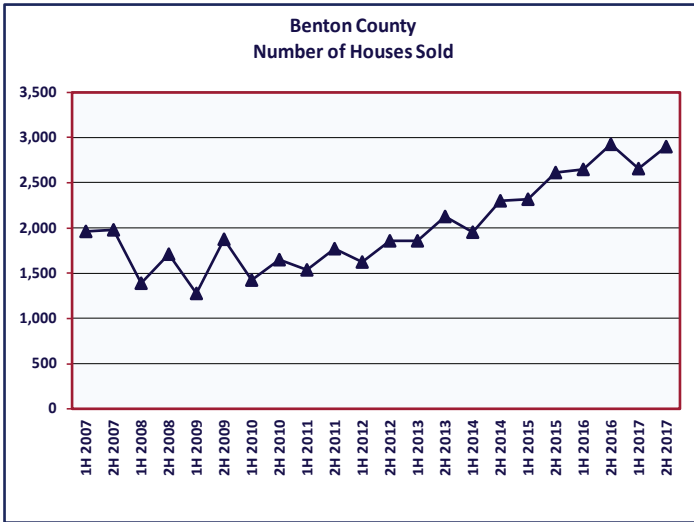
# Benton County



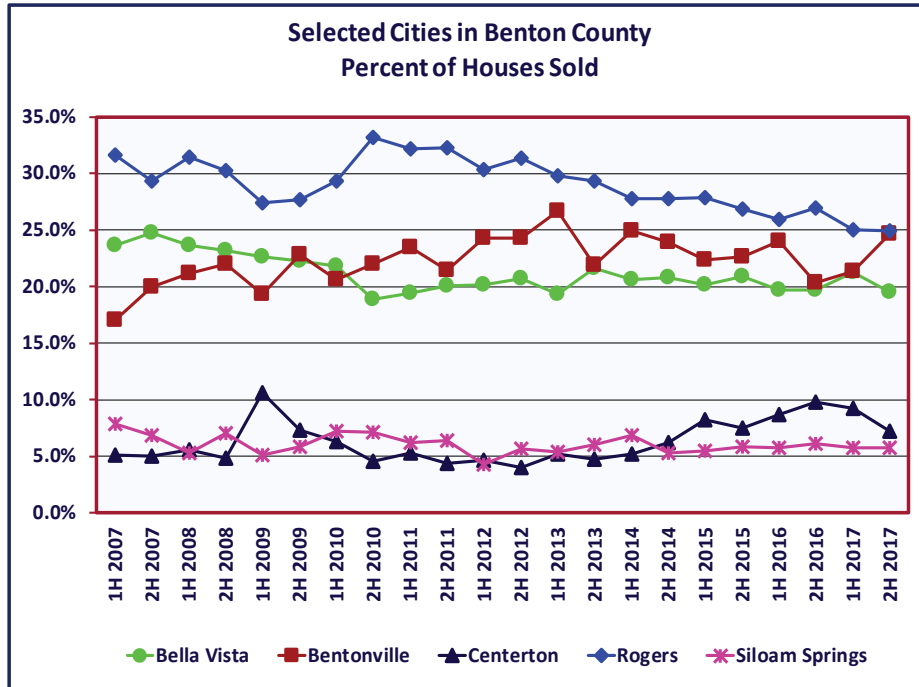
## Benton County - Percentage of Owner-Occupied Houses by City

City	2011	2012	2013	2014	2015	2016	2017
Avoca	78.2%	77.8%	75.8%	74.7%	72.1%	70.6%	70.7%
Bella Vista	78.4%	78.0%	78.0%	77.2%	77.8%	76.5%	77.7%
Bentonville	69.4%	68.7%	68.7%	67.5%	67.4%	64.4%	65.9%
Bethel Heights	66.8%	67.6%	68.1%	67.4%	67.3%	66.2%	62.3%
Cave Springs	73.7%	73.3%	75.4%	76.5%	76.9%	70.1%	75.2%
Centerton	67.6%	67.4%	66.9%	64.0%	63.8%	60.1%	64.0%
Decatur	54.6%	52.9%	53.6%	53.7%	55.6%	54.4%	54.3%
Elm Springs	70.0%	90.0%	83.3%	65.9%	75.6%	64.9%	75.9%
Garfield	69.8%	71.0%	70.0%	67.4%	67.0%	65.4%	66.7%
Gateway	60.0%	58.5%	57.3%	56.2%	56.4%	56.7%	56.4%
Gentry	59.2%	59.1%	60.1%	59.7%	58.7%	58.6%	59.6%
Gravette	60.6%	60.0%	57.9%	57.4%	57.7%	56.0%	58.5%
Highfill	55.7%	55.7%	54.6%	55.5%	56.6%	57.0%	54.5%
Little Flock	76.0%	75.5%	75.8%	75.7%	75.8%	75.2%	75.3%
Lowell	72.6%	72.7%	72.9%	72.0%	73.9%	70.4%	73.0%
Pea Ridge	70.5%	70.3%	71.0%	70.0%	69.8%	68.2%	69.1%
Rogers	68.7%	68.2%	68.7%	68.1%	68.6%	66.8%	68.6%
Siloam Springs	64.6%	64.0%	64.5%	63.3%	63.5%	62.5%	63.6%
Springdale	72.0%	71.3%	70.5%	67.9%	67.8%	65.7%	66.6%
Springtown	51.2%	39.8%	52.4%	54.8%	52.4%	57.5%	63.4%
Sulphur Springs	54.5%	55.4%	56.4%	55.6%	60.5%	58.4%	54.1%
Rural/Rurban	63.6%	63.3%	67.0%	60.7%	62.9%	61.5%	62.0%
<b>Benton County</b>	<b>68.8%</b>	<b>64.4%</b>	<b>68.6%</b>	<b>67.1%</b>	<b>63.2%</b>	<b>66.0%</b>	<b>67.4%</b>

# Benton County



# Benton County

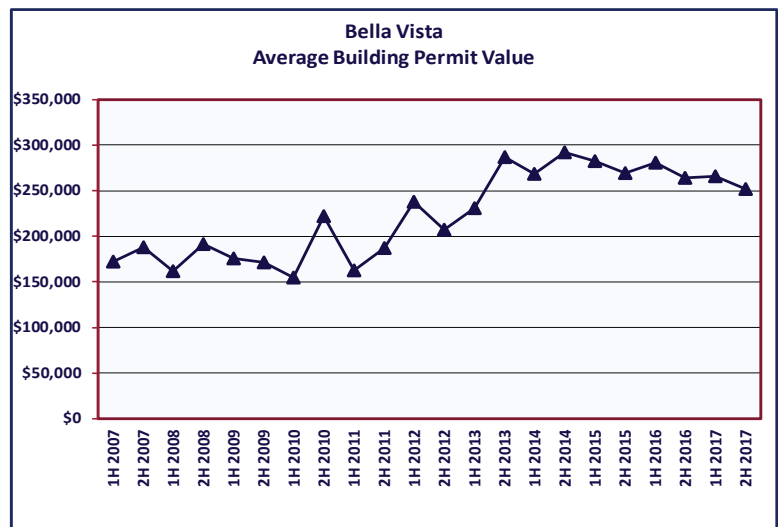
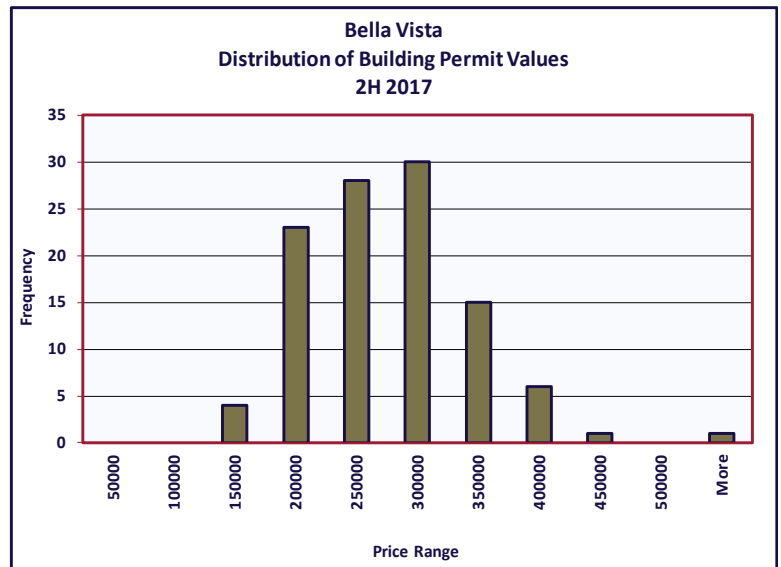
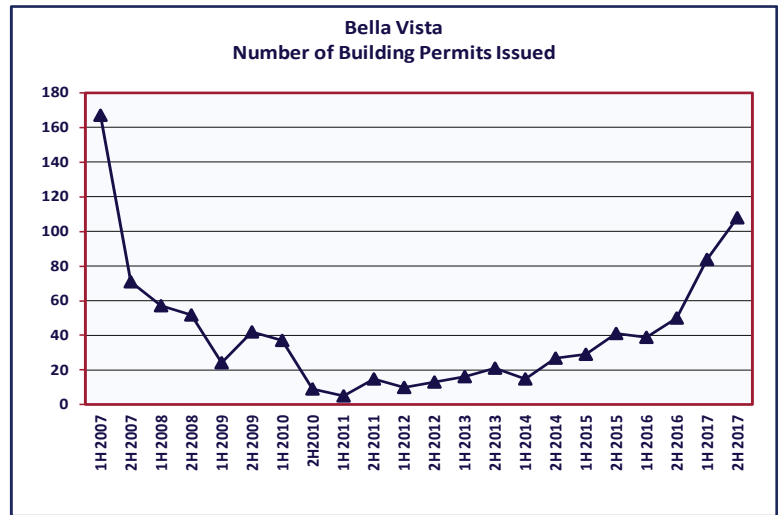


## Benton County Sold House Characteristics by City Second Half of 2017

City	Average Price	Average Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$127,500	\$52.43	76	1	0.0%
Bella Vista	\$259,077	\$92.32	85	567	19.5%
Bentonville	\$201,711	\$114.77	102	716	24.7%
Bethel Heights	\$306,922	\$104.56	63	11	0.4%
Cave Springs	\$238,482	\$125.33	95	111	3.8%
Centerton	\$144,912	\$109.83	90	209	7.2%
Decatur	\$215,366	\$78.47	98	18	0.6%
Garfield		\$116.01	134	52	1.8%
Gateway	\$157,227			0	0.0%
Gentry	\$173,707	\$84.98	78	29	1.0%
Gravette	\$265,250	\$86.89	95	46	1.6%
Highfill		\$100.01	119	2	0.1%
Hiwasse	\$278,967			0	0.0%
Little Flock	\$215,218	\$100.71	79	3	0.1%
Lowell	\$176,034	\$107.26	92	124	4.3%
Pea Ridge	\$254,781	\$102.80	93	120	4.1%
Rogers	\$156,952	\$108.12	102	723	24.9%
Siloam Springs	\$220,060	\$88.70	127	166	5.7%
Sulphur Springs	\$60,375	\$64.76	115	4	0.1%
<b>Benton County</b>	<b>\$228,310</b>	<b>\$105.36</b>	<b>98</b>	<b>2,903</b>	<b>100.0%</b>

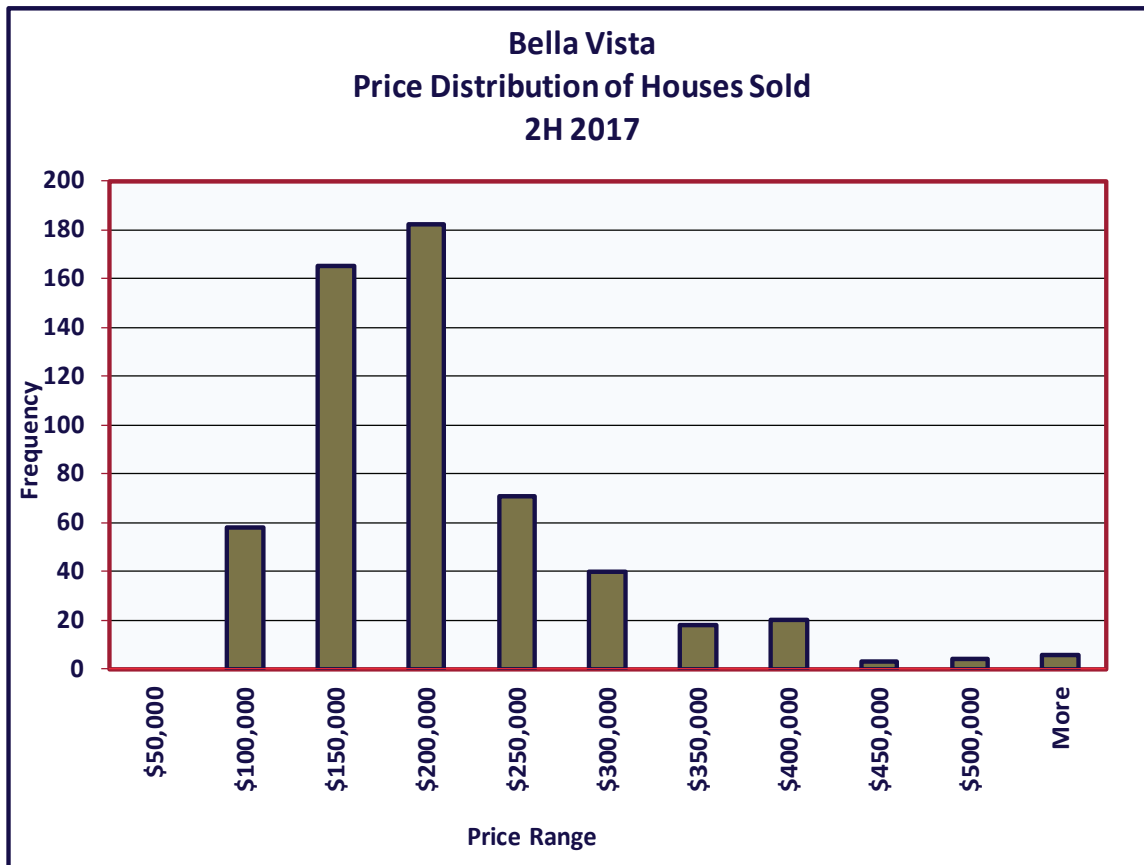
# Bella Vista

- From July 1, 2017 to December 31, 2017 there were 108 residential building permits issued in Bella Vista. This represents a 116 percent increase from the second half of 2016.
- A majority of the building permits were in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bella Vista decreased by 4.8 percent from \$264,440 in the second half of 2016 to \$251,741 in the second half of 2017.
- Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided. There are currently 38,515 total lots in Bella Vista. However, additional land can be turned into lots bringing the total to around 46,000 lots. There are about 13,300 residential structures in Bella Vista. Out of the remaining 25,215 lots approximately 9,000 to 13,000 (an increased estimate from the previous 5,000 to 7,000 due to continued growth of the sewer system, and growing demand for housing in Bella Vista by young families with children) could be considered ready for immediate construction, after acquisition from current owners. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.





# Bella Vista

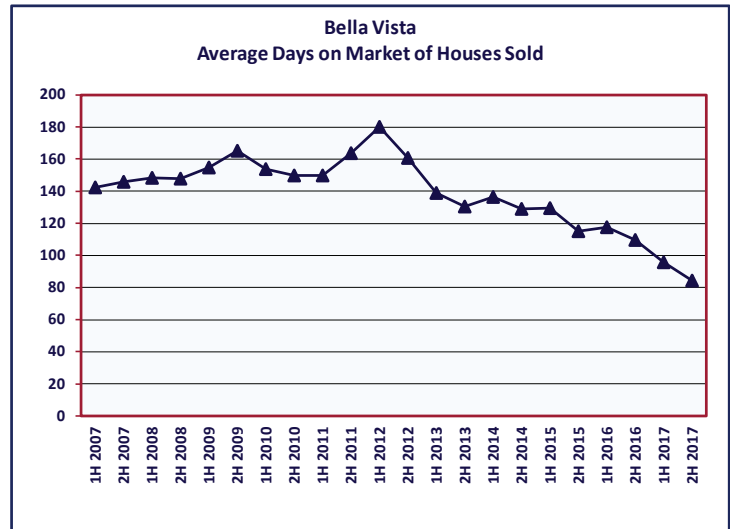
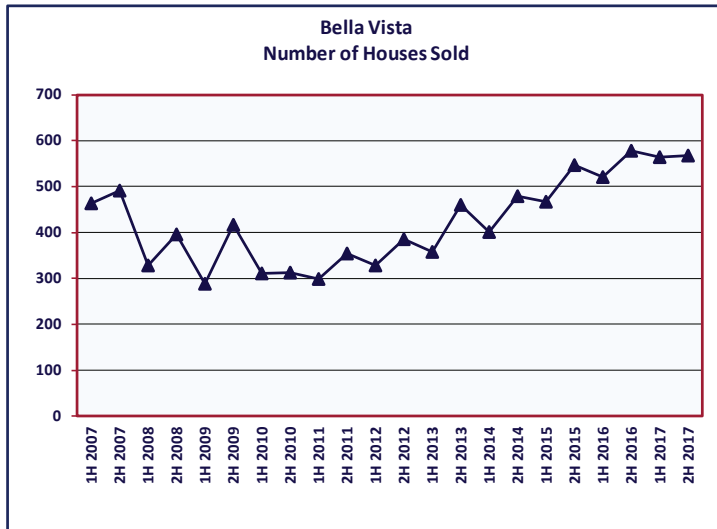


- 61.2 percent of the sold houses in Bella Vista were priced in the \$100,001 to \$200,000 range.

## Bella Vista Price Range of Houses Sold Second Half of 2017

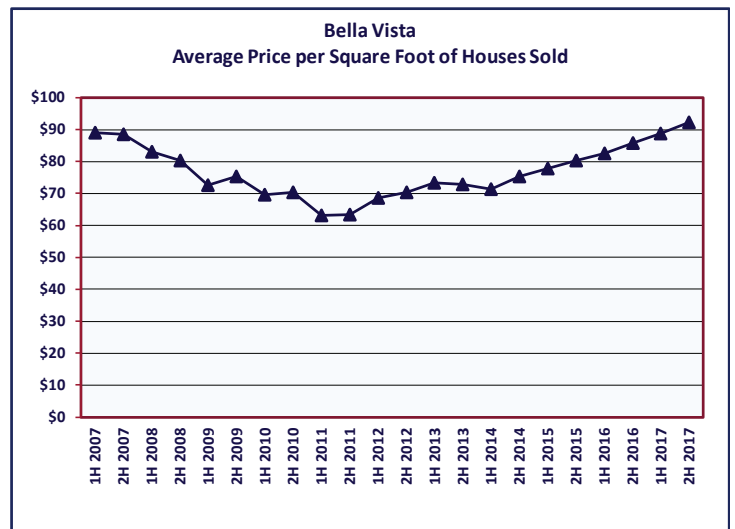
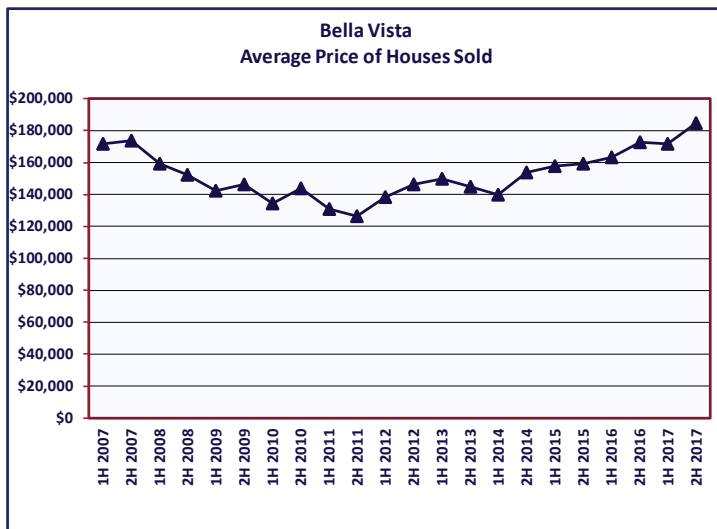
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	58	10.2%	1,267	74	97.8%	\$71.06
\$100,001 - \$150,000	165	29.1%	1,514	74	98.4%	\$87.37
\$150,001 - \$200,000	182	32.1%	1,885	82	98.5%	\$93.27
\$200,001 - \$250,000	71	12.5%	2,361	95	98.4%	\$97.59
\$250,001 - \$300,000	40	7.1%	2,779	100	97.5%	\$101.03
\$300,001 - \$350,000	18	3.2%	3,187	72	98.5%	\$105.61
\$350,001 - \$400,000	20	3.5%	3,229	110	97.9%	\$118.21
\$400,001 - \$450,000	3	0.5%	4,365	155	93.4%	\$96.18
\$450,001 - \$500,000	4	0.7%	4,398	151	92.3%	\$115.77
\$500,000+	6	1.1%	4,318	230	96.2%	\$141.14
<b>Bella Vista</b>	<b>567</b>	<b>100.0%</b>	<b>1,982</b>	<b>85</b>	<b>98.2%</b>	<b>\$92.32</b>

# Bella Vista



- There were 567 houses sold in Bella Vista from July 1 to December 31, 2017, or 0.5 percent greater than the 564 sold in the first half of 2017, and 1.9 percent fewer than sold in the second half of 2016.
- The average price of a house sold in Bella Vista increased by 7.8 percent from \$171,542 in the first half of 2017 to \$184,850 in the second half of 2017, and by 6.9 percent from a year ago.
- In Bella Vista, the average number of days on market from initial listing to the date of sale decreased from 96 days in the first half of 2017 to 85 days in the second half of 2017.
- The average price per square foot for a house sold in Bella Vista increased from \$88.76 in the first half of 2017 to \$92.32 in the second half of 2017. The average price per square foot was 4.0 percent higher than in the previous half year, and 7.6 percent higher than in the second half of 2016.

- About 19.5 percent of all houses sold in Benton County in the second half of 2017 were sold in Bella Vista.
- The average sales price of a house in Bella Vista was 81.0 percent of the county average.
- Out of the 567 houses sold in the second half of 2017, 33 were new construction. These newly constructed houses had an average sales price of \$231,363 and took an average of 98 days to sell from their initial listing dates.
- There were 222 houses in Bella Vista listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$234,252.
- According to the Benton County Assessor's database, 77.7 percent of houses in Bella Vista were owner-occupied in the second half of 2017.



# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision Second Half of 2017

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%	3,131	174	\$395,000	\$126.16
Aldsworth	2	0.4%	1,886	93	\$149,250	\$79.16
Allendale	1	0.2%	2,166	49	\$263,500	\$121.65
Angus	4	0.7%	3,503	148	\$433,000	\$125.51
Annsborough	3	0.5%	2,190	47	\$220,133	\$96.62
Ardwell	2	0.4%	2,709	124	\$245,068	\$92.56
Argyll	1	0.2%	1,610	90	\$139,900	\$86.89
Auckland	1	0.2%	1,486	65	\$147,500	\$99.26
Avondale	41	7.2%	1,708	78	\$149,891	\$87.82
Bankfoot	1	0.2%	2,100	104	\$158,000	\$75.24
Basildon	6	1.1%	2,035	112	\$169,667	\$86.63
Basildon Courts	1	0.2%	1,295	103	\$125,750	\$97.10
Bedford	2	0.4%	1,426	155	\$146,950	\$103.45
Bella Vista Original	1	0.2%	1,590	91	\$151,000	\$94.97
Bennington	2	0.4%	1,613	61	\$167,500	\$103.83
Berksdale	2	0.4%	2,308	98	\$212,500	\$92.18
Berkshire	1	0.2%	3,262	169	\$369,000	\$113.12
Bethnal	1	0.2%	1,466	58	\$132,000	\$90.04
Birmingham	7	1.2%	1,781	82	\$165,286	\$94.53
Birsay	1	0.2%	1,675	58	\$160,000	\$95.52
Blenheim	1	0.2%	1,727	57	\$142,000	\$82.22
Boreland	1	0.2%	1,501	64	\$127,900	\$85.21
Branchwood	3	0.5%	2,252	134	\$219,467	\$97.85
Brecknock	3	0.5%	2,152	90	\$213,972	\$100.32
Bridgewater	1	0.2%	1,566	84	\$159,900	\$102.11
Brigadoon	1	0.2%	1,645	31	\$173,000	\$105.17
Bristol	1	0.2%	1,915	28	\$160,000	\$83.55
Brittany	3	0.5%	1,804	83	\$182,633	\$102.08
Brittany Courts	2	0.4%	1,616	61	\$172,250	\$106.62
Brompton	2	0.4%	2,850	117	\$366,500	\$114.59
Brompton Courts	2	0.4%	1,506	129	\$101,000	\$67.06
Buckingham	5	0.9%	2,097	97	\$194,800	\$92.13
Burghead	1	0.2%	1,482	26	\$135,000	\$91.09
Cambridge	2	0.4%	1,604	64	\$156,750	\$97.47
Canterbury Hills	1	0.2%	3,450	89	\$307,500	\$89.13
Cardenden	4	0.7%	3,206	58	\$314,125	\$98.44
Cardigan	3	0.5%	1,610	86	\$152,067	\$90.98
Cargill	5	0.9%	3,085	115	\$330,331	\$108.45
Carlisle	3	0.5%	2,175	94	\$217,333	\$101.96
Charing	3	0.5%	2,053	114	\$181,667	\$92.24
Chelmsworth	1	0.2%	1,712	37	\$155,000	\$90.54
Chelsea	3	0.5%	2,308	105	\$156,000	\$71.29
Cheshire	3	0.5%	1,929	74	\$189,667	\$98.19
Cheviot	3	0.5%	2,147	38	\$166,667	\$78.42
Churchill	3	0.5%	1,620	112	\$133,000	\$83.22
Clackmannan	2	0.4%	2,013	61	\$218,750	\$108.16
Cornwall	1	0.2%	1,319	220	\$96,000	\$72.78
Coulter	2	0.4%	1,698	64	\$162,500	\$96.88
Country Club Villas	5	0.9%	2,315	90	\$334,653	\$144.29
Coventry	1	0.2%	2,625	52	\$240,000	\$91.43
Cresswell	2	0.4%	1,794	100	\$186,750	\$103.98
Cromarty	1	0.2%	4,625	372	\$675,000	\$145.95
Croydon	1	0.2%	2,036	52	\$244,900	\$120.28

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cullen Hills	3	0.5%	3,769	215	\$307,833	\$83.39
Cumberland	3	0.5%	1,769	51	\$189,667	\$104.62
Cunningham	2	0.4%	2,153	42	\$145,500	\$73.29
Dartmoor	3	0.5%	2,378	55	\$202,367	\$85.62
Dillow	2	0.4%	2,171	164	\$208,276	\$95.32
Dogwood Hills	1	0.2%	3,140	38	\$300,000	\$95.54
Dorchester	3	0.5%	1,672	50	\$154,333	\$91.34
Dornoch	6	1.1%	3,227	131	\$302,333	\$94.97
Dorset	4	0.7%	2,824	93	\$259,975	\$92.36
Drake Court	18	3.2%	1,548	79	\$93,692	\$61.54
Dumfries	1	0.2%	1,661	64	\$147,000	\$88.50
Dunbarton	2	0.4%	2,808	66	\$273,950	\$97.53
Dunedin	3	0.5%	2,422	88	\$238,000	\$96.59
Dunsford	4	0.7%	1,537	37	\$148,375	\$96.60
Dunvegan	1	0.2%	1,619	81	\$122,000	\$75.36
Duxford	2	0.4%	2,480	52	\$238,500	\$98.56
East Riding	2	0.4%	1,681	33	\$168,200	\$100.00
Eddleston	1	0.2%	2,022	74	\$195,500	\$96.69
Essex	5	0.9%	1,753	90	\$156,800	\$97.20
Ettington	3	0.5%	1,861	61	\$178,300	\$98.55
Evanton	4	0.7%	2,901	99	\$312,375	\$104.58
Fenchurch	6	1.1%	1,903	140	\$160,017	\$84.10
Forest Hills	5	0.9%	2,046	59	\$207,150	\$101.06
Gloucester	5	0.9%	2,480	61	\$214,295	\$86.98
Granshire	1	0.2%	2,291	229	\$286,375	\$125.00
Grinstead	1	0.2%	1,020	74	\$62,000	\$60.78
Halladale	1	0.2%	1,806	49	\$127,687	\$70.70
Hampshire	1	0.2%	1,968	73	\$180,000	\$91.46
Hampstead	7	1.2%	1,423	51	\$118,950	\$82.40
Hampton	2	0.4%	2,160	50	\$232,000	\$106.59
Harborough	3	0.5%	2,370	78	\$260,300	\$110.16
Harlow	2	0.4%	2,155	102	\$172,500	\$84.84
Harrington	2	0.4%	1,657	61	\$162,500	\$97.28
Hartlepool	2	0.4%	1,812	93	\$166,000	\$91.60
Headley	4	0.7%	1,789	203	\$178,525	\$99.60
Highland Park Villas	6	1.1%	1,672	107	\$188,921	\$112.89
Highlands Estates	1	0.2%	4,783	211	\$410,000	\$85.72
Hillswick	3	0.5%	1,631	77	\$163,300	\$100.47
Hopeman	2	0.4%	2,343	228	\$173,450	\$71.54
Huntingdon	1	0.2%	2,509	33	\$203,000	\$80.91
Inverness	3	0.5%	3,186	219	\$345,833	\$102.45
Islington	2	0.4%	1,472	73	\$137,500	\$93.69
Keighley	1	0.2%	3,904	93	\$350,000	\$89.65
Kelaen	4	0.7%	3,846	131	\$344,750	\$92.73
Kendal	1	0.2%	2,364	175	\$205,000	\$86.72
Kennet	2	0.4%	1,468	57	\$124,377	\$84.16
Kensington	2	0.4%	1,840	117	\$152,500	\$86.76
Kenwood	1	0.2%	1,512	76	\$147,000	\$97.22
Kilmuir	2	0.4%	1,667	85	\$137,500	\$82.15
Kincardine	1	0.2%	1,398	21	\$86,275	\$61.71
Kingsdale Courts	4	0.7%	1,440	96	\$94,000	\$66.26
Kingswood	2	0.4%	1,826	137	\$164,750	\$90.24
Kinloch	1	0.2%	2,827	71	\$375,000	\$132.65



# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Kinross	1	0.2%	3,956	210	\$430,000	\$108.70
Kintyre	1	0.2%	1,504	61	\$147,000	\$97.74
Kirkoswald	1	0.2%	3,240	117	\$281,000	\$86.73
Kirkpatrick	4	0.7%	2,345	67	\$199,025	\$85.00
Lakenheath	3	0.5%	1,928	78	\$165,000	\$86.81
Lakeview	8	1.4%	1,718	104	\$132,081	\$80.98
Lambeth	3	0.5%	1,501	69	\$139,000	\$91.77
Lancashire	1	0.2%	1,532	32	\$129,000	\$84.20
Lands End	6	1.1%	1,902	72	\$175,900	\$92.01
Leicester	5	0.9%	2,075	72	\$185,200	\$88.06
Lockerbie	1	0.2%	1,742	43	\$165,000	\$94.72
Lockhart	1	0.2%	1,650	56	\$150,000	\$90.91
Lundy	1	0.2%	1,928	143	\$154,500	\$80.13
Magrath	2	0.4%	2,227	52	\$221,500	\$99.71
Manchester	2	0.4%	1,734	122	\$159,500	\$92.53
Marionet	4	0.7%	2,132	128	\$195,725	\$93.37
Melanie	5	0.9%	1,905	100	\$160,200	\$87.10
Melanie Courts	5	0.9%	1,229	59	\$97,040	\$79.31
Merritt	4	0.7%	2,064	45	\$198,350	\$96.12
Metfield	1	0.2%	2,104	80	\$214,000	\$101.71
Metfield Courts	8	1.4%	1,121	59	\$90,688	\$80.90
Monikie	1	0.2%	1,842	87	\$183,900	\$99.84
Monmouth	1	0.2%	1,352	91	\$139,000	\$102.81
Morganshire	2	0.4%	3,080	122	\$301,025	\$97.99
Morvan	1	0.2%	1,898	35	\$209,500	\$110.38
Nelson	3	0.5%	1,905	121	\$171,333	\$87.17
Newquay	3	0.5%	2,076	64	\$167,450	\$82.16
Norfolk	7	1.2%	1,832	59	\$153,314	\$84.70
North Riding	2	0.4%	2,300	49	\$223,500	\$98.77
Norwood	2	0.4%	2,011	49	\$165,000	\$84.74
Norwood Courts	2	0.4%	1,498	82	\$153,000	\$100.50
Nottingham	1	0.2%	2,344	105	\$192,000	\$81.91
Oakford	2	0.4%	1,538	46	\$152,000	\$98.26
Orkney	1	0.2%	1,801	78	\$160,000	\$88.84
Orleton	2	0.4%	2,540	49	\$236,500	\$93.10
Oxford	2	0.4%	1,666	55	\$161,000	\$96.52
Peebles	1	0.2%	1,922	80	\$205,000	\$106.66
Pembroke	5	0.9%	1,827	97	\$165,380	\$89.67
Penrith	1	0.2%	1,965	29	\$197,000	\$100.25
Perth	1	0.2%	1,650	66	\$177,500	\$107.58
Peterborough	2	0.4%	2,418	140	\$154,950	\$63.75
Pimlico	1	0.2%	2,425	50	\$255,000	\$105.15
Plymouth	2	0.4%	2,011	121	\$213,766	\$105.77
Portsmouth	2	0.4%	1,933	59	\$174,700	\$90.50
Primrose	2	0.4%	1,735	99	\$159,950	\$92.19
Quantock Hills	2	0.4%	1,498	80	\$141,250	\$94.24
Queensborough	1	0.2%	1,640	52	\$153,400	\$93.54
Queensferry	3	0.5%	1,813	44	\$188,667	\$103.72
Radcliffe	2	0.4%	2,016	134	\$183,750	\$91.89
Raleigh Hills	2	0.4%	2,081	37	\$229,000	\$108.54
Redwick	1	0.2%	1,607	139	\$159,500	\$99.25
Reighton	2	0.4%	2,046	50	\$209,500	\$102.51
Renfrew	4	0.7%	1,783	72	\$162,725	\$91.58
Rillington	2	0.4%	2,178	64	\$209,500	\$97.39

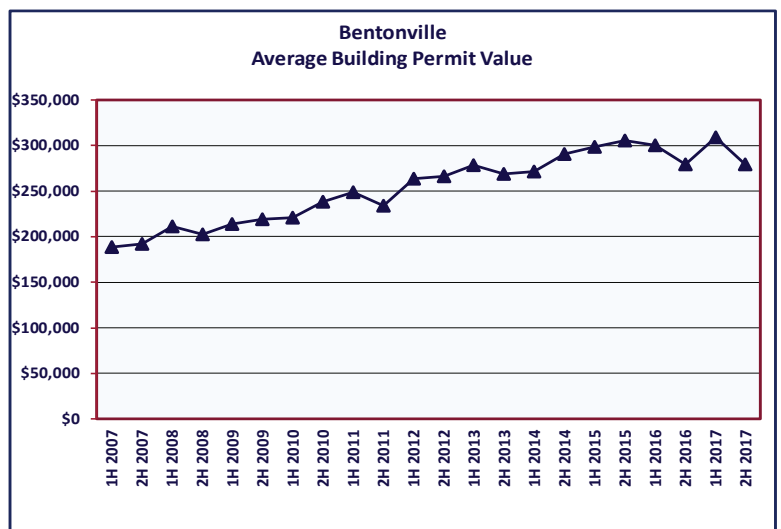
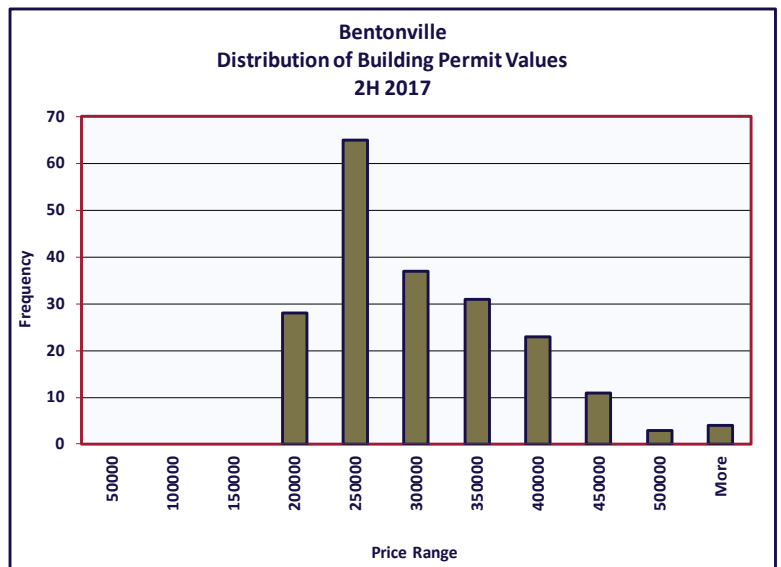
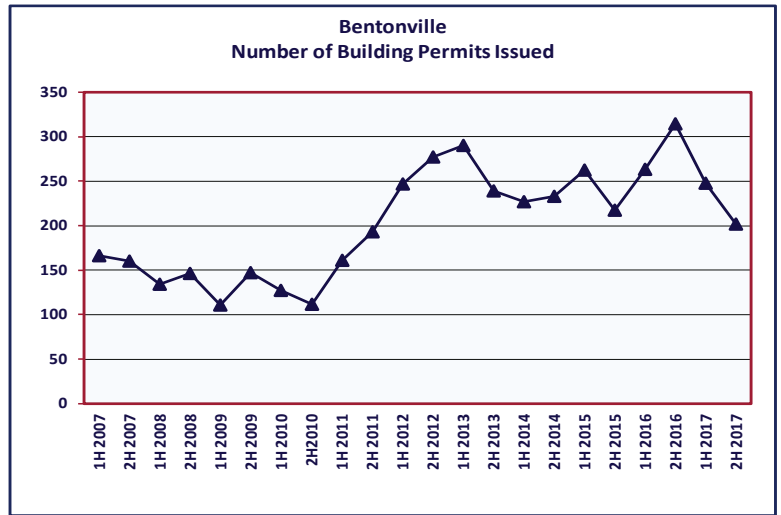
# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Roberts	3	0.5%	2,144	60	\$218,967	\$102.09
Rosenheath	3	0.5%	1,482	45	\$147,500	\$99.54
Rothbury	1	0.2%	1,658	84	\$160,000	\$96.50
Roxburgh	1	0.2%	1,320	76	\$89,000	\$67.42
Rugby	6	1.1%	1,563	59	\$146,533	\$94.05
Rush Estates	1	0.2%	3,324	130	\$300,000	\$90.25
Ruthwell	5	0.9%	1,681	97	\$159,919	\$96.27
Sandwick	1	0.2%	1,196	40	\$134,000	\$112.04
Scalloway	4	0.7%	2,135	96	\$205,325	\$95.89
Scarborough	2	0.4%	1,386	98	\$121,700	\$87.07
Sculthorpe	1	0.2%	2,000	43	\$244,500	\$122.25
Selkirk	1	0.2%	1,024	52	\$119,500	\$116.70
Shakespeare Courts	4	0.7%	1,607	69	\$159,750	\$95.52
Sherlock	1	0.2%	2,282	101	\$205,000	\$89.83
Sherwood	4	0.7%	1,558	60	\$142,600	\$91.39
Shetland	3	0.5%	2,313	113	\$212,167	\$92.33
Shropshire	2	0.4%	1,859	55	\$200,000	\$108.35
Sidlaw Hills	2	0.4%	2,210	59	\$226,000	\$101.95
Somerset	2	0.4%	1,366	39	\$138,000	\$101.07
Stafford	5	0.9%	1,971	97	\$164,480	\$83.52
Stirling	3	0.5%	1,531	44	\$157,633	\$104.25
Stoneykirk	2	0.4%	1,218	49	\$110,000	\$91.39
Stronsay	1	0.2%	1,682	60	\$158,900	\$94.47
Suffolk	1	0.2%	1,150	80	\$117,000	\$101.74
Sullivan	3	0.5%	1,480	72	\$143,500	\$96.36
Sunderland	2	0.4%	1,733	66	\$166,500	\$95.41
Sussex	1	0.2%	1,960	265	\$215,600	\$110.00
Taransay	1	0.2%	1,722	112	\$151,000	\$87.69
Tilton	2	0.4%	1,624	39	\$166,500	\$102.47
Timbercrest	1	0.2%	1,841	35	\$165,000	\$89.63
Tiverton	1	0.2%	1,594	48	\$150,000	\$94.10
Wandsworth	2	0.4%	3,734	60	\$485,000	\$125.15
Warwick	2	0.4%	1,403	96	\$123,000	\$81.91
Waterbury	3	0.5%	2,071	71	\$199,050	\$99.17
Watson	3	0.5%	1,613	39	\$162,833	\$101.03
Wembly	2	0.4%	2,316	99	\$179,500	\$80.90
Wendron	4	0.7%	2,741	58	\$275,950	\$99.80
Wentworth	6	1.1%	2,053	59	\$184,750	\$89.29
Westbrook	1	0.2%	2,055	147	\$128,000	\$62.29
Westminster	1	0.2%	2,350	63	\$215,000	\$91.49
Westmorland	1	0.2%	2,662	48	\$255,000	\$95.79
Weymouth	2	0.4%	2,604	91	\$207,500	\$81.26
Whithorn	1	0.2%	1,898	0	\$172,000	\$90.62
Wight	3	0.5%	1,610	101	\$147,800	\$91.84
Wigtown	1	0.2%	1,850	69	\$225,000	\$121.62
Wiltshire	2	0.4%	1,668	42	\$133,500	\$80.10
Wimbleton	1	0.2%	1,456	123	\$85,000	\$58.38
Windsor Courts	1	0.2%	1,889	69	\$214,900	\$113.76
Worcester	11	1.9%	1,497	84	\$113,865	\$78.61
York	1	0.2%	2,893	55	\$255,000	\$88.14
Zennor	1	0.2%	1,500	55	\$140,000	\$93.33
Other	3	0.5%	2,881	87	\$308,500	\$107.28
<b>Bella Vista</b>	<b>567</b>	<b>100.0%</b>	<b>1,982</b>	<b>85</b>	<b>\$184,850</b>	<b>\$92.32</b>

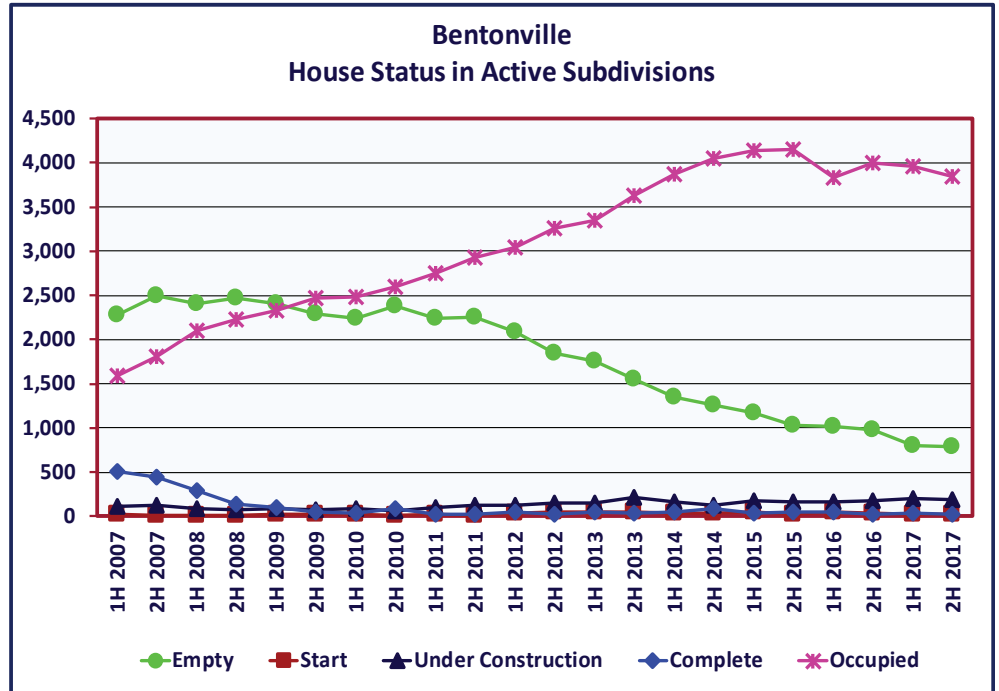
# Bentonville

- From July 1 to December 31, 2017 there were 202 residential building permits issued in Bentonville. This represents a 35.7 percent decrease from the 314 building permits issued in the second half of 2016.
- In the second half of 2017, a majority of building permits were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bentonville decreased 5.1 percent from \$294,347 in the second half of 2016 to \$279,365 in the second half of 2017.



# Bentonville

- There were 4,881 total lots in 53 active subdivisions in Bentonville in the second half of 2017. About 78.8 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 4 percent were under construction, 0.5 percent were starts, and 16.2 percent were empty lots.
- The subdivision with the most houses under construction in Bentonville in the second half of 2017 was Kerelaw Castle with 35.
- No new construction or progress in existing construction has occurred in the last year in 8 out of the 54 active subdivisions in Bentonville.
- 253 new houses in Bentonville became occupied in the second half of 2017. The annual absorption rate implies that there were 20.4 months of remaining inventory in active subdivisions, up from 23.7 months in the first half of 2017.
- In 12 out of the 54 active subdivisions in Bentonville, no absorption has occurred in the second half of 2017.
- An additional 950 lots in 13 subdivisions had received either preliminary or final approval by December 31, 2017.



## Bentonville Preliminary and Final Approved Subdivisions Second Half of 2017

### Preliminary Approval

Amber Ridge South @ Woods Creek	2H 2015	19
Coler Creek, Phase I	2H 2015	31
Cornerstone Ridge, Phase VI	1H 2015	21
Elington Village	2H 2016	39
Harbin Pointe Townhomes	2H 2016	4
Livingston Square	2H 2015	37
Lochmoor Club, Phase II	2H 2016	105
Osage Hill's Phase I, II	2H 2016	430
Windmill Farms	2H 2016	10

### Final Approval

Central Park, Phase VI	2H 2014	66
East Ridge Addition	2H 2013	7
Rolling Acres, Phase II	2H 2015	54
Willowbrook, Phase II	2H 2017	127

<b>Bentonville</b>		<b>950</b>
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# Bentonville

## Bentonville House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Ridge at Woods Creek	3	0	0	0	32	35	2	7.2
Amber Ridge North at Woods Creek	5	0	11	0	4	20	3	48.0
Angel Falls Phase I, II	26	0	7	0	73	106	2	79.2
Arbor Lane II	8	0	4	1	14	27	7	22.3
Avignon <sup>1</sup>	3	0	3	0	32	38	0	--
The Bluffs, Phase I	12	0	0	1	8	21	0	156.0
Briarwood <sup>1</sup>	6	0	1	0	22	29	0	--
Brighton Cottages	105	1	8	0	54	168	26	29.1
Central Park, Phase, II III, V	9	1	4	1	111	126	8	10.6
Chapel Hill <sup>1</sup>	3	0	0	0	122	125	0	--
Chardonnay	6	0	0	0	46	52	1	36.0
Clark's 2nd Addition Blk 7	0	0	0	0	4	4	2	0.0
College Place, Phases VII, VIII, IX	1	0	1	0	172	174	8	1.0
Cornerstone Ridge, Phase I, V	5	1	13	1	174	194	31	4.7
Creekstone, Phase II, III	33	3	2	0	19	57	0	114.0
Eagle Creek, Phase I	0	0	1	0	61	62	0	--
Eau Claire	8	0	2	0	16	26	1	120.0
Edgar Estates, Block I, II	58	3	18	6	10	95	4	102.0
The Estates at Woods Creek	2	0	3	2	8	15	3	10.5
Grace	5	2	0	0	105	112	4	6.0
Grammercy Park	68	0	7	0	40	115	6	128.6
Heathrow <sup>1,2</sup>	3	0	0	0	62	65	0	--
Hidden Springs, Phase IV <sup>1,2</sup>	4	0	0	0	44	48	0	--
Highland Park	0	1	0	0	51	52	0	4.0
Highpointe	14	0	5	0	119	138	9	17.5
Kensington, Phase III	2	0	0	0	29	31	1	24.0
Kerelaw Castle	42	0	35	4	94	175	16	38.9
Keystone Phase II	1	0	0	0	83	84	1	12.0
Laurynwood Estates	7	0	0	0	93	100	2	28.0
Little Sugar Estates <sup>1,2</sup>	1	0	1	0	9	11	0	--
Lyndal Heights, Phase V	15	0	0	0	9	24	1	180.0
McKissic Creek Estates <sup>1</sup>	2	0	1	0	6	9	0	--
North Fork	18	1	0	0	76	95	10	9.1
Oakbrooke, Phases I, II	6	3	0	0	56	65	1	108.0
Oak Lawn Hills	7	0	7	1	49	64	2	22.5
Osage Ridge Estates	11	0	1	0	2	14	0	144.0
Oxford Ridge	0	2	0	0	165	167	0	6.0
Providence Village	140	5	15	5	19	184	19	104.2
Riverwalk Farm Estates, Phases I, II	4	0	10	0	418	432	21	4.9
Rolling Acres	1	0	6	2	82	91	3	21.6
Simsberry Place <sup>1,2</sup>	4	0	0	0	79	83	0	--
Stone Meadow	47	0	9	0	202	258	10	19.2
Stone Ridge Estates <sup>1,2</sup>	26	0	0	0	58	84	0	--
Stoneburrow, Phase I	1	0	3	0	192	196	1	48.0
Stonecreek	5	0	0	0	62	67	1	15.0
Summerlin, Phase II <sup>1,2</sup>	1	0	0	0	83	84	0	--

# Bentonville

## Bentonville House Status in Active Subdivisions (Continued) Second Half of 2017

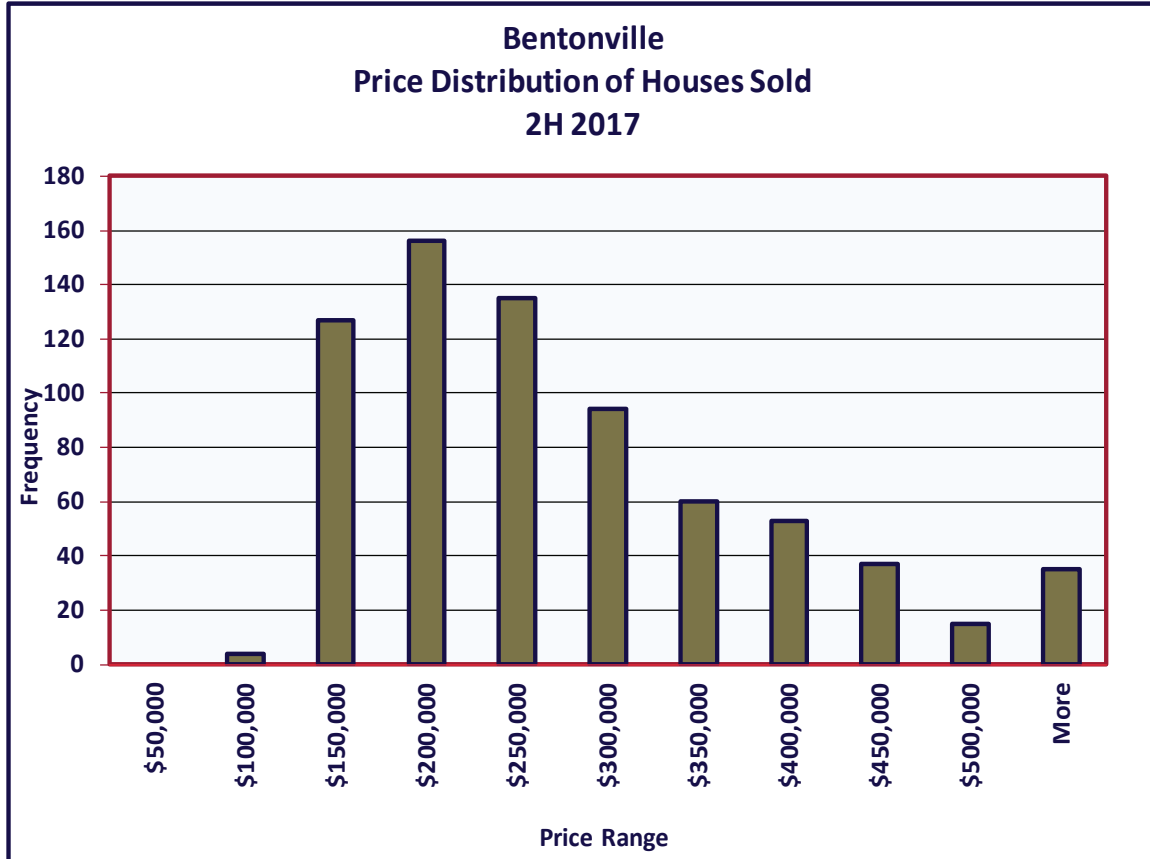
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Talamore	5	0	0	0	88	93	1	60.0
Thornbrook Village, Phase I	6	1	5	1	135	148	19	3.5
Vintage Estates	0	0	0	0	82	82	8	0.0
White Oak Trails, Phase I, II	14	0	1	1	108	124	10	13.7
Wildwood, Phase VI	16	0	11	2	3	32	3	116.0
Windemere Woods <sup>1,2</sup>	14	0	0	0	65	79	0	--
Woods Creek South, Phases II,III	7	0	0	0	94	101	6	10.50
<b>Bentonville</b>	<b>790</b>	<b>24</b>	<b>195</b>	<b>28</b>	<b>3,844</b>	<b>4,881</b>	<b>253</b>	<b>24.5</b>

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

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



# Bentonville

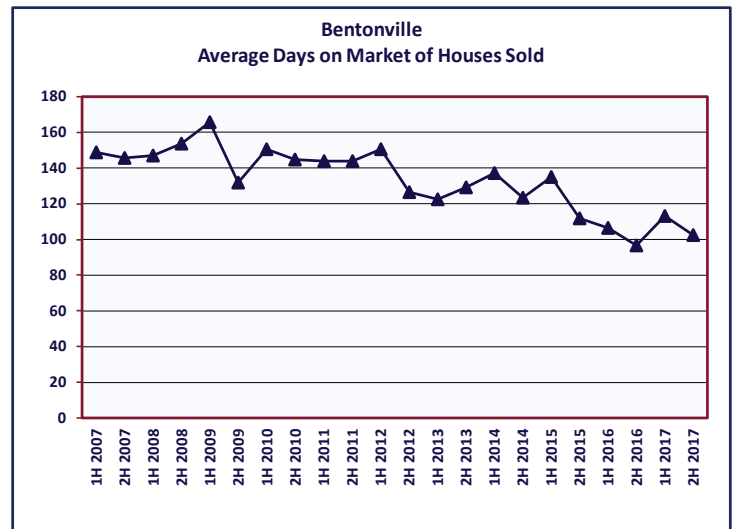
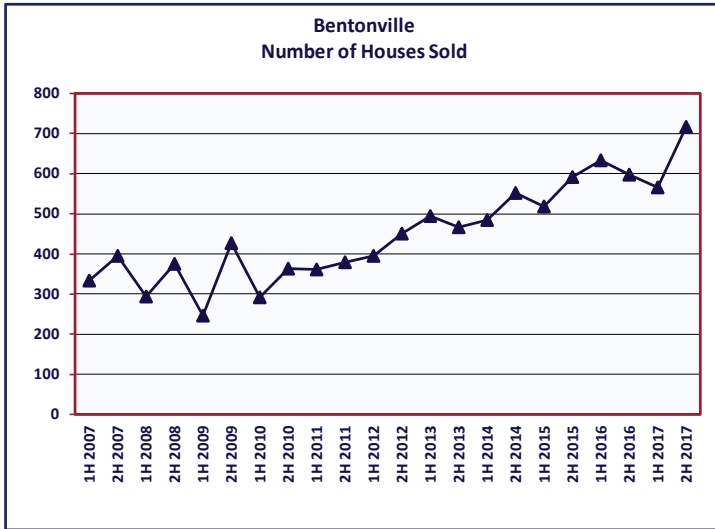


- 58.4 percent of the sold houses in Bentonville were priced between \$100,001 and \$250,000.

## Bentonville Price Range of Houses Sold Second Half of 2017

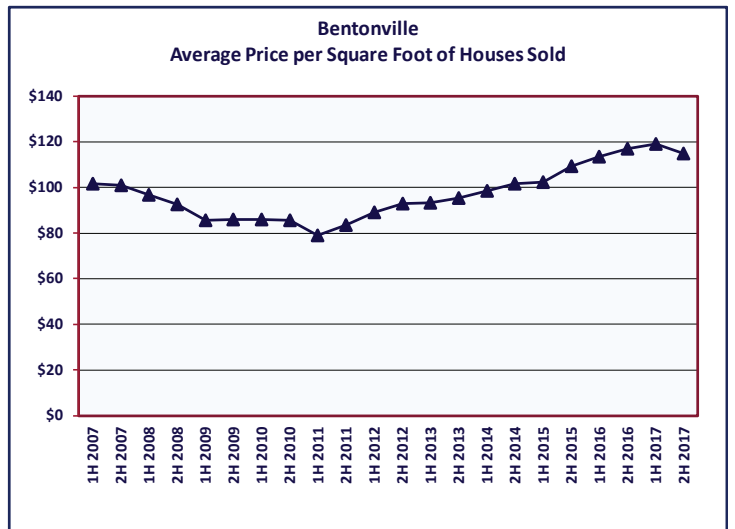
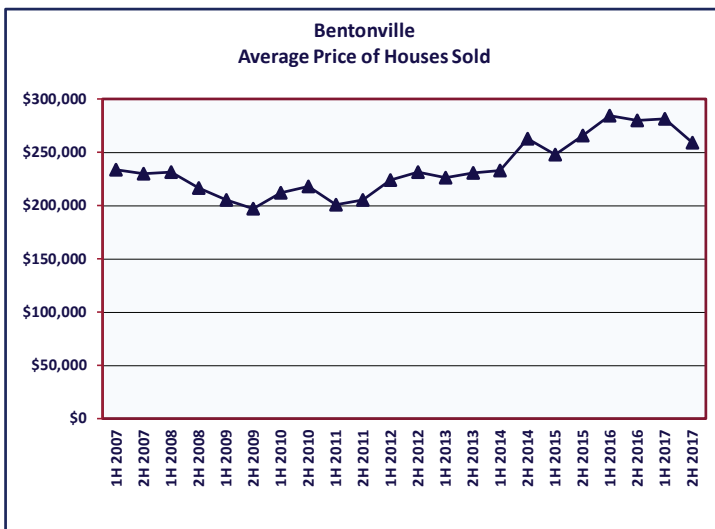
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	4	0.6%	1,286	89	80.5%	\$75.61
\$100,001 - \$150,000	127	17.7%	1,328	80	98.2%	\$101.16
\$150,001 - \$200,000	156	21.8%	1,696	91	97.3%	\$106.86
\$200,001 - \$250,000	135	18.9%	2,092	99	98.2%	\$111.01
\$250,001 - \$300,000	94	13.1%	2,352	110	98.3%	\$120.50
\$300,001 - \$350,000	60	8.4%	2,767	134	98.5%	\$121.67
\$350,001 - \$400,000	53	7.4%	3,144	132	97.9%	\$119.25
\$400,001 - \$450,000	37	5.2%	3,345	88	98.0%	\$131.87
\$450,001 - \$500,000	15	2.1%	3,695	112	98.5%	\$128.87
\$500,000+	35	4.9%	4,314	122	96.4%	\$160.37
<b>Bentonville</b>	<b>716</b>	<b>100.0%</b>	<b>2,241</b>	<b>101</b>	<b>97.9%</b>	<b>\$114.77</b>

# Bentonville



- There were 716 houses sold in Bentonville from July 1 to December 31, 2017, or 26.5 percent greater than the 566 sold in the first half of 2017, and 19.9 percent greater than the 597 sold in the second half of 2016.
- The average price of a house sold in Bentonville decreased by 8.0 percent from \$281,604 in the first half of 2017 to \$259,077 in the second half of 2017, and decreased by 7.4 percent from \$279,878 in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 113 in the first half of 2017 to 102 in the second half of 2017.
- The average price per square foot for a house sold in Bentonville decreased from \$119.11 in the first half of 2017 to \$114.77 in the second half of 2017. The average price per square foot was 3.6 percent lower than in the previous half year, and 1.9 percent lower than in the second half of 2016.

- About 24.7 percent of all houses sold in Benton County in the second half of 2017 were sold in Bentonville. The average sales price of a house was 113.5 percent of the county average.
- Out of 716 houses sold in the second half of 2017, 214 were new construction. These newly constructed houses had an average sold price of \$264,508 and took an average of 144 days to sell from their initial listing dates.
- There were 432 houses in Bentonville listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$402,321.
- According to the Benton County Assessor's database, 65.9 percent of houses in Bentonville were owner-occupied in the first half of 2017.
- According to the Benton County Assessor's database, 63.9 percent of houses in Bentonville were owner-occupied in the second half of 2017.



# Bentonville

## Bentonville Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	8	1.1%	2,215	93	\$224,300	\$101.81
Angel Falls	3	0.4%	3,719	47	\$507,333	\$135.83
Apple Ridge	2	0.3%	1,439	57	\$151,750	\$105.72
Arbor Lane	3	0.4%	1,541	223	\$179,500	\$116.80
Arbors	1	0.1%	2,011	108	\$250,000	\$124.32
Autumn Wood	1	0.1%	1,123	54	\$163,200	\$145.33
Avignon	1	0.1%	4,165	240	\$465,000	\$111.64
Balmoral Estates	1	0.1%	3,408	350	\$370,000	\$108.57
Banks	2	0.3%	1,427	47	\$108,250	\$76.53
Bentonville Original	1	0.1%	3,558	157	\$887,500	\$249.44
Bland Valley Estates	3	0.4%	1,882	55	\$156,633	\$83.23
Blueberry Heights	4	0.6%	2,080	65	\$199,375	\$95.43
Braithwaite	1	0.1%	2,837	190	\$275,000	\$96.93
Briar Chase	2	0.3%	2,047	15	\$194,000	\$94.79
Briarwood	2	0.3%	2,223	58	\$280,000	\$123.82
Brighton Cottages	14	2.0%	2,298	122	\$292,490	\$127.76
Brighton Heights	6	0.8%	2,569	66	\$275,733	\$107.34
Brightwood	5	0.7%	1,860	72	\$177,400	\$95.27
Brookhaven	2	0.3%	1,178	44	\$126,500	\$107.59
Brookhollow Park	2	0.3%	832	40	\$105,000	\$126.20
Cahill	3	0.4%	1,708	99	\$185,333	\$106.92
Cardinal Creek	1	0.1%	2,332	84	\$235,000	\$100.77
Carriage Square	8	1.1%	1,526	41	\$157,238	\$103.13
Central Heights	1	0.1%	3,779	43	\$390,000	\$103.20
Central Park	5	0.7%	3,120	167	\$398,569	\$127.92
Chapel Hill	6	0.8%	3,630	57	\$480,150	\$131.75
Chardonay	3	0.4%	3,231	235	\$354,944	\$110.28
Chattin Valle	3	0.4%	4,242	43	\$578,333	\$136.12
Clark Acres	1	0.1%	3,519	48	\$408,000	\$115.94
Clarks	8	1.1%	2,315	153	\$405,625	\$168.03
College Place	13	1.8%	2,896	90	\$320,246	\$110.55
Colony West	1	0.1%	1,534	49	\$160,000	\$104.30
Cooks	2	0.3%	921	212	\$151,250	\$169.12
Cornerstone Ridge	34	4.7%	2,081	146	\$246,676	\$119.11
Cottons	1	0.1%	1,245	36	\$214,500	\$172.29
Country West	1	0.1%	2,130	57	\$289,000	\$135.68
Creekside	4	0.6%	3,066	230	\$379,845	\$124.13
Creekstone	4	0.6%	3,824	86	\$433,975	\$113.08
Crestview	2	0.3%	1,793	81	\$257,000	\$157.24
Crimson King	1	0.1%	3,110	45	\$219,000	\$70.42
Dean Maxwell	1	0.1%	1,574	87	\$200,000	\$127.06
Debbies	2	0.3%	1,186	95	\$120,000	\$101.22
Demings	5	0.7%	1,933	91	\$377,000	\$188.67
Dickson	3	0.4%	2,516	170	\$439,333	\$156.21



# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dogwood Place	12	1.7%	1,197	51	\$124,538	\$104.10
Dunn & Davis	3	0.4%	2,498	166	\$503,300	\$206.23
Eagle Creek	5	0.7%	2,284	87	\$225,100	\$98.61
Eagle Crest Estates	1	0.1%	1,411	33	\$140,000	\$99.22
East Side	1	0.1%	1,050	45	\$162,950	\$155.19
Eden's Brooke	4	0.6%	2,912	145	\$321,250	\$110.59
Edgar Estates	4	0.6%	2,730	153	\$355,825	\$130.01
El Contento Acres	2	0.3%	4,385	65	\$460,000	\$105.34
Fairfield	3	0.4%	1,301	119	\$99,667	\$79.25
Fairview Heights	5	0.7%	1,263	64	\$127,700	\$101.71
Farms, The	3	0.4%	2,046	69	\$241,833	\$118.30
Fountain Park	1	0.1%	2,231	71	\$255,000	\$114.30
Foxglove	1	0.1%	2,872	105	\$265,000	\$92.27
Grace	6	0.8%	1,691	93	\$198,250	\$116.74
Grammercy Park	4	0.6%	2,710	138	\$344,175	\$126.84
Greenridge	1	0.1%	1,386	35	\$159,900	\$115.37
Greenstone	2	0.3%	2,741	48	\$327,000	\$118.78
Halifax	1	0.1%	3,003	103	\$345,000	\$114.89
Hanover	4	0.6%	4,470	64	\$501,225	\$111.72
Harbin Pointe	2	0.3%	1,364	56	\$149,500	\$109.50
Harmon Grove	2	0.3%	2,894	101	\$341,000	\$117.88
Hazel Park	2	0.3%	1,401	74	\$145,500	\$103.12
Healing Springs	2	0.3%	1,960	195	\$229,000	\$117.74
Hendrix	2	0.3%	1,334	24	\$118,700	\$88.54
Hidden Springs	6	0.8%	2,408	119	\$274,950	\$114.40
High Meadows	5	0.7%	1,437	67	\$137,680	\$95.98
Highland Park	1	0.1%	2,581	92	\$328,000	\$127.08
Highpointe	7	1.0%	1,335	44	\$150,143	\$112.88
Hillcres	1	0.1%	1,124	34	\$94,500	\$84.07
Hundleys	1	0.1%	1,338	24	\$189,000	\$141.26
Ivy Place	1	0.1%	1,826	41	\$188,000	\$102.96
Jerry Heights	1	0.1%	1,464	76	\$199,900	\$136.54
Kensington	3	0.4%	3,229	222	\$340,167	\$104.68
Kerelaw Castle	18	2.5%	2,072	113	\$199,229	\$98.29
Keystone	5	0.7%	1,734	61	\$198,080	\$114.30
Kingsbury	3	0.4%	3,626	84	\$459,833	\$126.31
Kristyl Heights	18	2.5%	1,350	57	\$138,872	\$103.65
Lake Bentonville	2	0.3%	1,491	58	\$161,000	\$108.02
Laurynwood Estates	1	0.1%	2,141	9	\$222,900	\$104.11
Lexington	1	0.1%	3,716	83	\$412,000	\$110.87
Lincoln & Rice	1	0.1%	952	133	\$185,000	\$194.33
Lochmoor Club	8	1.1%	3,265	90	\$384,194	\$117.51
Lonesome Pond	3	0.4%	1,783	46	\$196,932	\$110.42
Magnolia Estates	1	0.1%	1,302	30	\$128,000	\$98.31
Maidstone	3	0.4%	2,231	69	\$225,267	\$101.44

# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Mcclain Ridge	1	0.1%	1,907	122	\$186,450	\$97.77
Meadowbrook Farms	1	0.1%	2,536	85	\$235,000	\$92.67
Meadowlands	1	0.1%	1,501	53	\$135,501	\$90.27
Meadows at Woods Creek	1	0.1%	2,225	94	\$245,000	\$110.11
North Fork	9	1.3%	2,324	77	\$270,788	\$116.47
Northaven Hills	7	1.0%	1,903	70	\$177,443	\$95.67
Oak Hills	1	0.1%	2,664	139	\$295,000	\$110.74
Oakbrooke	4	0.6%	2,881	58	\$355,500	\$123.12
Oaklawn Hills	4	0.6%	2,835	81	\$376,727	\$132.27
Oakwood Heights	1	0.1%	4,316	274	\$200,000	\$46.34
Orchards, The	5	0.7%	1,920	162	\$215,017	\$115.67
Osage Creek	1	0.1%	2,992	280	\$372,000	\$124.33
Oxford Ridge	11	1.5%	2,715	101	\$321,068	\$117.48
Parkcrest	2	0.3%	1,258	43	\$126,000	\$102.51
Parkview Village	1	0.1%	1,076	142	\$133,500	\$124.07
Pleasant View	5	0.7%	2,140	123	\$201,500	\$94.70
Plentywood Farms	4	0.6%	2,925	103	\$296,500	\$101.38
Providence Village	27	3.8%	1,835	122	\$178,261	\$100.77
Quail Hollow	8	1.1%	2,663	193	\$327,706	\$123.04
Quailridge	5	0.7%	2,991	111	\$314,400	\$105.32
Railroad	2	0.3%	1,794	128	\$451,500	\$244.19
Razorback	1	0.1%	1,706	97	\$136,750	\$80.16
Renaissance	1	0.1%	2,458	111	\$300,000	\$122.05
Riverwalk Farm	12	1.7%	2,064	86	\$231,080	\$111.50
Robin Haven	1	0.1%	2,143	232	\$195,000	\$90.99
Rolling Acres	12	1.7%	2,623	152	\$314,588	\$119.50
Rolling Hills	3	0.4%	2,397	43	\$310,000	\$131.58
Royal Heights	2	0.3%	1,136	24	\$152,500	\$134.24
Scissortail	1	0.1%	2,924	180	\$459,000	\$156.98
Scoggan	1	0.1%	1,012	73	\$275,000	\$271.74
Silver Meadows	39	5.4%	1,364	141	\$136,541	\$100.40
Simsberry Place	1	0.1%	2,949	45	\$350,000	\$118.68
Skyview Acres	1	0.1%	1,392	18	\$140,000	\$100.57
Slebrook	1	0.1%	2,680	68	\$297,500	\$111.01
Southern Meadows	3	0.4%	1,905	76	\$171,401	\$90.40
Southside	2	0.3%	1,248	311	\$187,500	\$151.91
Spanker Creek	1	0.1%	3,340	102	\$345,000	\$103.29
Spinnaker Ridge Woods Crk	2	0.3%	3,132	109	\$428,750	\$136.97
St Valery Downs	3	0.4%	4,737	74	\$604,667	\$127.13
Stone Meadow	12	1.7%	1,751	152	\$194,800	\$111.63
Stone Ridge Estates	6	0.8%	3,814	77	\$461,667	\$140.97
Stonebriar	1	0.1%	4,147	50	\$605,000	\$145.89
Stoneburrow	21	2.9%	1,730	58	\$177,733	\$103.21
Stonecreek	6	0.8%	1,863	89	\$216,333	\$116.74

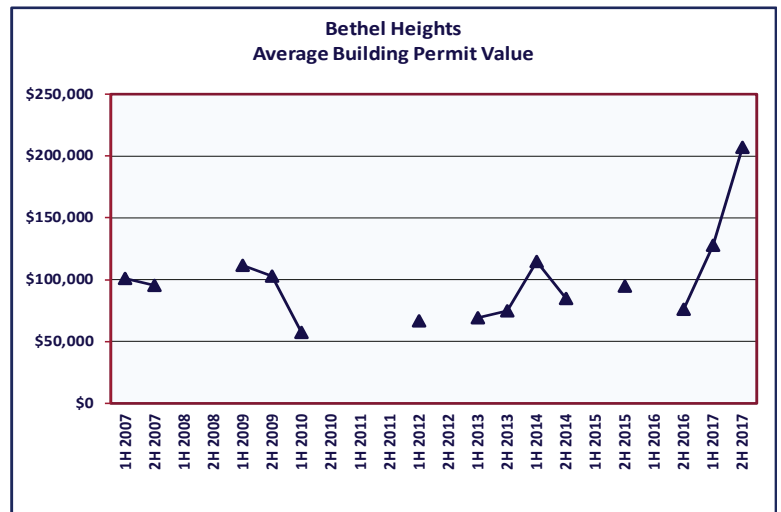
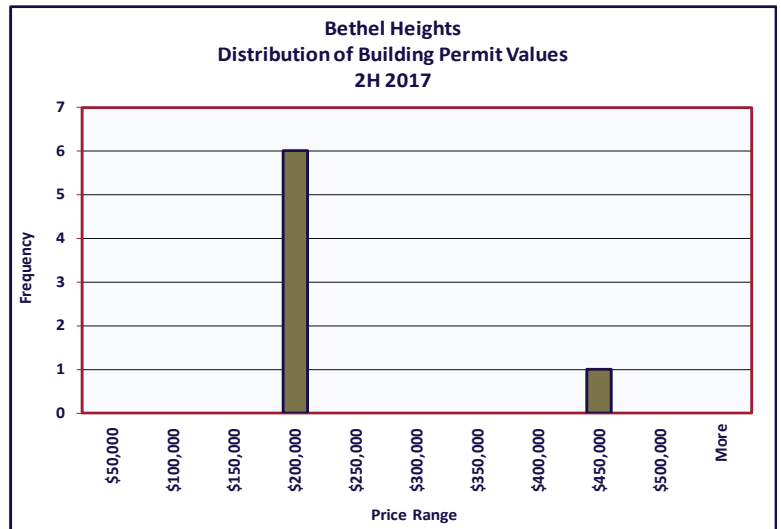
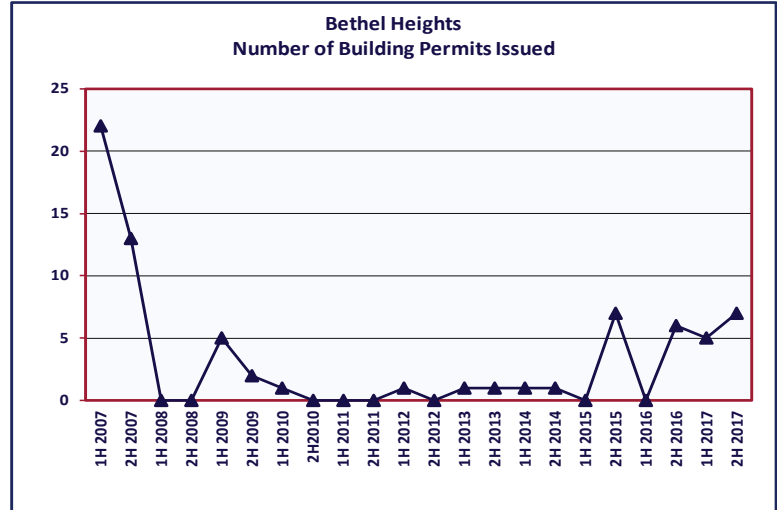
# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Stonehenge	3	0.4%	3,229	74	\$325,000	\$103.58
Sturbridge	4	0.6%	2,359	54	\$220,831	\$98.04
Summerlin	8	1.1%	1,321	56	\$145,850	\$110.92
Sunrise	2	0.3%	1,255	33	\$121,750	\$101.35
Sunset	1	0.1%	1,314	51	\$190,000	\$144.60
Talamore	4	0.6%	6,209	180	\$739,188	\$118.80
Thinking Outside	1	0.1%	2,700	86	\$375,500	\$139.07
Thornbrook Village	8	1.1%	2,195	142	\$252,553	\$114.97
Tourmaline Urban Lofts	1	0.1%	1,910	41	\$450,000	\$235.60
Trinity	1	0.1%	2,532	193	\$264,500	\$104.46
Tunbridge Wells	6	0.8%	1,802	66	\$166,962	\$93.44
Versailles	1	0.1%	4,223	40	\$625,500	\$148.12
Vintage Estates	1	0.1%	1,806	70	\$230,000	\$127.35
Virginias Grove	1	0.1%	1,808	41	\$209,000	\$115.60
W A Burks	2	0.3%	1,090	47	\$222,500	\$213.26
Walden Ridge	1	0.1%	5,450	48	\$850,000	\$155.96
Walnut Valley	2	0.3%	1,435	33	\$150,500	\$104.60
White Oak Trails	9	1.3%	3,043	77	\$354,382	\$116.62
Wildwood	25	3.5%	2,424	91	\$271,461	\$111.91
Williamsburg Heights	1	0.1%	1,953	61	\$206,000	\$105.48
Willowbend	2	0.3%	2,432	76	\$271,750	\$111.67
Willowbrook Farms	2	0.3%	2,190	42	\$263,950	\$120.42
Windemere Woods	3	0.4%	3,807	173	\$425,000	\$111.45
Windsor Manor	1	0.1%	3,354	260	\$361,000	\$107.63
Windwood	13	1.8%	1,818	70	\$187,657	\$103.00
Woodbriar	1	0.1%	1,652	48	\$222,500	\$134.69
Woodridge Manor	2	0.3%	2,110	108	\$152,500	\$71.43
Woods Creek	20	2.8%	3,364	118	\$430,559	\$127.00
Other	16	2.2%	2,369	87	\$258,227	\$119.50
Woods Creek	8	1.4%	3,532	164	\$475,588	\$133.68
Youngs	1	0.2%	2,392	557	\$520,000	\$217.39
Other	12	2.1%	2,078	118	\$264,229	\$125.61
<b>Bentonville</b>	<b>716</b>	<b>100.0%</b>	<b>2,241</b>	<b>102</b>	<b>\$259,077</b>	<b>\$114.77</b>

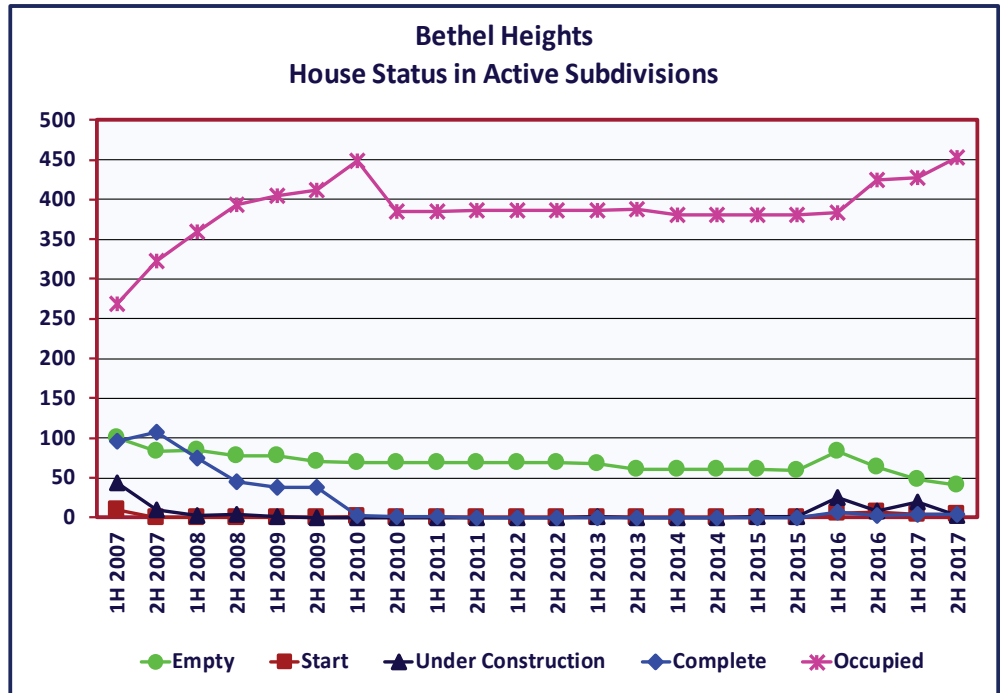
# Bethel Heights

- From July 1 to December 31, 2017 there were 7 residential building permits issued in Bethel Heights, up from 6 in the second half of 2016.
- In the second half of 2017, most of the building permits were valued in the \$200,001 to \$250,000 range.
- The average residential building permit value in Bethel Heights was \$206,642 in the second half of 2017.



