

THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

Second Half of 2022

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

Residential Real Estate Summary Benton Madison and Washington Counties

The fifty-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 information necessary to help market participants make good decisions.

Highlights from the Second Half of 2022

In the second half of 2022, the average price of a home in Benton County reached \$401,875, 0.5 percent lower than last half, 16.3 percent higher than a year ago and 75.9 percent higher than five years ago. In Washington County, the average was \$376,018, which was 3.6 percent higher than last half, 20.7 percent higher than a year ago and 71.1 percent higher than five years ago.

Home sales decreased 20.8 percent from a year ago, and 1.5 percent from last half, to 4,774 in the second half of 2022.

1,449 new construction homes were sold in the second half of 2022. This was 30.4 percent of the total, the second highest percentage in Skyline history after the 32.6 percent in first half of 2019.

The number of building permits issued in Northwest Arkansas in the second half of 2022 decreased to 2,115, the lowest total since the 2,074 building permits issued in the second half of 2020. Benton County accounted for 1,257, Washington County for 840, and Madison County for 18 new building permits.

21,399 total lots in 364 active subdivisions were identified by Skyline Report researchers in the second half of 2022. Regional data includes Benton, Madison, and Washington Counties. An additional 14,001 residential lots have received either preliminary or final approval in Northwest Arkansas.

Home starts plus homes under construction totaled 2,354 in the second half of 2022, the highest level in Skyline data collection.

Empty lot totals for all three counties increased from 3,699 in the first half of 2022 to 3,958 in the second half of 2022.

According to the Assessors' databases, 61.6 percent of houses in Benton County, 78.9 percent of the houses in Madison County, and 60.6 percent of houses in Washington County were owner occupied. For all three counties, owner occupied properties have gradually declined since 2012.

Report Overview

The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. Four primary sources of data points were examined. First, residential building permit data is collected from each city in Benton, Madison, and Washington County. Building permits provide new home construction throughout the counties. Once construction occurs in a subdivision, classification changes to active. Additional categorization in subdivision lots indicate where no construction or absorption occurred during the last year. Skyline Report researchers collected information from city planning divisions about subdivisions receiving preliminary or final approval but have not started construction. Only subdivisions with final approval or preliminary approval during the last two years, and confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data is also provided by school district and subdivision. In addition, newly constructed houses are identified among the sold houses which were constructed from 2021 to 2022. The number of houses listed for sale in the MLS database as of December 31, 2022 and their average list prices were also reported.

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

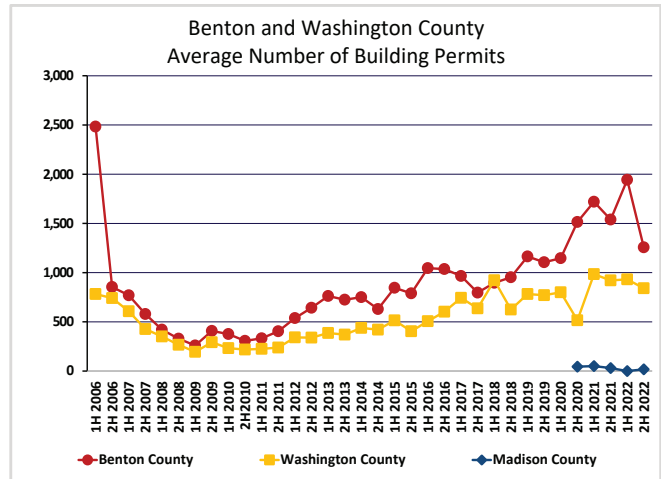
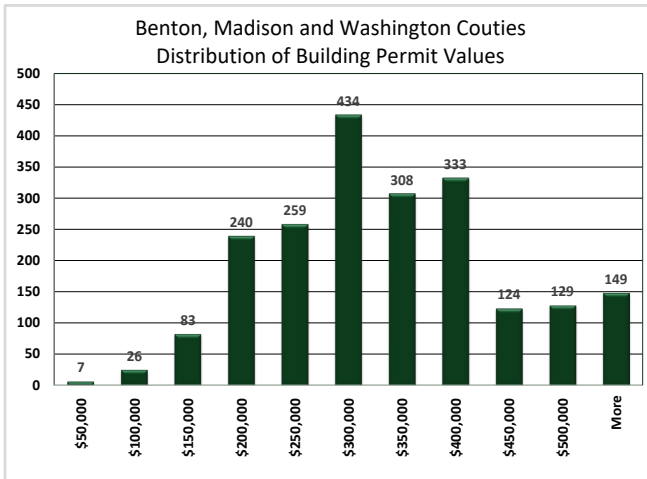
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are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

A summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2022 is included. Benton, Madison, and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

Regional Market Trends

Building Permits



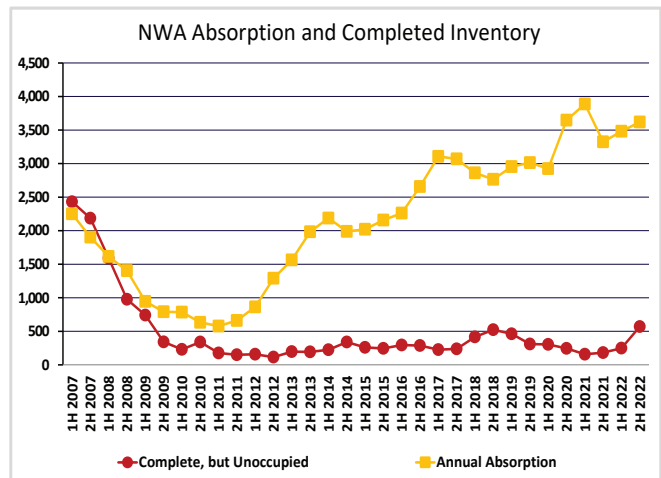
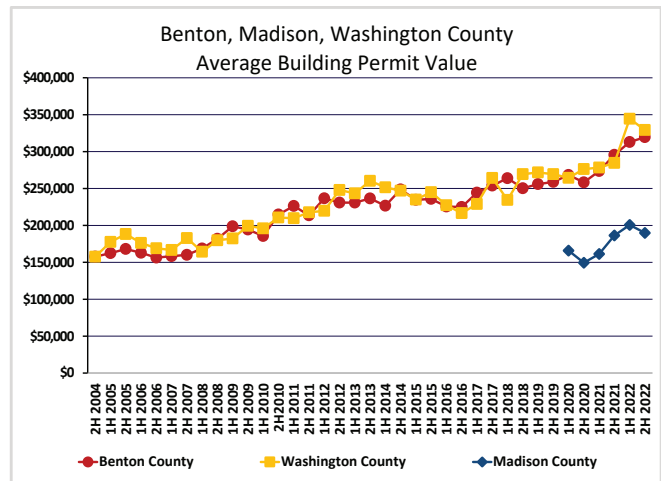
2,115 building permits were issued in Northwest Arkansas Region during the second half of 2022. This is a 26.9 percent decrease from the 2,892 permits issued in first half of 2022. 23 of these permits were in Garfield and 2 were in Avoca. They are included in the total city averages, If Garfield and Avoca continue to report building permits, the report will add information on building permits in Garfield.

The average building permit value increased from \$322,482 in the first half of 2022 to \$322,565 in the second half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

The most active value range for building permits was \$250,001 to \$300,000 range with 434. There were 333 building permits issued in the \$300,001 to \$350,000 range.

There were 21,399 total lots in 364 active subdivisions in Northwest Arkansas Region in the second half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2022. 18.5 percent of the lots were empty, 2.8 percent were starts, 8.2 were under construction, 2.7 were completed, but unoccupied, and 67.8 percent were occupied lots.

1,750 total lots subdivisions were under construction in the second half of 2022. The subdivisions with the most houses under-construction during the first half of 2022 in Benton County were Aurora, Phase I in Bentonville with 67. Brookside Estates in Centerton with 66 was second, followed by Southwinds, Phase II in Centerton with 52 houses.



In Washington County, Goose Creek, Phase II in Farmington had the most absorbed lots with 57 followed by The Groves at Engles Mill, Phase II with 49. Stokenbury Farms in Elkins followed with 48.

Regional Market Trends

Building Permits and Active Subdivisions

| Northwest Arkansas | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 2,490 | 2,892 | 2,115 | -15.1% | -26.9% |
| Average Value of Residential Building Permits | \$290,152 | \$322,482 | \$322,565 | 11.2% | 0.0% |

| City | Number of Permits 1H 2022 | Number of Permits 2H 2022 | Average Permit Value 1H 2022 | Average Permit Value 2H 2022 |
|----------------|---------------------------|---------------------------|------------------------------|------------------------------|
| Bella Vista | 311 | 227 | \$339,392 | \$337,855 |
| Bentonville | 323 | 157 | \$399,448 | \$442,377 |
| Cave Springs | 6 | 17 | \$419,857 | \$351,941 |
| Centerton | 546 | 319 | \$283,580 | \$291,865 |
| Decatur | 103 | 20 | \$341,912 | \$236,369 |
| Elkins | 56 | 7 | \$189,833 | \$358,267 |
| Elm Springs | 28 | 20 | \$444,040 | \$530,789 |
| Farmington | 77 | 53 | \$336,183 | \$431,134 |
| Fayetteville | 383 | 509 | \$413,174 | \$333,460 |
| Gentry | 109 | 30 | \$175,259 | \$290,216 |
| Goshen | 10 | 13 | \$499,784 | \$507,338 |
| Gravette | 14 | 31 | \$350,113 | \$370,102 |
| Greenland | 5 | 0 | \$426,060 | #DIV/0! |
| Highfill | 69 | 51 | \$264,567 | \$284,782 |
| Huntsville | 17 | 18 | \$189,826 | \$189,826 |
| Johnson | 9 | 2 | \$729,734 | \$962,550 |
| Lincoln | 9 | 11 | \$201,227 | \$186,855 |
| Little Flock | 4 | 5 | \$263,951 | \$308,216 |
| Lowell | 77 | 19 | \$313,926 | \$418,153 |
| Pea Ridge | 146 | 164 | \$278,937 | \$281,903 |
| Prairie Grove | 157 | 87 | \$263,361 | \$221,061 |
| Rogers | 156 | 114 | \$382,636 | \$365,636 |
| Siloam Springs | 73 | 80 | \$143,022 | \$136,196 |
| Springdale | 67 | 107 | \$332,487 | \$288,083 |
| Tontitown | 127 | 30 | \$266,762 | \$334,654 |
| West Fork | 4 | 1 | \$214,875 | \$220,000 |
| NWA | 2,892 | 2,115 | \$322,482 | \$322,565 |

*The table includes 21 permits in Garfield averaging \$415,025 and Avoca with 2 permits averaging \$211,000. If Garfield and Avoca continue to have building permits, the table will be updated and include these cities in future reports.

Benton County has 215 active subdivisions with 12,967 total lots, Madison county has 5 active subdivisions with 235 lots and Washington County has 144 active subdivisions with 8,197 lots.

Towne West, Phase I in Fayetteville had the most houses under construction with 76. Woodridge, Phase III in Fayetteville had 61, and Wagon Wheel Crossing in Farmington followed with 48. In Tontotown, South Pointe, Phase III had 46 under construction.

No new construction or progress in existing construction has occurred in the last year in 43 of the 364 active subdivisions in the Northwest Arkansas region.

1,803 new houses in the Northwest Arkansas region became occupied in the second half of 2022.

The annual absorption rate implies that there are 22.4 months of lot inventory at the end of second half of 2022. This is up from 21.6 months of inventory at the end of the first half of 2022.

In 76 out of the 364 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the second half of 2022.

Examining the second half of 2022 inventory on a county-by-county basis, Benton County has 23.3, Madison County has 6.1 and Washington County has 21.8 months of remaining inventory in active subdivisions.

Regional Market Trends

New and Preliminary Subdivisions and Lots

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

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

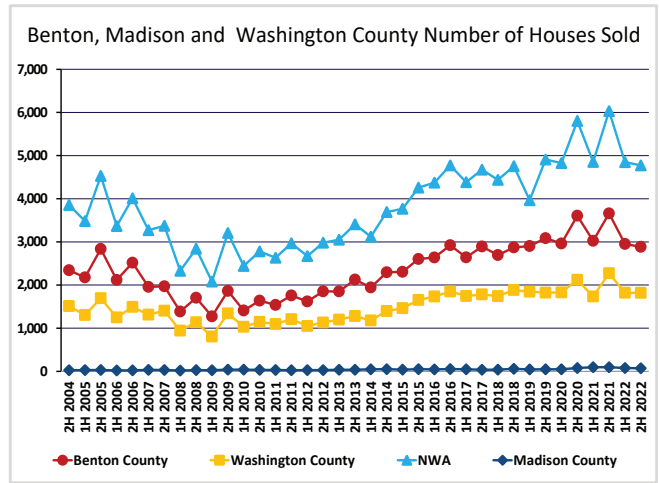
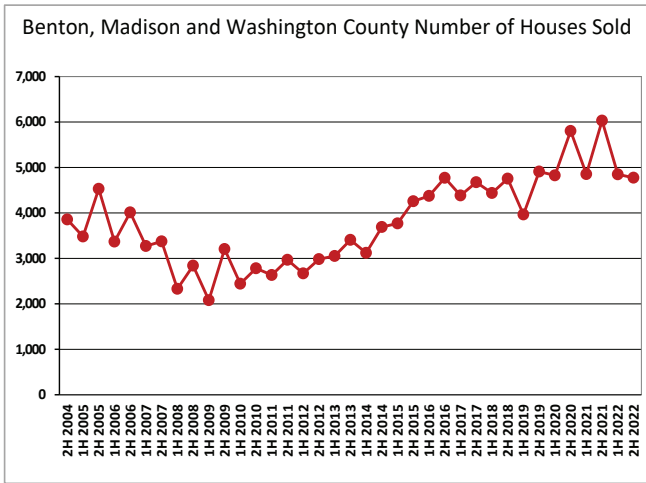
The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 14,001 lots are in the inventory planning stages.

| Benton County | Preliminary Subdivisions | Preliminary Lots | Final Subdivisions | Final Lots | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|----------------------|--------------------------|------------------|--------------------|--------------|--|----------------------------------|
| Avoca | | | 1 | 40 | 1 | 40 |
| Bella Vista | 3 | | | | 3 | 27 |
| Bentonville | 17 | 27 | 2 | 87 | 19 | 1,260 |
| Cave Springs | 1 | 1,173 | | | 1 | 120 |
| Centerton | 14 | 120 | 7 | 444 | 21 | 2,152 |
| Decatur | 1 | 1,708 | 2 | 59 | 3 | 179 |
| Gentry | | 120 | 3 | 86 | 3 | 86 |
| Highfill | 3 | | 2 | 191 | 5 | 536 |
| Little Flock | | 345 | 1 | 15 | 1 | 15 |
| Lowell | 6 | | 5 | 537 | 11 | 917 |
| Pea Ridge | 7 | 380 | 6 | 305 | 12 | 1,492 |
| Rogers | 9 | 1,252 | 3 | 149 | 12 | 946 |
| Siloam Springs | 11 | 797 | 8 | 472 | 19 | 1,066 |
| Unincorporated | | 594 | 1 | 112 | 1 | 112 |
| Total Planned | 72 | 6,516 | 41 | 2,497 | 112 | 8,948 |

| Washington County | Preliminary Subdivisions | Preliminary Lots | Final Subdivisions | Final Lots | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|----------------------|--------------------------|------------------|--------------------|--------------|--|----------------------------------|
| Farmington | 2 | 322 | 3 | 437 | 5 | 759 |
| Fayetteville | 14 | 1,194 | 21 | 984 | 34 | 2,107 |
| Goshen | 1 | 41 | 1 | 16 | 2 | 57 |
| Lincoln | 1 | 20 | | | 1 | 20 |
| Prairie Grove | 4 | 262 | | | 4 | 262 |
| Springdale | 8 | 769 | 10 | 903 | 18 | 1,672 |
| Tontitown | 2 | 136 | 2 | 40 | 4 | 176 |
| Total Planned | 32 | 2,744 | 37 | 2,380 | 68 | 5,053 |

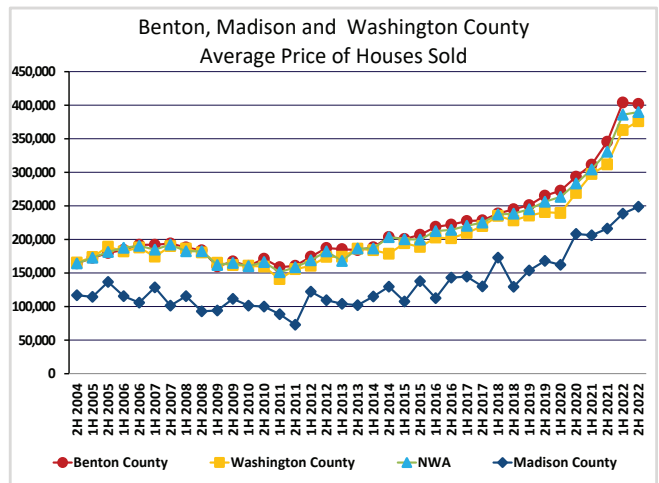
Regional Market Trends

Sold Data



Out of the 4,774 houses sold in the second half of 2022, 1,449 were new construction accounting for 30.4 percent of the total sales in Northwest Arkansas, the second highest percentage of new houses since researchers have been tracking (since 2019).

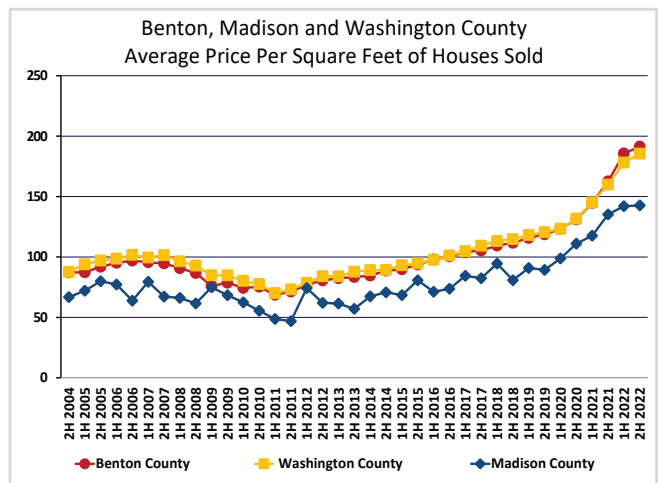
In the second half of 2022, the average sales price in Benton County decreased 0.5 percent from \$403,829 to \$401,875, while in Madison County, the average sales price increased 4.3 percent to \$248,733 and Washington County, the average sales price was up 3.6 percent from \$362,924 to \$376,018.



The median sales price increased by 1.5 percent in Benton County to \$345,000 and increased by 1.7 percent in Washington County to \$320,275. Madison County median sales price of \$245,000 increased 11.8 percent in the second half 2022 from \$219,065 in the first half of 2022.

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

1,618 houses were listed for sale in the MLS database as of December 31, 2022 at an average list price of \$510,500.

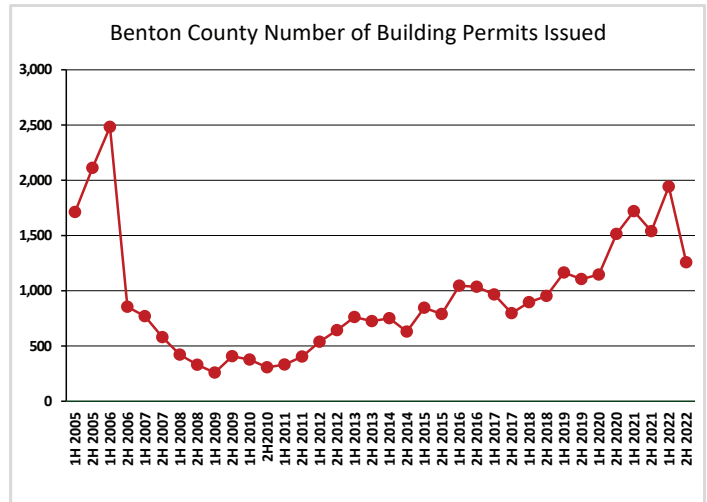
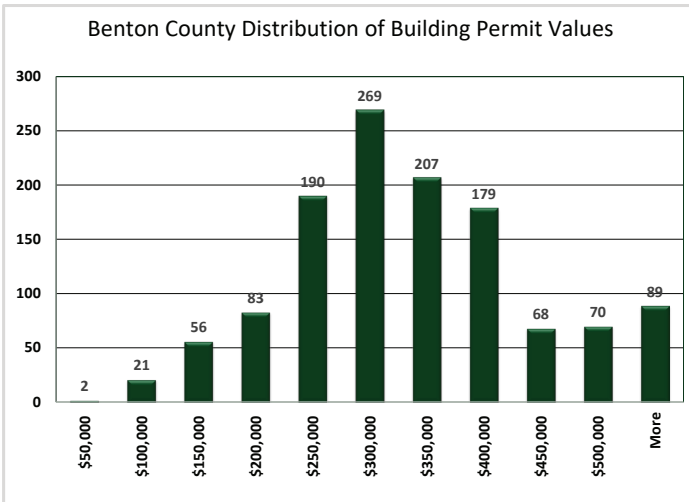


Residential Market Trends

Sold Data By School District

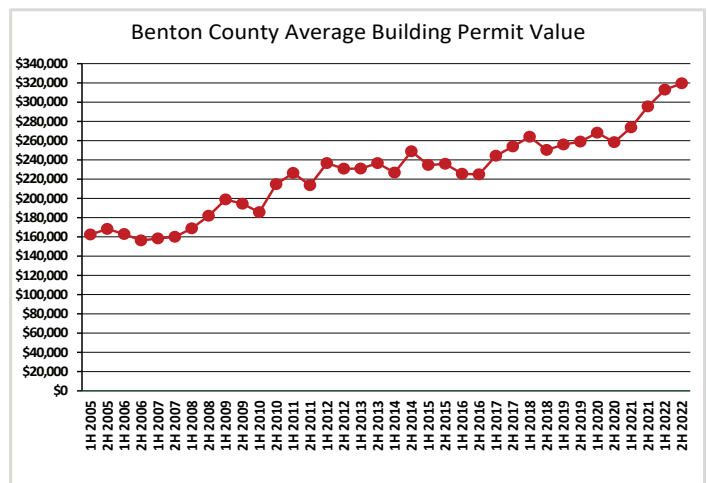
| Sold House Characteristics by School District | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of Region Sales |
|---|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Bentonville | \$441,387 | \$200.25 | 92 | 1490 | 31.2% |
| Decatur | \$243,650 | \$166.79 | 45 | 10 | 0.2% |
| Elkins | \$264,672 | \$168.29 | 76 | 73 | 1.5% |
| Farmington | \$346,847 | \$179.20 | 102 | 247 | 5.2% |
| Fayetteville | \$426,336 | \$201.27 | 91 | 668 | 14.0% |
| Gentry | \$285,868 | \$164.88 | 76 | 98 | 2.1% |
| Gravette | \$363,278 | \$186.64 | 67 | 255 | 5.3% |
| Greenland | \$309,989 | \$160.81 | 66 | 32 | 0.7% |
| Huntsville | \$248,733 | \$142.74 | 85 | 71 | 1.5% |
| Jasper | -- | -- | -- | 0 | 0.0% |
| Lincoln | \$220,401 | \$138.12 | 59 | 37 | 0.8% |
| Pea Ridge | \$357,837 | \$184.26 | 96 | 175 | 3.7% |
| Prairie Grove | \$315,119 | \$170.11 | 63 | 138 | 2.9% |
| Rogers | \$404,884 | \$189.81 | 77 | 671 | 14.1% |
| Siloam Springs | \$247,548 | \$153.18 | 66 | 187 | 3.9% |
| Springdale | \$374,347 | \$181.98 | 70 | 596 | 12.5% |
| West Fork | \$277,285 | \$154.26 | 57 | 26 | 0.5% |
| Northwest Arkansas | \$389,751 | \$188.39 | 83 | 4,774 | 100.0% |

Benton County Building Permits



1,257 building permits were issued in Benton County during the second half of 2022. This is a 35.3 percent decrease from the 1,943 permits issued in first half of 2022. 23 permits were in Garfield and 2 were in Avoca. They are included in the total city averages, and not included separately in the Skyline Report. If Garfield and Avoca continue to report building permits, the report will add information on building permits in Garfield.

The average building permit value also increased from \$312,991 in the first half of 2022 to \$319,975 in the second half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.



| Benton County | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 1,539 | 1,943 | 1,257 | -18.3% | -35.3% |
| Average Value of Residential Building Permits | \$295,501 | \$312,991 | \$319,975 | 8.3% | 2.2% |

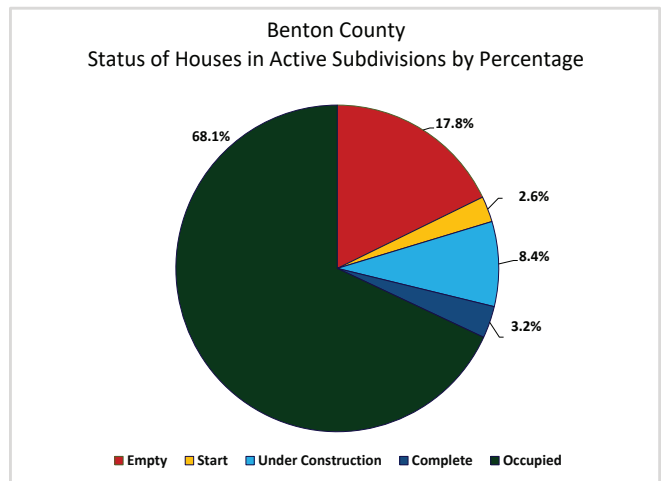
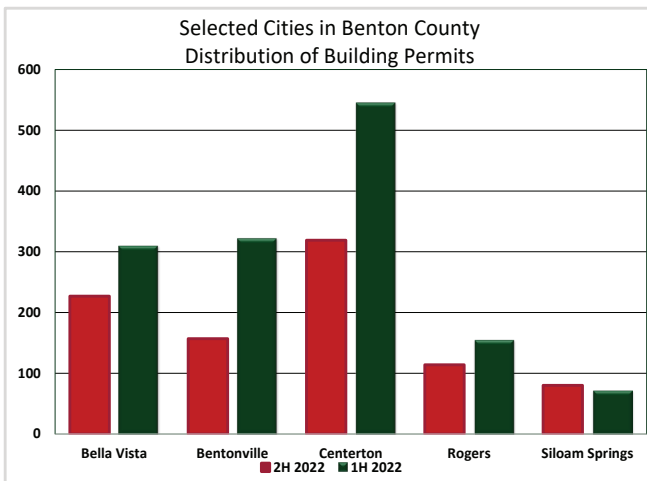
*The table includes 21 permits in Garfield averaging \$415,025 and Avoca with 2 permits averaging \$211,000. If Garfield and Avoca continue to have building permits, the table will be updated and include these cities in future reports.

Benton County

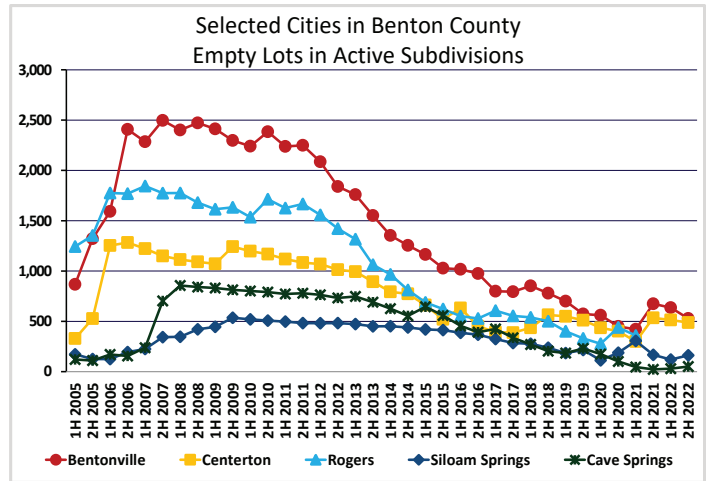
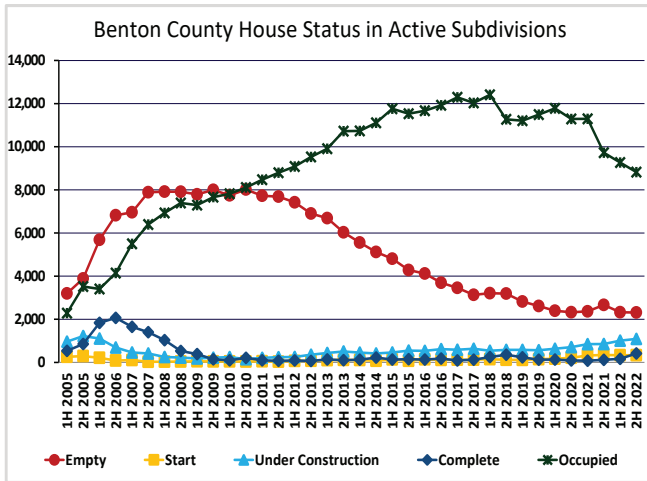
Building Permits in Selected Cities

| Building Permit Values | \$50,000 | \$100,000 | \$100,000 | \$200,000 | \$250,000 | \$300,000 | \$350,000 | \$400,000 | \$450,000 | \$500,000 | More | 2H 2022 | 1H 2022 | % BC | % NWA | |
|------------------------|----------|-----------|-----------|-----------|------------|------------|------------|------------|-----------|-----------|-----------|--------------|--------------|---------------|--------------|--------------|
| Bella Vista | 0 | 1 | 0 | 2 | 20 | 75 | 56 | 30 | 11 | 18 | 14 | 227 | 311 | 18.4% | 10.9% | 10.9% |
| Bentonville | 0 | 0 | 0 | 0 | 1 | 20 | 24 | 23 | 36 | 17 | 36 | 157 | 323 | 12.7% | 7.5% | 7.5% |
| Cave Springs | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 10 | 1 | 0 | 0 | 17 | 6 | 1.4% | 0.8% | 0.8% |
| Centerton | 0 | 0 | 3 | 32 | 58 | 84 | 66 | 62 | 11 | 1 | 2 | 319 | 546 | 25.9% | 15.2% | 15.2% |
| Decatur | 0 | 0 | 0 | 12 | 1 | 2 | 1 | 3 | 0 | 1 | 0 | 20 | 103 | 1.6% | 1.0% | 1.0% |
| Gentry | 0 | 4 | 6 | 2 | 2 | 9 | 0 | 0 | 0 | 2 | 5 | 30 | 109 | 2.4% | 1.4% | 1.4% |
| Gravette | 0 | 0 | 0 | 1 | 2 | 7 | 5 | 8 | 1 | 2 | 5 | 31 | 14 | 2.5% | 1.5% | 1.5% |
| Highfill | 1 | 0 | 0 | 0 | 34 | 5 | 1 | 1 | 2 | 2 | 5 | 51 | 69 | 4.1% | 2.4% | 2.4% |
| Little Flock | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 5 | 4 | 0.4% | 0.2% | 0.2% |
| Lowell | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 5 | 2 | 1 | 5 | 19 | 77 | 1.5% | 0.9% | 0.9% |
| Pea Ridge | 1 | 0 | 1 | 10 | 46 | 46 | 36 | 23 | 0 | 0 | 1 | 164 | 146 | 13.3% | 7.8% | 7.8% |
| Rogers | 0 | 5 | 0 | 0 | 25 | 16 | 12 | 11 | 4 | 26 | 15 | 114 | 156 | 9.2% | 5.4% | 5.4% |
| Siloam Springs | 0 | 10 | 45 | 23 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 80 | 73 | 6.5% | 3.8% | 3.8% |
| Benton County | 2 | 21 | 56 | 83 | 190 | 269 | 207 | 179 | 68 | 70 | 89 | 1,234 | 1,943 | 100.0% | 59.0% | 59.0% |

*The table does not include 21 permits in Garfield averaging \$415,025 and Avoca with 2 permits averaging \$211,000. If Garfield and Avoca continue to have building permits, the table will be updated and include these cities in future reports.



Benton County Active Subdivisions



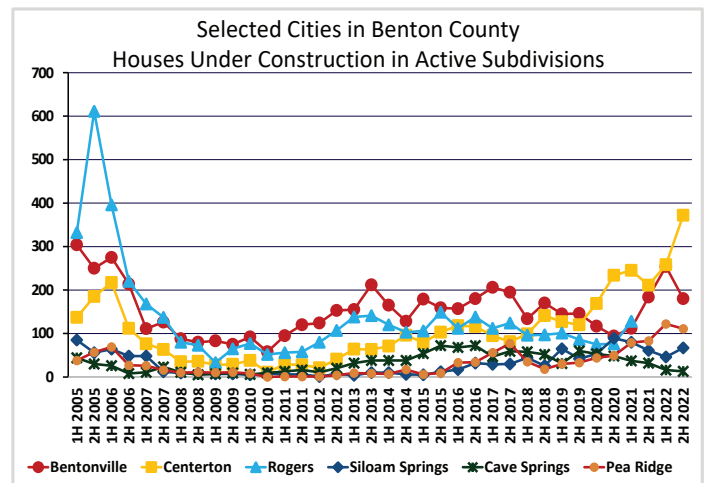
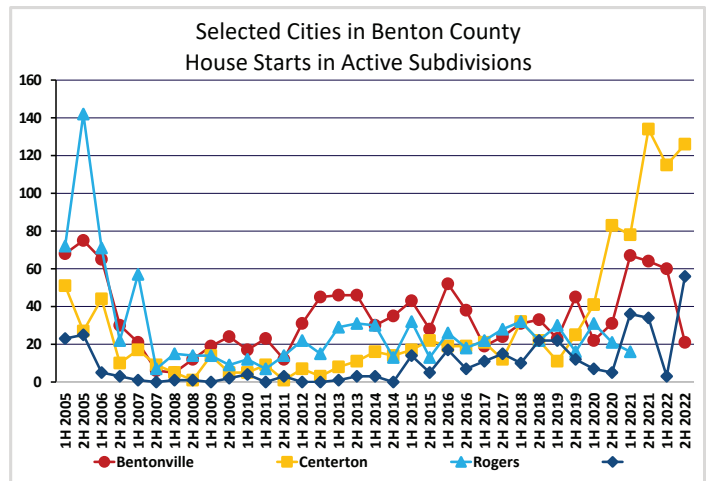
There were 12,967 total lots in 215 active subdivisions in Benton County in the second half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2022. 68.1 percent of the lots were occupied, 3.2 percent were complete but unoccupied, 8.4 percent were under construction, 2.6 percent were starts, while 17.8 percent were empty lots.

During the second half of 2022, 1,041 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 23.3 months of lot inventory at the end of second half of 2022. This is up from 21.2 months of inventory at the end of the first half of 2022.

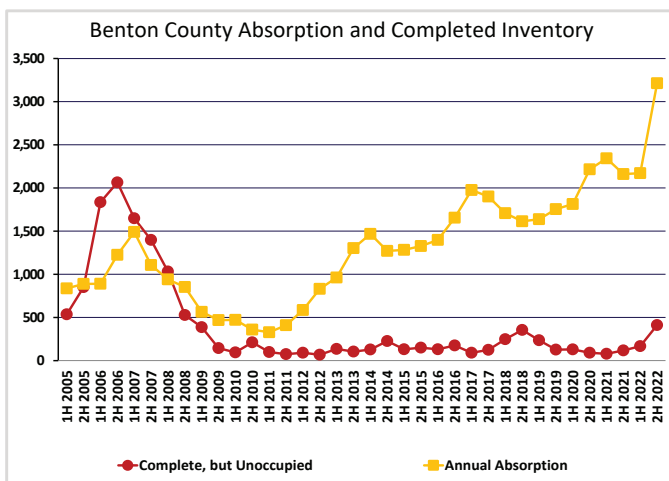
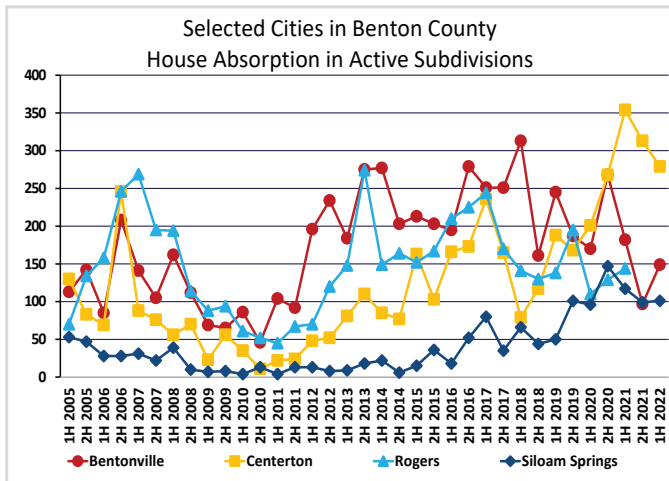
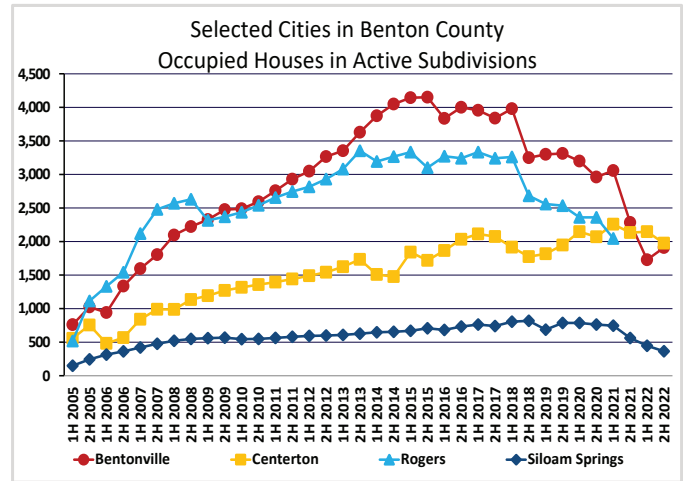
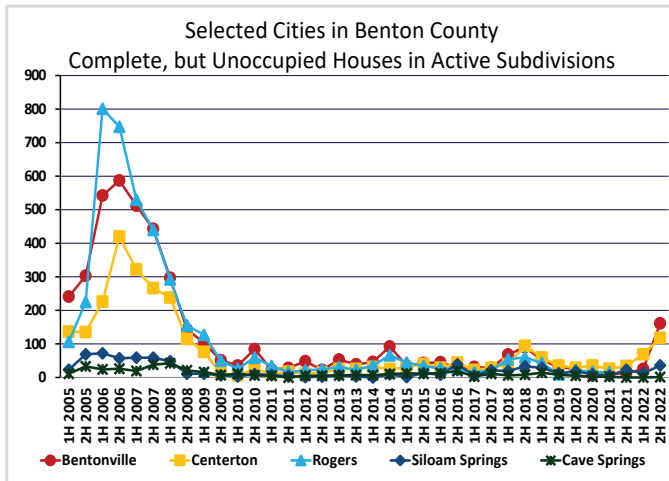
Overall, in 37 out of the 215 active subdivisions in Benton County, no absorption occurred in the last year.

In the second half of 2022, Aurora, Phase I in Bentonville had the most houses under construction with 67. Brookside Estates in Centerton with 66 was second, followed by Southwinds, Phase II in Centerton with 52 houses.

No new construction or progress in existing construction has occurred in the last year in 20 of the 215 active subdivisions in the Benton County.



Benton County Active Subdivisions



| Benton County | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|---------------------|--|----------------------------------|
| Avoca | 1 | 40 |
| Bella Vista | 3 | 27 |
| Bentonville | 19 | 1,260 |
| Cave Springs | 1 | 120 |
| Centerton | 21 | 2,152 |
| Decatur | 3 | 179 |
| Gentry | 3 | 86 |
| Highfill | 5 | 536 |
| Little Flock | 1 | 15 |
| Lowell | 11 | 917 |
| Pea Ridge | 12 | 1,492 |
| Rogers | 12 | 946 |
| Siloam Springs | 19 | 1,066 |
| Unincorporated | 1 | 112 |
| Benton Total | 112 | 8,948 |

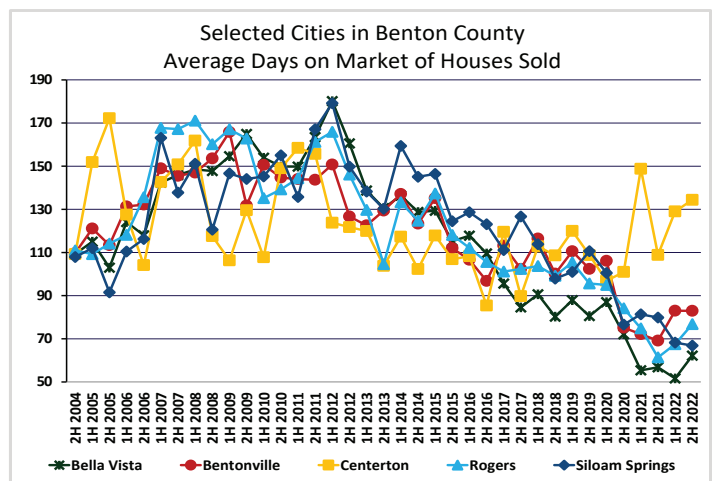
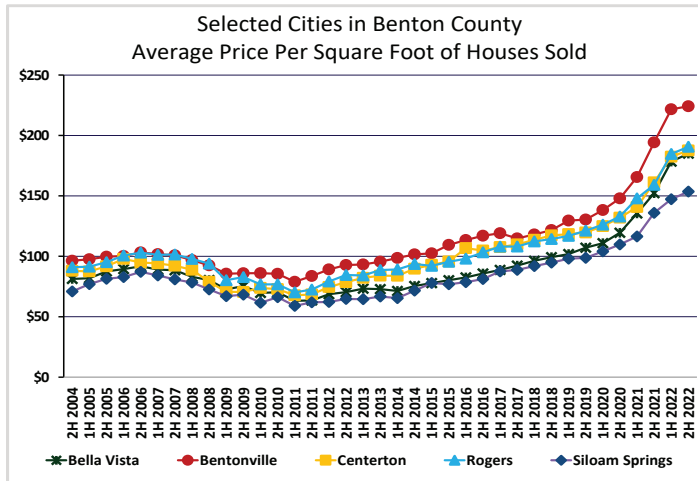
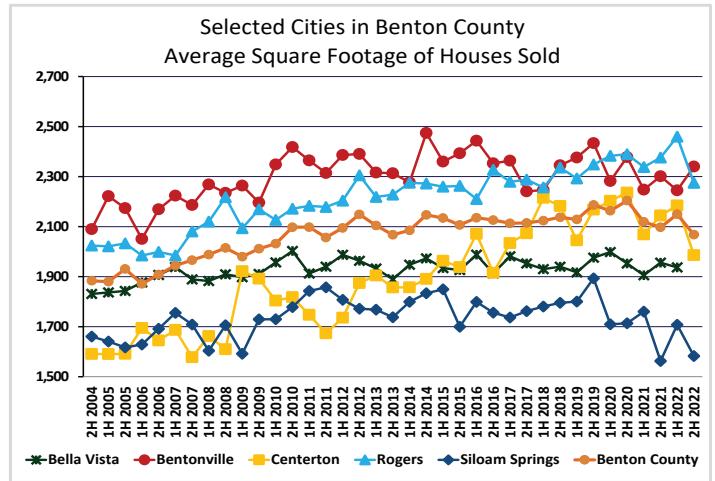
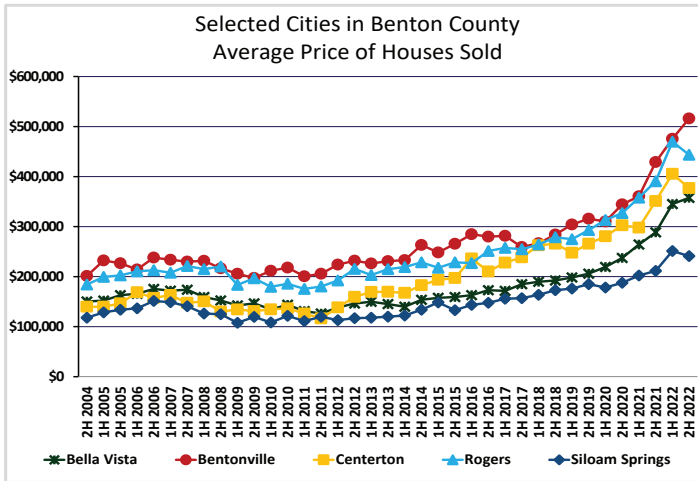
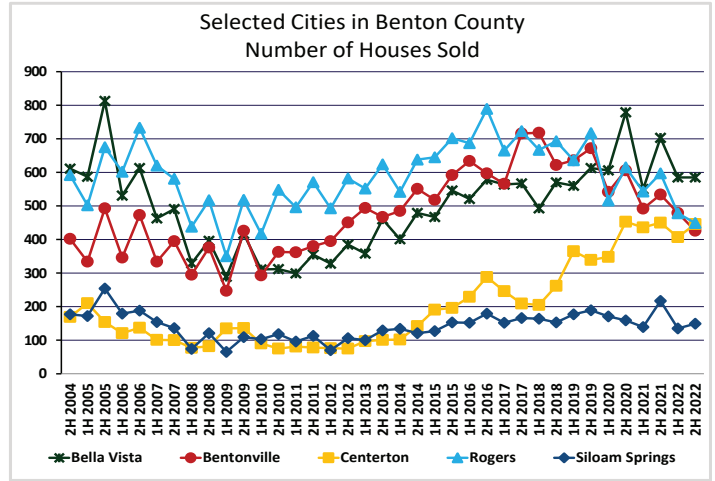
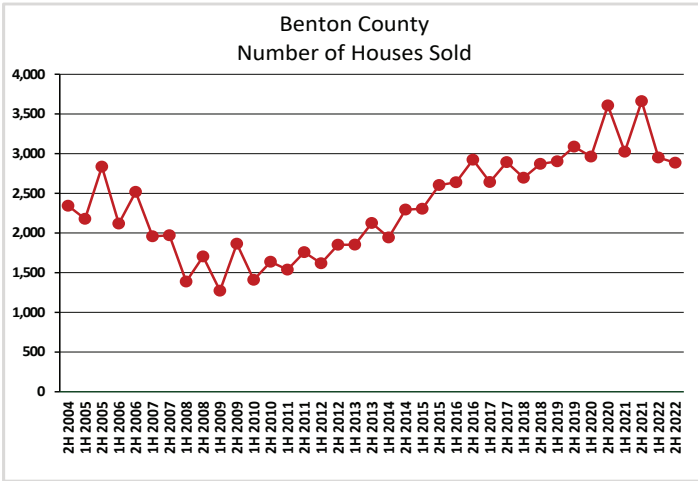
The above table shows additional lots in the pipeline for Benton County in the preliminary and final status. Benton County has an additional 8,948 lots in 112 subdivisions in the preliminary or final plat status in the second half of 2022.

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

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2022 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 61.6 percent in the second half of 2022. This represents a decline of owner-occupied homes of 6.8 over the 10 year time span.

| Sold Characteristics | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 3,660 | 2,951 | 2,885 | -21.2% | -2.2% |
| Average Price of Houses Sold | \$345,517 | \$403,829 | \$401,875 | 16.3% | -0.5% |
| Average Days on Market | 80 | 79 | 84 | 4.5% | 5.6% |
| Average Price per Square Foot | \$162.49 | \$185.70 | \$191.33 | 17.7% | 3.0% |
| Percentage of County Sales | 100.0% | 100.0% | 100.0% | 0.0% | 0.0% |
| Number of New Houses Sold | 1054 | 865 | 938 | -11.0% | 8.4% |
| Average Price of New Houses Sold | \$334,279 | \$393,851 | \$407,117 | 21.8% | 3.4% |
| Average Days on Market of New Houses Sold | 147 | 144 | 143 | -2.4% | -0.9% |
| Number of Houses Listed | 67 | 105 | 122 | 228.3% | 58.5% |
| Average List Price of Houses Listed | \$627,100 | \$614,714 | \$517,138 | -17.5% | -15.9% |

Benton County Houses Sold



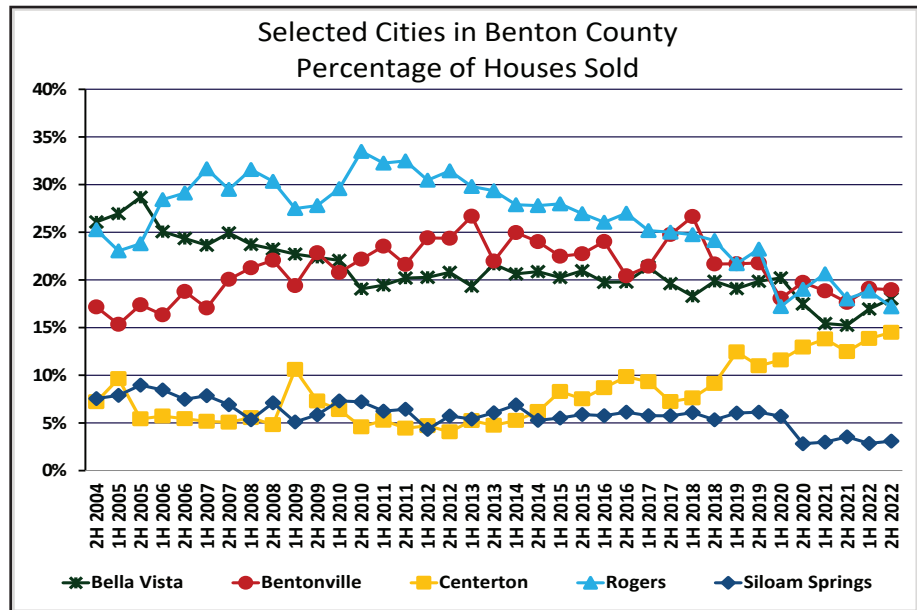
Benton County Sold by City and Characteristics

2,885 houses sold in Benton County during the second half of 2022.

The average price of a house was \$401,875 at \$191.33 per square foot.

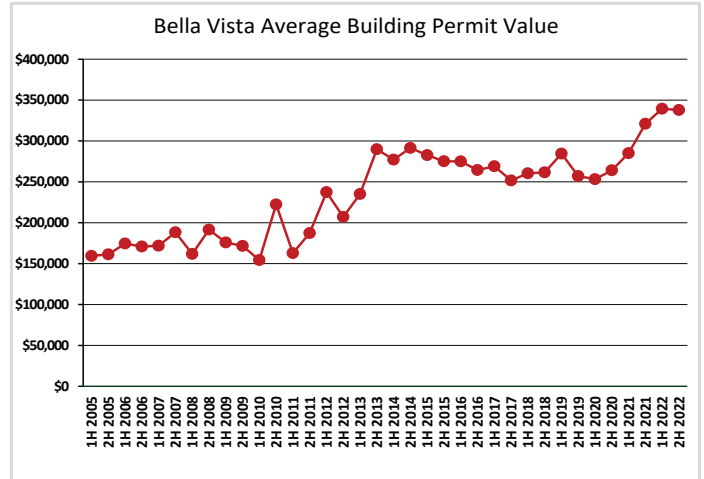
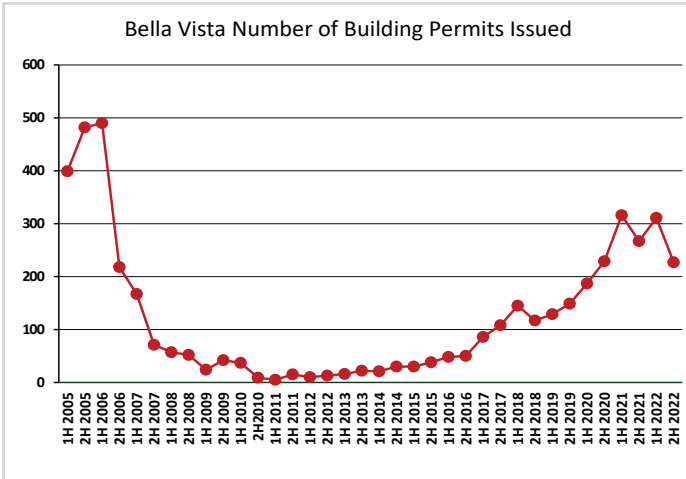
The median cost of a house sold in Benton County was \$345,000.

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



| Sold by City | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of County Sales |
|----------------------|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Avoca | \$449,667 | \$177.10 | 94 | 3 | 0.1% |
| Bella Vista | \$357,581 | \$185.04 | 62 | 585 | 20.3% |
| Bentonville | \$516,247 | \$224.21 | 83 | 426 | 14.8% |
| Cave Springs | \$533,034 | \$206.67 | 55 | 67 | 2.3% |
| Centerton | \$376,997 | \$187.58 | 134 | 446 | 15.5% |
| Decatur | \$189,750 | \$134.23 | 48 | 6 | 0.2% |
| Garfield | \$424,000 | \$223.88 | 78 | 4 | 0.1% |
| Gateway | \$449,000 | \$220.10 | 49 | 1 | 0.0% |
| Gentry | \$260,613 | \$161.41 | 76 | 84 | 2.9% |
| Gravette | \$226,549 | \$155.64 | 64 | 34 | 1.2% |
| Highfill | \$326,602 | \$192.35 | 108 | 65 | 2.3% |
| Little Flock | \$609,525 | \$216.28 | 36 | 8 | 0.3% |
| Lowell | \$347,598 | \$186.61 | 76 | 143 | 5.0% |
| Pea Ridge | \$353,558 | \$181.88 | 100 | 159 | 5.5% |
| Rogers | \$443,632 | \$190.66 | 77 | 449 | 15.6% |
| Siloam Springs | \$240,992 | \$153.54 | 67 | 149 | 5.2% |
| Sulphur Springs | \$119,500 | \$64.62 | 103 | 4 | 0.1% |
| Unincorporated BC | \$494,514 | \$201.74 | 69 | 252 | 8.7% |
| Benton County | \$401,875 | \$191.33 | 84 | 2,885 | 100.0% |

Bella Vista Building Permits

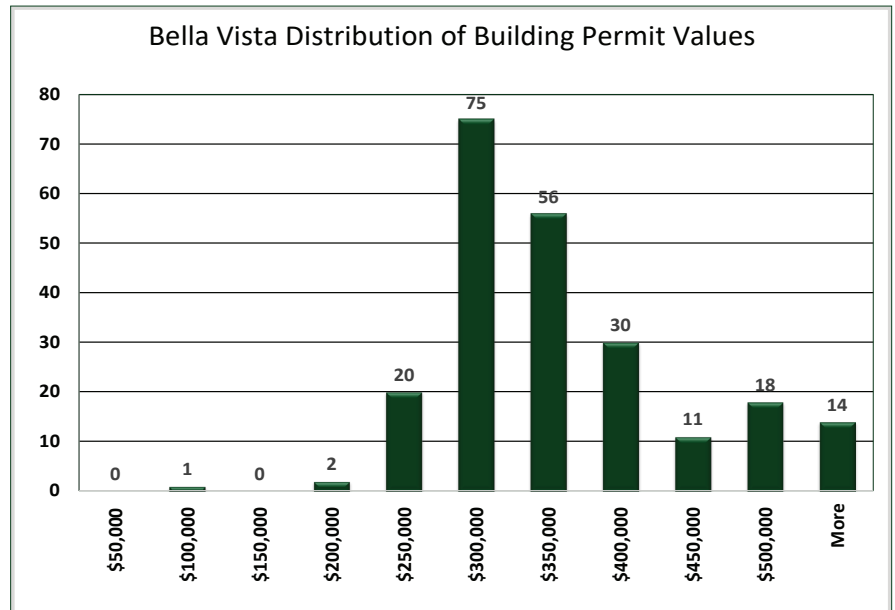


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

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

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



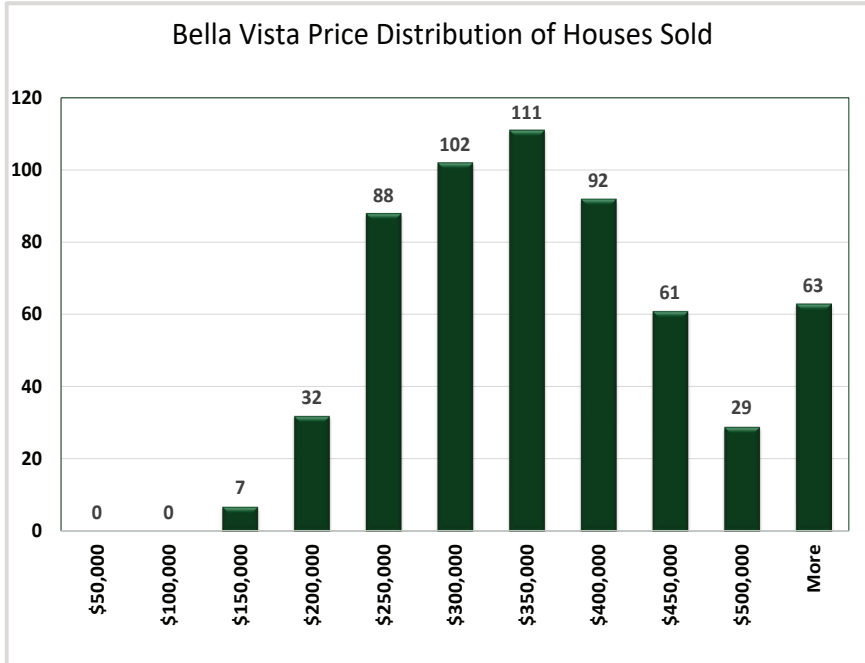
families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Additionally, 27 new lots in 3 subdivisions received either preliminary or final approval by December 31, 2022.

| Bella Vista | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 316 | 267 | 311 | -1.6% | 16.5% |
| Average Value of Residential Building Permits | \$285,079 | \$321,025 | \$339,392 | 19.1% | 5.7% |

Bella Vista

Price Distribution of Houses Sold



585 houses were sold in Bella Vista in the second half of 2022.

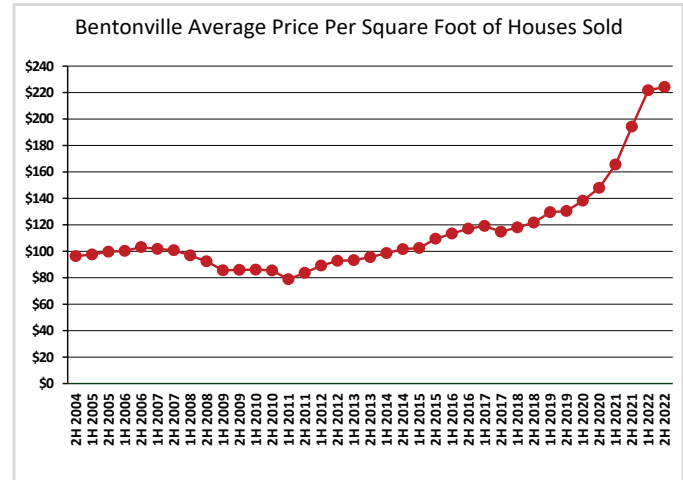
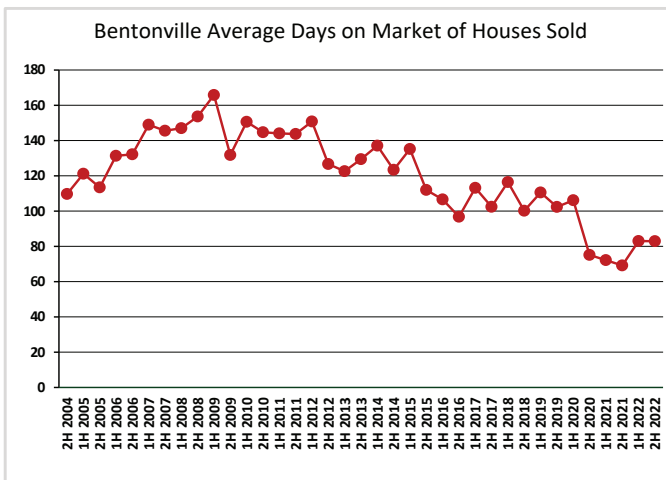
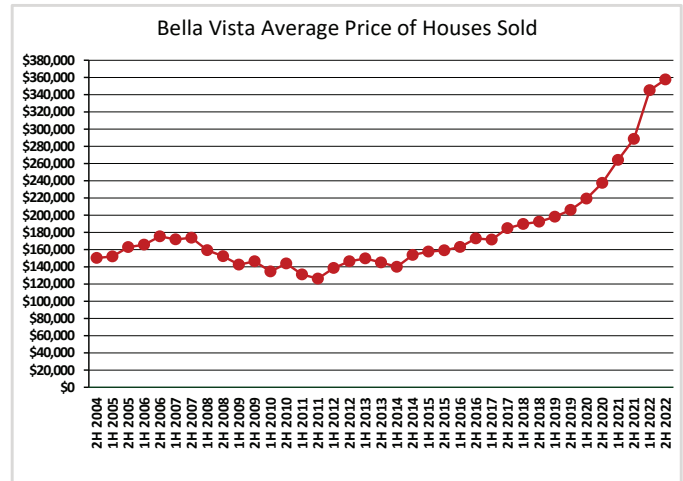
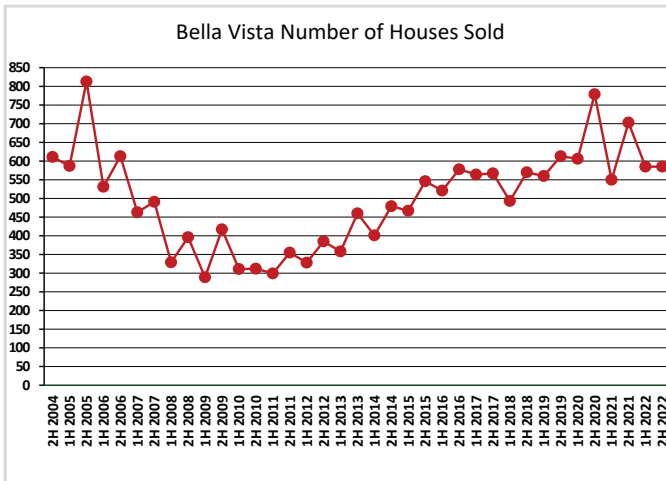
The average price of a house was \$357,581 at \$185.04 per square foot.

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

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 7 | 1.2% | 1,312 | 34 | 98.9% |
| \$150,001 - \$200,000 | 32 | 5.5% | 1,221 | 55 | 96.6% |
| \$200,001 - \$250,000 | 88 | 15.0% | 1,452 | 50 | 99.2% |
| \$250,001 - \$300,000 | 102 | 17.4% | 1,612 | 59 | 100.0% |
| \$300,001 - \$350,000 | 111 | 19.0% | 1,794 | 57 | 100.9% |
| \$350,001 - \$400,000 | 92 | 15.7% | 2,014 | 59 | 99.1% |
| \$400,001 - \$450,000 | 61 | 10.4% | 2,217 | 70 | 99.1% |
| \$450,001 - \$500,000 | 29 | 5.0% | 2,559 | 78 | 99.2% |
| \$500,001+ | 63 | 10.8% | 3,159 | 88 | 98.6% |
| Total | 585 | 100% | 1,937 | 62 | 99.4% |

Bella Vista

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 703 | 585 | 585 | -16.8% | 0.0% |
| Average Price of Houses Sold | \$288,576 | \$345,121 | \$357,581 | 23.9% | 3.6% |
| Average Days on Market | 57 | 52 | 62 | 9.5% | 20.4% |
| Average Price per Square Foot | \$152.25 | \$178.35 | \$185.04 | 21.5% | 3.8% |
| Percentage of County Sales | 15.2% | 16.9% | 18.0% | 18.4% | 6.5% |
| Number of New Houses Sold | 118 | 129 | 146 | 23.7% | 13.2% |
| Average Price of New Houses Sold | \$303,075 | \$375,253 | \$399,351 | 31.8% | 6.4% |
| Average Days on Market of New Houses Sold | 97 | 87 | 94 | -3.1% | 7.1% |
| Number of Houses Listed | 44 | 120 | 168 | 281.8% | 40.0% |
| Average List Price of Houses Listed | \$388,453 | \$472,146 | \$415,286 | 6.9% | -12.0% |

Bella Vista

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Aldsworth | 2 | 0.3% | 1,494 | 51 | \$282,500 | \$189.49 |
| Angus | 5 | 0.9% | 2,725 | 63 | \$676,000 | \$231.37 |
| Annsborough | 1 | 0.2% | 2,602 | 54 | \$415,000 | \$159.49 |
| Argyll | 2 | 0.3% | 1,466 | 30 | \$279,950 | \$191.53 |
| Avondale | 24 | 4.1% | 1,605 | 41 | \$234,833 | \$154.82 |
| Banff | 2 | 0.3% | 1,501 | 42 | \$310,000 | \$206.81 |
| Bankfoot | 1 | 0.2% | 1,574 | 224 | \$274,900 | \$174.65 |
| Basildon Courts | 6 | 1.0% | 2,012 | 51 | \$264,333 | \$135.26 |
| Bedford | 3 | 0.5% | 2,092 | 34 | \$396,000 | \$186.17 |
| Berksdale | 2 | 0.3% | 1,801 | 69 | \$270,000 | \$151.04 |
| Berkshire | 2 | 0.3% | 2,021 | 51 | \$413,000 | \$205.95 |
| Birmingham | 4 | 0.7% | 2,166 | 73 | \$408,663 | \$192.66 |
| Birsay | 2 | 0.3% | 1,721 | 32 | \$352,450 | \$207.02 |
| Boreland | 2 | 0.3% | 1,365 | 44 | \$278,500 | \$203.84 |
| Branchwood | 2 | 0.3% | 2,211 | 28 | \$497,500 | \$221.16 |
| Brecknock | 7 | 1.2% | 2,220 | 108 | \$454,314 | \$203.50 |
| Bristol | 1 | 0.2% | 1,374 | 0 | \$390,000 | \$283.84 |
| Brittany | 6 | 1.0% | 2,431 | 90 | \$507,483 | \$208.88 |
| Brittany Courts | 4 | 0.7% | 1,589 | 55 | \$328,500 | \$206.70 |
| Brompton | 3 | 0.5% | 1,225 | 41 | \$179,000 | \$145.32 |
| Brompton Courts | 9 | 1.5% | 1,359 | 36 | \$206,833 | \$154.95 |
| Brunswick | 2 | 0.3% | 1,562 | 46 | \$324,500 | \$207.80 |
| Buckingham | 5 | 0.9% | 2,177 | 52 | \$411,000 | \$188.80 |
| Buckland | 1 | 0.2% | 1,600 | 35 | \$305,000 | \$190.63 |
| Burghead | 1 | 0.2% | 1,740 | 144 | \$365,000 | \$209.77 |
| Cambridge | 1 | 0.2% | 2,028 | 71 | \$390,000 | \$192.31 |
| Cannich | 3 | 0.5% | 2,071 | 85 | \$328,839 | \$161.39 |
| Canterbury | 1 | 0.2% | 1,404 | 27 | \$264,000 | \$188.03 |
| Cardenden | 1 | 0.2% | 3,290 | 133 | \$314,777 | \$95.68 |
| Cardigan | 1 | 0.2% | 2,169 | 59 | \$400,000 | \$184.42 |
| Cargill | 4 | 0.7% | 2,057 | 138 | \$418,863 | \$201.64 |
| Carlisle | 4 | 0.7% | 1,913 | 48 | \$351,250 | \$185.78 |
| Carnahan | 3 | 0.5% | 1,938 | 71 | \$418,300 | \$215.53 |
| Carrick | 2 | 0.3% | 2,973 | 36 | \$718,500 | \$241.43 |
| Charing | 3 | 0.5% | 1,821 | 118 | \$311,967 | \$174.91 |
| Chatburn | 1 | 0.2% | 1,405 | 38 | \$280,000 | \$199.29 |

Bella Vista

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Chelsea | 3 | 0.5% | 2,624 | 37 | \$395,667 | \$153.09 |
| Cheshire | 2 | 0.3% | 1,274 | 57 | \$227,000 | \$177.74 |
| Cheviot | 1 | 0.2% | 1,605 | 44 | \$226,900 | \$141.37 |
| Churchill | 7 | 1.2% | 2,039 | 43 | \$387,500 | \$180.76 |
| Clackmannan | 3 | 0.5% | 1,556 | 36 | \$319,020 | \$202.74 |
| Cornwall | 1 | 0.2% | 1,232 | 53 | \$231,400 | \$187.82 |
| Coulter | 2 | 0.3% | 1,913 | 27 | \$297,500 | \$155.65 |
| Coventry | 2 | 0.3% | 3,156 | 70 | \$558,000 | \$176.76 |
| Cresswell | 2 | 0.3% | 2,479 | 94 | \$430,814 | \$183.52 |
| Cromarty | 1 | 0.2% | 2,594 | 57 | \$700,000 | \$269.85 |
| Croydon | 2 | 0.3% | 1,796 | 41 | \$343,500 | \$200.97 |
| Cullen Hills | 2 | 0.3% | 1,867 | 38 | \$370,000 | \$202.32 |
| Cumberland | 2 | 0.3% | 2,415 | 124 | \$476,300 | \$197.90 |
| Cunningham | 2 | 0.3% | 2,545 | 67 | \$362,000 | \$145.03 |
| Dartmoor | 1 | 0.2% | 1,521 | 383 | \$417,267 | \$274.34 |
| Derby | 1 | 0.2% | 2,031 | 158 | \$410,000 | \$201.87 |
| Dillow | 1 | 0.2% | 1,885 | 41 | \$375,000 | \$198.94 |
| Dirleton | 3 | 0.5% | 1,929 | 59 | \$379,000 | \$197.53 |
| Dogwood Hills | 4 | 0.7% | 2,743 | 40 | \$424,350 | \$161.01 |
| Dornoch | 6 | 1.0% | 2,460 | 44 | \$542,500 | \$220.21 |
| Dorset | 6 | 1.0% | 1,527 | 58 | \$260,083 | \$179.92 |
| Drake Court | 8 | 1.4% | 1,290 | 63 | \$172,238 | \$136.44 |
| Dunbarton | 4 | 0.7% | 2,676 | 62 | \$545,303 | \$205.23 |
| Dunedin | 1 | 0.2% | 2,216 | 49 | \$295,000 | \$133.12 |
| Dunsford | 3 | 0.5% | 1,379 | 40 | \$222,667 | \$161.91 |
| Duxford | 3 | 0.5% | 1,829 | 105 | \$343,791 | \$188.03 |
| Eastleigh | 5 | 0.9% | 1,816 | 26 | \$297,500 | \$175.54 |
| Eddleston | 1 | 0.2% | 5,060 | 87 | \$1,292,500 | \$255.43 |
| Elvendon | 2 | 0.3% | 2,591 | 69 | \$407,500 | \$168.80 |
| Embleton | 1 | 0.2% | 1,344 | 28 | \$260,000 | \$193.45 |
| Essex | 4 | 0.7% | 1,844 | 70 | \$325,594 | \$182.18 |
| Ettington | 1 | 0.2% | 4,577 | 67 | \$735,000 | \$160.59 |
| Evanton | 2 | 0.3% | 1,862 | 149 | \$376,430 | \$202.60 |
| Exminster | 1 | 0.2% | 1,550 | 35 | \$319,900 | \$206.39 |
| Fenchurch | 4 | 0.7% | 2,322 | 52 | \$390,250 | \$164.18 |
| Forest Hills | 7 | 1.2% | 1,902 | 38 | \$358,700 | \$188.72 |

Bella Vista

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Glasgow | 3 | 0.5% | 1,851 | 217 | \$326,933 | \$176.32 |
| Gloucester | 1 | 0.2% | 1,740 | 34 | \$298,500 | \$171.55 |
| Grampian | 1 | 0.2% | 1,696 | 39 | \$300,000 | \$176.89 |
| Granshire | 1 | 0.2% | 2,812 | 90 | \$355,000 | \$126.24 |
| Grinstead | 1 | 0.2% | 2,060 | 18 | \$432,900 | \$210.15 |
| Halladale | 3 | 0.5% | 1,483 | 190 | \$272,042 | \$183.10 |
| Hampshire | 1 | 0.2% | 1,700 | 106 | \$304,900 | \$179.35 |
| Harborough | 1 | 0.2% | 2,110 | 38 | \$379,000 | \$179.62 |
| Harlow | 2 | 0.3% | 2,246 | 61 | \$287,500 | \$127.71 |
| Hartlepool | 1 | 0.2% | 1,724 | 0 | \$378,000 | \$219.26 |
| Headley | 5 | 0.9% | 2,218 | 40 | \$351,500 | \$175.74 |
| Hebrides | 4 | 0.7% | 1,705 | 36 | \$291,250 | \$170.70 |
| Highland | 1 | 0.2% | 1,118 | 34 | \$266,000 | \$237.92 |
| Highland Park Villas | 2 | 0.3% | 1,597 | 32 | \$309,250 | \$192.51 |
| Highlands Estates | 2 | 0.3% | 3,819 | 58 | \$797,000 | \$211.39 |
| Hillswick | 2 | 0.3% | 1,487 | 88 | \$277,250 | \$186.45 |
| Hopeman | 5 | 0.9% | 2,298 | 57 | \$403,000 | \$176.02 |
| Huntingdon | 1 | 0.2% | 2,270 | 54 | \$381,500 | \$168.06 |
| Ingleborough | 2 | 0.3% | 1,788 | 30 | \$347,500 | \$191.66 |
| Inverness | 2 | 0.3% | 3,064 | 72 | \$485,000 | \$163.48 |
| Jura | 4 | 0.7% | 2,340 | 76 | \$405,250 | \$183.56 |
| Keighley | 3 | 0.5% | 2,271 | 135 | \$326,117 | \$149.72 |
| Kelaen | 3 | 0.5% | 3,081 | 50 | \$446,167 | \$156.00 |
| Kendal | 4 | 0.7% | 1,924 | 100 | \$391,525 | \$204.73 |
| Kennet | 2 | 0.3% | 1,708 | 91 | \$340,044 | \$201.70 |
| Kensington | 2 | 0.3% | 2,126 | 69 | \$292,500 | \$137.75 |
| Kenwood | 4 | 0.7% | 2,065 | 51 | \$350,000 | \$171.93 |
| Keswick | 3 | 0.5% | 2,430 | 126 | \$474,667 | \$195.20 |
| Kildonan | 6 | 1.0% | 1,877 | 88 | \$380,215 | \$201.81 |
| Kilmuir | 3 | 0.5% | 1,731 | 56 | \$267,333 | \$153.88 |
| Kincardine | 2 | 0.3% | 1,672 | 61 | \$385,000 | \$228.61 |
| Kingsdale Courts | 2 | 0.3% | 1,152 | 42 | \$207,450 | \$180.27 |
| Kingswood | 1 | 0.2% | 1,674 | 44 | \$285,000 | \$170.25 |
| Kinloch | 2 | 0.3% | 3,137 | 31 | \$1,125,000 | \$367.76 |
| Kintyre | 2 | 0.3% | 2,684 | 87 | \$492,000 | \$183.37 |
| Kipling Courts | 1 | 0.2% | 2,819 | 37 | \$435,000 | \$154.31 |
| Kirkcudbright | 4 | 0.7% | 2,551 | 124 | \$459,265 | \$181.99 |

Bella Vista

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Kirkpatrick | 4 | 0.7% | 2,421 | 59 | \$490,000 | \$200.12 |
| Lakenheath | 2 | 0.3% | 1,899 | 122 | \$312,500 | \$163.46 |
| Lakeview | 6 | 1.0% | 1,781 | 61 | \$296,817 | \$176.86 |
| Lambeth | 3 | 0.5% | 2,380 | 57 | \$446,167 | \$174.70 |
| Lanark | 1 | 0.2% | 2,370 | 26 | \$475,000 | \$200.42 |
| Lancashire | 2 | 0.3% | 1,589 | 32 | \$252,500 | \$162.69 |
| Lands End | 6 | 1.0% | 1,597 | 35 | \$319,917 | \$199.79 |
| Leicester | 7 | 1.2% | 1,612 | 75 | \$313,571 | \$192.97 |
| Lindsey | 1 | 0.2% | 1,286 | 77 | \$264,000 | \$205.29 |
| Lockerbie | 1 | 0.2% | 2,129 | 104 | \$275,000 | \$129.17 |
| Lockhart | 4 | 0.7% | 1,386 | 46 | \$283,000 | \$204.20 |
| London | 2 | 0.3% | 1,785 | 40 | \$346,500 | \$198.01 |
| Macon | 3 | 0.5% | 1,835 | 40 | \$372,000 | \$203.06 |
| Magrath | 4 | 0.7% | 2,057 | 41 | \$416,288 | \$202.80 |
| Manchester | 1 | 0.2% | 2,384 | 45 | \$466,500 | \$195.68 |
| Marionet | 2 | 0.3% | 1,668 | 54 | \$285,750 | \$171.29 |
| Marisco | 2 | 0.3% | 1,492 | 55 | \$272,500 | \$180.34 |
| Mayfair | 5 | 0.9% | 1,826 | 62 | \$305,100 | \$167.46 |
| Melanie | 3 | 0.5% | 1,627 | 43 | \$324,633 | \$199.07 |
| Melanie Courts | 4 | 0.7% | 1,321 | 44 | \$240,750 | \$181.37 |
| Merritt | 2 | 0.3% | 1,840 | 44 | \$374,950 | \$206.89 |
| Metfield | 1 | 0.2% | 1,915 | 45 | \$420,000 | \$219.32 |
| Metfield Courts | 5 | 0.9% | 1,115 | 41 | \$200,400 | \$179.70 |
| Monikie | 2 | 0.3% | 1,958 | 40 | \$437,250 | \$223.68 |
| Morganshire | 1 | 0.2% | 3,024 | 57 | \$475,000 | \$157.08 |
| Morvan | 2 | 0.3% | 1,949 | 47 | \$378,900 | \$194.45 |
| Nairn | 2 | 0.3% | 1,825 | 79 | \$379,950 | \$208.17 |
| Nelson | 5 | 0.9% | 1,527 | 90 | \$335,380 | \$207.16 |
| Newcastle | 1 | 0.2% | 1,701 | 58 | \$376,000 | \$221.05 |
| Newquay | 1 | 0.2% | 1,040 | 25 | \$160,291 | \$154.13 |
| Norfolk | 1 | 0.2% | 1,130 | 34 | \$255,000 | \$225.66 |
| North Riding | 3 | 0.5% | 1,780 | 31 | \$326,667 | \$183.13 |
| Norwood | 3 | 0.5% | 2,292 | 35 | \$480,000 | \$223.27 |
| Norwood Courts | 4 | 0.7% | 1,336 | 33 | \$264,775 | \$199.22 |
| Oakford | 1 | 0.2% | 1,329 | 75 | \$260,000 | \$195.64 |
| Oniell | 3 | 0.5% | 1,865 | 58 | \$388,700 | \$208.34 |
| Orkney | 1 | 0.2% | 1,650 | 76 | \$350,000 | \$212.12 |

Bella Vista

Characteristics of Houses Sold

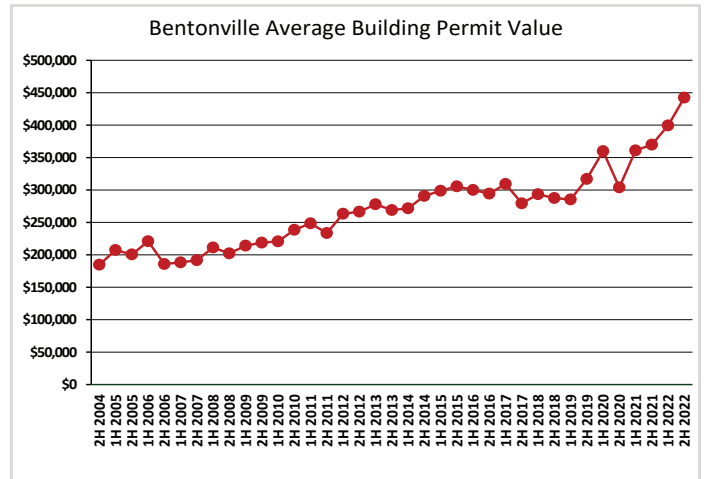
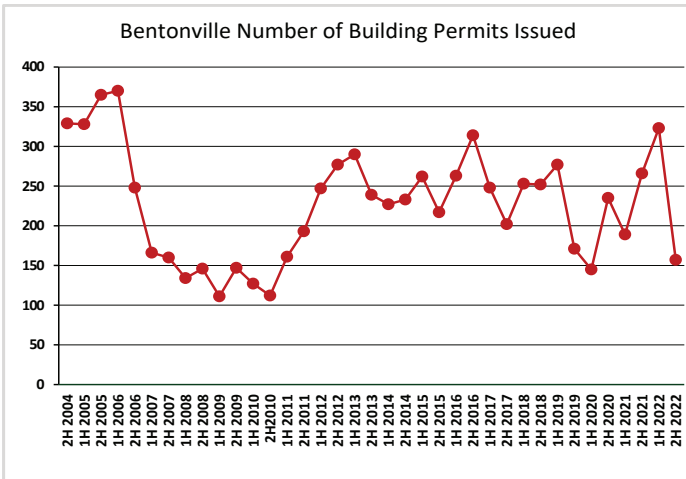
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Orleton | 3 | 0.5% | 1,968 | 40 | \$408,800 | \$208.68 |
| Oxford | 2 | 0.3% | 1,931 | 38 | \$328,125 | \$168.89 |
| Pamona | 1 | 0.2% | 2,650 | 64 | \$600,000 | \$226.42 |
| Peebles | 1 | 0.2% | 1,325 | 181 | \$230,388 | \$173.88 |
| Pembroke | 3 | 0.5% | 1,724 | 31 | \$235,000 | \$137.13 |
| Pentland | 1 | 0.2% | 1,350 | 87 | \$282,000 | \$208.89 |
| Perth | 1 | 0.2% | 1,414 | 59 | \$289,000 | \$204.38 |
| Peterborough | 3 | 0.5% | 1,910 | 46 | \$233,333 | \$144.33 |
| Pimlico | 2 | 0.3% | 1,877 | 30 | \$370,000 | \$194.91 |
| Plymouth | 1 | 0.2% | 2,650 | 85 | \$559,000 | \$210.94 |
| Primrose | 1 | 0.2% | 2,636 | 43 | \$462,000 | \$175.27 |
| Quantock Hills | 4 | 0.7% | 1,964 | 38 | \$275,625 | \$142.12 |
| Radcliffe | 7 | 1.2% | 1,907 | 84 | \$363,429 | \$190.26 |
| Radnor | 4 | 0.7% | 2,053 | 59 | \$310,650 | \$159.97 |
| Raleigh Hills | 1 | 0.2% | 2,633 | 39 | \$385,000 | \$146.22 |
| Rannoch | 2 | 0.3% | 2,001 | 107 | \$389,650 | \$194.41 |
| Redwick | 1 | 0.2% | 2,050 | 47 | \$402,700 | \$196.44 |
| Reighton | 4 | 0.7% | 1,766 | 117 | \$332,621 | \$187.25 |
| Renfrew | 2 | 0.3% | 2,462 | 79 | \$493,914 | \$204.18 |
| Retford | 2 | 0.3% | 1,813 | 32 | \$335,500 | \$185.03 |
| Rillington | 2 | 0.3% | 2,215 | 83 | \$357,000 | \$166.89 |
| Roberts | 3 | 0.5% | 2,831 | 78 | \$429,000 | \$152.16 |
| Rosenheath | 1 | 0.2% | 1,479 | 54 | \$285,000 | \$192.70 |
| Rountree | 3 | 0.5% | 2,776 | 70 | \$534,967 | \$193.61 |
| Roxburgh | 4 | 0.7% | 1,694 | 67 | \$304,375 | \$180.06 |
| Rugby | 3 | 0.5% | 2,147 | 67 | \$337,167 | \$169.86 |
| Ruthwell | 1 | 0.2% | 1,876 | 56 | \$230,000 | \$122.60 |
| Rutland | 4 | 0.7% | 2,706 | 80 | \$534,200 | \$197.12 |
| Sandwick | 3 | 0.5% | 1,576 | 49 | \$273,833 | \$181.65 |
| Scalloway | 2 | 0.3% | 2,412 | 69 | \$379,250 | \$157.61 |
| Scarborough | 2 | 0.3% | 1,406 | 46 | \$242,500 | \$172.17 |
| Sculthorpe | 2 | 0.3% | 2,269 | 52 | \$390,250 | \$178.82 |
| Selkirk | 1 | 0.2% | 2,090 | 69 | \$372,000 | \$177.99 |
| Shakespeare Courts | 4 | 0.7% | 1,535 | 56 | \$227,500 | \$149.42 |
| Sherlock | 3 | 0.5% | 1,886 | 53 | \$394,333 | \$208.62 |
| Sherwood | 4 | 0.7% | 1,674 | 44 | \$283,250 | \$169.47 |
| Shetland | 3 | 0.5% | 1,744 | 81 | \$304,967 | \$172.13 |

Bella Vista

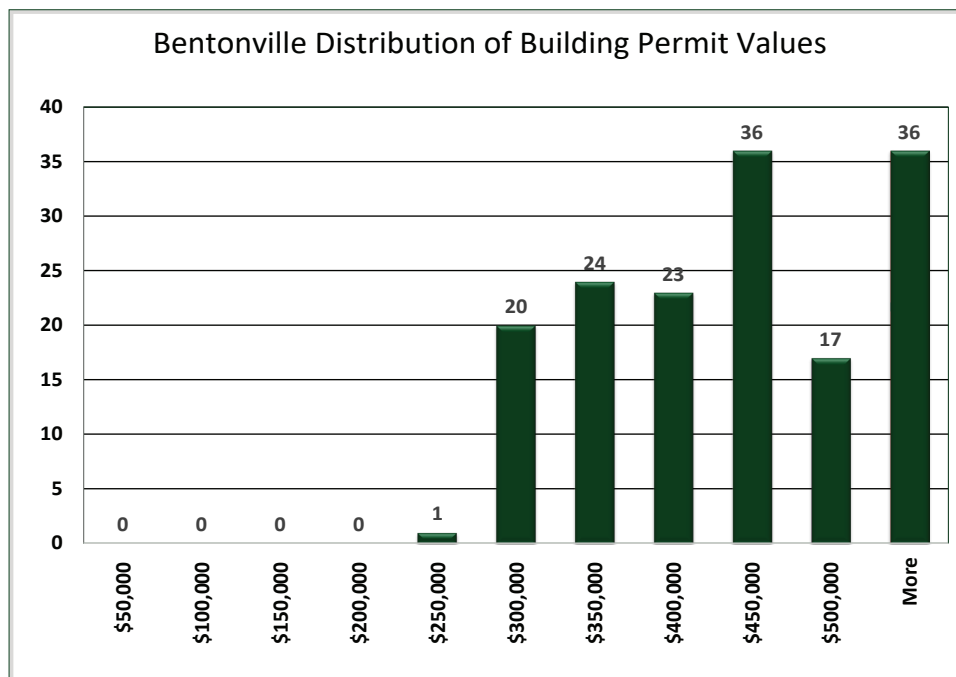
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Shropshire | 2 | 0.3% | 2,019 | 67 | \$415,500 | \$205.98 |
| Sidlaw Hills | 6 | 1.0% | 2,230 | 58 | \$421,900 | \$190.42 |
| Somerset | 5 | 0.9% | 1,378 | 54 | \$262,600 | \$190.81 |
| St Andrews | 5 | 0.9% | 1,635 | 43 | \$309,780 | \$189.38 |
| Stafford | 2 | 0.3% | 1,787 | 50 | \$360,000 | \$199.77 |
| Stirling | 1 | 0.2% | 1,590 | 80 | \$323,900 | \$203.71 |
| Stockton | 1 | 0.2% | 1,746 | 34 | \$345,000 | \$197.59 |
| Stoneykirk | 2 | 0.3% | 1,403 | 33 | \$289,750 | \$207.41 |
| Stronsay | 3 | 0.5% | 1,719 | 42 | \$351,507 | \$204.59 |
| Suffolk | 1 | 0.2% | 1,122 | 35 | \$230,000 | \$204.99 |
| Sullivan | 1 | 0.2% | 2,293 | 36 | \$430,000 | \$187.53 |
| Sunderland | 2 | 0.3% | 1,980 | 51 | \$317,500 | \$158.28 |
| Sussex | 3 | 0.5% | 1,801 | 50 | \$380,300 | \$212.11 |
| Tanyard Creek Courts | 1 | 0.2% | 1,524 | 43 | \$320,000 | \$209.97 |
| Taransay | 2 | 0.3% | 1,384 | 44 | \$276,515 | \$199.66 |
| Timbercrest | 1 | 0.2% | 2,000 | 34 | \$377,500 | \$188.75 |
| Tiree | 2 | 0.3% | 2,369 | 58 | \$424,450 | \$185.27 |
| Tiverton | 1 | 0.2% | 1,528 | 37 | \$373,800 | \$244.63 |
| Trafalgar | 1 | 0.2% | 3,255 | 131 | \$500,000 | \$153.61 |
| Wandsworth | 2 | 0.3% | 3,247 | 45 | \$780,000 | \$233.93 |
| Waterbury | 4 | 0.7% | 1,902 | 52 | \$353,783 | \$195.27 |
| Watson | 1 | 0.2% | 1,704 | 43 | \$277,000 | \$162.56 |
| Wellington | 1 | 0.2% | 3,368 | 85 | \$725,000 | \$215.26 |
| Wendron | 2 | 0.3% | 1,575 | 52 | \$305,950 | \$194.33 |
| Westbrook | 1 | 0.2% | 1,287 | 43 | \$240,000 | \$186.48 |
| Westminster | 1 | 0.2% | 1,673 | 30 | \$300,000 | \$179.32 |
| Westmorland | 1 | 0.2% | 1,785 | 30 | \$350,000 | \$196.08 |
| Weymouth | 1 | 0.2% | 1,315 | 54 | \$258,500 | \$196.58 |
| Whithorn | 2 | 0.3% | 2,200 | 76 | \$503,450 | \$229.04 |
| Wight | 3 | 0.5% | 1,664 | 53 | \$299,967 | \$181.08 |
| Wigtown | 2 | 0.3% | 2,019 | 105 | \$397,500 | \$195.00 |
| Wiltshire | 1 | 0.2% | 1,906 | 44 | \$339,900 | \$178.33 |
| Wimbledon | 1 | 0.2% | 1,676 | 38 | \$286,000 | \$170.64 |
| Witherby | 4 | 0.7% | 1,958 | 139 | \$433,061 | \$219.47 |
| Worcester | 5 | 0.9% | 1,535 | 72 | \$224,600 | \$153.63 |
| York | 6 | 1.0% | 2,069 | 95 | \$418,467 | \$199.86 |
| Houses Sold | 585 | 100.0% | 1,937 | 62 | \$357,581 | \$185.04 |

Bentonville Building Permits



| Bentonville | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 | % change from 2H 2021 |
|---|-----------|-----------|-----------------------|-----------------------|-----------------------|
| Number of Residential Building Permits | 266 | 323 | 157 | -41.0% | -51.4% |
| Average Value of Residential Building Permits | \$369,933 | \$399,448 | \$442,377 | 19.6% | 10.7% |



Bentonville

Active Subdivisions

There were 2,801 total lots in 41 active subdivisions in Bentonville in the second half of 2022. 68.2 percent of the lots were occupied, 5.7 percent were complete but unoccupied, 6.4 were under construction, 0.7 percent were starts, and 18.9 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the second half of 2022 were Aurora, Phase I with 67, Osage Hills, Phase I with 32, and Autumn Hills with 11.

Osage Hills, Phase I had the most houses becoming occupied in Bentonville with 46 houses. An additional 34 houses in Aurora, Phase I became occupied in the second half of 2022.

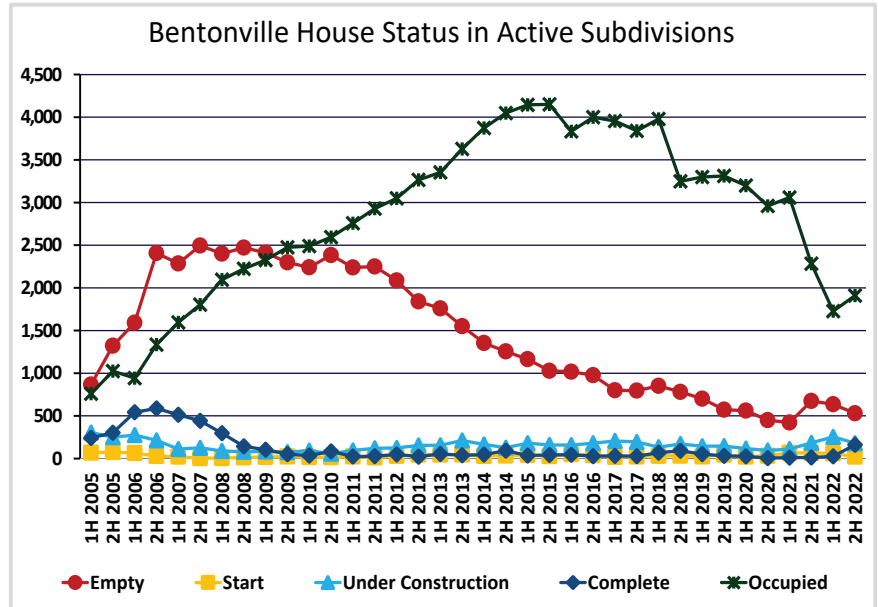
No new construction or progress in existing construction has occurred in the last year in 4 of the 41 active subdivisions in Bentonville.

182 new houses in Bentonville became occupied in the second half of 2022. The annual absorption rate implies that there are 32.3 months of remaining inventory in active subdivisions, down from 47.6 percent in the first half of 2022.

In 8 out of the 41 active subdivisions in Bentonville, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 57.8 percent in the second half of 2022.

Additionally, 1,260 new lots in 19 subdivisions received either preliminary or final approval by second half of 2022.



| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--------------------------------|---------------|------------------|------------|--------------|
| Aurora, Phase III | 1H 2022 | 77 | | 77 |
| Been Road Villas PP | 1H 2020 | 72 | | 72 |
| Bella Vista Homes | 1H 2018 | 4 | | 4 |
| Bentonville North Village | 2H 2018 | 58 | | 58 |
| Brier Hill, Phase 1 | 1H 2022 | 79 | | 79 |
| Brier Hill, Phase 2 | 1H 2022 | 53 | | 53 |
| Brier Hill, Phase 3 | 1H 2022 | 86 | | 86 |
| Hope Hills | 1H 2022 | 81 | | 81 |
| McKissic Springs, Phases 1-3 | 2H 2022 | 150 | | 150 |
| Morning Star | 1H 2022 | 127 | | 127 |
| Poigai Estates | 1H 2021 | 69 | | 69 |
| Providence Village, Phase III | 2H 2022 | | 71 | 71 |
| Providence Village, Phase IV | 2H 2022 | 30 | | 30 |
| Rolling Acres, Phase IV | 1H 2020 | 20 | | 20 |
| Sage Valley | 2H 2020 | 14 | | 14 |
| Snyder Meadows | 1H 2021 | 93 | | 93 |
| Trail Ridge | 1H 2021 | | 16 | 16 |
| Walnut Grove, Phase I | 2H 2018 | 130 | | 130 |
| Will Moore, Phase III | 2H 2022 | 30 | | 30 |
| Will Moore, Phase III | 2H 2022 | 30 | | 30 |
| Bentonville Coming Lots | | 1,173 | 87 | 1,260 |

Bentonville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|-------|-------|-------|----------|----------|-------|---------|--------|
| Amber Ridge South at Woods Creek | 3 | 0 | 4 | 0 | 23 | 30 | 2 | 28.0 |
| Angel Falls, Phase I | 1 | 0 | 0 | 0 | 61 | 62 | 0 | 12.0 |
| Angel Falls North ¹ | 1 | 1 | 0 | 0 | 41 | 43 | 0 | -- |
| Aurora, Phase I | 83 | 2 | 67 | 29 | 35 | 216 | 34 | 62.1 |
| Aurora, Phase II | 24 | 0 | 0 | 0 | 4 | 28 | 4 | 72.0 |
| Autumn Hills | 28 | 1 | 11 | 1 | 10 | 51 | 6 | 61.5 |
| Bluff, The ¹ | 8 | 1 | 1 | 0 | 11 | 21 | 0 | -- |
| Briarwood | 2 | 0 | 0 | 0 | 27 | 29 | 2 | 8.0 |
| Chardonay | 3 | 0 | 1 | 0 | 46 | 50 | 1 | 24.0 |
| Clarendon Heights | 29 | 2 | 2 | 5 | 34 | 72 | 14 | 18.2 |
| Coler Creek, Phase I | 6 | 1 | 1 | 1 | 26 | 35 | 0 | 27.0 |
| Creekstone, Phase II | 3 | 0 | 0 | 0 | 29 | 32 | 1 | 36.0 |
| Creekstone, Phase III | 17 | 0 | 2 | 0 | 6 | 25 | 0 | 114.0 |
| Eau Claire ^{1,2} | 6 | 0 | 0 | 0 | 22 | 28 | 0 | -- |
| Edgar Estates | 1 | 0 | 2 | 0 | 91 | 94 | 1 | 12.0 |
| Grammercy Park, Phase I | 47 | 2 | 5 | 0 | 62 | 116 | 3 | 92.6 |
| Glen Arbor | 57 | 6 | 4 | 26 | 25 | 118 | 15 | 44.6 |
| Hawthorne Heights | 1 | 0 | 11 | 8 | 8 | 28 | 0 | 30.0 |
| Hawthorne Heights Phase II | 0 | 0 | 7 | 25 | 0 | 32 | 0 | -- |
| Heathrow ¹ | 1 | 0 | 1 | 0 | 58 | 60 | 0 | -- |
| Lochmoor Club, Phase II | 1 | 0 | 1 | 0 | 100 | 102 | 2 | 1.1 |
| North Fork | 7 | 0 | 0 | 0 | 85 | 92 | 0 | 84.0 |
| Oak Meadows | 3 | 0 | 0 | 0 | 34 | 37 | 16 | 1.8 |
| Oakbrooke, Phase II ^{1,2} | 3 | 0 | 0 | 0 | 28 | 31 | 0 | -- |
| Oaklawn Hills ^{1,2} | 1 | 0 | 0 | 0 | 63 | 64 | 0 | -- |
| Osage Hills, Phase I | 24 | 0 | 32 | 26 | 64 | 146 | 46 | 15.4 |
| Osage Hills, Phase II | 4 | 3 | 5 | 3 | 3 | 18 | 3 | 60.0 |
| Osage Ridge Estates | 2 | 0 | 0 | 0 | 12 | 14 | 0 | 6.0 |
| P.E. Livingston | 0 | 0 | 0 | 0 | 32 | 32 | 10 | 0.0 |
| Preston Park, Phase I | 2 | 0 | 1 | 1 | 94 | 98 | 8 | 1.2 |
| Preston Park, Phase II | 51 | 1 | 0 | 25 | 0 | 77 | 0 | -- |
| Rolling Acres, Phase II ¹ | 0 | 0 | 0 | 0 | 52 | 52 | 0 | -- |
| Stone Meadow | 5 | 0 | 0 | 2 | 240 | 247 | 6 | 8.4 |
| Stone Ridge Estates | 17 | 0 | 1 | 0 | 55 | 73 | 1 | 72.0 |
| Talamore, Phase II | 0 | 0 | 0 | 0 | 22 | 22 | 1 | 0.0 |
| White Oak Trails, Phase II | 2 | 0 | 5 | 0 | 46 | 53 | 1 | 28.0 |
| Willowbrook Farms, Phase II | 16 | 1 | 3 | 8 | 211 | 239 | 2 | 84.0 |

Bentonville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|------------|-----------|------------|------------|--------------|--------------|------------|-------------|
| Windemere Woods, Phase I ^{1,2} | 10 | 0 | 1 | 0 | 66 | 77 | 0 | -- |
| Windmill Farms | 1 | 0 | 0 | 0 | 8 | 9 | 2 | 2.4 |
| Woodlands Crossing, Phase I | 57 | 0 | 11 | 1 | 5 | 74 | 0 | 207.0 |
| Woods Creek South, Phase II | 2 | 0 | 1 | 0 | 71 | 74 | 1 | 36.0 |
| Bentonville Active Subdivisions | 529 | 21 | 180 | 161 | 1,910 | 2,801 | 182 | 32.3 |

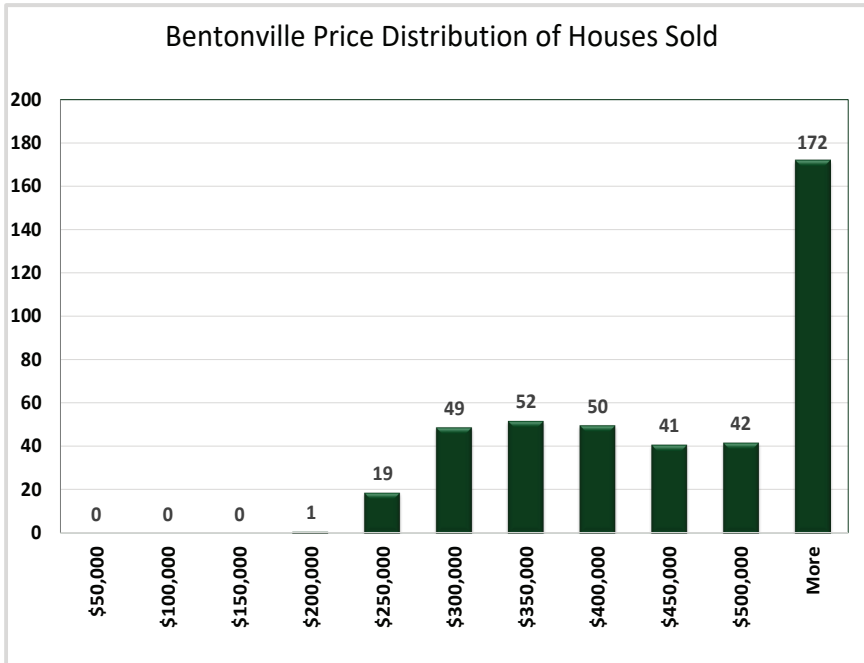
¹ No absorption has occurred in this subdivision in the last year.

