



THE SKYLINE REPORT

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Residential Real Estate Market Summary for Benton and Washington Counties

This report is the twelfth edition of the Skyline Report for Benton and Washington Counties—Residential Real Estate Market Analysis. Researchers at the Center for Business and Economic Research (CBER) 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 burgeons, 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 First Quarter of 2007

- Fayetteville accounted for 22 percent and Rogers accounted for 13 percent of the 632 Northwest Arkansas residential building permits issued from December 2006 to February 2007. Bentonville, Springdale, and Bella Vista followed with 12, 11, and 11 percents respectively.
- There were 25,144 lots in the 325 active subdivisions in Northwest Arkansas in the first quarter.
- From the fourth quarter of 2006 to the first quarter of 2007, 1,217 houses in active subdivisions became occupied. This absorption rate is an increase from the fourth quarter 2006 total of 1,121 and from the first quarter 2006 total of 1,051.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 49.9 months, down just slightly from 50.0 months in the fourth quarter of 2006.
- In the first quarter of 2007, there were 2,775 complete but unoccupied houses, a decrease from 2,973 in the fourth quarter. Benton County experienced a decline of 8.8 percent in available complete inventory from the fourth quarter of 2006, but an increase of 34.4 percent from the first quarter of 2006. In comparison, Washington County experienced a 1.2 percent inventory decline over the past quarter and a cumulative increase of 30.3 percent over the past year.
- There were an additional 18,091 residential lots that have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields a whopping 105.1 months of inventory in Northwest Arkansas.
- From November 16, 2006 to February 15, 2007, there were 1,784 existing houses sold in Benton and Washington Counties. This is a decline of 14.3 percent from the same time period in 2005 and 2006.
- In the first quarter of 2007 in Northwest Arkansas, the average sales price of existing houses declined from first quarter 2006 levels by 4.5 percent in Washington County and increased by 7.8 percent in Benton County.

Study 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 are examined to get a more complete picture of the total single family housing market. First, residential building permit data are collected from each of the cities in Benton and Washington County. Each city has its own standard for reporting these data, so CBER researchers manually standardize the information. These building permit data give the first indication of where to find “active” subdivisions in Northwest Arkansas. Active subdivisions are defined as those where construction is currently occurring or where construction has occurred in the recent past and a significant number of empty lots still exists. For the second primary data source, plats are obtained from the Benton and Washington County Clerks’ offices for all active subdivisions and for any new subdivisions that had been approved during the second quarter. CBER staff members then physically examine each active subdivision and classify each lot as empty, a start¹, under construction, complete, but unoccupied, or occupied. Next, CBER analysts collect data on sales of existing houses, measuring the absolute number, value, and other characteristics of the inventory. Finally, CBER researchers collect information from city planning divisions about subdivisions that have received preliminary or final approval, but have not started construction, and calculate the number of residential lots that are in the pipeline.²

These same data elements are collected on a quarterly basis, so that trends can be identified and examined. Additionally, where available, absorption rates are 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 twelfth edition of the Skyline Report, time trend data are available for the different series that are collected. CBER analysts are able to separate the seasonality and trend effects and discuss the direction of the Northwest Arkansas market effectively.

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 first quarter of 2007 in Benton County is then discussed, followed by statistical summaries for each of the cities within Benton County. Finally, descriptions of the Washington County and associated city first quarter 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

National Indicators

The rate of activity in the Northwest Arkansas residential real estate market is dependent upon a whole host of factors, both those that are specific to the region and those that are of a national nature. The following discussion highlights some of the statistics that indicate the direction of the macroeconomy.

In the first quarter of 2007, the overall real growth rate in GDP was a preliminary 1.3 percent, down from a 2.5 percent rate in the fourth quarter. The growth rate in GDP in the first quarter of 2006 was 5.6 percent, in comparison. The U.S. Department of Commerce Bureau of Economic Analysis (BEA) reported that the change in real GDP in the first quarter primarily reflected positive contributions from personal consumption expenditures (PCE) and state

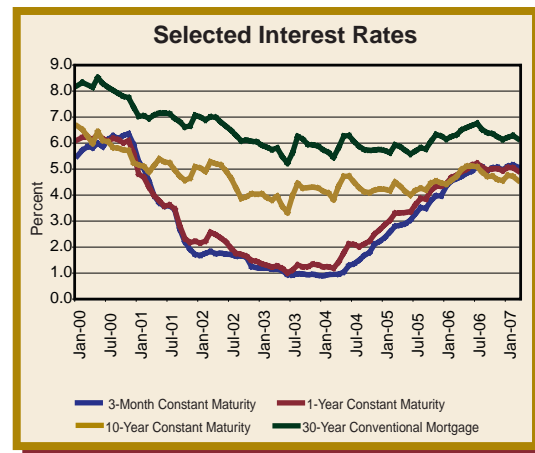
¹Lots classified as starts show either utility drops or foundations.

²Due to the timing of the release of building permit data, the first quarter numbers are for permits from December through February. Because of timing considerations, the existing houses sales data for the first quarter are reported from November through February. Subdivision status numbers come from evaluations made from January through March.

and local government spending that were partly offset by negative contributions from residential fixed investment, private inventory investment, and federal government spending. Imports, which are a subtraction in the calculation of GDP, increased. The deceleration in real GDP growth in the first quarter primarily reflected a downturn in exports, an upturn in imports, a deceleration in PCE for nondurable goods, and a downturn in federal government spending that were partly offset by a smaller decrease in private inventory investment, an upturn in equipment and software, a smaller decrease in residential fixed investment, and an acceleration in PCE for durable goods. Final sales of computers contributed 0.04 percentage point to the first-quarter growth in real GDP after contributing 0.22 percentage point to the fourth-quarter growth. Motor vehicle output contributed 0.09 percentage point to the first-quarter growth in real GDP after subtracting 1.18 percentage points from the fourth-quarter growth.

Consensus forecasts for average real GDP growth for all of 2007 are between 2 and 3 percent.

The Federal Reserve has paused for six consecutive meetings in its incremental raising of short-term interest rates. The Fed Funds target continues to stand at 5.25 percent, up 425 basis points from its historic low in 2003. Indications are that the Fed will continue to remove monetary stimulus from the economy if inflationary pressures continue to mount, but that the Fed might actually cut rates if the macroeconomic risks tilt more toward recession. Given this significant level of uncertainty, many observers are expecting the Federal Reserve to maintain the current “neutral” monetary policy until clear evidence mounts about the overall direction of the economy.



The U.S. Bureau of Labor Statistics (BLS) reports various price indexes. From March 2006 to March 2007, overall inflation was a moderate 2.8 percent. During the first three months of 2007, the CPI-U rose at a 4.7 percent seasonally adjusted annual rate (SAAR). This compares with an increase of 2.6 percent for all of 2006. The index for energy, which rose 11.2 percent in 2006, rose 5.2 percent in the first three months of 2007. In terms of construction prices, the producer price index for construction industries increased at a 6.8 percent SAAR during the first two months of 2007. For 2006, that index increased 7.1 percent.

The U.S. Census Bureau reports on new residential construction. In March 2007, national building permits were at a seasonally adjusted annual rate of 1,564,000. This is 2.1 percent above the February rate of 1,532,000 and is 25.0 percent below the March 2006 number of 2,085,000. The National Association of Realtors reports national existing home sales. The seasonally adjusted annual rate of existing single-family home sales in March 2007 was 6,120,000, down from 6,680,000 in February 2007 and down from 6,900,000 in March 2006. Taken together, these numbers present a housing market that is showing clear signs of a slowdown.

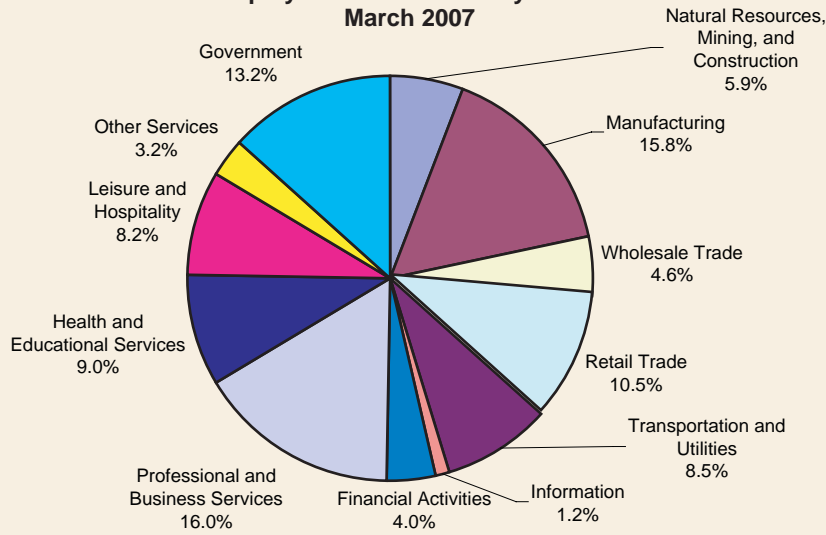
Regional Indicators

Regional Employment Trends

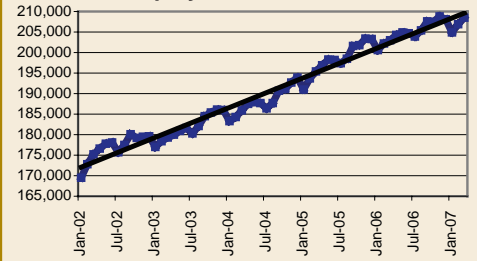
Local demand for real estate is uniquely associated with employment growth in the region. The Northwest Arkansas employment situation has been extremely conducive to both residential and commercial development in recent years. The most recent numbers show that during the first three months of 2007, employment growth has been a bit below its recent five-year trend. While the first quarter of a year is generally marked by lower employment growth, it is important to watch the data to make sure that labor demand stays strong in Northwest Arkansas. The accompanying figure on the following page shows that from January to March 2007, employment in the Fayetteville-Springdale-Rogers MSA increased at below trend levels. Since March of 2002, employment growth has averaged about 555 jobs per month.

The figure below the employment trend graph illustrates how average monthly employment, calculated over the previous 5 years, changes. The graph clearly demonstrates a recent slowdown in the torrid pace of growth with late 2006 and early 2007 levels looking more like 2004 than 2005.

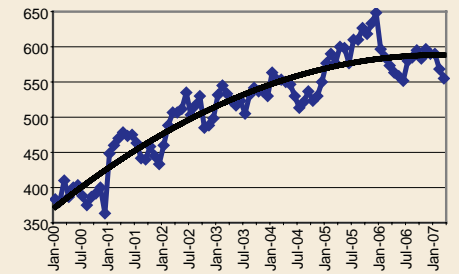
**Fayetteville-Springdale-Rogers MSA
Employment Breakdown by Sector
March 2007**



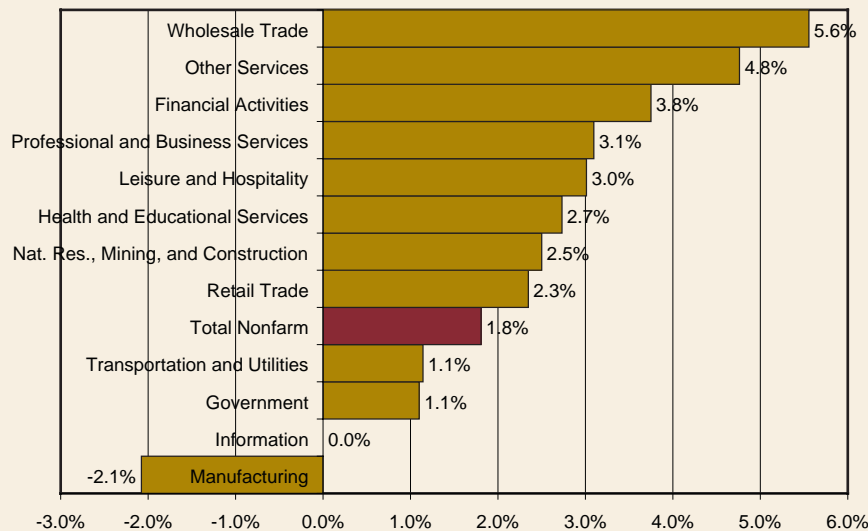
**Fayetteville-Springdale-Rogers MSA
Employment and Trend**



**Fayetteville-Springdale-Rogers MSA
Monthly Employment Growth (5 Year Avg.)**



**Percent Change in
Fayetteville-Springdale-Rogers MSA
Employment Breakdown by Sector
March 2006 - March 2007**



In order to delve more closely into the makeup of the job growth in Northwest Arkansas, two additional figures are provided. The first shows the March 2007 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, professional and business services had the largest share of employment (16.0 percent) in Northwest Arkansas, followed by manufacturing (15.8 percent), and retail trade (10.5 percent). The second figure shows the annual percentage change in the MSA's employment by sector from March 2006 to March 2007. Total nonfarm employment increased by 1.8 percent during that time, so those sectors with larger employment growth rates are increased in relative impact and those sectors with smaller employment growth rates decreased in relative impact. The wholesale trade, other services, financial activities, professional and business services, and leisure and hospitality had the largest percentage increases.

Other Regional Economic Indicators

The Bureau of Labor Statistics has revised its unemployment numbers so that the most recent measurements are consistent with those of the past five years. In February 2007, the unemployment rate in Northwest Arkansas was a preliminary 4.1 percent, barely up from 4.0 percent in February of 2006. In January 2007, the unemployment rate was at 3.7 percent. In February, the state unemployment rate was 5.0 percent and the national unemployment rate was 4.5 percent. Under any measure, Northwest Arkansas continues to outperform the state and national economies.

Regional Housing Market Summary

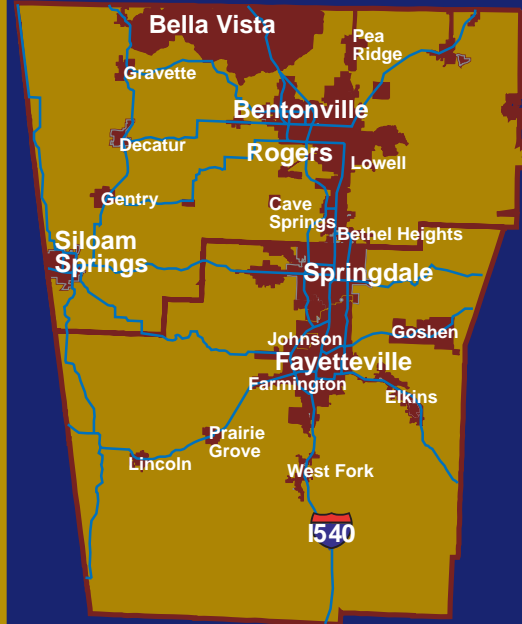
There were 632 building permits issued in Benton and Washington Counties from December 2006 to February 2007. This number is 59.5 percent lower than the 1,562 building permits issued during the same period in 2005 and 2006. Benton County accounted for 378 of the residential building permits, while Washington County accounted for 254. The average value of all building permits in Northwest Arkansas from December 2006 to February 2007 was \$161,390 down 4.3 percent from the December 2005 to February 2006 average value of \$168,708. The most active value range for building permits was the \$100,000-\$150,000 range with 257, but there were 185 building permits issued in the \$150,000 to \$200,000 range and 88 building permits issued in the \$50,000-\$100,000 range. Building permit values do not include land prices, and so do not represent the total price to a purchaser of a completed house.

A total of 25,144 lots were in the 325 active subdivisions identified by CBER researchers in the first quarter of 2007. Of these lots, 12,241 were classified as empty, 276 were classified as starts, 971 were classified as being under construction, 2,775 were classified as complete, but unoccupied, and 8,852 were classified as occupied. From the fourth quarter to the first quarter of 2007, 1,217 houses in active subdivisions became occupied, as compared to the 1,121 houses that became occupied during the fourth quarter of 2006 and the 1,051 houses that were occupied in the first quarter of 2006. Absorption demonstrated a year-over-year increase for the first time in three quarters. Using the absorption rate from the past twelve months implied that there was a 49.9 month supply of remaining lots in the subdivisions that were active in the first quarter in Northwest Arkansas. In the fourth quarter the absorption rate implied a slightly larger 50.0 month supply. When the remaining first quarter inventory is examined on a county-by-county basis, Benton County had 45.8 months of remaining lot inventory (rather than 51.3 months) and Washington County had 58.9 months of remaining inventory (rather than 47.8 months) in active subdivisions. This is the first quarter since the inception of the Skyline Report that remaining months of inventory was larger in Washington County than in Benton County.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Greenland, Johnson, Lincoln, Prairie Grove, Springdale, and West Fork a list of subdivisions that have either preliminary or final approval from their respective planning commissions, but have not yet begun construction on any lots was compiled. In the Bentonville pipeline, there were 3,350 lots in 42 subdivisions. In Centerton, there were 23 subdivisions planned with 2,740 lots. The Rogers planning commission had approved 36 subdivisions with 1,894 lots. There were 1,173 coming lots in 25 subdivisions in Siloam Springs. Bethel Heights, Cave Springs, Gentry, and Lowell had approved an additional 1,386 lots in 14 subdivisions. Fayetteville and Springdale had in their pipelines 3,098 lots in 53 subdivisions and 3,041 lots in 59

subdivisions, respectively. Elkins, Elm Springs, Farmington, Goshen, Greenland, Johnson, Lincoln, Prairie Grove and West Fork accounted for an additional 1,409 approved lots in 15 subdivisions. Totaling up all of these numbers accounts for 18,091 approved lots within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 105.1 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.

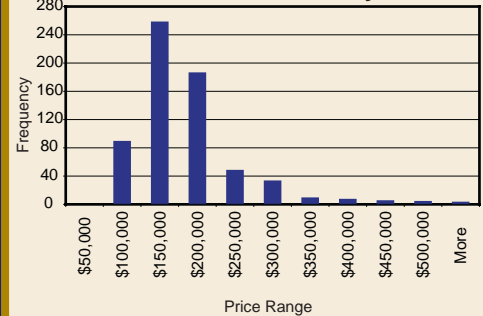
From November 16, 2006 to February 15, 2007, there were 1,784 existing houses sold in Benton and Washington Counties. This is a decrease of 14.3 percent from the total houses sold during the same time period in 2005 and 2006. In the first quarter of 2006 in Northwest Arkansas, the average sales price, in both absolute and per square foot terms, of



Benton and Washington Counties Number and Average Value of Res. Building Permits Q1 2006 and Q1 2007

City	Q1 2006 Number of Building Permits	Q1 2007 Number of Building Permits	Q1 2006 Average Value of Building Permits	Q1 2007 Average Value of Building Permits
Bella Vista	315	69	\$170,230	\$186,394
Bentonville	197	77	\$237,525	\$185,713
Bethel Heights	16	10	\$49,656	\$112,850
Cave Springs	9	4	\$399,556	\$216,334
Centerton	189	64	\$122,478	\$115,377
Decatur	1	0	--	--
Elkins	16	26	\$79,692	\$115,842
Elm Springs	0	2	--	\$241,000
Farmington	2	0	\$220,000	--
Fayetteville	138	136	\$191,451	\$151,659
Gentry	42	6	\$83,905	\$92,933
Goshen	2	2	\$244,850	\$247,456
Gravette	16	1	\$82,203	\$99,700
Greenland	13	1	\$101,754	\$104,000
Johnson	5	4	\$277,159	\$256,718
Lincoln	10	2	\$138,399	\$77,188
Little Flock	2	1	\$209,925	\$215,500
Lowell	7	4	\$279,843	\$207,433
Pea Ridge	95	35	\$107,989	\$116,201
Prairie Grove	27	6	\$117,556	\$158,500
Rogers	243	82	\$179,250	\$158,299
Siloam Springs	44	25	\$132,138	\$197,481
Springdale	165	70	\$188,964	\$186,194
Tontitown	2	3	\$382,853	\$606,833
West Fork	6	2	\$114,000	\$120,000
Northwest Arkansas	1,562	632	\$168,708	\$161,390

Benton and Washington Counties Distribution of Residential Building Permit Values December 2006 - February 2007



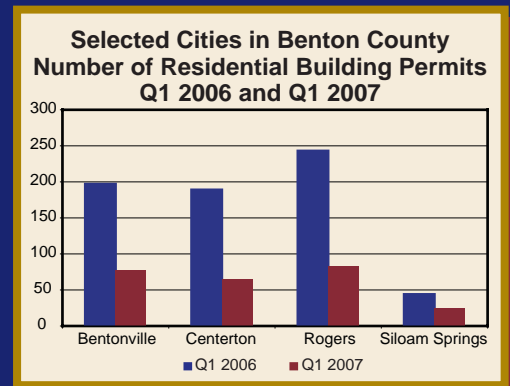
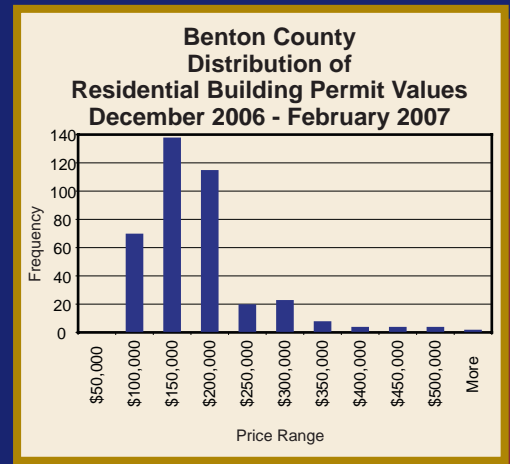
existing houses moved in mixed directions. In Benton County, absolute prices rose 7.8 percent during the year to an average of \$196,780. In Washington County sold house absolute prices fell 4.5 percent to an average of \$173,735. In per square foot terms, average Benton County prices rose 2.0 percent to \$95.88 and average Washington County prices rose 3.3 percent to \$100.36.

