

# THE SKYLINE REPORT

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## Second Half of 2022

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Center for Business and Economic Research  
479.575.4151  
<http://cber.uark.edu/>



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## 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.

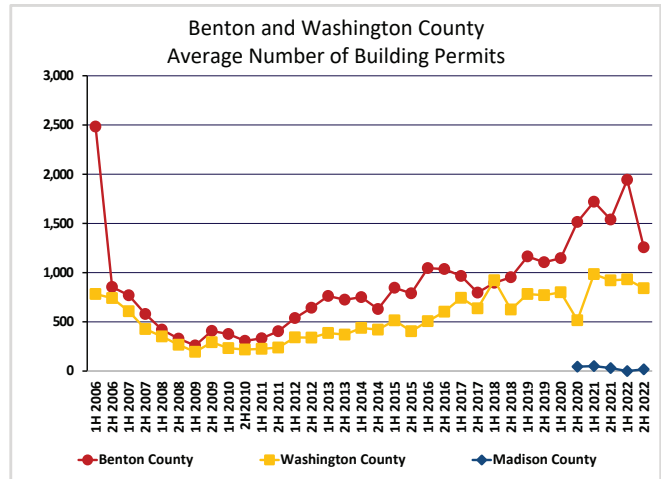
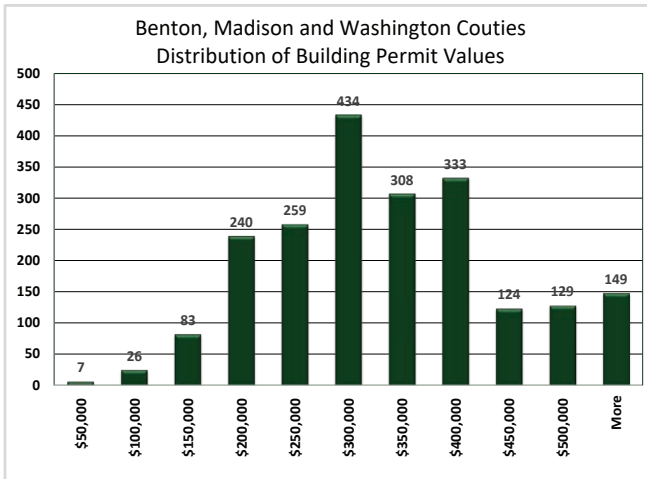
The Economic Overview contains national housing market statistics, a discussion of interest rates and mortgage rates, and macroeconomic indicators like GDP growth and changes in input prices. Northwest Arkansas' regional economic data are also discussed, as the status of employment and wage growth are 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](http://cber.uark.edu).

# Regional Market Trends

## Building Permits



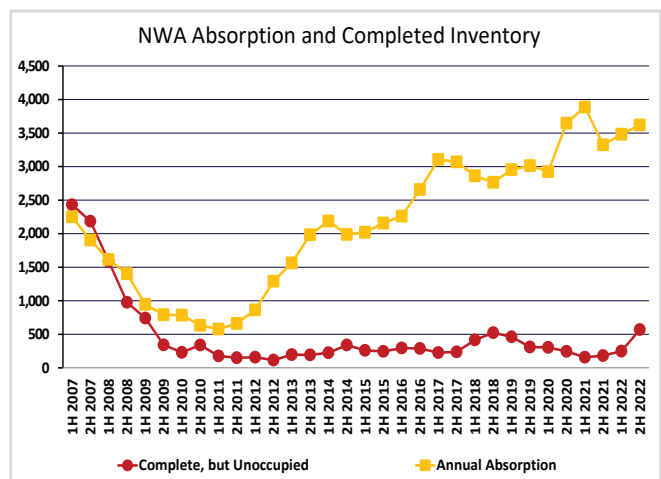
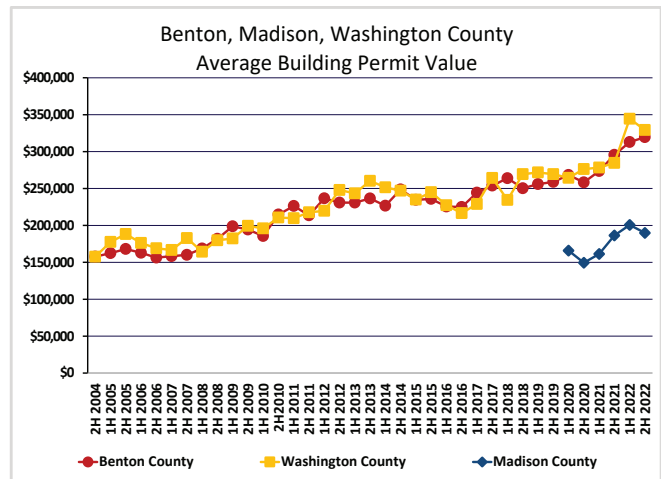
2,115 building permits were issued in Northwest Arkansas Region during the second half of 2022. This is a 26.9 percent decrease from the 2,892 permits issued in first half of 2022. 23 of these permits were in Garfield and 2 were in Avoca. They are included in the total city averages, If Garfield and 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
<b>NWA</b>	<b>2,892</b>	<b>2,115</b>	<b>\$322,482</b>	<b>\$322,565</b>

\*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 4 active subdivisions with 225 lots and Washington County has 144 active subdivisions with 7,956 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 53.5 months of lot inventory at the end of second half of 2022. This is up from 51.0 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.

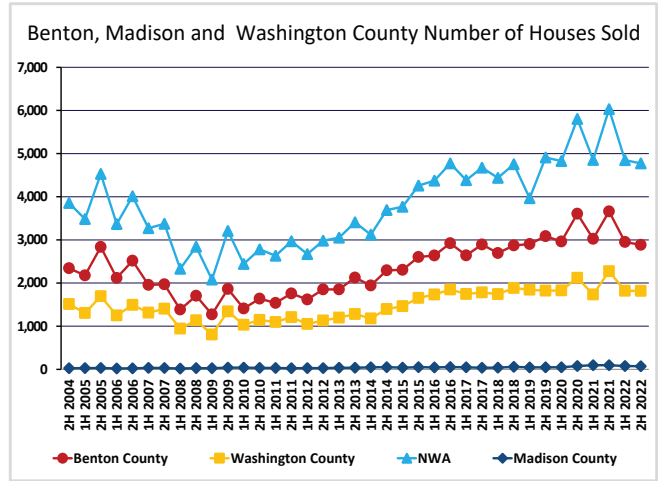
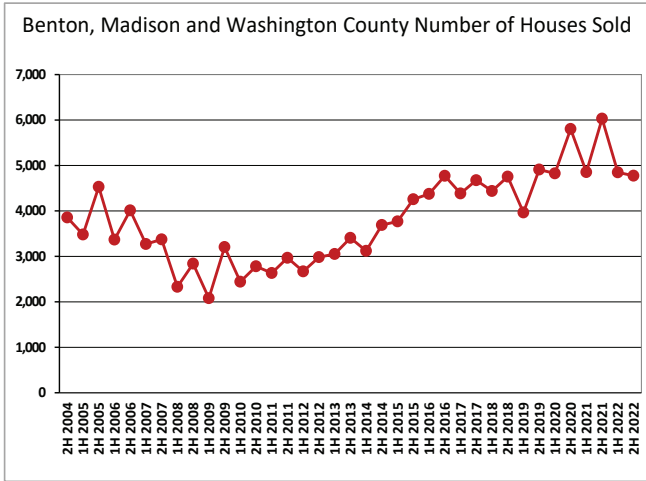
The tables for Benton, and Washington County list the preliminary and final lots and subdivisions which are planned for in Northwest Arkansas by county and city. In Benton, Madison, and Washington County, a total of 14,001 lots are in the inventory planning stages.

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
<b>Total Planned</b>	<b>72</b>	<b>6,516</b>	<b>41</b>	<b>2,497</b>	<b>112</b>	<b>8,948</b>

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
<b>Total Planned</b>	<b>32</b>	<b>2,744</b>	<b>37</b>	<b>2,380</b>	<b>68</b>	<b>5,053</b>

# Regional Market Trends

## Sold Data



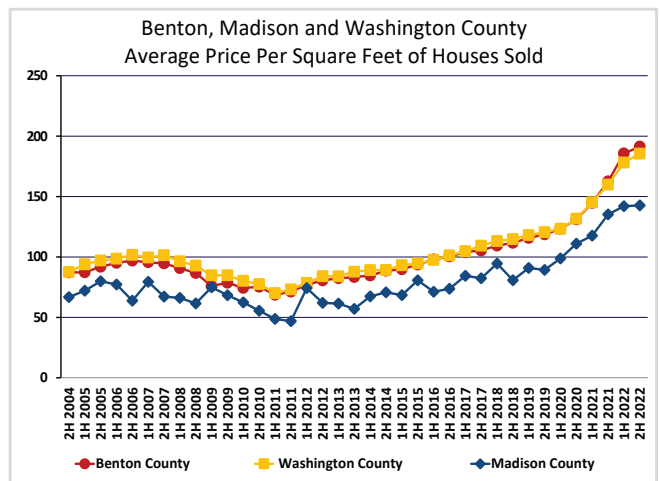
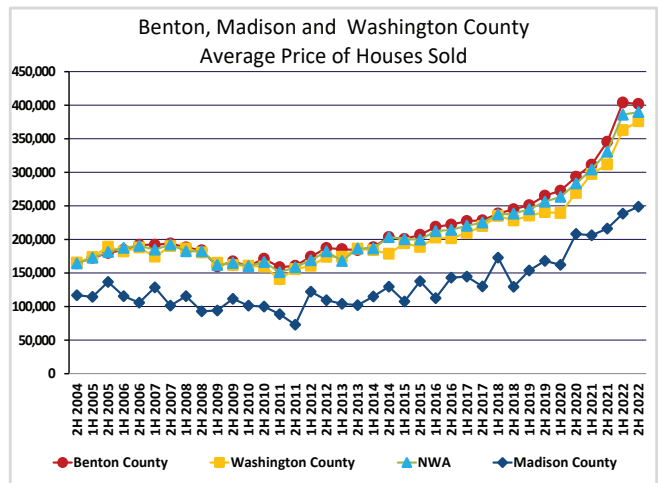
Out of the 4,774 houses sold in the second half of 2022, 1,449 were new construction accounting for 30.4 percent of the total sales in Northwest Arkansas, the second highest percentage of new houses since researchers have been tracking (since 2019).

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.

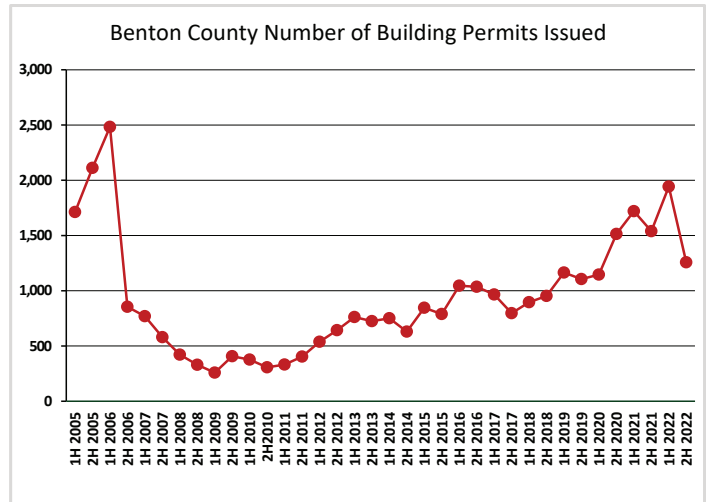
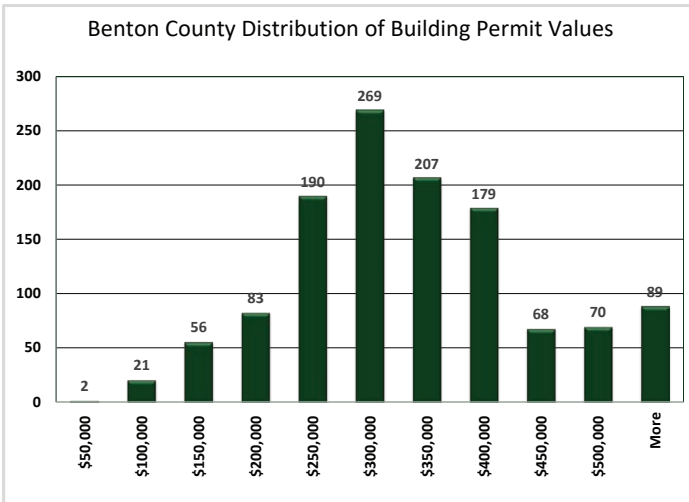


# Residential Market Trends

## Sold Data By School District

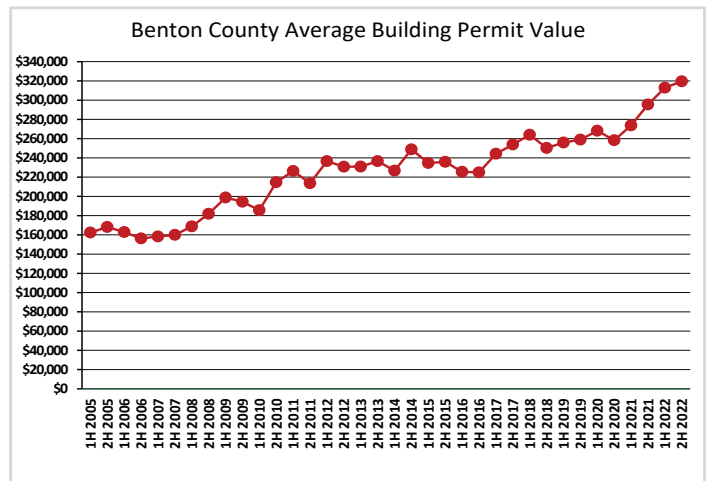
Sold House Characteristics by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Region Sales
Bentonville	\$441,387	\$200.25	92	1490	31.2%
Decatur	\$243,650	\$166.79	45	10	0.2%
Elkins	\$264,672	\$168.29	76	73	1.5%
Farmington	\$346,847	\$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%
<b>Northwest Arkansas</b>	<b>\$389,751</b>	<b>\$188.39</b>	<b>83</b>	<b>4,774</b>	<b>100.0%</b>

# 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.

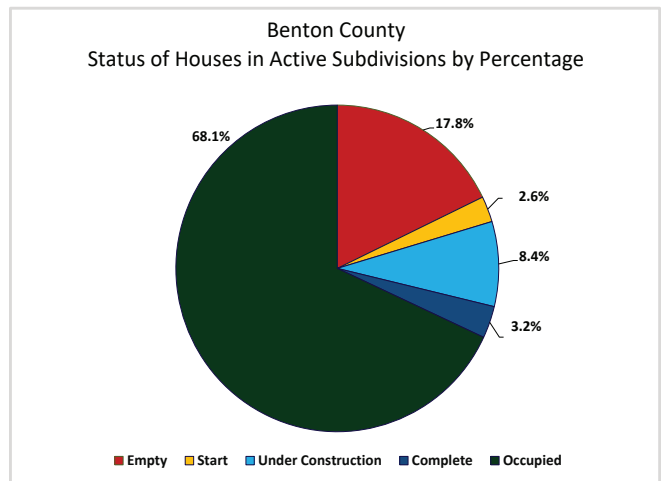
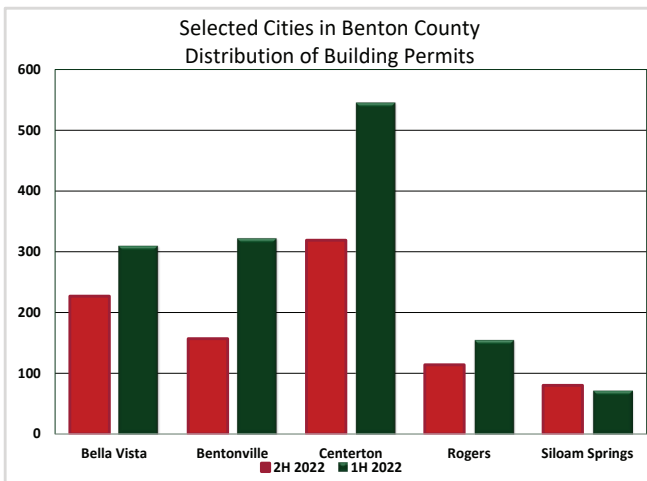


# Benton County

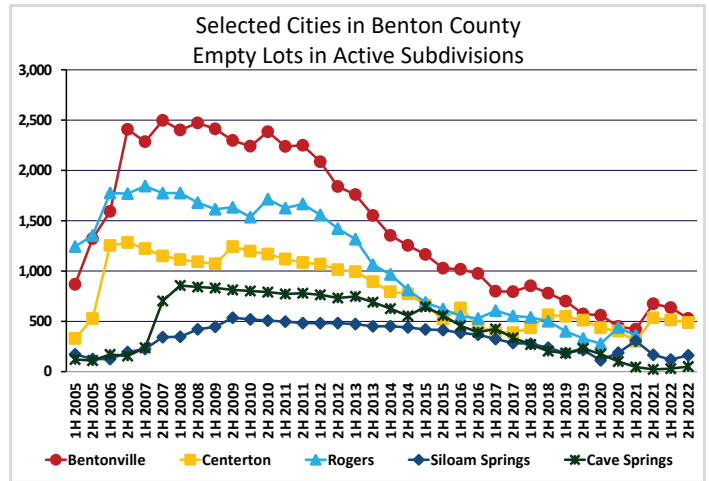
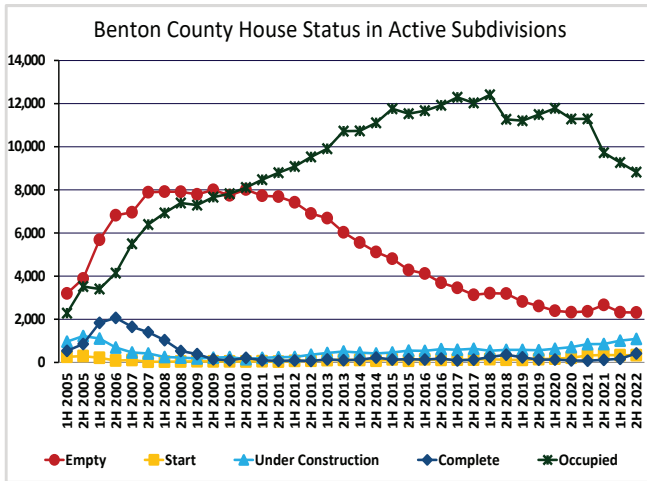
## Building Permits in Selected Cities

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%
<b>Benton County</b>	<b>2</b>	<b>21</b>	<b>56</b>	<b>83</b>	<b>190</b>	<b>269</b>	<b>207</b>	<b>179</b>	<b>68</b>	<b>70</b>	<b>89</b>	<b>1,234</b>	<b>1,943</b>	<b>100.0%</b>	<b>59.0%</b>	<b>59.0%</b>

\*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.

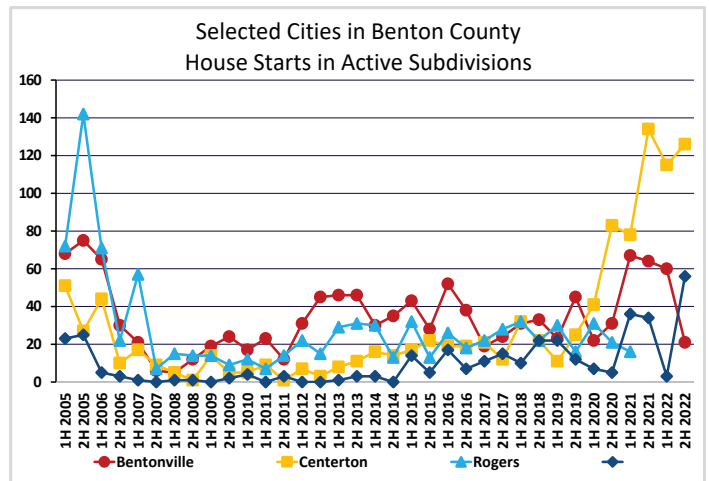


# Benton County Active Subdivisions



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.

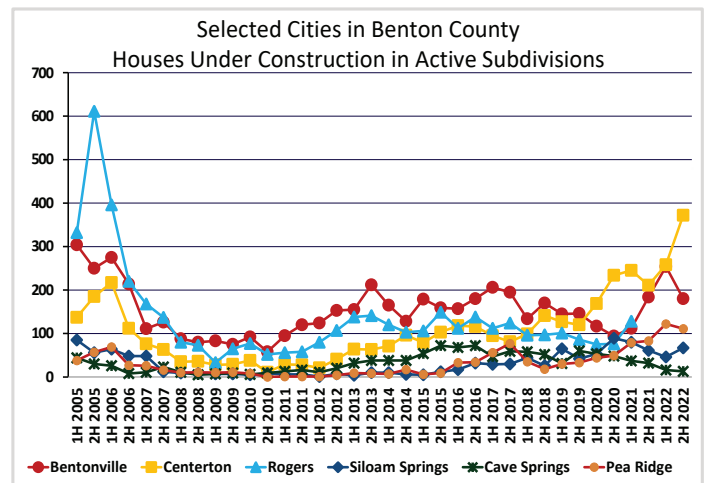
During the second half of 2022, 1,041 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 23.3 months of lot inventory at the end of second half of 2022. This is up from 21.2 months of inventory at the end of the first half of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



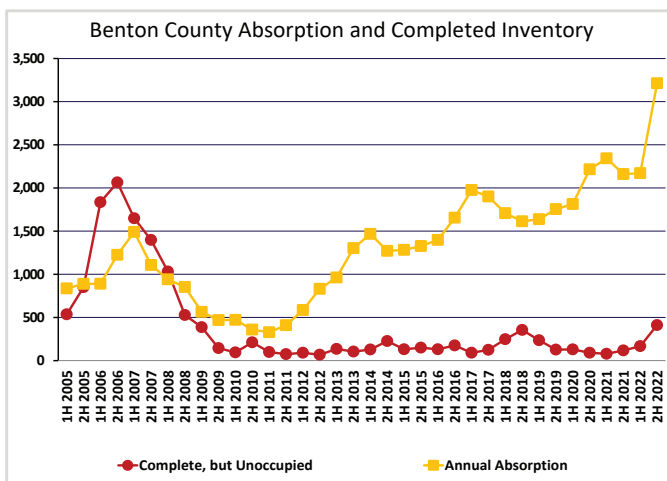
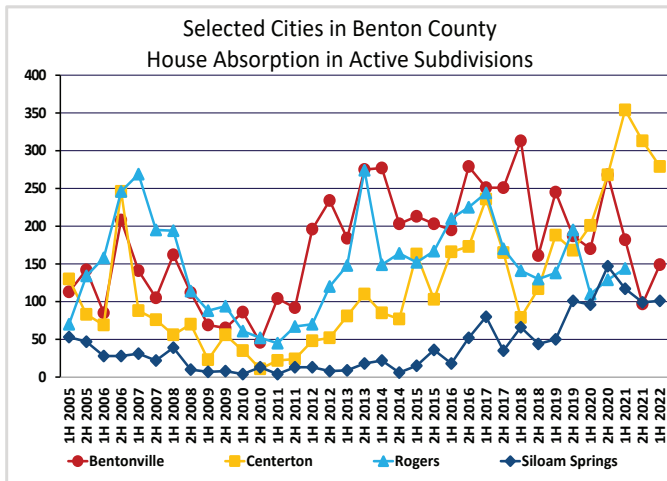
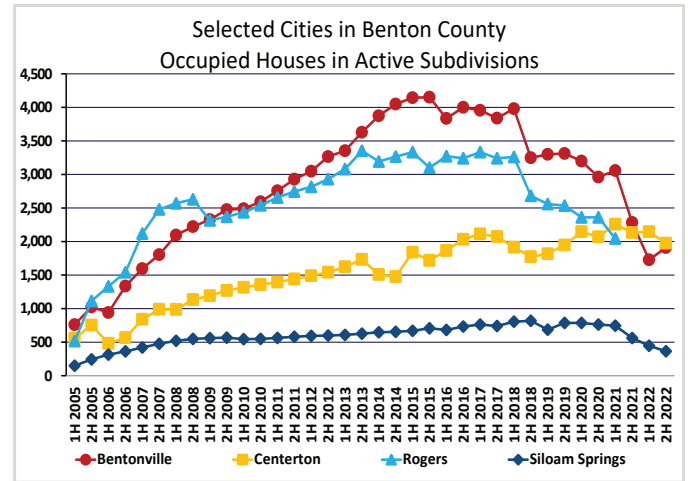
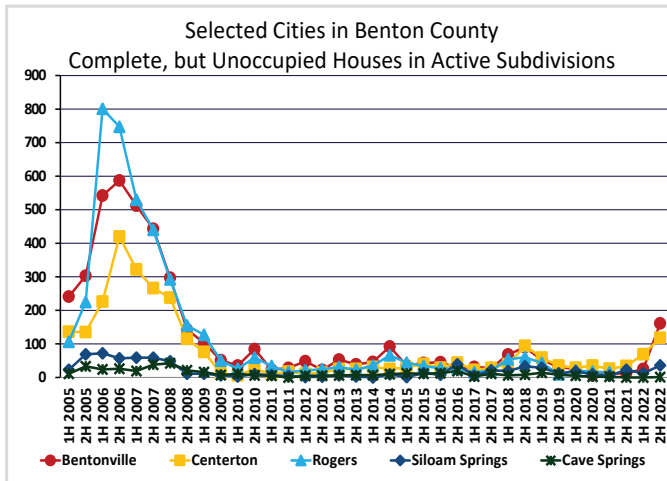
Overall, in 37 out of the 215 active subdivisions in Benton County, no absorption occurred in the last year.

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
<b>Benton Total</b>	<b>112</b>	<b>8,948</b>

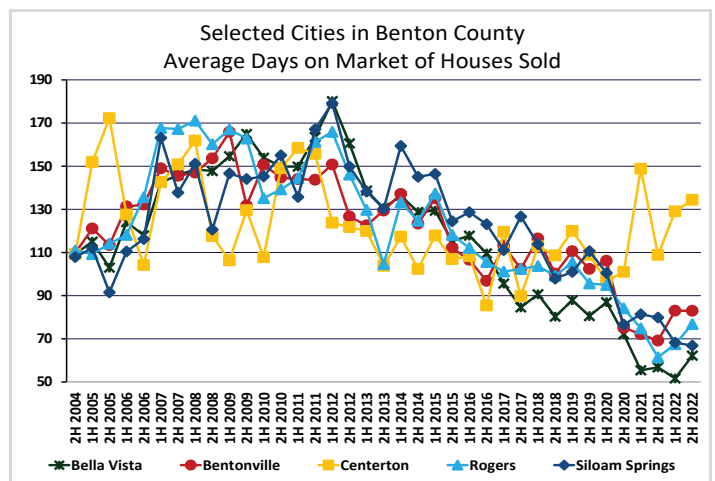
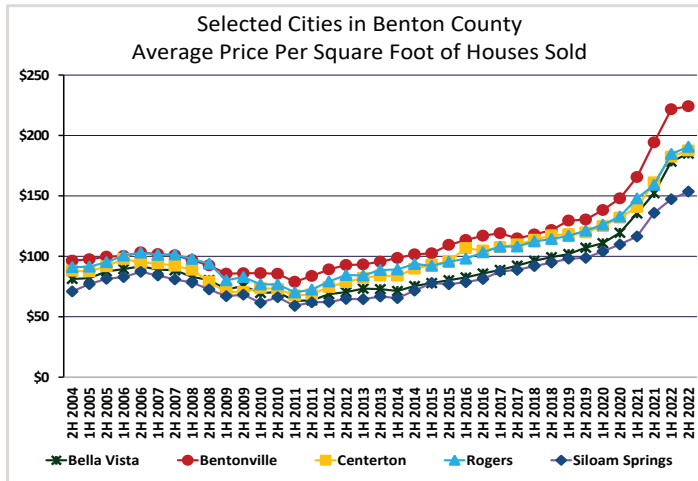
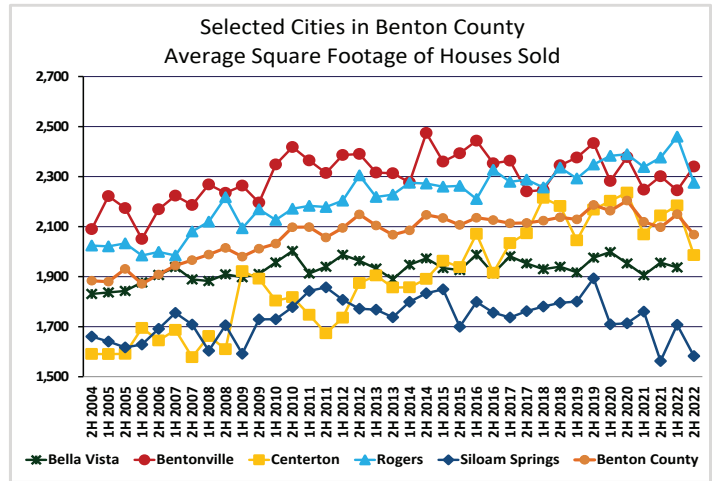
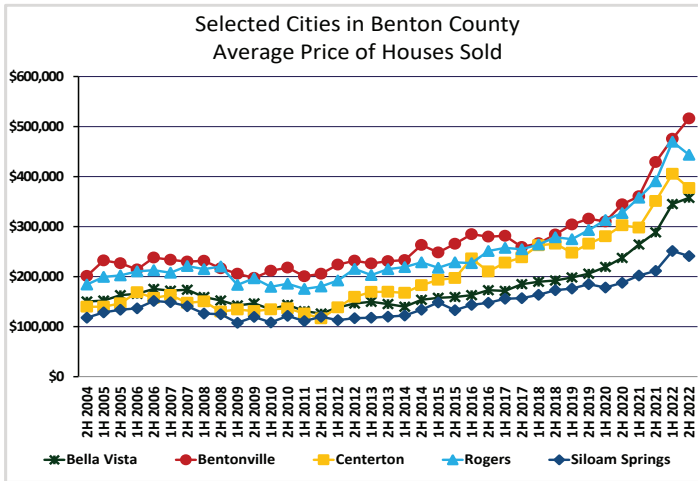
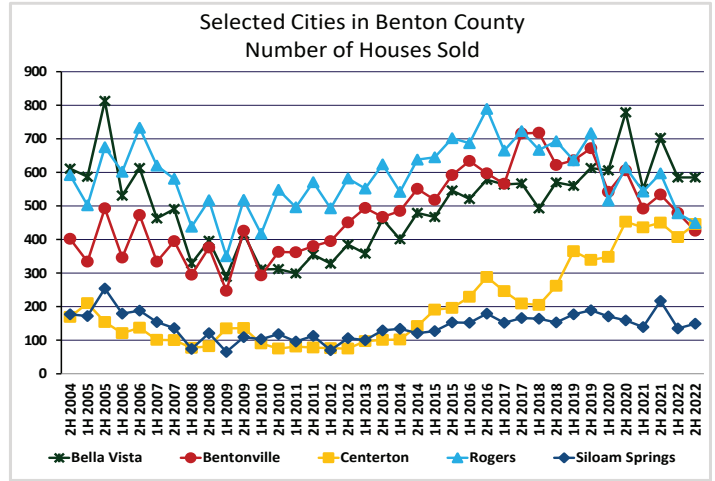
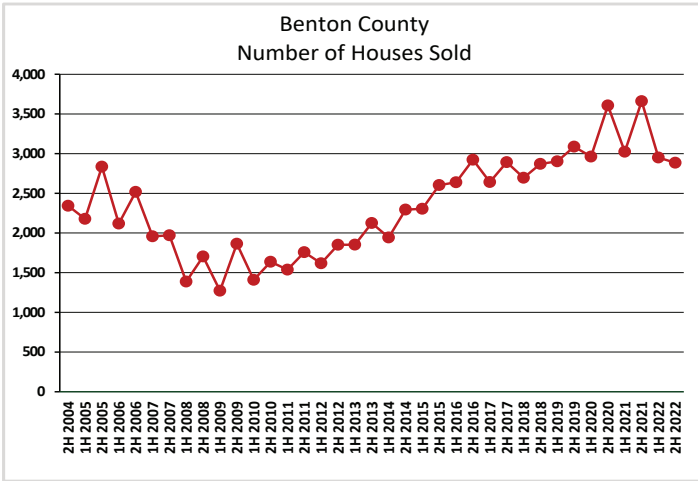
The above table shows additional lots in the pipeline for Benton County in the preliminary and final status. Benton County has an additional 8,948 lots in 112 subdivisions in the preliminary or final plat status in the second half of 2022.

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%
<b>Benton County</b>	<b>68.4%</b>	<b>68.6%</b>	<b>67.6%</b>	<b>67.8%</b>	<b>67.8%</b>	<b>67.4%</b>	<b>66.3%</b>	<b>65.3%</b>	<b>64.5%</b>	<b>63.5%</b>	<b>61.6%</b>

Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2012 to 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



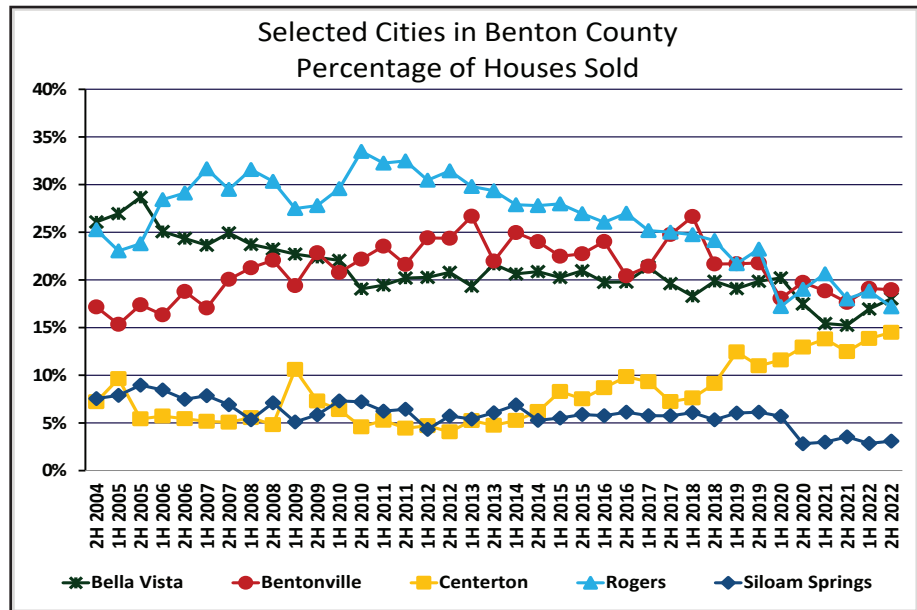
# Benton County Sold by City and Characteristics

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.

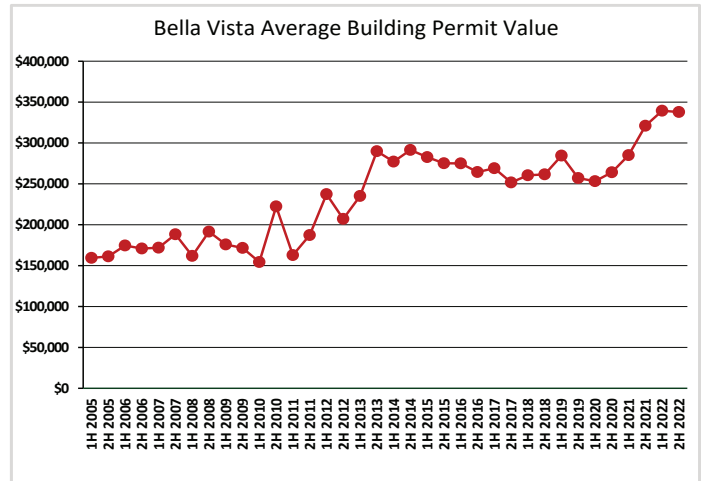
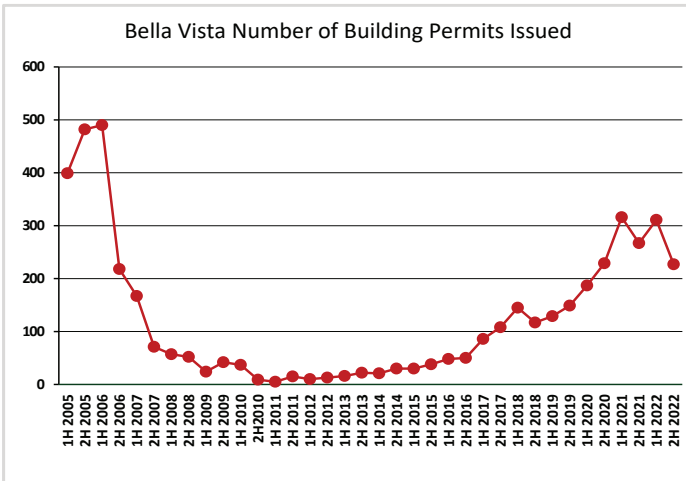
The median cost of a house sold in Benton County was \$345,000.

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%
<b>Benton County</b>	<b>\$401,875</b>	<b>\$191.33</b>	<b>84</b>	<b>2,885</b>	<b>100.0%</b>

# Bella Vista Building Permits

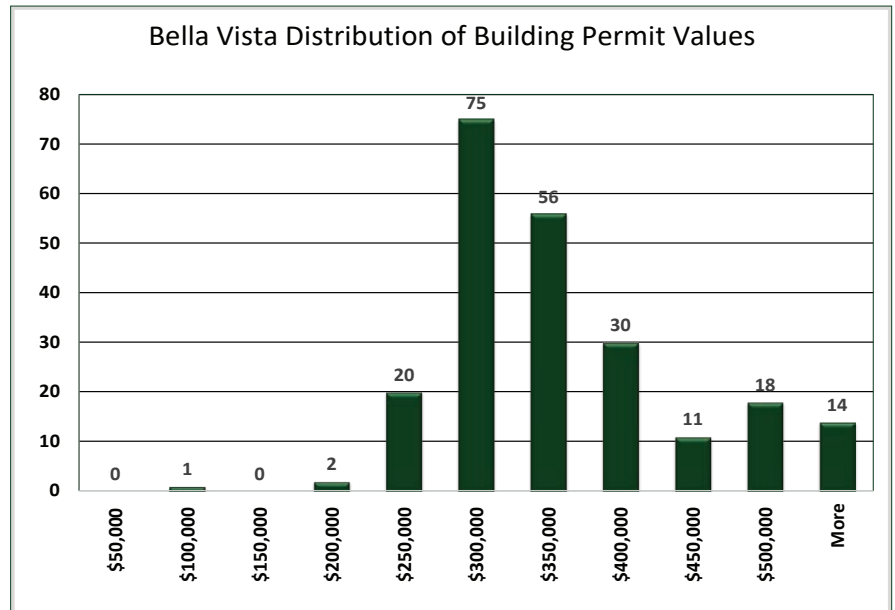


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

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

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



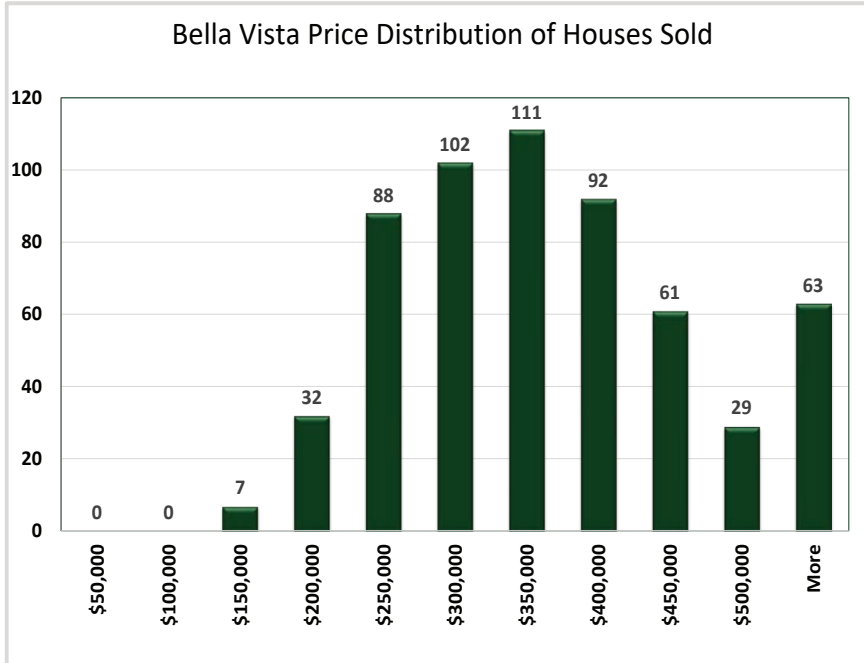
families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

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.

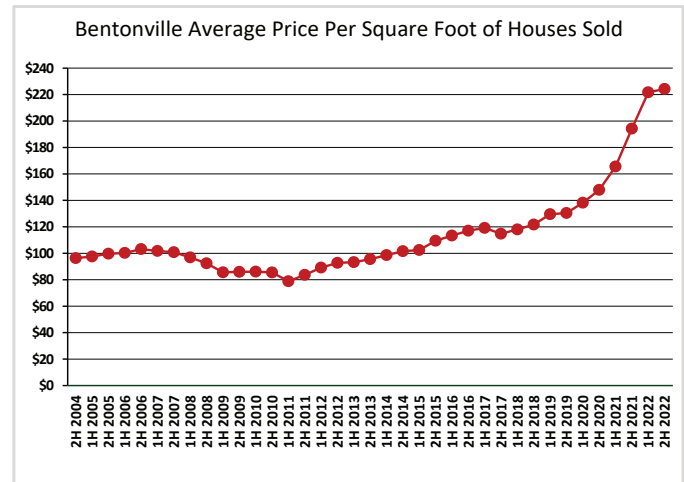
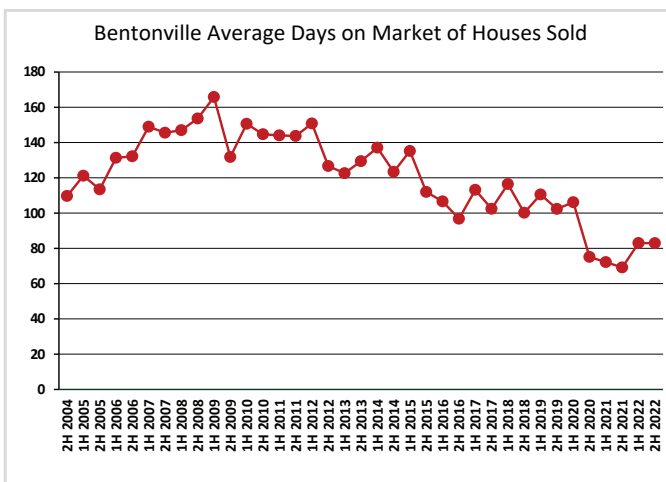
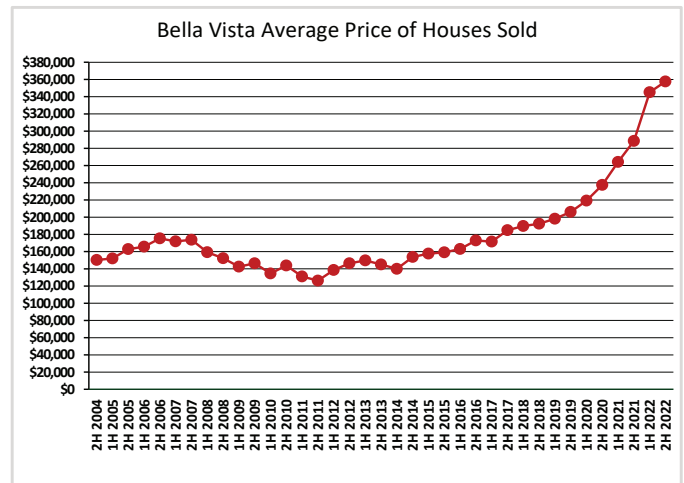
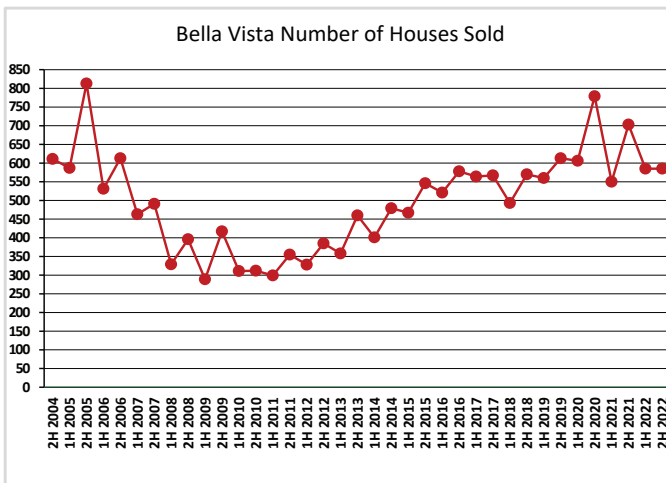
The median cost of a house was \$335,000.

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%
<b>Total</b>	<b>585</b>	<b>100%</b>	<b>1,937</b>	<b>62</b>	<b>99.4%</b>



# 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

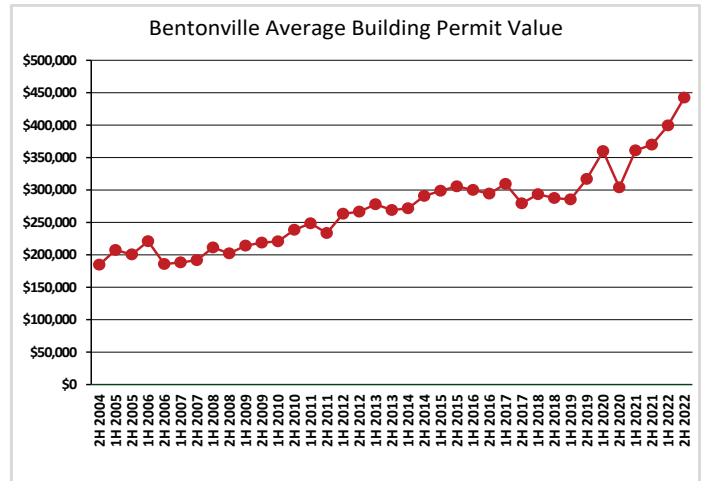
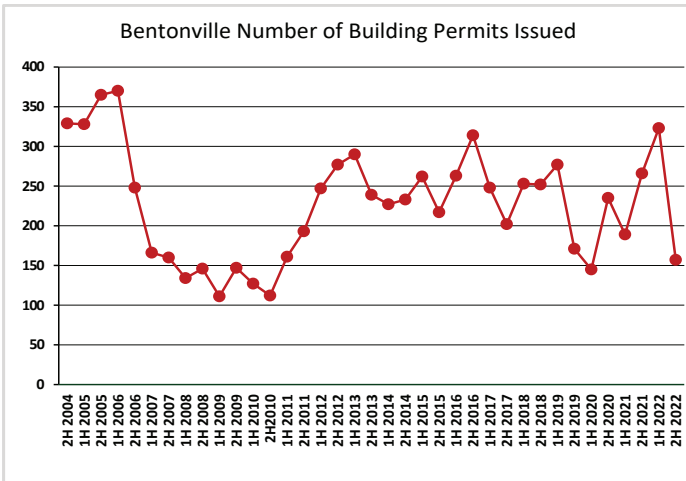
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Orleton	3	0.5%	1,968	40	\$408,800	\$208.68
Oxford	2	0.3%	1,931	38	\$328,125	\$168.89
Pamona	1	0.2%	2,650	64	\$600,000	\$226.42
Peebles	1	0.2%	1,325	181	\$230,388	\$173.88
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

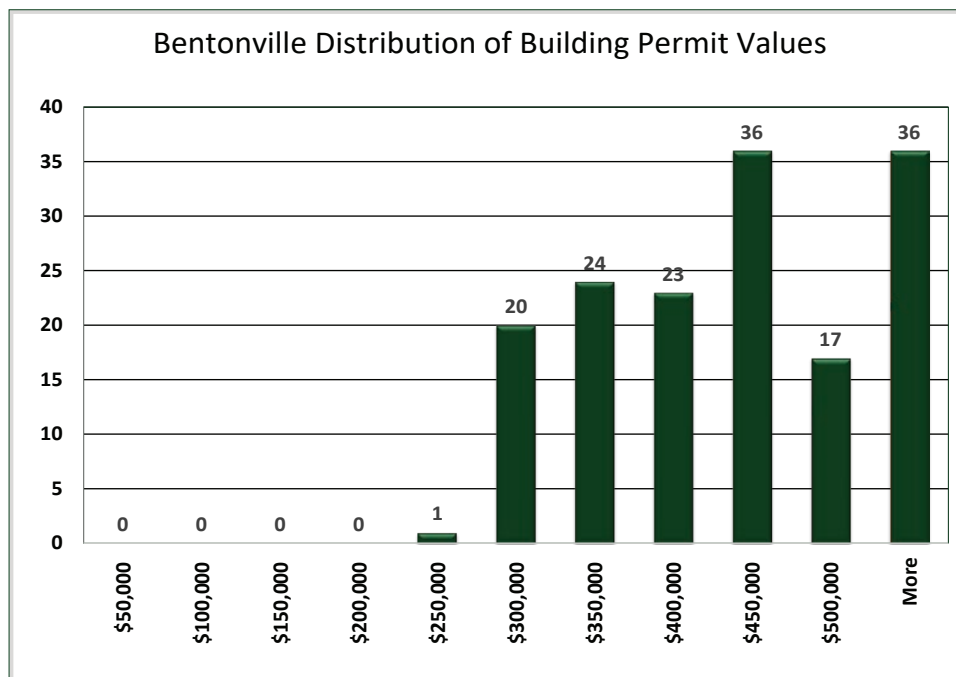
## Characteristics of Houses Sold

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
<b>Houses Sold</b>	<b>585</b>	<b>100.0%</b>	<b>1,937</b>	<b>62</b>	<b>\$357,581</b>	<b>\$185.04</b>

# 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.

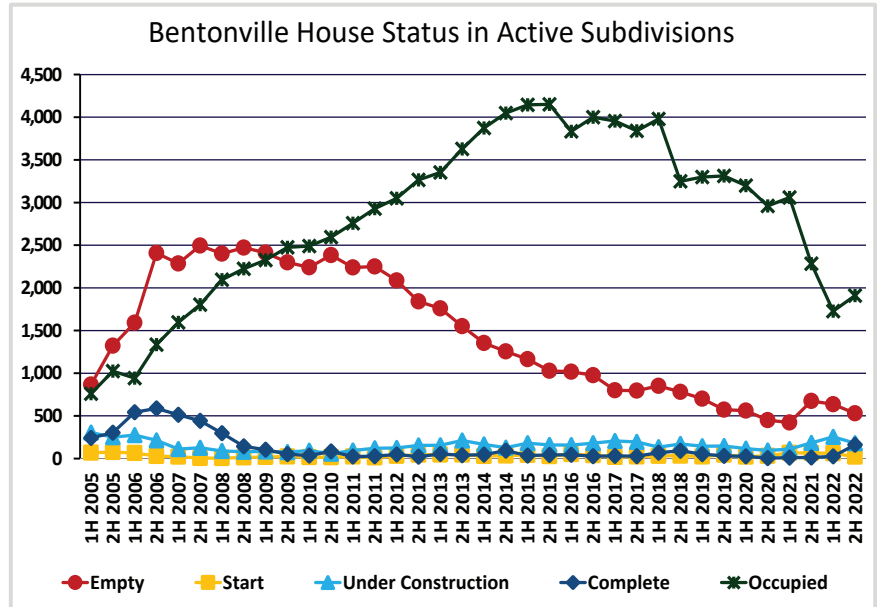
No new construction or progress in existing construction has occurred in the last year in 4 of the 41 active subdivisions in Bentonville.

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
<b>Bentonville Coming Lots</b>		<b>1,173</b>	<b>87</b>	<b>1,260</b>

# 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 <sup>1</sup>	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 <sup>1</sup>	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 <sup>1,2</sup>	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 <sup>1</sup>	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 <sup>1,2</sup>	3	0	0	0	28	31	0	--
Oaklawn Hills <sup>1,2</sup>	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 <sup>1</sup>	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 <sup>1,2</sup>	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
<b>Bentonville Active Subdivisions</b>	<b>529</b>	<b>21</b>	<b>180</b>	<b>161</b>	<b>1,910</b>	<b>2,801</b>	<b>182</b>	<b>32.3</b>

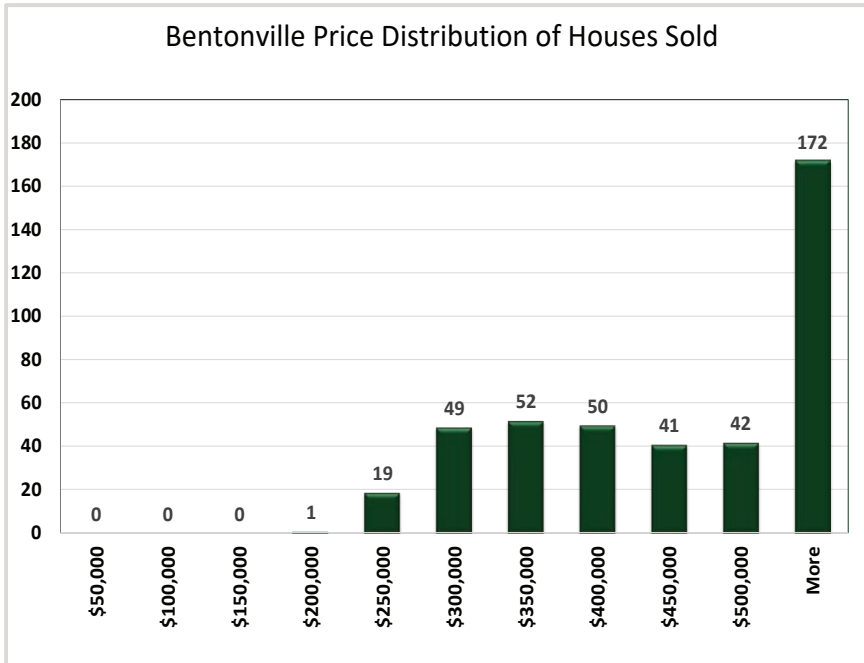
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Bentonville

## Price Distribution of Houses Sold



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

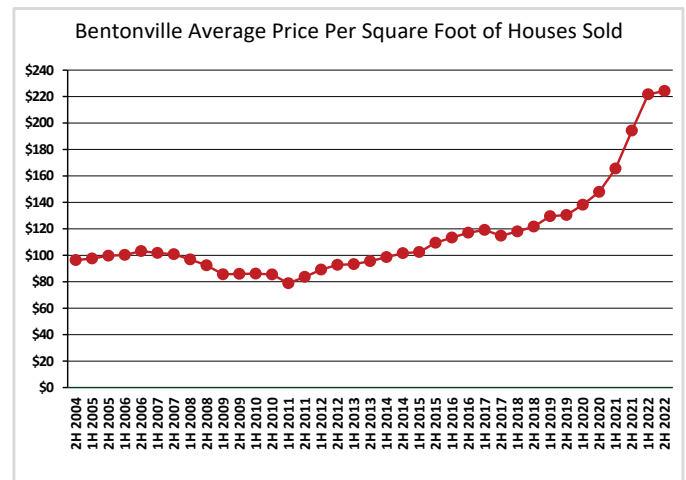
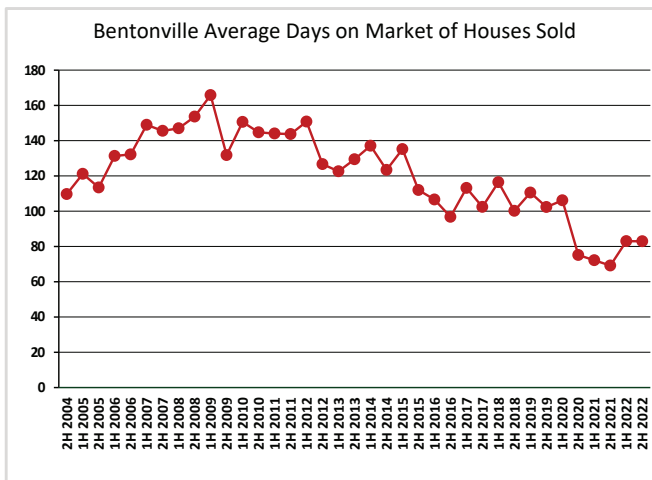
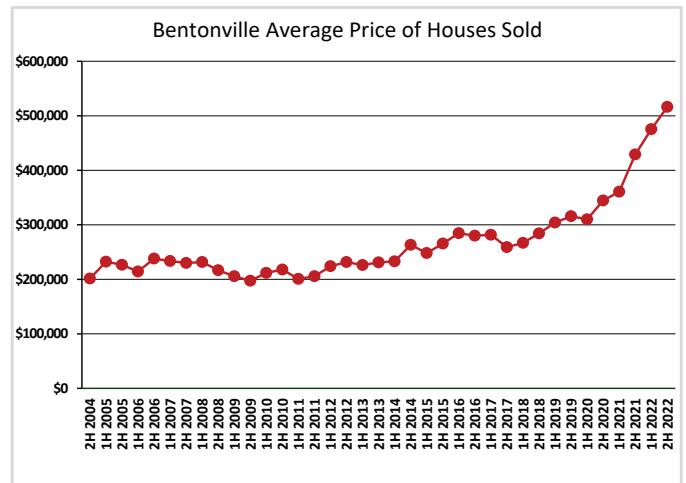
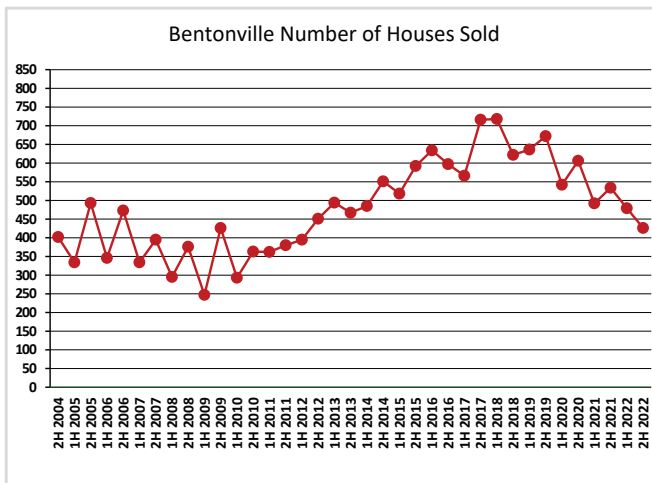
The average price of a house was \$516,247 at \$224.21 per square foot.