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



Bentonville

Price Distribution of Houses Sold



426 houses were sold in Bentonville in the second half of 2022.

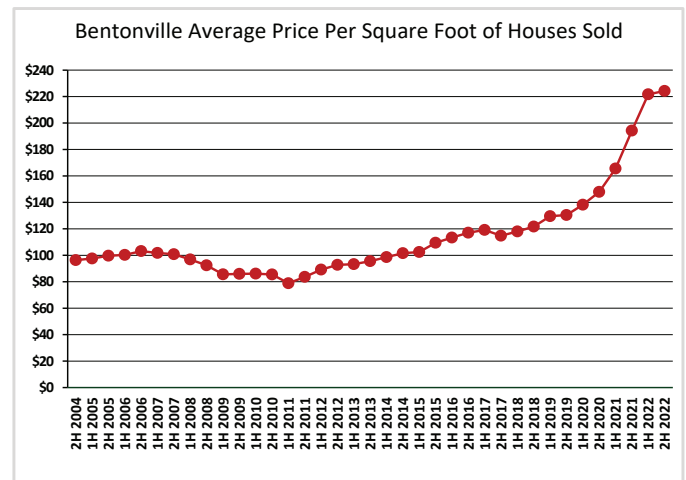
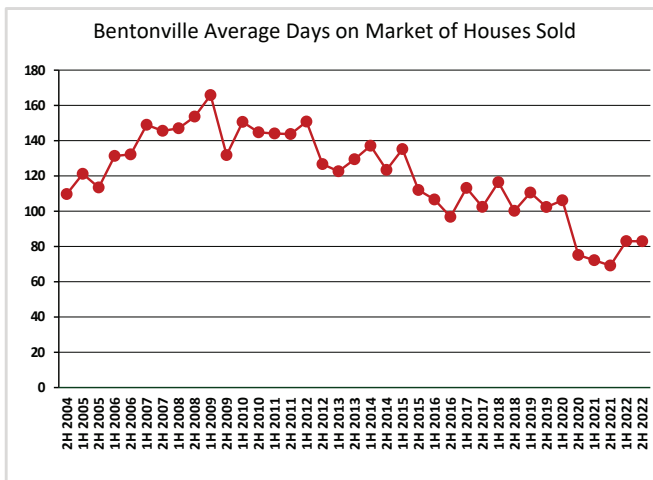
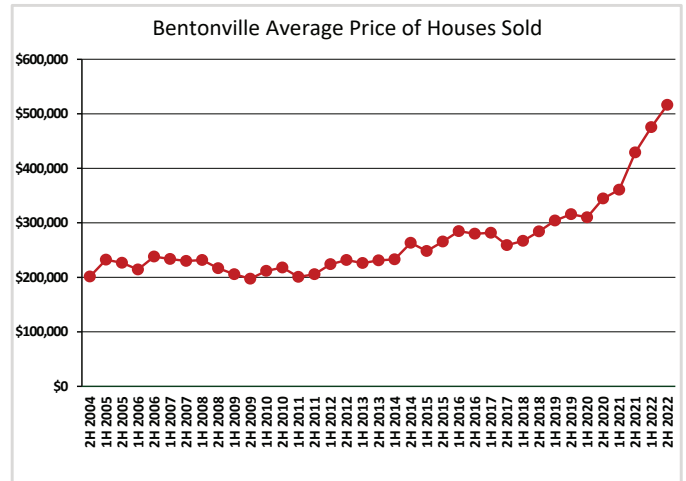
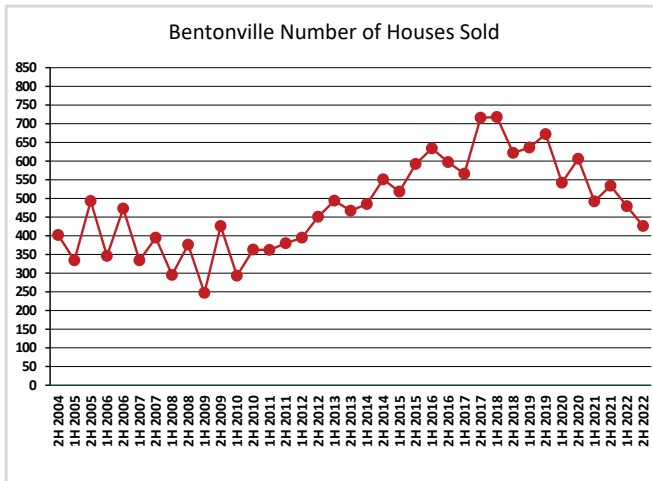
The average price of a house was \$516,247 at \$224.21 per square foot.

The median cost of a house was \$451,693.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 1 | 0.2% | 1,841 | 43 | 100.0% |
| \$200,001 - \$250,000 | 19 | 4.5% | 1,271 | 30 | 100.8% |
| \$250,001 - \$300,000 | 49 | 11.5% | 1,430 | 50 | 100.7% |
| \$300,001 - \$350,000 | 52 | 12.2% | 1,703 | 93 | 99.3% |
| \$350,001 - \$400,000 | 50 | 11.7% | 1,938 | 122 | 100.2% |
| \$400,001 - \$450,000 | 41 | 9.6% | 2,068 | 115 | 100.2% |
| \$450,001 - \$500,000 | 42 | 9.9% | 2,397 | 86 | 99.3% |
| \$500,001+ | 172 | 40.4% | 3,081 | 76 | 99.3% |
| Bentonville Houses Sold | 426 | 100% | 2,340 | 83 | 99.7% |

Bentonville

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 534 | 479 | 426 | -20.2% | -11.1% |
| Average Price of Houses Sold | \$429,154 | \$475,464 | \$516,247 | 20.3% | 8.6% |
| Average Days on Market | 69 | 83 | 83 | 19.9% | -0.1% |
| Average Price per Square Foot | \$194.29 | \$221.70 | \$224.21 | 15.4% | 1.1% |
| Percentage of County Sales | 17.6% | 19.1% | 19.0% | 7.5% | -0.7% |
| Number of New Houses Sold | 75 | 116 | 111 | 48.0% | -4.3% |
| Average Price of New Houses Sold | \$518,642 | \$500,542 | \$524,237 | 1.1% | 4.7% |
| Average Days on Market of New Houses Sold | 183 | 194 | 171 | -6.3% | -11.7% |
| Number of Houses Listed | 51 | 111 | 199 | 290.2% | 79.3% |
| Average List Price of Houses Listed | \$836,886 | \$727,182 | \$663,963 | -20.7% | -8.7% |

Bentonville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Allencroft | 2 | 0.5% | 2,527 | 99 | \$475,000 | \$187.38 |
| Amended Happy Home | 1 | 0.2% | 1,565 | 34 | \$565,000 | \$361.02 |
| Angel Falls | 5 | 1.2% | 3,306 | 42 | \$777,650 | \$234.12 |
| Apple Ridge | 2 | 0.5% | 1,519 | 28 | \$250,500 | \$168.26 |
| Arbor Lane | 2 | 0.5% | 1,588 | 51 | \$320,965 | \$202.62 |
| Armstrong | 1 | 0.2% | 2,606 | 39 | \$1,133,000 | \$434.77 |
| Aurora | 41 | 9.6% | 2,490 | 210 | \$515,471 | \$204.57 |
| Autumn Hills | 3 | 0.7% | 3,431 | 82 | \$901,333 | \$262.82 |
| Avignon | 2 | 0.5% | 5,297 | 102 | \$913,500 | \$174.34 |
| Bentonville Heights | 2 | 0.5% | 1,246 | 38 | \$507,000 | \$408.83 |
| Bentonville Original | 5 | 1.2% | 2,688 | 57 | \$1,295,900 | \$495.69 |
| Black Apple | 1 | 0.2% | 1,823 | 65 | \$950,000 | \$521.12 |
| Bland Valley Estates | 2 | 0.5% | 1,706 | 53 | \$375,750 | \$220.25 |
| Blueberry Heights | 1 | 0.2% | 1,519 | 18 | \$325,000 | \$213.96 |
| Brighton Cottages | 2 | 0.5% | 2,445 | 37 | \$515,000 | \$210.61 |
| Brightwood | 4 | 0.9% | 1,758 | 45 | \$281,750 | \$161.07 |
| Brookhaven | 1 | 0.2% | 1,132 | 1 | \$345,000 | \$304.77 |
| Burks | 1 | 0.2% | 3,939 | 353 | \$1,467,400 | \$372.53 |
| Carl H Manly | 1 | 0.2% | 1,008 | 17 | \$230,000 | \$228.17 |
| Carriage Square | 4 | 0.9% | 1,603 | 49 | \$267,125 | \$166.13 |
| Central Park | 4 | 0.9% | 2,831 | 45 | \$563,125 | \$200.08 |
| Chapel Hill | 4 | 0.9% | 4,370 | 68 | \$830,000 | \$189.05 |
| Clarendon Heights | 9 | 2.1% | 3,301 | 56 | \$700,921 | \$212.42 |
| Clarks | 1 | 0.2% | 3,264 | 151 | \$1,725,000 | \$528.49 |
| Coler Creek | 2 | 0.5% | 2,643 | 102 | \$630,405 | \$238.51 |
| College Place | 11 | 2.6% | 2,846 | 63 | \$555,818 | \$195.61 |
| Colony West | 1 | 0.2% | 2,528 | 40 | \$555,000 | \$219.54 |
| Corleys | 1 | 0.2% | 1,040 | 31 | \$700,000 | \$673.08 |
| Cornerstone Ridge | 15 | 3.5% | 2,450 | 47 | \$462,483 | \$190.86 |
| Creekstone | 1 | 0.2% | 3,784 | 42 | \$710,000 | \$187.63 |
| Cross Creek | 1 | 0.2% | 2,941 | 104 | \$530,000 | \$180.21 |
| Debbies | 1 | 0.2% | 1,231 | 64 | \$330,000 | \$268.07 |
| Delwhite | 1 | 0.2% | 1,367 | 91 | \$495,000 | \$362.11 |
| Demings | 6 | 1.4% | 2,384 | 74 | \$950,633 | \$443.63 |
| Denali Park | 3 | 0.7% | 2,983 | 90 | \$518,167 | \$173.69 |
| Dickson | 2 | 0.5% | 2,301 | 48 | \$710,000 | \$338.05 |
| Dogwood Acres | 1 | 0.2% | 912 | 42 | \$325,000 | \$356.36 |

Bentonville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Dogwood Place | 5 | 1.2% | 1,224 | 29 | \$272,880 | \$223.11 |
| Eagle Creek | 6 | 1.4% | 2,013 | 61 | \$346,333 | \$172.94 |
| Edens Brooke | 5 | 1.2% | 2,234 | 56 | \$426,220 | \$190.61 |
| Elington Village | 3 | 0.7% | 1,895 | 49 | \$403,000 | \$212.69 |
| Estates At Woods Creek, The | 1 | 0.2% | 4,044 | 44 | \$890,000 | \$220.08 |
| Fairfield | 1 | 0.2% | 1,300 | 44 | \$350,000 | \$269.23 |
| Fairview Heights | 1 | 0.2% | 1,416 | 24 | \$252,000 | \$177.97 |
| Farms, The | 1 | 0.2% | 1,908 | 32 | \$402,000 | \$210.69 |
| Glen Arbor | 10 | 2.3% | 1,609 | 41 | \$265,486 | \$164.27 |
| Grace | 1 | 0.2% | 1,204 | 46 | \$275,000 | \$228.41 |
| Grammercy Park | 3 | 0.7% | 3,213 | 68 | \$659,967 | \$203.68 |
| Greenridge | 1 | 0.2% | 1,531 | 30 | \$375,000 | \$244.94 |
| Hanover | 4 | 0.9% | 3,530 | 41 | \$778,875 | \$226.59 |
| Harbin Pointe | 1 | 0.2% | 1,390 | 35 | \$282,000 | \$202.88 |
| Harmon Grove at Central Park | 1 | 0.2% | 2,834 | 33 | \$595,000 | \$209.95 |
| Hazel Park | 5 | 1.2% | 1,226 | 56 | \$304,400 | \$246.79 |
| Heathrow | 1 | 0.2% | 7,599 | 78 | \$1,475,000 | \$194.10 |
| Hendrix | 2 | 0.5% | 1,585 | 11 | \$417,500 | \$259.11 |
| Hidden Springs | 4 | 0.9% | 3,617 | 43 | \$703,475 | \$193.03 |
| High Meadows | 5 | 1.2% | 1,396 | 44 | \$249,900 | \$179.37 |
| Highland Park | 5 | 1.2% | 2,761 | 43 | \$613,800 | \$221.14 |
| Highpointe | 2 | 0.5% | 1,380 | 36 | \$295,000 | \$215.01 |
| Holly Gardens | 1 | 0.2% | 1,463 | 31 | \$315,700 | \$215.79 |
| Ivy Place | 1 | 0.2% | 2,042 | 39 | \$400,000 | \$195.89 |
| Kensington | 2 | 0.5% | 3,953 | 70 | \$685,000 | \$171.47 |
| Kerelaw Castle | 5 | 1.2% | 2,649 | 76 | \$443,597 | \$168.05 |
| Keystone | 3 | 0.7% | 1,846 | 45 | \$359,967 | \$194.98 |
| Kingsbury | 3 | 0.7% | 2,825 | 80 | \$697,500 | \$248.41 |
| Kristyl Heights | 7 | 1.6% | 1,315 | 52 | \$264,771 | \$205.18 |
| Laurynwood Estates | 1 | 0.2% | 1,974 | 23 | \$350,000 | \$177.30 |
| Lexington | 1 | 0.2% | 3,701 | 59 | \$672,000 | \$181.57 |
| Lochmoor Club | 7 | 1.6% | 3,222 | 59 | \$618,096 | \$192.46 |
| Lonesome Pond | 1 | 0.2% | 1,920 | 34 | \$380,000 | \$197.92 |
| Lyndal Heights | 1 | 0.2% | 2,055 | 38 | \$415,000 | \$201.95 |
| Magnolia Estates | 1 | 0.2% | 1,550 | 43 | \$300,000 | \$193.55 |
| Maidstone | 1 | 0.2% | 2,544 | 46 | \$470,000 | \$184.75 |

Bentonville

Characteristics of Houses Sold

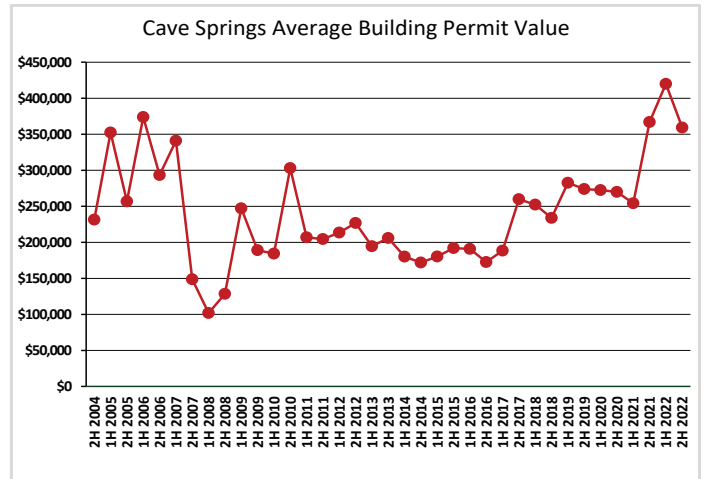
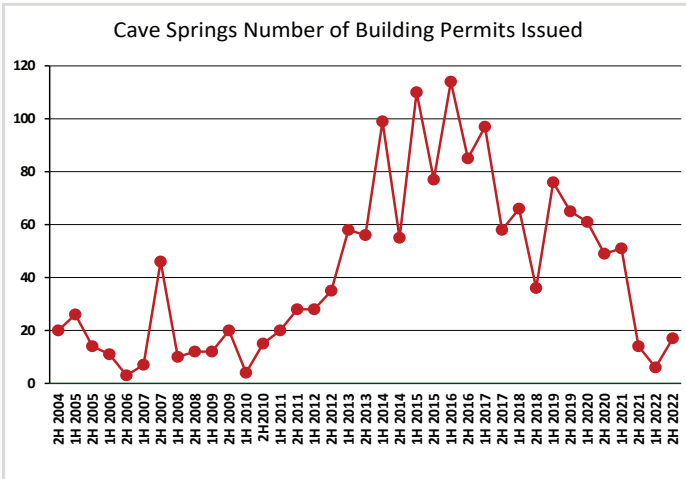
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| McAndrew & Jackson | 1 | 0.2% | 1,850 | 335 | \$640,000 | \$345.95 |
| Meadows At Woods Creek, The | 1 | 0.2% | 2,388 | 25 | \$470,000 | \$196.82 |
| Mushett | 1 | 0.2% | 2,273 | 47 | \$970,000 | \$426.75 |
| Nfd Hpr | 1 | 0.2% | 1,138 | 46 | \$430,000 | \$377.86 |
| North Fork | 2 | 0.5% | 2,847 | 56 | \$556,000 | \$194.68 |
| Northhaven Hills | 2 | 0.5% | 1,603 | 65 | \$346,000 | \$215.86 |
| Oakbrooke | 2 | 0.5% | 3,054 | 44 | \$612,000 | \$198.60 |
| Oaklawn Hills | 5 | 1.2% | 3,076 | 50 | \$672,080 | \$219.01 |
| Orchard | 2 | 0.5% | 1,953 | 74 | \$803,750 | \$411.27 |
| Orchards, The | 4 | 0.9% | 1,999 | 34 | \$412,500 | \$206.88 |
| Osage Hills | 14 | 3.3% | 1,801 | 307 | \$337,209 | \$187.34 |
| Oxford Ridge | 4 | 0.9% | 2,762 | 56 | \$516,400 | \$185.85 |
| Oz Village | 3 | 0.7% | 1,975 | 34 | \$928,333 | \$470.45 |
| Park | 1 | 0.2% | 2,276 | 52 | \$530,000 | \$232.86 |
| Parkcrest | 3 | 0.7% | 1,263 | 23 | \$279,167 | \$222.46 |
| Parkview Village | 1 | 0.2% | 1,177 | 37 | \$335,000 | \$284.62 |
| Pleasant View Estates | 1 | 0.2% | 1,737 | 34 | \$380,000 | \$218.77 |
| Preston Park | 8 | 1.9% | 2,586 | 304 | \$488,932 | \$191.03 |
| Pritchard | 1 | 0.2% | 1,879 | 119 | \$575,000 | \$306.01 |
| Providence Village | 6 | 1.4% | 1,493 | 41 | \$280,650 | \$188.99 |
| Railroad | 1 | 0.2% | 6,097 | 118 | \$2,300,000 | \$377.23 |
| Renaissance | 1 | 0.2% | 3,029 | 1 | \$775,000 | \$255.86 |
| Reynolds | 1 | 0.2% | 1,762 | 50 | \$297,000 | \$168.56 |
| Riverwalk Farm Estates | 5 | 1.2% | 1,931 | 47 | \$371,600 | \$192.01 |
| Rolling Acres | 4 | 0.9% | 2,573 | 72 | \$489,375 | \$189.87 |
| Sherwood Forest | 1 | 0.2% | 2,706 | 50 | \$450,000 | \$166.30 |
| Simsberry Place | 2 | 0.5% | 3,067 | 53 | \$625,000 | \$213.23 |
| Skyview Acres | 3 | 0.7% | 1,268 | 40 | \$302,333 | \$239.75 |
| Southern Meadows | 2 | 0.5% | 2,010 | 26 | \$370,000 | \$188.09 |
| Spinnaker Ridge | 3 | 0.7% | 3,542 | 71 | \$724,667 | \$205.21 |
| Sterling | 1 | 0.2% | 2,629 | 49 | \$475,000 | \$180.68 |
| Stone Meadow | 6 | 1.4% | 1,642 | 52 | \$330,208 | \$202.87 |
| Stonebridge | 1 | 0.2% | 2,840 | 44 | \$515,000 | \$181.34 |
| Stoneburrow | 5 | 1.2% | 1,519 | 45 | \$294,480 | \$194.16 |
| Stonecreek | 2 | 0.5% | 1,620 | 49 | \$331,000 | \$203.47 |
| Stonehenge | 2 | 0.5% | 3,548 | 41 | \$849,250 | \$245.68 |

Bentonville

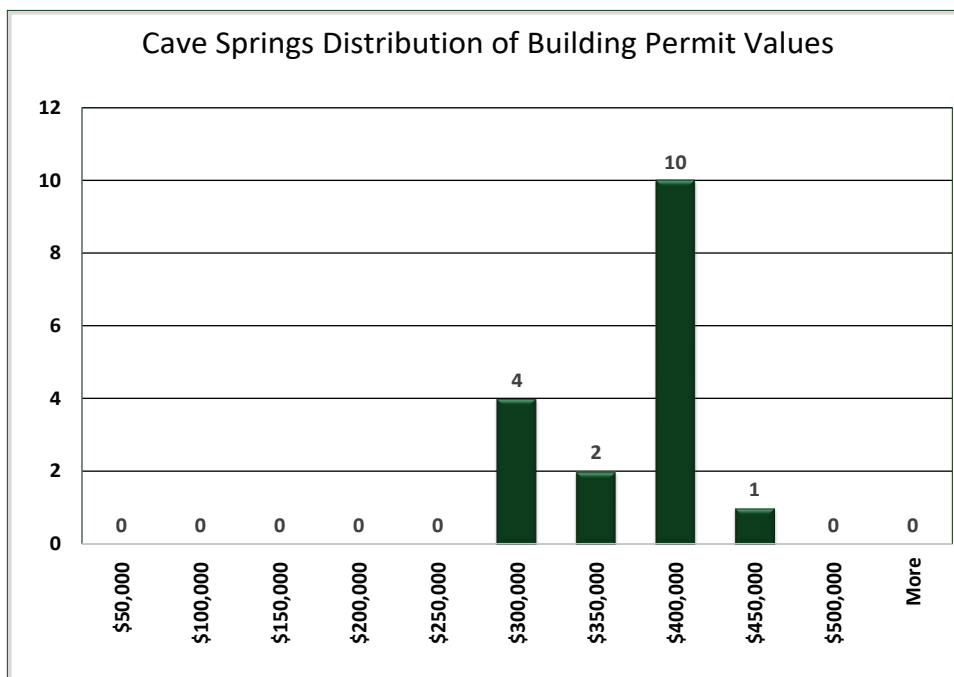
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Sturbridge | 6 | 1.4% | 2,151 | 32 | \$430,417 | \$200.64 |
| Summerlin | 7 | 1.6% | 1,346 | 35 | \$252,143 | \$188.75 |
| Sunset | 1 | 0.2% | 2,356 | 30 | \$579,000 | \$245.76 |
| TJ Hollands | 2 | 0.5% | 1,349 | 98 | \$657,000 | \$491.99 |
| Tunbridge Wells | 6 | 1.4% | 2,199 | 49 | \$421,650 | \$190.09 |
| W A Burks | 6 | 1.4% | 1,310 | 62 | \$580,000 | \$446.88 |
| Walnut Valley | 1 | 0.2% | 1,568 | 60 | \$317,000 | \$202.17 |
| White Oak Trails | 2 | 0.5% | 3,014 | 51 | \$580,000 | \$192.59 |
| Wildwood | 7 | 1.6% | 2,470 | 42 | \$483,462 | \$195.09 |
| Willowbrook Farms | 3 | 0.7% | 2,430 | 66 | \$462,500 | \$190.66 |
| Windemere Woods | 2 | 0.5% | 3,722 | 92 | \$640,000 | \$172.22 |
| Windmill Farms | 1 | 0.2% | 2,834 | 0 | \$597,448 | \$210.81 |
| Windsor Manor | 2 | 0.5% | 4,233 | 45 | \$770,000 | \$183.62 |
| Windwood | 9 | 2.1% | 1,826 | 64 | \$323,306 | \$177.43 |
| Woodlands Crossing | 10 | 2.3% | 2,239 | 102 | \$494,366 | \$220.90 |
| Woods Creek | 5 | 1.2% | 3,635 | 39 | \$822,260 | \$226.42 |
| Youngs | 1 | 0.2% | 2,684 | 63 | \$1,000,000 | \$372.58 |
| Other | 2 | 0.5% | 2,715 | 97 | \$711,000 | \$236.24 |
| Bentonville Houses Sold | 426 | 100.0% | 2,340 | 83 | \$516,247 | \$224.21 |

Cave Springs Building Permits



| Cave Springs | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 14 | 6 | 17 | 21.4% | 183.3% |
| Average Value of Residential Building Permits | \$366,964 | \$419,857 | \$351,941 | -4.1% | -16.2% |



Cave Springs Active Subdivisions

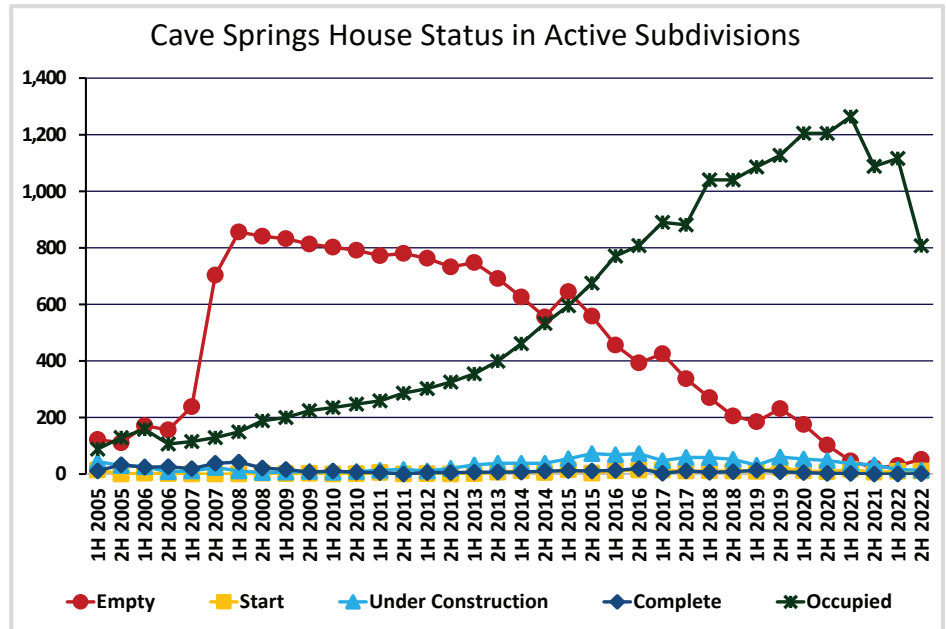
There were 882 total lots in 13 active subdivisions in Cave Springs in the second half of 2022. 91.5 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 1.5 were under construction, 1.1 percent were starts, and 5.8 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the second half of 2022 were Allen's Mill, Phase IIA with 6, Fairway Valley, Phase III with 3, and Hickory Hills with 2.

Hyde Park had the most houses becoming occupied in Cave Springs with 4 houses. An additional 3 houses in Allen's Mill, Phase I became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 3 of the 13 active subdivisions in Cave Springs.

11 new houses in Cave Springs became occupied in the second half of 2022. The annual absorption rate implies that there are 23.1 months of remaining inventory in active subdivisions, up from 10.2 percent in the first half of 2022.



In 3 out of the 13 active subdivisions in Cave Springs, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Cave Springs from 73.3 percent in 2012 to 69.2 percent in the second half of 2022.

Additionally, 120 new lots in 1 subdivision received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------|---------------|------------------|------------|------------|
| Osage Meadows | 2H 2020 | 120 | | 120 |
| Cave Springs Total | | 120 | | 120 |

Cave Springs

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-----------|-----------|-----------|----------|------------|------------|-----------|-------------|
| Allen's Mill, Phase I | 0 | 0 | 0 | 0 | 113 | 113 | 3 | 0.0 |
| Allen's Mill, Phase IIA | 24 | 1 | 6 | 0 | 0 | 31 | 0 | -- |
| Averie Estates | 1 | 0 | 0 | 0 | 9 | 10 | 0 | 12.0 |
| Chattin Valle ^{1,2} | 2 | 0 | 0 | 0 | 26 | 28 | 0 | -- |
| Duffer's Ridge ^{1,2} | 1 | 0 | 0 | 0 | 7 | 8 | 0 | -- |
| Fairway Valley, Phase II | 0 | 0 | 0 | 0 | 33 | 33 | 1 | 0.0 |
| Fairway Valley, Phase III | 14 | 7 | 3 | 0 | 0 | 24 | 0 | -- |
| Hickory Hills | 0 | 1 | 2 | 0 | 62 | 65 | 0 | 7.2 |
| Hyde Park | 0 | 0 | 0 | 0 | 292 | 292 | 4 | 0.0 |
| La Bonne Vie ^{1,2} | 1 | 0 | 1 | 0 | 4 | 6 | 0 | -- |
| Nevaeh Estates | 4 | 0 | 1 | 0 | 35 | 40 | 1 | 60.0 |
| Otter Creek Estates, Phase II | 0 | 0 | 0 | 0 | 114 | 114 | 1 | 0.0 |
| Sand Springs, Phase I | 4 | 1 | 0 | 1 | 112 | 118 | 1 | 72.0 |
| Sand Springs, Phase I ¹ | 5 | 1 | 1 | 0 | 111 | 118 | 0 | -- |
| Springs At Wellington, The | 0 | 0 | 0 | 0 | 52 | 52 | 1 | 0.0 |
| Cave Springs Active Subdivisions | 51 | 10 | 13 | 1 | 807 | 882 | 11 | 23.1 |

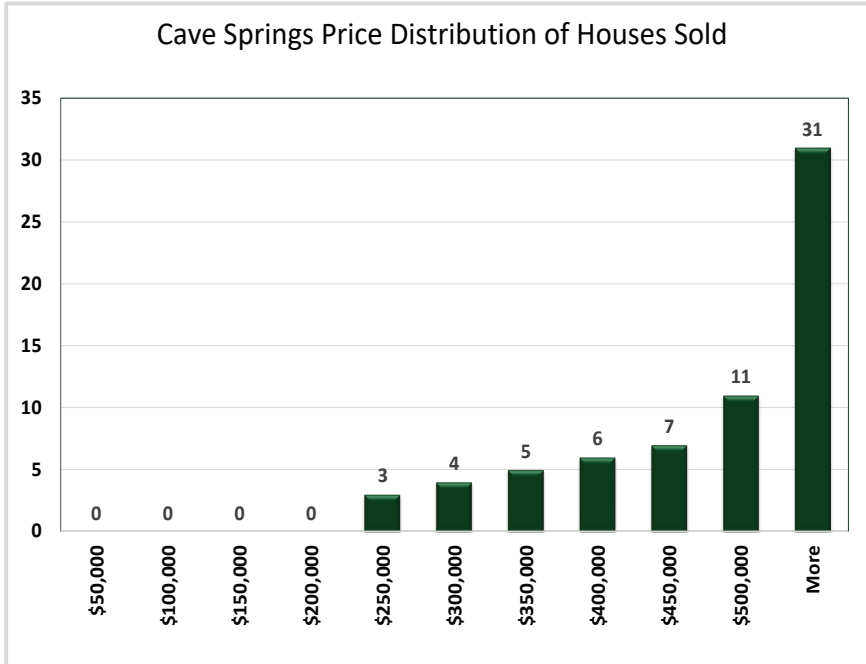
¹ No absorption has occurred in this subdivision in the last year.

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



Cave Springs

Price Distribution of Houses Sold



67 houses were sold in Cave Springs in the second half of 2022.

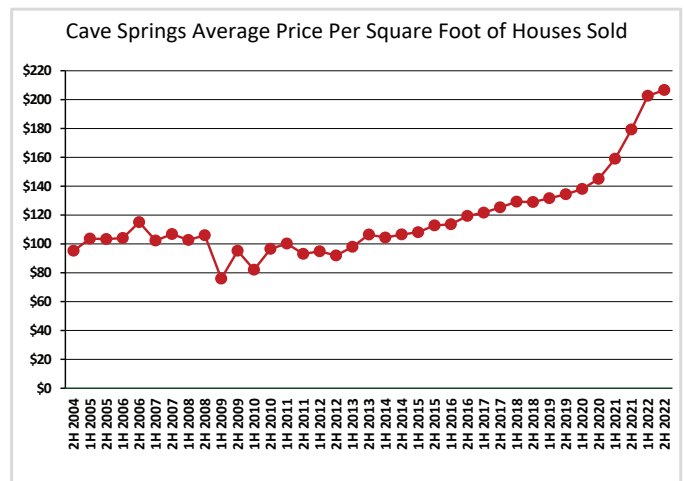
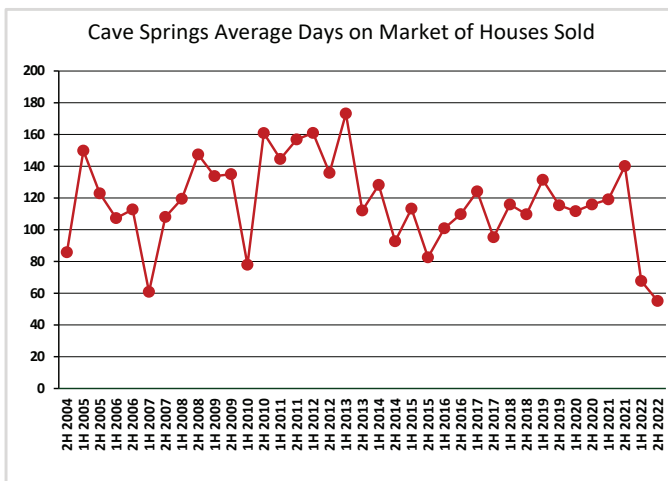
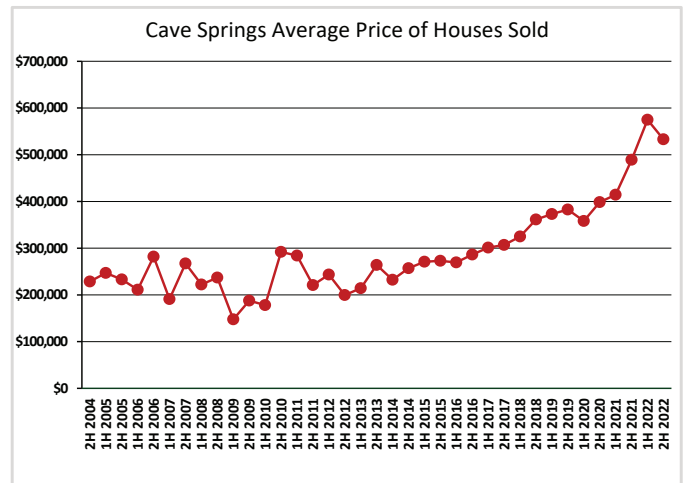
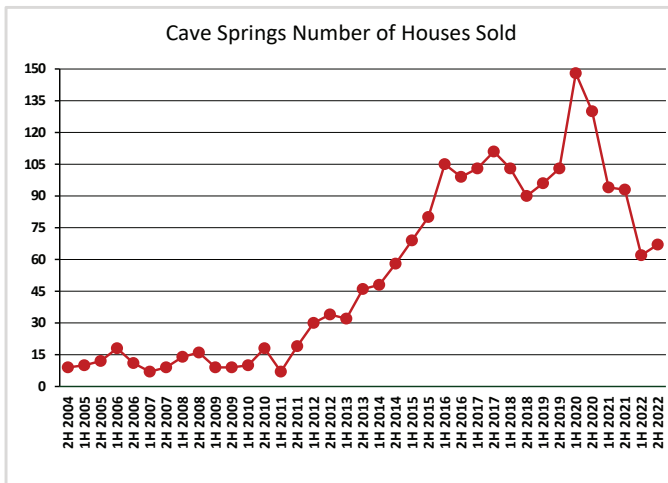
The average price of a house was \$533,034 at \$206.67 per square foot.

The median cost of a house was \$495,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|---------------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 3 | 4.5% | 1,321 | 31 | 99.5% |
| \$250,001 - \$300,000 | 4 | 6.0% | 1,480 | 117 | 103.3% |
| \$300,001 - \$350,000 | 5 | 7.5% | 1,574 | 38 | 101.4% |
| \$350,001 - \$400,000 | 6 | 9.0% | 1,859 | 43 | 97.7% |
| \$400,001 - \$450,000 | 7 | 10.4% | 2,031 | 50 | 100.9% |
| \$450,001 - \$500,000 | 11 | 16.4% | 2,545 | 45 | 101.2% |
| \$500,001+ | 31 | 46.3% | 3,231 | 59 | 100.1% |
| Cave Springs Houses Sold | 67 | 100.0% | 2,557 | 55 | 100.4% |

Cave Springs

Characteristics of Houses Sold



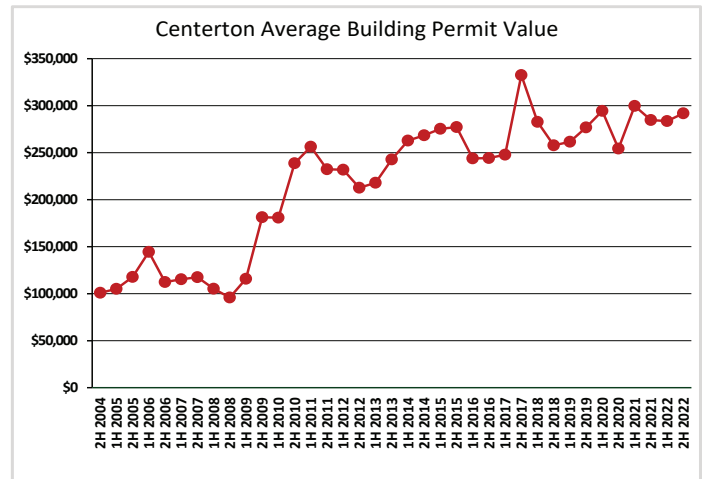
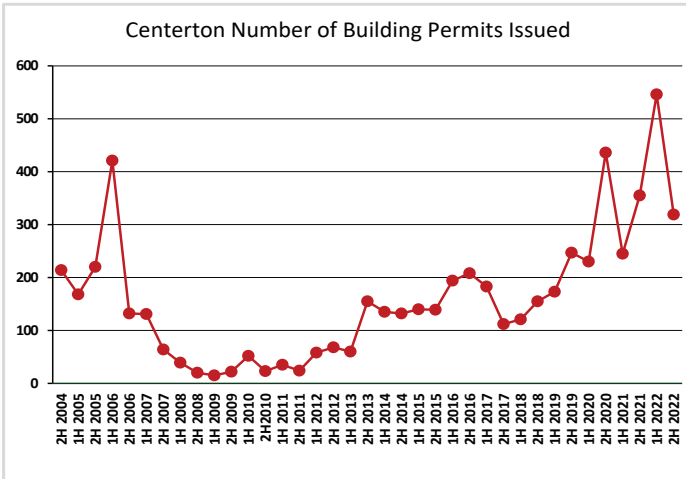
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 93 | 62 | 67 | -28.0% | 8.1% |
| Average Price of Houses Sold | \$489,049 | \$574,959 | \$533,034 | 9.0% | -7.3% |
| Average Days on Market | 140 | 68 | 55 | -60.7% | -18.6% |
| Average Price per Square Foot | \$179.25 | \$202.59 | \$206.67 | 15.3% | 2.0% |
| Percentage of County Sales | 3.6% | 3.0% | 3.1% | -14.4% | 3.0% |
| Number of New Houses Sold | 40 | 12 | 9 | -77.5% | -25.0% |
| Average Price of New Houses Sold | \$461,826 | \$490,066 | \$523,922 | 13.4% | 6.9% |
| Average Days on Market of New Houses Sold | 252 | 139 | 120 | -52.4% | -13.6% |
| Number of Houses Listed | 7 | 13 | 15 | 114.3% | 15.4% |
| Average List Price of Houses Listed | \$643,119 | \$786,998 | \$606,813 | -5.6% | -22.9% |

Cave Springs

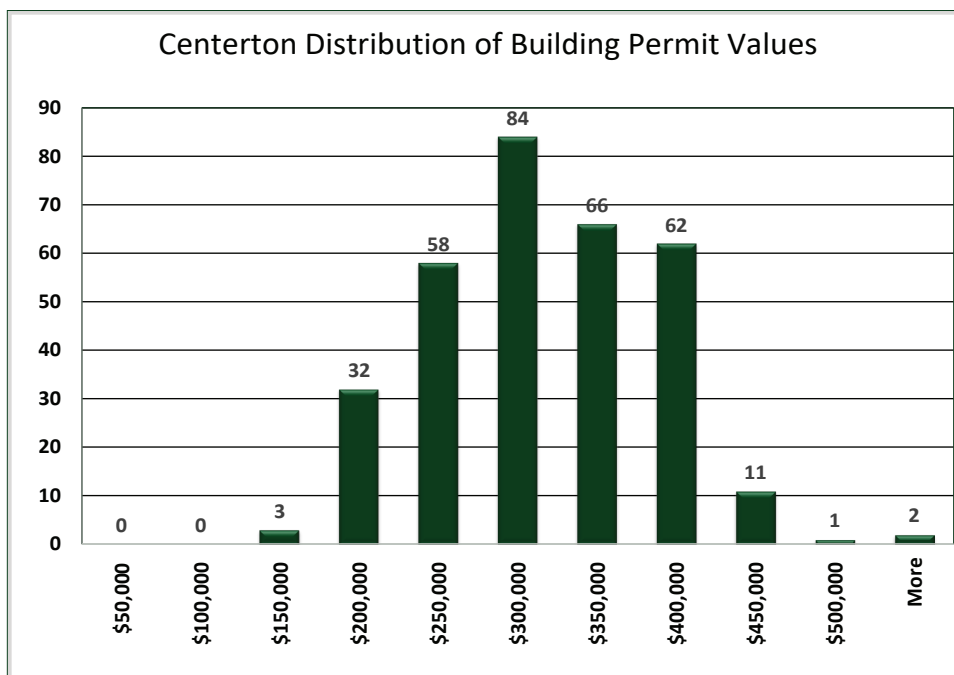
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost per Square Foot |
|---------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Allens Mill | 1 | 1.5% | 2,739 | 29 | \$571,750 | \$208.74 |
| Bartletts | 1 | 1.5% | 2,040 | 43 | \$359,000 | \$175.98 |
| Brentwood | 5 | 7.5% | 1,948 | 42 | \$416,060 | \$213.77 |
| Fairway Valley | 10 | 14.9% | 2,394 | 67 | \$486,261 | \$203.56 |
| Hamptons, The | 1 | 1.5% | 1,822 | 19 | \$365,000 | \$200.33 |
| Hickory Hills | 3 | 4.5% | 2,348 | 38 | \$449,000 | \$191.44 |
| Howlett | 1 | 1.5% | 1,448 | 86 | \$415,000 | \$286.60 |
| Hyde Park | 13 | 19.4% | 2,662 | 53 | \$540,215 | \$203.62 |
| Marbella | 2 | 3.0% | 2,753 | 52 | \$480,000 | \$177.13 |
| Mountain View | 2 | 3.0% | 1,480 | 31 | \$305,000 | \$206.21 |
| Nevaeh Estates | 1 | 1.5% | 3,199 | 64 | \$699,000 | \$218.51 |
| Otter Creek | 5 | 7.5% | 3,403 | 34 | \$816,000 | \$239.03 |
| Ridgewood | 1 | 1.5% | 3,257 | 22 | \$776,000 | \$238.26 |
| Sand Springs | 9 | 13.4% | 1,567 | 77 | \$302,532 | \$192.25 |
| St Valery Downs | 5 | 7.5% | 5,046 | 79 | \$1,090,100 | \$215.46 |
| Venters | 1 | 1.5% | 1,236 | 47 | \$235,000 | \$190.13 |
| Wellington Heights | 3 | 4.5% | 2,804 | 31 | \$514,550 | \$184.20 |
| Weston Hills | 1 | 1.5% | 1,452 | 41 | \$308,000 | \$212.12 |
| Other | 2 | 3.0% | 2,774 | 72 | \$652,450 | \$234.10 |
| Cave Springs Houses Sold | 67 | 100.0% | 2,557 | 55 | \$533,034 | \$206.67 |

Centerton Building Permits



| Centerton | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 | % change from 1H 2022 |
|---|-----------|-----------|-----------------------|-----------------------|-----------------------|
| Number of Residential Building Permits | 355 | 546 | 319 | -10.1% | -41.6% |
| Average Value of Residential Building Permits | \$284,730 | \$283,580 | \$291,865 | 2.5% | 2.9% |



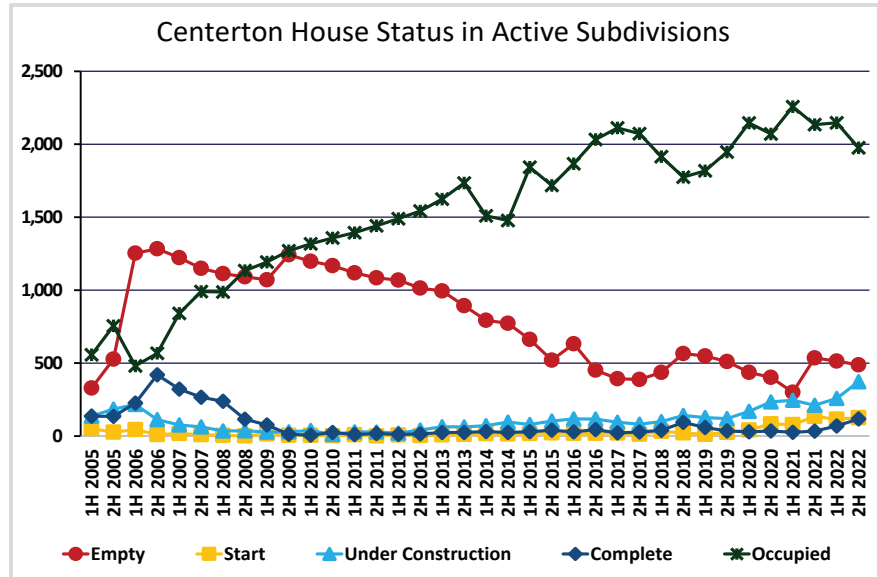
Centerton Active Subdivisions

There were 3,080 total lots in 41 active subdivisions in Centerton in the second half of 2022. 64.2 percent of the lots were occupied, 3.8 percent were complete but unoccupied, 12.1 were under construction, 4.1 percent were starts, and 15.8 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the second half of 2022 were Brookside Estates with 66, Southwinds, Phase II with 52, and Pines, Phase II, The with 35.

Southwinds, Phase II had the most houses becoming occupied in Centerton with 61 houses. An additional 50 houses in Blossom Hills became occupied in the second half of 2022.

New construction or progress in existing construction has occurred in the last year in



allthe 41 active subdivisions in Centerton.

278 new houses in Centerton became occupied in the second half of 2022. The annual absorption rate implies that there are 23.8 months of remaining inventory in active subdivisions, up from 19.4 percent in the first half of 2022.

In 2 out of the 41 active subdivisions in Centerton, no absorption has occurred in the second half of 2022.



Centerton

Active Subdivisions

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 55.8 percent in the second half of 2022.

Additionally, 2,152 new lots in 21 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|-------------------------------|---------------|------------------|------------|--------------|
| Bliss Street Twin Homes | 2H 2022 | | 46 | 46 |
| Cedar Ridge Patio Homes | 2H 2022 | 56 | | 56 |
| Crystal Cove | 2H 2022 | 195 | | 195 |
| Edgewood Estates | 2H 2022 | 86 | | 86 |
| Featherston Village, Phase II | 1H 2023 | 194 | | 194 |
| Forest Park, Phase IV | 2H 2022 | | 65 | 65 |
| Fox Haven | 2H 2022 | | 19 | 19 |
| Huber Place | 2H 2022 | 362 | | 362 |
| Magnolia Landing | 2H 2022 | 268 | | 268 |
| Maple Estates, Phase III | 2H 2022 | 56 | | 56 |
| Oakmont | 1H 2022 | 61 | | 61 |
| Paradise Park | 2H 2022 | 41 | | 41 |
| Prairie Brook, Phase 3 | 2H 2022 | | 48 | 48 |
| Prairie Brook, Phase 4 | 2H 2022 | | 36 | 36 |
| Silver Leaf | 2H 2022 | | 202 | 202 |
| Tuscany, Phase III | 2H 2022 | 46 | | 46 |
| Tuscany, Phase IV | 1H 2020 | 42 | | 42 |
| Valley Oaks | 1H 2020 | 19 | | 19 |
| West Winds | 2H 2022 | 183 | | 183 |
| Woodcrest Walk | 2H 2020 | 99 | | 99 |
| Wynnbrooke (County) | 2H 2022 | | 28 | 28 |
| Centerton Coming Lots | | 1,708 | 444 | 2,152 |

Centerton

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-------|-------|-------|----------|----------|-------|---------|--------|
| Annika Estates, Phase I | 17 | 4 | 15 | 11 | 25 | 72 | 22 | 22.6 |
| Annika Estates, Phase II | 49 | 10 | 9 | 0 | 0 | 68 | 0 | -- |
| Barrington Place | 31 | 10 | 0 | 0 | 73 | 114 | 33 | 7.0 |
| Bequette Farms, Phase II | 51 | 6 | 4 | 4 | 4 | 69 | 4 | 195.0 |
| Big Sky | 0 | | 0 | 0 | 67 | 67 | 1 | 0.0 |
| Blossom Hills | 0 | 0 | 0 | 2 | 72 | 74 | 50 | 0.3 |
| Brimwoods, Phase I | 0 | 0 | 0 | 0 | 35 | 35 | 2 | 0.0 |
| Brookside Estates | 26 | 41 | 66 | 5 | 3 | 141 | 3 | 552.0 |
| Creekside, Phase II | 0 | 0 | 1 | 0 | 81 | 82 | 3 | 0.9 |
| Diamond Estates, Phase III | 2 | 0 | 0 | 0 | 73 | 75 | 0 | 6.0 |
| Diamond Estates, Phase IV | 38 | 9 | 8 | 0 | 0 | 55 | 0 | -- |
| Featherston Village, Phase I | 125 | 14 | 14 | 0 | 0 | 153 | 0 | -- |
| Forest Park, Phase II | 0 | 0 | 0 | 0 | 58 | 58 | 1 | 0.0 |
| Forest Park, Phase III | 31 | 3 | 3 | 4 | 20 | 61 | 6 | 44.7 |
| Grassy Hills | 1 | 0 | 1 | 0 | 5 | 7 | 1 | 6.0 |
| Hilldale | 30 | 4 | 13 | 13 | 80 | 140 | 28 | 9.0 |
| Kimmel Ridge | 2 | 0 | 0 | 0 | 68 | 70 | 0 | 2.0 |
| Kimmel Ridge, Phase II | 0 | 0 | 30 | 6 | 6 | 42 | 6 | 72.0 |
| Maple Estates, Phase II | 19 | 2 | 11 | 6 | 15 | 53 | 9 | 30.4 |
| Morningside Estates, Phase I ¹ | 1 | 0 | 0 | 1 | 55 | 57 | 0 | -- |
| Morningside Estates, Phase IV | 15 | 14 | 21 | 10 | 30 | 90 | 30 | 24.0 |
| Oak Tree | 4 | 0 | 3 | 0 | 191 | 198 | 2 | 42.0 |
| Orchard Park, Phase III ¹ | 7 | 0 | 0 | 2 | 19 | 28 | 0 | -- |
| Osage Creek | 2 | 1 | 2 | 0 | 30 | 35 | 1 | 60.0 |
| Park Place | 4 | 0 | 4 | 0 | 3 | 11 | 3 | 32.0 |
| Pines, Phase I, The | 0 | 0 | 0 | 0 | 58 | 58 | 27 | 0.0 |
| Pines, Phase II, The | 2 | 0 | 4 | 30 | 3 | 39 | 3 | 144.0 |
| Pines, Phase II, The | 1 | 1 | 35 | 0 | 0 | 37 | 0 | -- |
| Prairie Brook, Phase I | 0 | 0 | 6 | 15 | 14 | 35 | 14 | 18.0 |
| Prairie Brook, Phase II | 0 | 0 | 30 | 0 | 0 | 30 | 0 | -- |
| Ridgefield, Blk III | 1 | 0 | 0 | 0 | 35 | 36 | 1 | 12.0 |
| Southwinds, Phase II | 0 | 0 | 52 | 0 | 61 | 113 | 61 | 10.2 |
| Tamarron | 3 | 2 | 4 | 0 | 291 | 300 | 1 | 108.0 |
| Tuscany, Phase I | 1 | 0 | 0 | 0 | 76 | 77 | 0 | 4.0 |
| Tuscany, Phase II | 0 | 0 | 0 | 0 | 25 | 25 | 1 | 0.0 |
| Valley Oaks | 0 | 0 | 22 | 1 | 0 | 23 | 0 | -- |
| Versailles | 11 | 0 | 1 | 0 | 115 | 127 | 4 | 24.0 |
| Westridge Village | 6 | 1 | 7 | 4 | 66 | 84 | 11 | 5.8 |
| West End Acres | 6 | 0 | 1 | 0 | 21 | 28 | 3 | 16.8 |

Centerton Active Subdivisions

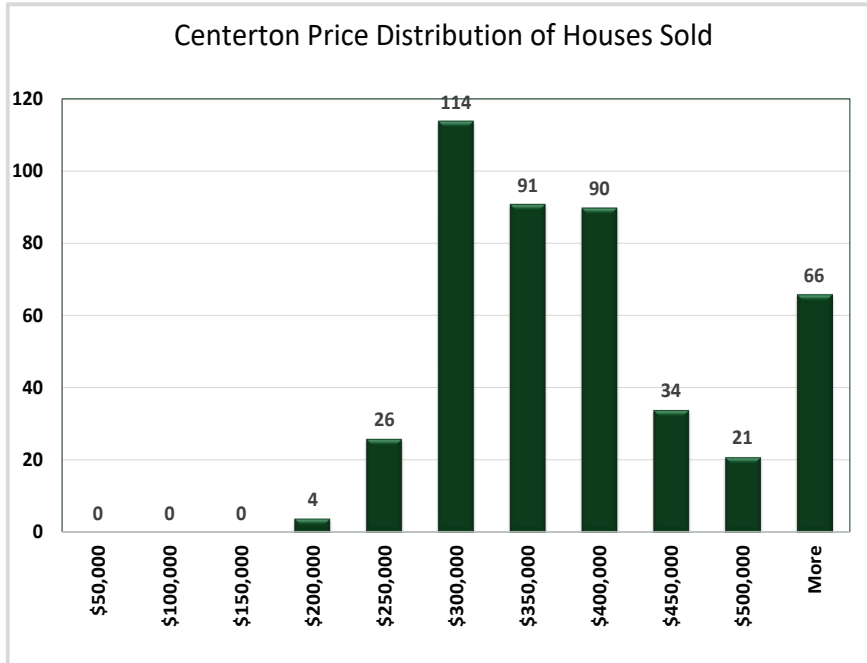
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|------------|------------|------------|------------|--------------|--------------|------------|-------------|
| Willow Crossing | 1 | 4 | 0 | 0 | 171 | 176 | -80 | -0.8 |
| Willow Ridge | 1 | 0 | 5 | 4 | 27 | 37 | 27 | 4.4 |
| Centerton Active Subdivisions | 488 | 126 | 372 | 118 | 1,976 | 3,080 | 278 | 23.8 |

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

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



Centerton Price Distribution of Houses Sold



446 houses were sold in Centerton in the second half of 2022.

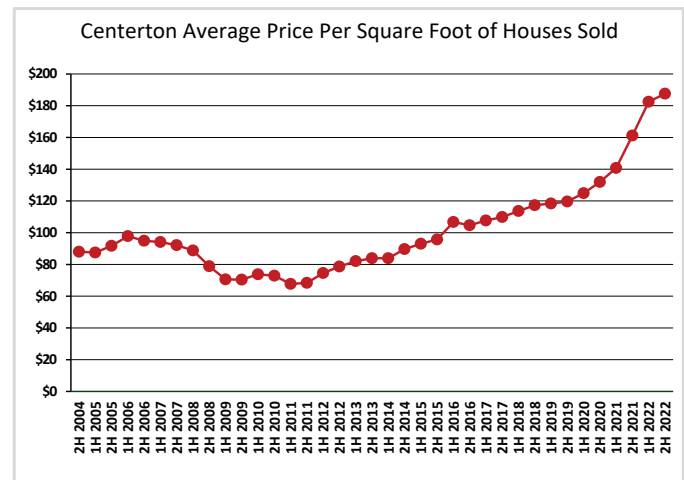
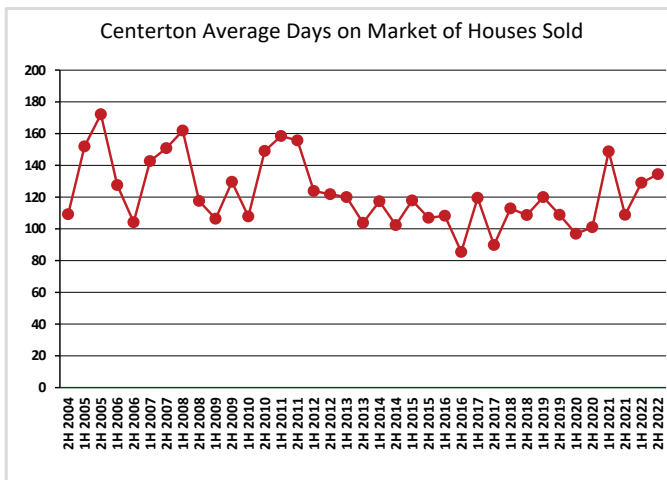
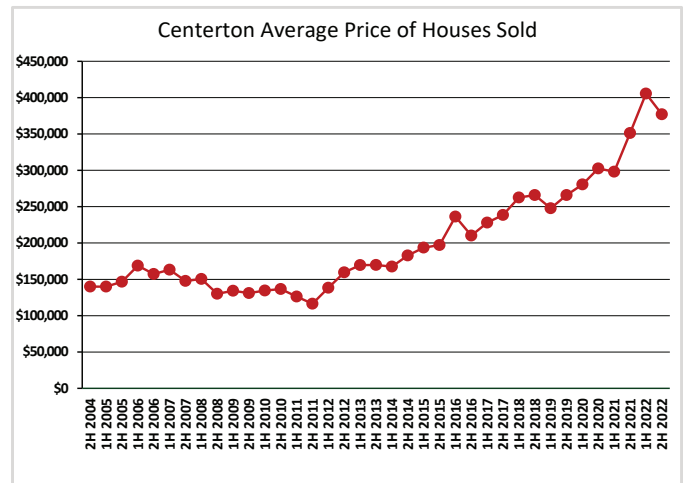
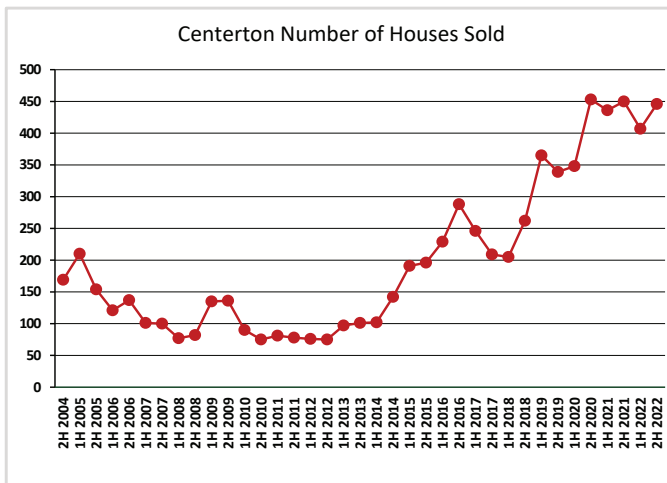
The average price of a house was \$376,997 at \$187.58 per square foot.

The median cost of a house was \$346,225.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 4 | 0.9% | 1,257 | 75 | 97.4% |
| \$200,001 - \$250,000 | 26 | 5.8% | 1,319 | 59 | 100.5% |
| \$250,001 - \$300,000 | 114 | 25.6% | 1,567 | 116 | 100.4% |
| \$300,001 - \$350,000 | 91 | 20.4% | 1,808 | 144 | 100.7% |
| \$350,001 - \$400,000 | 90 | 20.2% | 2,025 | 213 | 101.0% |
| \$400,001 - \$450,000 | 34 | 7.6% | 2,178 | 155 | 100.2% |
| \$450,001 - \$500,000 | 21 | 4.7% | 2,427 | 69 | 100.2% |
| \$500,001+ | 66 | 14.8% | 2,971 | 89 | 100.0% |
| Centerton Houses Sold | 446 | 100.0% | 1,986 | 134 | 100.5% |

Centerton

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 450 | 407 | 446 | -0.9% | 9.6% |
| Average Price of Houses Sold | \$351,199 | \$405,495 | \$376,997 | 7.3% | -7.0% |
| Average Days on Market | 109 | 129 | 134 | 23.4% | 4.1% |
| Average Price per Square Foot | \$161.17 | \$182.44 | \$187.58 | 16.4% | 2.8% |
| Percentage of County Sales | 12.5% | 13.8% | 14.5% | 16.3% | 4.7% |
| Number of New Houses Sold | 222 | 234 | 284 | 27.9% | 21.4% |
| Average Price of New Houses Sold | \$358,496 | \$378,192 | \$366,378 | 2.2% | -3.1% |
| Average Days on Market of New Houses Sold | 175 | 190 | 183 | 4.3% | -3.7% |
| Number of Houses Listed | 30 | 69 | 174 | 480.0% | 152.2% |
| Average List Price of Houses Listed | \$484,885 | \$507,863 | \$403,570 | -16.8% | -20.5% |

Centerton

Characteristics of Houses Sold

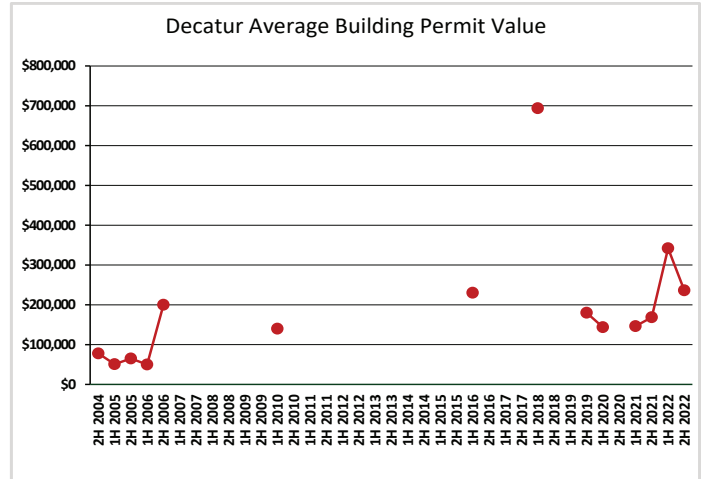
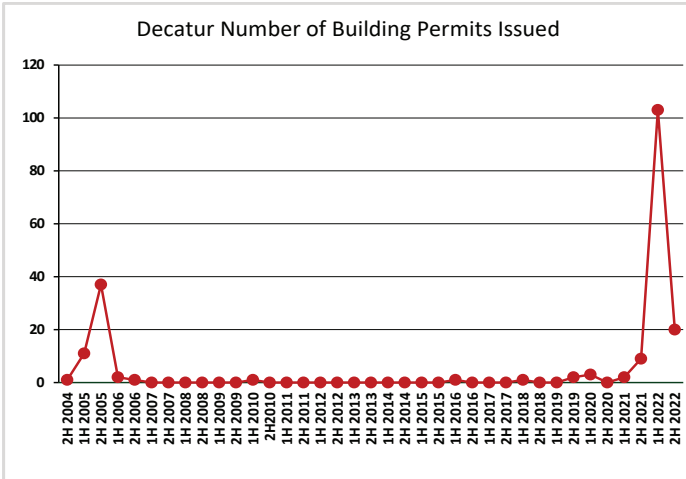
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Annika Estates | 15 | 3.4% | 2,128 | 129 | \$398,053 | \$187.38 |
| Barrington Place | 19 | 4.3% | 1,644 | 84 | \$312,389 | \$190.12 |
| Bellewood | 6 | 1.3% | 1,562 | 41 | \$304,000 | \$194.75 |
| Bequette Farms | 6 | 1.3% | 2,923 | 114 | \$620,783 | \$212.29 |
| Big Sky | 5 | 1.1% | 3,110 | 56 | \$712,400 | \$228.88 |
| Black Springs | 2 | 0.4% | 2,096 | 42 | \$382,500 | \$182.53 |
| Bliss Meadows | 4 | 0.9% | 2,007 | 39 | \$391,125 | \$195.11 |
| Blossom Hills | 30 | 6.7% | 2,065 | 373 | \$365,187 | \$176.85 |
| Briar Rose | 5 | 1.1% | 1,509 | 43 | \$317,380 | \$210.70 |
| Brimwoods | 2 | 0.4% | 1,550 | 50 | \$292,500 | \$188.72 |
| Brookside Estates | 11 | 2.5% | 2,024 | 266 | \$380,885 | \$188.16 |
| Centerpoint | 13 | 2.9% | 1,356 | 47 | \$247,231 | \$183.02 |
| Centerton Original | 1 | 0.2% | 1,663 | 30 | \$231,000 | \$138.91 |
| Char Lou Estates | 2 | 0.4% | 2,103 | 35 | \$349,950 | \$167.40 |
| Copper Oaks | 1 | 0.2% | 1,449 | 86 | \$210,000 | \$144.93 |
| Creekside | 3 | 0.7% | 2,807 | 33 | \$598,667 | \$213.41 |
| Diamond Estates | 9 | 2.0% | 2,650 | 58 | \$506,733 | \$191.26 |
| Dogwood | 1 | 0.2% | 1,261 | 41 | \$252,000 | \$199.84 |
| Forest Park | 14 | 3.1% | 2,264 | 41 | \$476,331 | \$210.17 |
| Fox Run | 1 | 0.2% | 1,843 | 39 | \$345,000 | \$187.19 |
| Hickory Park | 2 | 0.4% | 1,333 | 67 | \$200,000 | \$151.26 |
| Hilldale | 14 | 3.1% | 1,607 | 65 | \$320,613 | \$200.51 |
| Kensington Hills | 3 | 0.7% | 2,075 | 53 | \$348,333 | \$168.18 |
| Lexington | 1 | 0.2% | 3,079 | 49 | \$668,000 | \$216.95 |
| Maple Estates | 13 | 2.9% | 2,753 | 146 | \$564,342 | \$205.26 |
| Morningside | 5 | 1.1% | 1,202 | 25 | \$242,200 | \$202.64 |
| Morningside Estates | 35 | 7.8% | 1,750 | 73 | \$284,166 | \$163.87 |
| North Forty | 6 | 1.3% | 1,412 | 38 | \$248,250 | \$176.48 |
| Oak Ridge | 3 | 0.7% | 1,850 | 40 | \$315,917 | \$170.37 |
| Oak Tree | 3 | 0.7% | 3,524 | 46 | \$798,000 | \$224.62 |
| Orchard Park | 6 | 1.3% | 1,919 | 43 | \$367,983 | \$191.78 |
| Osage Creek | 2 | 0.4% | 2,841 | 49 | \$560,500 | \$197.98 |
| Park View | 2 | 0.4% | 1,552 | 221 | \$267,922 | \$172.71 |
| Pines at Orchard Park | 18 | 4.0% | 2,137 | 139 | \$416,841 | \$195.11 |
| Prairie Brook | 25 | 5.6% | 1,805 | 238 | \$314,511 | \$173.98 |
| Quail Hollow | 2 | 0.4% | 2,439 | 25 | \$457,500 | \$189.17 |

Centerton

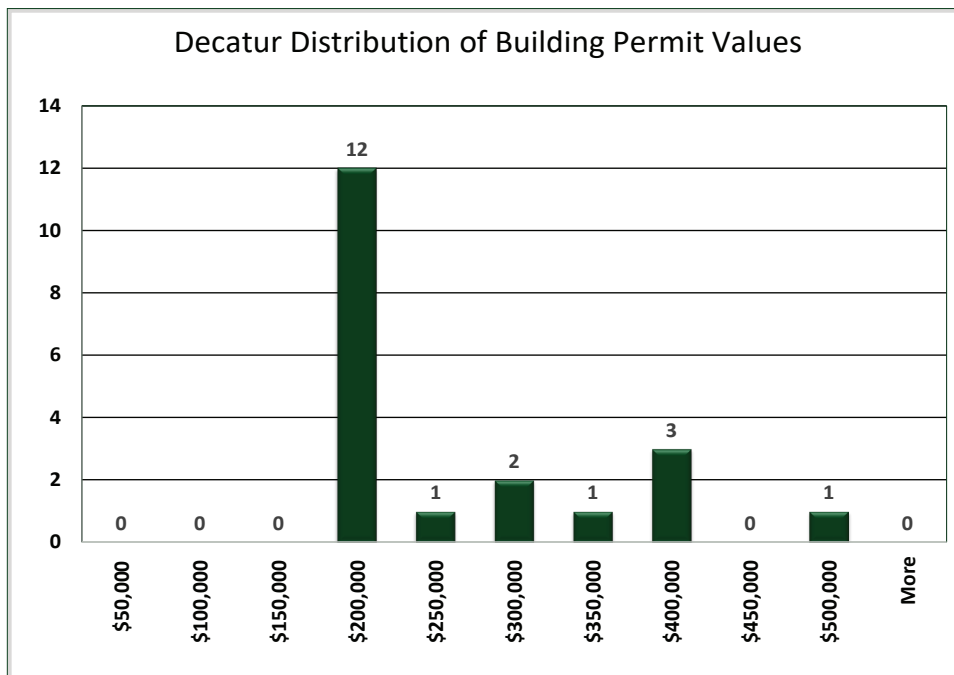
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Quailridge | 5 | 1.1% | 2,843 | 52 | \$522,400 | \$184.91 |
| Ridgefield | 3 | 0.7% | 2,090 | 44 | \$420,667 | \$201.35 |
| Robbinaire Heights | 1 | 0.2% | 2,625 | 84 | \$695,000 | \$264.76 |
| Rozars | 1 | 0.2% | 988 | 67 | \$175,000 | \$177.13 |
| Sienna At Coopers Farm | 16 | 3.6% | 1,772 | 53 | \$316,945 | \$179.08 |
| Simmons | 1 | 0.2% | 1,904 | 57 | \$312,000 | \$163.87 |
| Somerset | 5 | 1.1% | 1,464 | 38 | \$279,460 | \$190.92 |
| Southfork | 1 | 0.2% | 1,904 | 0 | \$285,000 | \$149.68 |
| Southland | 4 | 0.9% | 1,246 | 72 | \$209,450 | \$169.32 |
| Southwinds | 59 | 13.2% | 1,714 | 185 | \$317,996 | \$185.47 |
| Sunrise Ridge | 2 | 0.4% | 2,206 | 49 | \$422,500 | \$192.51 |
| Tamarron | 7 | 1.6% | 2,051 | 52 | \$388,557 | \$188.67 |
| Tarah Knolls | 1 | 0.2% | 2,877 | 62 | \$531,000 | \$184.57 |
| Timber Ridge | 1 | 0.2% | 1,768 | 33 | \$324,000 | \$183.26 |
| Tuscany | 5 | 1.1% | 3,010 | 48 | \$654,000 | \$217.72 |
| Versailles | 3 | 0.7% | 4,453 | 61 | \$1,154,000 | \$265.32 |
| Walnut Ridge | 2 | 0.4% | 1,547 | 34 | \$270,975 | \$175.20 |
| Westridge Village | 9 | 2.0% | 2,806 | 182 | \$559,986 | \$198.73 |
| Westwood | 1 | 0.2% | 1,420 | 42 | \$272,000 | \$191.55 |
| Willow Crossing | 4 | 0.9% | 1,426 | 48 | \$257,500 | \$180.45 |
| Willow Ridge | 22 | 4.9% | 2,039 | 306 | \$375,610 | \$184.46 |
| Other | 3 | 0.7% | 2,831 | 111 | \$573,333 | \$198.64 |
| Centerton Houses Sold | 446 | 100.0% | 1,986 | 134 | \$376,997 | \$187.58 |

Decatur Building Permits



| Decatur | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 9 | 103 | 20 | 122.2% | -80.6% |
| Average Value of Residential Building Permits | \$168,824 | \$341,912 | \$236,369 | 40.0% | -30.9% |



Decatur Active Subdivisions

There were 36 total lots in 1 active subdivision in Decatur in the second half of 2022. 0 percent of the lots were occupied, 0 percent were complete but unoccupied, 83.3 were under construction, 5.6 percent were starts, and 11.1 percent were empty lots.

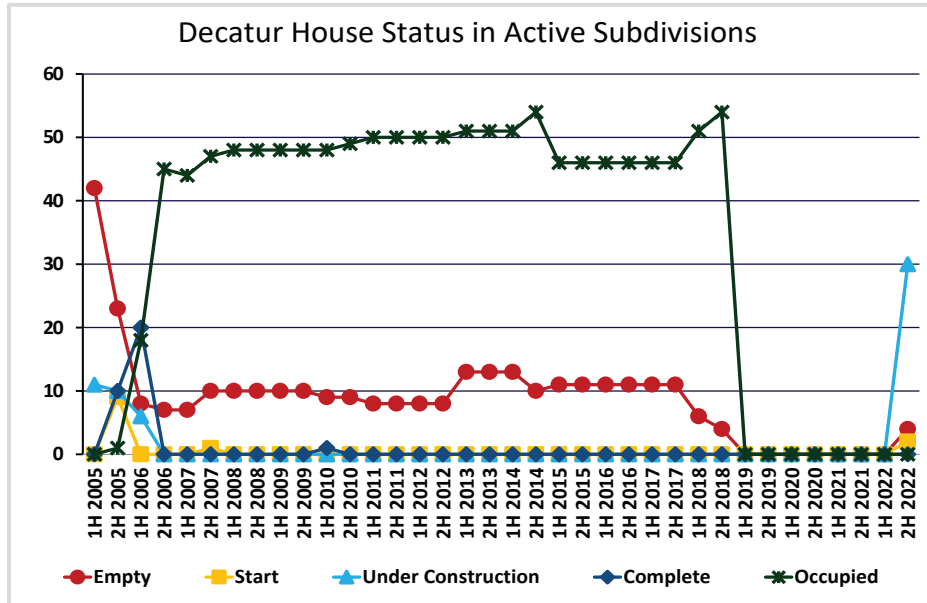
The subdivisions with the most houses under construction in Decatur during the second half of 2022 were Sycamore Place with 30.

No subdivisions had houses which became occupied in the second half of 2022.

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

No new houses in Decatur became occupied in the second half of 2022. first half of 2022.

In the 1 active subdivision in Decatur, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners increased in Decatur from 52.9 percent in 2012 to 53.6 percent in the second half of 2022.

Additionally, 179 new lots in 3 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|------------|
| Blue Springs Townhomes | 2H 2022 | | 13 | 13 |
| Columbia Crossing Phase I | 1H 2021 | | 46 | 46 |
| Columbia Crossing Phase II | 1H 2021 | 120 | | 120 |
| New and Preliminary Lots | | 120 | 59 | 179 |

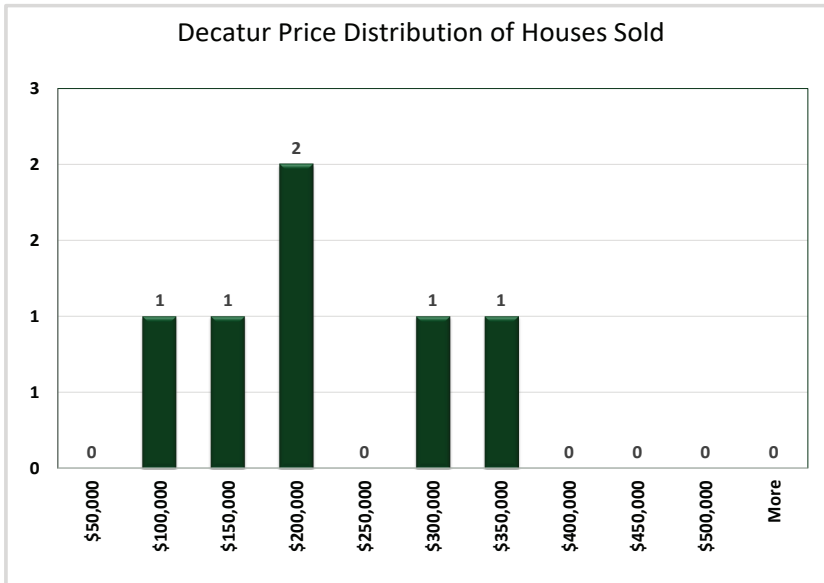
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------------------------|----------|----------|-----------|----------|----------|-----------|----------|-----------|
| Sycamore Place | 4 | 2 | 30 | 0 | 0 | 36 | 0 | -- |
| Decatur Active Subdivisions | 4 | 2 | 30 | 0 | 0 | 36 | 0 | -- |

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

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

Decatur

Price Distribution of Houses Sold



6 houses were sold in Decatur in the second half of 2022.

The average price of a house was \$189,750 at \$134.23 per square foot.

The median cost of a house was \$165,000.

The median cost of a house was \$165,000.

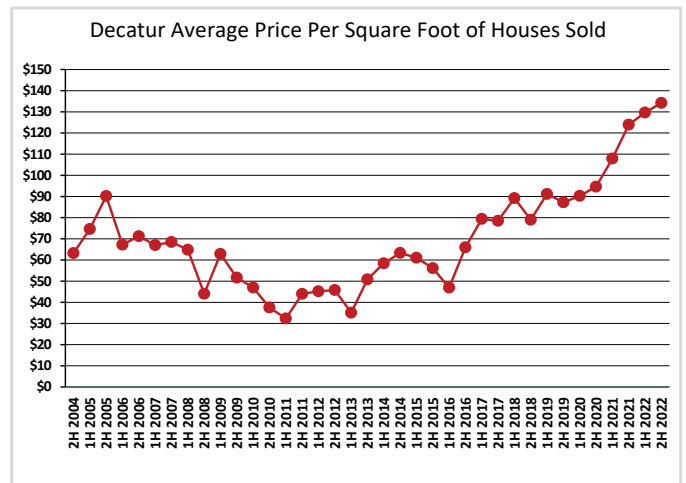
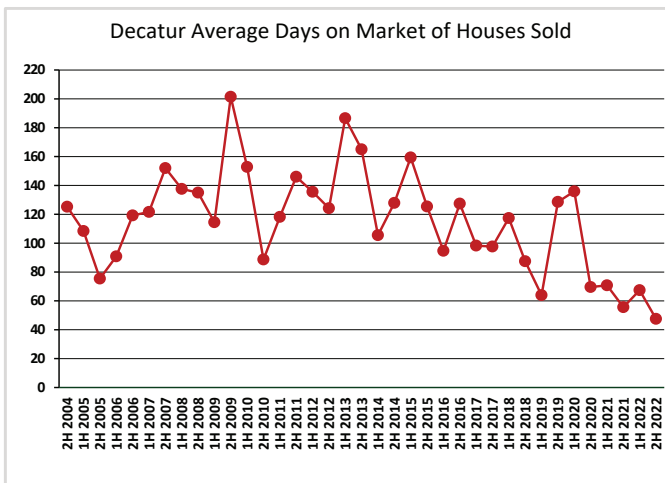
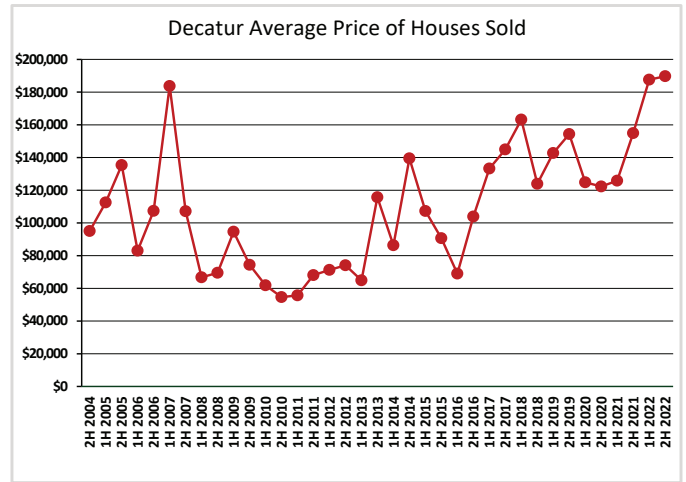
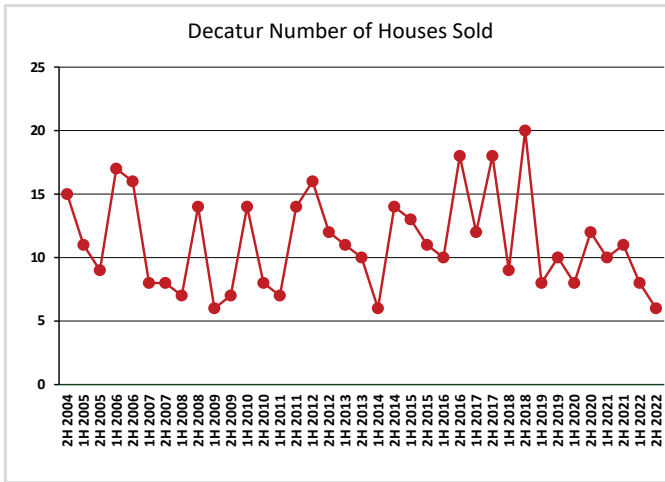
| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 1 | 16.7% | 900 | 51 | 100.0% |
| \$100,001 - \$150,000 | 1 | 16.7% | 763 | 38 | 96.4% |
| \$150,001 - \$200,000 | 2 | 33.3% | 1,136 | 48 | 103.1% |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 1 | 16.7% | 2,874 | 61 | 82.1% |
| \$300,001 - \$350,000 | 1 | 16.7% | 2,064 | 39 | 98.5% |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Decatur Sold | 6 | 100.0% | 1,479 | 48 | 97.2% |

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Grant Springs | 2 | 33.3% | 1,136 | 48 | \$165,000 | \$145.25 |
| Northwest Park | 1 | 16.7% | 763 | 38 | \$135,000 | \$176.93 |
| Wilmoth | 1 | 16.7% | 2,874 | 61 | \$275,000 | \$95.69 |
| Wolf Creek Ridge | 1 | 16.7% | 2,064 | 39 | \$320,000 | \$155.04 |
| Other | 1 | 16.7% | 900 | 51 | \$78,500 | \$87.22 |
| Decatur Houses Sold | 6 | 100.0% | 1,479 | 48 | \$189,750 | \$134.23 |

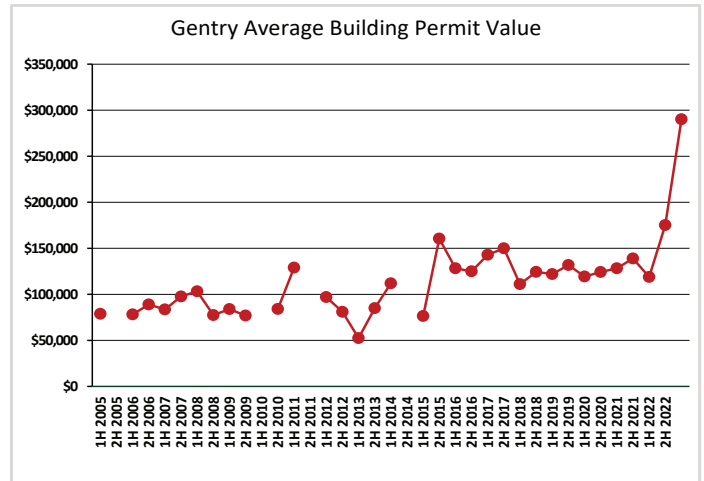
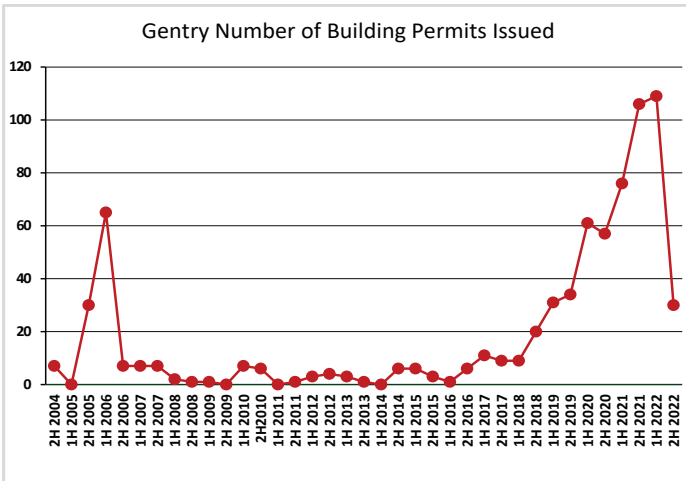
Decatur

Characteristics of Houses Sold



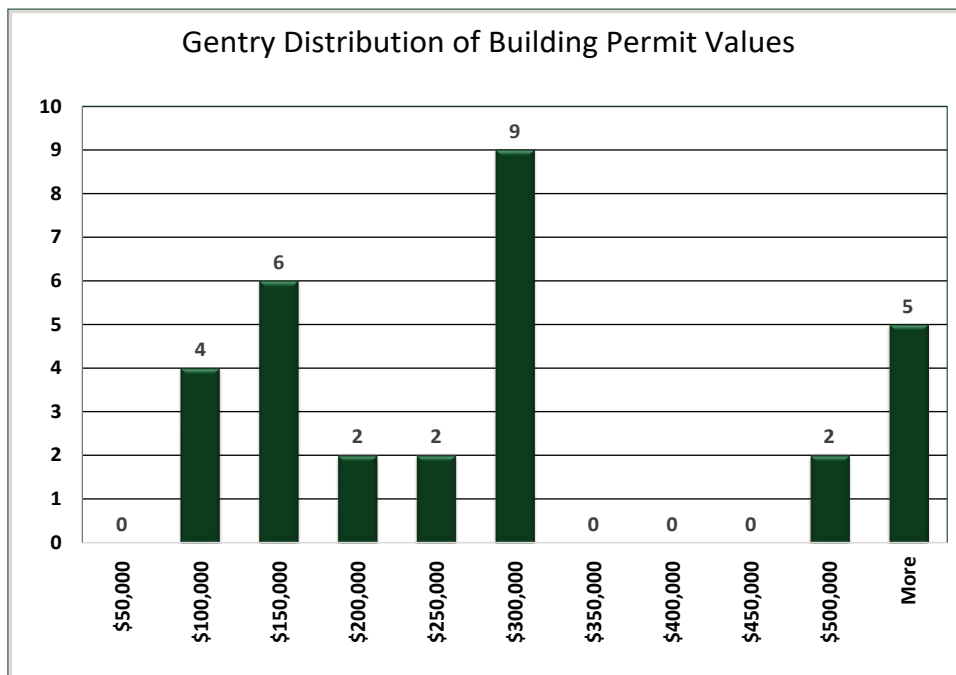
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 11 | 8 | 6 | -45.5% | -25.0% |
| Average Price of Houses Sold | \$154,900 | \$187,613 | \$189,750 | 22.5% | 1.1% |
| Average Days on Market | 56 | 67 | 48 | -14.6% | -29.5% |
| Average Price per Square Foot | \$123.94 | \$129.70 | \$134.23 | 8.3% | 3.5% |
| Percentage of County Sales | 0.1% | 0.1% | 0.1% | -27.1% | -22.0% |
| Number of New Houses Sold | 1 | 1 | 0 | -100.0% | -100.0% |
| Average Price of New Houses Sold | \$229,900 | \$199,900 | -- | -- | -- |
| Average Days on Market of New Houses Sold | 184 | 34 | -- | -- | -- |
| Number of Houses Listed | 3 | 2 | 5 | 66.7% | 150.0% |
| Average List Price of Houses Listed | \$201,667 | \$372,500 | \$328,780 | 63.0% | -11.7% |

Gentry Building Permits



| Gentry | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 106 | 109 | 30 | -71.7% | -72.5% |
| Average Value of Residential Building Permits | \$118,825 | \$175,259 | \$290,216 | 144.2% | 65.6% |

The number of building permits has decreased in many cities in the second half of 2022.



Gentry

Active Subdivisions

There were 555 total lots in 16 active subdivisions in Gentry in the second half of 2022. 67.4 percent of the lots were occupied, 4.3 percent were complete but unoccupied, 16.8 were under construction, 1.8 percent were starts, and 9.7 percent were empty lots.

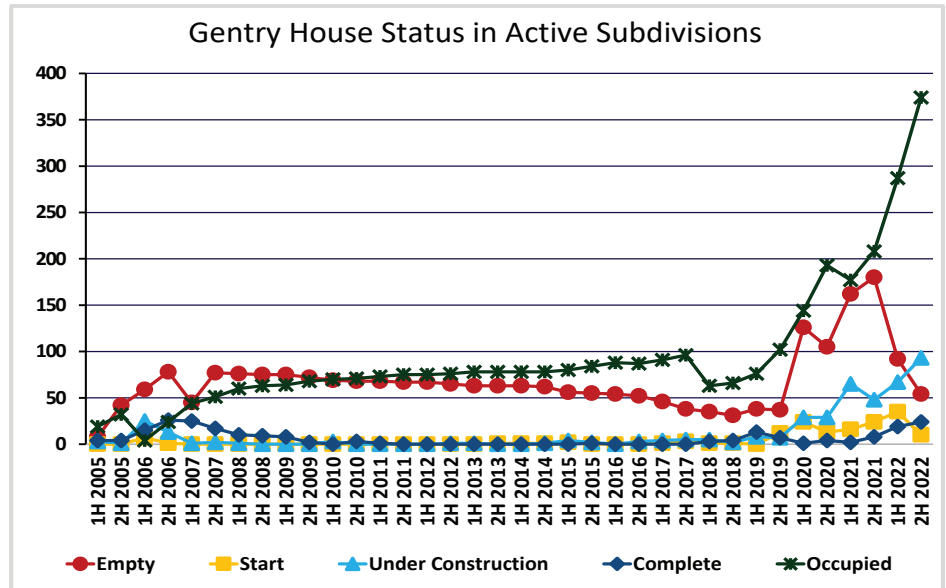
The subdivisions with the most houses under construction in Gentry during the second half of 2022 were Sunset Ridge, Phase IIB & IV with 28, Rustic Flats with 23, and Pioneer Woods, Phase III with 15.

Grand Estates, Phase II had the most houses becoming occupied in Gentry with 25 houses. An additional 22 houses in Sunset Ridge, Phase IIB & IV became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 16 active subdivisions in Gentry.

87 new houses in Gentry became occupied in the second half of 2022. The annual absorption rate implies that there are 13.1 months of remaining inventory in active subdivisions, up from 9. percent in the first half of 2022.

In 2 out of the 16 active subdivisions in Gentry, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners decreased in Gentry from 59.1 percent in 2012 to 0.0 percent in the second half of 2022.

Additionally, 86 new lots in 3 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|------------|
| Main Street | 2H 2022 | | 42 | 42 |
| Pioneer Woods, Phase IV | 2H 2022 | | 15 | 15 |
| Pioneer Woods, Phase V | 2H 2022 | | 29 | 29 |
| New and Preliminary Lots | | | 86 | 86 |

Gentry

Active Subdivisions

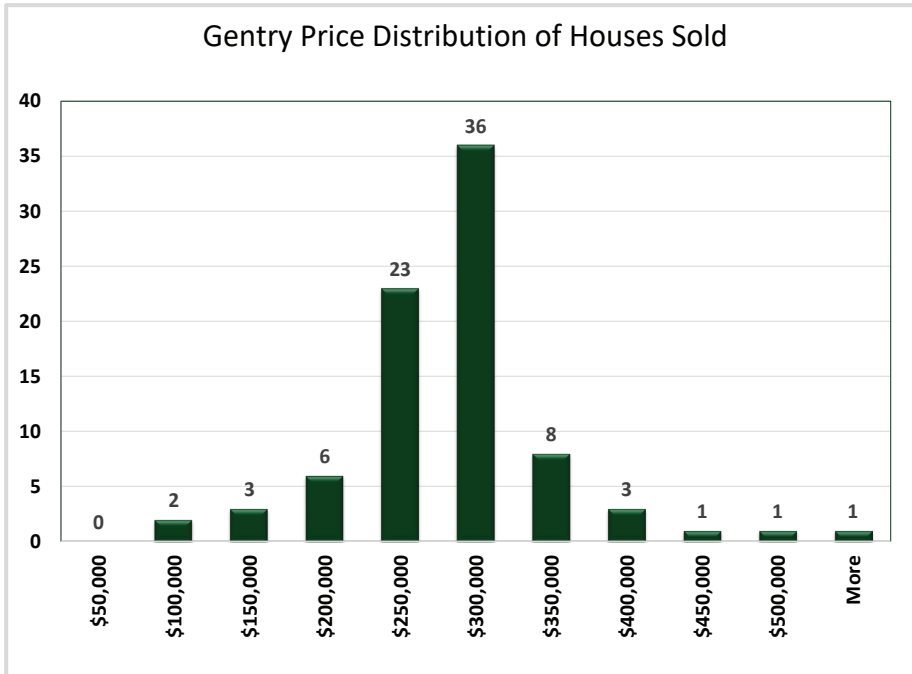
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|-----------|-----------|-----------|-----------|------------|------------|-----------|-------------|
| College Hill Second, Phase II ^{1,2} | 2 | 0 | 0 | 0 | 3 | 5 | 0 | -- |
| Grand Estates, Phase I | 12 | 0 | 1 | 0 | 48 | 61 | 2 | 39.0 |
| Grand Estates, Phase II | 3 | 0 | 0 | 1 | 54 | 58 | 25 | 0.9 |
| Oaks The Phase II ^{1,2} | 3 | 0 | 0 | 0 | 29 | 32 | 0 | -- |
| Phillips Park | 1 | 4 | 7 | 0 | 12 | 24 | 4 | 18.0 |
| Pioneer Woods, Phase II | 0 | 0 | 0 | 3 | 11 | 14 | 11 | 3.3 |
| Pioneer Woods, Phase III | 0 | 0 | 15 | 0 | 0 | 15 | 0 | -- |
| Rustic Flats | 1 | 1 | 23 | 2 | 5 | 32 | 5 | 64.8 |
| Sandy Acres | 3 | 0 | 4 | 1 | 12 | 20 | 6 | 8.7 |
| Rustic Ridge | 1 | 0 | 1 | 0 | 26 | 28 | 4 | 2.2 |
| Springhill | 7 | 4 | 0 | 2 | 17 | 30 | 2 | 26.0 |
| Sunset Ridge, Phase IA | 2 | 0 | 0 | 0 | 29 | 31 | 0 | 12.0 |
| Sunset Ridge, Phase IIA | 2 | 0 | 0 | 0 | 28 | 30 | 1 | 24.0 |
| Sunset Ridge, Phase IIB & IV | 6 | 0 | 28 | 15 | 41 | 90 | 22 | 14.3 |
| Sunset Ridge, Phase III | 2 | 0 | 0 | 0 | 59 | 61 | 5 | 2.0 |
| Sunset Ridge, Phase V | 9 | 1 | 14 | 0 | 0 | 24 | 0 | -- |
| Gentry Active Subdivisions | 54 | 10 | 93 | 24 | 374 | 555 | 87 | 13.1 |

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

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

Gentry

Price Distribution of Houses Sold



84 houses were sold in Gentry in the second half of 2022.

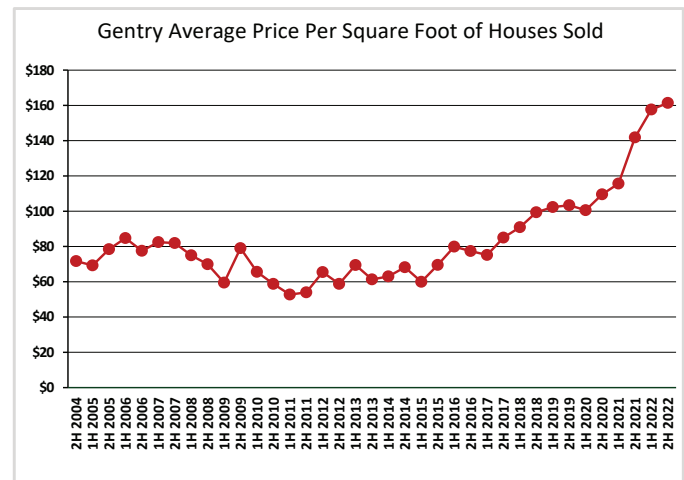
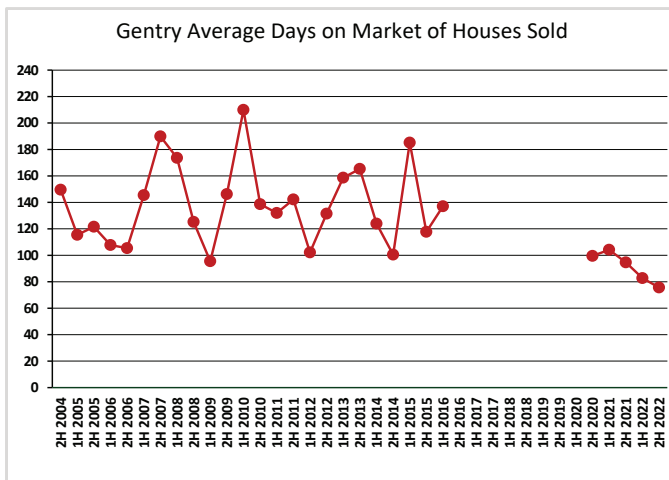
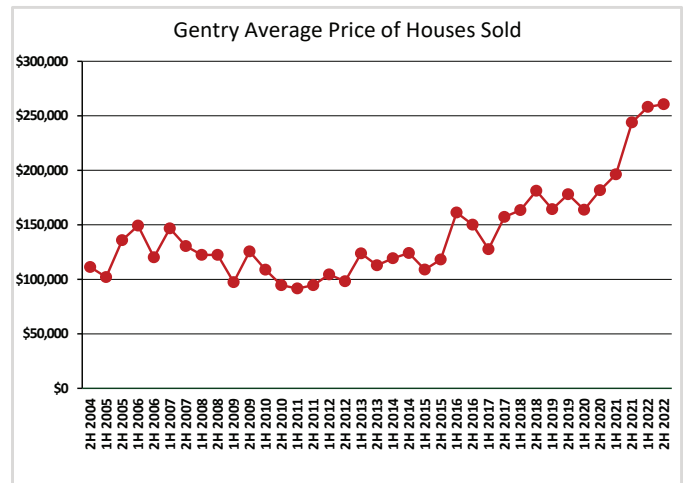
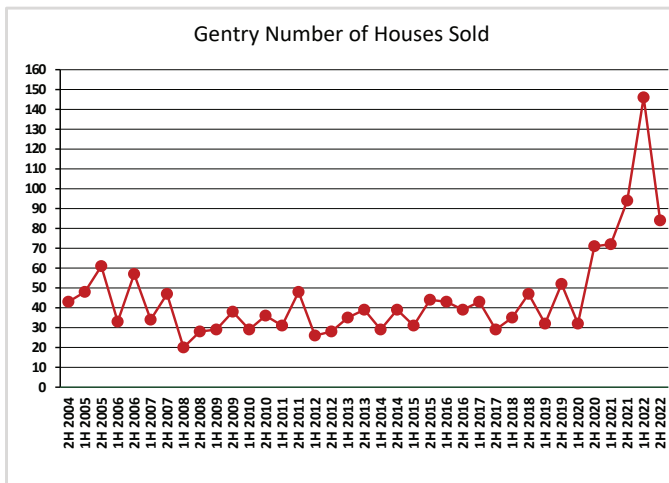
The average price of a house was \$260,613 at \$161.41 per square foot.