Benton County

Building Permits

From December 2006 to February 2007, there were 378 residential building permits issued in Benton County. The first quarter 2007 total was 67.9 percent lower than the first quarter 2006 total of 1,176 residential building permits. The average value of the Benton County December 2006 to February 2007 building permits was \$159,325, a decline of 3.9 percent from the average value of \$165,789 during the same time period in 2005 and 2006. About 66 percent of the first quarter building permits were valued between \$100,000 and \$200,000, with 16 percent higher than \$200,000 and 18 percent lower than \$100,000. In Benton County, the dominant building permit value points were between \$100,000 and \$150,000.

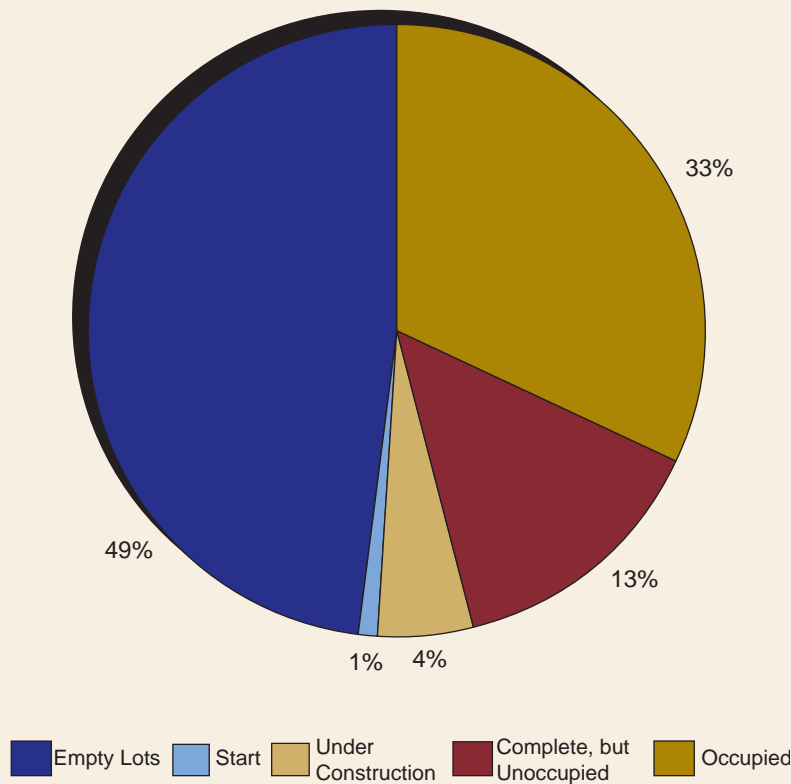
Rogers accounted for 22 percent of the residential building permits in Benton County. Bentonville, Bella Vista, and Centerton had 20,



Benton County Residential Building Permit Values by City December 2006 - February 2007

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+	Q1 2007 Total	Q1 2006 Total
Bella Vista	0	1	31	22	5	4	2	3	0	1	0	69	315
Bentonville	0	0	10	52	7	4	3	0	1	0	0	77	197
Bethel Heights	0	1	9	0	0	0	0	0	0	0	0	10	16
Cave Springs	0	0	1	0	2	1	0	0	0	0	0	4	9
Centerton	0	21	31	12	0	0	0	0	0	0	0	64	189
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	1
Gentry	0	4	2	0	0	0	0	0	0	0	0	6	42
Gravette	0	1	0	0	0	0	0	0	0	0	0	1	16
Little Flock	0	0	0	0	1	0	0	0	0	0	0	1	2
Lowell	0	0	1	1	1	1	0	0	0	0	0	4	7
Pea Ridge	0	18	9	8	0	0	0	0	0	0	0	35	95
Rogers	0	22	34	16	1	2	2	0	2	2	1	82	243
Siloam Springs	0	1	11	1	2	10	0	0	0	0	0	25	44
Benton County	0	69	139	112	19	22	7	3	3	3	1	378	1,176

Benton County Status of Houses in Active Subdivisions by Percentage Q1 2007



18, and 17 percent of the Benton County residential building permits, respectively. The remaining 23 percent were from the other small cities in the county.

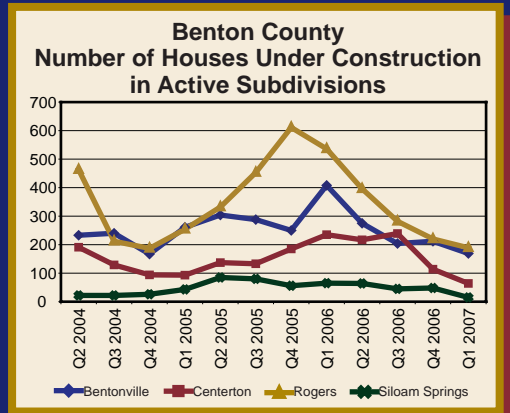
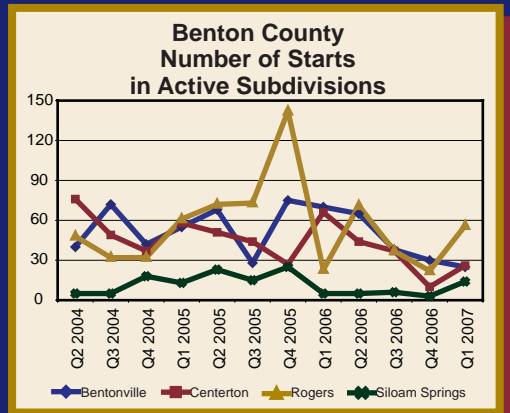
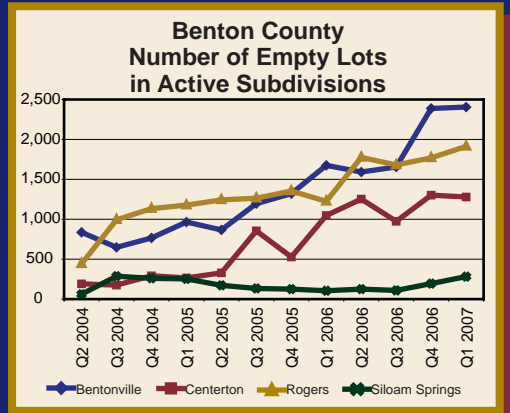
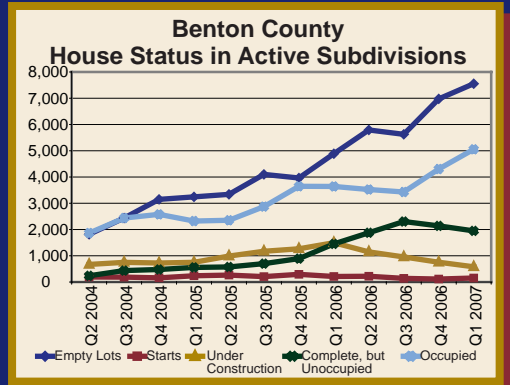
From the first quarter of 2006 to the first quarter of 2007, fewer building permits were issued in each city in Benton County.

Subdivisions

There were 15,377 lots in the 183 active subdivisions in Benton County in the first quarter of 2007. Within the active subdivisions, 49 percent of the lots were empty, 1 percent was starts, 4 percent were under construction, 13 percent were complete, but unoccupied houses, and 33 percent were occupied houses. In the first quarter of 2007, Bentonville had the most empty lots. Rogers had the most starts, lots under construction, complete but unoccupied lots, and occupied lots within active subdivisions. During the first quarter of 2007, the most active subdivisions in terms of houses under construction were: Terry Acres in Bethel Heights, Wildflower in Rogers, and Riverwalk Farm Estates in Bentonville. None of these subdivisions were among the most active in the fourth quarter of 2006.

From the fourth quarter of 2006 to the first quarter of 2007, 866 houses

³Bella Vista is not included in the Benton County subdivision status numbers due to technical difficulties with obtaining accurate data.





in active subdivisions became occupied in Benton County. This was a decline from the revised fourth quarter total of 879. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 45.8 months of lot inventory at the end of the first quarter. This is down from a revised 51.3 months of inventory at the end of the fourth quarter.

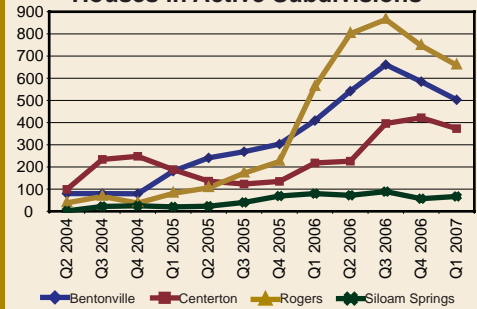
Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the first quarter of 2007, there were 10,543 lots in 140 subdivisions in Benton County that had received approval. Bentonville accounted for 31.8 percent of the coming lots, Centerton accounted for 26.0 percent of the coming lots, and Rogers accounted for 18.0 percent of the coming lots.

Sales of Existing Houses

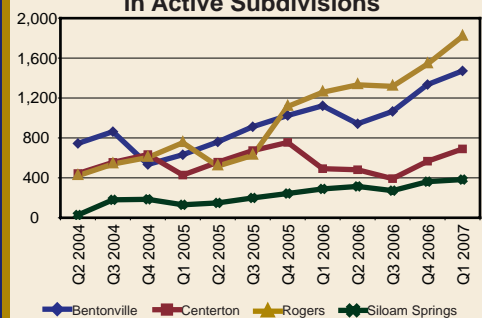
Examining the sales of existing houses in the first quarter of 2007 yields some interesting results. A total of 932 existing houses were sold from November 16, 2006 to February 15, 2007. This represents a decline of 10.9 percent from the same time period in 2005 and 2006. About 30 percent of the houses were sold in Rogers, 24 percent in Bella Vista, 17 percent in Bentonville, and 6 percent in Siloam Springs. The average price of all houses sold in Benton County was \$196,780 and the average house price per square foot was \$95.88. For the first quarter of 2007, the average amount of time between the initial listing of a house and the sale date was 153 days. The average sales price increased by 7.8 percent, the price per square foot increased by 2.0 percent, and the duration on the market increased by 27.4 percent over the same time period in 2005 and 2006.

From mid-November to mid-February, on average, the largest houses in Benton County were sold in Sulphur Springs, Bentonville, and in the Benton County portion of Springdale. On average, homes sold fastest in Avoca and Cave Springs.

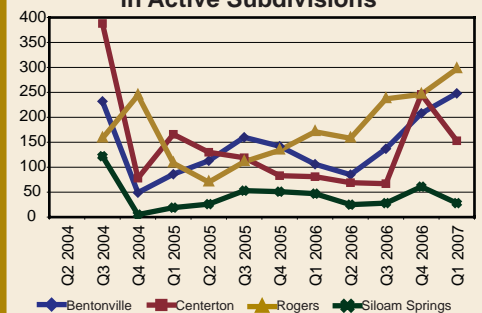
**Benton County
Number of Complete, but Unoccupied
Houses in Active Subdivisions**



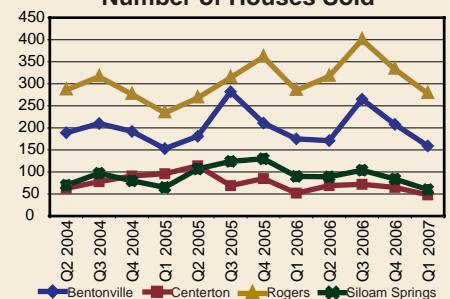
**Benton County
Number of Occupied Houses
in Active Subdivisions**



**Benton County
Number of Absorbed Houses
in Active Subdivisions**



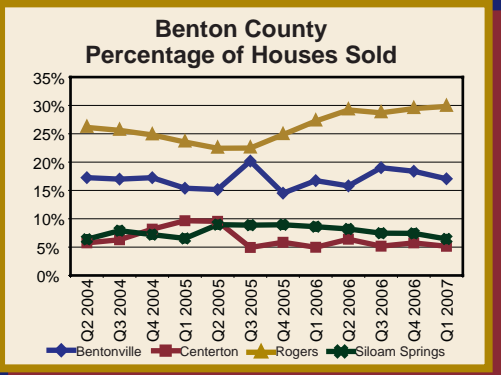
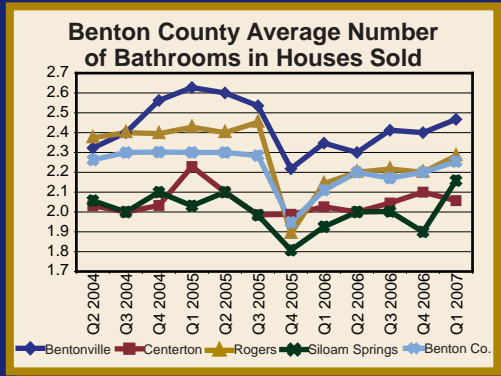
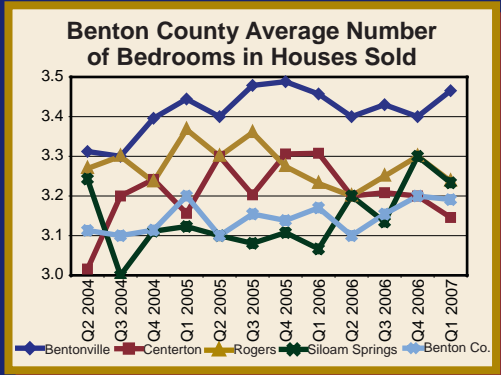
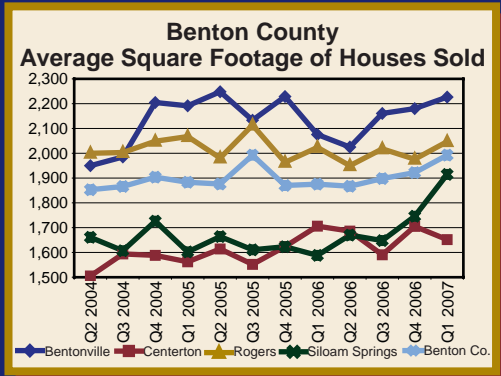
**Benton County
Number of Houses Sold**



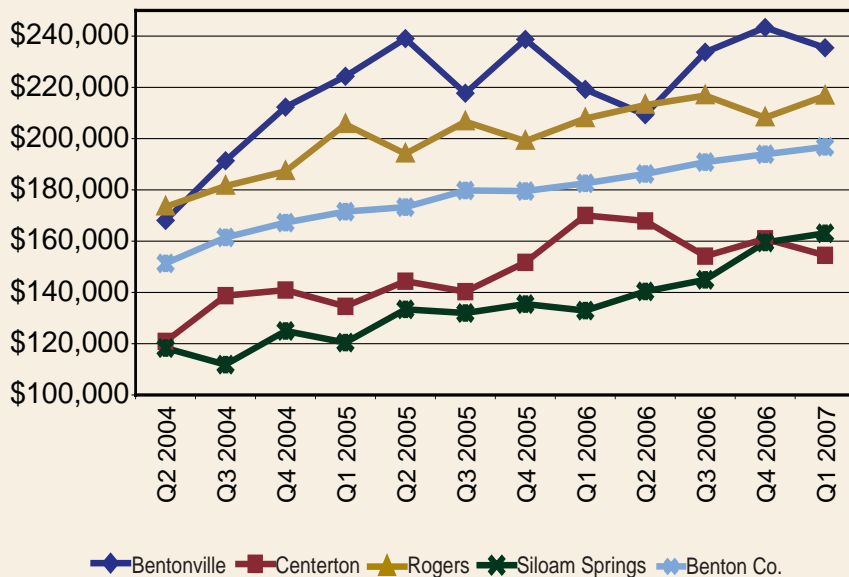
Benton County Sold House Characteristics by City

November 16, 2006 - February 15, 2007

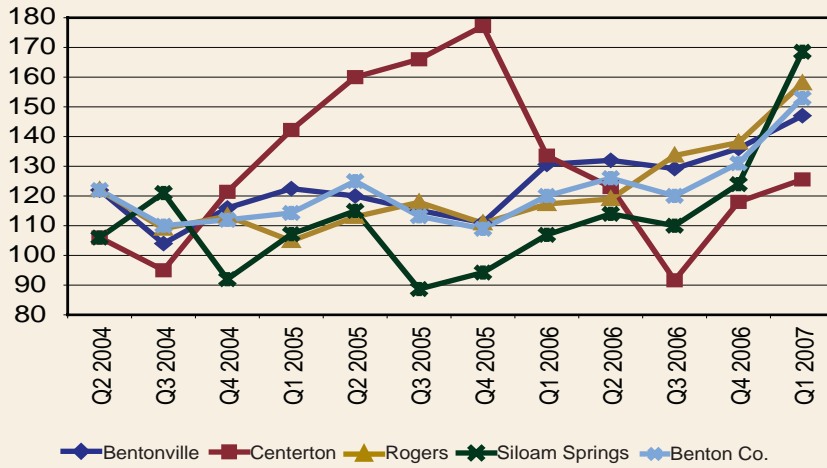
City	Average Price	Average Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Avoca	\$137,500	\$80.27	39	1	0.1%
Bella Vista	\$178,203	\$89.26	149	227	24.4%
Bentonville	\$235,434	\$101.40	147	159	17.1%
Bethel Heights	\$98,250	\$55.93	123	2	0.2%
Cave Springs	\$127,000	\$108.68	44	3	0.3%
Centerton	\$154,463	\$92.29	126	48	5.2%
Decatur	\$109,600	\$68.66	186	4	0.4%
Garfield	\$251,583	\$135.57	150	12	1.3%
Gateway	--	--	--	--	--
Gentry	\$155,744	\$82.55	163	18	1.9%
Gravette	\$144,736	\$80.87	148	16	1.7%
Highfill	--	--	--	--	--
Hiwasse	--	--	--	--	--
Little Flock	--	--	--	--	--
Lowell	\$163,211	\$101.99	95	28	3.0%
Pea Ridge	\$128,319	\$83.22	162	44	4.7%
Rogers	\$216,642	\$102.91	158	278	29.8%
Siloam Springs	\$163,066	\$83.77	169	60	6.4%
Springdale	\$278,130	\$102.48	226	30	3.2%
Sulphur Springs	\$177,000	\$59.39	219	2	0.2%
Benton County	\$196,780	\$95.88	153	932	100.0%



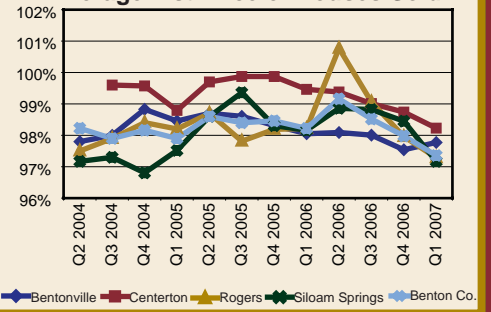
Benton County Average Price of Houses Sold



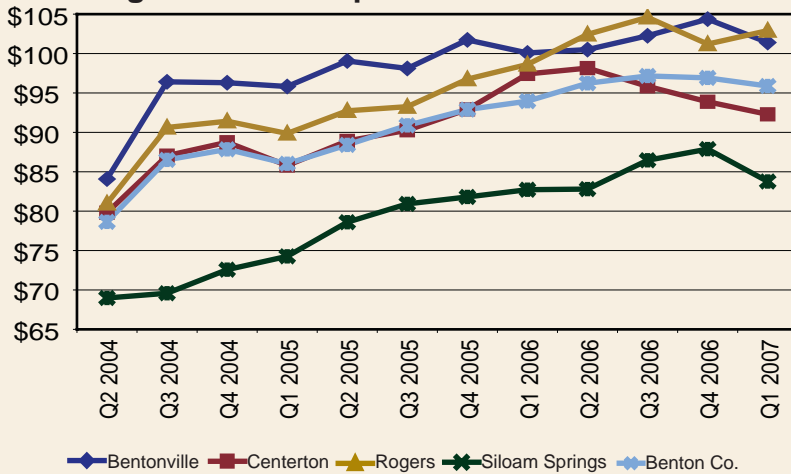
Benton County Average Number of Days on the Market for Houses Sold



Benton County Average Sold Price as a Percentage of Average List Price of Houses Sold



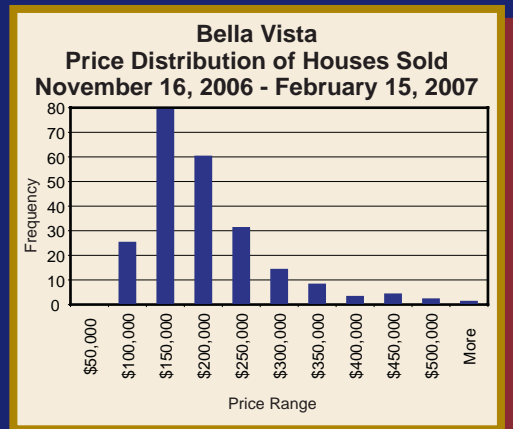
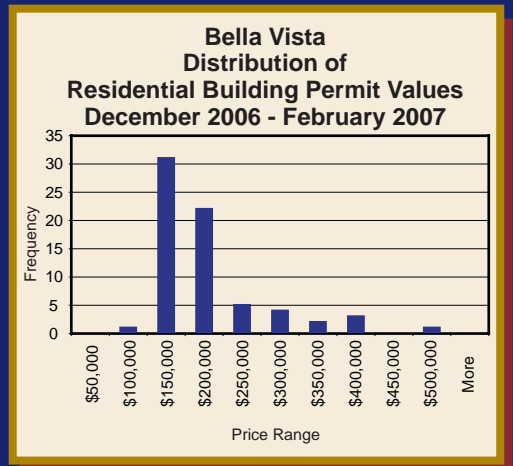
Benton County Average Price Per Square Foot for Houses Sold



Bella Vista

- From December 2006 to February 2007, there were 69 residential building permits issued in Bella Vista. This represents a 78.1 percent decline from the first quarter of 2006.
- The average residential building permit value in Bella Vista increased by 9.5 percent from the first quarter of 2006 to \$186,394 in the first quarter of 2007.
- The major price point for Bella Vista building permits was the \$100,000 to \$200,000 range.
- Unlike the other cities in Northwest Arkansas, all of Bella Vista has been platted and subdivided. There are 38,000 total lots in Bella Vista, not all of which are buildable.¹
- About 4,000 of the lots in Bella Vista are owned by various developers. Of these, about 3,000 lots are owned by a single California-based company. In the first quarter, that company resold 300 of those 3,000 lots.
- Between 3,800 and 5,700 lots could be considered to be active in the first quarter in Bella Vista.
- In Bella Vista, the average number of days from the initial house listing to the sale increased from 125 days from the fourth quarter of 2006 to 149 days in the first quarter of 2007.
- There were 227 existing houses sold in Bella Vista from November 16, 2006 to February 15, 2007, or 15.0 percent fewer than in the previous quarter and 6.6 percent fewer than in the same period last year.
- The average price of a house sold in Bella Vista increased from \$177,699 in the fourth quarter of 2006 to \$178,203 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 0.3 percent higher than in the previous quarter and 9.7 percent higher than in the same period last year.
- About 24.4 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Bella Vista. The average sales price of a house in Bella Vista was only about 90.6 percent of the county average.
- 61.2 percent of the sold houses in Bella Vista were in the \$100,000 to \$200,000 range.