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%
<b>Bentonville Houses Sold</b>	<b>426</b>	<b>100%</b>	<b>2,340</b>	<b>83</b>	<b>99.7%</b>

# 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

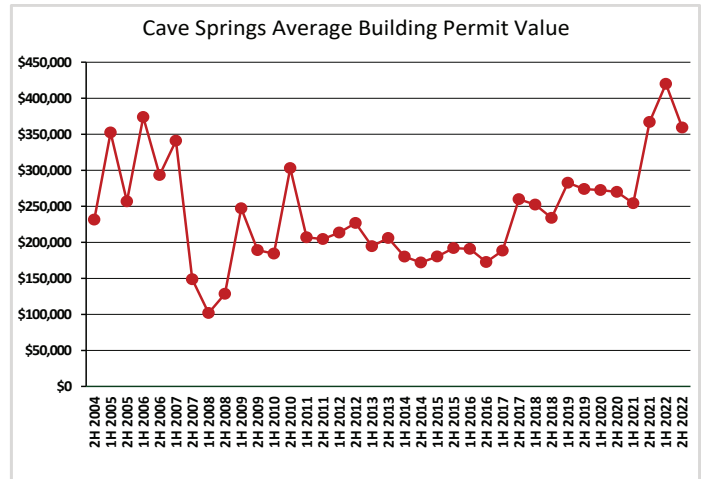
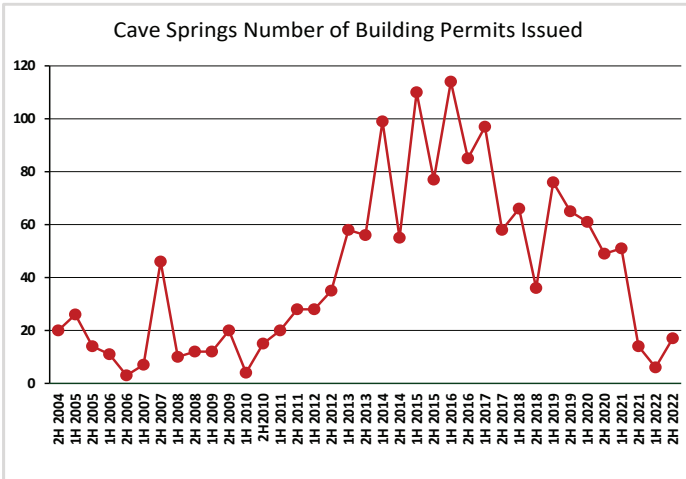


# Bentonville

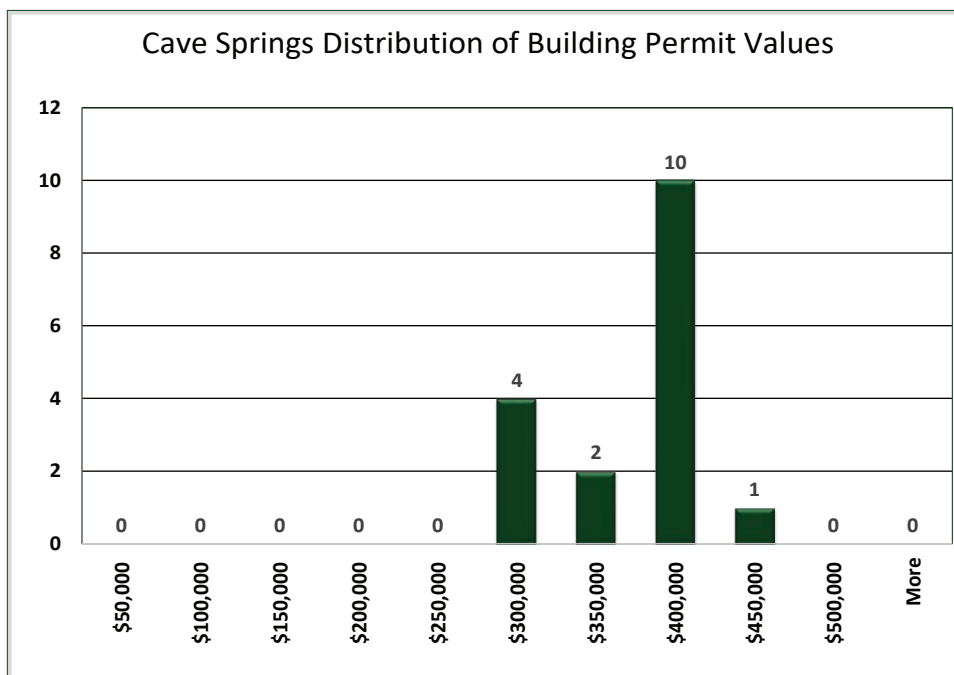
## Characteristics of Houses Sold

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
<b>Bentonville Houses Sold</b>	<b>426</b>	<b>100.0%</b>	<b>2,340</b>	<b>83</b>	<b>\$516,247</b>	<b>\$224.21</b>

# 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

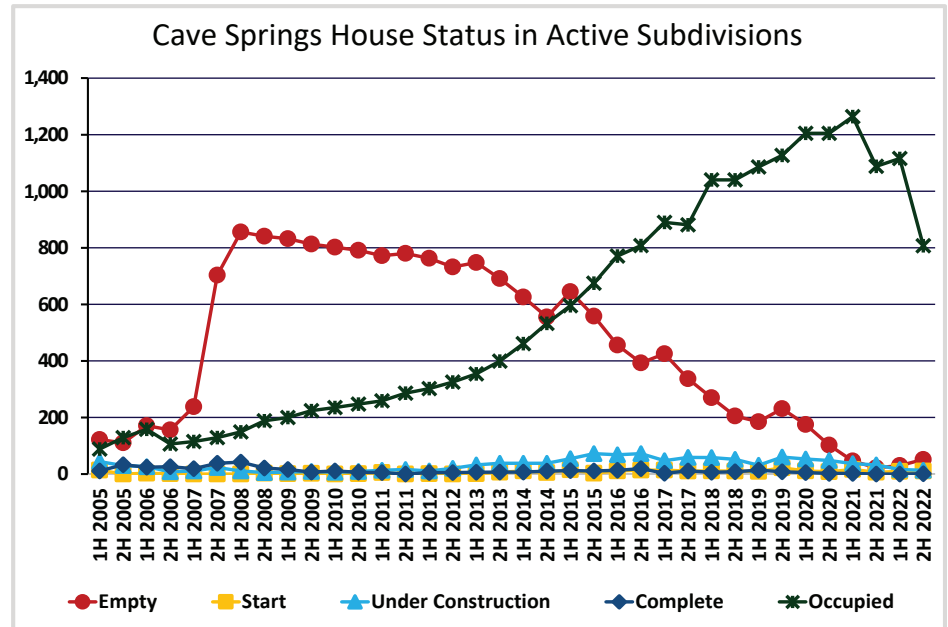
There were 882 total lots in 13 active subdivisions in Cave Springs in the second half of 2022. 91.5 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 1.5 were under construction, 1.1 percent were starts, and 5.8 percent were empty lots.

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
<b>Cave Springs Total</b>		<b>120</b>		<b>120</b>

# 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 <sup>1,2</sup>	2	0	0	0	26	28	0	--
Duffer's Ridge <sup>1,2</sup>	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 <sup>1,2</sup>	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 <sup>1</sup>	5	1	1	0	111	118	0	--
Springs At Wellington, The	0	0	0	0	52	52	1	0.0
<b>Cave Springs Active Subdivisions</b>	<b>51</b>	<b>10</b>	<b>13</b>	<b>1</b>	<b>807</b>	<b>882</b>	<b>11</b>	<b>23.1</b>

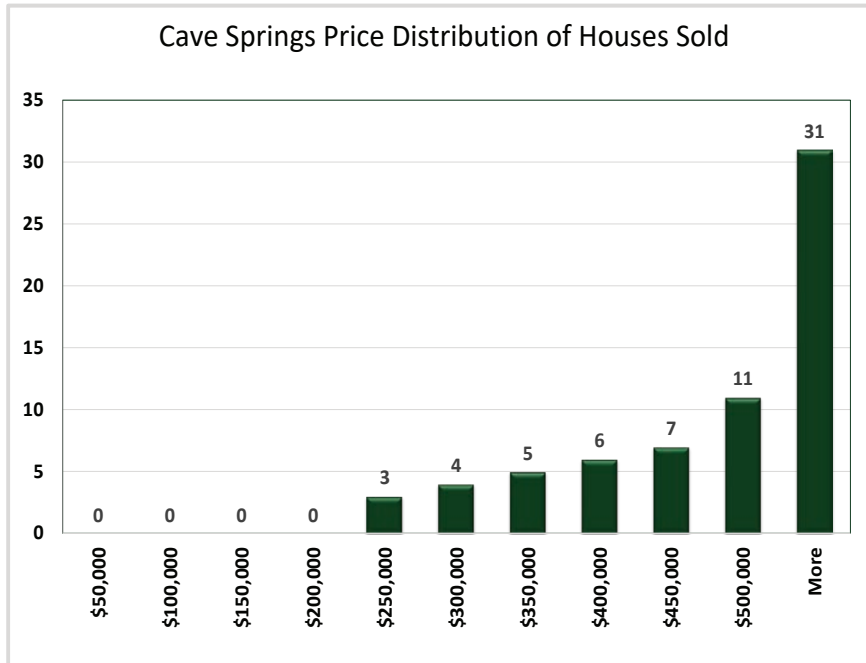
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Cave Springs

## Price Distribution of Houses Sold



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

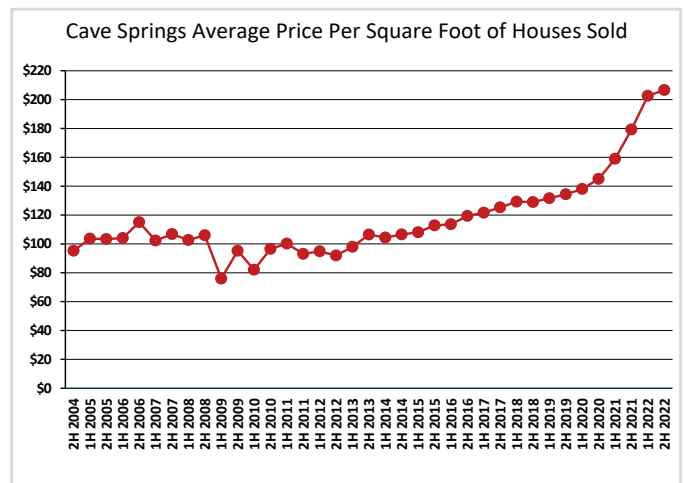
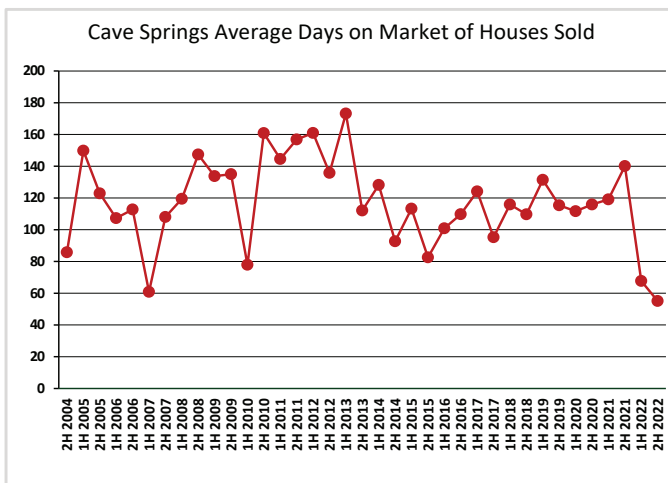
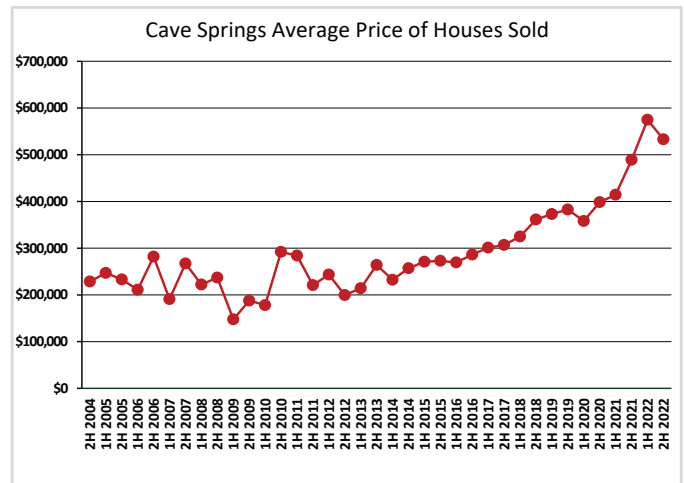
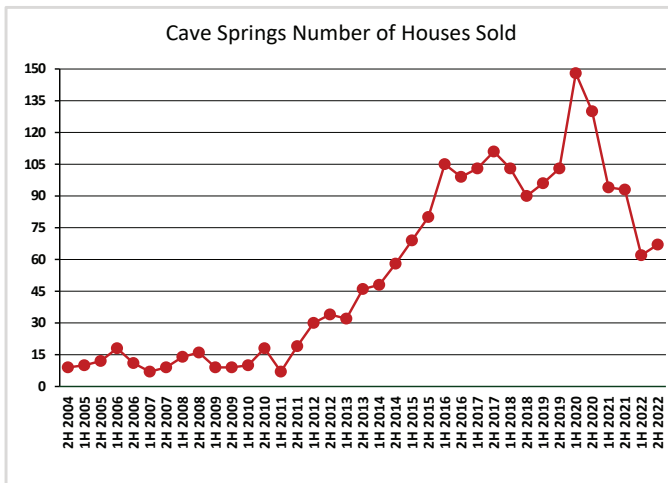
The average price of a house was \$533,034 at \$206.67 per square foot.

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%
<b>Cave Springs Houses Sold</b>	<b>67</b>	<b>100.0%</b>	<b>2,557</b>	<b>55</b>	<b>100.4%</b>

# Cave Springs

## Characteristics of Houses Sold



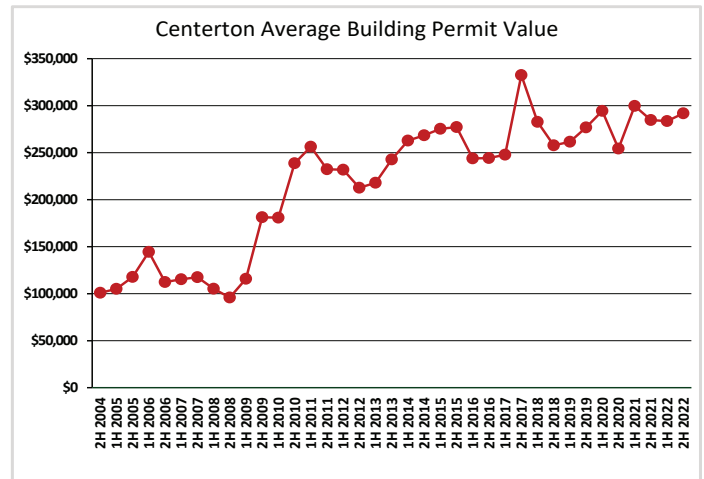
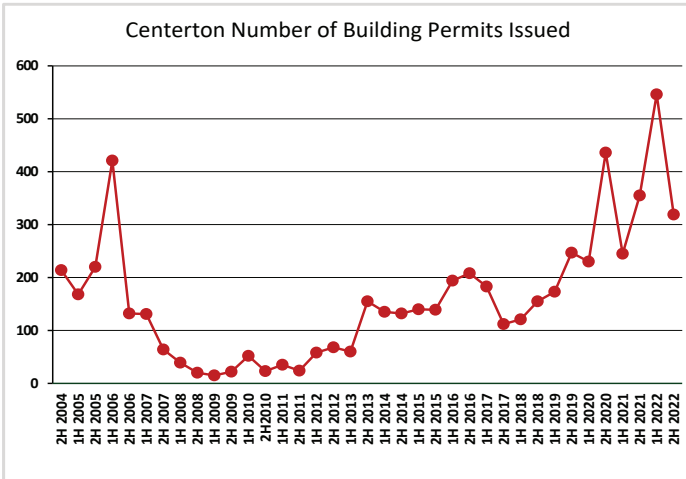
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	93	62	67	-28.0%	8.1%
Average Price of Houses Sold	\$489,049	\$574,959	\$533,034	9.0%	-7.3%
Average Days on Market	140	68	55	-60.7%	-18.6%
Average Price per Square Foot	\$179.25	\$202.59	\$206.67	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

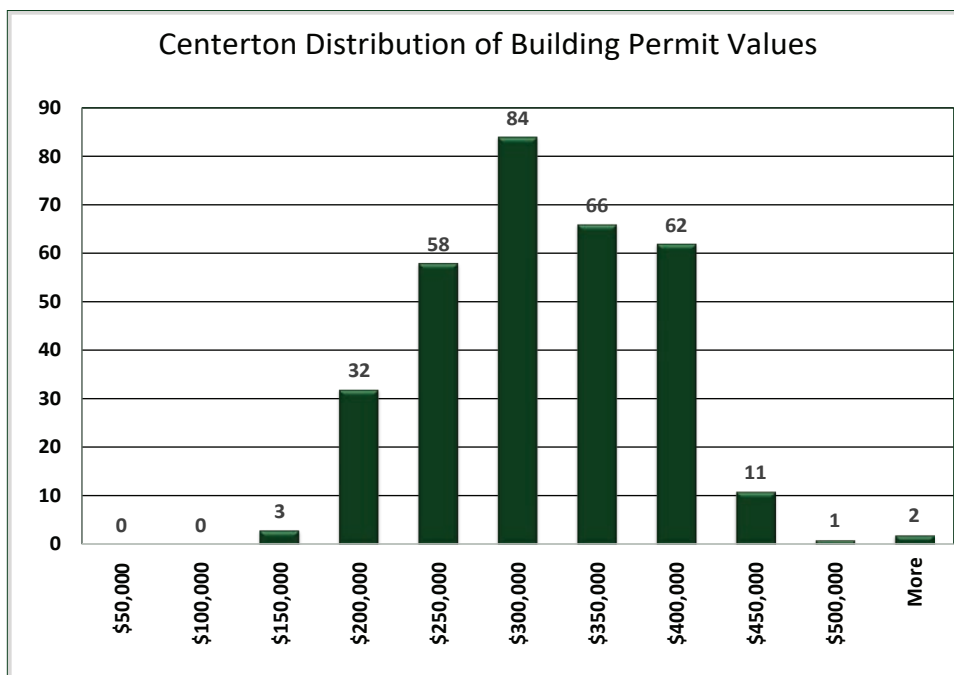
## Characteristics of Houses Sold

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
<b>Cave Springs Houses Sold</b>	<b>67</b>	<b>100.0%</b>	<b>2,557</b>	<b>55</b>	<b>\$533,034</b>	<b>\$206.67</b>

# 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%





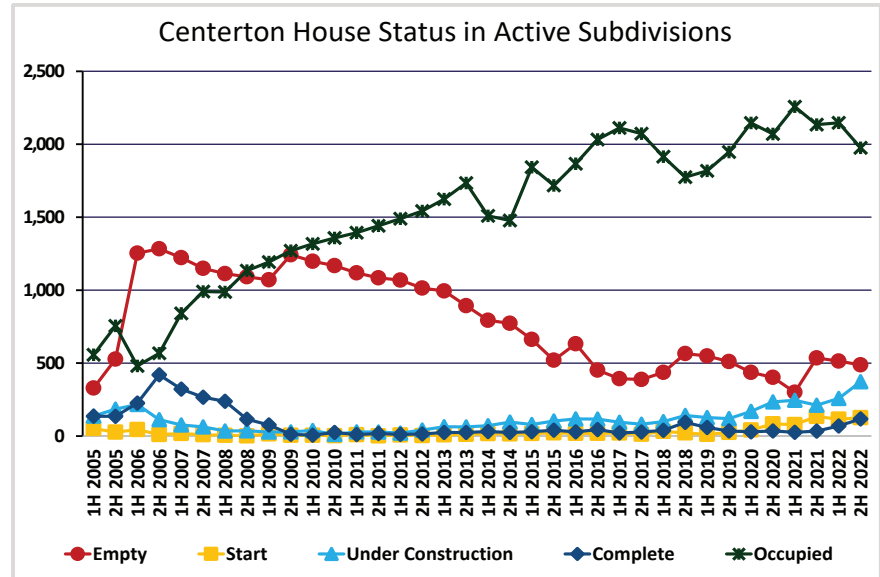
# Centerton Active Subdivisions

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
<b>Centerton Coming Lots</b>		<b>1,708</b>	<b>444</b>	<b>2,152</b>

# 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 <sup>1</sup>	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 <sup>1</sup>	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
<b>Centerton Active Subdivisions</b>	<b>488</b>	<b>126</b>	<b>372</b>	<b>118</b>	<b>1,976</b>	<b>3,080</b>	<b>278</b>	<b>23.8</b>

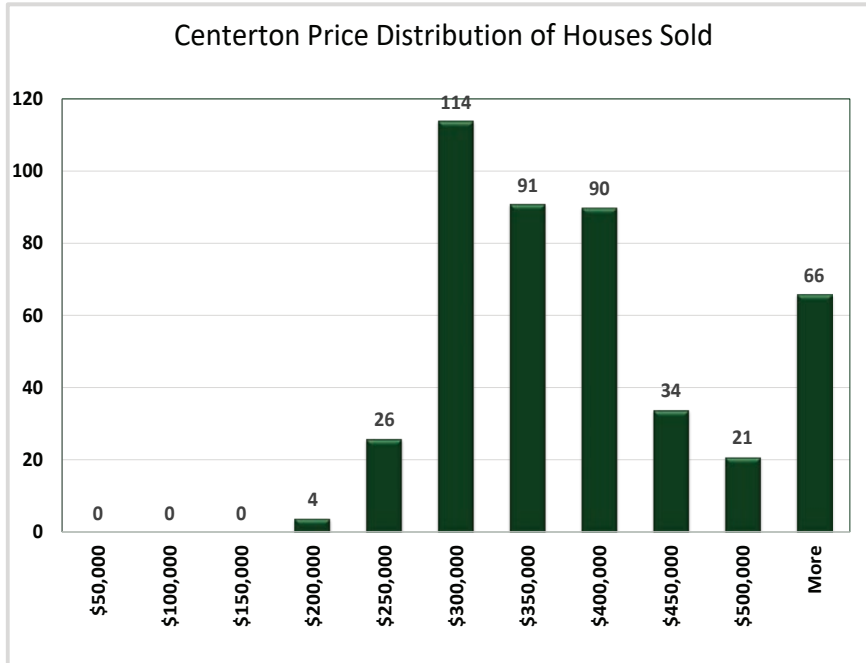
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Centerton

## Price Distribution of Houses Sold



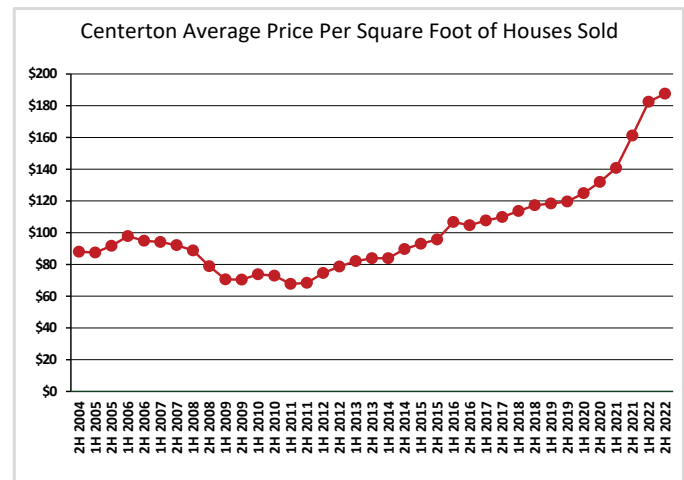
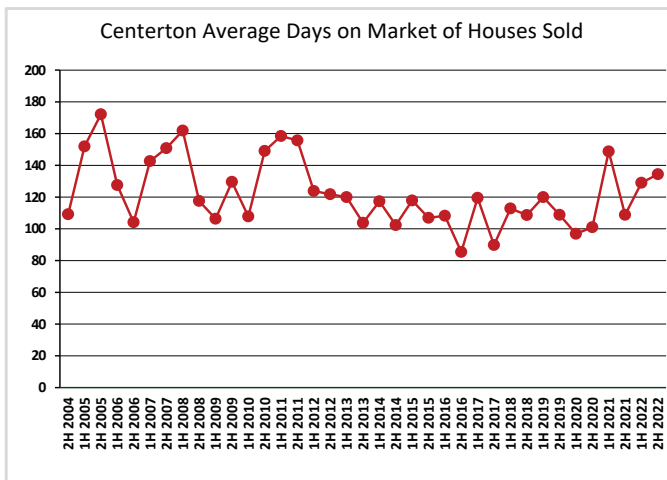
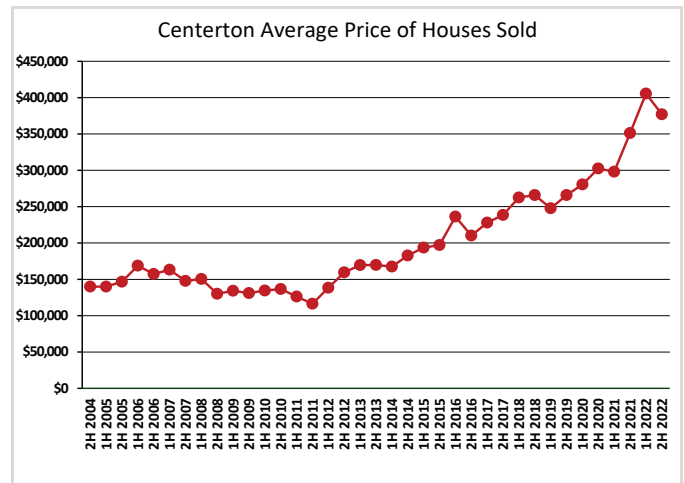
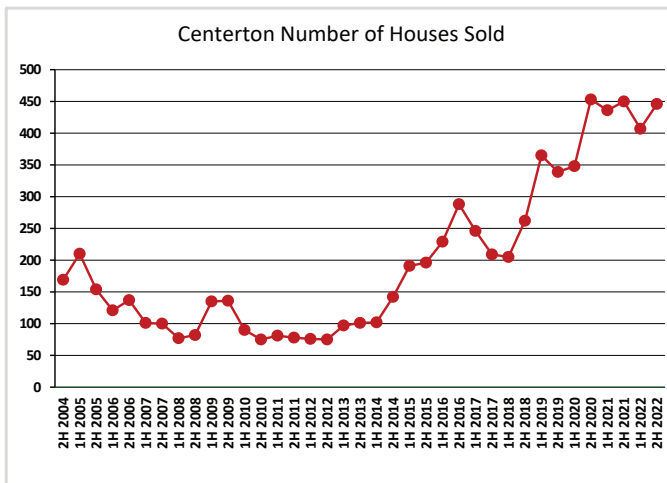
446 houses were sold in Centerton in the second half of 2022.

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%
<b>Centerton Houses Sold</b>	<b>446</b>	<b>100.0%</b>	<b>1,986</b>	<b>134</b>	<b>100.5%</b>

# 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

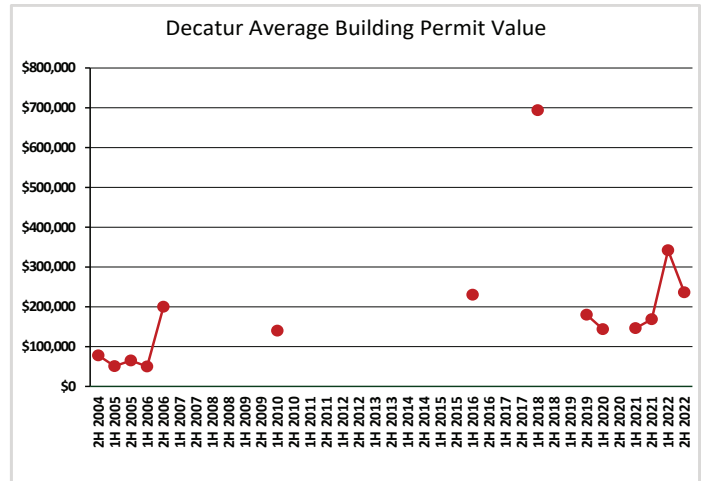
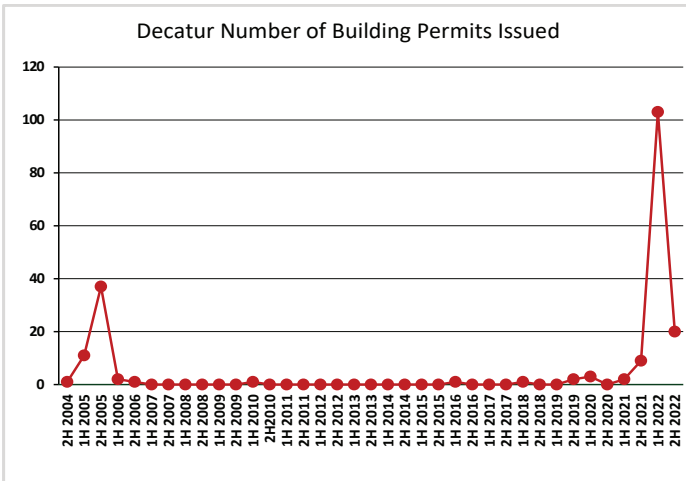
# Centerton

## Characteristics of Houses Sold

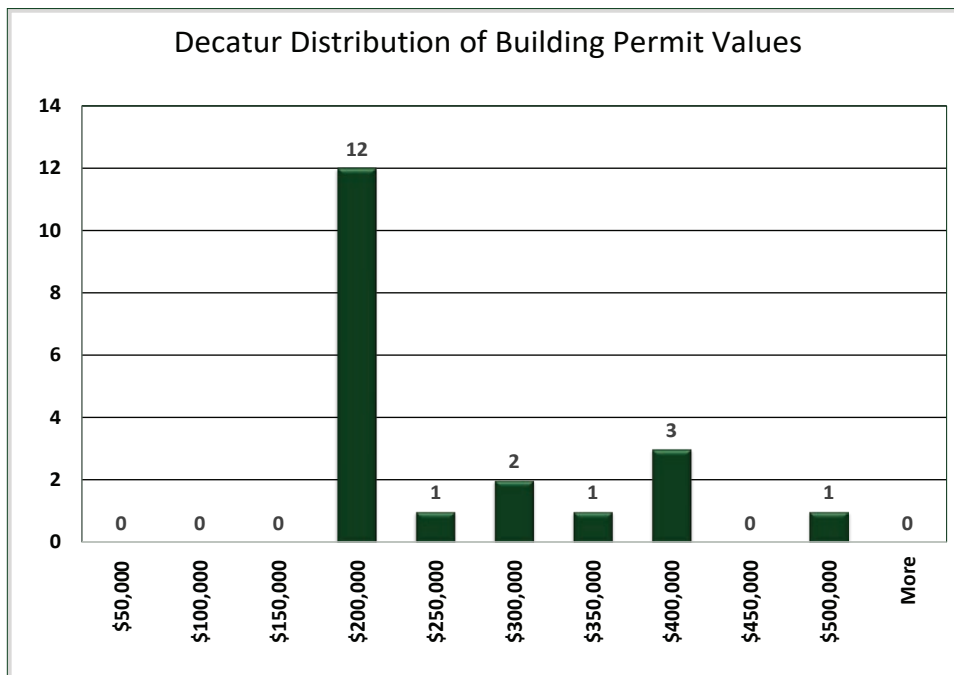
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Quailridge	5	1.1%	2,843	52	\$522,400	\$184.91
Ridgefield	3	0.7%	2,090	44	\$420,667	\$201.35
Robbinaire Heights	1	0.2%	2,625	84	\$695,000	\$264.76
Rozars	1	0.2%	988	67	\$175,000	\$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
<b>Centerton Houses Sold</b>	<b>446</b>	<b>100.0%</b>	<b>1,986</b>	<b>134</b>	<b>\$376,997</b>	<b>\$187.58</b>



# 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.

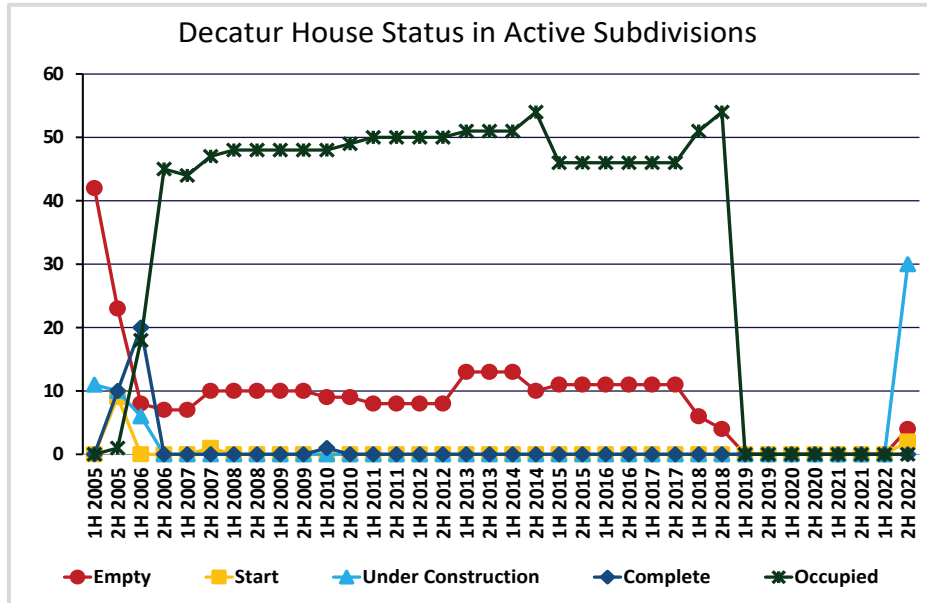
The subdivisions with the most houses under construction in Decatur during the second half of 2022 were Sycamore Place with 30.

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
<b>New and Preliminary Lots</b>		<b>120</b>	<b>59</b>	<b>179</b>

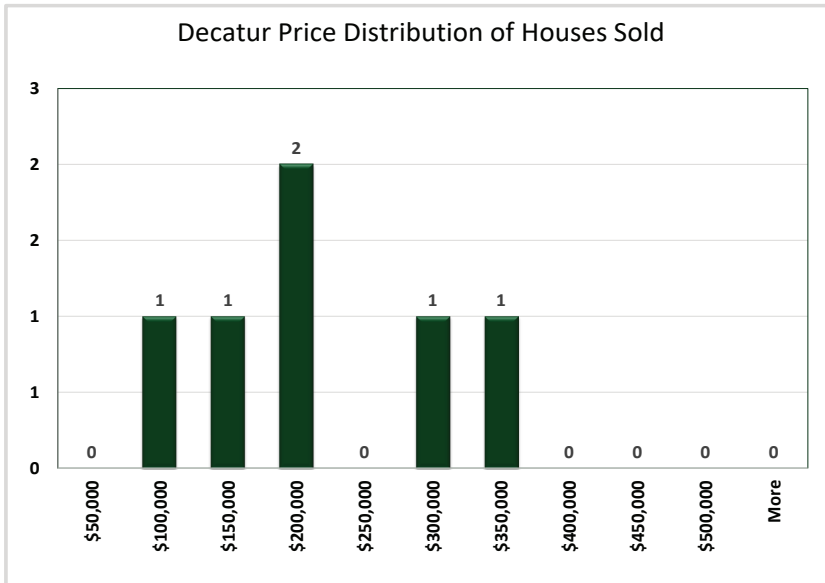
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Sycamore Place	4	2	30	0	0	36	0	--
<b>Decatur Active Subdivisions</b>	<b>4</b>	<b>2</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>36</b>	<b>0</b>	<b>--</b>

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

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

# Decatur

## 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.

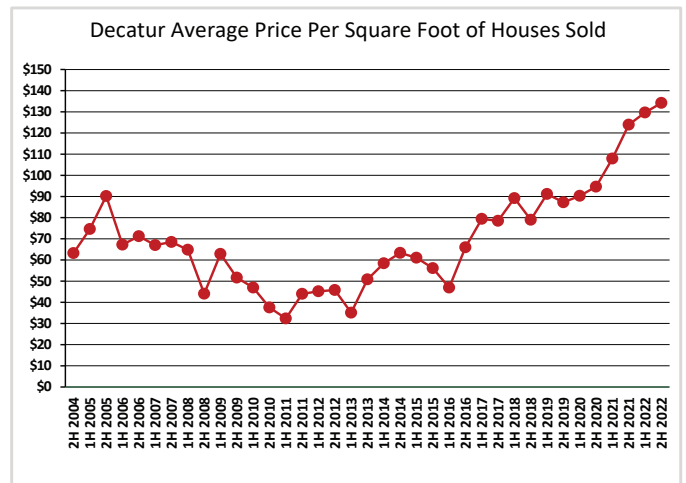
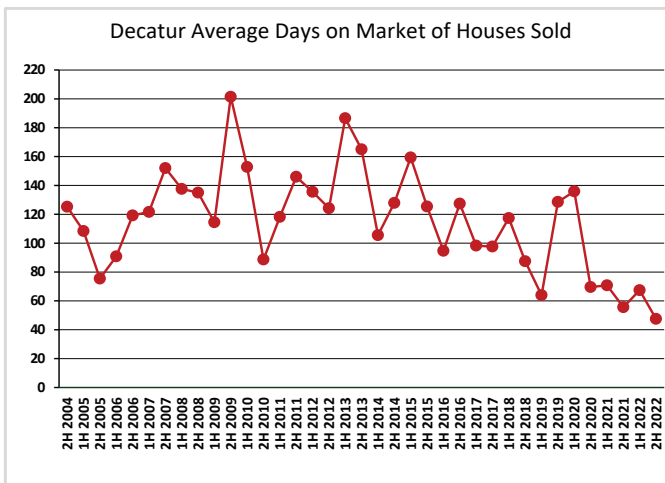
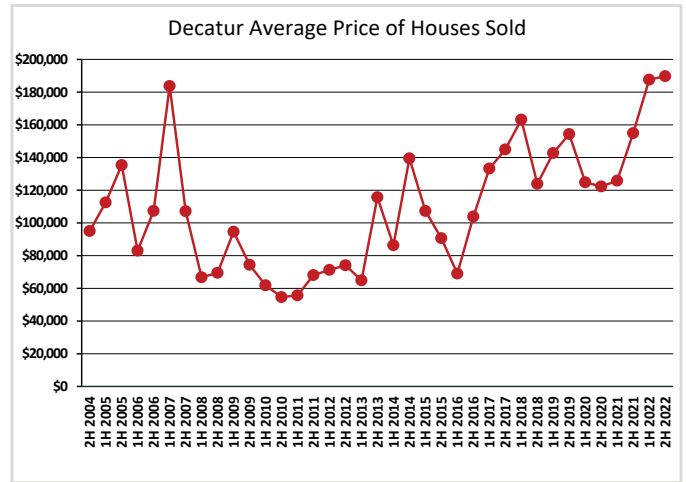
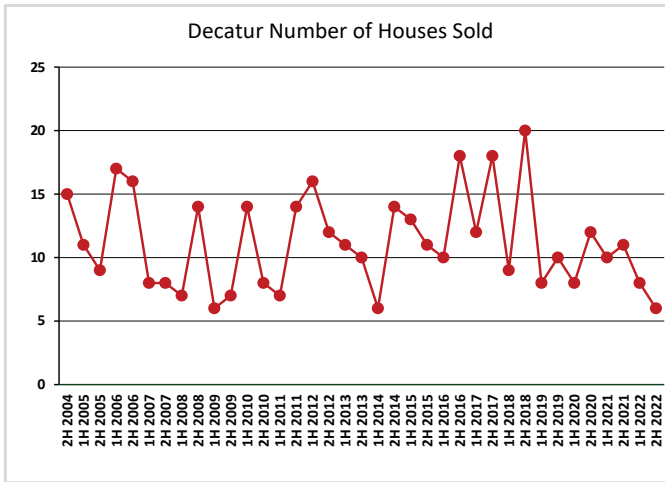
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	16.7%	900	51	100.0%
\$100,001 - \$150,000	1	16.7%	763	38	96.4%
\$150,001 - \$200,000	2	33.3%	1,136	48	103.1%
\$200,001 - \$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%	--	--	--
<b>Decatur Sold</b>	<b>6</b>	<b>100.0%</b>	<b>1,479</b>	<b>48</b>	<b>97.2%</b>

## 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
<b>Decatur Houses Sold</b>	<b>6</b>	<b>100.0%</b>	<b>1,479</b>	<b>48</b>	<b>\$189,750</b>	<b>\$134.23</b>

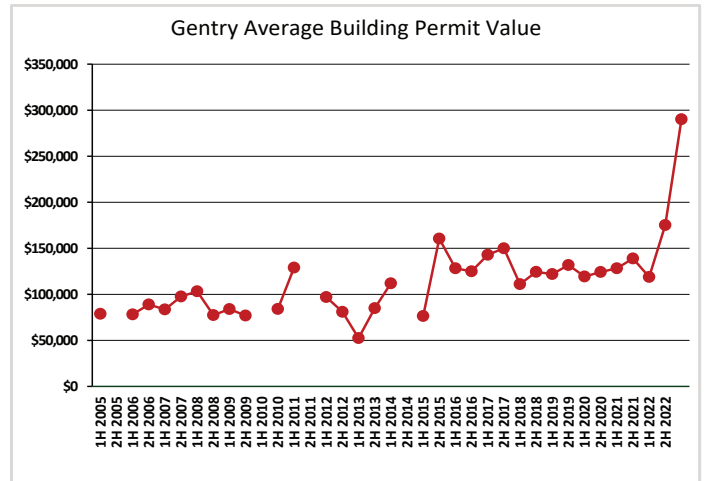
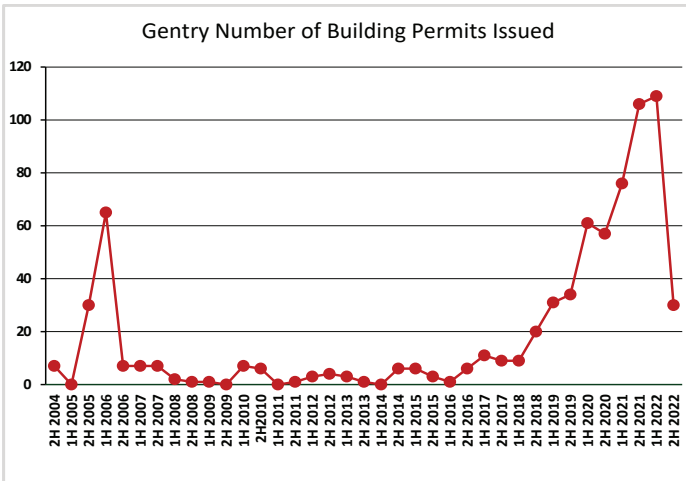
# Decatur

## Characteristics of Houses Sold



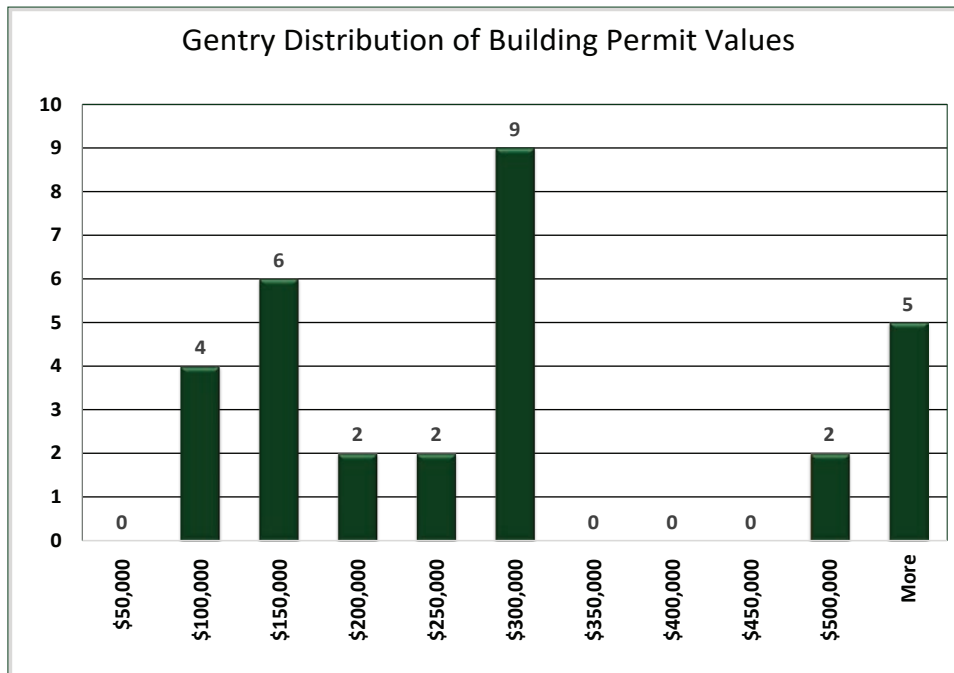
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	11	8	6	-45.5%	-25.0%
Average Price of Houses Sold	\$154,900	\$187,613	\$189,750	22.5%	1.1%
Average Days on Market	56	67	48	-14.6%	-29.5%
Average Price per Square Foot	\$123.94	\$129.70	\$134.23	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.

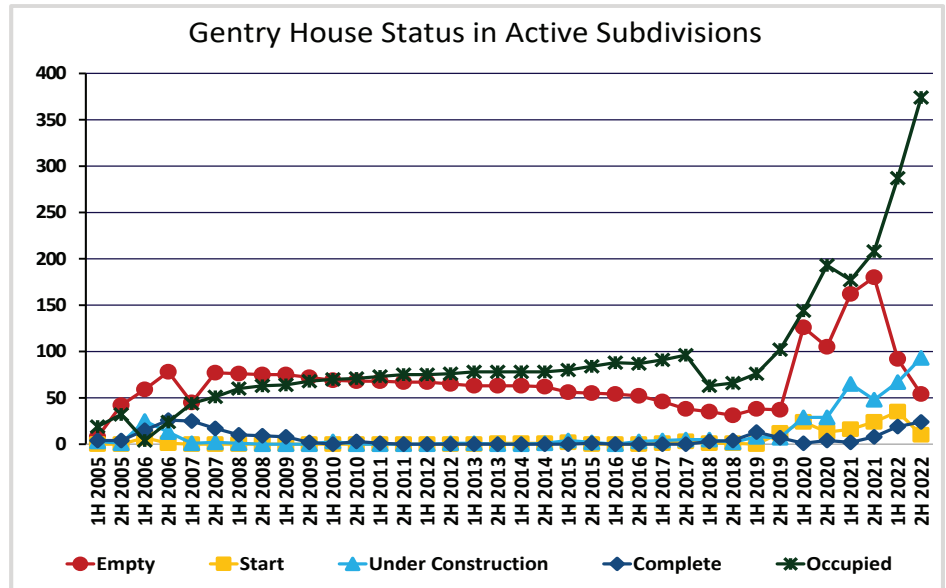
The subdivisions with the most houses under construction in Gentry during the second half of 2022 were Sunset Ridge, Phase IIB & IV with 28, Rustic Flats with 23, and Pioneer Woods, Phase III with 15.

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
<b>New and Preliminary Lots</b>			<b>86</b>	<b>86</b>

# Gentry

## Active Subdivisions

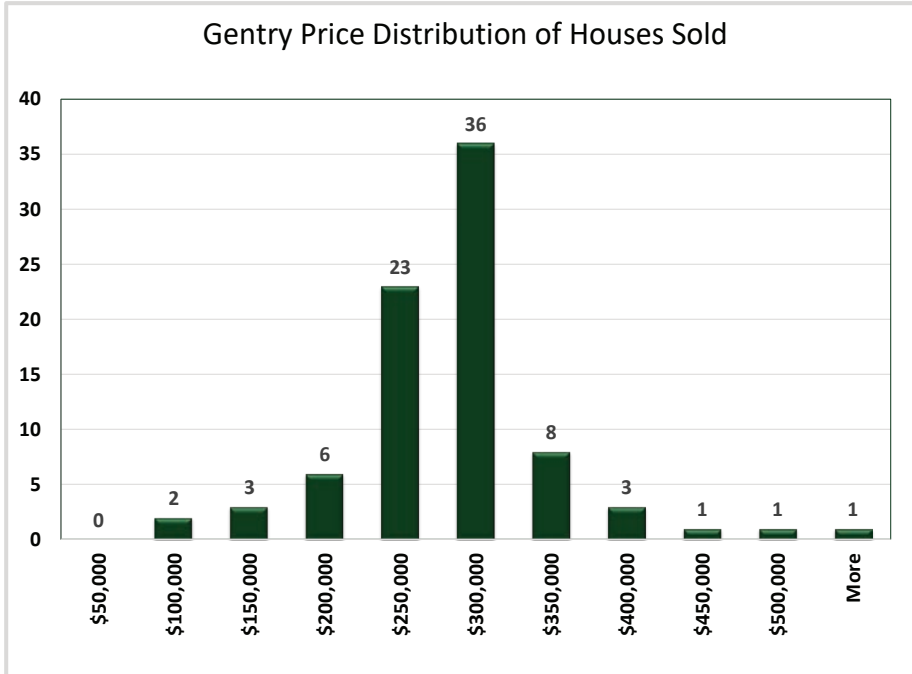
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
College Hill Second, Phase II <sup>1,2</sup>	2	0	0	0	3	5	0	--
Grand Estates, Phase I	12	0	1	0	48	61	2	39.0
Grand Estates, Phase II	3	0	0	1	54	58	25	0.9
Oaks The Phase II <sup>1,2</sup>	3	0	0	0	29	32	0	--
Phillips Park	1	4	7	0	12	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	--
<b>Gentry Active Subdivisions</b>	<b>54</b>	<b>10</b>	<b>93</b>	<b>24</b>	<b>374</b>	<b>555</b>	<b>87</b>	<b>13.1</b>

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

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

# 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.

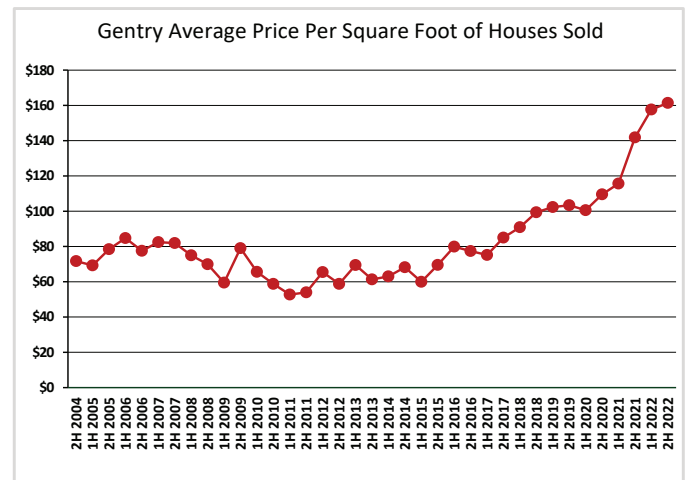
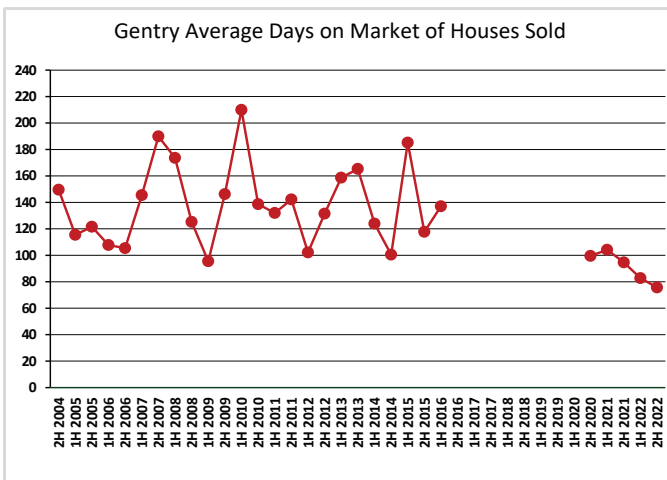
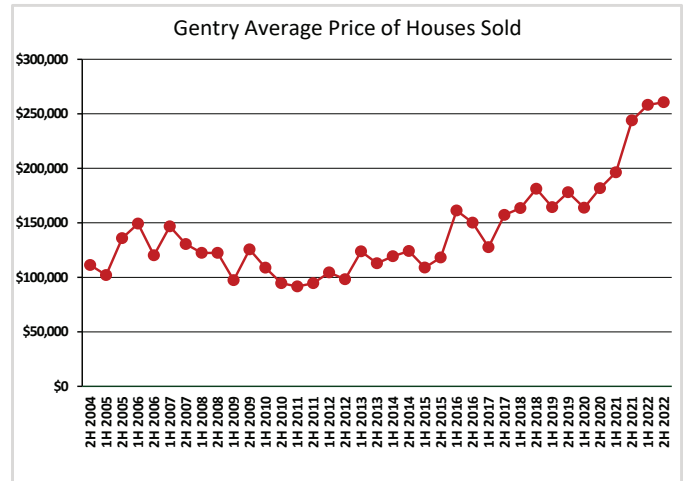
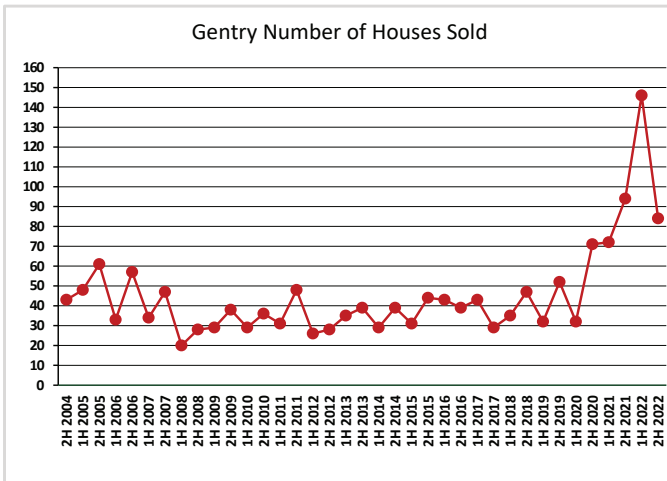
The median cost of a house was \$258,024.

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%
<b>Total</b>	<b>84</b>	<b>100.0%</b>	<b>1,602</b>	<b>76</b>	<b>99.6%</b>



# Gentry

## Characteristics of Houses Sold



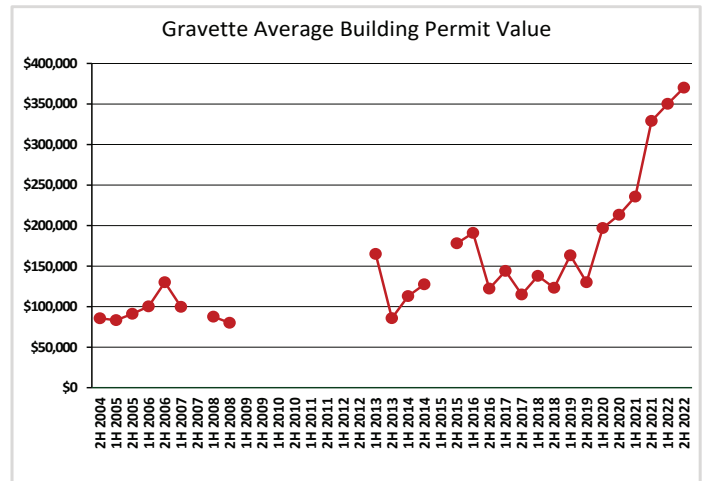
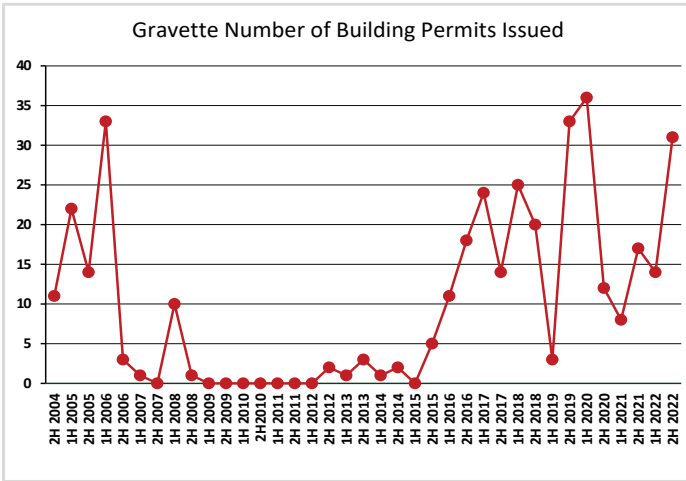
Gentry-Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	94	146	84	-10.6%	-42.5%
Average Price of Houses Sold	\$243,953	\$258,168	\$260,613	6.8%	0.9%
Average Days on Market	95	83	76	0	0
Average Price per Square Foot	\$141.81	\$157.65	\$161.41	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

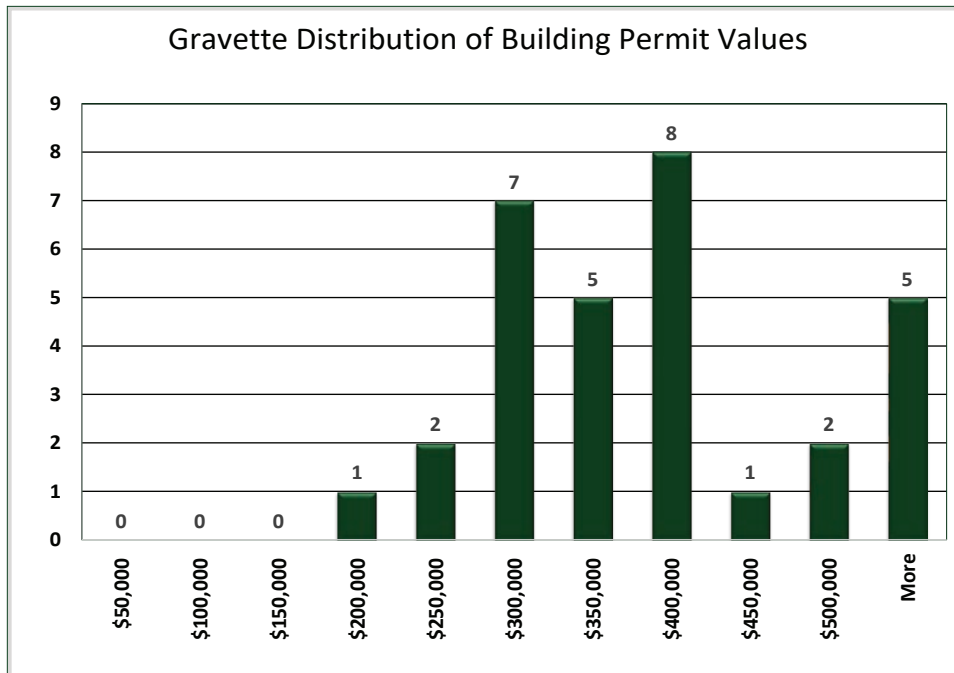
## Characteristics of Houses Sold

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
<b>Gentry Total Sold</b>	<b>84</b>	<b>100.0%</b>	<b>1,602</b>	<b>76</b>	<b>\$260,613</b>	<b>\$161.41</b>

# 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

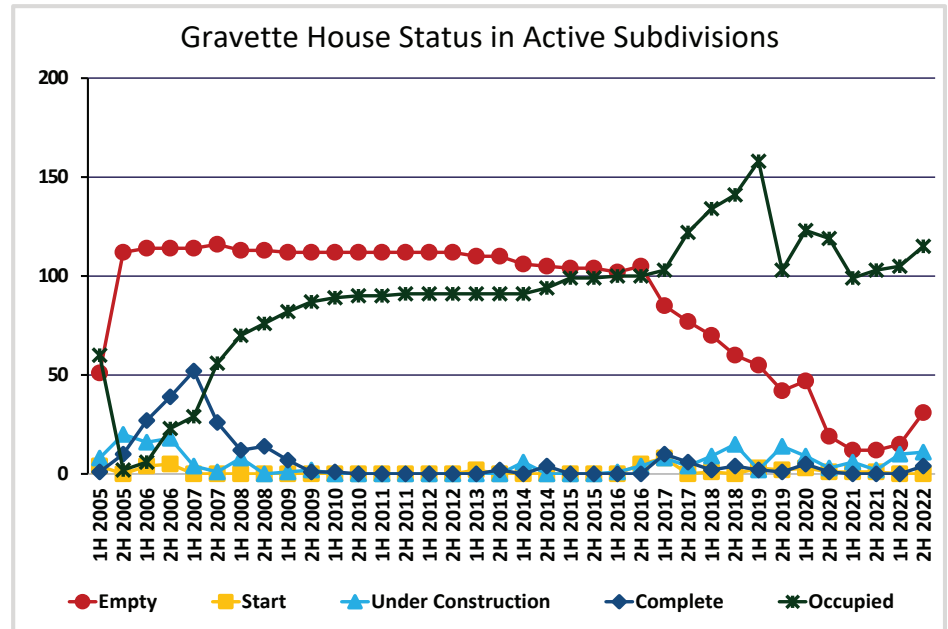
There were 161 total lots in 4 active subdivisions in Gravette in the second half of 2022. 71.4 percent of the lots were occupied, 2.5 percent were complete but unoccupied, 6.8 were under construction, 0.0 percent were starts, and 19.3 percent were empty lots.

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.