The median cost of a house was \$258,024.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 2 | 2.4% | 1,150 | 76 | 86.4% |
| \$100,001 - \$150,000 | 3 | 3.6% | 1,090 | 60 | 100.6% |
| \$150,001 - \$200,000 | 6 | 7.1% | 1,388 | 44 | 100.7% |
| \$200,001 - \$250,000 | 23 | 27.4% | 1,499 | 90 | 99.8% |
| \$250,001 - \$300,000 | 36 | 42.9% | 1,603 | 76 | 100.1% |
| \$300,001 - \$350,000 | 8 | 9.5% | 1,771 | 64 | 99.7% |
| \$350,001 - \$400,000 | 3 | 3.6% | 2,248 | 77 | 99.1% |
| \$400,001 - \$450,000 | 1 | 1.2% | 2,220 | 48 | 100.0% |
| \$450,001 - \$500,000 | 1 | 1.2% | 2,903 | 135 | 95.1% |
| \$500,001+ | 1 | 1.2% | 2,462 | 42 | 101.4% |
| Total | 84 | 100.0% | 1,602 | 76 | 99.6% |

Gentry

Characteristics of Houses Sold



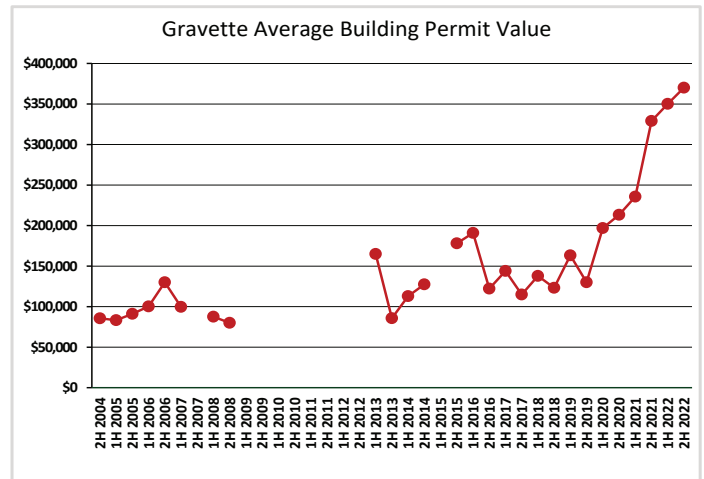
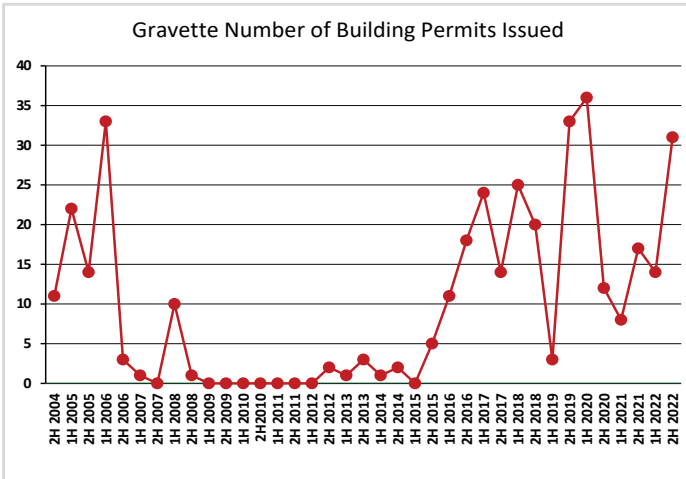
| Gentry-Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|--------------|--------------|--------------|-----------------------|-----------------------|
| Number of Houses Sold | 94 | 146 | 84 | -10.6% | -42.5% |
| Average Price of Houses Sold | \$243,953 | \$258,168 | \$260,613 | 6.8% | 0.9% |
| Average Days on Market | 95 | 83 | 76 | 0 | 0 |
| Average Price per Square Foot | \$141.81 | \$157.65 | \$161.41 | 13.8% | 2.4% |
| Percentage of County Sales | 1.8% | 3.2% | 1.9% | 4.9% | -40.3% |
| Number of New Houses Sold | 61 | 93 | 53 | -13.1% | -43.0% |
| Average Price of New Houses Sold | \$162,822.22 | \$165,186.67 | \$199,736.19 | 10.2% | -0.1% |
| Average Days on Market of New Houses Sold | 112 | 102 | 85 | -24.2% | -16.6% |
| Number of Houses Listed | 14 | 36 | 40 | 185.7% | 11.1% |
| Average List Price of Houses Listed | \$328,952 | \$356,197 | \$332,483 | 1.1% | -6.7% |

Gentry

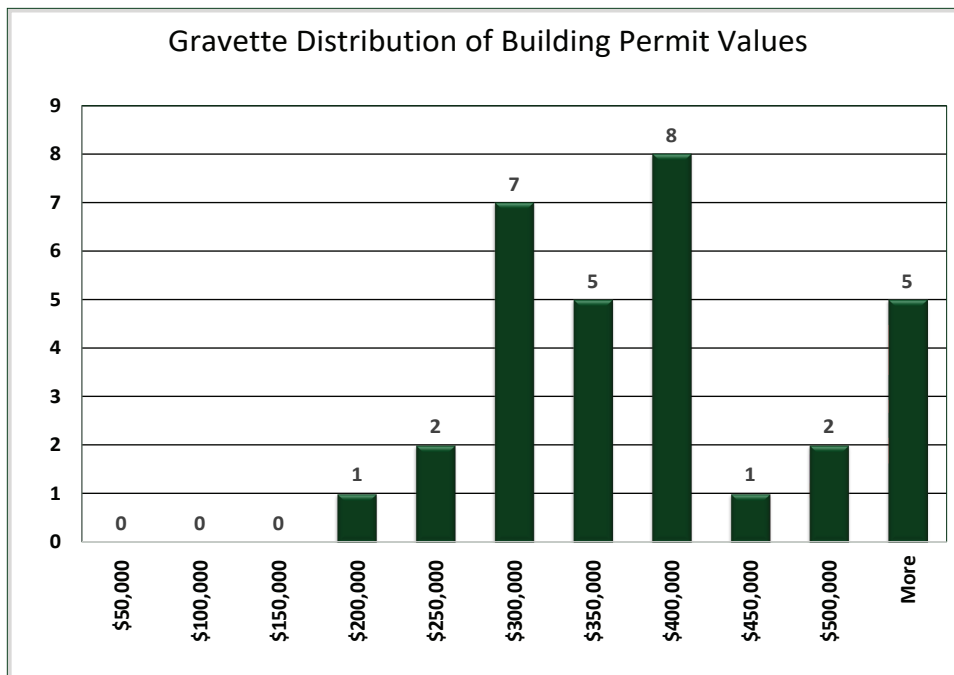
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Ashton Place | 2 | 2.4% | 1,381 | 52 | \$232,500 | \$168.19 |
| Carast Acres | 2 | 2.4% | 1,526 | 54 | \$183,000 | \$121.28 |
| Cobblestone | 2 | 2.4% | 1,566 | 48 | \$228,450 | \$146.36 |
| College Hill | 1 | 1.2% | 2,098 | 76 | \$285,000 | \$135.84 |
| Doss Storey | 1 | 1.2% | 1,118 | 47 | \$128,000 | \$114.49 |
| Eagles Nest | 1 | 1.2% | 1,698 | 71 | \$254,900 | \$150.12 |
| Gentry Original | 3 | 3.6% | 1,063 | 88 | \$122,760 | \$117.30 |
| Grand Estates | 19 | 22.6% | 1,532 | 104 | \$267,766 | \$174.45 |
| Hornbeck Heights | 2 | 2.4% | 2,562 | 92 | \$453,500 | \$178.31 |
| Oak Knoll | 1 | 1.2% | 2,050 | 48 | \$400,000 | \$195.12 |
| Orchard City | 1 | 1.2% | 1,343 | 110 | \$215,000 | \$160.09 |
| Parks | 1 | 1.2% | 1,344 | 14 | \$160,000 | \$119.05 |
| Phillips Park | 1 | 1.2% | 1,492 | 39 | \$245,000 | \$164.21 |
| Pioneer Woods | 3 | 3.6% | 1,770 | 87 | \$262,923 | \$148.35 |
| Plucks | 1 | 1.2% | 1,130 | 33 | \$200,000 | \$176.99 |
| Rock & Arrow | 1 | 1.2% | 1,264 | 22 | \$100,000 | \$79.11 |
| Round Prairie Estate | 1 | 1.2% | 1,288 | 50 | \$213,000 | \$165.37 |
| Rustic Flats | 1 | 1.2% | 2,350 | 118 | \$385,752 | \$164.15 |
| Rustic Ridge | 1 | 1.2% | 2,345 | 64 | \$384,000 | \$163.75 |
| Sandy Acres | 8 | 9.5% | 1,646 | 68 | \$273,925 | \$166.56 |
| Spring Valley Estates | 2 | 2.4% | 1,123 | 40 | \$182,500 | \$162.58 |
| Sunset Ridge | 23 | 27.4% | 1,600 | 69 | \$269,649 | \$168.53 |
| Taylor Orchard | 1 | 1.2% | 1,896 | 40 | \$210,000 | \$110.76 |
| Tuttles | 1 | 1.2% | 2,462 | 42 | \$639,000 | \$259.55 |
| Youngers | 1 | 1.2% | 1,400 | 38 | \$227,000 | \$162.14 |
| Other | 3 | 3.6% | 1,805 | 114 | \$215,667 | \$121.26 |
| Gentry Total Sold | 84 | 100.0% | 1,602 | 76 | \$260,613 | \$161.41 |

Gravette Building Permits



| Gravette | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 17 | 14 | 31 | 82.4% | 121.4% |
| Average Value of Residential Building Permits | \$329,028 | \$350,113 | \$370,102 | 12.5% | 5.7% |



Gravette

Active Subdivisions

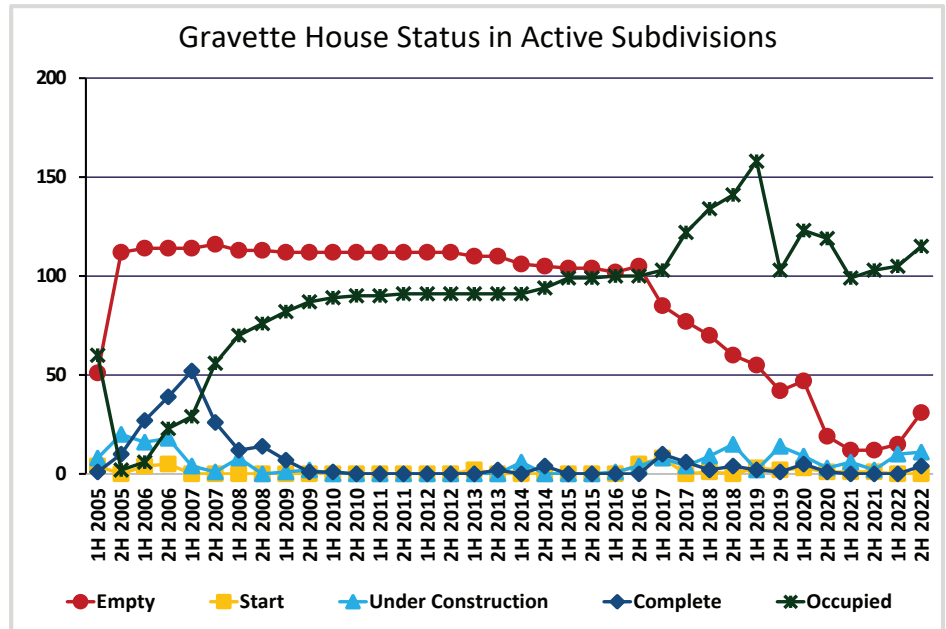
There were 161 total lots in 4 active subdivisions in Gravette in the second half of 2022. 71.4 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 6.8 were under construction, 0.0 percent were starts, and 19.3 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the second half of 2022 were Terri's Place with 8 and Jenna Estates with 3.

Terri's Place had the most houses becoming occupied in Gravette with 8 houses.

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

10 new houses in Gravette became occupied in the second half of 2022. The annual absorption rate implies that there are 46.0 months of remaining inventory in active subdivisions, down from 50. percent in the first half of 2022.



Absorption has occurred in all of the 4 subdivisions in Gravette in the second half of 2022.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 54.9 percent in the second half of 2022.

Additionally, no new lots and no new subdivisions received either preliminary or final approval by second half of 2022.

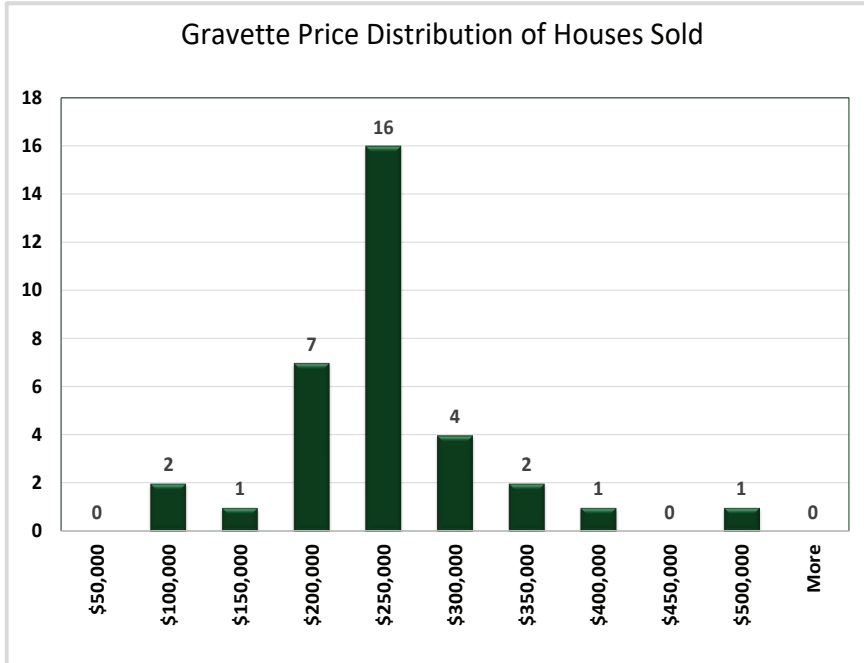
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-------------------------------------|-----------|----------|-----------|----------|------------|------------|-----------|-------------|
| Lynchburg Estates | 4 | 0 | 0 | 0 | 7 | 11 | 1 | 16.0 |
| Jenna Estates | 22 | 0 | 3 | 0 | 0 | 25 | 0 | -- |
| Terri's Place | 0 | 0 | 8 | 4 | 8 | 20 | 8 | 18.0 |
| Walnut Creek | 5 | 0 | 0 | 0 | 100 | 105 | 1 | 60.0 |
| Gravette Active Subdivisions | 31 | 0 | 11 | 4 | 115 | 161 | 10 | 46.0 |

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

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

Gravette

Price Distribution of Houses Sold



34 houses were sold in Gravette in the second half of 2022.

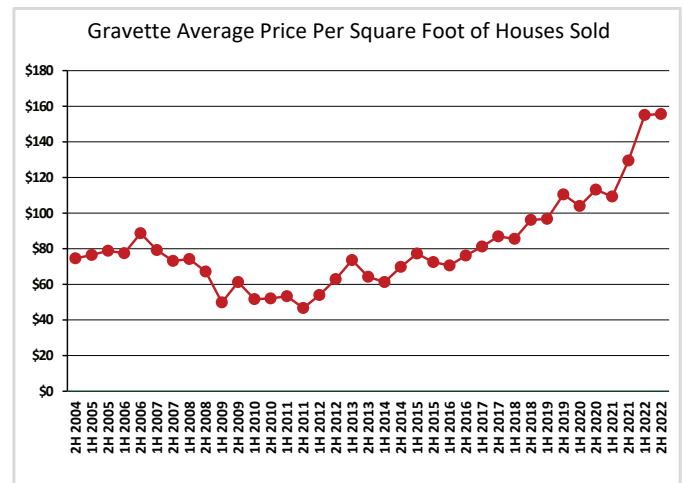
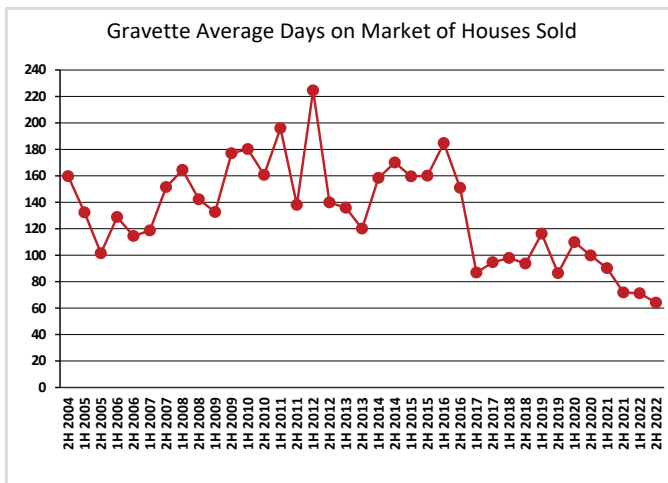
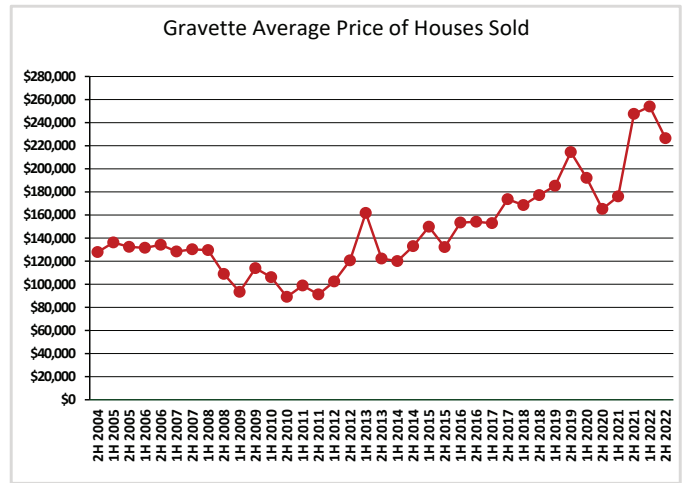
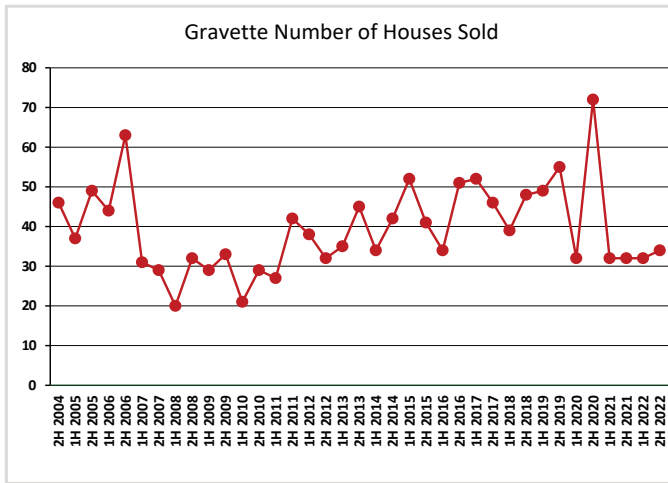
The average price of a house was \$226,549 at \$155.64 per square foot.

The median cost of a house was \$223,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 2 | 5.9% | 1,394 | 86 | 78.7% |
| \$100,001 - \$150,000 | 1 | 2.9% | 1,224 | 91 | 100.0% |
| \$150,001 - \$200,000 | 7 | 20.6% | 1,265 | 45 | 98.1% |
| \$200,001 - \$250,000 | 16 | 47.1% | 1,353 | 49 | 101.2% |
| \$250,001 - \$300,000 | 4 | 11.8% | 1,860 | 100 | 97.0% |
| \$300,001 - \$350,000 | 2 | 5.9% | 1,947 | 89 | 96.1% |
| \$350,001 - \$400,000 | 1 | 2.9% | 2,048 | 66 | 96.2% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 1 | 2.9% | 2,133 | 166 | 98.0% |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Gravette Sold Houses | 34 | 100.0% | 1,471 | 64 | 98.2% |

Gravette

Characteristics of Houses Sold



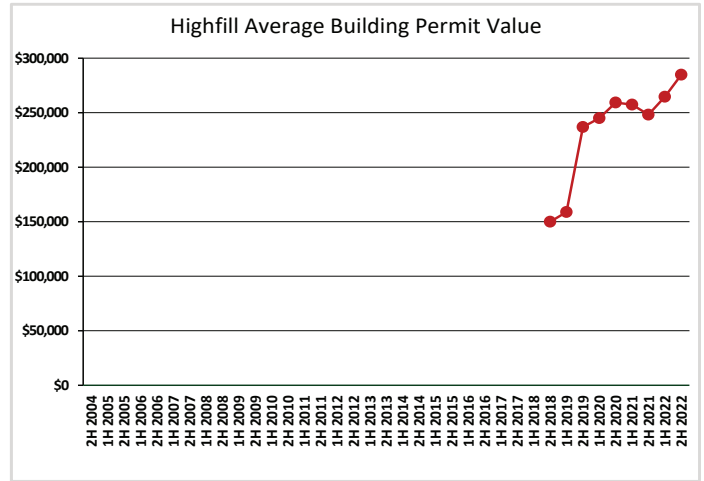
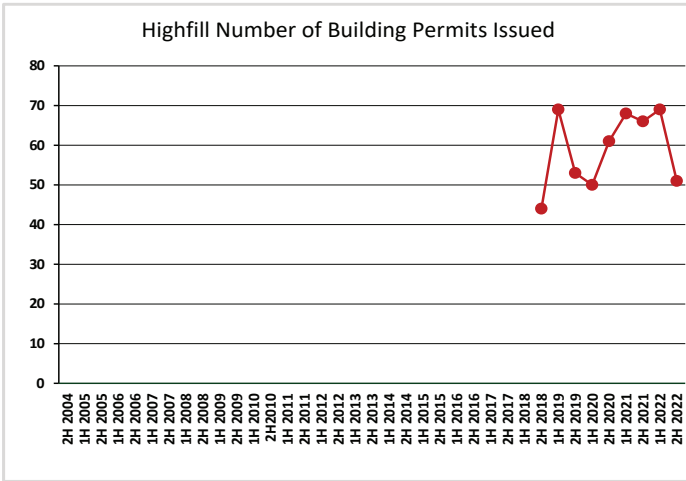
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 32 | 32 | 34 | 6.3% | 6.3% |
| Average Price of Houses Sold | \$247,525 | \$253,961 | \$226,549 | -8.5% | -10.8% |
| Average Days on Market | 72 | 71 | 64 | -10.7% | -10.1% |
| Average Price per Square Foot | \$129.49 | \$155.07 | \$155.64 | 20.2% | 0.4% |
| Percentage of County Sales | 0.6% | 0.7% | 0.7% | 17.6% | -2.6% |
| Number of New Houses Sold | 6 | 2 | 0 | -100.0% | -100.0% |
| Average Price of New Houses Sold | \$354,150 | \$379,950 | -- | -- | -- |
| Average Days on Market of New Houses Sold | 98 | 79 | -- | -- | -- |
| Number of Houses Listed | 9 | 13 | 22 | 144.4% | 69.2% |
| Average List Price of Houses Listed | \$286,489 | \$433,896 | \$312,129 | 8.9% | -28.1% |

Gravette

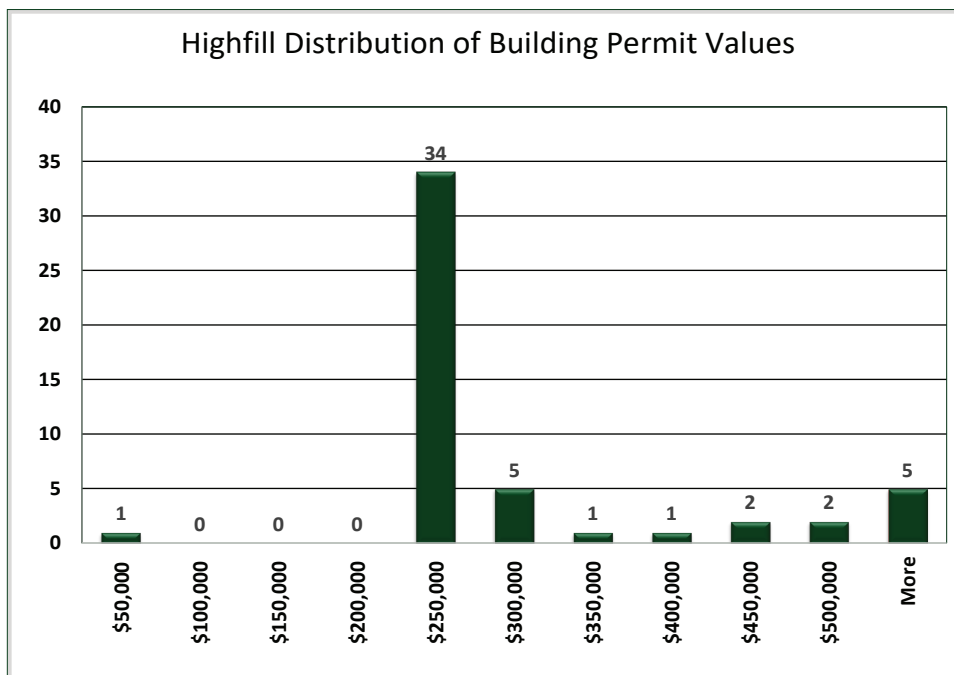
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Countryside Estates | 3 | 8.8% | 1,213 | 49 | \$211,500 | \$174.50 |
| Harris | 1 | 2.9% | 980 | 32 | \$174,000 | \$177.55 |
| Hiwasse Howerton | 1 | 2.9% | 1,162 | 75 | \$100,000 | \$86.06 |
| J D Coveys | 2 | 5.9% | 1,838 | 69 | \$258,500 | \$142.00 |
| Karr & Powell | 2 | 5.9% | 1,464 | 79 | \$119,950 | \$86.02 |
| McAllister & Shields | 2 | 5.9% | 1,263 | 58 | \$211,750 | \$167.42 |
| Oswalt | 1 | 2.9% | 1,246 | 49 | \$210,000 | \$168.54 |
| Patriot Park | 4 | 11.8% | 1,400 | 63 | \$242,338 | \$173.12 |
| Sloans | 2 | 5.9% | 1,416 | 32 | \$177,700 | \$130.64 |
| Stone Crest | 2 | 5.9% | 1,145 | 31 | \$210,000 | \$183.41 |
| Touch Me Not Springs | 2 | 5.9% | 2,486 | 131 | \$292,000 | \$117.41 |
| Walnut Creek | 3 | 8.8% | 1,694 | 67 | \$284,000 | \$166.98 |
| Westfield | 2 | 5.9% | 1,263 | 52 | \$227,000 | \$179.84 |
| Other | 7 | 20.6% | 1,510 | 74 | \$252,714 | \$161.29 |
| Gravette Sold Houses | 34 | 100.0% | 1,471 | 64 | \$226,549 | \$155.64 |

Highfill Building Permits



| Highfill | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 66 | 69 | 51 | -22.7% | -26.1% |
| Average Value of Residential Building Permits | \$248,182 | \$264,567 | \$284,782 | 14.7% | 7.6% |



Highfill

Active Subdivisions

There were 239 total lots in 7 active subdivisions in Highfill in the second half of 2022. 47.7 percent of the lots were occupied, 4.2 percent were complete but unoccupied, 23.4 were under construction, 5.4 percent were starts, and 19.2 percent were empty lots.

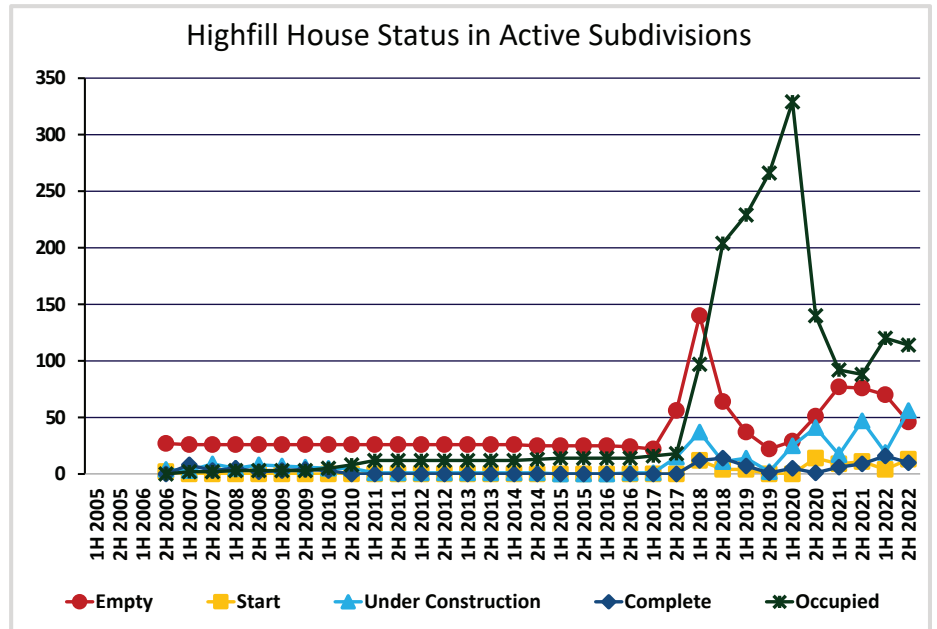
The subdivisions with the most houses under construction in Highfill during the second half of 2022 were Woodward Hills, Phase VIII with 27, Woodward Hills, Phase VII with 21, and Little Osage Hills with 5.

Woodward Hills, Phase VII had the most houses becoming occupied in Highfill with 20 houses. An additional 19 houses in Woodward Hills, Phase VI became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 0 of the 7 active subdivisions in Highfill.

42 new houses in Highfill became occupied in the second half of 2022. The annual absorption rate implies that there are 12.1 months of remaining inventory in active subdivisions, up from 11.5 percent in the first half of 2022.

In 2 out of the 7 active subdivisions in Highfill, no absorption has occurred



| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Apple Crossing | 1H 2020 | | 90 | 90 |
| Applewood | 1H 2022 | 117 | | 117 |
| Healing Springs, Phase II | 2H 2022 | 35 | | 35 |
| Savannah Park | 2H 2022 | 193 | | 193 |
| Snyder Farms | 2H 2022 | | 101 | 101 |
| New and Preliminary | | 345 | 191 | 536 |

in the second half of 2022.

The percentage of houses occupied by owners decreased in Highfill from 55.7 percent in 2012 to 32.3 percent in the second half of 2022.

Additionally, 536 new lots in 5 subdivisions received either preliminary or final approval by second half of 2022.

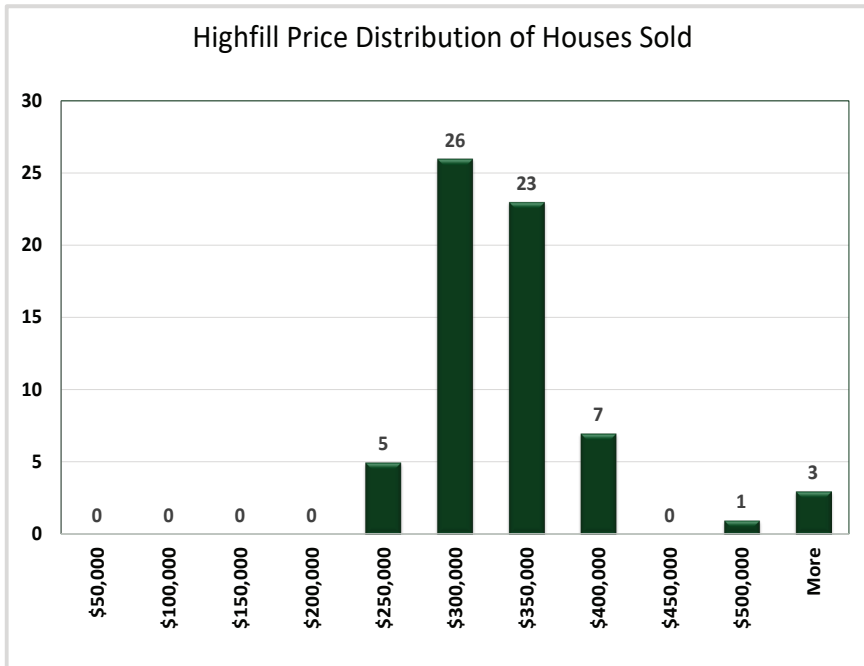
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------------------------|-----------|-----------|-----------|-----------|------------|------------|-----------|-------------|
| Healing Springs | 12 | 0 | 0 | 2 | 0 | 14 | 0 | -- |
| Holland Hills Estates ¹ | 15 | 0 | 1 | 0 | 16 | 32 | 0 | -- |
| Little Osage Hills | 11 | 0 | 5 | 0 | 9 | 25 | 3 | 64.0 |
| Snyderwolf ¹ | 0 | 0 | 2 | 0 | 7 | 9 | 0 | -- |
| Woodward Hills, Phase VI | 0 | 0 | 0 | 4 | 62 | 66 | 19 | 0.8 |
| Woodward Hills, Phase VII | 0 | 0 | 21 | 4 | 20 | 45 | 20 | 15.0 |
| Woodward Hills, Phase VIII | 46 | 13 | 56 | 10 | 114 | 239 | 42 | 12.1 |

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

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

Highfill

Price Distribution of Houses Sold



65 houses were sold in Highfill in the second half of 2022.

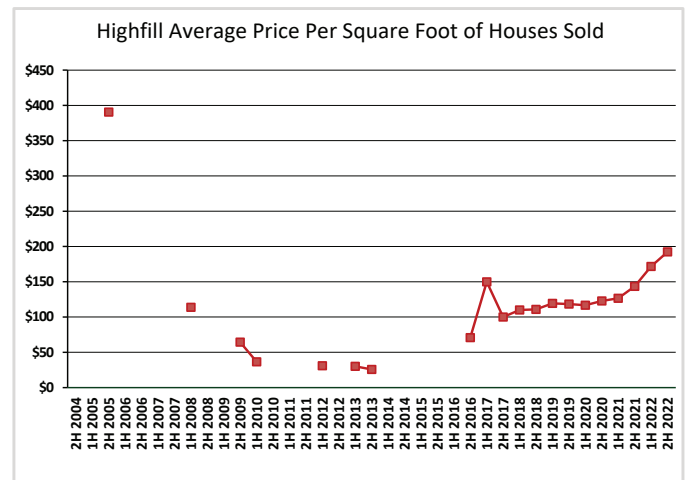
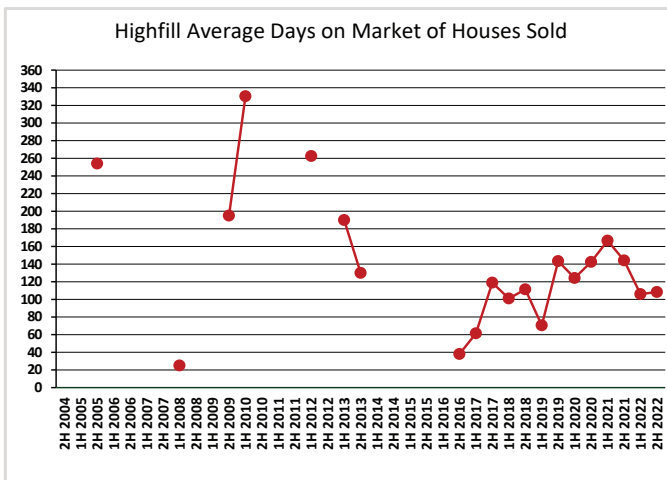
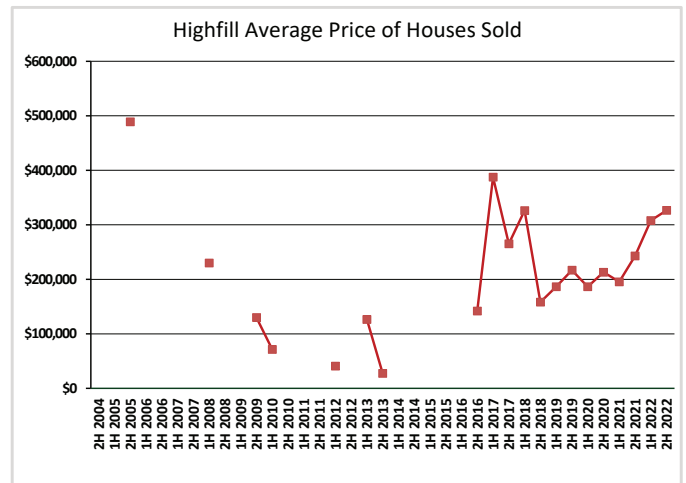
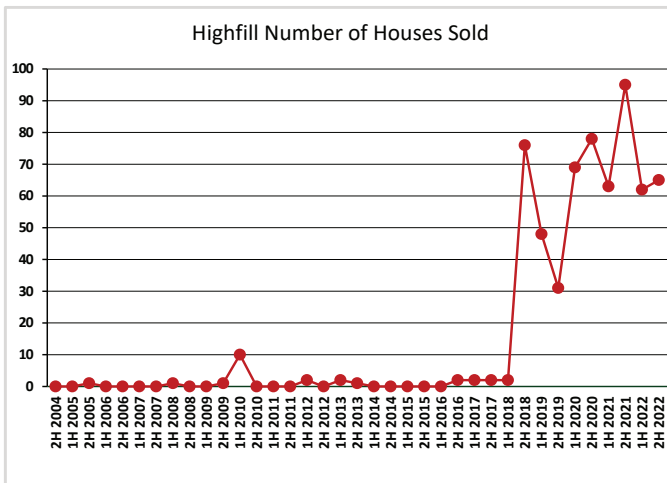
The average price of a house was \$326,602 at \$192.35 per square foot.

The median cost of a house was \$305,600.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 5 | 7.7% | 1,317 | 51 | 101.2% |
| \$250,001 - \$300,000 | 26 | 40.0% | 1,482 | 88 | 101.1% |
| \$300,001 - \$350,000 | 23 | 35.4% | 1,688 | 139 | 99.9% |
| \$350,001 - \$400,000 | 7 | 10.8% | 1,916 | 130 | 99.6% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 1 | 1.5% | 2,488 | 48 | 100.2% |
| \$500,001+ | 3 | 4.6% | 3,321 | 116 | 98.4% |
| Total | 65 | 100.0% | 1,689 | 108 | 100.4% |

Highfill

Characteristics of Houses Sold



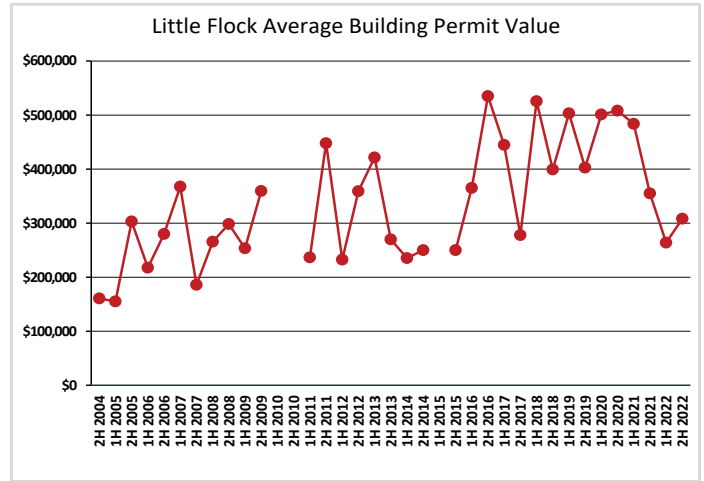
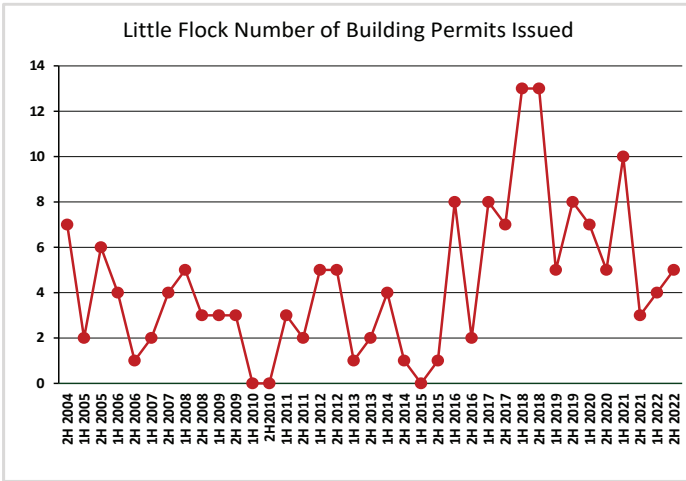
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 95 | 62 | 65 | -31.6% | 4.8% |
| Average Price of Houses Sold | \$242,919 | \$307,952 | \$326,602 | 34.4% | 6.1% |
| Average Days on Market | 144 | 106 | 108 | -24.8% | 2.3% |
| Average Price per Square Foot | \$143.48 | \$171.62 | \$192.35 | 34.1% | 12.1% |
| Percentage of County Sales | 1.8% | 1.6% | 1.8% | 1.6% | 14.3% |
| Number of New Houses Sold | 74 | 37 | 37 | -50.0% | 0.0% |
| Average Price of New Houses Sold | \$235,657 | \$271,812 | \$337,396 | 43.2% | 24.1% |
| Average Days on Market of New Houses Sold | 169 | 145 | 146 | -13.8% | 0.8% |
| Number of Houses Listed | 2 | 14 | 60 | 2900.0% | 328.6% |
| Average List Price of Houses Listed | \$551,133 | \$462,755 | \$330,125 | -40.1% | -28.7% |

Highfill

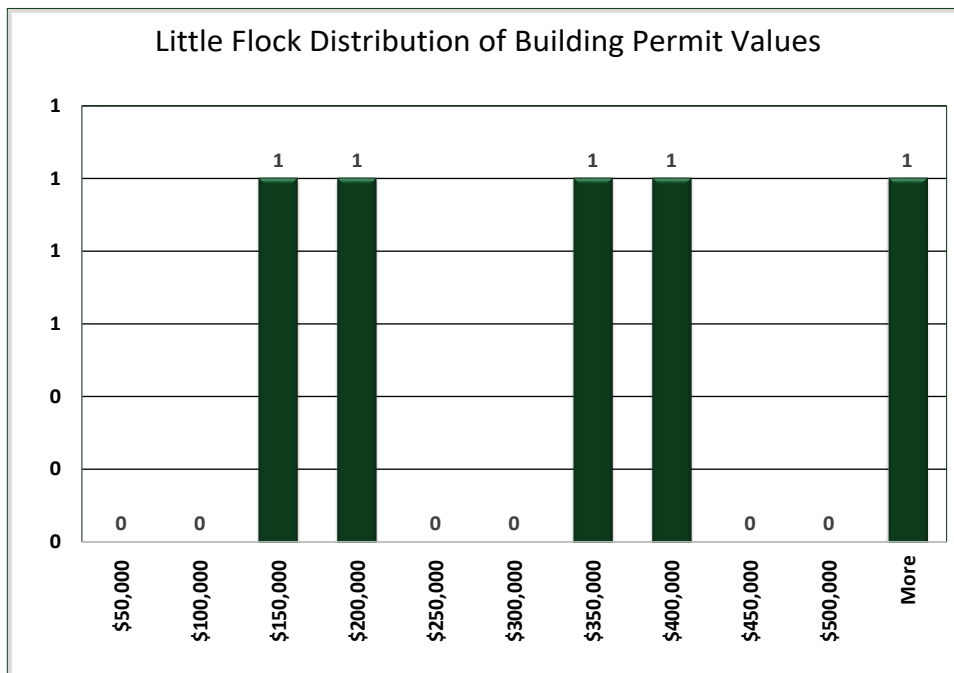
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Healing Springs | 1 | 1.5% | 4,000 | 84 | \$1,008,500 | \$252.13 |
| Silver Meadows | 11 | 16.9% | 1,426 | 46 | \$267,909 | \$187.80 |
| Woodward Hills | 50 | 76.9% | 1,633 | 123 | \$313,173 | \$192.20 |
| Other | 3 | 4.6% | 2,817 | 104 | \$538,333 | \$191.61 |
| Highfill Houses Sold | 65 | 100.0% | 1,689 | 108 | \$326,602 | \$192.35 |

Little Flock Building Permits



| Little Flock | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 3 | 4 | 5 | 66.7% | 25.0% |
| Average Value of Residential Building Permits | \$355,032 | \$263,951 | \$308,216 | -13.2% | 16.8% |



Little Flock Active Subdivisions

There were 94 total lots in 3 active subdivisions in Little Flock in the second half of 2022. 88.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.2 were under construction, 0.0 percent were starts, and 8.5 percent were empty lots.

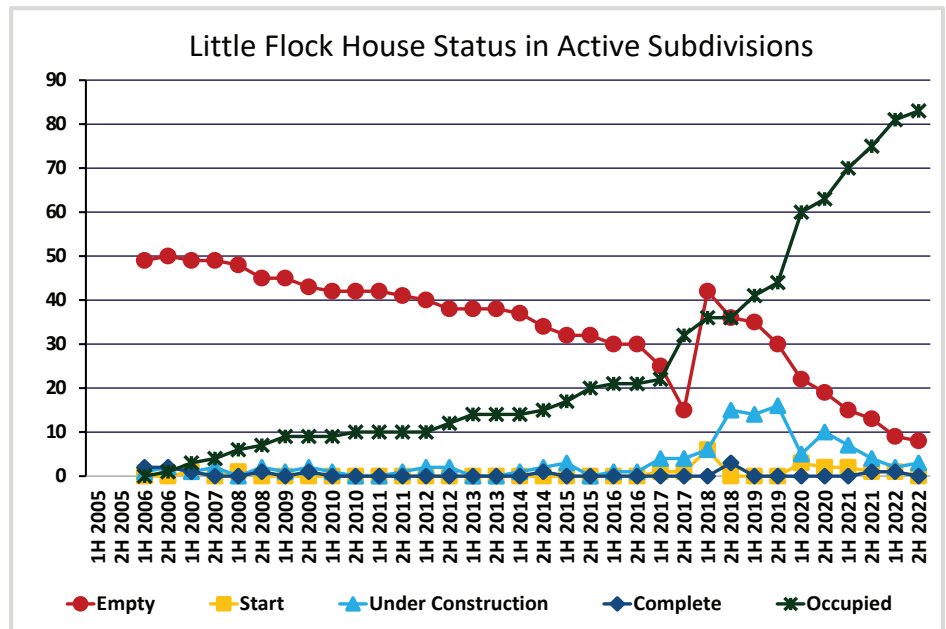
The subdivisions with the most houses under construction in Little Flock during the second half of 2022 were Copper Ridge Court with 2, and The Meadows with 1.

The Meadows had the most houses becoming occupied in Little Flock with 2 houses.

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

2 new houses in Little Flock became occupied in the second half of 2022. The annual absorption rate implies that there are 16.5 months of remaining inventory in active subdivisions, up from 14.2 percent in the first half of 2022.

In 1 out of the 3 active subdivisions in Little Flock, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners decreased in Little Flock from 75.5 percent in 2012 to 56.3 percent in the second half of 2022.

Additionally, 15 new lots in 1 subdivision received either preliminary or final approval by second half of 2022.

8 houses were sold in Little Flock in the second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Gwen Meadows | 1H 2022 | | 15 | 15 |
| New and Preliminary | | | 15 | 15 |

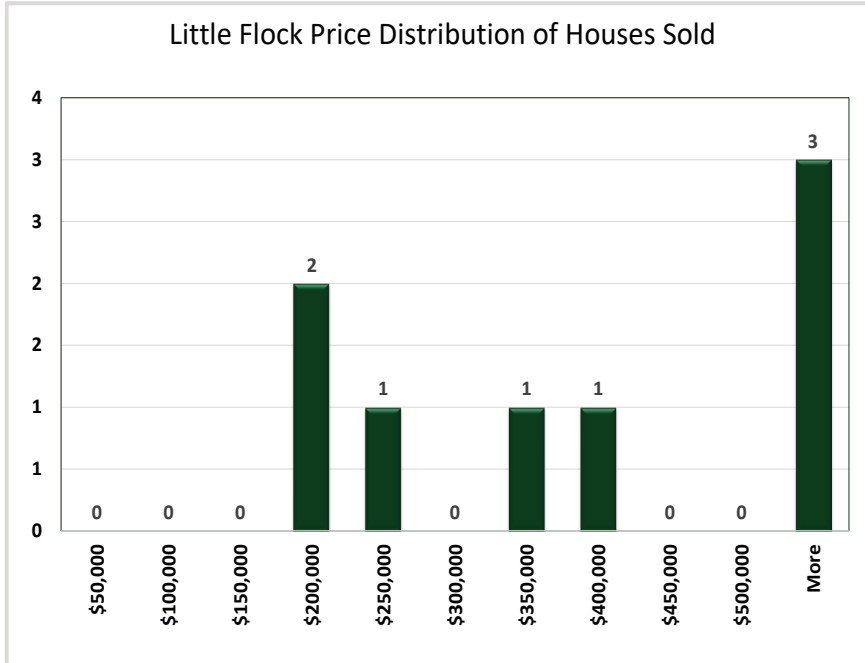
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|----------|----------|----------|----------|-----------|-----------|----------|-------------|
| Copper Ridge Court ^{1,2} | 1 | 0 | 2 | 0 | 35 | 38 | 0 | 18.0 |
| Farms, The | 2 | 0 | 0 | 0 | 2 | 4 | 0 | -- |
| Meadows, The | 5 | 0 | 1 | 0 | 46 | 52 | 2 | 12.0 |
| Little Flock Active Subdivisions | 8 | 0 | 3 | 0 | 83 | 94 | 2 | 16.5 |

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

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

Little Flock

Price Distribution of Houses Sold



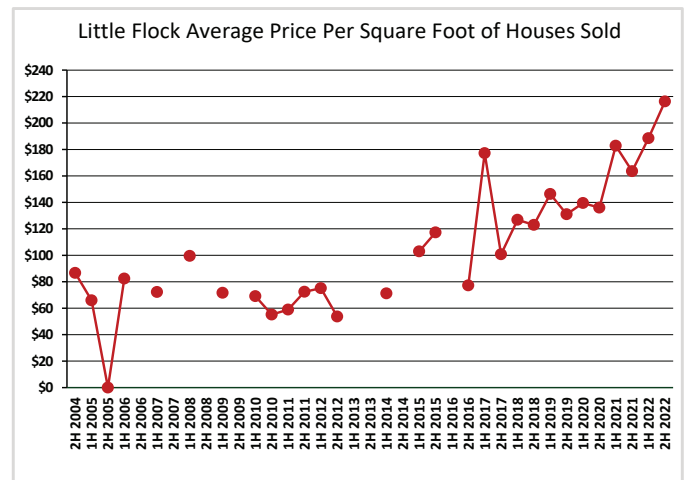
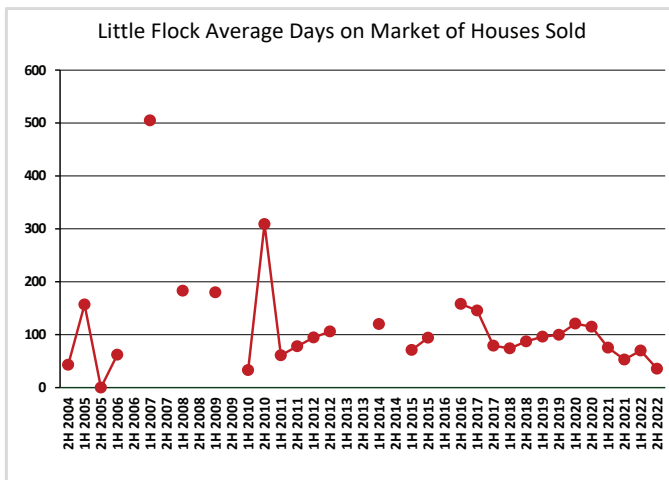
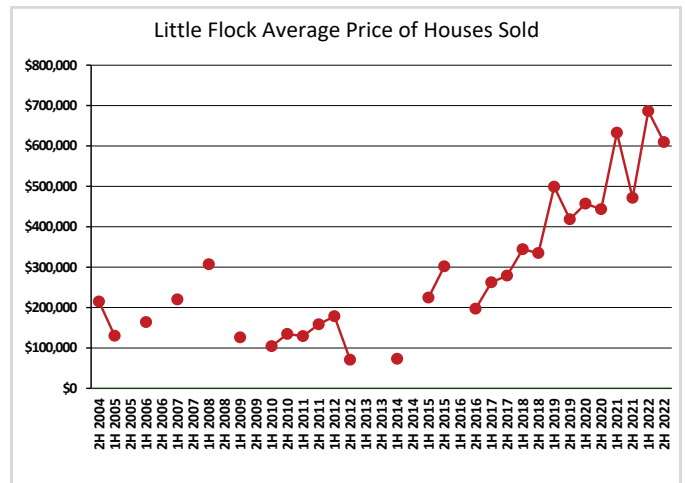
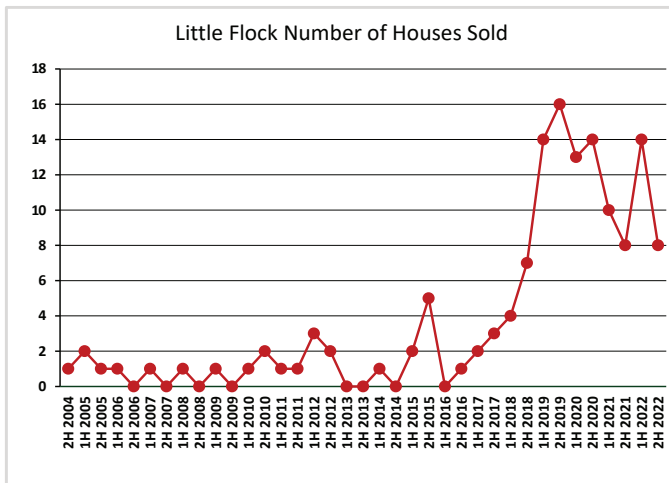
The average price of a house was \$609,525 at \$216.28 per square foot.

The median cost of a house was \$347,450.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|--------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 2 | 25.0% | 1,017 | 26 | 100.1% |
| \$200,001 - \$250,000 | 1 | 12.5% | 1,025 | 20 | 100.9% |
| \$250,001 - \$300,000 | 0 | 0.0% | -- | -- | -- |
| \$300,001 - \$350,000 | 1 | 12.5% | 2,073 | 50 | 94.4% |
| \$350,001 - \$400,000 | 1 | 12.5% | 1,690 | 46 | 101.4% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 3 | 37.5% | 4,495 | 39 | 100.0% |
| Little Flock Sold | 8 | 100.0% | 2,538 | 36 | 99.6% |

Little Flock

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-------------|-------------|-----------------------|-----------------------|
| Number of Houses Sold | 8 | 14 | 8 | 0.0% | -42.9% |
| Average Price of Houses Sold | \$471,625 | \$686,433 | \$609,525 | 29.2% | -11.2% |
| Average Days on Market | 53 | 70 | 36 | -32.6% | -49.0% |
| Average Price per Square Foot | \$163.59 | \$188.52 | \$216.28 | 32.2% | 14.7% |
| Percentage of County Sales | 0.3% | 0.8% | 0.4% | 41.0% | -47.8% |
| Number of New Houses Sold | 0 | 2 | 1 | -- | -50.0% |
| Average Price of New Houses Sold | -- | \$951,750 | \$1,019,800 | -- | 7.1% |
| Average Days on Market of New Houses Sold | -- | 122 | 1 | -- | -99.2% |
| Number of Houses Listed | 3 | 1 | 1 | -66.7% | 0.0% |
| Average List Price of Houses Listed | \$969,967 | \$1,890,000 | \$998,500 | 2.9% | -47.2% |

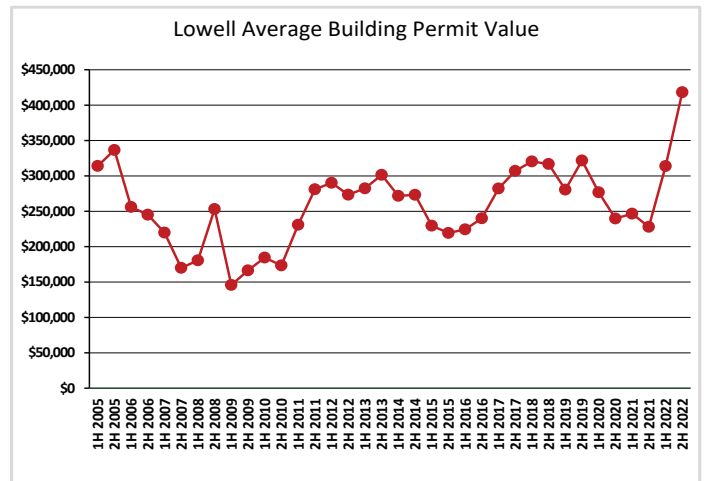
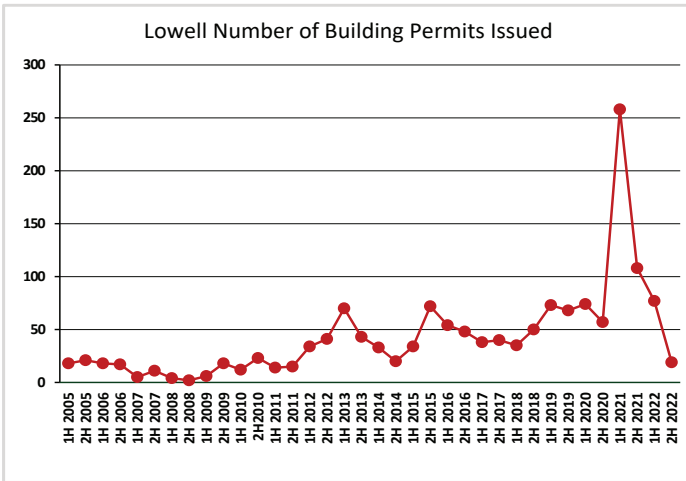
Little Flock

Characteristics of Houses Sold

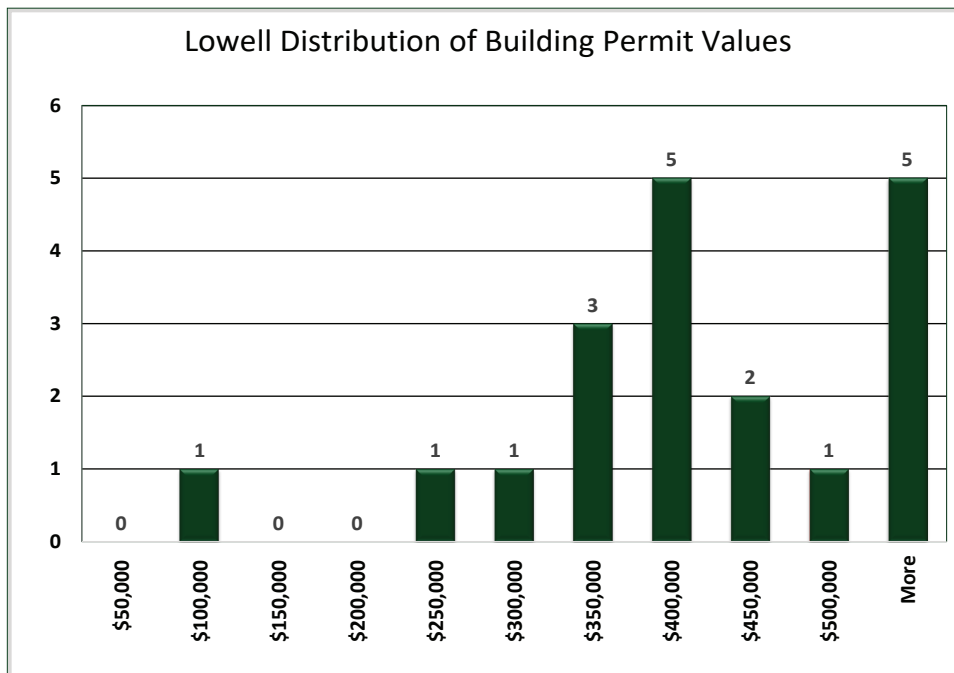
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Copper Ridge | 1 | 12.5% | 4,750 | 42 | \$1,450,000 | \$305.26 |
| Meadows, The | 2 | 25.0% | 4,368 | 38 | \$1,084,900 | \$250.14 |
| Rolling Oaks | 3 | 37.5% | 1,019 | 24 | \$187,167 | \$183.56 |
| Other | 2 | 25.0% | 1,882 | 48 | \$347,450 | \$187.01 |
| Little Flock Houses Sold | 8 | 100.0% | 2,538 | 36 | \$609,525 | \$216.28 |



Lowell Building Permits



| Lowell | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 108 | 77 | 19 | -82.4% | -75.3% |
| Average Value of Residential Building Permits | \$227,954 | \$313,926 | \$418,153 | 83.4% | 33.2% |



Lowell

Active Subdivisions

There were 410 total lots in 6 active subdivisions in Lowell in the second half of 2022. 93.4 percent of the lots were occupied, 3.9 percent were complete but unoccupied, 2.0 were under construction, 0.2 percent were starts, and 0.5 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the second half of 2022 were Timber Ridge Park, Phase II with 8.

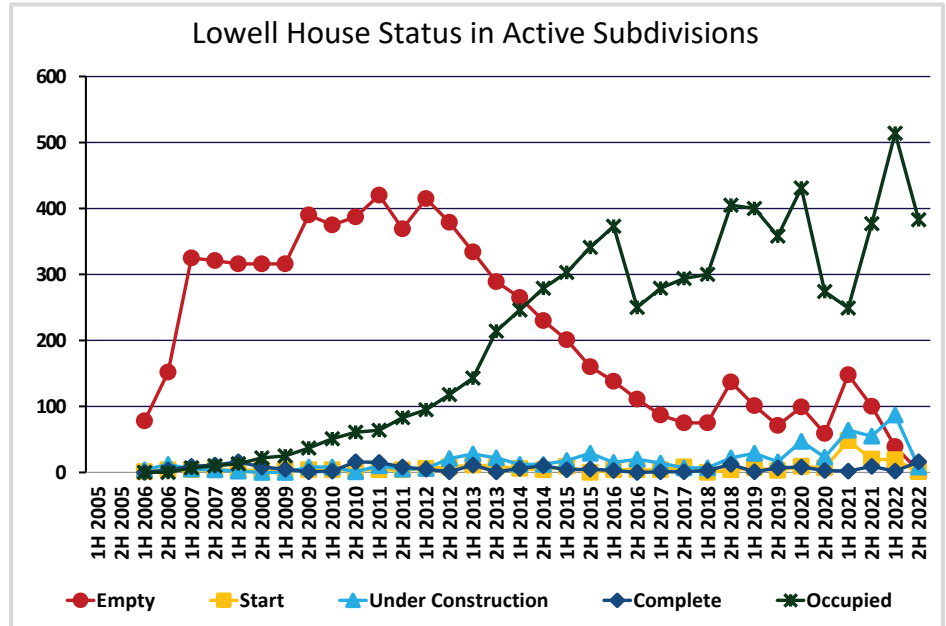
Lakewood, Phase VII had the most houses becoming occupied in Lowell with 56 houses. An additional 42 houses in Park View at Apple Blossom, Phase II became occupied in the second half of 2022.

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

120 new houses in Lowell became occupied in the second half of 2022. The annual absorption rate implies that there are 1.3 months of remaining inventory in active subdivisions, down from 5.5 percent in the first half of 2022.

In 1 out of the 6 active subdivisions in Lowell, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Lowell from 72.7 percent in 2012 to 63.3 percent in the second half of 2022.



Additionally, 917 new lots in 11 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--|---------------|------------------|------------|------------|
| Bishop Vineyards, Phase I | 2H 2022 | 48 | | 48 |
| Bishop Vineyards, Phase II | 2H 2022 | 92 | | 92 |
| Concord Heights | 2H 2022 | | 91 | 91 |
| Crescent View, Phase II | 2H 2022 | | 103 | 103 |
| Hudson Steel Multifamily Subdivision Phase I | 2H 2021 | | 84 | 84 |
| Hunt Farms, Phase I | 1H 2022 | 65 | | 65 |
| Hunt Farms, Phase II | 2H 2022 | 33 | | 33 |
| Lakewood, Phase VIII | 2H 2021 | | 132 | 132 |
| Laramie | 2H 2020 | | 127 | 127 |
| Shepherd Hills | 1H 2021 | 77 | | 77 |
| Tucker | 2H 2022 | 65 | | 65 |
| New and Preliminary | | 380 | 537 | 917 |

Lowell

Active Subdivisions

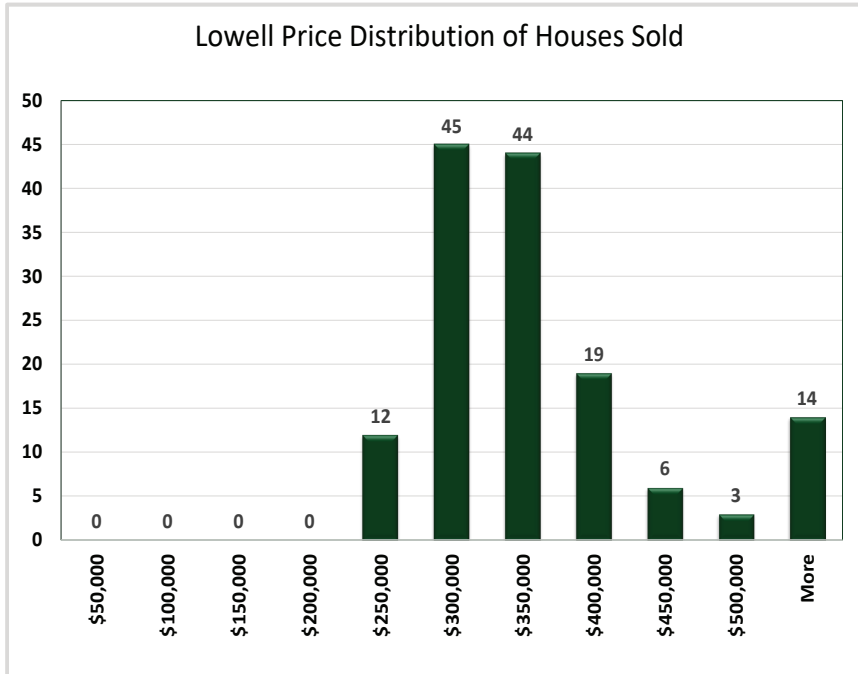
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|----------|----------|----------|-----------|------------|------------|------------|------------|
| Lakewood, Phase III ¹ | 0 | 1 | 0 | 1 | 83 | 85 | 0 | -- |
| Lakewood, Phase VII | 0 | 0 | 0 | 11 | 80 | 91 | 56 | 1.7 |
| Lincoln Place | 0 | 0 | 0 | 0 | 59 | 59 | 14 | 0.0 |
| Park Central, Phase III | 2 | 0 | 0 | 0 | 84 | 86 | 0 | 1.5 |
| Park View at Apple Blossom, Phase II ² | 0 | 0 | 0 | 0 | 43 | 43 | 42 | 0.0 |
| Timber Ridge Park, Phase II | 0 | 0 | 8 | 4 | 34 | 46 | 8 | 8.5 |
| Park View at Apple Blossom | 0 | 0 | 0 | 0 | 94 | 94 | 31 | 0.0 |
| Lowell Active Subdivisions | 2 | 1 | 8 | 16 | 383 | 410 | 120 | 1.3 |

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

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

Lowell

Price Distribution of Houses Sold



143 houses were sold in Lowell in the second half of 2022.

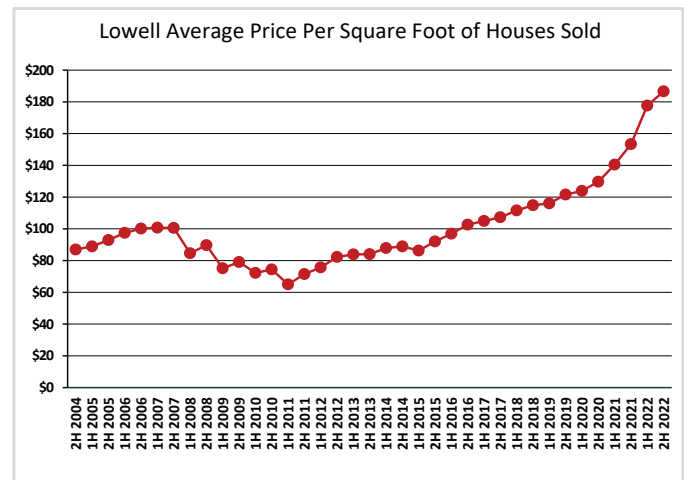
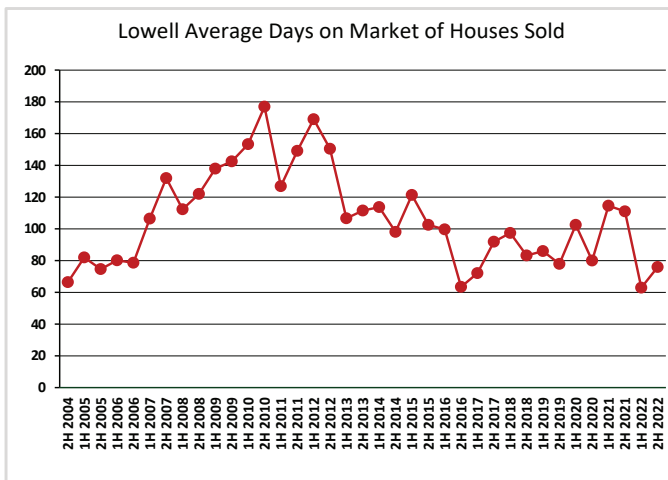
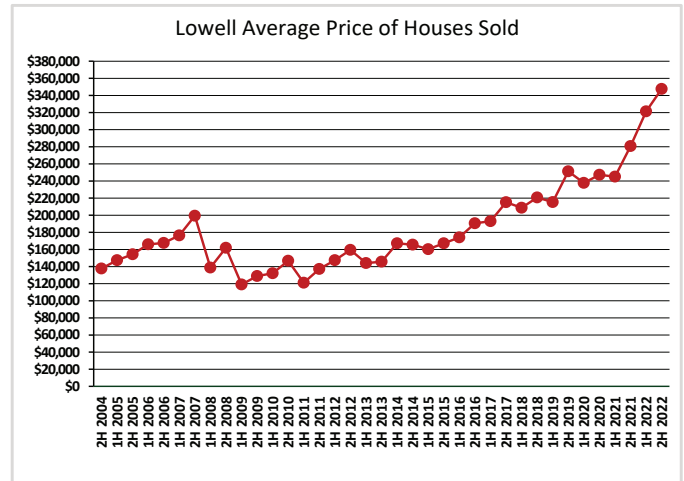
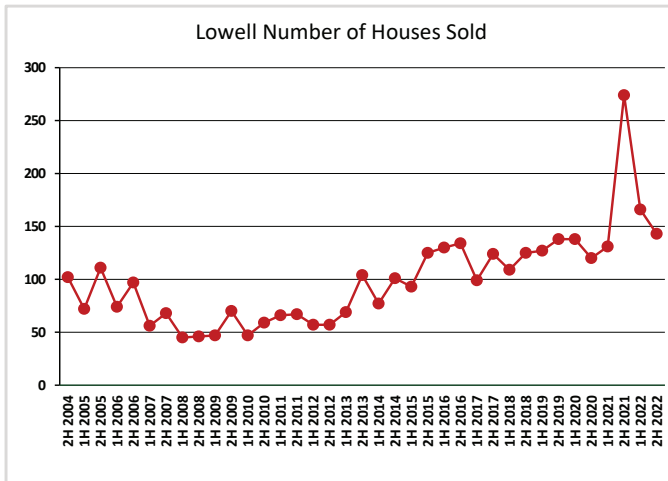
The average price of a house was \$347,598 at \$186.61 per square foot.

The median cost of a house was \$310,665.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 12 | 8.4% | 1,289 | 46 | 99.6% |
| \$250,001 - \$300,000 | 45 | 31.5% | 1,531 | 76 | 99.5% |
| \$300,001 - \$350,000 | 44 | 30.8% | 1,754 | 94 | 100.5% |
| \$350,001 - \$400,000 | 19 | 13.3% | 2,177 | 71 | 100.9% |
| \$400,001 - \$450,000 | 6 | 4.2% | 2,267 | 59 | 101.4% |
| \$450,001 - \$500,000 | 3 | 2.1% | 2,414 | 67 | 98.6% |
| \$500,001+ | 14 | 9.8% | 3,035 | 60 | 98.5% |
| Lowell | 143 | 100.0% | 1,862 | 76 | 100.0% |

Lowell

Characteristics of Houses Sold



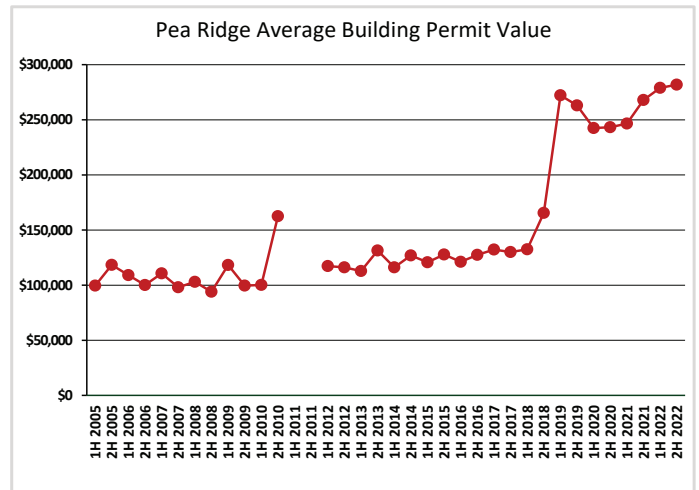
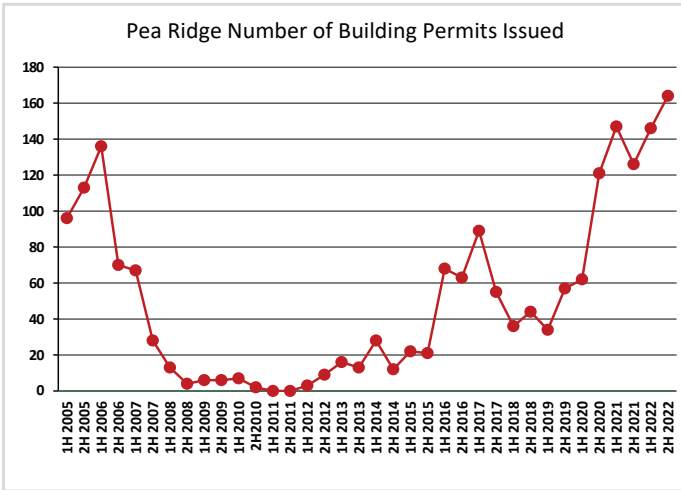
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 274 | 166 | 143 | -47.8% | -13.9% |
| Average Price of Houses Sold | \$280,733 | \$321,384 | \$347,598 | 23.8% | 8.2% |
| Average Days on Market | 111 | 63 | 76 | -31.6% | 20.7% |
| Average Price per Square Foot | \$153.34 | \$177.63 | \$186.61 | 21.7% | 5.1% |
| Percentage of County Sales | 6.0% | 4.5% | 4.3% | -28.4% | -4.2% |
| Number of New Houses Sold | 185 | 72 | 65 | -64.9% | -9.7% |
| Average Price of New Houses Sold | \$280,029 | \$299,339 | \$353,102 | 26.1% | 18.0% |
| Average Days on Market of New Houses Sold | 143 | 96 | 107 | -25.0% | 11.7% |
| Number of Houses Listed | 3 | 16 | 7 | 133.3% | -56.3% |
| Average List Price of Houses Listed | \$690,458 | \$366,417 | \$459,257 | -33.5% | 25.3% |

Lowell

Characteristics of Houses Sold

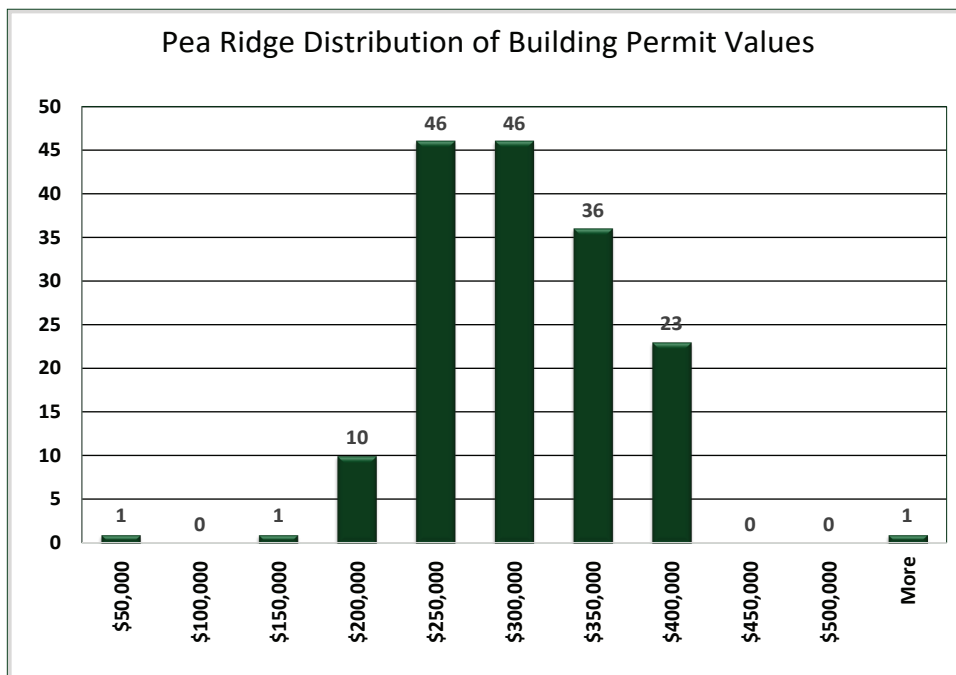
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Cambridge Place | 5 | 3.5% | 1,576 | 43 | \$271,740 | \$173.47 |
| Concord Place | 5 | 3.5% | 1,757 | 28 | \$307,700 | \$175.39 |
| Creekside | 1 | 0.7% | 3,290 | 43 | \$590,000 | \$179.33 |
| Cross Creek | 1 | 0.7% | 3,428 | 36 | \$565,000 | \$164.82 |
| Edinburgh | 1 | 0.7% | 2,632 | 46 | \$430,000 | \$163.37 |
| Franklin Terrace | 3 | 2.1% | 1,783 | 45 | \$284,300 | \$160.93 |
| Greene Acres | 1 | 0.7% | 1,299 | 34 | \$223,000 | \$171.67 |
| Honeysuckle | 1 | 0.7% | 1,624 | 34 | \$320,000 | \$197.04 |
| Lakewood | 50 | 35.0% | 1,744 | 69 | \$314,947 | \$184.53 |
| Lincoln Place | 1 | 0.7% | 1,730 | 69 | \$302,875 | \$175.07 |
| Lowell Estates | 1 | 0.7% | 1,152 | 59 | \$233,000 | \$202.26 |
| Meadowlands | 2 | 1.4% | 1,614 | 29 | \$324,345 | \$200.98 |
| Park Central | 6 | 4.2% | 2,113 | 57 | \$410,483 | \$194.81 |
| Park View | 22 | 15.4% | 1,722 | 173 | \$310,221 | \$180.06 |
| Prairie Meadows | 1 | 0.7% | 1,371 | 34 | \$275,000 | \$200.58 |
| Southfork | 9 | 6.3% | 1,390 | 50 | \$248,778 | \$179.81 |
| Southview | 5 | 3.5% | 1,211 | 35 | \$235,800 | \$195.47 |
| Summer Meadows | 1 | 0.7% | 1,716 | 34 | \$295,000 | \$171.91 |
| Timber Ridge | 10 | 7.0% | 2,879 | 56 | \$617,086 | \$214.35 |
| Tuscan Heights | 3 | 2.1% | 2,403 | 78 | \$472,667 | \$196.85 |
| Weatherston | 5 | 3.5% | 1,760 | 32 | \$366,000 | \$209.21 |
| Other | 9 | 6.3% | 2,401 | 83 | \$466,878 | \$188.69 |
| Lowell Sold | 143 | 100.0% | 1,862 | 76 | \$347,598 | \$186.61 |

Pea Ridge Building Permits



| Pea Ridge | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 126 | 146 | 164 | 30.2% | 12.3% |
| Average Value of Residential Building Permits | \$267,923 | \$278,937 | \$281,903 | 5.2% | 1.1% |

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



Pea Ridge Active Subdivisions

There were 1,664 total lots in 28 active subdivisions in Pea Ridge in the second half of 2022. 59.0 percent of the lots were occupied, 1.3 percent were complete but unoccupied, 6.7 percent were under construction, 3.4 percent were starts, and 29.7 percent were empty lots.

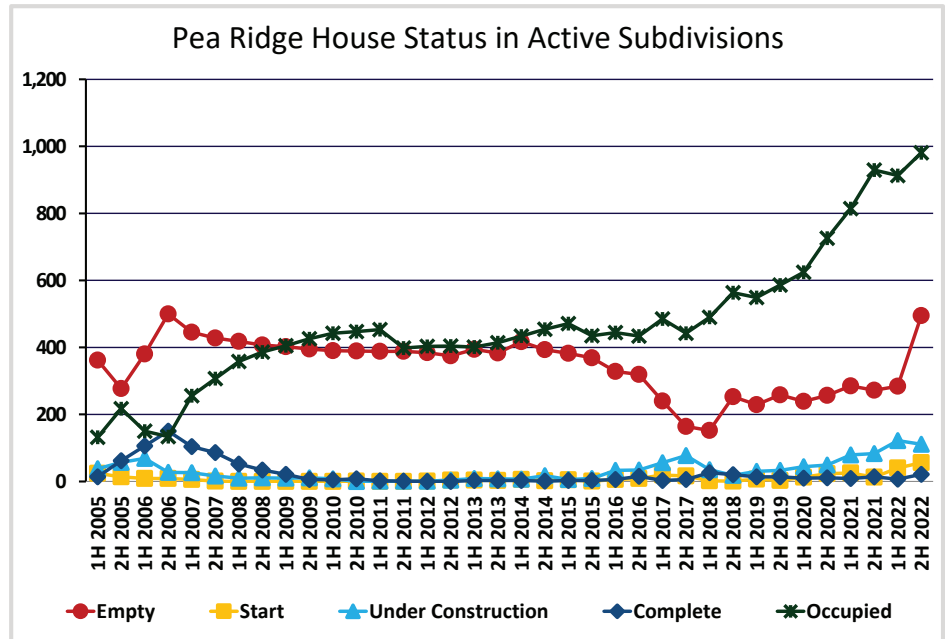
The subdivisions with the most houses under construction in Pea Ridge during the second half of 2022 were Avalon, Phase II with 30, Hazelton Heights, Phase II with 20, and Elkhorn, Phase IV with 11.

Avalon, Phase I had the most houses becoming occupied in Pea Ridge with 66 houses. An additional 18 houses in Arlington, Phase I became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 28 active subdivisions in Pea Ridge.

147 new houses in Pea Ridge became occupied in the second half of 2022. The annual absorption rate implies that there are 31.4 months of remaining inventory in active subdivisions, up from 23.7 percent in the first half of 2022.

In 7 out of the 28 active subdivisions in Pea Ridge, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners decreased in Pea Ridge from 70.3 percent in 2012 to 59.6 percent in the second half of 2022.

Additionally, 1,492 new lots in 12 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|--|---------------|------------------|------------|--------------|
| Arlington, Phase 2 | 2H 2022 | | 55 | 55 |
| Bluegrass Downs | 2H 2022 | 127 | | 127 |
| Dove Crossing | 2H 2022 | 150 | | 150 |
| Elkhorn, Phase VI | 1H 2022 | | 41 | 41 |
| Rolling Meadows | 2H 2022 | 162 | | 162 |
| Saratoga | 2H 2022 | | 109 | 109 |
| Sedona Rose | 2H 2020 | 143 | 65 | 143 |
| Shelby Forrest (replat of Hillcrest IIInd) | 1H 2019 | | 23 | 23 |
| Stephanie Estates | 2H 2022 | | 12 | 12 |
| Walnut Hill, Phase II, III, IV, V | 1H 2020 | 241 | | 241 |
| Wellington Hills | 2H 2022 | 174 | | 174 |
| Yorktown | 2H 2022 | 255 | | 255 |
| New and Preliminary | | 1,252 | 305 | 1,492 |

Pea Ridge

Active Subdivisions

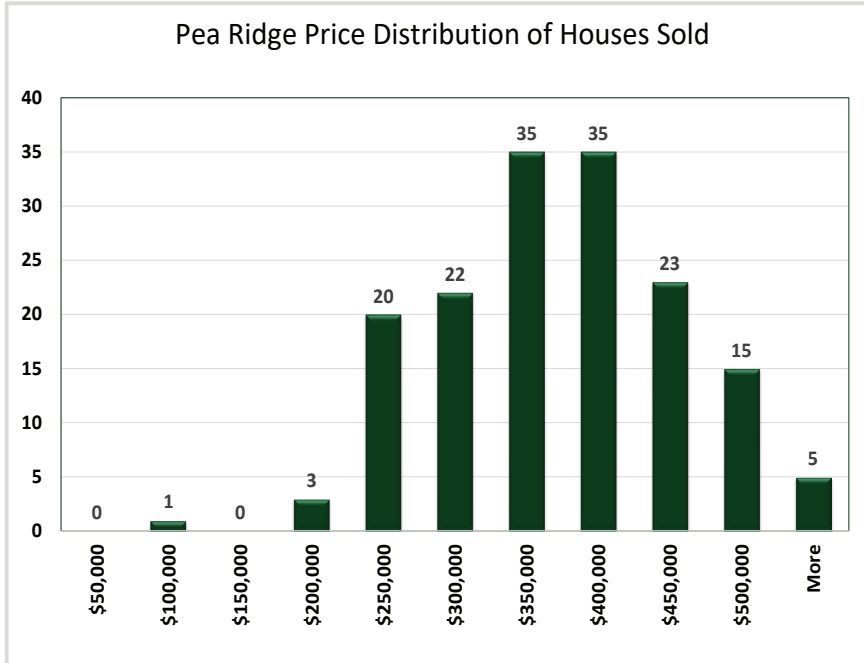
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|------------|-----------|------------|--------------|------------|-------------|
| Arlington, Phase I | 9 | 0 | 5 | 4 | 30 | 48 | 18 | 7.2 |
| Arlington, Phase IB ¹ | 17 | 6 | 8 | 7 | 11 | 49 | 11 | 41.5 |
| Avalon, Phase I | 0 | 0 | 0 | 1 | 66 | 67 | 66 | 0.2 |
| Avalon, Phase II | 78 | 0 | 30 | 0 | 2 | 110 | 2 | 648.0 |
| Battefield Estates | 1 | 0 | 0 | 0 | 105 | 106 | 0 | -- |
| Creekside Estates ¹ | 11 | 0 | 1 | 0 | 22 | 34 | 0 | -- |
| Creekwood Manor ¹ | 0 | 0 | 1 | 0 | 44 | 45 | 0 | -- |
| Deer Meadows ^{1,2} | 4 | 0 | 0 | 0 | 88 | 92 | 0 | -- |
| Elkhorn, Phase I | 2 | 0 | 0 | 0 | 50 | 52 | 0 | -- |
| Elkhorn, Phase II | 1 | 0 | 1 | 0 | 50 | 52 | 0 | -- |
| Elkhorn, Phase IV | 4 | 4 | 11 | 2 | 38 | 59 | 14 | 8.4 |
| Elkhorn, Phase V | 64 | 2 | 4 | 0 | 0 | 70 | 0 | -- |
| Fox Spur, Phase II | 2 | 0 | 0 | 0 | 85 | 87 | 2 | 0.5 |
| Greens at Sugar Creek | 46 | 13 | 3 | 0 | 0 | 62 | 0 | -- |
| Hazelton Heights, Phase I | 0 | 0 | 1 | 3 | 100 | 104 | 0 | 2.2 |
| Hazelton Heights, Phase II | 47 | 2 | 20 | 0 | 14 | 83 | 14 | 59.1 |
| Maple Glenn ^{1,2} | 2 | 0 | 0 | 0 | 118 | 120 | 0 | -- |
| Maple Glenn, Phase II | 2 | 0 | 1 | 0 | 17 | 20 | 0 | 36.0 |
| Marilyn's Orchard, Phase I | 6 | 0 | 1 | 0 | 1 | 8 | 1 | 84.0 |
| Prairie Lea | 13 | 3 | 8 | 2 | 18 | 44 | 11 | 17.3 |
| Ridgeview Acres ¹ | 13 | 1 | 1 | 0 | 15 | 30 | 0 | -- |
| Sedona Rose, Phase I | 76 | 0 | 0 | 0 | 0 | 76 | 0 | -- |
| Shepherd Hills | 11 | 0 | 0 | 0 | 24 | 35 | 1 | 66.0 |
| Sugar Creek Estates ¹ | 10 | 0 | 0 | 1 | 5 | 16 | 0 | -- |
| Sugar Creek Residential Community, Phase I | 21 | 8 | 4 | 1 | 38 | 72 | 7 | 40.8 |
| Sugar Creek Residential Community, Phase II | 12 | 1 | 2 | 0 | 28 | 43 | 0 | 90.0 |
| Sugar Creek Residential Community, Phase III | 9 | 0 | 0 | 0 | 12 | 21 | 0 | -- |
| Walnut Hills, Phase I | 34 | 16 | 9 | 0 | 0 | 59 | 0 | -- |
| Pea Ridge Active Subdivisions | 495 | 56 | 111 | 21 | 981 | 1,664 | 147 | 31.4 |

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

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

Pea Ridge

Price Distribution of Houses Sold



159 houses were sold in Pea Ridge in the second half of 2022.

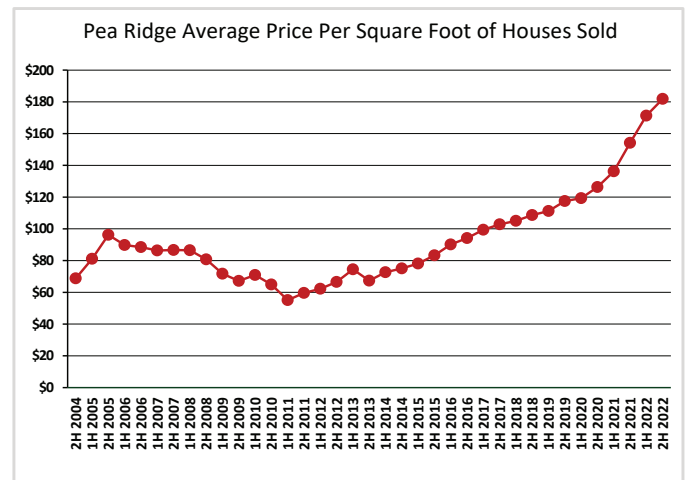
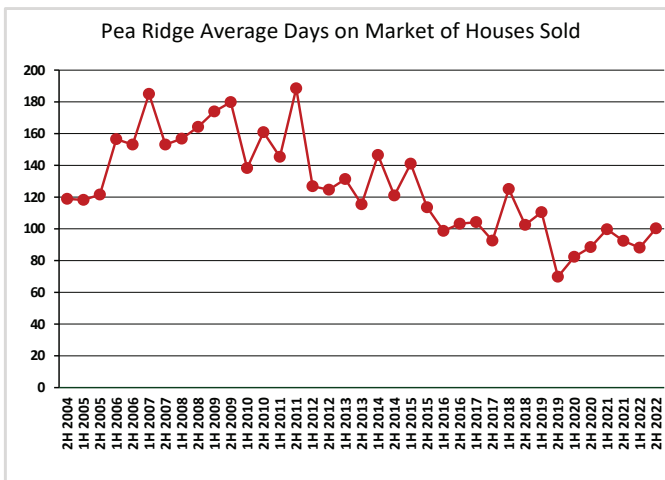
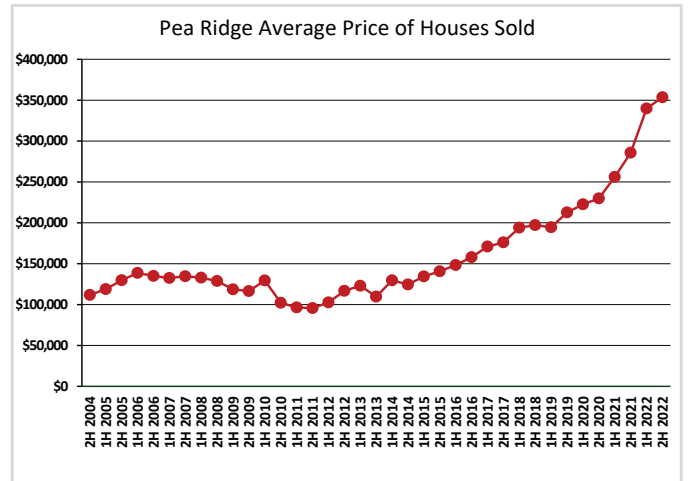
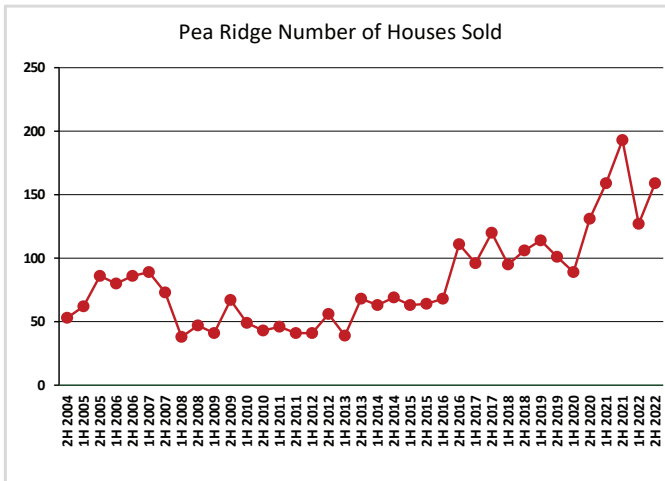
The average price of a house was \$353,558 at \$181.88 per square foot.

The median cost of a house was \$350,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 1 | 0.6% | 1,028 | 183 | 102.7% |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 3 | 1.9% | 1,201 | 43 | 100.0% |
| \$200,001 - \$250,000 | 20 | 12.6% | 1,391 | 47 | 99.7% |
| \$250,001 - \$300,000 | 22 | 13.8% | 1,655 | 104 | 100.3% |
| \$300,001 - \$350,000 | 35 | 22.0% | 1,799 | 141 | 100.3% |
| \$350,001 - \$400,000 | 35 | 22.0% | 1,989 | 86 | 100.3% |
| \$400,001 - \$450,000 | 23 | 14.5% | 2,307 | 103 | 100.5% |
| \$450,001 - \$500,000 | 15 | 9.4% | 2,540 | 100 | 100.2% |
| \$500,001+ | 5 | 3.1% | 2,976 | 121 | 99.7% |
| Pea Ridge Sold | 159 | 100.0% | 1,934 | 100 | 100.2% |

Pea Ridge

Characteristics of Houses Sold



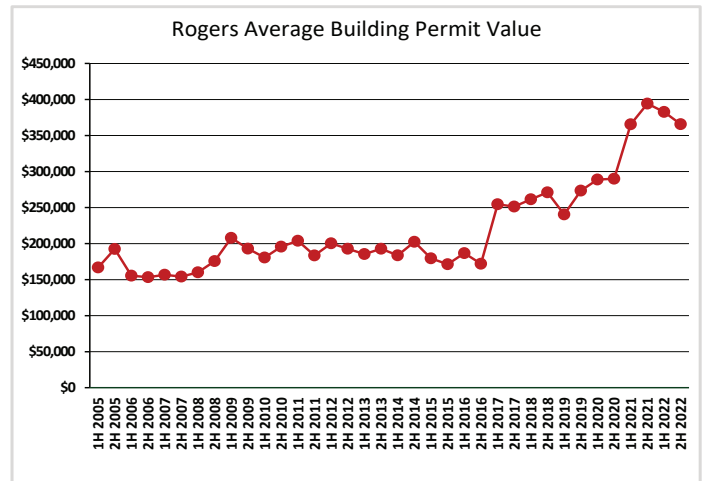
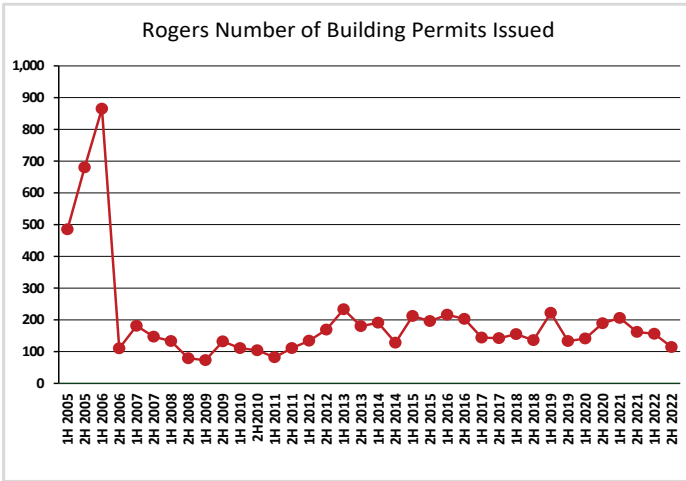
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 193 | 127 | 159 | -17.6% | 25.2% |
| Average Price of Houses Sold | \$285,775 | \$339,857 | \$353,558 | 23.7% | 4.0% |
| Average Days on Market | 92 | 88 | 100 | 8.6% | 13.9% |
| Average Price per Square Foot | \$154.13 | \$171.27 | \$181.88 | 18.0% | 6.2% |
| Percentage of County Sales | 4.3% | 3.6% | 4.8% | 12.4% | 33.9% |
| Number of New Houses Sold | 98 | 60 | 107 | 9.2% | 78.3% |
| Average Price of New Houses Sold | \$306,526 | \$396,295 | \$377,926 | 23.3% | -4.6% |
| Average Days on Market of New Houses Sold | 137 | 137 | 124 | -9.6% | -9.5% |
| Number of Houses Listed | 13 | 46 | 92 | 607.7% | 100.0% |
| Average List Price of Houses Listed | \$412,930 | \$408,812 | \$402,079 | -2.6% | -1.6% |

Pea Ridge

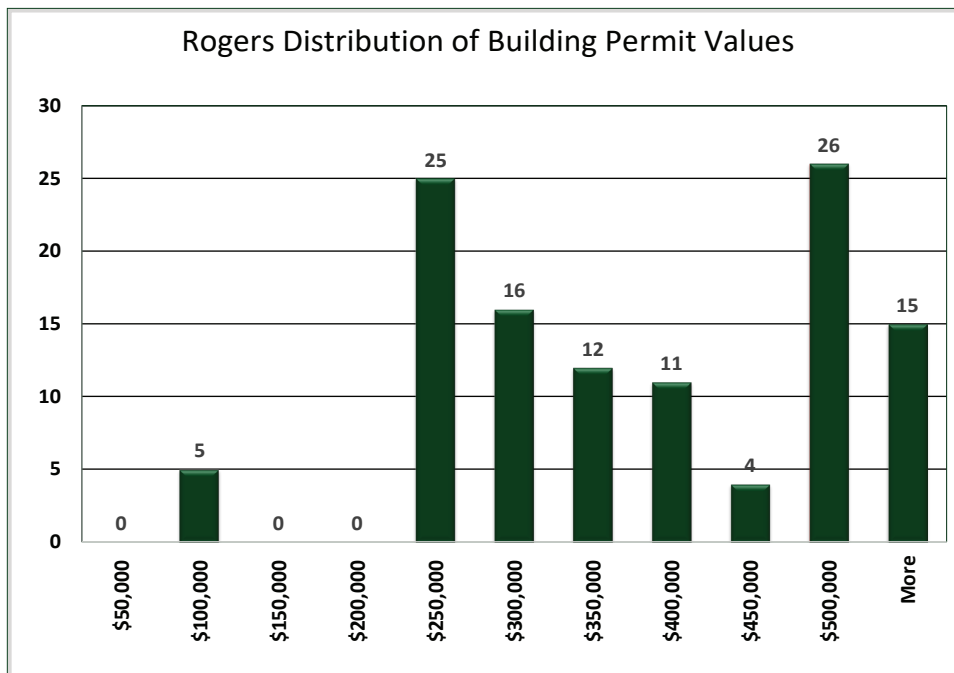
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Arlington | 17 | 10.7% | 2,387 | 85 | \$436,715 | \$182.90 |
| Avalon | 47 | 29.6% | 2,001 | 164 | \$367,119 | \$183.71 |
| Battlefield View | 9 | 5.7% | 1,466 | 39 | \$258,236 | \$174.98 |
| Billy Hall | 2 | 1.3% | 1,980 | 95 | \$301,250 | \$145.58 |
| Deer Meadows | 3 | 1.9% | 1,710 | 47 | \$315,333 | \$184.48 |
| Dogwood | 1 | 0.6% | 1,760 | 124 | \$334,400 | \$190.00 |
| E E Johnson | 1 | 0.6% | 1,028 | 183 | \$77,000 | \$74.90 |
| Elkhorn | 14 | 8.8% | 1,966 | 54 | \$405,164 | \$207.19 |
| Fox Spur | 5 | 3.1% | 1,793 | 40 | \$323,800 | \$180.50 |
| Givens Place | 5 | 3.1% | 1,353 | 37 | \$231,400 | \$171.68 |
| Hazelton Heights | 11 | 6.9% | 1,910 | 50 | \$365,671 | \$191.46 |
| Hillcrest | 1 | 0.6% | 1,950 | 99 | \$235,000 | \$120.51 |
| Lucky Acres | 2 | 1.3% | 1,501 | 74 | \$247,000 | \$164.77 |
| Maple Glenn | 2 | 1.3% | 1,762 | 30 | \$334,500 | \$191.53 |
| Marilyns Orchard | 1 | 0.6% | 2,236 | 77 | \$479,900 | \$214.62 |
| Oaks, The | 1 | 0.6% | 1,532 | 25 | \$280,000 | \$182.77 |
| Patterson Place | 1 | 0.6% | 1,718 | 61 | \$295,000 | \$171.71 |
| Prairie Lea | 8 | 5.0% | 2,247 | 223 | \$385,902 | \$171.46 |
| Ridgemoor | 1 | 0.6% | 1,542 | 35 | \$255,000 | \$165.37 |
| Ridgemoor Estates | 1 | 0.6% | 1,482 | 40 | \$245,000 | \$165.32 |
| Shepherd Hills | 3 | 1.9% | 2,008 | 52 | \$373,667 | \$186.77 |
| Southland | 1 | 0.6% | 1,133 | 63 | \$174,500 | \$154.02 |
| Standing Oaks | 4 | 2.5% | 1,592 | 44 | \$273,292 | \$172.41 |
| Sugar Creek | 3 | 1.9% | 2,777 | 79 | \$527,093 | \$190.10 |
| Summit Meadows | 1 | 0.6% | 1,631 | 33 | \$309,000 | \$189.45 |
| Walnut Hill | 6 | 3.8% | 1,870 | 100 | \$285,135 | \$155.20 |
| Weston Road | 1 | 0.6% | 3,000 | 168 | \$650,000 | \$216.67 |
| Windmill Estates | 1 | 0.6% | 1,804 | 18 | \$289,500 | \$160.48 |
| Other | 6 | 3.8% | 1,505 | 56 | \$302,154 | \$191.19 |
| Pea Ridge Houses Sold | 159 | 100.0% | 1,934 | 100 | \$353,558 | \$181.88 |

Rogers Building Permits



| Rogers | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 162 | 156 | 114 | -29.6% | -26.9% |
| Average Value of Residential Building Permits | \$394,257 | \$382,636 | \$365,636 | -7.3% | -4.4% |



Rogers

Active Subdivisions

There were 1,854 total lots in 26 active subdivisions in Rogers in the second half of 2022. 77.3 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 6.6 percent were under construction, 1.7 percent were starts, and 13.4 percent were empty lots.