¹Subdivision status numbers are unavailable for Bella Vista due to technical difficulties with obtaining accurate data.

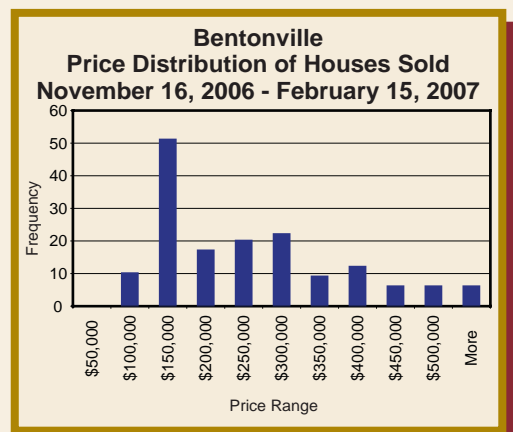
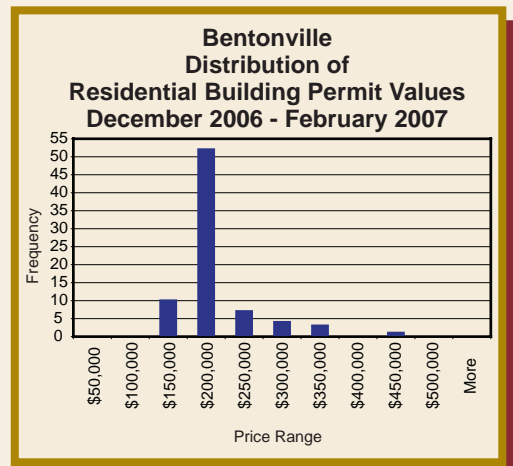


Bella Vista Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	25	11.0%	1,170	133	96.7%	\$71.27
\$100,001 - \$150,000	79	34.8%	1,564	114	97.7%	\$83.23
\$150,001 - \$200,000	60	26.4%	1,920	176	98.0%	\$92.75
\$200,001 - \$250,000	31	13.7%	2,515	191	97.1%	\$93.03
\$250,001 - \$300,000	14	6.2%	2,664	187	97.6%	\$102.59
\$300,001 - \$350,000	8	3.5%	3,224	80	96.2%	\$103.39
\$350,001 - \$400,000	3	1.3%	3,506	144	96.5%	\$113.76
\$400,001 - \$450,000	4	1.8%	3,572	175	95.7%	\$118.10
\$450,001 - \$500,000	2	0.9%	4,113	276	92.1%	\$117.67
\$500,000+	1	0.4%	3,996	111	93.0%	\$144.02
Bella Vista	227	100.0%	1,965	149	97.4%	\$89.26

Bentonville

- From December 2006 to February 2007, there were 77 residential building permits issued in Bentonville. This represents a 60.9 percent decline from the first quarter of 2006.
- The average residential building permit value in Bentonville decreased by 21.8 percent from the first quarter of 2006 to \$185,713 in the first quarter of 2007.
- The largest price point for Bentonville building permits was the \$150,000 to \$200,000 range.
- There were 4,573 total lots in active subdivisions in Bentonville in the first quarter of 2007. About 32 percent of the lots were occupied, 11 percent were complete, but unoccupied, 4 percent were under construction, 1 percent was starts, and 53 percent were vacant lots.
- 248 new houses in Bentonville became occupied in the first quarter of 2007. The annual absorption rate implies that there are 54.9 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Bentonville in the first quarter were Riverwalk Farm Estates with 25 and Stoneburrow with 22.
- An additional 3,586 lots in 42 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Bentonville.
- There were 159 existing houses sold in Bentonville from November 16, 2006 to February 15, 2007, or 23.6 percent fewer than in the previous quarter and 9.1 percent fewer than in the same period last year.
- The average price of a house sold in Bentonville decreased from \$243,359 in the fourth quarter of 2006 to \$235,434 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 3.3 percent lower than in the previous quarter but 7.4 percent higher than in the same period last year.
- In Bentonville, the average number of days from the initial house listing to the sale increased from 136 days in the fourth quarter of 2006 to 147 days in the first quarter of 2007.
- About 17.1 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Bentonville. The average sales price of a house in Bentonville was about 119.6 percent of the county average.
- 42.8 percent of the sold houses in Bentonville were in the \$100,000 to \$200,000 range.



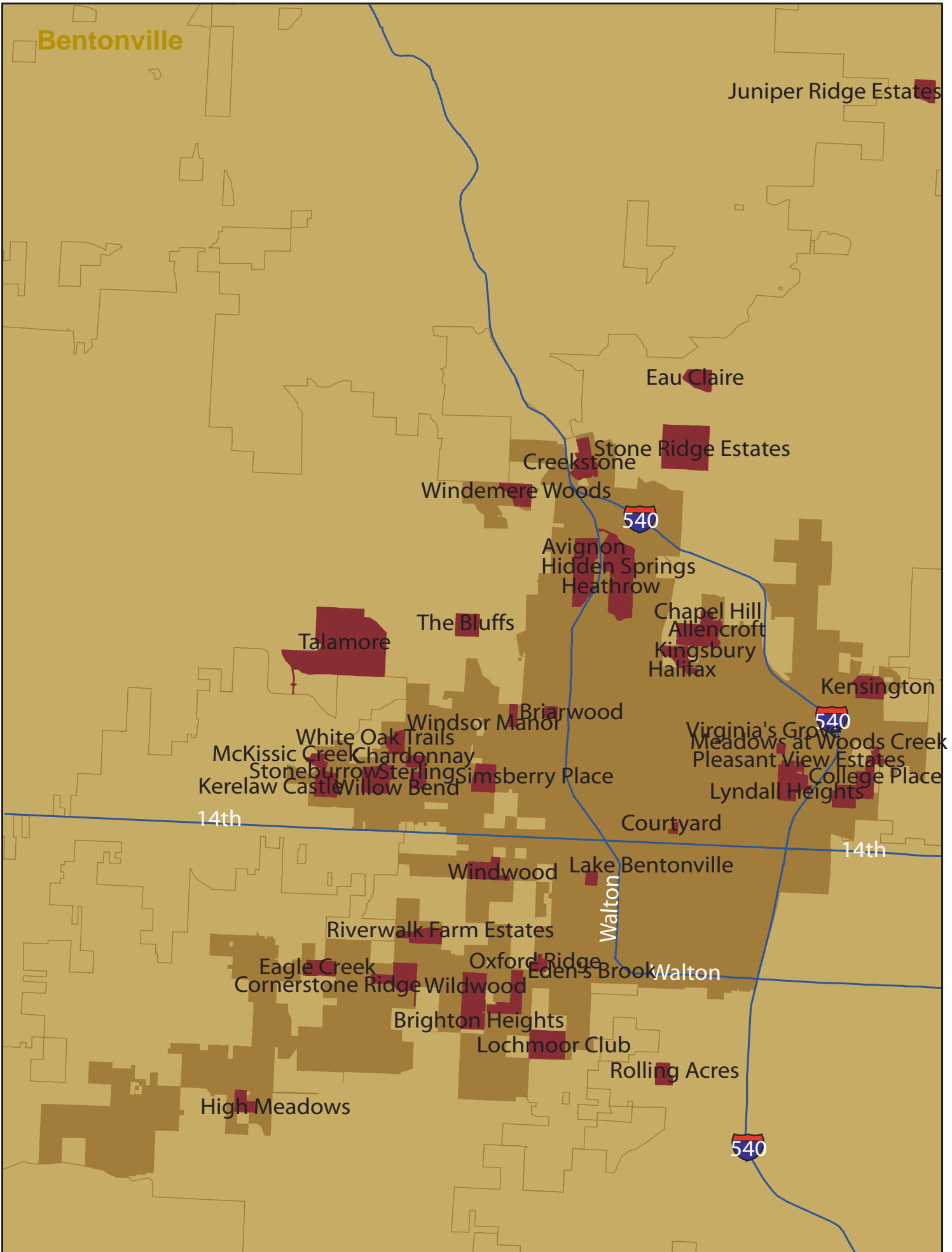
Bentonville Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	10	6.3%	1,292	68	96.1%	\$66.46
\$100,001 - \$150,000	51	32.1%	1,419	118	98.8%	\$92.02
\$150,001 - \$200,000	17	10.7%	1,945	153	97.4%	\$93.07
\$200,001 - \$250,000	20	12.6%	2,311	189	97.0%	\$97.33
\$250,001 - \$300,000	22	13.8%	2,483	170	97.8%	\$111.36
\$300,001 - \$350,000	9	5.7%	2,805	176	97.3%	\$118.47
\$350,001 - \$400,000	12	7.5%	3,265	172	98.6%	\$116.89
\$400,001 - \$450,000	6	3.8%	3,611	198	95.9%	\$118.77
\$450,001 - \$500,000	6	3.8%	3,697	147	97.6%	\$131.09
\$500,000+	6	3.8%	4,429	142	96.1%	\$136.40
Bentonville	159	100.0%	2,227	147	97.8%	\$101.40

Bentonville House Status in Active Subdivisions

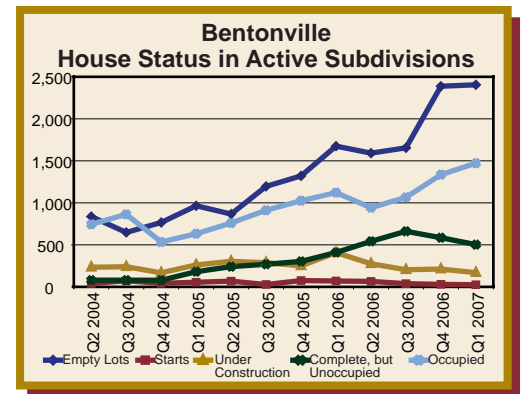
Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Allencroft	20	0	0	13	84	117	0	23.3
Avignon	11	0	1	0	26	38	0	36.0
The Bluffs	16	0	1	3	1	21	0	--
Briarwood	11	0	0	0	19	30	0	132.0
Brighton Heights	44	1	3	12	28	88	7	30.0
Chapel Hill	81	0	3	16	26	126	0	80.0
Chardonay	15	0	0	6	31	52	1	28.0
College Place, Phases VII, VIII	64	0	2	6	47	119	4	123.4
Cornerstone Ridge, Phases I, IV	126	1	5	22	14	168	7	132.0
Courtyard	0	0	0	3	17	20	1	12.0
Creekstone, Phase II	30	0	0	0	2	32	2	180.0
Eagle Creek, Phases I, II	7	0	1	1	91	100	7	3.5
Eau Claire	19	0	1	2	4	26	1	132.0
Eden's Brooke, Phases I, III	44	0	6	5	2	57	1	330.0
The Farms	50	2	6	0	0	58	0	--
Grace Addition	96	0	5	7	4	112	4	162.0
Halifax	0	0	0	7	8	15	0	10.5
Heathrow	12	0	0	2	51	65	2	12.0
Hidden Springs, Phase IV	4	0	0	0	44	48	0	16.0
Highland Park	52	0	0	0	1	53	1	156.0
High Meadows	0	0	0	37	74	111	70	6.0
Kensington, Phases I, III	19	0	3	8	51	81	4	30.0
Kerelaw Castle	136	2	10	14	6	168	4	324.0
Kingsbury, Phases I - III	19	0	1	4	51	75	2	57.6
Lake Bentonville	1	0	0	3	24	28	8	2.5
Lochmoor Club	73	1	4	24	109	211	16	45.3
Lyndal Heights, Phase V	20	0	0	2	2	24	0	132.0
McKissic Creek Estates	5	0	0	0	4	9	1	20.0
North Fork Addition	87	0	1	7	0	95	0	--
Oakwood Park	2	0	10	0	0	12	0	--
Oxford Ridge	105	0	2	28	33	168	6	64.8
Pleasant View Estates	0	0	0	4	20	24	2	4.8
Riverwalk Farm Estates, Phases I - III	259	7	25	84	84	459	42	53.6
Rolling Acres	55	1	9	10	18	93	7	50.0
Simsberry Place	8	0	1	3	72	83	0	132.0
Sterling	0	0	0	2	14	16	3	2.2
Stone Meadow	231	2	16	8	2	259	2	771.0
Stone Ridge Estates	52	0	9	0	12	73	1	122.0
Stoneburrow, Phases I, II	91	0	22	91	92	296	17	28.1
Stonecreek	66	0	0	0	1	67	0	396.0
Summerlin, Phases I, II	161	0	6	10	0	177	0	--
Talamore	18	0	4	2	68	92	0	41.1
Virginia's Grove	25	1	0	2	0	28	0	--
White Oak Trails, Phase I	41	0	0	8	23	72	4	36.8
Wildwood, Phases III, IV	61	7	5	14	71	158	12	26.8
Willowbend	20	0	0	9	21	50	0	58.0
Windemere Woods	32	0	1	5	41	79	0	41.5
Windsor Manor	9	0	4	7	12	32	2	21.8
Windwood, Phase IV	41	0	2	2	55	100	5	28.4
Woods Creek South, Phases I, II	66	0	0	10	12	88	2	82.9
Bentonville	2,405	25	169	503	1,472	4,573	248	54.9



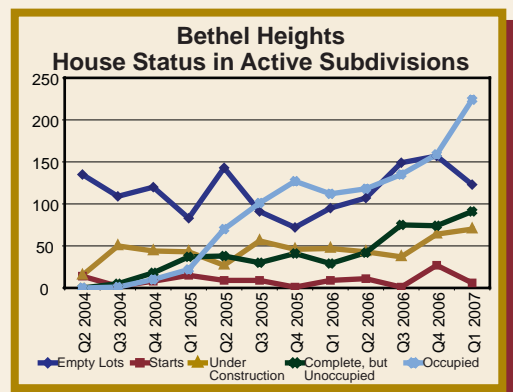
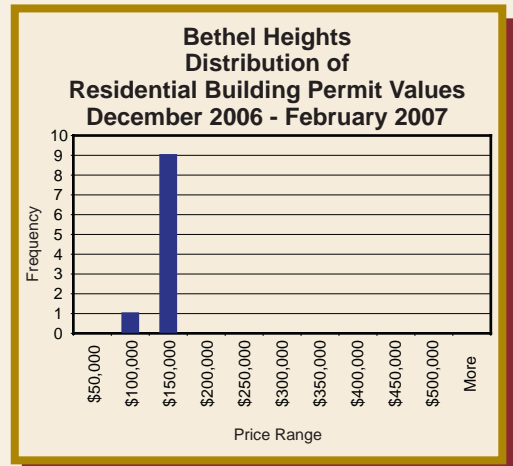
Bentonville Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Apple Creek	Q2 2005	43
Barron Road Duplexes	Q1 2005	96
The Bluffs, Phase II	Q4 2005	104
Brighton Farms	Q2 2005	171
Cascades Subdivision	Q2 2006	57
Chapel Hill, Phase II	Q2 2005	54
Cobblestone	Q1 2005	39
College Place, Phase IX	Q2 2005	56
Estates at Osage Falls	Q4 2005	42
Eventide	Q4 2004	44
The Farms	Q4 2004	62
Garrison Village	Q4 2005	11
Hardcastle	Q1 2005	9
Hillcrest Estates	Q4 2004	163
Legacy Village	Q4 2004	1
Lochmore Club, Phase II	Q4 2005	106
Olympia	Q4 2004	170
Osage Falls	Q1 2006	42
Osage Hills, Phase I	Q4 2006	426
Oxford Ridge	Q2 2006	151
Oxford Ridge, Phase II	Q3 2006	103
Pennington	Q4 2004	65
Plum Tree Place	Q4 2005	6
Pontiac	Q4 2004	29
Rainbow Junction	Q1 2005	11
Sonavid Place	Q4 2004	32
Stonechase	Q4 2004	97
Thornbrook Village, Phases I, II	Q4 2004	252
Wilshire	Q1 2005	111
Windemere Woods, Phase II	Q4 2004	50
Windwood, Phase V	Q2 2005	73
<i>Final Approval</i>		
Bolte Acres/Regency Park	Q2 2005	6
College Place, Phase VIII	Q2 2005	59
Crystal Hills Terrace	Q2 2006	23
Fountain Plaza	Q2 2005	17
Highpointe Addition	Q4 2004	139
Laurywood Estates	Q4 2004	100
Oak Lawn Hills Subdivision	Q1 2006	64
River Farm Estates, Phase I	Q1 2007	17
Stonecreek	Q1 2006	67
Stonegate	Q1 2005	78
Wildwood, Phase V	Q4 2005	104
Bentonville		3,350



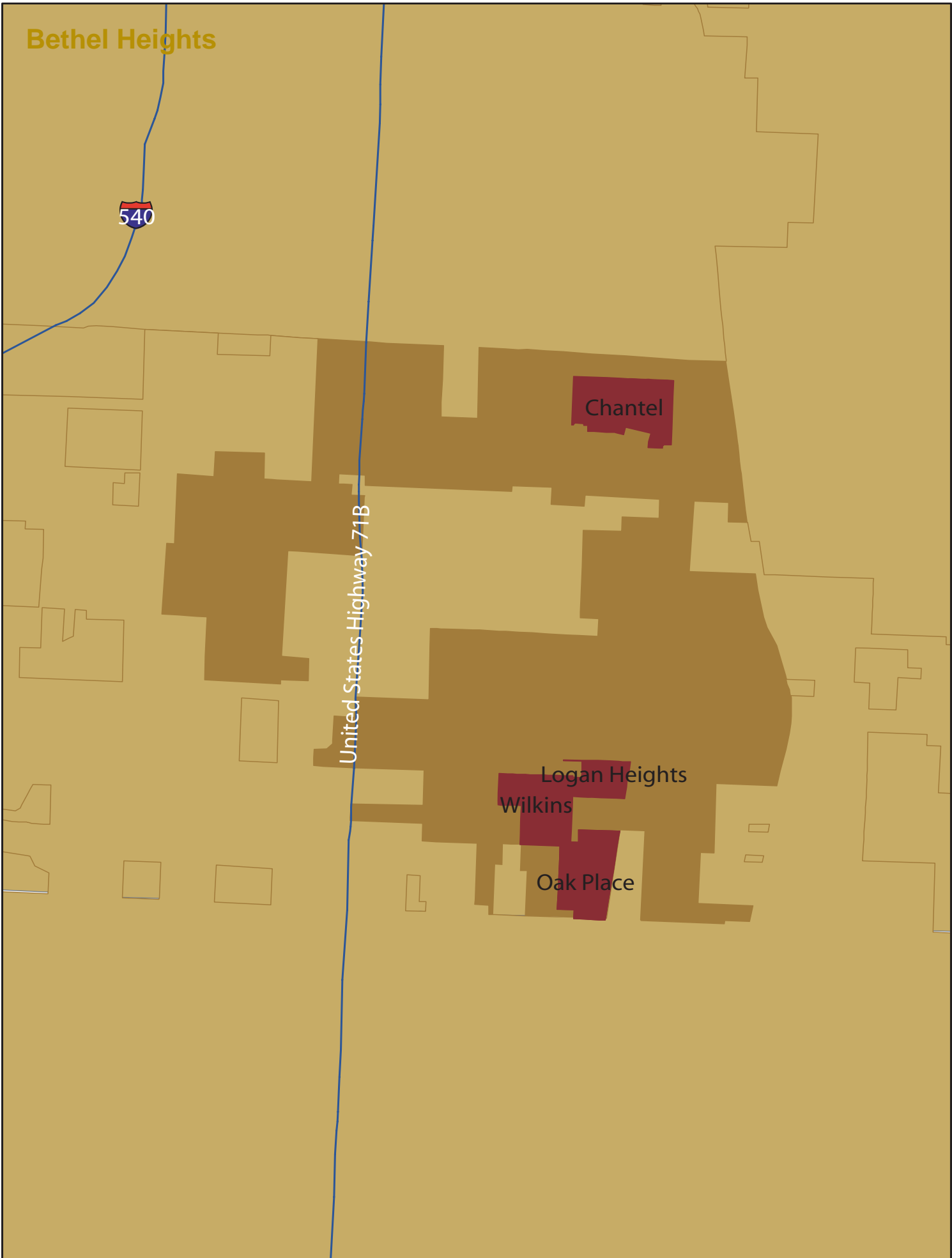
Bethel Heights

- From December 2006 to February 2007, there were 10 residential building permits issued in Bethel Heights. This represents a 37.5 percent decrease from the first quarter of 2006.
- The average residential building permit value in Bethel Heights increased by 127.3 percent from the first quarter of 2006 to \$112,850 in the first quarter of 2007.
- The major price point for Bethel Heights building permits was the \$100,000 to \$150,000 range.
- There were 514 total lots in active subdivisions in Bethel Heights in the first quarter of 2007. About 44 percent of the lots were occupied, 14 percent were complete, but unoccupied, 18 percent were under construction, 1 percent was starts, and 24 percent were vacant lots.
- 67 new houses in Bethel Heights became occupied in the first quarter of 2007. The annual absorption rate implies that there are 72.5 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Bethel Heights was Terry Acres with 44.
- An additional 182 lots in 5 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Bethel Heights.
- There were 2 existing houses sold in Bethel Heights from November 16, 2006 to February 15, 2007, or 60.0 percent fewer than in the previous quarter and 60.0 percent fewer than the same period last year.
- The average price of a house sold in Bethel Heights declined from \$233,660 in the fourth quarter of 2006 to \$98,250 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 58.0 percent lower than in the previous quarter and 49.3 percent lower than in the same period last year.
- In Bethel Heights, the average number of days from the initial house listing to the sale decreased from 198 days in the fourth quarter of 2006 to 123 days in the first quarter of 2007.
- Only 0.2 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Bethel Heights. The average sales price of the houses sold in Bethel Heights was 49.9 percent of the county average.