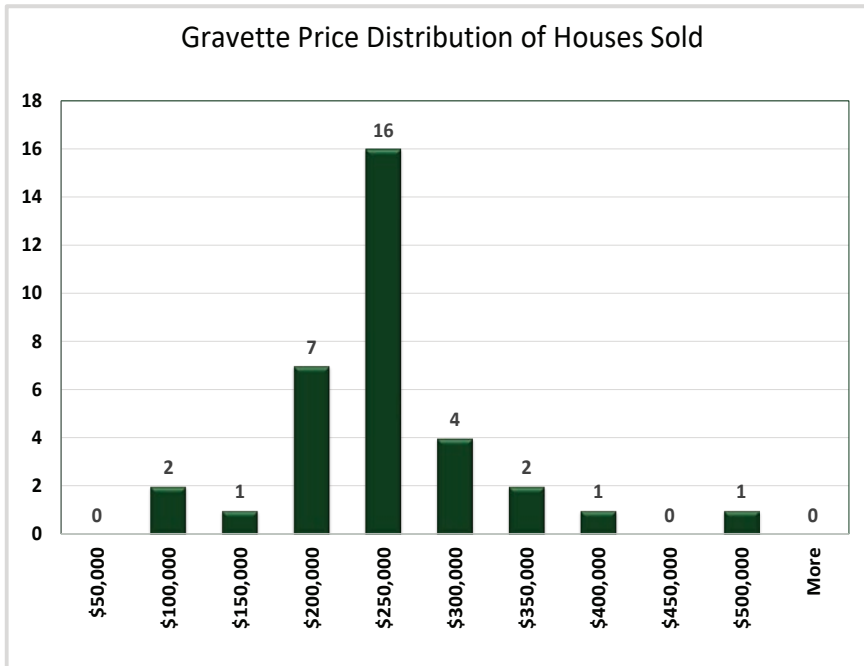
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lynchburg Estates	4	0	0	0	7	11	1	16.0
Jenna Estates	22	0	3	0	0	25	0	--
Terri's Place	0	0	8	4	8	20	8	18.0
Walnut Creek	5	0	0	0	100	105	1	60.0
<b>Gravette Active Subdivisions</b>	<b>31</b>	<b>0</b>	<b>11</b>	<b>4</b>	<b>115</b>	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

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

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

# Gravette

## Price Distribution of Houses Sold



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

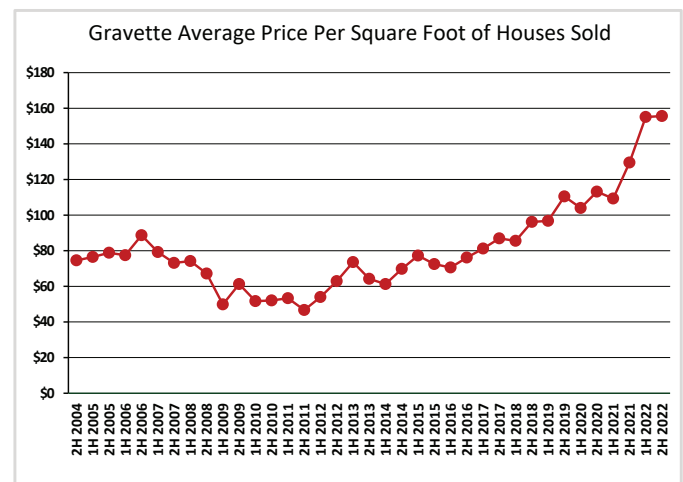
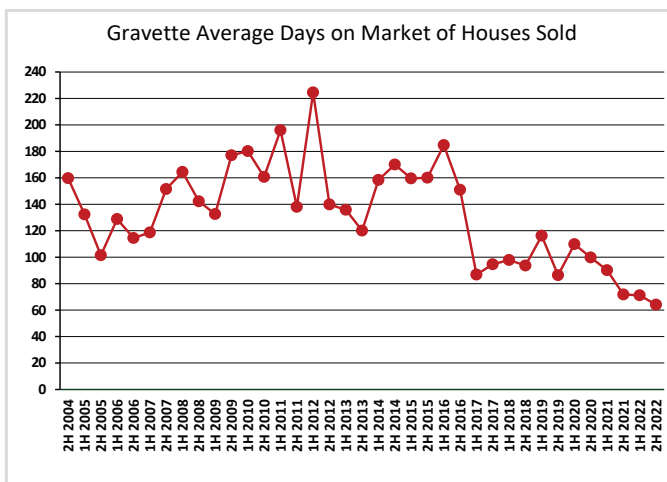
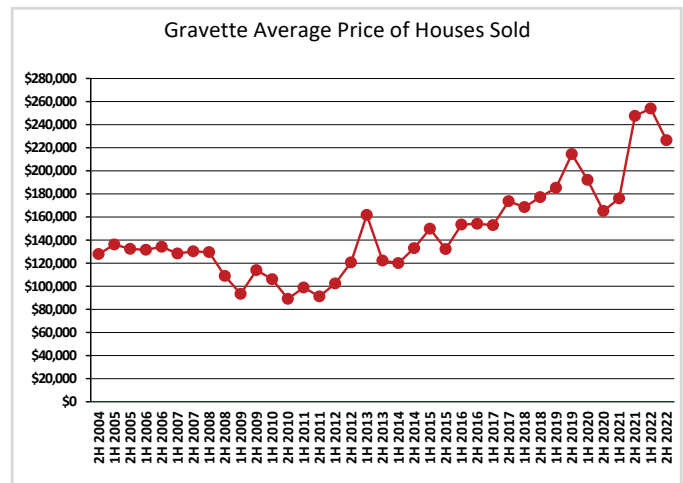
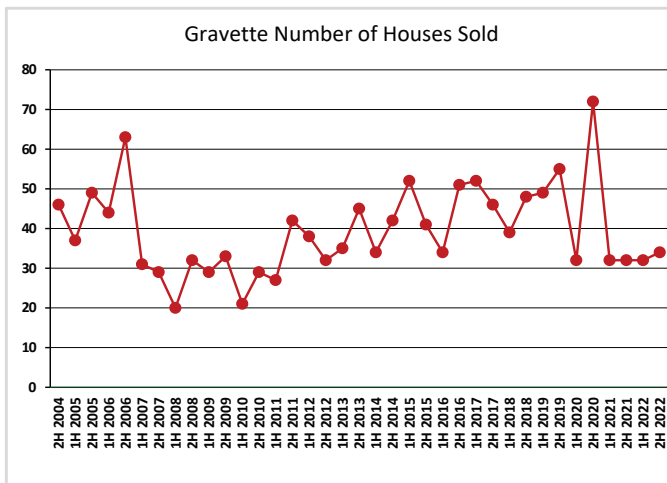
The average price of a house was \$226,549 at \$155.64 per square foot.

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%	--	--	--
<b>Gravette Sold Houses</b>	<b>34</b>	<b>100.0%</b>	<b>1,471</b>	<b>64</b>	<b>98.2%</b>

# Gravette

## Characteristics of Houses Sold



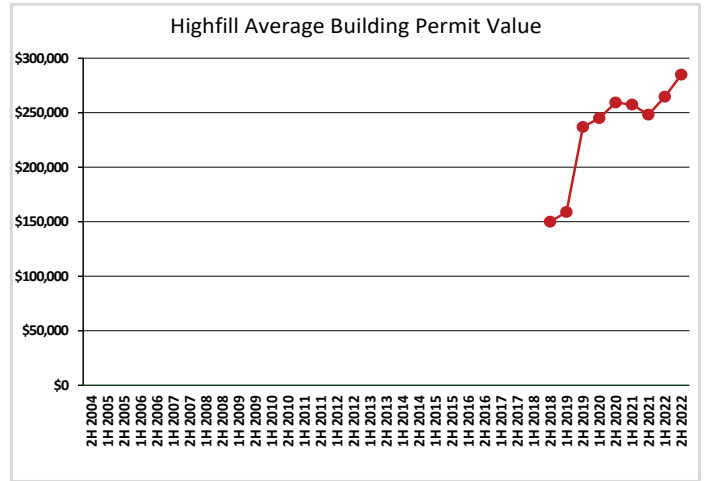
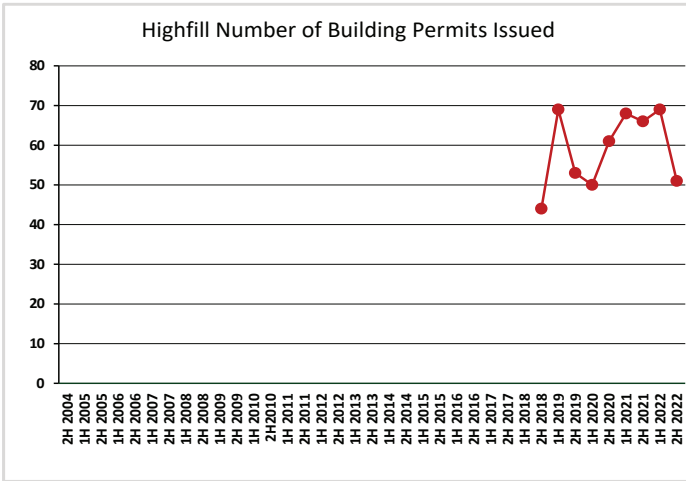
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	32	32	34	6.3%	6.3%
Average Price of Houses Sold	\$247,525	\$253,961	\$226,549	-8.5%	-10.8%
Average Days on Market	72	71	64	-10.7%	-10.1%
Average Price per Square Foot	\$129.49	\$155.07	\$155.64	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

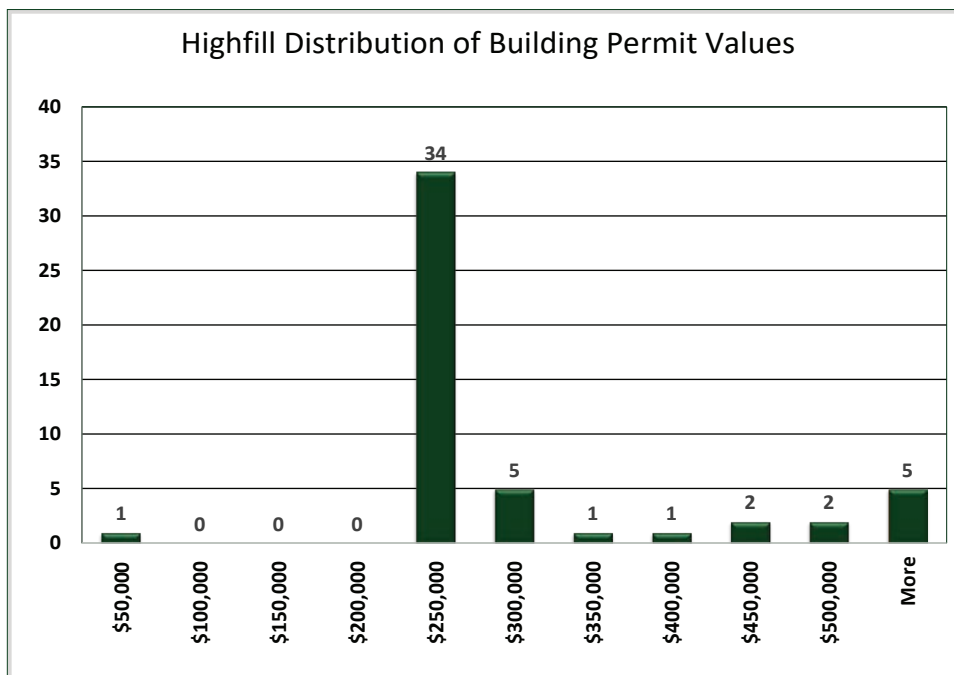
## Characteristics of Houses Sold

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
<b>Gravette Sold Houses</b>	<b>34</b>	<b>100.0%</b>	<b>1,471</b>	<b>64</b>	<b>\$226,549</b>	<b>\$155.64</b>

# 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.

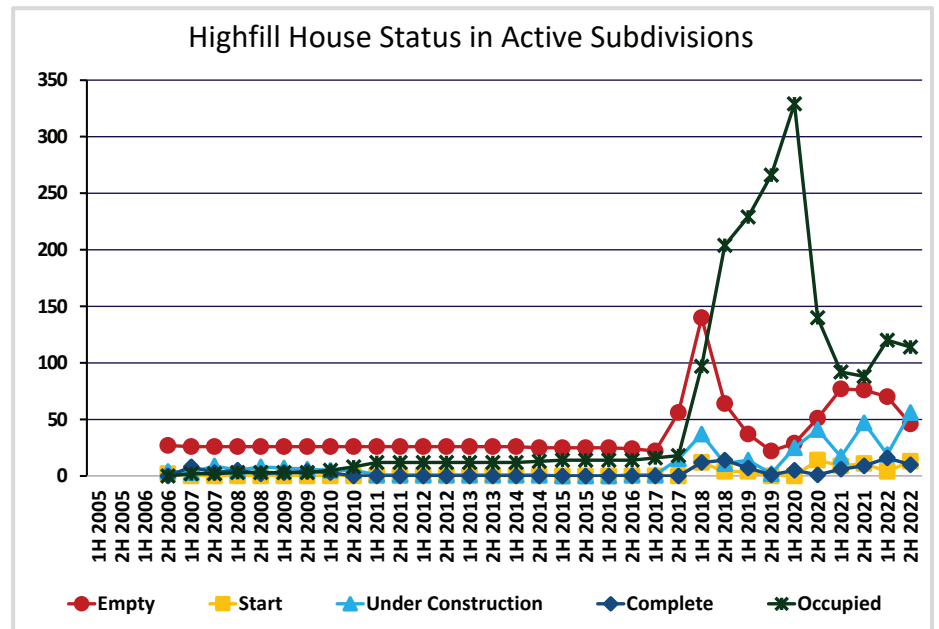
The subdivisions with the most houses under construction in Highfill during the second half of 2022 were Woodward Hills, Phase VIII with 27, Woodward Hills, Phase VII with 21, and Little Osage Hills with 5.

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
<b>New and Preliminary</b>		<b>345</b>	<b>191</b>	<b>536</b>

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.

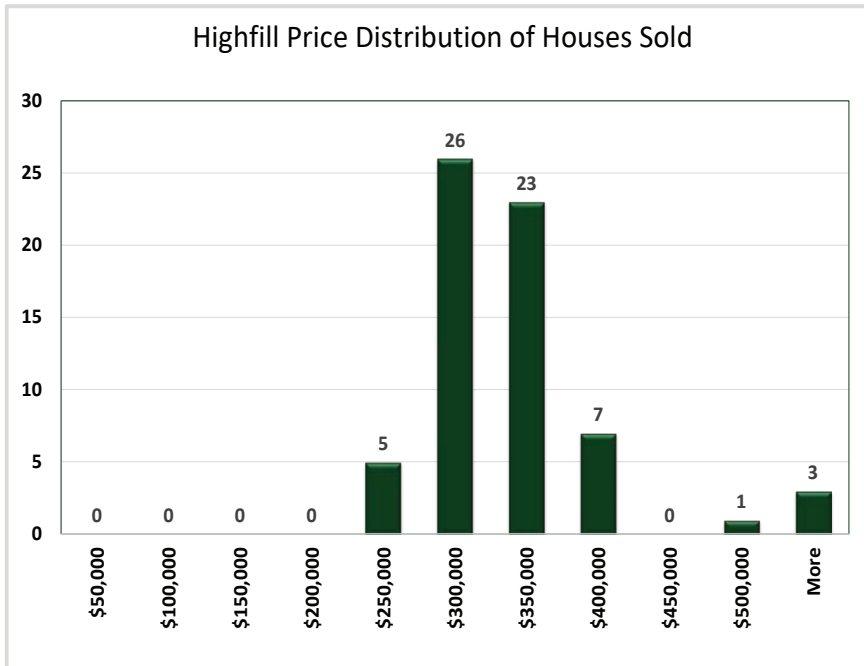
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Healing Springs	12	0	0	2	0	14	0	--
Holland Hills Estates <sup>1</sup>	15	0	1	0	16	32	0	--
Little Osage Hills	11	0	5	0	9	25	3	64.0
Snyderwolf <sup>1</sup>	0	0	2	0	7	9	0	--
Woodward Hills, Phase VI	0	0	0	4	62	66	19	0.8
Woodward Hills,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

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

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

# Highfill

## Price Distribution of Houses Sold



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

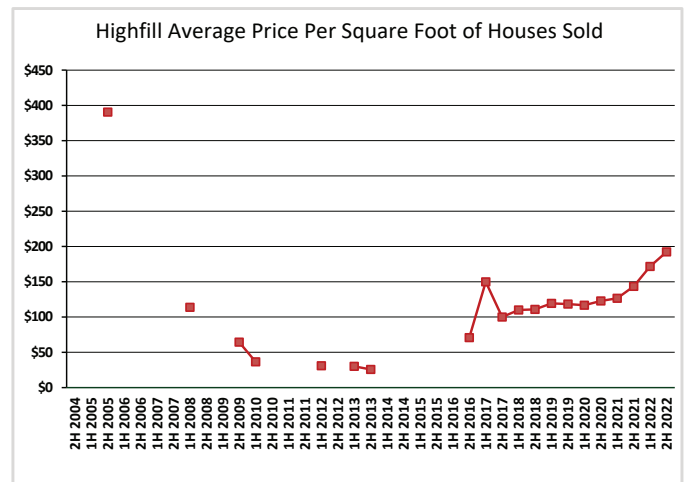
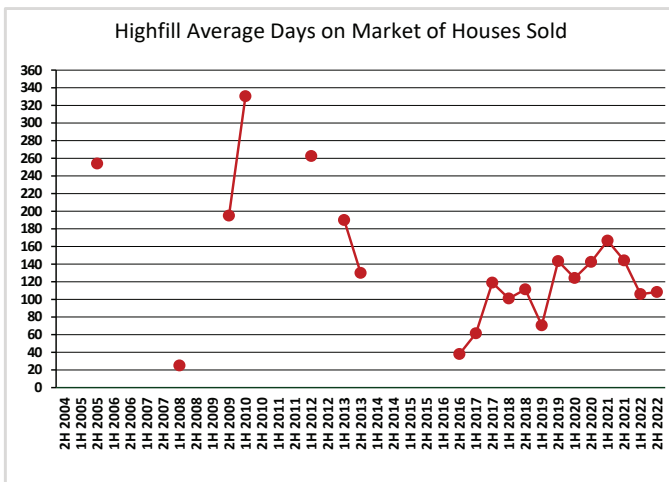
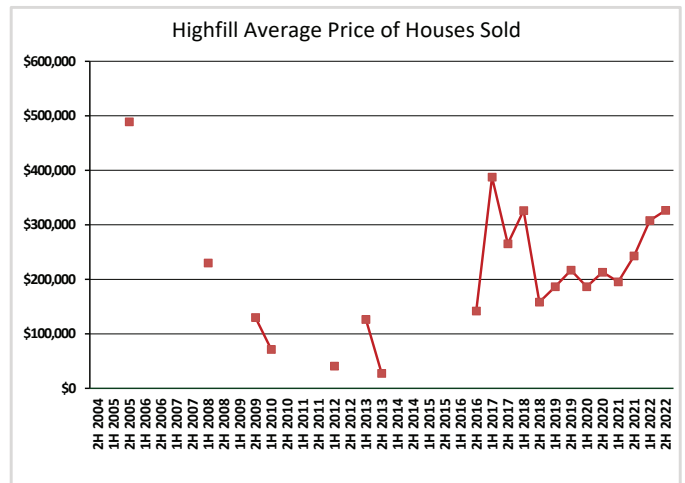
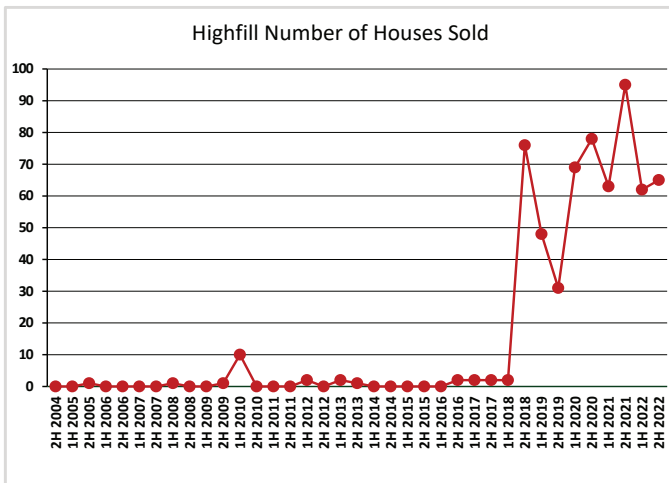
The average price of a house was \$326,602 at \$192.35 per square foot.

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%
<b>Total</b>	<b>65</b>	<b>100.0%</b>	<b>1,689</b>	<b>108</b>	<b>100.4%</b>

# Highfill

## Characteristics of Houses Sold



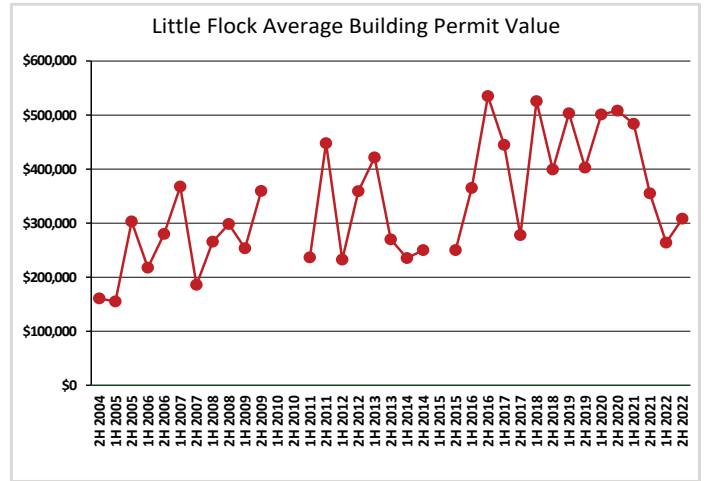
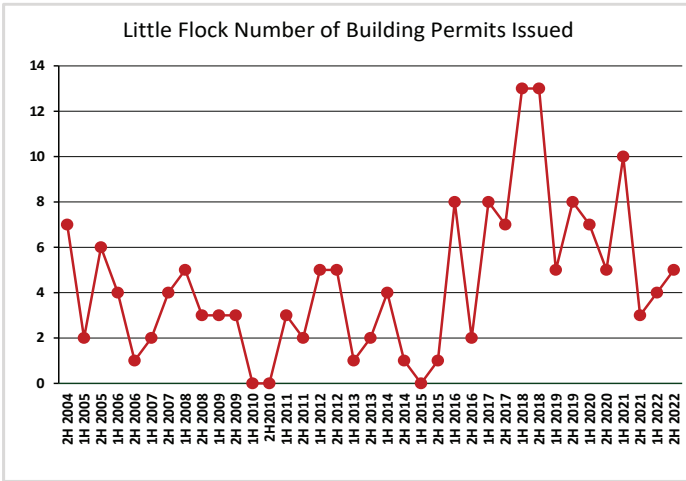
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	95	62	65	-31.6%	4.8%
Average Price of Houses Sold	\$242,919	\$307,952	\$326,602	34.4%	6.1%
Average Days on Market	144	106	108	-24.8%	2.3%
Average Price per Square Foot	\$143.48	\$171.62	\$192.35	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

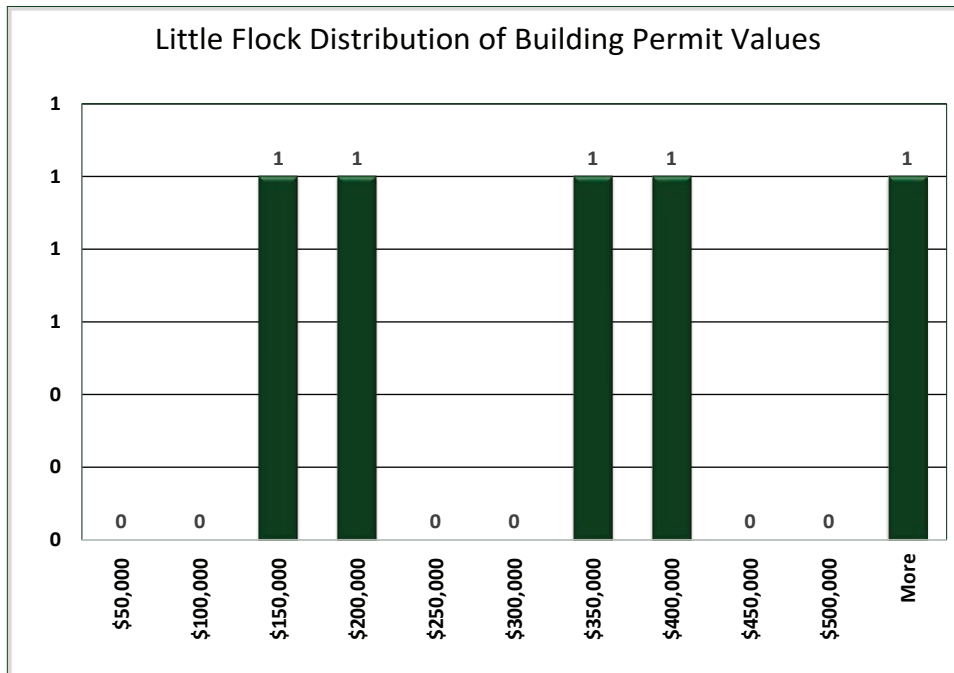
## Characteristics of Houses Sold

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
<b>Highfill Houses Sold</b>	<b>65</b>	<b>100.0%</b>	<b>1,689</b>	<b>108</b>	<b>\$326,602</b>	<b>\$192.35</b>

# 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.

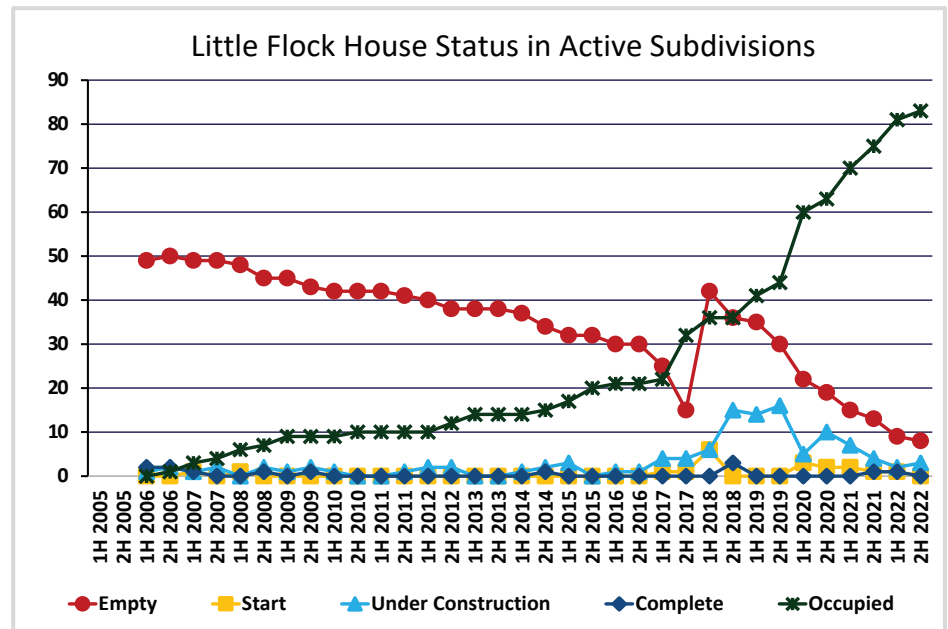
The subdivisions with the most houses under construction in Little Flock during the second half of 2022 were Copper Ridge Court with 2, and The Meadows with 1.

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
<b>New and Preliminary</b>			<b>15</b>	<b>15</b>

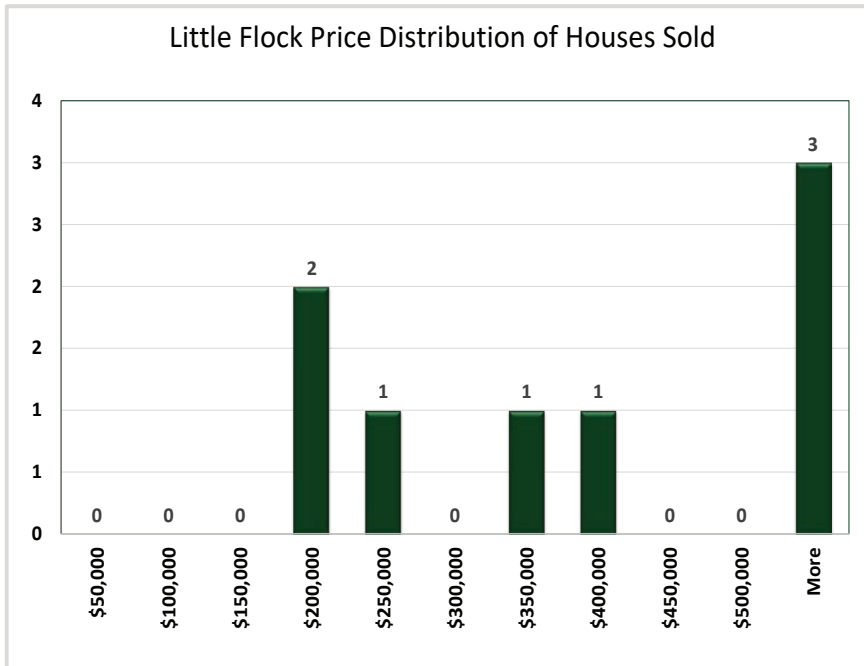
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court <sup>1,2</sup>	1	0	2	0	35	38	0	18.0
Farms, The	2	0	0	0	2	4	0	--
Meadows, The	5	0	1	0	46	52	2	12.0
<b>Little Flock Active Subdivisions</b>	<b>8</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>83</b>	<b>94</b>	<b>2</b>	<b>16.5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

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

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

# Little Flock

## Price Distribution of Houses Sold



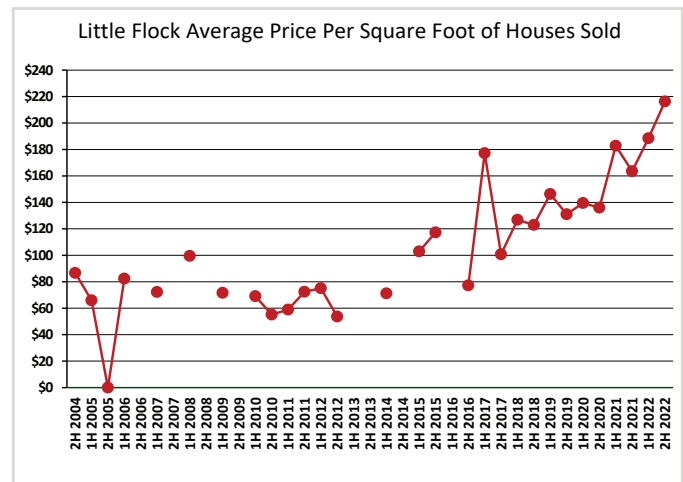
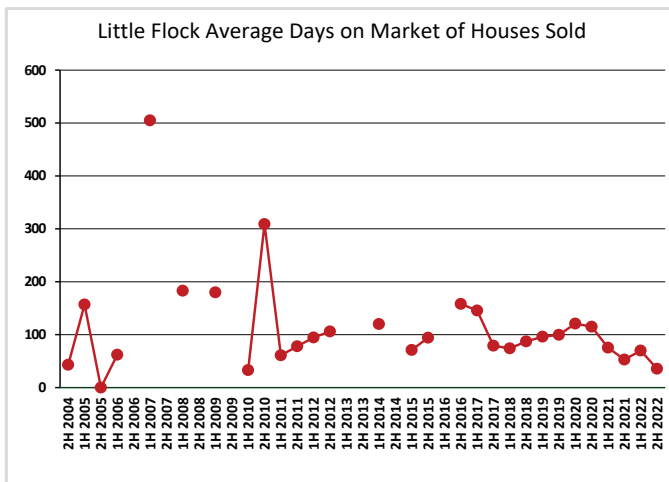
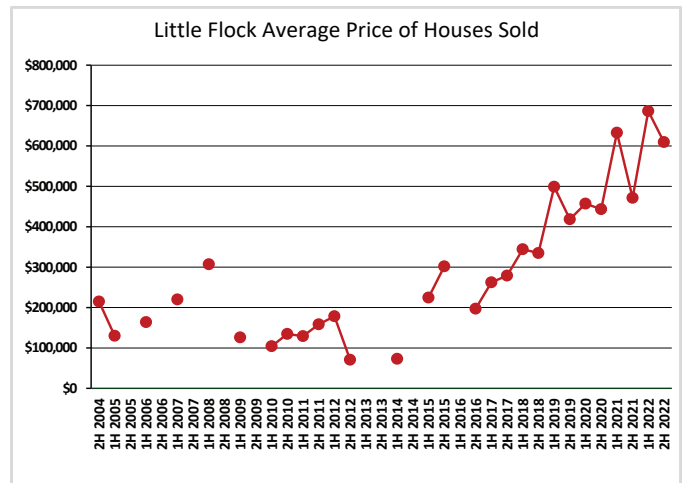
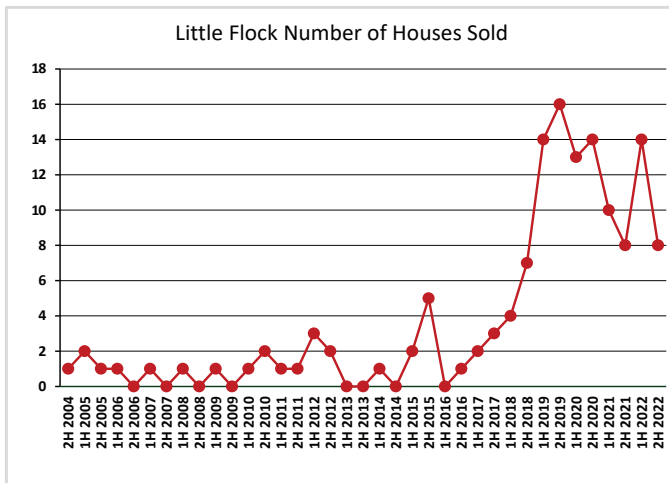
The average price of a house was \$609,525 at \$216.28 per square foot.

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%
<b>Little Flock Sold</b>	<b>8</b>	<b>100.0%</b>	<b>2,538</b>	<b>36</b>	<b>99.6%</b>

# 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%



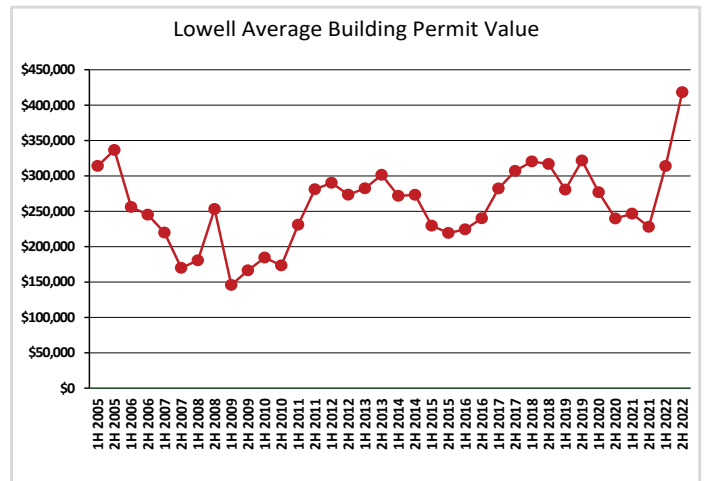
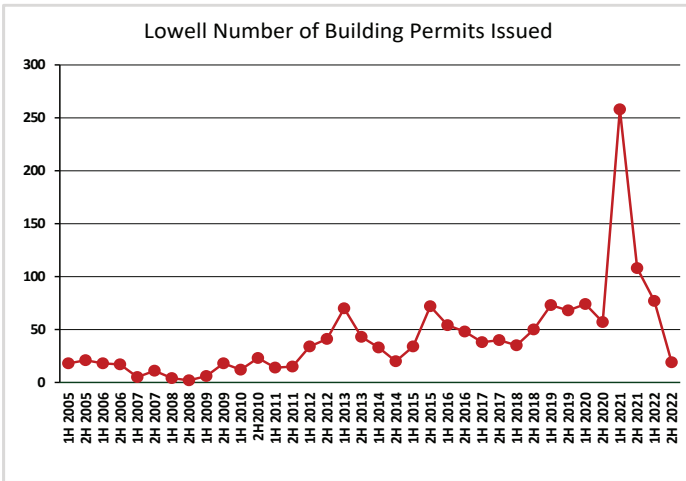
# Little Flock

## Characteristics of Houses Sold

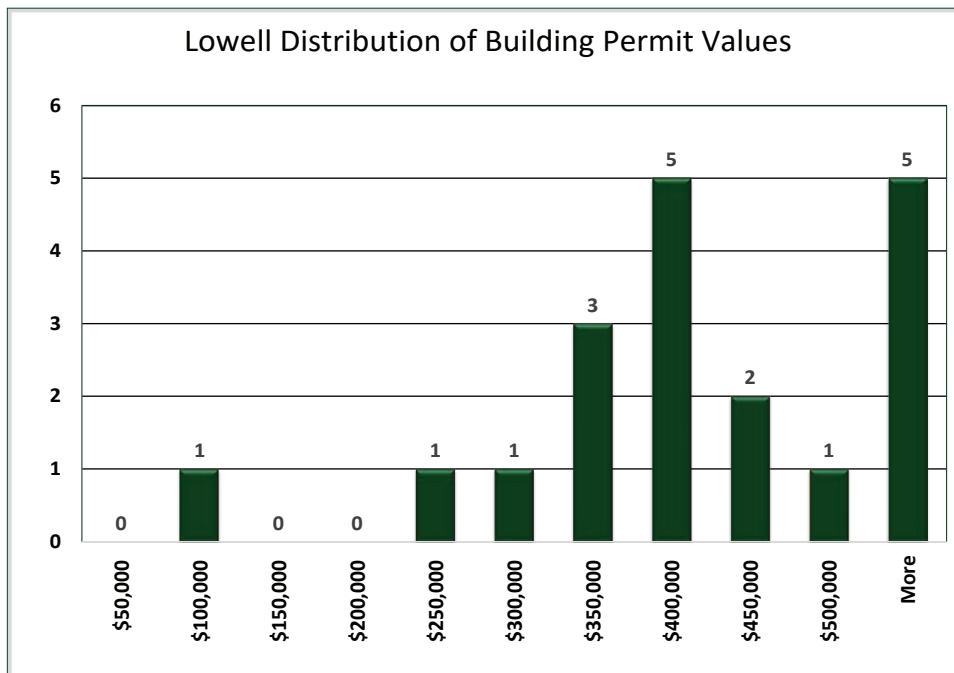
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Copper Ridge	1	12.5%	4,750	42	\$1,450,000	\$305.26
Meadows, The	2	25.0%	4,368	38	\$1,084,900	\$250.14
Rolling Oaks	3	37.5%	1,019	24	\$187,167	\$183.56
Other	2	25.0%	1,882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



# 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.

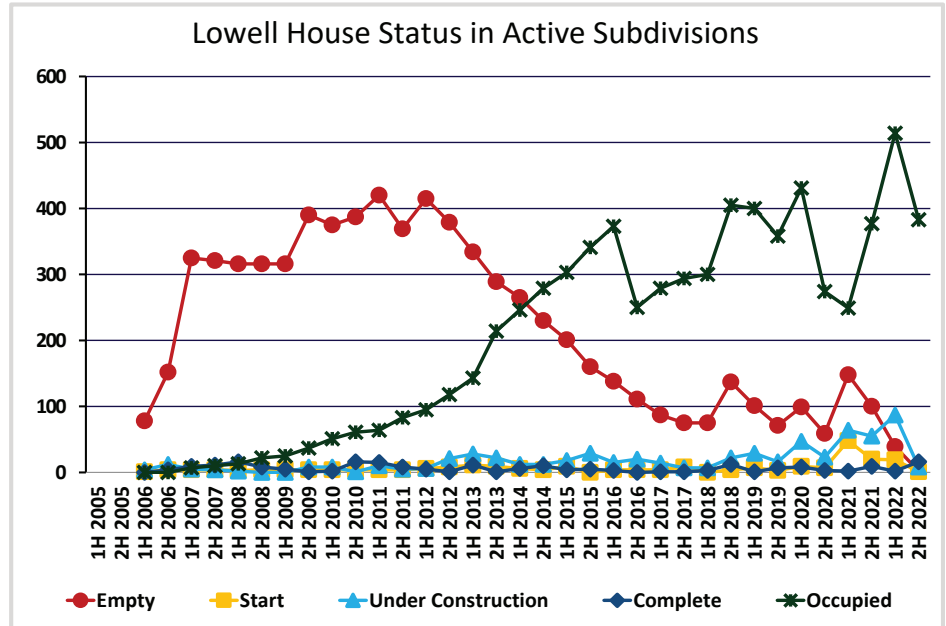
Lakewood, Phase VII had the most houses becoming occupied in Lowell with 56 houses. An additional 42 houses in Park View at Apple Blossom, Phase II became occupied in the second half of 2022.

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
<b>New and Preliminary</b>		<b>380</b>	<b>537</b>	<b>917</b>

# Lowell

## Active Subdivisions

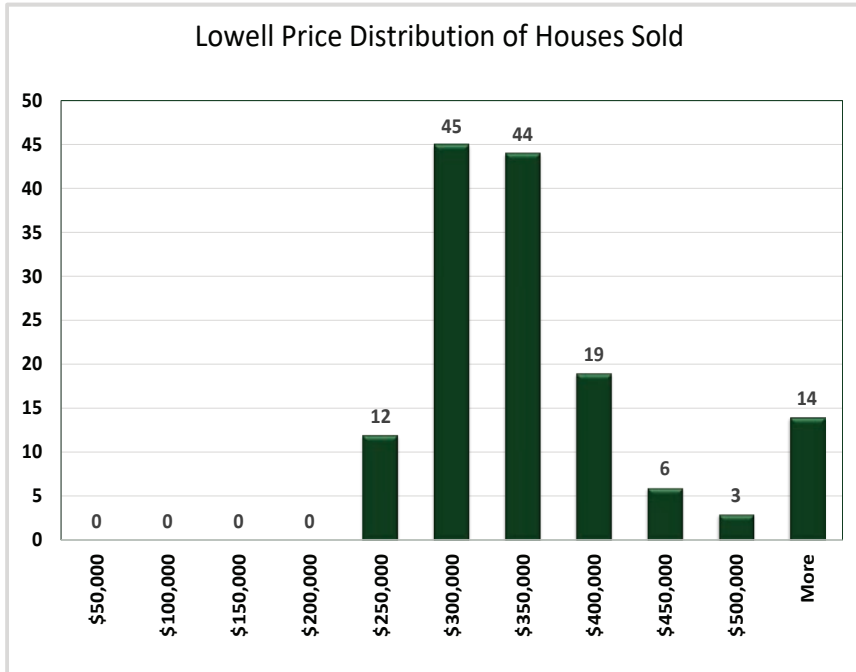
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lakewood, Phase III <sup>1</sup>	0	1	0	1	83	85	0	--
Lakewood, Phase VII	0	0	0	11	80	91	56	1.7
Lincoln Place	0	0	0	0	59	59	14	0.0
Park Central, Phase III	2	0	0	0	84	86	0	1.5
Park View at Apple Blossom, Phase II <sup>2</sup>	0	0	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
<b>Lowell Active Subdivisions</b>	<b>2</b>	<b>1</b>	<b>8</b>	<b>16</b>	<b>383</b>	<b>410</b>	<b>120</b>	<b>1.3</b>

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

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

# Lowell

## Price Distribution of Houses Sold



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

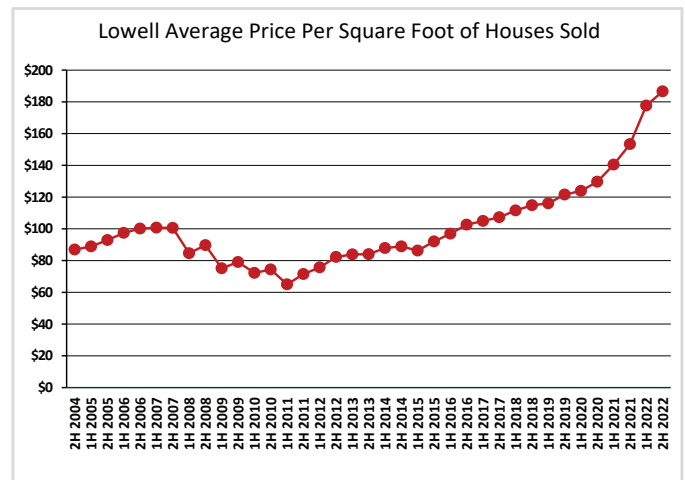
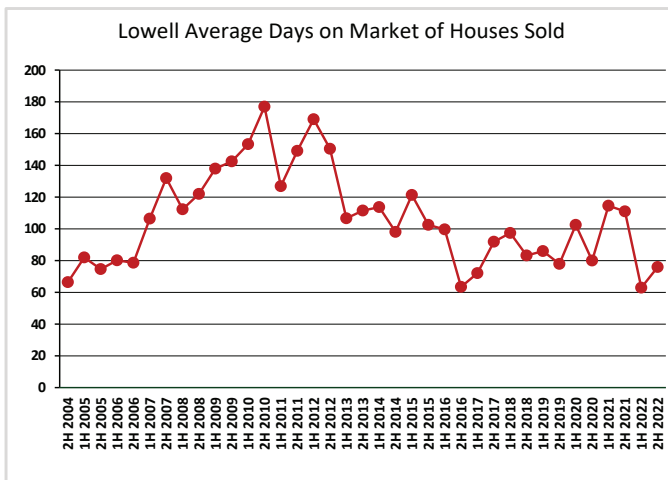
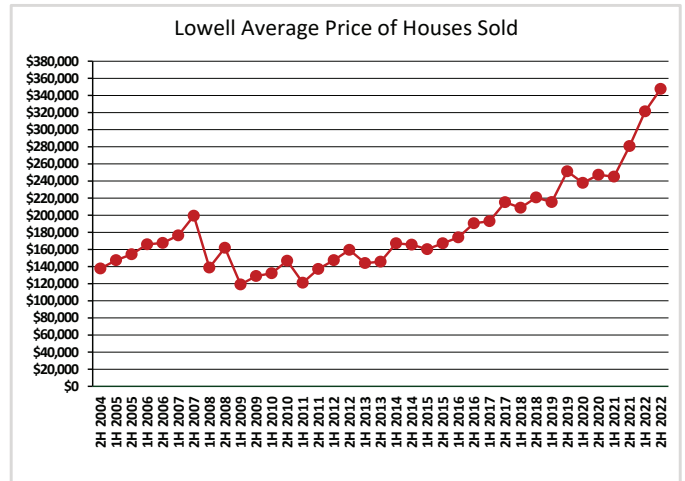
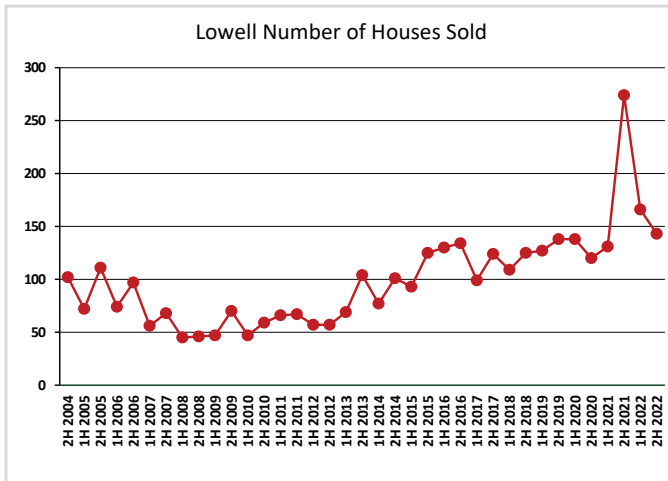
The average price of a house was \$347,598 at \$186.61 per square foot.

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%
<b>Lowell</b>	<b>143</b>	<b>100.0%</b>	<b>1,862</b>	<b>76</b>	<b>100.0%</b>

# Lowell

## Characteristics of Houses Sold



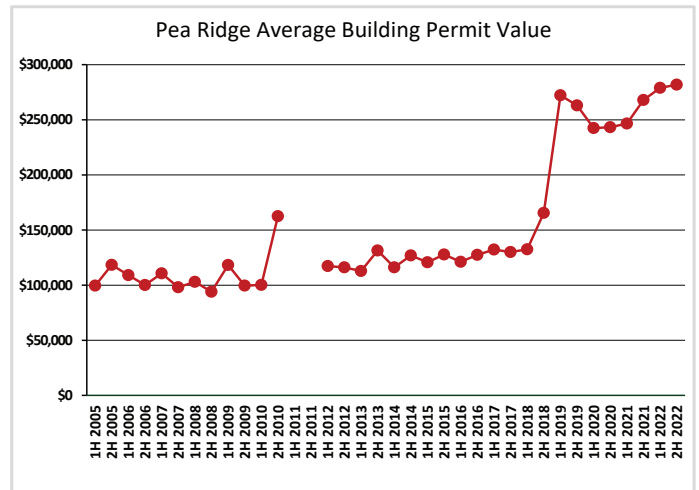
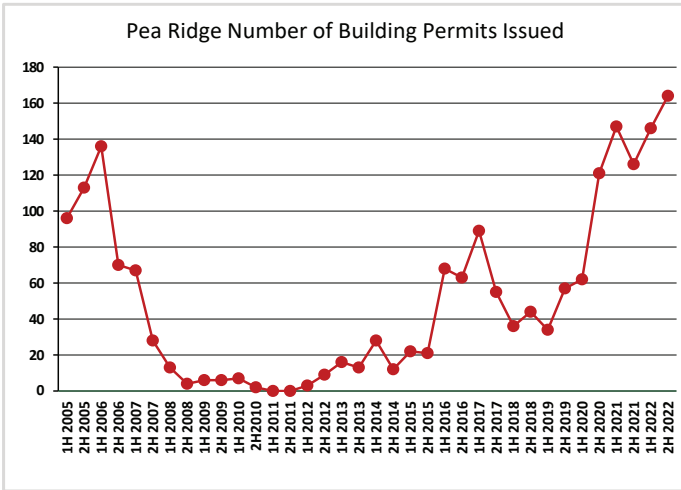
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	274	166	143	-47.8%	-13.9%
Average Price of Houses Sold	\$280,733	\$321,384	\$347,598	23.8%	8.2%
Average Days on Market	111	63	76	-31.6%	20.7%
Average Price per Square Foot	\$153.34	\$177.63	\$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

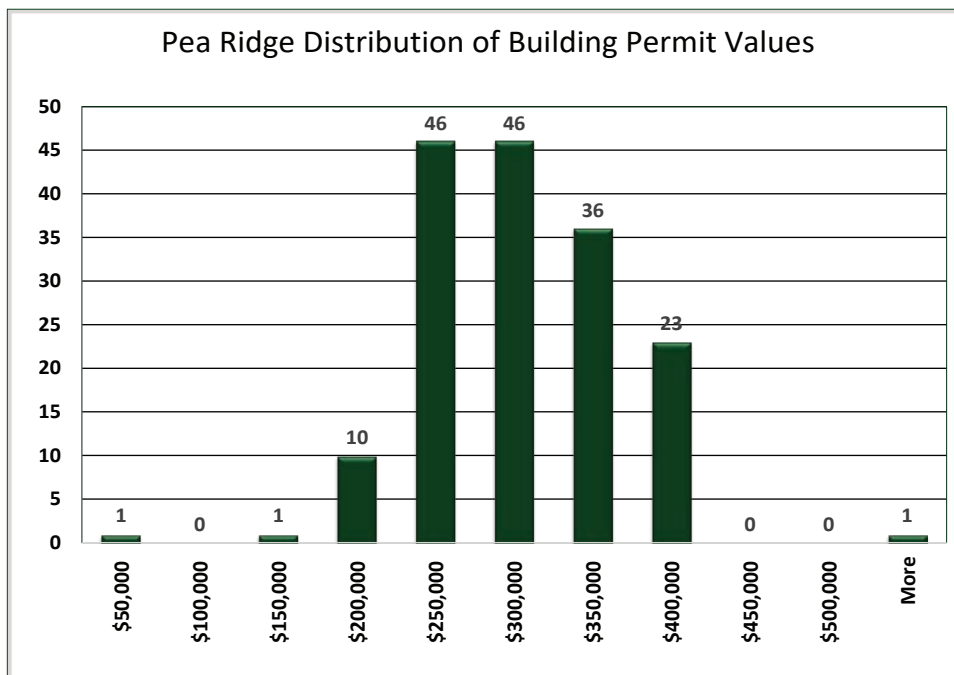
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Cambridge Place	5	3.5%	1,576	43	\$271,740	\$173.47
Concord Place	5	3.5%	1,757	28	\$307,700	\$175.39
Creekside	1	0.7%	3,290	43	\$590,000	\$179.33
Cross Creek	1	0.7%	3,428	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
<b>Lowell Sold</b>	<b>143</b>	<b>100.0%</b>	<b>1,862</b>	<b>76</b>	<b>\$347,598</b>	<b>\$186.61</b>

# 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.

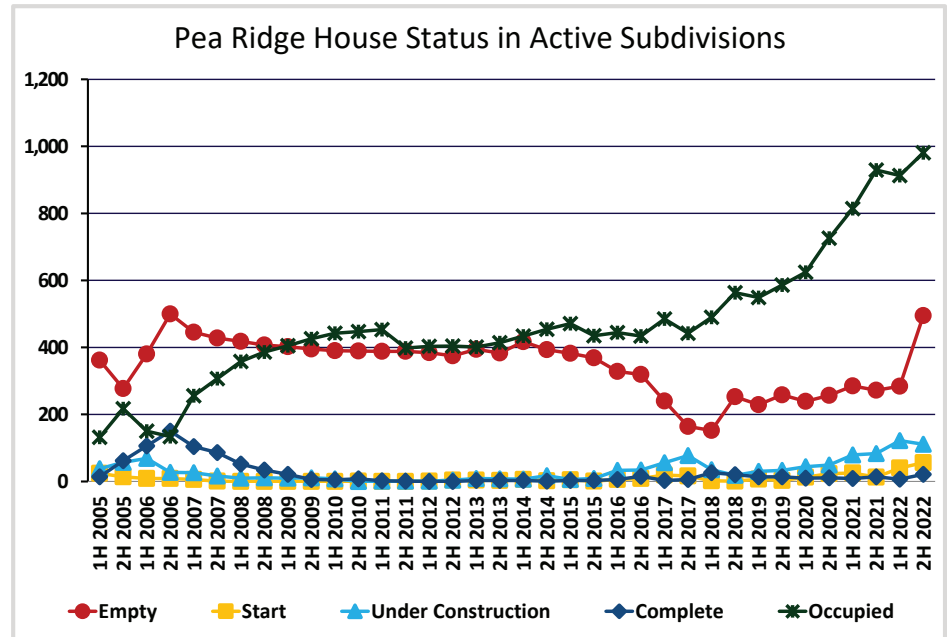
The subdivisions with the most houses under construction in Pea Ridge during the second half of 2022 were Avalon, Phase II with 30, Hazelton Heights, Phase II with 20, and Elkhorn, Phase IV with 11.

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
<b>New and Preliminary</b>		<b>1,252</b>	<b>305</b>	<b>1,492</b>

# Pea Ridge

## Active Subdivisions

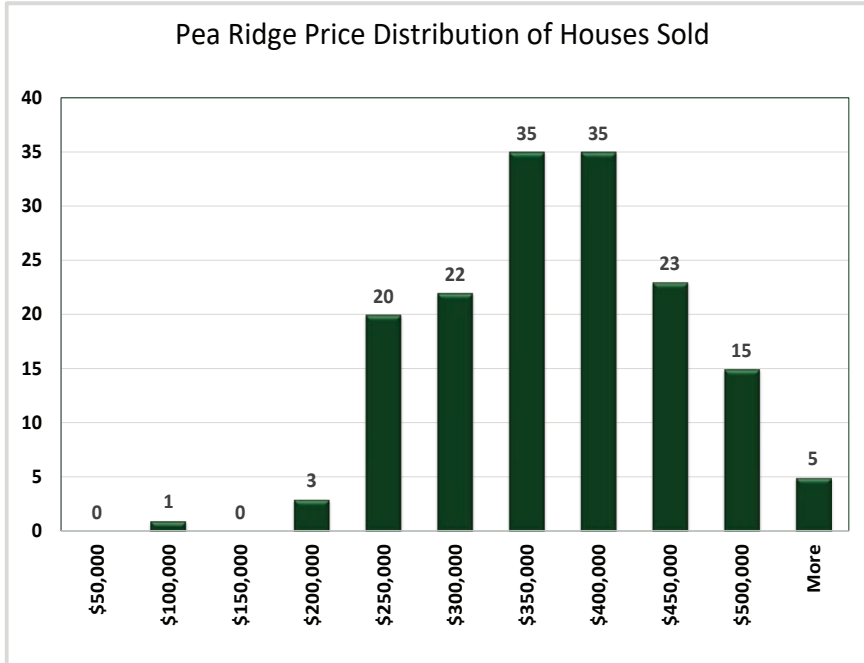
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Arlington, Phase I	9	0	5	4	30	48	18	7.2
Arlington, Phase IB <sup>1</sup>	17	6	8	7	11	49	11	41.5
Avalon, Phase I	0	0	0	1	66	67	66	0.2
Avalon, Phase II	78	0	30	0	2	110	2	648.0
Battefield Estates	1	0	0	0	105	106	0	--
Creekside Estates <sup>1</sup>	11	0	1	0	22	34	0	--
Creekwood Manor <sup>1</sup>	0	0	1	0	44	45	0	--
Deer Meadows <sup>1,2</sup>	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 <sup>1,2</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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	--
<b>Pea Ridge Active Subdivisions</b>	<b>495</b>	<b>56</b>	<b>111</b>	<b>21</b>	<b>981</b>	<b>1,664</b>	<b>147</b>	<b>31.4</b>

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

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

# Pea Ridge

## Price Distribution of Houses Sold



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

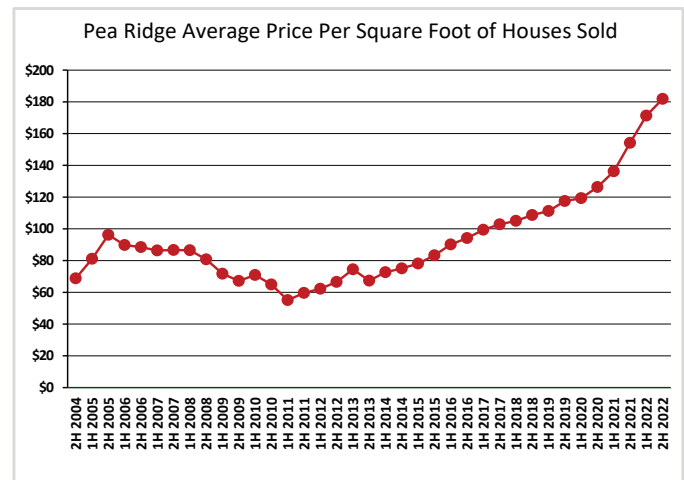
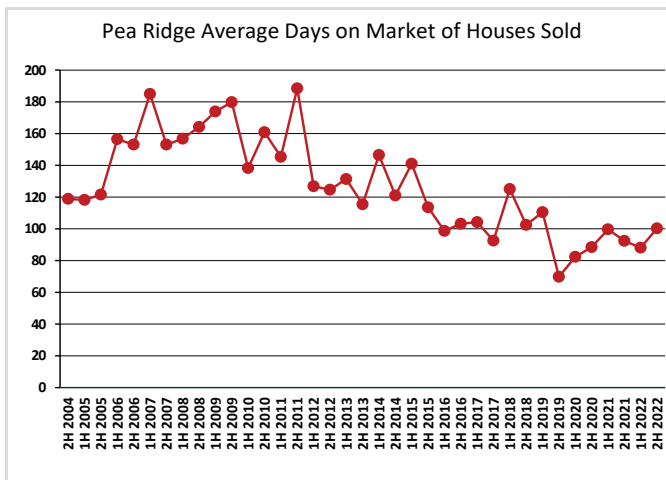
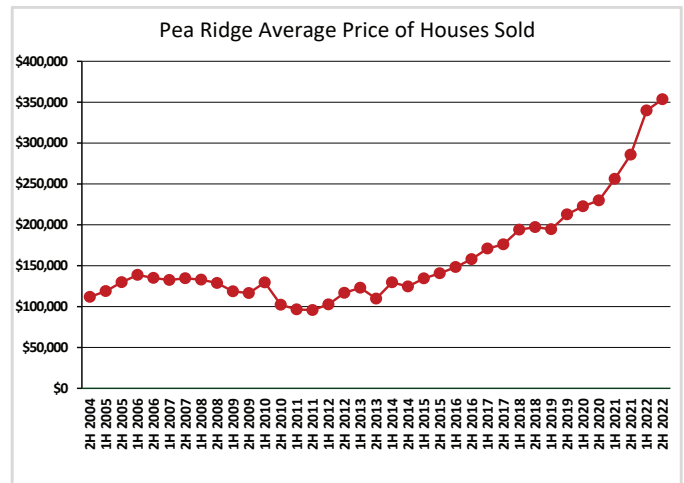
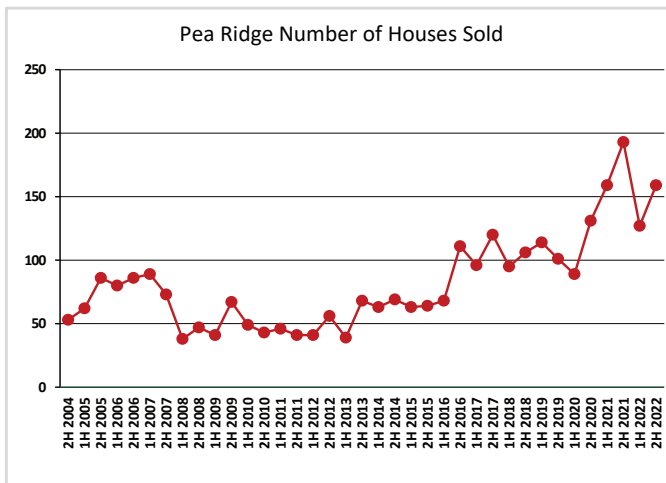
The average price of a house was \$353,558 at \$181.88 per square foot.

