



# THE SKYLINE REPORT

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Center for Business  
and Economic Research

## Second Half of 2014 February 2015

Report Structure .....	2
Economic Overview .....	3
Regional Housing Market .....	5
Benton County .....	9
Bella Vista .....	16
Bentonville .....	23
Bethel Heights .....	32
Cave Springs .....	37
Centerton .....	43
Decatur .....	49
Gentry .....	53
Gravette .....	58
Highfill .....	63
Little Flock .....	65
Lowell .....	68
Pea Ridge .....	73
Rogers .....	79
Siloam Springs .....	88
Washington County .....	95
Elkins .....	102
Elm Springs .....	106
Farmington .....	109
Fayetteville .....	115
Goshen .....	126
Greenland .....	130
Johnson .....	134
Lincoln .....	137
Prairie Grove .....	141
Springdale .....	146
Tontitown .....	155
West Fork .....	159
West Washington County .....	163

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

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

### Highlights from the Second Half of 2014

- There were 1,048 building permits issued in Benton and Washington counties from July 1, to December 31, 2014. This number is 4.2 percent lower than the 1,094 building permits issued during the same period in 2013. Benton County accounted for 628 of the residential building permits, while Washington County accounted for 420.
- 27,601 lots were in the 383 active subdivisions identified by Skyline Report researchers in the second half of 2014.
- In 67 out of the 383 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the second half of 2014, 1,048 new houses in active subdivisions became occupied, down 2.0 percent from 1,069 in the first half of 2014.
- Using the absorption rate from the past twelve months implies that there was a 56.2 month supply of remaining lots in active subdivisions in Northwest Arkansas in the second half of 2014.
- An additional 4,033 residential lots have received preliminary approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 79.1 months of inventory in the second half of 2014.
- According to the Assessors' databases, 67.1 percent of houses in Benton County and 63.3 percent of houses in Washington County were owner-occupied.
- From July 1, 2014 to December 31, 2014 there were 3,691 houses sold in Benton and Washington counties. This is an increase of 8.3 percent from the 3,407 sold in the same time period in the previous year.
- The Bentonville School District accounted for 31.7 percent of the houses sold in the region, while the Rogers School District accounted for 18.3 percent.
- There were 2,951 houses listed for sale in the MLS database as of December 31, 2014 at an average list price of \$273,676.

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# Report Structure

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

Next, Skyline Report researchers collected information from city planning divisions about subdivisions that have received preliminary or final approval, but had not started construction, and calculated the number of residential lots that were in the pipeline. Subdivisions that received preliminary approval before the second half of 2012 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions still ongoing concerns. Thus, only subdivisions with final approval, preliminary approval

during the last two years, or preliminary approval prior to the first half of 2013, but confirmed as ongoing by city planning staff, were included in the coming lots pipeline. Finally, Skyline Report analysts collected data on sales of houses, measuring the absolute number, value, and other characteristics of the inventory. The sales data were also provided by school district and subdivision. In addition, newly constructed houses were identified among the sold houses by Center researchers constructed from 2011 to 2014. The number of houses listed for sale in the MLS database as of December 31, 2014 and their average list prices were also reported.

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

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

After the economic overview, a summary of the regional findings from the analysis of the building permit, subdivision, and existing house sales data is presented. Residential real estate activity during the second half of 2014 in Benton County are then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the Washington County second half of 2014 results are offered. An additional section on activity in West Washington County is included. West Washington County is defined as Farmington, Greenland, Lincoln, Prairie Grove, and West Fork.

# Economic Overview

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

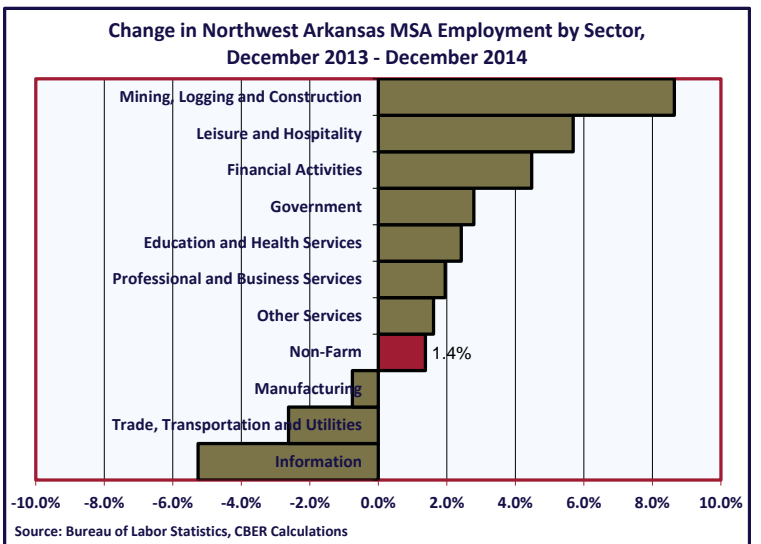
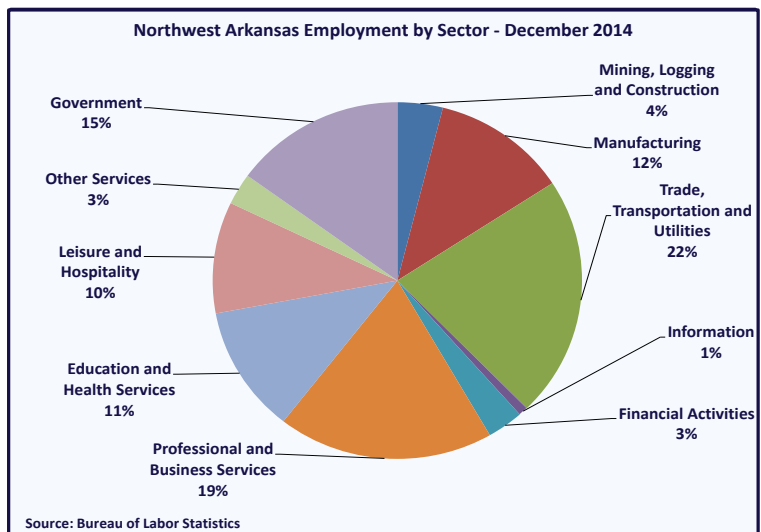
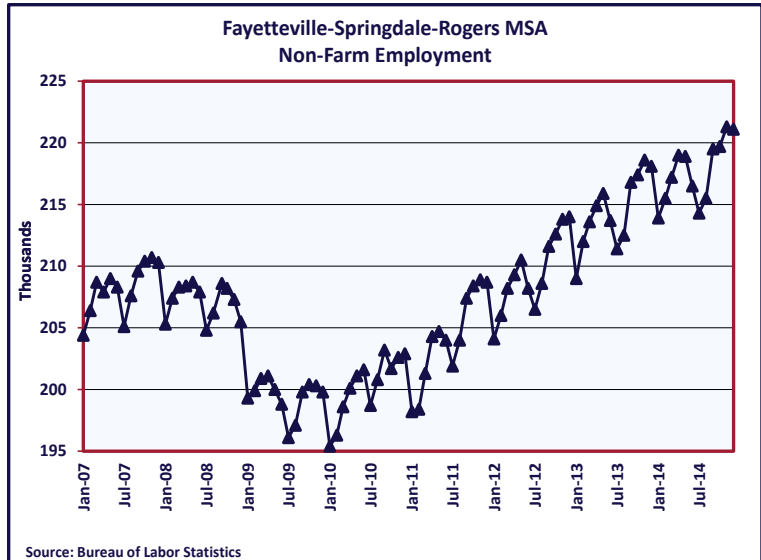
## Gross Domestic Product

In the fourth quarter of 2014, real GDP rose by 2.6 percent according to estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 5.0 percent in the third quarter of 2014 and by 4.6 percent in the second quarter of 2014. The growth in economic activity was driven by personal consumption expenditures, state and local government spending, and residential fixed investment.

## Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 221,100 in December 2014, up 1.4 percent from December 2013. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate in Northwest Arkansas was at 4.1 percent in December 2014. This is up from the October and November 2014 rate of 3.9 percent. The unemployment rate has remained under 5 percent since July of 2014. The unemployment rate in Northwest Arkansas continues to be lower than both the state (5.6 percent) and national (5.4) 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 2014 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 (19



# Economic Overview

percent), government (15 percent), manufacturing (12 percent), education and health services (11 percent), and leisure and hospitality (10 percent). The other figure (on the previous page) shows the annual percentage change in the metro area's employment by sector from December 2013 to December 2014. Total nonfarm employment increased by 1.4 percent during that time. Employment in mining, logging and construction, leisure and hospitality, financial activities, education and health services, government sectors, professional and business services, and other service grew more quickly than 1.4 percent, while trade, transportation, and utilities, manufacturing, and information sectors declined year-over-year.

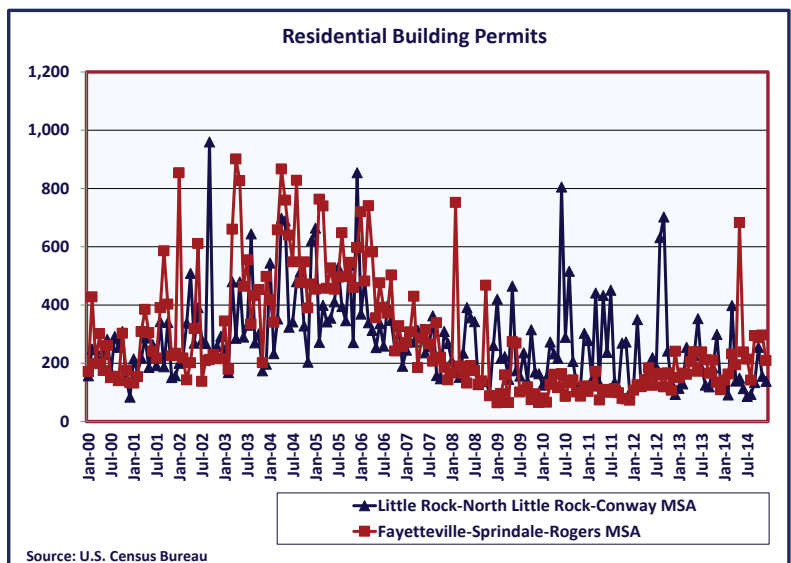
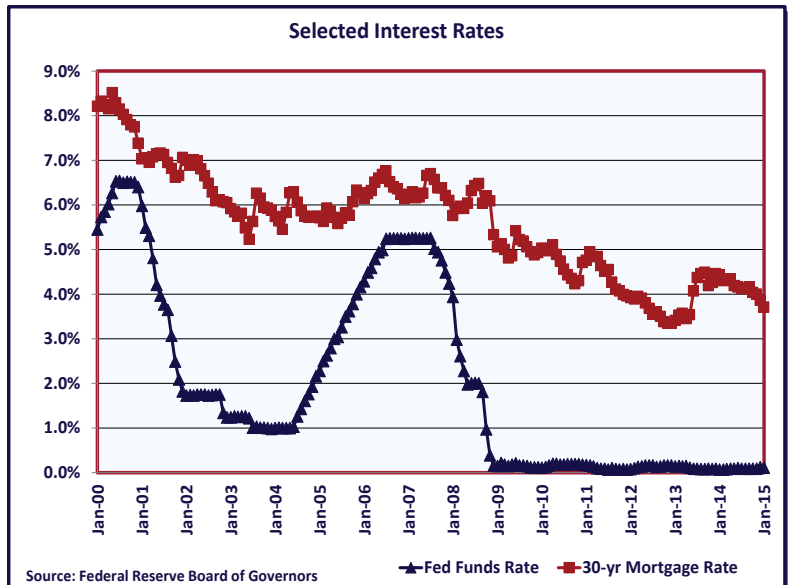
## Interest Rates

The Federal Funds rate averaged 0.11 percent in January 2015. The ten year constant maturity Treasury bill had an interest rate of 1.9 percent in January 2015, down from 2.2 percent in December 2014. Near zero short-term rates continue to cause the positive spread between the ten year rate and the fed rate. The Federal Reserve Open Market Committee has indicated that the current easy money policy of keeping interest rates near zero is likely to change mid-year if the data support the decision. The quantitative easing program has ended. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2000.

## Residential Construction

The U.S Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits were a seasonally adjusted annual rate (SAAR) of 1,032,000 in December 2014. This was 1.9 percent below the November 2014 rate of 1,052,000, and 1.0 percent above the December 2013 rate. The National Association of Realtors reports national existing-home sales. Existing-home sales increased 2.4

percent to a 5.04 million SAAR in December 2014 from a 4.92 million rate in November 2014, and was 3.5 percent higher than sales in December 2013.

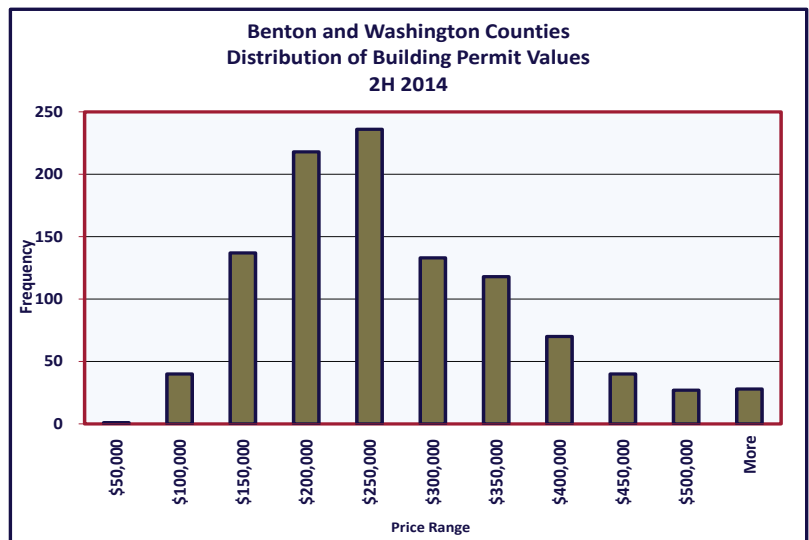
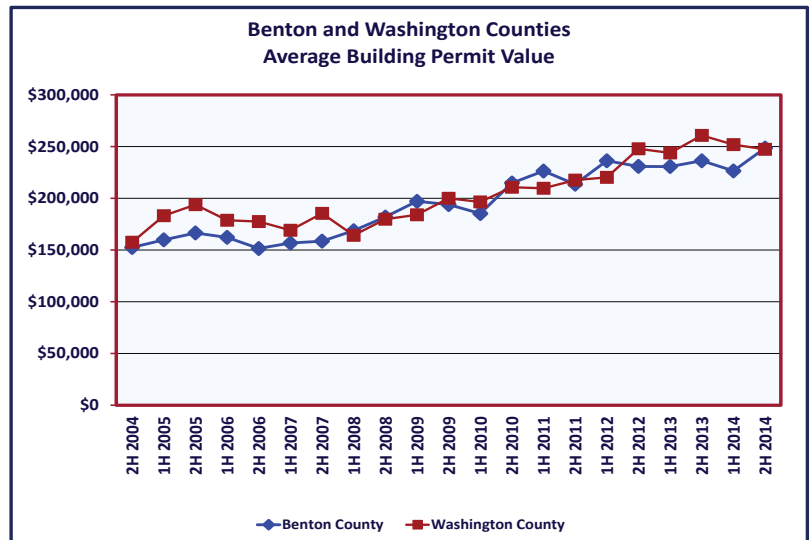
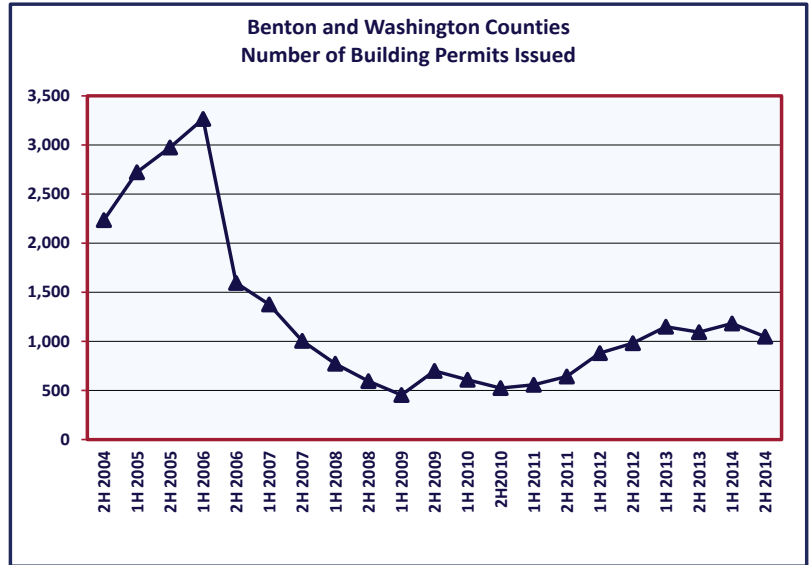


# Regional Housing Market

## Regional Housing Market Summary

There were 1,048 building permits issued in Benton and Washington counties from July 1 to December 31, 2014. This number is 4.2 percent smaller than the 1,094 building permits issued during the same period in 2013. Benton County accounted for 628 of the residential building permits, while Washington County accounted for 420. The average value of all building permits in Northwest Arkansas from July 1 to December 31, 2014 was \$248,080, up 1.4 percent from the same time period in 2013 average value of \$244,575. The most active value range for building permits was the \$200,001 to \$250,000 range with 236, but there were 218 building permits issued in the \$150,001 to \$200,000 range as well. Building permit values do not include land prices, and thus, they do not represent the total price to a purchaser of a completed house.

27,601 lots were in the 383 active subdivisions identified by Skyline Report researchers in the second half of 2014. Of these lots, 8,787 were classified as empty, 113 were classified as starts, 673 were classified as being under construction, 346 were classified as complete, but unoccupied, and 17,682 were classified as occupied. In 67 out of the 383 active subdivisions, no new construction or progress in existing construction has occurred during the last year. During the second half of 2014, 1,048 new houses in active subdivisions became occupied, down 2.0 percent from the 1,093 in the first half of 2014. Using the absorption rate from the past twelve months implied that there was a 56.2 month supply of remaining lots in active subdivisions in Northwest Arkansas at the end of the second half of 2014. When the remaining second half inventory is examined on a county-by-county basis, Benton County had 51.6 months of remaining lot inventory and Washington County had 66.8 months of





# Regional Housing Market

remaining inventory in active subdivisions. Meanwhile, in 101 out of the 383 subdivisions in Northwest Arkansas, no absorption occurred during the last year.

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

In the Bentonville pipeline, there were 585 lots in 9 subdivisions reported as either preliminary or finally approved. In Centerton, 7 subdivisions were planned with 526 lots. The Rogers planning commission had approved 8 subdivisions with 330 lots. There were 194 coming lots in 7 subdivisions in Siloam Springs. Cave Springs had 227 lots coming in 3 subdivisions. The cities of Bethel Heights, Highfill, Lowell, Pea Ridge, and unincorporated areas of Benton County had approved an additional 256 lots in 8 subdivisions. Fayetteville and Springdale had in their pipelines 921 lots in 17 subdivisions and 409 lots in 6 subdivisions, respectively, plus, Prairie Grove had 192 lots in 1 subdivision. The cities of Elkins, Elm Springs, Farmington, West Fork, and subdivisions in unincorporated areas of Washington County accounted for an additional 317 approved lots in 6 subdivisions. In total, there were 4,033

## Benton and Washington Counties Number and Average Value of Residential Building Permits Second Half of 2014

City	2H 2014 Number of Building Permits	2H 2013 Number of Building Permits	2H 2014 Average Value of Building Permits	2H 2013 Average Value of Building Permits
Bella Vista	27	21	\$292,407	\$287,095
Bentonville	233	239	\$290,790	\$268,964
Bethel Heights	1	1	\$85,000	\$75,000
Cave Springs	55	56	\$171,973	\$206,034
Centerton	132	155	\$268,459	\$242,819
Decatur	0	0	--	--
Elkins	7	7	\$103,440	\$99,143
Elm Springs	12	7	\$268,412	\$367,037
Farmington	27	16	\$374,296	\$317,558
Fayetteville	206	187	\$226,711	\$235,591
Gentry	6	1	\$76,500	\$112,000
Goshen	22	30	\$264,955	\$283,175
Gravette	2	3	\$127,500	\$85,667
Greenland	0	0	--	--
Johnson	11	11	\$475,184	\$556,244
Lincoln	0	0	--	--
Little Flock	1	2	\$250,000	\$270,000
Lowell	20	43	\$273,262	\$301,415
Pea Ridge	12	13	\$126,937	\$131,450
Prairie Grove	24	21	\$109,570	\$114,831
Rogers	128	180	\$202,499	\$192,767
Siloam Springs	11	11	\$143,364	\$134,791
Springdale	98	76	\$258,458	\$296,512
Tontitown	11	11	\$350,579	\$352,292
West Fork	2	3	\$142,500	\$136,333
<b>Northwest Arkansas</b>	<b>1,048</b>	<b>1,094</b>	<b>\$248,080</b>	<b>\$244,575</b>

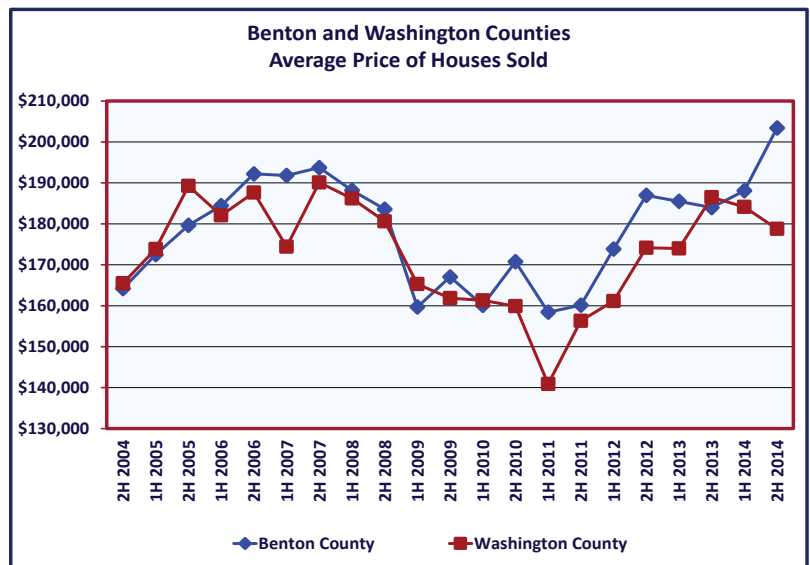
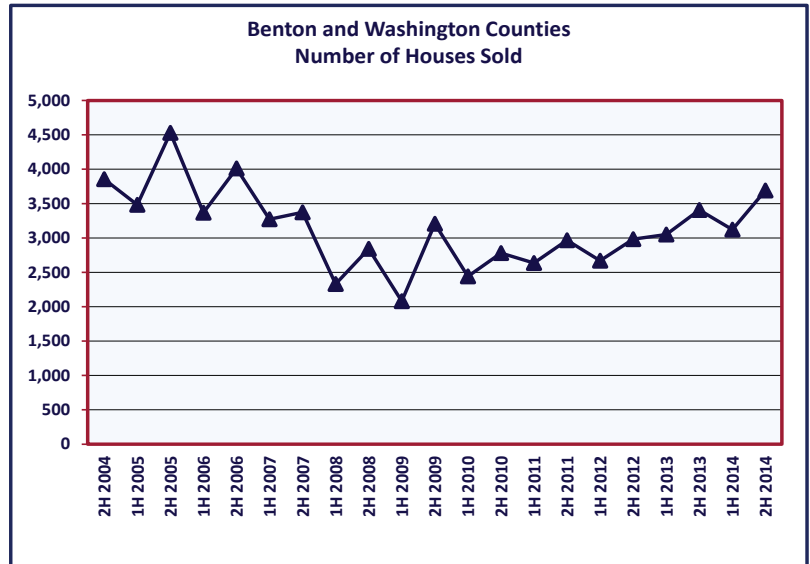
lots approved within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 79.1 months of inventory in Northwest Arkansas. However, this should be viewed as a worst case scenario as many of the projects with approval may be significantly delayed or changed before becoming active.

From July 1 to December 31, 2014 there were 3,691 houses sold in Benton and Washington counties. This is an increase of 8.3

percent from the same period in the previous year. There were 2,951 houses listed for sale in the MLS database as of December 31, 2014 at an average list price of \$273,676. In the second half of 2014 in Northwest Arkansas, the average sales price of houses, in absolute terms, increased in Benton County but not in Washington County, as compared to the first half of 2014. In Benton County, average sales prices increased by 8.2 percent during the second half of 2014 to \$203,419. The median house price remained the same at \$155,250

# Regional Housing Market

during the same time period. In Washington County, the average prices of houses sold decreased by 2.9 percent during the second half of 2014 to an average of \$178,774. The median house price in Washington County decreased by 1.9 percent the same period to \$151,000 in the second half of 2014. In per square foot terms, average Benton County prices increased 4.8 percent to \$88.61 and average Washington County prices increased 0.1 percent to \$89.30 from the first half of 2014 to the second half of 2014. Out of the 3,691 houses sold in the second half of 2014, 701 were new construction. These newly constructed houses had average sale prices that were 132.2 percent and 69.6 percent of the overall Benton and Washington county average prices, respectively.



# Regional Housing Market

## Benton and Washington Counties Sold House Characteristics by School District Second Half of 2014

School District	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of Regional Sales
Bentonville	\$230,142	\$93.66	123	1,171	31.7%
Decatur	\$131,900	\$62.81	123	16	0.4%
Elkins	\$130,225	\$73.94	163	25	0.7%
Farmington	\$161,393	\$86.85	123	100	2.7%
Fayetteville	\$212,212	\$101.91	114	575	15.6%
Gentry	\$125,425	\$68.82	102	39	1.1%
Gravette	\$178,856	\$80.74	139	198	5.4%
Greenland	\$113,412	\$69.70	113	32	0.9%
Lincoln	\$104,572	\$64.83	175	31	0.8%
Pea Ridge	\$124,710	\$74.66	122	71	1.9%
Prairie Grove	\$140,856	\$80.35	143	93	2.5%
Rogers	\$193,850	\$88.64	120	674	18.3%
Siloam Springs	\$135,083	\$72.41	145	121	3.3%
Springdale	\$161,720	\$81.06	115	521	14.1%
West Fork	\$130,343	\$75.06	156	24	0.7%
<b>NWA</b>	<b>\$194,131</b>	<b>\$88.87</b>	<b>122</b>	<b>3,691</b>	<b>100.0%</b>





# Benton County

## Building Permits

From July 1 to December 31, 2014, there were 628 residential building permits issued in Benton County. The total was 15.8 percent lower than the first half of 2014 total of 746 residential building permits. The average value of the Benton County building permits was \$248,533 in the second half 2014, 9.7 percent higher than the average value of \$226,519 in the first half of 2014. About 44.6 percent of the second half building permits were valued between \$200,001 and \$299,999, with 40.6 percent valued higher than \$300,000 and 16.7 percent lower than \$199,999. In Benton County, the dominant building permit value points were between \$150,001 and \$299,999.

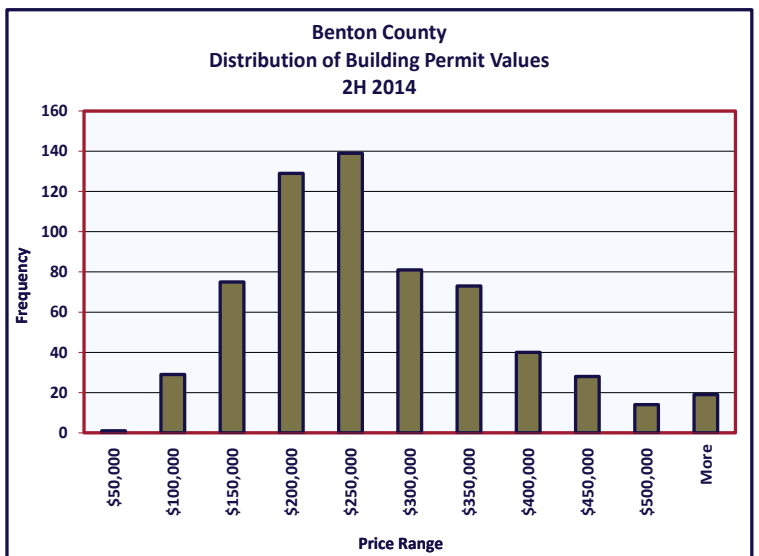
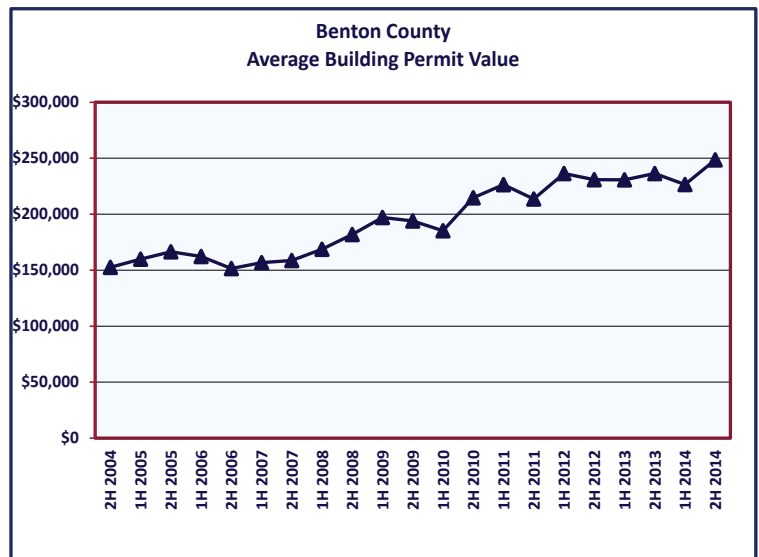
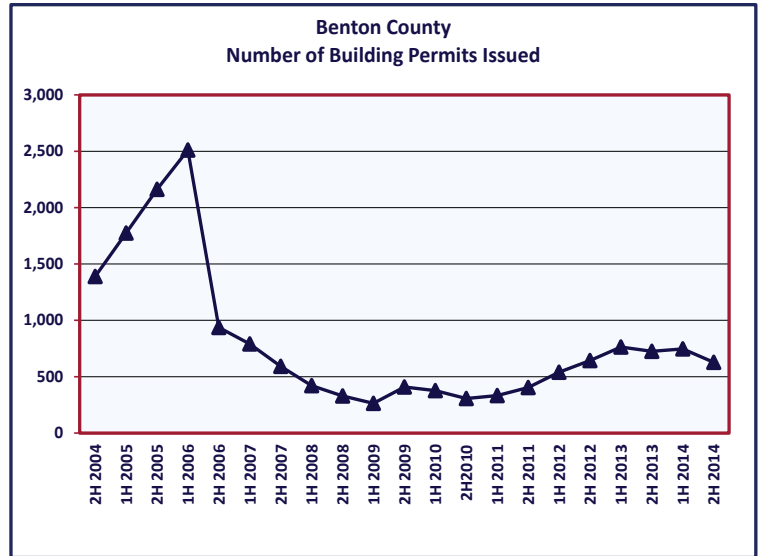
Bentonville accounted for 37.1 percent of the residential building permits in Benton County. Rogers and Centerton accounted for 20.4 and 21.0 percent of the Benton County residential building permits, respectively. The remaining 21.5 percent were from other small cities in the county.

From the second half of 2013 to the second half of 2014, the number of issued building permits increased in Bentonville, Cave Springs, Centerton, Gravette, Little Flock, Lowell, Pea Ridge, and Rogers. However, the number of permits decreased in Bella Vista and Gentry, and remained the same in Bethel Heights, Decatur, and Siloam Springs.

## Subdivisions

There were 17,355 total lots in 217 active subdivisions in Benton County in the second half of 2014. Within the active subdivisions, 29.2 percent of the lots were empty, 0.4 percent were starts, 2.4 percent were under construction, 1.3 percent were complete but unoccupied houses, and 66.7 percent were occupied houses. In the second half of 2014, Bentonville had the most empty lots, starts, and occupied houses.

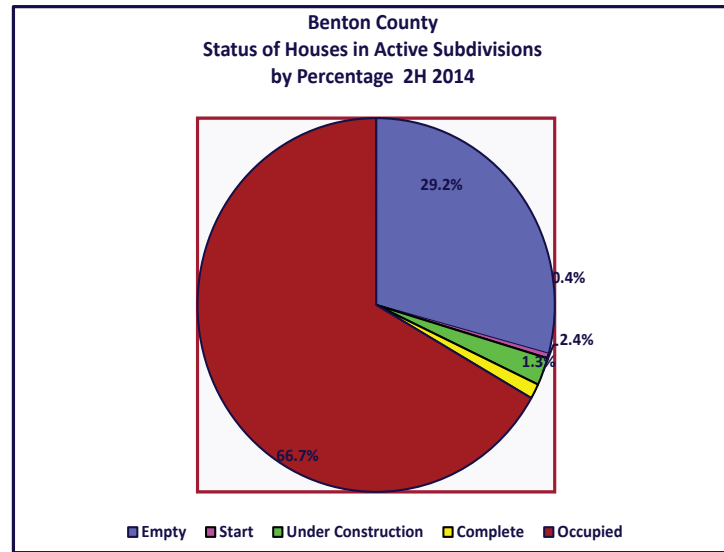
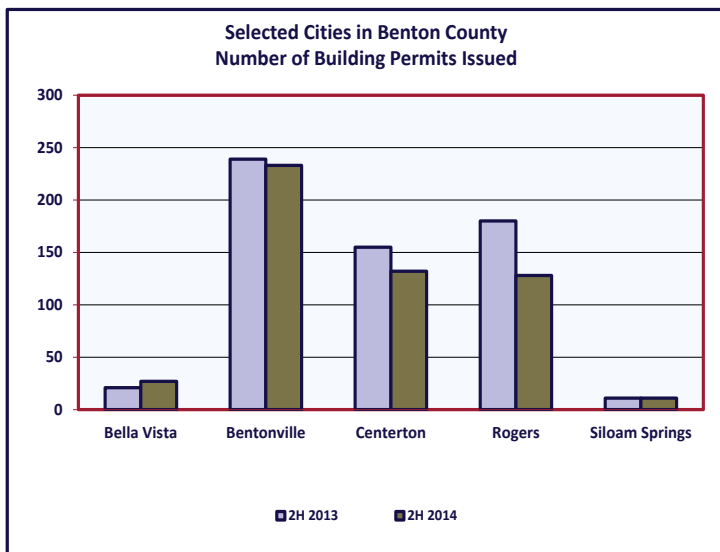
During the second half of 2014, the most active subdivisions in terms of houses under construction were Oak Tree in Centerton with 16, Cornerstone Ridge and Lonesome Pond in Bentonville and Silo Falls in Rogers, with 14. These top subdivisions for new construction were also among the most active in the first half of 2014. Meanwhile, no new construction or progress in existing construction occurred in the last year in 32 out of the 217 subdivisions in Benton County.



# Benton County

## Benton County Residential Building Permit Values by City Second Half of 2014

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2014 Total	2H 2013 Total
Bella Vista	0	0	0	1	8	11	2	1	1	2	1	27	21
Bentonville	0	3	4	22	57	43	58	23	11	7	5	233	239
Bethel Heights	0	1	0	0	0	0	0	0	0	0	0	1	1
Cave Springs	0	15	15	9	6	5	2	1	2	0	0	55	56
Centerton	0	0	2	60	26	4	7	7	10	5	11	132	155
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	0
Gentry	1	3	2	0	0	0	0	0	0	0	0	6	1
Gravette	0	0	2	0	0	0	0	0	0	0	0	2	3
Little Flock	0	0	0	0	1	0	0	0	0	0	0	1	2
Lowell	0	0	0	4	4	6	2	3	1	0	0	20	43
Pea Ridge	0	2	8	1	1	0	0	0	0	0	0	12	13
Rogers	0	5	34	30	35	12	2	5	3	0	2	128	180
Siloam Springs	0	1	8	2	0	0	0	0	0	0	0	11	11
<b>Benton County</b>	<b>1</b>	<b>30</b>	<b>75</b>	<b>129</b>	<b>138</b>	<b>81</b>	<b>73</b>	<b>40</b>	<b>28</b>	<b>14</b>	<b>19</b>	<b>628</b>	<b>725</b>



# Benton County

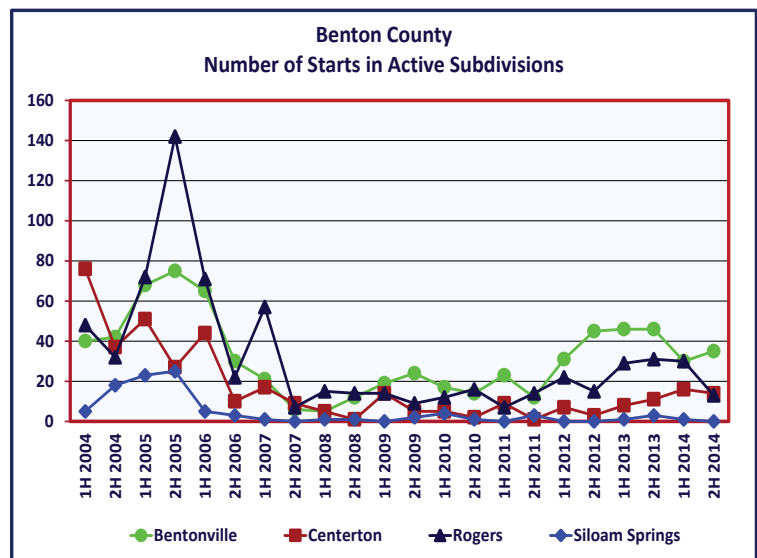
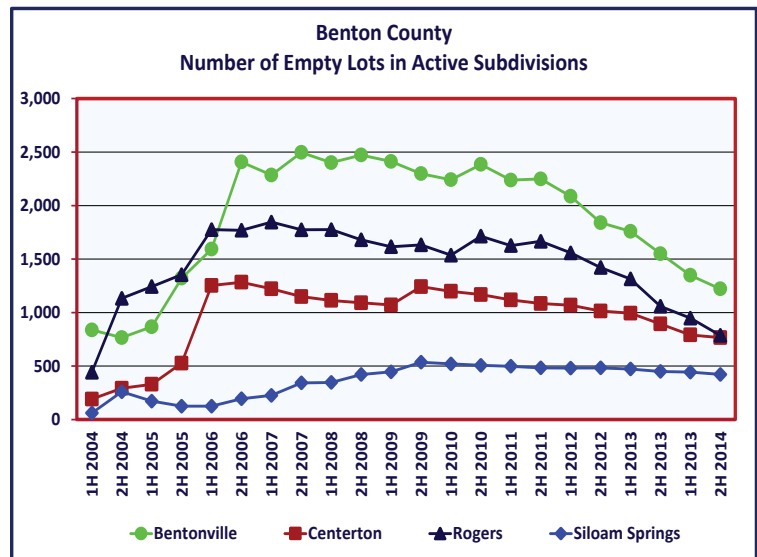
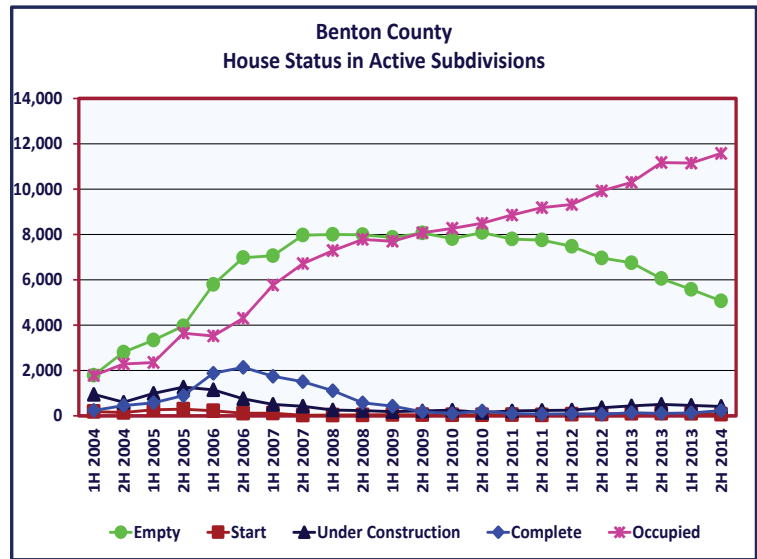
In the second half of 2014, 664 houses in Benton County became occupied. This was a decrease from the 681 in the first half of 2014. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 51.6 months of lot inventory at the end of the second half of 2014. This is up from the 49.8 months of inventory at the end of the first half of 2014. Overall, in 51 out of the 217 active subdivisions in Benton County, no absorption occurred in the last year.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the second half of 2014, there were 2,192 lots in 43 subdivisions in Benton County that had received approval. Bentonville accounted for 26.7 percent of the coming lots, Centerton accounted for 24.0 percent, Rogers accounted for 15.1 percent, and Siloam Springs accounted for 8.9 percent of the coming lots. Other small cities in Benton County accounted for the remaining 25.4 percent of coming lots.

In addition, Center researchers obtained revised data from the Benton County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data with homestead information by city from 2008 to 2014 are provided in this report. The percentage of houses occupied by owners increased from 66.6 percent in 2008 to 67.1 percent in the second half of 2014

## Sales of Existing Houses

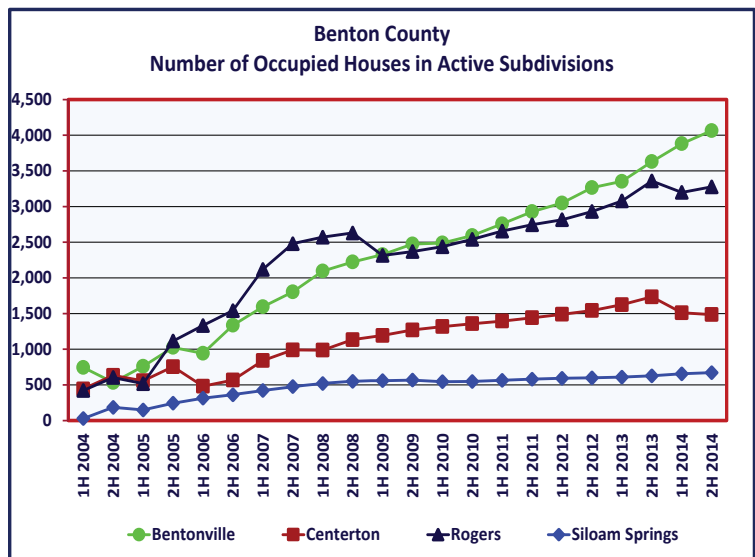
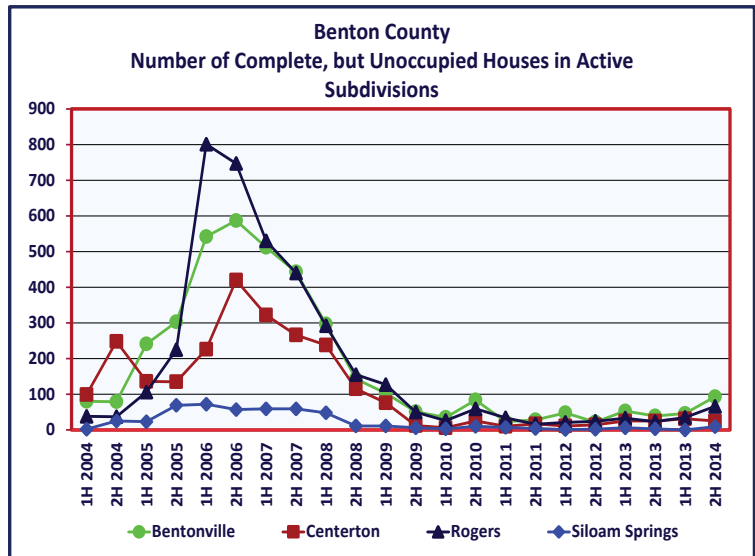
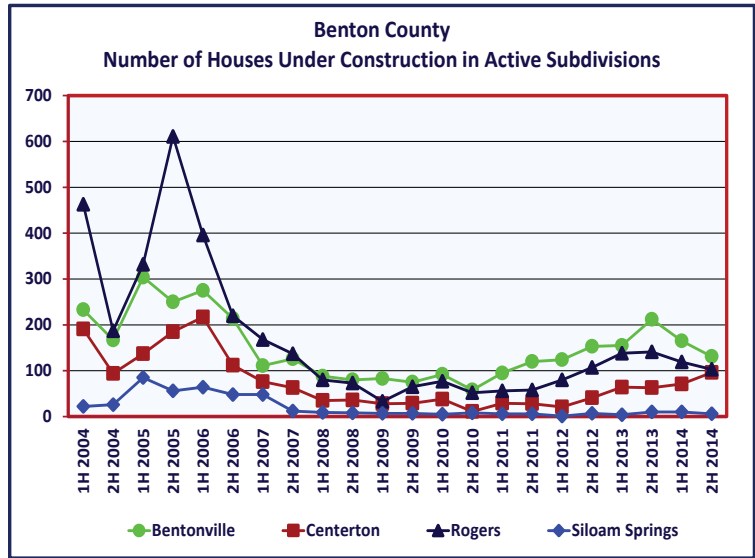
By examining house sales in the second half of 2014, the following results were revealed. A total of 2,300 houses were sold from July 1, 2014 to December 31, 2014 in Benton County. This represents an increase of 18.0 percent from the previous half, and an increase of 8.0 percent from the same time period in 2013. About 27.7 percent of the houses were sold in Rogers, 24.0 percent in Bentonville, 20.8 percent in Bella Vista, and 27.5 percent in the rest of Benton County. There were 1,823 houses listed for sale in the MLS database as of December 31, 2014 in Benton County at an average list price of \$266,827. In the second half of 2014, the average price of all houses



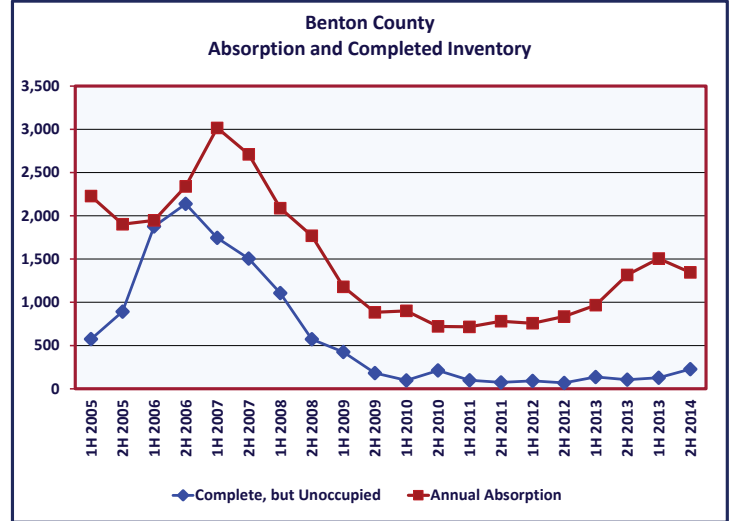
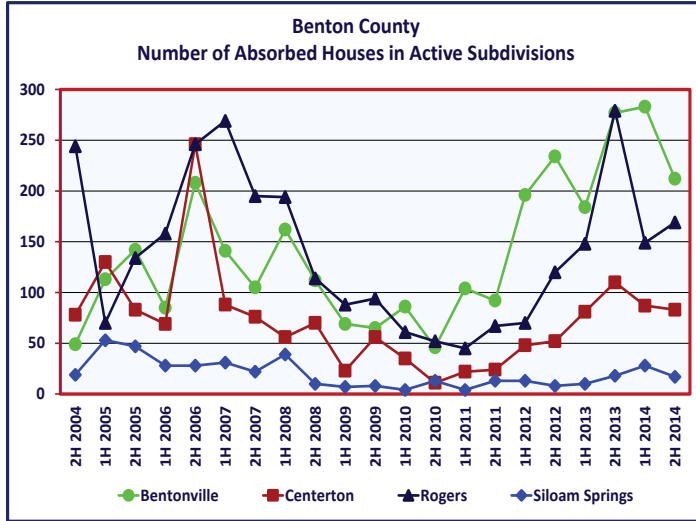
# Benton County

sold in Benton County was \$203,419, while the median price was \$151,000 and the average house price per square foot was \$88.61. For the second half of 2014, the average amount of time between the initial listing of a house and the sale date was 124 days. The average sales price increased by 7.5 percent compared to the first half of 2014, the price per square foot increased by 4.5 percent during the second half of 2014, and the duration on the market decreased by 9.3 percent during the second half of 2014. Out of the 2,300 houses sold in Benton County in the second half of 2014, 486 were new construction. These newly constructed houses had an average sold price of \$268,911 and took an average 139 days to sell from their initial listing dates.

For the period of July 1 to December 31, 2014, on average, the largest houses in Benton County were sold in Bentonville. Overall, homes sold most rapidly in Bethel Heights, Cave Springs, and Lowell.



# Benton County

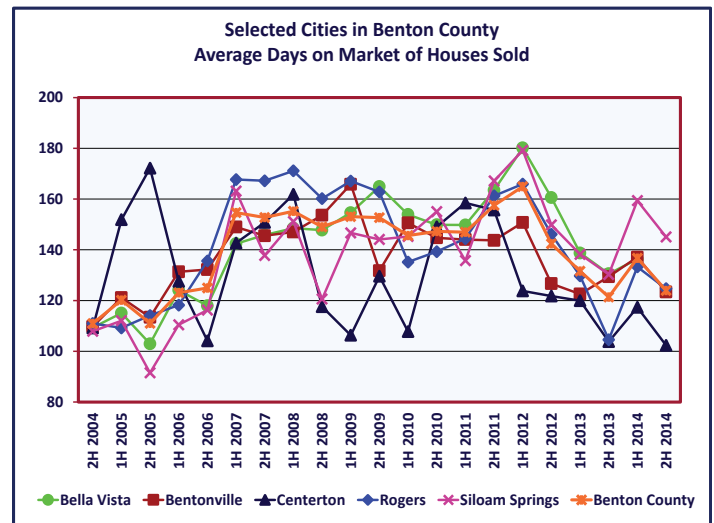
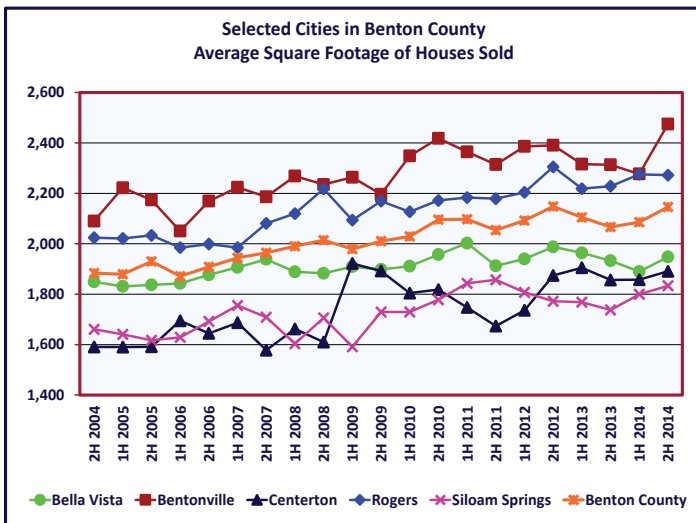
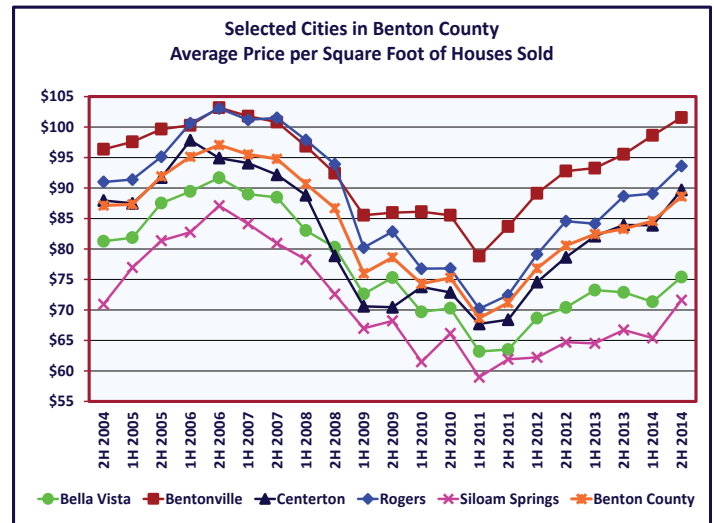
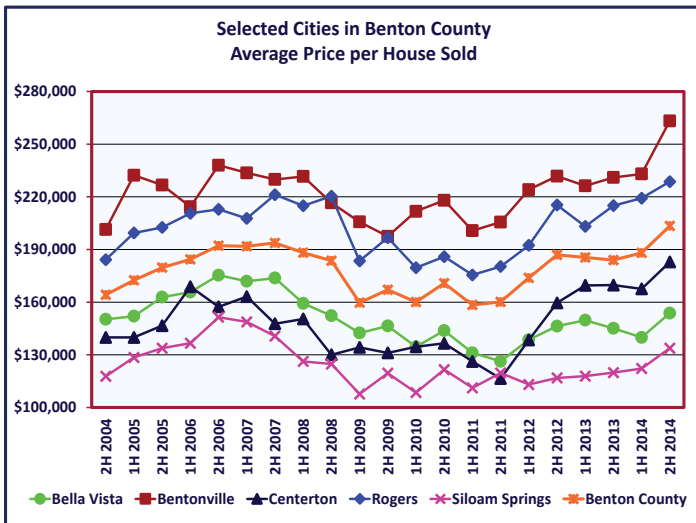
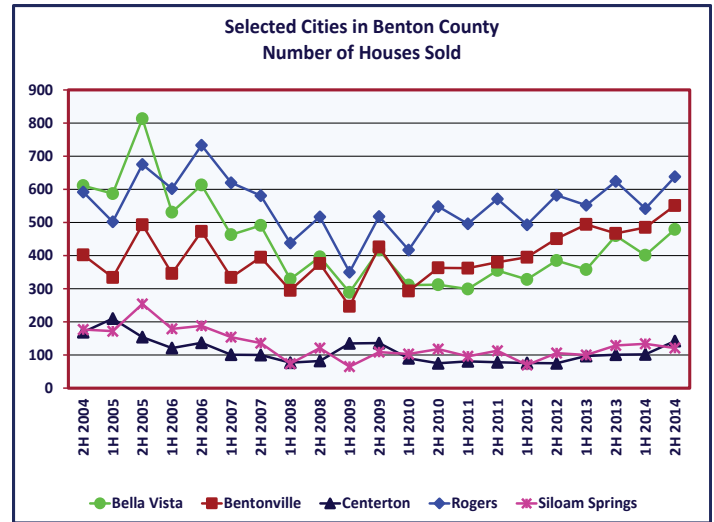
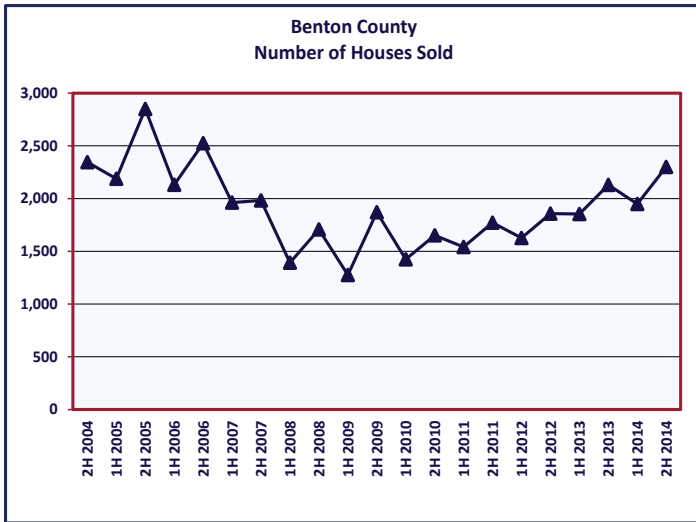


## Benton County - Percentage of Owner-Occupied Houses by City

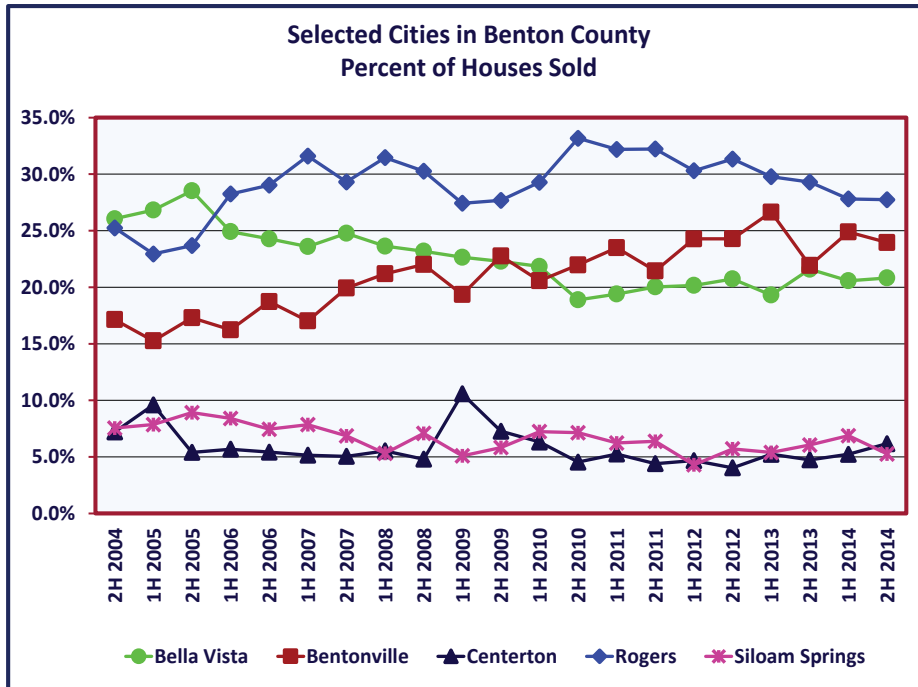
City	2008	2009	2010	2011	2012	2013	2014
Avoca	71.7%	76.0%	76.2%	75.7%	77.8%	75.8%	74.7%
Bella Vista	77.3%	78.3%	78.4%	78.9%	76.8%	76.6%	77.2%
Bentonville	67.5%	69.4%	69.4%	68.4%	67.1%	66.4%	67.5%
Bethel Heights	57.2%	59.9%	62.2%	63.5%	67.9%	67.5%	67.4%
Cave Springs	65.9%	70.1%	72.8%	72.5%	72.3%	70.5%	76.5%
Centerton	60.8%	66.1%	67.3%	66.8%	66.0%	65.0%	64.0%
Decatur	55.0%	53.7%	55.9%	54.8%	52.9%	52.9%	53.7%
Elm Springs	87.5%	88.9%	70.0%	70.0%	70.0%	75.0%	65.9%
Garfield	71.8%	73.8%	70.2%	68.6%	69.9%	68.1%	67.4%
Gateway	57.5%	59.0%	60.0%	60.0%	59.2%	57.5%	56.2%
Gentry	56.1%	59.1%	60.4%	59.3%	58.6%	58.3%	59.7%
Gravette	58.0%	58.5%	59.2%	59.9%	59.0%	58.8%	57.4%
Highfill	47.5%	51.7%	53.1%	53.6%	53.1%	54.0%	55.5%
Little Flock	78.7%	76.8%	76.2%	76.6%	75.5%	75.2%	75.7%
Lowell	68.9%	71.5%	72.3%	72.7%	71.6%	70.8%	72.0%
Pea Ridge	66.0%	68.6%	70.0%	70.7%	69.4%	69.5%	70.0%
Rogers	65.5%	67.4%	68.0%	67.5%	67.0%	66.8%	68.1%
Siloam Springs	64.4%	64.7%	65.2%	64.6%	63.2%	63.0%	63.3%
Springdale	68.6%	70.2%	71.8%	71.9%	70.6%	69.7%	67.9%
Springtown	54.3%	53.2%	46.8%	48.9%	48.8%	52.4%	54.8%
Sulphur Springs	51.2%	53.1%	52.4%	52.8%	52.5%	55.2%	55.6%
Rural/Rurban	62.6%	64.0%	63.4%	63.9%	62.6%	62.4%	60.7%
<b>Benton County</b>	<b>66.6%</b>	<b>68.3%</b>	<b>68.5%</b>	<b>68.5%</b>	<b>67.3%</b>	<b>67.0%</b>	<b>67.1%</b>



# Benton County



# Benton County

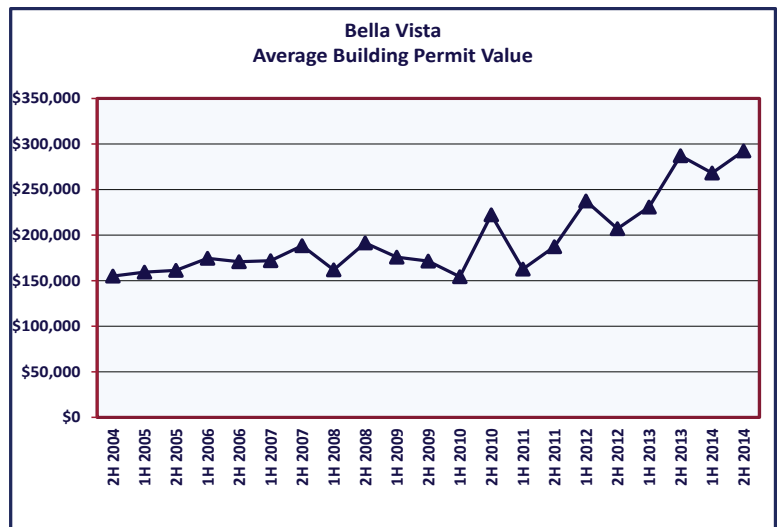
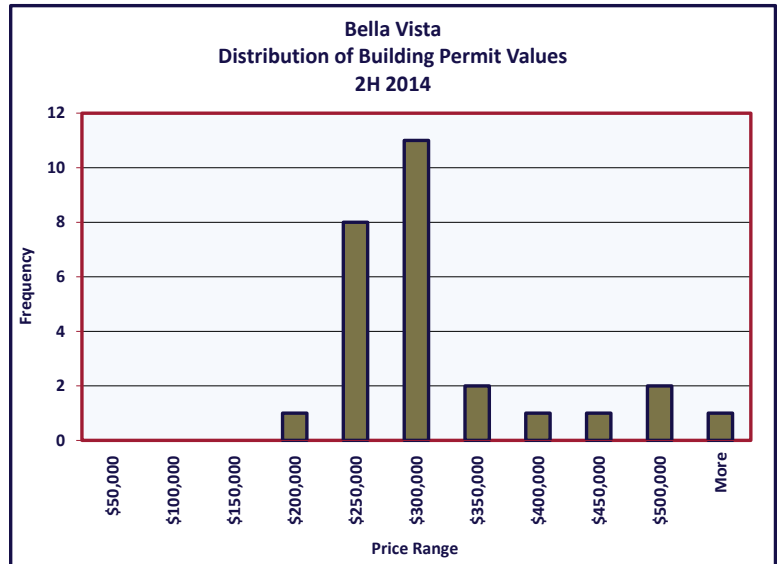
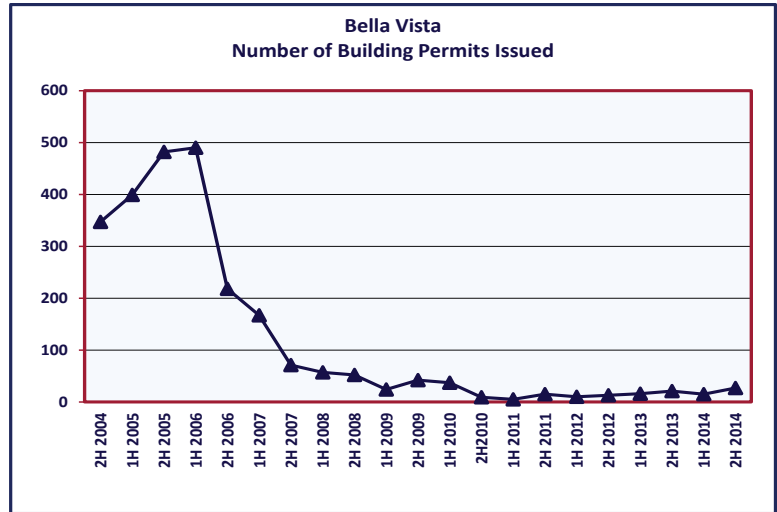


## Benton County Sold House Characteristics by City Second Half of 2014

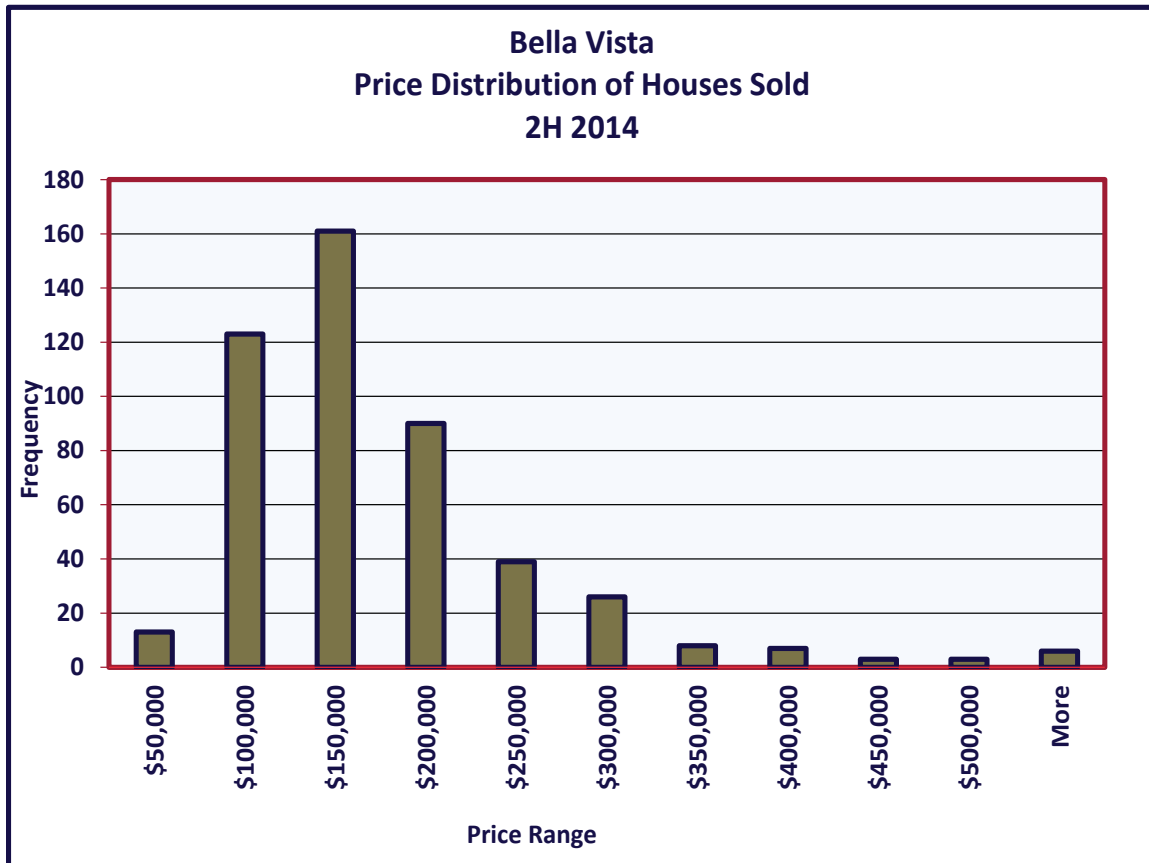
City	Average Price	Average Price Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$20,000	\$14.66	113	3	0.1%
Bella Vista	\$153,752	\$75.39	129	479	20.8%
Bentonville	\$263,226	\$101.55	123	551	24.0%
Bethel Heights	\$122,900	\$70.64	70	5	0.2%
Cave Springs	\$257,180	\$106.56	93	58	2.5%
Centerton	\$182,882	\$89.69	102	142	6.2%
Decatur	\$139,471	\$63.37	128	14	0.6%
Garfield	\$239,064	\$102.33	148	29	1.3%
Gateway	--	--	--	0	0.0%
Gentry	\$127,035	\$69.23	99	37	1.6%
Gravette	\$132,954	\$69.78	170	42	1.8%
Highfill	--	--	--	0	0.0%
Hiwassee	\$70,357	\$49.79	129	2	0.1%
Little Flock	--	--	--	0	0.0%
Lowell	\$165,587	\$88.93	98	101	4.4%
Pea Ridge	\$124,564	\$75.09	121	69	3.0%
Rogers	\$228,657	\$93.60	125	638	27.7%
Siloam Springs	\$133,780	\$71.61	145	121	5.3%
Sulpher Springs	\$58,738	\$38.55	227	8	0.3%
<b>Benton County</b>	<b>\$203,419</b>	<b>\$88.61</b>	<b>124</b>	<b>2,300</b>	<b>100.0%</b>

# Bella Vista

- From July 1 to December 31, 2014 there were 27 residential building permits issued in Bella Vista. This represents a 28.6 percent increase from the second half of 2013. A majority of the building permits were in the \$200,001 to \$300,000 range.
- The average residential building permit value in Bella Vista increased by 1.9 percent from \$287,095 in the second half of 2013 to \$292,407 in the second half of 2014.
- Unlike other cities in Northwest Arkansas, Bella Vista has been completely platted and subdivided. There are 38,700 total lots in Bella Vista. There are about 13,000 residential structures in Bella Vista. Out of the remaining 25,700 lots approximately 5,000 to 7,000, an increased estimate from the previous 3,800 to 5,000 due to continued growth of the sewer system, could be considered ready for immediate construction, after acquisition from current owners.



# Bella Vista

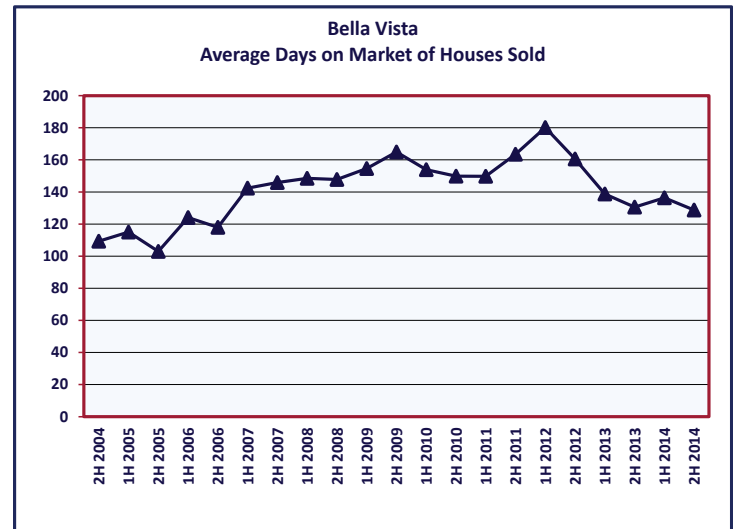
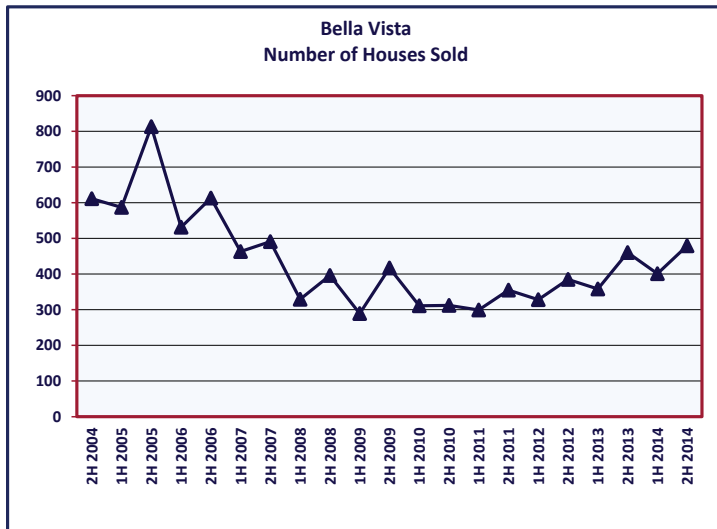


- There were 479 houses sold in Bella Vista from July 1 to December 31, 2014, or 19.5 percent more than the 401 sold in the first half of 2014, and 4.1 percent more than in the second half of 2013.

## Bella Vista Price Range of Houses Sold Second Half of 2014

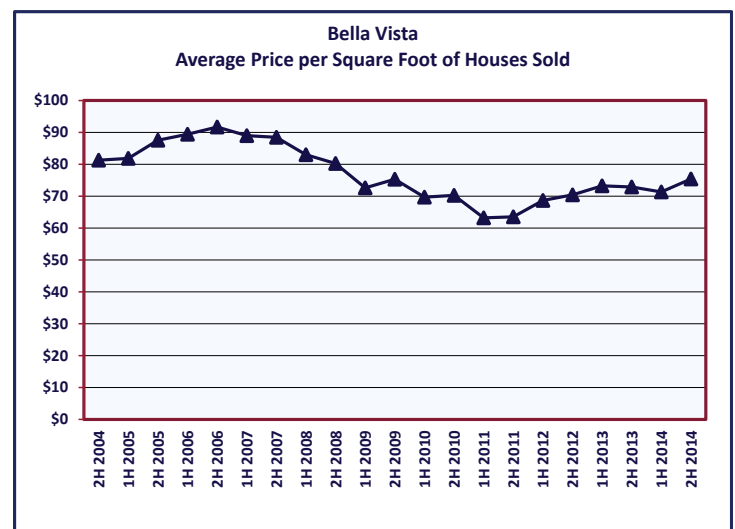
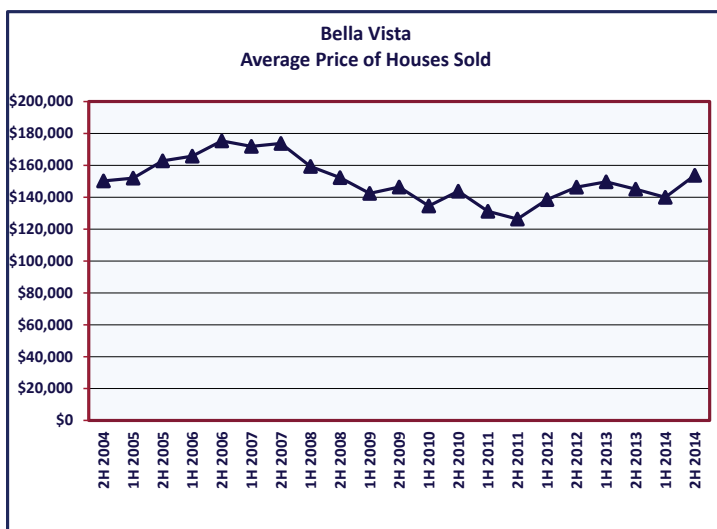
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	13	2.7%	1,190	122	92.1%	\$32.33
\$50,001 - \$100,000	123	25.7%	1,361	125	97.7%	\$58.59
\$100,001 - \$150,000	161	33.6%	1,729	127	96.5%	\$73.87
\$150,001 - \$200,000	90	18.8%	2,111	122	97.4%	\$83.99
\$200,001 - \$250,000	39	8.1%	2,700	159	96.9%	\$86.74
\$250,001 - \$300,000	26	5.4%	2,964	105	95.7%	\$93.32
\$300,001 - \$350,000	8	1.7%	3,419	167	96.7%	\$96.14
\$350,001 - \$400,000	7	1.5%	3,264	104	96.1%	\$117.14
\$400,001 - \$450,000	3	0.6%	3,766	163	96.7%	\$117.10
\$450,001 - \$500,000	3	0.6%	3,769	94	96.9%	\$128.43
\$500,000+	6	1.3%	4,417	247	97.3%	\$149.54
<b>Bella Vista</b>	<b>479</b>	<b>100.0%</b>	<b>1,948</b>	<b>129</b>	<b>96.8%</b>	<b>\$75.39</b>

# Bella Vista



- 59.3 percent of the sold houses in Bella Vista were priced in the \$50,001 and \$150,000 range.
- The average price of a house sold in Bella Vista increased from \$139,918 in the first half of 2014 to \$153,752 in the second half of 2014. The second half of 2014 average sales price was 9.9 percent higher than in the previous half year, and 6.0 percent higher than in the second half of 2013.
- In Bella Vista, the average number of days on market from initial listing to the sale decreased from 136 in the first half of 2014 to 129 in the second half of 2014.
- The average price per square foot for a house sold in Bella Vista increased from \$71.34 in the first half of 2014 to \$75.39 in the second half of 2014. The second half year's average price per square foot was 5.7 percent higher than in the previous half year, and 3.4 percent higher than in the second half of 2013.

- About 20.8 percent of all houses sold in Benton County in the second half of 2014 were sold in Bella Vista. The average sales price of a house in Bella Vista was 75.6 percent of the county average.
- Out of the 479 houses sold in the second half of 2014, seven were new construction. These newly constructed houses had an average sales price of \$212,633 and took an average of 120 days to sell from their initial listing dates.
- There were 366 houses in Bella Vista listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$183,243.
- According to the Benton County Assessor's database, 77.2 percent of houses in Bella Vista were owner-occupied in the second half of 2014.





# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Aberdeen	1	0.2%	3,084	67	\$285,000	\$92.41
Aldsworth	2	0.4%	2,326	118	\$192,000	\$82.00
Angus	2	0.4%	3,577	73	\$300,750	\$75.59
Annsborough	4	0.8%	1,919	160	\$138,100	\$71.52
Argyll	1	0.2%	2,096	107	\$163,930	\$78.21
Aug	1	0.2%	2,700	63	\$295,000	\$109.26
Avondale	26	5.4%	1,493	134	\$87,081	\$56.98
Basildon Courts	3	0.6%	1,722	81	\$100,667	\$57.53
Bella Vista	1	0.2%	3,583	146	\$387,500	\$108.15
Bennington	1	0.2%	1,228	137	\$110,000	\$89.58
Berksdale	4	0.8%	1,400	137	\$99,863	\$70.81
Berkshire	2	0.4%	2,551	151	\$187,730	\$75.76
Blenheim	1	0.2%	1,981	86	\$128,500	\$64.87
Boreland	1	0.2%	1,378	92	\$108,000	\$78.37
Branchwood	2	0.4%	2,095	70	\$205,750	\$97.02
Brecknock	2	0.4%	2,285	59	\$210,000	\$94.14
Brigadoon	1	0.2%	1,597	45	\$145,000	\$90.80
Bristol	2	0.4%	1,876	91	\$119,950	\$65.92
Brittany Courts	3	0.6%	1,449	48	\$126,067	\$83.91
Brompton Courts	7	1.5%	1,589	94	\$80,753	\$49.70
Brunswick	1	0.2%	1,336	135	\$70,000	\$52.40
Buckingham	7	1.5%	1,820	109	\$127,786	\$69.57
Cambridge	3	0.6%	2,229	396	\$159,117	\$71.24
Cardenden	2	0.4%	2,517	60	\$240,450	\$96.16
Cargill	4	0.8%	3,236	186	\$401,600	\$116.96
Carlisle	1	0.2%	1,508	55	\$131,000	\$86.87
Carmarthan	1	0.2%	1,648	67	\$125,000	\$75.85
Carnahan	1	0.2%	1,516	139	\$118,000	\$77.84
Charing	2	0.4%	2,426	65	\$209,450	\$86.75
Chatburn	1	0.2%	1,656	54	\$80,000	\$48.31
Chelmsworth	2	0.4%	1,864	59	\$176,200	\$94.35
Chelsea	3	0.6%	2,309	181	\$128,958	\$55.30
Cheshire	1	0.2%	1,488	60	\$65,000	\$43.68
Cheviot	5	1.0%	2,342	132	\$248,100	\$103.59
Churchill	6	1.3%	1,851	95	\$107,833	\$57.74
Cornwall	2	0.4%	2,899	105	\$213,500	\$76.63
Coulter	3	0.6%	1,783	246	\$137,567	\$76.39
Cresswell	3	0.6%	1,721	86	\$158,650	\$92.51
Cromarty	1	0.2%	2,550	139	\$225,000	\$88.24
Cumberland	1	0.2%	1,776	88	\$112,500	\$63.34
Dartmoor	1	0.2%	3,300	39	\$285,000	\$86.36
Derby	1	0.2%	1,329	163	\$105,000	\$79.01
Dickenshire	2	0.4%	1,816	207	\$148,750	\$82.27
Dillow	3	0.6%	1,845	179	\$141,333	\$75.60
Dogwood Hills	1	0.2%	3,500	126	\$315,000	\$90.00
Dorchester	1	0.2%	1,253	35	\$95,000	\$75.82
Dornoch	3	0.6%	3,243	223	\$434,300	\$116.14

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Dorset	2	0.4%	1,482	82	\$81,000	\$51.70
Drake Court	8	1.7%	1,348	153	\$58,600	\$43.73
Dunbarton	1	0.2%	2,069	165	\$130,000	\$62.83
Dunedin	3	0.6%	2,477	80	\$270,167	\$91.07
Dunsford	2	0.4%	2,460	223	\$178,750	\$71.33
Dunvegan	2	0.4%	1,762	87	\$166,400	\$94.53
Duxford	1	0.2%	3,058	197	\$240,000	\$78.48
East Riding	1	0.2%	1,685	277	\$132,000	\$78.34
Eddleston	1	0.2%	2,022	100	\$180,000	\$89.02
Elvendon	1	0.2%	1,468	106	\$81,900	\$55.79
Embleton	1	0.2%	1,372	0	\$112,000	\$81.63
Essex	2	0.4%	1,902	111	\$129,500	\$67.13
Ettington	2	0.4%	1,678	164	\$110,025	\$64.99
Evanton	2	0.4%	2,235	105	\$177,500	\$77.09
Fenchurch	4	0.8%	1,874	203	\$115,350	\$61.12
Flint	1	0.2%	1,540	156	\$131,000	\$85.06
Forest Hills	1	0.2%	2,482	146	\$182,500	\$73.53
Gloucester	4	0.8%	2,506	185	\$195,500	\$77.14
Granshire	2	0.4%	2,343	126	\$211,000	\$88.29
Grinstead	1	0.2%	1,308	186	\$105,000	\$80.28
Hampstead	4	0.8%	1,169	121	\$71,350	\$61.82
Hampton	2	0.4%	1,969	110	\$146,250	\$72.95
Harborough	2	0.4%	2,322	85	\$185,500	\$80.87
Harlow	1	0.2%	1,300	78	\$86,000	\$66.15
Harrington	5	1.0%	1,945	133	\$188,236	\$94.90
Headley	4	0.8%	2,077	51	\$159,863	\$76.47
Hebrides	2	0.4%	1,495	147	\$116,000	\$77.48
Highland Park Villas	6	1.3%	1,666	82	\$175,150	\$104.93
Highlands Estates	1	0.2%	3,579	116	\$350,000	\$97.79
Hillswick	1	0.2%	1,727	190	\$107,000	\$61.96
Hopeman	1	0.2%	1,758	42	\$144,900	\$82.42
Huntingdon	4	0.8%	1,762	152	\$121,225	\$67.99
Inverness	1	0.2%	2,117	190	\$174,900	\$82.62
Islay	1	0.2%	1,600	108	\$120,000	\$75.00
Islington	1	0.2%	1,872	145	\$135,500	\$72.38
Keighley	2	0.4%	2,380	100	\$187,700	\$79.32
Kelaen	7	1.5%	3,045	148	\$259,614	\$85.07
Kendal	2	0.4%	2,554	105	\$205,750	\$82.24
Kennet	2	0.4%	1,680	103	\$130,000	\$75.56
Kensington	1	0.2%	3,306	208	\$310,000	\$93.77
Keswick	1	0.2%	1,770	50	\$140,000	\$79.10
Kildonan	3	0.6%	2,305	112	\$203,667	\$86.57
Kilmuir	3	0.6%	2,232	64	\$182,333	\$83.05
Kincardine	2	0.4%	2,266	119	\$276,750	\$118.69
Kingsdale	3	0.6%	1,981	123	\$93,167	\$46.58
Kingswood	1	0.2%	1,993	30	\$77,500	\$38.89
Kinloch	1	0.2%	2,484	149	\$260,000	\$104.67
Kinross	1	0.2%	4,300	137	\$665,000	\$154.65

# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Kintyre	2	0.4%	3,194	112	\$378,750	\$118.83
Kirkcudbright	4	0.8%	2,023	136	\$126,313	\$68.95
Kirkpatrick	3	0.6%	2,166	169	\$225,000	\$104.09
Kirksowald	1	0.2%	3,138	105	\$234,000	\$74.57
Lakenheath	1	0.2%	2,042	299	\$128,650	\$63.00
Lakeview	1	0.2%	1,654	179	\$92,500	\$55.93
Lambeth	6	1.3%	1,537	146	\$130,417	\$80.41
Lands End	3	0.6%	1,754	99	\$125,667	\$66.83
Leicester	5	1.0%	2,228	76	\$168,664	\$74.47
Lockhart	2	0.4%	1,433	32	\$124,950	\$87.19
Macon	1	0.2%	1,576	92	\$129,900	\$82.42
Manchester	1	0.2%	1,568	139	\$102,000	\$65.05
Mayfair	7	1.5%	1,744	179	\$111,086	\$64.20
Melanie	13	2.7%	1,587	119	\$114,931	\$70.66
Merritt	4	0.8%	1,855	102	\$154,500	\$82.78
Metfield	10	2.1%	1,320	201	\$89,540	\$64.71
Monmouth	2	0.4%	1,559	70	\$138,500	\$88.68
Morganshire	2	0.4%	2,712	190	\$224,750	\$82.84
Morvan	1	0.2%	1,980	60	\$144,000	\$72.73
Mountain Springs Estates	1	0.2%	1,848	192	\$93,500	\$50.60
Nelson	3	0.6%	1,390	62	\$116,000	\$84.30
Newburgh	2	0.4%	1,813	52	\$142,500	\$79.11
Newquay	5	1.0%	2,292	92	\$151,900	\$65.44
Norfolk	2	0.4%	1,637	274	\$116,500	\$69.99
North Riding	3	0.6%	1,616	98	\$141,303	\$87.00
Oakford	1	0.2%	1,754	212	\$123,000	\$70.13
Oniell	3	0.6%	2,252	63	\$191,767	\$88.01
Oxford	5	1.0%	1,909	71	\$133,180	\$69.53
Peebles	1	0.2%	1,860	240	\$148,500	\$79.84
Pembroke	2	0.4%	2,816	175	\$237,000	\$81.66
Pentland	1	0.2%	1,552	194	\$118,000	\$76.03
Peterborough	2	0.4%	1,661	135	\$108,208	\$65.45
Pimlico	1	0.2%	3,150	153	\$262,000	\$83.17
Portsmouth	1	0.2%	1,460	58	\$124,900	\$85.55
Quantock Hills	5	1.0%	2,223	130	\$208,000	\$91.39
Queensborough	1	0.2%	3,148	115	\$260,000	\$82.59
Queensferry	1	0.2%	2,089	144	\$153,500	\$73.48
Radcliffe	4	0.8%	1,971	105	\$126,700	\$62.51
Radnor	5	1.0%	1,499	166	\$94,760	\$63.22
Rannoch	1	0.2%	3,313	181	\$430,000	\$129.79
Redwick	1	0.2%	1,736	92	\$132,000	\$76.04
Retford	2	0.4%	1,541	118	\$120,250	\$75.67
Rillington	1	0.2%	1,416	38	\$78,900	\$55.72
Roberts	4	0.8%	2,565	239	\$203,600	\$81.26
Rockingham	1	0.2%	1,890	253	\$129,900	\$68.73
Rosenheath	3	0.6%	1,559	105	\$106,083	\$69.31
Rugby	2	0.4%	1,839	240	\$152,412	\$82.89
Ruthwell	1	0.2%	1,551	52	\$110,000	\$70.92

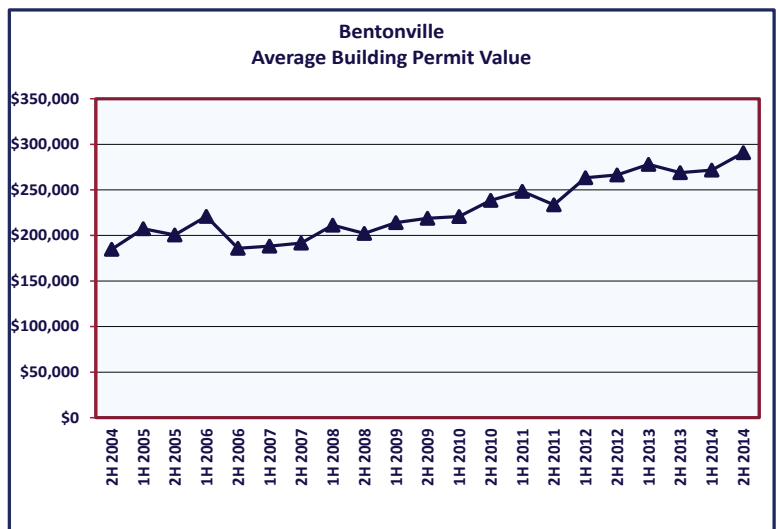
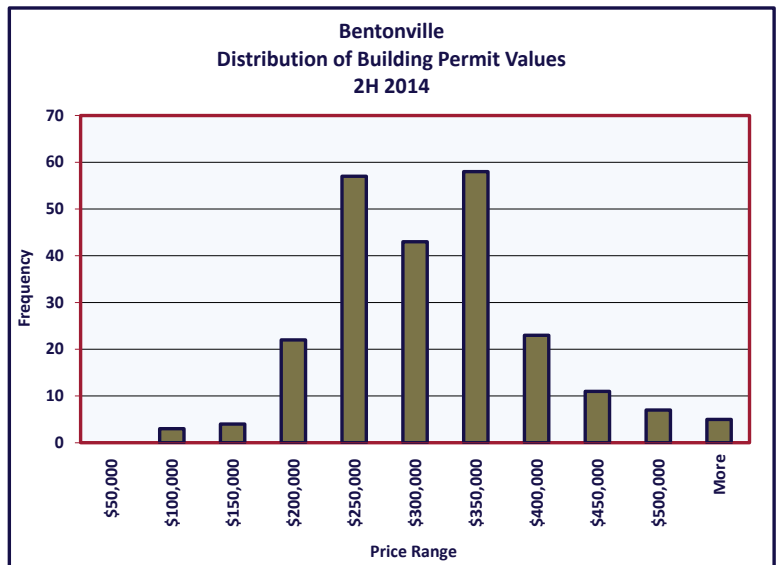
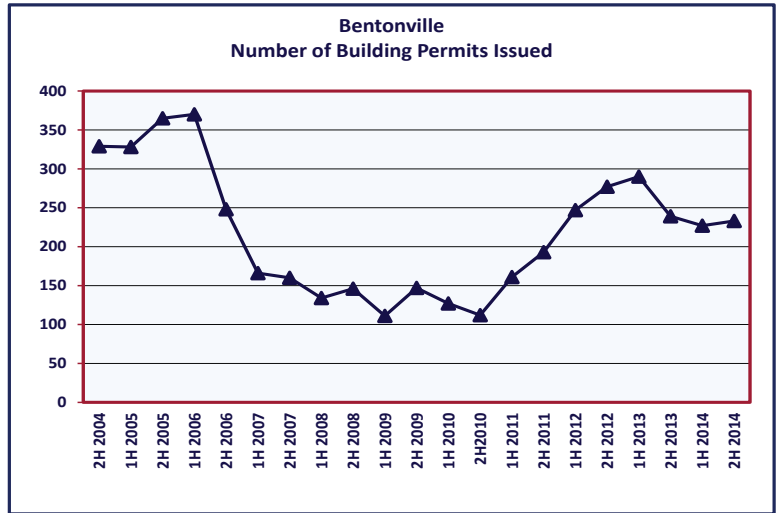
# Bella Vista

## Bella Vista Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Rutland	1	0.2%	1,380	37	\$108,000	\$78.26
Sandwick	3	0.6%	1,440	108	\$104,000	\$72.48
Scalloway	3	0.6%	1,943	92	\$134,650	\$71.44
Scarborough	5	1.0%	1,852	53	\$140,860	\$74.62
Scotsdale	2	0.4%	2,292	42	\$192,500	\$83.67
Shakespear Courts	5	1.0%	1,300	159	\$75,100	\$57.08
Sherwood	3	0.6%	1,553	59	\$112,133	\$71.98
Shetland	2	0.4%	1,418	61	\$105,375	\$73.67
Sidlaw Hills	1	0.2%	2,132	62	\$168,000	\$78.80
Somerset	4	0.8%	2,002	121	\$132,600	\$66.33
St Andrews	1	0.2%	1,851	40	\$180,000	\$97.24
Stafford	4	0.8%	2,031	138	\$132,725	\$62.73
Sterling	2	0.4%	2,031	211	\$167,625	\$81.85
Stockton	2	0.4%	2,958	231	\$244,000	\$82.66
Stonehaven	3	0.6%	4,049	179	\$455,000	\$111.06
Stoneykirk	2	0.4%	2,159	183	\$139,950	\$64.71
Strathdon	3	0.6%	2,136	175	\$193,333	\$93.61
Suffolk	3	0.6%	1,505	108	\$88,000	\$56.63
Sussex	1	0.2%	1,800	938	\$150,000	\$83.33
Tanyard Creek Courts	1	0.2%	1,615	70	\$173,000	\$107.12
Taransay	4	0.8%	1,528	92	\$107,375	\$69.93
Tiverton	2	0.4%	2,357	126	\$217,000	\$91.47
Trafalgar	1	0.2%	1,302	70	\$84,900	\$65.21
Warwick	1	0.2%	2,889	38	\$249,900	\$86.50
Waterbury	2	0.4%	1,696	83	\$132,350	\$78.05
Watson	4	0.8%	1,915	85	\$162,250	\$85.12
Wellington	3	0.6%	2,230	107	\$148,667	\$72.34
Wembly	2	0.4%	3,363	157	\$528,250	\$156.87
Wendron	1	0.2%	1,853	169	\$131,500	\$70.97
Wentworth	3	0.6%	2,601	71	\$157,667	\$62.28
Westbrook	1	0.2%	1,654	135	\$144,000	\$87.06
Westminster	4	0.8%	1,876	111	\$153,688	\$81.09
Westmorland	1	0.2%	1,773	64	\$143,300	\$80.82
Weymouth	1	0.2%	3,088	188	\$210,000	\$68.01
Wight	8	1.7%	1,590	157	\$116,425	\$72.98
Wigtown	3	0.6%	1,947	151	\$135,667	\$70.22
Wimbledon	1	0.2%	2,656	354	\$119,500	\$44.99
Windsor Courts	2	0.4%	2,359	136	\$217,425	\$91.71
Witherby	1	0.2%	1,621	81	\$118,500	\$73.10
Worcester	9	1.9%	1,191	111	\$72,897	\$61.16
York	3	0.6%	2,203	96	\$167,333	\$78.04
Zennor	1	0.2%	1,820	110	\$152,500	\$83.79
<b>Bella Vista</b>	<b>479</b>	<b>100.0%</b>	<b>1,948</b>	<b>129</b>	<b>\$153,752</b>	<b>\$75.39</b>

# Bentonville

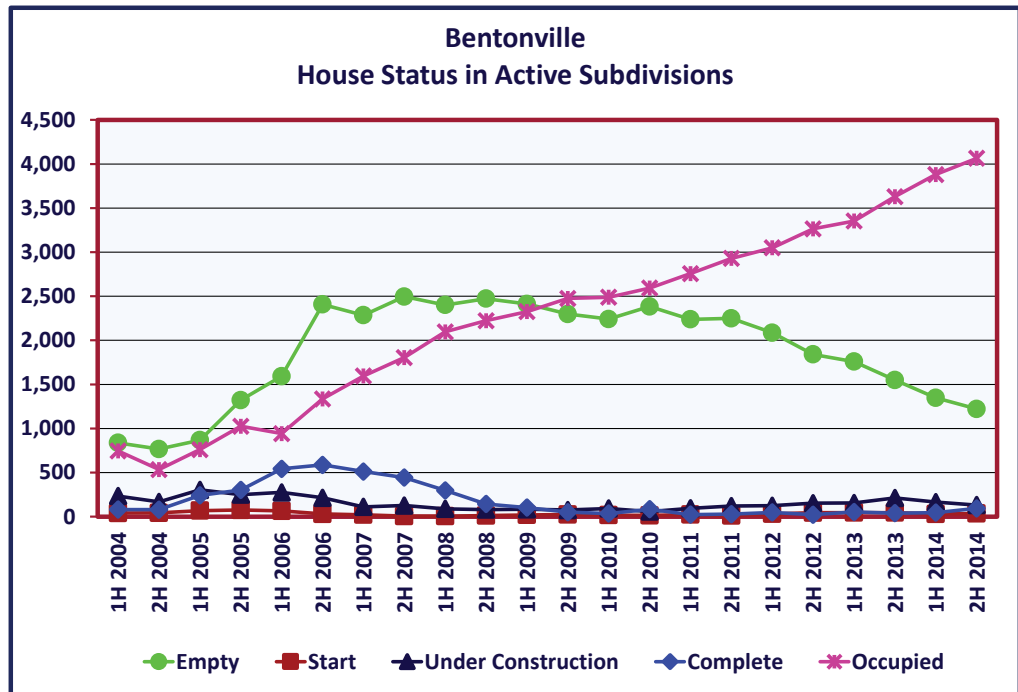
- From July 1 through December 31, 2014 there were 233 residential building permits issued in Bentonville. This represents a 2.5 percent decrease from the 239 building permits issued in the second half of 2013.
- In the second half of 2014, a majority of building permits were valued in the \$200,001 to \$350,000 range.
- The average residential building permit value in Bentonville increased by 8.1 percent from \$268,964 in the second half of 2013 to \$290,790 in the second half of 2014.





# Bentonville

- There were 5,545 total lots in 56 active subdivisions in Bentonville in the second half of 2014. About 73.3 percent of the lots were occupied, 1.7 percent were complete but unoccupied, 2.4 percent were under construction, 0.6 percent were starts, and 22.0 percent were vacant lots.
- The subdivisions with the most houses under construction in Bentonville in the second half of 2014 were Cornerstone Ridge, Phases I, II, IV and Lonesome Pond with 14 each.
- No new construction or progress in existing construction has occurred in the last year in 3 out of the 56 active subdivisions in Bentonville.
- 212 new houses in Bentonville became occupied in the second half of 2014. The annual absorption rate implies that there were 35.9 months of remaining inventory in active subdivisions, up from 34.1 months in the first half of 2014.



- In 13 out of the 56 active subdivisions in Bentonville, no absorption has occurred in 2014.
- An additional 585 lots in 9 subdivisions had received either preliminary or final approval by December 31, 2014.



## Bentonville Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Brighton Cottages	2H 2014	173
Central Park Addition Phase V	2H 2013	68
Lochmoor Club, Phase II	1H 2013	29
Providence Village	2H 2013	136
<i>Final Approval</i>		
Amber Ridge at Woods Creek	2H 2014	36
Angel Falls Phase North	2H 2014	45
Central Park, Phase VI	2H 2014	66
East Ridge Addition	2H 2013	7
Winwood Phase VI	2H 2014	25
<b>Bentonville</b>		<b>585</b>

# Bentonville

## Bentonville House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Allencroft	0	0	3	0	112	115	1	12.0
Angel Falls Phase I	5	1	0	0	55	61	5	4.5
Avignon	5	0	2	0	31	38	0	--
The Bluffs, Phase I <sup>1,2</sup>	15	0	0	0	6	21	0	--
Briarwood	6	0	0	0	22	28	1	36.0
Brighton Heights	2	0	0	0	85	87	2	3.4
Central Park, Phase, II III	4	0	3	1	55	63	6	6.0
Chapel Hill	3	0	1	0	121	125	1	12.0
Chardonnay	9	0	0	0	43	52	1	--
College Place, Phases VII, VIII, IX	59	2	5	4	97	167	5	49.4
Cornerstone Ridge, Phases I,II, IV	23	4	14	4	178	223	6	23.5
Creekstone, Phase II	18	0	2	1	11	32	3	84.0
Eagle Creek, Phases I, II <sup>1</sup>	1	0	0	0	99	100	2	6.0
Eau Claire	13	0	2	0	11	26	0	--
Eden's Brooke, Phases II, IV	0	0	0	1	62	63	1	1.7
The Farms	6	2	0	0	50	58	1	48.0
Grace	45	0	0	2	65	112	8	43.4
Grammercy Park	95	0	1	2	18	116	4	117.6
Harbin Pointe	0	0	0	0	35	35	1	0.0
Heathrow	4	0	0	0	61	65	0	12.0
Hidden Springs, Phase IV <sup>1</sup>	3	0	0	0	45	48	1	36.0
Highland Park	23	0	4	1	24	52	2	67.2
Highpointe	54	0	5	0	79	138	0	708.0
Kensington, Phases I, III	4	0	0	0	77	81	6	4.0
Kerelaw Castle	116	0	3	6	45	170	9	150.0
Keystone Phase II	6	1	1	7	69	84	6	8.2
Kingsbury, Phases I-III	1	2	0	0	69	72	0	7.2
Laurywood Estates	9	0	1	0	90	100	0	120.0
Little Sugar Estates	4	0	1	0	6	11	3	20.0
Lochmoor Club	1	0	0	6	204	211	0	16.8
Lonesome Pond	17	7	14	2	16	56	2	240.0
Lyndal Heights, Phase V <sup>1,2</sup>	17	0	0	0	7	24	0	--
McKissic Creek Estates	2	0	1	0	6	9	0	12.0
North Fork	70	1	9	3	12	95	2	498.0
Oakbrooke, Phases I, II	8	0	0	3	54	65	3	18.9
Oak Lawn Hills	30	1	3	0	30	64	3	34.0
Oxford Ridge	25	2	6	2	132	167	9	35.0
Plum Tree Place <sup>1,2</sup>	4	0	0	0	2	6	0	--
Riverwalk Farm Estates, Phases I-IV	57	0	2	8	543	610	26	12.0
Rolling Acres	25	1	8	1	56	91	4	105.0
Simsberry Place	3	0	0	0	81	84	0	18.0
Stone Meadow	126	0	4	5	123	258	1	135.0
Stone Ridge Estates	17	1	1	0	58	77	10	20.7
Stoneburrow, Phases I, II	44	6	3	2	241	296	12	50.8
Stonecreek	11	0	2	1	53	67	3	21.0
Summerlin, Phases I, II	9	0	0	5	162	176	18	5.4

# Bentonville

## Bentonville House Status in Active Subdivisions (Continued) Second Half of 2014

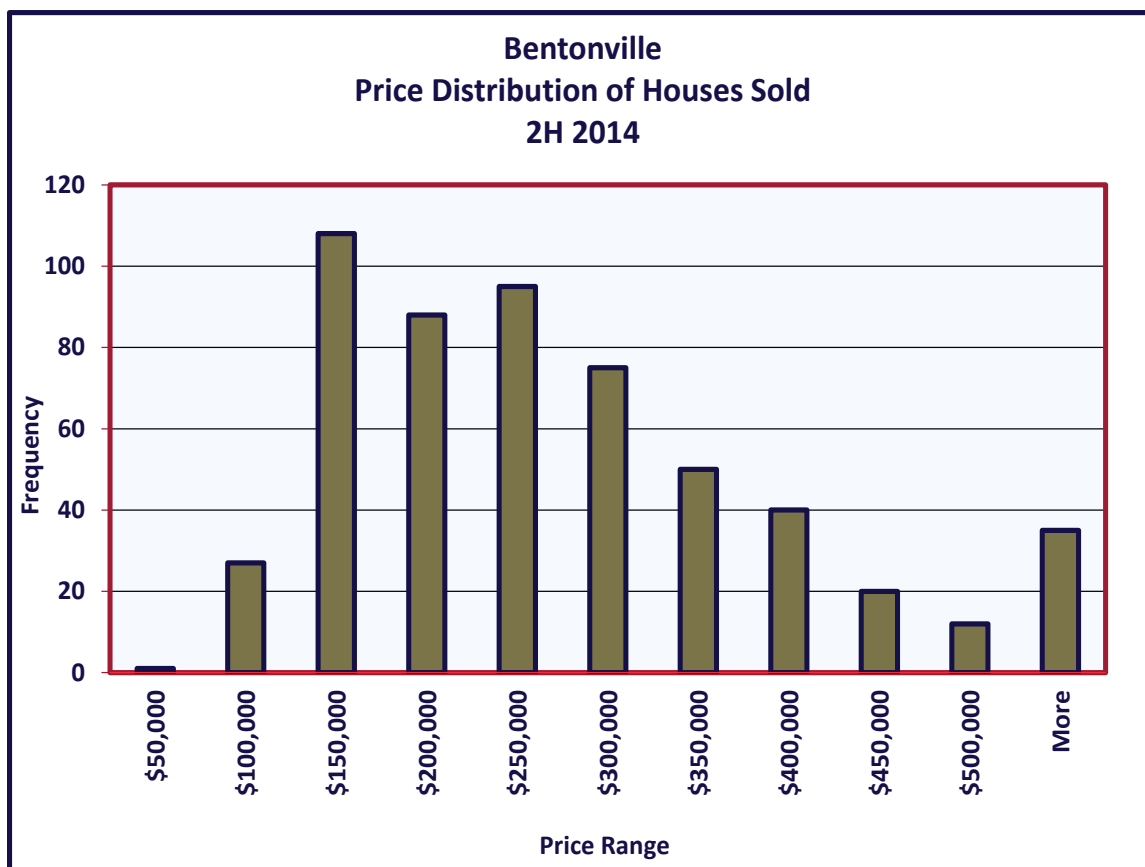
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Talamore	5	0	1	0	87	93	1	36.0
Thornbrook Village, Phase I <sup>1</sup>	90	0	0	0	58	148	1	1,080.0
Virginia's Grove	2	0	0	0	26	28	0	24.0
White Oak Trails, Phase I, II	52	1	8	0	63	124	2	81.3
Wildwood, Phase IV, V	14	2	7	3	125	151	9	16.4
Willowbend	1	0	2	1	46	50	5	8.0
Willowbrook Farms, Phase I	18	0	1	14	13	46	9	30.5
Windemere Woods	11	0	1	0	67	79	1	18.0
Windwood Phase V	6	0	0	5	15	26	1	18.9
Woods Creek South, Phases II,III	23	1	10	3	64	101	15	18.5
<b>Bentonville</b>	<b>1,221</b>	<b>35</b>	<b>131</b>	<b>93</b>	<b>4,065</b>	<b>5,545</b>	<b>212</b>	<b>35.9</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

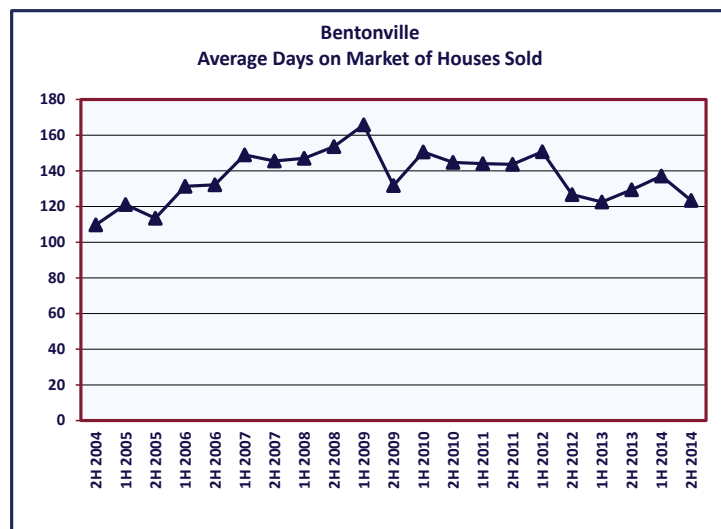
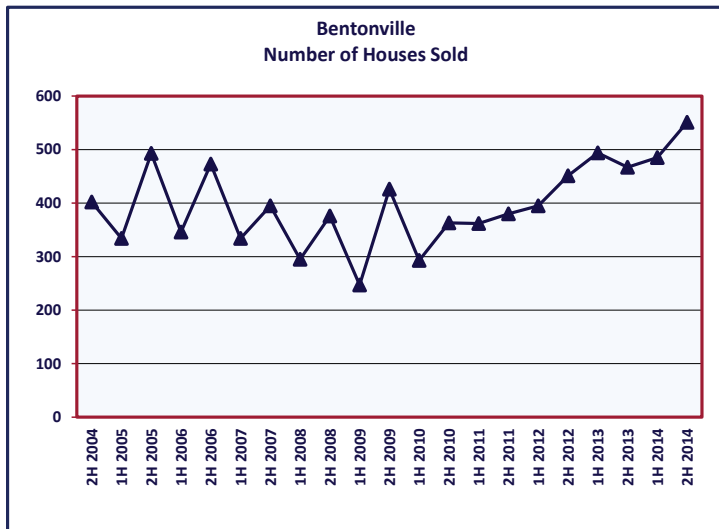


- There were 551 houses sold in Bentonville from July 1 to December 31, 2014, or 13.6 percent more than the 485 sold in the first half of 2014, and 18.0 percent more than sold in the second half of 2013.

## Bentonville Price Range of Houses Sold Second Half of 2014

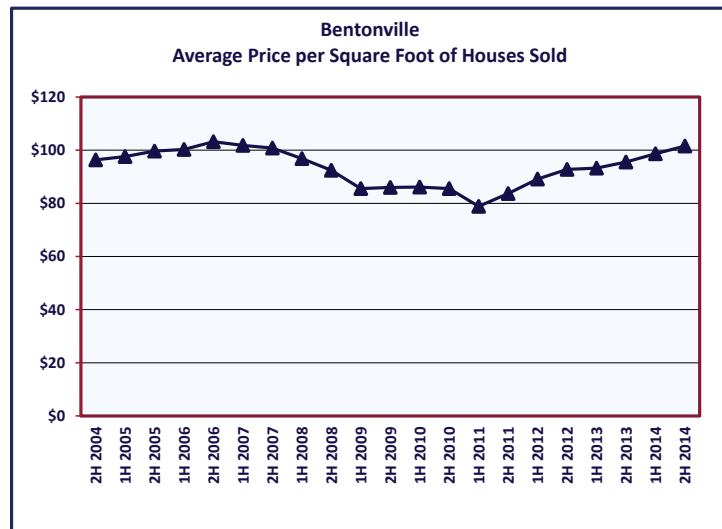
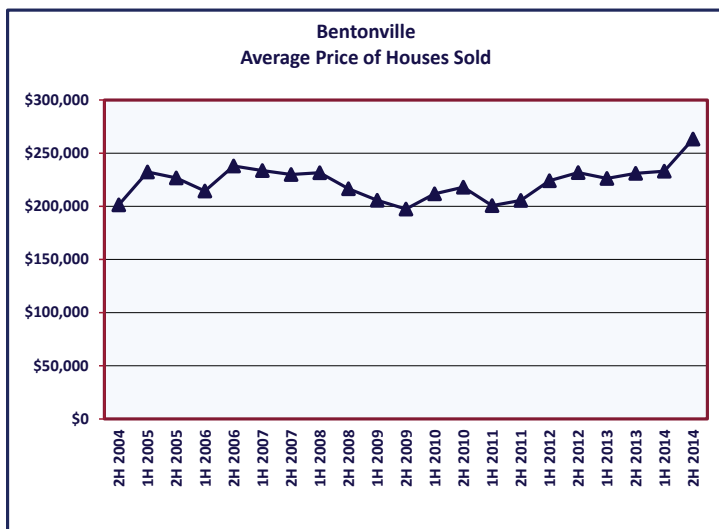
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.2%	1,171	47	92.8%	\$38.81
\$50,001 - \$100,000	27	4.9%	1,285	90	96.2%	\$71.46
\$100,001 - \$150,000	108	19.6%	1,489	105	96.6%	\$85.38
\$150,001 - \$200,000	88	16.0%	1,841	106	97.9%	\$97.33
\$200,001 - \$250,000	95	17.2%	2,272	124	98.0%	\$101.95
\$250,001 - \$300,000	75	13.6%	2,663	135	97.9%	\$104.31
\$300,001 - \$350,000	50	9.1%	2,918	150	98.5%	\$112.31
\$350,001 - \$400,000	40	7.3%	3,353	133	98.0%	\$110.93
\$400,001 - \$450,000	20	3.6%	3,662	127	97.8%	\$118.35
\$450,001 - \$500,000	12	2.2%	4,204	123	98.3%	\$117.36
\$500,000+	35	6.4%	5,327	174	96.4%	\$139.28
<b>Bentonville</b>	<b>551</b>	<b>100.0%</b>	<b>2,475</b>	<b>123</b>	<b>97.5%</b>	<b>\$101.55</b>

# Bentonville



- 52.8 percent of the sold houses in Bentonville were priced between \$100,001 and \$250,000.
- The average price of a house sold in Bentonville increased from \$233,042 in the first half of 2014 to \$263,226 in the second half of 2014. The second half year's average sales price was 13.0 percent higher than in the previous half year, and 13.9 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 136 in the first half of 2014 to 129 in the second half of 2014.
- The average price per square foot for a house sold in Bentonville increased from \$98.63 in the first half of 2014 to \$101.55 in the second half of 2014. The second half year's average price per square foot was 3.0 percent higher than in the previous half year, and 6.3 percent higher than in the second half of 2013.

- About 24 percent of all houses sold in Benton County in the second half of 2014 were sold in Bentonville. The average sales price of a house was 129.4 percent of the county average.
- Out of 551 houses sold in the second half of 2014, 174 were new construction. These newly constructed houses had an average sold price of \$298,581 and took an average of 160 days to sell from their initial listing dates.
- There were 377 houses in Bentonville listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$328,949.
- According to the Benton County Assessor's database, 67.5 percent of houses in Bentonville were owner-occupied in the second half of 2014.





# Bentonville

## Bentonville Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allencroft	6	1.1%	2,189	82	\$201,983	\$93.61
Angel Falls	2	0.4%	3,252	107	\$406,500	\$125.00
Apple Ridge	3	0.5%	1,361	58	\$102,167	\$76.56
The Arbors	5	0.9%	1,987	192	\$212,200	\$107.85
Avignon	4	0.7%	4,700	67	\$549,125	\$121.76
Balmoral Estates	2	0.4%	2,807	94	\$307,500	\$109.92
Banks	1	0.2%	1,320	0	\$92,700	\$70.23
Beau Chalet	1	0.2%	4,597	112	\$610,000	\$132.70
Bentonville Heights	1	0.2%	1,473	138	\$120,500	\$81.81
Bland Valley	6	1.1%	2,056	151	\$140,450	\$68.33
Blueberry Heights	2	0.4%	1,778	108	\$150,000	\$84.33
The Bluffs	1	0.2%	6,154	96	\$669,500	\$108.79
Braithwaite Park	1	0.2%	2,235	35	\$140,000	\$62.64
Briar Chase	2	0.4%	1,797	78	\$143,250	\$79.74
Briarwood	1	0.2%	1,953	74	\$157,500	\$80.65
Brighton Heights	2	0.4%	2,665	83	\$253,500	\$94.95
Brightwood	3	0.5%	1,707	125	\$154,000	\$90.24
Brookhaven	3	0.5%	1,175	73	\$105,967	\$90.23
Brookhollow Park	1	0.2%	832	133	\$78,500	\$94.35
Burnett	1	0.2%	1,284	46	\$110,000	\$85.67
Cardinal Creek	2	0.4%	2,367	57	\$220,500	\$93.70
Carriage Square	7	1.3%	1,485	82	\$124,843	\$84.13
Carson	1	0.2%	1,522	170	\$109,000	\$71.62
Central Park	6	1.1%	2,914	142	\$333,978	\$114.65
Chapel Hill	7	1.3%	3,341	116	\$396,438	\$119.29
Chardonnay	1	0.2%	3,654	165	\$272,000	\$74.44
Chattin Valley	5	0.9%	3,534	123	\$437,900	\$123.85
Clark's	2	0.4%	2,347	124	\$384,025	\$161.73
College Place	15	2.7%	2,869	161	\$304,786	\$104.73
Colony West	1	0.2%	2,157	75	\$230,000	\$106.63
Cook's	1	0.2%	964	98	\$172,000	\$178.42
Cornerstone Ridge	24	4.4%	2,532	179	\$263,692	\$104.57
Cotton's	1	0.2%	913	121	\$167,500	\$183.46
Creekstone	3	0.5%	4,372	124	\$498,000	\$112.96
Crestview	1	0.2%	1,422	45	\$139,000	\$97.75
Cross Creek	1	0.2%	3,910	146	\$312,000	\$79.80
Dawson Acres	1	0.2%	3,275	184	\$425,000	\$129.77
Debbies	1	0.2%	1,200	50	\$95,000	\$79.17
Delwhite	2	0.4%	1,233	243	\$98,000	\$78.93
Demings	4	0.7%	1,932	96	\$263,750	\$137.20
Denali Park	3	0.5%	3,419	96	\$318,667	\$93.40
Dogwood Place	6	1.1%	1,255	131	\$102,250	\$81.29
Eagle Creek	8	1.5%	2,212	116	\$200,897	\$91.53
Eagle Crest Estates	1	0.2%	1,320	53	\$109,650	\$83.07
Eastgate	2	0.4%	1,190	122	\$83,250	\$70.05
Eau Claire	1	0.2%	5,802	353	\$660,000	\$113.75
Eden's Brook	5	0.9%	2,477	105	\$264,180	\$106.57
El Contento Acres	3	0.5%	3,512	192	\$331,167	\$94.87
Exeter	1	0.2%	1,003	146	\$150,000	\$149.55

# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Fairfield	2	0.4%	1,171	35	\$57,725	\$49.30
Fairview Heights	1	0.2%	1,154	360	\$113,400	\$98.27
The Farms	6	1.1%	2,218	102	\$236,567	\$106.75
Foxglove	1	0.2%	3,979	87	\$289,000	\$72.63
Gilmore's	1	0.2%	3,050	101	\$610,275	\$200.09
Glenbrook	2	0.4%	4,414	100	\$625,000	\$139.06
Grace	7	1.3%	1,699	182	\$171,143	\$100.32
Grammercy Park	3	0.5%	2,706	91	\$316,967	\$117.15
Greenridge	2	0.4%	1,608	37	\$165,000	\$102.91
Greenstone Estates	7	1.3%	2,435	104	\$265,671	\$109.05
Halifax	1	0.2%	3,004	56	\$320,000	\$106.52
Hannah's Meadow	2	0.4%	1,469	58	\$114,000	\$77.99
Hanover	2	0.4%	3,582	95	\$441,900	\$122.42
Healing Springs	1	0.2%	2,595	73	\$249,900	\$96.30
Heathrow	5	0.9%	4,289	125	\$478,000	\$115.94
Heritage Heights	1	0.2%	2,266	49	\$258,000	\$113.86
Hidden Springs	7	1.3%	3,642	84	\$377,429	\$104.93
High Meadows	5	0.9%	1,469	213	\$111,250	\$75.46
Highland Park	6	1.1%	2,546	140	\$306,950	\$120.53
Ivy Place	2	0.4%	1,589	131	\$126,450	\$79.63
Katie Lynn Court	1	0.2%	1,317	199	\$108,000	\$82.00
Kensington	6	1.1%	3,522	83	\$341,833	\$97.00
Keystone	11	2.0%	1,732	146	\$173,736	\$100.31
Kingsbury	5	0.9%	2,907	62	\$305,960	\$106.56
Kristyl Heights	14	2.5%	1,287	67	\$104,536	\$81.49
Lake Bentonville	2	0.4%	1,477	197	\$136,550	\$92.55
Laurnwood Estates	3	0.5%	1,779	86	\$165,833	\$93.29
Lefors	1	0.2%	3,291	32	\$629,900	\$191.40
Lexington	1	0.2%	2,768	31	\$288,000	\$104.05
Lochmoor Club	10	1.8%	3,040	112	\$346,335	\$113.89
Lonesome Pond	1	0.2%	1,750	102	\$173,250	\$99.00
Lyndal Heights	2	0.4%	2,618	57	\$232,000	\$88.61
Magnolia Park	1	0.2%	1,630	72	\$165,000	\$101.23
Maidstone	1	0.2%	1,757	42	\$160,000	\$91.06
Manor Heights	1	0.2%	1,504	97	\$125,000	\$83.11
Martz's Pond	1	0.2%	12,000	1162	\$2,600,000	\$216.67
Mcginis	1	0.2%	1,842	97	\$135,000	\$73.29
Meadowbrook Farms	1	0.2%	1,294	80	\$113,000	\$87.33
Meadowlands	1	0.2%	1,580	56	\$117,000	\$74.05
North Fork	4	0.7%	2,191	120	\$254,389	\$116.15
Northaven Hills	2	0.4%	1,621	103	\$138,000	\$84.81
Oakbrooke	3	0.5%	2,656	79	\$308,333	\$115.76
Oakhills	1	0.2%	2,864	43	\$274,000	\$95.67
Oaklawn	3	0.5%	2,765	224	\$334,923	\$117.70
Oakwood Heights	1	0.2%	1,264	161	\$126,500	\$100.08
The Orchards	9	1.6%	2,251	92	\$187,000	\$82.26
Oxford Ridge	13	2.4%	2,756	67	\$307,989	\$111.35
Park	1	0.2%	1,780	52	\$144,525	\$81.19
Parkcrest	2	0.4%	1,140	117	\$98,000	\$85.84
Parkview Village	3	0.5%	1,240	92	\$98,167	\$78.90

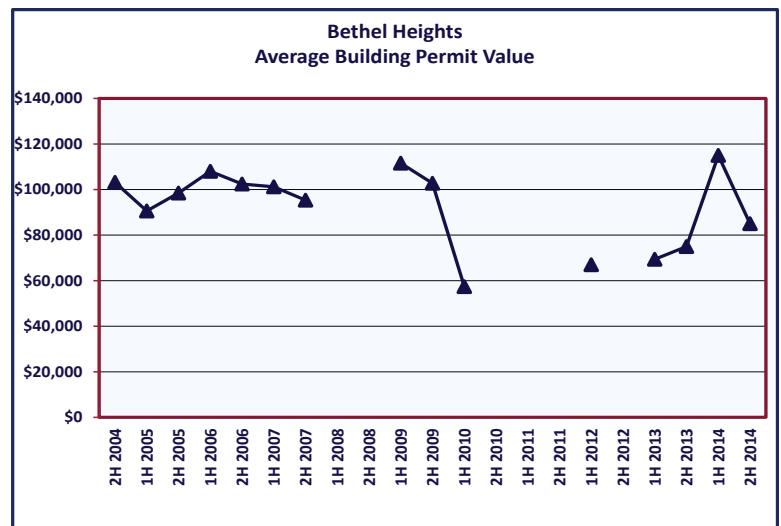
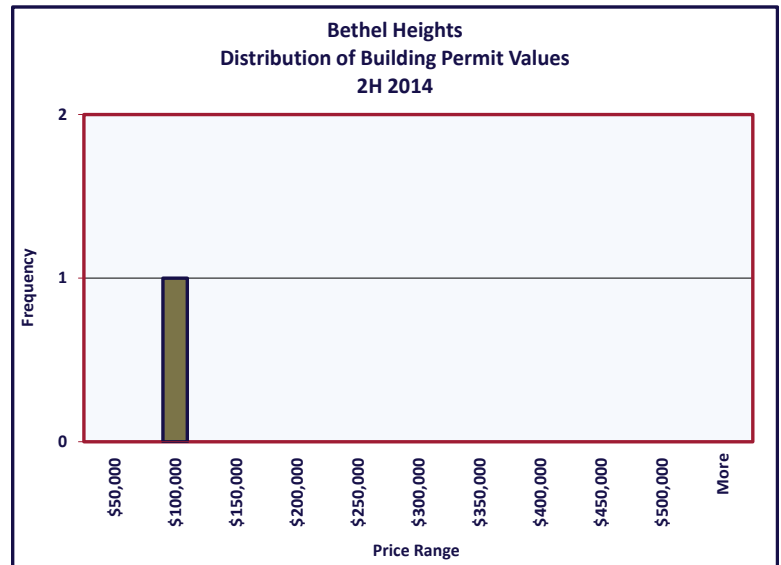
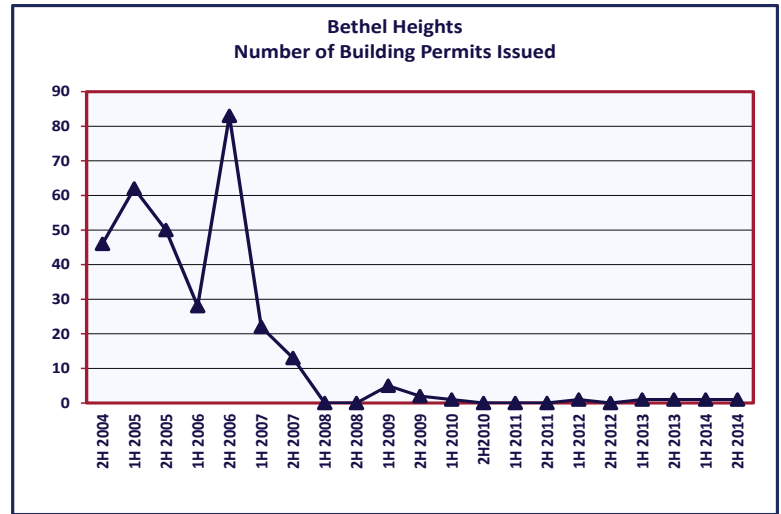
# Bentonville

## Bentonville Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Pleasant View Estates	4	0.7%	2,359	136	\$204,000	\$86.53
Plentywood Farms	2	0.4%	2,760	131	\$208,000	\$75.55
Quail Run	2	0.4%	3,623	105	\$317,750	\$85.16
Quailridge	9	1.6%	2,989	97	\$305,182	\$101.45
Railroad	3	0.5%	1,765	200	\$227,500	\$132.25
Razorback	1	0.2%	1,355	218	\$117,500	\$86.72
Renaissance	1	0.2%	2,398	330	\$256,500	\$106.96
Riverwalk Farm Estates	20	3.6%	2,147	161	\$231,167	\$106.59
Robbinaire Heights	1	0.2%	2,080	45	\$90,000	\$43.27
Robin Haven	1	0.2%	3,807	156	\$283,000	\$74.34
Rolling Acres	3	0.5%	2,969	152	\$280,000	\$94.32
Rolling Hills	3	0.5%	2,205	103	\$198,367	\$84.15
Royal Heights	1	0.2%	1,710	217	\$116,000	\$67.84
Rush Estates	1	0.2%	2,584	278	\$254,000	\$98.30
Saddlebrook	5	0.9%	2,197	88	\$198,089	\$90.00
Sherrill Heights	2	0.4%	2,277	37	\$237,250	\$100.55
Sherwood Forest	1	0.2%	2,706	31	\$81,000	\$29.93
Simsberry Place	1	0.2%	2,286	181	\$220,000	\$96.24
Skyview Acres	1	0.2%	1,316	42	\$115,000	\$87.39
Southern Meadows	2	0.4%	2,114	54	\$159,250	\$75.27
Spanker Creek Estates	1	0.2%	1,523	237	\$210,000	\$137.89
Spinnaker Ridge	2	0.4%	3,120	103	\$404,400	\$129.63
St Valery Downs	5	0.9%	4,892	198	\$642,500	\$131.67
Sterling	2	0.4%	3,272	313	\$257,250	\$78.78
Stone Meadow	7	1.3%	1,631	85	\$173,797	\$106.31
Stone Ridge Estates	1	0.2%	4,627	158	\$550,000	\$118.87
Stonebriar	1	0.2%	4,588	146	\$620,000	\$135.14
Stoneburrow	12	2.2%	1,567	86	\$139,477	\$89.46
Stonecreek	5	0.9%	1,788	111	\$182,840	\$102.34
Stonehenge	1	0.2%	3,040	44	\$304,000	\$100.00
Sturbridge	3	0.5%	2,370	84	\$192,167	\$83.91
Summerlin	10	1.8%	1,235	108	\$116,496	\$93.94
Talamore	6	1.1%	6,947	198	\$1,057,833	\$151.52
Town & Country Estates	1	0.2%	2,652	163	\$254,000	\$95.78
Tunbridge Wells	4	0.7%	2,254	86	\$204,500	\$89.61
Virginias Grove	1	0.2%	1,881	131	\$178,000	\$94.63
W. A. Burks	2	0.4%	1,295	17	\$135,500	\$104.19
Walnut Valley	3	0.5%	1,429	63	\$122,667	\$85.91
White Oak Trails	8	1.5%	3,049	236	\$337,931	\$110.79
Wildwood	15	2.7%	2,501	138	\$265,860	\$106.44
Willowbend	4	0.7%	2,563	76	\$246,950	\$96.51
Willowbrook Farms	9	1.6%	2,167	202	\$230,479	\$106.32
Windemere Woods	3	0.5%	4,167	164	\$431,667	\$104.40
Windsor Manor	3	0.5%	2,844	54	\$318,167	\$111.35
Windwood	15	2.7%	1,872	93	\$171,414	\$90.69
Woodbriar	1	0.2%	1,657	77	\$176,500	\$106.52
Woods Creek	10	1.8%	3,608	118	\$450,730	\$124.23
Young's	1	0.2%	1,228	8	\$82,500	\$67.18
Other	17	3.1%	2,789	122	\$291,638	\$98.39
<b>Bentonville</b>	<b>485</b>	<b>100.0%</b>	<b>2,277</b>	<b>137</b>	<b>\$233,042</b>	<b>\$98.63</b>

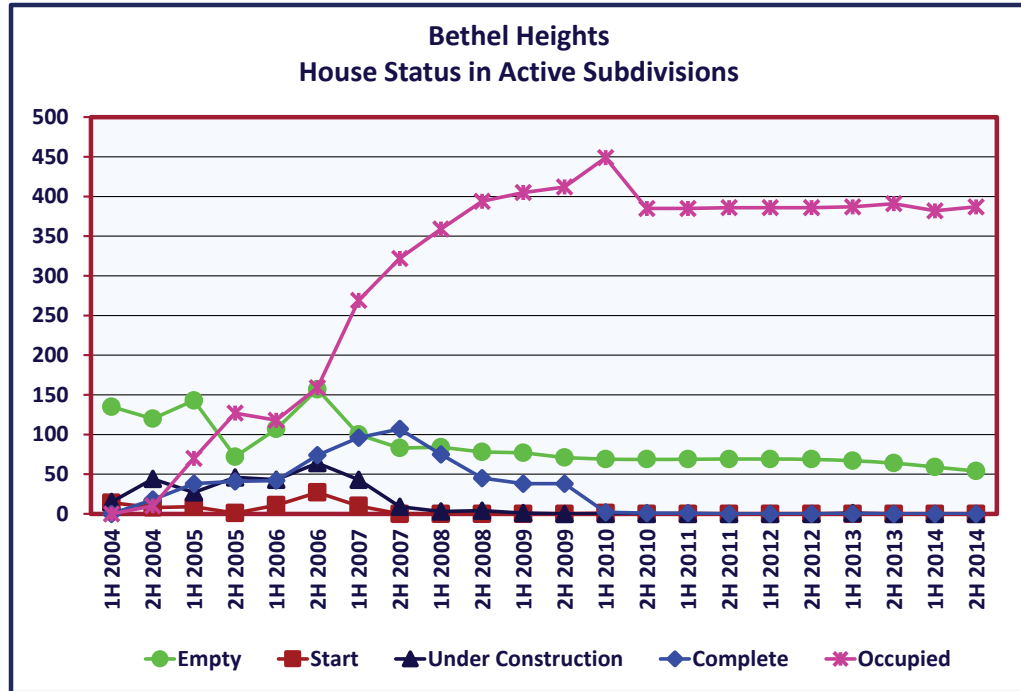
# Bethel Heights

- From July 1 through December 31, 2014 there was one building permit issued in Bethel Heights valued at \$85,000.



# Bethel Heights

- There were 441 total lots in 7 active subdivisions in Bethel Heights in the second half of 2014. About 87.8 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 12.2 percent were vacant lots.
- There were no subdivisions with houses under construction in Bethel Heights in the second half of 2014.
- No new construction or progress in existing construction has occurred in the last year in 2 out of 7 active subdivisions in Bethel Heights.
- 5 new houses in Bethel Heights became occupied in the second half of 2014. The annual absorption rate implies that there were 64.8 months of remaining inventory in active subdivisions, down from 78.7 in the first half of 2014.
- In 2 out of 7 of the active subdivisions in Bethel Heights, no absorption has occurred in the past year.



- An additional 120 lots in 2 subdivisions had received preliminary approval by December 31, 2014.



## Bethel Heights Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Spring Meadows	2H 2012	55
<i>Final Approval</i>		
Heritage	2H 2014	65
<b>Bethel Heights</b>		<b>120</b>



# Bethel Heights

## Bethel Heights House Status in Active Subdivisions Second Half of 2014

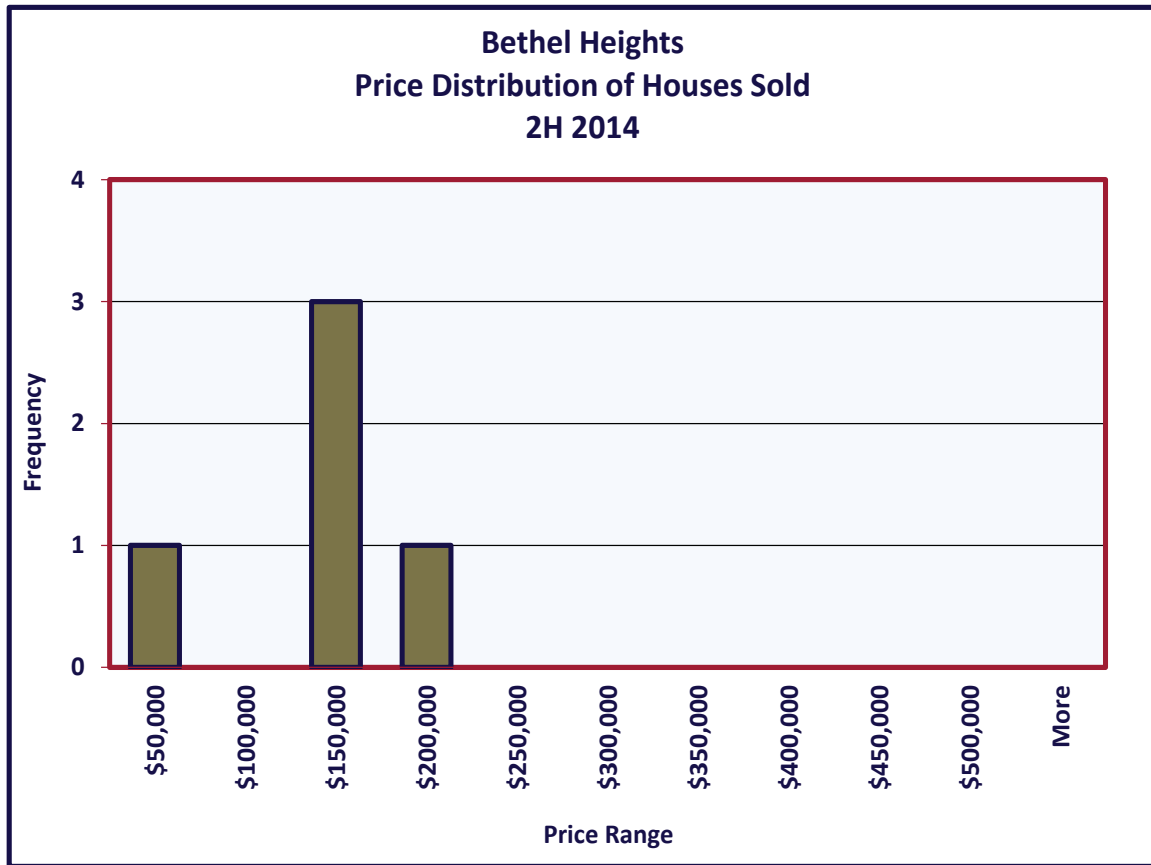
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	11	0	0	0	61	72	3	44.0
Great Meadows <sup>1, 2</sup>	3	0	0	0	57	60	0	--
Logan Heights, Phase I	9	0	0	0	19	28	1	108.0
Oak Place	14	0	0	0	47	61	0	168.0
Remington Place <sup>1, 2</sup>	3	0	0	0	58	61	0	--
Sunset Ridge	9	0	0	0	24	33	0	36.0
Wilkins	5	0	0	0	121	126	1	30.0
<b>Bethel Heights</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>387</b>	<b>441</b>	<b>5</b>	<b>64.8</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.



# Bethel Heights

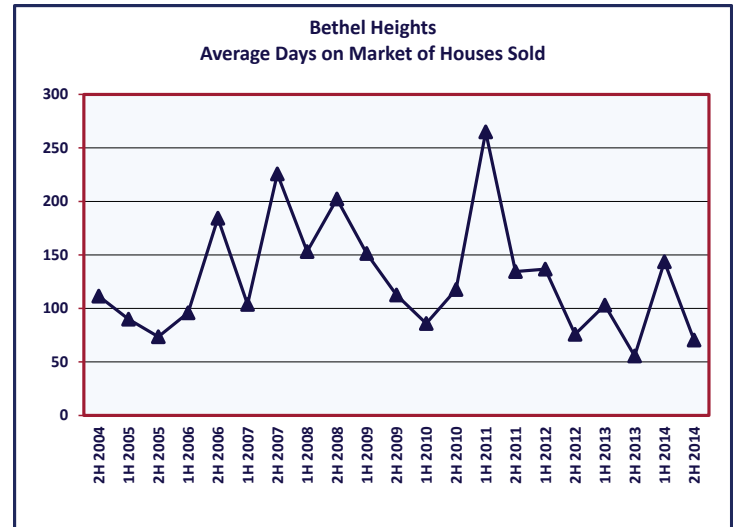
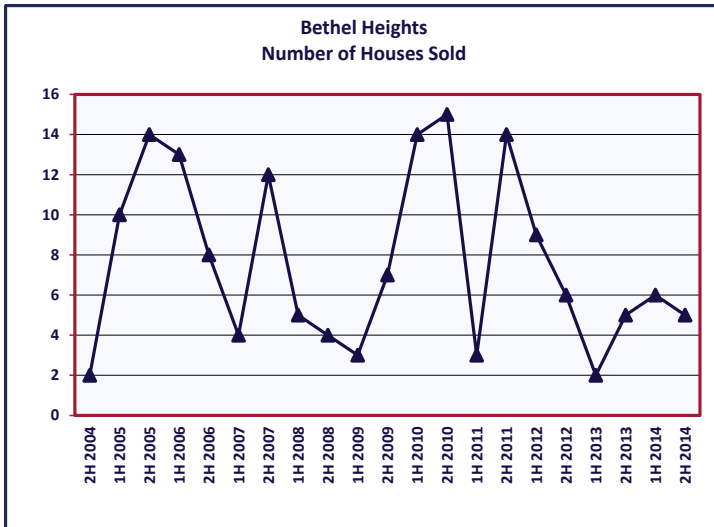


- There were 5 houses sold in Bethel Heights from July 1 to December 31, 2014, or 16.7 percent fewer than the 6 sold in the first half of 2014, and an equal amount as the total sold in the second half of 2013.

## Bethel Heights Price Range of Houses Sold Second Half of 2014

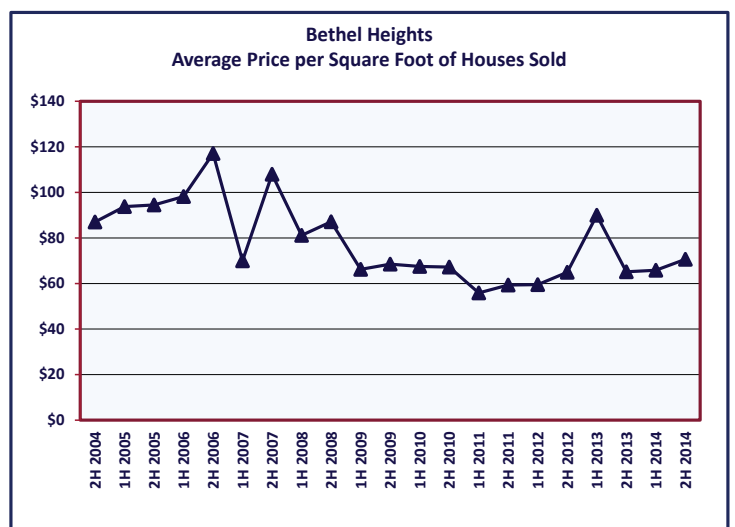
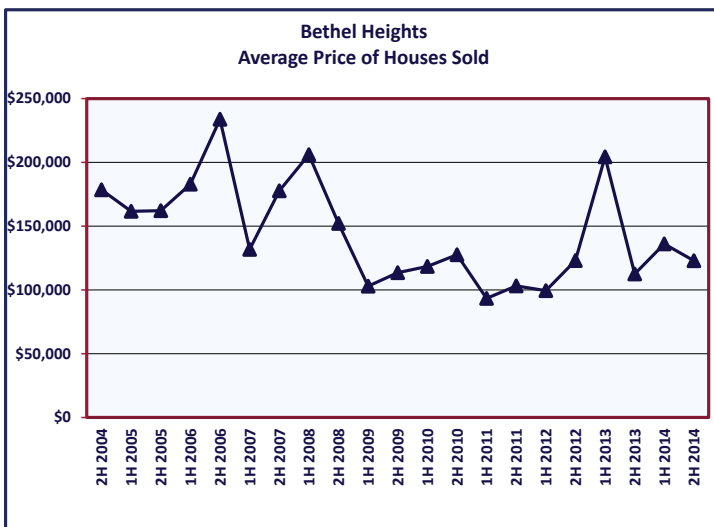
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	20.0%	984	85	58.8%	\$50.81
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	3	60.0%	1,715	73	99.0%	\$72.82
\$150,001 - \$200,000	1	20.0%	2,294	49	100.0%	\$83.91
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Bethel Heights</b>	<b>5</b>	<b>100.0%</b>	<b>1,684</b>	<b>70</b>	<b>91.1%</b>	<b>\$70.64</b>

# Bethel Heights



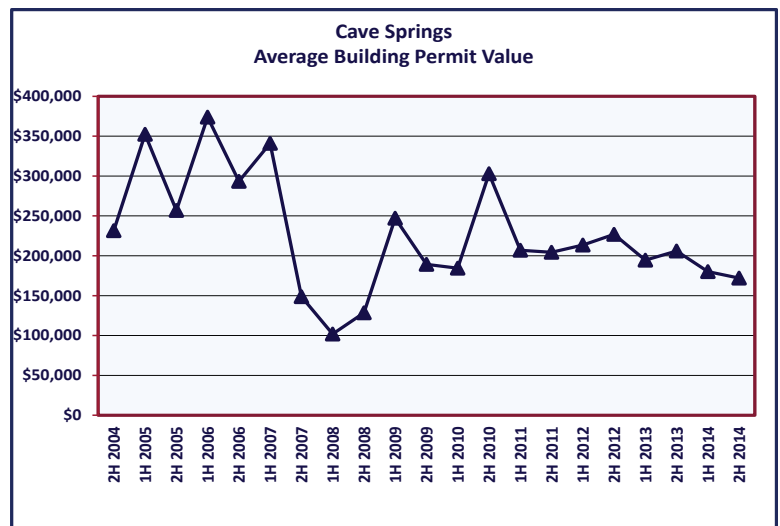
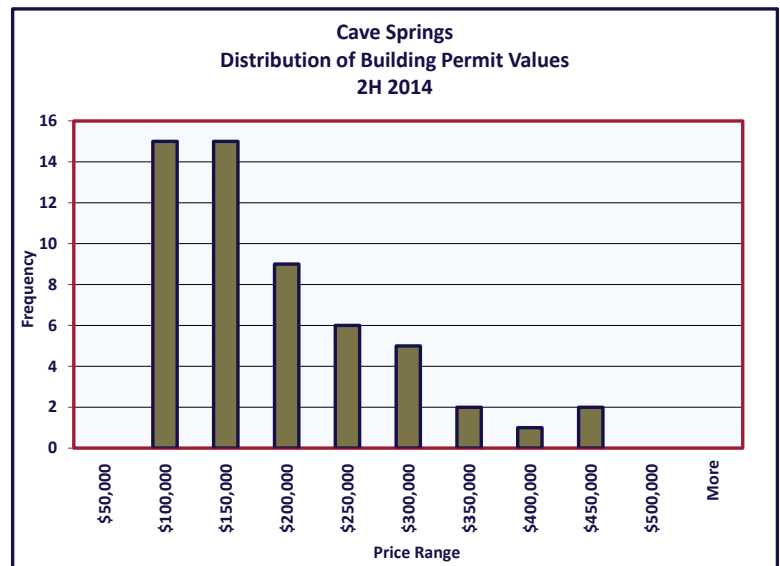
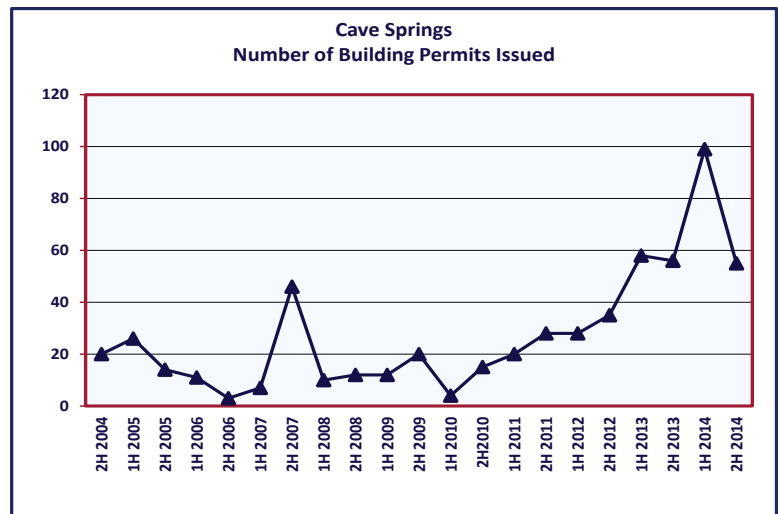
- 60.0 percent of the sold houses in Bethel Heights were priced between \$100,001 and \$150,000.
- The average price of a house sold in Bethel Heights decreased from \$136,083 in the first half of 2014 to \$122,900 in the second half of 2014. The second half year's average sales price was 9.7 percent lower than in the previous half year, and 9.2 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 144 in the first half of 2014 to 70 in the second half of 2014.
- The average price per square foot for a house sold in Bethel Heights increased from \$65.81 in the first half of 2014 to \$70.64 in the first half of 2014. The second half year's average price per square foot was 7.3 percent higher than in the first half of 2014 and 8.4 percent higher than in the second half of 2013.

- About 0.2 percent of all houses sold in Benton County in the second half of 2014 were sold in Bethel Heights. The average sales price of a house was 60.4 percent of the county average.
- Out of 5 houses sold in the second half of 2014, 0 were new construction.
- There were 4 houses in Bethel Heights listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$158,300.
- According to the Benton County Assessor's database, 67.4 percent of houses in Bethel Heights were owner-occupied in the second half of 2014.



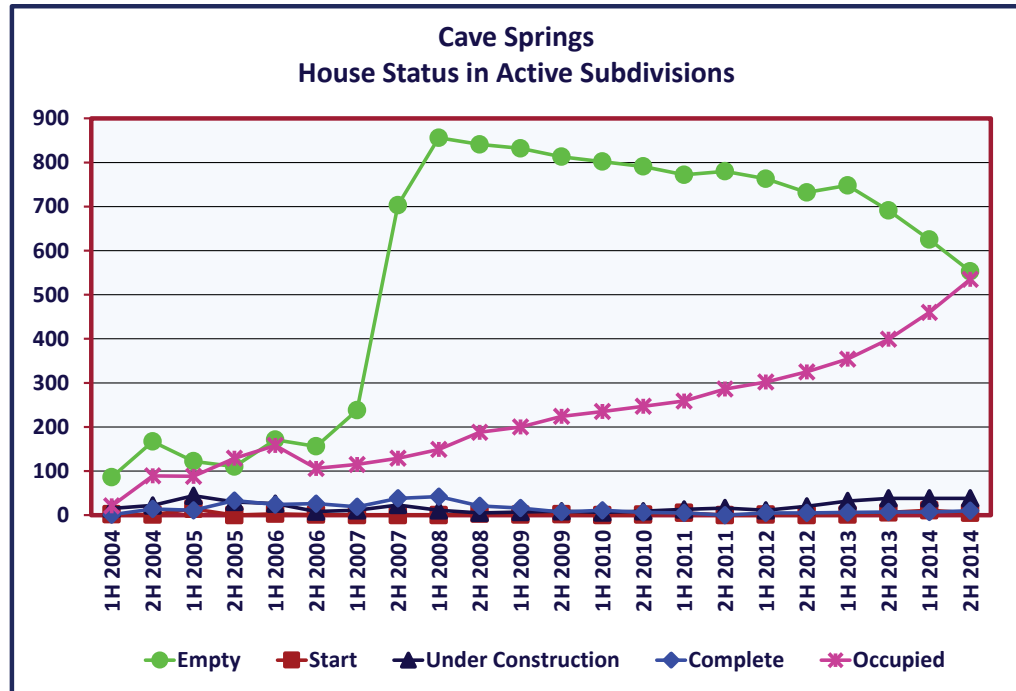
# Cave Springs

- From July 1 through December 31, 2014 there were 55 residential building permits issued in Cave Springs. This represents a 1.8 percent decrease from the second half of 2013.
- In the second half of 2014, a majority of building permits in Cave Springs were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in Cave Springs decreased by 16.5 percent from \$206,034 in the second half of 2013 to \$171,973 in the second half of 2014.



# Cave Springs

- There were 1,141 total lots in 15 active subdivisions in Cave Springs in the second half of 2014. About 46.9 percent of the lots were occupied, 0.9 percent were complete but unoccupied, 3.3 percent were under construction, .4 percent were starts, and 48.5 percent were vacant lots.
- The subdivision with the most houses under construction in Cave Springs in the second half of 2014 was Sand Springs with 7 houses.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 15 active subdivisions in Cave Springs.
- 75 new houses in Cave Springs became occupied in the second half of 2014. The annual absorption rate implies that there were 53.5 months of remaining inventory in active subdivisions, down from 77.1 months in the first half of 2014.
- In 1 out of the 15 active subdivisions in Cave Springs, no absorption has occurred in the past year.



- An additional 227 lots in 3 subdivisions had received final approval by December 31, 2014.



## Cave Springs Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Marbella	2H 2014	71
Nevaeh Estates	2H 2005	42
Otter Creek, Phase II	1H 2007	114
<b>Cave Springs</b>		<b>227</b>



# Cave Springs

## Cave Springs House Status in Active Subdivisions Second Half of 2014

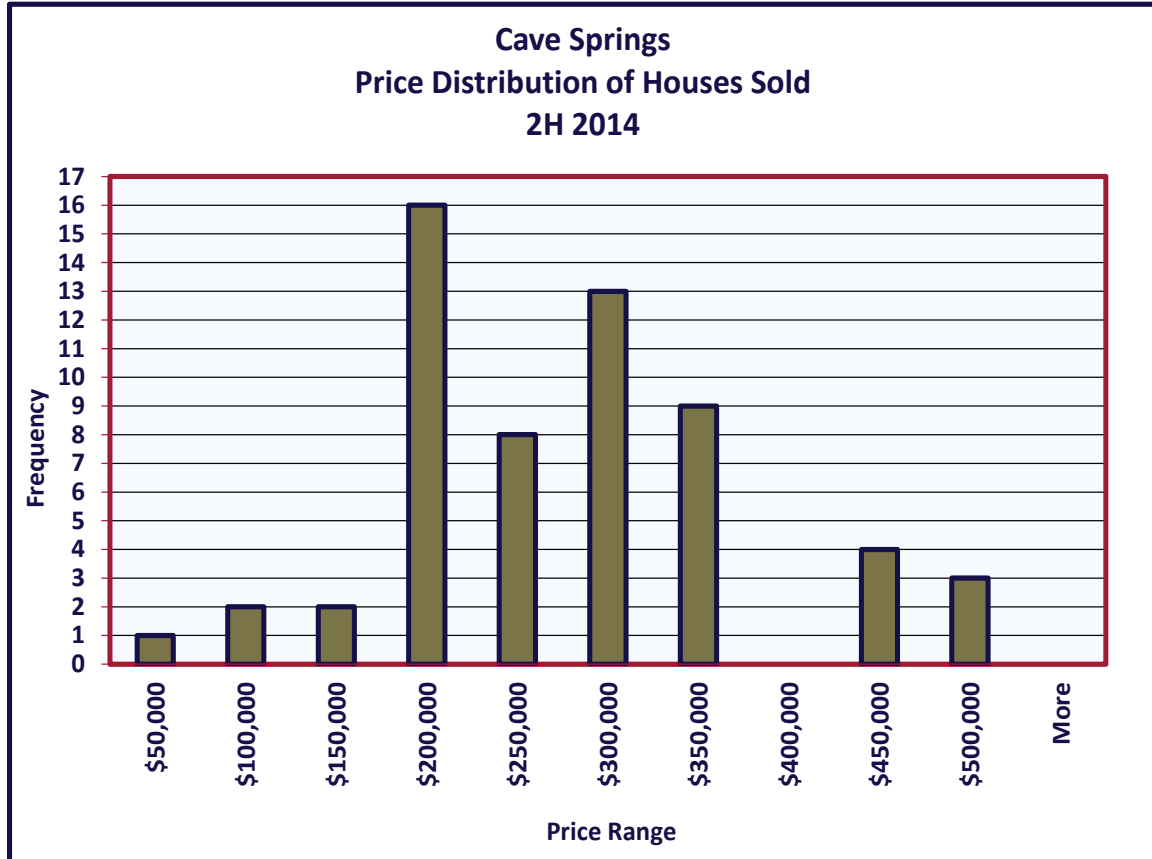
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	145	2	5	0	44	196	16	114.0
Chattin Valle	4	0	1	0	23	28	0	60.0
Duffers Ridge	1	0	0	0	7	8	0	6.0
Fairway Valley	9	0	4	0	15	28	5	22.3
Hamptons, The	11	0	3	1	44	59	11	6.2
Hyde Park	180	1	0	4	105	290	15	67.3
La Bonne Vie, Phase I <sup>1,2</sup>	3	0	0	0	3	6	0	--
Mountain View	5	0	2	0	33	40	0	--
Otter Creek Estates, Phase I	64	0	4	1	9	78	4	165.6
Ridgewood	20	2	6	2	50	80	13	21.2
Sand Springs, Phase I	85	0	7	0	26	118	8	73.6
Soaring Hawk	3	0	0	0	13	16	0	36.0
Spring Ridge	11	0	2	0	48	61	2	39.0
Springs at Wellington	8	0	3	0	41	52	1	44.0
St. Valery Downs	4	0	1	2	74	81	0	28.0
<b>Cave Springs</b>	<b>553</b>	<b>5</b>	<b>38</b>	<b>10</b>	<b>535</b>	<b>1,141</b>	<b>75</b>	<b>53.5</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.



# Cave Springs

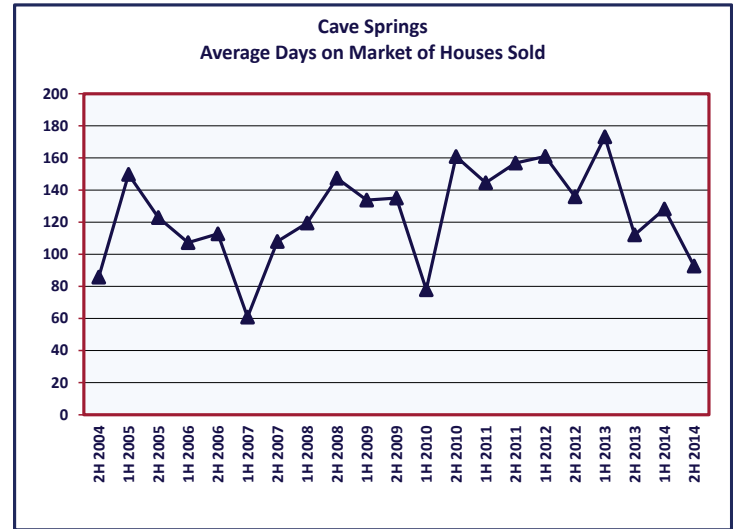
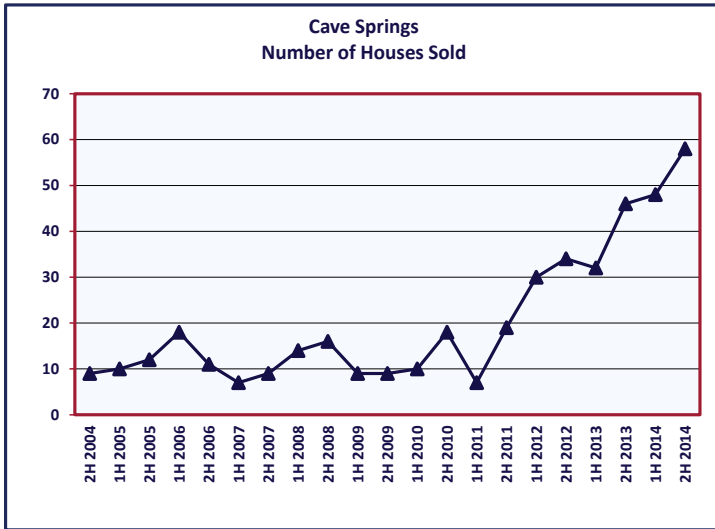


- There were 58 houses sold in Cave Springs from July 1 to December 31, 2014, or 20.8 percent more than the 48 sold in the first half of 2014, and 26.1 percent more than in the second half of 2013.

## Cave Springs Price Range of Houses Sold Second Half of 2014

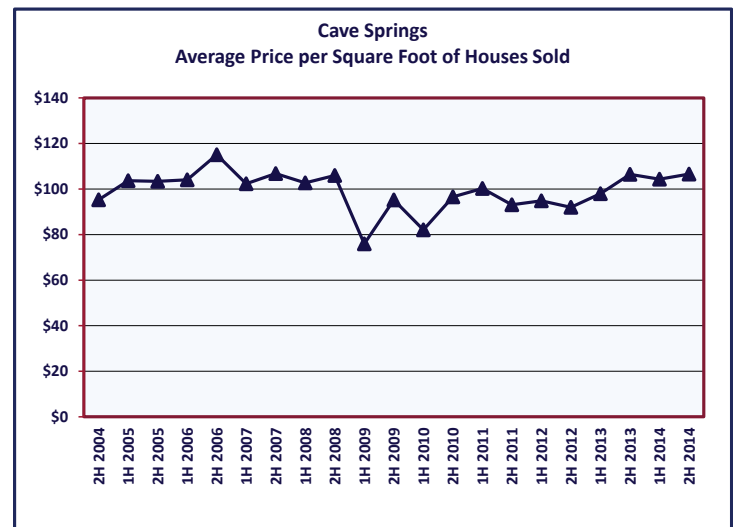
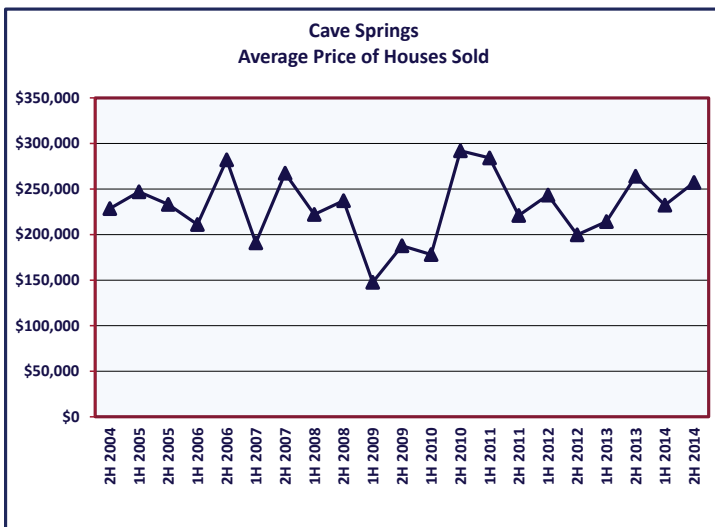
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	1.7%	2,042	199	102.4%	\$12.49
\$50,001 - \$100,000	2	3.4%	1,626	56	95.5%	\$57.96
\$100,001 - \$150,000	2	3.4%	1,808	33	95.4%	\$76.95
\$150,001 - \$200,000	16	27.6%	1,758	101	98.3%	\$104.17
\$200,001 - \$250,000	8	13.8%	2,030	95	102.9%	\$112.49
\$250,001 - \$300,000	13	22.4%	2,548	82	99.5%	\$114.02
\$300,001 - \$350,000	9	15.5%	2,886	60	98.9%	\$110.71
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	4	6.9%	3,324	116	99.4%	\$127.28
\$450,001 - \$500,000	3	5.2%	4,057	182	99.5%	\$114.54
\$500,000+	0	0.0%	--	--	--	--
<b>Cave Springs</b>	<b>58</b>	<b>100.0%</b>	<b>2,377</b>	<b>93</b>	<b>99.3%</b>	<b>\$106.56</b>

# Cave Springs



- 51.7 percent of the sold houses in Cave Springs were priced between \$200,001 and \$350,000.
- The average price of a house sold in Cave Springs increased from \$232,288 in the first half of 2014 to \$257,180 in the second half of 2014. The second half of 2014 average sales price was 10.7 percent higher than in the previous half year and 2.6 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 128 in the first half of 2014 to 93 in the second half of 2014.
- The average price per square foot for a house sold in Cave Springs decreased from \$104.35 in the first half of 2014 to \$105.56 in the second half of 2014. The second half of 2014's average price per square foot was 2.1 percent higher than in the previous half year and 0.1 percent higher than in the second half of 2013.

- About 2.5 percent of all houses sold in Benton County in the second half of 2014 were sold in Cave Springs. The average sales price of a house was 126.4 percent of the county average.
- Out of 58 houses sold in the second half of 2014, 37 were new construction. These newly constructed houses had an average sold price of \$274,531 and took an average of 94 days to sell from their initial listing dates.
- There were 27 houses in Cave Springs, listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$268,947.
- According to the Benton County Assessor's database, 76.5 percent of houses in Cave Springs were owner-occupied in the second half of 2014.



