

# THE SKYLINE REPORT

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## Second Half of 2020

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## Residential Real Estate Summary Benton Madison and Washington Counties

*The forty-ninth 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 2020

2,074 building permits were issued in Benton, Madison and Washington Counties from July 1 through December 31, 2020. Benton County accounted for 1,514, Madison accounted for 44, and Washington County accounted for 516.

23,799 lots were in the 420 active subdivisions identified by Skyline Report researchers in the second half of 2020. Regional data includes Benton and Washington Counties and for the first time, Madison County.

During the second half of 2020, 2,205 new houses in 420 active subdivisions became occupied, up 50.6 percent from 1,465 in the second half of 2019. Benton and Washington counties had the most absorbed lots since the inception of the Skyline Report with 1,265 and 903, respectively, leaving the smallest number of available empty lots for the two counties.

Using the absorption rate from the past twelve months implies that there were 17.6 months supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2020.

An additional 12,756 residential lots have received either preliminary or final approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 58.8 months of remaining lot inventory.

According to the Assessors' databases, 64.5 percent of houses in Benton County and 61.7 percent of houses in Washington County were owner-occupied. Madison County data reflect 100 percent occupancy, but some rentals may not be included.

From July 1 through December 31, 2020, 5,803 houses sold in Benton, Madison, and Washington Counties. This is an increase of 18.2 percent from the 4,910 sold during the same time period in the previous year.

The average sales price of a house in Benton County was \$293,403, in Washington County \$268,987 and in Madison County \$208,285, in the second half of 2020. Both counties had an average of less than 90 days on the market, the lowest average since the inception of the Skyline Report. Madison County had an average of 77 days on the market.

There were 731 houses listed for sale in the MLS database as of December 31, 2020, at an average list price of \$386,108.

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



# 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 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 2019 to 2020. The number of houses listed for sale in the MLS database as of December 31, 2020 and their average list prices were also reported.

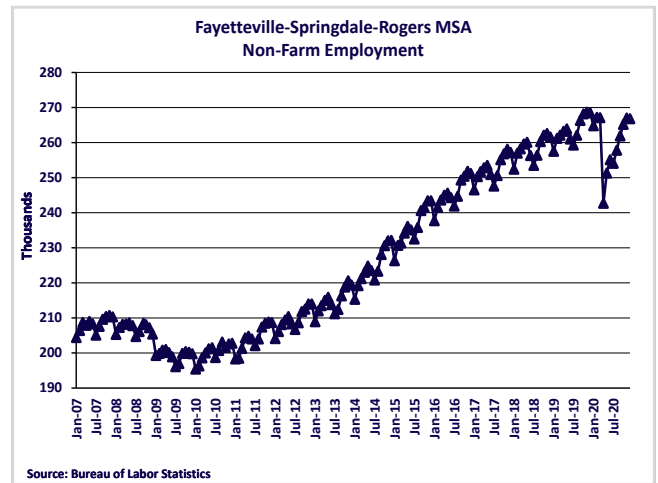
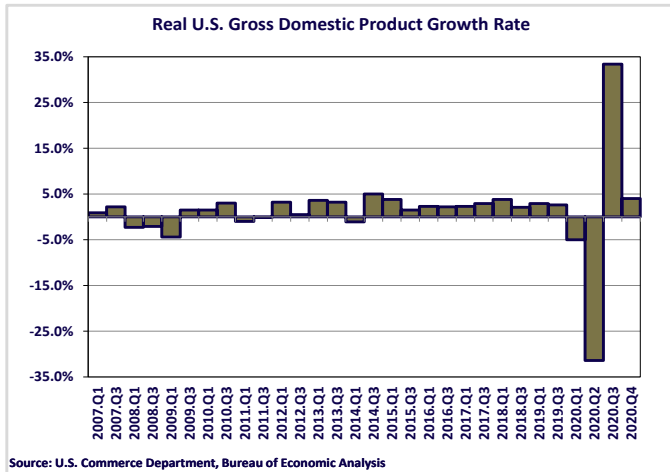
Data is collected on a semiannual basis. Additionally, where available, absorption rates were calculated for active subdivisions. Numbers are extrapolated to estimate remaining months of inventory. Results are presented on a regional, county, and city-by-city basis. Time trend data are available for 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 and Washington Assessors to estimate the percentage of owner-occupied houses in the region. Seven years of data are provided in this report to evaluate a trend in both counties.

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 2020 is included. Benton and Washington County statistical summaries and summaries for each of the cities within each county is included. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

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

# Economic Overview



## Economic Overview

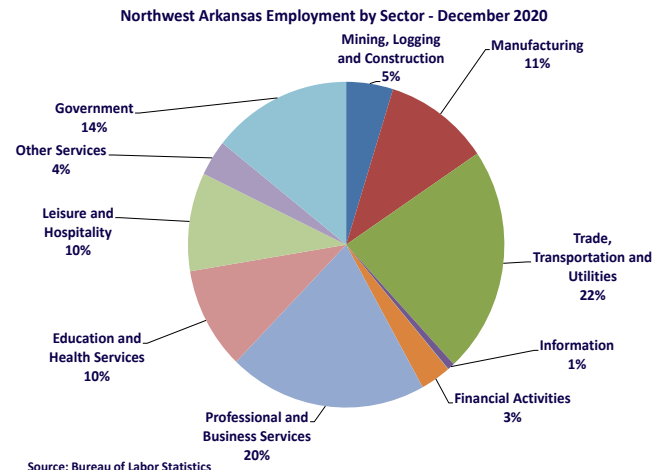
It is helpful to look at some key macroeconomic statistics in order to get a sense of the Northwest Arkansas commercial real estate market. The rate of activity in the Northwest Arkansas commercial real estate market is dependent upon two general factors: those that are specific to the region and those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

## Gross Domestic Product

In the fourth quarter of 2020, real GDP increased 4.0 percent according to advance estimates released by U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 33.4 percent in the third quarter of 2020. The increase in real GDP reflected increases in exports, nonresidential fixed investment, personal consumption expenditures (PCE), residential fixed investment and private inventory investment that were partly offset by decreases in state and local government spending and federal government spending. Imports, which are a subtraction in the calculation of GDP, increased. Real GDP inclined in the fourth quarter at a rate slower than the third quarter. In the third quarter, increases in consumer spending, business investment, exports, and inventory investment that were partially offset by decreases in government spending.

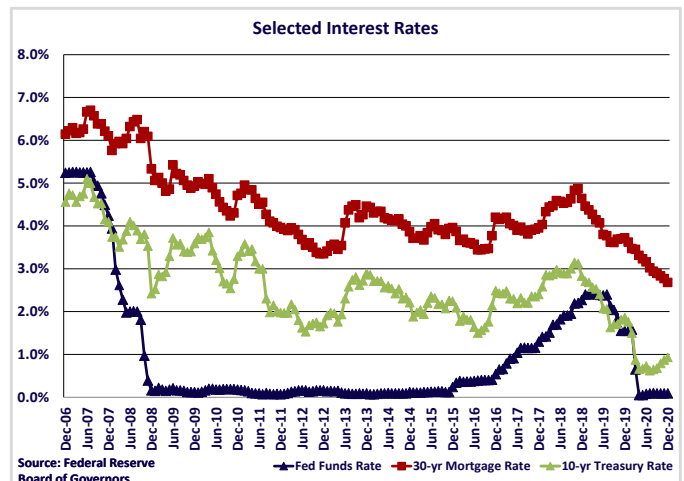
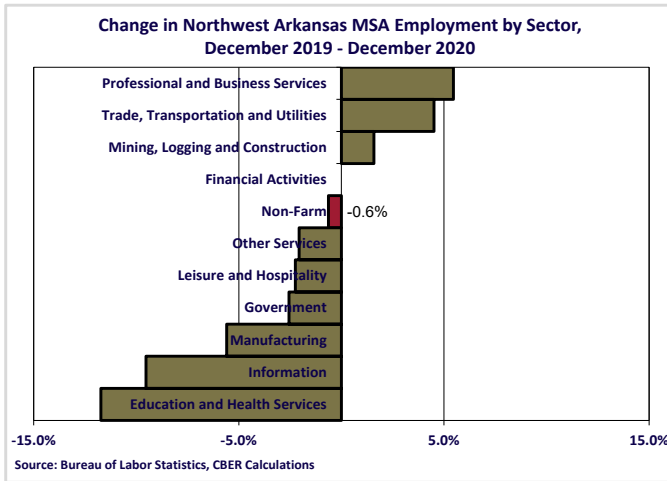
## Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 264,826 in



November 2020, down 4.4 percent from November 2019. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 4.3 percent in November 2020, higher than the 2.2 percent unemployment rate in November 2019. The unemployment rate has been above 4.0 percent since April 2020. The unemployment rate in Northwest Arkansas continues to be lower than both the state (5.8 percent) and national (6.4 percent) unadjusted rates. With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures are provided. The first shows the December 2020 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (20 percent), government (14 percent), manufacturing (11 percent), education and health services (10 percent), and leisure and hospitality (10 percent). The other figure shows the annual percentage change in the metro

# Economic Overview



area's employment by sector from December 2019 to December 2020. Total nonfarm employment decreased by 0.6 percent during that time. Employment in professional and business services trade, transportation and utilities, and the construction sectors experienced growth of 5.5 percent, 4.5 percent and 1.6 percent, respectively. The financial activities sector was unchanged in employment. All other sectors experienced employment declines due to COVID. The most impacted sectors were manufacturing, information, and education and health services as they experienced declines of 5.6 percent, 9.5 percent and 11.7 percent, respectively.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures (on the previous page) are provided. The first shows the June 2020 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (21 percent), government (15 percent), manufacturing (12 percent), education and health services (10 percent), and leisure and hospitality (7 percent). The other figure shows the annual percentage change in the metro area's employment by sector from June 2019 to June 2020. Total nonfarm employment decreased by 2.8 percent during that time. Employment in professional and business services and the trade, transportation and utilities sectors experienced growth of 2.8 percent and 0.5 percent, respectively. The construction and financial activities sectors experienced employment declines which were less than 2.8 percent. All other sectors experienced employment declines which were greater than 2.8 percent.

## Interest Rates

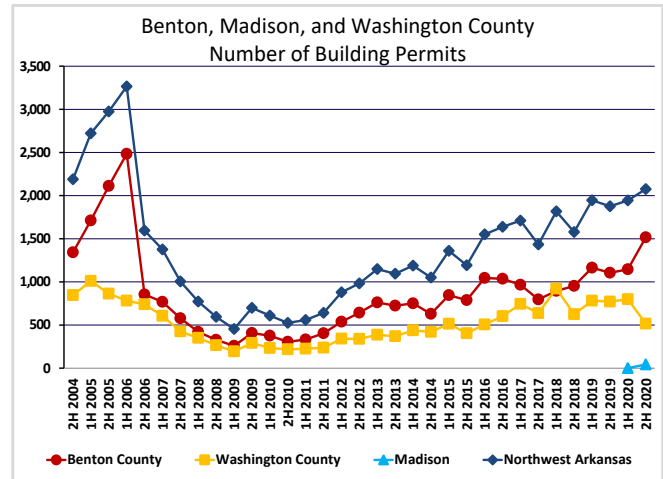
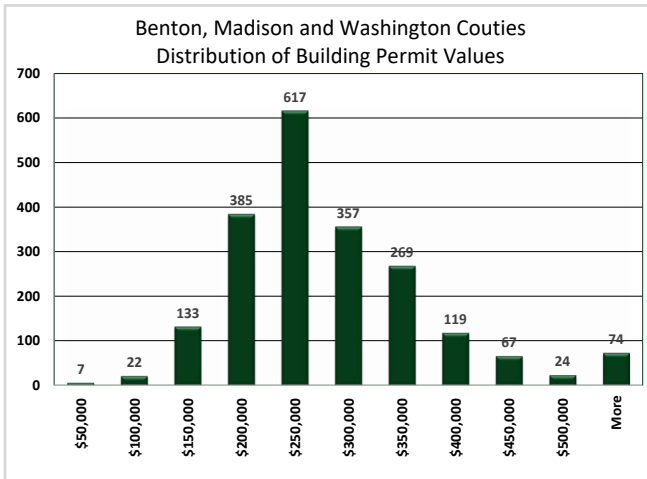
The Federal Funds rate averaged 0.09 percent in December 2020. The ten-year constant maturity Treasury bill had an interest rate of 0.93 percent in December 2020, down from 1.86 percent in December 2019. The spread remained positive and increased between the ten-year rate and the federal funds rate from a year ago, as both rates have decreased. The Federal Reserve Open Market Committee decided to maintain the target range for the federal funds rate at 0 to 0.25 percent. The Committee expects to maintain this target range until labor market conditions have reached levels consistent with the Committee's assessments of maximum employment and inflation has risen to 2 percent and is on track to moderately exceed 2 percent for some time. The accompanying figure shows the Federal Funds rate and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 2.68 percent in December 2020. The Committee expects to maintain this target range until it is confident that the economy has weathered recent events and is on track to achieve its maximum employment and price stability goals. The accompanying figure shows the Federal Funds rate and the thirty-year mortgage rate since December 2008. The 30-year mortgage rate was 3.16 percent in June 2020.

## Residential Construction

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in December 2020 were at a seasonally adjusted annual rate of 1,272,000. This is 4.5 percent above the November 2020 rate of 1,189,000 and is 17.3 percent above the December 2019 estimate of 983,000. The National Association of Realtors reports national existing-home sales increased 0.7 percent from November to a seasonally adjusted annual rate of 6.76 million in December. Existing home sales were 22.2 percent higher than the December 2019 rate.

# Regional Market Trends

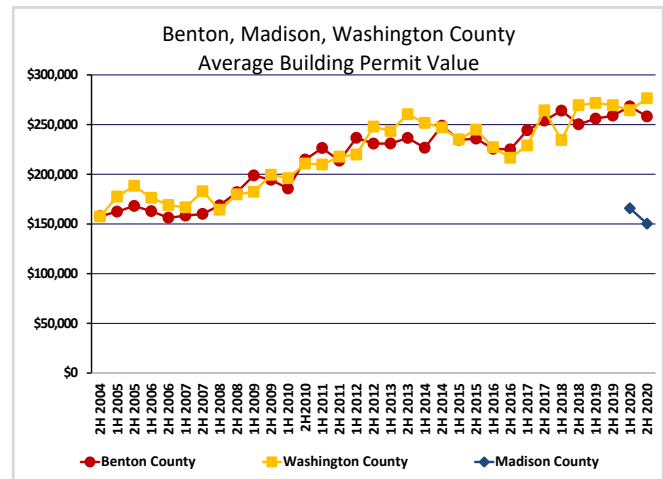
## Building Permits



The most active value range for building permits was the \$200,001 to \$250,000 range with 617, and there were also 385 building permits issued in the \$250,001 to \$300,000 range. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

There were 23,799 total lots in 420 active subdivisions in the Northwest Arkansas region in the second half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following 5 categories: empty (3,775), starts (336), underconstruction (1,076), complete but unoccupied (251), and occupied homes (18,361), in the second half of 2020. 77.2 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 4.5 percent were under construction, 1.4 percent were starts, while 15.9 percent were empty lots.

The subdivisions with the most houses under construction during the second half of 2020 in Washington County were Hylton Place with 27 and Habberton Ridge 1B with 22, both in Springdale. In Benton County Ridgestone Duplexes, Siloam Springs had 66 and Southwinds, Centerton had 60.



The subdivisions with the most houses becoming occupied in Washington County in the second half of 2020 were The Villages of Sloanbrooke, Fayetteville with 69, and Habberton Ridge1A, Springdale with 64.

In Benton County, the subdivisions with the most houses becoming occupied were Willowbrook Farms, Phase II, Bentonville with 112, and Woodward Hills, Phase II, Highfill with 37.

Northwest Arkansas	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	1,876	1,945	2,074	10.6%	4.3%
Average Value of Residential Building Permits	\$263,464	\$262,327	\$260,510	-1.12%	-0.69%



# Regional Market Trends

## Building Permits and Active Subdivisions

No new construction or progress in existing construction has occurred in the last year in 76 of the 420 active subdivisions in the Northwest Arkansas region. This data includes Benton, Madison and Washington Counties.

2,205 new houses in the Northwest Arkansas region became occupied in the second half of 2020. The annual absorption rate implies that there are 17.6 months of remaining inventory in active subdivisions, decreased from 23.3 percent in the first half of 2020.

In 117 out of the 420 active subdivisions in the Northwest Arkansas region, no absorption has occurred in the second half of 2020. Additionally, 12,756 new lots in 154 subdivisions received either preliminary or final approval by December 31, 2020. Examining the second half of 2020 inventory on a county-by-county basis, Benton County had 18.0 months of remaining lot inventory and Washington County had 16.0 months of remaining inventory in active subdivisions. At this time, enough data in Madison County has not been analyzed to accurately reflect the remaining inventory in the active subdivisions.

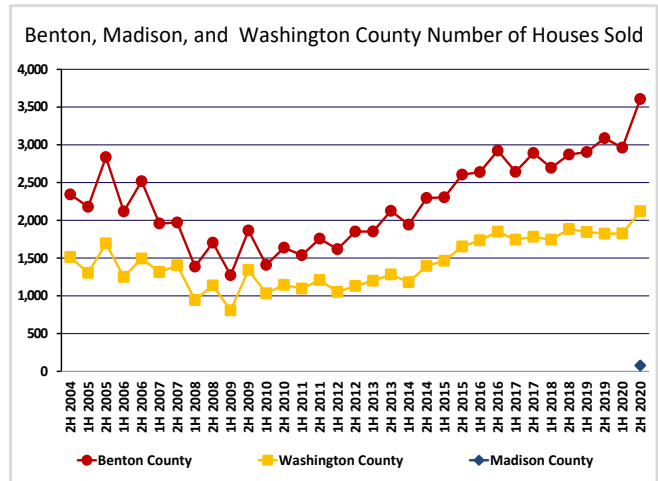
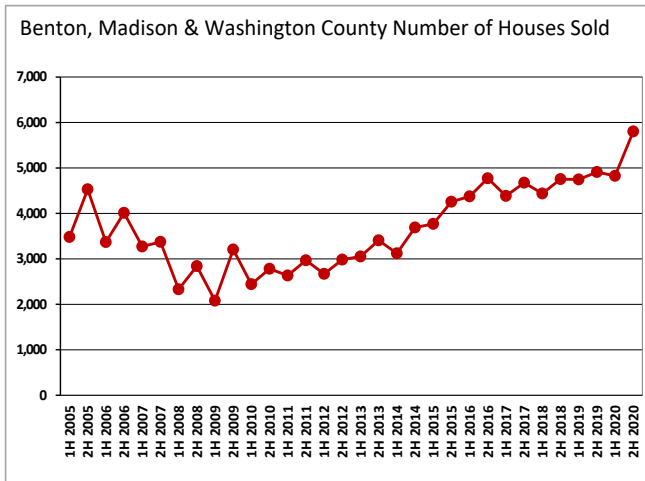
A list of subdivisions in which have received either preliminary or final approval Benton and Washington and Madison Counties, from their respective city or county planning commissions, but have not yet begun construction on any lots, is compiled. For this period's Skyline Report, subdivisions with preliminary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

Benton County has 95 new subdivisions with 7,074 lots, while Washington County has a total of 5,682 lots in 59 new or preliminary subdivisions.

City	Number of Permits 2H 2020	Number of Permits 1H 2020	Average Permit Value 2H 2020	Average Permit Value 1H 2020
Bella Vista	229	187	\$264,200	\$253,198
Bentonville	235	145	\$303,987	\$359,944
Cave Springs	49	61	\$269,910	\$272,580
Centerton	436	230	\$254,397	\$294,360
Decatur	0	3	\$0	\$143,746
Elkins	13	26	\$241,238	\$159,500
Elm Springs	31	35	\$324,402	\$244,396
Farmington	89	73	\$290,483	\$285,260
Fayetteville	146	291	\$288,911	\$305,264
Gentry	57	61	\$128,257	\$124,287
Goshen	15	7	\$349,793	\$335,000
Gravette	12	36	\$213,308	\$196,863
Greenland	1	0	\$325,000	\$0
Highfill	61	50	\$259,333	\$245,031
Huntsville	44	7	\$150,275	\$165,833
Johnson	3	4	\$769,047	\$651,267
Lincoln	2	3	\$110,000	\$231,170
Little Flock	5	7	\$508,110	\$501,187
Lowell	57	74	\$239,822	\$276,861
Pea Ridge	121	62	\$243,259	\$242,562
Prairie Grove	37	78	\$182,742	\$147,268
Rogers	189	141	\$290,082	\$288,840
Siloam Springs	63	89	\$140,346	\$155,690
Springdale	117	142	\$248,195	\$258,456
Tontitown	59	140	\$286,114	\$250,224
West Fork	3	0	\$198,667	\$0
<b>NWA</b>	<b>2,074</b>	<b>1,989</b>	<b>\$260,510</b>	<b>\$262,327</b>

# Regional Market Trends

## Sold Data



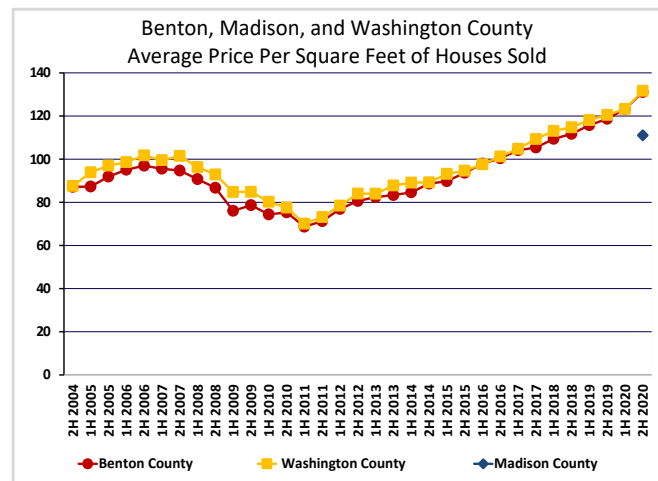
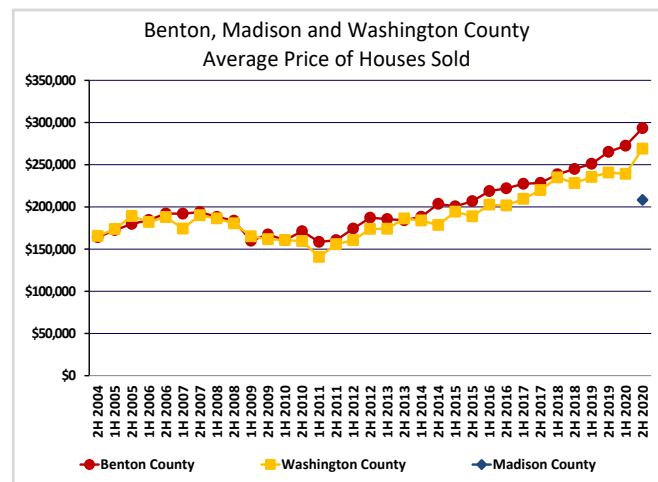
In the Bentonville pipeline, there were 1,511 lots in 18 subdivisions reported as either preliminary or finally approved. In Centerton, 25 subdivisions were planned with 2,039 lots. Siloam Springs had 988 lots in 17 subdivisions which had either preliminary or final approval. The Rogers planning commission approved 9 subdivisions with 488 lots.

Fayetteville had 1,612 lots in 24 subdivisions in the pipelines, while Springdale had 992 lots in 11 subdivisions, Farmington had 1,762 in 11 subdivisions. The cities of Elkins, Elm Springs, Goshen, Prairie Grove and Tontitown accounted for an additional 1,316 lots. In total, there were 12,756 lots with preliminary or final approval within the two counties.

If this lot inventory is added to the remaining lots in active subdivisions, there will be 58.7 months of inventory in Northwest Arkansas. However, this should be viewed as a maximum lot inventory as many of the projects with approval may be significantly delayed or changed before becoming active.

From July 1 to December 31, 2020, 5,803 houses were sold in Benton, Madison, and Washington Counties.

This is an increase of 18.2 percent from the same period in the previous year (16.2 percent without Madison County included).



# 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	\$316,352	\$134.62	88	1981	34.1%
Decatur	\$200,195	\$110.32	75	21	0.4%
Elkins	\$200,253	\$116.25	83	47	0.8%
Farmington	\$247,714	\$131.95	79	149	2.6%
Fayetteville	\$294,485	\$143.01	89	851	14.7%
Gentry	\$206,946	\$112.08	105	94	1.6%
Gravette	\$252,920	\$124.61	83	325	5.6%
Huntsville	\$212,640	\$110.85	130	69	1.19%
Jasper	\$170,725	\$112.67	154	8	0.1%
Lincoln	\$144,285	\$93.87	97	40	0.7%
Pea Ridge	\$233,947	\$126.71	91	145	2.5%
Prairie Grove	\$223,205	\$123.11	76	168	2.9%
Rogers	\$298,675	\$133.58	83	827	14.3%
Siloam Springs	\$204,627	\$110.71	82	205	3.5%
Springdale	\$271,328	\$126.13	76	805	13.9%
West Fork	\$187,839	\$108.92	72	30	0.5%
<b>Northwest Arkansas</b>	<b>\$283,354</b>	<b>\$131.03</b>	<b>86</b>	<b>5,803</b>	<b>100.0%</b>

Out of the 5,803 houses sold in the second half of 2020, 1,472 were new construction accounting for 25.4 percent of the total sales in Northwest Arkansas, higher than the 23.2 percent average from the five year period of 2015-2019.

There were 731 houses listed for sale in the MLS database as of December 31, 2020 at an average list price of \$386,108.

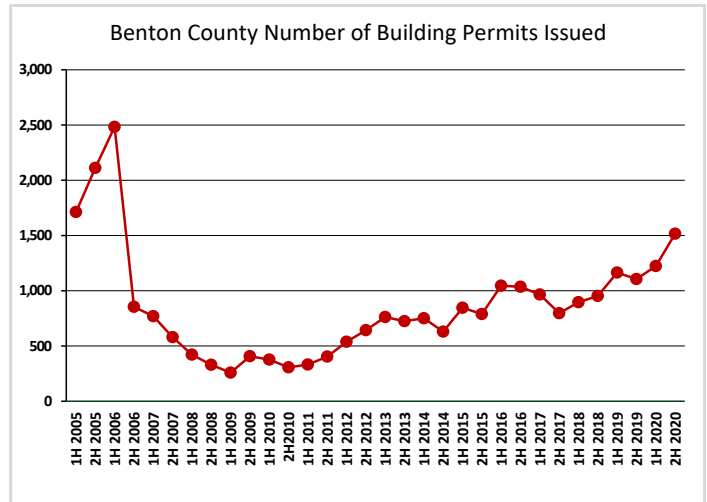
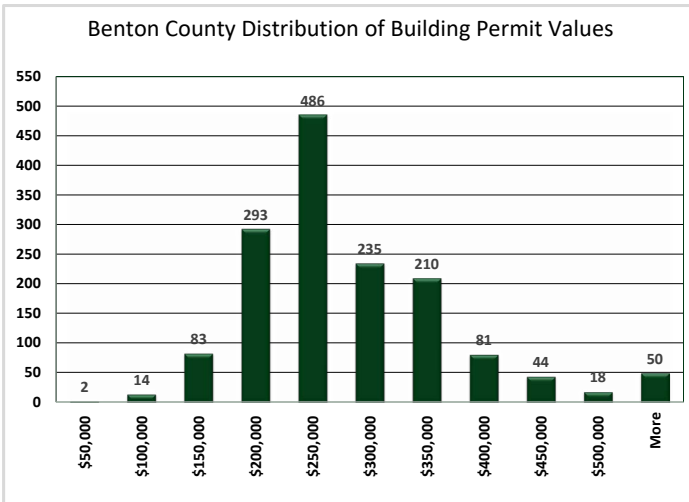
In Benton County, from the first half of 2020 the average sales price increased by 7.7 percent to \$293,403 in the second half of 2020, while in Washington County, the average sales price increased 12.5 percent to \$268,987.

The median sales price decreased by 4.3 percent in Benton County to \$257,000 and increased by 6.8 percent in Washington County to \$230,000.

In Madison County, the median sold price was \$178,000. The average sold price in Madison County was \$208,285 at \$111.04 per square feet.

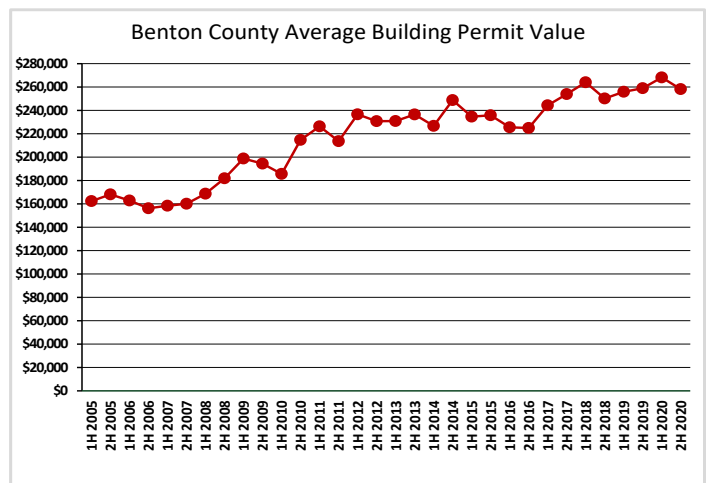


# Benton County Building Permits



Bentonville accounted for 15.5 percent of the residential building permits in Benton County, Bella Vista accounted for 15.1 percent, Centerton accounted for 28.8 percent, Rogers accounted for 12.5 percent, Pea Ridge for 8 percent. The remaining 20.1 percent were from other cities in the county.

From the first half of 2020 to the second half of 2020, the number of building permits issued increased in Bella Vista, Bentonville, Centerton, Highfill, Pea Ridge, and Rogers. The number of permits decreased in Cave Springs, Decatur, Gentry, Gravette, Little Flock, Lowell, and Siloam Springs.

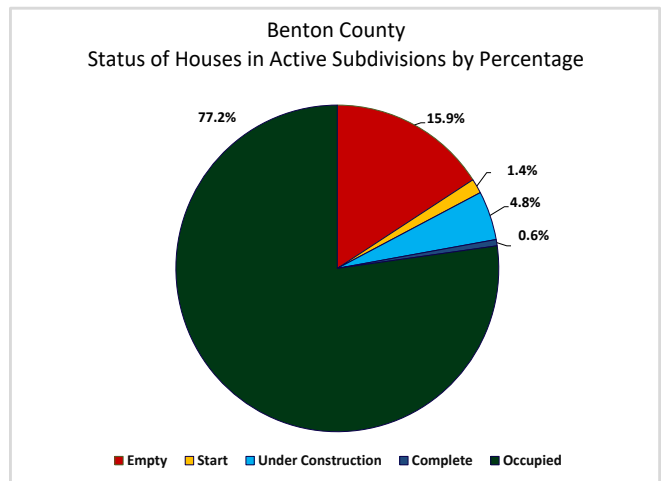
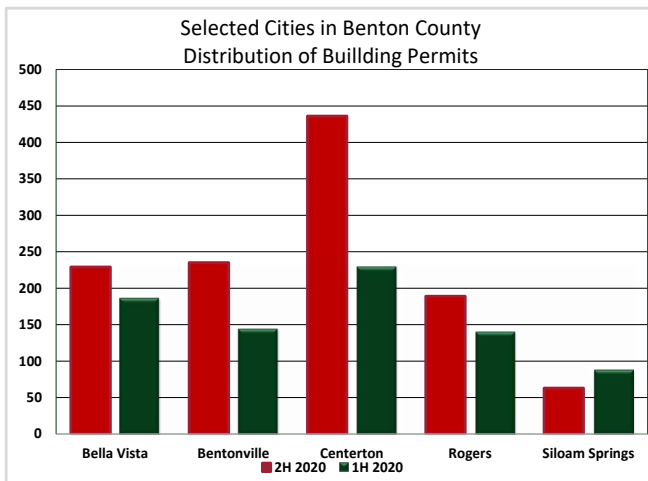


Benton County	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	1,105	1,146	1,514	37.0%	32.1%
Average Value of Residential Building Permits	\$258,984	\$268,239	\$258,311	-0.3%	-3.7%

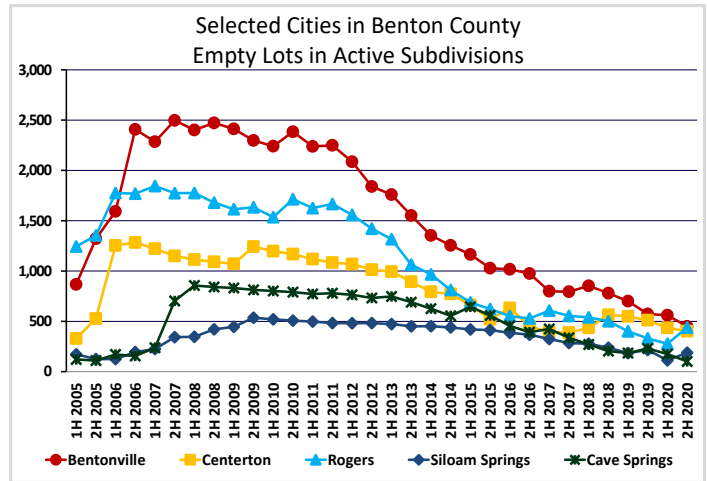
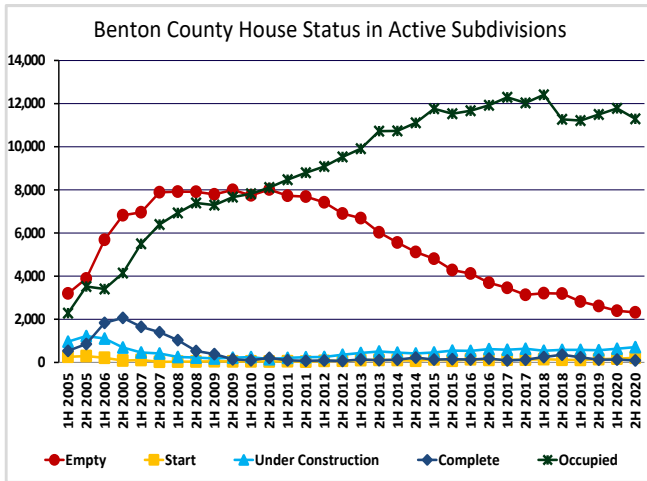
# Benton County

## 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 2020	1H 2020	% BC	% NWA
Bella Vista	1	0	0	37	59	86	26	7	8	4	1	229	187	15.1%	11.0%
Bentonville	0	2	3	38	58	25	41	22	23	6	17	235	145	15.5%	11.3%
Cave Springs	0	0	0	11	22	4	6	1		0	5	49	61	3.2%	2.4%
Centerton	1	2	0	88	150	72	95	20	2	0	6	436	230	28.8%	21.0%
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	3	0.0%	0.0%
Gentry	0	2	44	10	0	0	0	1	0	0	0	57	61	3.8%	2.7%
Gravette	0	2	2	3	0	2	2	1	0	0	0	12	36	0.8%	0.6%
Highfill	0	2	1	5	40	5	1	0	1	1	5	61	50	4.0%	2.9%
Little Flock	0	0	0	0	0	0	0	2	0	1	2	5	7	0.3%	0.2%
Lowell	0	0	1	4	38	11	1	0	1	1	0	57	74	3.8%	2.7%
Pea Ridge	0	0	0	19	73	11	14	3	1	0	0	121	62	8.0%	5.8%
Rogers	0	2	3	45	45	19	24	24	8	5	14	189	141	12.5%	9.1%
Siloam Springs	0	2	29	31	1	0	0	0	0	0	0	63	89	4.2%	3.0%
<b>Benton County</b>	<b>2</b>	<b>14</b>	<b>83</b>	<b>291</b>	<b>486</b>	<b>235</b>	<b>210</b>	<b>81</b>	<b>44</b>	<b>18</b>	<b>50</b>	<b>1,514</b>	<b>1,146</b>	<b>100.0%</b>	<b>73.0%</b>



# Benton County Active Subdivisions



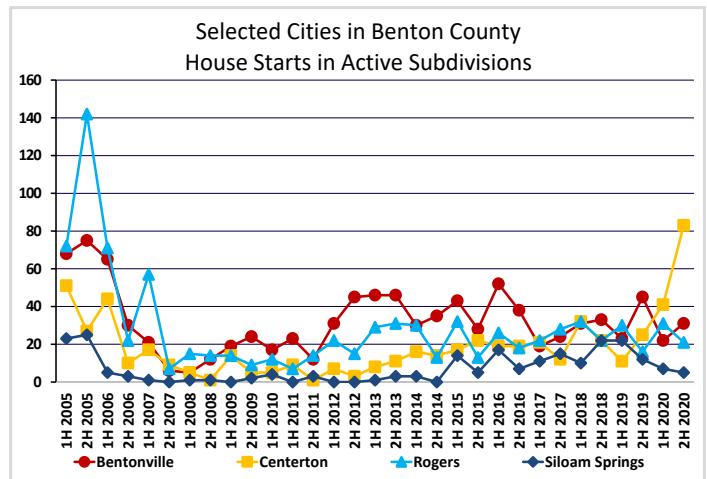
There were 14,625 total lots in 245 active subdivisions in Benton County in the second half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following categories in the second half of 2020. 77.2 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 4.8 percent were under construction, 1.4 percent were starts, while 15.9 percent were empty lots.

In the second half of 2020, Bentonville had the most number of empty lots (449), and the most occupied lots (2,960), and Centerton had the most under construction lots (234), and the most complete, but unoccupied homes (35).

During the second half of 2020, the most active community in terms of houses under construction was Centerton with 234 lots, Bentonville had 94, Siloam Springs had 89, and Rogers had 76. These top cities for new construction were also among the most active in the first half of 2020. Meanwhile, no new construction or progress in existing construction occurred in the last year in 51 out of 245 subdivisions in Benton County.

Rigestone Duplexes in Siloam Springs with 66 and Southwinds in Centerton with 60 houses under construction had the highest number of houses under construction.

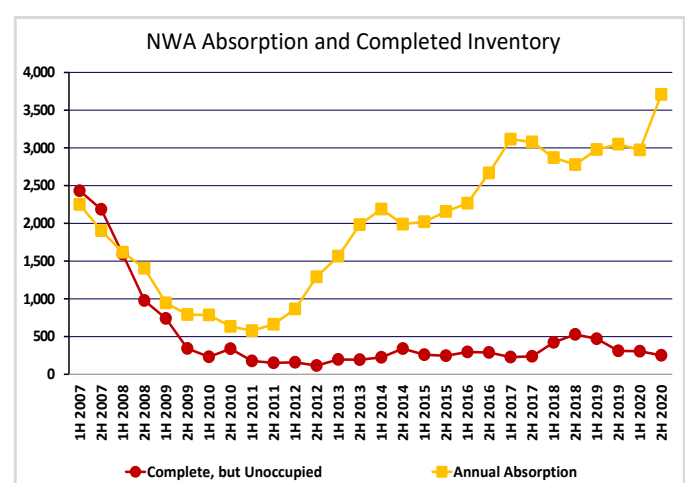
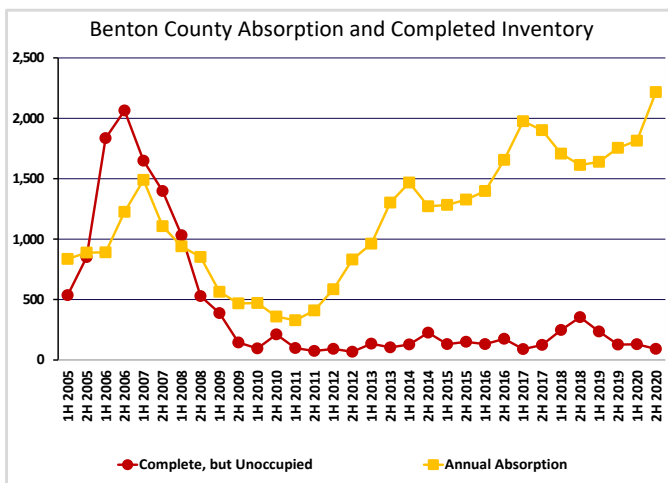
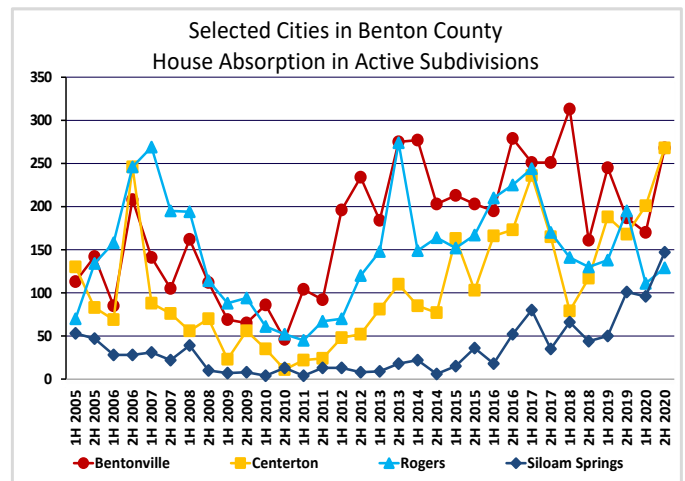
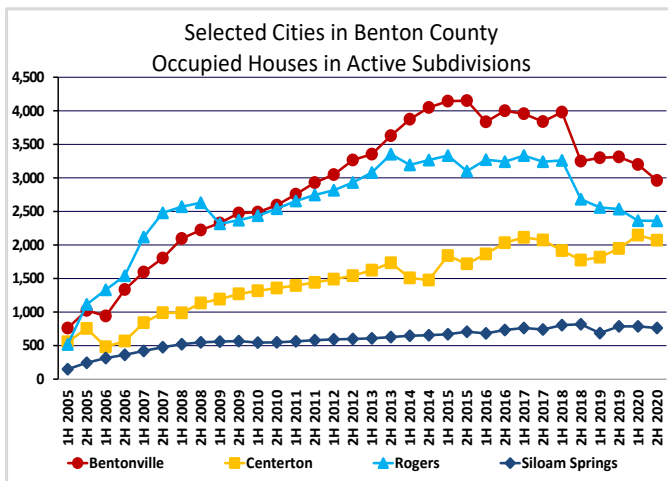
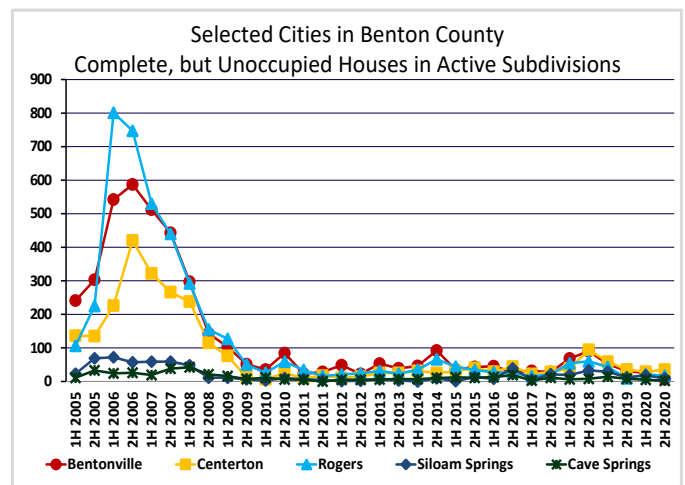
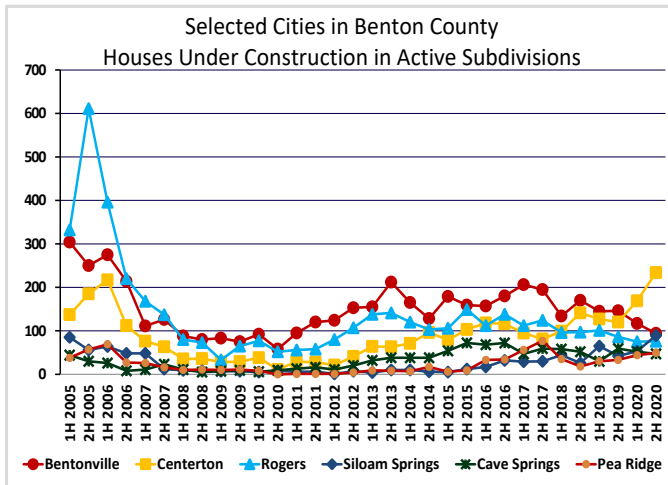
During the second half of 2020, there were 1,265 lots that became occupied. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 18.0 months of lot



inventory at the end of the second half of 2020. This is down from 22.0 months of inventory at the end of the first half of 2020. Overall, in 69 out of the 245 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the first half of 2020, the Bentonville pipeline has 1,511 lots in 18 subdivisions classified as either preliminary or final approval. In Centerton, 25 subdivisions were planned with 2,039 lots. The Rogers Planning Commission had approved 9 subdivisions with 488 lots. There were 988 coming lots in 17 subdivisions in Siloam Springs. Lowell accounted for 837 lots in 11 new subdivisions. Benton County as a whole accounted for 7,074 lots in 95 subdivisions.

# Benton County Active Subdivisions



# Benton County Owner Occupied Trend

Benton County Percentage of Owner Occupied by City	2012	2013	2014	2015	2016	2017	2018	2019	2020
Avoca	77.8%	75.8%	74.7%	72.1%	72.2%	70.6%	74.9%	72.4%	71.67%
Bella Vista	78.0%	78.0%	77.2%	77.8%	77.8%	77.7%	76.8%	76.0%	74.86%
Bentonville	68.7%	68.7%	67.5%	67.3%	67.0%	65.9%	63.7%	62.5%	61.54%
Cave Springs	73.3%	75.4%	76.5%	76.4%	76.3%	75.3%	74.4%	72.7%	72.15%
Centerton	67.4%	66.9%	64.0%	63.8%	64.4%	64.0%	62.1%	60.7%	60.76%
Decatur	52.9%	53.6%	53.7%	54.4%	54.8%	54.3%	53.8%	54.2%	54.97%
Elm Springs	90.0%	83.3%	65.9%	75.6%	72.9%	75.9%	74.5%	72.1%	74.83%
Garfield	71.0%	70.0%	67.4%	66.8%	66.5%	66.7%	63.9%	60.9%	61.96%
Gateway	58.5%	57.3%	56.2%	56.4%	55.9%	56.4%	52.2%	51.4%	52.33%
Gentry	59.1%	60.1%	59.7%	59.1%	59.4%	59.6%	60.1%	60.8%	58.20%
Gravette	60.0%	57.9%	57.4%	57.2%	57.2%	58.5%	57.6%	56.9%	56.24%
Highfill	55.7%	54.6%	55.5%	55.9%	56.6%	54.5%	50.0%	49.4%	54.82%
Little Flock	75.5%	75.8%	75.7%	75.8%	76.0%	75.3%	74.1%	73.2%	73.19%
Lowell	72.7%	72.9%	72.0%	72.9%	73.1%	73.0%	71.4%	69.1%	68.24%
Pea Ridge	70.3%	71.0%	70.0%	69.6%	70.4%	69.1%	67.5%	65.5%	64.78%
Rogers	68.2%	68.7%	68.1%	68.5%	68.6%	68.6%	67.8%	66.7%	65.95%
Siloam Springs	64.0%	64.5%	63.3%	63.5%	63.8%	63.6%	63.8%	63.0%	61.76%
Springdale	70.3%	69.9%	67.8%	67.7%	67.6%	65.7%	64.8%	63.2%	62.65%
Springtown	51.2%	52.4%	54.8%	52.4%	60.0%	63.4%	65.0%	61.9%	59.52%
Sulphur Springs	55.4%	56.4%	55.4%	60.0%	58.0%	54.1%	54.6%	52.7%	52.02%
Rural/Rurban	63.3%	63.6%	62.6%	62.5%	62.4%	62.0%	61.3%	60.7%	60.07%
<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>

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 2020 are provided in this report. The percentage of houses occupied by owners decreased from 68.4 percent in 2012 to 64.5 percent in the second half of 2020.

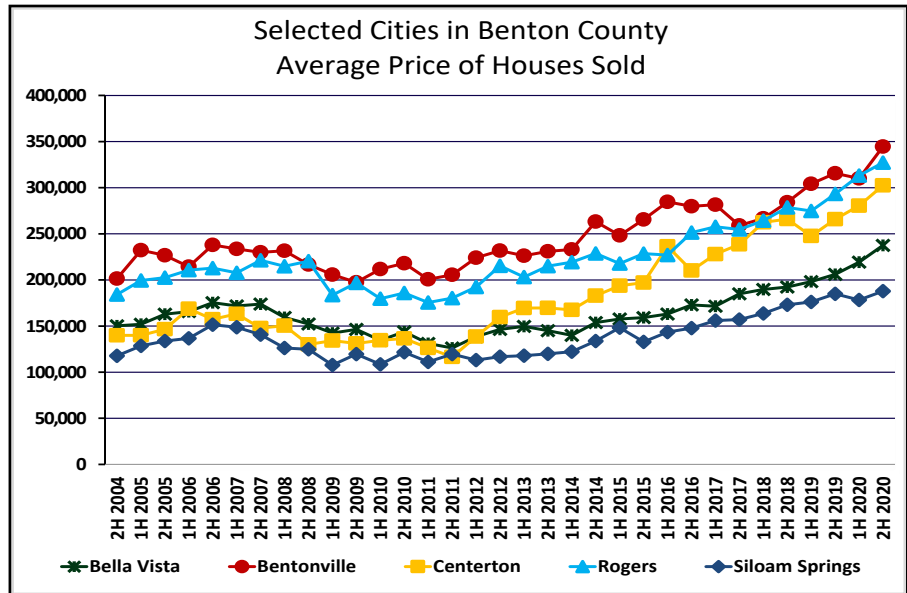
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	3,087	2,962	3,606	16.8%	21.7%
Average Price of Houses Sold	\$265,151.97	\$272,493.78	\$293,403.37	10.7%	7.7%
Average Days on Market	96	98	87	-10.0%	-12.0%
Average Price per Square Foot	\$118.70	\$123.24	\$131.08	10.4%	6.4%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	791	841	945	19.5%	12.4%
Average Price of New Houses Sold	\$290,239.44	\$293,263.54	\$298,527.82	2.9%	1.8%
Average Days on Market of New Houses Sold	133	136	129	-2.5%	-5.3%
Number of Houses Listed	1,047	702	375	-64.2%	-46.6%
Average List Price of Houses Listed	\$401,002.28	\$420,520.90	\$401,378.00	0.1%	-4.6%

# Benton County

## Sold by City and Characteristics

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

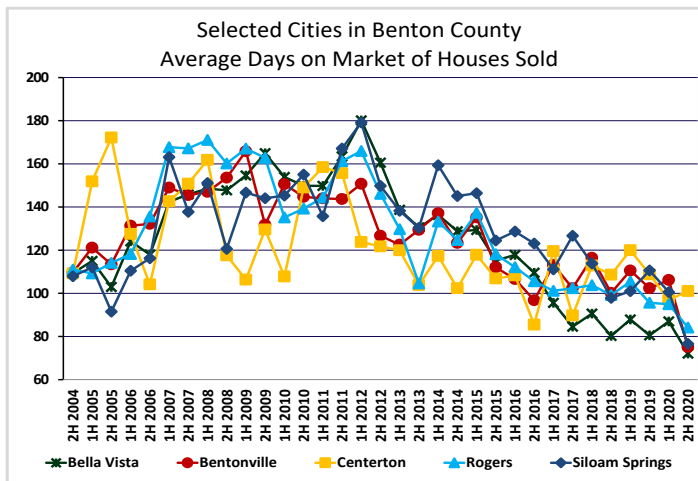
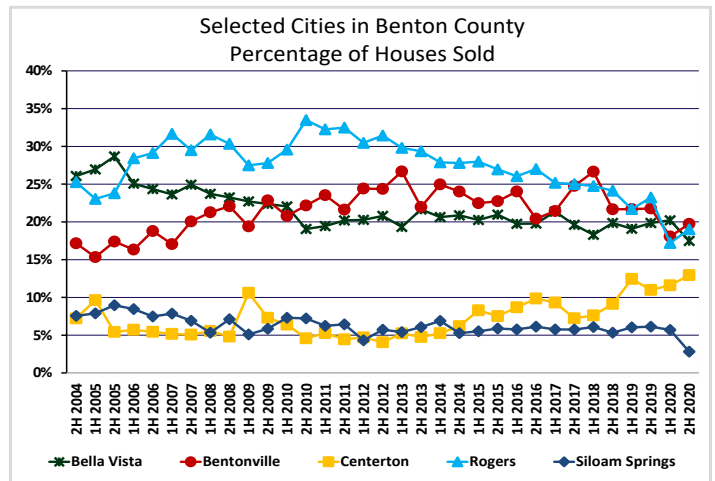
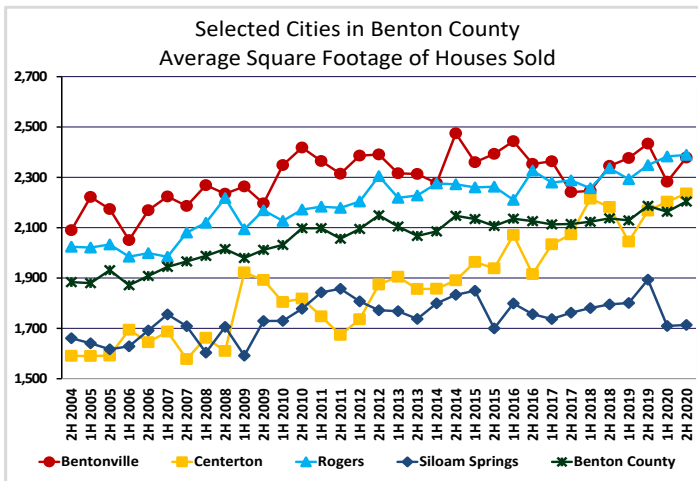
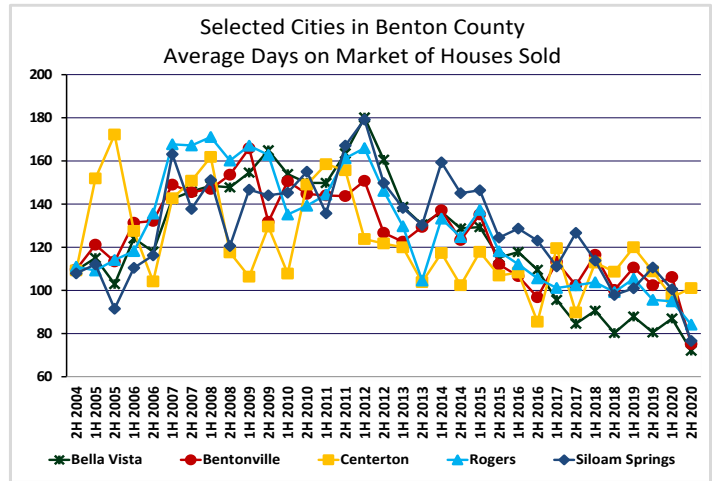
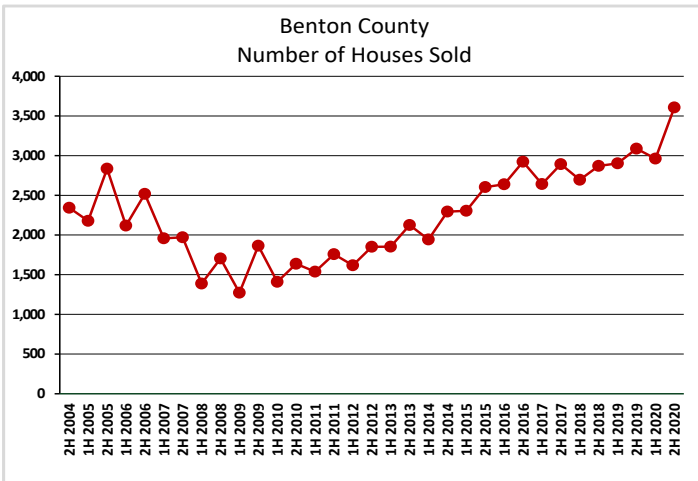
The table below the graph covers a yearly and semi-yearly trend for house sales in Benton County.



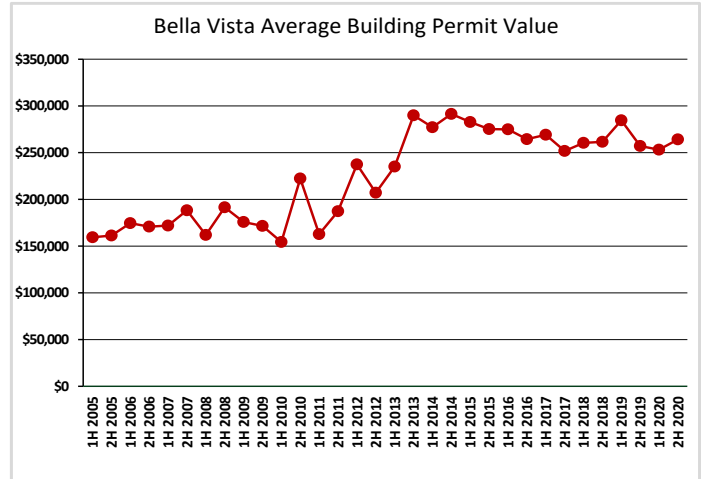
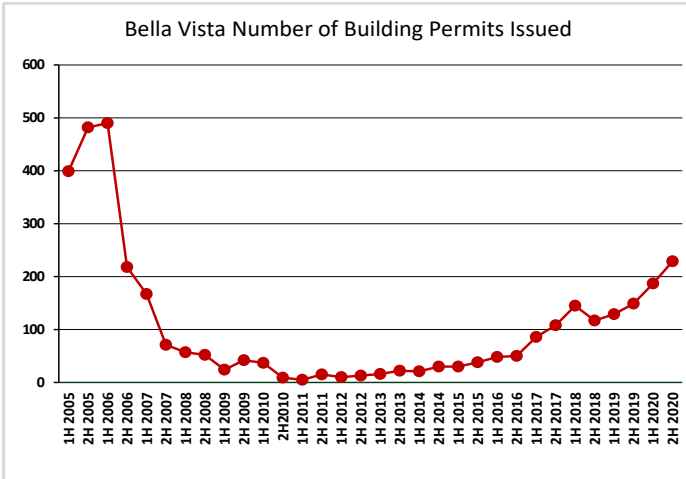
Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$338,500	\$205.56	385	2	0.06%
Bella Vista	\$237,458	\$119.50	72	779	17.48%
Bentonville	\$344,536	\$147.93	75	606	19.73%
Cave Springs	\$398,571	\$145.00	116	130	4.90%
Centerton	\$302,518	\$131.97	101	453	12.95%
Decatur	\$122,258	\$94.60	70	12	0.14%
Garfield	\$312,000	\$130.94	63	6	0.18%
Gateway	--	--	--	0	0.00%
Gentry	\$181,689	\$109.53	100	71	1.22%
Gravette	\$165,280	\$113.14	100	72	1.12%
Highfill	\$213,169	\$122.79	142	78	1.57%
Little Flock	\$443,343	\$136.03	115	14	0.59%
Lowell	\$247,287	\$129.64	80	120	2.80%
Pea Ridge	\$229,899	\$126.28	88	131	2.85%
Rogers	\$327,161	\$132.86	84	615	19.02%
Siloam Springs	\$187,801	\$109.86	77	159	2.82%
Sulphur Springs	\$46,500	\$35.88	133	1	0.00%
Unincorporated Areas BC	\$372,091	\$140.74	100	1	12.56%
<b>Benton County Houses Sold</b>	<b>\$293,403</b>	<b>\$131.08</b>	<b>87</b>	<b>3,606</b>	<b>100.00</b>



# Benton County Houses Sold



# Bella Vista Building Permits

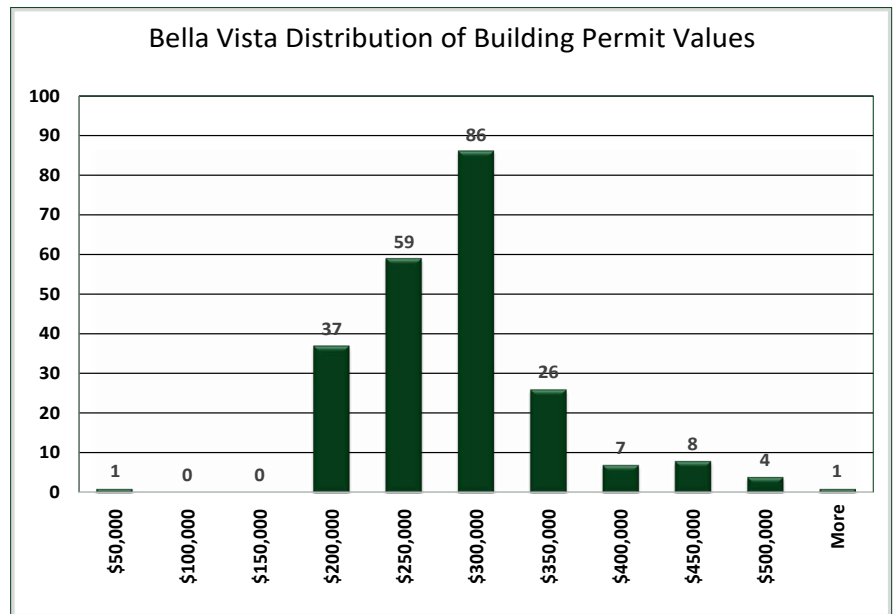


Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided.

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

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

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

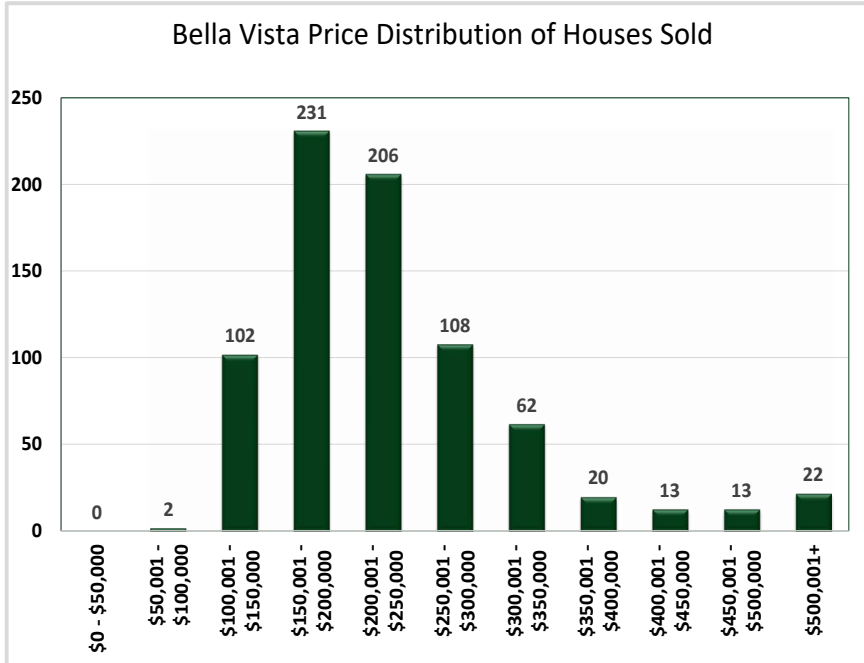


sewer system and growing demand for housing in Bella Vista by larger sized families. There is some disagreement with that estimation as some respondents feel all the lots in Bella Vista are immediately ready for construction.

Bella Vista	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	149	187	229	53.7%	22.5%
Average Value of Residential Building Permits	\$257,121	\$253,198	\$264,200	2.8%	4.3%

# Bella Vista

## Price Distribution of Houses Sold



779 houses were sold in Bella Vista in the first half of 2020.

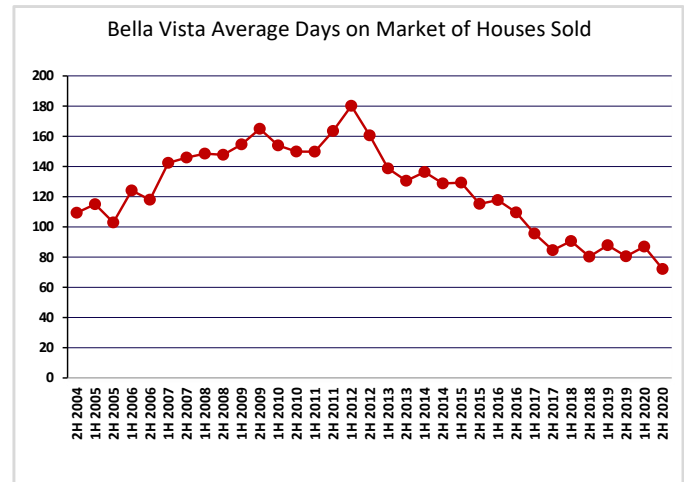
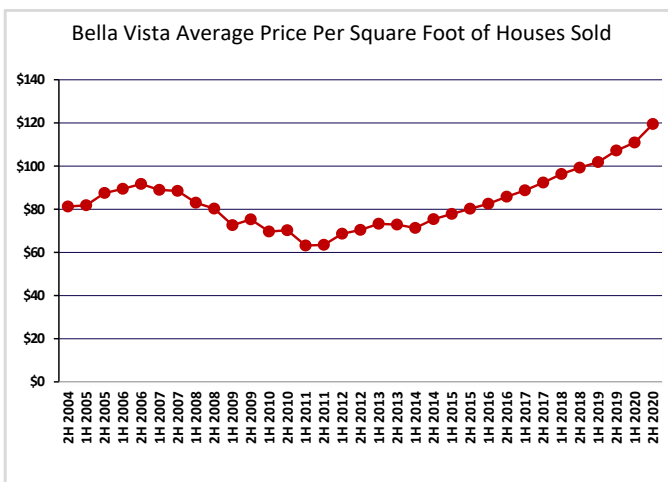
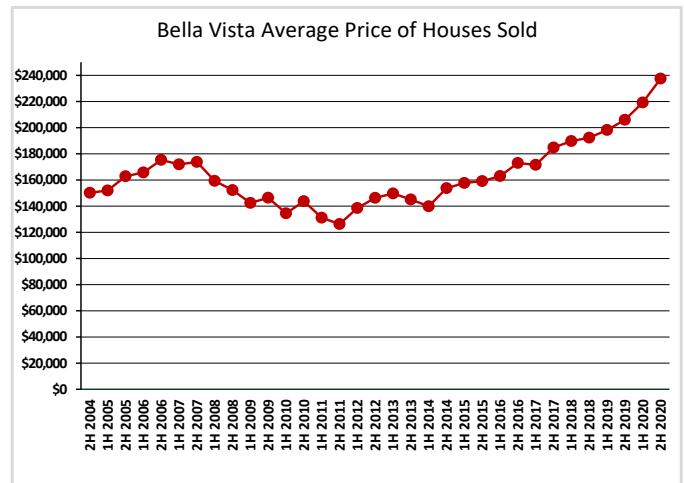
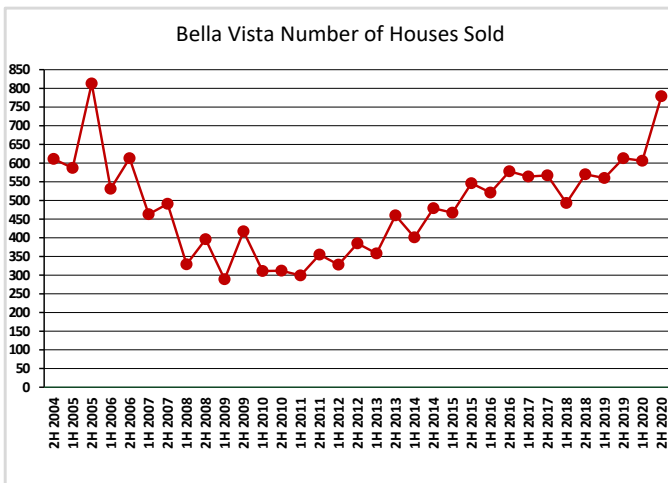
The average price of a house was \$237,458 at \$119.50 per square foot.

The median cost of a house was \$214,970.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	0.3%	1,113	52	93.0%
\$100,001 - \$150,000	102	13.1%	1,246	54	100.2%
\$150,001 - \$200,000	231	29.7%	1,548	57	100.7%
\$200,001 - \$250,000	206	26.4%	1,914	74	100.2%
\$250,001 - \$300,000	108	13.9%	2,351	73	99.7%
\$300,001 - \$350,000	62	8.0%	2,765	79	98.9%
\$350,001 - \$400,000	20	2.6%	3,243	75	99.3%
\$400,001 - \$450,000	13	1.7%	3,235	134	97.2%
\$450,001 - \$500,000	13	1.7%	3,770	103	98.5%
\$500,001+	22	2.8%	4,295	218	97.9%
<b>Bella Vista Houses Sold</b>	<b>779</b>	<b>100%</b>	<b>1,999</b>	<b>72</b>	<b>100.0%</b>

# Bella Vista

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	613	606	779	27.1%	28.5%
Average Price of Houses Sold	\$206,024.46	\$219,263.16	\$237,458.24	15.3%	8.3%
Average Days on Market	81	87	72	-10.5%	-17.1%
Average Price per Square Foot	\$107.18	\$110.90	\$119.50	11.5%	7.7%
Percentage of County Sales	19.9%	20.2%	17.5%	-12.0%	-13.5%
Number of New Houses Sold	96	103	139	44.8%	35.0%
Average Price of New Houses Sold	\$237,665.11	\$239,983.55	\$239,588.41	0.8%	-0.2%
Average Days on Market of New Houses Sold	115	124	95	-17.5%	-23.9%
Number of Houses Listed	202	104	25	-87.6%	-76.0%
Average List Price of Houses Listed	\$277,072.78	\$280,908.00	\$281,523.00	1.6%	0.2%

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Aberdeen	3	0.4%	1,796	62	\$252,967	\$140.96
Aldsworth	1	0.1%	1,184	0	\$120,000	\$101.35
Allendale	4	0.5%	1,685	119	\$225,049	\$133.32
Annsborough	4	0.5%	2,893	206	\$363,500	\$123.64
Ardwell	1	0.1%	2,900	104	\$375,000	\$129.31
Argyll	2	0.3%	2,061	33	\$272,500	\$132.18
Avondale	42	5.4%	1,604	69	\$178,235	\$115.35
Ayr	2	0.3%	1,880	108	\$258,750	\$136.49
Bankfoot	1	0.1%	1,420	101	\$197,500	\$139.08
Basildon	7	0.9%	2,235	64	\$210,429	\$99.71
Basildon Courts	2	0.3%	1,293	30	\$147,200	\$112.97
Bedford	4	0.5%	1,672	94	\$196,600	\$116.90
Berksdale	3	0.4%	1,775	48	\$196,667	\$115.77
Berkshire	3	0.4%	2,153	66	\$258,967	\$123.30
Birmingham	2	0.3%	2,085	82	\$257,500	\$123.86
Birsay	1	0.1%	1,669	22	\$230,000	\$137.81
Blenheim	3	0.4%	1,981	64	\$194,667	\$99.12
Boreland	3	0.4%	1,474	246	\$189,633	\$128.27
Branchwood	3	0.4%	2,504	62	\$252,833	\$104.58
Brecknock	3	0.4%	2,803	67	\$285,000	\$105.75
Brigadoon	6	0.8%	2,513	63	\$368,933	\$143.12
Bristol	2	0.3%	2,198	87	\$264,500	\$120.34
Brittany	2	0.3%	2,066	89	\$249,750	\$128.07
Brittany Courts	5	0.6%	1,275	74	\$135,900	\$107.24
Brompton	1	0.1%	1,366	15	\$150,000	\$109.81
Brompton Courts	8	1.0%	1,381	36	\$130,550	\$95.57
Brunswick	1	0.1%	2,090	39	\$324,000	\$155.02
Buckingham	7	0.9%	3,343	97	\$364,714	\$108.41
Cambridge	7	0.9%	1,828	72	\$214,286	\$120.18
Cannich	2	0.3%	2,232	311	\$256,450	\$116.69
Canterbury Hills	2	0.3%	2,900	42	\$354,750	\$127.32
Cardenden	5	0.6%	2,798	85	\$337,180	\$121.44
Cardigan	1	0.1%	1,759	46	\$231,000	\$131.32
Cargill	2	0.3%	4,133	106	\$609,100	\$150.49
Carlisle	4	0.5%	2,857	626	\$353,125	\$124.74
Charing	5	0.6%	1,854	47	\$219,288	\$121.84
Chatburn	1	0.1%	1,530	33	\$210,000	\$137.25

# 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
Chelmsworth	3	0.4%	3,143	47	\$341,133	\$114.60
Chelsea	5	0.6%	3,112	79	\$252,380	\$88.84
Chelsea Courts	1	0.1%	1,848	41	\$189,900	\$102.76
Cheshire	4	0.5%	1,948	61	\$172,894	\$91.21
Cheviot	3	0.4%	2,731	135	\$280,667	\$105.55
Churchill	4	0.5%	2,149	56	\$227,250	\$107.42
Clackmannan	1	0.1%	1,360	46	\$200,000	\$147.06
Copinsay	1	0.1%	1,378	91	\$179,900	\$130.55
Cornwall	3	0.4%	1,817	42	\$200,583	\$112.01
Coulter	1	0.1%	1,949	62	\$262,900	\$134.89
Country Club Villas	2	0.3%	2,424	43	\$348,450	\$143.86
Coventry	2	0.3%	2,428	29	\$309,000	\$133.18
Cresswell	3	0.4%	2,464	107	\$300,500	\$126.39
Cromarty	3	0.4%	2,313	119	\$298,167	\$129.65
Cullen Hills	2	0.3%	2,738	102	\$310,000	\$114.30
Cumberland	5	0.6%	2,238	63	\$273,800	\$126.04
Cunningham	6	0.8%	1,959	77	\$227,333	\$117.71
Derby	2	0.3%	1,710	51	\$217,000	\$121.96
Dickenshire	1	0.1%	1,260	0	\$179,000	\$142.06
Dillow	3	0.4%	2,013	44	\$238,333	\$119.03
Dirleton	1	0.1%	1,778	146	\$255,900	\$143.93
Dogwood Hills	7	0.9%	1,976	99	\$247,057	\$124.58
Dorchester	2	0.3%	1,609	44	\$187,500	\$116.05
Dornoch	3	0.4%	2,676	64	\$384,500	\$139.00
Dorset	1	0.1%	1,386	24	\$125,000	\$90.19
Drake Court	17	2.2%	1,634	78	\$131,103	\$85.33
Dumfries	2	0.3%	1,691	34	\$198,550	\$115.56
Dunbarton	4	0.5%	1,590	70	\$198,375	\$124.02
Dunedin	2	0.3%	1,827	124	\$194,250	\$109.35
Dunsford	2	0.3%	2,216	36	\$344,500	\$150.89
Dunvegan	3	0.4%	1,548	46	\$186,333	\$119.61
Duxford	2	0.3%	1,780	95	\$229,950	\$129.19
Eddleston	3	0.4%	4,118	238	\$760,667	\$184.85
Elvendon	1	0.1%	2,074	83	\$225,000	\$108.49
Embleton	1	0.1%	3,418	196	\$318,000	\$93.04
Essex	7	0.9%	1,949	76	\$241,222	\$123.97
Ettington	4	0.5%	2,095	43	\$274,155	\$131.12



# 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
Evanton	5	0.6%	2,684	86	\$378,780	\$139.28
Fenchurch	3	0.4%	2,035	42	\$228,300	\$112.51
Flint	1	0.1%	1,536	123	\$169,900	\$110.61
Forest Hills	7	0.9%	1,673	71	\$203,836	\$121.67
Gloucester	7	0.9%	1,821	49	\$233,100	\$128.83
Grinstead	2	0.3%	2,145	50	\$254,500	\$118.94
Halladale	2	0.3%	3,299	51	\$491,000	\$141.00
Hampshire	1	0.1%	1,620	25	\$118,000	\$72.84
Hampstead	4	0.5%	1,802	48	\$224,850	\$123.24
Hampton	2	0.3%	2,014	126	\$238,500	\$119.42
Harborough	2	0.3%	3,079	170	\$380,000	\$128.03
Harlow	6	0.8%	1,838	36	\$199,667	\$113.30
Harrington	3	0.4%	2,749	48	\$294,167	\$117.12
Hartlepool	2	0.3%	1,694	43	\$209,000	\$122.75
Headley	4	0.5%	2,535	44	\$293,725	\$118.78
Hertford	1	0.1%	1,685	98	\$186,500	\$110.68
Highland	1	0.1%	1,304	28	\$180,000	\$138.04
Highland Park Villas	5	0.6%	1,434	35	\$204,800	\$143.25
Hillswick	2	0.3%	1,610	113	\$177,000	\$110.45
Hopeman	1	0.1%	1,997	79	\$240,000	\$120.18
Huntingdon	4	0.5%	2,139	77	\$233,375	\$111.17
Ingleborough	1	0.1%	1,703	63	\$219,900	\$129.13
Inverness	2	0.3%	3,536	52	\$500,958	\$139.49
Islay	3	0.4%	1,856	96	\$223,333	\$122.93
Islington	2	0.3%	1,757	41	\$205,000	\$116.43
Jura	2	0.3%	2,060	33	\$256,450	\$123.71
Keighley	1	0.1%	2,265	31	\$315,000	\$139.07
Kelaen	2	0.3%	2,816	44	\$283,225	\$100.24
Kendal	7	0.9%	2,019	76	\$252,414	\$124.67
Kennet	1	0.1%	1,358	36	\$157,000	\$115.61
Kensington	5	0.6%	3,566	122	\$441,600	\$120.30
Kent	3	0.4%	1,943	135	\$252,768	\$130.18
Kenwood	2	0.3%	2,662	115	\$262,980	\$99.34
Keswick	2	0.3%	2,450	66	\$252,900	\$103.64
Kildonan	2	0.3%	2,373	63	\$300,000	\$126.10
Kilmuir	5	0.6%	2,083	77	\$231,400	\$113.34
Kincardine	3	0.4%	2,352	128	\$310,167	\$135.06

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Kingsdale Courts	5	0.6%	1,162	60	\$113,580	\$98.03
Kingswood	5	0.6%	1,978	46	\$204,561	\$107.48
Kinross	1	0.1%	3,956	40	\$540,000	\$136.50
Kipling Courts	3	0.4%	2,541	42	\$290,000	\$114.06
Kirkcudbright	1	0.1%	1,476	123	\$205,000	\$138.89
Kirkpatrick	5	0.6%	2,641	53	\$332,542	\$128.98
Lakenheath	1	0.1%	1,432	46	\$170,000	\$118.72
Lakeview	6	0.8%	2,283	98	\$217,017	\$100.05
Lambeth	4	0.5%	1,871	42	\$253,100	\$130.89
Lancashire	2	0.3%	1,402	76	\$142,750	\$101.55
Lands End	10	1.3%	1,968	61	\$221,825	\$115.76
Latheron	4	0.5%	1,919	83	\$252,100	\$131.67
Leicester	10	1.3%	1,582	57	\$161,700	\$106.17
Lockerbie	1	0.1%	2,231	79	\$244,700	\$109.68
Lockhart	10	1.3%	1,503	79	\$203,717	\$135.95
London	2	0.3%	1,500	47	\$187,250	\$125.46
Longview	6	0.8%	1,412	38	\$183,417	\$129.14
Lord Nelson	1	0.1%	1,486	32	\$186,100	\$125.24
Macon	2	0.3%	1,639	116	\$221,500	\$134.72
Manchester	1	0.1%	1,476	116	\$203,964	\$138.19
Marionet	6	0.8%	2,174	76	\$261,900	\$124.49
Mayfair	2	0.3%	2,768	44	\$300,200	\$104.71
Melanie	7	0.9%	2,215	42	\$250,986	\$116.03
Melanie Courts	2	0.3%	1,124	45	\$132,000	\$117.45
Merritt	6	0.8%	2,191	79	\$253,771	\$116.61
Metfield	4	0.5%	2,060	62	\$251,613	\$123.99
Metfield Courts	10	1.3%	1,124	51	\$129,580	\$115.27
Monikie	4	0.5%	2,150	74	\$277,950	\$129.61
Monmouth	1	0.1%	1,352	58	\$168,000	\$124.26
Morganshire	1	0.1%	2,208	131	\$250,000	\$113.22
Morvan	2	0.3%	1,527	42	\$185,000	\$121.11
Nairn	1	0.1%	2,300	67	\$519,000	\$225.65
Nelson	4	0.5%	1,753	37	\$200,750	\$120.02
New Galloway	3	0.4%	2,798	76	\$348,333	\$126.77
Newcastle	1	0.1%	1,540	68	\$179,800	\$116.75
Newquay	1	0.1%	1,712	46	\$168,000	\$98.13
Norfolk	11	1.4%	1,579	42	\$183,332	\$121.38

# Bella Vista

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
North Riding	2	0.3%	1,566	56	\$214,250	\$136.56
Northampton	1	0.1%	1,896	51	\$210,000	\$110.76
Norwood	2	0.3%	1,928	23	\$196,875	\$107.76
Norwood Courts	2	0.3%	1,620	35	\$220,450	\$136.17
Nottingham	2	0.3%	2,094	118	\$214,750	\$106.88
Oakford	1	0.1%	1,534	49	\$199,000	\$129.73
Oniell	1	0.1%	1,780	52	\$200,000	\$112.36
Orkney	1	0.1%	2,240	40	\$307,000	\$137.05
Orleton	1	0.1%	1,566	34	\$195,000	\$124.52
Oxford	3	0.4%	2,206	56	\$230,667	\$105.70
Pamona	2	0.3%	1,987	72	\$225,950	\$113.89
Pembroke	2	0.3%	2,106	86	\$276,000	\$131.67
Penrith	3	0.4%	2,068	105	\$247,667	\$122.55
Peterborough	1	0.1%	2,137	81	\$205,000	\$95.93
Pimlico	2	0.3%	2,160	48	\$260,000	\$119.36
Plymouth	1	0.1%	2,272	34	\$273,000	\$120.16
Portsmouth	2	0.3%	1,981	37	\$237,000	\$121.82
Primrose	2	0.3%	2,405	40	\$283,000	\$117.25
Quantock Hills	5	0.6%	1,627	34	\$193,700	\$118.70
Queensborough	1	0.1%	1,732	115	\$209,900	\$121.19
Queensferry	6	0.8%	1,566	72	\$196,583	\$126.28
Radcliffe	4	0.5%	1,562	54	\$209,250	\$133.51
Radnor	4	0.5%	1,650	63	\$189,250	\$116.17
Rannoch	1	0.1%	3,500	131	\$470,000	\$134.29
Redwick	5	0.6%	2,193	51	\$260,965	\$121.26
Reighton	8	1.0%	1,771	66	\$213,694	\$122.39
Renfrew	5	0.6%	1,607	41	\$204,600	\$126.36
Retford	3	0.4%	1,386	61	\$186,283	\$134.32
Rillington	2	0.3%	2,110	140	\$227,500	\$113.25
Roberts	3	0.4%	2,197	82	\$278,333	\$130.01
Rothbury	2	0.3%	1,531	138	\$207,375	\$135.23
Rountree	2	0.3%	2,434	60	\$286,150	\$122.18
Roxburgh	1	0.1%	1,622	39	\$200,000	\$123.30
Rugby	6	0.8%	1,931	48	\$216,700	\$113.07
Ruthwell	4	0.5%	1,906	55	\$234,475	\$124.74
Rutland	3	0.4%	2,505	89	\$316,300	\$124.46
Sandwick	5	0.6%	1,732	47	\$186,800	\$110.45

# Bella Vista

## Characteristics of Houses Sold

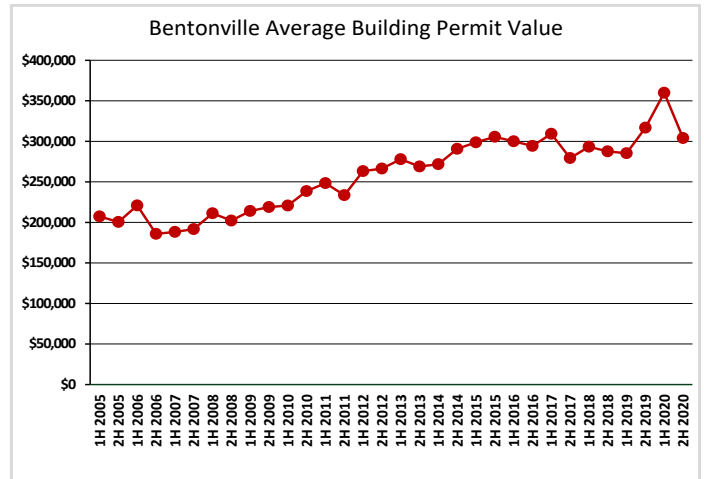
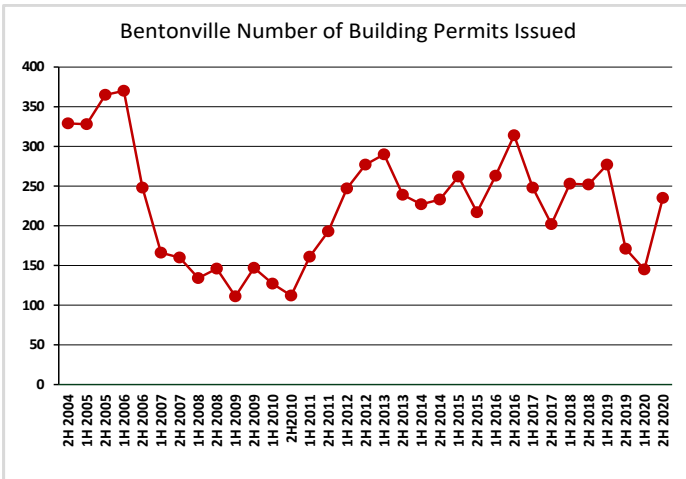
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Scalloway	3	0.4%	1,917	39	\$250,733	\$131.24
Scarborough	1	0.1%	1,508	152	\$159,900	\$106.03
Scotsdale	2	0.3%	2,019	85	\$224,750	\$111.23
Sculthorpe	2	0.3%	2,546	107	\$282,000	\$111.13
Selkirk	3	0.4%	1,634	62	\$189,000	\$116.39
Shakespeare Courts	2	0.3%	1,720	68	\$161,750	\$94.10
Sherlock	5	0.6%	2,548	62	\$259,180	\$104.32
Sherwood	11	1.4%	1,853	85	\$207,343	\$114.22
Shetland	1	0.1%	1,568	78	\$182,200	\$116.20
Shropshire	8	1.0%	2,081	57	\$239,250	\$115.97
Sidlaw Hills	1	0.1%	2,062	38	\$240,000	\$116.39
Somerset	8	1.0%	1,840	66	\$196,375	\$109.84
St Andrews	5	0.6%	1,458	76	\$189,220	\$131.28
Stafford	6	0.8%	1,762	47	\$195,000	\$106.38
Sterling	1	0.1%	2,232	67	\$249,900	\$111.96
Stirling	4	0.5%	1,389	38	\$191,100	\$137.57
Stockton	1	0.1%	3,026	77	\$315,000	\$104.10
Stonehaven	8	1.0%	3,515	75	\$508,313	\$143.58
Stronsay	4	0.5%	1,566	35	\$199,875	\$126.40
Suffolk	4	0.5%	1,529	48	\$200,750	\$131.22
Sullivan	1	0.1%	4,126	146	\$390,000	\$94.52
Sunderland	2	0.3%	1,524	39	\$202,750	\$133.02
Sussex	2	0.3%	1,670	115	\$212,450	\$127.26
Tanyard Creek Courts	1	0.1%	1,777	30	\$229,900	\$129.38
Tilton	1	0.1%	1,300	113	\$157,400	\$121.08
Timbercrest	1	0.1%	1,859	57	\$232,000	\$124.80
Tiree	4	0.5%	2,503	40	\$328,875	\$129.99
Tiverton	1	0.1%	3,715	162	\$569,900	\$153.41
Wandsworth	2	0.3%	3,301	32	\$367,250	\$109.49
Waterbury	8	1.0%	1,835	95	\$242,488	\$132.22
Wellington	1	0.1%	3,368	73	\$470,000	\$139.55
Wembly	3	0.4%	1,600	40	\$201,000	\$125.95
Wendron	4	0.5%	1,845	60	\$207,206	\$113.24
Wentworth	5	0.6%	2,128	53	\$237,200	\$114.39
Westbrook	1	0.1%	1,287	53	\$160,000	\$124.32

# Bella Vista

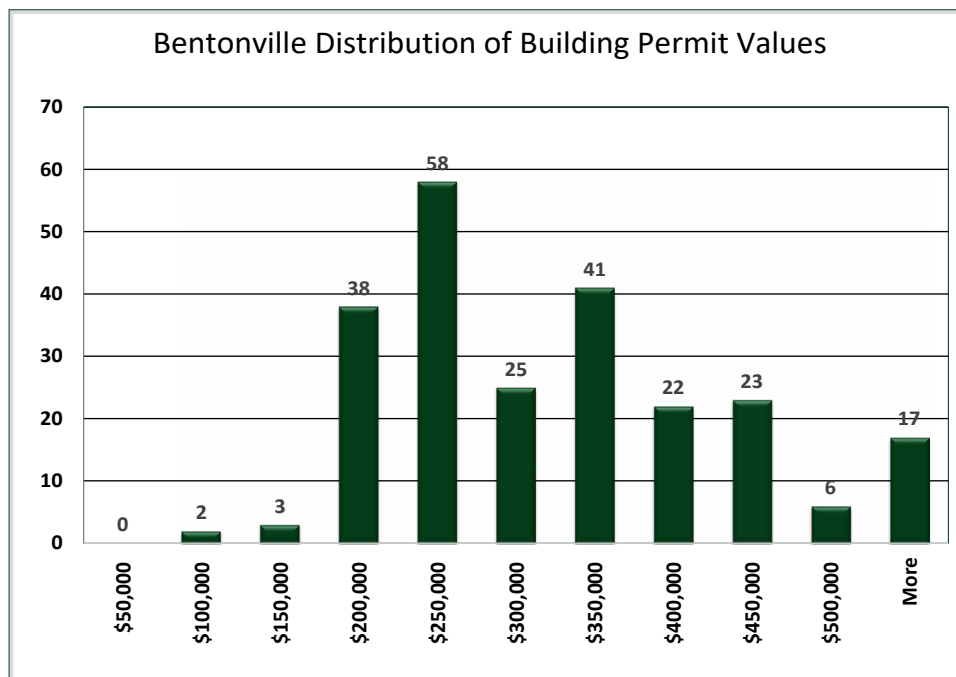
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Western Estates	1	0.1%	2,265	58	\$346,800	\$153.11
Westmorland	2	0.3%	2,159	43	\$268,950	\$126.51
Wigtown	2	0.3%	2,007	64	\$244,500	\$122.80
Wiltshire	4	0.5%	2,105	44	\$224,263	\$108.14
Wimbledon	3	0.4%	2,926	114	\$241,267	\$82.79
Windsor	2	0.3%	2,473	30	\$301,275	\$124.16
Windsor Courts	1	0.1%	1,686	118	\$171,500	\$101.72
Witherby	2	0.3%	2,167	92	\$257,500	\$119.71
Worcester	11	1.4%	1,389	50	\$147,400	\$108.53
Wright	2	0.3%	1,501	83	\$162,200	\$108.96
York	5	0.6%	2,100	90	\$309,440	\$148.29
<b>Bella Vista Houses Sold</b>	<b>779</b>	<b>100.0%</b>	<b>1,999</b>	<b>72</b>	<b>\$237,458</b>	<b>\$119.50</b>

# Bentonville Building Permits



Bentonville	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	171	145	235	37.4%	62.1%
Average Value of Residential Building Permits	\$316,863	\$359,944	\$303,987	-4.1%	-15.5%





# Bentonville

## Active Subdivisions

There were 3,540 total lots in 50 active subdivisions in Bentonville in the second half of 2020. 83.6 percent of the lots were occupied, 0.2 were complete but unoccupied, 2.7 percent were under construction, 0.9 percent were starts, and 12.7 percent were empty lots.