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%
<b>Pea Ridge Sold</b>	<b>159</b>	<b>100.0%</b>	<b>1,934</b>	<b>100</b>	<b>100.2%</b>

# Pea Ridge

## Characteristics of Houses Sold



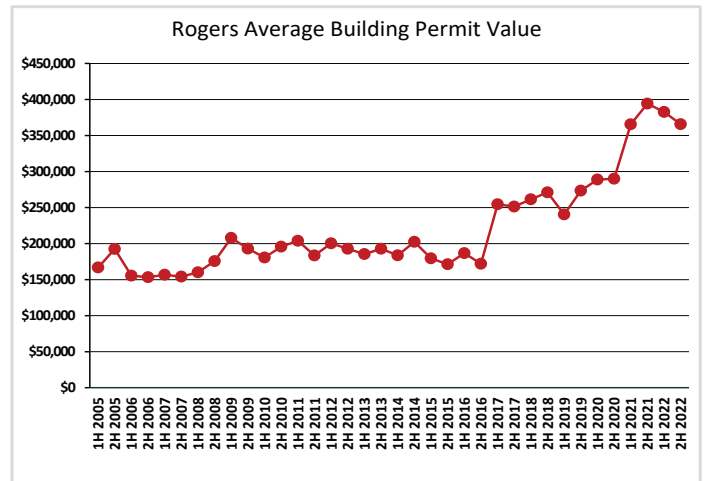
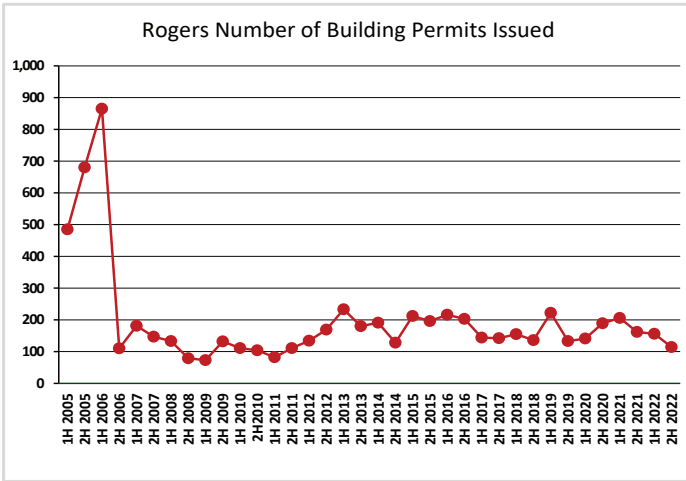
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	193	127	159	-17.6%	25.2%
Average Price of Houses Sold	\$285,775	\$339,857	\$353,558	23.7%	4.0%
Average Days on Market	92	88	100	8.6%	13.9%
Average Price per Square Foot	\$154.13	\$171.27	\$181.88	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

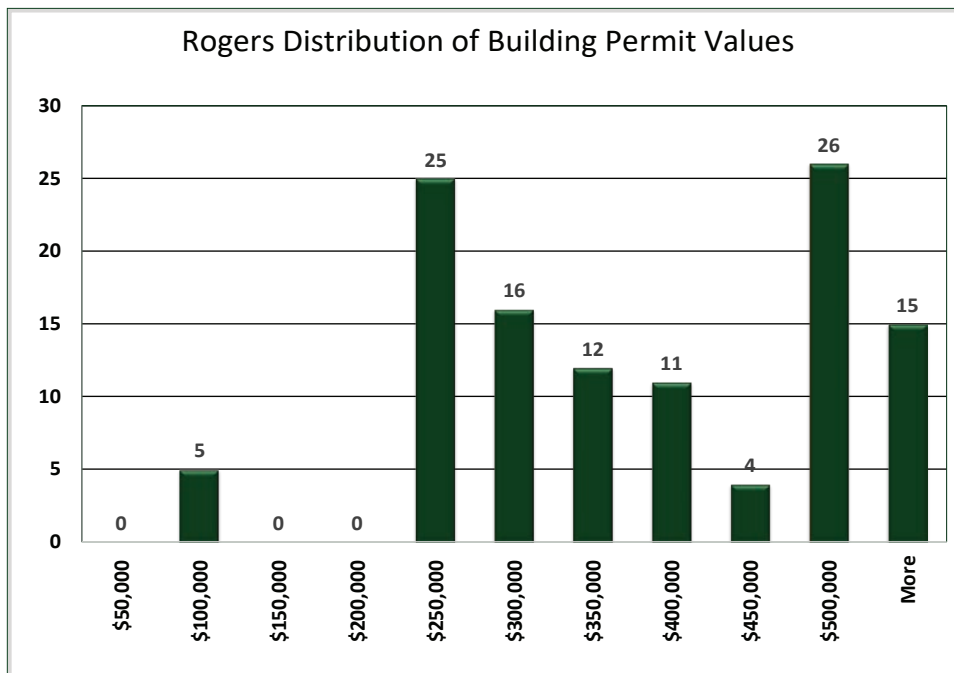
## Characteristics of Houses Sold

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
<b>Pea Ridge Houses Sold</b>	<b>159</b>	<b>100.0%</b>	<b>1,934</b>	<b>100</b>	<b>\$353,558</b>	<b>\$181.88</b>

# 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.

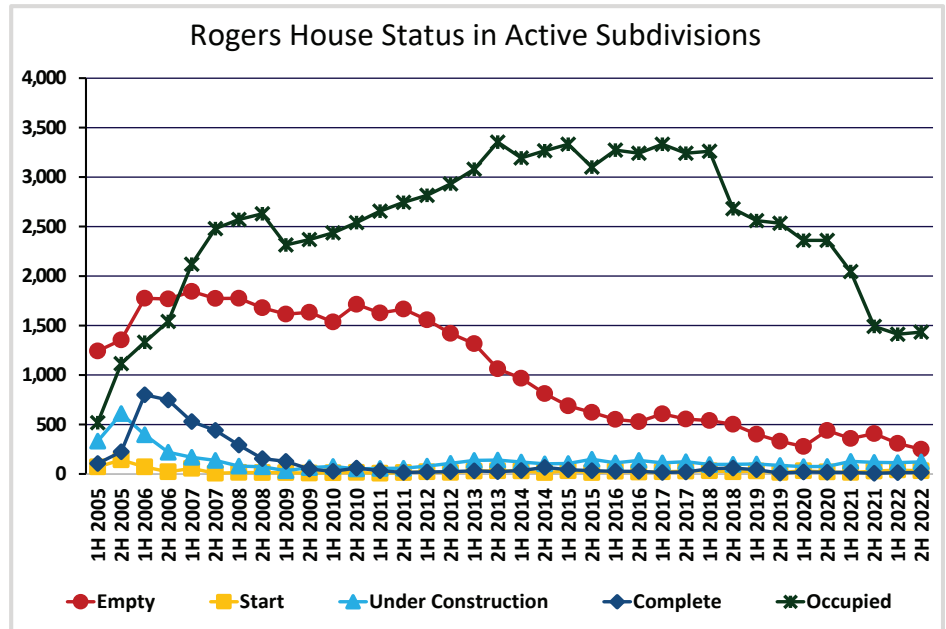
Scissortail, Phase III had the most houses becoming occupied in Rogers with 24 houses. An additional 19 houses in Savannah Estates became occupied in the second half of 2022.

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
<b>New and Preliminary</b>		<b>797</b>	<b>149</b>	<b>946</b>

# Rogers

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot Estates <sup>1</sup>	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 <sup>1,2</sup>	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 <sup>1,2</sup>	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 <sup>1,2</sup>	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 <sup>1</sup>	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	--
<b>Rogers Active Subdivisions</b>	<b>249</b>	<b>32</b>	<b>123</b>	<b>16</b>	<b>1,434</b>	<b>1,854</b>	<b>99</b>	<b>23.9</b>

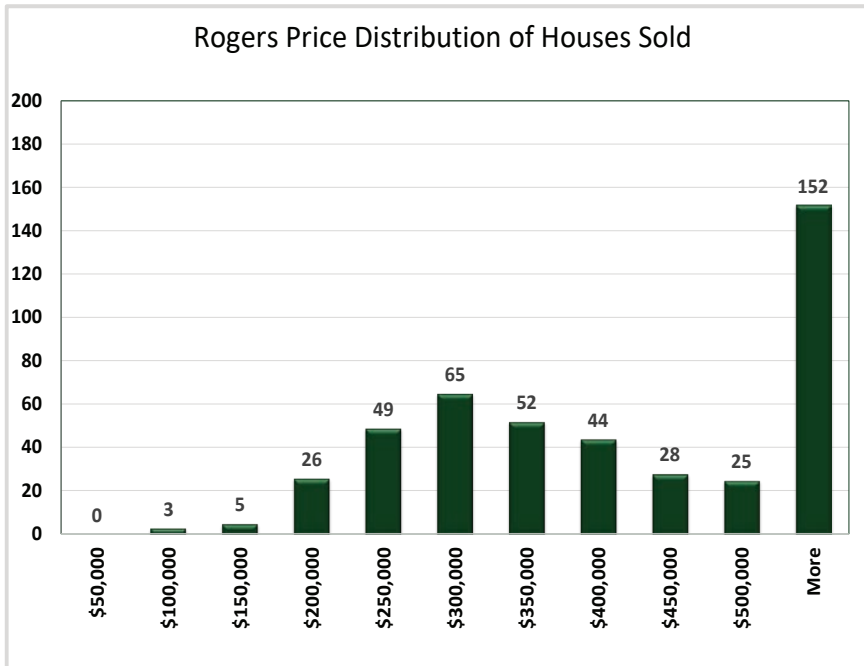
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Rogers

## Price Distribution of Houses Sold



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

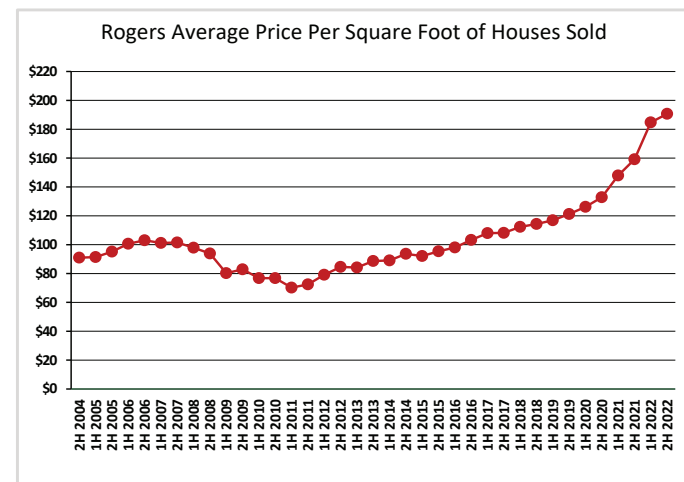
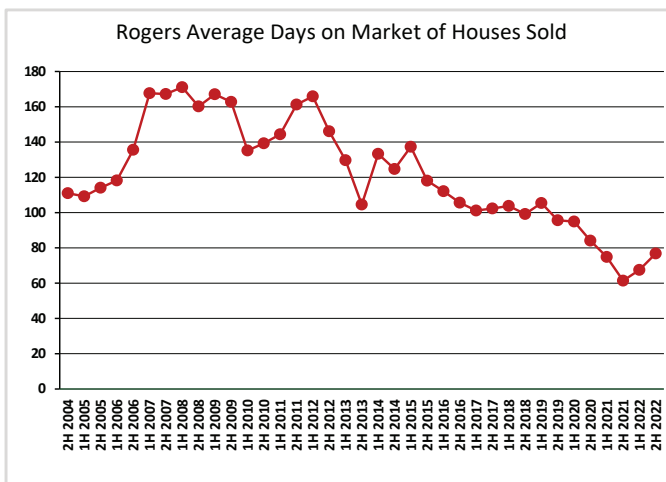
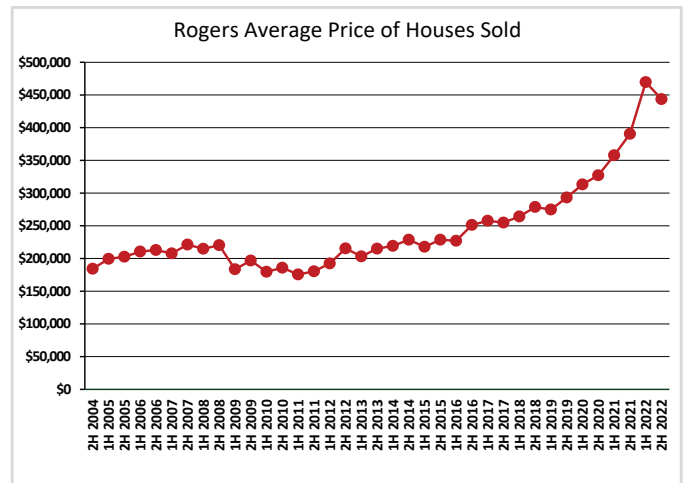
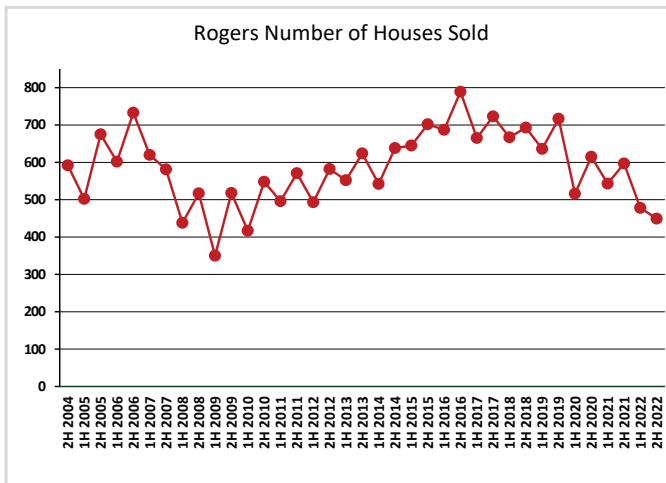
The average price of a house was \$443,632 at \$190.66 per square foot.

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%
<b>Rogers Sold</b>	<b>449</b>	<b>100.0%</b>	<b>2,275</b>	<b>77</b>	<b>99.6%</b>

# 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

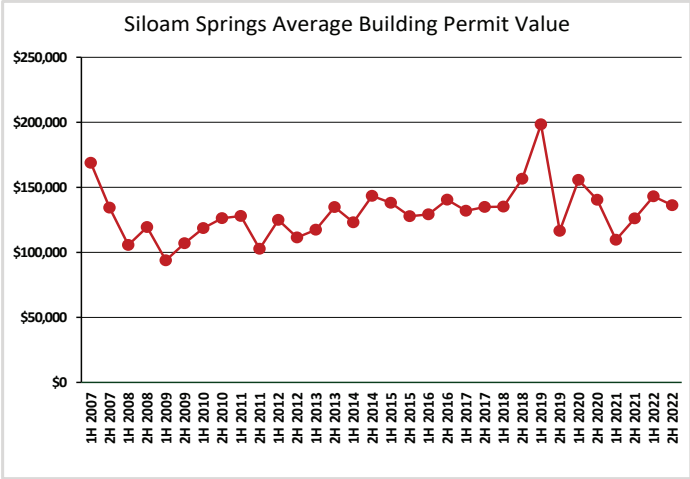
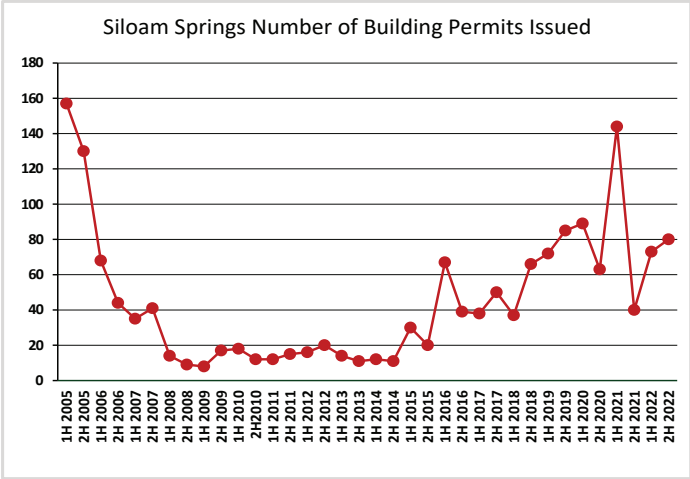
# Rogers

## Characteristics of Houses Sold

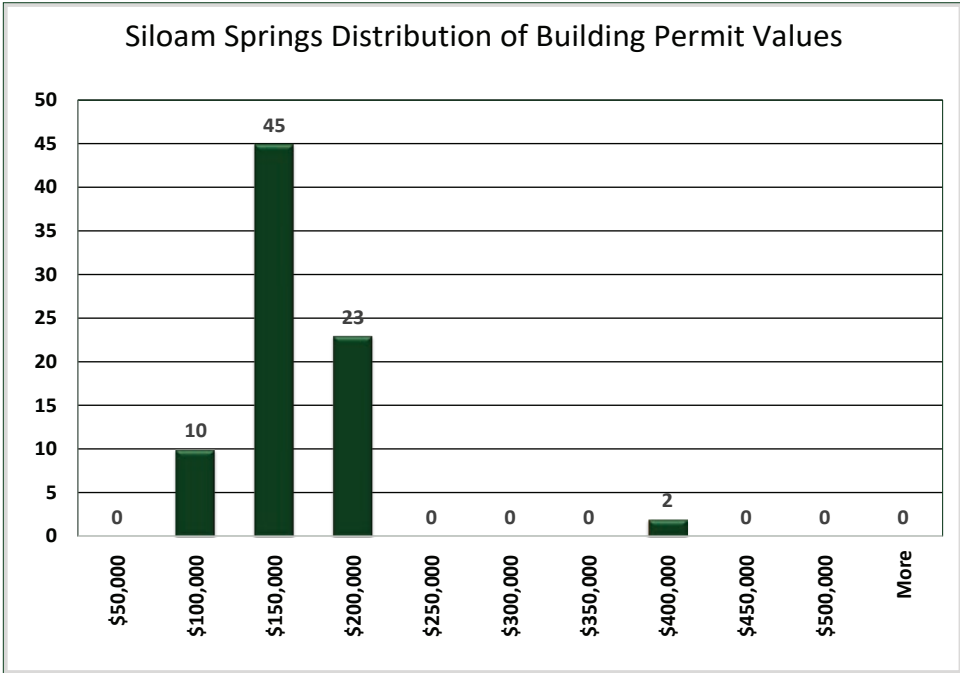
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sunny Acres	1	0.2%	1,215	26	\$233,500	\$192.18
Timberidge	1	0.2%	1,175	14	\$180,000	\$153.19
Turtle Creek	1	0.2%	2,195	91	\$307,000	\$139.86
Victoria Place	3	0.7%	1,128	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
<b>Rogers Sold</b>	<b>449</b>	<b>100.0%</b>	<b>2,275</b>	<b>77</b>	<b>\$443,632</b>	<b>\$190.66</b>



# 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.

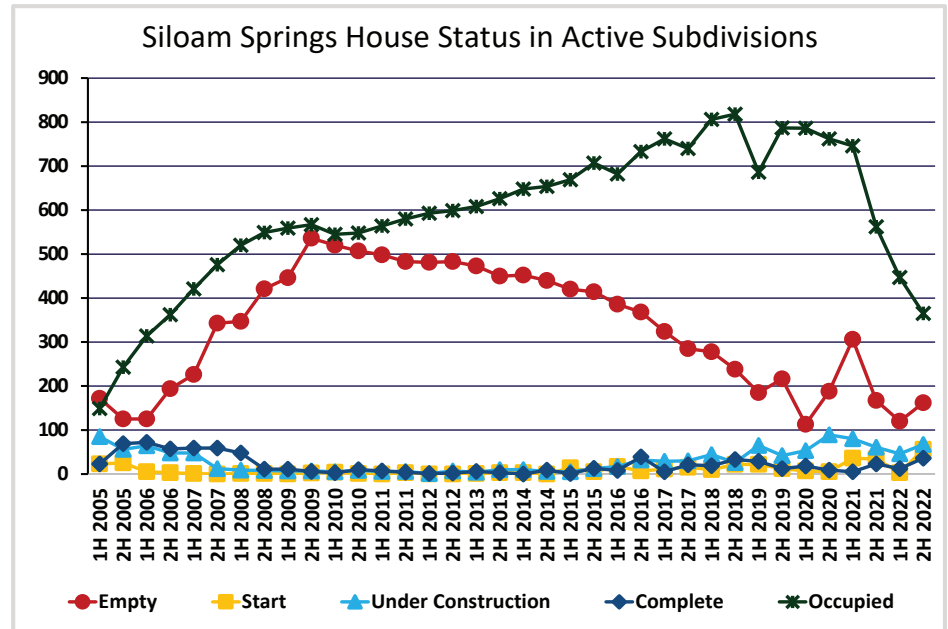
Ashley Park, Phase II had the most houses becoming occupied in Siloam Springs with 24 houses. An additional 9 houses in Sweet Homes, Phase I became occupied in the second half of 2022.

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 <sup>1,2</sup>	6	0	0	0	50	56	0	--
Prairie Meadow Estates	1	0	0	0	20	21	2	2.4
Shady Grove Estates, Phase II <sup>1,2</sup>	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
<b>Siloam Springs Active Lots</b>	<b>162</b>	<b>56</b>	<b>67</b>	<b>36</b>	<b>365</b>	<b>686</b>	<b>54</b>	<b>24.9</b>

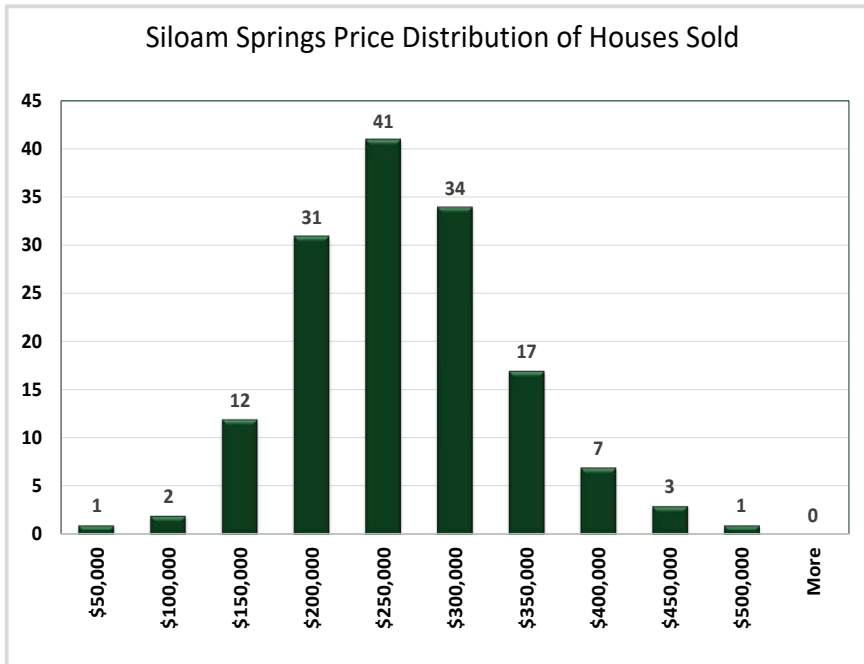
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Siloam Springs

## Price Distribution of Houses Sold



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

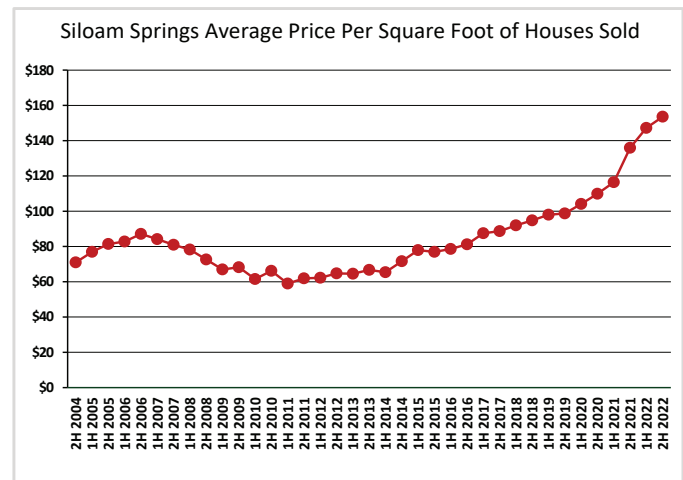
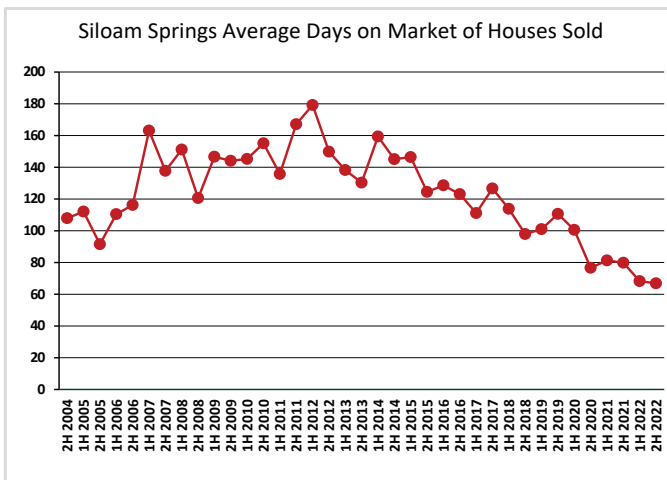
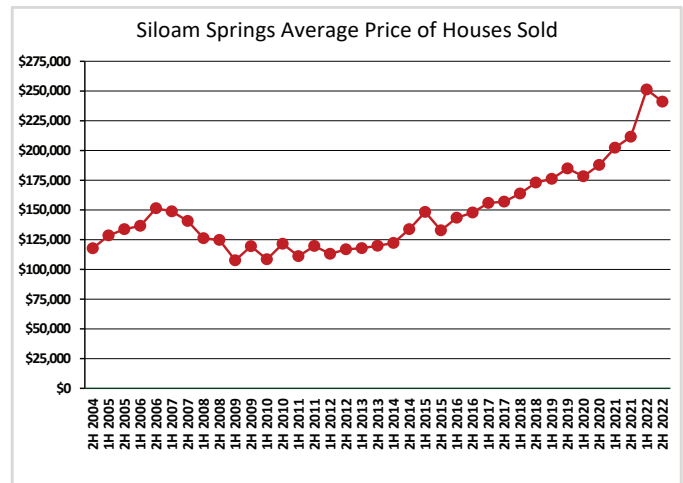
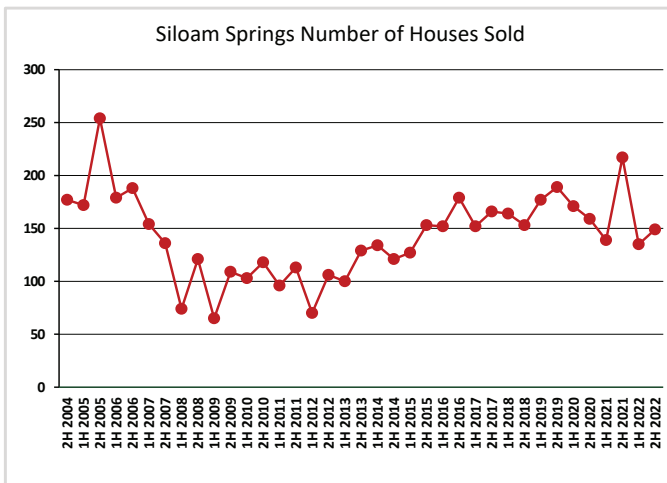
The average price of a house was \$240,992 at \$153.54 per square foot.

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%	--	--	--
<b>Total</b>	<b>149</b>	<b>100.0%</b>	<b>1,583</b>	<b>67</b>	<b>98.5%</b>

# 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 Tate	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
<b>Siloam Springs Houses Sold</b>	<b>149</b>	<b>100.0%</b>	<b>1,583</b>	<b>67</b>	<b>\$240,992</b>	<b>\$153.54</b>

# Unincorporated Areas in Benton County

## Active Subdivisions

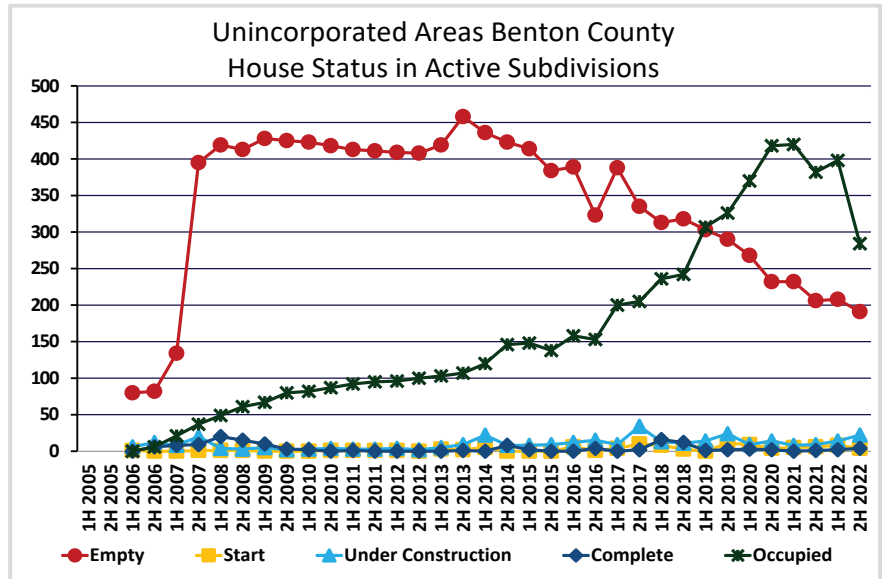
There were 505 total lots in 13 active subdivisions in Unincorporated Areas in Benton County in the second half of 2022. 56.2 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 4.4 were under construction, 0.8 percent were starts, and 37.8 percent were empty lots.

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.

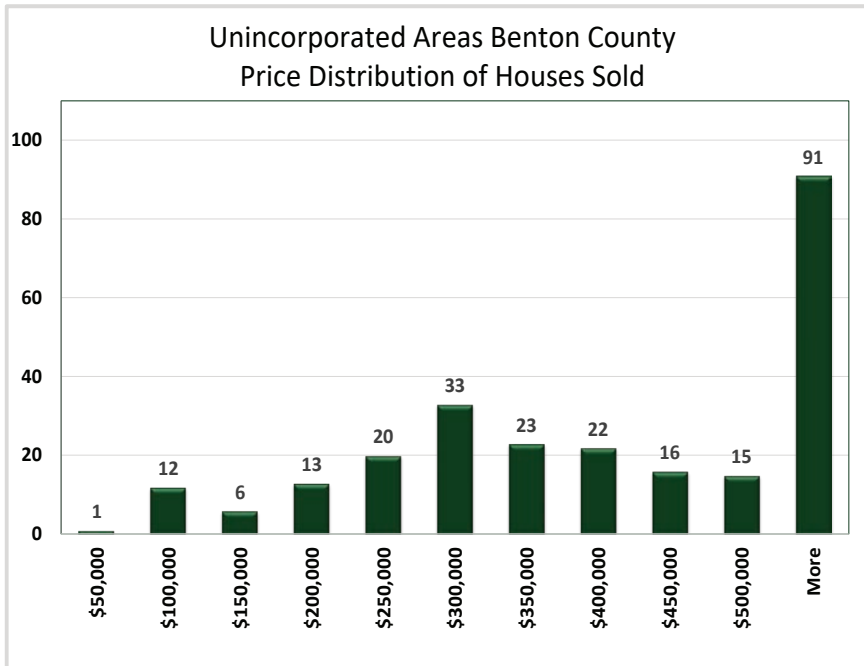
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	14	0	2	0	28	44	0	192.0
Charleston Park at Legendary <sup>2</sup>	4	0	0	0	104	108	0	--
Crow's Nest 6th <sup>1,2</sup>	6	0	0	0	9	15	0	--
Esculapia Estates <sup>1</sup>	8	0	0	0	10	18	1	96.0
Greenstone Estate	5	0	1	0	41	47	0	--
Hawk's Landing <sup>1</sup>	14	0	1	0	2	17	1	180.0
Moonlight Valley	13	1	1	1	18	34	2	64.0
Ozark Hills <sup>1</sup>	20	1	6	0	1	28	0	--
Pepper Hills	20	0	3	0	31	54	2	55.2
Pleasant Meadows <sup>1</sup>	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
<b>Unincorporated Areas Benton County</b>	<b>191</b>	<b>4</b>	<b>22</b>	<b>4</b>	<b>284</b>	<b>505</b>	<b>9</b>	<b>294.7</b>

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

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

# 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.

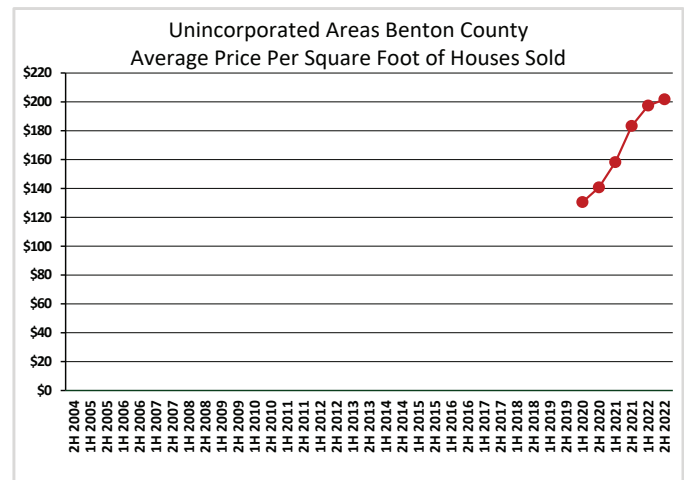
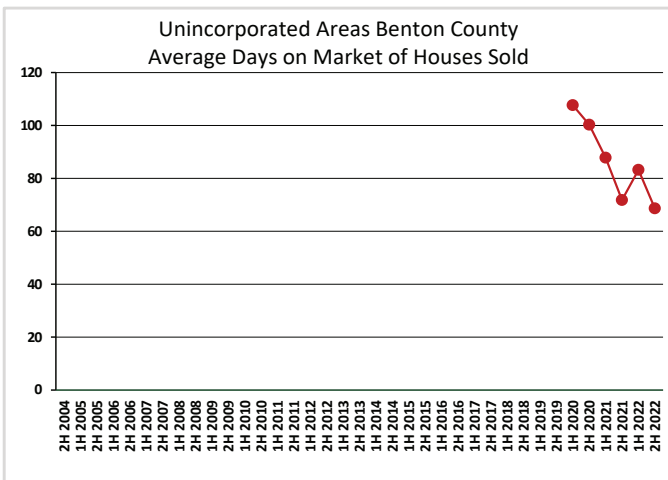
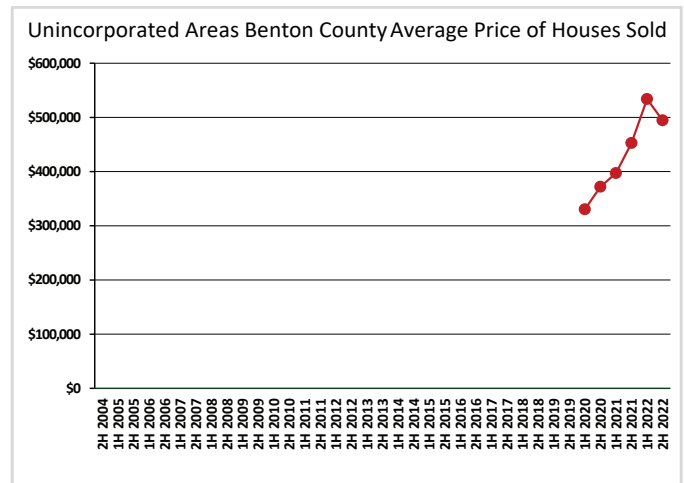
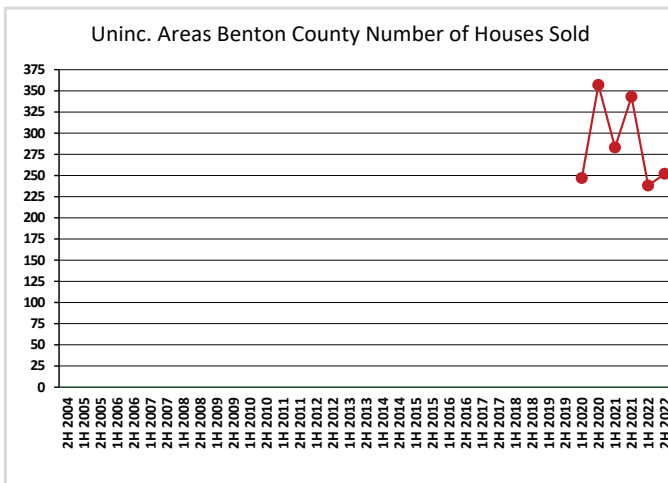
The median cost of a house was \$396,500.

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%
<b>Total</b>	<b>252</b>	<b>100.0%</b>	<b>2,363</b>	<b>69</b>	<b>97.0%</b>



# 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

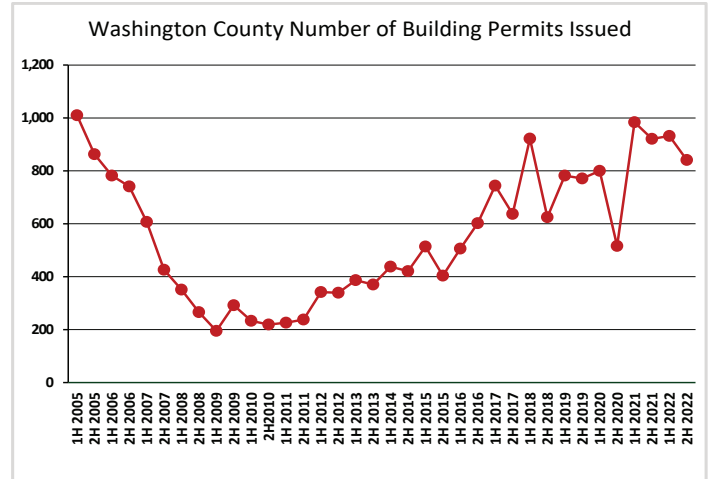
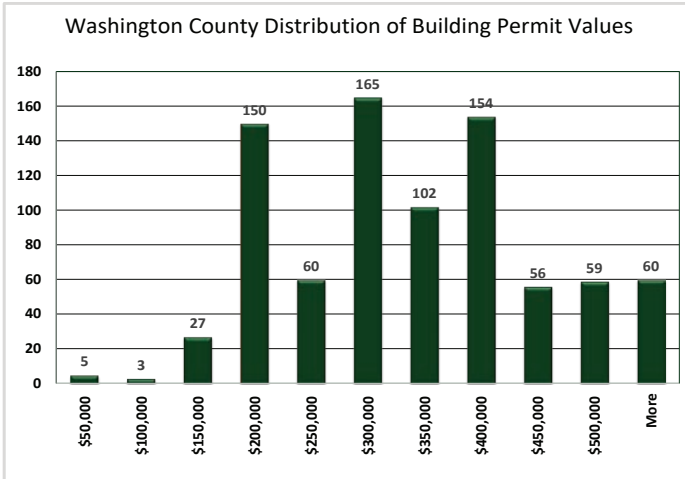
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Mountain Lake Estates	2	0.8%	3,959	74	\$641,000	\$164.12
Navy Point Estates	2	0.8%	2,289	68	\$520,000	\$224.52
North Hickory Hills	1	0.4%	960	49	\$175,000	\$182.29
Oak Crest 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
<b>Unincorporated Areas in Benton County</b>	<b>252</b>	<b>100.0%</b>	<b>2,363</b>	<b>69</b>	<b>\$494,514</b>	<b>\$201.74</b>

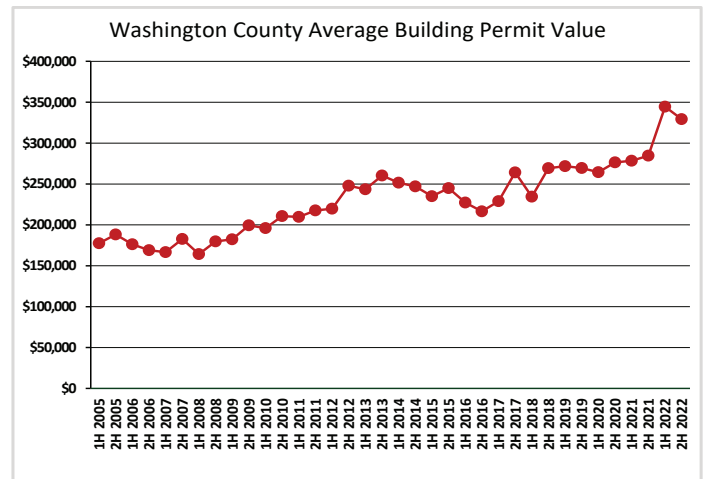
# Washington County Building Permits



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.

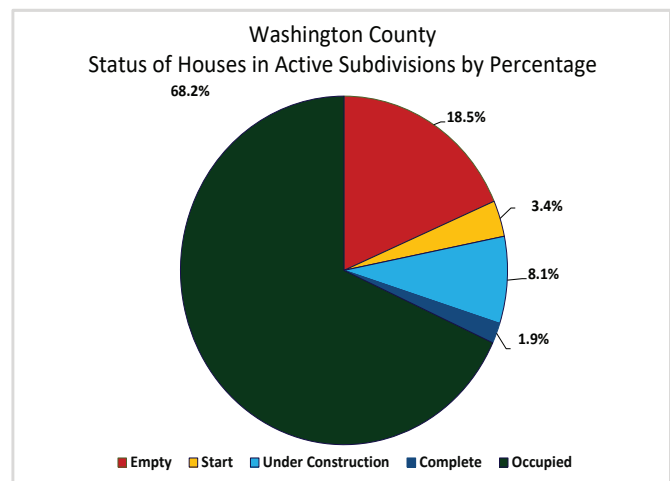
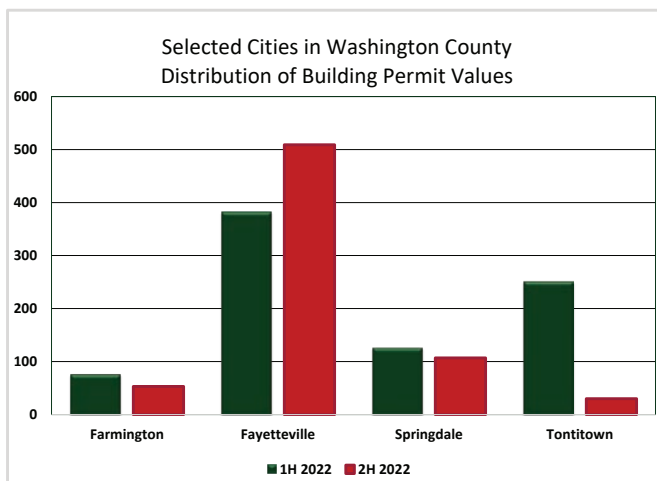


Washington County Building Permits	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Residential Building Permits	921	932	840	-8.8%	-9.9%
Average Value of Residential Building Permits	\$284,593	\$344,490	\$329,283	15.7%	-4.4%

# Washington County

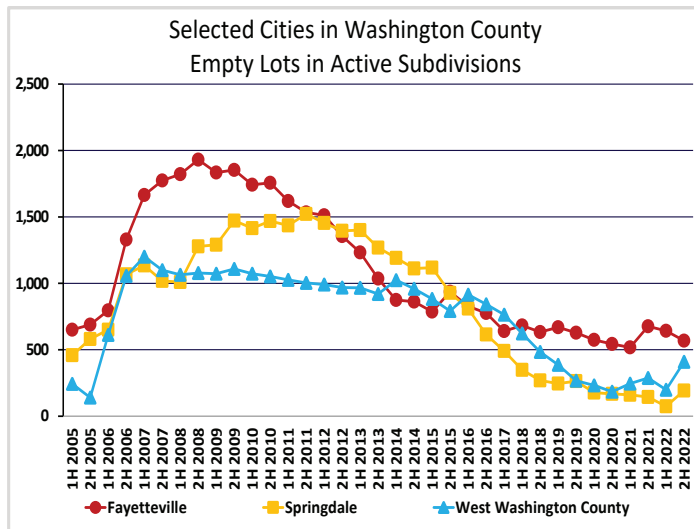
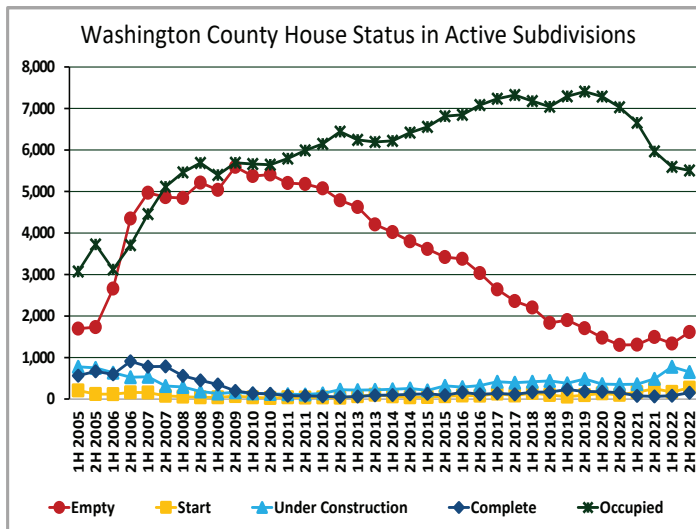
## Building Permits in Selected Cities

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%
<b>Washington County</b>	<b>5</b>	<b>3</b>	<b>27</b>	<b>150</b>	<b>60</b>	<b>165</b>	<b>101</b>	<b>154</b>	<b>56</b>	<b>59</b>	<b>60</b>	<b>840</b>	<b>932</b>	<b>100.0%</b>	<b>40.2%</b>



# 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.

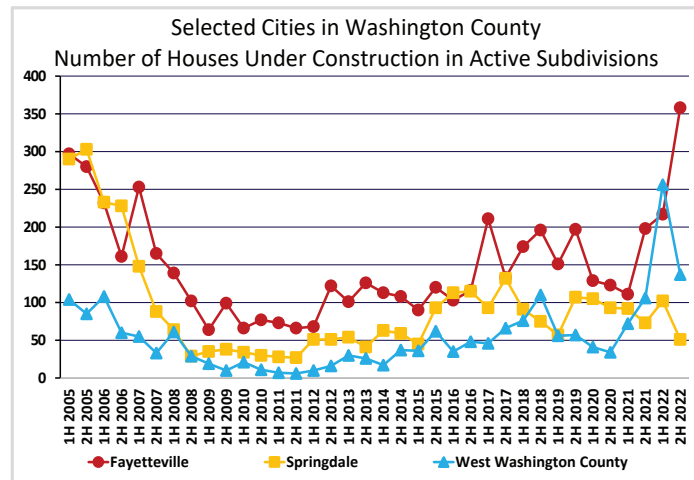
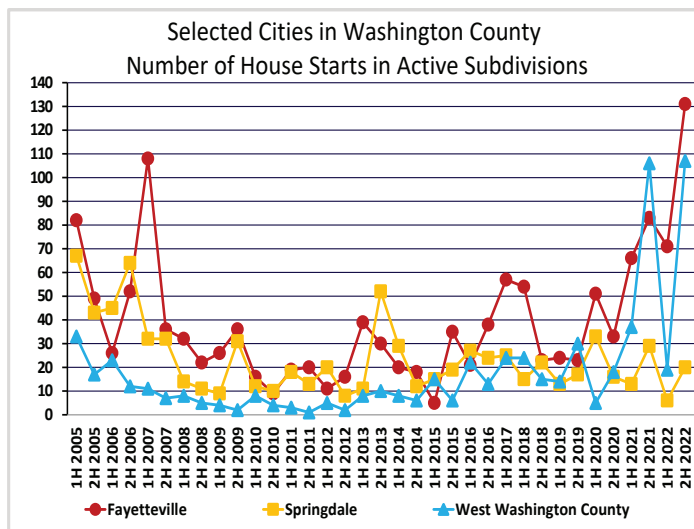
During the second half of 2022, 733 lots became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 21.8 months of lot inventory at the end of second half of 2022.

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

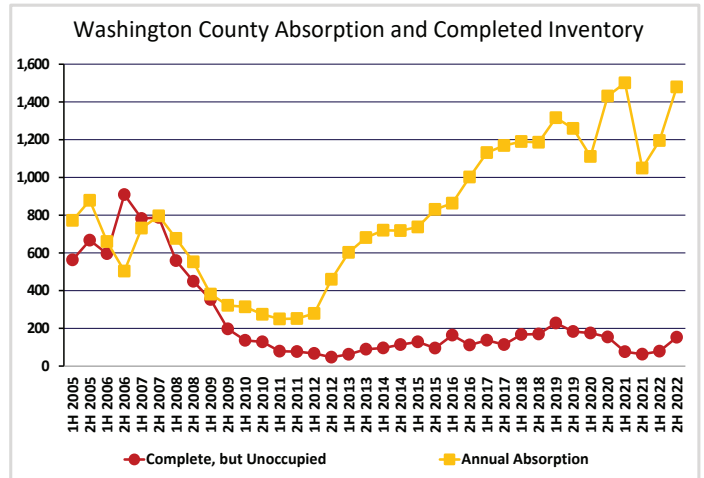
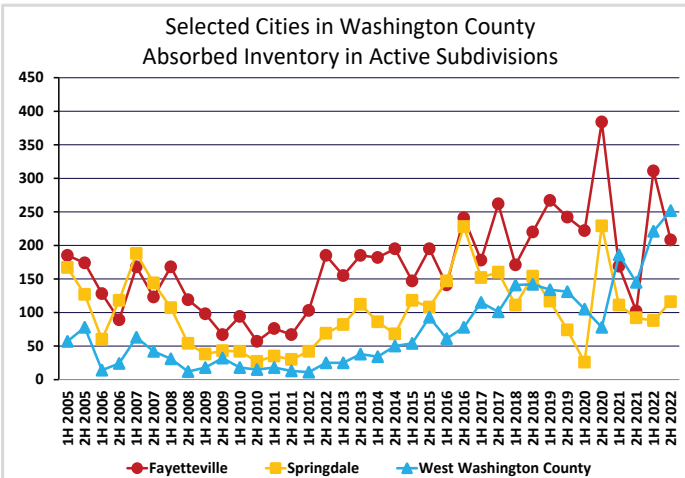
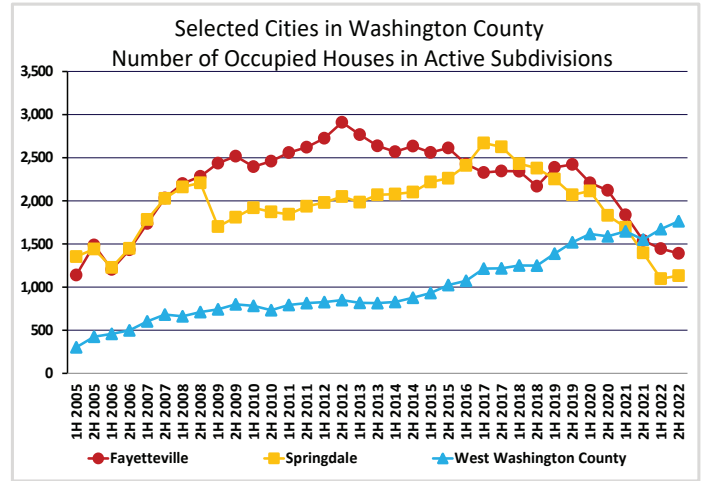
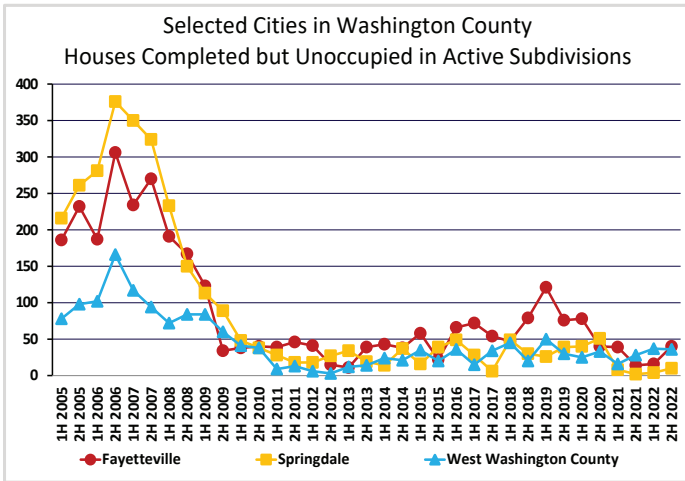
In the second half of 2022, Goose Creek, Phase II had the most absorption at 57 lots. The Groves at Engles Mill, Phase II followed with 49, and Stokenbury Farms in Elkins followed with 48. Towne West, Phase III,IV in Fayetteville had the most houses under construction with 76. Woodridge, Phase III in 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
<b>Washington Total</b>	<b>68</b>	<b>5,053</b>



# Washington County Owner Occupied Trend

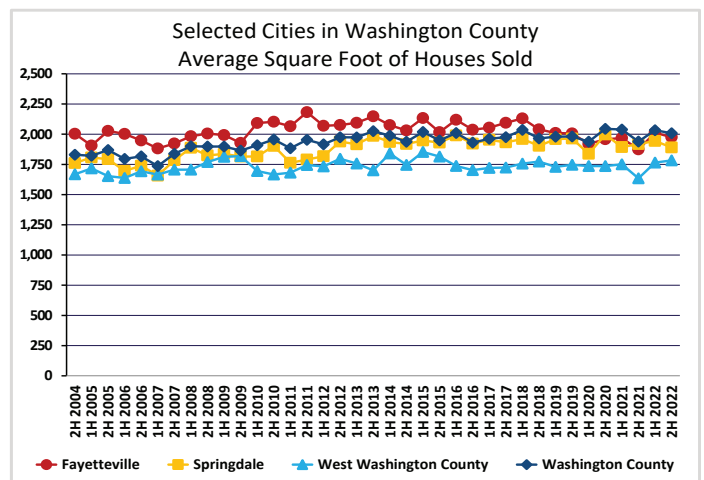
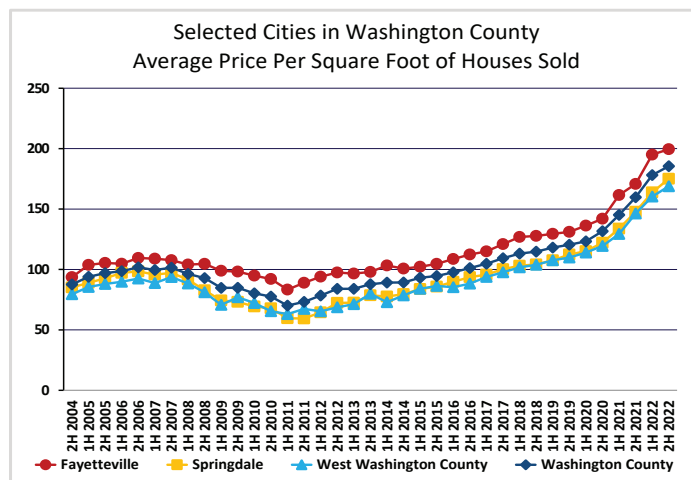
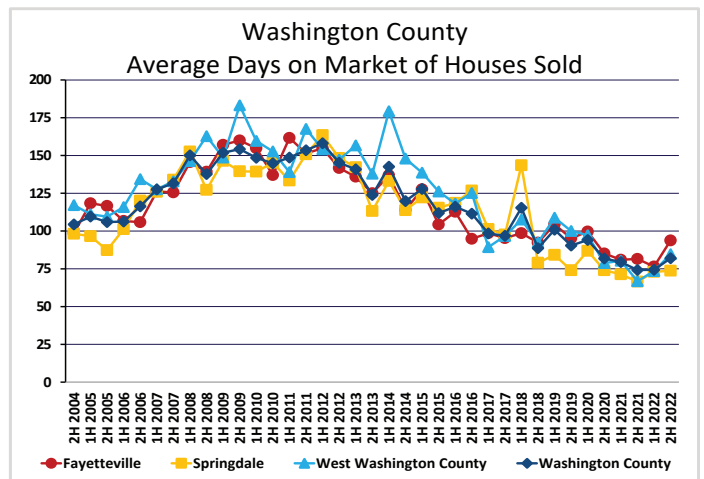
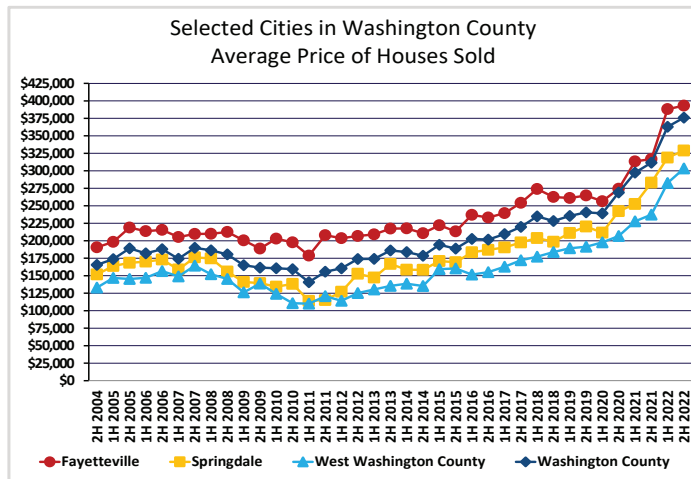
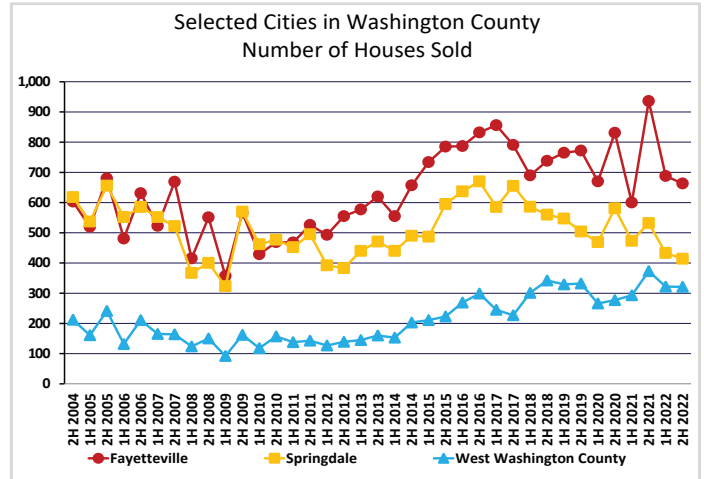
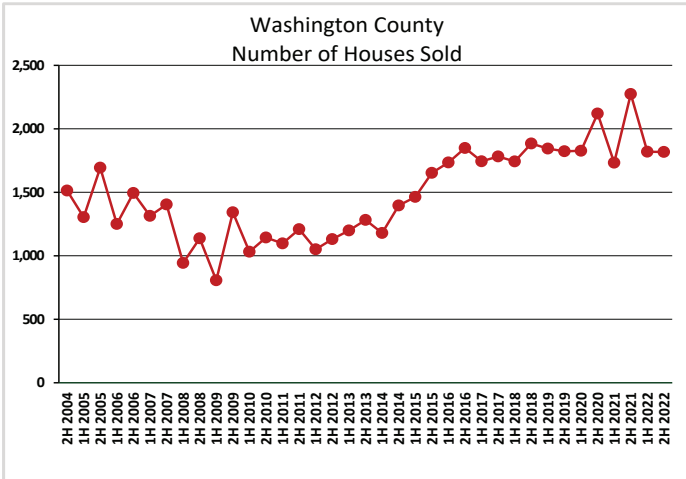
Washington County Owner Occupied by City	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Elkins	69.8%	70.9%	70.8%	68.8%	69.2%	67.9%	68.8%	69.0%	68.9%	67.9%	69.6%
Elm Springs	79.8%	79.5%	79.3%	77.6%	78.9%	77.8%	74.1%	74.0%	71.9%	72.0%	73.8%
Farmington	69.8%	69.9%	69.7%	67.4%	69.3%	70.2%	69.8%	67.4%	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.