Bethel Heights House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Total Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	22	0	5	22	24	73	6	29.4
Courtyard, Phase III	1	0	0	4	9	14	1	4.1
Great Meadows	27	1	14	14	6	62	6	84.0
Logan Heights, Phase I	12	0	2	13	1	28	1	324.0
Oak Place	24	3	3	10	21	61	11	22.9
Remington Place	13	0	0	4	34	51	34	3.0
Sunset Ridge	13	0	2	0	18	33	4	25.7
Terry Acres	0	0	44	20	2	66	2	192.0
Wilkins	11	2	0	4	109	126	2	17.0
Bethel Heights	123	6	70	91	224	514	67	72.5

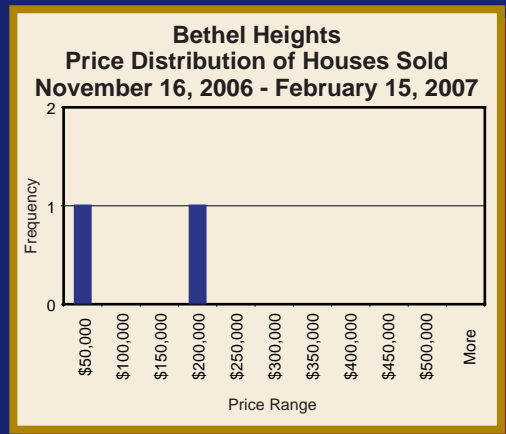


Bethel Heights Price Range of Houses Sold November 16, 2006 - February 15, 2007

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%	1,800	104	100.0%	\$14.72
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	50.0%	1,750	141	95.6%	\$97.14
\$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%	--	--	--	--
Bethel Heights	2	100.0%	1,775	123	97.8%	\$55.93

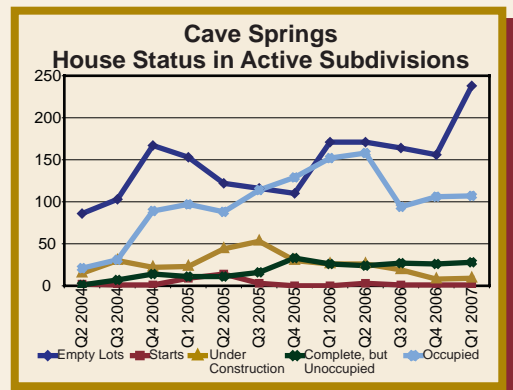
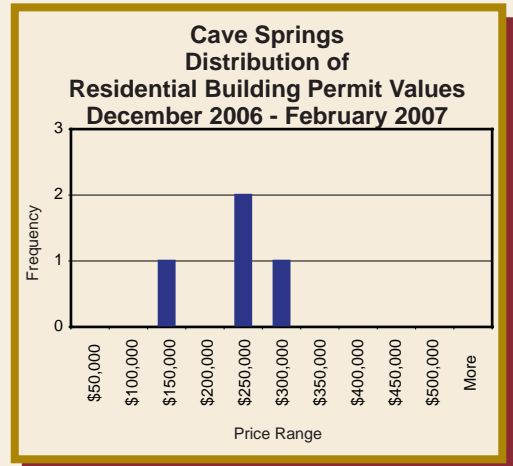
Bethel Heights Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chantal, Phase II	Q3 2005	51
English Oaks	Q3 2005	12
Logan Heights, Phase II	Q3 2005	26
Marvin Moles	Q3 2005	33
Spring Meadows	Q3 2005	60
Bethel Heights		182



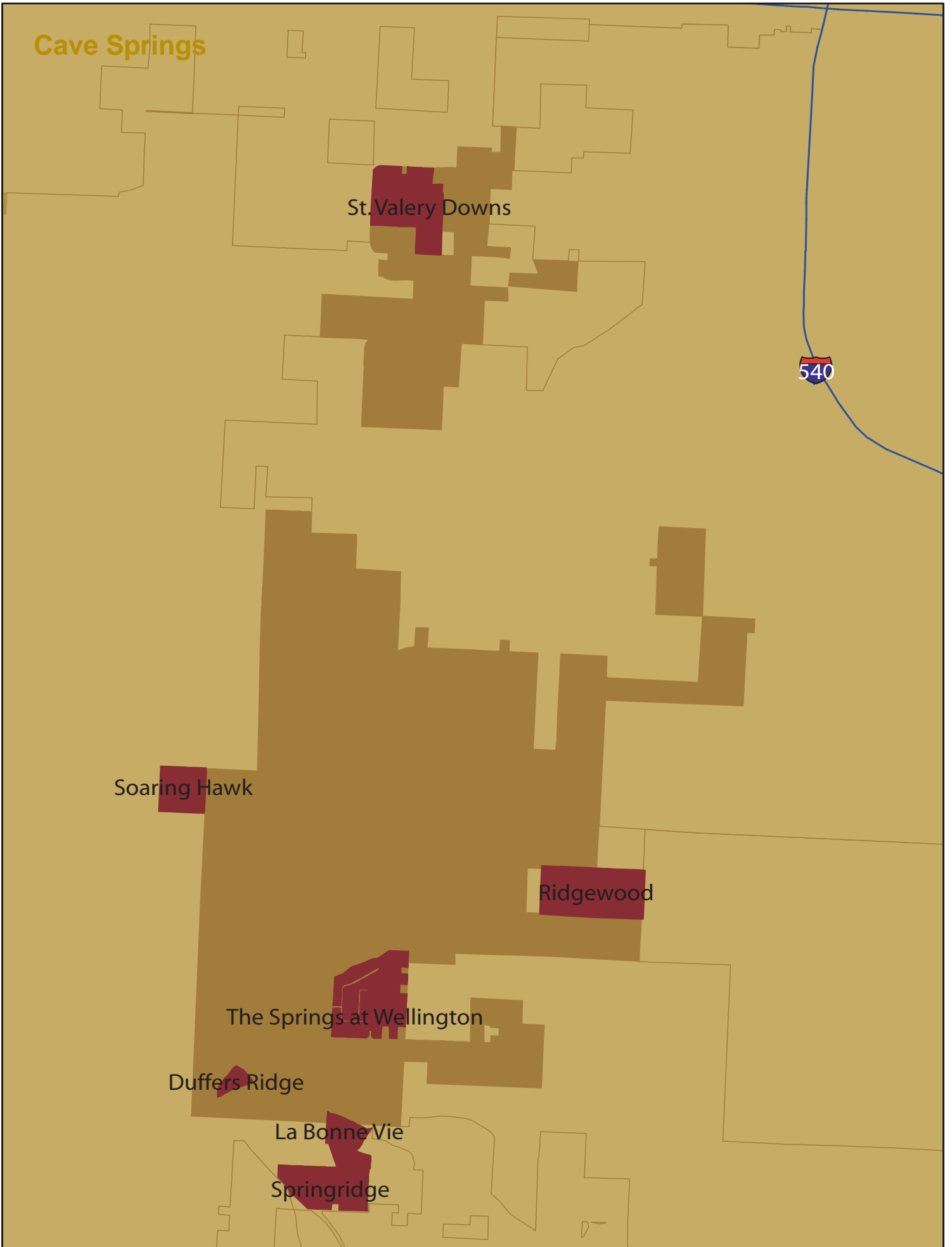
Cave Springs

- From December 2006 to February 2007, there were 4 residential building permits issued in Cave Springs. This represents a 55.6 percent decrease from the first quarter of 2006.
- The average residential building permit value in Cave Springs declined by 45.9 percent from the first quarter in 2006 to \$216,334 in the first quarter of 2007.
- There were 383 total lots in active subdivisions in Cave Springs in the first quarter of 2007. About 28 percent of the lots were occupied, 7 percent were complete, but unoccupied, 2 percent were under construction, 0 percent were starts, and 62 percent were vacant lots.
- 3 new houses in Cave Springs became occupied in the first quarter of 2007. The annual absorption rate implies that there are 100.4 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Cave Springs in the first quarter were St. Valery Downs with 3 and Ridgewood with 3.
- An additional 422 lots in 3 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Cave Springs.
- There were 3 existing houses sold in Cave Springs from November 16, 2006 to February 15, 2007, or 25.0 percent fewer than the previous quarter and 57.1 percent fewer than in the same period last year.
- The average price of a house sold in Cave Springs decreased from \$301,500 in the fourth quarter of 2006 to \$127,000 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 57.9 percent lower than in the previous quarter and 49.7 percent lower than in the same period last year.
- In Cave Springs, the average number of days from the initial house listing to the sale declined from 132 days in the fourth quarter of 2006 to 44 days in the first quarter of 2007.
- About 0.3 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Cave Springs. The average sales price of a house in Cave Springs was 64.5 percent of the county average.



Cave Springs House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Duffers Ridge	7	0	0	1	0	8	0	--
La Bonne Vie, Phase II	4	0	1	2	0	7	0	--
Otter Creek Estates	77	0	1	0	0	78	0	--
Ridgewood	68	1	3	3	5	80	3	180.0
Soaring Hawk	5	0	0	0	11	16	0	20.0
Spring Ridge	18	0	0	12	30	60	0	32.7
Springs at Wellington	23	0	1	0	29	53	0	72.0
St. Valery Downs	36	0	3	10	32	81	0	84.0
Cave Springs	238	1	9	28	107	383	3	100.4



Cave Springs

St. Valery Downs

540

Soaring Hawk

Ridgewood

The Springs at Wellington

Duffers Ridge

La Bonne Vie

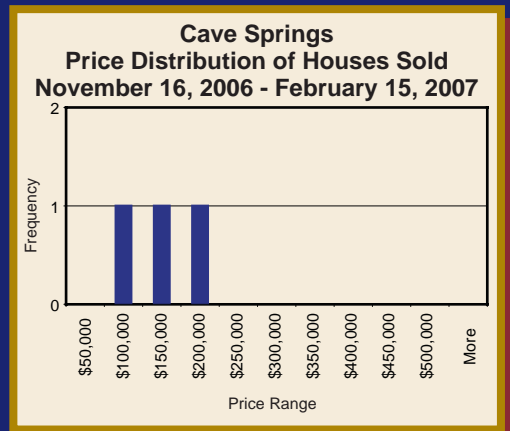
Springridge

Cave Springs Price Range of Houses Sold November 16, 2006 - February 16, 2007

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	33.3%	864	22	100.0%	\$106.48
\$100,001 - \$150,000	1	33.3%	1,095	43	96.6%	\$114.61
\$150,001 - \$200,000	1	33.3%	1,558	68	96.7%	\$104.94
\$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	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Cave Springs	3	100.0%	1,172	44	97.8%	\$108.68

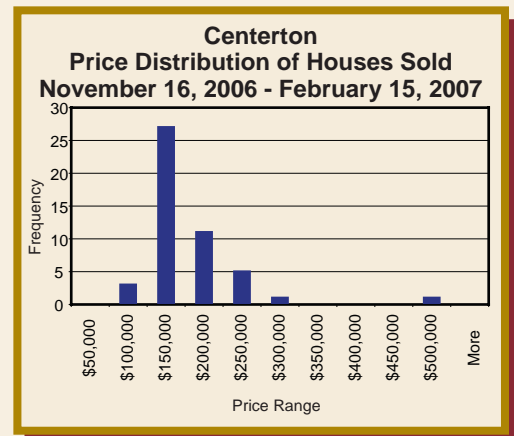
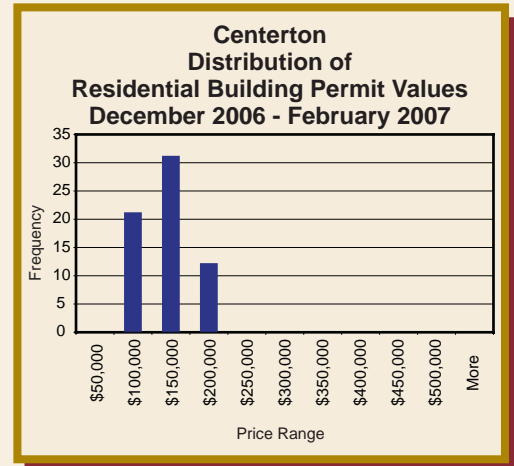
Cave Springs Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Brentwood	Q4 2005	200
Hyde Park	Q4 2005	180
<i>Final Approval</i>		
Neveah	Q4 2005	42
Cave Springs		422



Centerton

- From December 2006 to February 2007, there were 64 residential building permits issued in Centerton. This represents a decline of 66.1 percent from the first quarter of 2006.
- The average residential building permit value in Centerton declined by 5.8 percent from the first quarter of 2006 to \$115,377 in the first quarter of 2007.
- Most Centerton building permits were in the \$50,000 to \$150,000 range.
- There were 2,432 total lots in active subdivisions in Centerton in the first quarter of 2007. About 28 percent of the lots were occupied, 15 percent were complete, but unoccupied, 3 percent were under construction, 1 percent was starts, and 53 percent were vacant lots.
- 153 new houses in Centerton became occupied in the first quarter of 2007. The annual absorption rate implies that there are 39.1 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Centerton in the first quarter were Sienna at Cooper's Farm with 15 and Quail Ridge with 15.
- An additional 2,740 lots in 23 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Centerton.
- There were 48 existing houses sold in Centerton from November 16, 2006 to February 15, 2007, or 26.2 percent fewer than in the previous quarter and 7.7 percent fewer than in the same period last year.
- The average price of a house sold in Centerton decreased from \$160,907 in the fourth quarter of 2006 to \$154,463 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 4.0 percent lower than in the previous quarter and 9.2 percent lower than in the same period last year.
- In Centerton, the average number of days from the initial house listing to the sale increased from 118 days in the fourth quarter of 2006 to 126 days in the first quarter of 2007.
- About 5.2 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Centerton. The average sales price of a house in Centerton was 78.5 percent of the county average.
- 79.2 percent of the sold houses in Centerton were in the \$100,000 to \$200,000 range.

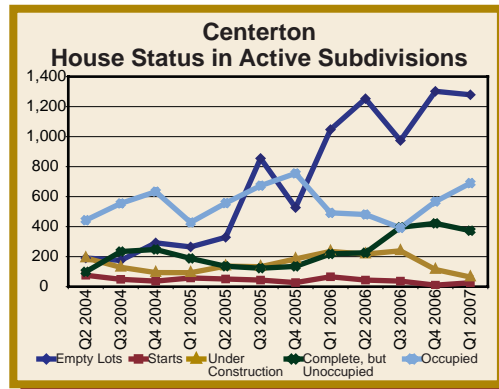


Centerton Price Range of Houses Sold November 16, 2006 - February 15, 2007

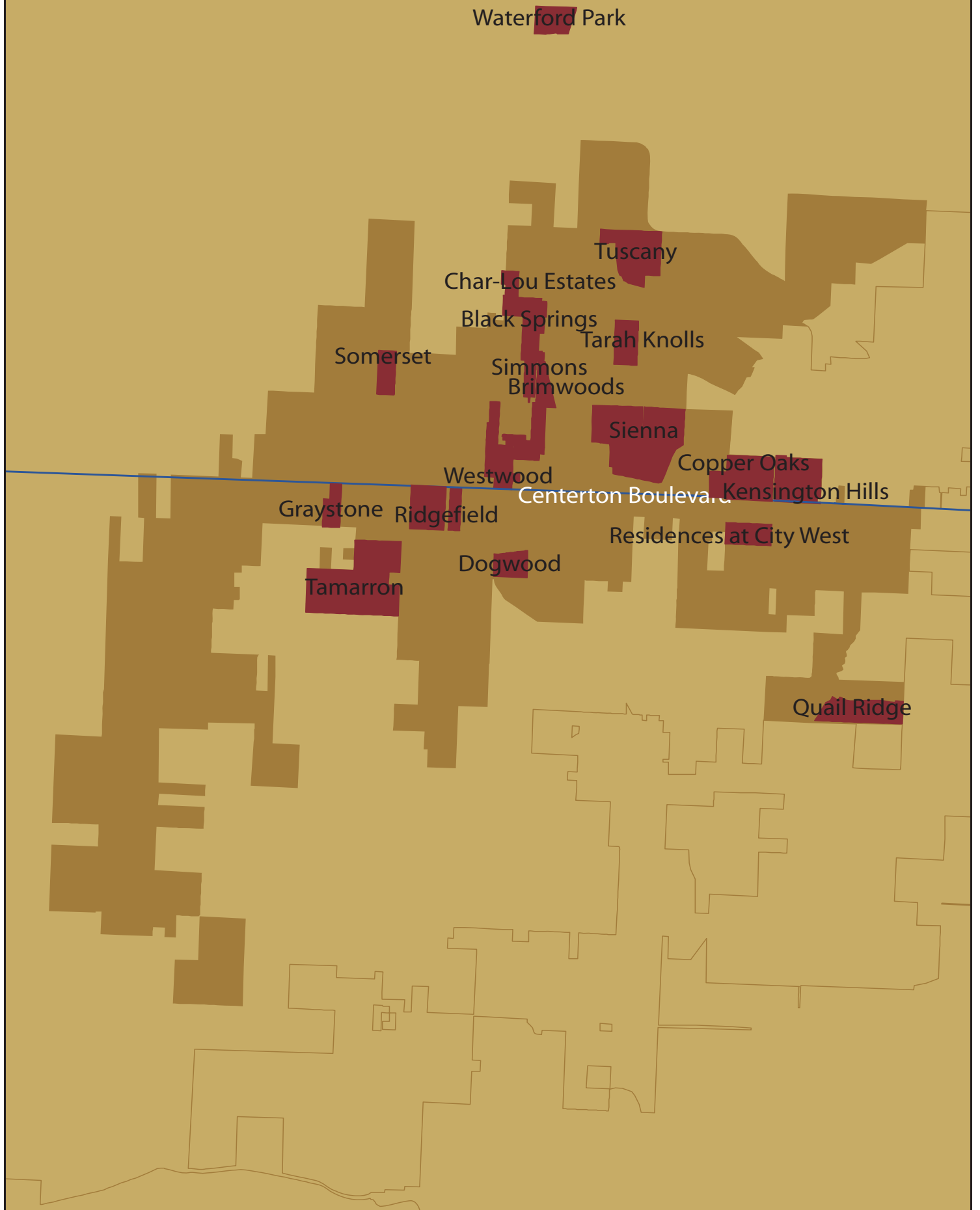
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	3	6.3%	1,500	81	86.7%	\$62.93
\$100,001 - \$150,000	27	56.3%	1,451	134	98.9%	\$89.76
\$150,001 - \$200,000	11	22.9%	1,700	109	99.9%	\$98.65
\$200,001 - \$250,000	5	10.4%	2,063	145	98.4%	\$103.38
\$250,001 - \$300,000	1	2.1%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	1	2.1%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Centerton	48	100.0%	1,652	126	98.2%	\$92.29