# Bethel Heights

- There were 504 total lots in 8 active subdivisions in Bethel Heights in the second half of 2017. About 89.9 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 0.4 percent were under construction, 0.8 percent were starts, and 8.1 percent were empty lots.
- The subdivisions with the most houses under construction in Bethel Heights was Oak Place and Wilkins with one.
- No new construction or progress in existing construction has occurred in the last year in 2 out of 8 active subdivisions in Bethel Heights.
- 25 new houses in Bethel Heights became occupied in the second half of 2017. The annual absorption rate implies that there were 20.4 months of remaining inventory in active subdivisions, down from 23.7 months in the first half of 2017.



- In 4 out of 8 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.
- An additional 124 lots in 4 subdivisions had received preliminary or final approval by December 31, 2017.



## Bethel Heights Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary</i>		
Heritage Village	2H 2017	6
Oak Creek	2H 2017	51
Spring Meadows	2H 2012	55
<i>Final Approval</i>		
Parkside	2H 2017	12
<b>Bethel Heights</b>		<b>124</b>



# Bethel Heights

## Bethel Heights House Status in Active Subdivisions Second Half 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	9	0	0	0	63	72	5	21.6
Great Meadows <sup>1,2</sup>	3	0	0	0	57	60	0	--
Heritage Heights	1	0	0	1	61	63	18	1.1
Logan Heights, Phase I	3	4	0	2	19	28	1	108.0
Oak Place <sup>1</sup>	13	0	1	0	47	61	0	--
Remington Place <sup>1,2</sup>	3	0	0	0	58	61	0	--
Sunset Ridge <sup>1</sup>	8	0	0	1	24	33	0	--
Wilkins	1	0	1	0	124	126	1	12.0
<b>Bethel Heights</b>	<b>41</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>453</b>	<b>504</b>	<b>25</b>	<b>20.4</b>

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

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



## Bethel Heights Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Chantel	1	9.1%	2,535	127	\$235,000	\$92.70
Happy Johns	2	18.2%	2,092	58	\$240,000	\$117.74
Logan Heights	3	27.3%	1,466	61	\$163,608	\$111.74
Moody Acres	1	9.1%	2,489	52	\$199,000	\$79.95
Oak Place	1	9.1%	1,902	49	\$170,000	\$89.38
Quail Meadows	1	9.1%	3,126	41	\$320,000	\$102.37
Wilkins	1	9.1%	1,530	82	\$145,000	\$94.77
Other	1	9.1%	1,488	44	\$179,000	\$120.30
<b>Bethel Heights</b>	<b>11</b>	<b>100.0%</b>	<b>1,968</b>	<b>63</b>	<b>\$201,711</b>	<b>\$104.56</b>

# Bethel Heights

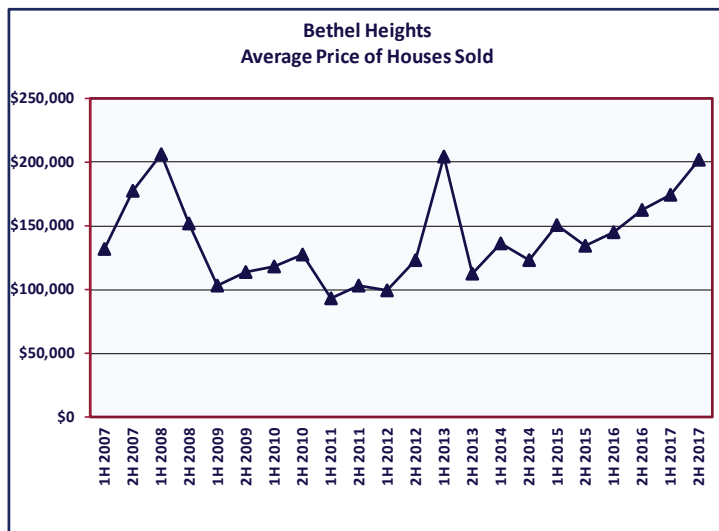
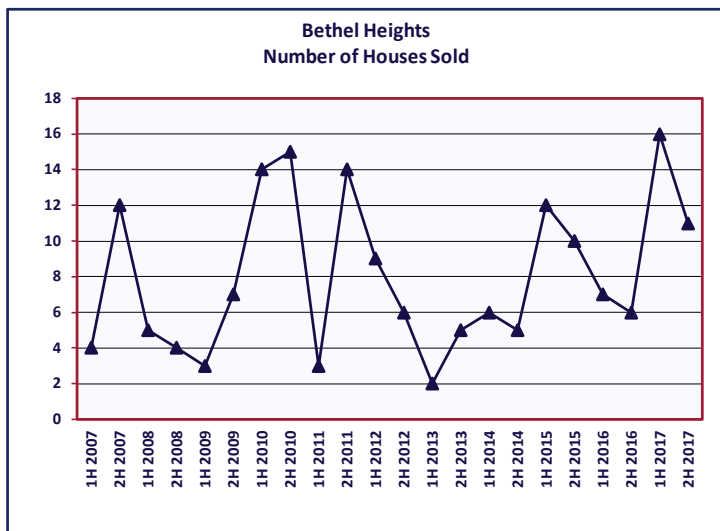


- 63.7 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$200,000.

## Bethel Heights Price Range of Houses Sold Second Half of 2017

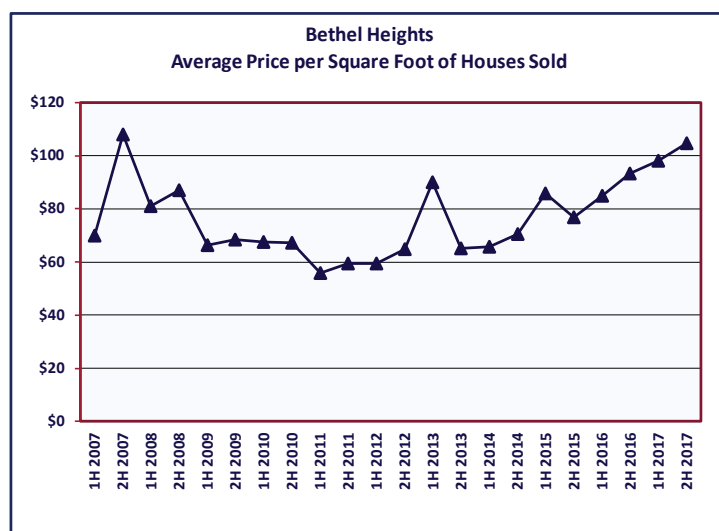
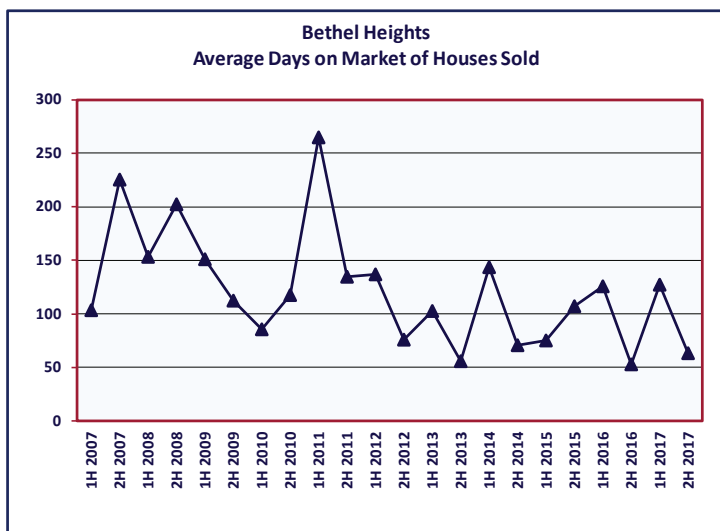
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	2	18.2%	1,510	47	98.4%	\$96.71
\$150,001 - \$200,000	5	45.5%	1,757	63	99.0%	\$105.24
\$200,001 - \$250,000	2	18.2%	2,423	85	99.0%	\$90.72
\$250,001 - \$300,000	1	9.1%	1,874	73	93.6%	\$146.74
\$300,001 - \$350,000	1	9.1%	3,126	41	101.6%	\$102.37
\$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>11</b>	<b>100.0%</b>	<b>1,968</b>	<b>63</b>	<b>98.6%</b>	<b>\$104.56</b>

# Bethel Heights



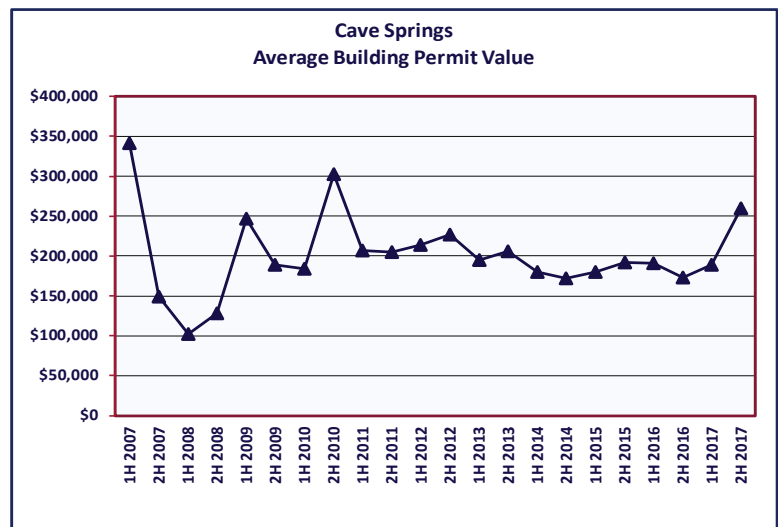
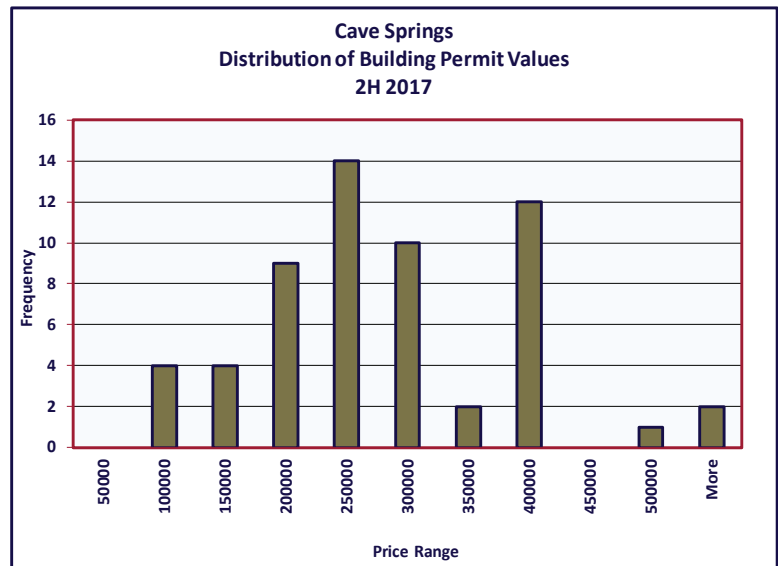
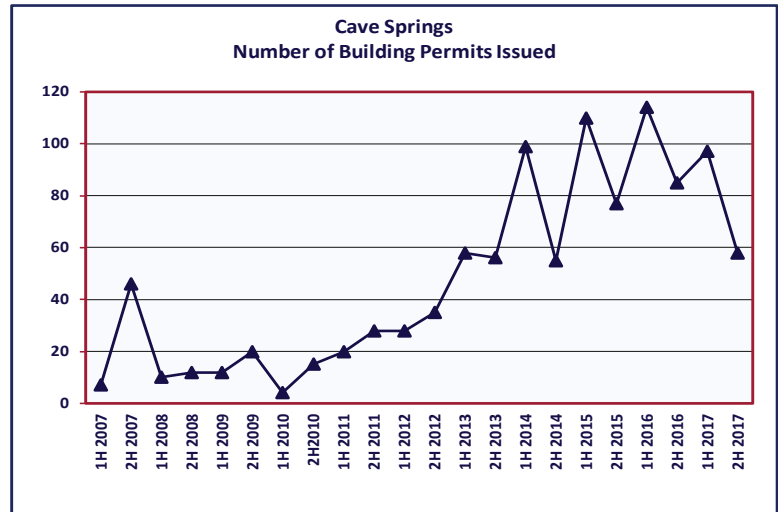
- There were 11 houses sold in Bethel Heights from July 1 to December 31, 2017, or 31.3 percent less than the 16 sold in the first half of 2017, and 83.3 percent greater than the total sold in the second half of 2016.
- The average price of a house sold in Bethel Heights increased from \$174,275 in the first half of 2017 to \$201,711 in the second half of 2017. The average sales price was 15.7 percent higher than in the previous half year, and 24.2 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 127 in the first half of 2017 to 63 in the second half of 2017.
- The average price per square foot for a house sold in Bethel Heights increased from \$98.12 in the first half of 2017 to \$104.56 in the second half of 2017.

- The average price per square foot was 6.6 percent higher than in the first half of 2017 and 12.0 percent higher than in the second half of 2016.
- About 0.4 percent of all houses sold in Benton County in the second half of 2017 were sold in Bethel Heights. The average sales price of a house was 88.3 percent of the county average.
- Out of the 11 houses sold in the second half of 2017, 2 were new construction. These houses sold for an average of \$171,913 and spent an average of 86 days on the market.
- There were 3 houses in Bethel Heights listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$229,600.
- According to the Benton County Assessor's database, 62.3 percent of houses in Bethel Heights were owner-occupied in the second half of 2017.



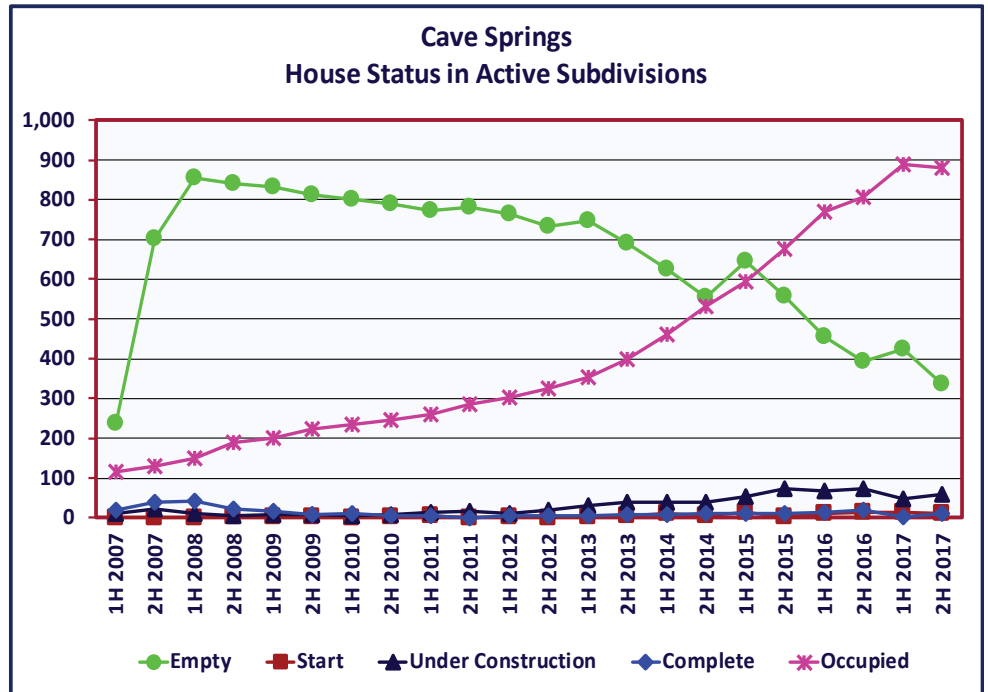
# Cave Springs

- From July 1 to December 31, 2017 there were 58 residential building permits issued in Cave Springs. This represents a 31.8 percent decrease from the second half of 2016.
- In the second half of 2017, a majority of building permits in Cave Springs were valued in the 200,001 to \$400,000 range.
- The average residential building permit value in Cave Springs increased by 50.6 percent from \$172,576 in the second half of 2016 to \$259,876 in the second half of 2017.



# Cave Springs

- There were 1,298 total lots in 17 active subdivisions in Cave Springs in the second half of 2017. About 67.9 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 4.5 percent were under construction, 0.8 percent were starts, and 26.0 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the second half of 2017 was Otter Creek Estates with 16.
- No new construction or progress in existing construction has occurred in the last year in 3 out of the 17 active subdivisions in Cave Springs.
- 69 new houses in Cave Springs became occupied in the second half of 2017. The annual absorption rate implies that there were 28.0 months of remaining inventory in active subdivisions, down from 28.3 months in the first half of 2017.
- In 5 out of the 17 active subdivisions in Cave Springs, no absorption has occurred in the past year.



- There were 211 additional lots in one subdivision that had received final approval by December 31, 2017.

## Cave Springs Preliminary and Final Approved Subdivisions Second Half of 2017

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



# Cave Springs

## Cave Springs House Status in Active Subdivisions Second of 2017

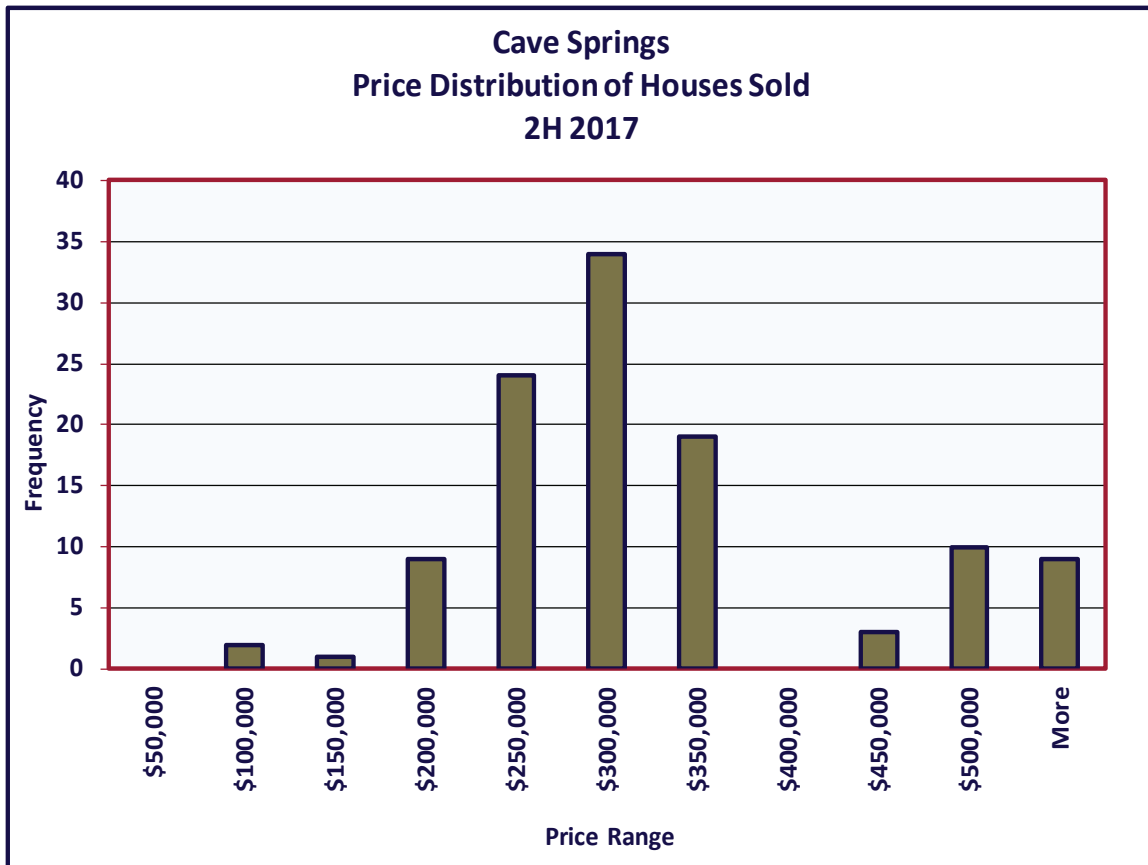
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	17	1	12	0	165	195.0	20.0	6.8
Chattin Valle <sup>1,2</sup>	3	0	0	0	25	28.0	0.0	--
Duffers Ridge <sup>1</sup>	1	0	1	0	6	8.0	0.0	--
Fairway Valley Phase II	15	0	6	2	10	33.0	4.0	27.6
Hickory Hills	32	0	6	1	27	66.0	7.0	33.4
Hyde Park	64	3	5	4	214	290.0	8.0	30.4
La Bonne Vie, Phase I <sup>1</sup>	2	0	1	0	3	6.0	0.0	--
Marbella	27	0	2	4	38	71.0	6.0	28.3
Mountain View <sup>1,2</sup>	4	0	0	0	36	40.0	0.0	--
Nevaeh Estates	28	1	6	0	7	42.0	2.0	70.0
Otter Creek Estates, Phase I, II	100	3	16	0	73	192.0	16.0	44.6
Ridgewood	1	1	2	0	76	80.0	1.0	16.0
Sand Springs, Phase I	34	0	0	0	84	118.0	3.0	34.0
Soaring Hawk <sup>1,2</sup>	1	0	0	0	15	16.0	0.0	--
Spring Ridge	5	1	1	0	54	61.0	2.0	42.0
Springs at Wellington	3	0	1	0	48	52.0	0.0	24.0
St. Valery Downs	3	0	0	0	78	81.0	0.0	36.0
<b>Cave Springs</b>	<b>337</b>	<b>10</b>	<b>59</b>	<b>11</b>	<b>881</b>	<b>1,298</b>	<b>69</b>	<b>28.0</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.



# Cave Springs

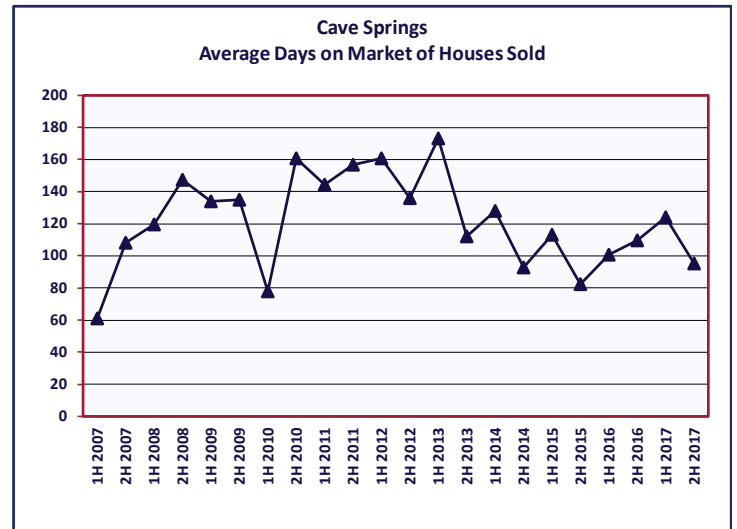
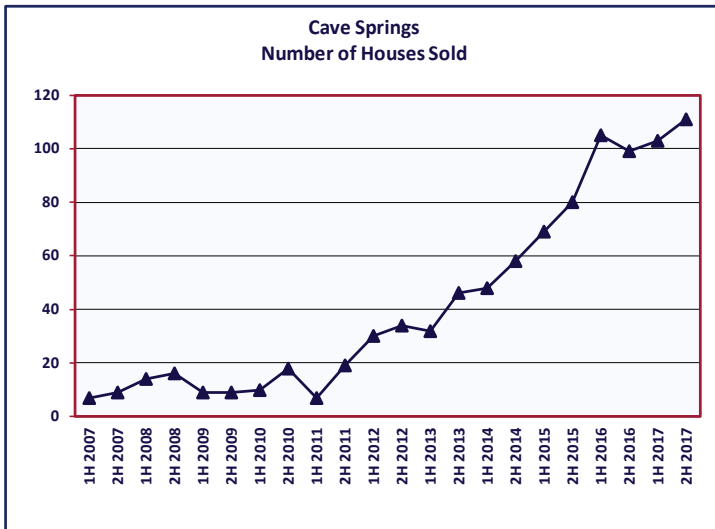


- 52.2 percent of the sold houses in Cave Springs were priced between \$200,001 and \$300,000.

## Cave Springs Price Range of Houses Sold Second Half of 2017

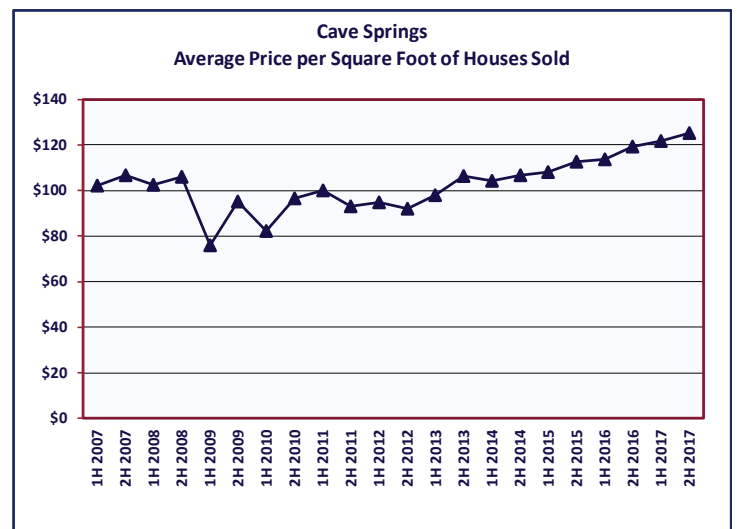
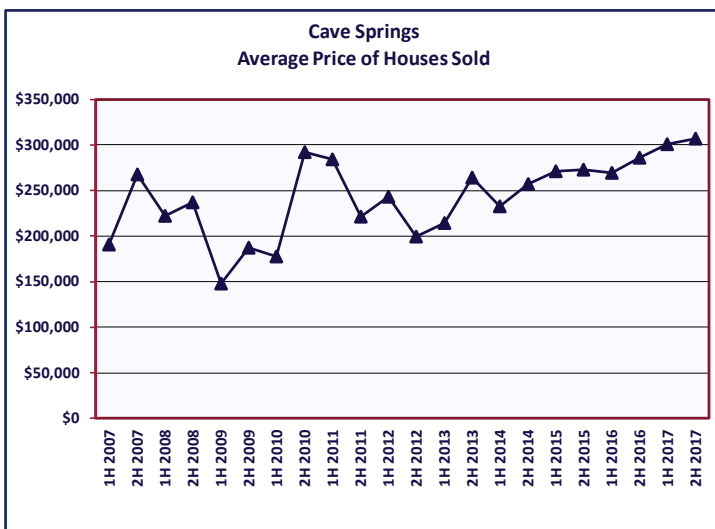
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	1.8%	1,350	394	84.0%	\$56.27
\$100,001 - \$150,000	1	0.9%	1,236	69	94.8%	\$118.53
\$150,001 - \$200,000	9	8.1%	1,635	48	97.9%	\$115.61
\$200,001 - \$250,000	24	21.6%	1,898	93	99.3%	\$121.97
\$250,001 - \$300,000	34	30.6%	2,290	114	100.0%	\$121.35
\$300,001 - \$350,000	19	17.1%	2,614	72	99.4%	\$124.48
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	3	2.7%	2,728	51	98.2%	\$178.70
\$450,001 - \$500,000	10	9.0%	3,474	107	100.1%	\$137.66
\$500,000+	9	8.1%	3,717	64	99.9%	\$145.453
<b>Cave Springs</b>	<b>111</b>	<b>100.0%</b>	<b>2,415</b>	<b>95</b>	<b>99.2%</b>	<b>\$125.33</b>

# Cave Springs



- There were 111 houses sold in Cave Springs from July 1 to December 31, 2017, or 12.1 percent more than the 99 sold in the second half of 2016, and 7.8 percent more than the 103 sold in the first half of 2017.
- The average price of a house sold in Cave Springs increased from \$301,114 in the first half of 2017 to \$306,922 in the second half of 2017.
- The average sales price was 1.9 percent more than in the previous half year and 7.2 percent more than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 124 in the first half of 2017 to 95 in the second half of 2017.

- The average price per square foot for a house sold in Cave Springs increased from \$121.60 in the first half of 2017 to \$125.33 in the second half of 2017.
- Out of the 111 houses sold, 68 were new construction. These houses sold for an average price of \$345,074 and spent an average of 102 days on the market.
- There were 38 houses in Cave Springs listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$360,578.
- According to the Benton County Assessor's database, 75.2 percent of houses in Cave Springs were owner-occupied in the second half of 2017.



# Cave Springs

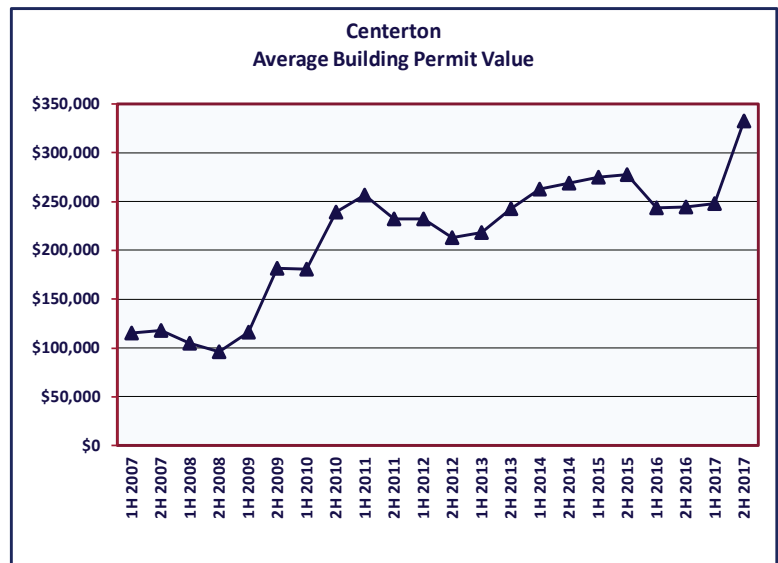
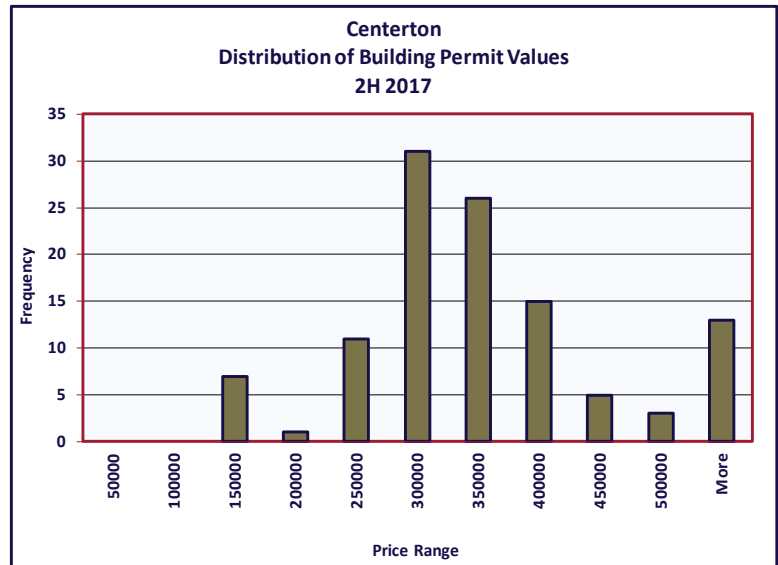
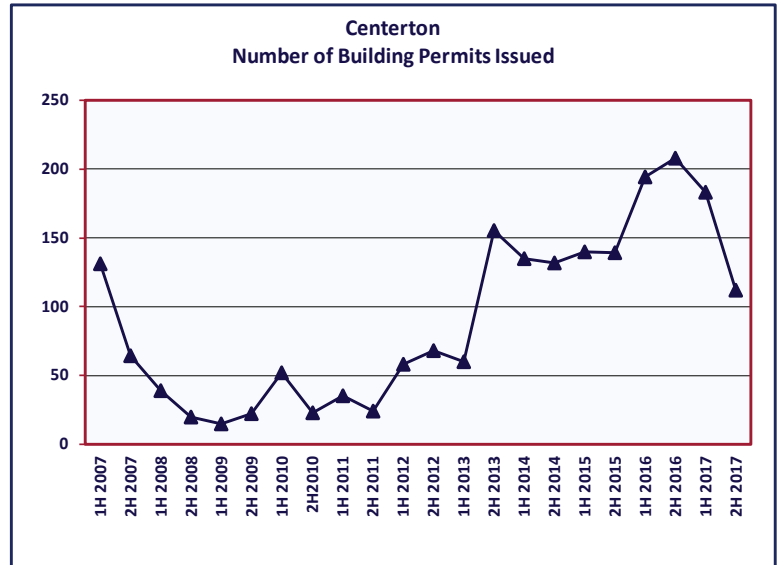
## Cave Springs Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Biltmore	6	5.4%	2,391	61	\$276,675	\$116.28
Brentwood	25	22.5%	2,079	118	\$258,462	\$124.90
Cave Springs Original	2	1.8%	1,350	394	\$71,000	\$56.27
Fairway Valley	6	5.4%	2,263	139	\$267,167	\$117.84
Hamptons, The	3	2.7%	1,854	55	\$223,300	\$120.43
Hickory Hills	7	6.3%	2,365	142	\$292,450	\$123.63
Hyde Park	19	17.1%	2,582	73	\$328,037	\$126.68
Marbella	5	4.5%	2,337	80	\$281,520	\$120.42
Mountain View	5	4.5%	1,542	47	\$185,780	\$120.33
Otter Creek	19	17.1%	3,589	87	\$507,051	\$141.35
Sand Springs	5	4.5%	1,625	43	\$192,860	\$118.68
Wellington Heights	6	5.4%	2,228	69	\$247,618	\$112.12
Weston Hills	2	1.8%	1,784	45	\$190,750	\$106.96
Other	1	0.9%	1,674	57	\$450,000	\$268.82
<b>Cave Springs</b>	<b>111</b>	<b>100.0%</b>	<b>2,415</b>	<b>95</b>	<b>\$306,922</b>	<b>\$125.33</b>



# Centerton

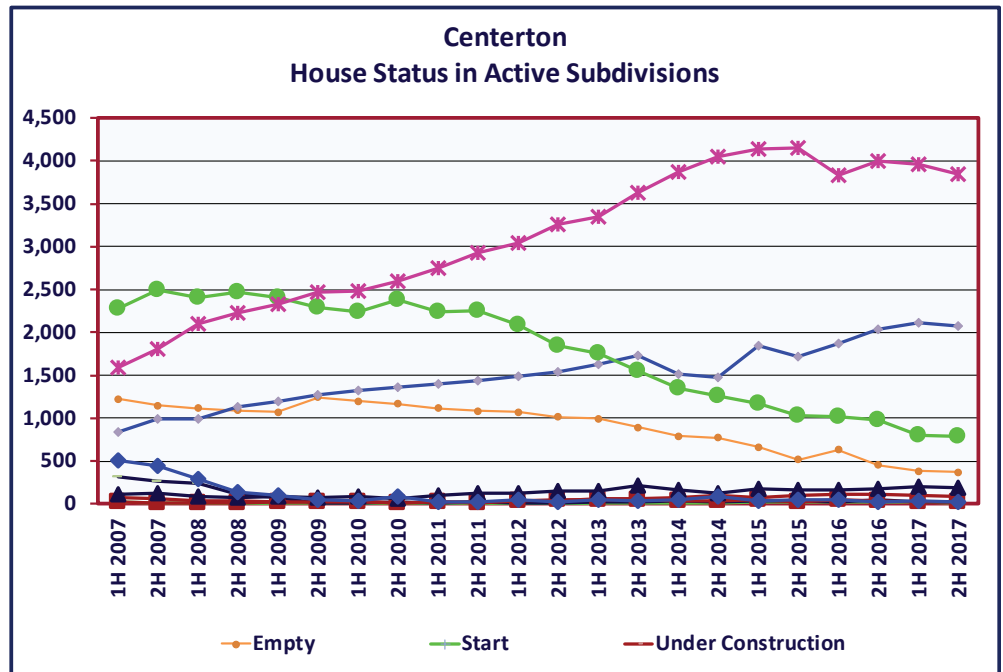
- From July 1 to December 31, 2017 there were 112 residential building permits issued in Centerton. This represents a 46.2 decrease from the second half of 2016.
- In the second half of 2017, a majority of building permits in Centerton were valued in the \$250,001 to \$400,000 range.
- The average residential building permit value in Centerton increased by 36.1 percent from \$244,289 from the second half of 2016 to \$332,517 in the second half of 2017.





# Centerton

- There were 2,571 total lots in 23 active subdivisions in Centerton in the second half of 2017. About 80.9 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 3.2 percent were under construction, 0.5 percent were starts, and 14.4 percent were vacant lots.
- The subdivision with the most houses under construction in Centerton in the second half of 2017 was Maple Estates with 12.
- 171 new houses in Centerton became occupied in the second half of 2017. The annual absorption rate implies 14.5 months of remaining inventory in active subdivisions, down from 15.2 months in the first half of 2017.



## Centerton House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bellewood (Sienna at Cooper's Farm)	2	1	0	5	577	585	28	0.8
Bequette Farms	26	0	4	0	0	30	0	--
Big Sky	58	1	11	0	0	70	0	--
Brimwoods, Phase I	6	0	0	0	29	35	1	72.0
Centerton Business Park	24	0	3	3	4	34	1	180.0
Char Lou Estates, Phase I	0	0	0	0	70	70	5	0.0
Copper Oaks	2	0	0	1	226	229	2	9.0
Creekside	35	3	3	2	10	53	4	57.3
Forest Park, Phase II	16	4	9	3	16	48	16	24.0
Lexington (replat of Braemer)	24	1	3	0	19	47	6	24.0
Maple Estates, Phase IA	16	0	12	0	1	29	1	336.0
Moonlight Valley	21	0	5	0	8	34	2	78.0
Morningside	0	0	0	0	109	109	4	0.0
Oak Tree	16	0	7	3	174	200	15	10.4
Quail Hallow, Phase I	5	0	8	9	19	41	19	13.9
Ridgefield Addition, Block II, III	20	0	4	2	45	71	11	24.0
Tamarron	34	1	5	0	259	299	29	6.8
Tarah Knolls	2	0	0	0	50	52	0	12.0
Timber Ridge	0	0	0	0	61	61	3	0.0
Tuscany, Phase I/Replats	22	0	5	0	49	76	8	13.0
Versailles	30	1	2	0	95	128	8	28.3
Waterford Park	5	0	0	0	16	21	0	30.0
Willow Crossing, Phase I	7	0	0	0	242	249	8	5.3
<b>Centerton</b>	<b>371</b>	<b>12</b>	<b>81</b>	<b>28</b>	<b>2,079</b>	<b>2,571</b>	<b>171</b>	<b>14.5</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.

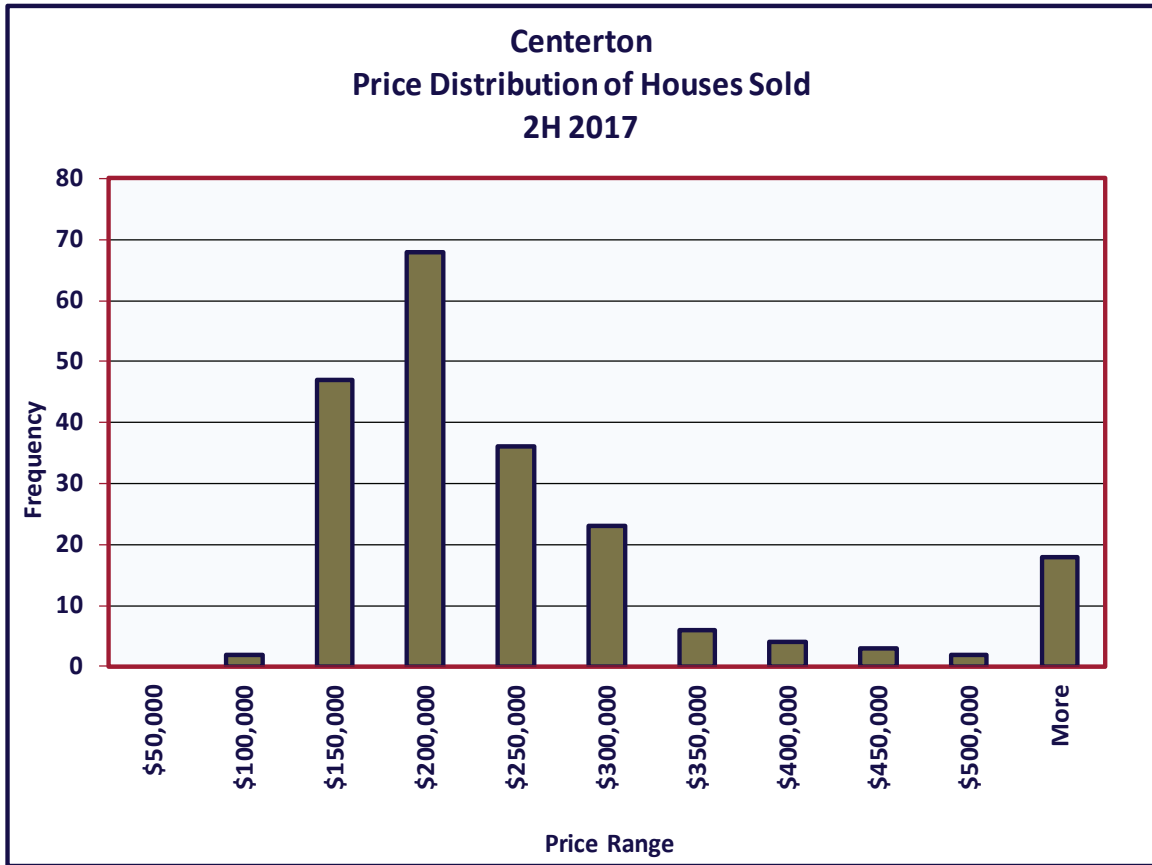
# Centerton

## Centerton Preliminary and Final Approved Subdivisions Second Half 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bliss Meadows	1H 2014	50
Bob Bland	2H 2017	4
Briar Rose Meadows	1H 2017	102
Clark Estates	1H 2016	57
Creekside, Phase II	1H 2017	82
Diamond Estates, Phase III	2H 2017	96
Diamond Estates, Phase IV	2H 2017	99
Forest Park, Phase III	2H 2017	131
Maple Estates, Phase IB	1H 2016	37
Maple Estates, Phase II	2H 2017	119
Morning Side, Phase II	2H 2016	57
Morning Side, Phase III	2H 2016	45
Morning Side, Phase IV	2H 2016	64
Morning Side, Phase V	2H 2016	47
Morning Side, Phase VI	2H 2016	43
Osage Creek, Phase II	2H 2016	11
Park Place	2H 2017	11
Quail Hollow, Phase II	1H 2013	42
Quail Hollow, Phase III	1H 2013	38
Sun Meadows (Townhouse Duplexes)	2H 2015	40
Tuscany, Phase II	1H 2015	25
Tuscany, Phase III	1H 2015	44
Tuscany, Phase IV	1H 2015	42
Westridge Village	2H 2017	83
<i>Final Approval</i>		
Diamond Estates, Phase I	2H 2017	34
Diamond Estates, Phase II	2H 2017	48
Osage Creek, Phase I	2H 2015	34
Maxwell Farms	1H 2017	6
Quail Hollow, Phase I	2H 2016	41
Sunrise Ridge	2H 2017	71
West End Acres	2H 2017	29
<b>Centerton</b>		<b>1,632</b>

- An additional 1,632 lots in 31 subdivisions had received final approval by December 31, 2017.

# Centerton

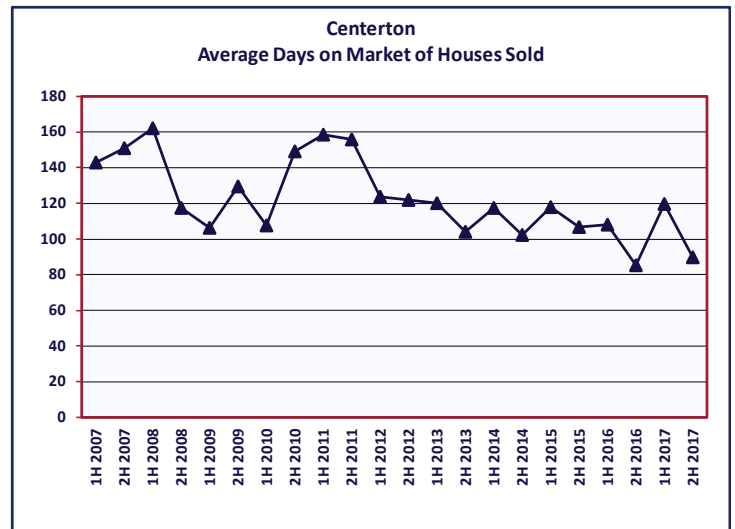
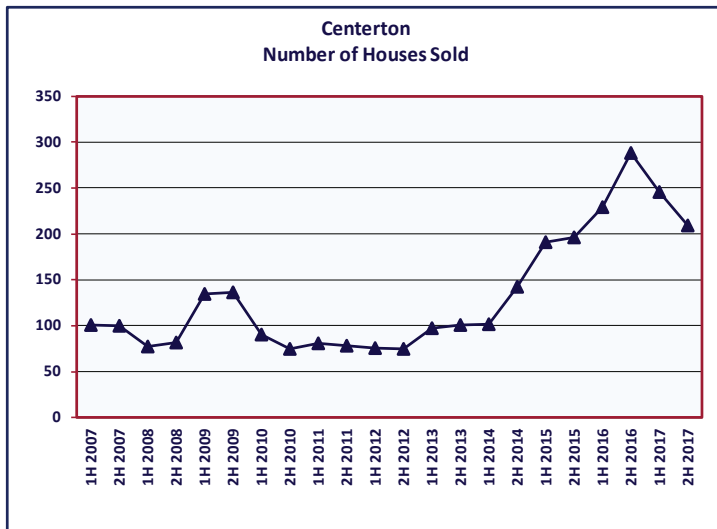


- 55.0 percent of the sold houses in Centerton were priced between \$100,001 and \$200,000.

## Centerton Price Range of Houses Sold Second Half of 2017

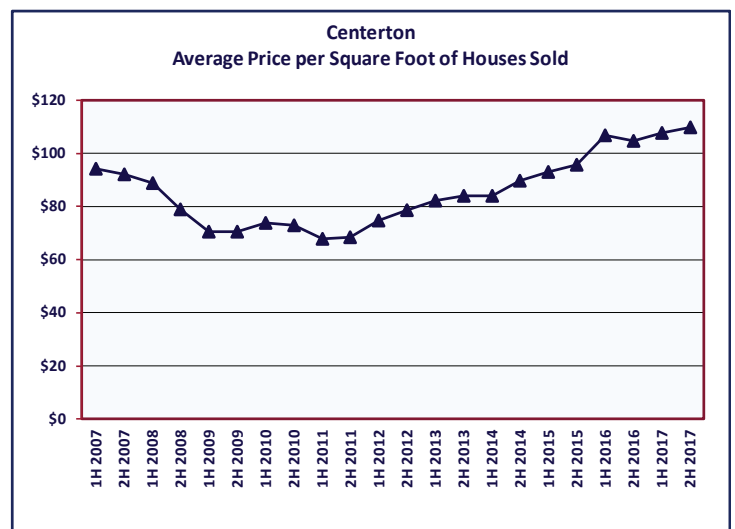
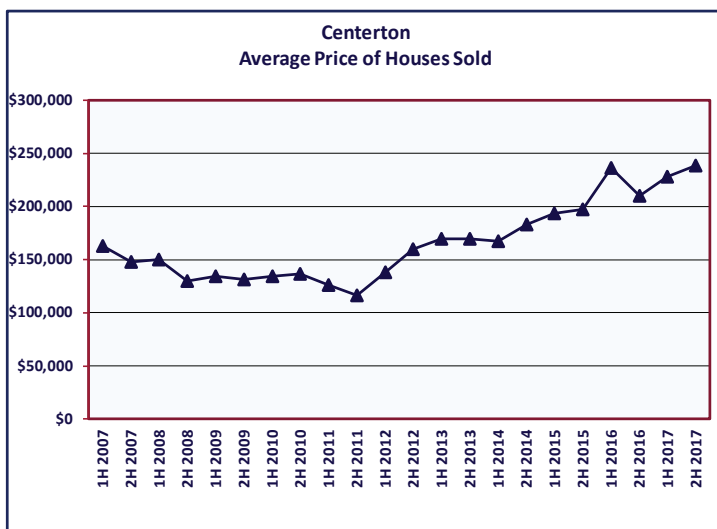
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	1.0%	1,135	26	100.0%	\$86.28
\$100,001 - \$150,000	47	22.5%	1,367	56	99.2%	\$99.77
\$150,001 - \$200,000	68	32.5%	1,745	77	98.7%	\$100.62
\$200,001 - \$250,000	36	17.2%	2,001	84	98.9%	\$111.54
\$250,001 - \$300,000	23	11.0%	2,391	117	99.5%	\$113.98
\$300,001 - \$350,000	6	2.9%	2,597	106	100.1%	\$126.05
\$350,001 - \$400,000	4	1.9%	2,876	118	98.9%	\$127.82
\$400,001 - \$450,000	3	1.4%	3,153	176	100.1%	\$134.40
\$450,001 - \$500,000	2	1.0%	3,351	175	98.8%	\$137.72
\$500,000+	18	8.6%	4,327	174	98.5%	\$148.21
<b>Centerton</b>	<b>209</b>	<b>100.0%</b>	<b>2,073</b>	<b>90</b>	<b>99.0%</b>	<b>\$109.83</b>

# Centerton



- There were 209 houses sold in Centerton from July 1 to December 31, 2017 or 15.0 percent less than the 246 sold in the first half of 2017, and 27.4 percent less than in the second half of 2016.
- The average price of a house sold in Centerton increased from \$227,959 in the first half of 2017 to \$238,482 in the second half of 2017.
- The average sales price was 4.6 percent higher than in the first half of 2017 and 13.4 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 120 in the first half of 2017 to 90 in the second half of 2017.
- The average price per square foot for a house sold in Centerton increased from \$107.66 in the first half of 2017 to \$109.83 in the second half of 2017.
- The average price per square foot was 2.0 percent higher than in the first half of 2017 and 4.9 percent higher than in the

- second half of 2016.
- About 7.2 percent of all houses sold in Benton County in the second half of 2017 were sold in Centerton.
- The average sales price of a house was 104.5 percent of the county average.
- Out of 209 houses sold in the second half of 2017, 67 were new construction.
- These newly constructed houses had an average sold price of \$321,961 and took an average of 133 days to sell from their initial listing dates.
- There were 87 houses in Centerton listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$324,656.
- According to the Benton County Assessor's database, 64 percent of houses in Centerton were owner-occupied in the second half of 2017.

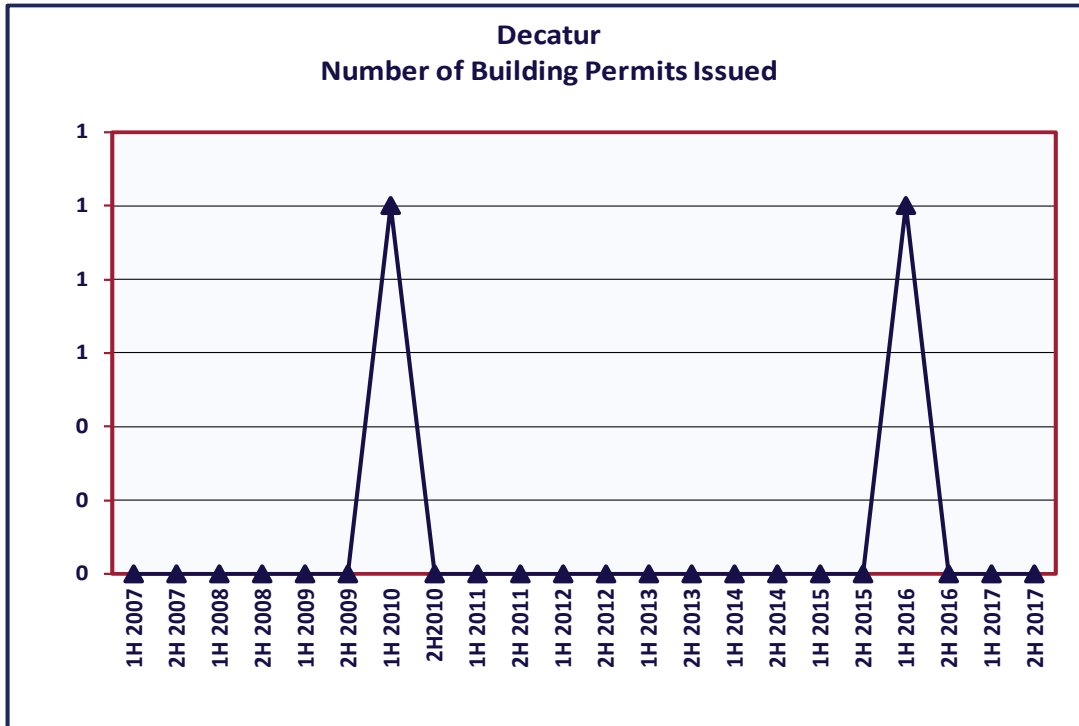


# Centerton

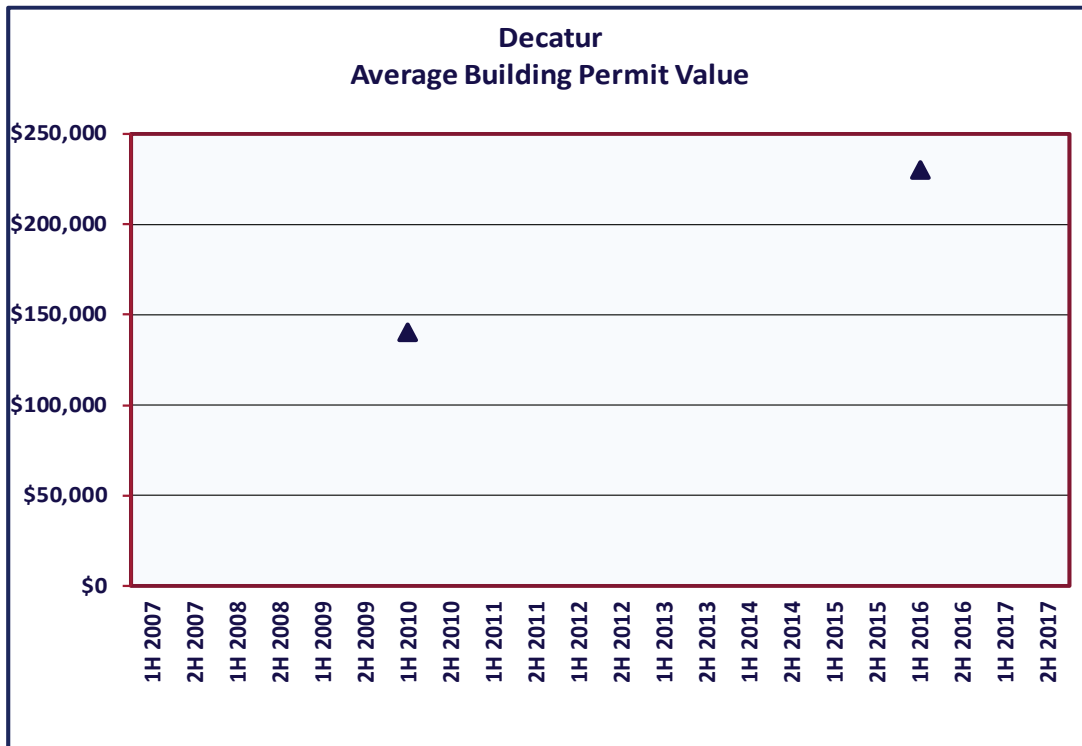
## Centerton Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bellewood	9	4.3%	1,782	122	\$205,373	\$115.55
Black Springs	2	1.0%	1,942	45	\$210,200	\$108.12
Brimwoods	2	1.0%	1,560	40	\$162,250	\$103.88
Centerpoint	30	14.4%	1,392	58	\$139,837	\$100.94
Char Lou Estates	6	2.9%	2,292	137	\$216,483	\$95.52
Forest Park	9	4.3%	2,065	89	\$243,951	\$117.91
Fox Run	1	0.5%	1,810	32	\$178,000	\$98.34
Hickory Park	2	1.0%	1,304	41	\$130,350	\$100.01
Kensington Hills	10	4.8%	1,951	88	\$193,345	\$99.36
Laynebridge	3	1.4%	1,998	89	\$188,133	\$94.18
Lexington	6	2.9%	2,938	123	\$360,250	\$122.73
Maple Estates	1	0.5%	2,468	126	\$320,000	\$129.66
North Forty	4	1.9%	1,426	57	\$139,950	\$98.45
Oak Ridge	6	2.9%	1,725	84	\$166,167	\$97.07
Oak Tree	16	7.7%	4,060	149	\$592,175	\$144.61
Quail Hollow	1	0.5%	2,650	179	\$344,015	\$129.82
Ridgefield	15	7.2%	2,099	90	\$239,521	\$113.92
Sienna At Coopers Farm	21	10.0%	1,692	60	\$177,198	\$104.74
Somerset	2	1.0%	1,415	40	\$150,850	\$106.31
Sonoma Valley	6	2.9%	1,631	69	\$161,017	\$98.74
Southfork	3	1.4%	1,934	79	\$184,967	\$95.62
Southland	2	1.0%	1,125	33	\$101,000	\$89.78
Tamarron	18	8.6%	2,295	112	\$249,064	\$108.68
Tarah Knolls	3	1.4%	1,903	56	\$211,155	\$110.93
Timber Ridge	3	1.4%	1,892	161	\$200,950	\$106.21
Township West	2	1.0%	1,189	59	\$100,350	\$84.41
Tuscany	3	1.4%	3,210	217	\$440,967	\$137.38
Versailles	4	1.9%	4,685	219	\$736,414	\$156.55
Walnut Ridge	3	1.4%	1,709	57	\$148,600	\$90.38
Western Heights	1	0.5%	1,482	58	\$124,000	\$83.67
Westwood	3	1.4%	1,444	43	\$147,667	\$102.24
Willow Crossing	7	3.3%	1,457	53	\$149,043	\$102.36
Other	5	2.4%	2,051	60	\$236,540	\$119.09
<b>Centerton</b>	<b>209</b>	<b>100.0%</b>	<b>2,073</b>	<b>90</b>	<b>\$238,482</b>	<b>\$109.83</b>

# Decatur

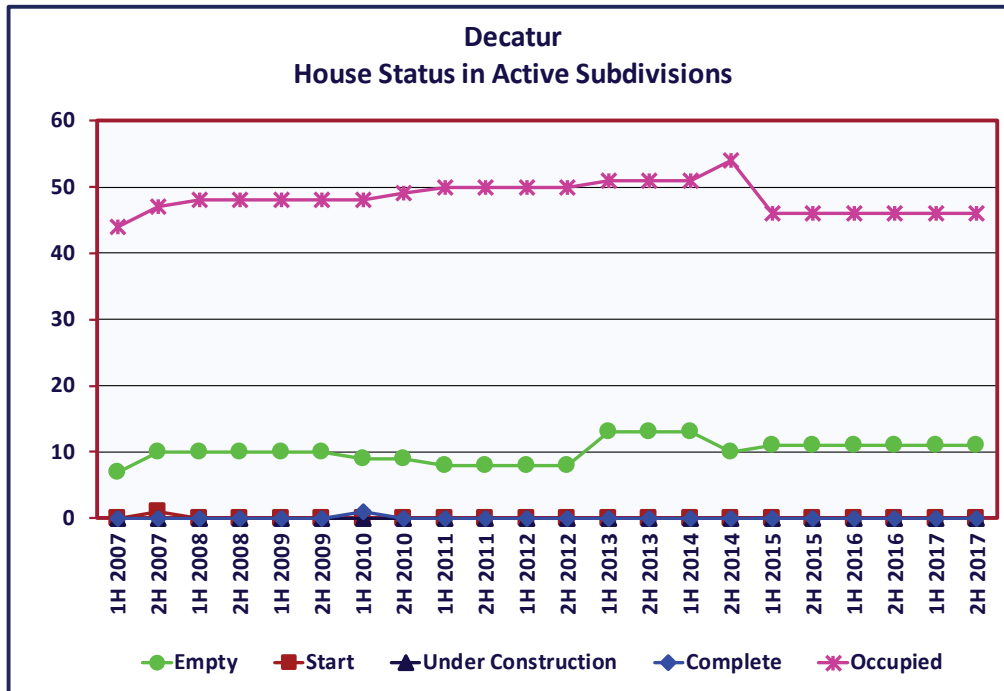


From July 1 to December 31, 2017 there were no residential building permits issued in Decatur.





# Decatur



- There were 57 total lots in 2 active subdivisions in Decatur in second half of 2017. About 80.7 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 19.3 percent were empty lots.
- No new houses were under construction in Decatur in the second half of 2017.
- No construction or progress in existing construction occurred in the past year in both of the active subdivisions in Decatur.
- No houses in Decatur became occupied in the second half of 2017. In both of the active subdivisions, Decatur experienced no absorption during the past year.
- No additional lots received preliminary or final approval by December 31, 2017.

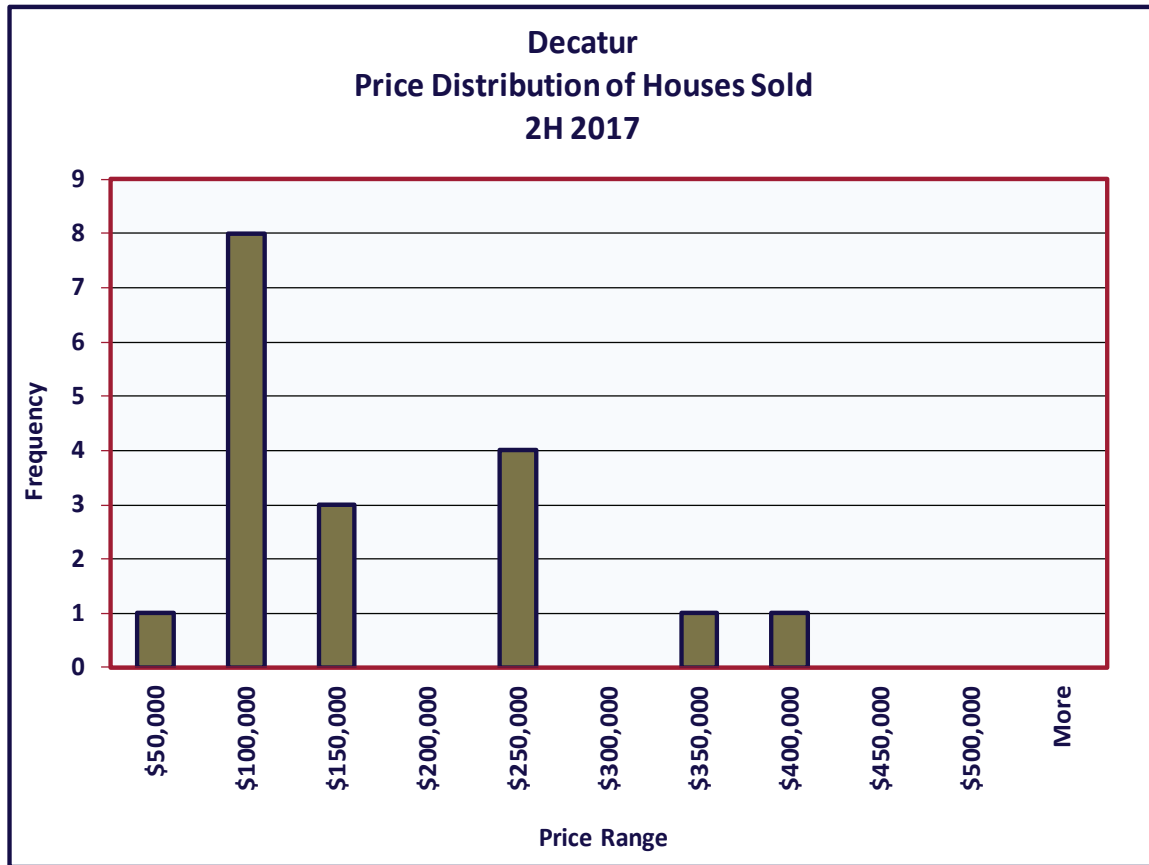
## Decatur House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates <sup>1,2</sup>	4	0	0	0	2	6	0	--
Grant Springs <sup>1,2</sup>	7	0	0	0	44	51	0	--
<b>Decatur</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>57</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.

# Decatur

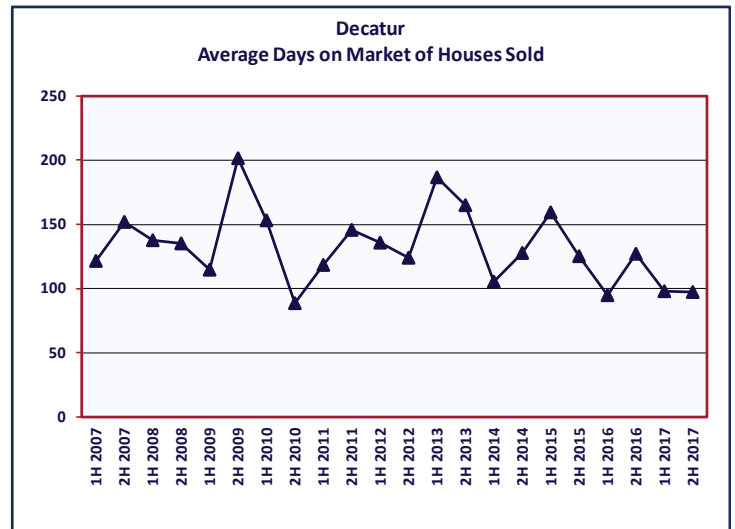
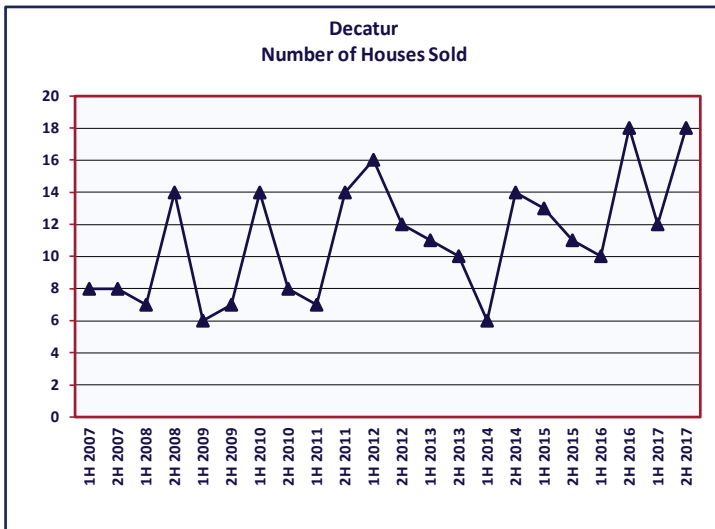


- 61.1 percent of the sold houses in Decatur were priced between \$50,001 and \$150,000.

## Decatur Price Range of Houses Sold Second Half of 2017

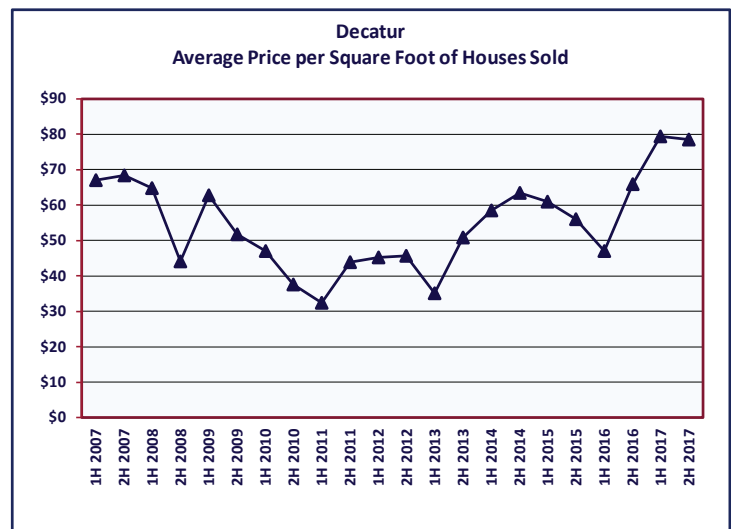
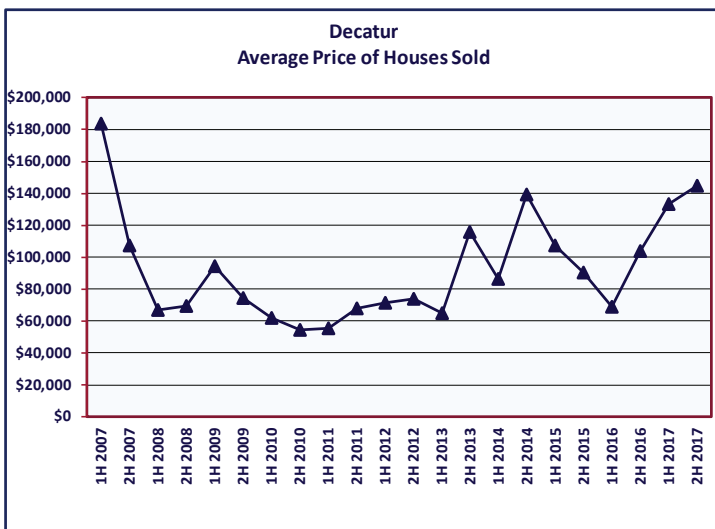
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	5.6%	1,008	166	94.4%	\$42.67
\$50,001 - \$100,000	8	44.4%	1,120	91	97.1%	\$71.03
\$100,001 - \$150,000	3	16.7%	1,591	101	101.1%	\$74.88
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	4	22.2%	2,519	107	93.1%	\$90.81
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	5.6%	3,482	54	96.5%	\$90.03
\$350,001 - \$400,000	1	5.6%	2,950	76	91.3%	\$123.73
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Decatur</b>	<b>18</b>	<b>100.0%</b>	<b>1,735</b>	<b>98</b>	<b>96.4%</b>	<b>\$78.47</b>

# Decatur



- There were 18 houses sold in Decatur from July 1 to December 31, 2017, unchanged from the 18 sold in the second half of 2016, and 50.0 percent more than the 12 sold in the first half of 2017.
- The average price of a house sold in Decatur increased from \$133,233 in the first half of 2017 to \$144,912 in the second half of 2017.
- The average sales price was 39.5 percent higher than in the second half of 2016 and 8.8 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale remained 98 in the second half of 2017, the same as the first half of 2017.
- The average price per square foot for a house sold in Decatur decreased from \$79.41 in the first half of 2017 to \$78.47 in the second half of 2017.

- The average price per square foot was 18.9 percent higher than in the second half of 2016 and 1.2 percent lower than in the first half of 2017.
- About 0.6 percent of all houses sold in Benton County in the second half of 2017 were sold in Decatur. The average sales price of a house was 63.5 percent of the county average.
- Out of 18 houses sold in second half of 2017, none were new construction.
- There were 12 houses in Decatur listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$308,175.
- According to the Benton County Assessor's database 54.3 percent of houses in Decatur were owner-occupied in the second half of 2017.



# Decatur

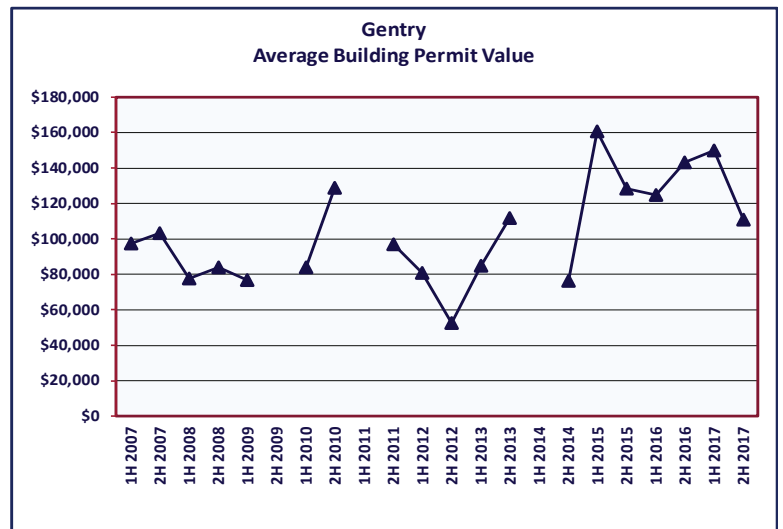
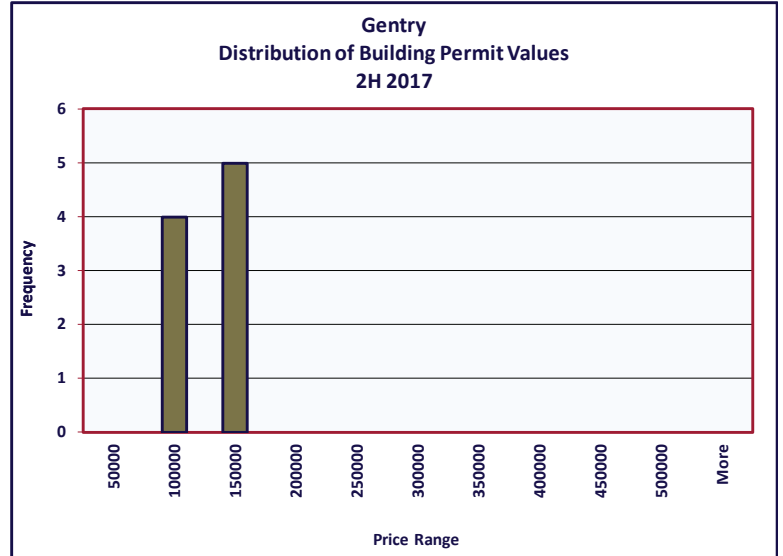
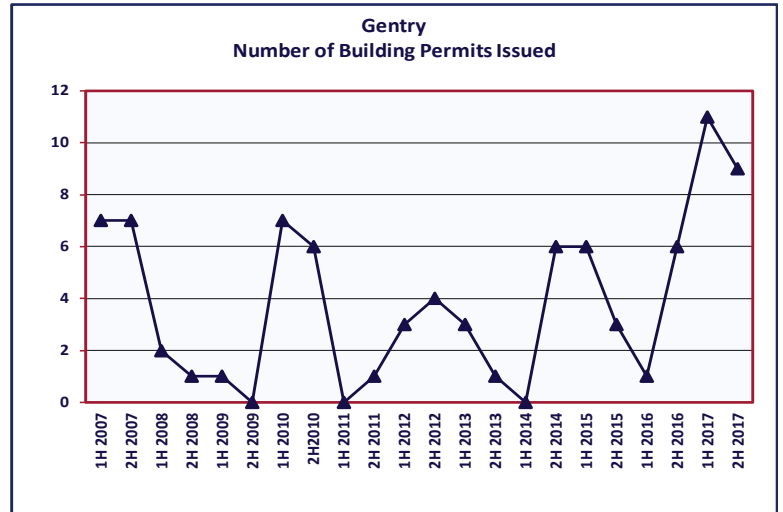
## Decatur Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cheval Farms	1	5.6%	2,950	76	\$365,000	\$123.73
Corner Springs	3	16.7%	1,024	121	\$71,500	\$72.18
Developers Inc	1	5.6%	1,008	166	\$43,010	\$42.67
Grant Springs	2	11.1%	1,207	38	\$84,748	\$70.21
Ozark Orchard Co	1	5.6%	2,944	75	\$245,000	\$83.22
St Elmo	1	5.6%	1,340	219	\$85,000	\$63.43
Western Estates	1	5.6%	1,012	58	\$76,000	\$75.10
Wolf Creek Ridge	2	11.1%	1,330	37	\$100,700	\$75.31
Other	6	33.3%	2,307	108	\$201,500	\$86.14
<b>Decatur</b>	<b>18</b>	<b>100.0%</b>	<b>1,735</b>	<b>98</b>	<b>\$144,912</b>	<b>\$78.47</b>



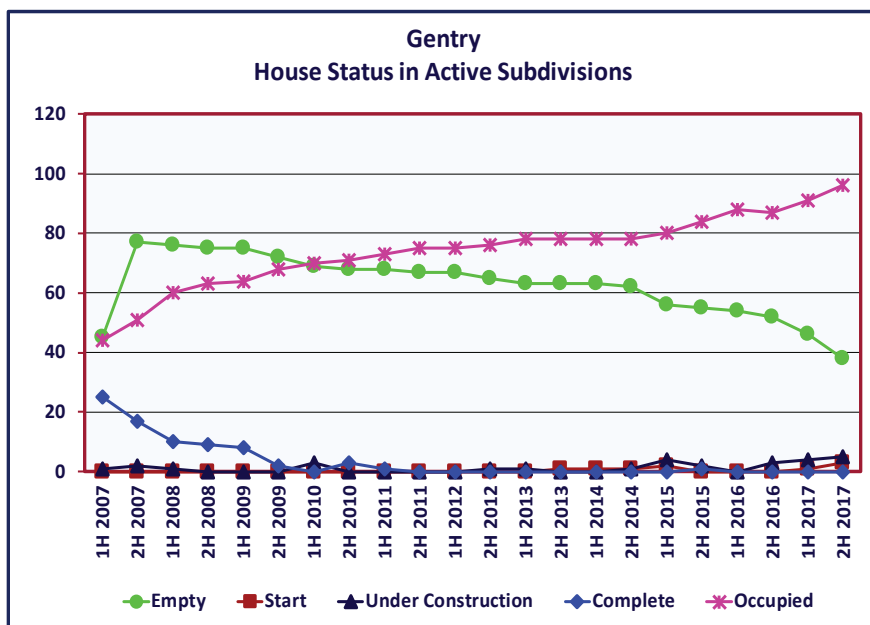
# Gentry

- From July 1 to December 31, 2017 there were 9 residential building permits issued in Gentry, this represents a 50 percent increase from the second half of 2016.
- In the second half of 2017, all of the issued building permits in Gentry were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Gentry was \$111,111 in the second half of 2017, a decrease of 22.2 percent from the \$143,000 average building permit value in the second half of 2016.