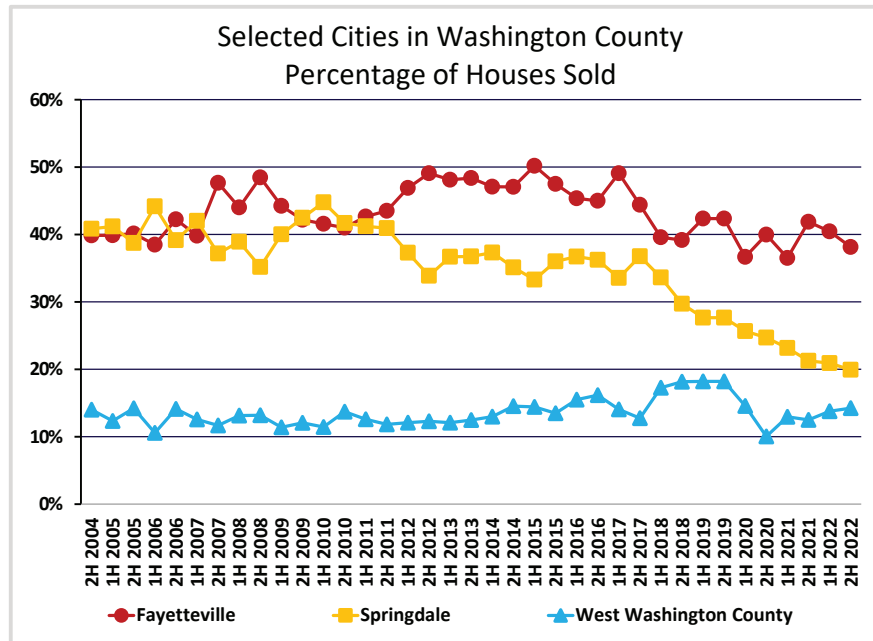
1,818 houses were sold in Washington County during the second half of 2022. The average price of a house was \$376,018 at \$168.81 per square foot. The median cost of a house sold in Washington County was \$320,275. The table below the graph covers a yearly and semi-yearly trend for house sales in Washington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

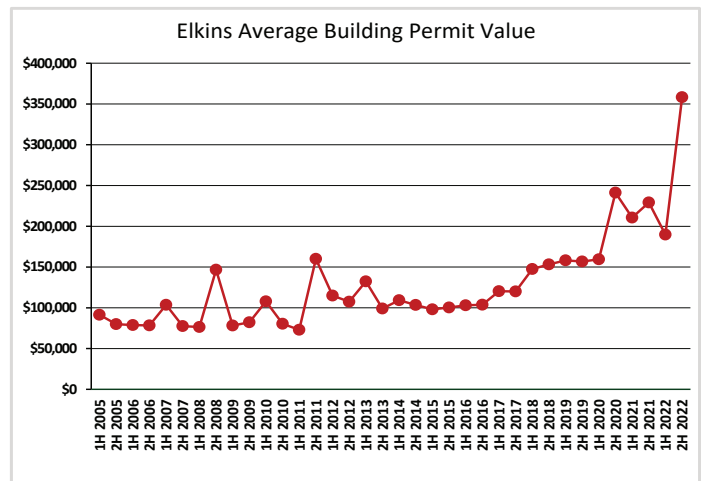
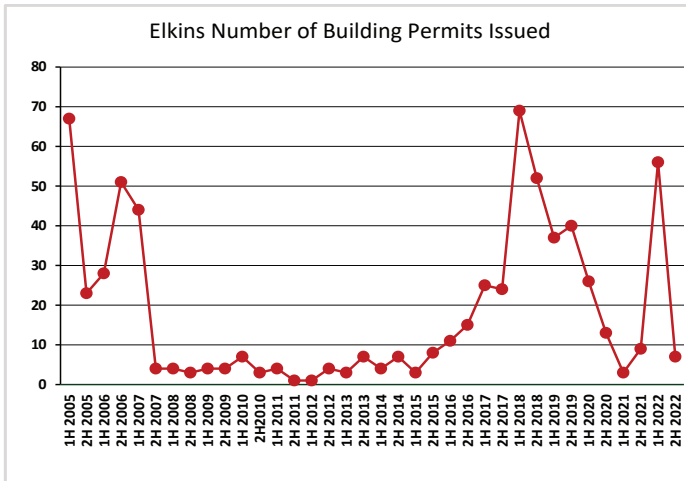


# Washington County Sold Houses by City and Characteristics



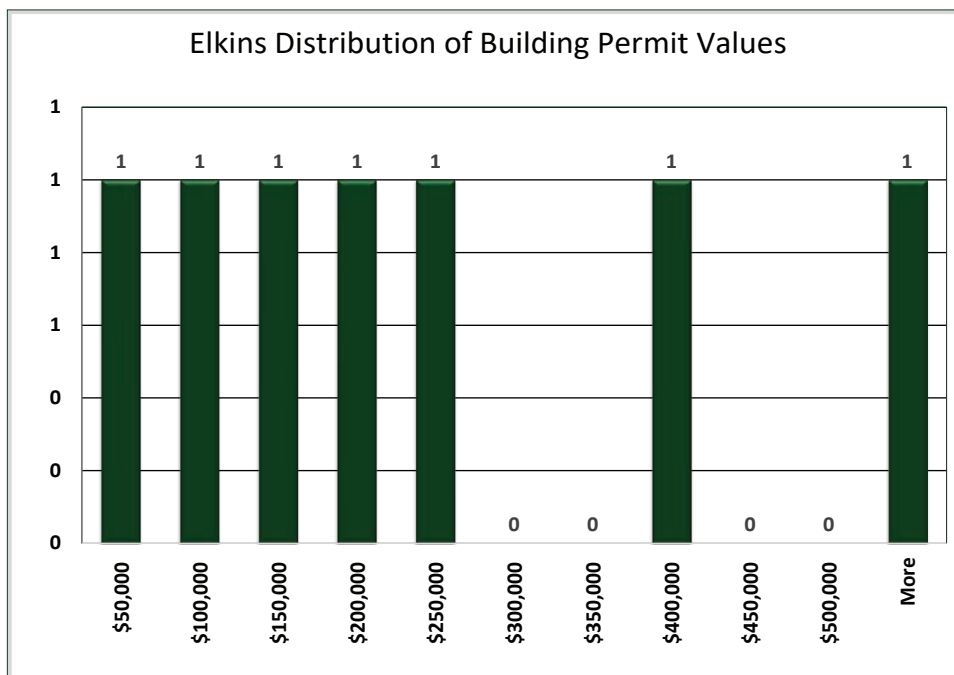
Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$264,578	\$171.17	69	78	4.3%
Elm Springs	\$634,318	\$199.87	110	35	1.9%
Evansville	--	--	--	0	0.0%
Farmington	\$325,159	\$174.09	103	177	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%
<b>Washington County</b>	<b>\$376,018</b>	<b>\$185.50</b>	<b>82</b>	<b>1,818</b>	<b>100.0%</b>

# 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

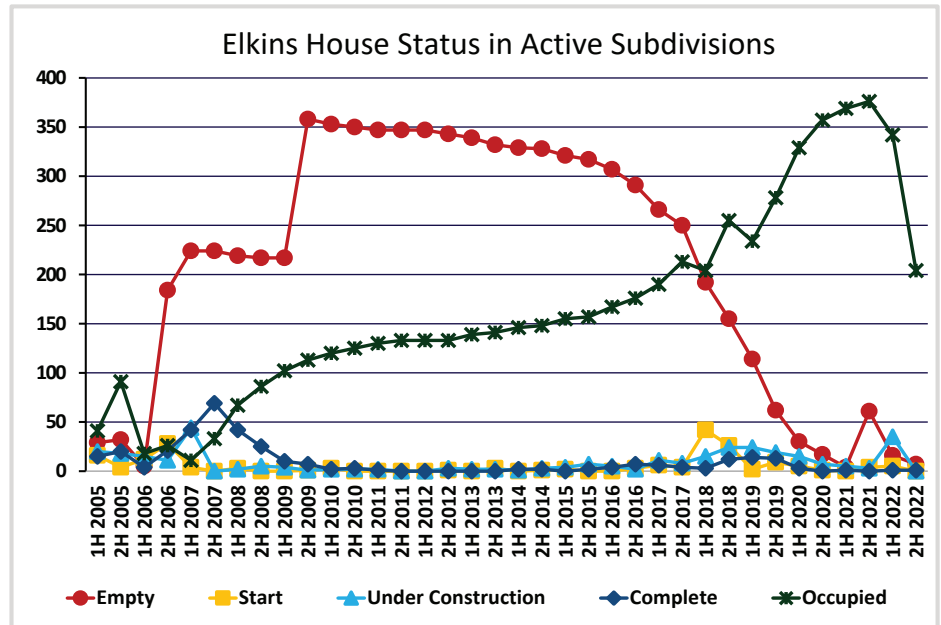
There were 212 total lots in 2 active subdivisions in Elkins in the second half of 2022. 96.2 percent of the lots were occupied, 0.5 percent were complete but unoccupied, 0.0 were under construction, 0.0 percent were starts, and 3.3 percent were empty lots.

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.

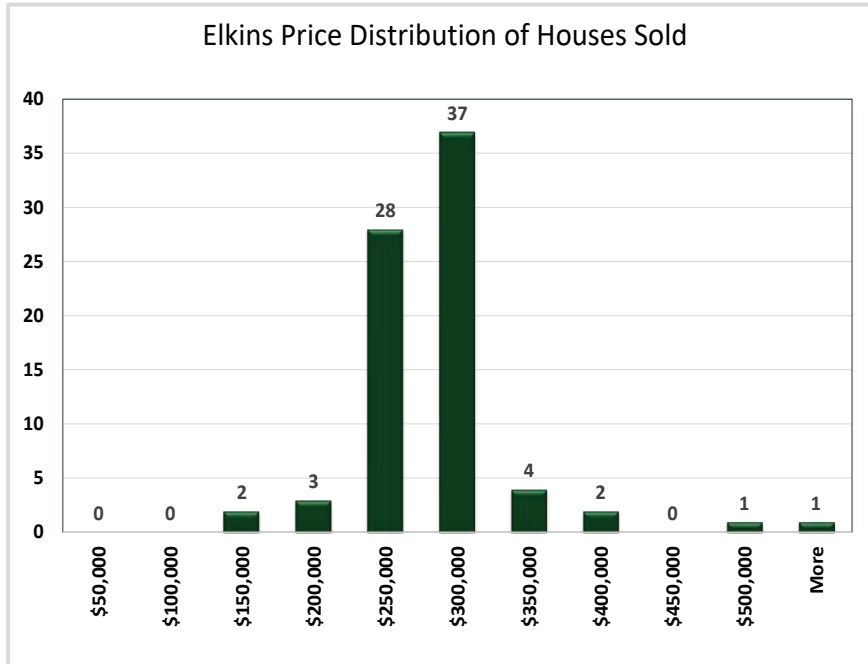
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Oakleaf Manor	0	0	0	0	148	148	1	0.0
Stokenbury Farms, Phase II	7	0	0	1	56	64	48	1.7
<b>Active Subdivision</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>204</b>	<b>212</b>	<b>49</b>	<b>1.6</b>

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

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

# Elkins

## Price Distribution of Houses Sold



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

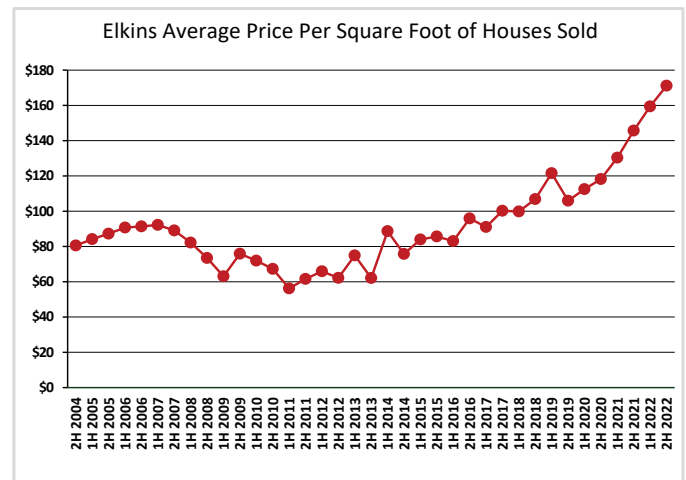
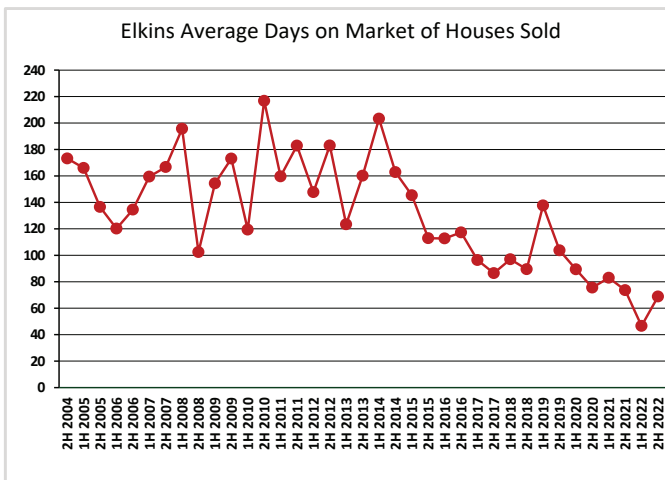
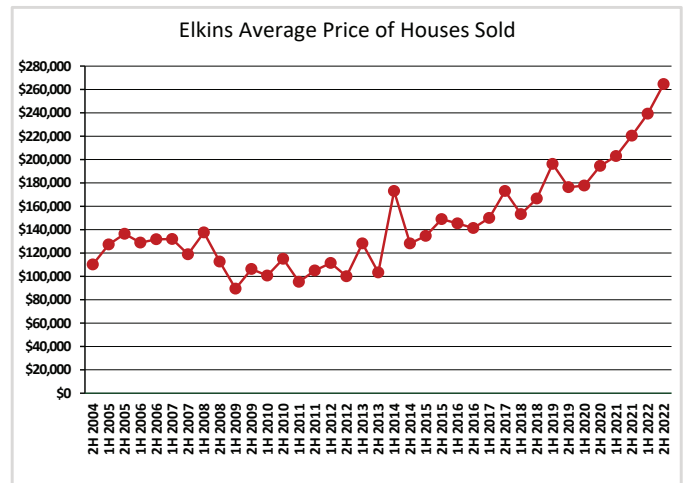
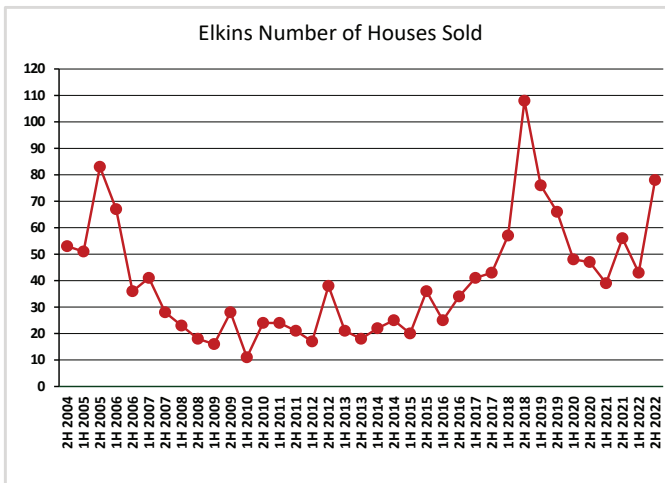
The average price of a house was \$264,578 at \$171.17 per square foot.

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%
<b>Elkins Sold</b>	<b>78</b>	<b>100.0%</b>	<b>1,548</b>	<b>69</b>	<b>99.5%</b>

# 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

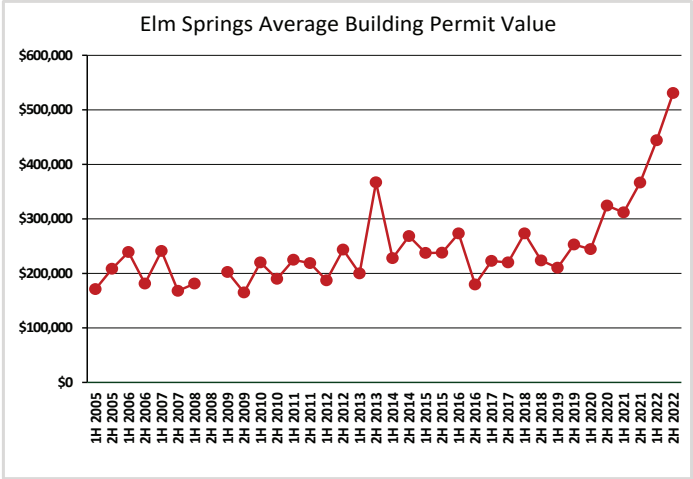
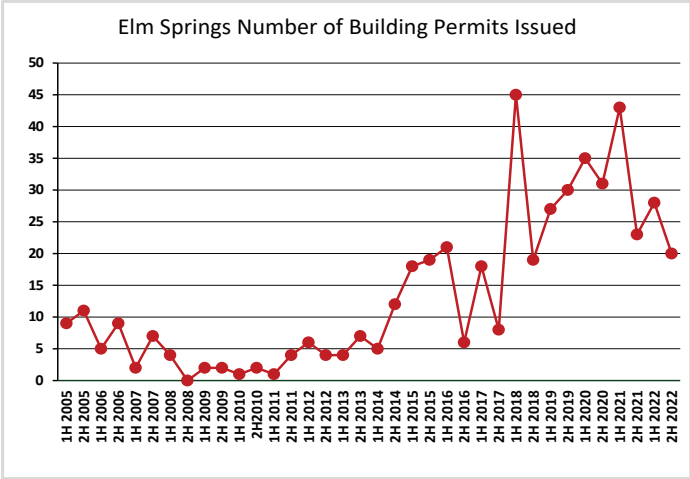
## Characteristics of Houses Sold

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
<b>Elkins Houses Sold</b>	<b>78</b>	<b>100.0%</b>	<b>1,548</b>	<b>69</b>	<b>\$264,578</b>	<b>\$171.17</b>

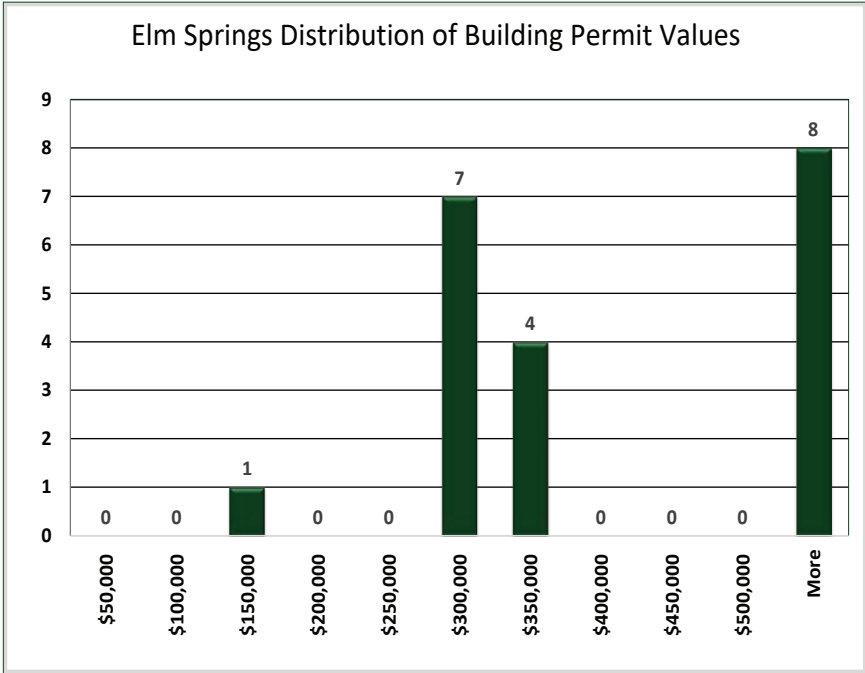




# Elm Springs Building Permits



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

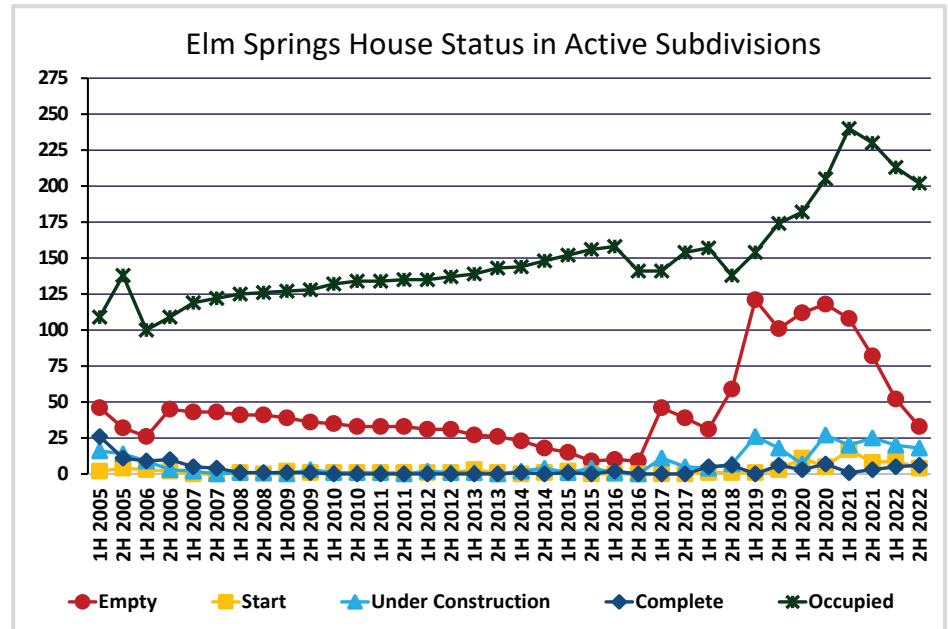
There were 263 total lots in 5 active subdivisions in Elm Springs in the second half of 2022. 76.8 percent of the lots were occupied, 2.3 percent were complete but unoccupied, 6.8 were under construction, 1.5 percent were starts, and 12.5 percent were empty lots.

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.

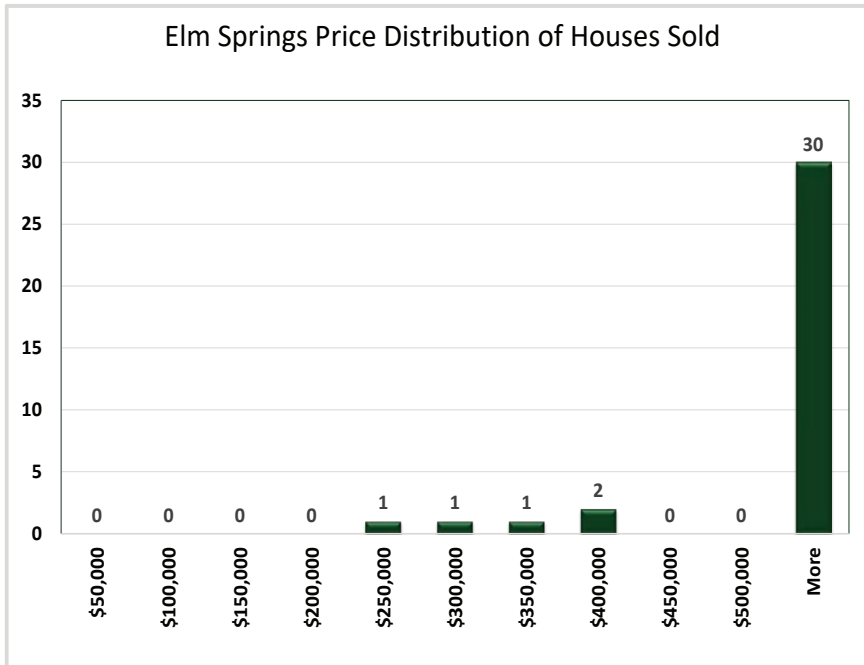
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	4	1	0	0	62	67	1	30.0
Elm Valley, Phase II (Benton County)	4	1	3	3	80	91	7	6.6
Elmdale Lake Estates	0	0	1	1	31	33	2	6.0
Highlands at Elm Springs	24	2	11	0	10	47	5	63.4
Oak Park	1	0	3	2	19	25	11	3.8
<b>Elm Springs Active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

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

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

# Elm Springs

## Price Distribution of Houses Sold



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

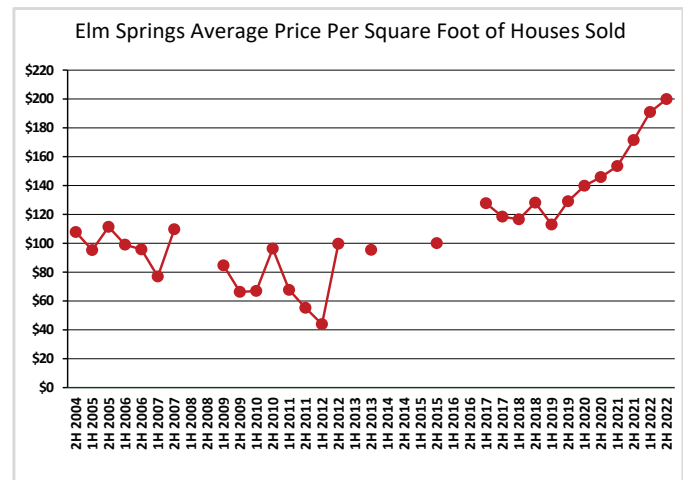
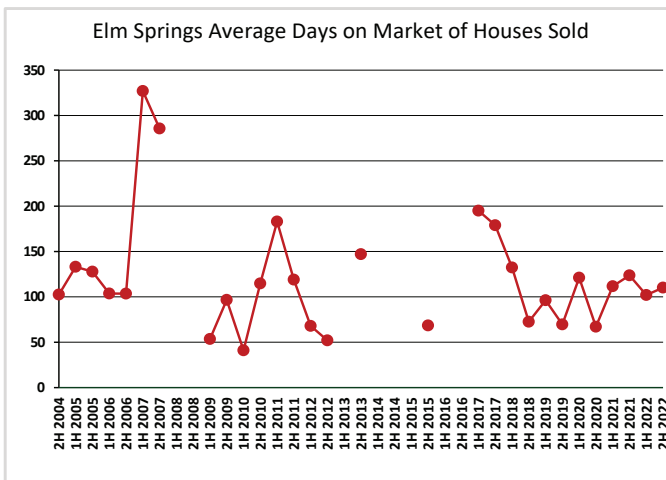
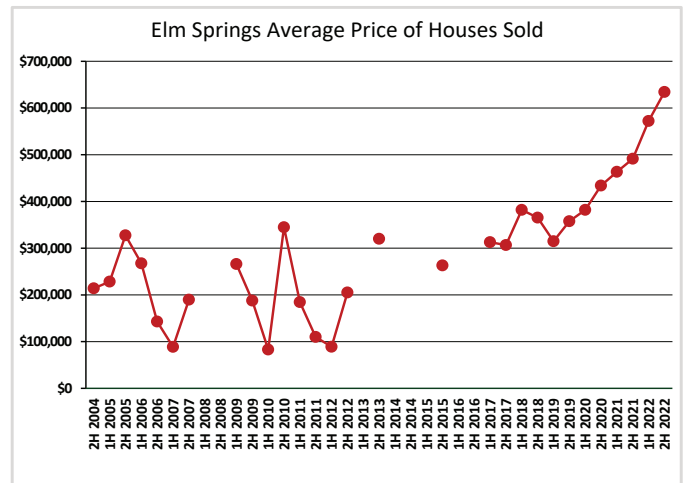
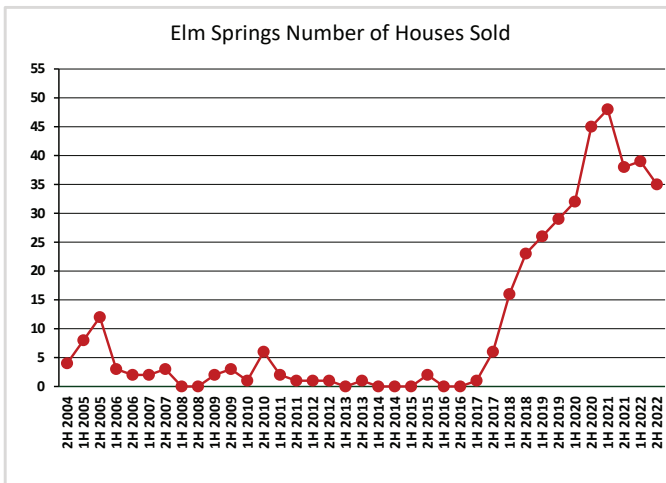
The average price of a house was \$634,318 at \$199.87 per square foot.

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%
<b>Elm Springs Sold</b>	<b>35</b>	<b>100.0%</b>	<b>3,209</b>	<b>110</b>	<b>100.7%</b>

# 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%

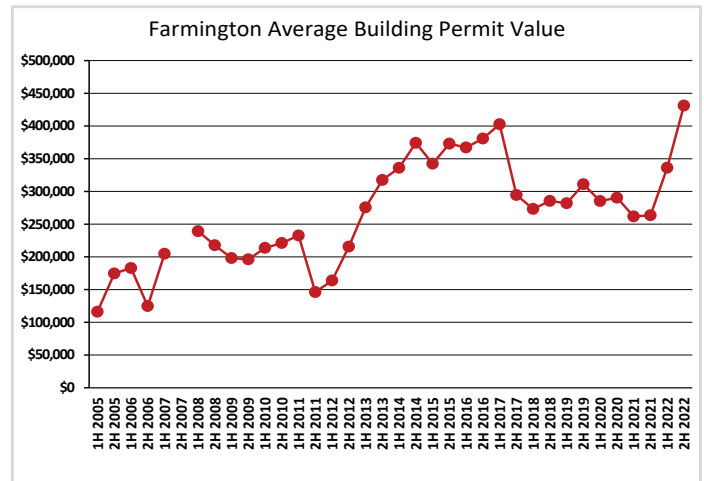
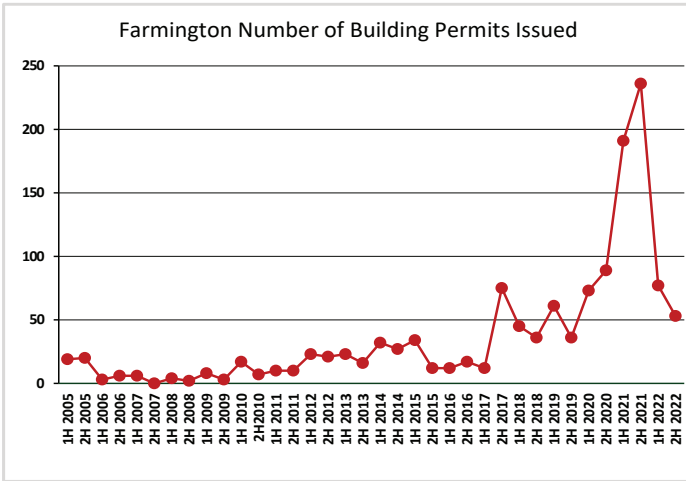
# Elm Springs

## Characteristics of Houses Sold

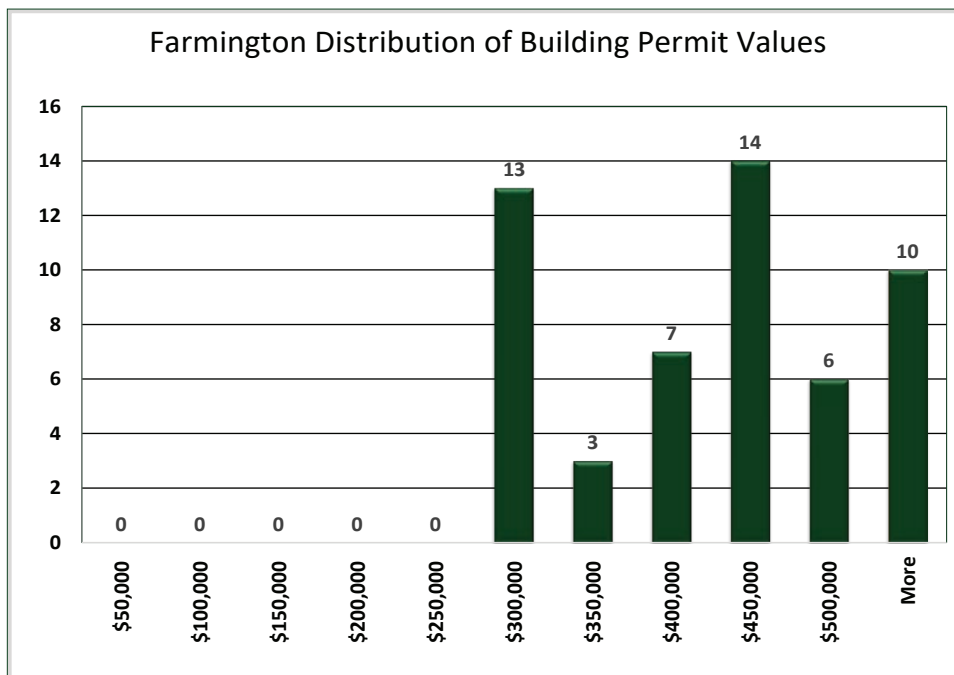
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Camelot	3	8.6%	3,653	60	\$692,667	\$190.59
Churchill	1	2.9%	5,444	77	\$850,000	\$156.14
Elm Springs Original	1	2.9%	1,643	43	\$265,000	\$161.29
Elm Valley	8	22.9%	2,968	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
<b>Elm Springs Houses Sold</b>	<b>35</b>	<b>100.0%</b>	<b>3,209</b>	<b>110</b>	<b>\$634,318</b>	<b>\$199.87</b>



# 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.

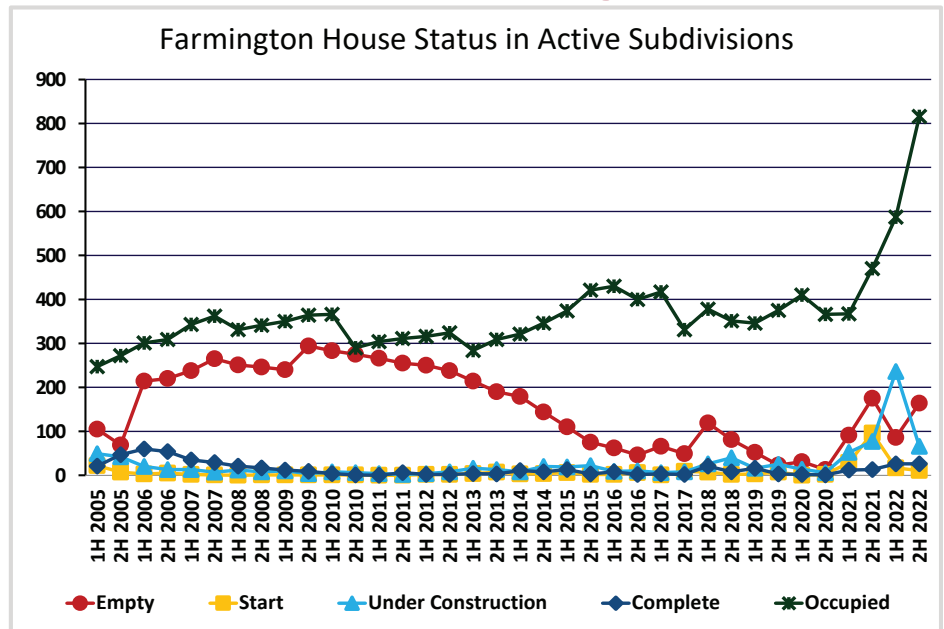
The subdivisions with the most houses under construction in Farmington during the second half of 2022 were Wagon Wheel Crossing, Phase I with 48, Groves at Engles Mill, Phase II with 6, and Groves at Engles Mill, Phase II with 3.

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
<b>Farmington Coming Lots</b>		<b>322</b>	<b>437</b>	<b>759</b>

# 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 <sup>2</sup>	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 <sup>1</sup>	4	0	0	1	68	73	0	--
Summerfield	108	5	2	2	0	117	0	--
Twin Falls, Phase I <sup>1</sup>	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 <sup>1</sup>	31	0	48	5	0	84	0	--
Windgate	0	1	1	1	24	27	5	7.2
<b>Farmington Active Lots</b>	<b>164</b>	<b>11</b>	<b>66</b>	<b>26</b>	<b>816</b>	<b>1,083</b>	<b>229</b>	<b>7.9</b>

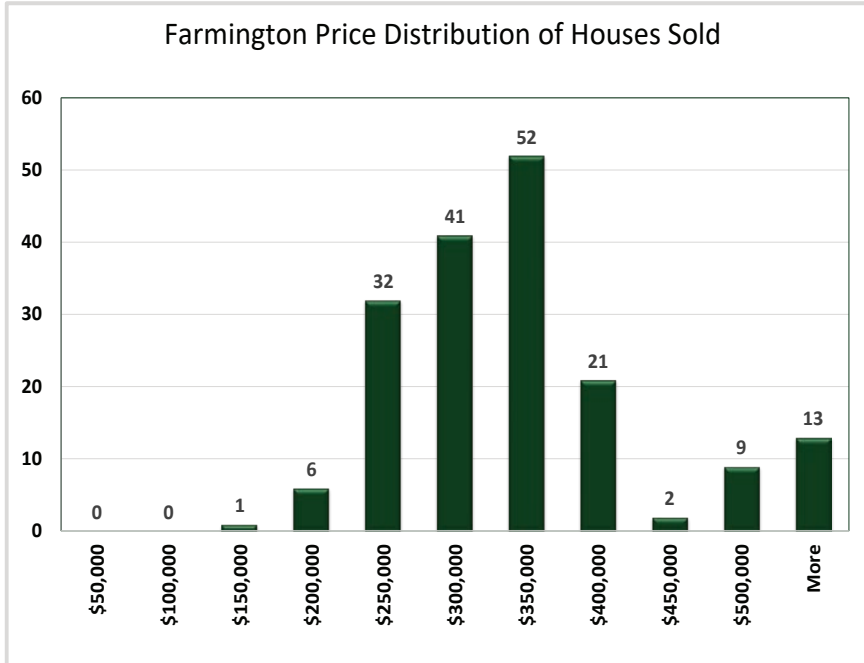
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Farmington

## Price Distribution of Houses Sold



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

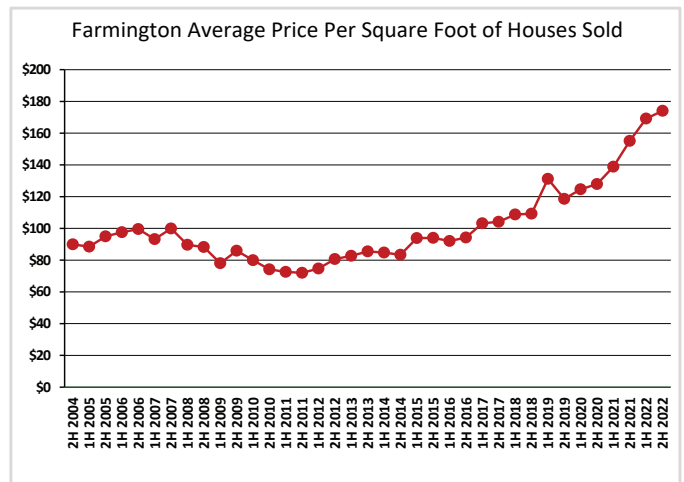
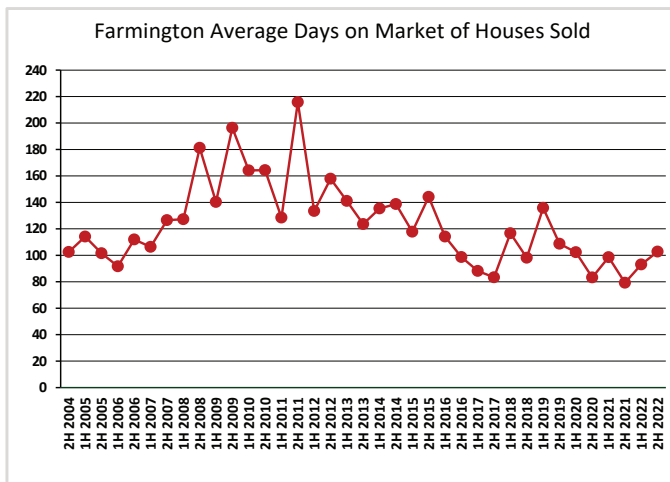
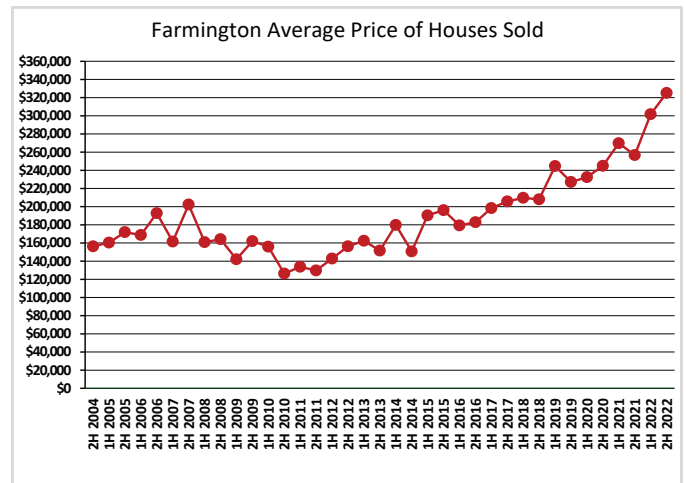
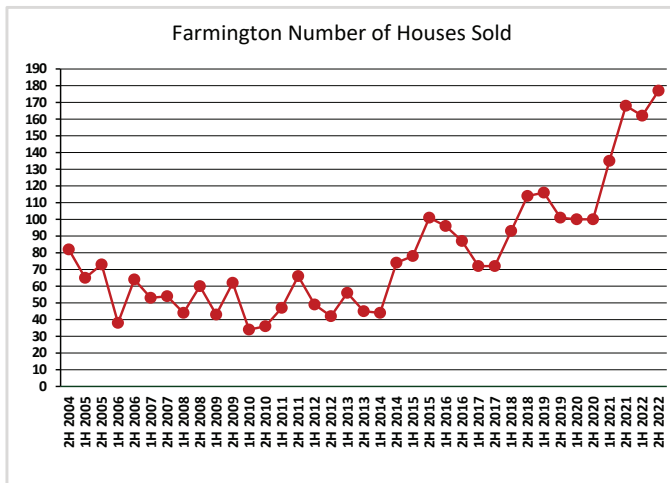
The average price of a house was \$325,159 at \$174.09 per square foot.

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%
<b>Farmington Sold</b>	<b>177</b>	<b>100%</b>	<b>1,853</b>	<b>103</b>	<b>99.8%</b>

# Farmington

## Characteristics of Houses Sold



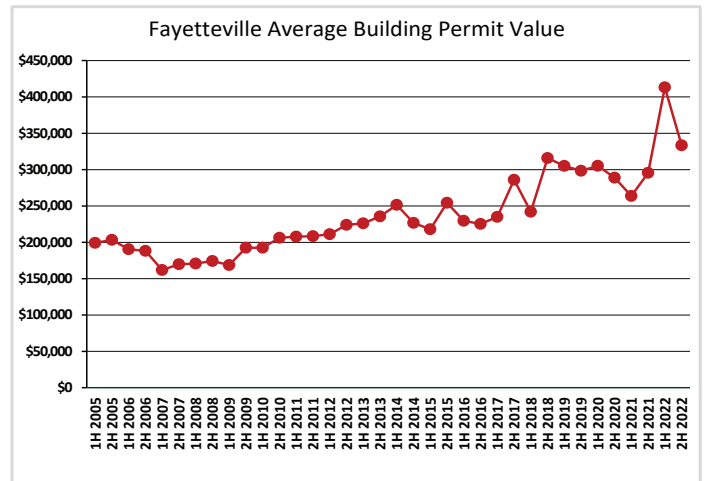
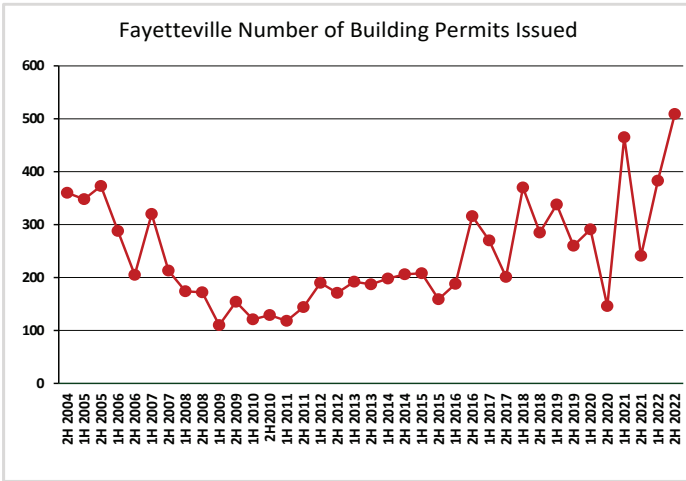
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	168	162	177	5.4%	9.3%
Average Price of Houses Sold	\$256,688	\$301,754	\$325,159	26.7%	7.8%
Average Days on Market	79	93	103	29.7%	10.4%
Average Price per Square Foot	\$155.14	\$169.16	\$174.09	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

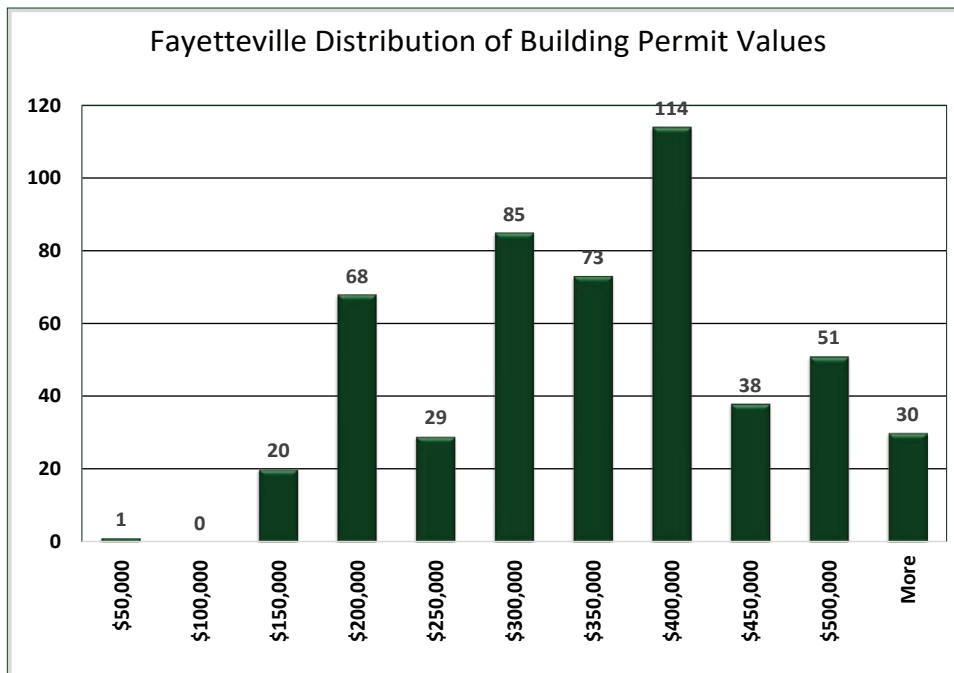
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Briarwood Estates	8	4.5%	2,657	123	\$580,616	\$218.58
Brookside	2	1.1%	1,226	63	\$185,500	\$153.98
Cedar Crest	1	0.6%	1,574	0	\$310,000	\$196.95
East Creek Place	1	0.6%	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
<b>Farmington Sold Houses</b>	<b>177</b>	<b>100.0%</b>	<b>1,853</b>	<b>103</b>	<b>\$325,159</b>	<b>\$174.09</b>

# 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.

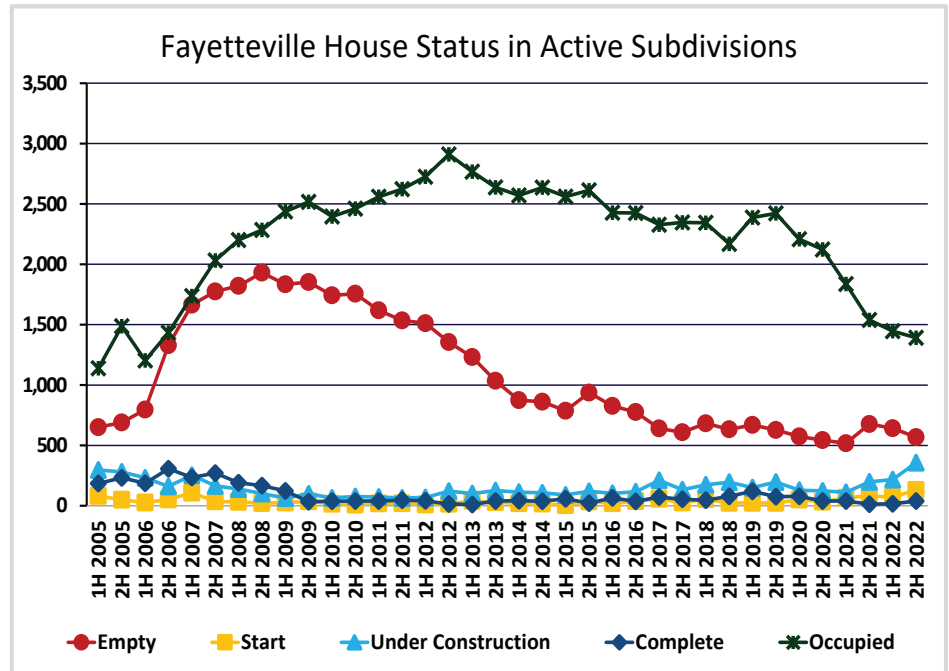
Creekside Meadows had the most houses becoming occupied in Fayetteville with 39 houses. An additional 33 houses in Sagely Place, Phase II, III became occupied in the second half of 2022.

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
<b>Fayetteville Coming Lots</b>		<b>1,194</b>	<b>984</b>	<b>2,107</b>

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Jane Estates, Phase I <sup>1,2</sup>	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 <sup>1</sup>	8	0	1	0	6	15	0	--
Dutton Wood	10	2	0	0	0	12	0	--
Eastern Park <sup>1</sup>	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 <sup>1</sup>	14	0	5	0	0	19	0	--
Mission Heights, Phase II A <sup>1</sup>	22	0	3	0	2	27	0	--
Mountain Ranch, Phase I <sup>1,2</sup>	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 <sup>1,2</sup>	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 <sup>2</sup>	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 <sup>1,2</sup>	2	0	0	0	69	71	0	--
Stonebrook	0	9	34	0	0	43	0	--
Summit Place, Phase I <sup>1,2</sup>	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 <sup>1,2</sup>	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II <sup>1,2</sup>	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 <sup>1</sup>	2	2	61	3	0	68	0	--
<b>Fayetteville Active Lots</b>	<b>568</b>	<b>131</b>	<b>358</b>	<b>40</b>	<b>1,391</b>	<b>2,488</b>	<b>208</b>	<b>25.4</b>

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

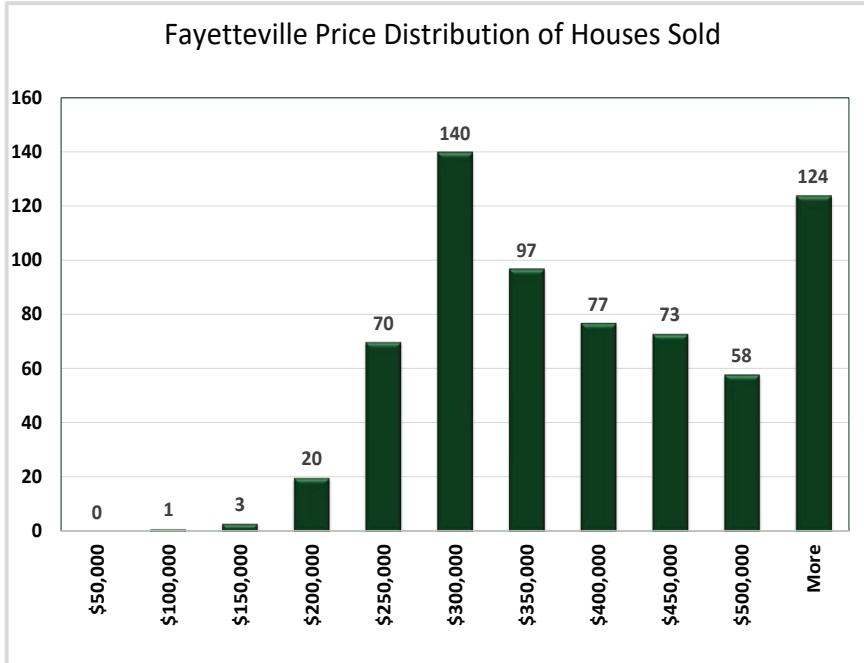
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.





# Fayetteville

## Price Distribution of Houses Sold



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

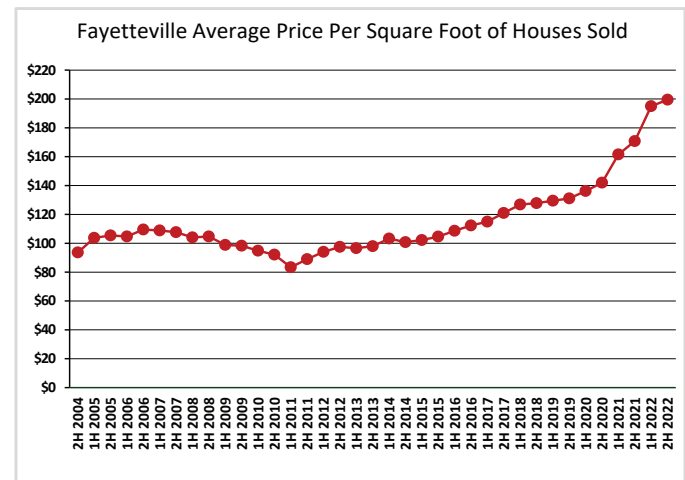
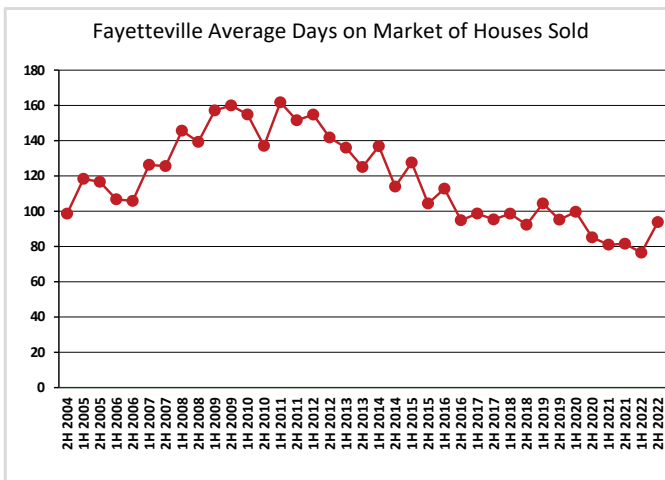
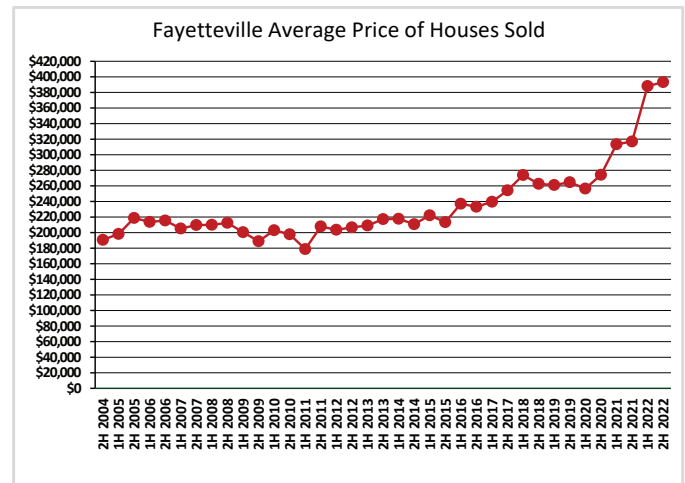
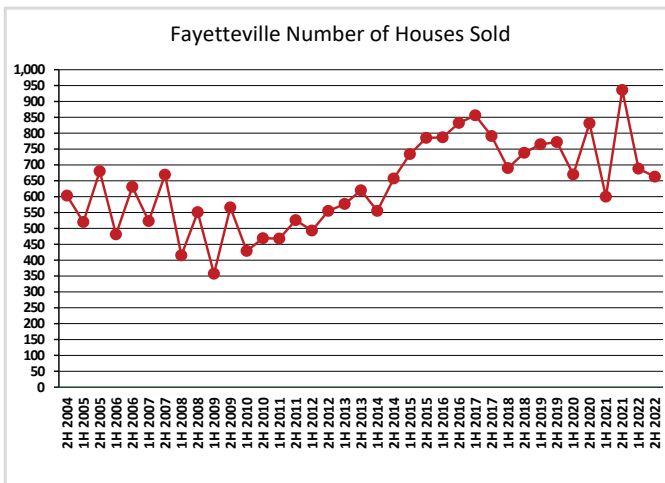
The average price of a house was \$393,208 at \$199.51 per square foot.

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%
<b>Fayetteville Sold</b>	<b>663</b>	<b>100.0%</b>	<b>1,976</b>	<b>94</b>	<b>99.6%</b>

# 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

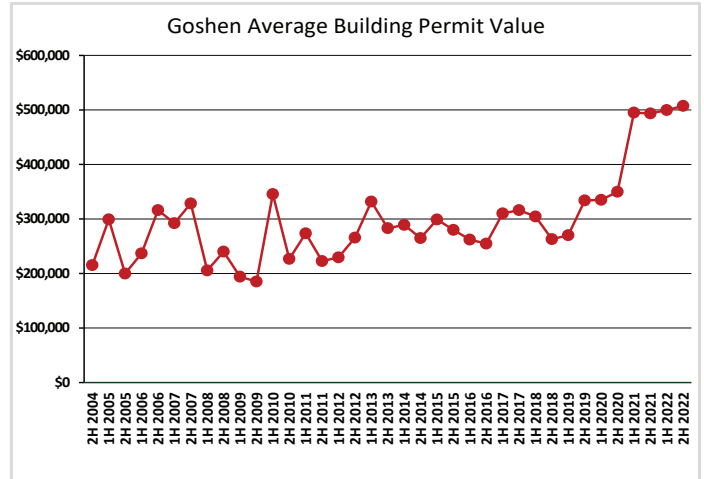
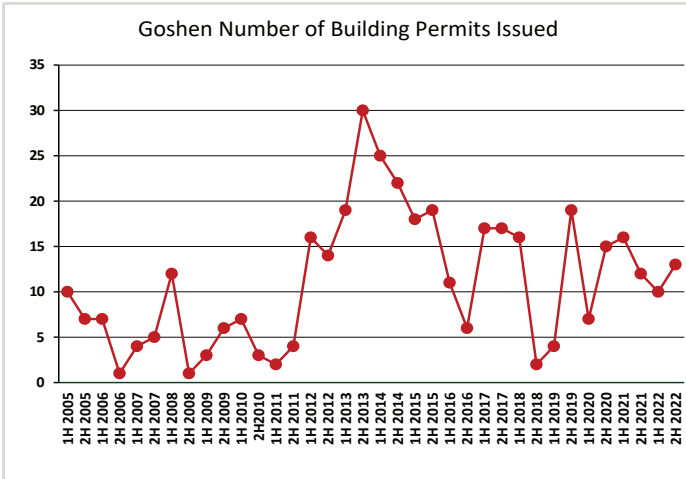


# Fayetteville

## Characteristics of Houses Sold

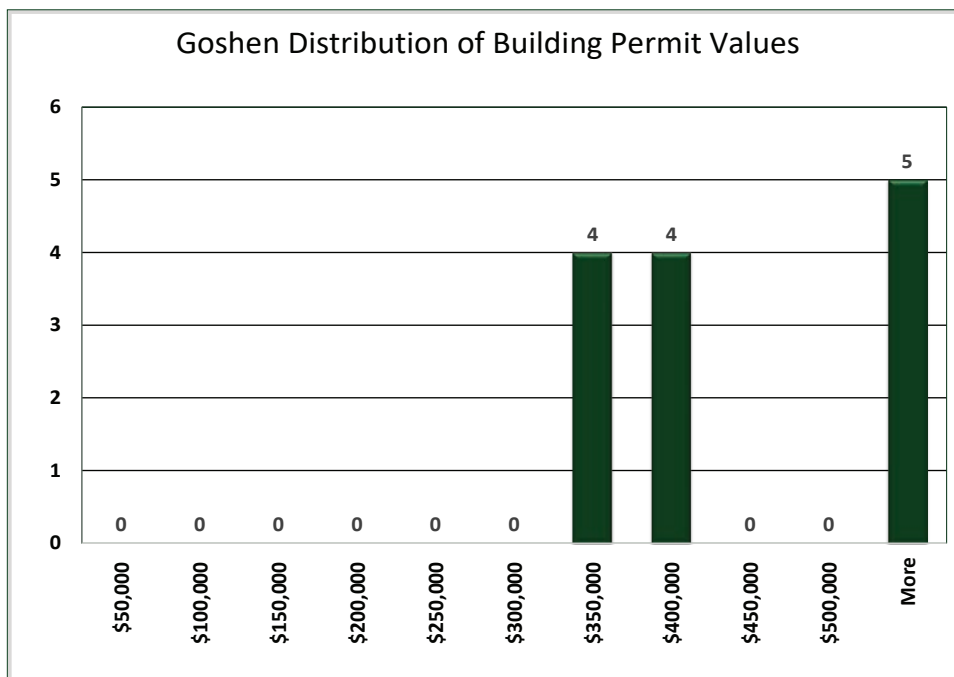
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Other	42	6.3%	2,082	59	\$441,588	\$207.77
Fayetteville Sold	663	100.0%	1,976	94	\$393,208	\$199.51

# 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.

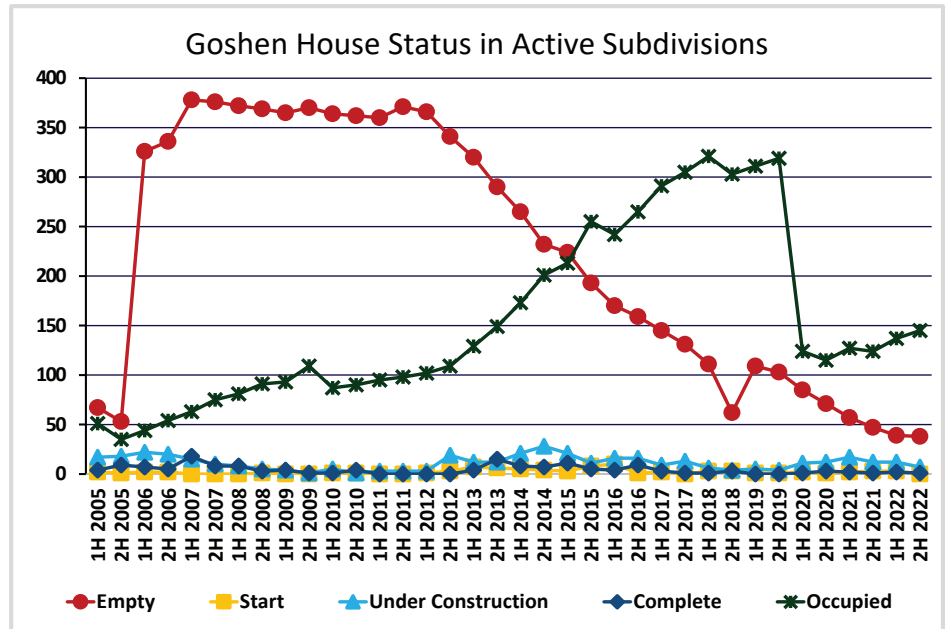
The subdivisions with the most houses under construction in Goshen during the second half of 2022 were Bridlewood, Phase I with 2, Bridlewood.