# Cave Springs

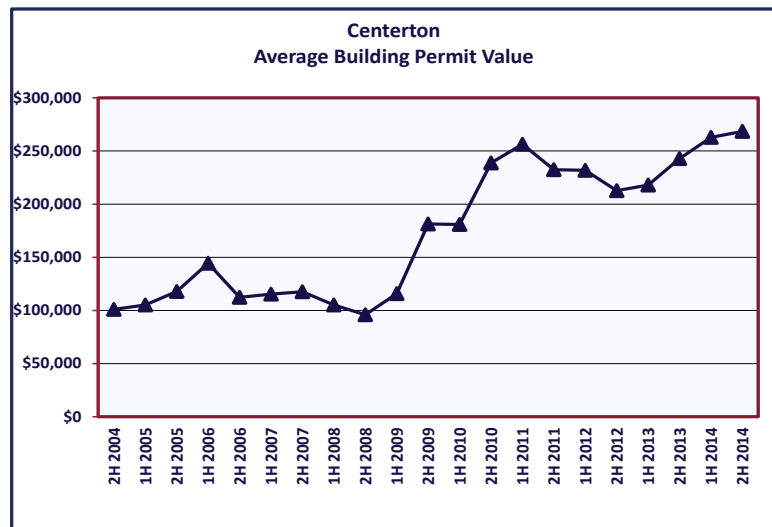
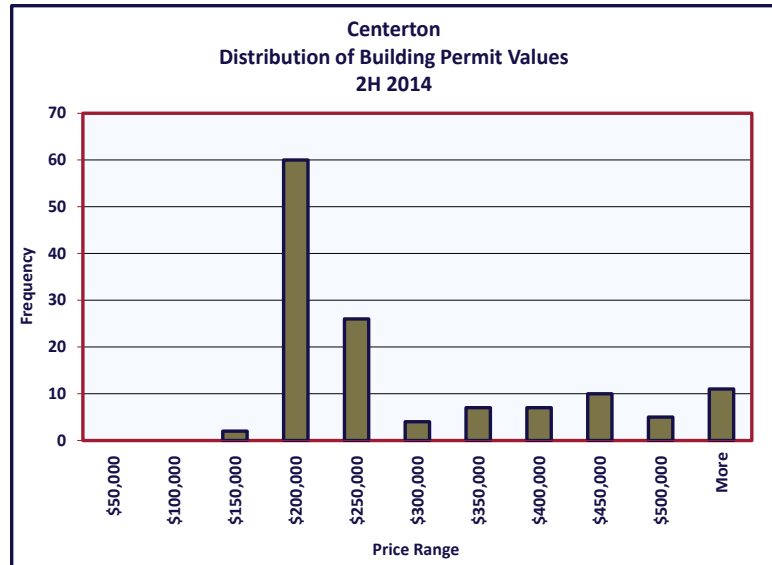
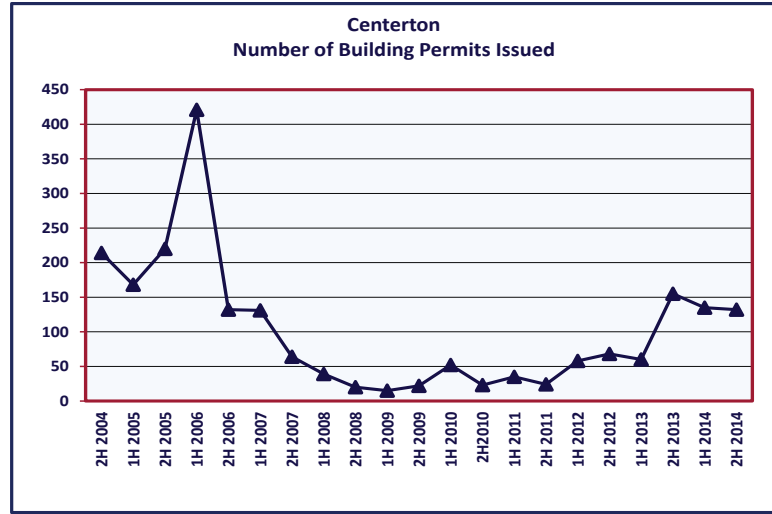
## Cave Springs Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Biltmore	4	6.9%	2,474	145	\$265,306	\$107.47
Brentwood	4	6.9%	1,860	108	\$210,910	\$113.14
Duffer's Ridge	1	1.7%	4,389	159	\$460,000	\$104.81
Fairway Valley	1	1.7%	2,129	106	\$225,500	\$105.92
Hamptons, The	5	8.6%	1,785	81	\$195,064	\$109.24
Hyde Park	19	32.8%	2,523	64	\$288,417	\$114.12
Mountain View	1	1.7%	2,120	70	\$200,000	\$94.34
Otter Creek	3	5.2%	3,299	109	\$425,218	\$129.02
Ridgewood Estates	2	3.4%	3,892	194	\$463,788	\$119.41
Sand Springs	4	6.9%	1,642	115	\$167,550	\$101.98
Springs At Wellington, The	2	3.4%	2,640	41	\$281,000	\$107.84
Venter's	1	1.7%	2,115	44	\$126,000	\$59.57
Wellington Heights	3	5.2%	2,809	56	\$282,133	\$99.31
Weston Hills	1	1.7%	1,639	32	\$169,000	\$103.11
Other	7	12.1%	1,901	129	\$156,286	\$81.18
<b>Cave Springs</b>	<b>58</b>	<b>100.0%</b>	<b>2,377</b>	<b>93</b>	<b>\$257,180</b>	<b>\$106.56</b>



# Centerton

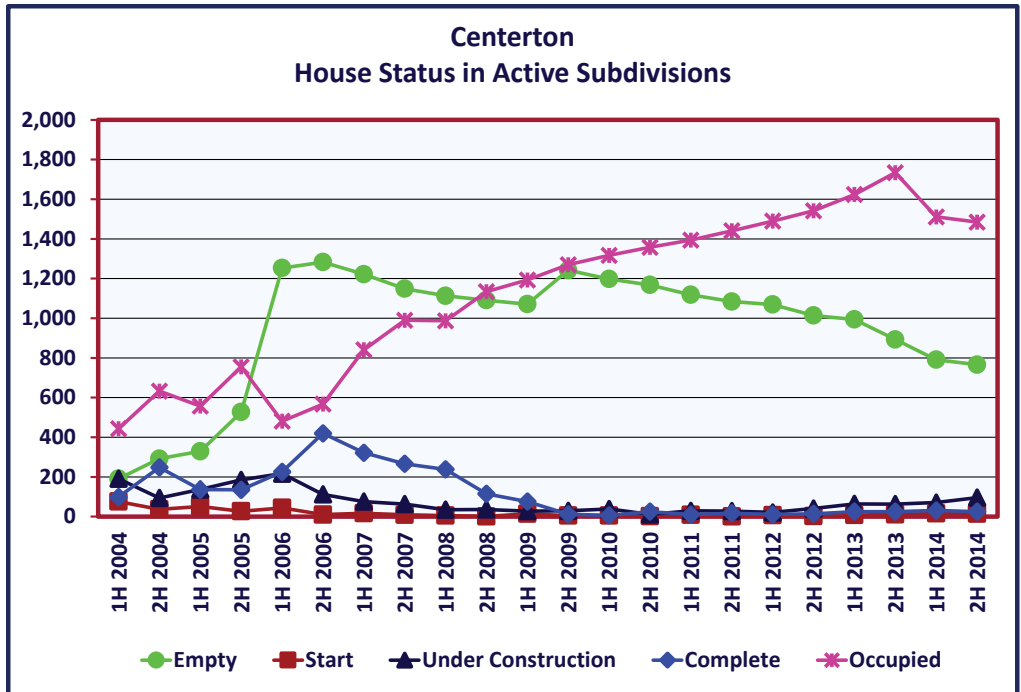
- From July 1 through December 31, 2014 there were 132 residential building permits issued in Centerton. This represents a 14.8 percent decrease from the second half of 2013.
- In the second half of 2014, a majority of building permits in Centerton were valued in the \$150,001 to \$250,000 range.
- The average residential building permit value in Centerton increased by 10.6 percent from \$242,819 in the second half of 2013 to \$268,459 in the second half of 2014.





# Centerton

- There were 2,386 total lots in 21 active subdivisions in Centerton in the second half of 2014. About 62.2 percent of the lots were occupied, 1.0 percent were complete, but unoccupied, 4.0 percent were under construction, 0.6 percent were starts, and 32.1 percent were vacant lots.
- The subdivisions with the most houses under construction in Centerton in the second half of 2014 were Oak Tree with 16, Versailles and Sienna at Cooper's Farm, Phases IB, II with 14 each.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 20 active subdivisions in Centerton.



- 83 new houses in Centerton became occupied in the second half of 2014. The annual absorption rate implies that there were 63.6 months of remaining inventory in active subdivisions, down from 55.4 months in the first half of 2014.
- In 6 out of the 20 active subdivisions in Centerton, no absorption has occurred in the past year.
- An additional 526 lots in 7 subdivisions had received final approval by December 31, 2014.

## Centerton Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bliss Meadows	1H 2014	50
Creekside, Phase I	1H 2014	55
Forest Park, Phase II	1H 2013	58
Quail Hollow, Phases I-III	1H 2013	120
Tuscany Phase II, III	1H 2014	51
<i>Final Approval</i>		
Braemar	2H 2006	48
Sienna at Cooper's Farm, Phase III	2H 2008	144
<b>Centerton</b>		<b>526</b>

# Centerton

## Centerton House Status in Active Subdivisions Second Half of 2014

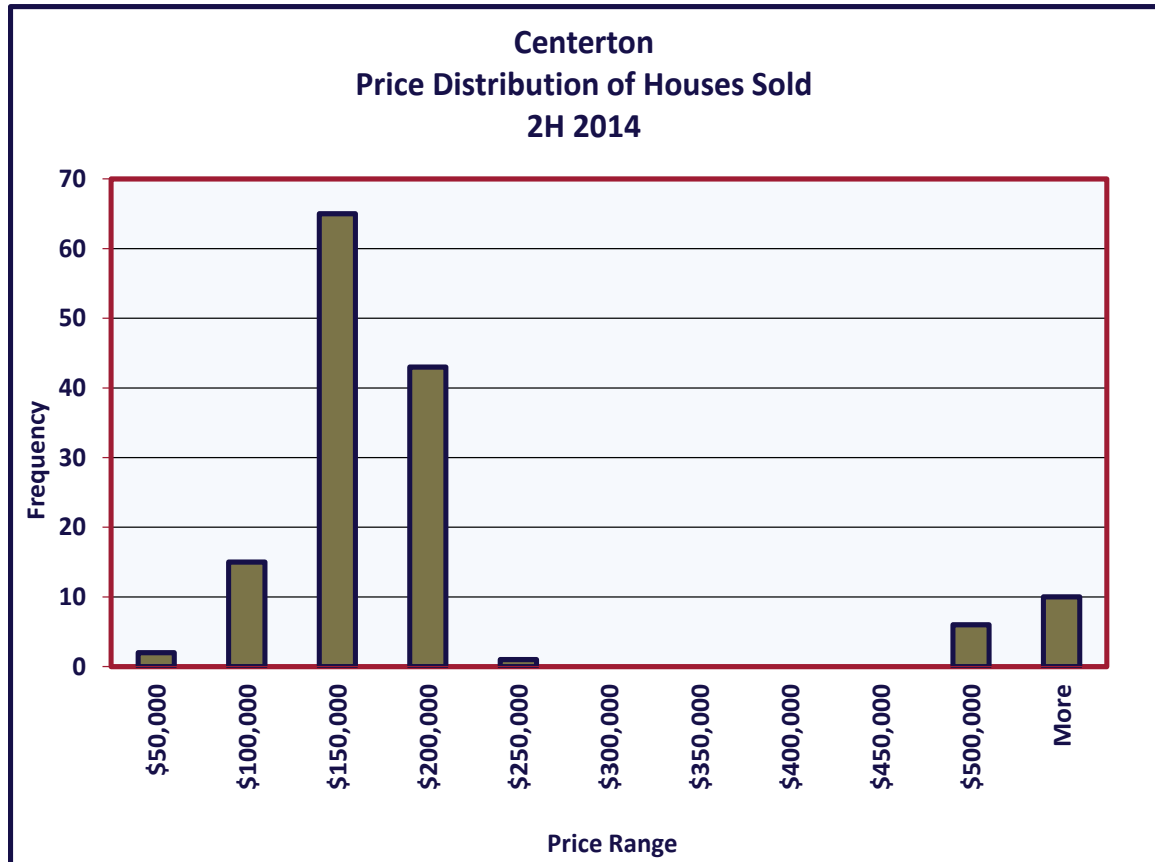
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Black Springs, Block I <sup>1</sup>	4	1	2	1	44	52	0	96.0
Brimwoods, Phase I	7	0	1	0	27	35	0	48.0
Char-Lou Estates, Phases I, II	44	0	0	0	84	128	0	105.6
Copper Oaks	3	0	2	0	220	225	2	3.0
Kensington Hills	0	0	1	1	133	135	9	2.0
Eden's Court	8	0	0	2	8	18	7	17.1
Forest Park	25	3	12	2	26	68	7	50.4
Moonlight Valley	33	0	1	0	0	34	0	--
Morningside	100	1	3	4	1	109	1	1,296.0
Oak Tree	88	2	16	5	89	200	17	53.3
Quail Ridge, Phases I, II	6	0	1	0	176	183	2	14.0
Ridgefield Addition, Block II	7	0	2	1	25	35	1	60.0
Sienna at Cooper's Farm, Phases IB, II	16	2	14	5	404	441	14	22.2
Somerset <sup>1</sup>	11	0	3	0	37	51	0	--
Stonebriar, Phase I <sup>1,2</sup>	1	0	0	0	39	40	0	--
Tamarron	229	0	10	2	58	299	8	321.3
Tarah Knolls	15	0	3	0	34	52	1	72.0
Timber Ridge	16	0	0	0	45	61	1	192.0
Tuscany, Phase I <sup>1</sup>	55	1	10	0	5	71	0	--
Versailles	90	3	14	2	19	128	13	87.2
Waterford Park <sup>1</sup>	8	1	1	0	11	21	0	--
<b>Centerton</b>	<b>766</b>	<b>14</b>	<b>96</b>	<b>25</b>	<b>1,485</b>	<b>2,386</b>	<b>83</b>	<b>63.6</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.



# Centerton

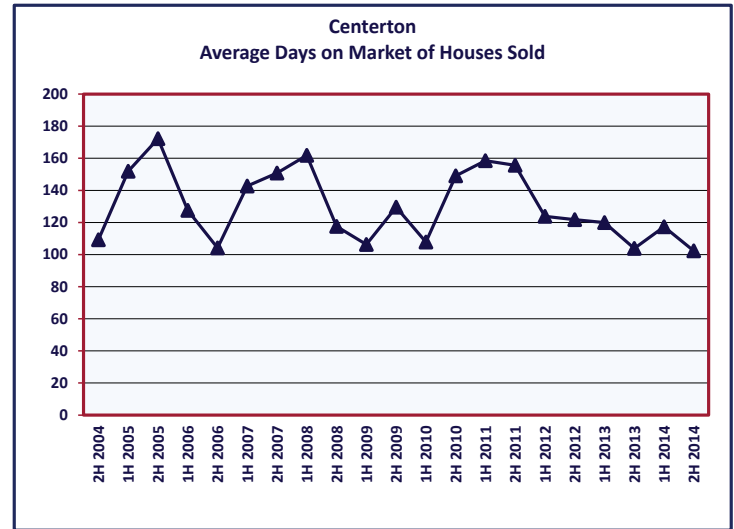
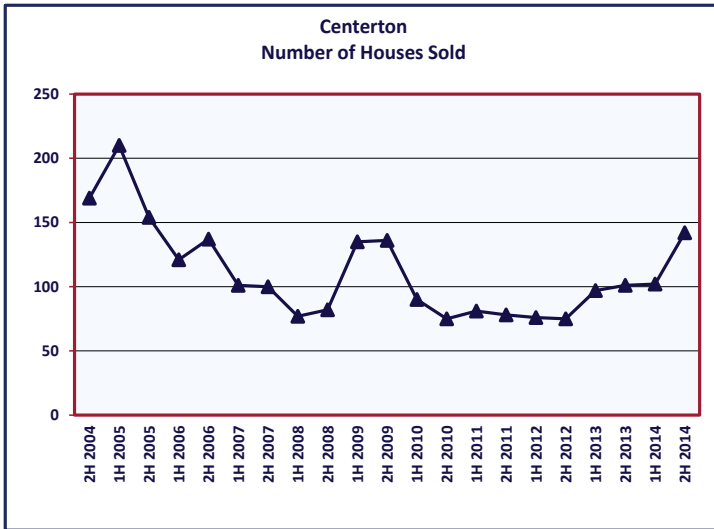


- There were 142 houses sold in Centerton from July 1 to December 31, 2014, or 29.2 percent more than the 102 sold in the first half of 2014, and 40.6 percent more than in the second half of 2013.

## Centerton Price Range of Houses Sold Second Half of 2014

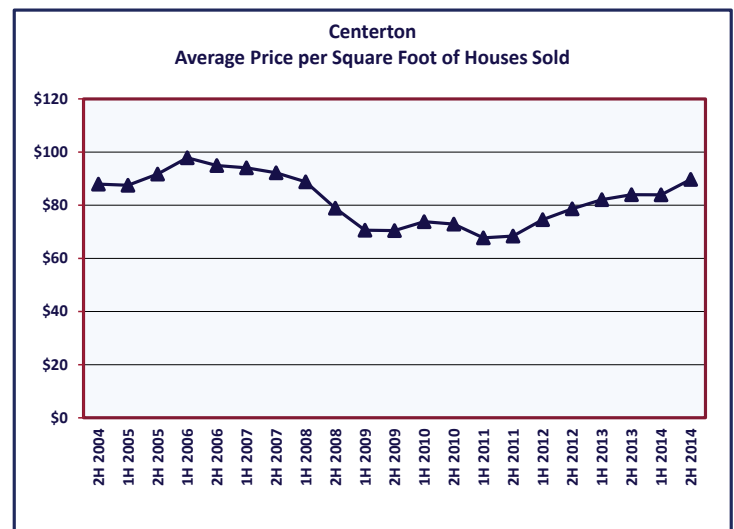
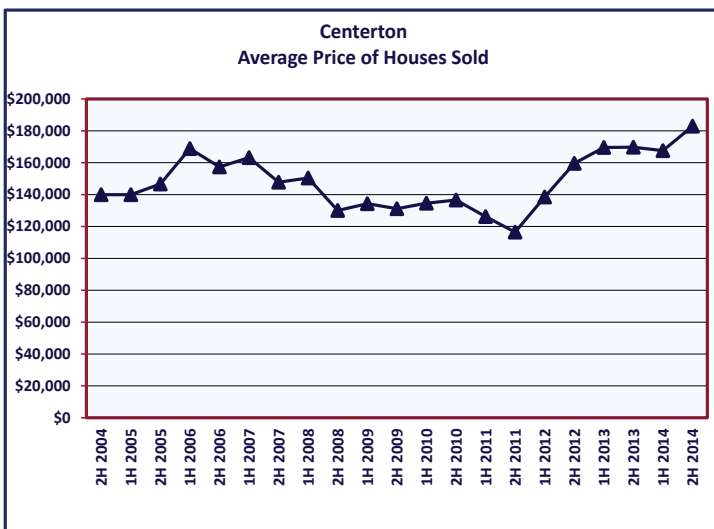
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	1.4%	1,089	36	68.1%	\$39.21
\$50,001 - \$100,000	15	10.6%	1,242	127	96.4%	\$68.48
\$100,001 - \$150,000	65	45.8%	1,562	101	98.7%	\$82.95
\$150,001 - \$200,000	43	30.3%	1,874	98	99.2%	\$91.23
\$200,001 - \$250,000	1	0.7%	1,980	64	100.5%	\$106.57
\$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	6	4.2%	3,613	94	99.3%	\$133.03
\$500,000+	10	7.0%	4,189	117	98.7%	\$141.05
<b>Centerton</b>	<b>142</b>	<b>100.0%</b>	<b>1,891</b>	<b>102</b>	<b>98.2%</b>	<b>\$89.69</b>

# Centerton



- 56.3 percent of the sold houses in Centerton were priced between \$50,001 and \$150,000.
- The average price of a house sold in Centerton increased from \$167,533 in the first half of 2014 to \$182,882 in the second half of 2014. The second half of 2014 average sales price was 9.2 percent higher than in the first half of 2014 and 7.8 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 117 in the first half of 2014 to 102 in the second half of 2014.
- The average price per square foot for a house sold in Centerton increased from \$83.89 in the first half of 2014 to \$89.69 in the second half of 2014. The second half of 2014 average price per square foot was 6.9 percent higher than in the first half of 2014 and 6.9 percent higher than in the second half of 2013.

- About 6.2 percent of all houses sold in Benton County in the second half of 2014 were sold in Centerton. The average sales price of a house was 89.9 percent of the county average
- Out of 142 houses sold in the second half of 2014, 57 were new construction. These newly constructed houses had an average sold price of \$242,140 and took an average of 103 days to sell from their initial listing dates.
- There were 125 houses in Centerton listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$233,517.
- According to the Benton County Assessor's database, 64.0 percent of houses in Centerton were owner-occupied in the second half of 2014.



# Centerton

## Centerton Sold House Characteristics by Subdivision Second Half of 2014

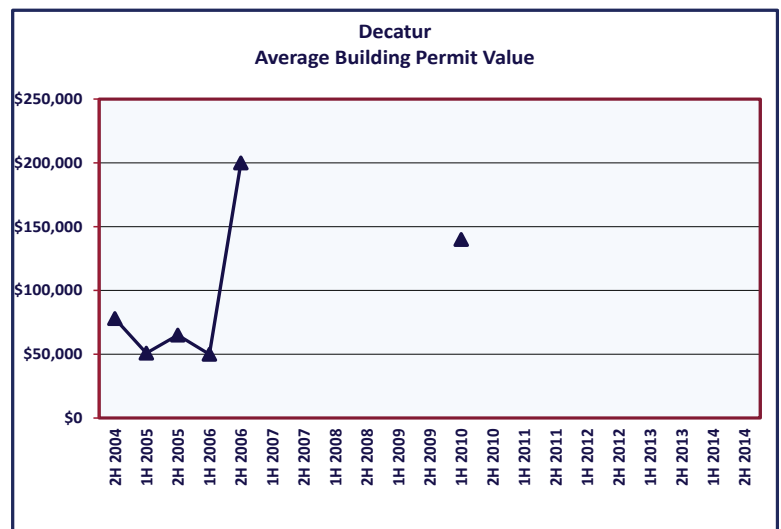
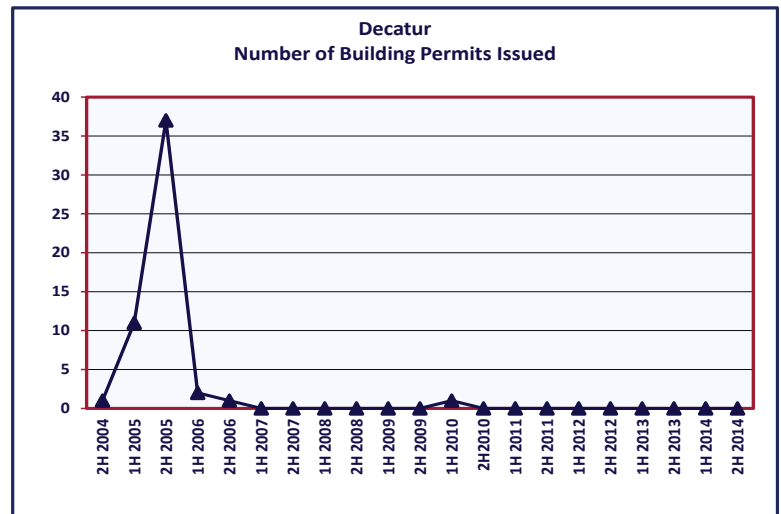
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Black Springs	3	2.1%	1,875	171	\$177,667	\$94.95
Brimwoods	1	0.7%	1,458	67	\$129,900	\$89.09
Centerpoint	12	8.5%	1,397	107	\$108,887	\$78.32
Charlou Estates	2	1.4%	2,603	62	\$157,000	\$60.43
Dogwood	2	1.4%	1,277	108	\$102,500	\$80.24
Eden's Court	6	4.2%	1,571	92	\$142,033	\$90.44
Forest Park	7	4.9%	1,861	77	\$187,607	\$100.70
Fox Run	1	0.7%	1,851	107	\$157,500	\$85.09
Hickory Park	1	0.7%	1,356	53	\$90,500	\$66.74
Kensington Hills	9	6.3%	1,939	100	\$169,411	\$88.01
Morningside	6	4.2%	1,386	77	\$128,425	\$93.09
North Forty	8	5.6%	1,393	106	\$101,294	\$72.60
Oak Ridge	3	2.1%	1,878	33	\$130,483	\$70.23
Oak Tree	8	5.6%	3,849	135	\$538,133	\$139.67
Ridgefield	2	1.4%	1,829	93	\$183,730	\$100.44
Rozar's	2	1.4%	1,089	36	\$42,500	\$39.21
Sienna	22	15.5%	1,754	86	\$150,444	\$86.17
Simmons	2	1.4%	1,776	126	\$145,000	\$81.62
Somerset	1	0.7%	1,346	129	\$118,500	\$88.04
Sonoma Valley	4	2.8%	1,684	99	\$135,125	\$80.28
Southland	5	3.5%	1,223	166	\$85,570	\$69.92
Tamarron	5	3.5%	1,759	130	\$161,300	\$91.77
Tarah Knolls	2	1.4%	2,068	78	\$185,000	\$89.49
Timber Ridge	3	2.1%	1,716	195	\$146,100	\$85.27
Township West	1	0.7%	1,218	60	\$77,500	\$63.63
Versailles	8	5.6%	4,098	82	\$555,247	\$136.42
Walnut Ridge	1	0.7%	1,119	134	\$90,000	\$80.43
Westwood	1	0.7%	1,457	77	\$127,500	\$87.51
Willow Crossing	11	7.7%	1,464	119	\$123,748	\$84.57
Other	3	2.1%	1,659	101	\$137,688	\$79.24
<b>Centerton</b>	<b>142</b>	<b>100.0%</b>	<b>1,891</b>	<b>102</b>	<b>\$182,882</b>	<b>\$89.69</b>



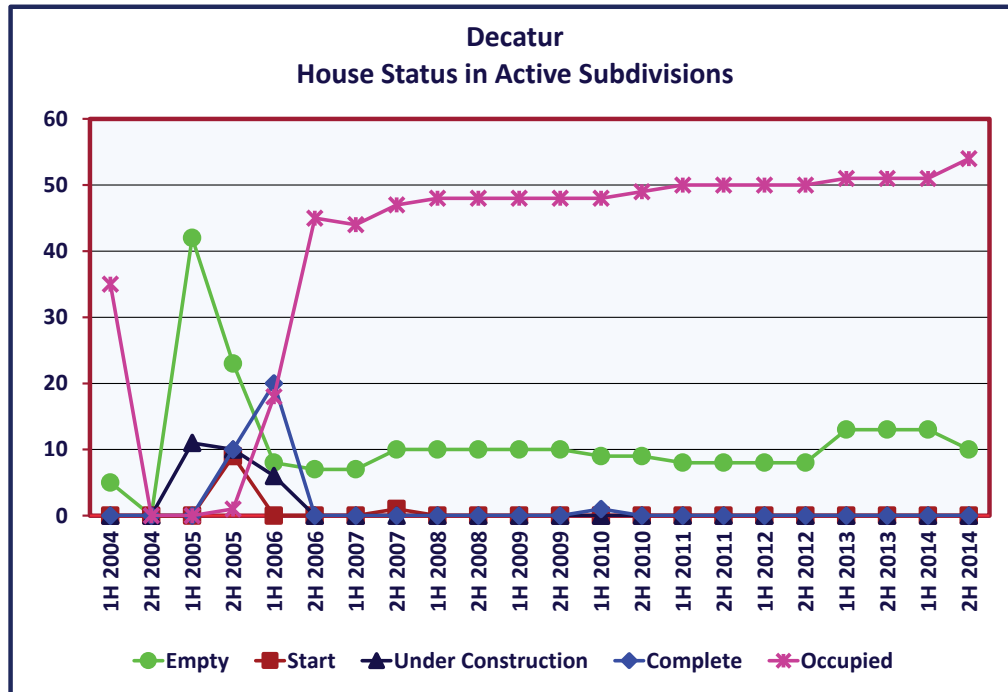


# Decatur

- From July 1 through December 31, 2014 there were no residential building permits issued in Decatur. This represents no change from the second half of 2013.



# Decatur



- There were 64 total lots in 3 active subdivisions in Decatur in the second half of 2014. About 84.4 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 15.6 percent were empty lots.
- No new houses were under construction in Decatur in the second half of 2014.
- No construction or progress in existing construction occurred in the past year in any of the three active subdivisions in Decatur.
- 3 houses in Decatur became occupied in the second half of 2014.
- Only 1 active subdivision in Decatur experienced no absorption during the past year.
- No new subdivisions received preliminary or final approval by December 31, 2014.

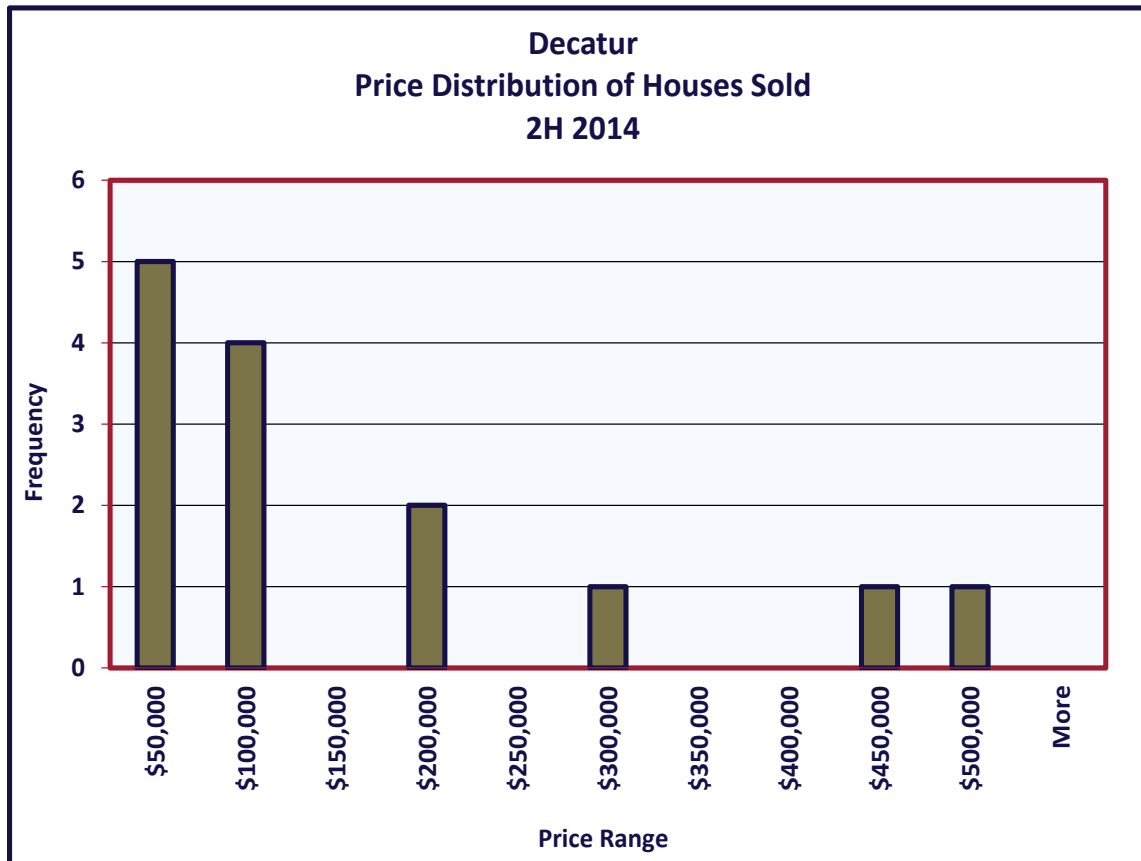
## Decatur House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bailey Estates	3	0	0	0	3	6	2	18.0
Crystal Lake Estates	0	0	0	0	7	7	1	0.0
Grant Springs <sup>1,2</sup>	7	0	0	0	44	51	0	--
<b>Decatur</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>	<b>64</b>	<b>3</b>	<b>40.0</b>

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

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

# Decatur

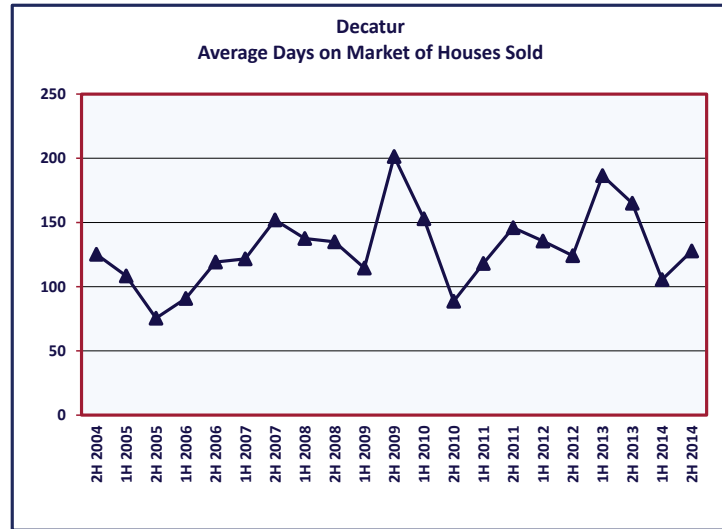
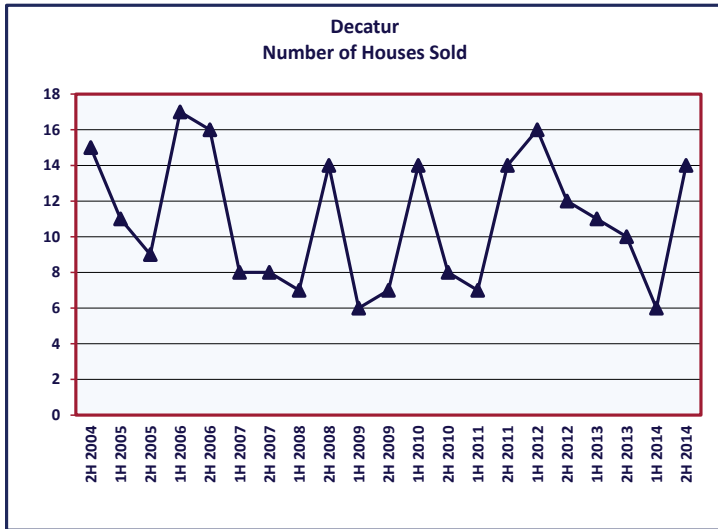


- There were 14 houses sold in Decatur from July 1 to December 31, 2014, or 133.3 percent more than the 6 sold in the first half of 2014, and 40.0 percent more than in the second half of 2013.

## Decatur Price Range of Houses Sold Second Half of 2014

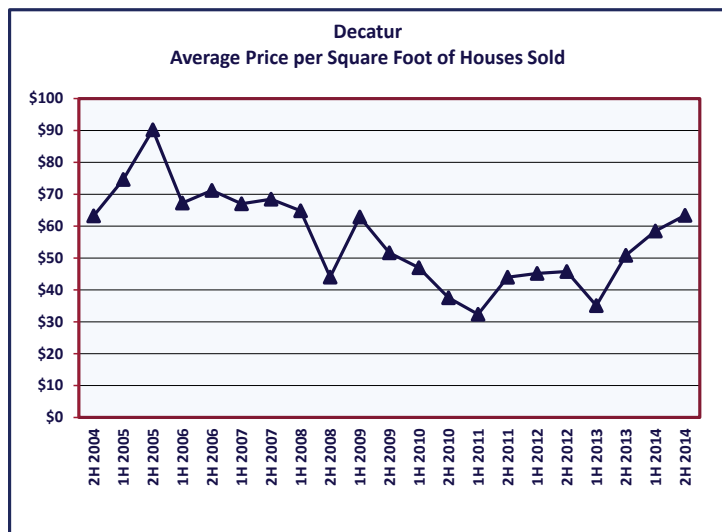
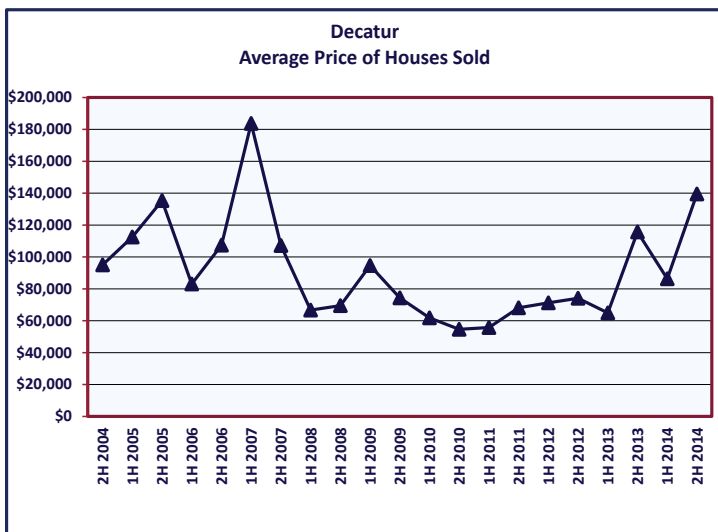
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	35.7%	1,119	121	90.2%	\$28.91
\$50,001 - \$100,000	4	28.6%	1,197	179	95.9%	\$62.31
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	2	14.3%	4,319	117	85.9%	\$64.53
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	7.1%	2,448	99	91.1%	\$104.17
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	7.1%	5,783	67	100.1%	\$69.20
\$450,001 - \$500,000	1	7.1%	2,435	71	95.5%	\$190.97
\$500,000+	0	0.0%	--	--	--	--
<b>Decatur</b>	<b>14</b>	<b>100.0%</b>	<b>2,120</b>	<b>128</b>	<b>92.4%</b>	<b>\$63.37</b>

# Decatur



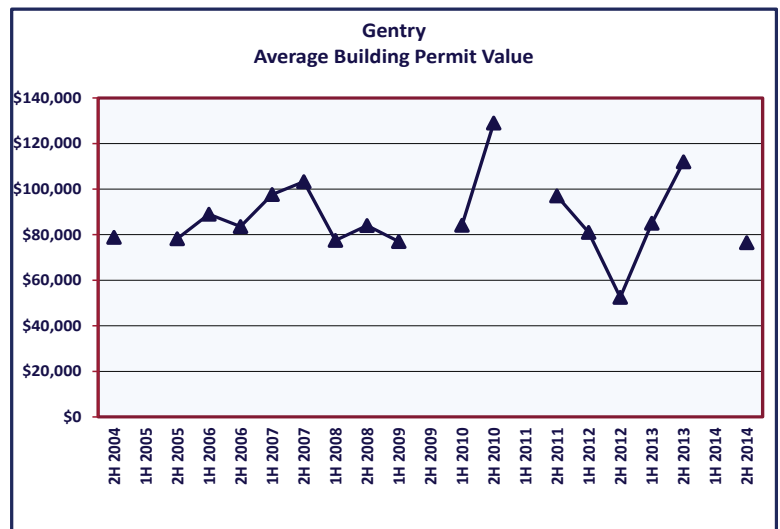
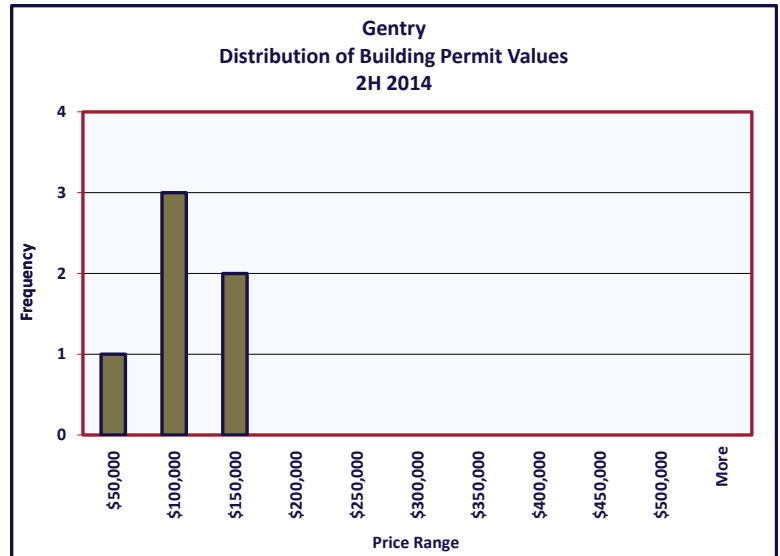
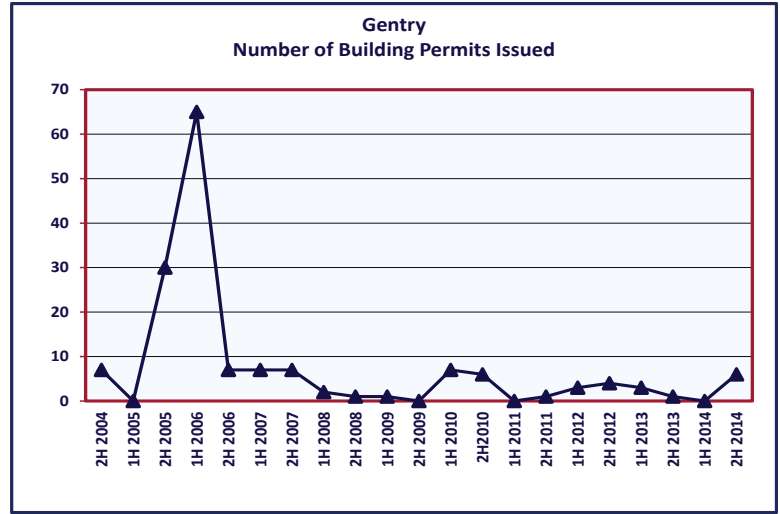
- 64.3 percent of the sold houses in Decatur were priced between \$0 and \$100,000.
- The average price of a house sold in Decatur increased from \$86,317 in the first half of 2014 to \$139,471 in the second half of 2014. The second half year's average sales price was 61.6 percent higher than in the first half of 2014 and 20.6 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale increased from 106 in the first half of 2014 to 128 in the second half of 2014.
- The average price per square foot for a house sold in Decatur increased from \$58.46 in the first half of 2014 to \$63.37 in the second half of 2014. The second half year's average price per square foot was 8.4 percent higher than in the first half of 2014 and 24.6 percent higher than in the second half of 2013.

- About 0.6 percent of all houses sold in Benton County in the second half of 2014 were sold in Decatur. The average sales price of a house was 68.6 percent of the county average.
- Out of 14 houses sold in the second half of 2014, 0 were new construction.
- There were 16 houses in Decatur listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$150,350.
- According to the Benton County Assessor's database, 53.7 percent of houses in Decatur were owner-occupied in the second half of 2014.

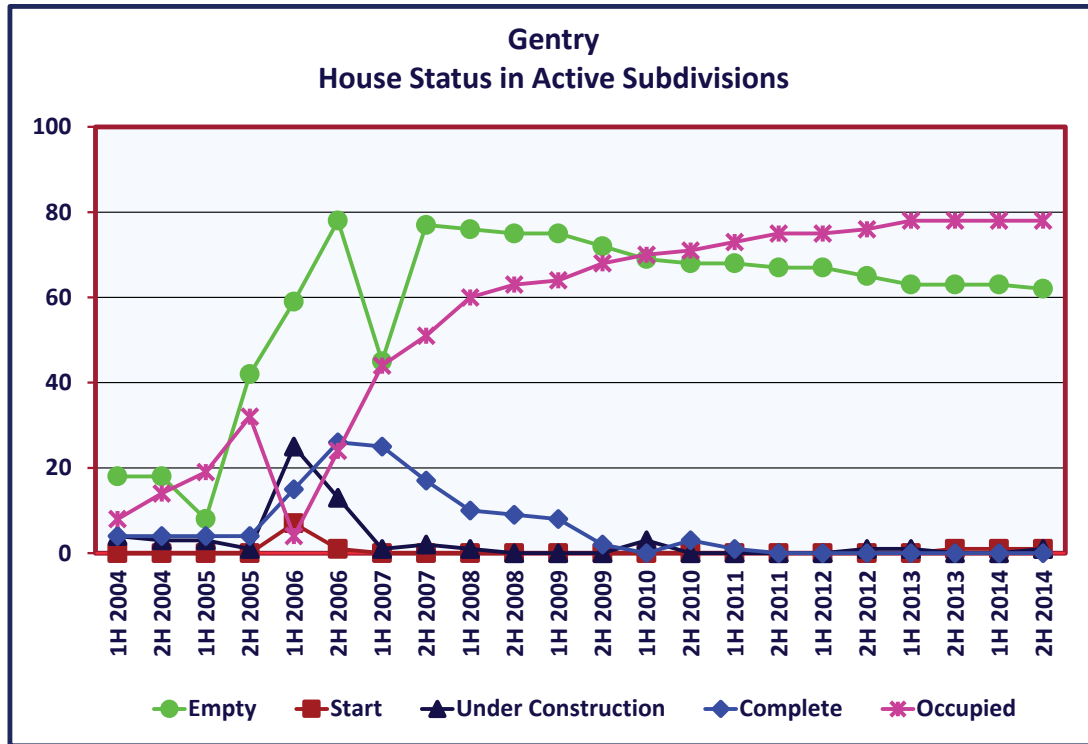


# Gentry

- From July 1 to December 31, 2014 there were 6 residential building permits issued in Gentry. This represents a 500 percent increase from the second half of 2013.
- In the second half of 2014, a majority of building permits in Gentry were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in Gentry decreased by 31.7 percent from \$112,000 in the second half of 2013 to \$76,500 in the second half of 2014.



# Gentry



- There were 142 total lots in 4 active subdivisions in Gentry in the second half of 2014. About 54.9 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 0.7 percent were under construction, 0.7 percent were starts, and 43.7 percent were vacant lots.
- In The Oaks, Phases I, II 1 new house was under construction in Gentry in the second half of 2014.
- No new construction or progress in existing construction has occurred in the last year in 3 of the 4 active subdivisions in Gentry.
- No houses in Gentry became occupied in 2014.
- No additional lots had received either preliminary or final approval by December 31, 2014 in Gentry.

## Gentry House Status in Active Subdivisions Second Half of 2014

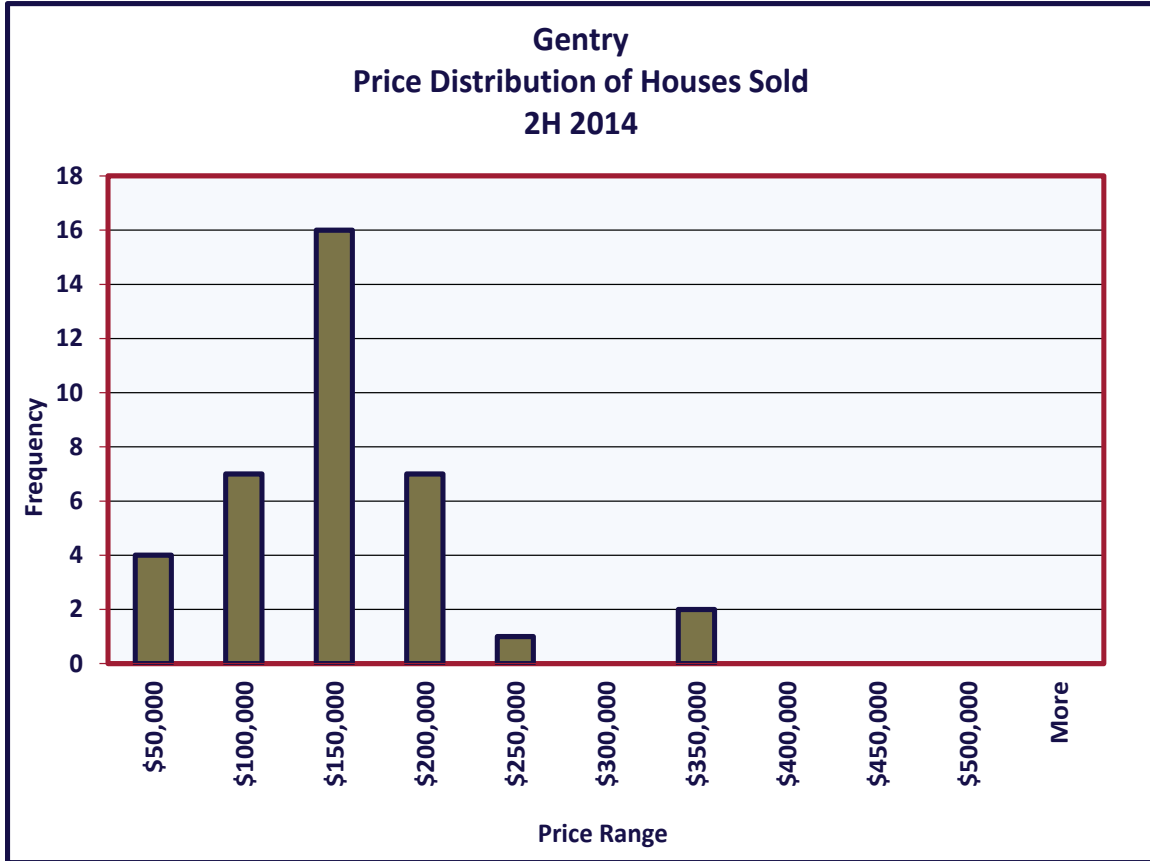
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Inventory
Ashton Place <sup>1,2</sup>	10	1	0	0	26	37	0	--
College Hill Second Addition <sup>1,2</sup>	3	0	0	0	5	8	0	--
The Oaks, Phases I, II <sup>1</sup>	28	0	1	0	38	67	0	--
Springhill <sup>1,2</sup>	21	0	0	0	9	30	0	--
<b>Gentry</b>	<b>62</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>78</b>	<b>142</b>	<b>0</b>	<b>--</b>

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

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



# Gentry

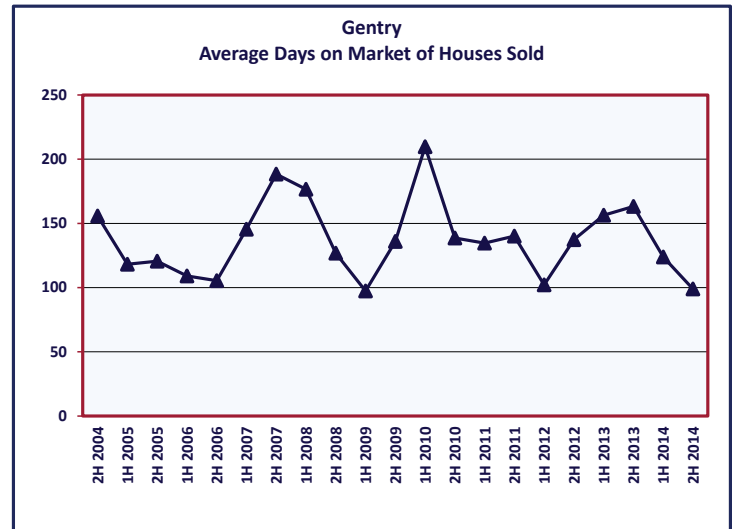
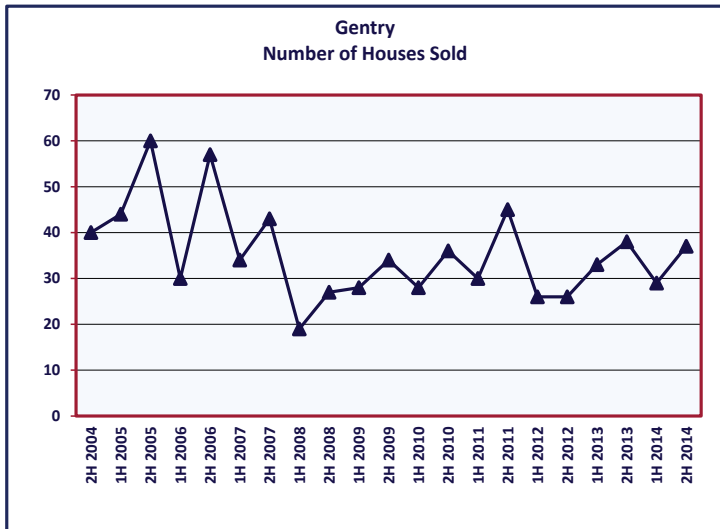


- There were 37 houses sold in Gentry from July 1 to December 31, 2014 or 21.6 percent more than in the first half of 2014 and 2.7 percent less than in the second half of 2013.

## Gentry Price Range of Houses Sold Second Half of 2014

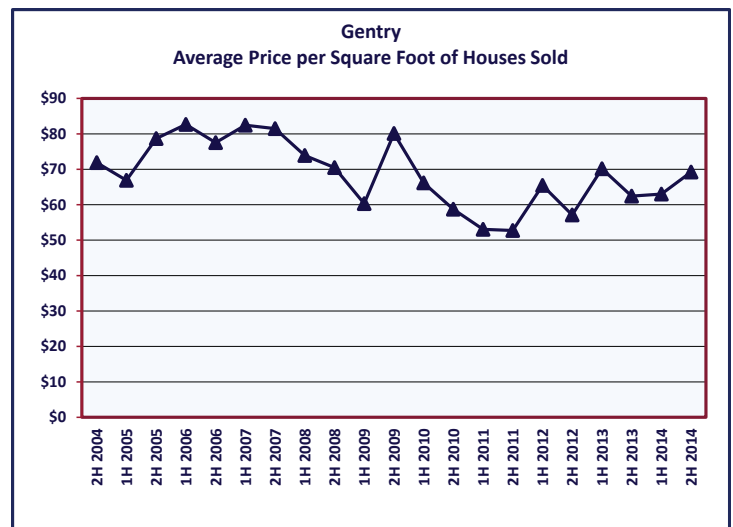
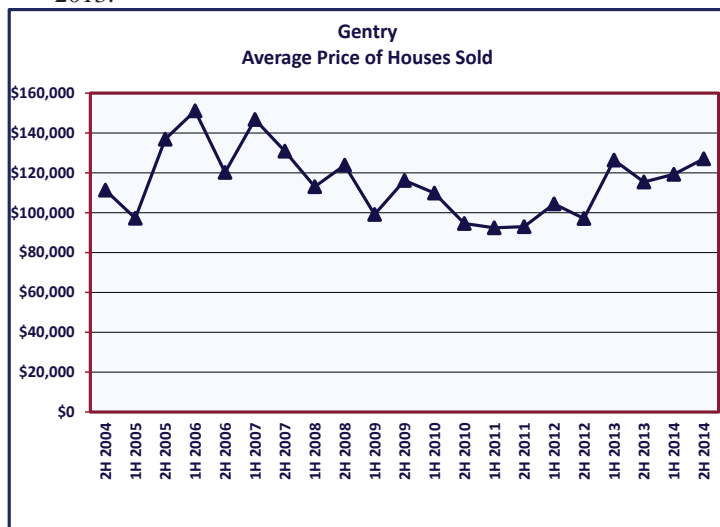
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	10.8%	1,397	83	83.7%	\$26.37
\$50,001 - \$100,000	7	18.9%	1,293	72	98.2%	\$62.81
\$100,001 - \$150,000	16	43.2%	1,881	114	95.8%	\$66.44
\$150,001 - \$200,000	7	18.9%	2,020	98	97.0%	\$85.62
\$200,001 - \$250,000	1	2.7%	2,305	163	81.8%	\$97.61
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	2	5.4%	3,092	72	97.4%	\$128.30
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Gentry</b>	<b>37</b>	<b>100.0%</b>	<b>1,821</b>	<b>99</b>	<b>94.9%</b>	<b>\$69.23</b>

# Gentry



- 66.2 percent of the sold houses in Gentry were priced between \$50,001 and \$150,000.
- The average price of a house sold in Gentry increased from \$115,392 in the second half of 2013 to \$119,272 in the first half of 2014. The average sales price in the first half of 2014 was 6.1 percent higher than in the previous half year and 9.2 percent higher than in the second half of 2013
- The average number of days on market from initial listing to the sale decreased from 124 in the first half of 2014 to 99 in the second half of 2014 in Gentry.
- The average price per square foot for a house sold in Gentry increased from \$63.00 in the first half of 2014 to \$69.23 in the second half of 2014. The second half of 2014 average price per square foot was 9.0 percent higher than in the previous half year and 9.8 percent higher than in the second half of 2013.

- About 1.6 percent of all houses sold in Benton County in the second half of 2014 were sold in Gentry. The average sales price of a house was 62.4 percent of the county average.
- Out of 37 houses sold in the second half of 2014, 2 were new construction.
- There were 37 houses in Gentry listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$163,622.
- According to the Benton County Assessor's database, 59.7 percent of houses in Gentry were owner-occupied in the second half of 2014.



# Gentry

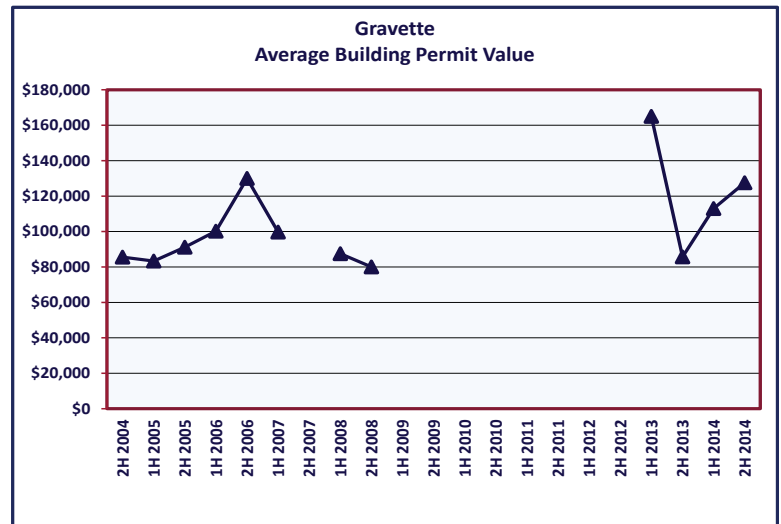
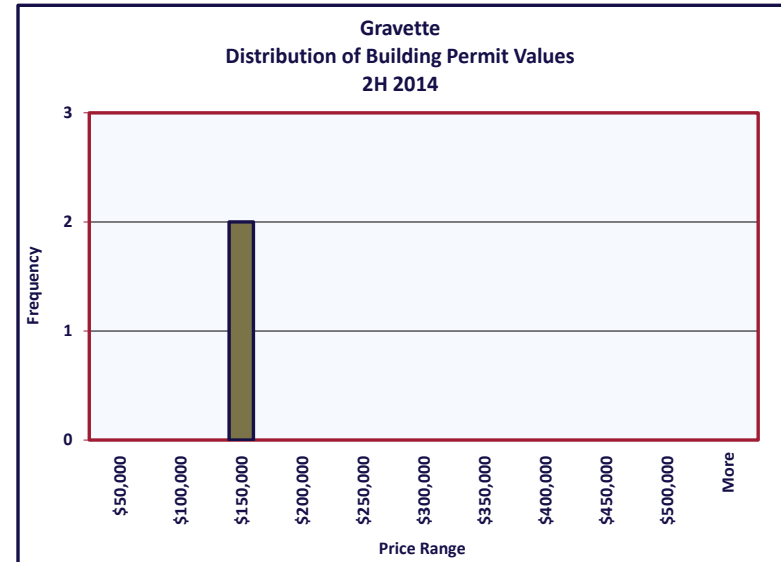
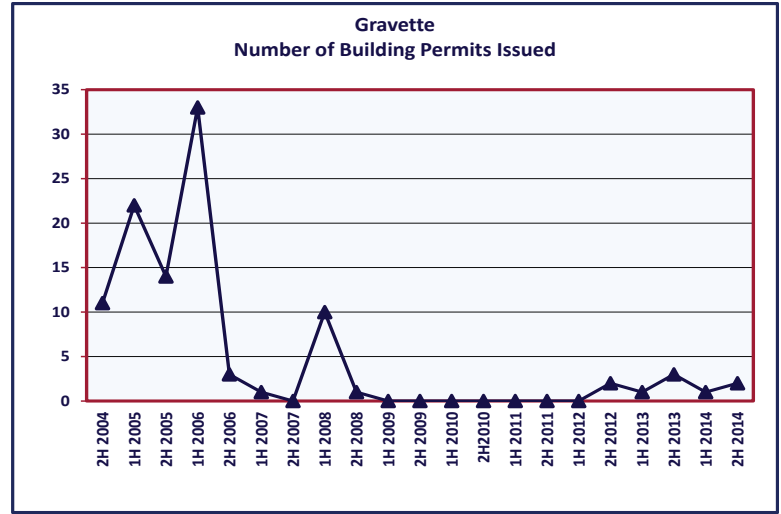
## Gentry Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Carast Acres	1	2.7%	1,215	86	\$86,500	\$71.19
Cobblestone	1	2.7%	1,424	146	\$105,500	\$74.09
Country Estates	1	2.7%	1,504	79	\$111,000	\$73.80
Doss Storey	1	2.7%	1,152	20	\$80,000	\$69.44
Mockingbird Lane	1	2.7%	870	116	\$85,433	\$98.20
Oak Knoll	2	5.4%	1,598	221	\$109,250	\$68.80
Oaks, The	2	5.4%	1,706	84	\$129,872	\$77.26
Parks Acreage	1	2.7%	1,296	55	\$105,000	\$81.02
Peguen Valley	2	5.4%	1,056	32	\$58,750	\$56.06
Pioneer Woods	2	5.4%	2,011	100	\$99,450	\$48.90
Spring Valley Estates	1	2.7%	1,144	41	\$35,500	\$31.03
Other	22	59.5%	2,092	102	\$149,850	\$70.95
<b>Gentry</b>	<b>37</b>	<b>100.0%</b>	<b>1,821</b>	<b>99</b>	<b>\$127,035</b>	<b>\$69.23</b>

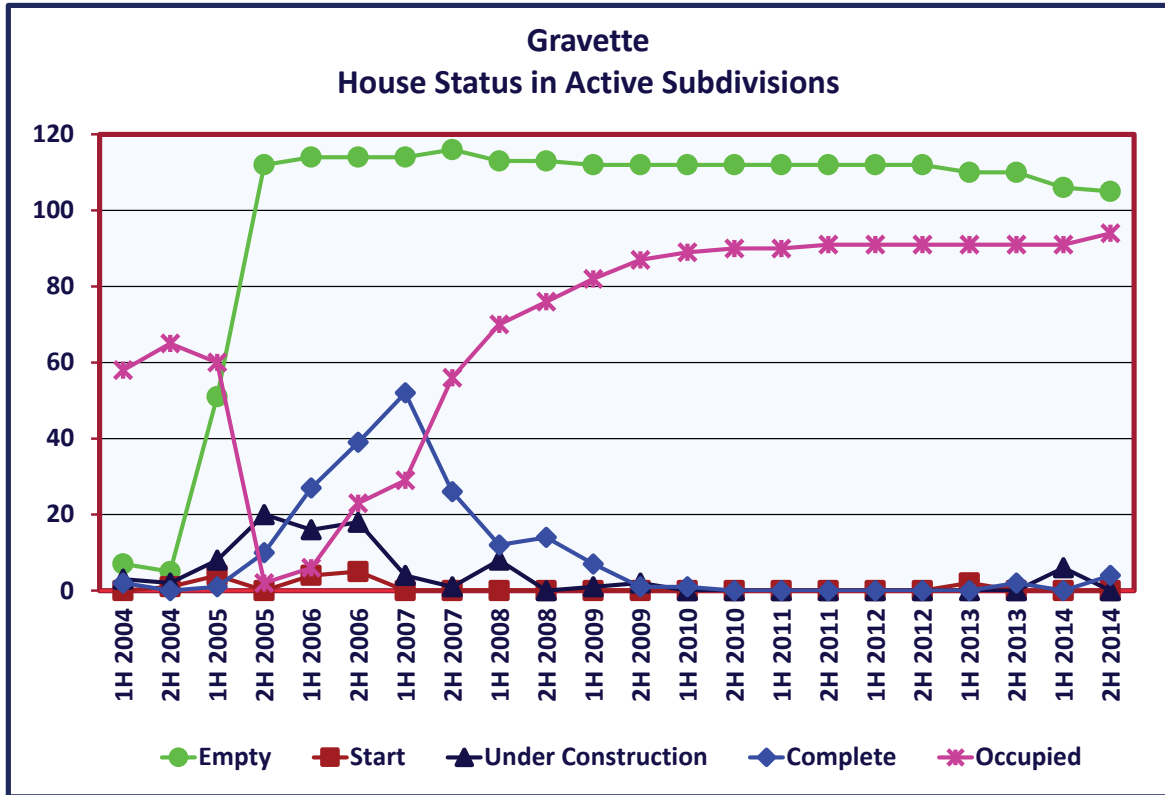


# Gravette

- From July 1 to December 31, 2014 there were 2 residential building permits issued in Gravette. This represents a 33.3 percent decrease from the second half of 2013.
- The average residential building permit value in Gravette increased by 48.8 percent from \$85,667 in the second half of 2013 to \$127,500 in the second half of 2014.



# Gravette



- There were 203 total lots in 4 active subdivisions in Gravette in the second half of 2014. About 46.3 percent of the lots were occupied, 2.0 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 51.7 percent were vacant lots.
- No construction occurred in Gravette in the second half of 2014.
- No new construction or progress in existing construction occurred in the past year in 2 of the 4 active subdivisions in Gravette.
- 3 houses in Gravette became occupied in the second half of 2014.
- In 3 of the 4 active subdivisions in Gravette, no absorption occurred in the past year.

## Gravette House Status in Active Subdivisions Second Half of 2014

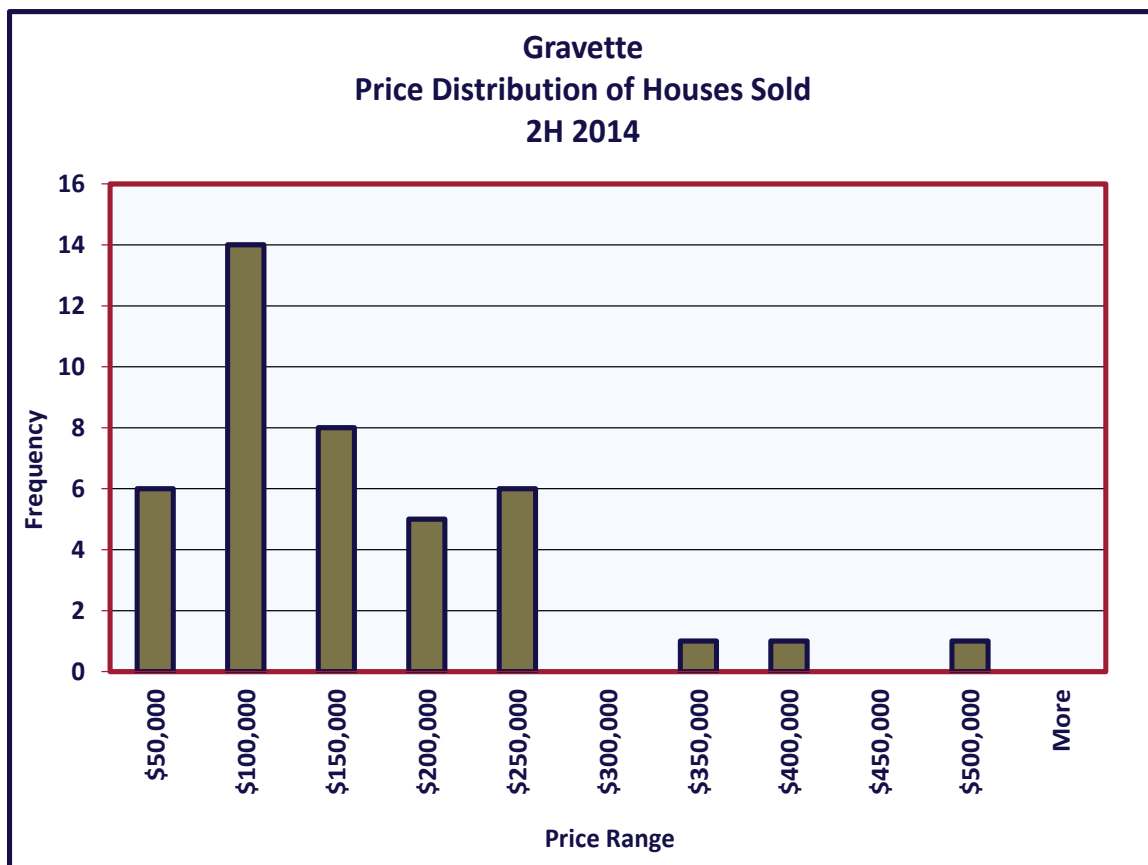
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows <sup>1,2</sup>	13	0	0	0	18	31	0	--
Habitat Meadows <sup>1,2</sup>	2	0	0	0	3	5	0	--
Patriot Park <sup>1</sup>	20	0	0	4	38	62	0	--
Walnut Creek	70	0	0	0	35	105	3	280.0
<b>Gravette</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>94</b>	<b>203</b>	<b>3</b>	<b>436.0</b>

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

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



# Gravette

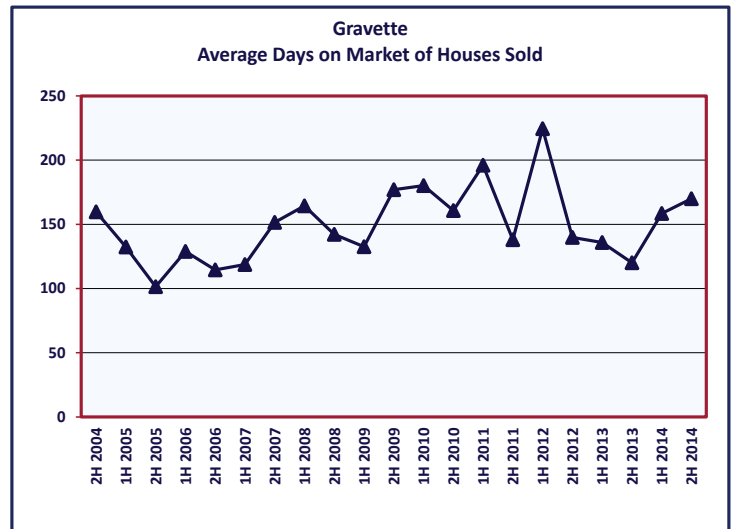
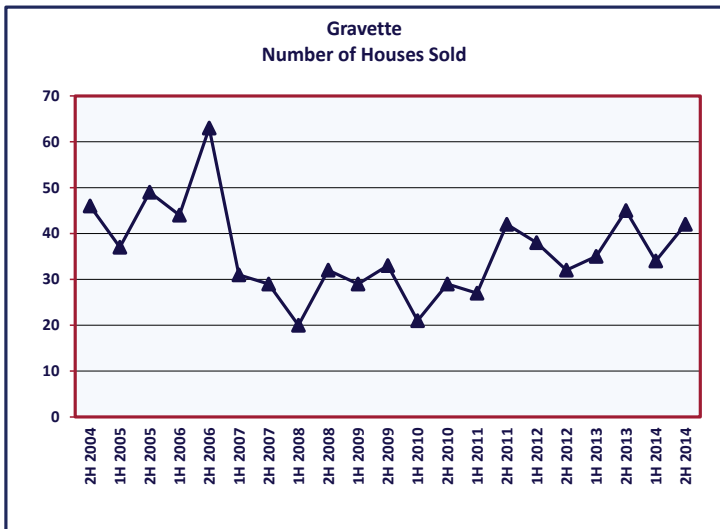


- There were 42 houses sold in Gravette from July 1 to December 31, 2014 or 23.5 percent more than the 34 sold in the first half of 2014 and 6.7 percent fewer than in the second half of 2013.

## Gravette Price Range of Houses Sold Second Half of 2014

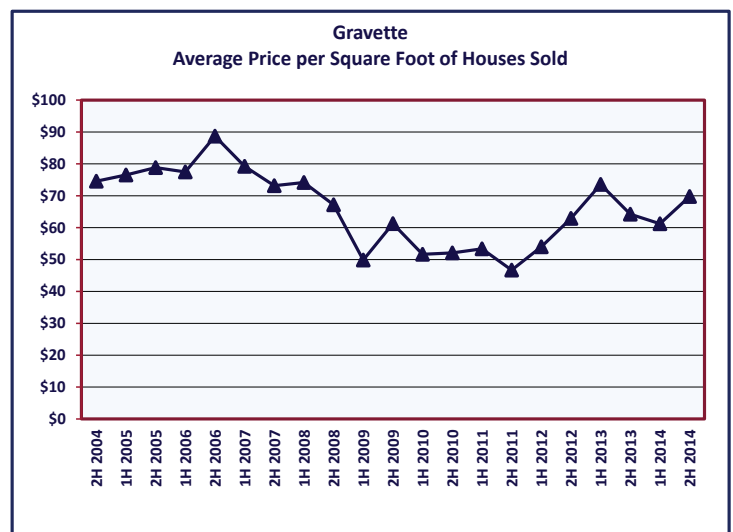
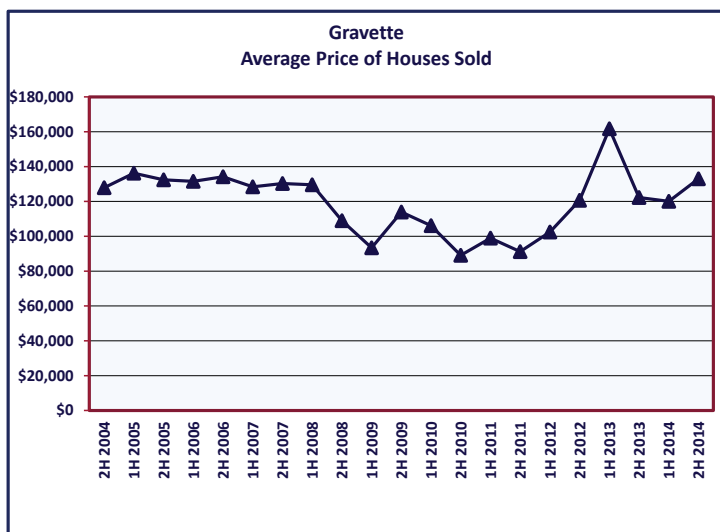
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	6	14.3%	989	126	75.0%	\$27.39
\$50,001 - \$100,000	14	33.3%	1,374	157	117.0%	\$58.06
\$100,001 - \$150,000	8	19.0%	1,833	110	95.9%	\$68.22
\$150,001 - \$200,000	5	11.9%	1,802	202	97.3%	\$97.36
\$200,001 - \$250,000	6	14.3%	2,533	211	96.0%	\$94.72
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	2.4%	3,416	192	96.4%	\$93.09
\$350,001 - \$400,000	1	2.4%	2,864	426	91.0%	\$123.95
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	2.4%	3,533	418	96.1%	\$135.86
\$500,000+	0	0.0%	--	--	--	--
<b>Gravette</b>	<b>42</b>	<b>100.0%</b>	<b>1,758</b>	<b>170</b>	<b>100.0%</b>	<b>\$69.79</b>

# Gravette



- 66.7 percent of the sold houses in Gravette were priced between \$0 and \$150,000.
- The average price of a house sold in Gravette increased from \$120,029 in the first half of 2014 to \$132,954 in the second half of 2014. The second half of 2014 average sales price was 10.8 percent higher than in the previous half year and 8.7 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale increased from 158 in the first half of 2014 to 170 in the second half of 2014.
- The average price per square foot for a house sold in Gravette increased from \$61.24 in the first half of 2014 to \$69.78 in the second half of 2014. The second half year's average price per square foot was 13.9 percent higher than in the previous half year and 8.7 percent higher than in the second half of 2013.

- About 1.8 percent of all houses sold in Benton County in the second half of 2014 were sold in Gravette. The average sales price of a house was 65.4 percent of the county average.
- Out of 42 houses sold in the second half of 2014, 3 were new construction.
- There were 57 houses in Gravette listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$148,820.
- According to the Benton County Assessor's database, 57.4 percent of houses in Gravette were owner-occupied in the second half of 2014.



# Gravette

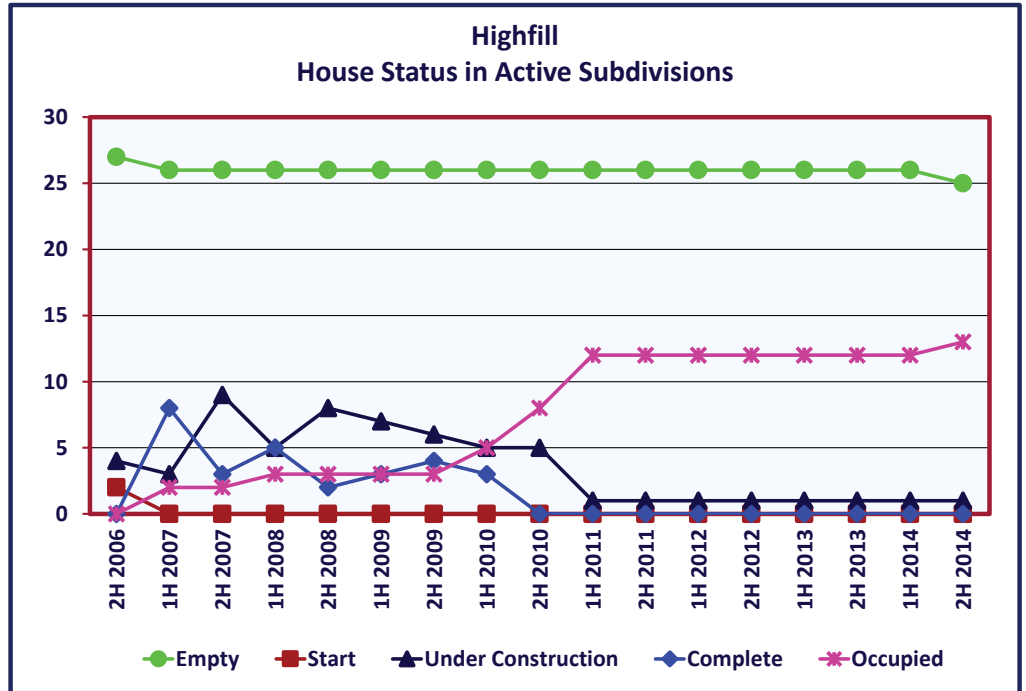
## Gravette Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Cameron's	1	2.4%	1,270	109	\$84,000	\$66.14
Chick Estates	1	2.4%	1,480	121	\$162,500	\$109.80
Countryside Estates	1	2.4%	1,176	60	\$75,000	\$63.78
Dugan & Leaf	1	2.4%	1,919	45	\$183,500	\$95.62
Easley Estates	1	2.4%	1,953	76	\$115,000	\$58.88
Highland	2	4.8%	1,465	221	\$54,000	\$33.69
Hiwasse	1	2.4%	1,152	128	\$90,000	\$78.13
John & Joe Mcallister	1	2.4%	1,156	17	\$59,000	\$51.04
Karr & Powell	1	2.4%	976	117	\$17,500	\$17.93
Listening Hills	1	2.4%	1,483	123	\$40,000	\$26.97
Loydon Oaks	2	4.8%	2,245	190	\$192,450	\$85.78
Ozark Estates	1	2.4%	2,688	342	\$230,000	\$85.57
Patriot Park	1	2.4%	1,435	228	\$94,900	\$66.13
Sloan's	2	4.8%	1,494	63	\$60,000	\$33.90
Stone Gate	1	2.4%	1,811	60	\$137,900	\$76.15
Trinity Estates	1	2.4%	3,533	418	\$480,000	\$135.86
Virden Hills	1	2.4%	4,088	460	\$225,000	\$55.04
Walnut Creek	1	2.4%	1,649	175	\$144,000	\$87.33
Well's	1	2.4%	648	42	\$30,000	\$46.30
Westfield	1	2.4%	1,946	137	\$118,500	\$60.89
Other	19	45.2%	1,741	186	\$141,282	\$75.93
<b>Gravette</b>	<b>42</b>	<b>100.0%</b>	<b>1,758</b>	<b>170</b>	<b>\$132,954</b>	<b>\$69.79</b>



# Highfill

- From July 1 to December 31, 2014 there were no residential building permits issued in Highfill. This represents no change from the second half of 2013.
- There were 39 total lots in 2 active subdivisions in Highfill in the second half of 2014. About 33.3 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.6 percent were under construction, 0.0 percent were starts, and 64.1 percent were vacant lots.
- 1 house was under construction in Highfill in the second half of 2014.
- Construction or progress in existing construction occurred only in Holiday Hills Estate in the second half of 2014 in Highfill.
- One new house in Highfill became occupied in the second half of 2014.



- An additional 50 lots in one subdivision had received final approval by December 31, 2014.



## Highfill Preliminary and Final Approved Subdivisions Second Half of 2014

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

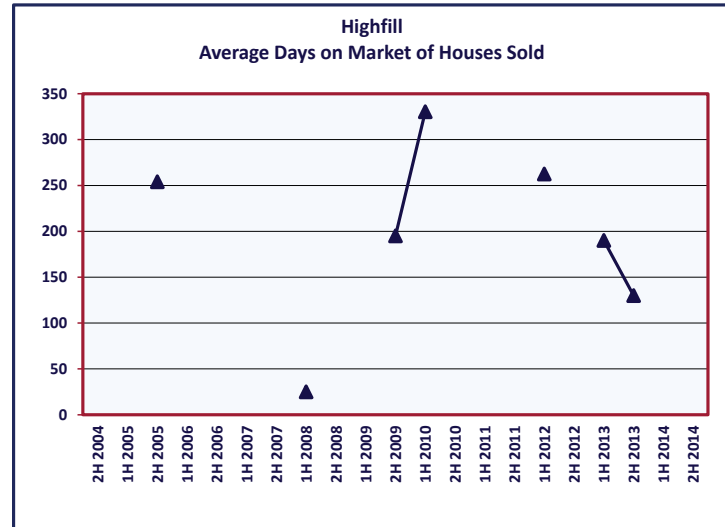
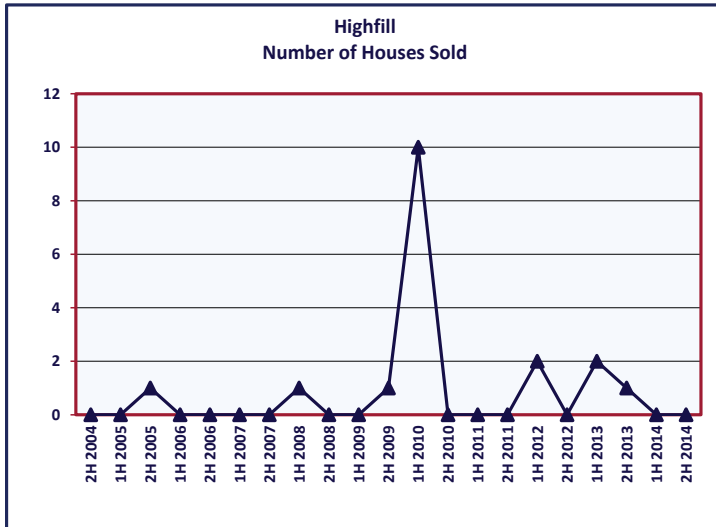
## Highfill House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates <sup>1, 2</sup>	4	0	0	0	2	6	0	--
Holiday Hills Estates	21	0	1	0	11	33	1	264.0
<b>Highfill</b>	<b>25</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>13</b>	<b>39</b>	<b>1</b>	<b>312.0</b>

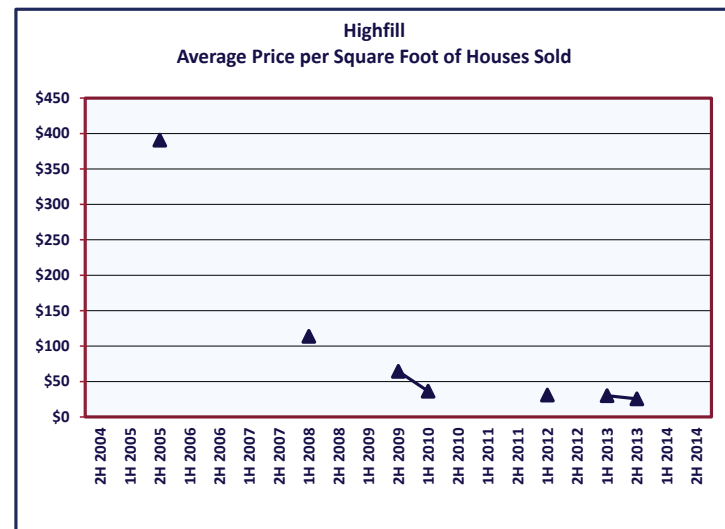
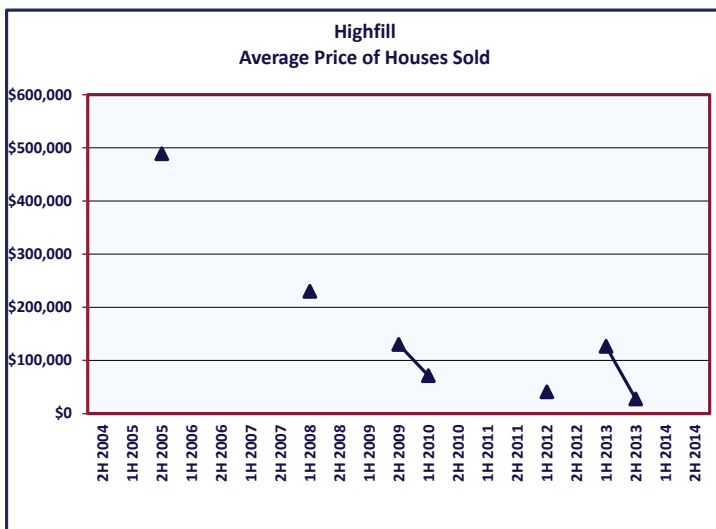
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Highfill



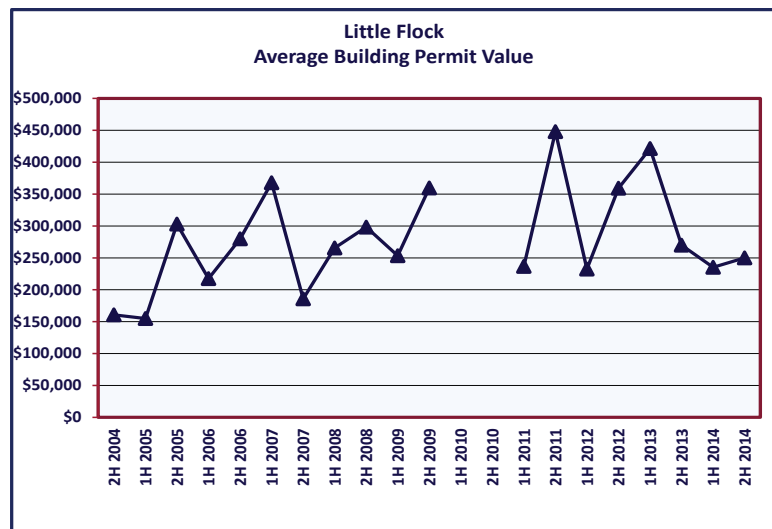
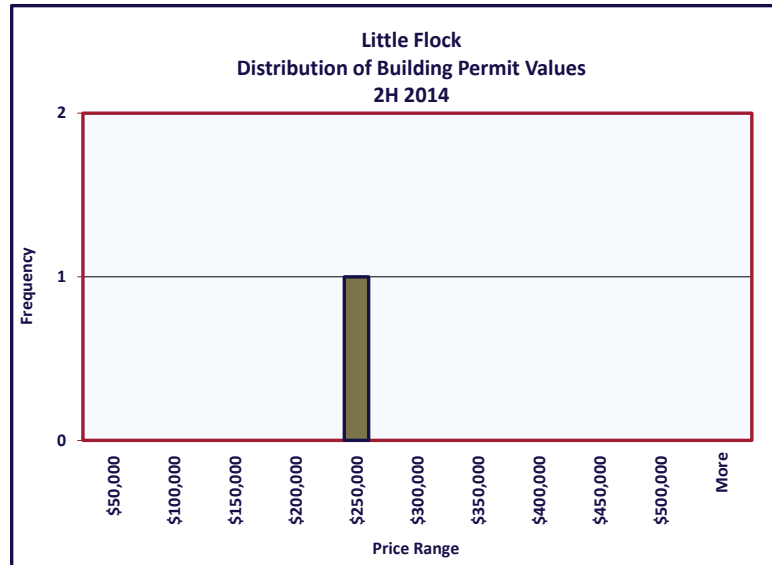
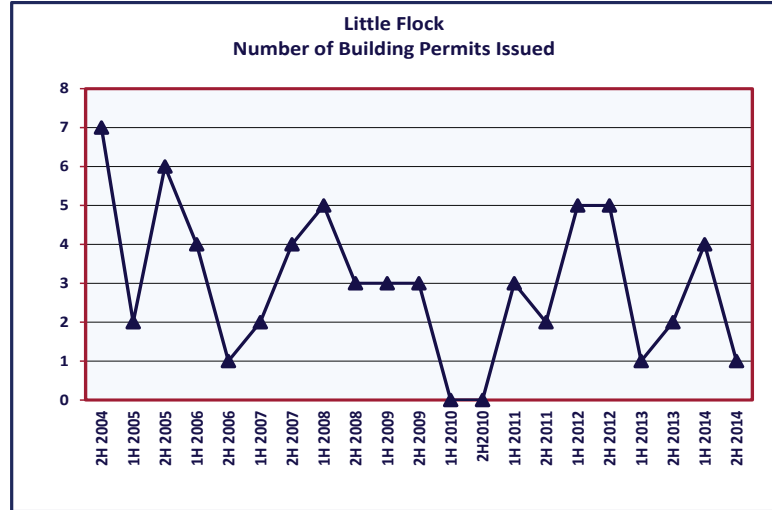
- There were no houses sold in the second half of 2014 in Highfill.
- There were no houses in Highfill listed for sale in the MLS database as of December 31, 2014.
- According to the Benton County Assessor's database, 55.5 percent of houses in Highfill were owner-occupied in the second half of 2014



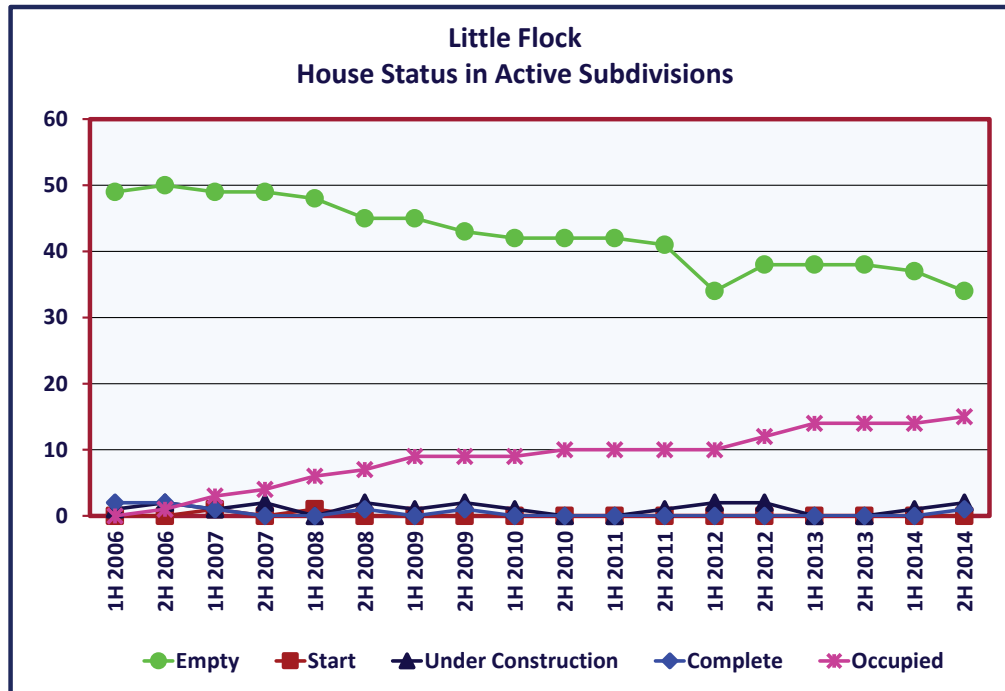


# Little Flock

- From July 1 through December 31, 2014 there was one residential building permit issued in Little Flock. This represents a 50.0 percent decrease from the second half of 2013.
- The average residential building permit value in Little Flock decreased by 7.4 percent from \$270,000 in the second half of 2013 to \$250,000 in the second half of 2014.