# Gentry

- There were 142 total lots in 4 active subdivisions in Gentry in the second half of 2017. About 67.6 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.5 percent were under construction, 2.1 percent were starts, and 26.8 percent were empty lots.
- The subdivisions with the most houses under construction in the second half of 2017 were The Oaks and Ashton Place with 2.
- No new construction or progress in existing construction has occurred in the last year in the 4 active subdivisions in Gentry.
- 5 new houses in Gentry became occupied in the second half of 2017. The annual absorption rate implies that there were 61.3 months of remaining inventory in active subdivisions, down from 153.0 months in the first half of 2017.
- In one of the four active subdivisions in Gentry, no absorption occurred in the last year.



- 30 additional lots in 1 subdivision have received either preliminary or final approval by December 31, 2017 in Gentry.

## Gentry House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	7	0	2	0	28	37	1	54.0
College Hill Second Addition <sup>1</sup>	2	0	1	0	5	8	0	--
The Oaks, Phases I, II	9	3	2	0	53	67	3	28.0
Springhill	20	0	0	0	10	30	1	240.0
<b>Gentry</b>	<b>38</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>96</b>	<b>142</b>	<b>5</b>	<b>61.3</b>

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

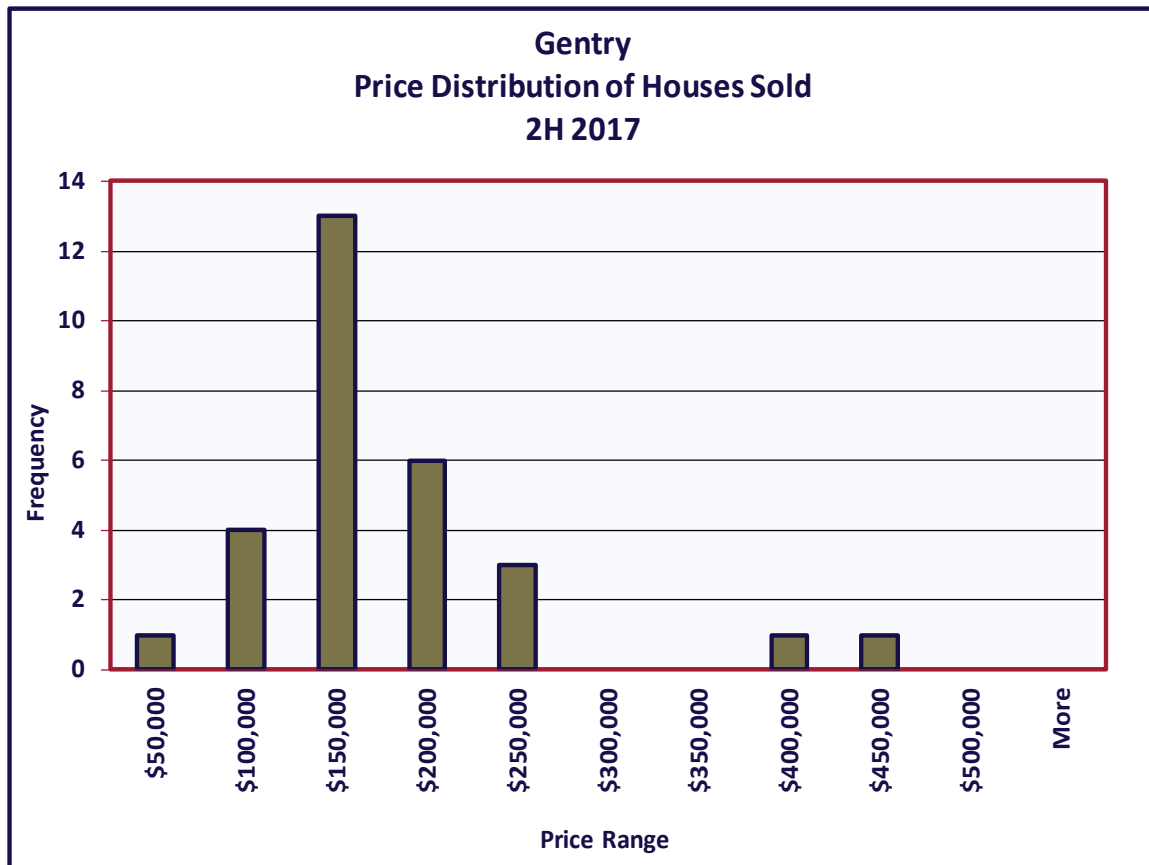
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

## Gentry Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Unnamed	1H 2017	30
<b>Gentry</b>		<b>30</b>



# Gentry

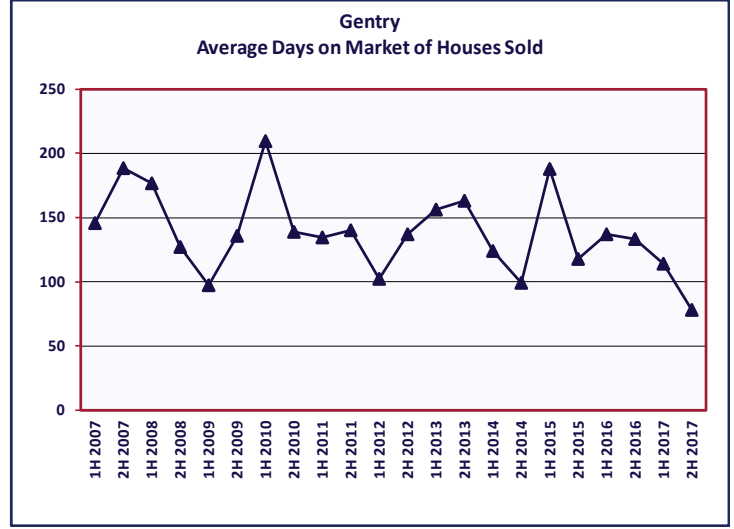
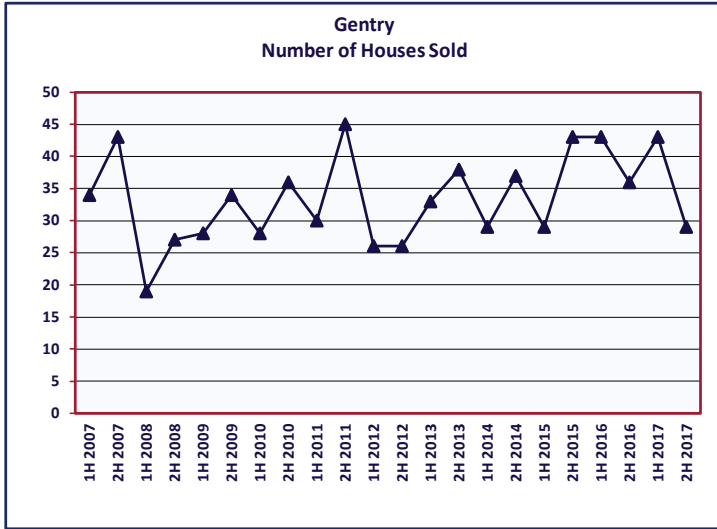


- 65.5 percent of the sold houses in Gentry were priced between \$100,001 and \$200,000

## Gentry Price Range of Houses Sold Second Half of 2017

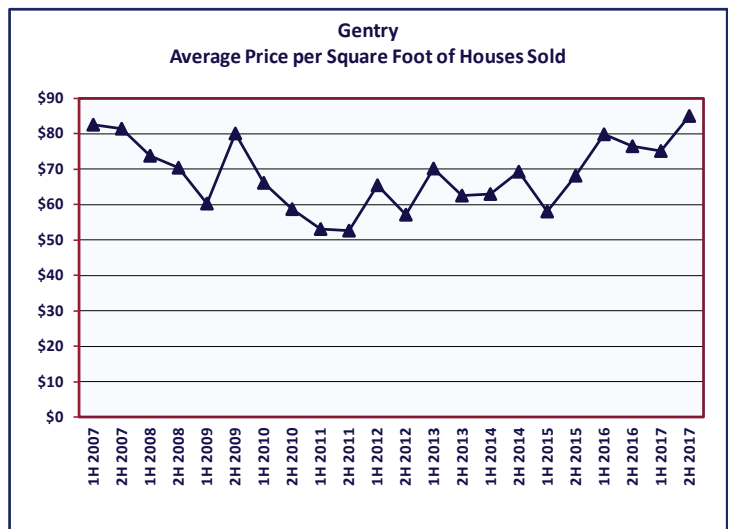
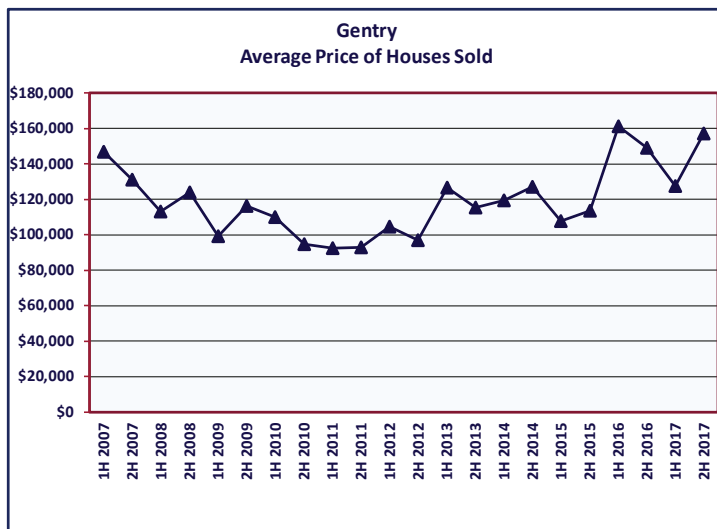
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	3.4%	1,515	177	28.2%	\$20.46
\$50,001 - \$100,000	4	13.8%	1,503	87	90.4%	\$59.10
\$100,001 - \$150,000	13	44.8%	1,549	62	96.9%	\$85.49
\$150,001 - \$200,000	6	20.7%	1,788	96	98.7%	\$95.53
\$200,001 - \$250,000	3	10.3%	2,509	66	98.7%	\$107.81
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	1	3.4%	5,629	137	102.7%	\$68.40
\$400,001 - \$450,000	1	3.4%	3,056	37	100.3%	\$131.22
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Gentry</b>	<b>29</b>	<b>100.0%</b>	<b>1,883</b>	<b>78</b>	<b>85.5%</b>	<b>\$84.98</b>

# Gentry



- There were 29 houses sold in Gentry from July 1 to December 31, 2017, 19.4 percent less than the second half of 2016 and 32.6 percent less from the first half of 2017.
- The average price of a house sold in Gentry increases from \$127,608 in first half of 2017 to \$157,227 in the second half of 2017.
- The average sales price in the second half of 2017 was 23.2 percent higher than in the previous half year and 5.6 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 114 in the first half of 2017 to 78 in the second half of 2017 in Gentry.
- The average price per square foot for a house sold in Gentry increased from \$75.18 in the first half of 2017 to \$84.98 in the second half of 2017.
- The average price per square foot was 13.0 percent higher

- than in the previous half year and 11.2 percent higher than in the second half of 2016.
- About 1.0 percent of all houses sold in Benton County in the second half of 2017 were sold in Gentry.
- The average sales price of a house was 68.9 percent of the county average.
- Out of 29 houses sold in the second half of 2017, 2 were new construction.
- The houses sold for \$169,340 and took 102 days to sell from the initial listing date.
- There were 27 houses in Gentry listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$508,887.
- According to the Benton County Assessor's database, 59.6 percent of houses in Gentry were owner-occupied in the second half of 2017.



# Gentry

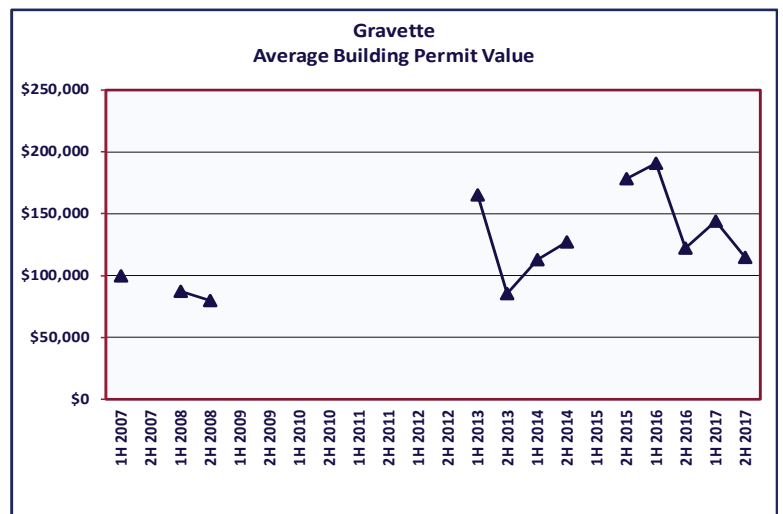
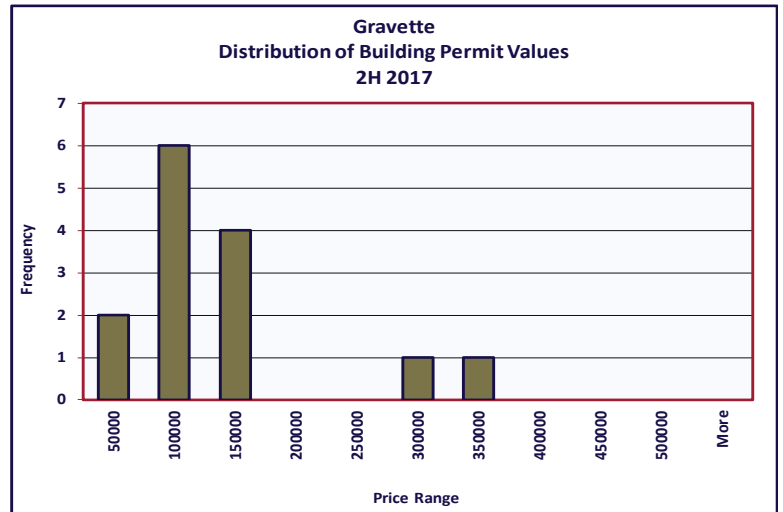
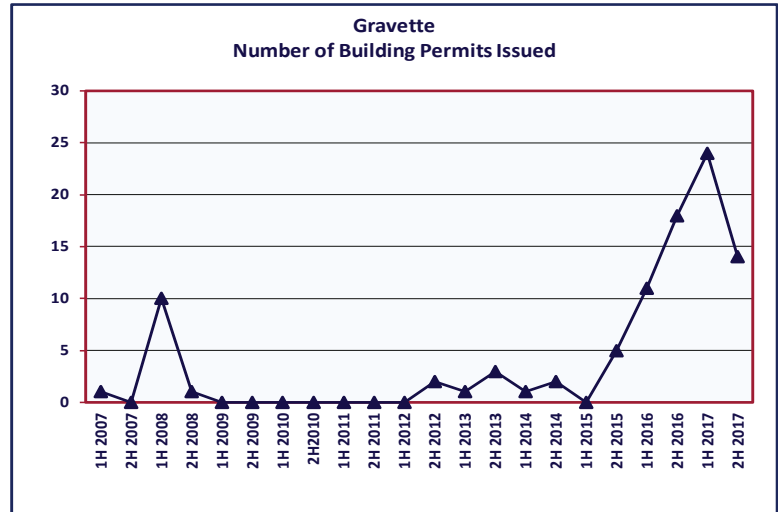
## Gentry Sold House Characteristics by Subdivision Second Half of 2017

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	3.4%	1,379	51	\$113,000	\$81.94
Carmelle	1	3.4%	1,598	58	\$137,500	\$86.05
Chastains	1	3.4%	1,246	48	\$123,000	\$98.72
Cobblestone	1	3.4%	1,659	42	\$142,000	\$85.59
College Hill	1	3.4%	2,100	84	\$150,000	\$71.43
Flint Creek Estates	1	3.4%	1,507	63	\$163,000	\$108.16
Gentry Original	4	13.8%	1,526	113	\$77,125	\$51.12
Kay Lynette	2	6.9%	1,679	81	\$153,500	\$91.13
Oaks, The	4	13.8%	1,751	97	\$162,795	\$93.13
Pioneer Woods	2	6.9%	1,720	58	\$153,500	\$89.44
Railroad	1	3.4%	1,926	92	\$120,000	\$62.31
Round Prairie Estate	1	3.4%	1,089	91	\$89,000	\$81.73
Tuttles	1	3.4%	1,800	52	\$80,000	\$44.44
W C Hastings	2	6.9%	1,453	84	\$118,500	\$84.77
Other	6	20.7%	2,915	70	\$271,900	\$106.07
<b>Gentry</b>	<b>29</b>	<b>100.0%</b>	<b>1,883</b>	<b>78</b>	<b>\$157,227</b>	<b>\$84.98</b>

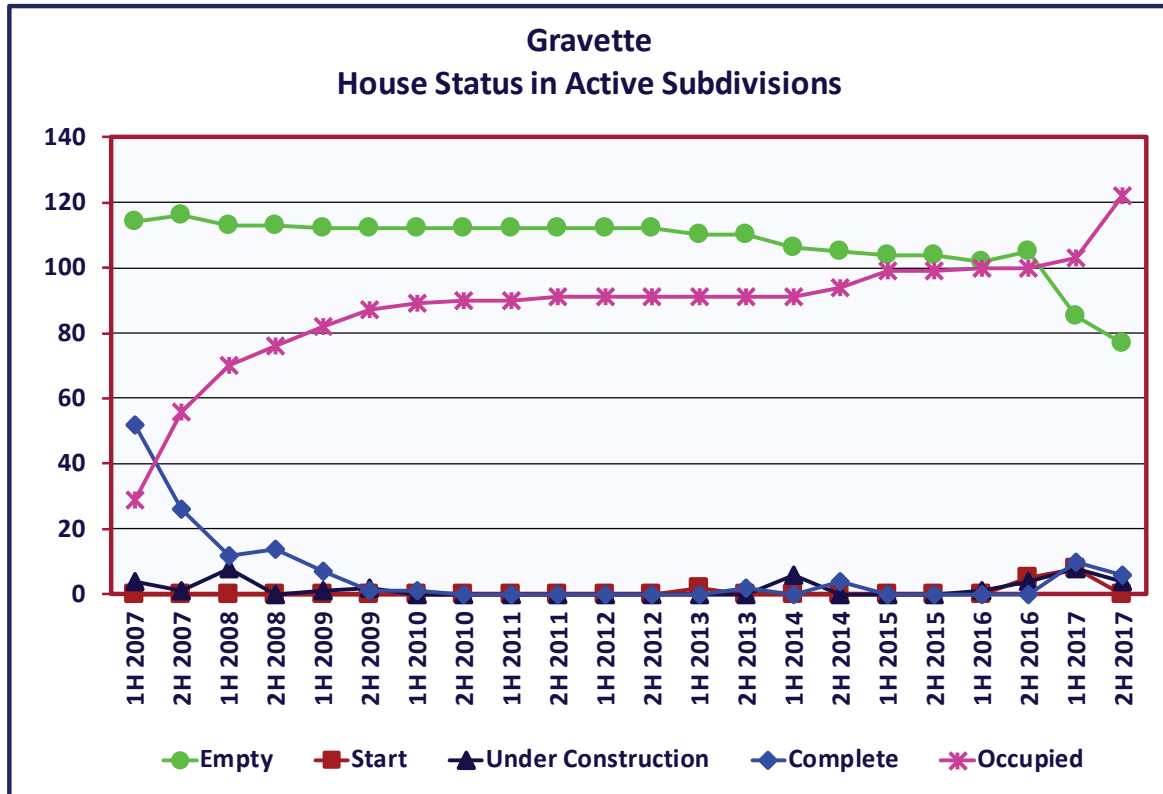


# Gravette

- From July 1 through December 31, 2017 there were 14 residential building permits issued in Gravette, a decrease of 22.2 percent from the 18 issued in the second half of 2016.
- In the second half of 2017, more than half of the building permits in Gravette were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in Gravette was \$115,000 in the second half of 2017 a decrease of 5.9 percent from the second half of 2016 average value of \$122,217.



# Gravette



- There were 209 total lots in 4 active subdivisions in Gravette in the second half of 2017. About 58.4 percent of the lots were occupied, 2.9 percent were complete but unoccupied, 1.9 percent were under construction, 0 percent were starts, and 36.8 percent were vacant lots.
- There were 4 new houses under construction in Gravette in the second half of 2017.
- No new construction or progress in existing construction occurred in the past year in 1 of the 4 active subdivisions in Gravette.
- 24 new houses in Gravette became occupied in the second half of 2017. The annual absorption rate implies that there were 38.7 months of remaining inventory in active subdivisions, down from 444.0 months in the first half of 2017.
- No additional lots had received either preliminary or final approval by December 31, 2017 in Gravette.

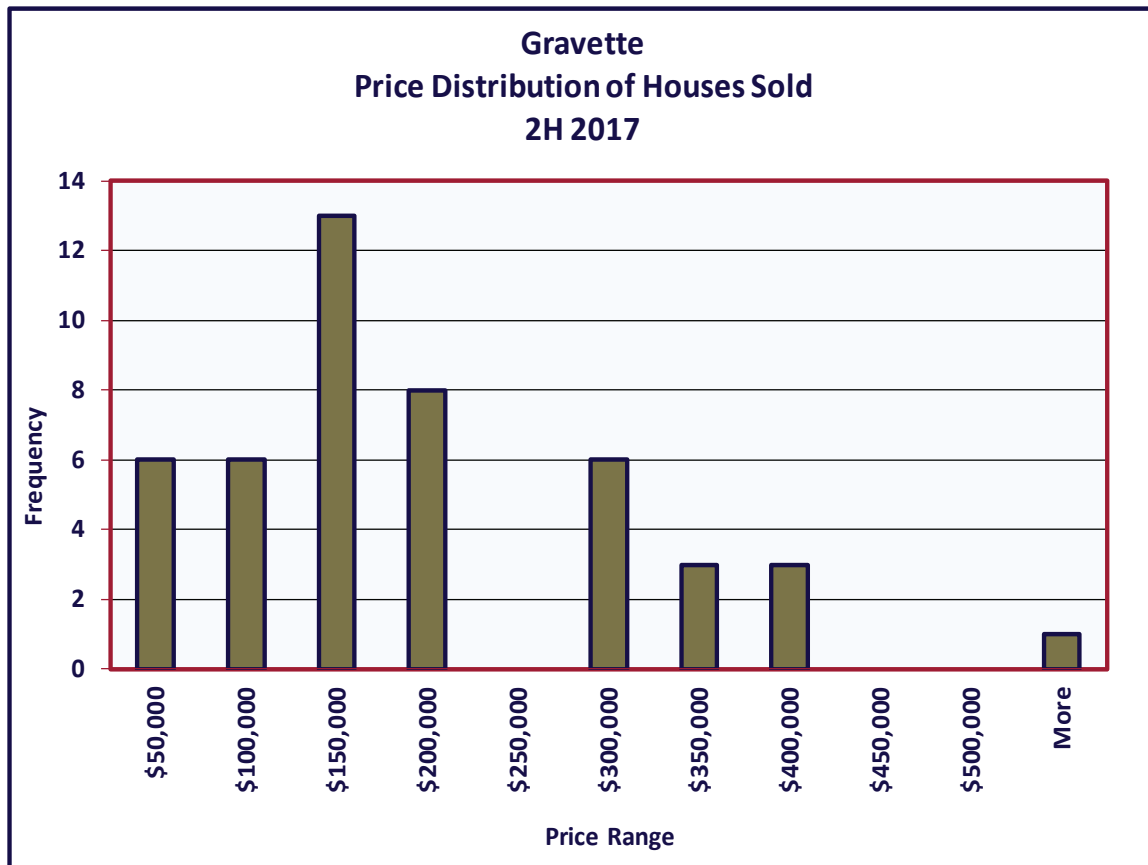
## Gravette House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Inventory
Country Meadows	4	0	2	0	25	31	10.3
Lynchburg Estates <sup>1,2</sup>	10	0	1	0	0	11	--
Patriot Park	8	0	0	0	54	62	8.7
Walnut Creek	55	0	1	6	43	105	93.0
<b>Gravette</b>	<b>77</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>122</b>	<b>209</b>	<b>38.7</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.

# Gravette



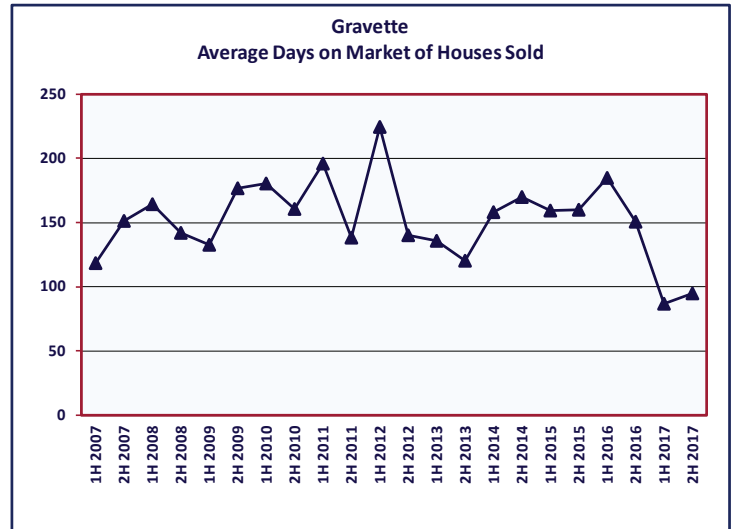
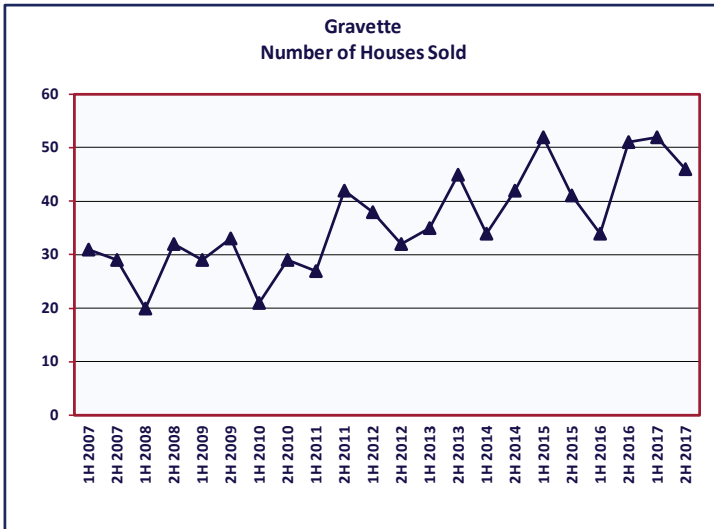
- 45.7 percent of the sold houses in Gravette were priced between \$100,001 and \$200,000.

## Gravette Price Range of Houses Sold Second Half of 2017

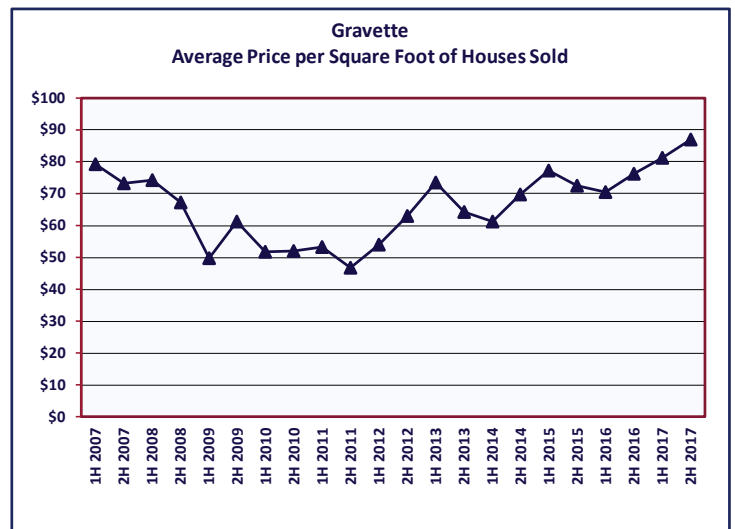
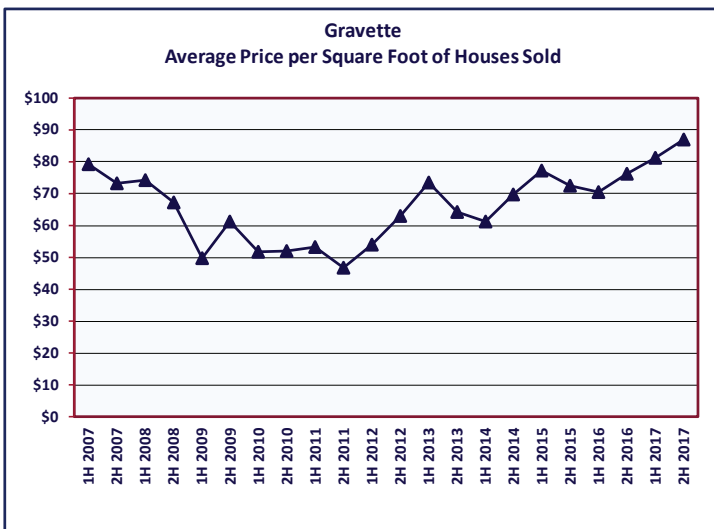
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	6	13.0%	1,127	90	85.9%	\$32.49
\$50,001 - \$100,000	6	13.0%	1,351	95	95.5%	\$59.89
\$100,001 - \$150,000	13	28.3%	1,605	88	97.7%	\$85.06
\$150,001 - \$200,000	8	17.4%	1,705	76	98.1%	\$101.97
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	6	13.0%	2,376	108	101.0%	\$117.64
\$300,001 - \$350,000	3	6.5%	2,936	87	97.7%	\$114.38
\$350,001 - \$400,000	3	6.5%	3,419	79	98.4%	\$107.82
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	2.2%	3,600	343	89.3%	\$148.61
<b>Gravette</b>	<b>46</b>	<b>100.0%</b>	<b>1,876</b>	<b>95</b>	<b>91.2%</b>	<b>\$86.89</b>



# Gravette



- There were 46 houses sold in Gravette from July 1 to December 31, 2017 or 9.8 percent lower than the 51 sold in the second half of 2016 and 11.5 percent lower than in the first half of 2017.
- The average price of a house sold in Gravette increased from \$152,879 in the first half of 2017 to \$173,707 in the second half of 2017.
- The average sales price was 13.6 percent higher than in the previous half year and 12.7 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale increased from 87 in the first half of 2017 to 95 in the second half of 2017.
- The average price per square foot for a house sold in Gravette increased from \$81.21 in the first half of 2017 to \$86.89 in the second half of 2017.
- The average price per square foot was 7.0 percent higher than in the previous half year and 14.1 percent higher than in the first half of 2017.
- About 1.6 percent of all houses sold in Benton County in the second half of 2017 were sold in Gravette.
- The average sales price of a house was 76.1 percent of the county average.
- Out of 46 houses sold in the second half of 2017, 3 were new construction.
- These newly constructed houses had an average sold price of \$151,800 and took an average of 84 days to sell from their initial listing dates.
- There were 25 houses in Gravette listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$201,072.
- According to the Benton County Assessor's database, 58.5 percent of houses in Gravette were owner-occupied in the second half of 2017.



# Gravette

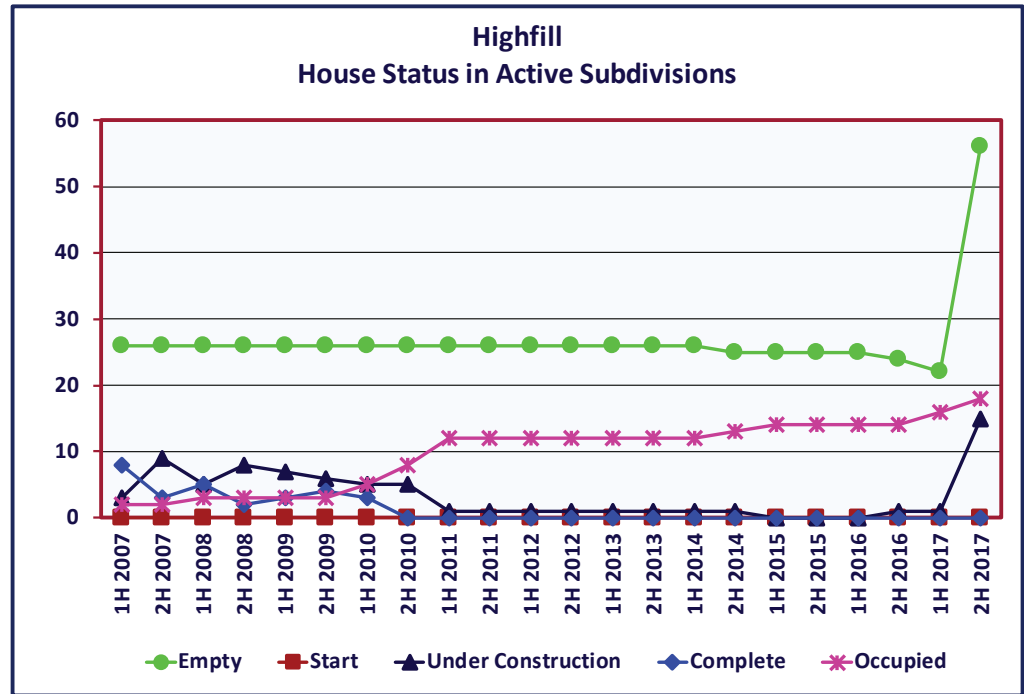
## Gravette Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dogwood Estates	1	2.2%	3,667	45	\$328,000	\$89.45
Gravette Original	1	2.2%	1,300	59	\$90,000	\$69.23
Kindley	1	2.2%	944	103	\$35,000	\$37.08
Loma Linda	1	2.2%	2,688	131	\$340,000	\$126.49
Moonlight Valley	1	2.2%	2,550	119	\$275,000	\$107.84
Ozark Estates	3	6.5%	2,209	60	\$263,300	\$120.59
Patriot Park	3	6.5%	1,403	120	\$128,333	\$91.39
Sloans	1	2.2%	1,600	115	\$135,000	\$84.38
Terrace Heights	2	4.3%	3,061	104	\$312,500	\$102.65
Touch Me Not Springs	2	4.3%	1,696	75	\$167,250	\$99.98
Viriden Hills	3	6.5%	1,685	76	\$166,263	\$99.27
Walnut Creek	2	4.3%	1,606	62	\$156,450	\$97.40
Wells	2	4.3%	1,094	104	\$77,050	\$76.18
Westfield	1	2.2%	1,518	56	\$120,000	\$79.05
Other	22	47.8%	1,874	103	\$162,150	\$78.05
<b>Gravette</b>	<b>46</b>	<b>100.0%</b>	<b>1,876</b>	<b>95</b>	<b>\$173,707</b>	<b>\$86.89</b>



# Highfill

- From July 1 through December 31, 2017 there were no residential building permits issued in Highfill.
- There were 89 total lots in 3 active subdivisions in Highfill in the second half of 2017. About 20.2 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 16.9 percent were under construction, 0.0 percent were starts, and 62.9 percent were vacant lots.
- There were 15 homes under construction in Highfill in the second half of 2017; one of which is from Holiday Hills Estates and the others from Silver Meadows.
- Two new houses in Highfill became occupied in the second half of 2017.



- An additional 19 lots in 2 subdivisions had received final approval by December 31, 2017.



## Highfill Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Potsie Lane	2H 2016	10
Snyderwolf	1 H 2017	9
<b>Highfill</b>		<b>19</b>

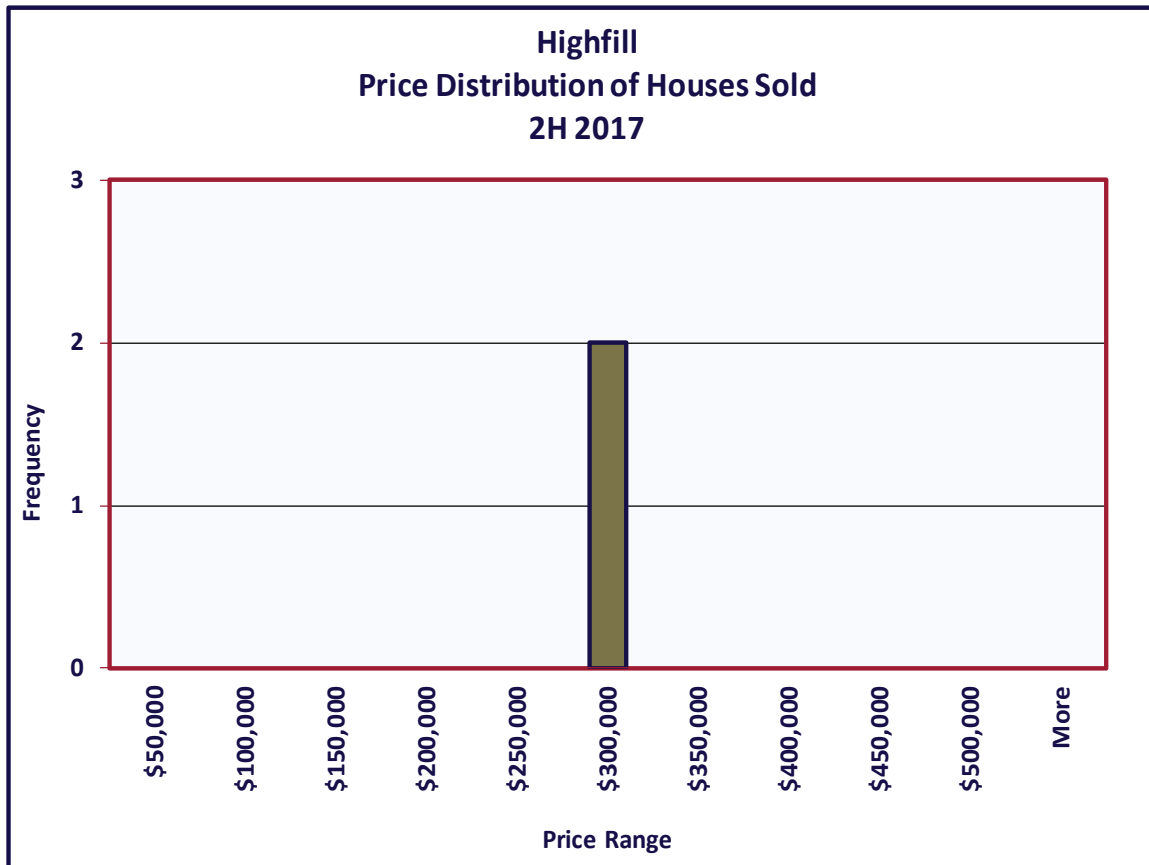
## Highfill House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates	1	0	0	0	5	6	1	4.0
Holiday Hills Estates	19	0	1	0	13	33	1	240.0
Silver Meadows	36	0	14	0	0	50	0	--
<b>Highfill</b>	<b>56</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>18</b>	<b>89</b>	<b>2</b>	<b>213.0</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

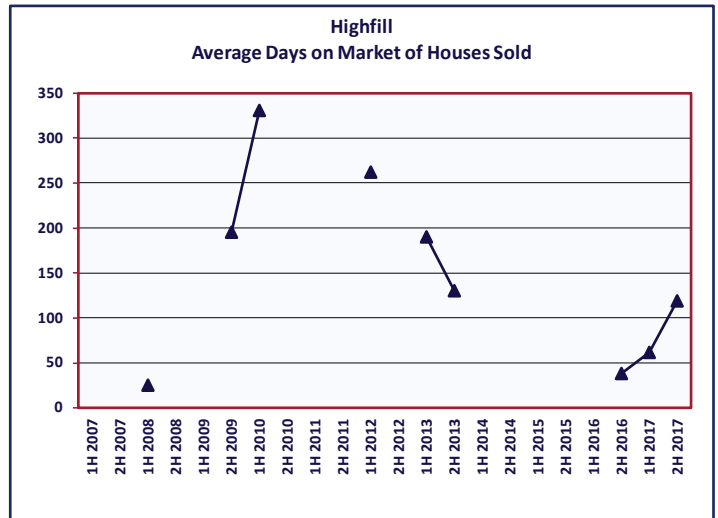
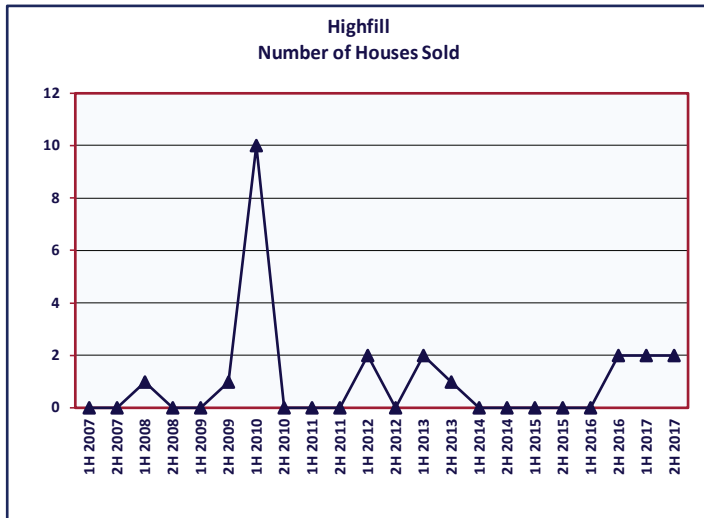


- 100.0 percent of the houses sold in Highfill were in the \$250,001 - \$300,000 range.

## Highfill Price Range of Houses Sold Second Half of 2017

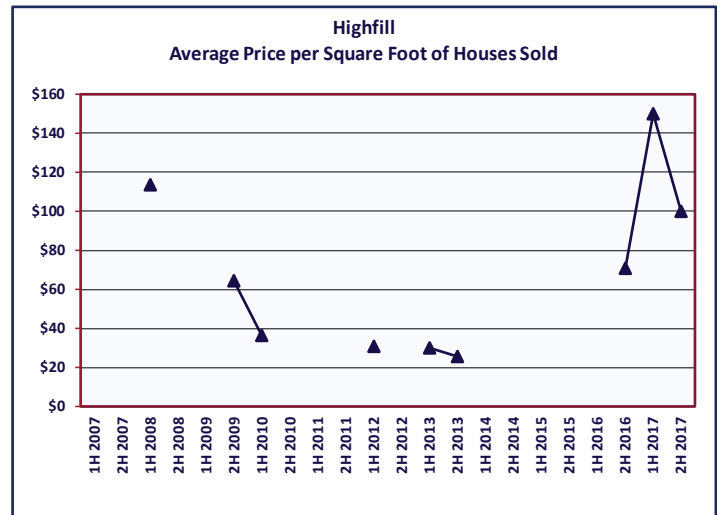
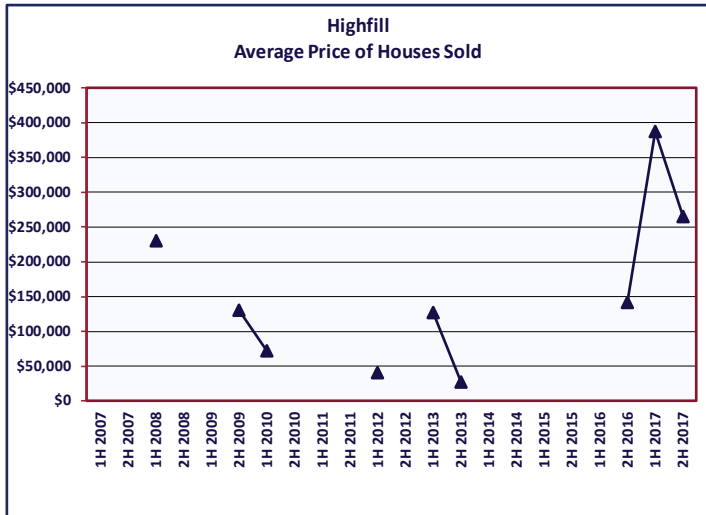
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	2	100.0%	2,652	119	93.7%	\$100.01
\$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>Highfill</b>	<b>2</b>	<b>100.0%</b>	<b>2,652</b>	<b>119</b>	<b>93.7%</b>	<b>\$100.0</b>

# Highfill



- There were 2 houses sold in Highfill from July 1 to December 31, 2017.
- The average price of a house sold in Highfill was \$265,250 in the second half of 2017.
- The average number of days on market from initial listing to the sale was 119 days in the second half of 2017.
- The average price per square foot for a house sold in Highfill was \$100.00 in the second half of 2017.
- About 0.1 percent of all houses sold in Benton County in the

- second half of 2017 were sold in Highfill.
- The average sales price of a house was 116.2 percent of the county average.
- The house which was new construction sold for \$255,500.
- There were no houses in Highfill listed for sale in the MLS database as of December 31, 2017.
- According to the Benton County Assessor's database, 54.5 percent of houses in Highfill were owner-occupied in the second half of 2017.

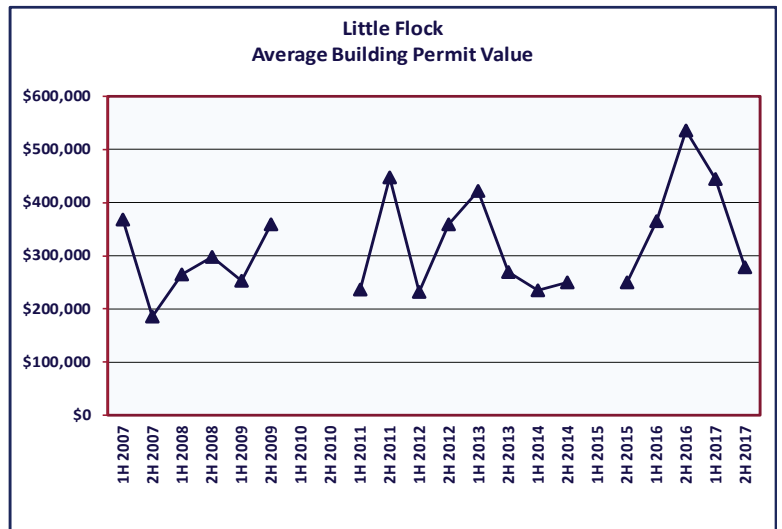
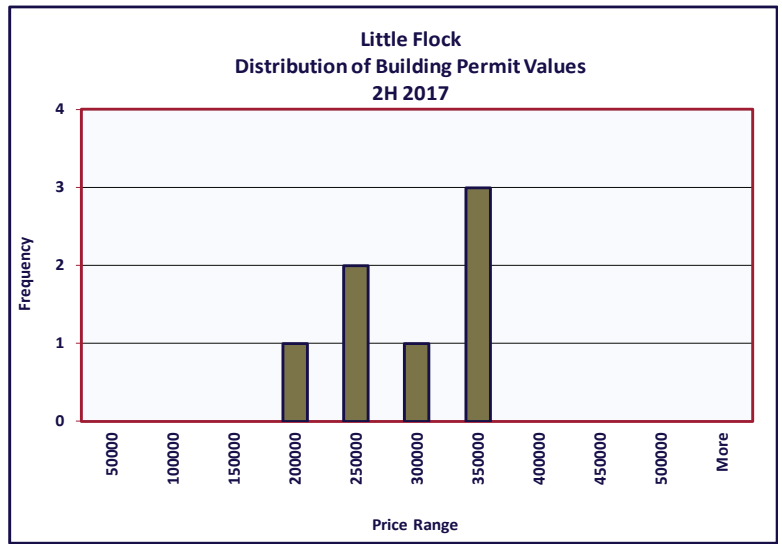
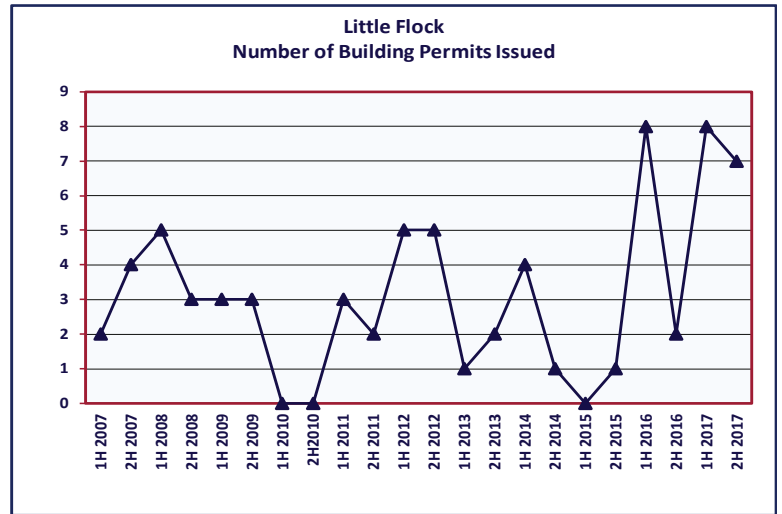


## Highfill Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Holland Hills Estates	1	50.0%	2,576	64	\$255,500	\$99.18
Other	1	50.0%	2,727	174	\$275,000	\$100.84
<b>Highfill</b>	<b>2</b>	<b>100.0%</b>	<b>2,652</b>	<b>119</b>	<b>\$265,250</b>	<b>\$100.0</b>

# Little Flock

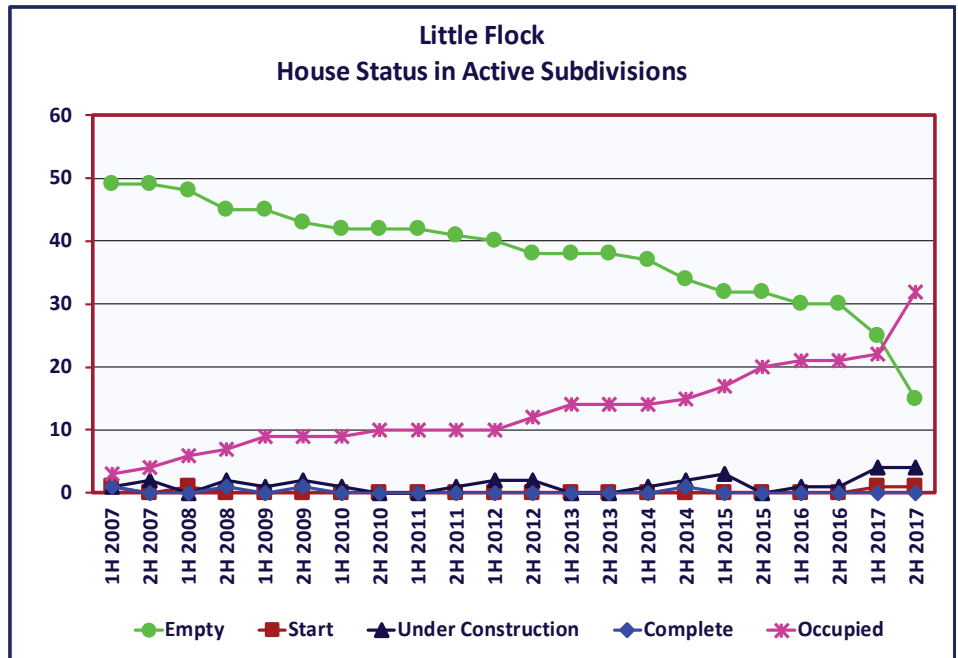
- From July 1 to December 31, 2017 there were 7 residential building permits issued in Little Flock.
- In the second half of 2017, a little under half of the building permits issued in Little Flock were valued at more than \$300,000.
- The average residential building permit value in Little Flock was \$277,861 in the second half of 2017.





# Little Flock

- There were 52 total lots in 1 active subdivision in Little Flock in the second half of 2017. 61.5 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 7.7 percent were under construction, 1.9 percent were starts, and 28.8 percent were vacant lots.
- Four houses were under construction in the second half of 2017 in Little Flock.
- Ten new houses in Little Flock became occupied in the second half of 2017. The annual absorption rate implies that there were 21.8 months of remaining inventory in active subdivisions, down from 360.0 months in the first half of 2017.



## Little Flock House Status in Active Subdivisions Second Half of 2017

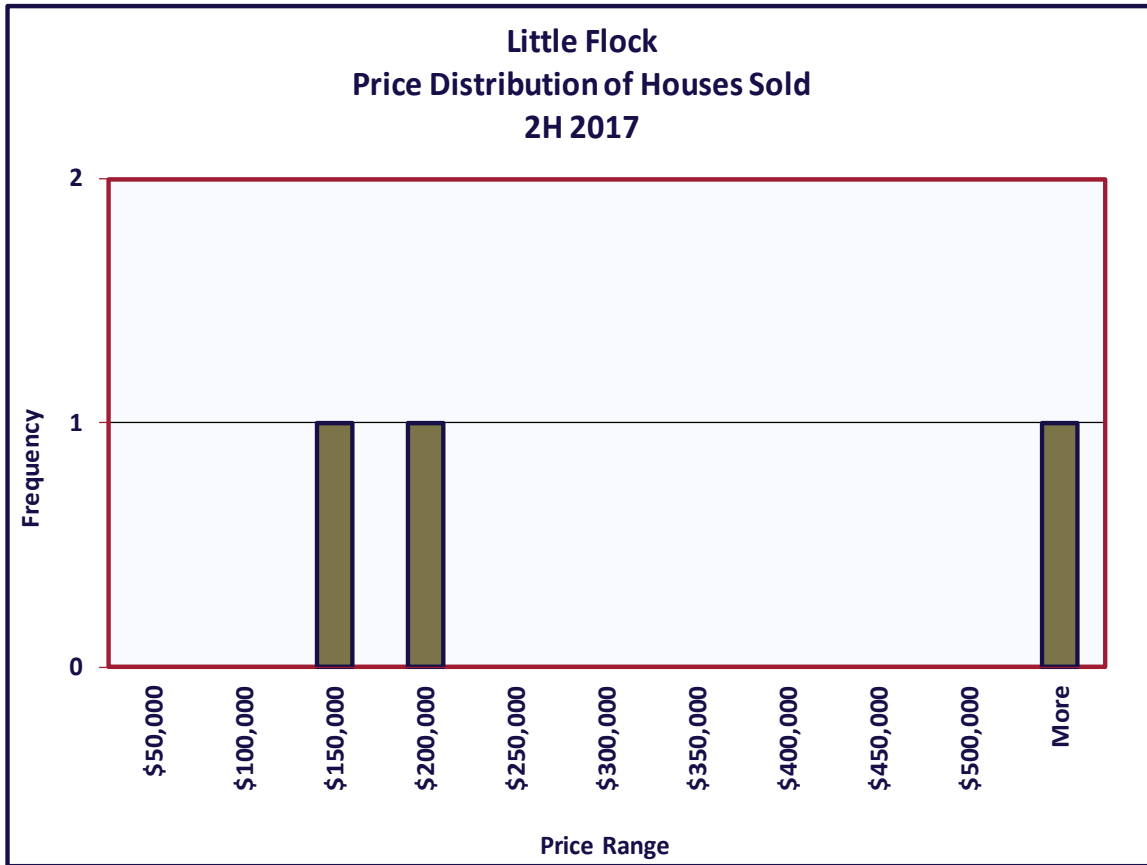
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Meadows	15	1	4	0	32	52	10	21.8
Little Flock	15	1	4	0	32	52	10	21.8

- 42 additional lots in 2 subdivisions in Little Flock received either preliminary or final approval by December 31, 2017.

## Little Flock Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
The Farms	1H 2017	4
<i>Final Approval</i>		
Cooper Ridge	2H 2017	38
Little Flock		42

# Little Flock

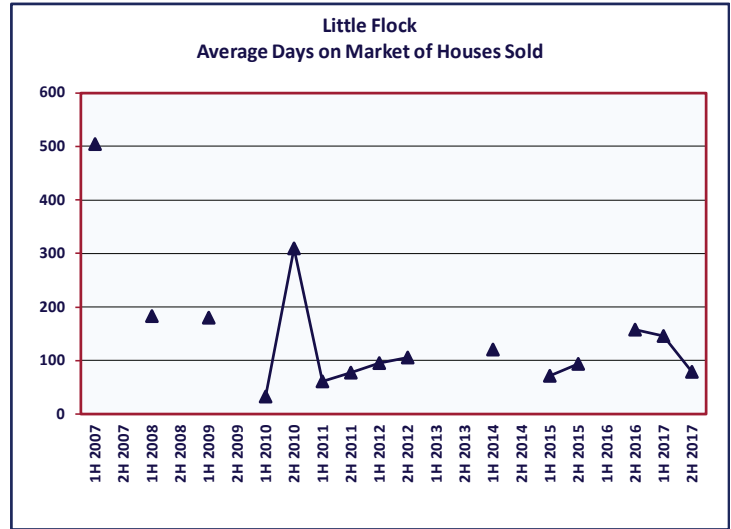
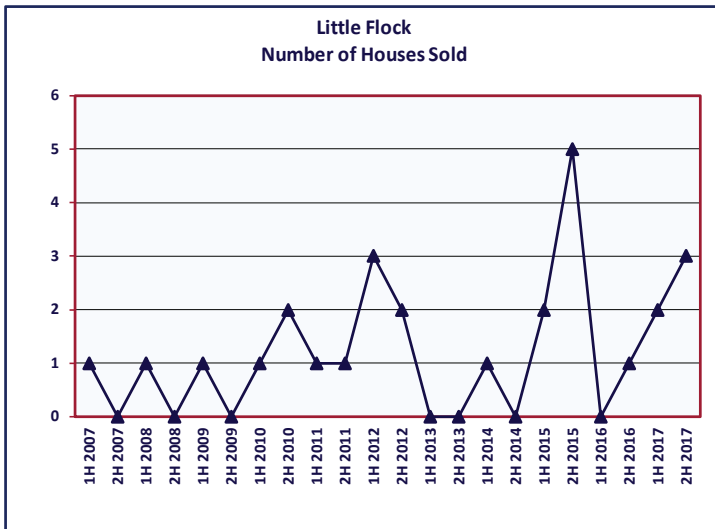


• 66.6 percent of the houses sold in Little Flock were in the \$100,001-\$200,000 range.

## Little Flock Price Range of Houses Sold Second Half of 2017

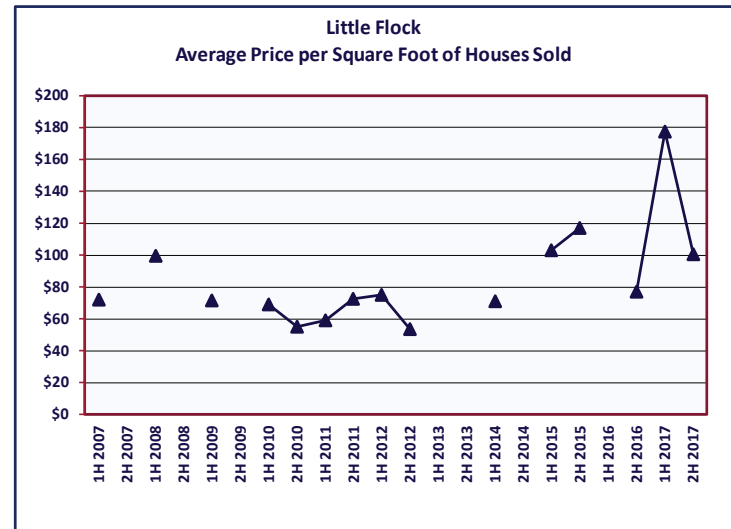
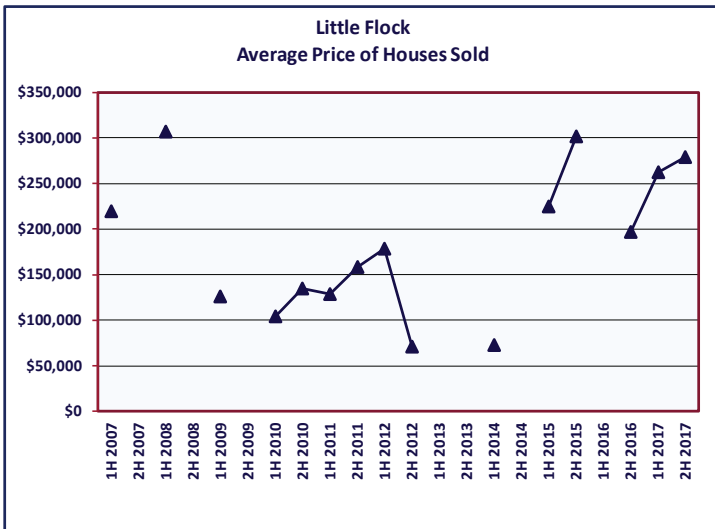
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	1	33.3%	1,304	31	100.0%	\$99.62
\$150,001 - \$200,000	1	33.3%	1,958	140	98.2%	\$82.74
\$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+	1	33.3%	4,550	67	95.6%	\$119.78
<b>Little Flock</b>	<b>3</b>	<b>100.0%</b>	<b>2,604</b>	<b>79</b>	<b>98.0%</b>	<b>\$100.71</b>

# Little Flock



- There were 3 houses sold in Little Flock in the second half of 2017.
- The average sale price was \$278,967 or \$100.20 per square foot.
- There was 1 newly constructed house sold in Little Flock during the second half of 2017.

- There was 1 house in Little Flock listed for sale in the MLS database as of December 31, 2017.
- According to the Benton County Assessor's database, 75.3 percent of houses in Little Flock were owner-occupied in the second half of 2017.

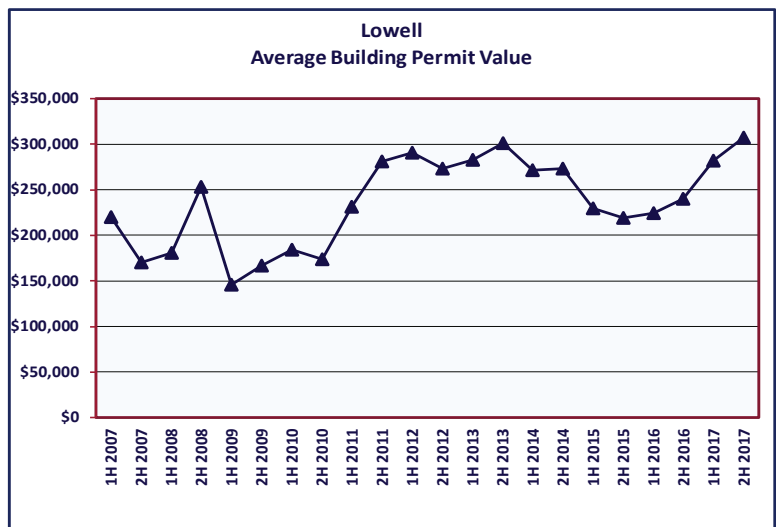
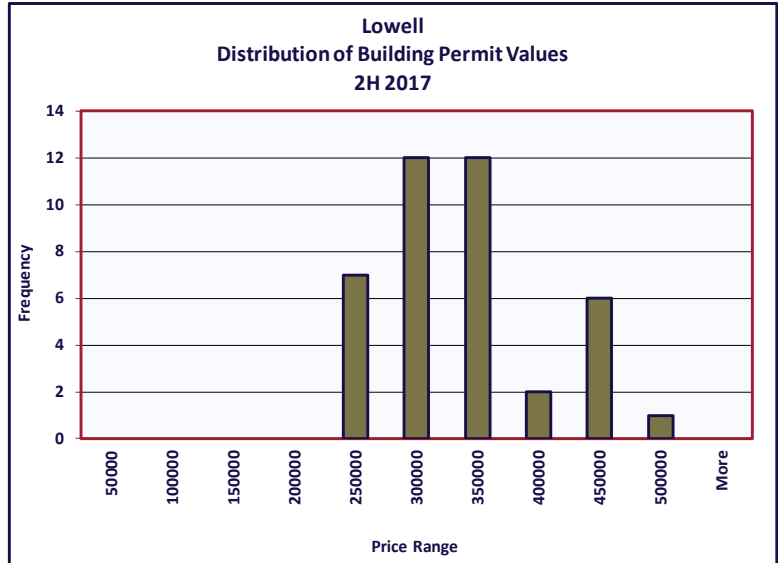
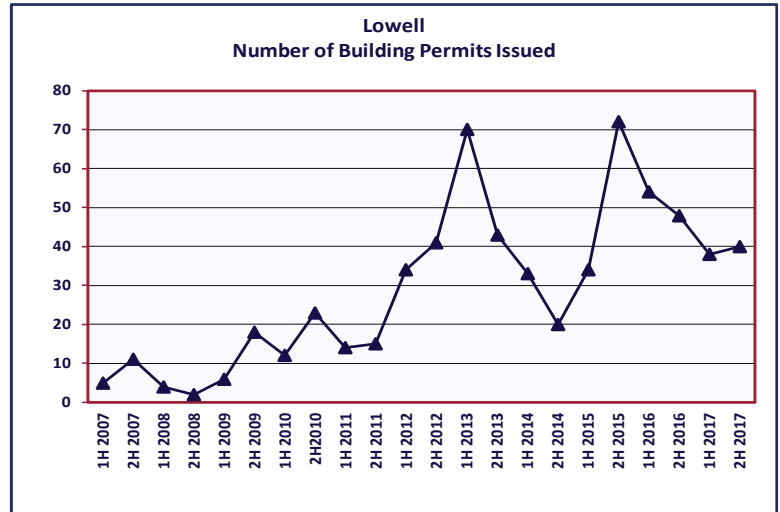


## Little Flock Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Meadows, The	1	33.3%	4,550	67	\$545,000	\$119.78
West Brush Creek	1	33.3%	1,958	140	\$162,000	\$82.74
Other	1	33.3%	1,304	31	\$129,900	\$99.62
<b>Little Flock</b>	<b>3</b>	<b>100.0%</b>	<b>2,604</b>	<b>79</b>	<b>\$278,967</b>	<b>\$100.71</b>

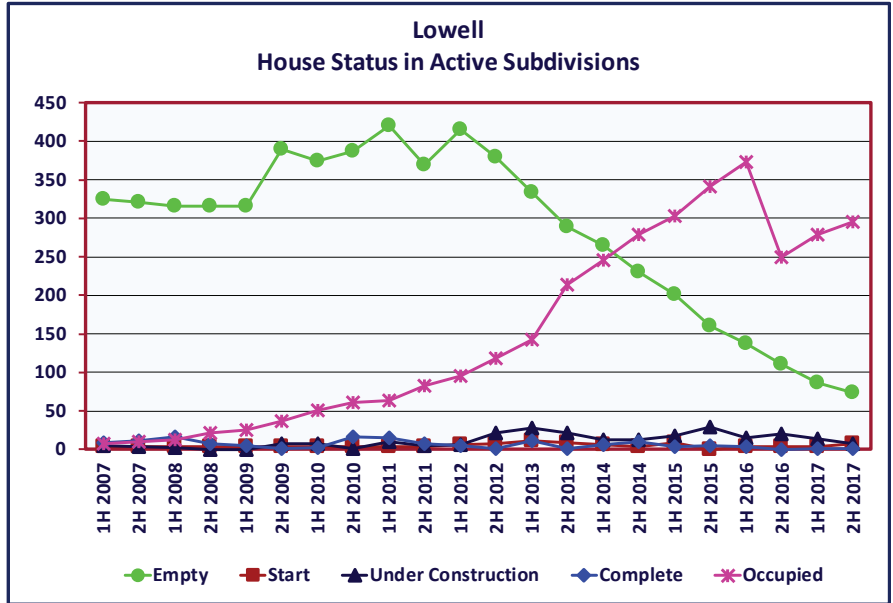
# Lowell

- From July 1 to December 31, 2017, there were 40 residential building permits issued in Lowell. This represents a 16.7 percent decrease from the second half of 2016.
- In the second half of 2017, a majority of building permits in Lowell were valued in the \$250,001 to \$350,000 range.
- The average residential building permit value in Lowell increased by 27.9 percent from \$240,117 in the second half of 2016 to \$307,019 in the second half of 2017.



# Lowell

- There were 385 total lots in 5 active subdivisions in Lowell in the second half of 2017. About 76.6 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 1.8 percent were under construction, 2.1 percent were starts, and 19.2 percent were vacant lots.
- The subdivision with the most houses under construction in Lowell in the second half of 2017 was Borghese, Phase 1 with 7.
- No new construction has occurred in the last year in 2 out of the 5 active subdivisions in Lowell.
- 16 new houses in Lowell became occupied in the second half of 2017. The annual absorption rate implies that there were 24.0 months of remaining inventory in active subdivisions, up from 23.6 months in the first half of 2017.



## Lowell House Status in Active Subdivisions Second Half 2017

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	--
Borghese, Phase I <sup>1,2</sup>	1	3	7	0	72	83	5	7.8
Carrington	0	5	0	1	23	29	4	18.0
Park Central, Phase I <sup>1,2</sup>	70	0	0	0	18	88	0	--
Weatherton	2	0	0	0	175	177	7	1.0
<b>Lowell</b>	<b>74</b>	<b>8</b>	<b>7</b>	<b>1</b>	<b>295</b>	<b>385</b>	<b>16</b>	<b>24.0</b>

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

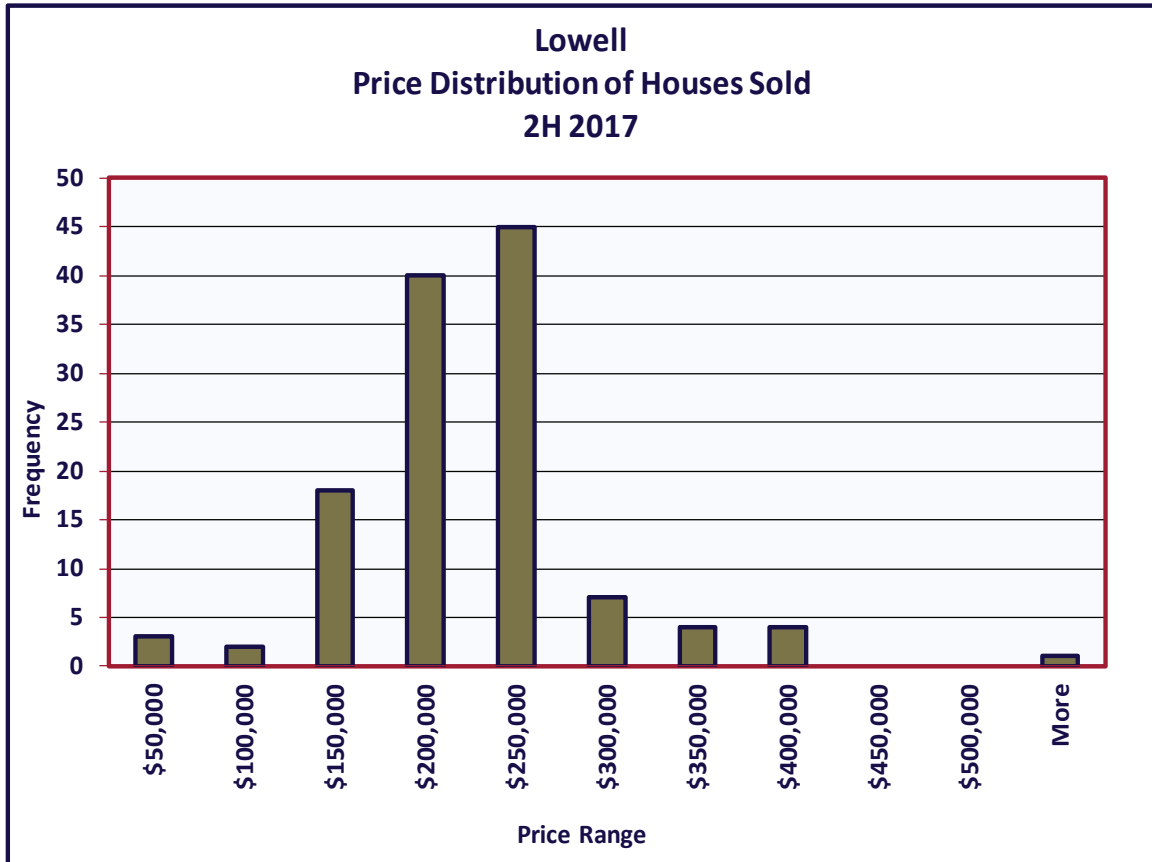
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

- There were an additional 383 lots in 2 subdivisions that had received preliminary or final approval by December 31, 2017.

## Lowell Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Timber Ridge North	2H 2017	
<i>Final Approval</i>		
Lakewood, Phase III	2H 2016	329
Timber Ridge	2H 2016	54
<b>Lowell</b>		<b>383</b>

# Lowell



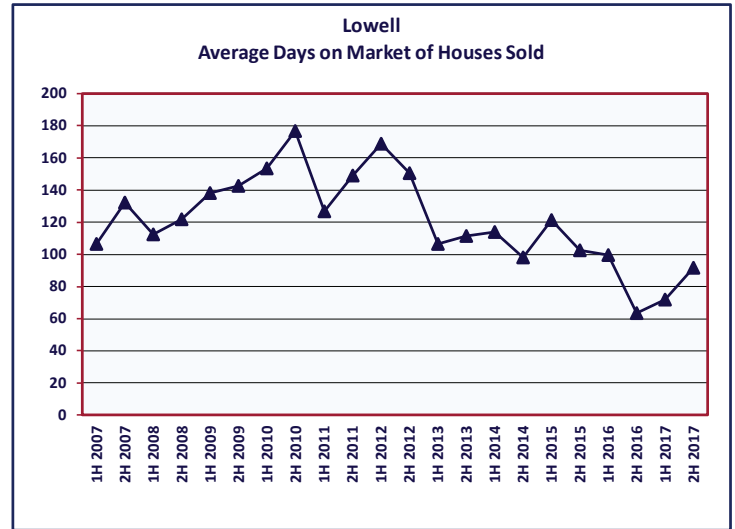
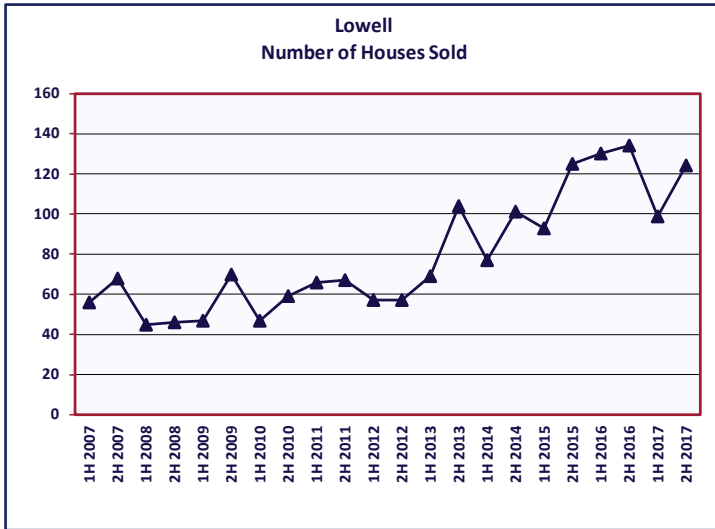
- 68.8 percent of the sold houses in Lowell were priced between \$150,001 and \$250,000

## Lowell Price Range of Houses Sold Second Half of 2017

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	2.4%	1,018	108	95.7%	\$35.82
\$50,001 - \$100,000	2	1.6%	1,019	66	83.3%	\$66.75
\$100,001 - \$150,000	18	14.5%	1,413	79	98.6%	\$97.57
\$150,001 - \$200,000	40	32.3%	1,684	74	98.8%	\$107.78
\$200,001 - \$250,000	45	36.3%	2,039	106	99.2%	\$109.86
\$250,001 - \$300,000	7	5.6%	2,344	155	99.0%	\$115.47
\$300,001 - \$350,000	4	3.2%	3,023	53	98.2%	\$112.32
\$350,001 - \$400,000	4	3.2%	2,968	88	100.3%	\$124.97
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	0.8%	7,802	148	85.6%	\$290.82
<b>Lowell</b>	<b>124</b>	<b>100.0%</b>	<b>1,918</b>	<b>92</b>	<b>98.5%</b>	<b>\$107.26</b>

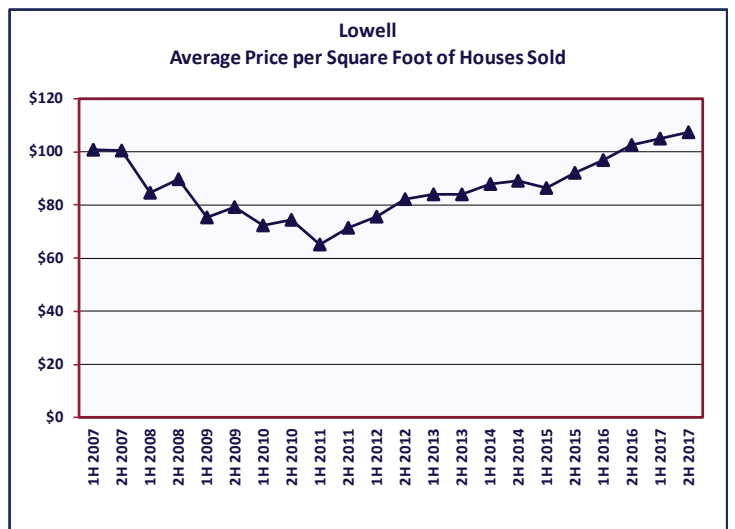
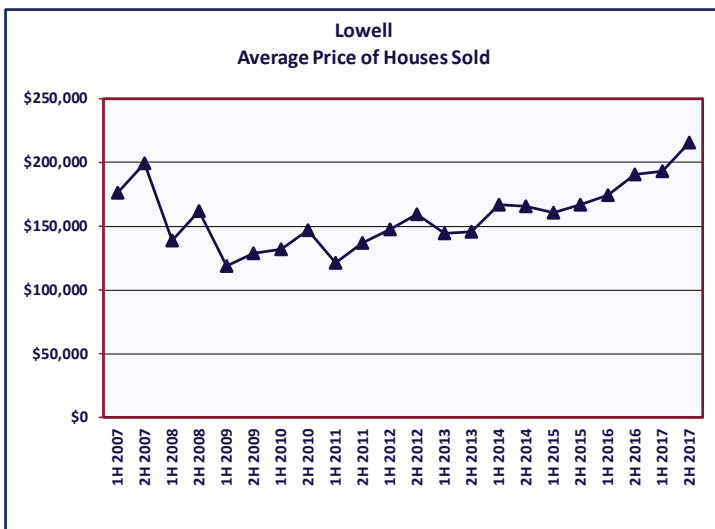


# Lowell



- There were 124 houses sold in Lowell from July 1 to December 31, 2017 or 7.5 percent less than were sold in the second half of 2016 and 25.3 percent more than in the first half of 2017.
- The average price of a house sold in Lowell increased from \$193,040 in the first half of 2017 to \$215,218 in the second half of 2017.
- The average sales price was 11.5 percent higher than in the previous half year and 12.9 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale increased from 72 in the first half of 2017 to 92 in the second half of 2017.
- The average price per square foot for a house sold in Lowell increased from \$104.93 in the first half of 2017 to \$107.26 in the second half of 2017.