The subdivisions with the most houses under construction in Rogers during the second half of 2022 were Cobble Creek with 29, Scissortail, Phase III with 21, and Ivey's Phase III, The with 12.

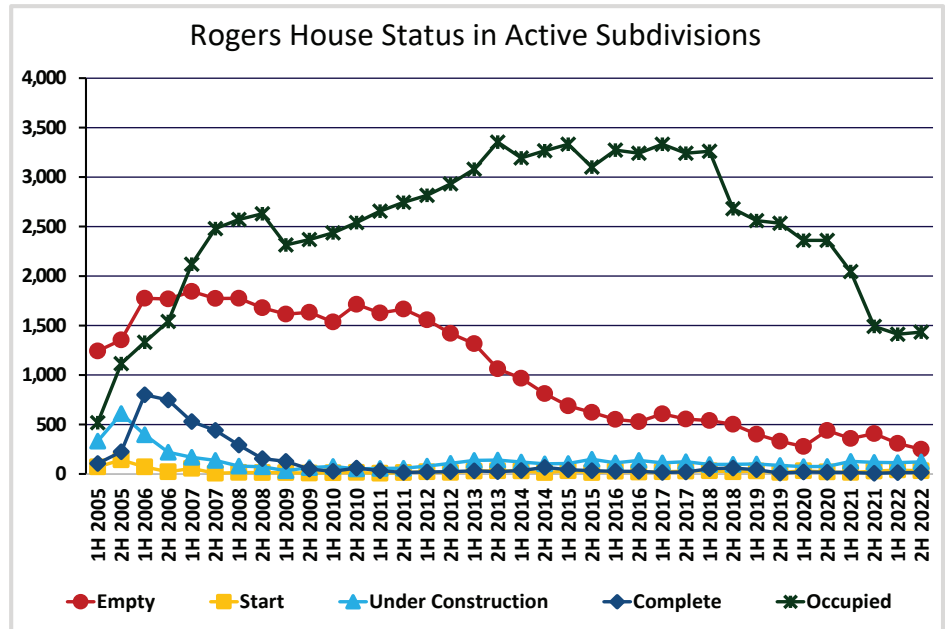
Scissortail, Phase III had the most houses becoming occupied in Rogers with 24 houses. An additional 19 houses in Savannah Estates became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 3 of the 26 active subdivisions in Rogers.

99 new houses in Rogers became occupied in the second half of 2022. The annual absorption rate implies that there are 23.9 months of remaining inventory in active subdivisions, down from 23.9 percent in the first half of 2022.

In 4 out of the 26 active subdivisions in Rogers, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Rogers from 68.2 percent in 2012 to 63.6 percent in the second half of 2022.



Additionally, 946 new lots in 12 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|------------------------------|---------------|------------------|------------|------------|
| Blue Springs | 2H 2020 | 20 | | 20 |
| Carley Crossing, Phase I, II | 1H 2021 | | 78 | 78 |
| Cottonwood Place | 2H 2022 | | 52 | 52 |
| Estates Subdivision, The | 1H 2021 | 13 | | 13 |
| Evening Star | 1H 2021 | 227 | | 227 |
| First Street | 2H 2020 | 119 | | 119 |
| Laurel and Concord | 2H 2021 | 156 | | 156 |
| Meadow Brooke, Phase I | 2H 2022 | 86 | | 86 |
| Meadow Brooke, Phase II | 2H 2022 | 57 | | 57 |
| Pine Street Townhomes | 2H 2022 | 32 | | 32 |
| Roselawn | 1H 2021 | 87 | | 87 |
| Sky Valley Estates | 2H 2022 | | 19 | 19 |
| New and Preliminary | | 797 | 149 | 946 |

Rogers

Active Subdivisions

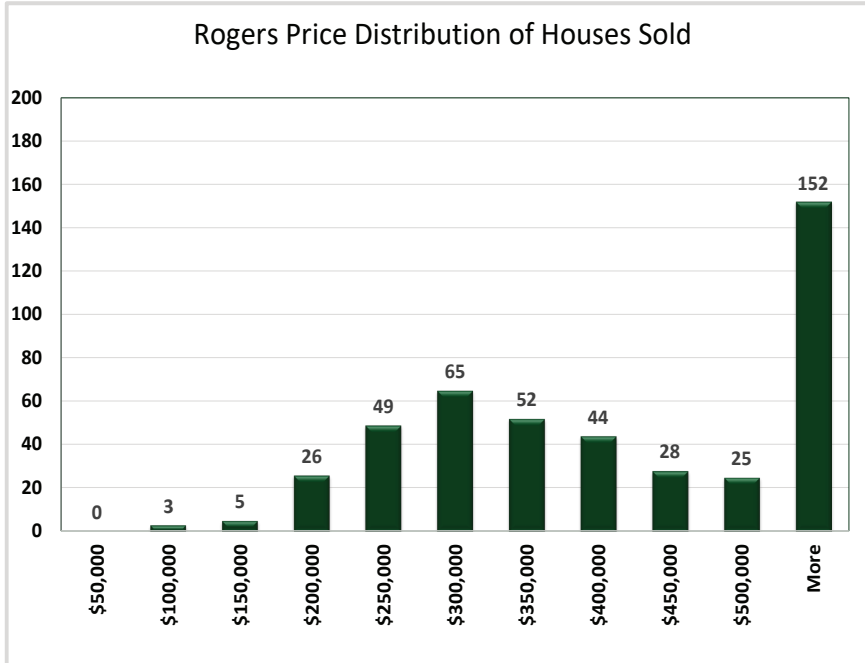
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|------------|-----------|--------------|--------------|-----------|-------------|
| Camelot Estates ¹ | 2 | 0 | 1 | 0 | 11 | 14 | 0 | -- |
| Clower | 0 | 0 | 0 | 0 | 75 | 75 | 1 | 0.0 |
| Cobble Creek | 9 | 0 | 29 | 4 | 18 | 60 | 4 | 28.0 |
| Crescent View, Phase I | 25 | 0 | 7 | 4 | 61 | 97 | 11 | 14.4 |
| Dixieland Townhomes | 3 | 21 | 0 | 0 | 0 | 24 | 0 | -- |
| Eastridge, Phase II | 0 | 0 | 0 | 1 | 27 | 28 | 1 | 12.0 |
| Estates at Southgate, The | 19 | 0 | 2 | 0 | 12 | 33 | 4 | 42.0 |
| Foxbriar, Phase II ^{1,2} | 4 | 0 | 0 | 0 | 58 | 62 | 0 | -- |
| Habitat Trails | 2 | 0 | 1 | 0 | 13 | 16 | 0 | 18.0 |
| Ivey's Phase III, The | 0 | 0 | 12 | 2 | 13 | 27 | 7 | 12.9 |
| Pine Street | 5 | 1 | 10 | 1 | 0 | 17 | 0 | -- |
| Pinnacle, The, Phase I ^{1,2} | 7 | 0 | 0 | 0 | 59 | 66 | 0 | -- |
| Pinnacle, Phase IV | 9 | 0 | 0 | 0 | 140 | 149 | 3 | 36.0 |
| Champions Golf & Country Club | 24 | 1 | 1 | 0 | 276 | 302 | 1 | 156.0 |
| Roller's Ridge ^{1,2} | 4 | 0 | 0 | 0 | 130 | 134 | 0 | -- |
| Savannah Estates | 0 | 0 | 3 | 0 | 54 | 57 | 19 | 1.0 |
| Scissortail, Phase I | 8 | 1 | 7 | 0 | 119 | 135 | 0 | 64.0 |
| Scissortail, Phase II | 23 | 0 | 8 | 0 | 12 | 43 | 5 | 33.8 |
| Scissortail, Phase III | 34 | 5 | 21 | 0 | 35 | 95 | 24 | 20.6 |
| Seminole Park | 16 | 2 | 2 | 0 | 0 | 20 | 0 | -- |
| Golf Villas of Shadow Valley, PUD | 0 | 0 | 0 | 1 | 6 | 7 | 1 | 12.0 |
| Shadow Valley, Phase VII | 8 | 1 | 0 | 0 | 164 | 173 | 0 | 108.0 |
| Shadow Valley, Phase VIII | 0 | 0 | 2 | 0 | 75 | 77 | 0 | 6.0 |
| Shadow Valley, Phase IX | 1 | 0 | 1 | 0 | 12 | 14 | 0 | 24.0 |
| Shadow Valley, Phase X | 46 | 0 | 5 | 1 | 61 | 113 | 15 | 18.9 |
| Villas At Cobble Creek | 0 | 0 | 11 | 2 | 3 | 16 | 3 | 52.0 |
| Golf Villas of Shadow Valley, PUD ¹ | 0 | 1 | 1 | 0 | 5 | 7 | 0 | -- |
| Shadow Valley, Phase VII | 9 | 0 | 0 | 0 | 164 | 173 | 1 | 108.0 |
| Shadow Valley, Phase VIII | 1 | 0 | 1 | 0 | 75 | 77 | 4 | 6.0 |
| Shadow Valley, Phase IX | 1 | 0 | 1 | 0 | 12 | 14 | 1 | 12.0 |
| Villas At Cobble Creek | 1 | 7 | 8 | 0 | 0 | 16 | 0 | -- |
| Rogers Active Subdivisions | 249 | 32 | 123 | 16 | 1,434 | 1,854 | 99 | 23.9 |

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

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

Rogers

Price Distribution of Houses Sold



449 houses were sold in Rogers in the second half of 2022.

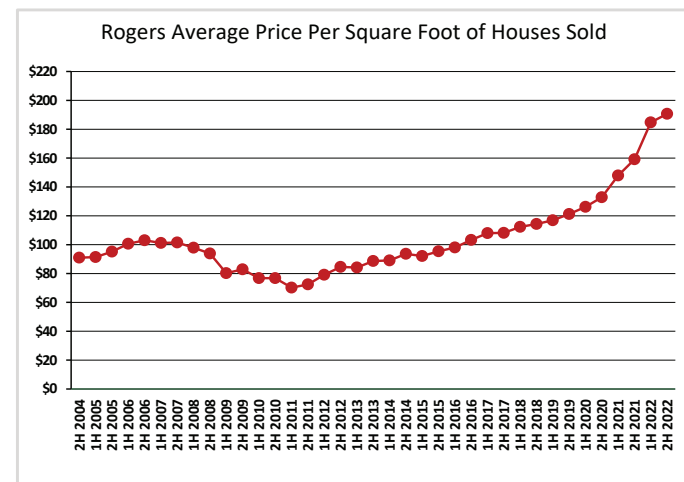
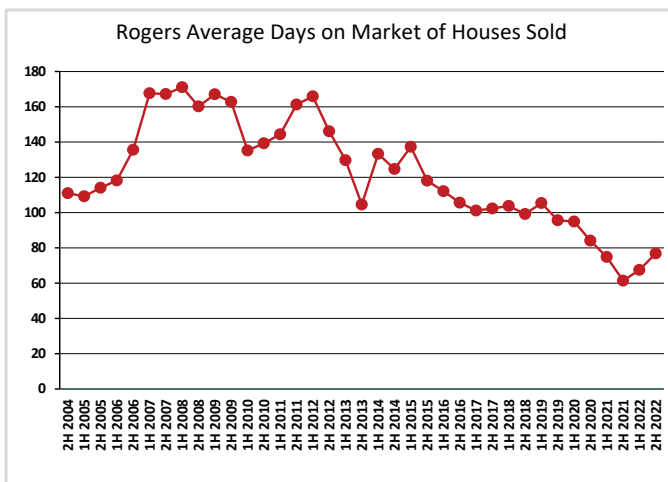
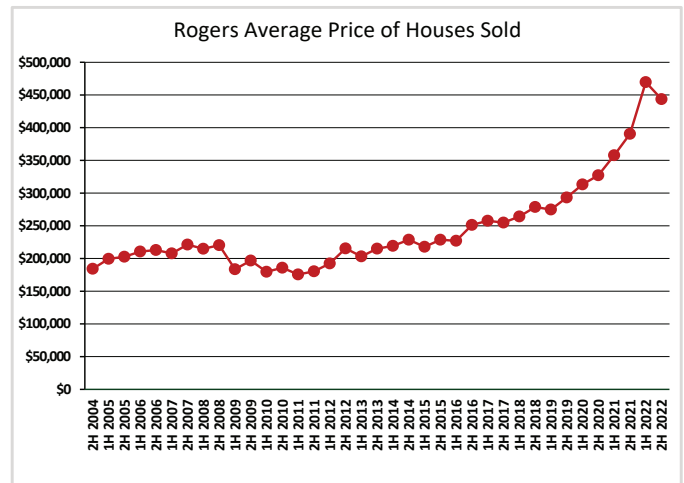
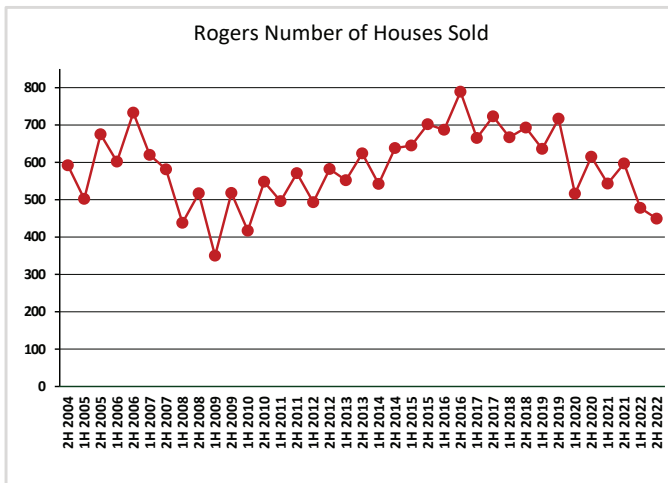
The average price of a house was \$443,632 at \$190.66 per square foot.

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

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 3 | 0.7% | 1,434 | 72 | 78.3% |
| \$100,001 - \$150,000 | 5 | 1.1% | 1,233 | 81 | 85.0% |
| \$150,001 - \$200,000 | 26 | 5.8% | 1,143 | 46 | 98.7% |
| \$200,001 - \$250,000 | 49 | 10.9% | 1,354 | 70 | 98.1% |
| \$250,001 - \$300,000 | 65 | 14.5% | 1,584 | 52 | 100.9% |
| \$300,001 - \$350,000 | 52 | 11.6% | 1,891 | 49 | 100.7% |
| \$350,001 - \$400,000 | 44 | 9.8% | 1,986 | 83 | 100.5% |
| \$400,001 - \$450,000 | 28 | 6.2% | 2,181 | 86 | 100.1% |
| \$450,001 - \$500,000 | 25 | 5.6% | 2,544 | 68 | 99.8% |
| \$500,001+ | 152 | 33.9% | 3,299 | 102 | 99.8% |
| Rogers Sold | 449 | 100.0% | 2,275 | 77 | 99.6% |

Rogers

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 597 | 478 | 449 | -24.8% | -6.1% |
| Average Price of Houses Sold | \$390,558 | \$469,667 | \$443,632 | 13.6% | -5.5% |
| Average Days on Market | 61 | 68 | 77 | 25.1% | 13.8% |
| Average Price per Square Foot | \$159.16 | \$184.73 | \$190.66 | 19.8% | 3.2% |
| Percentage of County Sales | 18.0% | 18.8% | 17.2% | -4.6% | -8.8% |
| Number of New Houses Sold | 85 | 68 | 76 | -10.6% | 11.8% |
| Average Price of New Houses Sold | \$467,885 | \$626,516 | \$605,348 | 29.4% | -3.4% |
| Average Days on Market of New Houses Sold | 110 | 143 | 183 | 65.5% | 27.9% |
| Number of Houses Listed | 53 | 95 | 103 | 94.3% | 8.4% |
| Average List Price of Houses Listed | \$655,088 | \$756,682 | \$731,576 | 11.7% | -3.3% |

Rogers

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Altons Brush Creek | 2 | 0.4% | 1,740 | 16 | \$247,500 | \$142.24 |
| Arbor Glenn | 3 | 0.7% | 2,028 | 54 | \$371,667 | \$183.37 |
| Arbors | 1 | 0.2% | 1,748 | 68 | \$285,000 | \$163.04 |
| Arbors At Pinnacle Ridge | 5 | 1.1% | 1,918 | 42 | \$387,000 | \$201.76 |
| B F Sikes | 3 | 0.7% | 1,123 | 69 | \$218,333 | \$182.51 |
| Banz | 1 | 0.2% | 1,684 | 97 | \$250,000 | \$148.46 |
| Barnetts | 2 | 0.4% | 1,754 | 52 | \$339,500 | \$202.48 |
| Bel Air | 1 | 0.2% | 2,213 | 28 | \$400,000 | \$180.75 |
| Bellview | 2 | 0.4% | 1,598 | 63 | \$291,000 | \$182.09 |
| Bent Tree | 5 | 1.1% | 2,960 | 61 | \$551,460 | \$187.50 |
| Berry Farm | 1 | 0.2% | 2,250 | 80 | \$435,000 | \$193.33 |
| Beverly Oaks | 1 | 0.2% | 1,416 | 39 | \$225,000 | \$158.90 |
| Biltmore | 2 | 0.4% | 2,293 | 37 | \$462,500 | \$201.76 |
| Blackburn | 1 | 0.2% | 1,650 | 34 | \$189,000 | \$114.55 |
| Bloomfield | 3 | 0.7% | 2,872 | 48 | \$510,833 | \$182.83 |
| Bordeaux | 1 | 0.2% | 4,304 | 29 | \$800,000 | \$185.87 |
| Breckenridge | 1 | 0.2% | 1,948 | 14 | \$340,000 | \$174.54 |
| Brentwood | 3 | 0.7% | 1,361 | 36 | \$259,667 | \$191.24 |
| Cadence | 2 | 0.4% | 1,552 | 39 | \$320,000 | \$205.74 |
| Caithness | 1 | 0.2% | 847 | 32 | \$205,000 | \$242.03 |
| Cambridge Park | 4 | 0.9% | 1,747 | 36 | \$327,500 | \$188.25 |
| Camden Way | 3 | 0.7% | 1,948 | 57 | \$346,833 | \$178.22 |
| Camelot Estates | 1 | 0.2% | 3,641 | 120 | \$515,000 | \$141.44 |
| Campbells Countrywood | 4 | 0.9% | 2,453 | 59 | \$420,625 | \$169.11 |
| Cedar Heights | 2 | 0.4% | 1,193 | 35 | \$227,500 | \$190.43 |
| Centennial Acres | 4 | 0.9% | 1,330 | 44 | \$218,500 | \$163.20 |
| CF Miller | 1 | 0.2% | 1,040 | 34 | \$186,500 | \$179.33 |
| Champions Estates | 6 | 1.3% | 1,831 | 46 | \$342,167 | \$187.93 |
| Champions Golf & Cc | 7 | 1.6% | 4,120 | 59 | \$904,741 | \$226.06 |
| Champions Patio Homes | 1 | 0.2% | 2,713 | 54 | \$730,000 | \$269.07 |
| Chandler Run | 2 | 0.4% | 1,955 | 20 | \$402,500 | \$206.61 |
| Chateau Terrace | 7 | 1.6% | 2,394 | 47 | \$372,671 | \$155.48 |
| Chelsea Point | 6 | 1.3% | 1,449 | 44 | \$285,500 | \$196.32 |
| Cherokee Strip | 2 | 0.4% | 6,498 | 129 | \$1,160,000 | \$181.09 |
| Clower | 1 | 0.2% | 2,531 | 84 | \$460,000 | \$181.75 |
| Cobble Creek | 5 | 1.1% | 2,824 | 304 | \$545,496 | \$193.22 |

Rogers

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Conaway | 1 | 0.2% | 1,540 | 91 | \$219,000 | \$142.21 |
| Cordova | 3 | 0.7% | 1,538 | 54 | \$289,000 | \$186.49 |
| Country Club Estates | 3 | 0.7% | 2,383 | 48 | \$356,963 | \$150.96 |
| Countryside Estates | 1 | 0.2% | 2,242 | 42 | \$350,000 | \$156.11 |
| Countrywood | 1 | 0.2% | 1,830 | 48 | \$329,500 | \$180.05 |
| Creekside | 1 | 0.2% | 4,122 | 55 | \$733,831 | \$178.03 |
| Creekwood | 1 | 0.2% | 3,219 | 50 | \$565,000 | \$175.52 |
| Crescent View | 12 | 2.7% | 2,829 | 34 | \$617,650 | \$218.33 |
| Cross Creek | 5 | 1.1% | 3,139 | 46 | \$572,000 | \$183.28 |
| Dixieland Crossing | 4 | 0.9% | 2,011 | 42 | \$365,375 | \$183.30 |
| Dixieland Village | 1 | 0.2% | 1,248 | 38 | \$235,500 | \$188.70 |
| Dogwood | 3 | 0.7% | 1,876 | 31 | \$298,667 | \$159.79 |
| Duckworths | 4 | 0.9% | 2,239 | 150 | \$338,013 | \$177.00 |
| Eagle Glen | 1 | 0.2% | 1,430 | 47 | \$267,000 | \$186.71 |
| Eastridge | 1 | 0.2% | 1,735 | 100 | \$332,000 | \$191.35 |
| Estates at Southgate | 1 | 0.2% | 4,647 | 81 | \$1,822,000 | \$392.08 |
| Fairchild | 1 | 0.2% | 1,424 | 38 | \$256,320 | \$180.00 |
| Fairground | 1 | 0.2% | 990 | 90 | \$175,000 | \$176.77 |
| Felkers | 1 | 0.2% | 1,052 | 77 | \$211,575 | \$201.12 |
| Fieldstone | 5 | 1.1% | 2,335 | 51 | \$412,893 | \$179.01 |
| First Place | 2 | 0.4% | 1,534 | 87 | \$257,500 | \$168.58 |
| Forest Park | 4 | 0.9% | 1,915 | 29 | \$298,250 | \$156.05 |
| Foxbriar | 2 | 0.4% | 1,413 | 43 | \$280,000 | \$198.09 |
| Garner Larimore | 1 | 0.2% | 1,070 | 72 | \$190,000 | \$177.57 |
| Garrett Road | 2 | 0.4% | 1,389 | 34 | \$307,500 | \$221.50 |
| Grand Pointe | 1 | 0.2% | 2,938 | 66 | \$570,000 | \$194.01 |
| Green Ash Court | 1 | 0.2% | 1,049 | 32 | \$190,000 | \$181.12 |
| Greenfield Place | 2 | 0.4% | 1,274 | 42 | \$260,000 | \$204.19 |
| Groves, The | 1 | 0.2% | 1,704 | 51 | \$360,000 | \$211.27 |
| Hardins | 2 | 0.4% | 1,576 | 16 | \$400,000 | \$253.81 |
| Hearthstone | 8 | 1.8% | 2,732 | 67 | \$491,375 | \$180.31 |
| Heritage West | 1 | 0.2% | 2,313 | 41 | \$325,000 | \$140.51 |
| Highland Knolls | 1 | 0.2% | 2,495 | 45 | \$420,000 | \$168.34 |
| Hill View | 1 | 0.2% | 1,679 | 62 | \$265,000 | \$157.83 |
| Hillcrest | 1 | 0.2% | 1,422 | 41 | \$215,000 | \$151.20 |
| Homes At Oakmont | 1 | 0.2% | 1,625 | 71 | \$230,000 | \$141.54 |
| Indian Trail | 2 | 0.4% | 2,372 | 72 | \$518,875 | \$220.05 |

Rogers

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Irene | 1 | 0.2% | 1,536 | 36 | \$270,000 | \$175.78 |
| Iveys, The | 14 | 3.1% | 2,218 | 40 | \$478,664 | \$215.95 |
| J Wade Sikes Park | 3 | 0.7% | 2,182 | 26 | \$392,333 | \$179.79 |
| Juhres | 1 | 0.2% | 936 | 35 | \$215,000 | \$229.70 |
| Lakeview | 1 | 0.2% | 2,484 | 128 | \$437,100 | \$175.97 |
| Lakewood Crossing | 3 | 0.7% | 1,989 | 39 | \$356,667 | \$180.46 |
| Larimore & Garner | 2 | 0.4% | 1,610 | 120 | \$206,000 | \$144.45 |
| Legacy Estates | 2 | 0.4% | 3,279 | 67 | \$569,250 | \$173.65 |
| Lexington | 1 | 0.2% | 2,294 | 26 | \$448,500 | \$195.51 |
| Liberty Bell | 3 | 0.7% | 2,362 | 35 | \$498,333 | \$211.55 |
| Loveland | 1 | 0.2% | 944 | 65 | \$169,000 | \$179.03 |
| Majestic Acres | 1 | 0.2% | 986 | 43 | \$190,000 | \$192.70 |
| Manors On Blossom Way | 1 | 0.2% | 4,495 | 46 | \$915,000 | \$203.56 |
| Mcgaugheys Orchard | 5 | 1.1% | 1,283 | 47 | \$223,200 | \$179.61 |
| McNeils | 2 | 0.4% | 1,623 | 38 | \$345,000 | \$212.57 |
| Meadow Acres | 1 | 0.2% | 1,661 | 34 | \$305,000 | \$183.62 |
| Meadow Park | 1 | 0.2% | 1,872 | 47 | \$230,000 | \$122.86 |
| Midway | 2 | 0.4% | 2,716 | 509 | \$337,500 | \$128.39 |
| Monte Ne | 1 | 0.2% | 1,123 | 35 | \$200,000 | \$178.09 |
| Montroux | 2 | 0.4% | 2,120 | 37 | \$432,500 | \$204.23 |
| New Hope Terrace | 1 | 0.2% | 1,232 | 36 | \$212,000 | \$172.08 |
| North Brush Creek Hills | 1 | 0.2% | 3,759 | 39 | \$510,000 | \$135.67 |
| Northland Heights | 1 | 0.2% | 2,874 | 57 | \$350,000 | \$121.78 |
| Northridge | 2 | 0.4% | 1,359 | 43 | \$207,500 | \$153.43 |
| Norwood | 3 | 0.7% | 1,556 | 63 | \$228,333 | \$146.91 |
| Oak Hill | 6 | 1.3% | 2,019 | 56 | \$292,250 | \$146.59 |
| Oak View | 1 | 0.2% | 1,296 | 187 | \$140,000 | \$108.02 |
| Oakhurst | 1 | 0.2% | 966 | 4 | \$95,000 | \$98.34 |
| Oldetown Estates | 1 | 0.2% | 2,055 | 32 | \$415,000 | \$201.95 |
| Olivewood | 1 | 0.2% | 1,189 | 49 | \$200,000 | \$168.21 |
| Olrich Acres | 1 | 0.2% | 1,272 | 35 | \$230,000 | \$180.82 |
| Parkwood | 1 | 0.2% | 2,543 | 25 | \$325,000 | \$127.80 |
| Patrick Place | 2 | 0.4% | 1,539 | 100 | \$287,750 | \$189.83 |
| Peaks, The | 7 | 1.6% | 2,513 | 45 | \$466,029 | \$182.44 |
| Perry Place | 1 | 0.2% | 2,135 | 36 | \$399,000 | \$186.89 |
| Pinewoods | 1 | 0.2% | 1,244 | 57 | \$225,000 | \$180.87 |
| Pinnacle | 6 | 1.3% | 3,976 | 44 | \$1,075,417 | \$270.16 |

Rogers

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Pinnacle Gardens | 1 | 0.2% | 3,202 | 42 | \$535,000 | \$167.08 |
| Plantation, The | 3 | 0.7% | 1,464 | 48 | \$268,333 | \$184.25 |
| Pleasant Acres | 1 | 0.2% | 2,750 | 44 | \$523,500 | \$190.36 |
| Post Meadows | 1 | 0.2% | 1,540 | 100 | \$270,000 | \$175.32 |
| Ranch Plaza | 1 | 0.2% | 1,700 | 33 | \$299,999 | \$176.47 |
| Ridgecrest Meadows | 4 | 0.9% | 2,261 | 43 | \$433,475 | \$191.62 |
| Roberts | 1 | 0.2% | 1,484 | 56 | \$255,000 | \$171.83 |
| Robertson | 2 | 0.4% | 1,350 | 43 | \$185,000 | \$152.87 |
| Rocky Creek | 1 | 0.2% | 2,280 | 51 | \$432,500 | \$189.69 |
| Rogers Heights | 3 | 0.7% | 1,036 | 49 | \$193,333 | \$192.56 |
| Rollers Ridge | 2 | 0.4% | 1,435 | 41 | \$264,500 | \$184.36 |
| Rolling Hills | 2 | 0.4% | 1,531 | 68 | \$247,000 | \$158.18 |
| Rolling Oaks | 4 | 0.9% | 1,196 | 69 | \$200,000 | \$170.09 |
| Rosewood | 3 | 0.7% | 1,977 | 29 | \$303,598 | \$154.09 |
| S H Cole | 1 | 0.2% | 1,376 | 33 | \$180,000 | \$130.81 |
| Saddlebrook Farm | 1 | 0.2% | 3,354 | 107 | \$590,000 | \$175.91 |
| Savannah Estates | 18 | 4.0% | 3,108 | 370 | \$619,487 | \$199.66 |
| Scissortail | 16 | 3.6% | 3,451 | 61 | \$874,935 | \$252.62 |
| Seminole Hills | 1 | 0.2% | 1,820 | 42 | \$295,000 | \$162.09 |
| Seminole Place | 1 | 0.2% | 1,640 | 38 | \$290,000 | \$176.83 |
| Shadow Valley | 31 | 6.9% | 3,213 | 73 | \$710,716 | \$219.91 |
| Shadow Valley Townhomes | 1 | 0.2% | 1,937 | 48 | \$395,000 | \$203.92 |
| Shenandoah | 1 | 0.2% | 1,303 | 40 | \$245,000 | \$188.03 |
| Silo Falls | 4 | 0.9% | 3,231 | 48 | \$736,625 | \$225.89 |
| Silvertree Twnhms | 1 | 0.2% | 1,401 | 63 | \$240,000 | \$171.31 |
| Sky Mountain | 1 | 0.2% | 2,838 | 92 | \$499,900 | \$176.15 |
| Smith & Hayes | 1 | 0.2% | 1,169 | 45 | \$217,500 | \$186.06 |
| Snodgrass | 1 | 0.2% | 1,286 | 47 | \$242,500 | \$188.57 |
| Southern Hills | 2 | 0.4% | 1,453 | 55 | \$242,500 | \$167.16 |
| Stone Manor Condo | 1 | 0.2% | 1,258 | 63 | \$297,500 | \$236.49 |
| Stoney Creek Place | 2 | 0.4% | 1,977 | 55 | \$400,500 | \$202.42 |
| Stoney Point | 3 | 0.7% | 1,575 | 40 | \$269,500 | \$171.33 |
| Summit Heights | 2 | 0.4% | 2,633 | 52 | \$446,625 | \$167.19 |
| Sun Bridge | 1 | 0.2% | 2,718 | 21 | \$340,000 | \$125.09 |
| Sundance Acres | 2 | 0.4% | 1,289 | 70 | \$215,000 | \$166.63 |
| SUNDANCE TRACE | 1 | 0.2% | 1,228 | 1 | \$230,000 | \$187.30 |
| Sundown | 1 | 0.2% | 1,448 | 31 | \$254,000 | \$175.41 |

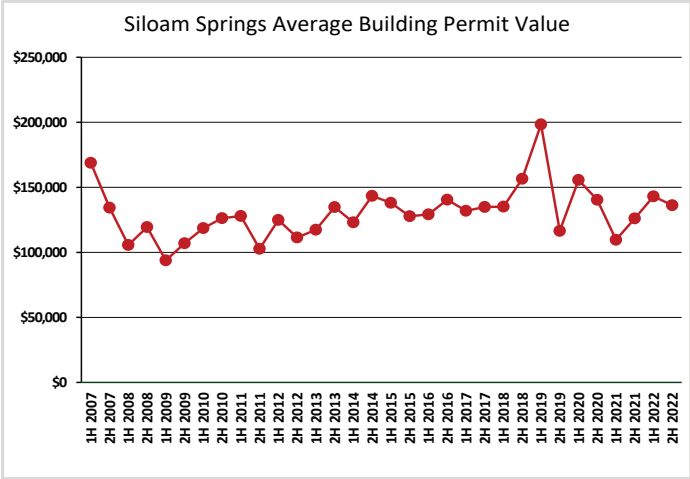
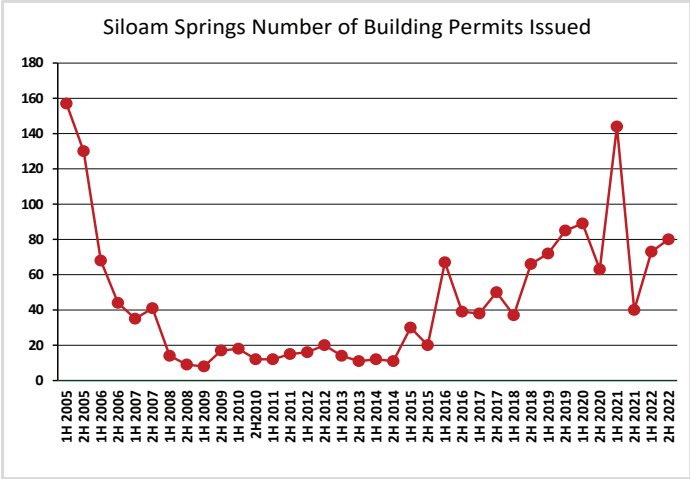
Rogers

Characteristics of Houses Sold

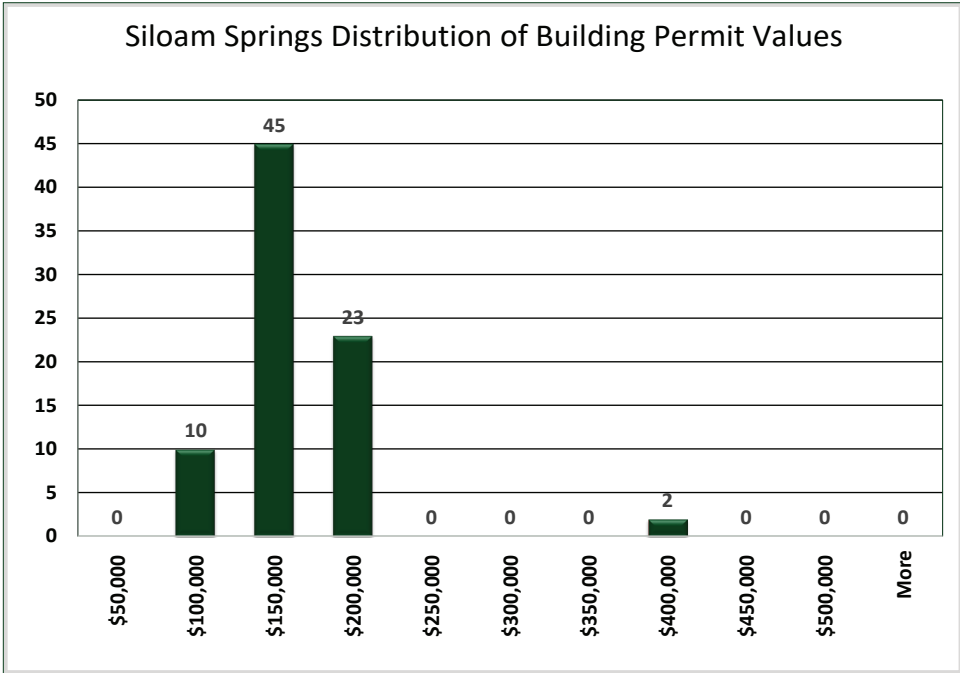
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Sunny Acres | 1 | 0.2% | 1,215 | 26 | \$233,500 | \$192.18 |
| Timberidge | 1 | 0.2% | 1,175 | 14 | \$180,000 | \$153.19 |
| Turtle Creek | 1 | 0.2% | 2,195 | 91 | \$307,000 | \$139.86 |
| Victoria Place | 3 | 0.7% | 1,128 | 35 | \$226,000 | \$201.15 |
| Villas at Cobble Creek | 9 | 2.0% | 1,833 | 335 | \$382,611 | \$209.30 |
| Warren Glen | 7 | 1.6% | 3,221 | 62 | \$591,829 | \$185.15 |
| Weber | 1 | 0.2% | 1,624 | 47 | \$260,000 | \$160.10 |
| West Landing | 1 | 0.2% | 2,400 | 22 | \$501,000 | \$208.75 |
| Western Terrace | 3 | 0.7% | 1,661 | 50 | \$231,333 | \$140.15 |
| Westridge | 5 | 1.1% | 1,366 | 45 | \$229,200 | \$168.39 |
| Westwood Hills | 2 | 0.4% | 1,579 | 50 | \$231,950 | \$146.15 |
| Whispering Timbers | 13 | 2.9% | 1,937 | 53 | \$347,188 | \$180.88 |
| Woodhaven | 1 | 0.2% | 2,867 | 70 | \$580,000 | \$202.30 |
| Woodland Acres | 1 | 0.2% | 1,687 | 39 | \$256,000 | \$151.75 |
| Other | 11 | 2.4% | 1,921 | 82 | \$361,045 | \$194.58 |
| Rogers Sold | 449 | 100.0% | 2,275 | 77 | \$443,632 | \$190.66 |



Siloam Springs Building Permits



| Siloam Springs | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 40 | 73 | 80 | 100.0% | 9.6% |
| Average Value of Residential Building Permits | \$126,088 | \$143,022 | \$136,196 | 8.0% | -4.8% |



Siloam Springs

Active Subdivisions

There were 686 total lots in 16 active subdivisions in Siloam Springs in the second half of 2022. 53.2 percent of the lots were occupied, 5.2 percent were complete but unoccupied, 9.8 were under construction, 8.2 percent were starts, and 23.6 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the second half of 2022 were Lawlis Ranch, Phase II with 30, Foxtail, Phase I with 12, and Sweet Homes, Phase I with 10.

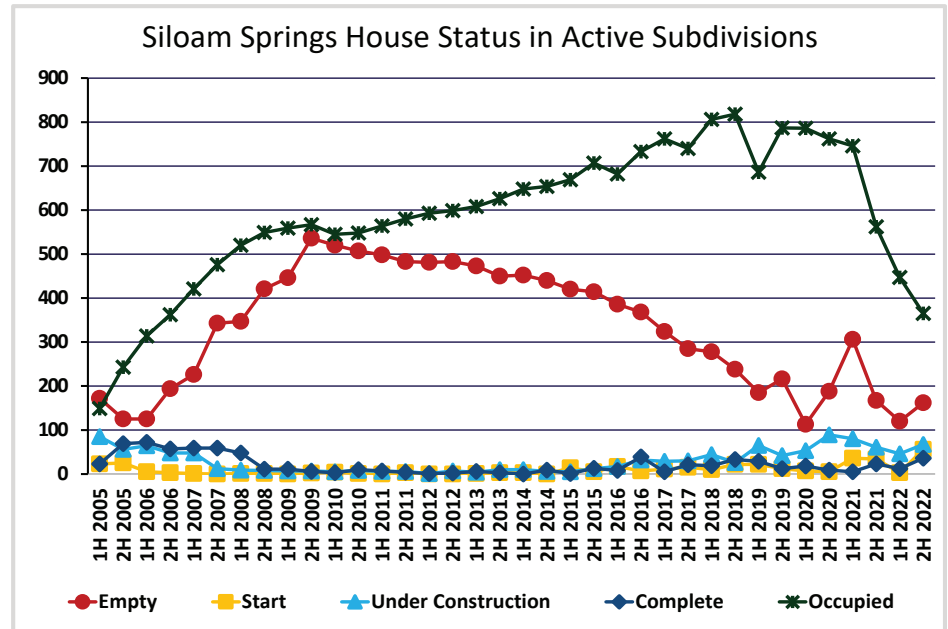
Ashley Park, Phase II had the most houses becoming occupied in Siloam Springs with 24 houses. An additional 9 houses in Sweet Homes, Phase I became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 16 active subdivisions in Siloam Springs.

54 new houses in Siloam Springs became occupied in the second half of 2022. The annual absorption rate implies that there are 24.9 months of remaining inventory in active subdivisions, up from 10.9 percent in the first half of 2022.

In 2 out of the 16 active subdivisions in Siloam Springs, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Siloam Springs from 51.2 percent in 2012 to 58.6 percent in the second half of 2022.



Additionally, 1,066 new lots in 19 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|-----------------------------|---------------|------------------|------------|------------|
| Bellview Estates | 1H 2021 | 95 | | 95 |
| Carley Crossing, Phase III | 2H 2022 | | 56 | 56 |
| Castlewood | 1H 2021 | 100 | | 100 |
| Faulkner Addition | 2H 2021 | | 6 | 6 |
| Fox Meadow (revised) | 1H 2022 | 9 | | 9 |
| Fox Tail, Phase II | 2H 2022 | | 109 | 109 |
| Foxtail Village | 1H 2022 | 56 | | 56 |
| Grandview Estates, Phase II | 2H 2020 | 65 | | 65 |
| Heritage Ranch, Phase II | 2H 2020 | | 17 | 17 |
| Heritage Ranch, Phases III | 1H 2022 | | 56 | 56 |
| Hillcrest | 2H 2021 | 99 | | 99 |
| Lawlis Ranch III-V | 2H 2020 | 23 | | 23 |
| Mission Hills | 2H 2022 | | 123 | 123 |
| Somerset, Phase I | 1H 2022 | | 75 | 75 |
| Somerset, Phase II | 2H 2021 | 23 | | 23 |
| Stubbs Court | 2H 2020 | | 30 | 30 |
| The Commons | 1H 2022 | 28 | | 28 |
| Trail Pointe | 1H 2022 | 38 | | 38 |
| Whispering Oaks | 1H 2021 | 58 | | 58 |
| | | 594 | 472 | 1,066 |

Siloam Springs

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|-----------|-----------|------------|------------|-----------|-------------|
| Ashley Park, Phase II | 0 | 0 | 0 | 10 | 70 | 80 | 24 | 3.4 |
| Carley Crossing, Phase I, II | 43 | 28 | 5 | 0 | 0 | 76 | 0 | -- |
| City Lake View Estates | 1 | 0 | 0 | 0 | 8 | 9 | 2 | 4.0 |
| Club View Estates | 6 | 0 | 0 | 0 | 8 | 14 | 1 | 72.0 |
| Endura Park | 34 | 11 | 5 | 13 | 36 | 99 | 6 | 21.0 |
| Forest Hills | 18 | 0 | 1 | 0 | 49 | 68 | 0 | 114.0 |
| Foxtail, Phase I | 23 | 12 | 12 | 12 | 8 | 67 | 8 | 88.5 |
| Lawlis Ranch, Phase IB | 3 | 1 | 0 | 0 | 0 | 4 | 0 | -- |
| Lawlis Ranch, Phase II | 1 | 2 | 30 | 0 | 0 | 33 | 0 | -- |
| Maloree Woods ^{1,2} | 6 | 0 | 0 | 0 | 50 | 56 | 0 | -- |
| Prairie Meadow Estates | 1 | 0 | 0 | 0 | 20 | 21 | 2 | 2.4 |
| Shady Grove Estates, Phase II ^{1,2} | 2 | 1 | 0 | 0 | 7 | 10 | 0 | -- |
| Stonecrest, Phase IV, V, VII | 2 | 0 | 0 | 0 | 58 | 60 | 2 | 4.8 |
| Sweet Homes, Phase I | 8 | 1 | 10 | 0 | 14 | 33 | 9 | 20.7 |
| Sweet Homes, Phase II | 12 | 0 | 2 | 0 | 0 | 14 | 0 | -- |
| Woodlands, The Phase II | 2 | 0 | 2 | 1 | 37 | 42 | 0 | 60.0 |
| Siloam Springs Active Lots | 162 | 56 | 67 | 36 | 365 | 686 | 54 | 24.9 |

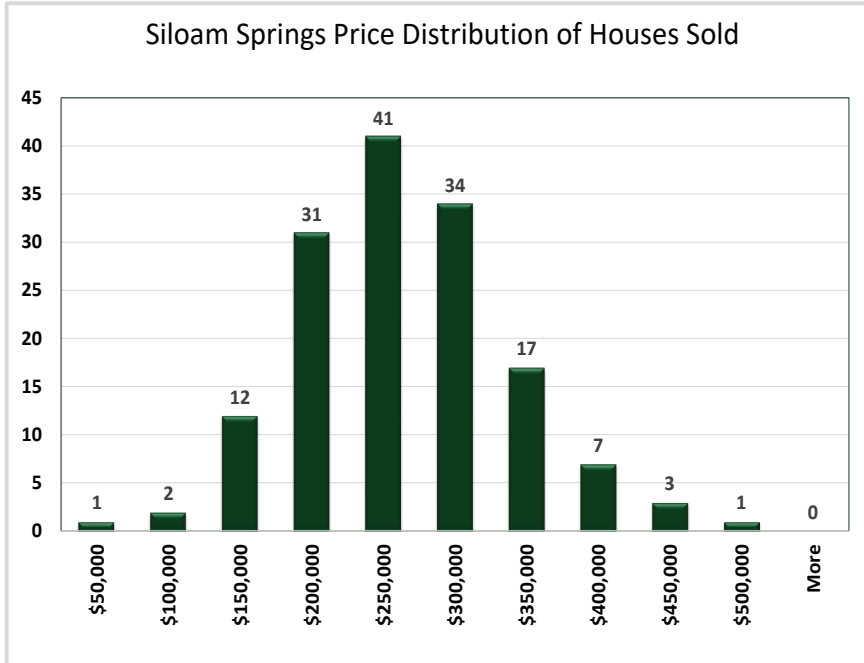
¹ No absorption has occurred in this subdivision in the last year.

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



Siloam Springs

Price Distribution of Houses Sold



149 houses were sold in Siloam Springs in the second half of 2022.

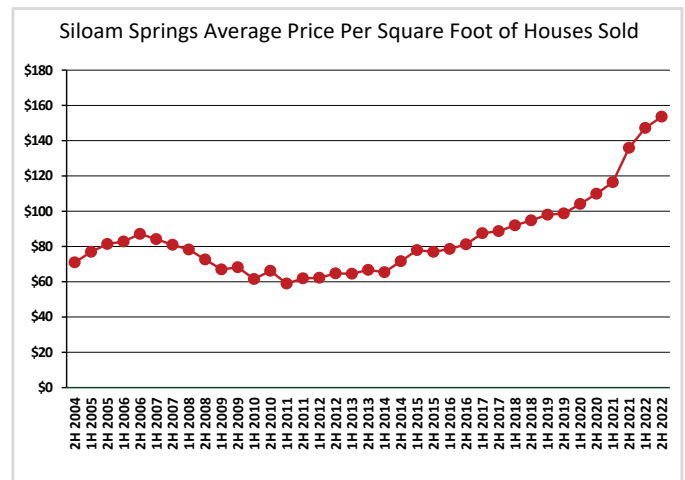
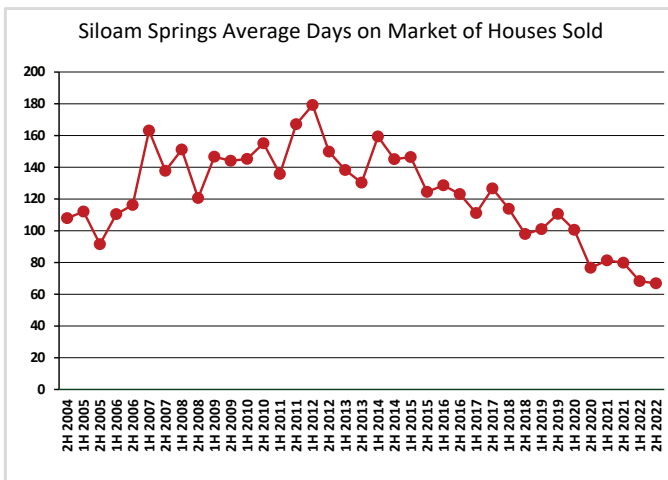
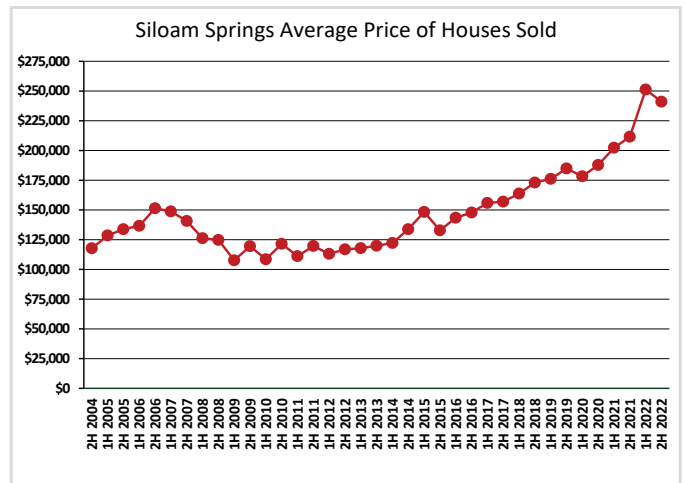
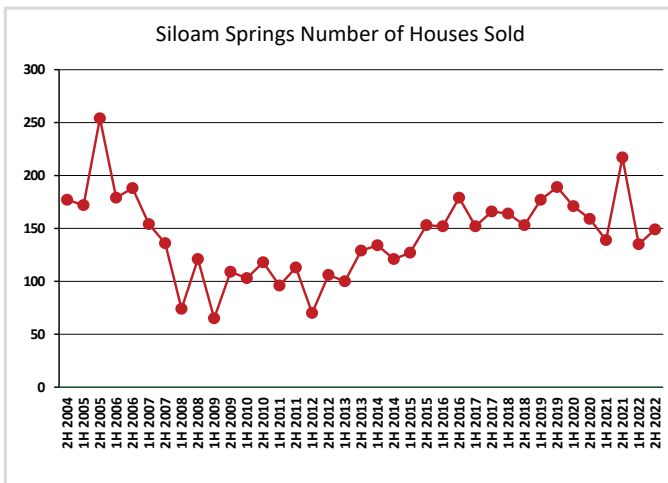
The average price of a house was \$240,992 at \$153.54 per square foot.

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

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 1 | 0.7% | 1,787 | 11 | 79.7% |
| \$50,001 - \$100,000 | 2 | 1.3% | 819 | 32 | 101.6% |
| \$100,001 - \$150,000 | 12 | 8.1% | 1,247 | 78 | 89.7% |
| \$150,001 - \$200,000 | 31 | 20.8% | 1,196 | 50 | 99.5% |
| \$200,001 - \$250,000 | 41 | 27.5% | 1,417 | 65 | 99.7% |
| \$250,001 - \$300,000 | 34 | 22.8% | 1,833 | 67 | 99.0% |
| \$300,001 - \$350,000 | 17 | 11.4% | 1,989 | 84 | 99.4% |
| \$350,001 - \$400,000 | 7 | 4.7% | 2,242 | 107 | 99.8% |
| \$400,001 - \$450,000 | 3 | 2.0% | 2,557 | 76 | 97.4% |
| \$450,001 - \$500,000 | 1 | 0.7% | 2,800 | 65 | 100.0% |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Total | 149 | 100.0% | 1,583 | 67 | 98.5% |

Siloam Springs

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 217 | 135 | 149 | -31.3% | 10.4% |
| Average Price of Houses Sold | \$211,577 | \$251,200 | \$240,992 | 13.9% | -4.1% |
| Average Days on Market | 80 | 68 | 67 | -16.3% | -2.0% |
| Average Price per Square Foot | \$135.95 | \$147.22 | \$153.54 | 12.9% | 4.3% |
| Percentage of County Sales | 3.5% | 2.8% | 3.1% | -12.6% | 8.8% |
| Number of New Houses Sold | 72 | 31 | 35 | -51.4% | 12.9% |
| Average Price of New Houses Sold | \$207,147 | \$289,045 | \$277,104 | 33.8% | -4.1% |
| Average Days on Market of New Houses Sold | 132 | 117 | 101 | -23.6% | -13.6% |
| Number of Houses Listed | 20 | 26 | 56 | 180.0% | 115.4% |
| Average List Price of Houses Listed | \$335,110 | \$253,383 | \$277,145 | -17.3% | 9.4% |

Siloam Springs

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Ashley Park | 10 | 6.7% | 1,848 | 47 | \$318,880 | \$172.57 |
| Autumn Glen | 1 | 0.7% | 1,310 | 55 | \$229,000 | \$174.81 |
| Autumn Glenn | 7 | 4.7% | 1,487 | 48 | \$244,571 | \$164.99 |
| Avery Place | 1 | 0.7% | 2,639 | 104 | \$445,000 | \$168.62 |
| Bartells | 4 | 2.7% | 1,586 | 80 | \$212,520 | \$136.35 |
| Beauchamps | 5 | 3.4% | 1,365 | 104 | \$119,400 | \$96.91 |
| Burnett Place | 1 | 0.7% | 2,050 | 39 | \$358,000 | \$174.63 |
| C M Burgess | 1 | 0.7% | 3,056 | 52 | \$260,000 | \$85.08 |
| Carls | 2 | 1.3% | 2,135 | 98 | \$339,500 | \$154.21 |
| Cd Gunter | 1 | 0.7% | 992 | 62 | \$160,475 | \$161.77 |
| Chattering Heights | 1 | 0.7% | 2,168 | 51 | \$285,000 | \$131.46 |
| Comstock | 4 | 2.7% | 1,228 | 62 | \$181,250 | \$148.64 |
| Copper Leaf | 2 | 1.3% | 1,697 | 34 | \$279,000 | \$164.99 |
| Cordes | 1 | 0.7% | 1,499 | 51 | \$235,000 | \$156.77 |
| Courtney Courts | 2 | 1.3% | 1,278 | 39 | \$211,500 | \$165.61 |
| Cranes | 2 | 1.3% | 1,268 | 71 | \$212,500 | \$171.33 |
| Eastgate | 3 | 2.0% | 1,417 | 47 | \$175,167 | \$126.38 |
| Fox Run | 1 | 0.7% | 1,410 | 26 | \$228,000 | \$161.70 |
| Fox Tail | 16 | 10.7% | 1,624 | 100 | \$253,107 | \$160.79 |
| Gabriel Park | 2 | 1.3% | 1,732 | 49 | \$293,500 | \$170.71 |
| Grandview Estates | 5 | 3.4% | 1,350 | 72 | \$208,914 | \$158.76 |
| Grimes | 1 | 0.7% | 962 | 23 | \$150,000 | \$155.93 |
| Heritage Ranch | 1 | 0.7% | 2,533 | 77 | \$418,000 | \$165.02 |
| Hickory Hills | 1 | 0.7% | 1,741 | 83 | \$218,000 | \$125.22 |
| Hico Manor | 4 | 2.7% | 1,366 | 56 | \$222,500 | \$163.32 |
| Highlands | 1 | 0.7% | 1,760 | 63 | \$280,000 | \$159.09 |
| Killebrew | 1 | 0.7% | 1,375 | 71 | \$220,000 | \$160.00 |
| Kimberly Heights | 3 | 2.0% | 1,277 | 55 | \$190,667 | \$149.50 |
| L M Proctors | 1 | 0.7% | 1,080 | 56 | \$162,400 | \$150.37 |
| Lyndale Estates | 1 | 0.7% | 1,568 | 34 | \$254,000 | \$161.99 |
| Maples, The | 1 | 0.7% | 1,819 | 39 | \$290,000 | \$159.43 |
| McCleskey Place | 1 | 0.7% | 1,535 | 28 | \$281,000 | \$183.06 |
| McNair | 1 | 0.7% | 1,412 | 30 | \$220,000 | \$155.81 |
| Mt Olive | 2 | 1.3% | 1,286 | 35 | \$175,250 | \$136.55 |
| Othel L Adams | 2 | 1.3% | 1,364 | 75 | \$175,500 | \$130.06 |
| Paige Place | 1 | 0.7% | 2,279 | 67 | \$375,000 | \$164.55 |
| Patriot Park | 2 | 1.3% | 1,404 | 36 | \$236,000 | \$168.10 |

Siloam Springs

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Pettys | 1 | 0.7% | 1,196 | 3 | \$190,000 | \$158.86 |
| Plainview | 1 | 0.7% | 1,120 | 45 | \$165,000 | \$147.32 |
| Quail Run | 2 | 1.3% | 1,157 | 39 | \$186,000 | \$160.78 |
| Ravenwood | 1 | 0.7% | 2,052 | 35 | \$350,000 | \$170.57 |
| Reta Place | 1 | 0.7% | 1,154 | 37 | \$190,000 | \$164.64 |
| Roberts | 1 | 0.7% | 1,268 | 43 | \$168,000 | \$132.49 |
| Rolling Hills | 4 | 2.7% | 2,303 | 86 | \$241,250 | \$102.61 |
| Siloam Springs Original | 2 | 1.3% | 1,133 | 42 | \$200,000 | \$178.72 |
| Stone Ridge | 2 | 1.3% | 1,850 | 30 | \$307,400 | \$166.27 |
| Stonecrest | 3 | 2.0% | 2,018 | 49 | \$340,467 | \$168.59 |
| Sunset View | 1 | 0.7% | 1,224 | 59 | \$187,000 | \$152.78 |
| Sweet Home | 4 | 2.7% | 2,034 | 229 | \$345,983 | \$170.03 |
| Sweet Homes | 1 | 0.7% | 1,805 | 182 | \$306,128 | \$169.60 |
| Tara Heights | 1 | 0.7% | 1,961 | 85 | \$294,150 | \$150.00 |
| Teagues | 2 | 1.3% | 1,524 | 51 | \$192,500 | \$121.23 |
| Thomas & Barnes | 1 | 0.7% | 1,789 | 114 | \$246,500 | \$137.79 |
| University | 1 | 0.7% | 1,176 | 64 | \$150,000 | \$127.55 |
| Walnut Woods | 3 | 2.0% | 2,259 | 74 | \$314,000 | \$139.80 |
| West Kenwood | 1 | 0.7% | 1,600 | 53 | \$210,000 | \$131.25 |
| Wm C Tates | 4 | 2.7% | 989 | 42 | \$149,175 | \$148.90 |
| Woodlands, The | 6 | 4.0% | 1,816 | 54 | \$309,067 | \$170.22 |
| Young & Bailey | 1 | 0.7% | 1,213 | 54 | \$180,000 | \$148.39 |
| Other | 9 | 6.0% | 1,238 | 54 | \$185,200 | \$152.12 |
| Siloam Springs Houses Sold | 149 | 100.0% | 1,583 | 67 | \$240,992 | \$153.54 |

Unincorporated Areas in Benton County

Active Subdivisions

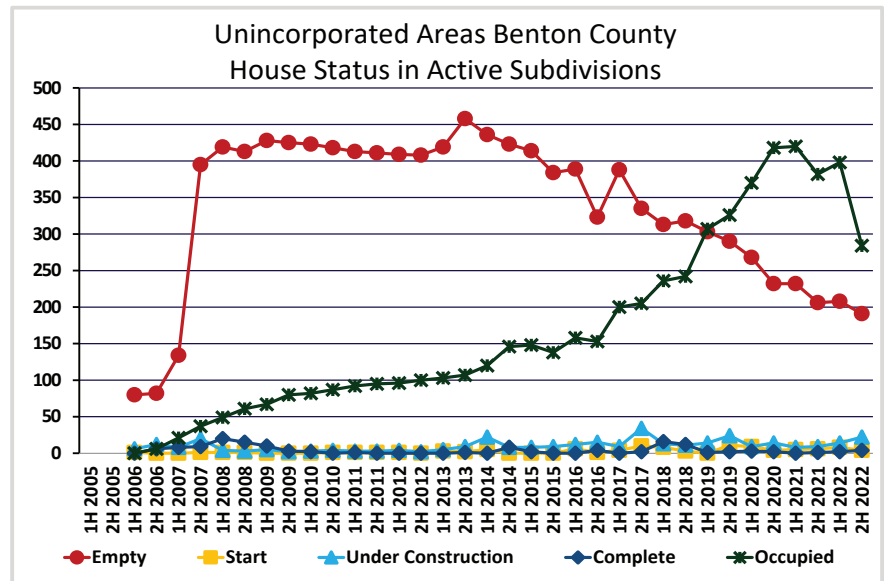
There were 505 total lots in 13 active subdivisions in Unincorporated Areas in Benton County in the second half of 2022. 56.2 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 4.4 were under construction, 0.8 percent were starts, and 37.8 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Benton County during the second half of 2022 were Timber Ridge Estates with 7, Ozark Hills with 6, and Pepper Hills with 3.

Timber Ridge Estates had the most houses becoming occupied in Unincorporated Areas in Benton County with 3 houses. An additional 2 houses in Moonlight Valley became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 13 active subdivisions in Unincorporated Areas in Benton County.

9 new houses in Unincorporated Areas in Benton County became occupied in the second half of 2022. The annual absorption rate implies that there are 294.7 months of remaining inventory in active subdivisions,



down from 309.3 percent in the first half of 2022.

In 5 out of the 13 active subdivisions in Unincorporated Areas in Benton County, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Benton County from 63.3 percent in 2012 to 51.3 percent in the second half of 2022.

Additionally, 112 new lots in 1 subdivisions received either preliminary or final approval by second half of 2022.

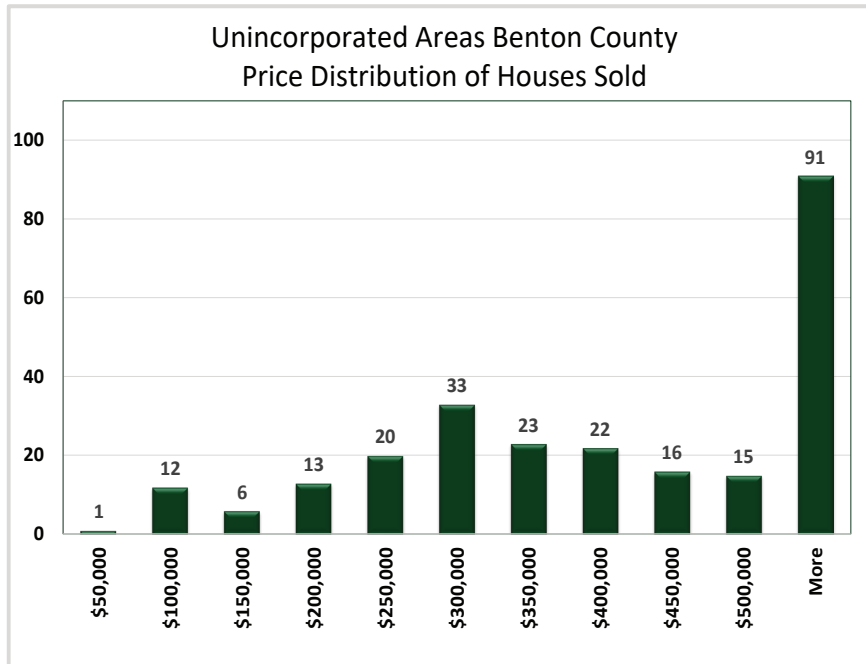
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|------------|----------|-----------|----------|------------|------------|----------|--------------|
| Beau Chalet | 14 | 0 | 2 | 0 | 28 | 44 | 0 | 192.0 |
| Charleston Park at Legendary ² | 4 | 0 | 0 | 0 | 104 | 108 | 0 | -- |
| Crow's Nest 6th ^{1,2} | 6 | 0 | 0 | 0 | 9 | 15 | 0 | -- |
| Esculapia Estates ¹ | 8 | 0 | 0 | 0 | 10 | 18 | 1 | 96.0 |
| Greenstone Estate | 5 | 0 | 1 | 0 | 41 | 47 | 0 | -- |
| Hawk's Landing ¹ | 14 | 0 | 1 | 0 | 2 | 17 | 1 | 180.0 |
| Moonlight Valley | 13 | 1 | 1 | 1 | 18 | 34 | 2 | 64.0 |
| Ozark Hills ¹ | 20 | 1 | 6 | 0 | 1 | 28 | 0 | -- |
| Pepper Hills | 20 | 0 | 3 | 0 | 31 | 54 | 2 | 55.2 |
| Pleasant Meadows ¹ | 0 | 0 | 0 | 1 | 19 | 20 | 0 | -- |
| Sylvan Acres | 18 | 0 | 0 | 0 | 8 | 26 | 0 | 216.0 |
| Timber Ridge Estates | 27 | 2 | 7 | 2 | 11 | 49 | 3 | 114.0 |
| Ventris Cove Estates | 42 | 0 | 1 | 0 | 2 | 45 | 0 | 516.0 |
| Unincorporated Areas Benton County | 191 | 4 | 22 | 4 | 284 | 505 | 9 | 294.7 |

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

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

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



252 houses were sold in Unincorporated Areas in Benton County in the second half of 2022.

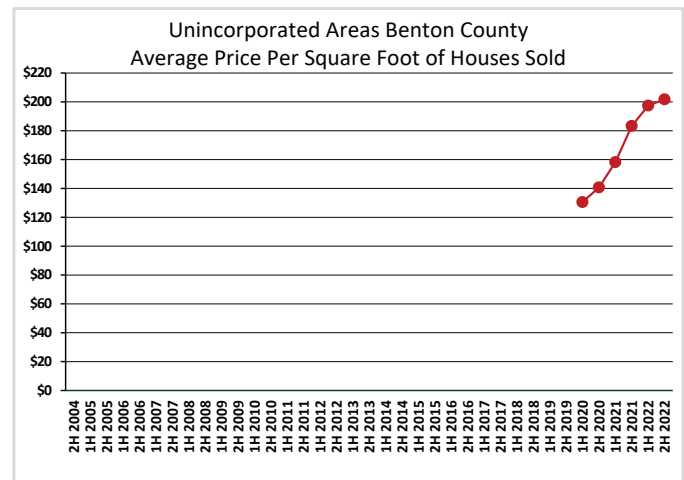
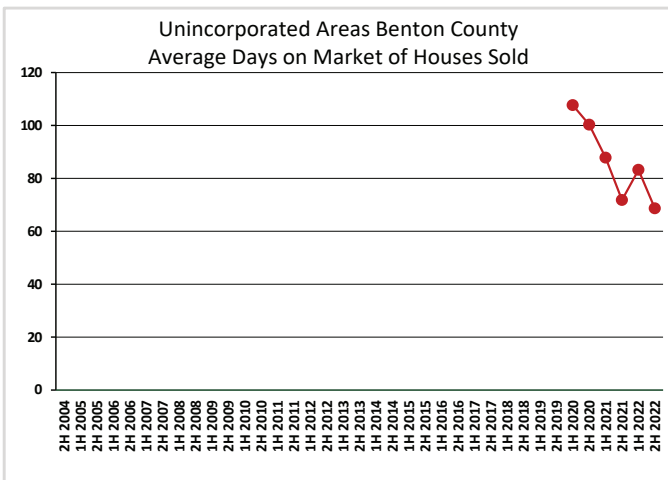
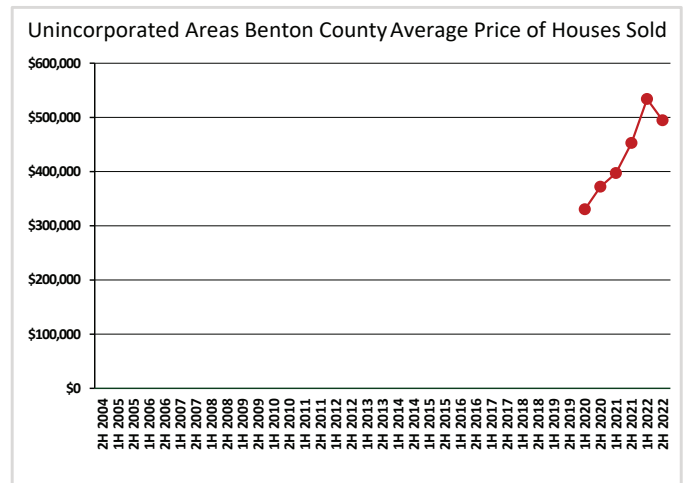
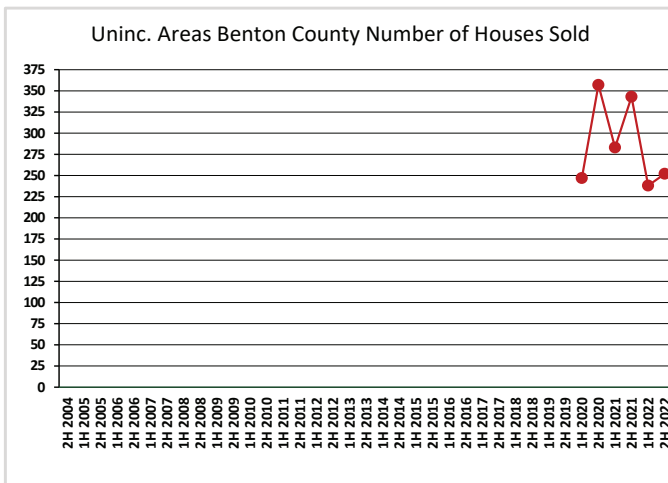
The average price of a house was \$494,514 at \$201.74 per square foot.

The median cost of a house was \$396,500.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 1 | 0.3% | 552 | 42 | 111.1% |
| \$50,001 - \$100,000 | 12 | 3.7% | 925 | 63 | 93.1% |
| \$100,001 - 150,000 | 6 | 1.9% | 1,138 | 56 | 95.4% |
| \$150,001 - \$200,000 | 13 | 4.0% | 1,326 | 75 | 94.7% |
| \$200,001 - \$250,000 | 20 | 6.2% | 1,444 | 55 | 99.1% |
| \$250,001 - \$300,000 | 33 | 10.3% | 1,654 | 61 | 98.2% |
| \$300,001 - \$350,000 | 23 | 7.2% | 1,933 | 63 | 96.3% |
| \$350,001 - \$400,000 | 22 | 6.9% | 2,056 | 51 | 99.2% |
| \$400,001 - \$450,000 | 16 | 5.0% | 1,916 | 54 | 98.0% |
| \$450,001 - \$500,000 | 15 | 4.7% | 2,687 | 72 | 94.1% |
| \$500,001+ | 91 | 28.3% | 3,469 | 83 | 96.9% |
| Total | 252 | 100.0% | 2,363 | 69 | 97.0% |

Unincorporated Areas in Benton County

Price Distribution of Houses Sold



| Sold Characteristics Unincorporated-BC | 1H 2021 | 2H 2021 | 1H 2022 | % change from 1H 2021 | % change from 2H 2021 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 343 | 238 | 252 | -26.5% | 5.9% |
| Average Price of Houses Sold | \$452,780 | \$533,846 | \$494,514 | 9.2% | -7.4% |
| Average Days on Market | 72 | 83 | 69 | -4.4% | -17.5% |
| Average Price per Square Foot | \$183.33 | \$197.41 | \$201.74 | 10.0% | 2.2% |
| Percentage of County Sales | 11.7% | 10.7% | 10.7% | -8.0% | 0.8% |
| Number of New Houses Sold | 16 | 8 | 14 | -12.5% | 75.0% |
| Average Price of New Houses Sold | \$492,043 | \$580,197 | \$682,985 | 38.8% | 17.7% |
| Average Days on Market of New Houses Sold | 103 | 182 | 85 | -18.1% | -53.5% |
| Number of Houses Listed | 67 | 105 | 122 | 82.1% | 16.2% |
| Average List Price of Houses Listed | \$938,273 | \$928,119 | \$786,469 | -16.2% | -15.3% |

Unincorporated Areas in Benton County

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Avalon | 1 | 0.4% | 4,125 | 77 | \$925,000 | \$224.24 |
| Beaver Lake | 1 | 0.4% | 3,233 | 55 | \$850,000 | \$262.91 |
| Beaver Shores | 13 | 5.2% | 1,983 | 77 | \$475,754 | \$223.22 |
| Beaver View Acres | 1 | 0.4% | 2,895 | 177 | \$650,000 | \$224.53 |
| Benton Ridge Estates | 1 | 0.4% | 3,274 | 103 | \$720,000 | \$219.91 |
| Bittersweet Valley | 1 | 0.4% | 3,065 | 56 | \$744,000 | \$242.74 |
| Blueberry Acres | 1 | 0.4% | 1,402 | 49 | \$289,000 | \$206.13 |
| Blueberry Hill | 1 | 0.4% | 2,205 | 66 | \$600,000 | \$272.11 |
| Chastain Acres | 1 | 0.4% | 1,076 | 46 | \$163,000 | \$151.49 |
| Cheval Farms | 1 | 0.4% | 2,950 | 57 | \$680,000 | \$230.51 |
| Cloverdale Estates | 3 | 1.2% | 1,620 | 53 | \$296,017 | \$182.69 |
| Crows Nest | 1 | 0.4% | 2,645 | 26 | \$430,000 | \$162.57 |
| Dawn Hill C C Resort | 13 | 5.2% | 1,082 | 59 | \$123,865 | \$100.68 |
| Deep Water | 1 | 0.4% | 1,812 | 159 | \$610,000 | \$336.64 |
| Deer Haven | 5 | 2.0% | 1,578 | 67 | \$267,800 | \$169.78 |
| Dream Valley | 6 | 2.4% | 2,412 | 59 | \$367,750 | \$156.70 |
| Dutchmans | 4 | 1.6% | 3,766 | 93 | \$698,500 | \$181.02 |
| E N Coons | 2 | 0.8% | 1,360 | 100 | \$192,500 | \$141.58 |
| Edgewood | 1 | 0.4% | 1,846 | 47 | \$300,000 | \$162.51 |
| Fords Creek | 1 | 0.4% | 5,125 | 111 | \$1,850,000 | \$360.98 |
| Forest Hills | 1 | 0.4% | 1,726 | 87 | \$485,000 | \$281.00 |
| Heritage Bay | 4 | 1.6% | 1,728 | 35 | \$493,750 | \$290.58 |
| High Meadow | 1 | 0.4% | 840 | 70 | \$179,000 | \$213.10 |
| Horseshoe Hills | 1 | 0.4% | 1,452 | 31 | \$285,000 | \$196.28 |
| Indian Point | 1 | 0.4% | 2,232 | 130 | \$335,000 | \$150.09 |
| J T Ford | 1 | 0.4% | 1,416 | 58 | \$247,000 | \$174.44 |
| Lake Forrest Heights | 2 | 0.8% | 1,869 | 109 | \$306,500 | \$163.01 |
| Lawlis Acres | 1 | 0.4% | 1,621 | 47 | \$285,000 | \$175.82 |
| Listening Hills | 1 | 0.4% | 1,500 | 93 | \$285,000 | \$190.00 |
| Little Hickory Meadows | 1 | 0.4% | 1,712 | 56 | \$259,900 | \$151.81 |
| Loma Linda | 1 | 0.4% | 2,882 | 86 | \$515,000 | \$178.70 |
| Lost Bridge Village | 5 | 2.0% | 1,396 | 54 | \$372,980 | \$239.24 |
| Mack Grimes | 3 | 1.2% | 2,402 | 96 | \$313,300 | \$132.76 |
| Meadows Edge | 1 | 0.4% | 3,672 | 78 | \$550,000 | \$149.78 |
| Molano | 1 | 0.4% | 2,339 | 77 | \$435,000 | \$185.98 |
| Monte Ne Shores | 1 | 0.4% | 2,331 | 52 | \$349,650 | \$150.00 |
| Moulder Hollow | 2 | 0.8% | 2,534 | 106 | \$673,500 | \$223.87 |

Unincorporated Areas in Benton County

Characteristics of Houses Sold

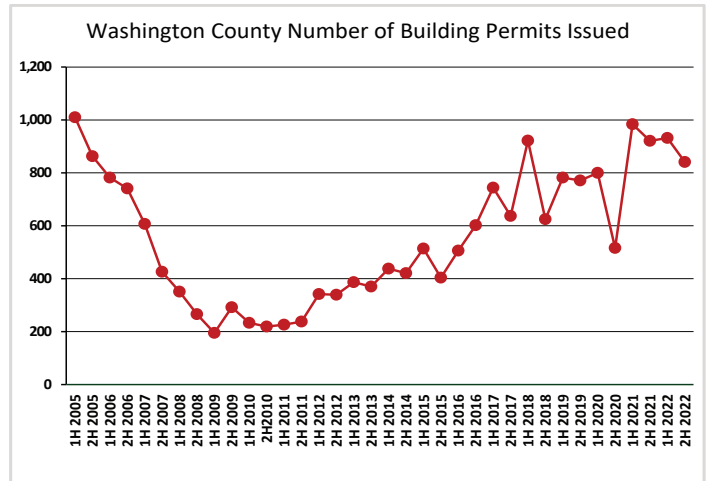
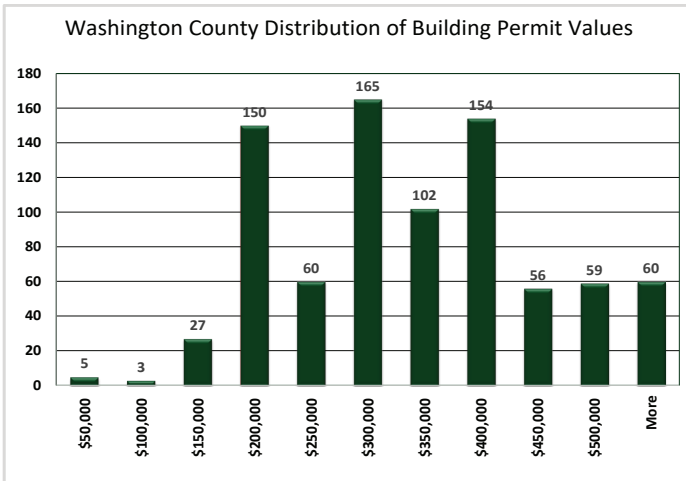
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Mountain Lake Estates | 2 | 0.8% | 3,959 | 74 | \$641,000 | \$164.12 |
| Navy Point Estates | 2 | 0.8% | 2,289 | 68 | \$520,000 | \$224.52 |
| North Hickory Hills | 1 | 0.4% | 960 | 49 | \$175,000 | \$182.29 |
| Oak Crest Estates | 1 | 0.4% | 1,504 | 33 | \$225,000 | \$149.60 |
| Oak Ridge Estates | 1 | 0.4% | 2,036 | 25 | \$450,000 | \$221.02 |
| Oak Ridge West | 1 | 0.4% | 1,456 | 54 | \$275,000 | \$188.87 |
| Oak Run | 1 | 0.4% | 3,321 | 35 | \$530,000 | \$159.59 |
| Oak View | 2 | 0.8% | 1,948 | 60 | \$385,000 | \$196.96 |
| Oakhills | 6 | 2.4% | 3,516 | 62 | \$656,667 | \$206.49 |
| Old Wire Rd Acres | 1 | 0.4% | 3,420 | 117 | \$500,000 | \$146.20 |
| Ortega | 1 | 0.4% | 8,125 | 675 | \$3,600,000 | \$443.08 |
| Otter Creek Place | 1 | 0.4% | 1,620 | 70 | \$265,000 | \$163.58 |
| Ozark Estates | 1 | 0.4% | 2,800 | 92 | \$610,000 | \$217.86 |
| Pepper Hills | 1 | 0.4% | 3,355 | 146 | \$720,000 | \$214.61 |
| Pine Ridge Estates | 1 | 0.4% | 2,268 | 56 | \$515,000 | \$227.07 |
| Pita Acres | 1 | 0.4% | 1,652 | 68 | \$285,000 | \$172.52 |
| Pleasant Hill Estate | 1 | 0.4% | 2,007 | 64 | \$320,000 | \$159.44 |
| Pleasure Heights | 2 | 0.8% | 808 | 52 | \$124,900 | \$166.53 |
| Point Virgo Estates | 1 | 0.4% | 2,464 | 36 | \$560,000 | \$227.27 |
| Posy Mountain Ranch | 1 | 0.4% | 1,975 | 124 | \$425,000 | \$215.19 |
| Putmans | 1 | 0.4% | 2,507 | 98 | \$585,000 | \$233.35 |
| QUAIL MEADOW | 1 | 0.4% | 1,900 | 34 | \$520,000 | \$273.68 |
| Rambo Riviera | 3 | 1.2% | 1,628 | 85 | \$319,133 | \$200.86 |
| Red Oak Hills | 1 | 0.4% | 1,424 | 35 | \$235,000 | \$165.03 |
| Ridgeview Acres | 1 | 0.4% | 1,480 | 63 | \$379,000 | \$256.08 |
| Rivercliff Park | 1 | 0.4% | 912 | 29 | \$395,000 | \$433.11 |
| Rivercliff Village | 2 | 0.8% | 3,105 | 27 | \$937,500 | \$305.82 |
| Runnymede | 1 | 0.4% | 2,728 | 126 | \$1,100,000 | \$403.23 |
| Rush Estates | 2 | 0.8% | 2,910 | 16 | \$445,000 | \$161.33 |
| Sequoyah Woods | 1 | 0.4% | 2,454 | 65 | \$346,000 | \$140.99 |
| Seratts | 1 | 0.4% | 2,832 | 47 | \$1,100,000 | \$388.42 |
| Shaffers Vista | 1 | 0.4% | 1,840 | 76 | \$389,000 | \$211.41 |
| South Mountain Estates | 2 | 0.8% | 6,367 | 92 | \$1,425,000 | \$223.40 |
| South Sun Estates | 1 | 0.4% | 2,769 | 48 | \$675,000 | \$243.77 |
| Spring Hollow | 1 | 0.4% | 3,233 | 66 | \$545,000 | \$168.57 |
| Stone Ridge Estates | 2 | 0.8% | 3,961 | 132 | \$925,000 | \$232.29 |

Unincorporated Areas in Benton County

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|--|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Stonebriar | 2 | 0.8% | 4,769 | 74 | \$1,027,500 | \$215.46 |
| Sunrise Manor | 1 | 0.4% | 2,009 | 13 | \$345,000 | \$171.73 |
| Talamore | 4 | 1.6% | 6,733 | 85 | \$1,519,125 | \$244.67 |
| Tanglewood Resort | 2 | 0.8% | 2,019 | 33 | \$364,938 | \$182.01 |
| Timber Ridge Estates | 3 | 1.2% | 2,776 | 34 | \$609,595 | \$219.59 |
| Top Flite | 7 | 2.8% | 3,300 | 61 | \$590,271 | \$180.70 |
| Townsend | 1 | 0.4% | 3,870 | 75 | \$742,000 | \$191.73 |
| Tucks Crossing | 1 | 0.4% | 2,438 | 49 | \$520,000 | \$213.29 |
| Viriden Hills | 1 | 0.4% | 1,456 | 36 | \$293,500 | \$201.58 |
| Vista Shores | 1 | 0.4% | 1,400 | 43 | \$290,000 | \$207.14 |
| Waterford Park | 1 | 0.4% | 6,069 | 76 | \$1,240,000 | \$204.32 |
| Woodridge | 1 | 0.4% | 3,668 | 124 | \$865,000 | \$235.82 |
| Woodridge Manor | 2 | 0.8% | 2,979 | 62 | \$744,500 | \$249.17 |
| Other | 87 | 34.5% | 2,102 | 63 | \$430,043 | \$203.21 |
| Unincorporated Areas in Benton County | 252 | 100.0% | 2,363 | 69 | \$494,514 | \$201.74 |

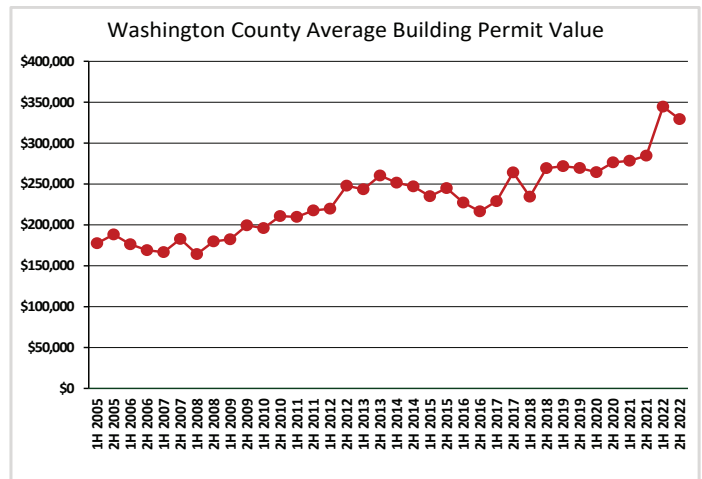
Washington County Building Permits



840 building permits were issued in Washington County during the second half of 2022. This is 39.7 percent decrease from the 932 permits issued in first half of 2022.

The average building permit value decreased 9.9 percent from \$344,940 in the first half of 2022 to \$329,283 in the second half of 2022. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

In the pipeline, Washington County has an additional 5,503 lots in 68 subdivisions in the preliminary or final plat status in the second half of 2022.

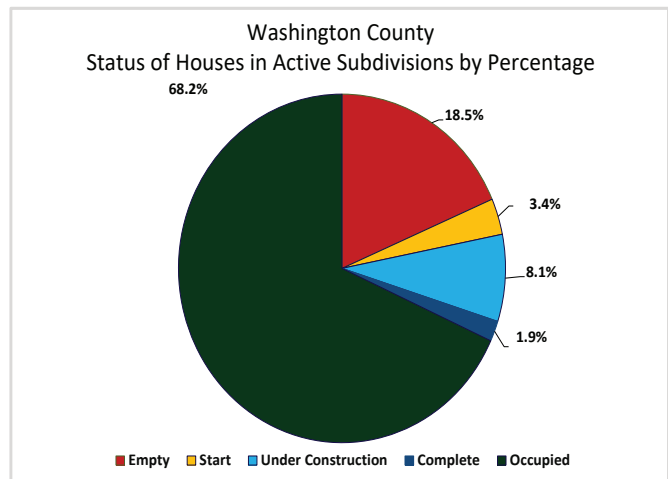
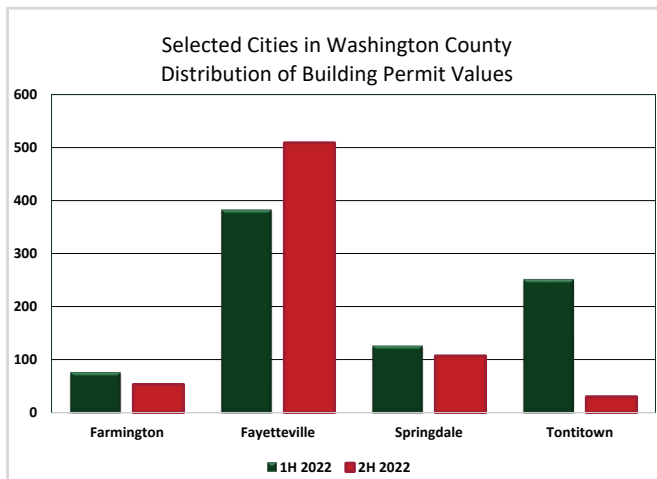


| Washington County Building Permits | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 921 | 932 | 840 | -8.8% | -9.9% |
| Average Value of Residential Building Permits | \$284,593 | \$344,490 | \$329,283 | 15.7% | -4.4% |

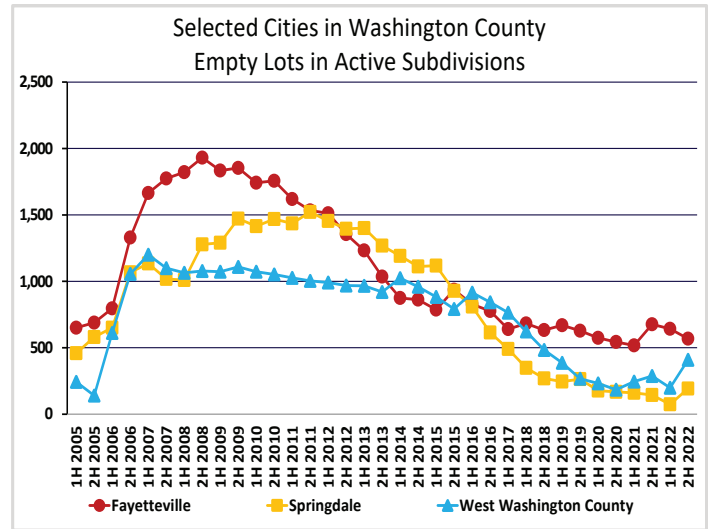
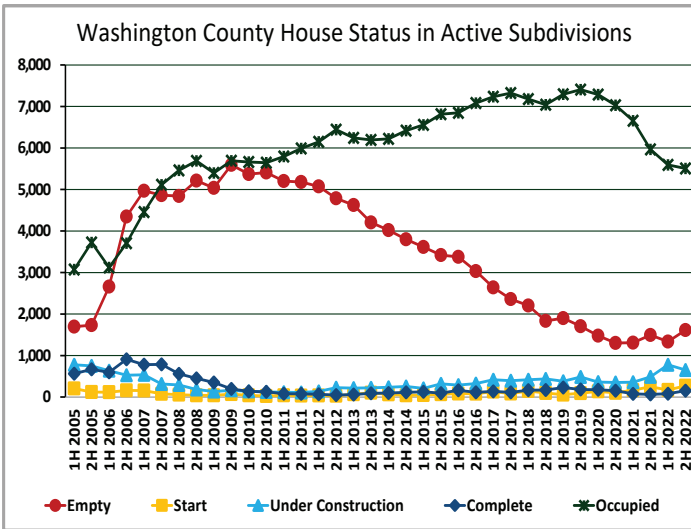
Washington County

Building Permits in Selected Cities

| Building Permit Values Washington County | Washington County | | | | | | | | | | | 2H 2022 | 1H 2022 | % WC | % NWA |
|--|-------------------|-----------|-----------|------------|-----------|------------|------------|------------|-----------|-----------|-----------|------------|------------|---------------|--------------|
| | \$50,000 | \$100,000 | \$100,000 | \$200,000 | \$250,000 | \$300,000 | \$350,000 | \$400,000 | \$450,000 | \$500,000 | More | | | | |
| Elkins | 1 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 7 | 56 | 0.8% | 0.3% |
| Elm Springs | 0 | 0 | 1 | 0 | 0 | 7 | 4 | 0 | 0 | 0 | 8 | 20 | 28 | 2.4% | 1.0% |
| Farmington | 0 | 0 | 0 | 0 | 0 | 13 | 3 | 7 | 14 | 6 | 10 | 53 | 77 | 6.3% | 2.5% |
| Fayetteville | 1 | 0 | 20 | 68 | 29 | 85 | 73 | 114 | 38 | 51 | 30 | 509 | 383 | 60.6% | 24.3% |
| Goshen | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 0 | 5 | 13 | 10 | 1.5% | 0.6% |
| Greenland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0.0% | 0.0% |
| Johnson | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 9 | 0.2% | 0.1% |
| Lincoln | 0 | 0 | 3 | 6 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 11 | 9 | 1.3% | 0.5% |
| Prairie Grove | 1 | 1 | 1 | 56 | 7 | 17 | 3 | 0 | 0 | 1 | 0 | 87 | 157 | 10.4% | 4.2% |
| Springdale | 1 | 0 | 1 | 17 | 21 | 40 | 11 | 10 | 3 | 1 | 2 | 107 | 67 | 12.7% | 5.1% |
| Tontitown | 1 | 1 | 0 | 2 | 1 | 2 | 2 | 18 | 1 | 0 | 2 | 30 | 127 | 3.6% | 1.4% |
| West Fork | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0.1% | 0.0% |
| West Washington County | 1 | 1 | 4 | 62 | 8 | 31 | 7 | 7 | 14 | 7 | 10 | 152 | 252 | 18.1% | 7.3% |
| Washington County | 5 | 3 | 27 | 150 | 60 | 165 | 101 | 154 | 56 | 59 | 60 | 840 | 932 | 100.0% | 40.2% |



Washington County Active Subdivisions



There were 8,197 total lots in 144 active subdivisions in Washington County in the second half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2022. 67.2 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 8.0 percent were under construction, 3.3 percent were starts, while 19.7 percent were empty lots.

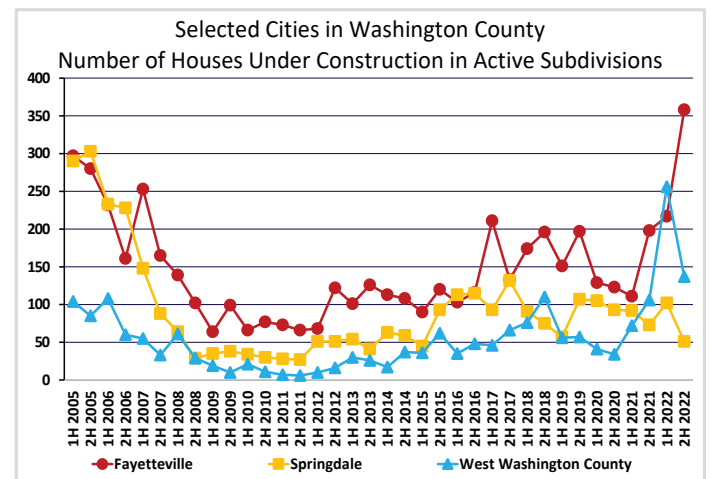
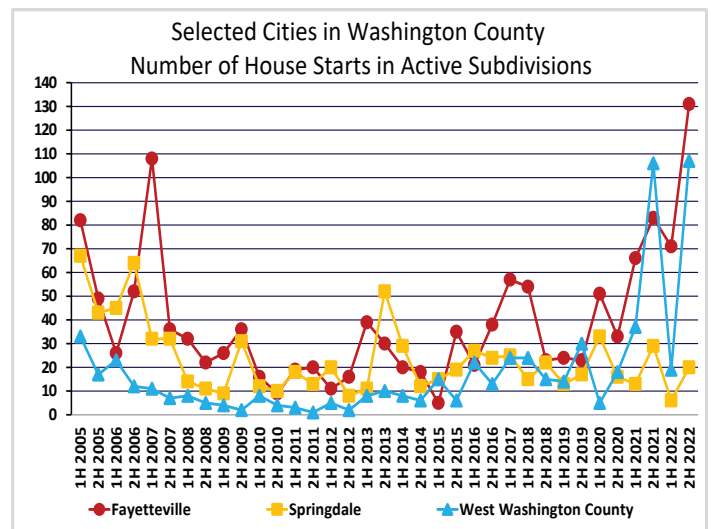
During the second half of 2022, 733 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 21.8 months of lot inventory at the end of second half of 2022.

Overall, in 37 out of the 144 active subdivisions in Washington County, no absorption occurred in the last year.