# Little Flock

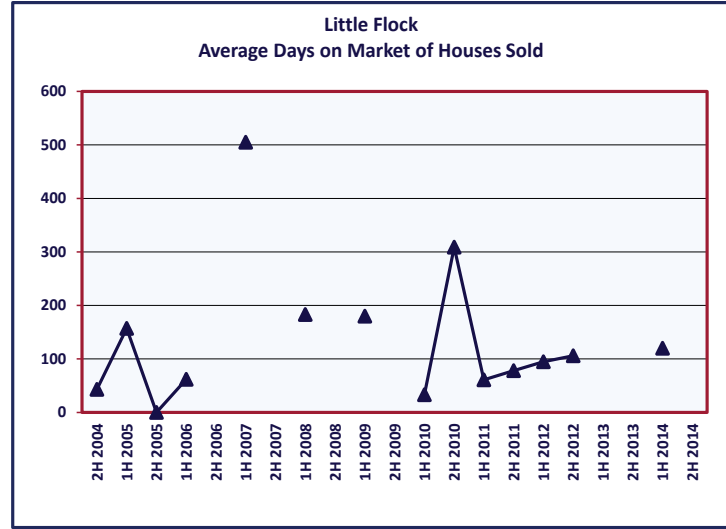
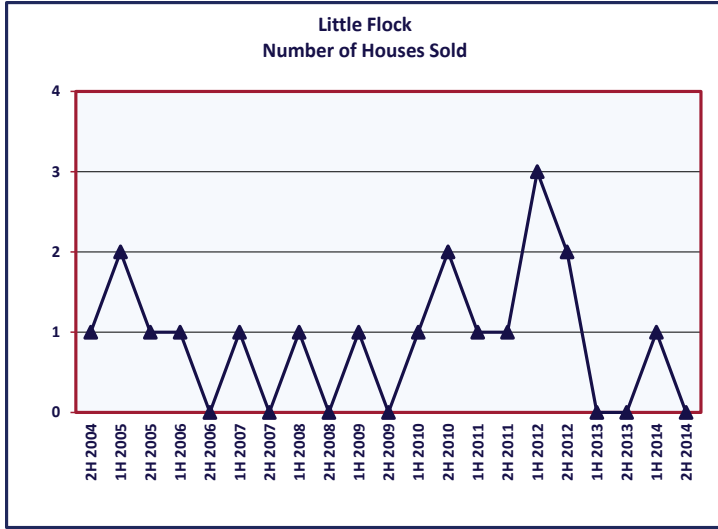


- There were 52 total lots in 1 active subdivision in Little Flock in the second half of 2014. 28.8 percent of the lots were occupied, 1.9 percent were complete, but unoccupied, 3.8 percent were under construction, 0.0 percent were starts, and 65.4 percent were vacant lots.
- The Meadows subdivision had 2 new houses under construction in the second half of 2014.
- 1 new house in Little Flock became occupied in the second half of 2014.
- No additional lots in Little Flock received either preliminary or final approval by December 31, 2014.
- There were no houses sold in Little Flock from July 1 to December 31, 2014.

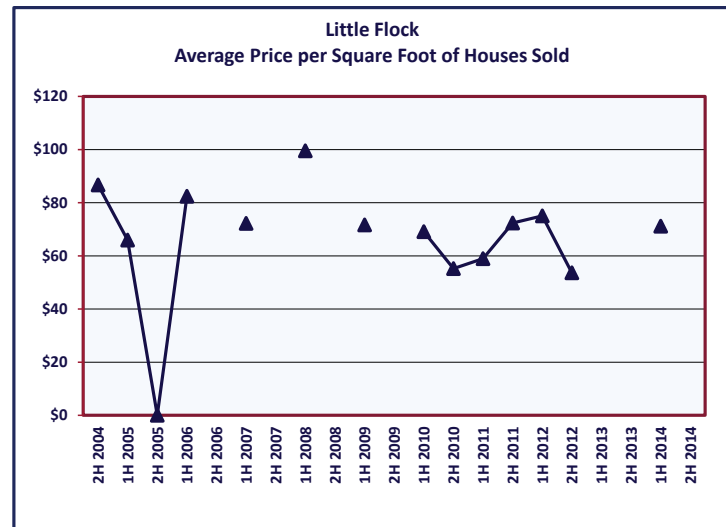
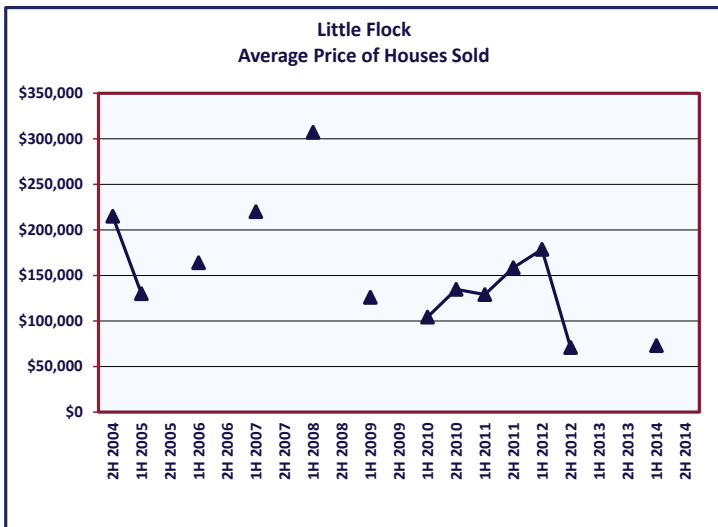
## Little Flock House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Inventory
The Meadows	34	0	2	1	15	52	1	444.0
Little Flock	34	0	2	1	15	52	1	444.0

# Little Flock

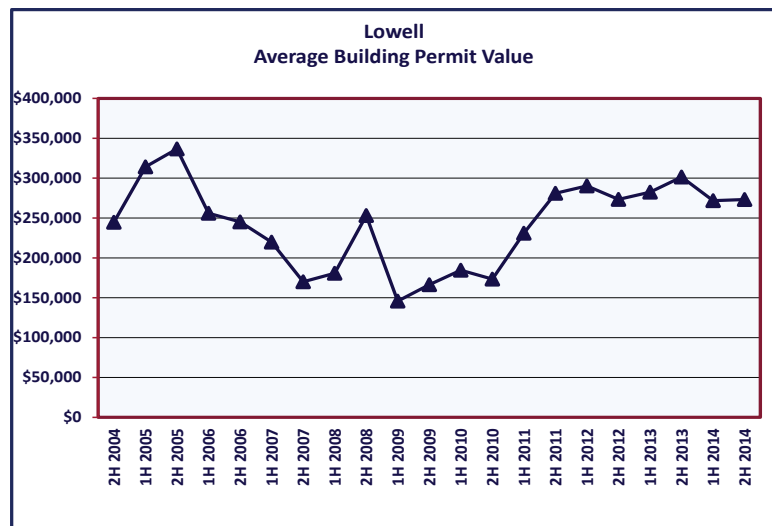
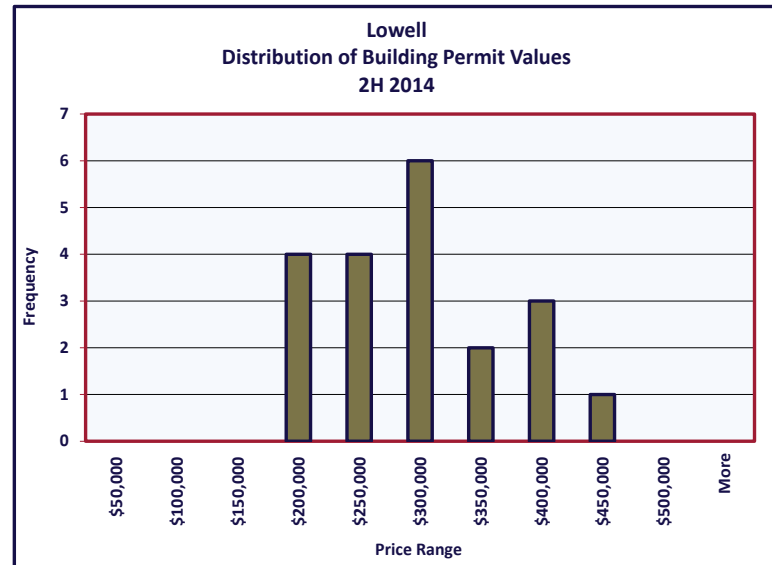
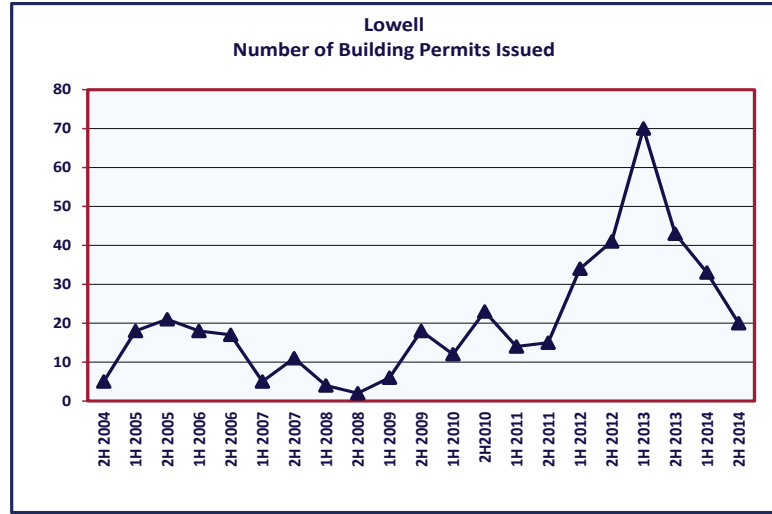


- There were no houses in Little Flock listed for sale in the MLS database as of December 31, 2014.
- According to the Benton County Assessor's database, 75.7 percent of houses in Little Flock were owner-occupied in the second half of 2014.

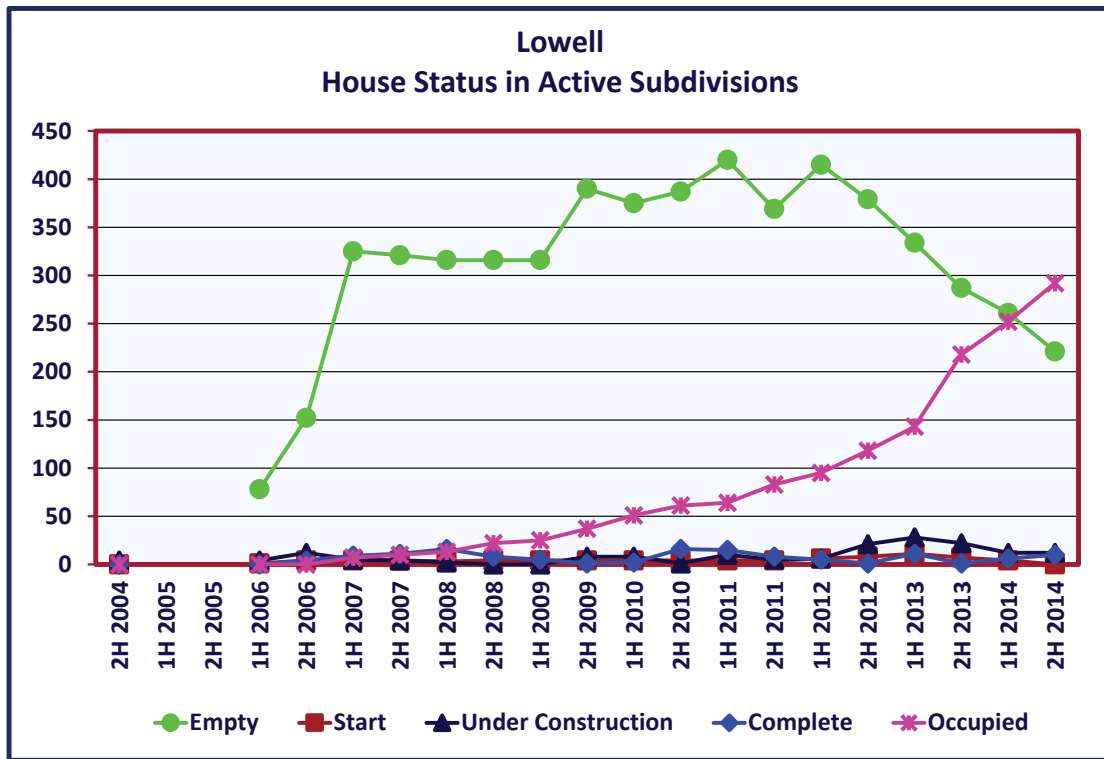


# Lowell

- From July 1 through December 31, 2014, there were 20 residential building permits issued in Lowell. This represents a 53.5 percent decrease from the second half of 2013.
- In the second half of 2014, a majority of building permits in Lowell were valued in the \$151,001 to \$300,000 range.
- The average residential building permit value in Lowell decreased by 9.3 percent from \$301,415 in the second half of 2013 to \$273,262 in the second half of 2014.



# Lowell



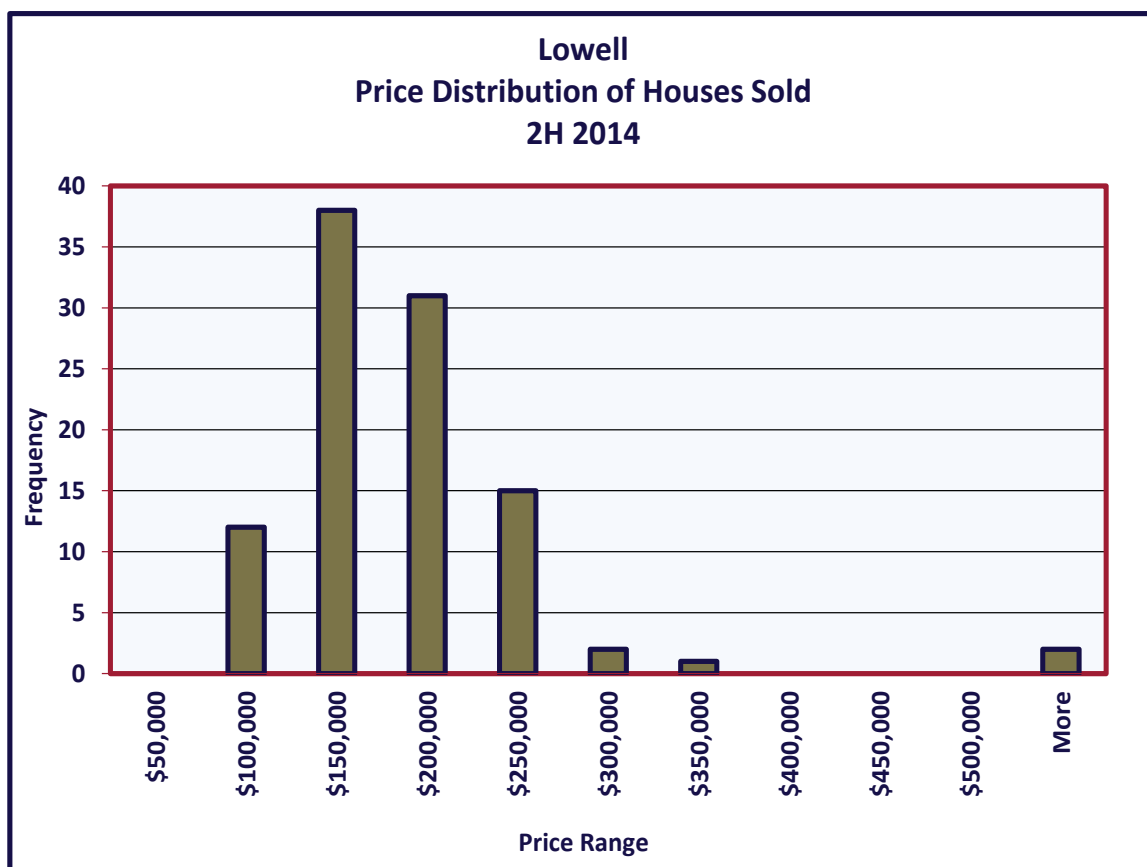
- There were 535 total lots in 7 active subdivisions in Lowell in the second half of 2014. About 54.6 percent of the lots were occupied, 1.9 percent were complete but unoccupied, 2.2 percent were under construction, 0 percent were starts, and 41.3 percent were vacant lots.
- The subdivisions with the most houses under construction in Lowell in the second half of 2014 were Meadowlands with 5 and Edinburgh with 4.
- 40 new houses in Lowell became occupied in the second half of 2014. The annual absorption rate implies that there were 39.4 months of remaining inventory in active subdivisions, up from 31.2 months in the first half of 2014.
- There were an additional 79 lots in one subdivision that had received preliminary approval by December 31, 2014.

## Lowell House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrett Place	1	0	1	0	6	8	0	24.0
Borghese, Phase I	52	0	0	3	28	83	2	94.3
Carrington	8	0	0	0	21	29	1	96.0
Edinburgh	15	0	4	4	67	90	12	17.3
Meadowlands	4	0	5	0	49	58	12	4.5
Park Central, Phase I	63	0	0	0	25	88	6	94.5
Weatherton	78	0	2	3	96	179	7	58.6
<b>Lowell</b>	<b>221</b>	<b>0</b>	<b>12</b>	<b>10</b>	<b>292</b>	<b>535</b>	<b>40</b>	<b>39.4</b>



# Lowell

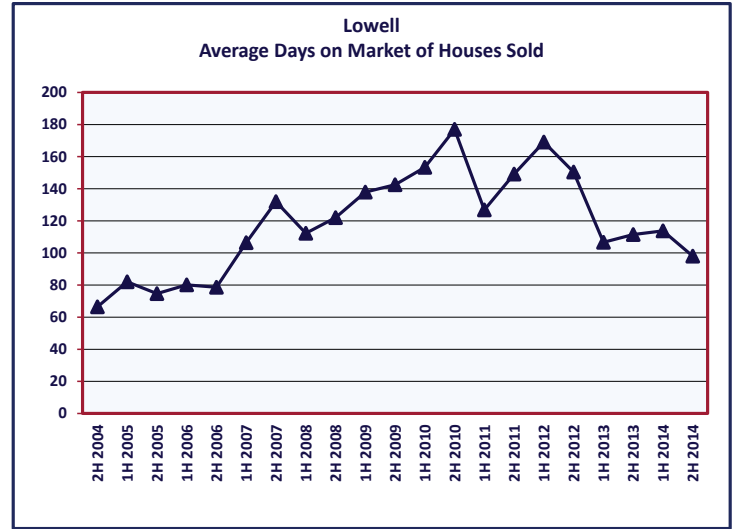
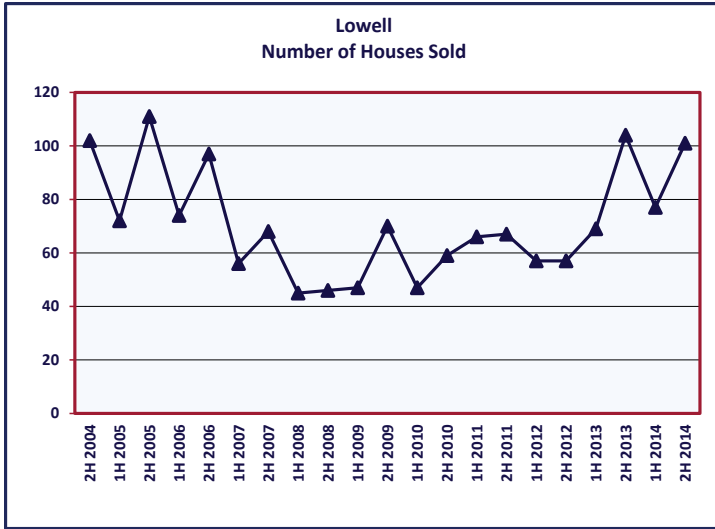


- There were 101 houses sold in Lowell from July 1 to December 31, 2014 or 31.2 percent more than were sold in the first half of 2014 and 2.9 percent less than in the second half of 2013.

## Lowell Price Range of Houses Sold Second Half of 2014

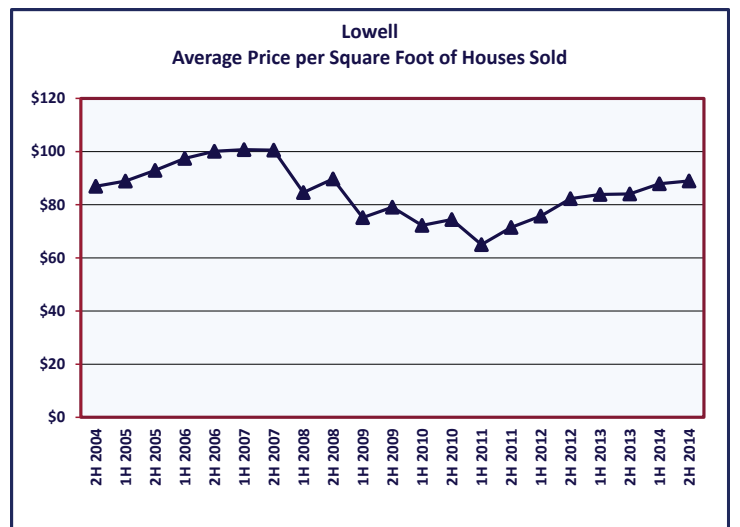
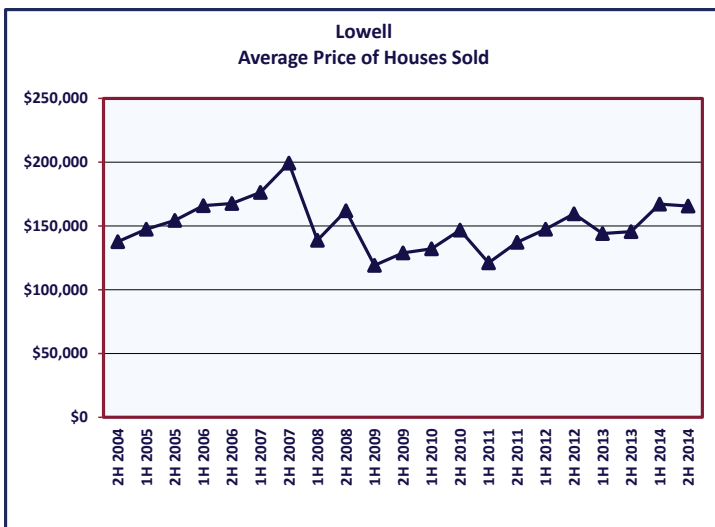
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	12	11.9%	1,432	148	95.1%	\$63.35
\$100,001 - \$150,000	38	37.6%	1,544	91	98.4%	\$82.61
\$150,001 - \$200,000	31	30.7%	1,888	98	98.7%	\$95.72
\$200,001 - \$250,000	15	14.9%	2,264	74	99.8%	\$97.83
\$250,001 - \$300,000	2	2.0%	2,442	76	98.2%	\$111.27
\$300,001 - \$350,000	1	1.0%	2,266	71	93.1%	\$147.84
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	2	2.0%	4,215	128	87.3%	\$138.76
<b>Lowell</b>	<b>101</b>	<b>100.0%</b>	<b>1,821</b>	<b>98</b>	<b>98.0%</b>	<b>\$88.93</b>

# Lowell



- 68.3 percent of the sold houses in Lowell were priced between \$100,001 and \$200,000.
- The average price of a house sold in Lowell decreased from \$167,118 in the first half of 2014 to \$116,587 in the second half of 2014. The second half year's average sales price was 0.9 percent lower than in the previous half year and 13.7 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 114 in the first half of 2014 to 98 in the second half of 2014.
- The average price per square foot for a house sold in Lowell increased from \$87.87 in the first half of 2014 to \$88.93 in the second half of 2014. The average price per square foot was 1.2 percent higher than in the previous half year and 5.8 percent higher than in the second half of 2013.

- About 4.4 percent of all houses sold in Benton County in the second half of 2014 were sold in Lowell. The average sales price of a house was 81.4 percent of the county average.
- Out of 101 houses sold in the second half of 2014, 29 were new construction. These newly constructed houses had an average sold price of \$202,678 and took an average of 76 days to sell from their initial listing dates.
- There were 58 houses in Lowell listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$212,932.
- According to the Benton County Assessor's database, 72.0 percent of houses in Lowell were owner-occupied in the second half of 2014.



# Lowell

## Lowell Sold House Characteristics by Subdivision Second Half of 2014

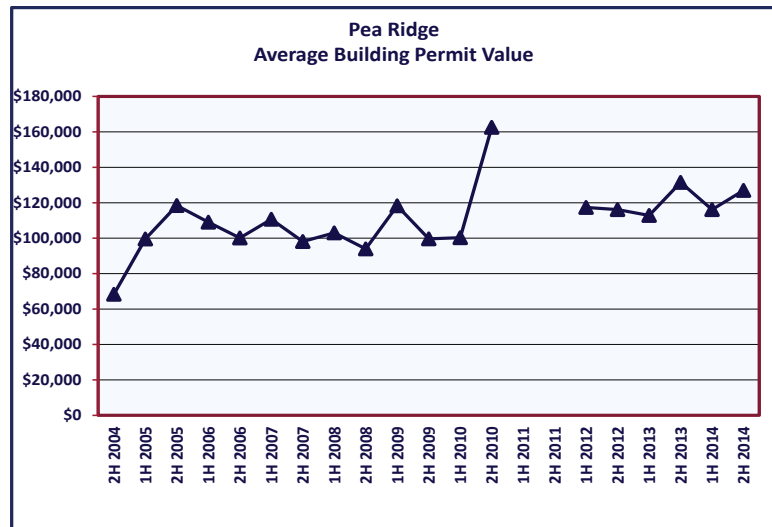
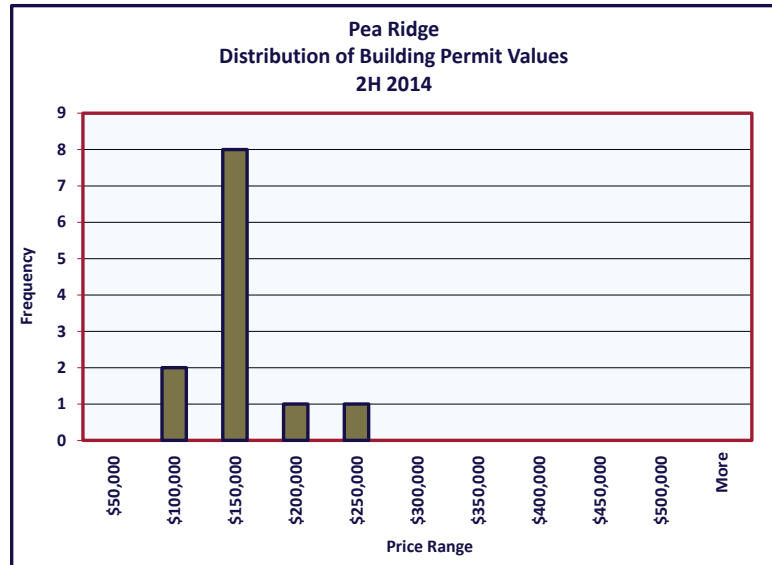
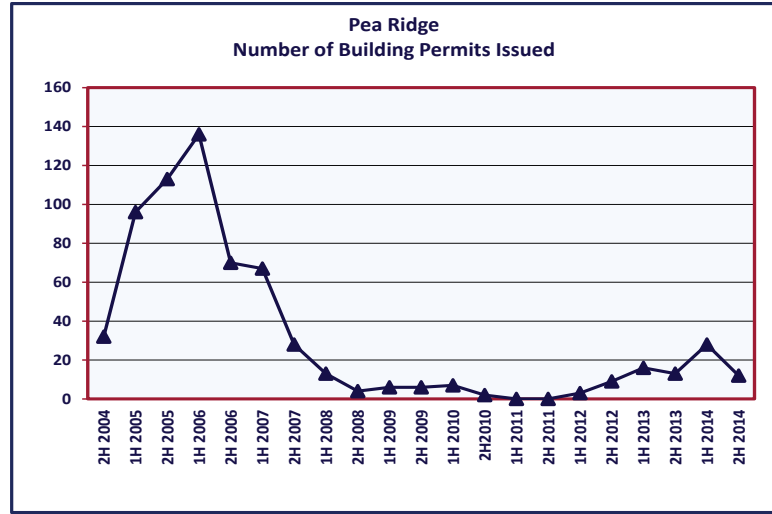
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Allen's	1	1.0%	2,266	71	\$335,000	\$147.84
Bloomington	2	2.0%	1,972	207	\$179,000	\$90.33
Cambridge Place	7	6.9%	1,765	115	\$135,786	\$77.61
Center Point Park	2	2.0%	1,653	70	\$148,350	\$90.17
Concord Place	3	3.0%	1,784	80	\$152,000	\$86.11
Edinburgh Manor	16	15.8%	2,147	53	\$206,183	\$96.67
Evergreen	2	2.0%	1,523	71	\$110,500	\$72.21
Franklin Terrace	2	2.0%	1,862	76	\$112,375	\$60.37
Highland Meadows	5	5.0%	1,386	128	\$107,480	\$77.25
Little Hickory Meadows	1	1.0%	2,364	38	\$200,000	\$84.60
Lowell Estates	3	3.0%	1,425	72	\$111,633	\$78.35
Lynn Estates	1	1.0%	1,457	58	\$118,000	\$80.99
Meadowlands	2	2.0%	2,000	80	\$210,375	\$105.15
North Hickory Hills	1	1.0%	1,380	317	\$164,500	\$119.20
Old Wire Acres	1	1.0%	2,200	87	\$220,000	\$100.00
Pleasant Meadows	2	2.0%	1,911	38	\$187,400	\$98.14
Pleasure Heights	1	1.0%	1,188	345	\$95,000	\$79.97
Prairie Meadows	2	2.0%	1,510	63	\$137,000	\$90.69
Sabre Heights	2	2.0%	1,562	112	\$125,400	\$80.46
South Mountain Estates	1	1.0%	4,013	99	\$523,000	\$130.33
Southfork	6	5.9%	1,418	118	\$115,917	\$81.43
Southview	4	4.0%	1,360	106	\$115,250	\$85.34
Summer Meadows	3	3.0%	1,856	95	\$160,300	\$86.40
Summerfield	1	1.0%	1,466	55	\$128,900	\$87.93
Sylvan Acres	1	1.0%	2,459	78	\$278,500	\$113.26
Tuscan Heights	4	4.0%	2,114	68	\$229,200	\$108.31
Van's Lakeside Acres	1	1.0%	4,416	156	\$650,000	\$147.19
Weatherton	9	8.9%	1,810	134	\$184,633	\$102.26
Other	15	14.9%	1,682	100	\$119,795	\$73.57
<b>Lowell</b>	<b>101</b>	<b>100.0%</b>	<b>1,821</b>	<b>98</b>	<b>\$165,587</b>	<b>\$88.93</b>

## Lowell Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Lakewood	2H 2013	79
Lowell		79

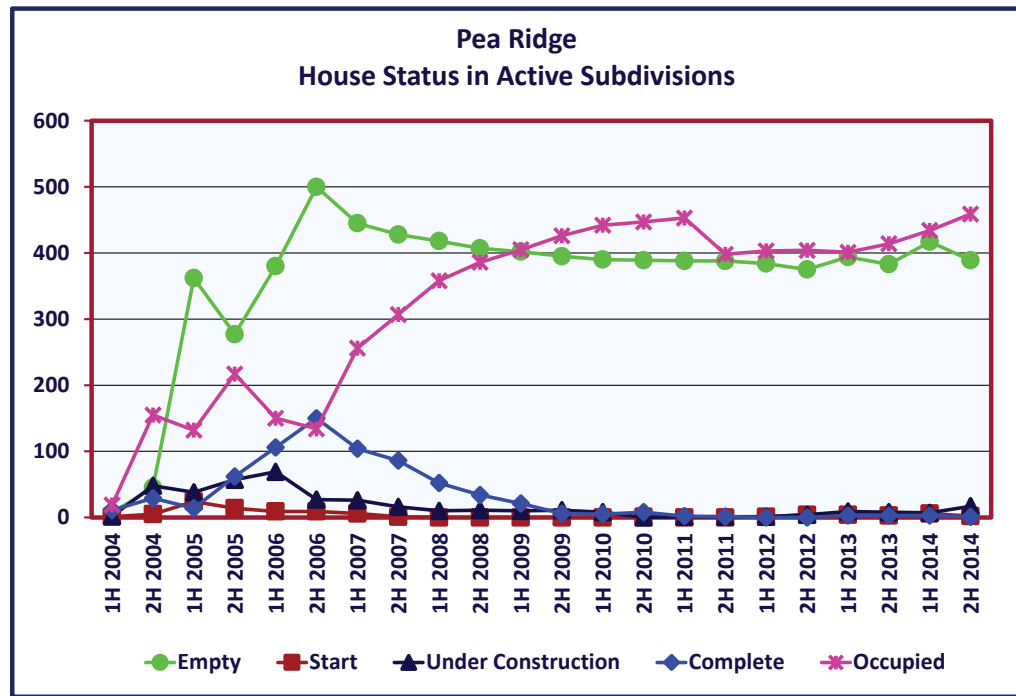
# Pea Ridge

- From July 1 through December 31, 2014 there were 12 residential building permits issued in Pea Ridge. This represents a 7.7 percent decrease from the second half of 2013.
- In the second half of 2014, a majority of building permits in Pea Ridge were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Pea Ridge was \$126,937 in the second half of 2014, down 3.4 percent from the average value of \$131,450 in the second half of 2013.



# Pea Ridge

- There were 868 total lots in 14 active subdivisions in Pea Ridge in the second half of 2014. About 52.9 percent of the lots were occupied, 0.1 percent were complete but unoccupied, 2.0 percent were under construction, 0.2 percent were starts, and 44.8 percent were vacant lots.
- The subdivisions with the most houses under construction in Pea Ridge in the second half of 2014 were Maple Glenn and Patterson Place with 4 each.
- No new construction or progress in existing construction has occurred in the last year in 4 out of the 14 active subdivisions in Pea Ridge.
- 25 new houses in Pea Ridge became occupied in the second half of 2014. The annual absorption rate implies that there were 109.1 months of remaining inventory in active subdivisions, down from 157.5 months in the first half of 2014.



- In 5 out of the 14 active subdivisions in Pea Ridge, no absorption occurred in the past year.
- An additional 5 lots in 1 subdivision had received final approval by December 31, 2014 in Pea Ridge.



## Pea Ridge Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
L & F Estates	2H 2010	5
Pea Ridge		5



# Pea Ridge

## Pea Ridge House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates <sup>1,2</sup>	91	0	0	0	16	107	0	--
Battlefield View Phases I, II	65	0	3	0	106	174	1	816.0
Creekside Estates <sup>1,2</sup>	34	0	0	0	1	35	0	--
Creekwood Manor	24	0	2	0	19	45	3	52.0
Deer Meadows <sup>1</sup>	74	0	1	0	17	92	0	--
Givens Place, Block III	15	0	0	0	60	75	1	180.0
Leetown Estates <sup>1,2</sup>	3	0	0	0	3	6	0	--
Maple Glenn	16	0	4	0	98	118	1	48.0
Patterson Place	5	1	4	1	49	60	4	18.9
Ridgeview Acres	24	0	0	0	9	33	4	57.6
Shepherd Hills	25	0	1	0	9	35	0	156.0
Sugar Creek Estates <sup>1,2</sup>	12	0	0	0	5	17	0	--
Summit Meadows	0	1	2	0	47	50	9	2.3
Weston Plexes	1	0	0	0	20	21	2	6.0
<b>Pea Ridge</b>	<b>389</b>	<b>2</b>	<b>17</b>	<b>1</b>	<b>459</b>	<b>868</b>	<b>25</b>	<b>109.1</b>

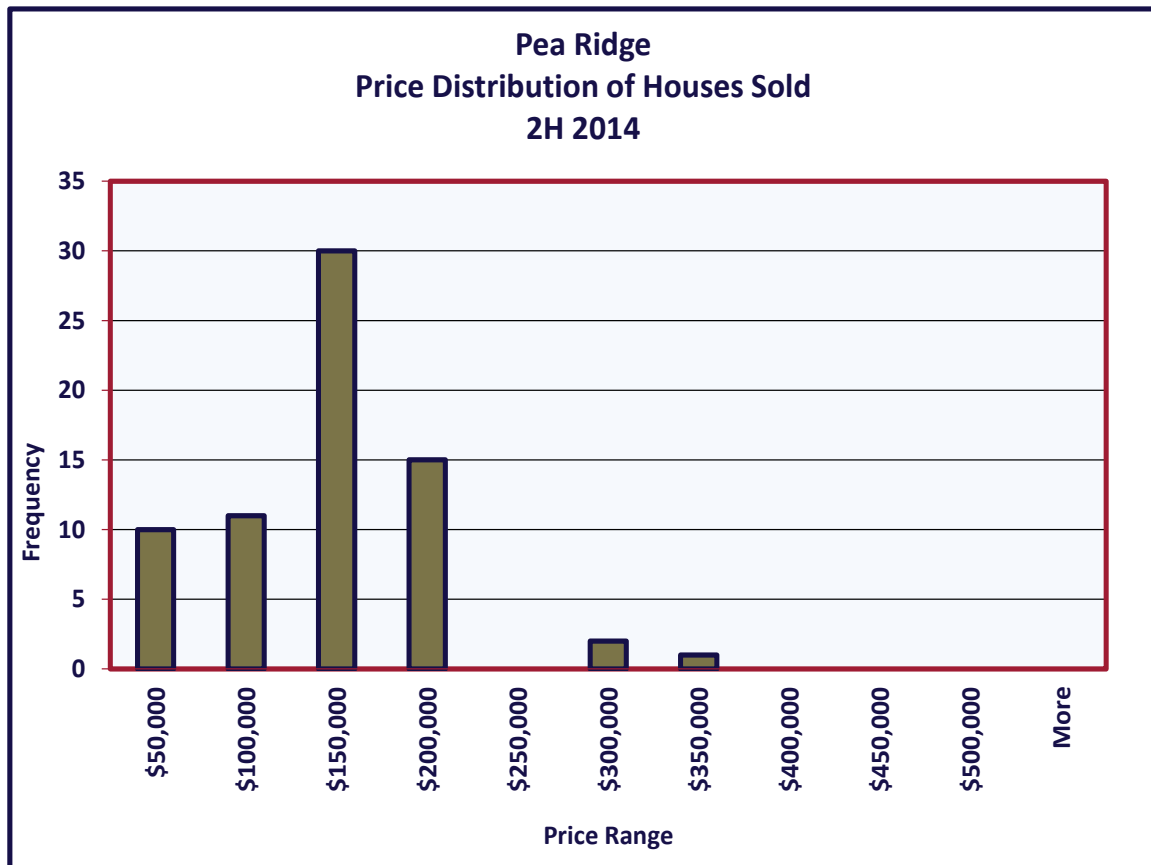
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Pea Ridge

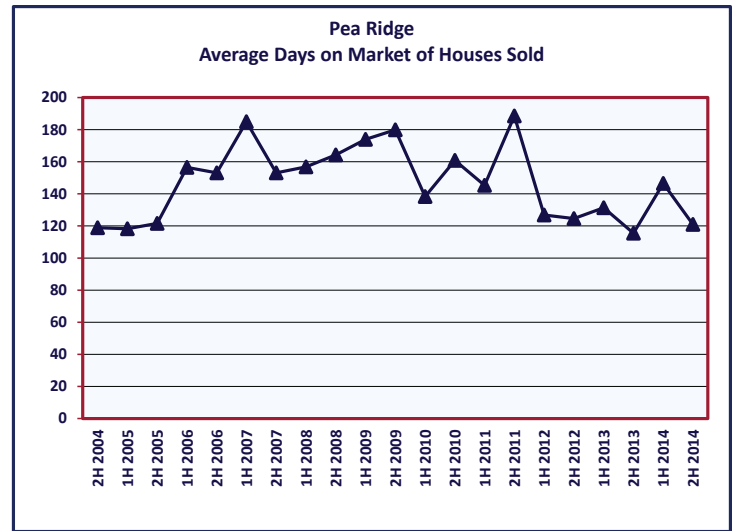
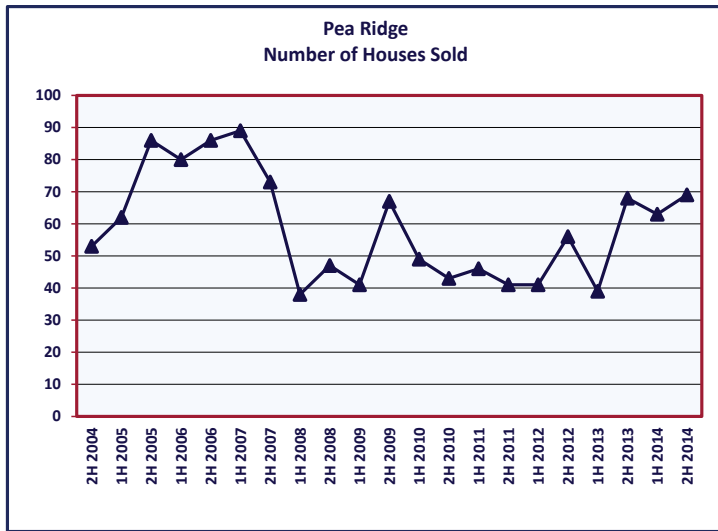


- There were 69 houses sold in Pea Ridge from July 1 to December 31, 2014 or 9.5 percent more than the 63 sold in the first half of 2014 and 1.5 percent more than in the second half of 2013.

## Pea Ridge Price Range of Houses Sold Second Half of 2014

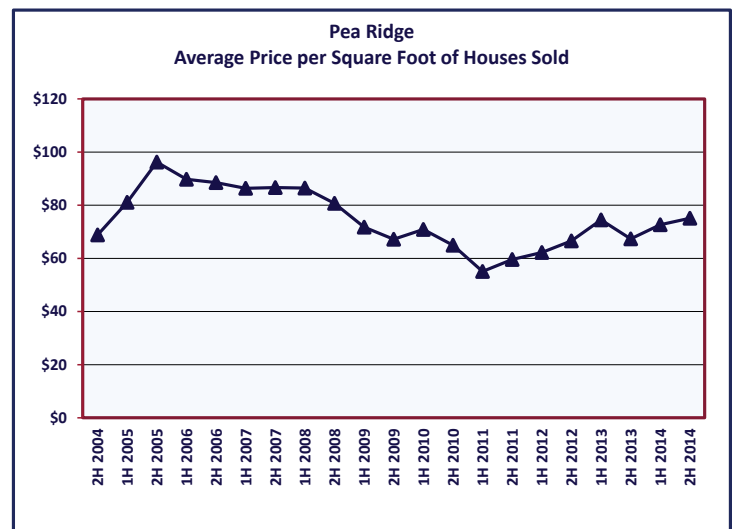
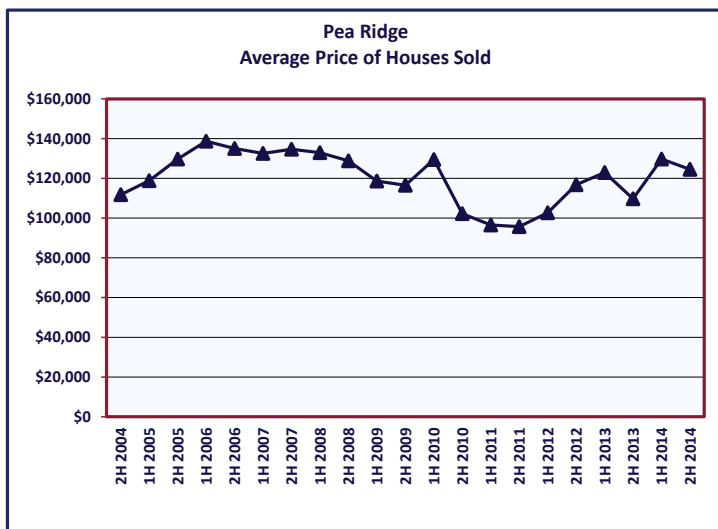
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	10	14.5%	1,219	160	86.5%	\$33.29
\$50,001 - \$100,000	11	15.9%	1,624	128	91.7%	\$59.36
\$100,001 - \$150,000	30	43.5%	1,550	98	99.0%	\$82.53
\$150,001 - \$200,000	15	21.7%	1,915	127	97.0%	\$92.27
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	2	2.9%	2,424	192	96.4%	\$111.75
\$300,001 - \$350,000	1	1.4%	2,762	123	96.6%	\$111.88
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Pea Ridge</b>	<b>69</b>	<b>100.0%</b>	<b>1,636</b>	<b>121</b>	<b>95.5%</b>	<b>\$75.09</b>

# Pea Ridge



- 59.4 percent of the sold houses in Pea Ridge were priced between \$50,001 and \$150,000.
- The average price of a house sold in Pea Ridge decreased from \$129,707 in the first half of 2014 to \$124,564 in the second half of 2014. The second half year's average sales price was 4.0 percent lower than in the previous half year and 13.5 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 147 in the first half of 2014 to 121 in the second half of 2014.
- The average price per square foot for a house sold in Pea Ridge increased from \$72.67 in the first half of 2014 to \$75.09 in the second half of 2014. The second half year's average price per square foot was 3.3 percent higher than in the previous half year and 11.5 percent higher than the second half of 2013.

- About 3.0 percent of all houses sold in Benton County in the second half of 2014 were sold in Pea Ridge. The average sales price of a house was 61.2 percent of the county average.
- Out of 69 houses sold in the second half of 2014, 16 were new construction. These newly constructed houses sold for an average of \$159,524 and took 133 days to sell from their initial listing dates.
- There were 47 houses in Pea Ridge listed for sale in the MLS database as December 31, 2014. These houses had an average list price of \$160,779.
- According to the Benton County Assessor's database, 70.0 percent of houses in Pea Ridge were owner-occupied in the second half of 2014.



# Pea Ridge

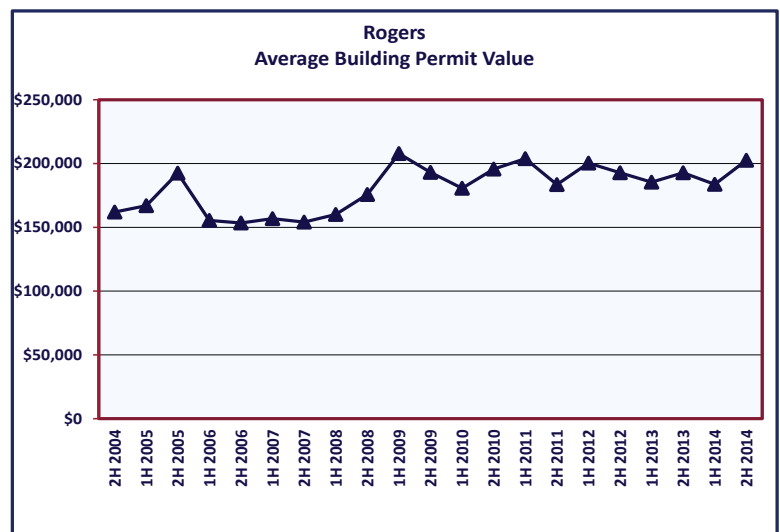
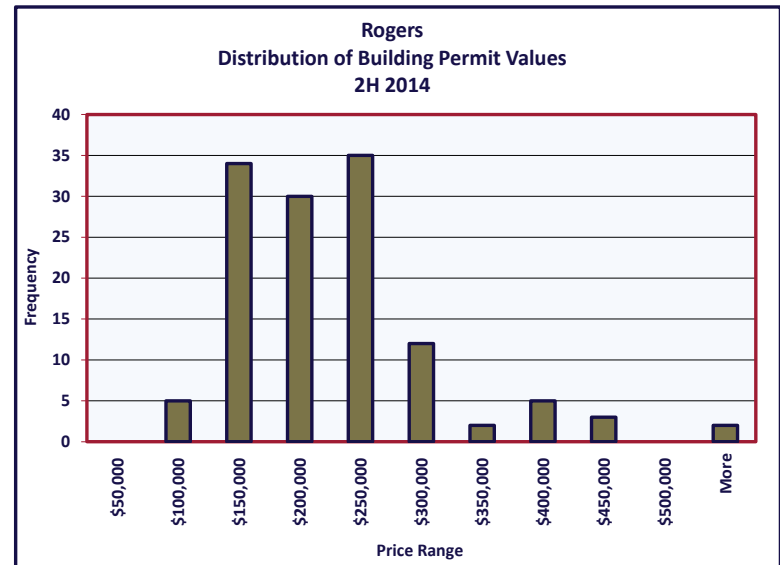
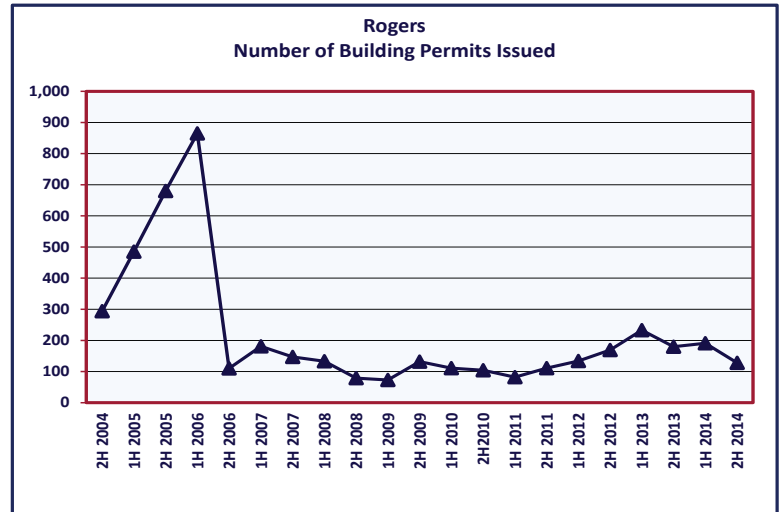
## Pea Ridge Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Battlefield View	2	2.9%	1,419	113	\$117,375	\$82.30
Billy Hall	1	1.4%	2,010	134	\$175,500	\$87.31
Country Acres	1	1.4%	1,582	71	\$120,000	\$75.85
Creekwood Manor	3	4.3%	1,590	137	\$148,833	\$93.59
David Musteen	1	1.4%	1,040	46	\$67,000	\$64.42
Deer Meadows Estates	1	1.4%	2,465	242	\$187,500	\$76.06
Franklin Miller	1	1.4%	1,060	477	\$39,500	\$37.26
G. R. Foster	1	1.4%	1,230	133	\$40,000	\$32.52
Givens Place	4	5.8%	1,241	75	\$90,675	\$72.84
Hall Place	1	1.4%	1,275	377	\$100,000	\$78.43
Hillcrest	1	1.4%	1,400	64	\$99,500	\$71.07
Longview	1	1.4%	4,300	252	\$100,000	\$23.26
Maple Glenn	6	8.7%	1,489	91	\$129,413	\$86.60
Maple Leaf Heights	1	1.4%	2,091	58	\$146,000	\$69.82
Medlin	1	1.4%	1,080	2	\$47,000	\$43.52
Miller	1	1.4%	1,421	91	\$79,000	\$55.59
Oak Ridge West	1	1.4%	1,577	151	\$115,000	\$72.92
Oaks, The	2	2.9%	1,399	48	\$116,900	\$83.57
Patterson Place	4	5.8%	1,677	82	\$145,565	\$86.99
Ridgemoor Estates	2	2.9%	1,543	71	\$116,000	\$75.66
Smith	1	1.4%	1,620	114	\$99,900	\$61.67
Southland	1	1.4%	1,056	13	\$43,000	\$40.72
Standing Oaks	3	4.3%	1,655	56	\$122,833	\$74.78
Sugar Creek	1	1.4%	2,205	61	\$177,000	\$80.27
Summit Meadows	8	11.6%	1,860	115	\$164,780	\$88.30
Town & Country	1	1.4%	1,407	147	\$124,900	\$88.77
Tyler Estates	1	1.4%	1,400	232	\$67,500	\$48.21
Windmill Estates	2	2.9%	1,750	197	\$138,000	\$79.07
Other	15	21.7%	1,682	144	\$129,027	\$70.79
<b>Pea Ridge</b>	<b>69</b>	<b>100.0%</b>	<b>1,636</b>	<b>121</b>	<b>\$124,564</b>	<b>\$75.09</b>



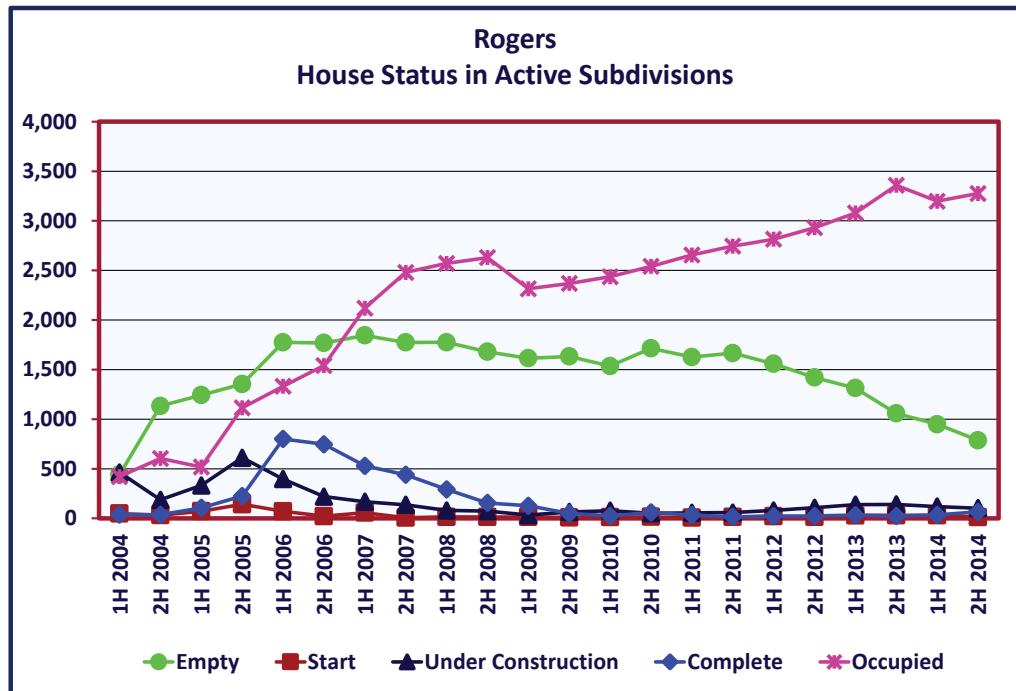
# Rogers

- From July 1 through December 31, 2014 there were 128 residential building permits issued in Rogers. This represents a 28.9 percent decrease from the second half of 2013.
- In the second half of 2014, a majority of building permits in Rogers were valued in the \$100,001 to \$250,000 range.
- The average residential building permit value in Rogers increased by 5.0 percent, rising from \$192,767 in the second half of 2013 to \$202,499 in the second half of 2014.



# Rogers

- There were 4,245 total lots in 44 active subdivisions in Rogers in the second half of 2014. About 77.2 percent of the lots were occupied, 1.6 percent were complete, but unoccupied, 2.4 percent were under construction, 0.3 percent were starts, and 18.5 percent were vacant lots.
- The subdivisions with the most houses under construction in Rogers in the second half of 2014 were Silo Falls with 14 and Liberty Bell South and Shadow Valley, Phases III-VII with 7 each.
- No new construction or progress in existing construction has occurred in the last year in 4 out of the 44 active subdivisions in Rogers.
- 169 new houses in Rogers became occupied in the second half of 2014. The annual absorption rate implies that there were 36.6 months of remaining inventory in active subdivisions, up from 31.7 months in the first half of 2014.



- In 8 out of the 44 active subdivisions in Rogers, no absorption has occurred in the past year.
- An additional 330 lots in 8 subdivisions had received final approval by December 31, 2014 in Rogers.



## Rogers Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Cross Creek Phase IV Bk II and III	1H 2014	39
Grand Point	2H 2013	63
Haxton Woods	1H 2014	5
Woodhaven Manor	1H 2014	55
<i>Final Approval</i>		
Cross Creek Phase IV Bk I	1H 2014	26
First Place	2H 2007	101
Turtle Creek Place	1H 2006	4
West Landing	1H 2013	37
<b>Rogers</b>		<b>330</b>

# Rogers

## Rogers House Status in Active Subdivisions Second Half of 2014

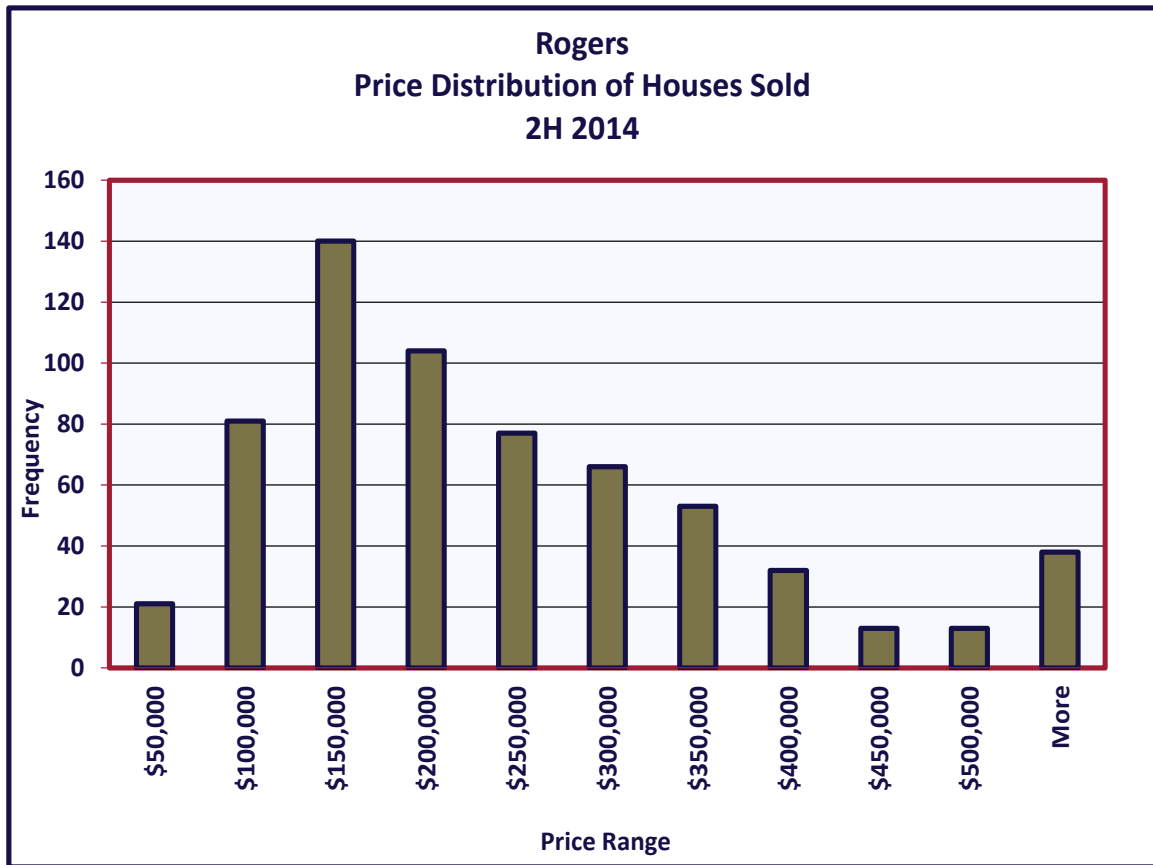
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn <sup>1,2</sup>	35	0	0	0	19	54	0	--
Bellview, Phases I, II	0	2	8	3	284	297	8	9.2
Biltmore	23	1	7	9	69	109	6	53.3
Camden Way	10	0	5	0	145	160	3	60.0
Camelot Estates <sup>1</sup>	11	0	0	0	3	14	1	132.0
Chelsea Point Phase I	17	0	1	2	24	44	19	10.4
Clower	32	0	2	1	40	75	1	42.0
Countryside Estates <sup>1,2</sup>	3	0	0	0	25	28	0	--
Creekside	12	0	3	1	49	65	2	48.0
Creekwood (Rogers/Lowell)	5	0	3	0	191	199	4	24.0
Cross Creek, Blocks II-VI, Phase III	13	0	4	8	151	176	13	13.0
Cross Timbers--North	0	0	1	0	14	15	2	4.0
Cross Timbers--South <sup>1</sup>	4	0	0	4	7	15	0	--
Dixieland Crossing Phase I, II	47	0	5	7	87	146	0	59.0
Fox Briar, Phase I	18	2	1	1	14	36	1	88.0
Garrett Road	10	0	2	1	67	80	8	9.2
The Grove, Phase II, III	9	1	3	1	24	38	5	10.5
Habitat Trails <sup>1</sup>	5	0	0	0	9	14	2	30.0
Hearthstone, Phases II, III	11	0	5	1	161	178	0	51.0
The Ivey's	45	1	5	1	43	95	10	41.6
Lakewood, Phase I	0	0	0	0	67	67	1	0.0
Lancaster	3	0	0	0	5	8	1	18.0
Legacy Estates	1	0	0	0	29	30	0	12.0
Lexington	5	1	0	5	108	119	4	26.4
Liberty Bell North	27	0	0	1	75	103	3	42.0
Liberty Bell South	62	0	7	1	73	143	23	30.0
Madison	13	0	4	0	18	35	2	34.0
Oldetown Estates	38	0	0	1	15	54	3	93.6
The Peaks, Phases I-III	25	0	0	0	84	109	0	100.0
Pinnacle, Phases I-II, IV	35	1	3	1	179	219	2	60.0
Pinnacle Golf & Country Club	35	1	5	0	391	432	5	44.7
The Plantation, Phase II	13	0	2	2	157	174	9	15.7
Richard's Glen	1	0	0	0	26	27	0	12.0
Rocky Creek	22	0	0	1	32	55	0	46.0
Roller's Ridge	57	1	2	3	70	133	1	756.0
Sandalwood, Phases I, II	25	1	4	0	58	88	5	51.4
Shadow Valley, Phases III-VII	27	1	7	2	274	311	3	29.6
Silo Falls, Phases I, II	69	0	14	9	94	186	20	32.5
Torino	5	0	0	0	1	6	1	60.0
Veteran <sup>1,2</sup>	8	0	0	0	18	26	1	96.0
Vintage <sup>1,2</sup>	5	0	0	0	18	23	0	--
Wildflower, Phase II <sup>1,2</sup>	1	0	0	0	58	59	0	--
<b>Rogers</b>	<b>787</b>	<b>13</b>	<b>103</b>	<b>66</b>	<b>3,276</b>	<b>4,245</b>	<b>169</b>	<b>36.6</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

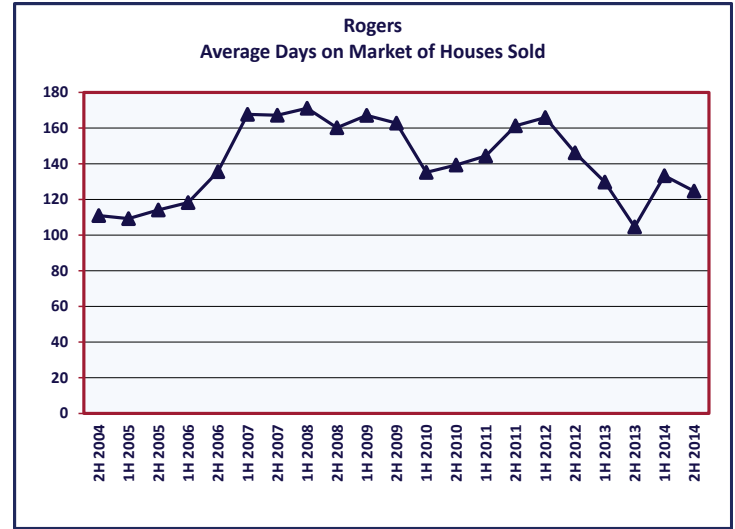
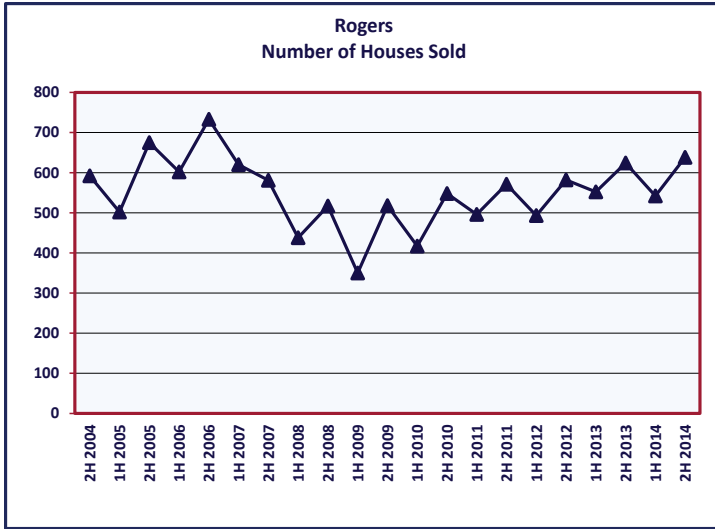


- There were 638 houses sold in Rogers from July 1 to December 31, 2014 or 17.7 percent more than the 542 sold in the first half of 2014 and 2.2 percent more than in the second half of 2013.

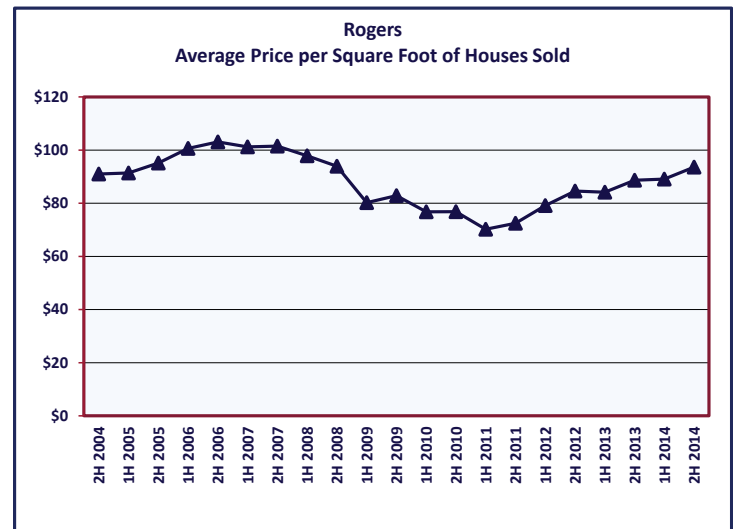
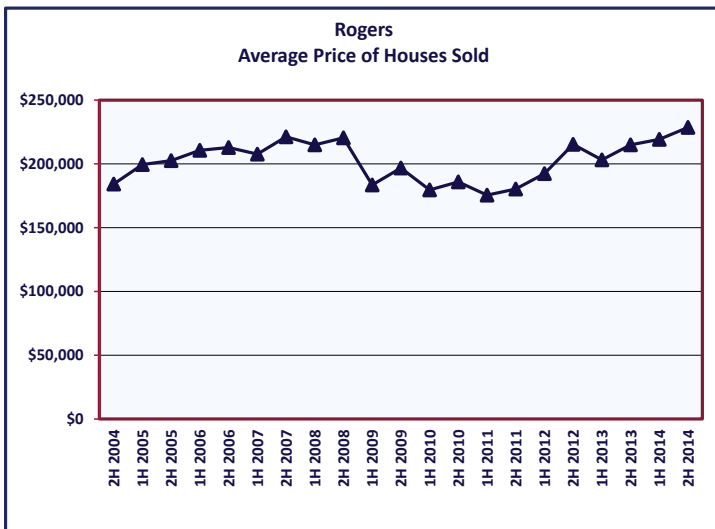
## Rogers Price Range of Houses Sold Second Half of 2014

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	21	3.3%	1,197	123	89.0%	\$32.08
\$50,001 - \$100,000	81	12.7%	1,320	109	97.9%	\$62.96
\$100,001 - \$150,000	140	21.9%	1,640	107	97.3%	\$77.83
\$150,001 - \$200,000	104	16.3%	2,022	115	97.7%	\$89.96
\$200,001 - \$250,000	77	12.1%	2,246	132	97.6%	\$103.46
\$250,001 - \$300,000	66	10.3%	2,629	119	98.2%	\$107.62
\$300,001 - \$350,000	53	8.3%	3,107	158	98.2%	\$107.54
\$350,001 - \$400,000	32	5.0%	3,280	143	97.7%	\$115.42
\$400,001 - \$450,000	13	2.0%	3,720	206	97.0%	\$115.46
\$450,001 - \$500,000	13	2.0%	3,843	115	97.9%	\$125.40
\$500,000+	38	6.0%	4,298	159	95.1%	\$160.41
<b>Rogers</b>	<b>638</b>	<b>100.0%</b>	<b>2,272</b>	<b>125</b>	<b>97.3%</b>	<b>\$93.60</b>

# Rogers



- 50.9 percent of the sold houses in Rogers were priced between \$50,001 and \$200,000.
- The average price of a house sold in Rogers increased from \$219,233 in the first half of 2014 to \$228,657 in the second half of 2014. The second half year's average sales price was 4.3 percent higher than in the previous half year and 6.4 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 133 in the first half of 2014 to 125 in the second half of 2014.
- The average price per square foot for a house sold in Rogers increased from \$89.09 in the first half of 2014 to \$93.60 in the second half of 2014. The second half year's average price per square foot was 5.1 percent higher than in the previous half year and 5.6 percent higher than in the second half of 2013.
- About 27.7 percent of all houses sold in Benton County in the second half of 2014 were sold in Rogers. The average sales price of a house was 112.4 percent of the county average.
- Out of 638 houses sold in the second half of 2014, 152 were new construction. These newly constructed houses had an average sold price of \$277,531 and took an average of 144 days to sell from their initial listing dates.
- There were 535 houses in Rogers listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$326,177.
- According to the Benton County Assessor's database, 68.1 percent of houses in Rogers were owner-occupied in the second half of 2014.