- The average price per square foot was 2.2 percent higher than in the previous half year and 4.6 percent higher than in the second half of 2016.
- About 4.3 percent of all houses sold in Benton County in the second half of 2017 were sold in Lowell.
- The average sales price of a house was 94.3 percent of the county average.
- Out of 124 houses sold in the second half of 2017, 40 were new construction. These newly constructed houses had an average sold price of \$216,554 and took an average of 125 days to sell from their initial listing dates.
- There were 40 houses in Lowell listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$401,074.
- According to the Benton County Assessor's database, 73 percent of houses in Lowell were owner-occupied in the second half of 2017.



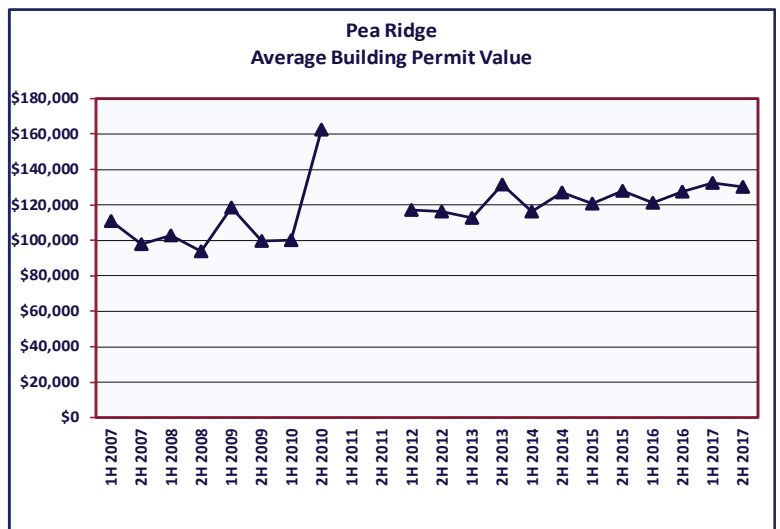
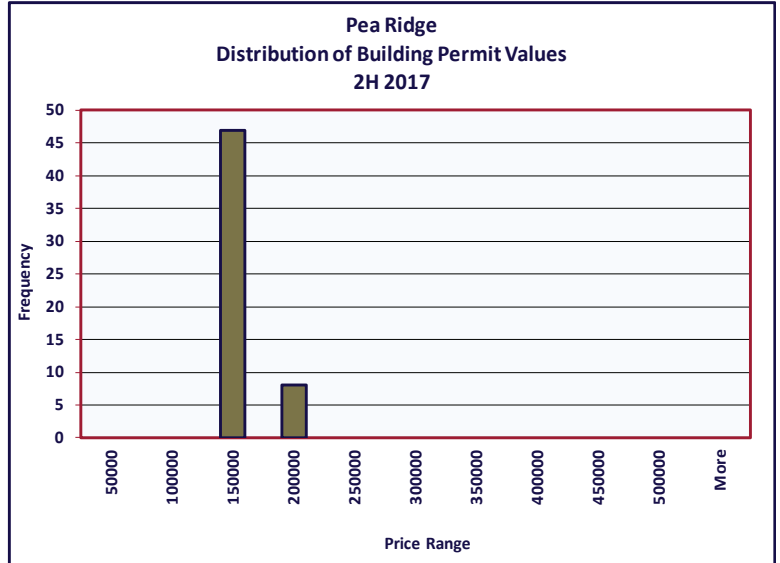
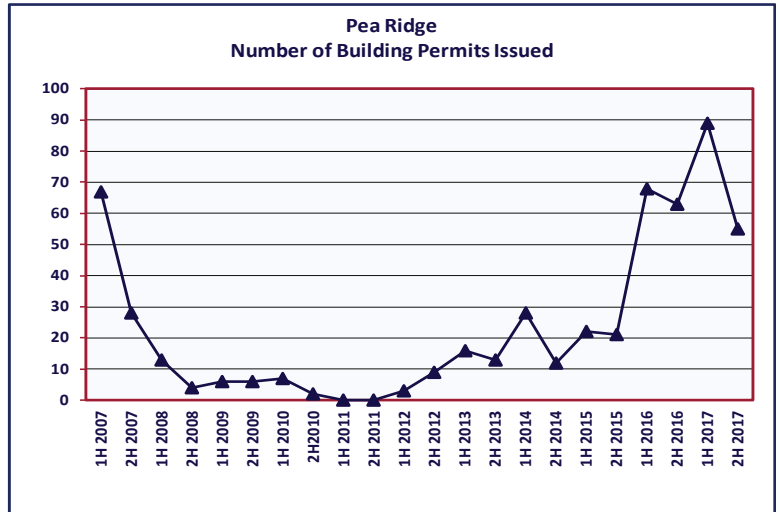
# Lowell

## Lowell Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Barrett Place	1	0.8%	2,909	103	\$366,000	\$125.82
Bloomington	2	1.6%	1,999	71	\$211,500	\$108.74
Cambridge Place	1	0.8%	1,532	42	\$153,000	\$99.87
Center Point Park	2	1.6%	1,896	56	\$193,075	\$101.75
Concord Place	4	3.2%	1,684	57	\$169,625	\$100.61
Cooper Hills	1	0.8%	2,002	141	\$203,000	\$101.40
Edinburgh	4	3.2%	2,031	91	\$222,188	\$109.40
Fords Rock Landing	1	0.8%	1,234	189	\$46,160	\$37.41
Franklin Terrace	1	0.8%	1,668	86	\$167,000	\$100.12
Golden Oaks	1	0.8%	1,020	70	\$48,500	\$47.55
Highland Meadows	2	1.6%	1,308	48	\$129,750	\$99.23
Honeysuckle	1	0.8%	1,623	37	\$169,000	\$104.13
Kendrick Place	1	0.8%	1,838	42	\$188,900	\$102.77
Lakewood	31	25.0%	1,831	115	\$205,490	\$113.28
Lowell Estates	2	1.6%	1,170	43	\$126,500	\$108.10
Lynn Estates	5	4.0%	2,082	95	\$188,280	\$90.20
Meadowlands	3	2.4%	1,848	67	\$221,333	\$119.83
North Hickory Hills	2	1.6%	2,018	117	\$217,500	\$107.36
Old Wire Acres	1	0.8%	1,756	56	\$215,000	\$122.44
Pleasant Meadows	1	0.8%	1,910	44	\$209,900	\$109.90
Pleasure Heights	1	0.8%	800	64	\$18,000	\$22.50
Prairie Meadows	5	4.0%	1,614	52	\$164,900	\$102.30
South Mountain Estates	1	0.8%	3,945	52	\$246,500	\$62.48
Southfork	8	6.5%	1,434	52	\$148,788	\$103.95
Southview	3	2.4%	1,309	54	\$120,567	\$91.54
Summer Meadows	2	1.6%	1,669	48	\$175,500	\$105.00
Sunrise Manor	1	0.8%	1,665	49	\$149,900	\$90.03
Sylvan Acres	3	2.4%	2,981	73	\$270,167	\$94.41
Tuscan Heights	8	6.5%	2,452	109	\$285,975	\$116.49
Vans Lakeside Acres	1	0.8%	2,978	84	\$388,000	\$130.29
Weatherton	9	7.3%	1,788	114	\$214,622	\$119.85
Other	15	12.1%	2,340	120	\$337,420	\$114.00
<b>Lowell</b>	<b>124</b>	<b>100.0%</b>	<b>1,918</b>	<b>92</b>	<b>\$215,218</b>	<b>\$107.26</b>

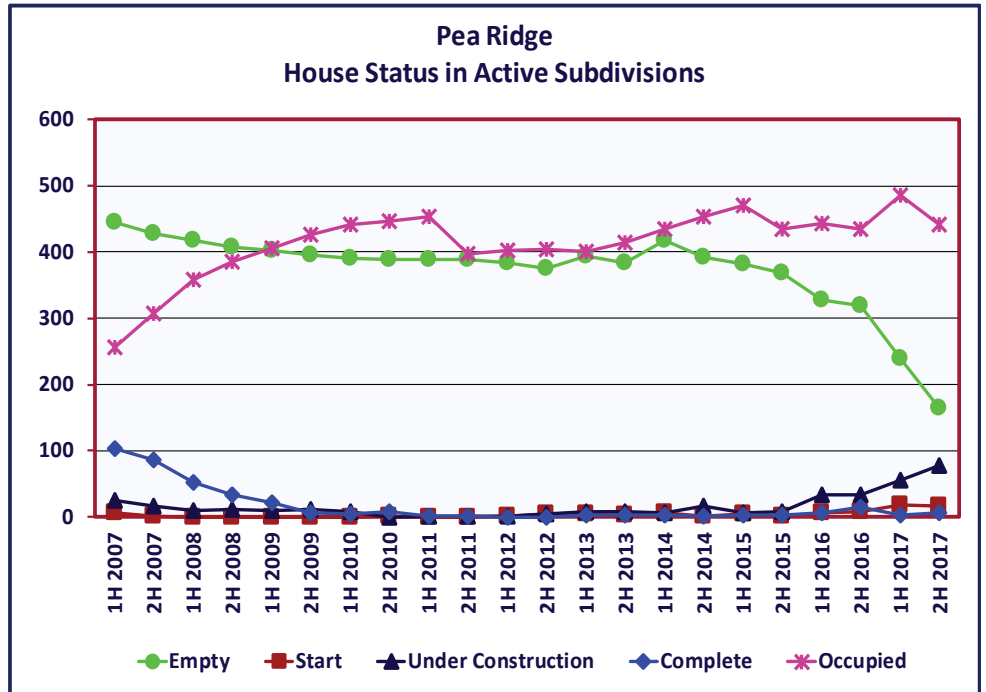
# Pea Ridge

- From July 1 to December 31, 2017 there were 55 residential building permits issued in Pea Ridge. This represents a 12.7 percent decrease from the second half of 2016.
- In the second half of 2017, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Pea Ridge increased by 2 percent from \$127,498 in the second half of 2016 to \$130,033 in the second half of 2017.



# Pea Ridge

- There were 705 total lots in 13 active subdivisions in Pea Ridge in the second half of 2017. About 62.7 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 10.9 percent were under construction, 2.3 percent were starts, and 23.3 percent were vacant lots.
- The subdivision with the most houses under construction in Pea Ridge in the second half of 2017 was Battlefield Estates with 26.
- No new construction or progress in existing construction has occurred in the last year in 2 out of the 13 active subdivisions in Pea Ridge.



- 75 new houses in Pea Ridge became occupied in the second half of 2017. The annual absorption rate implies that there were 21.3 months of remaining inventory in active subdivisions, down from 31.0 months in the first half of 2017.
- An additional 130 lots in 3 subdivisions had received either preliminary or final approval by December 31, 2017 in Pea Ridge.



## Pea Ridge Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Elkhorn Ridge, Phase III	1H 2017	56
Willow Run	2H 2017	20
<i>Final Approval</i>		
Elkhorn Ridge, Phase II	2H 2017	54
<b>Pea Ridge</b>		<b>130</b>

# Pea Ridge

## Pea Ridge House Status in Active Subdivisions Second Half of 2017

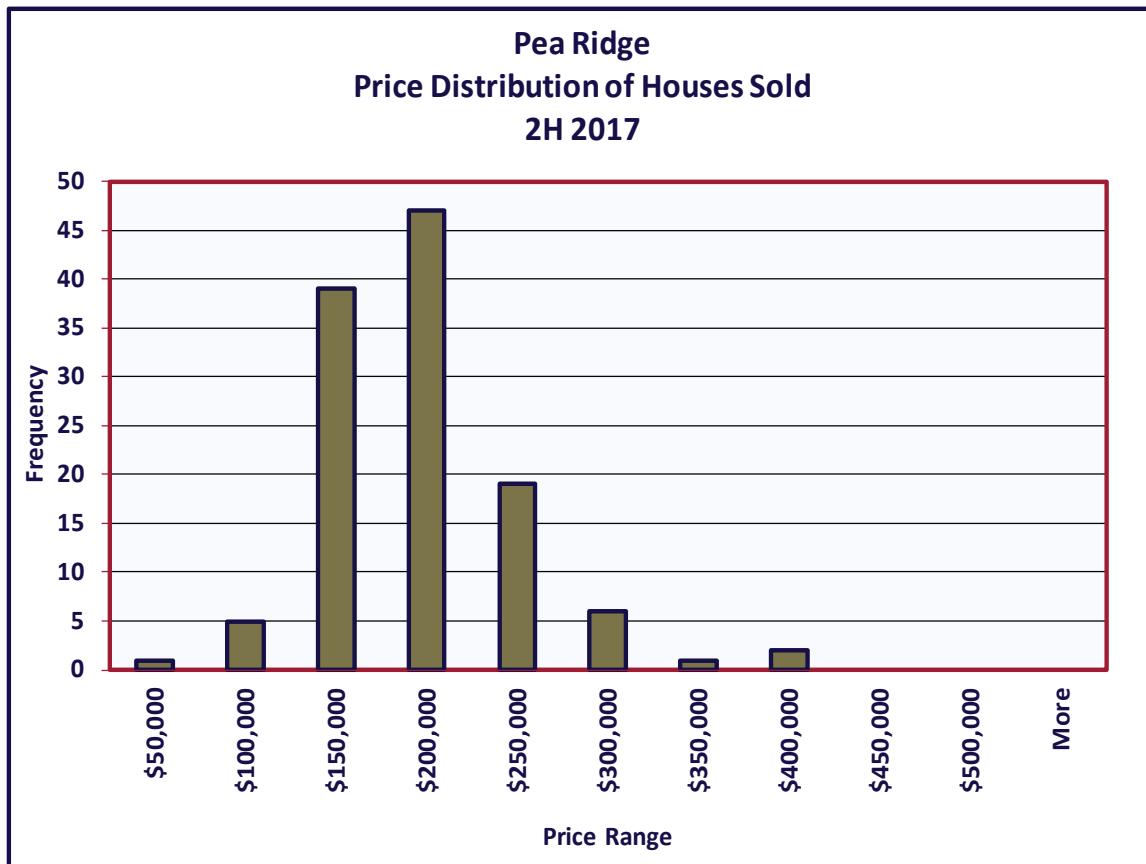
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates	44	2	26	4	31	107	14	60.8
Battlefield View, Phase II	0	0	8	0	48	56	7	3.8
Creekside Estates	22	1	3	0	9	35	3	62.4
Creekwood Manor	6	0	3	2	34	45	2	26.4
Deer Meadows	7	6	16	0	63	92	18	10.9
Elkhorn	8	0	5	0	39	52	20	4.2
Givens Place, Block III <sup>1,2</sup>	13	0	0	0	62	75	0	--
Lee Town Estates	1	0	1	0	4	6	0	24.0
Maple Glenn, Phase I, II	12	4	10	0	112	138	2	44.6
Ridgeview Acres	20	1	2	0	10	33	0	138.0
Shepherd Hills	19	0	0	0	16	35	3	76.0
Sugar Creek Estates <sup>1,2</sup>	12	0	0	0	5	17	0	--
Summit Meadows, Phase III	0	2	3	0	9	14	6	6.7
<b>Pea Ridge</b>	<b>164</b>	<b>16</b>	<b>77</b>	<b>6</b>	<b>442</b>	<b>705</b>	<b>75</b>	<b>21.3</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.



# Pea Ridge



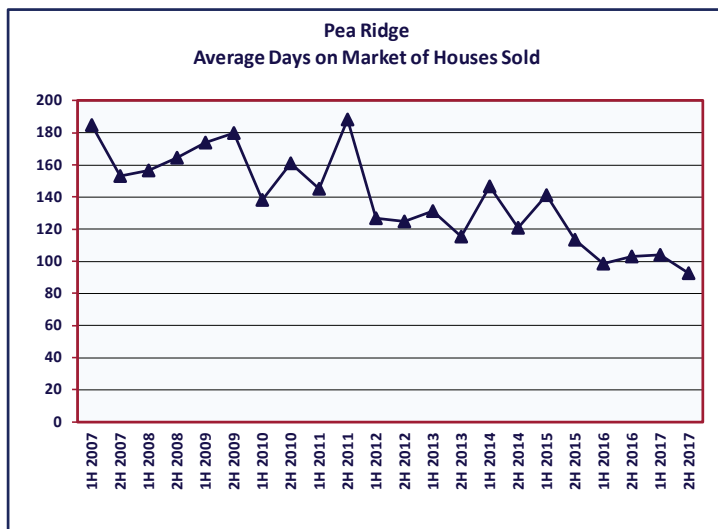
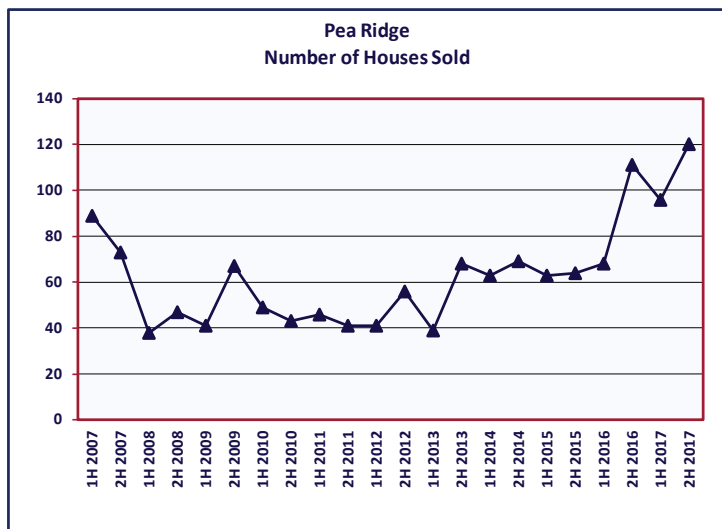
- 71.7 percent of the sold houses in Pea Ridge were priced between \$100,001 and \$200,000.

## Pea Ridge Price Range of Houses Sold Second Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.8%	1,152	214	87.4%	\$41.67
\$50,001 - \$100,000	5	4.2%	1,394	89	100.5%	\$60.27
\$100,001 - \$150,000	39	32.5%	1,383	61	100.1%	\$98.00
\$150,001 - \$200,000	47	39.2%	1,730	103	99.9%	\$104.77
\$200,001 - \$250,000	19	15.8%	1,944	129	99.2%	\$118.01
\$250,001 - \$300,000	6	5.0%	2,457	100	99.2%	\$109.76
\$300,001 - \$350,000	1	0.8%	3,990	76	96.6%	\$84.46
\$350,001 - \$400,000	2	1.7%	2,959	37	97.1%	\$131.26
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Pea Ridge</b>	<b>120</b>	<b>100.0%</b>	<b>1,708</b>	<b>93</b>	<b>99.7%</b>	<b>\$102.80</b>

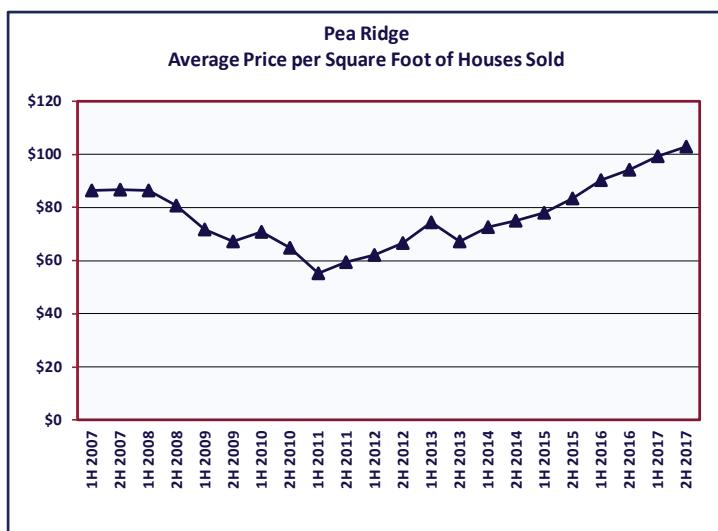
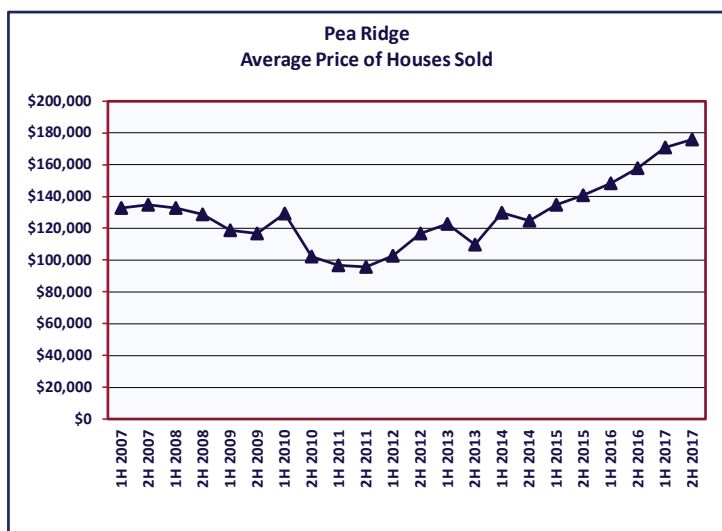


# Pea Ridge



- There were 120 houses sold in Pea Ridge from July 1 to December 31, 2017, or 8.1 percent more than the 111 sold in the second half of 2016 and 25.0 percent more than the 96 sold in the first half of 2017.
- The average price of a house sold in Pea Ridge increased from \$171,033 in the first half of 2017 to \$176,034 in the second half of 2017.
- The average sales price was 2.9 percent higher than in the previous half year and 11.5 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 104 in the first half of 2017 to 93 in the second half of 2017.
- The average price per square foot for a house sold in Pea Ridge increased from \$99.40 in the first half of 2017 to \$102.80 in the second half of 2017.
- The average price per square foot was 3.4 percent higher than

- in the previous half year and 9.2 percent higher than the first half of 2017.
- About 4.1 percent of all houses sold in Benton County in the second half of 2017 were sold in Pea Ridge. The average sales price of a house was 77.1 percent of the county average.
- Out of 120 houses sold in the second half of 2017, 48 were new construction.
- These newly constructed houses sold for an average of \$206,787 and took 112 days to sell from their initial listing dates.
- There were 70 houses in Pea Ridge listed for sale in the MLS database as December 31, 2017. These houses had an average list price of \$238,160.
- According to the Benton County Assessor's database 69.1 percent of houses in Pea Ridge were owner-occupied in the second half of 2017.



# Pea Ridge

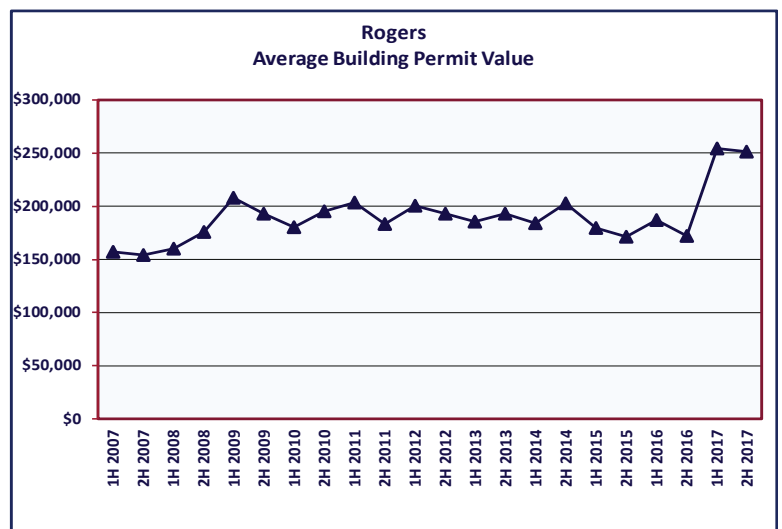
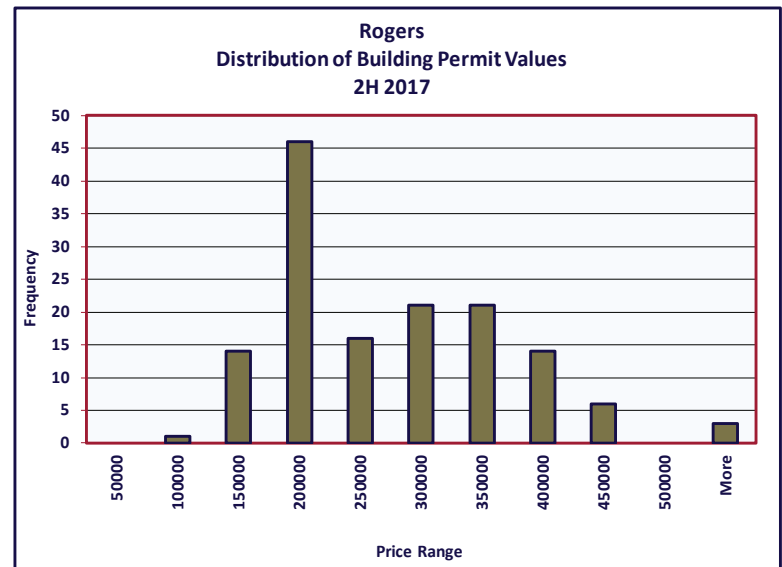
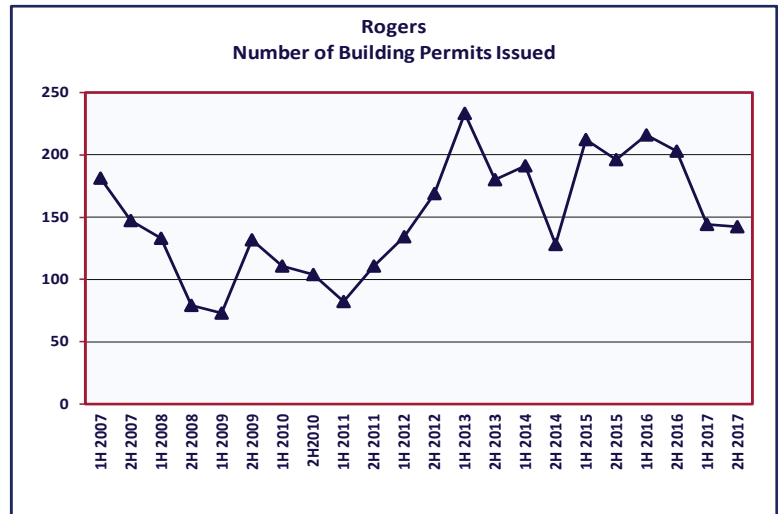
## Pea Ridge Sold House Characteristics by Subdivision Second Half of 2017

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	11	9.2%	2,058	108	\$227,827	\$110.40
Battlefield View	5	4.2%	1,686	195	\$176,636	\$104.35
Bloxham Estates	2	1.7%	1,846	259	\$161,750	\$88.35
Cecil Hall	1	0.8%	1,305	47	\$120,000	\$91.95
Country Acres	1	0.8%	1,611	38	\$150,000	\$93.11
Creekwood Manor	3	2.5%	2,035	99	\$224,600	\$110.50
David Musteen	1	0.8%	1,462	59	\$135,000	\$92.34
Deer Meadows	14	11.7%	1,861	93	\$190,064	\$102.15
Elkhorn Ridge	18	15.0%	1,653	88	\$196,286	\$118.75
Givens Place	12	10.0%	1,344	53	\$129,525	\$98.71
Hillcrest	1	0.8%	1,524	85	\$148,000	\$97.11
Maple Glenn	8	6.7%	1,573	82	\$163,191	\$103.15
Miller	1	0.8%	1,380	43	\$78,150	\$56.63
Oak Ridge	1	0.8%	3,019	152	\$257,000	\$85.13
Oaks, The	2	1.7%	1,369	58	\$136,950	\$100.13
Patterson Place	1	0.8%	1,621	61	\$167,000	\$103.02
Pea Ridge	3	2.5%	1,261	123	\$87,667	\$69.39
Ridgemoor Estates	5	4.2%	1,435	45	\$140,200	\$97.91
Southland	1	0.8%	1,152	11	\$110,000	\$95.49
Standing Oaks	7	5.8%	1,477	61	\$140,700	\$95.51
Sugar Creek	4	3.3%	2,764	78	\$285,750	\$104.99
Summit Meadows	3	2.5%	1,626	69	\$164,833	\$101.35
Tyler Estates	3	2.5%	1,906	59	\$172,300	\$90.82
Weston Road	1	0.8%	1,152	214	\$48,000	\$41.67
Windmill Estates	1	0.8%	2,013	56	\$187,500	\$93.14
Youngs	1	0.8%	1,092	46	\$85,000	\$77.84
Other	9	7.5%	1,842	143	\$202,314	\$113.85
<b>Pea Ridge</b>	<b>120</b>	<b>100.0%</b>	<b>1,708</b>	<b>92</b>	<b>\$176,034</b>	<b>\$102.80</b>



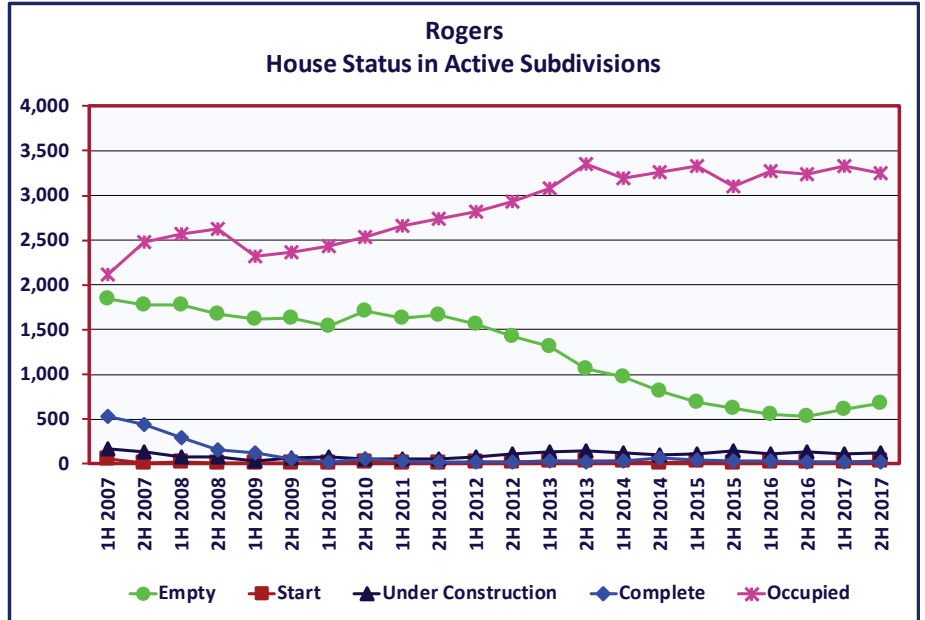
# Rogers

- From July 1 to December 31, 2017 there were 142 residential building permits issued in Rogers. This represents a 30 percent decrease from the second half of 2016.
- In the second half of 2017, more than half of the building permits in Rogers were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Rogers increased by 46.2 percent from \$171,932 in the second half of 2016 to \$251,425 in the second half of 2017.



# Rogers

- There were 4,096 total lots in 40 active subdivisions in Rogers in the second half of 2017. About 79.2 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 3.0 percent were under construction, 0.7 percent were starts, and 16.6 percent were vacant lots.
- The subdivision with the most houses under construction in Rogers in the second half of 2017 was Scissortail with 19.
- No new construction or progress in existing construction has occurred in the last year in 9 out of the 40 active subdivisions in Rogers.
- 170 new houses in Rogers became occupied in the second half of 2017. The annual absorption rate implies that there were 24.6 months of remaining inventory in active subdivisions, up from 19.2 months in the first half of 2017.
- In 11 out of the 40 active subdivisions in Rogers, no absorption has occurred in the past year.



- An additional 329 lots in 9 subdivisions had received preliminary or final approval by December 31, 2017 in Rogers.

## Rogers Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chandler Run	2H 2016	93
Eastridge Subdivision, Phase II	1H 2016	28
Foxbriar, Phase II	1H 2016	63
Halls Creek	2H 2016	50
The Iveys II	1H 2015	76
Matthew's Subdivision	2H 2016	5
Pine Meadows V	1H 2017	8
<i>Final Approval</i>		
The District 2B	1H 2016	2
Turtle Creek Place	1H 2006	4
<b>Rogers</b>		<b>329</b>



# Rogers

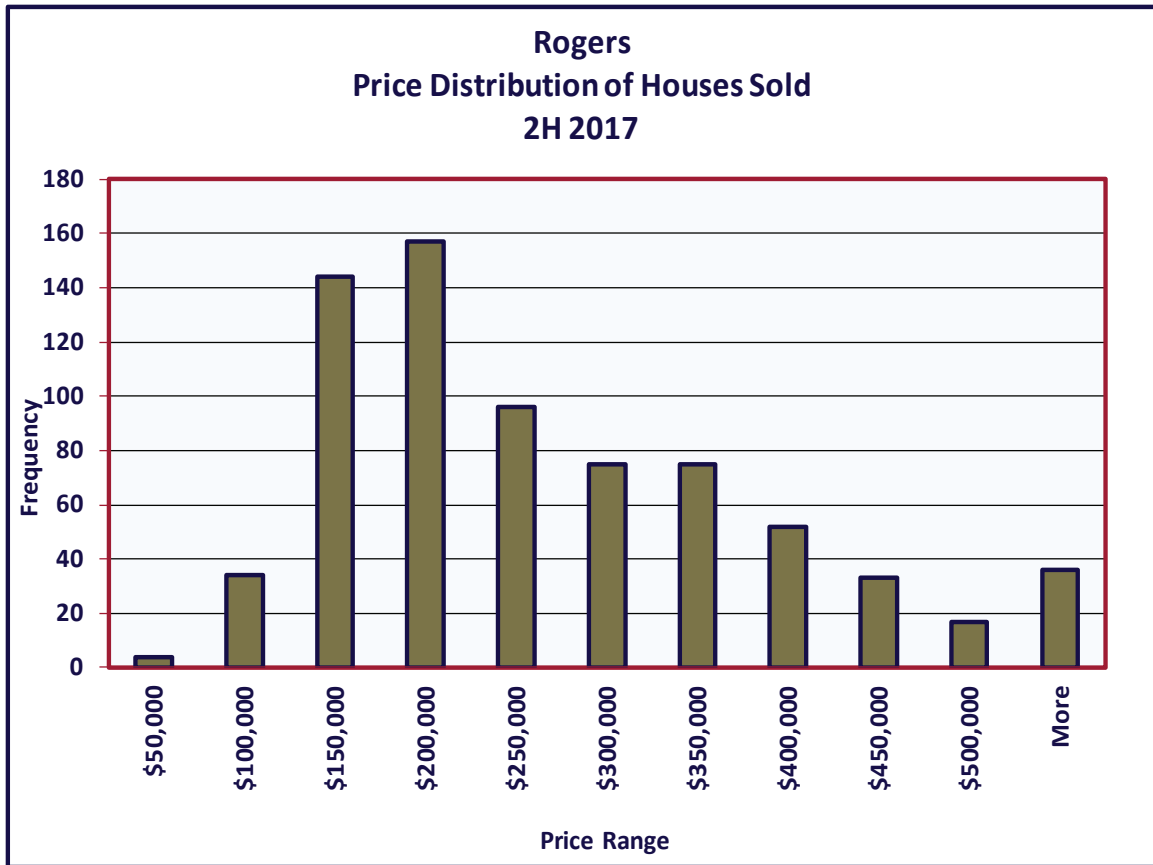
## Rogers House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn	2	1	4	2	45	54	6	7.7
Biltmore	4	0	1	1	103	109	1	18.0
Camden Way	1	0	0	0	159	160	0	2.4
Camelot Estates <sup>1</sup>	7	3	2	0	2	14	0	--
Chelsea Point Phase II	41	4	17	3	20	85	17	39.0
Clower	14	0	2	1	58	75	6	18.5
Countryside Estates <sup>1,2</sup>	4	0	0	0	24	28	0	--
Creeside	6	0	2	0	57	65	1	48.0
Creekwood (Rogers/Lowell)	2	0	0	0	197	199	0	12.0
Cross Creek, Phase III, Phase IV, Block I, II, III	2	0	5	0	149	156	19	2.0
Cross Timbers--South <sup>1,2</sup>	1	0	0	0	14	15	0	--
First Place	79	0	0	0	22	101	13	43.1
Fox Briar, Phase I	4	0	2	1	29	36	3	21.0
Garrett Road <sup>1,2</sup>	1	0	0	0	79	80	0	--
Grande Pointe	22	2	4	0	14	42	6	28.0
The Groves Neighborhood <sup>1</sup>	8	0	7	1	0	16	0	--
Habitat Trails <sup>1,2</sup>	5	0	0	0	9	14	0	--
Hearthstone, Phases II, III	4	0	2	0	172	178	0	72.0
The Ivey's	0	0	2	0	93	95	2	3.0
Lakewood, Phase II, III	35	0	14	1	111	161	30	12.5
Lancaster <sup>1,2</sup>	0	1	0	0	7	8	0	--
Legacy Estates <sup>1,2</sup>	1	0	0	0	29	30	0	--
Lexington <sup>1,2</sup>	5	0	0	0	114	119	0	--
Liberty Bell North	3	3	2	3	92	103	5	16.5
Liberty Bell South	0	0	1	0	142	143	6	0.6
Madison	6	0	1	0	28	35	1	21.0
Oldetown Estates	0	0	0	0	54	54	1	0.0
The Peaks - Phases I-IV	7	2	6	2	103	120	7	20.4
Pinnacle, Phases I-II, IV	25	0	2	0	192	219	5	40.5
Pinnacle Golf & Country Club	20	0	5	0	337	362	1	150.0
Roller's Ridge	9	0	0	0	124	133	6	3.9
Sandalwood, Phases I, II	1	0	2	0	85	88	1	5.1
Shadow Valley, Phases III-VII, VIII, IX	70	2	8	4	286	370	8	32.5
Scissortail	233	5	19	0	0	257	0	--
Silo Falls, Phases I, II	11	1	9	1	164	186	8	12.0
Torino <sup>1,2</sup>	5	0	0	0	1	6	0	--
Vintage	2	0	0	0	21	23	0	12.0
West Landing	1	2	2	1	37	43	12	3.3
Wildflower, Phase I, II <sup>1,2</sup>	1	0	0	0	58	59	0	--
Woodhaven Manor	37	2	3	0	13	55	5	38.8
<b>Rogers</b>	<b>679</b>	<b>28</b>	<b>124</b>	<b>21</b>	<b>3,244</b>	<b>4,096</b>	<b>170</b>	<b>24.6</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



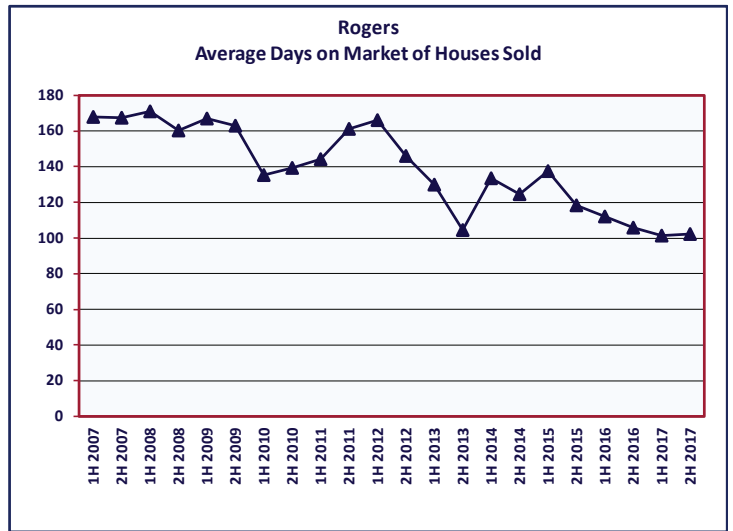
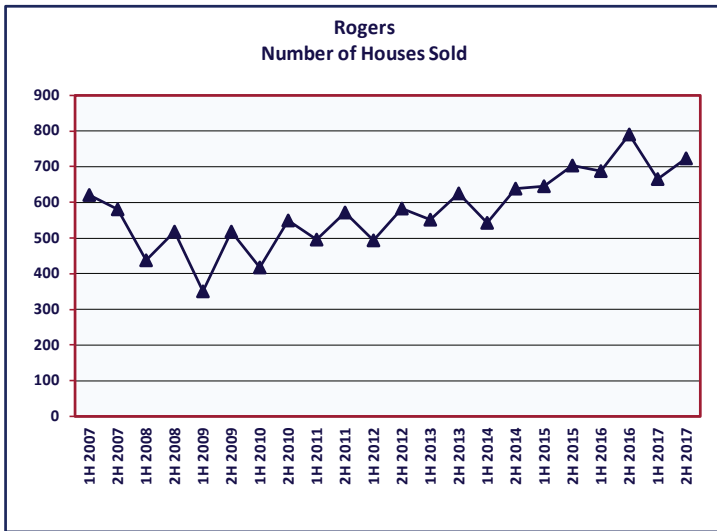
- 41.6 percent of the sold houses in Rogers were priced between \$100,001 and \$200,000.

## Rogers Price Range of Houses Sold Second Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	0.6%	1,106	86	91.0%	\$37.43
\$50,001 - \$100,000	34	4.7%	1,250	84	94.9%	\$69.50
\$100,001 - \$150,000	144	19.9%	1,471	73	98.4%	\$92.72
\$150,001 - \$200,000	157	21.7%	1,857	94	98.6%	\$97.12
\$200,001 - \$250,000	96	13.3%	2,145	89	97.2%	\$108.28
\$250,001 - \$300,000	75	10.4%	2,514	112	97.5%	\$111.09
\$300,001 - \$350,000	75	10.4%	2,797	128	98.2%	\$128.13
\$350,001 - \$400,000	52	7.2%	3,178	120	97.4%	\$119.61
\$400,001 - \$450,000	33	4.6%	3,336	158	97.5%	\$130.68
\$450,001 - \$500,000	17	2.4%	3,723	106	96.8%	\$131.22
\$500,000+	36	5.0%	4,481	164	94.5%	\$165.51
<b>Rogers</b>	<b>723</b>	<b>100.0%</b>	<b>2,288</b>	<b>102</b>	<b>97.6%</b>	<b>\$108.12</b>

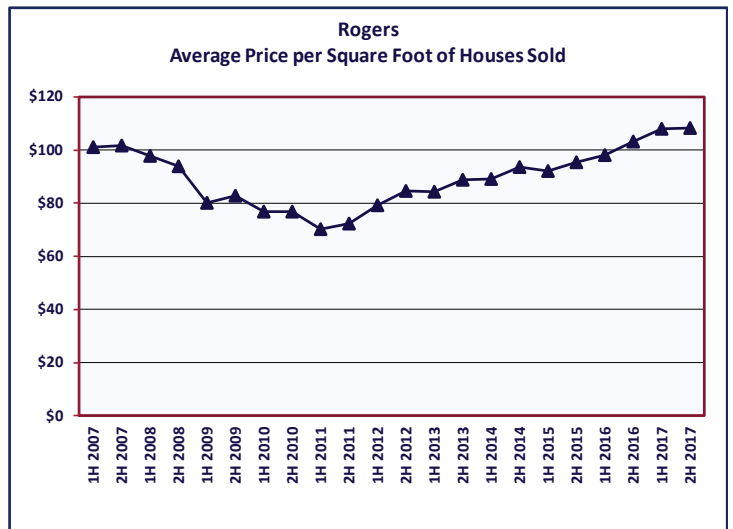
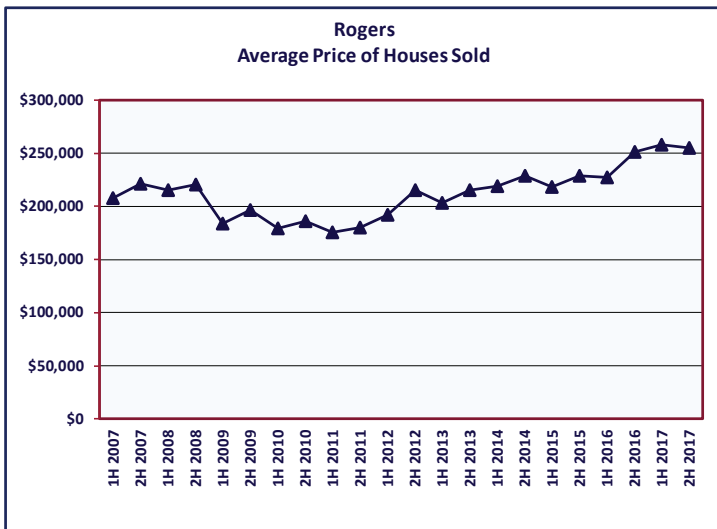


# Rogers



- There were 723 houses sold in Rogers from July 1 to December 31, 2017 or 8.4 percent less than the 789 sold in the second half of 2016 and 8.7 percent more than in the first half of 2017.
- The average price of a house sold in Rogers decreased from \$257,598 in the first half of 2017 to \$254,781 in the second half of 2017.
- The average sales price was 1.1 percent lower than in the previous half year and 1.4 percent more than in the second half of 2016.
- The average number of days on market from initial listing to the sale increased from 101 in the first half of 2017 to 102 in the second half of 2017.
- The average price per square foot for a house sold in Rogers increased from \$107.97 in the first half of 2017 to \$108.12 in the second half of 2017.

- The average price per square foot was 0.1 percent higher than in the previous half year and 4.7 percent higher than in the second half of 2016.
- About 24.9 percent of all houses sold in Benton County in the second half of 2017 were sold in Rogers.
- The average sales price of a house was 111.6 percent of the county average.
- Out of 723 houses sold in the second half of 2017, 101 were new construction. These newly constructed houses had an average sold price of \$278,037 and took an average of 131 days to sell from their initial listing dates.
- There were 372 houses in Rogers listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$418,748.
- According to the Benton County Assessor's database 68.6 percent of houses in Rogers were owner-occupied in the second half of 2017.



# Rogers

## Rogers Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
Abington	5	0.7%	2,176	48	\$246,300	\$113.22
Acres Escondidos	1	0.1%	2,860	63	\$370,000	\$129.37
Aiken Point	1	0.1%	4,080	109	\$432,000	\$105.88
Altons Brush Creek	1	0.1%	1,959	64	\$154,000	\$78.61
Arbor Glenn	5	0.7%	1,911	128	\$226,588	\$118.60
Arbors At Pinnacle Ridge	3	0.4%	1,776	116	\$229,833	\$129.54
Atalanta Point	1	0.1%	3,806	340	\$260,000	\$68.31
B.F. Sikes	1	0.1%	3,244	375	\$650,000	\$200.37
Banz	3	0.4%	1,653	108	\$129,753	\$78.10
Beaver Shores	15	2.1%	1,759	209	\$181,927	\$102.45
Bel Air	3	0.4%	2,462	136	\$236,667	\$95.95
Bellview	22	3.0%	1,736	56	\$181,353	\$104.83
Bent Tree	8	1.1%	3,190	120	\$345,385	\$108.12
Berry Farm	3	0.4%	2,397	77	\$273,133	\$113.97
Biltmore	2	0.3%	2,884	321	\$319,450	\$110.82
Bishop Manor	1	0.1%	1,274	23	\$107,000	\$83.99
Blackburn	1	0.1%	2,450	114	\$182,000	\$74.29
Blin Estate	1	0.1%	2,572	138	\$264,000	\$102.64
Bloomfield	5	0.7%	3,646	79	\$358,300	\$99.29
Bordeaux	1	0.1%	4,172	205	\$465,000	\$111.46
Brentwood	2	0.3%	1,425	36	\$150,500	\$105.61
Cambridge Park	2	0.3%	1,718	40	\$162,000	\$94.17
Camden Way	6	0.8%	2,071	56	\$200,675	\$96.57
Campbells Countrywood Estates	3	0.4%	2,002	46	\$189,000	\$94.09
Cedar Crest	1	0.1%	2,633	260	\$300,000	\$113.94
Centennial Acres	3	0.4%	1,975	63	\$184,833	\$93.69
Centre Court	1	0.1%	4,113	73	\$336,000	\$81.69
Chambers	1	0.1%	1,272	29	\$49,000	\$38.52
Champions Estates	5	0.7%	1,809	53	\$194,880	\$107.75
Champions Garden Villas	1	0.1%	3,965	98	\$750,000	\$189.16
Champions Golf & CC	9	1.2%	4,705	187	\$780,333	\$163.99
Champions Patio Homes	1	0.1%	2,713	321	\$503,000	\$185.40
Chateau Terrace	12	1.7%	2,324	77	\$199,564	\$86.15
Chelsea Point	20	2.8%	1,498	106	\$169,507	\$113.03
Cherokee Strip	1	0.1%	1,512	99	\$309,000	\$204.37
Clead Acres	1	0.1%	1,692	62	\$109,000	\$64.42
Clower	6	0.8%	2,369	156	\$287,959	\$121.56
Conaway	1	0.1%	1,120	38	\$96,000	\$85.71
Cordova	1	0.1%	1,432	49	\$133,000	\$92.88
Cottagewood	2	0.3%	1,221	30	\$127,000	\$103.87
Country Club Estates	5	0.7%	2,573	72	\$186,400	\$76.31
Courtyard	1	0.1%	1,275	35	\$130,000	\$101.96
Covington Trace	1	0.1%	3,533	48	\$240,000	\$67.93
Creekwood	6	0.8%	3,110	74	\$345,733	\$111.93
Crescent Heights	1	0.1%	1,080	49	\$120,000	\$111.11

# Rogers

## Rogers Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cross Creek	20	2.8%	2,822	121	\$336,453	\$119.64
Cross Timbers	2	0.3%	2,011	39	\$240,000	\$119.37
Crosspointe	1	0.1%	1,468	120	\$145,000	\$98.77
Crows Nest	6	0.8%	2,949	73	\$264,333	\$90.62
Cypress Acres	1	0.1%	1,100	33	\$61,557	\$55.96
David Cawthon	1	0.1%	4,867	205	\$325,000	\$66.78
Dinwiddie	1	0.1%	1,541	33	\$148,501	\$96.37
Dixieland Crossing	9	1.2%	2,009	48	\$225,811	\$112.41
Dixieland Village	2	0.3%	967	76	\$107,500	\$111.16
Dogwood	2	0.3%	1,640	36	\$155,000	\$94.84
Dream Valley	10	1.4%	2,465	121	\$185,401	\$76.62
Duckworths	2	0.3%	1,646	46	\$119,750	\$75.56
Dutchmans	3	0.4%	2,124	85	\$203,333	\$92.17
Eastern Heights	1	0.1%	2,200	111	\$198,500	\$90.23
Eastridge	1	0.1%	1,040	55	\$104,900	\$100.87
Embursys	1	0.1%	1,608	133	\$162,500	\$101.06
Emerald Heights	1	0.1%	2,354	32	\$262,000	\$111.30
Fairchild	1	0.1%	1,710	20	\$153,000	\$89.47
Fairchild Acres	1	0.1%	1,540	72	\$137,000	\$88.96
Fairchild Cannon	1	0.1%	1,908	113	\$150,000	\$78.62
Fieldstone	2	0.3%	2,154	45	\$249,950	\$116.07
First Place	9	1.2%	1,612	99	\$177,420	\$110.18
Forest Park	4	0.6%	1,693	75	\$237,125	\$130.78
Foxbriar	3	0.4%	1,306	48	\$147,167	\$112.67
Garrett Road	1	0.1%	1,444	36	\$172,000	\$119.11
Glendale	1	0.1%	2,588	27	\$179,900	\$69.51
Glenwood	2	0.3%	3,364	57	\$381,950	\$114.17
Golden Acres	1	0.1%	1,626	101	\$153,000	\$94.10
Grand Pointe	5	0.7%	2,881	309	\$358,055	\$124.29
Greenfield	1	0.1%	1,488	420	\$116,000	\$77.96
Greenfield Place	3	0.4%	1,382	52	\$140,000	\$101.53
Grove, The	2	0.3%	2,789	116	\$322,000	\$116.69
Hardwood Heights	3	0.4%	2,188	106	\$171,333	\$78.18
Hardys	1	0.1%	816	92	\$74,900	\$91.79
Hearthstone	14	1.9%	2,517	72	\$283,036	\$112.48
Henry Hills	3	0.4%	1,090	73	\$105,300	\$96.88
Heritage Bay	4	0.6%	1,648	88	\$231,125	\$141.71
Heritage West	2	0.3%	1,562	45	\$151,500	\$96.85
Highland Knolls	11	1.5%	2,663	70	\$287,873	\$108.40
Hill View	1	0.1%	1,691	57	\$179,900	\$106.39
Hillcrest	5	0.7%	2,020	81	\$173,240	\$85.72
Horseshoe Bend Estates	1	0.1%	1,344	53	\$125,000	\$93.01
Hy Villa	1	0.1%	3,462	139	\$215,000	\$62.10
Hyland Park	1	0.1%	3,442	55	\$326,500	\$94.86
Indian Hills	2	0.3%	1,729	163	\$115,000	\$57.12
Irene	1	0.1%	940	71	\$67,000	\$71.28

# Rogers

## Rogers Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Iveys, The	3	0.4%	2,123	45	\$263,767	\$124.27
J D Neil	3	0.4%	2,083	94	\$160,000	\$77.27
J H Means	1	0.1%	1,008	49	\$77,000	\$76.39
J Wade Sikes Park	2	0.3%	1,903	111	\$191,750	\$92.06
Kings Pointe	1	0.1%	1,620	80	\$155,000	\$95.68
Kistlers	1	0.1%	1,568	43	\$93,000	\$59.31
Larimore & Garner	4	0.6%	1,110	48	\$108,250	\$98.84
Lawrence & Bradrick	2	0.3%	1,128	45	\$109,250	\$96.92
Lexington	3	0.4%	2,706	74	\$318,550	\$117.38
Liberty Bell North	9	1.2%	2,967	93	\$351,500	\$118.78
Liberty Bell South	8	1.1%	2,463	59	\$302,953	\$123.02
Lindell	1	0.1%	1,196	112	\$90,000	\$75.25
Mack Grimes	5	0.7%	1,982	96	\$185,540	\$91.23
Madison	3	0.4%	2,608	104	\$308,760	\$116.84
Manors On Blossom Way	1	0.1%	4,100	43	\$492,500	\$120.12
Mcgaugheys Orchard	1	0.1%	1,450	36	\$140,000	\$96.55
Meadow Acres	1	0.1%	1,527	69	\$158,000	\$103.47
Meadow Park	3	0.4%	2,107	95	\$174,567	\$83.63
Meadow Wood	4	0.6%	1,515	56	\$142,750	\$94.24
Monte Ne Shores	5	0.7%	1,479	64	\$111,280	\$83.94
Monte Ne Terrace	1	0.1%	1,557	158	\$160,000	\$102.76
Monte Ne Village	1	0.1%	1,244	85	\$109,000	\$87.62
Mountain Lake Estates	1	0.1%	3,289	30	\$350,000	\$106.42
New Hope Terrace	3	0.4%	1,482	49	\$117,833	\$81.31
North Brush Creek Hills	1	0.1%	1,682	51	\$167,165	\$99.38
Northland Heights	1	0.1%	2,174	195	\$144,000	\$66.24
Northridge	1	0.1%	1,250	38	\$105,000	\$84.00
Norwood Acres	3	0.4%	1,800	88	\$138,167	\$76.72
Oak Hill	8	1.1%	1,916	56	\$164,200	\$86.10
Oak Ridge Estates	1	0.1%	3,432	41	\$360,000	\$104.90
Oaklawn	1	0.1%	2,059	55	\$181,000	\$87.91
Oldetown Estates	4	0.6%	1,904	64	\$226,875	\$119.32
Olivewood	1	0.1%	1,080	84	\$110,000	\$101.85
Olrich Acres	2	0.3%	1,227	97	\$119,950	\$98.27
Osage Reservation	1	0.1%	2,356	98	\$210,000	\$89.13
Overland	1	0.1%	2,567	34	\$328,900	\$128.13
P G Smith	1	0.1%	1,052	79	\$81,000	\$77.00
Paramount Estates	1	0.1%	3,498	174	\$474,500	\$135.65
Parkwood	3	0.4%	2,084	120	\$167,300	\$81.42
Patrick Place	1	0.1%	2,440	63	\$203,500	\$83.40
Peaks, The	10	1.4%	3,140	88	\$373,070	\$119.17
Pine Meadows	11	1.5%	1,583	80	\$145,173	\$92.56
Pine Point Estates	1	0.1%	2,563	73	\$255,500	\$99.69
Pine Ridge Estates	4	0.6%	2,117	116	\$187,850	\$90.01
Pinewoods	2	0.3%	1,225	38	\$123,750	\$101.05

# Rogers

## Rogers Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Pinnacle	6	0.8%	5,006	146	\$1,015,667	\$199.61
Pinnacle Gardens	4	0.6%	3,714	245	\$370,240	\$100.18
Pinnacle Town Homes	4	0.6%	1,652	83	\$226,250	\$137.01
Plantation	5	0.7%	1,464	58	\$147,800	\$101.06
Pleasant Hill Estate	1	0.1%	2,467	33	\$187,000	\$75.80
Point @ Falls Hollow	1	0.1%	2,292	128	\$255,000	\$111.26
Point Virgo Estates	2	0.3%	3,232	145	\$315,000	\$96.24
Post Meadows	1	0.1%	1,530	22	\$152,000	\$99.35
Posy Mountain Ranch	1	0.1%	2,560	74	\$208,000	\$81.25
Prairie Creek	1	0.1%	2,918	63	\$249,000	\$85.33
Putmans	2	0.3%	4,177	125	\$419,750	\$103.23
Ranch Plaza	1	0.1%	1,664	66	\$156,000	\$93.75
Red Oak Hills	1	0.1%	1,568	125	\$85,000	\$54.21
Redbud Estates	1	0.1%	1,960	60	\$169,000	\$86.22
Richards Glen	1	0.1%	4,682	347	\$515,000	\$110.00
Ridgecrest Meadows	3	0.4%	2,200	51	\$250,167	\$113.71
Rivercliff View	1	0.1%	1,330	38	\$89,905	\$67.60
Rivercliff Village	1	0.1%	3,338	50	\$365,000	\$109.35
Rocky Creek	1	0.1%	2,208	123	\$235,000	\$106.43
Rogers Heights	4	0.6%	1,202	60	\$98,500	\$81.67
Rogers Original	1	0.1%	3,920	627	\$170,000	\$43.37
Rollers Ridge	7	1.0%	1,463	76	\$151,243	\$103.33
Rolling Hills	1	0.1%	1,172	43	\$105,000	\$89.59
Rolling Oaks	3	0.4%	1,273	81	\$108,000	\$84.84
Rosewood	5	0.7%	1,756	52	\$180,100	\$118.90
Runnymede	4	0.6%	3,921	225	\$448,750	\$110.65
S H Cole	4	0.6%	1,307	64	\$110,406	\$80.97
Sandalwood	1	0.1%	1,477	94	\$153,000	\$103.59
Schrader	1	0.1%	1,566	77	\$148,000	\$94.51
Seminole Hills	1	0.1%	1,914	70	\$156,000	\$81.50
Seminole Place	1	0.1%	1,650	40	\$146,540	\$88.81
Sequoyah Woods	1	0.1%	2,125	50	\$211,000	\$99.29
Serenity Point	1	0.1%	4,956	222	\$600,000	\$121.07
Shadow Valley	49	6.8%	3,171	122	\$429,824	\$134.44
Shiloh Ridge	1	0.1%	1,954	101	\$169,000	\$86.49
Silo Falls	11	1.5%	3,283	125	\$412,104	\$125.66
Slebrook	1	0.1%	5,238	86	\$520,000	\$99.27
Southern Hills	1	0.1%	1,936	115	\$172,500	\$89.10
Southern Trace	2	0.3%	3,140	64	\$362,250	\$115.32
Spring Hollow	1	0.1%	3,324	178	\$294,000	\$88.45
Stone Manor Condo	3	0.4%	1,098	211	\$141,333	\$129.14
Stoney Creek Place	1	0.1%	2,158	52	\$236,000	\$109.36
Stoney Point	4	0.6%	1,560	152	\$145,375	\$93.11
Strodes Place	1	0.1%	1,317	48	\$136,000	\$103.26
Summit Heights	1	0.1%	2,001	2	\$135,000	\$67.47
Sundance Acres	1	0.1%	1,727	209	\$162,000	\$93.80

# Rogers

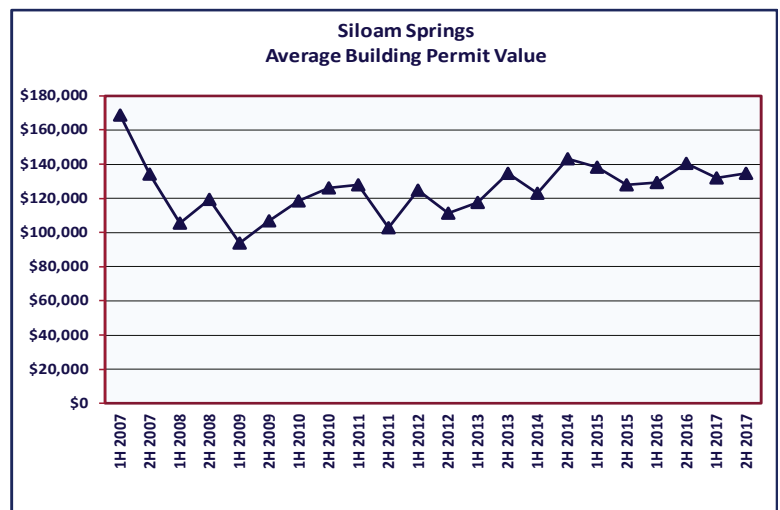
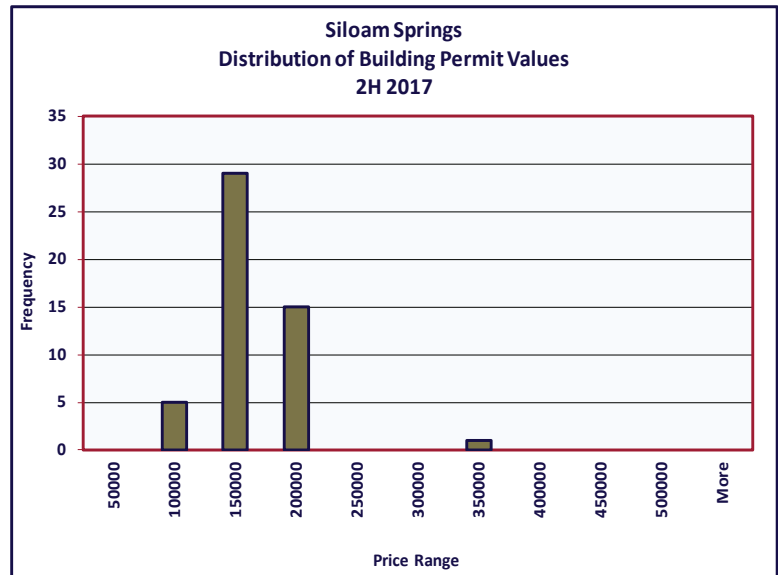
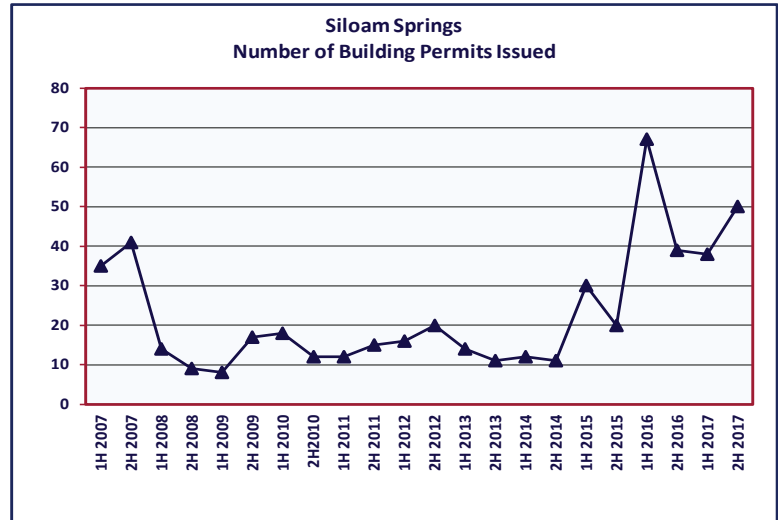
## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sundance Trace	1	0.1%	1,196	43	\$120,000	\$100.33
Sundown	1	0.1%	1,040	30	\$103,000	\$99.04
Timber Lake Estates	1	0.1%	2,359	116	\$365,000	\$154.73
Timber Ridge Estates	3	0.4%	2,223	172	\$253,625	\$107.92
Timber Trails	1	0.1%	5,797	1,170	\$430,000	\$74.18
Top Flite	1	0.1%	2,200	37	\$264,900	\$120.41
Townsend	1	0.1%	3,060	194	\$213,000	\$69.61
Tucks Crossing	2	0.3%	2,361	70	\$261,800	\$112.11
Turtle Creek Place	2	0.3%	2,077	83	\$162,950	\$77.93
Twin Lake Estates	3	0.4%	3,214	142	\$411,167	\$123.00
Valley West Townhomes	3	0.4%	1,635	43	\$149,000	\$91.23
Veterans Park	2	0.3%	1,136	67	\$120,450	\$106.33
Wall Estates	1	0.1%	2,148	59	\$170,000	\$79.14
Wallace	1	0.1%	1,300	135	\$86,550	\$66.58
Warren Glen	2	0.3%	3,368	78	\$378,000	\$112.28
Watson	1	0.1%	1,614	63	\$148,500	\$92.01
Weber	2	0.3%	1,403	67	\$129,000	\$92.24
West End	1	0.1%	1,669	38	\$82,000	\$49.13
West Landing	2	0.3%	2,521	104	\$315,188	\$125.02
Western Terrace	1	0.1%	1,356	38	\$130,000	\$95.87
Westridge	2	0.3%	1,208	42	\$92,125	\$74.81
Westwood Hills	1	0.1%	1,404	88	\$115,000	\$81.91
Whispering Timbers	13	1.8%	2,160	89	\$192,054	\$90.85
Wilbur Scott	1	0.1%	1,423	0	\$136,000	\$95.57
Wildflower Point	1	0.1%	558	425	\$335,000	\$600.36
Williamsburg Place	1	0.1%	3,445	51	\$372,000	\$107.98
Willowbrook	3	0.4%	1,305	30	\$121,500	\$93.20
Woodhaven	3	0.4%	2,887	5	\$360,455	\$124.81
Woodland Acres	4	0.6%	1,799	43	\$138,000	\$76.75
Woodland Heights	2	0.3%	1,283	81	\$119,950	\$93.86
Other	57	7.9%	2,206	141	\$260,725	\$118.68
<b>Rogers</b>	<b>723</b>	<b>100.0%</b>	<b>2,288</b>	<b>102</b>	<b>\$254,781</b>	<b>\$108.12</b>



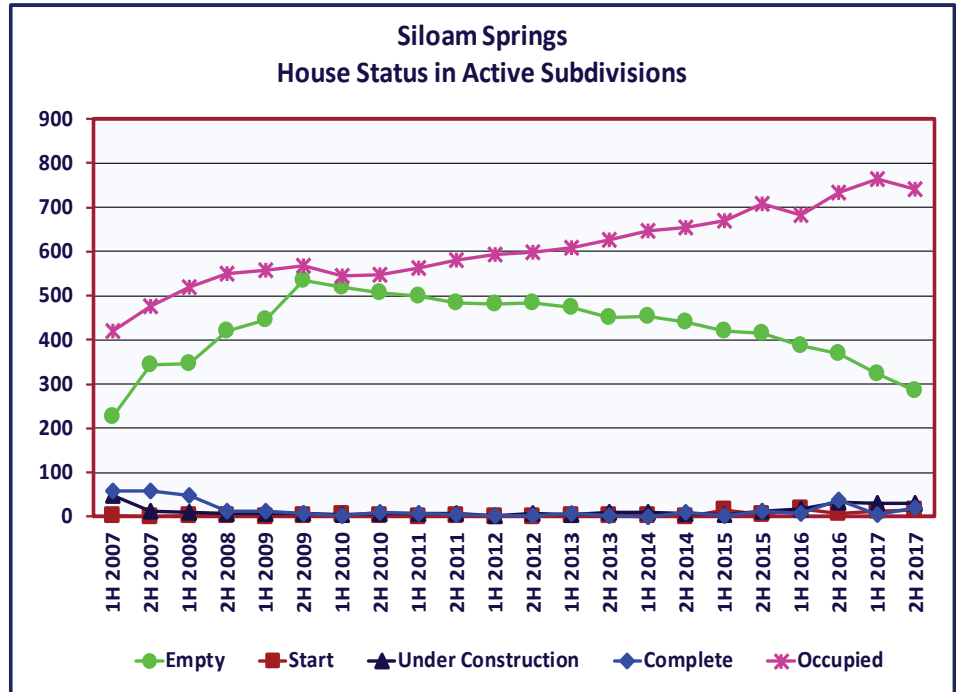
# Siloam Springs

- From July 1 to December 31, 2017 there were 50 residential building permits issued in Siloam Springs. This represents a 28.2 percent increase from the second half of 2016.
- In the second half of 2017, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$200,000 range.
- The average residential building permit value in Siloam Springs decreased by 13.1 percent from \$140,477 in the second half of 2016 to \$134,875 in the second half of 2017.



# Siloam Springs

- There were 1,092 total lots in 25 active subdivisions in Siloam Springs in the second half of 2017. About 67.9 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 2.7 percent were under construction, 1.4 percent were starts, and 26.0 percent were vacant lots.
- The subdivisions with the most houses under construction in Siloam Springs in the second half of 2017 were Autumn Glen, Phase I and Haden Place with 6.
- No new construction or progress in existing construction has occurred in the past year in 5 out of the 25 active subdivisions in Siloam Springs.
- 35 new houses in Siloam Springs became occupied in the second half of 2017. The annual absorption rate implies that there were 35.6 months of remaining inventory in active subdivisions, up from 32.7 months in the first half of 2017.
- In 7 out of the 25 active subdivisions in Siloam Springs, no absorption occurred in the past year.



- An additional 161 lots in 6 subdivisions have received either preliminary or final approval by December 31, 2017.

## Siloam Springs Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases II, III, IV	2H 2016	53
Lawlis Ranch, Phase I	2H 2011	30
<i>Final Approval</i>		
River Valley Estates	1H 2017	18
Shadowlands	1H 2017	7
Stone Ridge, Phase II A	2H 2016	7
Stone Ridge, Phase II B	1H 2017	46
<b>Siloam Springs</b>		<b>161</b>



# Siloam Springs

## Siloam Springs House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashley Parks	18	0	2	2	9	31	4	44.0
Autumn Glen, Phase I	7	6	6	6	102	127	14	12.5
Blackberry Meadows <sup>1,2</sup>	1	0	0	0	5	6	0	--
City Lake View Estates	6	0	0	0	3	9	2	36.0
Club View Estates <sup>1,2</sup>	7	0	0	0	7	14	0	--
Copper Leaf, Phase II,III	3	2	0	0	27	32	0	30.0
Deer Lodge <sup>1,2</sup>	3	0	0	0	15	18	0	--
Dogwood Meadows	7	0	1	0	1	9	0	96.0
Forest Hills	48	0	2	0	16	66	0	600.0
Haden Place	20	0	6	0	32	58	2	78.0
Heritage Ranch	0	0	4	1	21	26	3	12.0
Madison Heights <sup>1</sup>	0	1	0	0	7	8	0	--
Maloree Woods	10	0	0	0	48	58	1	120.0
Meadow Brook	3	0	0	2	15	20	1	30.0
Meadows Edge <sup>1,2</sup>	4	0	0	0	14	18	0	--
Nottingham	6	0	0	0	34	40	0	9.0
Paige Place, Phases I, II <sup>1</sup>	4	1	1	0	51	57	0	--
Patriot Park	1	0	0	0	152	153	0	12.0
Prairie Meadows Estates	10	0	2	0	10	22	2	72.0
Rose Meade <sup>1,2</sup>	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	8	0	0	1	1	10	0	108.0
Stone Ridge Phase I	18	4	2	2	4	30	1	78.0
Stonecrest, Phase IV,V,VI	37	0	4	2	17	60	2	86.0
Walnut Woods, No. 2, Phases III-V	5	1	0	1	57	64	1	10.5
The Woodlands, Phases I, II	49	0	0	4	54	107	2	127.2
<b>Siloam Springs</b>	<b>284</b>	<b>15</b>	<b>30</b>	<b>21</b>	<b>742</b>	<b>1,092</b>	<b>35</b>	<b>35.6</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.



# Siloam Springs

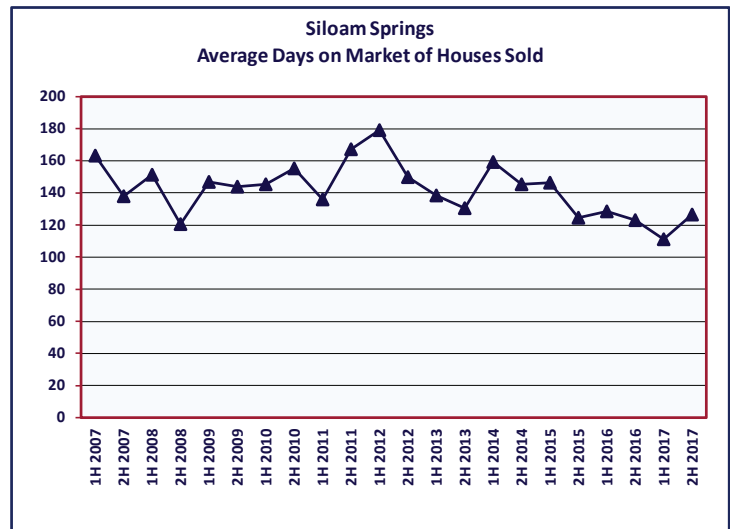
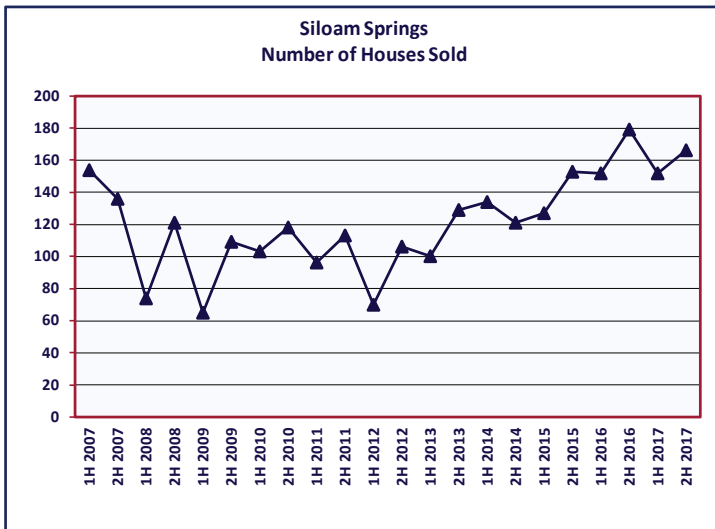


- 77.7 percent of the sold houses in Siloam Springs were valued between \$50,001 and \$200,000.