The subdivisions with the most houses under construction in Bentonville during the second half of 2020 were Willowbrook Farms, Phase II with 17, and Preston Park, Phase I with 16.

Willowbrook Farms, Phase II had the most houses becoming occupied in Bentonville with 112. An additional 23 houses in Brighton Cottages became occupied in the second half of 2020.

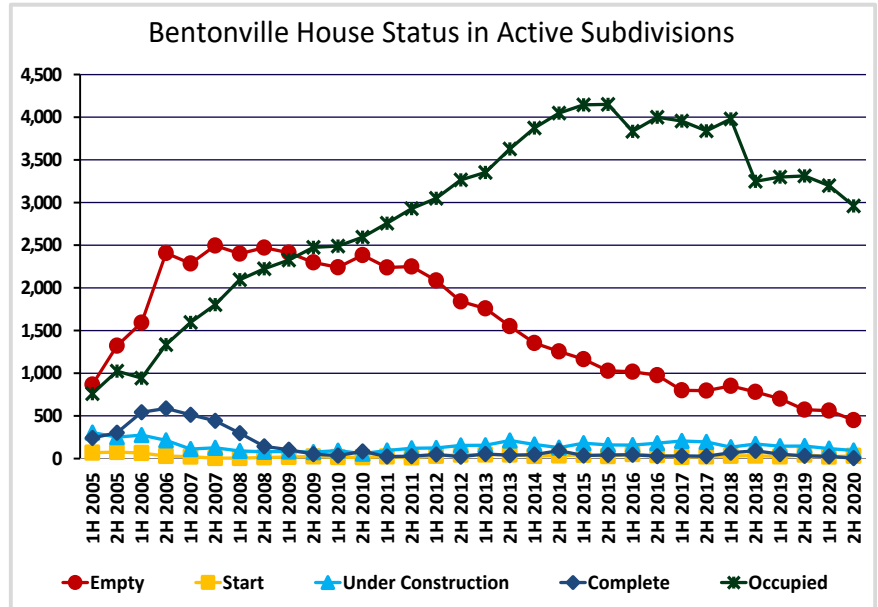
No new construction or progress in existing construction has occurred in the last year in 16 of the 50 active subdivisions in Bentonville.

268 new houses in Bentonville became occupied in the second half of 2020. The annual absorption rate implies that there are 15.9 months of remaining inventory in active subdivisions, down from 24.4 percent in the first half of 2020.

In 22 out of the 50 active subdivisions in Bentonville, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Bentonville from 68.7 percent in 2012 to 61.5 percent in the second half of 2020.

Additionally, 1,511 new lots in 18 subdivisions received either preliminary or final approval by December 31, 2020.



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aurora, Phase I	1H 2018	228		228
Aurora, Phase II	2H 2018	28		28
Autumn Hills	2H 2018		54	54
Been Road Villas PP	1H 2020	72		72
Bella Vista Homes	1H 2018	4		4
Bentonville North Village	2H 2018	58		58
Clarendon	2H 2020		74	74
Glen Arbor	1H 2019	119		119
Hawthorne Heights, Phase I	2H 2020		24	24
Mandrew & Jackson Addition	2H 2018		5	5
Osage Hill's, Phase I	2H 2019	362		362
Preston Park, Phase II	2H 2020	77		77
Providence Village, Phase II	1H 2020		99	99
Providence Village, Phase III	1H 2020	130		130
Rolling Acres, Phase IV	1H 2020	20		20
Sage Valley	2H 2020	14		14
Trail Ridge	2H 2020	13		13
Walnut Grove, Phase I	2H 2018	130		130
<b>Bentonville Coming Lots</b>		<b>1,255</b>	<b>256</b>	<b>1,511</b>

# Bentonville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Ridge South at Woods Creek	11	1	4	0	13	29	7	14.8
Angel Falls, Phase I <sup>1</sup>	2	2	0	0	58	62	0	--
Angel Falls North	5	0	1	0	37	43	6	12.0
Avignon <sup>1,2</sup>	4	0	0	0	34	38	0	--
Bluff, The	12		0	0	9	21	1	144.0
Briarwood <sup>1</sup>	5	0	1	0	23	29	0	--
Brighton Cottages	5	4	2	0	157	168	23	3.5
Chapel Hill, Phase I <sup>1,2</sup>	3	0	0	0	116	119	0	--
Chardonnay <sup>1,2</sup>	6	0	0	0	44	50	0	--
Coler Creek, Phase I	12	1	2	1	17	33	4	21.3
Cornerstone Ridge, Phase I <sup>1,2</sup>	4	0	0	0	125	129	0	--
Cornerstone Ridge, Phase VII	0	0	0	0	82	82	21	0.0
Creekstone, Phase II	4	0	0	0	28	32	5	9.6
Creekstone, Phase III	21	0	1	0	3	25	1	264.0
Eau Claire <sup>1</sup>	6	1	1	0	19	27	0	--
Edgar Estates	7	0	5	0	82	94	10	8.0
Elington Village	1	0	3	0	35	39	1	48.0
Estates at Woods Creek, The <sup>1</sup>	0	0	1	0	13	14	0	--
Grace	3	0	0	0	110	113	1	18.0
Grammercy Park, Phase I <sup>1</sup>	61	1	1	0	52	115	0	--
Heathrow <sup>1,2</sup>	3	0	0	0	58	61	0	--
Kensington, Phase III <sup>1,2</sup>	2	0	0	0	29	31	0	--
Kerelaw Castle	1	0	0	0	179	180	4	1.3
Laurywood Estates <sup>1,2</sup>	7	0	0	0	93	100	0	--
Little Sugar Estates <sup>1,2</sup>	1	0	0	0	12	13	0	--
Loochmoor Club, Phase II	35	2	12	0	53	102	22	15.9
McClain Place <sup>1,2</sup>	1	0	0	0	9	10	0	--
North Fork	7	0	1	0	84	92	3	16.0
Oak Meadows <sup>1</sup>	26	2	3	1	7	39	0	76.8
Oakbrooke, Phase I <sup>1,2</sup>	2	0	0	0	30	32	0	--
Oakbrooke, Phase II <sup>1,2</sup>	4	0	0	0	27	31	0	--
Oaklawn Hills	1	1	0	0	62	64	1	24.0
Osage Ridge Estates	5	1	2	0	6	14	1	96.0
P.E. Livingston	16	0	0	0	16	32	7	16.0
Preston Park, Phase I	59	5	16	2	16	98	16	61.5
Providence Village	4	0	0	0	178	182	7	1.1
Rolling Acres, Phase II	1	0	7	0	45	53	0	32.0

# Bentonville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Rolling Acres, Phase III, Replat lot 54 <sup>1</sup>	0	6	2	0	0	8	0	--
Simsberry Place, Phase I <sup>1,2</sup>	1	0	0	0	12	13	0	--
Simsberry Place, Phase II <sup>1,2</sup>	1	0	0	0	68	69	0	--
Stone Meadow	17	0	6	0	225	248	3	23.0
Stone Ridge Estates	22	0	0	0	50	72	1	132.0
Stoneburrow, Phase I <sup>1,2</sup>	1	0	0	0	196	197	0	--
Talamore, Phase II <sup>1,2</sup>	1	0	0	0	21	22	0	--
White Oak Trails, Phase II	8	1	1	0	43	53	1	60.0
Wildwood, Phase VI	1	1	2	0	59	63	7	3.0
Willowbrook Farms, Phase II	28	1	17	2	191	239	112	4.5
Windemere Woods, Phase I	11	1	1	0	64	77	1	156.0
Windmill Farms	6	0	2	0	1	9	1	96.0
Woods Creek South, Phase II <sup>1,2</sup>	5	0	0	0	69	74	1	60.0
<b>Bentonville Active Subdivisions</b>	<b>449</b>	<b>31</b>	<b>94</b>	<b>6</b>	<b>2,960</b>	<b>3,540</b>	<b>268</b>	<b>15.9</b>

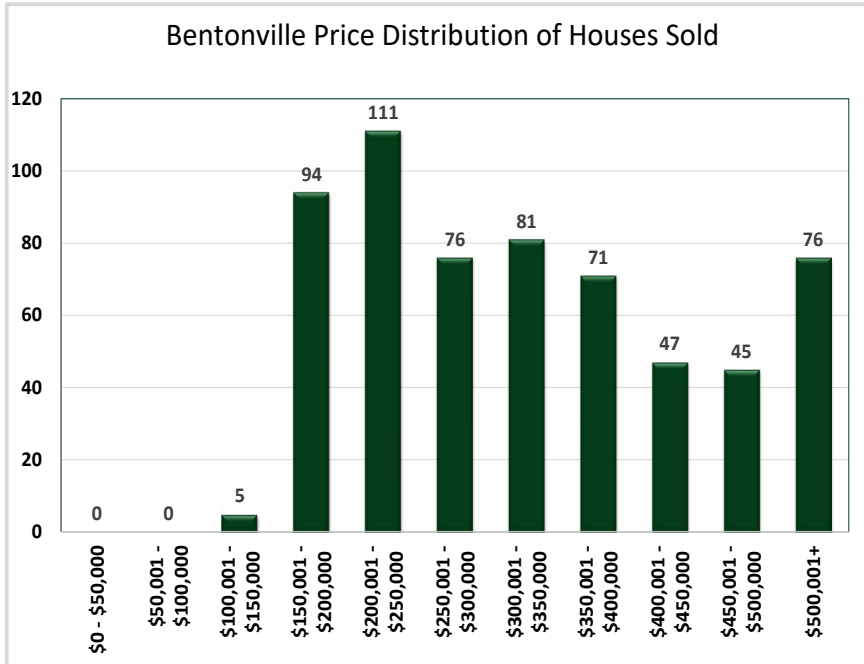
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Bentonville

## Price Distribution of Houses Sold



606 houses were sold in Bentonville in the second half of 2020.

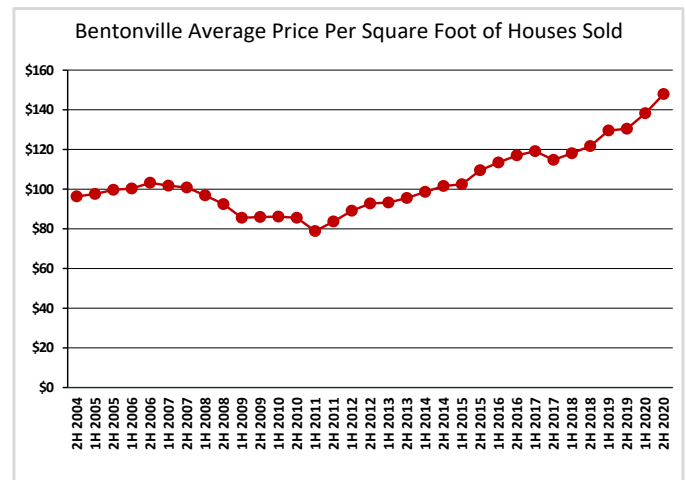
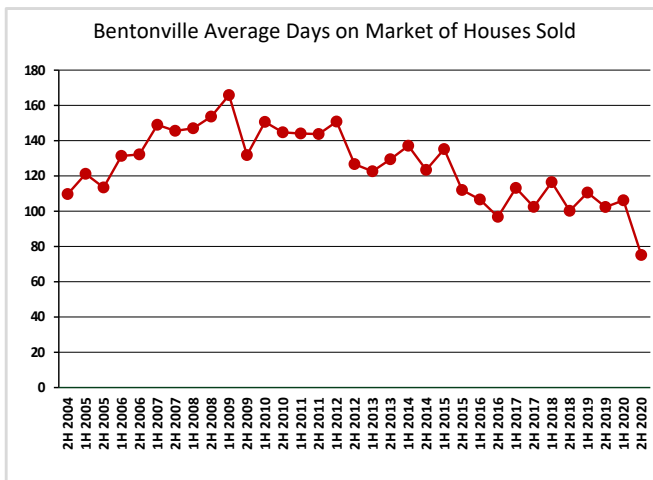
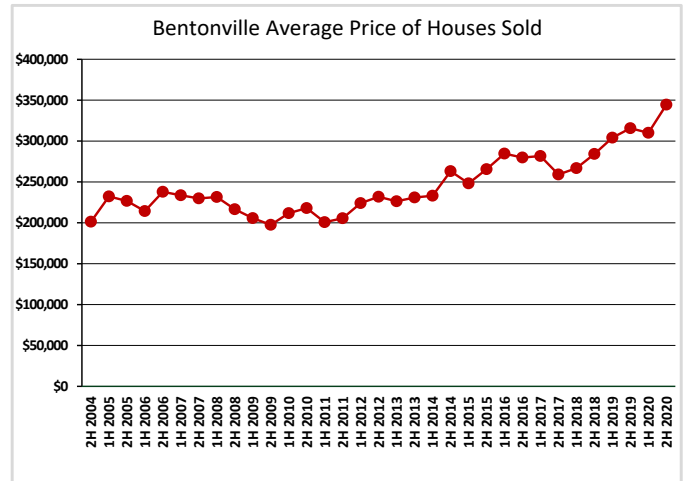
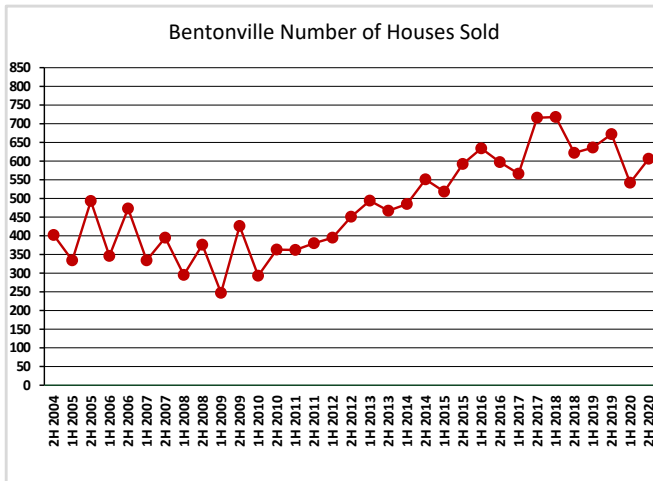
The average price of a house was \$344,536 at \$147.93 per square feet.

The median cost of a house was \$315,000.

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	5	0.8%	961	41	90.9%
\$150,001 - \$200,000	94	15.5%	1,459	44	99.7%
\$200,001 - \$250,000	111	18.3%	1,696	50	99.2%
\$250,001 - \$300,000	76	12.5%	2,075	79	99.9%
\$300,001 - \$350,000	81	13.4%	2,458	93	99.3%
\$350,001 - \$400,000	71	11.7%	2,517	91	99.3%
\$400,001 - \$450,000	47	7.8%	2,915	82	98.7%
\$450,001 - \$500,000	45	7.4%	3,161	85	98.3%
\$500,001+	76	12.5%	3,898	104	97.1%
<b>Bentonville Houses Sold</b>	<b>606</b>	<b>100%</b>	<b>2,378</b>	<b>75</b>	<b>98.9%</b>

# Bentonville

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	672	542	606	-9.8%	11.8%
Average Price of Houses Sold	\$315,685.31	\$310,101.62	\$344,536.00	9.1%	11.1%
Average Days on Market	102	106	75	-26.6%	-29.2%
Average Price per Square Foot	\$130.45	\$138.22	\$147.93	13.4%	7.0%
Percentage of County Sales	21.8%	18.1%	19.7%	-9.3%	9.2%
Number of New Houses Sold	199	152	138	-30.7%	-9.2%
Average Price of New Houses Sold	\$307,566.64	\$341,185.71	\$382,756.95	24.4%	12.2%
Average Days on Market of New Houses Sold	143	176	95	-33.6%	-46.0%
Number of Houses Listed	223	117	48	-78.5%	-59.0%
Average List Price of Houses Listed	\$486,894.13	\$513,172.00	\$459,293.00	-5.7%	-10.5%

# 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
A & A	1	0.2%	1,958	62	\$315,000	\$160.88
Allencroft	9	1.5%	2,226	72	\$285,211	\$130.08
Amended Happy Home	3	0.5%	1,439	79	\$285,000	\$199.42
Angel Falls	4	0.7%	3,682	64	\$571,750	\$155.75
Apple Ridge	3	0.5%	1,722	29	\$206,667	\$121.79
Applegate	1	0.2%	1,576	255	\$239,990	\$152.28
Arbor Lane	4	0.7%	1,472	35	\$194,750	\$132.24
Arbors @ Deer Crossing	1	0.2%	1,984	66	\$317,500	\$160.03
Avignon	2	0.3%	4,966	156	\$620,000	\$128.06
Balmoral Estates	2	0.3%	5,010	82	\$633,500	\$128.22
Banks	3	0.5%	1,439	54	\$177,253	\$122.60
Belle Royal	1	0.2%	1,717	48	\$352,500	\$205.30
Bentonville Heights	1	0.2%	1,800	27	\$204,000	\$113.33
Bentonville Original	1	0.2%	2,205	159	\$837,500	\$379.82
Bland Valley Estates	1	0.2%	1,513	39	\$223,000	\$147.39
Blueberry Heights	1	0.2%	1,750	36	\$245,000	\$140.00
Braithwaite Park	1	0.2%	5,080	73	\$1,000,060	\$196.86
Briar Chase	2	0.3%	2,009	43	\$232,500	\$115.69
Briarwood	2	0.3%	1,817	30	\$247,500	\$136.35
Brighton Cottages	14	2.3%	2,440	116	\$344,016	\$141.37
Brighton Heights	7	1.2%	2,701	49	\$336,443	\$126.17
Brookhaven	3	0.5%	1,216	35	\$225,333	\$186.16
Brookhollow Park	1	0.2%	832	30	\$127,050	\$152.70
Cahill	3	0.5%	1,494	82	\$230,667	\$156.01
Cardinal Creek	1	0.2%	3,738	71	\$330,000	\$88.28
Carriage Square	6	1.0%	1,567	43	\$182,167	\$116.81
Carsons	3	0.5%	1,304	66	\$200,667	\$155.00
Central Park	7	1.2%	2,919	53	\$403,714	\$138.44
Chapel Hill	5	0.8%	3,678	31	\$503,800	\$137.86
Chardonnay	3	0.5%	3,203	65	\$367,333	\$114.75
Clarks	1	0.2%	1,971	160	\$370,000	\$187.72
Coffelt	2	0.3%	2,690	97	\$681,900	\$267.29
Coler Creek	3	0.5%	2,723	127	\$466,336	\$171.43
College Place	12	2.0%	3,150	50	\$417,339	\$132.14
Cornerstone Ridge	14	2.3%	2,209	56	\$298,679	\$136.35
Cottons	1	0.2%	1,852	63	\$470,448	\$254.02



# 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
Crabtree	1	0.2%	718	50	\$230,000	\$320.33
Creekstone	3	0.5%	4,403	127	\$503,667	\$116.16
Crimson King	1	0.2%	2,978	124	\$175,000	\$58.76
Dean Maxwell	1	0.2%	2,197	25	\$525,000	\$238.96
Debbies	1	0.2%	1,503	246	\$227,000	\$151.03
Delwhite	2	0.3%	2,074	65	\$302,250	\$146.82
Demings	5	0.8%	2,690	72	\$652,960	\$240.62
Denali Park	1	0.2%	2,894	87	\$350,000	\$120.94
Dickson	3	0.5%	1,944	43	\$451,667	\$231.15
Dogwood Place	2	0.3%	1,160	30	\$156,814	\$135.24
Dunn & Davis	1	0.2%	1,224	35	\$353,000	\$288.40
Durham Place	1	0.2%	992	56	\$120,000	\$120.97
Eagle Creek	4	0.7%	2,271	84	\$279,625	\$123.41
Eagle Crest	1	0.2%	1,684	35	\$200,000	\$118.76
East Ridge	1	0.2%	4,140	45	\$682,000	\$164.73
East Side	3	0.5%	1,420	19	\$355,333	\$259.75
Edens Brooke	2	0.3%	2,041	37	\$272,000	\$133.09
Edgar Estates	6	1.0%	2,920	73	\$390,983	\$133.81
El Contento Acres	1	0.2%	2,994	54	\$372,000	\$124.25
Elington Village	1	0.2%	1,754	42	\$238,000	\$135.69
Faircloe	1	0.2%	1,056	130	\$403,000	\$381.63
Fairfield	3	0.5%	1,286	73	\$234,667	\$185.33
Fairview Heights	1	0.2%	1,068	23	\$171,399	\$160.49
Farms, The	2	0.3%	2,607	91	\$377,500	\$142.44
Foxglove	2	0.3%	2,352	80	\$305,500	\$131.09
Gilmores	1	0.2%	3,280	128	\$718,000	\$218.90
Glenbrook	1	0.2%	5,103	116	\$805,000	\$157.75
Grace	4	0.7%	1,707	44	\$238,625	\$139.73
Grace Park	1	0.2%	1,333	68	\$165,000	\$123.78
Grammercy Park	2	0.3%	3,006	130	\$395,500	\$131.59
Green Oakes	1	0.2%	1,829	57	\$465,000	\$254.24
Hanna Meadow	1	0.2%	1,576	32	\$210,000	\$133.25
Hanover	2	0.3%	5,454	125	\$582,500	\$114.20
Happy Home	1	0.2%	1,136	38	\$215,000	\$189.26
Harbin Pointe	2	0.3%	1,473	50	\$189,000	\$128.41
Hazel Park	3	0.5%	1,288	50	\$180,667	\$140.90
Heathrow	1	0.2%	3,174	55	\$482,000	\$151.86

# 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
Hendrix	1	0.2%	1,288	41	\$213,500	\$165.76
Hidden Oaks Estates	1	0.2%	2,728	120	\$215,000	\$78.81
Hidden Springs	7	1.2%	4,136	52	\$484,622	\$123.13
High Meadows	3	0.5%	1,375	42	\$166,000	\$120.84
Highpointe	15	2.5%	1,384	43	\$189,333	\$137.00
Huffman	2	0.3%	2,666	118	\$802,500	\$298.80
Ivy Place	1	0.2%	1,940	40	\$262,000	\$135.05
Jerry Heights	1	0.2%	5,526	61	\$535,000	\$96.82
Kensington	5	0.8%	3,982	84	\$470,540	\$119.07
Kerelaw Castle	6	1.0%	2,121	54	\$236,900	\$112.76
Keystone	3	0.5%	1,652	57	\$236,667	\$143.56
Kingsbury	1	0.2%	3,981	33	\$490,000	\$123.08
Kristyl Heights	4	0.7%	1,237	59	\$170,500	\$139.68
Laurywood Estates	2	0.3%	1,942	33	\$238,450	\$122.97
Lefors	1	0.2%	1,882	31	\$580,000	\$308.18
Lexington	3	0.5%	4,162	86	\$532,333	\$128.13
Lincoln & Rice	4	0.7%	3,424	364	\$777,342	\$287.38
Lochmoor Club	22	3.6%	3,241	48	\$444,330	\$136.99
Loesche	1	0.2%	3,280	136	\$782,500	\$238.57
Lonesome Pond	2	0.3%	1,915	43	\$245,500	\$128.29
Magnolia Estates	1	0.2%	1,761	26	\$237,000	\$134.58
Maidstone	2	0.3%	2,070	34	\$269,750	\$130.48
Manor Heights	2	0.3%	1,816	106	\$263,950	\$153.89
McAndrews & Jacksons	1	0.2%	2,691	231	\$639,999	\$237.83
Mckeehans	1	0.2%	3,703	254	\$503,000	\$135.84
Mds	1	0.2%	1,750	259	\$367,500	\$210.00
Meadowbrook Farms	1	0.2%	1,939	36	\$192,000	\$99.02
Meadowglade	1	0.2%	1,224	20	\$200,000	\$163.40
North Fork	2	0.3%	2,370	38	\$308,151	\$129.99
Northaven Hills	4	0.7%	2,086	47	\$289,375	\$143.51
Oak Meadows	2	0.3%	2,722	76	\$378,358	\$139.00
Oakbrooke	2	0.3%	3,354	100	\$654,500	\$192.65
Oakhurst	2	0.3%	4,322	46	\$485,000	\$115.25
Oaklawn Hills	3	0.5%	3,113	116	\$488,333	\$156.99
Oakwood Heights	2	0.3%	1,604	57	\$290,000	\$187.38
Orchards, The	13	2.1%	1,982	244	\$458,118	\$236.63

# Bentonville

## Characteristics of Houses Sold

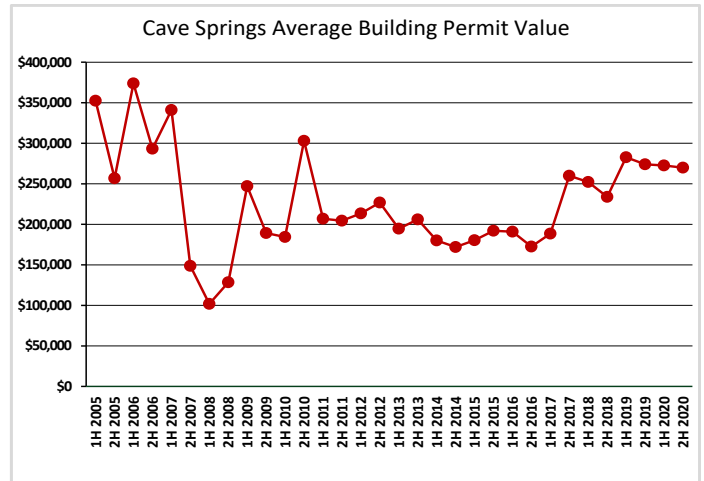
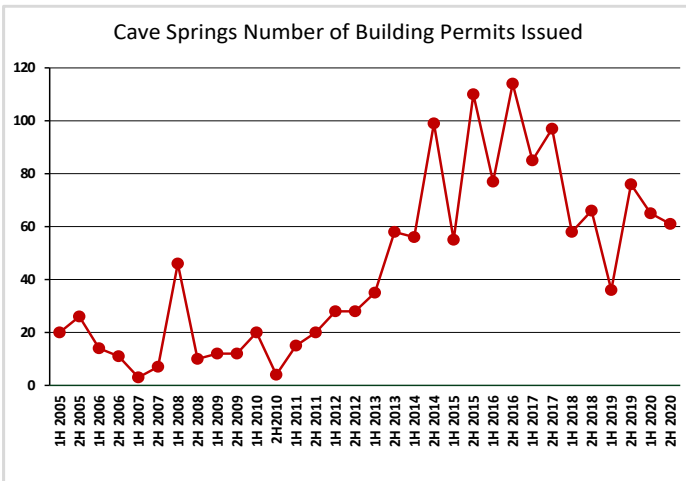
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Oxford Ridge	8	1.3%	2,875	66	\$373,406	\$129.32
Park	3	0.5%	1,976	57	\$238,667	\$124.20
Parkview Village	3	0.5%	1,198	32	\$174,333	\$145.77
Pleasant View Estates	1	0.2%	2,258	35	\$274,900	\$121.74
Preston Park	23	3.8%	2,385	126	\$344,933	\$145.66
Pritchard	1	0.2%	3,150	76	\$740,000	\$234.92
Providence Village	43	7.1%	1,719	28	\$203,806	\$120.41
Quail Run	1	0.2%	3,568	40	\$475,000	\$133.13
Railroad	2	0.3%	2,007	51	\$620,000	\$310.73
Renaissance	1	0.2%	2,513	63	\$410,500	\$163.35
Riverwalk Farm Estates	12	2.0%	1,943	55	\$247,100	\$127.11
Robin Haven	1	0.2%	1,622	55	\$348,000	\$214.55
Rolling Acres	7	1.2%	2,663	49	\$332,929	\$125.70
Saddlebrook	1	0.2%	2,725	73	\$320,000	\$117.43
Scoggan	1	0.2%	1,574	71	\$470,000	\$298.60
Shaw Estates	1	0.2%	3,010	123	\$535,000	\$177.74
Sherrill Heights	1	0.2%	2,364	57	\$396,000	\$167.51
Sherwood Forest	1	0.2%	2,900	134	\$465,000	\$160.34
Simsberry Place	4	0.7%	3,157	44	\$355,750	\$113.45
Skyview Acres	1	0.2%	1,470	110	\$175,000	\$119.05
Southern Meadows	2	0.3%	1,751	27	\$206,000	\$118.23
Southside	2	0.3%	1,530	89	\$403,578	\$263.78
Stone Meadow	7	1.2%	1,784	75	\$241,433	\$135.79
Stonebridge	1	0.2%	2,840	88	\$330,000	\$116.20
Stoneburrow	15	2.5%	1,571	44	\$192,293	\$122.44
Stonecreek	2	0.3%	1,676	39	\$239,500	\$143.25
Stonehenge	3	0.5%	4,177	119	\$487,833	\$116.57
Sturbridge	4	0.7%	2,048	43	\$264,250	\$134.20
Summerlin	11	1.8%	1,343	44	\$174,150	\$131.62
Sunset	3	0.5%	1,765	68	\$268,000	\$153.64
Sycamore Heights	1	0.2%	5,972	170	\$650,000	\$108.84
T J Hollands	3	0.5%	1,546	82	\$403,663	\$261.23
Thompsons	1	0.2%	1,300	36	\$175,000	\$134.62
Thornbrook Village	3	0.5%	2,231	39	\$302,627	\$135.70
Tourmaline Urban Lofts	1	0.2%	2,011	64	\$615,000	\$305.82
Town & Country Estates	1	0.2%	2,005	110	\$181,000	\$90.27
Tunbridge Wells	4	0.7%	2,523	36	\$297,500	\$117.59

# Bentonville

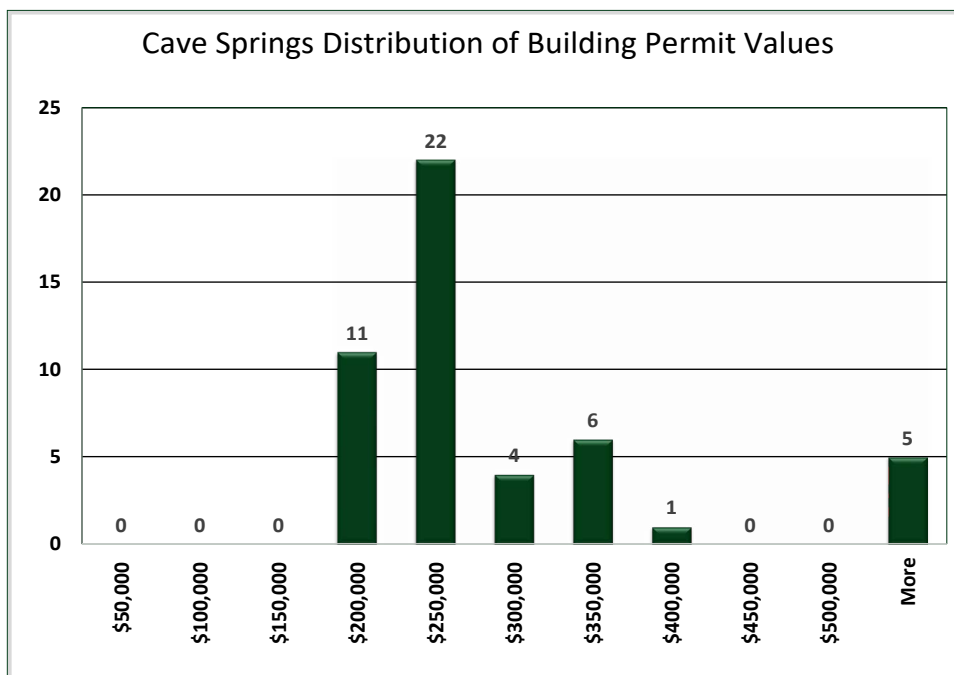
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Vintage Estates	1	0.2%	1,844	30	\$298,000	\$161.61
Virginias Grove	1	0.2%	2,356	72	\$274,900	\$116.68
W A Burk's	4	0.7%	1,991	109	\$454,875	\$226.43
White Oak Trails	12	2.0%	3,147	56	\$447,810	\$142.45
Wiens Acres	1	0.2%	2,154	49	\$435,000	\$201.95
Wildwood	19	3.1%	2,424	83	\$312,943	\$129.57
Willowbrook Farms	22	3.6%	2,495	97	\$344,359	\$137.96
Windemere Woods	2	0.3%	3,748	50	\$446,000	\$118.90
Windmill Farms	2	0.3%	3,241	106	\$532,450	\$163.90
Windsor Manor	2	0.3%	3,158	81	\$405,025	\$128.36
Windwood	10	1.7%	1,807	42	\$231,478	\$128.02
Woods Creek	16	2.6%	3,983	102	\$602,869	\$147.99
Other	10	1.7%	2,006	246	\$412,565	\$202.73
<b>Bentonville Houses Sold</b>	<b>606</b>	<b>100.0%</b>	<b>2,378</b>	<b>75</b>	<b>\$344,536</b>	<b>\$147.93</b>

# Cave Springs Building Permits



Cave Springs	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	65	61	49	-24.6%	-19.7%
Average Value of Residential Building Permits	\$274,008	\$272,580	\$269,910	-1.5%	-1.0%



# Cave Springs Active Subdivisions

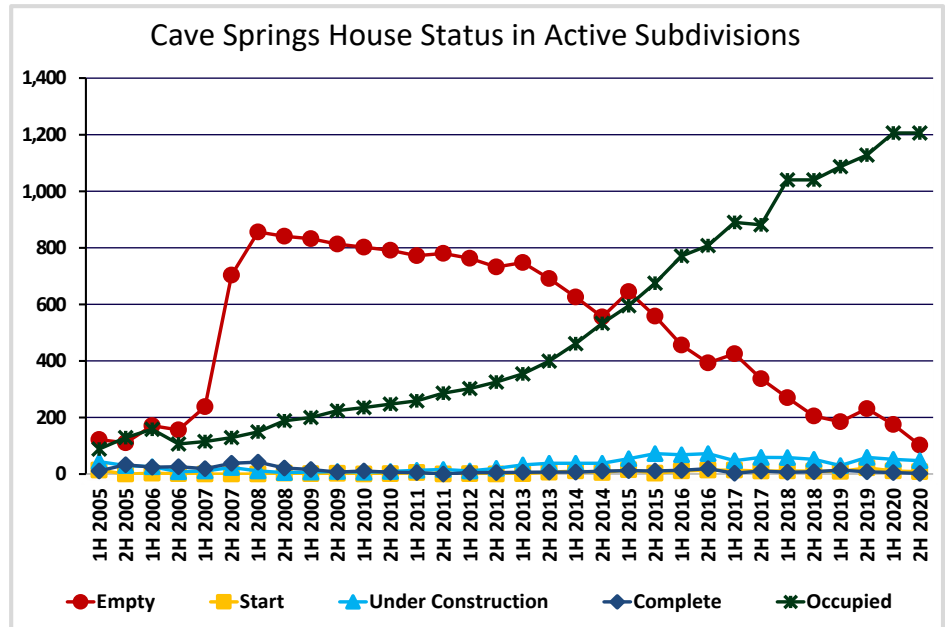
There were 1,365 total lots in 19 active subdivisions in Cave Springs in the second half of 2020. 88.4 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 3.4 percent were under construction, 0.6 percent were starts, and 7.5 percent were empty lots.

The subdivisions with the most houses under construction in Cave Springs during the second half of 2020 were Allen's Mill Phase I with 18, and Otter Creek Estates, Phase II with 11.

Allen's Mill Phase I had the most houses becoming occupied in Cave Springs with 3. An additional 17 houses in Otter Creek Estates, Phase II became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 4 of the 19 active subdivisions in Cave Springs.

81 new houses in Cave Springs



became occupied in the second half of 2020. The annual absorption rate implies that there are 12.0 months of remaining inventory in active subdivisions, down from 24.5 percent in the first half of 2020.

In 6 out of the 19 active subdivisions in Cave Springs, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners an increase in Cave Springs from 73.3 percent in 2012 to 72.2 percent in the second half of 2020.

Additionally, 200 new lots in 1 subdivision received either preliminary or final approval by December 31, 2020.

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

# Cave Springs

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Allen's Mill Phase I	38	4	18	0	54	114	31	13.3
Averie Estates	4	0	2	0	4	10	3	24.0
Brentwood	3	0	1	0	193	197	2	16.0
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	1	0	2	1	29	33	0	16.0
Hickory Hills	14	1	3	0	48	66	4	27.0
Hyde Park	5	0	1	0	286	292	17	2.6
La Bonne Vie <sup>1,2</sup>	1	0	0	0	5	6	0	--
Marbella, Phase I	2	0	2	0	67	71	3	4.8
Mountain View	0	0	1	0	38	39	0	12.0
Nevaeh Estates	9	1	3	0	27	40	3	31.2
Osage Vistas	2	0	1	0	4	7	2	9.0
Otter Creek Estates, Phase I	1	0	0	0	76	77	0	6.0
Otter Creek Estates, Phase II	11	2	11	1	89	114	15	8.6
Ridgewood <sup>1</sup>	0	0	1	0	76	77	0	--
Sand Springs, Phase I	7	0	0	0	111	118	1	42.0
Soaring Hawk <sup>1,2</sup>	1	0	0	0	15	16	0	--
Springs At Wellington, The <sup>1</sup>	0	0	1	0	51	52	0	--
St Valery Downs	0	0	0	0	81	81	1	0.0
<b>Cave Springs Active Subdivisions</b>	<b>102</b>	<b>8</b>	<b>47</b>	<b>2</b>	<b>1,206</b>	<b>1,365</b>	<b>81</b>	<b>12.0</b>

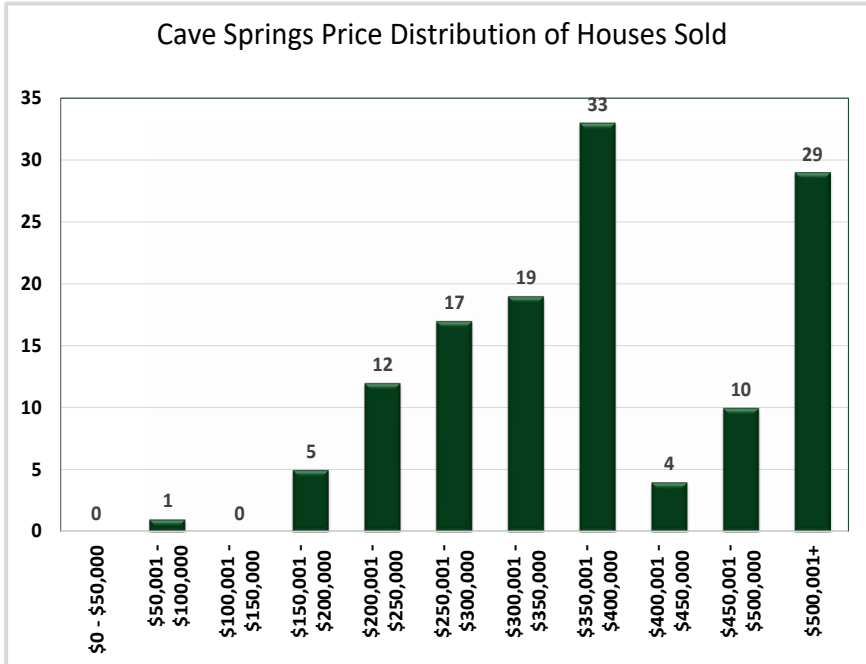
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Cave Springs

## Price Distribution of Houses Sold



130 houses were sold in Cave Springs in the second half of 2020.

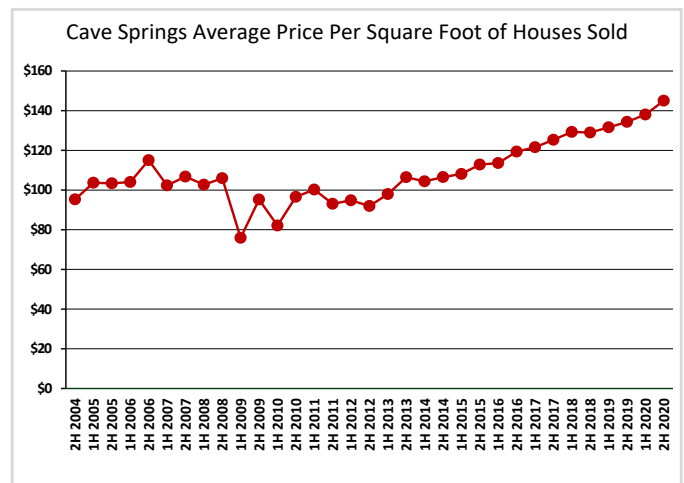
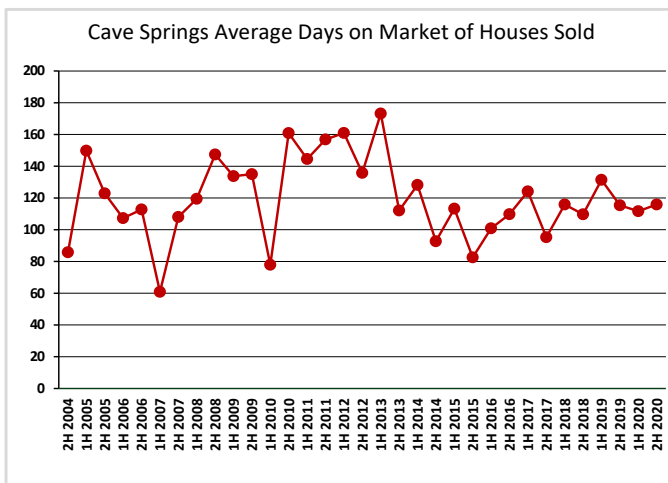
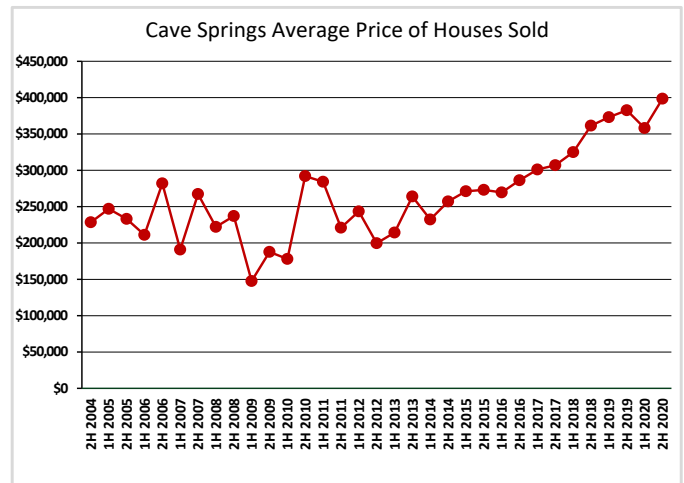
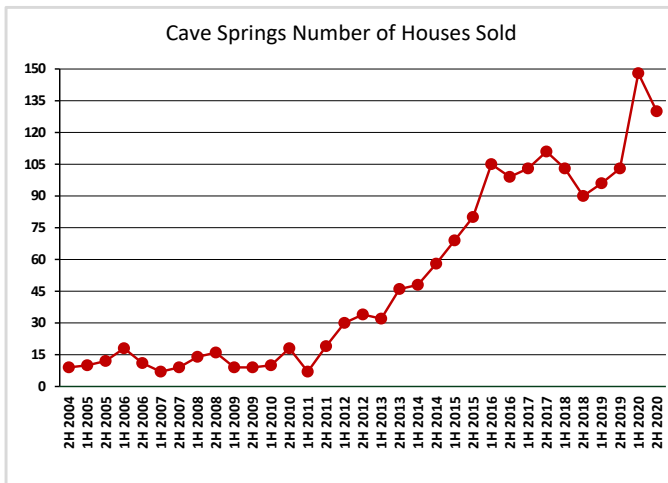
The average price of a house was \$398,571 at \$145.00 per square feet.

The median cost of a house was \$364,613.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.8%	2,312	0	100.0%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	5	3.8%	1,350	70	97.8%
\$200,001 - \$250,000	12	9.2%	1,704	61	100.2%
\$250,001 - \$300,000	17	13.1%	1,997	65	99.5%
\$300,001 - \$350,000	19	14.6%	2,356	120	99.5%
\$350,001 - \$400,000	33	25.4%	2,651	132	100.1%
\$400,001 - \$450,000	4	3.1%	2,869	166	100.1%
\$450,001 - \$500,000	10	7.7%	3,455	141	99.2%
\$500,001+	29	22.3%	3,908	144	99.2%
<b>Cave Springs Houses Sold</b>	<b>130</b>	<b>100.0%</b>	<b>2,731</b>	<b>116</b>	<b>99.6%</b>

# Cave Springs

## Characteristics of Houses Sold



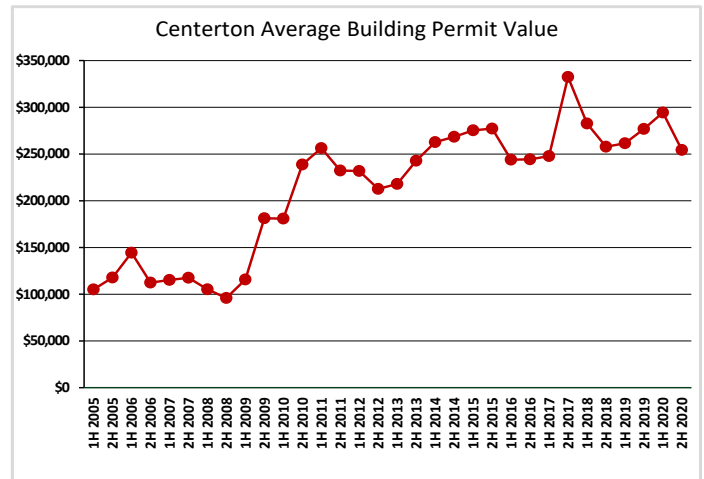
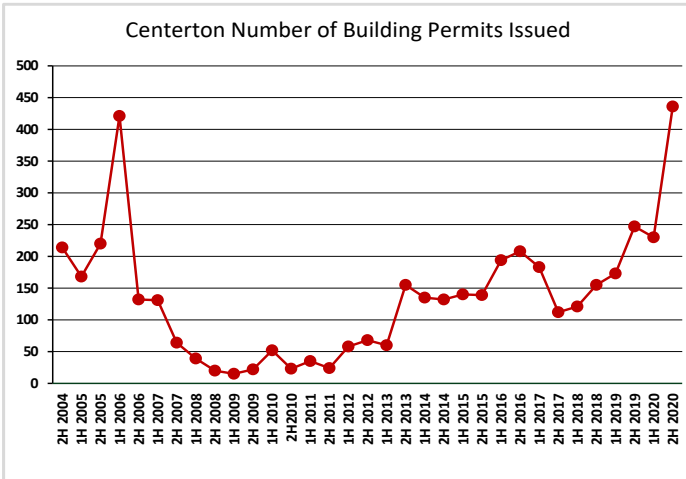
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	103	148	130	26.2%	-12.2%
Average Price of Houses Sold	\$382,645.75	\$358,106.90	\$398,570.68	4.2%	11.3%
Average Days on Market	115	112	116	0.4%	3.8%
Average Price per Square Foot	\$134.33	\$138.06	\$145.00	7.9%	5.0%
Percentage of County Sales	3.3%	4.9%	4.9%	46.8%	-0.8%
Number of New Houses Sold	48	63	57	18.8%	-9.5%
Average Price of New Houses Sold	\$401,575.27	\$394,617.65	\$413,477.78	3.0%	4.8%
Average Days on Market of New Houses Sold	151	154	188	24.8%	22.4%
Number of Houses Listed	33	16	9	-72.7%	-43.8%
Average List Price of Houses Listed	\$353,382.73	\$455,452.00	\$505,194.00	43.0%	10.9%

# Cave Springs

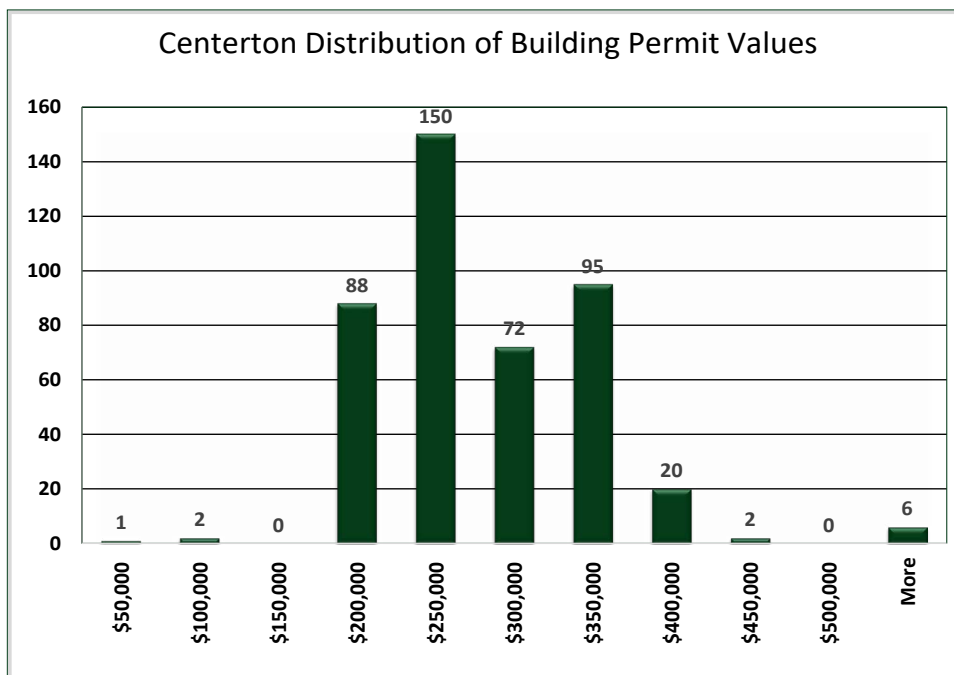
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost per Square Foot
Allens	1	0.8%	2,312	0	\$55,000	\$23.79
Allen's Mill	22	16.9%	2,400	211	\$353,780	\$147.64
Averie Estates	2	1.5%	3,465	198	\$749,000	\$216.02
Bartletts	1	0.8%	2,784	83	\$285,000	\$102.37
Brentwood	9	6.9%	2,027	44	\$281,278	\$139.36
Cave Springs Original	1	0.8%	936	84	\$160,000	\$170.94
Chattin Valle	3	2.3%	3,854	139	\$553,333	\$144.43
Creekside Estates	2	1.5%	3,755	113	\$502,450	\$133.89
Duffers Ridge	2	1.5%	4,136	60	\$535,500	\$130.57
Fairway Valley	2	1.5%	2,471	147	\$356,628	\$144.42
Hamptons, The	3	2.3%	1,862	60	\$253,500	\$137.82
Hickory Hills	9	6.9%	2,416	93	\$337,481	\$139.59
Howlett	1	0.8%	1,672	38	\$308,265	\$184.37
Hyde Park	19	14.6%	2,705	75	\$385,344	\$142.86
Marbella	3	2.3%	2,585	74	\$339,793	\$132.07
Mountain View	5	3.8%	1,512	49	\$214,400	\$141.68
Nevaeh Estates	2	1.5%	3,579	70	\$561,450	\$156.88
Otter Creek	18	13.8%	3,600	196	\$569,039	\$158.22
Ridgewood	3	2.3%	4,198	70	\$694,150	\$163.65
Sand Springs	6	4.6%	1,727	92	\$239,692	\$138.87
St Valery Downs	3	2.3%	4,835	103	\$754,000	\$155.87
Wellington Heights	7	5.4%	2,474	47	\$308,750	\$126.52
Weston Hills	2	1.5%	1,596	54	\$212,000	\$132.95
Other	4	3.1%	3,277	69	\$449,975	\$147.51
<b>Cave Springs Houses Sold</b>	<b>130</b>	<b>100.0%</b>	<b>2,731</b>	<b>116</b>	<b>\$398,571</b>	<b>\$145.00</b>

# Centerton Building Permits



Centerton	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	247	230	436	76.5%	89.6%
Average Value of Residential Building Permits	\$276,805	\$294,360	\$254,397	-8.1%	-13.6%



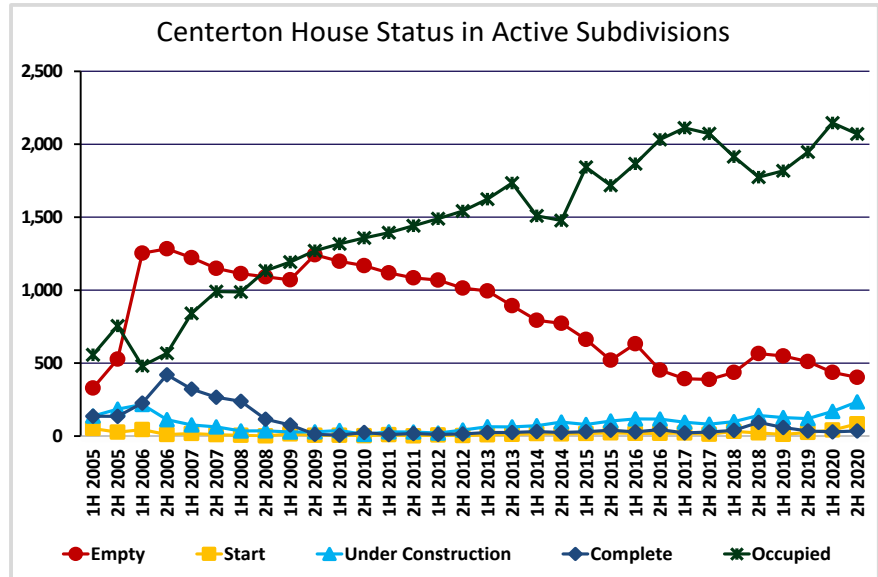
# Centerton Active Subdivisions

There were 2,824 total lots in 43 active subdivisions in Centerton in the second half of 2020. 73.3 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 8.3 percent were under construction, 2.9 percent were starts, and 14.2 percent were empty lots.

The subdivisions with the most houses under construction in Centerton during the second half of 2020 were Southwinds with 60, and Diamond Estates, Phase III with 23.

Orchard Park, Phase II had the most houses becoming occupied in Centerton with 22 houses. An additional 21 houses in Creekside, Phase II became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 6 of the 43 active subdivisions in Centerton.



268 new houses in Centerton became occupied in the second half of 2020. The annual absorption rate implies that there are 19.3 months of remaining inventory in active subdivisions, down from 22.0 percent in the first half of 2020.

In 5 out of the 43 active subdivisions in Centerton, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Centerton from 67.4 percent in 2012 to 60.8 percent in the second half of 2020.



# Centerton

## Active Subdivisions

Additionally, 2,039 new lots in 25 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Annika Estates	2H 2020		139	139
Ashmore Subdivision	2H 2020		78	78
Barrington Place Sub.	2H 2020		114	114
Bliss Street Twin Homes (pka Sun Meadows)	1H 2020	46		46
Blossom Hills	2H 2020		74	74
Brookside Estates	1H 2020	142		142
Centerton Inn Subdivision	1H 2020	108		108
Diamond Estates, Phase 4	2H 2020	55		55
Featherston Village	1H 2020	332		332
Forest Park, Phase 4	1H 2018	65		65
Fox Haven	1H 2020	19		19
Grassy Hills Subdivision	2H 2019	6		6
Hilldale Subdivision	1H 2019	142		142
Maple Estates, Ph-2	1H 2020	53		53
Morning Side, Phase 3	2H 2020		64	64
Morning Side, Phase 4	2H 2016	47		47
Morning Side, Phase 5	2H 2016	43		43
Orchard Park, Phase 6	2H 2020		38	38
Southwinds Ph-2	1H 2020	113		113
Tuscany Phase III	1H 2020	44		44
Tuscany Phase IV	1H 2020	42		42
Tycoon Park	1H 2020	192		192
Valley Oaks	1H 2020	19		19
Willow Ridge	2H 2020		36	36
Wynnbroke (County)	2H 2019	28		28
<b>Centerton Coming Lots</b>		<b>1,496</b>	<b>543</b>	<b>2,039</b>

# Centerton

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Bellewood, Phase II <sup>1,2</sup>	1	0	0	0	226	227	0	--
Bequette Farms, Phase I	3	0	6	0	21	30	10	9.0
Big Sky	12	3	18	1	35	69	12	24.0
Bliss Meadows	0	0	0	0	53	53	6	0.0
Brimwoods, Phase I <sup>1,2</sup>	7		0	0	28	35	0	--
Clark Estates	10	0	17	1	29	57	18	14.0
Creekside, Phase I	11	0	0	0	44	55	7	9.4
Creekside, Phase II	18	5	16	1	42	82	21	15.0
Diamond Estates, Phase I	0	1	1	0	30	32	1	4.0
Diamond Estates, Phase II	2	0	2	0	44	48	18	1.5
Diamond Estates, Phase III	28	13	23	0	10	74	5	76.8
Forest Park, Phase II	4	0	5	2	47	58	6	13.2
Forest Park, Phase III	56	1	2	0	0	59	0	--
Kimmel Ridge	30	5	14	3	17	69	17	36.7
Lexington	0	0	1	0	47	48	2	4.0
Maple Estates, Phase IB	1	0	0	0	23	24	4	1.1
Maple Estates, Phase IC	0	0	0	3	10	13	8	4.0
McKissic Creek Estates <sup>1,2</sup>	1	0	0	0	8	9	0	--
Moonlight Valley	18	1	0	0	15	34	3	57.0
Morningside Estates, Phase I	1	0	0	2	54	57	3	7.2
Morningside Estates, Phase II	0	0	0	0	45	45	14	0.0
Oak Tree	9	0	1	1	187	198	6	22.0
Orchard Park, Phase I <sup>1,2</sup>	0	0	0	0	34	34	2	0.0
Orchard Park, Phase II <sup>2</sup>	0	0	0	0	23	23	22	0.0
Orchard Park, Phase III	8	0	0	4	16	28	16	9.0
Orchard Park, Phase IV	0	0	13	12	1	26	1	300.0
Orchard Park, Phase V <sup>1</sup>	16	10	1	0	0	27	0	--
Oasage Creek	8	2	3	0	22	35	8	15.6
Osage Creek, Phase II	0	0	0	0	11	11	1	0.0
Quail Hollow, Phase II	1	0	0	1	40	42	7	1.5
Quail Hollow, Phase III	20	6	9	0	3	38	3	140.0
Ridgefield, Blk III	2	1	0	0	33	36	2	9.0
Sunrise Ridge	5	3	11	0	52	71	15	7.1
Southwinds	16	27	60	2	5	110	5	252.0
Tamarron	10	1	3	0	286	300	4	24.0
Tarah Knolls	0	0	1	0	51	52	1	12.0
Tuscany, Phase I	5	0	0	0	72	77	4	10.0
Tuscany, Phase II	3	0	3	1	18	25	8	4.9



# Centerton

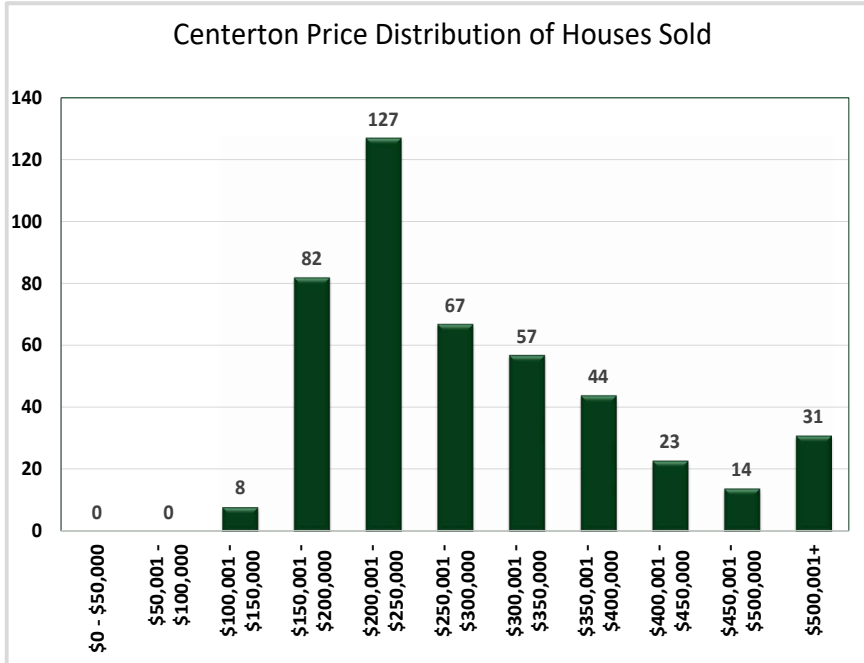
## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Versailles	18	0	2	0	107	127	2	48.0
Westridge Village	64	2	19	0	0	85	0	--
West End Acres	12	1	3	0	12	28	5	27.4
Waterford Park	1	0	0	1	18	20	1	12.0
Willow Crossing <sup>1,2</sup>	1	1	0	0	251	253	0	--
<b>Centerton Active Subdivisions</b>	<b>402</b>	<b>83</b>	<b>234</b>	<b>35</b>	<b>2,070</b>	<b>2,824</b>	<b>268</b>	<b>19.3</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.

# Centerton Price Distribution of Houses Sold



453 houses were sold in Centerton in the second half of 2020.

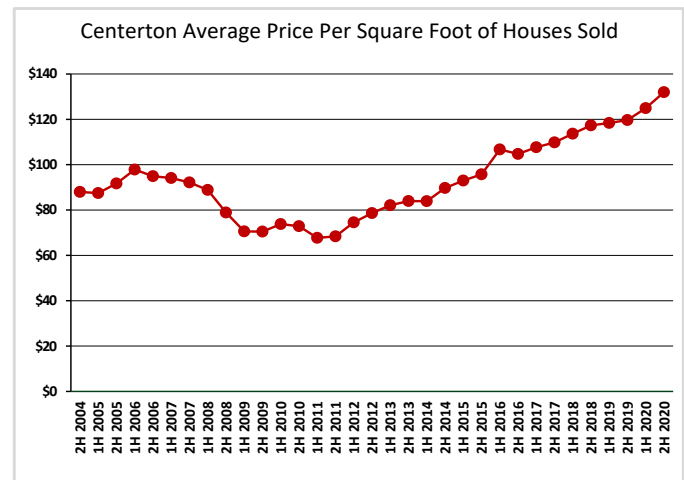
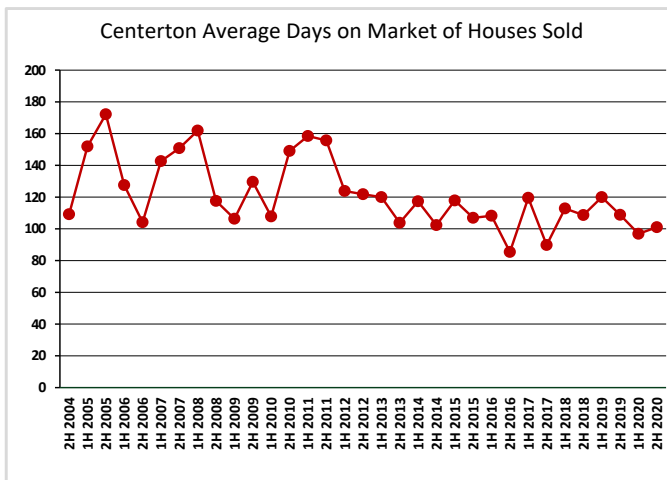
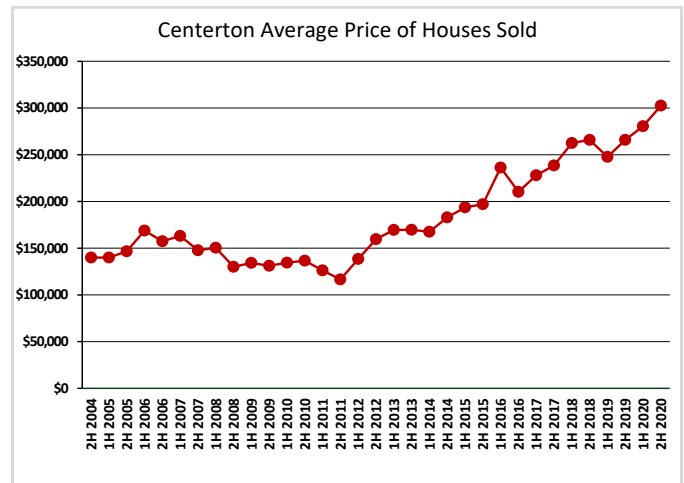
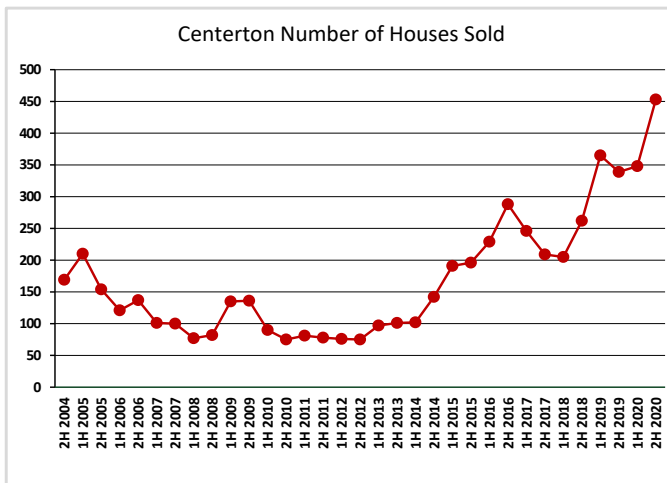
The average price of a house was \$302,518 at \$131.97 per square feet.

The median cost of a house was \$256,000.

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	1.8%	1,193	44	97.4%
\$150,001 - \$200,000	82	18.1%	1,497	69	100.3%
\$200,001 - \$250,000	127	28.0%	1,781	101	100.0%
\$250,001 - \$300,000	67	14.8%	2,118	122	100.1%
\$300,001 - \$350,000	57	12.6%	2,492	106	100.3%
\$350,001 - \$400,000	44	9.7%	2,705	97	100.0%
\$400,001 - \$450,000	23	5.1%	2,910	111	100.6%
\$450,001 - \$500,000	14	3.1%	3,195	104	100.8%
\$500,001+	31	6.8%	4,507	142	97.6%
<b>Centerton Houses Sold</b>	<b>453</b>	<b>100.0%</b>	<b>2,236</b>	<b>101</b>	<b>99.9%</b>

# Centerton

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	339	348	453	33.6%	30.2%
Average Price of Houses Sold	\$265,862.71	\$280,554.30	\$302,517.71	13.8%	7.8%
Average Days on Market	109	97	101	-7.2%	4.3%
Average Price per Square Foot	\$119.65	\$124.91	\$131.97	10.3%	5.6%
Percentage of County Sales	11.0%	11.6%	13.0%	17.9%	11.6%
Number of New Houses Sold	148	192	216	45.9%	12.5%
Average Price of New Houses Sold	\$308,694.24	\$295,439.87	\$322,590.05	4.5%	9.2%
Average Days on Market of New Houses Sold	145	111	143	-1.3%	29.1%
Number of Houses Listed	96	71	57	-40.6%	-19.7%
Average List Price of Houses Listed	\$461,356.21	\$434,822.00	\$352,757.00	-23.5%	-18.9%

# 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
Bellewood	8	1.8%	1,479	40	\$206,369	\$139.58
Bequette Farms	7	1.5%	2,884	113	\$426,656	\$147.94
Big Sky	5	1.1%	3,006	106	\$466,779	\$155.26
Black Springs	4	0.9%	1,900	78	\$242,150	\$127.55
Bliss Meadows	3	0.7%	1,900	47	\$254,000	\$133.90
Briar Rose	1	0.2%	1,637	31	\$227,500	\$138.97
Brimwoods	1	0.2%	1,472	47	\$194,000	\$131.79
Centerpoint	17	3.8%	1,440	48	\$177,806	\$123.77
Centerton Original	1	0.2%	1,423	43	\$209,000	\$146.87
Char Lou Estates	27	6.0%	1,809	57	\$208,313	\$115.50
Clark Estates	14	3.1%	2,121	163	\$282,520	\$133.20
Creekside	31	6.8%	2,798	99	\$405,532	\$144.87
Diamond Estates	23	5.1%	2,590	119	\$344,469	\$133.03
Dogwood	2	0.4%	1,459	44	\$184,000	\$126.16
Edens Court	3	0.7%	1,695	62	\$212,000	\$125.09
Forest Park	12	2.6%	2,138	70	\$293,569	\$137.40
Fox Run	1	0.2%	1,652	70	\$203,000	\$122.88
Hickory Park	1	0.2%	1,292	34	\$150,000	\$116.10
Kensington Hills	14	3.1%	1,935	58	\$232,357	\$120.35
Laynebridge	5	1.1%	1,991	56	\$235,700	\$119.27
Lexington	4	0.9%	2,552	108	\$356,217	\$139.52
Maple Estates	13	2.9%	2,710	115	\$369,299	\$136.25
Morningside	11	2.4%	1,559	106	\$180,208	\$118.58
North Forty	5	1.1%	1,340	78	\$164,000	\$122.62
Oak Ridge	2	0.4%	2,102	75	\$217,000	\$106.83
Oak Tree	20	4.4%	4,557	121	\$750,623	\$163.88
Orchard Park	39	8.6%	1,943	184	\$240,209	\$123.63
Osage Creek	3	0.7%	2,910	119	\$429,759	\$147.59
Quail Hollow	10	2.2%	2,476	106	\$340,090	\$137.52
Quailridge	9	2.0%	2,990	60	\$364,722	\$122.39
Ridgefield	8	1.8%	2,068	48	\$267,725	\$129.33
Robbinaire Heights	1	0.2%	3,474	124	\$495,000	\$142.49
Rozars 1st	2	0.4%	939	59	\$129,500	\$137.73
Sienna At Coopers Farm	25	5.5%	1,761	45	\$218,367	\$124.33
Sienna Estates	3	0.7%	1,604	12	\$206,333	\$128.56
Somerset	4	0.9%	1,364	64	\$177,500	\$130.37

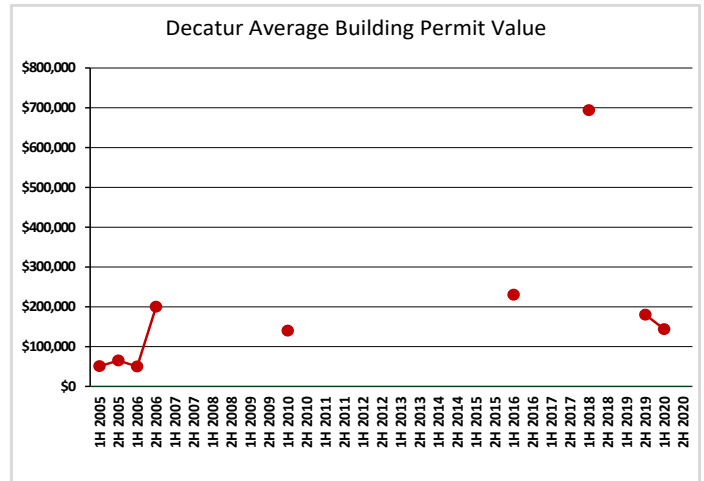
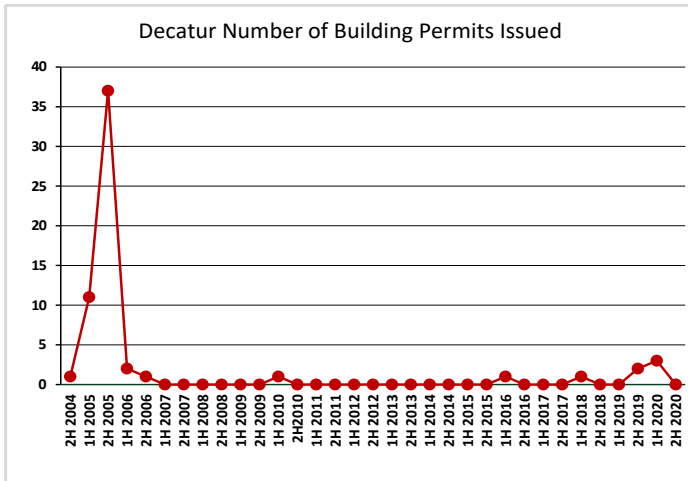
# Centerton

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sonoma Valley	3	0.7%	1,771	60	\$209,500	\$118.41
Southfork	5	1.1%	1,658	39	\$202,500	\$122.38
Southland	3	0.7%	1,245	26	\$148,750	\$119.95
Southwinds	32	7.1%	1,623	190	\$218,096	\$134.33
Sunrise Ridge	12	2.6%	2,159	128	\$282,514	\$130.87
Tamarron	22	4.9%	2,253	54	\$281,174	\$125.40
Tarah Knolls	2	0.4%	2,110	58	\$274,975	\$130.34
Timber Ridge	4	0.9%	1,851	48	\$240,625	\$129.97
Township West	1	0.2%	1,296	47	\$151,000	\$116.51
Tuscany	10	2.2%	2,825	91	\$405,397	\$143.62
Versailles	7	1.5%	4,349	157	\$701,129	\$161.88
Walnut Ridge	3	0.7%	1,767	78	\$176,648	\$98.86
West End	3	0.7%	4,852	277	\$820,000	\$168.97
Western Heights	1	0.2%	2,244	62	\$240,000	\$106.95
Westridge Village	1	0.2%	2,090	110	\$333,445	\$159.54
Willow Crossing	4	0.9%	1,425	46	\$174,900	\$122.74
Other	1	0.2%	1,703	520	\$270,000	\$158.54
<b>Centerton Houses Sold</b>	<b>453</b>	<b>100.0%</b>	<b>2,236</b>	<b>101</b>	<b>\$302,518</b>	<b>\$131.97</b>



# Decatur Building Permits



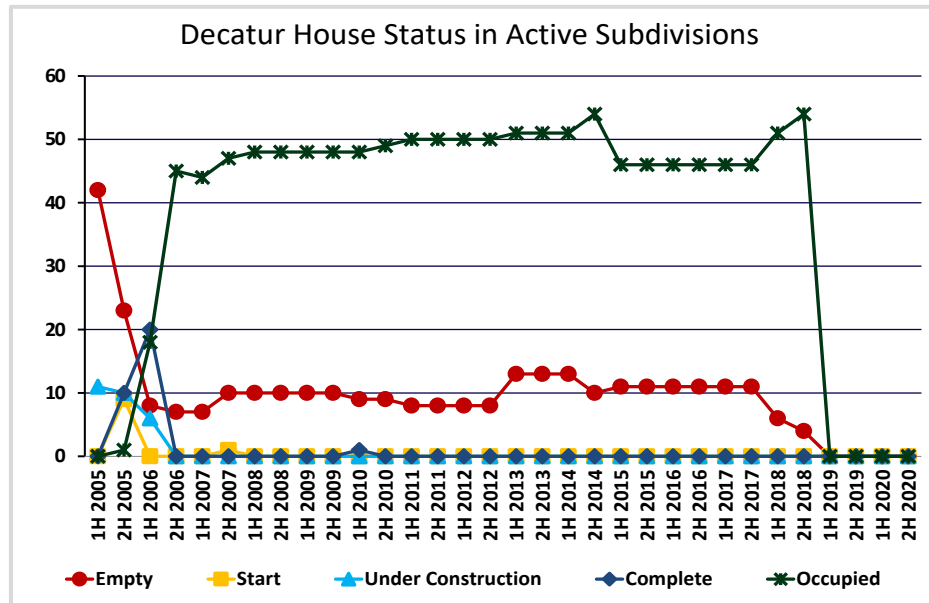
Decatur	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	2	3	0	-100.0%	-100.0%
Average Value of Residential Building Permits	\$180,118	\$143,746	\$0	-100.0%	-100.0%

# Decatur Active Subdivisions

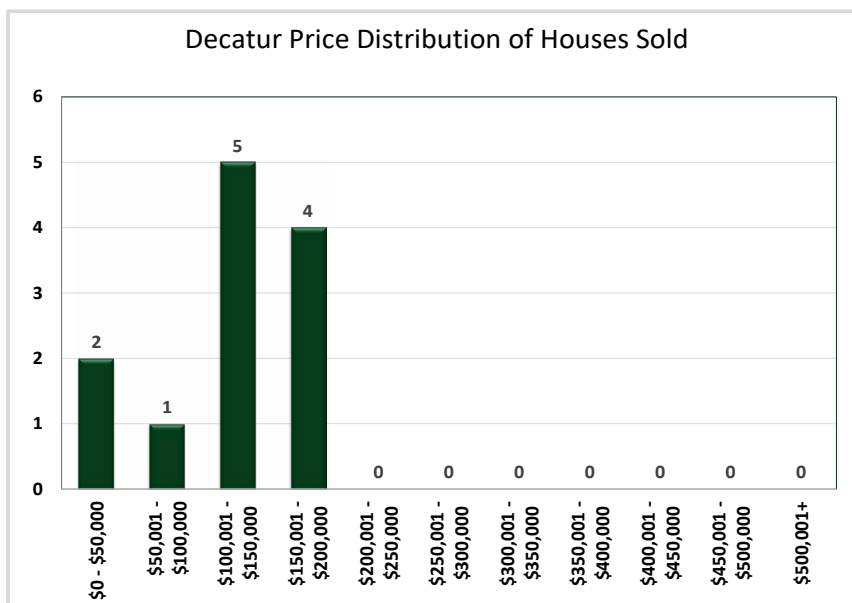
There were no active subdivisions in Decatur for the second half of 2020.

No new or additional lots have received either preliminary or final approval by December 31, 2020 in Decatur.

The percentage of houses occupied by owners increased in Decatur from 52.9 percent in 2012 to 55.0 percent in the second half of 2020.



Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Corner Springs	4	33.3%	\$107,550	1,346	47	\$76.14
Northwest Park	2	16.7%	\$105,000	915	41	\$116.83
Oak Park	2	16.7%	\$198,450	1,672	189	\$118.69
St Elmo	2	16.7%	\$75,000	1,000	57	\$69.87
Wolf Creek Ridge	2	16.7%	\$140,000	1,270	38	\$109.93
<b>Decatur</b>	<b>12</b>	<b>100.0%</b>	<b>\$122,258</b>	<b>1,258</b>	<b>70</b>	<b>\$94.60</b>



12 houses were sold in Decatur in the second half of 2020.

The average price of a house was \$122,258 at \$94.60 per square feet.

The median cost of a house was \$124,500.



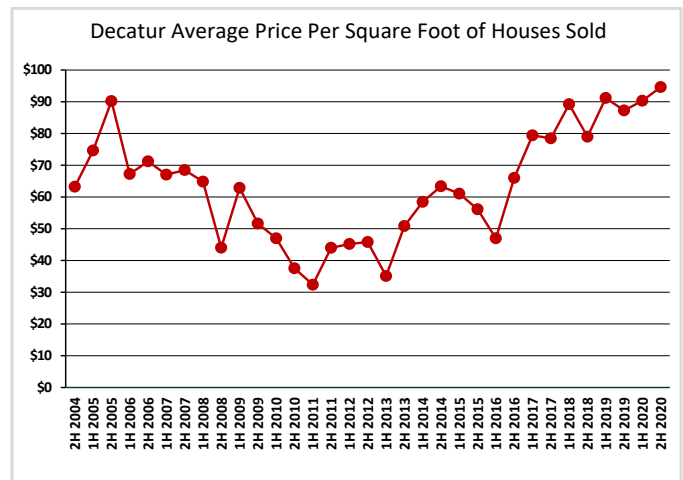
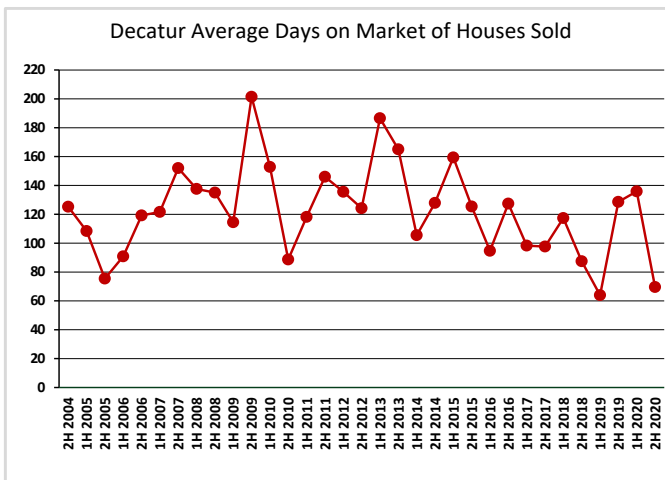
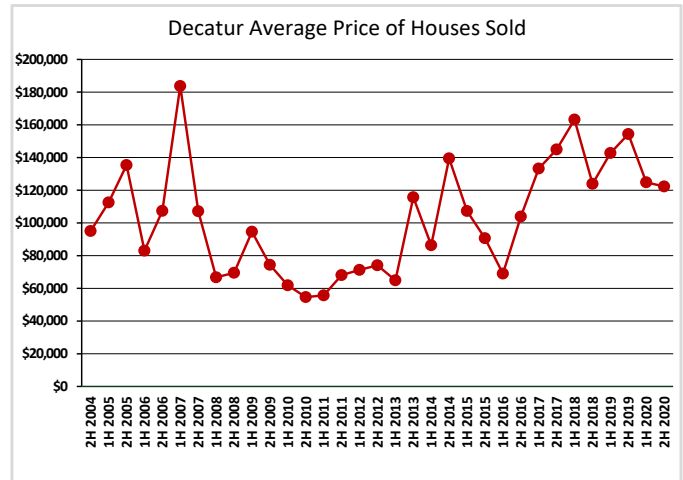
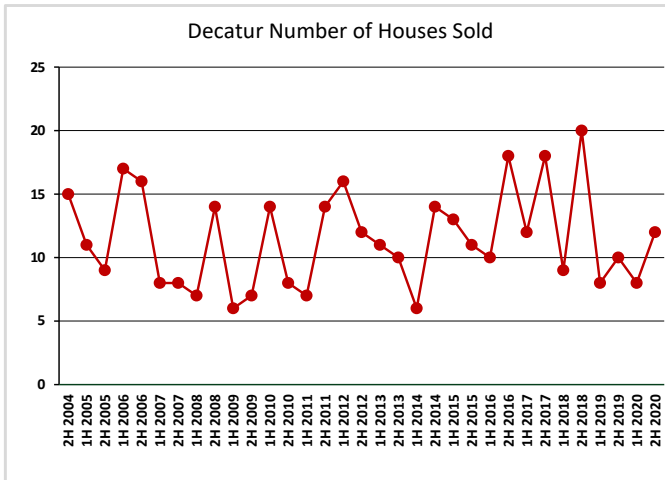
# Decatur

## Price Distribution of 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	16.7%	958	32	89.6%
\$50,001 - \$100,000	1	8.3%	713	42	105.9%
\$100,001 - \$150,000	5	41.7%	1,212	46	100.0%
\$150,001 - \$200,000	4	33.3%	1,602	125	100.6%
\$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>Decatur Houses Sold</b>	<b>12</b>	<b>100.0%</b>	<b>1,258</b>	<b>70</b>	<b>98.9%</b>

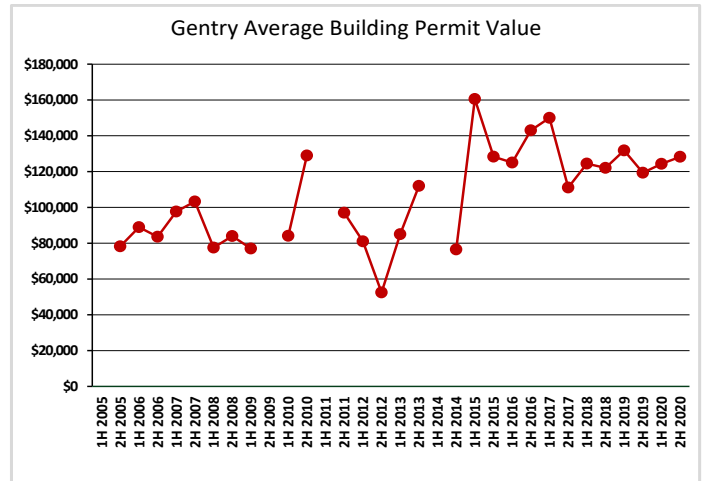
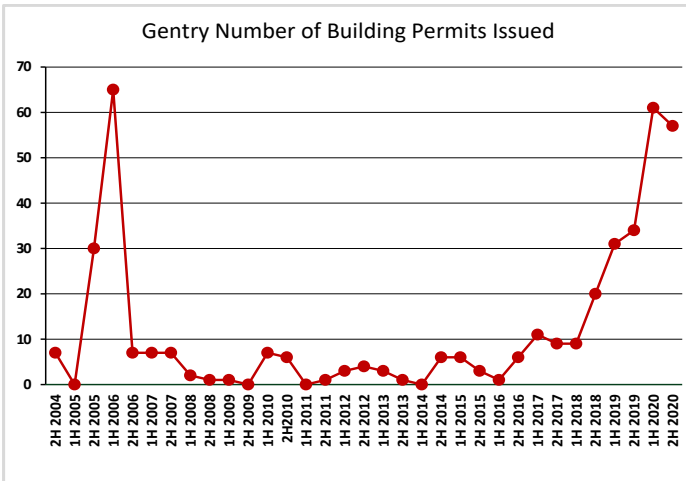
# Decatur

## Characteristics of Houses Sold

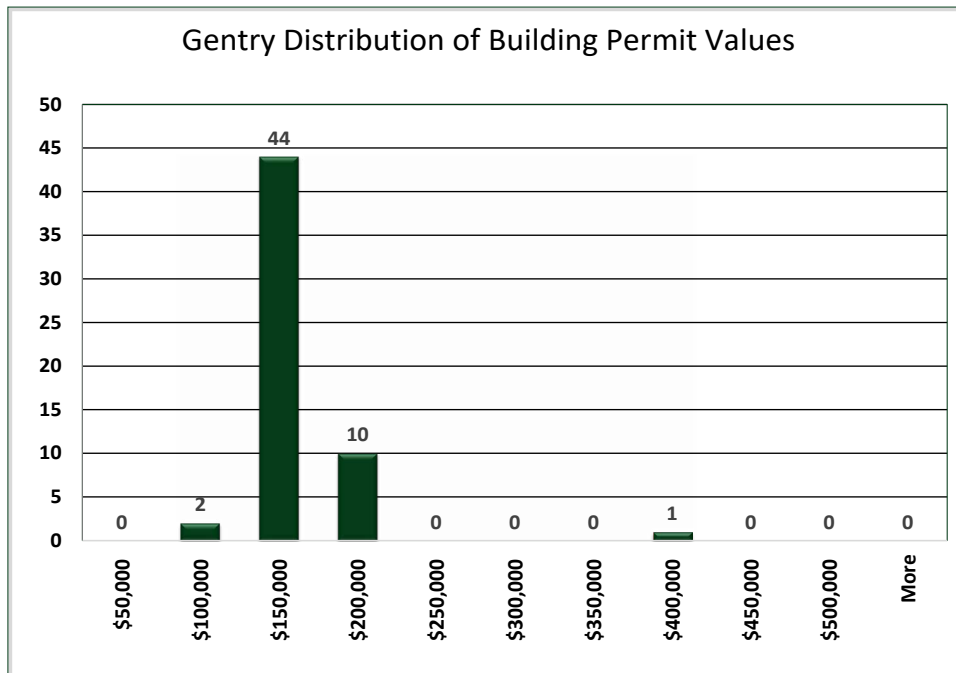


Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	10	8	12	20.0%	50.0%
Average Price of Houses Sold	\$154,340.00	\$124,812.50	\$122,258.33	-20.8%	-2.0%
Average Days on Market	129	136	70	-45.9%	-48.8%
Average Price per Square Foot	\$87.24	\$90.31	\$94.60	8.4%	4.8%
Percentage of County Sales	0.3%	0.3%	0.1%	-57.2%	-48.0%
Number of New Houses Sold	0	0	2	--	--
Average Price of New Houses Sold	--	--	\$198,450.00	--	--
Average Days on Market of New Houses Sold	--	--	189	--	--
Number of Houses Listed	13	3	3	-76.9%	0.0%
Average List Price of Houses Listed	\$485,656.54	\$187,667.00	\$131,600.00	-72.9%	-29.9%

# Gentry Building Permits



Gentry	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	34	61	57	67.6%	-6.6%
Average Value of Residential Building Permits	\$119,365	\$124,287	\$128,257	7.4%	3.2%



# Gentry

## Active Subdivisions

There were 344 total lots in 10 active subdivisions in Gentry in the second half of 2020. 56.1 percent of the lots were occupied, 1.2 percent were complete but unoccupied, 8.4 percent were under construction, 3.8 percent were starts, and 30.5 percent were empty lots.