# Rogers

## Rogers Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abshire	2	0.3%	1,245	72	\$36,450	\$30.88
Academy	1	0.2%	1,280	175	\$65,650	\$51.29
Alton's Brush Creek	1	0.2%	3,108	195	\$154,000	\$49.55
Arbor Glen	2	0.3%	2,056	106	\$182,000	\$88.54
Arbors, The	2	0.3%	1,975	119	\$207,418	\$105.02
Avalon	1	0.2%	4,550	66	\$485,000	\$106.59
B. F. Sikes	2	0.3%	2,099	142	\$143,250	\$68.13
Banz	3	0.5%	1,556	40	\$119,333	\$77.96
Beaver Shores	11	1.7%	1,812	102	\$166,673	\$88.99
Bel Air	1	0.2%	3,030	204	\$280,000	\$92.41
Bellview	18	2.8%	1,816	130	\$181,342	\$99.83
Bent Tree	4	0.6%	3,102	129	\$330,375	\$106.50
Berry Farm	5	0.8%	2,296	133	\$232,000	\$101.10
Biltmore	5	0.8%	2,303	221	\$242,189	\$105.16
Bishop Manor	2	0.3%	986	68	\$77,950	\$79.06
Blackburn	1	0.2%	2,196	111	\$112,000	\$51.00
Bloomfield	3	0.5%	2,227	105	\$194,000	\$87.28
Blue Ridge	1	0.2%	2,337	84	\$222,300	\$95.12
Bordeaux	1	0.2%	3,138	114	\$364,000	\$116.00
Breckenridge	1	0.2%	1,850	46	\$150,000	\$81.08
Brentwood	3	0.5%	1,322	29	\$119,133	\$90.40
Burns	1	0.2%	1,985	48	\$155,000	\$78.09
C. F. Miller	1	0.2%	1,300	23	\$66,000	\$50.77
Cambridge Park	6	0.9%	1,779	51	\$154,900	\$87.31
Camden Way	7	1.1%	2,127	90	\$184,757	\$87.11
Centennial Acres	4	0.6%	1,555	49	\$105,188	\$66.50
Champions Estates	2	0.3%	1,805	48	\$176,500	\$97.78
Chateau Terrace	6	0.9%	1,890	199	\$142,550	\$75.34
Chateaux at Shadow Valley	2	0.3%	2,201	151	\$261,750	\$118.93
Chelsea Pointe	10	1.6%	1,251	95	\$120,197	\$96.42
Cloverdale Estates	3	0.5%	1,462	70	\$120,967	\$82.89
Clover Farms	2	0.3%	1,998	146	\$206,950	\$103.49
Conway	2	0.3%	1,231	108	\$62,500	\$50.07
Cottagewood	1	0.2%	1,305	67	\$117,000	\$89.66
Country Club Estates	3	0.5%	3,066	147	\$199,333	\$66.60
Countryside Estates	1	0.2%	1,718	64	\$138,000	\$80.33
Covington Trace	1	0.2%	3,650	90	\$260,000	\$71.23
Creekside	1	0.2%	3,650	124	\$390,000	\$106.85
Creekwood	13	2.0%	3,228	134	\$344,342	\$106.57
Crescent Heights	1	0.2%	1,534	17	\$110,000	\$71.71
Cross Creek	13	2.0%	3,164	120	\$355,392	\$112.20
Cross Timbers	1	0.2%	2,450	134	\$284,200	\$116.00
Crosspointe	1	0.2%	1,408	242	\$91,000	\$64.63
Crow's Nest	2	0.3%	2,190	52	\$223,375	\$101.34
Cypress Acres	2	0.3%	1,341	325	\$94,625	\$68.26

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
David Cawthon	1	0.2%	1,630	183	\$126,000	\$77.30
Deer Haven	1	0.2%	1,590	97	\$106,000	\$66.67
Dixieland Crossing	9	1.4%	1,951	133	\$190,997	\$97.94
Dogwood Estates	5	0.8%	2,631	81	\$163,110	\$67.01
Dream Valley	8	1.3%	2,395	107	\$157,938	\$66.62
Duckworth	2	0.3%	1,967	258	\$109,700	\$55.91
Dutchman's	3	0.5%	2,123	324	\$183,467	\$86.18
Eagle Crest	1	0.2%	2,900	88	\$220,000	\$75.86
Eagle Glen	1	0.2%	1,480	83	\$119,000	\$80.41
Edinburgh Manor	1	0.2%	2,235	178	\$194,900	\$87.20
Emerald Heights	1	0.2%	2,716	91	\$281,000	\$103.46
Fairchild Acres	3	0.5%	1,606	92	\$128,167	\$79.10
Felker's	2	0.3%	1,561	83	\$64,375	\$42.27
Fieldstone	1	0.2%	2,284	44	\$223,000	\$97.64
Forest Hills Estates	1	0.2%	4,472	0	\$390,000	\$87.21
Forest Park	3	0.5%	2,250	162	\$205,667	\$86.11
Foxbriar	1	0.2%	1,317	86	\$124,500	\$94.53
Fraker	1	0.2%	2,006	58	\$173,000	\$86.24
Garrett Road	3	0.5%	1,385	65	\$142,483	\$102.75
Greenfield Place	5	0.8%	1,337	57	\$96,757	\$72.73
Grove, The	4	0.6%	2,835	86	\$312,556	\$110.36
Hamptons, The	2	0.3%	1,964	73	\$214,522	\$109.06
Harwood Heights	1	0.2%	2,005	44	\$142,000	\$70.82
Hearthstone	10	1.6%	2,611	116	\$274,700	\$105.86
Henmans	1	0.2%	1,064	65	\$36,000	\$33.83
Henry Hills	2	0.3%	1,071	56	\$68,750	\$63.96
Heritage	4	0.6%	1,751	165	\$113,350	\$65.11
Heritage Bay	8	1.3%	1,558	127	\$179,363	\$112.97
Highland Knolls	5	0.8%	2,761	136	\$258,200	\$94.37
Hill View	2	0.3%	1,774	39	\$140,000	\$78.93
Homes At Oakmont	1	0.2%	1,668	191	\$105,000	\$62.95
Hyland Park	5	0.8%	3,116	182	\$274,800	\$89.66
Iveys, The	11	1.7%	2,027	85	\$234,931	\$115.95
J. D. Neill	1	0.2%	2,034	95	\$103,000	\$50.64
J. Wade Sikes Park	1	0.2%	1,078	61	\$82,000	\$76.07
Kersten	2	0.3%	1,402	144	\$71,500	\$52.05
Kiphart	1	0.2%	1,900	47	\$156,000	\$82.11
L. E. Scriber	2	0.3%	1,026	61	\$50,875	\$51.36
Lakewood Crossing	3	0.5%	2,620	165	\$209,267	\$80.05
Larimore & Garner	3	0.5%	1,246	96	\$54,333	\$43.77
Laurel Crossing	2	0.3%	3,583	46	\$381,000	\$106.05
Lawrence & Bradrick	1	0.2%	1,235	63	\$85,000	\$68.83
Lexington	12	1.9%	2,636	113	\$295,831	\$112.14
Liberty Bell	25	3.9%	2,643	103	\$296,978	\$113.03
Lost Pine	1	0.2%	2,495	62	\$71,900	\$28.82
Madison	2	0.3%	2,393	313	\$233,750	\$97.31

# Rogers

## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Manors	3	0.5%	4,133	94	\$542,333	\$131.38
Marjon	1	0.2%	1,817	58	\$166,000	\$91.36
Mcgaughey's Orchard	4	0.6%	1,335	103	\$62,500	\$46.07
McNeil's	1	0.2%	2,770	542	\$158,000	\$57.04
Meadow Park	2	0.3%	1,498	93	\$104,950	\$70.82
Meadow Ridge	1	0.2%	1,141	32	\$89,500	\$78.44
Meadow Wood	1	0.2%	1,282	181	\$87,400	\$68.17
Meadows, The	2	0.3%	3,225	119	\$364,500	\$112.93
Monte Ne Shores	1	0.2%	1,411	108	\$102,000	\$72.29
Monte Ne Village	1	0.2%	1,012	29	\$55,000	\$54.35
Montreaux	4	0.6%	2,413	92	\$253,863	\$105.31
New Hope Terrace	3	0.5%	1,279	75	\$87,833	\$68.93
North Brush Creek Hills	2	0.3%	1,995	72	\$128,950	\$67.40
Northridge	4	0.6%	1,257	79	\$92,875	\$73.78
Norwood Acres	1	0.2%	1,140	99	\$94,000	\$82.46
Oak Hill	4	0.6%	2,211	72	\$148,500	\$67.14
Oak Ridge Estates	1	0.2%	2,132	86	\$210,000	\$98.50
Oakhurst	1	0.2%	1,481	34	\$98,169	\$66.29
Oakmont	2	0.3%	1,545	53	\$105,750	\$68.43
Oldetown Estates	1	0.2%	1,790	151	\$197,500	\$110.34
Olivewood	1	0.2%	1,209	125	\$41,000	\$33.91
Osage Reservation	2	0.3%	2,435	232	\$249,200	\$101.68
Our Island	1	0.2%	1,826	119	\$260,000	\$142.39
Ourside Of Stoneridge	1	0.2%	2,820	152	\$336,250	\$119.24
Overland	2	0.3%	2,983	176	\$281,750	\$93.82
Paramount Estates	2	0.3%	4,001	191	\$526,250	\$131.49
Patrick Place	2	0.3%	1,439	164	\$108,400	\$77.37
Peaks, The	2	0.3%	3,592	70	\$362,500	\$101.08
Perry Place	3	0.5%	2,012	99	\$183,800	\$91.53
Pete Graham	1	0.2%	1,724	155	\$106,000	\$61.48
Pine Meadow	4	0.6%	1,367	153	\$98,000	\$71.48
Pine Ridge Estates	2	0.3%	1,742	217	\$112,500	\$64.91
Pinewood	2	0.3%	1,244	59	\$97,000	\$78.01
Pinnacle	24	3.8%	4,043	185	\$662,896	\$160.89
Plantation	11	1.7%	1,526	125	\$121,809	\$81.96
Pointe Clear Heights	1	0.2%	2,851	121	\$300,000	\$105.23
Post Meadows	2	0.3%	1,578	94	\$125,500	\$79.53
Posy Mountain Ranch	2	0.3%	2,406	124	\$201,850	\$86.86
Putmans	1	0.2%	2,904	152	\$252,000	\$86.78
Quail Hills	1	0.2%	2,000	56	\$129,900	\$64.95
Quail Meadow	1	0.2%	4,060	749	\$325,000	\$80.05
R. L. Hayes	1	0.2%	1,568	23	\$33,500	\$21.36
Red Oak Hills	1	0.2%	1,296	81	\$41,000	\$31.64
Richards Glen	1	0.2%	3,635	65	\$479,900	\$132.02
Ridgecrest Meadows	10	1.6%	2,259	59	\$233,990	\$103.72
Rivercliff Village	1	0.2%	2,576	32	\$265,000	\$102.87
Roberts	1	0.2%	1,484	120	\$107,000	\$72.10

# Rogers

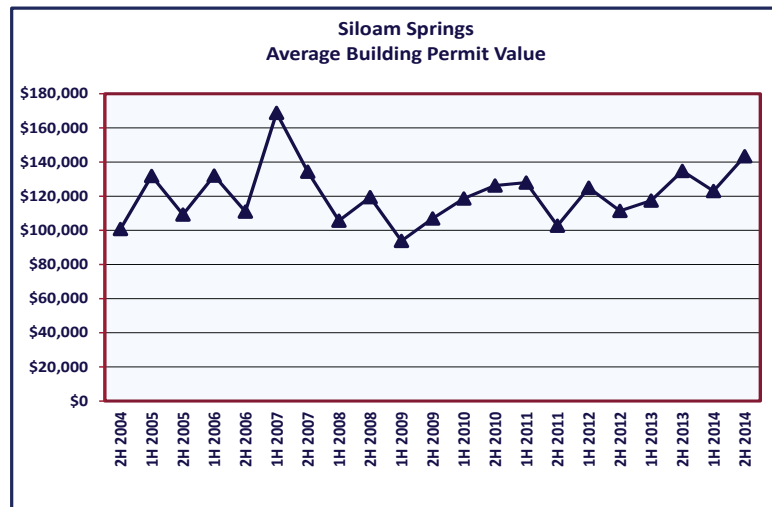
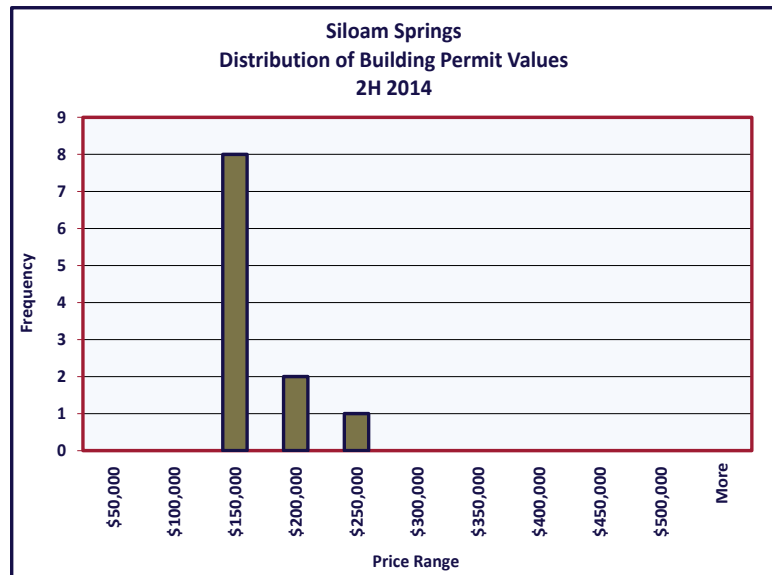
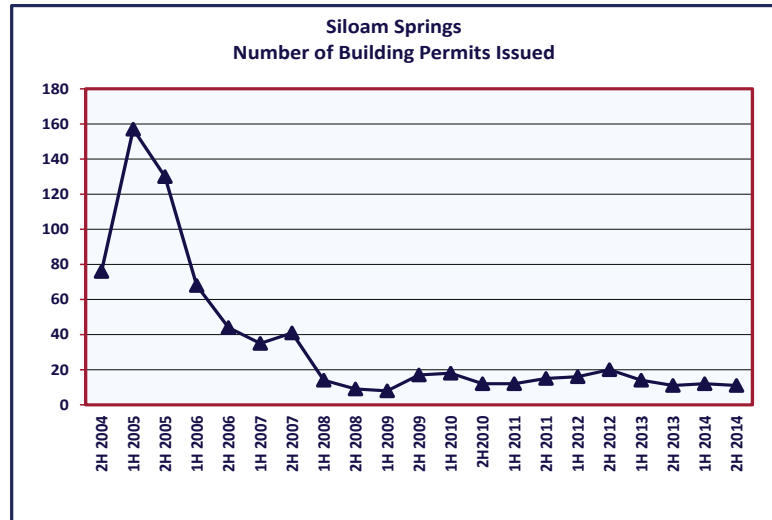
## Rogers Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Robertson	1	0.2%	980	376	\$39,000	\$39.80
Rocky Branch Estate	1	0.2%	2,044	48	\$200,000	\$97.85
Rocky Creek	4	0.6%	2,010	310	\$216,825	\$107.91
Rogers Heights	3	0.5%	1,088	83	\$65,167	\$61.33
Rollers Ridge	3	0.5%	1,469	52	\$117,667	\$79.91
Rolling Oaks	6	0.9%	1,086	304	\$71,342	\$65.94
Rosewood	4	0.6%	1,967	92	\$131,038	\$66.65
Runnymede	2	0.3%	2,237	251	\$175,050	\$75.49
S. H. Cole	1	0.2%	1,284	98	\$93,000	\$72.43
Sandalwood	4	0.6%	1,412	142	\$124,175	\$87.96
Sandstone	1	0.2%	1,256	81	\$93,000	\$74.04
Schillings	1	0.2%	2,120	37	\$156,000	\$73.58
Seminole Hills	3	0.5%	1,780	121	\$127,333	\$71.55
Sequoyah Woods	1	0.2%	3,400	228	\$175,000	\$51.47
Shadow Valley	35	5.5%	3,412	145	\$450,274	\$131.31
Shenandoah	3	0.5%	1,268	63	\$102,700	\$80.92
Shiloh Ridge	2	0.3%	1,641	94	\$94,500	\$57.30
Silo Falls	16	2.5%	3,265	173	\$387,184	\$118.44
Sky Mountain	1	0.2%	2,907	543	\$187,500	\$64.50
Snodgrass	2	0.3%	1,187	64	\$39,500	\$33.37
Southern Trace	1	0.2%	3,952	123	\$393,250	\$99.51
Spring Creek	1	0.2%	1,355	69	\$140,000	\$103.32
Stoney Creek	2	0.3%	2,200	76	\$220,500	\$99.87
Stoney Point	1	0.2%	1,421	271	\$113,000	\$79.52
Strodes Place	1	0.2%	1,317	93	\$85,000	\$64.54
Summit Heights	2	0.3%	2,433	37	\$137,250	\$57.06
Tanglewood	1	0.2%	2,855	445	\$400,000	\$140.11
Timberidge	2	0.3%	1,122	92	\$62,500	\$56.22
Top Flite	2	0.3%	2,565	81	\$239,700	\$94.65
Tuck's Crossing	1	0.2%	1,601	63	\$211,000	\$131.79
Turtle Creek Place	6	0.9%	1,960	142	\$135,650	\$69.34
Twin Lakes Estates	3	0.5%	2,159	73	\$173,333	\$80.15
Twin Oaks	1	0.2%	2,136	45	\$149,000	\$69.76
Valley West Townhomes	1	0.2%	1,416	63	\$138,000	\$97.46
Wallace	4	0.6%	1,204	247	\$46,725	\$40.89
Warren Glen	3	0.5%	2,901	59	\$319,000	\$109.92
Weber	2	0.3%	1,462	76	\$98,500	\$67.27
West Brush Creek	1	0.2%	1,794	87	\$140,000	\$78.04
West Olrich	1	0.2%	1,578	255	\$138,000	\$87.45
Western Terrace	1	0.2%	1,259	70	\$105,000	\$83.40
Westridge	2	0.3%	1,382	72	\$85,750	\$61.52
Whispering Timbers	6	0.9%	1,862	82	\$154,833	\$83.19
Willowbrook	2	0.3%	1,275	142	\$84,900	\$66.20
Woodland Acres	5	0.8%	1,859	76	\$105,590	\$56.93
Other	48	7.5%	2,343	128	\$222,440	\$90.78
<b>Rogers</b>	<b>638</b>	<b>100.0%</b>	<b>2,272</b>	<b>125</b>	<b>\$228,657</b>	<b>\$93.60</b>



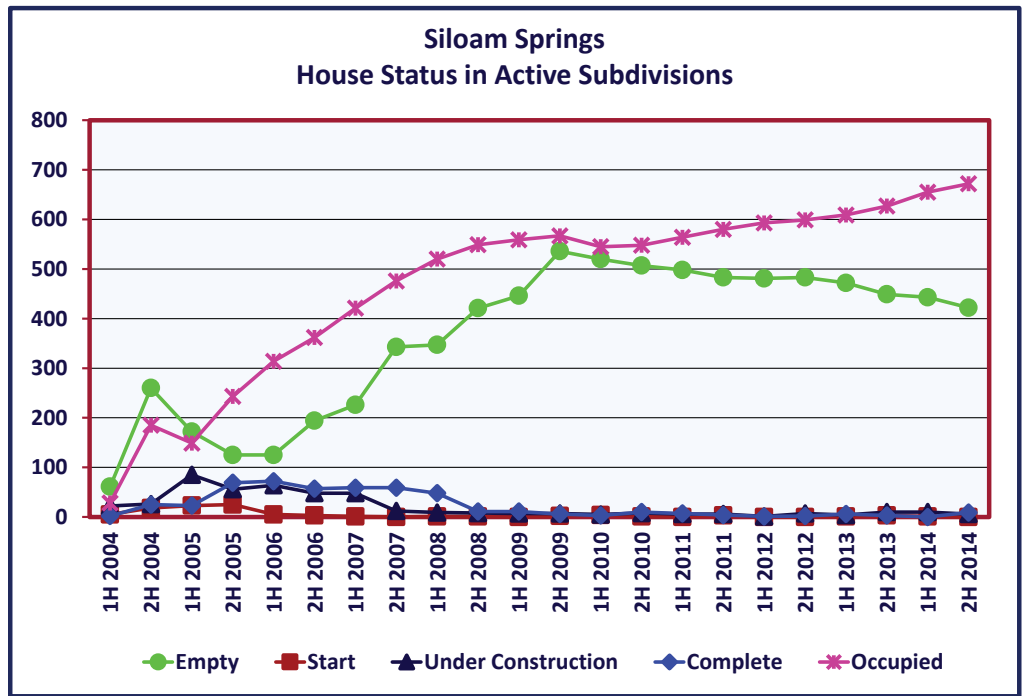
# Siloam Springs

- From July 1 through December 31, 2014 there were 11 residential building permits issued in Siloam Springs. This represents no change from the second half of 2013.
- In the second half of 2014, a majority of building permits in Siloam Springs were valued in the \$100,001 to \$150,000 range.
- The average residential building permit value in Siloam Springs increased by 6.4 percent from \$134,791 in the second half of 2013 to \$143,364 in the second half of 2014.



# Siloam Springs

- There were 1,109 total lots in 23 active subdivisions in Siloam Springs in the second half of 2014. About 60.6 percent of the lots were occupied, 0.8 percent were complete but unoccupied, 0.5 percent were under construction, 0.0 percent were starts, and 38.1 percent were vacant lots.
- The subdivision with the most houses under construction in Siloam Springs in the second half of 2014 was Forest Hills with 3.
- No new construction or progress in existing construction has occurred in the past year in 9 out of the 23 active subdivisions in Siloam Springs.
- 17 new houses in Siloam Springs became occupied in the second half of 2014. The annual absorption rate implies that there were 116.5 months of remaining inventory in active subdivisions, down from 118.4 months in the first half of 2014.



- In 16 out of the 23 active subdivisions in Siloam Springs, no absorption occurred in the past year.
- An additional 194 lots in 7 subdivisions had received either preliminary or final approval by December 31, 2014.



## Siloam Springs Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
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### Preliminary Approval

Aurora Gables	2H 2013	11
Drake Concepts	1H 2013	11
Lawlis Ranch, Phase I	2H 2011	30
Stone Ridge	2H 2012	86

### Final Approval

Ashley Park, Phase I	1H 2005	31
River Valley Estates	1H 2006	15
Shady Grove Estates, Phase II	1H 2010	10

<b>Siloam Springs</b>		<b>194</b>
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# Siloam Springs

## Siloam Springs House Status in Active Subdivisions Second Half of 2014

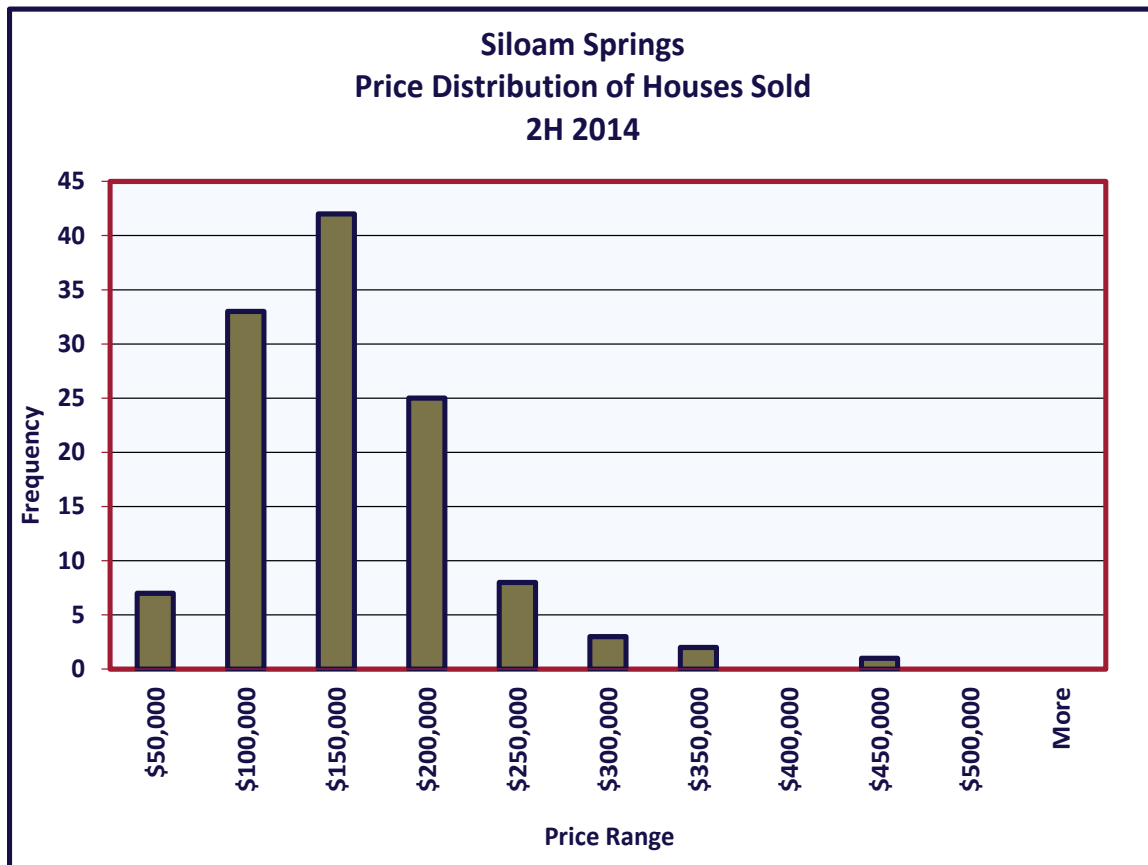
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Autumn Glen, Phase I	70	0	0	0	37	107	0	--
Blackberry Meadows <sup>1,2</sup>	1	0	0	0	5	6	0	--
City Lake View Estates <sup>1,2</sup>	8	0	0	0	1	9	0	--
Club View Estates <sup>1,2</sup>	7	0	0	0	7	14	0	--
Copper Leaf, Phase I,II	15	0	2	2	55	74	4	25.3
Deer Lodge <sup>1</sup>	2	0	0	0	16	18	0	24.0
Eastern Hills <sup>1,2</sup>	27	0	0	0	4	31	0	--
Forest Hills	52	0	3	0	11	66	2	110.0
Haden Place <sup>1,2</sup>	25	0	0	0	28	53	0	--
Heritage Ranch <sup>1,2</sup>	17	0	0	0	9	26	0	--
Madison Heights	1	0	0	0	7	8	0	--
Maloree Woods	6	0	0	0	52	58	3	9.0
Meadow Brook	9	0	0	1	10	20	0	60.0
Meadows Edge	3	0	0	0	15	18	1	36.0
Nottingham <sup>1,2</sup>	12	0	0	0	22	34	0	--
Paige Place, Phases I, II <sup>1</sup>	6	0	0	0	51	57	0	36.0
Patriot Park	2	0	0	0	151	153	0	--
Prairie Meadows Estates <sup>1,2</sup>	18	0	0	0	4	22	0	--
Rose Meade <sup>1,2</sup>	9	0	0	0	40	49	0	--
Stonecrest, Phases III-VI	53	0	0	0	54	107	1	212.0
Walnut Ridge <sup>1</sup>	1	0	0	0	4	5	0	12.0
Walnut Woods, No. 2, Phases III-V	17	0	1	2	44	64	1	120.0
The Woodlands, Phases I, II	61	0	0	4	45	110	5	78.0
<b>Siloam Springs</b>	<b>422</b>	<b>0</b>	<b>6</b>	<b>9</b>	<b>672</b>	<b>1,109</b>	<b>17</b>	<b>116.5</b>

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

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



# Siloam Springs

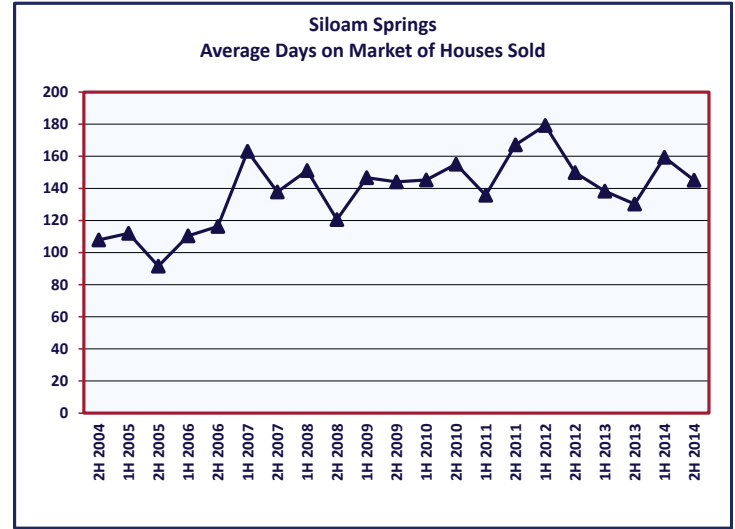
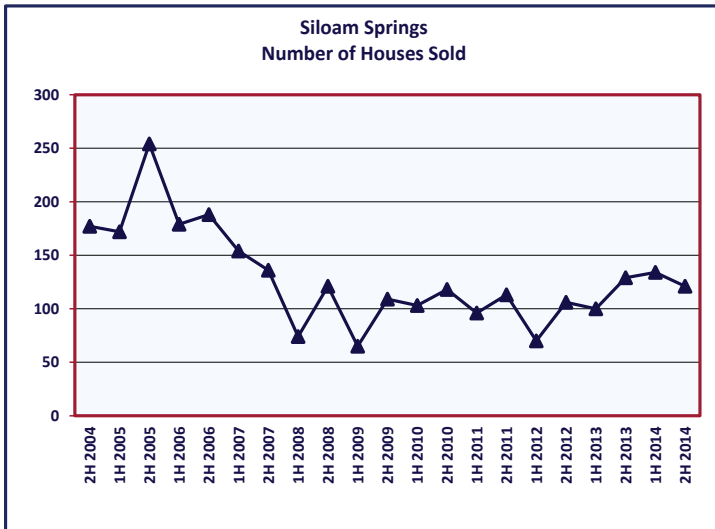


- There were 121 houses sold in Siloam Springs from July 1 to December 31, 2014 or 9.7 percent less than the first half of 2014 and 6.2 percent less than in the second half of 2013.

## Siloam Springs Price Range of Houses Sold Second Half of 2014

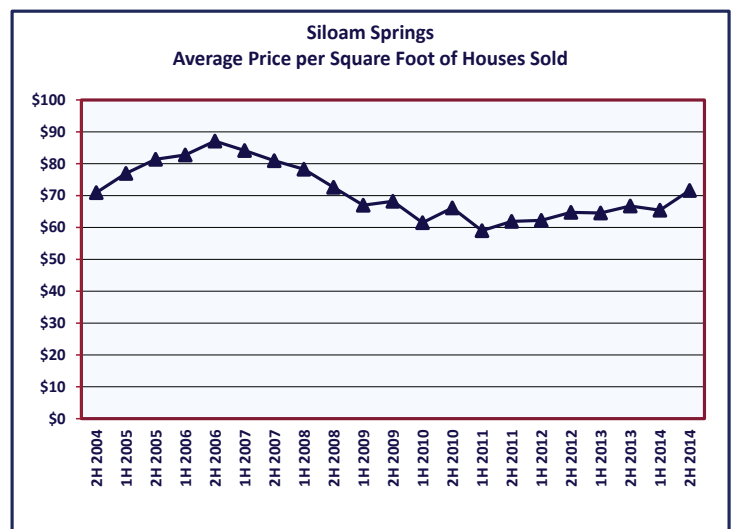
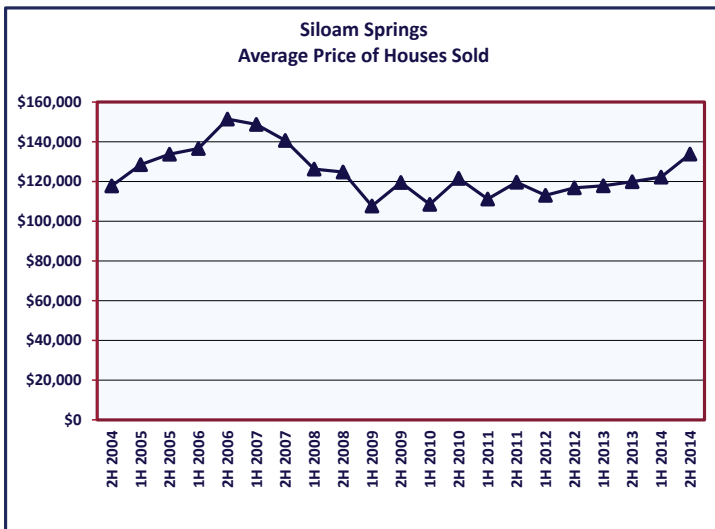
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	7	5.8%	1,456	106	146.1%	\$32.18
\$50,001 - \$100,000	33	27.3%	1,437	114	96.1%	\$57.13
\$100,001 - \$150,000	42	34.7%	1,708	145	97.4%	\$75.22
\$150,001 - \$200,000	25	20.7%	2,151	189	97.5%	\$81.03
\$200,001 - \$250,000	8	6.6%	2,289	117	95.2%	\$100.05
\$250,001 - \$300,000	3	2.5%	3,244	353	95.8%	\$89.32
\$300,001 - \$350,000	2	1.7%	3,207	58	88.9%	\$97.63
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	0.8%	4,268	101	98.0%	\$105.44
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Siloam Springs</b>	<b>121</b>	<b>100.0%</b>	<b>1,833</b>	<b>145</b>	<b>99.6%</b>	<b>\$71.61</b>

# Siloam Springs



- 62.0 percent of the sold houses in Siloam Springs were valued between \$50,001 and \$150,000.
- The average price of a house sold in Siloam Springs increased from \$122,182 in the first half of 2014 to \$133,780 in second half of 2014. The second half year's average sales price was 9.5 percent higher than in the previous half year and 11.6 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 137 in the first half of 2014 to 145 in the second half of 2014.
- The average price per square foot for a house sold in Siloam Springs increased from \$65.40 in the first half of 2014 to \$71.61 in the second half of 2014. The first half year's average price per square foot was 9.5 percent higher than in the previous half year and 7.3 percent higher than in the second half of 2013.

- About 5.3 percent of all houses sold in Benton County in the second half of 2014 were sold in Siloam Springs. The average sales price of a house was 65.8 percent of the county average.
- Out of 121 houses sold in the second half of 2014, nine were new construction. These newly constructed houses had an average sold price of \$155,582 and took an average of 247 days to sell from their initial listing dates.
- There were 111 houses in Siloam Springs, listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$194,820.
- According to the Benton County Assessor's database 63.3 percent of houses in Siloam Springs were owner-occupied in the second half of 2014.





# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Autumn Glen	4	3.3%	1,480	390	\$132,100	\$89.43
Bartells	1	0.8%	2,196	308	\$120,000	\$54.64
Burnett Place	2	1.7%	1,650	79	\$110,500	\$67.04
C. D. Gunters	1	0.8%	2,552	72	\$60,000	\$23.51
Canyon Estates	1	0.8%	1,726	171	\$164,900	\$95.54
Carls	2	1.7%	1,888	150	\$103,250	\$53.46
Chattering Heights	1	0.8%	2,787	46	\$190,000	\$68.17
College	1	0.8%	937	81	\$52,500	\$56.03
Copper Leaf	3	2.5%	1,634	199	\$151,679	\$92.83
Cordes	1	0.8%	1,397	87	\$100,000	\$71.58
Country Acres	3	2.5%	2,017	191	\$155,133	\$76.07
Courtney Courts	1	0.8%	1,371	29	\$65,000	\$47.41
Dawn Hill	7	5.8%	2,133	174	\$144,257	\$67.50
Deerfield Meadows	1	0.8%	1,575	154	\$131,500	\$83.49
Dogwood Park	1	0.8%	1,234	99	\$98,000	\$79.42
E. N. Coons	1	0.8%	1,736	361	\$99,900	\$57.55
Eastgate	1	0.8%	1,640	96	\$123,000	\$75.00
Edgewood	1	0.8%	2,806	146	\$182,000	\$64.86
Fox Run	2	1.7%	1,349	110	\$110,150	\$81.66
Gabriel Park	2	1.7%	1,544	104	\$119,200	\$77.09
Gorum	1	0.8%	4,008	883	\$265,000	\$66.12
Grassy Acres	1	0.8%	2,389	106	\$165,500	\$69.28
Hickory Hills	2	1.7%	1,588	150	\$97,150	\$61.88
Hico Manor	1	0.8%	1,139	41	\$94,000	\$82.53
Highlands	1	0.8%	1,732	49	\$150,000	\$86.61
Kimberly Heights	2	1.7%	1,438	89	\$91,750	\$63.16
Lake View	1	0.8%	1,962	221	\$33,500	\$17.07
Liva Lima	1	0.8%	1,566	154	\$105,000	\$67.05
Lyndale Estates	3	2.5%	1,454	82	\$85,667	\$59.66
Maples, The	5	4.1%	1,909	133	\$155,386	\$81.32
McNair	1	0.8%	1,000	28	\$46,000	\$46.00
Meadow Wood	2	1.7%	2,665	77	\$268,500	\$100.31
Mt. Olive	1	0.8%	1,332	52	\$68,000	\$51.05
Osage Valley Estates	1	0.8%	3,614	72	\$312,000	\$86.33
Othel L. Adams	1	0.8%	1,432	84	\$89,000	\$62.15
Patriot Park	7	5.8%	1,440	121	\$105,421	\$73.22
Petty's	1	0.8%	1,702	79	\$86,700	\$50.94
Quail Run	2	1.7%	1,252	95	\$71,950	\$57.20
R. S. Morris	1	0.8%	1,175	83	\$66,500	\$56.60
Ravenwood	3	2.5%	2,176	62	\$214,633	\$97.27
Reta Place	1	0.8%	1,365	277	\$84,500	\$61.90
Rolling Hills	3	2.5%	2,338	261	\$154,200	\$65.84
Sager Creek	1	0.8%	1,409	72	\$90,000	\$63.88
Siloam Heights	1	0.8%	1,188	71	\$79,900	\$67.26
Stonecrest	2	1.7%	1,935	177	\$161,000	\$83.23
Sunset View	1	0.8%	1,550	108	\$135,000	\$87.10
Sycamore Heights	2	1.7%	1,944	129	\$142,150	\$70.10
Tara Heights	2	1.7%	2,049	267	\$154,000	\$75.37
Thomas & Barnes	1	0.8%	1,770	34	\$124,000	\$70.06



# Siloam Springs

## Siloam Springs Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Walnut Woods	1	0.8%	1,458	274	\$132,500	\$90.88
Washington Court	1	0.8%	1,394	86	\$105,000	\$75.32
West Kenwood	3	2.5%	1,408	178	\$76,267	\$54.59
Willows	1	0.8%	1,642	97	\$129,000	\$78.56
Wood Creek	1	0.8%	1,494	142	\$91,000	\$60.91
Woodlands, The	2	1.7%	2,026	156	\$192,000	\$94.54
Other	23	19.0%	2,059	110	\$153,888	\$70.94
<b>Siloam Springs</b>	<b>121</b>	<b>100.0%</b>	<b>1,833</b>	<b>145</b>	<b>\$133,780</b>	<b>\$71.61</b>

# Washington County

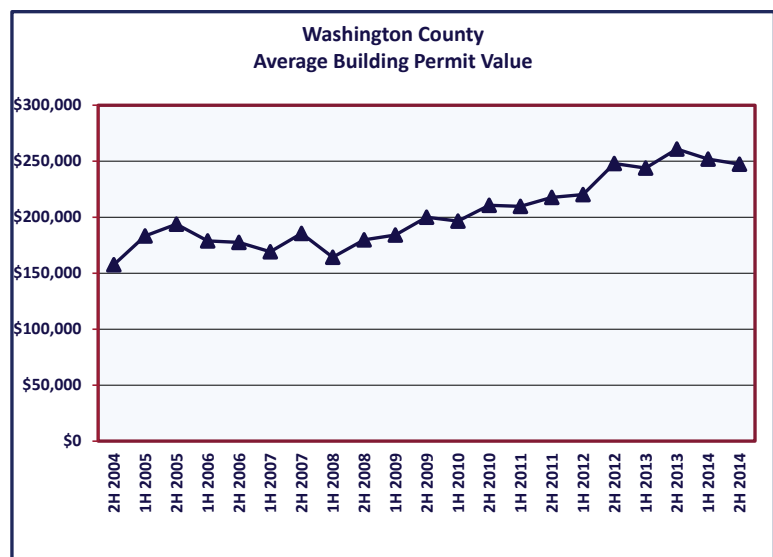
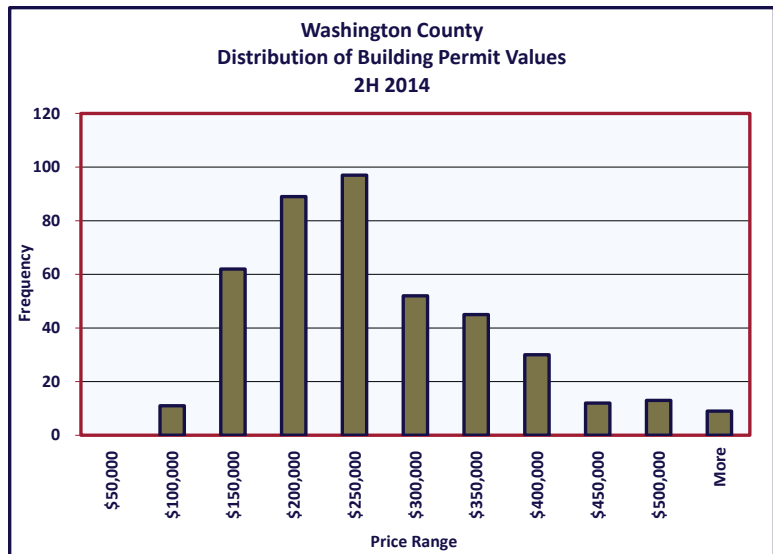
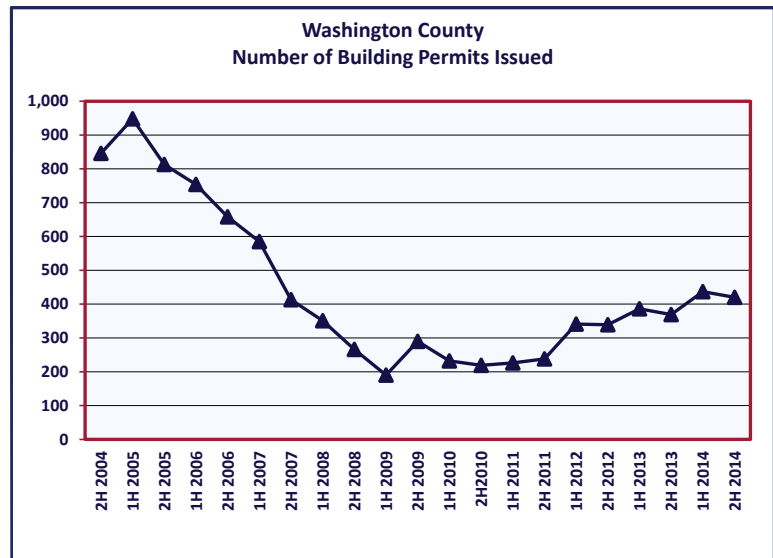
## Building Permits

From July 1 to December 31, 2014, there were 420 residential building permits issued in Washington County. The second half 2014 total was a 3.9 percent decrease from the first half 2014 total of 437 residential building permits. The average value of the Washington County building permits was \$247,403 during the second half of 2014, down 1.8 percent from the average residential building permit value of \$251,889 in the first half of 2014. About 44.3 percent of the year's second half building permits were valued between \$150,001 and \$250,000, 17.4 percent were valued \$150,000 or lower, and 38.3 percent were valued higher than \$250,000. In Washington County, the predominant building permit price points were in the \$150,001 to \$250,000 range.

Fayetteville accounted for 49.0 percent of the residential building permits issued in Washington County, while Springdale accounted for 23.3 percent. Meanwhile, West Washington County accounted for 12.6 percent in the second half of 2014.

## Subdivisions

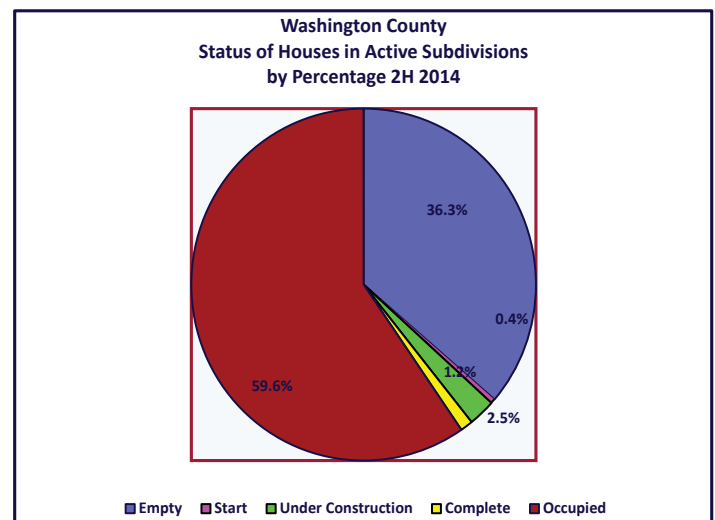
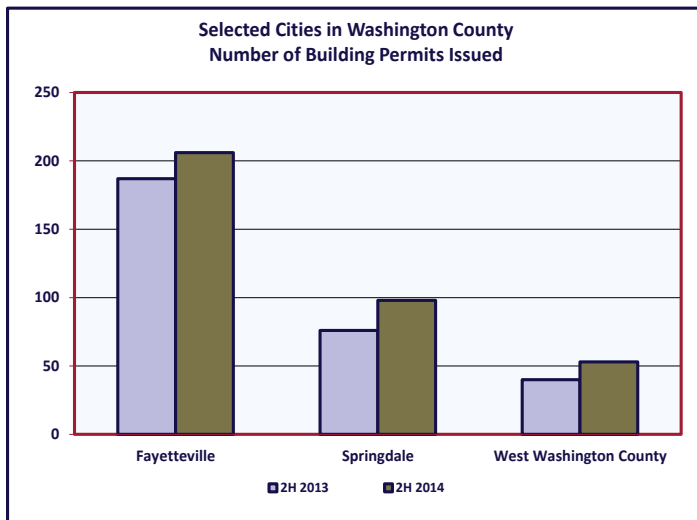
There were 10,246 total lots in 166 active subdivisions in Washington County in the second half of 2014. Within the active subdivisions, 36.3 percent were empty, 0.4 percent were starts, 2.5 percent were under construction, 1.2 percent were complete, but unoccupied houses and 59.6 percent of the lots were occupied. In the second half of 2014, Springdale had the most empty lots, while Fayetteville and Springdale had the most complete but unoccupied houses, and Fayetteville had the most starts, houses under construction, and occupied houses. During the second half of 2014, the most active subdivisions in terms of houses under construction were Waterford Estates in Goshen with 21, Twin Falls in Farmington with 14, Tuscany in Springdale, and Sundowner, Phases I, IIA in Prairie Grove with 13 and 8 respectively.



# Washington County

## Washington County Residential Building Permit Values by City Second Half of 2014

City	\$0 - \$50,000	\$50,001 - \$100,000	\$100,001 - \$150,000	\$150,001 - \$200,000	\$200,001 - \$250,000	\$250,001 - \$300,000	\$300,001 - \$350,000	\$350,001 - \$400,000	\$400,001 - \$500,000	\$450,001 - \$500,000	\$500,000+	2H 2014 Total	2H 2013 Total
Elkins	0	1	6	0	0	0	0	0	0	0	0	7	7
Elm Springs	0	0	0	4	0	3	3	2	0	0	0	12	7
Farmington	0	0	0	0	5	1	4	10	2	2	3	27	16
Fayetteville	0	0	39	69	39	21	16	14	3	4	1	206	187
Goshen	0	0	1	1	6	8	5	0	1	0	0	22	30
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	-
Johnson	0	0	1	2	1	0	0	0	1	2	4	11	11
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	0
Prairie Grove	0	9	14	1	0	0	0	0	0	0	0	24	21
Springdale	0	1	0	11	46	18	10	4	3	4	1	98	76
Tontitown	0	0	0	0	0	1	7	0	2	1	0	11	11
West Fork	0	0	1	1	0	0	0	0	0	0	0	2	3
West Washington County	0	27	5	4	1	11	7	7	6	0	1	69	40
<b>Washington County</b>	<b>0</b>	<b>11</b>	<b>62</b>	<b>89</b>	<b>97</b>	<b>52</b>	<b>45</b>	<b>30</b>	<b>12</b>	<b>13</b>	<b>9</b>	<b>420</b>	<b>369</b>



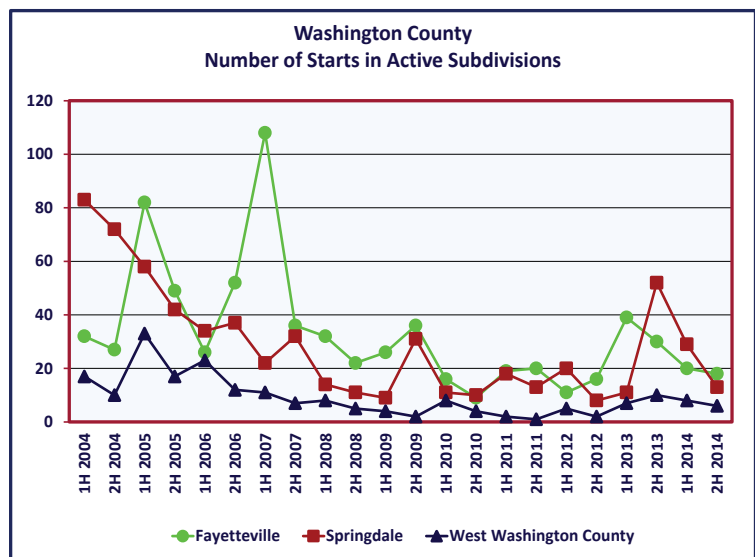
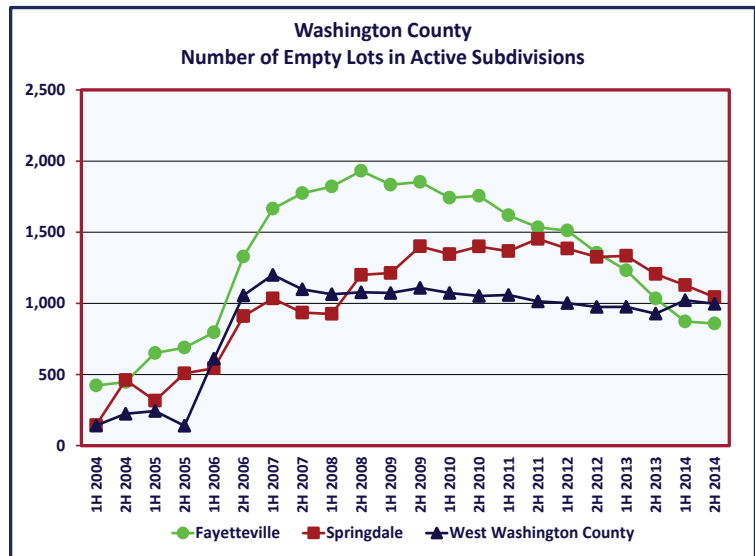
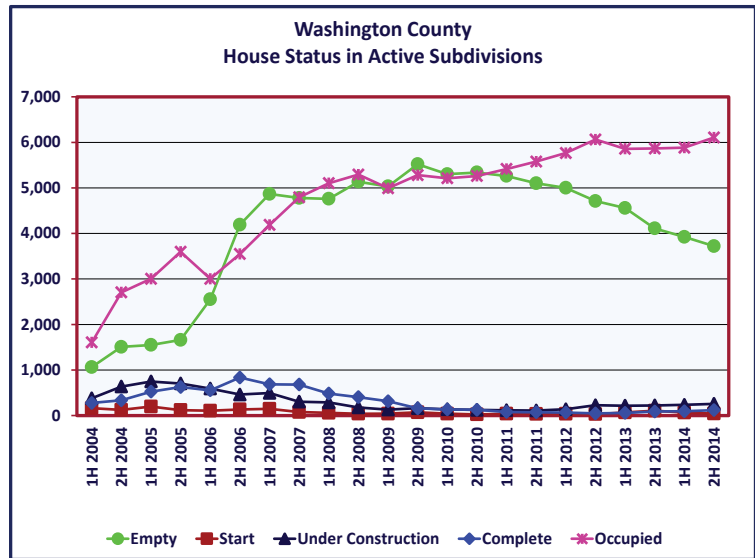
# Washington County

By contrast, in 35 out of the 166 active subdivisions in Washington County, no new construction or progress in existing construction occurred in the last year.

During the second half of 2014, 384 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 66.8 months of lot inventory at the end of the second half of 2014 down from 67.7 in the first half of 2014. The results reflect that in 50 out of the 166 active subdivisions in Washington County, no absorption has occurred in the past year.

Information was also collected from each city on subdivisions that received either preliminary or final approval, but where no construction had yet occurred. An additional 1,841 lots in 30 subdivisions had received either preliminary or final approval by December 31, 2014. Fayetteville accounted for 50.0 percent of the coming lots, Prairie Grove accounted for 10.4 percent, Springdale accounted for 22.2 percent, Farmington accounted for 8.4 percent, and the remaining 9.0 percent were in the small cities of Washington County.

Additionally, Center researchers analyzed data from the Washington County Assessor's Office to estimate the percentage of owner-occupied houses in the county. The data for the last six years as well as the data for the second half of 2014 are provided in this report by city. Overall, the percentage of houses occupied by owners increased from 63.7 percent in 2008 to 63.3 percent in the second half of 2014.

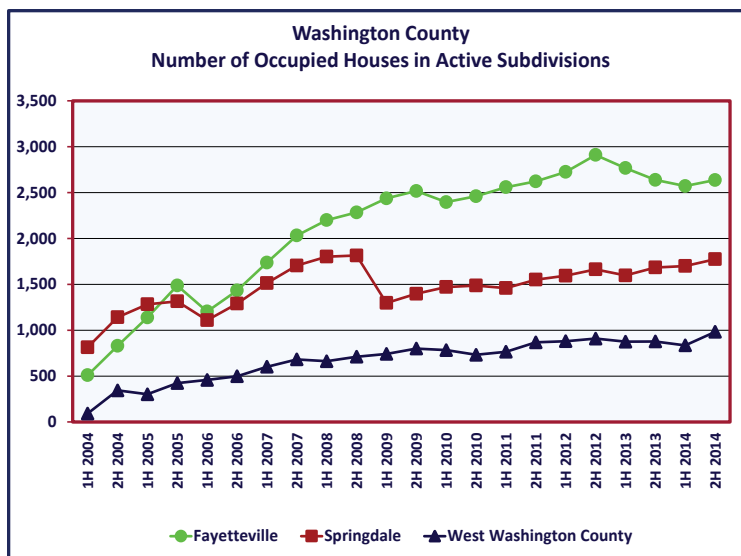
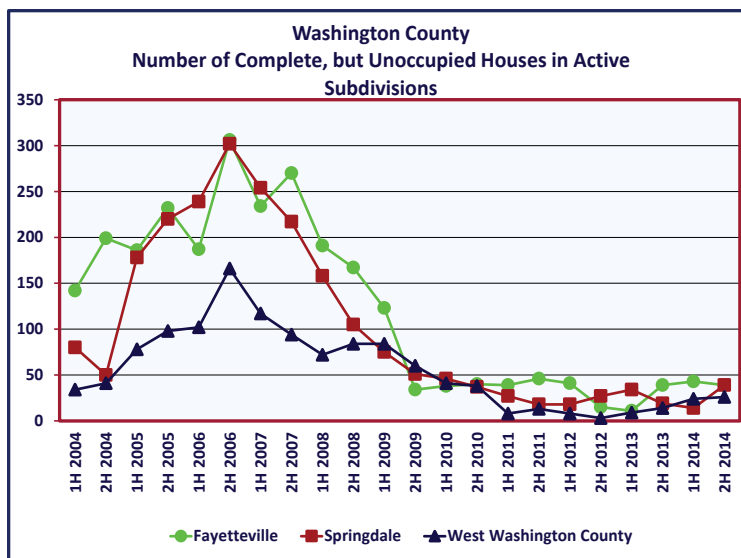
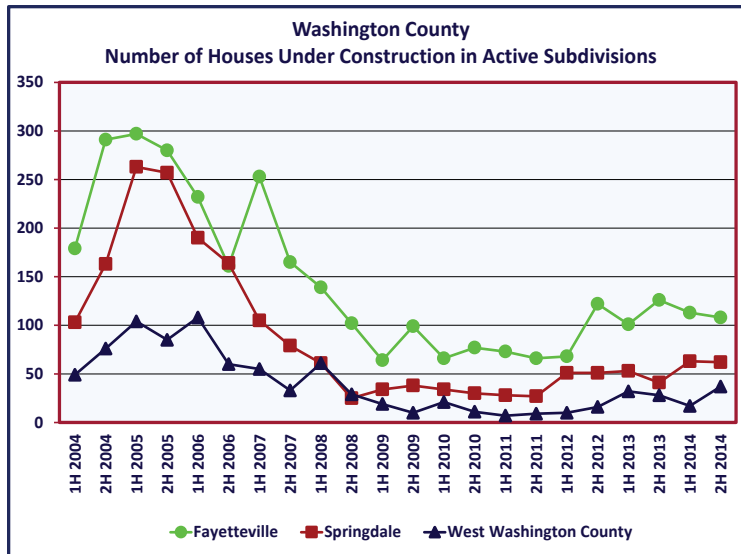


# Washington County

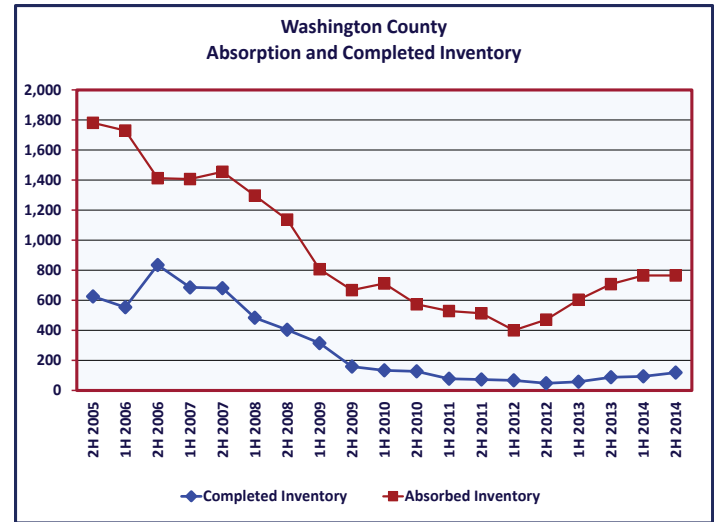
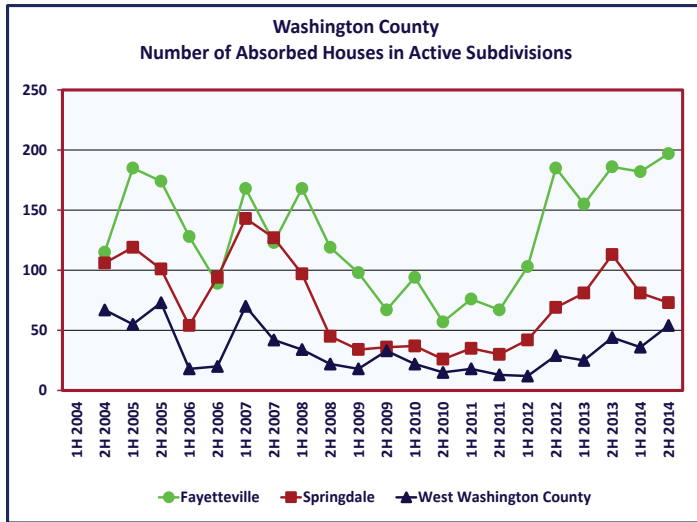
## Sales of Existing Houses

Examining the house sales in the second half of 2014 yields the following results; 1,391 houses were sold from July 1 to December 31, 2014 in Washington County. This represents an increase of 8.9 percent from the same period in 2013. About 34.9 percent of the houses were sold in Springdale, while 47.2 percent were sold in Fayetteville. As of December 31, 2014, the MLS database listed 1,128 houses for sale at an average list price of \$281,362. The average price of all houses sold in Washington County was \$178,774 and the average house price per square foot was \$89.30. For the second half of 2014, the average amount of time between the initial listing of a house and the sale date was 120 days, a decrease of 23 days from the previous half. Out of the 1,391 houses sold in the second half of 2014, 215 were new construction. These newly constructed houses had an average sales price of \$124,463 and took an average 84 days to sell from their initial listing dates.

From July 1 to December 31, 2014, on average, the largest houses in Washington County were sold in Fayetteville, Springdale, and Greenland. The most expensive average home prices were in Fayetteville and Goshen. On average, homes sold fastest in Evansville and Goshen.



# Washington County

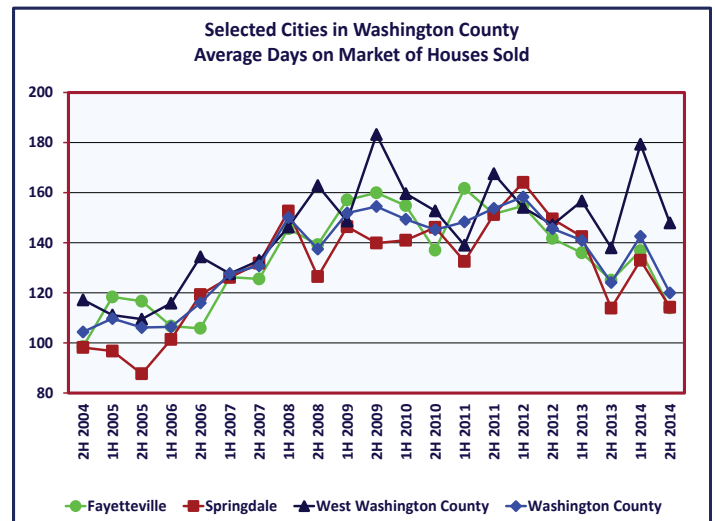
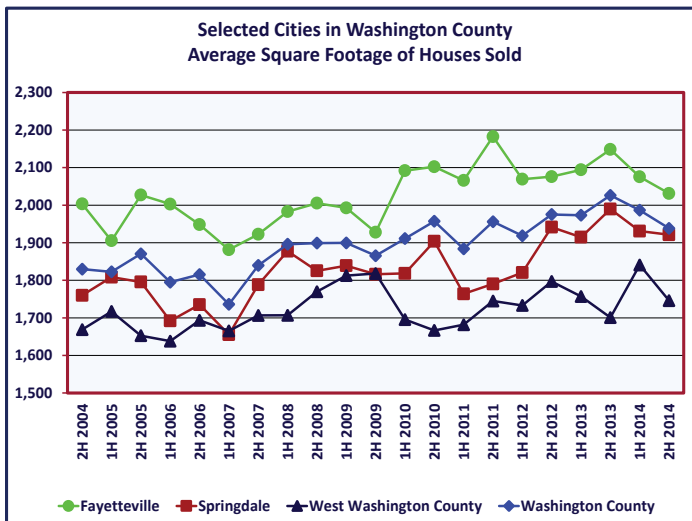
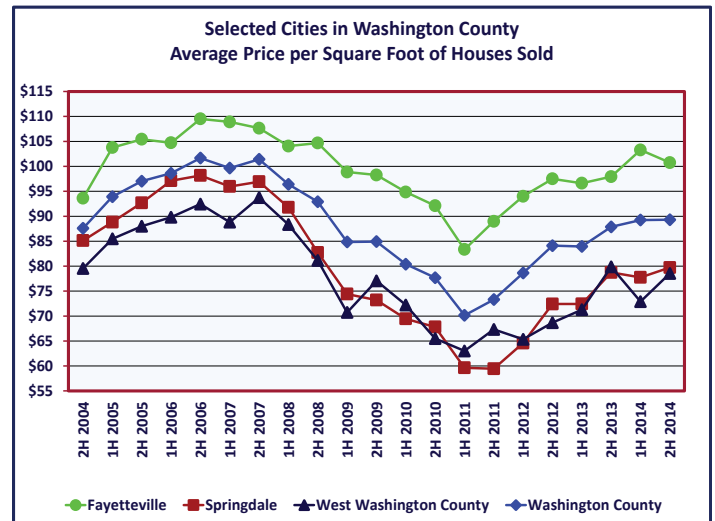
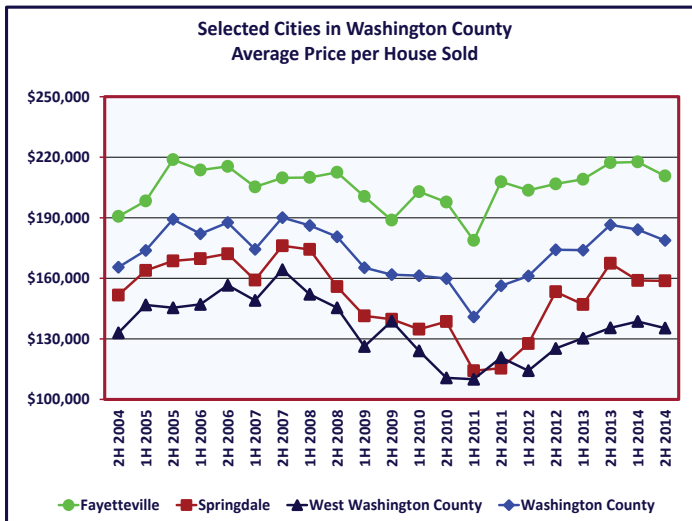
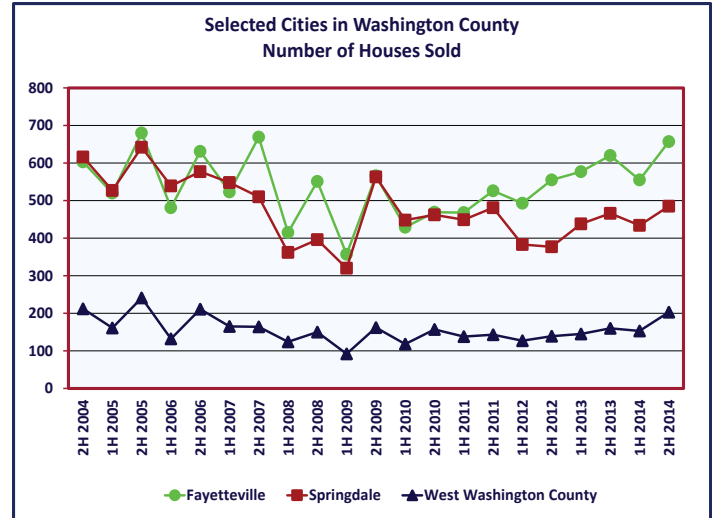
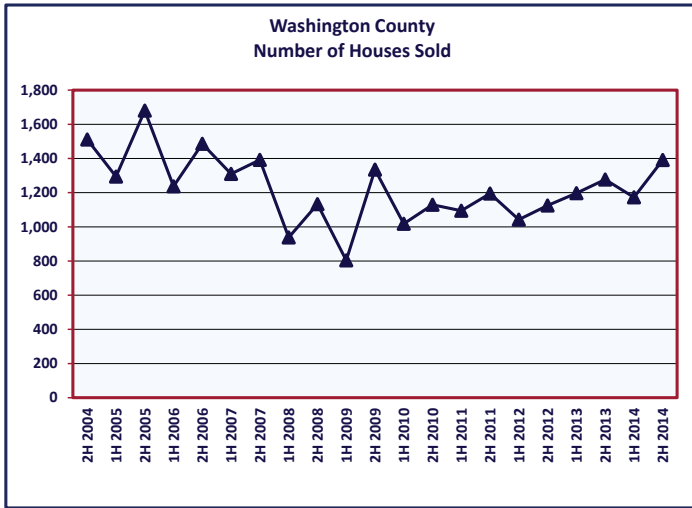


## Washington County - Percentage of Owner-Occupied Houses by City

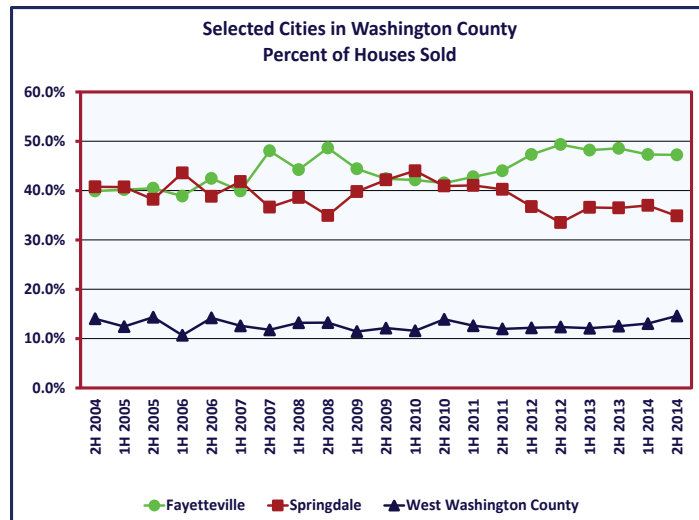
City	2008	2009	2010	2011	2012	2013	2014
Elkins	70.4%	71.6%	71.7%	74.1%	69.8%	70.9%	70.1%
Elm Springs	75.1%	77.3%	78.2%	80.2%	79.8%	79.5%	79.8%
Farmington	68.2%	69.3%	68.9%	69.9%	69.8%	69.9%	68.9%
Fayetteville	57.7%	58.1%	58.4%	59.2%	59.2%	58.6%	57.5%
Goshen	72.5%	75.4%	77.0%	77.7%	78.3%	72.4%	70.1%
Greenland	65.5%	66.8%	66.2%	67.8%	68.5%	67.9%	67.3%
Johnson	58.5%	60.1%	60.2%	60.6%	59.5%	58.6%	57.3%
Lincoln	65.5%	65.3%	63.2%	63.8%	62.8%	61.0%	59.6%
Prairie Grove	68.1%	67.5%	66.8%	67.2%	68.7%	67.6%	66.9%
Springdale	63.3%	64.0%	64.5%	76.8%	64.7%	64.1%	63.0%
Tontitown	72.1%	73.4%	74.6%	66.3%	78.2%	77.9%	78.0%
West Fork	69.3%	69.7%	70.9%	76.0%	71.2%	70.5%	70.6%
Winslow	63.2%	65.2%	65.0%	71.1%	63.0%	65.0%	61.3%
Other	74.7%	75.5%	75.4%	66.4%	75.3%	74.7%	73.9%
<b>Washington County</b>	<b>63.7%</b>	<b>64.2%</b>	<b>64.5%</b>	<b>65.7%</b>	<b>64.9%</b>	<b>64.3%</b>	<b>63.3%</b>



# Washington County



# Washington County

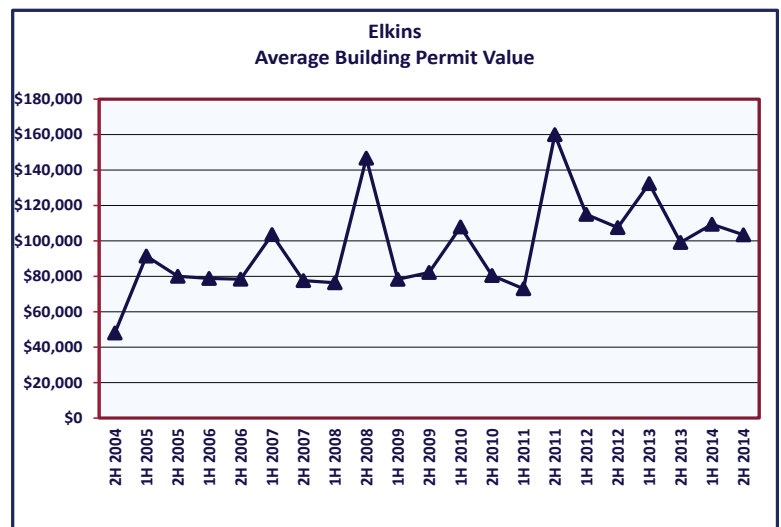
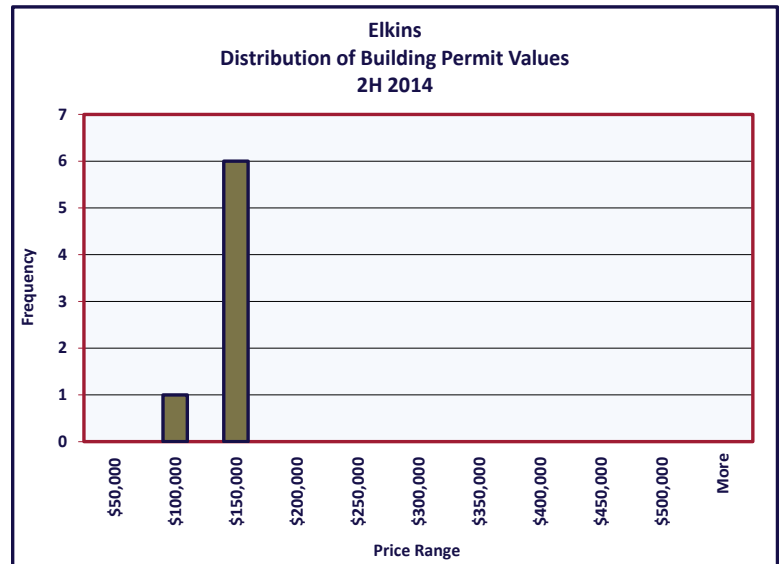
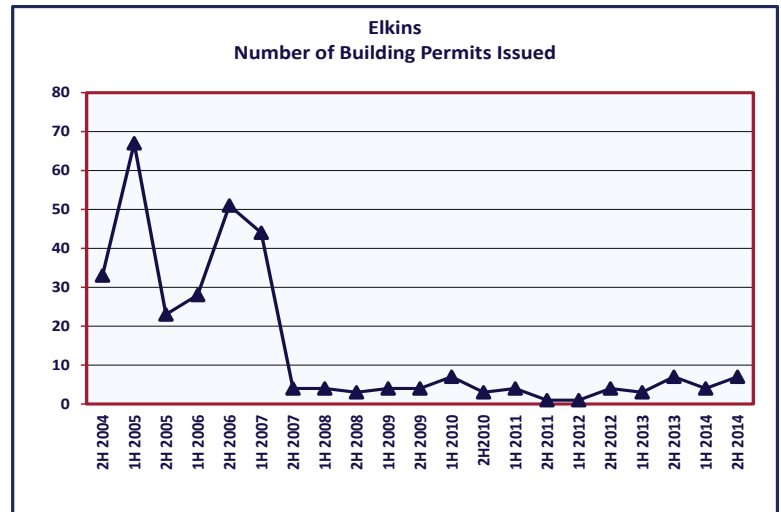


## Washington County Sold House Characteristics by City Second Half of 2014

City	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of County Sales
Cane Hill	\$110,500	\$58.61	232	2	0.1%
Elkins	\$128,208	\$75.73	163	25	1.8%
Elm Springs	--	--	--	0	0.0%
Evansville	\$40,000	\$34.78	7	1	0.1%
Farmington	\$150,674	\$83.35	139	74	5.3%
Fayetteville	\$210,736	\$100.75	114	657	47.2%
Goshen	\$179,150	\$96.49	107	6	0.4%
Greenland	\$47,500	\$43.36	110	2	0.1%
Johnson	--	--	--	0	0.0%
Lincoln	\$102,389	\$67.67	183	24	1.7%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$136,376	\$79.61	144	78	5.6%
Springdale	\$158,727	\$79.72	114	485	34.9%
Summers	\$17,500	\$12.36	184	1	0.1%
Tontitown	--	--	--	0	0.0%
West Fork	\$125,529	\$74.19	157	25	1.8%
Winslow	\$114,790	\$73.25	149	10	0.7%
<b>Washington County</b>	<b>\$178,774</b>	<b>\$89.30</b>	<b>120</b>	<b>1,391</b>	<b>100.0%</b>

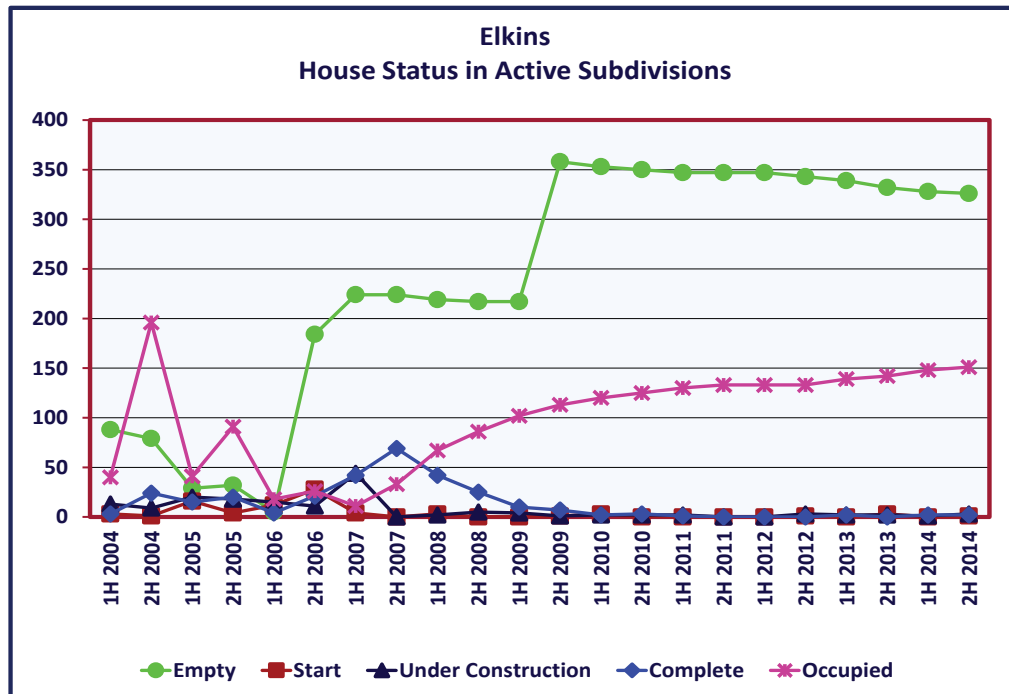
# Elkins

- From July 1 through December 31, 2014 there were 7 residential building permits issued in Elkins. This represents no change from the second half of 2013.
- All of the building permits issued in Elkins were valued in the \$50,001 to \$150,000 range in the second half of 2014.
- The average residential building permit value in Elkins increased by 4.3 percent from \$99,143 in the second half of 2013 to \$103,440 in the second half of 2014.



# Elkins

- There were 483 total lots in 8 active subdivisions in Elkins in the second half of 2014. About 31.3 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 0.6 percent were under construction, 0.2 percent were starts, and 67.5 percent were vacant lots.
- The subdivisions with houses under construction in Elkins in the second half of 2014 was Miller's Meadow, with 2 houses and Oakleaf Manor with 1 house under construction.
- No new construction has occurred in the past year in 3 out of the 8 active subdivisions in Elkins.
- 3 new houses in Elkins became occupied in the second half of 2014. The annual rate implies that there were 442.7 months of remaining inventory in active subdivisions, up from 397.2 months in the first half of 2014.
- There was no absorption in 3 of the 8 active subdivisions in Elkins during the past year.
- No additional lots had received final approval by December 31, 2014.



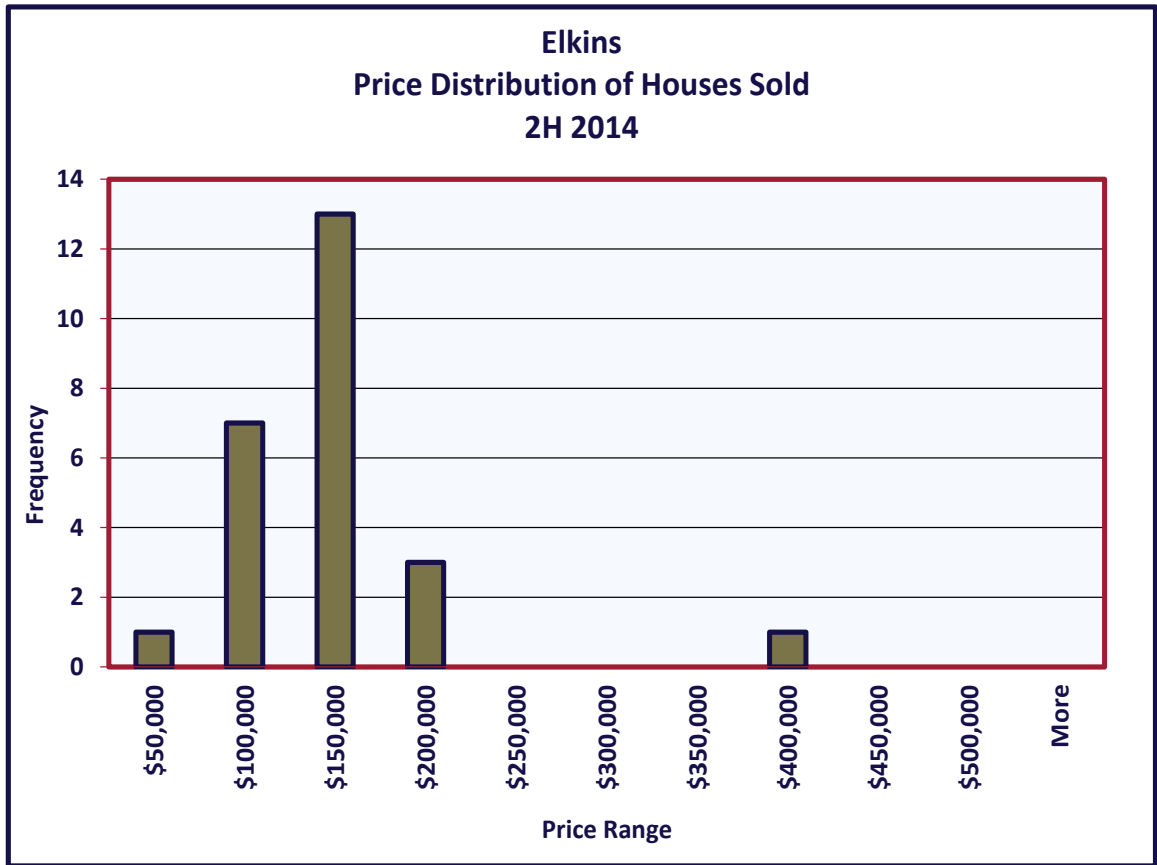
## Elkins House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Inventory
Elkridge <sup>2</sup>	36	0	0	0	15	51	0	--
Miller's Creek <sup>1</sup>	2	0	0	1	4	7	0	--
Miller's Meadow	18	1	2	1	62	84	0	66.0
Oakleaf Manor	135	0	1	0	11	147	2	544.0
Pin Oak	3	0	0	0	1	4	1	36.0
Silver Birch Estates <sup>1,2</sup>	2	0	0	0	5	7	0	--
Stokenbury Farms <sup>1,2</sup>	107	0	0	0	31	138	0	--
Stonecrest	23	0	0	0	22	45	0	276.0
<b>Elkins</b>	<b>326</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>151</b>	<b>483</b>	<b>3</b>	<b>442.7</b>

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

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

# Elkins



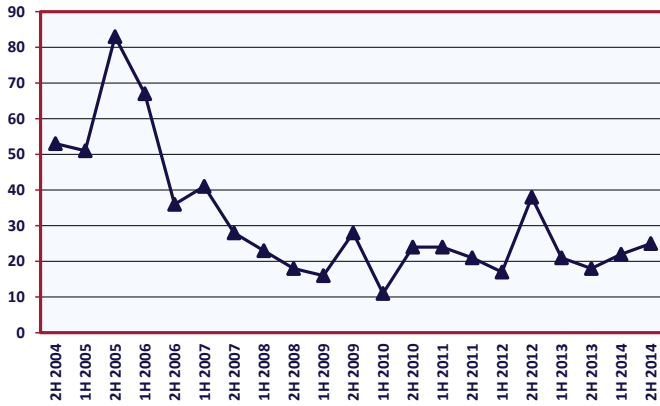
- There were 25 houses sold in Elkins from July 1 to December 31, 2014 or 13.6 percent more than the 22 sold in the first half of 2014 and 38.9 percent more than in the second half of 2013.

## Elkins Price Range of Houses Sold Second Half of 2014

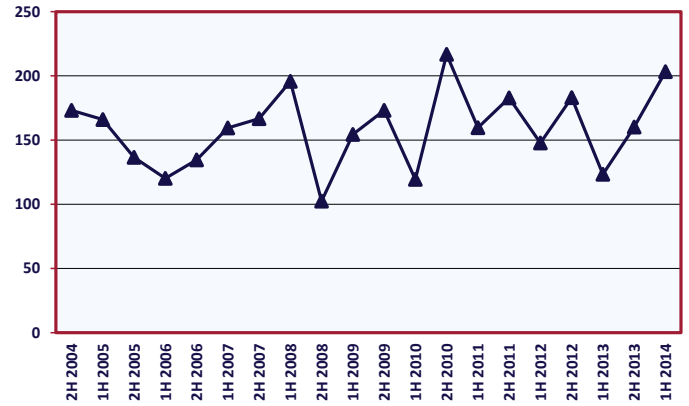
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	4.0%	977	199	66.9%	\$20.47
\$50,001 - \$100,000	7	28.0%	1,302	203	99.7%	\$68.33
\$100,001 - \$150,000	13	52.0%	1,568	126	96.9%	\$82.12
\$150,001 - \$200,000	3	12.0%	2,264	116	96.7%	\$87.94
\$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	1	4.0%	5,600	460	100.0%	\$63.04
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Elkins</b>	<b>25</b>	<b>100.0%</b>	<b>1,715</b>	<b>163</b>	<b>96.6%</b>	<b>\$75.73</b>

# Elkins

Elkins  
Number of Houses Sold



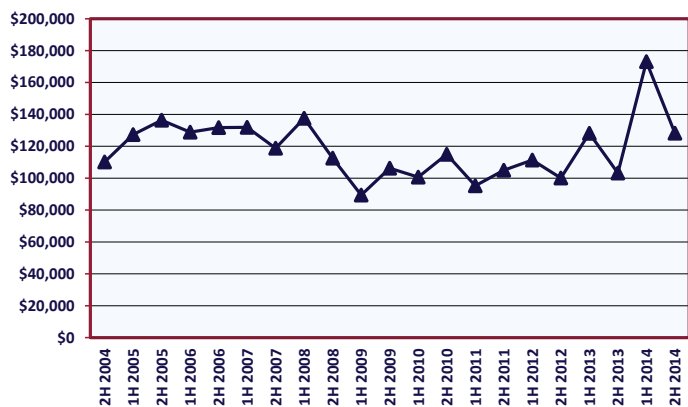
Elkins  
Average Days on Market of Houses Sold



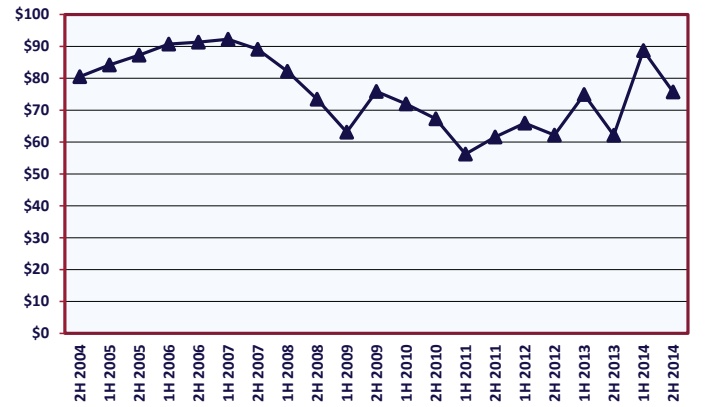
- 52 percent of the sold houses in Elkins were priced between \$100,001 and \$150,000.
- The average price of a house sold in Elkins decreased from \$173,086 in the first half of 2014 to \$128,208 in the second half of 2014. The second half of 2014's average sales price was 25.9 percent lower than in the previous half year and 24.2 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 203 in the first half of 2014 to 163 in the second half of 2014.
- The average price per square foot for a house sold in Elkins decreased from \$88.70 in the first half of 2014 to \$75.73 in the second half of 2014. The second half year's average price per square foot was 14.6 percent lower than in the previous half year and 21.9 percent higher than in the second half of 2013.

- About 1.8 percent of all houses sold in Washington County in the second half of 2014 were sold in Elkins. The average sales price of a house was 71.7 percent of the county average.
- Out of 25 houses sold in the second half of 2014, 3 were new construction.
- There were 31 houses in Elkins listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$303,349.
- According to the Washington County Assessor's database, 70.1 percent of houses in Elkins were owner-occupied in the second half of 2014.