## Siloam Springs Price Range of Houses Sold Second Half of 2017

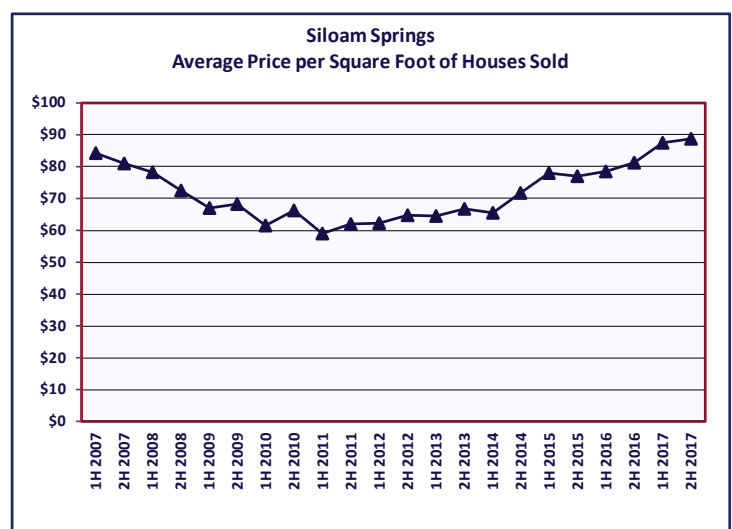
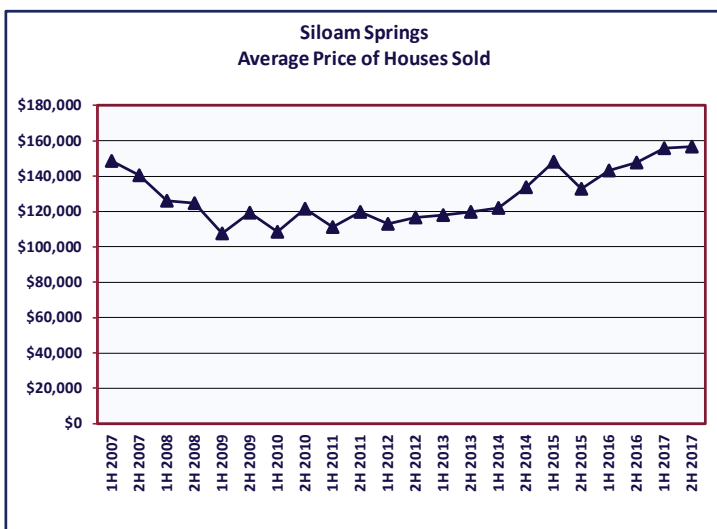
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	1.8%	979	92	91.3%	\$38.60
\$50,001 - \$100,000	33	19.9%	1,195	102	95.2%	\$71.58
\$100,001 - \$150,000	49	29.5%	1,462	100	98.1%	\$89.72
\$150,001 - \$200,000	47	28.3%	1,881	165	98.2%	\$92.88
\$200,001 - \$250,000	15	9.0%	2,441	131	97.1%	\$97.74
\$250,001 - \$300,000	15	9.0%	2,702	148	98.0%	\$104.87
\$300,001 - \$350,000	3	1.8%	3,520	158	95.5%	\$95.56
\$350,001 - \$400,000	1	0.6%	2,450	52	99.0%	\$159.18
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Siloam Springs</b>	<b>166</b>	<b>100.0%</b>	<b>1,762</b>	<b>127</b>	<b>97.3%</b>	<b>\$88.70</b>

# Siloam Springs



- There were 166 houses sold in Siloam Springs from July 1 to December 31, 2017 or 7.3 percent less than the 179 sold in the second half of 2016 and 9.2 percent more than the 152 sold in the first half of 2017.
- The average price of a house sold in Siloam Springs increased from \$155,894 in the first half of 2017 to \$156,952 in second half of 2017.
- 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 2016.
- The average number of days on market from initial listing to the sale decreased from 111 in the first half of 2017 to 127 in the second half of 2017.
- The average price per square foot for a house sold in Siloam Springs increased from \$87.50 in the first half of 2017 to \$88.70 in the second half of 2017.

- The average price per square foot was 1.4 percent higher than in the previous half year and 9.3 percent higher than in the second half of 2016.
- About 5.7 percent of all houses sold in Benton County in the second half of 2017 were sold in Siloam Springs. The average sales price of a house was 68.7 percent of the county average.
- Out of 166 houses sold in the second half of 2017, 28 were new construction. These newly constructed houses had an average sold price of \$197,205 and took an average of 160 days to sell from their initial listing dates.
- There were 80 houses in Siloam Springs, listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$220,060.
- According to the Benton County Assessor's database 63.6 percent of houses in Siloam Springs were owner-occupied in the second half of 2017.



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ashley Park	3	1.8%	1,798	63	\$206,473	\$114.84
Autumn Glenn	9	5.4%	1,511	159	\$155,052	\$102.70
Bartells	1	0.6%	1,176	66	\$96,000	\$81.63
Beauchamps	2	1.2%	1,005	123	\$48,250	\$49.82
Bilby	1	0.6%	1,682	34	\$141,000	\$83.83
C D Gunters	4	2.4%	1,448	44	\$103,375	\$63.94
Carls	3	1.8%	1,545	107	\$109,833	\$74.76
Carters	1	0.6%	1,824	472	\$84,900	\$46.55
CE Elliff	1	0.6%	1,237	117	\$51,000	\$41.23
Chanel Court	1	0.6%	1,189	21	\$116,000	\$97.56
Chattering Heights	3	1.8%	2,553	111	\$179,333	\$72.22
Copper Leaf	2	1.2%	1,594	42	\$163,000	\$102.26
Country Acres	1	0.6%	1,328	23	\$134,800	\$101.51
Courtney Courts	2	1.2%	1,485	105	\$138,750	\$93.11
Cranes	4	2.4%	1,489	52	\$122,500	\$79.90
Crossings, The	1	0.6%	1,332	85	\$99,500	\$74.70
Darby Place	1	0.6%	1,288	218	\$95,000	\$73.76
Dawn Hill C C Resort	4	2.4%	1,789	83	\$162,875	\$91.65
Dawn Hill Estates	1	0.6%	4,058	111	\$340,500	\$83.91
Deerfield Meadow	1	0.6%	2,799	96	\$242,500	\$86.64
Dogwood Park	1	0.6%	1,000	46	\$88,777	\$88.78
E N Coons	2	1.2%	1,461	111	\$120,750	\$82.75
Edgewood	1	0.6%	2,322	104	\$238,000	\$102.50
Gabriel Park	3	1.8%	1,484	47	\$141,833	\$95.81
Heritage Ranch	4	2.4%	2,583	116	\$283,040	\$109.59
Hickory Hills	1	0.6%	1,325	48	\$116,000	\$87.55
Hico Manor	1	0.6%	1,212	61	\$119,000	\$98.18
Highlands	1	0.6%	1,907	48	\$170,000	\$89.15
John E Rodgers	1	0.6%	1,836	114	\$145,000	\$78.98
Kimberly Heights	6	3.6%	1,291	72	\$105,183	\$82.22
Lake Forrest Heights	2	1.2%	2,489	108	\$268,000	\$108.29
Liva Lima	1	0.6%	1,452	23	\$61,000	\$42.01
Lotte Pavlik	1	0.6%	2,177	111	\$122,564	\$56.30
Lyndale Estates	3	1.8%	1,585	167	\$144,133	\$94.04
Maloree Woods	3	1.8%	2,390	215	\$219,000	\$91.10
Maples, The	2	1.2%	1,874	100	\$176,200	\$94.16
Mattie Myers	1	0.6%	1,256	395	\$87,500	\$69.67
Meadowbrook	2	1.2%	2,250	846	\$230,500	\$101.94
Meadows Edge	1	0.6%	2,842	189	\$310,000	\$109.08
Mt Olive	2	1.2%	1,794	22	\$144,500	\$84.93
Nine Elms	1	0.6%	1,352	67	\$92,000	\$68.05
Oak Grove	2	1.2%	1,935	49	\$150,000	\$77.67
Oak View	1	0.6%	1,992	121	\$179,900	\$90.31
Paige Place	3	1.8%	2,049	72	\$186,633	\$91.38
Patriot Park	5	3.0%	1,456	51	\$135,700	\$93.25
Petty's	3	1.8%	1,197	263	\$108,633	\$90.77
Plainview	1	0.6%	1,120	77	\$103,000	\$91.96
Quail Run	2	1.2%	965	66	\$95,250	\$98.94
R S Morris	1	0.6%	1,080	60	\$105,000	\$97.22



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Ravenwood	4	2.4%	2,352	151	\$215,750	\$91.59
Roberts	1	0.6%	1,056	70	\$67,000	\$63.45
Rs Morris	1	0.6%	1,092	38	\$97,000	\$88.83
Sager Creek	1	0.6%	1,669	50	\$142,000	\$85.08
Siloam Springs Original	4	2.4%	1,366	73	\$88,525	\$65.13
Stone Ridge	2	1.2%	1,583	90	\$174,500	\$110.26
Stonecrest	5	3.0%	1,941	128	\$170,580	\$88.49
Teagues	2	1.2%	1,174	61	\$120,950	\$107.19
Villa View Estates	2	1.2%	3,357	394	\$267,450	\$79.67
Walnut Woods	6	3.6%	1,701	62	\$166,033	\$98.25
Washington Court	2	1.2%	1,474	40	\$144,750	\$98.21
Wm C Tates	2	1.2%	1,823	96	\$165,750	\$88.60
Woodcreek	1	0.6%	1,303	47	\$129,000	\$99.00
Woodlands, The	5	3.0%	1,680	303	\$173,300	\$102.72
Young & Bailey	1	0.6%	1,185	69	\$110,000	\$92.83
Other	23	13.9%	2,094	159	\$180,017	\$86.41
<b>Siloam Springs</b>	<b>166</b>	<b>100.0%</b>	<b>1,762</b>	<b>126</b>	<b>\$156,952</b>	<b>\$88.70</b>



# Washington County

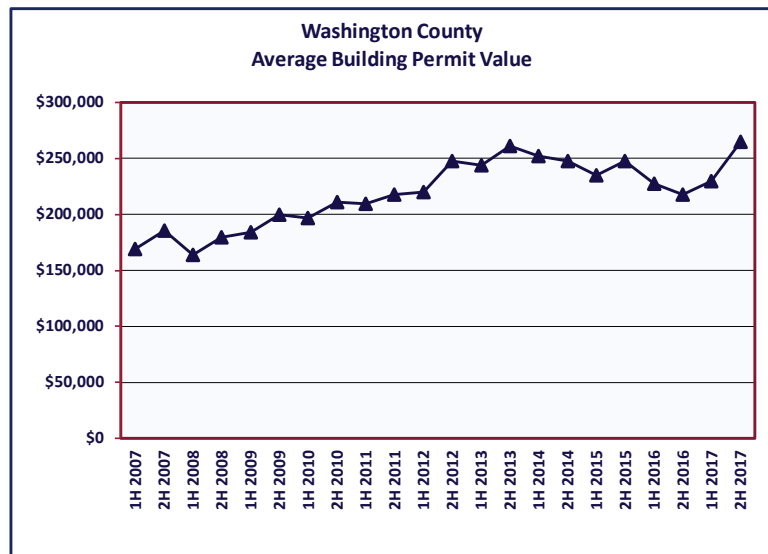
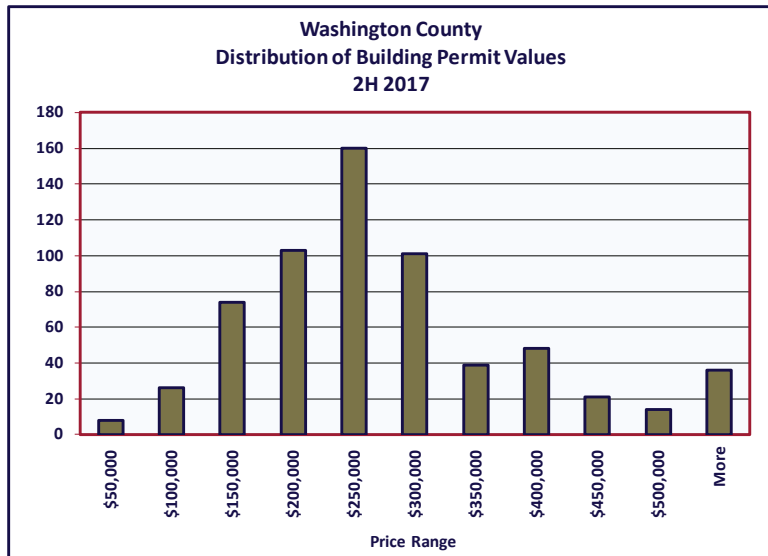
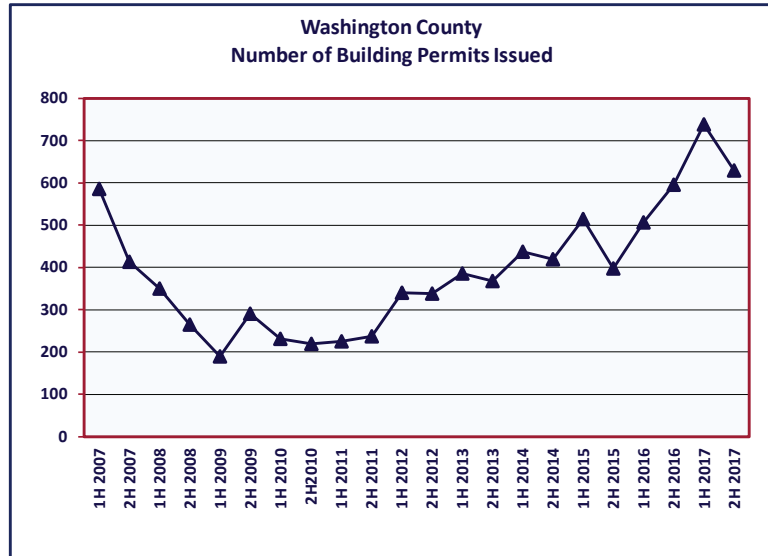
## Building Permits

From July 1 to December 31, 2017, there were 630 residential building permits issued in Washington County. The second half of 2017 total was a 5.7 percent increase from the second half of 2016 total of 596 residential building permits. The average value of the Washington County building permits was \$264,815 during the second half of 2017, up 21.5 percent from the average residential building permit value of \$217,971 in the second half of 2016. About 57.8 percent of the period's building permits were valued between \$200,001 and \$300,000, 17.1 percent were valued \$150,000 or lower, and 25.1 percent were valued higher than \$300,000.

Fayetteville accounted for 31.9 percent of the residential building permits issued in Washington County, while Springdale accounted for 25.9 percent. Meanwhile, West Washington County also accounted for 25.9 percent in the second half of 2017.

## Subdivisions

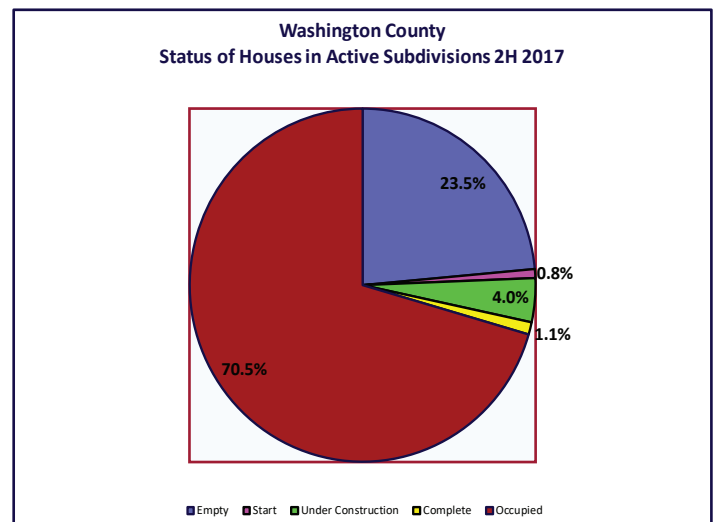
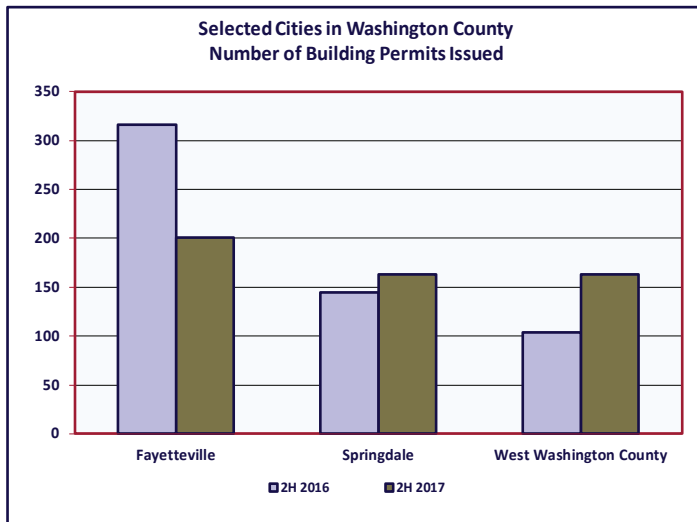
There were 9,770 total lots in 159 active subdivisions in Washington County in the second half of 2017. Within the active subdivisions 23.5 percent were empty, 0.8 percent were starts, 4.0 percent were under construction, 1.1 percent were complete but unoccupied houses and 70.5 percent of the lots were occupied. In the second half of 2017, Fayetteville had the most empty lots, starts, houses under construction, complete but unoccupied houses, and occupied houses. During the second half of 2017, the most active subdivisions in terms of houses under construction were Legendary, Phase I, Phase II A-B-C with 38 in Springdale and Sundowner Phases I,II,III with 30 in Prairie Grove. By contrast, in 27 out of the 159 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.



# Washington County

## Washington County Residential Building Permit Values by City Second Half of 2017

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 2017 Total	2H 2016 Total
Elkins	0	3	21	0	0	0	0	0	0	0	0	24	15
Elm Springs	0	0	1	5	1	0	0	1	0	0	0	8	6
Farmington	0	0	0	1	43	4	2	18	4	2	1	75	17
Fayetteville	0	0	27	34	50	30	15	18	10	10	7	201	316
Goshen	0	0	1	1	2	4	3	3	1	1	1	17	6
Greenland	0	0	1	0	0	0	0	0	0	0	0	1	0
Johnson	0	0	0	0	0	1	0	0	0	0	7	8	2
Lincoln	0	0	1	0	0	0	0	0	0	0	0	1	0
Prairie Grove	3	21	21	29	3	4	0	0	0	0	0	81	81
Springdale	0	0	1	32	55	33	12	6	4	1	19	163	145
Tontitown	5	1	0	0	5	24	6	2	2	0	1	46	2
West Fork	0	1	0	1	1	1	1	0	0	0	0	5	6
West Washington County	4	22	22	31	47	9	3	18	4	2	1	163	104
<b>Washington County</b>	<b>8</b>	<b>26</b>	<b>74</b>	<b>103</b>	<b>160</b>	<b>101</b>	<b>39</b>	<b>48</b>	<b>21</b>	<b>14</b>	<b>36</b>	<b>630</b>	<b>596</b>



# Washington County

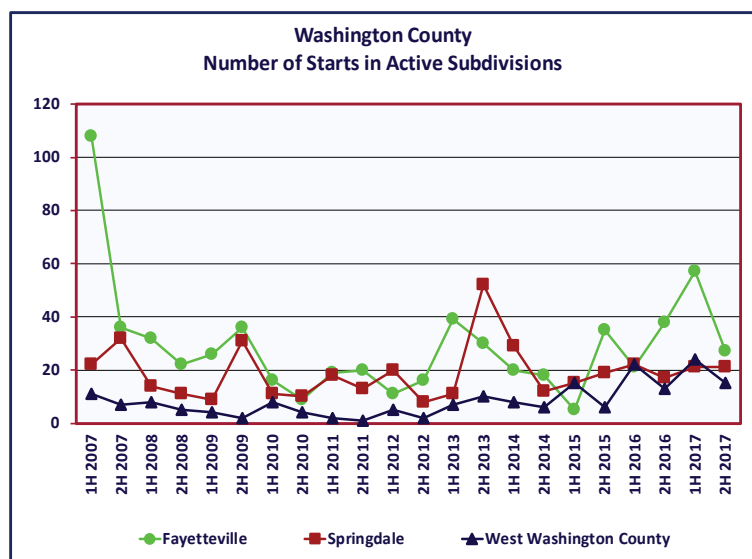
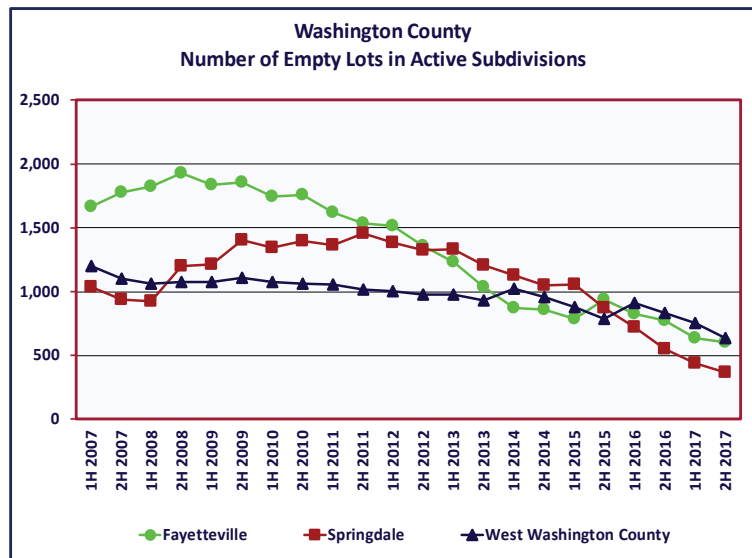
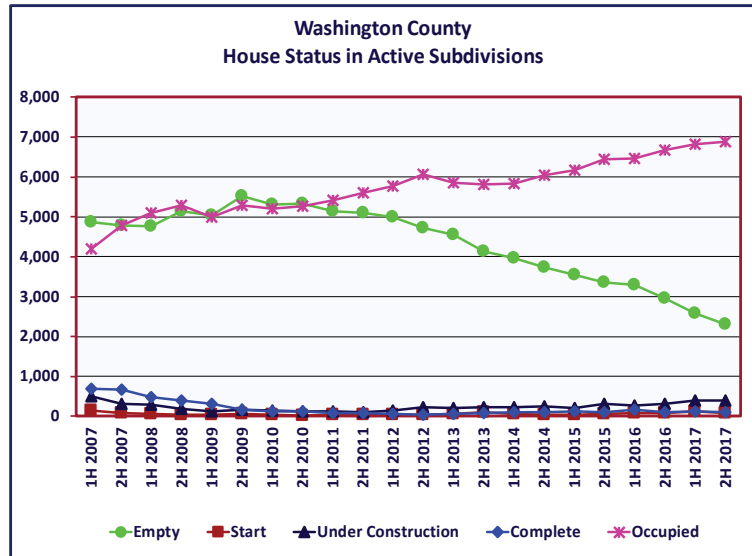
During the second half of 2017, 622 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 30.2 months of lot inventory at the end of the second half of 2017 down from 35.5 in the first half of 2017. The results reflect that in only 40 of the 159 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 2,882 lots in 44 subdivisions had received either preliminary or final approval by December 31, 2017. Fayetteville accounted for 67.4 percent of the coming lots, Springdale accounted for 9.1 percent, Tontitown accounted for 6.2 percent, Farmington accounted for 10.2 percent, and the remaining 7.1 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the second half of 2017 are provided in this report by city. Overall, the percentage of houses occupied by owners declined from 65.7 percent in 2011 to 62.2 percent in the second half of 2017.

## Sales of Existing Houses

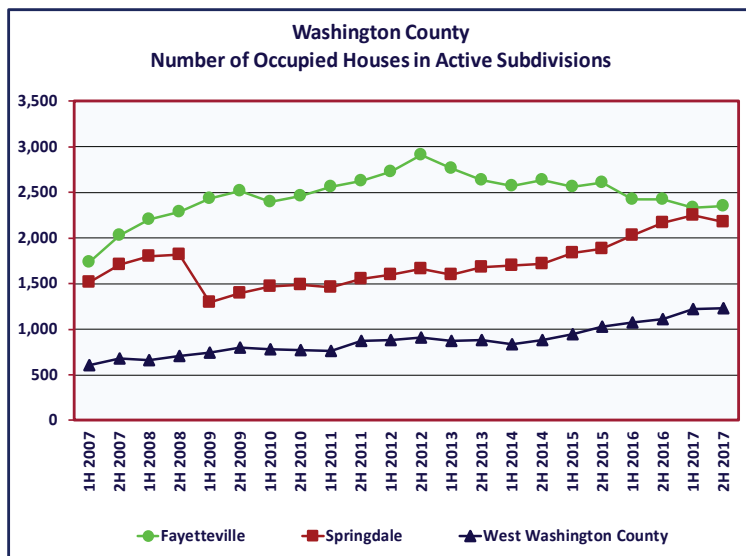
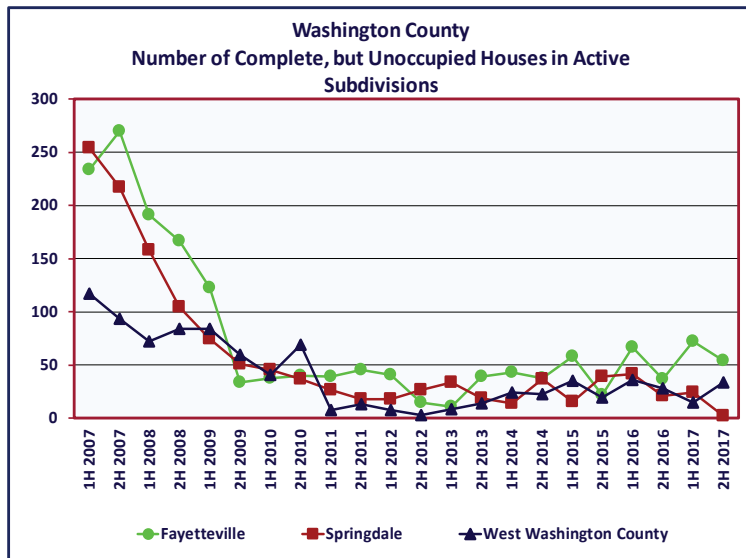
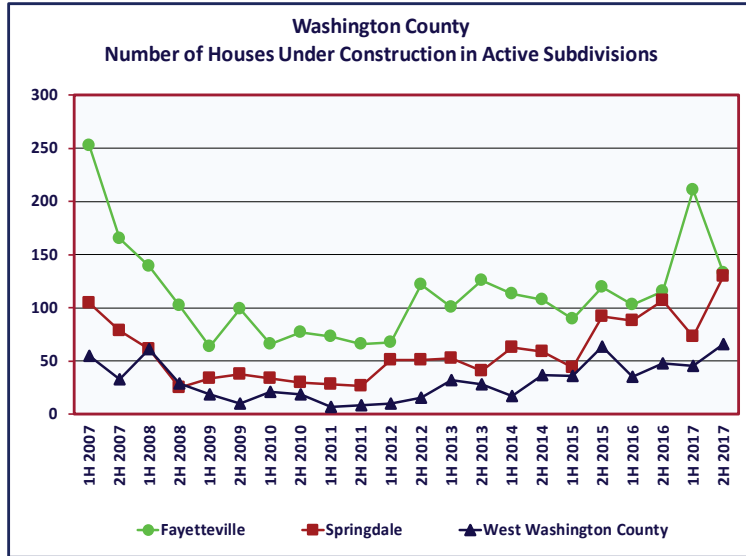
Examining the house sales in the second half of 2017 yields the following results: 1,771 houses were sold from July 1 to December 31, 2017 in Washington County. This is 2.5 percent more than in the first half of 2017. About 44.7 percent of the houses were sold in Fayetteville, while 36.4 percent were sold in Springdale. As of December 31, 2017, the



# Washington County

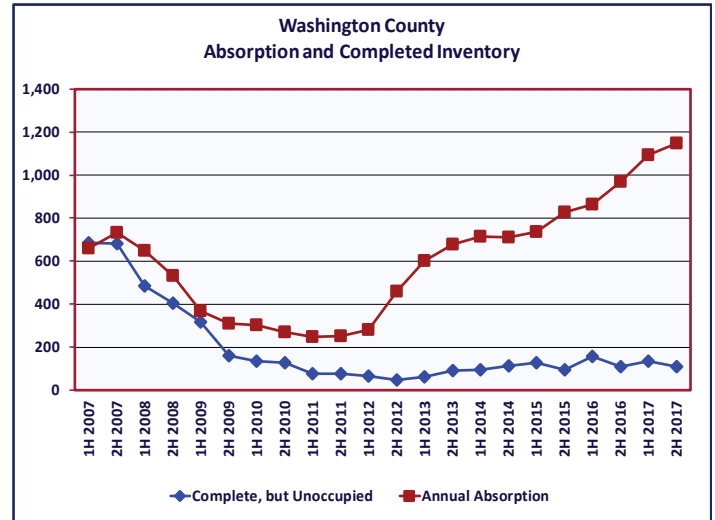
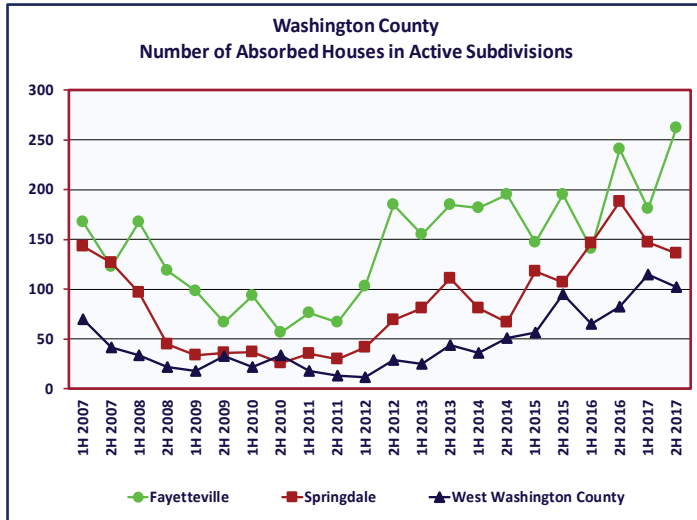
MLS database listed 840 houses for sale at an average list price of \$362,115. The average price of all houses sold in Washington County was \$219,876 and the average house price per square foot was \$109.37. For the second half of 2017, the average amount of time between the initial listing of a house and the sale date was 97 days, a decrease of 1 day from the previous half. Out of the 1,771 houses sold in the second half of 2017, 399 were new construction. These newly constructed houses had an average sales price of \$255,691 and took an average 129 days to sell from their initial listing dates.

From July 1 to December 31, 2017, on average, Elm Springs had the largest and most expensive houses, and the slowest selling time in Washington County.





# Washington County

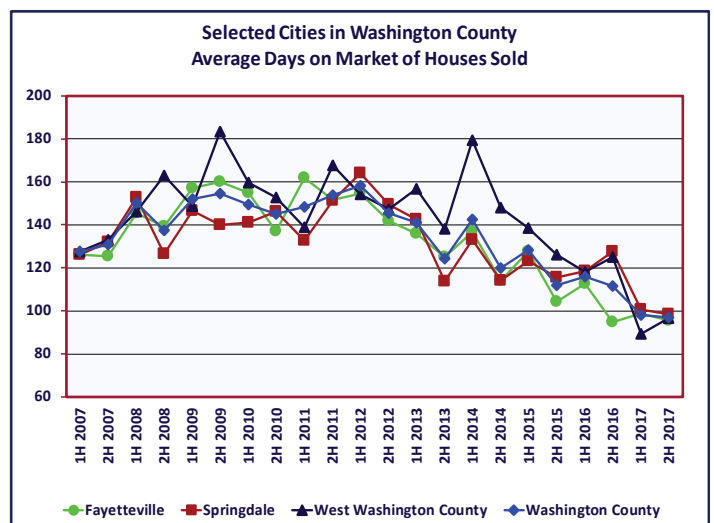
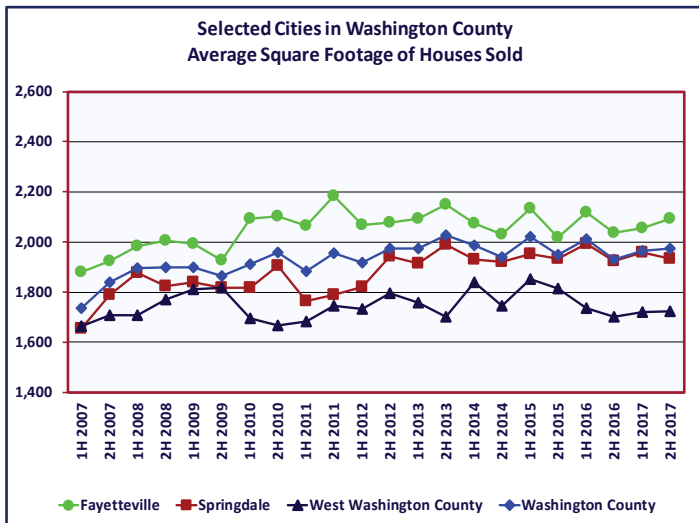
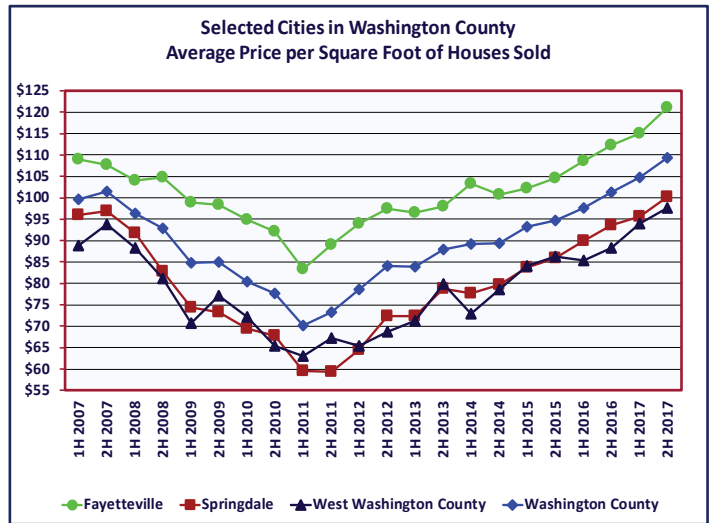
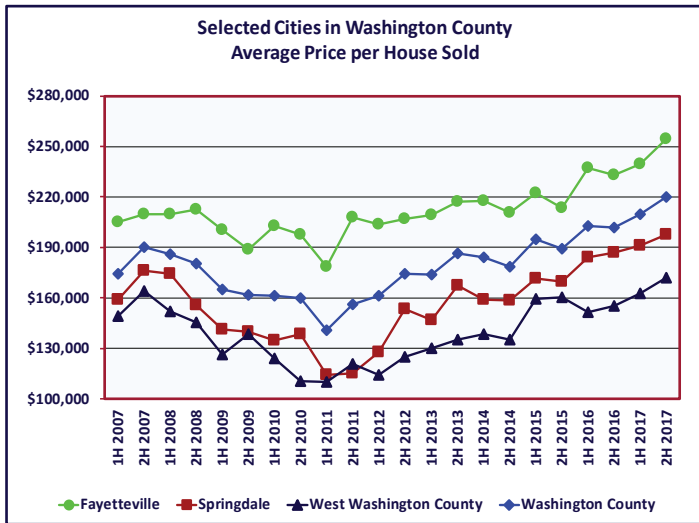
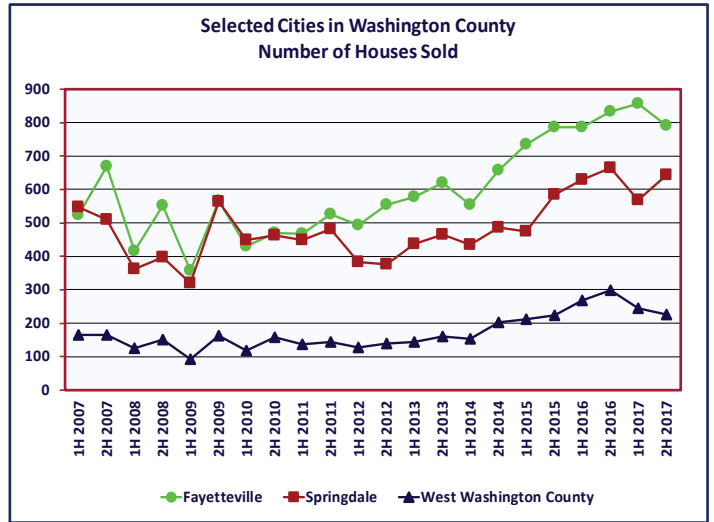
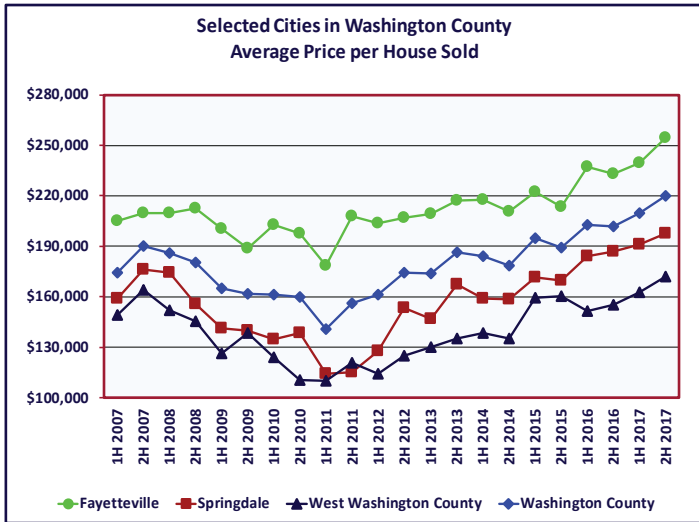


## Washington County - Percentage of Owner-Occupied Houses by City

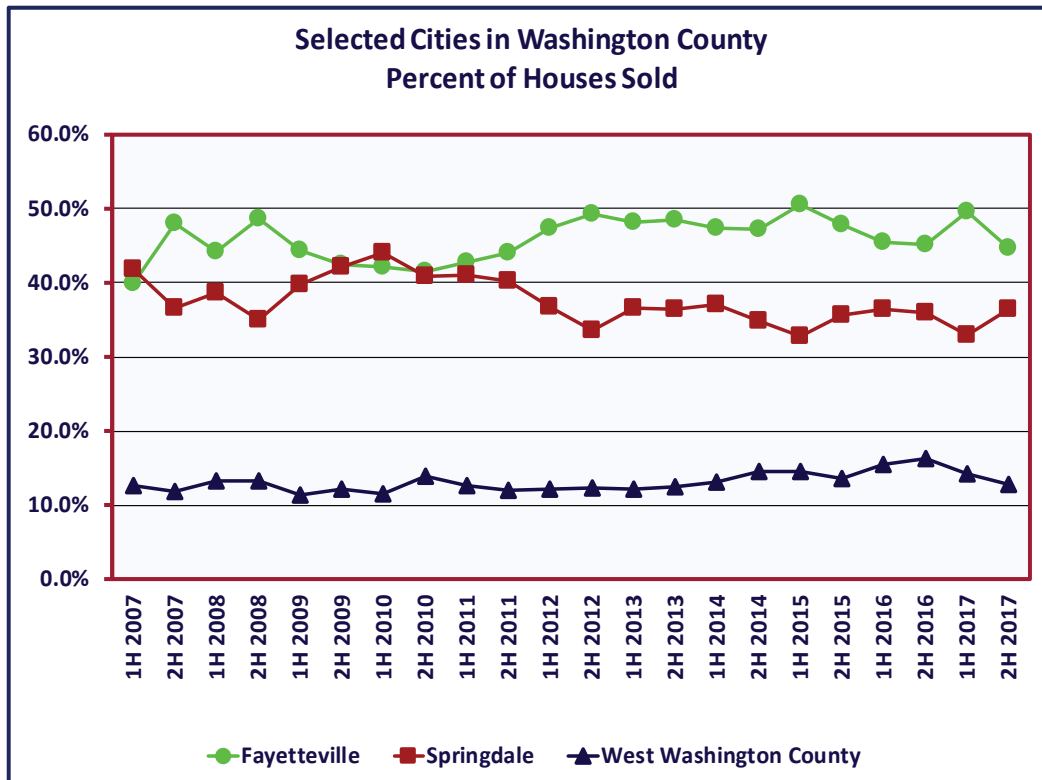
City	2011	2012	2013	2014	2015	2016	2017
Elkins	74.1%	69.8%	70.9%	70.8%	68.7%	68.8%	69.2%
Elm Springs	80.2%	79.8%	79.5%	79.3%	77.7%	77.6%	78.9%
Farmington	69.9%	69.8%	69.9%	69.7%	67.1%	67.4%	69.3%
Fayetteville	59.2%	59.2%	58.6%	58.3%	55.9%	56.0%	55.9%
Goshen	77.7%	78.3%	72.4%	73.5%	71.1%	71.1%	74.2%
Greenland	67.8%	68.5%	67.9%	67.3%	66.8%	67.5%	68.4%
Johnson	60.6%	59.5%	58.6%	57.9%	56.3%	56.3%	55.8%
Lincoln	63.8%	62.8%	61.0%	60.2%	56.6%	57.1%	57.0%
Prairie Grove	67.2%	68.7%	67.6%	68.0%	65.2%	65.2%	65.7%
Springdale	76.8%	64.7%	64.1%	74.2%	72.6%	62.2%	72.3%
Tontitown	66.3%	78.2%	77.9%	63.4%	76.3%	78.1%	62.5%
West Fork	76.0%	71.2%	70.5%	78.3%	69.3%	69.2%	73.4%
Winslow	71.1%	63.0%	65.0%	70.0%	62.8%	62.8%	69.4%
Other	66.4%	75.3%	74.7%	63.5%	62.3%	73.0%	65.2%
<b>Washington County</b>	<b>65.7%</b>	<b>64.9%</b>	<b>64.3%</b>	<b>63.9%</b>	<b>62.0%</b>	<b>62.1%</b>	<b>62.2%</b>



# Washington County



# Washington County

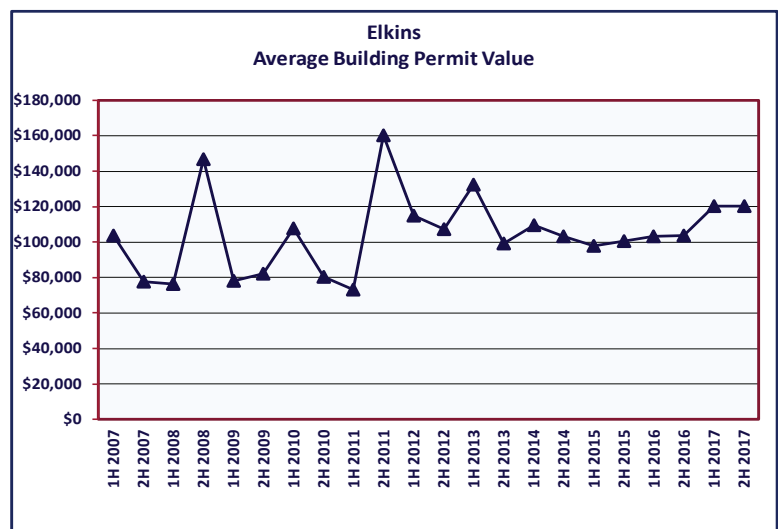
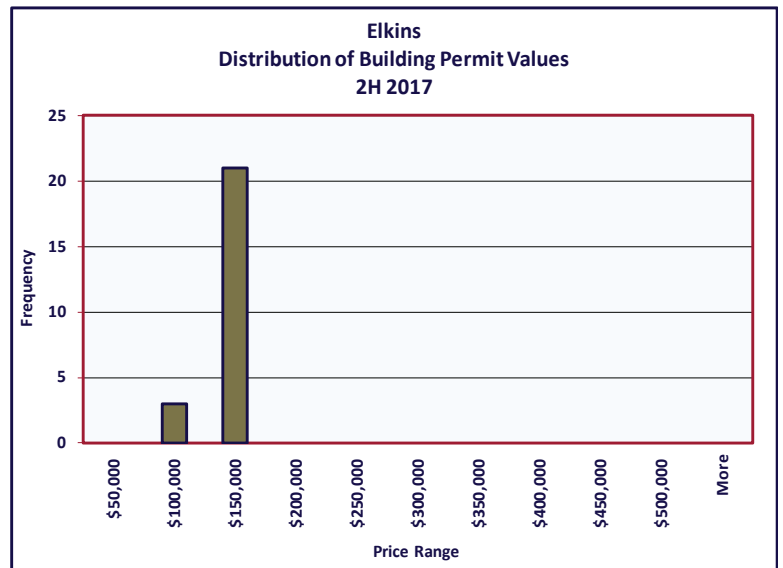
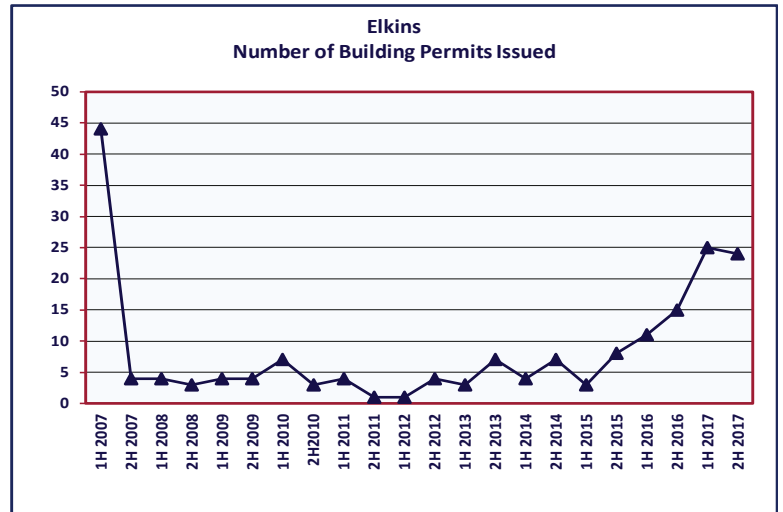


## Washington County Sold House Characteristics by City Second Half of 2017

	Average Price	Average	Number	Percentage	
Cane Hill	\$118,900	\$104	73	4	0.2%
Elkins	\$173,078	\$100	86	43	2.4%
Elm Springs	\$306,617	\$117	179	6	0.3%
Evansville				0	0.0%
Farmington	\$205,758	\$102	83	72	4.1%
Fayetteville	\$254,223	\$119	95	791	44.7%
Goshen	\$196,500		38	1	0.1%
Greenland	\$123,000	\$76	173	3	0.2%
Johnson				0	0.0%
Lincoln	\$109,214	\$69	130	27	1.5%
Mountainburg				0	0.0%
Prairie Grove	\$179,695	\$104	94	126	7.1%
Springdale	\$197,426	\$100	98	644	36.4%
Summers	\$92,700	\$73	129	1	0.1%
Tontitown				0	0.0%
West Fork	\$185,638	\$95	70	43	2.4%
Winslow	\$236,437	\$101	43	10	0.6%
<b>Washington County</b>	<b>\$219,875</b>	<b>\$108</b>	<b>97</b>	<b>1,771</b>	<b>100.0%</b>

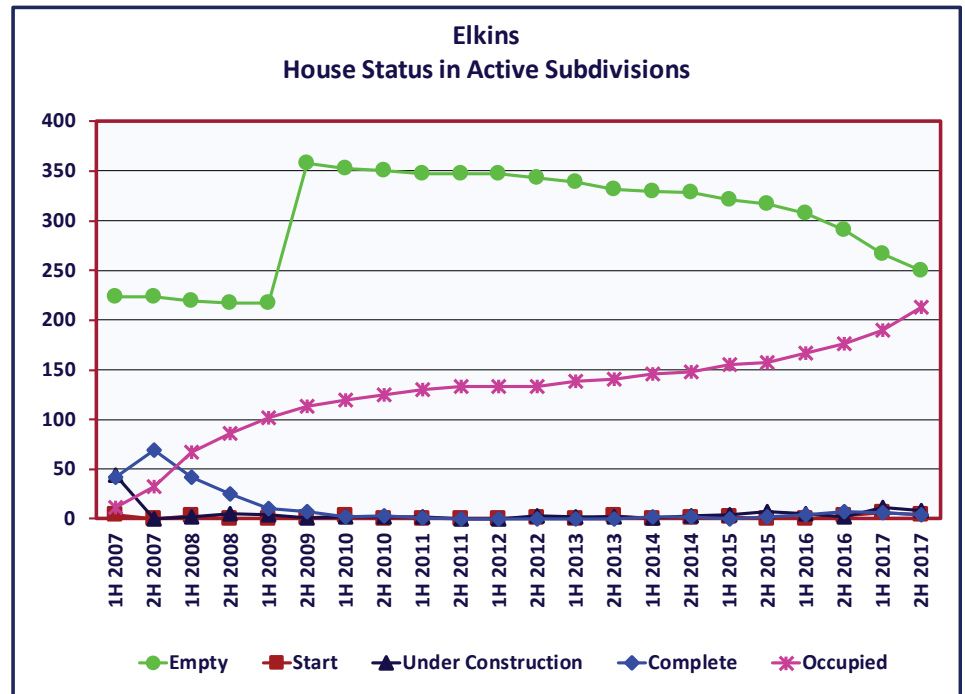
# Elkins

- From July 1 through December 31, 2017 there were 24 residential building permits issued in Elkins. This represents a 60 percent increase from the second half of 2016.
- Most of the building permits issued in Elkins were valued in the \$100,001 to \$150,000 range in the second half of 2017.
- The average residential building permit value in Elkins increased by 15.7 percent from \$103,809 in the second half of 2016 to \$120,086 in the second half of 2017.



# Elkins

- There were 479 total lots in 7 active subdivisions in Elkins in the second half of 2017. About 44.5 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 1.7 percent were under construction, 0.8 percent were starts, and 52.2 percent were empty lots.
- The subdivision with the most houses under construction in Elkins in the second half of 2017 was Oakleaf Manor with 6.
- No new construction has occurred in the past year in 1 out of the 7 active subdivisions in Elkins.
- 23 new houses in Elkins became occupied in the second half of 2017. The annual rate implies that there were 86.3 months of remaining inventory in active subdivisions, down from 137.8 months in the first half of 2017.



- There was no absorptions in 2 of the 7 active subdivisions in Elkins during the past year.
- No additional lots in subdivisions received preliminary or final approval by December 31, 2017.

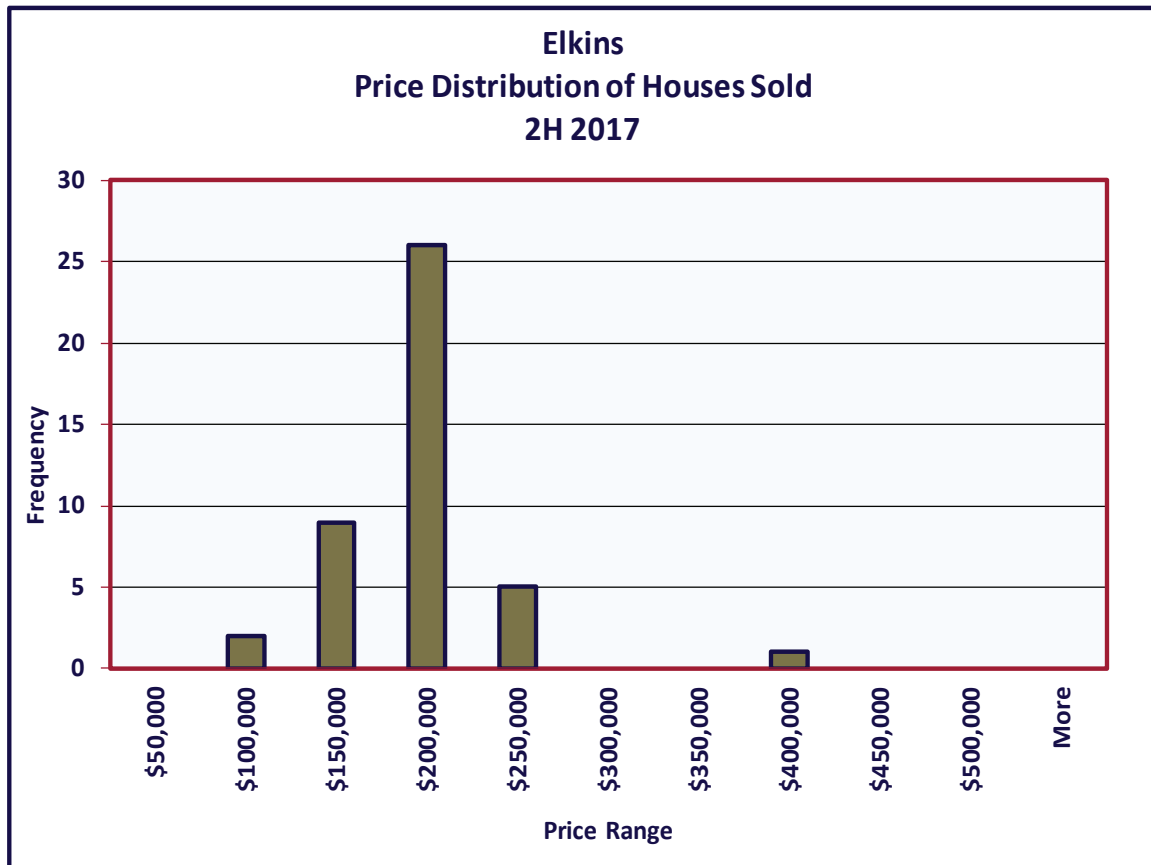
## Elkins House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge <sup>1</sup>	32	4	0	0	15	51	0	--
Miller's Creek	1	0	0	0	6	7	1	12.0
Miller's Meadow	3	0	0	0	82	85	0	9.0
Oakleaf Manor	86	0	6	4	51	147	19	39.7
Silver Birch Estates <sup>1,2</sup>	2	0	0	0	5	7	0	--
Stokenbury Farms	105	0	0	0	33	138	2	630.0
Stonecrest	21	0	2	0	21	44	1	276.0
<b>Elkins</b>	<b>250</b>	<b>4</b>	<b>8</b>	<b>4</b>	<b>213</b>	<b>479</b>	<b>23</b>	<b>86.3</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.

# Elkins

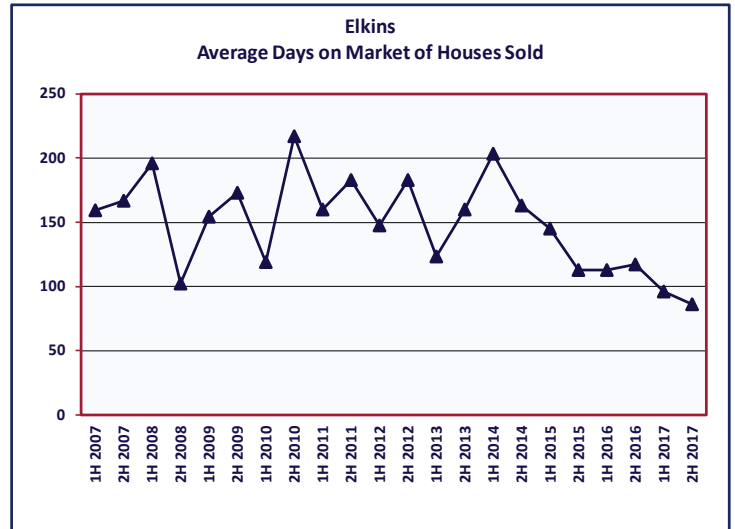
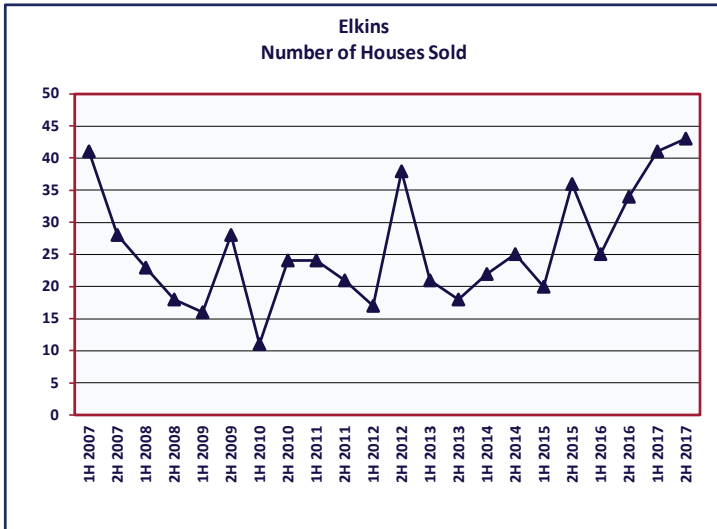


- 81.4 percent of the sold houses in Elkins were priced between \$100,001 and \$200,000.

## Elkins Price Range of Houses Sold Second Half of 2017

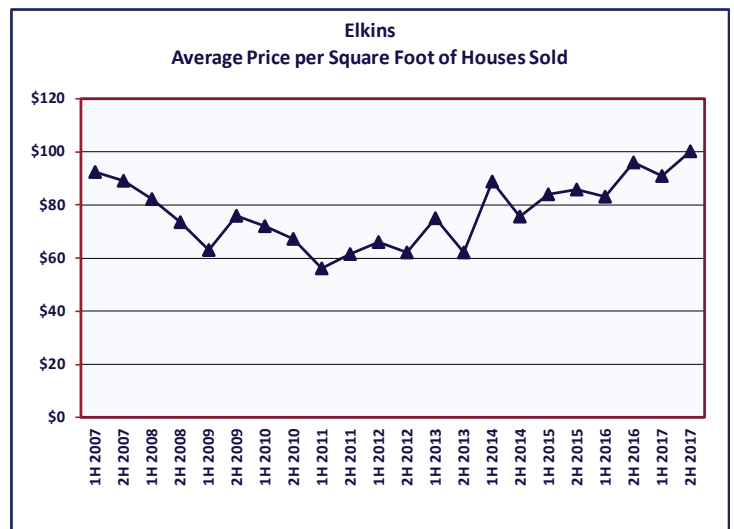
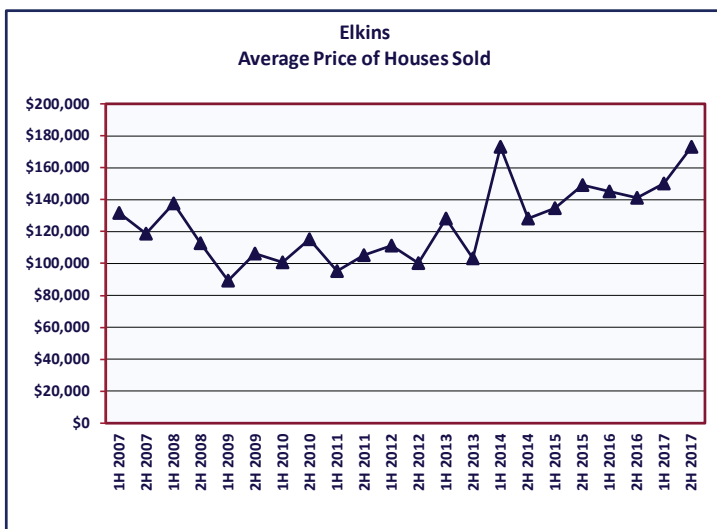
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	4.7%	936	75	96.9%	\$78.15
\$100,001 - \$150,000	9	20.9%	1,319	49	98.2%	\$99.54
\$150,001 - \$200,000	26	60.5%	1,809	94	99.4%	\$98.63
\$200,001 - \$250,000	5	11.6%	2,152	133	98.9%	\$113.46
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	1	2.3%	2,910	36	97.3%	\$125.43
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Elkins</b>	<b>43</b>	<b>100.0%</b>	<b>1,731</b>	<b>86</b>	<b>98.9%</b>	<b>\$100.21</b>

# Elkins



- There were 43 houses sold in Elkins from July 1 to December 31, 2017 or 26.5 percent higher than the 34 sold in the second half of 2016 and 4.9 percent more than the 41 sold in the first half of 2017.
- The average price of a house sold in Elkins increased from \$149,976 in the first half of 2017 to \$173,078 in the second half of 2017.
- The average sales price was 15.4 percent higher than in the first half of 2017 and 22.5 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 96 in the first half of 2017 to 86 in the second half of 2017.
- The average price per square foot for a house sold in Elkins increased from \$91.02 in the first half of 2017 to \$100.21 in the second half of 2017.

- The average price per square foot was 10.1 percent higher than in the first half of 2017 and 4.5 percent higher than in the second half of 2016.
- About 2.4 percent of all houses sold in Washington County in the second half of 2017 were sold in Elkins.
- The average sales price of a house was 78.7 percent of the county average.
- 20 newly constructed houses were sold in Elkins in the second half of 2017, at an average price of \$177,587.
- There were 20 houses in Elkins listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$183,730.
- According to the Washington County Assessor's database, 69.2 percent of houses in Elkins were owner-occupied in the second half of 2017.





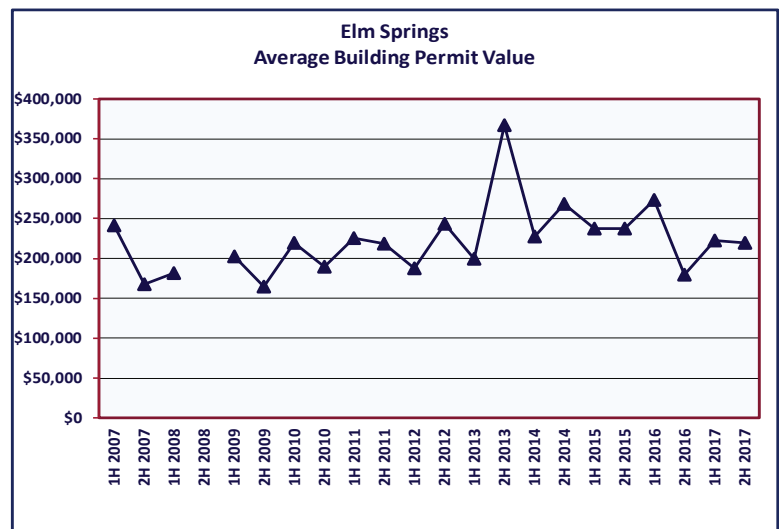
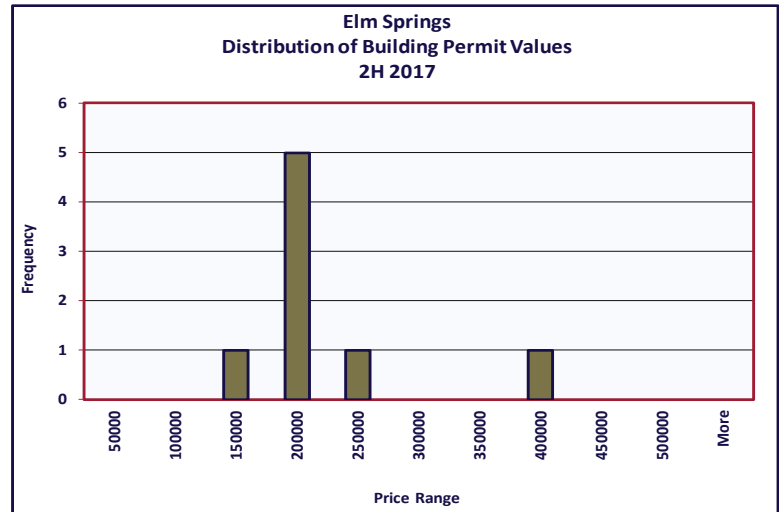
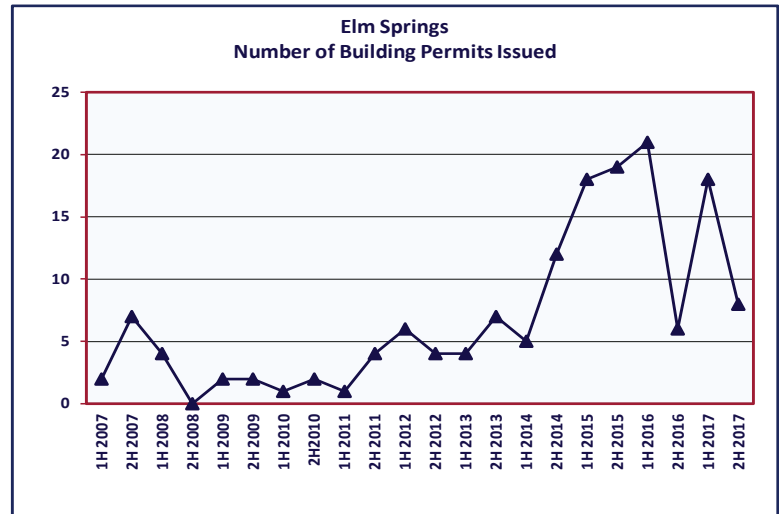
# Elkins

## Elkins Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Elkins Original	1	2.3%	1,056	77	\$68,000	\$64.39
Fox Trail Village	2	4.7%	1,558	82	\$143,150	\$91.93
Leisure Heights	2	4.7%	1,209	57	\$132,500	\$109.69
Meadowbrook	1	2.3%	2,636	48	\$175,000	\$66.39
Oakleaf Manor	17	39.5%	1,730	104	\$174,150	\$100.74
Oakwoods	3	7.0%	1,243	43	\$120,751	\$97.20
Stokenbury Farms	1	2.3%	1,605	56	\$167,000	\$104.05
Stonecrest	1	2.3%	1,886	57	\$188,600	\$100.00
Woodbridge	1	2.3%	1,008	36	\$108,000	\$107.14
Other	14	32.6%	1,969	92	\$204,404	\$104.27
<b>Elkins</b>	<b>43</b>	<b>100.0%</b>	<b>1,731</b>	<b>86</b>	<b>\$173,078</b>	<b>\$100.21</b>

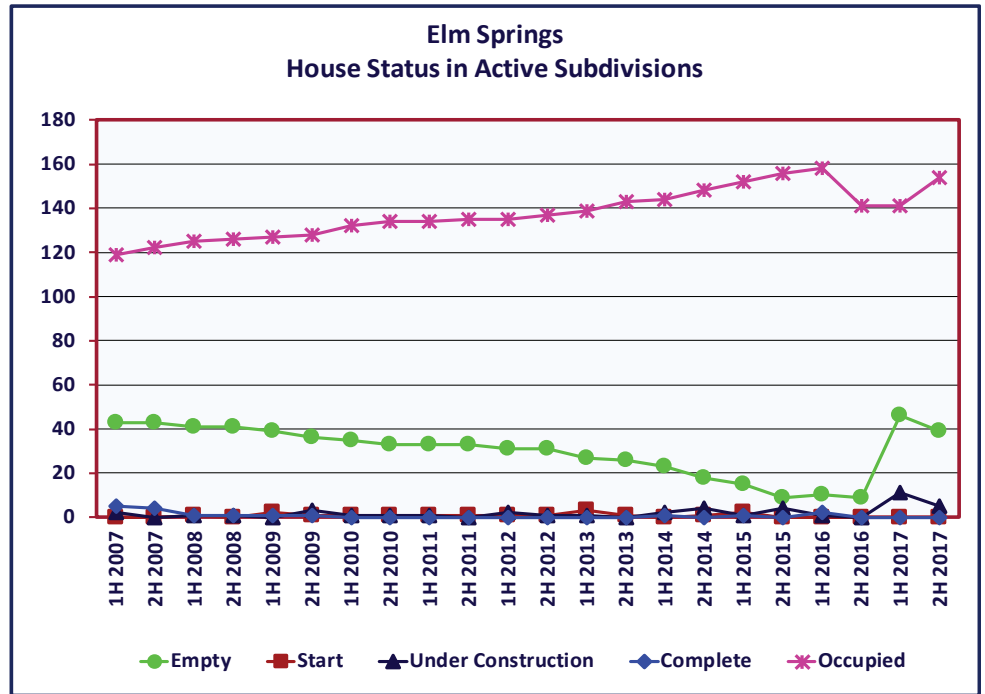
# Elm Springs

- From July 1 through December 31, 2017 there were 8 residential building permits issued in Elm Springs.
- In the second half of 2017, most of the residential building permits in Elm Springs were valued in the \$150,001 to \$200,000 range. This represents a 22.4% percent increase from \$179,667 average in the second half of 2016.
- Most of the building permits issued in Elm Springs were valued from \$150,001 to \$250,000 range in the second half of 2017.



# Elm Springs

- There were 198 total lots in 4 active subdivisions in Elm Springs in the second half of 2017. About 77.8 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.5 percent were under construction, 0.0 percent were starts, and 19.7 percent were empty lots.
- There were 5 new houses under construction in Elm Springs in the second half of 2017.
- 13 new houses in Elm Springs became occupied in the second half of 2017. The annual absorption rate implies that there were 40.6 months of remaining inventory in active subdivisions, down from 171 in the first half of 2017.
- There was no absorption or new construction in 3 of the subdivisions in Elm Springs during the past year.
- An additional 100 lots in 1 subdivision had received final approval by December 31, 2017.



## Elm Springs Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
<i>Final Approval</i>		
Elm Valley, Phases II, II	2H 2016	100
Elm Springs		100

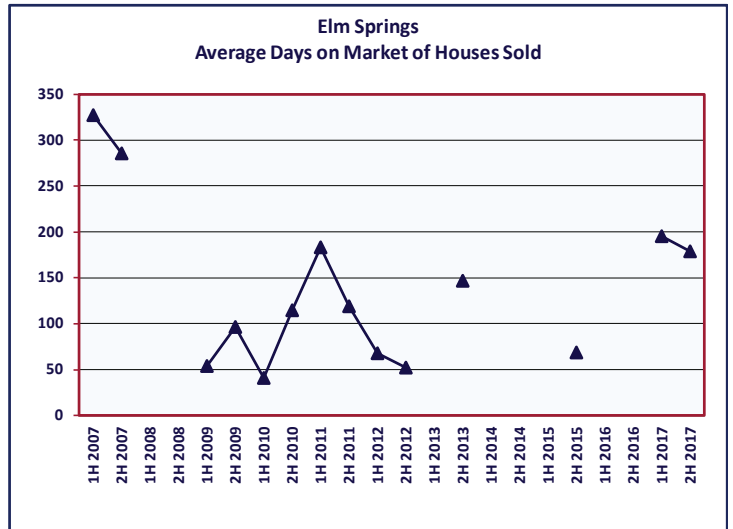
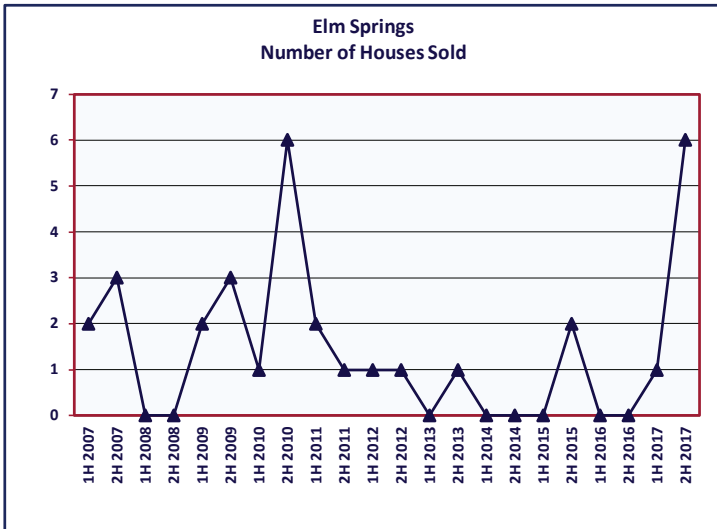
## Elm Springs House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elm Valley, Phase I	30	0	5	0	13	48	13	32.3
The Estates at Brush Creek <sup>1,2</sup>	2	0	0	0	22	24	0	--
Pinkley, Phases I - III <sup>1,2</sup>	6	0	0	0	55	61	0	--
Plantation Estates <sup>1,2</sup>	1	0	0	0	64	65	0	--
<b>Elm Springs Totals</b>	<b>39</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>154</b>	<b>198</b>	<b>13</b>	<b>40.6</b>

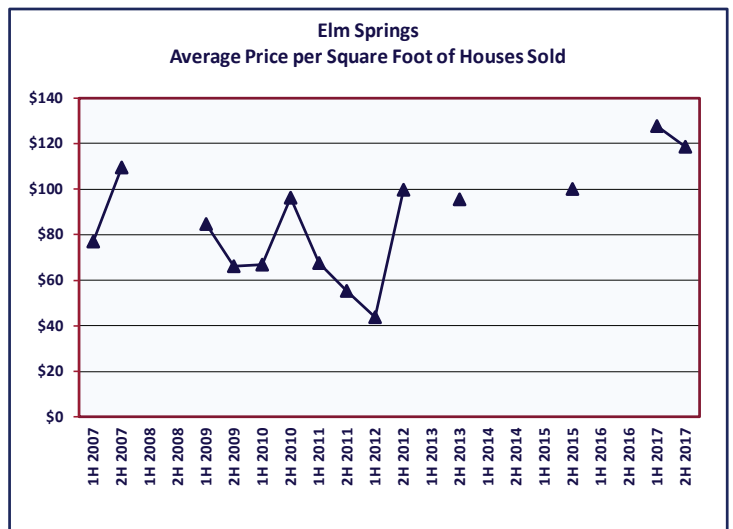
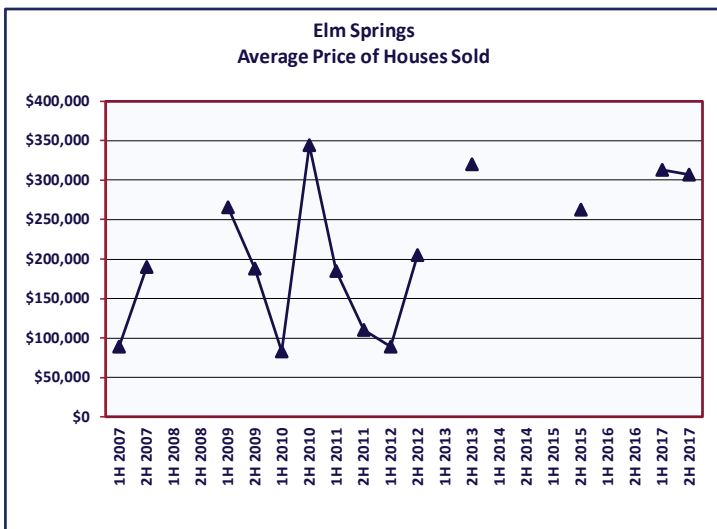
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Elm Springs



- There were 6 houses sold in Elm Springs from July 1 to December 31, 2017, a 500.0 percent increase from the one sold in the first half of 2017.
- The average price of a house sold in Elm Springs decreased from \$312,900 in the first half of 2017 to \$306,617 in the second half of 2017.
- The average sale price was 2.0 percent lower than in the previous half year.
- The average price per square foot for a house sold in Elm Springs decreased from \$127.71 in the first half of 2017 to \$118.45 in the second half of 2017.
- The average price per square foot was 7.3 percent lower than in the previous half year.
- The average number of days on market from initial listing to the sale decreased from 195 in the first half of 2017 to 179 in the second half of 2017.
- About 0.3 percent of all houses sold in Washington County in the second half of 2017 were sold in Elm Springs.
- Out of the 6 houses sold in Elm Springs 3 were new construction. These newly constructed houses had an average sold price of \$350,900 and took an average of 155 days to sell from their initial listing dates.
- There were no houses in Elm Springs listed for sale in the MLS database as of December 31, 2017.
- According to the Washington County Assessor's database, 78.9 percent of houses in Elm Springs were owner-occupied in the second half of 2017.