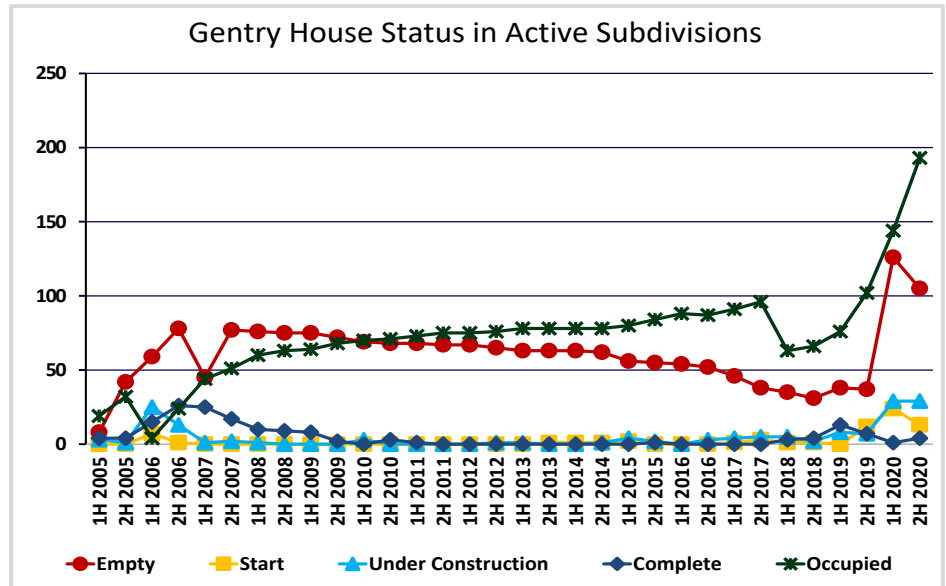
The subdivisions with the most houses under construction in Gentry during the second half of 2020 were Sunset Ridge, Phase III with 19, and Grand Estates with 5.

Grand Estates had the most houses becoming occupied in Gentry with 17 houses. An additional 18 lots in two phases of Sunset Ridge also became occupied.

No new construction or progress in existing construction has occurred in the last year in 1 of the 10 active subdivisions in Gentry.

49 new houses in Gentry became occupied in the second half of 2020. The annual absorption rate implies that there are 19.9 months of remaining inventory in active subdivisions, down from 31.8 percent in the first half of 2020.

In 1 out of the 10 active subdivisions in Gentry, no absorption has oc-



curred in the second half of 2020.

The percentage of houses occupied by owners an increase in Gentry from 59.1 percent in 2012 to 58.2 percent in the second half of 2020.

Additionally, 109 new lots in 3 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Sandy Acres	1H 2020		20	20
Sunset Ridge IIB	1H 2020		29	29
Sunset Ridge IV	1H 2020		60	60
<b>New and Preliminary Lots</b>			<b>109</b>	<b>109</b>

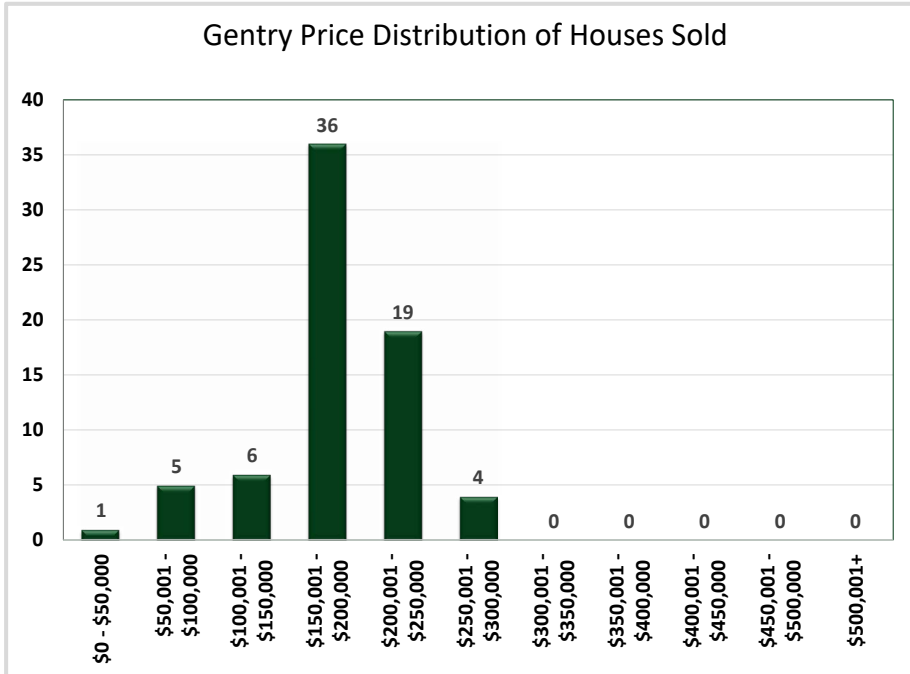
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashton Place	0	0	0	0	37	37	3	0.0
College Hill Second, Phase II <sup>1,2</sup>	2	0	0	0	3	5	0	--
Grand Estates	29	2	5	1	23	60	17	19.3
Oaks, The, Phase II	3	0	0	0	29	32	0	18.0
Rustic Ridge	17	3	3	0	4	27	4	69.0
Springhill	19	0	0	0	11	30	0	228.0
Sunset Ridge, Phase IA	4	0	0	0	27	31	3	6.9
Sunset Ridge, Phase IB	0	0	2	1	28	31	7	1.3
Sunset Ridge, Phase IIA	3	0	0	0	27	30	11	2.0
Sunset Ridge, Phase III	28	8	19	2	4	61	4	171.0
<b>Gentry Active Subdivisions</b>	<b>105</b>	<b>13</b>	<b>29</b>	<b>4</b>	<b>193</b>	<b>344</b>	<b>49</b>	<b>19.9</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.

# Gentry

## Price Distribution of Houses Sold



71 houses were sold in Gentry in the second half of 2020.

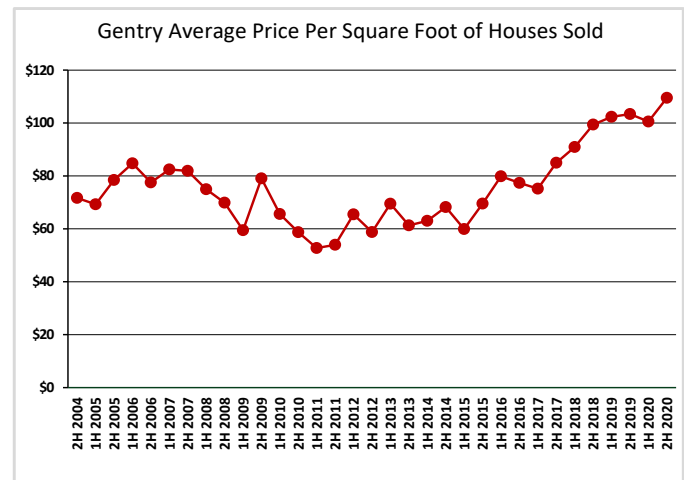
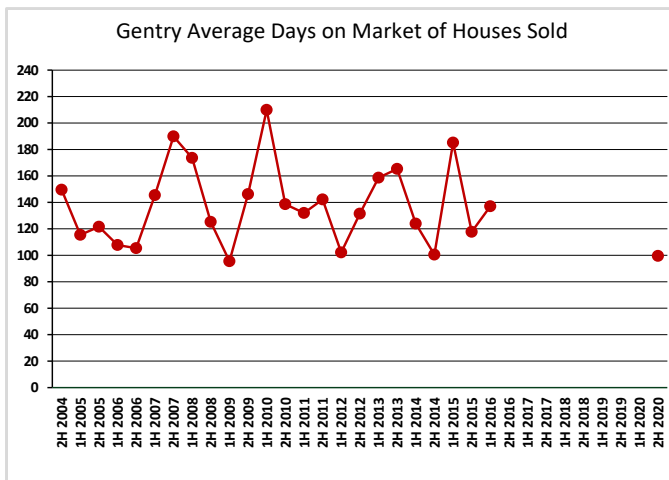
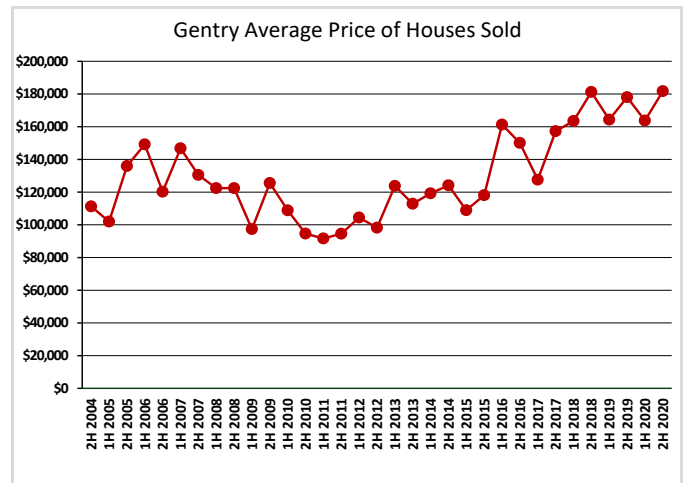
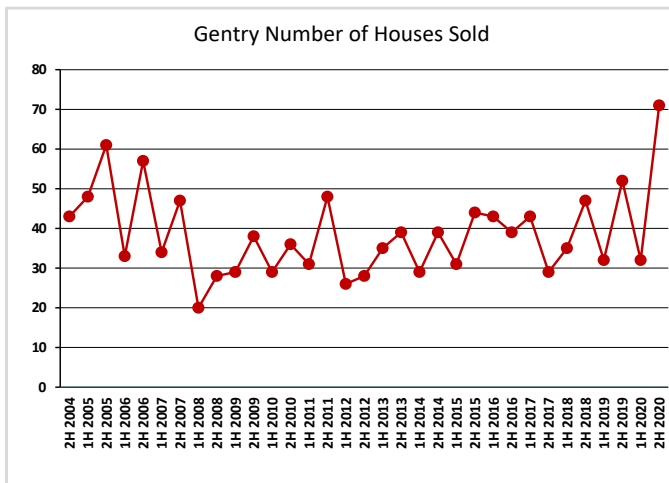
The average price of a house was \$181,689 at \$109.53 per square feet.

The median cost of a house was \$185,900

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	1.4%	818	38	96.0%
\$50,001 - \$100,000	5	7.0%	1,207	73	107.7%
\$100,001 - \$150,000	6	8.5%	1,175	52	98.0%
\$150,001 - \$200,000	36	50.7%	1,591	109	100.1%
\$200,001 - \$250,000	19	26.8%	1,913	101	100.2%
\$250,001 - \$300,000	4	5.6%	2,478	128	100.6%
\$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>Gentry Houses Sold</b>	<b>71</b>	<b>100.0%</b>	<b>1,654</b>	<b>100</b>	<b>100.4%</b>

# Gentry

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	52	32	71	36.5%	121.9%
Average Price of Houses Sold	\$178,068.42	\$163,781.25	\$181,689.46	2.0%	10.9%
Average Days on Market	0	0	100	--	--
Average Price per Square Foot	\$103.37	\$100.54	\$109.53	6.0%	8.9%
Percentage of County Sales	1.7%	1.1%	1.2%	-27.6%	14.3%
Number of New Houses Sold	9	15	47	422.2%	213.3%
Average Price of New Houses Sold	\$0.00	\$0.00	\$0.00	22.7%	20.9%
Average Days on Market of New Houses Sold	121	91	114	-5.2%	26.3%
Number of Houses Listed	23	30	20	-13.0%	-33.3%
Average List Price of Houses Listed	\$262,733.26	\$228,050.00	\$231,278.00	-12.0%	1.4%

# Gentry

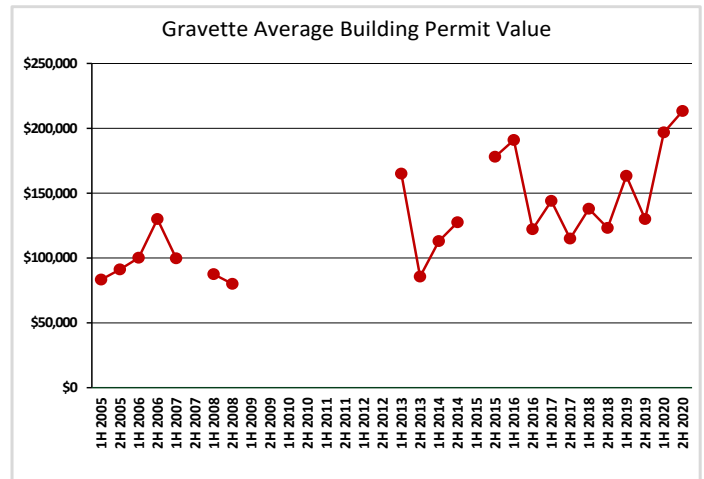
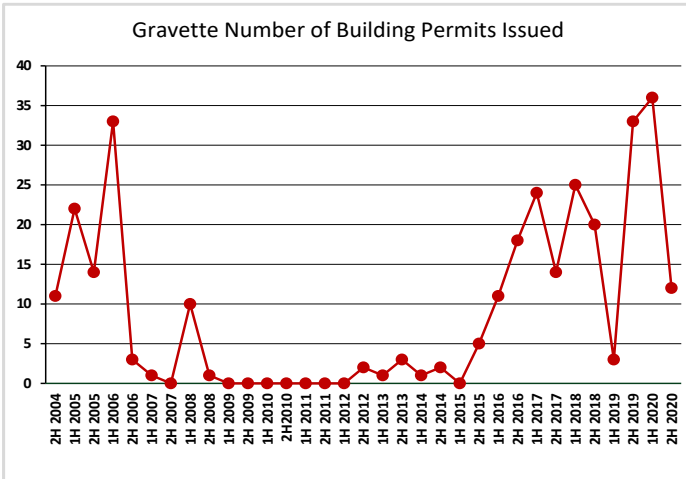
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Ashton Place	4	5.6%	1,441	206	\$170,000	\$117.97
Carmelle	1	1.4%	1,243	37	\$150,000	\$120.68
Cobblestone	1	1.4%	1,954	146	\$195,000	\$99.80
College Hill Second	1	1.4%	2,098	80	\$202,000	\$96.28
Eagles Nest Estates	2	2.8%	1,444	81	\$160,000	\$110.80
Fox Trot Ridge	2	2.8%	2,460	39	\$232,000	\$94.44
Gentry Original	5	7.0%	1,204	77	\$87,470	\$83.42
Grand Estates	22	31.0%	1,811	123	\$209,900	\$115.91
Hastings	1	1.4%	1,549	47	\$177,000	\$114.27
Kay Lynette	1	1.4%	1,875	179	\$184,000	\$98.13
Oak Lawn	1	1.4%	3,046	71	\$292,000	\$95.86
Orchard City	1	1.4%	1,024	56	\$127,500	\$124.51
Round Prairie Estate	2	2.8%	1,181	31	\$109,750	\$90.86
Rustic Ridge	3	4.2%	2,129	145	\$260,601	\$122.47
Springhill	1	1.4%	1,399	78	\$155,000	\$110.79
Sunny Acres	2	2.8%	1,175	54	\$102,501	\$80.04
Sunset Ridge	19	26.8%	1,594	77	\$182,316	\$114.48
Tuttles	1	1.4%	1,020	97	\$78,000	\$76.47
Other	1	1.4%	1,419	42	\$150,000	\$105.71
<b>Gentry Houses Sold</b>	<b>71</b>	<b>100.0%</b>	<b>1,654</b>	<b>100</b>	<b>\$181,689</b>	<b>\$109.53</b>

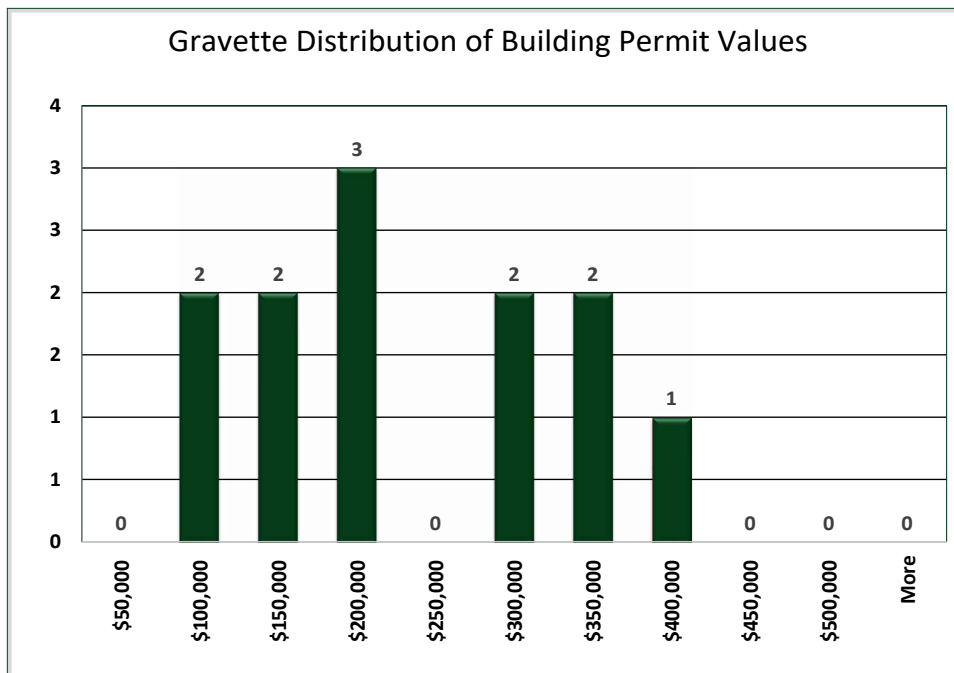




# Gravette Building Permits



Gravette	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	33	36	12	-63.6%	-66.7%
Average Value of Residential Building Permits	\$130,022	\$196,863	\$213,308	64.1%	8.4%



# Gravette

## Active Subdivisions

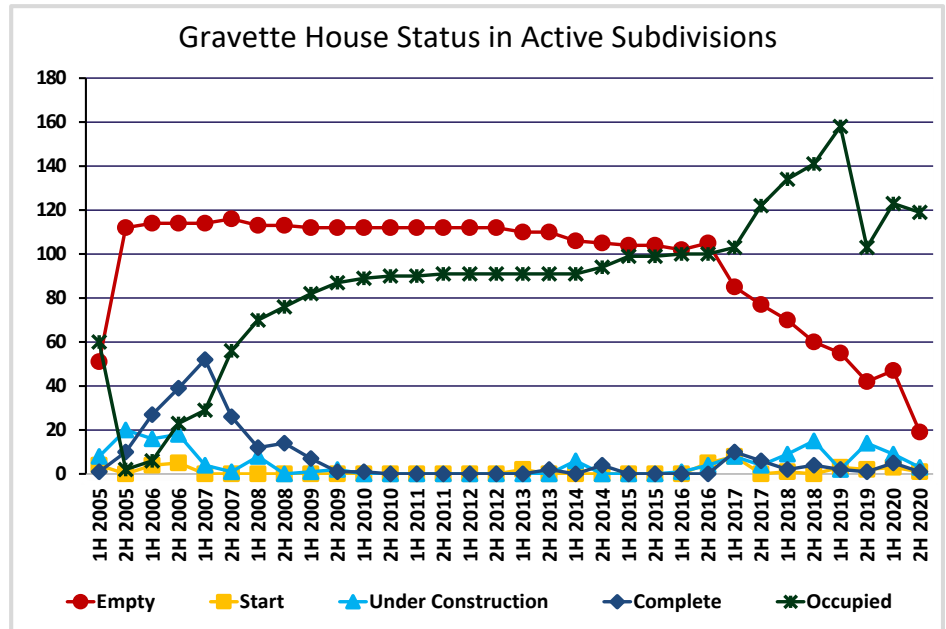
There were 143 total lots in 3 active subdivisions in Gravette in the second half of 2020. 83.2 percent of the lots were occupied, 0.7 percent were complete but unoccupied, 2.1 percent were under construction, 0.7 percent were starts, and 13.3 percent were empty lots.

The subdivisions with the most houses under construction in Gravette during the second half of 2020 were Walnut Creek with 2, and Lynchburg Estates with 1.

Stone Crest had the most houses becoming occupied in Gravette with 25 houses. An additional 14 houses in Walnut Creek became occupied in the second half of 2020.

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

40 new houses in Gravette became occupied in the second half of 2020. The annual absorption rate implies that there are 4.8 months of remaining inventory in active



subdivisions, down from 28.4 percent in the first half of 2020.

In 0 out of the 3 active subdivisions in Gravette, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Gravette from 60.0 percent in 2012 to 56.2 percent in the second half of 2020.

Additionally, no new lots in subdivisions received either preliminary or final approval by December 31, 2020.

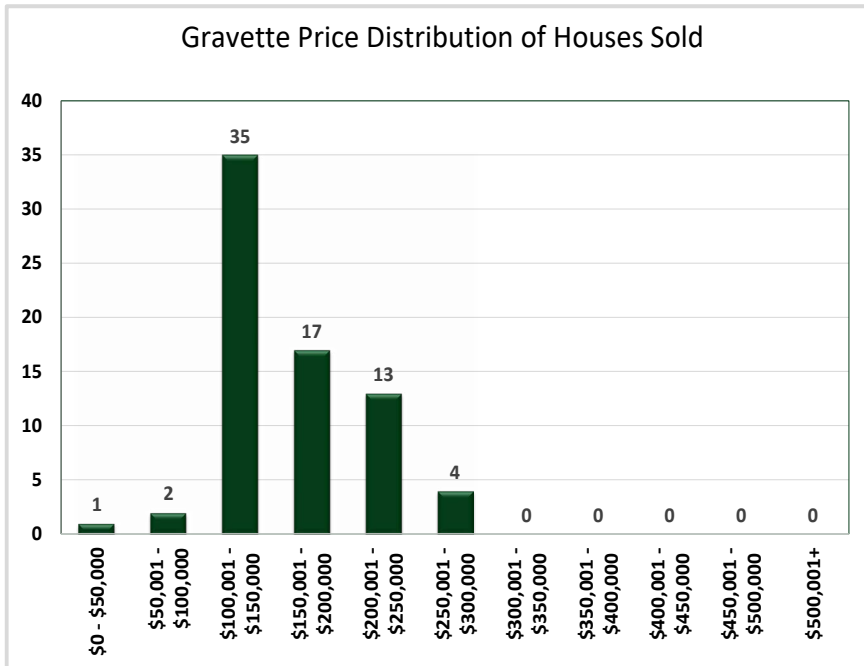
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lynchburg Estates	7	1	1	0	2	11	1	108.0
Stone Crest	0	0	0	0	25	25	25	0.0
Walnut Creek	12	0	2	1	92	107	14	6.0
Walnut Creek	16	3	5	5	78	107	16	18.3
<b>Gravette Active Subdivisions</b>	<b>19</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>119</b>	<b>143</b>	<b>40</b>	<b>4.8</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.

# Gravette

## Price Distribution of Houses Sold



72 houses were sold in Gravette in the second half of 2020.

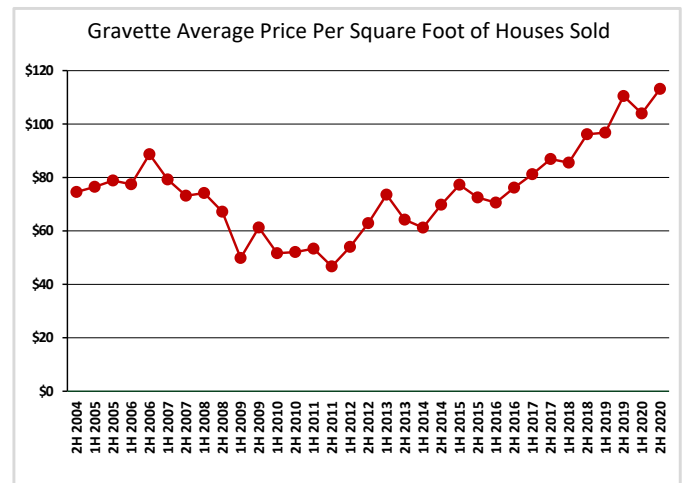
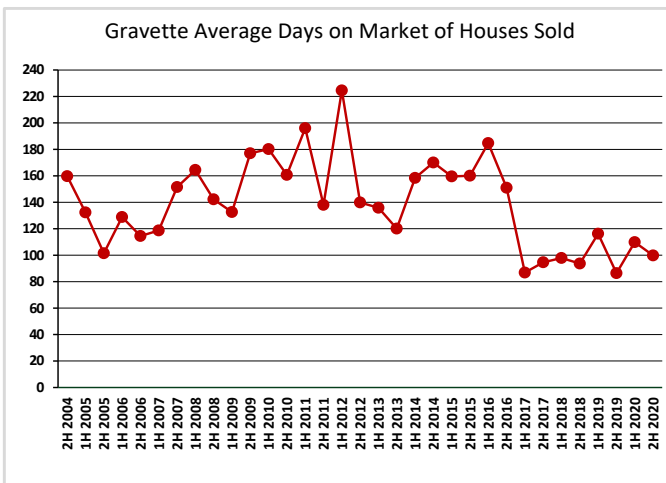
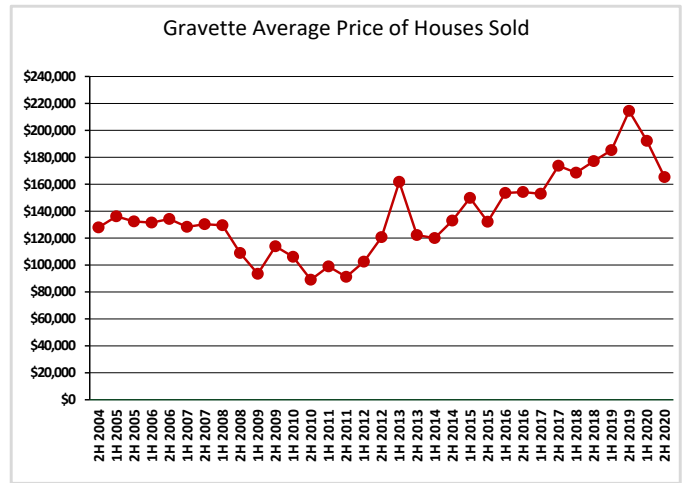
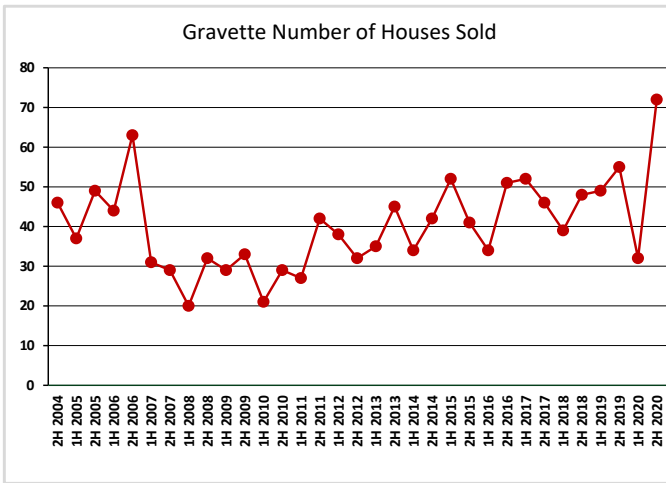
The average price of a house was \$165,280 at \$113.14 per square feet.

The median cost of a house was \$148,400.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	1	1.4%	1,309	144	100.0%
\$50,001 - \$100,000	2	2.8%	1,074	52	96.7%
\$100,001 - \$150,000	35	48.6%	1,241	123	99.1%
\$150,001 - \$200,000	17	23.6%	1,521	59	101.9%
\$200,001 - \$250,000	13	18.1%	1,852	100	100.0%
\$250,001 - \$300,000	4	5.6%	2,253	85	100.5%
\$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>Gravette Houses Sold</b>	<b>72</b>	<b>100.0%</b>	<b>1,470</b>	<b>100</b>	<b>99.9%</b>

# Gravette

## Characteristics of Houses Sold



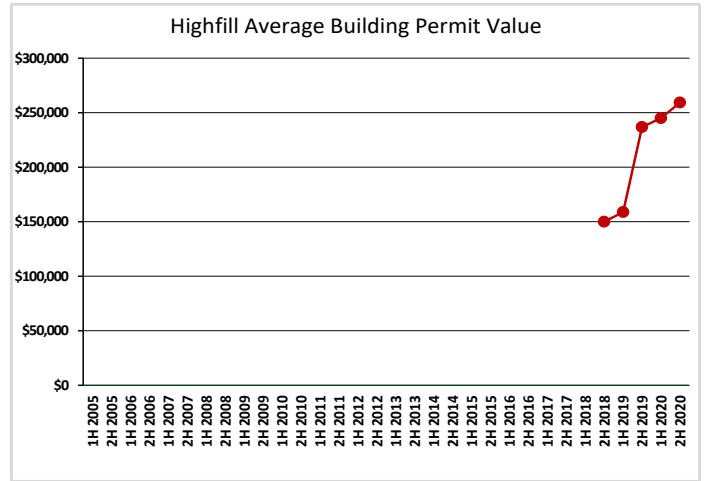
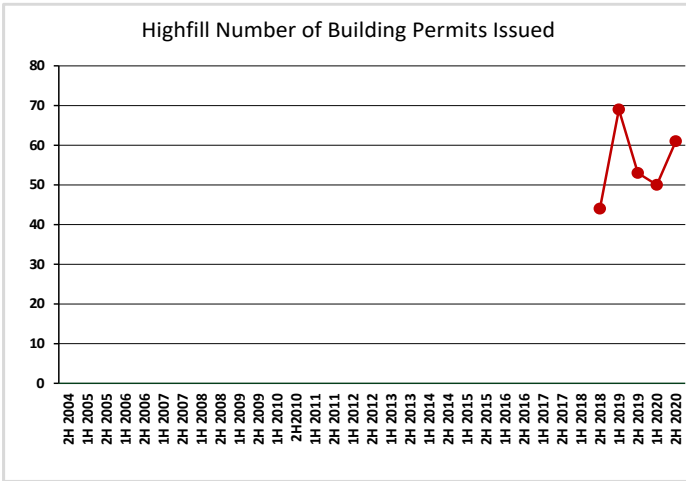
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	55	32	72	30.9%	125.0%
Average Price of Houses Sold	\$214,457.47	\$192,166.41	\$165,279.76	-22.9%	-14.0%
Average Days on Market	86	110	100	15.5%	-9.1%
Average Price per Square Foot	\$110.50	\$103.96	\$113.14	2.4%	8.8%
Percentage of County Sales	1.8%	1.1%	1.1%	-36.9%	5.4%
Number of New Houses Sold	9	6	39	333.3%	550.0%
Average Price of New Houses Sold	\$240,788.89	\$203,583.33	\$172,166.03	-28.5%	-15.4%
Average Days on Market of New Houses Sold	88	115	128	44.9%	11.2%
Number of Houses Listed	22	25	6	-72.7%	-76.0%
Average List Price of Houses Listed	\$279,252.91	\$192,330.00	\$221,483.00	-20.7%	15.2%

# Gravette

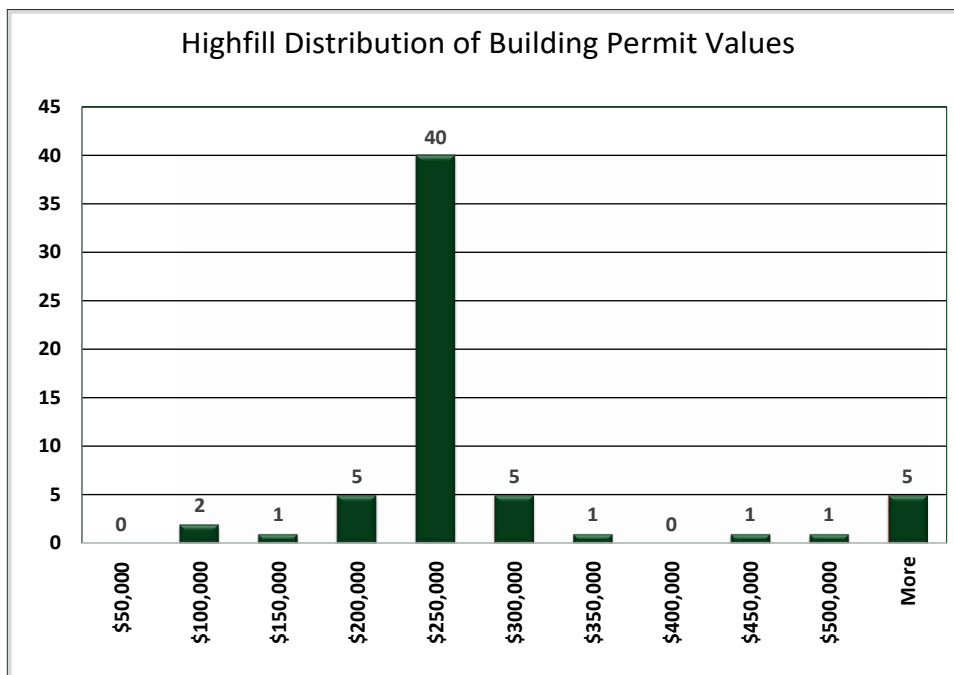
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Countryside Estates	4	5.6%	1,331	72	\$149,750	\$112.61
Dogwood Estates	1	1.4%	1,769	34	\$270,000	\$152.63
Gravette Original	1	1.4%	1,500	50	\$169,500	\$113.00
Harris	1	1.4%	1,442	97	\$110,000	\$76.28
Highland	1	1.4%	1,275	214	\$167,400	\$131.29
John & Joe Mcallister	1	1.4%	1,495	16	\$162,000	\$108.36
Mcallister & Shields	2	2.8%	1,347	69	\$132,950	\$98.72
Oswalt 2nd	1	1.4%	1,072	39	\$100,000	\$93.28
Patriot Park	4	5.6%	1,465	49	\$158,175	\$107.75
Ridgeview Estates	2	2.8%	2,063	37	\$248,500	\$120.79
River Valley	1	1.4%	1,211	38	\$157,800	\$130.31
Stone Crest	24	33.3%	1,171	149	\$142,072	\$121.77
Touch Me Not Spring	1	1.4%	1,824	38	\$110,268	\$60.45
Walnut Creek	16	22.2%	1,827	92	\$213,959	\$117.02
Wells	2	2.8%	1,724	63	\$197,000	\$114.44
Westfield	3	4.2%	1,656	34	\$168,333	\$103.78
Other	7	9.7%	1,503	99	\$132,357	\$89.30
<b>Gravette Houses Sold</b>	<b>72</b>	<b>100.0%</b>	<b>1,470</b>	<b>100</b>	<b>\$165,280</b>	<b>\$113.14</b>

# Highfill Building Permits



Highfill	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	53	50	61	15.1%	22.0%
Average Value of Residential Building Permits	\$236,872	\$245,031	\$259,333	9.5%	5.8%



# Highfill

## Active Subdivisions

There were 247 total lots in 7 active subdivisions in Highfill in the second half of 2020. 56.7 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 16.6 percent were under construction, 5.7 percent were starts, and 20.6 percent were empty lots.

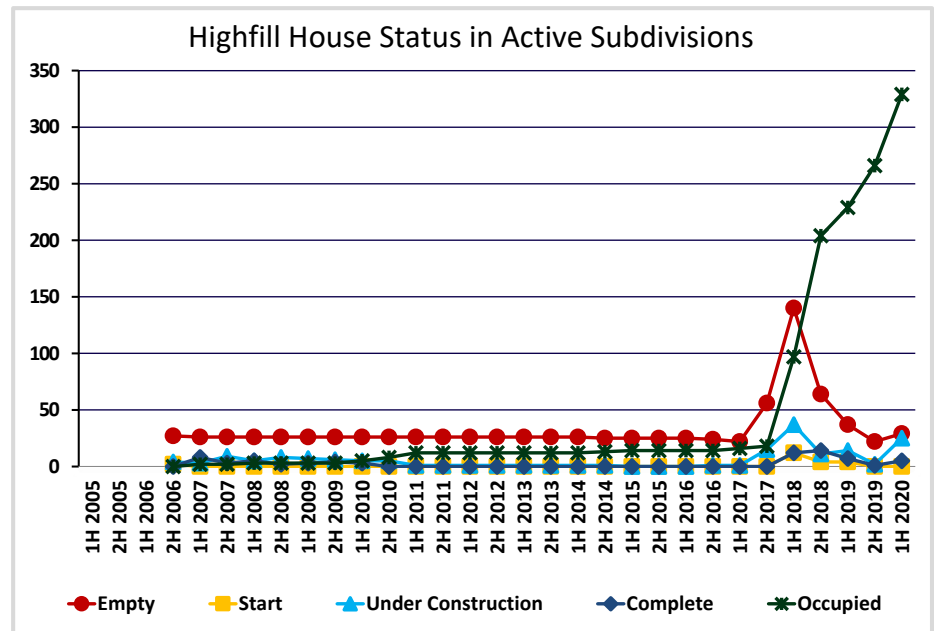
The subdivisions with the most houses under construction in Highfill during the second half of 2020 were Woodward Hills, Phase IV with 25, and Woodward Hills, Phase III with 12.

Woodward Hills, Phase II had the most houses becoming occupied in Highfill with 37 houses. An additional 21 houses in Woodward Hills, Phase III became occupied in the second half of 2020.

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

61 new houses in Highfill became occupied in the second half of 2020. The annual absorption rate implies that there are 10.4 months of remaining inventory in active subdivisions, up from 7.1 percent in the first half of 2020.

In 3 out of the 7 active subdivisions



Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Healing Springs, Phase II	2H 2020		14	14
Shirley Estates	1H 2020		90	90
Woodward Hills, Phase V	2H 2020		48	48
<b>New and Preliminary</b>			<b>152</b>	<b>152</b>

in Highfill, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners an increase in Highfill from 55.7 percent in 2012 to 54.8 percent in the second half of 2020.

Additionally, 152 new lots in 3 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Holland Hills Estates <sup>2</sup>	16	0	1	0	15	32	0	--
Little Osage Hills <sup>2</sup>	20	0	3	0	0	23	0	--
Snyderwolf	2	0	0	0	7	9	1	4.8
Woodward Hills, Phase I	0	0	0	0	44	44	2	0.0
Woodward Hills, Phase II	0	0	0	0	53	53	37	0.0
Woodward Hills, Phase III	2	0	12	1	21	36	21	8.6
Woodward Hills, Phase IV	11	14	25	0	0	50	0	--
<b>Highfill Active Subdivisions</b>	<b>51</b>	<b>14</b>	<b>41</b>	<b>1</b>	<b>140</b>	<b>247</b>	<b>61</b>	<b>10.4</b>

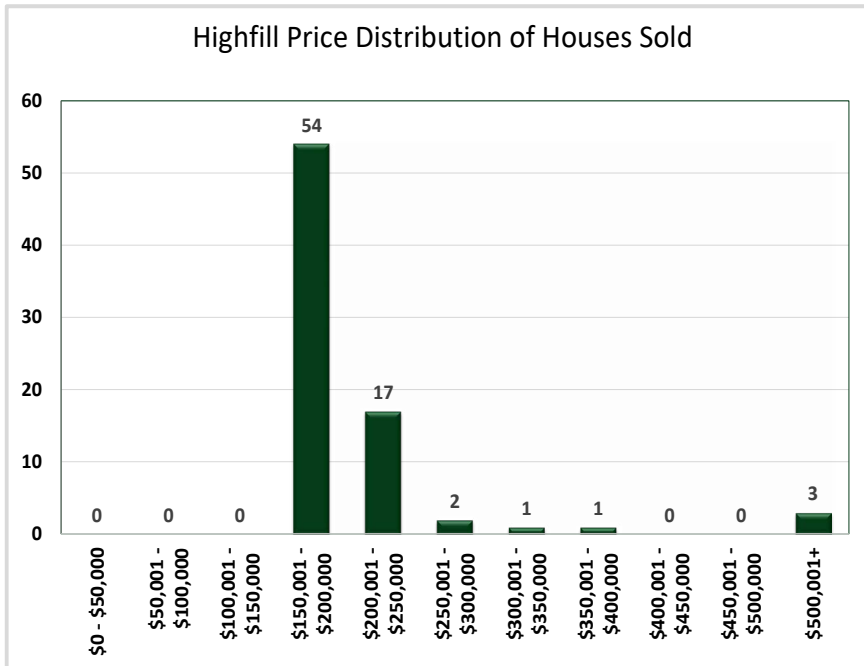
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Highfill

## Price Distribution of Houses Sold



78 houses were sold in Highfill in the second half of 2020.

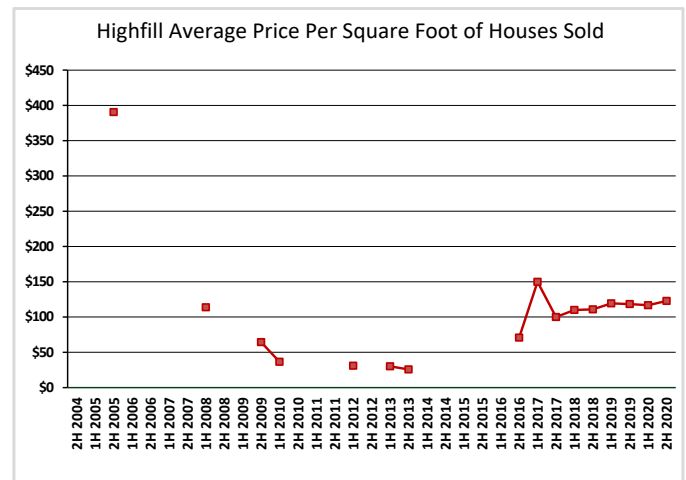
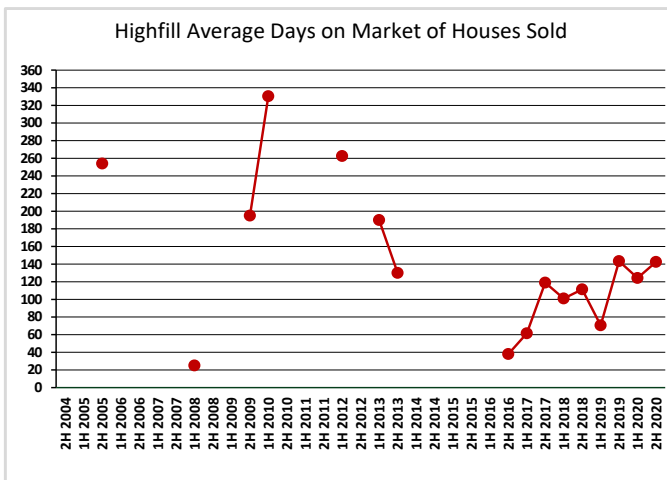
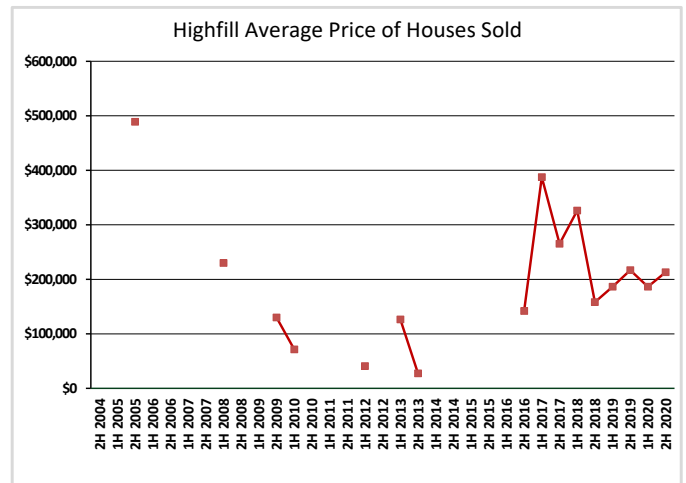
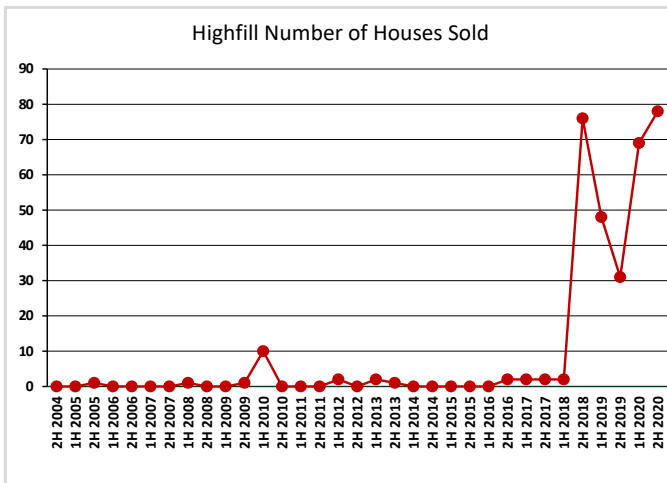
The average price of a house was \$213,169 at \$122.79 per square feet.

The median cost of a house was \$189,151.

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	54	69.2%	1,529	140	100.0%
\$200,001 - \$250,000	17	21.8%	1,779	163	99.4%
\$250,001 - \$300,000	2	2.6%	2,182	140	100.9%
\$300,001 - \$350,000	1	1.3%	1,874	61	100.0%
\$350,001 - \$400,000	1	1.3%	2,693	161	101.6%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	3.8%	4,561	96	98.3%
<b>Highfill Houses Sold</b>	<b>78</b>	<b>100.0%</b>	<b>1,736</b>	<b>142</b>	<b>99.9%</b>

# Highfill

## Characteristics of Houses Sold



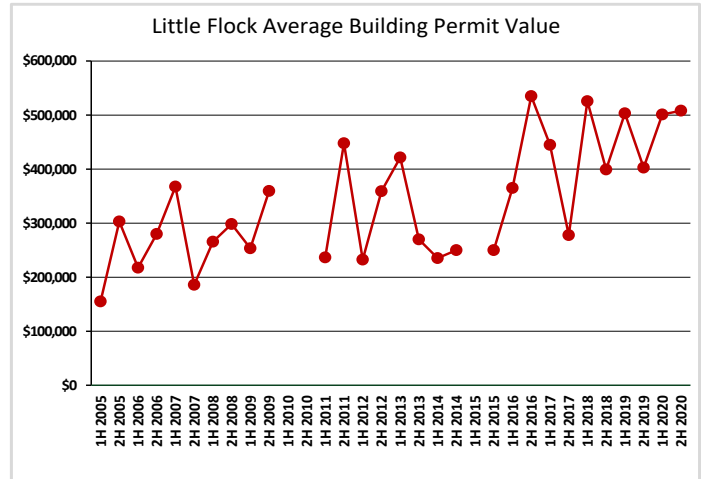
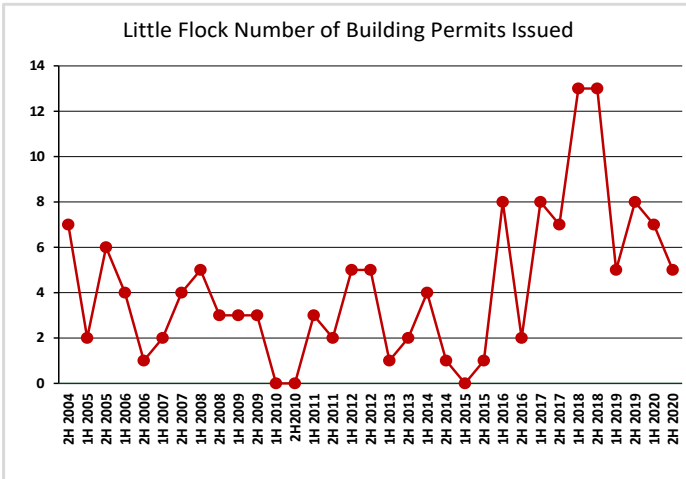
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	31	69	78	151.6%	13.0%
Average Price of Houses Sold	\$216,786.48	\$186,488.36	\$213,168.54	-1.7%	14.3%
Average Days on Market	143	124	142	-0.7%	14.6%
Average Price per Square Foot	\$118.34	\$116.65	\$122.79	3.8%	5.3%
Percentage of County Sales	1.0%	2.3%	1.6%	56.5%	-31.7%
Number of New Houses Sold	24	34	50	108.3%	47.1%
Average Price of New Houses Sold	\$184,545.04	\$185,444.35	\$197,770.92	7.2%	6.6%
Average Days on Market of New Houses Sold	161	112	182	12.8%	62.2%
Number of Houses Listed	2	13	0	-100.0%	-100.0%
Average List Price of Houses Listed	\$417,000.00	\$217,070.00	\$238,432.33	-42.8%	9.8%

# Highfill

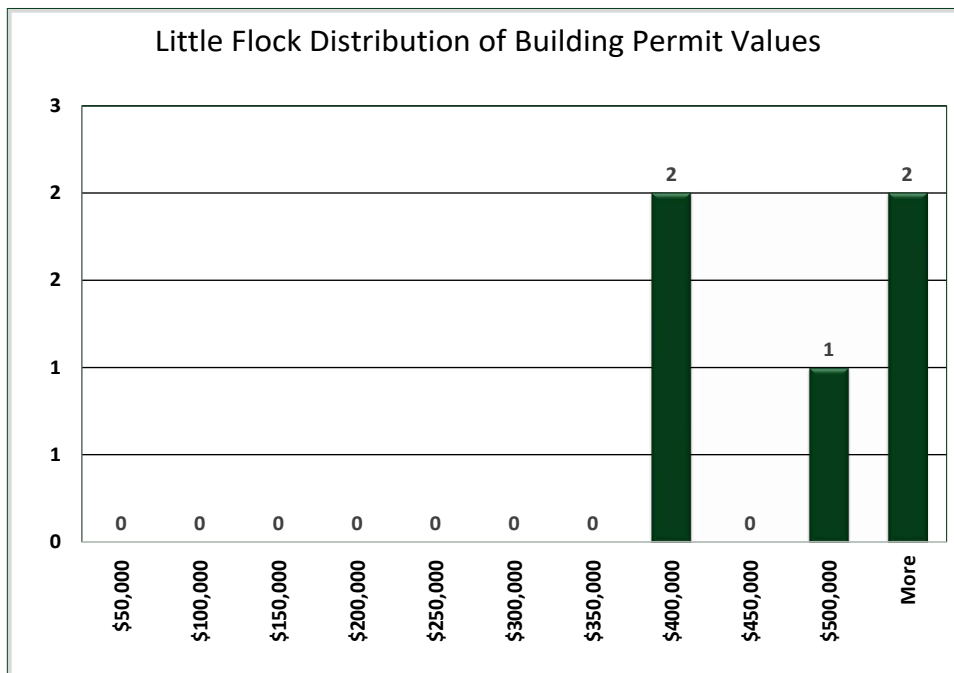
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Beau Chalet	1	1.3%	3,446	31	\$667,000	\$193.56
Highfill Original	1	1.3%	1,582	49	\$158,000	\$99.87
Holland Hills Estates	1	1.3%	2,001	55	\$295,000	\$147.43
Minor	1	1.3%	2,693	161	\$376,000	\$139.62
Silver Meadows	22	28.2%	1,462	55	\$186,482	\$127.77
Woodward Hills	48	61.5%	1,605	186	\$189,657	\$118.63
Other	4	5.1%	4,119	172	\$481,250	\$123.02
<b>Highfill Houses Sold</b>	<b>78</b>	<b>100.0%</b>	<b>1,736</b>	<b>142</b>	<b>\$213,169</b>	<b>\$122.79</b>

# Little Flock Building Permits



Little Flock	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	8	7	5	-37.5%	-28.6%
Average Value of Residential Building Permits	\$402,705	\$501,187	\$508,110	26.2%	1.4%



# Little Flock Active Subdivisions

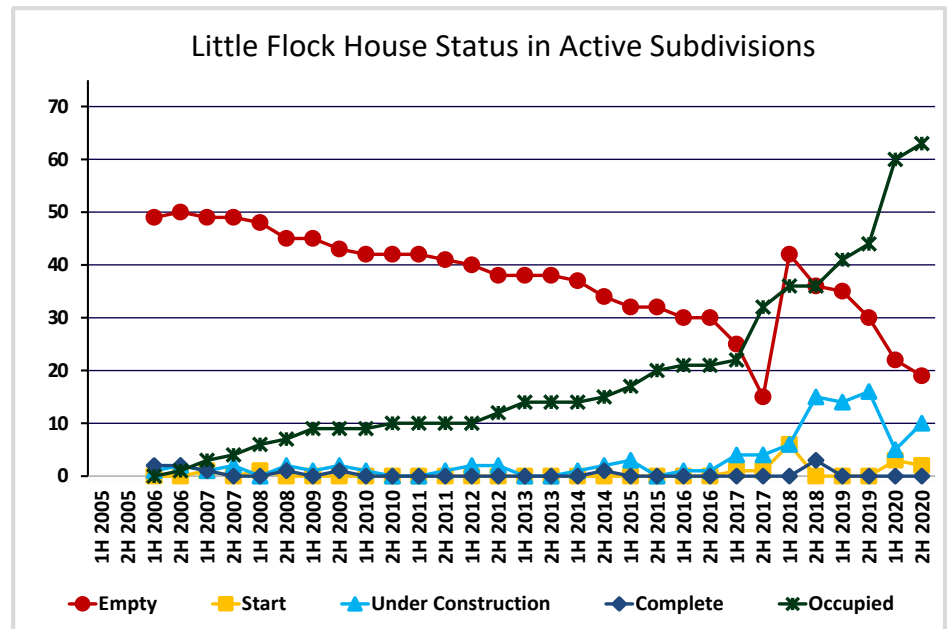
There were 94 total lots in 3 active subdivisions in Little Flock in the second half of 2020. 67.0 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.6 percent were under construction, 2.1 percent were starts, and 20.2 percent were empty lots.

The subdivisions with the most houses under construction in Little Flock during the second half of 2020 were Copper Ridge Court with 5, and The Meadows with 3.

Copper Ridge Court had the most houses becoming occupied in Little Flock with 2. An additional 1 house in The Meadows, became occupied in the second half of 2020.

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

3 new houses in Little Flock became occupied in the second half of 2020. The annual absorption rate implies that there are 19.6 months of remaining inventory in active subdivisions, up from 18.9 percent in the first half of 2020.



In all of the 3 active subdivisions in Little Flock, absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners an increase in Little Flock from 75.5 percent in 2012 to 73.2 percent in the second half of 2020.

Additionally, 5 new lots in 1 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Meadows, The Phase II	1H 2020		5	5
New and Preliminary			5	5

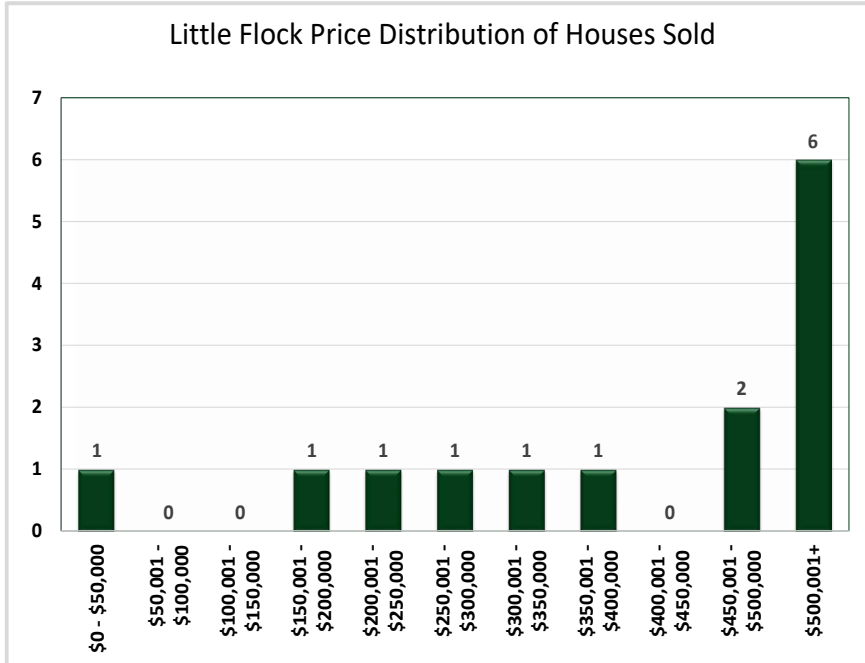
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Copper Ridge Court	6	0	5	0	27	38	2	7.3
Farms, The	2	0	2	0	0	4	0	--
Meadows, The	11	2	3	0	36	52	1	192.0
<b>Little Flock Active Subdivisions</b>	<b>19</b>	<b>2</b>	<b>10</b>	<b>0</b>	<b>63</b>	<b>94</b>	<b>3</b>	<b>19.6</b>

<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.

# Little Flock

## Price Distribution of Houses Sold



14 houses were sold in Little Flock in the second half of 2020.

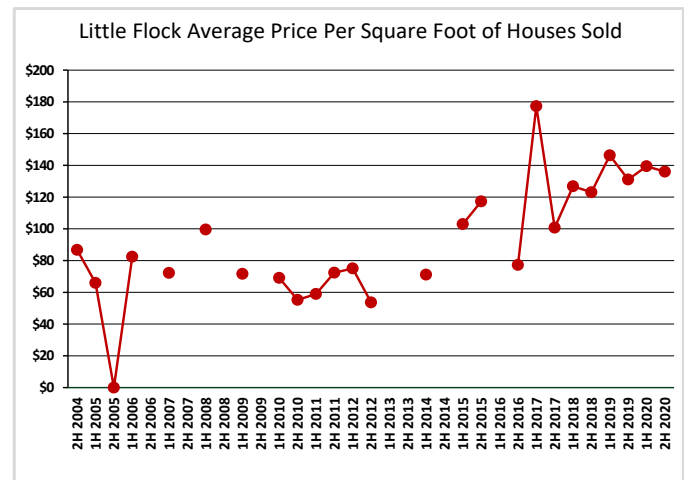
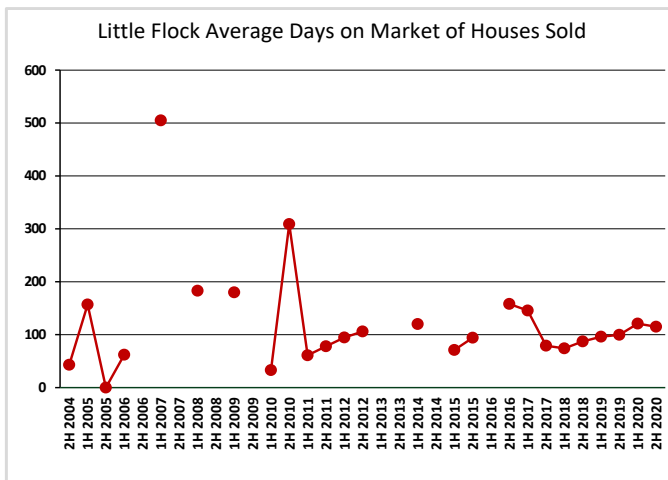
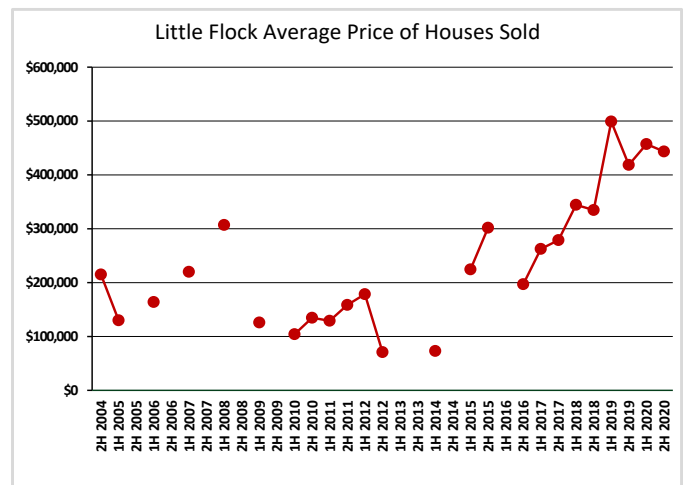
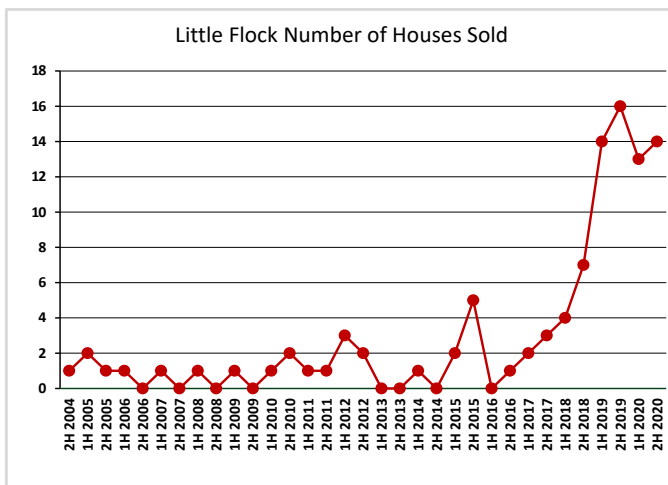
The average price of a house was \$443,343 at \$136.03 per square feet.

The median cost of a house was \$480,000.

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	7.1%	1,200	181	108.8%
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	1	7.1%	1,440	175	80.0%
\$200,001 - \$250,000	1	7.1%	2,045	53	94.2%
\$250,001 - \$300,000	1	7.1%	1,391	16	104.0%
\$300,001 - \$350,000	1	7.1%	2,473	45	100.0%
\$350,001 - \$400,000	1	7.1%	2,843	127	99.3%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	2	14.3%	4,664	109	94.8%
\$500,001+	6	42.9%	4,211	132	101.0%
<b>Little Flock Houses Sold</b>	<b>14</b>	<b>100.0%</b>	<b>3,285</b>	<b>115</b>	<b>98.7%</b>

# Little Flock

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	16	13	14	-12.5%	7.7%
Average Price of Houses Sold	\$418,486.06	\$457,192.31	\$443,342.86	5.9%	-3.0%
Average Days on Market	100	121	115	15.4%	-5.0%
Average Price per Square Foot	\$131.06	\$139.47	\$136.03	3.8%	-2.5%
Percentage of County Sales	0.5%	0.4%	0.6%	13.2%	35.3%
Number of New Houses Sold	4	1	2	-50.0%	100.0%
Average Price of New Houses Sold	\$732,675.00	\$795,000.00	\$517,450.00	-29.4%	-34.9%
Average Days on Market of New Houses Sold	213	133	183	-14.2%	37.2%
Number of Houses Listed	11	5	1	-90.9%	-80.0%
Average List Price of Houses Listed	\$570,227.18	\$472,960.00	\$749,500.00	31.4%	58.5%



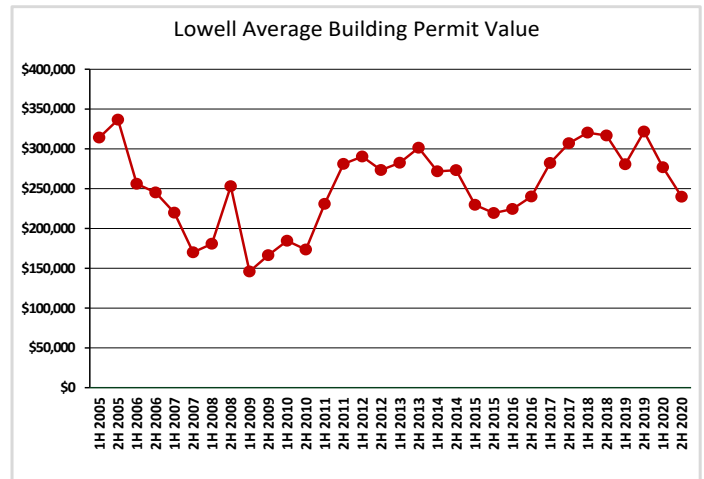
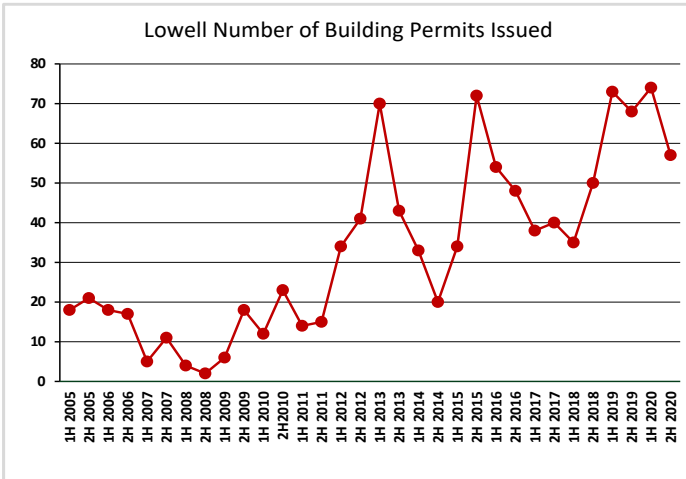
# Little Flock

## Characteristics of Houses Sold

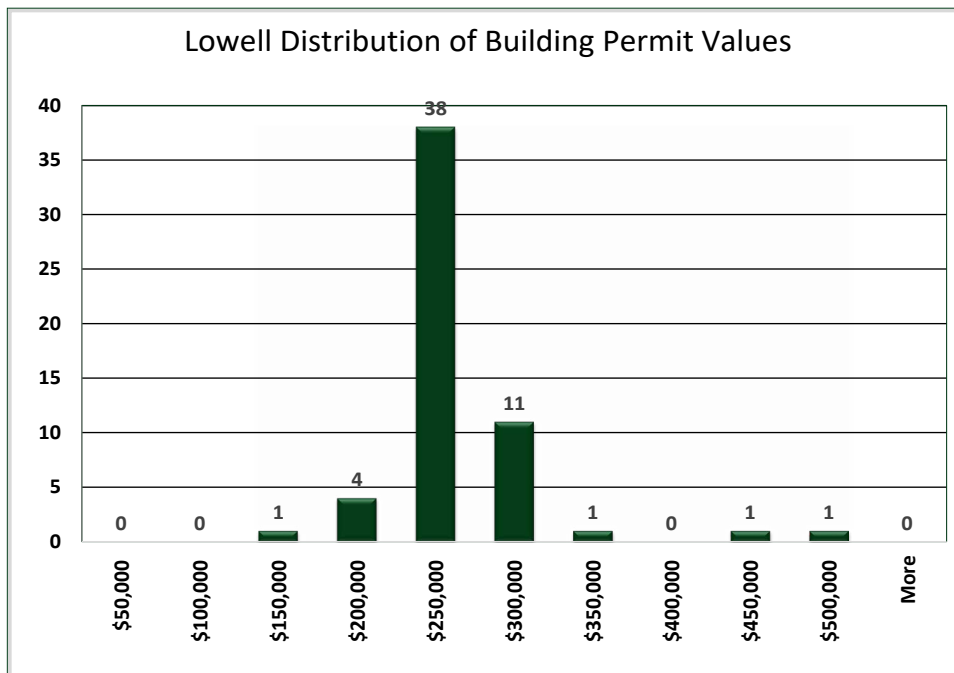
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Meadows, The	3	21.4%	4,245	131	\$583,300	\$142.63
Richards Glen	2	14.3%	3,203	80	\$466,700	\$145.09
West Brush Creek	1	7.1%	2,045	53	\$235,000	\$114.91
Other	8	57.1%	3,100	126	\$411,063	\$133.94
<b>Little Flock Houses Sold</b>	<b>14</b>	<b>100.0%</b>	<b>3,285</b>	<b>115</b>	<b>\$443,343</b>	<b>\$136.03</b>



# Lowell Building Permits



Lowell	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	68	74	57	-16.2%	-23.0%
Average Value of Residential Building Permits	\$321,737	\$276,861	\$239,822	-25.5%	-13.4%



# Lowell

## Active Subdivisions

There were 366 total lots in 5 active subdivisions in Lowell in the second half of 2020. 74.9 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 6.3 percent were under construction, 1.9 percent were starts, and 16.1 percent were empty lots.

The subdivisions with the most houses under construction in Lowell during the second half of 2020 were Park Central, Phase III with 16, and Park Central, Phase I with 7.

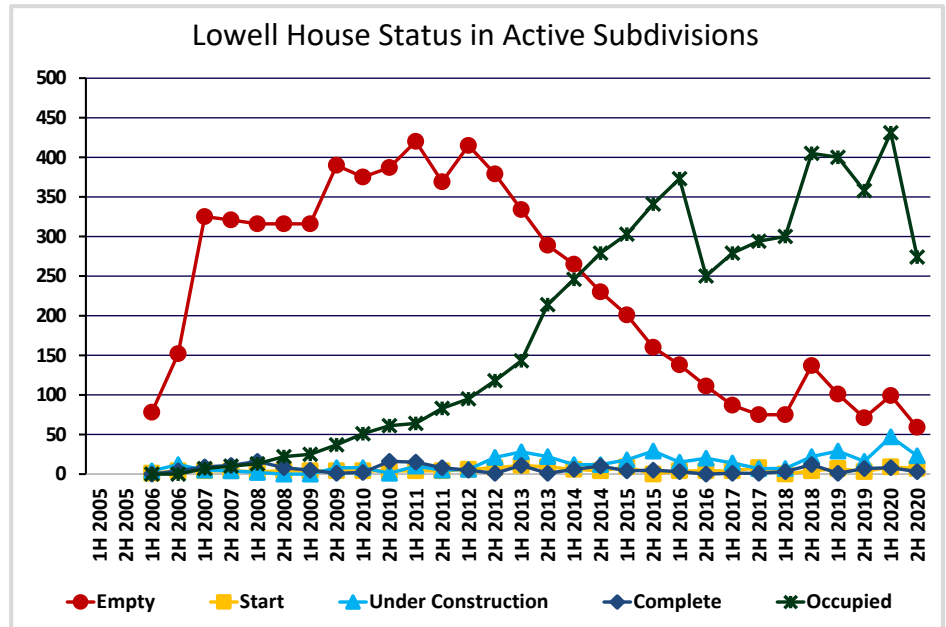
Lakewood, Phase V had the most houses becoming occupied in Lowell with 36. An additional 19 houses in Park Central, Phase I became occupied in the second half of 2020.

New construction or progress has occurred in all of the 5 subdivisions in Lowell.

68 new houses in Lowell became occupied in the second half of 2020. The annual absorption rate implies that there are 7.8 months of remaining inventory in active subdivisions, down from 17.2 percent in the first half of 2020.

All of the 5 active subdivisions in Lowell, had absorption in the second half of 2020.

The percentage of houses occupied by owners an increase in Lowell from 72.7 percent in 2012 to 68.2 percent in the second half of 2020.



Additionally, 837 new lots in 11 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Arlington, Phase I, II	2H 2020	155		155
Concord Heights	1H 2020	91		91
Lakewood, Phase VI	1H 2020		62	62
Lakewood, Phase VII	1H 2020		92	92
Laramie	2H 2020	108		108
Lincoln Place	1H 2020		60	60
Parkside Patio Homes, Phase 2	1H 2020		14	14
Parkview, Phase I	2H 2019		94	94
Parkview, Phase II	2H 2020	47		47
Shephard Hills	2H 2020	67		67
Timber Ridge, Phase II	1H 2020		47	47
<b>New and Preliminary</b>		<b>468</b>	<b>369</b>	<b>837</b>

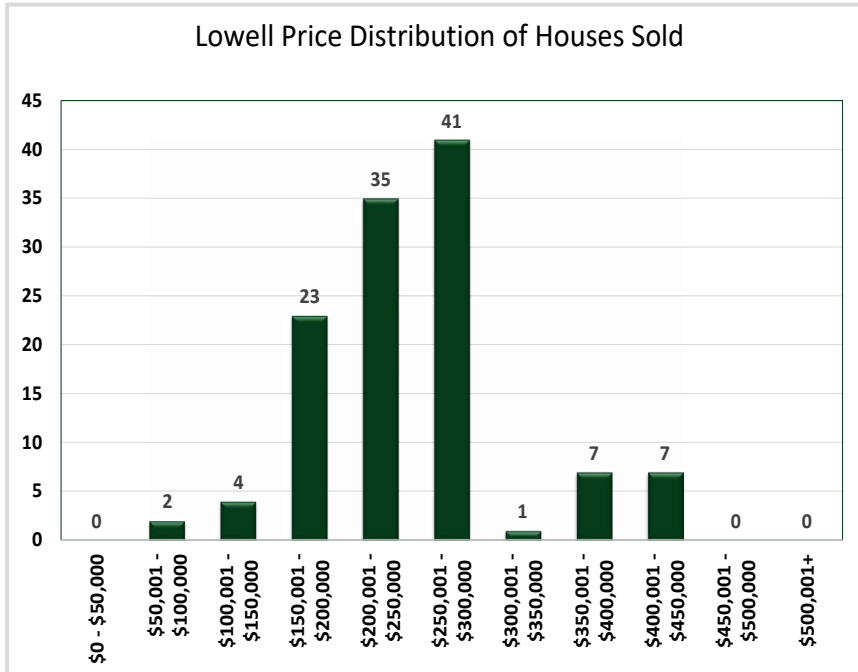
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Lakewood, Phase III	2	0	0	0	83	85	0	24.0
Lakewood, Phase V	0	0	0	0	55	55	36	0.0
Park Central, Phase I	1	0	7	2	78	88	19	2.1
Park Central, Phase III	55	7	16	1	4	83	4	237.0
Timber Ridge Park	1	0	0	0	54	55	9	0.6
Timber Ridge Park	2	0	5	3	45	55	11	4.0
<b>Lowell Active Subdivisions</b>	<b>59</b>	<b>7</b>	<b>23</b>	<b>3</b>	<b>274</b>	<b>366</b>	<b>68</b>	<b>7.8</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.

# Lowell

## Price Distribution of Houses Sold



120 houses were sold in Lowell in the second half of 2020.

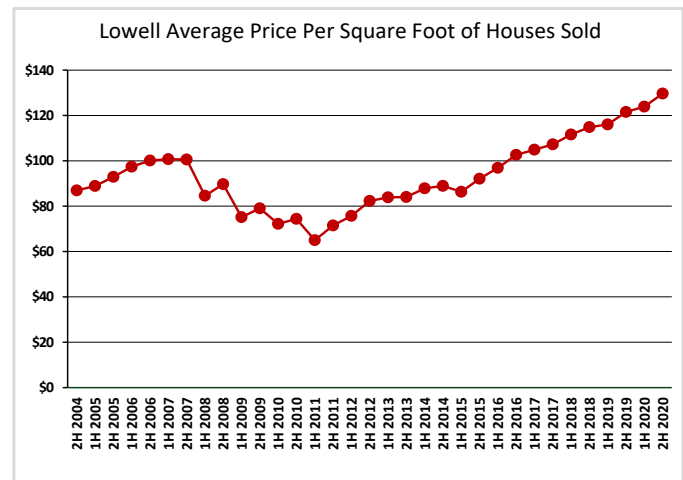
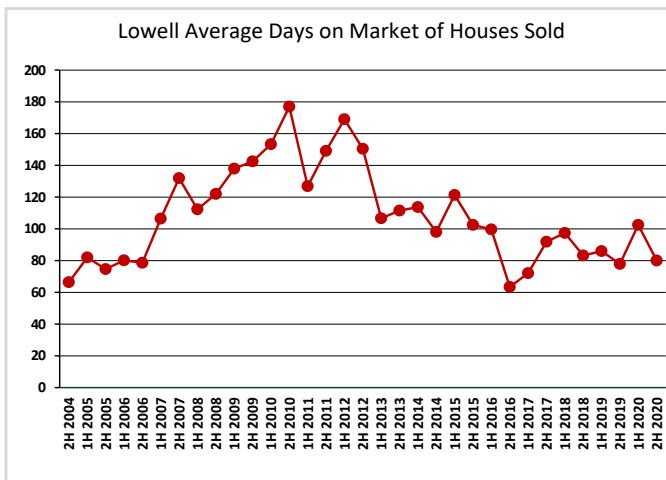
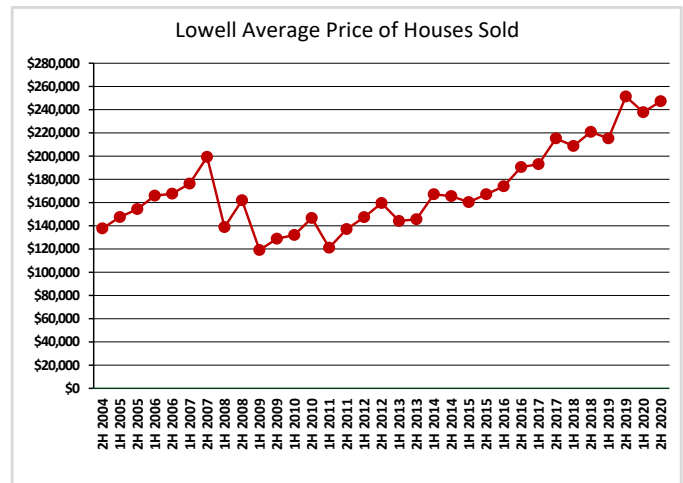
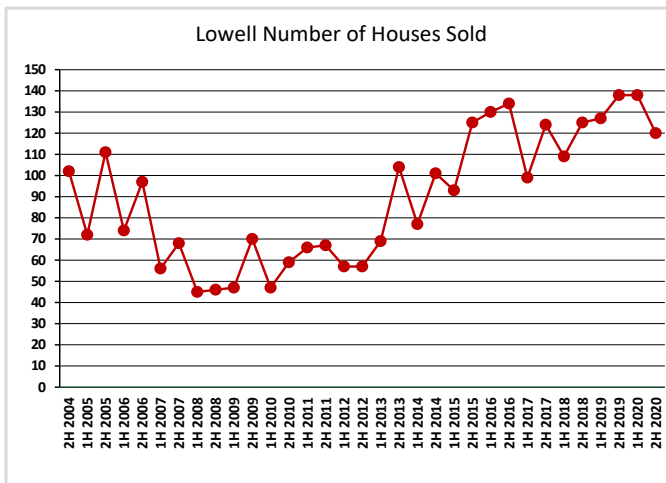
The average price of a house was \$247,287 at \$129.64 per square feet.

The median cost of a house was \$246,750.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	2	1.7%	905	15	92.0%
\$100,001 - \$150,000	4	3.3%	1,026	41	99.7%
\$150,001 - \$200,000	23	19.2%	1,396	43	100.8%
\$200,001 - \$250,000	35	29.2%	1,792	81	100.4%
\$250,001 - \$300,000	41	34.2%	2,100	105	100.1%
\$300,001 - \$350,000	1	0.8%	2,325	63	100.0%
\$350,001 - \$400,000	7	5.8%	2,593	50	98.9%
\$400,001 - \$450,000	7	5.8%	3,016	122	99.5%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Lowell Houses Sold</b>	<b>120</b>	<b>100.0%</b>	<b>1,904</b>	<b>80</b>	<b>100.1%</b>

# Lowell

## Characteristics of Houses Sold



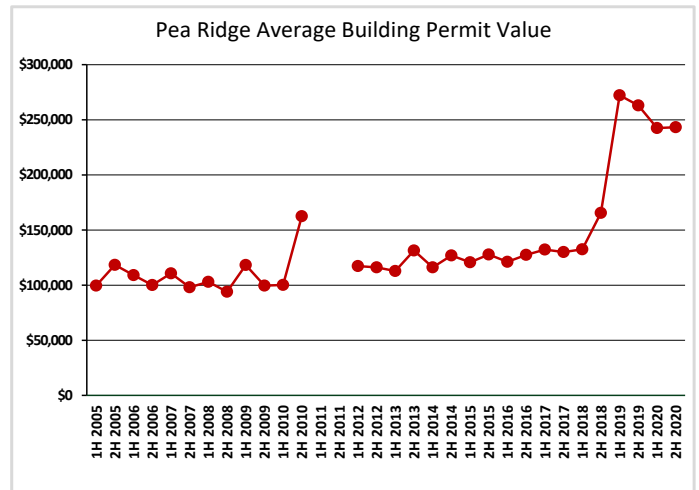
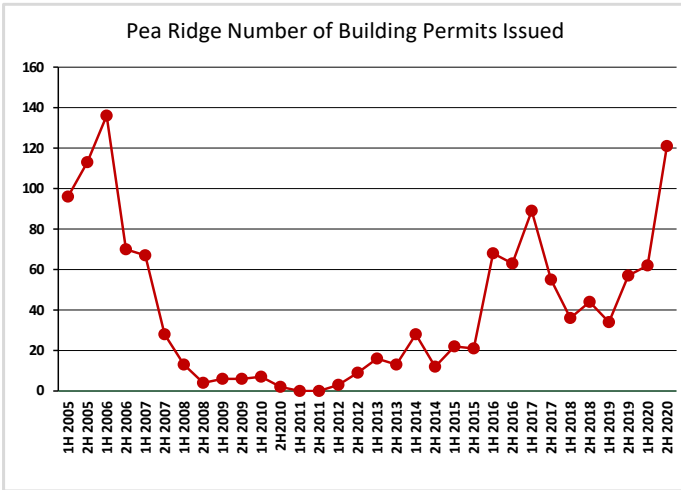
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	138	138	120	-13.0%	-13.0%
Average Price of Houses Sold	\$251,351.40	\$237,791.33	\$247,287.03	-1.6%	4.0%
Average Days on Market	78	103	80	2.7%	-22.0%
Average Price per Square Foot	\$121.56	\$123.88	\$129.64	6.6%	4.6%
Percentage of County Sales	4.5%	4.6%	2.8%	-37.3%	-39.0%
Number of New Houses Sold	41	73	42	2.4%	-42.5%
Average Price of New Houses Sold	\$287,433.96	\$250,841.12	\$276,681.52	-3.7%	10.3%
Average Days on Market of New Houses Sold	110	146	138	25.1%	-5.7%
Number of Houses Listed	33	7	8	-75.8%	14.3%
Average List Price of Houses Listed	\$411,120.52	\$316,414.00	\$281,880.00	-31.4%	-10.9%

# Lowell

## Characteristics of Houses Sold

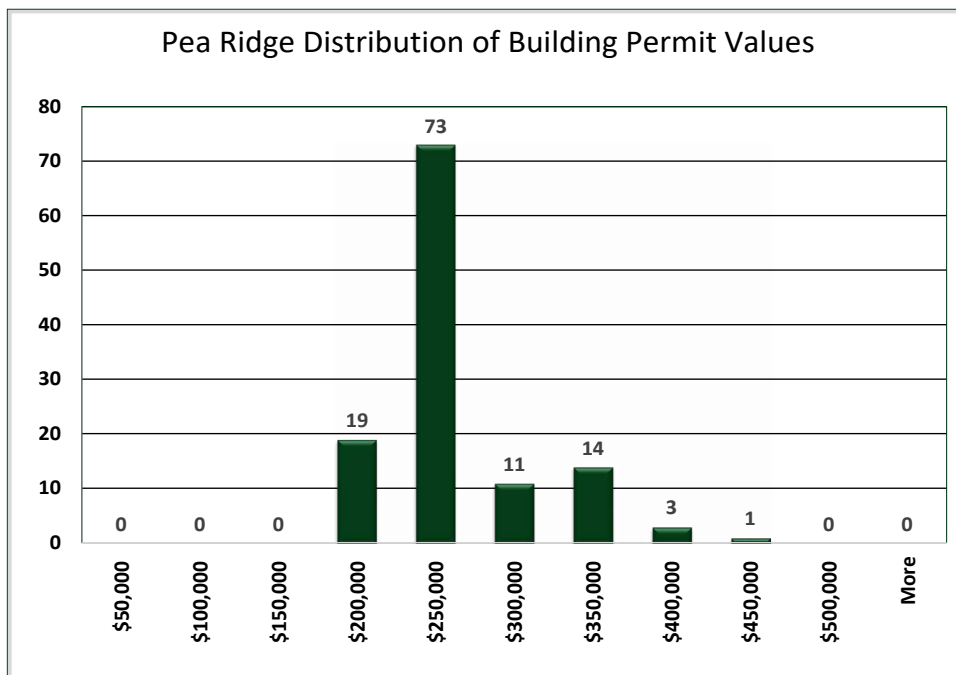
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Lowell Estates	1	0.8%	1,044	37	\$149,000	\$142.72
Cambridge Place	3	2.5%	1,671	43	\$201,667	\$120.88
Center Point Park	6	5.0%	1,816	46	\$210,983	\$118.14
Concord Place	1	0.8%	1,507	44	\$195,000	\$129.40
Creekwood	1	0.8%	3,450	59	\$435,000	\$126.09
Cross Creek	3	2.5%	3,113	122	\$381,823	\$125.68
Edinburgh	7	5.8%	2,310	51	\$278,543	\$121.49
Greene Acres	1	0.8%	1,232	40	\$155,000	\$125.81
Highland Meadows	1	0.8%	1,508	42	\$170,000	\$112.73
Lakewood	16	13.3%	1,906	105	\$237,815	\$126.94
Meadowlands	4	3.3%	1,787	37	\$259,375	\$145.33
Miller	1	0.8%	800	39	\$105,000	\$131.25
Park Central	28	23.3%	2,009	144	\$263,875	\$131.34
Prairie Meadows	1	0.8%	1,741	44	\$221,000	\$126.94
Southfork	10	8.3%	1,337	43	\$167,050	\$124.99
Southview	3	2.5%	1,274	39	\$161,500	\$126.92
Summer Meadows	4	3.3%	1,710	51	\$209,125	\$122.21
Summerfield	1	0.8%	1,528	56	\$191,150	\$125.10
Timber Ridge Park	7	5.8%	2,757	84	\$397,296	\$144.09
Tuscan Heights	1	0.8%	2,590	44	\$359,900	\$138.96
Weatherton	12	10.0%	1,845	37	\$253,233	\$137.40
Other	8	6.7%	1,533	56	\$210,600	\$128.96
<b>Lowell Houses Sold</b>	<b>120</b>	<b>100.0%</b>	<b>1,904</b>	<b>80</b>	<b>\$247,287</b>	<b>\$129.64</b>

# Pea Ridge Building Permits



Pea Ridge	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	57	62	121	112.3%	95.2%
Average Value of Residential Building Permits	\$263,013	\$242,562	\$243,259	-7.5%	0.3%

Building permits have increased dramatically 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 1,066 total lots in 21 active subdivisions in Pea Ridge in the second half of 2020. 68.1 percent of the lots were occupied, 1.0 percent were complete but unoccupied, 4.6 percent were under construction, 2.2 percent were starts, and 24.1 percent were empty lots.