Elkins  
Average Price of Houses Sold



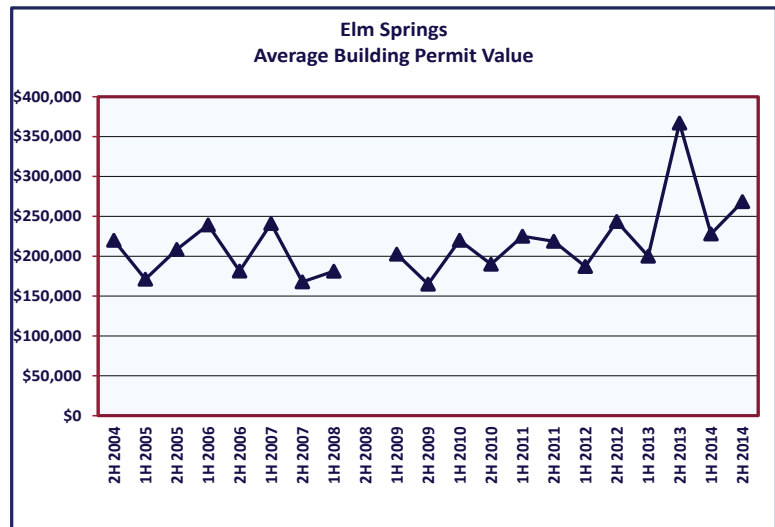
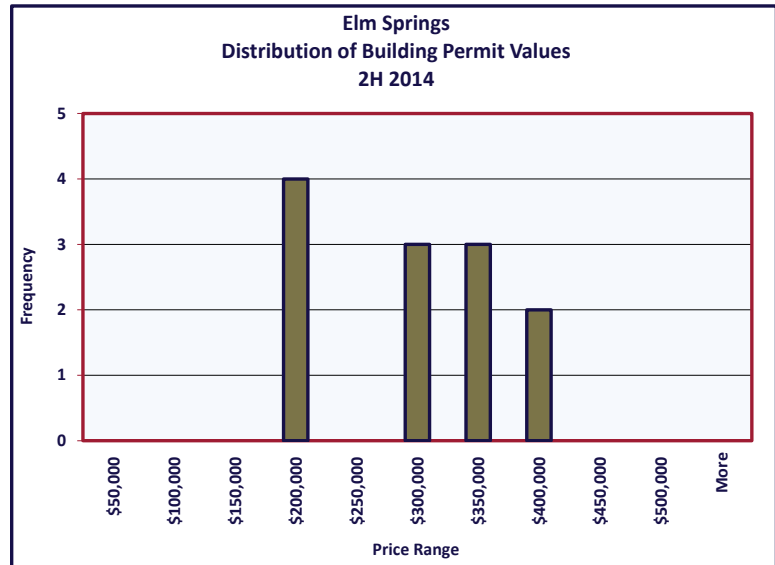
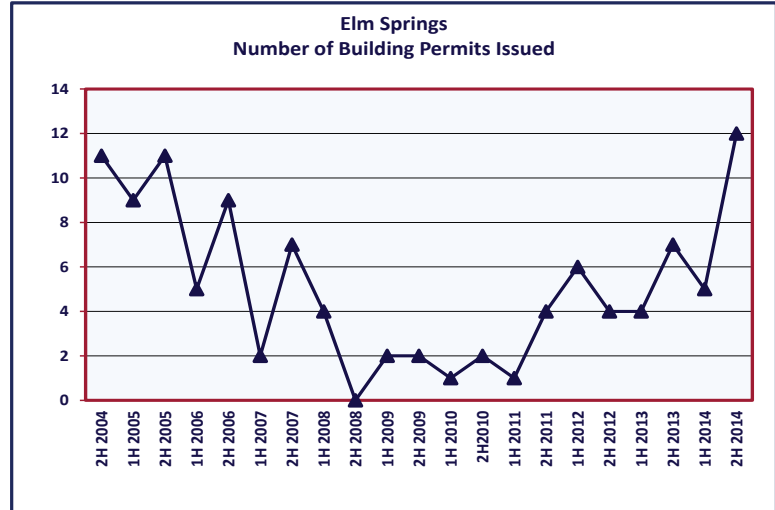
Elkins  
Average Price per Square Foot of Houses Sold





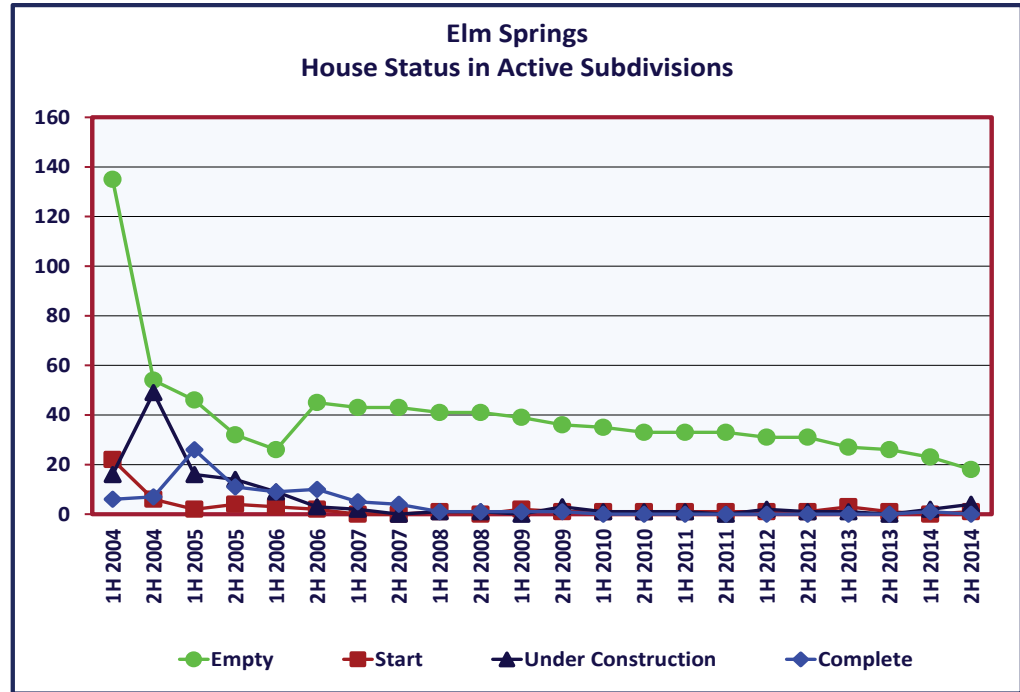
# Elm Springs

- From July 1 through December 31, 2014 there were twelve residential building permits issued in Elm Springs. This was 71.4 percent more than the seven issued in the second half of 2013.
- Half of the residential building permit values in Elm Springs were in the \$251,001 to the \$350,000 range.
- The average residential building permit value in Elm Springs increased by 36.7 percent from \$268,412 in the second half of 2013 to \$367,037 in the second half of 2014.



# Elm Springs

- There were 171 total lots in 4 active subdivisions in Elm Springs in the second half of 2014. About 86.5 percent of the lots were occupied, 0.0 percent were complete but unoccupied, 2.3 percent were under construction, 0.6 percent were starts, and 10.5 percent were empty lots.
- The subdivisions with houses under construction in Elm Springs in the second half of 2014 were The Estates at Brush Creek with 3 houses and Pinkley, Phases I-III with 1 house under construction.
- No new construction or progress in existing construction has occurred in the last year in 1 out of the 4 active subdivisions in Elm Springs.



## Elm Springs Preliminary and Final Approved Subdivisions Second Half of 2014

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

- 4 houses in Elm Springs became occupied in the second half of 2014. The annual absorption rate implies that there were 55.2 months of remaining inventory in active subdivisions, down from 62.4 in the first half of 2014.
- In 1 of the 4 active subdivisions in Elm Springs, no absorption has occurred in the last year.
- An additional 48 lots in 1 subdivision had received final approval by December 31, 2014.

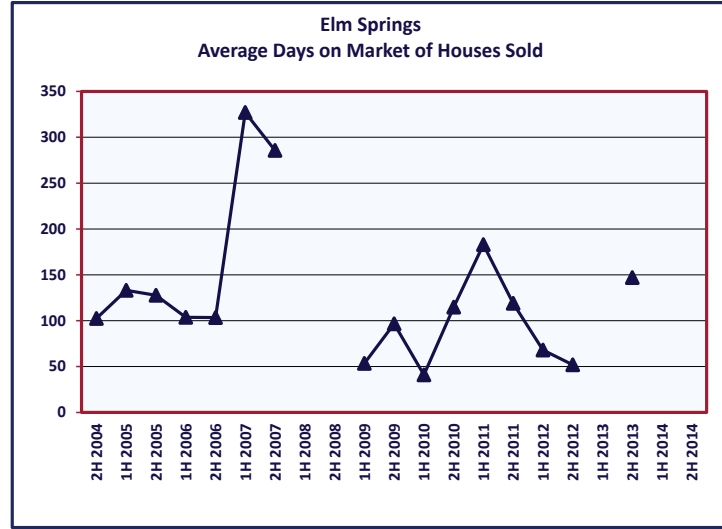
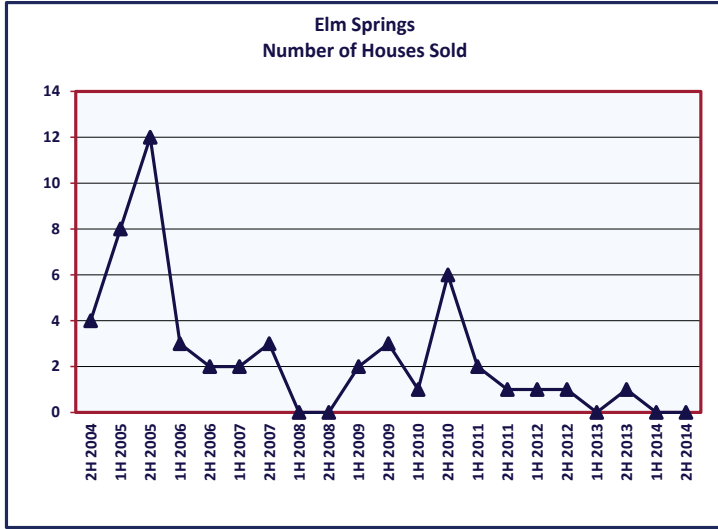
## Elm Springs House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Estates at Brush Creek	7	0	3	0	14	24	1	120.0
High Ridge Estates <sup>1 2</sup>	1	0	0	0	20	21	0	--
Pinkley, Phases I - III	6	1	1	0	53	61	1	96.0
Plantation Estates	4	0	0	0	61	65	2	16.0
<b>Elm Springs</b>	<b>18</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>148</b>	<b>171</b>	<b>4</b>	<b>55.2</b>

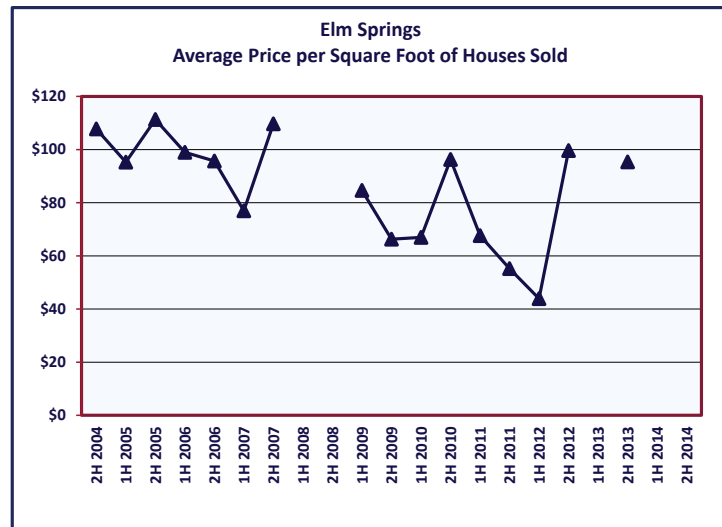
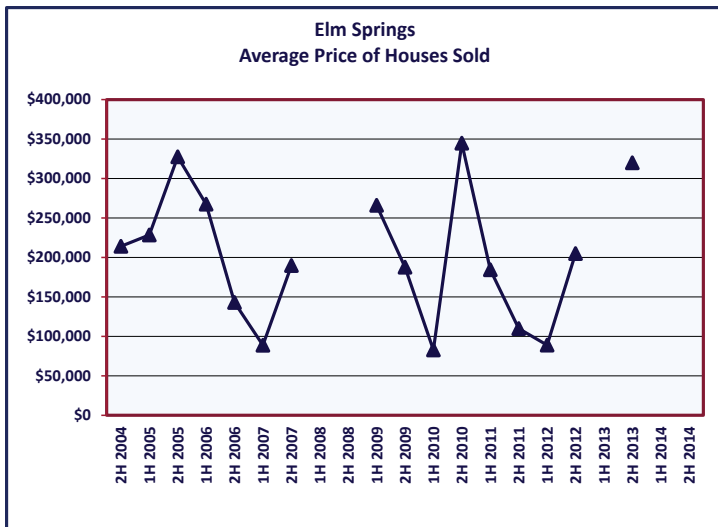
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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

# Elm Springs

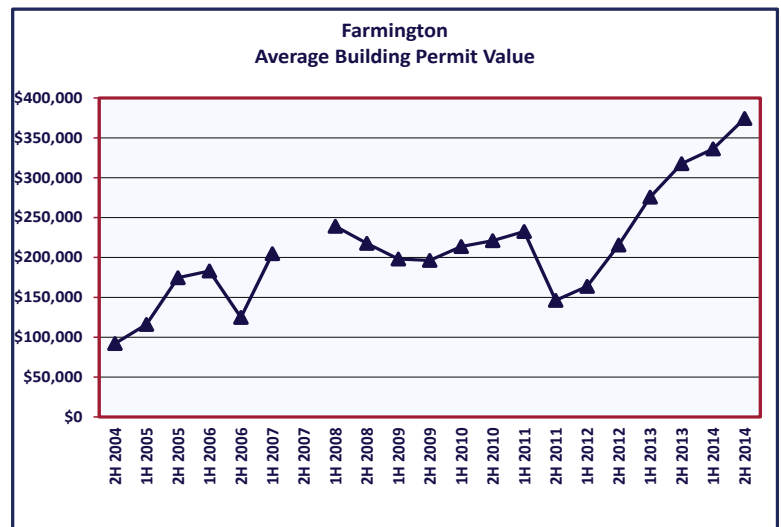
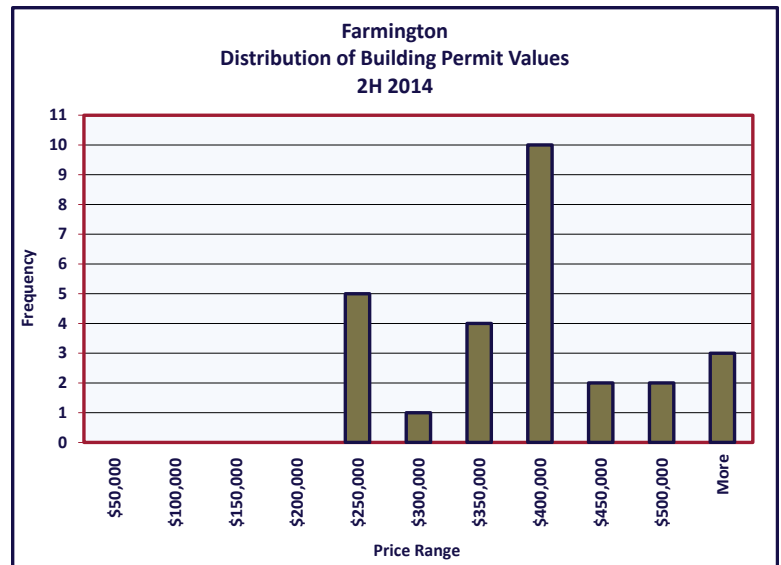
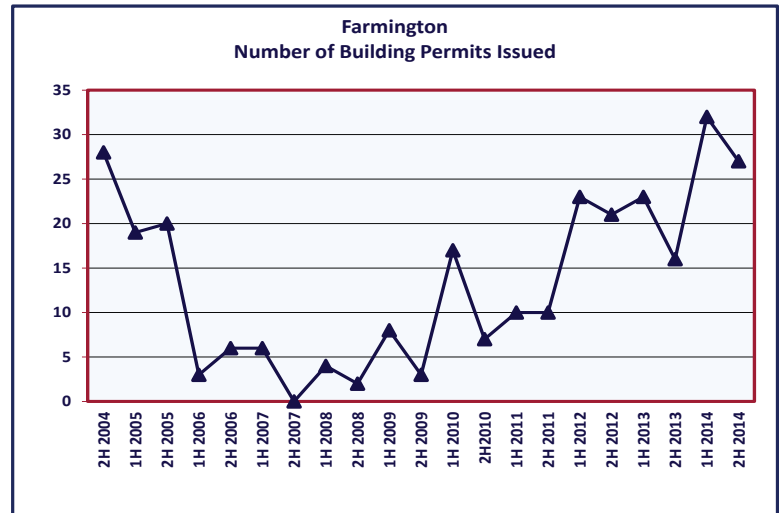


- There were no houses sold in Elm Springs from July 1 to December 31, 2014.
- There were no houses in Elm Springs listed for sale in the MLS database as of December 31, 2014.
- According to the Washington County Assessor's database, 79.8 percent of houses in Elm Springs were owner-occupied in the second half of 2014.



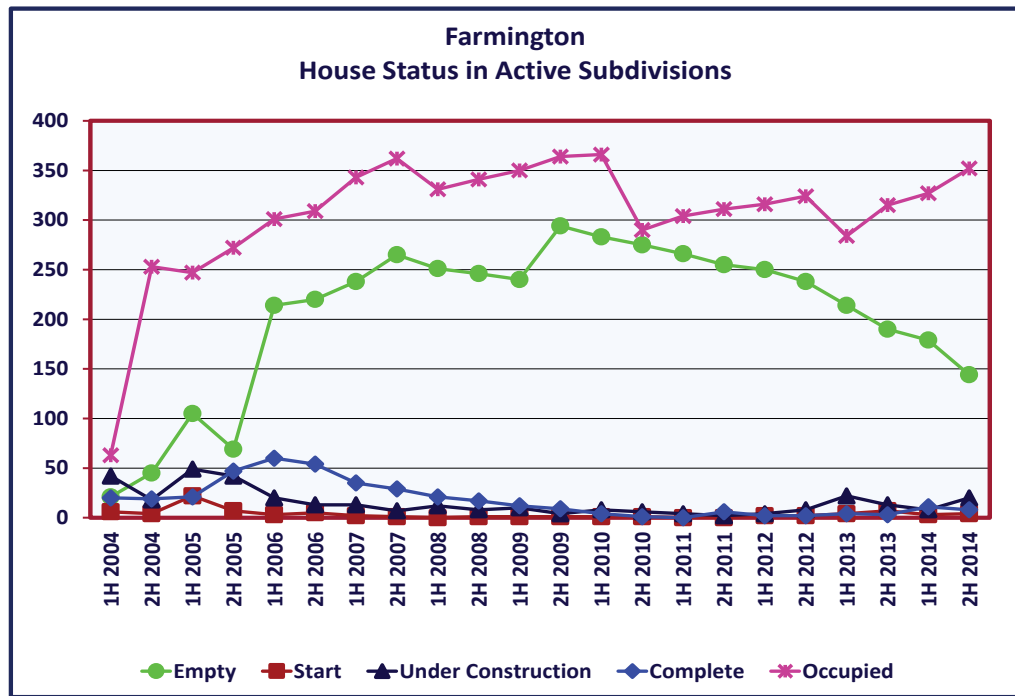
# Farmington

- From July 1 through December 31, 2014 there were 27 residential building permits issued in Farmington. This was 68.8 percent greater than the 16 issued in the second half of 2013.
- In the second half of 2014, most of the residential building permits in Farmington were valued in the \$300,001 to \$400,000 range.
- The average residential building permit value in Farmington increased by 17.9 percent from \$317,558 in the second half of 2013 to \$374,296 in the second half of 2014.



# Farmington

- There were 528 total lots in 10 active subdivisions in Farmington in the second half of 2014. About 66.7 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 3.8 percent were under construction, 0.8 percent were starts, and 27.3 percent were vacant lots.
- There were 5 subdivisions with houses under construction in Farmington in the second half of 2014; Bethel Oaks with 1, East Creek Place with 2, Southwinds Phase V with 2, Twin Falls Phases I and II with 14 and Walnut Grove with 1.
- No new construction or progress in existing construction has occurred in the last year in 3 out of the 10 active subdivisions in Farmington.
- 25 new houses in Farmington became occupied in the second half of 2014. The annual absorption rate implies that there were 57.1 months of remaining inventory in active subdivisions, up from 56.1 in the first half of 2014.



- In 3 of the 10 active subdivisions in Farmington, no absorption has occurred in the last year.
- An additional 155 lots in 2 subdivisions had received final approval by December 31, 2014.



## Farmington Preliminary and Final Approved Subdivisions Second Half of 2014

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



# Farmington

## Farmington House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	11	1	0	0	54	66	1	144.0
Bethel Oaks	31	2	1	4	29	67	6	50.7
East Creek Place	6	0	2	1	38	47	4	21.6
Forest Hills, Phases I, II	2	0	0	0	49	51	2	12.0
North Club House Estates <sup>1 2</sup>	5	0	0	0	16	21	0	--
Rainsong <sup>1 2</sup>	1	0	0	0	16	17	0	--
South Club House Estates <sup>1 2</sup>	16	0	0	0	60	76	0	--
Southwinds, Phase V	3	0	2	1	25	31	2	36.0
Twin Falls, Phases I, II	53	1	14	2	56	126	9	49.4
Walnut Grove	16	0	1	0	9	26	1	204.0
<b>Farmington</b>	<b>144</b>	<b>4</b>	<b>20</b>	<b>8</b>	<b>352</b>	<b>528</b>	<b>25</b>	<b>57.1</b>

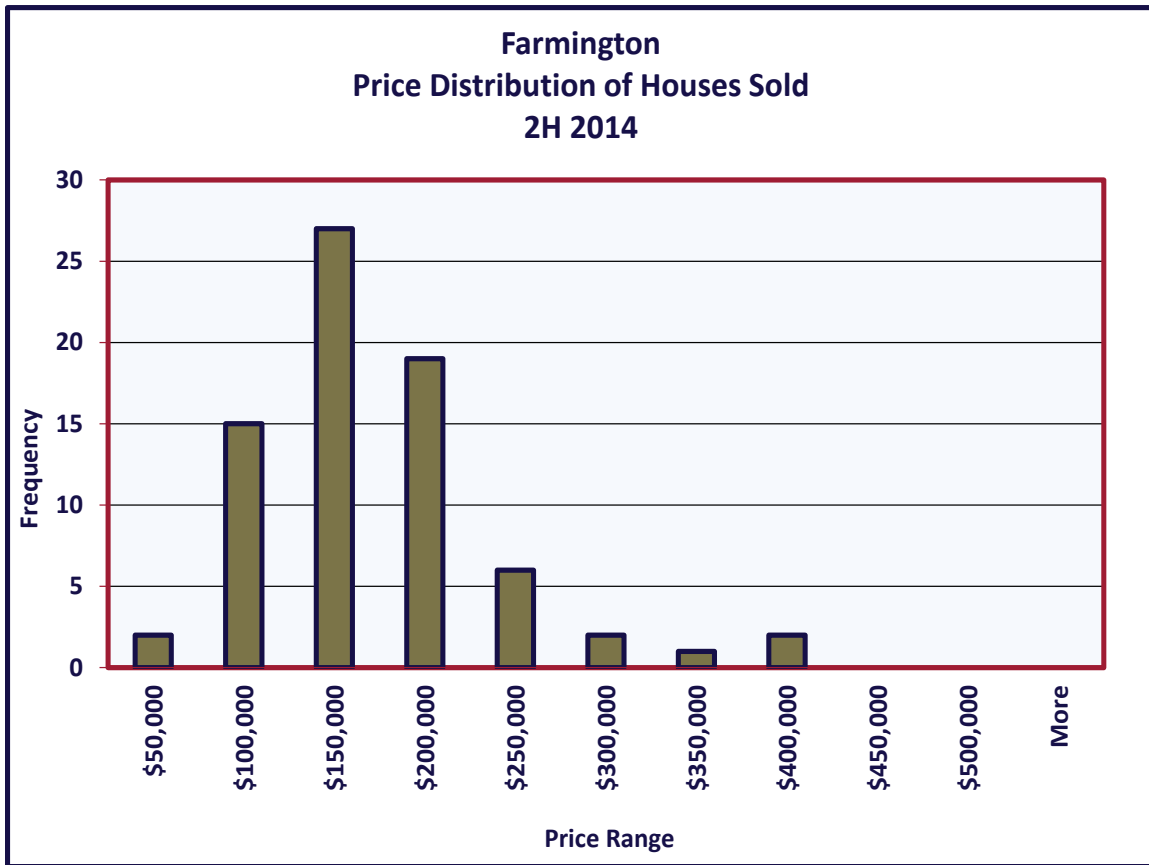
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# Farmington

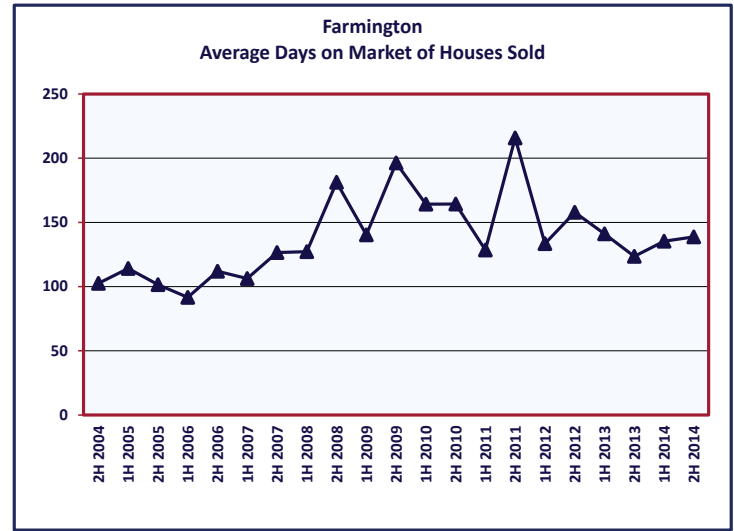
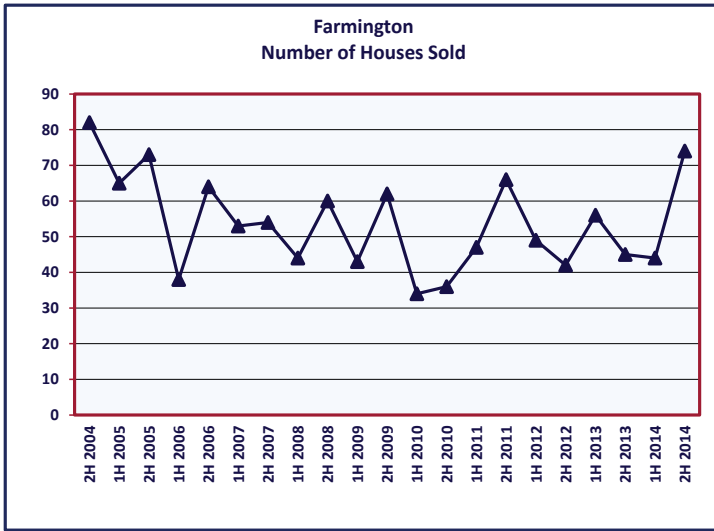


- There were 74 houses sold in Farmington from July 1 to December 31, 2014, or 68.2 percent more than the 44 sold in the first half of 2014 and 64.4 percent more than in the second half of 2013.

## Farmington Price Range of Houses Sold Second Half of 2014

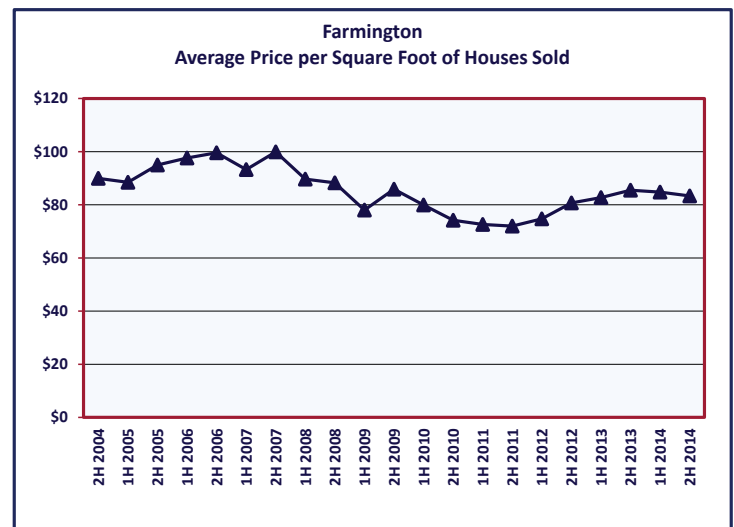
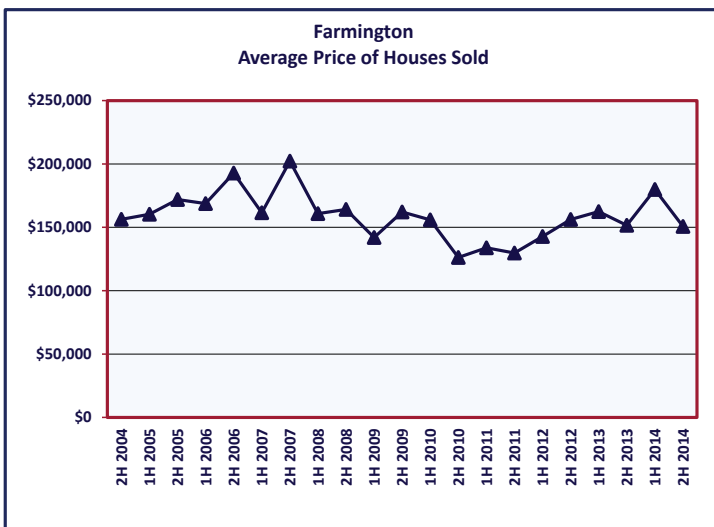
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	2.7%	1,257	37	120.4%	\$28.52
\$50,001 - \$100,000	15	20.3%	1,259	124	95.7%	\$68.20
\$100,001 - \$150,000	27	36.5%	1,538	145	96.7%	\$85.33
\$150,001 - \$200,000	19	25.7%	2,076	126	98.2%	\$85.79
\$200,001 - \$250,000	6	8.1%	2,387	225	98.7%	\$93.43
\$250,001 - \$300,000	2	2.7%	2,477	145	96.9%	\$117.70
\$300,001 - \$350,000	1	1.4%	2,624	53	97.2%	\$118.14
\$350,001 - \$400,000	2	2.7%	3,191	166	98.1%	\$119.87
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Farmington</b>	<b>74</b>	<b>100.0%</b>	<b>1,766</b>	<b>139</b>	<b>97.7%</b>	<b>\$83.35</b>

# Farmington



- 56.8 percent of the sold houses in Farmington were priced between \$50,001 and \$150,000.
- The average price of a house sold in Farmington increased from \$179,864 in the first half of 2014 to \$150,674 in the second half of 2014. The second half of 2014 average sales price was 16.2 percent lower than in the previous half year and 0.6 percent lower than in the second half of 2013.
- The average price per square foot for a house sold in Farmington decreased from \$84.77 in the first half of 2014 to \$83.35 in the second half of 2014. The second half of 2014's average price per square foot was 1.7 percent lower than in the previous half year, and 2.5 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale increased from 135 in the first half of 2014 to 139 in the second half of 2014.

- About 5.3 percent of all houses sold in Washington County in the second half of 2014 were sold in Farmington. The average sales price of a house was 84.3 percent of the county average.
- Out of 74 houses sold in the second half of 2014, 16 were new construction. These newly constructed houses had an average sold price of \$179,864 and took an average of 135 days to sell from their initial listing dates.
- There were 71 houses in Farmington listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$213,953.
- According to the Washington County Assessor's database, 68.9 percent of houses in Farmington were owner-occupied in the second half of 2014.



# Farmington

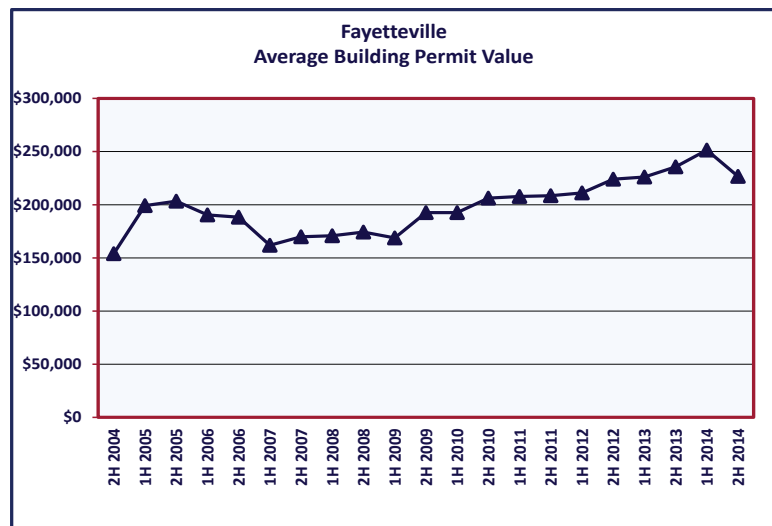
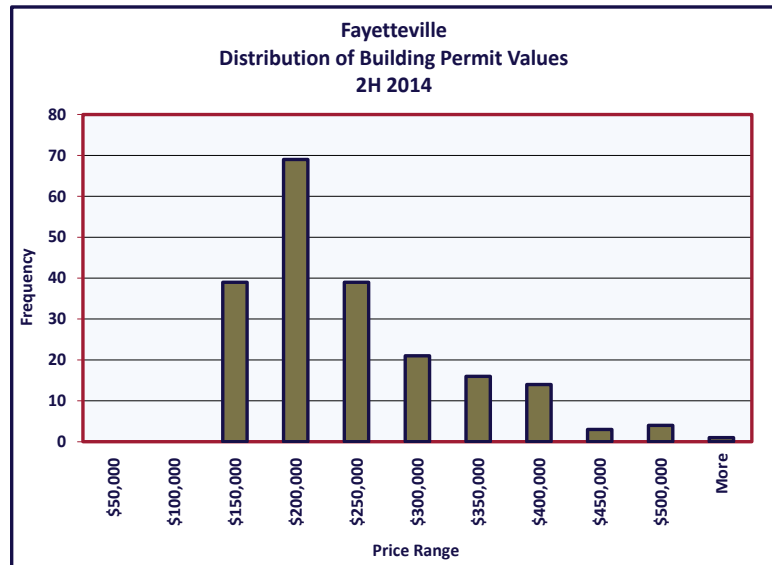
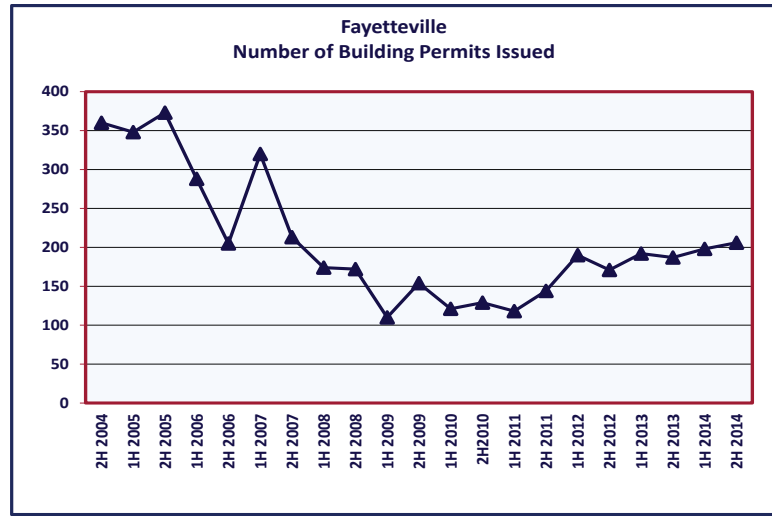
## Farmington Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Bermuda Estates	1	1.4%	1,895	165	\$193,500	\$102.11
Bethel Oaks	5	6.8%	1,589	241	\$150,080	\$94.16
Brookside	1	1.4%	1,736	79	\$94,000	\$54.15
East Creek Place	3	4.1%	2,032	98	\$169,908	\$84.89
Golden Acres	1	1.4%	1,883	78	\$149,900	\$79.61
Grand Oaks	1	1.4%	2,288	122	\$190,000	\$83.04
Green	1	1.4%	1,400	208	\$72,300	\$51.64
Highland Square	7	9.5%	1,796	155	\$154,415	\$87.69
Lossing	1	1.4%	1,300	332	\$70,000	\$53.85
Meadowlark Estates	7	9.5%	1,234	72	\$103,414	\$84.24
Meadowsweet	1	1.4%	1,943	74	\$175,000	\$90.07
Red Bird Estates	2	2.7%	1,156	81	\$78,067	\$67.53
Riviera Estates	2	2.7%	2,128	123	\$168,500	\$79.81
South Club House Estates	2	2.7%	2,601	223	\$191,500	\$73.59
South Haven	9	12.2%	1,517	111	\$126,378	\$83.43
Southwinds	7	9.5%	2,005	200	\$190,386	\$94.34
Twin Falls	5	6.8%	2,792	135	\$331,580	\$118.65
Valley View	4	5.4%	1,733	153	\$131,475	\$75.24
Walnut Grove	2	2.7%	2,462	100	\$203,750	\$83.86
Willow West	2	2.7%	1,494	296	\$120,750	\$81.16
Other	10	13.5%	1,471	80	\$96,120	\$64.69
<b>Farmington</b>	<b>74</b>	<b>100.0%</b>	<b>1,766</b>	<b>139</b>	<b>\$150,674</b>	<b>\$83.35</b>



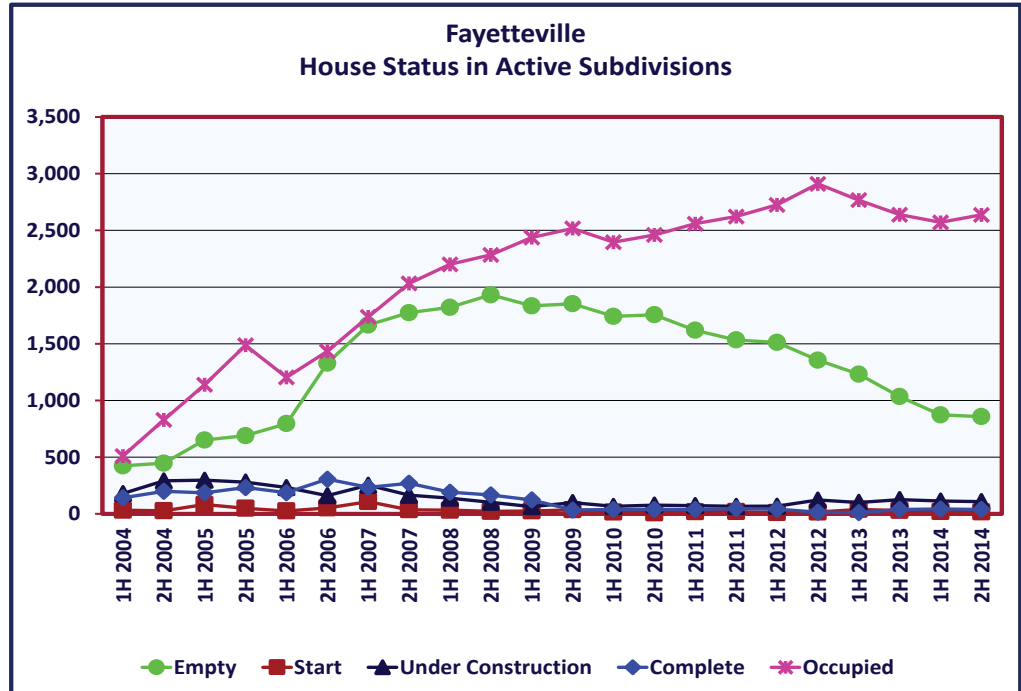
# Fayetteville

- From July 1 through December 31, 2014 there were 206 residential building permits issued in Fayetteville. This represents a 10.2 percent increase from the second half of 2013.
- In the second half of 2014, a majority of building permits in Fayetteville were valued in the \$100,001 to \$250,000 range.
- The average residential building permit value in Fayetteville decreased by 3.8 percent from \$235,591 in the second half of 2013 to \$226,711 in the second half of 2014.



# Fayetteville

- There were 3,660 total lots in 61 active subdivisions in Fayetteville in the second half of 2014. About 72.0 percent of the lots were occupied, 1.1 percent were complete but unoccupied, 3.0 percent were under construction, 0.5 percent were starts, and 23.4 percent were vacant lots.
- The subdivisions with the most houses under construction in Fayetteville in the second half of 2014 were Cobblestone Phase III with 12 and Cottages at Old Wire with 10.
- No new construction or progress in existing construction has occurred in the last year in 13 out of the 61 active subdivisions in Fayetteville
- 197 new houses in Fayetteville became occupied in the second half of 2014. The annual absorption rate implies that there were 32.4 months of remaining inventory in active subdivisions, down from 34.1 months in the first half of 2014.
- In 20 out of the 61 active subdivisions in Fayetteville, no absorption occurred in the past year.



- An additional 921 lots in 17 subdivisions had received either preliminary or final approval by December 31, 2014.

## Fayetteville Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Buffington Subdivision	1H 2013	43
Cobblestone, Phase IV	2H 2014	30
Coves, Phase II	2H 2014	39
East Mission	2H 2014	66
Holcomb Heights	1H 2012	78
Hughmont Village	1H 2013	129
Jay McLelland	1H 2013	4
Legacy Pointe Phase V	2H 2013	108
Oak Creek Estates	2H 2013	9
Oakbrooke, Phase III	2H 2011	93
Overlook	1H 2014	36
Parkerman Estates	2H 2014	9
Property of Overton	1H 2014	12
Reindl Woods	2H 2014	11
<i>Final Approval</i>		
Hughmont	2H 2014	138
Oakbrooke, Phase I	2H 2007	58
Riverwalk	2H 2010	58
<b>Fayetteville</b>		<b>921</b>





# Fayetteville

## Fayetteville House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Jane	6	0	0	0	16	22	0	72.0
Belclaire Estates	9	0	3	0	83	95	6	6.9
Blueberry Meadows	12	0	9	3	49	73	8	16.9
Bridgedale <sup>1</sup>	5	0	1	0	19	25	0	--
Bridgeport, Phases VII, VIII	11	0	0	0	14	25	1	132.0
Bridgewater Estates	4	0	1	1	23	29	5	14.4
The Bungalows at Cato Springs <sup>1 2</sup>	22	0	0	0	9	31	0	--
Canterbury Place <sup>1 2</sup>	1	0	0	0	2	3	0	--
Chapel View <sup>1</sup>	14	0	4	0	0	18	0	--
Cobblestone, Phase III	27	1	12	1	18	59	18	--
Clabber Creek, Phases II, III	0	0	3	3	192	198	1	72.0
Copper Creek, Phases I-II	4	0	0	0	159	163	1	12.0
Copper Ridge <sup>1 2</sup>	10	0	0	0	14	24	0	--
Cottages at Old Wire	40	0	10	1	1	52	1	612.0
The Coves	18	0	3	3	29	53	12	16.0
Creek Meadow <sup>1</sup>	39	0	7	0	0	46	0	--
Creekside, Phases I, II	1	0	0	0	15	16	3	3.0
Crescent Lake	16	0	0	0	27	43	2	48.0
Crestmont Estates <sup>1 2</sup>	2	0	0	0	9	11	0	--
Cross Keys, Phase I	1	0	0	0	107	108	2	3.0
Crystal Springs, Phase III	24	0	2	2	74	102	11	15.3
Deerpath, Phase II <sup>1</sup>	9	0	1	0	6	16	0	--
Driver Subdivision	2	0	0	2	2	6	0	48.0
Embry Acres	4	3	2	1	45	55	5	9.5
The Estates at Dogwood Canyon	26	1	8	0	19	54	4	70.0
The Estates at Salem Hill <sup>1 2</sup>	1	0	0	0	22	23	0	--
Fairfield, Phase II <sup>1 2</sup>	2	0	0	0	48	50	0	--
Falcon Ridge <sup>1 2</sup>	50	0	0	0	12	62	0	--
The Hamptons	31	2	4	5	28	70	4	36.0
Harmon Trails Estates <sup>1</sup>	17	0	2	0	7	26	0	--
Joyce Street Cottages <sup>1 2</sup>	12	0	0	0	28	40	0	--
Legacy Heights, Phase I	0	0	4	3	70	77	7	5.6
Legacy Pointe, Phases I-III <sup>1</sup>	1	0	0	1	154	156	0	--
Lierly Lane	5	0	2	0	63	70	10	7.0
Mission Hills <sup>1 2</sup>	2	0	0	0	21	23	0	--
Mountain Ranch, Phase I, II A	22	0	0	0	104	126	4	29.3
Newcastle Estates <sup>1 2</sup>	3	0	0	0	7	10	0	--
Oakbrooke, Phase II	29	0	3	0	20	52	2	128.0
Overton Park <sup>1 2</sup>	3	0	0	0	49	52	0	--
Paddock <sup>1 2</sup>	57	0	0	0	1	58	0	--
Park Ridge Estates <sup>1</sup>	12	0	3	0	11	26	0	--
Prairie View @ Spring Woods	7	0	1	2	26	36	1	30.0



# Fayetteville

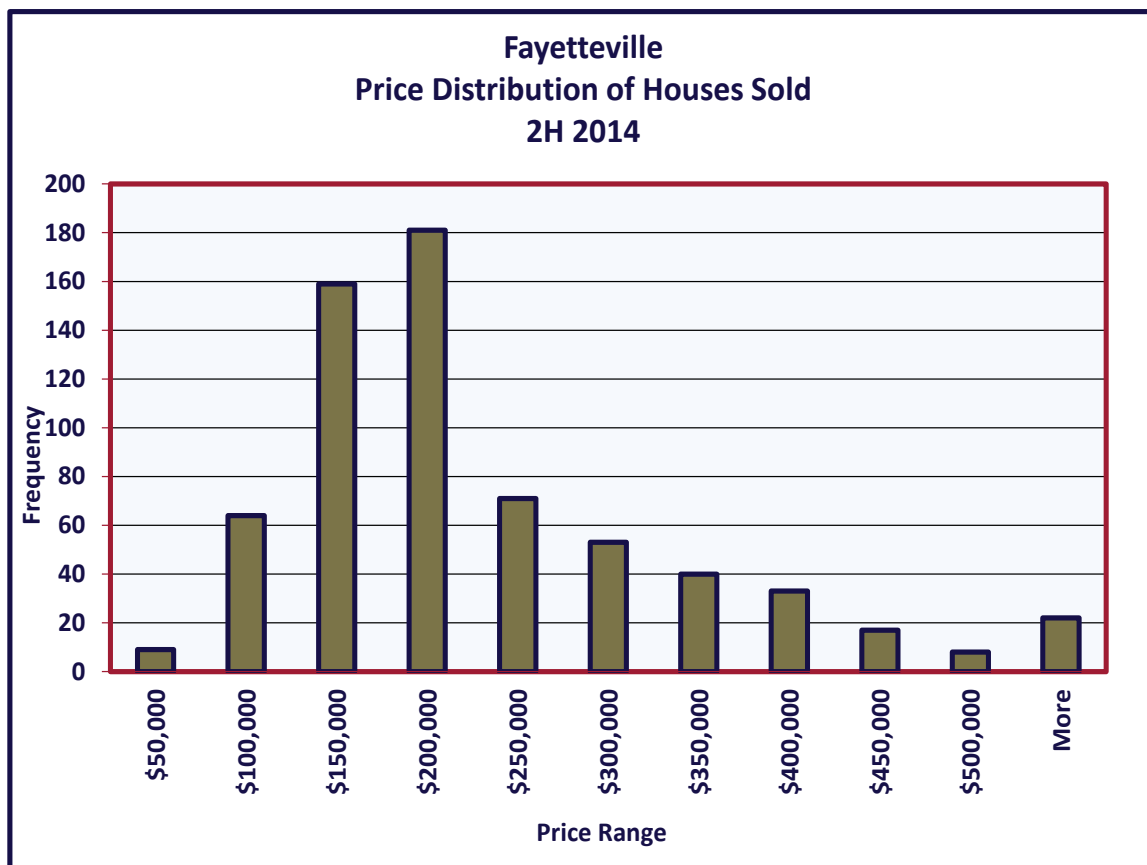
## Fayetteville House Status in Active Subdivisions (Continued) Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ripple Row	47	3	3	0	205	258	29	11.6
Salem Heights Phase I	0	0	0	0	74	74	2	0.0
Silverthorne, Phase II	6	0	2	0	25	33	2	19.2
Sloan Estates	29	0	1	0	27	57	6	45.0
Stone Mountain, Phase I	43	4	8	4	53	112	8	33.7
Stonebridge Meadows, Phases II, III, IV, V	50	3	4	2	163	222	5	59.0
Summit Place	23	0	2	0	3	28	1	150.0
Sunbridge Villas	6	0	1	0	141	148	13	4.4
Sundance Meadows	2	0	0	0	23	25	1	4.8
Timber Trails	43	0	0	0	68	111	0	516.0
Township Heights	6	0	1	2	12	21	1	27.0
Twin Maple Acres <sup>1 2</sup>	2	0	0	0	2	4	0	--
Twin Maple Estates	2	0	0	0	6	8	1	24.0
Twin Springs Estates, Phase I, II	19	1	0	0	8	28	3	48.0
Walker Estates	0	0	0	0	11	11	2	0.0
Walnut Crossing	0	0	0	0	136	136	1	0.0
West Haven	13	0	0	0	28	41	5	14.2
Westbrook PZD	4	0	1	0	6	11	2	30.0
Wildflower Meadows	2	0	0	3	43	48	7	5.0
<b>Fayetteville</b>	<b>858</b>	<b>18</b>	<b>108</b>	<b>39</b>	<b>2,637</b>	<b>3,660</b>	<b>197</b>	<b>32.4</b>

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

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

# Fayetteville

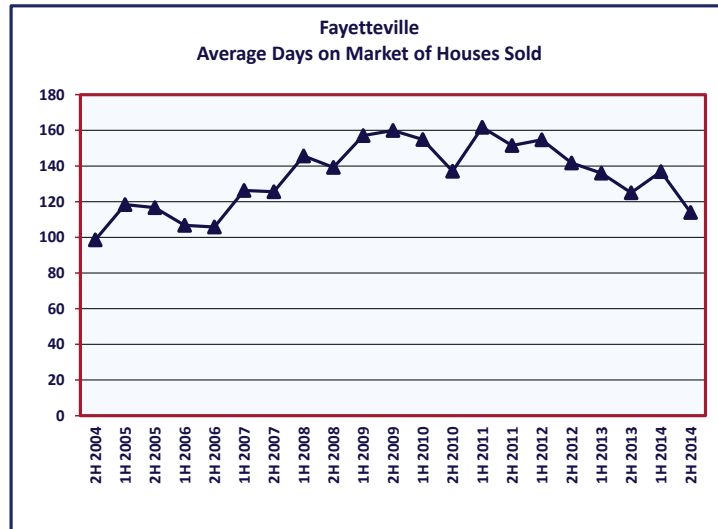
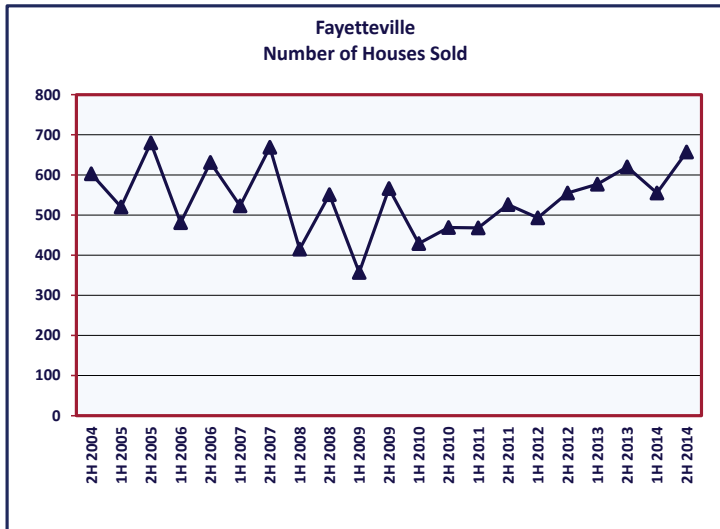


- There were 657 houses sold in Fayetteville from July 1 to December 31, 2014 or 18.4 percent more than the 555 sold in the first half of 2014 and 6.0 percent more than in the second half of 2013.

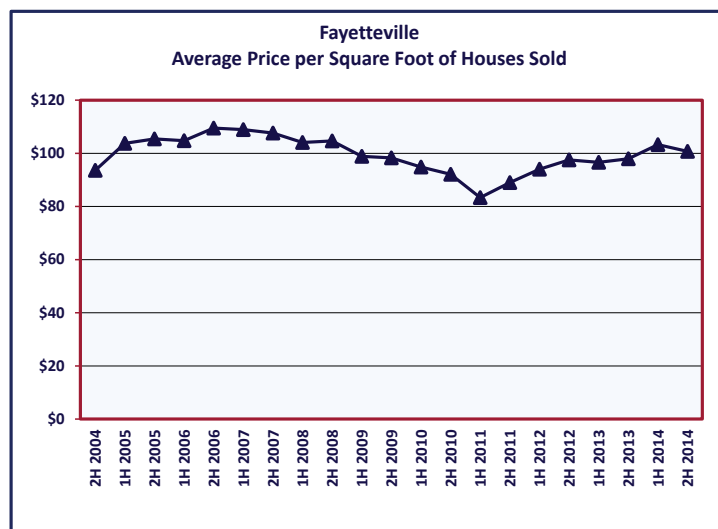
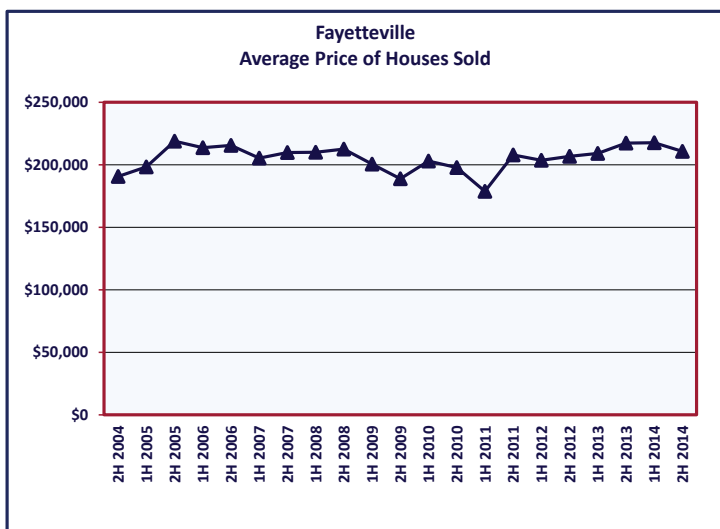
## Fayetteville Price Range of Houses Sold Second Half of 2014

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	9	1.4%	1,125	78	88.3%	\$39.31
\$50,001 - \$100,000	64	9.7%	1,172	98	93.9%	\$71.82
\$100,001 - \$150,000	159	24.2%	1,433	99	97.1%	\$89.82
\$150,001 - \$200,000	181	27.5%	1,793	111	98.3%	\$99.46
\$200,001 - \$250,000	71	10.8%	2,178	114	97.4%	\$107.33
\$250,001 - \$300,000	53	8.1%	2,470	126	97.2%	\$115.33
\$300,001 - \$350,000	40	6.1%	2,964	125	96.9%	\$113.81
\$350,001 - \$400,000	33	5.0%	3,219	149	97.5%	\$119.56
\$400,001 - \$450,000	17	2.6%	3,532	181	97.1%	\$128.33
\$450,001 - \$500,000	8	1.2%	3,802	98	97.4%	\$129.65
\$500,000+	22	3.3%	4,373	153	95.1%	\$159.41
<b>Fayetteville</b>	<b>657</b>	<b>100.0%</b>	<b>2,031</b>	<b>114</b>	<b>97.0%</b>	<b>\$100.75</b>

# Fayetteville



- 51.8 percent of the sold houses in Fayetteville were valued between \$100,001 and \$200,000.
- The average price of a house sold in Fayetteville decreased from \$217,676 in the first half of 2014 to \$210,736 in the second half of 2014. The second half of 2014 average sales price was 3.2 percent lower than in the previous half year and 3.0 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 137 in the first half of 2014 to 114 in the second half of 2014.
- The average price per square foot for a house sold in Fayetteville decreased from \$103.28 in the first half of 2014 to \$100.75 in the second half of 2014. The second half of 2014 average price per square foot was 2.5 percent lower than in the previous half year and 2.9 percent higher than the second half of 2013.
- About 47.2 percent of all houses sold in Washington County in the second half of 2014 were sold in Fayetteville. The average sales price of a house was 117.9 percent of the county average.
- Out of 657 houses sold in the second half of 2014, 124 were new construction. These newly constructed houses had an average sold price of \$143,710 and took an average of 92 days to sell from their initial listing dates.
- There were 657 houses in Fayetteville listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$345,126.
- According to the Washington County Assessor's database, 57.5 percent of houses in Fayetteville were owner-occupied in the second half of 2014.



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Abbey Lane	1	0.2%	4,003	287	\$539,165	\$134.69
Abshier Heights	2	0.3%	2,005	94	\$291,000	\$145.14
Addison Acres	1	0.2%	1,770	73	\$146,000	\$82.49
Ambrose	1	0.2%	954	35	\$128,500	\$134.70
Anderson Farm	1	0.2%	1,380	167	\$122,000	\$88.41
Arrowhead Acres	2	0.3%	1,327	52	\$122,500	\$92.45
Barrington Parke	8	1.2%	2,819	60	\$292,513	\$104.12
Bassett	1	0.2%	1,114	56	\$104,000	\$93.36
Beav-O-Rama Park	1	0.2%	976	166	\$79,900	\$81.86
Belair Acres	1	0.2%	1,300	59	\$137,500	\$105.77
Belclaire Estates	11	1.7%	2,709	141	\$311,946	\$115.06
Bellafront Gardens	4	0.6%	2,111	121	\$202,125	\$97.58
Bellwood	4	0.6%	1,561	68	\$144,313	\$92.59
Benton Ridge	1	0.2%	2,062	420	\$196,000	\$95.05
Bird Haven Terrace	2	0.3%	1,470	55	\$120,616	\$82.81
Bishop	1	0.2%	1,258	218	\$112,000	\$89.03
Blueberry Meadows	5	0.8%	1,612	83	\$155,760	\$96.58
Boardwalk	1	0.2%	2,191	115	\$225,000	\$102.69
Bois D'Arc	1	0.2%	2,890	89	\$340,000	\$117.65
Bradford Place	2	0.3%	1,053	52	\$69,000	\$65.53
Breezy Heights	1	0.2%	2,372	143	\$425,000	\$179.17
Bridgeport	3	0.5%	2,395	88	\$235,653	\$97.72
Bridgewater Estates	1	0.2%	6,450	34	\$748,900	\$116.11
Broadview	4	0.6%	1,873	91	\$196,275	\$106.35
Brookbury Woods	1	0.2%	3,075	195	\$263,000	\$85.53
Brookhaven Estates	1	0.2%	2,119	52	\$235,000	\$110.90
Brookside East	1	0.2%	1,800	92	\$161,500	\$89.72
Burl Dodd	2	0.3%	1,135	163	\$111,500	\$101.26
Butterfield	3	0.5%	2,247	138	\$167,333	\$79.28
Butterfield Meadows	3	0.5%	2,794	97	\$231,417	\$85.03
Campbell Ave Condos	1	0.2%	1,386	441	\$300,000	\$216.45
Candlewood	1	0.2%	3,716	196	\$500,000	\$134.55
Canvas Mountain	1	0.2%	2,450	66	\$365,000	\$148.98
Caudle	1	0.2%	1,901	160	\$147,600	\$77.64
Cedarwood	5	0.8%	1,593	46	\$154,583	\$96.41
Chapel View	1	0.2%	3,800	127	\$615,000	\$161.84
Charleston Place	1	0.2%	2,650	240	\$310,500	\$117.17
Chevaux Court	2	0.3%	1,304	88	\$108,950	\$83.55
City Park	1	0.2%	816	65	\$124,500	\$152.57
Clabber Creek	18	2.7%	1,800	125	\$178,028	\$98.82
Clay Yoe	1	0.2%	2,326	84	\$244,000	\$104.90
Clear Creek	3	0.5%	4,914	127	\$753,333	\$153.38
Clearwood Crossing	1	0.2%	1,656	120	\$173,000	\$104.47
Clover Creek	2	0.3%	1,797	88	\$132,000	\$75.74
Cobblestone Crossing	28	4.3%	1,516	111	\$166,342	\$109.71
Comb's	1	0.2%	1,067	46	\$71,300	\$66.82
Commons At Walnut Cross.	1	0.2%	1,096	56	\$100,864	\$92.03
Copper Creek	5	0.8%	3,098	108	\$321,480	\$104.48

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Country Club Estates	2	0.3%	1,686	48	\$170,450	\$102.08
County Court	3	0.5%	2,152	105	\$390,000	\$179.57
Coves, The	8	1.2%	1,487	157	\$142,233	\$96.15
Covington Park	4	0.6%	3,490	142	\$385,500	\$111.07
Creekside	2	0.3%	1,845	209	\$192,000	\$104.08
Creekwood Hills	2	0.3%	2,125	114	\$195,250	\$93.76
Crider	1	0.2%	1,280	65	\$80,000	\$62.50
Crofton Manor	3	0.5%	1,949	202	\$182,833	\$93.84
Cross Keys	9	1.4%	2,641	111	\$252,183	\$95.78
Crossover Heights	1	0.2%	1,802	49	\$139,500	\$77.41
Crystal Cove	2	0.3%	3,569	206	\$372,500	\$105.13
Crystal Springs	11	1.7%	1,937	161	\$187,775	\$95.98
Cummingsgoff	1	0.2%	1,538	153	\$129,900	\$84.46
David Lyle Village	6	0.9%	1,376	88	\$123,818	\$90.09
Davidsons First	2	0.3%	1,911	82	\$311,500	\$165.48
Deer Valley	1	0.2%	1,630	63	\$124,000	\$76.07
Deerfield Place	2	0.3%	1,761	109	\$152,500	\$86.45
Deerpath Estates	1	0.2%	3,000	176	\$370,000	\$123.33
Divens	1	0.2%	1,386	53	\$79,000	\$57.00
Driver	1	0.2%	3,775	133	\$499,500	\$132.32
Dunaway	1	0.2%	1,240	68	\$105,000	\$84.68
Elams	1	0.2%	688	87	\$74,000	\$107.56
Embry Acres	4	0.6%	2,142	131	\$233,965	\$109.16
Englewood	1	0.2%	2,788	72	\$610,000	\$218.79
Estates At Dogwood Canyon	1	0.2%	4,000	420	\$735,000	\$183.75
Estates At Salem Hills	1	0.2%	4,103	119	\$485,000	\$118.21
Fairfield	5	0.8%	1,829	58	\$169,400	\$92.64
Fairview Heights	1	0.2%	1,614	91	\$76,000	\$47.09
Ferguson	1	0.2%	1,888	50	\$259,000	\$137.18
Fieldstone	3	0.5%	1,356	93	\$119,267	\$87.99
Fiesta Park	3	0.5%	928	105	\$87,772	\$94.31
Fincher	1	0.2%	2,062	34	\$99,500	\$48.25
Forest Hills Estates	5	0.8%	3,047	94	\$276,800	\$91.61
Fox Run	2	0.3%	4,039	351	\$376,250	\$96.46
Glenbrook	2	0.3%	1,969	82	\$199,900	\$101.53
Glendale	1	0.2%	2,891	76	\$165,100	\$57.11
Glenwood Park	1	0.2%	1,654	72	\$256,370	\$155.00
Goff	1	0.2%	1,906	33	\$269,000	\$141.13
Golden Oaks Estates	1	0.2%	1,224	35	\$97,000	\$79.25
Grandview Heights	1	0.2%	1,772	442	\$150,500	\$84.93
Green Valley	2	0.3%	1,809	116	\$186,000	\$103.11
Greenland Acres	1	0.2%	1,071	292	\$41,900	\$39.12
Gunter	1	0.2%	1,084	168	\$181,000	\$166.97
Hall & Gollahar	1	0.2%	1,440	112	\$170,000	\$118.06
Hammond	1	0.2%	2,026	115	\$325,000	\$160.41
Hamptons, The	2	0.3%	2,066	231	\$228,450	\$110.71
Harris	1	0.2%	1,704	52	\$138,500	\$81.28
Harters Fairview	1	0.2%	2,137	119	\$324,000	\$151.61

# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Hendry's	1	0.2%	749	60	\$72,500	\$96.80
Heritage Village	6	0.9%	1,293	85	\$107,458	\$83.48
Hidden Lake Estates	2	0.3%	1,940	101	\$176,295	\$92.10
Hill Country Estates	1	0.2%	1,550	95	\$153,000	\$98.71
Hillcrest	1	0.2%	1,428	30	\$153,000	\$107.14
Hillside	1	0.2%	1,322	142	\$125,000	\$94.55
Holiday Hills	1	0.2%	1,176	161	\$132,500	\$112.67
Hollybrooke Estates	2	0.3%	1,295	68	\$104,500	\$80.74
Horsebend Estates	5	0.8%	2,680	44	\$303,021	\$113.47
Houston Meadows	3	0.5%	1,044	51	\$77,067	\$73.82
Huntclub	1	0.2%	1,520	121	\$124,000	\$81.58
Huntingdon	6	0.9%	2,167	65	\$219,917	\$101.20
Hutchinson's	1	0.2%	1,526	119	\$121,000	\$79.29
Hyland Park	5	0.8%	2,594	147	\$251,640	\$96.34
J.R. Hatfield	1	0.2%	1,128	188	\$78,000	\$69.15
Jackson's	2	0.3%	3,146	28	\$392,000	\$125.48
Jennings	1	0.2%	1,642	68	\$262,700	\$159.99
John Smyth	2	0.3%	2,200	252	\$257,900	\$116.71
Johnlil	1	0.2%	2,527	107	\$424,000	\$167.79
Johnson Road	1	0.2%	998	119	\$90,000	\$90.18
Joyce Street Cottages	2	0.3%	1,460	123	\$117,500	\$80.48
Jug Wheeler	1	0.2%	1,600	48	\$165,000	\$103.13
Kantz Place	1	0.2%	1,224	179	\$97,000	\$79.25
Kinwood	1	0.2%	1,204	137	\$28,000	\$23.26
Kirk	1	0.2%	3,100	109	\$194,000	\$62.58
Lakeview Estates	1	0.2%	3,461	183	\$490,000	\$141.58
Lakewood	6	0.9%	1,832	87	\$237,600	\$129.80
Lawson Square	2	0.3%	1,042	100	\$72,000	\$68.97
Lee Valley	3	0.5%	2,503	82	\$180,333	\$72.19
Legacy Heights	6	0.9%	1,692	189	\$174,058	\$102.87
Legacy Pointe	2	0.3%	2,325	99	\$202,188	\$87.05
Leisure Heights	1	0.2%	1,144	124	\$77,500	\$67.74
Leisure Lane	1	0.2%	1,600	35	\$167,000	\$104.38
Lenham	1	0.2%	1,501	98	\$130,000	\$86.61
Lewis Baldwin	3	0.5%	1,292	120	\$83,333	\$63.73
Lierly Lane	2	0.3%	1,703	147	\$175,950	\$103.58
Madison Avenue	1	0.2%	1,984	157	\$185,700	\$93.60
Magnolia Crossing	7	1.1%	1,195	144	\$106,843	\$89.64
Maison Sequoyah	1	0.2%	1,146	49	\$209,000	\$182.37
Maple Crest	2	0.3%	1,054	47	\$78,250	\$74.33
Maple Valley	1	0.2%	1,959	107	\$187,500	\$95.71
Maplewood	2	0.3%	1,683	75	\$293,000	\$167.10
Masonic	4	0.6%	2,217	93	\$398,375	\$177.98
McClinton's	1	0.2%	1,826	66	\$141,500	\$77.49
McIlroy	1	0.2%	4,505	40	\$625,000	\$138.73
Meadowbrook Farms	1	0.2%	1,950	41	\$174,900	\$89.69
Meadowlands	1	0.2%	1,653	94	\$141,000	\$85.30
Melanda West	1	0.2%	660	24	\$61,500	\$93.18



# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Metro District Lofts	1	0.2%	1,528	13	\$357,000	\$233.64
Millers Meadow	2	0.3%	1,980	24	\$171,300	\$86.52
Mission Hills	1	0.2%	3,505	69	\$375,000	\$106.99
Mod Condos	1	0.2%	1,735	116	\$225,000	\$129.68
Mount Comfort	1	0.2%	1,332	42	\$129,000	\$96.85
Mountain Ranch	3	0.5%	2,113	89	\$221,667	\$105.66
Mountain View	2	0.3%	1,432	74	\$126,940	\$89.57
Nelson Valley Estates	1	0.2%	1,390	48	\$119,900	\$86.26
North Briar	1	0.2%	1,662	75	\$151,000	\$90.85
North Heights	1	0.2%	1,701	91	\$179,900	\$105.76
North Ridge	4	0.6%	1,486	65	\$131,850	\$88.38
Oak Grove	1	0.2%	1,238	34	\$135,000	\$109.05
Oak Tree Townhouses	1	0.2%	1,008	325	\$79,000	\$78.37
Oakbrooke	1	0.2%	1,700	94	\$230,000	\$135.29
Oakland Hills	3	0.5%	1,802	46	\$172,167	\$93.80
Oaks Manor	5	0.8%	2,251	97	\$222,400	\$97.96
Overton Park	3	0.5%	3,811	67	\$477,500	\$125.26
Owl Creek	1	0.2%	1,378	158	\$125,000	\$90.71
Paradise Acres	1	0.2%	1,433	226	\$116,000	\$80.95
Paradise Gardens Condo	1	0.2%	1,296	274	\$125,000	\$96.45
Paradise Place	1	0.2%	2,720	23	\$267,000	\$98.16
Park Place	1	0.2%	2,567	63	\$309,000	\$120.37
Park Ridge Estates	1	0.2%	3,750	122	\$378,500	\$100.93
Parkers Valley View Acres	1	0.2%	888	34	\$42,500	\$47.86
Parksdale	1	0.2%	966	70	\$103,525	\$107.17
Persimmon Place	7	1.1%	1,945	91	\$191,000	\$98.22
Pinecrest	3	0.5%	1,078	55	\$107,100	\$99.19
Pinewoods	1	0.2%	1,436	63	\$126,000	\$87.74
Polo Country Estates	1	0.2%	4,469	223	\$315,000	\$70.49
Prairie View Acres	4	0.6%	2,935	302	\$321,000	\$108.56
Quail Creek	2	0.3%	2,255	108	\$216,250	\$95.66
Red Arrow	1	0.2%	960	42	\$55,000	\$57.29
Red Oak	2	0.3%	2,709	221	\$232,000	\$89.14
Regency Estates	3	0.5%	1,523	66	\$141,967	\$93.28
Reinheimer	2	0.3%	1,111	29	\$69,900	\$61.60
Reserve At Steele Crossing	4	0.6%	953	116	\$102,375	\$107.15
Ridgemonte Estates	1	0.2%	6,251	414	\$550,000	\$87.99
Riverlyn Estate	1	0.2%	4,707	147	\$565,000	\$120.03
Rock On Razorback Condos	1	0.2%	484	112	\$55,000	\$113.64
Rockhaven	1	0.2%	1,863	122	\$177,000	\$95.01
Rollston Building Condos	1	0.2%	844	308	\$200,000	\$236.97
Royal Oaks Estates	2	0.3%	1,742	174	\$162,500	\$93.02
Rupple Row	9	1.4%	1,913	91	\$177,643	\$93.09
Sage Meadows	3	0.5%	1,548	113	\$147,967	\$95.69
Salem Heights	3	0.5%	1,735	83	\$177,800	\$102.44
Salem Meadows	4	0.6%	1,570	40	\$155,850	\$99.35
Salem Village	1	0.2%	1,911	67	\$169,900	\$88.91
Savanna Estates	3	0.5%	4,259	68	\$540,167	\$123.85

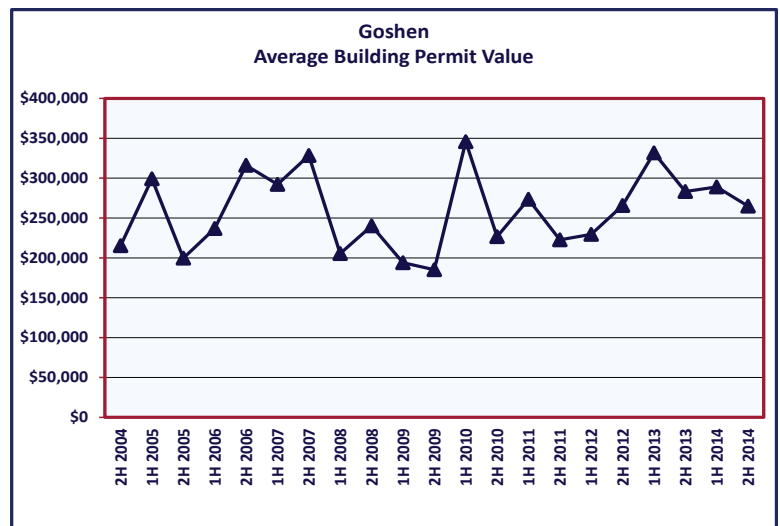
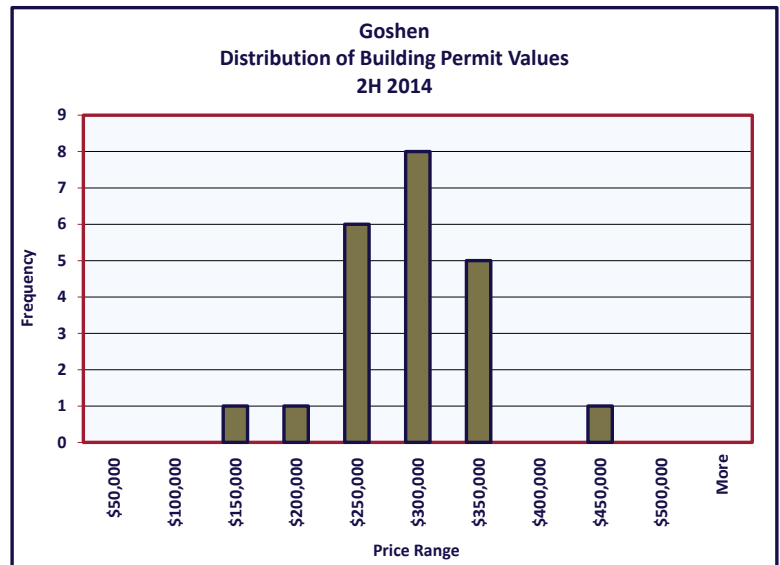
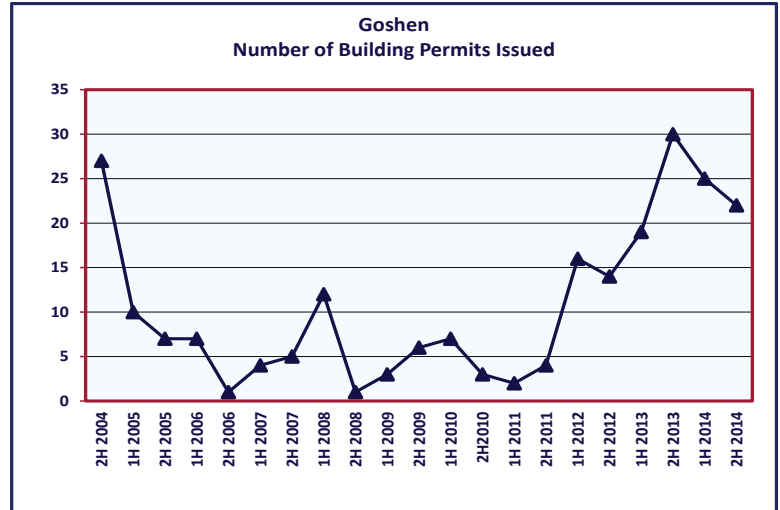
# Fayetteville

## Fayetteville Sold House Characteristics by Subdivision (Continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Seamster Place	1	0.2%	864	85	\$79,500	\$92.01
Sequoyah Meadows	2	0.3%	1,977	153	\$172,750	\$86.84
Sequoyah Woods	3	0.5%	1,815	58	\$141,333	\$79.18
Silverthorne	1	0.2%	2,249	43	\$225,000	\$100.04
Skyler Place	4	0.6%	1,259	44	\$117,000	\$93.29
Spring Creek	5	0.8%	2,878	317	\$270,400	\$95.11
St. James Park	3	0.5%	1,822	93	\$184,800	\$101.31
Stone Mountain	6	0.9%	3,354	149	\$387,000	\$115.69
Stonebridge	1	0.2%	1,350	31	\$130,000	\$96.30
Stonebridge Meadows	13	2.0%	2,413	154	\$240,312	\$99.70
Stonewood	3	0.5%	2,593	98	\$281,833	\$108.30
Strawberry Hill	1	0.2%	2,544	140	\$175,000	\$68.79
Stubblefield	1	0.2%	3,100	82	\$255,000	\$82.26
Summersby	3	0.5%	4,576	184	\$493,853	\$108.33
Sunbridge Villas	7	1.1%	1,372	103	\$145,290	\$105.92
Sundance Meadows	1	0.2%	2,203	113	\$186,000	\$84.43
Sunset Hills	2	0.3%	2,139	60	\$165,000	\$76.71
Sweetbriar	1	0.2%	1,789	109	\$168,900	\$94.41
Timber Crest	1	0.2%	2,739	44	\$240,000	\$87.62
Township Heights	1	0.2%	2,296	480	\$335,000	\$145.91
Twin Oaks	1	0.2%	3,084	45	\$301,000	\$97.60
Twin Springs Estates	4	0.6%	2,393	124	\$237,911	\$99.32
Valley View	1	0.2%	1,200	0	\$155,000	\$129.17
Viewpoint	1	0.2%	1,217	124	\$75,539	\$62.07
Village on Shiloh	1	0.2%	1,228	153	\$115,000	\$93.65
Virginia Hills	1	0.2%	4,902	156	\$840,725	\$171.51
Wahneetah Heights	2	0.3%	1,771	133	\$146,500	\$83.40
Walnut Crossing	4	0.6%	1,447	78	\$130,550	\$90.23
Walnut Grove	4	0.6%	1,203	116	\$109,375	\$90.91
Walnut Heights	1	0.2%	1,826	66	\$130,000	\$71.19
Walnut Park	1	0.2%	1,384	64	\$135,000	\$97.54
Walnut View Estates	2	0.3%	1,395	90	\$123,750	\$88.65
Waterford Estates	12	1.8%	3,180	136	\$385,222	\$121.18
Watson Place	1	0.2%	1,530	33	\$165,000	\$107.84
Wedington Woods	5	0.8%	1,705	66	\$127,690	\$72.68
West View	3	0.5%	2,110	80	\$176,667	\$87.61
Western Methodist Assembly	3	0.5%	1,745	176	\$230,000	\$133.24
Westridge	1	0.2%	2,193	103	\$170,000	\$77.52
Wildflower Meadows	4	0.6%	2,677	123	\$272,213	\$101.73
Willow Springs	6	0.9%	1,414	68	\$114,150	\$81.51
Wilson Adams	3	0.5%	1,675	49	\$190,037	\$113.84
Wilson Dunn	2	0.3%	2,007	55	\$104,000	\$50.50
Winwood Estates	1	0.2%	1,869	30	\$188,000	\$100.59
Woodbury	1	0.2%	1,776	513	\$184,000	\$103.60
Woodfield	2	0.3%	1,068	47	\$106,000	\$99.64
Yorktowne Square	1	0.2%	2,991	44	\$323,500	\$108.16
Other	73	11.1%	2,002	115	\$196,643	\$91.97
<b>Fayetteville</b>	<b>657</b>	<b>100.0%</b>	<b>2,031</b>	<b>114</b>	<b>\$210,736</b>	<b>\$100.75</b>

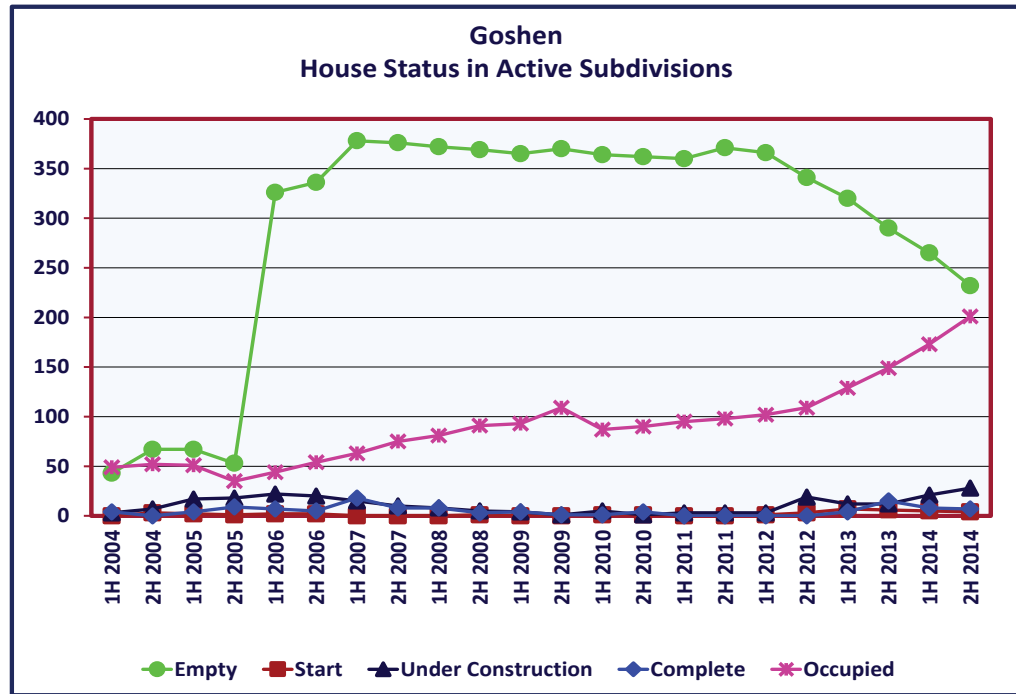
# Goshen

- From July 1 through December 31, 2014 there were 22 residential building permits issued in Goshen. This represents a 26.7 percent decrease from the second half of 2013.
- In the second half of 2014, a majority of building permits in Goshen were valued in the \$200,001 to \$300,000 range.
- The average residential building permit value in Goshen decreased by 6.4 percent from \$283,175 in the second half of 2013 to \$264,955 in the second half of 2014.



# Goshen

- There were 472 total lots in 11 active subdivisions in Goshen in the second half of 2014. About 42.6 percent of the lots were occupied, 1.5 percent were complete but unoccupied, 5.9 percent were under construction, 0.8 percent were starts, and 49.2 percent were vacant lots.
- The subdivision with the most houses under construction in Goshen in the second half of 2014 was Waterford Estates with 21.
- No new construction or progress in existing construction has occurred in the last year in 4 out of the 11 active subdivisions in Goshen.
- 28 new houses in Goshen became occupied in the second half of 2014. The annual absorption rate implies that there were 62.5 months of remaining inventory in active subdivisions, down from 81.5 months in the first half of 2014.



- In 6 out of the 11 active subdivisions in Goshen, no absorption occurred in the past year.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2014.