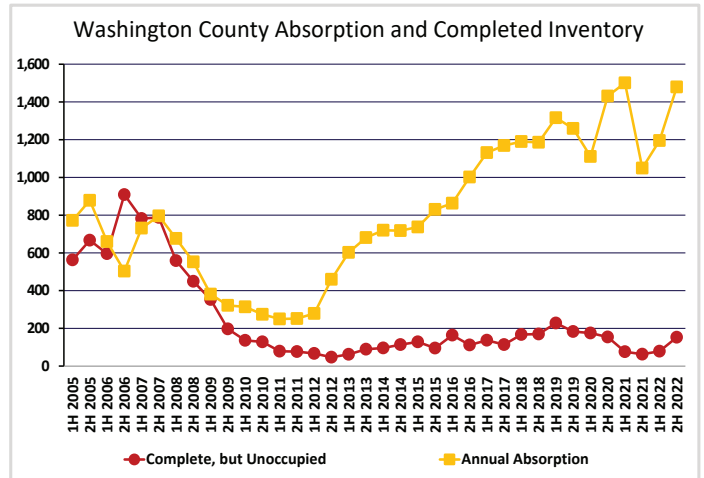
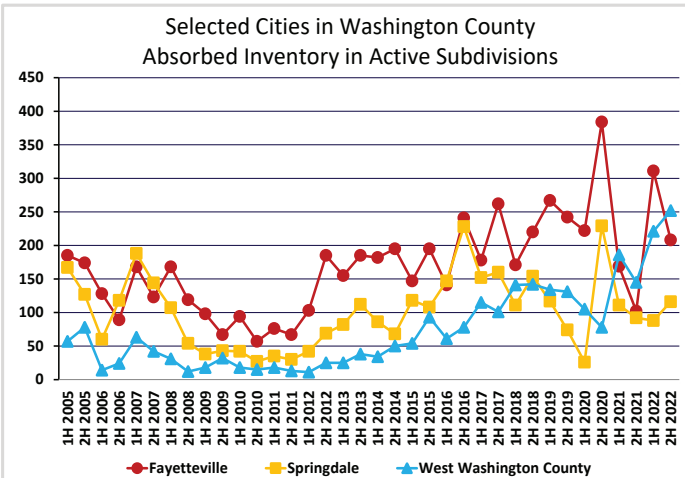
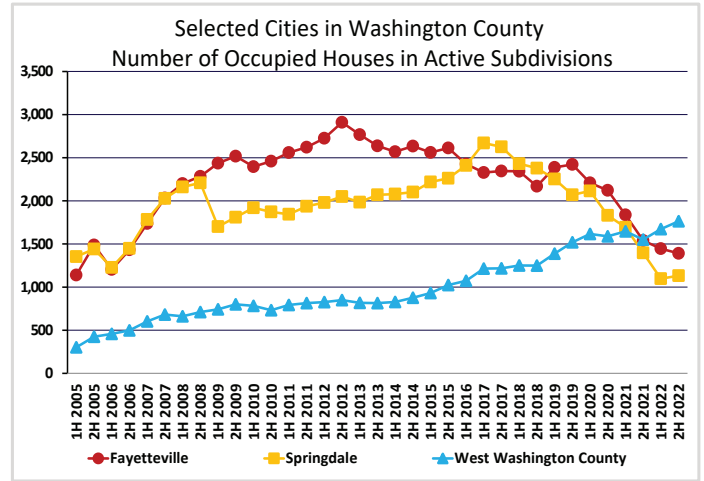
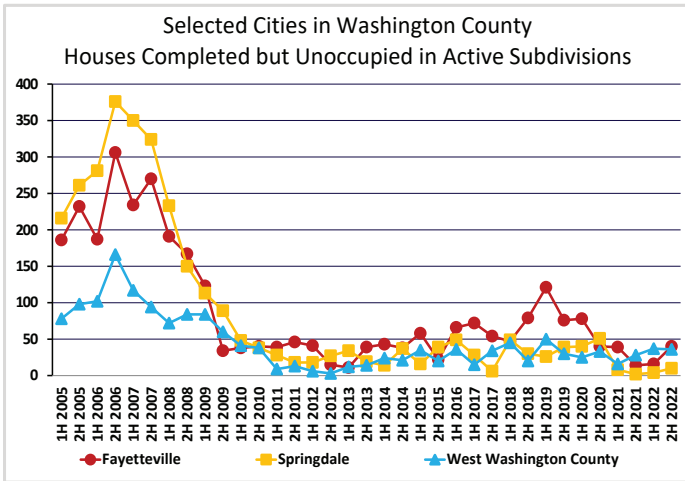
In the second half of 2022, Goose Creek, Phase II had the most absorption at 57 lots. The Groves at Engles Mill, Phase II followed with 49, and Stokenbury Farms in Elkins followed with 48. Towne West, Phase III,IV in Fayetteville had the most houses under construction with 76. Woodridge, Phase III in Fayetteville followed with 61.

No new construction or progress in existing construction has occurred in the last year in 21 of the 144 active subdivisions in the Washington County.

No new absorption has occurred in 37 of these subdivisions.



Washington County Active Subdivisions



The table on the right shows and additional 5,053 final and preliminary lots for Washington County.

Combining coming lots and existing total empty lots in Washington County for new and current subdivisions would total over 6,000 empty lots. Absorption in Washington County for the past five years averaged over 1,250 lots per year. If the current absorption continues, the current lots in the pipeline which are preliminary or approved would be absorbed in the next five years.

| Washington County | Total Final and Preliminary Subdivisions | Total Final and Preliminary Lots |
|-------------------------|--|----------------------------------|
| Farmington | 5 | 759 |
| Fayetteville | 34 | 2,107 |
| Goshen | 2 | 57 |
| Lincoln | 1 | 20 |
| Prairie Grove | 4 | 262 |
| Springdale | 18 | 1,672 |
| Tontitown | 4 | 176 |
| Washington Total | 68 | 5,053 |

Washington County Owner Occupied Trend

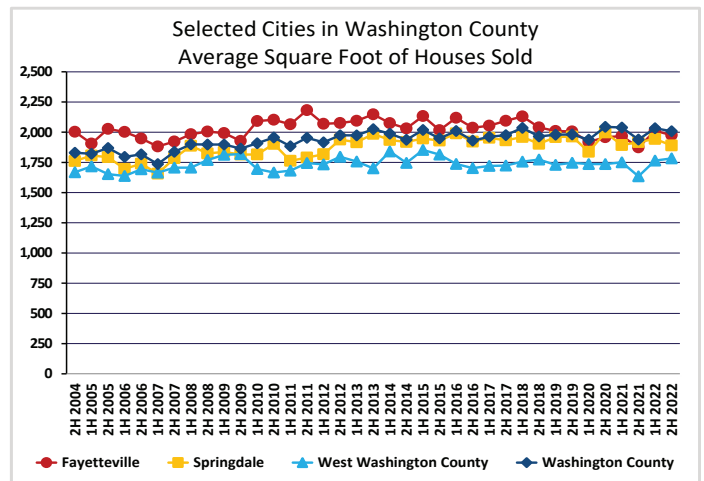
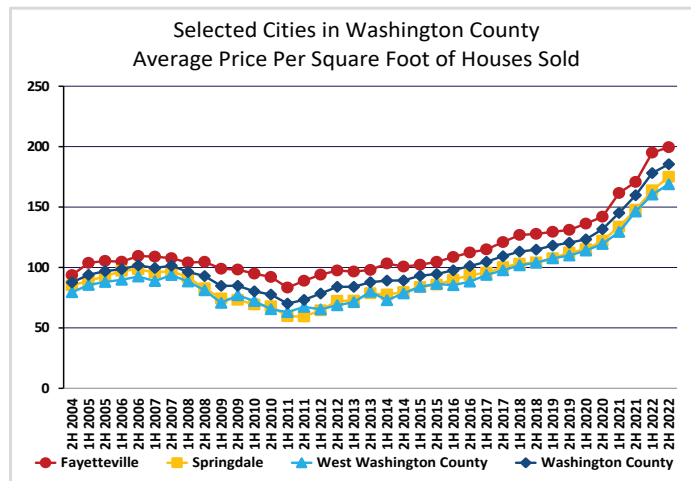
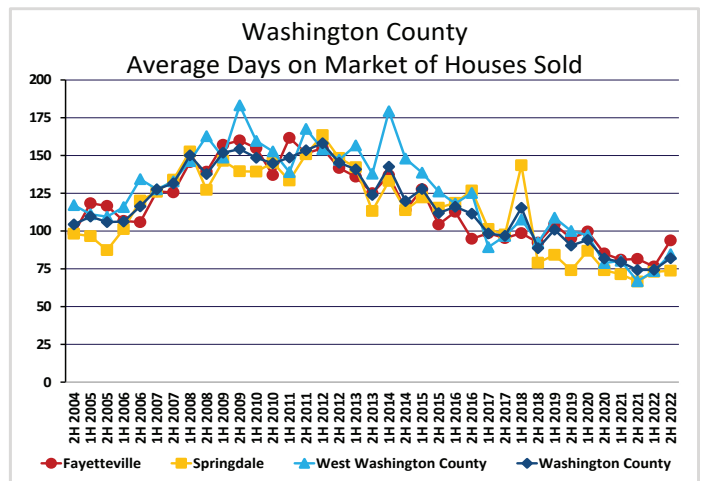
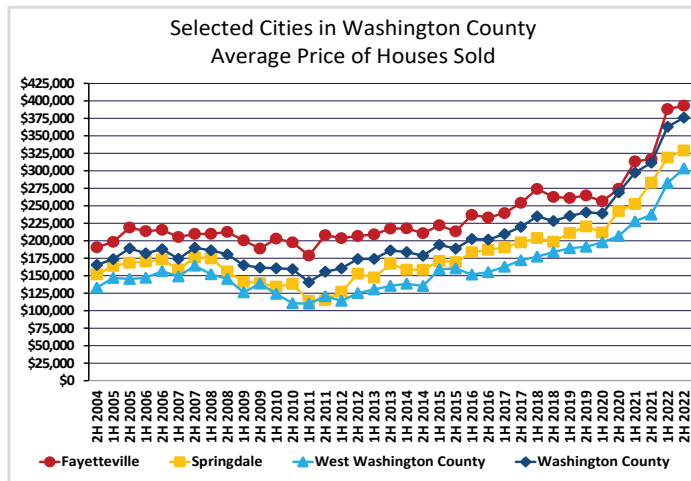
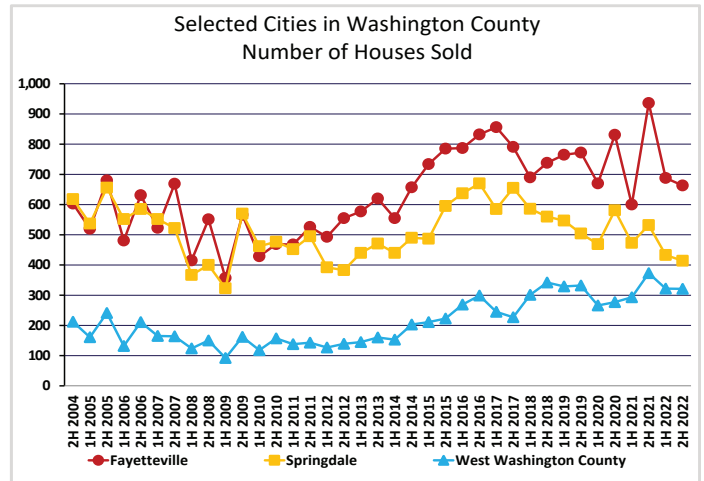
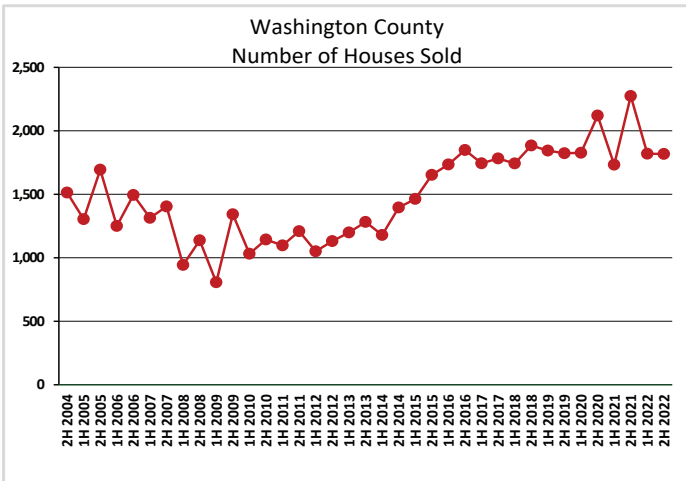
| Washington County Owner Occupied by City | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Elkins | 69.8% | 70.9% | 70.8% | 68.8% | 69.2% | 67.9% | 68.8% | 69.0% | 68.9% | 67.9% | 69.6% |
| Elm Springs | 79.8% | 79.5% | 79.3% | 77.6% | 78.9% | 77.8% | 74.1% | 74.0% | 71.9% | 72.0% | 73.8% |
| Farmington | 69.8% | 69.9% | 69.7% | 67.4% | 69.3% | 70.2% | 69.8% | 67.4% | 67.8% | 64.5% | 69.1% |
| Fayetteville | 59.2% | 58.6% | 58.3% | 56.0% | 55.9% | 56.5% | 55.9% | 54.5% | 54.2% | 53.0% | 54.6% |
| Goshen | 78.3% | 72.4% | 73.5% | 71.1% | 74.2% | 75.6% | 80.9% | 81.4% | 78.9% | 78.8% | 78.9% |
| Greenland | 68.5% | 67.9% | 67.3% | 67.5% | 68.4% | 69.8% | 70.3% | 72.7% | 74.3% | 71.8% | 74.3% |
| Johnson | 59.5% | 58.6% | 57.9% | 56.3% | 55.8% | 56.5% | 55.1% | 54.3% | 54.6% | 52.9% | 54.6% |
| Lincoln | 62.8% | 61.0% | 60.2% | 57.1% | 57.0% | 57.6% | 56.8% | 55.3% | 58.4% | 59.2% | 58.4% |
| Prairie Grove | 68.7% | 67.6% | 68.0% | 65.2% | 65.7% | 66.6% | 62.9% | 63.1% | 64.5% | 64.4% | 64.5% |
| Springdale | 64.7% | 64.1% | 74.2% | 62.2% | 62.5% | 63.4% | 64.0% | 62.7% | 62.8% | 61.6% | 62.8% |
| Tontitown | 78.2% | 77.9% | 63.4% | 78.1% | 73.4% | 71.3% | 63.7% | 70.7% | 71.9% | 69.2% | 71.9% |
| West Fork | 71.2% | 70.5% | 78.3% | 69.2% | 69.4% | 69.7% | 71.7% | 70.9% | 70.9% | 69.9% | 71.4% |
| Winslow | 63.0% | 65.0% | 70.0% | 62.8% | 65.2% | 65.7% | 71.0% | 63.0% | 60.4% | 65.0% | 60.4% |
| Rural-WC | 75.3% | 74.7% | 63.5% | 73.0% | 72.3% | 72.8% | 60.6% | 73.0% | 72.9% | 72.6% | 73.7% |
| Washington County | 64.9% | 64.3% | 63.9% | 62.0% | 62.1% | 62.2% | 62.4% | 62.2% | 61.7% | 61.7% | 60.6% |

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 2022 are provided in this report. The percentage of houses occupied by owners decreased from 64.9 percent in 2012 to 60.6 percent in the second half of 2022. This represents a decline of owner-occupied homes of 2.8% over the 10 year time span.

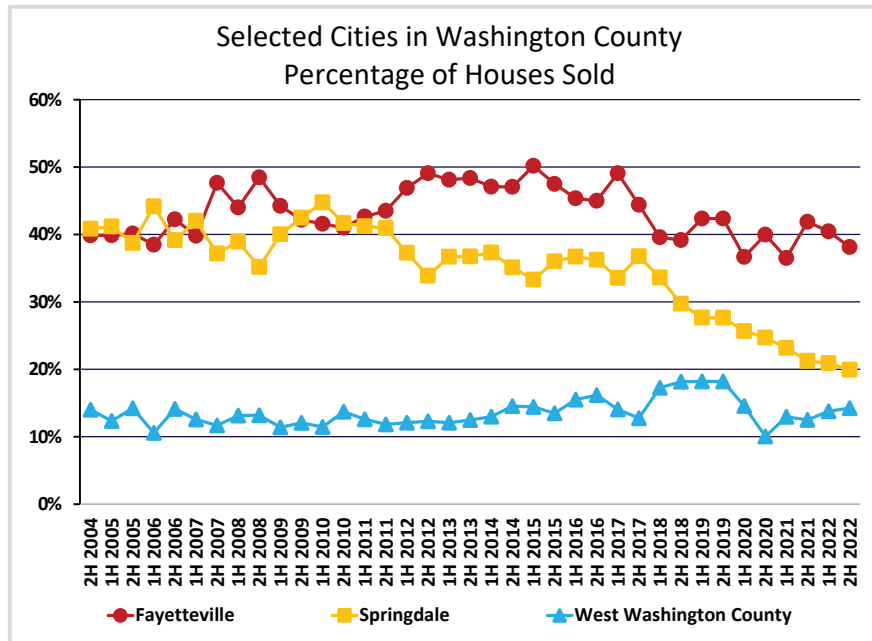
1,818 houses were sold in Washington County during the second half of 2022. The average price of a house was \$376,018 at \$168.81 per square foot. The median cost of a house sold in Washington County was \$320,275. The table below the graph covers a yearly and semi-yearly trend for house sales in Washington County.

| Sold Characteristics in Washington County | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 2,274 | 1,819 | 1,818 | -20.1% | -0.1% |
| Average Price of Houses Sold | \$311,572 | \$362,924 | \$376,018 | 20.7% | 3.6% |
| Average Days on Market | 74 | 74 | 82 | 10.5% | 10.3% |
| Average Price per Square Foot | \$146.31 | \$160.38 | \$168.81 | 16.1% | 4.1% |
| Percentage of County Sales | 100.0% | 100.0% | 100.0% | 0.0% | 0.0% |
| Number of New Houses Sold | 505 | 426 | 497 | -1.6% | 16.7% |
| Average Price of New Houses Sold | \$323,196 | \$371,267 | \$389,142 | 20.4% | 4.8% |
| Average Days on Market of New Houses Sold | 143 | 136 | 150 | 4.9% | 10.2% |
| Number of Houses Listed | 241 | 492 | 523 | 117.0% | 6.3% |
| Average List Price of Houses Listed | \$539,618 | \$531,082 | \$508,818 | -5.7% | -4.2% |

Washington County Houses Sold

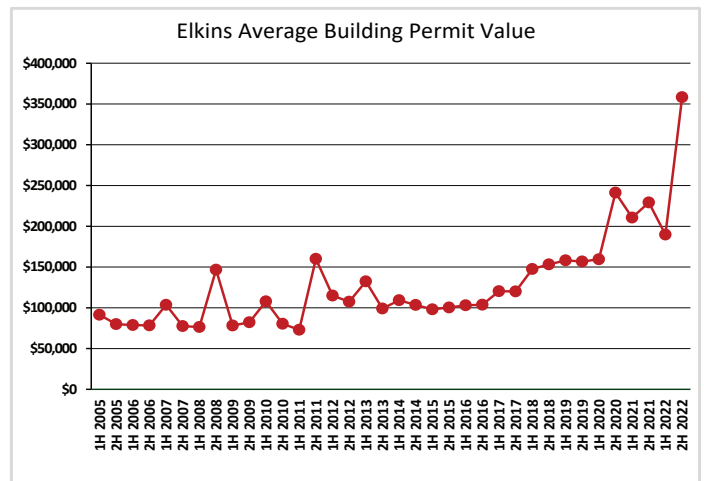
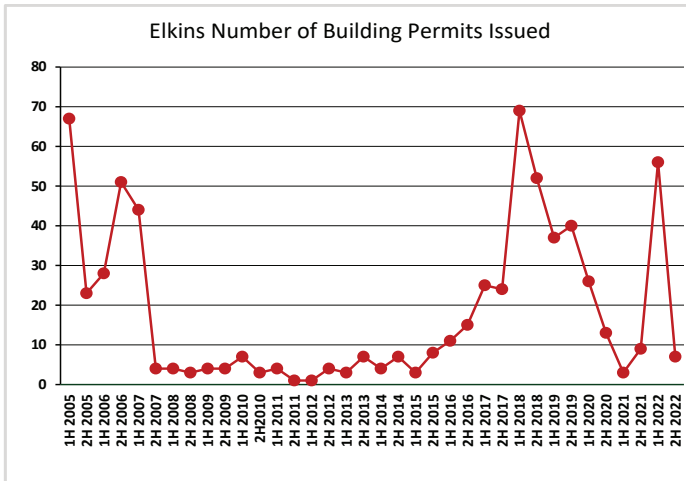


Washington County Sold Houses by City and Characteristics



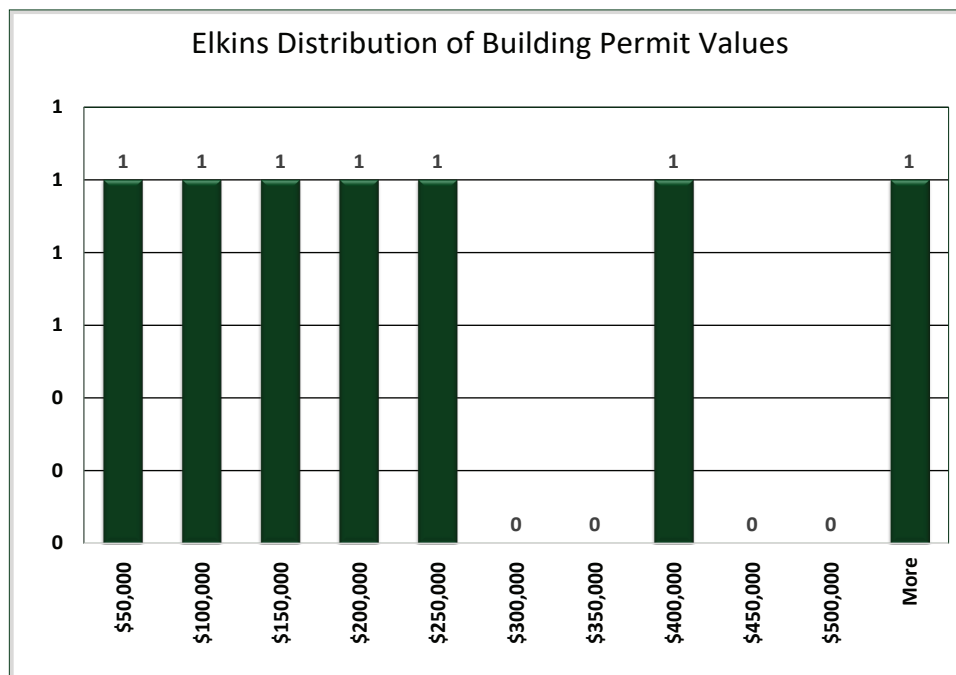
| Washington County | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of County Sales |
|--------------------------|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Canehill | -- | -- | -- | 0 | 0.0% |
| Elkins | \$264,578 | \$171.17 | 69 | 78 | 4.3% |
| Elm Springs | \$634,318 | \$199.87 | 110 | 35 | 1.9% |
| Evansville | -- | -- | -- | 0 | 0.0% |
| Farmington | \$325,159 | \$174.09 | 103 | 177 | 9.7% |
| Fayetteville | \$393,208 | \$199.51 | 94 | 663 | 36.5% |
| Goshen | \$655,051 | \$180.90 | 92 | 14 | 0.8% |
| Greenland | \$263,571 | \$153.47 | 58 | 7 | 0.4% |
| Johnson | \$657,252 | \$200.61 | 51 | 25 | 1.4% |
| Lincoln | \$210,663 | \$145.72 | 55 | 24 | 1.3% |
| Mountainburg | -- | -- | -- | 0 | 0.0% |
| Prairie Grove | \$296,986 | \$169.06 | 65 | 99 | 5.4% |
| Springdale | \$328,872 | \$175.04 | 74 | 414 | 22.8% |
| Summers | -- | -- | -- | 0 | 0.0% |
| Tontitown | \$477,568 | \$204.23 | 54 | 65 | 3.6% |
| West Fork | \$252,279 | \$147.50 | 58 | 14 | 0.8% |
| Winslow | \$225,375 | \$149.14 | 91 | 2 | 0.1% |
| No City WC | \$444,931 | \$183.32 | 68 | 201 | 11.1% |
| Washington County | \$376,018 | \$185.50 | 82 | 1,818 | 100.0% |

Elkins Building Permits



| Elkins | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 9 | 56 | 7 | -22.2% | -87.5% |
| Average Value of Residential Building Permits | \$229,155 | \$189,833 | \$358,267 | 56.3% | 88.7% |

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



Elkins

Active Subdivisions

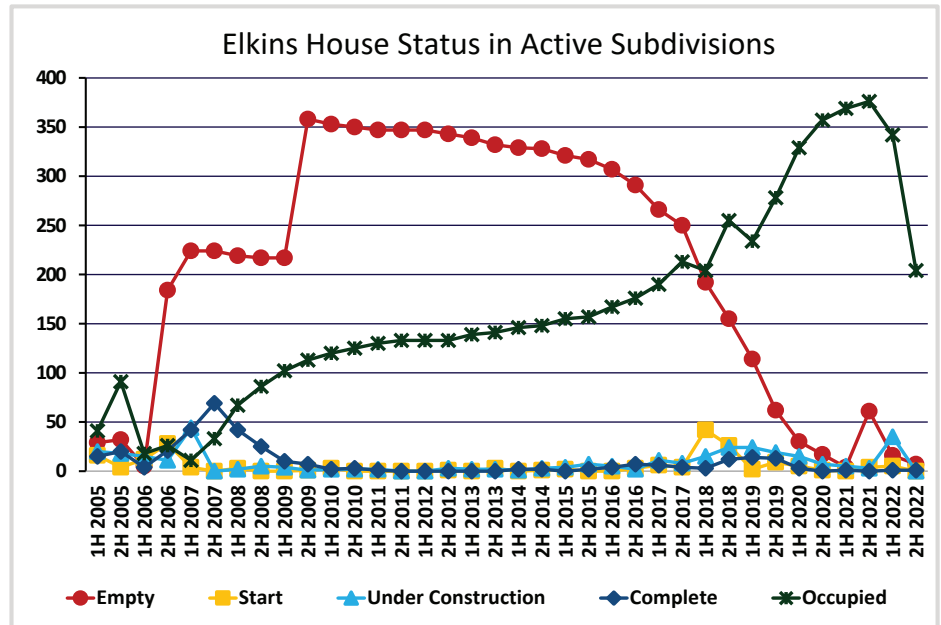
There were 212 total lots in 2 active subdivisions in Elkins in the second half of 2022. 96.2 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 3.3 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the second half of 2022 were Oakleaf Manor with 0, Oakleaf Manor with 0, and #NUM! with #NUM!.

Stokenbury Farms, Phase II had the most houses becoming occupied in Elkins with 48 houses. An additional 1 house in Oakleaf Manor became occupied in the second half of 2022.

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

49 new houses in Elkins became occupied in the second half of 2022. The annual absorption rate implies that there are 1.6 months of remaining inventory in active subdivisions, down from 38. percent in the first half of 2022.



In both of the active subdivisions in Elkins, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 67.9 percent in the second half of 2022.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2022.

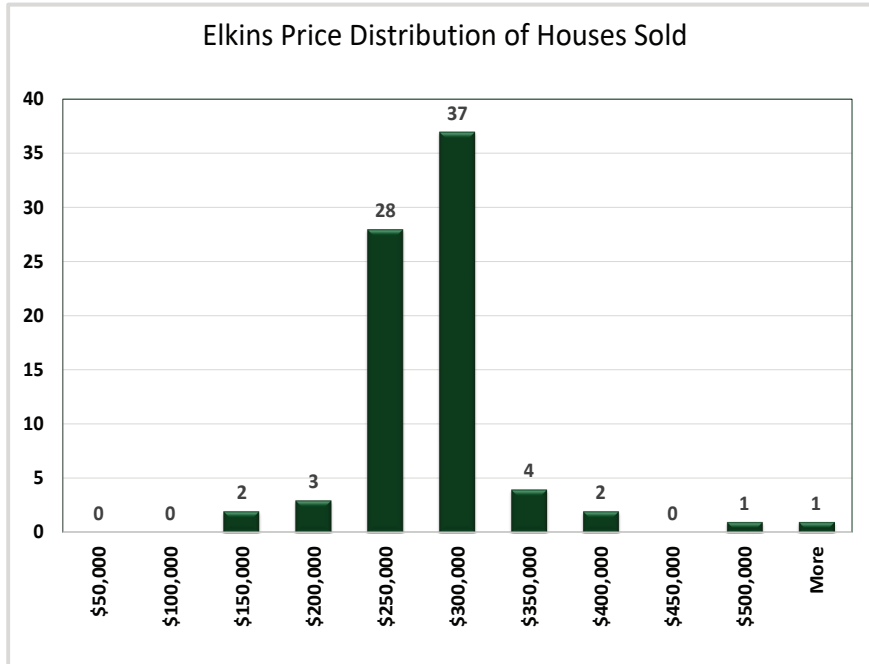
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|----------------------------|----------|----------|----------|----------|------------|------------|-----------|------------|
| Oakleaf Manor | 0 | 0 | 0 | 0 | 148 | 148 | 1 | 0.0 |
| Stokenbury Farms, Phase II | 7 | 0 | 0 | 1 | 56 | 64 | 48 | 1.7 |
| Active Subdivision | 7 | 0 | 0 | 1 | 204 | 212 | 49 | 1.6 |

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

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

Elkins

Price Distribution of Houses Sold



78 houses were sold in Elkins in the second half of 2022.

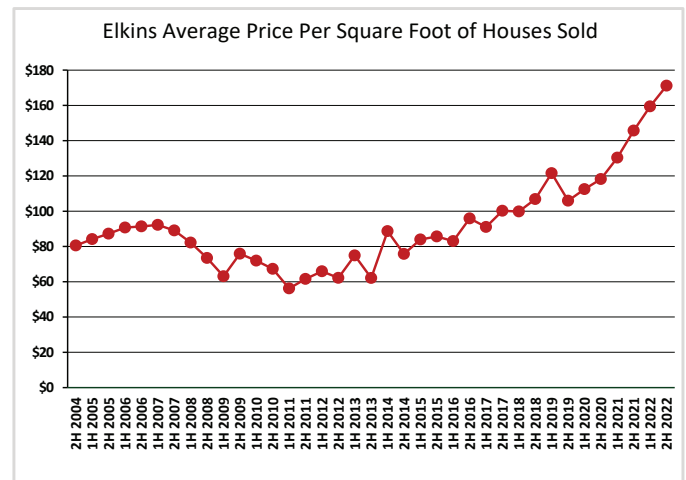
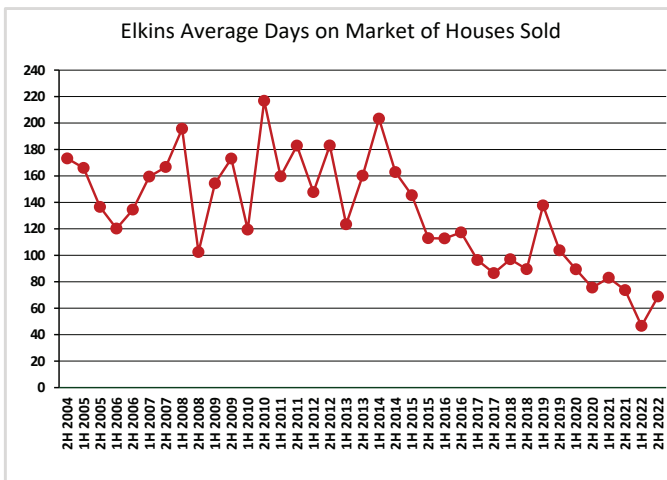
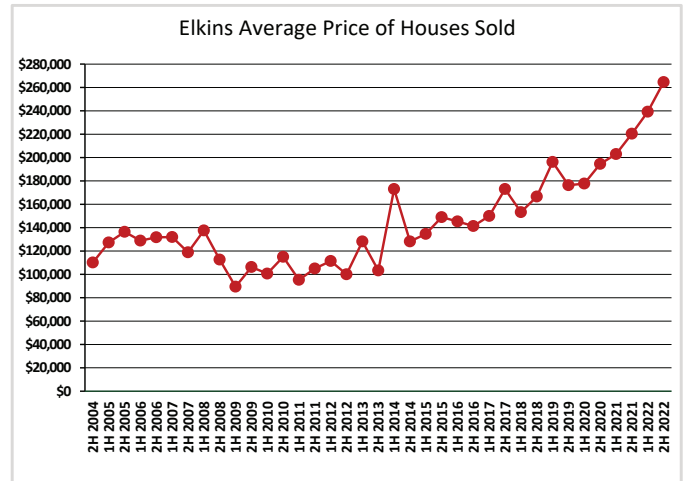
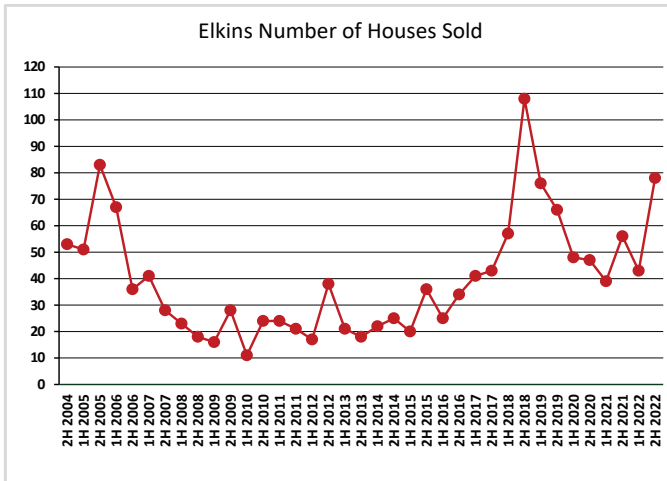
The average price of a house was \$264,578 at \$171.17 per square foot.

The median cost of a house was \$260,330.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 2 | 2.6% | 1,098 | 37 | 95.0% |
| \$150,001 - \$200,000 | 3 | 3.8% | 1,151 | 53 | 102.0% |
| \$200,001 - \$250,000 | 28 | 35.9% | 1,415 | 64 | 98.5% |
| \$250,001 - \$300,000 | 37 | 47.4% | 1,603 | 77 | 100.2% |
| \$300,001 - \$350,000 | 4 | 5.1% | 1,797 | 59 | 99.2% |
| \$350,001 - \$400,000 | 2 | 2.6% | 2,200 | 94 | 102.3% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 1 | 1.3% | 1,688 | 42 | 100.6% |
| \$500,001+ | 1 | 1.3% | 2,918 | 45 | 97.8% |
| Elkins Sold | 78 | 100.0% | 1,548 | 69 | 99.5% |

Elkins

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 56 | 43 | 78 | 39.3% | 81.4% |
| Average Price of Houses Sold | \$220,393 | \$239,194 | \$264,578 | 20.0% | 10.6% |
| Average Days on Market | 74 | 47 | 69 | -6.5% | 47.7% |
| Average Price per Square Foot | \$145.67 | \$159.41 | \$171.17 | 17.5% | 7.4% |
| Percentage of County Sales | 1.7% | 1.6% | 3.0% | 73.3% | 93.8% |
| Number of New Houses Sold | 3 | 7 | 36 | 1100.0% | 414.3% |
| Average Price of New Houses Sold | \$258,223 | \$252,949 | \$263,918 | 2.2% | 4.3% |
| Average Days on Market of New Houses Sold | 204 | 63 | 87 | -57.1% | 39.2% |
| Number of Houses Listed | 1 | 16 | 6 | 500.0% | -62.5% |
| Average List Price of Houses Listed | \$235,000 | \$256,187 | \$324,449 | 38.1% | 26.6% |

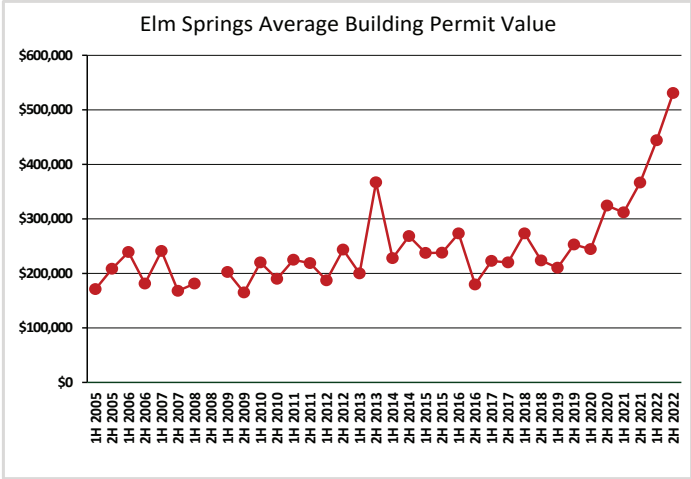
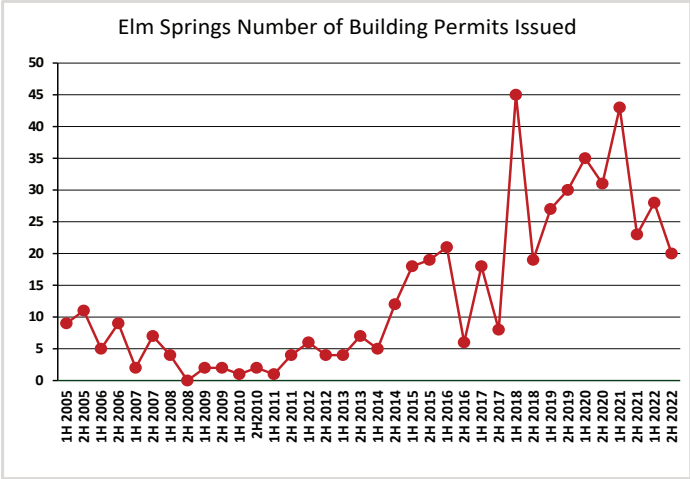
Elkins

Characteristics of Houses Sold

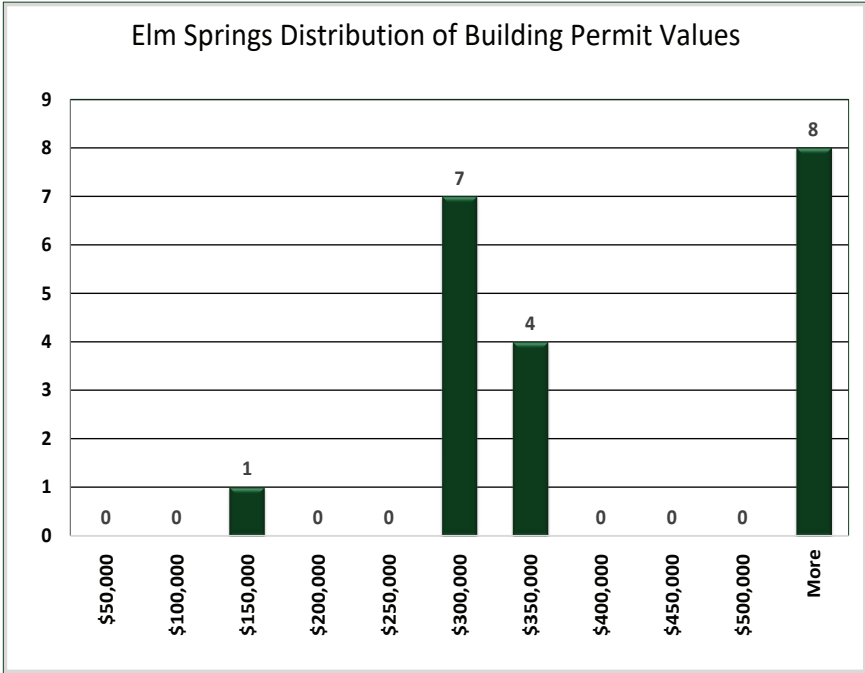
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Deer Valley | 2 | 2.6% | 1,541 | 51 | \$263,500 | \$170.92 |
| Eastview | 1 | 1.3% | 1,216 | 23 | \$115,000 | \$94.57 |
| Elkins Original | 1 | 1.3% | 980 | 50 | \$147,500 | \$150.51 |
| Elkridge Plantation | 4 | 5.1% | 1,437 | 39 | \$253,475 | \$177.31 |
| Hollybrooke Estates | 5 | 6.4% | 1,749 | 40 | \$260,000 | \$155.56 |
| Meadowbrook | 1 | 1.3% | 1,656 | 43 | \$272,000 | \$164.25 |
| Millers Meadow | 3 | 3.8% | 1,505 | 83 | \$249,000 | \$165.96 |
| Oakleaf Manor | 7 | 9.0% | 1,664 | 52 | \$272,857 | \$163.76 |
| Oakwoods | 1 | 1.3% | 1,400 | 35 | \$230,000 | \$164.29 |
| Stokenbury Farms | 40 | 51.3% | 1,509 | 85 | \$262,807 | \$175.12 |
| Stonecrest | 2 | 2.6% | 2,027 | 61 | \$332,450 | \$163.35 |
| Twin Oaks | 1 | 1.3% | 1,290 | 35 | \$185,000 | \$143.41 |
| Other | 10 | 12.8% | 1,608 | 60 | \$301,250 | \$182.98 |
| Elkins Houses Sold | 78 | 100.0% | 1,548 | 69 | \$264,578 | \$171.17 |



Elm Springs Building Permits



| Elm Springs | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 23 | 28 | 20 | -13.0% | -28.6% |
| Average Value of Residential Building Permits | \$366,505 | \$444,040 | \$530,789 | 44.8% | 19.5% |



Elm Springs Active Subdivisions

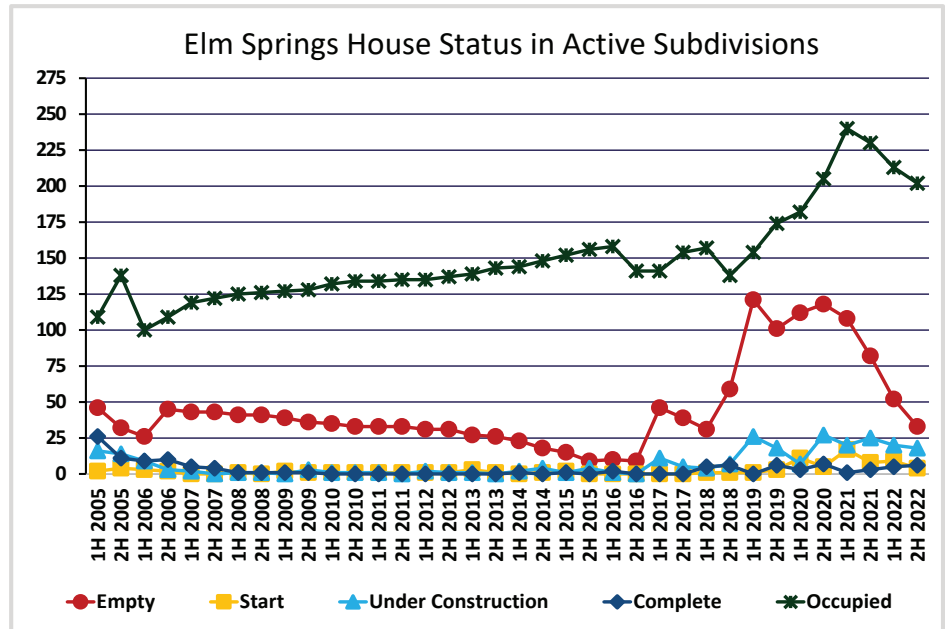
There were 263 total lots in 5 active subdivisions in Elm Springs in the second half of 2022. 76.8 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 6.8 were under construction, 1.5 percent were starts, and 12.5 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the second half of 2022 were Highlands at Elm Springs with 11, Elm Valley, Phase II (Benton County) with 3, and Elm Valley, Phase II (Benton County) with 3.

Oak Park had the most houses becoming occupied in Elm Springs with 11 houses. An additional 7 houses in Elm Valley, Phase II (Benton County) became occupied in the second half of 2022.

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

26 new houses in Elm Springs became occupied in the second half of 2022. The annual absorption rate implies that there are 12.8 months of remaining inventory in active subdivisions, down from 18.1 percent in the first half of 2022.



Absorption has occurred in all subdivisions in the second half of 2022.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 72.0 percent in the second half of 2022.

Additionally, no new lots in or subdivisions received either preliminary or final approval by second half of 2022.

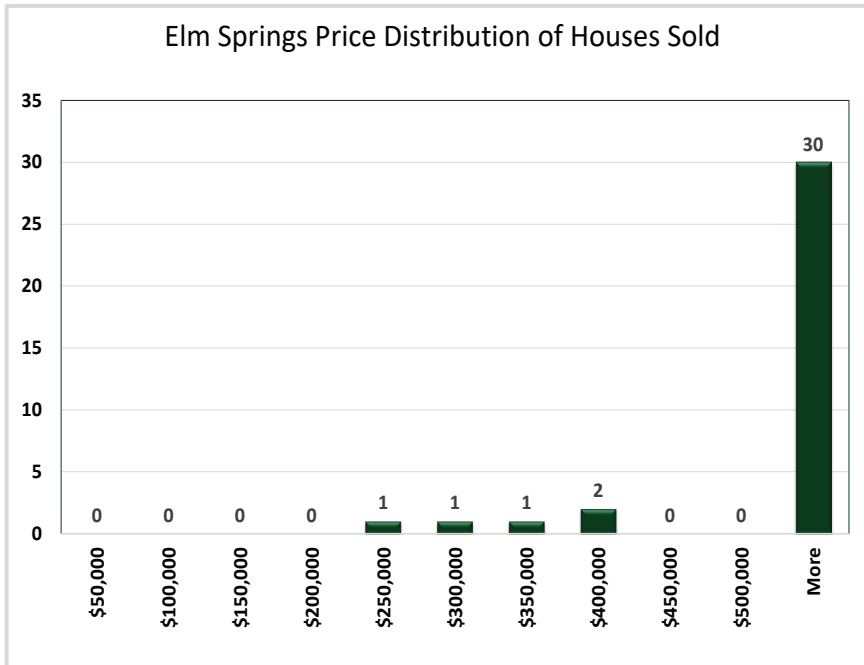
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|-----------|----------|-----------|----------|------------|------------|-----------|-------------|
| Camelot | 4 | 1 | 0 | 0 | 62 | 67 | 1 | 30.0 |
| Elm Valley, Phase II (Benton County) | 4 | 1 | 3 | 3 | 80 | 91 | 7 | 6.6 |
| Elmdale Lake Estates | 0 | 0 | 1 | 1 | 31 | 33 | 2 | 6.0 |
| Highlands at Elm Springs | 24 | 2 | 11 | 0 | 10 | 47 | 5 | 63.4 |
| Oak Park | 1 | 0 | 3 | 2 | 19 | 25 | 11 | 3.8 |
| Elm Springs Active Subdivisions | 33 | 4 | 18 | 6 | 202 | 263 | 26 | 12.8 |

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

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

Elm Springs

Price Distribution of Houses Sold



35 houses were sold in Elm Springs in the second half of 2022.

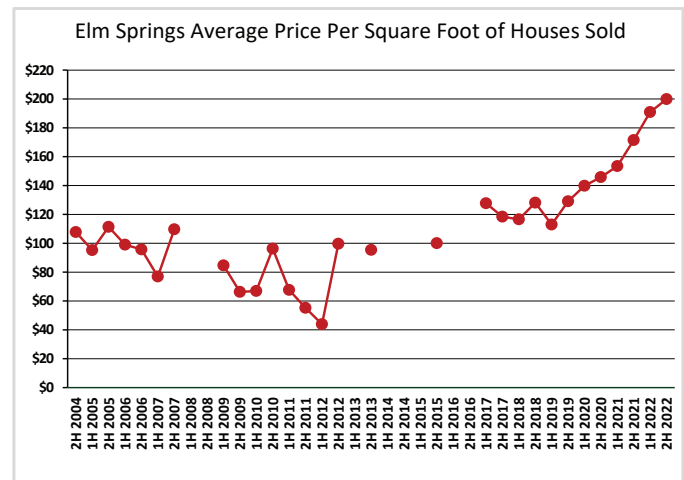
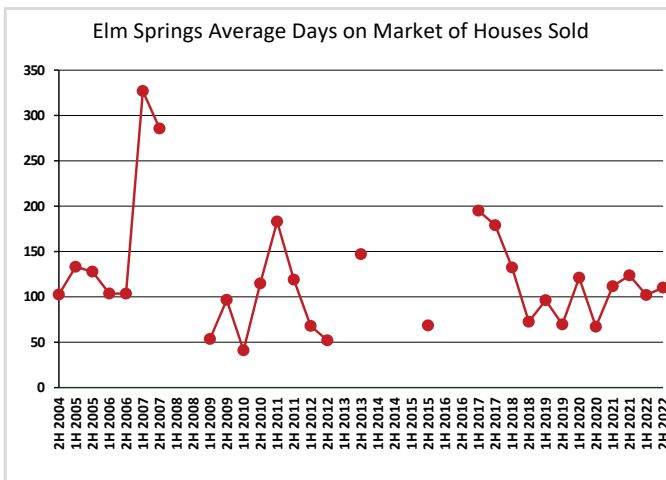
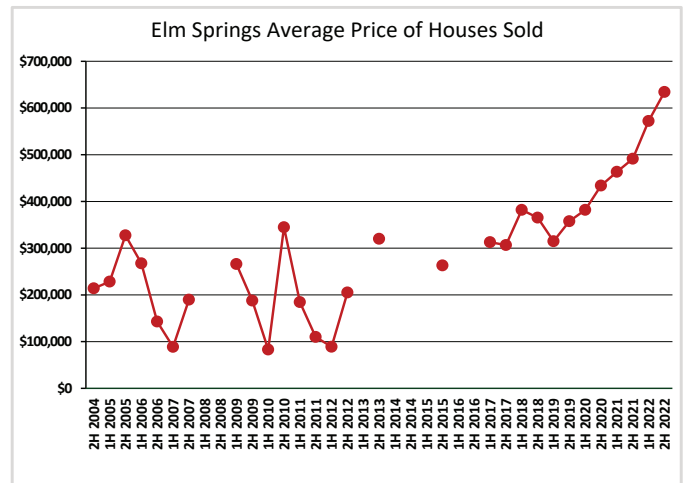
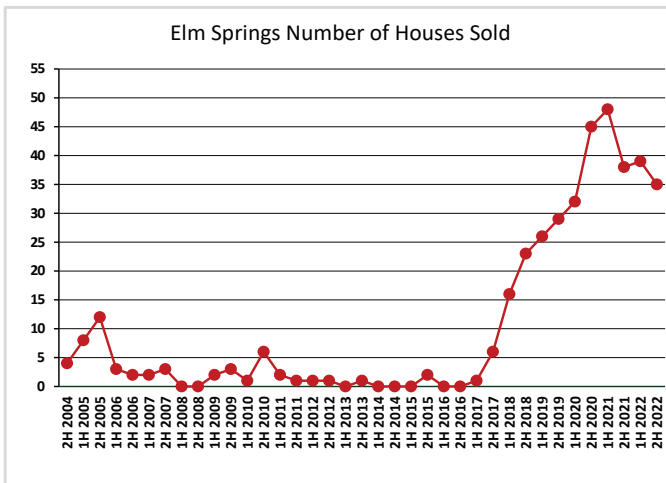
The average price of a house was \$634,318 at \$199.87 per square foot.

The median cost of a house was \$655,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 1 | 2.9% | 3,230 | 37 | 86.8% |
| \$250,001 - \$300,000 | 1 | 2.9% | 1,643 | 43 | 98.5% |
| \$300,001 - \$350,000 | 1 | 2.9% | 1,196 | 74 | 95.5% |
| \$350,001 - \$400,000 | 2 | 5.7% | 1,891 | 68 | 96.8% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 30 | 85.7% | 3,415 | 119 | 101.6% |
| Elm Springs Sold | 35 | 100.0% | 3,209 | 110 | 100.7% |

Elm Springs

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 38 | 39 | 35 | -7.9% | -10.3% |
| Average Price of Houses Sold | \$491,313 | \$572,164 | \$634,318 | 29.1% | 10.9% |
| Average Days on Market | 124 | 102 | 110 | -10.9% | 8.0% |
| Average Price per Square Foot | \$171.54 | \$190.93 | \$199.87 | 16.5% | 4.7% |
| Percentage of County Sales | 2.6% | 3.4% | 3.2% | 26.7% | -3.9% |
| Number of New Houses Sold | 27 | 24 | 17 | -37.0% | -29.2% |
| Average Price of New Houses Sold | \$525,774 | \$605,396 | \$709,155 | 34.9% | 17.1% |
| Average Days on Market of New Houses Sold | 147 | 122 | 171 | 16.0% | 39.9% |
| Number of Houses Listed | 10 | 13 | 20 | 100.0% | 53.8% |
| Average List Price of Houses Listed | \$562,070 | \$829,408 | \$835,845 | 48.7% | 0.8% |

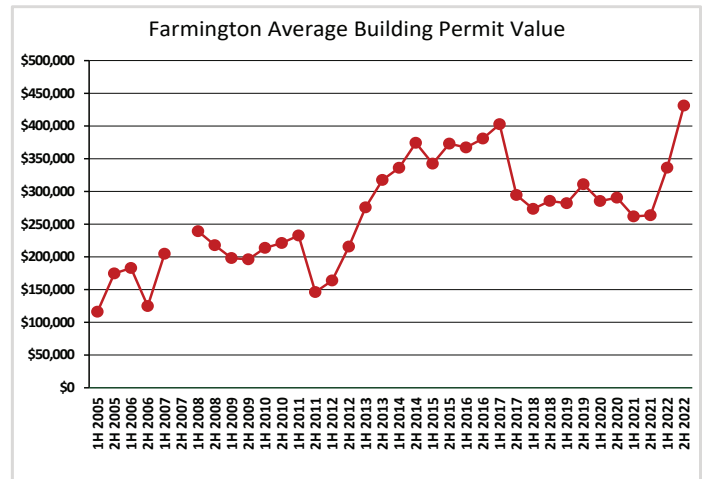
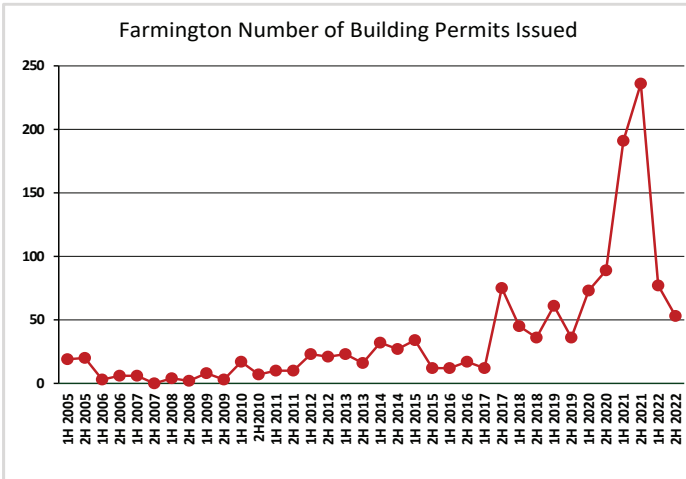
Elm Springs

Characteristics of Houses Sold

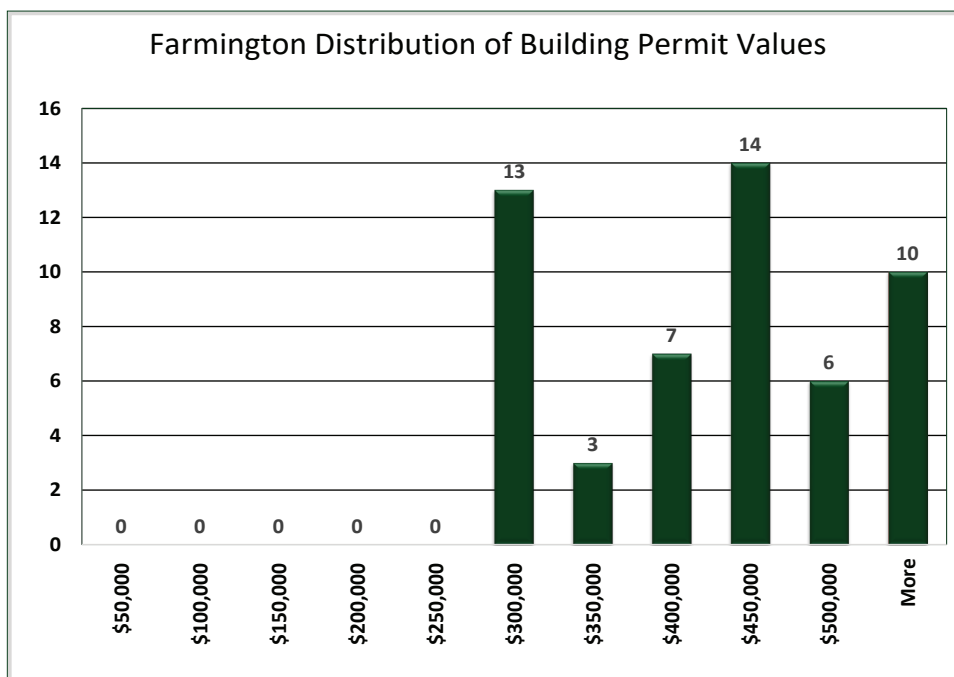
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Camelot | 3 | 8.6% | 3,653 | 60 | \$692,667 | \$190.59 |
| Churchill | 1 | 2.9% | 5,444 | 77 | \$850,000 | \$156.14 |
| Elm Springs Original | 1 | 2.9% | 1,643 | 43 | \$265,000 | \$161.29 |
| Elm Valley | 8 | 22.9% | 2,968 | 129 | \$610,500 | \$205.61 |
| Elmdale Lake Estates | 6 | 17.1% | 3,858 | 211 | \$745,786 | \$194.63 |
| Estates at Brush Creek | 1 | 2.9% | 3,276 | 43 | \$655,000 | \$199.94 |
| High Ridge Estates | 1 | 2.9% | 3,112 | 39 | \$625,000 | \$200.84 |
| Highlands at Elm Springs | 1 | 2.9% | 3,548 | 19 | \$849,000 | \$239.29 |
| Oak Park | 7 | 20.0% | 3,274 | 118 | \$690,774 | \$210.99 |
| Pinkley | 1 | 2.9% | 3,370 | 49 | \$805,000 | \$238.87 |
| Plantation Estates | 1 | 2.9% | 2,930 | 37 | \$580,000 | \$197.95 |
| Other | 4 | 11.4% | 2,052 | 62 | \$325,000 | \$184.96 |
| Elm Springs Houses Sold | 35 | 100.0% | 3,209 | 110 | \$634,318 | \$199.87 |



Farmington Building Permits



| Farmington | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 236 | 77 | 53 | -77.5% | -31.2% |
| Average Value of Residential Building Permits | \$263,581 | \$336,183 | \$431,134 | 63.6% | 28.2% |



Farmington Active Subdivisions

There were 1,083 total lots in 17 active subdivisions in Farmington in the second half of 2022. 75.3 percent of the lots were occupied, 2.4 percent were complete but unoccupied, 6.1 were under construction, 1.0 percent were starts, and 15.1 percent were empty lots.

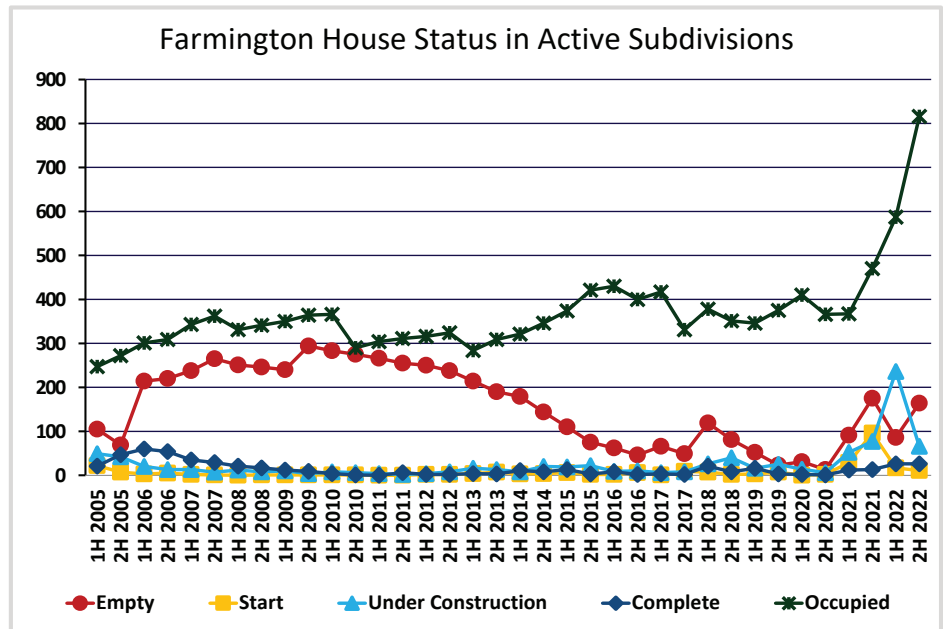
The subdivisions with the most houses under construction in Farmington during the second half of 2022 were Wagon Wheel Crossing, Phase I with 48, Groves at Engles Mill, Phase II with 6, and Groves at Engles Mill, Phase II with 3.

Goose Creek, Phase II had the most houses becoming occupied in Farmington with 57 houses. An additional 49 houses in Groves at Engles Mill, Phase II became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 2 of the 17 active subdivisions in Farmington.

229 new houses in Farmington became occupied in the second half of 2022. The annual absorption rate implies that there are 7.9 months of remaining inventory in active subdivisions, down from 14.3 percent in the first half of 2022.

In 3 out of the 17 active subdivisions in Farmington, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 64.5 percent in the second half of 2022.

Additionally, 759 new lots in 5 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|------------------------------------|---------------|------------------|------------|------------|
| Goose Creek, Phase III | 2H 2021 | | 121 | 121 |
| Goose Creek, Phase V | 2H 2022 | | | |
| Grove at Engles Mill Park, The | 1H 2020 | 249 | | 249 |
| Grove at Engles Mill Park III, The | 2H 2022 | | | |
| Hillcrest | 2H 2020 | 73 | | 73 |
| Summerfield, Phase II | 2H 2021 | | 193 | 193 |
| Wagon Wheel West | 2H 2021 | | 123 | 123 |
| Farmington Coming Lots | | 322 | 437 | 759 |

Farmington

Active Subdivisions

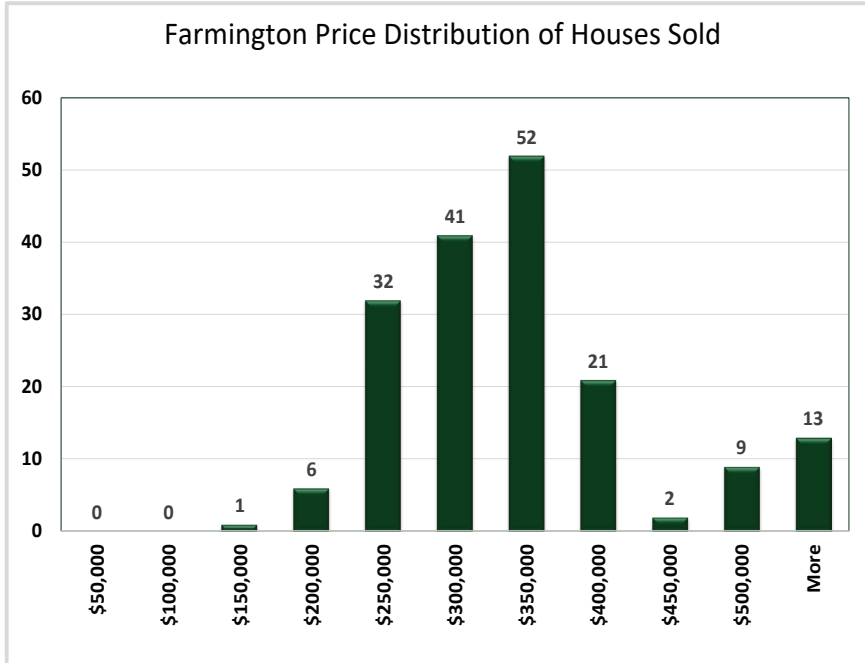
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|------------|-----------|-----------|-----------|------------|--------------|------------|------------|
| Briarwood Estates | 0 | 0 | 6 | 2 | 7 | 15 | 7 | 13.7 |
| Cedar Crest | 0 | 0 | 0 | 5 | 166 | 171 | 49 | 0.6 |
| Ecology Park | 5 | 1 | 2 | 0 | 19 | 27 | 0 | 5.1 |
| Farmington Heights, Phase I | 0 | 0 | 1 | 3 | 121 | 125 | 11 | 2.1 |
| Farmington Heights, Phase II | 3 | 0 | 0 | 4 | 84 | 91 | 24 | 1.3 |
| Goose Creek, Phase I | 0 | 0 | 0 | 1 | 50 | 51 | 1 | 6.0 |
| Goose Creek, Phase II | 0 | 0 | 0 | 0 | 57 | 57 | 57 | 0.0 |
| Groves at Engles Mill, Phase I ² | 0 | 0 | 0 | 0 | 80 | 80 | 30 | 0.0 |
| Groves at Engles Mill, Phase II | 3 | 0 | 3 | 2 | 42 | 50 | 42 | 2.3 |
| Hunter Village | 7 | 4 | 3 | 0 | 0 | 14 | 0 | -- |
| Redbird | 0 | 0 | 0 | 0 | 24 | 24 | 3 | 0.0 |
| South Club House Estates ¹ | 4 | 0 | 0 | 1 | 68 | 73 | 0 | -- |
| Summerfield | 108 | 5 | 2 | 2 | 0 | 117 | 0 | -- |
| Twin Falls, Phase I ¹ | 1 | 0 | 0 | 0 | 69 | 70 | 0 | -- |
| Twin Falls, Phase III | 2 | 0 | 0 | 0 | 5 | 7 | 0 | 24.0 |
| Wagon Wheel Crossing, Phase I ¹ | 31 | 0 | 48 | 5 | 0 | 84 | 0 | -- |
| Windgate | 0 | 1 | 1 | 1 | 24 | 27 | 5 | 7.2 |
| Farmington Active Lots | 164 | 11 | 66 | 26 | 816 | 1,083 | 229 | 7.9 |

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

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

Farmington

Price Distribution of Houses Sold



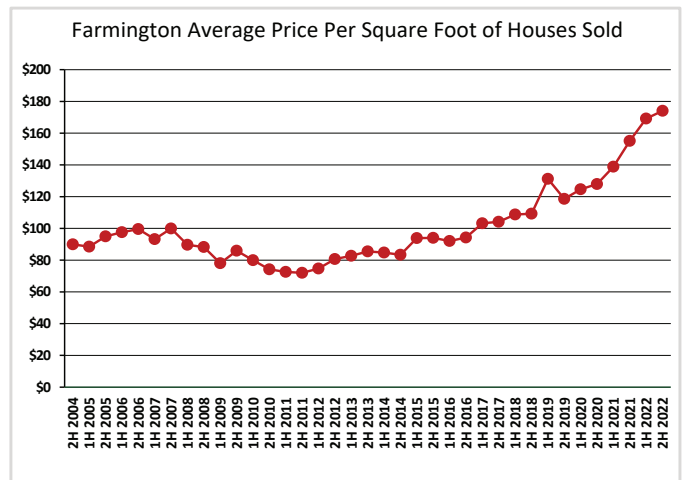
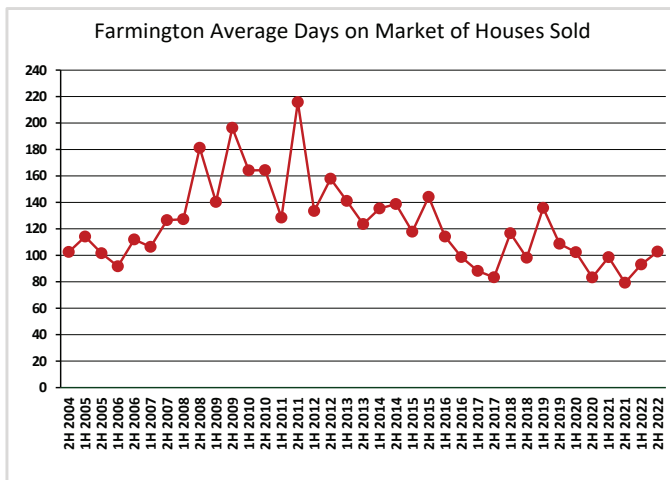
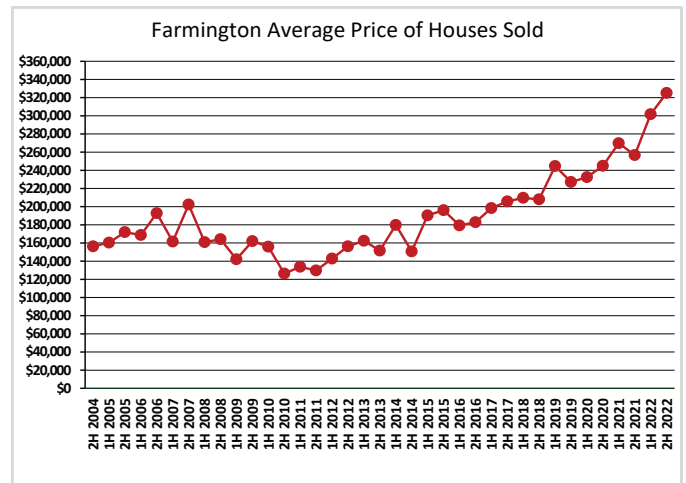
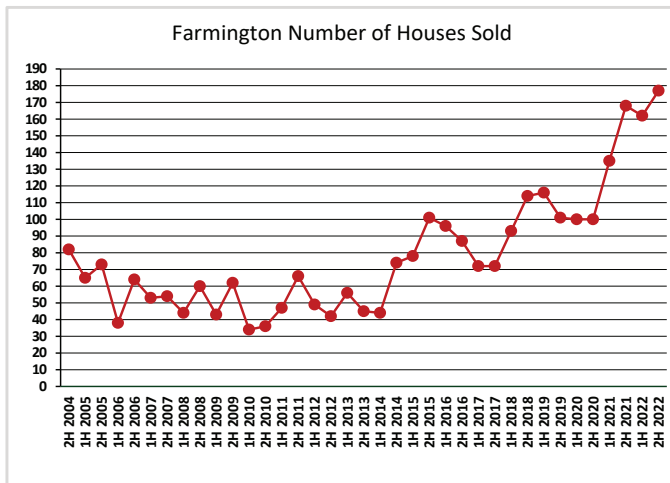
177 houses were sold in Farmington in the second half of 2022.

The average price of a house was \$325,159 at \$174.09 per square foot.

The median cost of a house was \$307,500.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 1 | 0.6% | 1,350 | 171 | 86.3% |
| \$150,001 - \$200,000 | 6 | 3.4% | 1,356 | 47 | 99.9% |
| \$200,001 - \$250,000 | 32 | 18.1% | 1,571 | 74 | 100.2% |
| \$250,001 - \$300,000 | 41 | 23.2% | 1,692 | 112 | 99.5% |
| \$300,001 - \$350,000 | 52 | 29.4% | 1,764 | 97 | 100.1% |
| \$350,001 - \$400,000 | 21 | 11.9% | 2,053 | 138 | 99.7% |
| \$400,001 - \$450,000 | 2 | 1.1% | 2,390 | 78 | 96.5% |
| \$450,001 - \$500,000 | 9 | 5.1% | 2,467 | 132 | 100.1% |
| \$500,001+ | 13 | 7.3% | 2,842 | 115 | 100.5% |
| Farmington Sold | 177 | 100% | 1,853 | 103 | 99.8% |

Farmington Characteristics of Houses Sold



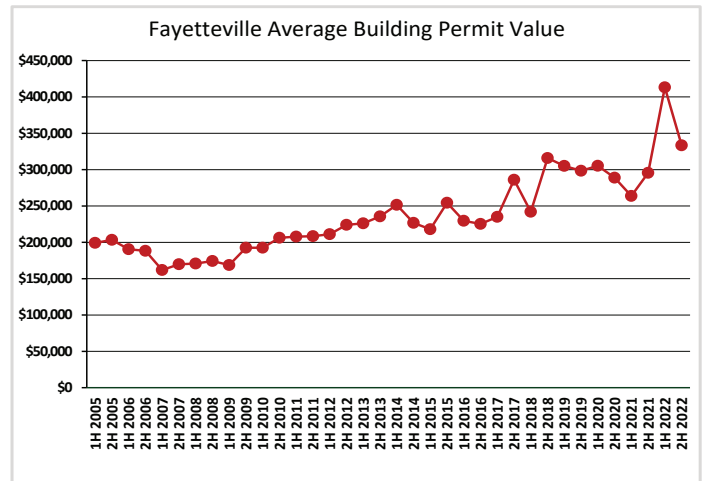
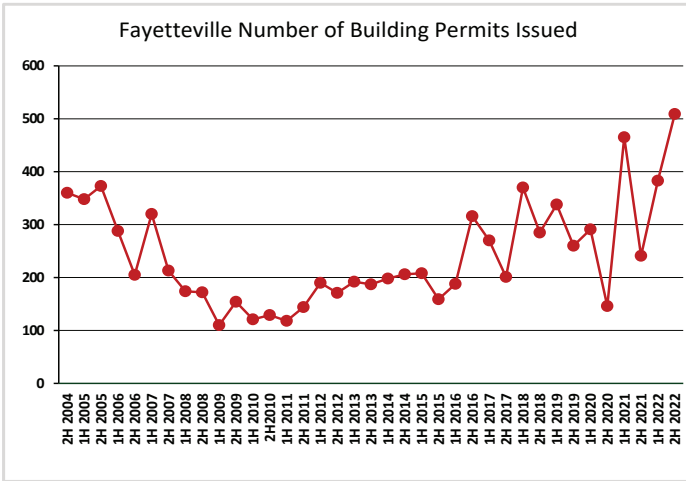
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 168 | 162 | 177 | 5.4% | 9.3% |
| Average Price of Houses Sold | \$256,688 | \$301,754 | \$325,159 | 26.7% | 7.8% |
| Average Days on Market | 79 | 93 | 103 | 29.7% | 10.4% |
| Average Price per Square Foot | \$155.14 | \$169.16 | \$174.09 | 12.2% | 2.9% |
| Percentage of County Sales | 6.1% | 7.4% | 8.4% | 38.3% | 13.7% |
| Number of New Houses Sold | 90 | 89 | 115 | 27.8% | 29.2% |
| Average Price of New Houses Sold | \$259,046 | \$301,242 | \$333,841 | 28.9% | 10.8% |
| Average Days on Market of New Houses Sold | 108 | 130 | 132 | 21.6% | 1.1% |
| Number of Houses Listed | 22 | 24 | 27 | 22.7% | 12.5% |
| Average List Price of Houses Listed | \$370,105 | \$374,291 | \$403,732 | 9.1% | 7.9% |

Farmington

Characteristics of Houses Sold

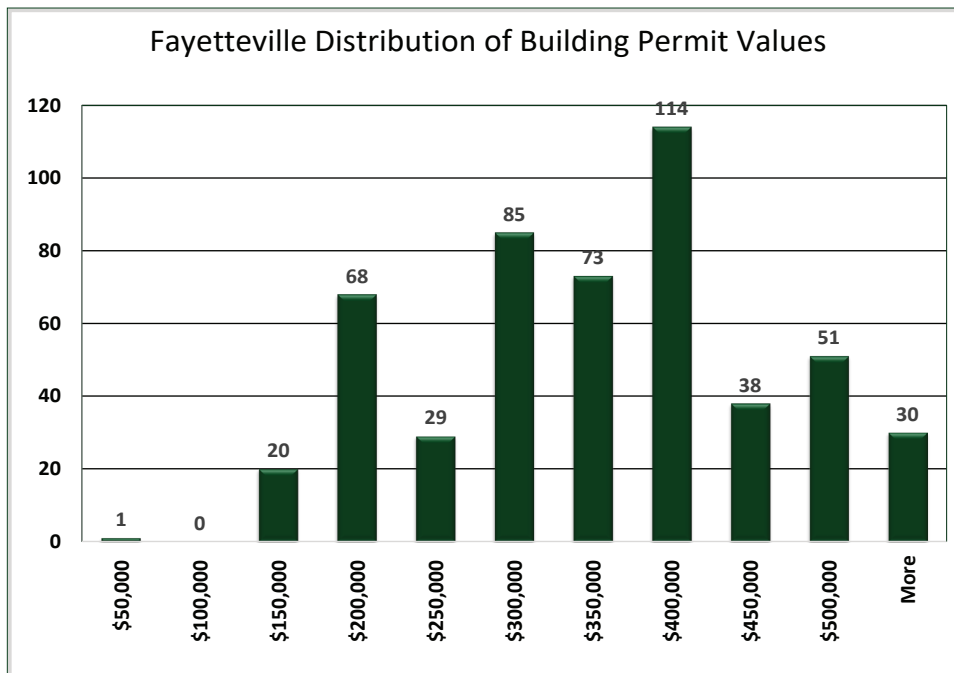
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Briarwood Estates | 8 | 4.5% | 2,657 | 123 | \$580,616 | \$218.58 |
| Brookside | 2 | 1.1% | 1,226 | 63 | \$185,500 | \$153.98 |
| Cedar Crest | 1 | 0.6% | 1,574 | 0 | \$310,000 | \$196.95 |
| East Creek Place | 1 | 0.6% | 2,852 | 61 | \$360,000 | \$126.23 |
| Farmington Estates | 1 | 0.6% | 1,248 | 62 | \$189,500 | \$151.84 |
| Farmington Heights | 15 | 8.5% | 1,684 | 105 | \$323,923 | \$193.57 |
| Farmington Original | 1 | 0.6% | 1,316 | 39 | \$233,000 | \$177.05 |
| Goose Creek Village | 59 | 33.3% | 1,706 | 120 | \$268,788 | \$157.47 |
| Grand Oaks | 2 | 1.1% | 2,514 | 77 | \$372,500 | \$147.61 |
| Grove at Engles Mill, The | 33 | 18.6% | 2,002 | 160 | \$372,393 | \$185.61 |
| Highlands Square North | 1 | 0.6% | 2,173 | 154 | \$286,000 | \$131.62 |
| Meadowlark | 2 | 1.1% | 1,407 | 35 | \$250,000 | \$177.69 |
| Meadowsweet | 1 | 0.6% | 1,840 | 41 | \$310,000 | \$168.48 |
| North Club House Estates | 1 | 0.6% | 1,717 | 42 | \$290,000 | \$168.90 |
| Oakridge | 2 | 1.1% | 1,599 | 49 | \$269,000 | \$168.23 |
| Redbird | 1 | 0.6% | 1,822 | 41 | \$340,000 | \$186.61 |
| Riviera Estates | 7 | 4.0% | 1,914 | 57 | \$330,571 | \$173.58 |
| Saddle Brook | 11 | 6.2% | 1,609 | 34 | \$307,841 | \$191.37 |
| South Club House Estates | 1 | 0.6% | 1,704 | 31 | \$300,000 | \$176.06 |
| South Field | 1 | 0.6% | 1,817 | 107 | \$280,000 | \$154.10 |
| South Haven | 1 | 0.6% | 1,612 | 76 | \$250,000 | \$155.09 |
| Southwinds | 4 | 2.3% | 2,411 | 51 | \$399,950 | \$168.81 |
| Twin Falls | 2 | 1.1% | 3,317 | 38 | \$710,000 | \$219.24 |
| Urban Homes | 2 | 1.1% | 1,377 | 97 | \$182,500 | \$131.77 |
| Valley View | 1 | 0.6% | 1,754 | 54 | \$210,000 | \$119.73 |
| Willow West | 2 | 1.1% | 1,486 | 36 | \$252,500 | \$169.98 |
| Windgate | 5 | 2.8% | 2,362 | 79 | \$461,060 | \$195.41 |
| Other | 9 | 5.1% | 1,651 | 45 | \$277,122 | \$169.25 |
| Farmington Sold Houses | 177 | 100.0% | 1,853 | 103 | \$325,159 | \$174.09 |

Fayetteville Building Permits



| Fayetteville | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 241 | 383 | 509 | 111.2% | 32.9% |
| Average Value of Residential Building Permits | \$295,558 | \$413,174 | \$333,460 | 12.8% | -19.3% |

The supply of land available for subdivisions in Fayetteville is mostly in the West Washington County area.



Fayetteville

Active Subdivisions

There were 2,488 total lots in 52 active subdivisions in Fayetteville in the second half of 2022. 55.9 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 14.4 were under construction, 5.3 percent were starts, and 22.8 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the second half of 2022 were Towne West, Phase III, IV with 76, Woodridge, Phase III with 61, and Magnolia Park, Phase I, II with 45.

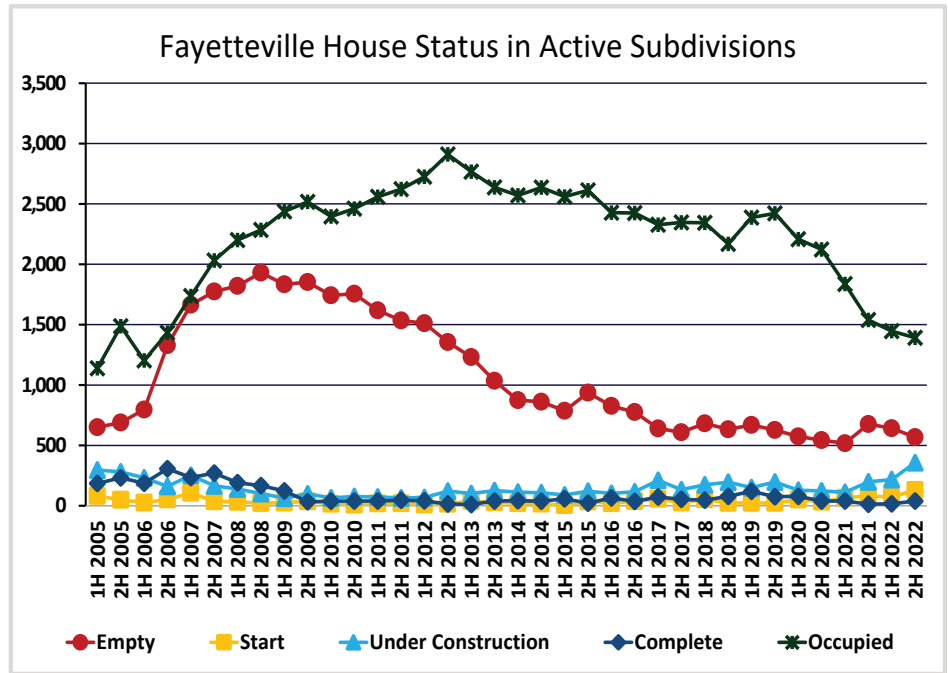
Creekside Meadows had the most houses becoming occupied in Fayetteville with 39 houses. An additional 33 houses in Sagely Place, Phase II, III became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 8 of the 52 active subdivisions in Fayetteville.

208 new houses in Fayetteville became occupied in the second half of 2022. The annual absorption rate implies that there are 25.4 months of remaining inventory in active subdivisions, down from 27.5 percent in the first half of 2022.

In 12 out of the 52 active subdivisions in Fayetteville, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 78.8 percent in the second half of 2022.



Fayetteville

New and Preliminary Subdivisions

Additionally, 2,107 new lots in 34 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---|---------------|------------------|------------|--------------|
| Aiden's Place | 1H 2021 | 101 | | 101 |
| Blackberry Ridge, Phase I (County) | 2H 2020 | | 28 | 28 |
| Brooklands @ Mountain Ranch III | 2H 2022 | | 21 | 21 |
| Brooklands @ Mountain Ranch IV | 1H 2021 | | 21 | 21 |
| Brooklands @ Mountain Ranch V-VII | 2H 2022 | 73 | | 73 |
| Cadence Ridge | 2H 2021 | 14 | | 14 |
| Chandler Crossing | 1H 2021 | 374 | | 374 |
| Courtyards at Owl Creek | 1H 2022 | 55 | | 55 |
| Element, The, Phase I (formerly Broyles) | 2H 2022 | | 56 | 56 |
| Element, The, Phase II (formerly Broyles) | 2H 2022 | | 37 | 37 |
| Ellis Estates (County) | 1H 2021 | 59 | 70 | 59 |
| Happy Hollow | 2H 2022 | 18 | | 18 |
| Heartfield Estates SD | 1H 2022 | | 6 | 5 |
| Henderson Park | 2H 2021 | 89 | | 89 |
| Hughmont North, Phase 2 | 2H 2022 | 43 | | 43 |
| Hughmont South | 2H 2022 | 48 | | 48 |
| Irish Bend SD | 1H 2022 | | 38 | 38 |
| Magnolia Park, Phase III, IV | 2H 2021 | 55 | | 55 |
| Markham Hill SD Phase II | 1H 2022 | | 62 | 62 |
| Meadows at Stonebridge | 2H 2022 | | 69 | 69 |
| Mission Heights, Phase III | 1H 2018 | | 21 | 21 |
| Nash Crossing, Phase 2 | 2H 2022 | | 33 | 33 |
| Nettleship | 2H 2018 | | 15 | 15 |
| New Horizons | 2H 2021 | 26 | | 26 |
| Oak Creek | 2H 2019 | 107 | | 107 |
| Park Meadows IV | 2H 2022 | | 67 | 67 |
| Riverwalk SD Phase IV | 2H 2022 | | 34 | 34 |
| Rouse and Rouse | 2H 2022 | 132 | | 132 |
| Rupple Road | 2H 2018 | | 180 | 180 |
| Towne West Phase I | 2H 2022 | | 43 | 43 |
| Towne West Phase II | 1H 2022 | | 17 | 17 |
| Villages at Sloanbrook VII | 2H 2022 | | 84 | 84 |
| Woodland Estates | 1H 2019 | | 13 | 13 |
| Woodridge IV | 2H 2019 | | 69 | 69 |
| Fayetteville Coming Lots | | 1,194 | 984 | 2,107 |

Fayetteville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|-------|-------|-------|----------|----------|-------|---------|--------|
| Amber Jane Estates, Phase I ^{1,2} | 2 | 0 | 0 | 0 | 20 | 22 | 0 | -- |
| Bridgeport, Phase VII | 0 | 1 | 0 | 0 | 12 | 13 | 1 | 12.0 |
| Bridgewater Lane | 1 | 0 | 3 | 0 | 2 | 6 | 0 | 48.0 |
| Brooklands @ Mountain Ranch | 16 | 0 | 5 | 0 | 64 | 85 | 4 | 50.4 |
| Brooklands @ Mountain Ranch, Phase II | 0 | 0 | 0 | 0 | 23 | 23 | 2 | 0.0 |
| Creekside Meadows | 28 | 11 | 20 | 9 | 45 | 113 | 39 | 18.1 |
| Crescent Lake | 1 | 0 | 1 | 0 | 39 | 41 | 1 | 24.0 |
| Cross Keys Estates | 1 | 0 | 0 | 0 | 11 | 12 | 1 | 12.0 |
| Crystal Springs I, II | 115 | 25 | 11 | 0 | 0 | 151 | 0 | -- |
| Deerpath Estates, Phase II ¹ | 8 | 0 | 1 | 0 | 6 | 15 | 0 | -- |
| Dutton Wood | 10 | 2 | 0 | 0 | 0 | 12 | 0 | -- |
| Eastern Park ¹ | 1 | 1 | 1 | 0 | 9 | 12 | 0 | -- |
| Estates at Dogwood Canyon, The | 13 | 0 | 3 | 0 | 39 | 55 | 2 | 96.0 |
| Gulley Grove | 18 | 6 | 3 | 1 | 23 | 51 | 20 | 14.6 |
| Havenwood | 2 | 0 | 0 | 0 | 13 | 15 | 0 | 24.0 |
| Hawks Bill (Reindl Woods) | 8 | 0 | 0 | 0 | 1 | 9 | 1 | 96.0 |
| Legacy Pointe, Phase 5 B | 1 | 0 | 0 | 0 | 78 | 79 | 0 | 12.0 |
| Lynwood Estates | 5 | 0 | 2 | 0 | 1 | 8 | 1 | 84.0 |
| Magnolia Park, Phase I, II | 34 | 14 | 45 | 5 | 12 | 110 | 12 | 98.0 |
| Markum Hill, Phase I ¹ | 14 | 0 | 5 | 0 | 0 | 19 | 0 | -- |
| Mission Heights, Phase II A ¹ | 22 | 0 | 3 | 0 | 2 | 27 | 0 | -- |
| Mountain Ranch, Phase I ^{1,2} | 6 | 0 | 0 | 0 | 105 | 111 | 0 | -- |
| MTC Townhomes | 0 | 0 | 0 | 0 | 13 | 13 | 13 | 0.0 |
| Nash Crossing, Phase I | 0 | 0 | 0 | 10 | 18 | 28 | 18 | 6.7 |
| Oakbrooke, Phase I | 53 | 0 | 4 | 0 | 12 | 69 | 0 | 228.0 |
| Oakbrooke, Phase II | 8 | 0 | 1 | 0 | 32 | 41 | 1 | 54.0 |
| Park Meadows, Phase I | 4 | 0 | 7 | 1 | 58 | 70 | 0 | 36.0 |
| Park Meadows, Phase II | 0 | 0 | 0 | 0 | 85 | 85 | 1 | 0.0 |
| Park Meadows, Phase III | 3 | 0 | 0 | 0 | 44 | 47 | 0 | 0.9 |
| Park Ridge Estates ^{1,2} | 2 | 1 | 0 | 0 | 23 | 26 | 0 | -- |
| Parkerman Estates | 1 | 0 | 1 | 0 | 6 | 8 | 0 | 24.0 |
| Remington Estates | 2 | 1 | 2 | 0 | 22 | 27 | 3 | 8.6 |
| Riverwalk, Phase III | 0 | 0 | 0 | 0 | 57 | 57 | 3 | 0.0 |
| Roczen Duplexes | 0 | 28 | 20 | 0 | 0 | 48 | 0 | -- |
| Sagely Place, Phase II, III ² | 0 | 0 | 0 | 0 | 33 | 33 | 33 | 0.0 |
| Stone Hollow | 9 | 0 | 4 | 0 | 0 | 13 | 0 | -- |

Fayetteville

Active Subdivisions

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|------------|------------|------------|-----------|--------------|--------------|------------|-------------|
| Stone Mountain, Phase I | 11 | 0 | 0 | 0 | 101 | 112 | 1 | 132.0 |
| Stonebridge Meadows, Phase V ^{1,2} | 2 | 0 | 0 | 0 | 69 | 71 | 0 | -- |
| Stonebrook | 0 | 9 | 34 | 0 | 0 | 43 | 0 | -- |
| Summit Place, Phase I ^{1,2} | 12 | 0 | 0 | 0 | 12 | 24 | 0 | -- |
| Summit Place, Phase II | 21 | 3 | 3 | 0 | 18 | 45 | 1 | 162.0 |
| Timber Ridge Estates | 16 | 13 | 17 | 3 | 26 | 75 | 4 | 98.0 |
| Timber Trails | 9 | 0 | 0 | 0 | 102 | 111 | 4 | 21.6 |
| Towne West, Phase III, IV | 41 | 12 | 76 | 8 | 12 | 149 | 12 | 137.0 |
| Treetops | 11 | 1 | 4 | 0 | 26 | 42 | 4 | 19.2 |
| Twin Springs Estates, Phase I ^{1,2} | 2 | 0 | 0 | 0 | 3 | 5 | 0 | -- |
| Twin Springs Estates, Phase II ^{1,2} | 7 | 0 | 0 | 0 | 16 | 23 | 0 | -- |
| West End | 3 | 0 | 0 | 0 | 55 | 58 | 6 | 6.0 |
| Westview Meadows | 0 | 0 | 14 | 0 | 34 | 48 | 19 | 5.4 |
| Whispering Meadows | 4 | 1 | 2 | 0 | 1 | 8 | 1 | 84.0 |
| Willow Bend | 39 | 0 | 5 | 0 | 8 | 52 | 0 | 132.0 |
| Woodridge, Phase III ¹ | 2 | 2 | 61 | 3 | 0 | 68 | 0 | -- |
| Fayetteville Active Lots | 568 | 131 | 358 | 40 | 1,391 | 2,488 | 208 | 25.4 |

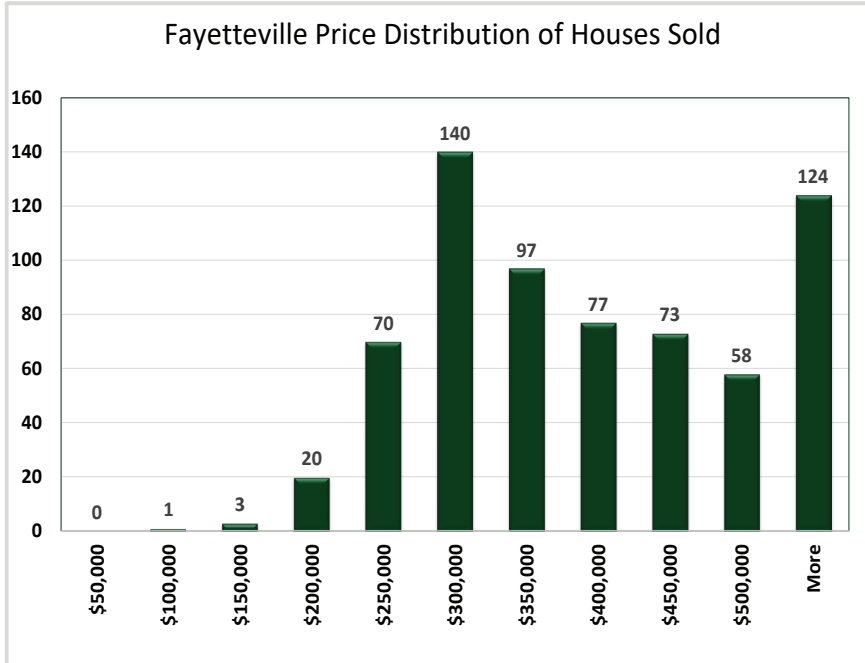
¹ No absorption has occurred in this subdivision in the last year.

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



Fayetteville

Price Distribution of Houses Sold



663 houses were sold in Fayetteville in the second half of 2022.

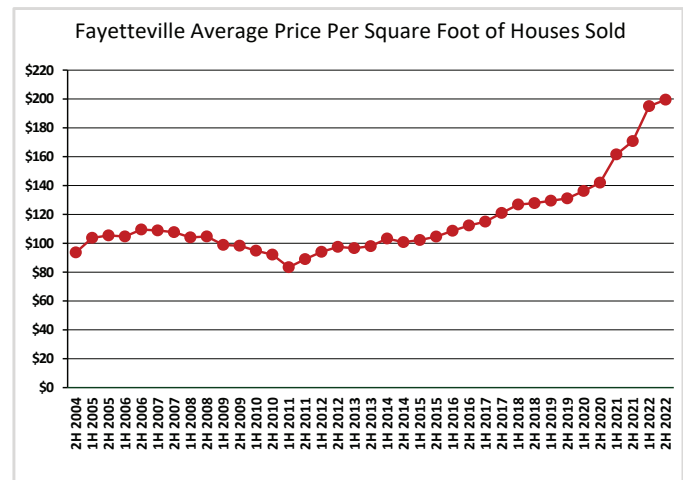
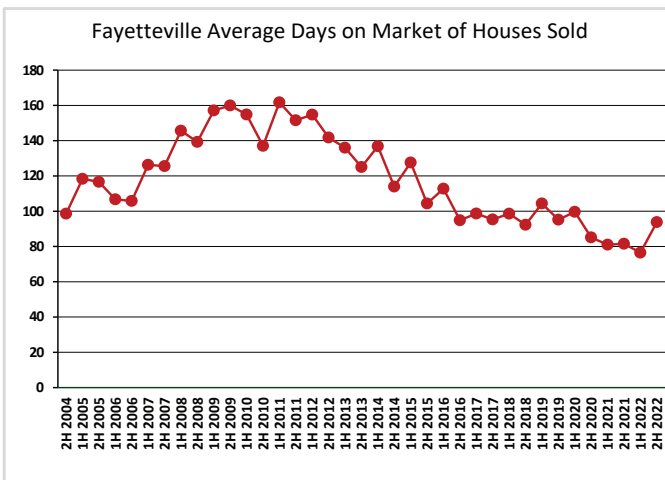
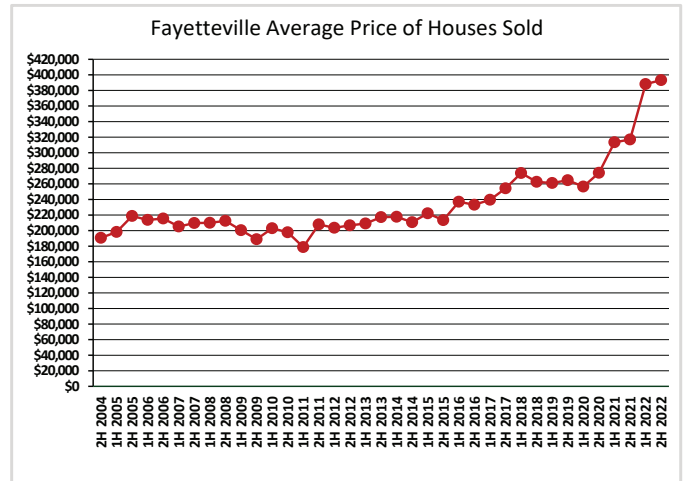
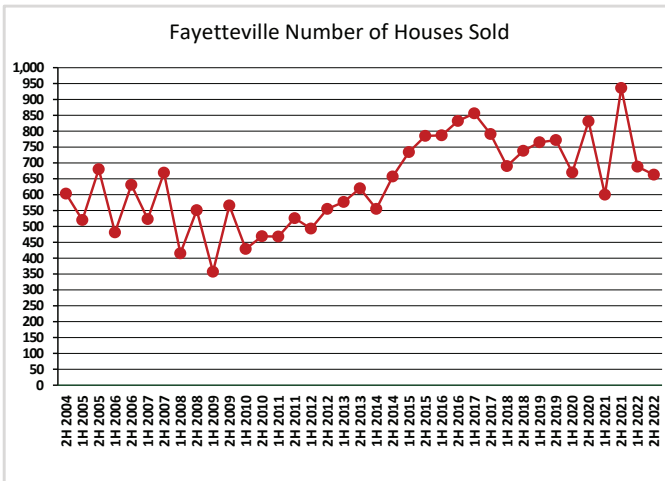
The average price of a house was \$393,208 at \$199.51 per square foot.