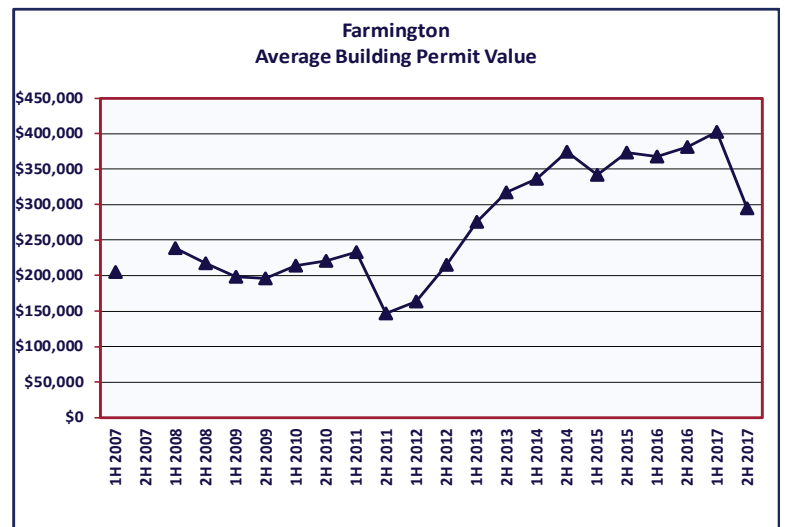
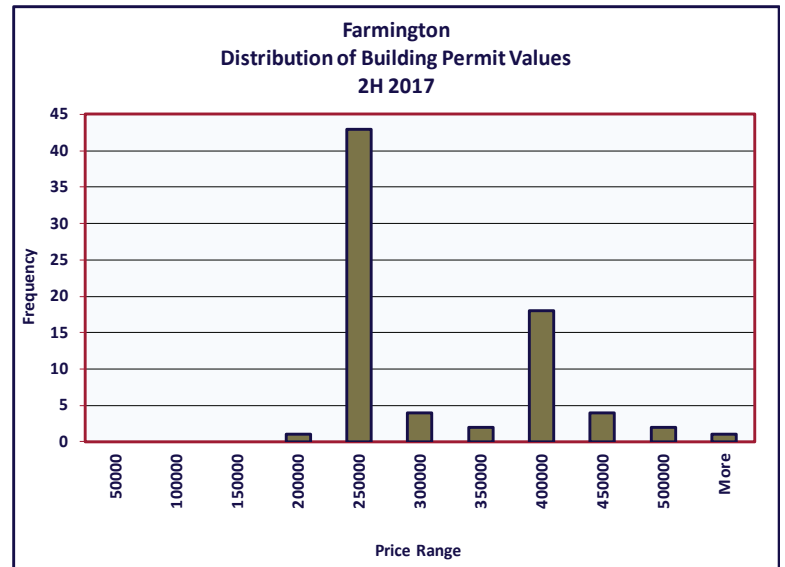
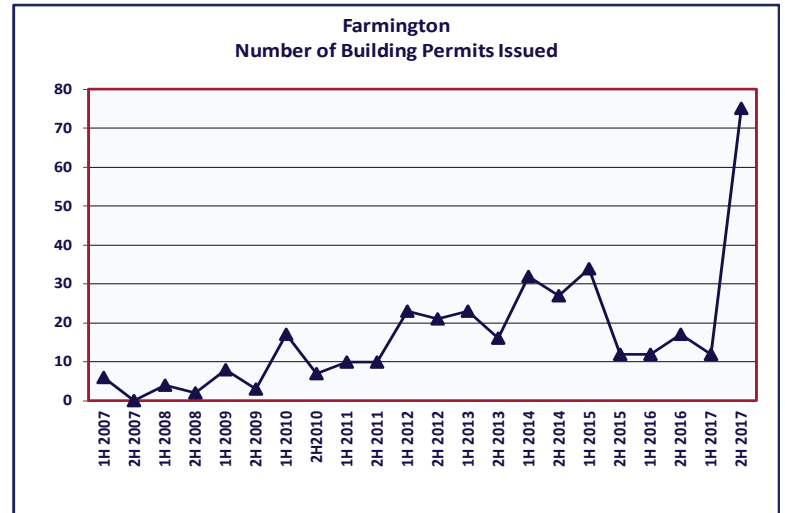
# Elm Springs

## Elm Springs Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Camelot	1	16.7%	3,276	41	\$388,000	\$118.44
Elm Valley	3	50.0%	2,792	155	\$350,900	\$125.66
Other	2	33.3%	1,677	283	\$199,500	\$107.63
Elm Springs	6	100.0%	2,501	179	\$306,617	\$118.45

# Farmington

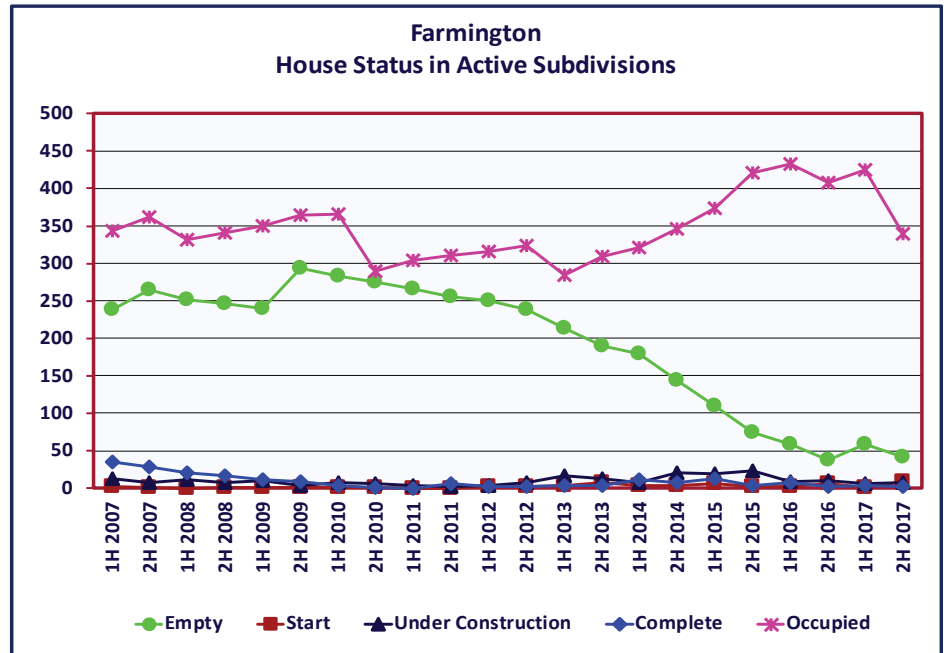
- From July 1 to December 31, 2017 there were 75 residential building permits issued in Farmington, a 341.2 percent increase from the first second half of 2016.
- In the second half of 2017, most of the residential building permits in Farmington were valued in the \$250,000 range.
- The average residential building permit value in Farmington decreased by 22.7% from \$380,882 from the second half of 2016 to \$294,520 in the second half of 2017.





# Farmington

- There were 400 total lots in 7 active subdivisions in Farmington in the second half of 2017. About 84.8 percent of the lots were occupied, 0.5 percent were complete, but vacant, 2.0 percent were under construction, 2.3 percent were starts, and 10.5 percent were empty lots.
- The subdivision with the most houses under construction in Farmington in the second half of 2017 was Holland Crossing with 5.
- 12 new houses in Farmington became occupied in the second half of 2017. The annual absorption rate implies that there were 25.2 months of remaining inventory in active subdivisions, up from 20.9 in the first half of 2017.
- In 2 of the 7 active subdivisions in Farmington, no absorption has occurred in the last year.



- An additional 293 lots in 5 subdivisions had received either preliminary or final approval by December 31, 2017.



## Farmington Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Hillside Estates	2H 2017	6
<i>Final Approval</i>		
Farmington Heights	2H 2017	125
Saddle Brook	1H 2010	129
Twin Falls, Phase III	2H 2017	6
Windgate	2H 2017	27
<b>Total</b>		<b>293</b>

# Farmington

## Farmington House Status in Active Subdivisions Second Half of 2017

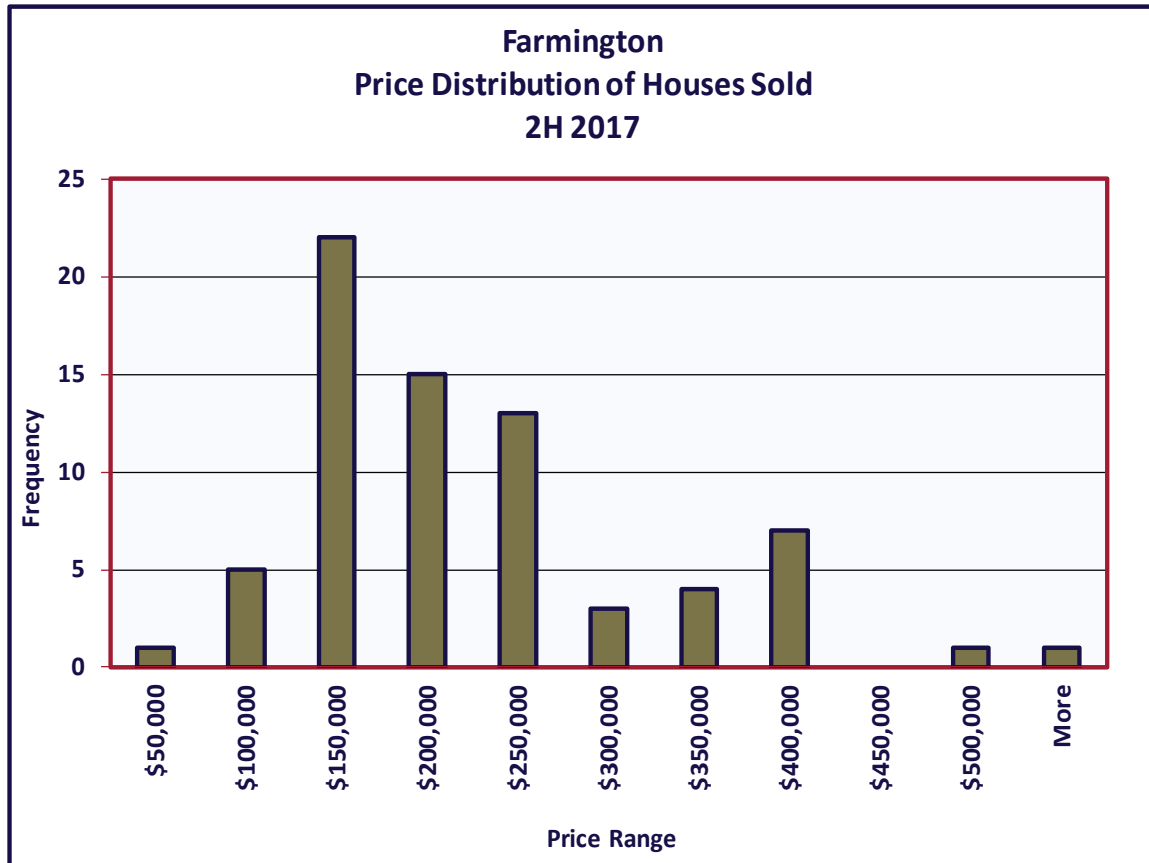
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	8	0	0	0	58	66	2	48.0
Forest Hills, Phases I, II	1	0	0	0	50	51	0	12.0
Holland Crossing Commercial Subdivision	9	9	5	2	2	27	0	150.0
North Club House Estates <sup>1,2</sup>	1	0	0	0	20	21	0	--
South Club House Estates <sup>1,2</sup>	8	0	0	0	68	76	0	--
Twin Falls, Phases I, II	10	0	2	0	121	133	10	9.0
Walnut Grove	5	0	1	0	20	26	0	72.0
<b>Farmington</b>	<b>42</b>	<b>9</b>	<b>8</b>	<b>2</b>	<b>339</b>	<b>400</b>	<b>12</b>	<b>25.2</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.



# Farmington

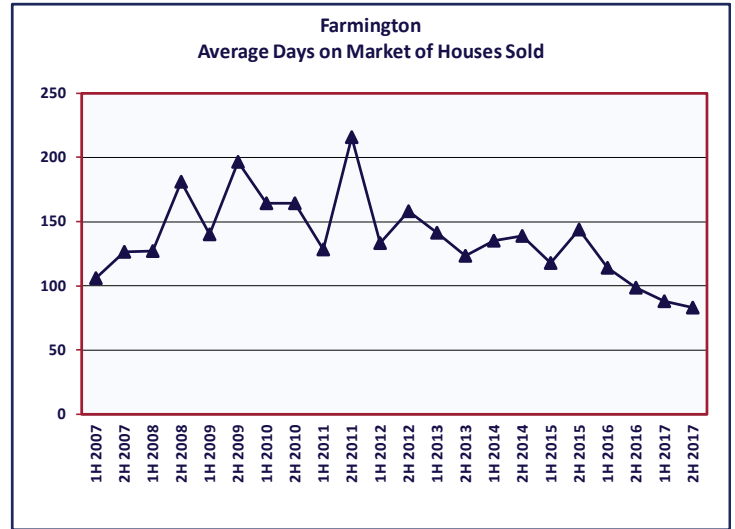
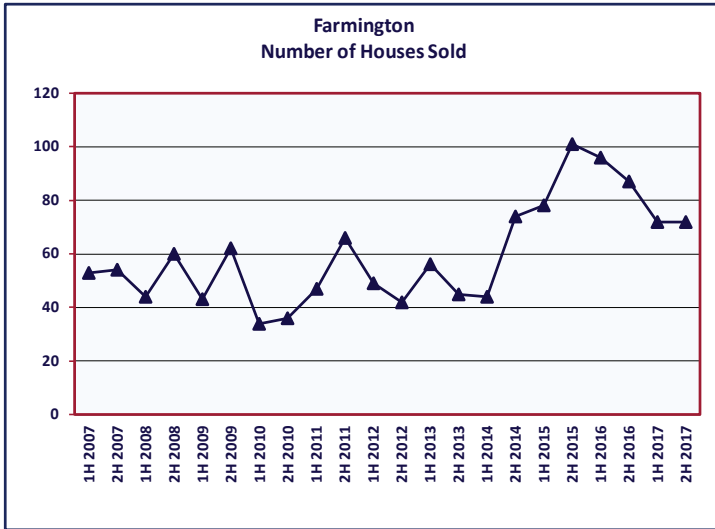


- 51.4 percent of the sold houses in Farmington were priced between \$100,001 and \$200,000.

## Farmington Price Range of Houses Sold Second Half of 2017

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	1.4%	1,332	46	77.7%	\$23.27
\$50,001 - \$100,000	5	6.9%	958	85	89.2%	\$88.77
\$100,001 - \$150,000	22	30.6%	1,403	62	98.5%	\$97.95
\$150,001 - \$200,000	15	20.8%	1,824	78	97.8%	\$98.75
\$200,001 - \$250,000	13	18.1%	2,214	99	97.4%	\$100.58
\$250,001 - \$300,000	3	4.2%	2,769	76	96.5%	\$101.42
\$300,001 - \$350,000	4	5.6%	2,548	108	99.0%	\$128.30
\$350,001 - \$400,000	7	9.7%	2,725	119	99.1%	\$142.25
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	1.4%	3,600	149	100.0%	\$131.94
\$500,000+	1	1.4%	4,640	63	96.7%	\$144.83
<b>Farmington</b>	<b>72</b>	<b>100.0%</b>	<b>1,930</b>	<b>83</b>	<b>97.2%</b>	<b>\$104.18</b>

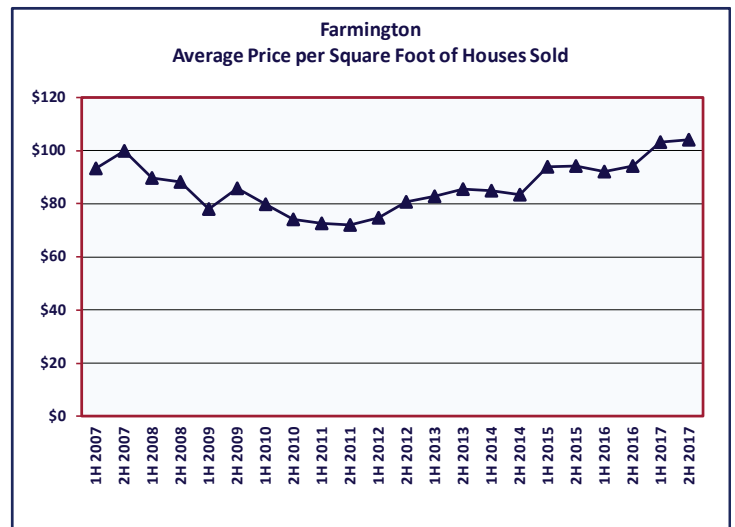
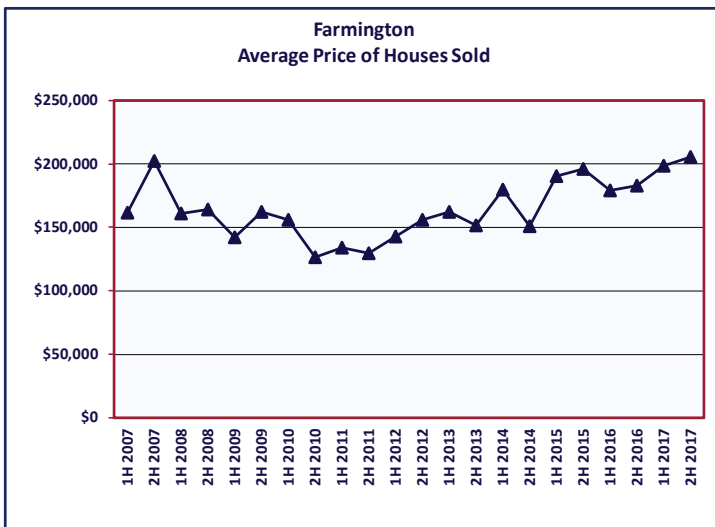
# Farmington



- There were 72 houses sold in Farmington from July 1 to December 31, 2017, or 17.2 percent less than the 87 sold in the second half of 2016 and unchanged from the first half of 2017.
- The average price of a house sold in Farmington increased from \$198,415 in the first half of 2017 to \$205,758 in the second half of 2017.
- The average sales price was 3.7 percent higher than in the previous half year and 12.5 percent higher than in the second half of 2016.
- The average price per square foot for a house sold in Farmington increased from \$103.23 in the first half of 2017 to \$104.18 in the second half of 2017.
- The average price per square foot was 0.9 percent higher than in the previous half year, and 10.6 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to

the sale decreased from 88 in the first half of 2017 to 83 in the second half of 2017.

- About 4.1 percent of all houses sold in Washington County in the second half of 2017 were sold in Farmington.
- The average sales price of a house was 93.6 percent of the county average.
- Out of 72 houses sold in the second half of 2017, 7 were new construction. These newly constructed houses had an average sold price of \$342,257 and took an average of 104 days to sell from their initial listing dates.
- There were 50 houses in Farmington listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$238,445.
- According to the Washington County Assessor's database, 69.3 percent of houses in Farmington were owner-occupied in the second half of 2017.



# Farmington

## Farmington Sold House Characteristics by Subdivision Second Half of 2017

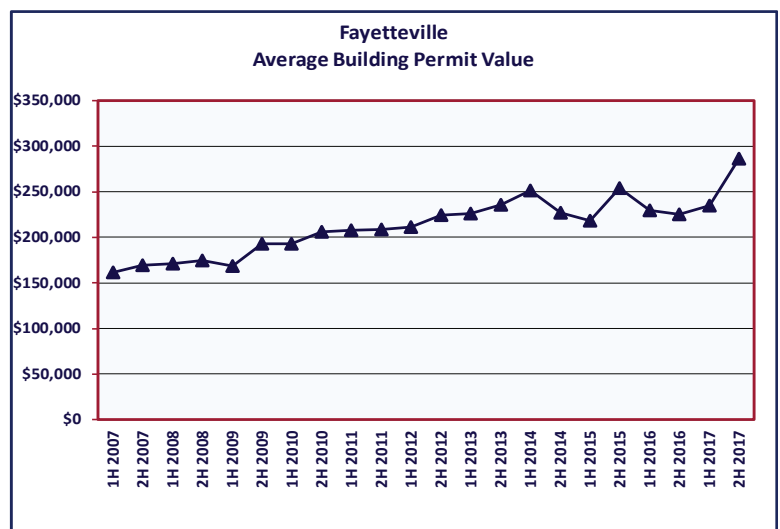
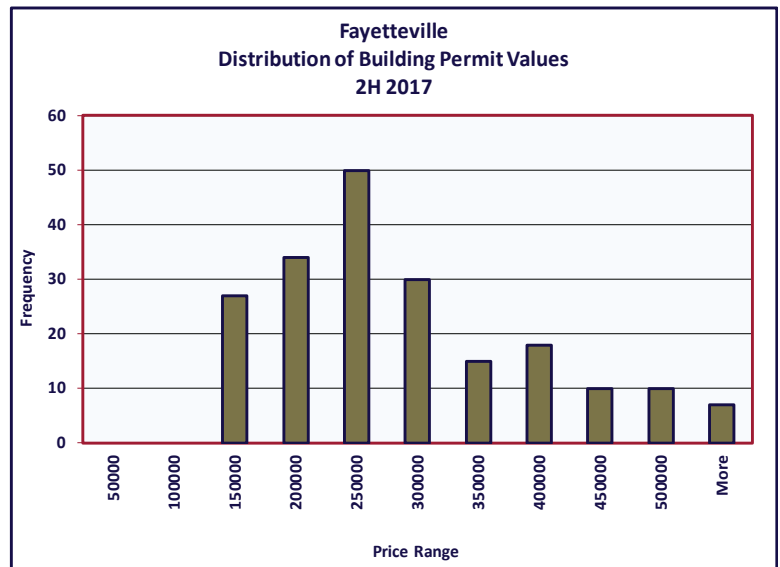
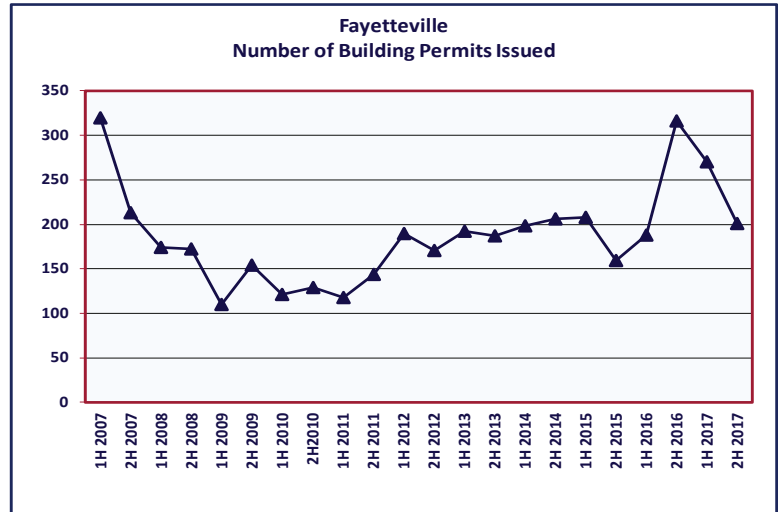
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bermuda Estates	1	1.4%	2,035	33	\$205,500	\$100.98
Bethel Oaks	2	2.8%	1,565	52	\$169,700	\$108.63
Brookside	1	1.4%	936	114	\$94,400	\$100.85
East Creek Place	3	4.2%	2,175	82	\$193,667	\$89.91
Evans	1	1.4%	1,581	25	\$195,000	\$123.34
Farmington Creek	1	1.4%	1,232	144	\$89,000	\$72.24
Farmington Original	2	2.8%	1,171	31	\$131,000	\$111.62
Golden Acres	2	2.8%	1,543	126	\$132,500	\$85.91
Grand Oaks	2	2.8%	2,008	124	\$197,500	\$98.33
Green	1	1.4%	1,422	66	\$126,500	\$88.96
Highlands Green	1	1.4%	1,304	60	\$142,599	\$109.36
Highlands Square South	1	1.4%	1,392	44	\$142,000	\$102.01
Kendal Valley	1	1.4%	2,499	53	\$285,000	\$114.05
Meadowlark	4	5.6%	1,455	87	\$146,075	\$100.55
Meadowlark Estates	4	5.6%	1,084	42	\$113,750	\$105.20
North Club House	2	2.8%	2,163	49	\$205,000	\$95.14
North Ridge	1	1.4%	1,774	91	\$179,000	\$100.90
Riviera Estates	2	2.8%	2,388	91	\$208,500	\$87.23
Silverthorne	2	2.8%	2,918	74	\$375,500	\$128.85
South Club House	2	2.8%	2,847	230	\$259,875	\$91.17
South Haven	2	2.8%	1,623	37	\$155,500	\$96.52
Southwinds	4	5.6%	1,957	73	\$192,500	\$98.18
Stapletons	1	1.4%	925	51	\$95,000	\$102.70
Steven Heights	1	1.4%	1,518	36	\$162,500	\$107.05
Twin Falls	8	11.1%	2,800	114	\$369,175	\$131.88
Valley View	3	4.2%	2,331	65	\$224,167	\$96.14
Walnut Grove Acres	1	1.4%	2,123	23	\$238,500	\$112.34
Willow West	1	1.4%	1,416	56	\$138,000	\$97.46
Other	15	20.8%	1,895	95	\$202,350	\$102.19
<b>Farmington</b>	<b>72</b>	<b>100.0%</b>	<b>1,930</b>	<b>83</b>	<b>\$205,758</b>	<b>\$104.18</b>





# Fayetteville

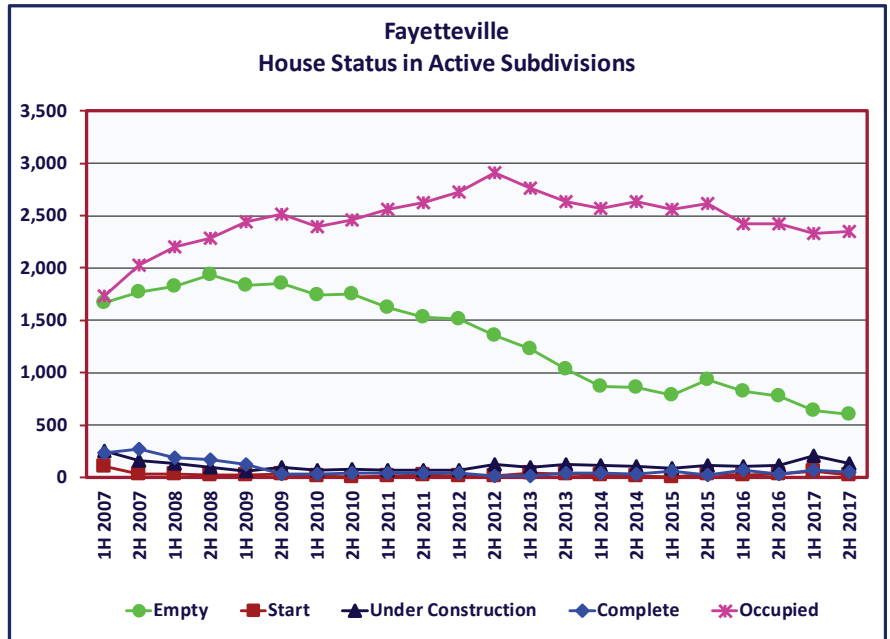
- From July 1 to December 31, 2017 there were 201 residential building permits issued in Fayetteville. This represents a 36.4 percent decrease from the second half of 2016.
- In the second half of 2017, a majority of building permits in Fayetteville were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Fayetteville increased by 27 percent from \$225,225 in the second half of 2016 to \$285,948 in the second half of 2017.





# Fayetteville

- There were 3,168 total lots in 62 active subdivisions in Fayetteville in the second half of 2017. About 74.1 percent of the lots were occupied, 1.7 percent were complete but vacant, 4.2 percent were under construction, 0.9 percent were starts, and 19.1 percent were empty lots.
- The subdivisions with the most houses under construction in Fayetteville in the second half of 2017 were The Links at Fayetteville row homes with 33, Woodbury with 14, and Hughmount Village with 9.
- In 10 of the 62 active subdivisions in Fayetteville there was no new construction or progress in existing construction during the last year.
- 262 new houses in Fayetteville became occupied in the second half of 2017. The annual absorption rate implies that there were 22.2 months of remaining inventory in active subdivisions, down from 27.8 months in the first half of 2017.
- In 16 out of the 62 active subdivisions in Fayetteville, no absorption occurred in the past year.
- An additional 1,943 lots in 30 subdivisions had received either preliminary or final approval by December 31, 2017.



## Fayetteville Preliminary and Final Approved Subdivisions Second Half of 2017

### Preliminary Approval

AAlbatross Loop at the Links	2H 2015	27
Coves, Phase IV	2H 2016	56
Eastern Park	1H 2015	17
Emerald Point	1H 2017	38
Engles Park	1H 2016	59
Falling Waters	2H 2016	49
Hamptons, Phase II, III	1H 2017	54
Homes at Willow Bend	1H 2016	54
Meadows at Stonebridge	1H 2017	135
Mountain Ranch, Phase III	2H 2015	87
Mountain Vista	2H 2016	52
Oakbrooke, Phase III	2H 2011	93
Park Meadows	2H 2016	293
River Meadows	1H 2017	12
Riverwalk, Phase II	1H 2017	49
Starr Lake	1H 2017	22
Timber Ridge Estates	1H 2017	81
Villages at Sloanbrooke, Phase III	2H 2017	26
Windsor	1H 2017	58
Woodbury, Phase II	1H 2015	38
Woodridge	1H 2016	160

continued on next page



# Fayetteville

## Fayetteville Preliminary and Final Approved Subdivisions Second Half of 2017

### Final Approval

Coves, Phase III	2H 2017	53
Legacy Pointe, Phase 5B	2H 2017	105
Mission Heights, Phase IIA	1H 2017	28
Nettleship	1H 2017	15
Reindl Woods	2H 2016	8
Remmington Estates	2H 2017	27
Ripple Meadows	1H 2017	68
Villas at Forest Hills	1H 2017	81
Villages at Sloanbrooke, Phase II	2H 2017	98
<b>Total</b>		<b>1,943</b>

## Fayetteville House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abshier Heights Phase II	2	0	5	0	2	9	2	42.0
Amber Jane <sup>1</sup>	4	1	0	0	17	22	0	--
Belclaire Estates	0	0	0	0	95	95	1	0.0
Blueberry Meadows	0	0	0	0	73	73	1	0.0
Bridgedale	2	0	0	1	22	25	1	36.0
Bridgeport, Phases VII, VIII	6	0	0	0	19	25	1	72.0
Bridgewater Estates	3	0	0	0	26	29	1	36.0
Brooklands at Mountain Ranch	71	0	4	0	0	75	0	--
Canterbury Place <sup>1,2</sup>	1	0	0	0	2	3	0	--
Chapel View	1	0	1	0	15	17	3	6.0
Copper Creek, Phases I-II	2	0	0	0	161	163	0	0.3
Cottages at Old Wire	0	0	1	0	51	52	8	0.7
Coves Phase II	3	0	0	0	41	44	18	1.3
Creek Meadow	1	1	5	2	39	48	6	10.8
Crescent Lake	8	0	2	0	33	43	0	60.0
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	2	0	0	0	100	102	2	8.0
Deerpath, Phase II <sup>1,2</sup>	9	0	0	0	7	16	0	--
Driver Subdivision	0	0	0	0	6	6	1	0.0
Fairfield, Phase II <sup>1,2</sup>	2	0	0	0	48	50	0	--
Gulley Addition	1	0	0	0	3	4	0	6.0
Havenwood	12	2	1	0	0	15	0	--
Harmon Trails Estates	8	0	1	1	16	26	2	30.0
Hughmount Village	48	4	9	12	55	128	21	25.0

# Fayetteville

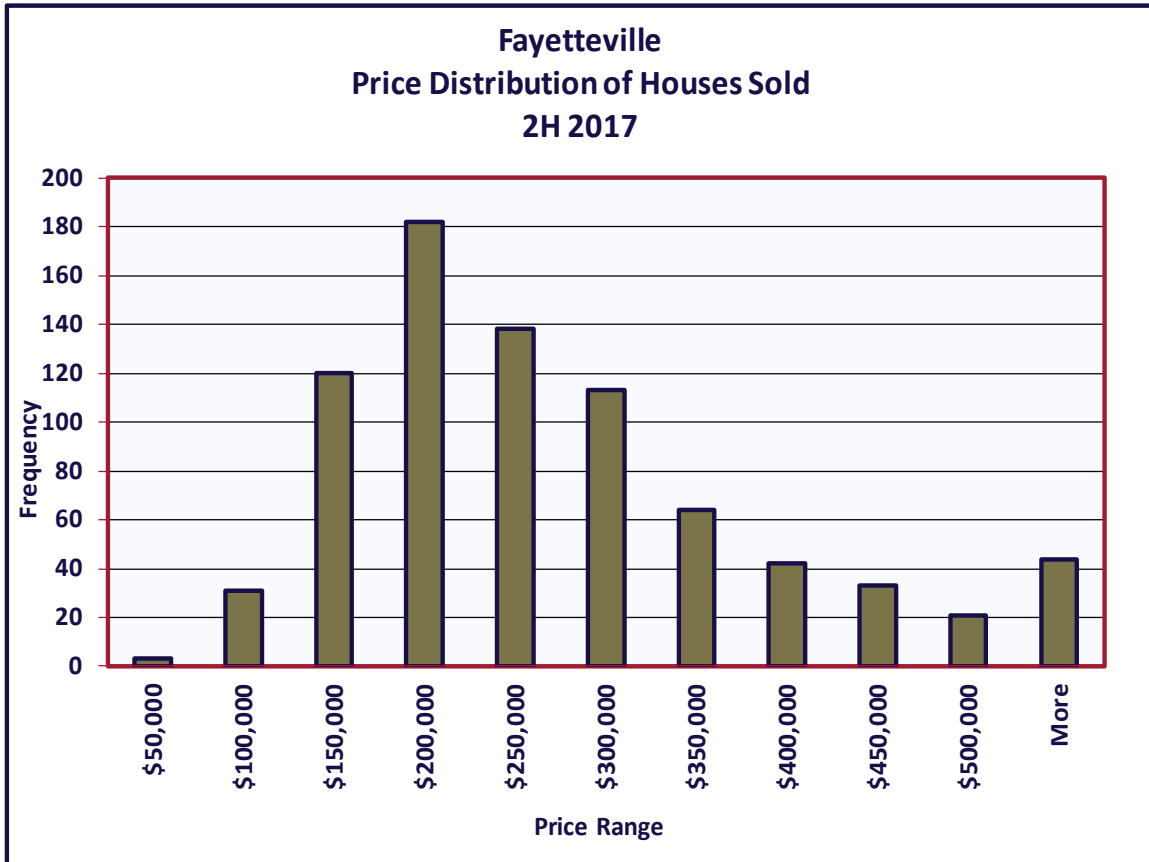
## Fayetteville House Status in Active Subdivisions (Continued) Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Joyce Street Cottages <sup>1,2</sup>	10	0	0	0	30	40	0	--
Legacy Pointe, Phase 5 A	0	0	5	11	7	23	4	27.4
Links at Fayetteville row homes	0	0	33	5	1	39	1	456.0
Mission Heights, Phase I	4	1	7	3	2	17	2	90.0
Mission Hills <sup>1,2</sup>	2	0	0	0	21	23	0	--
Mountain Ranch, Phase I, II	14	0	0	0	104	118	0	11.2
Oakbrooke, Phase I, II	77	0	6	7	26	116	2	49.1
Overton West	3	0	0	0	9	12	1	12.0
Park Hill at Mountain Ranch, Phase I, II	1	3	0	0	13	17	6	4.4
Park Ridge Estates	4	0	3	0	19	26	0	42.0
Parkerman Estates	3	0	2	0	4	9	2	30.0
Prairie View @ Spring Woods <sup>1</sup>	0	0	2	0	34	36	0	--
Quarry Trace	14	0	0	0	100	114	33	3.0
Riverwalk	1	2	9	0	44	56	16	5.3
Rupple Row	4	0	3	0	251	258	13	6.0
Silverthorne, Phase II <sup>1,2</sup>	4	0	0	0	29	33	0	--
Sloan Estates	10	0	4	0	43	57	3	18.7
Stone Mountain, Phase I	19	0	2	0	91	112	3	50.4
Stonebridge Meadows, Phases III, V	17	0	2	1	111	131	8	30.0
Summit Place, Phase I, II	63	3	0	0	7	73	0	792.0
Sundance Meadows <sup>1</sup>	0	0	1	0	24	25	0	--
The Bungalows at Cato Springs <sup>1</sup>	12	4	0	0	15	31	0	--
The Estates at Dogwood Canyon	19	0	3	0	32	54	3	66.0
The Hamptons	5	0	1	1	62	69	6	6.5
The Villages of Sloanbrooke	5	1	0	1	90	97	67	0.9
Timber Trails <sup>1,2</sup>	41	0	0	0	70	111	0	--
Townhomes at Forest Hills	6	2	2	4	17	31	7	9.9
Township Heights	1	0	1	0	19	21	2	8.0
Treetops (Paddock) <sup>1</sup>	39	1	1	0	1	42	0	--
Twin Maple Acres	1	0	0	0	3	4	0	12.0
Twin Maple Estates <sup>1</sup>	0	0	1	1	6	8	0	--
Twin Springs Estates, Phase I, II	11	1	0	0	15	27	1	36.0
West End Addition	8	0	0	0	6	14	6	16.0
West Haven	4	0	1	0	36	41	5	10.0
Westbrook PZD	1	0	0	0	10	11	0	4.0
Wildflower Meadows <sup>1</sup>	0	0	1	0	47	48	0	--
Woodbury	13	1	14	4	3	35	3	128.0--
<b>Fayetteville</b>	<b>605</b>	<b>27</b>	<b>133</b>	<b>54</b>	<b>2,349</b>	<b>3,168</b>	<b>262</b>	<b>22.2</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.

# Fayetteville



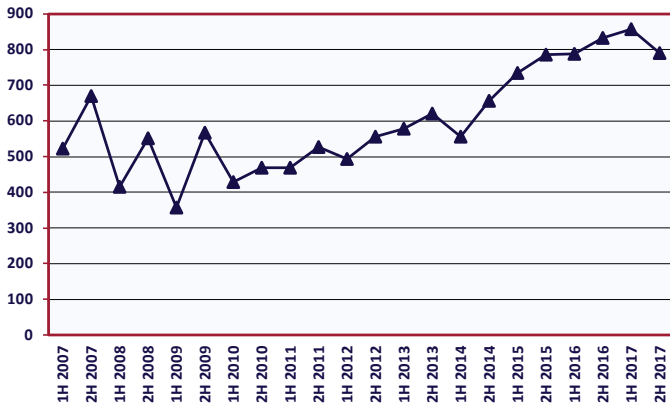
- 55.6 percent of the sold houses in Fayetteville were valued between \$100,001 and \$250,000.

## Fayetteville Price Range of Houses Sold Second Half of 2017

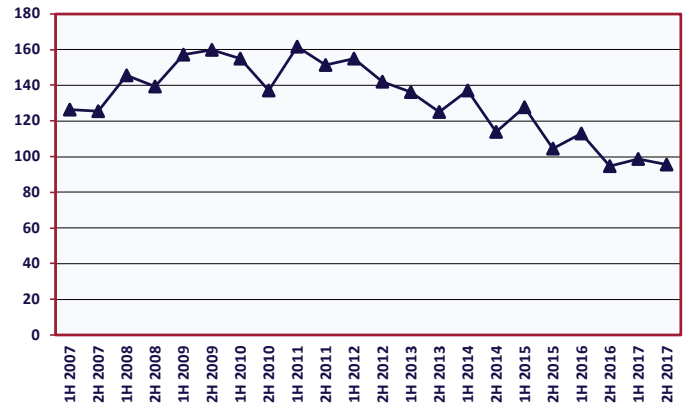
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	0.4%	1,161	27	81.7%	\$42.57
\$50,001 - \$100,000	31	3.9%	1,068	116	94.6%	\$78.13
\$100,001 - \$150,000	120	15.2%	1,280	57	98.0%	\$105.40
\$150,001 - \$200,000	182	23.0%	1,617	75	98.8%	\$111.43
\$200,001 - \$250,000	138	17.4%	1,960	90	98.5%	\$119.94
\$250,001 - \$300,000	113	14.3%	2,272	111	98.2%	\$125.45
\$300,001 - \$350,000	64	8.1%	2,710	104	97.2%	\$128.57
\$350,001 - \$400,000	42	5.3%	2,954	122	98.3%	\$133.19
\$400,001 - \$450,000	33	4.2%	3,189	92	98.4%	\$138.94
\$450,001 - \$500,000	21	2.7%	3,280	161	98.0%	\$156.71
\$500,000+	44	5.6%	3,925	187	96.3%	\$176.92
<b>Fayetteville</b>	<b>791</b>	<b>100.0%</b>	<b>2,094</b>	<b>95</b>	<b>98.0%</b>	<b>\$120.97</b>

# Fayetteville

Fayetteville  
Number of Houses Sold



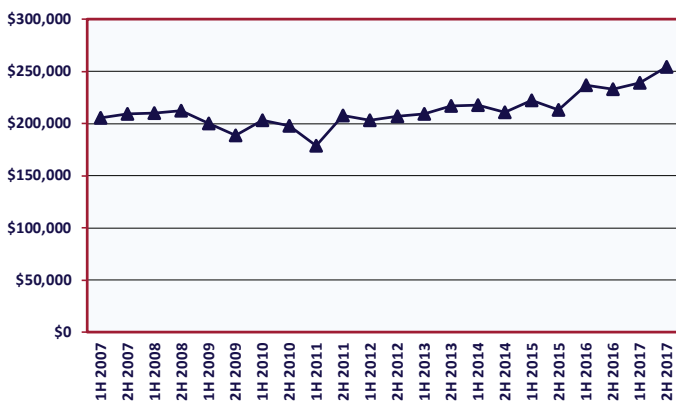
Fayetteville  
Average Days on Market of Houses Sold



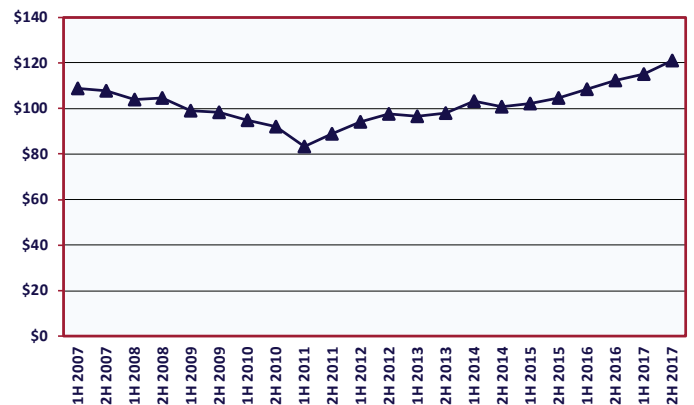
- There were 791 houses sold in Fayetteville from July 1 to December 31, 2017 or 4.9 percent less than the 832 sold in the second half of 2016 and 7.6 percent less than in the first half of 2017.
- The average price of a house sold in Fayetteville increased from \$239,527 in the first half of 2017 to \$254,223 in the second half of 2017.
- The average sales price was 6.1 percent higher than in the previous half year and 9.0 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 99 in the first half of 2017 to 95 in the second half of 2017.
- The average price per square foot for a house sold in Fayetteville increased from \$114.93 in the first half of 2017 to \$120.97 in the second half of 2017.

- The average price per square foot was 5.3 percent higher than in the previous half year, and 7.7 percent higher than in the second half of 2016.
- About 44.7 percent of all houses sold in Washington County were sold in Fayetteville, and the average sales price was 115.6 percent of the county average.
- Out of the 791 houses sold, 169 were new construction. These houses sold for an average price of \$298,912 and were on the market for an average of 147 days.
- There were 333 houses in Fayetteville listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$482,836.
- According to the Washington County Assessor's database, 55.9 percent of houses in Fayetteville were owner-occupied in the second half of 2017.

Fayetteville  
Average Price of Houses Sold



Fayetteville  
Average Price per Square Foot of Houses Sold



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aaron	1	0.1%	1,028	30	\$132,000	\$128.40
Abshier Heights	2	0.3%	2,186	60	\$550,000	\$251.60
Addison Acres	1	0.1%	1,717	35	\$175,000	\$101.92
Amber Jane Estates	1	0.1%	2,969	34	\$320,000	\$107.78
Anderson Farm	1	0.1%	2,660	342	\$235,000	\$88.35
Azalea Terrace	1	0.1%	1,605	48	\$182,000	\$113.40
Barrington Parke	4	0.5%	2,523	51	\$311,650	\$123.51
Bates	1	0.1%	4,938	393	\$725,000	\$146.82
Beavorama Park	3	0.4%	1,288	94	\$132,133	\$101.59
Belclaire Estates	8	1.0%	2,611	56	\$321,124	\$123.26
Bellafont Gardens	3	0.4%	2,329	85	\$244,333	\$104.90
Bellwood	6	0.8%	1,530	43	\$172,433	\$112.68
Bird Haven Terrace	4	0.5%	1,572	45	\$126,525	\$81.35
Bishop	2	0.3%	1,193	63	\$106,000	\$89.67
Blueberry Meadows	5	0.6%	1,674	68	\$174,200	\$104.18
Boardwalk	1	0.1%	3,191	53	\$408,700	\$128.08
Boles	5	0.6%	1,247	85	\$192,460	\$169.29
Boxwood	1	0.1%	1,870	56	\$215,510	\$115.25
Bridgedale	1	0.1%	3,483	733	\$307,000	\$88.14
Bridgeport	8	1.0%	2,477	79	\$267,038	\$107.13
Broadview	2	0.3%	2,234	34	\$264,500	\$117.58
Brookbury Woods	3	0.4%	3,103	206	\$342,333	\$110.23
Brookhaven	1	0.1%	2,590	56	\$320,400	\$123.71
Brookhollow	3	0.4%	1,418	83	\$145,900	\$103.37
Bungalows At Cato Springs	4	0.5%	1,546	82	\$179,253	\$116.00
Butterfield	1	0.1%	2,753	79	\$303,000	\$110.06
Butterfield Meadows	2	0.3%	2,151	42	\$252,000	\$117.19
Campbell Hpr	1	0.1%	954	1	\$250,000	\$262.05
Candlewood	3	0.4%	3,773	138	\$534,433	\$141.67
Cedarwood	2	0.3%	1,707	52	\$185,000	\$108.40
Center, The	1	0.1%	924	82	\$114,000	\$123.38
Centerbrook	1	0.1%	1,252	40	\$144,000	\$115.02
Chapel View	2	0.3%	3,796	211	\$577,550	\$152.66
Charleston Place	1	0.1%	2,434	46	\$370,800	\$152.34
City Park	3	0.4%	3,298	230	\$778,333	\$228.30
Clabber Creek	15	1.9%	1,924	57	\$206,827	\$109.30
Clear Creek	1	0.1%	5,760	205	\$946,500	\$164.32
Clearwood Crossings	1	0.1%	1,481	60	\$181,500	\$122.55
Clover Creek	1	0.1%	1,510	88	\$165,000	\$109.27
Cobblestone	5	0.6%	1,545	38	\$192,750	\$124.71
Commons Walnut Crossing	1	0.1%	1,096	52	\$135,000	\$123.18
Copper Creek	10	1.3%	3,035	106	\$350,630	\$116.11
Cottages at Old Wire	4	0.5%	2,169	139	\$356,894	\$165.13
Country Club Estates	1	0.1%	2,037	113	\$210,000	\$103.09
County Court	4	0.5%	1,567	112	\$275,000	\$191.36
Coves	10	1.3%	1,477	67	\$163,260	\$110.76



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Covington Park	5	0.6%	3,755	167	\$445,600	\$119.95
Creek Meadow	8	1.0%	3,198	91	\$423,708	\$132.59
Creekside	1	0.1%	1,889	45	\$217,000	\$114.88
Creekwood Hills	3	0.4%	1,731	37	\$222,500	\$128.40
Crescent Lake	1	0.1%	2,525	41	\$274,900	\$108.87
Cross Keys	4	0.5%	2,578	63	\$265,425	\$103.53
Crossover Heights	2	0.3%	1,902	68	\$180,000	\$94.71
Crossroads East	1	0.1%	3,102	55	\$306,000	\$98.65
Crystal Springs	12	1.5%	1,878	50	\$218,567	\$116.48
David Lyle Village	4	0.5%	1,365	58	\$140,000	\$102.75
Davidsons Second	2	0.3%	703	41	\$112,500	\$163.39
Deer Valley	2	0.3%	1,427	48	\$143,000	\$100.25
Diamond Acres	1	0.1%	3,766	99	\$295,000	\$78.33
Dickson Hpr	1	0.1%	1,331	123	\$528,220	\$396.86
Divens	1	0.1%	1,350	57	\$152,775	\$113.17
Double Tree Estates	2	0.3%	4,913	85	\$622,500	\$127.52
East Oaks	1	0.1%	1,882	36	\$209,000	\$111.05
Eastview	1	0.1%	1,491	158	\$129,000	\$86.52
Eastwood	1	0.1%	1,980	43	\$215,000	\$108.59
Edgehill	1	0.1%	2,150	130	\$255,000	\$118.60
Embry Acres	4	0.5%	2,193	36	\$254,875	\$116.18
Estates At 45 East	1	0.1%	4,564	237	\$458,725	\$100.51
Estates At Dogwood Canyon	1	0.1%	4,900	71	\$910,000	\$185.71
Fairfield	7	0.9%	1,781	47	\$181,714	\$101.96
Fairview Heights	1	0.1%	1,968	91	\$189,000	\$96.04
Falcon Ridge	2	0.3%	1,839	27	\$206,225	\$112.13
Fayetteville Original	8	1.0%	1,618	193	\$372,500	\$227.53
Fieldstone	4	0.5%	1,477	87	\$155,500	\$105.47
Fiesta Park	2	0.3%	1,103	36	\$136,975	\$124.18
Forest Heights	1	0.1%	2,471	49	\$260,000	\$105.22
Forest Hills	1	0.1%	5,110	426	\$534,000	\$104.50
Fox Run	1	0.1%	3,563	222	\$335,000	\$94.02
Fritz	1	0.1%	1,508	113	\$205,000	\$135.94
Glenbrook	2	0.3%	2,123	39	\$236,250	\$111.20
Glennwood	1	0.1%	2,665	208	\$252,000	\$94.56
Glenwood Park	3	0.4%	1,639	147	\$248,413	\$135.83
Goff	2	0.3%	2,736	53	\$413,650	\$153.38
Golden Oaks Estates	1	0.1%	1,224	51	\$125,000	\$102.12
Green Hills	1	0.1%	6,910	39	\$340,000	\$49.20
Green Valley	3	0.4%	1,841	28	\$184,500	\$101.73
Greenbriar	1	0.1%	1,275	91	\$150,000	\$117.65
Greenland Acres	2	0.3%	961	48	\$78,500	\$82.07
Greenland Original	2	0.3%	1,098	11	\$54,500	\$51.91
Hall & Gollahar	1	0.1%	1,346	23	\$246,000	\$182.76
Hamptons, The	10	1.3%	1,909	116	\$225,275	\$118.50
Harmon Trails Estates	2	0.3%	2,345	94	\$288,900	\$123.20

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Harrisons	1	0.1%	2,627	38	\$354,500	\$134.94
Hawkins House At Shiloh	3	0.4%	1,245	171	\$160,000	\$128.51
Heritage East	4	0.5%	1,204	38	\$120,750	\$100.93
Heritage Village	3	0.4%	1,450	40	\$135,193	\$94.21
Hickory Park	1	0.1%	3,010	42	\$359,000	\$119.27
Hillside	1	0.1%	1,415	23	\$178,000	\$125.80
Holcomb Heights	1	0.1%	1,328	24	\$172,900	\$130.20
Holiday Hills	1	0.1%	2,760	78	\$306,360	\$111.00
Holland	1	0.1%	2,186	66	\$472,500	\$216.15
Hollybrooke Estates	2	0.3%	1,313	43	\$135,950	\$103.65
Horsebend Estates	3	0.4%	2,596	56	\$333,000	\$129.11
Hotz	1	0.1%	3,500	140	\$875,000	\$250.00
Houston Meadows	1	0.1%	999	19	\$93,500	\$93.59
Hudgens	1	0.1%	1,248	73	\$138,000	\$110.58
Hughmount Village	19	2.4%	2,420	139	\$299,418	\$124.40
Huntingdon	5	0.6%	2,177	83	\$245,000	\$112.66
Hyland Park	7	0.9%	2,903	146	\$321,857	\$112.95
Ice House, The	1	0.1%	1,400	45	\$278,000	\$198.57
Jackson Place	2	0.3%	3,428	38	\$414,000	\$121.24
Jacksons First	1	0.1%	2,800	126	\$340,000	\$121.43
Jennings	6	0.8%	1,236	38	\$176,750	\$147.17
Joyce Street Cottages	1	0.1%	1,460	63	\$145,000	\$99.32
Jug Wheeler	1	0.1%	3,319	130	\$460,000	\$138.60
Kantz Place	1	0.1%	1,008	122	\$93,000	\$92.26
Karrington Ridge	1	0.1%	1,150	61	\$117,000	\$101.74
Keating Estates	1	0.1%	2,095	58	\$219,000	\$104.53
Kenwood Hills	1	0.1%	2,408	59	\$285,500	\$118.56
Kirk	1	0.1%	2,867	43	\$205,000	\$71.50
Knolls	2	0.3%	3,482	158	\$421,459	\$120.92
Lakewood	3	0.4%	1,951	58	\$259,000	\$132.90
Lee Valley	2	0.3%	2,247	51	\$198,750	\$87.41
Leflars	1	0.1%	1,975	46	\$305,000	\$154.43
Legacy Building	3	0.4%	1,136	149	\$347,500	\$304.27
Legacy Estates	16	2.0%	2,178	78	\$245,943	\$112.91
Legacy Heights	3	0.4%	1,761	45	\$193,033	\$110.53
Legacy Pointe	12	1.5%	2,161	202	\$251,283	\$116.40
Lewis Baldwin	4	0.5%	1,286	42	\$131,875	\$103.77
Lierly Lane	2	0.3%	1,664	40	\$190,000	\$114.31
Madison Ave	1	0.1%	2,128	104	\$234,000	\$109.96
Magnolia Corner	5	0.6%	2,220	322	\$484,214	\$218.12
Magnolia Crossing	5	0.6%	1,274	61	\$137,280	\$107.75
Maple Park	1	0.1%	1,471	32	\$265,000	\$180.15
Maple Valley	1	0.1%	1,876	46	\$199,900	\$106.56
Maplewood	1	0.1%	2,466	359	\$285,000	\$115.57
Markley	1	0.1%	1,731	51	\$185,000	\$106.87
Martin	1	0.1%	960	91	\$95,200	\$99.17

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Masonic	2	0.3%	2,216	51	\$429,500	\$189.08
Maxwell	1	0.1%	1,252	55	\$157,000	\$125.40
Mcclelland	1	0.1%	1,992	62	\$183,000	\$91.87
Mclintons	2	0.3%	1,311	42	\$125,000	\$95.31
Meadowlands	3	0.4%	1,931	88	\$189,867	\$98.93
Meadows, The	1	0.1%	6,044	311	\$660,000	\$109.20
Metro District Lofts	1	0.1%	1,282	52	\$328,000	\$255.85
Millers Meadow	2	0.3%	1,855	89	\$182,500	\$98.27
Mission Hills	1	0.1%	3,572	38	\$330,000	\$92.39
Mountain Ranch	3	0.4%	1,856	44	\$227,333	\$122.36
Mountain View	1	0.1%	3,308	197	\$469,900	\$142.05
Mt Comfort Mead	1	0.1%	1,474	35	\$168,500	\$114.31
North Ridge	2	0.3%	1,853	61	\$239,500	\$127.63
Oak Grove	3	0.4%	2,118	114	\$398,000	\$185.19
Oak Park Condos	1	0.1%	2,560	88	\$205,000	\$80.08
Oak Tree Condos	2	0.3%	1,008	50	\$88,750	\$88.05
Oakbrooke	1	0.1%	1,968	112	\$299,358	\$152.11
Oakland Hills	3	0.4%	1,973	50	\$239,753	\$119.50
Oaks Manor	4	0.5%	2,213	50	\$263,874	\$117.62
Ottis Watson	4	0.5%	1,408	69	\$163,125	\$115.53
Overton Park	2	0.3%	3,624	60	\$485,500	\$133.94
Owl Creek	1	0.1%	1,392	52	\$144,500	\$103.81
Oxford Bend Estates	2	0.3%	3,725	119	\$523,675	\$139.06
Paradise Acres	3	0.4%	1,462	31	\$148,533	\$101.92
Paradise Gardens	1	0.1%	1,320	42	\$145,000	\$109.85
Pardues	1	0.1%	1,660	143	\$156,500	\$94.28
Park Hill at Mountain Ranch	5	0.6%	1,744	97	\$245,653	\$140.95
Park Place	1	0.1%	2,766	241	\$268,000	\$96.89
Park Ridge Estates	1	0.1%	3,178	48	\$409,000	\$128.70
Parkers Valley View Acres	2	0.3%	1,775	43	\$220,100	\$131.93
Parksdale	2	0.3%	894	61	\$68,600	\$78.19
Paseo Hpr	1	0.1%	1,144	33	\$115,000	\$100.52
Persimmon Place	9	1.1%	1,984	77	\$204,667	\$103.22
Pine Crest	5	0.6%	1,087	36	\$125,140	\$115.16
Praire Street, The	1	0.1%	985	45	\$177,500	\$180.20
Prairie View Acres	3	0.4%	3,531	77	\$400,252	\$113.30
Quail Creek	1	0.1%	2,198	52	\$247,000	\$112.37
Quail Ridge	1	0.1%	1,472	16	\$158,000	\$107.34
Quarry Trace	4	0.5%	1,384	24	\$143,163	\$103.50
Ravenswood	1	0.1%	1,226	35	\$122,000	\$99.51
Red Arrow	2	0.3%	984	34	\$97,500	\$99.33
Red Oak Country Estates	1	0.1%	3,591	183	\$325,000	\$90.50
Regency North	1	0.1%	1,376	60	\$153,000	\$111.19
Ridgemonte View	1	0.1%	3,430	91	\$435,000	\$126.82
Ridgewood	1	0.1%	6,818	192	\$975,000	\$143.00
Riverlyn Estates	1	0.1%	3,360	145	\$438,800	\$130.60

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Riverwalk	8	1.0%	2,337	117	\$295,359	\$126.25
Rockhaven	2	0.3%	1,705	41	\$204,500	\$119.88
Rogers Place	1	0.1%	2,004	112	\$315,000	\$157.19
Rose Hill	1	0.1%	2,512	5	\$225,000	\$89.57
Royal Oaks Estates	5	0.6%	2,098	243	\$210,800	\$103.50
Rupple Row	10	1.3%	1,900	129	\$197,881	\$104.10
S T Russell	3	0.4%	1,534	45	\$98,167	\$65.90
Sage Meadows	1	0.1%	1,720	38	\$166,750	\$96.95
Salem Heights	3	0.4%	1,904	84	\$205,933	\$108.66
Salem Meadows	2	0.3%	1,579	35	\$170,500	\$108.08
Salem Village	6	0.8%	1,766	49	\$173,633	\$98.63
Sequoyah Estates	1	0.1%	2,100	84	\$60,077	\$28.61
Sequoyah Meadows	1	0.1%	1,894	37	\$190,000	\$100.32
Sequoyah Woods	3	0.4%	1,579	79	\$164,833	\$105.19
Shelton	1	0.1%	1,640	32	\$166,000	\$101.22
Sherwood Acres	1	0.1%	2,951	75	\$380,000	\$128.77
Sherwood Forest Estates	2	0.3%	2,696	60	\$307,500	\$113.89
Silverthorne	1	0.1%	2,480	38	\$280,000	\$112.90
Skyler Place	1	0.1%	1,360	34	\$114,400	\$84.12
Sloan Estates	4	0.5%	3,544	93	\$451,298	\$128.00
Southern Heights	1	0.1%	3,933	128	\$565,000	\$143.66
Spring Creek	1	0.1%	2,788	39	\$261,000	\$93.62
Spring Hollow Estates	1	0.1%	1,905	88	\$220,000	\$115.49
St James Park	5	0.6%	1,955	45	\$218,200	\$111.55
Steelecrossing	1	0.1%	1,137	18	\$137,000	\$120.49
Stephens	1	0.1%	1,418	34	\$165,500	\$116.71
Stone Mountain	6	0.8%	3,953	84	\$498,500	\$126.71
Stone Street	1	0.1%	1,160	36	\$128,450	\$110.73
Stonebridge	1	0.1%	2,728	236	\$359,000	\$131.60
Stonebridge Meadows	16	2.0%	2,469	103	\$259,978	\$106.13
Stonecrest	1	0.1%	1,947	61	\$197,700	\$101.54
Stonemeadow	2	0.3%	4,181	152	\$537,000	\$127.78
Stonewood	1	0.1%	3,722	66	\$370,000	\$99.41
Strawberry Hill	1	0.1%	1,890	131	\$173,000	\$91.53
Stubblefield	2	0.3%	2,877	92	\$230,000	\$80.35
Summerhill	2	0.3%	1,705	55	\$174,000	\$103.58
Summersby	2	0.3%	4,709	139	\$519,000	\$110.14
Sun Valley	3	0.4%	1,755	33	\$163,667	\$95.23
Sunbridge Villas	2	0.3%	1,500	41	\$183,875	\$122.59
Sundance Meadows	2	0.3%	1,972	59	\$198,250	\$101.33
Sunset	1	0.1%	2,000	42	\$360,000	\$180.00
Sunset Hills	1	0.1%	1,583	68	\$135,000	\$85.28
Sycamore Hpr	5	0.6%	1,093	90	\$188,000	\$174.85
Taylor Estates	1	0.1%	2,541	38	\$292,200	\$114.99
TBD	1	0.1%	1,498	144	\$160,000	\$106.81

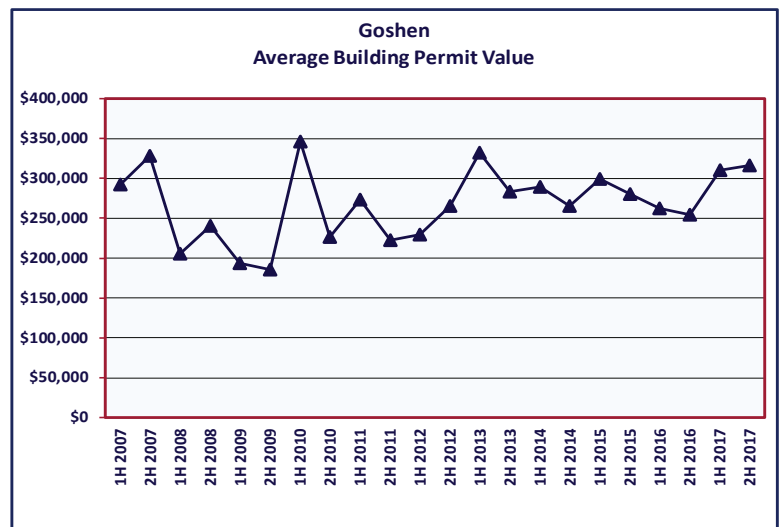
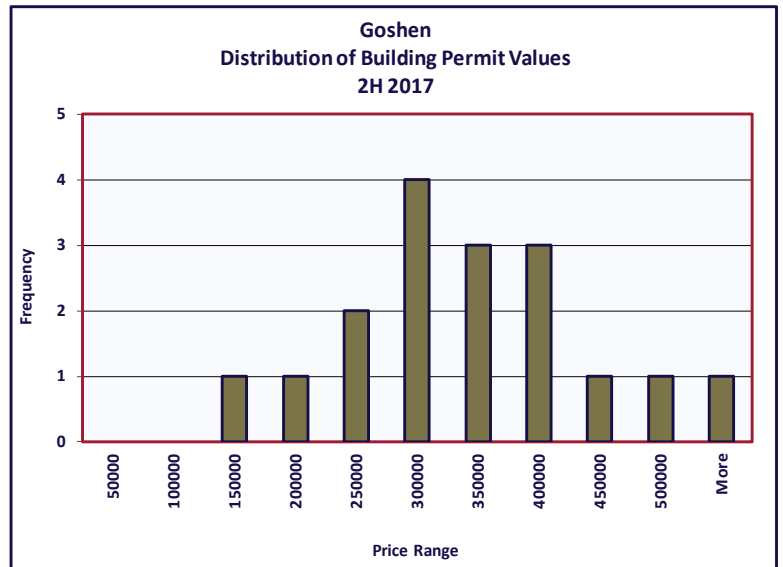
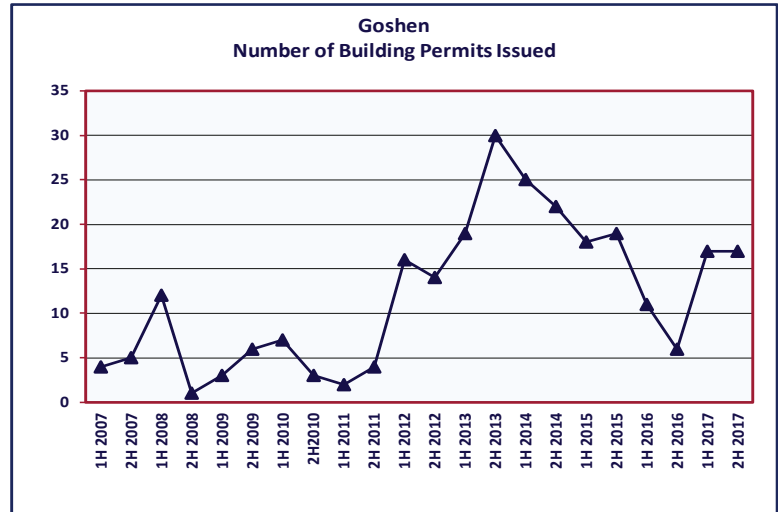
# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Timber Crest	3	0.4%	2,575	108	\$296,833	\$115.04
Timber Trails	1	0.1%	1,052	35	\$115,000	\$109.32
Town Homes At Forest Hills	1	0.1%	2,113	199	\$304,250	\$143.99
Twin Springs Estates	1	0.1%	2,247	37	\$257,000	\$114.37
University Acres	1	0.1%	1,520	19	\$159,900	\$105.20
Usonia Terrace	1	0.1%	1,944	118	\$195,000	\$100.31
Valley View	1	0.1%	961	75	\$179,900	\$187.20
Village On Shiloh	2	0.3%	1,104	67	\$133,000	\$120.47
Villages of Sloanbrooke	22	2.8%	1,681	189	\$205,777	\$122.14
Wahneetah Heights	1	0.1%	3,123	153	\$485,000	\$155.30
Walnut Crossing	6	0.8%	1,459	52	\$154,755	\$106.38
Walnut Grove	1	0.1%	1,224	51	\$140,000	\$114.38
Walnut Park	1	0.1%	1,434	78	\$153,000	\$106.69
Walnut View Estates	2	0.3%	1,678	115	\$157,000	\$94.98
Waterford	1	0.1%	3,435	365	\$429,000	\$124.89
Waterford Estates Hissom Ranch	6	0.8%	3,144	87	\$404,333	\$128.78
Watson	1	0.1%	925	32	\$100,300	\$108.43
Wedington Woods	4	0.5%	2,053	67	\$215,125	\$108.31
West End	6	0.8%	1,845	61	\$334,000	\$176.31
Western Methodist Assembly	1	0.1%	1,152	49	\$315,000	\$273.44
Westridge	4	0.5%	2,004	88	\$195,125	\$97.52
Westwind	3	0.4%	4,108	92	\$451,333	\$110.05
Wildflower Meadows	2	0.3%	2,921	47	\$337,500	\$115.51
Willow Springs	8	1.0%	1,368	45	\$144,319	\$105.91
Wilson-Adams	2	0.3%	1,673	26	\$508,500	\$278.10
WilsonDunn	1	0.1%	1,344	90	\$112,000	\$83.33
Winwood	2	0.3%	2,213	61	\$220,000	\$99.62
Woodbury	10	1.3%	2,143	208	\$281,139	\$131.22
Woodbury Hpr	2	0.3%	1,634	70	\$192,450	\$117.57
Woodfield	7	0.9%	1,013	46	\$128,036	\$127.11
Woodview Estates	1	0.1%	4,332	255	\$555,000	\$128.12
Yorktowne Square	2	0.3%	2,851	136	\$350,000	\$122.77
Other	76	9.6%	2,054	120	\$238,178	\$108.98
<b>Fayetteville</b>	<b>791</b>	<b>100.0%</b>	<b>2,094</b>	<b>95</b>	<b>\$254,223</b>	<b>\$120.97</b>

# Goshen

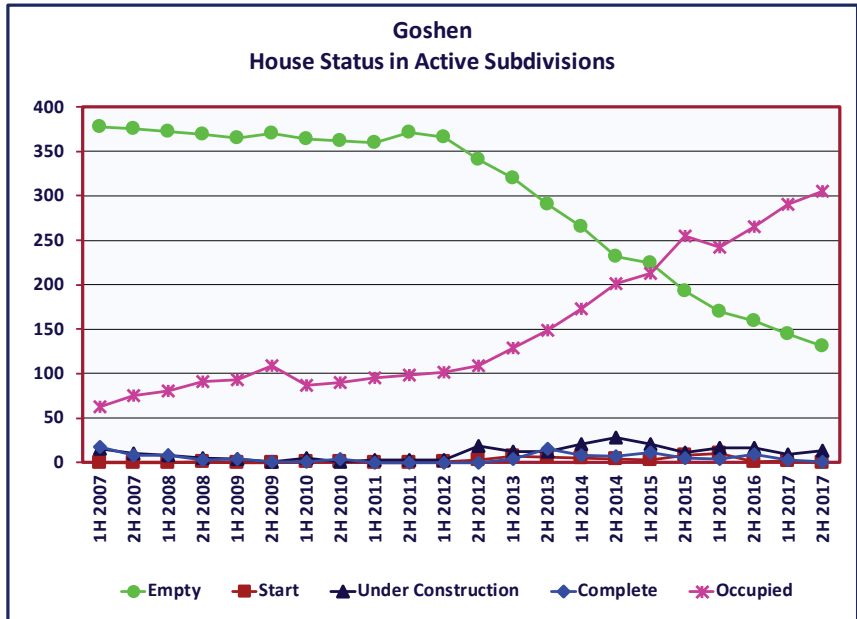
- From July 1 to December 31, 2017 there were 17 residential building permits issued in Goshen. This represents a 183.3 percent increase from the second half of 2016.
- In the second half of 2017, the majority of issued building permits were between \$250,001 and \$400,000.
- The average residential building permit value in Goshen increased by 24.2 percent from \$254,667 in the second half of 2016 to \$316,179 in the second half of 2017.





# Goshen

- There were 450 total lots in 10 active subdivisions in Goshen in the second half of 2017. About 67.8 percent of the lots were occupied, 0.2 percent were complete but unoccupied, 2.9 percent were under construction, 0.0 percent were starts, and 29.1 percent were empty lots.
- The subdivision with the most houses under construction in Goshen in the second half of 2017 was The Knolls with 8.
- No new construction or progress in existing construction has occurred in the last year in 3 out of the 10 active subdivisions in Goshen.
- 14 new houses in Goshen became occupied in the second half of 2017. The annual absorption rate implies that there were 43.5 months of remaining inventory in active subdivisions, down from 44.4 months in the first half of 2017.
- In 3 out of the 10 active subdivisions in Goshen, no absorption occurred in the past year.
- 75 additional lots in 2 subdivisions had received final approval by December 31, 2017.



## Goshen Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Estates at Blue Springs	2H 2017	68
<i>Final Approval</i>		
Holt Capital LLC	2H 2015	7
<b>Goshen</b>		<b>75</b>

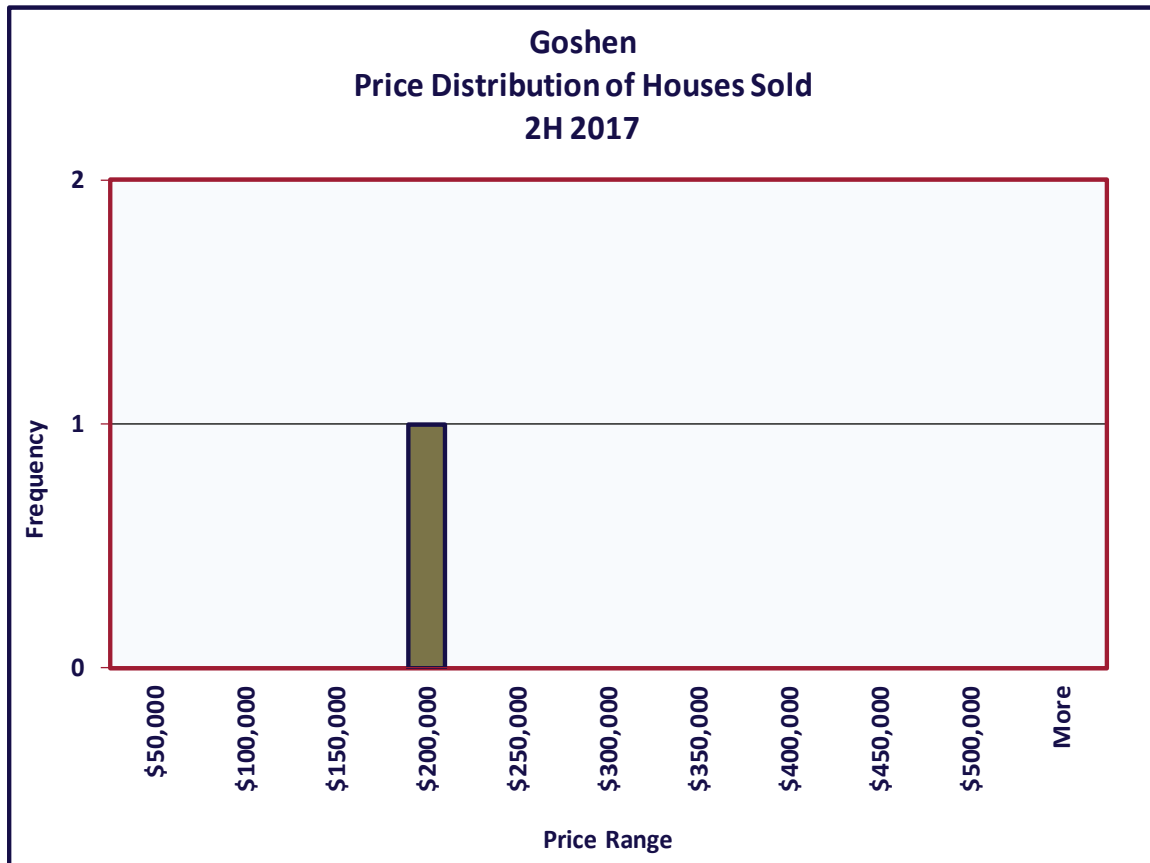
## Goshen House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane	0	0	0	0	8	8	2	0.0
Autumn View	8	0	0	0	2	10	0	96.0
Bordeaux	2	0	1	0	18	21	0	36.0
Bridlewood, Phases I, II	10	0	3	0	37	50	0	22.3
Brookstone Woods <sup>1,2</sup>	45	0	0	0	1	46	0	--
The Knolls	47	0	8	0	18	73	1	165.0
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	--
Waterford Estates	3	0	1	1	194	199	10	2.5
Wildwood	6	0	0	0	4	10	1	72.0
<b>Goshen Totals</b>	<b>131</b>	<b>0</b>	<b>13</b>	<b>1</b>	<b>305</b>	<b>450</b>	<b>14</b>	<b>43.5</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.

# Goshen

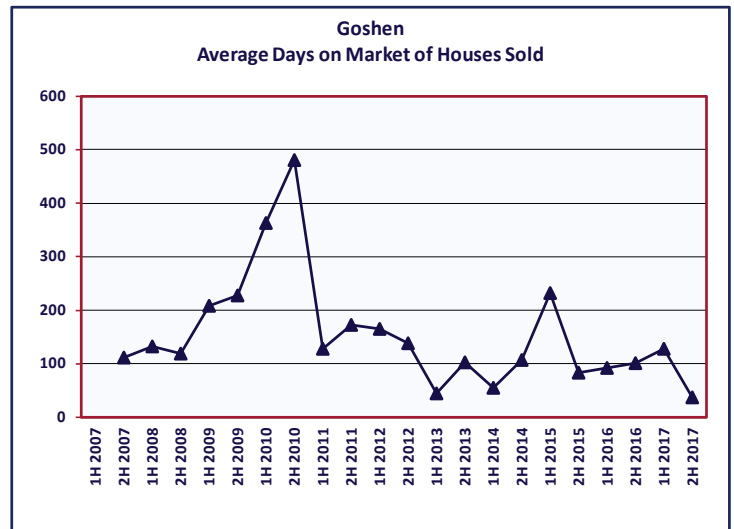
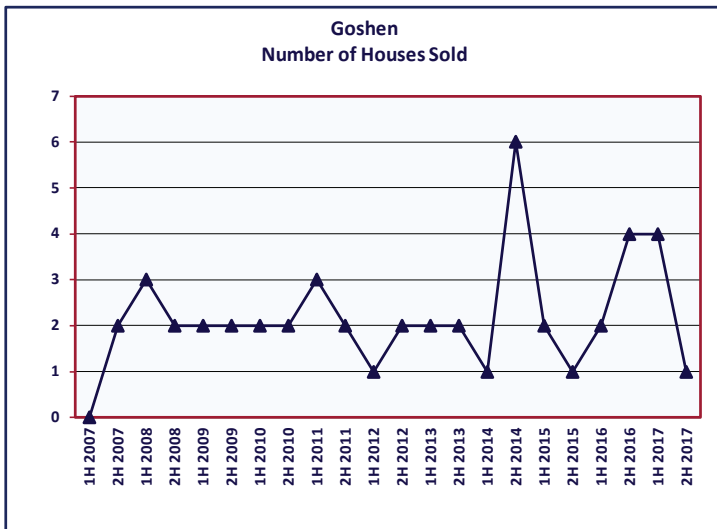


- One house sold in Goshen was in the \$150,001 to \$200,000 range.