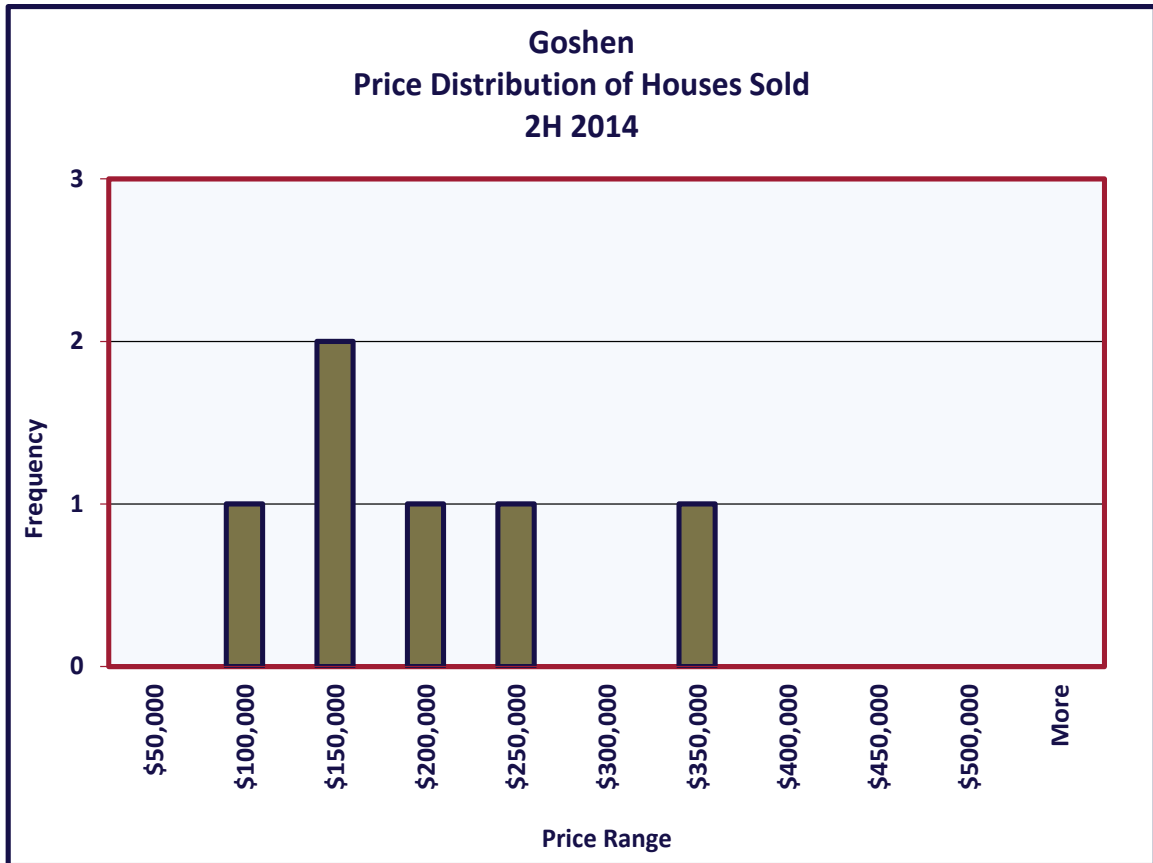
## Goshen House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane	2	0	0	0	6	8	4	6.0
Autumn View <sup>1 2</sup>	9	0	0	0	1	10	0	--
Bordeaux <sup>1</sup>	4	0	1	0	16	21	0	--
Bridlewood, Phases I, II	20	0	3	1	26	50	3	57.6
Brookstone Woods <sup>1 2</sup>	45	0	0	0	1	46	0	--
The Knolls <sup>1</sup>	60	0	1	0	12	73	0	--
Oxford Bend Estates	5	0	0	0	9	14	1	20.0
Stonemeadow	5	0	0	0	14	19	1	60.0
Vineyard <sup>1</sup>	0	0	1	0	21	22	0	--
Waterford Estates	75	4	21	6	93	199	19	32.6
Wildwood <sup>1</sup>	7	0	1	0	2	10	0	--
<b>Goshen</b>	<b>232</b>	<b>4</b>	<b>28</b>	<b>7</b>	<b>201</b>	<b>472</b>	<b>28</b>	<b>62.5</b>

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

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

# Goshen

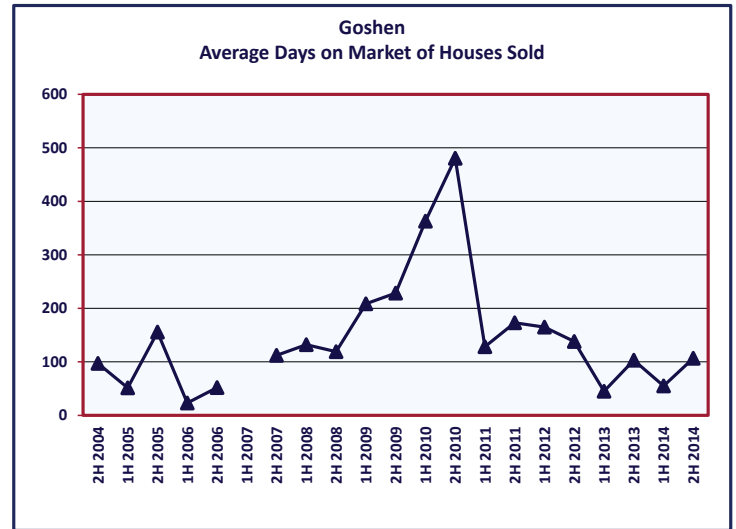
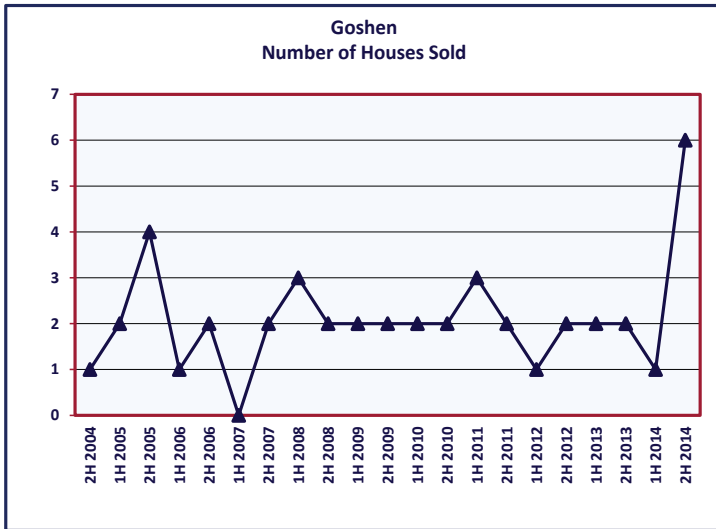


- There were 6 houses sold in Goshen from July 1 to December 31, 2014, 500.0 percent more than the 1 sold in the first half of 2014 and 200.0 percent more than in the second half of 2013.

## Goshen Price Range of Houses Sold Second Half of 2014

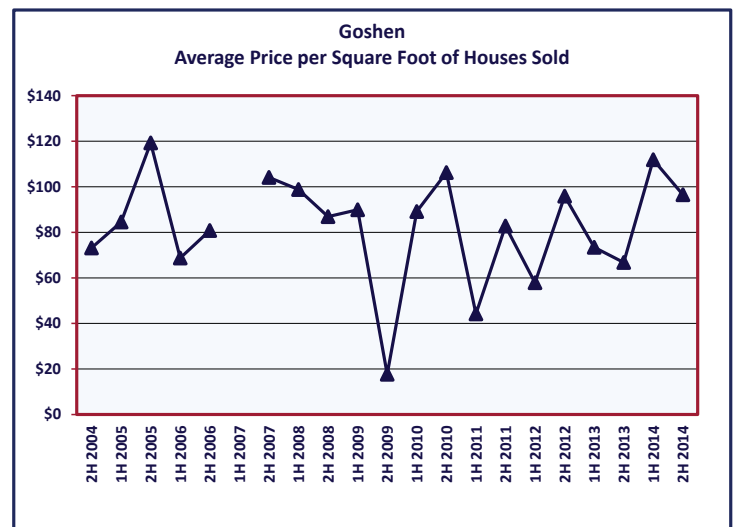
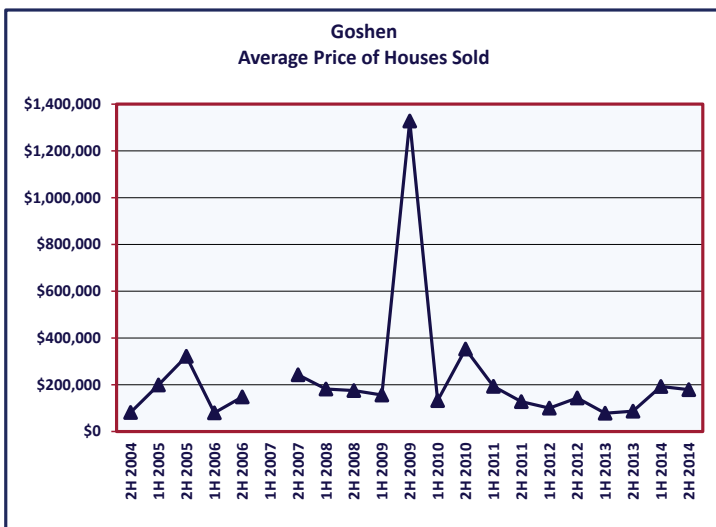
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	16.7%	1,264	48	100.0%	\$67.25
\$100,001 - \$150,000	2	33.3%	1,324	105	100.0%	\$91.74
\$150,001 - \$200,000	1	16.7%	1,785	239	100.0%	\$109.24
\$200,001 - \$250,000	1	16.7%	2,072	78	97.1%	\$111.97
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	16.7%	2,990	63	92.9%	\$107.02
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Goshen</b>	<b>6</b>	<b>100.0%</b>	<b>1,793</b>	<b>106</b>	<b>98.3%</b>	<b>\$96.49</b>

# Goshen



- 50 percent of the sold houses in Goshen were priced in the \$50,001 and \$150,000 range.
- The average price of a house sold in Goshen decreased from \$192,500 in the first half of 2014 to \$179,150 in the second half of 2014. The second half of 2014 average sales price was 6.9 percent lower than in the previous half year and 106.3 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale increased from 55 in the first half of 2014 to 107 in the second half of 2014.
- The average price per square foot for a house sold in Goshen decreased from \$118.85 in the first half of 2014 to \$96.49 in the second half of 2014. The second half of 2014's average price per square foot was 13.7 percent lower than in the previous half year, and 44.6 percent higher than in the second half of 2013.

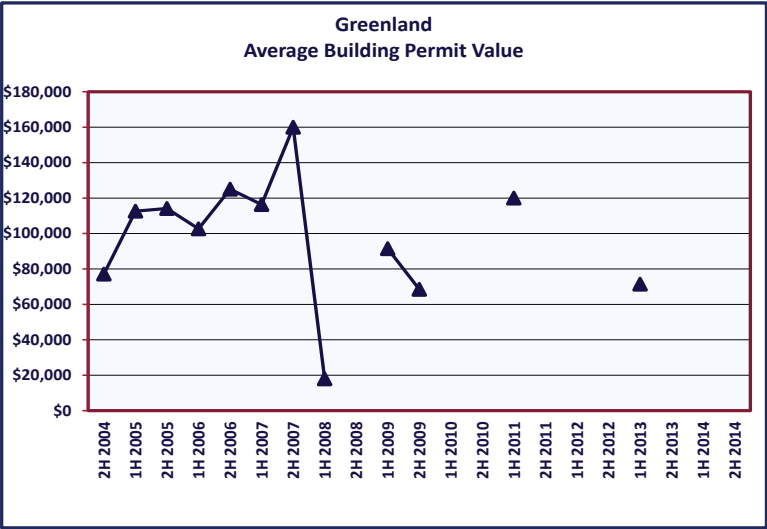
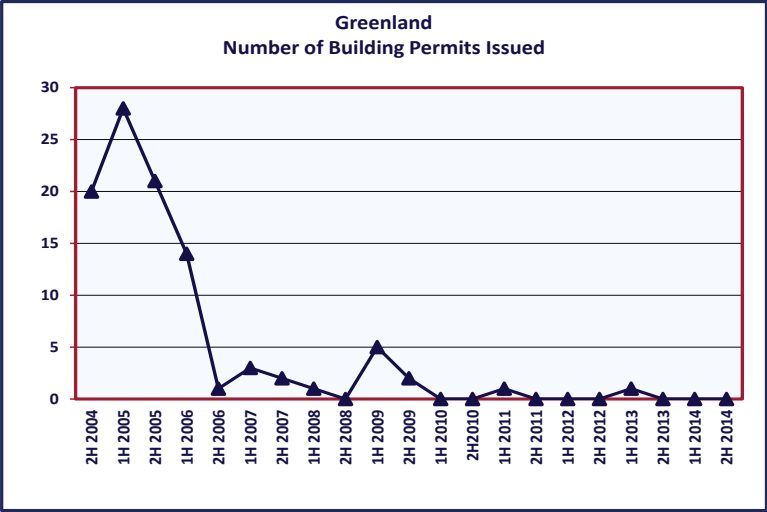
- About 0.4 percent of all houses sold in Washington County in the second half of 2014 were sold in Goshen. The average sales price of a house was 100.2 percent of the county average.
- Out of the 6 houses sold in the second half of 2014 1 was new construction.
- There were 6 houses in Goshen, listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$416,650.
- According to the Washington County Assessor's database, 70.1 percent of houses in Goshen were owner-occupied in the second half of 2014.





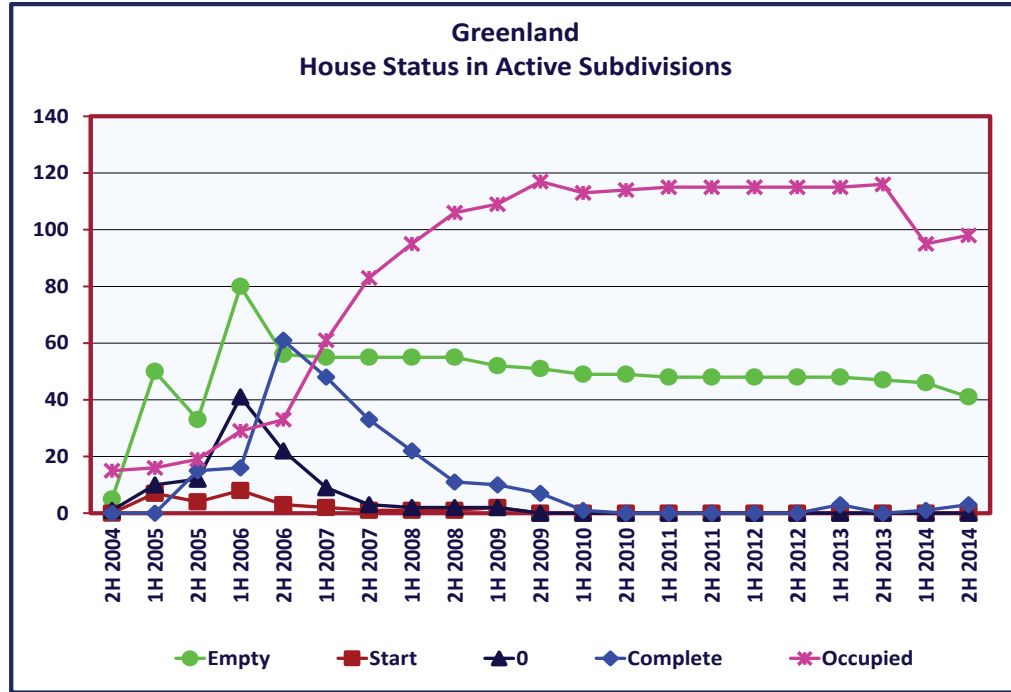
# Greenland

- From July 1 through December 31, 2014, there were no residential building permits issued in Greenland. There were no building permits issued in the second half of 2013 in Greenland, either.



# Greenland

- There were 142 total lots in 2 active subdivisions in Greenland in the second half of 2014. About 69.0 percent of the lots were occupied, 2.1 percent were complete but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 28.9 percent were vacant lots.
- There were no subdivisions with houses under construction in Greenland in the second half of 2014.
- Of the two active subdivisions in Greenland, only Lee Valley Phase IV had no construction or progress in existing construction in the last year.
- 3 new houses in Greenland became occupied in the second half of 2014 with 176.0 months of remaining inventory in the second half of 2014, down from 564 in the first half of 2014.
- There was no absorption in 1 of the 2 active subdivisions in Greenland during the second half of 2014.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2014.



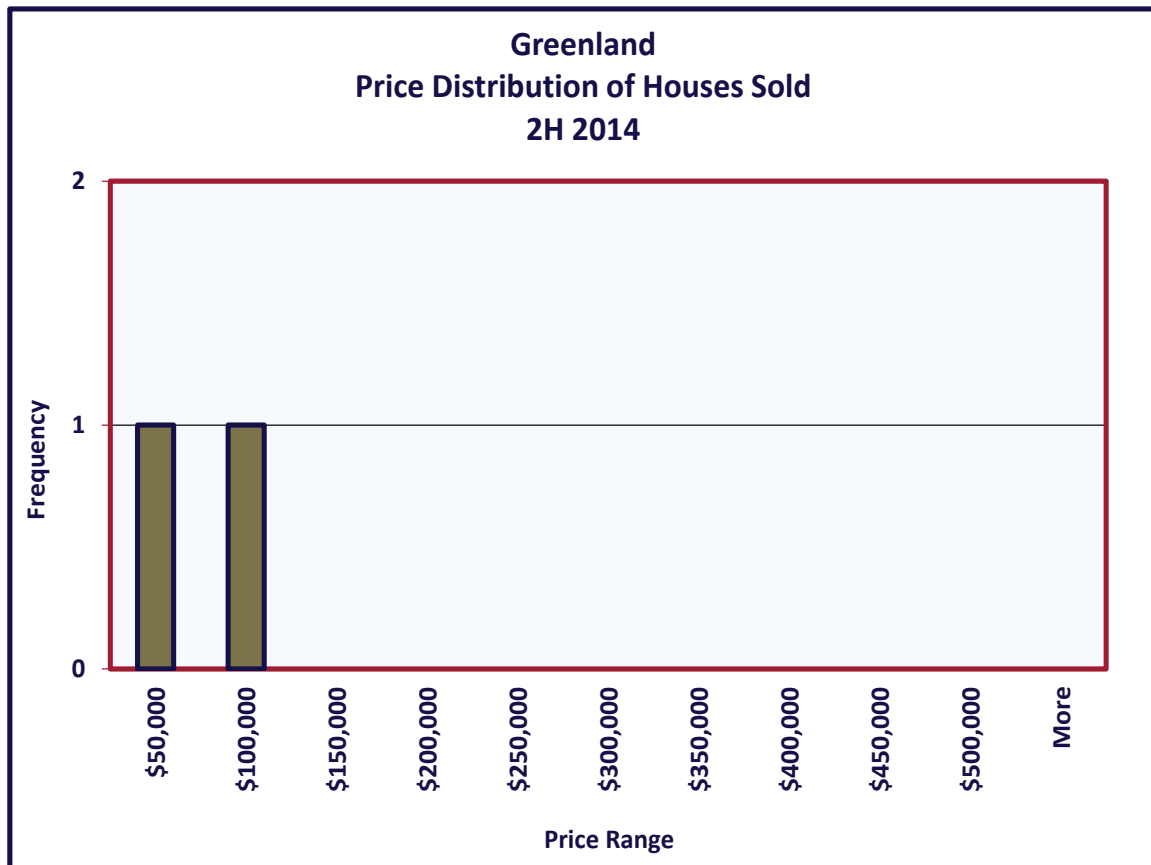
## Greenland House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition <sup>1</sup>	24	0	0	3	53	80	0	--
Lee Valley, Phases IV	17	0	0	0	45	62	3	68.0
<b>Greenland</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>98</b>	<b>142</b>	<b>3</b>	<b>176.0</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

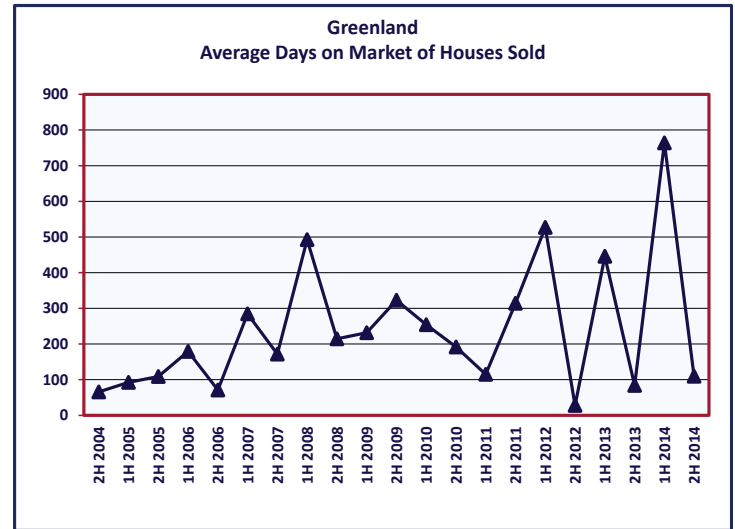
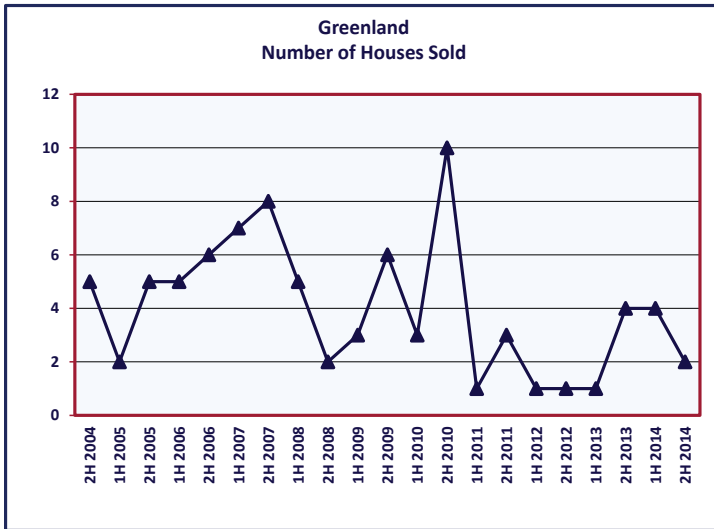


- 2 houses were sold in Greenland from July 1 to December 31, 2014, 50% fewer than the first half of 2014 and 50 percent fewer than in the second half of 2013

## Greenland Price Range of Houses Sold Second Half of 2014

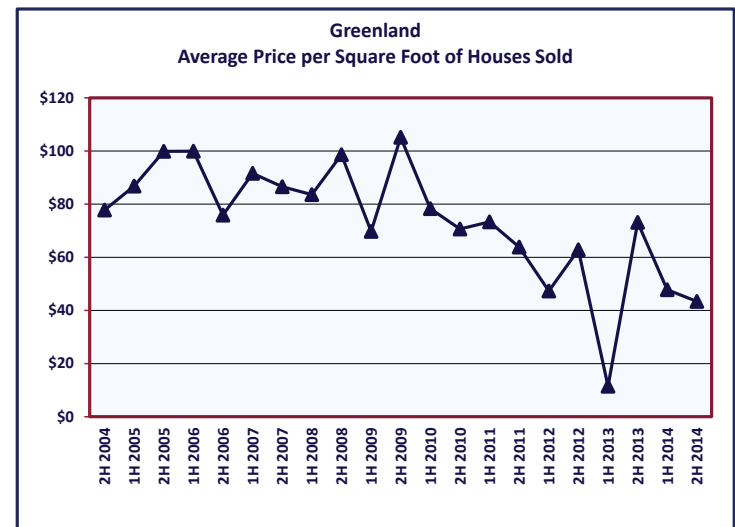
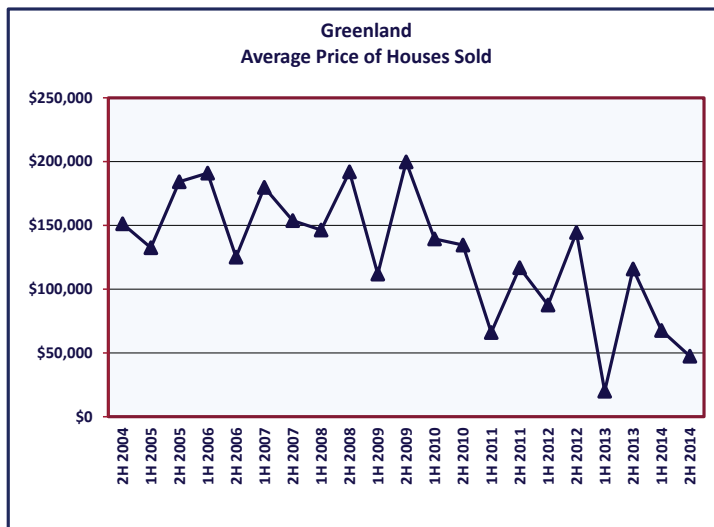
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	50.0%	2,854	51	94.5%	\$5.26
\$50,001 - \$100,000	1	50.0%	982	168	85.2%	\$81.47
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Greenland</b>	<b>2</b>	<b>100.0%</b>	<b>1,918</b>	<b>110</b>	<b>89.8%</b>	<b>\$43.36</b>

# Greenland



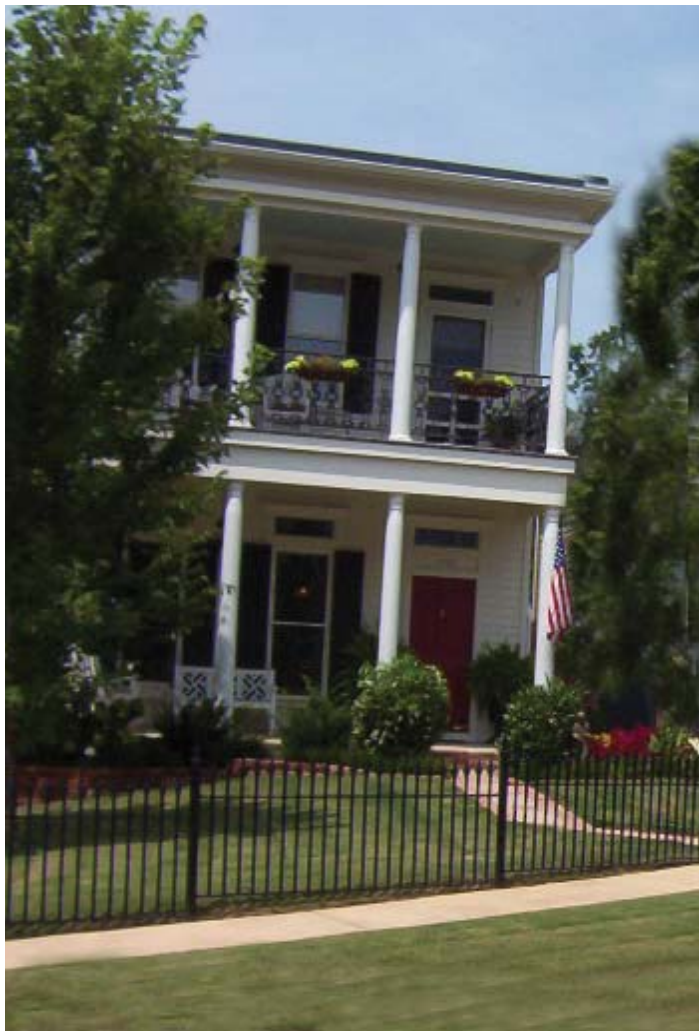
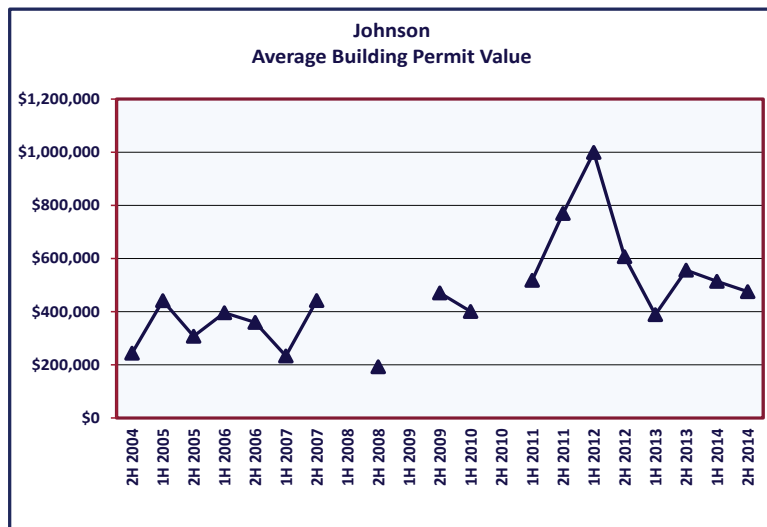
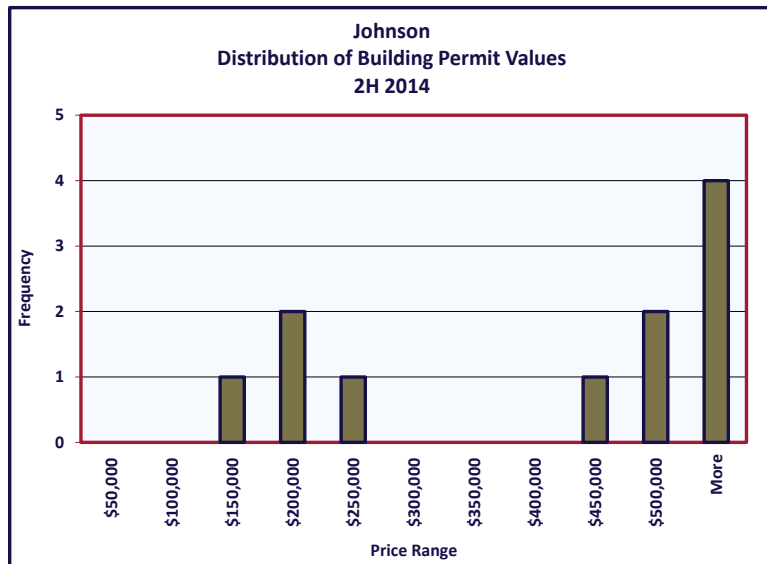
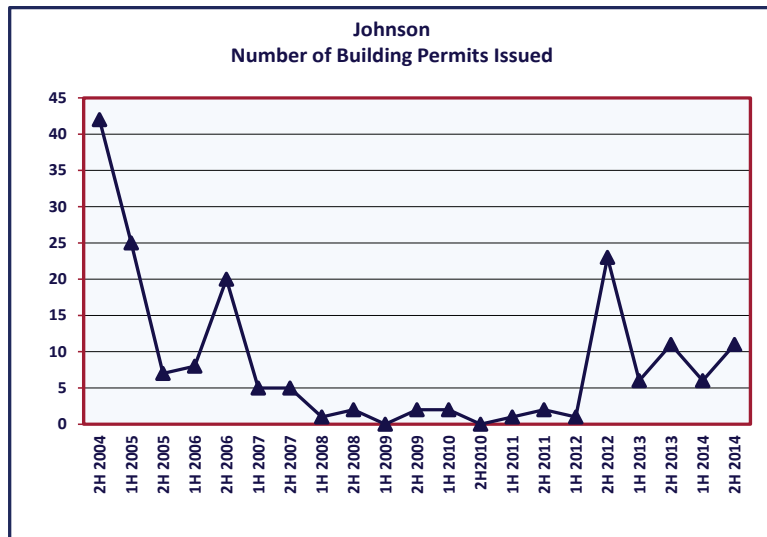
- 50.0 percent of sold houses in Greenland were valued between \$0 and \$50,000.
- The average price of a house sold in Greenland decreased from \$67,625 in the first half of 2014 to \$47,500 in the second half of 2014. The second half of 2014 average sales price was 29.8 percent lower than in the previous half year and 59.0 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 764 in the first half of 2014 to 110 in the second half of 2014.
- The average price per square foot for a house sold in Greenland decreased from \$47.80 in the first half of 2014 to \$43.36 in the second half of 2014. The second half of 2014's average price per square foot was 9.3 percent lower than in the previous half year and 40.7 percent lower than in the second half of 2013.

- About 0.1 percent of all houses sold in Washington County in the second half of 2014 were sold in Greenland. The average sales price of a house was 26.6 percent of the county average
- The two houses sold in the second half of 2014 were not new construction.
- There were 6 houses in Greenland listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$179,150.
- According to the Washington County Assessor's database, 67.3 percent of houses in Greenland were owner-occupied in the second half of 2014.

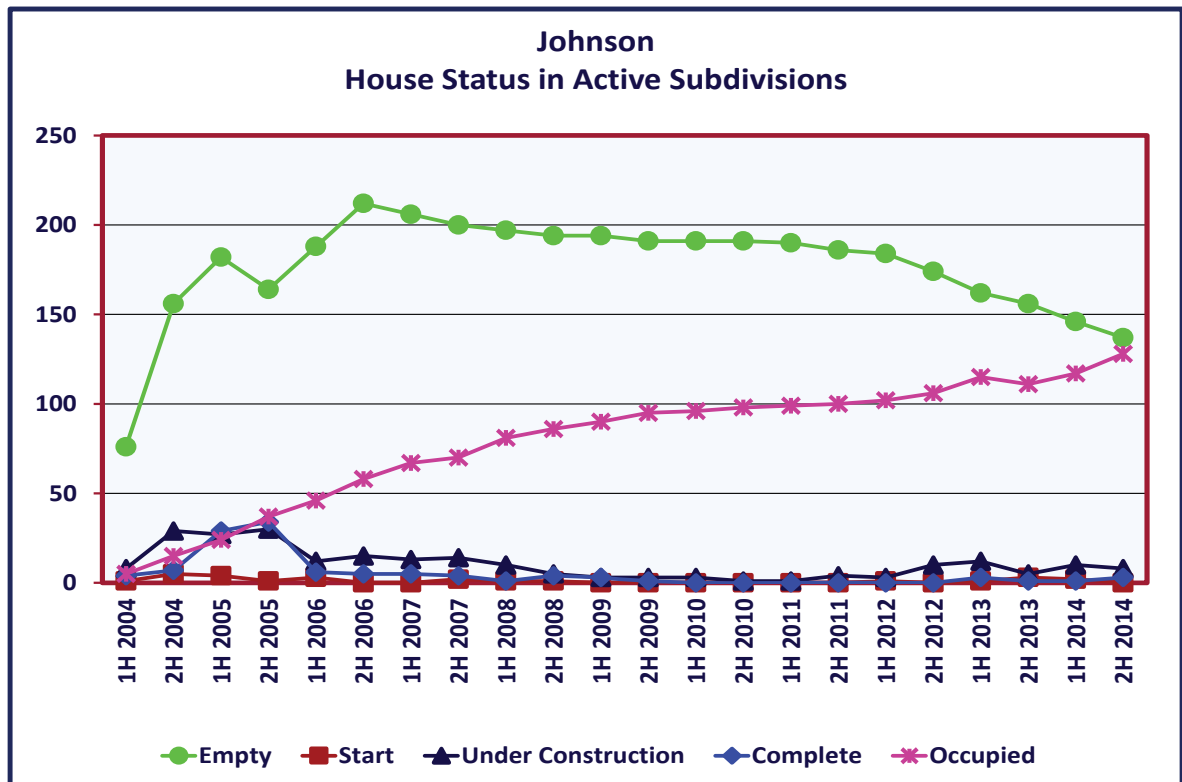


# Johnson

- From July 1 to December 31, 2014 there were 11 residential building permits issued in Johnson. This was the same number of permits issued in the second half of 2013.
- In the second half of 2014, a majority of building permits in Johnson were valued in the \$400,000+ range.
- The average residential building permit value in Johnson decreased by 14.6 percent from \$556,244 in the second half of 2013 to \$475,184 in the second half of 2014.



# Johnson



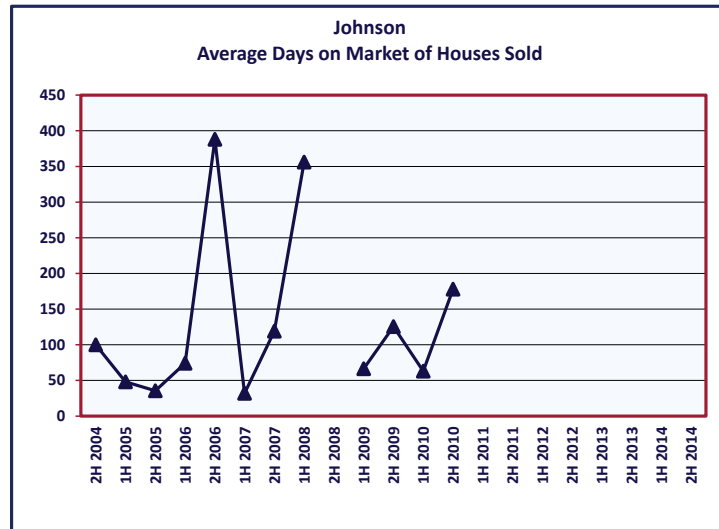
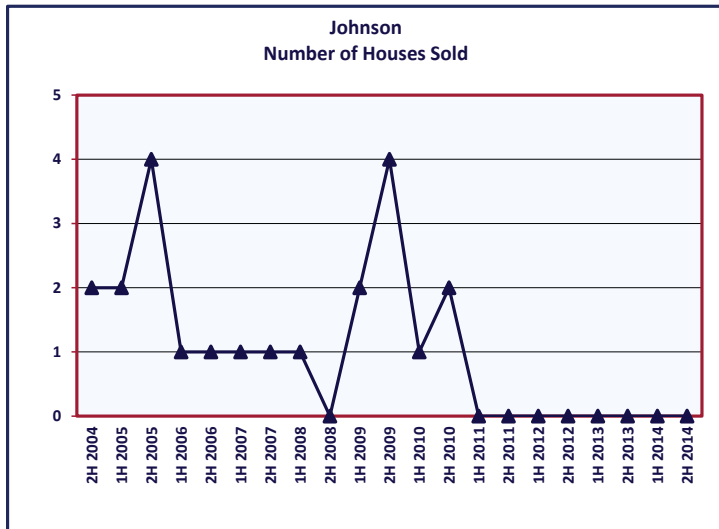
- There were 276 total lots in 3 active subdivisions in Johnson in the second half of 2014. About 46.4 percent of the lots were occupied, 1.1 percent were complete, but unoccupied, 2.9 percent were under construction, 0.0 percent were starts, and 49.6 percent were vacant lots.
- Two subdivisions had houses under construction in Johnson in the second half of 2014, Heritage Hills with 4 and Clear Creek, Phases I-V with 4.
- Construction or progress in existing construction occurred in 2 of the 3 active subdivisions in Johnson in the second half of 2014.
- 11 new houses in Johnson became occupied in the second half of 2014. The annual absorption rate implies that there were 104.2 months of remaining inventory in active subdivisions, down from 119.3 months in the first half of 2014.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2014.

## Johnson House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes	16	0	0	0	23	39	2	64.0
Clear Creek, Phases I-V	87	0	4	0	80	171	5	156.0
Heritage Hills	34	0	4	3	25	66	4	70.3
<b>Johnson</b>	<b>137</b>	<b>0</b>	<b>8</b>	<b>3</b>	<b>128</b>	<b>276</b>	<b>11</b>	<b>104.5</b>

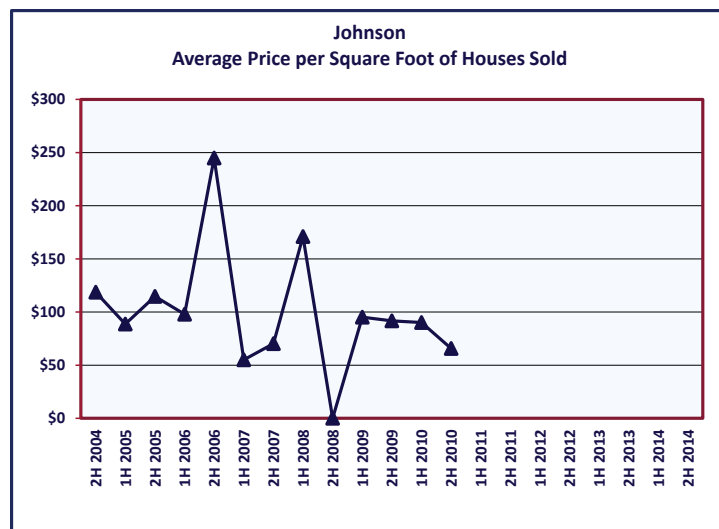
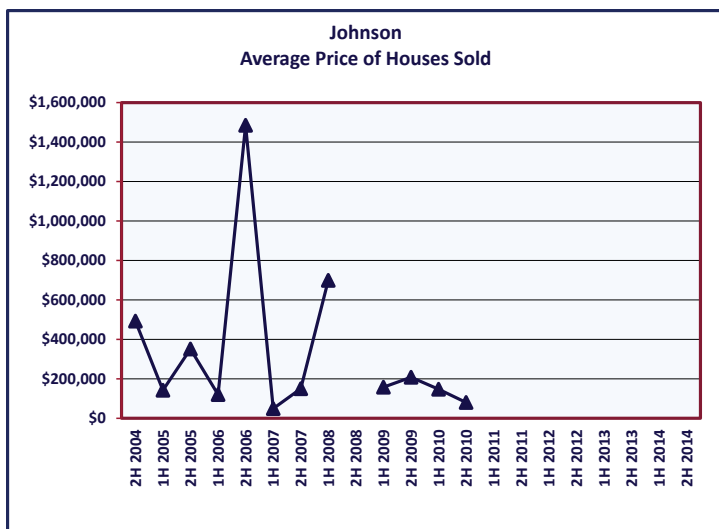


# Johnson



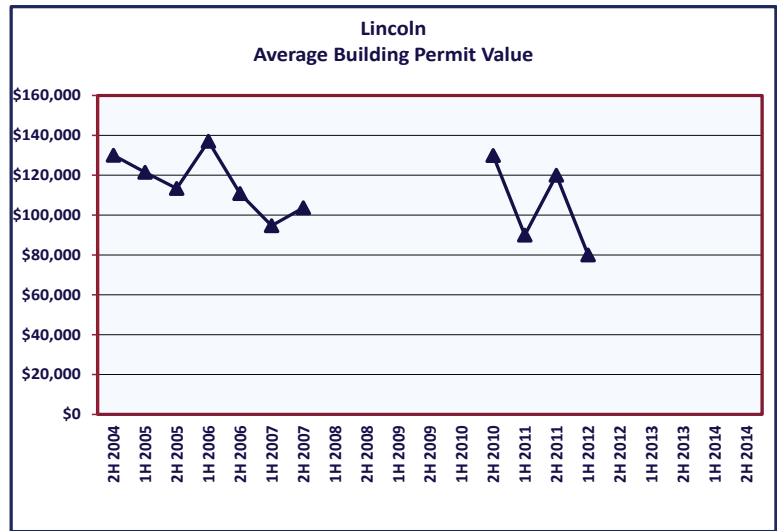
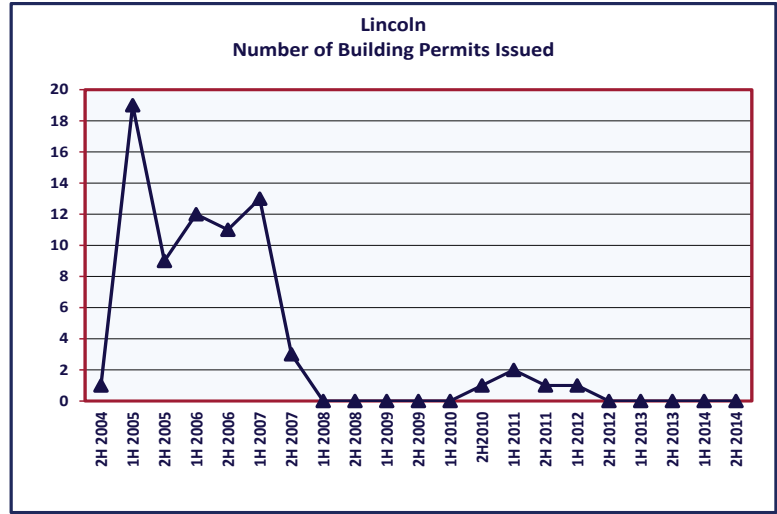
- There were no houses sold in Johnson from July 1 to December 31, 2014, or any sold in the first half of 2014, nor any sold in the second half of 2013.
- There were no houses in Johnson listed for sale in the MLS database as of December 31, 2014.

- According to the Washington County Assessor's database, 57.3 percent of houses in Johnson were owner-occupied in the second half of 2014.

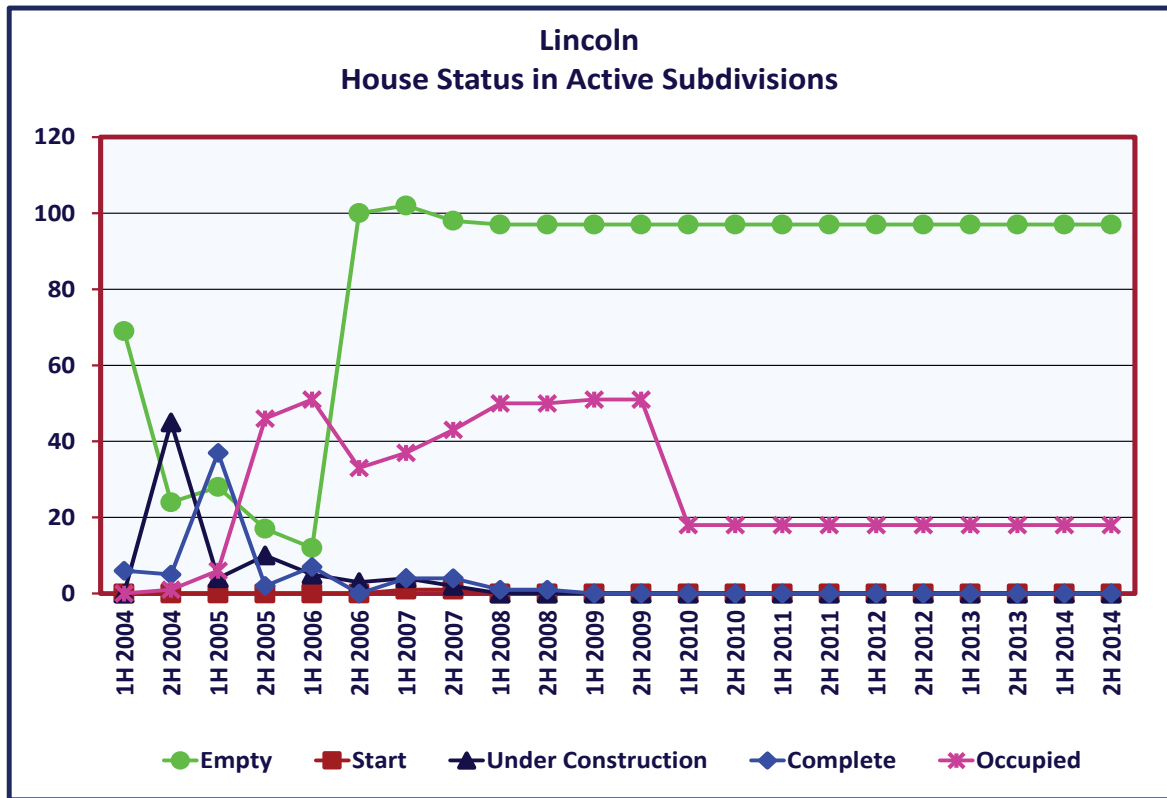


# Lincoln

- From July 1 through December 31, 2014 there were no residential building permits issued in Lincoln. There were no permits issued in the second half of 2013 either.



# Lincoln



- There were 115 total lots in 2 active subdivisions in Lincoln in the second half of 2014. About 15.7 percent of the lots were occupied, 0.0 percent were complete, but unoccupied, 0.0 percent were under construction, 0.0 percent were starts, and 84.3 percent were vacant lots.
- No new construction or progress in existing construction occurred in the last year in the active subdivisions in Lincoln.
- No new houses in Lincoln became occupied in 2014.
- No additional lots in any subdivisions had received either preliminary or final approval by December 31, 2014.

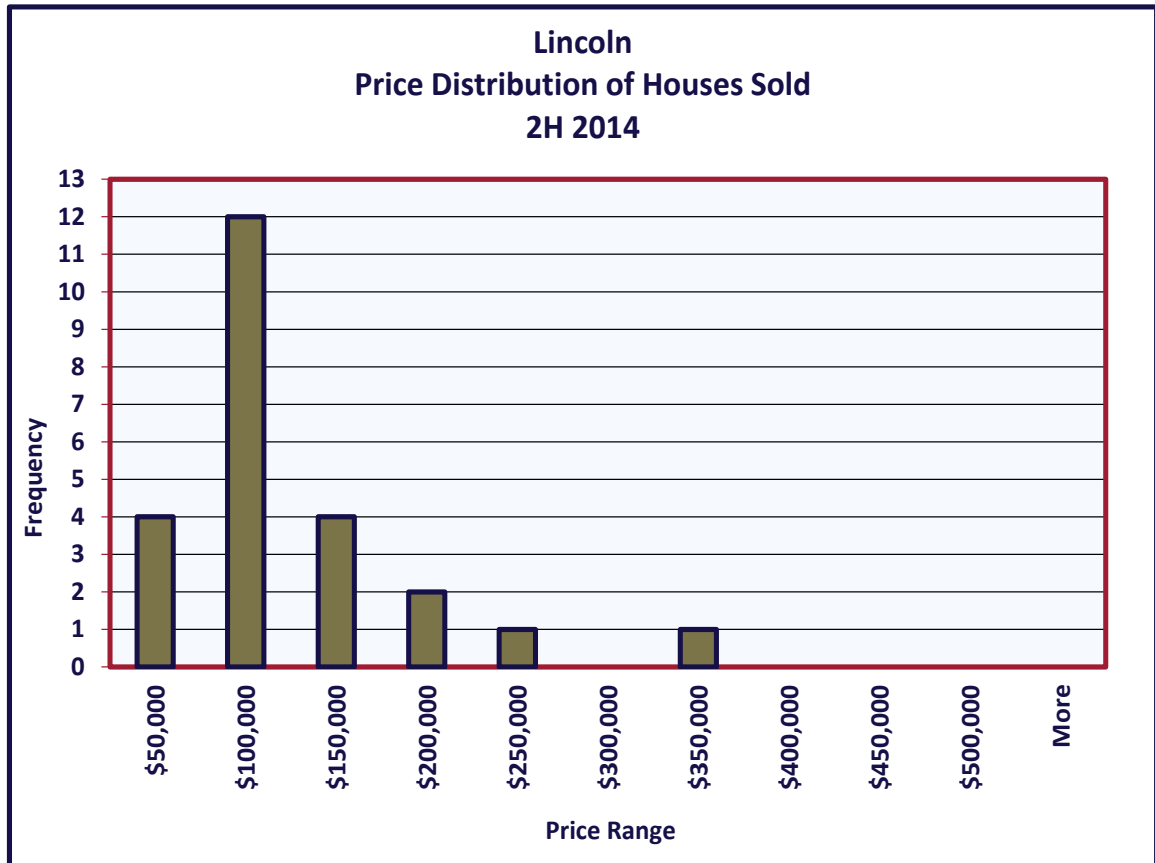
## Lincoln House Status in Active Subdivisions Second Half of 2014

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

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

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

# Lincoln

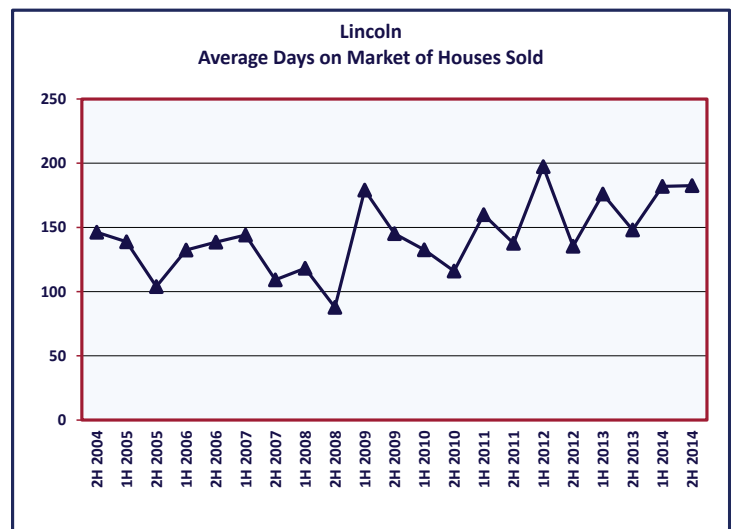
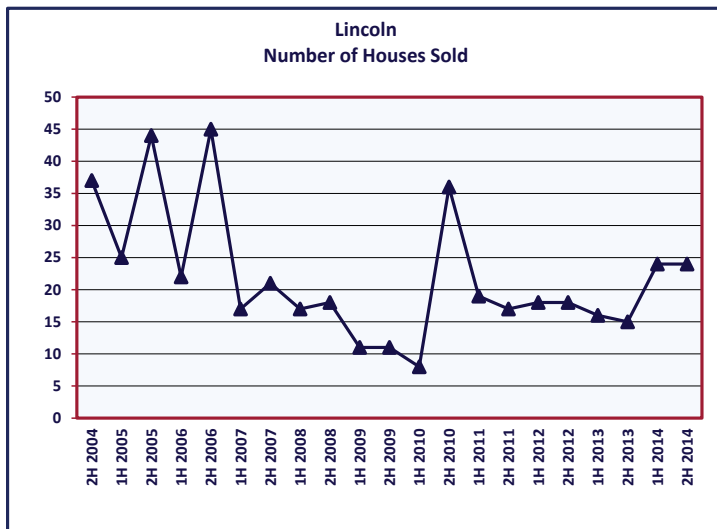


- There were 24 houses sold in Lincoln from July 1 to December 31, 2014, the same number sold in the first half of 2014 and 60.0 percent more than in the second half of 2013.

## Lincoln Price Range of Houses Sold Second Half of 2014

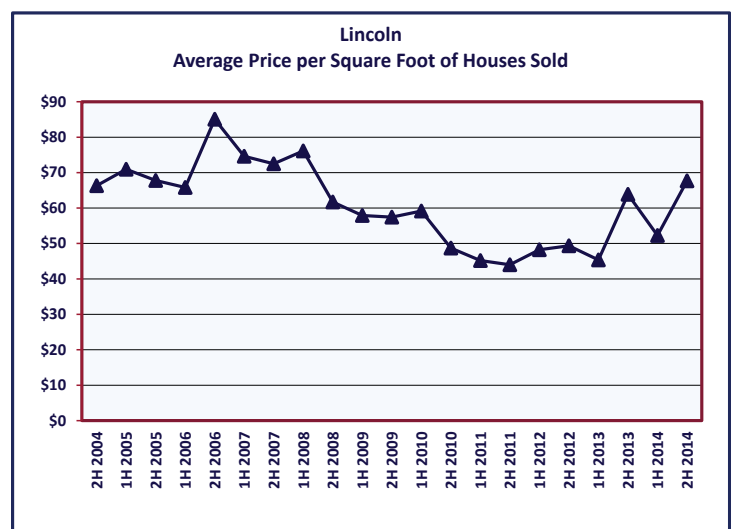
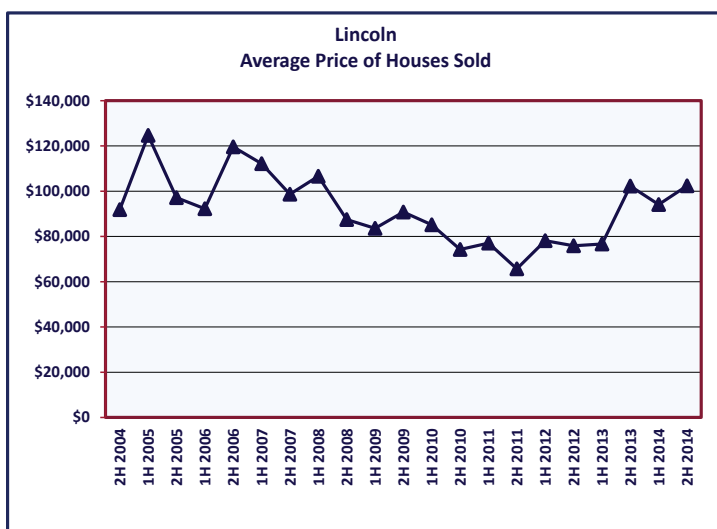
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	4	16.7%	1,327	205	90.4%	\$29.32
\$50,001 - \$100,000	12	50.0%	1,438	180	97.1%	\$54.55
\$100,001 - \$150,000	4	16.7%	1,827	108	94.9%	\$74.92
\$150,001 - \$200,000	2	8.3%	1,363	302	96.9%	\$187.19
\$200,001 - \$250,000	1	4.2%	2,688	219	100.0%	\$83.71
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	4.2%	3,381	153	96.7%	\$94.35
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Lincoln</b>	<b>24</b>	<b>100.0%</b>	<b>1,611</b>	<b>183</b>	<b>95.7%</b>	<b>\$67.66</b>

# Lincoln



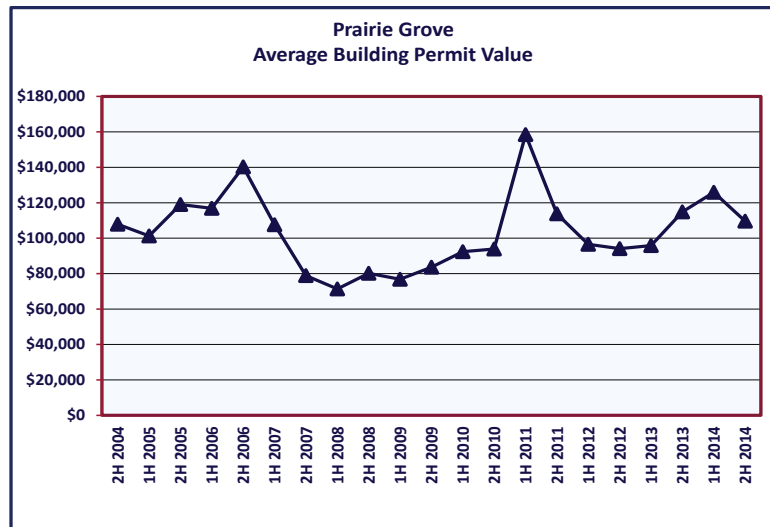
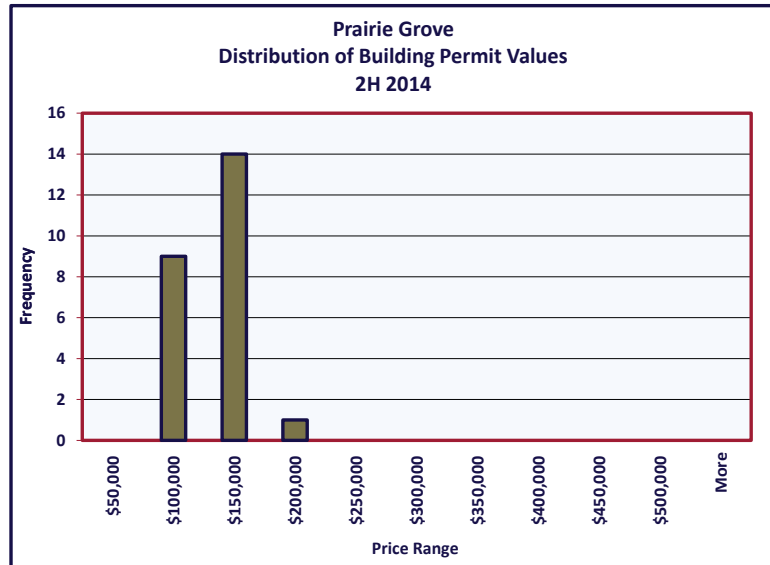
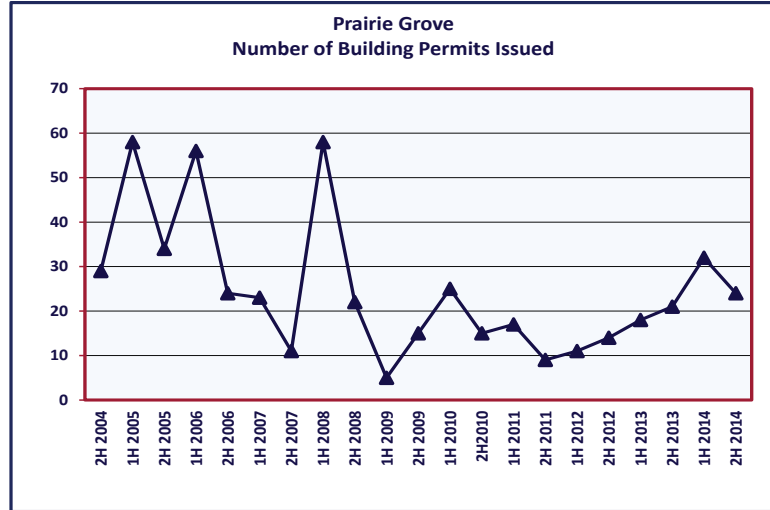
- 50.0 percent of the sold houses in Lincoln were priced between \$ \$50,001 and \$100,000.
- The average price of a house sold in Lincoln increased from \$94,125 in the first half of 2014 to \$102,389 in the second half of 2014. The average sales price was 8.8 percent higher than in the previous half year and 0.1 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale increased from 182 in the first half of 2014 to 183 in the second half of 2014.
- The average price per square foot for a house sold in Lincoln increased from \$52.28 in the first half of 2014 to \$67.67 in the second half of 2014. The second half of 2014 average price per square foot was 29.4 percent higher than in the previous half year and 6.0 percent higher than in the second half of 2013.

- About 1.7 percent of all houses sold in Washington County in the second half of 2014 were sold in Lincoln. The average sales price of a house was 57.3 percent of the county average.
- Out of 24 houses sold in the second half of 2014, none were new construction.
- There were 24 houses in Lincoln, listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$150,717.
- According to the Washington County Assessor's database, 59.6 percent of houses in Lincoln were owner-occupied in the second half of 2014.



# Prairie Grove

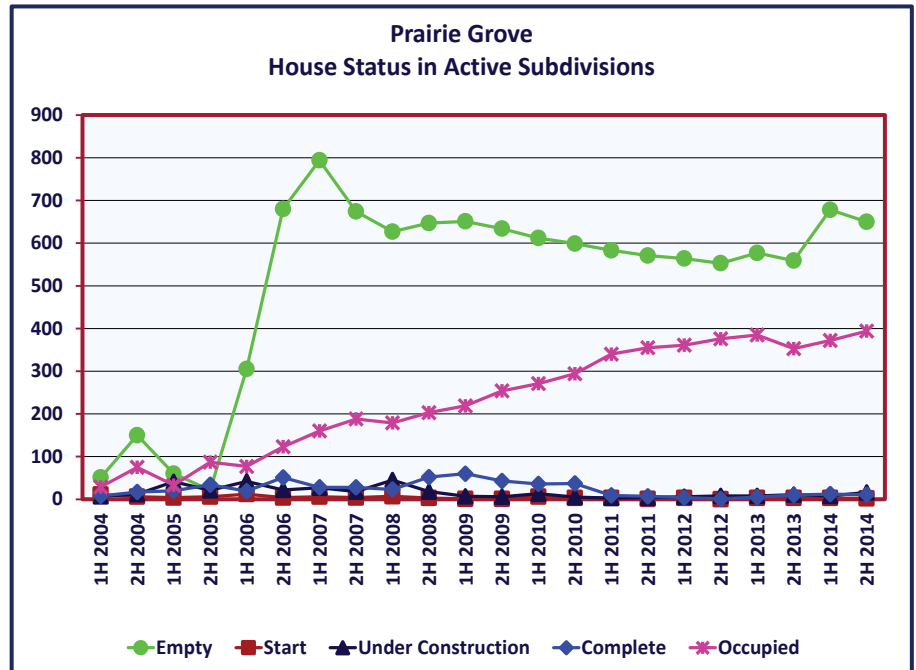
- From July 1 through December 31, 2014 there were 24 residential building permits issued in Prairie Grove. This represents a 14.3 percent increase from the second half of 2013.
- In the second half of 2014, a majority of the building permits in Prairie Grove were in the \$50,001 to \$150,000 range.
- The average residential building permit value in Prairie Grove decreased by 4.6 percent from \$114,831 in the second half of 2013 to \$109,570 in the second half of 2014.





# Prairie Grove

- There were 1,073 total lots in 9 active subdivisions in Prairie Grove in the second half of 2014. About 36.7 percent of the lots were occupied, 1.0 percent were complete, but unoccupied, 1.5 percent were under construction, 0.2 percent were starts, and 60.6 percent were vacant lots.
- The subdivisions with the most houses under construction in Prairie Grove in the second half of 2014 were Sundowner with 8, and Highlands Green with 4.
- 22 new houses in Prairie Grove became occupied in the second half of 2014. The annual absorption rate implies that there were 198.7 months of remaining inventory in active subdivisions, down from 290.1 months in the first half of 2014.
- In 4 out of the 9 active subdivisions in Prairie Grove, no absorption occurred in the second half of 2014.
- An additional 192 lots in 1 subdivision had received either preliminary or final approval by December 31, 2014.



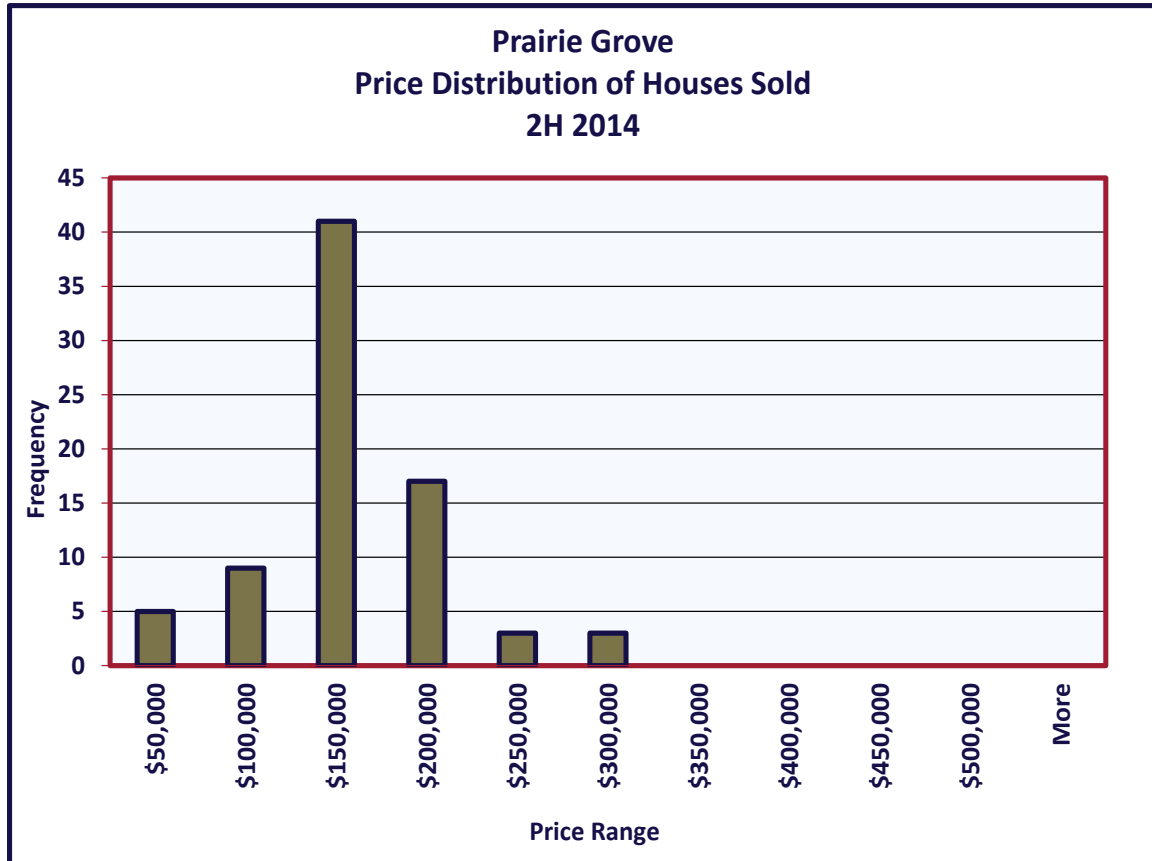
## Prairie Grove Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Sundowner, Phase III	1H 2007	192
Prairie Grove		192

## Prairie Grove House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	85	0	2	0	39	126	1	522.0
Belle Meade, Phases I, II	104	0	1	2	28	135	2	142.7
Chapel Ridge	2	1	0	0	12	15	0	36.0
Grandview Estates, Phases IB, II	10	0	0	0	9	19	0	120.0
Highlands Green Phase 1	17	0	4	4	15	40	8	23.1
Highlands Square North	20	0	0	2	17	39	0	132.0
Prairie Meadows, Phases II, III	77	0	1	2	142	222	0	480.0
Stonecrest, Phase II	17	0	0	0	28	45	3	68.0
Sundowner, Phases I, IIA	318	1	8	1	104	432	8	492.0
<b>Prairie Grove</b>	<b>650</b>	<b>2</b>	<b>16</b>	<b>11</b>	<b>394</b>	<b>1,073</b>	<b>22</b>	<b>198.7</b>

# Prairie Grove

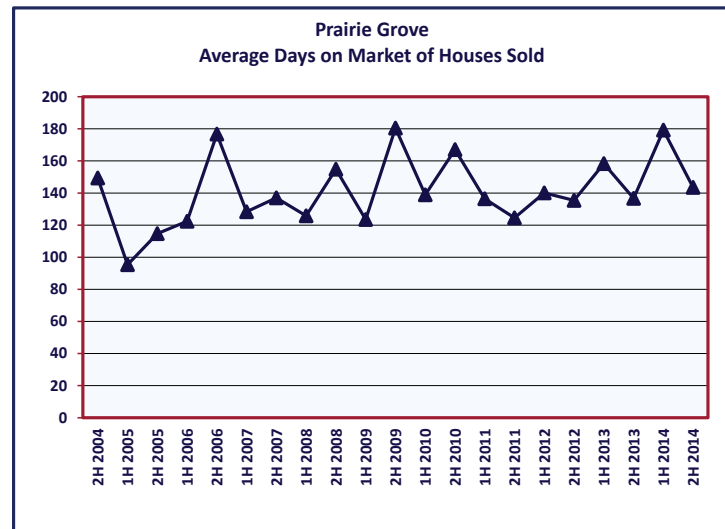
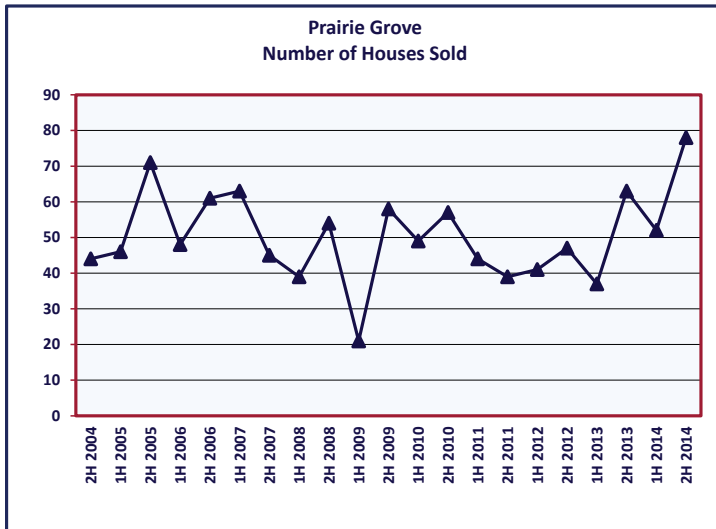


- There were 78 houses sold in Prairie Grove from July 1 to December 31, 2014 or 50.0 percent more than the 52 sold in the first half of 2014 and 23.8 percent more than in the second half of 2013.

## Prairie Grove Price Range of Houses Sold Second Half of 2014

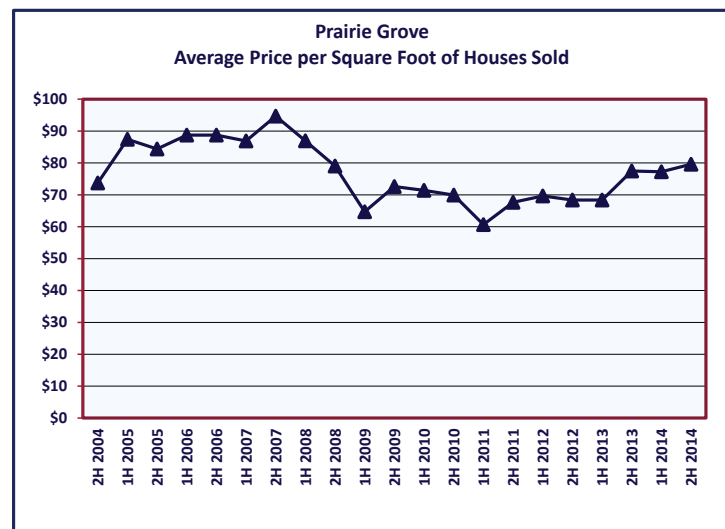
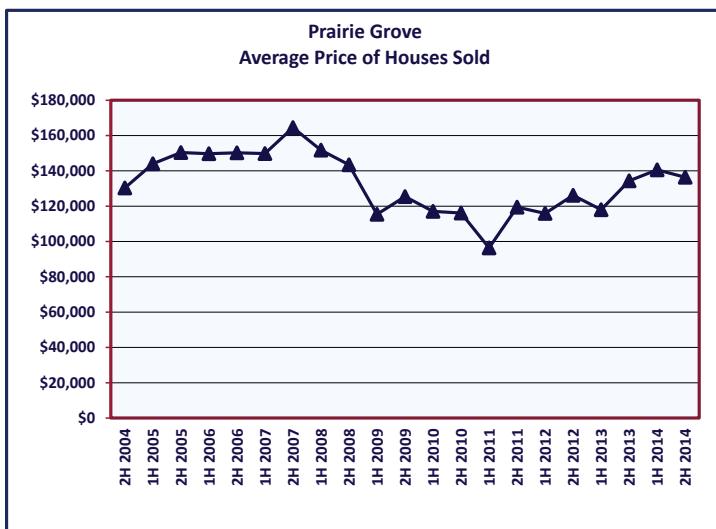
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	6.4%	1,361	66	105.7%	\$25.94
\$50,001 - \$100,000	9	11.5%	1,337	152	99.2%	\$60.38
\$100,001 - \$150,000	41	52.6%	1,673	147	95.9%	\$84.87
\$150,001 - \$200,000	17	21.8%	2,053	145	98.0%	\$86.30
\$200,001 - \$250,000	3	3.8%	2,891	106	95.1%	\$80.31
\$250,001 - \$300,000	3	3.8%	2,492	213	93.2%	\$116.15
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>Prairie Grove</b>	<b>78</b>	<b>100.0%</b>	<b>1,775</b>	<b>143</b>	<b>97.2%</b>	<b>\$79.60</b>

# Prairie Grove



- 52.6 percent of the sold houses in Prairie Grove were priced between \$100,001 and \$150,000.
- The average price of a house sold in Prairie Grove decreased from \$140,590 in the first half of 2014 to \$136,376 in the second half of 2014. The second half of 2014 average sales price was 3.0 percent lower than in the previous half year and 1.5 percent higher than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 179 in the first half of 2014 to 144 in the second half of 2014.
- The average price per square foot for a house sold in Prairie Grove increased from \$77.21 in the first half of 2014 to \$79.61 in the second half of 2014. The second half of 2014's average price per square foot was 3.1 percent higher than in the first half of 2014.

- About 5.6 percent of all houses sold in Washington County in the second half of 2014 were sold in Prairie Grove. The average sales price of a house was 76.3 percent of the county average.
- Out of 78 houses sold in the second half of 2014, 13 were new construction. These newly constructed houses had an average sold price of \$95,446 and took an average of 100 days to sell from their initial listing dates.
- There were 58 houses in Prairie Grove listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$176,439.
- According to the Washington County Assessor's database, 66.9 percent of houses in Prairie Grove were owner-occupied in the second half of 2014.



# Prairie Grove

## Prairie Grove Sold House Characteristics by Subdivision Second Half of 2014

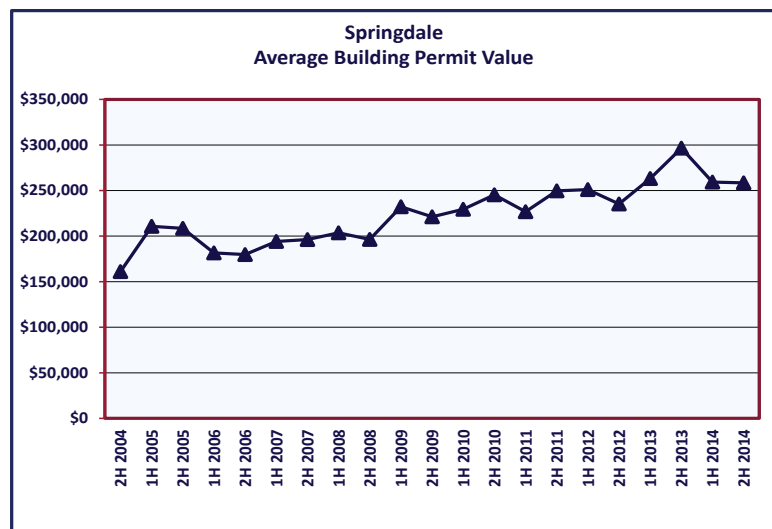
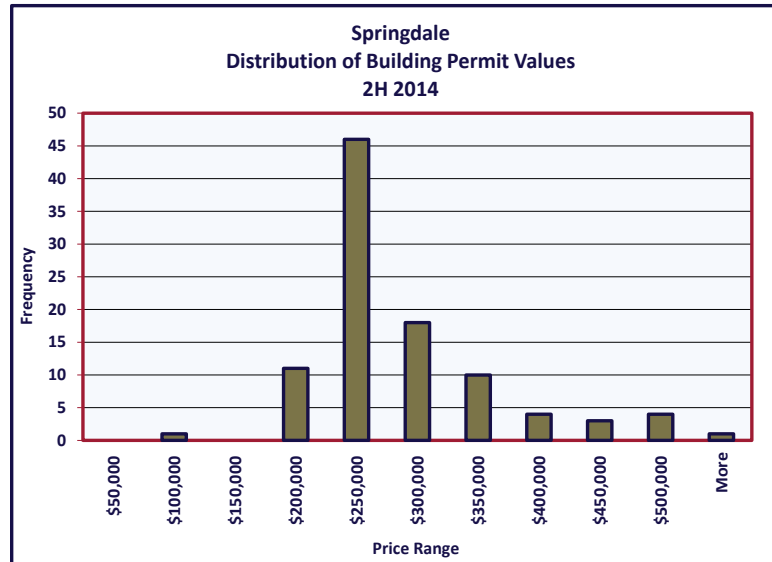
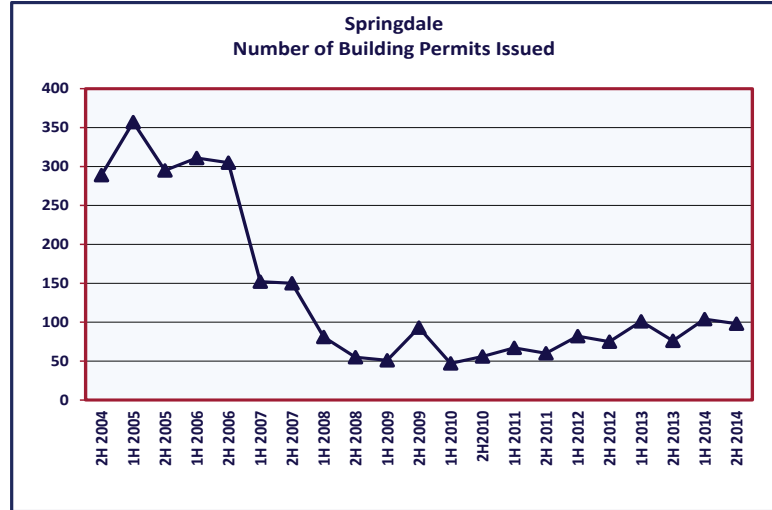
Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
A. B. Neals	1	1.3%	1,064	195	\$52,000	\$48.87
Battlefield Estates	8	10.3%	1,561	196	\$128,294	\$82.70
Belle Meade	5	6.4%	1,515	135	\$130,680	\$86.36
Bright's	1	1.3%	1,431	73	\$83,000	\$58.00
Cummings	1	1.3%	1,853	111	\$80,200	\$43.28
Dorman-Morton	1	1.3%	1,529	107	\$128,000	\$83.71
Eastwood Heights	1	1.3%	1,954	217	\$150,000	\$76.77
Highland Greens	1	1.3%	1,287	145	\$122,400	\$95.10
Meadowbrook Estates	2	2.6%	2,135	286	\$206,750	\$96.22
Meadowsweet	2	2.6%	2,141	84	\$175,000	\$81.54
Prairie Meadows	8	10.3%	1,728	100	\$136,675	\$79.23
Prairie Oaks	1	1.3%	1,756	100	\$119,000	\$67.77
Ridgeview Estates	1	1.3%	400	346	\$150,000	\$375.00
Rogers	1	1.3%	2,431	322	\$137,000	\$56.36
Roy Fidler	1	1.3%	1,596	32	\$111,000	\$69.55
Shady Acres	2	2.6%	2,335	254	\$182,000	\$78.12
Simpsons	3	3.8%	1,542	131	\$94,500	\$58.99
Sundowner	7	9.0%	1,614	99	\$142,891	\$88.12
Willow Creek	5	6.4%	1,764	143	\$118,500	\$67.24
W. T. Neals	1	1.3%	775	172	\$52,700	\$68.00
Youree's	1	1.3%	2,300	61	\$160,000	\$69.57
Other	24	30.8%	2,009	133	\$146,465	\$72.01
<b>Prairie Grove</b>	<b>78</b>	<b>100.0%</b>	<b>1,775</b>	<b>143</b>	<b>\$136,376</b>	<b>\$79.60</b>



# Springdale

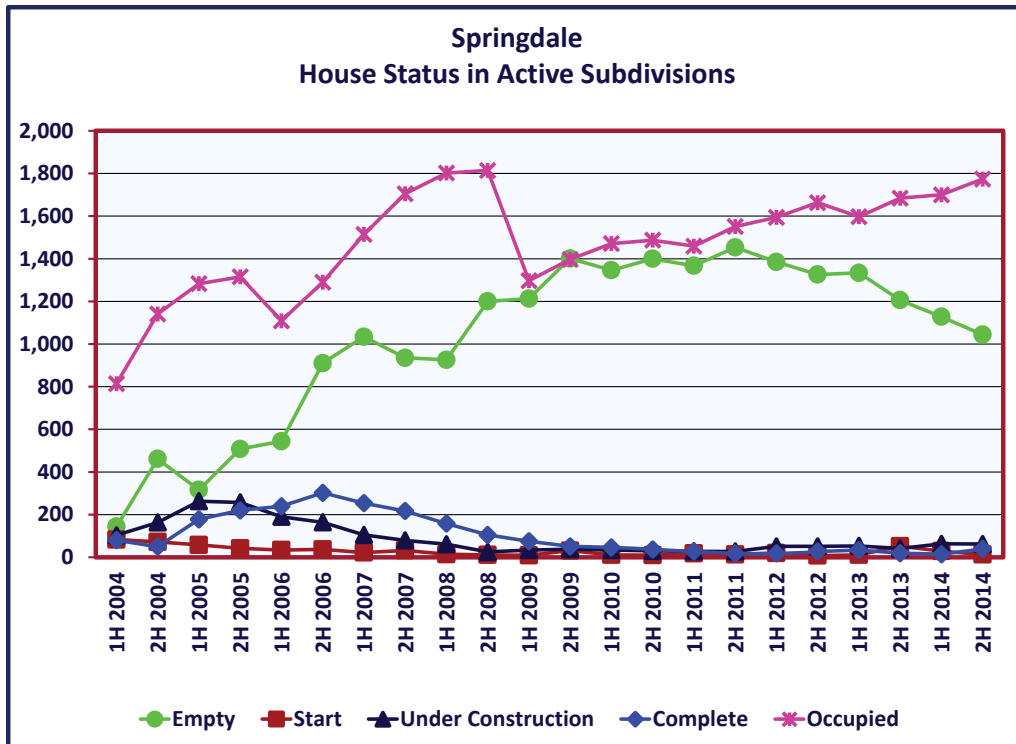
- From July 1 through December 31, 2014 there were 98 residential building permits issued in Springdale. This represents a 28.9 percent increase from the second half of 2013.
- In the second half of 2014, a majority of building permits in Springdale were valued in the \$200,001 to \$300,000 range.