The median cost of a house sold in Fayetteville in the second half of 2022 was \$351,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|--------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 1 | 0.2% | 736 | 15 | 115.1% |
| \$100,001 - \$150,000 | 3 | 0.5% | 823 | 43 | 95.6% |
| \$150,001 - \$200,000 | 20 | 3.0% | 1,145 | 58 | 97.2% |
| \$200,001 - \$250,000 | 70 | 10.6% | 1,334 | 53 | 99.3% |
| \$250,001 - \$300,000 | 140 | 21.1% | 1,545 | 77 | 99.9% |
| \$300,001 - \$350,000 | 97 | 14.6% | 1,816 | 52 | 99.6% |
| \$350,001 - \$400,000 | 77 | 11.6% | 2,001 | 101 | 100.0% |
| \$400,001 - \$450,000 | 73 | 11.0% | 2,136 | 137 | 99.5% |
| \$450,001 - \$500,000 | 58 | 8.7% | 2,324 | 149 | 99.9% |
| \$500,001+ | 124 | 18.7% | 2,849 | 121 | 99.2% |
| Fayetteville Sold | 663 | 100.0% | 1,976 | 94 | 99.6% |

Fayetteville

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 936 | 688 | 663 | -29.2% | -3.6% |
| Average Price of Houses Sold | \$316,923 | \$388,208 | \$393,208 | 24.1% | 1.3% |
| Average Days on Market | 82 | 76 | 94 | 15.0% | 22.6% |
| Average Price per Square Foot | \$170.79 | \$195.01 | \$199.51 | 16.8% | 2.3% |
| Percentage of County Sales | 41.9% | 40.5% | 38.1% | -8.9% | -5.7% |
| Number of New Houses Sold | 247 | 172 | 200 | -19.0% | 16.3% |
| Average Price of New Houses Sold | \$296,851 | \$374,032 | \$384,250 | 29.4% | 2.7% |
| Average Days on Market of New Houses Sold | 164 | 147 | 183 | 11.8% | 24.2% |
| Number of Houses Listed | 78 | 189 | 212 | 171.8% | 12.2% |
| Average List Price of Houses Listed | \$647,403 | \$567,434 | \$541,091 | -16.4% | -4.6% |

Fayetteville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Abshier Heights | 2 | 0.3% | 2,230 | 50 | \$527,500 | \$237.32 |
| Addison Acres | 1 | 0.2% | 1,770 | 36 | \$300,000 | \$169.49 |
| Appleby | 1 | 0.2% | 3,490 | 52 | \$600,000 | \$171.92 |
| Barrington Parke | 3 | 0.5% | 2,769 | 35 | \$536,667 | \$193.45 |
| Belclaire Estates | 2 | 0.3% | 2,432 | 42 | \$463,394 | \$191.17 |
| Bellafront Gardens | 4 | 0.6% | 1,996 | 75 | \$357,250 | \$178.99 |
| Bellwood | 3 | 0.5% | 1,503 | 32 | \$277,667 | \$184.75 |
| Bert Lewis | 1 | 0.2% | 888 | 12 | \$150,000 | \$168.92 |
| Bird Haven Terrace | 3 | 0.5% | 1,451 | 51 | \$266,333 | \$184.30 |
| Bishop | 1 | 0.2% | 1,750 | 40 | \$190,000 | \$108.57 |
| Blueberry Meadows | 2 | 0.3% | 1,768 | 38 | \$322,500 | \$181.97 |
| Boardwalk | 1 | 0.2% | 2,188 | 46 | \$425,000 | \$194.24 |
| Boles | 2 | 0.3% | 1,616 | 140 | \$384,950 | \$231.44 |
| Boxwood | 1 | 0.2% | 1,950 | 91 | \$300,000 | \$153.85 |
| Braden | 1 | 0.2% | 2,768 | 154 | \$627,500 | \$226.70 |
| Bradford Place | 1 | 0.2% | 1,056 | 35 | \$151,000 | \$142.99 |
| Bridgeport | 6 | 0.9% | 2,604 | 42 | \$448,333 | \$172.64 |
| Broadview | 3 | 0.5% | 2,476 | 70 | \$487,667 | \$200.43 |
| Brookbury Woods | 3 | 0.5% | 2,729 | 43 | \$500,033 | \$185.85 |
| Brookhaven Estates | 2 | 0.3% | 2,798 | 48 | \$609,500 | \$219.36 |
| Brookhollow | 2 | 0.3% | 1,367 | 31 | \$267,450 | \$195.38 |
| Brooklands @ Mountain Ranch | 7 | 1.1% | 2,283 | 71 | \$468,043 | \$205.12 |
| Bungalows At Cato Springs | 1 | 0.2% | 1,175 | 35 | \$225,000 | \$191.49 |
| Burl Dodd | 1 | 0.2% | 1,550 | 55 | \$350,000 | \$225.81 |
| Butterfield Meadows | 1 | 0.2% | 2,209 | 42 | \$485,000 | \$219.56 |
| Charleston Place | 2 | 0.3% | 2,281 | 53 | \$462,250 | \$203.10 |
| Clabber Creek | 10 | 1.5% | 1,857 | 41 | \$346,035 | \$189.08 |
| Clearwood Crossings | 1 | 0.2% | 1,516 | 20 | \$296,000 | \$195.25 |
| Clover Creek | 3 | 0.5% | 1,140 | 42 | \$208,667 | \$182.89 |
| Cobblestone | 8 | 1.2% | 1,583 | 56 | \$335,563 | \$213.04 |
| Combs | 1 | 0.2% | 1,280 | 38 | \$355,000 | \$277.34 |
| Copper Creek | 8 | 1.2% | 2,830 | 38 | \$529,800 | \$188.30 |
| Cottages At Old Wire | 1 | 0.2% | 1,917 | 41 | \$499,000 | \$260.30 |
| County Court | 6 | 0.9% | 1,168 | 142 | \$471,500 | \$403.05 |

Fayetteville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Coves | 10 | 1.5% | 1,675 | 59 | \$290,350 | \$175.49 |
| Covington Park | 2 | 0.3% | 3,279 | 42 | \$625,000 | \$190.83 |
| Creekside | 1 | 0.2% | 1,954 | 82 | \$366,000 | \$187.31 |
| Creekside Meadows | 42 | 6.3% | 1,503 | 88 | \$265,658 | \$179.14 |
| Creekview | 3 | 0.5% | 2,124 | 59 | \$454,667 | \$214.00 |
| Crestwood | 1 | 0.2% | 3,470 | 71 | \$925,000 | \$266.57 |
| Crestwood Acres | 1 | 0.2% | 2,654 | 126 | \$341,000 | \$128.49 |
| Crofton Manor | 1 | 0.2% | 1,902 | 76 | \$349,900 | \$183.96 |
| Cross Keys | 4 | 0.6% | 2,808 | 60 | \$485,625 | \$172.61 |
| Crossover Heights | 3 | 0.5% | 2,634 | 14 | \$366,667 | \$148.29 |
| Crossroads | 1 | 0.2% | 5,401 | 0 | \$1,550,000 | \$286.98 |
| Crystal Cove | 1 | 0.2% | 3,061 | 30 | \$585,000 | \$191.11 |
| Crystal Springs | 17 | 2.6% | 1,893 | 78 | \$325,871 | \$173.90 |
| David Lyle | 4 | 0.6% | 1,307 | 53 | \$238,725 | \$183.05 |
| Davidsons | 3 | 0.5% | 2,703 | 53 | \$743,000 | \$257.13 |
| Deerfield Place | 1 | 0.2% | 1,864 | 65 | \$264,000 | \$141.63 |
| Deerpath | 1 | 0.2% | 3,000 | 53 | \$670,000 | \$223.33 |
| East Oaks | 3 | 0.5% | 2,038 | 40 | \$402,333 | \$197.14 |
| Eastwood | 1 | 0.2% | 2,536 | 40 | \$490,000 | \$193.22 |
| Edgehill | 1 | 0.2% | 2,273 | 17 | \$375,000 | \$164.98 |
| Emerald | 1 | 0.2% | 4,200 | 2,161 | \$1,215,000 | \$289.29 |
| Emerald Point | 2 | 0.3% | 1,714 | 33 | \$330,500 | \$193.41 |
| Fairfield | 3 | 0.5% | 1,851 | 42 | \$318,300 | \$171.68 |
| Fairview Heights | 1 | 0.2% | 1,204 | 59 | \$325,000 | \$269.93 |
| Falcon Ridge | 1 | 0.2% | 2,142 | 46 | \$389,000 | \$181.61 |
| Fayetteville Original | 2 | 0.3% | 2,465 | 49 | \$675,000 | \$297.12 |
| Fieldstone | 6 | 0.9% | 1,492 | 56 | \$254,167 | \$170.48 |
| Fiesta Park | 1 | 0.2% | 952 | 41 | \$170,000 | \$178.57 |
| Fincher | 1 | 0.2% | 2,222 | 48 | \$260,000 | \$117.01 |
| Fritz | 1 | 0.2% | 1,365 | 0 | \$420,000 | \$307.69 |
| Georgian Place | 2 | 0.3% | 1,496 | 49 | \$230,000 | \$153.74 |
| Glenbrook | 1 | 0.2% | 2,031 | 38 | \$337,000 | \$165.93 |
| Glenwood Park | 1 | 0.2% | 1,840 | 68 | \$351,000 | \$190.76 |
| Goff | 1 | 0.2% | 2,262 | 65 | \$639,000 | \$282.49 |
| Golden Oaks | 1 | 0.2% | 1,242 | 28 | \$190,000 | \$152.98 |
| Graue | 1 | 0.2% | 936 | 17 | \$210,000 | \$224.36 |

Fayetteville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Green Acres | 2 | 0.3% | 1,410 | 157 | \$229,000 | \$158.77 |
| Green Valley | 1 | 0.2% | 2,138 | 55 | \$395,000 | \$184.75 |
| Gulley Grove | 7 | 1.1% | 1,934 | 44 | \$452,307 | \$234.92 |
| Gunters | 3 | 0.5% | 1,485 | 127 | \$314,975 | \$224.80 |
| Hall & Gollahar | 1 | 0.2% | 1,346 | 57 | \$375,000 | \$278.60 |
| Hammond | 1 | 0.2% | 2,489 | 83 | \$705,000 | \$283.25 |
| Hamptons, The | 3 | 0.5% | 2,200 | 40 | \$408,333 | \$186.65 |
| Harters Fairview | 1 | 0.2% | 1,554 | 234 | \$425,000 | \$273.49 |
| Hawkins House At Shiloh | 4 | 0.6% | 1,250 | 31 | \$251,750 | \$201.47 |
| Hendrys | 1 | 0.2% | 2,944 | 108 | \$475,000 | \$161.35 |
| Heritage East | 1 | 0.2% | 1,183 | 23 | \$225,000 | \$190.19 |
| Hidden Lake Estates | 3 | 0.5% | 2,002 | 78 | \$373,333 | \$189.35 |
| Hill Avenue Townhomes | 2 | 0.3% | 1,298 | 124 | \$562,000 | \$432.29 |
| Hillcrest | 1 | 0.2% | 3,722 | 109 | \$1,300,000 | \$349.27 |
| Hillside | 1 | 0.2% | 1,322 | 111 | \$287,000 | \$217.10 |
| Holcomb Heights | 5 | 0.8% | 1,429 | 23 | \$292,896 | \$204.95 |
| Houston Meadows | 1 | 0.2% | 966 | 41 | \$155,000 | \$160.46 |
| Hughmount Village | 4 | 0.6% | 2,655 | 56 | \$497,250 | \$188.74 |
| Huntingdon | 7 | 1.1% | 2,647 | 44 | \$462,571 | \$176.31 |
| Hyland Park | 2 | 0.3% | 2,413 | 62 | \$457,500 | \$192.32 |
| Ice House Hpr | 1 | 0.2% | 2,025 | 147 | \$600,000 | \$296.30 |
| Jackson Heights | 1 | 0.2% | 3,008 | 720 | \$680,000 | \$226.06 |
| Jacksons | 3 | 0.5% | 2,972 | 113 | \$573,817 | \$194.17 |
| Jennings | 1 | 0.2% | 840 | 0 | \$225,000 | \$267.86 |
| Johnson Road | 1 | 0.2% | 1,044 | 23 | \$240,000 | \$229.89 |
| Kinwood | 2 | 0.3% | 1,563 | 41 | \$227,500 | \$155.27 |
| Kirk | 1 | 0.2% | 1,664 | 28 | \$345,000 | \$207.33 |
| Ladons | 1 | 0.2% | 1,824 | 50 | \$458,000 | \$251.10 |
| Lakewood | 2 | 0.3% | 1,817 | 29 | \$372,500 | \$204.93 |
| Legacy Heights | 3 | 0.5% | 1,554 | 65 | \$302,267 | \$194.46 |
| Legacy Pointe | 8 | 1.2% | 2,253 | 42 | \$412,363 | \$183.34 |
| Leverett Terrace | 1 | 0.2% | 1,100 | 32 | \$220,000 | \$200.00 |
| Lewisbaldwin | 4 | 0.6% | 1,392 | 56 | \$221,425 | \$163.63 |
| Lierly Lane | 1 | 0.2% | 1,585 | 35 | \$345,000 | \$217.67 |
| Madison Ave | 2 | 0.3% | 2,250 | 36 | \$398,603 | \$177.14 |
| Magnolia Crossing | 2 | 0.3% | 1,309 | 39 | \$258,750 | \$197.42 |

Fayetteville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Magnolia Park | 38 | 5.7% | 2,364 | 385 | \$474,003 | \$200.60 |
| Maple Crest | 1 | 0.2% | 1,830 | 50 | \$234,000 | \$127.87 |
| Maple Park | 1 | 0.2% | 1,422 | 55 | \$405,000 | \$284.81 |
| Markham Hill | 1 | 0.2% | 2,979 | 384 | \$898,900 | \$301.75 |
| Masonic | 2 | 0.3% | 3,612 | 88 | \$1,262,000 | \$337.90 |
| Mathias | 1 | 0.2% | 1,472 | 167 | \$220,000 | \$149.46 |
| Mcclintons | 2 | 0.3% | 1,596 | 89 | \$178,000 | \$110.20 |
| Mcllroy | 9 | 1.4% | 1,897 | 344 | \$508,889 | \$282.11 |
| Meadow Vale | 3 | 0.5% | 745 | 34 | \$173,333 | \$238.16 |
| Meadowlands | 2 | 0.3% | 2,090 | 35 | \$334,950 | \$162.00 |
| Meadowlark | 1 | 0.2% | 2,655 | 35 | \$340,000 | \$128.06 |
| Mission Heights | 2 | 0.3% | 2,477 | 26 | \$630,000 | \$256.06 |
| Mountain Ranch | 4 | 0.6% | 1,989 | 81 | \$386,125 | \$193.62 |
| Mountain View | 1 | 0.2% | 2,359 | 56 | \$608,500 | \$257.95 |
| Nash Crossing | 7 | 1.1% | 1,356 | 170 | \$278,000 | \$205.01 |
| North Briar | 3 | 0.5% | 1,556 | 46 | \$317,500 | \$203.83 |
| North Heights | 4 | 0.6% | 1,917 | 54 | \$295,375 | \$157.37 |
| North Ridge | 3 | 0.5% | 2,017 | 77 | \$420,000 | \$206.81 |
| Oak Grovegates | 1 | 0.2% | 2,430 | 60 | \$390,000 | \$160.49 |
| Oak Tree Condos | 1 | 0.2% | 1,008 | 30 | \$174,000 | \$172.62 |
| Oak Woods Hpr | 1 | 0.2% | 1,152 | 32 | \$186,700 | \$162.07 |
| Oakbrooke | 3 | 0.5% | 2,091 | 40 | \$440,333 | \$212.07 |
| Oakland Hills | 2 | 0.3% | 2,464 | 51 | \$462,500 | \$187.44 |
| Oaks Manor | 2 | 0.3% | 3,167 | 50 | \$513,450 | \$156.51 |
| One East Center Hpr | 1 | 0.2% | 2,831 | 14 | \$1,500,000 | \$529.85 |
| Ottis Watson | 1 | 0.2% | 1,208 | 41 | \$227,000 | \$187.91 |
| Owl Creek | 1 | 0.2% | 1,404 | 15 | \$160,000 | \$113.96 |
| Paradise Valley | 2 | 0.3% | 2,109 | 56 | \$364,000 | \$172.51 |
| Park Meadows | 5 | 0.8% | 1,297 | 67 | \$242,023 | \$186.54 |
| Park Place | 3 | 0.5% | 2,654 | 57 | \$489,967 | \$185.11 |
| Park Ridge Estates | 1 | 0.2% | 3,704 | 34 | \$618,568 | \$167.00 |
| Persimmon Place | 6 | 0.9% | 2,005 | 33 | \$347,333 | \$173.55 |
| Pine Crest | 2 | 0.3% | 1,057 | 35 | \$225,500 | \$213.69 |
| Prairie View Acres | 1 | 0.2% | 3,423 | 70 | \$625,000 | \$182.59 |
| Quail Creek | 4 | 0.6% | 1,700 | 55 | \$321,750 | \$189.91 |
| Quail Ridge | 1 | 0.2% | 1,407 | 28 | \$216,200 | \$153.66 |
| Quarry Trace | 2 | 0.3% | 1,378 | 32 | \$245,000 | \$178.38 |

Fayetteville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Regency North | 1 | 0.2% | 1,347 | 45 | \$270,000 | \$200.45 |
| Remington Estates | 1 | 0.2% | 2,896 | 8 | \$521,280 | \$180.00 |
| Reserve At Steele Crossing Hpr | 1 | 0.2% | 1,137 | 26 | \$255,000 | \$224.27 |
| River Hills | 1 | 0.2% | 1,866 | 85 | \$270,000 | \$144.69 |
| Riverwalk | 8 | 1.2% | 2,113 | 214 | \$403,625 | \$191.48 |
| Rochier Heights | 1 | 0.2% | 2,700 | 27 | \$559,900 | \$207.37 |
| Rolling Hills | 1 | 0.2% | 1,737 | 52 | \$350,000 | \$201.50 |
| Rose Hill | 1 | 0.2% | 725 | 34 | \$232,000 | \$320.00 |
| Rosewood Estates | 1 | 0.2% | 3,260 | 66 | \$360,000 | \$110.43 |
| Rosewood Heights | 2 | 0.3% | 1,717 | 42 | \$462,500 | \$269.38 |
| Rudolph | 1 | 0.2% | 2,510 | 39 | \$610,000 | \$243.03 |
| Rupple Meadows | 1 | 0.2% | 1,800 | 38 | \$370,000 | \$205.56 |
| Rupple Row | 8 | 1.2% | 1,925 | 37 | \$326,375 | \$170.17 |
| Sage Meadows | 1 | 0.2% | 1,714 | 36 | \$290,000 | \$169.19 |
| Sagely Place | 7 | 1.1% | 1,941 | 102 | \$391,571 | \$201.60 |
| Salem Heights | 4 | 0.6% | 2,067 | 47 | \$378,125 | \$183.03 |
| Salem Meadows | 5 | 0.8% | 1,555 | 41 | \$296,300 | \$190.73 |
| Salem Village | 5 | 0.8% | 1,575 | 67 | \$256,100 | \$162.41 |
| Seamster Place | 1 | 0.2% | 1,054 | 22 | \$230,000 | \$218.22 |
| Sequoyah Meadows | 2 | 0.3% | 2,178 | 38 | \$321,400 | \$149.17 |
| Silverthorne | 1 | 0.2% | 2,282 | 33 | \$422,500 | \$185.14 |
| Skeltons | 1 | 0.2% | 1,146 | 36 | \$180,000 | \$157.07 |
| Skyler Place | 1 | 0.2% | 1,566 | 93 | \$245,000 | \$156.45 |
| South Hampton | 1 | 0.2% | 1,953 | 36 | \$425,000 | \$217.61 |
| South Sunny Acres | 1 | 0.2% | 1,429 | 22 | \$245,000 | \$171.45 |
| Southern Woods | 6 | 0.9% | 1,144 | 112 | \$290,600 | \$259.01 |
| Spring Creek | 1 | 0.2% | 2,345 | 19 | \$410,000 | \$174.84 |
| St James Park | 2 | 0.3% | 1,989 | 37 | \$390,750 | \$195.96 |
| Stadium Centre Cottages | 3 | 0.5% | 1,417 | 58 | \$230,655 | \$163.10 |
| Starr Lake | 1 | 0.2% | 2,750 | 53 | \$618,000 | \$224.73 |
| Stone Mountain | 6 | 0.9% | 3,508 | 56 | \$697,867 | \$199.11 |
| Stonebridge Meadows | 7 | 1.1% | 2,666 | 64 | \$497,543 | \$186.41 |
| Stonebrook | 1 | 0.2% | 1,798 | 84 | \$360,000 | \$200.22 |
| Stones | 1 | 0.2% | 1,400 | 89 | \$360,000 | \$257.14 |
| Stonewood | 2 | 0.3% | 3,169 | 36 | \$534,750 | \$175.13 |

Fayetteville

Characteristics of Houses Sold

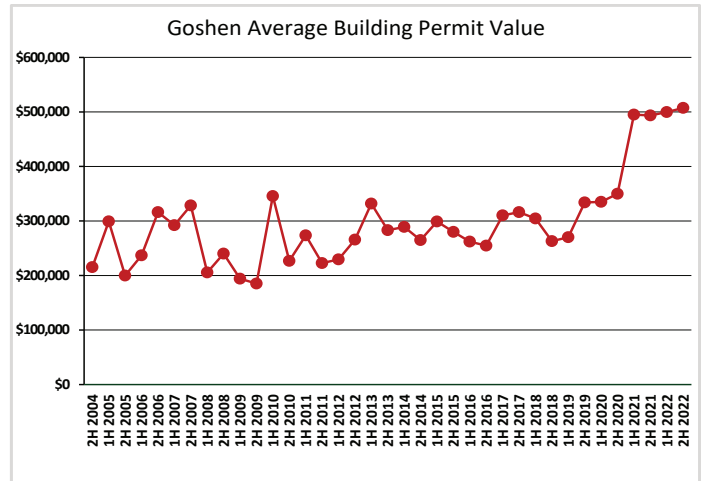
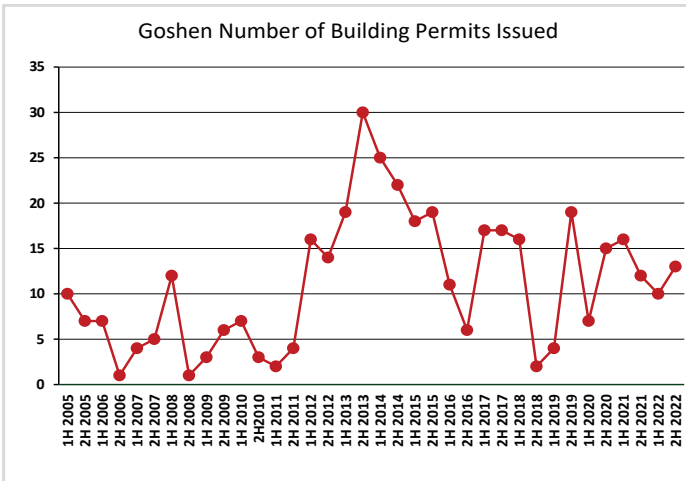
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Stubblefield | 2 | 0.3% | 1,981 | 48 | \$345,000 | \$173.48 |
| Sunbridge Villas | 5 | 0.8% | 1,409 | 46 | \$282,380 | \$200.47 |
| Sunset | 2 | 0.3% | 1,739 | 42 | \$517,500 | \$298.59 |
| Sunset Hills | 1 | 0.2% | 3,221 | 121 | \$525,000 | \$162.99 |
| Timber Crest | 2 | 0.3% | 2,844 | 47 | \$470,000 | \$166.24 |
| Timber Ridge Estates | 4 | 0.6% | 1,509 | 115 | \$284,900 | \$188.77 |
| Town Homes At Forest Hills | 3 | 0.5% | 2,098 | 44 | \$400,233 | \$191.10 |
| Treetops | 1 | 0.2% | 2,250 | 516 | \$461,250 | \$205.00 |
| UARK BOWL HPR | 1 | 0.2% | 1,275 | 25 | \$480,000 | \$376.47 |
| University Acres | 2 | 0.3% | 1,831 | 34 | \$242,500 | \$132.20 |
| University Heights | 1 | 0.2% | 2,844 | 43 | \$975,000 | \$342.83 |
| Valley | 2 | 0.3% | 1,621 | 28 | \$296,500 | \$182.81 |
| Villages of Sloanbrooke, The | 11 | 1.7% | 1,604 | 43 | \$329,998 | \$206.72 |
| Wahneetah Heights | 1 | 0.2% | 1,794 | 120 | \$350,000 | \$195.09 |
| Walnut Crossing | 2 | 0.3% | 1,478 | 25 | \$260,000 | \$177.88 |
| Walnut Grove | 1 | 0.2% | 1,206 | 31 | \$215,500 | \$178.69 |
| Walnut View | 1 | 0.2% | 1,556 | 55 | \$239,306 | \$153.80 |
| Watson | 1 | 0.2% | 1,326 | 49 | \$265,000 | \$199.85 |
| West Sunny Acres | 2 | 0.3% | 1,446 | 38 | \$320,000 | \$221.53 |
| West View | 1 | 0.2% | 1,842 | 31 | \$359,900 | \$195.39 |
| Western Methodist Assembly | 2 | 0.3% | 2,825 | 43 | \$709,500 | \$254.08 |
| Westridge | 1 | 0.2% | 2,171 | 69 | \$360,000 | \$165.82 |
| Westview Meadows | 5 | 0.8% | 2,343 | 153 | \$440,521 | \$188.02 |
| Westwind | 1 | 0.2% | 4,300 | 40 | \$765,000 | \$177.91 |
| Whistler Woods | 1 | 0.2% | 2,556 | 167 | \$705,000 | \$275.82 |
| Wildflower Meadows | 2 | 0.3% | 2,602 | 38 | \$551,170 | \$211.83 |
| Willow Springs | 1 | 0.2% | 1,321 | 1 | \$230,000 | \$174.11 |
| Wilsonadams | 1 | 0.2% | 3,220 | 82 | \$975,000 | \$302.80 |
| Wilsons | 2 | 0.3% | 1,656 | 16 | \$739,000 | \$446.84 |
| Winwood | 1 | 0.2% | 1,962 | 36 | \$400,000 | \$203.87 |
| Woodbury | 1 | 0.2% | 2,435 | 63 | \$465,000 | \$190.97 |
| Woodfield | 3 | 0.5% | 1,166 | 40 | \$223,167 | \$191.72 |
| Woodridge | 33 | 5.0% | 1,978 | 134 | \$339,344 | \$171.33 |
| Yorktowne Square | 1 | 0.2% | 2,835 | 49 | \$535,000 | \$188.71 |

Fayetteville

Characteristics of Houses Sold

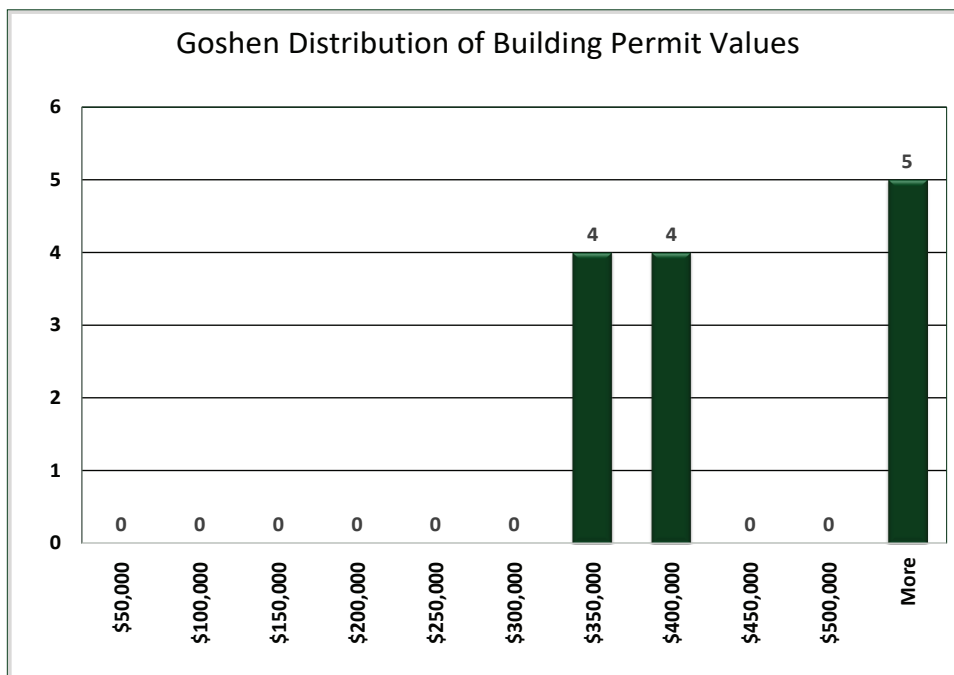
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Other | 42 | 6.3% | 2,082 | 59 | \$441,588 | \$207.77 |
| Fayetteville Sold | 663 | 100.0% | 1,976 | 94 | \$393,208 | \$199.51 |

Goshen Building Permits



| Goshen | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 12 | 10 | 13 | 8.3% | 30.0% |
| Average Value of Residential Building Permits | \$493,490 | \$499,784 | \$507,338 | 2.8% | 1.5% |

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



Goshen

Active Subdivisions

There were 191 total lots in 7 active subdivisions in Goshen in the second half of 2022. 75.9 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 3.7 were under construction, 0 percent were starts, and 19.9 percent were empty lots.

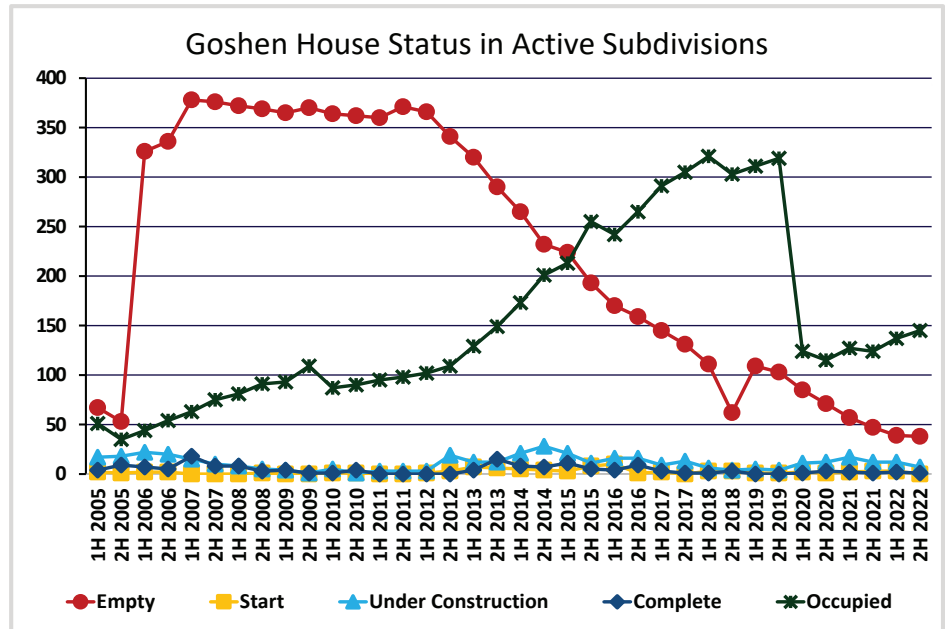
The subdivisions with the most houses under construction in Goshen during the second half of 2022 were Bridlewood, Phase I with 2, Bridlewood.

Riverside Estates, Phase I had the most houses becoming occupied in Goshen with 9 houses.

No new construction or progress in existing construction has occurred in the last year in 2 of the 7 active subdivisions in Goshen.

9 new houses in Goshen became occupied in the second half of 2022. The annual absorption rate implies that there are 25.1 months of remaining inventory in active subdivisions, down from 33.6 percent in the first half of 2022.

In 5 out of the 7 active subdivisions in Goshen, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners decreased in Goshen from 78.3 percent in 2012 to 71.8 percent in the second half of 2022.

Additionally, 57 new lots in 2 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Asher's Ranch | 1H 2022 | 41 | | 41 |
| Brookstone Woods | 2H 2017 | | 16 | 16 |
| New and Preliminary | | 41 | 16 | 57 |

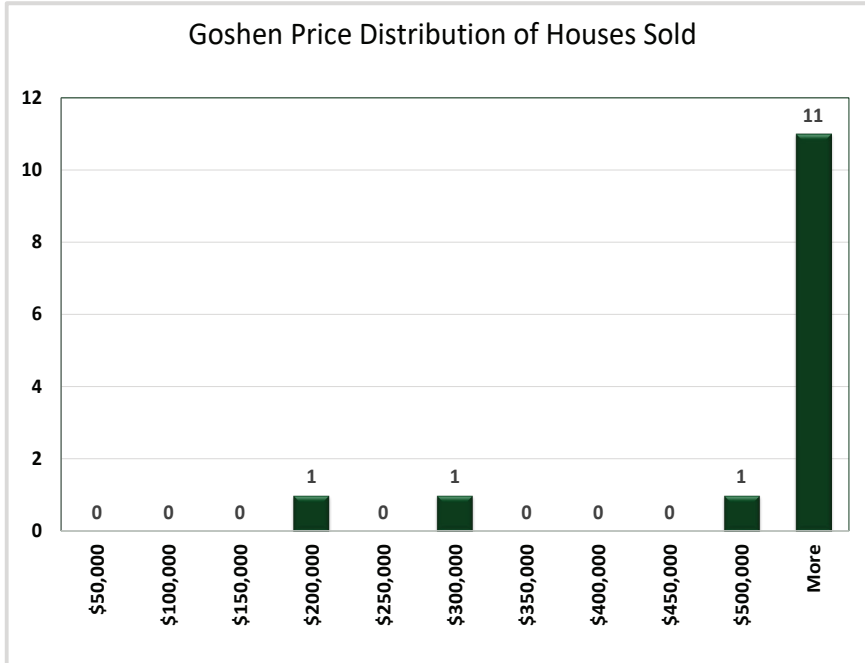
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-----------|----------|----------|----------|------------|------------|----------|-------------|
| Autumn View ^{1,2} | 5 | 0 | 0 | 0 | 3 | 8 | 0 | -- |
| Bridlewood, Phase I ¹ | 1 | 0 | 2 | 0 | 35 | 38 | 0 | -- |
| Bridlewood, Phase II ^{1,2} | 3 | 0 | 0 | 0 | 7 | 10 | 0 | -- |
| Knolls, The | 14 | 0 | 0 | 0 | 56 | 70 | 0 | 84.0 |
| Riverside Estates, Phase I | 12 | | 1 | 1 | 37 | 51 | 9 | 8.8 |
| Riverside Estates, Phase III ¹ | 2 | 0 | 2 | 0 | 0 | 4 | 0 | -- |
| Wildwood ¹ | 1 | 0 | 2 | 0 | 7 | 10 | 0 | -- |
| Goshen Active Lots | 38 | 0 | 7 | 1 | 145 | 191 | 9 | 25.1 |

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

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

Goshen

Price Distribution of Houses Sold



14 houses were sold in Goshen in the second half of 2022.

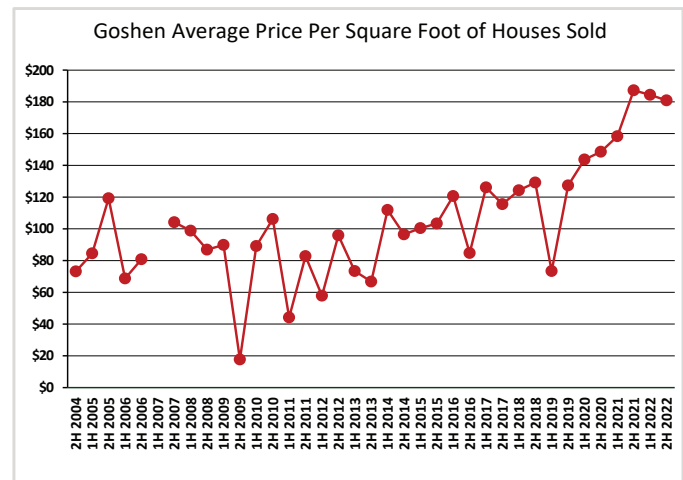
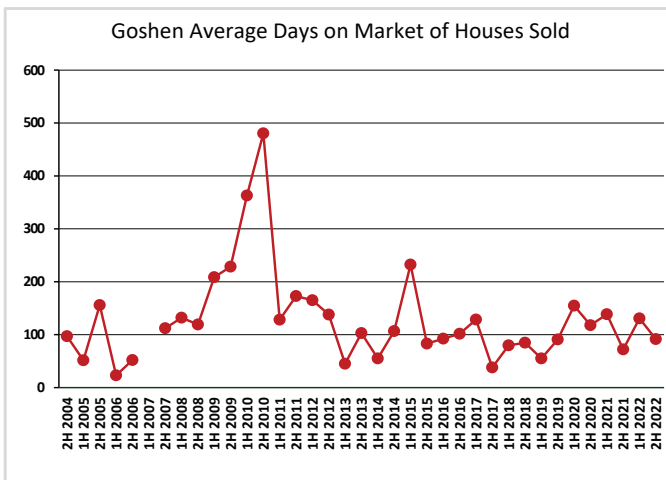
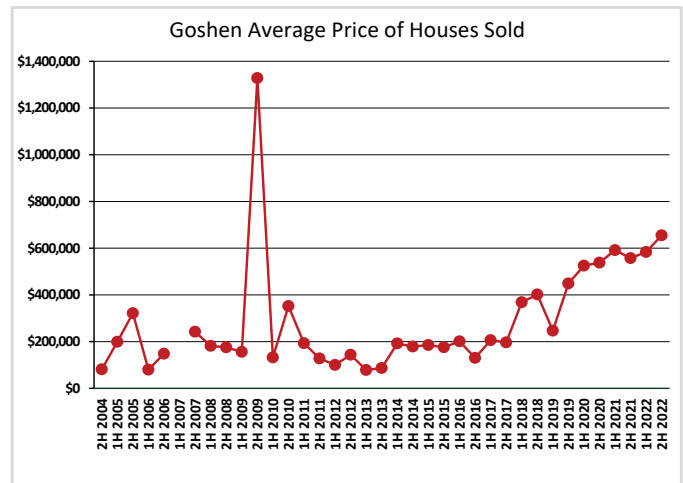
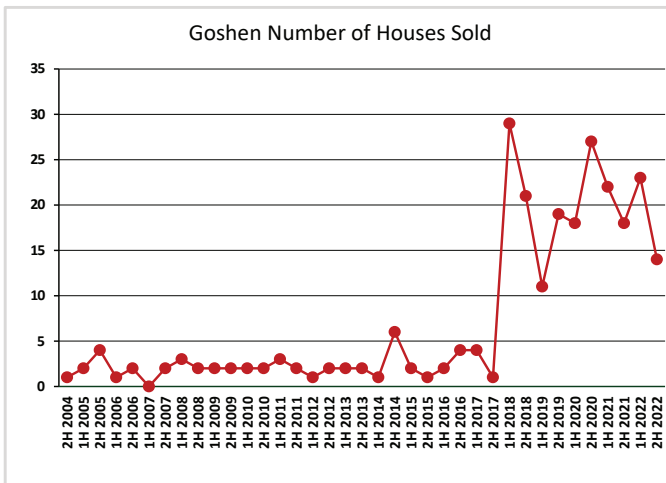
The average price of a house was \$655,051 at \$180.90 per square foot.

The median cost of a house was \$695,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 1 | 7.1% | 1,856 | 57 | 100.0% |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 1 | 7.1% | 1,988 | 118 | 101.7% |
| \$300,001 - \$350,000 | 0 | 0.0% | -- | -- | -- |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 1 | 7.1% | 2,722 | 82 | 95.2% |
| \$500,001+ | 11 | 78.6% | 4,018 | 93 | 98.7% |
| Goshen Sold | 14 | 100.0% | 3,626 | 92 | 98.8% |

Goshen

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|--------------|--------------|--------------|-----------------------|-----------------------|
| Number of Houses Sold | 18 | 23 | 14 | -22.2% | -39.1% |
| Average Price of Houses Sold | \$557,275 | \$583,812 | \$655,051 | 17.5% | 12.2% |
| Average Days on Market | 72 | 131 | 92 | 26.9% | -30.0% |
| Average Price per Square Foot | \$187.27 | \$184.44 | \$180.90 | -3.4% | -1.9% |
| Percentage of County Sales | 1.4% | 2.0% | 1.3% | -5.2% | -34.0% |
| Number of New Houses Sold | 5 | 1 | 3 | -40.0% | 200.0% |
| Average Price of New Houses Sold | \$630,920.00 | \$598,175.00 | \$687,605.00 | 9.0% | 15.0% |
| Average Days on Market of New Houses Sold | 96 | 398 | 133 | 38.8% | -66.7% |
| Number of Houses Listed | 0 | 6 | 3 | -- | -50.0% |
| Average List Price of Houses Listed | \$0 | \$1,282,150 | \$794,967 | -- | -38.0% |

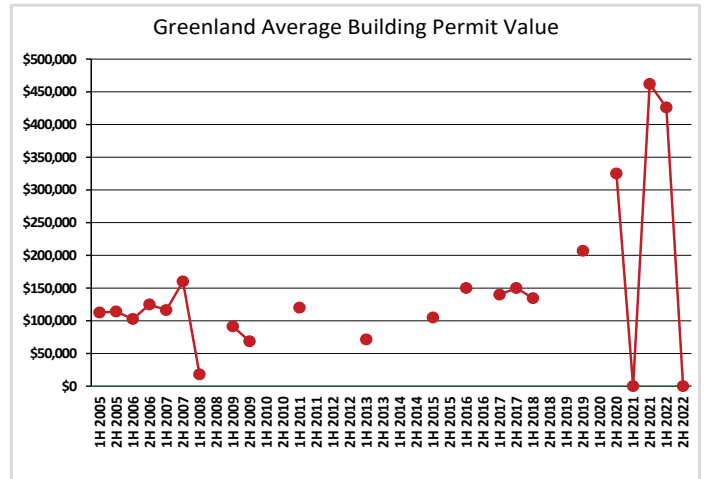
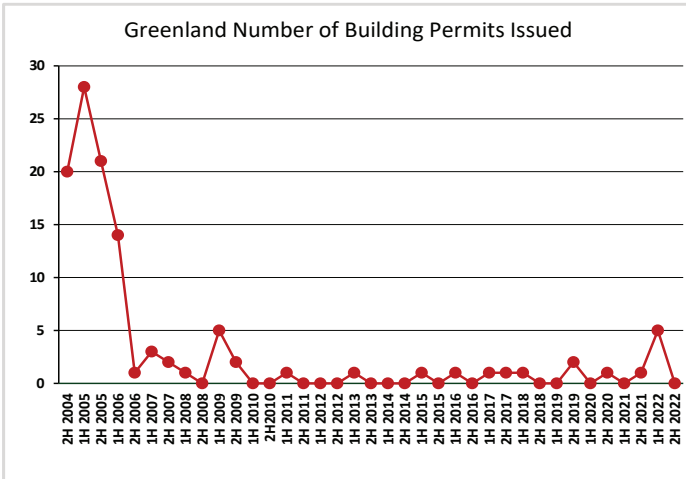
Goshen

Characteristics of Houses Sold

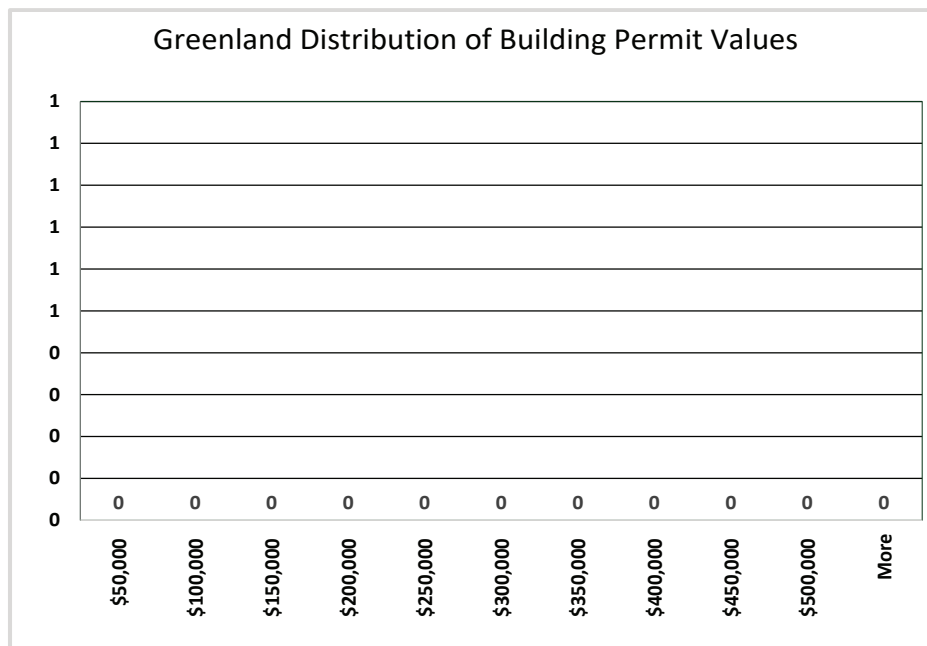
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Bordeaux Village Estates | 1 | 7.1% | 6,569 | 209 | \$895,000 | \$136.25 |
| Goshen | 1 | 7.1% | 1,856 | 57 | \$189,900 | \$102.32 |
| Knolls | 1 | 7.1% | 3,796 | 75 | \$785,000 | \$206.80 |
| Leisure Heights | 1 | 7.1% | 1,988 | 118 | \$295,000 | \$148.39 |
| Riverside Estates | 3 | 21.4% | 3,236 | 133 | \$687,605 | \$213.31 |
| Vineyard | 1 | 7.1% | 5,768 | 68 | \$980,000 | \$169.90 |
| Waterford Estates At Hissom Ranch | 6 | 42.9% | 3,513 | 60 | \$660,500 | \$188.18 |
| Other | 14 | 100.0% | 3,626 | 92 | \$655,051 | \$180.90 |



Greenland Building Permits



| Greenland | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|---------|-----------------------|-----------------------|
| Number of Residential Building Permits | 1 | 5 | 0 | -100.0% | -500.0% |
| Average Value of Residential Building Permits | \$462,000 | \$426,060 | -- | -- | -- |



Greenland

Active Subdivisions

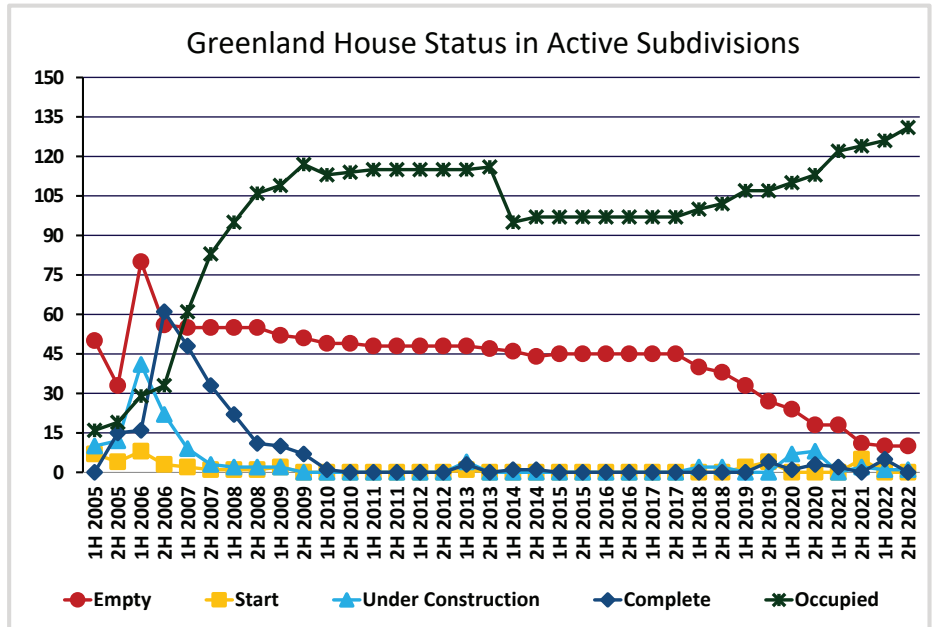
There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2022. 92.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.7 percent were under construction, 0.0 percent were starts, and 7.0 percent were empty lots.

The subdivisions with the most houses under construction in Greenland during the second half of 2022 was Lee Valley, Phase IV with 1.

Lee Valley, Phase IV had the most houses becoming occupied in Greenland with 6 houses.

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

6 new houses in Greenland became occupied in the second half of 2022. The annual absorption rate implies that there are 211.6 months of remaining inventory in active subdivisions, up from 33. percent in the first half of 2022.



In 1 out of the 2 active subdivisions in Greenland, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Greenland from 68.5 percent in 2012 to 52.9 percent in the second half of 2022.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2022.

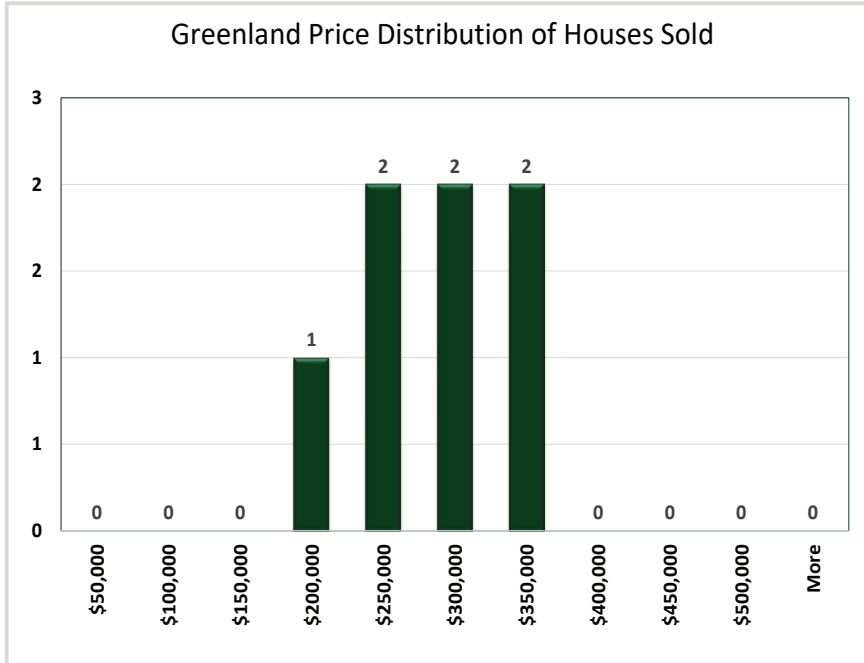
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|-------------------------------------|-----------|----------|----------|----------|------------|------------|----------|--------------|
| Homestead | 0 | 0 | 0 | 0 | 80 | 80 | 6 | 0.0 |
| Lee Valley, Phase IV ^{1,2} | 10 | 0 | 1 | 0 | 51 | 62 | 0 | -- |
| Greenland Active Lots | 10 | 0 | 1 | 0 | 131 | 142 | 6 | 211.6 |

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

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

Greenland

Price Distribution of Houses Sold



7 houses were sold in Greenland in the second half of 2022.

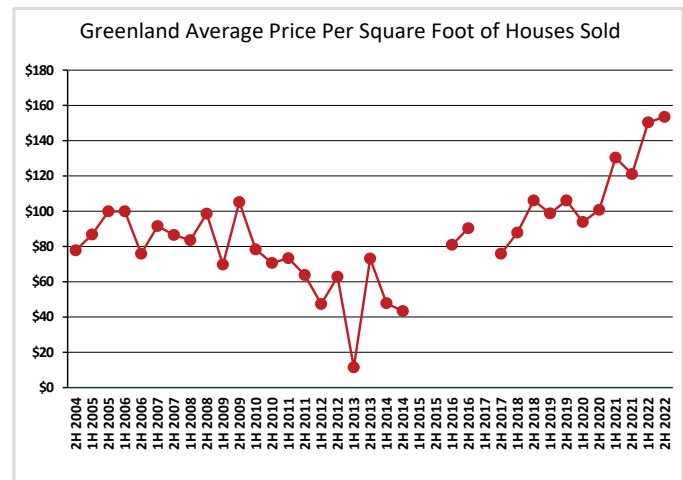
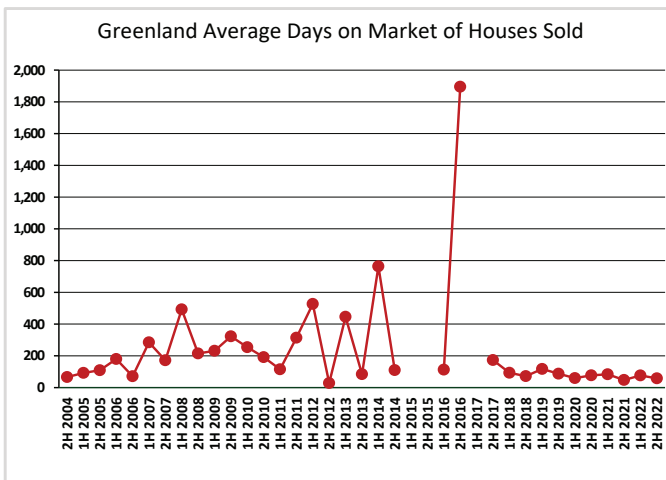
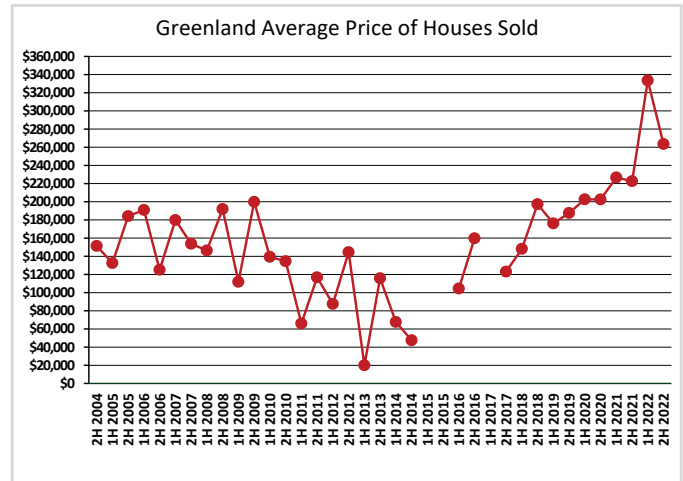
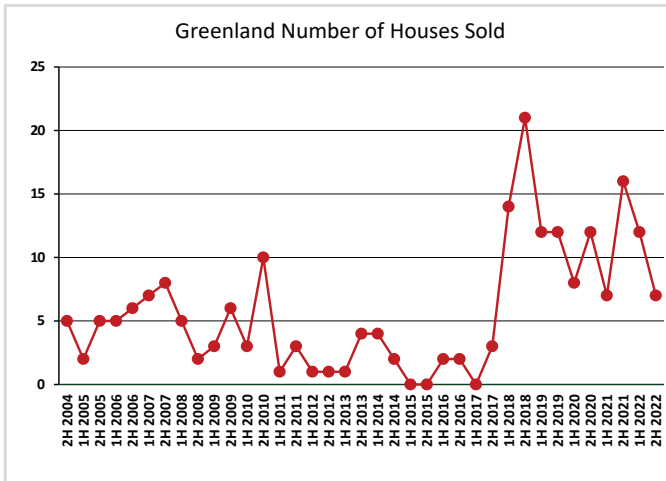
The average price of a house was \$263,571 at \$153.47 per square foot.

The median cost of a house was \$261,500.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 1 | 14.3% | 1,090 | 95 | 98.8% |
| \$200,001 - \$250,000 | 2 | 28.6% | 1,692 | 56 | 97.9% |
| \$250,001 - \$300,000 | 2 | 28.6% | 1,631 | 47 | 95.2% |
| \$300,001 - \$350,000 | 2 | 28.6% | 2,242 | 54 | 99.4% |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Greenland Sold | 7 | 100.0% | 1,746 | 58 | 97.7% |

Greenland

Characteristics of Houses Sold



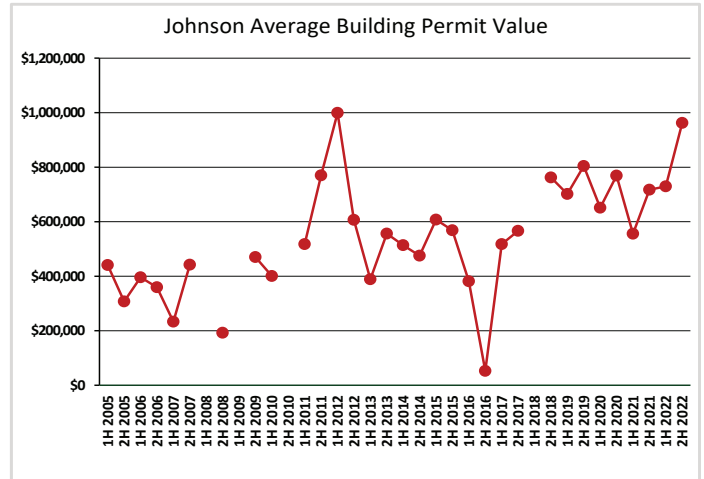
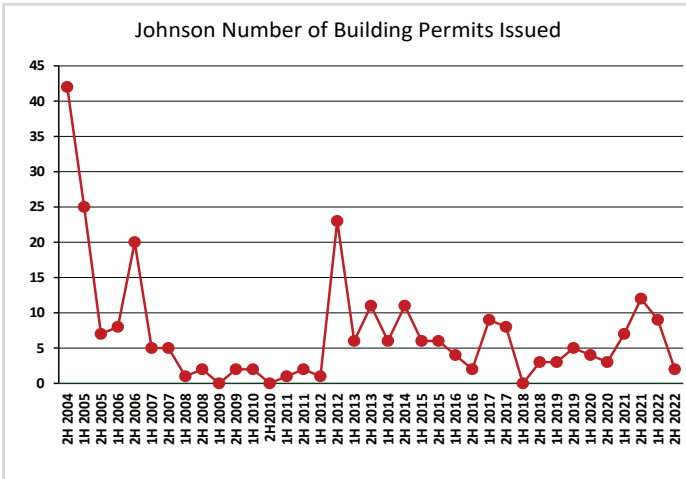
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 16 | 12 | 7 | -56.3% | -41.7% |
| Average Price of Houses Sold | \$222,654 | \$333,533 | \$263,571 | 18.4% | -21.0% |
| Average Days on Market | 48 | 76 | 58 | 21.3% | -23.5% |
| Average Price per Square Foot | \$121.04 | \$150.33 | \$153.47 | 26.8% | 2.1% |
| Percentage of County Sales | 0.5% | 0.6% | 0.3% | -46.3% | -55.5% |
| Number of New Houses Sold | 0 | 0 | 0 | -- | -- |
| Average Price of New Houses Sold | -- | -- | -- | -- | -- |
| Average Days on Market of New Houses Sold | -- | -- | -- | -- | -- |
| Number of Houses Listed | 2 | 0 | 1 | -50.0% | -- |
| Average List Price of Houses Listed | \$394,123 | \$0 | \$450,000 | 14.2% | -- |

Greenland

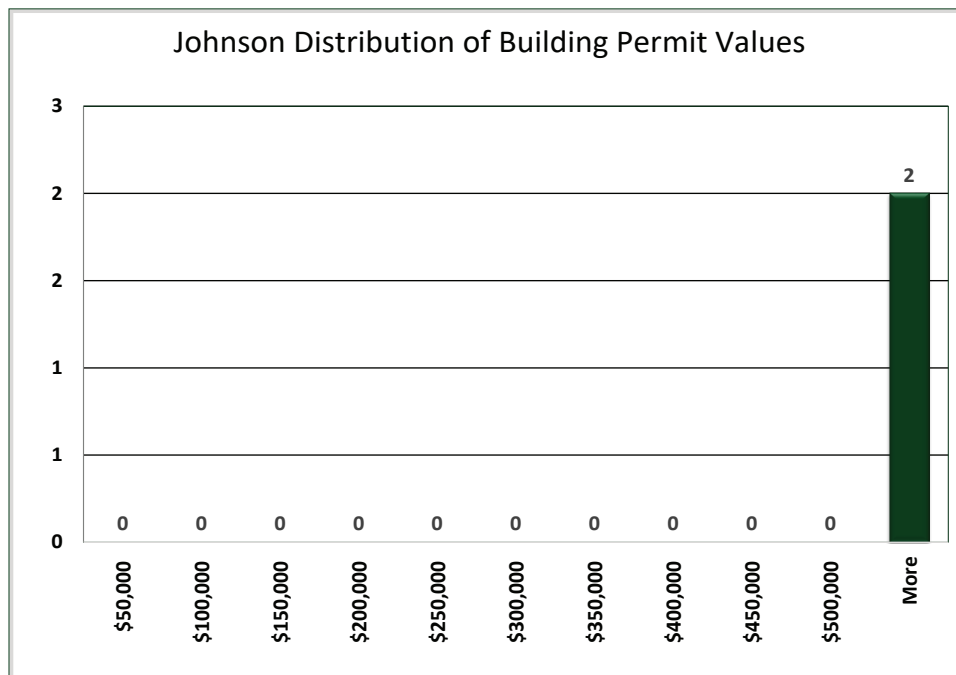
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Lee Valley | 1 | 14.3% | 1,656 | 32 | \$228,500 | \$137.98 |
| Other | 6 | 85.7% | 1,761 | 63 | \$269,417 | \$156.05 |
| Greenland Sold | 7 | 100.0% | 1,746 | 58 | \$263,571 | \$153.47 |

Johnson Building Permits



| Johnson | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 12 | 9 | 2 | -83.3% | -77.8% |
| Average Value of Residential Building Permits | \$717,491 | \$729,734 | \$962,550 | 34.2% | 31.9% |



Johnson

Active Subdivisions

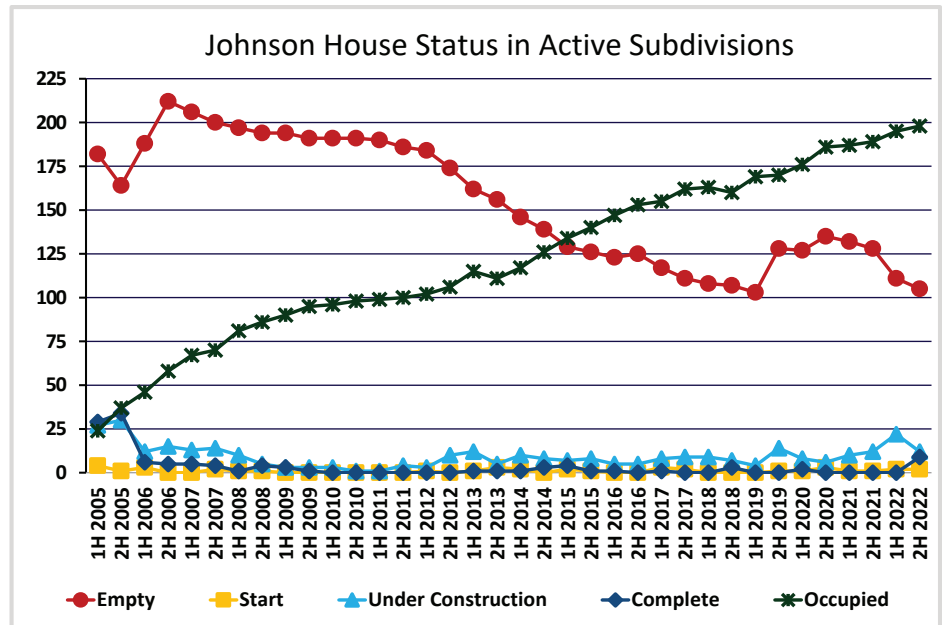
There were 326 total lots in 8 active subdivisions in Johnson in the second half of 2022. 60.7 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 3.7 percent were under construction, 0.6 percent were starts, and 32.2 percent were empty lots.

The subdivisions with the most houses under construction in Johnson during the second half of 2022 were Johnson Square Phase 1B with 4, Clear Creek, Phase I with 2, and Clear Creek, Phase I with 2.

Johnson Square Phase 1B had the most houses becoming occupied in Johnson with 3 houses. An additional 2 houses in Clear Creek, Phase III became occupied in the second half of 2022.

New construction or progress in existing construction has occurred in the last year in 8 of the 8 active subdivisions in Johnson.

7 new houses in Johnson



became occupied in the second half of 2022. The annual absorption rate implies that there are 118.2 months of remaining inventory in active subdivisions, down from 202.5 percent in the first half of 2022.

In 2 out of the 8 active subdivisions in Johnson, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 59.2 percent in the second half of 2022.

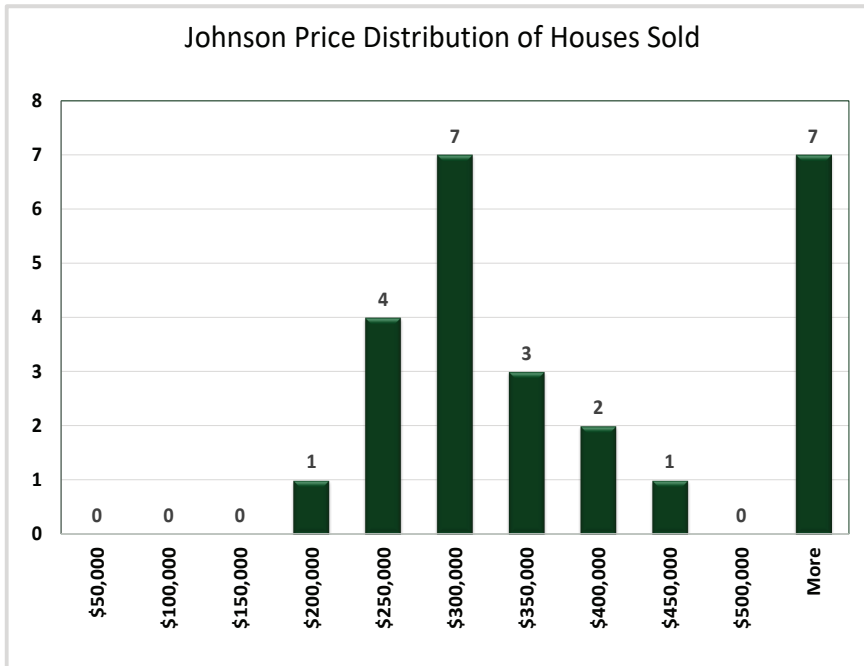
Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|------------|----------|-----------|----------|------------|------------|----------|--------------|
| Clear Creek Patio Homes | 12 | 0 | 1 | 0 | 26 | 39 | 1 | 52.0 |
| Clear Creek, Phase I | 17 | 0 | 2 | 0 | 28 | 47 | 0 | 228.0 |
| Clear Creek, Phase II | 3 | 0 | 2 | 0 | 40 | 45 | 1 | 60.0 |
| Clear Creek, Phase III | 7 | 0 | 0 | 0 | 33 | 40 | 2 | 42.0 |
| Clear Creek, Phase V | 22 | 2 | 1 | 0 | 10 | 35 | 0 | 150.0 |
| Heritage Hills ¹ | 9 | 0 | 2 | 0 | 54 | 65 | 0 | -- |
| Johnson Square Phase 1A ¹ | 15 | 0 | 0 | 6 | 2 | 23 | 0 | -- |
| Johnson Square Phase 1B | 20 | 0 | 4 | 3 | 5 | 32 | 3 | 108.0 |
| Johnson Active Lots | 105 | 2 | 12 | 9 | 198 | 326 | 7 | 118.2 |

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

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

Johnson Price Distribution of Houses Sold



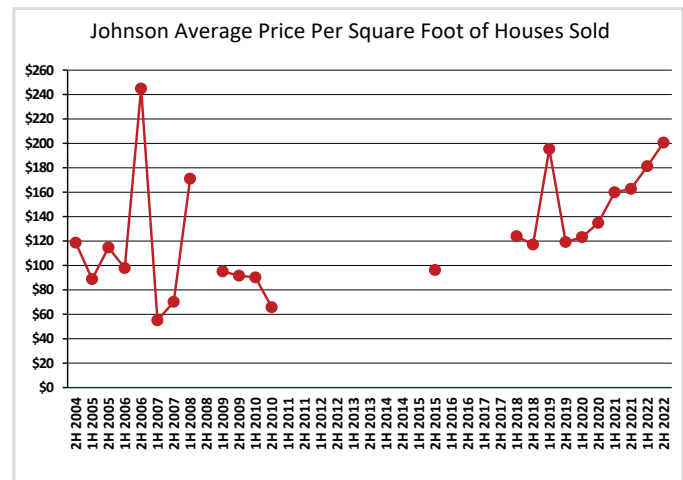
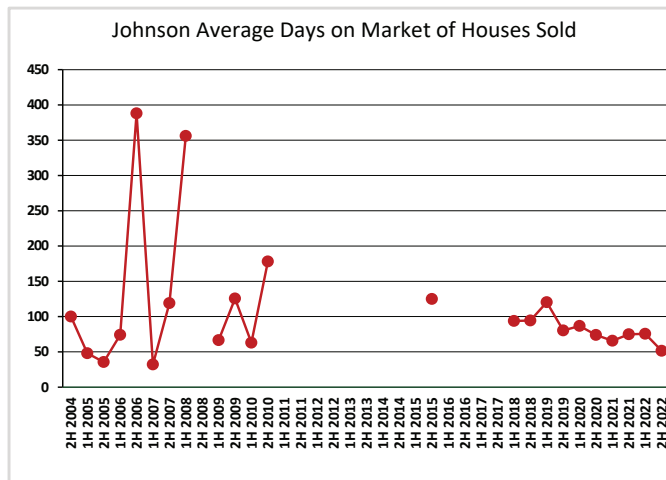
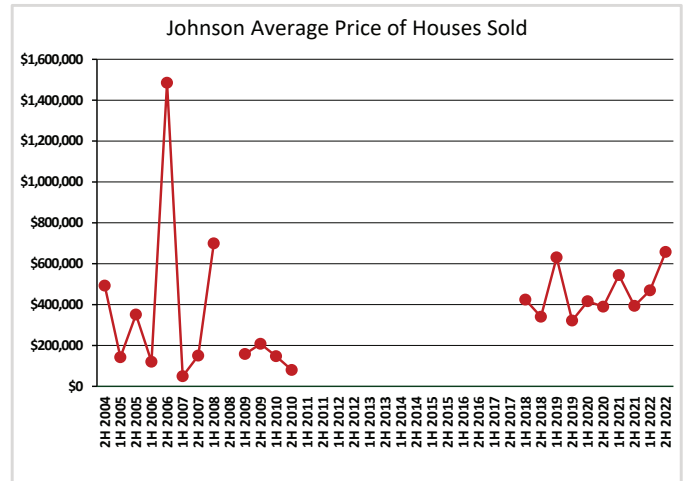
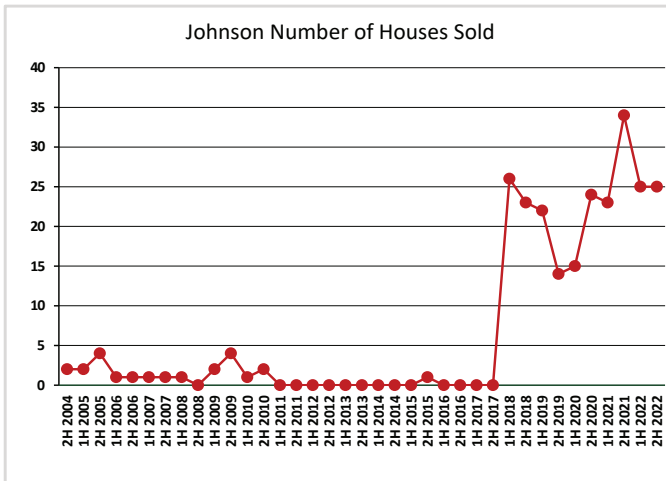
25 houses were sold in Johnson in the second half of 2022.

The average price of a house was \$657,252 at \$200.61 per square foot.

The median cost of a house was \$303,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 1 | 4.0% | 1,150 | 73 | 100.0% |
| \$200,001 - \$250,000 | 4 | 16.0% | 1,358 | 47 | 103.6% |
| \$250,001 - \$300,000 | 7 | 28.0% | 1,517 | 56 | 98.1% |
| \$300,001 - \$350,000 | 3 | 12.0% | 1,965 | 42 | 100.9% |
| \$350,001 - \$400,000 | 2 | 8.0% | 2,024 | 43 | 100.5% |
| \$400,001 - \$450,000 | 1 | 4.0% | 1,521 | 0 | 100.0% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 7 | 28.0% | 5,926 | 60 | 94.1% |
| Johnson Sold | 25 | 100.0% | 2,806 | 51 | 98.5% |

Johnson Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 34 | 25 | 25 | -26.5% | 0.0% |
| Average Price of Houses Sold | \$393,447 | \$469,416 | \$657,252 | 67.0% | 40.0% |
| Average Days on Market | 75 | 76 | 51 | -31.4% | -32.1% |
| Average Price per Square Foot | \$162.69 | \$181.30 | \$200.61 | 23.3% | 10.6% |
| Percentage of County Sales | 1.9% | 1.8% | 2.4% | 27.3% | 35.2% |
| Number of New Houses Sold | 1 | 0 | 1 | 0.0% | -- |
| Average Price of New Houses Sold | \$382,790 | -- | \$412,000 | 7.6% | -- |
| Average Days on Market of New Houses Sold | 75 | 76 | 51 | -100.0% | -- |
| Number of Houses Listed | 13 | 10 | 7 | -46.2% | -30.0% |
| Average List Price of Houses Listed | \$209,231 | \$637,950 | \$579,571 | 177.0% | -9.2% |

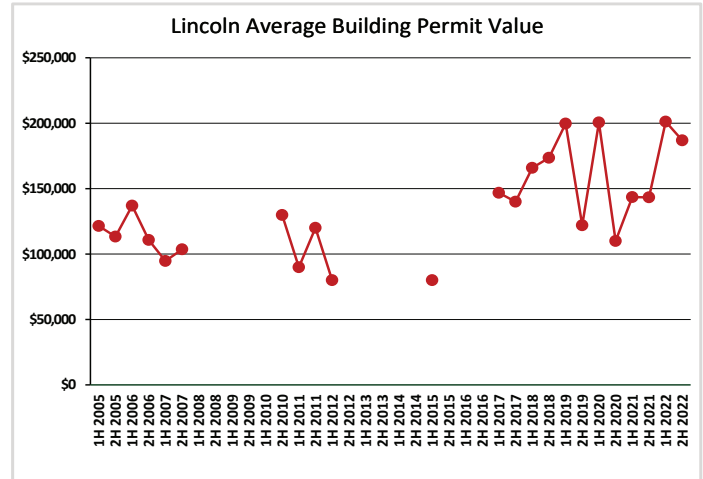
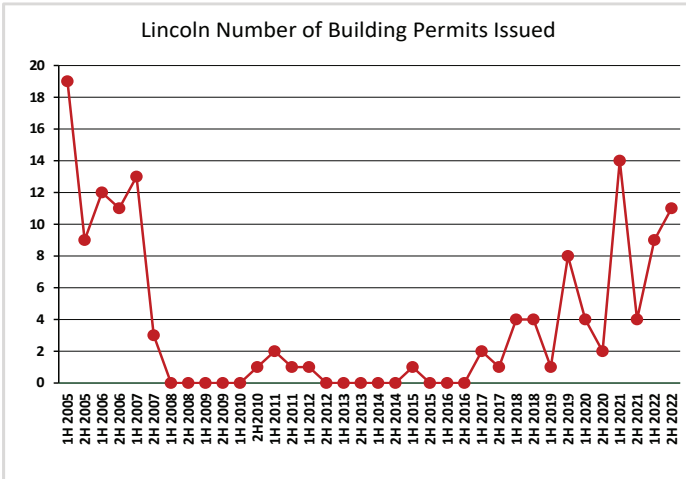
Johnson

Characteristics of Houses Sold

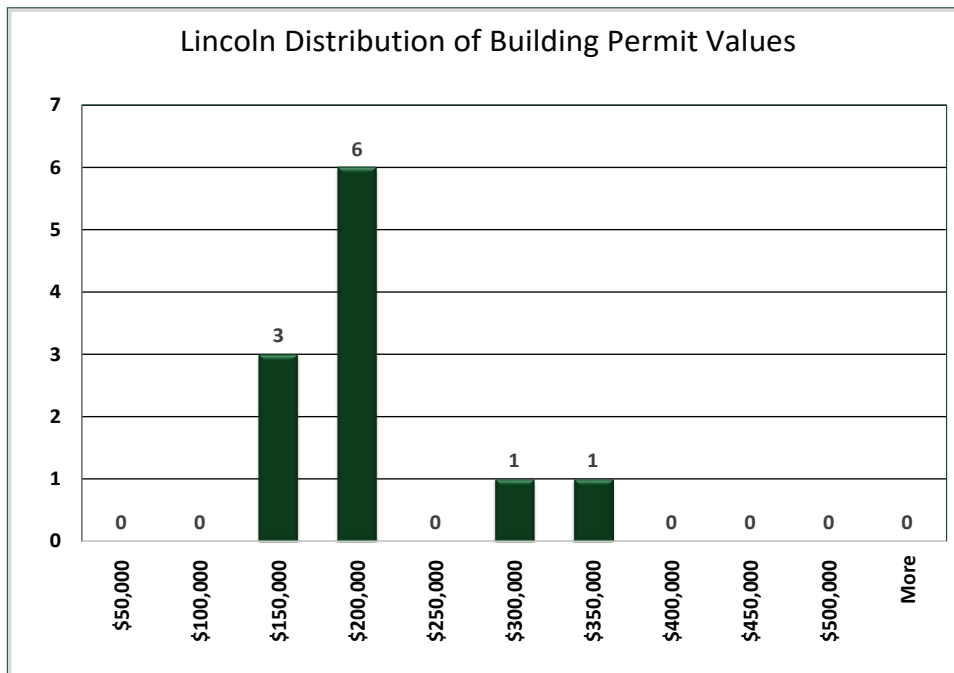
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Brairwood | 1 | 4.0% | 1,539 | 47 | \$290,000 | \$188.43 |
| Briarwood | 2 | 8.0% | 1,670 | 63 | \$293,750 | \$175.89 |
| Carley Meadows | 1 | 4.0% | 1,295 | 27 | \$250,000 | \$193.05 |
| Clear Creek | 4 | 16.0% | 7,581 | 73 | \$2,287,500 | \$298.97 |
| Divens Add | 1 | 4.0% | 1,386 | 77 | \$210,000 | \$151.52 |
| Ferguson's Glen | 1 | 4.0% | 1,983 | 38 | \$353,000 | \$178.01 |
| Heritage Hills | 2 | 8.0% | 4,335 | 43 | \$815,000 | \$188.29 |
| Johnson Square | 1 | 4.0% | 1,521 | 0 | \$412,000 | \$270.87 |
| Karrington Ridge Hpr | 1 | 4.0% | 1,150 | 73 | \$175,000 | \$152.17 |
| Kensington | 4 | 16.0% | 1,864 | 41 | \$314,500 | \$170.15 |
| Lenham Heights | 1 | 4.0% | 1,530 | 81 | \$273,000 | \$178.43 |
| Ravenswood | 1 | 4.0% | 1,239 | 42 | \$205,000 | \$165.46 |
| Shady Oaks | 2 | 8.0% | 2,279 | 46 | \$442,500 | \$192.71 |
| Viewpoint | 1 | 4.0% | 1,292 | 36 | \$262,300 | \$203.02 |
| Other | 2 | 8.0% | 1,436 | 54 | \$245,250 | \$172.00 |
| Other | 25 | 100.0% | 2,806 | 51 | \$657,252 | \$200.61 |



Lincoln Building Permits



| Lincoln | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 4 | 9 | 11 | 175.0% | 22.2% |
| Average Value of Residential Building Permits | \$143,375 | \$201,227 | \$186,855 | 30.3% | -7.1% |



Lincoln

Active Subdivisions

There were 102 total lots in 1 active subdivision in Lincoln in the second half of 2022. 33.3 percent of the lots were occupied, 4.9 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 61.8 percent were empty lots.

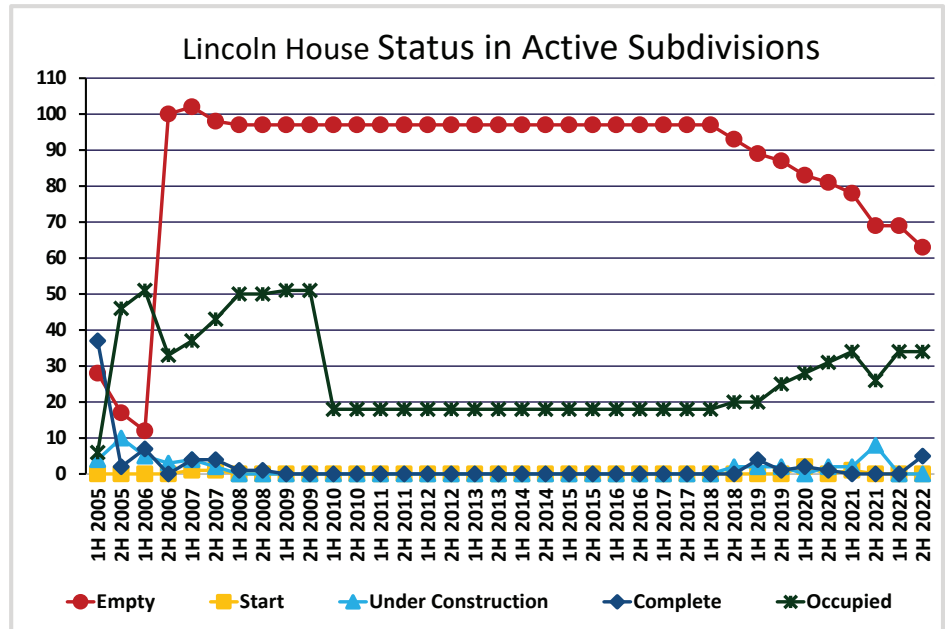
No new construction or progress in existing construction has occurred in the last year in the one subdivision in Lincoln.

No new houses in Lincoln became occupied in the second half of 2022.

The annual absorption rate implies that there are 102.0 months of remaining inventory in active subdivisions, up from 69.0 percent in the first half of 2022.

In the 1 active subdivision in Lincoln, no absorption occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 58.4 percent in the second half of 2022.



The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 64.4 percent in the second half of 2022.

Additionally, 20 new lots in 1 subdivision received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------|---------------|------------------|------------|------------|
| Avalon Estates | 2H 2022 | 20 | | 20 |
| New and Preliminary | | 20 | | 20 |

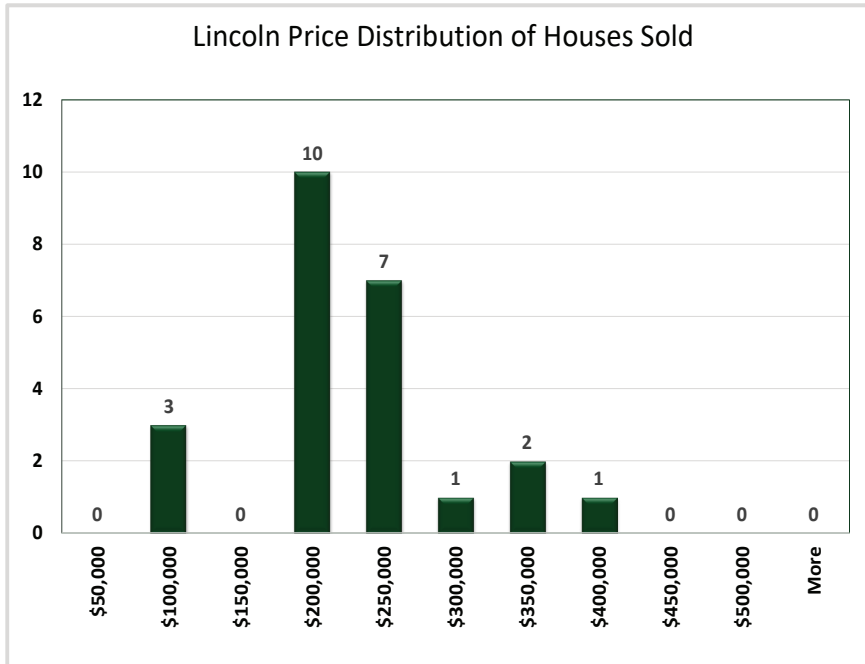
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---------------------|-------|-------|-------|----------|----------|-------|---------|--------|
| Country Meadows | 63 | 0 | 0 | 5 | 34 | 102 | 0 | 102.0 |
| Lincoln Active Lots | 63 | 0 | 0 | 5 | 34 | 102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

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

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

Lincoln

Price Distribution of Houses Sold



24 houses were sold in Lincoln in the second half of 2022.

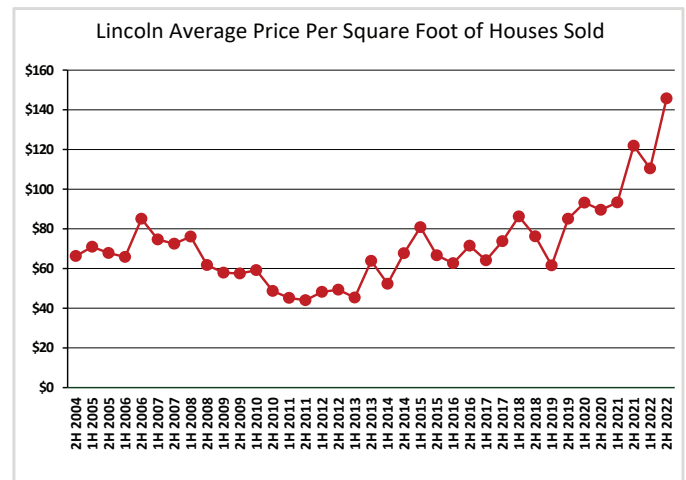
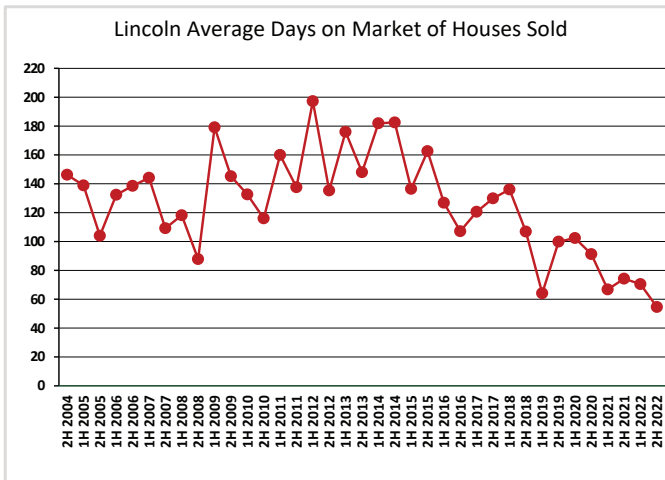
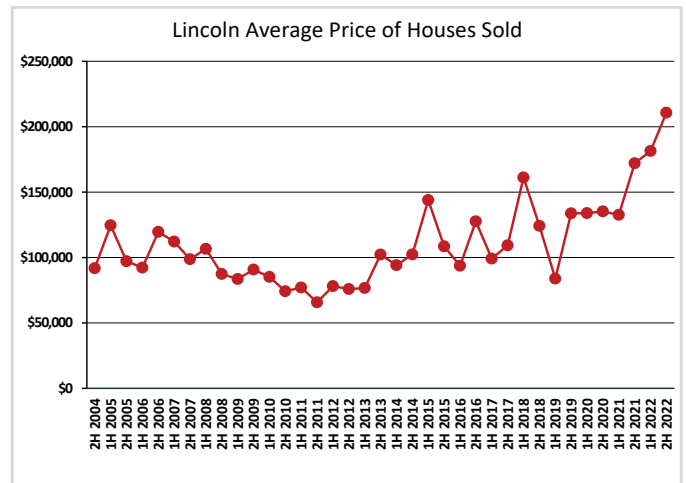
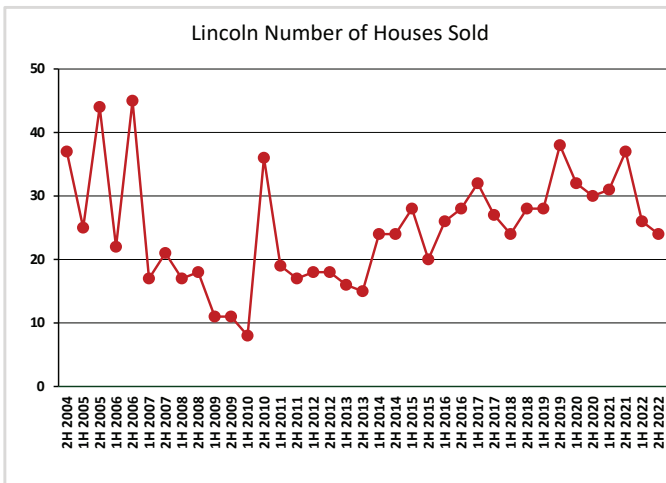
The average price of a house was \$210,663 at \$145.72 per square foot.

The median cost of a house was \$200,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 3 | 12.5% | 952 | 41 | 97.7% |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 10 | 41.7% | 1,353 | 55 | 99.7% |
| \$200,001 - \$250,000 | 7 | 29.2% | 1,578 | 60 | 97.2% |
| \$250,001 - \$300,000 | 1 | 4.2% | 1,460 | 55 | 107.3% |
| \$300,001 - \$350,000 | 2 | 8.3% | 1,782 | 54 | 96.7% |
| \$350,001 - \$400,000 | 1 | 4.2% | 1,991 | 58 | 97.2% |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Lincoln Sold | 24 | 100.0% | 1,435 | 55 | 98.7% |

Lincoln

Characteristics of Houses Sold



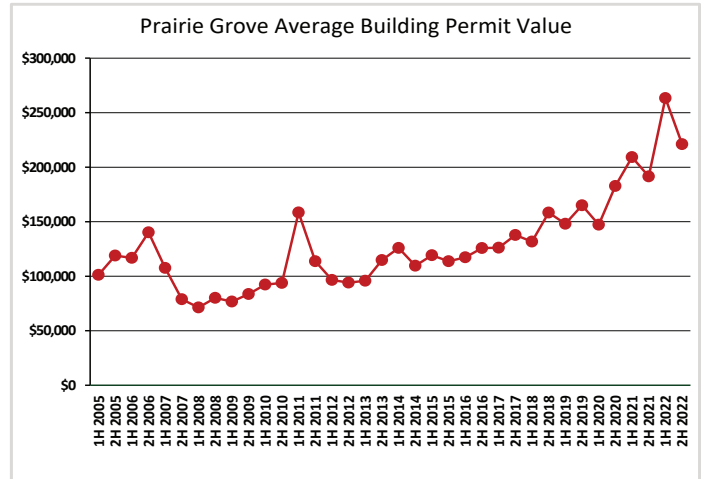
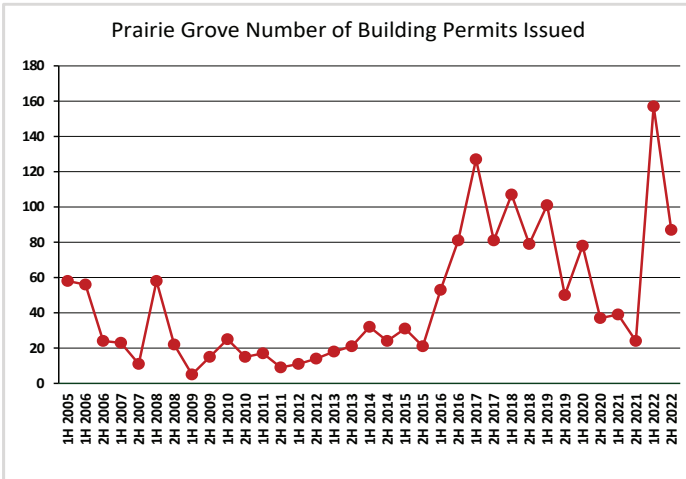
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 37 | 26 | 24 | -35.1% | -7.7% |
| Average Price of Houses Sold | \$172,049 | \$181,435 | \$210,663 | 22.4% | 16.1% |
| Average Days on Market | 74 | 70 | 55 | -26.5% | -22.6% |
| Average Price per Square Foot | \$121.86 | \$110.41 | \$145.72 | 19.6% | 32.0% |
| Percentage of County Sales | 0.9% | 0.7% | 0.7% | -17.7% | 3.5% |
| Number of New Houses Sold | 4 | 2 | 2 | -50.0% | 0.0% |
| Average Price of New Houses Sold | \$198,275 | \$258,750 | \$207,500 | 4.7% | -19.8% |
| Average Days on Market of New Houses Sold | 195 | 43 | 101 | -48.2% | 137.6% |
| Number of Houses Listed | 7 | 6 | 12 | 71.4% | 100.0% |
| Average List Price of Houses Listed | \$230,186 | \$168,967 | \$186,017 | -19.2% | 10.1% |

Lincoln

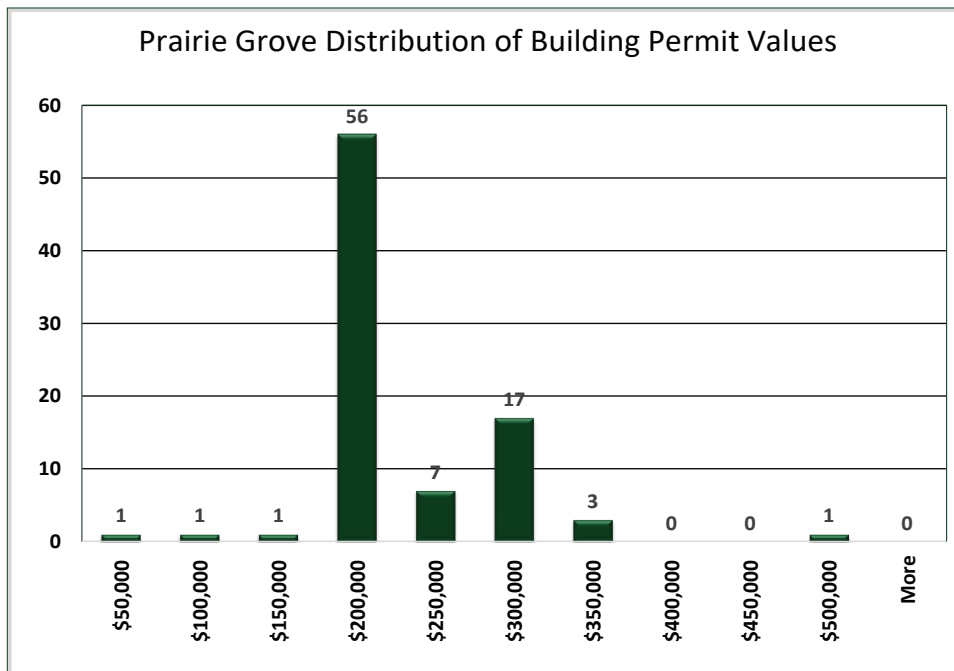
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|---------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Applegate | 2 | 8.3% | 1,280 | 39 | \$181,250 | \$141.67 |
| Braly | 2 | 8.3% | 1,488 | 42 | \$200,500 | \$134.62 |
| Harvey | 1 | 4.2% | 1,456 | 52 | \$219,000 | \$150.41 |
| Harvey Add | 1 | 4.2% | 1,434 | 23 | \$200,000 | \$139.47 |
| Lincoln Original | 4 | 16.7% | 1,035 | 77 | \$138,375 | \$135.54 |
| Reed | 2 | 8.3% | 1,325 | 38 | \$209,500 | \$158.11 |
| Stapleton | 2 | 8.3% | 1,147 | 45 | \$187,500 | \$163.58 |
| Other | 10 | 41.7% | 1,694 | 60 | \$252,590 | \$146.93 |
| Lincoln Sold | 24 | 100.0% | 1,435 | 55 | \$210,663 | \$145.72 |

Prairie Grove Building Permits



| Prairie Grove | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 24 | 157 | 87 | 262.5% | -44.6% |
| Average Value of Residential Building Permits | \$191,556 | \$263,361 | \$221,061 | 15.4% | -16.1% |



Prairie Grove Active Subdivisions

There were 1,199 total lots in 12 active subdivisions in Prairie Grove in the second half of 2022. 65.9 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 5.8 percent were under construction, 8.0 percent were starts, and 19.5 percent were empty lots.

The subdivisions with the most houses under construction in Prairie Grove during the second half of 2022 were Snyder Grove, Phase II, III, IV with 26, Mountain View with 20, and Prairie View with 18.

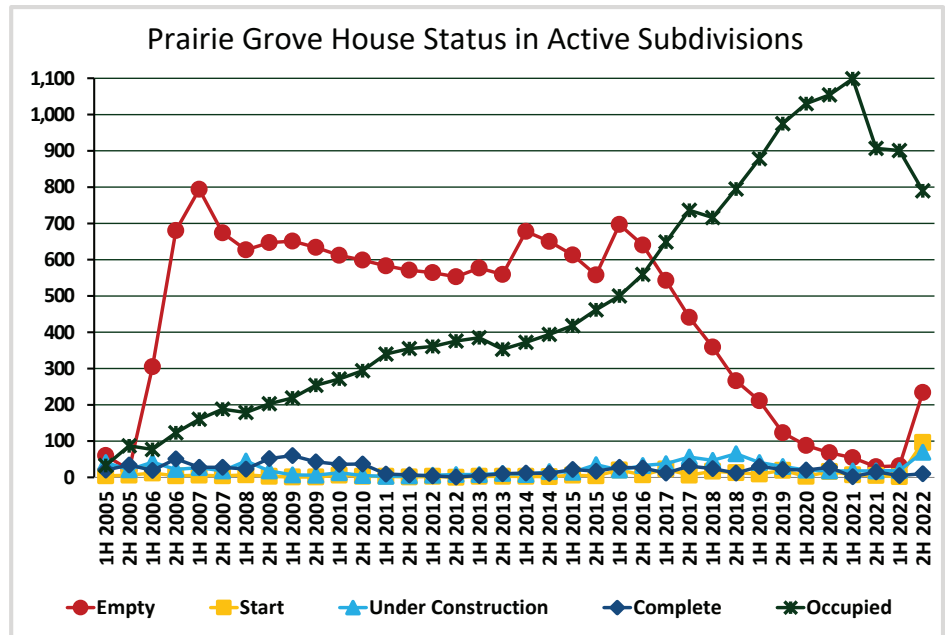
Wakefield Park? had the most houses becoming occupied in Prairie Grove with 10 houses. An additional 2 houses in Belle Meade, Phase I, II became occupied in the second half of 2022.

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

16 new houses in Prairie Grove became occupied in the second half of 2022. The annual absorption rate implies that there are 100.2 months of remaining inventory in active subdivisions, up from 16.2 percent in the first half of 2022.

In 2 out of the 12 active subdivisions in Prairie Grove, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Prairie Grove



from 68.7 percent in 2012 to 64.4 percent in the second half of 2022.

Additionally, 262 new lots in 4 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|------------|
| Hudson Heights | 1H 2021 | 99 | | 99 |
| Snyder Grove, Phase V | 2H 2021 | 46 | | 46 |
| Wagon's Spring | 1H 2020 | 61 | | 61 |
| Wagon's Spring, Phase II PUD | 2H 2021 | 56 | | 56 |
| Snyder Grove, Phase V | 2H 2021 | 46 | | 46 |
| Wagon's Spring | 1H 2020 | 61 | | 61 |
| Wagon's Spring, Phase II PUD | 2H 2021 | 56 | | 56 |
| New and Preliminary Lots | | 262 | | 262 |

Prairie Grove

Active Subdivisions

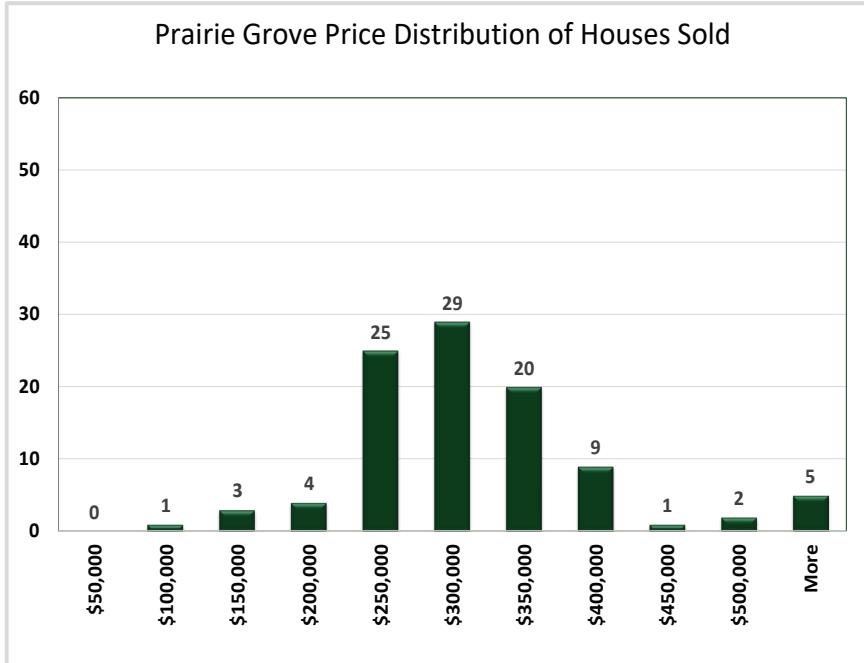
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--------------------------------------|------------|-----------|-----------|-----------|------------|--------------|-----------|--------------|
| Belle Meade, Phase I, II | 0 | 0 | 0 | 0 | 132 | 132 | 2 | 0.0 |
| Belle Meade, Phase IV | 0 | 0 | 0 | 1 | 53 | 54 | 0 | 0.6 |
| Mountain View | 141 | 17 | 20 | 0 | 0 | 178 | 0 | -- |
| Prairie Meadows, Phase III | 0 | 0 | 0 | 0 | 118 | 118 | 1 | 0.0 |
| Prairie View | 54 | 25 | 18 | 1 | 0 | 98 | 0 | -- |
| Snyder Grove, Phase I ^{1,2} | 1 | 0 | 0 | 0 | 10 | 11 | 0 | -- |
| Snyder Grove, Phase II, III, IV | 12 | 54 | 26 | 0 | 0 | 92 | 0 | -- |
| Sundowner, Phase I Sec. I | 6 | 0 | 1 | 0 | 53 | 60 | 2 | 28.0 |
| Sundowner, Phase I Sec. II | 10 | 0 | 1 | 0 | 131 | 142 | 0 | 132.0 |
| Sundowner, Phase IIB | 1 | 0 | 0 | 0 | 136 | 137 | 0 | -- |
| Sundowner, Phase III ^{1,2} | 5 | 0 | 0 | 0 | 147 | 152 | 1 | 12.0 |
| Wakefield Park | 4 | 0 | 3 | 8 | 10 | 25 | 10 | 18.0 |
| Prairie Grove Active Lots | 234 | 96 | 69 | 10 | 790 | 1,199 | 16 | 100.2 |

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

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

Prairie Grove

Price Distribution of Houses Sold



99 houses were sold in Prairie Grove in the second half of 2022.