## Goshen Price Range of Houses Sold Second Half of 2017

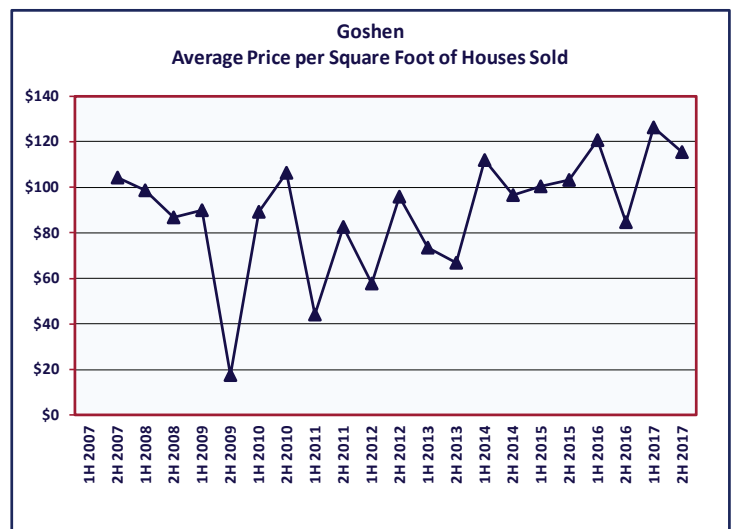
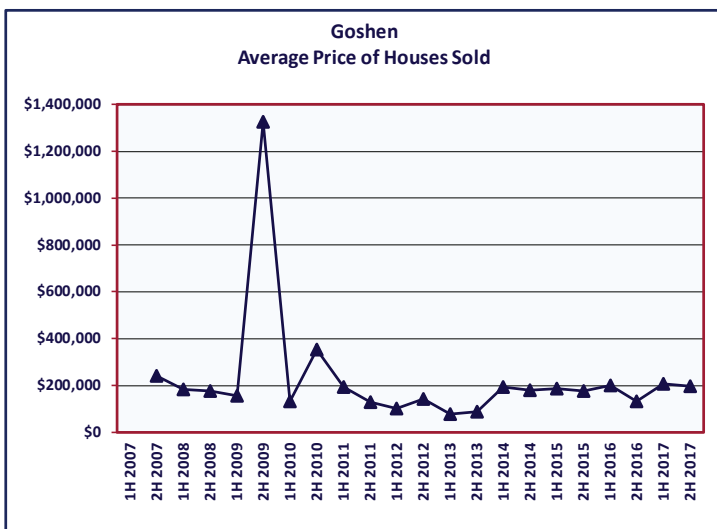
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	100.0%	1,701	38	85.8%	\$115.52
\$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>1,701</b>	<b>38</b>	<b>85.8%</b>	<b>\$115.52</b>

# Goshen



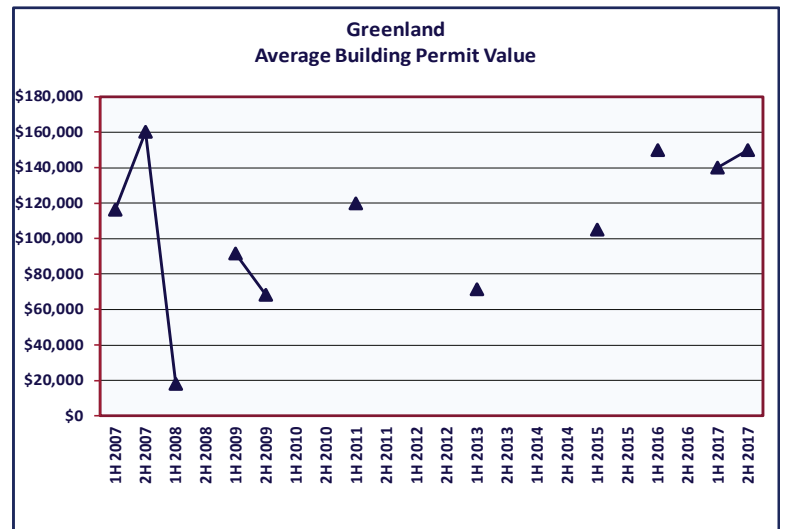
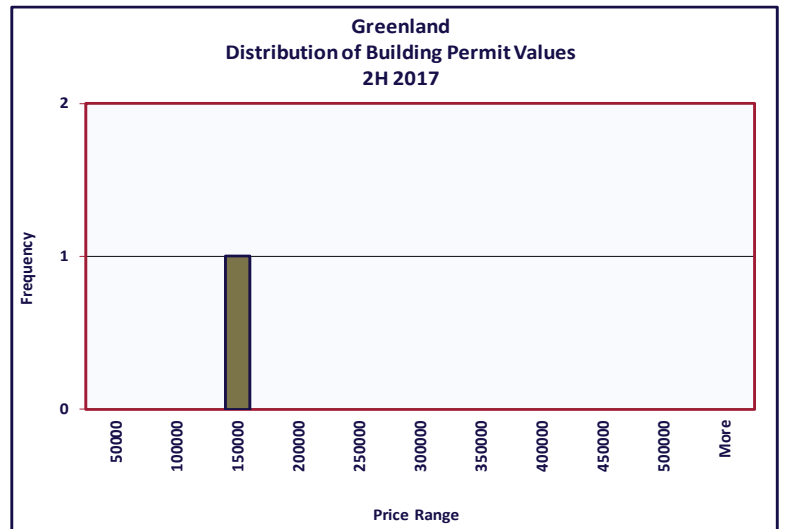
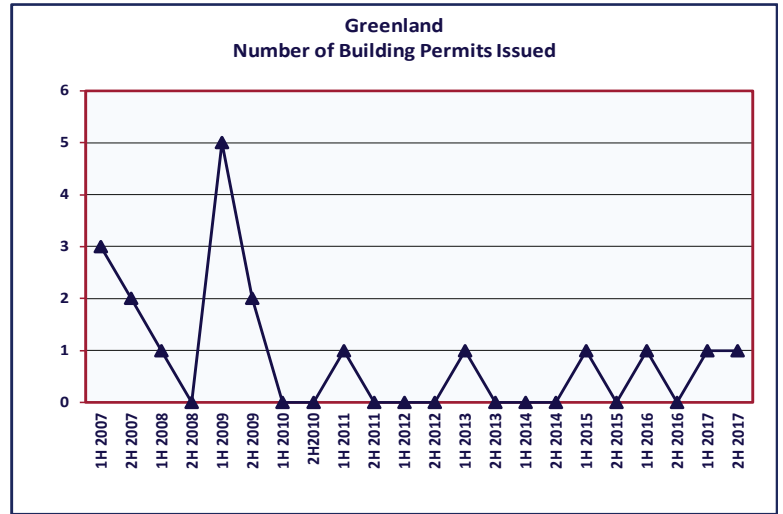
- There was 1 house sold in Goshen from July 1 to December 31, 2017, which was 75.0 percent less than in the second half of 2016 and 75.0 percent less than in the first half of 2017.
- The average price of a house sold in Goshen decreased from \$206,125 in the first half of 2017 to \$196,500 in the second half of 2017.
- The average sales price was 4.7 percent lower than in the previous half year and 50.7 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 129 in the first half of 2017 to 38 days in the second half of 2017.
- The average price per square foot for a house sold in Goshen decreased from \$126.13 in the first half of 2017 to \$115.52 in the second half of 2017.

- The average price per square foot was 8.4 percent lower than in the previous half year, and 36.3 percent higher than in the second half of 2016.
- About 0.1 percent of all houses sold in Washington County in the second half of 2017 were sold in Goshen. The average sales price of a house was 89.4 percent of the county average.
- There were 1 house in Goshen, listed for sale in the MLS database as of December 31, 2017. This house had an average list price of \$189,900.
- According to the Washington County Assessor's database, 74.2 percent of houses in Goshen were owner-occupied in the second half of 2017.

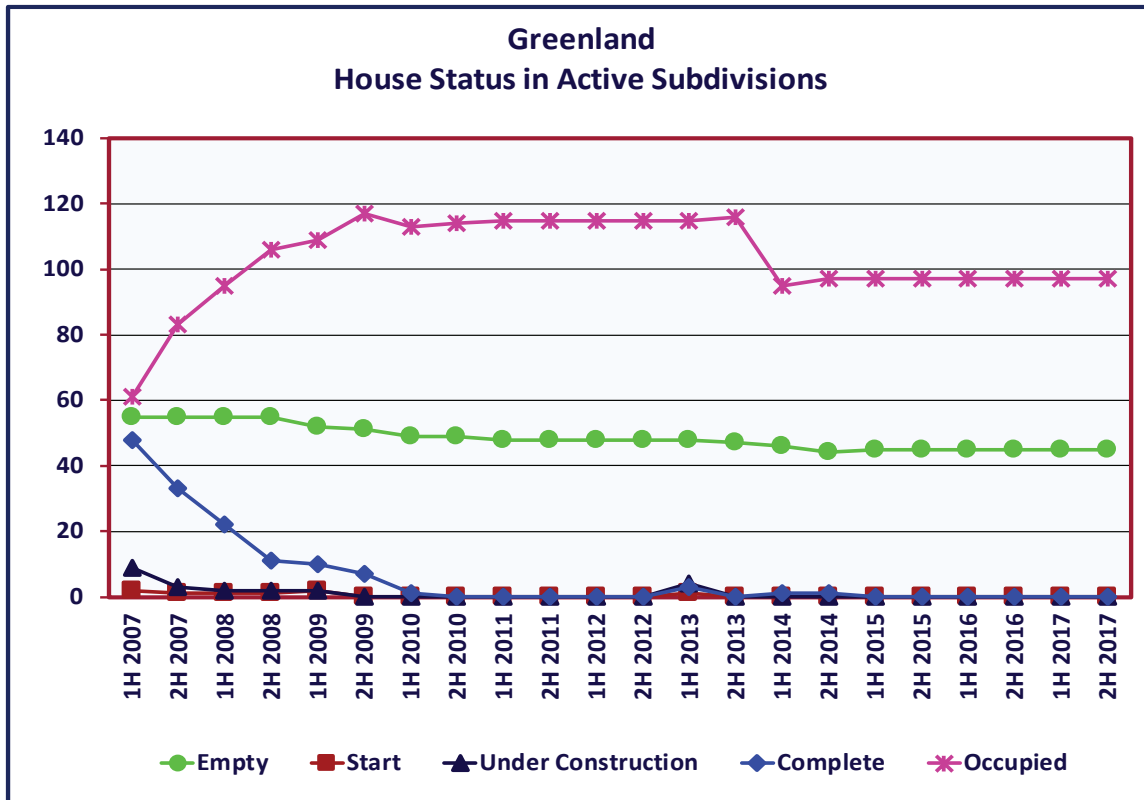


# Greenland

- From July 1 to December 31, 2017, there was 1 residential building permit issued in Greenland.
- The building permit had a value of \$150,000.



# Greenland



- There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2017. About 68.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 31.7 percent were empty lots.
- No new houses in Greenland became occupied in the second half of 2017.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2017.

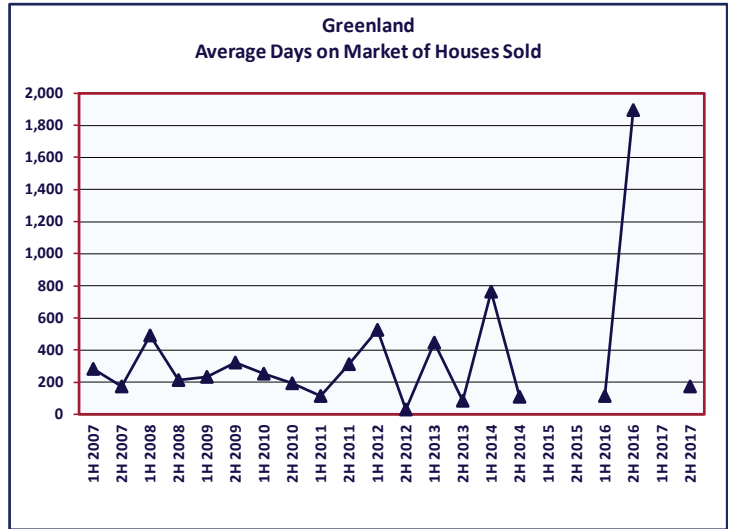
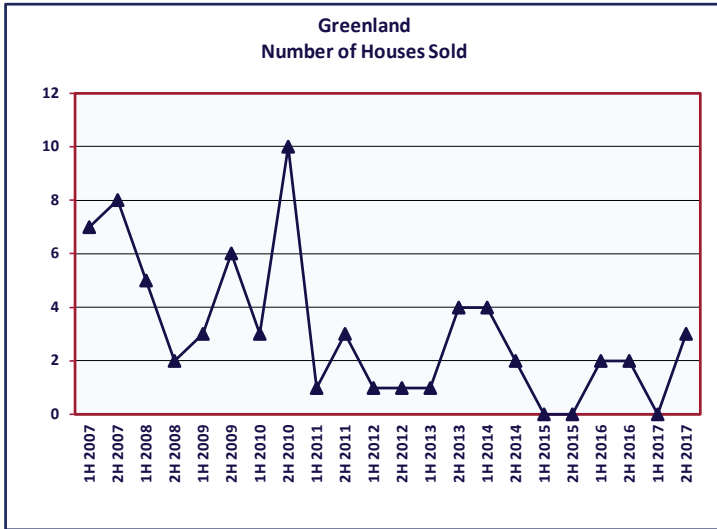
## Greenland House Status in Active Subdivisions Second Half 2017

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

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

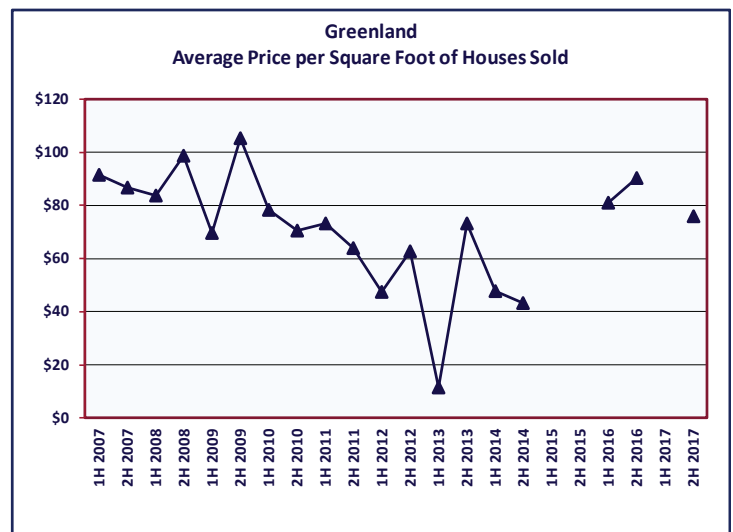
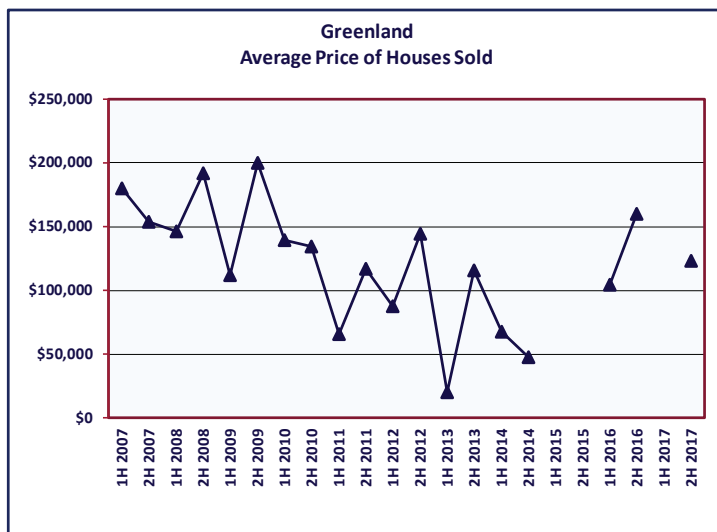
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Greenland



- There were 3 houses sold in Greenland from July 1 to December 31, 2017.
- The average price of a house sold in Greenland was \$123,000 in the second half of 2017.
- From initial listing to the sale houses in Greenland averaged 173 days on market in the second half of 2017.
- The average price per square foot of a house sold in Greenland was \$75.88 in the second half of 2017.
- About 0.2 percent of the houses sold in Washington County were sold in Greenland in the second half of 2017.
- The average sale price of a house in Greenland was 55.9 percent of the county average.

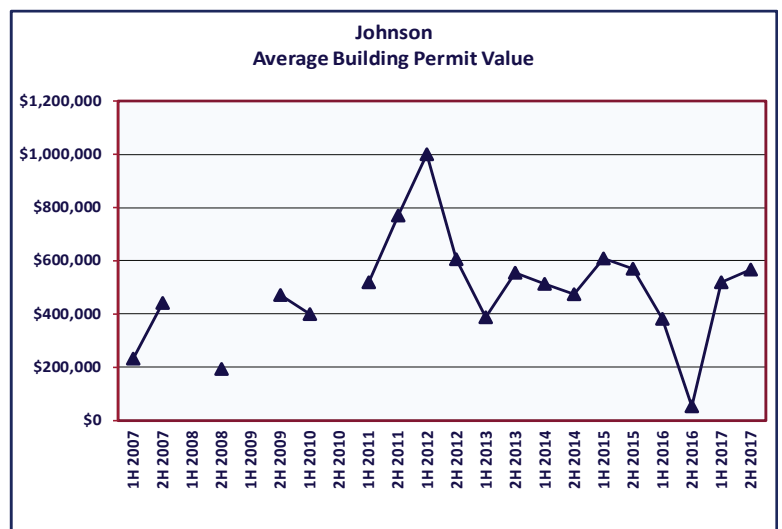
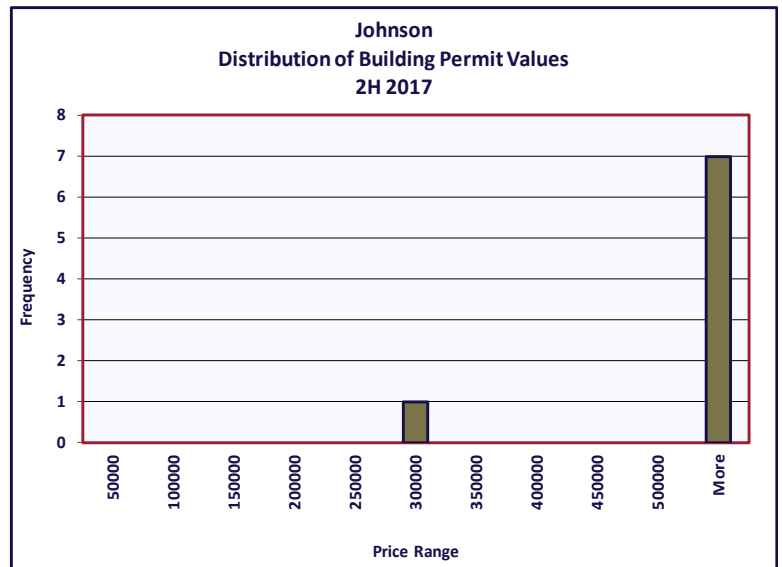
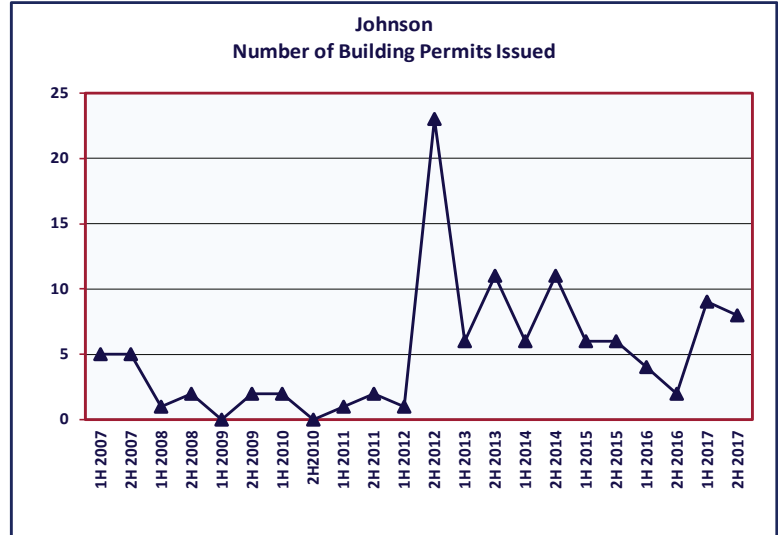
- There were 3 house in Greenland listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$192,200.
- According to the Washington County Assessor's database 68.4 percent of houses in Greenland were owner-occupied in the second half of 2017.



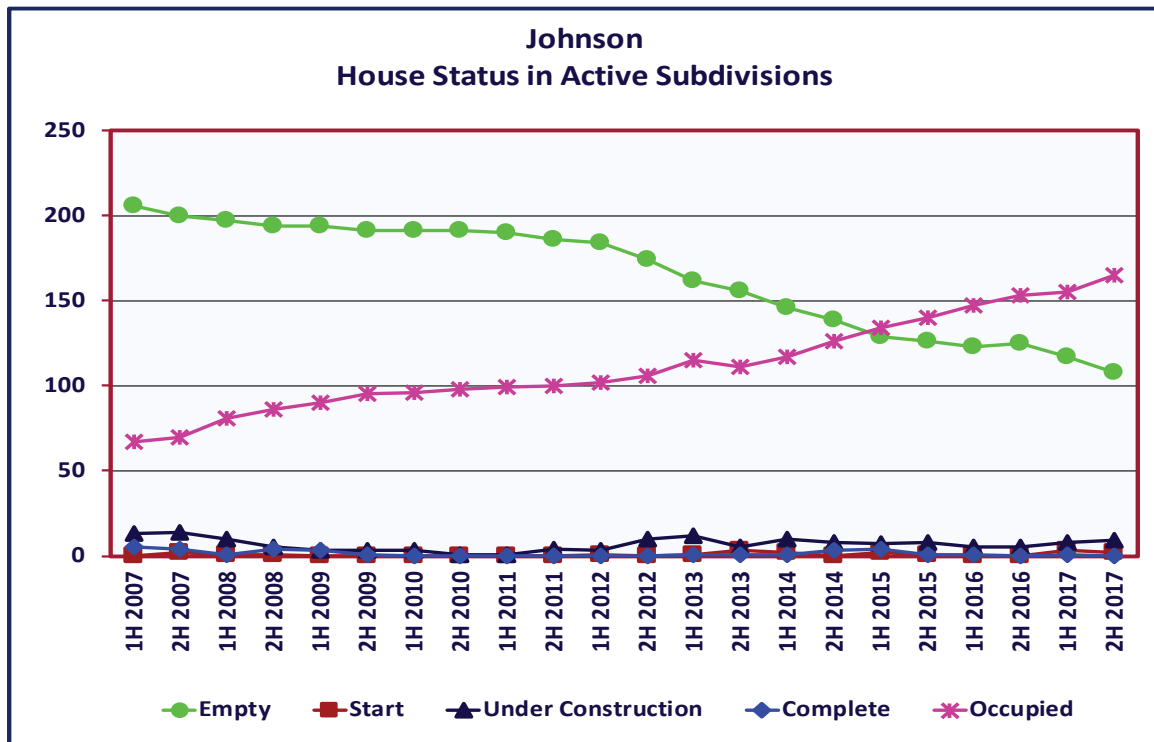


# Johnson

- From July 1 through December 31, 2017 there were 8 residential building permits issued in Johnson. This was an increase of 300 percent from the number of permits issued in the second half of 2016.
- In the second half of 2017, most of the building permits issued in Johnson were valued at more than \$500,000.
- The average residential building permit value in Johnson increased by 36.4 percent from \$415,220 in the second half of 2016 to \$566,512 in the second half of 2017.



# Johnson



- There were 284 total lots in 3 active subdivisions in Johnson in the second half of 2017. About 58.1 percent of the lots were occupied, 0 percent were complete, but unoccupied, 3.2 percent were under construction, 0.7 percent were starts, and 38.0 percent were empty lots.
- The subdivisions with the most houses under construction in Johnson in the first half of 2017 was Clear Creek with 5.
- 1 of the 3 active subdivision in Johnson had no new construction activity or absorption in the past year.
- 10 new houses in Johnson became occupied in the second half of 2017. The annual absorption rate implies that there were 119 months of remaining inventory in active subdivisions, down from 193.5 months in the first half of 2017.
- No additional lots in Johnson had received either preliminary or final approval by December 31, 2017.

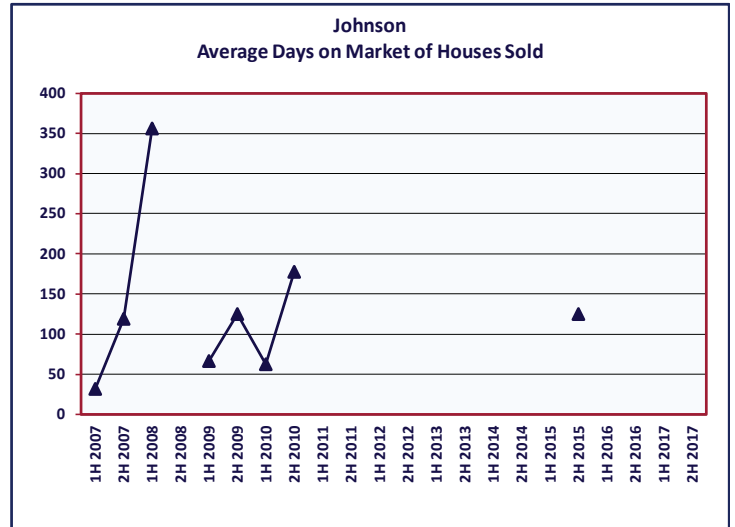
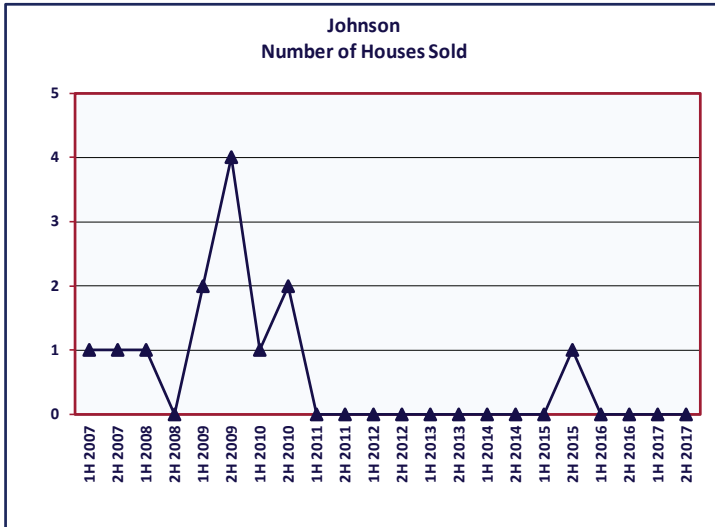
## Johnson House Status in Active Subdivisions Second Half of 2017

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-III, V-VII	74	2	5	0	98	179	7	121.5
Heritage Hills	16	0	4	0	46	66	3	60.00
<b>Johnson</b>	<b>108</b>	<b>2</b>	<b>9</b>	<b>0</b>	<b>165</b>	<b>284</b>	<b>10</b>	<b>119.0</b>

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

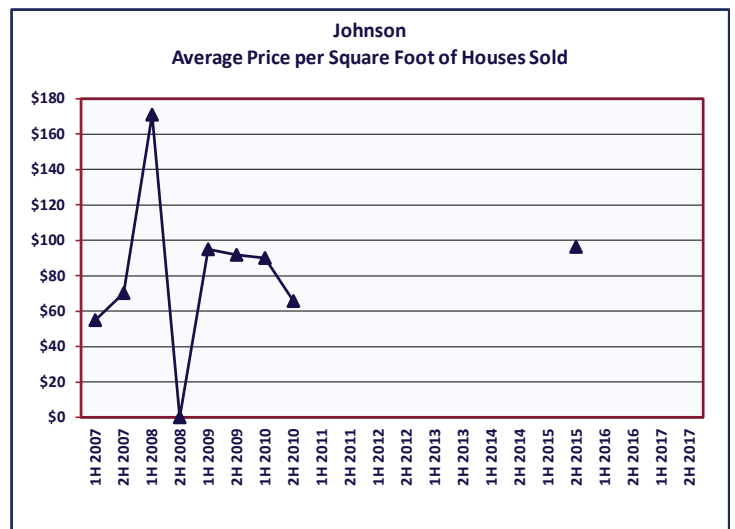
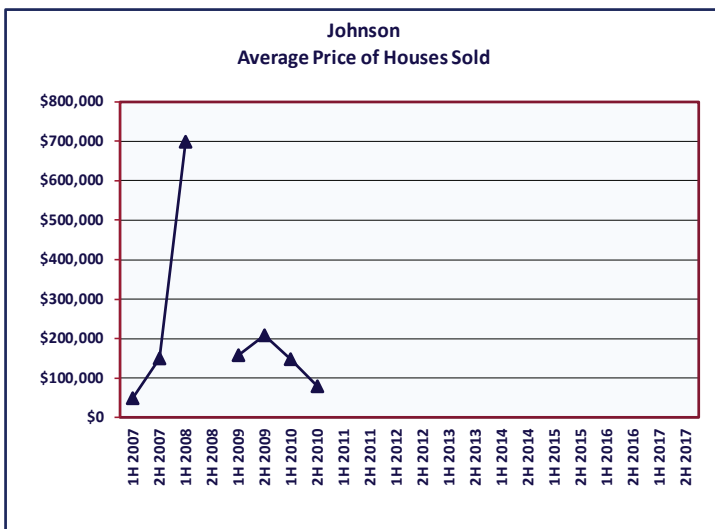
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

# Johnson



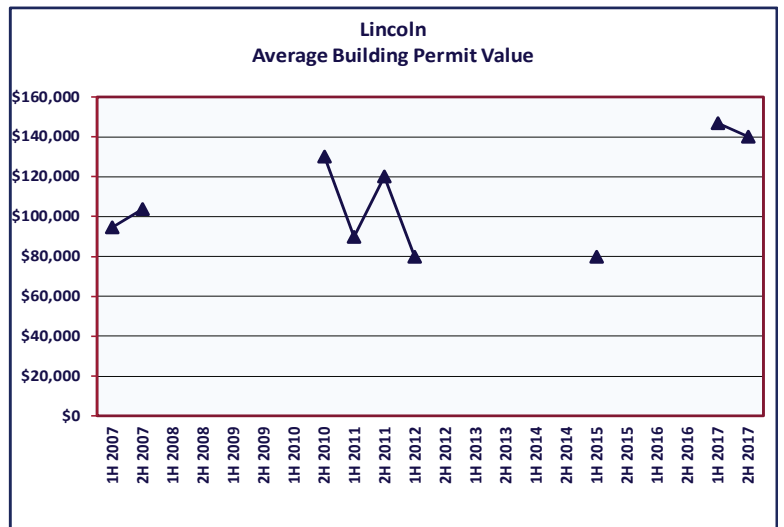
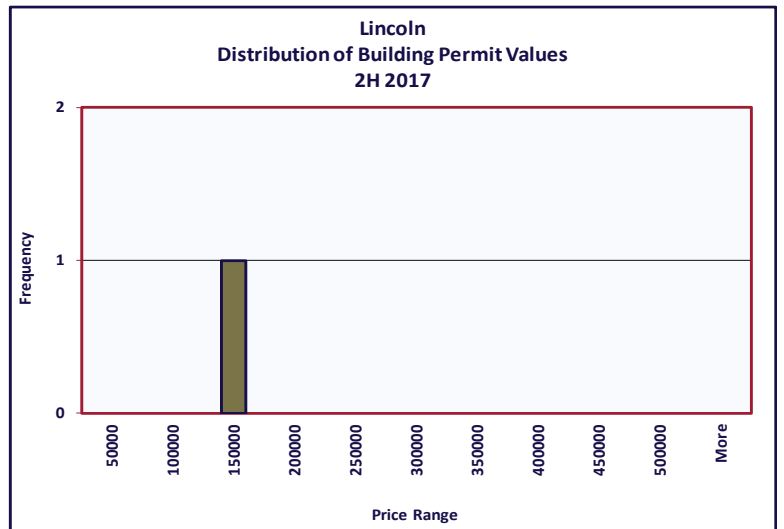
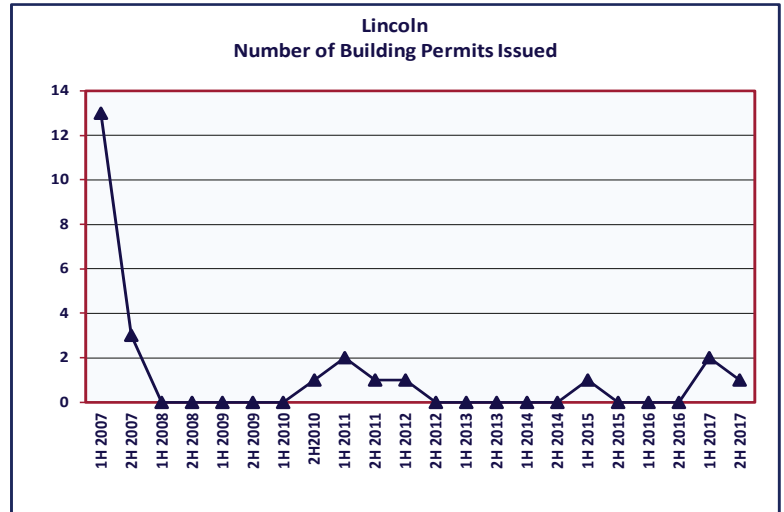
- There were no houses sold in Johnson from July 1 to December 31, 2017.
- There were no houses in Johnson listed for sale in the MLS database as of December 31, 2017.
- According to the Washington County Assessor's database,

55.8 percent of houses in Johnson were owner-occupied in the second half of 2017.

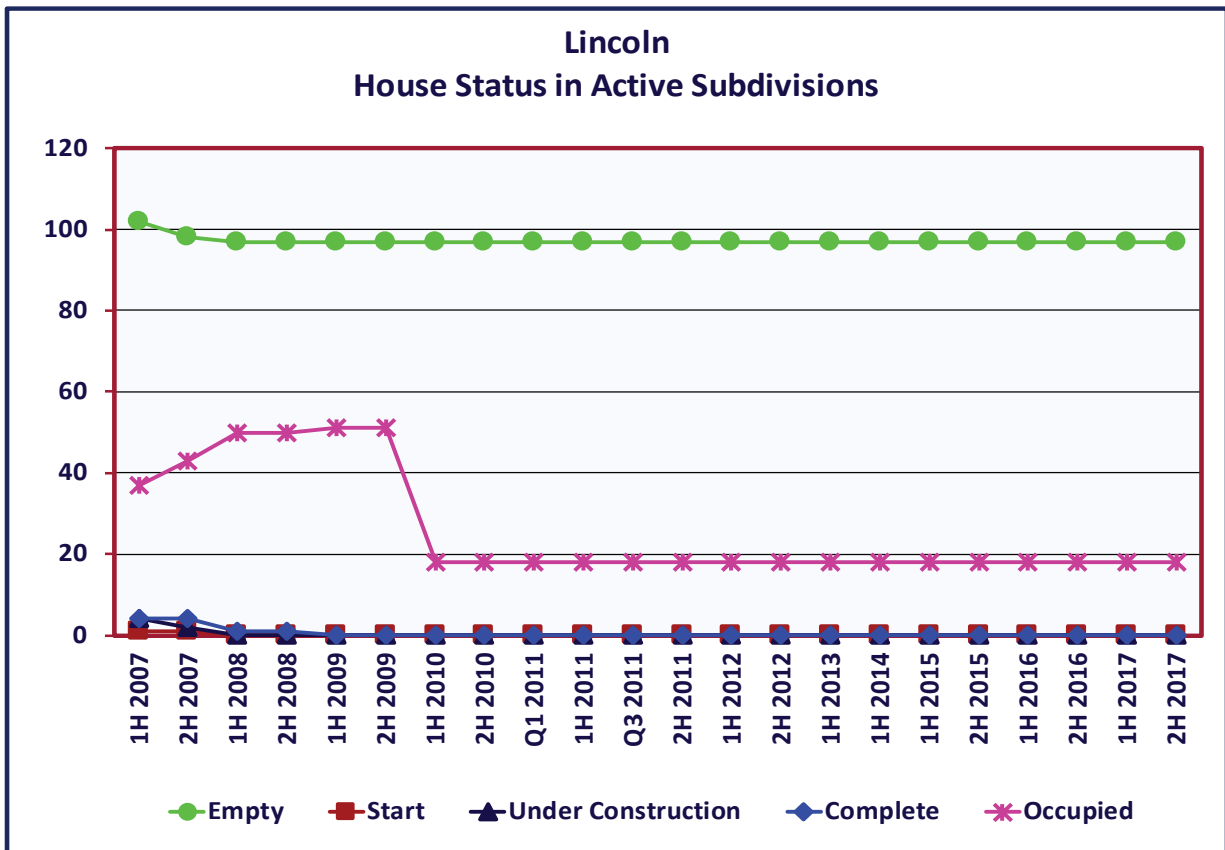


# Lincoln

- From July 1 through December 31, 2017 there was 1 residential building permit issued in Lincoln.
- The one building permit was valued at \$140,000.



# Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the second half of 2017. 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 empty lots.
- Both of the 2 active subdivisions had no new construction or progress in existing construction in the last year.
- No new houses in Lincoln became occupied in the second half of 2017.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2017.

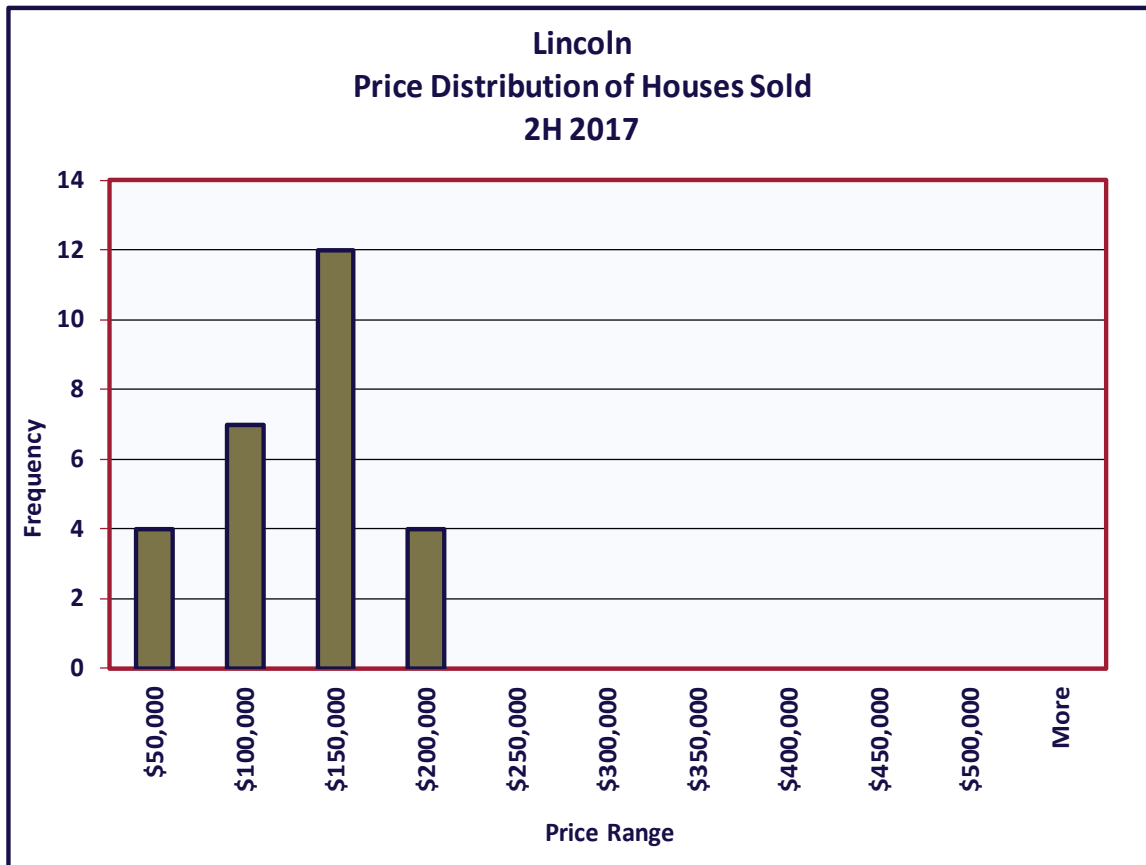
## Lincoln House Status in Active Subdivisions Second Half 2017

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



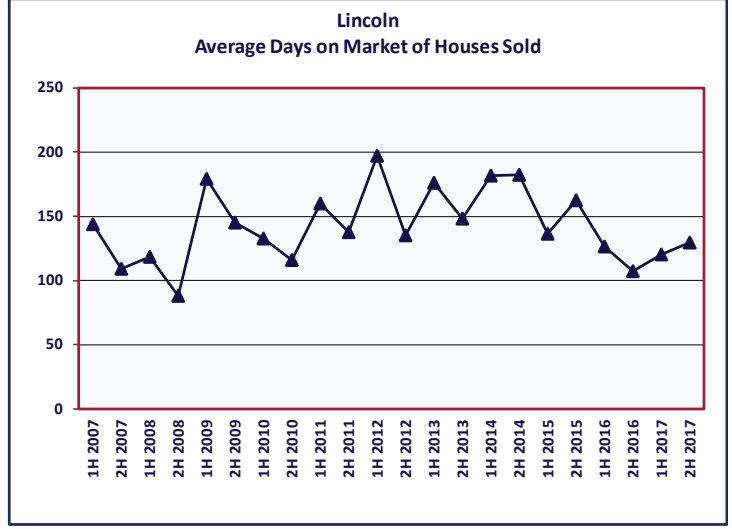
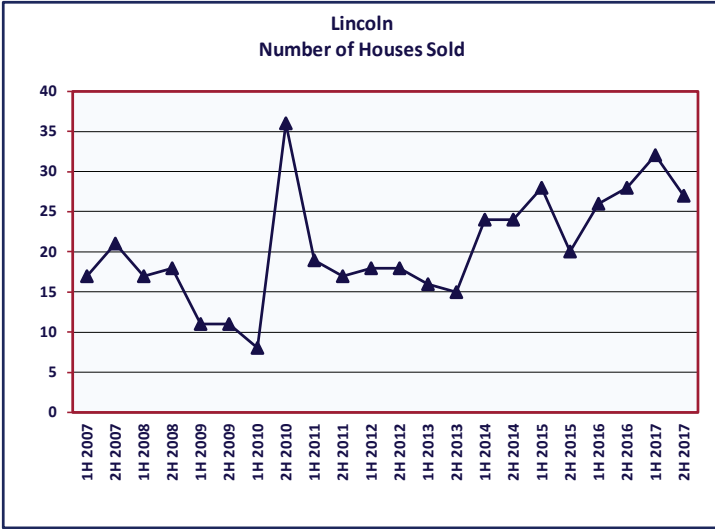
- 70.3 percent of the sold houses in Lincoln were priced between \$50,001 and \$150,000.

## Lincoln Price Range of Houses Sold Second Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	14.8%	1,236	312	93.7%	\$32.51
\$50,001 - \$100,000	7	25.9%	1,358	98	98.9%	\$71.36
\$100,001 - \$150,000	12	44.4%	1,469	96	97.9%	\$81.71
\$150,001 - \$200,000	4	14.8%	1,845	107	96.8%	\$95.31
\$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>Lincoln</b>	<b>27</b>	<b>100.0%</b>	<b>1,462</b>	<b>130</b>	<b>97.4%</b>	<b>\$73.75</b>

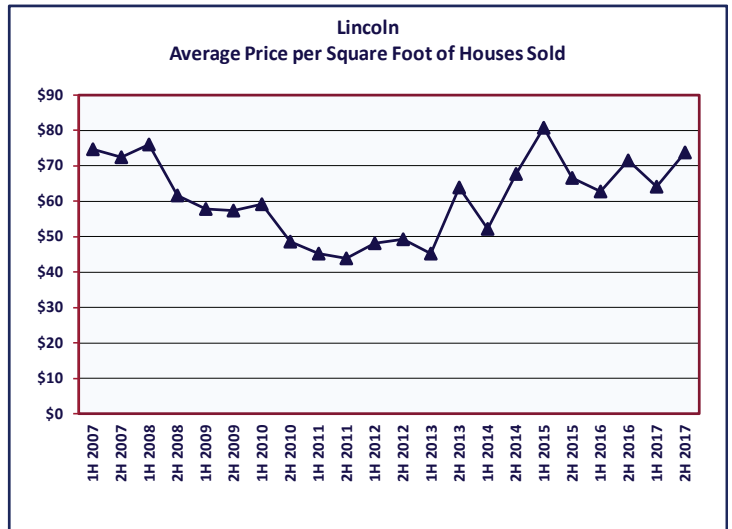
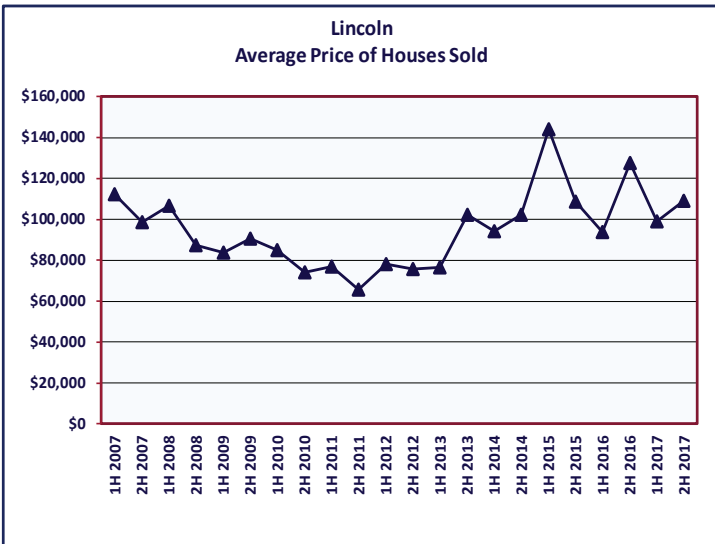


# Lincoln



- There were 27 houses sold in Lincoln from July 1 to December 31, 2017, 3.6 percent less than the 28 sold in the second half of 2016 and 15.6 percent less than the 32 sold in the first half of 2017.
- The average price of a house sold in Lincoln increased from \$99,206 in the first half of 2017 to \$109,214 in the second half of 2017.
- The average sales price was 10.1 percent higher than in the previous half year and 14.4 percent lower than in the second half of 2016.
- The average number of days on market from initial listing to the sale increased from 121 in the first half of 2017 to 130 in the second half of 2017.
- The average price per square foot for a house sold in Lincoln increased from \$64.11 in the first half of 2017 to \$73.75 in the second half of 2017.

- The average price per square foot was 15.0 percent higher than in the previous half year and 3.2 percent higher than in the second half of 2016.
- About 1.5 percent of all houses sold in Washington County in the second half of 2017 were sold in Lincoln.
- The average sales price of a house was 49.7 percent of the county average.
- Of the 27 houses sold in the second half of 2017, none were new construction.
- There were 20 houses in Lincoln listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$311,494.
- According to the Washington County Assessor's database, 57.0 percent of houses in Lincoln were owner-occupied in the second half of 2017.



# Lincoln

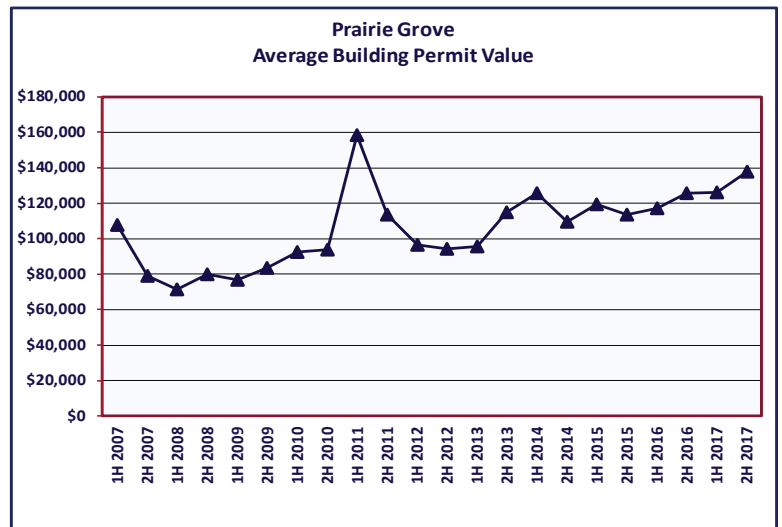
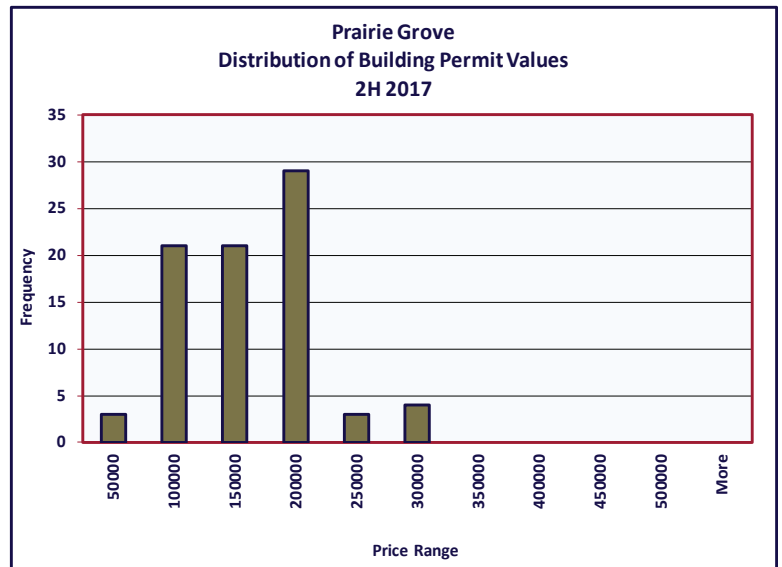
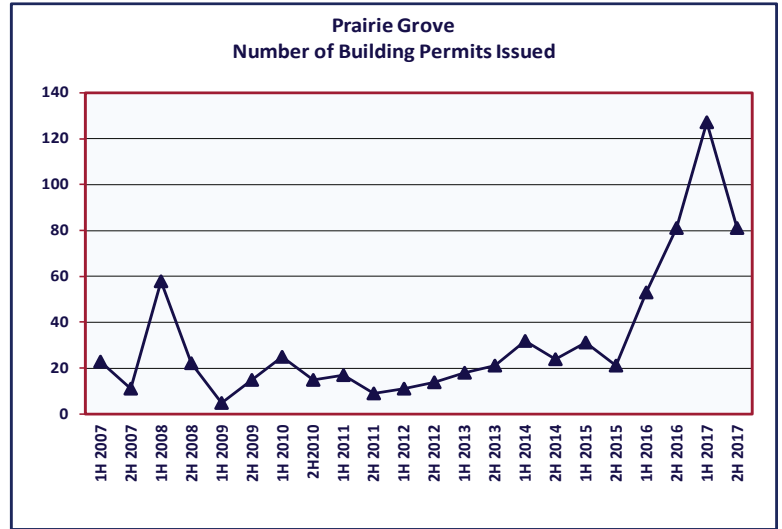
## Lincoln Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Applegate	5	18.5%	1,310	62	\$107,480	\$82.07
Braly	2	7.4%	1,330	120	\$109,200	\$81.77
Corley	1	3.7%	1,810	51	\$130,000	\$71.82
Country Meadows	1	3.7%	1,281	33	\$123,900	\$96.72
Cuzick	1	3.7%	1,682	356	\$125,000	\$74.32
Lincoln Original	2	7.4%	1,012	92	\$31,500	\$31.15
Stapleton	2	7.4%	1,325	137	\$99,000	\$75.64
Sugar Hill Estate	1	3.7%	1,704	44	\$138,000	\$80.99
Other	12	44.4%	1,592	168	\$117,925	\$73.33
<b>Lincoln</b>	<b>27</b>	<b>100.0%</b>	<b>1,462</b>	<b>130</b>	<b>\$109,214</b>	<b>\$73.75</b>



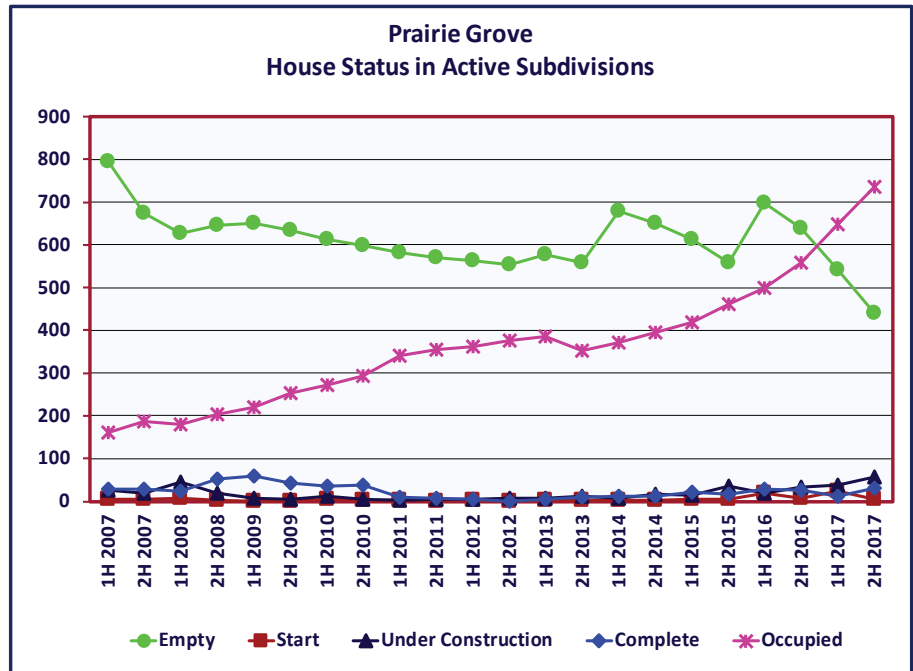
# Prairie Grove

- From July 1 through December 31, 2017 there were 81 residential building permits issued in Prairie Grove. This is unchanged from the second half of 2016.
- In the second half of 2017, nearly of the building permits in Prairie Grove were in the \$50,001 to \$200,000 range.
- The average residential building permit value in Prairie Grove increased 9.5 percent from \$125,849 in the second half of 2016 to \$137,054 the second half of 2017.



# Prairie Grove

- There were 1,270 total lots in 10 active subdivisions in Prairie Grove in the second half of 2017. About 58.0 percent of the lots were occupied, 2.4 percent were complete, but unoccupied, 4.4 percent were under construction, 0.5 percent were starts, and 34.6 percent were empty lots.
- The subdivision with the most houses under construction in Prairie Grove in the first half of 2017 was Sundowner with 30.
- 88 new houses in Prairie Grove became occupied in the second half of 2017. The annual absorption rate implies that there were 35.3 months of remaining inventory in active subdivisions, down from 48.6 months in the first half of 2017.
- There were 31 additional lots in one subdivision receiving either preliminary or final approval by December 31, 2017.



## Prairie Grove House Status in Active Subdivisions Second Half 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	26	3	11	4	82	126	14	16.0
Belle Meade, Phases I, II	41	0	6	1	87	135	11	20.6
Chapel Ridge	1	0	0	0	14	15	0	12.0
Coyle	2	0	1	0	0	3	0	--
Grandview Estates, Phases IB, II, III	13	0	0	0	11	24	0	156.0
Highlands Green Phase I	1	0	0	0	39	40	0	12.0
Highlands Square North	8	0	0	0	31	39	0	96.0
Prairie Meadows, Phases II, III	22	0	8	11	181	222	14	16.4
Stonecrest, Phase II	5	0	0	1	39	45	2	14.4
Sundowner, Phases I, II, III	321	3	30	14	253	621	47	54.5
<b>Prairie Grove Totals</b>	<b>440</b>	<b>6</b>	<b>56</b>	<b>31</b>	<b>737</b>	<b>1,270</b>	<b>88</b>	<b>35.3</b>

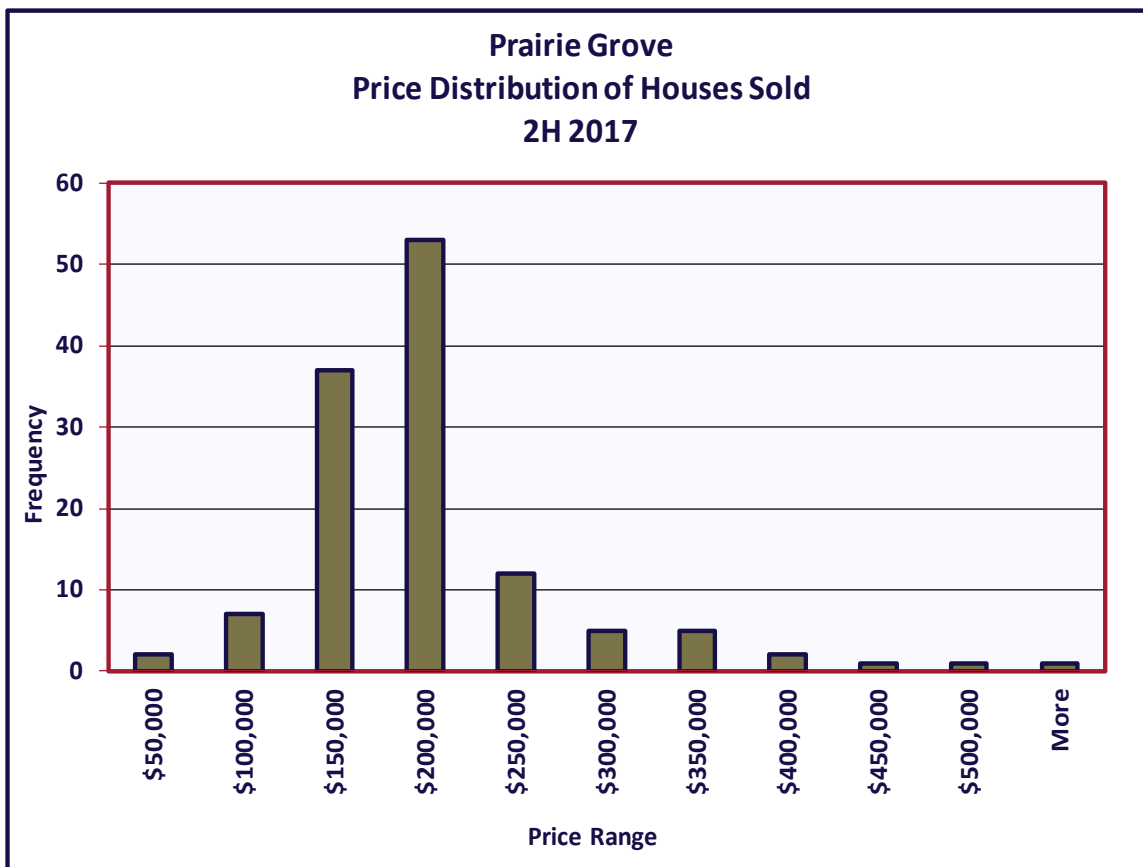
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

## Prairie Grove Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Highland Green, Phase II	1H 2017	31
<b>Prairie Grove</b>		<b>31</b>

# Prairie Grove

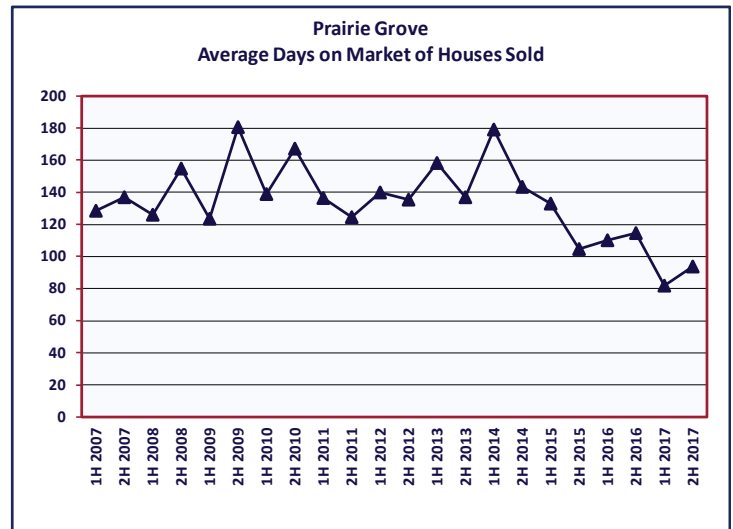
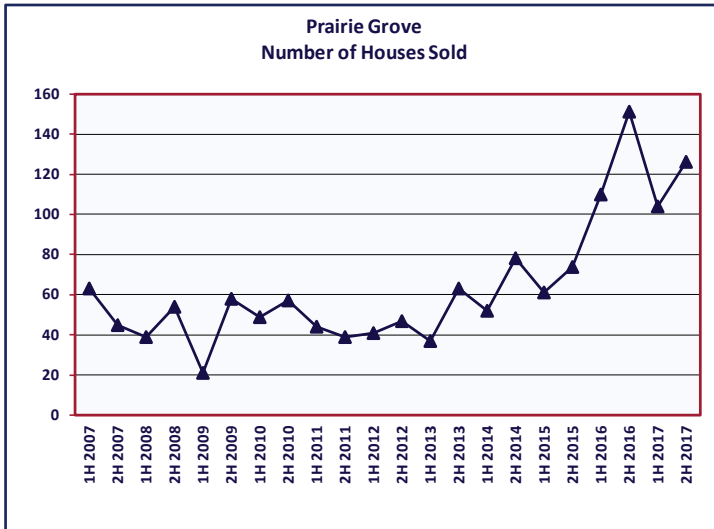


- 71.5 percent of the sold houses in Prairie Grove were priced between \$100,001 and \$200,000

## Prairie Grove Price Range of Houses Sold Second Half of 2017

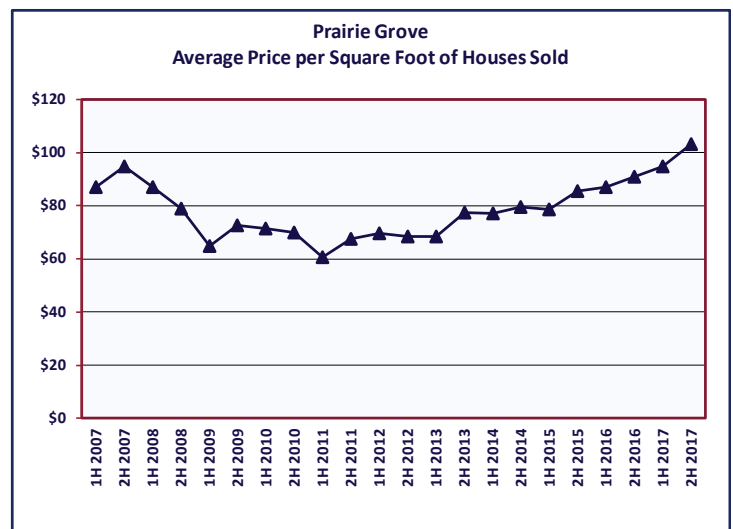
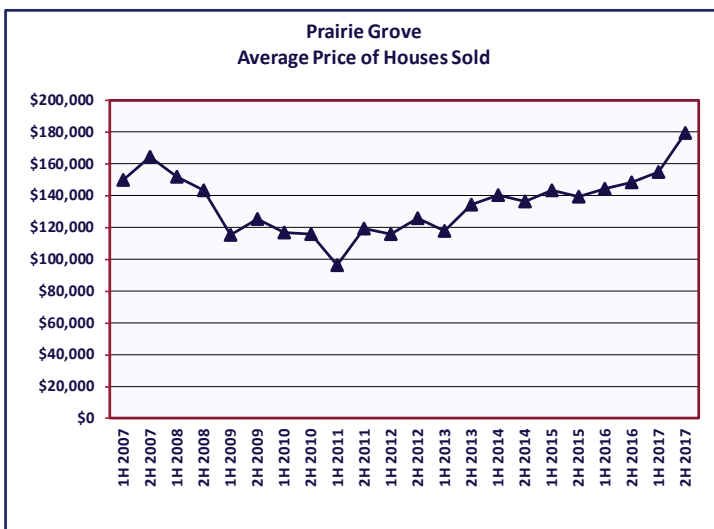
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	1.6%	942	105	80.7%	\$32.03
\$50,001 - \$100,000	7	5.6%	1,353	72	104.1%	\$69.27
\$100,001 - \$150,000	37	29.4%	1,474	74	97.2%	\$92.66
\$150,001 - \$200,000	53	42.1%	1,640	94	99.2%	\$105.87
\$200,001 - \$250,000	12	9.5%	1,888	100	99.5%	\$117.30
\$250,001 - \$300,000	5	4.0%	2,258	93	96.8%	\$121.73
\$300,001 - \$350,000	5	4.0%	2,614	180	98.3%	\$137.17
\$350,001 - \$400,000	2	1.6%	2,706	145	97.2%	\$136.78
\$400,001 - \$450,000	1	0.8%	2,264	127	90.7%	\$183.30
\$450,001 - \$500,000	1	0.8%	6,000	213	79.2%	\$79.17
\$500,000+	1	0.8%	4,648	158	95.0%	\$173.73
<b>Prairie Grove</b>	<b>126</b>	<b>100.0%</b>	<b>1,731</b>	<b>94</b>	<b>98.2%</b>	<b>\$103.17</b>

# Prairie Grove



- There were 126 houses sold in Prairie Grove from July 1 to December 31, 2017 or 16.6 percent less than the 151 sold in the second half of 2016 and 21.2 percent more than the 104 sold in the first half of 2017.
- The average price of a house sold in Prairie Grove increased from \$154,830 in the first half of 2017 to \$179,695 in the second half of 2017.
- The average sales price was 16.1 percent higher than in the previous half year and 20.9 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale increased from 82 in the first half of 2017 to 94 in the second half of 2017.
- The average price per square foot for a house sold in Prairie Grove increased from \$94.81 in the first half of 2017 to \$103.17 in the second half of 2017.
- The average price per square foot was 8.8 percent higher than

- in the first half of 2017 and 13.6 percent higher than in the second half of 2016.
- About 7.1 percent of all houses sold in Washington County in the second half of 2017 were sold in Prairie Grove. The average sales price of a house was 81.7 percent of the county average.
- Out of 126 houses sold in the second half of 2017, 53 were new construction. These newly constructed houses had an average sold price of \$185,017 and took an average of 103 days to sell from their initial listing dates.
- There were 68 houses in Prairie Grove listed for sale in the MLS database as of December 31, 2017. These houses had an average list price of \$192,528.
- According to the Washington County Assessor's database, 65.7 percent of houses in Prairie Grove were owner-occupied in the second half of 2017.





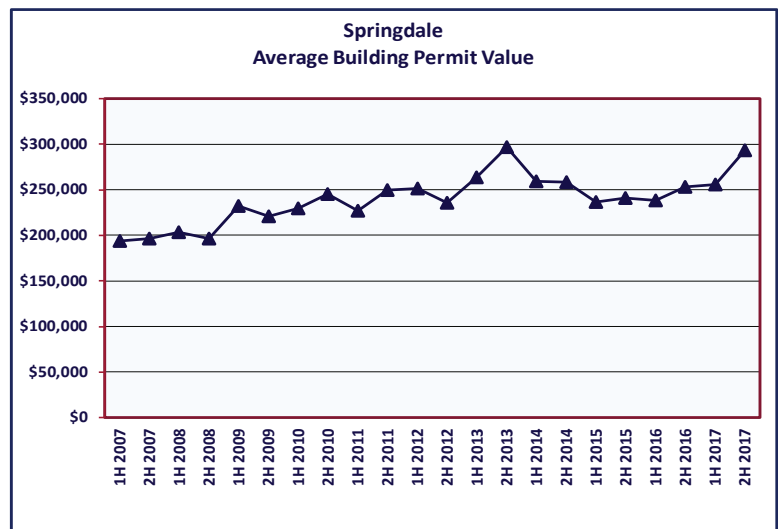
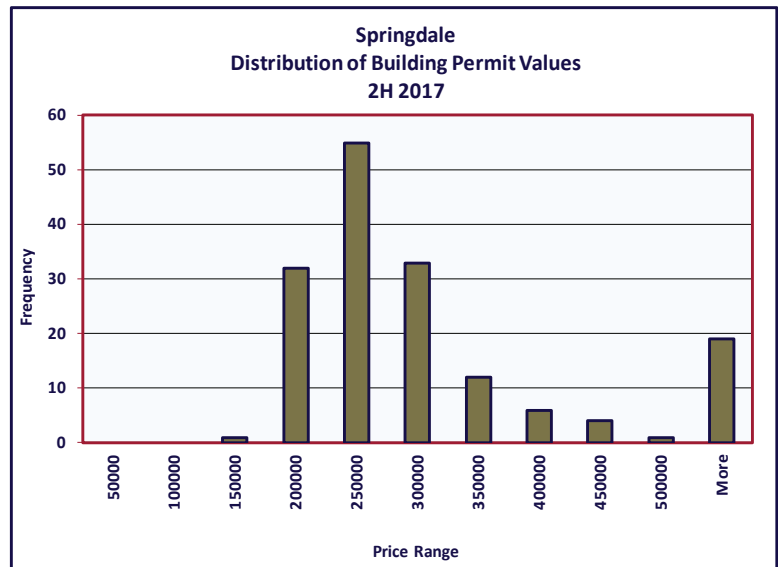
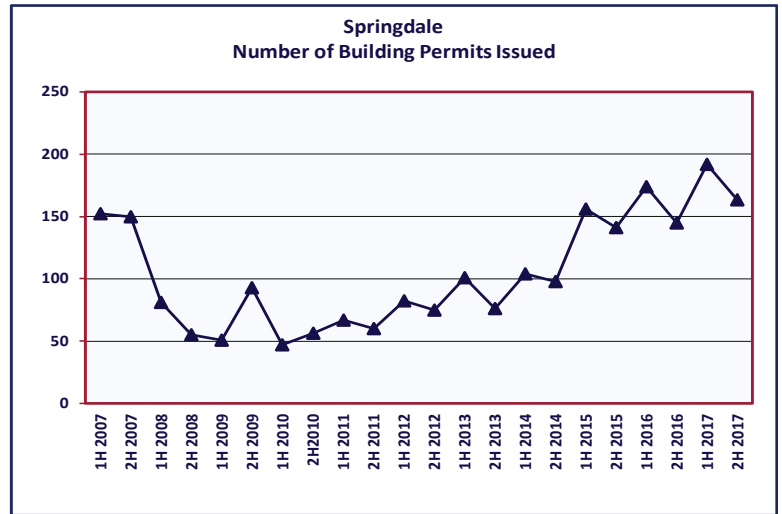
# Prairie Grove

## Prairie Grove Sold House Characteristics by Subdivision Second Half 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Baggetts	2	1.6%	1,295	66	\$102,250	\$81.32
Battle Field Estates	9	7.1%	1,431	101	\$154,374	\$109.18
Belle Meade	4	3.2%	1,459	97	\$149,900	\$102.83
Bright Oaks	1	0.8%	1,603	56	\$138,500	\$86.40
Burdette	1	0.8%	1,430	65	\$130,000	\$90.91
Chapel Ridge	1	0.8%	2,100	54	\$239,000	\$113.81
Cimmaron Estates	1	0.8%	2,670	82	\$375,000	\$140.45
Dorman Morton	2	1.6%	2,317	55	\$127,000	\$59.81
Eastwood Heights	2	1.6%	2,961	201	\$256,500	\$88.24
Green Earth Estates	1	0.8%	1,988	174	\$60,000	\$30.18
Lahera Meadows	3	2.4%	1,740	105	\$153,000	\$88.11
Meadowsweet	1	0.8%	1,943	76	\$181,000	\$93.15
Prairie Grove Original	2	1.6%	1,302	142	\$90,000	\$69.74
Prairie Meadows	12	9.5%	1,834	85	\$195,875	\$106.63
Prairie Oaks	1	0.8%	1,120	0	\$100,000	\$89.29
Prairie Pines	2	1.6%	2,131	91	\$125,000	\$63.85
Ralphs Place	1	0.8%	1,092	166	\$41,000	\$37.55
Rogers	3	2.4%	1,563	54	\$134,333	\$88.87
Rose Cemetery	1	0.8%	2,000	126	\$258,967	\$129.48
Roy Fidler	1	0.8%	1,596	34	\$139,900	\$87.66
Shady Acres Estates	2	1.6%	1,989	90	\$176,500	\$88.90
Simpsons	3	2.4%	1,829	65	\$145,800	\$84.34
Stapletons	2	1.6%	780	42	\$88,650	\$114.29
Stonecrest	2	1.6%	1,537	81	\$166,000	\$108.00
Sundowner	40	31.7%	1,552	92	\$172,677	\$111.36
Twin Pines	1	0.8%	1,572	38	\$165,000	\$104.96
Willow Creek	4	3.2%	1,758	60	\$127,675	\$73.27
Other	21	16.7%	2,152	118	\$261,562	\$116.34
<b>Prairie Grove</b>	<b>126</b>	<b>100.0%</b>	<b>1,731</b>	<b>94</b>	<b>\$179,695</b>	<b>\$103.17</b>

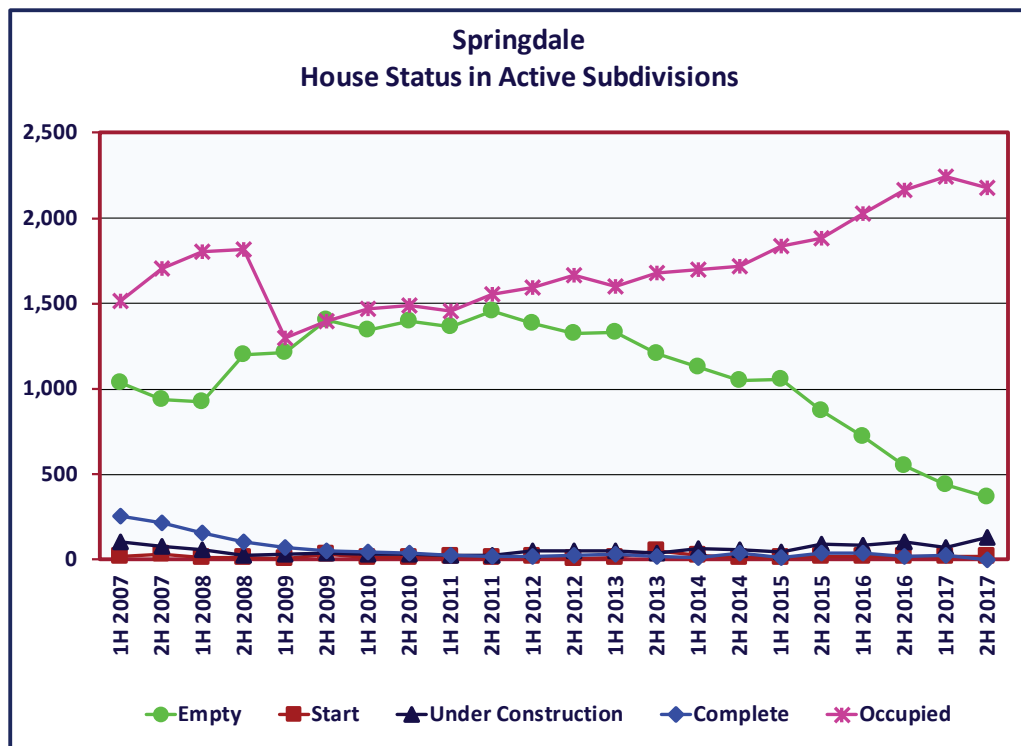
# Springdale

- From July 1 through December 31, 2017 there were 163 residential building permits issued in Springdale. This represents a 12.4 percent increase from the second half of 2016.
- In the second half of 2017, a majority of building permits in Springdale were valued in the \$150,001 to \$300,000 range.
- The average residential building permit value in Springdale increased by 15.9 percent from \$252,887 in the second half of 2016 to \$293,137 in the second half of 2017.



# Springdale

- There were 2,698 total lots in 37 active subdivisions in Springdale in the second half of 2017. About 80.7 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 4.8 percent were under construction, 0.8 percent were starts, and 13.7 percent were empty lots.
- The subdivisions with the most houses under construction in Springdale in the second half of 2017 were Grand Valley Meadows with 18 and Legendary with 38.
- No new construction or progress in existing construction occurred in the last year in 2 out of the 37 active subdivisions in Springdale.
- 136 new houses in Springdale became occupied in the second half of 2017. The annual absorption rate implies that there were 22.1 months of remaining inventory in active subdivisions, up from 20.0 months in the first half of 2017.
- In 7 out of the 37 active subdivisions in Springdale, no absorption occurred in the past year.



- An additional 261 lots in 4 subdivisions had received either preliminary or final approval by December 31, 2017.