The average residential building permit value in Springdale decreased by 12.8 percent from \$296,512 in the second half of 2013 to \$258,458 in the second half of 2014.



# Springdale

- There were 2,932 total lots in 41 active subdivisions in Springdale in the second half of 2014. About 60.5 percent of the lots were occupied, 1.3 percent were complete, but unoccupied, 2.1 percent were under construction, 0.4 percent were starts, and 35.6 percent were vacant lots.
- The subdivision with the most houses under construction in Springdale in the second half of 2014 was Tuscany with 13.
- No new construction or progress in existing construction occurred in the last year in 7 out of the 40 active subdivisions in Springdale.
- 73 new houses in Springdale became occupied in the second half of 2014. The annual absorption rate implies that there were 90.2 months of remaining inventory in active subdivisions, up from 76.3 months in the first half of 2014.
- In 11 out of the 41 active subdivisions in Springdale, no absorption occurred in the past year.
- An additional 409 lots in 6 subdivisions had received either preliminary or final approval by December 31, 2014.



## Springdale Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Habberton Ridge	2H 2014	200
Legendary, Phase II	1H 2013	71
Mill Creek PUD	2H 2009	7
Sage Field, Phase II	1H 2013	27
<i>Final Approval</i>		
Grand Valley Meadows, Phase I	2H 2007	92
Hall Crossing	1H 2014	12
<b>Springdale</b>		<b>409</b>



# Springdale

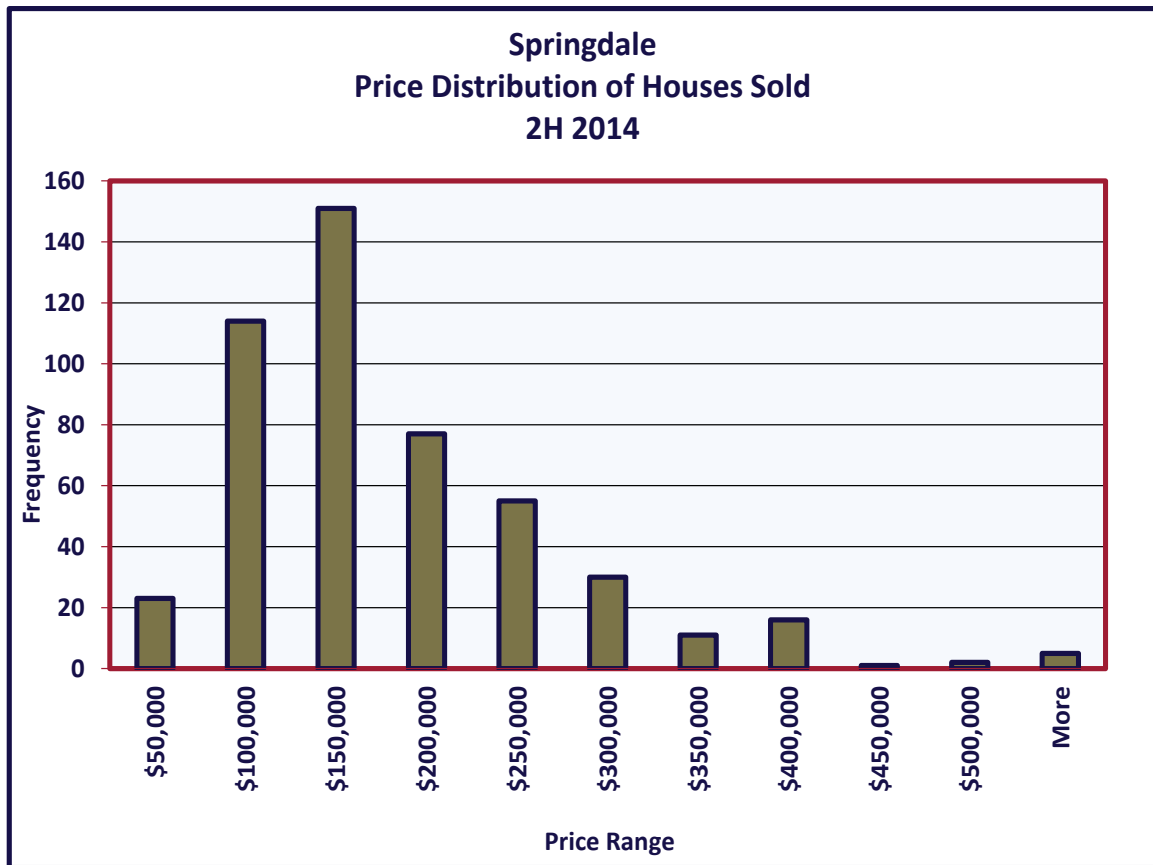
## Springdale House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arber Estates	16	0	0	3	85	104	2.0	19.0
Arkanshire	7	0	0	0	63	70	1.0	84.0
Blue Ridge Meadows (Benton County)	3	0	0	2	34	39	2.0	20.0
Brookemore Chase <sup>1 2</sup>	3	0	0	0	29	32	--	--
Butterfield Gardens, Phase III	10	0	0	0	66	76	1.0	120.0
Camelot <sup>1</sup>	53	0	3	0	11	67	0.0	--
Carriage Crossing <sup>1</sup>	3	0	1	0	16	20	0.0	--
Churchill Crescent, Phase III <sup>1</sup>	2	0	1	0	11	14	--	--
East Ridge <sup>1 2</sup>	7	0	0	0	1	8	0.0	--
Eastview	158	0	1	3	11	173	--	1,944.0
The Enclave	26	0	2	0	38	66	2.0	67.2
The Falls	13	0	1	1	15	30	5.0	30.0
Fern's Valley <sup>1 2</sup>	38	0	0	0	15	53	0.0	--
Grand Valley Estates <sup>1</sup>	14	0	1	0	9	24	--	--
Grand Valley	130	0	3	7	20	160	5.0	336.0
Grand Valley Stables at Guy Terry Farms	6	0	1	2	15	24	1.0	54.0
Har-Ber Meadows, Phases V, VII, XVIII, XX	12	0	5	1	117	135	1.0	216.0
Hidden Hills, Phase II <sup>1 2</sup>	11	0	0	0	72	83	--	--
Jacob's Court (Benton County)	17	1	0	3	7	28	--	126.0
Legendary, Phase I (Benton County)	93	0	7	3	62	165	6.0	65.1
Meadow Haven <sup>1 2</sup>	9	0	0	0	27	36	--	--
Mill's Quarter	8	0	0	0	11	19	4.0	24.0
Parker's Place, Phase II <sup>1 2</sup>	1	0	0	0	42	43	0.0	--
Renaissance South	12	0	0	0	46	58	0.0	144.0
Rosson Creek	25	0	0	4	16	45	3.0	87.0
Sage Field	4	1	0	0	84	89	--	5.0
Savannah Ridge	29	0	1	2	61	93	1.0	128.0
Serenity, Phases I, II	35	2	2	0	130	169	2.0	52.0
Silent Knoll	42	0	0	0	26	68	5.0	100.8
Spring Creek Estates, Phases IIA-IIC	10	0	2	1	149	162	2.0	31.2
Spring Creek Estates, Phase IIB	5	0	0	0	46	51	1.0	60.0
Spring Creek Park	17	4	3	1	135	160	7.0	25.0
Spring Hill, Phase I (Benton County)	3	0	1	1	75	80	0.0	60.0
Spring Hill, Phase II	71	1	7	4	19	102	--	71.1
Sugg <sup>1 2</sup>	12	0	0	0	6	18	0.0	--
Sylvan Acres (Benton County)	20	0	0	0	6	26	1.0	120.0
Thornbury, Phases II, V (Benton County)	15	0	2	0	54	71	0.0	102.0
Tuscany	49	4	13	1	97	164	11.0	36.5
Vicenza Villa	44	0	2	0	28	74	5.0	50.2
Wagon Wheel Bend (Benton County)	5	0	1	0	18	24	4	8.0
Williamstowne Estates	6	0	2	0	1	9	1	96.0
<b>Springdale</b>	<b>1,044</b>	<b>13</b>	<b>62</b>	<b>39</b>	<b>1,774</b>	<b>2,932</b>	<b>73</b>	<b>90.2</b>

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

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

# Springdale

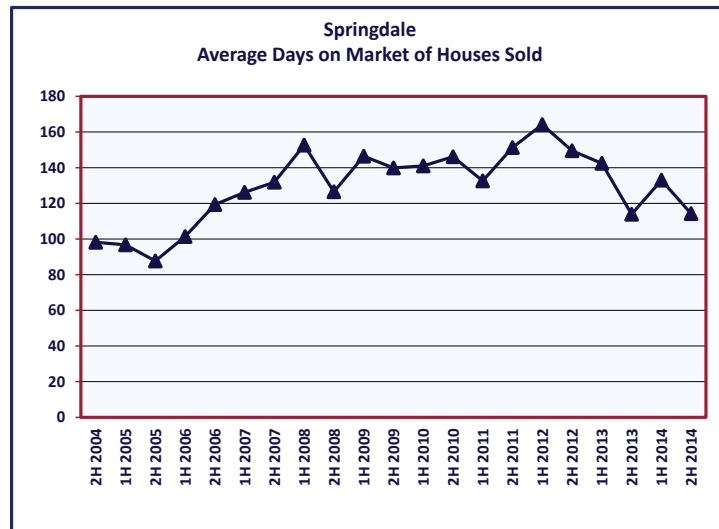
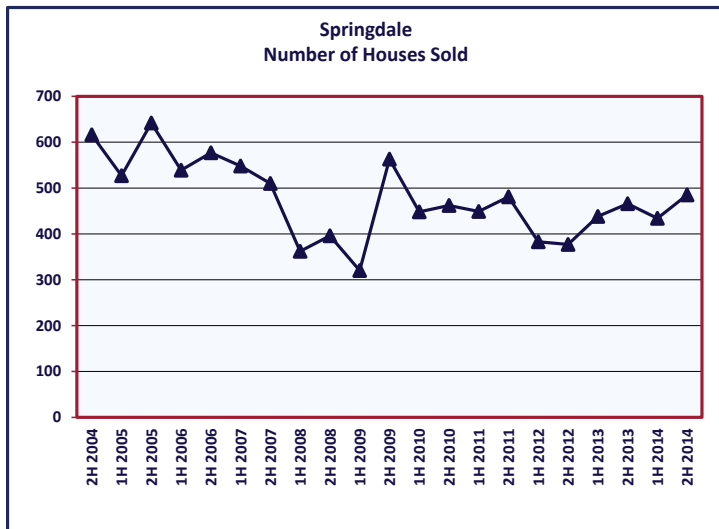


- There were 485 houses sold in Springdale from July 1 to December 31, 2014 or 11.8 percent more than in the first half of 2014 and 4.1 percent more than in the second half of 2013.

## Springdale Price Range of Houses Sold Second Half of 2014

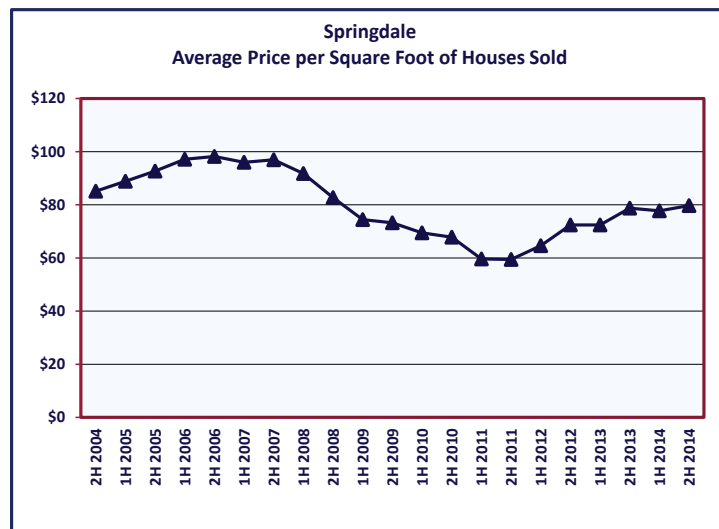
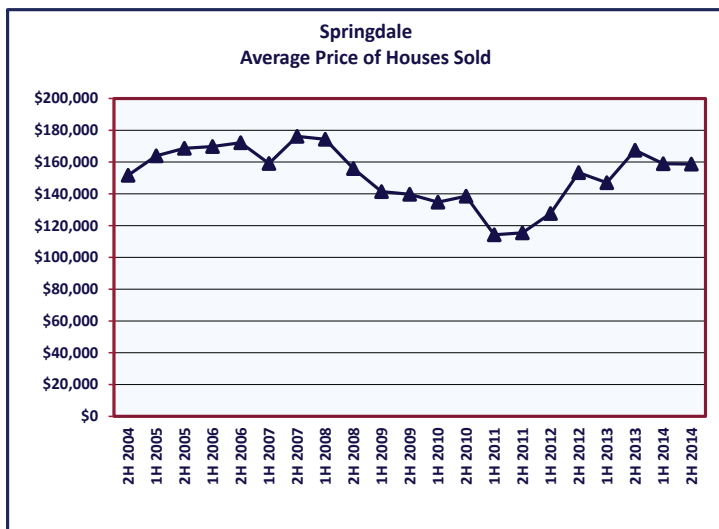
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	23	4.7%	1,274	110	87.5%	\$36.16
\$50,001 - \$100,000	114	23.5%	1,297	106	97.5%	\$63.12
\$100,001 - \$150,000	151	31.1%	1,648	98	97.0%	\$77.72
\$150,001 - \$200,000	77	15.9%	2,111	129	97.7%	\$86.02
\$200,001 - \$250,000	55	11.3%	2,375	110	96.9%	\$96.81
\$250,001 - \$300,000	30	6.2%	2,759	148	97.6%	\$103.72
\$300,001 - \$350,000	11	2.3%	3,160	105	98.1%	\$103.67
\$350,001 - \$400,000	16	3.3%	3,850	187	94.8%	\$101.06
\$400,001 - \$450,000	1	0.2%	3,143	91	98.8%	\$132.04
\$450,001 - \$500,000	2	0.4%	3,579	185	94.4%	\$138.60
\$500,000+	5	1.0%	4,669	193	95.5%	\$134.43
<b>Springdale</b>	<b>485</b>	<b>100.0%</b>	<b>1,922</b>	<b>114</b>	<b>96.7%</b>	<b>\$79.71</b>

# Springdale



- 54.6 percent of the sold houses in Springdale were priced between \$50,001 and \$150,000.
- The average price of a house sold in Springdale decreased from \$158,940 in the first half of 2014 to \$158,727 in the second half of 2014. The second half year's average sales price was 0.1 percent lower than in the previous half year and 5.2 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 133 in the first half of 2014 to 114 in the second half of 2014.
- The average price per square foot for a house sold in Springdale increased from \$77.75 in the first half of 2014 to \$79.72 in the second half of 2014. The second half year's average price per square foot was 2.5 percent higher than in the first half of 2014 and 1.2 percent higher than in the second half of 2013.

- About 34.9 percent of all houses sold in Washington County in the second half of 2014 were sold in Springdale. The average sales price of a house was 88.8 percent of the county average.
- Out of 485 houses sold in the second half of 2014, 53 were new construction. These newly constructed houses had an average sold price of \$106,089 and took an average of 65 days to sell from their initial listing dates.
- There were 364 houses in Springdale listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$222,842.
- According to the Washington County Assessor's database, 63.0 percent of houses in Springdale were owner-occupied in the second half of 2014.



# Springdale

## Springdale Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
American	6	1.2%	1,779	92	\$128,025	\$71.94
Apple Meadows	1	0.2%	2,870	130	\$185,000	\$64.46
Apple Orchard	1	0.2%	1,586	107	\$122,000	\$76.92
Arber Estates	5	1.0%	1,824	430	\$178,380	\$98.10
Arkanshire	1	0.2%	2,549	218	\$238,500	\$93.57
Arthur Banks	1	0.2%	1,658	19	\$115,000	\$69.36
Barrington Heights	1	0.2%	3,478	249	\$399,970	\$115.00
Belmont Estates	3	0.6%	3,468	97	\$325,333	\$93.94
Berry	2	0.4%	1,655	75	\$112,500	\$68.26
Blake Lane	2	0.4%	1,877	83	\$135,100	\$71.98
Blue Springs Village	9	1.9%	1,375	117	\$117,544	\$85.63
Blueberry Acres	3	0.6%	936	79	\$67,200	\$73.00
Bradshaw	1	0.2%	1,187	64	\$82,500	\$69.50
Brenda	2	0.4%	1,168	42	\$83,500	\$71.51
Briarwood	2	0.4%	1,657	87	\$126,425	\$76.47
Bridlewood	1	0.2%	3,400	73	\$490,000	\$144.12
Broadmore Acres	3	0.6%	1,515	80	\$110,667	\$74.20
Butterfield Gardens	8	1.6%	1,177	66	\$73,169	\$62.45
Cameron Heights	1	0.2%	1,085	84	\$49,900	\$45.99
Canterbury	3	0.6%	1,783	120	\$150,000	\$84.12
Carley Meadows	1	0.2%	1,260	42	\$115,000	\$91.27
Carrington Place	2	0.4%	1,517	67	\$134,000	\$88.36
Central Village	1	0.2%	1,157	77	\$77,000	\$66.55
Chadwick	3	0.6%	1,876	58	\$129,167	\$68.55
Chantel	3	0.6%	2,345	73	\$196,000	\$84.24
Clear Creek Acres	1	0.2%	2,041	78	\$175,000	\$85.74
Cobblestone Place	2	0.4%	2,415	74	\$224,950	\$93.03
Coger-Dewese	1	0.2%	1,428	438	\$79,900	\$55.95
Comley-Davis	2	0.4%	1,177	54	\$75,750	\$65.31
County Court	6	1.2%	1,603	73	\$71,233	\$44.16
Courtyard	1	0.2%	2,072	67	\$166,000	\$80.12
Creekside Estates	1	0.2%	3,407	189	\$374,500	\$109.92
Crestridge	1	0.2%	1,624	66	\$136,000	\$83.74
Dandy's	4	0.8%	1,938	138	\$121,875	\$64.73
Davis	2	0.4%	1,731	84	\$103,750	\$61.67
Deerfield	2	0.4%	1,797	68	\$123,200	\$69.33
Del's Woods	1	0.2%	2,679	155	\$224,000	\$83.61
Dreamcatcher	2	0.4%	1,316	31	\$90,950	\$69.18
Eagle Acres	2	0.4%	2,581	138	\$292,500	\$113.32
Eagle Crest	3	0.6%	1,839	86	\$159,133	\$86.47
East Fork	1	0.2%	1,136	29	\$89,900	\$79.14
Eastport	1	0.2%	1,706	203	\$120,000	\$70.34
Edmondson	2	0.4%	1,704	84	\$129,200	\$75.13
Elm Springs Heights	1	0.2%	3,834	34	\$232,000	\$60.51
Elmdale Heights	2	0.4%	1,334	67	\$85,500	\$64.13

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Elmdale Terrace	7	1.4%	1,380	54	\$85,929	\$62.28
Enclave, The	1	0.2%	3,451	42	\$359,000	\$104.03
Fairway Condominiums	1	0.2%	1,122	1025	\$74,000	\$65.95
Falcon	3	0.6%	1,624	72	\$117,050	\$72.52
Fergusons Glen	3	0.6%	2,062	106	\$145,217	\$74.67
Gates	2	0.4%	1,137	66	\$86,000	\$74.89
GPJ	1	0.2%	2,772	56	\$299,900	\$108.19
Grand Valley	8	1.6%	1,564	125	\$131,536	\$84.32
Grand Valley Stables	2	0.4%	3,589	231	\$366,950	\$102.17
Great Meadows	1	0.2%	1,442	68	\$95,000	\$65.88
Har-Ber Meadows	11	2.3%	2,169	99	\$231,916	\$106.56
Harger	2	0.4%	1,118	117	\$79,000	\$70.70
Harmon Estates	2	0.4%	2,543	45	\$293,750	\$115.84
Harper	1	0.2%	1,160	173	\$94,000	\$81.03
Harvo	2	0.4%	1,496	111	\$102,500	\$68.28
Hembree	1	0.2%	1,285	43	\$75,000	\$58.37
Henson Heights	2	0.4%	1,360	23	\$97,156	\$71.19
Heritage Hills	3	0.6%	4,133	278	\$595,667	\$142.86
Hidden Hills	3	0.6%	1,453	70	\$118,200	\$81.49
Hidden Lake Estates	11	2.3%	1,245	103	\$95,301	\$76.67
High Chaparral	5	1.0%	2,036	162	\$136,600	\$67.18
High Ridge Estates	1	0.2%	3,343	76	\$310,000	\$92.73
Highland	2	0.4%	700	123	\$48,400	\$69.72
Hillview	1	0.2%	2,480	52	\$160,000	\$64.52
Hunters Ridge	1	0.2%	1,602	56	\$124,900	\$77.97
Indianhead Estates	1	0.2%	1,464	39	\$112,500	\$76.84
Jacobs Court	2	0.4%	1,484	207	\$136,950	\$92.34
Joy J. Acres	1	0.2%	2,170	86	\$280,000	\$129.03
Kensington	3	0.6%	1,866	120	\$166,833	\$89.14
Kimco	1	0.2%	1,376	97	\$93,000	\$67.59
Lake Road Estates	1	0.2%	2,670	111	\$220,000	\$82.40
Lake View	1	0.2%	2,000	170	\$175,000	\$87.50
Lakeview Heights	3	0.6%	2,721	223	\$210,800	\$78.49
Legendary	7	1.4%	2,087	123	\$203,773	\$98.17
Lexington	1	0.2%	2,090	161	\$215,000	\$102.87
Liberty Homes	1	0.2%	1,471	201	\$105,000	\$71.38
Lynn Estates	1	0.2%	1,378	42	\$67,200	\$48.77
Maple Drive	1	0.2%	1,721	206	\$95,500	\$55.49
Mayes	1	0.2%	1,032	127	\$57,500	\$55.72
Michael	1	0.2%	1,189	41	\$68,500	\$57.61
Morris Valley	2	0.4%	1,254	81	\$90,250	\$72.04
Mount Callahan Acres	1	0.2%	2,254	53	\$160,000	\$70.98
Mountain View	1	0.2%	702	72	\$20,000	\$28.49
Neal's	1	0.2%	936	36	\$39,000	\$41.67
Neff	4	0.8%	1,363	82	\$69,326	\$53.32

# Springdale

## Springdale Sold House Characteristics by Subdivision (continued) Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Newell	1	0.2%	2,020	93	\$74,612	\$36.94
North Meadows	2	0.4%	1,186	63	\$83,500	\$70.19
Northeast Meadow	1	0.2%	1,222	67	\$73,000	\$59.74
Northside	1	0.2%	1,056	112	\$41,500	\$39.30
Oak Hills	1	0.2%	2,996	113	\$205,000	\$68.42
Oak Place	1	0.2%	1,674	78	\$130,000	\$77.66
Oak Ridge Estates	1	0.2%	2,548	131	\$280,000	\$109.89
Oak Valley	1	0.2%	1,704	41	\$102,900	\$60.39
Oak Walk	2	0.4%	2,031	82	\$167,500	\$82.58
Oaklawn Place	1	0.2%	2,230	201	\$200,000	\$89.69
Oaks, The	4	0.8%	2,323	54	\$143,635	\$60.95
Oakwood Estates	1	0.2%	2,018	151	\$195,000	\$96.63
Park Place	2	0.4%	1,203	43	\$76,725	\$64.84
Parker's Place	3	0.6%	1,568	95	\$158,167	\$100.89
Parson Hills	3	0.6%	1,874	170	\$120,167	\$64.56
Peaceful Valley Estates	11	2.3%	1,671	96	\$113,664	\$67.96
Peach Tree	1	0.2%	1,440	19	\$96,000	\$66.67
Pinewood	2	0.4%	2,573	83	\$227,000	\$88.60
Pinkley	2	0.4%	2,423	118	\$232,500	\$98.65
Ponderosa	2	0.4%	2,517	24	\$175,000	\$68.00
Porthaven	2	0.4%	1,418	30	\$137,200	\$96.72
Prairie Oaks	2	0.4%	1,602	75	\$99,250	\$62.26
Pullens War Eagle Bay	1	0.2%	2,715	244	\$356,000	\$131.12
Pults	1	0.2%	1,425	94	\$90,000	\$63.16
Quail Run	1	0.2%	2,400	174	\$238,500	\$99.38
Quandt	1	0.2%	896	32	\$60,000	\$66.96
R. L. Hayes	7	1.4%	1,589	125	\$74,729	\$46.37
Renaissance	8	1.6%	2,235	89	\$208,063	\$93.34
Rogers	2	0.4%	2,084	264	\$134,250	\$64.09
Rolling Hills Estates	1	0.2%	2,082	164	\$165,000	\$79.25
Rosson Creek	1	0.2%	2,690	182	\$279,900	\$104.05
Saddlebrook	2	0.4%	1,847	93	\$168,250	\$91.08
San Jose Estates	2	0.4%	2,852	222	\$230,350	\$79.40
Sandy Heights	3	0.6%	2,075	170	\$131,633	\$63.87
Savannah Ridge	1	0.2%	1,625	102	\$153,500	\$94.46
Serenity	8	1.6%	1,616	101	\$146,150	\$90.28
Shady Cove	2	0.4%	1,772	234	\$124,500	\$70.81
Shady Oaks	1	0.2%	2,351	44	\$217,500	\$92.51
Shenandoah Hills	1	0.2%	3,450	180	\$304,000	\$88.12
Sonoma	3	0.6%	2,291	106	\$194,167	\$84.64
South Fork	1	0.2%	1,000	158	\$65,000	\$65.00
South Meadows	1	0.2%	1,852	43	\$148,756	\$80.32
Southern Hills	1	0.2%	1,700	59	\$108,375	\$63.75
Southfield	4	0.8%	1,519	66	\$122,975	\$81.49



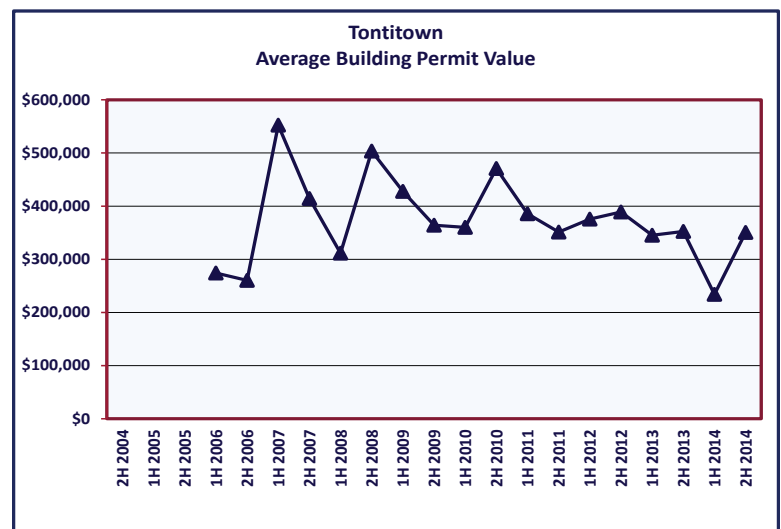
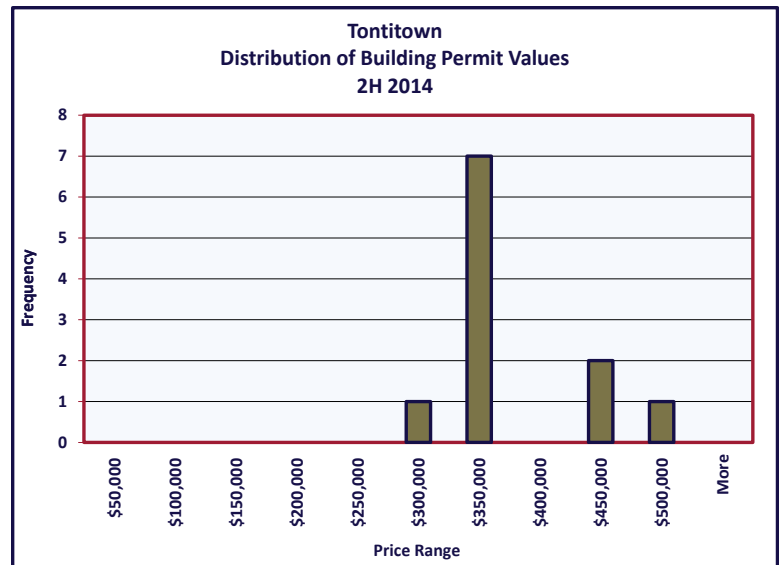
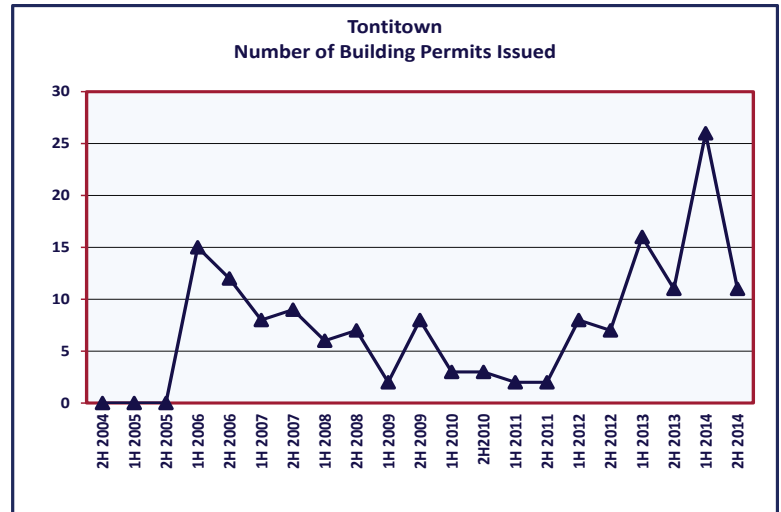
# Springdale

## Springdale Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Southhill	2	0.4%	2,678	167	\$212,500	\$79.01
Southwest	2	0.4%	1,290	49	\$89,700	\$69.56
Southwind Terrace	7	1.4%	2,888	117	\$257,526	\$89.51
Spring Creek Estates	4	0.8%	1,880	97	\$174,631	\$92.36
Spring Creek Park	4	0.8%	1,609	107	\$143,175	\$88.96
Spring Hill	12	2.5%	1,699	97	\$154,779	\$91.69
Spring Ridge	1	0.2%	3,400	49	\$348,000	\$102.35
Steeplechase	3	0.6%	2,485	85	\$233,333	\$94.05
Stockton Place	2	0.4%	1,315	168	\$103,500	\$78.91
Stonecrest	2	0.4%	2,901	214	\$285,000	\$98.31
Sunset Ridge	1	0.2%	3,901	115	\$365,000	\$93.57
Suttle Estates	3	0.6%	3,297	82	\$321,000	\$97.08
Thornbury	6	1.2%	4,015	176	\$400,292	\$100.70
Timber Ridge	1	0.2%	4,173	297	\$360,000	\$86.27
Trimble	1	0.2%	2,800	209	\$210,000	\$75.00
Tuscany	8	1.6%	2,488	137	\$272,250	\$109.86
Valley View	2	0.4%	1,418	92	\$105,250	\$74.29
Village Estates	2	0.4%	2,000	69	\$192,000	\$94.98
Vineyards	2	0.4%	1,656	77	\$119,075	\$71.85
Walker	8	1.6%	1,646	166	\$113,038	\$67.71
Walnut Crossing	4	0.8%	1,431	72	\$127,100	\$89.49
Walnut Grove	2	0.4%	1,784	154	\$154,950	\$86.99
War Eagle Cove	2	0.4%	1,223	62	\$115,000	\$93.89
Weathers	1	0.2%	1,575	50	\$95,000	\$60.32
West Heights	1	0.2%	1,763	90	\$116,500	\$66.08
West Side	1	0.2%	1,429	17	\$76,000	\$53.18
Westbrook	5	1.0%	2,123	117	\$223,052	\$104.94
Western Oaks Place	7	1.4%	2,080	94	\$146,214	\$69.95
Western Trails	1	0.2%	2,532	382	\$240,750	\$95.08
Westfield	3	0.6%	1,604	52	\$131,143	\$82.12
Westwood Heights	2	0.4%	1,424	54	\$80,750	\$58.29
Wilkins	3	0.6%	1,666	91	\$119,167	\$72.30
Willow Bend	1	0.2%	4,444	240	\$550,000	\$123.76
Windsor	3	0.6%	1,954	50	\$167,667	\$86.17
Wobbe Gardens	1	0.2%	970	25	\$51,500	\$53.09
Woodcliff	1	0.2%	5,768	359	\$383,000	\$66.40
Woodland Heights	6	1.2%	1,104	80	\$78,817	\$71.23
Other	52	10.7%	2,040	131	\$151,842	\$74.26
<b>Springdale</b>	<b>485</b>	<b>100.0%</b>	<b>1,922</b>	<b>114</b>	<b>\$158,727</b>	<b>\$79.71</b>

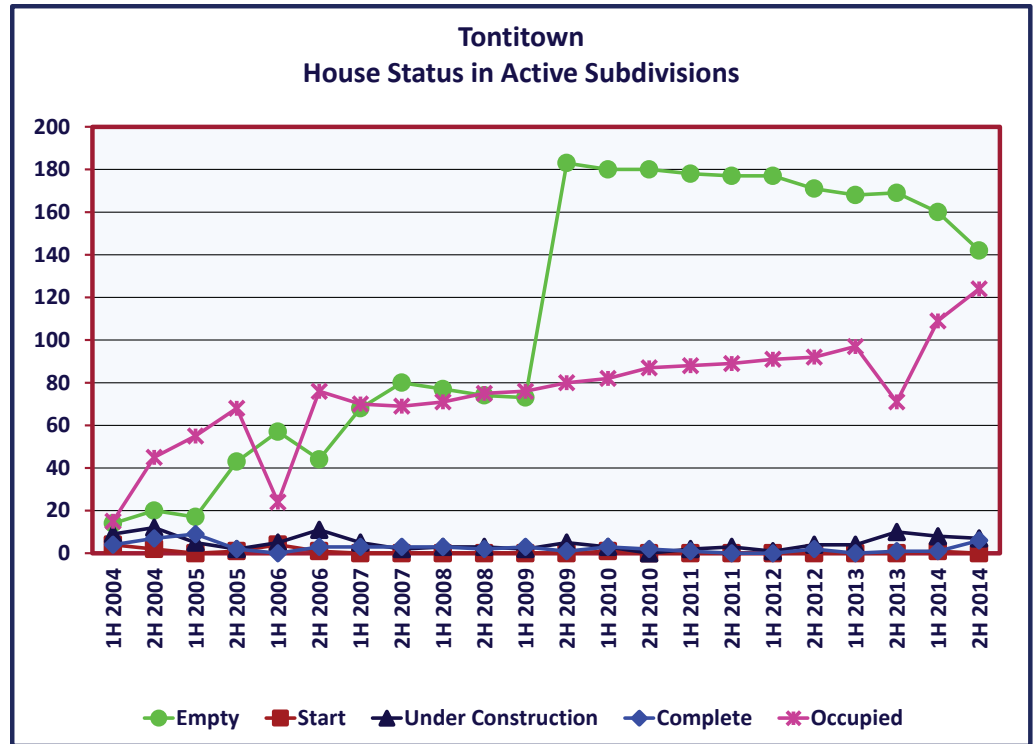
# Tontitown

- From July 1 through December 31, 2014 there were 11 residential building permits issued in Tontitown. This represents no change from the second half of 2013.
- In the second half of 2014, a majority of building permits issued in Tontitown were valued between \$300,001 and \$350,000.
- The average residential building permit value in Tontitown was \$350,579 in the second half of 2014, down 0.5 percent from the second half of 2013.



# Tontitown

- There were 279 total lots in 11 active subdivisions in Tontitown in the first half of 2014. About 39.4 percent of the lots were occupied, 0.4 percent were complete but unoccupied, 2.9 percent were under construction, 0.4 percent were starts, and 57.0 percent were vacant lots.
- The subdivisions with the most houses under construction in Tontitown in the second half of 2014 were Westbrook with 3 and Barrington Heights, Davenshire, Taldo and Tuscan Sun with 1 each.
- No new construction or progress in existing construction occurred in the last year in 3 out of 11 of the active subdivisions in Tontitown.
- 15 new houses in Tontitown became occupied in the second half of 2014. The annual absorption rate implies that there were 80.9 months of remaining inventory in active subdivisions, down from 204 months in the first half of 2014.
- In 2 out of the 11 active subdivisions in Tontitown, no absorption occurred in the past year.
- An additional 2 lots in 1 subdivision had received either preliminary or final approval by December 31, 2014.



## Tontitown Preliminary and Final Approved Subdivisions Second Half 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Layman	1H 2013	2
Tontitown		2

# Tontitown

## Tontitown House Status in Active Subdivisions Second Half of 2014

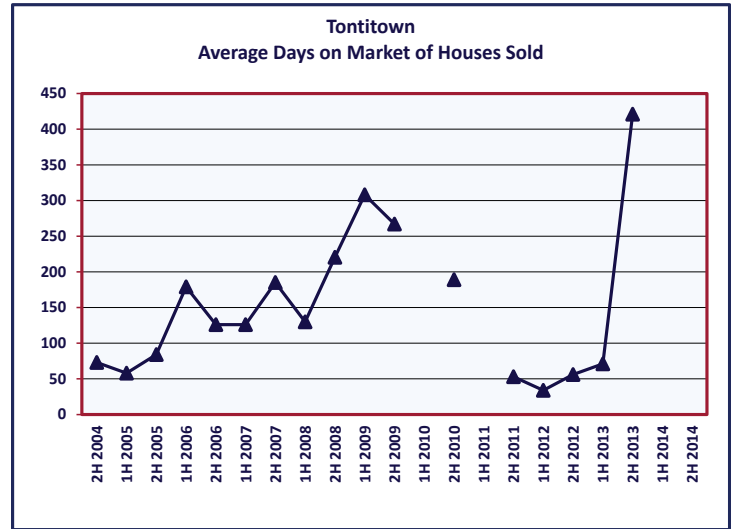
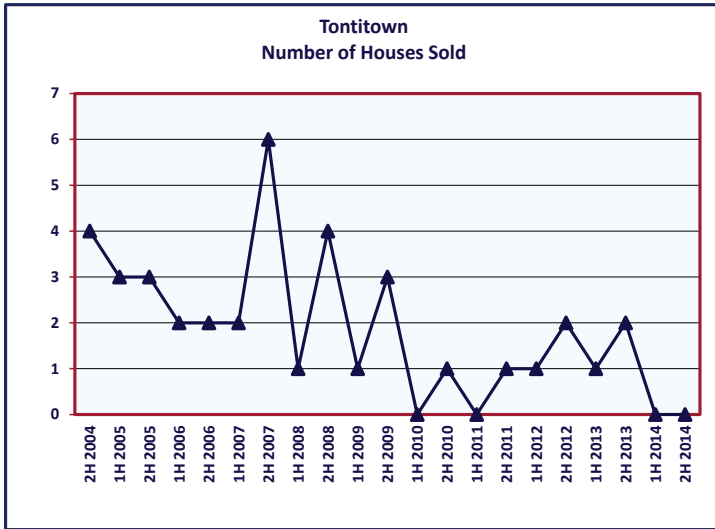
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	9	0	1	1	19	30	1	132.0
Brush Creek <sup>1 2</sup>	1	0	0	0	19	20	0	--
Coppertree	11	0	0	0	3	14	1	132.0
Davenshire	1	0	1	0	15	17	2	8.0
San Gennaro	10	0	0	0	4	14	1	40.0
Pack	0	0	0	0	2	2	2	0.0
Taldo	2	0	1	0	5	8	2	7.2
Tuscan Sun	3	0	1	1	15	20	2	20.0
Westbrook	103	0	3	4	5	115	3	440.0
Western Trails Estates <sup>2</sup>	1	0	0	0	23	24	1	6.0
White Oak Estates <sup>1 2</sup>	1	0	0	0	14	15	0	--
<b>Tontitown</b>	<b>142</b>	<b>0</b>	<b>7</b>	<b>6</b>	<b>124</b>	<b>279</b>	<b>15</b>	<b>80.9</b>

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

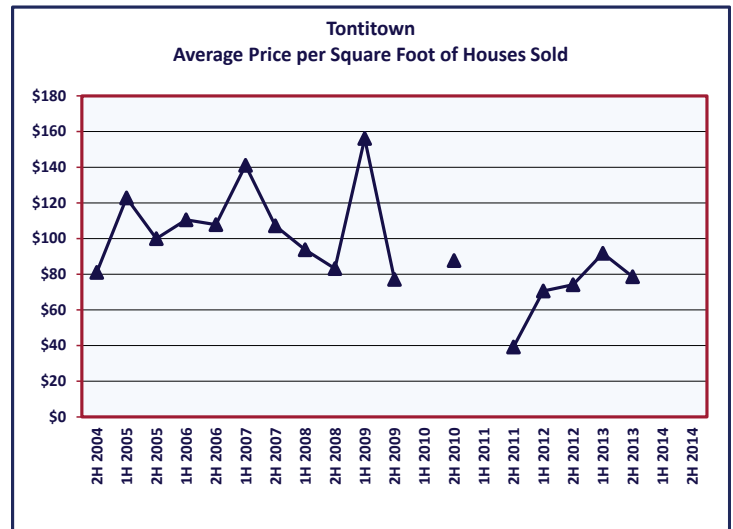
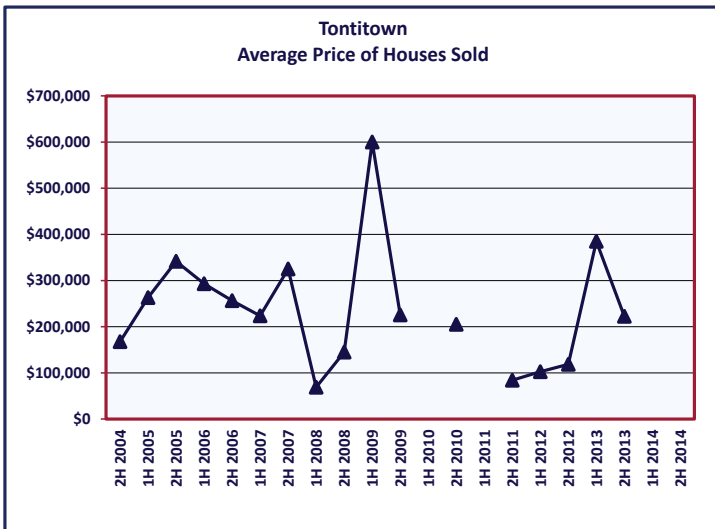
<sup>2</sup> No new construction or progress in existing construction has occurred in this subdivision in the last four quarters.



# Tontitown



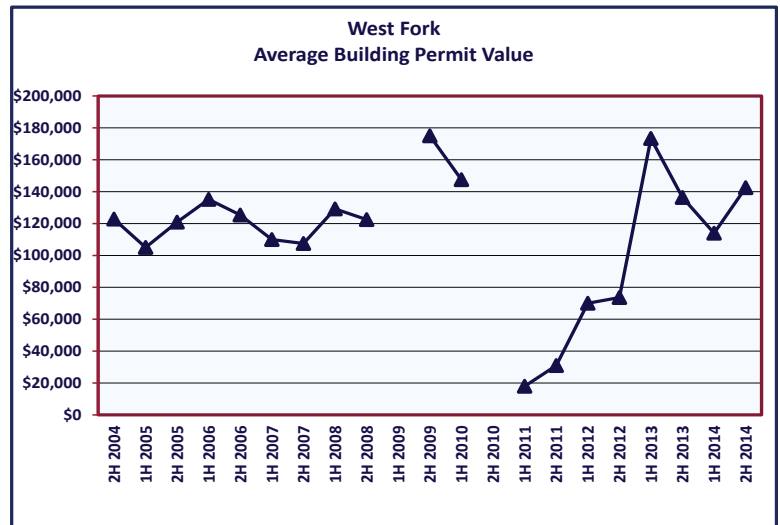
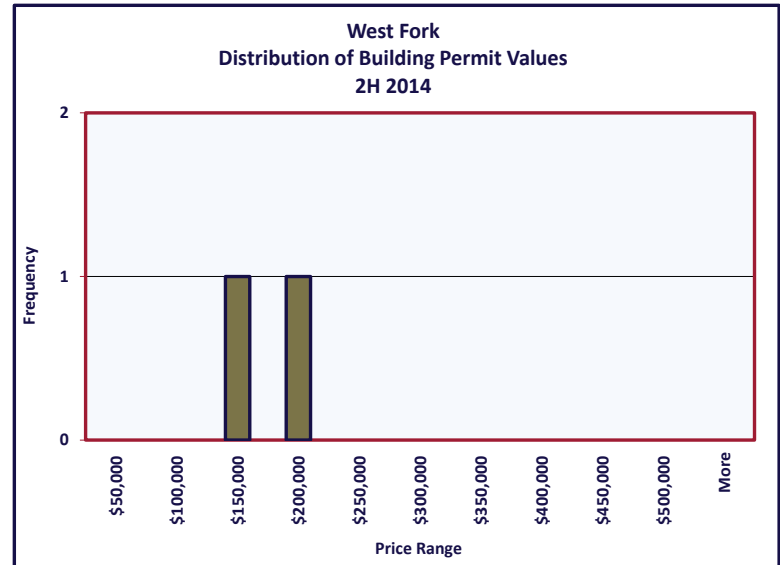
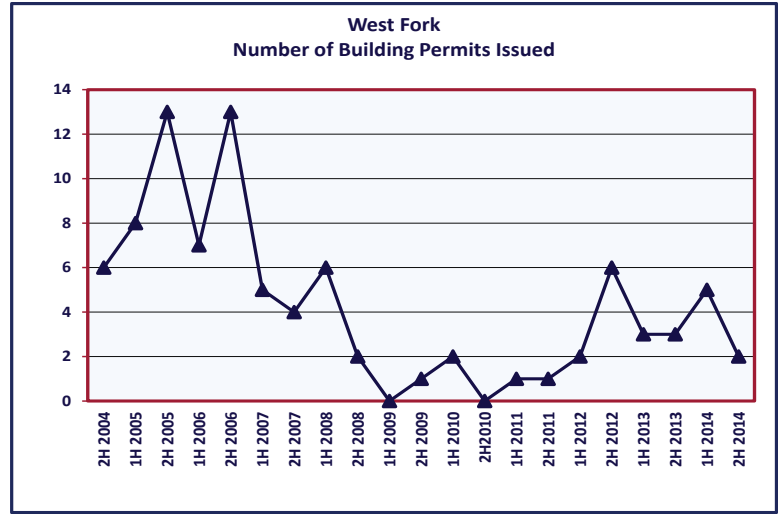
- There were no houses sold in Tontitown during the second half of 2014.
- There were two houses listed for sale in the MLS database in Tontitown as of December 31, 2014.
- According to the Washington County Assessor's database, 78.0 percent of houses in Tontitown were owner-occupied in the second half of 2014.





# West Fork

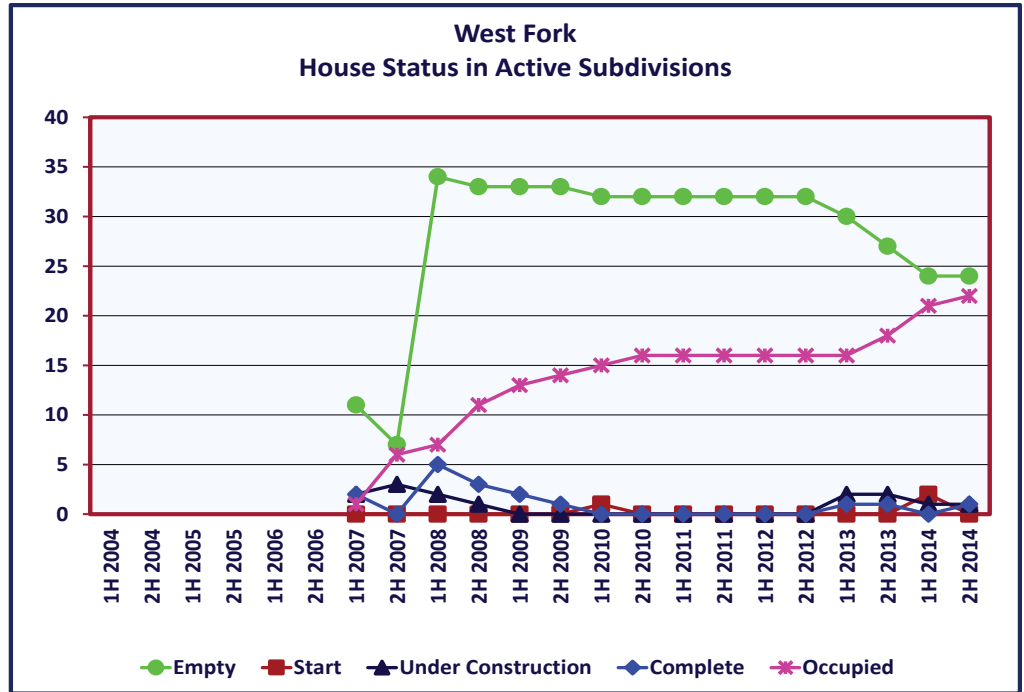
- From July 1 through December 31, 2014 there were 2 residential building permits issued in West Fork. This represents a 33.3 percent decrease from the second half of 2013.
- In West Fork, there were only two building permits issued in the second half of 2014.
- The average residential building permit value in West Fork increased by 4.5 percent from \$136,333 in the second half of 2013 to \$142,500 in the second half of 2014.





# West Fork

- There were 48 total lots in 3 active subdivisions in West Fork in the second half of 2014. About 45.8 percent of the lots were occupied, 2.1 percent were complete, but unoccupied, 2.1 percent were under construction, 0.0 percent were starts, and 50.0 percent were vacant lots.
- The subdivision with the most houses under construction in West Fork in the second half of 2014 was Graystone with 1.
- 1 house became occupied in West Fork over the past year. The annual absorption rate implies that there were 78.0 months of remaining inventory in active subdivisions up from 64.8 in the first half of 2014
- There was no absorption in 2 of the three active subdivisions in West Fork in the second half of 2014.



- 3 new lots in one subdivision had received either preliminary or final approval by December 31, 2014.



## West Fork Preliminary and Final Approved Subdivisions Second Half of 2014

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

## West Fork House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates	1	0	0	0	3	4	0	12.0
Graystone	17	0	1	1	9	28	1	57.0
Hidden Creek <sup>1 2</sup>	6	0	0	0	10	16	0	--
<b>West Fork</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>22</b>	<b>48</b>	<b>1</b>	<b>78.0</b>

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

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

# West Fork

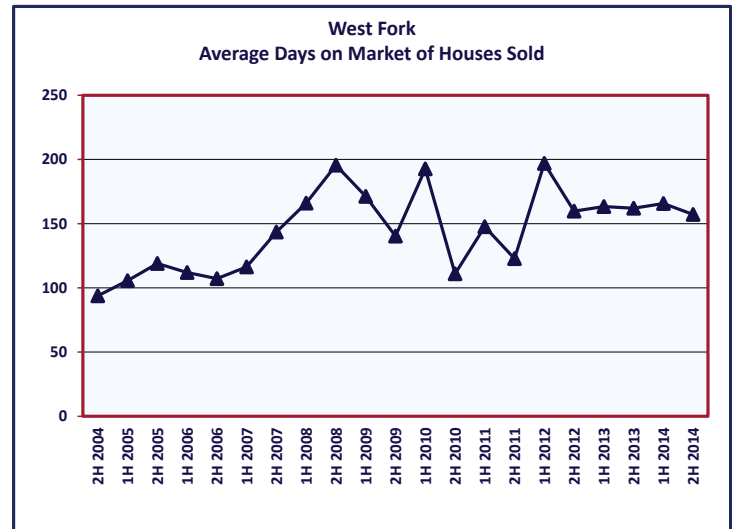
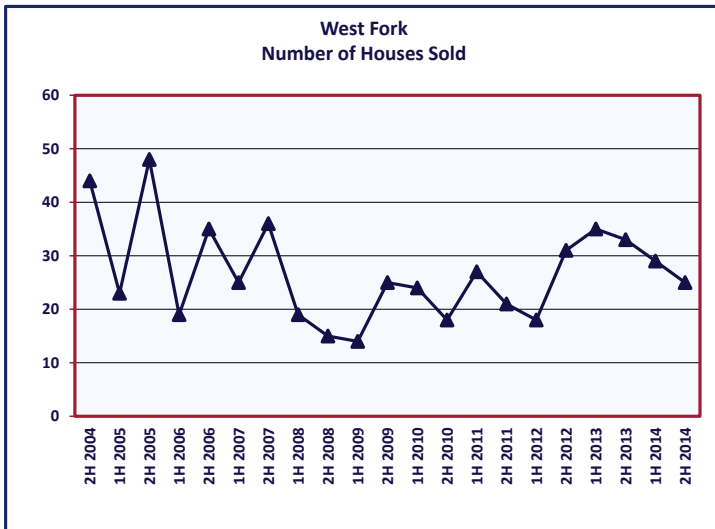


- There were 25 houses sold in West Fork from July 1 to December 31, 2014 or 13.8 percent fewer than in the first half of 2014 and 24.2 percent fewer than in the second half of 2013.

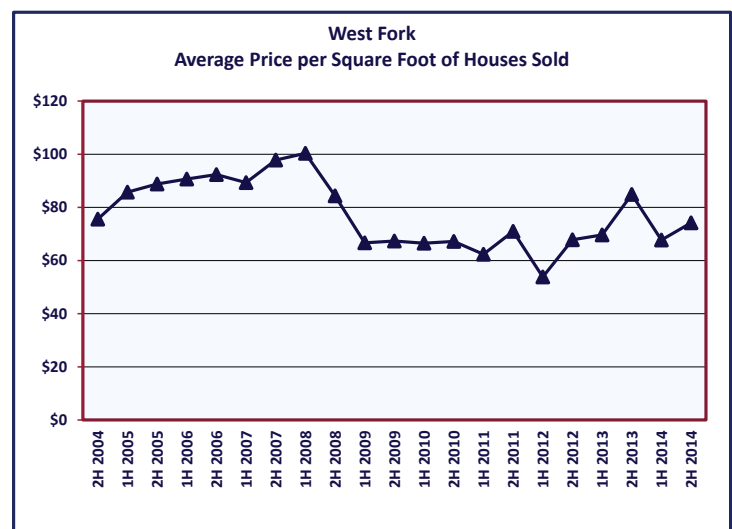
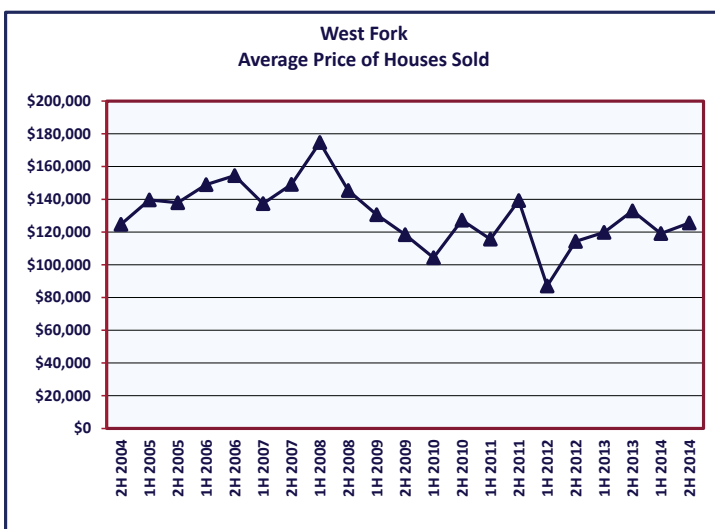
## West Fork Price Range of Houses Sold Second Half of 2014

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	12.0%	1,450	148	94.2%	\$22.73
\$50,001 - \$100,000	6	24.0%	1,265	159	93.7%	\$63.25
\$100,001 - \$150,000	7	28.0%	1,736	129	94.5%	\$77.86
\$150,001 - \$200,000	8	32.0%	2,115	167	98.9%	\$92.27
\$200,001 - \$250,000	1	4.0%	1,856	295	97.9%	\$123.92
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>West Fork</b>	<b>25</b>	<b>100.0%</b>	<b>1,714</b>	<b>157</b>	<b>95.8%</b>	<b>\$74.19</b>

# West Fork

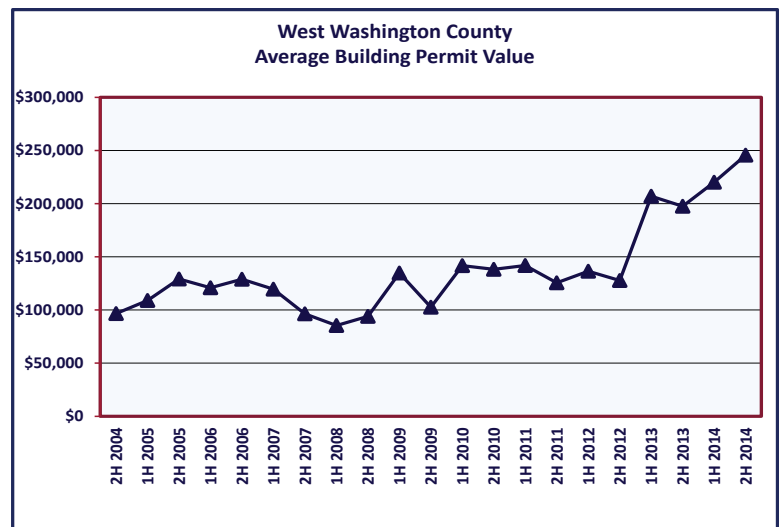
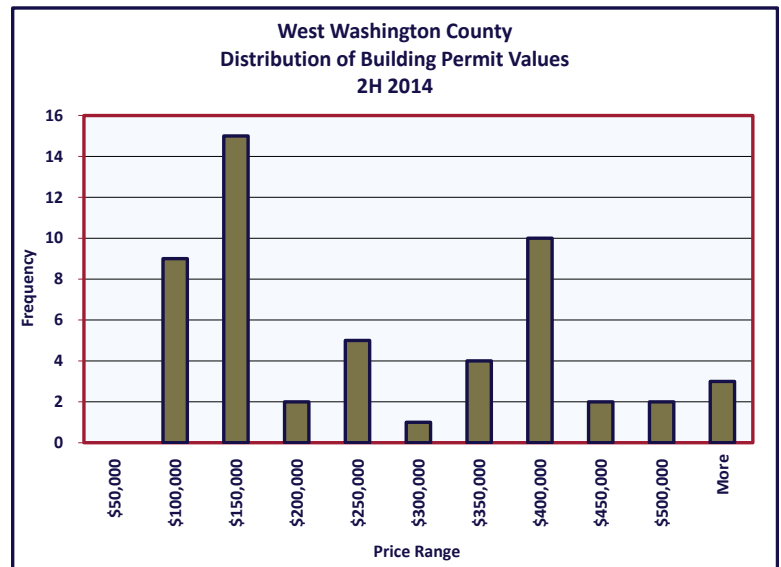
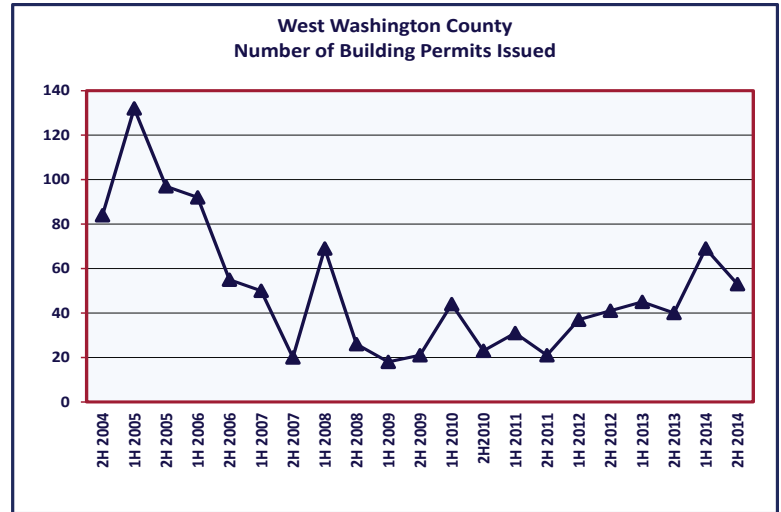


- 52.0 percent of the houses sold in West Fork were valued in the \$50,001 and \$150,000 range.
- The average price of a house sold in West Fork increased from \$119,117 in the first half of 2014 to \$125,529 in the second half of 2014. The second half of 2014 average sales price was 5.4 percent higher than in the first half of 2014 and 5.6 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 166 in the first half of 2014 to 157 in the second half of 2014.
- The average price per square foot for a house sold in West Fork increased from \$67.70 in the first half of 2014 to \$74.19 in the second half of 2014. The second half year's average price per square foot was 9.6 percent higher than in the previous half year and 12.6 percent lower than in the second half of 2013.
- About 1.8 percent of all houses sold in Washington County in the second half of 2014 were sold in West Fork. The average sales price of a house was 70.2 percent of the county average.
- There were 37 houses listed for sale in the MLS database in West Fork as of December 31, 2014. These houses had an average list price of \$191,603.
- Out of 25 houses sold in the second half of 2014, 3 were new construction. These newly constructed houses had an average sold price of \$59,000 and took an average of 29 days to sell from their initial listing dates.
- According to the Washington County Assessor's database 70.6 percent of houses in West Fork were owner-occupied in the second half of 2014.



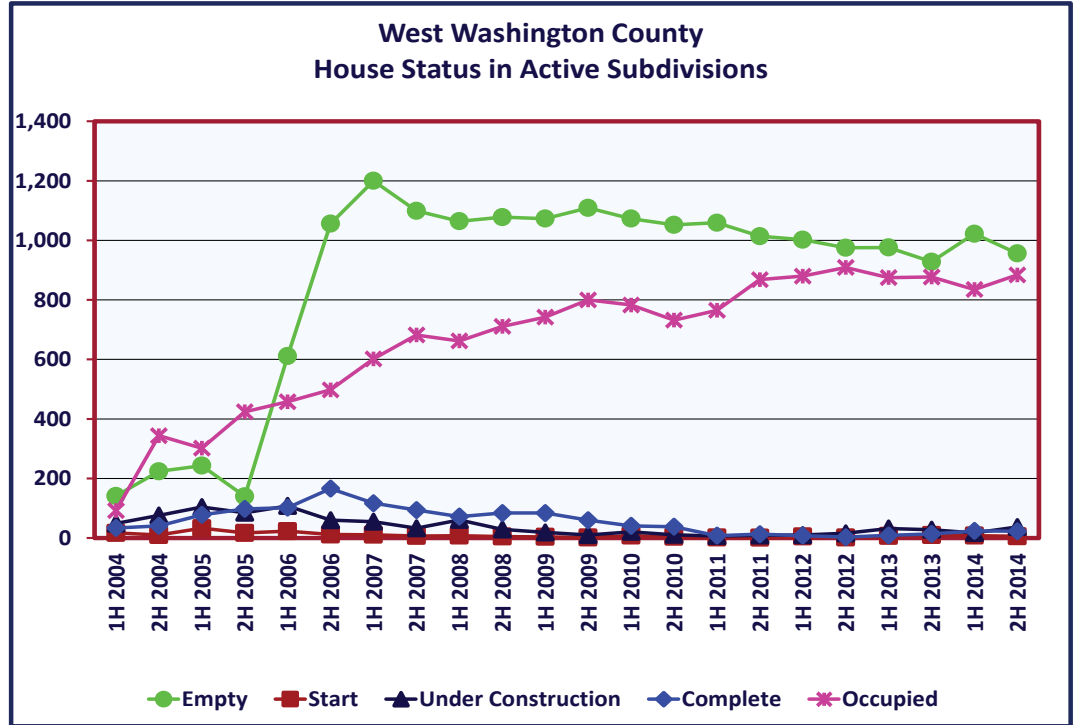
# West Washington County

- From July 1 through December 31, 2014 there were 53 residential building permits issued in West Washington County. This represents a 32.5 percent increase from the second half of 2013.
- In the second half of 2014, 45.3 percent of the building permits in West Washington County were valued in the \$50,001 to \$150,000 range.
- The average residential building permit value in West Washington County increased by 24.4 percent from \$197,534 in the second half of 2013 to \$245,673 in the second half of 2014.



# West Washington County

- There were 1,906 total lots in 26 active subdivisions in West Washington County in the second half of 2014. About 46.4 percent of the lots were occupied, 1.2 percent were complete, but unoccupied, 1.9 percent were under construction, 0.3 percent were starts, and 50.2 percent were vacant lots.
- The subdivisions with the most houses under construction in West Washington County in the second half of 2014 were Twin Falls with 14 and Sundowner with 8
- No new construction or progress in existing construction occurred in the last year in 5 out of the 26 active subdivisions in West Washington County.



- 51 new houses in West Washington County became occupied in the second half of 2014. The annual absorption rate implies that there were 141.0 months of remaining inventory in active subdivisions, down from 160.7 months in the first half of 2014.
- In 8 out of the 26 active subdivisions in West Washington County, no absorption occurred in the past year.
- An additional 350 lots in 4 subdivisions had received either preliminary or final approval by December 31, 2014.



## West Washington County Preliminary and Final Approved Subdivisions Second Half of 2014

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Holland Crossing	2H 2014	26
<i>Final Approval</i>		
Saddle Brook	1H 2010	129
Sundowner, Phase III	1H 2007	192
Three Dog	2H 2010	3
<b>West Washington County</b>		<b>350</b>



# West Washington County

## West Washington County House Status in Active Subdivisions Second Half of 2014

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates <sup>1</sup>	11	1	0	0	54	66	1	144.0
Bethel Oaks	31	2	1	4	29	67	6	50.7
East Creek Place	6	0	2	1	38	47	4	21.6
Forest Hills, Phases I, II <sup>1 2</sup>	2	0	0	0	49	51	2	12.0
North Club House Estates	5	0	0	0	16	21	0	--
Rainsong	1	0	0	0	16	17	0	--
South Club House Estates <sup>1 2</sup>	16	0	0	0	60	76	0	--
Southwinds, Phase V	3	0	2	1	25	31	2	36.0
Twin Falls, Phases I, II	53	1	14	2	56	126	9	49.4
Walnut Grove	16	0	1	0	9	26	1	204.0
Homestead Addition <sup>1 2</sup>	24	0	0	3	53	80	0	--
Lee Valley, Phases III, IV <sup>1</sup>	34	0	0	0	90	124	6	68.0
Carter-Johnson Subdivision <sup>1 2</sup>	10	0	0	0	2	12	0	--
Country Meadows <sup>1 2</sup>	87	0	0	0	16	103	0	--
Battlefield Estates, Phase II	85	0	2	0	39	126	1	522.0
Belle Meade, Phases I, II	104	0	1	2	28	135	2	142.7
Chapel Ridge	2	1	0	0	12	15	0	36.0
Grandview Estates, Phases IB, II	10	0	0	0	9	19	0	120.0
Highlands Green Phase 1	17	0	4	4	15	40	8	23.1
Highlands Square North	20	0	0	2	17	39	0	132.0
Prairie Meadows, Phases II, III	77	0	1	2	142	222	0	480.0
Stonecrest, Phase II	17	0	0	0	28	45	3	68.0
Sundowner, Phases I, IIA <sup>1</sup>	318	1	8	1	104	432	8	492.0
Deaton Estates	1	0	0	0	3	4	0	12.0
Graystone	17	0	1	1	9	28	1	57.0
Hidden Creek	6	0	0	0	10	16	0	--
<b>West Washington County</b>	<b>956</b>	<b>6</b>	<b>37</b>	<b>23</b>	<b>884</b>	<b>1,906</b>	<b>51</b>	<b>141.0</b>

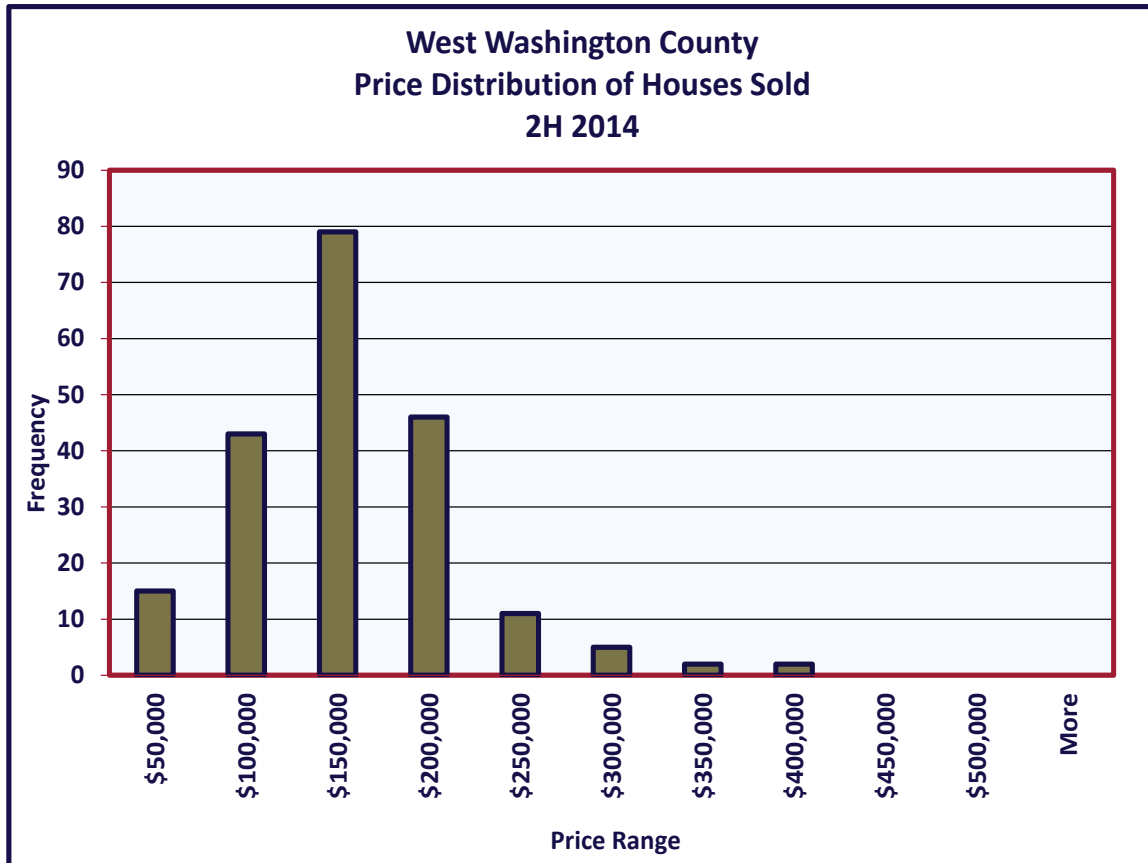
<sup>1</sup> No absorption has occurred in this subdivision in the last year.

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





# West Washington County

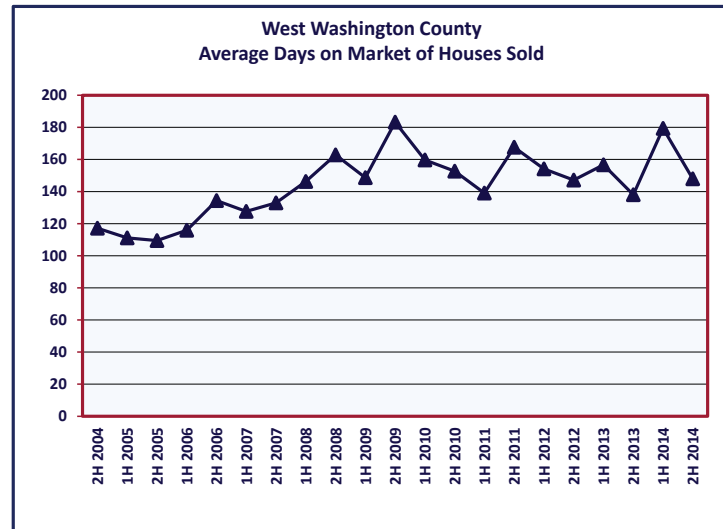
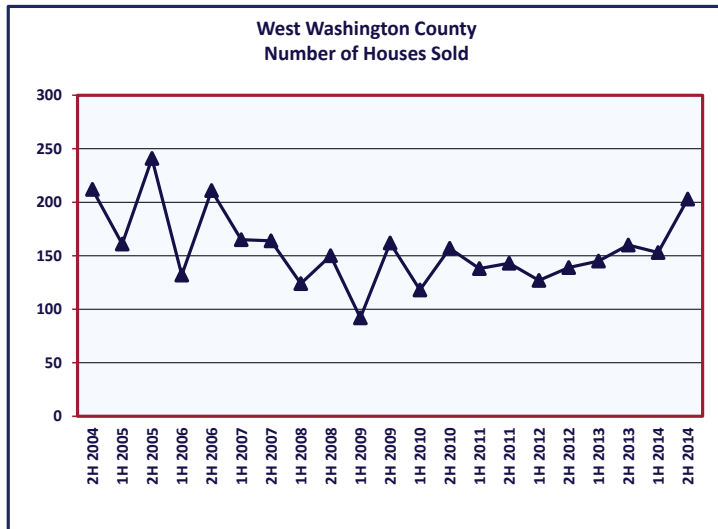


- There were 203 houses sold in West Washington County from July 1 to December 31, 2014 or 32.7 percent more than the first half of 2014 and 26.9 percent more than in the second half of 2013.

## West Washington County Price Range of Houses Sold Second Half of 2014

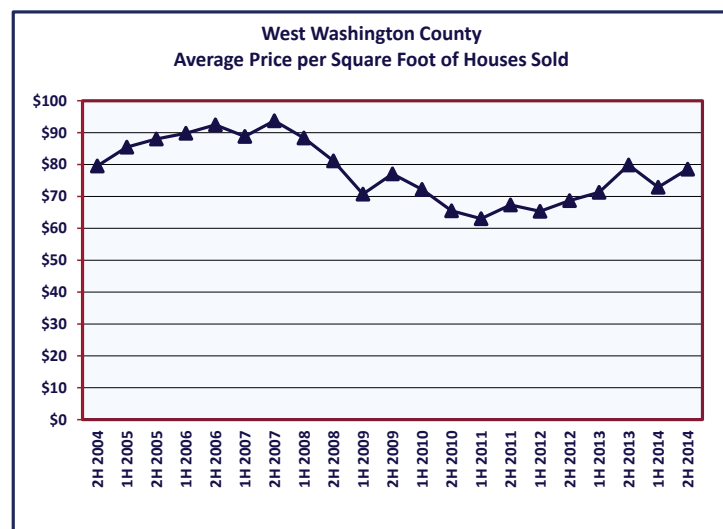
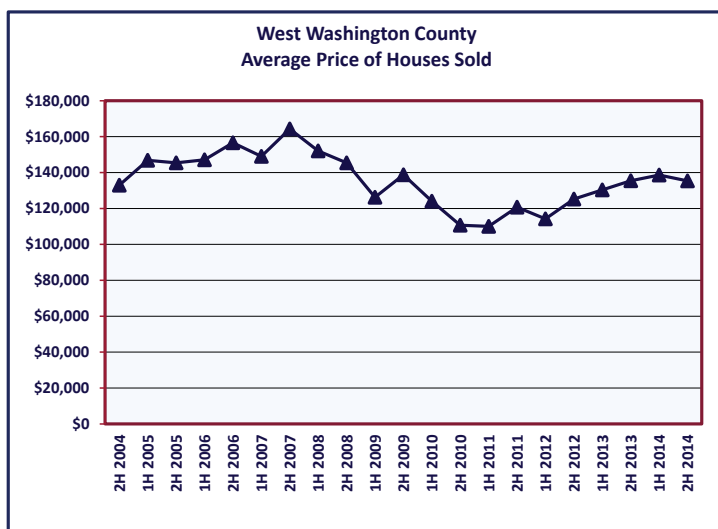
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	15	7.4%	1,455	115	100.5%	\$25.16
\$50,001 - \$100,000	43	21.2%	1,320	151	96.3%	\$62.37
\$100,001 - 150,000	79	38.9%	1,640	143	96.0%	\$83.90
\$150,001 - \$200,000	46	22.7%	2,043	148	98.2%	\$91.51
\$200,001 - \$250,000	11	5.4%	2,503	198	97.7%	\$91.74
\$250,001 - \$300,000	5	2.5%	2,486	185	94.7%	\$116.77
\$300,001 - \$350,000	2	1.0%	3,003	103	96.9%	\$106.25
\$350,001 - \$400,000	2	1.0%	3,191	166	98.1%	\$119.87
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
<b>West Washington County</b>	<b>203</b>	<b>100.0%</b>	<b>1,746</b>	<b>148</b>	<b>97.0%</b>	<b>\$78.53</b>

# West Washington County



- 60.1 percent of the sold houses in West Washington County were priced between \$50,001 and \$150,000.
- The average price of a house sold in West Washington County increased from \$138,619 in the first half of 2014 to \$135,358 in the second half of 2014. The second half year's average sales price was 2.4 percent lower than in the previous half year and 0.1 percent lower than in the second half of 2013.
- The average number of days on market from initial listing to the sale decreased from 179 in the first half of 2014 to 148 in the second half of 2014.
- The average price per square foot for a house sold in West Washington County decreased from \$72.90 in the first half of 2014 to \$78.53 in the second half of 2014. The second half year's average price per square foot was 7.7 percent higher than in the first half of 2014 and 1.7 percent lower than in the second half of 2013.

- About 14.6 percent of all houses sold in Washington County in the second half of 2014 were sold in West Washington County. The average sales price of a house was 75.7 percent of the county average.
- Out of 203 houses sold in the second half of 2014, 32 were new construction. These newly constructed houses had an average sales price of \$77,949 and took an average of 62 days to sell from their initial listing dates.
- There were 197 houses in West Washington County listed for sale in the MLS database as of December 31, 2014. These houses had an average list price of \$189,824.
- According to the West Washington County Assessor's database, 67.1 percent of houses in West Washington County were owner-occupied in the second half of 2014.



# West Washington County

## West Washington County Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
A. B. Neals	1	0.5%	1,064	195	\$52,000	\$48.87
Applegate	1	0.5%	1,372	49	\$70,000	\$51.02
Battlefield Estates	8	3.9%	1,561	196	\$128,294	\$82.70
Belle Meade	5	2.5%	1,515	135	\$130,680	\$86.36
Bermuda Estates	1	0.5%	1,895	165	\$193,500	\$102.11
Bethel Oaks	5	2.5%	1,589	241	\$150,080	\$94.16
Brights	1	0.5%	1,431	73	\$83,000	\$58.00
Brookside	1	0.5%	1,736	79	\$94,000	\$54.15
Crider	1	0.5%	982	168	\$80,000	\$81.47
Cummings	1	0.5%	1,853	111	\$80,200	\$43.28
Dorman-Morton	1	0.5%	1,529	107	\$128,000	\$83.71
East Creek Place	3	1.5%	2,032	98	\$169,908	\$84.89
Eastwood Heights	1	0.5%	1,954	217	\$150,000	\$76.77
Fraker Mountain	1	0.5%	3,862	694	\$198,000	\$51.27
Golden Acres	1	0.5%	1,883	78	\$149,900	\$79.61
Grand Oaks	1	0.5%	2,288	122	\$190,000	\$83.04
Graystone	3	1.5%	1,667	97	\$175,633	\$105.33
Green	1	0.5%	1,400	208	\$72,300	\$51.64
Hidden Creek	1	0.5%	1,735	88	\$149,000	\$85.88
Highland Greens	1	0.5%	1,287	145	\$122,400	\$95.10
Highland Square	7	3.4%	1,796	155	\$154,415	\$87.69
Homestead	1	0.5%	1,904	74	\$130,000	\$68.28
Lincoln Acres	1	0.5%	870	172	\$59,434	\$68.31
Lossing	1	0.5%	1,300	332	\$70,000	\$53.85
Meadowbrook Estates	2	1.0%	2,135	286	\$206,750	\$96.22
Meadowlark Estates	7	3.4%	1,234	72	\$103,414	\$84.24
Meadowsweet	3	1.5%	2,075	80	\$175,000	\$84.38
Mountaintop	1	0.5%	1,565	98	\$94,000	\$60.06
Prairie Meadows	8	3.9%	1,728	100	\$136,675	\$79.23
Prairie Oaks	1	0.5%	1,756	100	\$119,000	\$67.77
Red Bird Estates	2	1.0%	1,156	81	\$78,067	\$67.53
Ridgeview Estates	1	0.5%	400	346	\$150,000	\$375.00
Riviera Estates	2	1.0%	2,128	123	\$168,500	\$79.81
Rogers	1	0.5%	2,431	322	\$137,000	\$56.36
Roy Fidler	1	0.5%	1,596	32	\$111,000	\$69.55
Shady Acres	2	1.0%	2,335	254	\$182,000	\$78.12
Simpsons	3	1.5%	1,542	131	\$94,500	\$58.99
Smith	2	1.0%	1,540	135	\$34,000	\$26.26
South Club House Estates	2	1.0%	2,601	223	\$191,500	\$73.59
South Haven	9	4.4%	1,517	111	\$126,378	\$83.43
Southwinds	7	3.4%	2,005	200	\$190,386	\$94.34
Stapleton	3	1.5%	1,306	231	\$75,633	\$57.96
Star Hill	1	0.5%	1,436	56	\$80,000	\$55.71

# West Washington County

## West Washington County Sold House Characteristics by Subdivision Second Half of 2014

Subdivision	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price	Average Price Per Square Foot
Sundowner	7	3.4%	1,614	99	\$142,891	\$88.12
Twin Falls	5	2.5%	2,792	135	\$331,580	\$118.65
Valley View	5	2.5%	1,740	142	\$133,180	\$76.03
Walnut Grove	2	1.0%	2,462	100	\$203,750	\$83.86
West Fork Acres	1	0.5%	1,140	271	\$82,500	\$72.37
White River Estates	3	1.5%	1,219	102	\$95,992	\$79.25
Willow Creek	5	2.5%	1,764	143	\$118,500	\$67.24
Willow West	2	1.0%	1,494	296	\$120,750	\$81.16
W. T. Neals	1	0.5%	775	172	\$52,700	\$68.00
Youree's	1	0.5%	2,300	61	\$160,000	\$69.57
Other	64	31.5%	1,813	144	\$124,597	\$70.11
<b>West Washington County</b>	<b>203</b>	<b>100.0%</b>	<b>1,746</b>	<b>148</b>	<b>\$135,358</b>	<b>\$78.53</b>