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
<b>New and Preliminary</b>		<b>41</b>	<b>16</b>	<b>57</b>

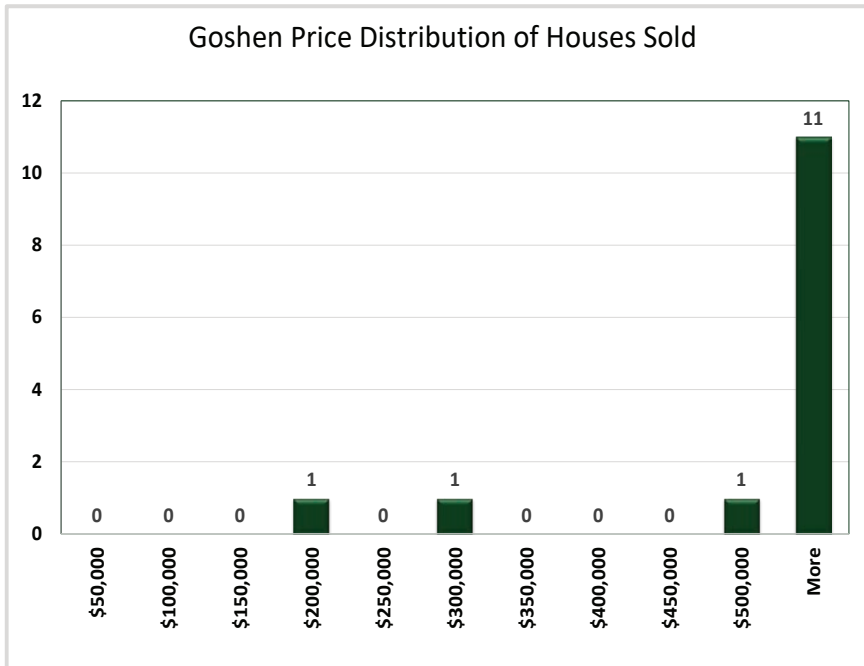
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Autumn View <sup>1,2</sup>	5	0	0	0	3	8	0	--
Bridlewood, Phase I <sup>1</sup>	1	0	2	0	35	38	0	--
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Knolls, The	14	0	0	0	56	70	0	84.0
Riverside Estates, Phase I	12		1	1	37	51	9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

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

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

# Goshen

## Price Distribution of Houses Sold



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

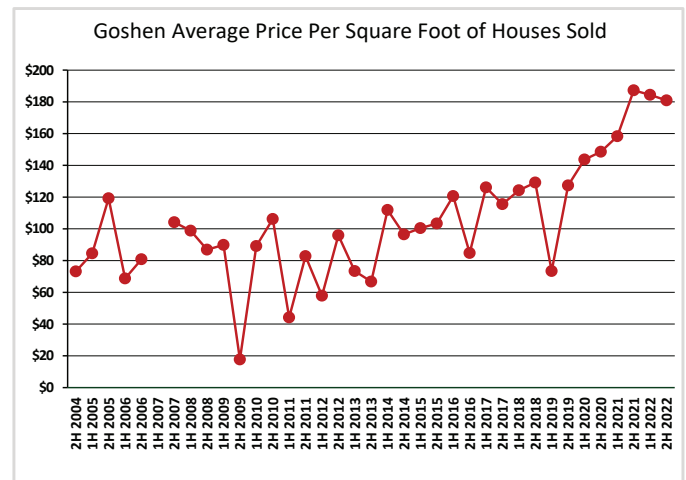
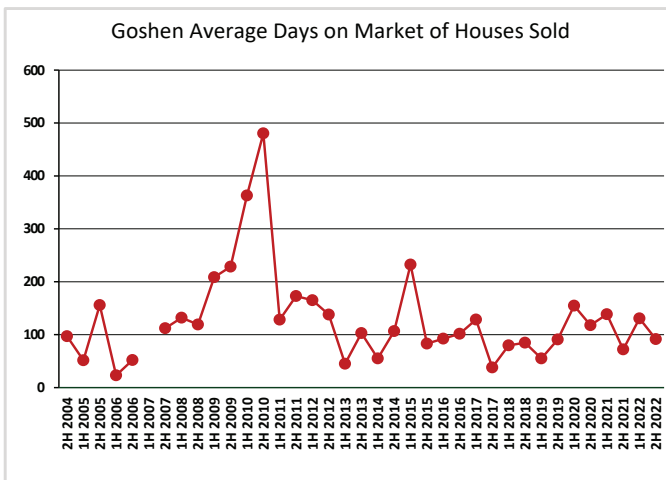
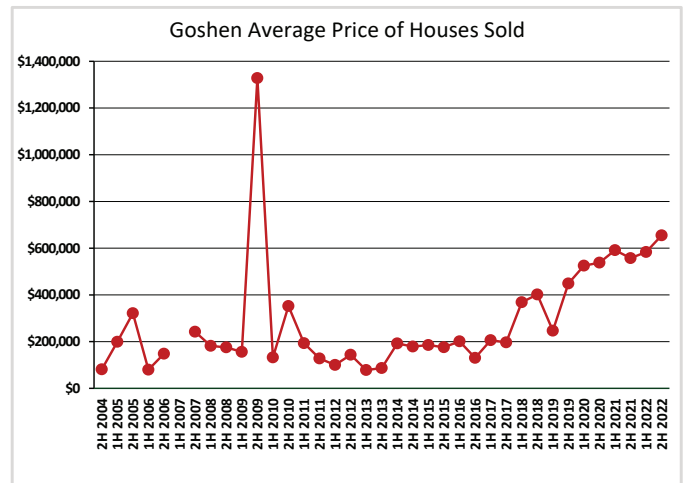
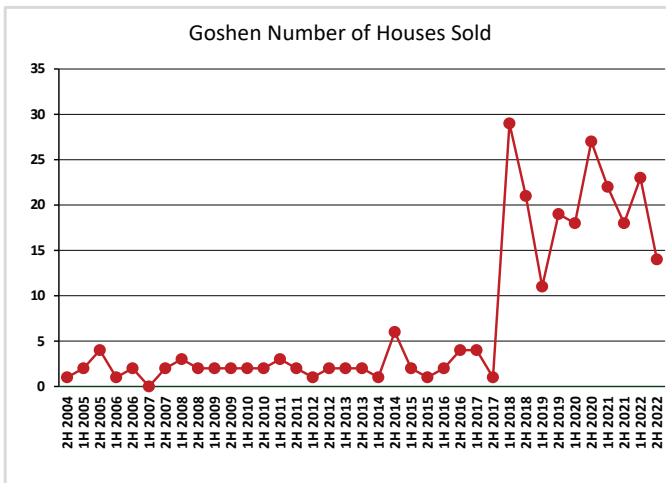
The average price of a house was \$655,051 at \$180.90 per square foot.

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%
<b>Goshen Sold</b>	<b>14</b>	<b>100.0%</b>	<b>3,626</b>	<b>92</b>	<b>98.8%</b>

# 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%

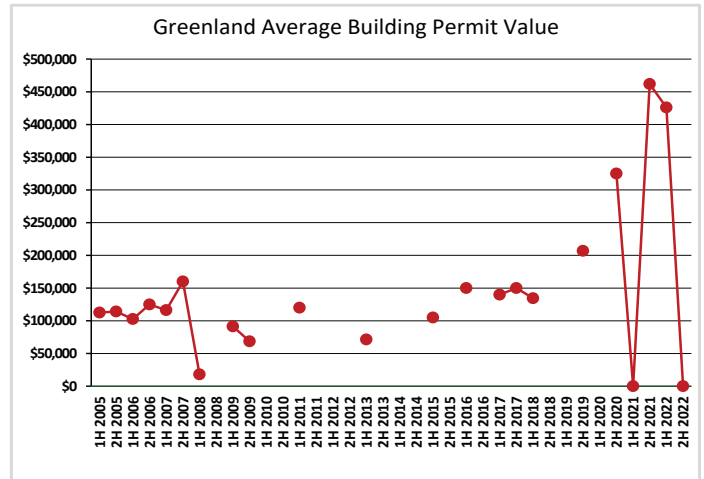
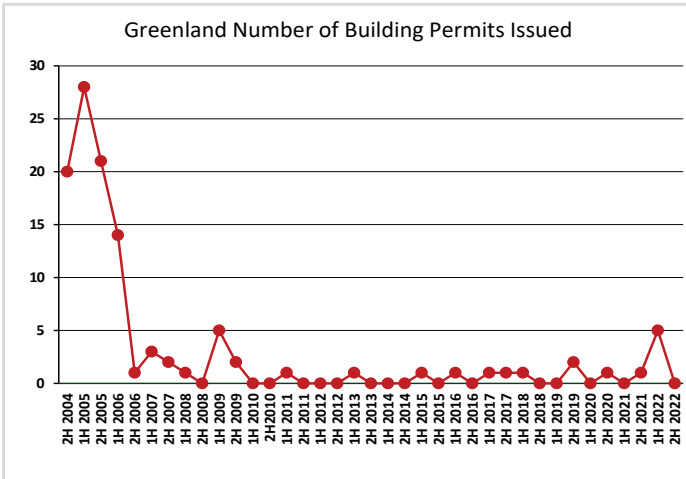
# Goshen

## Characteristics of Houses Sold

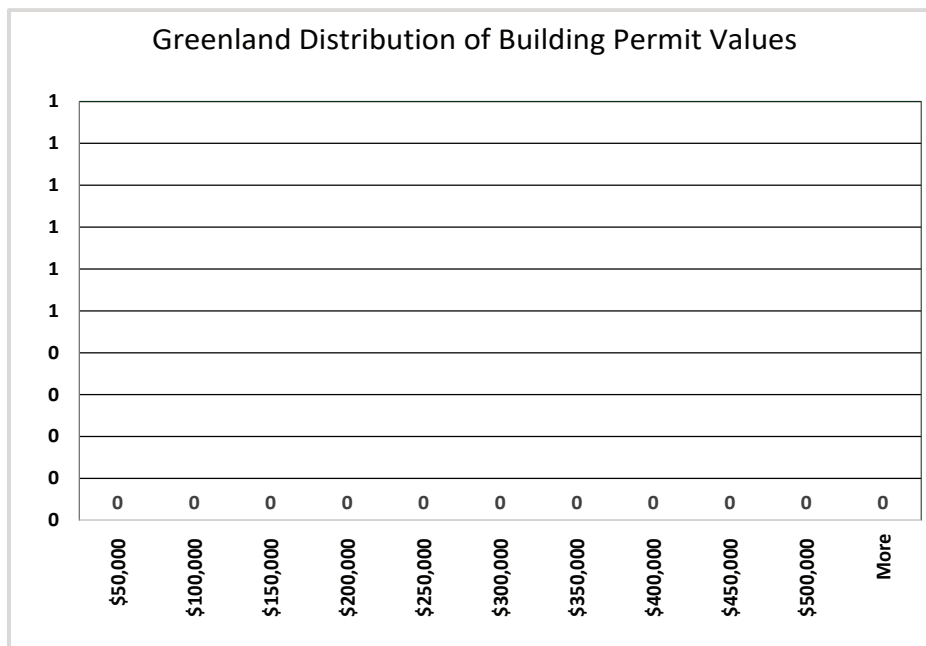
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bordeaux Village Estates	1	7.1%	6,569	209	\$895,000	\$136.25
Goshen	1	7.1%	1,856	57	\$189,900	\$102.32
Knolls	1	7.1%	3,796	75	\$785,000	\$206.80
Leisure Heights	1	7.1%	1,988	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

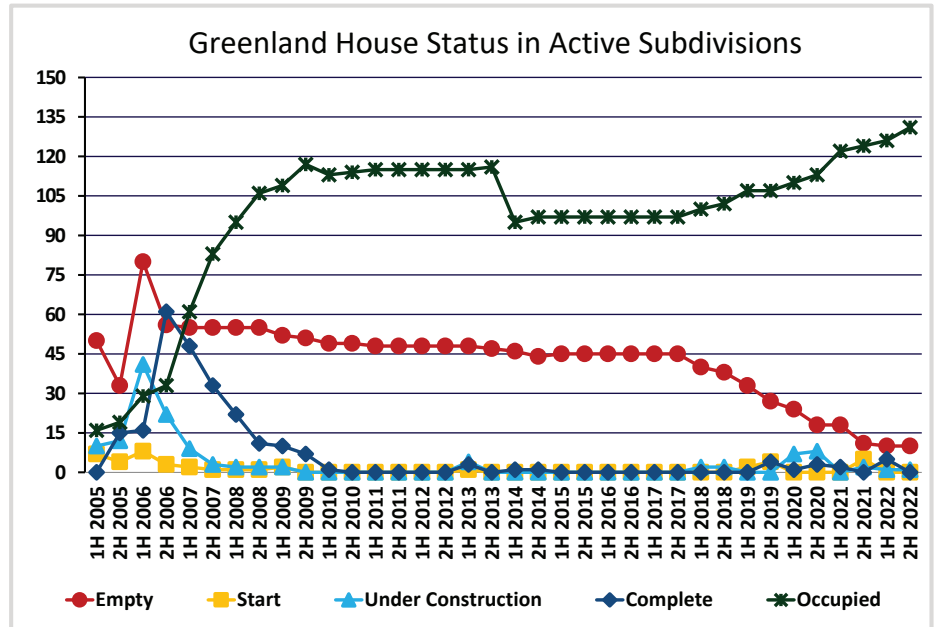
There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2022. 92.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.7 percent were under construction, 0.0 percent were starts, and 7.0 percent were empty lots.

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 <sup>1,2</sup>	10	0	1	0	51	62	0	--
<b>Greenland Active Lots</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>131</b>	<b>142</b>	<b>6</b>	<b>211.6</b>

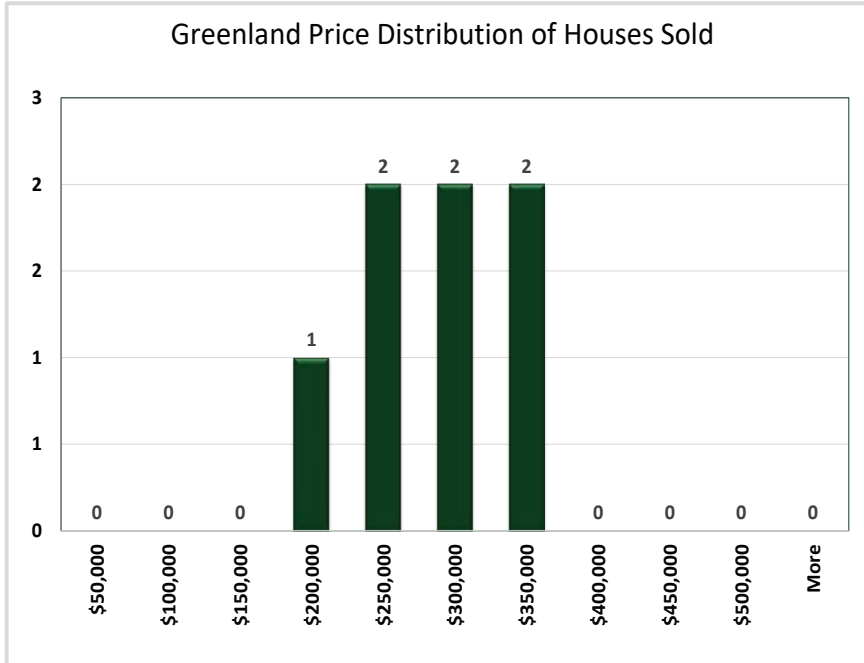
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Greenland

## Price Distribution of Houses Sold



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

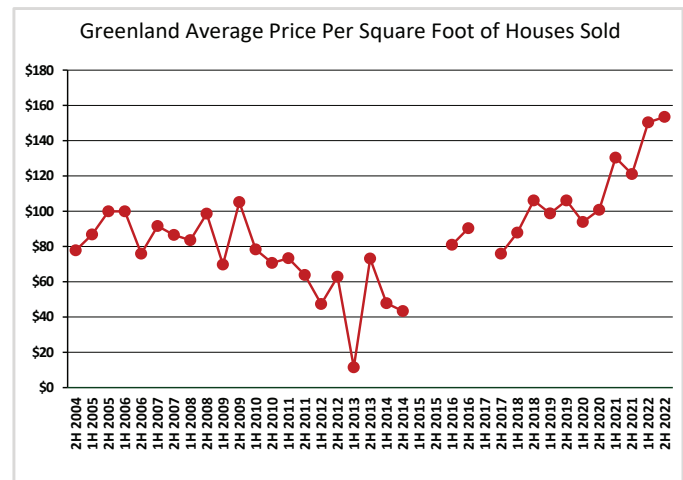
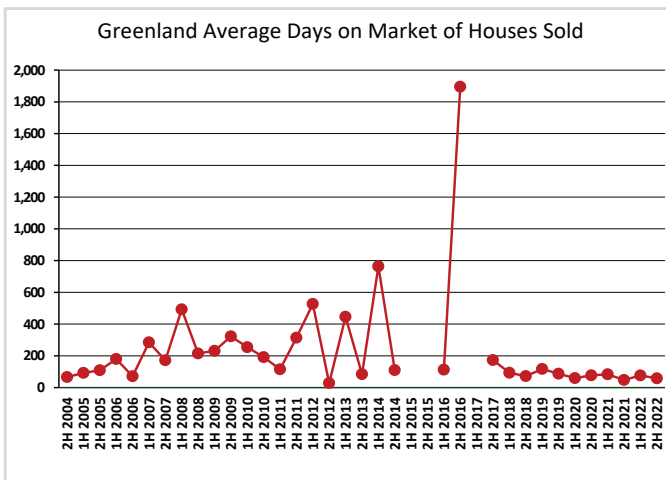
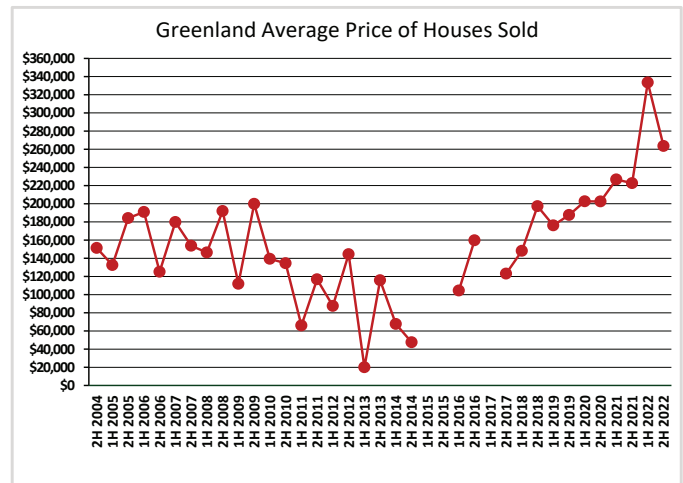
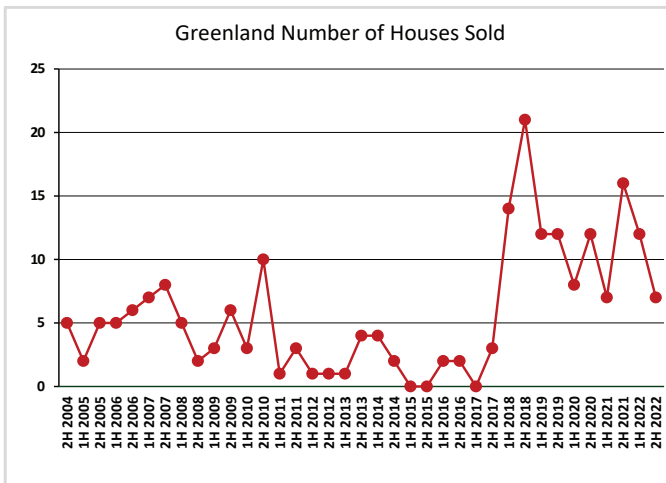
The average price of a house was \$263,571 at \$153.47 per square foot.

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%	--	--	--
<b>Greenland Sold</b>	<b>7</b>	<b>100.0%</b>	<b>1,746</b>	<b>58</b>	<b>97.7%</b>

# Greenland

## Characteristics of Houses Sold



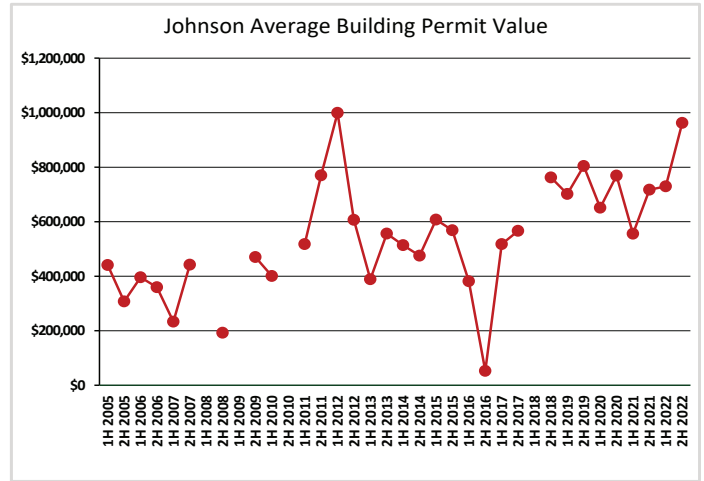
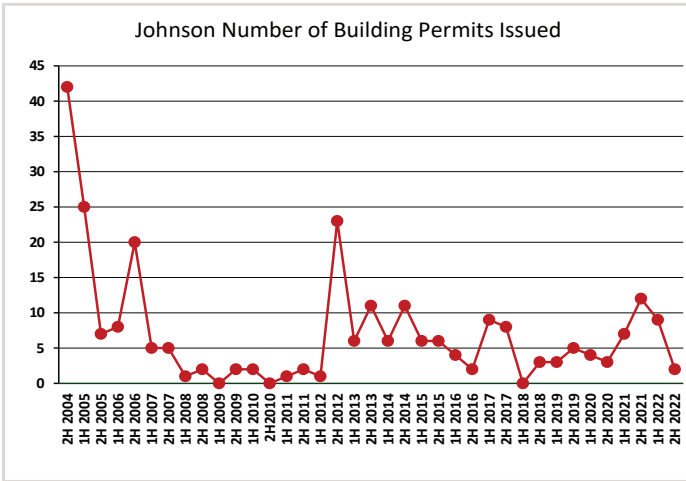
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	16	12	7	-56.3%	-41.7%
Average Price of Houses Sold	\$222,654	\$333,533	\$263,571	18.4%	-21.0%
Average Days on Market	48	76	58	21.3%	-23.5%
Average Price per Square Foot	\$121.04	\$150.33	\$153.47	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

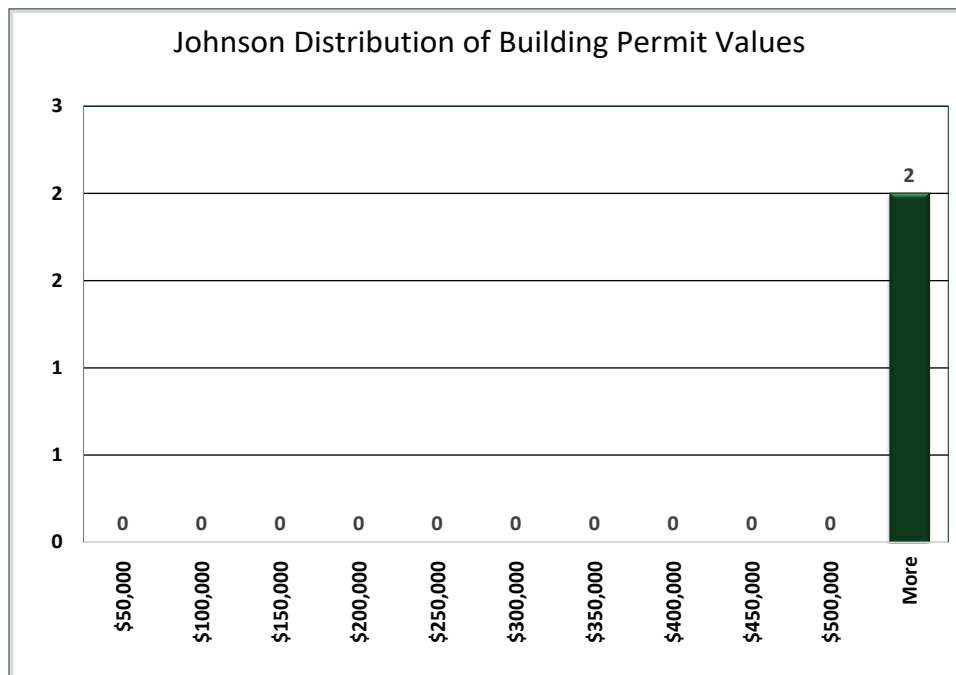
## Characteristics of Houses Sold

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
<b>Greenland Sold</b>	<b>7</b>	<b>100.0%</b>	<b>1,746</b>	<b>58</b>	<b>\$263,571</b>	<b>\$153.47</b>

# 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

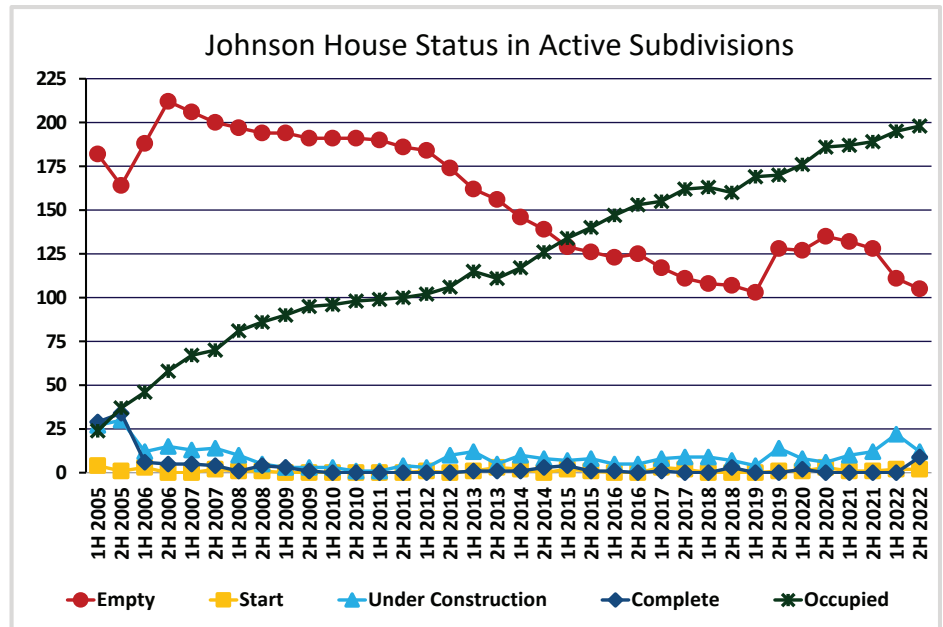
There were 326 total lots in 8 active subdivisions in Johnson in the second half of 2022. 60.7 percent of the lots were occupied, 2.8 percent were complete but unoccupied, 3.7 percent were under construction, 0.6 percent were starts, and 32.2 percent were empty lots.

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.

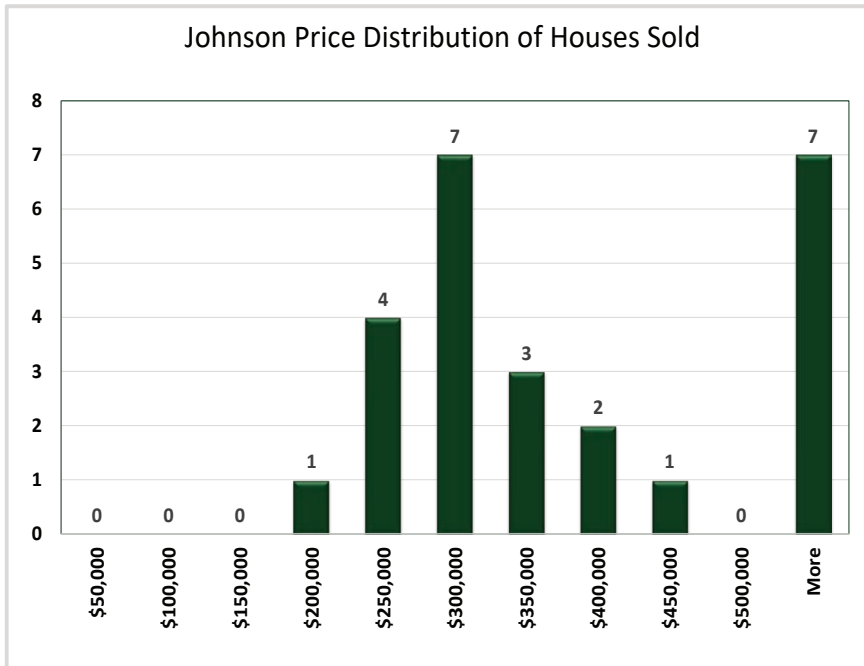
Additionally, no new lots or subdivisions received either preliminary or final approval by second half of 2022.

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 <sup>1</sup>	9	0	2	0	54	65	0	--
Johnson Square Phase 1A <sup>1</sup>	15	0	0	6	2	23	0	--
Johnson Square Phase 1B	20	0	4	3	5	32	3	108.0
<b>Johnson Active Lots</b>	<b>105</b>	<b>2</b>	<b>12</b>	<b>9</b>	<b>198</b>	<b>326</b>	<b>7</b>	<b>118.2</b>

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

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

# Johnson Price Distribution of Houses Sold



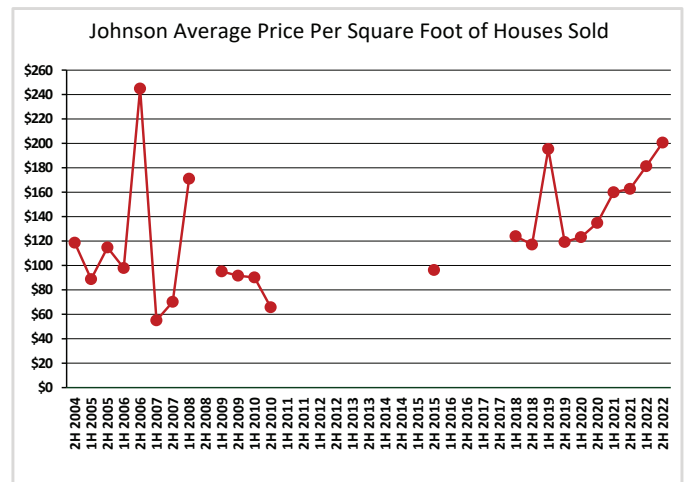
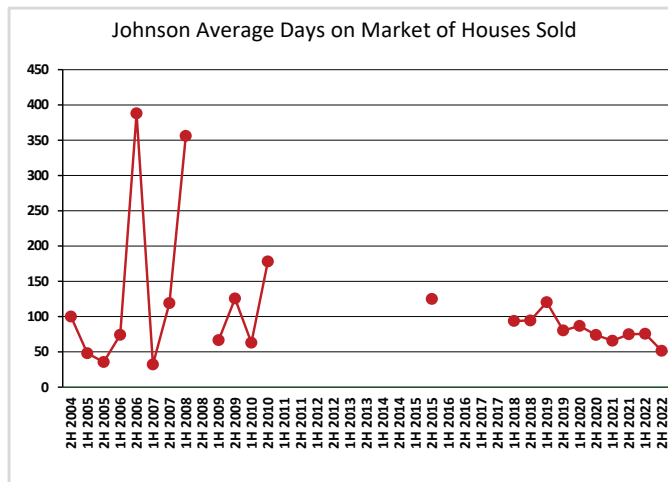
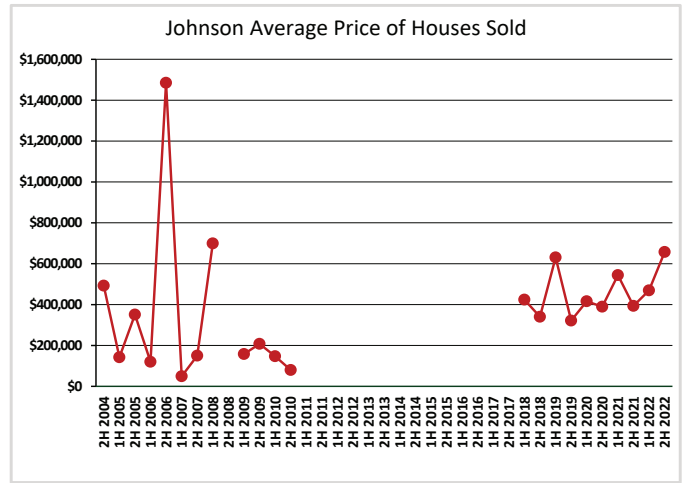
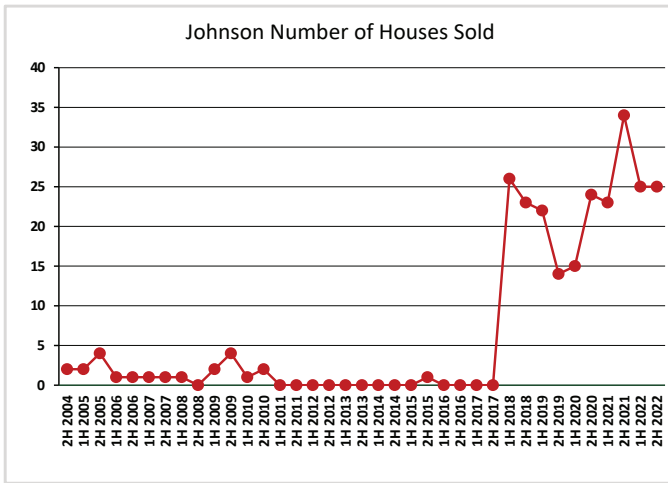
25 houses were sold in Johnson in the second half of 2022.

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%
<b>Johnson Sold</b>	<b>25</b>	<b>100.0%</b>	<b>2,806</b>	<b>51</b>	<b>98.5%</b>

# 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

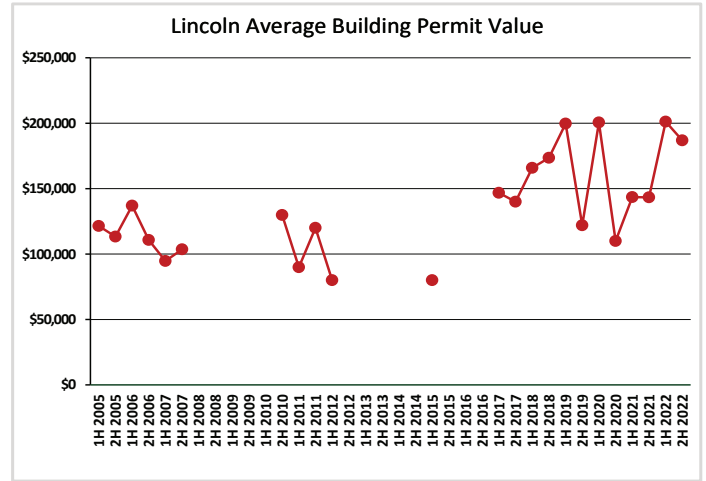
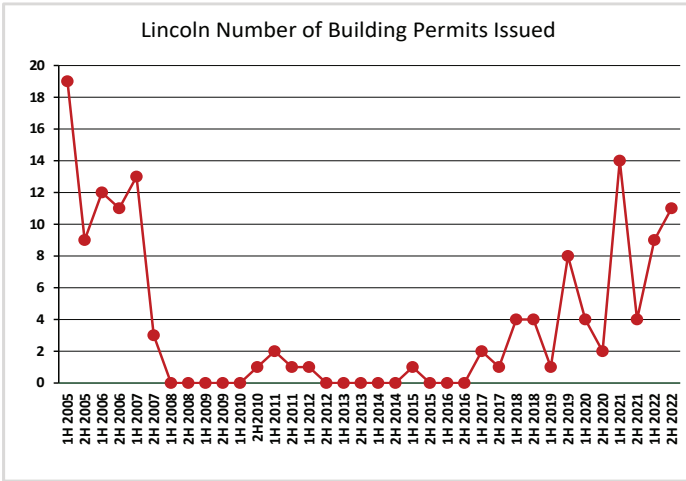
## Characteristics of Houses Sold

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
<b>Other</b>	<b>25</b>	<b>100.0%</b>	<b>2,806</b>	<b>51</b>	<b>\$657,252</b>	<b>\$200.61</b>

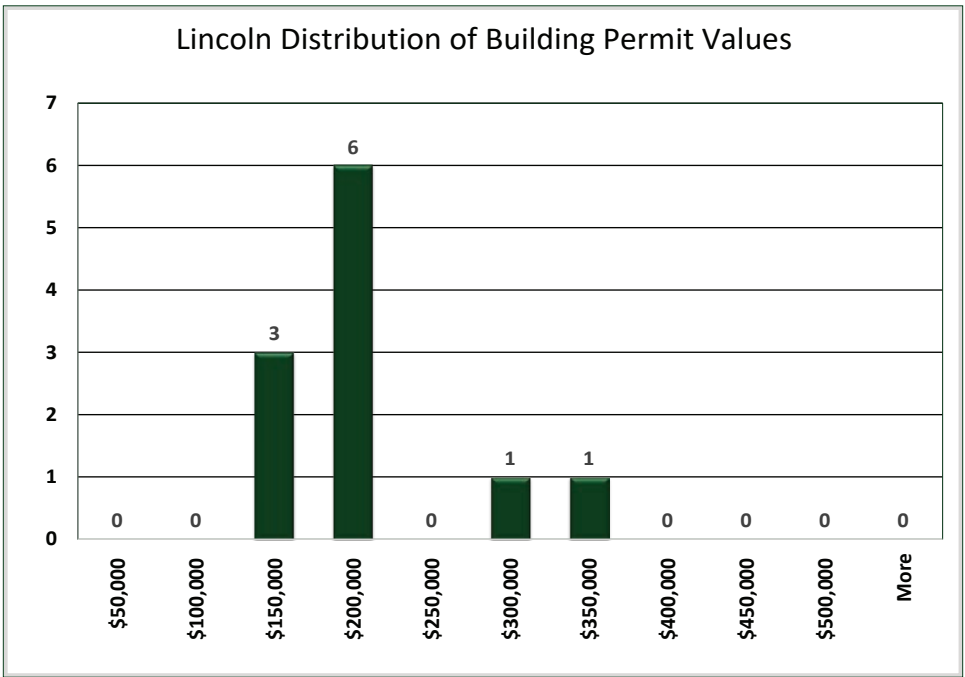




# Lincoln Building Permits



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.

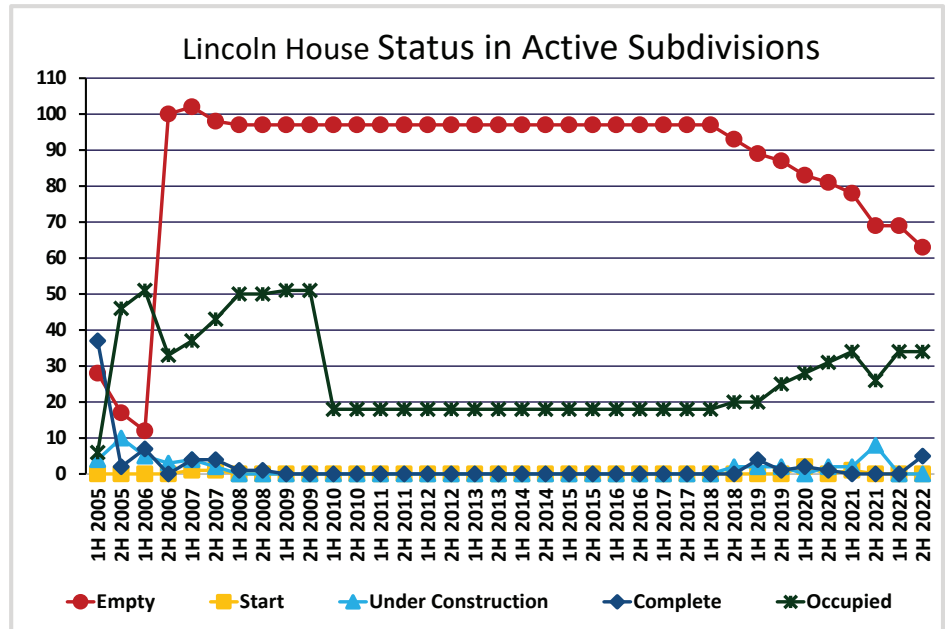
No new construction or progress in existing construction has occurred in the last year in the one subdivision in Lincoln.

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

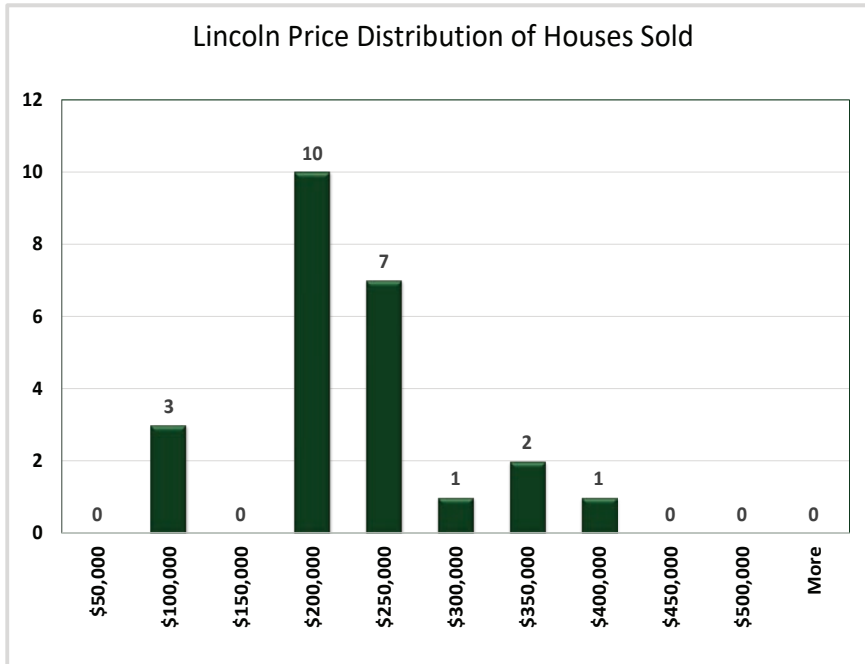
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Country Meadows	63	0	0	5	34	102	0	102.0
Lincoln Active Lots	63	0	0	5	34	102	0	102.0

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

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

# Lincoln

## Price Distribution of Houses Sold



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

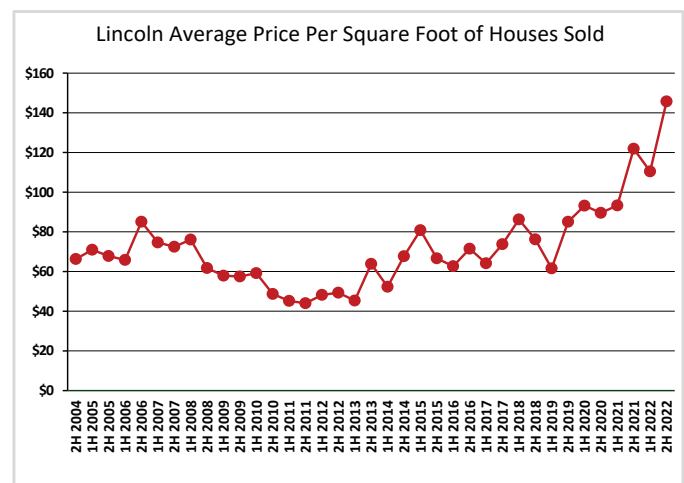
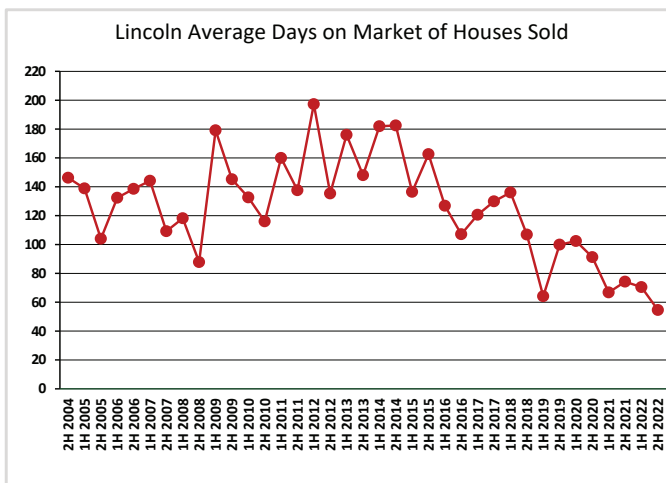
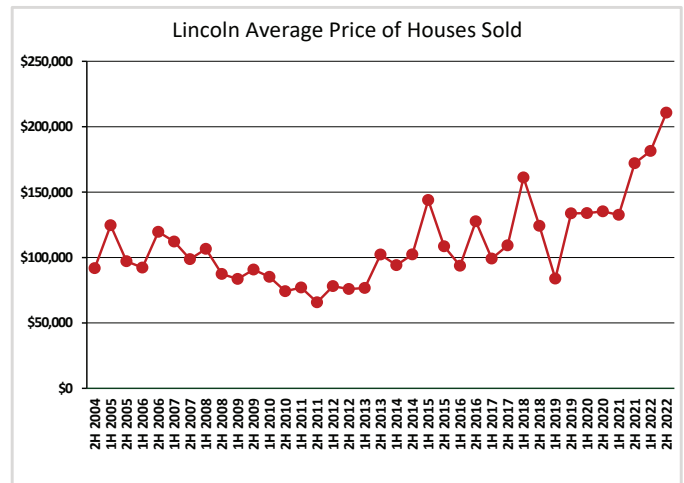
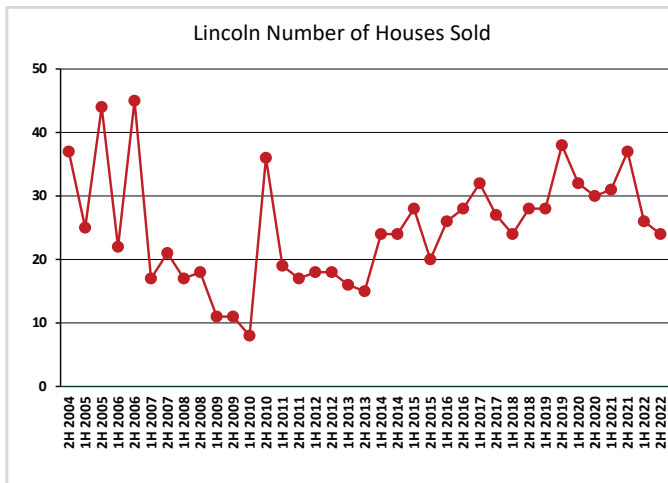
The average price of a house was \$210,663 at \$145.72 per square foot.

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%	--	--	--
<b>Lincoln Sold</b>	<b>24</b>	<b>100.0%</b>	<b>1,435</b>	<b>55</b>	<b>98.7%</b>

# Lincoln

## Characteristics of Houses Sold



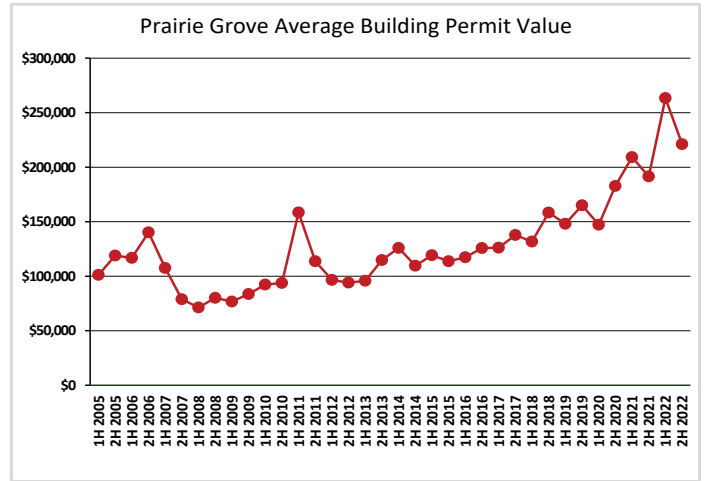
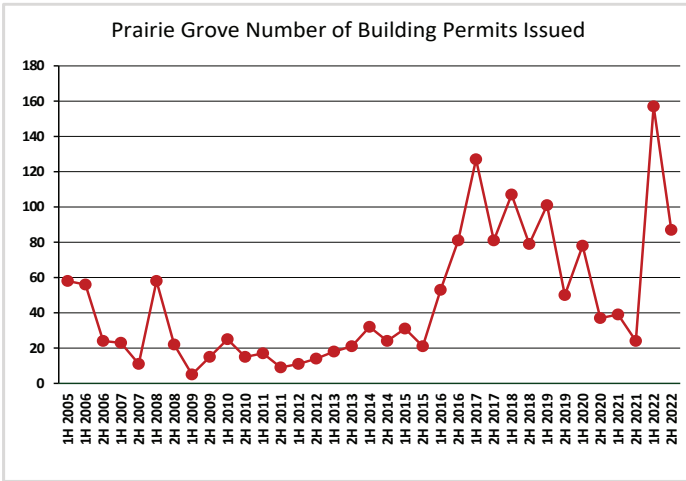
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	37	26	24	-35.1%	-7.7%
Average Price of Houses Sold	\$172,049	\$181,435	\$210,663	22.4%	16.1%
Average Days on Market	74	70	55	-26.5%	-22.6%
Average Price per Square Foot	\$121.86	\$110.41	\$145.72	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

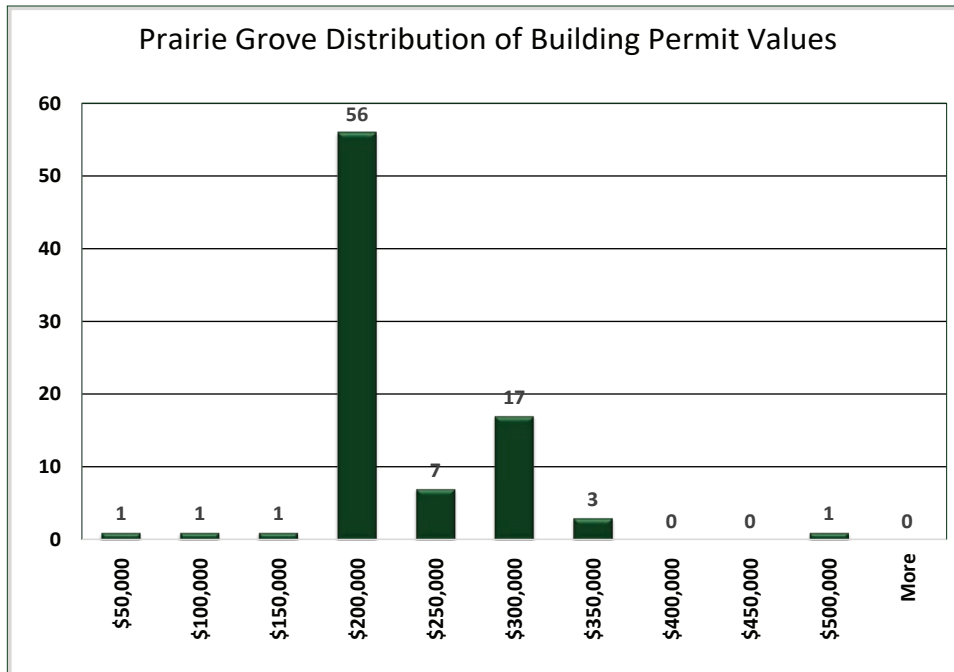
## Characteristics of Houses Sold

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
<b>Lincoln Sold</b>	<b>24</b>	<b>100.0%</b>	<b>1,435</b>	<b>55</b>	<b>\$210,663</b>	<b>\$145.72</b>

# 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.

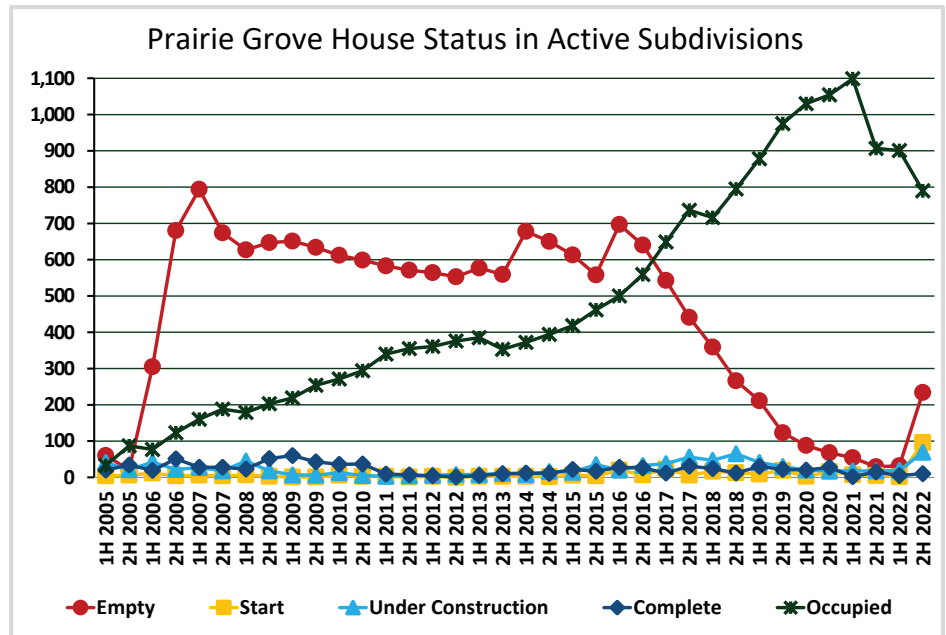
Wakefield Park? had the most houses becoming occupied in Prairie Grove with 10 houses. An additional 2 houses in Belle Meade, Phase I, II became occupied in the second half of 2022.

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
<b>New and Preliminary Lots</b>		<b>262</b>		<b>262</b>

# 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 <sup>1,2</sup>	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 <sup>1,2</sup>	5	0	0	0	147	152	1	12.0
Wakefield Park	4	0	3	8	10	25	10	18.0
<b>Prairie Grove Active Lots</b>	<b>234</b>	<b>96</b>	<b>69</b>	<b>10</b>	<b>790</b>	<b>1,199</b>	<b>16</b>	<b>100.2</b>

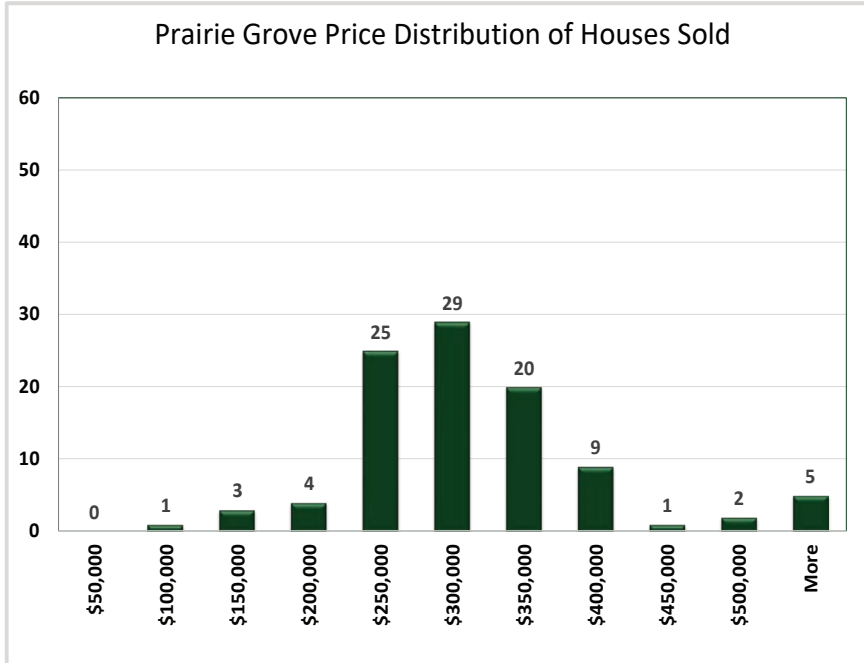
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Prairie Grove

## Price Distribution of Houses Sold



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

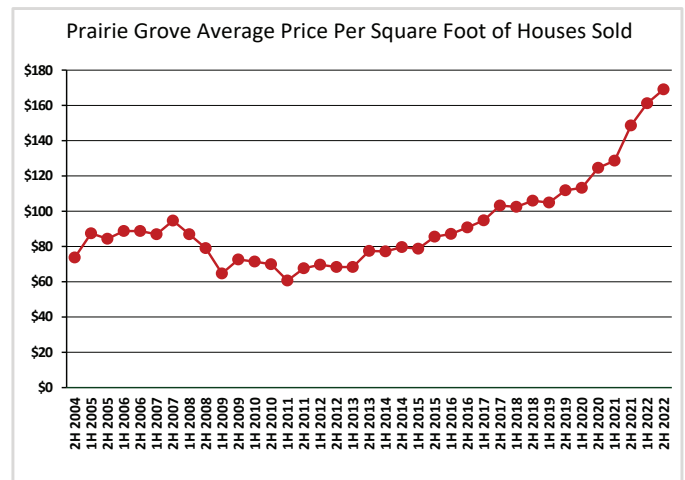
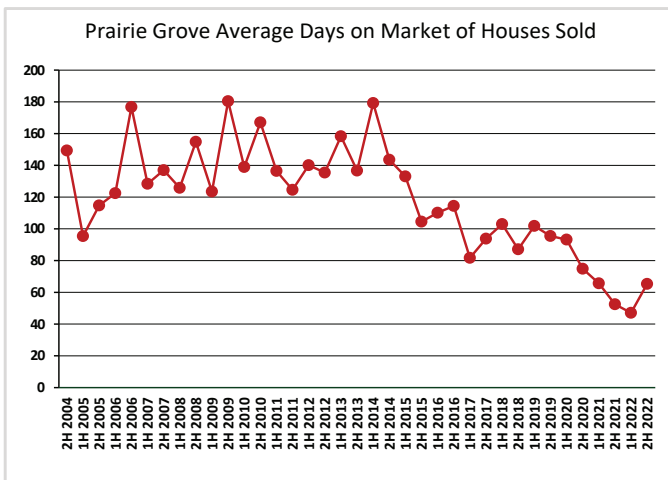
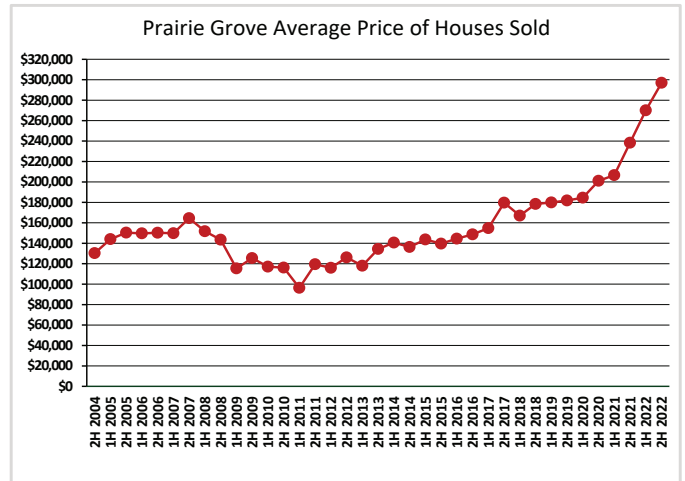
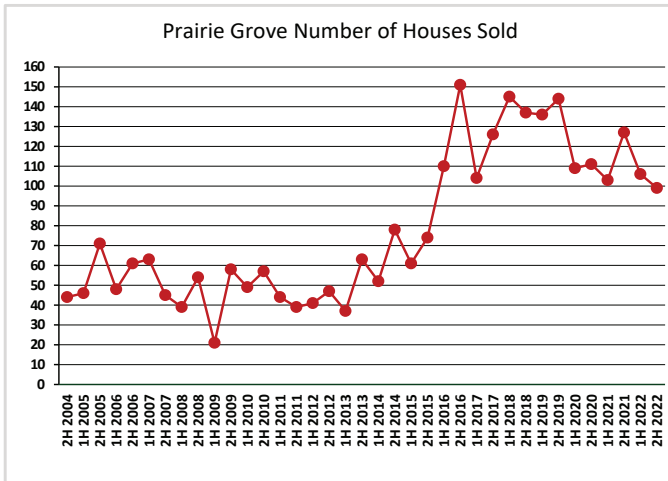
The average price of a house was \$296,986 at \$169.06 per square foot.