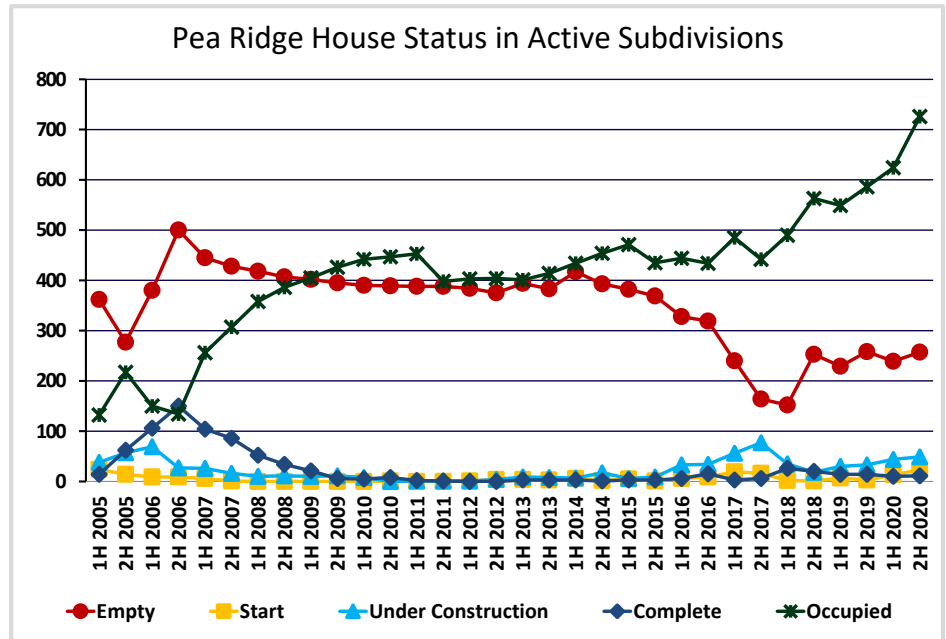
The subdivisions with the most houses under construction in Pea Ridge during the second half of 2020 were Fox Spur and Willow Run tied with 10.

Elkhorn, Phase III had the most houses becoming occupied in Pea Ridge with 30. An additional 20 houses in Hazelton became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 3 of the 21 active subdivisions in Pea Ridge.

102 new houses in Pea Ridge became occupied in the second half of 2020. The annual absorption rate implies that there are 29.1 months of remaining inventory in active subdivisions, down from 49.0 percent in the first half of 2020.

In 5 out of the 21 active subdivisions in Pea Ridge, no absorption has occurred in the second half of 2020.



The percentage of houses occupied by owners a decrease in Pea Ridge from 70.3 percent in 2012 to 64.8 percent in the second half of 2020.

Additionally, 745 new lots in 7 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Elkhorn Ridge, Phase IV	2H 2020		81	81
Elkhorn Ridge, Phase V	2H 2018	54		54
Fox Spur Phases II	2H 2019		88	88
Sedona Rose	2H 2020	143		143
Shelby Forrest (replat of Hilcrestt 2nd	1H 2019		18	18
Walnut Hill, Phase I	1H 2020	60		60
Walnut Hill, Phase II, III, IV, V	1H 2020	301		301
<b>New and Preliminary</b>		<b>558</b>	<b>187</b>	<b>745</b>



# Pea Ridge

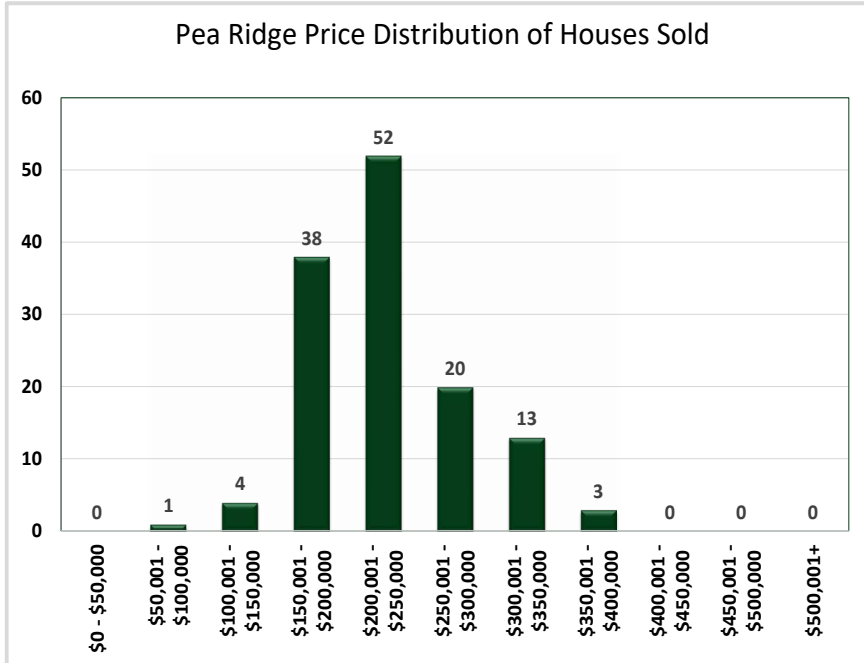
## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Battefield Estates	3	0	1	3	100	107	5	5.3
Creekside Estates	13	0	0	0	21	34	7	19.5
Creekwood Manor <sup>1</sup>	1	0	1	0	43	45	0	--
Deer Meadows <sup>1,2</sup>	6	0	0	0	86	92	0	--
Elkhorn, Phase I	3	0	3	0	46	52	0	72.0
Elkhorn, Phase II	3	2	1	0	46	52	0	18.0
Elkhorn, Phase III	3	4	6	0	30	43	30	5.2
Fox Spur, Phase I	7	7	10	0	0	24	0	--
Givens Place <sup>1,2</sup>	13	0	0	0	62	75	0	--
Hazelton, Phase I	74	5	4	2	20	105	20	51.0
Lee Town Estates <sup>1,2</sup>	3	0	0	0	6	9	0	--
Maple Glenn	2	0	0	0	118	120	2	12.0
Maple Glenn, Phase II <sup>1</sup>	3	0	2	0	15	20	0	--
Ridgeview Acres	15	0	0	1	14	30	0	192.0
Shepherd Hills	14	1	1	0	19	35	2	64.0
Sugar Creek Estates	11	0	0	0	5	16	1	132.0
Sugar Creek Residential Community, Phase I	42	0	2	0	27	71	5	88.0
Sugar Creek Residential Community, Phase II	18	1	4	0	19	42	5	30.7
Sugar Creek Residential Community, Phase III	9	0	2	0	10	21	4	22.0
Willow Run	1	0	10	0	26	37	8	6.6
Woodbridge	13	3	2	5	13	36	13	21.2
<b>Pea Ridge Active Subdivisions</b>	<b>257</b>	<b>23</b>	<b>49</b>	<b>11</b>	<b>726</b>	<b>1,066</b>	<b>102</b>	<b>29.1</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.

# Pea Ridge Price Distribution of Houses Sold



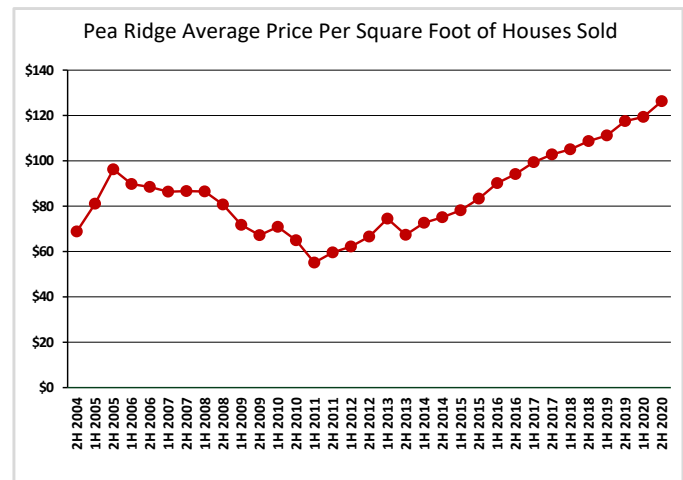
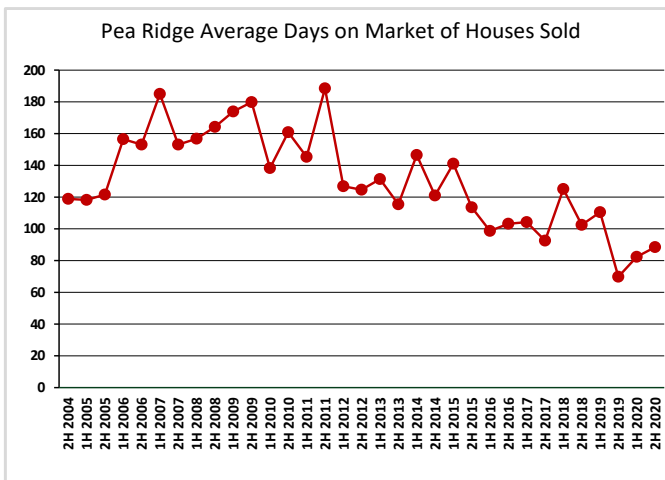
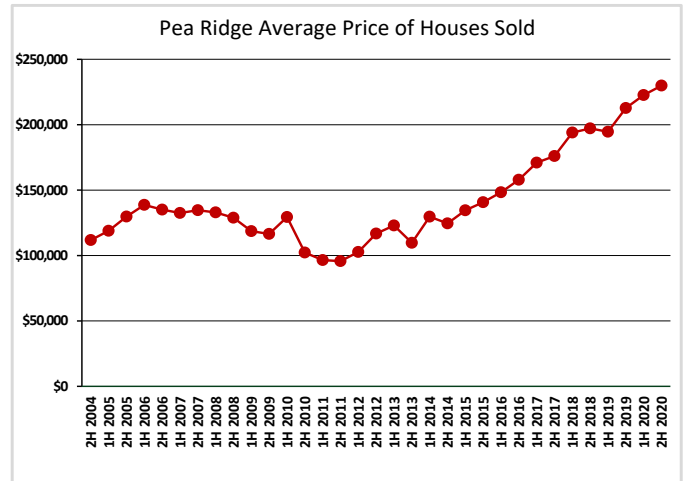
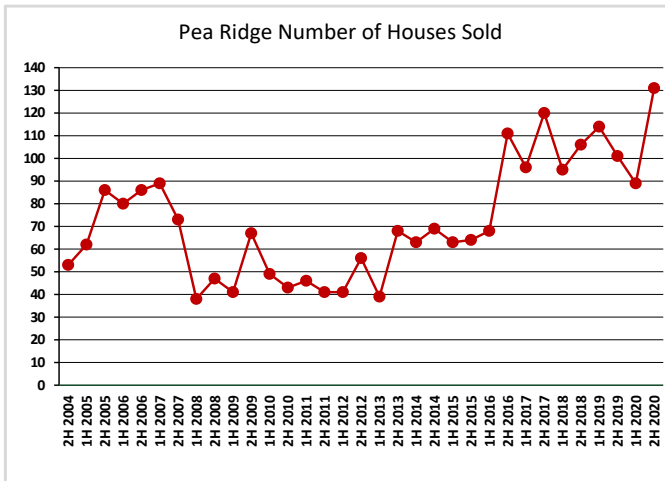
131 houses were sold in Pea Ridge in the second half of 2020.

The average price of a house was \$229,899 at \$126.28 per square feet.

The median cost of a house was \$233,508.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.8%	690	54	106.3%
\$100,001 - \$150,000	4	3.1%	1,238	78	99.2%
\$150,001 - \$200,000	38	29.0%	1,508	53	100.0%
\$200,001 - \$250,000	52	39.7%	1,841	84	100.0%
\$250,001 - \$300,000	20	15.3%	1,991	116	99.9%
\$300,001 - \$350,000	13	9.9%	2,439	125	99.6%
\$350,001 - \$400,000	3	2.3%	2,536	306	97.2%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Pea Ridge Houses Sold</b>	<b>131</b>	<b>100.0%</b>	<b>1,815</b>	<b>88</b>	<b>99.9%</b>

# Pea Ridge Characteristics of Houses Sold



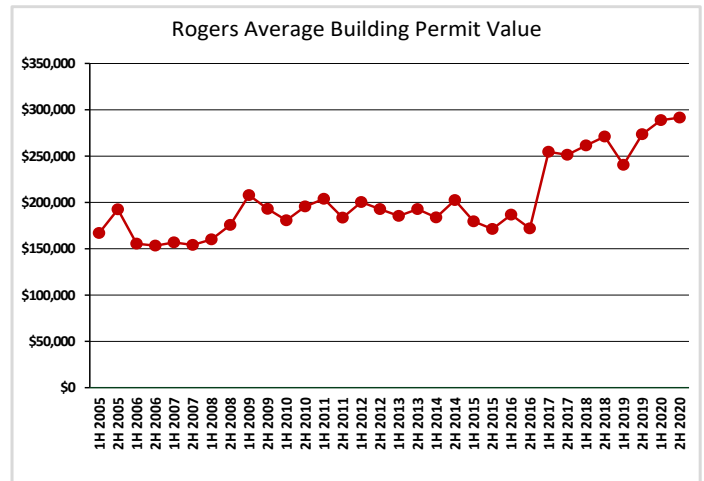
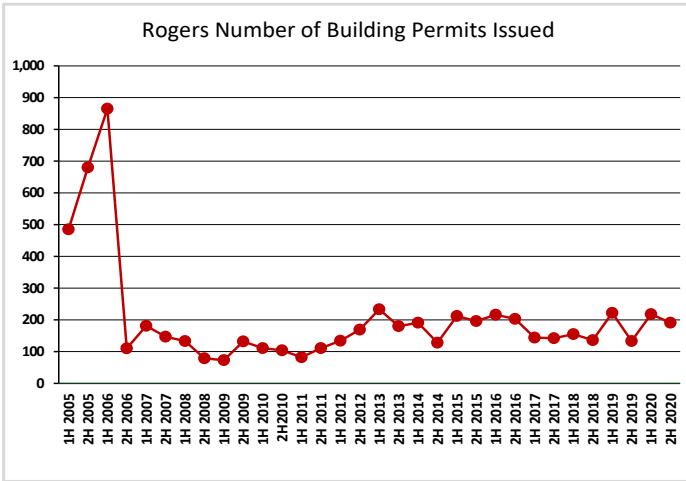
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	101	89	131	29.7%	47.2%
Average Price of Houses Sold	\$212,744.89	\$222,652.33	\$229,899.21	8.1%	3.3%
Average Days on Market	70	82	88	26.7%	7.5%
Average Price per Square Foot	\$117.50	\$119.34	\$126.28	7.5%	5.8%
Percentage of County Sales	3.3%	3.0%	2.8%	-13.0%	-4.1%
Number of New Houses Sold	32	26	61	90.6%	134.6%
Average Price of New Houses Sold	\$262,538.47	\$281,800.31	\$268,146.89	2.1%	-4.8%
Average Days on Market of New Houses Sold	73	132	115	58.8%	-12.7%
Number of Houses Listed	20	31	29	45.0%	-6.5%
Average List Price of Houses Listed	\$290,498.75	\$255,340.00	\$294,181.00	1.3%	15.2%

# Pea Ridge

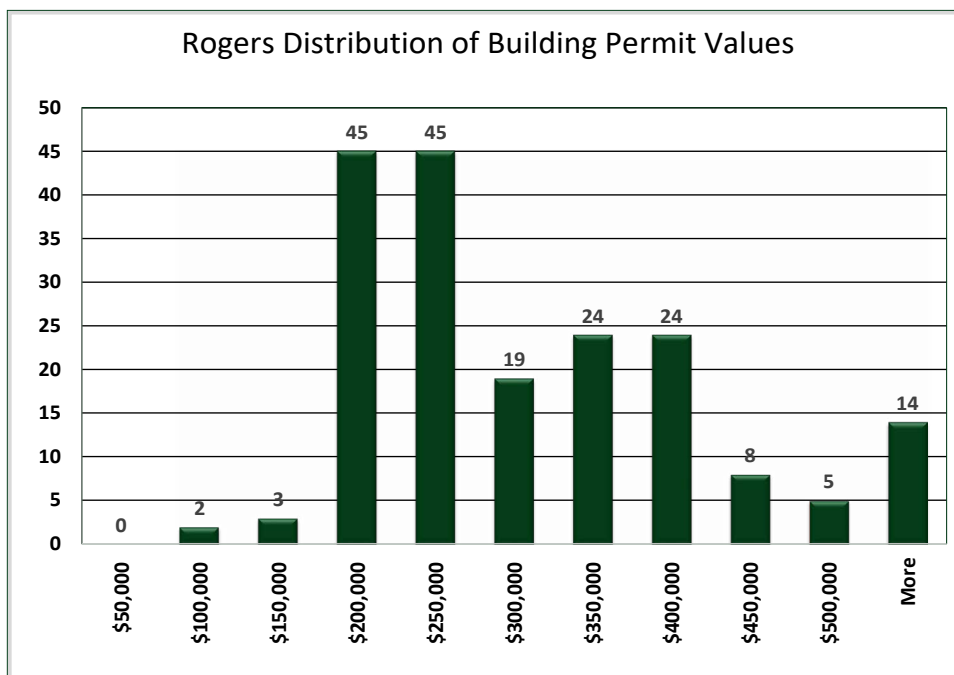
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Battlefield Estates	13	9.9%	2,198	94	\$279,453	\$127.51
Battlefield View	12	9.2%	1,609	42	\$201,699	\$125.74
Bloxham Estates	1	0.8%	1,807	65	\$199,000	\$110.13
Brett Ryan Ridge	1	0.8%	1,518	56	\$174,900	\$115.22
Country Acres	3	2.3%	1,504	50	\$167,300	\$113.00
Creekwood Manor	4	3.1%	1,606	42	\$198,875	\$123.86
David Musteen	2	1.5%	2,229	155	\$247,000	\$111.76
Deer Meadows	3	2.3%	1,819	61	\$206,000	\$113.43
Dogwood	1	0.8%	1,326	77	\$125,500	\$94.65
Elkhorn	10	7.6%	1,834	113	\$271,515	\$148.10
Givens Place	8	6.1%	1,279	48	\$157,250	\$123.25
Hazelton Heights	20	15.3%	1,905	83	\$248,680	\$130.56
Kayto Estates	1	0.8%	1,800	42	\$190,000	\$105.56
Maple Glenn	4	3.1%	1,644	58	\$201,500	\$122.48
Oaks, The	3	2.3%	1,561	58	\$184,133	\$117.90
Patterson Place	1	0.8%	1,718	63	\$190,000	\$110.59
Ridgemoor Estates	4	3.1%	1,754	57	\$201,225	\$114.53
Southland	1	0.8%	690	54	\$85,000	\$123.19
Standing Oaks	5	3.8%	1,553	58	\$183,080	\$118.16
Sugar Creek	8	6.1%	2,585	135	\$338,563	\$130.84
Summit Meadows	1	0.8%	1,782	46	\$222,000	\$124.58
Town & Country	1	0.8%	1,550	73	\$160,000	\$103.23
Tyler Estates	1	0.8%	1,952	64	\$224,500	\$115.01
Woodbridge	16	12.2%	1,880	134	\$247,755	\$131.75
Other	7	5.3%	1,636	173	\$197,886	\$121.49
<b>Pea Ridge Houses Sold</b>	<b>131</b>	<b>100.0%</b>	<b>1,815</b>	<b>88</b>	<b>\$229,899</b>	<b>\$126.28</b>

# Rogers Building Permits



Rogers	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	133	141	189	42.1%	34.0%
Average Value of Residential Building Permits	\$273,539	\$288,840	\$290,082	6.0%	0.4%



# Rogers

## Active Subdivisions

There were 2,913 total lots in 42 active subdivisions in Rogers in the second half of 2020. 81.1 percent of the lots were occupied, 0.6 percent were complete but unoccupied, 2.6 percent were under construction, 0.7 percent were starts, and 15.0 percent were empty lots.

The subdivisions with the most houses under construction in Rogers during the second half of 2020 were The Groves Neighborhood, Phase II and Phase III, tied with 12. Scissortail was next, with 10.

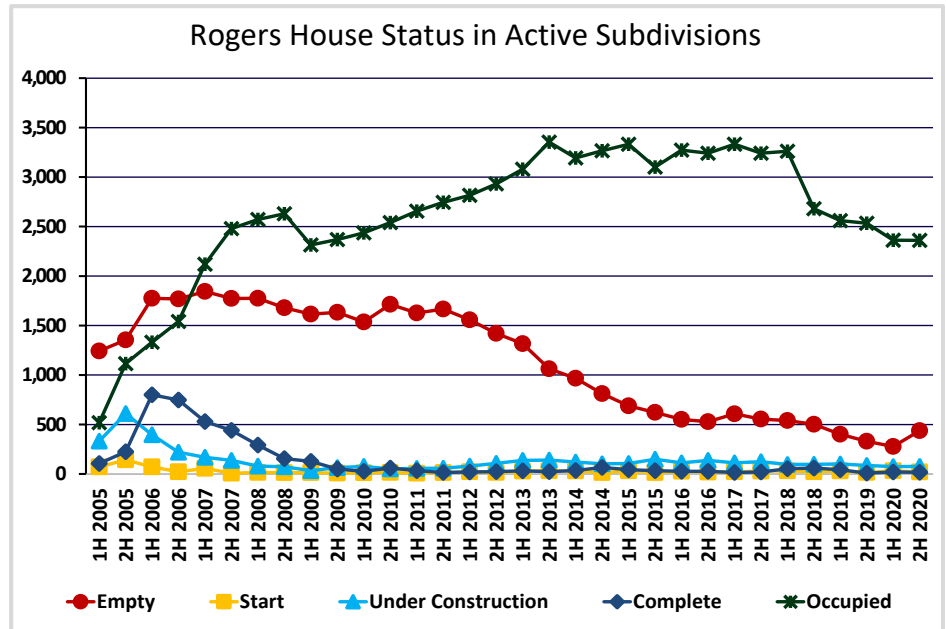
Chandler Run, Phase III had the most houses becoming occupied in Rogers with 22 houses. An additional 17 houses in Scissortail, Phase I became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 7 of the 42 active subdivisions in Rogers.

129 new houses in Rogers became occupied in the second half of 2020. The annual absorption rate implies that there are 27.6 months of remaining inventory in active subdivisions, up from 15.8 percent in the first half of 2020.

In 15 out of the 42 active subdivisions in Rogers, no absorption has occurred in the second half of 2020.

The percentage of houses occupied



by owners an increase in Rogers from 68.2 percent in 2012 to 66.0 percent in the second half of 2020.

Additionally, 488 new lots in 9 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blue Springs	2H 2020	20		20
Cadence Place, Phase 2	2H 2020		16	16
Cobble Creek	1H 2020	54		54
Cottonwood Place	1H 2020	61		61
First Street	2H 2020	119		119
Pine Street (expanded)	1H 2020		16	16
Roselawn	1H 2020	87		87
Scissortail Phase 2	2H 2020		20	20
Scissortail Phase 3	1H 2020		95	95
<b>New and Preliminary</b>		<b>341</b>	<b>147</b>	<b>488</b>

# Rogers

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Biltmore <sup>1</sup>	0	0	2	0	108	110	0	--
Cadence Place	0	0	0	0	20	20	10	0.0
Camden Way	0	0	0	0	160	160	1	0.0
Camelot Estates <sup>1,2</sup>	2	0	1	0	11	14	0	--
Chandler Run, Phase I	0		0	0	31	31	1	0.0
Chandler Run, Phase II	0	0	0	0	33	33	1	0.0
Chandler Run, Phase III	0	0	1	1	28	30	22	0.9
Chelsea Point, Phase II	0	0	0	0	85	85	1	0.0
Clower	1	0	2	0	72	75	2	4.5
Countryside Estates	0	0	0	0	28	28	3	0.0
Creekside <sup>1,2</sup>	2	0	0	0	62	64	0	--
Creekwood	2	0	0	0	165	167	2	12.0
Crescent View, Phase I	68	0	1	12	0	81	0	--
Eastridge, Phase II	3	0	3	0	22	28	5	7.2
Estates at Southgate, The	25	1	1	0	4	31	4	81.0
Foxbriar, Phase II	4	0	0	0	58	62	4	4.4
Garrett Road <sup>1,2</sup>	0	1	0	0	79	80	0	--
Groves Neighborhood, The, Phase II <sup>1</sup>	6	1	12	0	0	19	0	--
Groves Neighborhood, The, Phase III <sup>1</sup>	9	3	12	0	0	24	0	--
Habitat Trails <sup>1,2</sup>	5	0	0	0	11	16	0	--
Hearthstone, Phase III	0	0	0	0	96	96	1	0.0
Ivey's Phase II, The	2	0	7	0	67	76	11	4.5
Lexington <sup>1,2</sup>	5	0	0	0	115	120	0	--
Madison	1	0	0	0	34	35	3	4.0
Pine Meadows, Phase IV	3	2	0	0	3	8	0	20.0
Pinnacle, The, Phase I,	7	0	0	0	59	66	0	84.0
Pinnacle, Phase IV	12	0	2	0	135	149	2	84.0
Champions Golf & Country Club <sup>1</sup>	26	0	1	1	274	302	4	84.0
Champions Golf & Country Club, Phase II	1	0	1	0	18	20	0	--
Roller's Ridge <sup>1</sup>	4	0	2	0	128	134	0	--
Savannah Estates	47	2	3	0	5	57	5	124.8
Scissortail, Phase I	23	4	10	1	98	136	17	13.0
Shadow Valley, Phase III <sup>1,2</sup>	2	0	0	0	28	30	0	--
Shadow Valley, Phase X	113	4	10	0	0	127	0	--
Golf Villas of Shadow Valley, PUD <sup>1</sup>	1	0	0	0	6	7	0	12.0
Shadow Valley, Phase VII	10	0	1	0	162	173	0	132.0
Shadow Valley, Phase VIII	7	0	2	2	66	77	14	6.0
Shadow Valley, Phase IX <sup>1</sup>	4	0	1	0	9	14	0	--

# Rogers

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Torino Estates	0	0	0	0	6	6	3	0.0
Vintage <sup>1,2</sup>	1	0	0	0	22	23	0	--
Wire Ridge	42	3	0	0	0	45	0	--
Woodhaven Manor	0	0	1	0	53	54	13	0.6
<b>Rogers Active Lots</b>	<b>438</b>	<b>21</b>	<b>76</b>	<b>17</b>	<b>2,361</b>	<b>2,913</b>	<b>129</b>	<b>27.6</b>

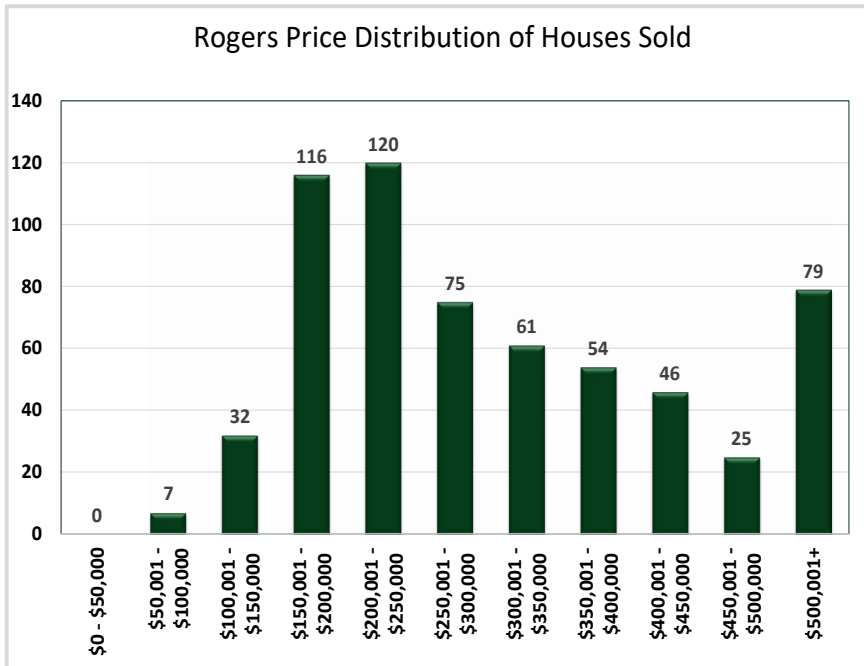
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Rogers

## Price Distribution of Houses Sold



615 houses were sold in Rogers in the second half of 2020.

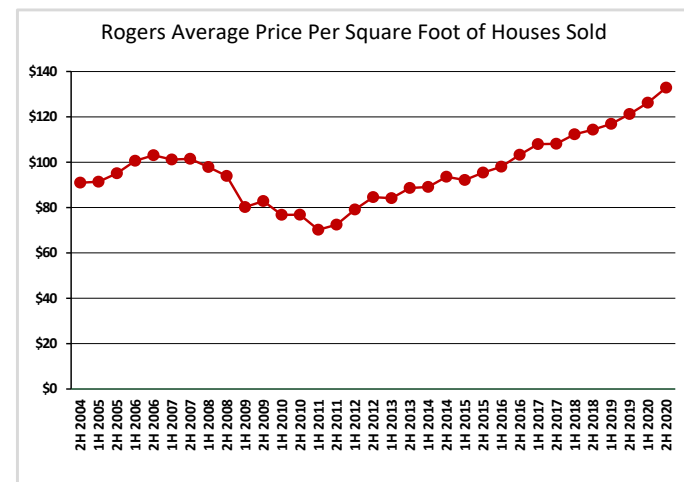
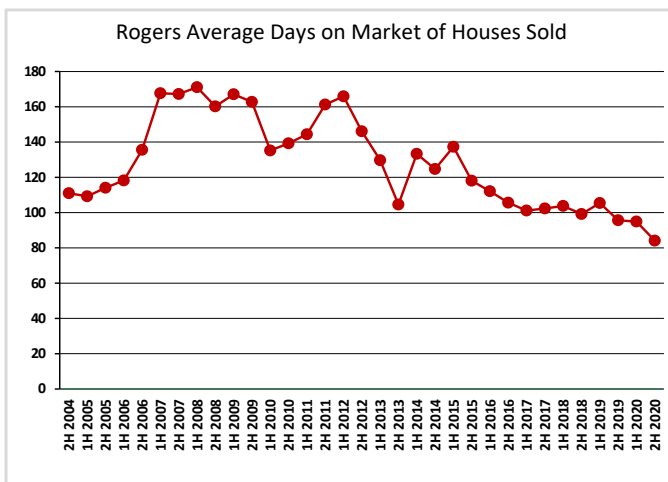
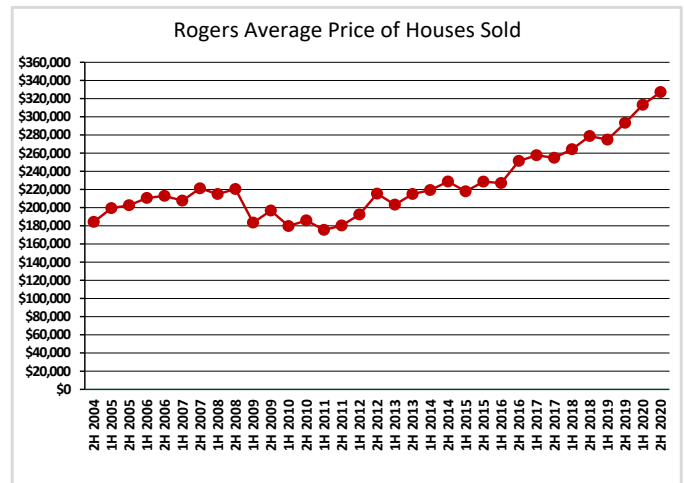
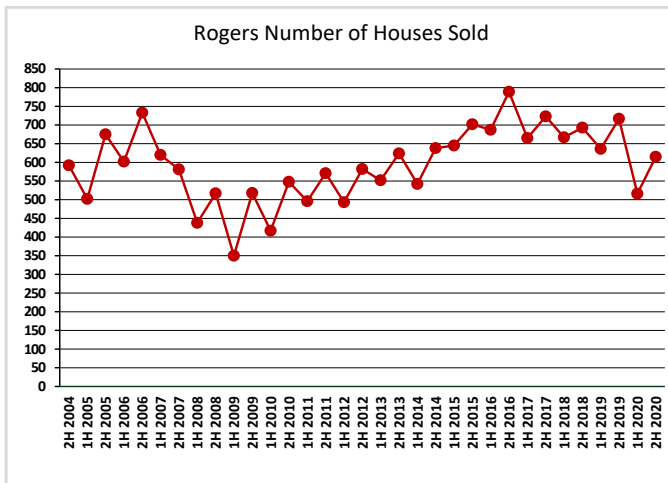
The average price of a house was \$327,161 at \$132.86 per square feet.

The median cost of a house was \$270,000.

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	7	1.1%	1,035	90	103.2%
\$100,001 - \$150,000	32	5.2%	1,170	78	97.9%
\$150,001 - \$200,000	116	18.9%	1,503	58	100.4%
\$200,001 - \$250,000	120	19.5%	1,808	85	99.9%
\$250,001 - \$300,000	75	12.2%	2,087	75	99.3%
\$300,001 - \$350,000	61	9.9%	2,520	93	99.5%
\$350,001 - \$400,000	54	8.8%	2,825	75	98.7%
\$400,001 - \$450,000	46	7.5%	3,213	76	98.9%
\$450,001 - \$500,000	25	4.1%	3,306	67	99.1%
\$500,001+	79	12.8%	4,308	140	96.9%
<b>Rogers Houses Sold</b>	<b>615</b>	<b>100.0%</b>	<b>2,389</b>	<b>84</b>	<b>99.2%</b>

# Rogers

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	717	516	615	-14.2%	19.2%
Average Price of Houses Sold	\$293,201.68	\$313,151.08	\$327,161.28	11.6%	4.5%
Average Days on Market	96	95	84	-12.0%	-11.4%
Average Price per Square Foot	\$121.26	\$126.22	\$132.86	9.6%	5.3%
Percentage of County Sales	23.2%	17.2%	19.0%	-18.1%	10.5%
Number of New Houses Sold	127	101	93	-26.8%	-7.9%
Average Price of New Houses Sold	\$306,581.81	\$349,243.65	\$341,407.33	11.4%	-2.2%
Average Days on Market of New Houses Sold	123	145	150	21.4%	3.5%
Number of Houses Listed	263	134	86	-67.3%	-35.8%
Average List Price of Houses Listed	\$483,430.41	\$563,648.00	\$537,934.00	11.3%	-4.6%

# Rogers

## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Abington	4	0.7%	2,214	50	\$278,125	\$125.62
Academy	1	0.2%	1,719	146	\$260,000	\$151.25
Acres, The	1	0.2%	4,099	0	\$625,000	\$152.48
Altons Brush Creek	6	1.0%	2,591	105	\$252,250	\$97.73
Amis Road	1	0.2%	1,060	41	\$141,800	\$133.77
Arbor Glenn	2	0.3%	2,040	59	\$244,950	\$120.31
Arbors At Pinnacle Ridge Hpr	3	0.5%	1,890	56	\$271,000	\$143.54
B F Sikes	2	0.3%	2,367	33	\$405,000	\$148.95
Banz	4	0.7%	1,671	49	\$189,500	\$113.74
Bel Air	2	0.3%	2,073	20	\$248,000	\$119.52
Bellview	5	0.8%	1,752	63	\$229,700	\$131.46
Bent Tree	8	1.3%	3,155	51	\$398,094	\$126.38
Biltmore	9	1.5%	2,570	51	\$322,389	\$126.33
Bishop Manor	2	0.3%	1,005	48	\$97,000	\$96.80
Bloomfield	1	0.2%	3,312	45	\$475,000	\$143.42
Blue Hill	1	0.2%	1,404	53	\$175,500	\$125.00
Bordeaux	1	0.2%	4,209	63	\$685,000	\$162.75
Breckenridge	1	0.2%	1,894	36	\$240,000	\$126.72
Brentwood	3	0.5%	1,230	9	\$174,167	\$141.47
Brian	1	0.2%	1,153	42	\$157,000	\$136.17
C F Miller	1	0.2%	960	45	\$125,000	\$130.21
Cadence Place	10	1.6%	1,508	211	\$209,450	\$138.94
Callahan Heights	1	0.2%	1,946	57	\$199,000	\$102.26
Cambridge Park	3	0.5%	1,856	41	\$207,074	\$113.96
Camden Way	9	1.5%	1,974	41	\$247,269	\$125.29
Campbells Countrywood	4	0.7%	2,497	53	\$289,388	\$118.08
Cedar Heights	3	0.5%	1,116	42	\$149,667	\$134.09
Centennial Acres	4	0.7%	1,709	37	\$188,250	\$110.22
Champions Estates	2	0.3%	2,361	48	\$257,000	\$112.15
Chandler Run	13	2.1%	1,970	123	\$286,470	\$145.72
Chateau Terrace	6	1.0%	2,098	37	\$232,583	\$111.88
Chelsea Point	4	0.7%	1,562	42	\$218,000	\$139.53
Cherokee Strip	1	0.2%	4,012	124	\$615,000	\$153.29
Cherry Glenn	1	0.2%	1,268	74	\$171,500	\$135.25
Clead Acres	3	0.5%	1,804	73	\$174,400	\$98.84

# 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
Clower	3	0.5%	2,492	45	\$320,833	\$129.19
Conaway	1	0.2%	1,386	53	\$145,000	\$104.62
Cordova	4	0.7%	1,500	60	\$183,625	\$121.76
Cottagewood	2	0.3%	1,362	45	\$175,000	\$129.00
Country Club Estates	5	0.8%	2,684	63	\$280,180	\$109.99
Creekside	2	0.3%	4,502	122	\$604,950	\$134.01
Creekwood	8	1.3%	2,980	70	\$382,750	\$128.69
Crescent Heights	1	0.2%	1,539	32	\$158,000	\$102.66
Cross Creek	11	1.8%	2,906	56	\$385,523	\$133.55
Cross Timbers South	1	0.2%	2,887	52	\$348,000	\$120.54
Crosspointe	1	0.2%	1,244	22	\$130,000	\$104.50
Dinwiddie	1	0.2%	1,354	81	\$185,000	\$136.63
Dixieland Crossing	10	1.6%	2,107	66	\$251,895	\$120.20
Dixieland Village	1	0.2%	1,248	34	\$157,700	\$126.36
Dogwood	2	0.3%	2,507	68	\$270,000	\$104.14
Duckworths	2	0.3%	985	174	\$139,500	\$145.01
Eastridge	3	0.5%	1,607	147	\$210,000	\$130.67
Emerald Heights	1	0.2%	2,266	50	\$281,000	\$124.01
Estates at Southgate	1	0.2%	4,750	56	\$1,290,000	\$271.58
Fairchild Acres	3	0.5%	1,750	38	\$189,300	\$113.82
Fairchild Cannon	1	0.2%	1,056	61	\$95,150	\$90.10
Fairview	1	0.2%	1,344	30	\$135,000	\$100.45
Felker	2	0.3%	1,916	54	\$201,700	\$106.49
Fieldstone	2	0.3%	2,020	39	\$259,500	\$128.14
First Place	4	0.7%	1,734	70	\$195,375	\$115.28
Forest Park	5	0.8%	1,535	44	\$203,340	\$132.64
Foxbriar	5	0.8%	1,430	66	\$191,440	\$133.72
Garrett Road	1	0.2%	1,547	37	\$221,200	\$142.99
Golden Acres	3	0.5%	1,580	98	\$191,667	\$120.92
Grand Pointe	3	0.5%	2,734	70	\$371,633	\$135.99
Green Ash Court	2	0.3%	1,153	45	\$151,250	\$131.81
Greenfield Place	1	0.2%	1,337	47	\$165,000	\$123.41
Grove, The	3	0.5%	2,178	44	\$306,583	\$140.96
Groves Neighborhood, The	12	2.0%	1,862	80	\$258,995	\$141.59
Hardins	1	0.2%	1,304	455	\$261,500	\$200.54
Hardwood Heights	1	0.2%	1,820	49	\$232,000	\$127.47
Hearthstone	11	1.8%	2,731	58	\$357,309	\$131.51

# 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
Henry Hills	2	0.3%	1,466	65	\$157,500	\$110.31
Heritage West	1	0.2%	1,677	26	\$189,000	\$112.70
Highland Knolls	8	1.3%	3,057	58	\$380,363	\$124.43
Hillcrest	2	0.3%	1,712	28	\$178,500	\$103.94
Hilltop Farm	1	0.2%	5,913	74	\$765,000	\$129.38
Homes At Oakmont Hpr	3	0.5%	1,684	64	\$155,667	\$94.28
Hyland Park	2	0.3%	2,728	81	\$355,000	\$130.05
Indian Hills	1	0.2%	2,321	40	\$290,000	\$124.95
Iveys, The	14	2.3%	2,227	64	\$320,886	\$144.01
L E Scriber	1	0.2%	1,194	137	\$117,000	\$97.99
Lakewood Crossing	3	0.5%	1,806	52	\$211,000	\$116.36
Larimore & Garner	3	0.5%	1,080	186	\$129,267	\$120.91
Lawrence & Bradrick	4	0.7%	1,207	24	\$164,625	\$135.86
Lexington Square	1	0.2%	2,935	55	\$355,000	\$120.95
Liberty Bell	15	2.4%	2,925	62	\$399,017	\$138.26
Madison	1	0.2%	3,031	962	\$349,900	\$115.44
Malies	1	0.2%	2,572	96	\$270,000	\$104.98
Manors On Blossom Way Crk	2	0.3%	4,767	72	\$651,000	\$137.06
Mcgaugheys Orchard	5	0.8%	973	116	\$101,070	\$102.87
Meadow Acres	3	0.5%	1,783	42	\$210,667	\$118.71
Meadow Wood	6	1.0%	1,419	47	\$182,183	\$129.07
Midway	1	0.2%	1,336	24	\$166,000	\$124.25
Miller	1	0.2%	1,949	64	\$357,500	\$183.43
Montreaux	1	0.2%	2,308	31	\$326,500	\$141.46
New Hope Acres	1	0.2%	1,479	51	\$183,000	\$123.73
Northridge	1	0.2%	1,292	34	\$157,000	\$121.52
Oak Hill	10	1.6%	1,912	67	\$220,040	\$115.35
Oak View	2	0.3%	1,955	113	\$234,568	\$116.20
Oakcrest Ext	1	0.2%	1,585	47	\$202,500	\$127.76
Oldetown Estates	1	0.2%	1,775	46	\$240,000	\$135.21
Olivewood	1	0.2%	1,558	52	\$185,000	\$118.74
Overland	3	0.5%	3,590	63	\$456,333	\$127.34
Park View Estates	1	0.2%	4,388	43	\$525,000	\$119.64
Parkwood	3	0.5%	1,672	48	\$203,000	\$121.68
Patrick Place	1	0.2%	1,696	54	\$207,000	\$122.05

# 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
Peaks, The	8	1.3%	2,843	83	\$334,575	\$117.70
Pine Meadows	3	0.5%	1,640	57	\$214,667	\$130.80
Pinnacle	33	5.4%	4,246	147	\$778,042	\$183.55
Pinnacle Gardens	6	1.0%	3,953	52	\$461,123	\$116.68
Plantation, The	4	0.7%	1,524	51	\$188,300	\$123.55
Pleasant Acres	1	0.2%	3,682	60	\$493,000	\$133.89
Post Meadows	7	1.1%	1,661	39	\$207,214	\$124.89
Ranch Plaza	2	0.3%	1,751	47	\$202,500	\$115.99
Regency East	2	0.3%	1,463	127	\$145,750	\$99.63
Ridgecrest Meadows	9	1.5%	2,239	60	\$283,261	\$126.73
Rocky Creek	2	0.3%	2,160	35	\$308,500	\$141.94
Rogers Heights	3	0.5%	1,425	71	\$178,667	\$127.22
Rogers Original	3	0.5%	1,655	67	\$262,933	\$158.87
Rollers Ridge	1	0.2%	1,459	34	\$207,000	\$141.88
Rolling Oaks	6	1.0%	1,406	75	\$151,600	\$109.08
Roselawn	1	0.2%	1,192	33	\$140,000	\$117.45
Rosewood	4	0.7%	1,867	36	\$217,975	\$116.81
Rural Oaks	1	0.2%	2,742	34	\$355,000	\$129.47
Russell Fields	1	0.2%	1,739	337	\$174,000	\$100.06
S H Cole	3	0.5%	1,479	73	\$158,467	\$106.61
Sandstone	3	0.5%	1,201	49	\$155,000	\$129.45
Savannah Estates	3	0.5%	3,274	293	\$525,532	\$160.53
Schrader	1	0.2%	2,202	32	\$214,500	\$97.41
Scissortail	11	1.8%	3,671	104	\$655,499	\$177.00
Seminole Hills	1	0.2%	1,662	29	\$195,000	\$117.33
Shadow Valley	47	7.6%	3,360	128	\$502,390	\$149.22
Shadow Valley Twnhms	1	0.2%	2,421	36	\$340,000	\$140.44
Shiloh Ridge	3	0.5%	1,811	37	\$221,500	\$122.45
Silo Falls	4	0.7%	3,484	45	\$471,350	\$135.32
Smith & Hayes	1	0.2%	1,030	39	\$137,000	\$133.01
Southern Hills	2	0.3%	1,803	45	\$204,750	\$113.66
Southern Trace	1	0.2%	3,373	72	\$354,500	\$105.10
Spring Creek At Garrett Road	1	0.2%	1,450	66	\$210,000	\$144.83
Stoney Creek Place	5	0.8%	2,212	55	\$265,450	\$120.48
Summit Heights	2	0.3%	2,517	51	\$321,675	\$128.84

# Rogers

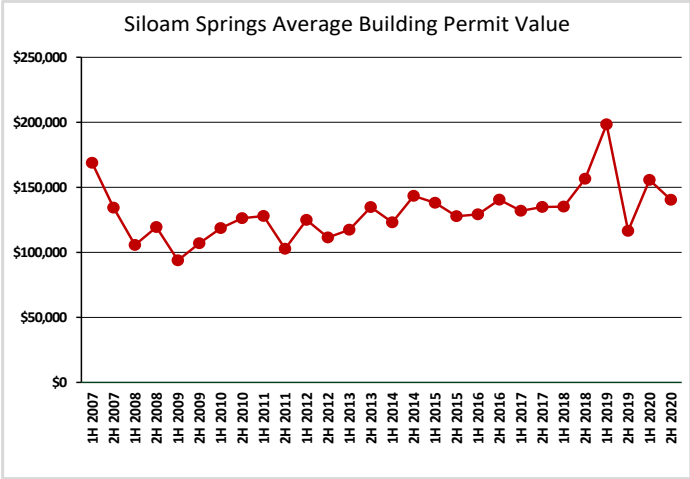
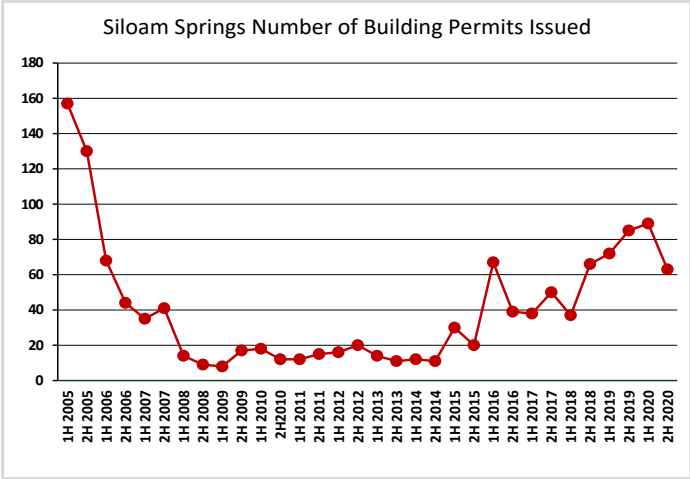
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Sun Bridge	1	0.2%	1,415	35	\$177,000	\$125.09
Sundown	1	0.2%	1,248	142	\$136,550	\$109.42
Three Oaks Twnhm Hpr	1	0.2%	2,000	46	\$260,000	\$130.00
Turnberry At The Peaks	1	0.2%	3,117	62	\$405,000	\$129.93
Turtle Creek Place	3	0.5%	2,048	46	\$213,000	\$104.51
Twin Lakes Estate	3	0.5%	4,252	129	\$462,000	\$107.58
Valley West	7	1.1%	1,444	399	\$207,360	\$143.68
Victoria Place	2	0.3%	1,202	33	\$151,500	\$126.46
Villas At Lexington Sq	1	0.2%	1,919	81	\$214,000	\$111.52
Vintage	1	0.2%	2,052	49	\$275,000	\$134.02
Warren Glen	6	1.0%	3,396	63	\$430,517	\$127.17
Weber	4	0.7%	1,586	79	\$166,525	\$103.95
Western Terrace	2	0.3%	1,470	72	\$163,111	\$114.92
Westridge	1	0.2%	1,319	35	\$181,000	\$137.23
Whispering Timbers	11	1.8%	1,930	47	\$233,855	\$121.47
Willowbrook	3	0.5%	1,284	86	\$165,167	\$129.34
Windsor Place	1	0.2%	1,564	34	\$190,000	\$121.48
Woodhaven	11	1.8%	2,867	111	\$414,903	\$144.82
Woodland Acres	3	0.5%	1,903	80	\$206,700	\$109.21
Other	15	2.4%	2,527	95	\$369,763	\$146.77
<b>Rogers Houses Sold</b>	<b>615</b>	<b>100.0%</b>	<b>2,389</b>	<b>84</b>	<b>\$327,161</b>	<b>\$132.86</b>

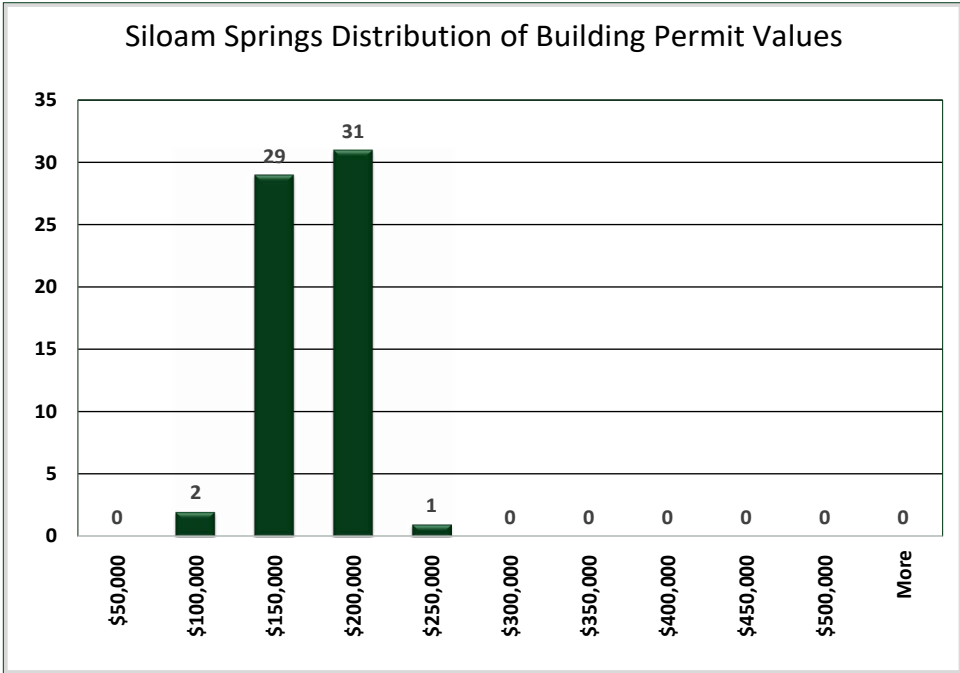




# Siloam Springs Building Permits



Siloam Springs	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	85	89	63	-25.9%	-29.2%
Average Value of Residential Building Permits	\$116,491	\$155,690	\$140,346	20.5%	-9.9%





# Siloam Springs

## Active Subdivisions

There were 1,053 total lots in 24 active subdivisions in Siloam Springs in the second half of 2020. 72.4 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 8.5 percent were under construction, 0.5 percent were starts, and 17.9 percent were empty lots.

The subdivisions with the most houses under construction in Siloam Springs during the second half of 2020 were Ridgestone Duplexes with 66, and Ashley Park, Phase II with 10.

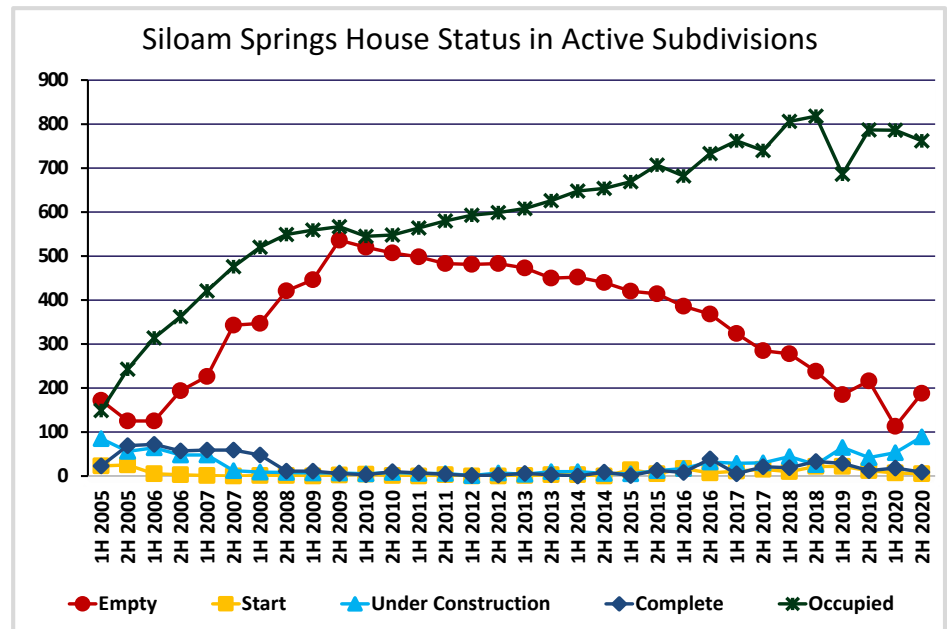
Autumn Glen, Phase II had the most houses becoming occupied in Siloam Springs with 34. An additional 26 houses in Ridgestone Duplexes became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 6 of the 24 active subdivisions in Siloam Springs.

147 new houses in Siloam Springs became occupied in the second half of 2020. The annual absorption rate implies that there are 14.4 months of remaining inventory in active subdivisions, up from 11.6 percent in the first half of 2020.

In 7 out of the 24 active subdivisions in Siloam Springs, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Siloam Springs from 64.0 percent in 2012 to 61.8 percent in the second half of 2020.



Additionally, 988 new lots in 17 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Carley Crossing	1H 2020	78		78
Endura Park	2H 2020		101	101
Foxtail South	2H 2020	167		167
Grandview Estates, Phase I	2H 2020		79	79
Grandview Estates, Phase II	2H 2020	65		65
Heritage Ranch, Phase II	2H 2020		17	17
Heritage Ranch, Phases III	1H 2020	59		59
Lawlis Ranch 1B	1H 2020	3		3
Lawlis Ranch 2-5	2H 2020	56		56
Mission Hill	2H 2020	123		123
Regan Ct.	1H 2020	28		28
Revised Gunter's Subdivision	2H 2018		23	23
Somerset	2H 2019	74		74
Stubbs	2H 2020		30	30
Sweet Homes, Phase I	1H 2019		33	33
Sweet Homes, Phase II	2H 2020	14		14
Trail Pointe	2H 2019	38		38
<b>New and Preliminary</b>		<b>705</b>	<b>283</b>	<b>988</b>

# Siloam Springs

## Active Subdivisions

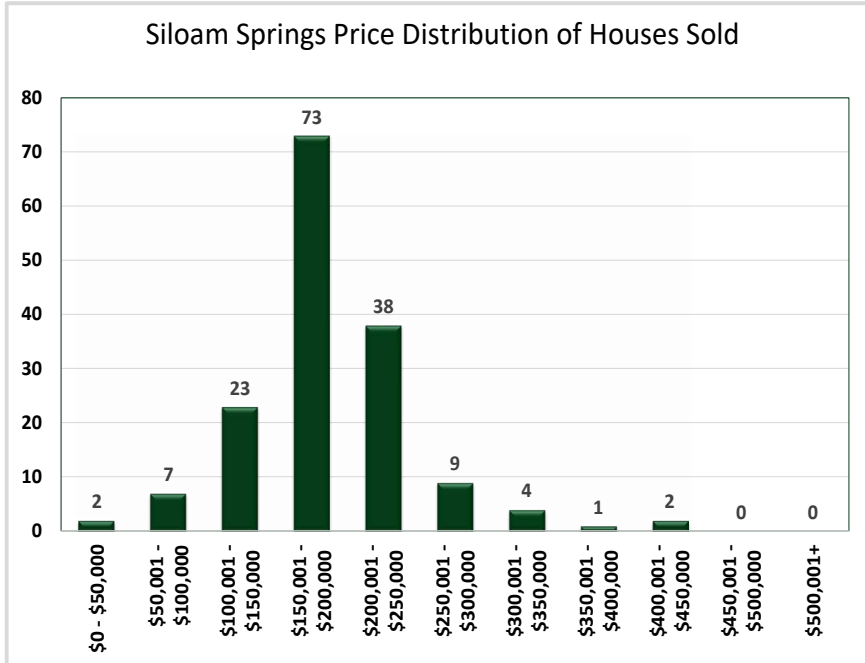
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Ashley Park, Phase I	1	0	2	0	28	31	4	6.0
Ashley Park, Phase II	70	0	10	0	0	80	0	--
Autumn Glen, Phase I <sup>1,2</sup>	1	0	0	0	138	139	0	--
Autumn Glen, Phase II	0	0	0	1	77	78	34	0.2
City Lake View Estates <sup>1,2</sup>	4		0	0	5	9	0	--
Club View Estates <sup>1,2</sup>	7	0	0	0	7	14	0	--
Dogwood Meadow	2	0	0	1	6	9	2	12.0
Forest Hills	22	1	3	0	42	68	9	20.8
Grand Estates	29	2	5	1	23	60	23	19.3
Lawlis Ranch	0	0	0	0	30	30	16	0.0
Maloree Woods <sup>1</sup>	7	0	1	0	48	56	0	--
Meadow Brook	0	0	0	0	19	19	1	0.0
Meadows Edge <sup>1,2</sup>	2	0	0	0	16	18	0	--
Nottingham	0	0	0	0	46	46	4	0.0
Paige Place, Phase II <sup>1,2</sup>	3	0	0	0	23	26	0	--
Prairie Meadow Estates	7	0	0	0	14	21	0	28.0
Ridgestone Duplexes	5	2	66	6	26	105	26	36.5
Rose Meade <sup>1,2</sup>	9	0	0	0	40	49	0	--
Shady Grove Estates, Phase II	3	0	0	0	7	10	2	18.0
Stone Ridge, Phase I	0	0	0	0	30	30	11	0.0
Stone Ridge, Phase IIA	0	0	0	0	8	8	3	0.0
Stone Ridge, Phase IIB & III	1	0	0	0	44	45	0	2.4
Stonecrest, Phase IV, V, VII	7	0	2	0	51	60	9	8.3
Woodlands, The Phase II	8	0	0	0	34	42	3	9.6
<b>Siloam Springs Active Lots</b>	<b>188</b>	<b>5</b>	<b>89</b>	<b>9</b>	<b>762</b>	<b>1,053</b>	<b>147</b>	<b>14.4</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.

# Siloam Springs

## Price Distribution of Houses Sold



159 houses were sold in Siloam Springs in the second half of 2020.

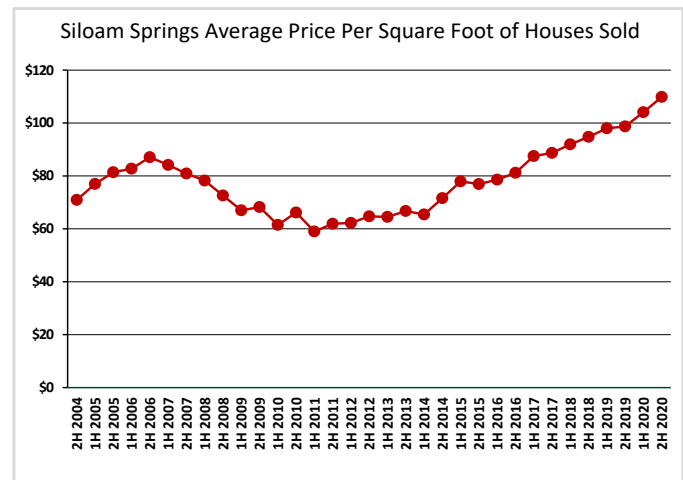
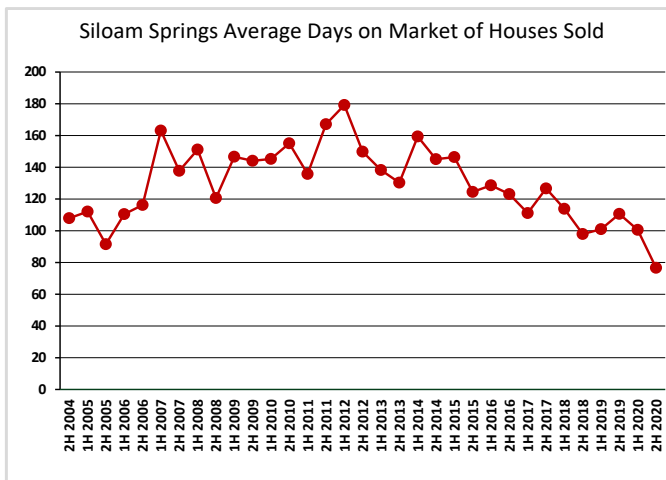
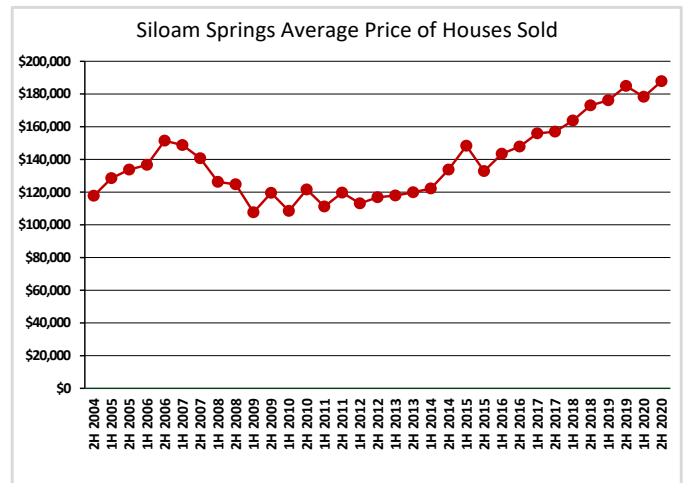
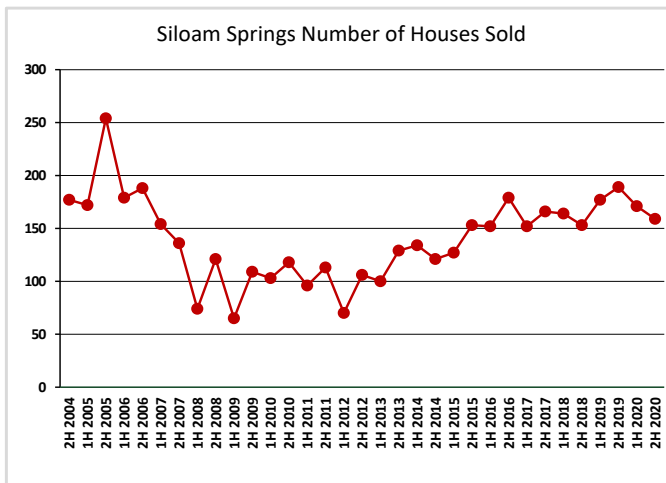
The average price of a house was \$187,801 at \$109.86 per square feet.

The median cost of a house was \$184,500.

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	2	1.3%	921	13	93.9%
\$50,001 - \$100,000	7	4.4%	1,006	77	92.7%
\$100,001 - \$150,000	23	14.5%	1,240	66	98.6%
\$150,001 - \$200,000	73	45.9%	1,600	68	99.4%
\$200,001 - \$250,000	38	23.9%	1,941	79	99.5%
\$250,001 - \$300,000	9	5.7%	2,314	80	99.0%
\$300,001 - \$350,000	4	2.5%	3,002	159	99.2%
\$350,001 - \$400,000	1	0.6%	3,642	127	99.4%
\$400,001 - \$450,000	2	1.3%	4,027	348	93.6%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Siloam Springs Houses Sold</b>	<b>159</b>	<b>100.0%</b>	<b>1,714</b>	<b>77</b>	<b>98.9%</b>

# Siloam Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	189	171	159	-15.9%	-7.0%
Average Price of Houses Sold	\$184,881.91	\$178,280.78	\$187,801.45	1.6%	5.3%
Average Days on Market	111	101	77	-30.8%	-23.8%
Average Price per Square Foot	\$98.72	\$104.10	\$109.86	11.3%	5.5%
Percentage of County Sales	6.1%	5.7%	2.8%	-53.9%	-50.5%
Number of New Houses Sold	43	60	32	-25.6%	-46.7%
Average Price of New Houses Sold	\$204,109.33	\$201,476.65	\$205,249.97	0.6%	1.9%
Average Days on Market of New Houses Sold	147	138	108	-26.4%	-21.7%
Number of Houses Listed	75	26	29	-61.3%	11.5%
Average List Price of Houses Listed	\$242,444.32	\$240,578.00	\$213,192.00	-12.1%	-11.4%

# 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	4	2.5%	1,836	58	\$238,802	\$130.07
Autumn Glen	18	11.3%	1,515	72	\$177,305	\$117.30
Beauchamp's	1	0.6%	1,228	76	\$127,000	\$103.42
Blackberry Meadows	1	0.6%	2,400	24	\$288,000	\$120.00
Burnett Place	1	0.6%	1,587	60	\$121,000	\$76.24
C D Gunters	2	1.3%	1,164	97	\$89,250	\$76.44
Chattering Heights	1	0.6%	3,117	80	\$349,900	\$112.26
College	2	1.3%	909	39	\$100,000	\$110.46
Comstock First	1	0.6%	1,640	42	\$149,900	\$91.40
Copper Leaf	3	1.9%	1,762	78	\$209,633	\$118.94
Cordes	1	0.6%	1,397	14	\$160,000	\$114.53
Couchs	1	0.6%	970	41	\$114,000	\$117.53
Country Acres	1	0.6%	1,508	101	\$167,000	\$110.74
Courtney Courts	2	1.3%	1,425	80	\$166,450	\$116.97
Cranes	7	4.4%	2,025	69	\$215,571	\$110.10
Deer Lodge	1	0.6%	1,740	39	\$188,522	\$108.35
Deerfield Meadows	1	0.6%	2,036	53	\$208,000	\$102.16
Dogwood Meadow	2	1.3%	1,808	111	\$223,500	\$123.69
Dogwood Park	1	0.6%	980	81	\$115,000	\$117.35
Eighteen Acres, The	1	0.6%	2,547	104	\$283,000	\$111.11
Gabriel Park	4	2.5%	1,356	47	\$162,500	\$120.63
Heritage Ranch	2	1.3%	2,452	214	\$303,450	\$123.78
Hickory Hills	1	0.6%	1,494	28	\$123,500	\$82.66
Hico Manor	3	1.9%	1,396	58	\$149,833	\$107.54
Highlands	2	1.3%	1,713	60	\$200,500	\$117.02
Ingrams	1	0.6%	1,794	58	\$207,500	\$115.66
Johnsons	1	0.6%	2,204	157	\$245,000	\$111.16
Kimberly Heights	2	1.3%	1,513	164	\$167,500	\$110.25
L M Proctors	3	1.9%	1,208	135	\$121,667	\$102.95
Liva Lima	2	1.3%	1,825	99	\$166,000	\$93.42
Lyndale Estates	3	1.9%	1,391	35	\$154,500	\$112.57
Maloree Woods	2	1.3%	2,068	46	\$245,000	\$118.49
Meadow Brook	1	0.6%	2,021	73	\$240,000	\$118.75
Oaks, The	2	1.3%	1,659	61	\$187,450	\$112.99
Paige Place	5	3.1%	1,904	52	\$204,510	\$107.12
Patriot Park	7	4.4%	1,473	55	\$160,057	\$108.66
Pettys	3	1.9%	1,400	77	\$140,787	\$100.64

# 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
Plainview	1	0.6%	1,455	34	\$162,500	\$111.68
Quail Run	4	2.5%	1,097	46	\$92,500	\$84.35
R S Morris	2	1.3%	980	36	\$48,750	\$48.35
Ravenwood	5	3.1%	2,280	71	\$247,700	\$110.81
Rolling Hills	2	1.3%	2,033	79	\$190,450	\$93.79
Sager Creek	1	0.6%	1,752	70	\$165,000	\$94.18
Siloam Springs Original	3	1.9%	2,296	68	\$202,000	\$97.42
Sobro Bldg Hpr	1	0.6%	1,832	179	\$219,000	\$119.54
Stone Ridge	8	5.0%	1,793	101	\$192,726	\$110.16
Stonecrest	6	3.8%	2,048	92	\$240,217	\$117.28
Tara Heights	2	1.3%	1,965	37	\$220,000	\$112.08
Teague's	1	0.6%	1,705	161	\$169,000	\$99.12
Thomas & Barnes	1	0.6%	1,420	46	\$166,500	\$117.25
Villa View Estates	1	0.6%	2,157	77	\$199,900	\$92.68
Vista View	2	1.3%	1,304	34	\$143,000	\$110.72
Walnut Woods	9	5.7%	1,975	72	\$212,794	\$108.30
Wood Creek	1	0.6%	1,470	35	\$152,000	\$103.40
Woodlands, The	5	3.1%	1,809	95	\$214,700	\$118.42
Youngs	1	0.6%	1,431	109	\$146,800	\$102.59
Other	7	4.4%	1,904	130	\$217,950	\$118.98
<b>Siloam Springs Houses Sold</b>	<b>159</b>	<b>100.0%</b>	<b>1,714</b>	<b>77</b>	<b>\$187,801</b>	<b>\$109.86</b>

# Unincorporated Areas in Benton County

## Active Subdivisions

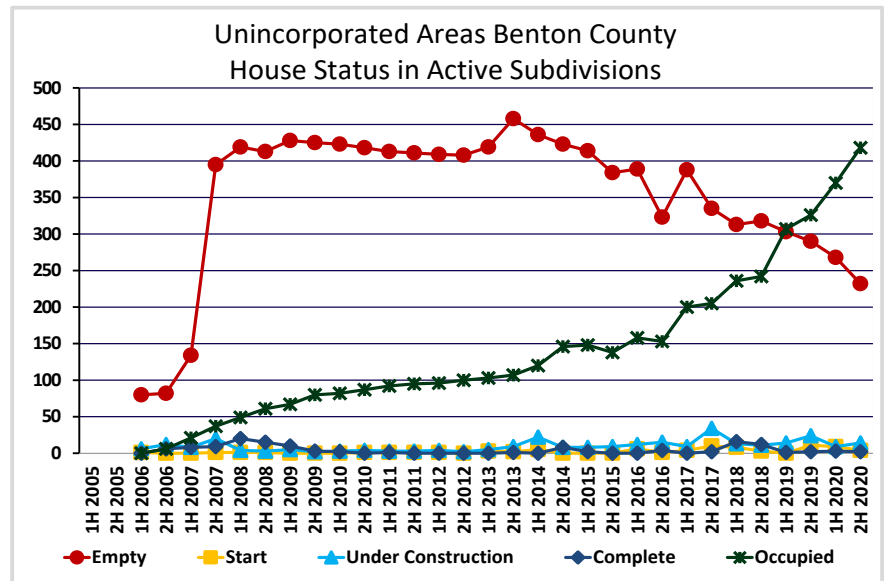
There were 670 total lots in 18 active subdivisions in Unincorporated in the second half of 2020. 62.4 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 2.1 percent were under construction, 0.6 percent were starts, and 34.6 percent were empty lots.

The subdivisions with the most houses under construction in Unincorporated Areas during the second half of 2020 were Deer Haven with 10, and Pepper Hills with 2.

Deer Haven had the most houses becoming occupied in Unincorporated with 13. An additional 12 houses in Little Sugar Estates became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 5 of the 18 active subdivisions in Unincorporated.

49 new houses in Unincorporated became occupied in the second half of 2020. The annual absorption rate implies that there are 32.5 months of remaining inventory



in active subdivisions, down from 55.0 percent in the first half of 2020. In 5 out of the 18 active subdivisions in Unincorporated, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners a decrease in Unincorporated from 63.3 percent in 2012 to 60.1 percent in the second half of 2020.

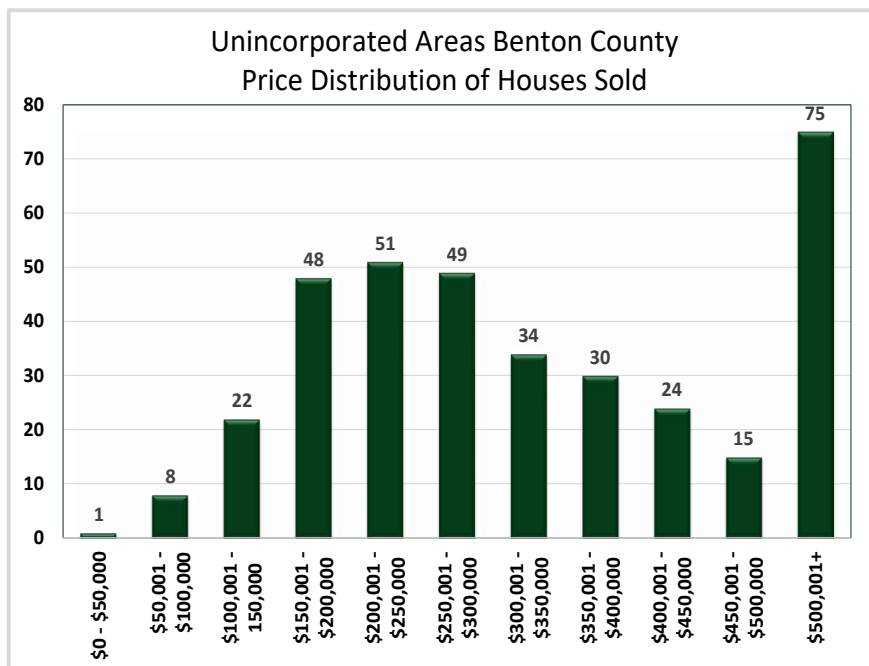
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Beau Chalet	16	1	1	0	26	44	0	216.0
Charleston Park at Legendary	7	0	0	0	101	108	4	4.4
Cloverdale Estates, Phase II <sup>1,2</sup>	4	0	0	0	24	28	0	--
Crow's Nest 6th	6	0	0	0	9	15	1	72.0
Deer Haven	3	2	10	2	108	125	13	6.0
Esculapia Estates	9	0	0	0	9	18	1	108.0
Greenstone Estate	8	0	0	0	39	47	1	96.0
Little Sugar Estates	1	0	0	0	12	13	12	1.0
Loyden Oaks <sup>1,2</sup>	2	0	0	0	14	16	0	--
Maxwell Manor <sup>1,2</sup>	3	0	0	0	2	5	0	--
Moonlight Valley	18	1	0	0	15	34	3	57.0
Ozark Hills	27	0	0	0	1	28	1	324.0
Pepper Hills	31	0	2	0	21	54	5	66.0
Pleasant Meadows	1	0	1	0	18	20	1	8.0
Shady Grove Estates	3	0	0	0	7	10	7	5.1
Sugar Hollow Acres <sup>1,2</sup>	7	0	0	0	4	11	0	--
Timber Ridge Estates	42	0	0	0	7	49	0	252.0
Ventris Cove Estates <sup>1,2</sup>	44	0	0	0	1	45	0	--
<b>Unincorporated Areas Benton County</b>	<b>232</b>	<b>4</b>	<b>14</b>	<b>2</b>	<b>418</b>	<b>670</b>	<b>49</b>	<b>32.5</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.

# Unincorporated Areas in Benton County

## Price Distribution of Houses Sold



357 houses were sold in Unincorporated in the second half of 2020.

The average price of a house was \$372,091 at \$140.74 per square feet.

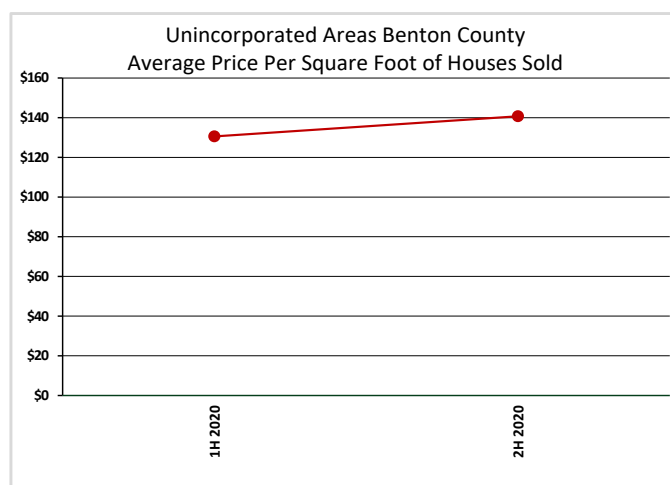
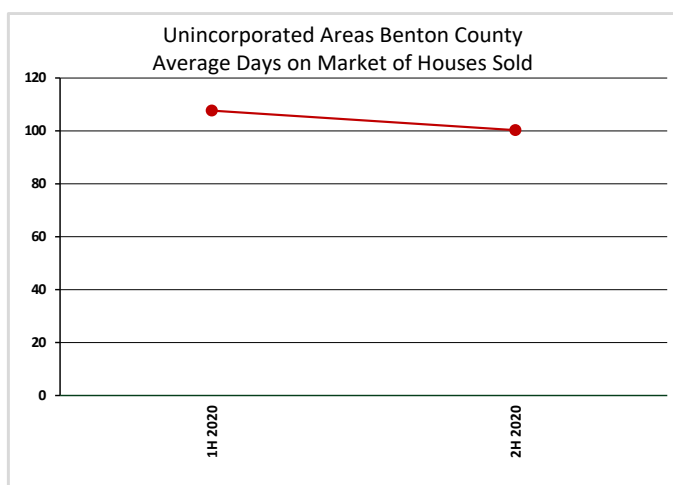
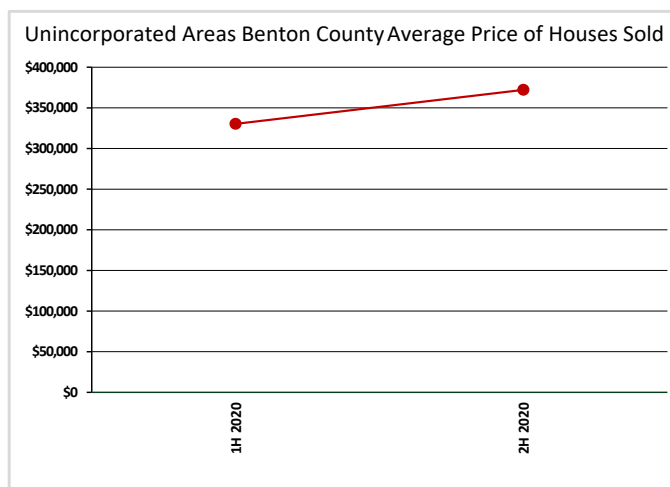
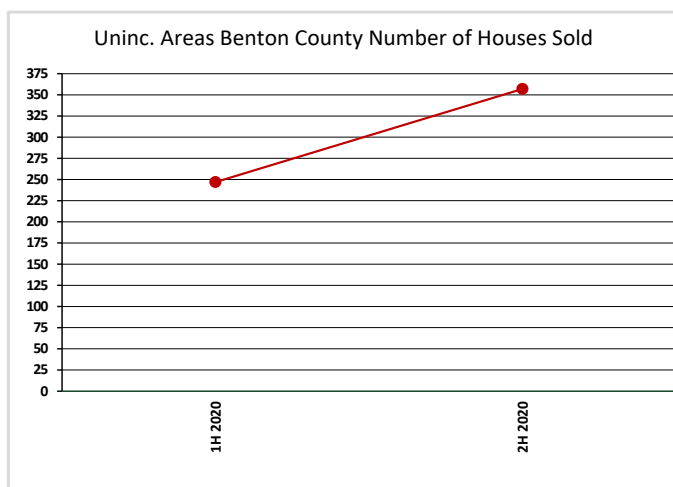
The median cost of a house was \$300,000.