Centerton House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Black Springs, Block I	17	0	0	5	30	52	6	10.6
Brimwoods, Phase I	21	0	8	5	1	35	0	408.0
Char Lou Estates, Phases I, II	64	0	2	39	23	128	0	60.0
Copper Oaks	28	2	0	86	88	204	34	15.8
Kensington Hills	32	5	2	20	76	135	0	16.1
Keystone	17	0	2	3	1	23	1	198.0
Quail Ridge, Phases I,II	82	2	15	61	25	185	0	83.5
The Residences at City West	19	0	0	42	58	119	49	12.6
Ridgefield Addition, Blocks I, II	22	0	1	11	27	61	3	136.0
Sienna at Cooper's Farm, Phases IB, II, III	304	9	15	51	207	586	37	87.5
Somerset	35	0	0	3	13	51	2	38.0
Stonebriar, Phase I	3	0	1	1	35	40	0	60.0
Stonegate	53	0	0	5	61	119	11	11.4
Tamarron	255	5	4	26	9	299	3	386.7
Tarah Knolls	34	0	1	8	9	52	3	57.3
Timber Ridge	41	3	3	0	0	47	0	--
Tuscany, Phase I	66	0	4	1	0	71	0	--
Waterford Park	11	0	2	3	5	21	1	38.4
Westwood, Phase II	0	0	0	3	21	24	3	2.4
Willow Crossing, Phase I	175	0	4	0	1	180	0	1,074.0
Centerton	1,279	26	64	373	690	2,432	153	39.1



Centerton

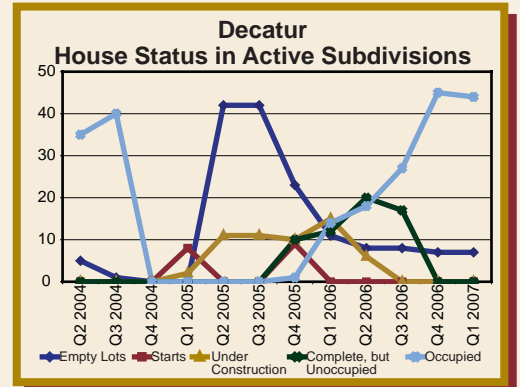


Centerton Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Quarter	Number of Lots
Arbor Vista	Q1 2005	224
Blossom Hills	Q4 2005	72
Brandon-Horne	Q4 2005	155
Char-Lou Estates, Phase III	Q4 2004	283
Cherrie Place	Q4 2004	28
Christian Lane	Q4 2004	4
Clark Estates	Q2 2005	57
Dunn Roven Property	Q4 2004	124
Eden's Court	Q2 2006	18
Fair St. Townhomes	Q2 2005	10
Ginn Property	Q4 2004	508
Layne Bridge, Phase II	Q2 2005	40
Lindsey, Phases I, II	Q4 2004	95
Maribel Heights	Q4 2004	60
Marple Property	Q4 2004	204
McKissic Creek	Q4 2004	9
The Meadows	Q4 2004	21
Meadow Valley	Q4 2005	49
Oak Grove (Duplexes and Townhouses)	Q1 2005	187
Oak Tree	Q2 2006	200
Ridgefield, Phase II	Q1 2006	72
Versailles	Q2 2005	134
Wellington Woods	Q4 2004	186
Centerton		2,740

Decatur

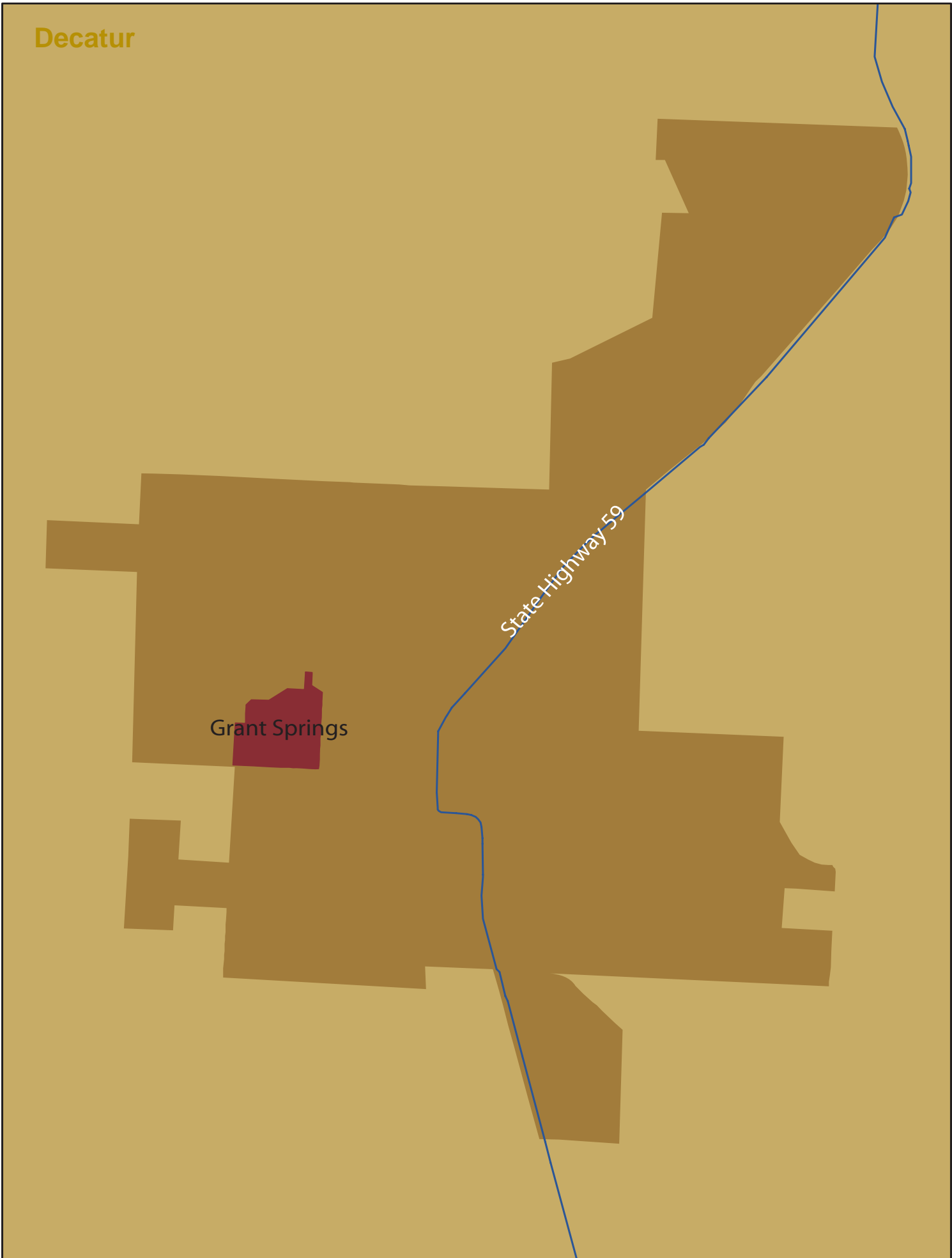
- From December 2006 to February 2007, there were no residential building permits issued in Decatur. There was 1 residential building permit issued in the first quarter of 2006.
- There were 51 total lots in active subdivisions in Decatur in the first quarter of 2007. About 86 percent of the lots were occupied and 14 percent were vacant lots.
- No new houses in Decatur became occupied in the first quarter of 2007. The annual absorption rate implies that there are 2.7 months of remaining inventory in active subdivisions.
- There were 4 existing houses sold in Decatur from November 16, 2006 to February 15, 2007, or 50.0 percent fewer as in the previous quarter and 42.9 percent fewer than in the same period last year.
- The average price of a house sold in Decatur decreased from \$124,112 in the fourth quarter of 2006 to \$109,600 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 11.7 percent lower than in the previous quarter but 71.8 percent higher than in the same period last year.
- In Decatur, the average number of days from the initial house listing to the sale increased from 137 days in the fourth quarter of 2006 to 186 days in the first quarter of 2007.
- About 0.4 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Decatur. The average sales price of a house in Decatur was 55.7 percent of the county average.
- 100.0 percent of the sold houses in Decatur were in the \$50,000 to \$150,000 range.



Decatur House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Grant Springs	7	0	0	0	44	51	0	2.7
Decatur	7	0	0	0	44	51	0	2.7

Decatur

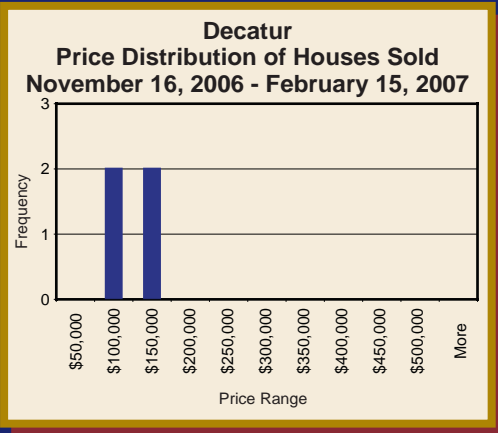


Grant Springs

State Highway 59

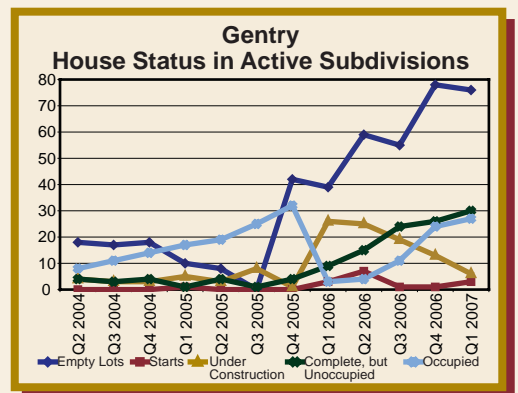
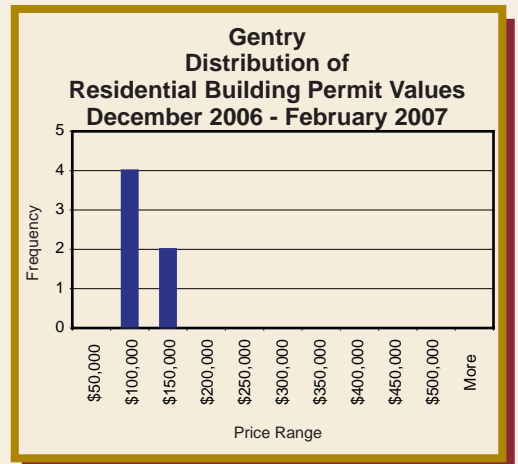
Decatur Price Range of Houses Sold November 16, 2006 - February 15, 2007

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	50.0%	1,393	120	98.5%	\$61.38
\$100,001 - \$150,000	2	50.0%	1,864	253	93.9%	\$75.93
\$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%	--	--	--	--
Decatur	4	100.0%	1,629	186	96.2%	\$68.66



Gentry

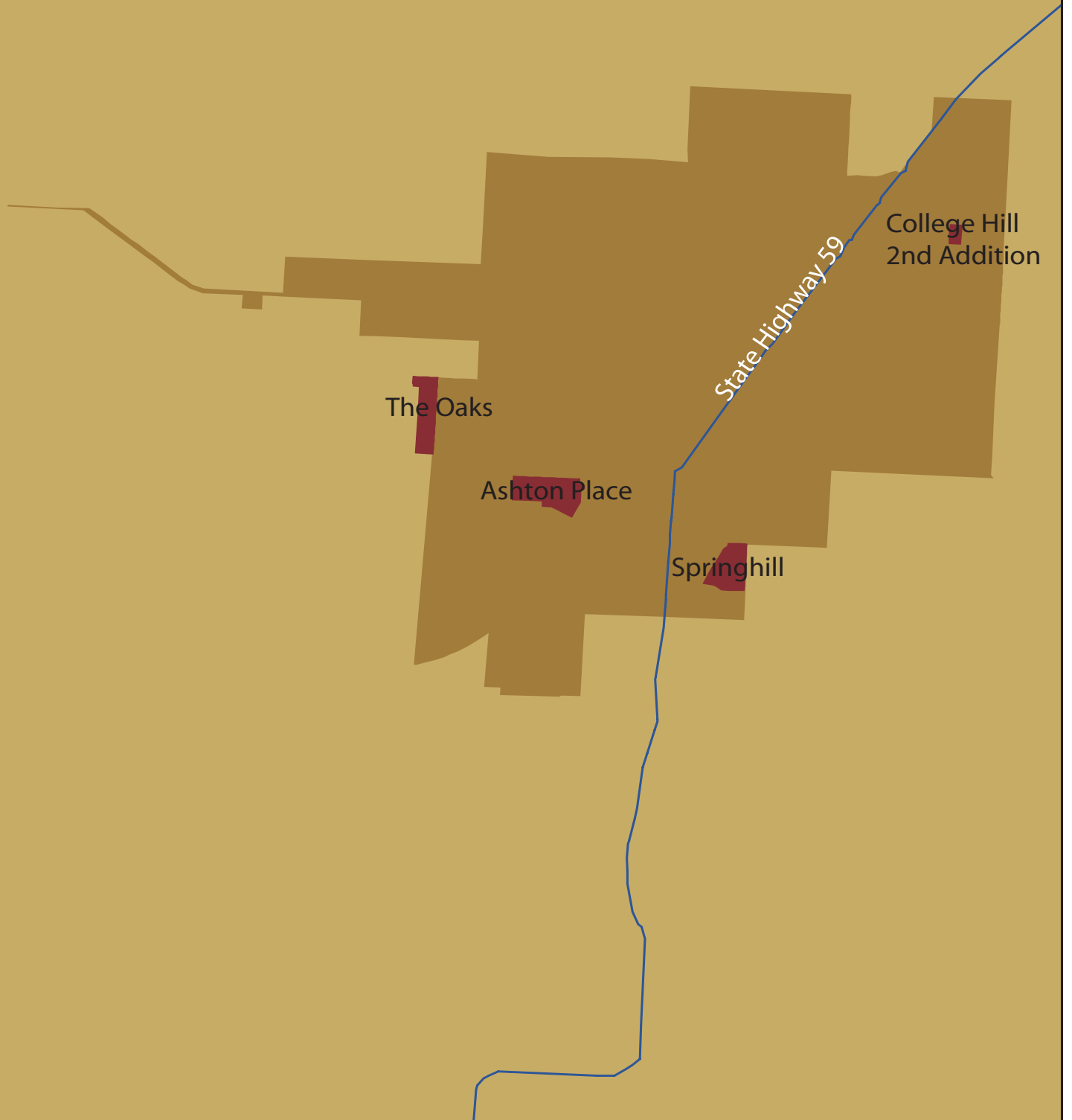
- From December 2006 to February 2007, there were 6 residential building permits issued in Gentry. This was an 85.7 percent decline from residential building permits issued in the first quarter of 2006.
- The average residential building permit value in Gentry increased by 10.8 percent from the first quarter of 2006 to \$92,933 in the first quarter of 2007.
- There were 142 total lots in active subdivisions in Gentry in the first quarter of 2007. About 19 percent of the lots were occupied, 21 percent were complete, but unoccupied, 4 percent was under construction, 2 percent was starts, and 54 percent were vacant lots.
- 3 new houses in Gentry became occupied in the first quarter of 2007. The annual absorption rate implies that there are 57.5 months of remaining inventory in active subdivisions.
- There were 4 houses under construction in The Oaks subdivision and 2 houses under construction in the Ashton Place subdivision.
- An additional 782 lots in 6 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Gentry.
- There were 18 existing houses sold in Gentry from November 16, 2006 to February 15, 2007, or 33.3 percent fewer than in the previous quarter and 10.9 percent fewer than in the same period last year.
- The average price of a house sold in Gentry increased from \$122,695 in the fourth quarter of 2006 to \$155,744 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 26.9 percent higher than in the previous quarter and 8.6 percent lower than in the same period last year.
- In Gentry, the average number of days from the initial house listing to the sale increased from 107 days in the fourth quarter of 2006 to 163 days in the first quarter of 2007.
- About 1.9 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Gentry. The average sales price of a house in Gentry was only 79.1 percent of the county average.
- 77.8 percent of the sold houses in Gentry were in the \$50,000 to \$150,000 range.



Gentry House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	12	2	2	13	8	37	3	38.7
College Hill Second Addition	2	1	0	3	2	8	0	72.0
The Oaks, Phase I, II	37	0	4	9	17	67	0	40.0
Springhill	25	0	0	5	0	30	0	--
Gentry	76	3	6	30	27	142	3	57.5

Gentry

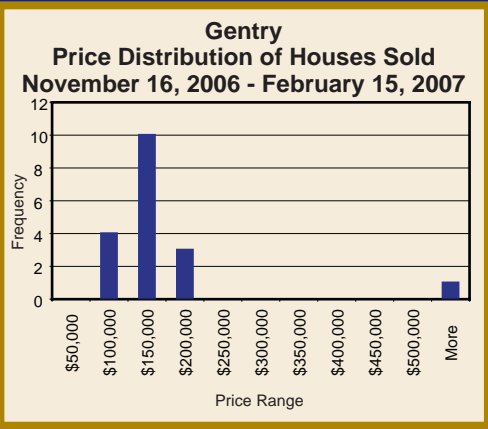


Gentry Price Range of Houses Sold November 16, 2006 - February 15, 2007

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	4	22.2%	1,394	151	90.3%	\$60.68
\$100,001 - \$150,000	10	55.6%	1,664	158	96.7%	\$80.22
\$150,001 - \$200,000	3	16.7%	1,933	192	97.9%	\$91.07
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	5.6%	4,500	181	97.5%	\$167.89
Gentry	18	100.0%	1,806	163	95.5%	\$82.55

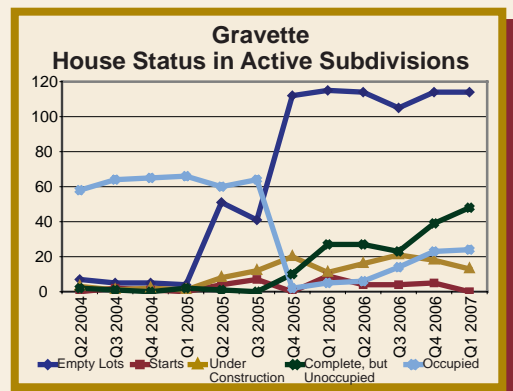
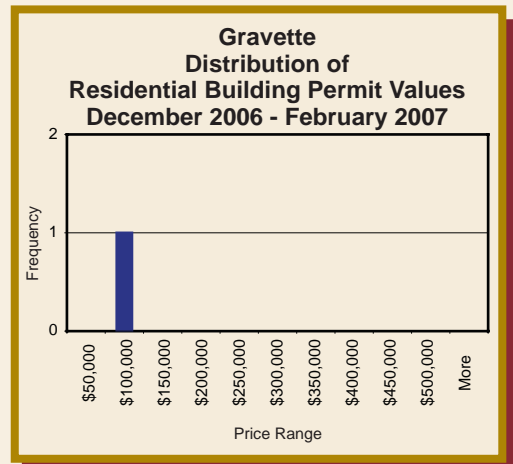
Gentry Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Castleberry	Q1 2006	61
Gayle Meadows	Q1 2006	54
McClellan Meadows	Q1 2006	242
The Orchards	Q1 2006	288
Pines Subdivision	Q3 2006	134
<i>Final Approval</i>		
Stonegate	Q1 2006	3
Gentry		782



Gravette

- From December 2006 to February 2007, there was 1 residential building permit issued in Gravette. There were 16 residential building permits issued in the first quarter of 2006.
- There were 199 total lots in active subdivisions in Gravette in the first quarter of 2007. About 12 percent of the lots were occupied, 24 percent were complete, but unoccupied, 7 percent were under construction, 0 percent was starts, and 57 percent were vacant lots.
- 1 new house in Gravette became occupied in the first quarter of 2007. The annual absorption rate implies that there are 110.5 months of remaining inventory in active subdivisions.
- There were 10 houses under construction in the Country Meadows subdivision and 3 houses under construction in the Walnut Creek subdivision in Gravette.
- There were 16 existing houses sold in Gravette from November 16, 2006 to February 15, 2007, or 33.3 percent fewer than in the previous quarter and 20.0 percent fewer than in the same period last year.
- The average price of a house sold in Gravette increased from \$141,435 in the fourth quarter of 2006 to \$144,736 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 2.3 percent higher than in the previous quarter and 37.5 percent higher than in the same period last year.
- In Gravette, the average number of days from the initial house listing to the sale increase from 114 days in the fourth quarter of 2006 to 148 days in the first quarter of 2007.
- About 1.7 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Gravette. The average sales price of a house in Gravette was 73.6 percent of the county average.
- 56.3 percent of the sold houses in Gravette were in the \$100,000 to \$200,000 range.