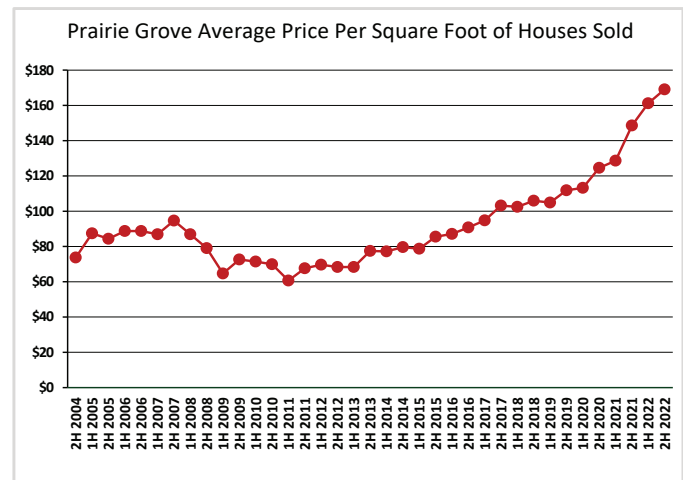
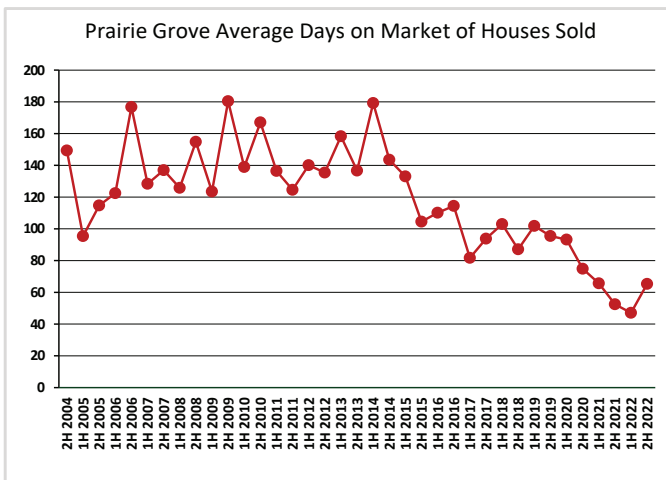
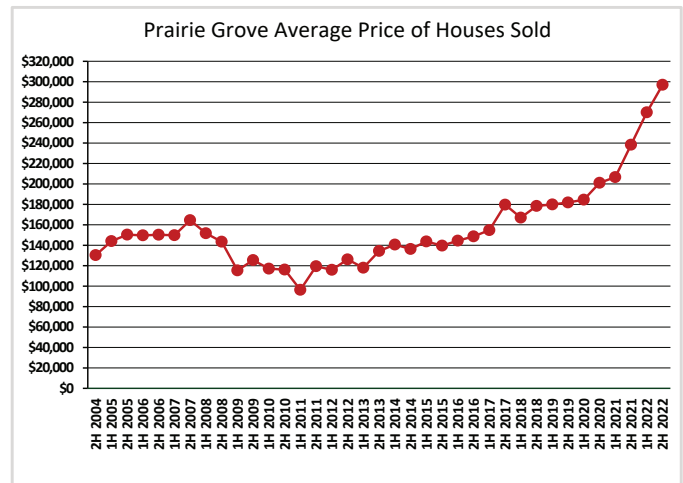
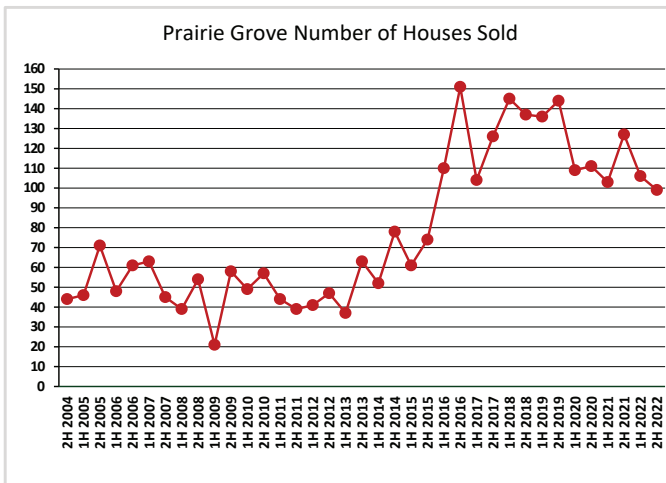
The average price of a house was \$296,986 at \$169.06 per square foot.

The median cost of a house was \$275,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|---------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 1 | 1.0% | 816 | 65 | 87.3% |
| \$100,001 - \$150,000 | 3 | 3.0% | 940 | 95 | 93.0% |
| \$150,001 - \$200,000 | 4 | 4.0% | 1,115 | 53 | 98.6% |
| \$200,001 - \$250,000 | 25 | 25.3% | 1,475 | 52 | 99.7% |
| \$250,001 - \$300,000 | 29 | 29.3% | 1,675 | 56 | 99.2% |
| \$300,001 - \$350,000 | 20 | 20.2% | 1,883 | 62 | 99.1% |
| \$350,001 - \$400,000 | 9 | 9.1% | 2,070 | 63 | 99.8% |
| \$400,001 - \$450,000 | 1 | 1.0% | 3,066 | 54 | 102.3% |
| \$450,001 - \$500,000 | 2 | 2.0% | 2,635 | 235 | 100.0% |
| \$500,001+ | 5 | 5.1% | 3,136 | 135 | 101.2% |
| Prairie Grove Sold | 99 | 100.0% | 1,756 | 65 | 99.2% |

Prairie Grove

Characteristics of Houses Sold



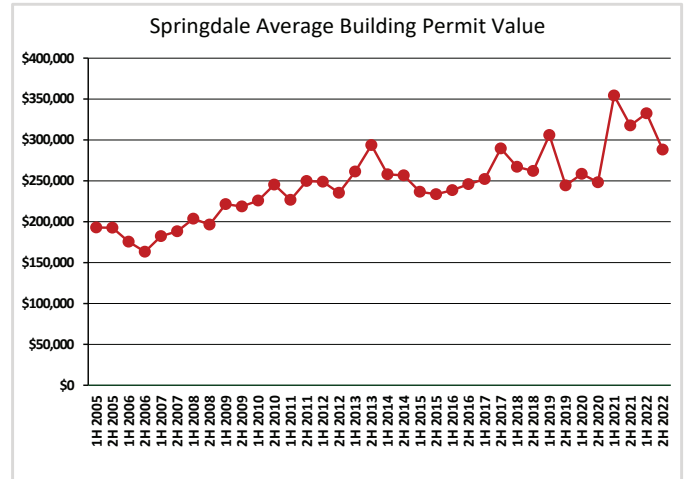
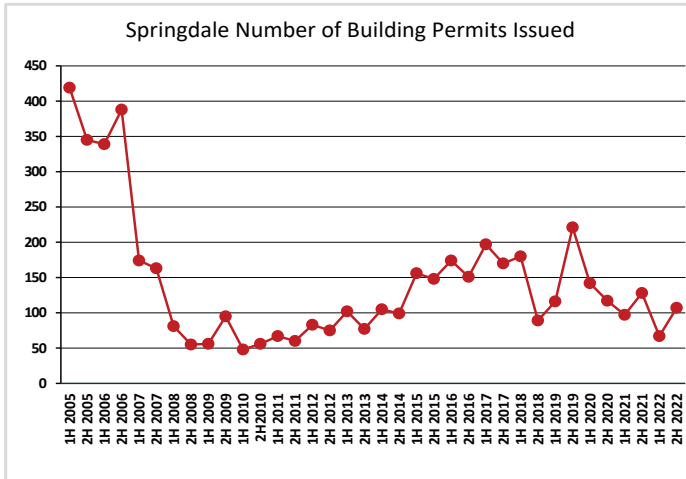
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 127 | 106 | 99 | -22.0% | -6.6% |
| Average Price of Houses Sold | \$238,332 | \$270,080 | \$296,986 | 24.6% | 10.0% |
| Average Days on Market | 52 | 47 | 65 | 24.5% | 38.8% |
| Average Price per Square Foot | \$148.61 | \$161.16 | \$169.06 | 13.8% | 4.9% |
| Percentage of County Sales | 4.3% | 4.3% | 4.3% | 0.7% | -0.8% |
| Number of New Houses Sold | 24 | 14 | 14 | -41.7% | 0.0% |
| Average Price of New Houses Sold | \$257,614 | \$331,243 | \$376,838 | 46.3% | 13.8% |
| Average Days on Market of New Houses Sold | 70 | 62 | 129 | 84.5% | 108.8% |
| Number of Houses Listed | 11 | 28 | 61 | 454.5% | 117.9% |
| Average List Price of Houses Listed | \$543,535 | \$607,951 | \$381,222 | -29.9% | -37.3% |

Prairie Grove

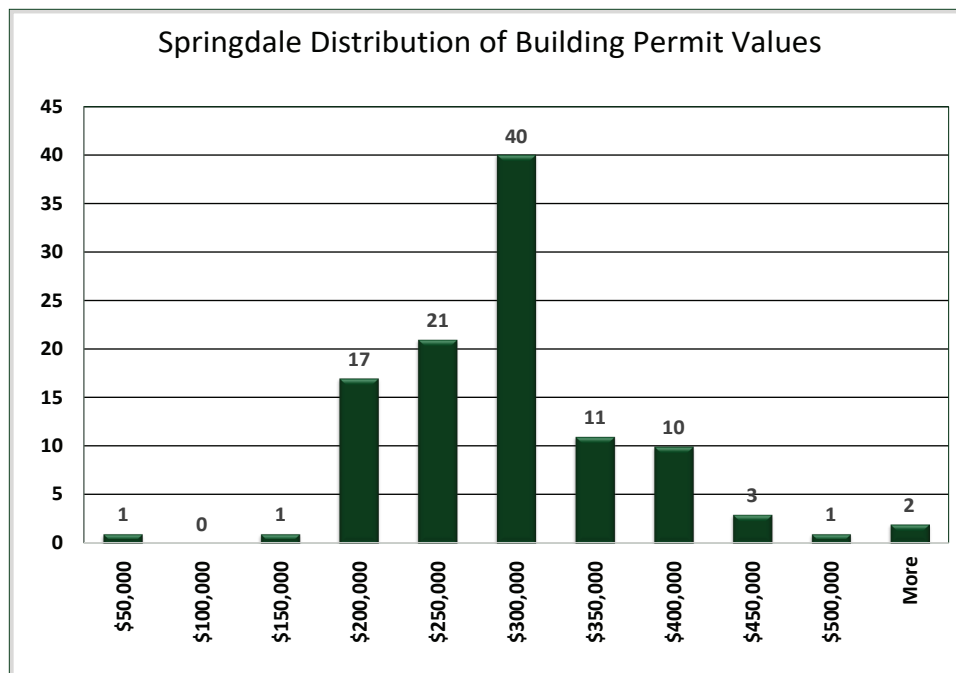
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|--------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Ab Neals | 1 | 1.0% | 600 | 106 | \$112,000 | \$186.67 |
| Baggetts | 1 | 1.0% | 1,056 | 50 | \$185,000 | \$175.19 |
| Battlefield Estates | 3 | 3.0% | 1,451 | 48 | \$251,667 | \$174.64 |
| Belle Meade | 4 | 4.0% | 1,485 | 34 | \$256,850 | \$174.00 |
| Eastwood Heights | 2 | 2.0% | 2,164 | 69 | \$304,550 | \$140.49 |
| Grandview Estates | 2 | 2.0% | 2,649 | 39 | \$438,750 | \$166.40 |
| Highlands Green | 4 | 4.0% | 1,565 | 43 | \$260,250 | \$168.11 |
| Highlands Square | 4 | 4.0% | 1,458 | 67 | \$262,450 | \$181.29 |
| Leeann Estates | 1 | 1.0% | 2,577 | 36 | \$550,000 | \$213.43 |
| Prairie Grove Original | 4 | 4.0% | 1,369 | 49 | \$200,250 | \$145.29 |
| Prairie Meadows | 12 | 12.1% | 1,739 | 47 | \$307,450 | \$176.78 |
| Prairie Oaks | 2 | 2.0% | 1,539 | 61 | \$261,500 | \$170.31 |
| Prairie Pines | 2 | 2.0% | 1,972 | 191 | \$281,500 | \$147.84 |
| Prairie View | 3 | 3.0% | 1,957 | 108 | \$277,860 | \$141.96 |
| Rogers | 4 | 4.0% | 1,477 | 44 | \$246,000 | \$168.95 |
| Shady Acre Estates | 1 | 1.0% | 1,934 | 0 | \$320,000 | \$165.46 |
| Simpsons | 3 | 3.0% | 1,374 | 88 | \$200,267 | \$145.64 |
| Snyder Grove | 4 | 4.0% | 1,982 | 85 | \$346,850 | \$175.00 |
| South Club House Estates | 1 | 1.0% | 1,544 | 49 | \$265,000 | \$171.63 |
| Stonecrest | 1 | 1.0% | 1,500 | 0 | \$260,000 | \$173.33 |
| Sundowner | 16 | 16.2% | 1,589 | 44 | \$287,087 | \$181.64 |
| Wakefield Park | 4 | 4.0% | 2,730 | 244 | \$514,939 | \$188.63 |
| Willow Creek | 2 | 2.0% | 1,725 | 65 | \$264,000 | \$153.63 |
| Wt Neals | 2 | 2.0% | 1,708 | 95 | \$165,000 | \$105.51 |
| Yourees | 2 | 2.0% | 1,313 | 82 | \$221,250 | \$179.37 |
| Other | 14 | 14.1% | 2,116 | 55 | \$358,143 | \$164.64 |
| Prairie Grove | 99 | 100.0% | 1,756 | 65 | \$296,986 | \$169.06 |

Springdale Building Permits



| Springdale | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 128 | 67 | 107 | -16.4% | 59.7% |
| Average Value of Residential Building Permits | \$317,664 | \$332,487 | \$288,083 | -9.3% | -13.4% |



Springdale Active Subdivisions

There were 1,406 total lots in 24 active subdivisions in Springdale in the second half of 2022. 80.5 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 3.6 percent were under construction, 1.4 percent were starts, and 13.7 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the second half of 2022 were Cottages at the Park, Phase II with 27, Benedetto, Phase II with 7, and Cottages at the Park, Phase I with 6.

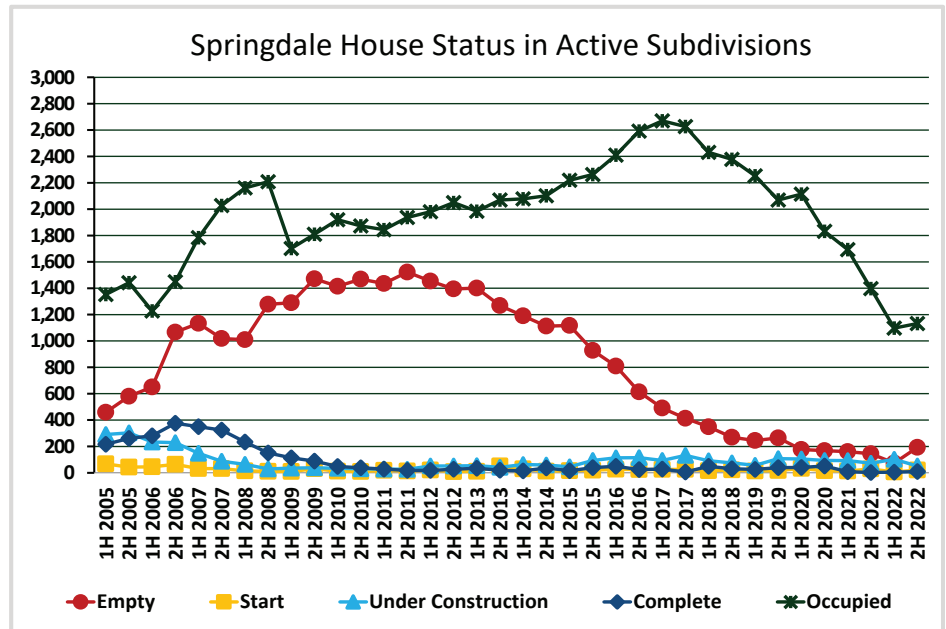
Sundance had the most houses becoming occupied in Springdale with 38 houses. An additional 26 houses in Cottages at the Park, Phase I became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 5 of the 23 active subdivisions in Springdale.

116 new houses in Springdale became occupied in the second half of 2022. The annual absorption rate implies that there are 16.1 months of remaining inventory in active subdivisions, up from 12.4 percent in the first half of 2022.

In 10 out of the 23 active subdivisions in Springdale, no absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Springdale from 64.7 percent in 2012 to 61.6 percent in the second half of 2022.



Additionally, 1,672 new lots in 18 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------------------------|---------------|------------------|------------|--------------|
| Barberry Court | 1H 2021 | 50 | | 50 |
| Collins Cove | 2H 2022 | | 57 | 57 |
| Cottages at Clear Creek | 2H 2020 | | 344 | 344 |
| Deere Creek, Phase II+ | 1H 2021 | 167 | | 167 |
| Gray's Crossing | 2H 2022 | 49 | | 49 |
| Habberton Ridge, Phase II, III | 2H 2022 | | 109 | 109 |
| Har-ber | 1H 2020 | | 11 | 11 |
| Hylton Place, Phase II | 2H 2022 | | 48 | 48 |
| Hylton Place, Phase III | 1H 2021 | | 33 | 33 |
| Hylton Place, PUD | 2H 2020 | | 284 | 284 |
| Lex Estates | 2H 2022 | 19 | | 19 |
| McJunkin Place | 1H 2020 | | 4 | 4 |
| Noah's Place | 1H 2021 | 54 | | 54 |
| Rosedale Heights | 2H 2022 | | 9 | 9 |
| Shepard Hills | 2H 2019 | 90 | | 90 |
| Spring Creek Farms, Phase II | 2H 2018 | 75 | | 75 |
| Village Heights | 1H 2020 | | 4 | 4 |
| Whispering Springs | 2H 2022 | 265 | | 265 |
| New and Preliminary Lots | | 769 | 903 | 1,672 |

Springdale

Active Subdivisions

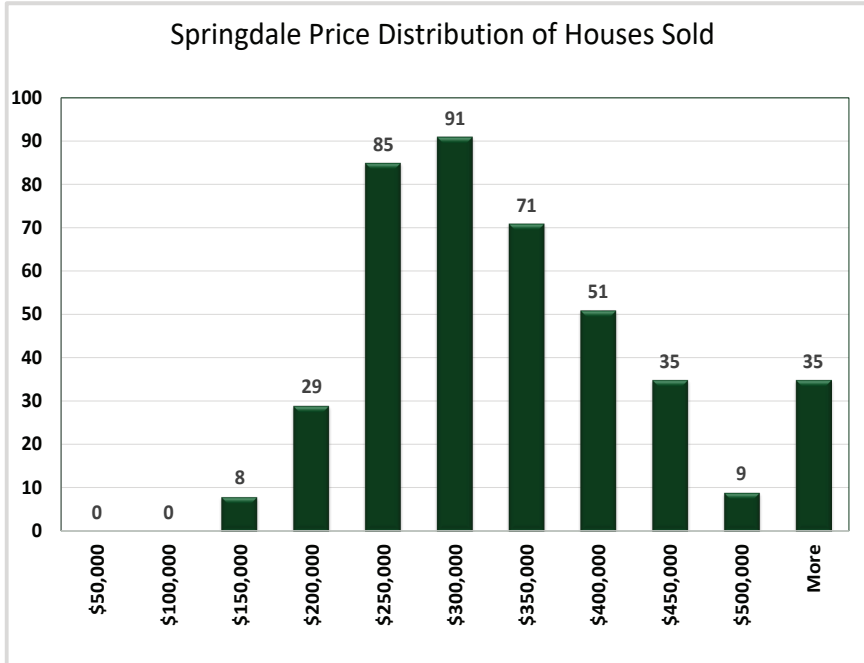
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|--|------------|-----------|-----------|-----------|--------------|--------------|------------|-------------|
| Benedetto, Phase I | 1 | 0 | 3 | 1 | 38 | 43 | 4 | 10.0 |
| Benedetto, Phase II ¹ | 30 | 2 | 7 | 0 | 0 | 39 | 0 | -- |
| Cadence Crossing | 16 | 9 | 1 | 0 | 0 | 26 | 0 | -- |
| Cottages at the Park, Phase I | 0 | 0 | 6 | 0 | 51 | 57 | 26 | 1.9 |
| Cottages at the Park, Phase II | 34 | 5 | 27 | 2 | 0 | 68 | 0 | -- |
| Deere Creek, Phase I | 80 | 4 | 0 | 0 | 0 | 84 | 0 | 0.0 |
| Grand Valley Estates ^{1,2} | 2 | 0 | 0 | 0 | 22 | 24 | 0 | -- |
| Grand Valley Stables at Guy Terry Farms ^{1,2} | 4 | 0 | 0 | 0 | 20 | 24 | 0 | -- |
| Hidden Hills, Phase II ¹ | 1 | 0 | 0 | 1 | 81 | 83 | 0 | -- |
| Legendary, Phase I ¹ | 1 | 0 | 2 | 0 | 164 | 167 | 0 | -- |
| Legendary, Phase II - D ¹ | 0 | 0 | 2 | 0 | 32 | 34 | 0 | -- |
| Meadow Haven ^{1,2} | 1 | 0 | 0 | 0 | 36 | 37 | 0 | -- |
| Oak Place | 1 | 0 | 0 | 0 | 60 | 61 | 0 | 12.0 |
| Overland Townhomes | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 0.0 |
| Savannah Ridge | 3 | 0 | 0 | 0 | 90 | 93 | 4 | 9.0 |
| Silent Knoll ^{1,2} | 3 | 0 | 0 | 0 | 65 | 68 | 0 | -- |
| Spring Hill, Phase II | 8 | 0 | 0 | 1 | 91 | 100 | 2 | 36.0 |
| Spring Meadows | 0 | 0 | 0 | 1 | 54 | 55 | 16 | 0.2 |
| Spyglass Estates ¹ | 3 | 0 | 3 | 0 | 0 | 6 | 0 | -- |
| Sundance | 0 | 0 | 0 | 4 | 68 | 72 | 38 | 0.7 |
| Thornbury, Phase V | 1 | 0 | 0 | 0 | 34 | 35 | 1 | 12.0 |
| Tuscany, Phase I ^{1,2} | 3 | 0 | 0 | 0 | 161 | 164 | 0 | -- |
| Tuscany, Phase II | 1 | 0 | 0 | 0 | 40 | 41 | 0 | 12.0 |
| Springdale Active Subdivisions | 193 | 20 | 51 | 10 | 1,132 | 1,406 | 116 | 16.1 |

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

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

Springdale

Price Distribution of Houses Sold



414 houses were sold in Springdale in the second half of 2022.

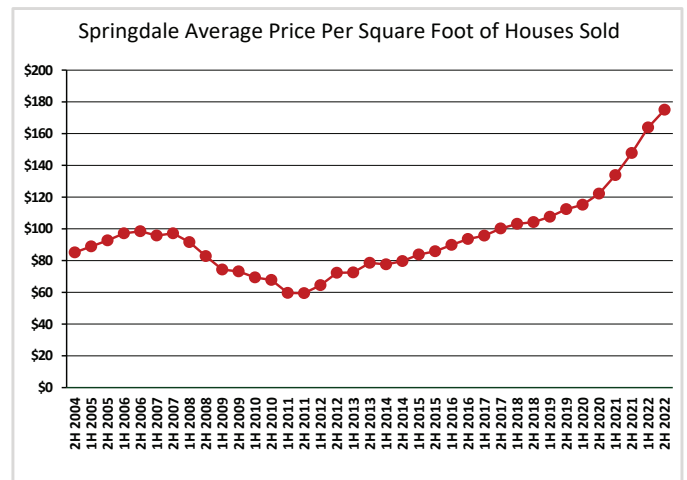
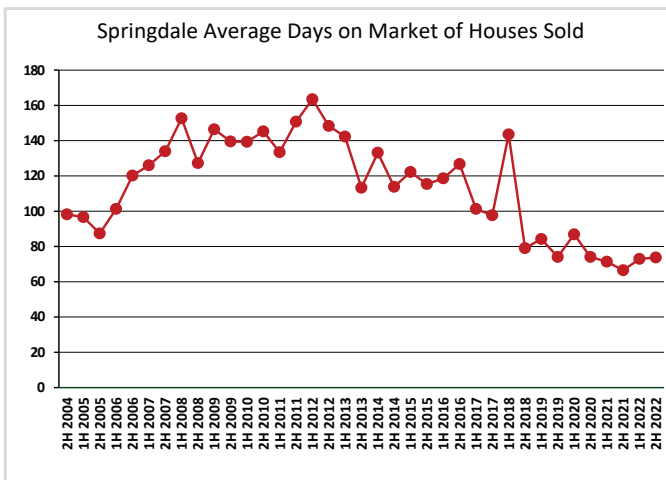
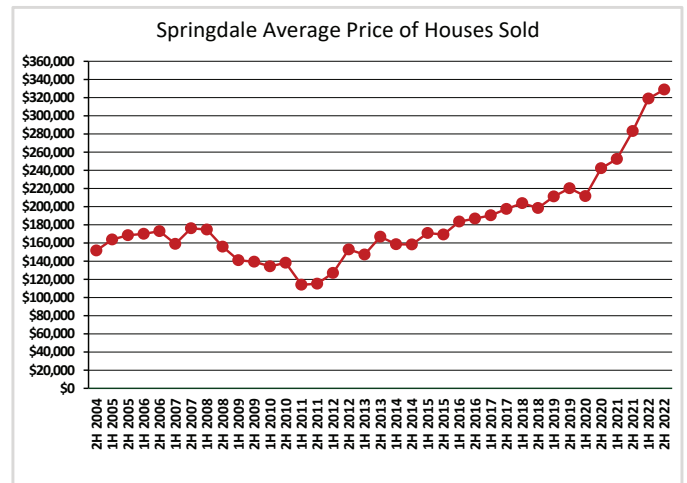
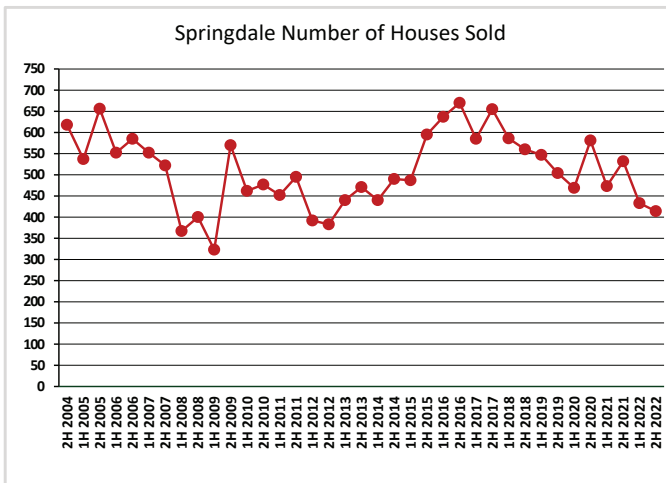
The average price of a house was \$328,872 at \$175.04 per square foot.

The median cost of a house was \$300,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 8 | 1.9% | 1,005 | 38 | 93.9% |
| \$150,001 - \$200,000 | 29 | 7.0% | 1,132 | 46 | 100.8% |
| \$200,001 - \$250,000 | 85 | 20.5% | 1,369 | 52 | 99.8% |
| \$250,001 - \$300,000 | 91 | 22.0% | 1,688 | 62 | 99.6% |
| \$300,001 - \$350,000 | 71 | 17.1% | 1,903 | 104 | 99.9% |
| \$350,001 - \$400,000 | 51 | 12.3% | 2,088 | 107 | 100.5% |
| \$400,001 - \$450,000 | 35 | 8.5% | 2,365 | 81 | 101.5% |
| \$450,001 - \$500,000 | 9 | 2.2% | 2,720 | 94 | 100.4% |
| \$500,001+ | 35 | 8.5% | 3,513 | 67 | 98.9% |
| Springdale Sold | 414 | 100.0% | 1,891 | 74 | 99.9% |

Springdale

Characteristics of Houses Sold



| Sold Characteristics | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 | % change from 1H 2022 |
|---|-----------|-----------|-----------------------|-----------------------|-----------------------|
| Number of Houses Sold | 532 | 433 | 414 | -22.2% | -4.4% |
| Average Price of Houses Sold | \$283,126 | \$318,942 | \$328,872 | 16.2% | 3.1% |
| Average Days on Market | 67 | 73 | 74 | 10.8% | 1.0% |
| Average Price per Square Foot | \$147.73 | \$163.83 | \$175.04 | 18.5% | 6.8% |
| Percentage of County Sales | 21.3% | 20.9% | 19.9% | -6.3% | -4.8% |
| Number of New Houses Sold | 55 | 76 | 67 | 21.8% | -11.8% |
| Average Price of New Houses Sold | \$336,102 | \$364,503 | \$381,964 | 13.6% | 4.8% |
| Average Days on Market of New Houses Sold | 179 | 186 | 177 | -0.9% | -4.6% |
| Number of Houses Listed | 51 | 84 | 83 | 62.7% | -1.2% |
| Average List Price of Houses Listed | \$430,291 | \$387,435 | \$467,663 | 8.7% | 20.7% |

Springdale

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| American | 4 | 1.0% | 1,862 | 35 | \$282,000 | \$152.22 |
| Apple Orchard | 1 | 0.2% | 1,790 | 76 | \$277,500 | \$155.03 |
| Arber Estates | 2 | 0.5% | 1,961 | 43 | \$369,500 | \$188.12 |
| Arkanshire | 1 | 0.2% | 1,292 | 49 | \$265,000 | \$205.11 |
| Baldwin | 1 | 0.2% | 1,214 | 55 | \$173,500 | \$142.92 |
| Belmont Estates | 1 | 0.2% | 3,137 | 43 | \$615,000 | \$196.05 |
| Benedetto | 1 | 0.2% | 3,033 | 119 | \$612,500 | \$201.95 |
| Bethel Heights | 2 | 0.5% | 1,989 | 35 | \$352,250 | \$178.07 |
| Blueberry Acres | 2 | 0.5% | 1,026 | 30 | \$187,500 | \$183.16 |
| Brandons Way | 1 | 0.2% | 1,583 | 34 | \$303,936 | \$192.00 |
| Briarwood | 1 | 0.2% | 2,455 | 103 | \$327,000 | \$133.20 |
| Broadmore Acres | 1 | 0.2% | 1,528 | 65 | \$300,000 | \$196.34 |
| Brookemore Chase | 1 | 0.2% | 1,888 | 43 | \$329,000 | \$174.26 |
| Butterfield Gardens | 3 | 0.7% | 1,151 | 30 | \$205,000 | \$178.81 |
| Cameron Heights | 1 | 0.2% | 1,152 | 49 | \$229,000 | \$198.78 |
| Canterbury | 1 | 0.2% | 1,641 | 15 | \$296,000 | \$180.38 |
| Carrington | 4 | 1.0% | 1,549 | 40 | \$287,500 | \$185.84 |
| Carter Add | 1 | 0.2% | 1,014 | 48 | \$173,000 | \$170.61 |
| Castle View | 1 | 0.2% | 1,764 | 38 | \$300,500 | \$170.35 |
| Central Village | 3 | 0.7% | 1,381 | 98 | \$228,667 | \$171.71 |
| Chantel | 2 | 0.5% | 2,103 | 49 | \$376,900 | \$179.18 |
| Chapman Hills | 1 | 0.2% | 1,666 | 39 | \$285,000 | \$171.07 |
| Charleston Park Legendary | 3 | 0.7% | 1,950 | 40 | \$351,667 | \$182.16 |
| Churchill Crescent | 1 | 0.2% | 3,680 | 59 | \$570,000 | \$154.89 |
| Clear Creek Acres | 2 | 0.5% | 3,859 | 55 | \$670,000 | \$156.83 |
| Cogersamuels | 1 | 0.2% | 672 | 47 | \$160,000 | \$238.10 |
| Commons | 1 | 0.2% | 1,040 | 62 | \$181,501 | \$174.52 |
| Cottages At The Park | 17 | 4.1% | 2,071 | 116 | \$399,755 | \$192.88 |
| Country Club Estates | 1 | 0.2% | 3,476 | 39 | \$450,000 | \$129.46 |
| County Court | 4 | 1.0% | 1,098 | 46 | \$170,125 | \$152.60 |
| Crazy Eight | 1 | 0.2% | 1,752 | 37 | \$325,000 | \$185.50 |
| Dandys | 2 | 0.5% | 2,121 | 64 | \$285,000 | \$140.16 |
| Davis | 1 | 0.2% | 1,319 | 30 | \$215,000 | \$163.00 |
| Deavers | 1 | 0.2% | 1,100 | 78 | \$187,000 | \$170.00 |
| Deerfield | 2 | 0.5% | 1,570 | 60 | \$279,250 | \$178.14 |

Springdale

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Dels Woods | 1 | 0.2% | 3,065 | 59 | \$587,900 | \$191.81 |
| Eagle Crest | 2 | 0.5% | 1,770 | 35 | \$316,855 | \$179.04 |
| East Fork | 1 | 0.2% | 1,052 | 33 | \$125,000 | \$118.82 |
| Eastview | 3 | 0.7% | 1,229 | 34 | \$238,667 | \$194.31 |
| Edmondson | 2 | 0.5% | 1,938 | 34 | \$313,450 | \$164.97 |
| Elmdale Heights | 1 | 0.2% | 1,584 | 14 | \$185,000 | \$116.79 |
| Elmdale Terrace | 4 | 1.0% | 1,265 | 69 | \$201,975 | \$160.99 |
| Fairview Acres | 1 | 0.2% | 1,730 | 30 | \$275,000 | \$158.96 |
| Falcon | 2 | 0.5% | 1,471 | 24 | \$242,000 | \$164.48 |
| Falcon Heights | 1 | 0.2% | 1,665 | 33 | \$255,000 | \$153.15 |
| Falls, The | 1 | 0.2% | 3,381 | 49 | \$642,000 | \$189.88 |
| Ferns Valley | 1 | 0.2% | 1,499 | 148 | \$280,000 | \$186.79 |
| Flowing Springs | 1 | 0.2% | 2,027 | 32 | \$355,000 | \$175.14 |
| Forest Glen | 2 | 0.5% | 2,190 | 79 | \$332,500 | \$151.73 |
| GarnerLarimore | 1 | 0.2% | 1,043 | 35 | \$202,000 | \$193.67 |
| Grand Valley | 5 | 1.2% | 1,554 | 37 | \$295,200 | \$189.90 |
| Grand Valley Meadows | 2 | 0.5% | 2,230 | 36 | \$399,900 | \$179.74 |
| Great Meadows | 2 | 0.5% | 1,500 | 29 | \$269,813 | \$180.44 |
| Greenbrier | 1 | 0.2% | 1,888 | 35 | \$335,000 | \$177.44 |
| Habberton Ridge | 4 | 1.0% | 1,449 | 50 | \$270,000 | \$186.30 |
| HarBer Meadows | 8 | 1.9% | 2,996 | 50 | \$486,624 | \$169.23 |
| Har-Ber Meadows | 2 | 0.5% | 3,582 | 30 | \$575,500 | \$169.34 |
| Harvo | 1 | 0.2% | 1,712 | 64 | \$240,000 | \$140.19 |
| Hayes | 2 | 0.5% | 1,694 | 44 | \$202,500 | \$124.12 |
| Hembree | 1 | 0.2% | 864 | 51 | \$150,000 | \$173.61 |
| Hidden Lake | 7 | 1.7% | 1,219 | 84 | \$210,900 | \$173.18 |
| High Chaparral | 2 | 0.5% | 1,838 | 90 | \$240,250 | \$129.77 |
| Highland | 2 | 0.5% | 1,146 | 42 | \$202,000 | \$179.11 |
| Hillview | 2 | 0.5% | 1,778 | 56 | \$322,500 | \$183.29 |
| Houts | 1 | 0.2% | 708 | 16 | \$185,000 | \$261.30 |
| Howard Acres | 1 | 0.2% | 1,420 | 41 | \$300,000 | \$211.27 |
| Howards | 1 | 0.2% | 1,040 | 37 | \$155,000 | \$149.04 |
| Hunt Estates | 2 | 0.5% | 2,351 | 52 | \$420,278 | \$179.89 |
| Hunters Ridge | 1 | 0.2% | 1,432 | 21 | \$241,500 | \$168.65 |
| Jacobs Court | 1 | 0.2% | 1,669 | 29 | \$308,000 | \$184.54 |
| Jtl | 1 | 0.2% | 962 | 75 | \$225,000 | \$233.89 |
| Kimco | 1 | 0.2% | 1,234 | 47 | \$215,000 | \$174.23 |

Springdale

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Lake Road Estates | 1 | 0.2% | 1,550 | 68 | \$320,000 | \$206.45 |
| Lake Side | 1 | 0.2% | 1,666 | 55 | \$141,000 | \$84.63 |
| Lakeview Heights | 1 | 0.2% | 4,872 | 35 | \$695,000 | \$142.65 |
| Legendary | 11 | 2.7% | 2,000 | 55 | \$386,409 | \$194.13 |
| Lester | 3 | 0.7% | 2,026 | 41 | \$283,667 | \$143.60 |
| Lexington | 1 | 0.2% | 2,440 | 81 | \$395,000 | \$161.89 |
| Logan Heights | 1 | 0.2% | 1,481 | 33 | \$302,250 | \$204.09 |
| Lucian Village | 2 | 0.5% | 1,456 | 73 | \$215,500 | \$149.26 |
| Lynn Estates | 1 | 0.2% | 1,780 | 47 | \$305,000 | \$171.35 |
| MAPLE DRIVE | 1 | 0.2% | 1,186 | 41 | \$215,000 | \$181.28 |
| Meadow Haven | 2 | 0.5% | 2,079 | 38 | \$350,000 | \$168.34 |
| Mills Quarter | 2 | 0.5% | 2,180 | 60 | \$487,500 | \$219.09 |
| Monticello | 1 | 0.2% | 2,244 | 41 | \$450,000 | \$200.53 |
| Moody Acres | 1 | 0.2% | 2,209 | 47 | \$356,500 | \$161.39 |
| Mount Callahan Acres | 1 | 0.2% | 1,750 | 64 | \$350,000 | \$200.00 |
| Neals | 1 | 0.2% | 1,056 | 36 | \$215,000 | \$203.60 |
| Neff | 3 | 0.7% | 1,451 | 56 | \$240,667 | \$168.51 |
| Newell | 1 | 0.2% | 1,394 | 50 | \$273,000 | \$195.84 |
| Northeast Meadow | 2 | 0.5% | 1,076 | 47 | \$195,500 | \$182.36 |
| Oak Creek | 1 | 0.2% | 1,908 | 47 | \$340,000 | \$178.20 |
| Oak Hills | 4 | 1.0% | 1,912 | 68 | \$293,250 | \$161.45 |
| Oak Manor | 1 | 0.2% | 2,301 | 142 | \$440,000 | \$191.22 |
| Oak Place | 3 | 0.7% | 1,736 | 79 | \$290,967 | \$168.04 |
| Oaks | 9 | 2.2% | 2,017 | 53 | \$291,222 | \$145.36 |
| Orchard | 2 | 0.5% | 1,427 | 38 | \$249,000 | \$174.91 |
| Oxford Place | 1 | 0.2% | 1,684 | 76 | \$239,000 | \$141.92 |
| Palisades | 1 | 0.2% | 2,039 | 51 | \$335,000 | \$164.30 |
| Paradise Valley | 4 | 1.0% | 1,280 | 71 | \$225,500 | \$176.33 |
| Parkers Place | 5 | 1.2% | 1,590 | 35 | \$307,600 | \$193.61 |
| Parkside | 1 | 0.2% | 1,601 | 50 | \$305,000 | \$190.51 |
| Parson Hills | 7 | 1.7% | 1,707 | 61 | \$270,929 | \$159.48 |
| Peaceful Valley | 10 | 2.4% | 1,934 | 44 | \$271,992 | \$140.74 |
| Pines, The | 2 | 0.5% | 967 | 27 | \$218,000 | \$225.54 |
| Pinewood | 2 | 0.5% | 2,493 | 57 | \$475,000 | \$190.89 |
| Porthaven | 2 | 0.5% | 1,569 | 74 | \$287,500 | \$183.27 |
| Powell | 2 | 0.5% | 1,254 | 40 | \$216,250 | \$172.02 |

Springdale

Characteristics of Houses Sold

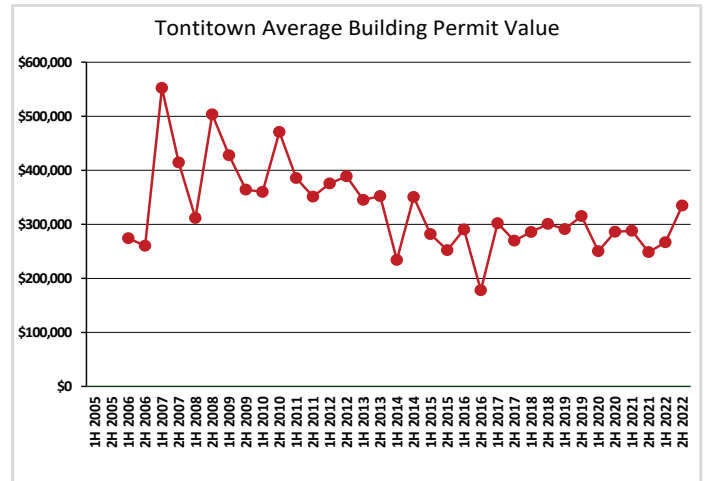
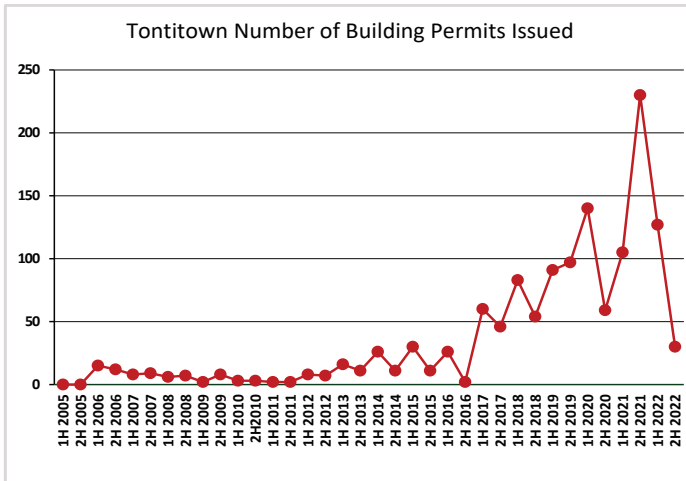
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|----------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Prairie Oaks | 1 | 0.2% | 1,472 | 44 | \$280,000 | \$190.22 |
| Quail Meadows | 1 | 0.2% | 2,916 | 106 | \$400,000 | \$137.17 |
| Quail Run | 2 | 0.5% | 4,409 | 41 | \$977,500 | \$219.42 |
| Quandt | 1 | 0.2% | 1,075 | 26 | \$230,000 | \$213.95 |
| Ravenwood | 1 | 0.2% | 1,781 | 53 | \$327,000 | \$183.60 |
| Renaissance | 1 | 0.2% | 2,321 | 92 | \$375,000 | \$161.57 |
| Riggins | 1 | 0.2% | 1,538 | 27 | \$225,000 | \$146.29 |
| Ritter Circle Drive | 1 | 0.2% | 1,050 | 97 | \$215,000 | \$204.76 |
| Rogers | 4 | 1.0% | 1,717 | 48 | \$247,500 | \$147.86 |
| Rolling Acres | 2 | 0.5% | 1,438 | 55 | \$245,000 | \$170.44 |
| San Jose Estates | 1 | 0.2% | 2,783 | 47 | \$415,000 | \$149.12 |
| Sandy Heights | 2 | 0.5% | 1,539 | 34 | \$247,000 | \$160.63 |
| Savannah Ridge | 5 | 1.2% | 1,479 | 29 | \$288,400 | \$195.18 |
| Serenity | 3 | 0.7% | 1,473 | 37 | \$281,000 | \$190.53 |
| Shaver | 2 | 0.5% | 2,054 | 40 | \$230,000 | \$111.98 |
| Shenandoah Hills | 2 | 0.5% | 2,707 | 84 | \$382,500 | \$140.07 |
| South Fork | 1 | 0.2% | 1,252 | 23 | \$232,000 | \$185.30 |
| South Meadows | 1 | 0.2% | 2,037 | 53 | \$340,000 | \$166.91 |
| South Willow Terrace | 1 | 0.2% | 2,550 | 52 | \$450,000 | \$176.47 |
| Southern Hills | 1 | 0.2% | 1,534 | 42 | \$225,000 | \$146.68 |
| Southfield | 2 | 0.5% | 1,679 | 25 | \$257,000 | \$152.50 |
| Southwest | 1 | 0.2% | 1,276 | 37 | \$206,000 | \$161.44 |
| Southwind Terrace | 4 | 1.0% | 2,573 | 54 | \$407,500 | \$161.97 |
| Spanish Trace | 2 | 0.5% | 2,042 | 43 | \$310,875 | \$152.27 |
| Spring Creek Estates | 1 | 0.2% | 1,871 | 121 | \$330,000 | \$176.38 |
| Spring Creek Park | 4 | 1.0% | 1,509 | 53 | \$285,868 | \$189.42 |
| Spring Hill | 6 | 1.4% | 1,943 | 47 | \$327,350 | \$171.73 |
| Spring Meadows | 9 | 2.2% | 2,310 | 180 | \$433,289 | \$187.69 |
| Spyglass | 1 | 0.2% | 3,413 | 2 | \$875,482 | \$256.51 |
| Steeplechase | 3 | 0.7% | 2,573 | 38 | \$450,000 | \$175.92 |
| Stockton Place | 1 | 0.2% | 1,453 | 49 | \$259,900 | \$178.87 |
| Summer View | 3 | 0.7% | 1,916 | 45 | \$330,000 | \$172.34 |
| Sundance | 34 | 8.2% | 1,985 | 232 | \$346,946 | \$174.82 |
| Sunny Slope | 1 | 0.2% | 702 | 16 | \$141,746 | \$201.92 |
| Sunrise | 1 | 0.2% | 1,572 | 29 | \$200,000 | \$127.23 |
| Sunset Ridge | 2 | 0.5% | 3,547 | 38 | \$712,998 | \$201.05 |
| Suttle Estates | 1 | 0.2% | 3,852 | 133 | \$512,000 | \$132.92 |

Springdale

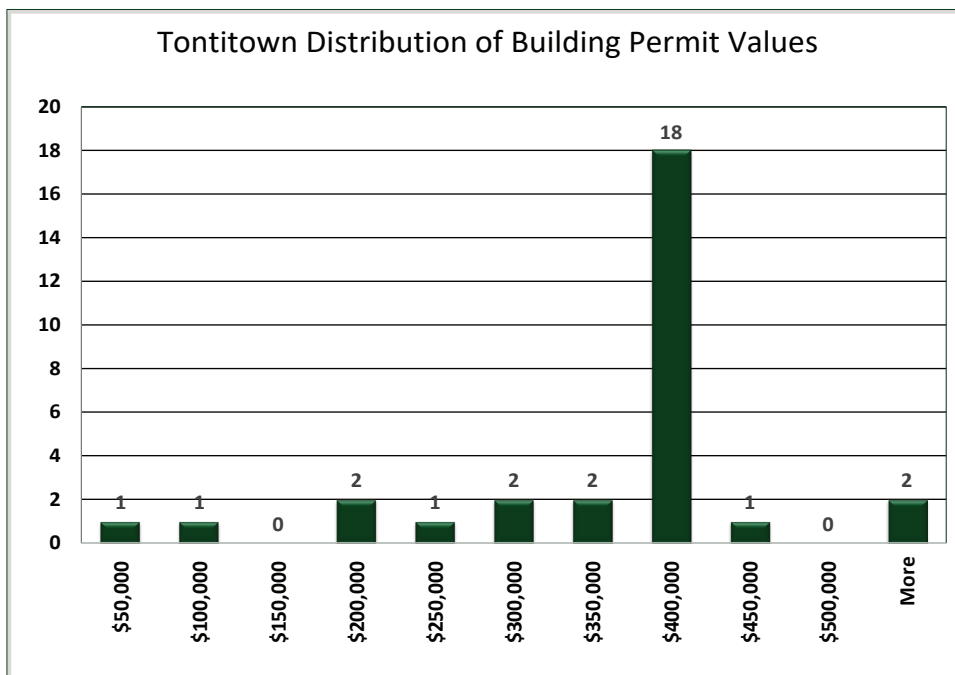
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|--------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Thompsons | 2 | 0.5% | 1,181 | 64 | \$212,500 | \$179.95 |
| Thornbury | 1 | 0.2% | 3,596 | 104 | \$680,000 | \$189.10 |
| Tuscany | 3 | 0.7% | 2,933 | 66 | \$579,467 | \$197.59 |
| Tyson Heights | 4 | 1.0% | 1,672 | 45 | \$277,750 | \$171.00 |
| Vineyard | 1 | 0.2% | 2,048 | 49 | \$328,000 | \$160.16 |
| W Walker | 1 | 0.2% | 2,084 | 20 | \$315,000 | \$151.15 |
| Walker | 1 | 0.2% | 1,144 | 33 | \$202,000 | \$176.57 |
| Watson | 1 | 0.2% | 780 | 34 | \$159,000 | \$203.85 |
| West Emma Gardens | 1 | 0.2% | 1,306 | 50 | \$235,000 | \$179.94 |
| West Heights | 2 | 0.5% | 2,200 | 36 | \$282,500 | \$128.42 |
| West Huntsville | 1 | 0.2% | 1,429 | 44 | \$211,000 | \$147.66 |
| Western Oaks Place | 2 | 0.5% | 1,701 | 29 | \$263,250 | \$154.74 |
| Westview | 1 | 0.2% | 1,592 | 21 | \$272,000 | \$170.85 |
| Westwood | 1 | 0.2% | 1,330 | 85 | \$235,000 | \$176.69 |
| Westwood Heights | 1 | 0.2% | 2,214 | 68 | \$300,000 | \$135.50 |
| White Hills | 2 | 0.5% | 1,457 | 98 | \$233,000 | \$163.82 |
| Wilkins | 5 | 1.2% | 1,586 | 70 | \$262,400 | \$165.46 |
| Willow Bend | 1 | 0.2% | 3,975 | 70 | \$780,000 | \$196.23 |
| Windsor | 5 | 1.2% | 2,790 | 47 | \$464,400 | \$168.42 |
| Woodcliff | 3 | 0.7% | 2,733 | 30 | \$567,500 | \$207.11 |
| Woodland Heights | 3 | 0.7% | 1,056 | 48 | \$176,333 | \$168.03 |
| Zachary | 1 | 0.2% | 1,395 | 45 | \$185,000 | \$132.62 |
| Zion | 1 | 0.2% | 2,135 | 115 | \$254,900 | \$119.39 |
| Other | 19 | 4.6% | 1,911 | 102 | \$397,947 | \$211.99 |
| Springdale Average Sold | 414 | 100.0% | 1,891 | 74 | \$328,872 | \$175.04 |

Tontitown Building Permits



| Tontitown | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 230 | 127 | 30 | -87.0% | -76.4% |
| Average Value of Residential Building Permits | \$248,620 | \$266,762 | \$334,654 | 34.6% | 25.5% |



Tontitown

Active Subdivisions

There were 636 total lots in 12 active subdivisions in Tontitown in the second half of 2022. 52.2 percent of the lots were occupied, 7.1 percent were complete but unoccupied, 10.5 were under construction, 1.1 percent were starts, and 29.1 percent were empty lots.

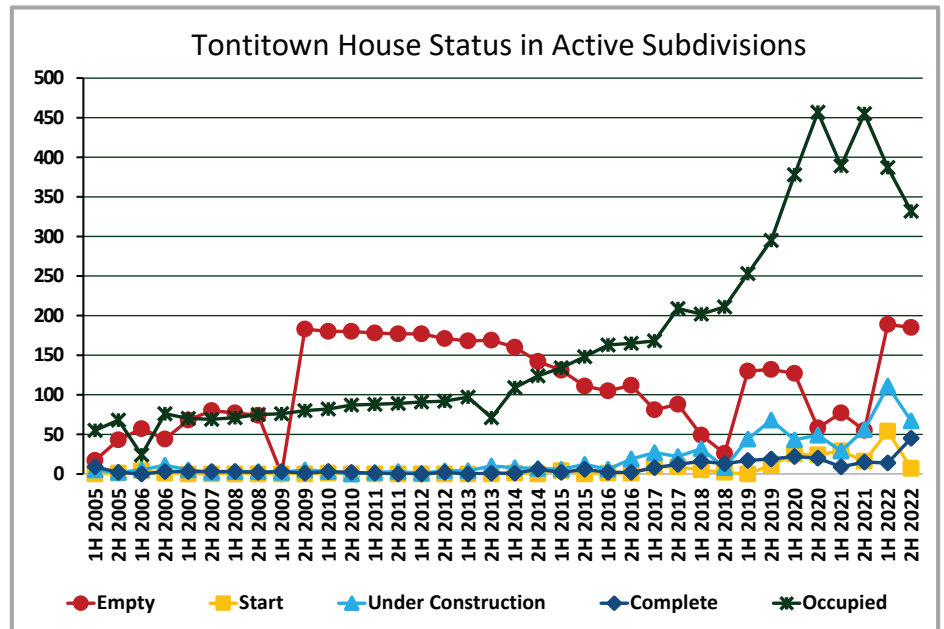
The subdivisions with the most houses under construction in Tontitown during the second half of 2022 were South Pointe, Phase III with 46, South Point, Phase IV, V with 9, and West Elm Estates with 5.

South Pointe, Phase III had the most houses becoming occupied in Tontitown with 27 houses. An additional 22 houses in South Point, Phase IV, V became occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 1 of the 12 active subdivisions in Tontitown.

63 new houses in Tontitown became occupied in the second half of 2022. The annual absorption rate implies that there are 28.5 months of remaining inventory in active subdivisions, down from 33.7 percent in the first half of 2022.

In 2 out of the 12 active subdivisions in Tontitown, no absorption has occurred in the second half of 2022.



The percentage of houses occupied by owners decreased in Tontitown from 78.2 percent in 2012 to 69.2 percent in the second half of 2022.

Additionally, 176 new lots in 4 subdivisions received either preliminary or final approval by second half of 2022.

| Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|----------------------------|---------------|------------------|------------|------------|
| Aspen Heights | 1H 2020 | | 11 | 11 |
| Hickory Meadow, Phase III | 2H 2020 | 123 | | 123 |
| Hidden Valley Estates | 2H 2019 | | 29 | 29 |
| Mantegani Estates | 1H 2021 | 13 | | 13 |
| New and Preliminary | | 136 | 40 | 176 |

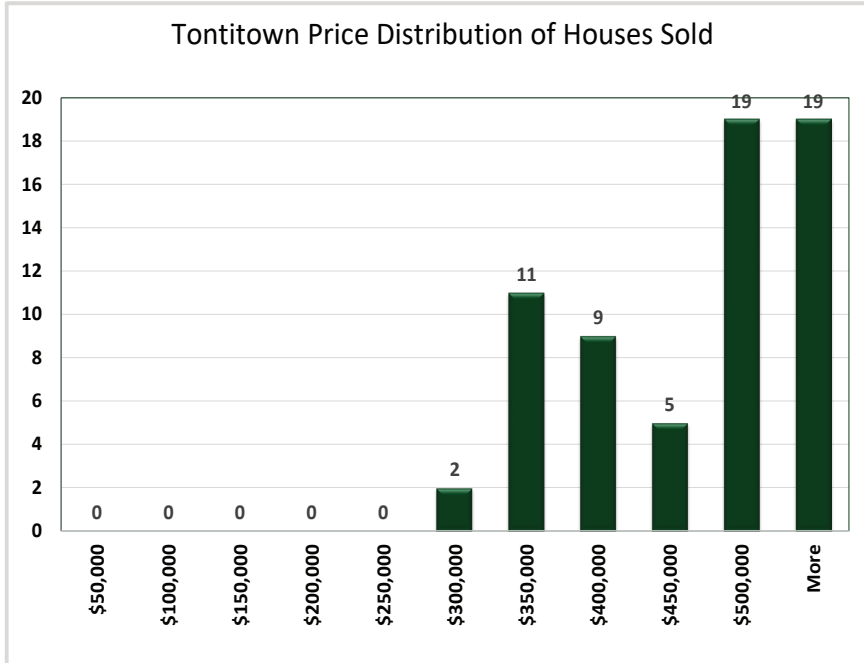
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------------------|------------|----------|-----------|-----------|------------|------------|-----------|-------------|
| Barrington Heights | 1 | 0 | 1 | 0 | 28 | 30 | 0 | 24.0 |
| Coppertree ¹ | 4 | 0 | 1 | 0 | 9 | 14 | 0 | -- |
| Hickory Meadows, Phase I | 68 | 2 | 0 | 0 | 0 | 70 | 0 | -- |
| Hickory Meadows, Phase II | 6 | 5 | 46 | 24 | 22 | 103 | 22 | 44.2 |
| Napa, Phase I | 1 | 0 | 0 | 0 | 56 | 57 | 0 | 3.0 |
| Napa, Phase III | 0 | 0 | 0 | 1 | 55 | 56 | 7 | 0.3 |
| San Gennaro ^{1,2} | 4 | 0 | 0 | 0 | 9 | 13 | 0 | -- |
| South Pointe, Phase I | 0 | 0 | 1 | 0 | 59 | 60 | 0 | 12.0 |
| South Pointe, Phase III | 0 | 0 | 9 | 11 | 44 | 64 | 27 | 5.5 |
| South Point, Phase IV, V | 98 | 0 | 5 | 9 | 6 | 118 | 6 | 224.0 |
| Tuscany, Phase II | 1 | 0 | 0 | 0 | 40 | 41 | 0 | 12.0 |
| West Elm Estates | 2 | 0 | 4 | 0 | 4 | 10 | 1 | 18.0 |
| Tontitown Active Lots | 185 | 7 | 67 | 45 | 332 | 636 | 63 | 28.5 |

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

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

Tontitown

Price Distribution of Houses Sold



65 houses were sold in Tontitown in the second half of 2022.

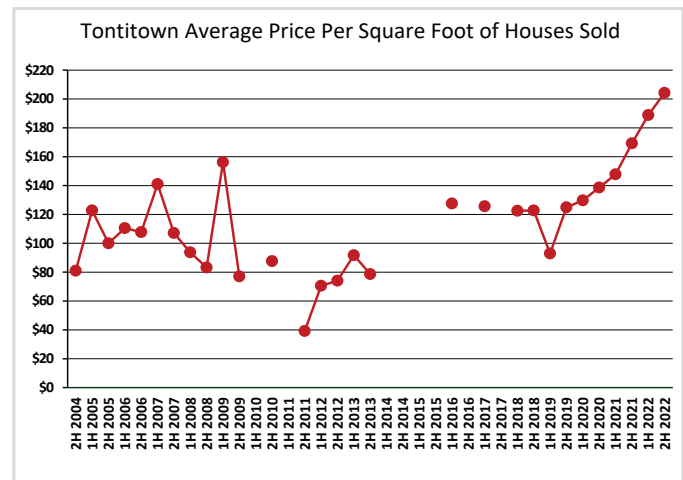
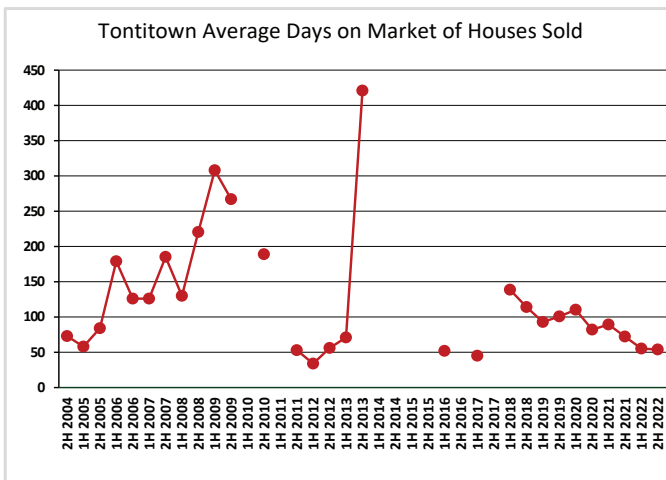
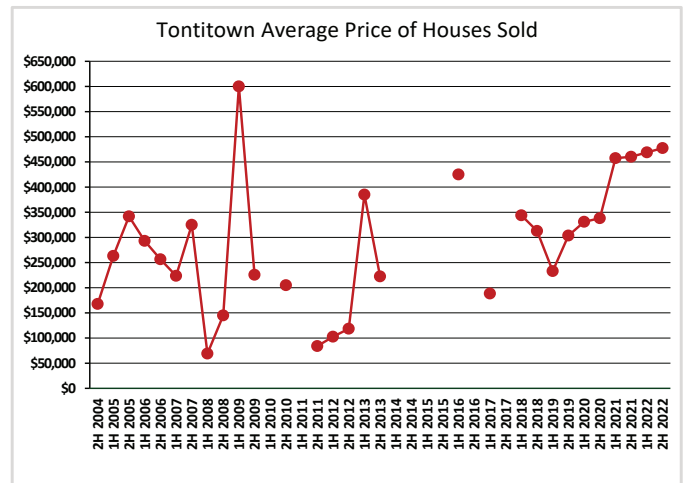
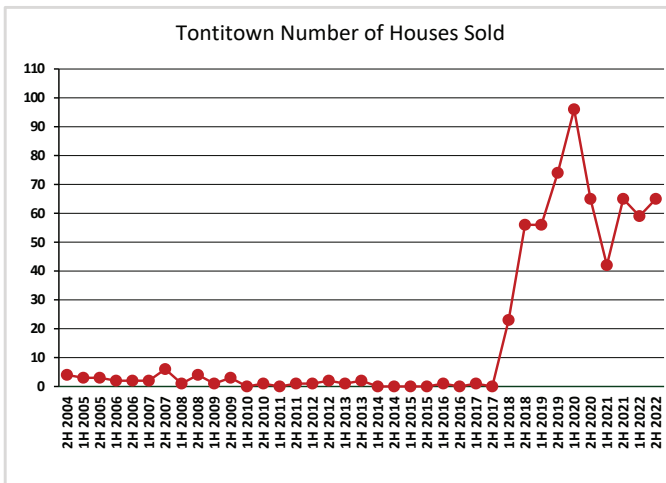
The average price of a house was \$477,568 at \$204.23 per square foot.

The median cost of a house was \$485,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 2 | 3.1% | 1,572 | 41 | 98.2% |
| \$300,001 - \$350,000 | 11 | 16.9% | 1,639 | 61 | 99.8% |
| \$350,001 - \$400,000 | 9 | 13.8% | 1,940 | 47 | 102.6% |
| \$400,001 - \$450,000 | 5 | 7.7% | 2,193 | 57 | 100.4% |
| \$450,001 - \$500,000 | 19 | 29.2% | 2,427 | 56 | 100.2% |
| \$500,001+ | 19 | 29.2% | 2,924 | 52 | 99.8% |
| Tontitown Sold | 65 | 100.0% | 2,327 | 54 | 100.3% |

Tontitown

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 65 | 59 | 65 | 0.0% | 10.2% |
| Average Price of Houses Sold | \$460,277 | \$469,059 | \$477,568 | 3.8% | 1.8% |
| Average Days on Market | 72 | 55 | 54 | -25.3% | -2.4% |
| Average Price per Square Foot | \$169.23 | \$188.85 | \$204.23 | 20.7% | 8.1% |
| Percentage of County Sales | 4.2% | 4.2% | 4.5% | 7.5% | 8.3% |
| Number of New Houses Sold | 35 | 26 | 28 | -20.0% | 7.7% |
| Average Price of New Houses Sold | \$423,432 | \$433,481 | \$426,302 | 0.7% | -1.7% |
| Average Days on Market of New Houses Sold | 77 | 51 | 59 | -23.3% | 15.1% |
| Number of Houses Listed | 9 | 19 | 15 | 66.7% | -21.1% |
| Average List Price of Houses Listed | \$744,567 | \$454,085 | \$554,178 | -25.6% | 22.0% |

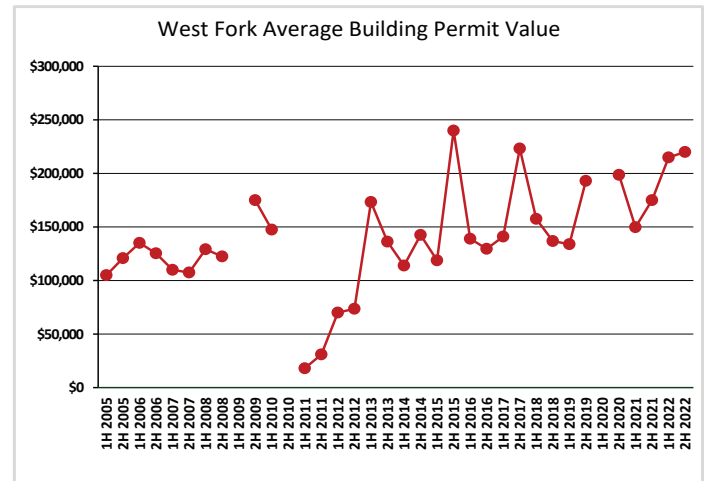
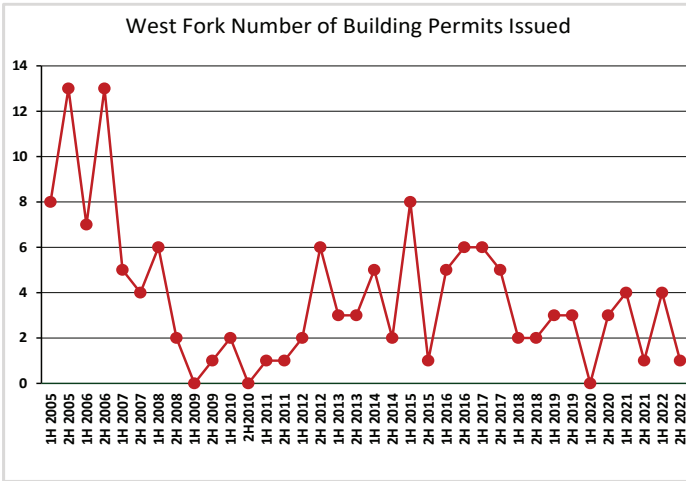
Tontitown

Characteristics of Houses Sold

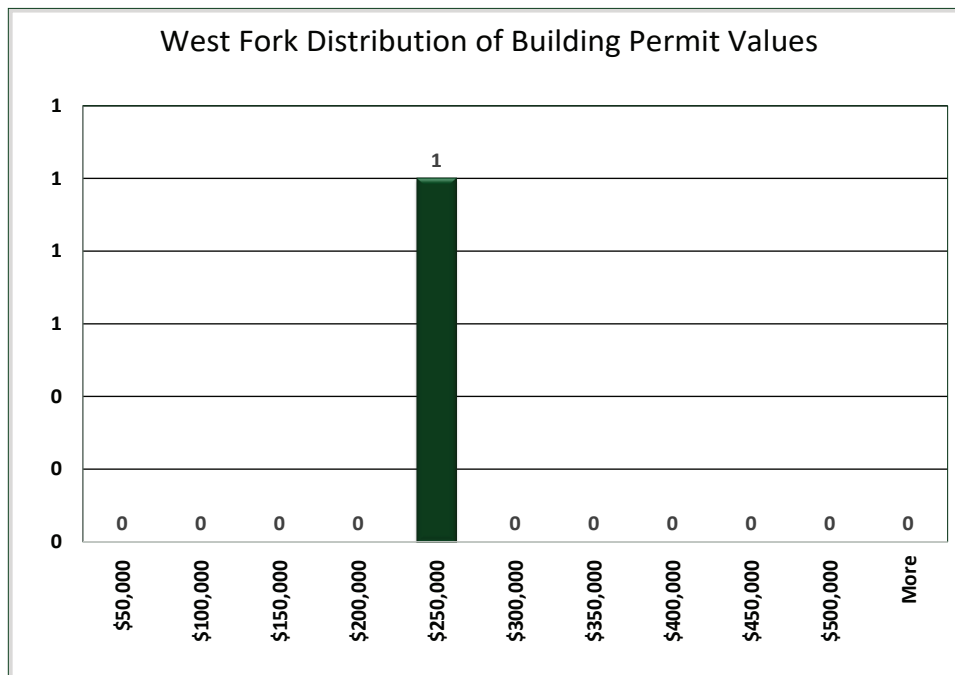
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| 112 South | 1 | 1.5% | 3,581 | 59 | \$619,000 | \$172.86 |
| Barrington Meadows | 1 | 1.5% | 3,161 | 53 | \$599,000 | \$189.50 |
| Brush Creek | 2 | 3.1% | 2,374 | 57 | \$552,000 | \$232.22 |
| Callihan Estates | 1 | 1.5% | 1,915 | 42 | \$310,000 | \$161.88 |
| Davenshire | 1 | 1.5% | 3,863 | 22 | \$815,000 | \$210.98 |
| Hickory Meadows | 10 | 15.4% | 1,655 | 60 | \$334,945 | \$202.46 |
| Leon Martin | 1 | 1.5% | 2,773 | 43 | \$675,000 | \$243.42 |
| Liberty Estates | 3 | 4.6% | 2,509 | 28 | \$483,333 | \$192.62 |
| Morsani Acres | 2 | 3.1% | 1,561 | 39 | \$320,450 | \$205.00 |
| Napa | 8 | 12.3% | 2,684 | 47 | \$516,089 | \$192.35 |
| Oakhill Acres | 1 | 1.5% | 2,274 | 91 | \$375,000 | \$164.91 |
| Rolling Oaks Estates | 1 | 1.5% | 2,350 | 46 | \$550,000 | \$234.04 |
| South Barrington Road | 1 | 1.5% | 2,502 | 23 | \$482,000 | \$192.65 |
| South Pointe | 17 | 26.2% | 2,269 | 58 | \$452,609 | \$199.78 |
| Tuscany | 2 | 3.1% | 3,031 | 89 | \$580,000 | \$191.15 |
| Westbrook | 7 | 10.8% | 2,139 | 34 | \$422,786 | \$198.27 |
| Other | 6 | 9.2% | 2,638 | 77 | \$688,333 | \$253.79 |
| Tontitown Houses Sold | 65 | 100.0% | 2,327 | 54 | \$477,568 | \$204.23 |



West Fork Building Permits



| West Fork | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 1 | 4 | 1 | 0.0% | -75.0% |
| Average Value of Residential Building Permits | \$175,000 | \$214,875 | \$220,000 | 25.7% | 2.4% |



West Fork Active Subdivisions

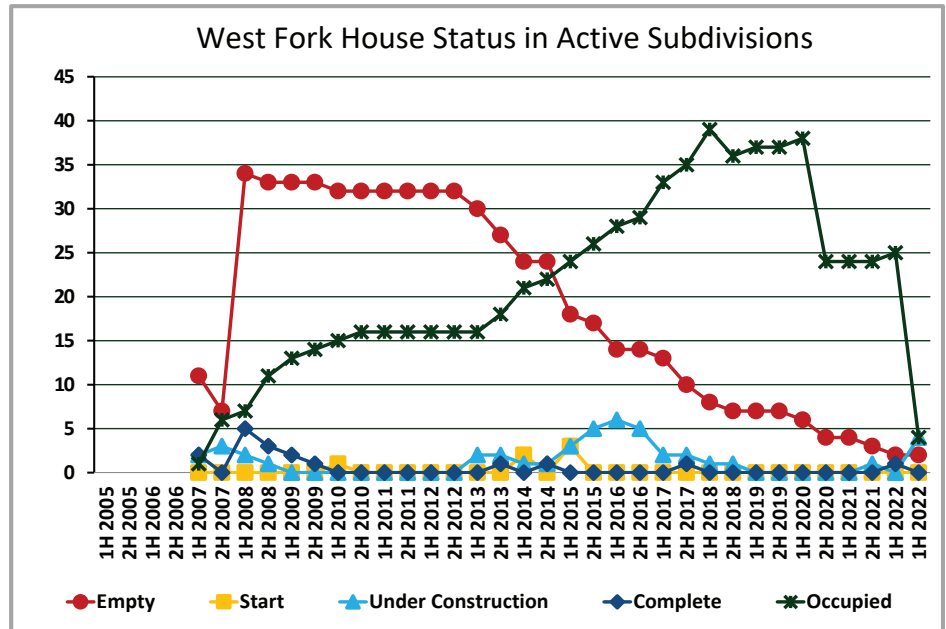
There were 28 total lots in 1 active subdivision in West Fork in the second half of 2022. 92.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.6 were under construction, 0.0 percent were starts, and 3.6 percent were empty lots.

The subdivision with the most houses under construction in West Fork during the second half of 2022 was Graystone with 1.

Graystone had 1 house become occupied in the second half of 2022.

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

1 new house in West Fork became occupied in the second half of 2022. The annual absorption rate implies that there are 12.0 months of remaining inventory in active subdivisions, down from 36.0 percent in the first half of 2022.



In the 1 active subdivision in West Fork, absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 69.9 percent in the second half of 2022.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2022.

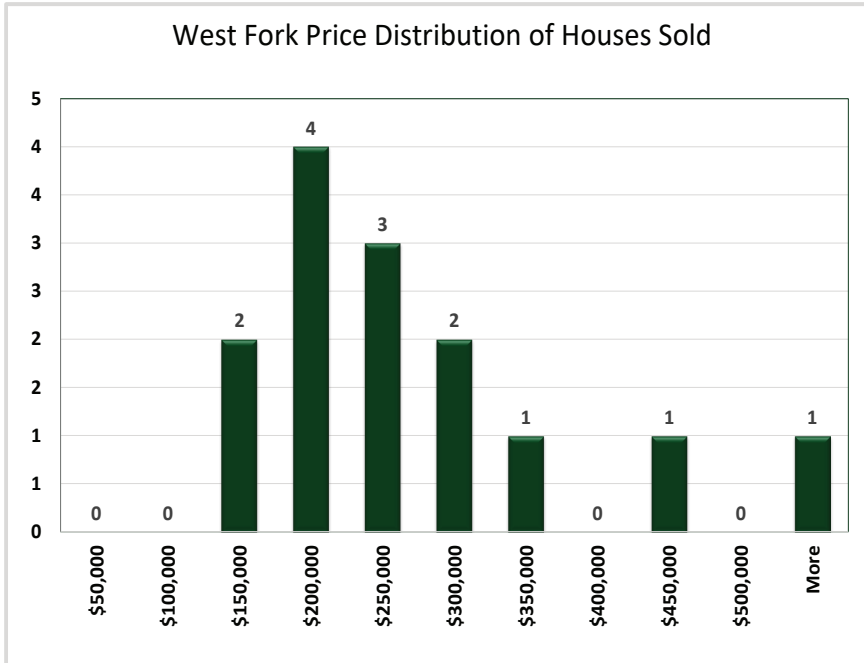
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------------------|----------|----------|----------|----------|-----------|-----------|----------|-------------|
| Graystone | 1 | 0 | 1 | 0 | 26 | 28 | 1 | 12.0 |
| West Fork Active Lots | 1 | 0 | 1 | 0 | 26 | 28 | 1 | 12.0 |

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

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

West Fork

Price Distribution of Houses Sold



14 houses were sold in West Fork in the second half of 2022.

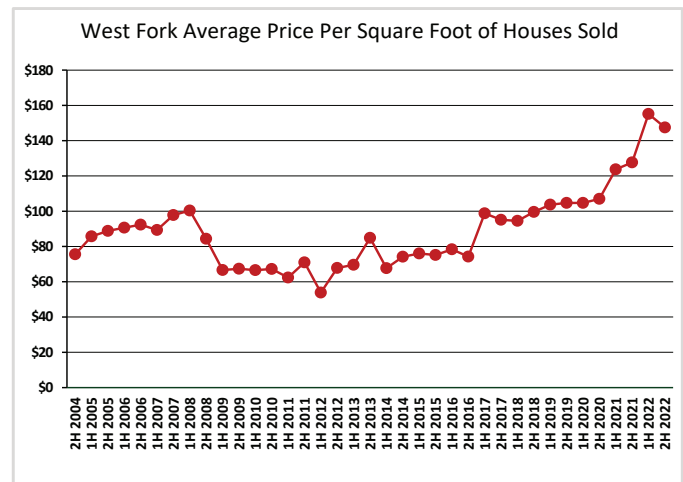
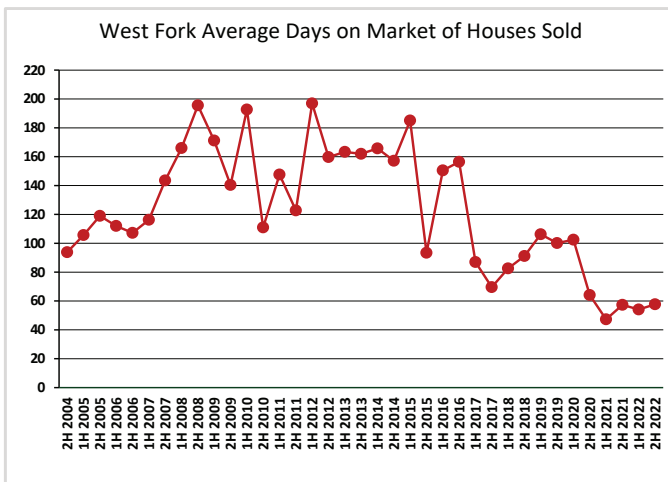
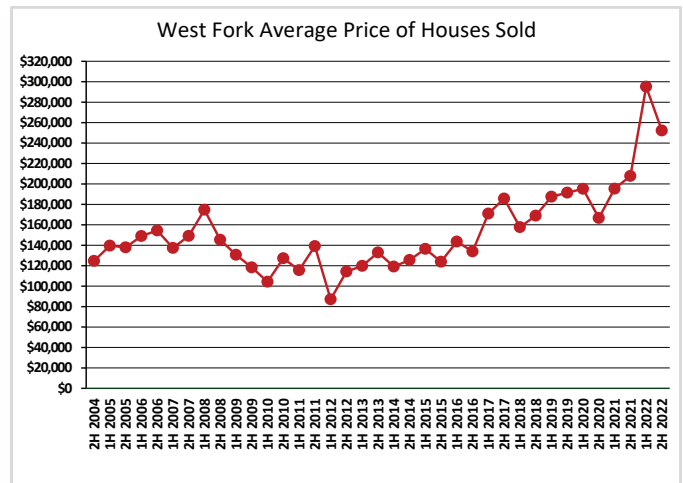
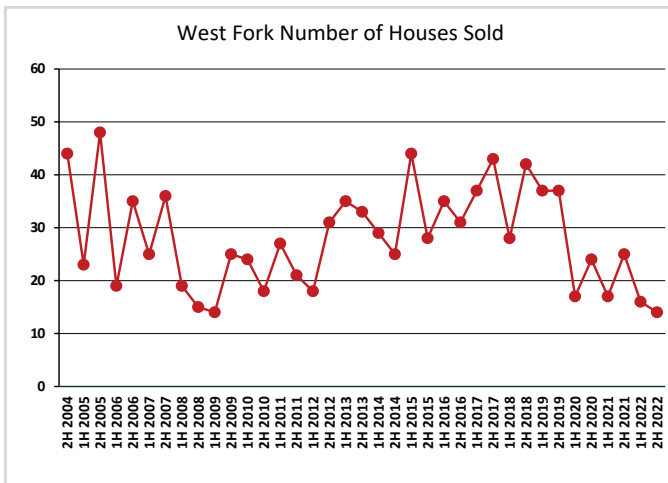
The average price of a house was \$252,279 at \$147.50 per square foot.

The median cost of a house was \$212,450.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 2 | 14.3% | 1,143 | 65 | 91.7% |
| \$150,001 - \$200,000 | 4 | 28.6% | 1,315 | 47 | 101.8% |
| \$200,001 - \$250,000 | 3 | 21.4% | 1,419 | 46 | 103.2% |
| \$250,001 - \$300,000 | 2 | 14.3% | 1,743 | 76 | 97.8% |
| \$300,001 - \$350,000 | 1 | 7.1% | 1,702 | 28 | 98.7% |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 1 | 7.1% | 2,956 | 91 | 97.0% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 1 | 7.1% | 4,124 | 84 | 93.5% |
| West Fork Sold | 14 | 100.0% | 1,719 | 58 | 98.9% |

West Fork

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 25 | 16 | 14 | -44.0% | -12.5% |
| Average Price of Houses Sold | \$207,762 | \$295,191 | \$252,279 | 21.4% | -14.5% |
| Average Days on Market | 57 | 54 | 58 | 0.8% | 6.6% |
| Average Price per Square Foot | \$127.64 | \$155.13 | \$147.50 | 15.6% | -4.9% |
| Percentage of County Sales | 0.7% | 0.7% | 0.5% | -29.5% | -27.8% |
| Number of New Houses Sold | 0 | 1 | 0 | -- | -100.0% |
| Average Price of New Houses Sold | -- | \$215,750 | -- | -- | -- |
| Average Days on Market of New Houses Sold | -- | 23 | -- | -- | -- |
| Number of Houses Listed | 1 | 2 | 1 | 0.0% | -50.0% |
| Average List Price of Houses Listed | \$159,900 | \$458,458 | \$229,900 | 43.8% | -49.9% |

West Fork

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Foot |
|-----------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Cantrell | 1 | 7.1% | 1,262 | 29 | \$205,000 | \$162.44 |
| Curtis | 1 | 7.1% | 1,279 | 85 | \$125,000 | \$97.73 |
| Graystone | 1 | 7.1% | 1,702 | 28 | \$315,000 | \$185.08 |
| Valley View | 4 | 28.6% | 1,535 | 64 | \$230,975 | \$151.61 |
| West Fork Acres | 2 | 14.3% | 1,406 | 56 | \$194,000 | \$138.79 |
| West Fork Original | 1 | 7.1% | 1,232 | 46 | \$200,000 | \$162.34 |
| Other | 4 | 28.6% | 2,412 | 63 | \$343,750 | \$143.36 |
| West Fork Sold | 14 | 100.0% | 1,719 | 58 | \$252,279 | \$147.50 |

Unincorporated Areas in Washington County

Active Subdivisions

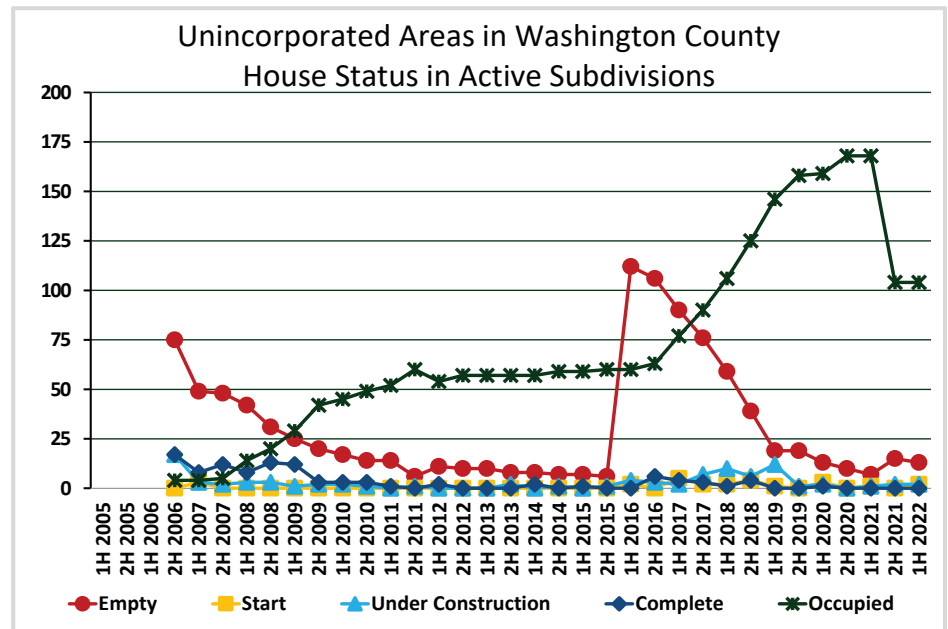
There were 121 total lots in 2 active subdivisions in Unincorporated Areas in Washington County in the second half of 2022. 88.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 0.0 percent were starts, and 9.9 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas in Washington County during the second half of 2022 were Legacy Estates, Phase I with 1, Legacy Estates, Phase I with 1, and with .

Legacy Estates, Phase I had the most houses becoming occupied in Unincorporated Areas in Washington County with 2 houses. An additional 1 houses in Magnolia Acres became occupied in the second half of 2022.

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

3 new houses in Unincorporated Areas in Washington County became



occupied in the second half of 2022. The annual absorption rate implies that there are 56. months of remaining inventory in active subdivisions, down from 102. percent in the first half of 2022.

In neither of the 2 active subdivisions in Unincorporated Areas in Washington County, absorption has occurred in the second half of 2022.

The percentage of houses occupied by owners decreased in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 72.6 percent in the second half of 2022.

Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2022.

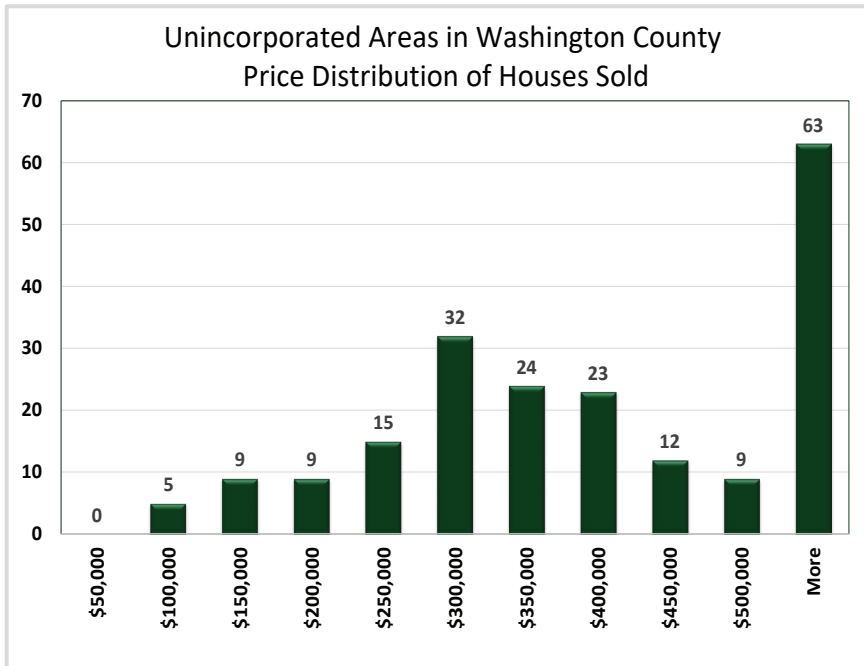
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---|-----------|----------|----------|----------|------------|------------|----------|-------------|
| Legacy Estates, Phase I | 4 | 0 | 1 | 0 | 106 | 111 | 2 | 30.0 |
| Magnolia Acres | 8 | 0 | 1 | 0 | 1 | 10 | 1 | 108.0 |
| Unincorporated Areas Washington County | 12 | 0 | 2 | 0 | 107 | 121 | 3 | 56.0 |

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

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

Unincorporated Areas in Washington County

Price Distribution of Houses Sold



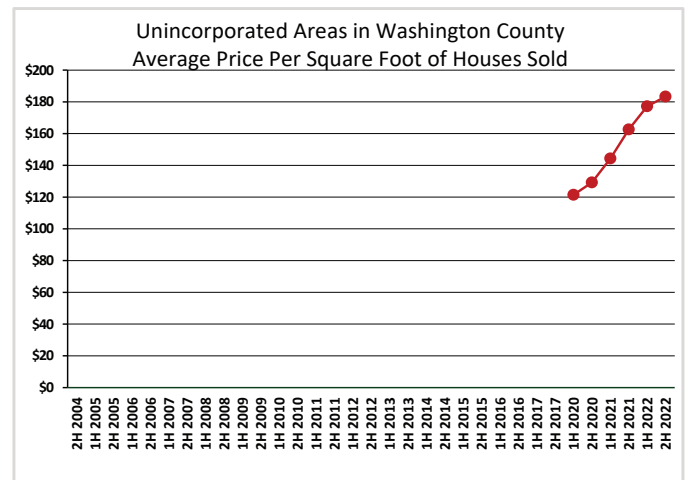
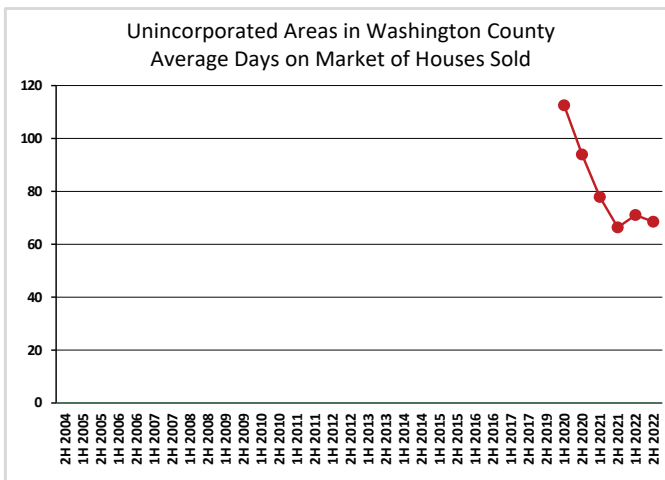
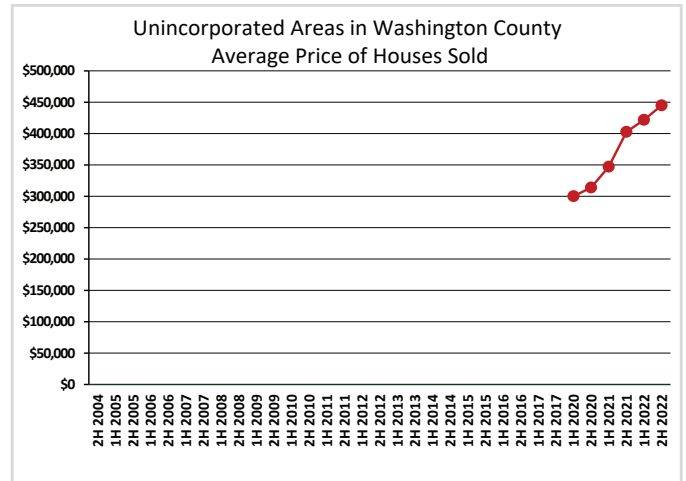
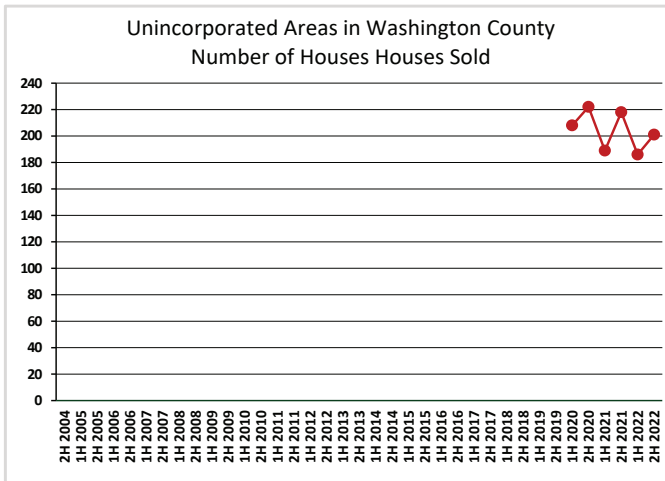
201 houses were sold in Unincorporated Areas in Washington County in the second half of 2022.

The average price of a house was \$444,931 at \$183.32 per square foot.

The median cost of a house was \$365,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 5 | 2.5% | 1,459 | 71 | 84.4% |
| \$100,001 - 150,000 | 9 | 4.5% | 1,464 | 59 | 91.9% |
| \$150,001 - \$200,000 | 9 | 4.5% | 1,280 | 40 | 99.6% |
| \$200,001 - \$250,000 | 15 | 7.5% | 1,690 | 70 | 96.8% |
| \$250,001 - \$300,000 | 32 | 15.9% | 1,846 | 69 | 98.8% |
| \$300,001 - \$350,000 | 24 | 11.9% | 1,981 | 56 | 99.2% |
| \$350,001 - \$400,000 | 23 | 11.4% | 2,047 | 66 | 98.0% |
| \$400,001 - \$450,000 | 12 | 6.0% | 2,375 | 68 | 96.9% |
| \$450,001 - \$500,000 | 9 | 4.5% | 2,483 | 77 | 98.7% |
| \$500,001+ | 63 | 31.3% | 3,410 | 78 | 99.4% |
| Unincorporated WC Sold | 201 | 100.0% | 2,372 | 68 | 98.0% |

Unincorporated Areas-Washington County Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 218 | 186 | 201 | -7.8% | 8.1% |
| Average Price of Houses Sold | \$402,745 | \$421,922 | \$444,931 | 10.5% | 5.5% |
| Average Days on Market | 66 | 71 | 68 | 3.3% | -3.6% |
| Average Price per Square Foot | \$162.61 | \$177.21 | \$183.32 | 12.7% | 3.4% |
| Percentage of County Sales | 12.4% | 11.9% | 13.1% | 5.6% | 10.0% |
| Number of New Houses Sold | 14 | 14 | 14 | 0 | -15.3% |
| Average Price of New Houses Sold | \$556,306 | \$412,424 | \$779,417 | 40.1% | 89.0% |
| Average Days on Market of New Houses Sold | 112 | 55 | 51 | -54.5% | -7.3% |
| Number of Houses Listed | 38 | 92 | 73 | 92.1% | -20.7% |
| Average List Price of Houses Listed | \$695,693 | \$249,500 | \$567,135 | -18.5% | 127.3% |

Unincorporated Areas in Washington County

Characteristics of Houses Sold

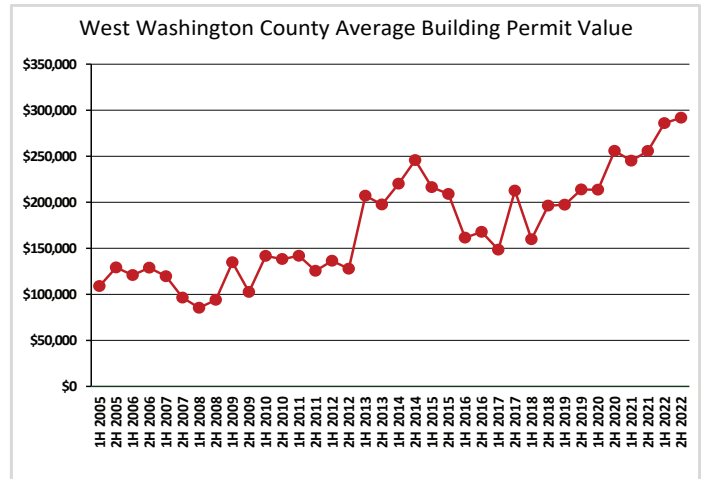
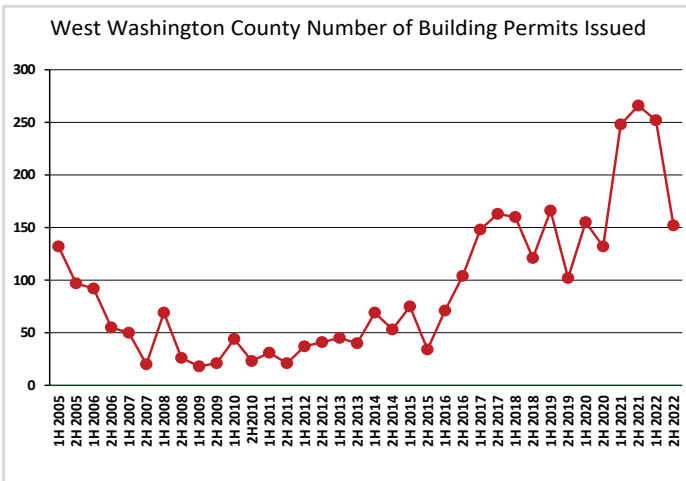
| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| Beavorama Park | 1 | 0.5% | 1,244 | 52 | \$143,000 | \$114.95 |
| Bethel Blacktop | 1 | 0.5% | 2,407 | 28 | \$580,000 | \$240.96 |
| Bethel Oaks | 6 | 3.0% | 1,693 | 39 | \$299,750 | \$177.74 |
| Blackberry Ridge | 1 | 0.5% | 3,381 | 130 | \$794,535 | \$235.00 |
| Blue Springs Village | 3 | 1.5% | 1,494 | 40 | \$239,633 | \$166.64 |
| Bridgewater Estates | 1 | 0.5% | 8,400 | 80 | \$1,150,000 | \$136.90 |
| Burlington Heights | 1 | 0.5% | 1,919 | 70 | \$355,000 | \$184.99 |
| Carson Meadows | 1 | 0.5% | 3,651 | 68 | \$569,000 | \$155.85 |
| Cedar Grove Farms | 3 | 1.5% | 1,251 | 74 | \$290,500 | \$229.57 |
| Chapel View | 1 | 0.5% | 3,500 | 133 | \$779,000 | \$222.57 |
| Creek | 1 | 0.5% | 1,619 | 18 | \$80,500 | \$49.72 |
| Double Tree Estates | 1 | 0.5% | 3,323 | 44 | \$660,000 | \$198.62 |
| Eastern Hills Estates | 1 | 0.5% | 3,518 | 51 | \$580,000 | \$164.87 |
| Eastern Park | 1 | 0.5% | 3,529 | 34 | \$788,500 | \$223.43 |
| Estates At Dogwood Canyon | 1 | 0.5% | 4,241 | 32 | \$1,175,000 | \$277.06 |
| Harmon Estates | 2 | 1.0% | 2,761 | 64 | \$610,000 | \$224.46 |
| Harmon Trails | 1 | 0.5% | 3,460 | 28 | \$735,000 | \$212.43 |
| Hayes | 2 | 1.0% | 3,390 | 55 | \$1,005,000 | \$284.93 |
| Heads Lakeview | 1 | 0.5% | 1,824 | 89 | \$288,000 | \$157.89 |
| Highpoint | 1 | 0.5% | 2,212 | 91 | \$300,000 | \$135.62 |
| Holiday Hills Cottages Hpr | 1 | 0.5% | 1,142 | 19 | \$250,100 | \$219.00 |
| Homestead | 3 | 1.5% | 1,678 | 47 | \$270,667 | \$162.45 |
| Horsebend Estates | 2 | 1.0% | 2,603 | 39 | \$523,000 | \$202.28 |
| Huntington Place | 1 | 0.5% | 1,788 | 39 | \$350,000 | \$195.75 |
| Lakeview Estates | 1 | 0.5% | 2,516 | 47 | \$725,000 | \$288.16 |
| Larry Rennie | 1 | 0.5% | 1,176 | 24 | \$190,000 | \$161.56 |
| Legacy Estates | 1 | 0.5% | 2,250 | 45 | \$400,000 | \$177.78 |
| Little Elm | 1 | 0.5% | 2,416 | 30 | \$587,500 | \$243.17 |
| Magnolia Estates | 1 | 0.5% | 2,900 | 0 | \$573,860 | \$197.88 |
| Markley | 1 | 0.5% | 2,015 | 42 | \$340,000 | \$168.73 |
| Mission Estates | 1 | 0.5% | 3,960 | 1 | \$1,020,000 | \$257.58 |
| Nelson Valley Estates | 1 | 0.5% | 1,390 | 41 | \$255,000 | \$183.45 |
| Oakland Meadows | 1 | 0.5% | 1,595 | 49 | \$368,500 | \$231.03 |
| Oakwood Estates | 1 | 0.5% | 1,970 | 68 | \$325,000 | \$164.97 |

Unincorporated Areas in Washington County

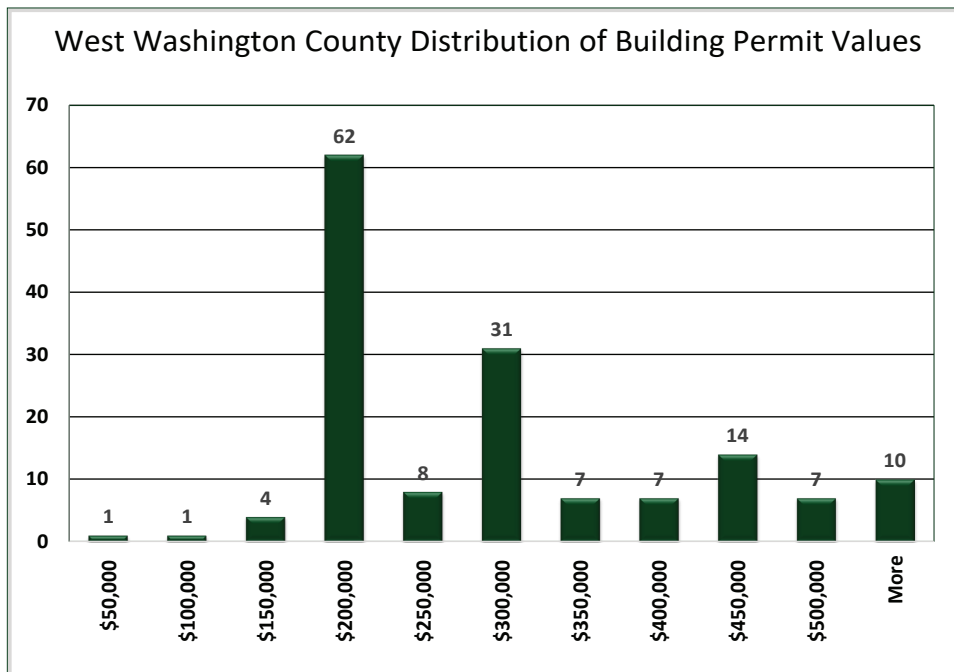
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|---|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Ponderosa Lake | 1 | 0.5% | 3,614 | 111 | \$558,000 | \$154.40 |
| Pullens | 1 | 0.5% | 1,786 | 51 | \$700,000 | \$391.94 |
| Robinwood Estates | 1 | 0.5% | 4,906 | 55 | \$1,090,200 | \$222.22 |
| Rochelle Riviera Lakesites | 1 | 0.5% | 2,596 | 77 | \$515,000 | \$198.38 |
| Sassafras Hill | 1 | 0.5% | 4,586 | 32 | \$963,000 | \$209.99 |
| Shelton | 2 | 1.0% | 2,057 | 38 | \$487,500 | \$237.77 |
| Skyview | 1 | 0.5% | 1,500 | 113 | \$240,000 | \$160.00 |
| Sloan Estates | 2 | 1.0% | 3,230 | 56 | \$599,950 | \$186.05 |
| Sundowners Good Earth Estates | 1 | 0.5% | 2,056 | 36 | \$215,000 | \$104.57 |
| Tony Mountain | 1 | 0.5% | 1,946 | 34 | \$310,000 | \$159.30 |
| Twin Maples Estates | 1 | 0.5% | 2,041 | 42 | \$360,000 | \$176.38 |
| Twin Springs Estates | 1 | 0.5% | 2,312 | 55 | \$500,500 | \$216.48 |
| Village Estates | 2 | 1.0% | 1,896 | 28 | \$354,950 | \$187.48 |
| War Eagle Cove | 1 | 0.5% | 1,768 | 20 | \$125,000 | \$70.70 |
| Wedington Woods | 4 | 2.0% | 2,039 | 54 | \$362,500 | \$178.44 |
| Whispering Oaks Estates | 1 | 0.5% | 1,470 | 55 | \$300,000 | \$204.08 |
| White Oak Estates | 1 | 0.5% | 2,144 | 151 | \$382,000 | \$178.17 |
| Other | 130 | 64.7% | 2,363 | 78 | \$430,755 | \$177.68 |
| Unincorporated Washington County | 201 | 100.0% | 2,372 | 68 | \$444,931 | \$183.32 |

West Washington County Building Permits



| West Washington County | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|--|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 266 | 252 | 152 | -42.9% | -39.7% |
| Average Value Residential Building Permits | \$255,687 | \$285,852 | \$291,827 | 14.1% | 2.1% |



West Washington County Active Subdivisions

There were 2,554 total lots in 33 active subdivisions in West Washington County in the second half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2022. 70.4 percent of the lots were occupied, 1.6 percent were complete but unoccupied, 5.4 percent were under construction, 4.2 percent were starts, while 18.5 percent were empty lots.