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	1	0.4%	860	21	100.0%
\$50,001 - \$100,000	8	2.9%	1,093	76	98.7%
\$100,001 - \$150,000	22	7.9%	1,316	70	97.9%
\$150,001 - \$200,000	48	17.3%	1,492	66	98.6%
\$200,001 - \$250,000	51	18.4%	1,979	101	97.1%
\$250,001 - \$300,000	49	17.7%	2,331	92	99.6%
\$300,001 - \$350,000	34	12.3%	2,675	72	99.4%
\$350,001 - \$400,000	30	10.8%	2,752	172	96.9%
\$400,001 - \$450,000	24	8.7%	2,964	108	99.3%
\$450,001 - \$500,000	15	5.4%	3,246	105	97.8%
\$500,001+	75	27.1%	4,224	120	96.9%
<b>Unincorporated Areas in Benton County</b>	<b>357</b>	<b>100.0%</b>	<b>2,620</b>	<b>100</b>	<b>98.1%</b>



# Unincorporated Areas in Benton County

## Price Distribution of Houses Sold



Sold Characteristics in Washington County	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	--	247	357	--	44.5%
Average Price of Houses Sold	--	\$330,367.49	\$372,091.18	--	12.6%
Average Days on Market	--	108	100	--	-6.8%
Average Price per Square Foot	--	\$130.53	\$140.74	--	7.8%
Percentage of County Sales	--	8.2%	12.6%	--	52.4%
Number of New Houses Sold	--	15	27	--	80.0%
Average Price of New Houses Sold	--	\$311,394.00	\$334,036.00	--	7.3%
Average Days on Market of New Houses Sold	--	77	137	--	44.5%
Number of Houses Listed	--	116	49	--	-57.8%
Average List Price of Houses Listed	--	\$493,684.00	\$518,887.00	--	5.1%

# 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
Allens	1	0.3%	2,231	64	\$395,000	\$177.05
Asher Court	1	0.3%	4,583	205	\$546,000	\$119.14
Bailey Estates	1	0.3%	1,492	85	\$178,000	\$119.30
Beaver Shores	14	3.9%	1,966	40	\$264,821	\$125.90
Blue Ridge	1	0.3%	2,258	28	\$281,679	\$124.75
Blueberry Hill	1	0.3%	3,571	53	\$585,000	\$163.82
Bowles	1	0.3%	4,146	198	\$825,000	\$198.99
Cabins At Big Springs	1	0.3%	2,632	631	\$400,000	\$151.98
Cape Victoria	1	0.3%	5,578	236	\$740,000	\$132.66
Chastain Acres	1	0.3%	1,076	49	\$120,000	\$111.52
Chastains	1	0.3%	2,524	161	\$245,000	\$97.07
Cloverdale Estate	4	1.1%	1,593	76	\$190,000	\$121.08
Covington Trace	1	0.3%	3,567	78	\$440,000	\$123.35
Criswell Estates	1	0.3%	1,948	55	\$247,600	\$127.10
Crossings, The	2	0.6%	1,368	78	\$135,500	\$99.05
Crows Nest	5	1.4%	3,182	92	\$449,100	\$139.59
Dawn Hill	7	2.0%	2,563	67	\$265,271	\$106.13
Dawn Hill Twnh	3	0.8%	1,042	44	\$80,800	\$76.35
Decatur	1	0.3%	2,120	48	\$270,000	\$127.36
Deer Haven	10	2.8%	1,335	99	\$166,895	\$125.40
Del Lago Estates	1	0.3%	3,245	70	\$630,000	\$194.14
Dream Hill Estates	1	0.3%	1,647	62	\$219,500	\$133.27
Dream Valley	18	5.0%	2,416	100	\$255,106	\$106.65
Dutchman's	2	0.6%	2,445	33	\$306,000	\$122.27
Edgewood	2	0.6%	3,510	92	\$358,450	\$102.11
Estates Of Lakeway	2	0.6%	3,728	73	\$922,500	\$249.28
Fern Hollow Cottages	1	0.3%	1,452	30	\$410,500	\$282.71
Flint Creek Park	1	0.3%	988	22	\$79,900	\$80.87
Forest Hills	3	0.8%	2,497	188	\$317,300	\$123.40
Forrest	1	0.3%	2,656	127	\$458,000	\$172.44
Fraker	1	0.3%	1,304	37	\$200,000	\$153.37
Gene Hulet	1	0.3%	1,780	49	\$260,000	\$146.07
Golden Oaks	1	0.3%	1,372	57	\$153,000	\$111.52
Gram B Point	1	0.3%	2,848	120	\$550,000	\$193.12
Greenstone Estates	2	0.6%	3,319	63	\$492,000	\$149.12
Heritage Bay Hpr	3	0.8%	1,663	19	\$303,250	\$179.02
Heritage Ranch	2	0.6%	2,159	40	\$254,000	\$118.22

# Unincorporated Areas in Benton County

## Characteristics of Houses Sold

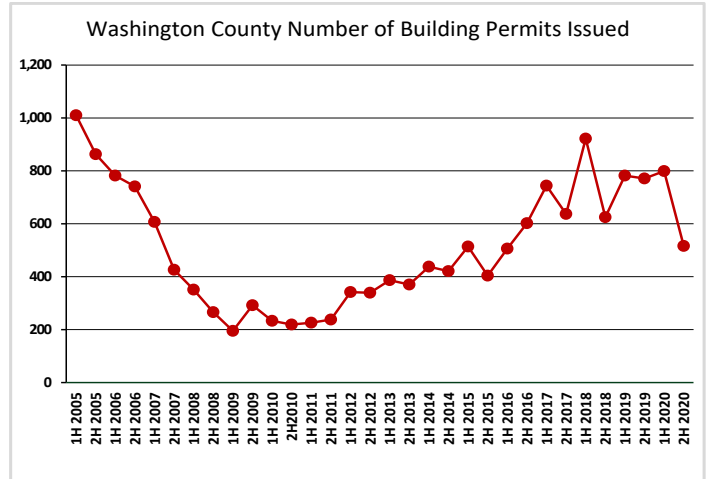
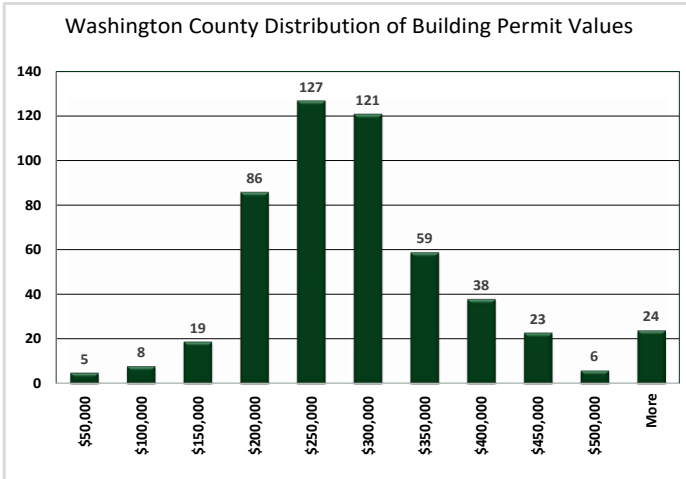
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Hickory	1	0.3%	3,312	261	\$600,000	\$181.16
Holiday Hills	1	0.3%	2,500	186	\$700,000	\$280.00
Horseshoe Hills	2	0.6%	2,394	70	\$349,000	\$148.38
Huckleberry Hills	1	0.3%	5,788	273	\$980,000	\$169.32
Lakeview Acres	1	0.3%	2,194	1,013	\$384,000	\$175.02
Lazy R Ranch	2	0.6%	2,337	143	\$282,000	\$122.61
Lost Bridge Village	8	2.2%	1,893	98	\$268,563	\$147.79
Mack Grimes	4	1.1%	2,174	44	\$294,975	\$131.11
Monte Ne Shores	2	0.6%	1,351	28	\$231,500	\$163.58
Moonlight Valley	3	0.8%	2,244	36	\$306,508	\$137.08
Moulder Hollow	2	0.6%	2,134	45	\$384,900	\$177.43
Mountain Lake Estates	2	0.6%	3,827	93	\$445,000	\$115.12
Navy Point Estates	1	0.3%	2,200	131	\$195,000	\$88.64
North Hickory Hills	1	0.3%	1,476	70	\$232,500	\$157.52
Oak Ridge Estates	1	0.3%	2,059	38	\$300,000	\$145.70
Oak Ridge West	3	0.8%	1,489	43	\$158,300	\$105.90
Oak View	1	0.3%	2,642	145	\$284,000	\$107.49
Oakhill Estates	1	0.3%	1,737	117	\$259,000	\$149.11
Oakhills	3	0.8%	3,150	107	\$374,000	\$120.38
Old Orchard Estates	1	0.3%	2,720	59	\$319,000	\$117.28
Ozark Estates	2	0.6%	2,921	51	\$380,000	\$132.12
Ozark Hills	1	0.3%	1,948	90	\$275,000	\$141.17
Ozark Orchard Co	1	0.3%	4,671	266	\$590,000	\$126.31
Palos Woods	1	0.3%	4,620	91	\$489,165	\$105.88
Pepper Hills	1	0.3%	3,100	55	\$416,900	\$134.48
Phillips Creek	1	0.3%	1,558	155	\$190,000	\$121.95
Pine Log	1	0.3%	2,673	113	\$938,000	\$350.92
Pine Oak Estates	1	0.3%	1,740	207	\$294,000	\$168.97
Pine Ridge Estates	1	0.3%	1,842	46	\$152,500	\$82.79
Piney Point	1	0.3%	1,571	36	\$215,000	\$136.86
Pleasant Meadows	1	0.3%	2,312	60	\$320,000	\$138.41
Pleasure Heights	1	0.3%	1,670	177	\$80,000	\$47.90
Plentywood Farms	2	0.6%	4,415	294	\$627,350	\$135.13
Point Clear	1	0.3%	1,828	87	\$300,000	\$164.11
Point Virgo Estates	2	0.6%	2,346	133	\$360,000	\$156.42
Preston Trail Estates	1	0.3%	5,049	154	\$675,000	\$133.69

# Unincorporated Areas in Benton County

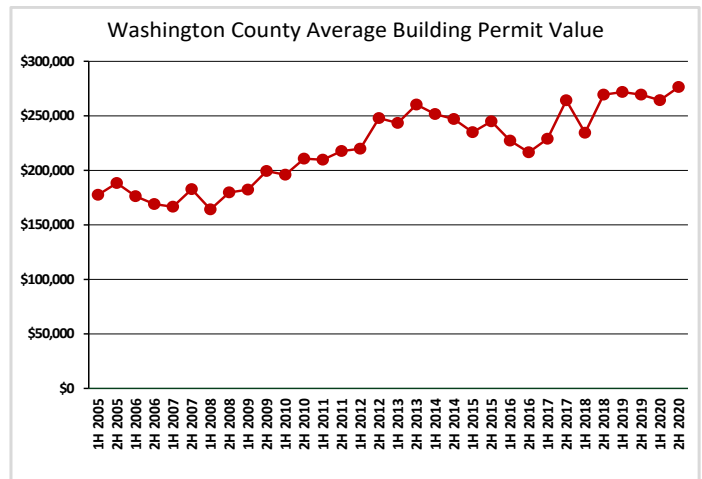
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Putmans	2	0.6%	2,508	49	\$425,000	\$188.77
Rambo Riviera	1	0.3%	3,300	29	\$1,300,000	\$393.94
Rancho Villa	1	0.3%	1,152	81	\$150,000	\$130.21
Rivercliff	8	2.2%	2,953	74	\$425,059	\$143.29
Robinson	1	0.3%	3,100	38	\$308,000	\$99.35
Rocky Branch	4	1.1%	1,894	43	\$417,000	\$235.52
Runnymede	2	0.6%	2,671	46	\$432,000	\$159.87
Schrader	1	0.3%	1,870	67	\$240,500	\$128.61
Sentosa	1	0.3%	5,377	68	\$885,000	\$164.59
Sequoyah Woods	2	0.6%	2,207	42	\$249,250	\$114.57
Shady Grove Estate	1	0.3%	1,900	89	\$224,000	\$117.89
Shox Bay Resort	1	0.3%	4,747	41	\$715,000	\$150.62
Slate Gap Estates	1	0.3%	2,282	90	\$570,000	\$249.78
South Mountain Estates	1	0.3%	6,077	203	\$650,000	\$106.96
Stone Ridge Estates	4	1.1%	3,967	42	\$577,250	\$148.41
Stonebriar	3	0.8%	4,295	348	\$523,333	\$124.19
Sunset Bay	2	0.6%	2,747	101	\$482,500	\$163.84
Sylvan Acres	2	0.6%	3,458	63	\$346,250	\$100.66
Talamore	10	2.8%	5,124	141	\$785,900	\$154.92
Tanglewood Estates	1	0.3%	649	54	\$95,000	\$146.38
Timber Lake Estates	1	0.3%	1,800	39	\$211,001	\$117.22
Top Flite	5	1.4%	3,859	121	\$425,400	\$110.39
Townsend	2	0.6%	2,766	32	\$302,450	\$110.13
Vans Lakeside Acres	1	0.3%	3,037	41	\$435,000	\$143.23
Virden Hills	2	0.6%	2,812	150	\$287,000	\$102.05
Vista Shores	1	0.3%	984	56	\$201,500	\$204.78
Water Lou Estates	3	0.8%	3,688	119	\$499,000	\$136.21
Waterford Park	3	0.8%	3,269	191	\$472,317	\$144.83
Wateroak Hpr	1	0.3%	2,205	65	\$145,800	\$66.12
Woodridge Manor	2	0.6%	2,429	52	\$317,500	\$135.11
Other	126	35.3%	2,579	105	\$380,279	\$146.28
Unincorporated Areas in Benton County	357	100.0%	2,620	100	\$372,091	\$140.74

# Washington County Building Permits



About 24.6 percent of the period's building permits were valued over \$250,001, but less than 300,000. 16.7 percent were valued between \$150,001 and \$250,000, and 6.2 percent were valued lower than \$150,000. 52.5 percent were valued over 300,001. Fayetteville accounted for 28.3 percent of the residential building permits issued in Washington County, while Springdale accounted for 22.7 percent, Farmington was 17.2 percent, and Tontitown was 11.4 percent.

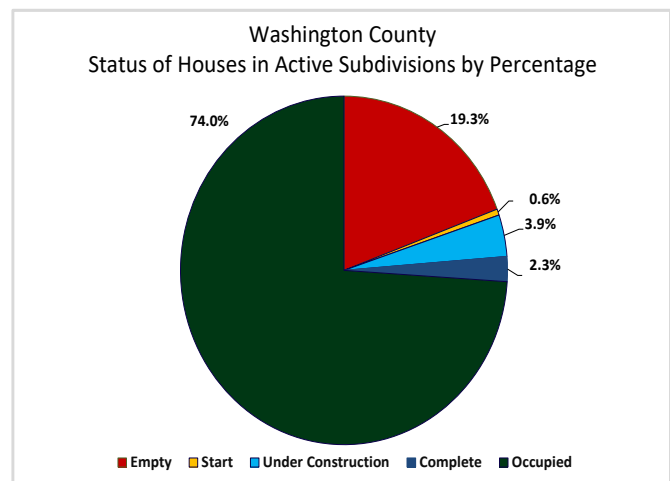
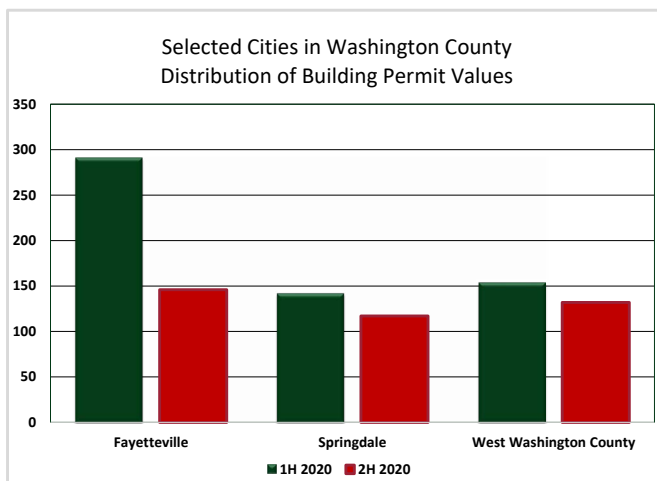


Washington County Building Permits	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	771	799	516	-33.1%	-35.4%
Average Value of Residential Building Permits	\$269,456	\$264,355	\$276,362	2.6%	4.5%

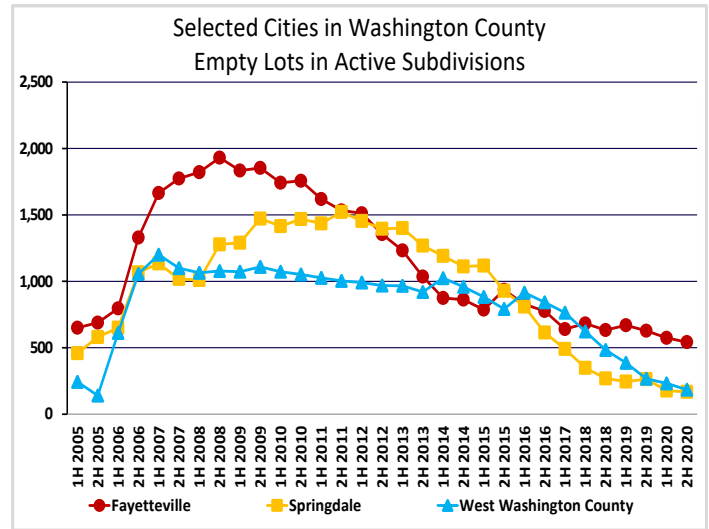
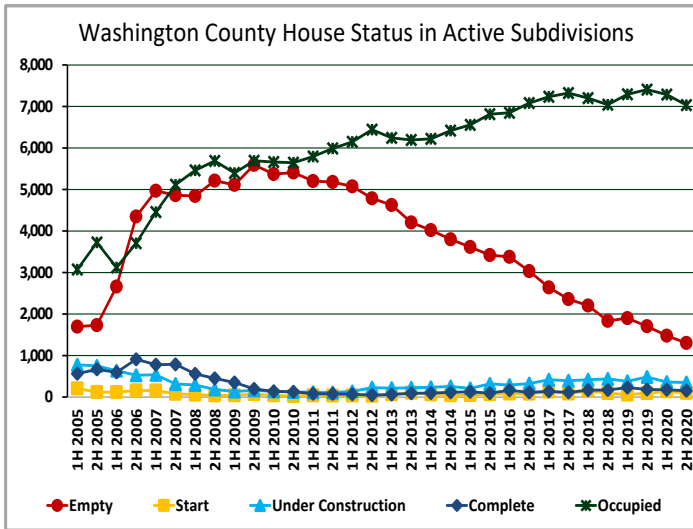
# Washington County

## Building Permits in Selected Cities

Building Permit Values Washington County	\$50,000	\$100,000	\$100,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000	More	2H 2020	2H 2019	% WC	% NWA
Elkins	0	0	2	0	3	8	0	0	0	0	0	13	26	2.5%	0.6%
Elm Springs	0	0	0	9	4	11	2	0	1	1	3	31	35	6.0%	1.5%
Farmington	2	0	0	1	15	51	8	5	2	1	4	89	73	17.2%	4.3%
Fayetteville	1	1	8	10	45	20	24	19		1	7	146	291	28.3%	7.0%
Goshen	1	0	1	0	0	2	4	2	2	1	2	15	7	2.9%	0.7%
Greenland	0	0	0	0	0	0	1	0	0	0	0	1	0	0.2%	0.0%
Johnson	0	0	0	0	0	0	0	0	0	0	3	3	4	0.6%	0.1%
Lincoln	0	0	2	0	0	0	0	0	0	0	0	2	3	0.4%	0.1%
Prairie Grove	1	7	3	16	8	1	0	0	1	0	0	37	78	7.2%	1.8%
Springdale	0	0	1	38	43	10	9	7	5	2	2	117	142	22.7%	5.6%
Tontitown	0	0	0	12	9	17	11	5	2	0	3	59	140	11.4%	2.8%
West Fork	0	0	2	0	0	1	0	0	0	0	0	3	0	0.6%	0.1%
<b>Total</b>	<b>5</b>	<b>8</b>	<b>19</b>	<b>86</b>	<b>127</b>	<b>121</b>	<b>59</b>	<b>38</b>	<b>23</b>	<b>6</b>	<b>24</b>	<b>516</b>	<b>799</b>	<b>100.0%</b>	<b>24.9%</b>



# Washington County Active Subdivisions



There were 8,940 total lots in 171 active subdivisions in Washington County in the second half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following 5 categories, 14.6 percent were empty, 1.1 percent were starts, 3.9 percent were under construction, 1.7 percent were complete but unoccupied houses, and 78.7 percent of the lots were occupied.

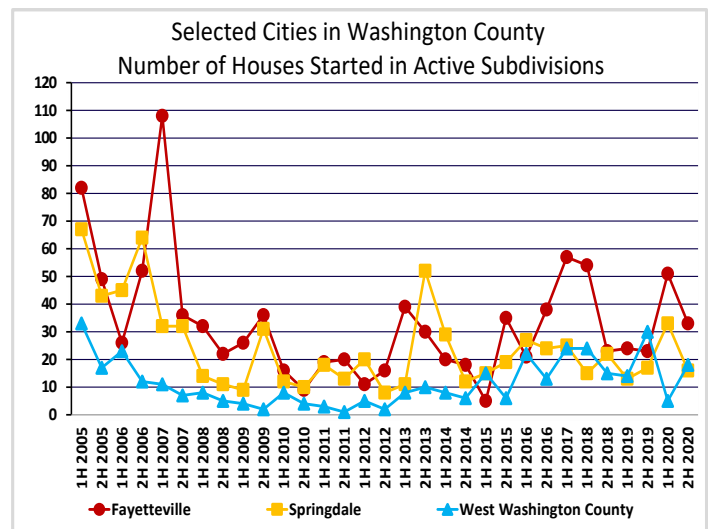
In active subdivisions, Fayetteville and Springdale had the most lots which were not classified as absorbed.

During the second half of 2020, the most active subdivisions in terms of houses under construction were Hylton Place with 27, and Habberton Ridge 1B, with 22, both in Springdale, Morsani Acres in Tontitown, with 23, and Park Meadows, Phase II in Fayetteville with 19.

Subdivisions with the most houses becoming occupied in first half of 2020 were The Villages of Sloanbrooke, Phase IV, Fayetteville, with 69, and Habberton Ridge 1A in Springdale with 64, followed by The Coves, Phase IV, Fayetteville with 46

By contrast, in 25 out of the 171 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year. During the second half of 2020, 903 houses in active subdivisions became occupied in Washington County.

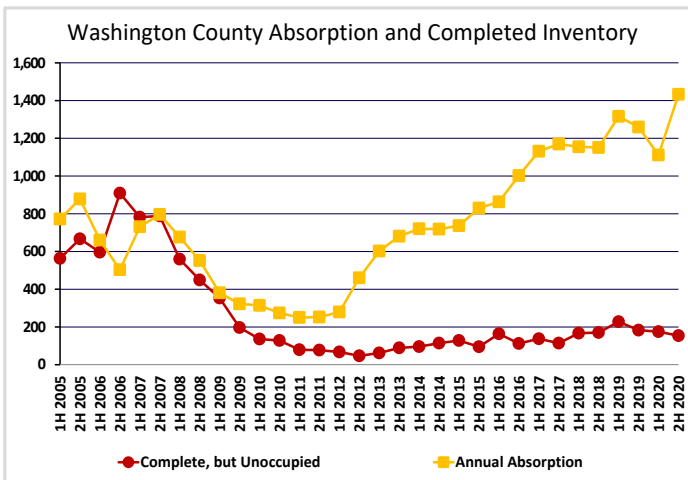
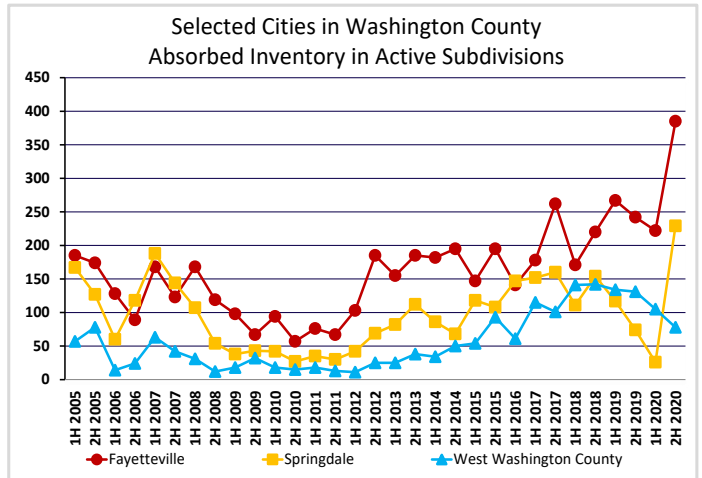
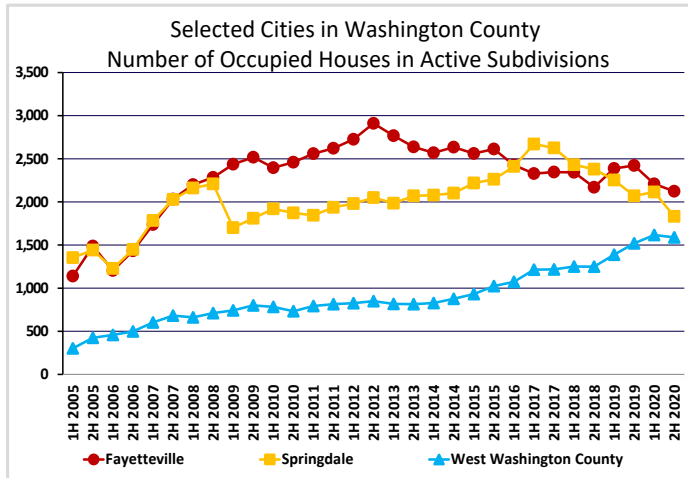
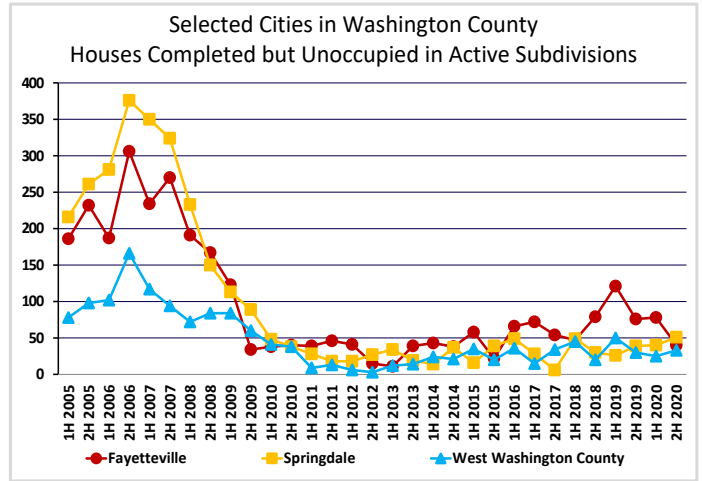
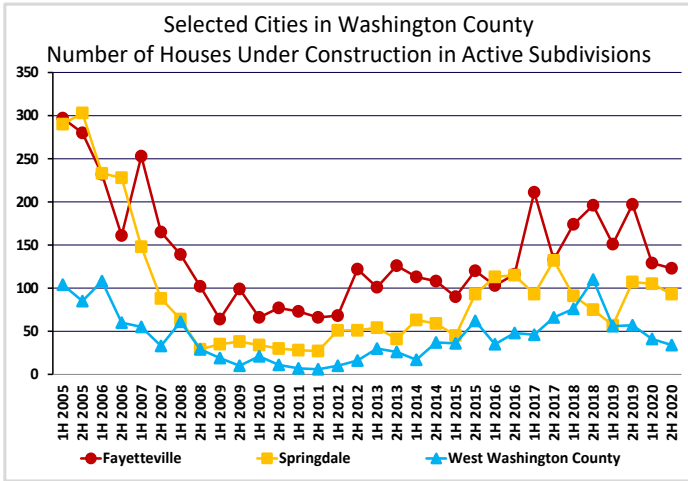
Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 16



months of lot inventory at the end of the first half of 2020 down from 25.9 months of inventory in the first half of 2020.

The results reflect that in 48 of the 171 active subdivisions in Washington County, no absorption has occurred in the past year.

# Washington County Active Subdivisions



Information was also collected from each city on subdivisions that received either preliminary or final approval but where no construction had yet occurred. An additional 5,682 lots in 59 subdivisions had received either preliminary or final approval by December 31, 2020.

Fayetteville accounted for 1,612 of the coming lots in 24 subdivisions, Farmington accounted for 1,762 in 11 subdivisions. Prairie Grove accounted for 456 in 5 subdivisions, Springdale accounted for 992 lots in 11 subdivisions Elkins accounted for 241 in 1 subdivision Tontitown accounted for 574 in 5 subdivisions and the remaining 45 coming lots were in the small cities of Washington County.



# Washington County Owner Occupied Trend

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

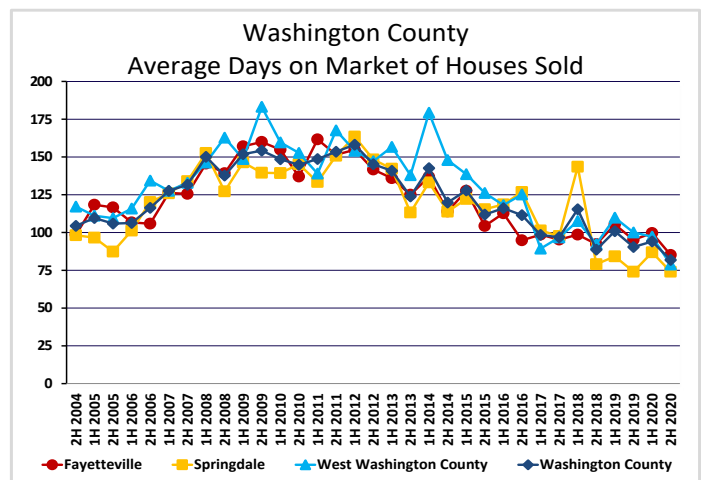
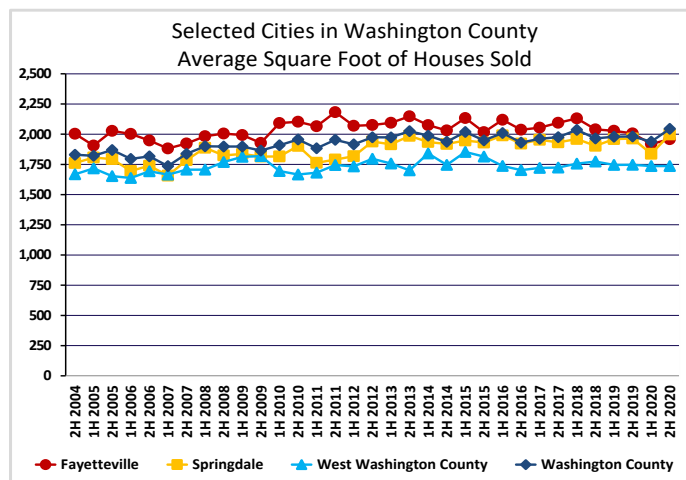
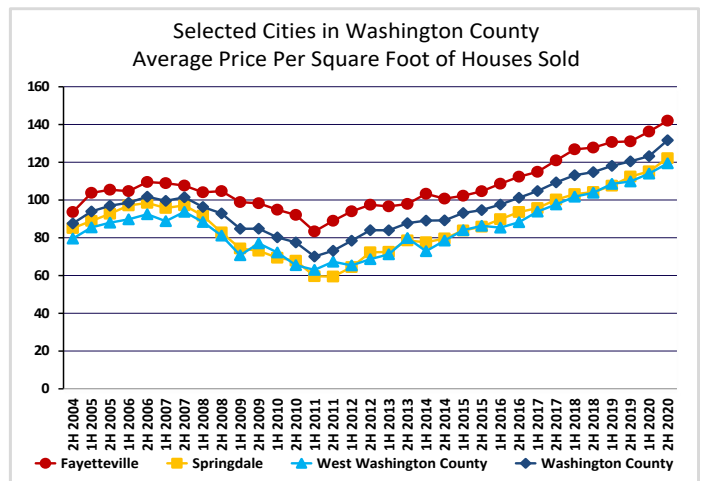
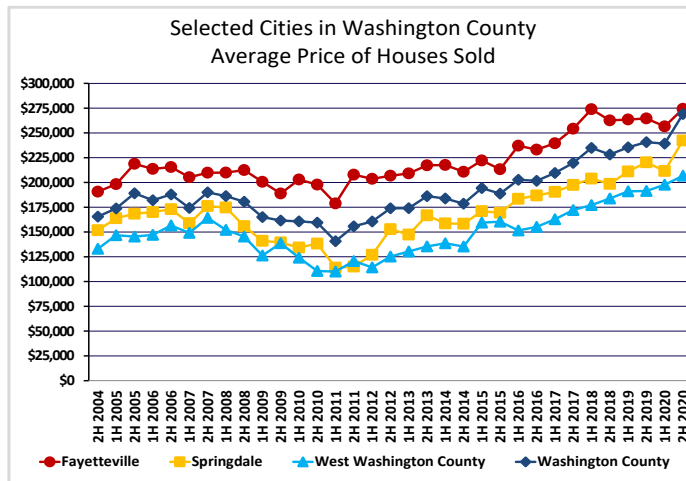
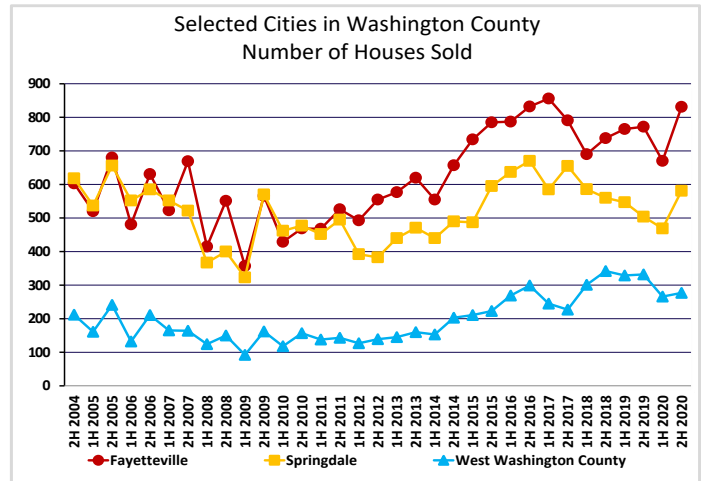
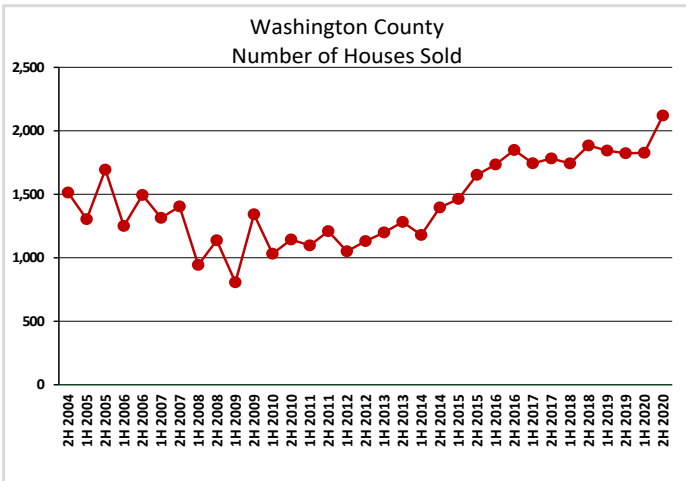
Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner occupied houses in the county. The data for the last eight years as well as the data for the first half of 2020 are provided in this report by city.

Overall, the percentage of houses occupied by owners declined from 64.9 percent in 2012 to 61.7 percent in the second half of 2020 as shown in the table above.

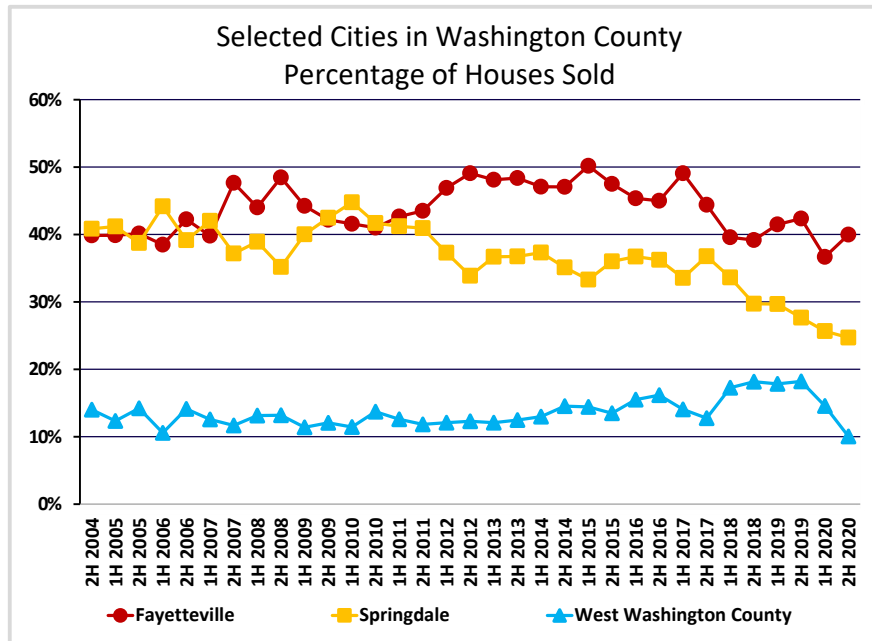
The table below covers a yearly and semi-yearly trend for house sales in Washington County. The median cost of a house sold in Washington County was \$230,000.

Sold Characteristics in Washington County	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	1,823	1,827	2,120	16.3%	16.0%
Average Price of Houses Sold	\$240,653.14	\$239,178.03	\$268,987.13	11.8%	12.5%
Average Days on Market	90	94	82	-9.5%	-13.0%
Average Price per Square Foot	\$120.50	\$123.25	\$131.69	9.3%	6.8%
Percentage of County Sales	100.0%	100.0%	100.0%	0.0%	0.0%
Number of New Houses Sold	460	510	520	13.0%	2.0%
Average Price of New Houses Sold	\$261,972.41	\$263,468.08	\$276,367.51	5.5%	4.9%
Average Days on Market of New Houses Sold	131	133	115	-11.9%	-13.4%
Number of Houses Listed	765	501	332	-56.6%	-33.7%
Average List Price of Houses Listed	\$349,698.58	\$393,030.69	\$378,513.00	8.2%	-3.7%

# Washington County Sold Houses

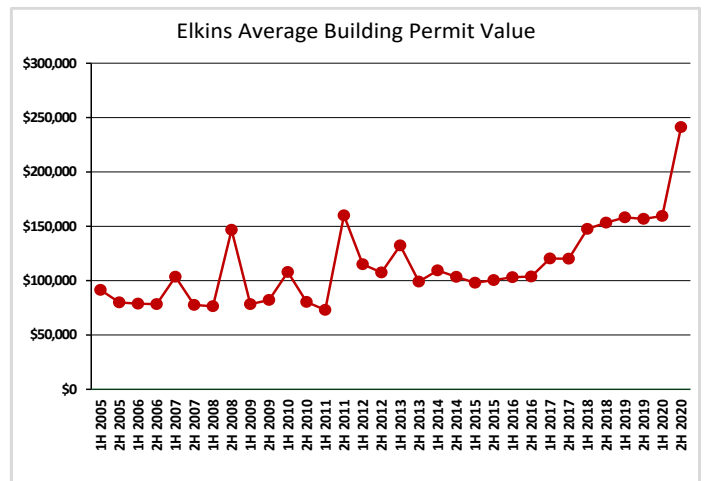
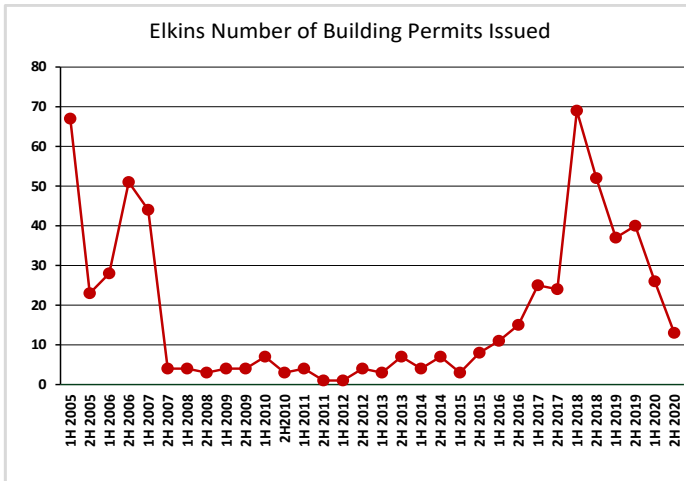


# Washington County Sold Houses by City and Characteristics

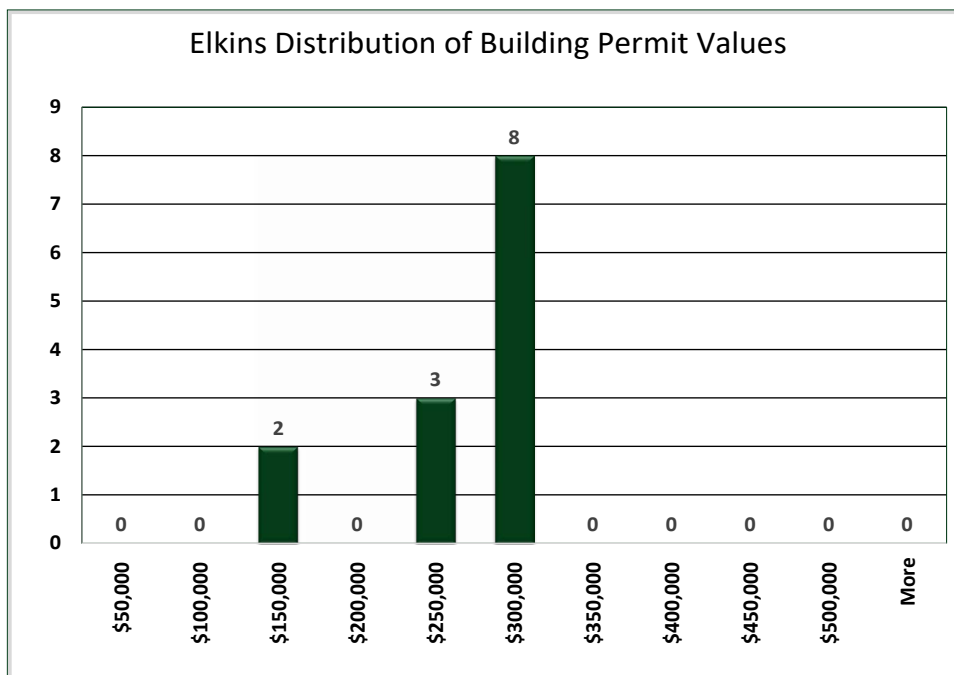


Washington County	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Canehill	--	--	--	0	0.0%
Elkins	\$194,553	\$118.24	76	47	2.2%
Elm Springs	\$433,961	\$145.86	67	45	2.1%
Evansville	--	--	--	0	0.0%
Farmington	\$244,860	\$127.95	83	100	4.7%
Fayetteville	\$274,247	\$142.02	85	831	39.2%
Goshen	\$538,129	\$148.54	118	27	1.3%
Greenland	\$202,533	\$100.76	77	12	0.6%
Johnson	\$389,525	\$134.78	74	24	1.1%
Lincoln	\$135,253	\$89.55	91	30	1.4%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$201,072	\$124.56	75	111	5.2%
Springdale	\$242,323	\$122.12	74	581	27.4%
Summers	--	--	--	0	0.0%
Tontitown	\$338,073	\$138.66	82	65	3.1%
West Fork	\$166,722	\$106.97	64	24	1.1%
Winslow	\$63,000	\$59.83	144	1	0.0%
Unincorporated Areas	\$313,881	\$129.21	94	222	10.5%
<b>Washington Co. Houses Sold</b>	<b>\$268,987</b>	<b>\$131.69</b>	<b>82</b>	<b>2,120</b>	<b>100.0%</b>

# Elkins Building Permits



Elkins	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	40	26	13	-67.5%	-50.0%
Average Value of Residential Building Permits	\$156,840	\$159,500	\$241,238	53.8%	51.2%



# Elkins

## Active Subdivisions

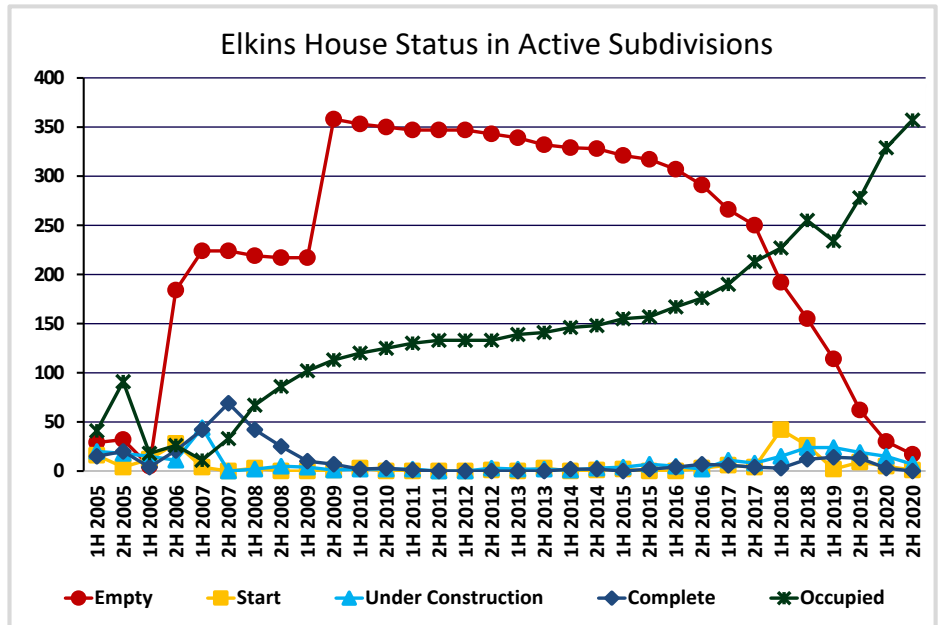
There were 382 total lots in 4 active subdivisions in Elkins in the second half of 2020. 93.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 1.8 percent were under construction, 0.3 percent were starts, and 4.5 percent were empty lots.

The subdivisions with the most houses under construction in Elkins during the second half of 2020 were Stonecrest with 4, and Oak leaf Manor with 3.

Stokenbury Farms had the most houses becoming occupied in Elkins with 18 houses. An additional 7 houses in Oak leaf Manor became occupied in the second half of 2020.

New construction or progress has occurred in all of the 4 active subdivisions in Elkins.

28 new houses in Elkins became occupied in the second half of 2020. The annual absorption rate implies that there are 3.8 months of remaining inventory in active subdivisions, down from 6.2 percent in the first half of 2020.



Absorption occurred in all 4 active subdivisions in Elkins.

The percentage of houses occupied by owners decreased in Elkins from 69.8 percent in 2012 to 69.0 percent in the second half of 2020.

Additionally, 241 new lots in 1 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Stokenbury Phase II	2H 2019	241		241
<b>New and Preliminary Lots</b>		<b>241</b>	<b>0</b>	<b>241</b>

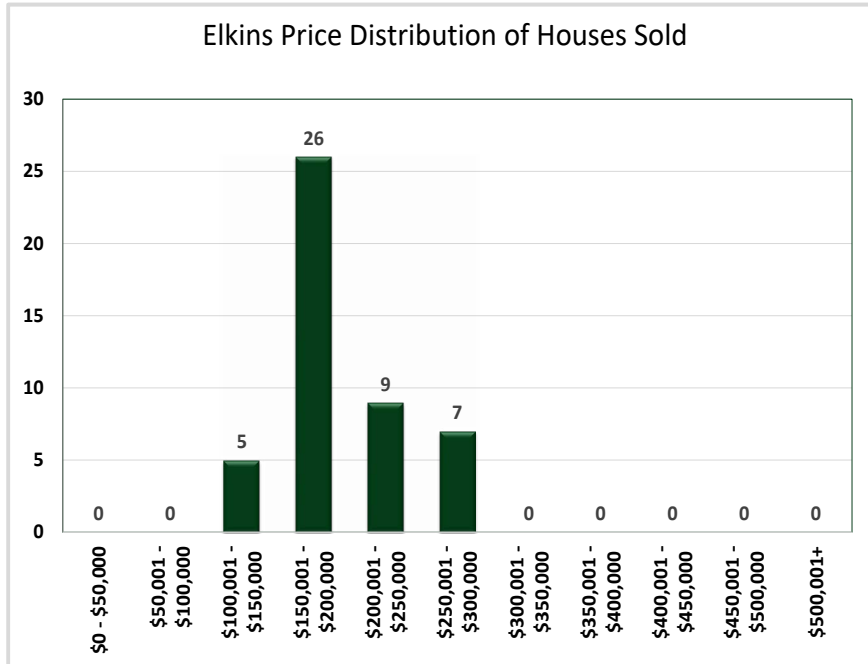
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Elkridge Plantation	2	0	0	0	49	51	0	12.0
Oakleaf Manor	3	1	3	0	141	148	7	7.6
Stokenbury Farms	10	0	0	0	128	138	18	2.0
Stonecrest	2	0	4	0	39	45	3	10.3
<b>Elkins Active Lots</b>	<b>17</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>357</b>	<b>382</b>	<b>28</b>	<b>3.8</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.

# Elkins

## Price Distribution of Houses Sold



47 houses were sold in Elkins in the second half of 2020.

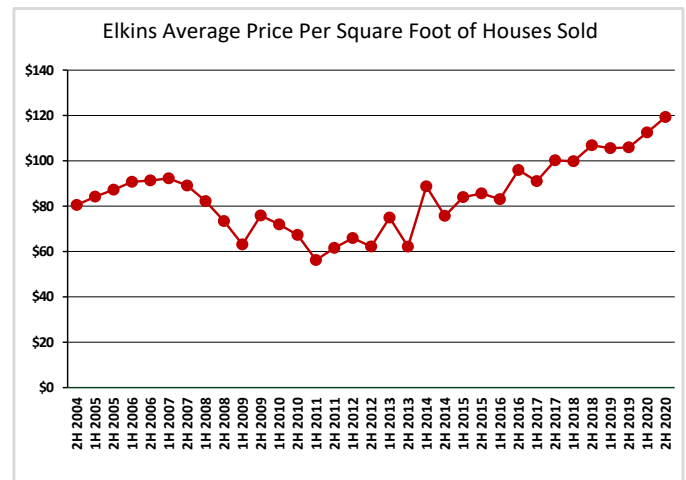
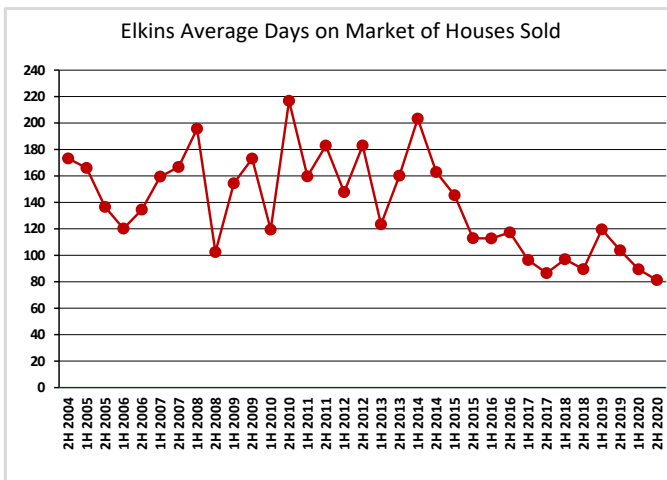
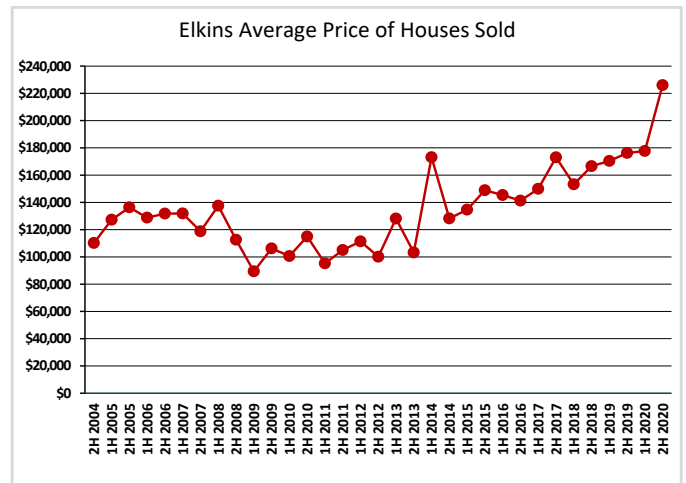
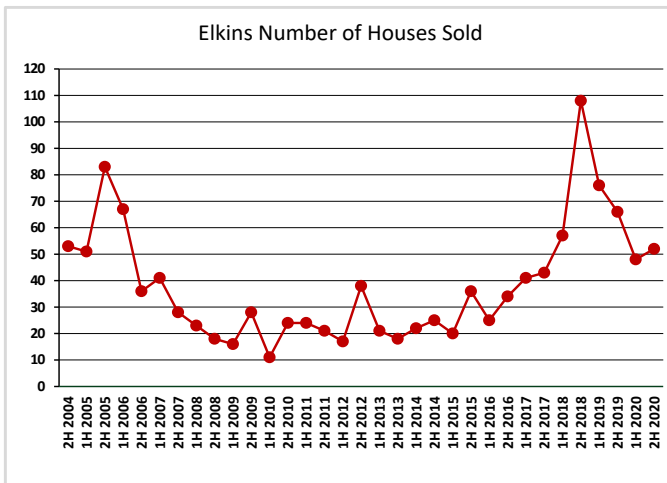
The average price of a house was \$194,553 at \$118.24 per square feet.

The median cost of a house was \$182,262.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	5	10.6%	1,191	41	102.2%
\$150,001 - \$200,000	26	55.3%	1,487	74	99.5%
\$200,001 - \$250,000	9	19.1%	1,885	88	98.1%
\$250,001 - \$300,000	7	14.9%	2,277	88	100.3%
\$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>Elkins Houses Sold</b>	<b>47</b>	<b>100.0%</b>	<b>1,650</b>	<b>76</b>	<b>99.6%</b>

# Elkins

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	66	48	47	-28.8%	-2.1%
Average Price of Houses Sold	\$176,273.71	\$177,699.17	\$194,552.83	10.4%	9.5%
Average Days on Market	104	89	76	-27.2%	-15.5%
Average Price per Square Foot	\$105.93	\$112.49	\$118.24	11.6%	5.1%
Percentage of County Sales	3.6%	2.6%	1.6%	-55.7%	-39.0%
Number of New Houses Sold	29	23	17	-41.4%	-26.1%
Average Price of New Houses Sold	\$183,960.86	\$191,917.83	\$205,147.53	11.5%	6.9%
Average Days on Market of New Houses Sold	140	113	119	-15.0%	4.8%
Number of Houses Listed	20	2	1	-95.0%	-50.0%
Average List Price of Houses Listed	\$243,027.00	\$262,247.50	\$379,990.00	56.4%	44.9%

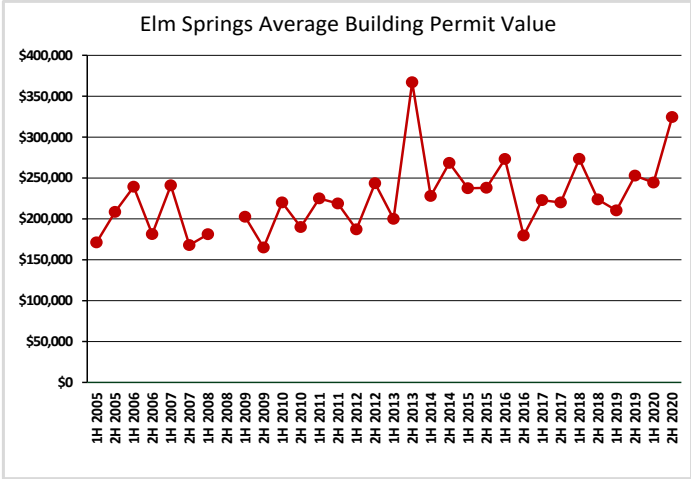
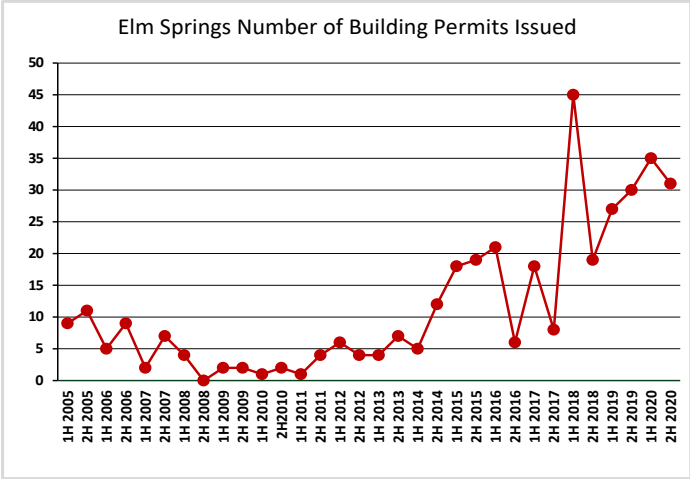
# Elkins

## Characteristics of Houses Sold

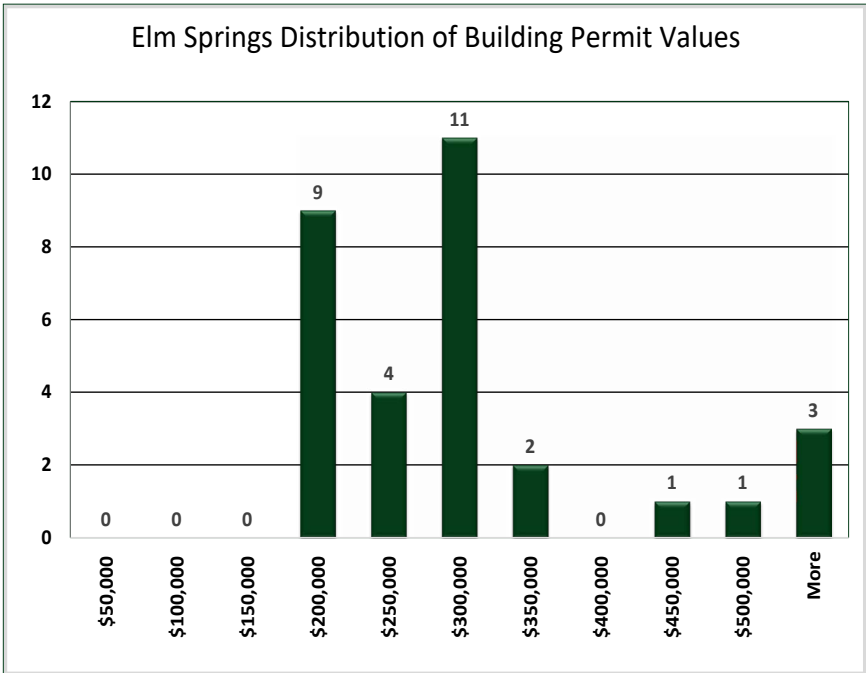
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Elkridge Plantation	2	4.3%	1,603	28	\$185,000	\$115.34
Fox Trail Village	1	2.1%	1,426	48	\$169,000	\$118.51
Hollybrooke Estates	2	4.3%	1,908	105	\$254,950	\$133.74
Meadowbrook	2	4.3%	1,554	35	\$181,250	\$116.68
Millers Meadow	3	6.4%	1,627	44	\$192,250	\$118.40
Oakleaf Manor	9	19.1%	1,703	62	\$197,256	\$116.34
Oakwood	3	6.4%	1,343	51	\$143,333	\$106.80
Stokenbury Farms	15	31.9%	1,594	104	\$183,803	\$116.97
Stonecrest	4	8.5%	2,240	122	\$278,465	\$124.31
Twin Oaks	2	4.3%	1,156	43	\$128,000	\$109.95
Woodbridge	1	2.1%	1,012	15	\$131,000	\$129.45
Other	3	6.4%	1,845	62	\$230,875	\$127.76
<b>Elkins Houses Sold</b>	<b>47</b>	<b>100.0%</b>	<b>1,650</b>	<b>76</b>	<b>\$194,553</b>	<b>\$118.24</b>



# Elm Springs Building Permits



Elm Springs	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	30	35	31	3.3%	-11.4%
Average Value of Residential Building Permits	\$252,856	\$244,396	\$324,402	28.3%	32.7%



# Elm Springs Active Subdivisions

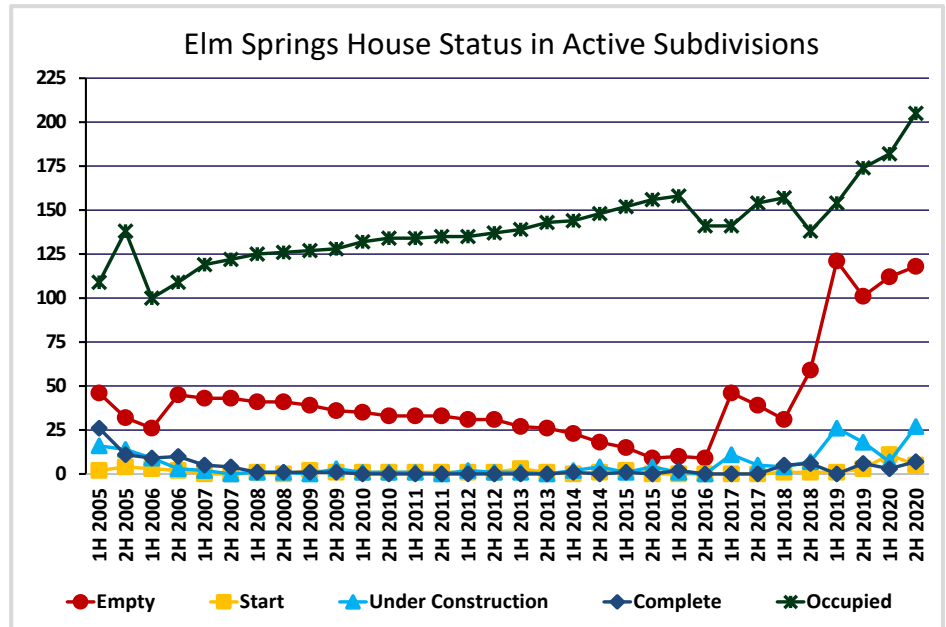
There were 362 total lots in 8 active subdivisions in Elm Springs in the second half of 2020. 56.6 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 7.5 percent were under construction, 1.4 percent were starts, and 32.6 percent were empty lots.

The subdivisions with the most houses under construction in Elm Springs during the second half of 2020 was Mill Park with 11. Elm Valley, Phase II and Elmdale Lake, both had 6 new houses under construction.

Elm Valley, Phase II had the most houses becoming occupied in Elm Springs with 11. An additional 8 houses in Mill Park became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 1 of the 8 active subdivisions in Elm Springs.

23 new houses in Elm Springs became occupied in the second half of 2020. The annual absorption rate implies that there are 34.3 months of remaining inventory in active subdivisions, up from 30.7 percent in the first half of 2020.



In 4 out of the 8 active subdivisions in Elm Springs, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Elm Springs from 79.8 percent in 2012 to 74.0 percent in the second half of 2020.

Additionally, 29 new lots in 1 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Ball Road	1H 2020	29		29
New and Preliminary		29		29

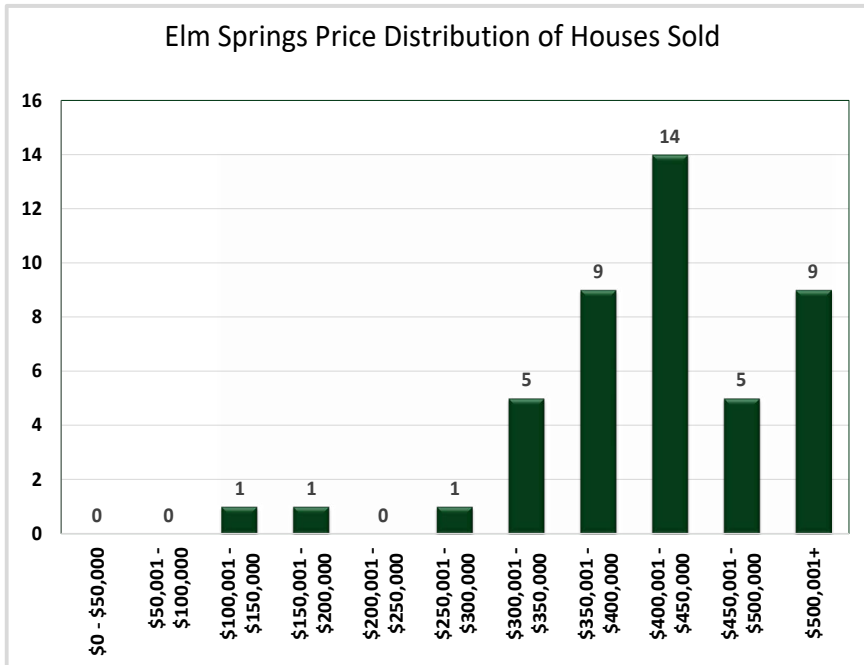
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Camelot	7	0	0	0	60	67	0	84.0
Elm Valley, Phase I <sup>1</sup>	0	2	0	0	46	48	0	--
Elm Valley, Phase II	40	2	6	3	40	91	11	17.5
Elmdale Lake Estates	11	0	6	0	16	33	4	18.5
Highlands at Elm Springs	44	0	3	0	0	47	0	--
Mill Park	13	1	11	4	8	37	8	43.5
Pinkley, Phase II <sup>1,2</sup>	3	0	0	0	19	22	0	--
Pinkley, Phase III <sup>1</sup>	0	0	1	0	16	17	0	--
<b>Elm Springs Active Subdivisions</b>	<b>118</b>	<b>5</b>	<b>27</b>	<b>7</b>	<b>205</b>	<b>362</b>	<b>23</b>	<b>34.3</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.

# Elm Springs

## Price Distribution of Houses Sold



45 houses were sold in Elm Springs in the second half of 2020.

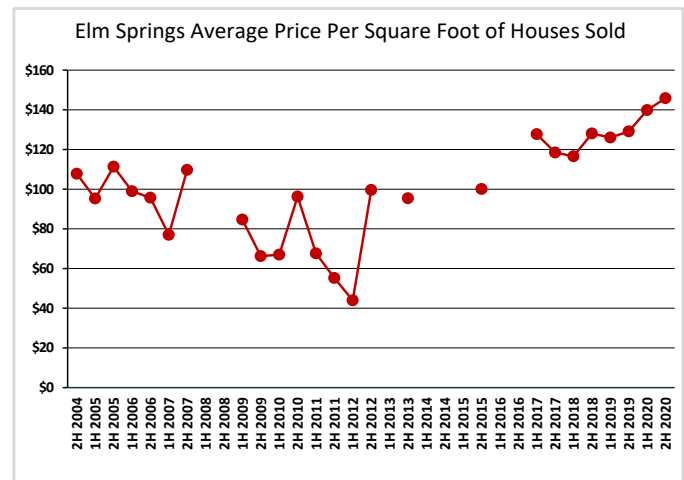
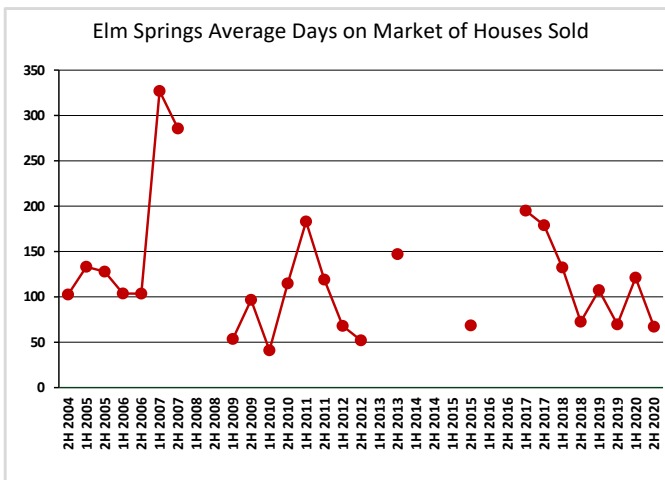
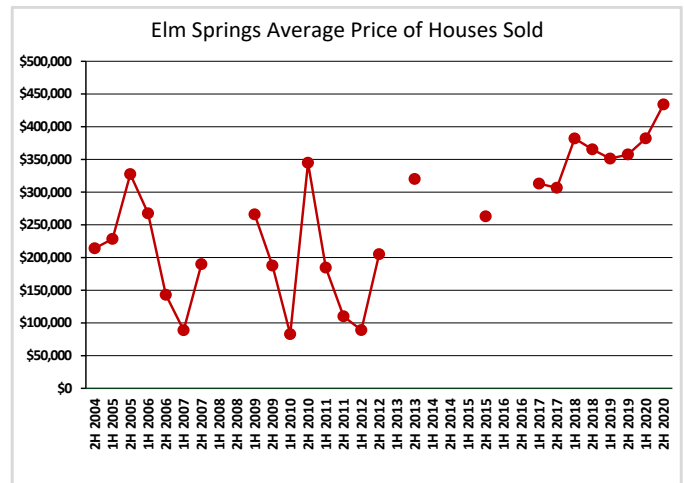
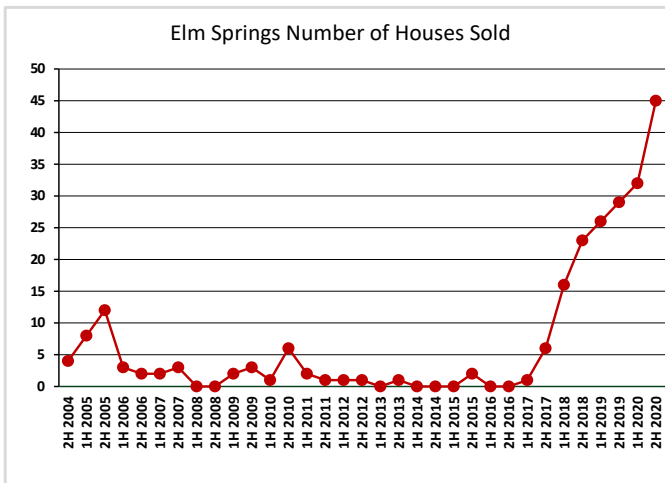
The average price of a house was \$433,961 at \$145.86 per square feet.

The median cost of a house was \$418,470.

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	2.2%	1,128	43	87.3%
\$150,001 - \$200,000	1	2.2%	1,254	83	103.1%
\$200,001 - \$250,000	0	0.0%	--	--	--
\$250,001 - \$300,000	1	2.2%	2,793	30	100.0%
\$300,001 - \$350,000	5	11.1%	2,281	60	97.4%
\$350,001 - \$400,000	9	20.0%	2,702	92	99.8%
\$400,001 - \$450,000	14	31.1%	2,802	47	100.2%
\$450,001 - \$500,000	5	11.1%	3,334	63	100.1%
\$500,001+	9	20.0%	4,143	84	99.9%
<b>Elm Springs Houses Sold</b>	<b>45</b>	<b>100.0%</b>	<b>2,980</b>	<b>67</b>	<b>99.5%</b>

# Elm Springs

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	29	32	45	55.2%	40.6%
Average Price of Houses Sold	\$357,600.07	\$382,057.11	\$433,961.18	21.4%	13.6%
Average Days on Market	70	121	67	-3.7%	-44.6%
Average Price per Square Foot	\$129.09	\$139.85	\$145.86	13.0%	4.3%
Percentage of County Sales	1.6%	1.8%	3.4%	115.3%	95.5%
Number of New Houses Sold	18	22	27	50.0%	22.7%
Average Price of New Houses Sold	\$392,472.33	\$412,560.34	\$410,527.89	4.6%	-0.5%
Average Days on Market of New Houses Sold	56	137	70	24.9%	-49.1%
Number of Houses Listed	19	8	11	-42.1%	37.5%
Average List Price of Houses Listed	\$430,100.00	\$477,175.00	\$503,495.00	17.1%	5.5%

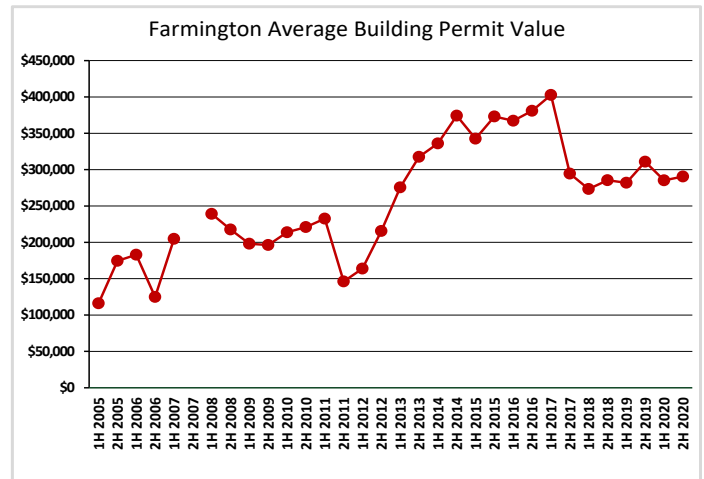
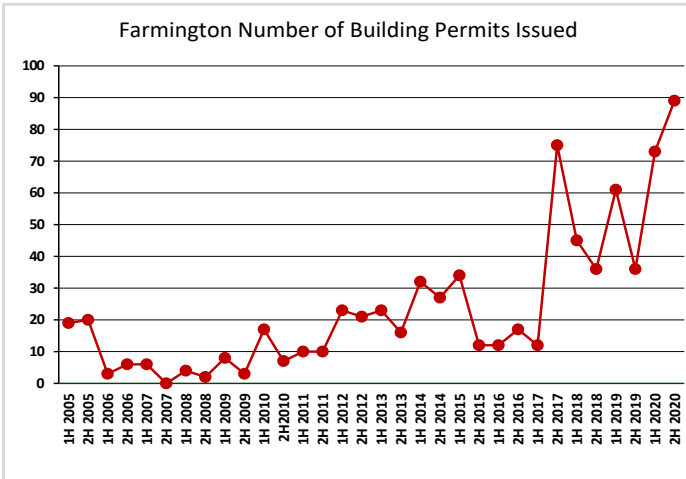
# Elm Springs

## Characteristics of Houses Sold

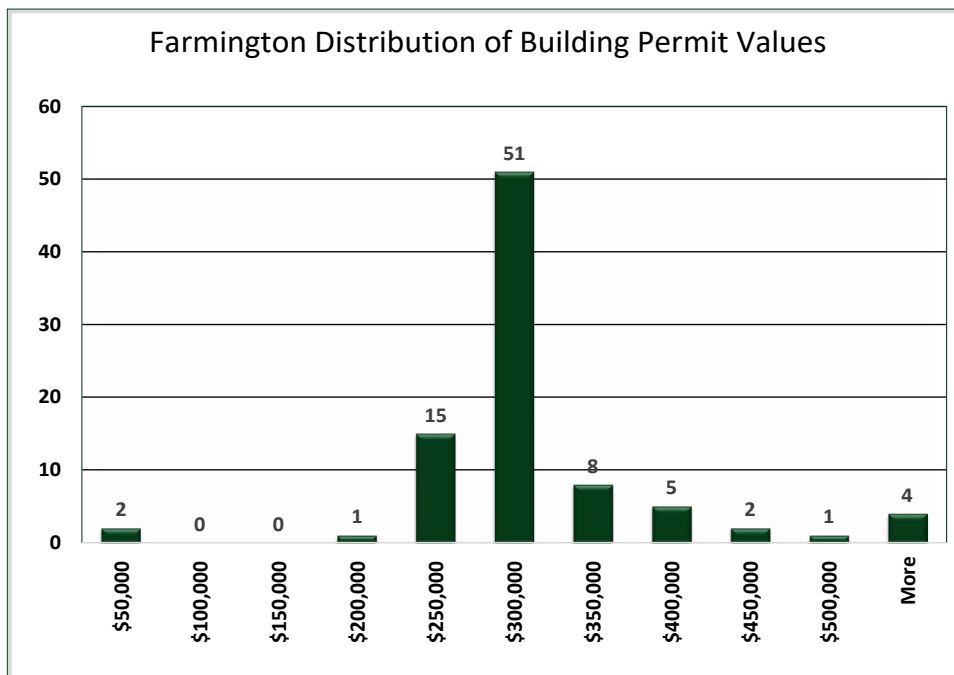
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Burk	1	2.2%	3,075	37	\$535,000	\$173.98
Churchill	4	8.9%	4,927	109	\$703,725	\$144.61
Clyde Neil	1	2.2%	2,060	60	\$340,000	\$165.05
Elm Springs Original	3	6.7%	1,792	89	\$282,267	\$141.35
Elm Valley	11	24.4%	2,908	63	\$435,515	\$149.76
Elmdale Lake Estates	6	13.3%	2,959	42	\$445,032	\$150.64
Estates At Brush Creek	1	2.2%	4,551	42	\$587,900	\$129.18
Mill Park	11	24.4%	2,556	90	\$366,490	\$143.32
Other	4	8.9%	2,755	32	\$366,000	\$136.38
Pinkley	1	2.2%	3,370	30	\$594,900	\$176.53
Plantation Estates	2	4.4%	3,535	40	\$426,250	\$121.64
<b>Elm Springs Houses Sold</b>	<b>45</b>	<b>100.0%</b>	<b>2,980</b>	<b>67</b>	<b>\$433,961</b>	<b>\$145.86</b>



# Farmington Building Permits



Farmington	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	36	73	89	147.2%	21.9%
Average Value of Residential Building Permits	\$310,917	\$285,260	\$290,483	-6.6%	1.8%



# Farmington Active Subdivisions

There were 388 total lots in 7 active subdivisions in Farmington in the second half of 2020. 94.3 percent of the lots were occupied, 0.3 percent were complete but unoccupied, 1.5 percent were under construction, 0.5 percent were starts, and 3.4 percent were empty lots.

The subdivisions with the most houses under construction in Farmington during the second half of 2020 were Redbird with 4, and South Club Houses Estates with 2.

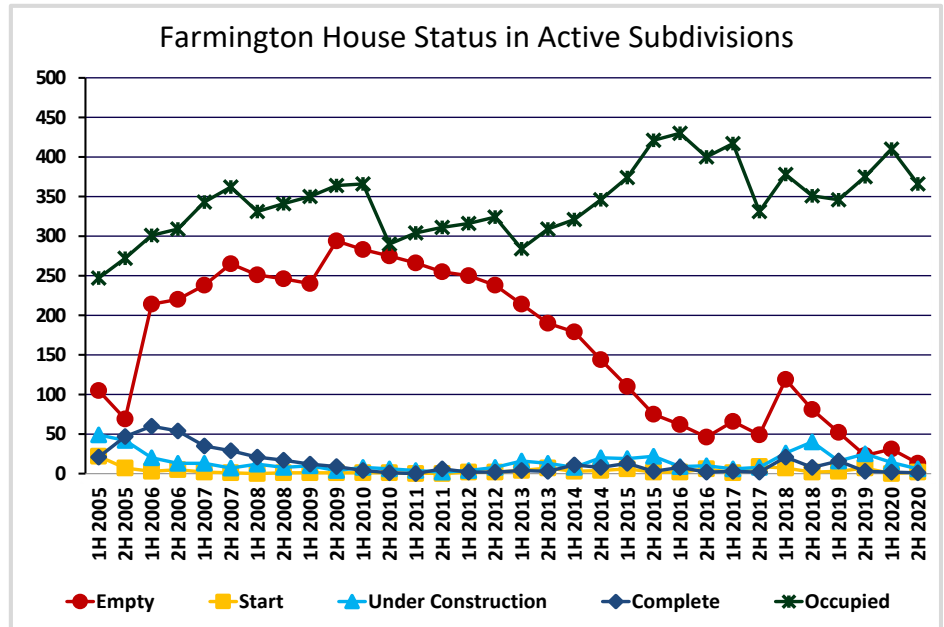
Redbird had the most houses becoming occupied in Farmington with 15.

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

17 new houses in Farmington became occupied in the second half of 2020. The annual absorption rate implies that there are 5.1 months of remaining inventory in active subdivisions, down from 8.8 percent in the first half of 2020.

In 2 out of the 7 active subdivisions in Farmington, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Farmington from 69.8 percent in 2012 to 67.4 percent in the second half of 2020.



Additionally, 1,762 new lots in 11 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Briarwood	2H 2020	15		15
Cedar Crest PUD	1H 2020	120		120
Farmington Heights	2H 2020		215	215
Goose Creek, Phase I	2H 2020		51	51
Goose Creek, Phase II+	1H 2020	248		248
Grove at Engles Mill Park, The	1H 2020	379		379
Hillcrest	2H 2020	73		73
Hillside Estates	2H 2017	6		6
Summerfield	2H 2019	394		394
Wagon Wheel	2H 2019	234		234
Windgate	2H 2018		27	27
<b>Farmington Coming Lots</b>		<b>1,469</b>	<b>293</b>	<b>1,762</b>

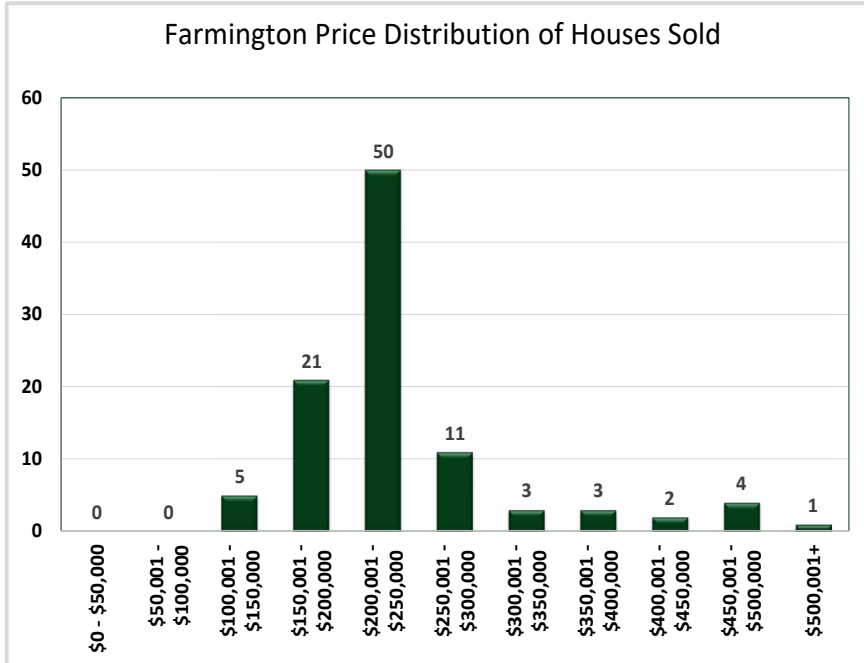
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Redbird	3	2	4	0	15	24	15	7.2
Saddle Brook	0	0	0	0	128	128	0	0.0
South Club House Estates	5	0	2	0	66	73	1	14.0
Twin Falls, Phase I	1	0	0	0	69	70	1	6.0
Twin Falls, Phase II <sup>1,2</sup>	1	0	0	0	59	60	0	--
Twin Falls, Phase III <sup>1,2</sup>	3	0	0	0	4	7	0	--
Walnut Grove Acres	0	0	0	1	25	26	0	12.0
<b>Farmington Active Lots</b>	<b>13</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>366</b>	<b>388</b>	<b>17</b>	<b>5.1</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.

# Farmington

## Price Distribution of Houses Sold



100 houses were sold in Farmington in the second half of 2020.

The average price of a house was \$244,860 at \$127.95 per square feet.

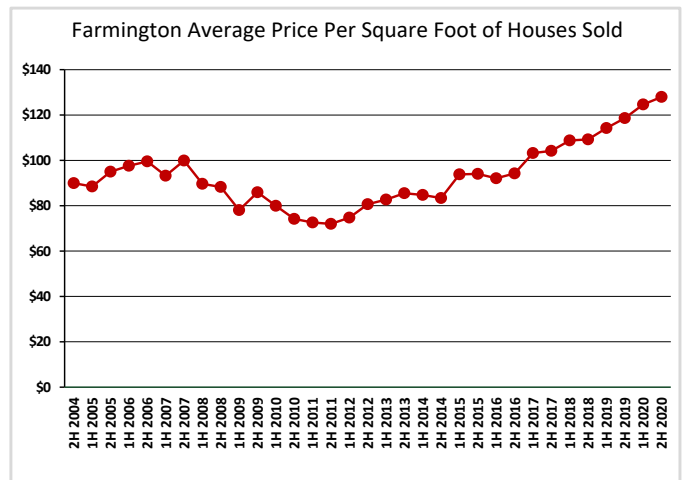
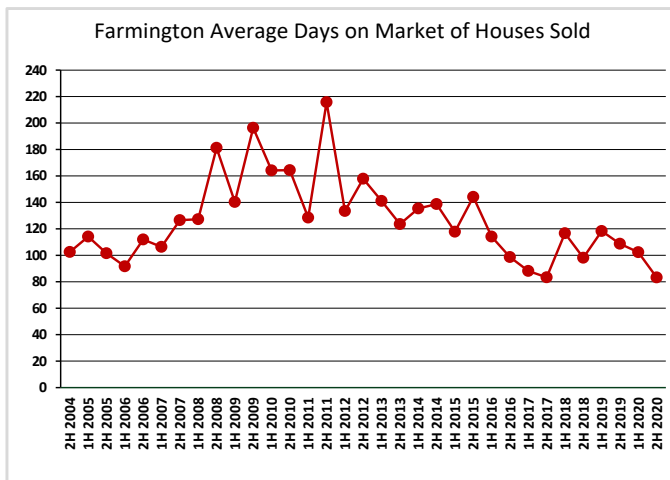
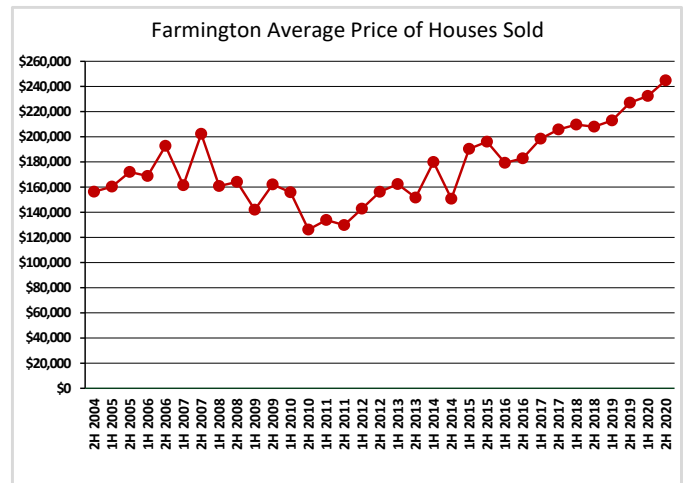
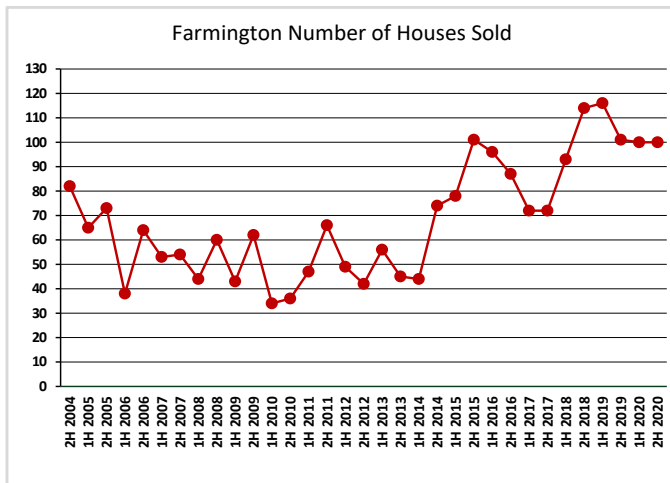
The median cost of a house was \$228,068.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--
\$100,001 - \$150,000	5	5.0%	1,277	35	96.2%
\$150,001 - \$200,000	21	21.0%	1,504	62	100.3%
\$200,001 - \$250,000	50	50.0%	1,852	101	99.8%
\$250,001 - \$300,000	11	11.0%	2,179	77	99.1%
\$300,001 - \$350,000	3	3.0%	2,429	105	98.1%
\$350,001 - \$400,000	3	3.0%	3,142	44	100.0%
\$400,001 - \$450,000	2	2.0%	2,899	39	100.6%
\$450,001 - \$500,000	4	4.0%	2,821	92	99.9%
\$500,001+	1	1.0%	3,300	37	99.3%
<b>Farmington Houses Sold</b>	<b>100</b>	<b>100%</b>	<b>1,917</b>	<b>83</b>	<b>99.6%</b>



# Farmington

## Characteristics of Houses Sold



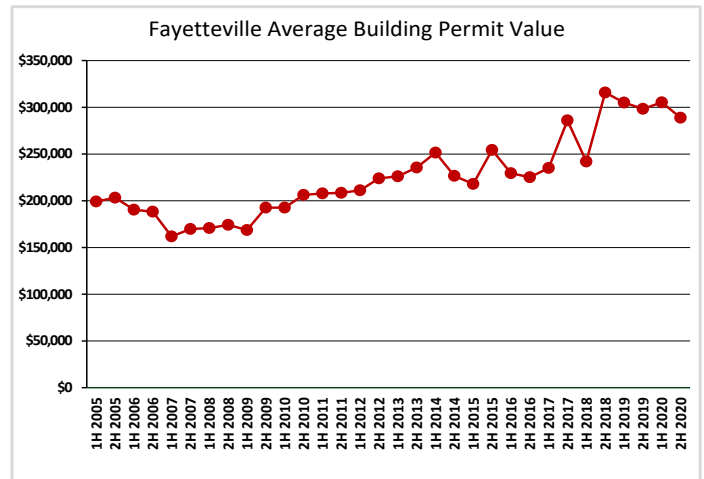
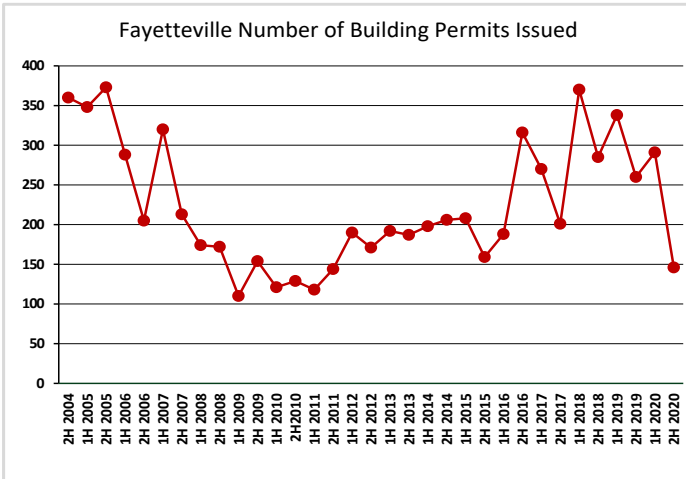
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	101	100	100	-1.0%	0.0%
Average Price of Houses Sold	\$227,095.92	\$232,447.55	\$244,859.72	7.8%	5.3%
Average Days on Market	109	102	83	-23.4%	-18.6%
Average Price per Square Foot	\$118.61	\$124.63	\$127.95	7.9%	2.7%
Percentage of County Sales	5.5%	5.5%	4.3%	-22.5%	-21.6%
Number of New Houses Sold	40	51	38	-5.0%	-25.5%
Average Price of New Houses Sold	\$247,851.20	\$230,043.43	\$247,349.26	-0.2%	7.5%
Average Days on Market of New Houses Sold	149	133	115	-23.2%	-13.9%
Number of Houses Listed	43	27	32	-25.6%	18.5%
Average List Price of Houses Listed	\$290,853.00	\$250,360.48	\$249,965.00	-14.1%	-0.2%

# Farmington

## Characteristics of Houses Sold

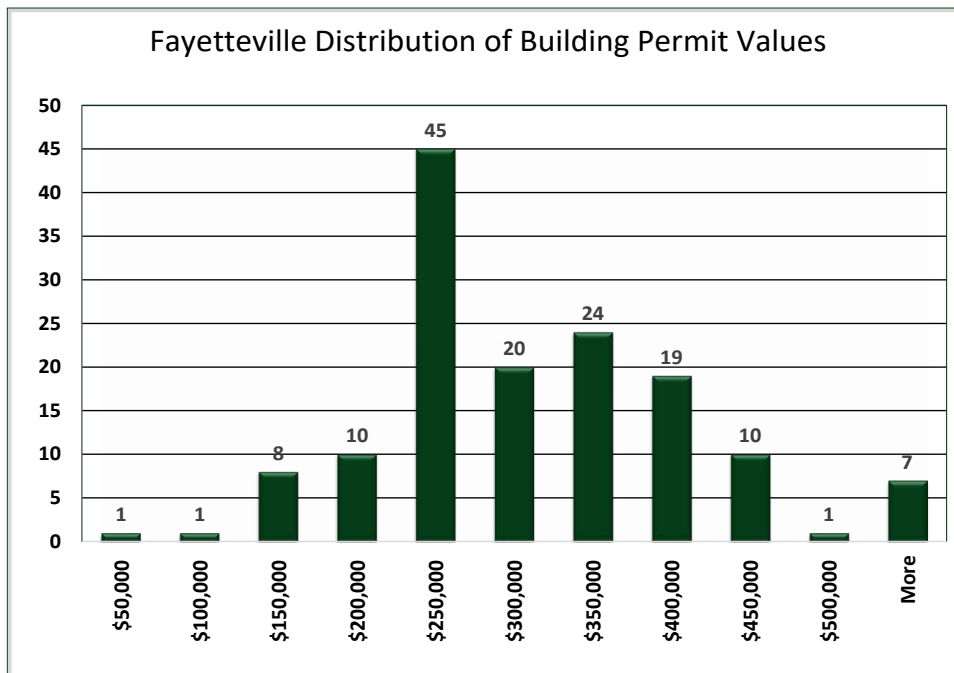
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Anderson Farm	1	1.0%	2,904	42	\$399,900	\$137.71
Bermuda Estates	3	3.0%	2,762	47	\$313,450	\$113.18
East Creek Place	4	4.0%	2,473	132	\$250,625	\$102.73
Farmington Estates	1	1.0%	1,128	98	\$153,700	\$136.26
Farmington Heights	24	24.0%	1,716	118	\$235,624	\$137.54
Farmington Original	1	1.0%	1,202	44	\$140,000	\$116.47
Green	1	1.0%	1,395	46	\$163,000	\$116.85
Highland Square	1	1.0%	2,381	80	\$223,396	\$93.82
Meadowlark	6	6.0%	1,291	36	\$156,583	\$122.10
Meadowsweet	2	2.0%	1,928	52	\$211,200	\$110.19
North Club House Estates	3	3.0%	2,194	110	\$226,333	\$107.67
Owl Creek	1	1.0%	2,318	33	\$496,000	\$213.98
Redbird	6	6.0%	1,779	148	\$229,648	\$129.19
Riviera Estates	3	3.0%	1,963	40	\$232,167	\$118.73
Rose Court	1	1.0%	1,540	35	\$144,550	\$93.86
Saddle Brook	6	6.0%	1,717	50	\$235,613	\$137.42
South Club House Estates	3	3.0%	2,007	68	\$213,722	\$107.05
South Haven	4	4.0%	1,584	43	\$191,375	\$121.12
Southwinds	7	7.0%	2,181	70	\$245,129	\$112.16
Twin Falls	2	2.0%	3,173	33	\$447,500	\$141.15
Walnut Grove Acres	1	1.0%	2,348	42	\$320,000	\$136.29
Willow West	2	2.0%	1,545	39	\$185,250	\$120.08
Windgate	1	1.0%	2,170	51	\$299,900	\$138.20
Other	16	16.0%	2,049	86	\$289,417	\$138.44
<b>Farmington Sold Houses</b>	<b>100</b>	<b>100.0%</b>	<b>\$244,860</b>	<b>1,917</b>	<b>83</b>	<b>\$127.95</b>

# Fayetteville Building Permits



Fayetteville	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	260	291	146	-43.8%	-49.8%
Average Value of Residential Building Permits	\$298,360	\$305,264	\$288,911	-3.2%	-5.4%

Fayetteville has only 542 available empty lots which have been approved at this time. However, as the 1,612 additional lots in the pipeline are in the process of approval. Building permits in Fayetteville will likely increase. However, the supply of land available for subdivisions in Fayetteville has decreased.