## Springdale Preliminary and Final Approved Subdivisions Second Half 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Joy Acres	1H 2016	4
Springdale 2016 LLC	1H 2016	170
<i>Final Approval</i>		
Business Park at Brush Creek	1H 2016	6
Tuscany, Phase III	2H 2017	81
<b>Springdale</b>		<b>261</b>

# Springdale

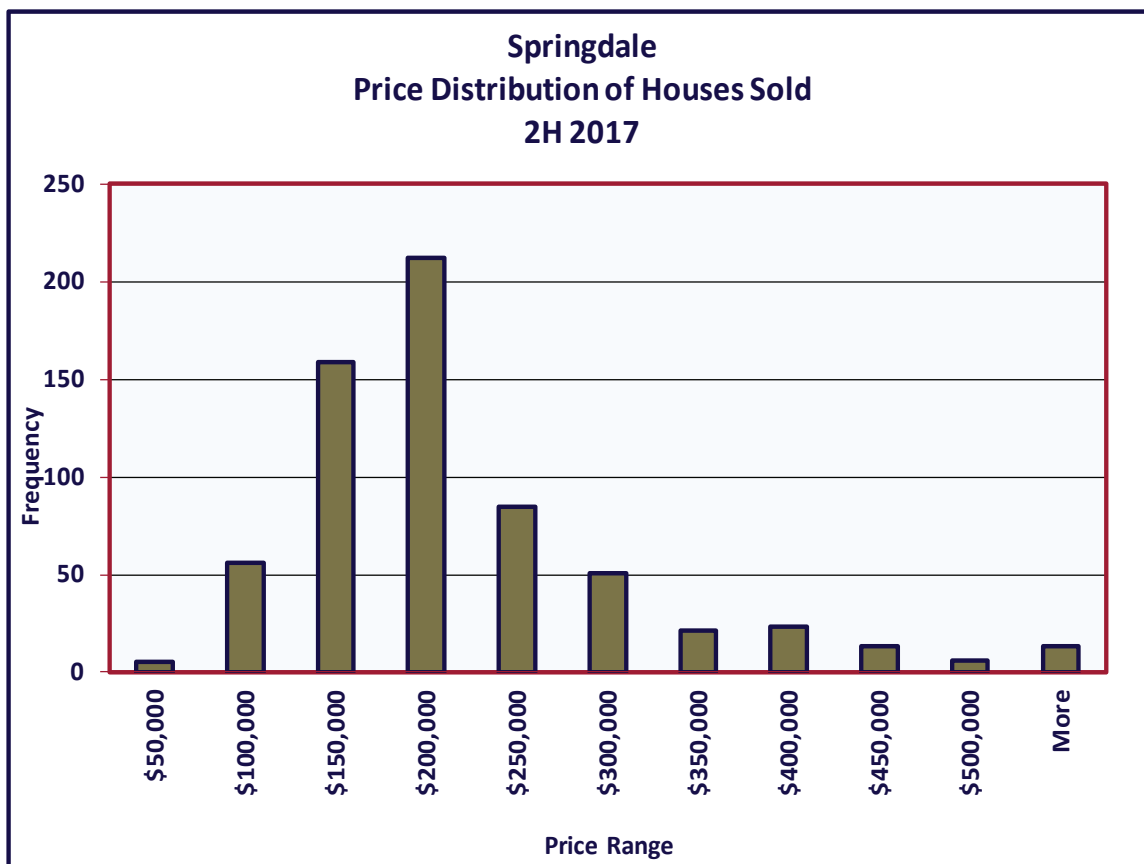
## Springdale House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	2	0	0	0	103	105	3	4.0
Arkanshire	3	0	0	0	67	70	2	18.0
Brookemore Chase <sup>1</sup>	0	0	3	0	29	32	0	--
Butterfield Gardens, Phase III	0	0	0	0	76	76	1	0.0
Camelot	14	0	2	0	51	67	2	17.5
Carriage Crossing	0	0	0	0	20	20	0	0.0
Churchill Crescent, Phase III <sup>1</sup>	1	1	0	0	12	14	0	--
East Ridge	4	0	0	0	4	8	0	24.0
Eastview	2	0	0	0	169	171	0	0.5
The Enclave	13	0	9	1	43	66	2	92.0
The Falls	3	0	2	0	25	30	1	12.0
Fern's Valley	26	2	1	0	24	53	3	49.7
Grand Valley	16	2	14	0	127	159	17	9.6
Grand Valley Estates	10	0	1	0	13	24	0	132.0
Grand Valley Meadows	48	2	18	0	24	92	13	51.0
Grand Valley Stables at Guy Terry Farms	5	0	0	0	19	24	1	60.0
Har-Ber Meadows, Phases V, XVIII, XX	9	0	1	0	100	110	2	60.0
Hidden Hills, Phase II	9	0	0	0	74	83	1	54.0
Jacob's Court (Benton County) <sup>1</sup>	0	0	4	0	24	28	0	--
Legendary, Phase I, Phase II A-B-C (Benton County)	38	3	38	0	143	222	39	18.2
Meadow Haven <sup>1</sup>	4	0	3	0	29	36	0	--
Renaissance South	1	0	0	0	57	58	5	1.7
Rosson Creek	11	0	6	0	32	49	1	68.0
Sage Field	0	0	0	0	94	94	2	0.0
Savannah Ridge	17	0	0	0	76	93	0	204.0
Serenity Phase I	3	0	0	0	97	100	0	18.0
Silent Knoll	14	0	1	0	53	68	7	16.4
Spring Creek Estates, Phases IIA-IIB	1	0	0	0	113	114	1	4.0
Spring Hill, Phases I, II (Benton County)	13	0	0	0	166	179	3	31.2
Sugg	1	0	0	0	17	18	7	1.1
Sylvan Acres (Benton County) <sup>1,2</sup>	22	0	0	0	4	26	0	--
Thornbury, Phases III, V (Benton County) <sup>1</sup>	10	0	3	1	57	71	0	--
Tuscany Phase I	11	0	6	0	147	164	5	25.5
Tyson Heights Phase I	44	9	14	0	0	67	0	--
Vicenza Villa	3	2	4	0	65	74	17	6.0
Wagon Wheel Bend (Benton County)	5	0	0	0	19	24	1	60.0
Williamstowne Estates <sup>1,2</sup>	6	0	0	0	3	9	0	--
<b>Springdale Totals</b>	<b>369</b>	<b>21</b>	<b>130</b>	<b>2</b>	<b>2,176</b>	<b>2,698</b>	<b>136</b>	<b>22.1</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

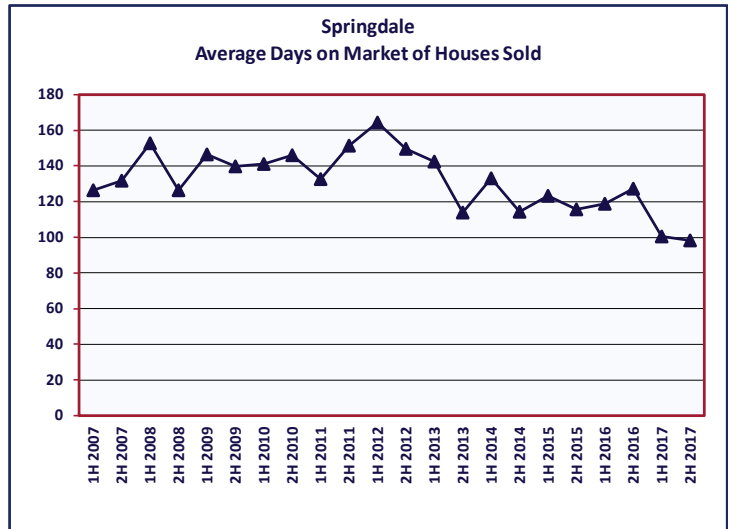
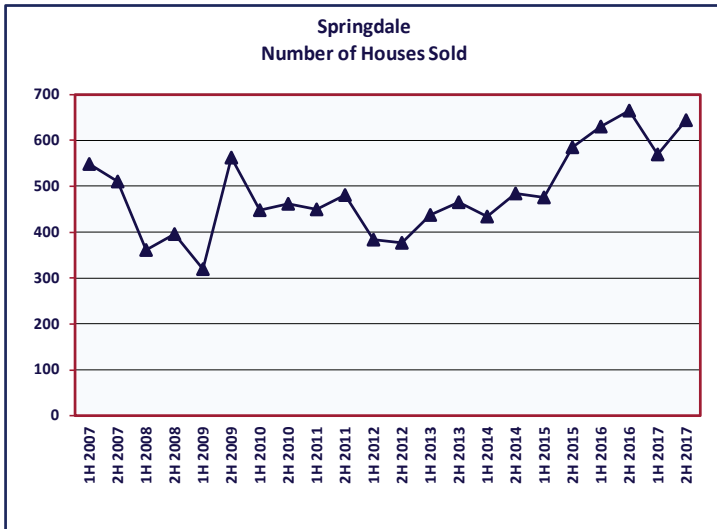


- 57.6 percent of the sold houses in Springdale were priced between \$100,001 and \$200,000.

## Springdale Price Range of Houses Sold Second Half of 2017

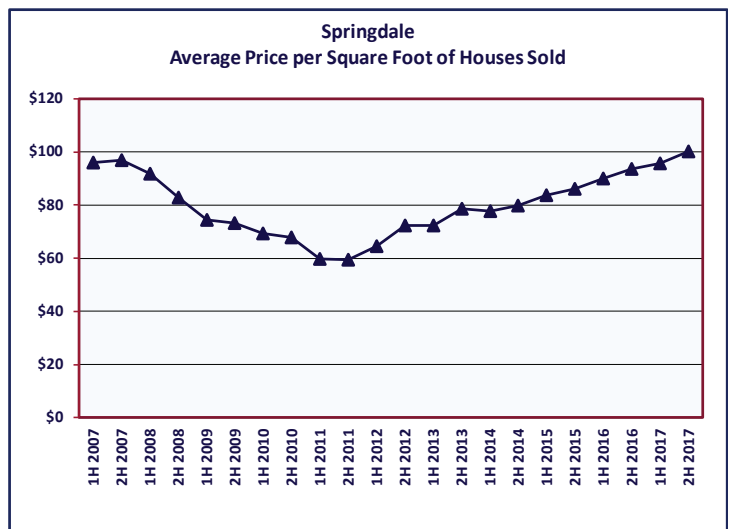
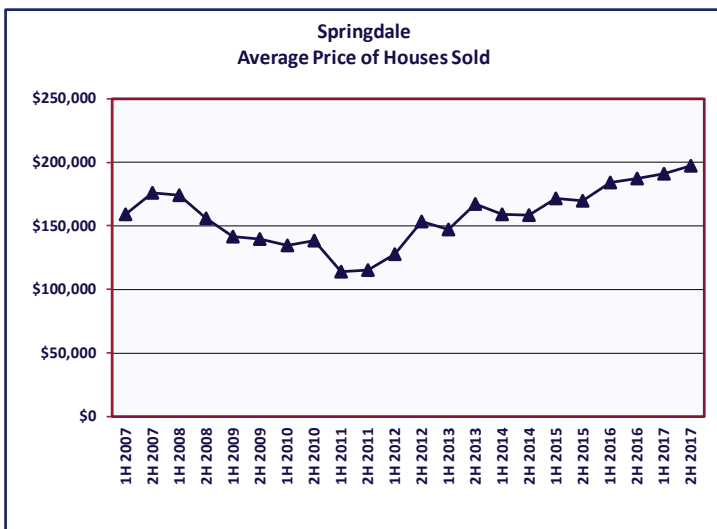
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	0.8%	1,094	175	94.0%	\$42.04
\$50,001 - \$100,000	56	8.7%	1,064	66	100.3%	\$81.01
\$100,001 - \$150,000	159	24.7%	1,438	108	98.4%	\$92.01
\$150,001 - \$200,000	212	32.9%	1,746	89	98.7%	\$100.33
\$200,001 - \$250,000	85	13.2%	2,138	90	99.1%	\$106.59
\$250,001 - \$300,000	51	7.9%	2,528	94	98.8%	\$110.91
\$300,001 - \$350,000	21	3.3%	3,115	130	97.6%	\$108.93
\$350,001 - \$400,000	23	3.6%	3,147	137	98.6%	\$125.11
\$400,001 - \$450,000	13	2.0%	3,659	121	98.7%	\$118.92
\$450,001 - \$500,000	6	0.9%	3,899	145	97.8%	\$122.13
\$500,000+	13	2.0%	4,673	129	95.6%	\$131.06
<b>Springdale</b>	<b>644</b>	<b>100.0%</b>	<b>1,932</b>	<b>98</b>	<b>98.7%</b>	<b>\$100.17</b>

# Springdale



- There were 644 houses sold in Springdale from July 1 to December 31, 2017 or 3.0 percent less than the 664 sold in the second half of 2016 and 13.2 percent more than the 569 sold in the first half of 2017.
- The average price of a house sold in Springdale increased from \$190,910 in the first half of 2017 to \$197,426 in the second half of 2017.
- The average sales price was 3.4 percent higher than in the previous half year and 5.5 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale decreased from 101 in the first half of 2017 to 98 in the second half of 2017.
- The average price per square foot for a house sold in Springdale increased from \$95.63 in the first half of 2017 to \$100.17 in the second half of 2017.

- The average price per square foot was 7.0 percent higher than in the second half of 2016 and 4.8 percent higher than in the first half of 2017.
- About 36.4 percent of all houses sold in Washington County in the second half of 2017 were sold in Springdale. The average sales price of a house was 89.8 percent of the county average.
- Out of 644 houses sold in the first half of 2017, 147 were new construction. These newly constructed houses had an average sold price of \$236,046 and took an average of 121 days to sell from their initial listing dates.
- There were 307 houses in Springdale listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$316,055.
- According to the Washington County Assessor's database, 62.5 percent of houses in Springdale were owner-occupied in the second half of 2017.





# Springdale

## Springdale Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	4	0.6%	1,750	46	\$142,725	\$81.36
Apple Orchard	2	0.3%	1,696	70	\$149,500	\$88.18
Arber Estates	5	0.8%	1,898	49	\$207,020	\$109.12
Arkanshire	1	0.2%	1,856	91	\$170,000	\$91.59
Barrington Heights	2	0.3%	3,812	358	\$482,450	\$125.64
Barrington Meadows	1	0.2%	3,161	175	\$365,000	\$115.47
Berry	2	0.3%	1,383	56	\$135,000	\$97.65
Blue Springs Village	6	0.9%	1,713	53	\$179,500	\$101.34
Blueberry Acres	2	0.3%	1,123	34	\$106,000	\$95.19
Bradshaw	1	0.2%	1,940	194	\$116,500	\$60.05
Brenda	1	0.2%	1,040	46	\$90,000	\$86.54
Briarwood	3	0.5%	1,710	59	\$168,000	\$98.27
Broadmore Acres	2	0.3%	1,380	57	\$125,000	\$91.26
Brookemore Chase	3	0.5%	1,799	44	\$184,867	\$102.85
Buckingham Estates	1	0.2%	3,588	43	\$430,000	\$119.84
Butterfield Gardens	2	0.3%	1,072	35	\$108,950	\$101.64
Callihan Estates	1	0.2%	3,268	220	\$294,000	\$89.96
Camelot	2	0.3%	3,222	27	\$393,313	\$122.27
Candlestick Place	1	0.2%	1,433	78	\$140,000	\$97.70
Canterbury	1	0.2%	2,045	52	\$195,000	\$95.35
Carley Meadows	1	0.2%	1,206	8	\$128,000	\$106.14
Carrington Place	5	0.8%	1,516	53	\$155,900	\$103.12
Carter	2	0.3%	1,256	82	\$109,000	\$86.65
Castle View	1	0.2%	1,588	30	\$166,900	\$105.10
Cedar Grove Arm	1	0.2%	992	113	\$165,000	\$166.33
Central Village	1	0.2%	1,116	40	\$110,000	\$98.57
Chadwick	3	0.5%	1,814	50	\$174,167	\$96.00
Chantel	5	0.8%	2,016	94	\$210,760	\$104.76
Charleston Park	12	1.9%	1,587	177	\$167,922	\$106.97
Churchill	3	0.5%	4,275	102	\$549,633	\$127.24
Clear Creek Acres	1	0.2%	2,679	38	\$280,000	\$104.52
CogerDewese	1	0.2%	1,664	727	\$38,000	\$22.84
Cogersamuels	1	0.2%	795	41	\$84,900	\$106.79
College Heights	2	0.3%	843	61	\$74,000	\$87.86
Comley Davis	2	0.3%	1,253	153	\$125,000	\$100.24
Commons	1	0.2%	1,104	58	\$85,000	\$76.99
Country Club	1	0.2%	2,450	252	\$245,000	\$100.00
County Court	14	2.2%	1,383	86	\$118,107	\$84.52
Covenant Creek	1	0.2%	1,460	41	\$153,750	\$105.31
Dandys	1	0.2%	1,548	57	\$139,900	\$90.37
Davis	5	0.8%	1,486	36	\$114,800	\$78.19
Deerfield	2	0.3%	1,706	44	\$168,450	\$98.86
Delozier Acres	1	0.2%	4,791	122	\$580,000	\$121.06
Dreamcatcher	1	0.2%	1,213	38	\$90,500	\$74.61
Eagle Crest	2	0.3%	1,968	78	\$185,118	\$94.80

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
East Fork	1	0.2%	880	75	\$84,900	\$96.48
Eastern Hills Estates	1	0.2%	2,258	48	\$215,000	\$95.22
Eastside	1	0.2%	1,080	59	\$99,000	\$91.67
Eastview	1	0.2%	1,403	47	\$150,000	\$106.91
Edens Gate	1	0.2%	3,896	427	\$350,000	\$89.84
Edmondson	2	0.3%	1,571	80	\$146,000	\$94.87
Elm Springs Heights	1	0.2%	2,800	112	\$270,000	\$96.43
Elm Valley	2	0.3%	3,147	0	\$403,125	\$127.85
Elmdale Heights	2	0.3%	1,413	66	\$124,500	\$88.58
Elmdale Terrace	2	0.3%	1,243	92	\$86,500	\$72.21
Emerald Point	1	0.2%	4,206	280	\$487,000	\$115.79
Emma Gardens	1	0.2%	1,400	55	\$82,500	\$58.93
Enclave	6	0.9%	3,327	98	\$429,563	\$129.07
Fairview Acres	1	0.2%	1,975	49	\$185,000	\$93.67
Fairway Condo Hpr	3	0.5%	1,122	48	\$85,300	\$76.02
Falcon	2	0.3%	1,732	45	\$157,500	\$91.85
Falcon Heights	1	0.2%	1,356	32	\$124,000	\$91.45
Falls	1	0.2%	3,540	185	\$427,400	\$120.73
Fergusons Glen	2	0.3%	1,672	45	\$166,200	\$99.31
Forest Glen	2	0.3%	2,253	76	\$235,400	\$105.50
Garner-Larimore	2	0.3%	976	34	\$77,450	\$79.88
Glenstone Hpr	2	0.3%	1,300	57	\$105,200	\$80.92
Grand Valley	24	3.7%	1,587	145	\$171,619	\$108.18
Grand Valley Meadows	12	1.9%	2,101	111	\$234,883	\$111.81
Grandview Point	1	0.2%	3,894	59	\$425,000	\$109.14
Great Meadows	1	0.2%	1,520	58	\$155,000	\$101.97
Green Acres South	1	0.2%	2,058	146	\$160,000	\$77.75
Hager	1	0.2%	1,225	106	\$107,000	\$87.35
Harber Meadows	10	1.6%	2,488	68	\$290,250	\$115.33
Harper	3	0.5%	1,688	55	\$143,833	\$86.88
Harvo	1	0.2%	1,573	37	\$139,000	\$88.37
Hayes	3	0.5%	1,204	97	\$110,000	\$89.78
Heather Heights	1	0.2%	1,195	35	\$112,900	\$94.48
Hembree	1	0.2%	1,014	54	\$82,500	\$81.36
Henson Heights	2	0.3%	2,008	33	\$157,000	\$78.40
Heritage Hills	4	0.6%	4,512	153	\$563,250	\$125.13
Hickory Creek Fire District	1	0.2%	2,455	95	\$255,000	\$103.87
Hidden Lake	11	1.7%	1,360	74	\$131,714	\$96.60
High Chaparral	2	0.3%	2,150	63	\$165,500	\$78.10
High Ridge Estates	2	0.3%	2,738	44	\$312,700	\$114.33
Highland	3	0.5%	1,489	84	\$122,300	\$76.54
Hillcrest	1	0.2%	1,013	62	\$99,000	\$97.73
Howards	1	0.2%	956	74	\$119,000	\$124.48
Hunt Estates	1	0.2%	2,272	116	\$219,900	\$96.79
Hunters Ridge	3	0.5%	1,527	33	\$150,667	\$98.85

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Idlewild Estates	1	0.2%	3,065	114	\$343,000	\$111.91
Indianhead Estates	1	0.2%	1,356	32	\$117,000	\$86.28
Jack Straights	1	0.2%	1,308	84	\$144,000	\$110.09
Kensington	2	0.3%	1,669	54	\$172,400	\$103.55
Kimco	1	0.2%	1,088	20	\$85,000	\$78.13
Lake Road Estates	1	0.2%	2,021	110	\$193,000	\$95.50
Lake Side	1	0.2%	1,120	24	\$38,500	\$34.38
Landing, The	4	0.6%	1,300	1,626	\$106,150	\$81.65
Legendary	19	3.0%	1,783	88	\$209,215	\$117.99
Lester	4	0.6%	2,070	78	\$201,550	\$95.27
Lexington	1	0.2%	2,274	42	\$239,900	\$105.50
Liberty Heights	3	0.5%	3,247	95	\$360,225	\$110.89
Liberty Homes	4	0.6%	1,509	76	\$144,600	\$96.90
Magnolia Estates	1	0.2%	1,780	186	\$160,500	\$90.17
Maple Drive	2	0.3%	1,669	26	\$149,600	\$89.70
Mayes	1	0.2%	944	42	\$84,950	\$89.99
Meadow Haven	1	0.2%	1,845	73	\$201,000	\$108.94
Michael	1	0.2%	1,148	108	\$95,000	\$82.75
Monticello	3	0.5%	2,485	87	\$242,900	\$98.05
Mtn View	3	0.5%	1,071	45	\$76,833	\$72.66
Neals	1	0.2%	1,488	110	\$78,900	\$53.02
Neff	6	0.9%	1,372	228	\$119,367	\$88.32
Newell	1	0.2%	1,480	57	\$132,000	\$89.19
North Heights	1	0.2%	2,448	52	\$189,000	\$77.21
Northeast Meadow	4	0.6%	1,028	50	\$99,863	\$96.77
Oak Place	2	0.3%	1,646	66	\$153,500	\$93.46
Oak Walk	2	0.3%	1,947	82	\$179,000	\$91.91
Oaks	6	0.9%	1,934	48	\$162,983	\$84.63
Oakwood Estates	1	0.2%	3,172	65	\$371,500	\$117.12
Palisades	4	0.6%	2,107	82	\$192,975	\$91.22
Paradise Valley	2	0.3%	1,422	57	\$126,250	\$88.97
Park Phillips	1	0.2%	1,551	78	\$140,000	\$90.26
Park Place	1	0.2%	1,136	39	\$123,500	\$108.71
Parkers	3	0.5%	1,286	96	\$118,833	\$93.31
Parkers Place	2	0.3%	1,584	34	\$181,500	\$114.58
Peaceful Valley Estates	13	2.0%	1,853	58	\$158,231	\$85.85
Pianalto Gems	1	0.2%	1,745	52	\$165,000	\$94.56
Pines, The	1	0.2%	1,164	98	\$107,000	\$91.92
Pinewood	2	0.3%	2,339	94	\$236,450	\$101.92
Plantation Estates	1	0.2%	2,893	79	\$333,000	\$115.11
Ponderosa	2	0.3%	1,741	31	\$136,789	\$79.02
Porthaven	1	0.2%	1,590	108	\$155,000	\$97.48
Prairie Oaks	1	0.2%	1,505	12	\$137,000	\$91.03
Pults	2	0.3%	1,655	84	\$133,500	\$80.61

# Springdale

## Springdale Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Quail Run	1	0.2%	3,542	162	\$299,000	\$84.42
Quandt	1	0.2%	1,178	68	\$115,000	\$97.62
R L Hayes	3	0.5%	1,626	75	\$111,333	\$65.71
Railroad	1	0.2%	3,551	20	\$280,000	\$78.85
Ranchwood	1	0.2%	1,886	25	\$110,250	\$58.46
Ravenwood	1	0.2%	1,781	75	\$181,000	\$101.63
Renaissance	15	2.3%	2,334	89	\$246,687	\$106.12
Rogers	5	0.8%	1,781	65	\$130,690	\$72.71
Rolling Oaks Estates	1	0.2%	1,858	104	\$300,000	\$161.46
Rosson Creek	3	0.5%	2,022	162	\$236,300	\$117.01
San Gennaro	1	0.2%	2,751	63	\$359,000	\$130.50
San Jose Estates	3	0.5%	2,181	93	\$193,667	\$88.85
Sandy Heights	2	0.3%	2,952	298	\$278,000	\$95.49
Serenity	6	0.9%	1,476	48	\$156,875	\$106.82
Shady Oaks	2	0.3%	2,682	194	\$256,245	\$95.44
Shenandoah Hills	1	0.2%	2,912	40	\$282,320	\$96.95
Silverstone	5	0.8%	1,418	51	\$139,630	\$98.52
Slebrook	1	0.2%	1,731	69	\$173,000	\$99.94
Sleridge Estates	1	0.2%	4,491	191	\$430,000	\$95.75
Sonoma	2	0.3%	1,856	50	\$177,500	\$96.34
South Barrington Estates	9	1.4%	2,404	79	\$291,831	\$121.24
Southern Hills	4	0.6%	1,539	93	\$149,300	\$97.17
Southfield	5	0.8%	1,515	43	\$147,800	\$97.86
Southfork	2	0.3%	1,632	51	\$156,000	\$95.73
Southhill	2	0.3%	2,241	55	\$206,450	\$91.95
Southwest	1	0.2%	1,272	43	\$114,900	\$90.33
Southwind Terrace	2	0.3%	2,181	42	\$207,500	\$95.04
Spanish Trace	3	0.5%	2,690	111	\$217,000	\$83.47
Spring Creek Estates	10	1.6%	1,886	62	\$188,560	\$100.03
Spring Creek Park	3	0.5%	1,537	56	\$157,167	\$102.31
Spring Hill	7	1.1%	1,817	51	\$191,519	\$105.51
Spring Ridge	4	0.6%	3,480	214	\$415,750	\$119.68
Steeplechase	1	0.2%	2,435	239	\$243,000	\$99.79
Stockton Place	1	0.2%	1,360	42	\$144,900	\$106.54
Stonecrest	2	0.3%	2,566	70	\$257,000	\$100.15
Stonegate of Legendary	16	2.5%	1,857	80	\$194,557	\$107.27
Sugg	4	0.6%	1,421	140	\$161,913	\$113.97
Sunny Slope	1	0.2%	630	42	\$56,300	\$89.37
Sunrise	1	0.2%	1,600	42	\$164,900	\$103.06
Sunset Ridge	1	0.2%	3,497	264	\$441,000	\$126.11
Sycamore	2	0.3%	878	21	\$78,950	\$89.92
Thornbury	10	1.6%	4,440	128	\$483,175	\$109.21
Tom Carrel	1	0.2%	1,690	60	\$122,000	\$72.19
Tontitown Original	1	0.2%	990	61	\$95,000	\$95.96
Tuscany	11	1.7%	2,834	117	\$335,263	\$118.28

# Springdale

## Springdale Sold House Characteristics by Subdivision Second Half of 2017

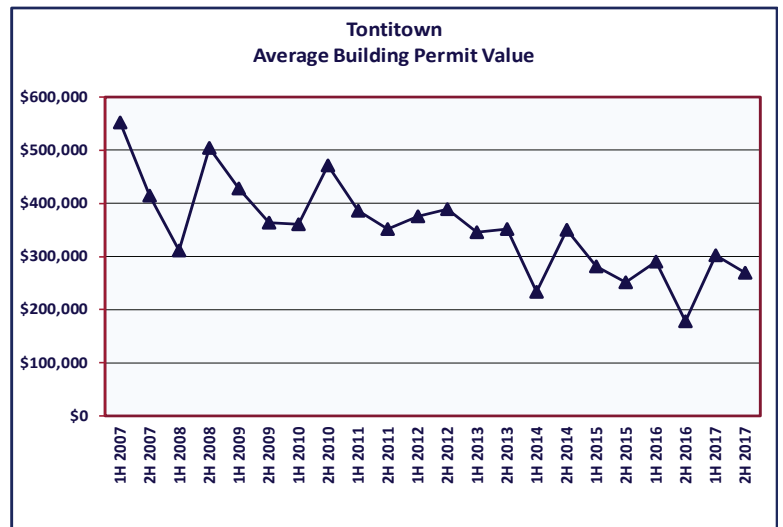
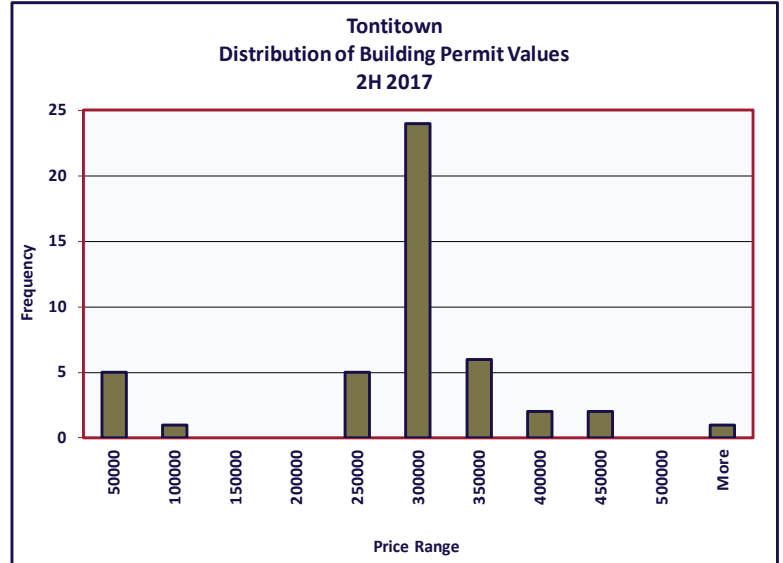
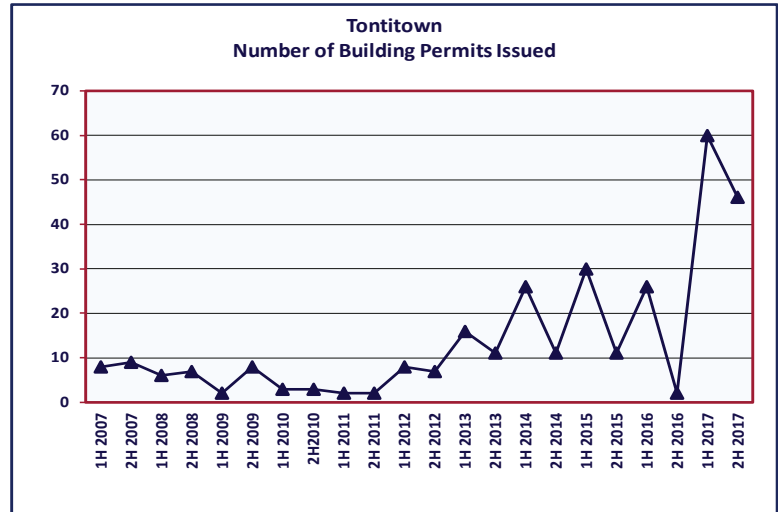
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Tyson Heights	12	1.9%	1,533	147	\$163,120	\$107.91
Vaughans	1	0.2%	1,360	60	\$119,000	\$87.50
Village Estates	1	0.2%	2,278	42	\$190,000	\$83.41
Vineyard	3	0.5%	1,850	55	\$172,667	\$93.78
W Walker	4	0.6%	1,892	77	\$173,793	\$91.92
Walnut Crossing	3	0.5%	1,557	67	\$153,667	\$99.37
War Eagle Cove	3	0.5%	1,781	73	\$207,333	\$121.15
West Heights	2	0.3%	2,039	106	\$176,250	\$86.28
West Huntsville	1	0.2%	1,316	46	\$118,000	\$89.67
Westbrook	15	2.3%	2,294	92	\$271,826	\$118.47
Western Oaks Place	3	0.5%	1,725	35	\$147,183	\$87.09
Westfield	2	0.3%	1,439	47	\$159,000	\$110.63
Westside	1	0.2%	1,120	9	\$95,000	\$84.82
Westwood	2	0.3%	1,941	47	\$144,200	\$77.37
Westwood Heights	3	0.5%	1,626	190	\$121,500	\$74.75
White Hills	1	0.2%	1,440	50	\$125,000	\$86.81
Wilkins	9	1.4%	1,697	71	\$161,556	\$95.84
Windsor	5	0.8%	2,354	70	\$242,580	\$103.21
Wobbe Gardens	4	0.6%	1,066	62	\$106,350	\$99.90
Woodcliff	1	0.2%	3,248	79	\$313,000	\$96.37
Woodland Heights	3	0.5%	1,004	43	\$98,467	\$98.37
Other	48	7.5%	1,909	92	\$188,469	\$99.46
<b>Springdale</b>	<b>644</b>	<b>100.0%</b>	<b>1,932</b>	<b>98</b>	<b>\$197,426</b>	<b>\$100.17</b>





# Tontitown

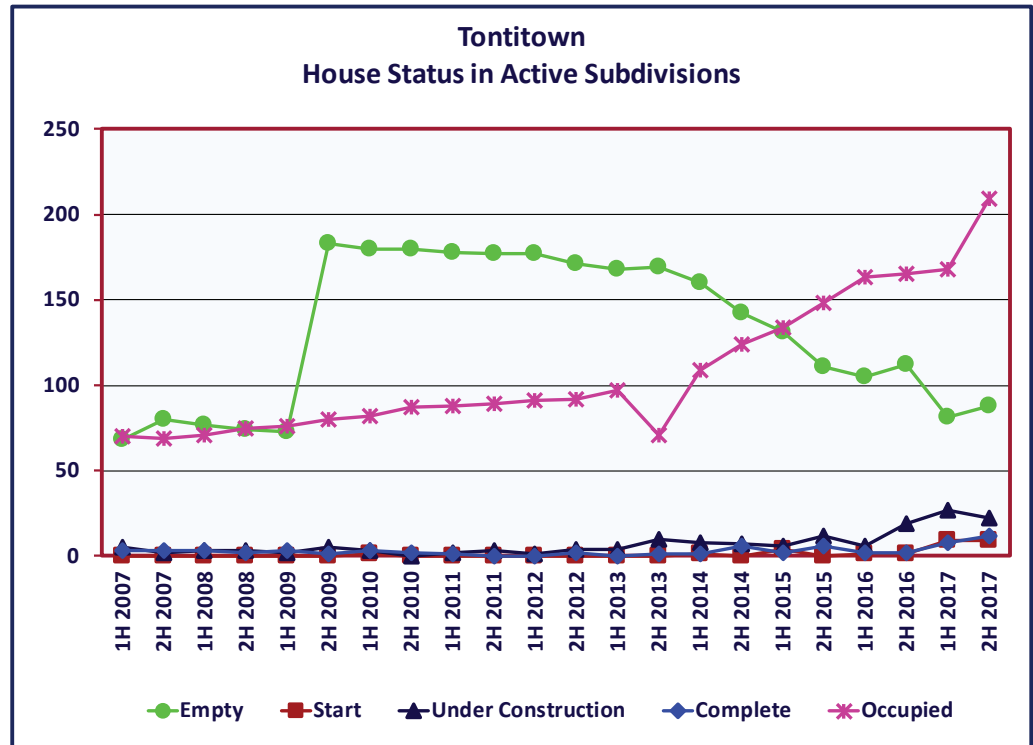
- From July 1 through December 31, 2017 there were 46 residential building permits issued in Tontitown. This represents a 2,200 percent increase from the second half of 2016.
- In the second half of 2017, the majority of the building permits were in the 300,000 range.
- The average building permit value increased 51.5 percent from 178,086 the second half of 2016 to \$269,621 in the second half of 2017.





# Tontitown

- There were 340 total lots in 10 active subdivisions in Tontitown in the second half of 2017. About 61.5 percent of the lots were occupied, 3.5 percent were complete but unoccupied, 6.5 percent were under construction, 2.6 percent were starts, and 25.9 percent were empty lots.
- The subdivision with the most houses under construction in Tontitown in the second half of 2017 was Liberty Heights with 10.
- 49 new houses in Tontitown became occupied in the second half of 2017. The annual absorption rate implies that there were 21 months of remaining inventory in active subdivisions, down from 34.1 months in the first half of 2017.
- In 1 out of the 10 active subdivisions in Tontitown, no absorption occurred in the past year.



- 179 lots in 1 subdivision had received either preliminary or final approval by December 31, 2017.

Tontitown Preliminary and Final Approved Subdivisions Second Half of 2017		
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> South Pointe, Phase I, II	1H 2017	179
Tontitown		179

# Tontitown

## Tontitown House Status in Active Subdivisions Second Half of 2017

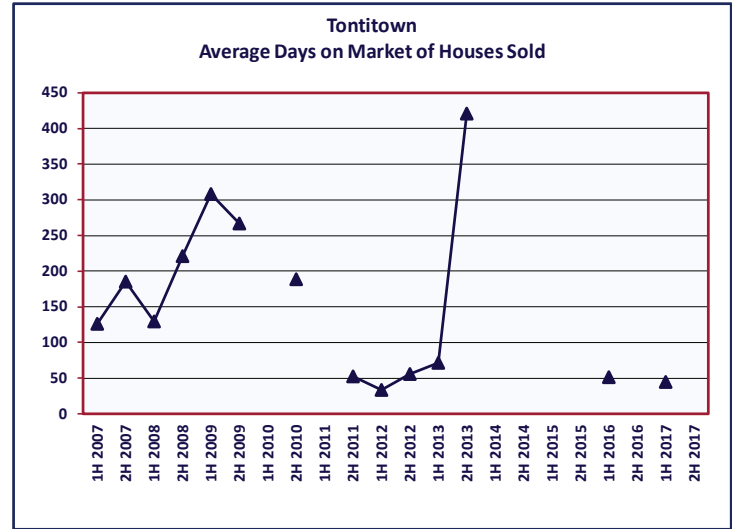
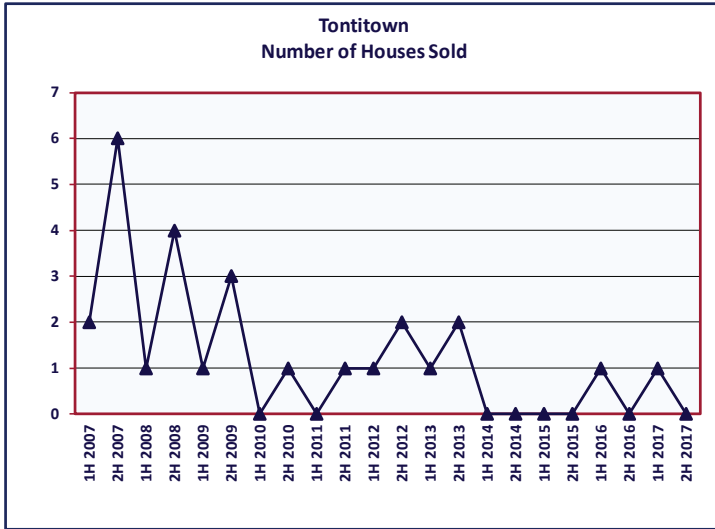
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	5	0	1	0	24	30	0	72.0
Brush Creek	0	0	0	0	20	20	1	0.0
Coppertree	6	0	0	0	8	14	0	36.0
Liberty Heights	38	2	10	0	0	50	0	--
San Gennaro <sup>1</sup>	5	1	0	0	8	14	0	--
South Barrington Road	0	1	3	1	18	23	17	3.3
Tuscan Sun	1	0	0	0	19	20	0	12.0
Tuscany, Phase II	13	5	8	3	12	41	8	29.0
Westbrook	20	0	0	8	85	113	23	8.8
White Oak Estates	0	0	0	0	15	15	0	0.0
<b>Tontitown</b>	<b>88</b>	<b>9</b>	<b>22</b>	<b>12</b>	<b>209</b>	<b>340</b>	<b>49</b>	<b>21.0</b>

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

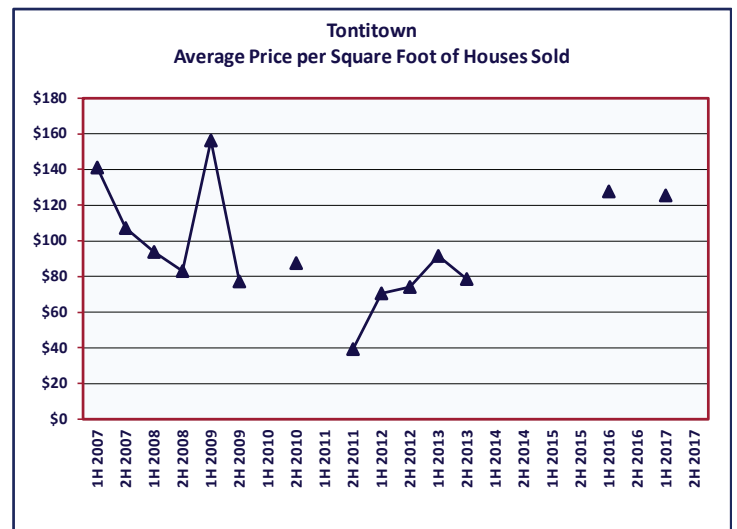
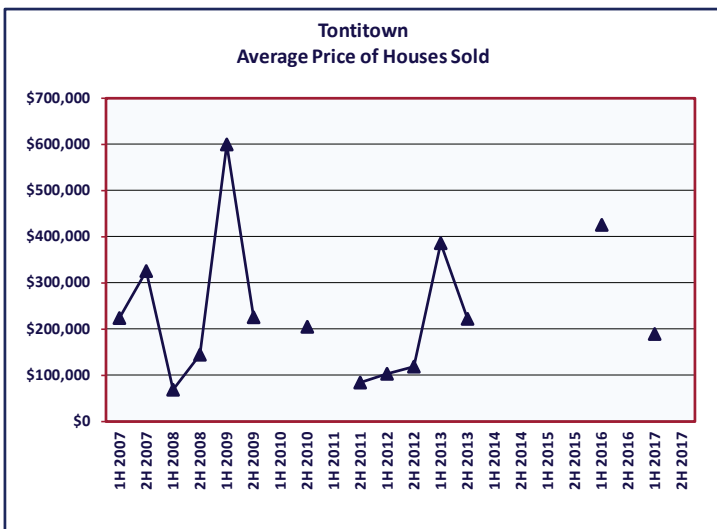
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last four quarters.



# Tontitown

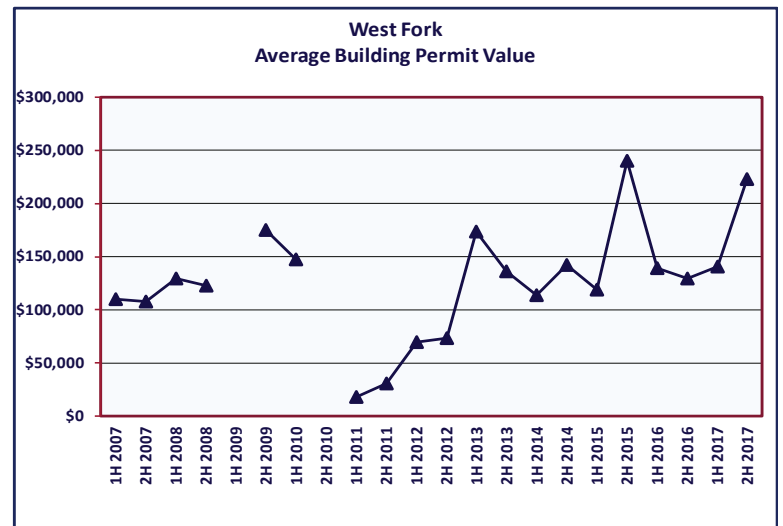
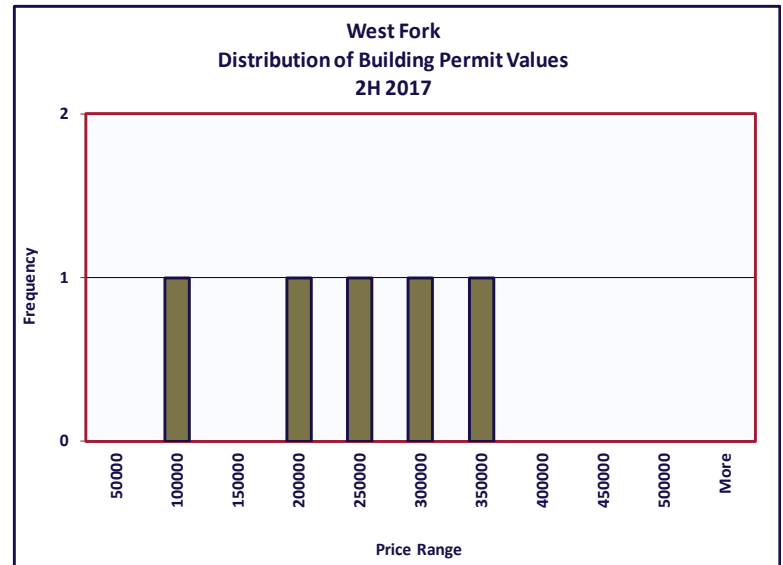
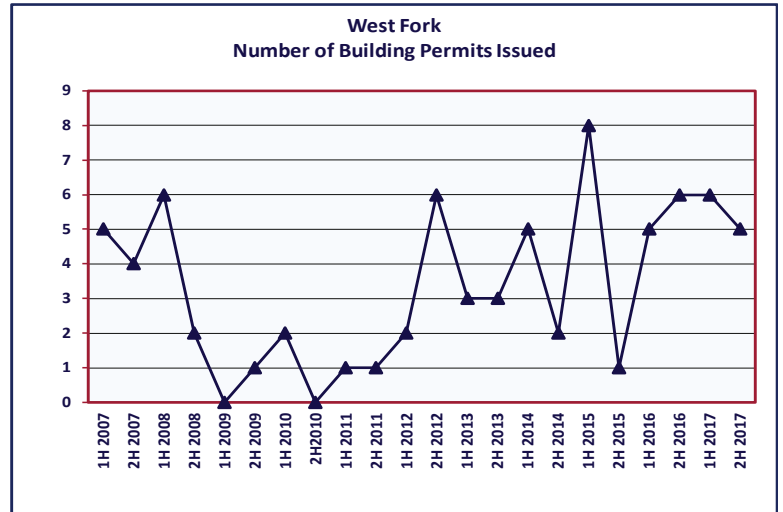


- There were no houses sold in Tontitown from July 1 to December 31, 2017. There was 1 house sold during the first half of 2017.
- There was 1 house listed for sale, at a price of \$245,000, in the MLS database in Tontitown as of December 31, 2017.
- According to the Washington County Assessor's database, 73.4 percent of houses in Tontitown were owner-occupied in the second half of 2017.

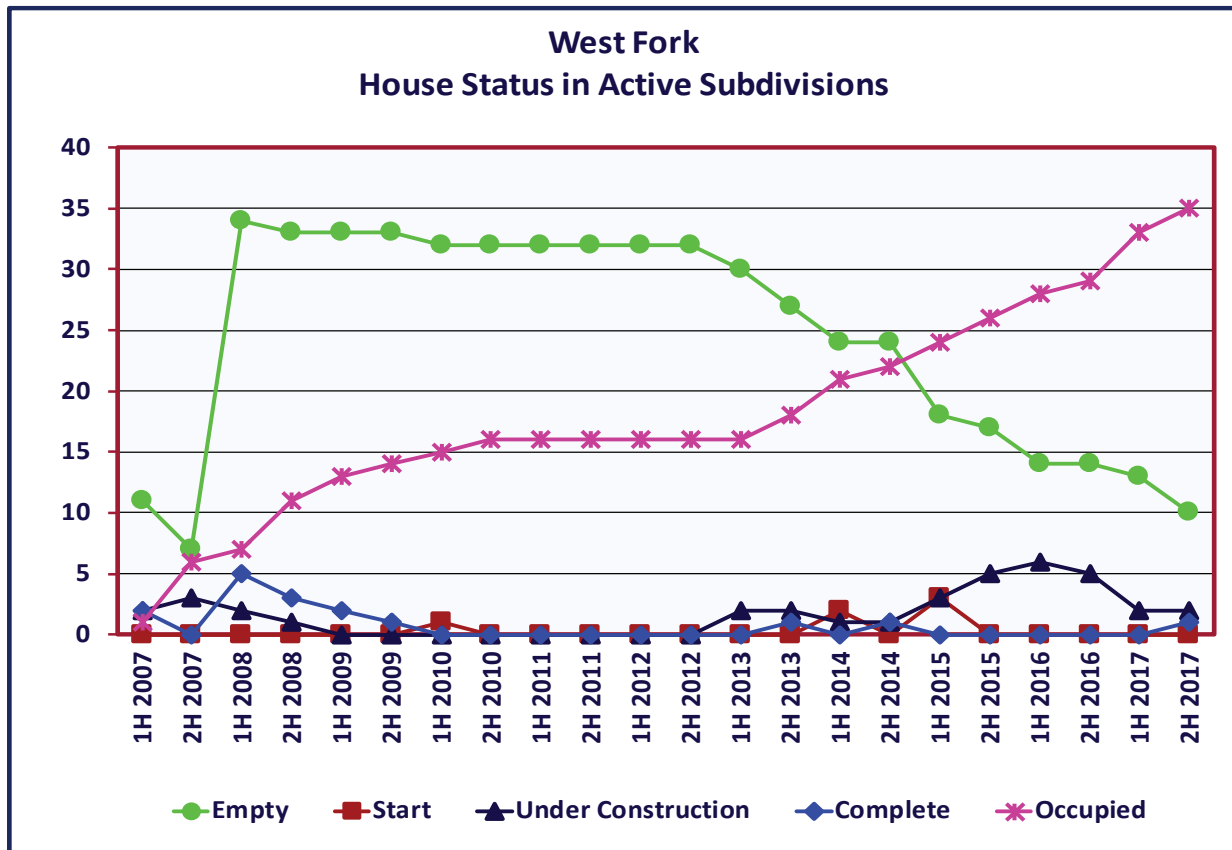


# West Fork

- From July 1 through December 31, there were 5 residential building permits issued in West Fork. This represents a 16.7 percent decrease from the second half of 2016.
- In the second half of 2017, nearly all of the building permits issued in West Fork were valued in the \$100,001 to \$350,000 range.
- The average residential building permit value in West Fork increased by 72.2 percent from \$129,617 in the second half of 2016 to \$223,200 in the second half of 2017.



# West Fork



- There were 48 total lots in 3 active subdivisions in West Fork in the second half of 2017. About 72.9 percent of the lots were occupied, 2.1 percent were complete, but unoccupied, 4.2 percent were under construction, 0.0 percent were starts, and 20.8 percent were empty lots.
- The subdivision with the most houses under construction in West Fork in the second half of 2017 was Graystone with 2.
- 2 new houses became occupied in West Fork in the second half of 2017. The annual absorption rate implies that there were 22.3 months of remaining inventory in active subdivisions down from 25.7 in the first half of 2017.
- There was no absorption in 1 of the 3 active subdivisions in West Fork in the second half of 2017 and no additional lots had received final approval by December 31, 2017.

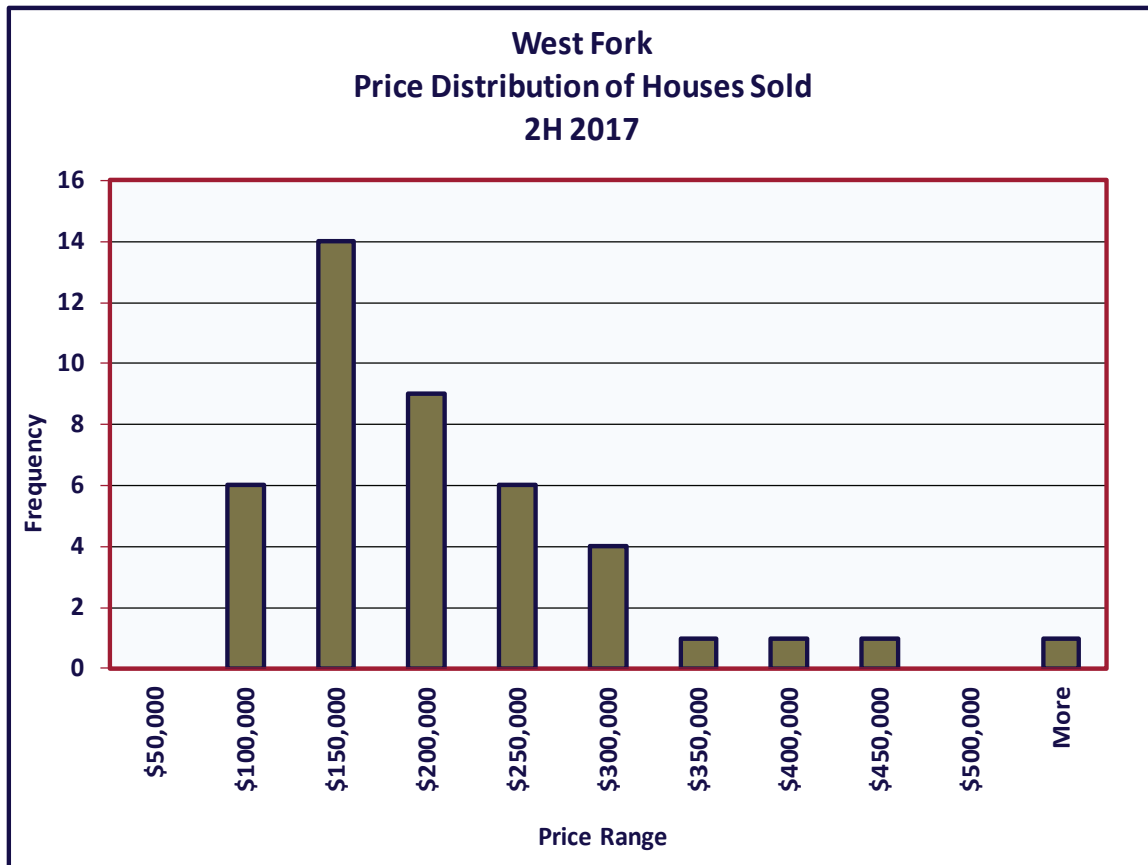
## West Fork House Status in Active Subdivisions Second Half of 2017

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	6	0	2	1	19	28	2	27.0
Hidden Creek	3	0	0	0	13	16	3	12.0
<b>West Fork</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>35</b>	<b>48</b>	<b>2</b>	<b>22.3</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.

# West Fork



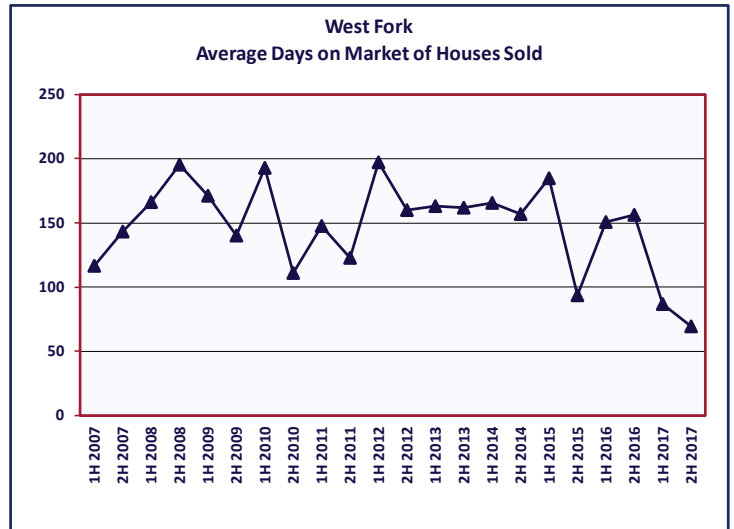
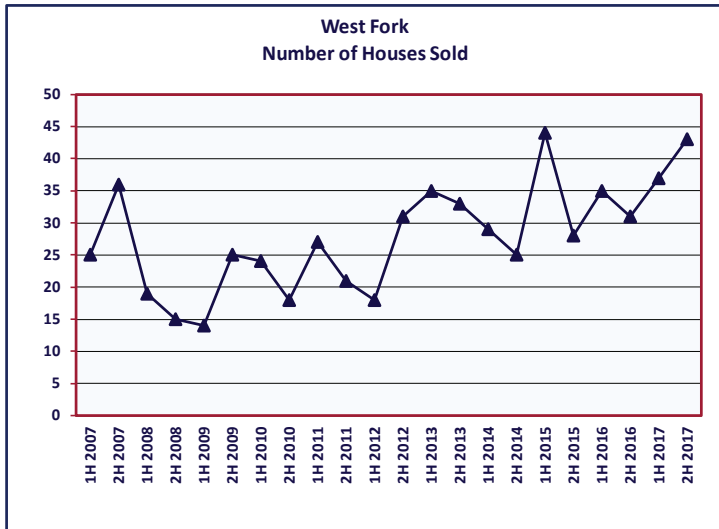
- 56.7 percent of the houses sold in West Fork were valued in the \$100,001 to \$200,000 range.

## West Fork Price Range of Houses Sold Second Half of 2017

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	6	14.0%	1,258	162	96.5%	\$65.41
\$100,001 - \$150,000	14	32.6%	1,447	84	99.2%	\$87.16
\$150,001 - \$200,000	9	20.9%	2,016	120	94.6%	\$91.98
\$200,001 - \$250,000	6	14.0%	2,284	69	94.3%	\$100.43
\$250,001 - \$300,000	4	9.3%	2,388	78	94.4%	\$115.08
\$300,001 - \$350,000	1	2.3%	1,980	57	100.0%	\$161.62
\$350,001 - \$400,000	1	2.3%	3,656	38	98.6%	\$111.87
\$400,001 - \$450,000	1	2.3%	3,656	38	98.6%	\$111.87
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	2.3%	3,219	227	112.6%	\$204.57
<b>West Fork</b>	<b>43</b>	<b>100.0%</b>	<b>1,894</b>	<b>100</b>	<b>97.2%</b>	<b>\$95.14</b>

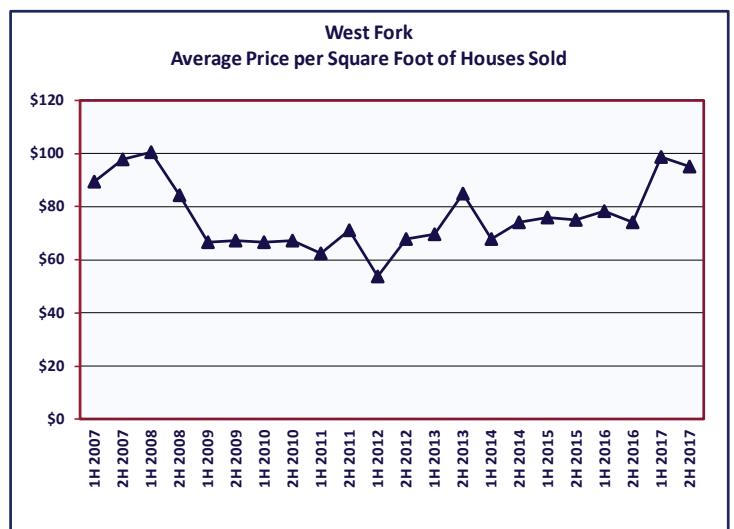
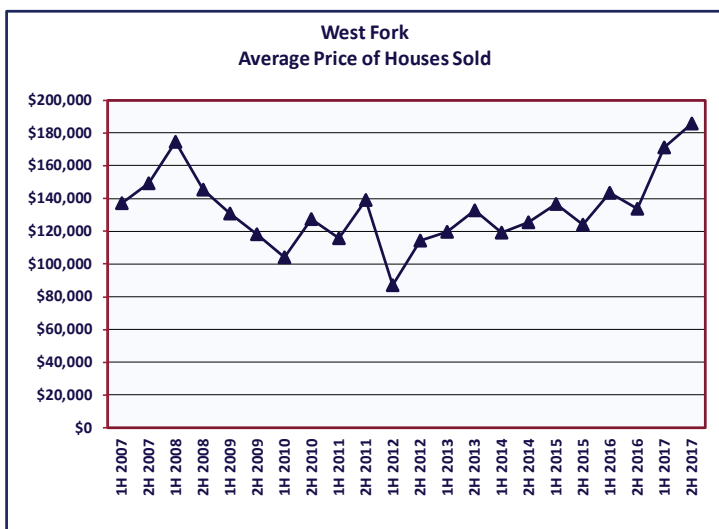


# West Fork



- There were 43 houses sold in West Fork from July 1 to December 31, 2017 or 38.7 percent more than the 31 houses sold in the second half of 2016 and 16.2 percent more than the 37 sold in the first half of 2017.
- The average price of a house sold in West Fork increased from \$170,997 in the first half of 2017 to \$185,638 in the second half of 2017.
- The average sales price was 38.6 percent higher than in the second half of 2016 and 8.6 percent higher than in the first half of 2017.
- The average number of days on market from initial listing to the sale decreased from 87 in the first half of 2017 to 70 in the second half of 2017.
- The average price per square foot for a house sold in West Fork decreased from \$98.80 in the first half of 2017 to \$95.14 in the second half of 2017.

- The average price per square foot was 3.7 percent lower than in the previous half year and 28.2 percent higher than in the second half of 2016.
- About 2.4 percent of all houses sold in Washington County in the second half of 2017 were sold in West Fork. The average sales price of a house was 84.4 percent of the county average.
- There were 21 houses listed for sale in the MLS database in West Fork as of December 31, 2017. These houses had an average list price of \$266,100.
- Out of 43 houses sold in the second half of 2017, none were new construction
- According to the Washington County Assessor's database 69.4 percent of houses in West Fork were owner-occupied in the second half of 2017.



# West Fork

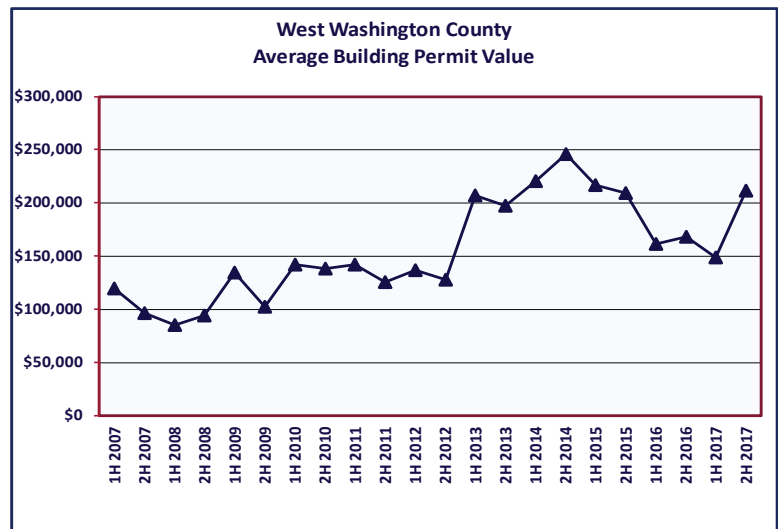
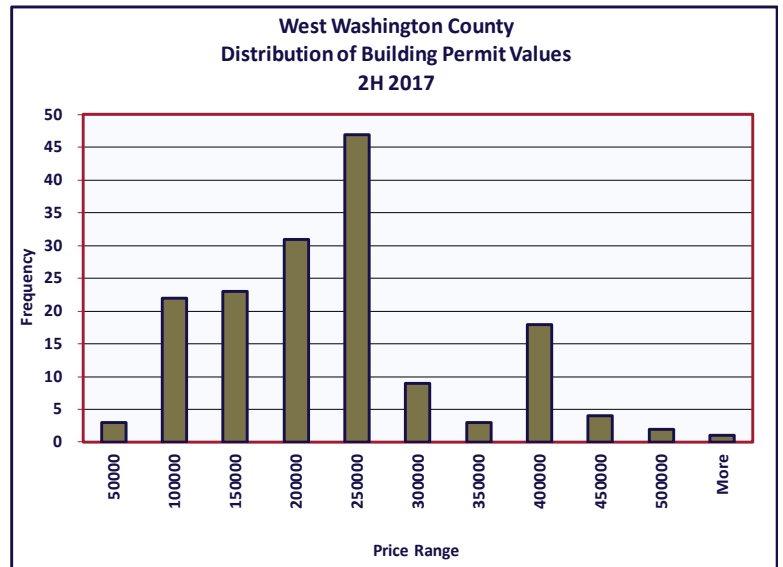
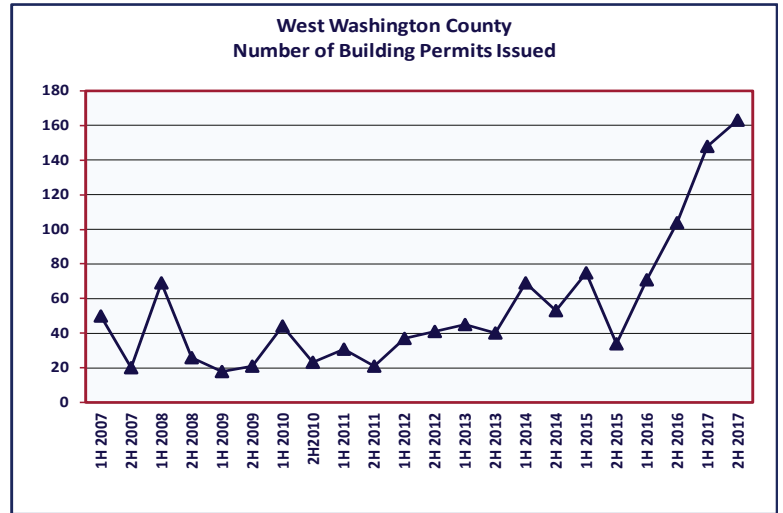
## West Fork Sold House Characteristics by Subdivision Second Half of 2017

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dream Valley	1	2.3%	1,568	50	\$155,000	\$98.85
Highland View Estates	1	2.3%	2,475	90	\$234,000	\$94.55
Homestead	1	2.3%	1,896	254	\$120,000	\$63.29
Little	1	2.3%	2,024	54	\$285,000	\$140.81
Mecca	2	4.7%	1,442	101	\$121,000	\$84.46
Rivendale Valley	1	2.3%	1,386	38	\$135,500	\$97.76
Riverside Estates	1	2.3%	1,768	100	\$196,000	\$110.86
Rockcreek	2	4.7%	2,057	58	\$202,500	\$98.27
Shady Lane	1	2.3%	1,324	230	\$80,000	\$60.42
Smith	1	2.3%	1,540	128	\$51,900	\$33.70
Smith-Hayes	2	4.7%	2,740	76	\$159,850	\$66.59
Valley View	4	9.3%	1,337	38	\$118,950	\$88.01
West Fork Acres	3	7.0%	1,194	58	\$104,633	\$87.67
West Fork Original	1	2.3%	1,915	183	\$125,000	\$65.27
White River Estates	1	2.3%	1,399	79	\$118,000	\$84.35
Other	20	46.5%	2,138	116	\$236,282	\$106.373
<b>West Fork</b>	<b>43</b>	<b>100.0%</b>	<b>1,895</b>	<b>100</b>	<b>\$185,638</b>	<b>\$95.14</b>



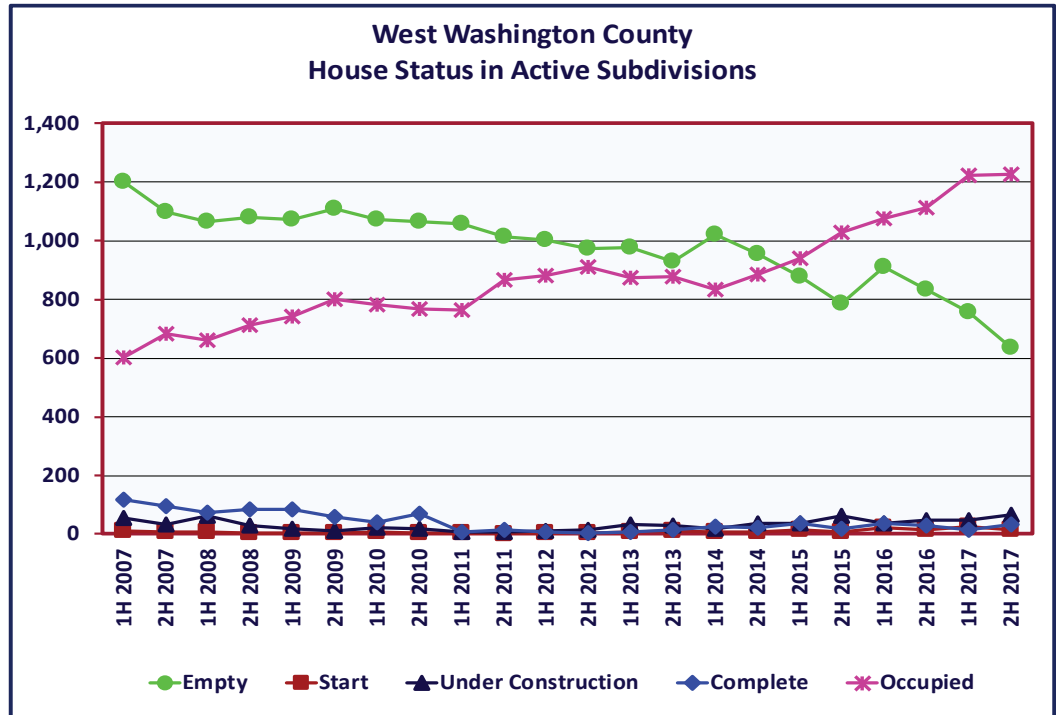
# West Washington County

- West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.
- From July 1 to December 3, 2017 there were 163 residential building permits issued in West Washington County. This represents a 56.7 percent increase from the second half of 2016.
- In the second half of 2017, the majority of the building permits in West Washington County were valued in the \$100,001 to \$250,000 range.
- The average residential building permit value in West Washington County increased 26.7 percent from \$167,754 in the second half of 2016 to \$212,595 in the second half of 2017.



# West Washington County

- There were 1,975 total lots in 24 active subdivisions in West Washington County in the second half of 2017. About 62.1 percent of the lots were occupied, 1.7 percent were complete, but unoccupied, 3.3 percent were under construction, 0.8 percent were starts, and 32.1 percent were vacant lots.
- The subdivision with the most houses under construction in West Washington County in the second half of 2017 was Sundowner in Prairie Grove with 30.
- No new construction or progress in existing construction occurred in the second half of 2017 in 7 out of the 24 active subdivisions in West Washington County.
- 102 new houses in West Washington County became occupied in the second half of 2017. The annual absorption rate implies that there were 41.4 months of remaining inventory in active subdivisions, down from 51.0 months in the first half of 2017.
- In 7 out of the 24 active subdivisions in West Washington County, no absorption occurred in the second half of 2017.



- An additional 324 lots in 6 subdivisions had received either preliminary or final approval by December 31, 2017.

## West Washington County Preliminary and Final Approved Subdivisions Second Half of 2017

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Prairie Grove, Highland Green, Phase II	1H 2017	31
<i>Final Approval</i>		
Farmington, Hillside Estates	2H 2017	6
Farmington, Farmington Heights	2H 2017	125
Farmington, Twin Falls, Phase III	2H 2017	6
Farmington, Saddle Brook	2H 2017	129
Farmington, Windgate	2H 2017	27
<b>West Washington County</b>		<b>324</b>

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## West Washington County House Status in Active Subdivisions Second Half of 2017

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occud	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates (Farmington)	8	0	0	0	58	66	2	48
Forest Hills, Phases I, II (Farmington)	1	0	0	0	50	51	0	12
Holland Crossing Commercial (Farmington)	9	9	5	2	2	27	0	150
North Club House Estates (Farmington)	1	0	0	0	20	21	0	--
South Club House Estates (Farmington)	8	0	0	0	68	76	0	--
Twin Falls, Phases I, II (Farmington)	10	0	2	0	121	133	10	9
Walnut Grove (Farmington)	5	0	1	0	20	26	0	72
Homestead Addition (Greenland)	27	0	0	0	53	80	0	--
Lee Valley, Phases IV (Greenland)	18	0	0	0	44	62	0	--
Carter-Johnson Subdivision (Lincoln)	10	0	0	0	2	12	0	--
Country Meadows (Lincoln)	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II (Prairie Grove)	26	3	11	4	82	126	14	16
Belle Meade, Phases I, II (Prairie Grove)	41	0	6	1	87	135	11	20.6
Chapel Ridge (Prairie Grove)	1	0	0	0	14	15	0	12
Coyle (Prairie Grove)	2	0	1	0	0	3	0	--
Grandview Est, Ph IB, II, III (Prairie Grove)	13	0	0	0	11	24	0	156
Highlands Green Phase I (Prairie Grove)	1	0	0	0	39	40	0	12
Highlands Square North (Prairie Grove)	8	0	0	0	31	39	0	96
Prairie Meadows, Ph II, III (Prairie Grove)	22	0	8	11	181	222	14	16.4
Stonecrest, Phase II (Prairie Grove)	5	0	0	1	39	45	2	14.4
Sundowner, Ph I, II, III (Prairie Grove)	321	3	30	14	253	621	47	54.5
Deaton Estates (West Fork)	1	0	0	0	3	4	0	--
Graystone (West Fork)	6	0	2	1	19	28	2	27
Hidden Creek (West Fork)	3	0	0	0	13	16	0	12
<b>West Washington County</b>	<b>634</b>	<b>15</b>	<b>66</b>	<b>34</b>	<b>1,226</b>	<b>1,975</b>	<b>102</b>	<b>41.4</b>

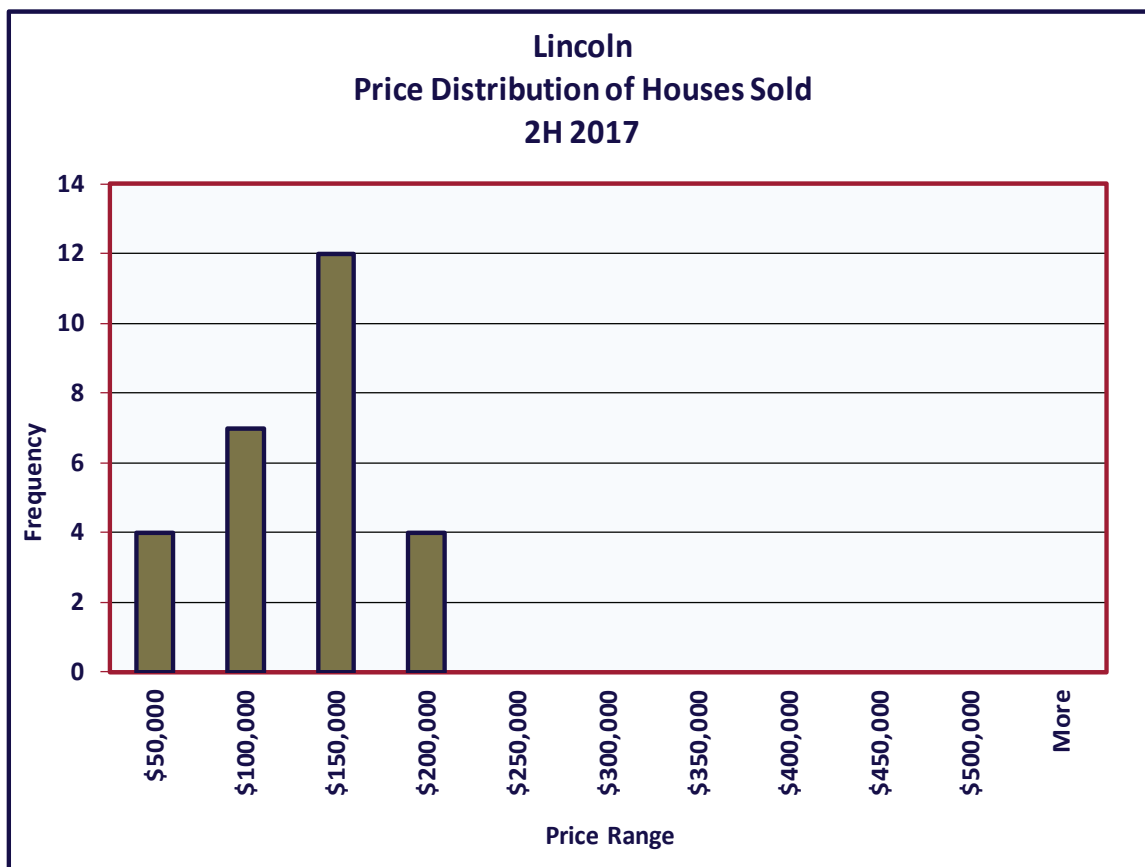
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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# West Washington County



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

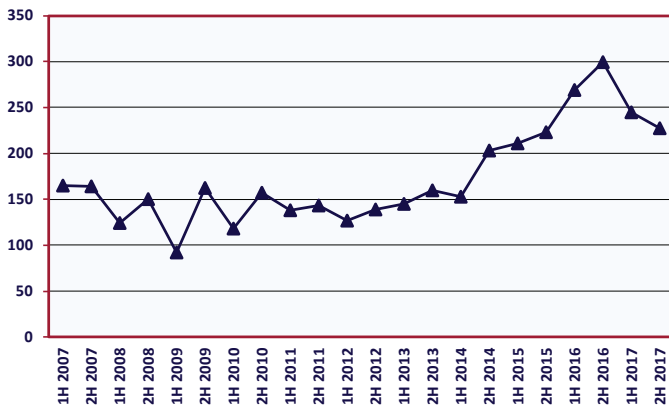
## West Washington County Price Range of Houses Sold Second Half of 2017

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	3.1%	1,166	215	87.7%	\$31.05
\$50,001 - \$100,000	23	10.1%	1,308	109	98.2%	\$70.37
\$100,001 - 150,000	75	33.0%	1,443	77	97.9%	\$90.84
\$150,001 - \$200,000	72	31.7%	1,722	100	98.2%	\$102.21
\$200,001 - \$250,000	22	9.7%	2,045	80	97.6%	\$110.10
\$250,001 - \$300,000	10	4.4%	2,334	83	95.9%	\$118.31
\$300,001 - \$350,000	6	2.6%	2,508	160	98.6%	\$141.25
\$350,001 - \$400,000	7	3.1%	2,870	100	99.7%	\$129.97
\$400,001 - \$450,000	2	0.9%	2,960	83	94.6%	\$147.59
\$450,001 - \$500,000	1	0.4%	3,600	149	100.0%	\$131.94
\$500,000+	2	0.9%	3,934	193	103.8%	\$189.15
\$500,000+	0	0.0%	--	--	--	--
<b>West Washington County</b>	<b>227</b>	<b>100.0%</b>	<b>1,724</b>	<b>97</b>	<b>97.7%</b>	<b>\$97.69</b>

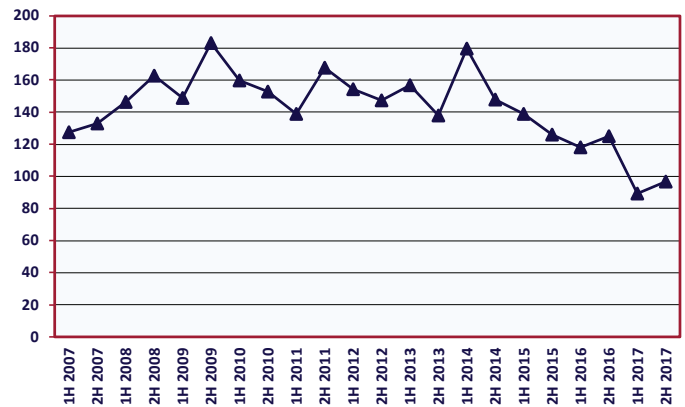


# West Washington County

West Washington County  
Number of Houses Sold



West Washington County  
Average Days on Market of Houses Sold

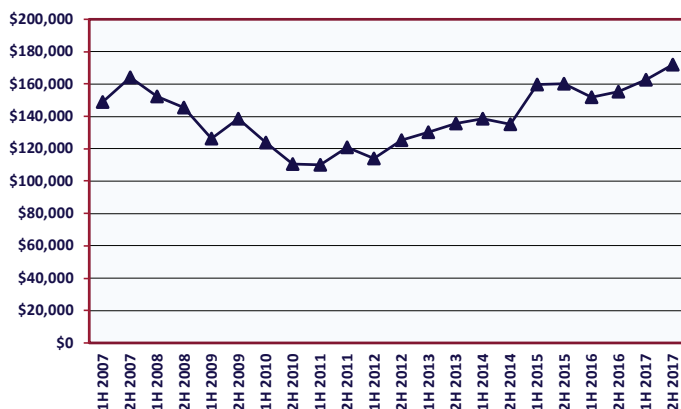


- There were 227 houses sold in West Washington County from July 1 to December 31, 2017 or 7.3 percent less than in the first half of 2017 and 24.1 percent less than in the second half of 2016.
- The average price of a house sold in West Washington County increased from \$162,815 in the first half of 2017 to \$172,124 in the second half of 2017.
- The average sales price was 5.7 percent higher than in the previous half year and 10.9 percent higher than in the second half of 2016.
- The average number of days on market from initial listing to the sale increased from 89 in the first half of 2017 to 97 in the second half of 2017.
- The average price per square foot for a house sold in West Washington County increased from \$93.88 in the first half of 2017 to \$97.69 in the second half of 2017.
- The average price per square foot was 4.1 percent higher than

in the first half of 2017 and 10.7 percent higher than in the second half of 2016.

- About 12.8 percent of all houses sold in Washington County in the second half of 2017 were sold in West Washington County. The average sales price of a house was 78.3 percent of the county average.
- Out of 227 houses sold in the second half of 2017, 56 were new construction. These newly constructed houses had an average sales price of \$192,431 and took an average of 102 days to sell from their initial listing dates.
- There were 162 houses in West Washington County listed for sale in the MLS database as of June 30, 2017. These houses had an average list price of \$230,914.
- According to the Washington County Assessor's database, 66.6 percent of houses in West Washington County were owner-occupied in the second half of 2017.

West Washington County  
Average Price of Houses Sold



West Washington County  
Average Price per Square Foot of Houses Sold