During the second half of 2022, 252 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, West Washington County had 19.2 months of lot inventory at the end of second half of 2022. This is up from 16.8 months of inventory at the end of the first half of 2022.

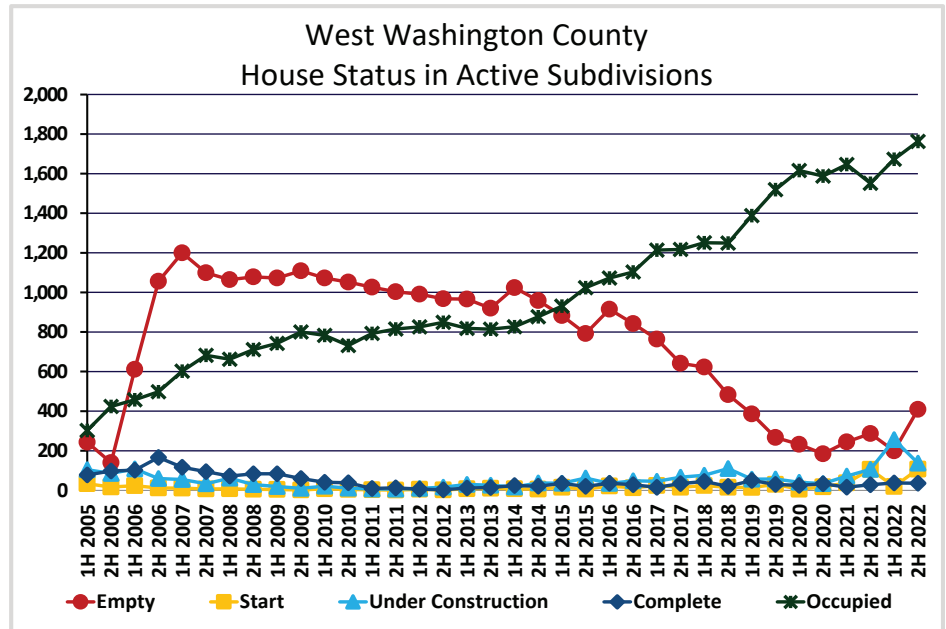
Overall, in 5 out of the 33 active subdivisions in West Washington County, no absorption occurred in the last year.

In the second half of 2022, Wagon Wheel Crossing, Phase I in Farmington had 48 new houses under construction followed by Snyder Grove, Phase II, III, IV, with an additional 26.

In Farmington, Goose Creek, Phase II had 57 houses becoming occupied, Cedar Crest had 49 houses becoming occupied in the second half of 2022.

No new construction or progress in existing construction has occurred in the last year in 5 of the 33 active subdivisions in the West Washington County. No new absorption has occurred in 6 of these subdivisions.

Center researchers obtained analyzed data from the Washington County assessor's office. West Washington County has 66.1 percent owner occupied in the first half of 2022, down from 68.2 in 2012.



In the pipeline, West Washington County has an additional 1,041 lots in 12 subdivisions in the preliminary or final plat status in the first half of 2022.

| City | Subdivision | Approval Date | Preliminary Lots | Final Lots | Total Lots |
|---------------|------------------------------------|---------------|------------------|------------|--------------|
| Farmington | Goose Creek, Phase III | 2H 2021 | | 121 | 121 |
| Farmington | Goose Creek, Phase V | 2H 2022 | | | |
| Farmington | Grove at Engles Mill Park, The | 1H 2020 | 249 | | 249 |
| Farmington | Grove at Engles Mill Park III, The | 2H 2022 | | | |
| Farmington | Hillcrest | 2H 2020 | 73 | | 73 |
| Farmington | Summerfield, Phase II | 2H 2021 | | 193 | 193 |
| Farmington | Wagon Wheel West | 2H 2021 | | 123 | 123 |
| Lincoln | Avalon Estates | 2H 2022 | 20 | | 20 |
| Prairie Grove | Hudson Heights | 1H 2021 | 99 | | 99 |
| Prairie Grove | Snyder Grove, Phase V | 2H 2021 | 46 | | 46 |
| Prairie Grove | Wagon's Spring | 1H 2020 | 61 | | 61 |
| Prairie Grove | Wagon's Spring, Phase II PUD | 2H 2021 | 56 | | 56 |
| WWC | | | 604 | 437 | 1,041 |

West Washington County

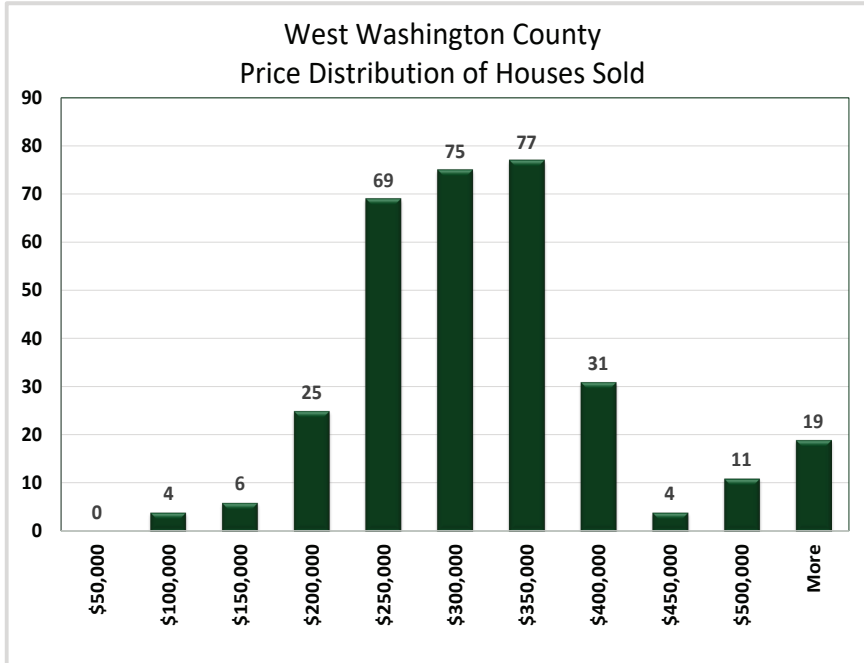
Active Subdivisions

| City | Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|----------------------------|------------------------------------|------------|------------|------------|-----------|--------------|--------------|------------|-------------|
| Farmington ² | Briarwood Estates | 0 | 0 | 6 | 2 | 7 | 15 | 7 | 14 |
| Farmington | Cedar Crest | 0 | 0 | 0 | 5 | 166 | 171 | 49 | 1 |
| Farmington | Ecology Park | 5 | 1 | 2 | 0 | 19 | 27 | 0 | 5 |
| Farmington | Farmington Heights, Phase I | 0 | 0 | 1 | 3 | 121 | 125 | 11 | 2 |
| Farmington | Farmington Heights, Phase II | 3 | 0 | 0 | 4 | 84 | 91 | 24 | 1 |
| Farmington | Goose Creek, Phase I | 0 | 0 | 0 | 1 | 50 | 51 | 1 | 6 |
| Farmington | Goose Creek, Phase II | 0 | 0 | 0 | 0 | 57 | 57 | 57 | 0 |
| Farmington | Groves at Engles Mill, Phase I | 0 | 0 | 0 | 0 | 80 | 80 | 30 | 0 |
| Farmington | Groves at Engles Mill, Phase II | 3 | 0 | 3 | 2 | 42 | 50 | 42 | 2 |
| Farmington | Hunter Village | 7 | 4 | 3 | 0 | 0 | 14 | 0 | -- |
| Farmington | Redbird | 0 | 0 | 0 | 0 | 24 | 24 | 3 | 0 |
| Farmington ¹ | South Club House Estates | 4 | 0 | 0 | 1 | 68 | 73 | 0 | -- |
| Farmington | Summerfield | 108 | 5 | 2 | 2 | 0 | 117 | 0 | -- |
| Farmington ¹ | Twin Falls, Phase I | 1 | 0 | 0 | 0 | 69 | 70 | 0 | -- |
| Farmington | Twin Falls, Phase III | 2 | 0 | 0 | 0 | 5 | 7 | 0 | 24 |
| Farmington ¹ | Wagon Wheel Crossing, Phase I | 31 | 0 | 48 | 5 | 0 | 84 | 0 | -- |
| Farmington | Windgate | 0 | 1 | 1 | 1 | 24 | 27 | 5 | 7 |
| Greenland | Homestead | 0 | 0 | 0 | 0 | 80 | 80 | 6 | 0 |
| Greenland ^{1,2} | Lee Valley, Phase IV | 10 | 0 | 1 | 0 | 51 | 62 | 0 | -- |
| Lincoln | Country Meadows | 63 | 0 | 0 | 5 | 34 | 102 | 0 | 102 |
| Prairie Grove ² | Belle Meade, Phase I, II | 0 | 0 | 0 | 0 | 132 | 132 | 2 | 0 |
| Prairie Grove | Belle Meade, Phase IV | 0 | 0 | 0 | 1 | 53 | 54 | 0 | 1 |
| Prairie Grove | Mountain View | 141 | 17 | 20 | 0 | 0 | 178 | 0 | -- |
| Prairie Grove | Prairie Meadows, Phase III | 0 | 0 | 0 | 0 | 118 | 118 | 1 | 0 |
| Prairie Grove | Prairie View | 54 | 25 | 18 | 1 | 0 | 98 | 0 | -- |
| Prairie Grove | Snyder Grove, Phase I ¹ | 1 | 0 | 0 | 0 | 10 | 11 | 0 | -- |
| Prairie Grove | Snyder Grove, Phase II, III, IV | 12 | 54 | 26 | 0 | 0 | 92 | 0 | -- |
| Prairie Grove | Sundowner, Phase I Sec. I | 6 | 0 | 1 | 0 | 53 | 60 | 2 | 28 |
| Prairie Grove | Sundowner, Phase I Sec. II | 10 | 0 | 1 | 0 | 131 | 142 | 0 | 132 |
| Prairie Grove | Sundowner, Phase IIB ¹ | 1 | 0 | 0 | 0 | 136 | 137 | 0 | -- |
| Prairie Grove | Sundowner, Phase III | 5 | 0 | 0 | 0 | 147 | 152 | 1 | 12 |
| Prairie Grove | Wakefield Park | 4 | 0 | 3 | 8 | 10 | 25 | 10 | 18 |
| West Fork | Graystone | 1 | 0 | 1 | 0 | 26 | 28 | 1 | 12 |
| WWC Active | | 472 | 107 | 137 | 41 | 1,797 | 2,554 | 252 | 19.2 |

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

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

West Washington County Price Distribution of Houses Sold



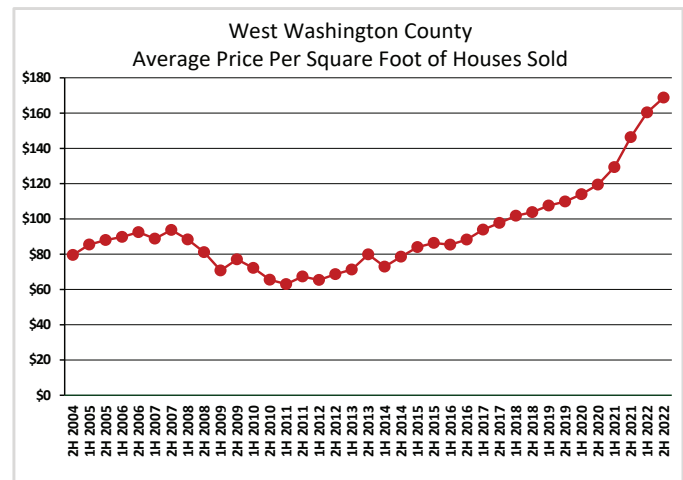
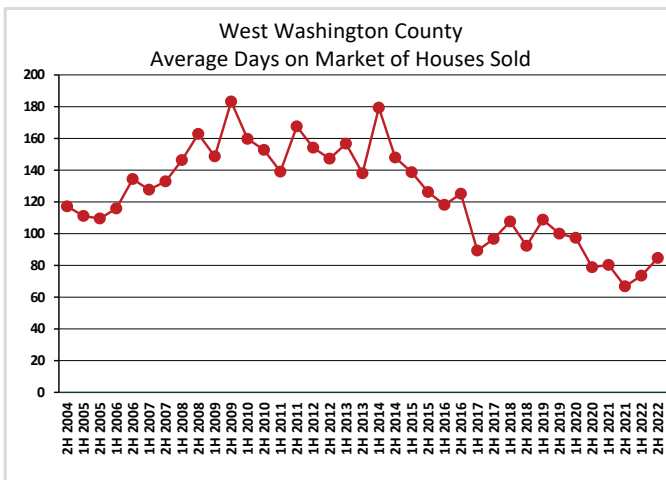
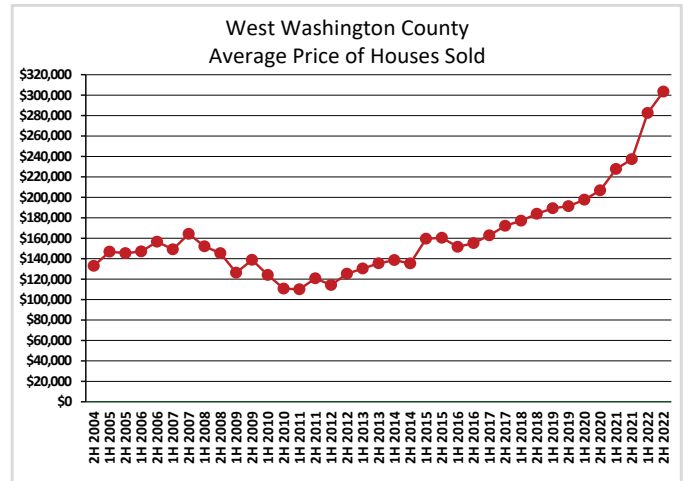
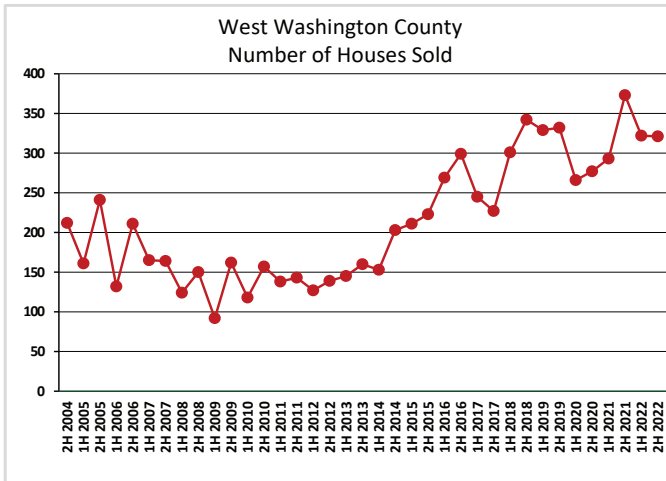
321 houses sold in West Washington County during the second half of 2022.

The average price of a house was \$303,388 at \$168.81 per square foot.

The median cost of a house sold in West Washington County was \$285,000.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 4 | 1.2% | 918 | 47 | 95.1% |
| \$100,001 - \$150,000 | 6 | 1.9% | 1,076 | 98 | 91.4% |
| \$150,001 - \$200,000 | 25 | 7.8% | 1,299 | 53 | 99.9% |
| \$200,001 - \$250,000 | 69 | 21.5% | 1,534 | 63 | 99.8% |
| \$250,001 - \$300,000 | 75 | 23.4% | 1,682 | 87 | 99.3% |
| \$300,001 - \$350,000 | 77 | 24.0% | 1,807 | 85 | 99.7% |
| \$350,001 - \$400,000 | 31 | 9.7% | 2,056 | 114 | 99.7% |
| \$400,001 - \$450,000 | 4 | 1.2% | 2,701 | 75 | 98.1% |
| \$450,001 - \$500,000 | 11 | 3.4% | 2,497 | 151 | 100.1% |
| \$500,001+ | 19 | 5.9% | 2,987 | 119 | 100.3% |
| West Washington Sold | 321 | 100.0% | 1,784 | 85 | 99.4% |

West Washington County Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 373 | 322 | 321 | -13.9% | -0.3% |
| Average Price of Houses Sold | \$237,303 | \$282,470 | \$303,388 | 27.8% | 7.4% |
| Average Days on Market | 67 | 74 | 85 | 26.7% | 15.2% |
| Average Price per Square Foot | \$146.31 | \$160.38 | \$168.81 | 15.4% | 5.3% |
| Percentage of County Sales | 12.5% | 13.8% | 14.2% | 14.0% | 3.4% |
| Number of New Houses Sold | 118 | 106 | 131 | 11.0% | 23.6% |
| Average Price of New Houses Sold | \$256,695 | \$303,596 | \$336,507 | 31.1% | 10.8% |
| Average Days on Market of New Houses Sold | 104 | 119 | 131 | 26.6% | 10.4% |
| Number of Houses Listed | 41 | 61 | 98 | 139.0% | 60.7% |
| Average List Price of Houses Listed | \$387,619 | \$357,530 | \$364,096 | -6.1% | 1.8% |

West Washington County

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Price Per Square Feet |
|---------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|----------------------------|
| Ab Neals | 1 | 0.3% | 600 | 106 | \$112,000 | \$186.67 |
| Applegate | 2 | 0.6% | 1,280 | 39 | \$181,250 | \$141.67 |
| Baggetts | 1 | 0.3% | 1,056 | 50 | \$185,000 | \$175.19 |
| Battlefield Estates | 3 | 0.9% | 1,451 | 48 | \$251,667 | \$174.64 |
| Belle Meade | 4 | 1.2% | 1,485 | 34 | \$256,850 | \$174.00 |
| Braly | 2 | 0.6% | 1,488 | 42 | \$200,500 | \$134.62 |
| Briarwood Estates | 8 | 2.5% | 2,657 | 123 | \$580,616 | \$218.58 |
| Brookside | 2 | 0.6% | 1,226 | 63 | \$185,500 | \$153.98 |
| Cantrell | 1 | 0.3% | 1,262 | 29 | \$205,000 | \$162.44 |
| Cedar Crest | 1 | 0.3% | 1,574 | 0 | \$310,000 | \$196.95 |
| Curtis | 1 | 0.3% | 1,279 | 85 | \$125,000 | \$97.73 |
| East Creek Place | 1 | 0.3% | 2,852 | 61 | \$360,000 | \$126.23 |
| Eastwood Heights | 2 | 0.6% | 2,164 | 69 | \$304,550 | \$140.49 |
| Farmington Estates | 1 | 0.3% | 1,248 | 62 | \$189,500 | \$151.84 |
| Farmington Heights | 15 | 4.7% | 1,684 | 105 | \$323,923 | \$193.57 |
| Farmington Original | 1 | 0.3% | 1,316 | 39 | \$233,000 | \$177.05 |
| Goose Creek Village | 59 | 18.4% | 1,706 | 120 | \$268,788 | \$157.47 |
| Grand Oaks | 2 | 0.6% | 2,514 | 77 | \$372,500 | \$147.61 |
| Grandview Estates | 2 | 0.6% | 2,649 | 39 | \$438,750 | \$166.40 |
| Graystone | 1 | 0.3% | 1,702 | 28 | \$315,000 | \$185.08 |
| Grove at Engles Mill, The | 33 | 10.3% | 2,002 | 160 | \$372,393 | \$185.61 |
| Harvey | 2 | 0.6% | 1,445 | 38 | \$209,500 | \$144.94 |
| Highlands Green | 4 | 1.2% | 1,565 | 43 | \$260,250 | \$168.11 |
| Highlands Square | 5 | 1.6% | 1,601 | 84 | \$267,160 | \$171.36 |
| Lee Valley | 1 | 0.3% | 1,656 | 32 | \$228,500 | \$137.98 |
| Leeann Estates | 1 | 0.3% | 2,577 | 36 | \$550,000 | \$213.43 |
| Lincoln Original | 4 | 1.2% | 1,035 | 77 | \$138,375 | \$135.54 |
| Meadowlark | 2 | 0.6% | 1,407 | 35 | \$250,000 | \$177.69 |
| Meadowsweet | 1 | 0.3% | 1,840 | 41 | \$310,000 | \$168.48 |
| North Club House Estates | 1 | 0.3% | 1,717 | 42 | \$290,000 | \$168.90 |
| Oakridge | 2 | 0.6% | 1,599 | 49 | \$269,000 | \$168.23 |
| Other | 43 | 13.4% | 1,898 | 56 | \$302,919 | \$158.31 |
| Prairie Grove Original | 4 | 1.2% | 1,369 | 49 | \$200,250 | \$145.29 |
| Prairie Meadows | 12 | 3.7% | 1,739 | 47 | \$307,450 | \$176.78 |
| Prairie Oaks | 2 | 0.6% | 1,539 | 61 | \$261,500 | \$170.31 |
| Prairie Pines | 2 | 0.6% | 1,972 | 191 | \$281,500 | \$147.84 |
| Prairie View | 3 | 0.9% | 1,957 | 108 | \$277,860 | \$141.96 |

West Washington County

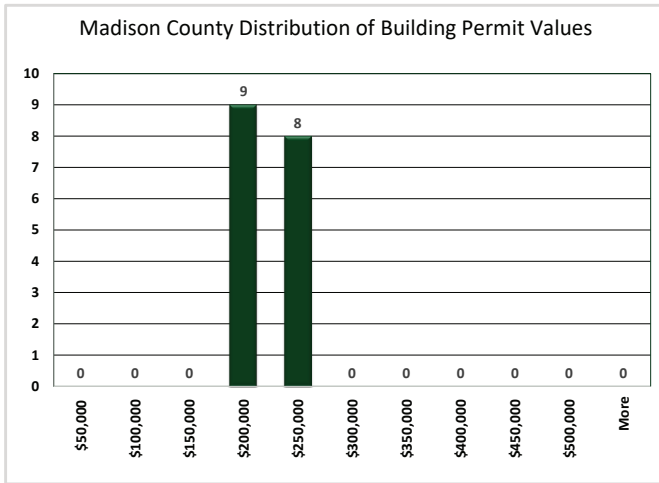
Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Price Per Square Feet |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|------------------|----------------------------|
| Redbird | 1 | 0.3% | 1,822 | 41 | \$340,000 | \$186.61 |
| Reed | 2 | 0.6% | 1,325 | 38 | \$209,500 | \$158.11 |
| Riviera Estates | 7 | 2.2% | 1,914 | 57 | \$330,571 | \$173.58 |
| Rogers | 4 | 1.2% | 1,477 | 44 | \$246,000 | \$168.95 |
| Saddle Brook | 11 | 3.4% | 1,609 | 34 | \$307,841 | \$191.37 |
| Shady Acre Estates | 1 | 0.3% | 1,934 | 0 | \$320,000 | \$165.46 |
| Simpsons | 3 | 0.9% | 1,374 | 88 | \$200,267 | \$145.64 |
| Snyder Grove | 4 | 1.2% | 1,982 | 85 | \$346,850 | \$175.00 |
| South Club House Estates | 2 | 0.6% | 1,624 | 40 | \$282,500 | \$173.84 |
| South Field | 1 | 0.3% | 1,817 | 107 | \$280,000 | \$154.10 |
| South Haven | 1 | 0.3% | 1,612 | 76 | \$250,000 | \$155.09 |
| Southwinds | 4 | 1.2% | 2,411 | 51 | \$399,950 | \$168.81 |
| Stapleton | 2 | 0.6% | 1,147 | 45 | \$187,500 | \$163.58 |
| Stonecrest | 1 | 0.3% | 1,500 | 0 | \$260,000 | \$173.33 |
| Sundowner | 16 | 5.0% | 1,589 | 44 | \$287,087 | \$181.64 |
| Twin Falls | 2 | 0.6% | 3,317 | 38 | \$710,000 | \$219.24 |
| Urban Homes | 2 | 0.6% | 1,377 | 97 | \$182,500 | \$131.77 |
| Valley View | 5 | 1.6% | 1,578 | 62 | \$226,780 | \$145.23 |
| Wakefield Park | 4 | 1.2% | 2,730 | 244 | \$514,939 | \$188.63 |
| West Fork Acres | 2 | 0.6% | 1,406 | 56 | \$194,000 | \$138.79 |
| West Fork Original | 1 | 0.3% | 1,232 | 46 | \$200,000 | \$162.34 |
| Willow Creek | 2 | 0.6% | 1,725 | 65 | \$264,000 | \$153.63 |
| Willow West | 2 | 0.6% | 1,486 | 36 | \$252,500 | \$169.98 |
| Windgate | 5 | 1.6% | 2,362 | 79 | \$461,060 | \$195.41 |
| Wt Neals | 2 | 0.6% | 1,708 | 95 | \$165,000 | \$105.51 |
| Yourees | 2 | 0.6% | 1,313 | 82 | \$221,250 | \$179.37 |
| Twin Falls | 4 | 1.2% | 1,035 | 77 | \$138,375 | \$135.54 |
| Valley View | 2 | 0.6% | 1,407 | 35 | \$250,000 | \$177.69 |
| Wakefield Park | 1 | 0.3% | 1,840 | 41 | \$310,000 | \$168.48 |
| West Fork Acres | 1 | 0.3% | 1,717 | 42 | \$290,000 | \$168.90 |
| White River Estates | 2 | 0.6% | 1,599 | 49 | \$269,000 | \$168.23 |
| Williams | 43 | 13.4% | 1,898 | 56 | \$302,919 | \$158.31 |
| Willow Creek | 4 | 1.2% | 1,369 | 49 | \$200,250 | \$145.29 |
| Willow West | 12 | 3.7% | 1,739 | 47 | \$307,450 | \$176.78 |
| Youree's | 2 | 0.6% | 1,539 | 61 | \$261,500 | \$170.31 |
| WWCounty Houses Sold | 321 | 100.0% | 1,784 | 85 | \$303,388 | \$168.81 |

Madison County Building Permits

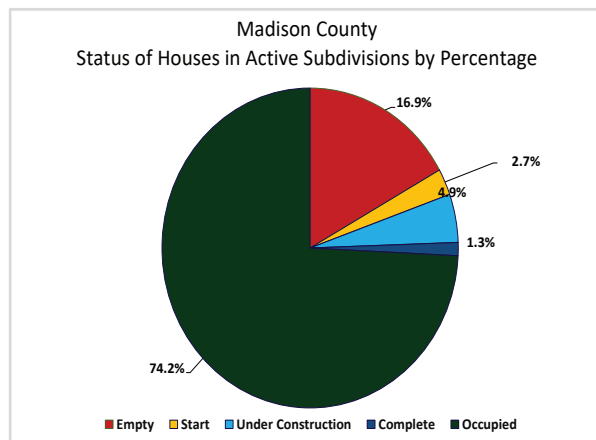
18 building permits were issued in Madison County during the second half of 2022. This is a 5.9 percent increase from the 17 permits issued in the first half of 2022.

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

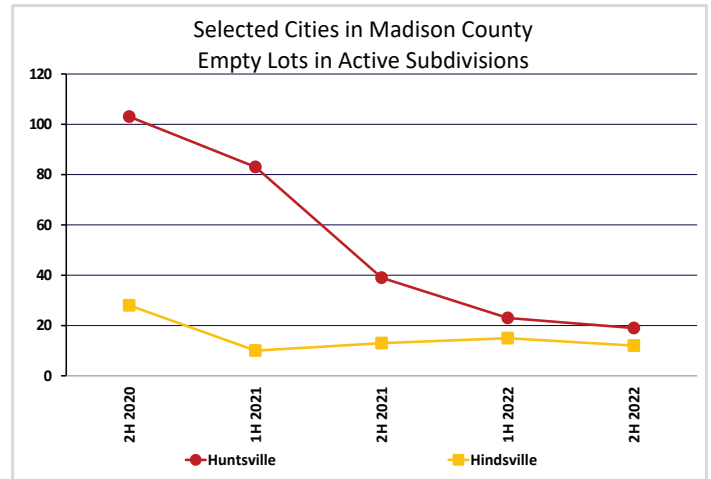
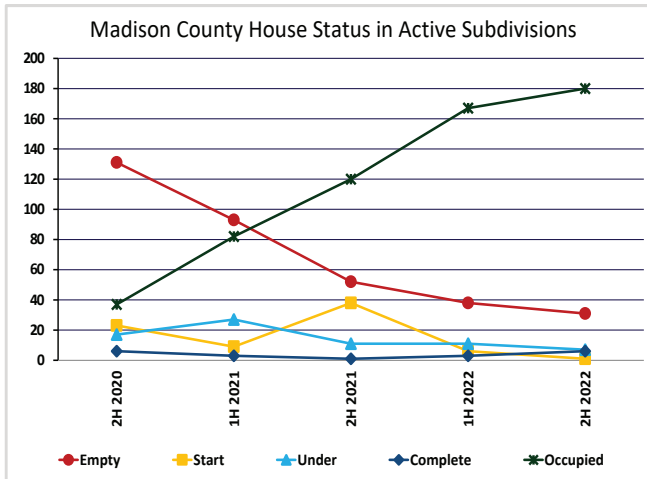


| Building Permit Values Madison County | \$50,000.00 | \$100,000.00 | \$100,000.00 | \$200,000.00 | \$250,000.00 | \$300,000.00 | \$350,000.00 | \$400,000.00 | \$450,000.00 | \$500,000.00 | More | 2H 2022 | 1H 2022 | % MC | % NWA |
|--|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------|-----------|-----------|---------------|-------------|
| Hindsville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0.0% |
| Huntsville | 0 | 2 | 0 | 7 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 17 | 100.0% | 0.9% |
| Unincorporated Areas | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0.0% |
| St. Paul | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% | 0.0% |
| Madison County | 0 | 2 | 0 | 7 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 17 | 100.0% | 0.9% |

| Madison County | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 30 | 17 | 18 | -40.0% | 5.9% |
| Average Value of Residential Building Permits | \$186,445 | \$200,618 | \$189,826 | 1.8% | -5.4% |



Madison County Active Subdivisions



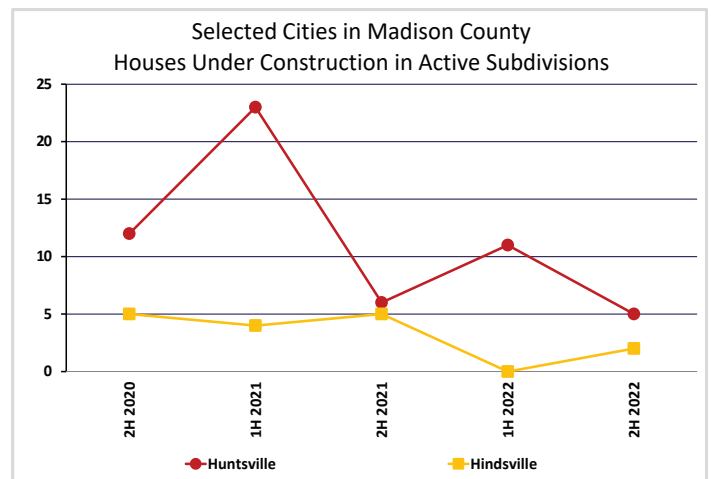
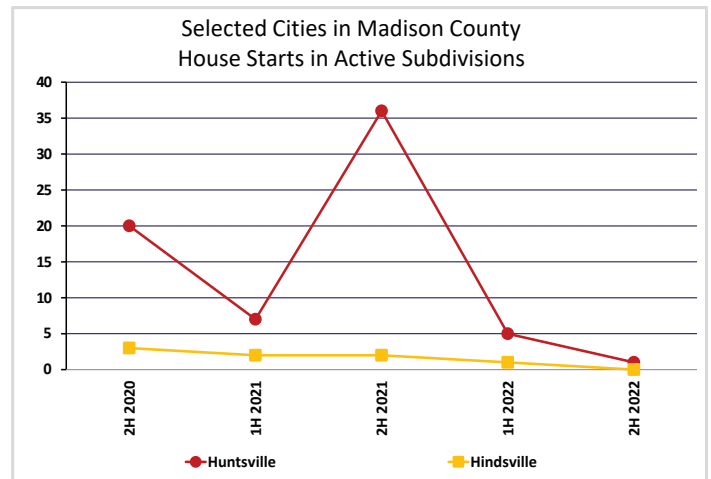
There were 235 total lots in 5 active subdivisions in Madison County in the second half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2022. 77.4 percent of the lots were occupied, 3.0 percent were complete but unoccupied, 3.8 percent were under construction, 0.9 percent were starts, while 14.9 percent were empty lots.

During the second half of 2022, 29 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 8.4 months of lot inventory at the end of the second half of 2022. This is up from 6.1 months of inventory at the end of the first half of 2022.

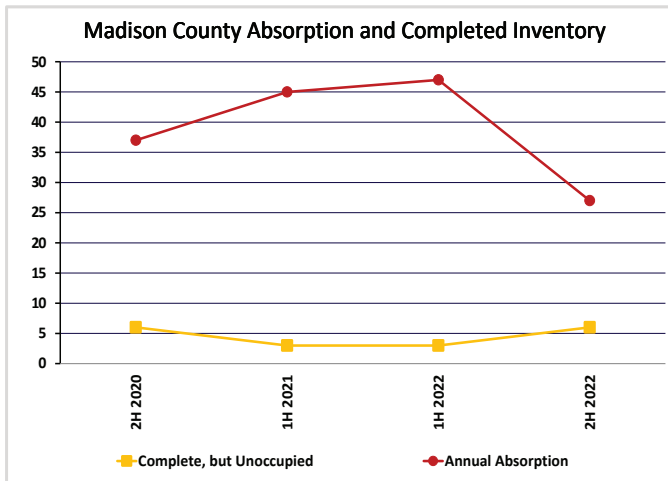
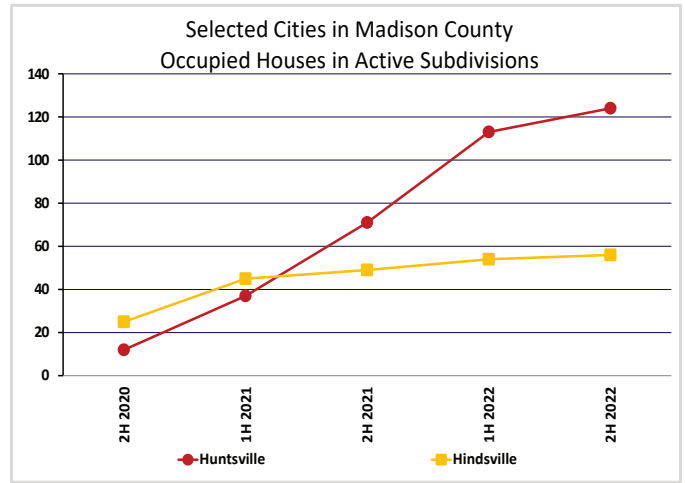
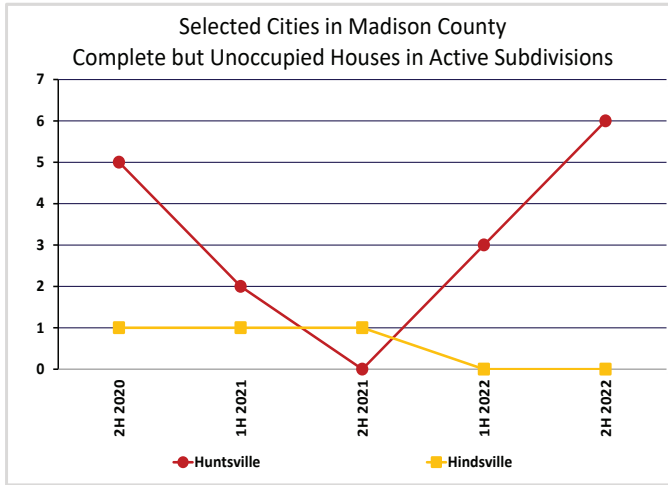
Overall, all of the 5 active subdivisions in Madison County had absorption occurring in the last year.

In the second half of 2022, Highland Park Phase II had the most houses becoming occupied at 14, Cedar Bluff, Phase I in Huntsville followed with 5.

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



Madison County Active Subdivisions



Madison County Owner Occupied Trend

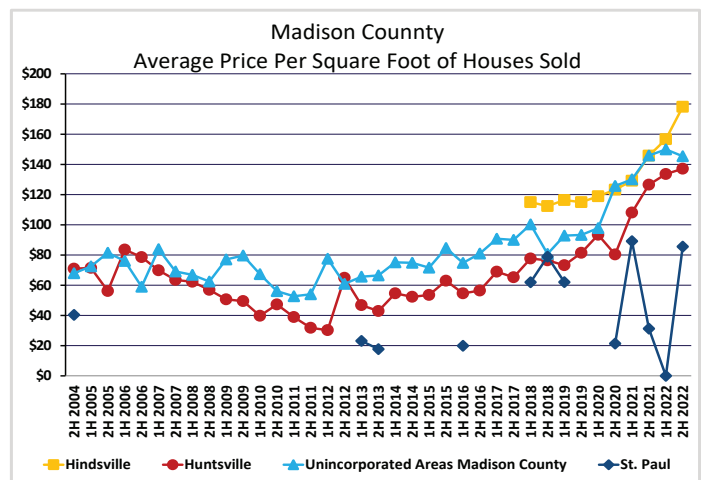
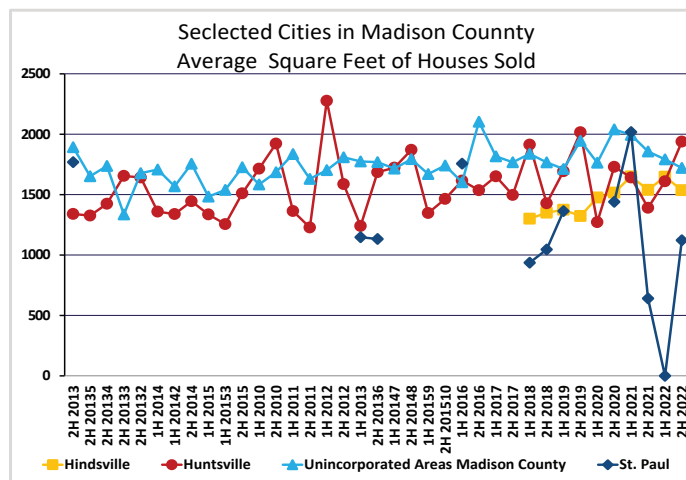
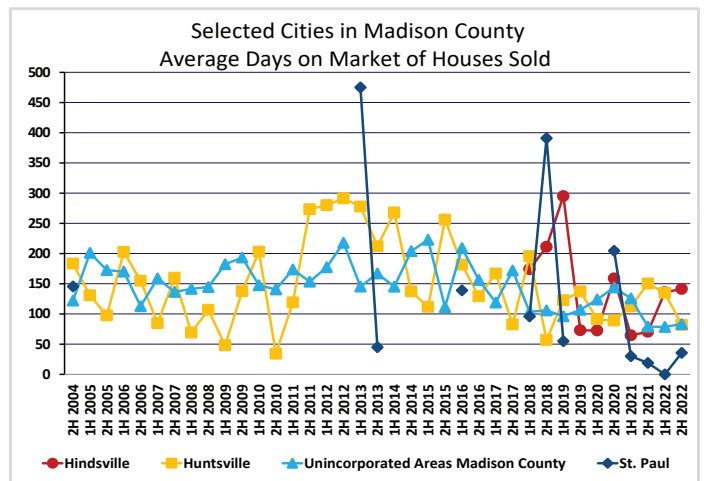
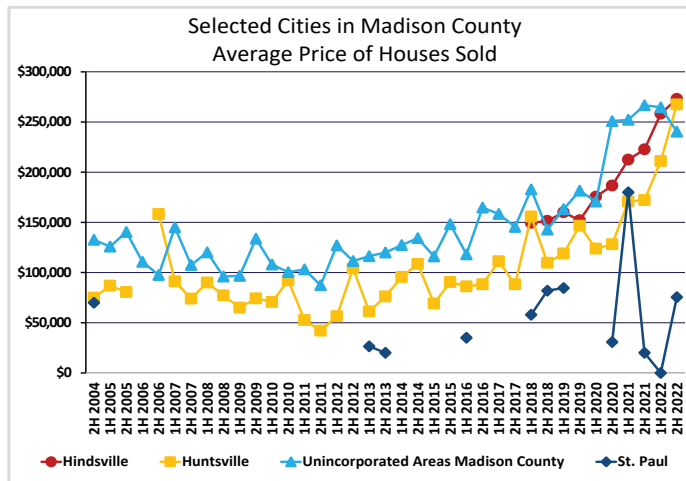
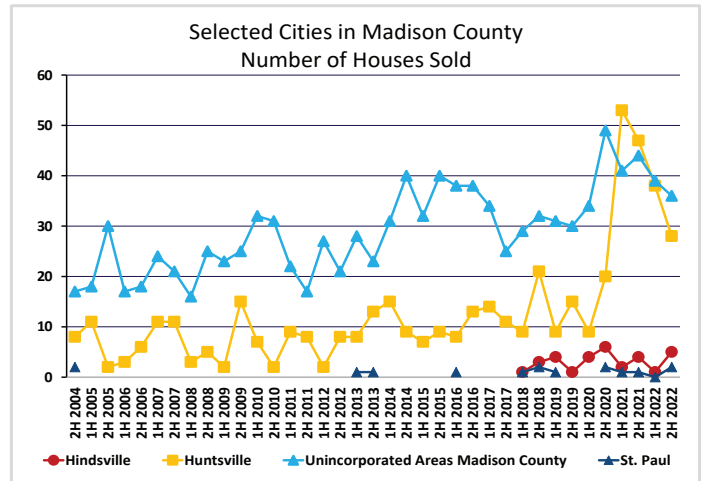
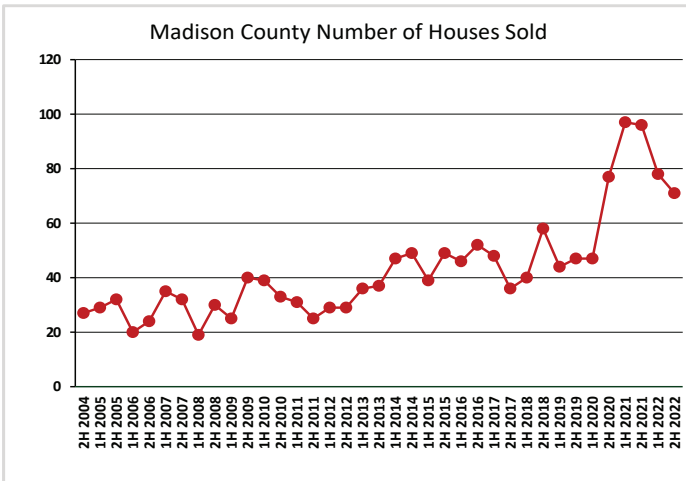
| Madison County Owner Occupied by City | 2020 | 2021 | 2022 |
|---|--------------|--------------|--------------|
| Hindsville | 36.8% | 37.7% | 53.57% |
| Huntsville | 35.0% | 34.8% | 52.75% |
| Rural-MC | 37.3% | 36.8% | 84.09% |
| Madison County | 37.1% | 36.6% | 78.9% |

Center researchers were unable to obtain updated owner occupied data due to unforeseen circumstances in Madison County. The table above shows the owner occupied percentage in the second half of 2022. Due to different data analysis techniques, the owner occupied for 2022 used data with homestead credit. However, in Madison County, a resident can claim a homestead credit for 1 property which does not need to be classified as a primary residence.

| Sold House by School District | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of Region Permits |
|----------------------------------|------------------|----------------------------------|------------------------------|-----------------------------|---------------------------------------|
| Huntsville | \$240,554 | \$143 | 108 | 76 | 97.44% |
| Jasper | \$159,000 | \$103 | 72 | 2 | 2.56% |
| Madison County | \$238,463 | \$142.06 | 107 | 78 | 100.0% |

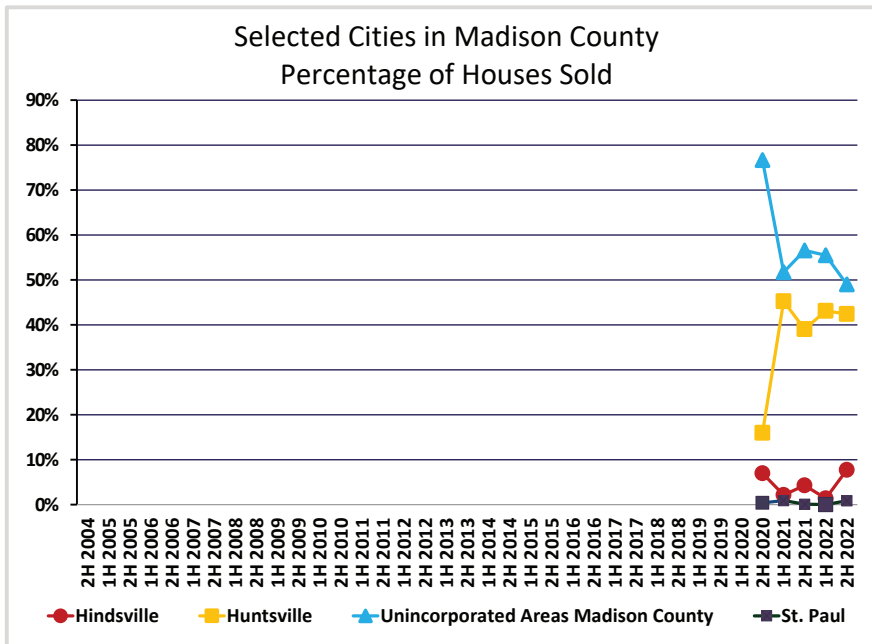
| Sold Characteristics in Madison County | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|--------------------------|--------------------------|
| Number of Houses Sold | 96 | 78 | 71 | -26.0% | -9.0% |
| Average Price of Houses Sold | \$216,079 | \$238,463 | \$248,733 | 15.1% | 4.3% |
| Average Days on Market | 113 | 107 | 85 | -24.4% | -19.9% |
| Average Price per Square Foot | \$135.21 | \$142.06 | \$142.74 | 5.6% | 0.5% |
| Percentage of County Sales | 100.0% | 100.0% | 100.0% | 0.0% | 0.0% |
| Number of New Houses Sold | 37 | 26 | 14 | -62.2% | -46.2% |
| Average Price of New Houses Sold | \$189,340 | \$216,557 | \$260,703 | 37.7% | 20.4% |
| Average Days on Market of New Houses Sold | 171 | 161 | 99 | -42.5% | -38.7% |
| Number of Houses Listed | 18 | 28 | 28 | 55.6% | 0.0% |
| Average List Price of Houses Listed | \$240,693 | \$355,161 | \$288,979 | 20.1% | -18.6% |

Madison County Sold Houses



Madison County

Sold Houses by City and Characteristics



71 houses sold in Madison County during the second half of 2022.

The average price of a house was \$248,733 at \$142.74 per square foot.

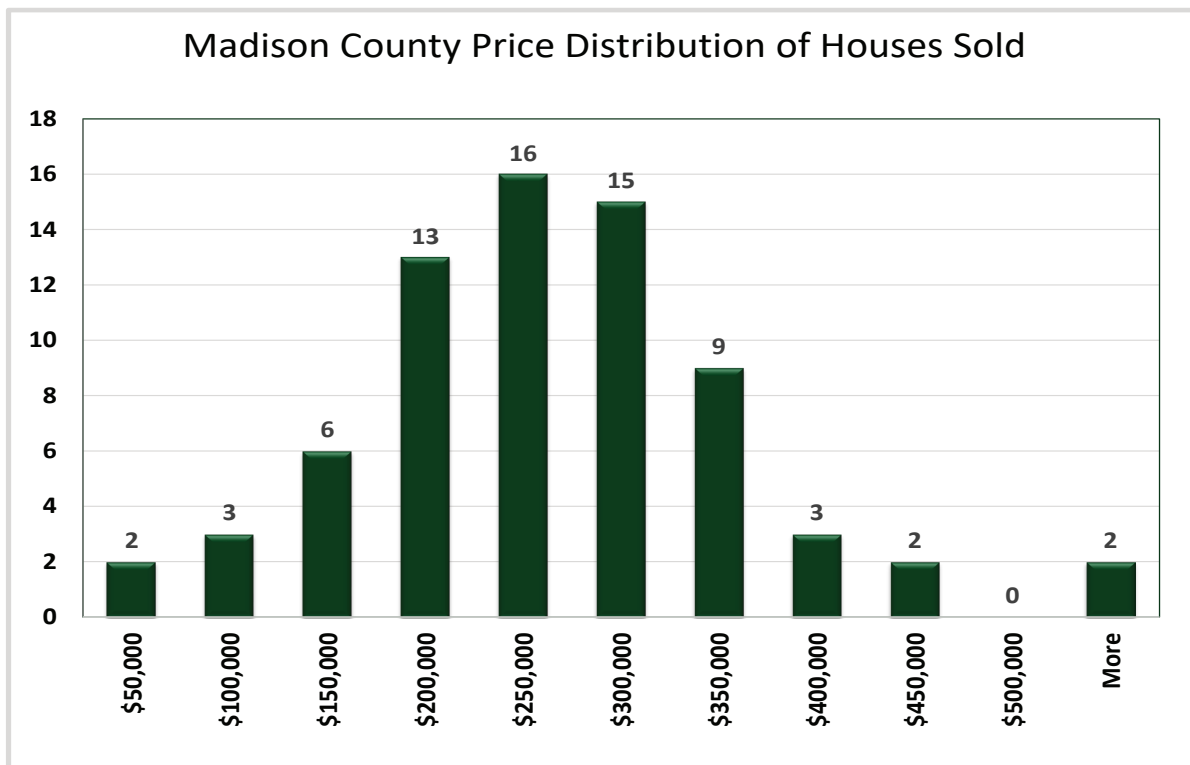
The median cost of a house sold in Madison County was \$245,000.

| Madison County Sold Houses by City | Average Price | Average Price Per Square Foot | Average Days on Market | Number of Houses Sold | Percentage of County Sales |
|------------------------------------|------------------|-------------------------------|------------------------|-----------------------|----------------------------|
| Hindsville | \$272,948 | \$178.09 | 141 | 5 | 7.0% |
| Huntsville | \$267,511 | \$137.10 | 82 | 28 | 39.4% |
| Unincorporated MC | \$240,389 | \$145.39 | 83 | 36 | 50.7% |
| ST Paul | \$75,500 | \$85.57 | 36 | 2 | 2.8% |
| Madison County | \$248,733 | \$142.74 | 85 | 71 | 100.0% |

Madison County

Price Distribution of Houses Sold

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|----------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 2 | 2.8% | 1,178 | 18 | 77.8% |
| \$50,001 - \$100,000 | 3 | 4.2% | 1,204 | 205 | 67.6% |
| \$100,001 - 150,000 | 6 | 8.5% | 1,039 | 49 | 97.4% |
| \$150,001 - \$200,000 | 13 | 18.3% | 1,409 | 71 | 98.6% |
| \$200,001 - \$250,000 | 16 | 22.5% | 1,696 | 93 | 96.3% |
| \$250,001 - \$300,000 | 15 | 21.1% | 1,697 | 88 | 99.4% |
| \$300,001 - \$350,000 | 9 | 12.7% | 2,360 | 83 | 95.9% |
| \$350,001 - \$400,000 | 3 | 4.2% | 2,267 | 98 | 94.4% |
| \$400,001 - \$450,000 | 2 | 2.8% | 2,360 | 63 | 94.8% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 2 | 2.8% | 5,132 | 115 | 95.3% |
| Madison County Sold | 71 | 100.0% | 1,777 | 85 | 95.5% |



Hindsville Active Subdivisions

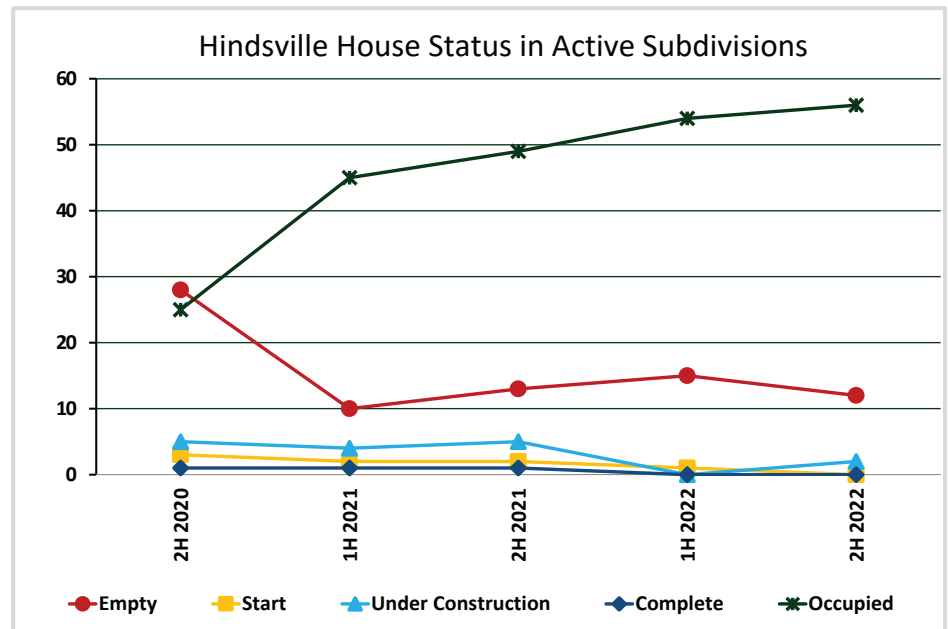
There were 70 total lots in 1 active subdivision in Hindsville in the second half of 2022. 80.0 percent of the lots were occupied, 0 percent were complete but unoccupied, 2.9 were under construction, 0 percent were starts, and 17.1percent were empty lots.

New Hindsville had the most houses becoming occupied in Hindsville with 2 houses.

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

2 new houses in Hindsville became occupied in the first half of 2022. The annual absorption rate implies that there are 24.0 months of remaining inventory in active subdivisions, up from 4.9 percent in the first half of 2022.

In the 1 active subdivision in Hindsville, absorption occurred in the first half of 2022.



Additionally, no new lots or new subdivisions received either preliminary or final approval by December 31, 2022.

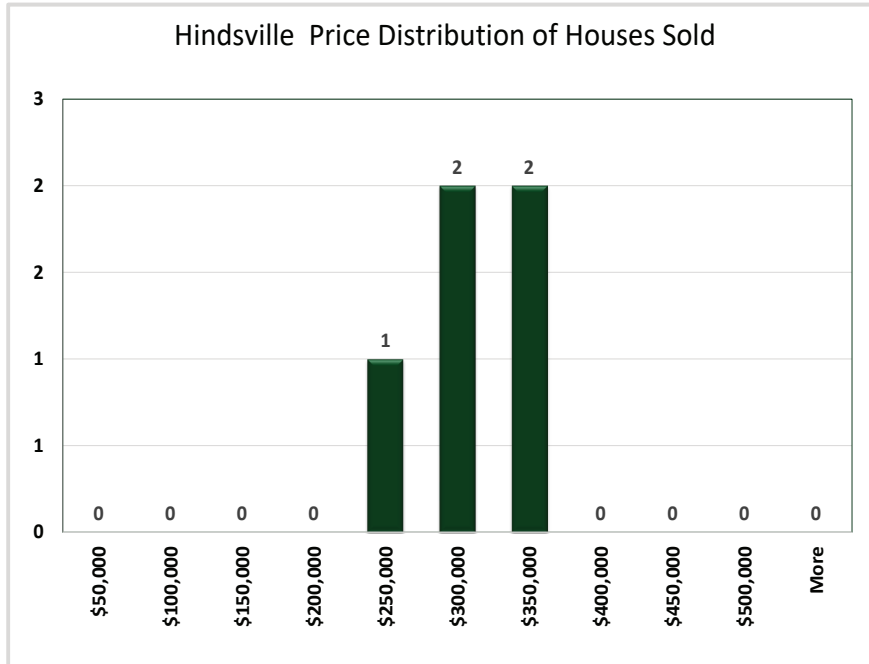
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|------------------|-------|-------|-------|----------|----------|-------|---------|--------|
| New Hindsville | 12 | 0 | 2 | 0 | 56 | 70 | 2 | 24.0 |
| Hindsville | 12 | 0 | 2 | 0 | 56 | 70 | 2 | 24.0 |

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

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

Hindsville

Price Distribution of Houses Sold



5 houses sold in Hindsville in the second half of 2022.

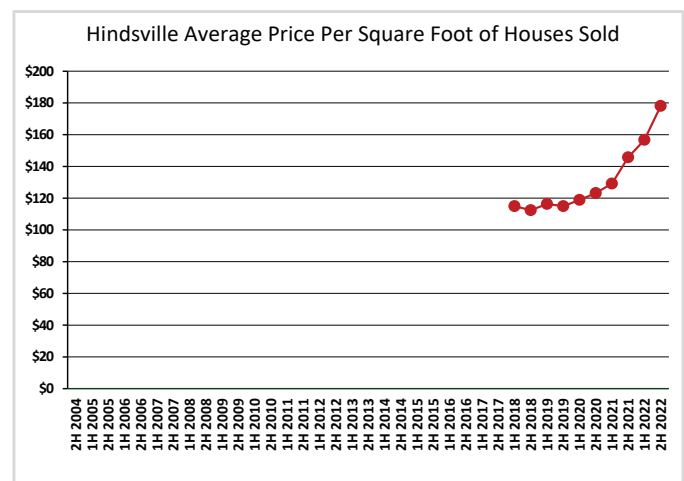
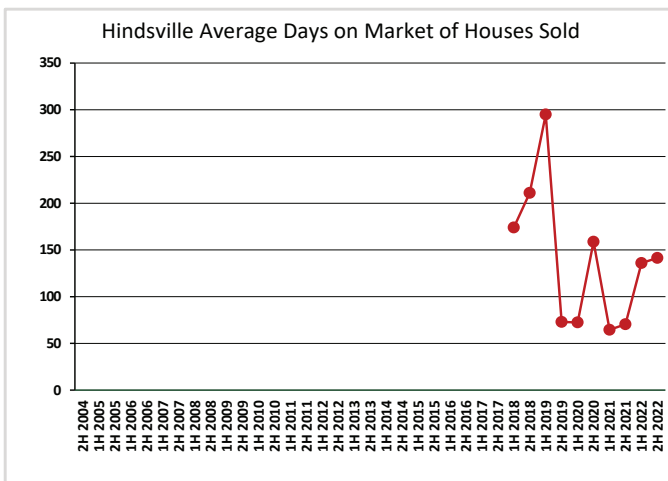
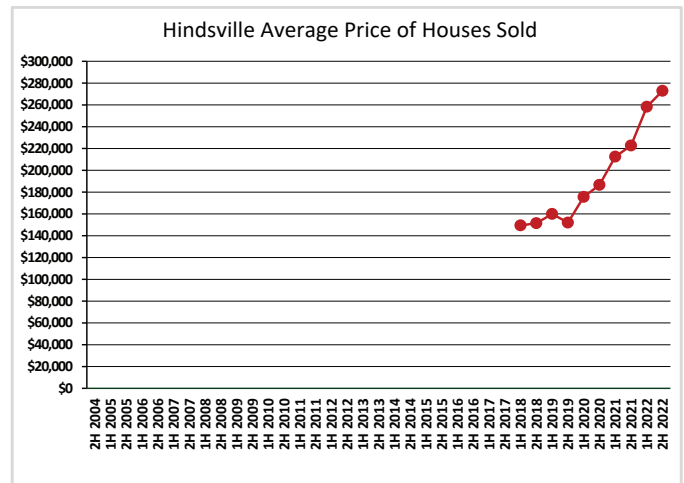
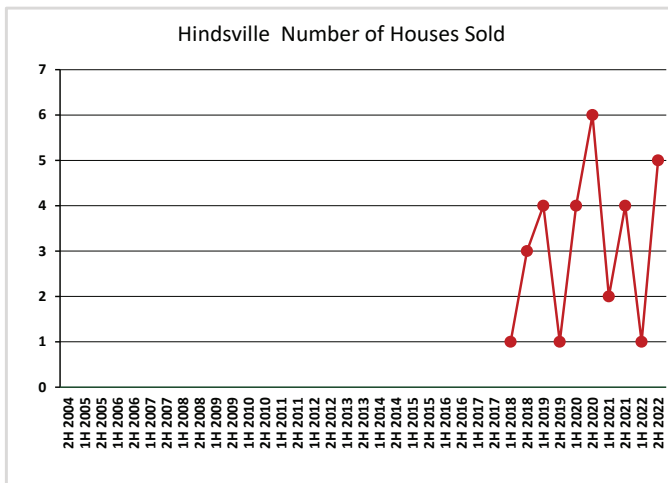
The average price of a house was \$272,948 at \$178.09 per square foot.

The median cost of a house was \$261,540.

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| New Hindsville | 5 | 100.0% | 141 | \$272,948 | 1,536 | \$178.09 |
| Hindsville Sold Houses | 5 | 100.0% | 141 | \$272,948 | 1,536 | \$178.09 |

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - 150,000 | 0 | 0.0% | -- | -- | -- |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 1 | 20.0% | 1,495 | 279 | 97.9% |
| \$250,001 - \$300,000 | 2 | 40.0% | 1,485 | 175 | 103.2% |
| \$300,001 - \$350,000 | 2 | 40.0% | 1,608 | 40 | 97.8% |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| Hindsville Sold | 5 | 100.0% | 1,536 | 141 | 100.0% |

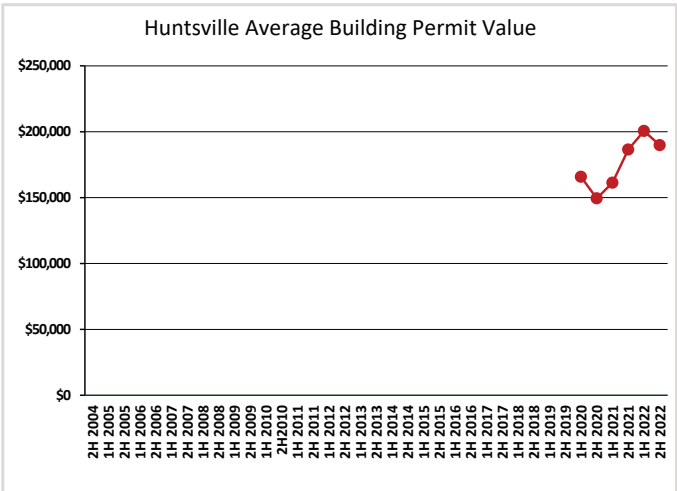
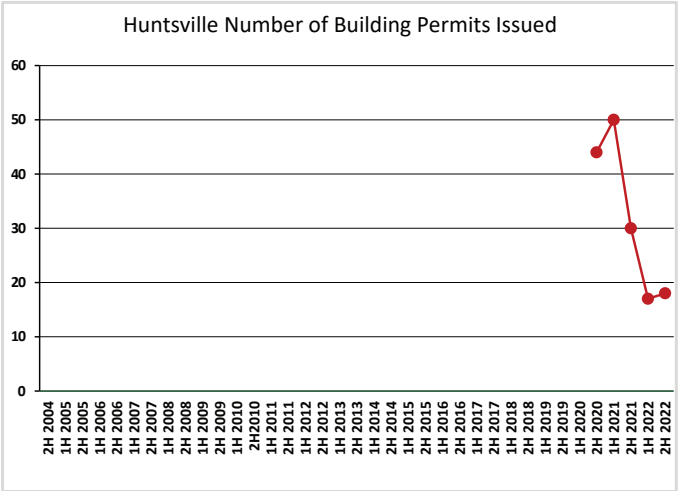
Hindsville Characteristics of Houses Sold



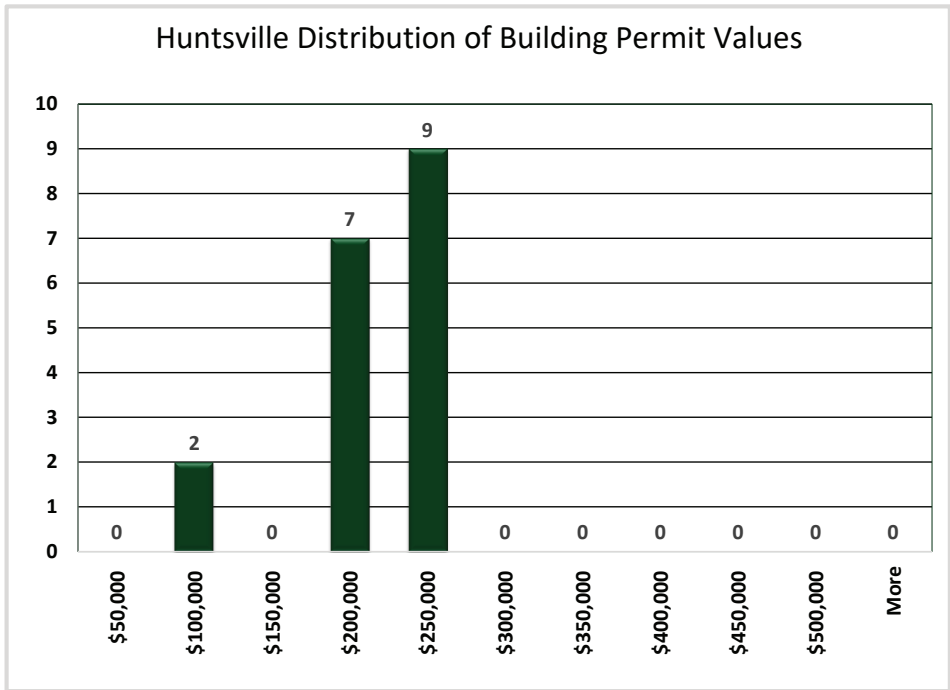
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 4 | 1 | 5 | 25.0% | 400.0% |
| Average Price of Houses Sold | \$222,750 | \$258,250 | \$272,948 | 22.5% | 5.7% |
| Average Days on Market | 71 | 136 | 141 | 100.6% | 4.0% |
| Average Price per Square Foot | \$145.76 | \$156.71 | \$178.09 | 22.2% | 13.6% |
| Percentage of County Sales | 4.3% | 1.4% | 7.7% | 79.9% | 456.6% |
| Number of New Houses Sold | 3 | 1 | 2 | -33.3% | 100.0% |
| Average Price of New Houses Sold | \$222,000 | \$258,250 | \$247,870 | 11.7% | -4.0% |
| Average Days on Market of New Houses Sold | 82 | 136 | 279 | 238.9% | 105.1% |
| Number of Houses Listed | 2 | 0 | 0 | -100.0% | -- |
| Average List Price of Houses Listed | \$260,160 | \$0 | \$0 | -100.0% | -- |

Huntsville

Building Permits in Selected Cities



| | 2H 2021 | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Residential Building Permits | 30 | 30 | 17 | 18 | -40.0% | 5.9% |
| Average Value of Residential Building Permits | \$186,445 | \$186,445 | \$200,618 | \$189,826 | 1.8% | -5.4% |



Huntsville Active Subdivisions

There were 165 total lots in 4 active subdivisions in Huntsville in the second half of 2022. 76.4 percent of the lots were occupied, 4.2 percent were complete but unoccupied, 4.2 percent were under construction, 1.2 percent were starts, and 13.9 percent were empty lots.

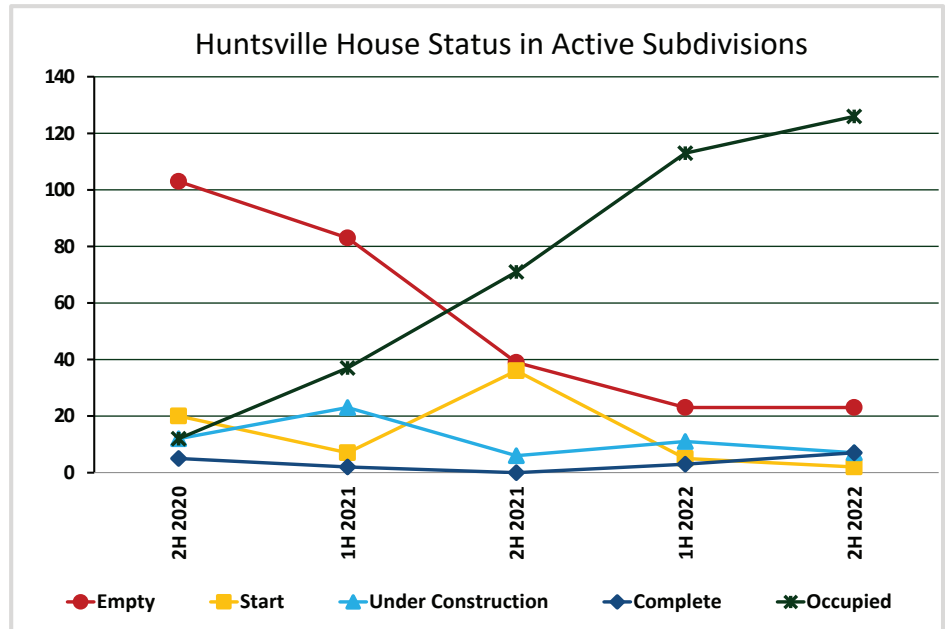
The subdivision with the most houses under construction in Huntsville during the second half of 2022 was Cedar Bluff, Phase 1, with 5.

Highland Park, Phase II had 14 houses becoming occupied with Cedar Bluff following with becoming 10 houses.

27 new houses in Huntsville became occupied in the second half of 2022.

The annual absorption rate implies that there are 6.8 months of remaining inventory in active subdivisions, up from 6.6 percent in the first half of 2022.

In all of the subdivisions in Huntsville, absorption has occurred in the second half of 2022.



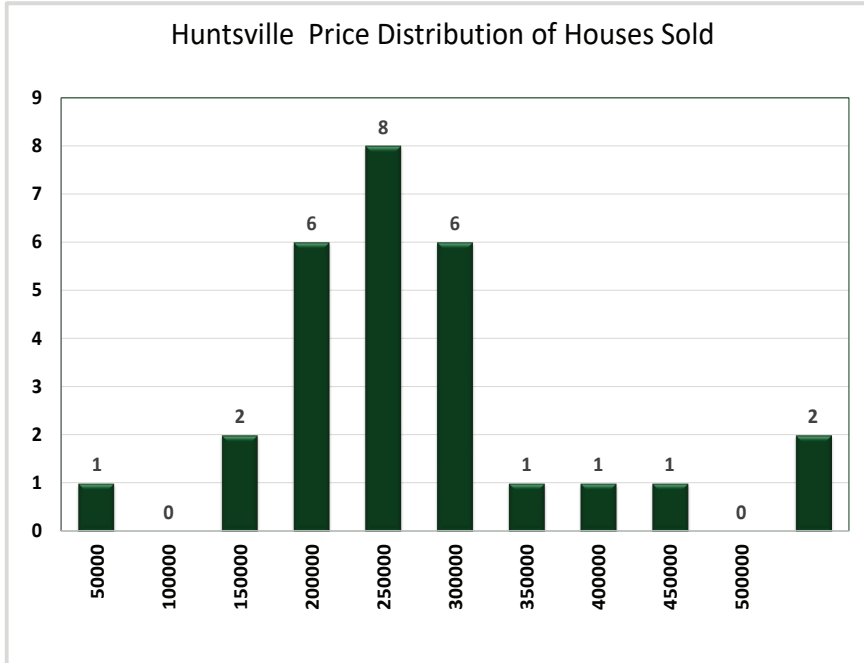
| Subdivision Name | Empty | Start | Under | Complete | Occupied | Total | Absorb. | M.L.I. |
|---------------------------------------|-----------|----------|----------|----------|------------|------------|-----------|------------|
| Cedar Bluff, Phase I | 17 | 0 | 5 | 6 | 102 | 130 | 10 | 7 |
| Enclave, The | 2 | 1 | 0 | 0 | 8 | 11 | 1 | 36 |
| Highland Park, Phase II | 0 | 0 | 0 | 0 | 14 | 14 | 14 | 0 |
| Highland Park, Phase III | 4 | 1 | 2 | 1 | 2 | 10 | 2 | 48 |
| Huntsville Active Subdivisions | 23 | 2 | 7 | 7 | 126 | 165 | 27 | 6.8 |

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

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

Huntsville

Price Distribution of Houses Sold



28 houses were sold in Huntsville in the second half of 2022.

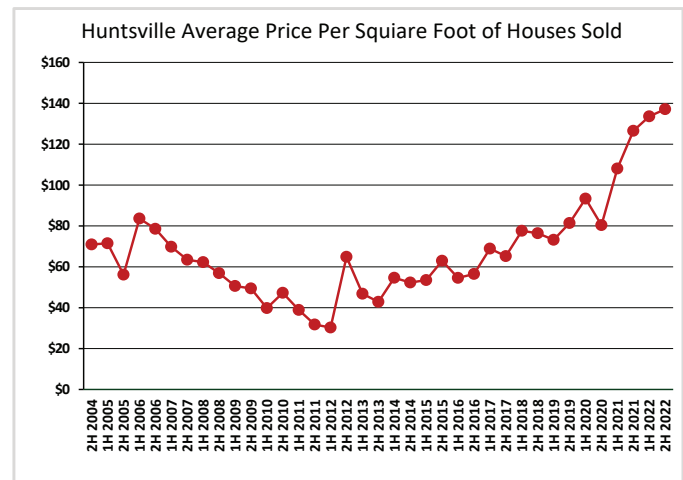
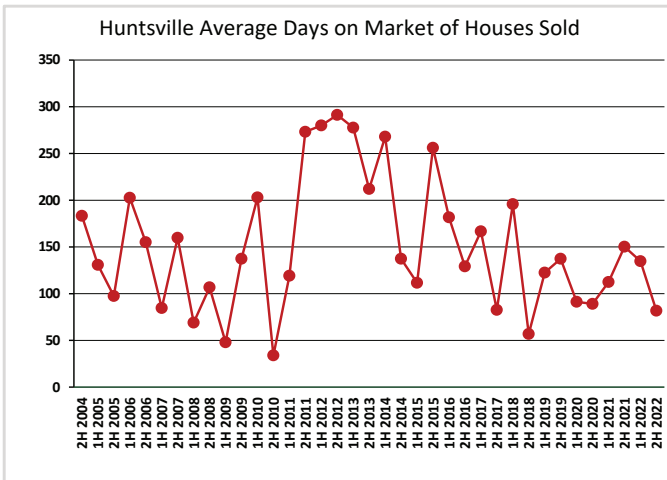
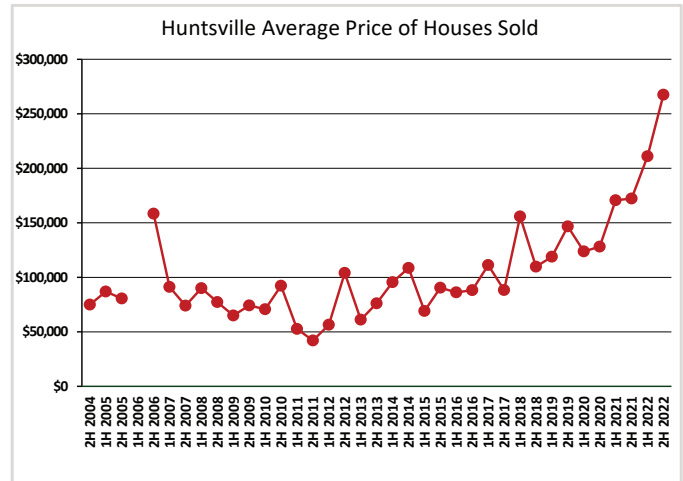
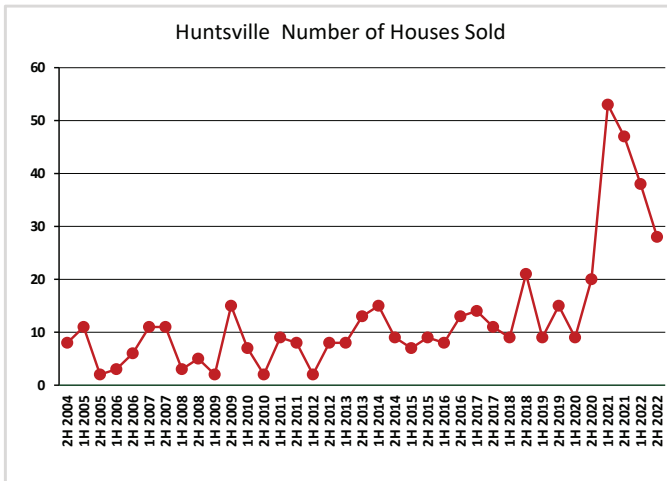
The average price of a house was \$267,511 at \$137.10 per square foot.

The median cost of a house was \$237,500.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 1 | 3.6% | 916 | 21 | 80.3% |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - \$150,000 | 2 | 7.1% | 1,021 | 80 | 99.5% |
| \$150,001 - \$200,000 | 6 | 21.4% | 1,606 | 94 | 97.8% |
| \$200,001 - \$250,000 | 8 | 28.6% | 1,525 | 64 | 98.9% |
| \$250,001 - \$300,000 | 6 | 21.4% | 2,023 | 93 | 97.1% |
| \$300,001 - \$350,000 | 1 | 3.6% | 2,712 | 56 | 100.0% |
| \$350,001 - \$400,000 | 1 | 3.6% | 2,067 | 124 | 98.6% |
| \$400,001 - \$450,000 | 1 | 3.6% | 2,300 | 71 | 94.3% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 2 | 7.1% | -- | -- | -- |
| Huntsville Sold | 28 | 100.0% | 1,938 | 82 | 97.3% |

Huntsville

Characteristics of Houses Sold



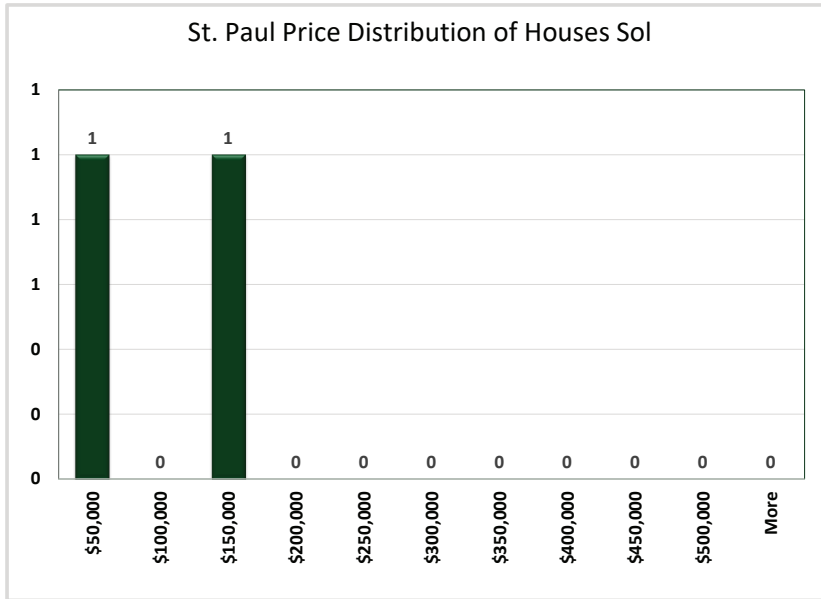
| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 47 | 38 | 28 | -40.4% | -26.3% |
| Average Price of Houses Sold | \$172,285 | \$211,030 | \$267,511 | 55.3% | 26.8% |
| Average Days on Market | 150 | 135 | 82 | -45.6% | -39.4% |
| Average Price per Square Foot | \$126.55 | \$133.62 | \$137.10 | 8.3% | 2.6% |
| Percentage of County Sales | 39.0% | 43.1% | 42.4% | 8.7% | -1.6% |
| Number of New Houses Sold | 33 | 24 | 12 | -63.6% | -50.0% |
| Average Price of New Houses Sold | \$186,381 | \$215,676 | \$262,841 | 41.0% | 21.9% |
| Average Days on Market of New Houses Sold | 183 | 162 | 69 | -62.5% | -57.8% |
| Number of Houses Listed | 8 | 12 | 10 | 25.0% | -16.7% |
| Average List Price of Houses Listed | \$206,119 | \$401,966 | \$202,870 | -1.6% | -49.5% |

Huntsville

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-------------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Amber Estates | 1 | 3.6% | 1,472 | 67 | \$230,000 | \$156.25 |
| Cedar Bluff | 7 | 25.0% | 1,824 | 77 | \$253,871 | \$148.36 |
| Dogwood | 1 | 3.6% | 2,456 | 102 | \$175,000 | \$71.25 |
| East Heights | 2 | 7.1% | 1,506 | 66 | \$184,160 | \$122.55 |
| Enclave, The | 1 | 3.6% | 2,300 | 71 | \$412,000 | \$179.13 |
| Governors Hill | 1 | 3.6% | 1,371 | 221 | \$165,000 | \$120.35 |
| Highland Park | 4 | 14.3% | 1,507 | 53 | \$241,250 | \$160.26 |
| Hill | 1 | 3.6% | 1,338 | 50 | \$159,900 | \$119.51 |
| Huntsville City | 5 | 17.9% | 3,409 | 106 | \$478,400 | \$134.30 |
| Rockwood Heights | 1 | 3.6% | 1,459 | 58 | \$200,000 | \$137.08 |
| Shady Acres | 1 | 3.6% | 2,067 | 124 | \$365,000 | \$176.58 |
| Other | 3 | 10.7% | 986 | 60 | \$93,667 | \$94.14 |
| Huntsville Sold Houses | 28 | 100.0% | 1,938 | 82 | \$267,511 | \$137.10 |

St. Paul Price Distribution of Houses Sold



2 houses were sold in St. Paul in the second half of 2022.

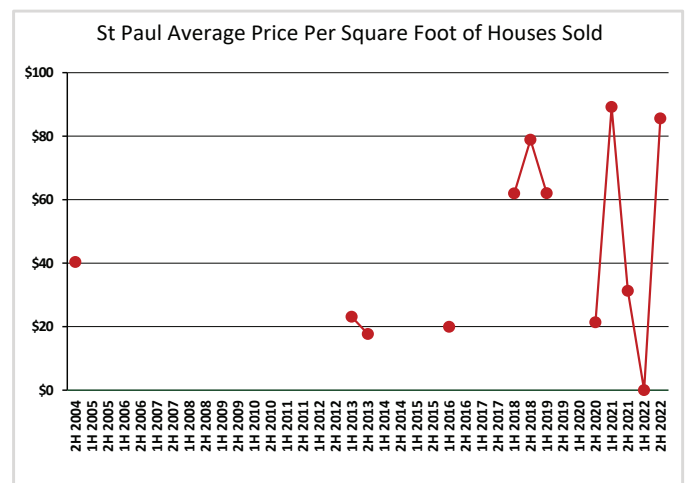
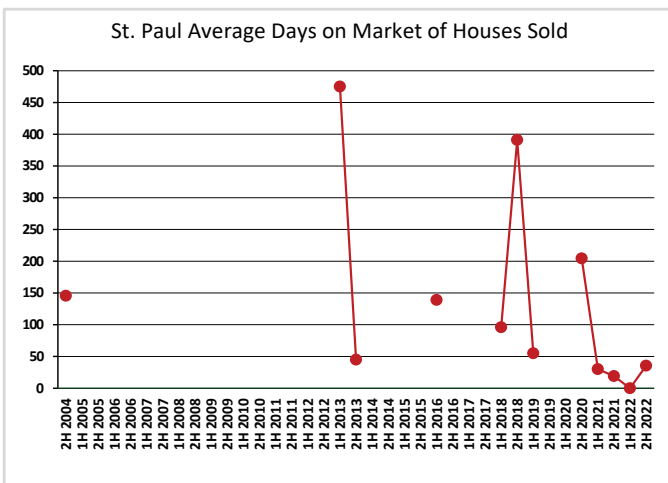
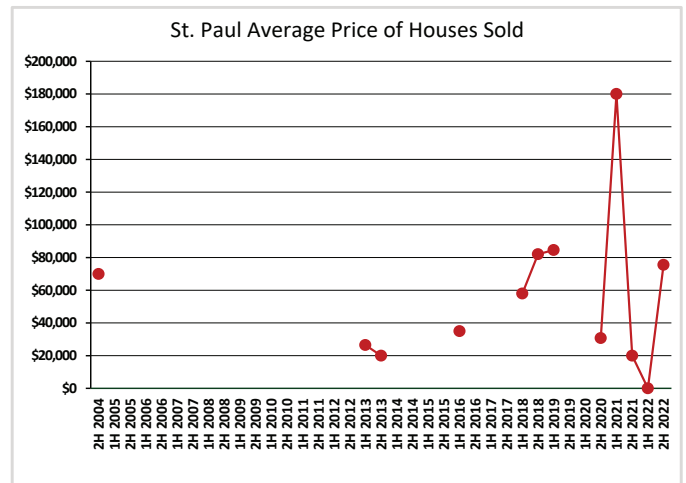
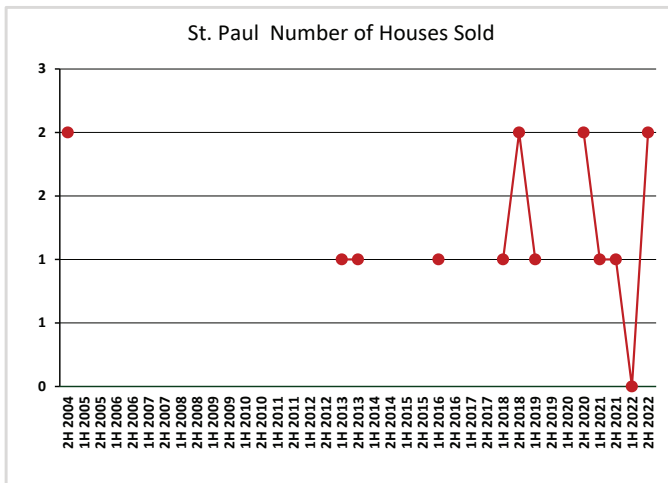
The average price of a house was \$75,500 at 85.57 per square foot.

The median cost of a house was \$75,500.

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|-----------------------------|-------------|---------------------------|---------------------|---------------------|-----------------|---------------------------|
| St Paul City | 2 | 100.0% | 1,123 | 36 | 1,123 | \$75,500 |
| St. Paul Sold Houses | 2 | 100.0% | 36 | \$75,500 | 1,123 | \$85.57 |

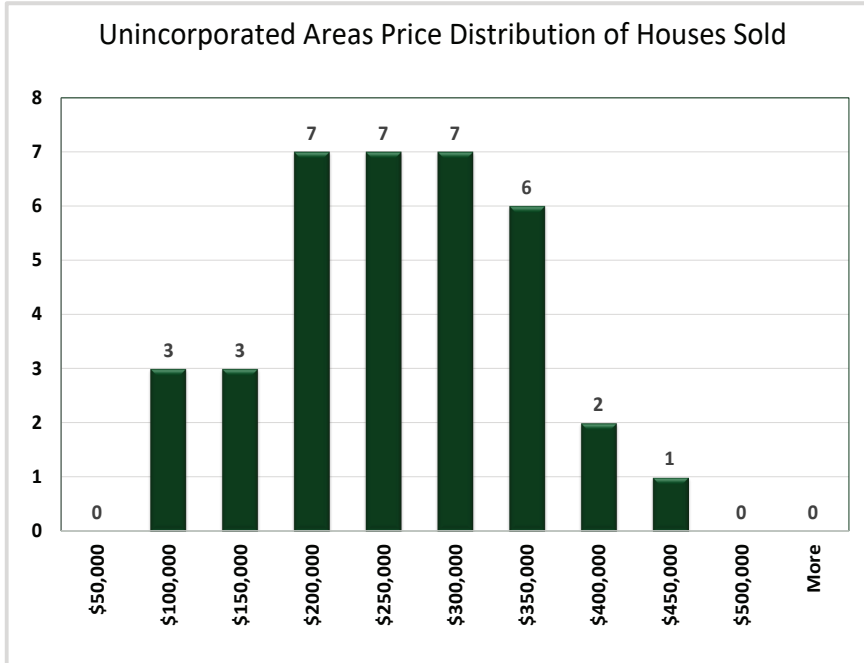
| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-----------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 1 | 50.0% | 1,440 | 14 | 75.2% |
| \$50,001 - \$100,000 | 0 | 0.0% | -- | -- | -- |
| \$100,001 - 150,000 | 1 | 50.0% | 805 | 57 | 96.9% |
| \$150,001 - \$200,000 | 0 | 0.0% | -- | -- | -- |
| \$200,001 - \$250,000 | 0 | 0.0% | -- | -- | -- |
| \$250,001 - \$300,000 | 0 | 0.0% | -- | -- | -- |
| \$300,001 - \$350,000 | 0 | 0.0% | -- | -- | -- |
| \$350,001 - \$400,000 | 0 | 0.0% | -- | -- | -- |
| \$400,001 - \$450,000 | 0 | 0.0% | -- | -- | -- |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| St. Paul Total | 2 | 100.0% | 1,123 | 36 | 86.0% |

St. Paul Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|----------|---------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 1 | 0 | 2 | 100.0% | -- |
| Average Price of Houses Sold | \$20,000 | -- | \$75,500 | 277.5% | -- |
| Average Days on Market | 19 | -- | 36 | 86.8% | -- |
| Average Price per Square Foot | \$31.25 | -- | \$85.57 | 173.8% | -- |
| Percentage of County Sales | 0.1% | 0.0% | 0.9% | 786.8% | -- |
| Number of New Houses Sold | 0 | 0 | 0 | -- | -- |
| Average Price of New Houses Sold | -- | -- | -- | -- | -- |
| Average Days on Market of New Houses Sold | -- | -- | -- | -- | -- |
| Number of Houses Listed | 0 | 0 | 2 | -- | -- |
| Average List Price of Houses Listed | \$0 | \$0 | \$124,000 | -- | -- |

Unincorporated Areas Madison Price Distribution of Houses Sold



36 houses were sold in Unincorporated Areas in Madison County in the second half of 2022.

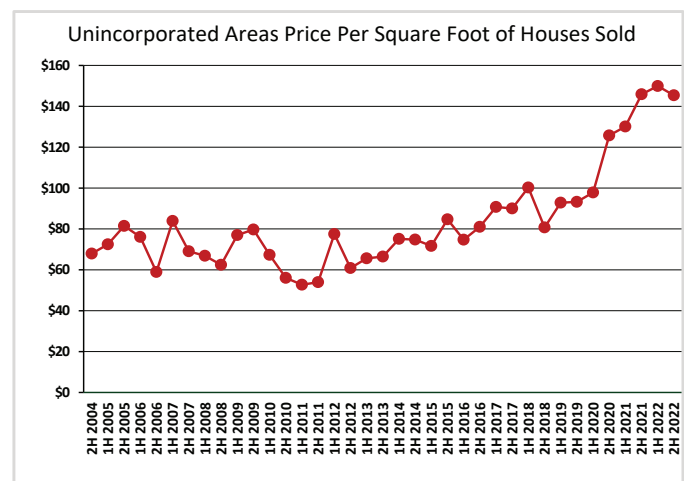
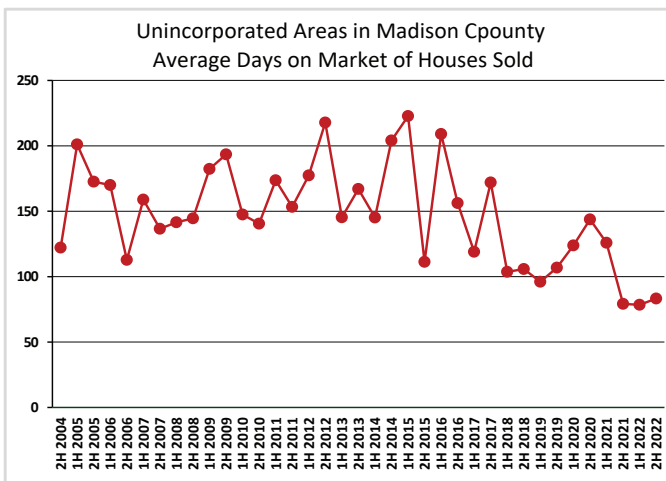
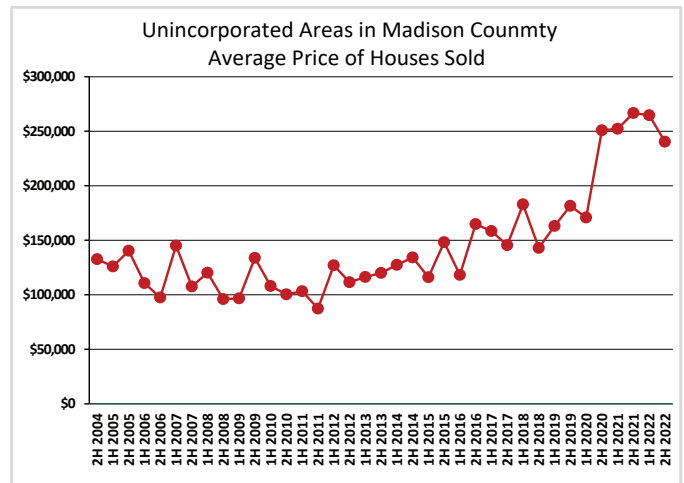
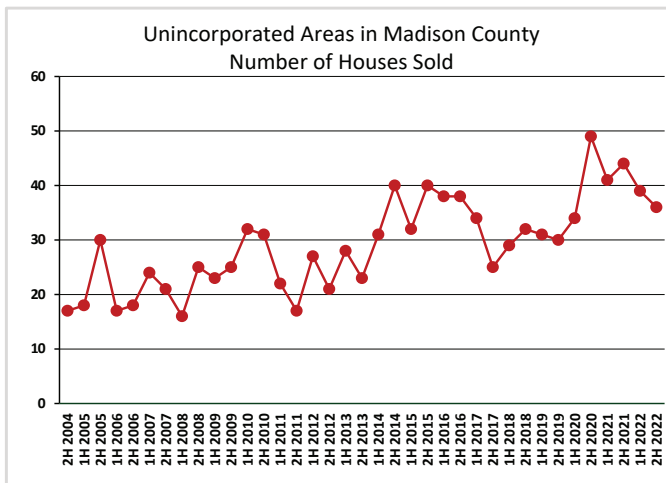
The average price of a house was \$240,389 at \$145.39 per square foot.

The median cost of a house was \$246,250.

| Price Range | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price (Percentage of List Price) |
|-------------------------|-------------|---------------------------|---------------------|---------------------|--|
| \$0 - \$50,000 | 0 | 0.0% | -- | -- | -- |
| \$50,001 - \$100,000 | 3 | 8.3% | 1,204 | 205 | 67.6% |
| \$100,001 - 150,000 | 3 | 8.3% | 1,128 | 26 | 96.2% |
| \$150,001 - \$200,000 | 7 | 19.4% | 1,239 | 52 | 99.3% |
| \$200,001 - \$250,000 | 7 | 19.4% | 1,921 | 99 | 93.0% |
| \$250,001 - \$300,000 | 7 | 19.4% | 1,478 | 58 | 100.2% |
| \$300,001 - \$350,000 | 6 | 16.7% | 2,552 | 102 | 94.6% |
| \$350,001 - \$400,000 | 2 | 5.6% | 2,367 | 85 | 92.3% |
| \$400,001 - \$450,000 | 1 | 2.8% | 2,419 | 55 | 95.4% |
| \$450,001 - \$500,000 | 0 | 0.0% | -- | -- | -- |
| \$500,001+ | 0 | 0.0% | -- | -- | -- |
| No City MC Total | 36 | 100.0% | 1,720 | 83 | 94.1% |

Unincorporated Areas Madison County

Characteristics of Houses Sold



| Sold Characteristics | 2H 2021 | 1H 2022 | 2H 2022 | % change from 2H 2021 | % change from 1H 2022 |
|---|-----------|-----------|-----------|-----------------------|-----------------------|
| Number of Houses Sold | 44 | 39 | 36 | -18.2% | -7.7% |
| Average Price of Houses Sold | \$266,709 | \$264,686 | \$240,389 | -9.9% | -9.2% |
| Average Days on Market | 79 | 78 | 83 | 5.2% | 6.1% |
| Average Price per Square Foot | \$145.87 | \$149.90 | \$145.39 | -0.3% | -3.0% |
| Percentage of County Sales | 56.6% | 55.5% | 49.0% | -13.4% | -11.7% |
| Number of New Houses Sold | 1 | 1 | 0 | -100.0% | -100.0% |
| Average Price of New Houses Sold | \$189,000 | \$196,000 | -- | -- | -- |
| Average Days on Market of New Houses Sold | 59 | 149 | -- | -- | -- |
| Number of Houses Listed | 8 | 16 | 16 | 100.0% | 0.0% |
| Average List Price of Houses Listed | \$270,400 | \$320,056 | \$363,419 | 34.4% | 13.5% |

Unincorporated Areas in Madison County

Characteristics of Houses Sold

| Subdivision | Number Sold | Percentage of Houses Sold | Avg. Square Footage | Avg. Days on Market | Avg. Sold Price | Avg. Cost Per Square Feet |
|--------------------------|-------------|---------------------------|---------------------|---------------------|------------------|---------------------------|
| Bernice Estates | 1 | 2.8% | 1,550 | 15 | \$120,000 | \$77.42 |
| Kay Coger | 1 | 2.8% | 1,300 | 35 | \$190,500 | \$146.54 |
| Meadows, The | 2 | 5.6% | 2,038 | 42 | \$314,350 | \$156.39 |
| Oakridge Estates | 2 | 5.6% | 2,271 | 113 | \$309,750 | \$147.57 |
| Phils Hills | 1 | 2.8% | 1,616 | 67 | \$285,000 | \$176.36 |
| Other | 29 | 80.6% | 1,685 | 89 | \$234,838 | \$145.71 |
| Unincorporated MC | 36 | 100.0% | 1,720 | 83 | \$240,389 | \$145.39 |