# Fayetteville

## Active Subdivisions

There were 2,861 total lots in 62 active subdivisions in Fayetteville in the second half of 2020. 74.2 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 4.3 percent were under construction, 1.2 percent were starts, and 18.9 percent were empty lots.

The subdivisions with the most houses under construction in Fayetteville during the second half of 2020 were Park Meadows, Phase II with 19, and Timber Ridge Estates with 19.

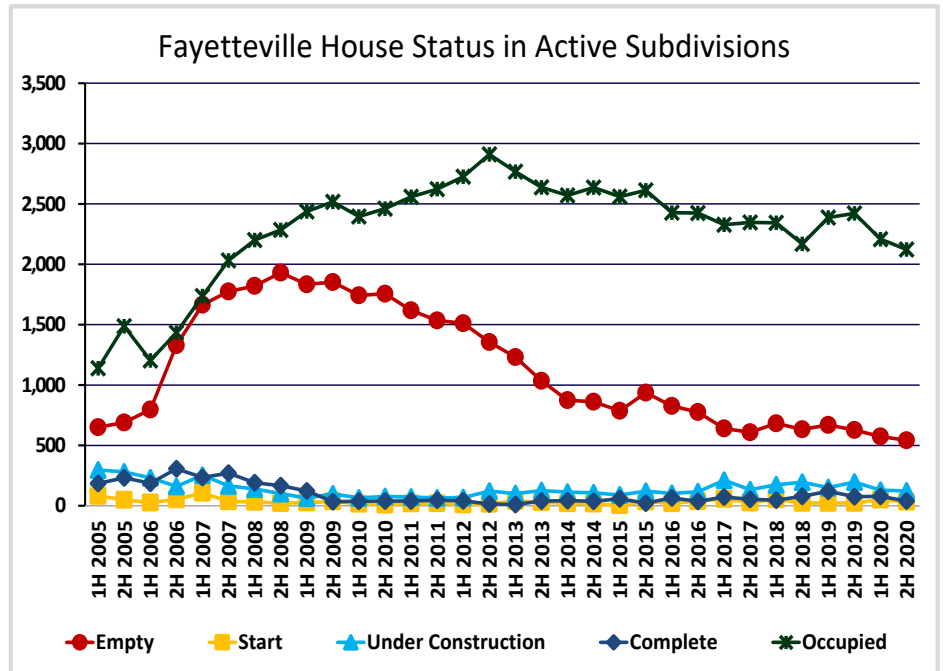
The Villages of Sloanbrooke, Phase IV had the most houses becoming occupied in Fayetteville with 69. Riverwalk, Phase IV had 47 and The Coves IV had 46 becoming occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 13 of the 62 active subdivisions in Fayetteville.

385 new houses in Fayetteville became occupied in the second half of 2020. The annual absorption rate implies that there are 14.6 months of remaining inventory in active subdivisions, down from 21.5 percent in the first half of 2020.

In 21 out of the 62 active subdivisions in Fayetteville, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Fayetteville from 59.2 percent in 2012 to 54.5 percent in the second half of 2020.



Additionally, 1,612 new lots in 24 subdivisions received either preliminary or final approval by December 31, 2020.



# Fayetteville

## Active Subdivisions

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Blackberry Ridge (County)	2H 2020	65		65
Broyles Ave	2H 2020	136		136
Emerald Point	2H 2018		36	36
Gulley Grove	2H 2019	59		59
Lefler SD	2H 2020	13		13
Magnolia Park SD	1H 2019	167		167
Markham Hill	2H 2019	26		26
Mission Heights, Phase III	1H 2018		21	21
Nettleship	1H 2017		15	15
Oak Creek	2H 2019	107		107
Park Commons	1H 2018	7		7
Park Meadows III	2H 2020		47	47
Park Meadows IV	2H 2019	80		80
Phimmarath Place	2H 2019	19		19
Riverwalk III	2H 2019		96	96
Rubble Road	2H 2018	180		180
Sagely Place LSD	2H 2020		10	10
Sagely Place PZD	2H 2018	104		104
Stonebrook	2H 2020	45		45
Villages at Sloanbrook VI	2H 2020		127	127
Villages at Sloanbrook VII	2H 2020	130		130
Westview Meadows	2H 2020		39	39
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	70		70
Willow Bend	2H 2019		54	54
Windsor	1H 2017	58		58
Woodbury, Phase II	1H 2015	38		38
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	70		70
Willow Bend	2H 2019		54	54
Woodbury, Phase II	1H 2015	38		38
Woodland Estates SD	1H 2019		13	13
Woodridge III and IV	2H 2019	70		70
<b>Fayetteville New and Preliminary Lots</b>		<b>1,208</b>	<b>404</b>	<b>1,612</b>

# Fayetteville

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Amber Jane Estates, Phase I <sup>1</sup>	2	0	1	0	19	22	0	--
Bridgeport, Phase VII <sup>1</sup>	1	1	0	0	11	13	0	--
Bridgewater Estates <sup>1</sup>	1	0	1	0	27	29	0	--
Brooklands @ Mountain Ranch	27	2	1	0	55	85	9	22.5
Brooklands @ Mountain Ranch, Phase 2	11	1	7	2	2	23	2	126.0
Copper Creek, Phase II	0	0	1	0	76	77	0	12.0
Coves, Phase II, The	0	0	0	0	44	44	1	0.0
Coves, Phase III, The	0	0	0	0	52	52	1	0.0
Coves, Phase IV, The	0	0	0	0	54	54	46	0.0
Creek Meadow Residential	0	0	0	0	48	48	1	0.0
Creekview	48	5	10	0	22	85	22	34.4
Crescent Lake	4	0	0	0	38	42	0	48.0
Cross Keys, Phase I	0	0	0	0	108	108	1	0.0
Cross Keys Estates <sup>1,2</sup>	3	0	5	0	4	12	0	--
Deerpath Estates, Phase II <sup>1,2</sup>	9	0	0	0	6	15	0	--
Eastern Park	4	0	3	1	5	13	2	48.0
Estates at Dogwood Canyon, The <sup>1,2</sup>	18	0	0	0	37	55	0	--
Hamptons, Phase II, The	0	0	0	0	53	53	4	0.0
Harmon Trails Estates	0	0	0	0	26	26	2	0.0
Havenwood	3	0	0	0	12	15	1	9.0
Hawks Bill (Reindl Woods) <sup>1</sup>	8	0	1	0	0	9	0	--
Legacy Pointe, Phase 5 B	2	0	1	0	76	79	32	0.9
Mission Heights, Phase I	0	0	0	0	17	17	4	0.0
Mission Heights, Phase II A <sup>1</sup>	25	0	1	0	1	27	0	--
Mountain Ranch, Phase I	6	0	0	0	105	111	0	36.0
Mountain Ranch, Phase 2A <sup>1,2</sup>	4	0	0	0	2	6	0	--
Oakbrooke, Phase I <sup>1,2</sup>	60	0	0	0	9	69	0	240.0
Oakbrooke, Phase II	9	0	4	0	28	41	1	31.2
Oakbrooke, Phase III Phase1A	2	0	0	0	8	10	0	--
Overton West <sup>1,2</sup>	1	0	0	1	10	12	0	--
Park Hill II at Mountain Ranch <sup>1,2</sup>	1	0	0	0	6	7	0	--
Park Meadows, Phase I	19	1	8	2	40	70	4	16.4
Park Meadows, Phase II	17	15	19	7	27	85	27	25.8
Park Ridge Estates <sup>1</sup>	3	0	1	0	22	26	0	--
Parkerman Estates <sup>1,2</sup>	3	0	0	0	5	8	0	--

# Fayetteville

## Active Subdivisions

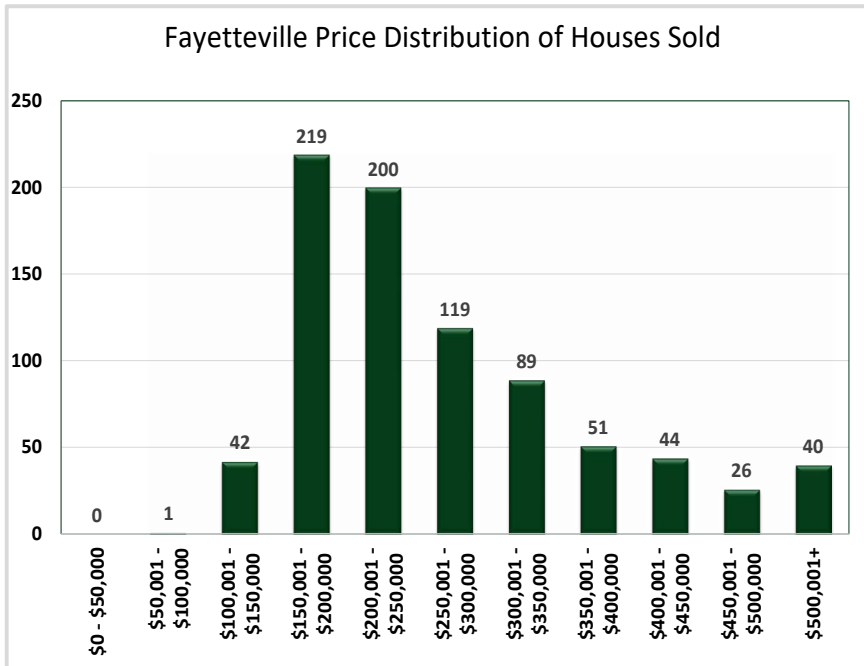
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Quarry Trace, Phase II <sup>1,2</sup>	8	0	0	0	80	88	0	--
Remington Estates	12	0	1	0	13	26	4	22.3
River Meadows	1	0	0	0	11	12	3	2.4
Riverwalk Phase II	0	0	1	0	47	48	46	0.3
Rupple Meadows	0	0	0	2	65	67	9	2.4
Sloan Estates	3	0	0	0	54	57	0	36.0
Villages of Sloanbrooke, Phase IV	0	0	0	0	69	69	69	0.0
Villages of Sloanbrooke, Phase V	1	3	14	9	32	59	32	10.1
Starr Lake	0	0	0	4	18	22	10	3.0
Stone Mountain, Phase I	12	0	0	0	100	112	0	144.0
Stonebridge Meadows, Phase III	1	0	0	1	59	61	1	12.0
Stonebridge Meadows, Phase V	2	0	3	0	65	70	0	12.0
Summit Place, Phase I <sup>1</sup>	12	0	1	0	11	24	0	--
Summit Place, Phase II	28	0	2	0	15	45	1	45.0
Timber Ridge Estates <sup>1</sup>	51	1	19	5	0	76	0	--
Timber Trails	18	0	1	0	93	112	11	12.7
Townhomes at Forest Hills <sup>1,2</sup>	1	0	0	0	30	31	0	--
Township Heights	1	0	0	0	20	21	0	12.0
Treetops	30	0	6	0	6	42	0	432.0
Twin Springs Estates, Phase I <sup>1,2</sup>	2	0	0	0	3	5	0	--
Twin Springs Estates, Phase II	9	0	0	0	14	23	0	108.0
Villas at Forest Hills, The	0	0	8	5	68	81	5	26.0
West End	9	0	1	0	48	58	0	24.0
West Haven <sup>1,2</sup>	2	0	0	0	38	40	0	--
Whistler Woods	0	0	1	1	22	24	5	3.4
Willow Bend	48	4	0	0	0	52	0	--
Woodridge, Phase I, II	0	0	1	0	87	88	29	0.2
<b>Fayetteville Active Lots</b>	<b>542</b>	<b>33</b>	<b>123</b>	<b>40</b>	<b>2,123</b>	<b>2,861</b>	<b>385</b>	<b>14.6</b>

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

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

# Fayetteville

## Price Distribution of Houses Sold



831 houses were sold in Fayetteville in the second half of 2020.

The average price of a house was \$274,247 at \$142.02 per square feet.

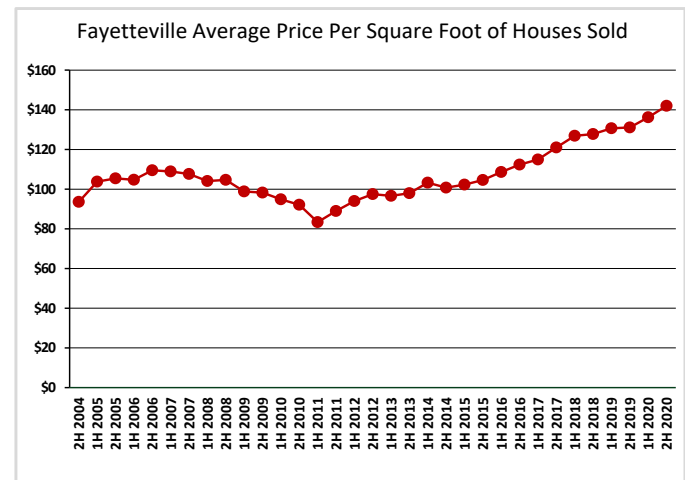
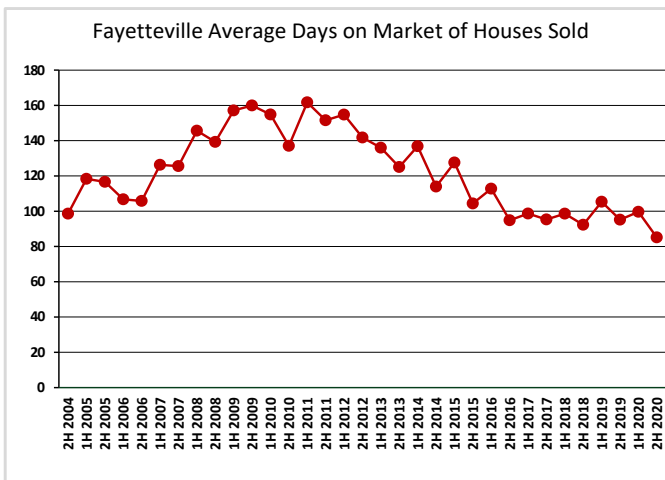
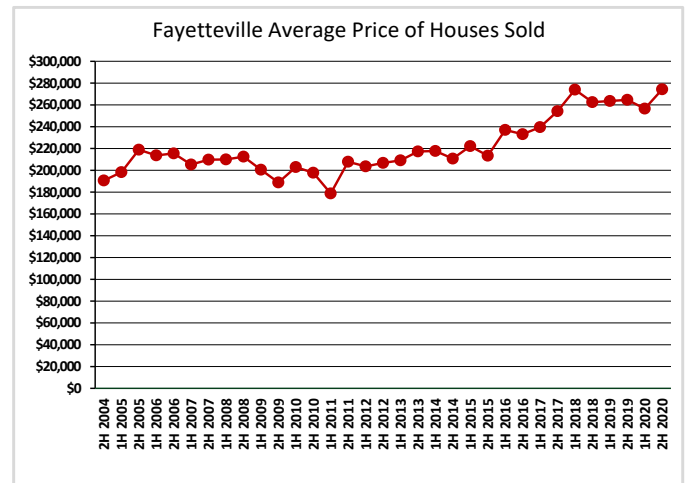
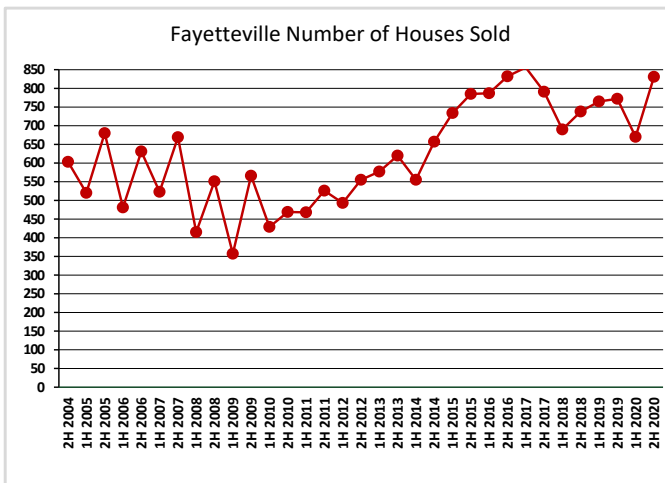
The median cost of a house was \$235,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	1	0.1%	540	10	93.8%
\$100,001 - \$150,000	42	5.1%	1,117	54	97.8%
\$150,001 - \$200,000	219	26.4%	1,396	73	99.0%
\$200,001 - \$250,000	200	24.1%	1,704	81	99.5%
\$250,001 - \$300,000	119	14.3%	1,988	83	98.8%
\$300,001 - \$350,000	89	10.7%	2,410	86	98.5%
\$350,001 - \$400,000	51	6.1%	2,520	91	99.8%
\$400,001 - \$450,000	44	5.3%	2,976	101	98.4%
\$450,001 - \$500,000	26	3.1%	3,139	117	98.4%
\$500,001+	40	4.8%	3,541	161	95.2%
<b>Fayetteville Houses Sold</b>	<b>831</b>	<b>100.0%</b>	<b>1,959</b>	<b>85</b>	<b>98.8%</b>



# Fayetteville

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	772	670	831	7.6%	24.0%
Average Price of Houses Sold	\$264,642.59	\$256,517.87	\$274,246.80	3.6%	6.9%
Average Days on Market	95	100	85	-10.6%	-14.6%
Average Price per Square Foot	\$131.06	\$136.24	\$142.02	8.4%	4.2%
Percentage of County Sales	42.3%	36.7%	40.0%	-5.6%	9.0%
Number of New Houses Sold	217	184	221	1.8%	20.1%
Average Price of New Houses Sold	\$260,109.45	\$261,724.03	\$265,025.70	1.9%	1.3%
Average Days on Market of New Houses Sold	139	149	128	-8.0%	-14.4%
Number of Houses Listed	298	227	152	-49.0%	-33.0%
Average List Price of Houses Listed	\$405,292.00	\$415,495.26	\$427,705.00	5.5%	2.9%

# 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
Addison Acres	1	0.1%	1,692	40	\$213,000	\$125.89
Anderson Farm	2	0.2%	1,203	65	\$154,500	\$128.91
Arcadia Condos Hpr	2	0.2%	720	76	\$115,500	\$161.30
Azalea Terrace	4	0.5%	2,058	34	\$263,425	\$128.72
Barrington Parke	4	0.5%	2,738	40	\$367,500	\$135.41
Belclaire Estates	7	0.8%	2,759	68	\$389,271	\$141.37
Bellafront Gardens Hpr	3	0.4%	2,059	61	\$229,000	\$112.64
Bellwood	7	0.8%	1,602	50	\$213,857	\$133.50
Benton Ridge	1	0.1%	1,917	84	\$225,000	\$117.37
Benton Ridge Hpr	2	0.2%	2,202	259	\$173,750	\$78.93
Bird Haven Terrace	1	0.1%	1,494	37	\$180,000	\$120.48
Birwin Street	1	0.1%	1,232	102	\$167,500	\$135.96
Bishop	1	0.1%	1,458	62	\$175,000	\$120.03
Blueberry Meadows	2	0.2%	1,673	36	\$196,000	\$118.57
Boardwalk	3	0.4%	3,199	81	\$423,500	\$132.46
Boles	2	0.2%	1,040	47	\$229,250	\$222.30
Boxwood	2	0.2%	2,588	50	\$339,950	\$131.04
Bridgedale	1	0.1%	3,535	351	\$370,000	\$104.67
Bridgeport	7	0.8%	2,578	79	\$295,286	\$114.41
Brook Hollow	4	0.5%	1,342	39	\$179,875	\$135.20
Brook Hollow Hpr	3	0.4%	1,301	58	\$153,333	\$117.99
Brookbury Woods	1	0.1%	3,651	143	\$410,000	\$112.30
Brookhaven Estates	2	0.2%	3,409	87	\$469,800	\$139.12
Brooklands @ Mtn Ranch	6	0.7%	2,101	73	\$303,183	\$145.96
Brookside East	1	0.1%	2,225	52	\$343,000	\$154.16
Brophy	1	0.1%	2,740	121	\$360,000	\$131.39
Bungalows At Cato Springs	1	0.1%	1,555	34	\$205,000	\$131.83
Butterfield	2	0.2%	3,171	44	\$477,500	\$150.91
Campbell Ave Condos Hpr	1	0.1%	555	16	\$199,200	\$358.92
Caudle	1	0.1%	1,917	86	\$228,000	\$118.94
Cedarwood	2	0.2%	1,499	36	\$225,700	\$150.67
Centerbrook	2	0.2%	1,478	41	\$157,500	\$106.50
Century Estates	1	0.1%	2,661	69	\$449,000	\$168.73
Chevaux Court Condos Hpr	4	0.5%	1,301	50	\$153,563	\$118.04
Church Avenue Cottages	1	0.1%	2,308	114	\$588,000	\$254.77
City Park	1	0.1%	2,172	105	\$365,000	\$168.05

# 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
Clabber Creek	17	2.0%	1,998	49	\$258,959	\$131.01
Clearwood Crossings	2	0.2%	1,636	55	\$225,450	\$137.98
Clover Creek	2	0.2%	1,253	21	\$149,200	\$120.24
Cobblestone Crossing	11	1.3%	1,561	45	\$226,818	\$145.89
Commons At Walnut Crossing	2	0.2%	1,244	39	\$156,500	\$126.40
Copper Creek	7	0.8%	3,118	50	\$388,429	\$124.97
Cottages At Old Wire	2	0.2%	2,269	55	\$425,250	\$188.56
Country Club Estates	2	0.2%	2,527	60	\$371,750	\$145.57
Coves	29	3.5%	1,577	100	\$189,574	\$122.74
Covington Park	7	0.8%	3,296	69	\$442,614	\$134.48
Creek Meadow	2	0.2%	3,149	113	\$445,000	\$141.32
Creekside	1	0.1%	1,885	40	\$268,000	\$142.18
Creekview	20	2.4%	1,935	73	\$288,297	\$149.25
Crescent Lake	2	0.2%	3,653	107	\$369,000	\$105.15
Crestwood Acres	1	0.1%	3,042	34	\$580,000	\$190.66
Crofton Manor	2	0.2%	2,024	52	\$242,750	\$119.95
Cross Keys	2	0.2%	2,813	140	\$340,000	\$121.02
Crossover Heights	1	0.1%	1,640	52	\$220,000	\$134.15
Crystal Cove	1	0.1%	3,648	310	\$490,000	\$134.32
Crystal Springs	3	0.4%	1,731	36	\$233,517	\$134.59
CummingsGoff	1	0.1%	2,000	158	\$215,000	\$107.50
David Lyle Village	2	0.2%	1,495	39	\$199,900	\$133.78
Davidsons First	1	0.1%	2,988	176	\$640,000	\$214.19
Deerfield Place	2	0.2%	1,537	40	\$195,700	\$127.51
Diamond Acres	1	0.1%	3,606	34	\$346,000	\$95.95
Dickson Hpr	2	0.2%	1,246	199	\$463,000	\$374.04
Dickson Square Condos	2	0.2%	2,035	165	\$596,500	\$293.55
East Oaks	3	0.4%	3,031	112	\$381,000	\$125.73
Edgehill	1	0.1%	3,100	46	\$345,000	\$111.29
Elmwood	2	0.2%	3,127	72	\$333,250	\$104.21
Fairfield	6	0.7%	1,773	44	\$224,556	\$126.69
Fairland	1	0.1%	1,124	18	\$140,000	\$124.56
Falcon Ridge	3	0.4%	2,032	54	\$270,333	\$133.06
Fayetteville Original	7	0.8%	2,076	271	\$518,057	\$249.96
Ferguson	1	0.1%	1,008	121	\$285,000	\$282.74
Fieldstone	5	0.6%	1,527	36	\$187,454	\$122.26

# 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
Fiesta Park	3	0.4%	958	20	\$159,967	\$167.46
Forest Heights	1	0.1%	2,189	52	\$280,000	\$127.91
Forest Hills Villas, The	4	0.5%	1,806	148	\$283,666	\$157.13
Foster	1	0.1%	4,183	359	\$639,000	\$152.76
Georgian Place	1	0.1%	1,496	24	\$142,500	\$95.25
Glenbrook	4	0.5%	2,074	73	\$273,250	\$132.43
Glendale	1	0.1%	2,301	131	\$389,900	\$169.45
Glenwood Park	2	0.2%	1,269	87	\$254,500	\$202.53
Goff	1	0.1%	2,303	33	\$408,000	\$177.16
Grandview Heights	1	0.1%	1,268	27	\$170,000	\$134.07
Green Acres	2	0.2%	1,522	64	\$236,000	\$153.99
Green Valley	1	0.1%	1,744	32	\$290,000	\$166.28
Greenbriar	2	0.2%	1,497	128	\$209,250	\$138.88
Gunter	1	0.1%	1,173	59	\$187,500	\$159.85
Hamptons, The	2	0.2%	2,201	87	\$268,500	\$122.82
Hawkins House At Shiloh	6	0.7%	1,258	60	\$174,900	\$139.03
Hemingway Ridge	2	0.2%	2,504	96	\$338,750	\$135.70
Heritage East	2	0.2%	1,292	62	\$157,500	\$122.13
Heritage Village	5	0.6%	1,393	54	\$175,420	\$126.43
Hickory Glen	8	1.0%	2,100	49	\$228,759	\$109.84
Hickory Park	2	0.2%	3,596	185	\$407,500	\$115.98
Hill Country Estates	2	0.2%	1,667	78	\$210,000	\$125.57
Hillcrest	1	0.1%	3,251	41	\$800,000	\$246.08
Holcomb Heights	1	0.1%	1,383	37	\$197,000	\$142.44
Horseshoe	2	0.2%	1,806	55	\$217,575	\$120.60
Hotz Rev	2	0.2%	2,787	108	\$388,200	\$137.31
Huntclub	1	0.1%	1,520	52	\$189,000	\$124.34
Huntingdon	8	1.0%	2,284	64	\$296,188	\$130.23
Hyland Park	10	1.2%	2,926	113	\$376,630	\$128.67
Iron Horse Rentals	1	0.1%	908	38	\$118,000	\$129.96
Jackson Heights	1	0.1%	1,272	38	\$182,500	\$143.47
Jackson Place	3	0.4%	3,247	44	\$467,333	\$144.13
Jacksons First	2	0.2%	2,139	87	\$321,000	\$148.32
Jennings	4	0.5%	1,377	63	\$306,000	\$237.55
Kantz Place	1	0.1%	1,224	33	\$135,000	\$110.29
Lafayette Loft Condos Hpr	1	0.1%	827	15	\$220,000	\$266.02
Lakewood	2	0.2%	1,980	63	\$306,500	\$154.82

# 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
Legacy Bldg HPR	1	0.1%	1,096	199	\$360,000	\$328.47
Legacy Heights	1	0.1%	1,507	34	\$200,000	\$132.71
Legacy Pointe	14	1.7%	2,101	83	\$254,479	\$120.86
Leverett Terrace	4	0.5%	1,065	36	\$136,813	\$129.52
Lewis Baldwin	1	0.1%	1,433	86	\$160,000	\$111.65
Lierly Lane	2	0.2%	1,589	39	\$216,750	\$136.49
Lynn Leigh Hill Estates	1	0.1%	3,284	158	\$425,000	\$129.42
Magnolia Crossing	9	1.1%	1,170	47	\$162,267	\$139.17
Maple Crest	2	0.2%	2,089	62	\$225,000	\$105.17
Maple Park	2	0.2%	1,311	54	\$268,450	\$203.67
Maple Valley	1	0.1%	1,754	73	\$227,500	\$129.70
Maplewood	1	0.1%	3,420	49	\$782,000	\$228.65
Masters	1	0.1%	4,271	105	\$492,675	\$115.35
Maxwell	1	0.1%	1,350	131	\$206,500	\$152.96
Mcclelland	1	0.1%	2,004	46	\$210,000	\$104.79
Meadowlands	2	0.2%	1,859	43	\$209,000	\$112.44
Meadowlark	1	0.1%	1,396	41	\$117,000	\$83.81
Meadowview	1	0.1%	1,495	42	\$277,400	\$185.55
Metro District Lofts HPR	2	0.2%	1,088	42	\$320,000	\$294.12
Mission Heights Dev	4	0.5%	2,440	85	\$487,375	\$203.33
Missouri Oaks	2	0.2%	2,111	37	\$229,500	\$109.39
Mitchells	1	0.1%	1,302	29	\$230,000	\$176.65
Mount Nord	1	0.1%	1,120	12	\$184,000	\$164.29
Mountain Ranch	9	1.1%	2,167	57	\$297,889	\$138.29
Mountain View	5	0.6%	2,252	131	\$417,300	\$184.75
North Heights	1	0.1%	1,498	22	\$216,500	\$144.53
North Ridge	5	0.6%	1,818	67	\$241,100	\$133.90
Northwest Acres Estates	1	0.1%	1,430	69	\$159,000	\$111.19
Oak Grove	2	0.2%	2,332	217	\$433,000	\$181.96
Oakbrooke	1	0.1%	1,958	177	\$304,500	\$155.52
Oakland Hills	3	0.4%	2,403	39	\$291,000	\$118.49
Oaks Manor	4	0.5%	1,926	73	\$294,750	\$152.67
Owl Creek	1	0.1%	1,456	83	\$175,000	\$120.19
Paradise Acres	1	0.1%	2,142	80	\$191,000	\$89.17
Paradise Gardens Condo	1	0.1%	1,296	15	\$178,500	\$137.73
Paradise Place	1	0.1%	3,076	53	\$385,000	\$125.16
Paradise Valley	3	0.4%	3,535	85	\$444,667	\$127.23

# 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
Paradise View Estates	1	0.1%	2,699	130	\$320,000	\$118.56
Park Meadows	47	5.7%	1,462	55	\$190,578	\$133.14
Park Place	1	0.1%	2,502	1	\$337,500	\$134.89
Parksdale	1	0.1%	2,454	73	\$275,000	\$112.06
Persimmon Place	6	0.7%	1,948	61	\$236,233	\$121.30
Pine Crest	5	0.6%	1,013	38	\$152,863	\$150.97
Pines At Springwoods	2	0.2%	1,918	60	\$265,000	\$138.36
Prairie Street Hpr	1	0.1%	1,521	235	\$295,000	\$193.95
Putmans	1	0.1%	6,200	150	\$675,000	\$108.87
Quail Creek	2	0.2%	1,544	33	\$220,000	\$142.65
Quarry Trace	3	0.4%	1,268	35	\$163,633	\$129.35
Red Arrow 2nd	2	0.2%	1,130	49	\$147,250	\$133.40
Regency North	2	0.2%	1,535	50	\$197,500	\$128.70
Remington Estates	3	0.4%	3,048	196	\$517,833	\$169.90
Reserve At Steele Crossing	7	0.8%	975	104	\$136,286	\$140.59
River Hills	1	0.1%	1,924	43	\$234,900	\$122.09
River Meadows	1	0.1%	2,285	168	\$324,900	\$142.19
Riverwalk	19	2.3%	2,202	135	\$303,287	\$138.13
Rochier Heights	1	0.1%	1,394	87	\$225,000	\$161.41
Rockhaven	4	0.5%	1,755	71	\$225,075	\$128.86
Rockwood	1	0.1%	2,666	40	\$420,000	\$157.54
Rogers Place	1	0.1%	2,350	50	\$350,000	\$148.94
Rolling Hills	1	0.1%	2,253	176	\$265,000	\$117.62
Rolling Meadows	2	0.2%	1,474	20	\$198,450	\$134.63
Rollston Building Hpr	1	0.1%	792	7	\$325,000	\$410.35
Roy Adams	1	0.1%	3,308	87	\$464,000	\$140.27
Royal Oaks	2	0.2%	2,023	60	\$278,000	\$139.57
Rupple Meadows	2	0.2%	1,970	132	\$253,385	\$128.68
Rupple Row	10	1.2%	1,939	55	\$229,800	\$118.59
Sage Meadows	3	0.4%	1,616	55	\$208,833	\$129.06
Salem Heights	7	0.8%	1,825	96	\$239,543	\$131.97
Salem Meadows	4	0.5%	1,553	48	\$197,925	\$127.36
Salem Village	10	1.2%	1,692	56	\$197,740	\$117.59
Savanna Estates	2	0.2%	4,431	110	\$764,750	\$166.45
Scottswood Place	1	0.1%	1,989	120	\$185,000	\$93.01
Sequoyah Meadows	2	0.2%	1,733	52	\$217,500	\$126.16
Sequoyah Vista	1	0.1%	2,725	342	\$454,500	\$166.79

# 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
Sequoyah Woods	2	0.2%	2,053	113	\$203,250	\$103.10
Silverthorne	1	0.1%	2,628	77	\$332,500	\$126.52
Skeltons	1	0.1%	1,803	58	\$200,000	\$110.93
Skyler Place	2	0.2%	1,447	41	\$169,000	\$116.42
South Gregg Ave Hpr	2	0.2%	527	163	\$138,500	\$263.10
South Hampton	1	0.1%	3,300	80	\$445,000	\$134.85
Southern Heights	1	0.1%	2,420	91	\$519,300	\$214.59
Southern Woods	2	0.2%	588	203	\$160,000	\$272.11
Spring Creek	1	0.1%	2,424	132	\$321,000	\$132.43
Spring Hollow Estates	1	0.1%	1,911	34	\$261,000	\$136.58
St James Park	3	0.4%	1,907	60	\$253,333	\$132.68
Starr Lake	5	0.6%	2,702	230	\$424,210	\$157.00
Stone Mountain	3	0.4%	3,336	79	\$454,667	\$136.76
Stonebridge	1	0.1%	2,060	29	\$255,000	\$123.79
Stonebridge Meadows	23	2.8%	2,680	92	\$348,165	\$130.89
Stonewood	2	0.2%	2,777	51	\$357,500	\$128.43
Strawberry Hill	2	0.2%	2,166	24	\$312,000	\$144.58
Stubblefield	2	0.2%	2,476	82	\$278,000	\$114.03
Summerhill	2	0.2%	2,272	24	\$334,500	\$147.87
Summersby	2	0.2%	5,514	69	\$722,500	\$129.18
Summit Place	6	0.7%	3,050	238	\$583,233	\$193.27
Sun Valley	2	0.2%	1,841	53	\$285,500	\$155.04
Sunbridge Villas	10	1.2%	1,516	49	\$199,500	\$132.01
Sundance Meadows	1	0.1%	1,524	68	\$218,400	\$143.31
Sunset Heights	1	0.1%	1,263	33	\$215,000	\$170.23
Sweetbriar	3	0.4%	1,924	65	\$233,833	\$122.14
Timber Ridge	1	0.1%	2,060	175	\$297,380	\$144.36
Timber Trails	2	0.2%	1,410	79	\$223,750	\$158.69
Tomlyn Valley View	1	0.1%	2,436	60	\$425,000	\$174.47
Town Homes At Forest Hills	2	0.2%	2,548	63	\$321,500	\$126.50
Township Heights	1	0.1%	2,000	55	\$350,000	\$175.00
Treetops	2	0.2%	2,136	99	\$362,500	\$169.94
Turner-Faubus	1	0.1%	1,300	92	\$159,900	\$123.00
Uark Bowl Hpr	1	0.1%	1,272	112	\$300,000	\$235.85
University Acres	1	0.1%	1,688	152	\$175,000	\$103.67



# Fayetteville

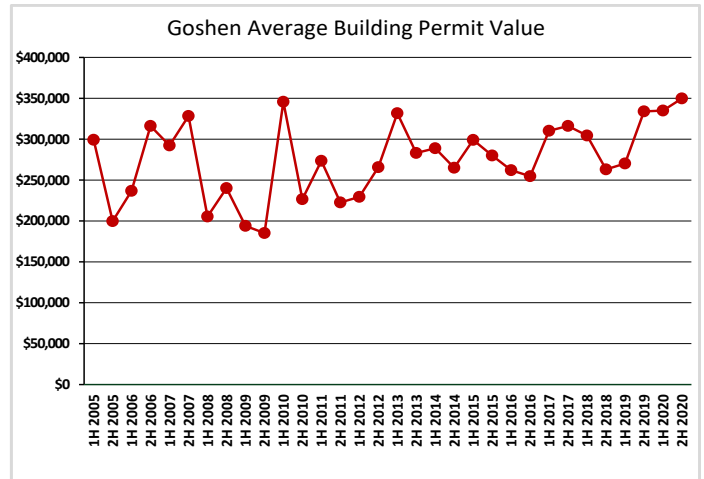
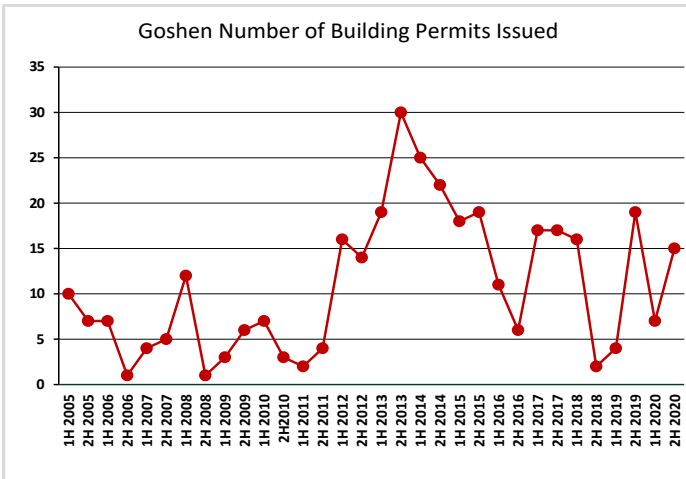
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Valley	2	0.2%	1,638	32	\$240,500	\$147.98
Villages of Sloanbrooke, The	60	7.2%	1,566	166	\$215,271	\$137.44
Wahneetah Heights	2	0.2%	3,298	80	\$442,500	\$135.99
Walker Estates	1	0.1%	2,714	46	\$367,500	\$135.41
Walnut Crossing	10	1.2%	1,397	37	\$178,155	\$128.42
Walnut Grove	1	0.1%	1,070	34	\$152,000	\$142.06
Walnut Heights	1	0.1%	1,386	56	\$193,000	\$139.25
Walnut View Estates	2	0.2%	1,505	63	\$185,000	\$122.78
Waterman Woods	1	0.1%	2,866	137	\$515,000	\$179.69
Watson	1	0.1%	1,326	50	\$170,000	\$128.21
West End	2	0.2%	1,546	107	\$335,000	\$217.49
Westridge	1	0.1%	1,940	49	\$215,000	\$110.82
Wheelersawyer	1	0.1%	1,615	24	\$175,000	\$108.36
Whistler Woods	3	0.4%	2,524	54	\$467,267	\$185.14
Wildflower Meadows	4	0.5%	3,041	49	\$364,281	\$120.30
Willow Springs	5	0.6%	1,413	39	\$169,140	\$119.48
Wilsondunn	6	0.7%	1,178	65	\$196,500	\$168.09
Winwood 2nd	2	0.2%	2,117	57	\$250,000	\$115.79
Woodbury	5	0.6%	2,218	92	\$323,088	\$145.57
Woodbury Hpr	1	0.1%	1,559	444	\$197,500	\$126.68
Woodfield	7	0.8%	1,171	40	\$157,016	\$136.18
Woodridge	2	0.2%	1,676	73	\$226,750	\$135.29
Yorktowne Square	2	0.2%	3,051	43	\$389,750	\$128.02
Other	23	2.8%	2,264	124	\$391,587	\$178.78
<b>Fayetteville Houses Sold</b>	<b>831</b>	<b>100.0%</b>	<b>1,959</b>	<b>85</b>	<b>\$274,247</b>	<b>\$142.02</b>

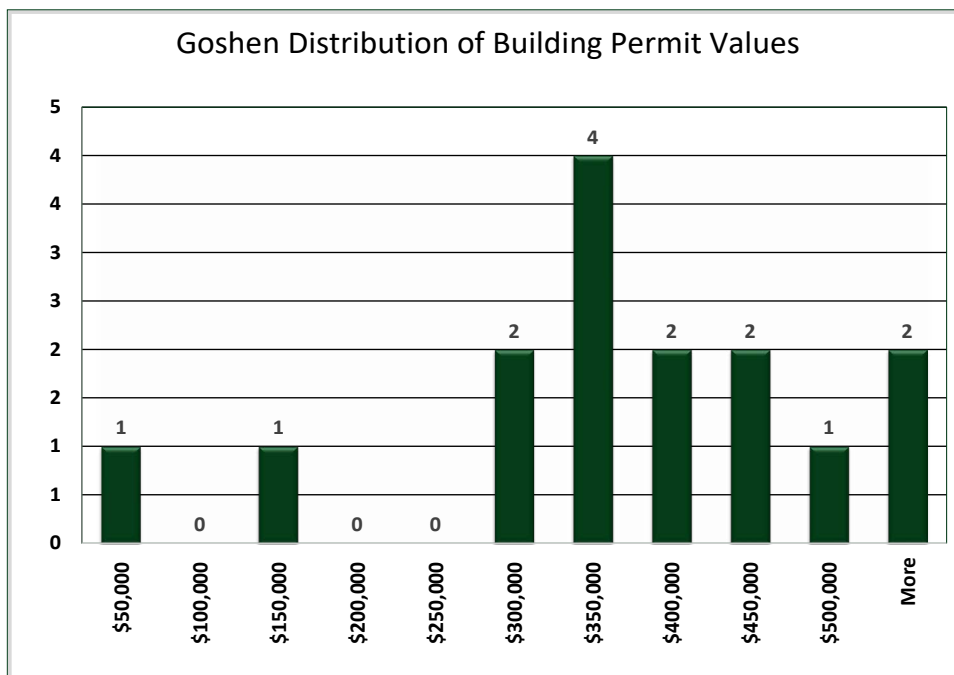




# Goshen Building Permits



Goshen	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	19	7	15	-21.1%	114.3%
Average Value of Residential Building Permits	\$334,035	\$335,000	\$349,793	4.7%	4.4%



# Goshen

## Active Subdivisions

There were 202 total lots in 7 active subdivisions in Goshen in the second half of 2020. 56.9 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 5.9 percent were under construction, 0.5 percent were starts, and 35.1 percent were empty lots.

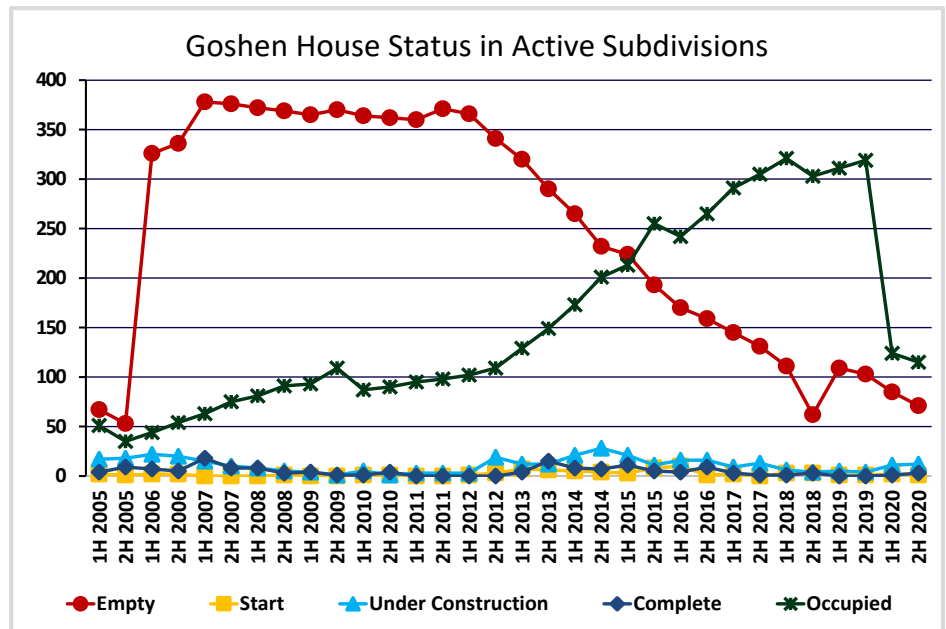
The subdivisions with the most houses under construction in Goshen during the second half of 2020 were Riverside Estates with 6, and The Knolls with 4.

The Knolls had the most houses becoming occupied in Goshen with 6. An additional 5 houses in Riverside Estates became occupied in the second half of 2020.

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

12 new houses in Goshen became occupied in the second half of 2020. The annual absorption rate implies that there are 65.3 months of remaining inventory in active subdivisions, down from 99.0 percent in the first half of 2020.

In 4 out of the 7 active subdivisions in Goshen, no absorption has occurred



in the second half of 2020.

The percentage of houses occupied by owners increased in Goshen from 78.3 percent in 2012 to 81.4 percent in the second half of 2020.

Additionally, 16 new lots in 1 subdivisions received either preliminary or final approval by December 31, 2020.

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

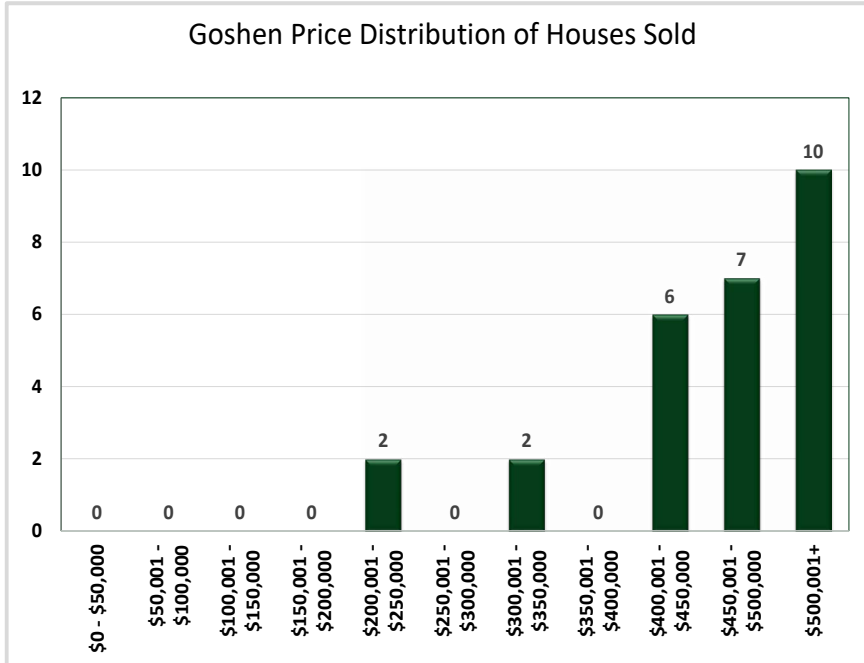
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Autumn View <sup>1</sup>	5	0	1	0	2	8	0	--
Bridlewood, Phase I	4	0	1	0	34	39	1	60.0
Bridlewood, Phase II <sup>1,2</sup>	3	0	0	0	7	10	0	--
Knolls, The	17	0	4	0	49	70	6	42.0
Oxford Bend Estates <sup>1</sup>	3		0	0	10	13	0	--
Riverside Estates	36	1	6	1	8	52	5	66.0
Wildwood <sup>1</sup>	3	0	0	2	5	10	0	--
<b>Goshen Active Lots</b>	<b>71</b>	<b>1</b>	<b>12</b>	<b>3</b>	<b>115</b>	<b>202</b>	<b>12</b>	<b>65.3</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.

# Goshen

## Price Distribution of Houses Sold



27 houses were sold in Goshen in the second half of 2020.

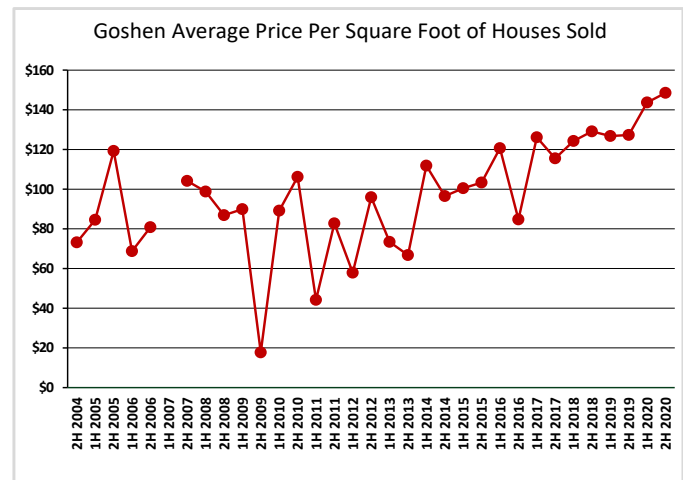
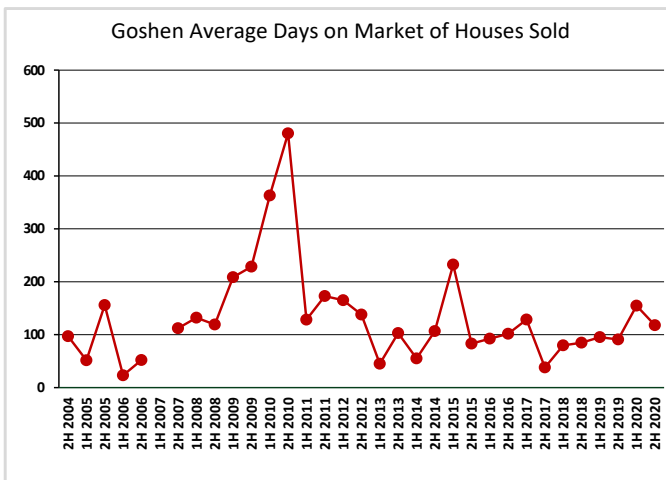
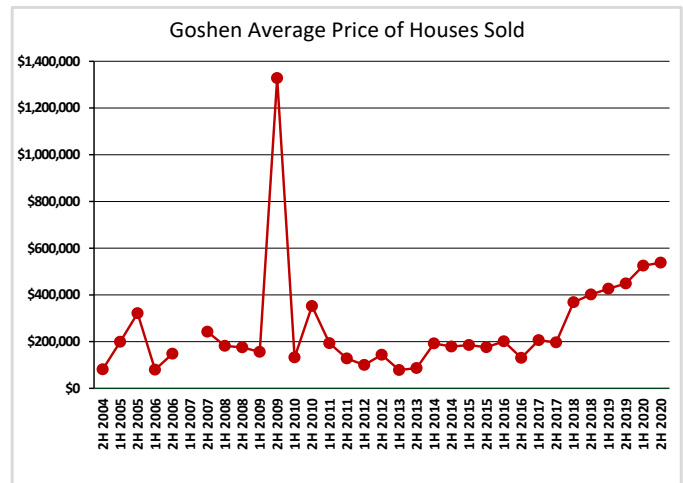
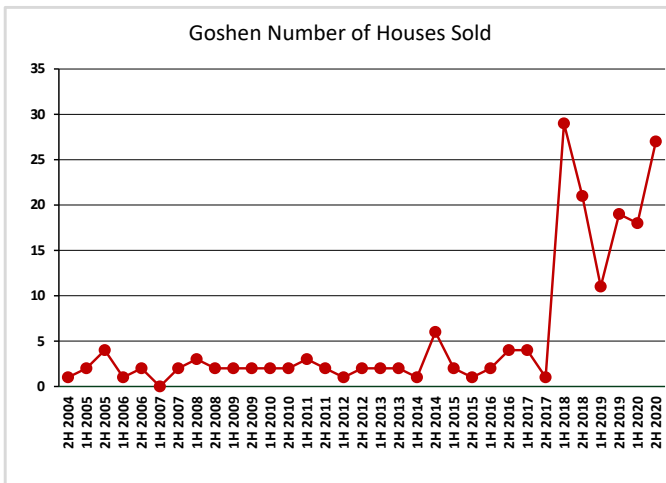
The average price of a house was \$538,129 at \$148.54 per square feet.

The median cost of a house was \$490,000.

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	2	7.4%	2,283	129	96.8%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	2	7.4%	2,053	73	98.6%
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	6	22.2%	2,847	139	98.9%
\$450,001 - \$500,000	7	25.9%	3,607	121	96.8%
\$500,001+	10	37.0%	4,620	109	97.5%
<b>Goshen Houses Sold</b>	<b>27</b>	<b>100.0%</b>	<b>3,600</b>	<b>118</b>	<b>97.7%</b>

# Goshen

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	19	18	27	42.1%	50.0%
Average Price of Houses Sold	\$448,958.68	\$525,047.11	\$538,129.04	19.9%	2.5%
Average Days on Market	91	155	118	29.7%	-23.9%
Average Price per Square Foot	\$127.31	\$143.66	\$148.54	16.7%	3.4%
Percentage of County Sales	1.0%	1.0%	2.5%	144.5%	158.6%
Number of New Houses Sold	2	4	5	150.0%	25.0%
Average Price of New Houses Sold	\$427,000.00	\$526,462.00	\$457,616.80	7.2%	-13.1%
Average Days on Market of New Houses Sold	185	187	208	12.8%	11.3%
Number of Houses Listed	15	12	5	-66.7%	-58.3%
Average List Price of Houses Listed	\$580,503.00	\$552,066.50	\$594,300.00	2.4%	7.7%

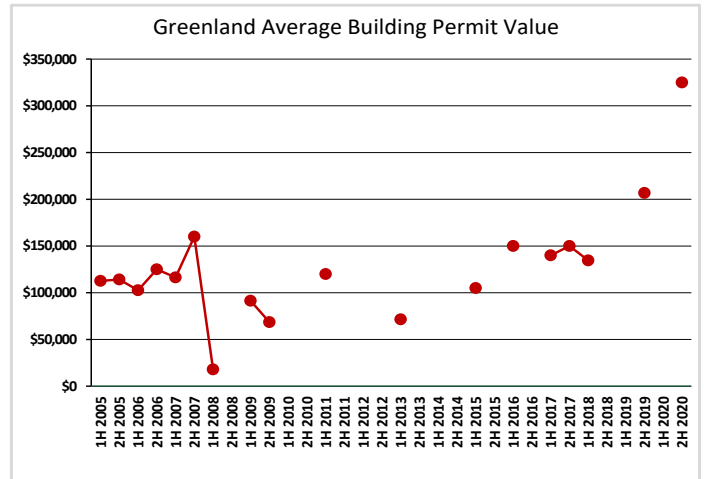
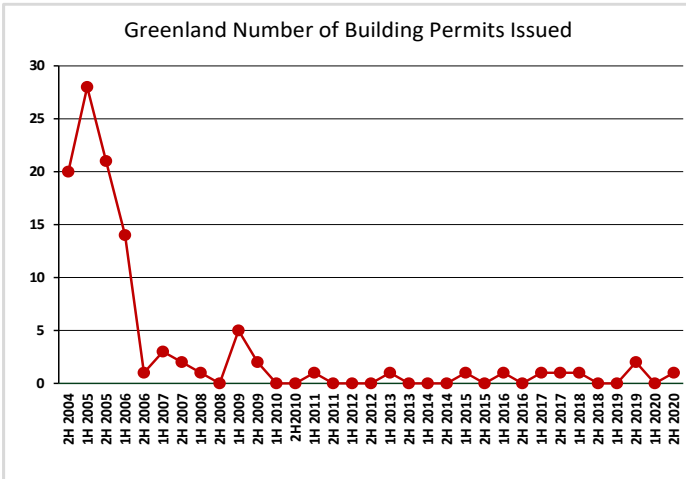
# Goshen

## Characteristics of Houses Sold

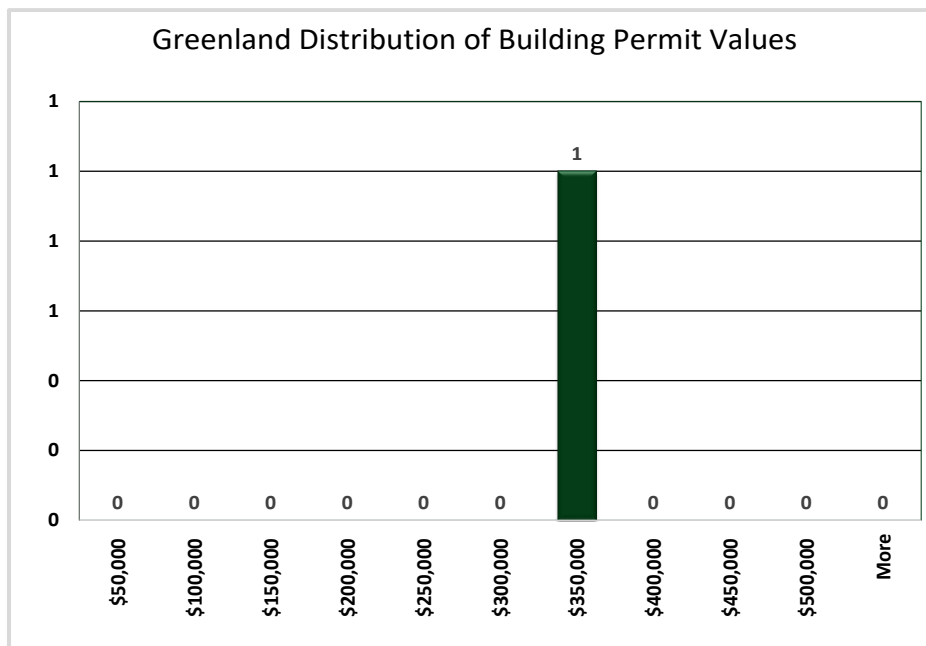
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bordeaux Village	3	11.1%	4,027	54	\$567,500	\$140.44
Brookstone Woods	1	3.7%	5,084	132	\$810,500	\$159.42
Cedar Hills	1	3.7%	1,508	16	\$245,000	\$162.47
Knolls	3	11.1%	2,861	238	\$422,695	\$147.72
Oxford Bend Estates	1	3.7%	3,724	89	\$575,000	\$154.40
Riverlyn Estates	2	7.4%	3,772	228	\$467,500	\$124.83
Riverside Estates	2	7.4%	3,217	163	\$510,000	\$158.81
Vineyard	1	3.7%	7,558	58	\$680,000	\$89.97
Waterford Estates At Hissom Ranch	9	33.3%	3,410	81	\$487,322	\$143.72
Other	4	14.8%	3,276	106	\$691,250	\$178.74
Vineyard	2	11.1%	4,155	108	\$540,000	\$129.38
Waterford Estates At Hissom Ranch	6	33.3%	3,778	98	\$535,000	\$142.17
Other	2	11.1%	4,572	321	\$560,000	\$125.68
<b>Goshen Houses Sold</b>	<b>27</b>	<b>100.0%</b>	<b>3,600</b>	<b>118</b>	<b>\$538,129</b>	<b>\$148.54</b>



# Greenland Building Permits



Greenland	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	2	0	1	-50.0%	--
Average Value of Residential Building Permits	\$206,810	\$0	\$325,000	57.1%	--





# Greenland

## Active Subdivisions

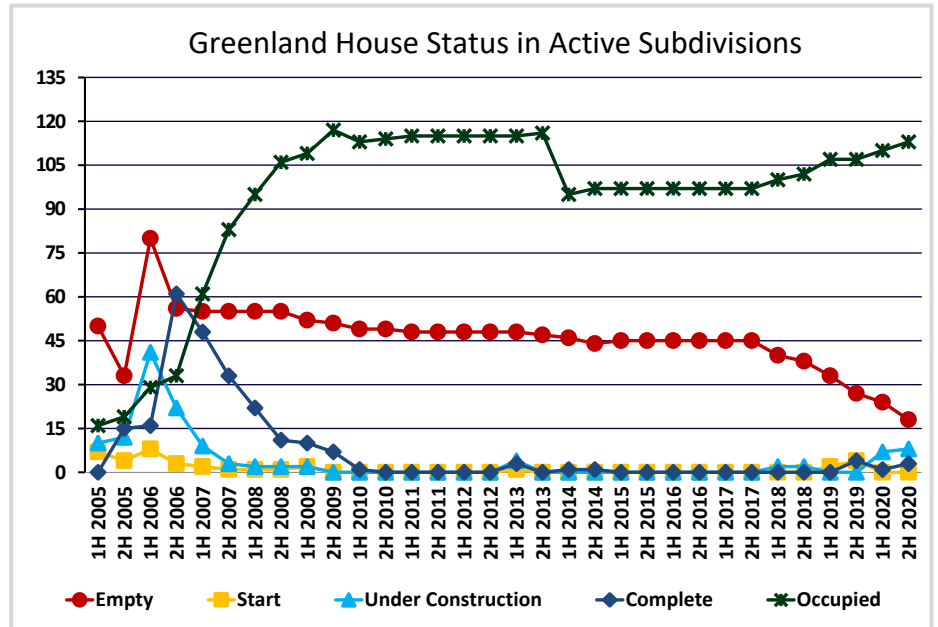
There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2020. 79.6 percent of the lots were occupied, 2.1 percent were complete but unoccupied, 5.6 percent were under construction, 0.0 percent were starts, and 12.7 percent were empty lots.

The subdivisions with the most houses under construction in Greenland during the second half of 2020 were Homestead with 7, and Lee Valley, Phase IV with 1.

Homestead had the most houses becoming occupied in Greenland with 3 houses.

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

3 new houses in Greenland became occupied in the second half of 2020. The annual absorption rate implies that there are 58.0 months of remaining inventory in active subdivisions, down from 128.0 percent in the first half of 2020.



In 1 out of the 2 active subdivisions in Greenland, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners increased in Greenland from 68.5 percent in 2012 to 72.7 percent in the second half of 2020.

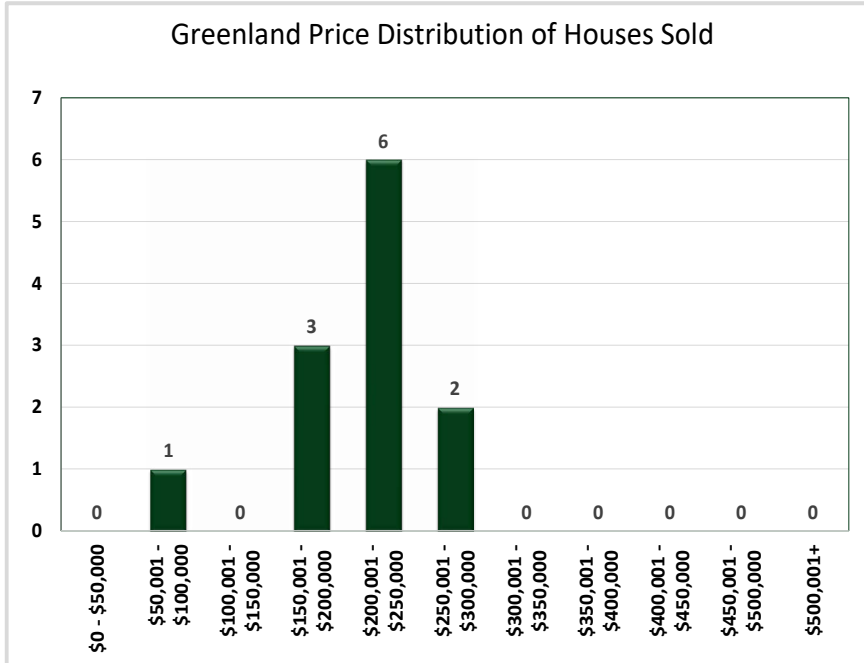
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Homestead	8	0	7	2	63	80	3	34.0
Lee Valley, Phase IV <sup>1</sup>	10	0	1	1	50	62	0	--
<b>Greenland Active Lots</b>	<b>18</b>	<b>0</b>	<b>8</b>	<b>3</b>	<b>113</b>	<b>142</b>	<b>3</b>	<b>58.0</b>

<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.

# Greenland

## Price Distribution of Houses Sold



12 houses were sold in Greenland in the second half of 2020.

The average price of a house was \$202,533 at \$100.76 per square feet.

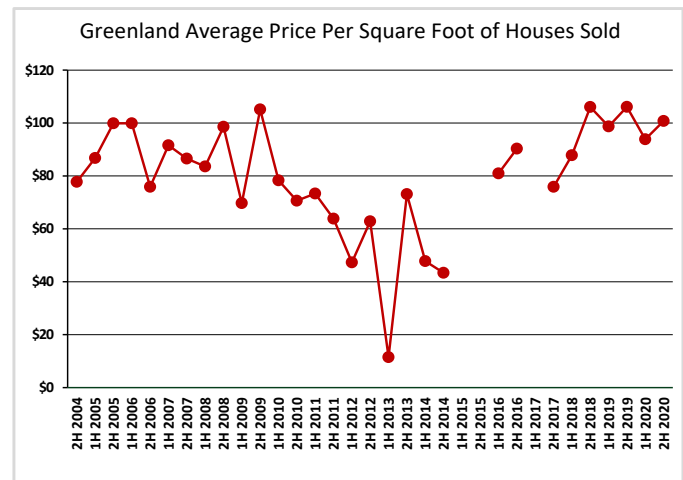
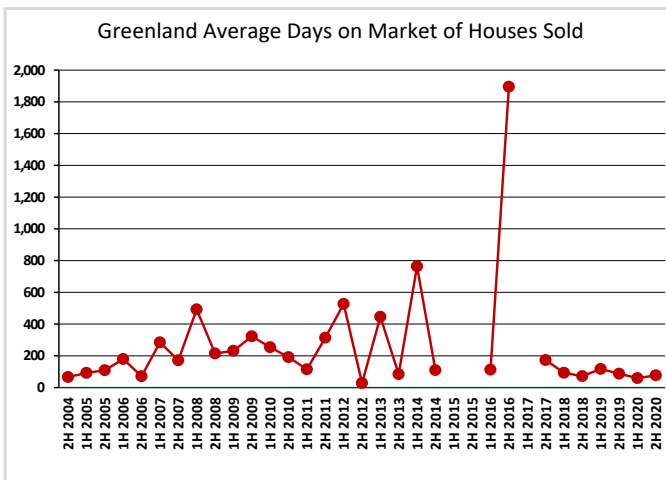
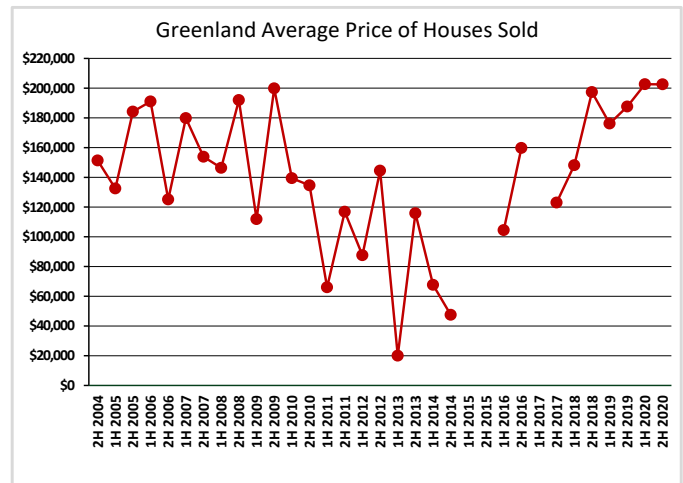
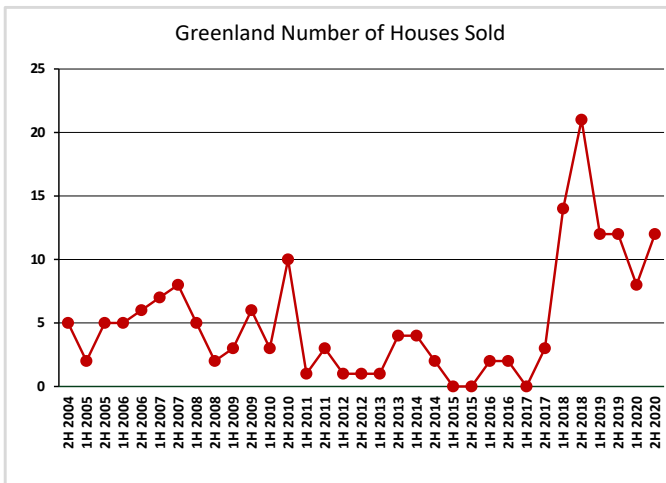
The median cost of a house was \$207,250.

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	1	8.3%	1,102	36	128.8%
\$100,001 - \$150,000	0	0.0%	--	--	--
\$150,001 - \$200,000	3	25.0%	2,036	69	97.6%
\$200,001 - \$250,000	6	50.0%	1,982	97	97.2%
\$250,001 - \$300,000	2	16.7%	2,527	47	100.0%
\$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>Greenland Houses Sold</b>	<b>12</b>	<b>100.0%</b>	<b>2,013</b>	<b>77</b>	<b>100.4%</b>



# Greenland

## Characteristics of Houses Sold



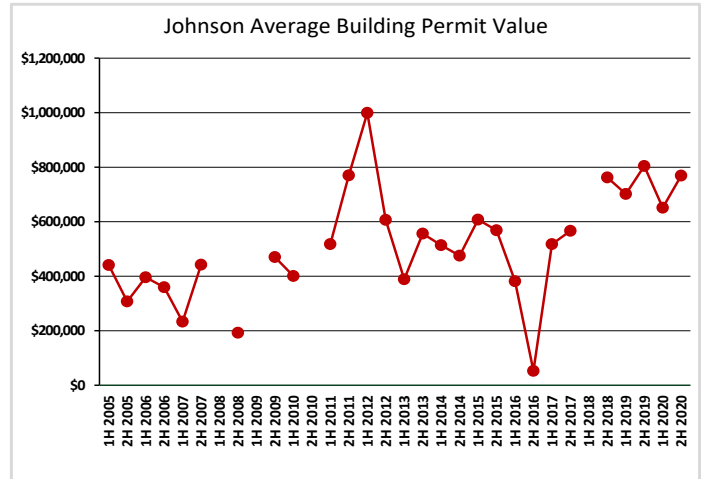
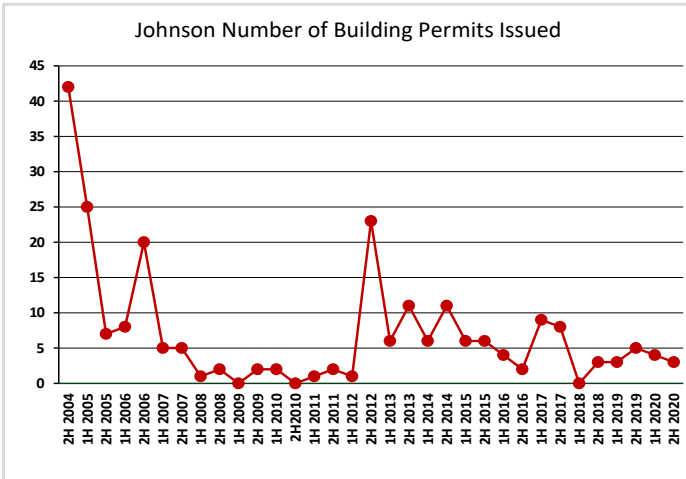
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	12	8	12	0.0%	50.0%
Average Price of Houses Sold	\$187,616.67	\$202,625.00	\$202,533.33	8.0%	0.0%
Average Days on Market	88	60	77	-12.4%	28.9%
Average Price per Square Foot	\$106.08	\$93.86	\$100.76	-5.0%	7.4%
Percentage of County Sales	0.7%	0.4%	0.4%	-35.3%	-2.7%
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	4	4	3	-25.0%	-25.0%
Average List Price of Houses Listed	\$209,500.00	\$193,475.00	\$369,767.00	76.5%	91.1%

# Greenland

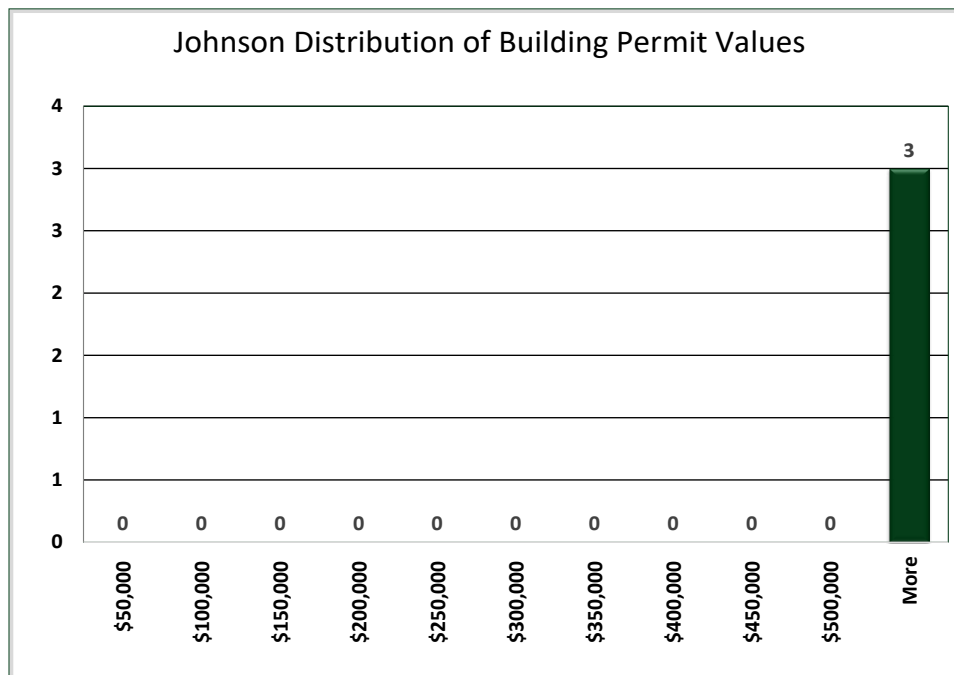
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Bob Lee	1	8.3%	1,946	45	\$230,000	\$118.19
Greenland Original	1	8.3%	1,102	36	\$51,500	\$46.73
Lee Valley	4	33.3%	2,167	81	\$228,375	\$105.45
Twin Creeks	1	8.3%	1,879	194	\$207,500	\$110.43
Other	5	41.7%	2,112	65	\$205,580	\$102.40
<b>Greenland Houses Sold</b>	<b>12</b>	<b>100.0%</b>	<b>2,013</b>	<b>77</b>	<b>\$202,533</b>	<b>\$100.76</b>

# Johnson Building Permits



Johnson	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	5	4	3	-40.0%	-25.0%
Average Value of Residential Building Permits	\$804,444	\$651,267	\$769,047	-4.4%	18.1%



# Johnson

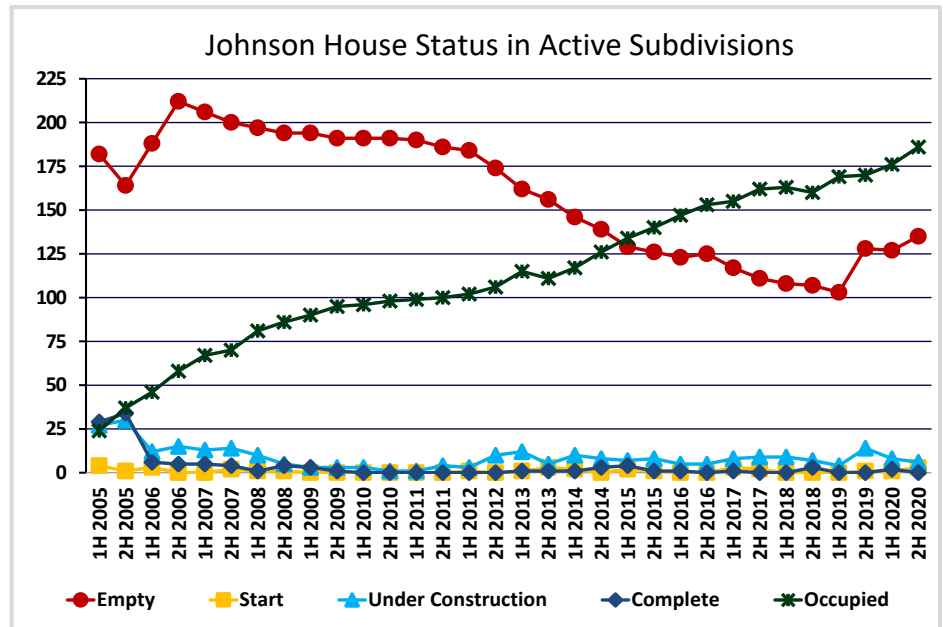
## Active Subdivisions

There were 330 total lots in 9 active subdivisions in Johnson in the second half of 2020. 56.4 percent of the lots were occupied, 0 percent were complete but unoccupied, 1.8 percent were under construction, .9 percent were starts, and 40.91 percent were empty lots.

Clear Creek, Phase I had the most houses becoming occupied in Johnson with 4. An additional 2 houses in Johnson Square Phase 1 became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 1 of the 9 active subdivisions in Johnson.

10 new houses in Johnson became occupied in the second half of 2020. The annual absorption rate implies that there are 108.0 months of remaining inventory in active subdivisions, down from 236.6 percent in the first half of 2020.



In 2 out of the 9 active subdivisions in Johnson, no absorption has occurred in the second half of 2020.

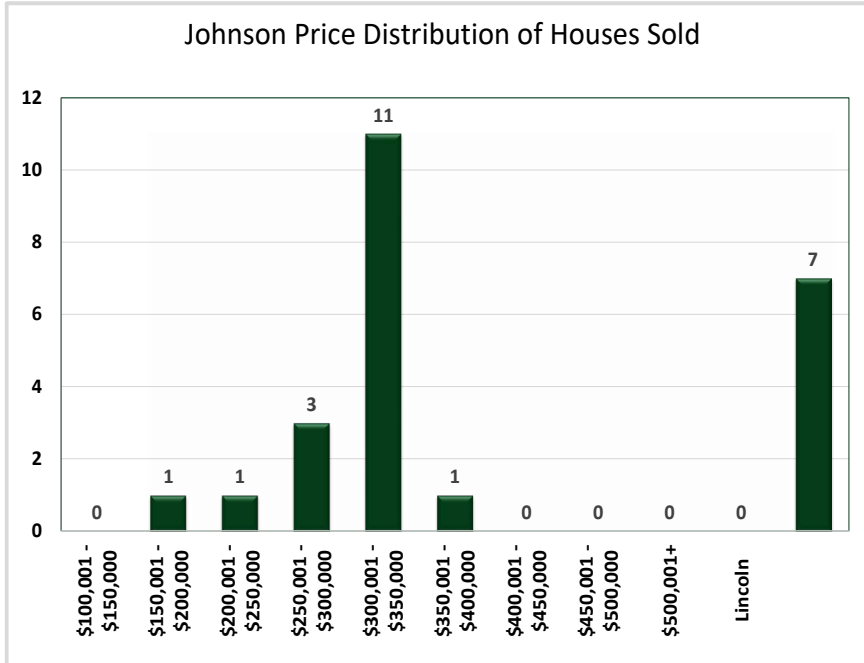
The percentage of houses occupied by owners decreased in Johnson from 59.5 percent in 2012 to 54.3 percent in the second half of 2020.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Clear Creek Patio Homes	16	0	0	0	23	39	1	96.0
Clear Creek, Phase I	19	0	2	0	26	47	4	36.0
Clear Creek, Phase II <sup>1,2</sup>	6	0	0	0	39	45	0	--
Clear Creek, Phase III	7	1	2	0	30	40	1	120.0
Clear Creek, Phase V	25	1	1	0	8	35	1	324.0
Clear Creek, Phase VII <sup>1</sup>	0	1	0	0	3	4	0	--
Heritage Hills	11	0	0	0	54	65	0	66.0
Johnson Square Phase 1A	21	0	0	0	2	23	2	126.0
Johnson Square Phase 1B	30	0	1	0	1	32	1	372.0
<b>Johnson Active Lots</b>	<b>135</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>186</b>	<b>330</b>	<b>10</b>	<b>108.0</b>

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

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

# Johnson Price Distribution of Houses Sold



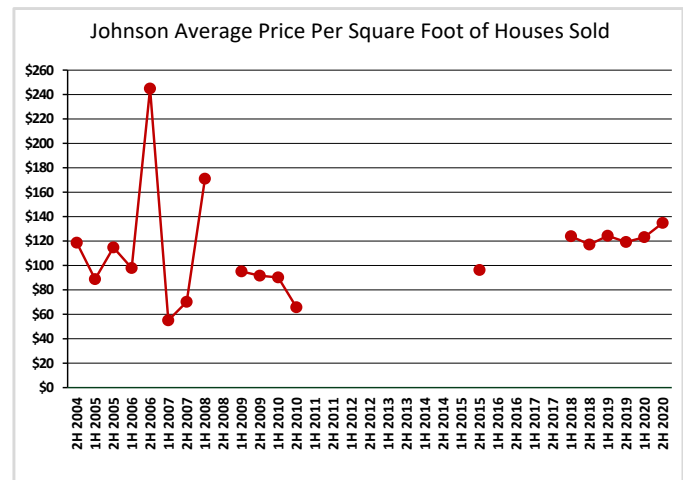
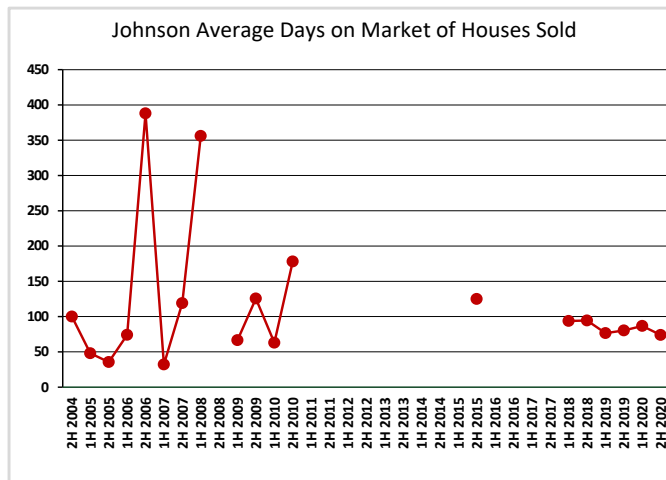
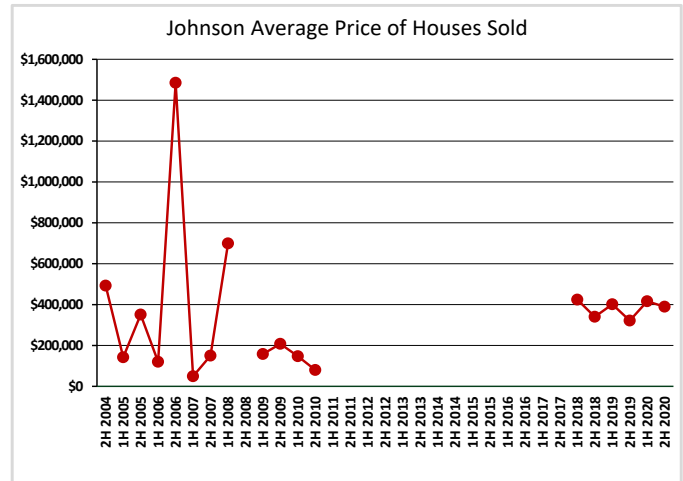
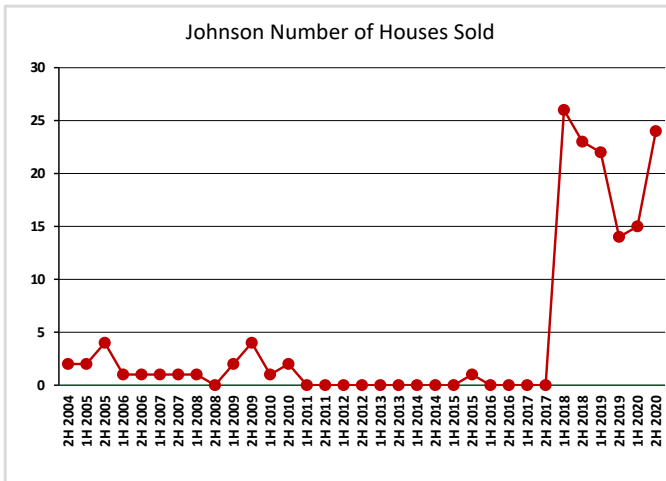
24 houses were sold in Johnson in the second half of 2020.