Gravette House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows	12	0	10	10	0	32	0	--
Patriot Park	29	0	0	24	9	62	1	106.0
Walnut Creek	73	0	3	14	15	105	0	83.1
Gravette	114	0	13	48	24	199	1	110.5

Gravette



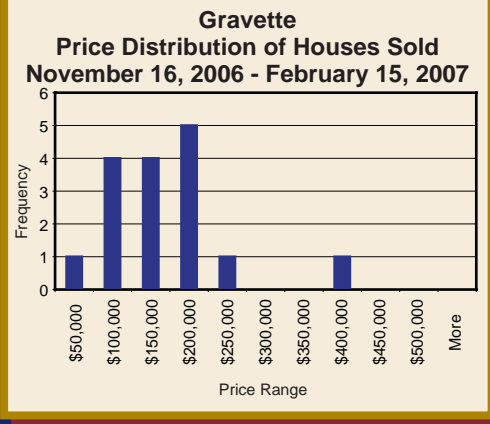
Walnut Creek

Patriot Park

State Highway 59

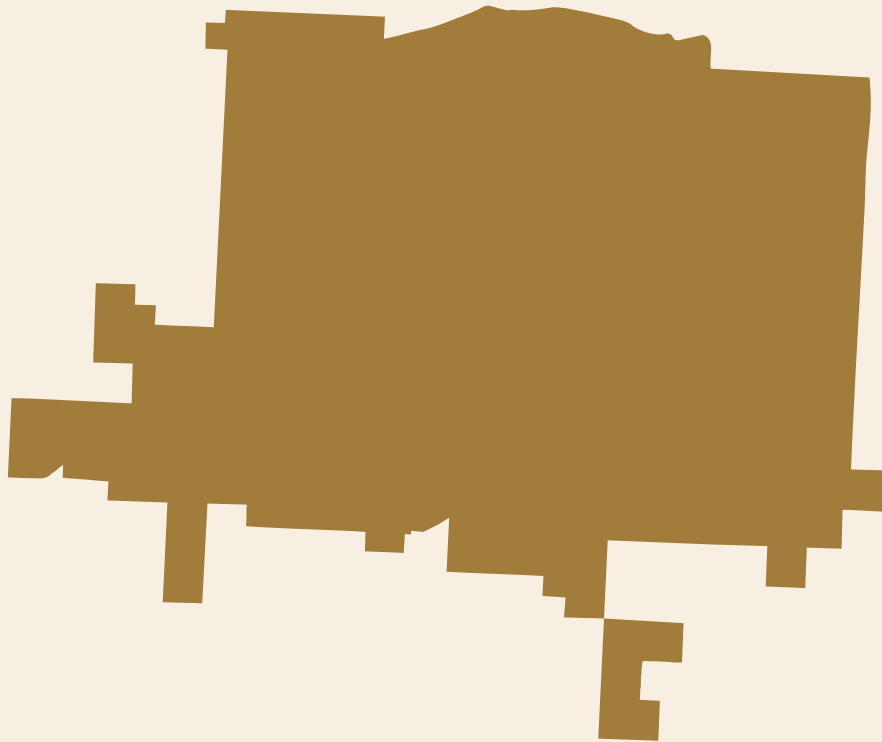
Gravette Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	6.3%	576	31	100.0%	\$78.13
\$50,001 - \$100,000	4	25.0%	1,380	212	91.7%	\$61.26
\$100,001 - \$150,000	4	25.0%	1,631	150	98.3%	\$76.42
\$150,001 - \$200,000	5	31.3%	1,958	125	97.3%	\$88.44
\$200,001 - \$250,000	1	6.3%	2,437	205	94.7%	\$100.53
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	1	6.3%	3,065	61	95.6%	\$122.35
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Gravette	16	100.0%	1,744	148	96.0%	\$80.87



Highfill

- There were 33 total lots in 1 active subdivision in Highfill in the first quarter of 2007. About 3 percent were complete, but unoccupied, 30 percent were under construction, and 67 percent were vacant lots.
- There were 10 houses under construction in the Holiday Hills Estate subdivision.
- There were no existing houses sold in Highfill from November 16, 2006 to February 15, 2007.

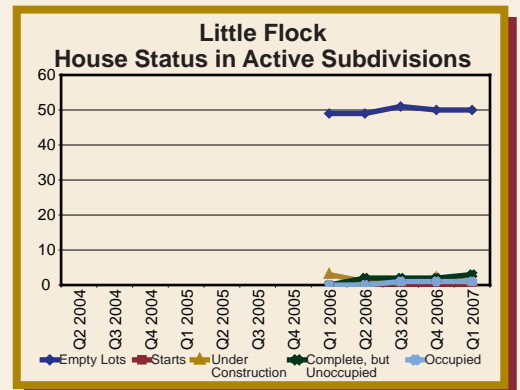
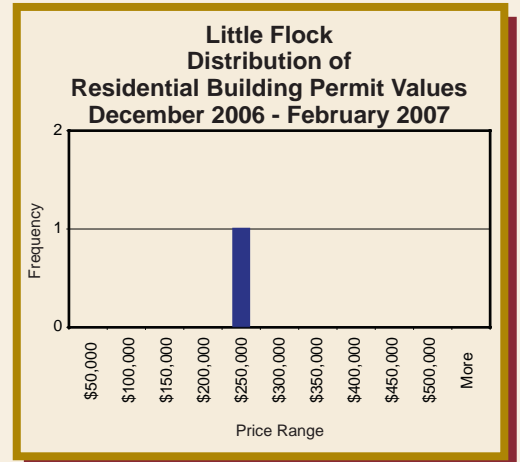


Highfill House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Holiday Hills Estates	22	0	10	1	0	33	0	--
Highfill	22	0	10	1	0	33	0	--

Little Flock

- From December 2006 to February 2007, there was 1 residential building permit issued in Little Flock. There were 2 residential building permits issued in the first quarter of 2006.
- There were 55 total lots in 2 active subdivisions in Little Flock in the first quarter of 2007. About 2 percent were occupied, 5 percent were complete, but unoccupied, 2 percent were under construction, and 91 percent were vacant lots.
- No new houses in Little Flock became occupied in the first quarter of 2007.
- There was 1 house under construction in The Meadows subdivisions in Little Flock.
- There were no existing houses sold in Little Flock from November 16, 2006 to February 15, 2007.



Little Flock House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Lost Springs Estates	2	0	0	0	1	3	0	18.0
The Meadows	48	0	1	3	0	52	0	--
Little Flock	50	0	1	3	1	55	0	648.0

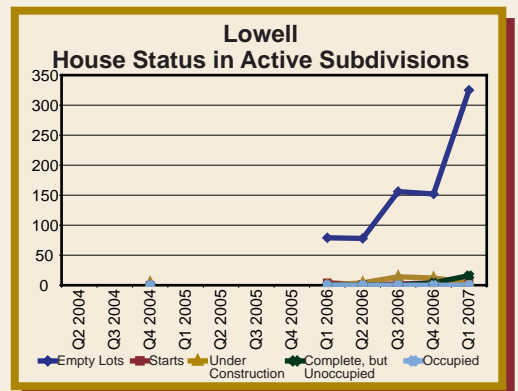
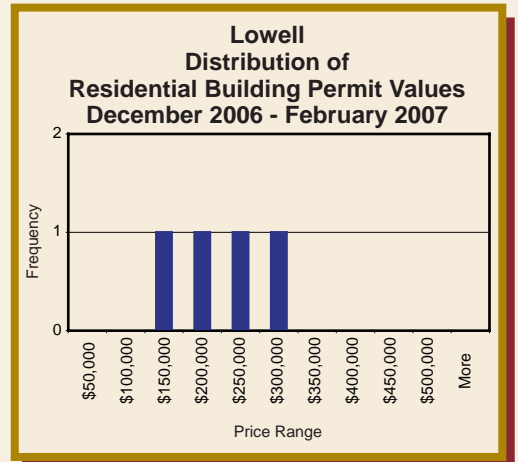
Little Flock

The Meadows

United States Highway 62

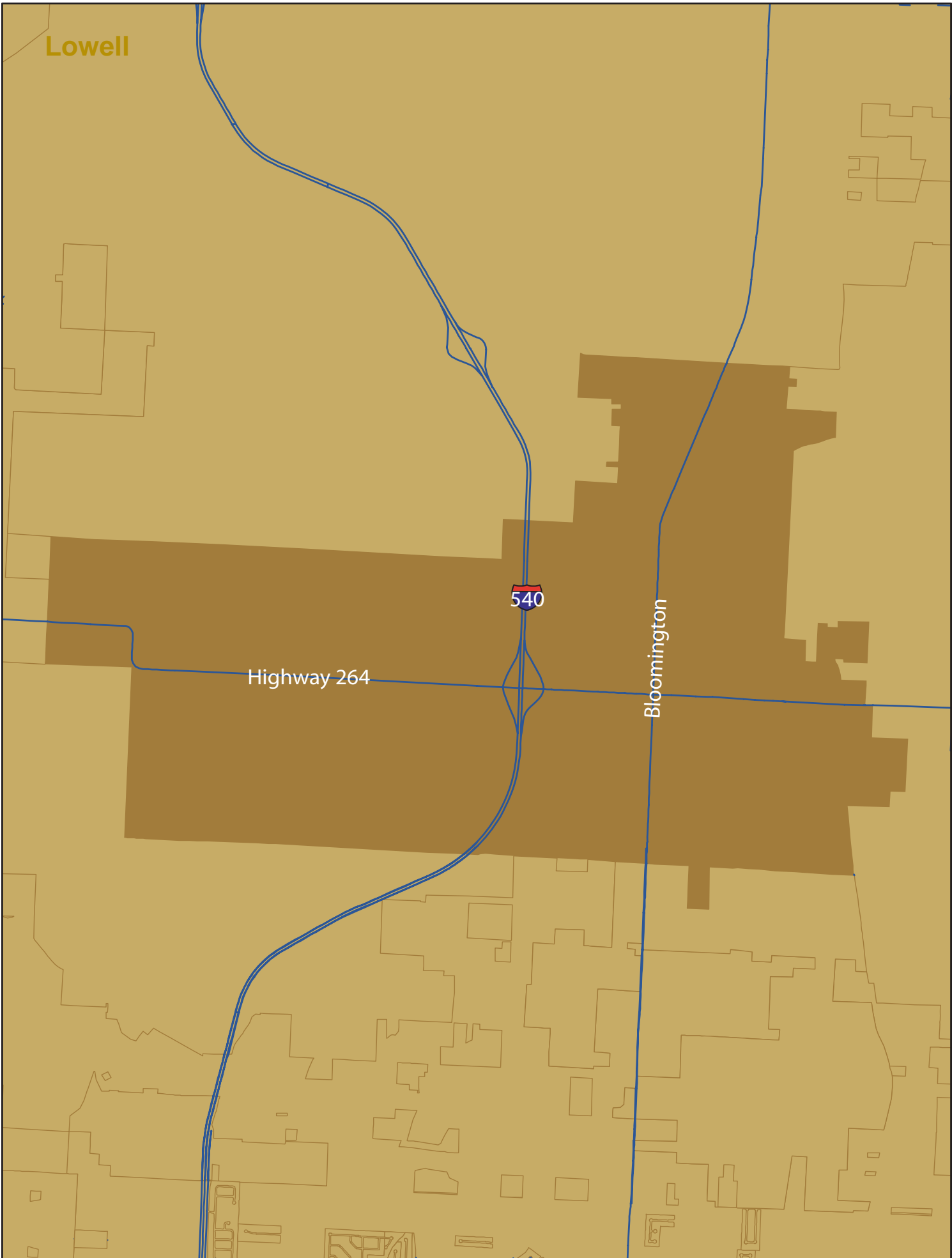
Lowell

- From December 2006 to February 2007, there were 4 residential building permits issued in Lowell. This was a 42.9 percent decline from the first quarter of 2006.
- The average residential building permit value in Lowell declined by 25.9 percent from the first quarter of 2006 to \$207,433 in the first quarter of 2007.
- There were 350 total lots in active subdivisions in Lowell in the first quarter of 2007. About 5 percent were complete, but unoccupied, 1 percent was under construction, 1 percent was starts, and 93 percent were vacant lots.
- No new houses in Lowell became occupied in the first quarter of 2007.
- There were 28 existing houses sold in Lowell from November 16, 2006 to February 15, 2007, or 33.3 percent fewer than in the previous quarter and 42.9 percent fewer than in the same period last year.
- The average price of a house sold in Lowell decreased from \$169,605 in the fourth quarter of 2006 to \$163,211 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 3.8 percent lower than in the previous quarter and 1.4 percent lower than in the same period last year.
- In Lowell, the average number of days from the initial house listing to the sale increased from 92 days in the fourth quarter of 2006 to 95 days in the first quarter of 2007.
- About 3.0 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Lowell. The average sales price of a house in Lowell was 82.9 percent of the county average.
- 82.1 percent of the sold houses in Lowell were in the \$100,000 to \$200,000 range.



Lowell House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Borghese, Phase I	77	0	0	6	0	83	0	--
Park Central, Phase I	70	4	4	10	0	88	0	--
Weatherton	178	1	0	0	0	179	0	--
Lowell	325	5	4	16	0	350	0	--



Lowell

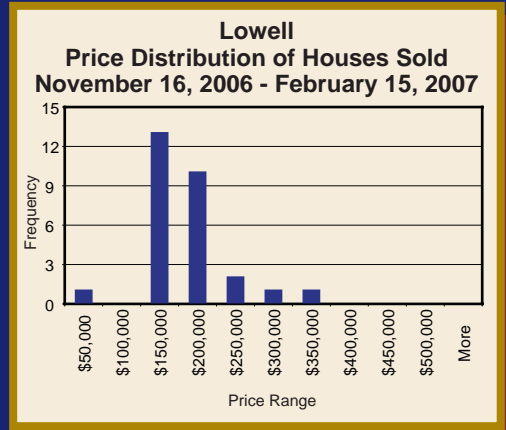
540

Highway 264

Bloomington

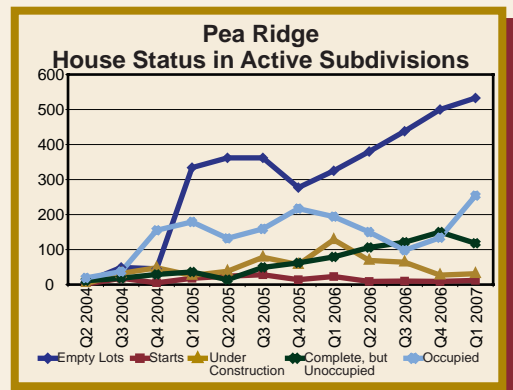
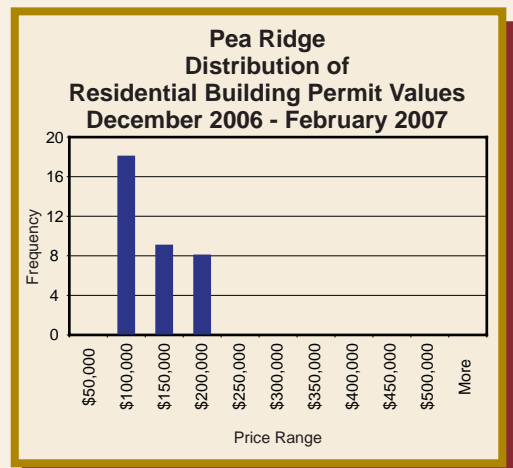
Lowell Price Range of Houses Sold November 16, 2006 - February 15, 2007

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	3.6%	1,606	57	66.2%	\$28.64
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	13	46.4%	1,324	66	98.0%	\$99.23
\$150,001 - \$200,000	10	35.7%	1,705	95	97.7%	\$97.08
\$200,001 - \$250,000	2	7.1%	1,946	123	99.1%	\$110.33
\$250,001 - \$300,000	1	3.6%	2,537	164	98.6%	\$112.34
\$300,001 - \$350,000	1	3.6%	1,500	392	100.0%	\$233.33
\$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%	--	--	--	--
Lowell	28	100.0%	1,564	95	96.9%	\$101.99



Pea Ridge

- From December 2006 to February 2007, there were 35 building permits issued in Pea Ridge. This was a decline of 63.2 percent from the first quarter of 2006.
- The average residential building permit value in Pea Ridge increased by 7.6 percent from the first quarter of 2006 to \$116,201 in the first quarter of 2007.
- The major price points for Pea Ridge building permits were in the \$50,000 to \$100,000 range.
- There were 948 total lots in active subdivisions in Pea Ridge in the first quarter of 2007. About 27 percent of the lots were occupied, 12 percent were complete, but unoccupied, 3 percent were under construction, 1 percent was starts, and 56 percent were vacant lots.
- 61 new houses in Pea Ridge became occupied in the first quarter of 2007. The annual absorption rate implies that there are 47.3 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Pea Ridge in the first quarter was Summit Meadows with 11.
- There were 44 existing houses sold in Pea Ridge from November 16, 2006 to February 15, 2007, or no change from the previous quarter and 2.2 percent fewer than in the same period last year.
- The average price of a house sold in Pea Ridge decreased from \$135,528 in the fourth quarter of 2006 to \$128,319 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 5.3 percent lower than in the previous quarter and 1.7 percent lower than in the same period last year.
- In Pea Ridge, the average number of days from the initial house listing to the sale did not change from 162 days in the fourth quarter of 2006.
- About 4.7 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Pea Ridge. The average sales price of a house in Pea Ridge was 65.2 percent of the county average.
- 72.7 percent of the sold houses in Pea Ridge were in the \$100,000 to \$150,000 range.



Pea Ridge House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates	97	0	0	1	9	107	1	147.0
Battlefield View, Phases I, II	72	0	0	42	60	174	8	52.6
Creekwood Manor	35	0	4	3	3	45	1	168.0
Deer Meadows	74	10	0	7	1	92	1	1,092.0
Givens Place, Block III	18	0	0	0	57	75	0	--
Maple Glenn	87	0	9	7	14	117	11	66.2
Maple Leaf Heights	4	0	1	1	5	11	2	14.4
Patterson Place	24	0	0	28	8	60	4	78.0
Ridgeview Acres	31	0	1	0	1	33	0	288.0
Shepherd Hills	32	1	3	0	0	36	0	--
Sugar Creek Estates	14	0	0	1	2	17	0	--
Summit Meadows	38	1	11	0	0	50	0	--
The Oaks, Block I	0	0	0	0	54	54	25	0.0
Weston Plexes	2	0	0	18	0	20	0	--
Windmill Estates	5	0	2	10	40	57	8	8.2
Pea Ridge	533	12	31	118	254	948	61	47.3

Pea Ridge

Deer Meadows

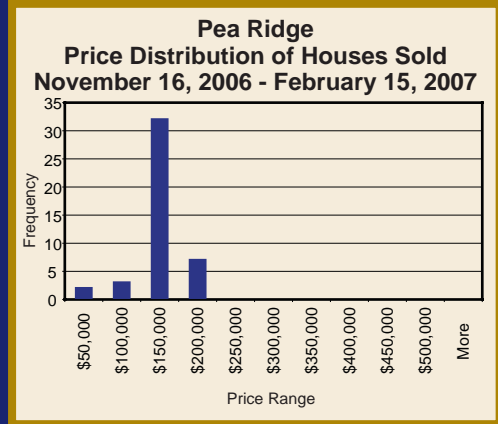
Windmill Estates
Weston Plexes
Maple Leaf Heights
Battlefield Estates
Battlefield View
Patterson Place

Creekwood Manor

Sugar Creek Estates

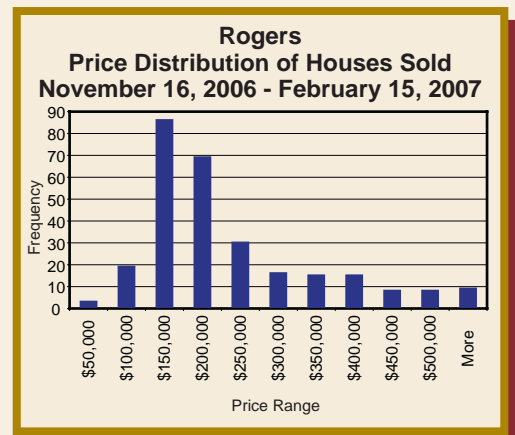
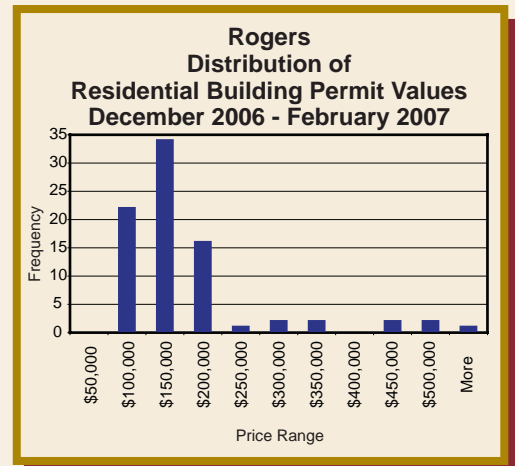
Pea Ridge Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	4.5%	1,172	115	84.3%	\$30.19
\$50,001 - \$100,000	3	6.8%	1,503	87	96.6%	\$60.83
\$100,001 - \$150,000	32	72.7%	1,507	183	97.8%	\$86.12
\$150,001 - \$200,000	7	15.9%	1,800	109	98.4%	\$94.71
\$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%	--	--	--	--
Pea Ridge	44	100.0%	1,538	162	97.2%	\$83.22



Rogers

- From December 2006 to February 2007, there were 82 residential building permits issued in Rogers. This represents a 63.3 percent decline from the first quarter of 2006.
- The average residential building permit value in Rogers declined by 11.7 percent from the first quarter of 2006 to \$158,299 in the first quarter of 2007.
- The major price points for Rogers building permits were in the \$50,000 to \$150,000 range.
- There were 4,715 total lots in active subdivisions in Rogers in the first quarter of 2007. About 39 percent of the lots were occupied, 14 percent were complete, but unoccupied, 4 percent were under construction, 1 percent was starts, and 41 percent were vacant lots.
- 297 new houses in Rogers became occupied in the first quarter of 2007. The annual absorption rate implies that there are 54.2 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Rogers in the first quarter were Wildflower with 38 and Pinnacle with 22.
- An additional 1,894 lots in 36 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Rogers.
- There were 278 existing houses sold in Rogers from November 16, 2006 to February 15, 2007, or 16.5 percent fewer than in the previous quarter and 2.5 percent fewer than in the same period last year.
- The average price of a house sold in Rogers increased from \$208,187 in the fourth quarter of 2006 to \$216,642 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 4.1 percent higher than in the previous quarter and 4.2 percent higher than in the same period last year.
- In Rogers, the average number of days from the initial house listing to the sale increased from 138 days in the fourth quarter of 2006 to 158 days in the first quarter of 2007.
- About 29.8 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Rogers. The average sales price of a house in Rogers was 110.1 percent of the county average.
- 55.8 percent of the sold houses in Rogers were in the \$100,000 to \$200,000 range.