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%
<b>Prairie Grove Sold</b>	<b>99</b>	<b>100.0%</b>	<b>1,756</b>	<b>65</b>	<b>99.2%</b>

# Prairie Grove

## Characteristics of Houses Sold



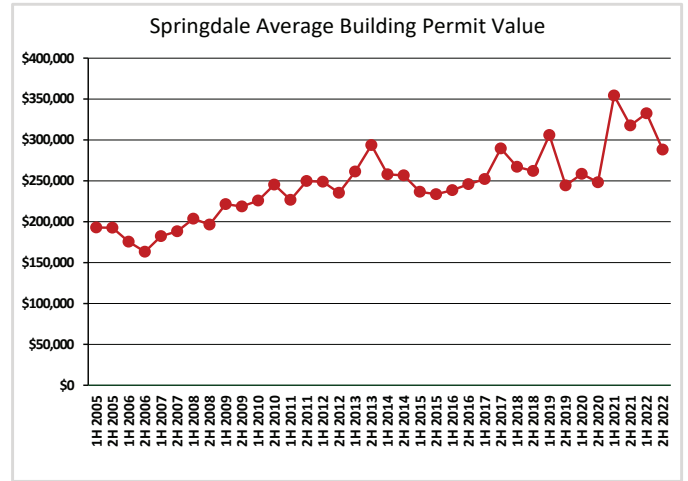
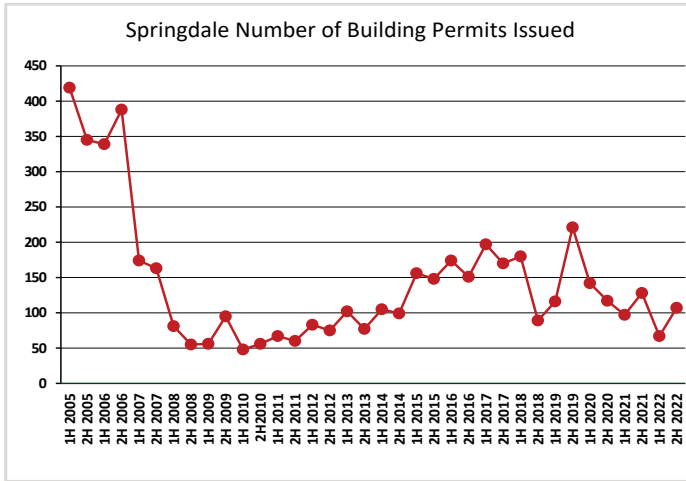
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	127	106	99	-22.0%	-6.6%
Average Price of Houses Sold	\$238,332	\$270,080	\$296,986	24.6%	10.0%
Average Days on Market	52	47	65	24.5%	38.8%
Average Price per Square Foot	\$148.61	\$161.16	\$169.06	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

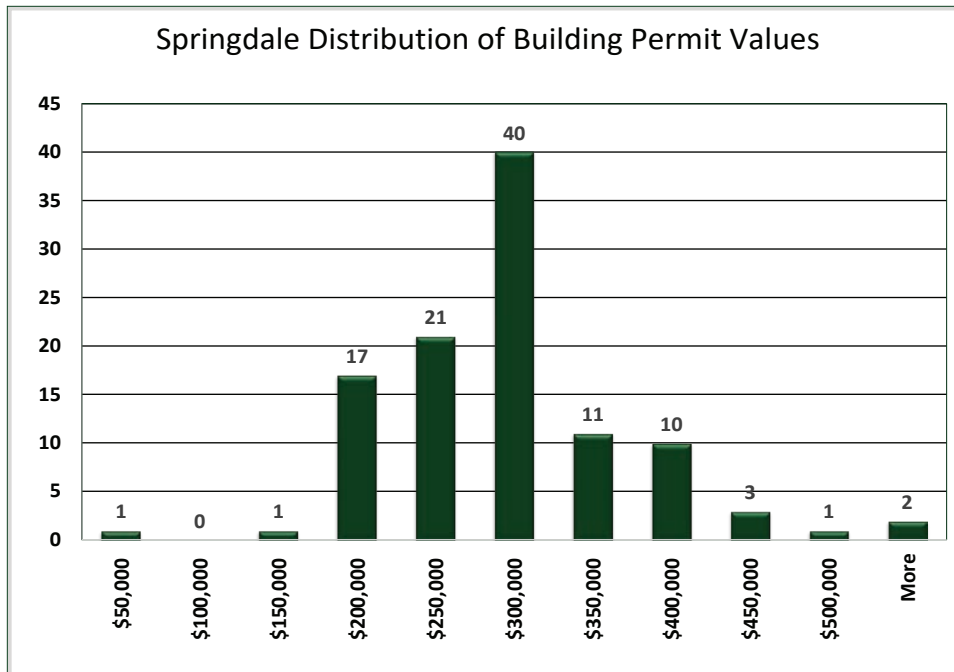
## Characteristics of Houses Sold

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
<b>Prairie Grove</b>	<b>99</b>	<b>100.0%</b>	<b>1,756</b>	<b>65</b>	<b>\$296,986</b>	<b>\$169.06</b>

# 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.

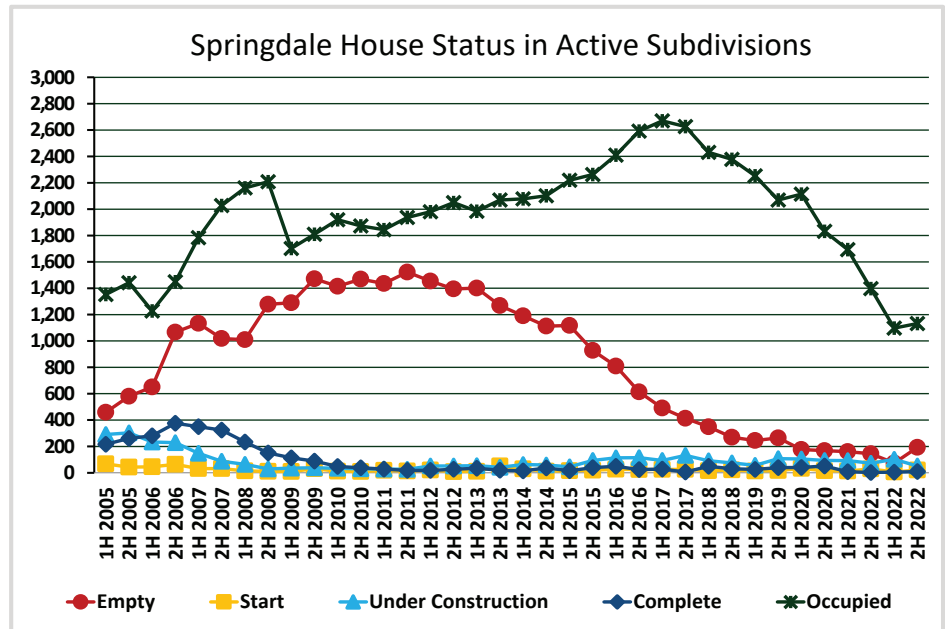
Sundance had the most houses becoming occupied in Springdale with 38 houses. An additional 26 houses in Cottages at the Park, Phase I became occupied in the second half of 2022.

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
<b>New and Preliminary Lots</b>		<b>769</b>	<b>903</b>	<b>1,672</b>

# Springdale

## Active Subdivisions

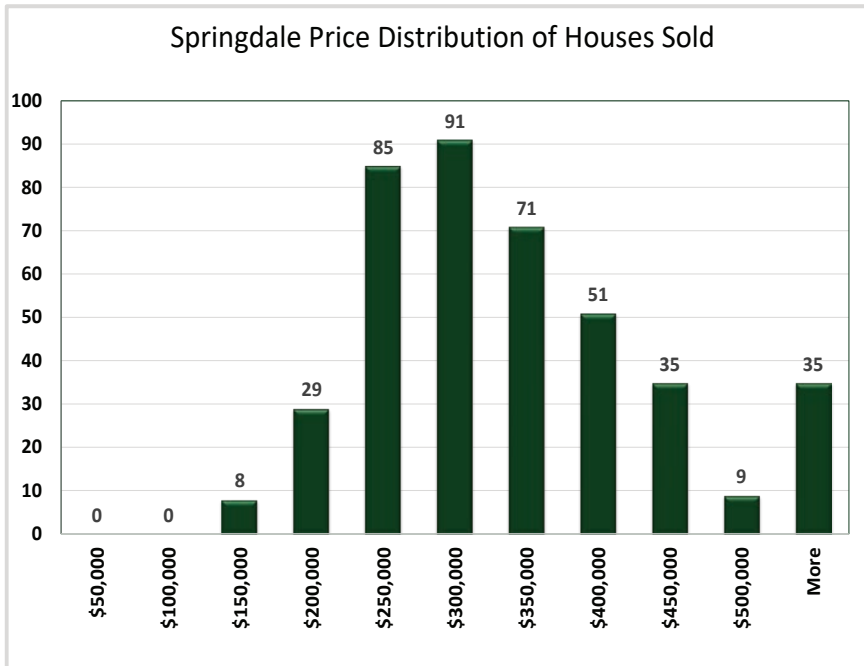
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	1	0	3	1	38	43	4	10.0
Benedetto, Phase II <sup>1</sup>	30	2	7	0	0	39	0	--
Cadence Crossing	16	9	1	0	0	26	0	--
Cottages at the Park, Phase I	0	0	6	0	51	57	26	1.9
Cottages at the Park, Phase II	34	5	27	2	0	68	0	--
Deere Creek, Phase I	80	4	0	0	0	84	0	0.0
Grand Valley Estates <sup>1,2</sup>	2	0	0	0	22	24	0	--
Grand Valley Stables at Guy Terry Farms <sup>1,2</sup>	4	0	0	0	20	24	0	--
Hidden Hills, Phase II <sup>1</sup>	1	0	0	1	81	83	0	--
Legendary, Phase I <sup>1</sup>	1	0	2	0	164	167	0	--
Legendary, Phase II - D <sup>1</sup>	0	0	2	0	32	34	0	--
Meadow Haven <sup>1,2</sup>	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 <sup>1,2</sup>	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 <sup>1</sup>	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 <sup>1,2</sup>	3	0	0	0	161	164	0	--
Tuscany, Phase II	1	0	0	0	40	41	0	12.0
<b>Springdale Active Subdivisions</b>	<b>193</b>	<b>20</b>	<b>51</b>	<b>10</b>	<b>1,132</b>	<b>1,406</b>	<b>116</b>	<b>16.1</b>

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

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

# Springdale

## Price Distribution of Houses Sold



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

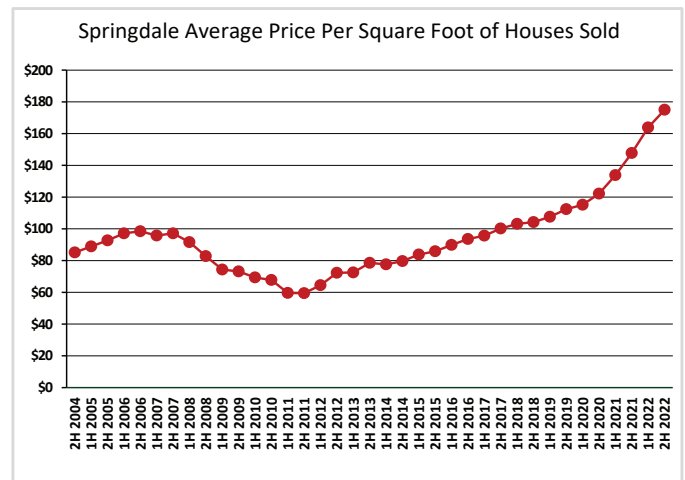
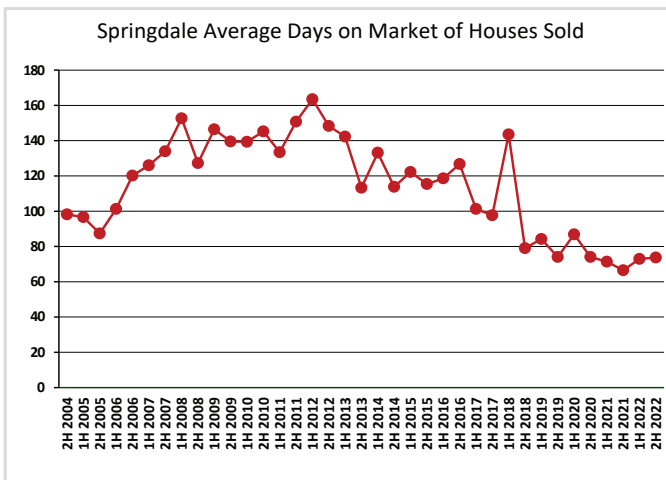
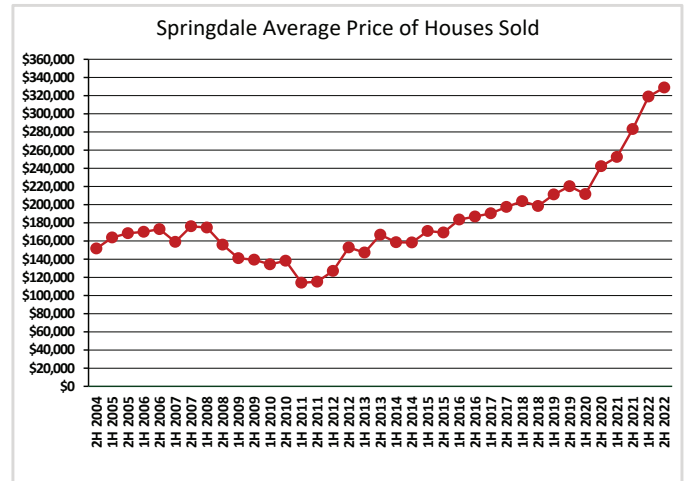
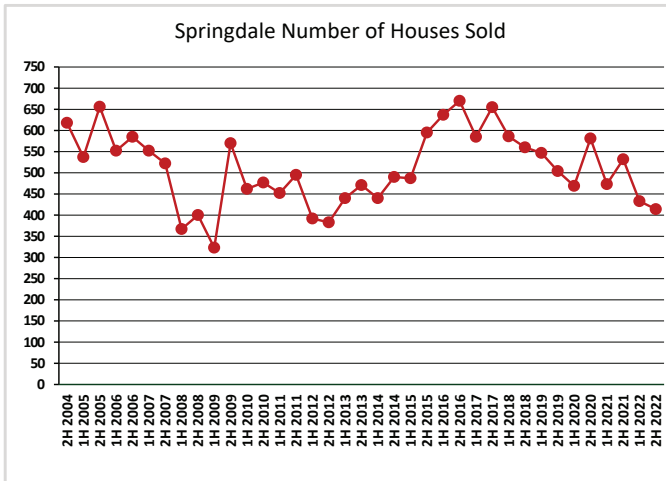
The average price of a house was \$328,872 at \$175.04 per square foot.

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%
<b>Springdale Sold</b>	<b>414</b>	<b>100.0%</b>	<b>1,891</b>	<b>74</b>	<b>99.9%</b>

# 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

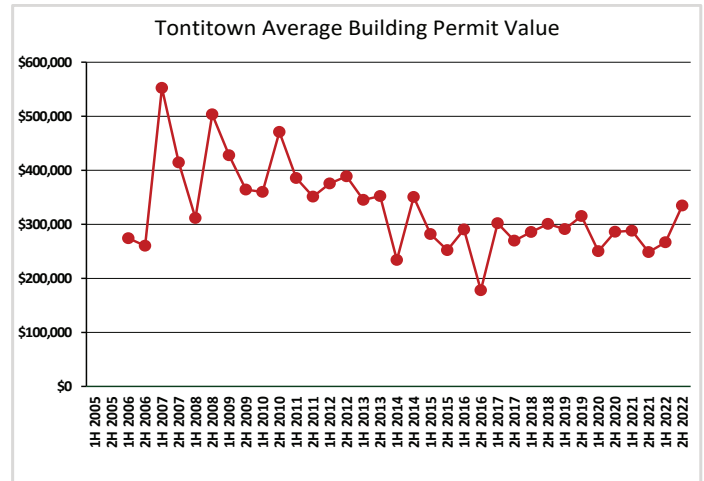
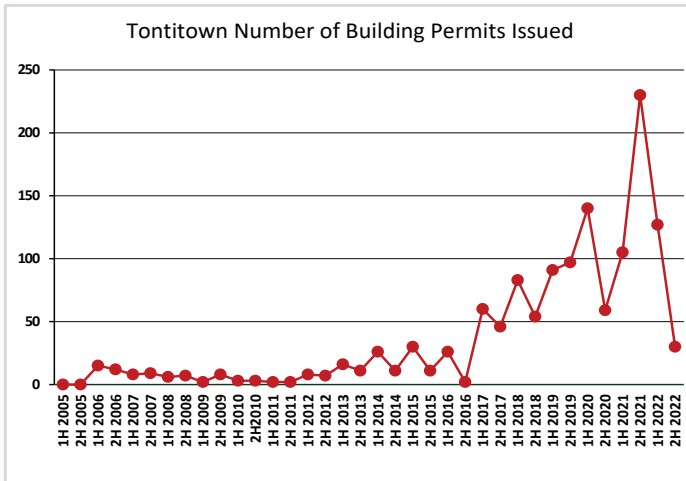
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Prairie Oaks	1	0.2%	1,472	44	\$280,000	\$190.22
Quail Meadows	1	0.2%	2,916	106	\$400,000	\$137.17
Quail Run	2	0.5%	4,409	41	\$977,500	\$219.42
Quandt	1	0.2%	1,075	26	\$230,000	\$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

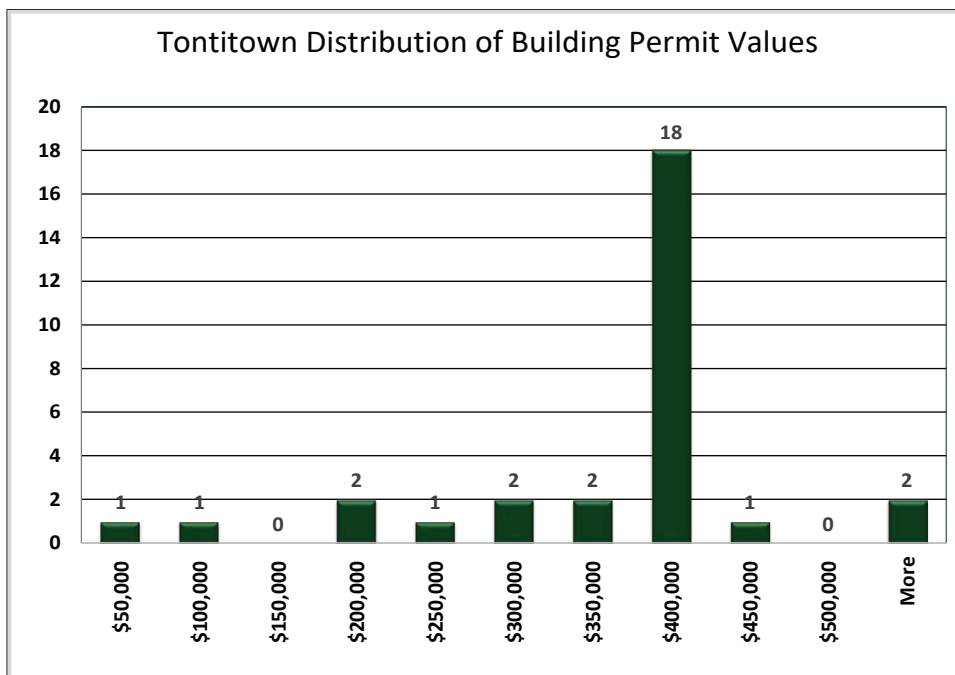
## Characteristics of Houses Sold

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
<b>Springdale Average Sold</b>	<b>414</b>	<b>100.0%</b>	<b>1,891</b>	<b>74</b>	<b>\$328,872</b>	<b>\$175.04</b>

# 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.

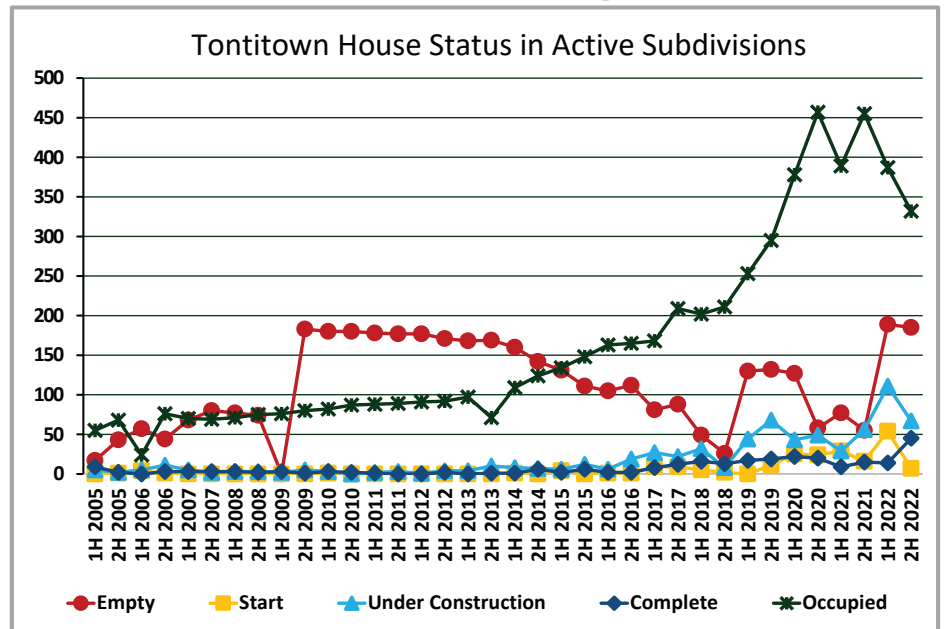
The subdivisions with the most houses under construction in Tontitown during the second half of 2022 were South Pointe, Phase III with 46, South Point, Phase IV, V with 9, and West Elm Estates with 5.

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
<b>New and Preliminary</b>		<b>136</b>	<b>40</b>	<b>176</b>

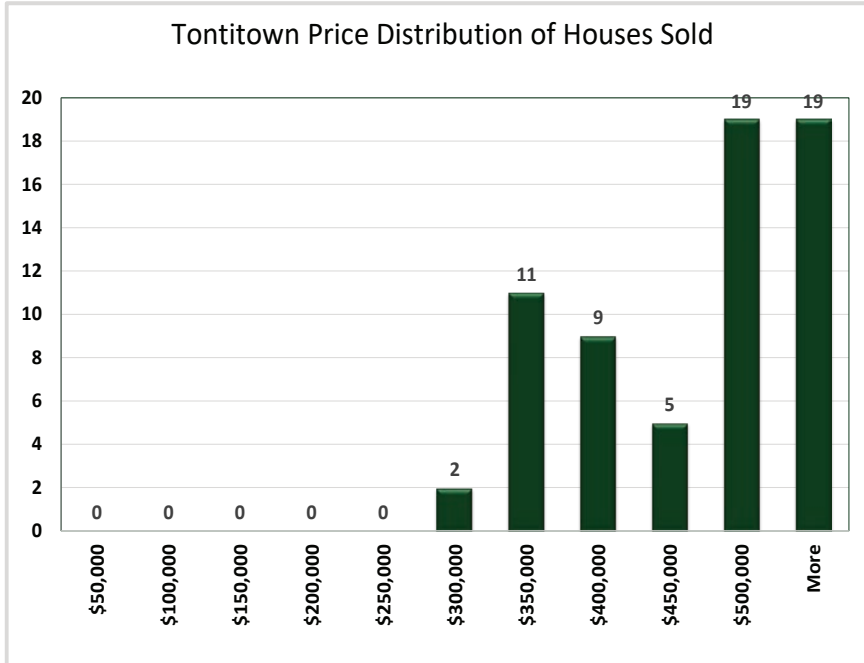
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Barrington Heights	1	0	1	0	28	30	0	24.0
Coppertree <sup>1</sup>	4	0	1	0	9	14	0	--
Hickory Meadows, Phase I	68	2	0	0	0	70	0	--
Hickory Meadows, Phase II	6	5	46	24	22	103	22	44.2
Napa, Phase I	1	0	0	0	56	57	0	3.0
Napa, Phase III	0	0	0	1	55	56	7	0.3
San Gennaro <sup>1,2</sup>	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
<b>Tontitown Active Lots</b>	<b>185</b>	<b>7</b>	<b>67</b>	<b>45</b>	<b>332</b>	<b>636</b>	<b>63</b>	<b>28.5</b>

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

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

# 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.

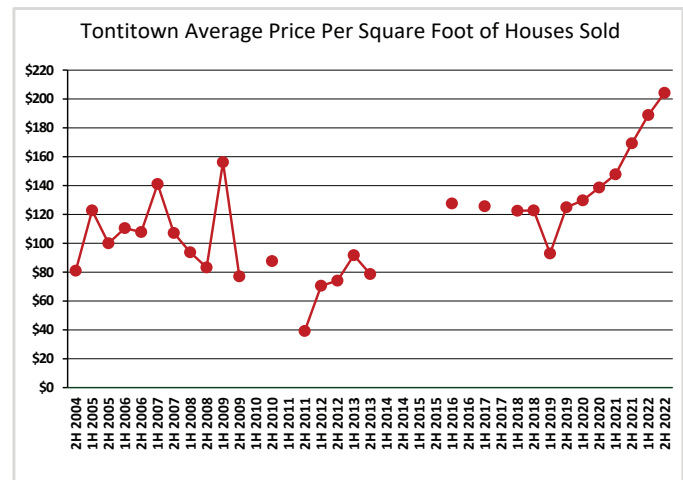
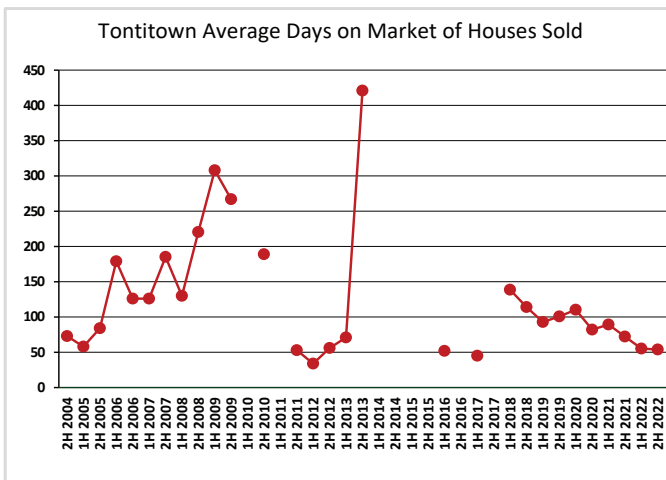
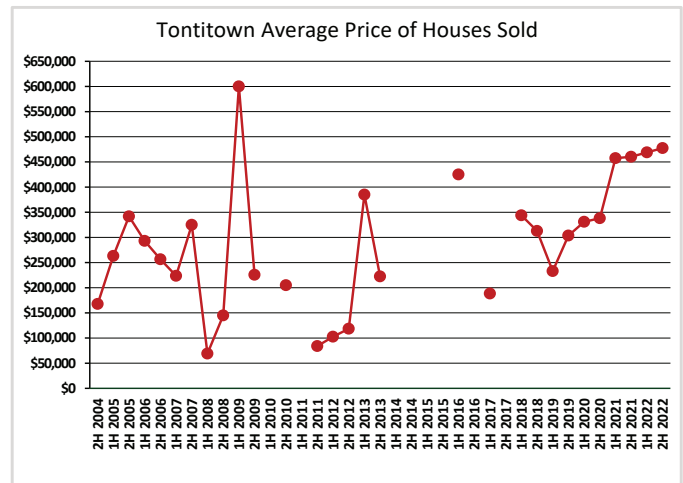
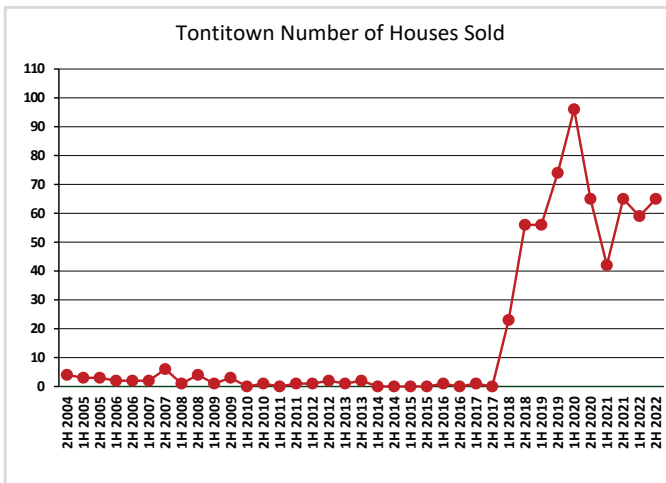
The median cost of a house was \$485,000.

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%
<b>Tontitown Sold</b>	<b>65</b>	<b>100.0%</b>	<b>2,327</b>	<b>54</b>	<b>100.3%</b>



# 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%

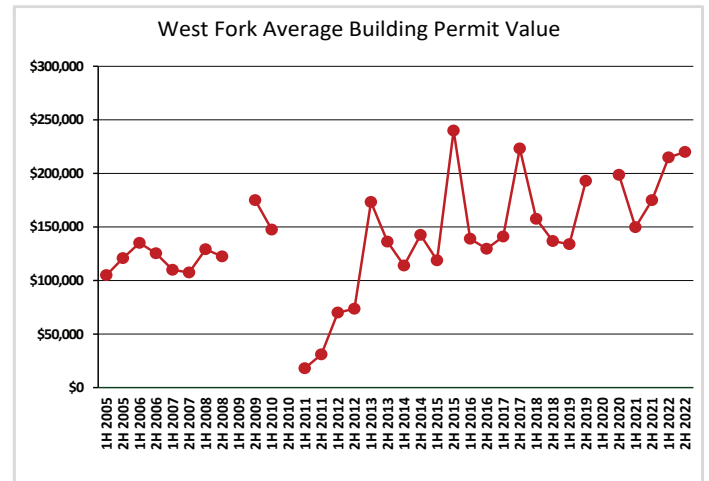
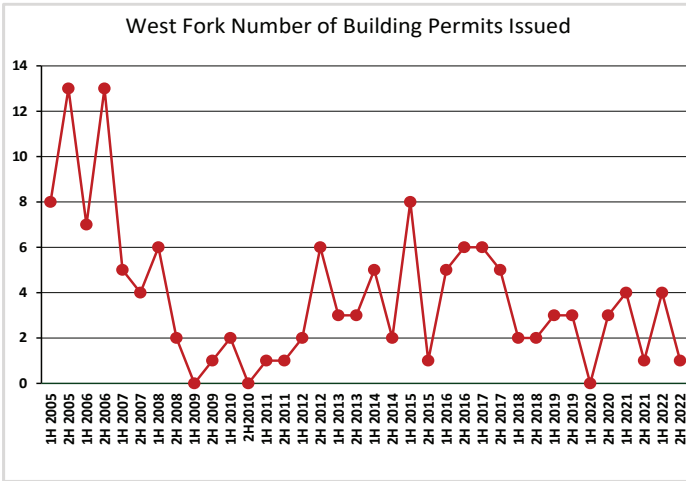
# Tontitown

## Characteristics of Houses Sold

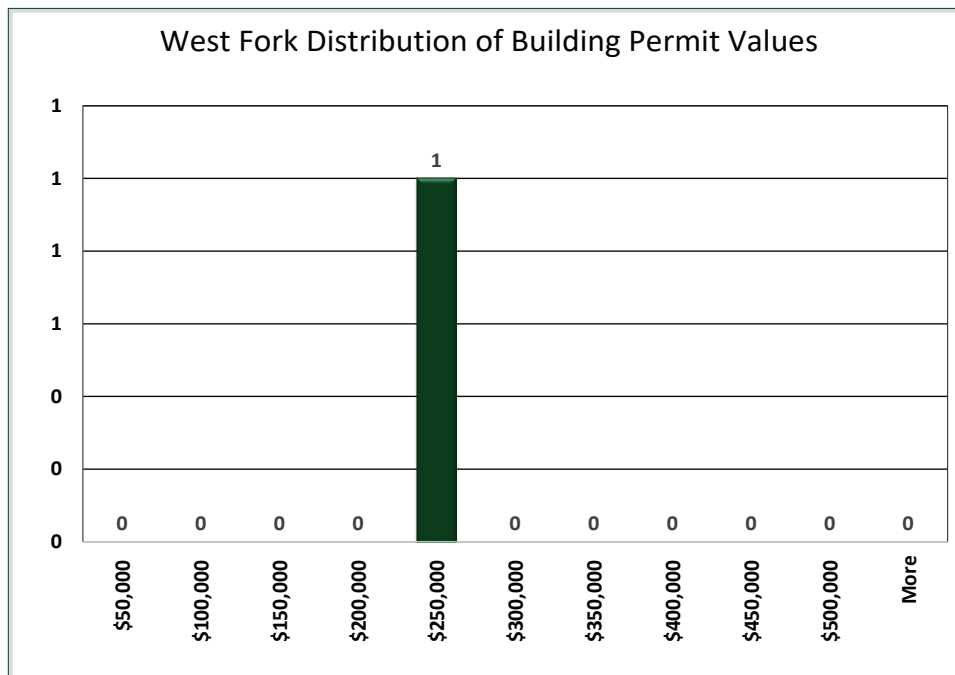
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
112 South	1	1.5%	3,581	59	\$619,000	\$172.86
Barrington Meadows	1	1.5%	3,161	53	\$599,000	\$189.50
Brush Creek	2	3.1%	2,374	57	\$552,000	\$232.22
Callihan Estates	1	1.5%	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
<b>Tontitown Houses Sold</b>	<b>65</b>	<b>100.0%</b>	<b>2,327</b>	<b>54</b>	<b>\$477,568</b>	<b>\$204.23</b>



# 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

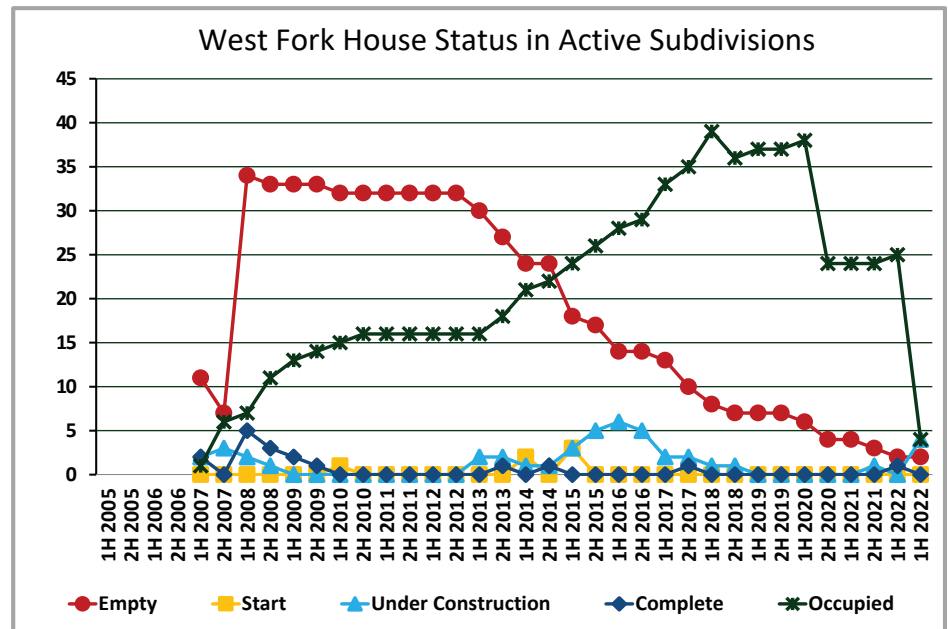
There were 28 total lots in 1 active subdivision in West Fork in the second half of 2022. 92.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 3.6 were under construction, 0.0 percent were starts, and 3.6 percent were empty lots.

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.

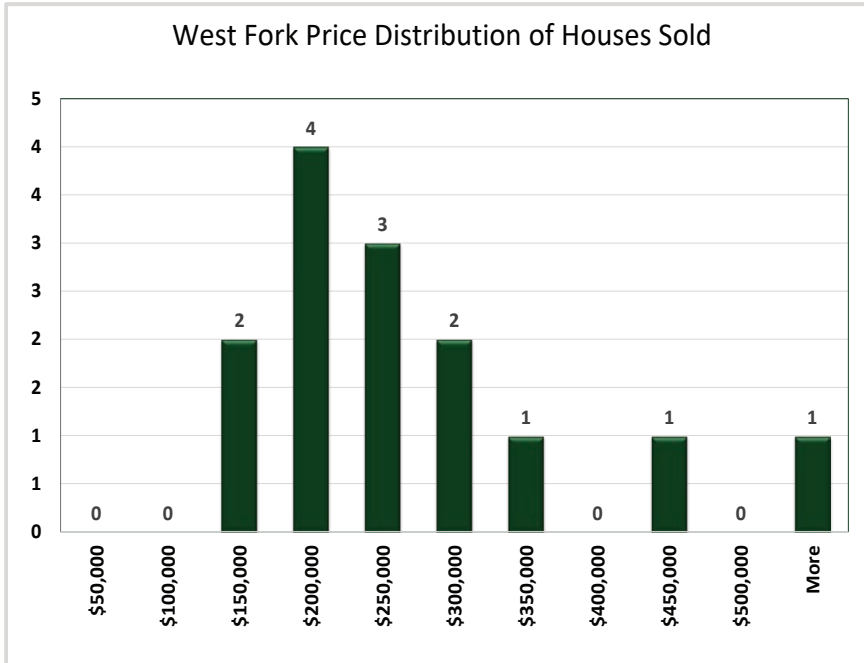
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone	1	0	1	0	26	28	1	12.0
<b>West Fork Active Lots</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>26</b>	<b>28</b>	<b>1</b>	<b>12.0</b>

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

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

# West Fork

## Price Distribution of Houses Sold



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

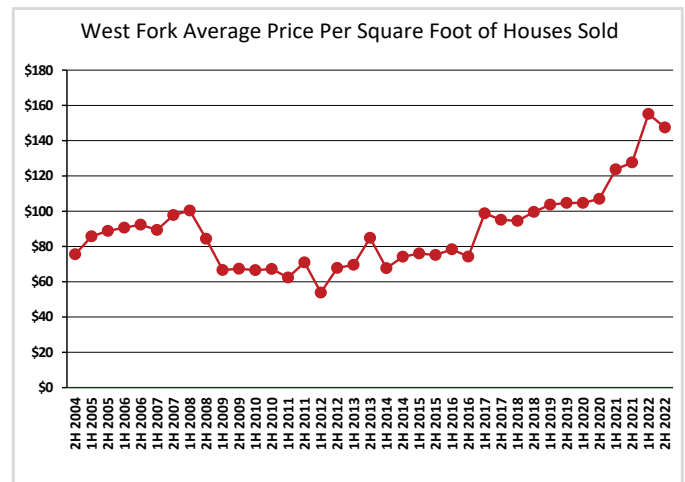
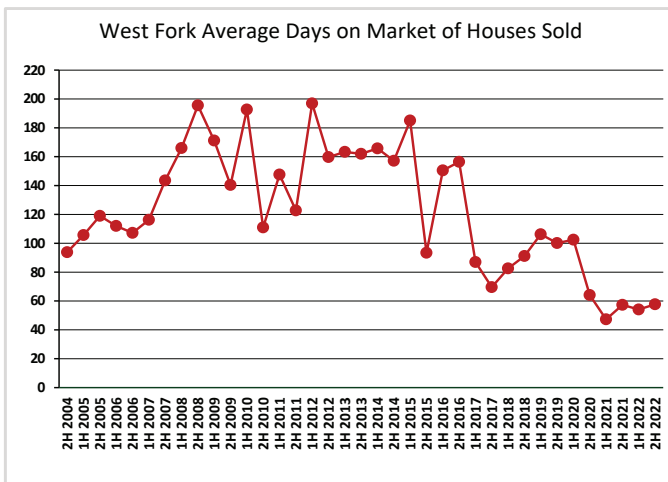
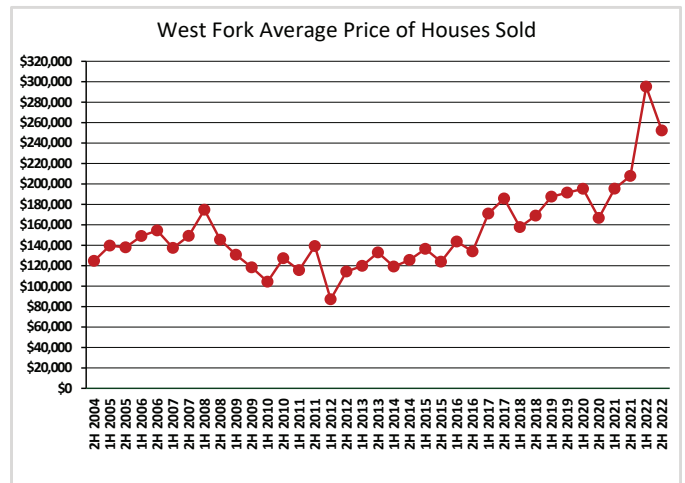
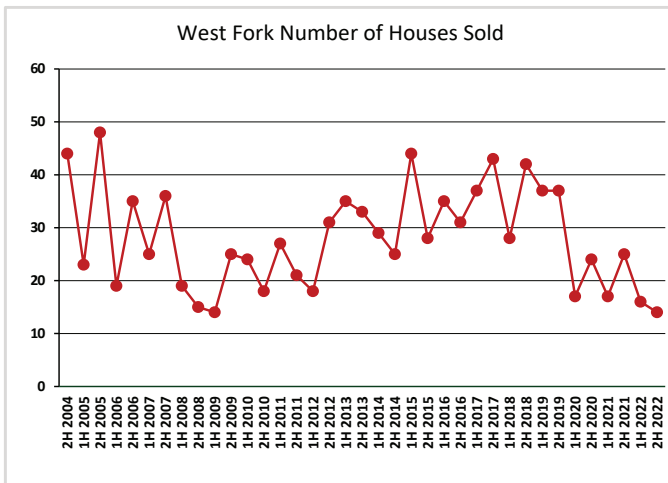
The average price of a house was \$252,279 at \$147.50 per square foot.

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%
<b>West Fork Sold</b>	<b>14</b>	<b>100.0%</b>	<b>1,719</b>	<b>58</b>	<b>98.9%</b>

# 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
<b>West Fork Sold</b>	<b>14</b>	<b>100.0%</b>	<b>1,719</b>	<b>58</b>	<b>\$252,279</b>	<b>\$147.50</b>

# Unincorporated Areas in Washington County

## Active Subdivisions

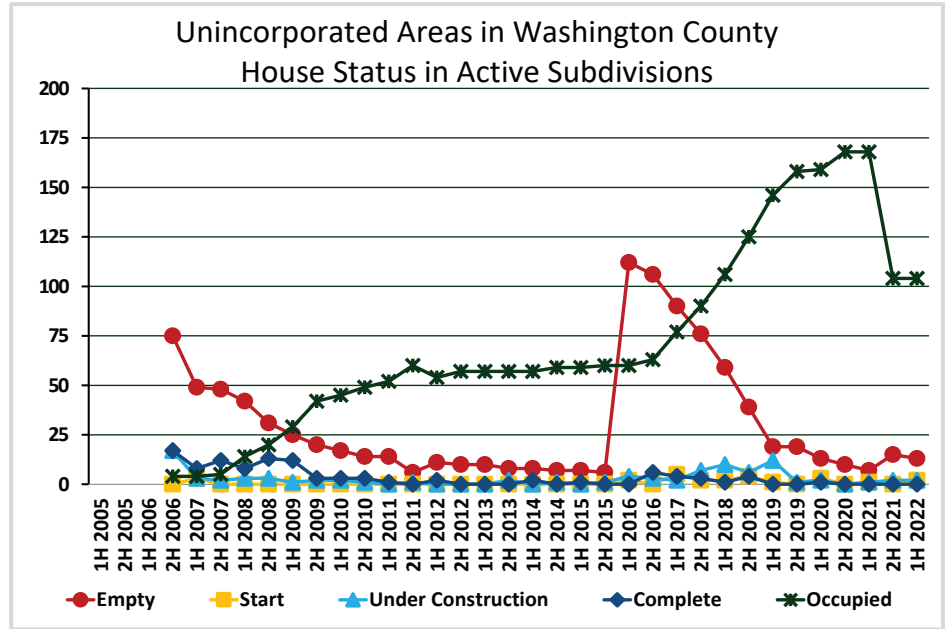
There were 121 total lots in 2 active subdivisions in Unincorporated Areas in Washington County in the second half of 2022. 88.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.7 were under construction, 0.0 percent were starts, and 9.9 percent were empty lots.

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
<b>Unincorporated Areas Washington County</b>	<b>12</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>107</b>	<b>121</b>	<b>3</b>	<b>56.0</b>

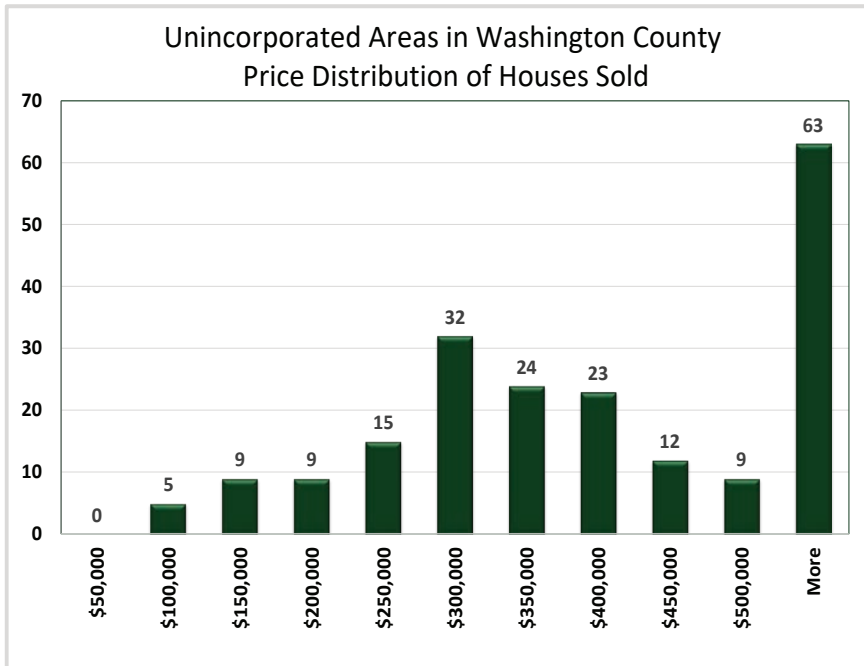
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Unincorporated Areas in Washington County

## Price Distribution of Houses Sold



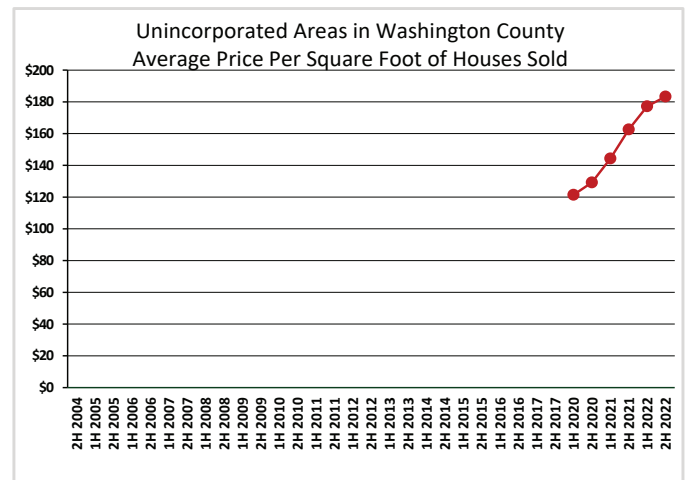
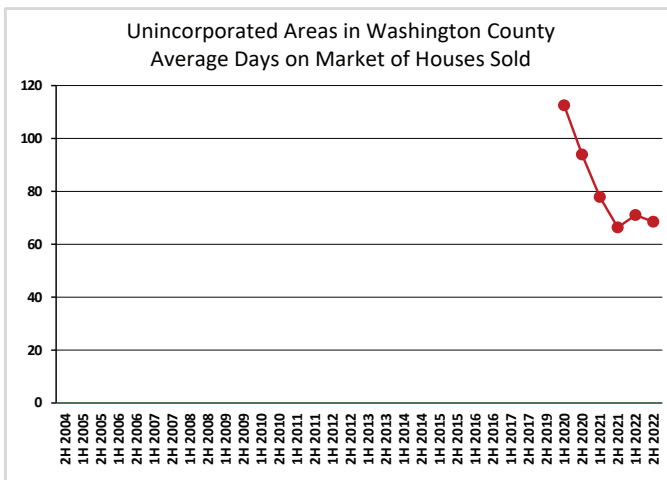
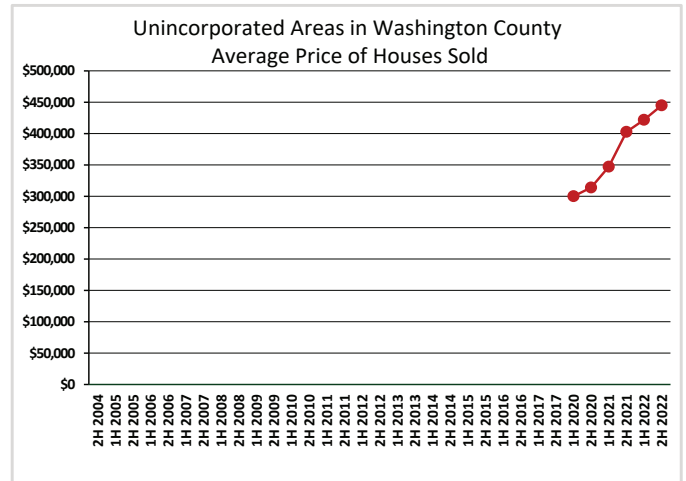
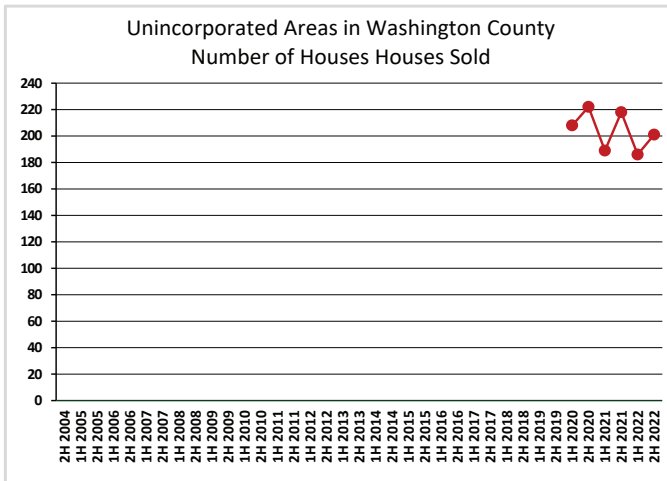
201 houses were sold in Unincorporated Areas in Washington County in the second half of 2022.

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%
<b>Unincorporated WC Sold</b>	<b>201</b>	<b>100.0%</b>	<b>2,372</b>	<b>68</b>	<b>98.0%</b>

# 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

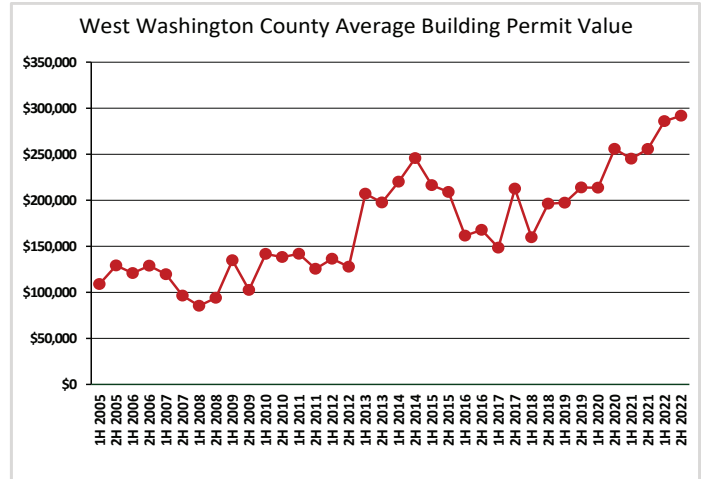
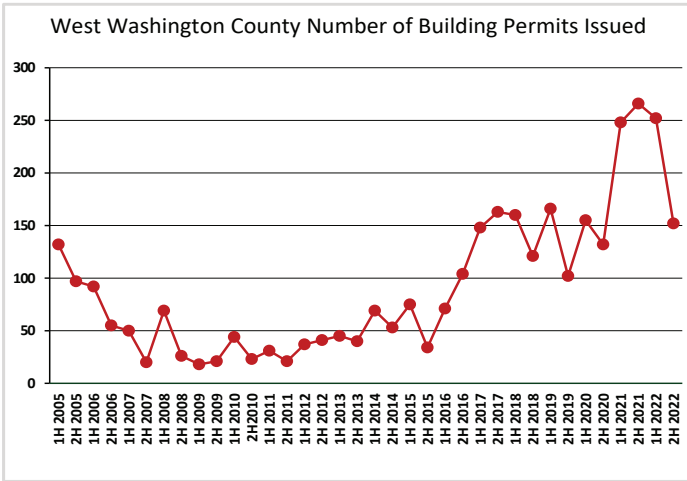
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Beavorama Park	1	0.5%	1,244	52	\$143,000	\$114.95
Bethel Blacktop	1	0.5%	2,407	28	\$580,000	\$240.96
Bethel Oaks	6	3.0%	1,693	39	\$299,750	\$177.74
Blackberry Ridge	1	0.5%	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

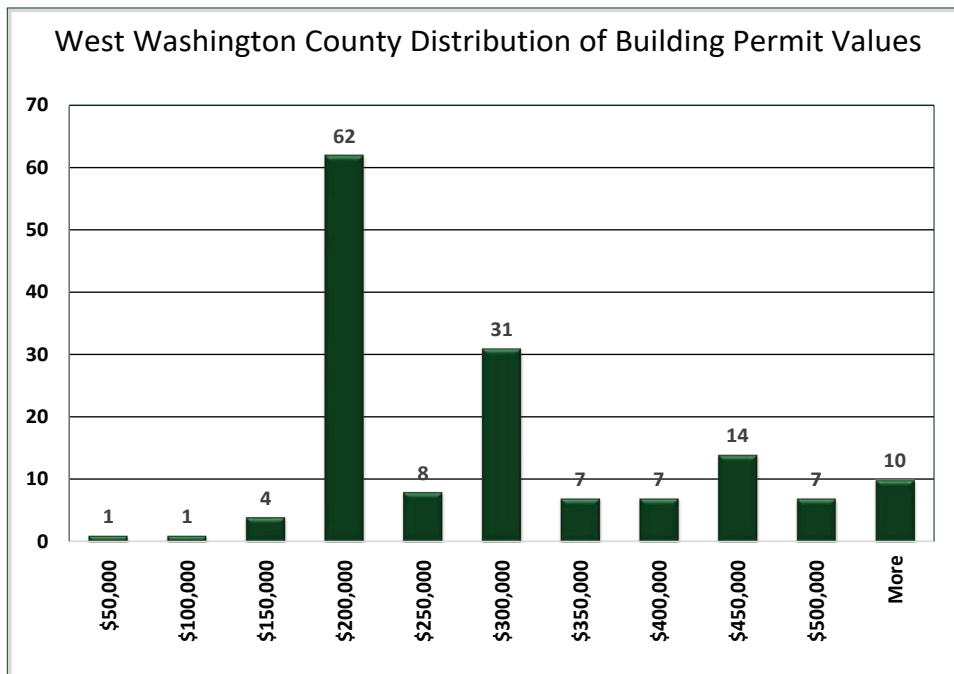
## Characteristics of Houses Sold

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
<b>Unincorporated Washington County</b>	<b>201</b>	<b>100.0%</b>	<b>2,372</b>	<b>68</b>	<b>\$444,931</b>	<b>\$183.32</b>

# 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.

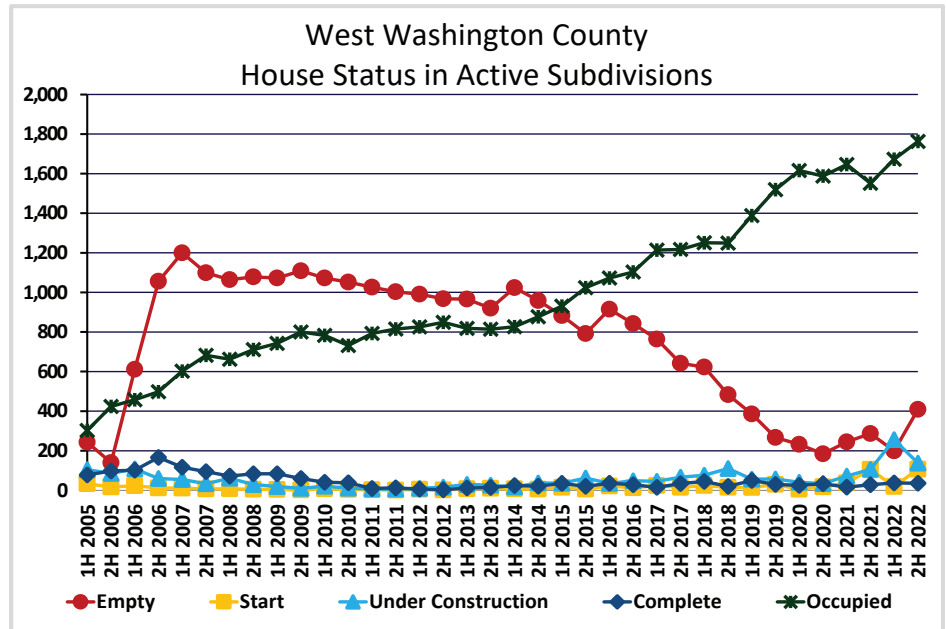
Overall, in 5 out of the 33 active subdivisions in West Washington County, no absorption occurred in the last year.

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
<b>WWC</b>			<b>604</b>	<b>437</b>	<b>1,041</b>

# West Washington County

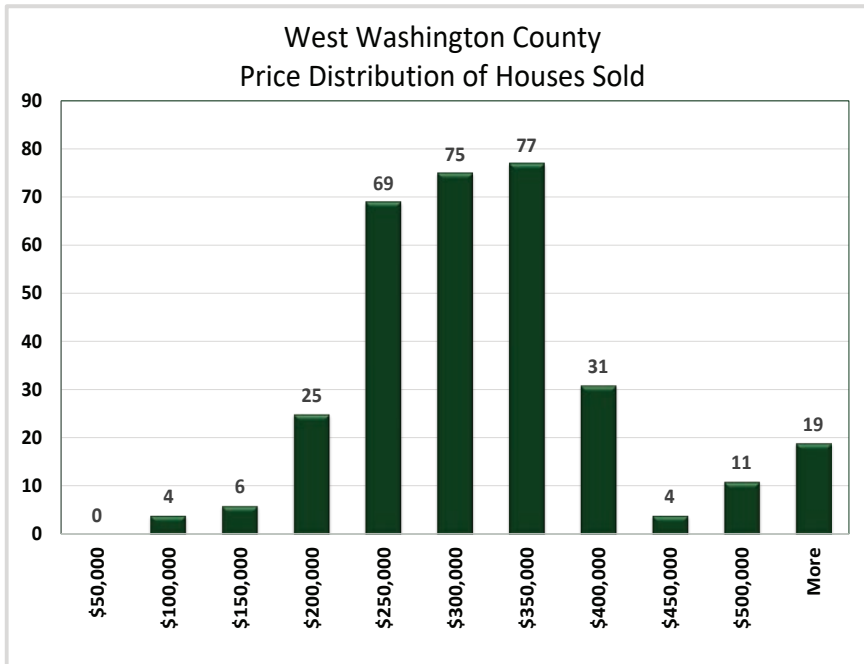
## Active Subdivisions

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington <sup>2</sup>	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 <sup>1</sup>	South Club House Estates	4	0	0	1	68	73	0	--
Farmington	Summerfield	108	5	2	2	0	117	0	--
Farmington <sup>1</sup>	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 <sup>1</sup>	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 <sup>1,2</sup>	Lee Valley, Phase IV	10	0	1	0	51	62	0	--
Lincoln	Country Meadows	63	0	0	5	34	102	0	102
Prairie Grove <sup>2</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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
<b>WWC Active</b>		<b>472</b>	<b>107</b>	<b>137</b>	<b>41</b>	<b>1,797</b>	<b>2,554</b>	<b>252</b>	<b>19.2</b>

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

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

# West Washington County Price Distribution of Houses Sold



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

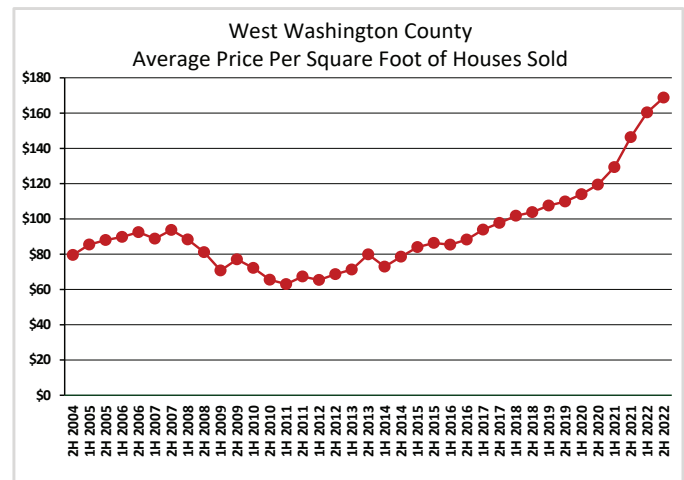
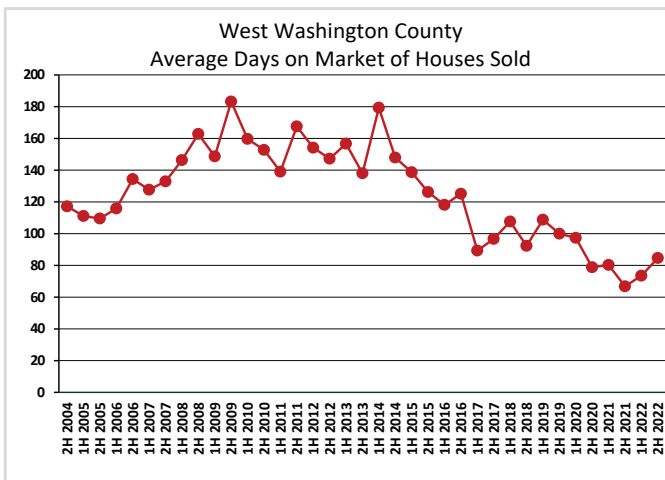
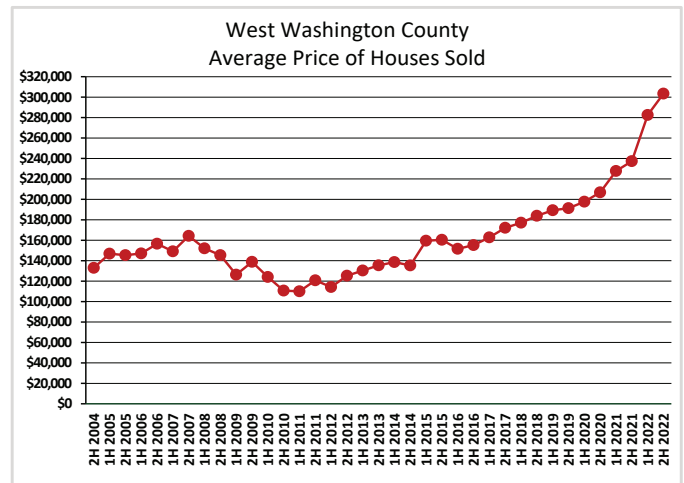
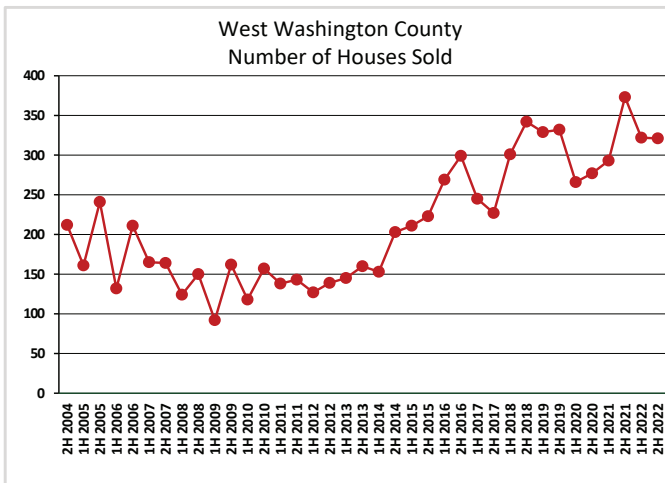
The average price of a house was \$303,388 at \$168.81 per square foot.