The average price of a house was \$389,525 at \$134.78 per square feet.

The median cost of a house was \$220,000.

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	4.2%	1,396	402	75.0%
\$100,001 - \$150,000	1	4.2%	1,194	70	93.5%
\$150,001 - \$200,000	3	12.5%	1,644	67	94.6%
\$200,001 - \$250,000	11	45.8%	1,792	45	101.1%
\$250,001 - \$300,000	1	4.2%	2,771	42	101.1%
\$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+	7	29.2%	4,494	81	96.8%
<b>Johnson Houses Sold</b>	<b>24</b>	<b>100.0%</b>	<b>2,561</b>	<b>74</b>	<b>97.6%</b>

# Johnson Characteristics of Houses Sold



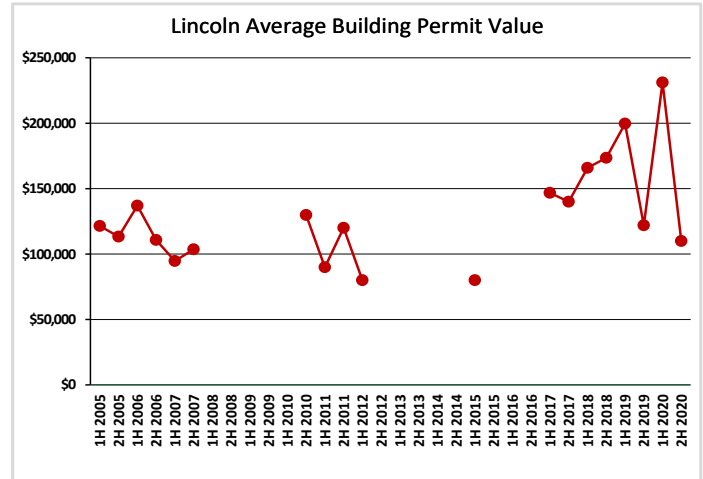
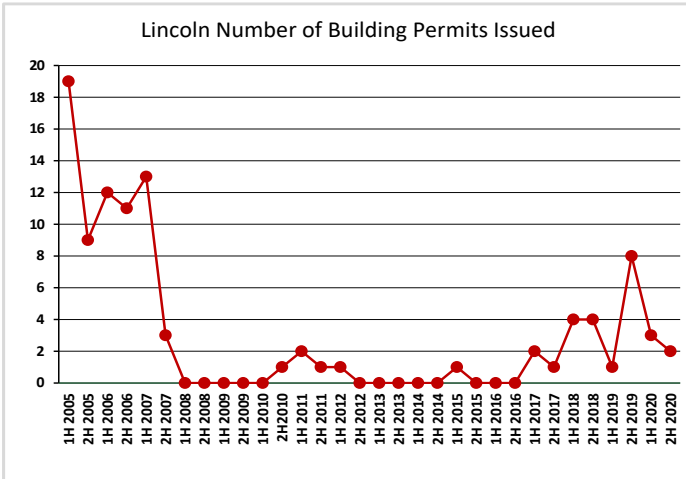
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	14	15	24	71.4%	60.0%
Average Price of Houses Sold	\$321,635.71	\$416,398.00	\$389,525.00	21.1%	-6.5%
Average Days on Market	80	87	74	-7.9%	-14.7%
Average Price per Square Foot	\$119.14	\$123.19	\$134.78	13.1%	9.4%
Percentage of County Sales	0.8%	0.8%	1.6%	113.5%	99.7%
Number of New Houses Sold	0	0	1	--	--
Average Price of New Houses Sold	--	--	\$1,150,000.00	--	--
Average Days on Market of New Houses Sold	80	87	74	--	--
Number of Houses Listed	9	9	5	-44.4%	-44.4%
Average List Price of Houses Listed	\$612,522.00	\$1,008,722.22	\$785,680.00	28.3%	-22.1%

# Johnson

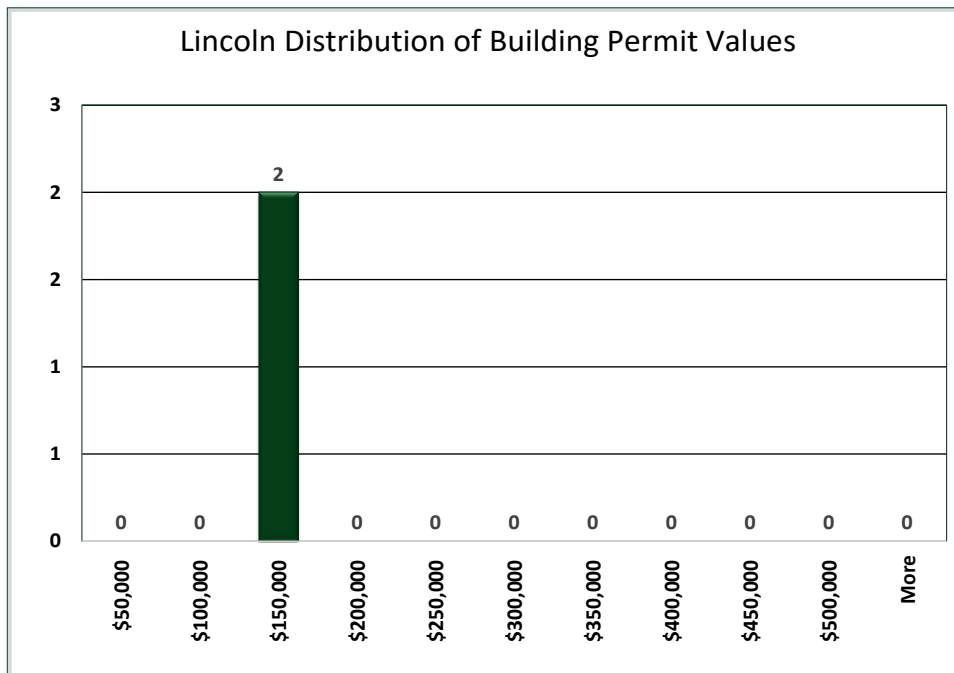
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Blake Lane	1	4.2%	2,136	113	\$186,000	\$87.08
Briarwood	3	12.5%	1,659	34	\$205,333	\$123.81
Clear Creek	4	16.7%	4,635	99	\$1,012,500	\$215.65
Ferguson's Glen	3	12.5%	1,774	58	\$215,883	\$122.13
Heritage Hills	3	12.5%	4,305	56	\$634,000	\$148.06
Karrington Ridge Hpr	1	4.2%	1,194	70	\$129,000	\$108.04
Kensington	2	8.3%	1,774	32	\$215,000	\$121.18
Ravenswood	1	4.2%	1,397	52	\$166,500	\$119.18
Saddlebrook	2	8.3%	1,869	66	\$217,725	\$116.50
Shady Oaks	2	8.3%	2,450	34	\$264,000	\$108.06
Viewpoint	1	4.2%	1,400	36	\$183,000	\$130.71
Other	1	4.2%	1,396	402	\$75,000	\$53.72
<b>Johnson Houses Sold</b>	<b>24</b>	<b>100.0%</b>	<b>2,561</b>	<b>74</b>	<b>\$389,525</b>	<b>\$134.78</b>

# Lincoln Building Permits



Lincoln	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	8	3	2	-75.0%	-33.3%
Average Value of Residential Building Permits	\$121,975	\$231,170	\$110,000	-9.8%	-52.4%





# Lincoln

## Active Subdivisions

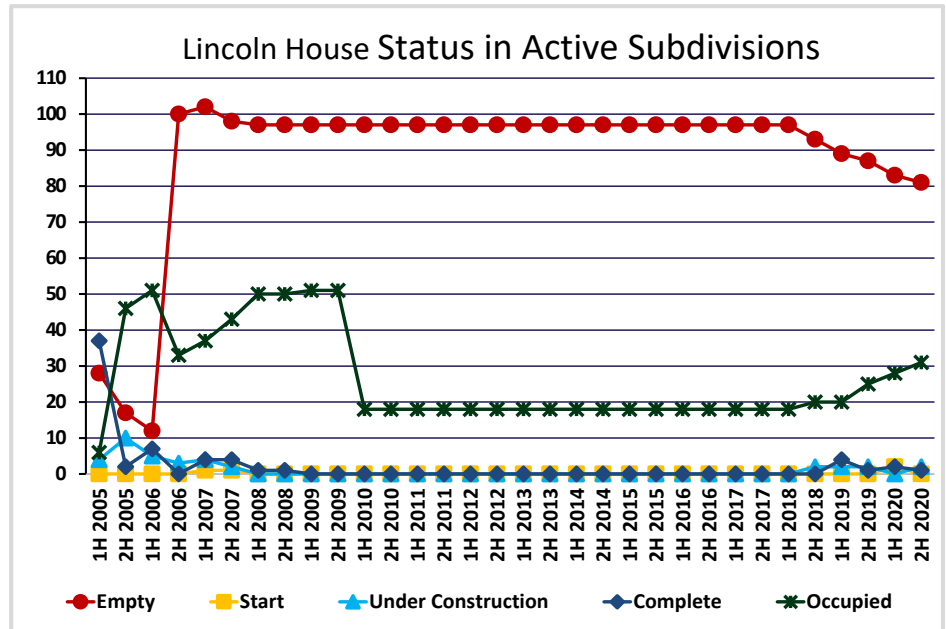
There were 115 total lots in 2 active subdivisions in Lincoln in the second half of 2020. 27.0 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 1.7 percent were under construction, 0.0 percent were starts, and 70.4 percent were empty lots.

The subdivisions with the most houses under construction in Lincoln during the second half of 2020 was Country Meadows with 2.

Carter/Johnson had the most houses becoming occupied in Lincoln with 3 houses.

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

3 new houses in Lincoln became occupied in the second half of 2020. The annual absorption rate implies that there are 168.0 months of remaining inventory in active subdivisions, up from 130.5 percent in the first half of 2020.



Absorption occurred in the active subdivisions in Lincoln.

The percentage of houses occupied by owners decreased in Lincoln from 62.8 percent in 2012 to 55.3 percent in the second half of 2020.

Additionally, no new lots in subdivisions received either preliminary or final approval by December 31, 2020.

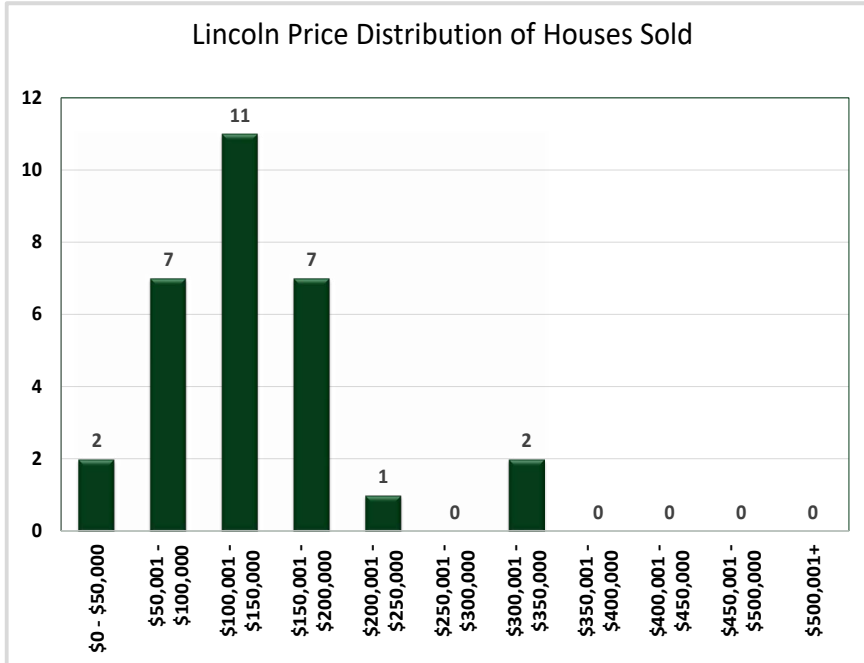
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Carter/Johnson	0	0	0	1	11	12	3	2.4
Country Meadows	81	0	2	0	20	103	--	996.0
<b>Lincoln Active Lots</b>	<b>81</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>31</b>	<b>115</b>	<b>3</b>	<b>168.0</b>

<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.

# Lincoln

## Price Distribution of Houses Sold



30 houses were sold in Lincoln in the first half of 2020.

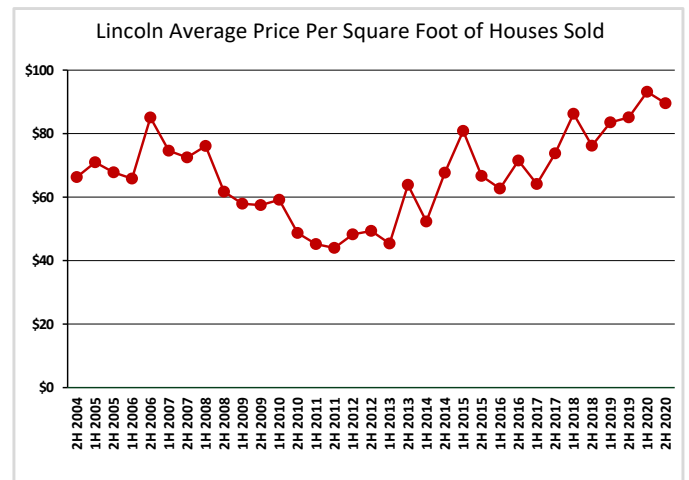
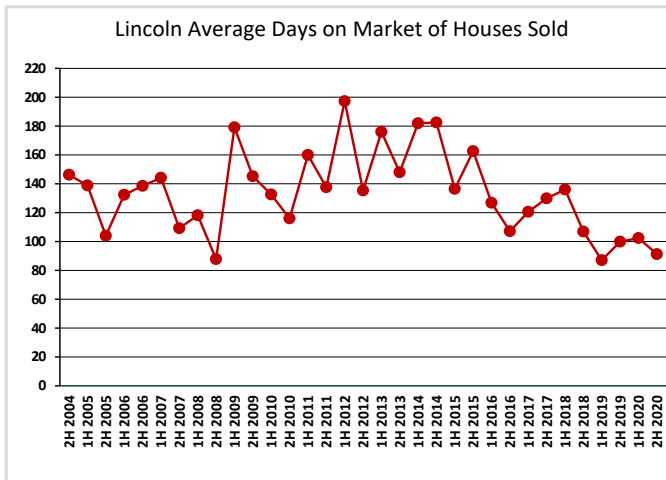
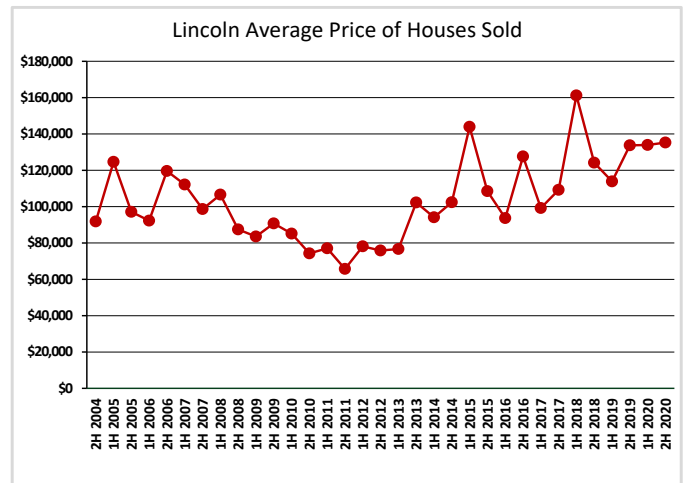
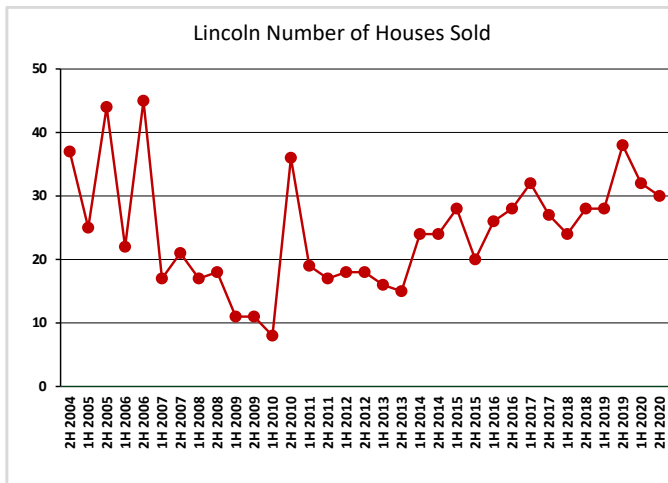
The average price of a house was \$135,253 at \$89.55 per square foot.

The median cost of a house was \$125,450.

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	2	6.7%	1,217	112	64.5%
\$50,001 - \$100,000	7	23.3%	1,252	130	93.7%
\$100,001 - \$150,000	11	36.7%	1,240	62	98.6%
\$150,001 - \$200,000	7	23.3%	1,996	112	97.9%
\$200,001 - \$250,000	1	3.3%	2,056	53	100.0%
\$250,001 - \$300,000	0	0.0%	--	--	--
\$300,001 - \$350,000	2	6.7%	2,953	45	95.4%
\$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>Lincoln Houses Sold</b>	<b>30</b>	<b>100.0%</b>	<b>1,559</b>	<b>91</b>	<b>94.9%</b>

# Lincoln

## Characteristics of Houses Sold



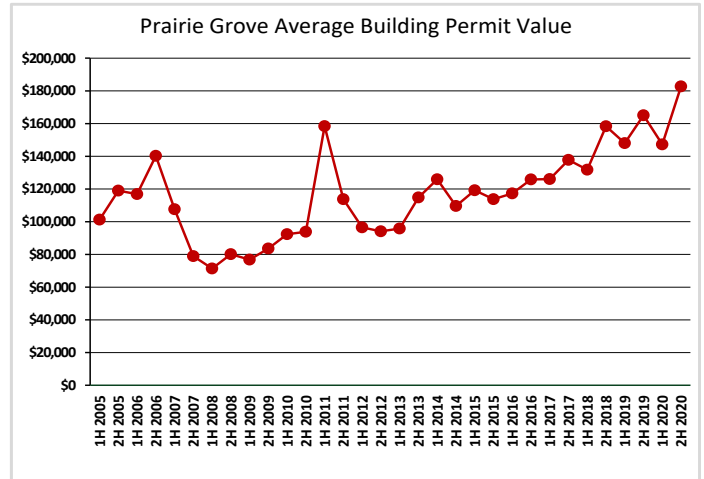
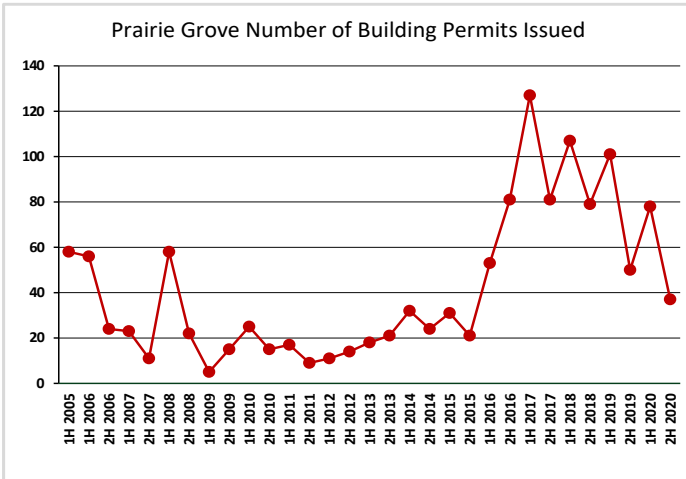
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	38	32	30	-21.1%	-6.3%
Average Price of Houses Sold	\$133,755.26	\$133,965.63	\$135,253.33	1.1%	1.0%
Average Days on Market	100	102	91	-8.7%	-10.9%
Average Price per Square Foot	\$85.09	\$93.16	\$89.55	5.2%	-3.9%
Percentage of County Sales	2.1%	1.8%	0.7%	-65.9%	-59.4%
Number of New Houses Sold	3	5	3	0.0%	-40.0%
Average Price of New Houses Sold	\$143,933.33	\$147,080.00	\$161,966.67	12.5%	10.1%
Average Days on Market of New Houses Sold	221	135	90	-59.4%	-33.5%
Number of Houses Listed	31	7	6	-80.6%	-14.3%
Average List Price of Houses Listed	\$196,610.00	\$132,485.71	\$130,883.00	-33.4%	-1.2%

# Lincoln

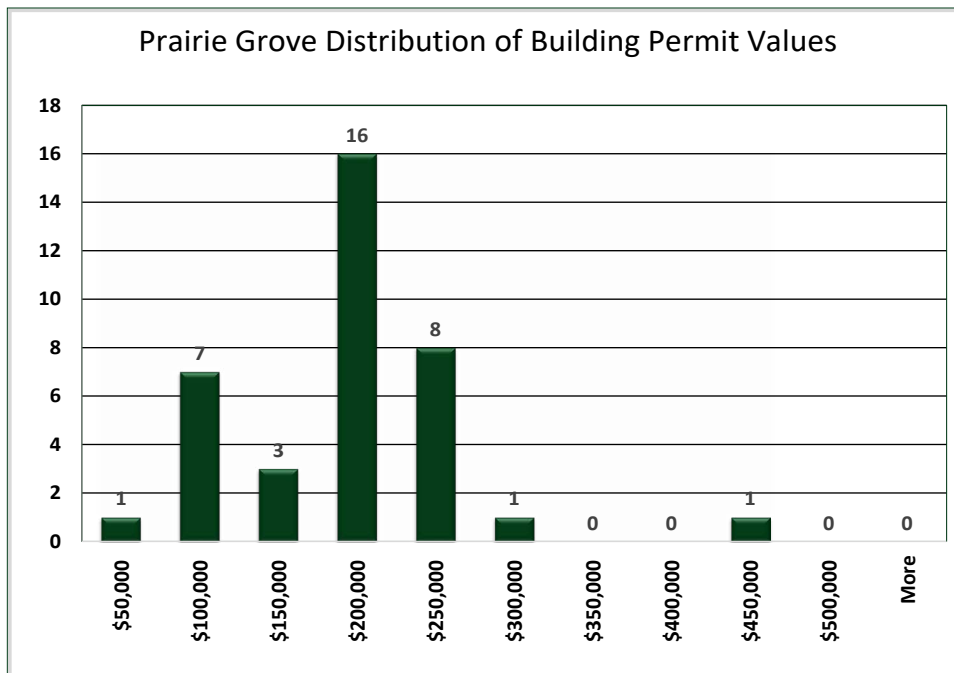
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Applegate	3	10.0%	1,295	64	\$137,333	\$106.04
Carter/Johnson	2	6.7%	1,438	101	\$164,950	\$114.89
Corley	2	6.7%	1,568	46	\$146,500	\$94.60
Country Meadows	2	6.7%	1,209	51	\$137,950	\$113.77
Cuzick	3	10.0%	1,746	67	\$188,700	\$108.50
Lincoln Original	5	16.7%	1,550	165	\$93,120	\$72.26
Reed	1	3.3%	1,056	48	\$123,000	\$116.48
Other	12	40.0%	1,702	90	\$132,675	\$76.55
<b>Lincoln Houses Sold</b>	<b>30</b>	<b>100.0%</b>	<b>1,559</b>	<b>91</b>	<b>\$135,253</b>	<b>\$89.55</b>

# Prairie Grove Building Permits



Prairie Grove	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	50	78	37	-26.0%	-52.6%
Average Value of Residential Building Permits	\$165,071	\$147,268	\$182,742	10.7%	24.1%



# Prairie Grove Active Subdivisions

There were 1,184 total lots in 17 active subdivisions in Prairie Grove in the second half of 2020. 89.0 percent of the lots were occupied, 2.4 percent were complete but unoccupied, 1.5 percent were under construction, 1.4 percent were starts, and 5.7 percent were empty lots.

The subdivisions with the most houses under construction in Prairie Grove during the second half of 2020 were Belle Meade, Phase III and Prairie Meadows, Phase III with 4.

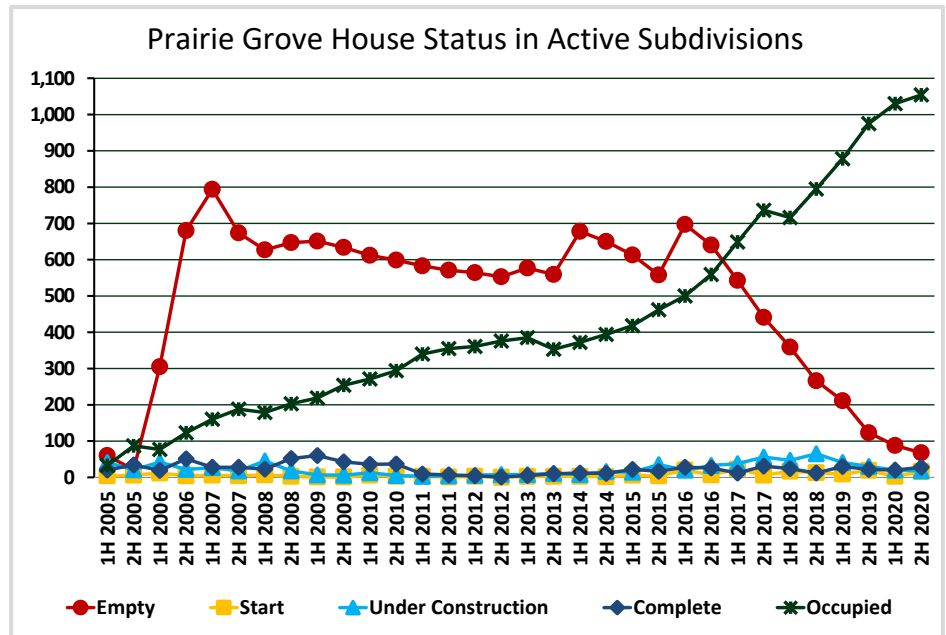
Belle Meade, Phase IV had the most houses becoming occupied in Prairie Grove with 15 houses.

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

55 new houses in Prairie Grove became occupied in the second half of 2020. The annual absorption rate implies that there are 13.2 months of remaining inventory in active subdivisions, up from 9.8 percent in the first half of 2020.

In 3 out of the 17 active subdivisions in Prairie Grove, no absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in Prairie Grove from 68.7 percent in 2012 to 63.1



percent in the second half of 2020.

Additionally, 456 new lots in 5 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Mountain View	2H 2020	175		175
Prairie View	2H 2020	98		98
Snyder Grove, Phase 2	1H 2020	96		96
Wagnon's Spring	1H 2020	61		61
Wakefield Park	2H 2020		26	26
<b>New and Preliminary Lots</b>		<b>430</b>	<b>26</b>	<b>456</b>

# Prairie Grove

## Active Subdivisions

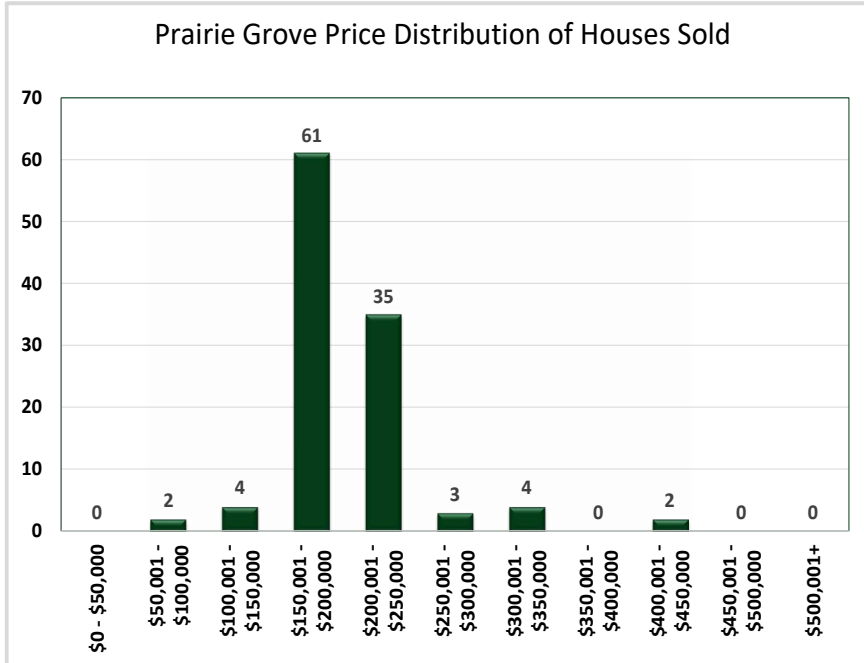
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Battlefield Estates Phase II <sup>1</sup>	0	0	0	2	124	126	0	--
Belle Meade, Phase I, II	7	0	1	2	124	134	6	10.9
Belle Meade, Phase III	0	1	4	1	8	14	3	18.0
Belle Meade Phase IV	13	8	2	16	15	54	15	31.2
Coyle	1	0	0	0	2	3	1	12.0
Grandview Estates, Phase IB	1	0	0	0	9	10	0	6.0
Grandview Estates, Phase II <sup>1,2</sup>	2	0	0	1	6	9	0	--
Highlands Green, Phase I <sup>1,2</sup>	1	0	0	0	39	40	0	--
Highlands Square North	2	0	0	0	37	39	0	8.0
Prairie Meadows, Phase III	3	0	4	0	111	118	5	7.0
Snyder Grove, Phase I	4	0	0	2	5	11	1	18.0
Stonecrest, Phase II	0	0	0	0	44	44	2	0.0
Sundowner, Phase I Sec. I	12	0	0	1	48	61	1	156.0
Sundowner, Phase I Sec. II	14	2	3	0	125	144	8	16.3
Sundowner, Phase IIA	2	0	3	0	83	88	0	30.0
Sundowner, Phase IIB	1	0	0	0	136	137	1	6.0
Sundowner, Phase III	5	5	1	3	138	152	12	6.2
<b>Prairie Grove Active Lots</b>	<b>68</b>	<b>16</b>	<b>18</b>	<b>28</b>	<b>1,054</b>	<b>1,184</b>	<b>55</b>	<b>13.2</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



111 houses were sold in Prairie Grove in the second half of 2020.

The average price of a house was \$201,072 at \$124.56 per square feet.

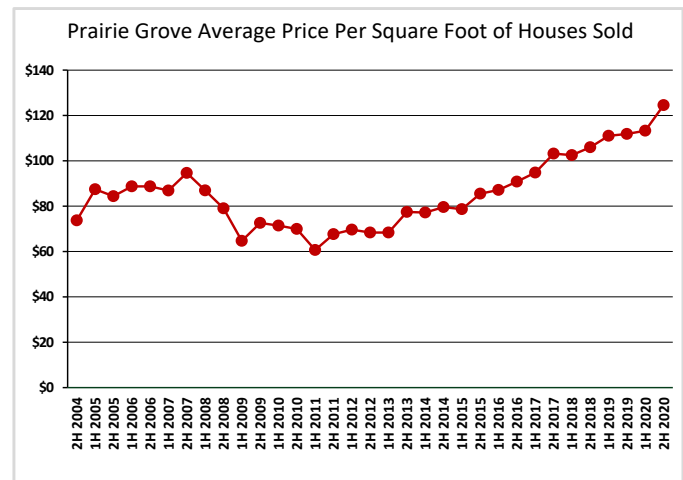
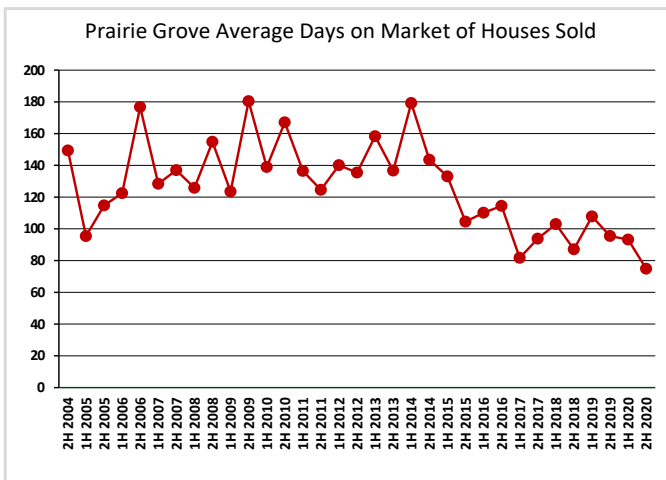
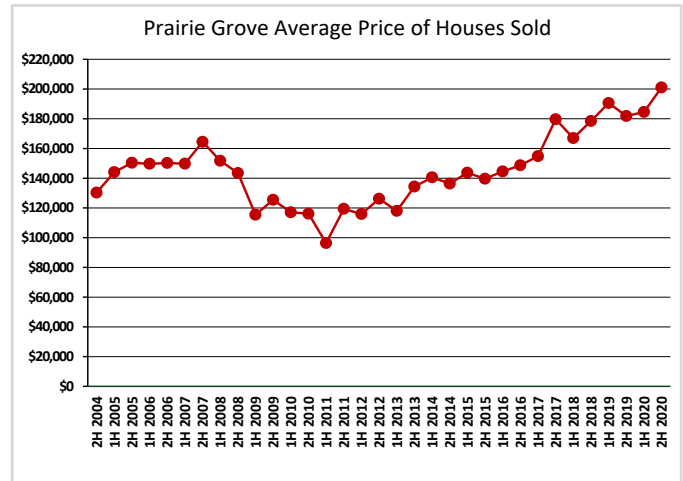
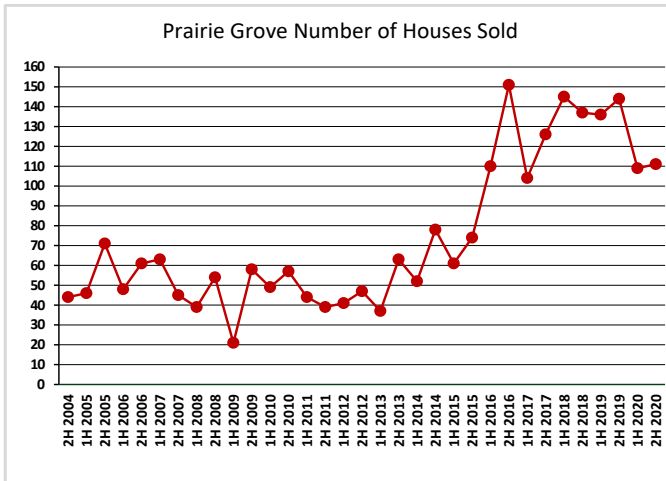
The median cost of a house was \$194,000.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	3	2.8%	679	98	91.9%
\$50,001 - \$100,000	2	1.8%	1,025	132	91.8%
\$100,001 - \$150,000	8	7.3%	1,313	40	95.7%
\$150,001 - \$200,000	62	56.9%	1,574	92	98.8%
\$200,001 - \$250,000	28	25.7%	1,849	100	99.0%
\$250,001 - \$300,000	5	4.6%	2,346	91	99.6%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	1	0.9%	4,337	334	100.0%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Prairie Grove Houses Sold</b>	<b>111</b>	<b>100.0%</b>	<b>1,633</b>	<b>75</b>	<b>99.6%</b>



# Prairie Grove

## Characteristics of Houses Sold



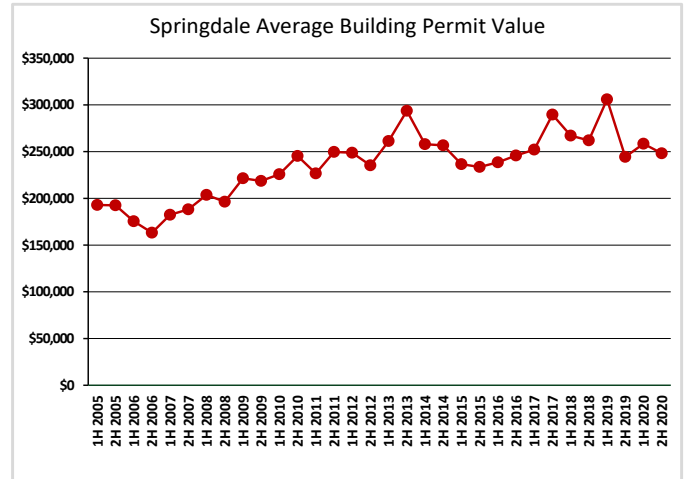
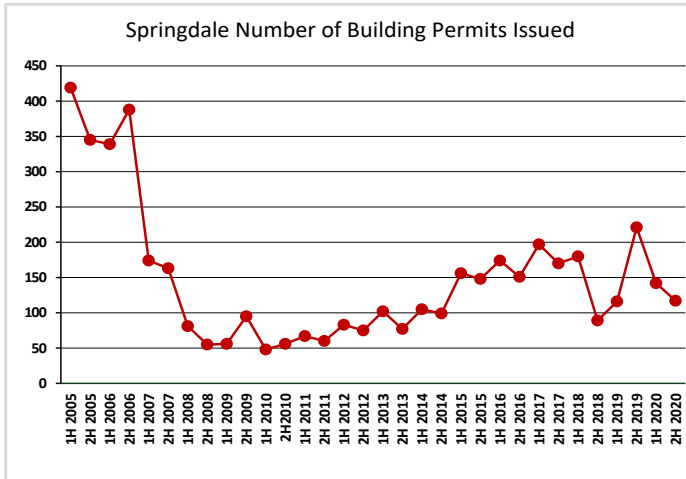
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	144	109	111	-22.9%	1.8%
Average Price of Houses Sold	\$181,805.77	\$184,564.42	\$201,071.87	10.6%	8.9%
Average Days on Market	95	93	75	-21.6%	-19.7%
Average Price per Square Foot	\$111.86	\$113.25	\$124.56	11.3%	10.0%
Percentage of County Sales	7.9%	6.0%	3.9%	-50.5%	-34.4%
Number of New Houses Sold	56	41	32	-42.9%	-22.0%
Average Price of New Houses Sold	\$185,527.54	\$207,540.18	\$217,885.25	17.4%	5.0%
Average Days on Market of New Houses Sold	114	102	89	-22.3%	-13.0%
Number of Houses Listed	40	8	10	-75.0%	25.0%
Average List Price of Houses Listed	\$229,808.00	\$222,646.50	\$210,530.00	-8.4%	-5.4%

# Prairie Grove

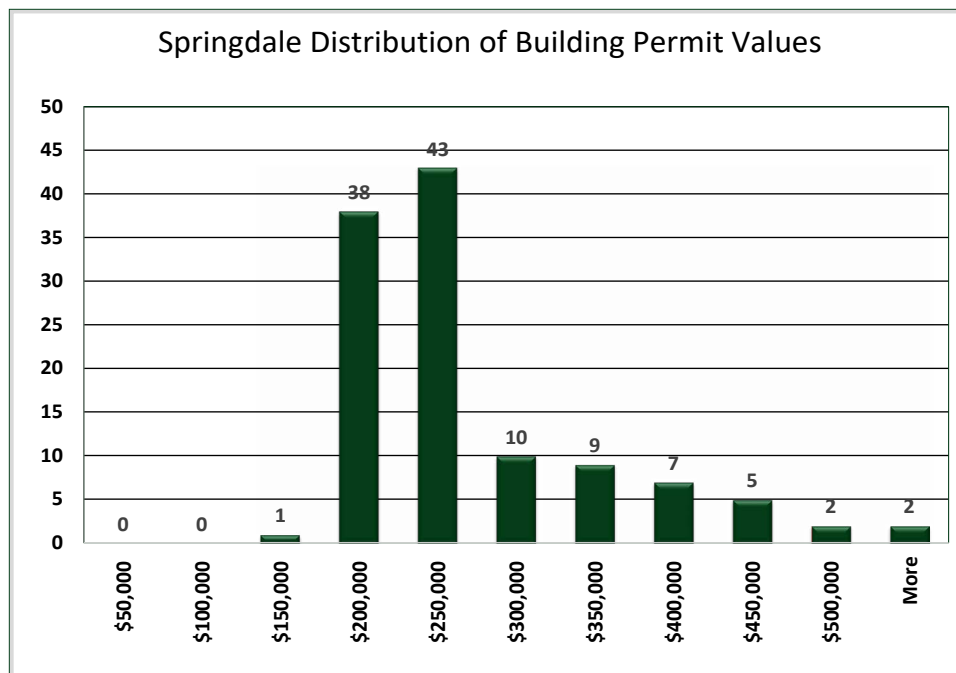
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Battle Field Estates	6	5.4%	1,247	61	\$176,783	\$141.74
Belle Meade	15	13.5%	1,396	78	\$182,783	\$131.90
Bright Oaks	1	0.9%	1,579	41	\$175,500	\$111.15
Cummings	1	0.9%	1,845	33	\$226,000	\$122.49
Dormanmorton	1	0.9%	1,394	64	\$168,500	\$120.88
Eastwood Heights	1	0.9%	1,694	30	\$153,000	\$90.32
Highlands Green	5	4.5%	1,500	41	\$182,600	\$121.82
Highlands Square	3	2.7%	1,580	41	\$185,817	\$117.72
Lahera Meadows	1	0.9%	2,150	423	\$208,500	\$96.98
Prairie Grove Original	1	0.9%	3,184	34	\$404,900	\$127.17
Prairie Meadows	7	6.3%	1,880	64	\$225,129	\$119.45
Prairie Oaks One	3	2.7%	2,239	68	\$221,333	\$96.80
Rogers	2	1.8%	1,155	20	\$145,950	\$126.56
Shady Acre Estates	2	1.8%	1,950	34	\$210,450	\$107.89
Simpson's	4	3.6%	1,518	59	\$166,500	\$110.42
Snyder Grove	3	2.7%	2,188	84	\$294,233	\$134.64
Steven Heights	1	0.9%	2,701	74	\$215,000	\$79.60
Stonecrest	2	1.8%	1,364	52	\$188,360	\$138.89
Sundowner	34	30.6%	1,594	87	\$205,552	\$129.90
Willow Creek	1	0.9%	1,752	49	\$195,000	\$111.30
Wt Neals	1	0.9%	900	65	\$119,000	\$132.22
Other	16	14.4%	1,736	82	\$207,113	\$119.19
<b>Prairie Grove Houses Sold</b>	<b>111</b>	<b>100.0%</b>	<b>1,633</b>	<b>75</b>	<b>\$201,072</b>	<b>\$124.56</b>

# Springdale Building Permits



Springdale	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	221	142	117	-47.1%	-17.6%
Average Value of Residential Building Permits	\$244,285	\$258,456	\$248,195	1.6%	-4.0%



# Springdale Active Subdivisions

There were 2,160 total lots in 38 active subdivisions in Springdale in the second half of 2020. 84.8 percent of the lots were occupied, 2.4 percent were complete but unoccupied, 4.3 percent were under construction, 0.7 percent were starts, and 7.8 percent were empty lots.

The subdivisions with the most houses under construction in Springdale during the second half of 2020 were Hylton Place with 27, and Habberton Ridge 1B with 22. Summer View had 14 houses under construction.

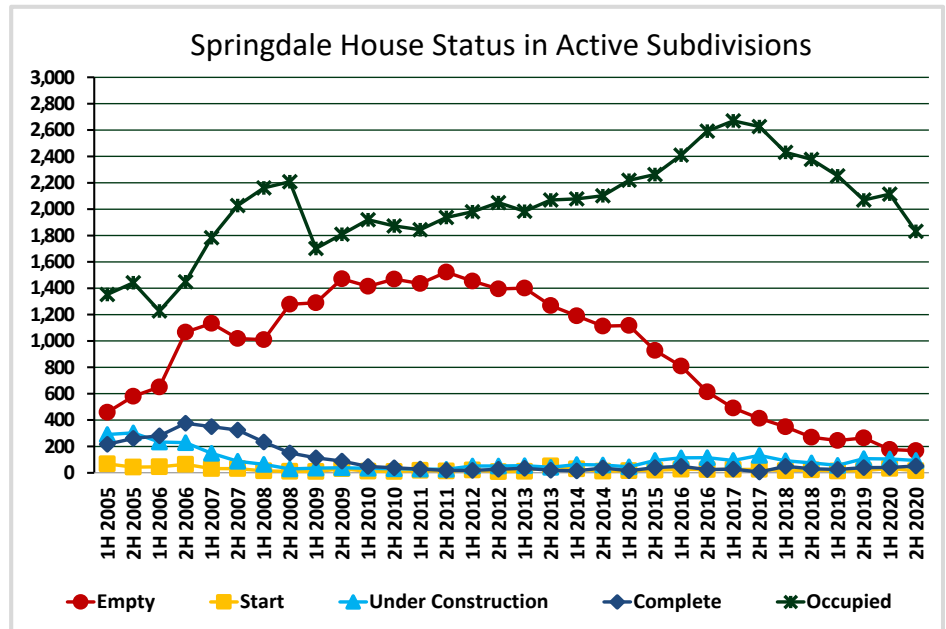
Habberton Ridge, 1A had the most houses becoming occupied in Springdale with 64. An additional 40 houses in Tuscany, Phase II became occupied in the second half of 2020.

No new construction or progress in existing construction has occurred in the last year in 4 of the 38 active subdivisions in Springdale.

229 new houses in Springdale became occupied in the second half of 2020. The annual absorption rate implies that there are 15.4 months of remaining inventory in active subdivisions, down from 18.3 percent in the first half of 2020.

In 7 out of the 38 active subdivisions in Springdale, no absorption has occurred in the second half of 2020.

The percentage of houses occupied



by owners decreased in Springdale from 64.7 percent in 2012 to 62.7 percent in the second half of 2020.

Additionally, 992 new lots in 11 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Cottages at Clear Creek	2H 2020		344	344
Har-ber	1H 2020		11	11
Hylton Place, Phase II	1H 2020		48	48
Hylton Place, PUD	2H 2020		287	287
Lazenby	2H 2020		50	50
McJunkin Place	1H 2020		4	4
Shepard Hills	2H 2019	90		90
Spring Creek Farms, Phase II	2H 2018	75		75
Spyglass Estates	2H 2020		6	6
Sundance	2H 2019	73		73
Village Heights	1H 2020		4	4
<b>New and Preliminary</b>		<b>238</b>	<b>754</b>	<b>992</b>

# Springdale

## Active Subdivisions

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Benedetto, Phase I	13	1	6	0	23	43	13	16.0
Chantel, Phase I	0	1	0	0	72	73	3	3.0
Churchill Crescent, Phase III	1	0	0	0	13	14	1	12.0
East Ridge	1	0	0	0	7	8	1	12.0
Eastview <sup>1</sup>	1		1	0	172	174	0	--
Enclave, The	1	1	1	0	63	66	2	7.2
Grand Valley Estates	3	0	0	0	21	24	2	12.0
Grand Valley Stables at Guy Terry Farms	4	0	0	0	20	24	0	48.0
Great Meadows <sup>1</sup>	1	0	0	1	60	62	0	--
Habberton Ridge, 1A	0	0	2	40	95	137	64	5.3
Habberton Ridge, 1B	6	5	22	0	0	33	0	--
Har-ber Meadows, Phase V <sup>1,2</sup>	1	0	0	0	15	16	0	--
Har-ber Meadows, Phase XX	0	0	0	0	53	53	1	0.0
Hidden Hills, Phase II	2	0	0	0	81	83	0	8.0
Hylton Place	21	4	27	0	0	52	0	--
Legendary, Phase I	2	0	2	0	163	167	3	4.8
Legendary, Phase II - D	2	0	0	0	32	34	4	2.4
Meadow Haven	2	1	0	0	34	37	1	18.0
Northern Heights	1	0	0	0	13	14	8	0.9
Oak Creek	0	0	3	0	48	51	16	1.1
Oak Place <sup>1</sup>	3	0	2	0	56	61	4	8.6
Parkside	0	0	0	0	12	12	4	0.0
Ramsey Place, Phase I	0	0	0	0	29	29	5	0.0
Ramsey Place, Phase II	0	0	6	0	25	31	23	2.9
Rosson Creek <sup>1,2</sup>	1	0	0	0	49	50	0	--
Savannah Ridge <sup>1</sup>	7	0	4	1	81	93	0	--
Silent Knoll	3	0	1	1	63	68	0	20.0
Spring Hill, Phase II <sup>1,2</sup>	12	0	0	0	88	100	0	--
Spring Meadows <sup>1</sup>	52	3	0	0	0	55	0	--
Summer View	1	0	14	8	18	41	18	15.3
Sunset Ridge	3	0	0	0	30	33	1	9.0
Sylvan Acres	19	0	1	0	6	26	1	240.0
Thornbury, Phase III <sup>2</sup>	0	0	0	0	37	37	1	0.0
Thornbury, Phase V	1	0	1	0	33	35	1	8.0
Tuscany, Phase II	3	0	0	0	161	164	1	9.0
Tuscany, Phase II <sup>1</sup>	1	0	0	0	40	41	40	0.3

# Springdale Active Subdivisions

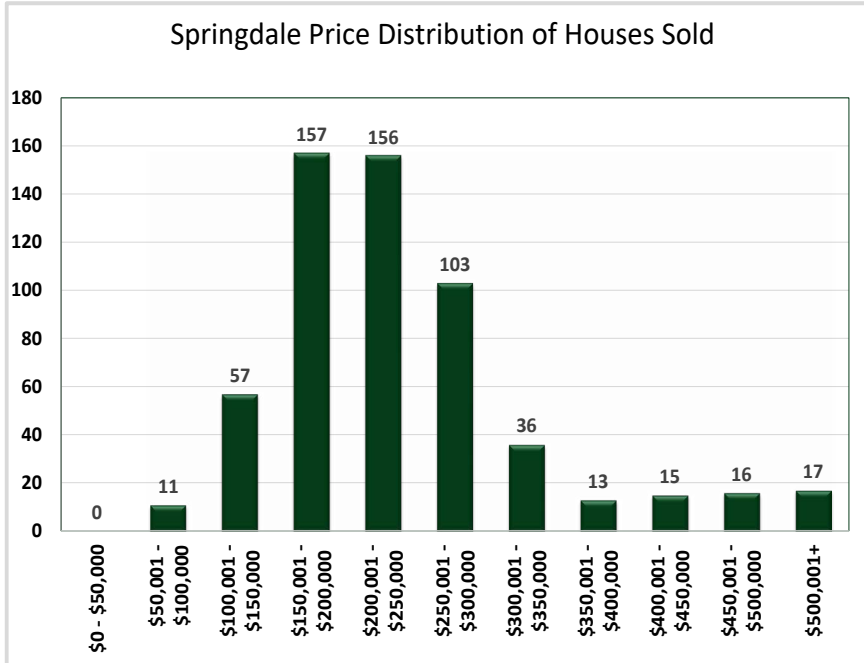
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Tyson Heights, Phase I	0	0	0	0	66	66	5	0.0
Tyson Heights, Phase II	0	0	0	0	53	53	6	0.0
<b>Springdale Active Subdivisions</b>	<b>168</b>	<b>16</b>	<b>93</b>	<b>51</b>	<b>1,832</b>	<b>2,160</b>	<b>229</b>	<b>15.4</b>

<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.

# Springdale

## Price Distribution of Houses Sold



581 houses were sold in Springdale in the second half of 2020.

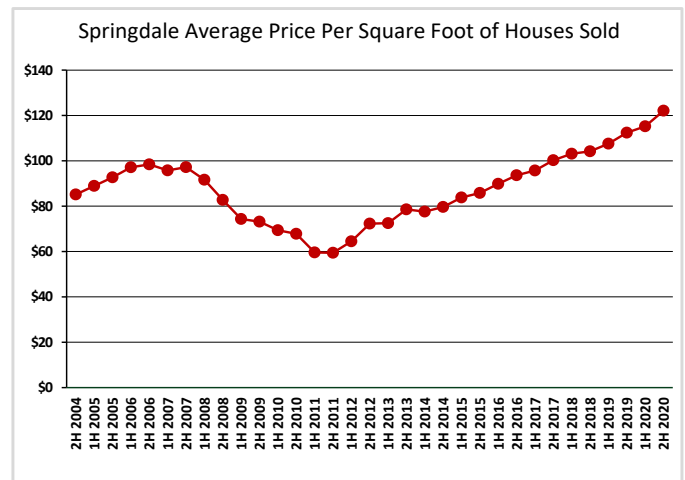
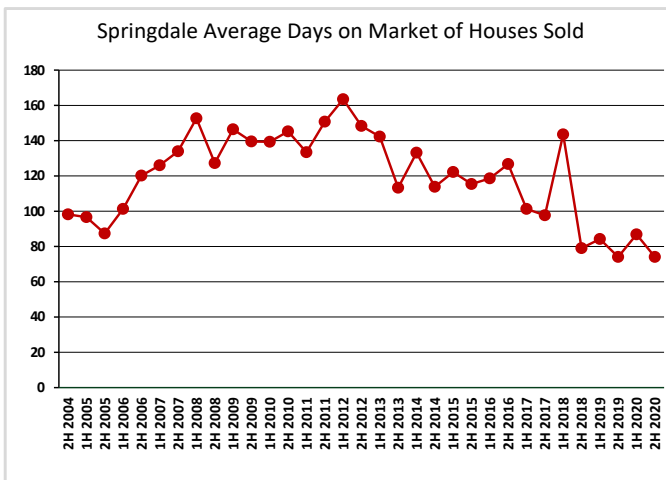
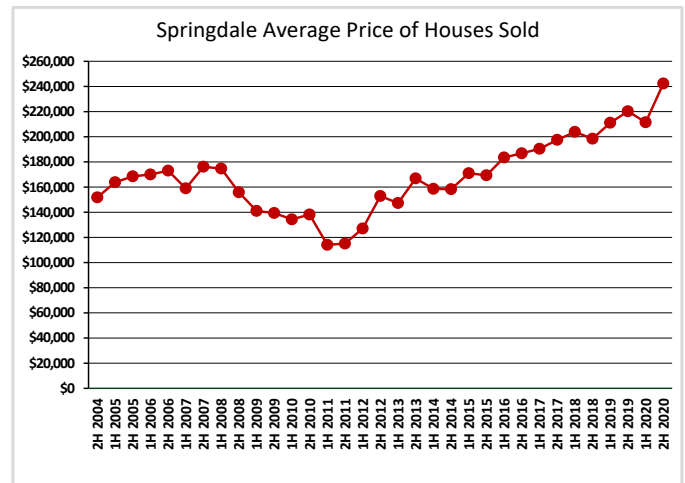
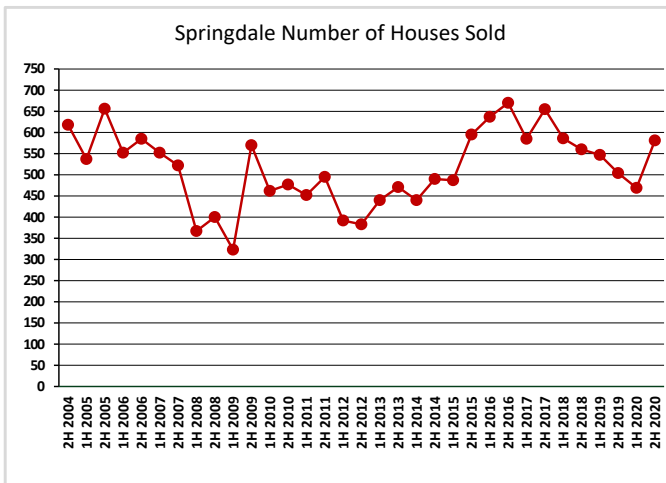
The average price of a house was \$242,323 at \$122.12 per square feet.

The median cost of a house was \$225,000.

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	11	1.9%	1,020	49	100.1%
\$100,001 - \$150,000	57	9.8%	1,172	52	99.6%
\$150,001 - \$200,000	157	27.0%	1,518	53	99.9%
\$200,001 - \$250,000	156	26.9%	1,842	69	99.9%
\$250,001 - \$300,000	103	17.7%	2,198	104	99.7%
\$300,001 - \$350,000	36	6.2%	2,703	94	99.2%
\$350,001 - \$400,000	13	2.2%	2,942	65	99.0%
\$400,001 - \$450,000	15	2.6%	3,397	90	97.6%
\$450,001 - \$500,000	16	2.8%	3,936	99	98.5%
\$500,001+	17	2.9%	4,752	151	97.9%
<b>Springdale Houses Sold</b>	<b>581</b>	<b>100.0%</b>	<b>1,997</b>	<b>74</b>	<b>99.6%</b>

# Springdale

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	504	469	581	15.3%	23.9%
Average Price of Houses Sold	\$220,268.01	\$211,530.66	\$242,322.82	10.0%	14.6%
Average Days on Market	74	87	74	0.0%	-14.8%
Average Price per Square Foot	\$112.39	\$115.19	\$122.12	8.7%	6.0%
Percentage of County Sales	27.6%	25.7%	24.7%	-10.7%	-3.8%
Number of New Houses Sold	62	118	116	87.1%	-1.7%
Average Price of New Houses Sold	\$228,347.20	\$228,587.19	\$258,272.71	13.1%	13.0%
Average Days on Market of New Houses Sold	119	129	117	-1.6%	-8.8%
Number of Houses Listed	208	124	74	-64.4%	-40.3%
Average List Price of Houses Listed	\$317,388.92	\$248,625.18	\$328,602.00	3.5%	32.2%



# 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	5	0.9%	1,772	96	\$185,280	\$104.39
Apple Orchard, The	4	0.7%	1,579	63	\$182,625	\$115.87
Arber Estates	4	0.7%	1,856	44	\$237,250	\$127.90
Arkanshire	1	0.2%	1,302	21	\$172,000	\$132.10
Arthur Banks	1	0.2%	1,975	47	\$245,000	\$124.05
Belmont Estates	4	0.7%	4,283	107	\$465,000	\$109.99
Benedetto	7	1.2%	3,239	95	\$444,600	\$137.42
Beverly Heights	1	0.2%	2,158	200	\$230,000	\$106.58
Blueberry Acres	3	0.5%	942	40	\$131,233	\$140.78
Bradshaw	1	0.2%	1,247	34	\$158,000	\$126.70
Brenda	1	0.2%	1,136	65	\$144,000	\$126.76
Butterfield Gardens	4	0.7%	1,165	63	\$138,375	\$118.98
Canterbury	1	0.2%	1,707	35	\$219,000	\$128.30
Carter	1	0.2%	1,025	44	\$133,000	\$129.76
Chantel	3	0.5%	1,937	97	\$250,933	\$129.91
Chapman Hills	2	0.3%	1,694	43	\$222,450	\$131.46
Charleston Park At Legendary	5	0.9%	1,697	42	\$208,130	\$123.53
Churchill Crescent	4	0.7%	2,872	157	\$348,125	\$121.65
Clear Creek Acres	2	0.3%	2,851	73	\$340,000	\$122.78
Cobblestone Place	2	0.3%	2,198	67	\$250,000	\$113.56
Country Club Estate	1	0.2%	3,565	295	\$535,000	\$150.07
County Court	6	1.0%	1,518	71	\$170,917	\$110.29
Crestridge	2	0.3%	1,695	50	\$212,500	\$125.62
Dandys	3	0.5%	1,506	55	\$161,833	\$108.64
Davis	3	0.5%	1,559	56	\$157,500	\$106.65
Deerfield	4	0.7%	1,611	45	\$188,250	\$117.09
Dick Lane	1	0.2%	1,931	138	\$248,000	\$128.43
Eagle Crest	3	0.5%	1,821	58	\$214,000	\$117.91
Eastside	2	0.3%	1,463	17	\$160,000	\$114.50
Eastview	8	1.4%	1,447	48	\$176,458	\$122.92
Edmondson	1	0.2%	2,255	291	\$225,000	\$99.78
Eicher	1	0.2%	2,283	85	\$235,000	\$102.93
Elm Springs Heights	1	0.2%	2,469	64	\$270,000	\$109.36
Elmdale Heights	1	0.2%	1,073	45	\$142,000	\$132.34

# 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
Elmdale Terrace	2	0.3%	1,233	37	\$150,500	\$122.57
Emerald Point	1	0.2%	2,880	50	\$325,000	\$112.85
Enclave	4	0.7%	3,835	75	\$482,225	\$128.61
Falcon Heights	1	0.2%	1,522	45	\$185,000	\$121.55
Falls, The	3	0.5%	2,777	56	\$335,750	\$121.85
Ferns Valley	5	0.9%	1,531	48	\$189,000	\$123.45
Flowing Springs	1	0.2%	2,505	64	\$265,000	\$105.79
Forest Glen	1	0.2%	2,264	63	\$279,000	\$123.23
Gabriel	1	0.2%	1,682	33	\$212,000	\$126.04
Glenstone Hpr	3	0.5%	1,300	35	\$149,567	\$115.05
Grand Valley	6	1.0%	1,703	34	\$220,900	\$129.68
Grand Valley Meadows	3	0.5%	2,152	54	\$281,633	\$130.94
Green Acres	1	0.2%	2,058	48	\$186,500	\$90.62
Habberton Ridge	9	1.5%	1,429	111	\$200,961	\$140.66
Harber Meadows	21	3.6%	2,835	97	\$359,995	\$129.93
Harper	2	0.3%	1,472	28	\$159,750	\$108.79
Harvo	1	0.2%	1,490	41	\$165,000	\$110.74
Hembree	1	0.2%	1,034	77	\$138,000	\$133.46
Henson Heights	2	0.3%	2,191	39	\$242,000	\$112.03
Hidden Hills	1	0.2%	1,584	54	\$181,900	\$114.84
Hidden Lake	10	1.7%	1,347	42	\$163,510	\$122.08
High Chaparral	4	0.7%	1,941	65	\$208,100	\$107.23
Highland	1	0.2%	784	38	\$103,650	\$132.21
Houts	2	0.3%	973	25	\$92,500	\$97.42
Howard Acres	1	0.2%	1,816	44	\$143,500	\$79.02
Howards Second	1	0.2%	1,032	7	\$86,000	\$83.33
Hunt Estates	1	0.2%	2,289	47	\$245,000	\$107.03
Hunters Ridge	4	0.7%	1,617	37	\$189,125	\$117.43
Hylton Place	13	2.2%	1,867	214	\$258,991	\$138.65
Indianhead Estates	3	0.5%	1,566	54	\$187,000	\$122.31
Landing, The	1	0.2%	1,300	22	\$249,000	\$191.54
Legendary	20	3.4%	2,089	71	\$267,170	\$129.11
Lendel Estates	2	0.3%	2,659	56	\$273,950	\$103.82
Lester	3	0.5%	2,093	119	\$219,833	\$105.76
Lexington	2	0.3%	2,381	51	\$286,500	\$120.42
Liberty Heights	2	0.3%	3,264	49	\$428,000	\$130.75

# 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
Logan Heights	1	0.2%	1,457	42	\$215,000	\$147.56
Lynn Estates	2	0.3%	1,938	55	\$220,250	\$112.86
Maple Drive	3	0.5%	1,790	40	\$179,167	\$99.84
Mayes	3	0.5%	1,130	55	\$115,700	\$108.34
McCoy	2	0.3%	2,291	248	\$284,900	\$124.69
Meadow Haven	1	0.2%	2,095	53	\$223,000	\$106.44
Meadows	1	0.2%	2,413	66	\$288,000	\$119.35
Monticello	1	0.2%	2,724	54	\$285,000	\$104.63
Mount Callahan Acres	1	0.2%	2,418	171	\$275,000	\$113.73
Mtn View	2	0.3%	768	38	\$89,500	\$116.86
Neff	3	0.5%	1,320	76	\$148,169	\$112.95
Newell	1	0.2%	1,360	70	\$162,500	\$119.49
North Meadows	1	0.2%	1,111	32	\$139,900	\$125.92
Northeast Meadow	2	0.3%	1,196	38	\$154,000	\$128.76
Northern Heights	6	1.0%	2,505	256	\$303,433	\$121.16
Oak Creek	5	0.9%	1,838	71	\$234,260	\$127.53
Oak Manor	1	0.2%	2,150	37	\$239,000	\$111.16
Oak Place	6	1.0%	1,719	97	\$218,115	\$127.18
Oak Walk	2	0.3%	1,895	58	\$236,000	\$124.58
Oaks	5	0.9%	2,072	66	\$206,140	\$99.76
Orchard	2	0.3%	1,639	39	\$190,000	\$117.35
Other	38	6.5%	2,025	85	\$248,938	\$122.27
Palisades	2	0.3%	1,931	33	\$215,972	\$111.90
Paradise Valley	4	0.7%	1,184	60	\$148,225	\$125.08
Park Place	1	0.2%	1,470	36	\$165,000	\$112.24
Parker's Place	5	0.9%	1,587	50	\$206,600	\$130.30
Parkside	3	0.5%	1,606	38	\$226,333	\$140.90
Parson Hills	3	0.5%	1,931	34	\$196,833	\$104.92
Peaceful Valley Estates	10	1.7%	1,852	77	\$201,863	\$109.56
Pines, The	1	0.2%	1,115	49	\$139,900	\$125.47
Pinewood	6	1.0%	2,658	53	\$312,417	\$117.99
Ponderosa	1	0.2%	1,664	37	\$175,000	\$105.17
Porthaven	1	0.2%	1,590	34	\$197,500	\$124.21
Purtle	1	0.2%	1,725	36	\$180,000	\$104.35
Putmans	1	0.2%	1,411	185	\$155,000	\$109.85

# Springdale

## Characteristics of Houses Sold

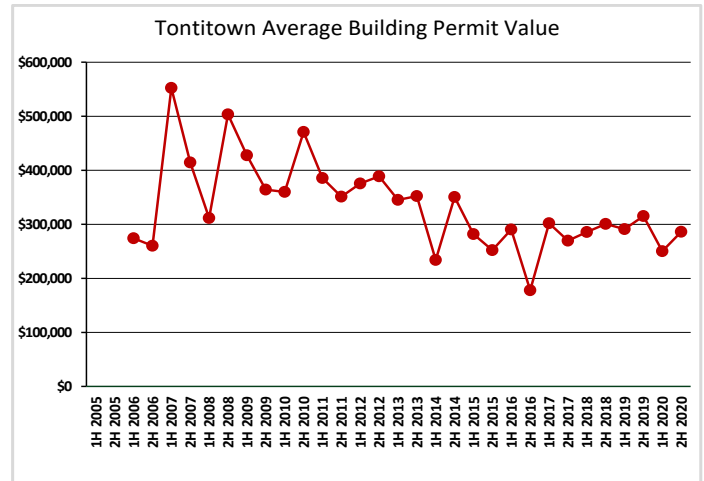
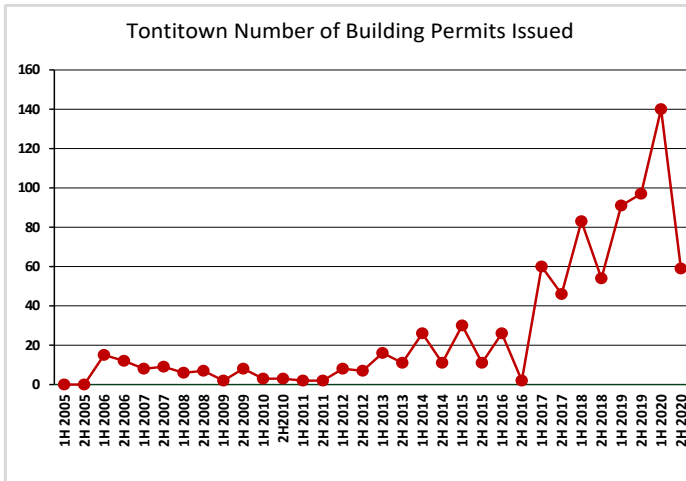
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Quail Run	2	0.3%	3,628	126	\$410,000	\$112.89
R L Hayes	3	0.5%	1,171	56	\$135,733	\$119.86
Ramsey Place	17	2.9%	1,819	65	\$248,809	\$137.10
Renaissance	4	0.7%	2,369	84	\$279,350	\$118.34
Rosson Creek	4	0.7%	1,939	47	\$252,375	\$130.67
San Jose Estates	4	0.7%	3,000	69	\$329,288	\$110.43
Sandy Heights	3	0.5%	1,713	37	\$210,700	\$121.41
Savannah Ridge	5	0.9%	1,486	66	\$214,302	\$145.20
Serenity	2	0.3%	1,771	39	\$225,000	\$127.08
Shaver	1	0.2%	1,248	43	\$150,000	\$120.19
Shawnee	1	0.2%	1,392	38	\$163,000	\$117.10
Shenandoah Hills	2	0.3%	2,774	85	\$303,450	\$109.77
Silent Knoll	3	0.5%	1,329	24	\$135,000	\$101.34
Silverstone	3	0.5%	1,544	57	\$182,333	\$118.31
Sisson	1	0.2%	1,000	108	\$165,000	\$165.00
Sonoma	2	0.3%	2,176	56	\$242,000	\$111.18
South Meadows	1	0.2%	2,198	34	\$275,000	\$125.11
Southern Hills	2	0.3%	1,442	39	\$175,750	\$122.01
Southfield	2	0.3%	1,439	43	\$190,000	\$132.07
Southhill	1	0.2%	2,187	31	\$280,000	\$128.03
Southwind Terrace	4	0.7%	2,696	40	\$286,975	\$106.90
Spanish Trace	1	0.2%	2,428	40	\$250,000	\$102.97
Spring Creek Estates	5	0.9%	1,971	67	\$244,567	\$124.20
Spring Creek Park	14	2.4%	1,502	42	\$187,121	\$124.81
Spring Hill	9	1.5%	2,324	76	\$264,678	\$114.31
Spring Ridge	1	0.2%	2,836	59	\$417,000	\$147.04
Steele	1	0.2%	1,308	42	\$140,000	\$107.03
Steeplechase	1	0.2%	2,708	38	\$332,900	\$122.93
Stonecrest	6	1.0%	2,818	43	\$335,317	\$119.29
Summer View	24	4.1%	1,931	119	\$249,773	\$129.43
Sunset Ridge	1	0.2%	3,576	149	\$452,500	\$126.54
Suttle Estates	1	0.2%	3,750	40	\$481,500	\$128.40
Thompson	1	0.2%	875	63	\$112,000	\$128.00
Thornbury	8	1.4%	3,942	95	\$524,781	\$133.40
Timber Ridge	3	0.5%	4,715	100	\$553,333	\$118.56

# Springdale

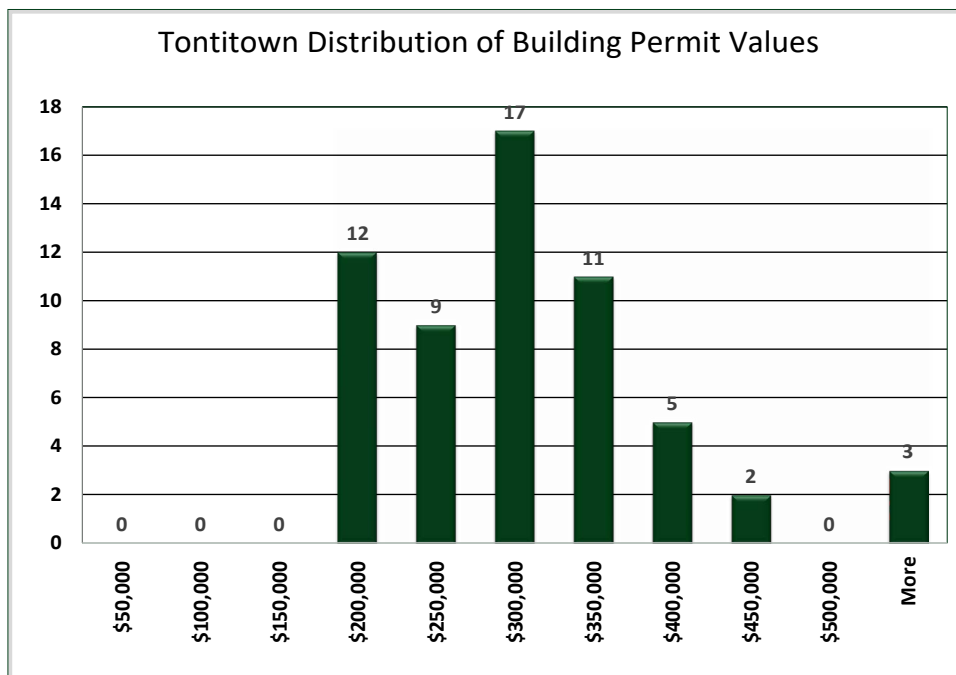
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Tuscany	5	0.9%	2,576	53	\$339,500	\$131.78
Tyson Heights	4	0.7%	1,360	40	\$181,250	\$133.75
Valley View	2	0.3%	1,650	47	\$173,500	\$105.43
Vincenza Villa	5	0.9%	1,974	51	\$289,200	\$146.76
Vineyard	4	0.7%	1,668	45	\$200,750	\$121.37
W Walker	8	1.4%	2,039	44	\$224,350	\$110.03
Wagon Wheel Bend	2	0.3%	1,159	39	\$162,000	\$139.76
Walnut Crossing	3	0.5%	1,592	37	\$197,044	\$124.19
Walnut Ridge Estates	1	0.2%	2,380	126	\$272,200	\$114.37
West Emma Gardens	1	0.2%	1,752	36	\$179,900	\$102.68
West End	2	0.3%	951	76	\$97,500	\$103.16
West Huntsville	2	0.3%	1,831	64	\$173,000	\$94.48
Western Oaks	5	0.9%	2,556	80	\$247,500	\$97.32
Westfield	2	0.3%	1,505	36	\$179,000	\$118.87
Westside	1	0.2%	1,750	36	\$200,000	\$114.29
Westwood	5	0.9%	1,274	54	\$139,150	\$108.13
Westwood Heights	3	0.5%	1,280	35	\$137,008	\$108.89
Whillock	1	0.2%	1,652	43	\$194,150	\$117.52
White Hills	1	0.2%	1,191	41	\$145,000	\$121.75
Wilkins	2	0.3%	1,720	51	\$185,000	\$107.54
Wilkins Bethel	4	0.7%	1,669	54	\$203,950	\$122.05
Wilkins #6	1	0.2%	1,508	309	\$170,000	\$112.73
Willow Bend	3	0.5%	4,305	148	\$498,333	\$116.42
Windsor	1	0.2%	1,855	4	\$230,000	\$123.99
Woodcliff	2	0.3%	5,313	197	\$422,500	\$84.34
Woodland Heights	6	1.0%	1,108	50	\$145,217	\$131.36
Zion	2	0.3%	1,584	56	\$166,500	\$114.28
<b>Springdale Houses Sold</b>	<b>581</b>	<b>100.0%</b>	<b>1,997</b>	<b>74</b>	<b>\$242,323</b>	<b>\$122.12</b>

# Tontitown Building Permits



Tontitown	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	97	140	59	-39.2%	-57.9%
Average Value of Residential Building Permits	\$315,183	\$250,224	\$286,114	-9.2%	14.3%



# Tontitown Active Subdivisions

There were 608 total lots in 12 active subdivisions in Tontitown in the second half of 2020. 75.3 percent of the lots were occupied, 3.3 percent were complete but unoccupied, 7.9 percent were under construction, 3.9 percent were starts, and 9.5 percent were empty lots.

The subdivisions with the most houses under construction in Tontitown during the second half of 2020 were Morsani Acres with 23, and Napa, Phase I with 9.

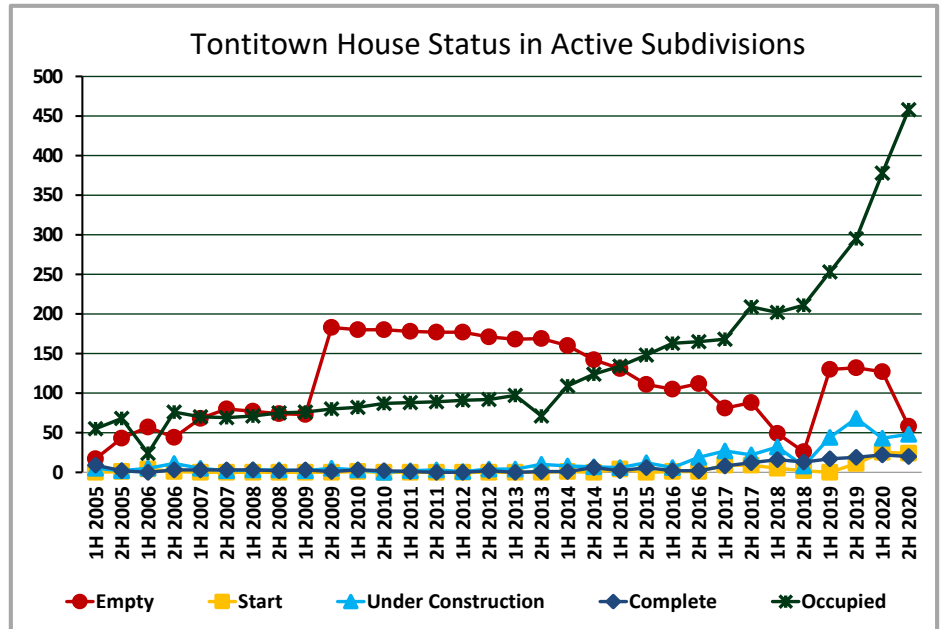
Morsani Acres had the most houses becoming occupied in Tontitown with 35 houses. An additional 30 houses in Napa, Phase I became occupied in the second half of 2020.

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

129 new houses in Tontitown became occupied in the second half of 2020. The annual absorption rate implies that there are 8.5 months of remaining inventory in active subdivisions, down from 20.8 percent in the first half of 2020.

In 3 out of the 12 active subdivisions in Tontitown, no absorption has occurred in the second half of 2020.

The percentage of houses occupied



by owners decreased in Tontitown from 78.2 percent in 2012 to 70.7 percent in the second half of 2020.

Additionally, 574 new lots in 5 subdivisions received either preliminary or final approval by December 31, 2020.

Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Aspen Heights	1H 2020		11	11
Hickory Meadow	2H 2020	296		296
Hidden Valley Estates	2H 2019		29	29
Napa, Phase III	2H 2020		56	56
South Point, Phase III, IV, V	2H 2020	182		182
<b>New and Preliminary</b>		<b>478</b>	<b>96</b>	<b>574</b>

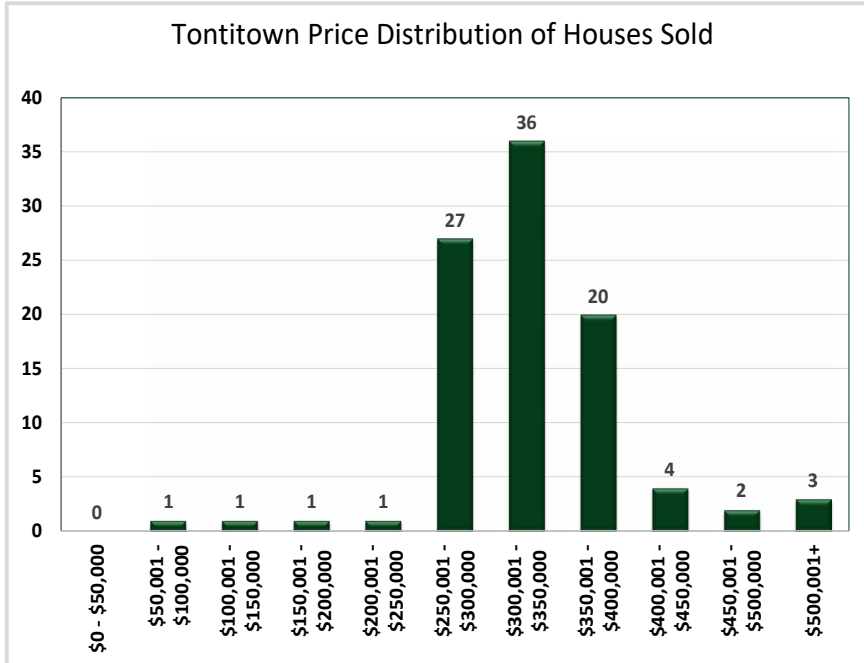
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Barrington Heights <sup>1</sup>	4	0	1	0	25	30	0	--
Coppertree <sup>1</sup>	5	0	1	0	8	14	0	--
Liberty Estates, Phase II	0	0	0	0	28	28	11	0.0
Morsani Acres	4	0	23	1	42	70	35	8.0
Napa, Phase I	5	3	9	1	40	58	30	5.4
Napa, Phase II	1	0	2	0	2	5	2	18.0
San Gennaro <sup>1,2</sup>	4	0	0	0	9	13	0	--
South Pointe, Phase I	3	5	1	2	49	60	25	3.8
South Pointe, Phase II	27	15	5	12	4	63	4	177.0
Tuscany, Phase II	1	0	0	0	40	41	2	6.0
Westbrook, Phase I	0	0	0	0	113	113	1	0.0
Westbrook, Phase II	4	1	6	4	98	113	19	2.6
<b>Tontitown Active Lots</b>	<b>58</b>	<b>24</b>	<b>48</b>	<b>20</b>	<b>458</b>	<b>608</b>	<b>129</b>	<b>8.5</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 2020.

The average price of a house was \$338,073 at \$138.66 per square feet.

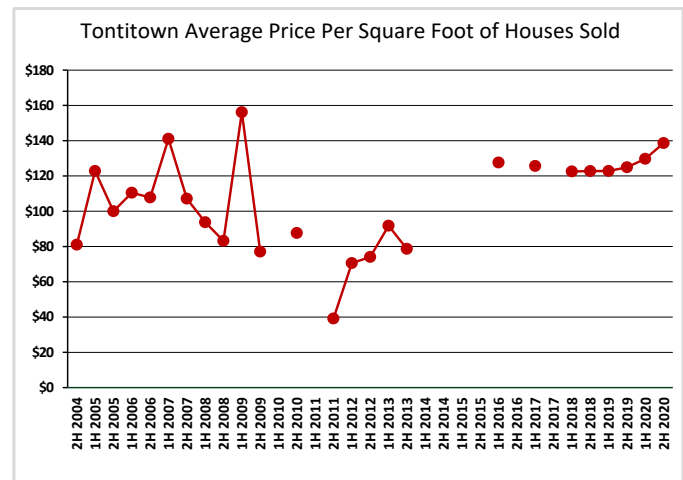
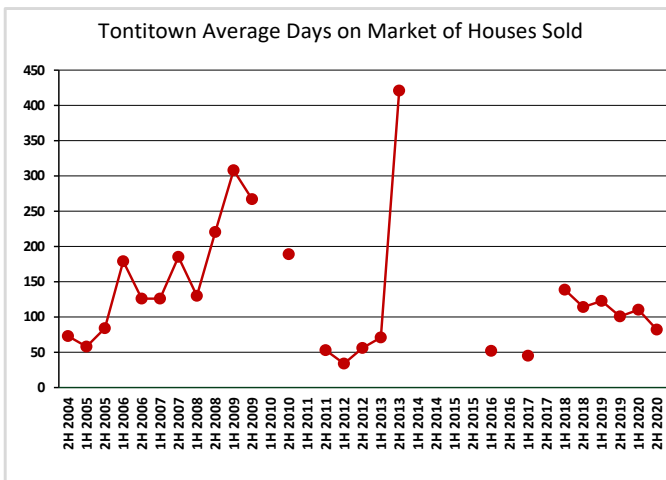
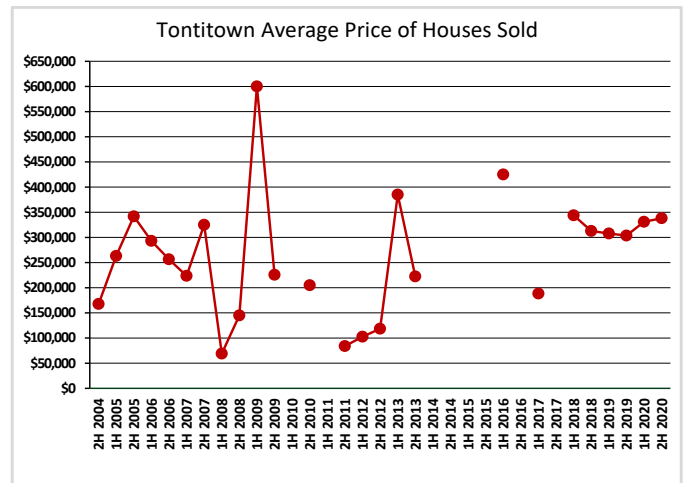
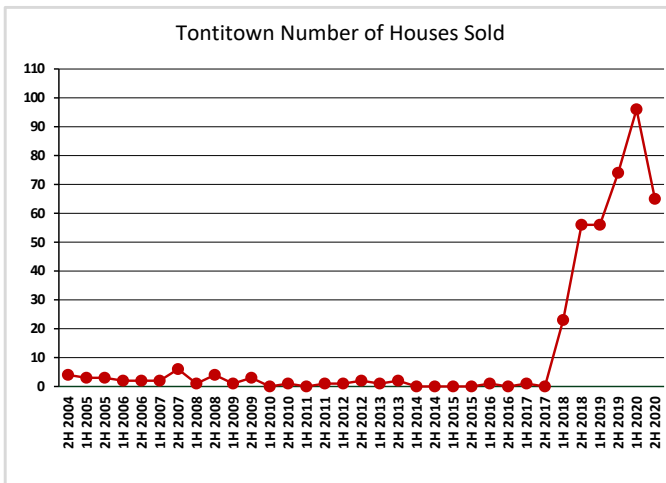
The median cost of a house was \$335,000.