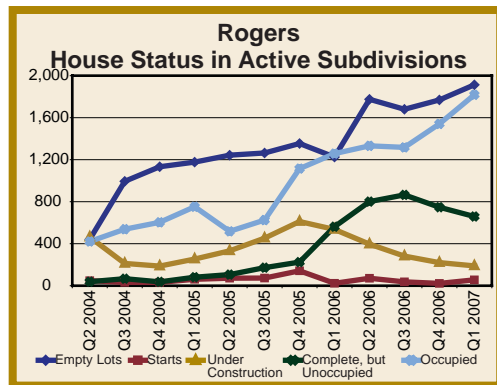
Rogers Price Range of Houses Sold November 16, 2006 - February 15, 2007

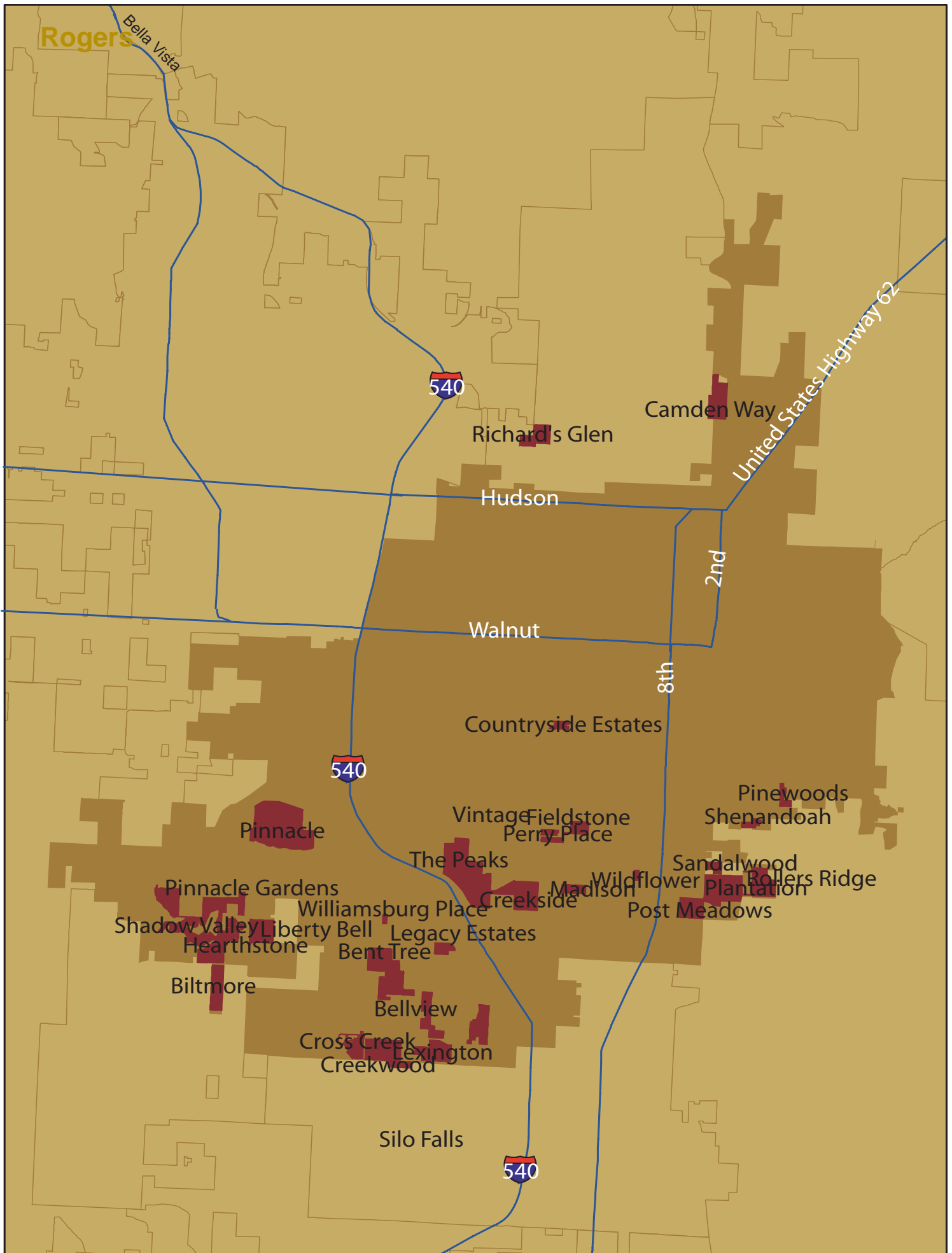
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	1.1%	1,100	79	82.2%	\$44.68
\$50,001 - \$100,000	19	6.8%	1,135	95	98.2%	\$79.21
\$100,001 - \$150,000	86	30.9%	1,476	131	98.5%	\$91.62
\$150,001 - \$200,000	69	24.8%	1,758	168	96.9%	\$102.87
\$200,001 - \$250,000	30	10.8%	2,276	160	97.2%	\$106.31
\$250,001 - \$300,000	16	5.8%	2,391	194	97.9%	\$114.69
\$300,001 - \$350,000	15	5.4%	2,895	201	94.6%	\$113.72
\$350,001 - \$400,000	15	5.4%	3,294	172	97.6%	\$118.03
\$400,001 - \$450,000	8	2.9%	3,350	323	97.7%	\$127.62
\$450,001 - \$500,000	8	2.9%	3,678	161	98.0%	\$134.20
\$500,000+	9	3.2%	4,486	181	93.4%	\$155.16
Rogers	278	100.0%	2,047	158	97.3%	\$102.91

Rogers House Status in Active Subdivisions

Q1 2007

Subdivision	Empty		Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
	Lots	Start						
Arbor Glenn	36	0	0	18	0	54	0	--
Bellview, Phases I, II	128	0	9	36	124	297	34	24.7
Bent Tree, Phase II	7	0	1	3	52	63	1	9.4
Biltmore	105	0	1	3	1	110	0	1,308.0
Camden Way	40	4	9	33	74	160	16	15.6
Camelot Estates	13	0	1	0	0	14	0	--
Cottagewood, Phase I	20	0	8	20	0	48	0	--
Countryside Estates	4	0	0	0	24	28	0	16.0
Courtyard II	0	0	0	5	13	18	3	4.6
Creekside	33	1	5	12	14	65	4	55.6
Creekwood (Rogers/Lowell)	134	1	2	29	35	201	14	62.3
Cross Creek, Phase III & Blocks I - VI	145	0	2	21	36	204	2	224.0
Fieldstone	0	1	1	3	46	51	1	12.0
Fox Briar, Phase I	31	0	5	0	0	36	0	--
Greenfield Place	7	5	16	14	9	51	9	28.0
Habitat Trails	13	1	0	0	1	15	1	42.0
Hearthstone, Phases I - III	121	6	7	9	109	252	6	95.3
Legacy Estates	2	0	0	15	13	30	2	17.0
Lexington	77	4	3	9	26	119	8	55.8
Liberty Bell North	64	0	1	37	3	105	0	408.0
Madison	30	0	0	5	0	35	0	--
Malies Addition	14	2	1	0	1	18	1	51.0
Meadow Wood	77	1	0	0	0	78	0	--
The Peaks, Phases I - III	61	0	0	30	19	110	2	72.8
Pinnacle Gardens	0	0	0	27	12	39	2	27.0
Pinnacle Golf & Country Club	78	0	12	15	324	429	8	46.7
Pinnacle, Phases I - IV	95	3	22	18	105	243	7	43.6
The Plantation, Phases I, II	112	0	16	134	318	580	114	9.9
Post Meadows	0	0	2	30	93	125	18	4.3
Richard's Glen	5	0	0	0	22	27	2	20.0
Rocky Creek	30	13	0	12	0	55	0	--
Roller's Ridge	82	1	7	34	10	134	6	148.8
Royal Heights	5	2	3	1	1	12	1	132.0
Sandalwood, Phases I, II	64	1	1	5	19	130	5	78.4
Shadow Valley, Phases I - VII	150	1	8	34	254	447	20	46.3
Shenandoah	0	0	0	9	22	31	4	4.9
Silo Falls, Phases I, II	159	1	4	20	3	187	1	736.0
Vintage	8	0	4	6	5	23	3	43.2
Wildflower, Phases I, II	1	8	38	12	22	81	1	47.2
Williamsburg Place	2	0	0	0	8	10	1	12.0
Rogers	1,953	56	189	659	1,818	4,715	297	54.2





Rogers

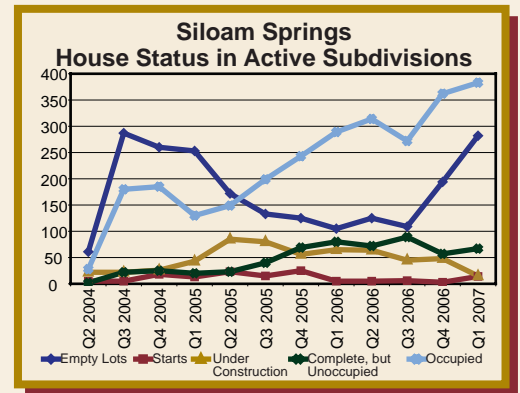
Approved Final and Preliminary Subdivisions

Q1 2007

Subdivision	Quarter	Number of Lots
<i>Preliminary Approval</i>		
Centre Pointe, Phase II	Q1 2005	5
Chelsea Point	Q4 2005	135
Chenal Addition	Q4 2004	185
Clower Subdivision	Q4 2005	79
Edgewater Subdivision	Q2 2006	10
Elk Estates	Q2 2006	41
The Farms	Q1 2007	42
Fox Briar, Phase II	Q1 2007	63
The Iveys	Q4 2005	197
Lakewood	Q2 2005	58
Pinion Subdivision	Q4 2004	5
Sagely	Q2 2005	77
Saine Michelle	Q4 2005	65
Signature Subdivision	Q3 2006	13
Taldo Subdivision	Q4 2004	425
Turtle Creek	Q2 2006	
Walnut Creek	Q1 2007	7
Walz Subdivision	Q4 2004	7
Veteran's Park	Q1 2007	26
<i>Final Approval</i>		
Brentwood	Q1 2007	73
Centre Pointe, Phase I	Q2 2005	2
Creekside Place, Phase II	Q1 2006	3
Cross Timbers North	Q1 2005	16
Cross Timbers South	Q4 2004	16
Dixieland Crossing	Q1 2007	122
The Grove	Q4 2005	46
Metro Park	Q2 2006	22
Myers Ranch	Q4 2004	6
North Starr	Q1 2007	4
Oldetown Estates	Q1 2006	54
Ray Neal Subdivision	Q1 2005	5
Rogers Wellness Center	Q3 2005	3
Stoney Brook Place	Q1 2005	5
Top Flite, Phase VI	Q4 2005	34
Warren Glen	Q4 2005	110
West Olrich Addition	Q2 2006	6
Rogers		1,894

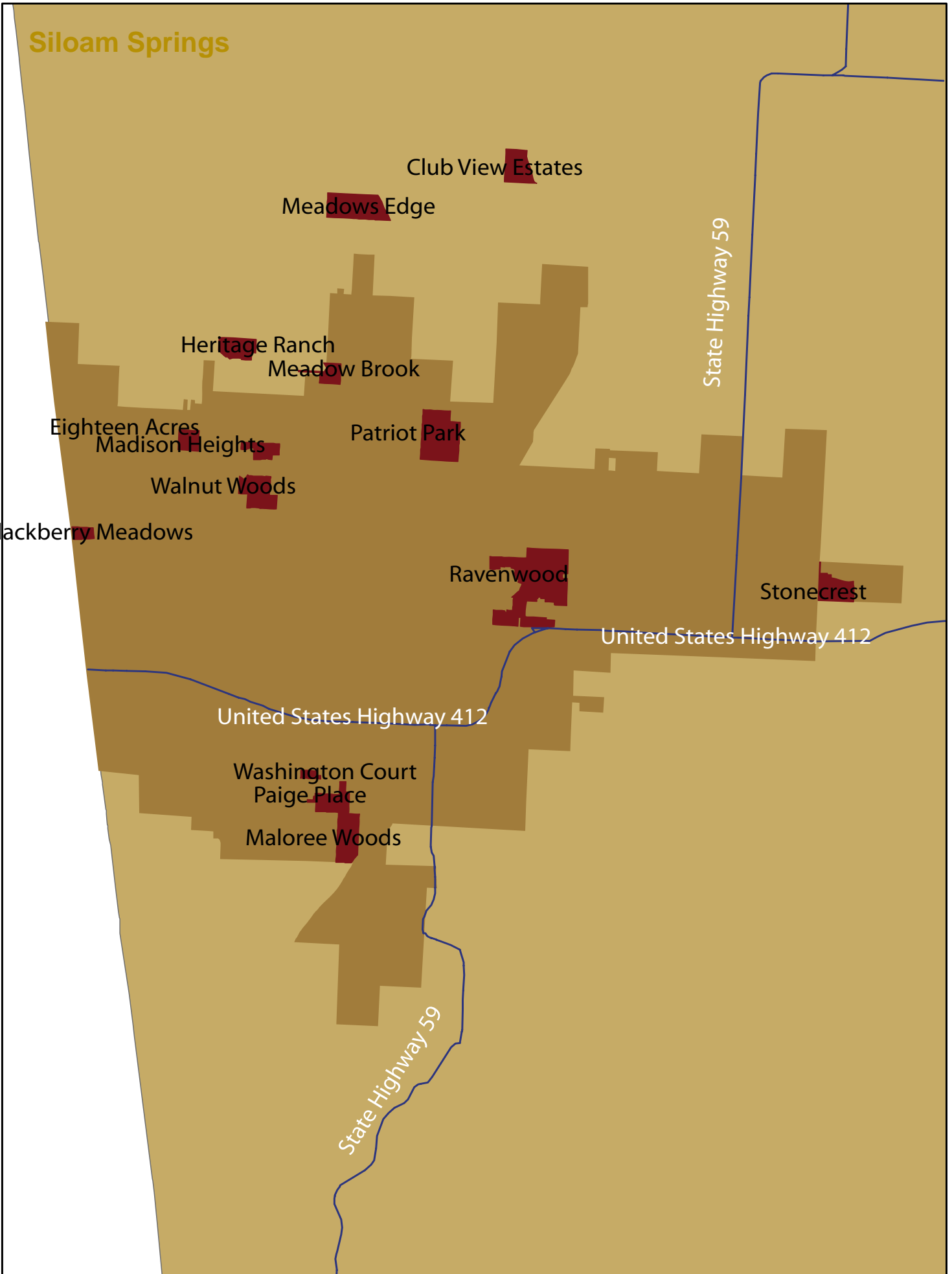
Siloam Springs

- From December 2006 to February 2007, there were 25 residential building permits issued in Siloam Springs. This represents a 43.2 percent decline from the first quarter of 2006.
- The average residential building permit value in Siloam Springs increased by 49.5 percent from the first quarter of 2006 to \$197,481 in the first quarter of 2007.
- The major price points for Siloam Springs building permits were in the \$100,000 to \$150,000 range and the \$250,000 to \$300,000 range.
- There were 768 total lots in active subdivisions in Siloam Springs in the first quarter of 2007. About 51 percent of the lots were occupied, 9 percent were complete, but unoccupied, 2 percent were under construction, 2 percent were starts, and 37 percent were vacant lots.
- 28 new houses in Siloam Springs became occupied in the first quarter of 2007. The annual absorption rate implies that there are 32.0 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Siloam Springs in the first quarter was The Woodlands with 4.
- An additional 1,173 lots in 25 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Siloam Springs.
- There were 60 existing houses sold in Siloam Springs from November 16, 2006 to February 15, 2007, or 28.6 percent fewer than in the previous quarter and 33.3 percent fewer than in the same period last year.
- The average price of a house sold in Siloam Springs increased from \$159,478 in the fourth quarter of 2006 to \$163,066 in the first quarter of 2007. In the first quarter of 2007 the average sales price was 2.3 percent higher than in the previous quarter and 22.7 percent higher than in the same period last year.
- In Siloam Springs, the average number of days from the initial house listing to the sale increased from 124 days in the fourth quarter of 2006 to 169 days in the first quarter of 2007.
- About 6.4 percent of all houses sold in Benton County in the first quarter of 2007 were sold in Siloam Springs. The average sales price of a house in Siloam Springs was 82.9 percent of the county average.
- 43.3 percent of the sold houses in Siloam Springs were in the \$150,000 to \$200,000 range.