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%
<b>West Washington Sold</b>	<b>321</b>	<b>100.0%</b>	<b>1,784</b>	<b>85</b>	<b>99.4%</b>



# 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

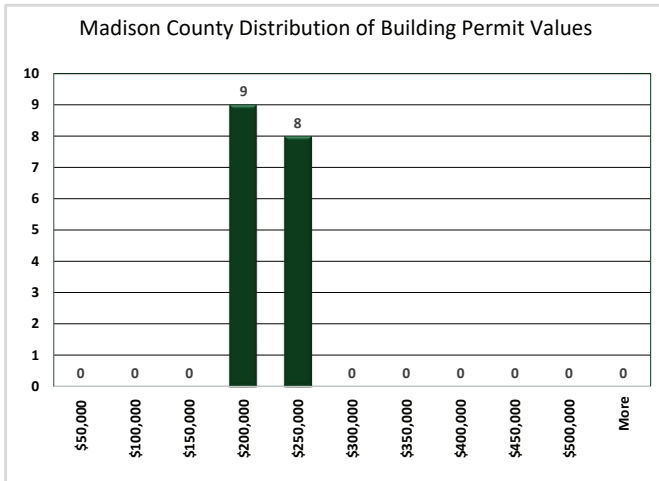
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Price Per Square Feet
Ab Neals	1	0.3%	600	106	\$112,000	\$186.67
Applegate	2	0.6%	1,280	39	\$181,250	\$141.67
Baggetts	1	0.3%	1,056	50	\$185,000	\$175.19
Battlefield Estates	3	0.9%	1,451	48	\$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
<b>WWCounty Houses Sold</b>	<b>321</b>	<b>100.0%</b>	<b>1,784</b>	<b>85</b>	<b>\$303,388</b>	<b>\$168.81</b>

# Madison County Building Permits

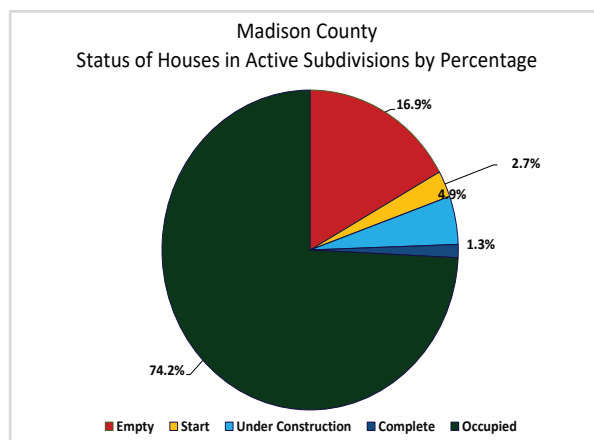


18 building permits were issued in Madison County during the second half of 2022. This is a 5.9 percent increase from the 17 permits issued in the first half of 2022.

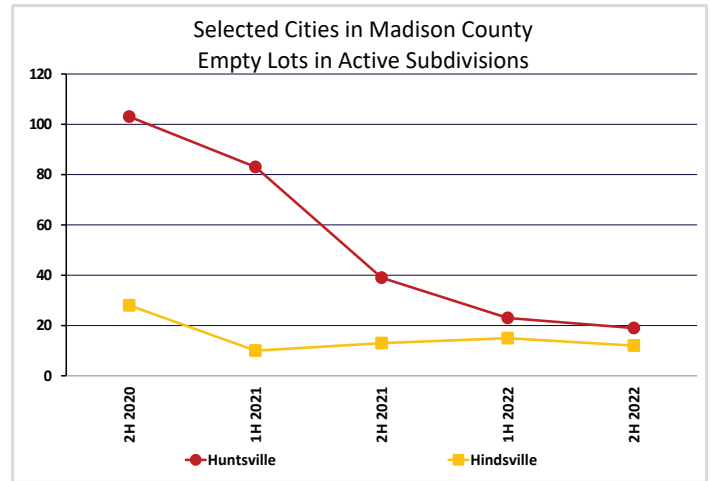
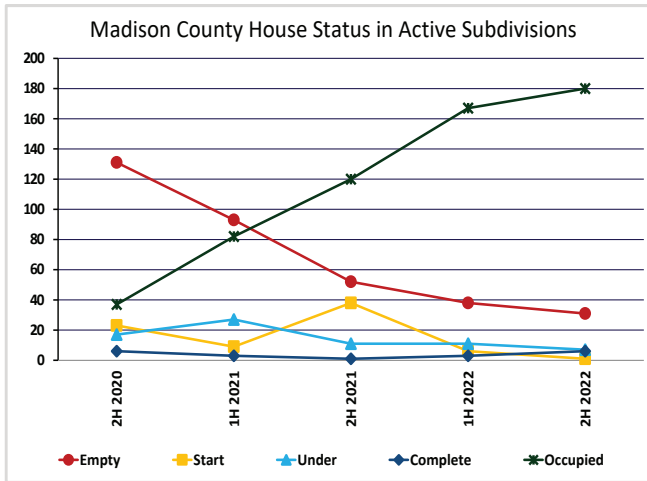
Madison County has no additional new lots or new subdivisions in the preliminary or final status.

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%
<b>Madison County</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>17</b>	<b>100.0%</b>	<b>0.9%</b>

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



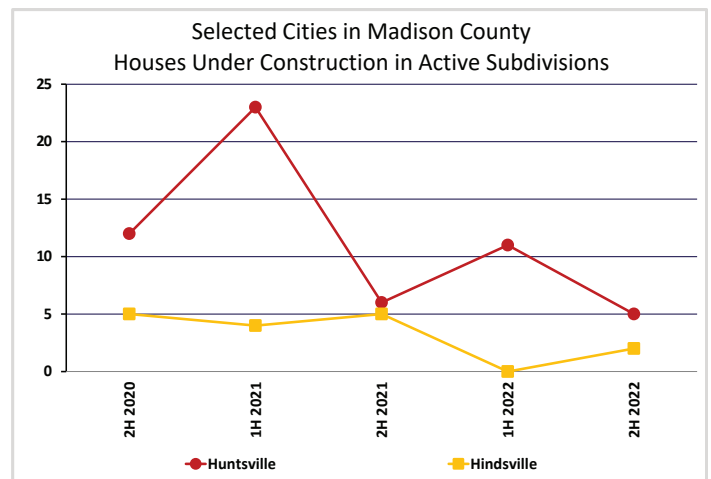
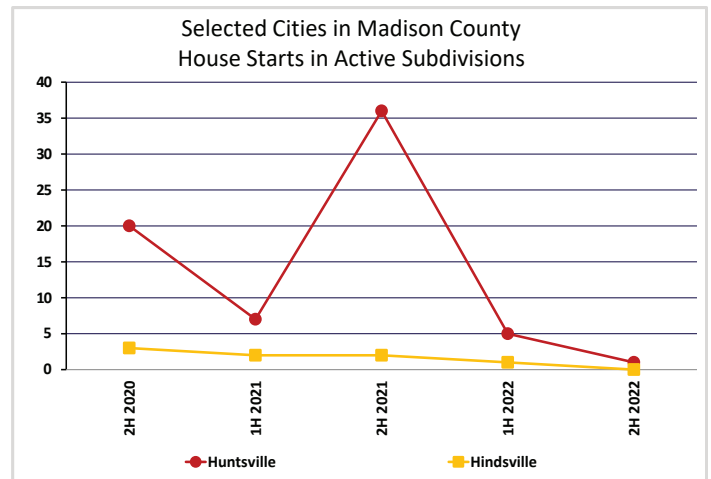
There were 235 total lots in 5 active subdivisions in Madison County in the second half of 2022 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2022. 77.4 percent of the lots were occupied, 3.0 percent were complete 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.

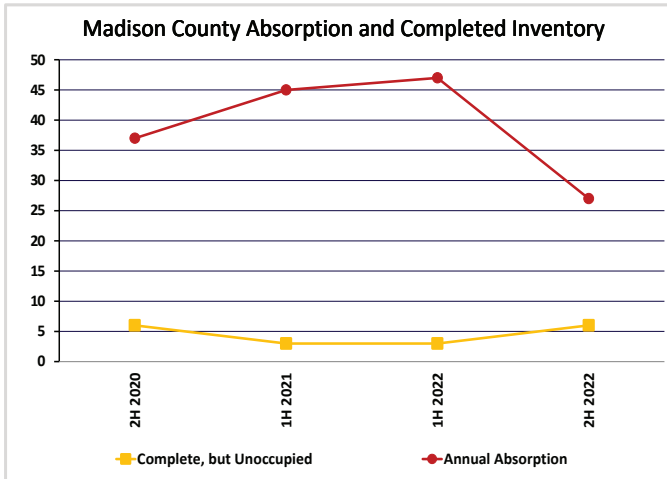
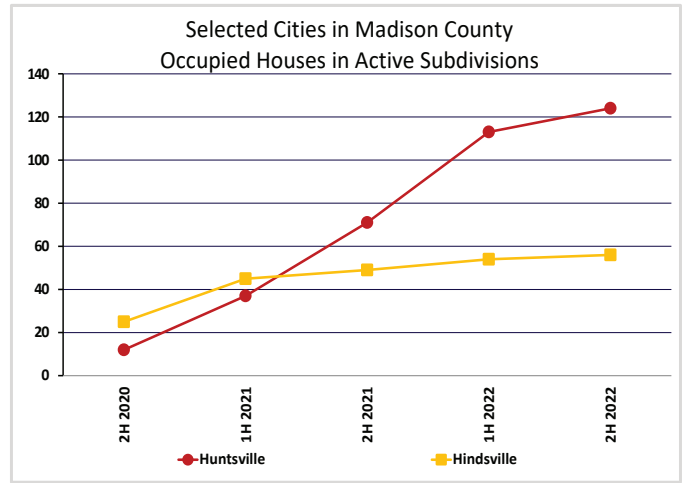
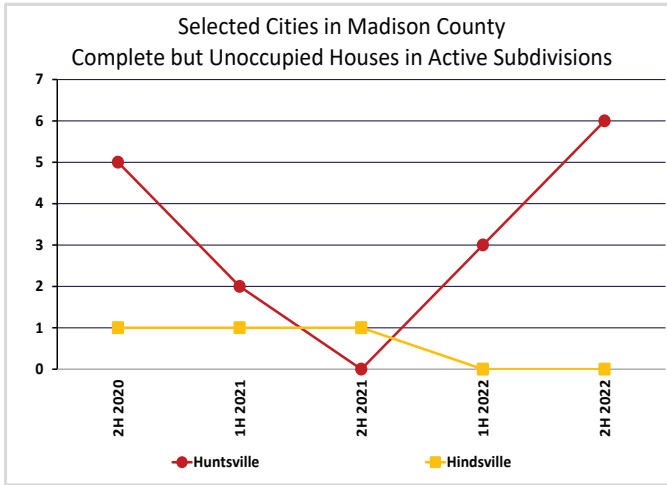
Overall, all of the 5 active subdivisions in Madison County had absorption occurring in the last year.

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

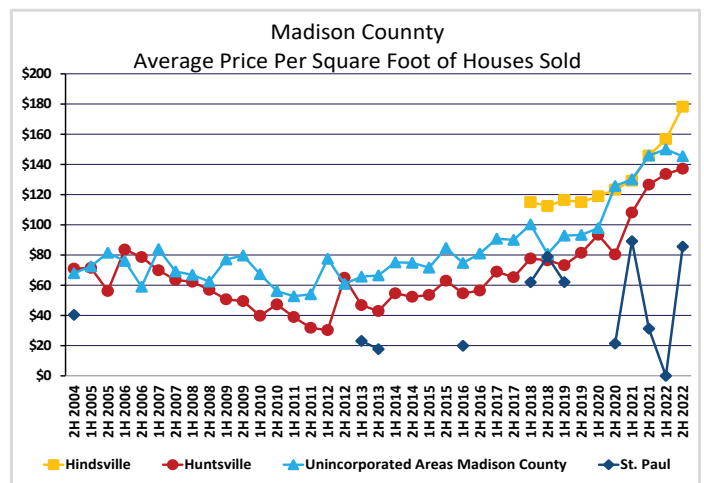
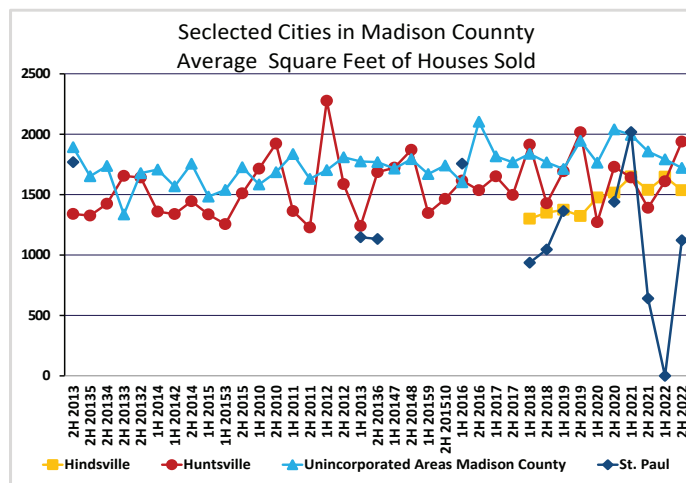
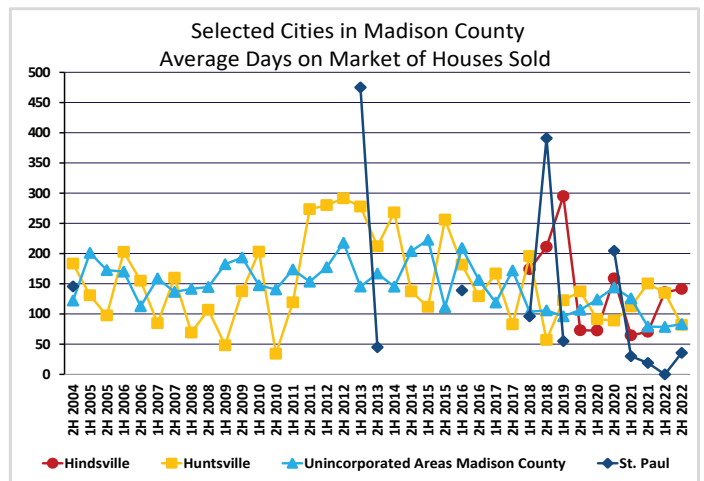
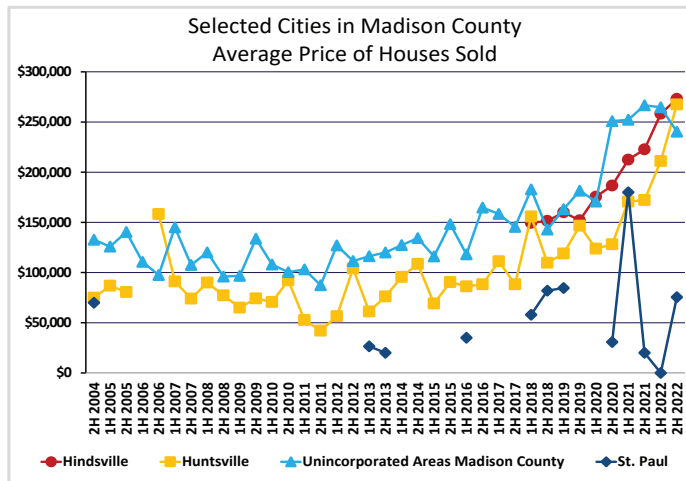
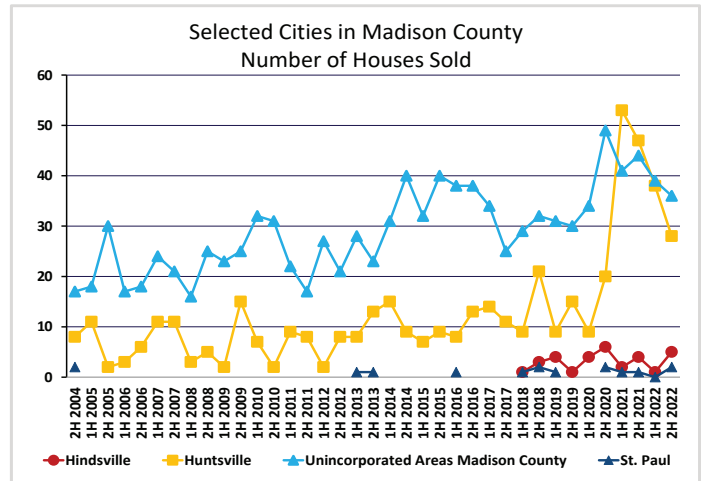
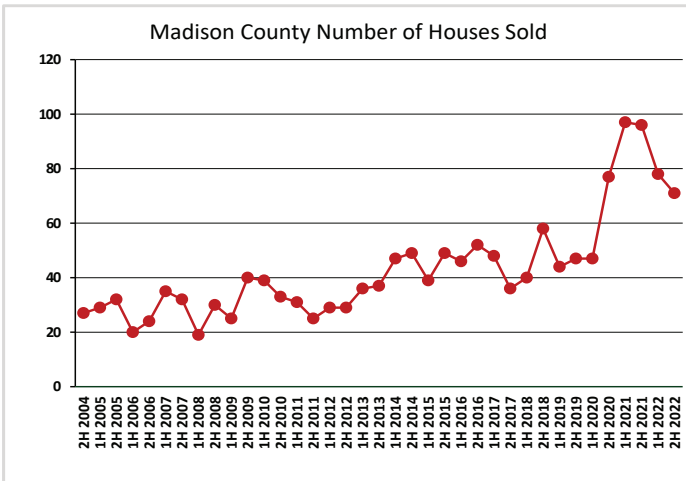
Madison County Owner Occupied by City	2020	2021	2022
Hindsville	36.8%	37.7%	53.57%
Huntsville	35.0%	34.8%	52.75%
Rural-MC	37.3%	36.8%	84.09%
<b>Madison County</b>	<b>37.1%</b>	<b>36.6%</b>	<b>78.9%</b>

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%
<b>Madison County</b>	<b>\$238,463</b>	<b>\$142.06</b>	<b>107</b>	<b>78</b>	<b>100.0%</b>

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%

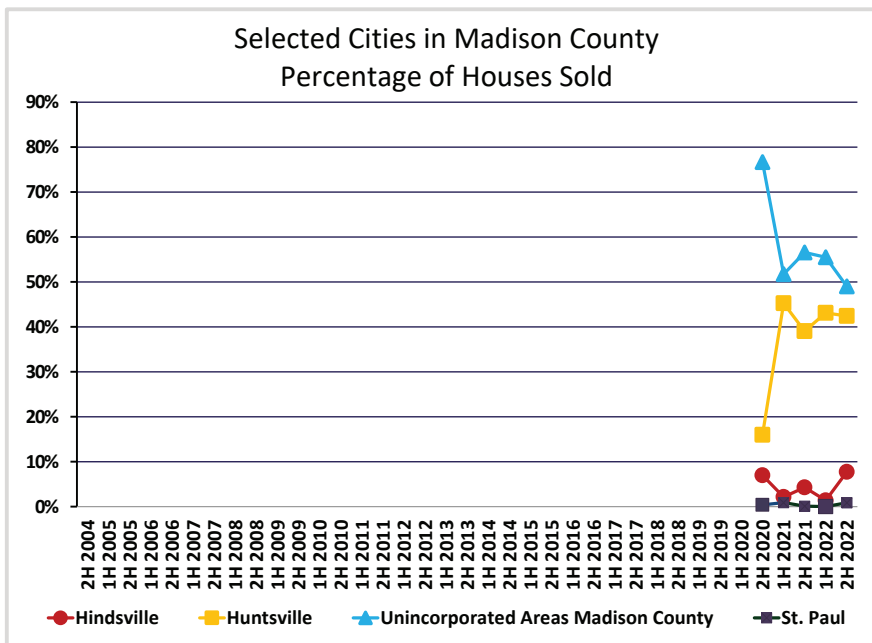
# Madison County Sold Houses





# 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.

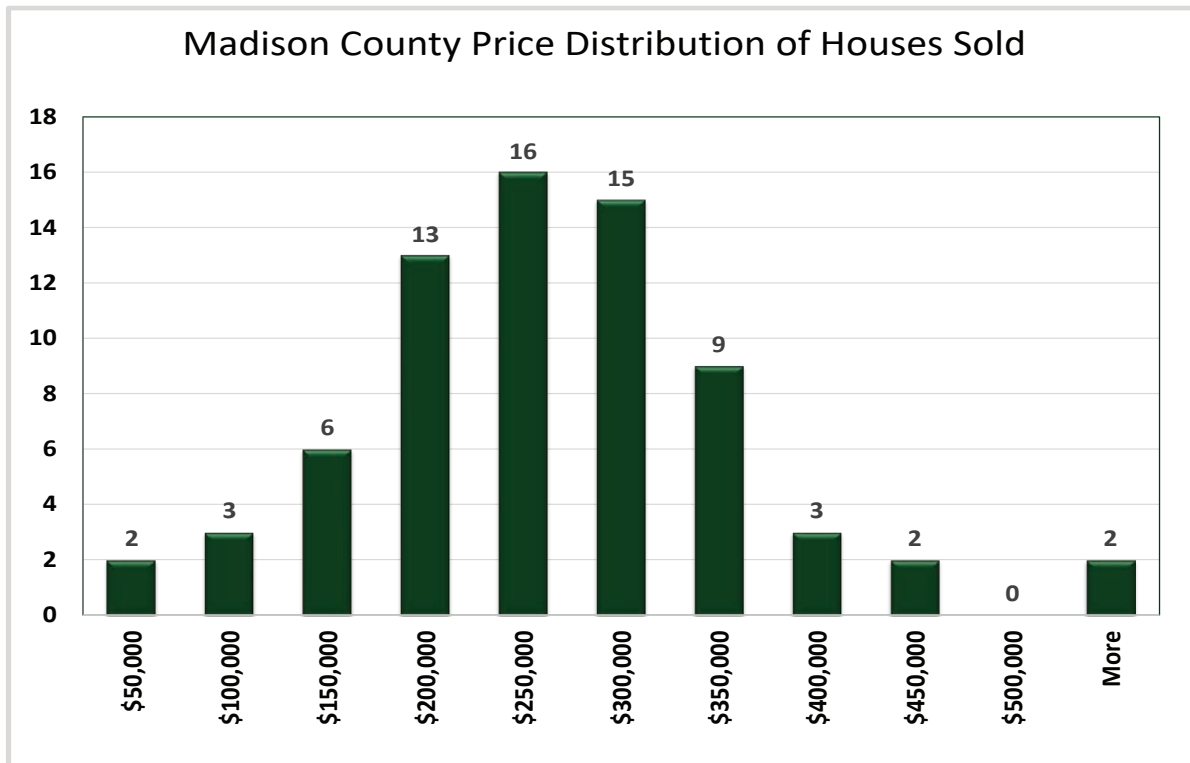
The median cost of a house sold in Madison County was \$245,000.

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%
<b>Madison County</b>	<b>\$248,733</b>	<b>\$142.74</b>	<b>85</b>	<b>71</b>	<b>100.0%</b>

# Madison County

## Price Distribution of Houses Sold

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	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%
<b>Madison County Sold</b>	<b>71</b>	<b>100.0%</b>	<b>1,777</b>	<b>85</b>	<b>95.5%</b>



# Hindsville Active Subdivisions

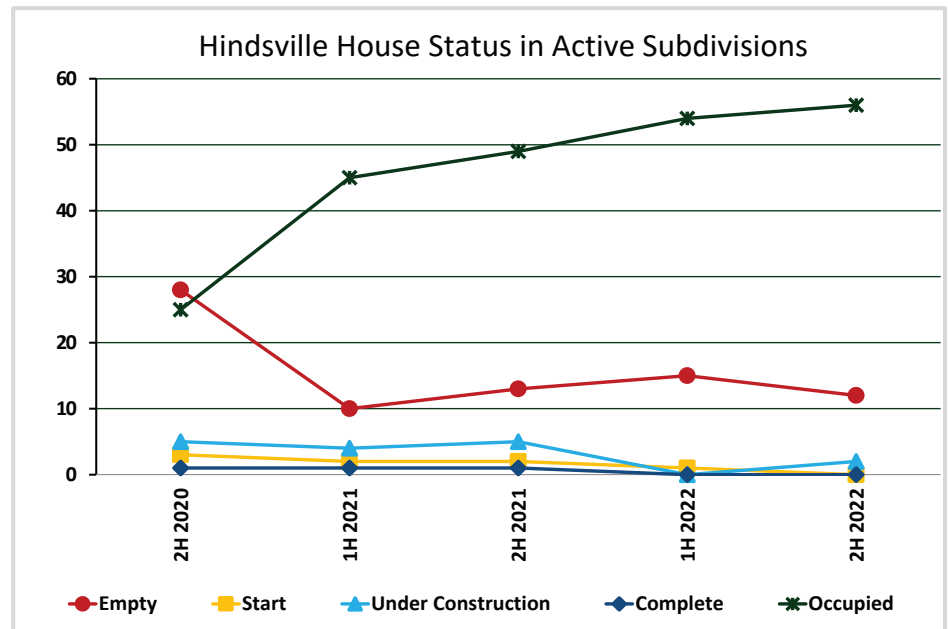
There were 70 total lots in 1 active subdivision in Hindsville in the second half of 2022. 80.0 percent of the lots were occupied, 0 percent were complete but unoccupied, 2.9 were under construction, 0 percent were starts, and 17.1percent were empty lots.

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.

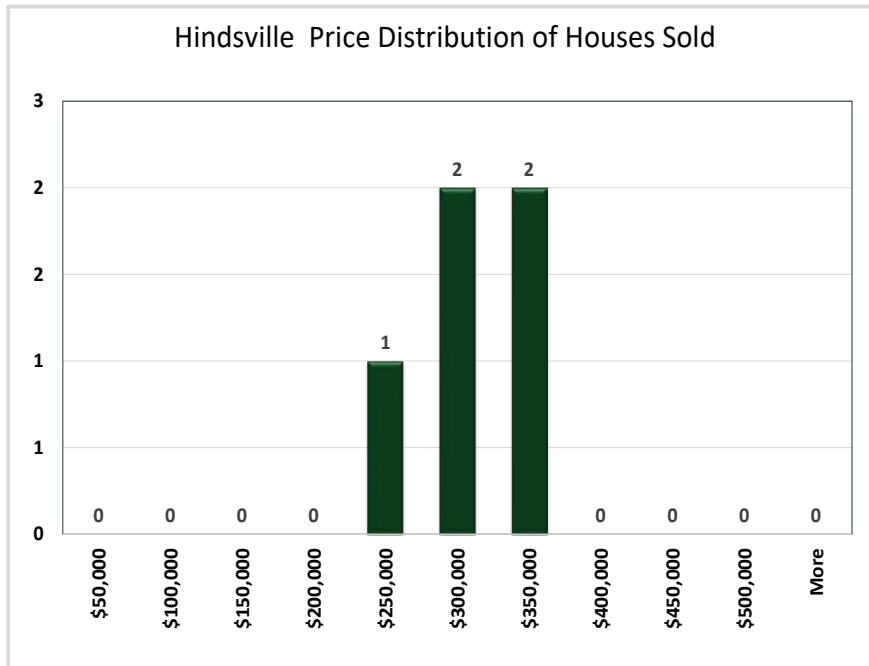
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
New Hindsville	12	0	2	0	56	70	2	24.0
Hindsville	12	0	2	0	56	70	2	24.0

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

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

# Hindsville

## Price Distribution of Houses Sold



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

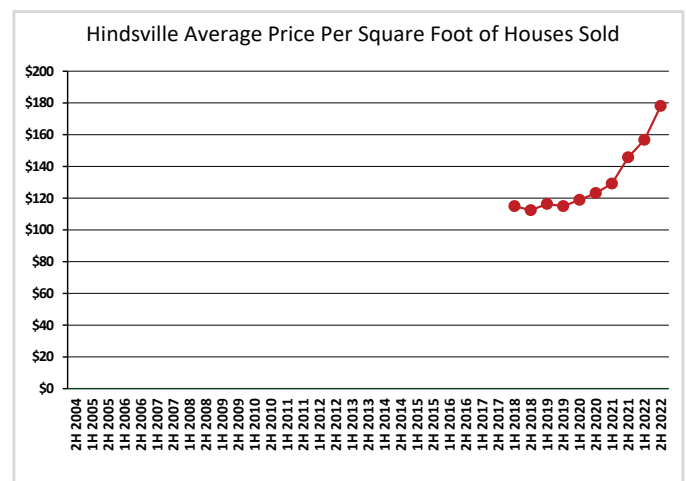
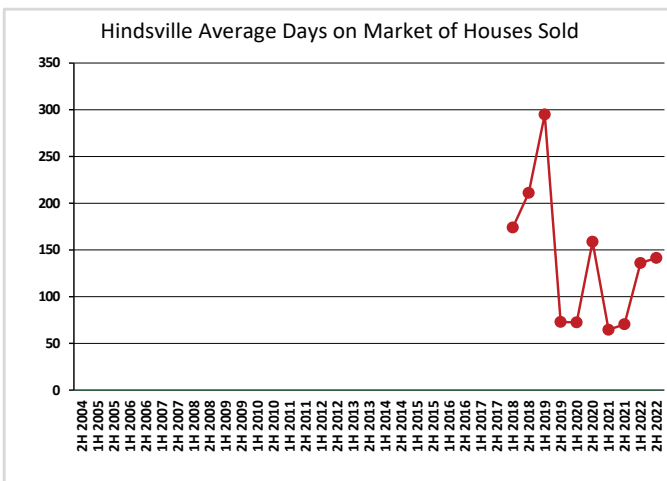
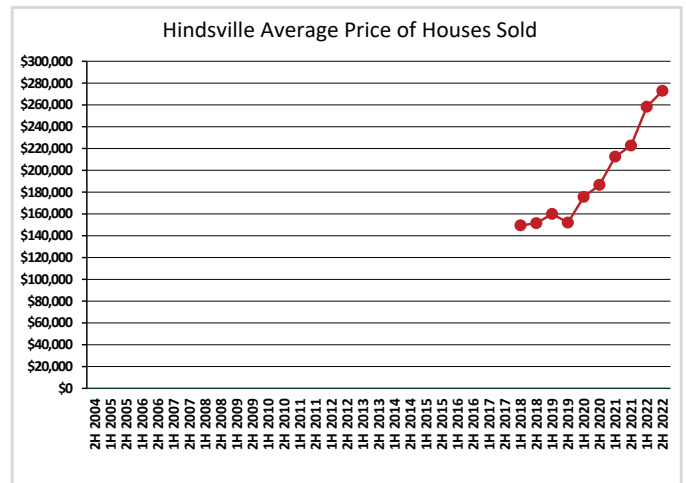
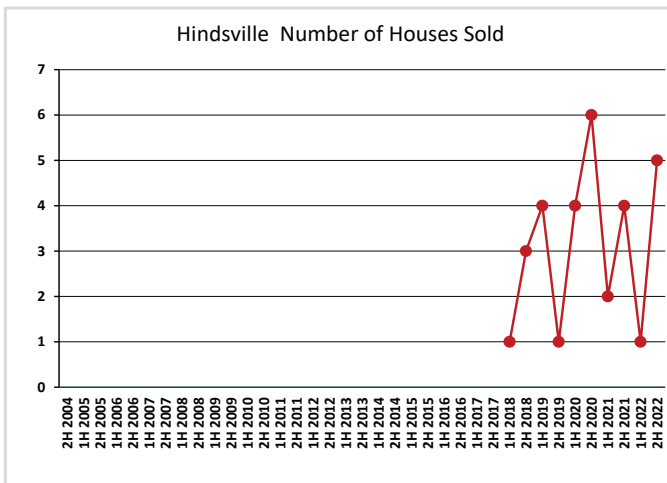
The average price of a house was \$272,948 at \$178.09 per square foot.

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
<b>Hindsville Sold Houses</b>	<b>5</b>	<b>100.0%</b>	<b>141</b>	<b>\$272,948</b>	<b>1,536</b>	<b>\$178.09</b>

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%	--	--	--
<b>Hindsville Sold</b>	<b>5</b>	<b>100.0%</b>	<b>1,536</b>	<b>141</b>	<b>100.0%</b>

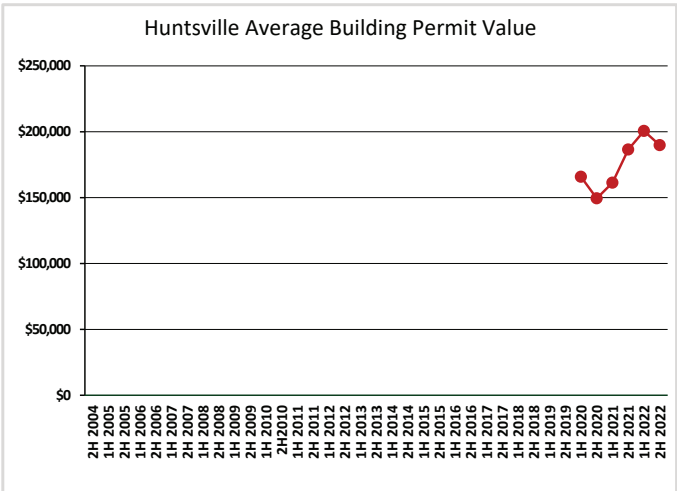
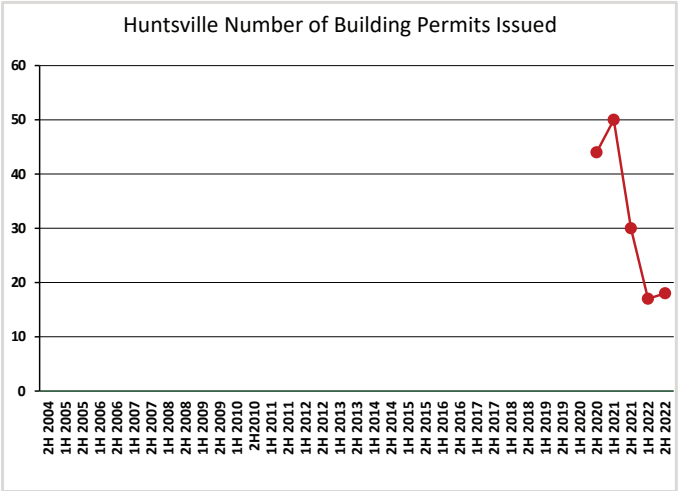
# Hindsville Characteristics of Houses Sold



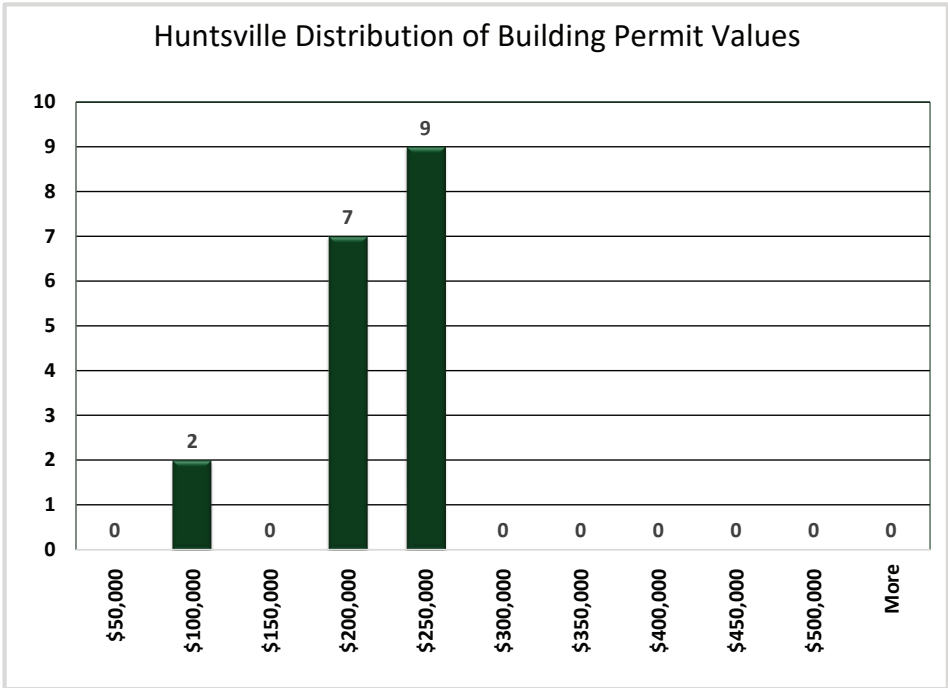
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	4	1	5	25.0%	400.0%
Average Price of Houses Sold	\$222,750	\$258,250	\$272,948	22.5%	5.7%
Average Days on Market	71	136	141	100.6%	4.0%
Average Price per Square Foot	\$145.76	\$156.71	\$178.09	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	17	18	-40.0%	5.9%
Average Value of Residential Building Permits		\$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.

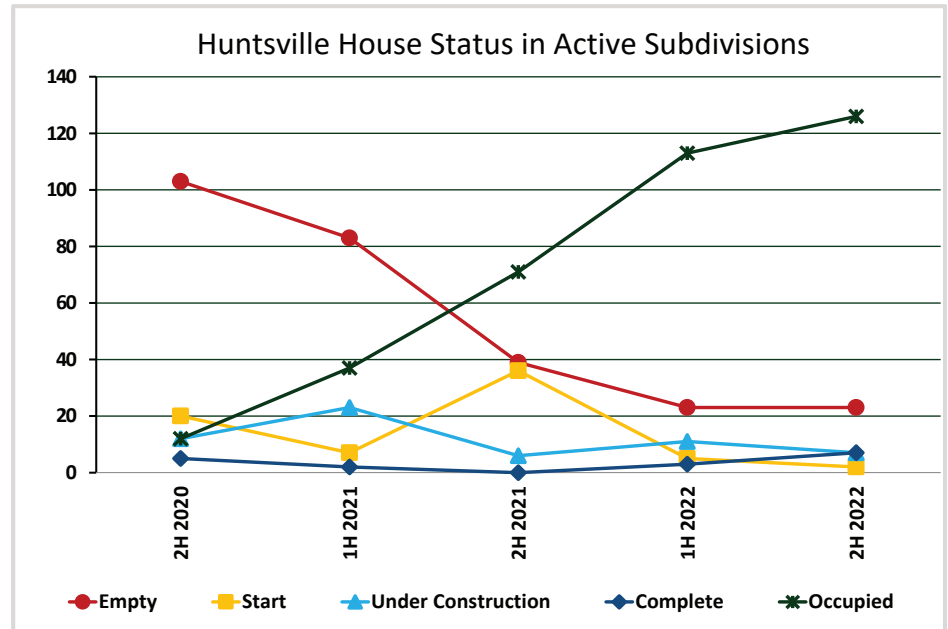
The subdivision with the most houses under construction in Huntsville during the second half of 2022 was Cedar Bluff, Phase 1, with 5.

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.



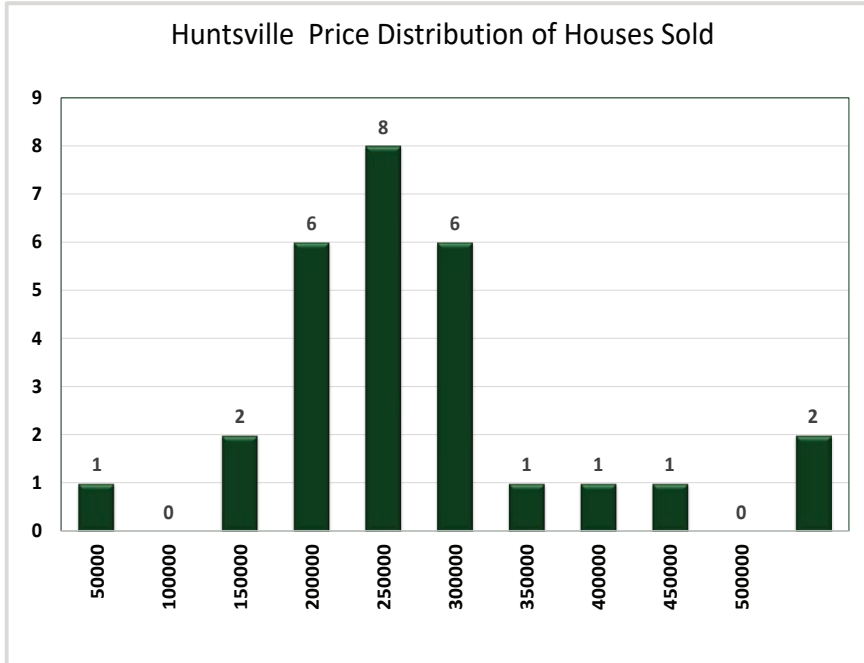
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Cedar Bluff, Phase I	17	0	5	6	102	130	10	7
Enclave, The	2	1	0	0	8	11	1	36
Highland Park, Phase II	0	0	0	0	14	14	14	0
Highland Park, Phase III	4	1	2	1	2	10	2	48
<b>Huntsville Active Subdivisions</b>	<b>23</b>	<b>2</b>	<b>7</b>	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

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

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

# 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.

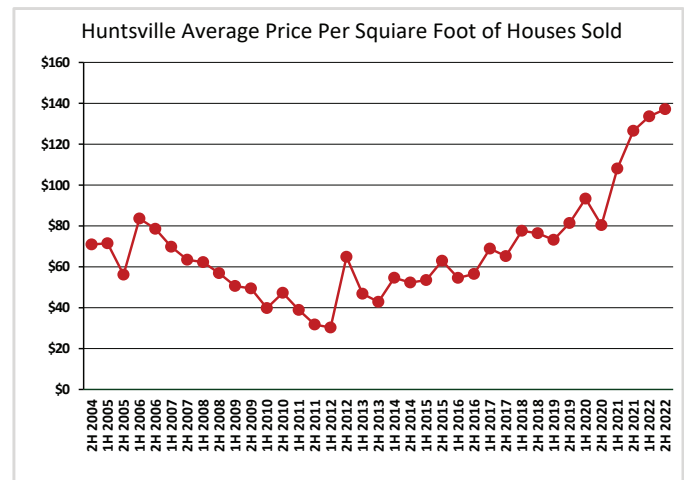
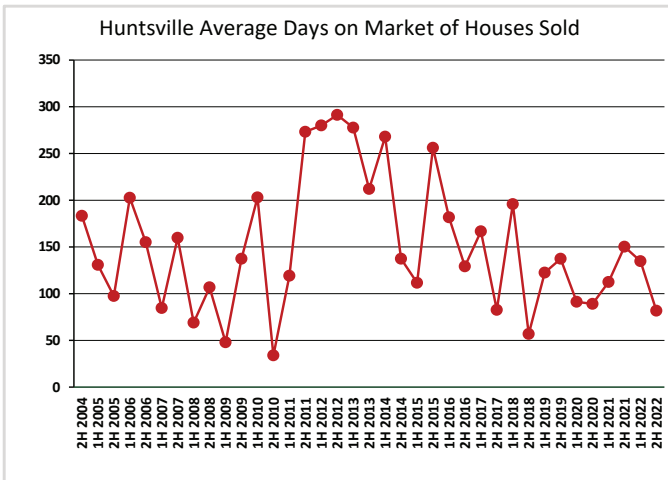
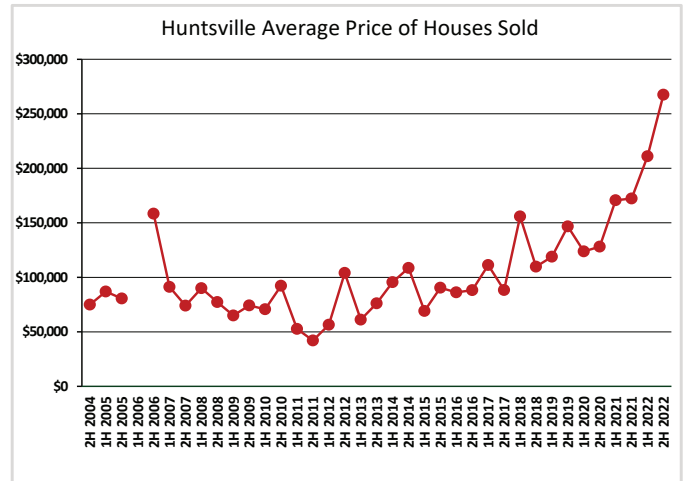
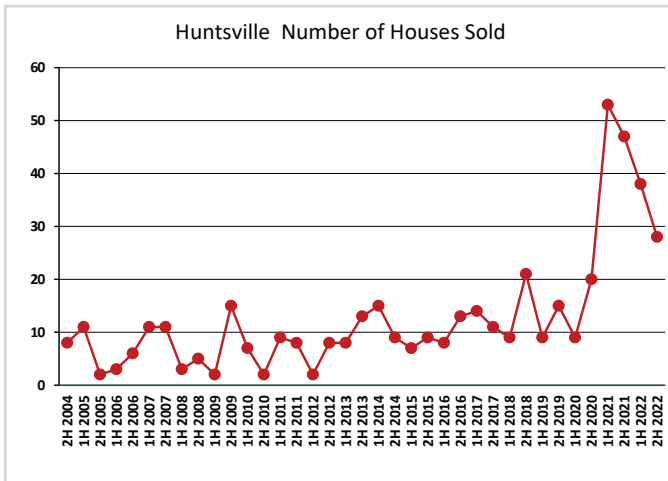
The median cost of a house was \$237,500.

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%	--	--	--
<b>Huntsville Sold</b>	<b>28</b>	<b>100.0%</b>	<b>1,938</b>	<b>82</b>	<b>97.3%</b>



# Huntsville

## Characteristics of Houses Sold



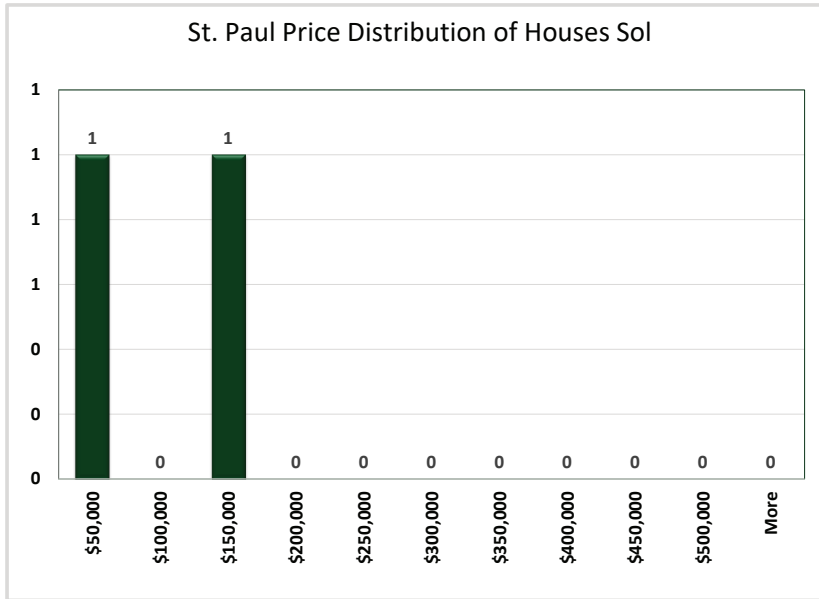
Sold Characteristics	2H 2021	1H 2022	2H 2022	% change from 2H 2021	% change from 1H 2022
Number of Houses Sold	47	38	28	-40.4%	-26.3%
Average Price of Houses Sold	\$172,285	\$211,030	\$267,511	55.3%	26.8%
Average Days on Market	150	135	82	-45.6%	-39.4%
Average Price per Square Foot	\$126.55	\$133.62	\$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
<b>Huntsville Sold Houses</b>	<b>28</b>	<b>100.0%</b>	<b>1,938</b>	<b>82</b>	<b>\$267,511</b>	<b>\$137.10</b>

# St. Paul Price Distribution of Houses Sold



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

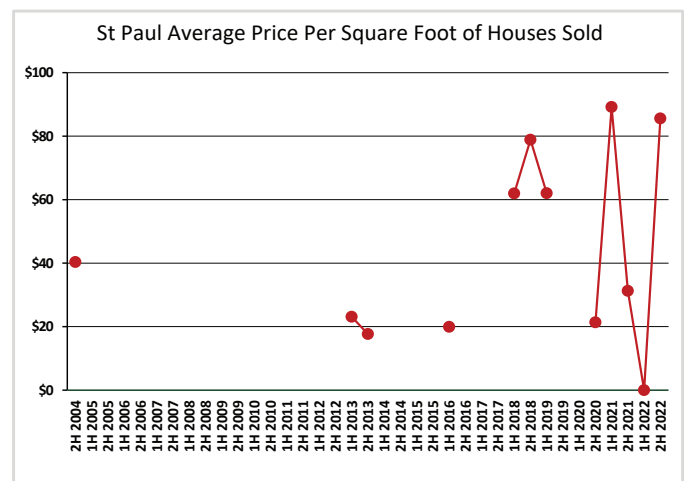
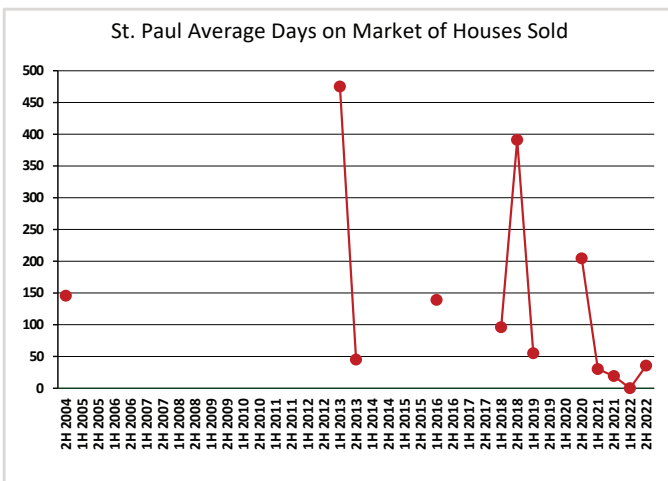
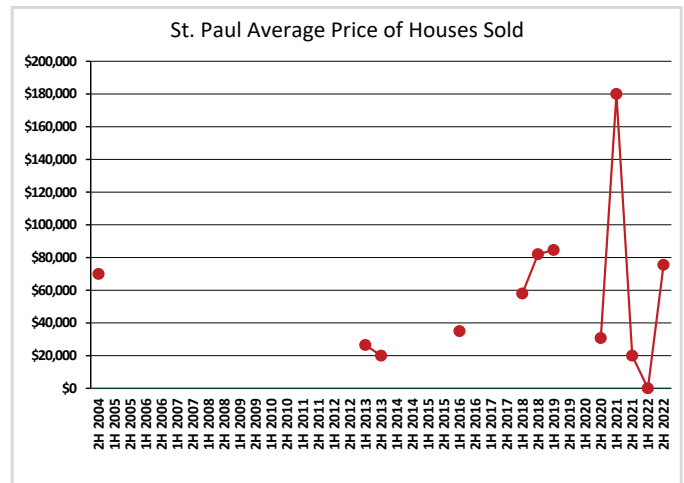
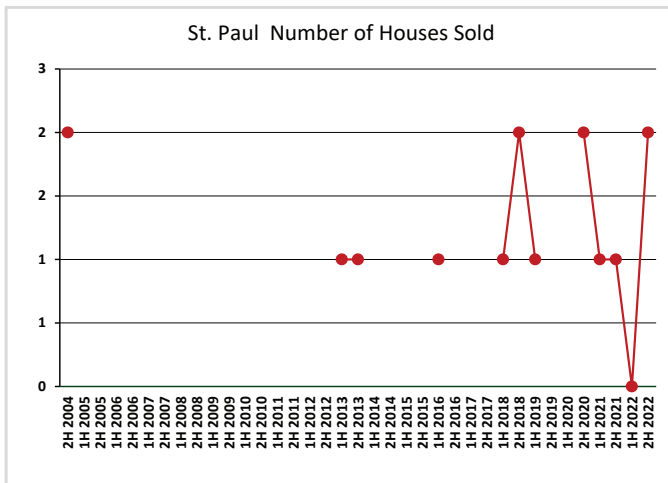
The average price of a house was \$75,500 at 85.57 per square foot.

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
<b>St. Paul Sold Houses</b>	<b>2</b>	<b>100.0%</b>	<b>36</b>	<b>\$75,500</b>	<b>1,123</b>	<b>\$85.57</b>

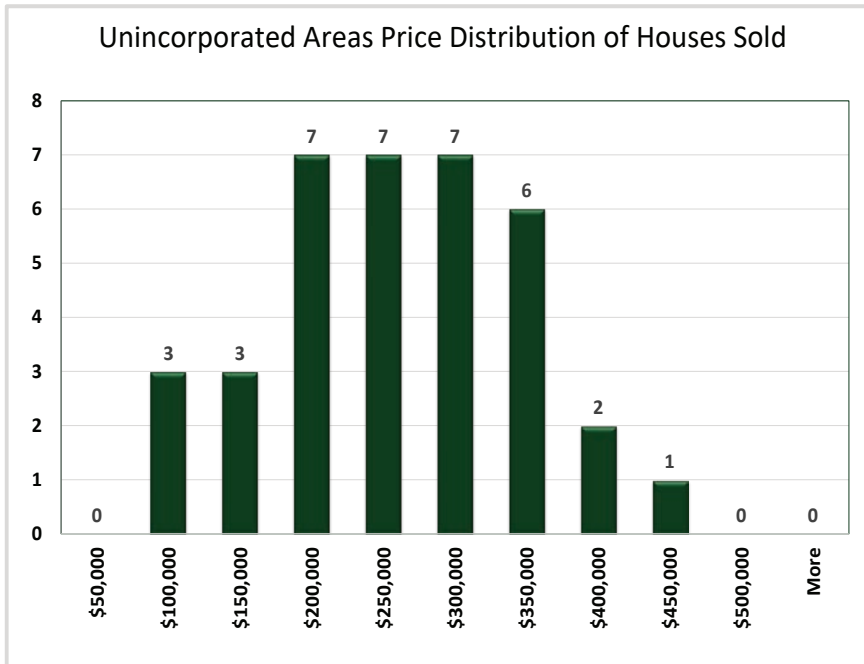
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	50.0%	1,440	14	75.2%
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - 150,000	1	50.0%	805	57	96.9%
\$150,001 - \$200,000	0	0.0%	--	--	--
\$200,001 - \$250,000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

# 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.

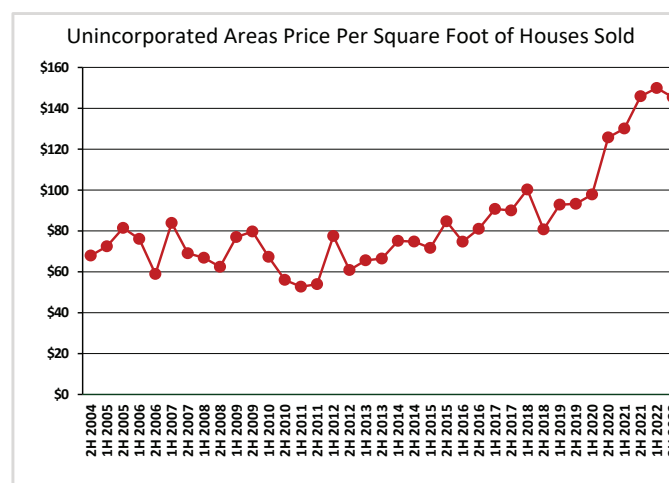
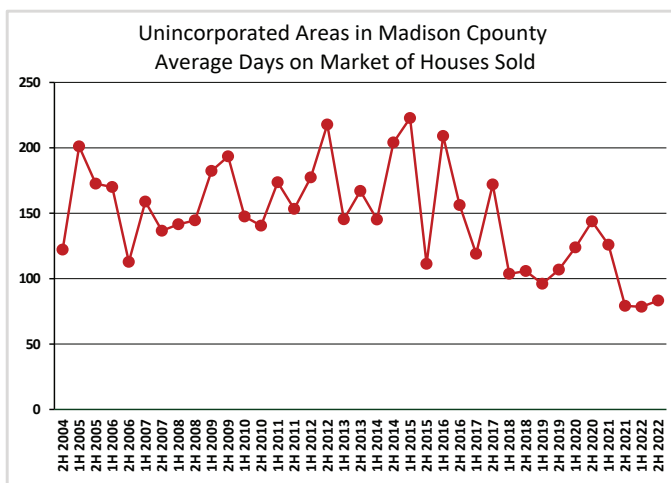
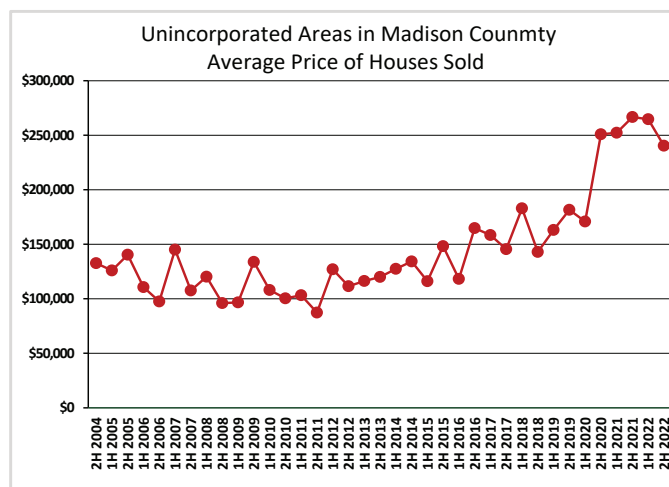
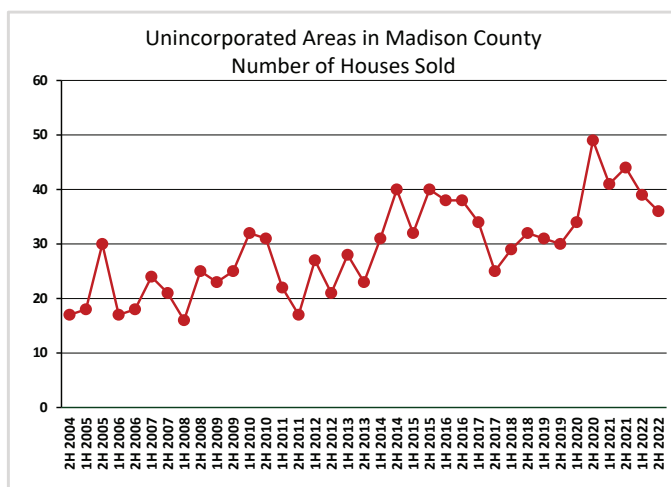
The average price of a house was \$240,389 at \$145.39 per square foot.

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%	--	--	--
<b>No City MC Total</b>	<b>36</b>	<b>100.0%</b>	<b>1,720</b>	<b>83</b>	<b>94.1%</b>

# 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
<b>Unincorporated MC</b>	<b>36</b>	<b>100.0%</b>	<b>1,720</b>	<b>83</b>	<b>\$240,389</b>	<b>\$145.39</b>