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	0	0.0%	--	--	--
\$150,001 - \$200,000	1	1.5%	1,328	40	108.3%
\$200,001 - \$250,000	5	7.7%	1,755	40	100.9%
\$250,001 - \$300,000	10	15.4%	2,071	54	99.0%
\$300,001 - \$350,000	28	43.1%	2,435	87	100.0%
\$350,001 - \$400,000	11	16.9%	2,667	108	100.1%
\$400,001 - \$450,000	7	10.8%	3,103	101	100.4%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	3	4.6%	3,159	71	98.9%
<b>Tontitown Houses Sold</b>	<b>65</b>	<b>100.0%</b>	<b>2,454</b>	<b>82</b>	<b>100.0%</b>



# Tontitown

## Characteristics of Houses Sold



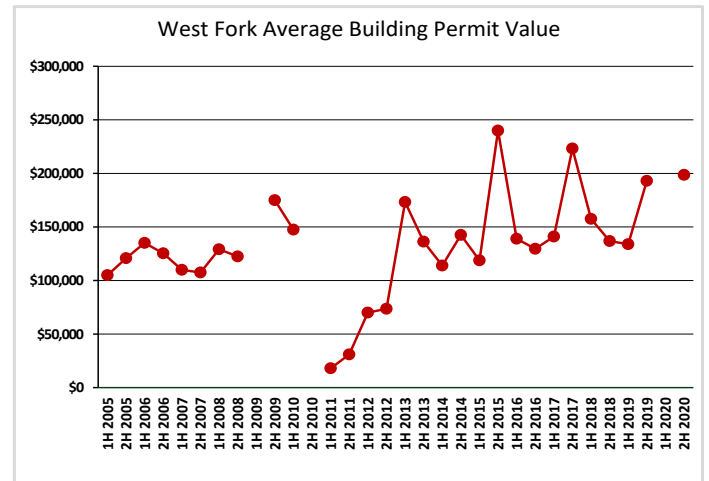
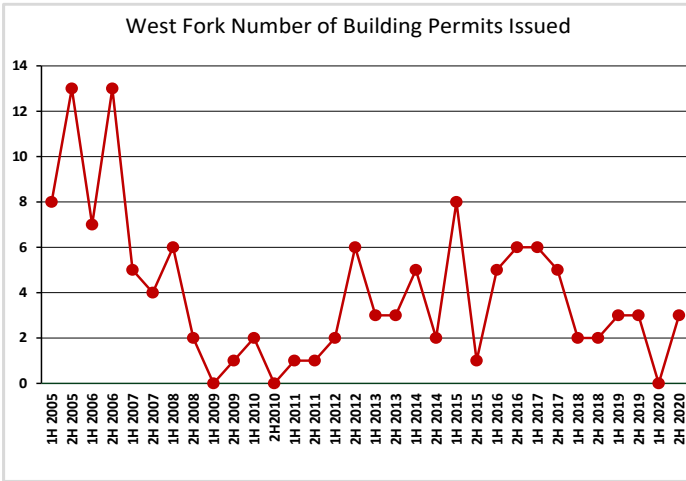
Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	74	96	65	-12.2%	-32.3%
Average Price of Houses Sold	\$303,673.73	\$330,888.55	\$338,073.48	11.3%	2.2%
Average Days on Market	101	110	82	-18.5%	-25.6%
Average Price per Square Foot	\$124.93	\$129.71	\$138.66	11.0%	6.9%
Percentage of County Sales	4.1%	5.3%	3.9%	-5.1%	-26.7%
Number of New Houses Sold	57	72	46	-19.3%	-36.1%
Average Price of New Houses Sold	\$306,629.06	\$318,761.13	\$338,551.65	10.4%	6.2%
Average Days on Market of New Houses Sold	105	119	93	-12.0%	-22.4%
Number of Houses Listed	40	12	3	-92.5%	-75.0%
Average List Price of Houses Listed	\$336,429.00	\$427,933.50	\$319,633.00	-5.0%	-25.3%

# Tontitown

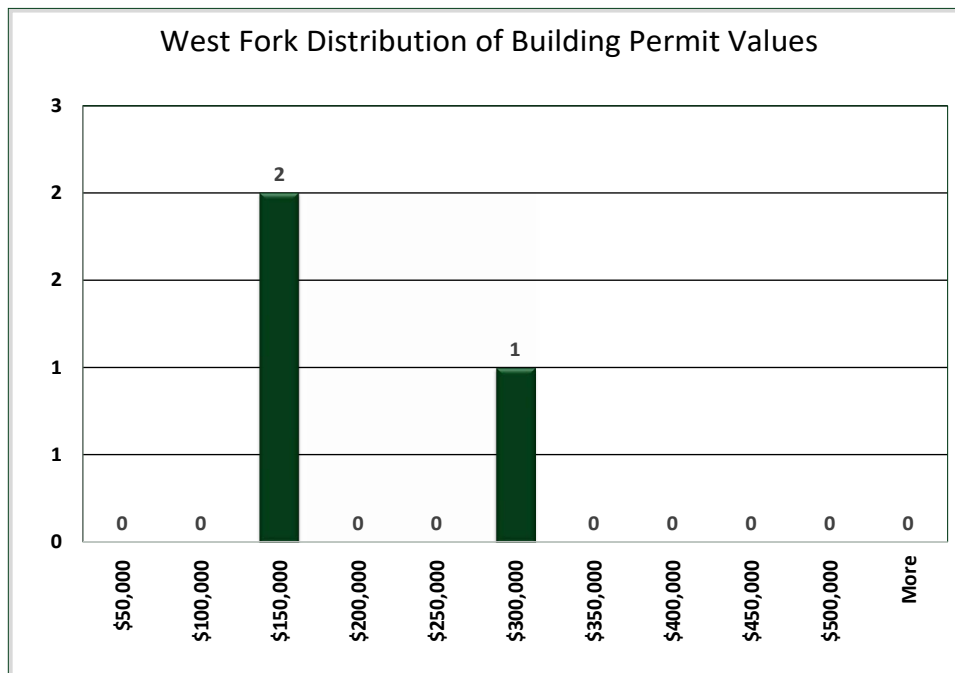
## Characteristics of Houses Sold

Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Foot
Brush Creek	1	1.5%	2,175	0	\$325,000	\$149.43
Callihan Estates	1	1.5%	1,731	30	\$202,500	\$116.98
Gpj	1	1.5%	3,277	26	\$450,000	\$137.32
Lazy U Ranch	1	1.5%	3,056	83	\$590,000	\$193.06
Liberty Estates	2	3.1%	2,662	178	\$353,900	\$132.97
Napa	13	20.0%	2,734	98	\$375,353	\$137.30
Powers Estates	1	1.5%	3,249	80	\$569,000	\$175.13
South Barrington Road	1	1.5%	2,220	54	\$290,000	\$130.63
South Pointe	9	13.8%	2,245	56	\$285,048	\$127.24
Tuscany	2	3.1%	3,188	80	\$416,750	\$130.75
Westbrook	28	43.1%	2,389	90	\$321,981	\$134.79
Other	5	7.7%	1,893	51	\$309,300	\$175.71
<b>Tontitown Houses Sold</b>	<b>65</b>	<b>100.0%</b>	<b>2,454</b>	<b>82</b>	<b>\$338,073</b>	<b>\$138.66</b>

# West Fork Building Permits



West Fork	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	3	0	3	0.0%	--
Average Value of Residential Building Permits	\$193,000	\$0	\$198,667	2.9%	--



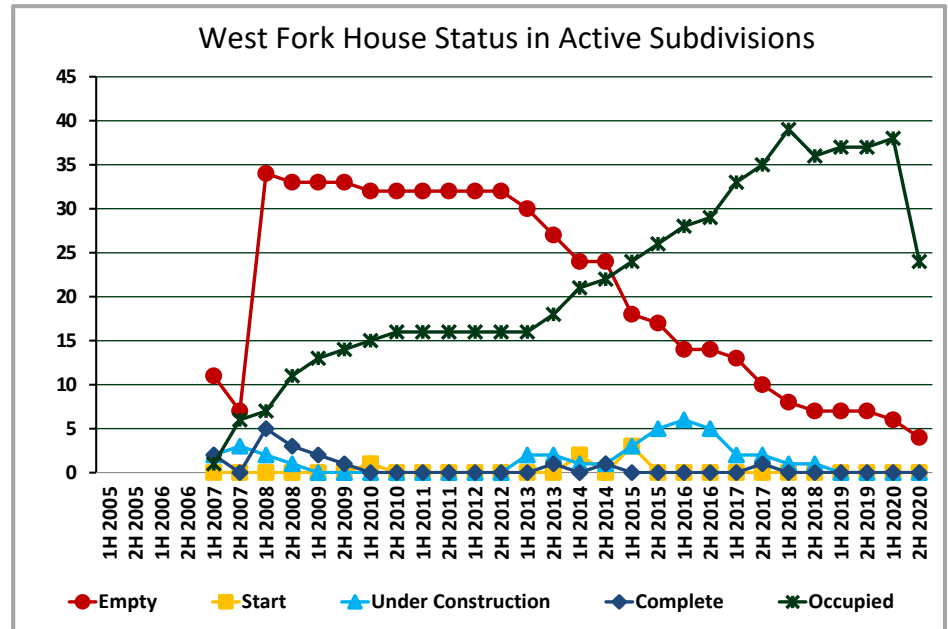
# West Fork Active Subdivisions

There were 28 total lots in 1 active subdivisions in West Fork in the second half of 2020. 85.7 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 14.3 percent were empty lots.

The annual absorption rate implies that there are 48.0 months of remaining inventory in active subdivisions, down from 72.0 percent in the first half of 2020.

In the one active subdivisions in West Fork, absorption has occurred in the second half of 2020.

The percentage of houses occupied by owners decreased in West Fork from 71.2 percent in 2012 to 70.9 percent in



the second half of 2020.

Additionally, new lots in subdivisions received either preliminary or final approval by December 31, 2020.

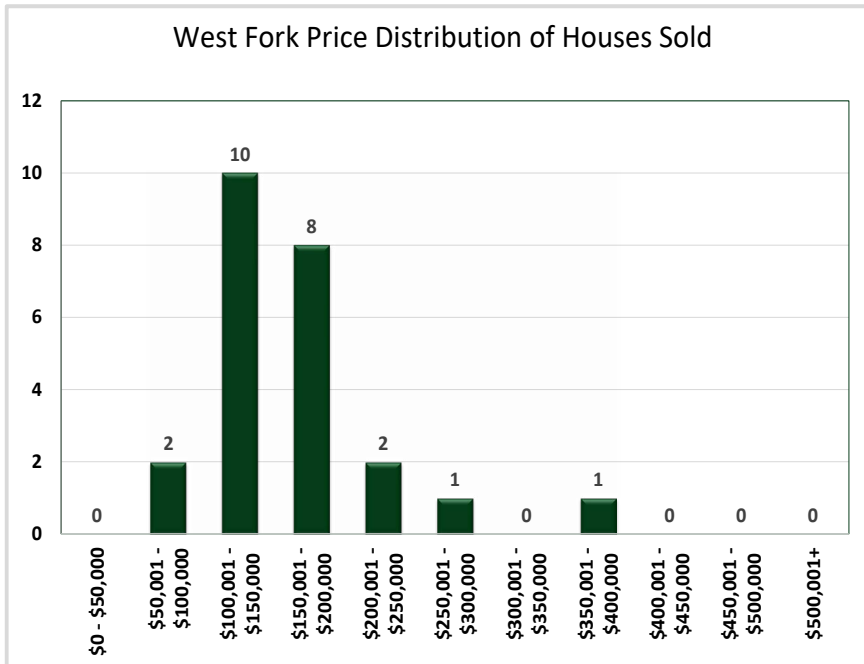
Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Graystone	4	0	0	0	24	28	0	48
West Fork Active Lots	4	0	0	0	24	28	0	48

<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



24 houses were sold in West Fork in the second half of 2020.

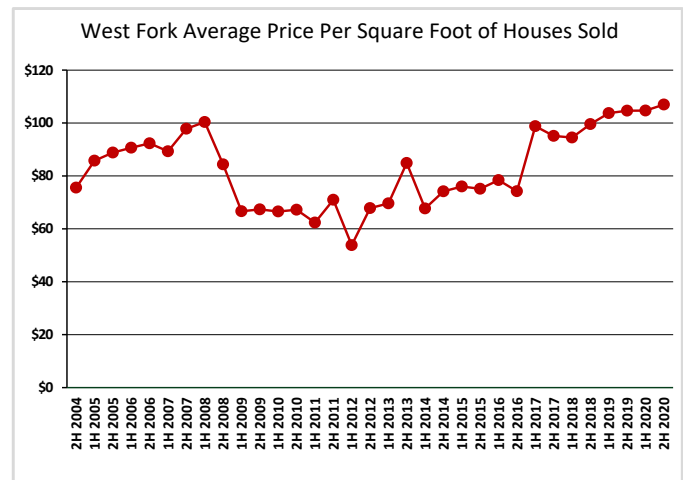
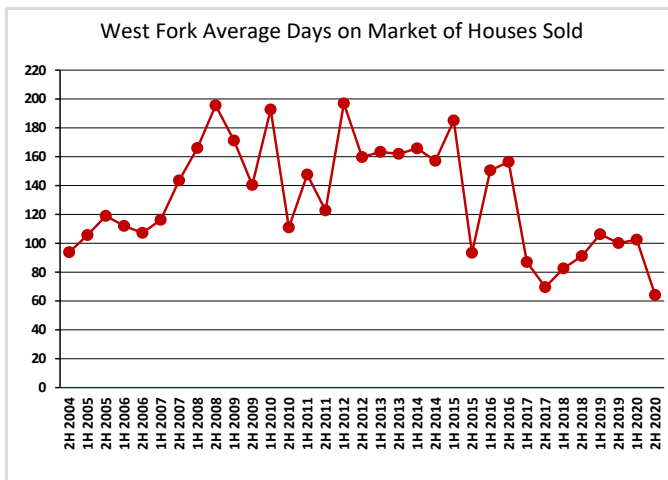
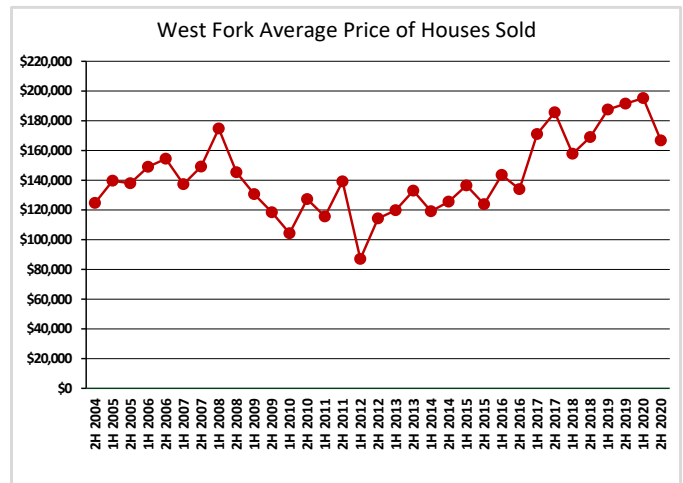
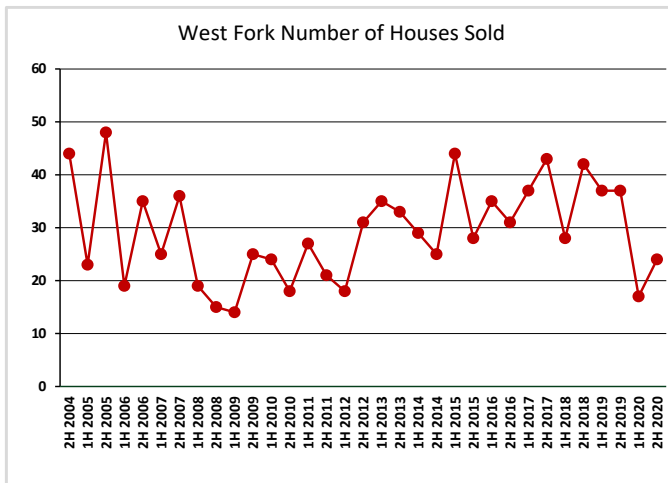
The average price of a house was \$166,722 at \$106.97 per square feet.

The median cost of a house was \$151,050.

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	8.3%	985	114	85.6%
\$100,001 - \$150,000	10	41.7%	1,382	70	97.8%
\$150,001 - \$200,000	8	33.3%	1,586	55	97.0%
\$200,001 - \$250,000	2	8.3%	1,905	31	97.8%
\$250,001 - \$300,000	1	4.2%	2,429	43	100.0%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	1	4.2%	2,420	68	95.0%
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>West Fork Houses Sold</b>	<b>24</b>	<b>100.0%</b>	<b>1,547</b>	<b>64</b>	<b>96.5%</b>

# West Fork

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	37	17	24	-35.1%	41.2%
Average Price of Houses Sold	\$191,453.11	\$195,187.06	\$166,721.88	-12.9%	-14.6%
Average Days on Market	100	102	64	-36.0%	-37.5%
Average Price per Square Foot	\$104.67	\$104.68	\$106.97	2.2%	2.2%
Percentage of County Sales	2.0%	0.9%	0.7%	-65.4%	-24.6%
Number of New Houses Sold	2	1	0	-100.0%	-100.0%
Average Price of New Houses Sold	\$288,650.00	\$415,000.00	--	--	--
Average Days on Market of New Houses Sold	266	74	--	--	--
Number of Houses Listed	25	2	2	-92.0%	0.0%
Average List Price of Houses Listed	\$293,736.00	\$116,000.00	\$192,500.00	-34.5%	65.9%

# 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
Homestead	1	4.2%	1,641	82	\$200,000	\$121.88
Mecca	1	4.2%	1,761	133	\$115,000	\$65.30
Rivendale Valley	1	4.2%	1,296	68	\$157,000	\$121.14
Shady Lane	1	4.2%	1,042	42	\$118,000	\$113.24
Smith	1	4.2%	1,806	44	\$171,000	\$94.68
Smith Hayes	1	4.2%	1,925	64	\$158,000	\$82.08
Valley View	5	20.8%	1,480	45	\$153,285	\$104.75
West Fork Acres	4	16.7%	1,064	85	\$106,500	\$99.06
West Fork Original	1	4.2%	1,434	35	\$152,100	\$106.07
Other	8	33.3%	1,822	64	\$217,225	\$117.87
<b>West Fork Houses Sold</b>	<b>24</b>	<b>100.0%</b>	<b>1,547</b>	<b>64</b>	<b>\$166,722</b>	<b>\$106.97</b>

# Unincorporated Areas in Washington County

## Active Subdivisions

There were 178 total lots in 2 active subdivisions in areas which were not currently incorporated into a city in Washington County during the second half of 2020. Lots and houses were researched and classified in the following categories: 94.4 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, while 5.6 percent were empty lots.

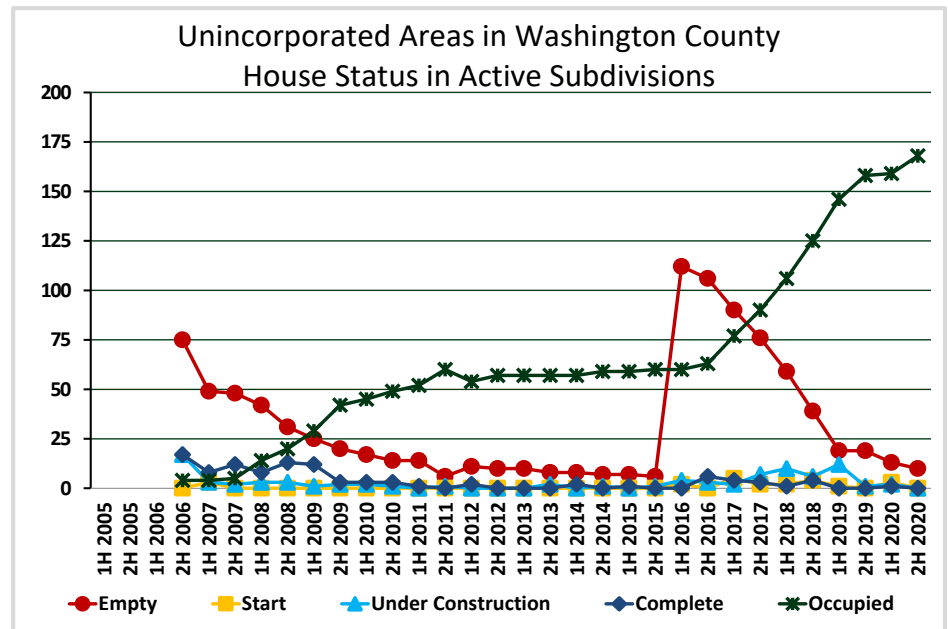
No subdivisions had houses under construction.

The subdivision with the most houses becoming occupied in first half of 2020 was Legacy Estates Phase I, with 9.

Neither subdivision had construction in the second half of 2020.

9 new houses in Unincorporated Areas in Washington County, became occupied in the second half of 2020.

The annual absorption rate implies that there are 12 months of remaining inventory in active subdivisions



In 1 out of the 2 active subdivisions in Unincorporated Areas in Washington County, absorption occurred in the second half of 2020.

Additionally, no new lots in any subdivisions received either preliminary or final approval by December 31, 2020.

The percentage of houses occupied by owners declined in Unincorporated Areas in Washington County from 75.3 percent in 2012 to 73.0 percent in the second half of 2020.

Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Legacy Estates, Phase I	9	0	0	0	102	111	9	10.8
Meadowsweet 1 <sup>1,2</sup>	1	0	0	0	66	67	0	--
<b>Unincorporated Areas Washington County</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>178</b>	<b>9</b>	<b>12.0</b>

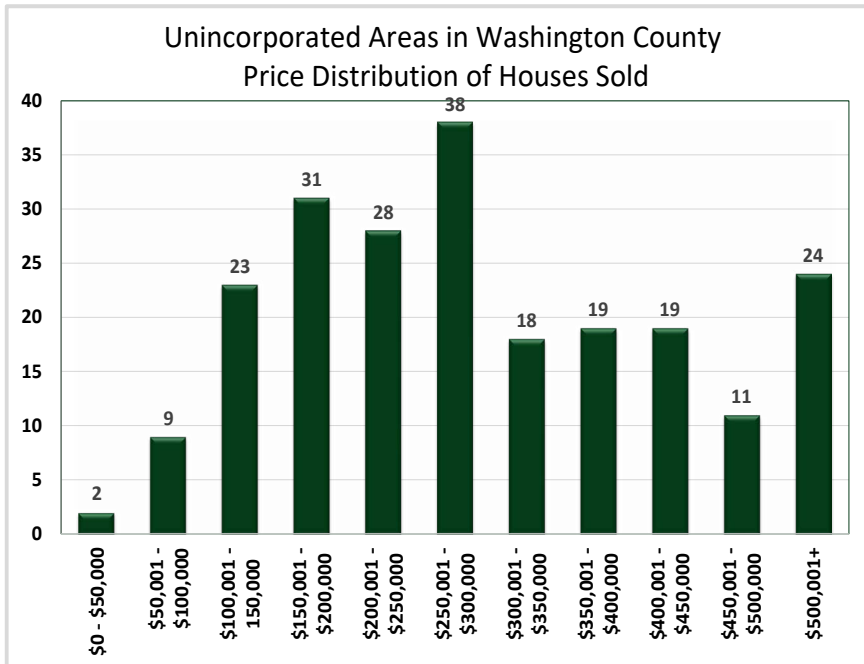
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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



# Unincorporated Areas in Washington County

## Price Distribution of Houses Sold



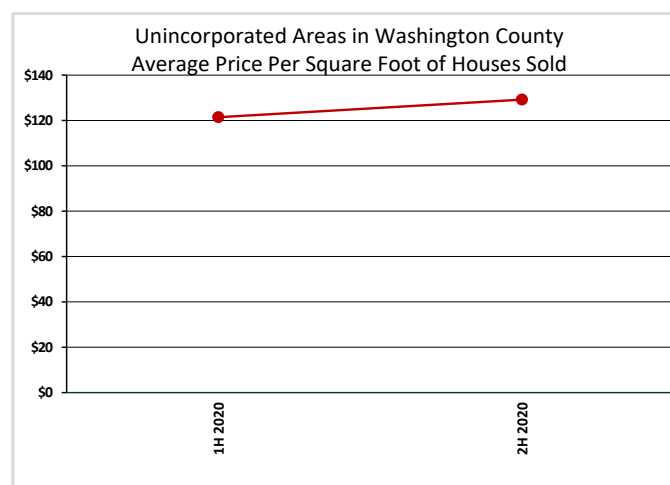
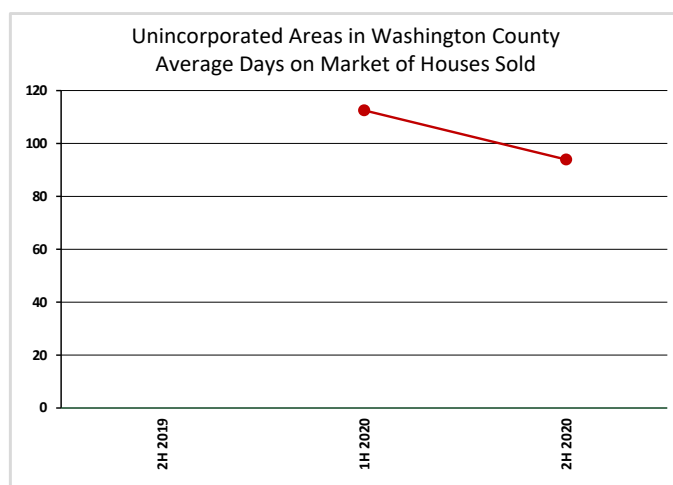
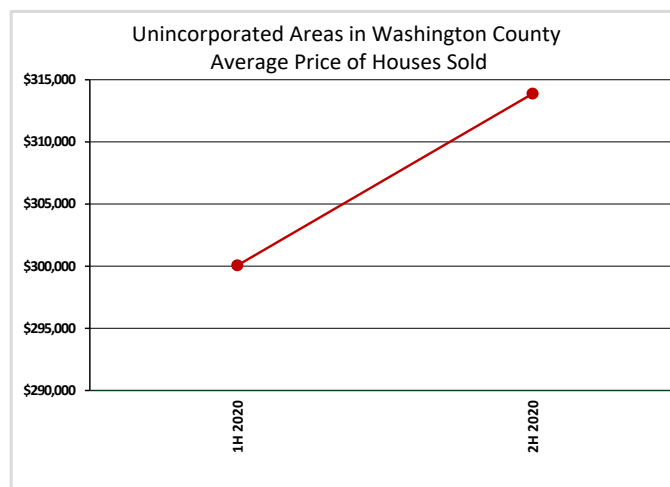
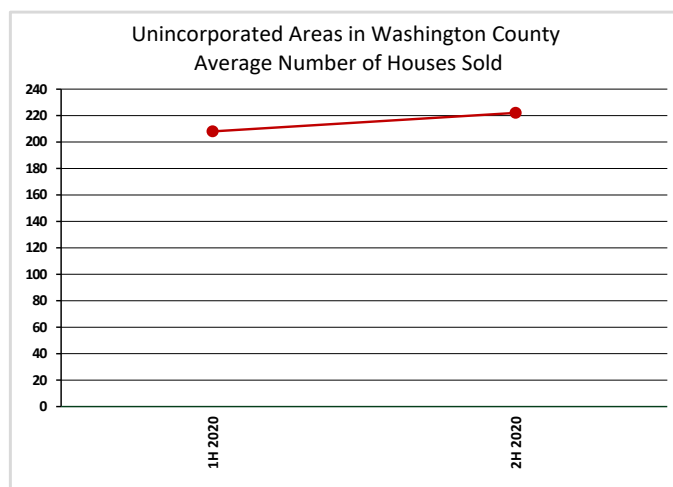
222 houses were sold in Unincorporated Areas in Washington County in the first half of 2020.

The average price of a house was \$313,881 at \$129.21 per square foot.

The median cost of a house was \$273,275.

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	2	0.9%	1,620	81	77.7%
\$50,001 - \$100,000	9	4.1%	1,308	132	97.1%
\$100,001 - \$150,000	23	10.4%	1,352	91	97.5%
\$150,001 - \$200,000	31	14.0%	1,683	91	98.5%
\$200,001 - \$250,000	28	12.6%	1,868	98	99.4%
\$250,001 - \$300,000	38	17.1%	2,163	68	98.6%
\$300,001 - \$350,000	18	8.1%	2,544	78	96.1%
\$350,001 - \$400,000	19	8.6%	3,161	92	97.6%
\$400,001 - \$450,000	19	8.6%	2,981	88	97.5%
\$450,001 - \$500,000	11	5.0%	3,342	126	100.4%
\$500,001+	24	10.8%	4,283	126	95.9%
<b>Unincorporated Areas</b>	<b>222</b>	<b>100.0%</b>	<b>2,409</b>	<b>94</b>	<b>97.8%</b>

# Unincorporated Areas in Washington County



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	--	208	222	--	6.7%
Average Price of Houses Sold	--	\$300,060.46	\$313,881.49	--	0.0%
Average Days on Market	--	112	94	--	-16.5%
Average Price per Square Foot	--	\$121.45	\$129.21	--	6.4%
Percentage of County Sales	--	11.4%	12.2%	--	7.3%
Number of New Houses Sold	--	11	14	--	5.1%
Average Price of New Houses Sold	--	\$393,480.00	\$338,576.64	--	-14.0%
Average Days on Market of New Houses Sold	--	122	95	--	-22.1%
Number of Houses Listed	--	56	28	--	-50.0%
Average List Price of Houses Listed	--	\$495,516.21	\$363,482.00	--	-26.6%

# Unincorporated Areas in Washington County

## Characteristics of Houses Sold

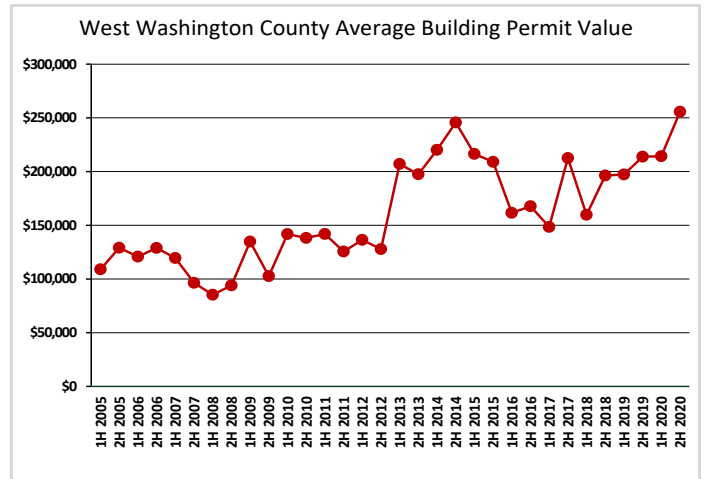
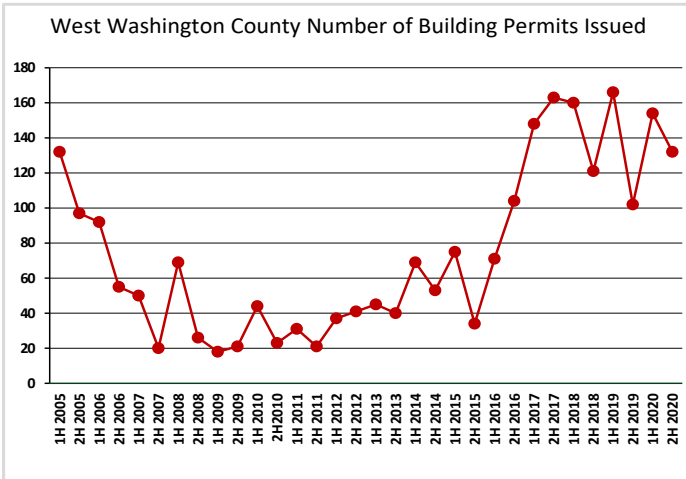
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Amber Jane Estates	1	0.5%	2,690	49	\$368,500	\$136.99
Audrey Stroud	1	0.5%	2,264	17	\$347,000	\$153.27
Beavorama Park	3	1.4%	1,313	115	\$107,167	\$89.36
Bethel Blacktop	3	1.4%	2,586	139	\$437,869	\$169.24
Bethel Oaks	3	1.4%	1,876	59	\$237,333	\$126.31
Blue Springs Village	4	1.8%	2,210	139	\$253,225	\$113.76
Bryant Minor	1	0.5%	3,433	317	\$375,000	\$109.23
Cabins At Cedar Grove HPR	1	0.5%	1,352	192	\$286,000	\$211.54
Canvas Mountain	1	0.5%	4,150	247	\$505,000	\$121.69
Cedar Grove Farms	1	0.5%	2,892	47	\$405,000	\$140.04
Chapel View	4	1.8%	3,893	63	\$623,750	\$159.78
Chestnut Farms	2	0.9%	3,643	114	\$544,450	\$164.27
Double Tree Estates	2	0.9%	4,114	118	\$552,500	\$137.09
Estates At Dogwood Canyon	3	1.4%	5,211	138	\$1,139,667	\$218.32
Estates At Salem Hills	1	0.5%	3,454	84	\$443,500	\$128.40
Evansville	1	0.5%	1,072	192	\$70,000	\$65.30
Fox Hunter Estates	1	0.5%	1,056	55	\$144,690	\$137.02
Fox Run	2	0.9%	5,664	156	\$607,500	\$108.91
Golden Acres	1	0.5%	1,551	78	\$175,000	\$112.83
Grand Valley Stables At Guy Terry Farms	2	0.9%	3,905	69	\$532,500	\$136.65
Harmon Estates	1	0.5%	3,267	43	\$650,000	\$198.96
Hayes	1	0.5%	2,979	45	\$435,000	\$146.02
Holiday Hills Cottages Hpr	1	0.5%	1,164	24	\$165,000	\$141.75
Homestead	5	2.3%	1,737	60	\$201,010	\$116.91
Horsebend Estates	1	0.5%	3,000	95	\$415,000	\$138.33
Hughmount Village	4	1.8%	2,474	49	\$352,375	\$142.64
Huntington Place	2	0.9%	1,973	80	\$290,250	\$147.18
Hunts Lakeside Estates	2	0.9%	2,952	62	\$334,339	\$115.20
Joy J Acres	1	0.5%	2,343	35	\$439,700	\$187.67
Legacy Estates	5	2.3%	2,152	34	\$261,423	\$121.58
Meadows, The	1	0.5%	3,726	58	\$440,000	\$118.09
Oakmont	1	0.5%	3,832	0	\$218,250	\$56.95
Overton Park	1	0.5%	4,976	114	\$640,000	\$128.62

# Unincorporated Areas in Washington County

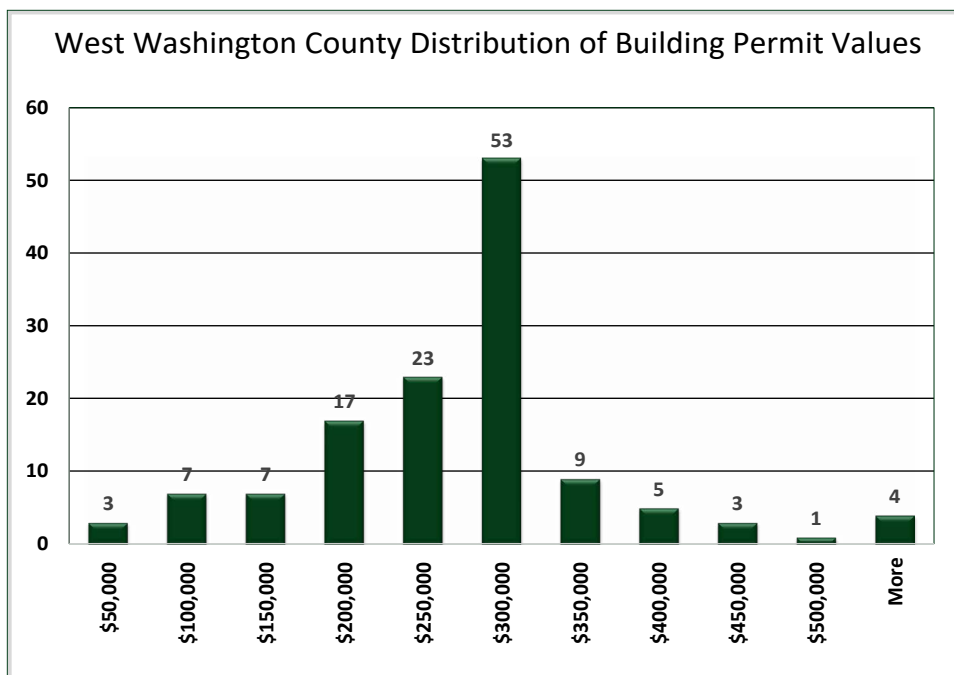
## Characteristics of Houses Sold

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%	3,034	291	\$440,000	\$145.02
Pullens War Eagle Bay	2	0.9%	2,809	57	\$367,500	\$132.22
River Ridge South	1	0.5%	2,444	52	\$440,000	\$180.03
Robinson Mountain Estates	1	0.5%	2,647	116	\$323,500	\$122.21
Rochelle Riviera Lakesites	1	0.5%	2,966	34	\$270,000	\$91.03
Shady Cove	2	0.9%	1,939	128	\$539,350	\$262.59
Shelton	1	0.5%	1,838	15	\$280,500	\$152.61
Sloan Estates	1	0.5%	3,294	74	\$475,000	\$144.20
Sonora Acres	1	0.5%	2,936	50	\$329,000	\$112.06
Spears	1	0.5%	1,442	41	\$135,000	\$93.62
Spring Valley Estates	3	1.4%	1,628	142	\$196,000	\$120.62
Thomas P Lee	2	0.9%	2,122	64	\$276,250	\$135.96
Tony Mountain	1	0.5%	1,830	70	\$249,900	\$136.56
Village Estates	2	0.9%	3,580	71	\$542,500	\$147.92
War Eagle Bend	4	1.8%	1,870	56	\$250,250	\$137.00
War Eagle Cove	2	0.9%	2,130	161	\$219,950	\$103.07
Wedington Woods	4	1.8%	2,111	123	\$231,475	\$114.10
White Oak Estates	2	0.9%	1,927	84	\$292,500	\$151.15
Woolsey's War Eagle Cove	1	0.5%	1,452	33	\$158,000	\$108.82
Other	125	56.3%	2,245	97	\$274,787	\$123.59
Unincorporated Washington County	222	100.0%	2,409	94	\$313,881	\$129.21

# West Washington County Building Permits



West Fork	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	102	154	132	29.4%	-14.3%
Average Value of Residential Building Permits	\$213,899	\$214,314	\$255,723	19.6%	19.3%



# West Washington County Active Subdivisions

There were 1,857 total lots in 29 active subdivisions in West Washington County in the second half of 2020 identified by Skyline Report researchers.

Lots and houses were researched and classified in the following 5 categories: 85.5 percent of the lots were occupied, 1.8 percent were complete but unoccupied, 1.8 percent were under construction, 1.0 percent were starts, while 9.9 percent were empty lots.

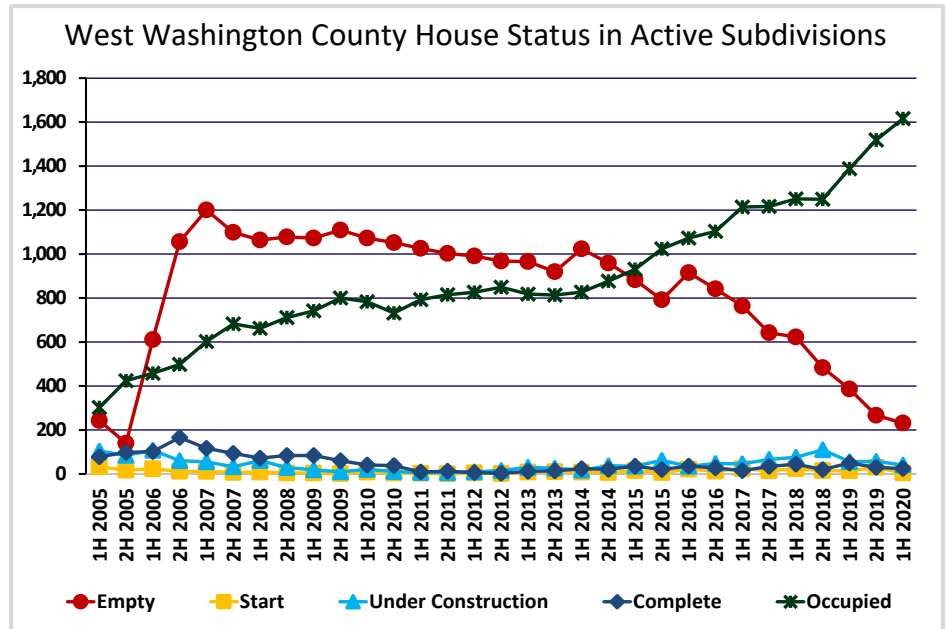
The subdivisions with the most houses under construction in West Washington County during the second half of 2020 was Homestead in Greenland with 7.

Subdivisions with the most houses becoming occupied in second half of 2020 were Belle Meade, Phase IV in Farmington and Redbird in Farmington, with 15.

No new construction or progress in existing construction has occurred in the last year in 4 of the 29 active subdivisions in West Washington County.

78 new houses in West Washington County became occupied in the second half of 2020. The annual absorption rate implies that there are 17.6 months of remaining inventory in active subdivisions, increased from 15.4 months in the first half of 2020

In 6 out of the 29 active subdivisions in West Washington County, no absorption has occurred in the second half of 2020.



Additionally, 2,218 new lots in 16 subdivisions received either preliminary or final approval by December 31, 2020.

City	Subdivision	Approval Date	Preliminary Lots	Final Lots	Total Lots
Farmington	Briarwood	2H 2020	15		15
Farmington	Cedar Crest PUD	1H 2020	120		120
Farmington	Farmington Heights	2H 2020		215	215
Farmington	Goose Creek, Phase I	2H 2020		51	51
Farmington	Goose Creek, Phase II+	1H 2020	248		248
Farmington	Grove at Engles Mill Park, The	1H 2020	379		379
Farmington	Hillcrest	2H 2020	73		73
Farmington	Hillside Estates	2H 2017	6		6
Farmington	Summerfield	2H 2019	394		394
Farmington	Wagon Wheel	2H 2019	234		234
Farmington	Windgate	2H 2018		27	27
Prairie Grove	Mountain View	2H 2020	175		175
Prairie Grove	Prairie View	2H 2020	98		98
Prairie Grove	Snyder Grove, Phase 2	1H 2020	96		96
Prairie Grove	Wagon's Spring	1H 2020	61		61
Prairie Grove	Wakefield Park	2H 2020		26	26
New and Prelim.			1,899	319	2,218

# West Washington County

## Active Subdivisions

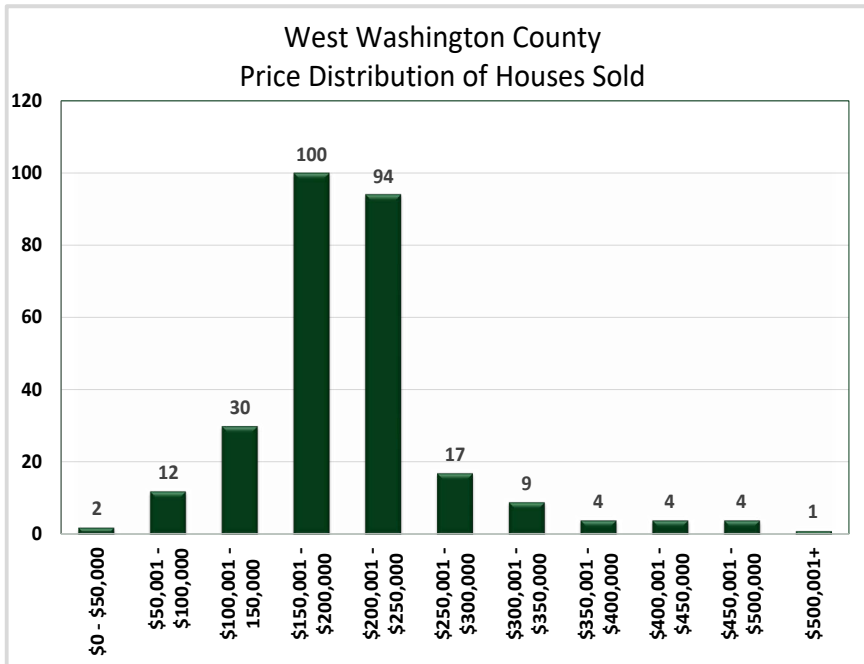
City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Farmington	Redbird	3	2	4	0	15	24	15	7.2
Farmington	Saddle Brook	0	0	0	0	128	128	0	0.0
Farmington	South Club House Estates	5	0	2	0	66	73	1	14.0
Farmington	Twin Falls, Phase I	1	0	0	0	69	70	1	6.0
Farmington	Twin Falls, Phase II	1	0	0	0	59	60	0	--
Farmington	Twin Falls, Phase III	3	0	0	0	4	7	0	--
Farmington	Walnut Grove Acres	0	0	0	1	25	26	0	12.0
Greenland	Homestead	8	0	7	2	63	80	3	34.0
Greenland	Lee Valley, Phase IV	10	0	1	1	50	62	0	--
Lincoln	Carter/Johnson	0	0	0	1	11	12	3	2.4
Lincoln	Country Meadows	81	0	2	0	20	103	0	996.0
Prairie Grove	Battlefield Estates Phase II	0	0	0	2	124	126	0	--
Prairie Grove	Belle Meade, Phase I, II	7	0	1	2	124	134	6	10.9
Prairie Grove	Belle Meade, Phase III	0	1	4	1	8	14	3	18.0
Prairie Grove	Belle Meade, Phase IV	13	8	2	16	15	54	15	31.2
Prairie Grove	Coyle	1	0	0	0	2	3	1	12.0
Prairie Grove	Grandview Estates, Phase IB	1	0	0	0	9	10	0	6.0
Prairie Grove	Grandview Estates, Phase II	2	0	0	1	6	9	0	--
Prairie Grove	Highlands Green, Phase I	1	0	0	0	39	40	0	--
Prairie Grove	Highlands Square North	2	0	0	0	37	39	0	8.0
Prairie Grove	Prairie Meadows, Phase III	3	0	4	0	111	118	5	7.0
Prairie Grove	Snyder Grove, Phase I	4	0	0	2	5	11	1	18.0
Prairie Grove	Stonecrest, Phase II	0	0	0	0	44	44	2	0.0
Prairie Grove	Sundowner, Phase I Sec. I	12	0	0	1	48	61	1	156.0
Prairie Grove	Sundowner, Phase I Sec. II	14	2	3	0	125	144	8	16.3
Prairie Grove	Sundowner, Phase IIA	2	0	3	0	83	88	0	30.0
Prairie Grove	Sundowner, Phase IIB	1	0	0	0	136	137	1	6.0
Prairie Grove	Sundowner, Phase III	5	5	1	3	138	152	12	6.2
West Fork	Graystone	4	0	0	0	24	28	0	48.0
West Fork	Graystone	4	0	0	0	24	28	1	48
<b>WWCounty</b>	<b>Active Lots</b>	<b>184</b>	<b>18</b>	<b>34</b>	<b>33</b>	<b>1,588</b>	<b>1,857</b>	<b>78</b>	<b>17.6</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.

○

# West Washington County Price Distribution of Houses Sold



277 houses sold in West Washington County in the second half of 2020.

In West Washington County, the average cost of a house was \$206,839, averaging \$119.44 per square foot.

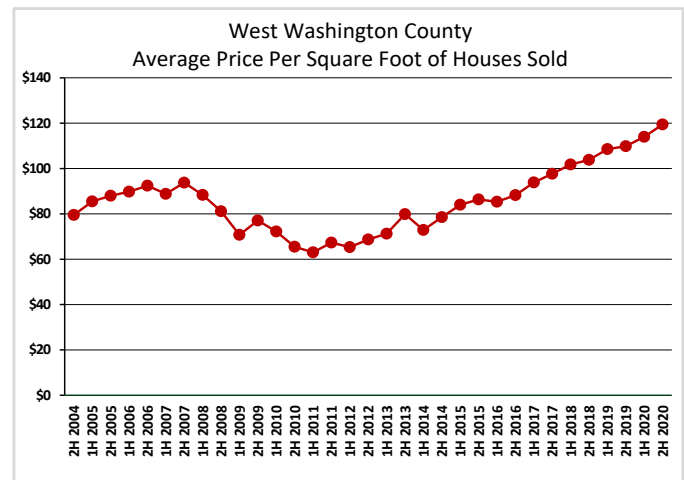
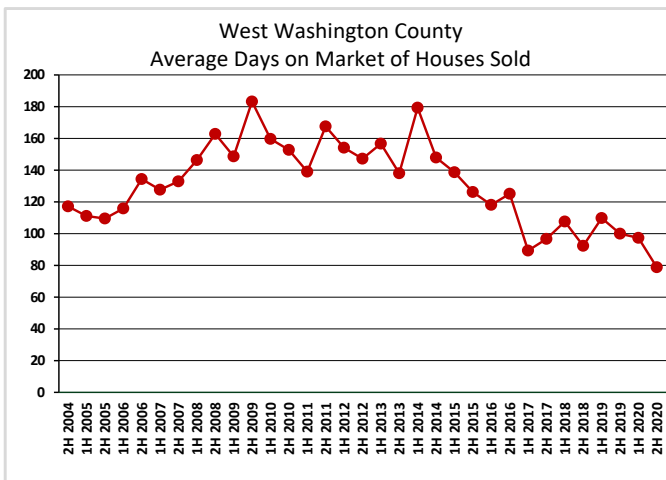
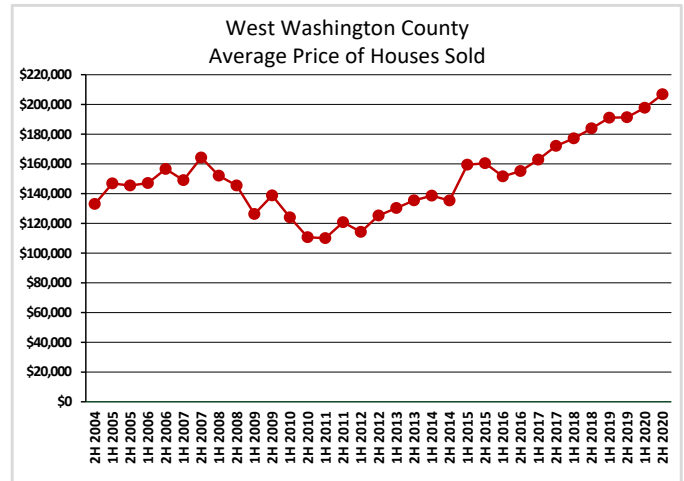
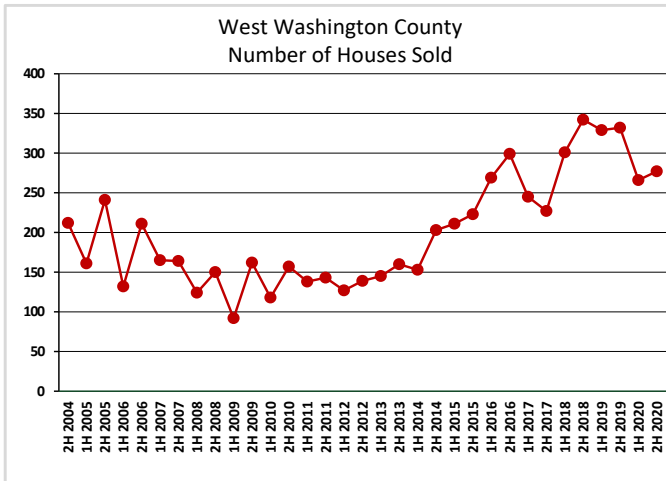
The median cost of a house was \$198,000.

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	2	0.7%	1,217	112	64.5%
\$50,001 - \$100,000	12	4.3%	1,106	120	94.3%
\$100,001 - \$150,000	30	10.8%	1,295	58	98.2%
\$150,001 - \$200,000	100	36.1%	1,526	63	99.5%
\$200,001 - \$250,000	94	33.9%	1,855	101	99.6%
\$250,001 - \$300,000	17	6.1%	2,227	67	99.0%
\$300,001 - \$350,000	9	3.2%	2,590	86	98.3%
\$350,001 - \$400,000	4	1.4%	2,961	50	98.7%
\$400,001 - \$450,000	4	1.4%	2,959	37	99.6%
\$450,001 - \$500,000	4	1.4%	2,821	92	99.9%
\$500,001+	1	0.4%	3,300	37	99.3%
<b>WWC Houses Sold</b>	<b>277</b>	<b>100.0%</b>	<b>1,736</b>	<b>79</b>	<b>98.9%</b>



# West Washington County

## Characteristics of Houses Sold



Sold Characteristics	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Houses Sold	332	266	277	-16.6%	4.1%
Average Price of Houses Sold	\$191,369.00	\$197,700.59	\$206,838.54	8.1%	4.6%
Average Days on Market	100	97	79	-21.2%	-19.0%
Average Price per Square Foot	\$109.84	\$113.98	\$119.44	8.7%	4.8%
Percentage of County Sales	18.2%	14.6%	10.0%	-44.8%	-31.0%
Number of New Houses Sold	101	98	73	-27.7%	-25.5%
Average Price of New Houses Sold	\$211,017.00	\$218,283.29	\$230,924.66	9.4%	5.8%
Average Days on Market of New Houses Sold	134	120	102	-23.6%	-14.5%
Number of Houses Listed	143	48	53	-62.9%	10.4%
Average List Price of Houses Listed	\$251,575.00	\$218,212.60	\$233,656.00	-7.1%	7.1%

# 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. Cost Per Square Feet
Anderson Farm	1	0.4%	2,904	42	\$399,900	\$137.71
Applegate	3	1.1%	1,295	64	\$137,333	\$106.04
Battle Field Estates	6	2.2%	1,247	61	\$176,783	\$141.74
Belle Meade	15	5.4%	1,396	78	\$182,783	\$131.90
Bermuda Estates	3	1.1%	2,762	47	\$313,450	\$113.18
Bob Lee	1	0.4%	1,946	45	\$230,000	\$118.19
Bright Oaks	1	0.4%	1,579	41	\$175,500	\$111.15
Carter/Johnson	2	0.7%	1,438	101	\$164,950	\$114.89
Corley	2	0.7%	1,568	46	\$146,500	\$94.60
Country Meadows	2	0.7%	1,209	51	\$137,950	\$113.77
Cummings	1	0.4%	1,845	33	\$226,000	\$122.49
Cuzick	3	1.1%	1,746	67	\$188,700	\$108.50
Dormanmorton	1	0.4%	1,394	64	\$168,500	\$120.88
East Creek Place	4	1.4%	2,473	132	\$250,625	\$102.73
Eastwood Heights	1	0.4%	1,694	30	\$153,000	\$90.32
Farmington Estates	1	0.4%	1,128	98	\$153,700	\$136.26
Farmington Heights	24	8.7%	1,716	118	\$235,624	\$137.54
Farmington Original	1	0.4%	1,202	44	\$140,000	\$116.47
Green	1	0.4%	1,395	46	\$163,000	\$116.85
Greenland Original	1	0.4%	1,102	36	\$51,500	\$46.73
Highland Square	1	0.4%	2,381	80	\$223,396	\$93.82
Highlands Green	5	1.8%	1,500	41	\$182,600	\$121.82
Highlands Square	3	1.1%	1,580	41	\$185,817	\$117.72
Homestead	1	0.4%	1,641	82	\$200,000	\$121.88
Lahera Meadows	1	0.4%	2,150	423	\$208,500	\$96.98
Lee Valley	4	1.4%	2,167	81	\$228,375	\$105.45
Lincoln Original	5	1.8%	1,550	165	\$93,120	\$72.26
Meadowlark	6	2.2%	1,291	36	\$156,583	\$122.10
Meadowsweet	2	0.7%	1,928	52	\$211,200	\$110.19
Mecca	1	0.4%	1,761	133	\$115,000	\$65.30
North Club House Estates	3	1.1%	2,194	110	\$226,333	\$107.67
Owl Creek	1	0.4%	2,318	33	\$496,000	\$213.98
Prairie Grove Original	1	0.4%	3,184	34	\$404,900	\$127.17
Prairie Meadows	7	2.5%	1,880	64	\$225,129	\$119.45
Prairie Oaks One	3	1.1%	2,239	68	\$221,333	\$96.80

# West Washington County

## Characteristics of Houses Sold

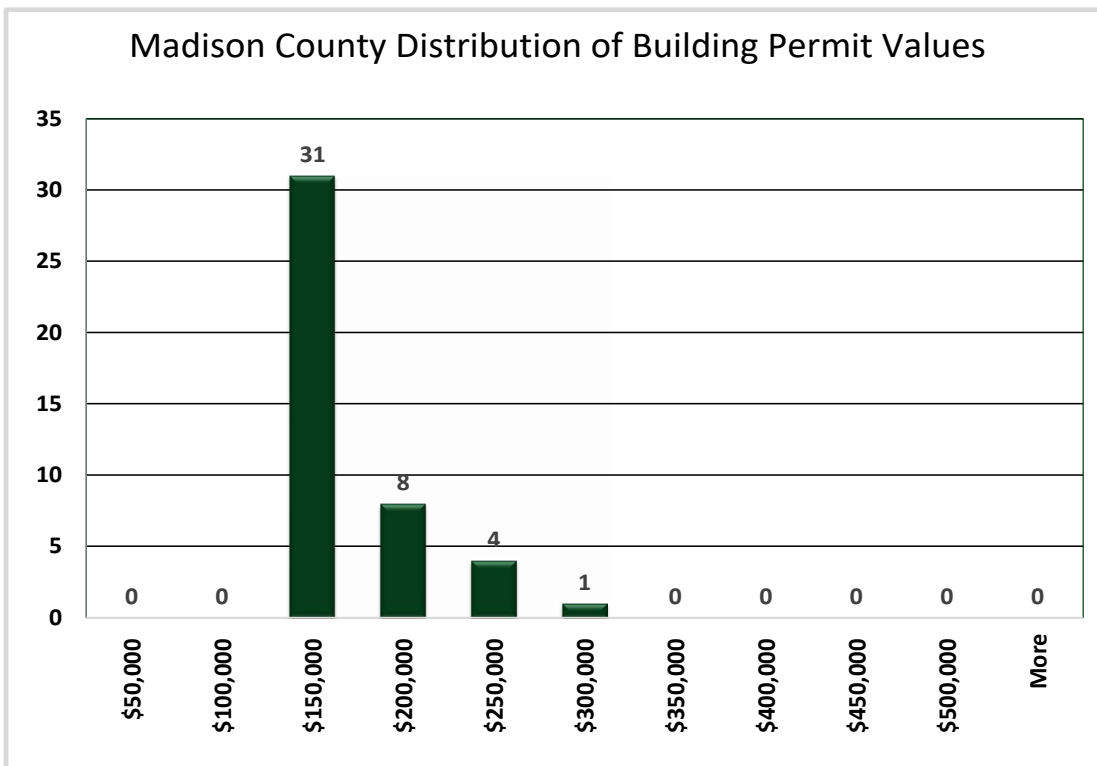
Subdivision	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price	Avg. Cost Per Square Feet
Redbird	6	2.2%	1,779	148	\$229,648	\$129.19
Reed	1	0.4%	1,056	48	\$123,000	\$116.48
Rivendale Valley	1	0.4%	1,296	68	\$157,000	\$121.14
Riviera Estates	3	1.1%	1,963	40	\$232,167	\$118.73
Rogers	2	0.7%	1,155	20	\$145,950	\$126.56
Rose Court	1	0.4%	1,540	35	\$144,550	\$93.86
Saddle Brook	6	2.2%	1,717	50	\$235,613	\$137.42
Shady Acre Estates	2	0.7%	1,950	34	\$210,450	\$107.89
Shady Lane	1	0.4%	1,042	42	\$118,000	\$113.24
Simpson's	4	1.4%	1,518	59	\$166,500	\$110.42
Smith	1	0.4%	1,806	44	\$171,000	\$94.68
Smith Hayes	1	0.4%	1,925	64	\$158,000	\$82.08
Snyder Grove	3	1.1%	2,188	84	\$294,233	\$134.64
South Club House Estates	3	1.1%	2,007	68	\$213,722	\$107.05
South Haven	4	1.4%	1,584	43	\$191,375	\$121.12
Southwinds	7	2.5%	2,181	70	\$245,129	\$112.16
Steven Heights	1	0.4%	2,701	74	\$215,000	\$79.60
Stonecrest	2	0.7%	1,364	52	\$188,360	\$138.89
Sundowner	34	12.3%	1,594	87	\$205,552	\$129.90
Twin Creeks	1	0.4%	1,879	194	\$207,500	\$110.43
Twin Falls	2	0.7%	3,173	33	\$447,500	\$141.15
Valley View	5	1.8%	1,480	45	\$153,285	\$104.75
Walnut Grove Acres	1	0.4%	2,348	42	\$320,000	\$136.29
West Fork Acres	4	1.4%	1,064	85	\$106,500	\$99.06
West Fork Original	1	0.4%	1,434	35	\$152,100	\$106.07
Willow Creek	1	0.4%	1,752	49	\$195,000	\$111.30
Willow West	2	0.7%	1,545	39	\$185,250	\$120.08
Windgate	1	0.4%	2,170	51	\$299,900	\$138.20
Wt Neals	1	0.4%	900	65	\$119,000	\$132.22
<b>WWCounty Houses Sold</b>	<b>277</b>	<b>100.0%</b>	<b>1,736</b>	<b>79</b>	<b>\$206,839</b>	<b>\$119.44</b>

# Madison County Building Permits

Building Permit Values Madison County	\$50,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$250,000.00	\$300,000.00	\$350,000.00	\$400,000.00	\$450,000.00	\$500,000.00	More	2H 2020	% MC	% NWA
Huntsville	0	0	0	9	4	11	2	0	1	1	2	30	100%	
Madison County	0	0	0	9	4	11	2	0	1	1	2	30	100.0%	.001

Madison County	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	--	7	44	--	528.57%
Average Value of Residential Building Permits	--	\$165,833	\$150,275	--	-9.4%

The only city which records building permits in Madison County is Huntsville, therefore the actual building activity in Madison County may not be reflected in the analysis. Cedar Bluff, Phase I, a new subdivision in Huntsville has 32 lots with varying stages of construction. The huge increase in building permits consists mainly of houses being build in this particular subdivision containing 128 lots.



# Madison County

## Active Subdivisions

There were 234 total lots in 4 active subdivisions in Madison County in the second half of 2020 identified by Skyline Report researchers. Lots and houses were researched and classified in the following 5 categories; empty 151, starts 23, under 17, completed 6, and occupied 37, in the second half of 2020.

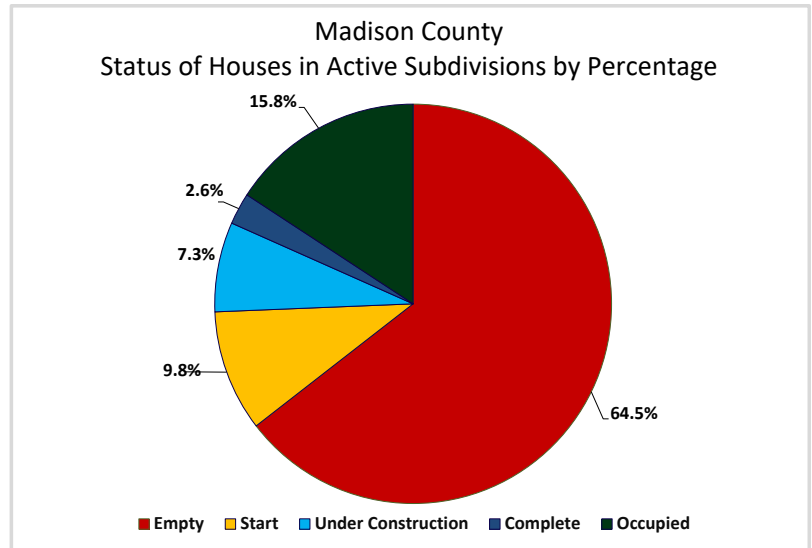
Within the active subdivisions 64.5 percent were empty, 9.8 percent were starts, 9.0 percent were under construction, 7.3 percent were complete but unoccupied houses, and 15.8 percent of the lots were occupied.

In the second half of 2020, Huntsville had the largest inventory totaling 160 lots. Most of these were in the Cedar Bluff, Phase 1. A phase II is in the planning phase for additional possible lots.

During the second half of 2020, the most active subdivisions in terms of houses under construction was Cedar Bluff, Phase 10 with 10 under followed by New Hindsville with 5 houses.

Subdivisions with the most houses which were occupied in the second half of 2020 were New Hindsville with 20 and Highland Park with 4.

The most empty lots were in Cedar Bluff, Phase I, with 94.



Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Madison County had 63.9 months of lot inventory at the end of the second half of 2020. However this number does not have enough historical data for a more accurate forecast.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. No additional lots in have received either preliminary or final approval by December 31, 2020.

Overall, the percentage of houses occupied by owners in Madison County was 100 percent owner occupied. However this data may indicate rentals included in the totals.

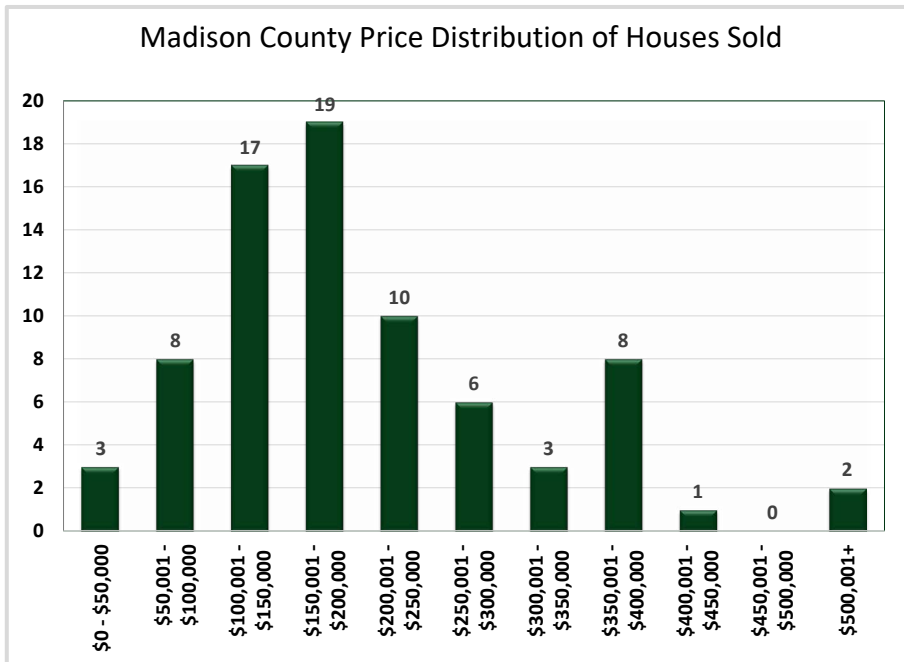
City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Huntsville	Cedar Bluff, Phase I	94	20	10	2	2	128	2	756.0
Huntsville	Enclave, The	4	0	0	1	6	11	6	10
Huntsville	Highland Park	13	0	2	2	4	21	4	51.0
Hindsville	New Hindsville	40	3	5	1	25	74	25	23.5
<b>Madison County</b>		<b>151</b>	<b>23</b>	<b>17</b>	<b>6</b>	<b>37</b>	<b>234</b>	<b>37</b>	<b>63.9</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.

# Madison County

## Sold by City and Characteristics



77 houses sold in Madison County in the second half of 2020.

In Madison County, the average cost of a house was \$208,285, averaging \$111.04 per square foot.

The median cost of a house was \$178,000.

Sold House by School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County	Percentage of County
Huntsville	\$212,639.86	\$111	130	69.0	89.61%	89.6%
Jasper	\$170,725.00	\$113	154	8.0	10.39%	10.4%
<b>Madison County</b>	<b>\$208,285</b>	<b>\$111.04</b>	<b>132</b>	<b>77</b>	<b>100.0%</b>	<b>100.0%</b>

Sold by City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Hindsville	\$186,642	\$123.23	159	6	7.8%
Huntsville	\$128,150	\$80.39	89	20	26.0%
Unincorporated Areas	\$250,890	\$125.72	144	49	63.6%
St. Paul	\$30,750	\$21.35	205	2	2.6%
<b>Madison County Houses Sold</b>	<b>\$208,285</b>	<b>\$111.04</b>	<b>132</b>	<b>77</b>	<b>100.0%</b>

# Madison County

## Characteristics of Houses Sold By City

Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	3	3.9%	2,151	255	66.2%
\$50,001 - \$100,000	8	10.4%	1,146	67	93.6%
\$100,001 - 150,000	17	22.1%	1,593	108	98.4%
\$150,001 - \$200,000	19	24.7%	1,709	123	98.4%
\$200,001 - \$250,000	10	13.0%	1,882	87	98.3%
\$250,001 - \$300,000	6	7.8%	1,894	87	102.7%
\$300,001 - \$350,000	3	3.9%	2,457	101	97.9%
\$350,001 - \$400,000	8	10.4%	2,803	155	99.2%
\$400,001 - \$450,000	1	1.3%	2,210	1,233	94.7%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	2.6%	4,562	267	87.9%
<b>Madison County Houses Sold</b>	<b>77</b>	<b>100.0%</b>	<b>1,902</b>	<b>132</b>	<b>96.7%</b>

# Hindsville

## Active Subdivisions

There were 74 total lots in 1 active subdivisions in Hindsville during the second half of 2020. Lots and houses were researched and classified in the following categories: 33.8 percent of the lots were occupied, 1.4 percent were complete but unoccupied, 6.8 percent were under construction, 4.1 percent were starts, while 54.1 percent were empty lots. The only subdivision in Hindsville, New Hindsville, had 5 houses under construction.

Because this is the first time data was analyzed in this subdivision, the occupied lots and absorption do not reflect the accurate absorption for the second half of 2020. These houses may have been occupied for a longer time which was not recorded by our researchers.

Annual absorption and construction hiatus cannot be determined because of insufficient history in the data which researchers have collected.

Additionally, no new lots in any subdivisions received either preliminary or final approval by December 31, 2020.

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Hindsville	New Hindsville	40	3	5	1	25	74	25	23.5
<b>Hindsville Active</b>		<b>40</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>25</b>	<b>74</b>	<b>25</b>	<b>23.5</b>

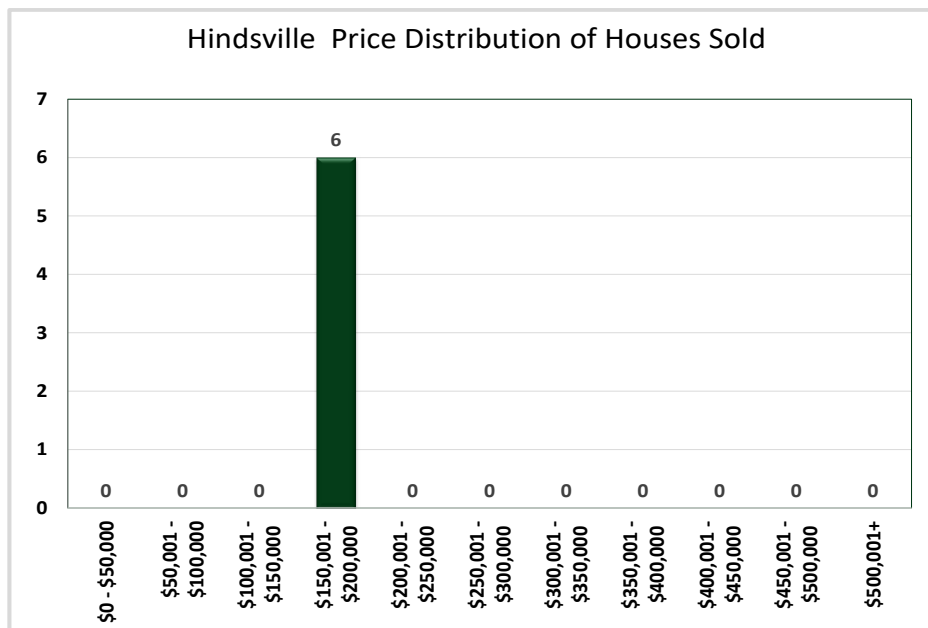
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

## 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
New Hindsville	6	100.0%	1,516	159	\$186,642	\$123.23
<b>Hindsville Sold Houses</b>	<b>6</b>	<b>100.0%</b>	<b>1,516</b>	<b>159</b>	<b>\$186,642</b>	<b>\$123.23</b>

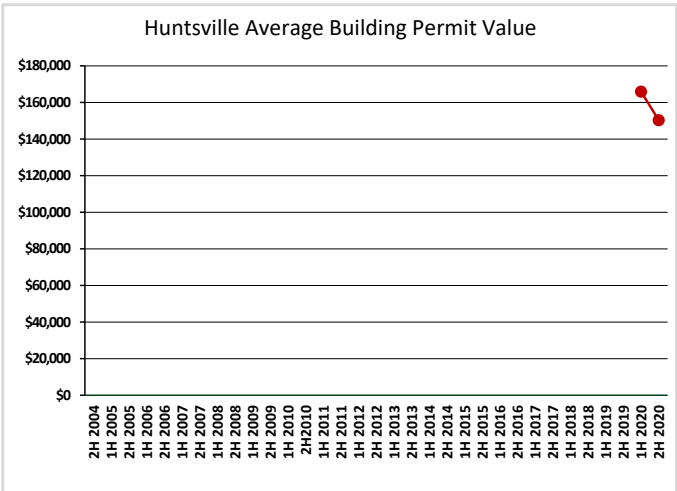
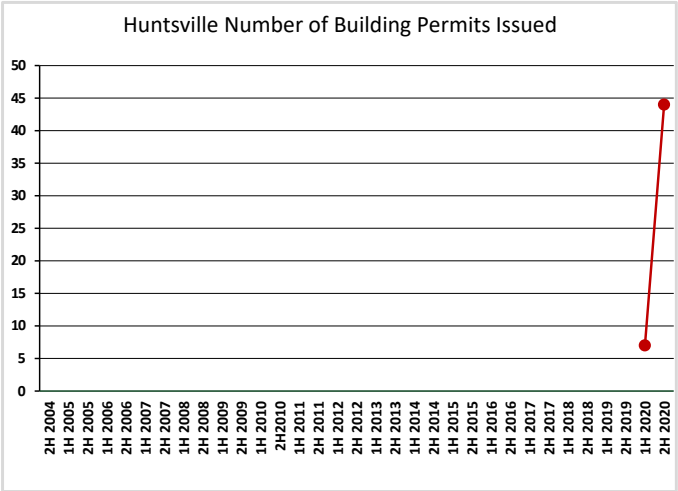
6 houses sold in Hindsville in the second half of 2020. 186,000 was the median price of a house, while the average price of a house was \$186,648 at \$123.23 per square foot.





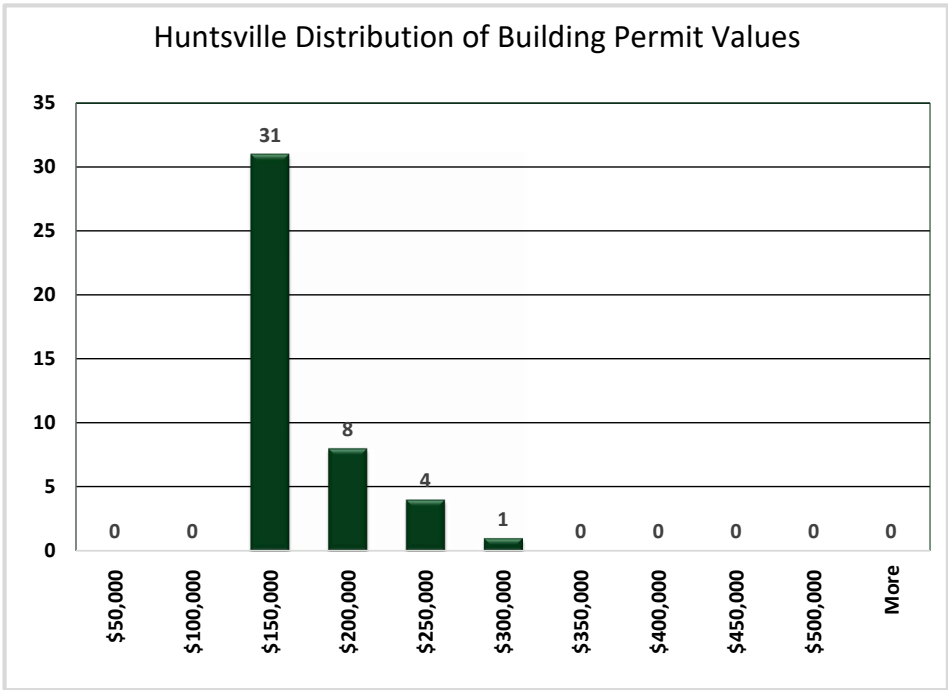
# Huntsville

## Building Permits in Selected Cities



Huntsville	2H 2019	1H 2020	2H 2020	% change from 2H 2019	% change from 1H 2020
Number of Residential Building Permits	--	7	44	--	528.57%
Average Value of Residential Building Permits	--	\$165,833	\$150,275	--	-9.4%

Building permits in Huntsville have only been analyzed for two periods. Huntsville is the only city in Madison County which currently collects building permits. The table below shows the breakdown of the known building permits in Huntsville for the second half of 2020.



# Huntsville

## Active Subdivisions

There were 160 total lots in 3 active subdivisions in Huntsville during the second half of 2020. Lots and houses were researched and classified in the following categories: 7.5 percent of the lots were occupied, 3.1 percent were complete but unoccupied, 7.5 percent were under construction, 12.5 percent were starts, while 69.4 percent were empty lots.

Cedar Bluff, Phase 1 had 10 houses under construction and 20 house start, appearing to be the most active subdivision in Huntsville and Madison County.

All 3 subdivisions had construction in the second half of 2020.

6 new houses in Huntsville became occupied in the first half of 2020.

The annual absorption is not truly reflected in the data. Our researchers do not have historical data to accurately forecast the absorption rate.

Additionally, no new lots in any subdivisions received either preliminary or final approval by December 31, 2020.

City	Subdivision Name	Empty	Start	Under	Complete	Occupied	Total	Absorb.	M.L.I.
Huntsville	Cedar Bluff, Phase I	94	20	10	2	2	128	2	756.0
Huntsville	Enclave, The	4	0	0	1	6	11	6	10.0
Huntsville	Highland Park	13	0	2	2	4	21	4	51.0
<b>Huntsville</b>		<b>111</b>	<b>20</b>	<b>12</b>	<b>5</b>	<b>12</b>	<b>160</b>	<b>12</b>	<b>148.0</b>

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

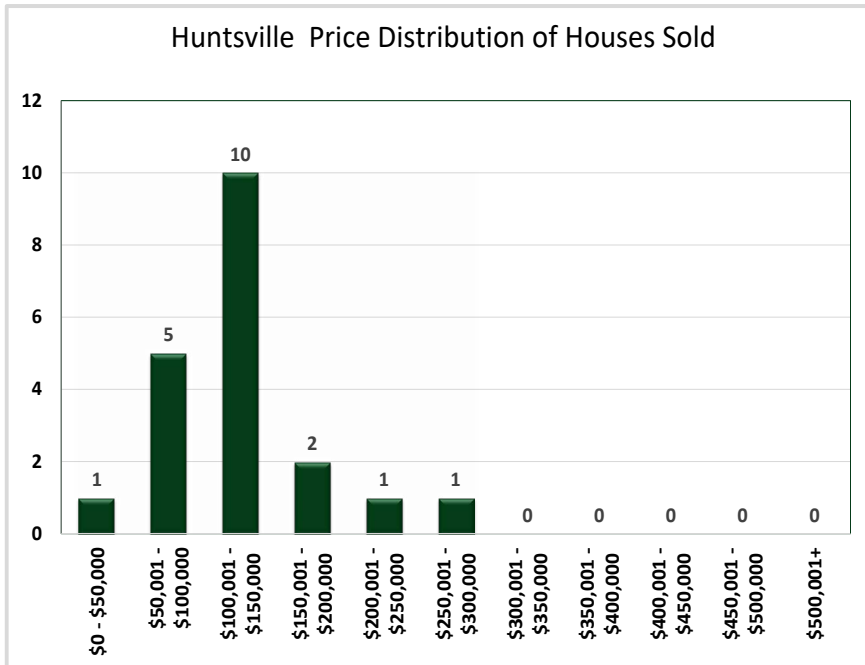
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last year.

## 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
Cedar Heights	2	10.0%	1,244	33	\$92,500	\$76.10
East Heights	4	20.0%	1,474	58	\$116,750	\$80.68
Enclave, The	1	5.0%	1,980	107	\$265,000	\$133.84
Governors Hill	1	5.0%	1,600	28	\$110,000	\$68.75
Highland Park	1	5.0%	1,400	44	\$162,500	\$116.07
Huntsville City	2	10.0%	2,507	207	\$148,250	\$64.63
Oak Hills	2	10.0%	1,208	14	\$111,000	\$90.62
Polk	1	5.0%	2,433	99	\$149,000	\$61.24
Rockwood Heights	2	10.0%	1,418	86	\$141,000	\$99.96
Other	4	20.0%	2,132	149	\$106,000	\$60.64
<b>Huntsville Sold Houses</b>	<b>20</b>	<b>100.0%</b>	<b>1,729</b>	<b>89</b>	<b>\$128,150</b>	<b>\$80.39</b>

# Huntsville

## Price Distribution of Houses Sold



20 houses sold in Huntsville in the second half of 2020.

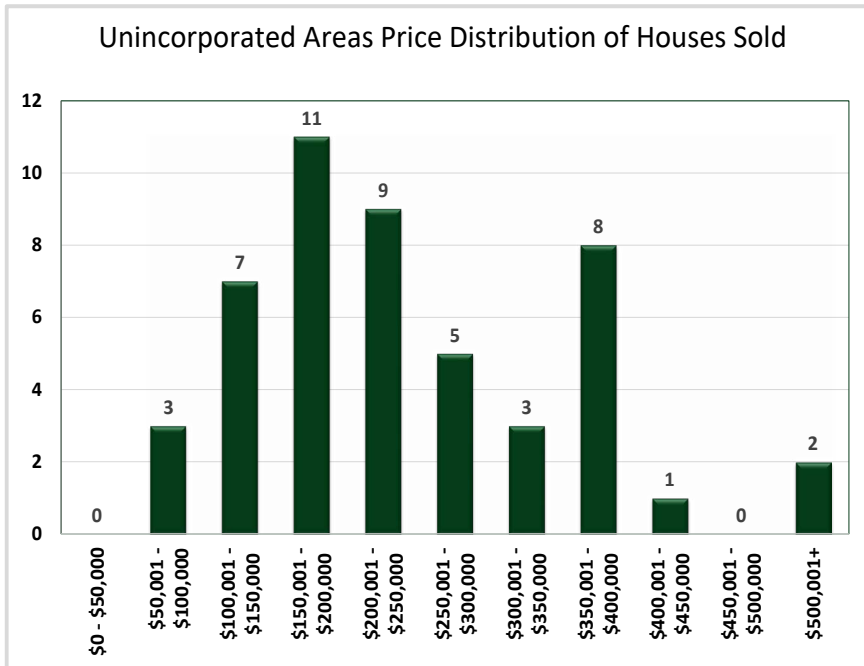
In Huntsville, the average cost of a house was \$128,150 averaging \$80.39 per square foot.

The median cost of a house was \$131,000.

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	5.0%	3,572	356	72.7%
\$50,001 - \$100,000	5	25.0%	1,243	44	94.4%
\$100,001 - \$150,000	10	50.0%	1,696	85	98.6%
\$150,001 - \$200,000	2	10.0%	1,505	51	99.3%
\$200,001 - \$250,000	1	5.0%	2,850	147	96.8%
\$250,001 - \$300,000	1	5.0%	1,980	107	118.8%
\$300,001 - \$350,000	0	0.0%	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	0	0.0%	--	--	--
<b>Total</b>	<b>20</b>	<b>100.0%</b>	<b>1,729</b>	<b>89</b>	<b>97.2%</b>

# Unincorporated Areas in Madison County

## Price Distribution of Houses Sold



49 houses sold in Unincorporated Areas in the second half of 2020.

In Unincorporated Areas, the average cost of a house was \$250,890 at an average of \$125.72 per square feet.

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

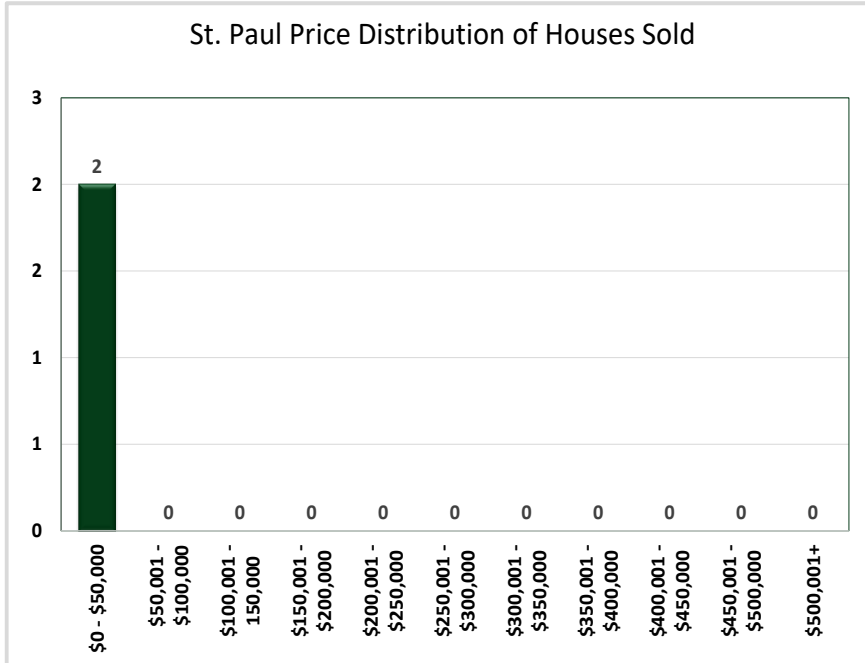
Price Range	Number Sold	Percentage of Houses Sold	Avg. Square Footage	Avg. Days on Market	Avg. Sold Price (Percentage of List Price)
\$0 - \$50,000	0	0.0%	--	--	--
\$50,001 - \$100,000	3	15.0%	984	106	92.3%
\$100,001 - \$150,000	7	35.0%	1,446	142	98.0%
\$150,001 - \$200,000	11	55.0%	1,852	117	96.7%
\$200,001 - \$250,000	9	45.0%	1,774	80	98.4%
\$250,001 - \$300,000	5	25.0%	1,876	83	99.5%
\$300,001 - \$350,000	3	15.0%	2,457	101	97.9%
\$350,001 - \$400,000	8	40.0%	2,803	155	99.2%
\$400,001 - \$450,000	1	5.0%	2,210	1,233	94.7%
\$450,001 - \$500,000	0	0.0%	--	--	--
\$500,001+	2	10.0%	4,562	267	87.9%
<b>Unincorporated Madison County</b>	<b>49</b>	<b>100.0%</b>	<b>2,039</b>	<b>144</b>	<b>97.3%</b>

# 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
St. Paul City	2	2.0%	1,344	149	\$153,000	\$113.84
Kingston North	1	2.0%	1,908	116	\$125,900	\$65.99
Outback	1	2.0%	2,750	55	\$395,000	\$143.64
Peace Valley Estates	1	2.0%	2,971	44	\$375,000	\$126.22
Other	45	91.8%	2,021	148	\$249,882	\$126.90
Unincorporated Areas in Madison County	49	100.0%	2,039	144	\$250,890	\$125.72

# St. Paul Price Distribution of Houses Sold



2 houses sold in St. Paul at an average price of \$30,750  
\$21.35 per square feet.

The median cost for a house in St. Paul was \$30,750.

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%	1,440	205	\$30,750	\$21.35
St. Paul Sold Houses	2	100.0%	1,440	205	\$30,750	\$21.35