Siloam Springs House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Blackberry Meadows	1	0	0	0	6	7	0	12.0
Club View Estates	7	0	0	0	7	14	2	16.8
Deer Lodge	8	1	0	9	0	18	0	--
Eighteen Acres, Phase I	1	0	0	0	12	13	1	6.0
Haden Place	33	6	0	0	0	39	0	--
Heritage Ranch	19	0	0	3	4	26	2	66.0
Madison Heights	2	0	1	1	4	8	0	48.0
Maloree Woods	14	0	0	5	39	58	0	76.0
Meadow Brook	16	0	1	0	3	20	1	68.0
Meadows Edge	6	0	3	0	9	18	2	13.5
Paige Place, Phases I, II	9	0	0	8	40	57	1	34.0
Patriot Park	3	0	2	13	135	153	3	5.3
Ravenwood, Phase V	0	0	0	1	19	20	12	0.6
Rose Meade	15	4	0	0	0	19	0	--
Stonecrest, Phases II, III	12	3	3	17	29	64	0	16.8
Walnut Ridge	1	0	0	0	4	5	2	1.5
Walnut Woods, No. 2, Phases I, III - V	32	0	1	4	68	105	2	44.4
Washington Court	4	0	0	0	10	14	0	4.8
The Woodlands, Phases I, II	100	0	4	6	0	110	0	--
Siloam Springs	283	14	15	67	389	768	28	32.0



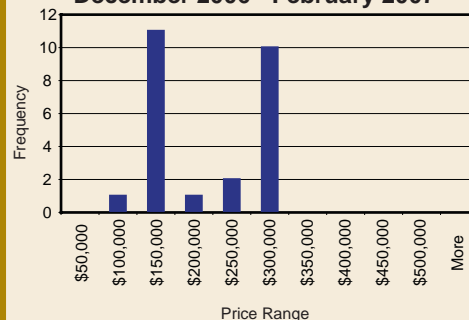
Siloam Springs Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	3.3%	883	247	82.5%	\$46.99
\$50,001 - \$100,000	9	15.0%	1,077	94	97.6%	\$75.55
\$100,001 - \$150,000	26	43.3%	1,605	146	97.5%	\$80.91
\$150,001 - \$200,000	7	11.7%	2,109	254	97.2%	\$84.93
\$200,001 - \$250,000	8	13.3%	2,442	156	96.7%	\$95.47
\$250,001 - \$300,000	3	5.0%	3,141	211	94.0%	\$89.53
\$300,001 - \$350,000	1	1.7%	2,904	302	119.1%	\$117.08
\$350,001 - \$400,000	4	6.7%	3,767	253	99.1%	\$101.09
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Siloam Springs	60	100.0%	1,915	169	97.2%	\$83.77

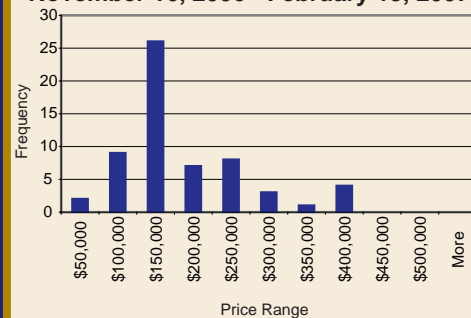
Siloam Springs Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Quarter	Number of Lots
<i>Preliminary Approval</i>		
Ashley Park, Phases II,III	Q3 2005	81
Eastern Hills	Q2 2005	31
Garden Meadows	Q1 2006	190
Heritage Ranch, Phases II,III	Q3 2005	53
Pleasant Valley	Q1 2006	43
Prairie View Estates	Q3 2006	22
Royal Oak	Q1 2005	53
Somerset	Q1 2007	138
Stoneridge	Q1 2006	88
Washington Street Addition	Q1 2005	20
<i>Final Approval</i>		
Ashley Park, Phase I	Q2 2005	32
Autumn Glen	Q2 2006	196
Castlewood	Q2 2006	101
CD Gunter's Addition	Q2 2005	5
Chanel Court, Phase II	Q2 2005	3
Chattering Heights, Phase III	Q1 2005	6
Copper Leaf	Q1 2005	29
Gabriel Park	Q2 2005	8
Highlands	Q1 2006	10
Lowe's	Q2 2006	4
Meadowview	Q4 2005	8
Nottingham Addition	Q1 2007	27
Progress Development	Q3 2005	1
South Pointe Center Addition	Q2 2005	20
Spencer's Addition	Q1 2005	4
Siloam Springs		1,173

**Siloam Springs
Distribution of
Residential Building Permit Values
December 2006 - February 2007**



**Siloam Springs
Price Distribution of Houses Sold
November 16, 2006 - February 15, 2007**



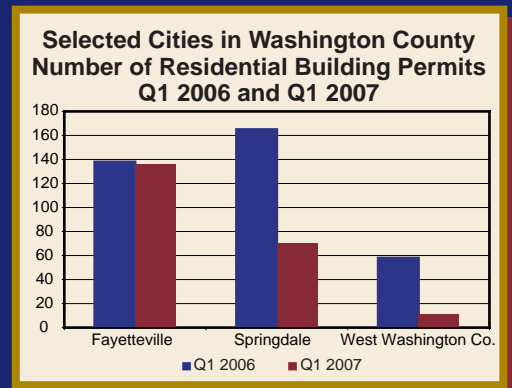
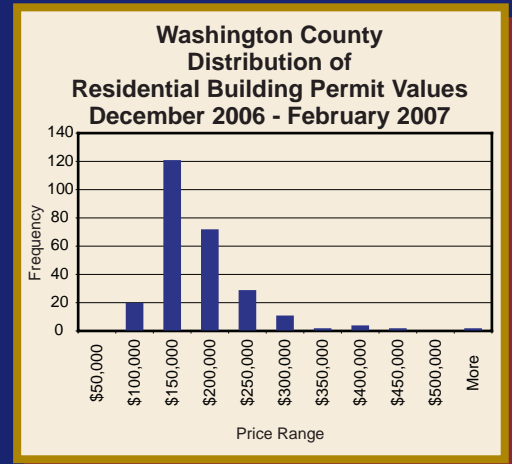
Washington County

Building Permits

From December 2006 to February 2007, there were 254 residential building permits issued in Washington County. The first quarter 2007 total was 34.2 percent lower than the first quarter 2006 total of 386 residential building permits. The average value of the Washington County December 2006 to February 2006 building permits was \$164,483, down 7.4 percent from \$177,614 for December 2006 to February 2007 residential building permits. About 67 percent of the first quarter building permits were valued between \$100,000 and \$200,000, with 15 percent higher than \$200,000 and 18 percent lower than \$100,000. In Washington County, the dominant building permit price points were in the \$100,000 to \$150,000 range.

Fayetteville accounted for 54 percent of the residential building permits in Washington County, while Springdale accounted for 28 percent and Elkins accounted for 10 percent. The remaining 8 percent were from the other small cities in the county.

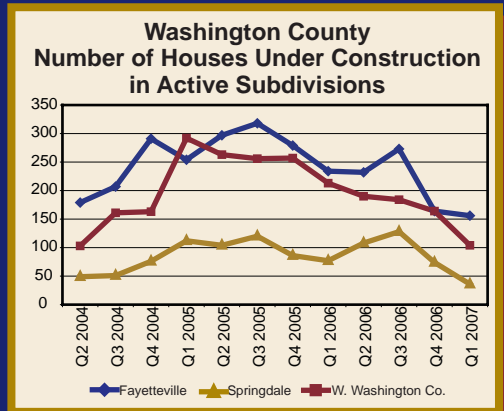
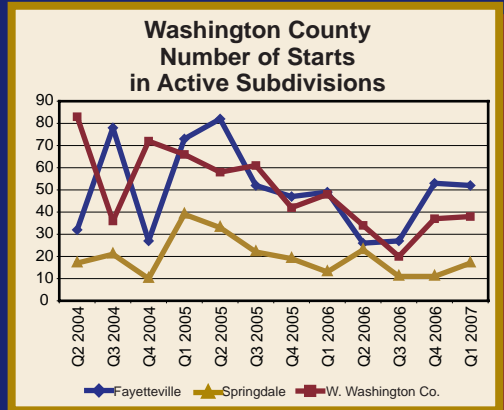
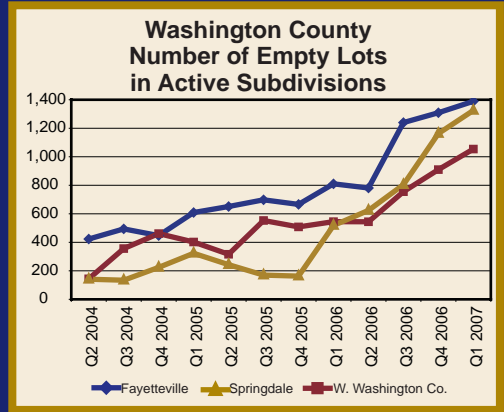
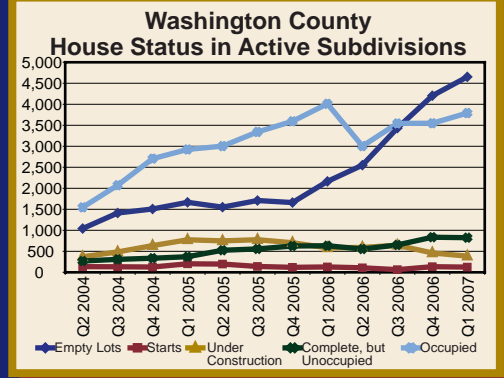
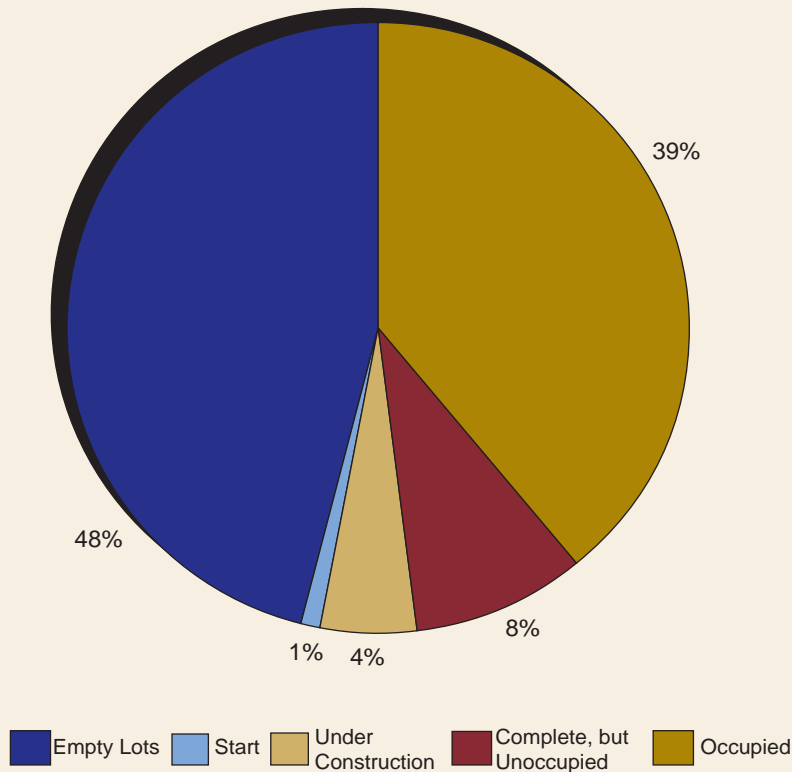
From the first quarter of 2006 to the first quarter of 2007, fewer building permits were issued in all Washington County cities except Elkins and Tontitown.



Washington County Residential Building Permit Values by City December 2006 - February 2007

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+	Q1 2007 Total	Q1 2006 Total
Elkins	0	13	13	0	0	0	0	0	0	0	0	26	16
Elm Springs	0	0	0	1	0	1	0	0	0	0	0	2	0
Farmington	0	0	0	0	0	0	0	0	0	0	0	0	2
Fayetteville	0	2	91	30	7	4	0	1	1	0	0	136	138
Goshen	0	0	0	1	0	1	0	0	0	0	0	2	2
Greenland	0	0	1	0	0	0	0	0	0	0	0	1	13
Johnson	0	0	0	1	1	1	0	1	0	0	0	4	5
Lincoln	0	2	0	0	0	0	0	0	0	0	0	2	10
Prairie Grove	0	0	4	0	2	0	0	0	0	0	0	6	27
Springdale	0	1	9	37	18	3	1	1	0	0	0	70	165
Tontitown	0	0	1	1	0	0	0	0	0	0	1	3	2
West Fork	0	1	1	0	0	0	0	0	0	0	0	2	6
West Washington County	0	31	22	9	1	1	0	1	0	0	0	65	58
Washington County	0	19	120	71	28	10	1	3	1	0	1	254	386

Washington County Status of Houses in Active Subdivisions by Percentage Q1 2007



Subdivisions

There were 9,767 lots in the 142 active subdivisions in Washington County in the first quarter of 2007. Within the active subdivisions, 48 percent of the lots were empty, 1 percent was starts, 4 percent were under construction, 8 percent were complete, but unoccupied houses, and 39 percent were occupied houses. In the first quarter of 2007, Fayetteville had the most empty lots, starts, houses under construction, and occupied houses in active subdivisions. Springdale had the most complete, but unoccupied houses. During the first quarter of 2007, the most active subdivisions in terms of houses under construction were Clabber Creek and Ruppel Row in Fayetteville and Stokenbury Farms in Elkins. Of these top subdivisions for new construction, Ruppel Row was also among the most active in the fourth quarter.

From the fourth quarter of 2006 to the first quarter of 2007, 351 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 58.9 months of lot inventory at the end of the first quarter. This was an increase from the fourth quarter's lot inventory of 47.8 months.

Information was also collected from each city about subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the first quarter of 2006, there were 7,548 lots in 127 subdivisions in Washington County that had received approval.

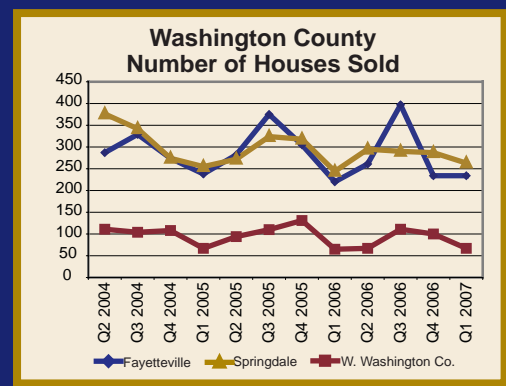
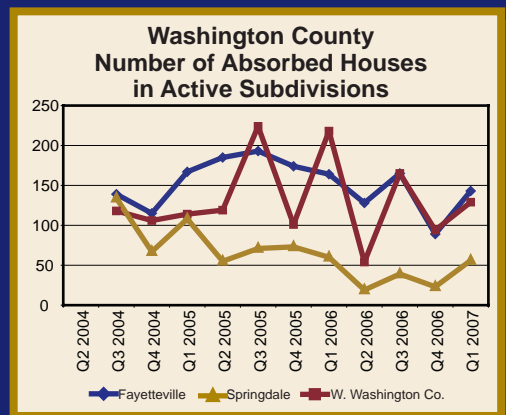
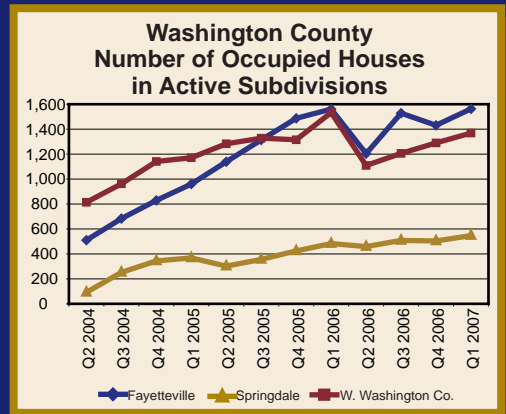
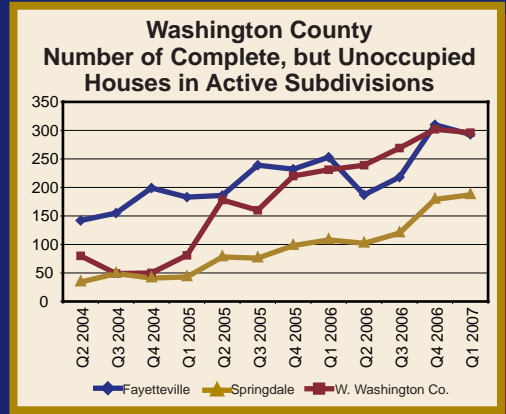


Fayetteville accounted for 41.0 percent of the coming lots, Springdale accounted for 40.3 percent of the coming lots, and Greenland accounted for 7.8 percent of the coming lots.

Sales of Existing Houses

Examining the sales of existing houses in the first quarter of 2007 yields some interesting results. A total of 597 existing houses were sold from November 16, 2006 to February 15, 2007. This represents an increase of 5.3 percent from the same period in 2005 and 2006. About 44 percent of the houses were sold in Springdale and 39 percent were sold in Fayetteville. The average price of all houses sold in Washington County was \$173,735 and the average house price per square foot was \$100.36. For the first quarter of 2007, the average amount of time between the initial listing of a house and the sale date was 120 days, down from 125 days in the previous quarter.

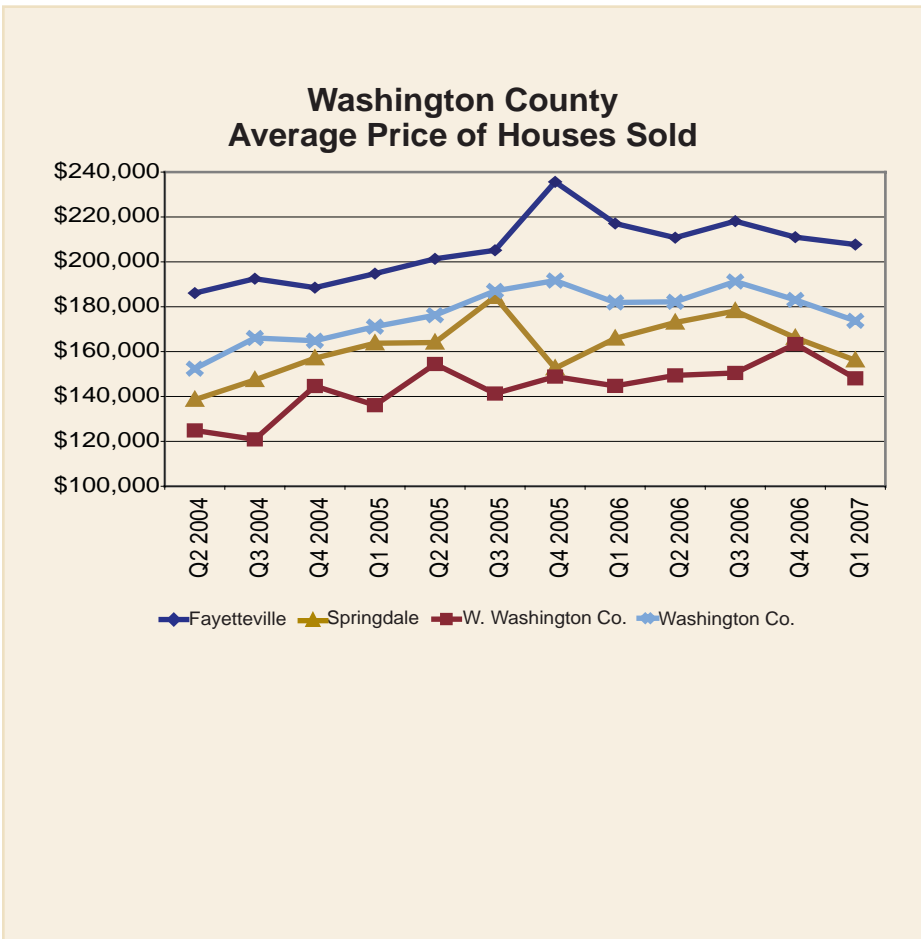
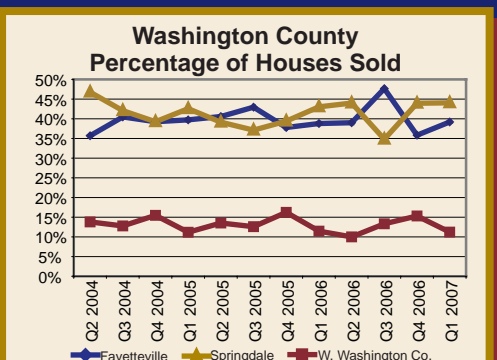
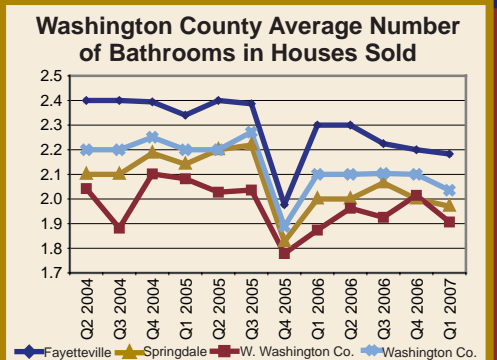
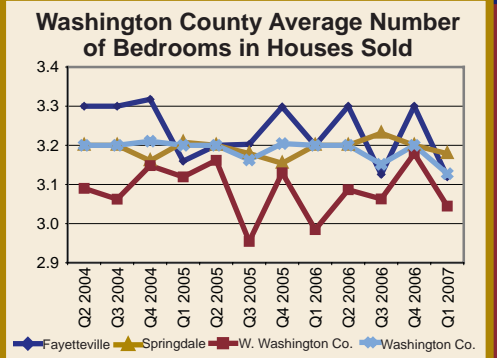
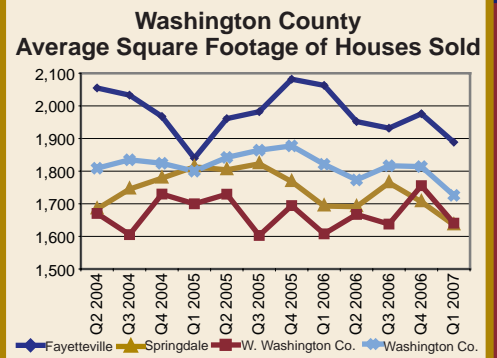
From mid-November to mid-February, on average, the largest houses in Washington County were sold in Fayetteville and Farmington. The average house was most expensive in Fayetteville and Tontitown in both absolute and per square foot terms. On average, homes sold fastest in Farmington.



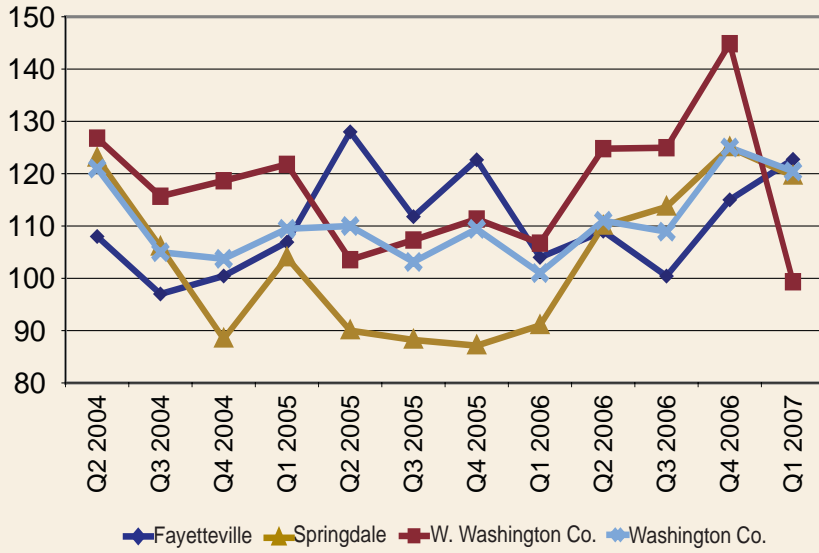
Washington County Sold House Characteristics by City

November 16, 2006 - February 15, 2007

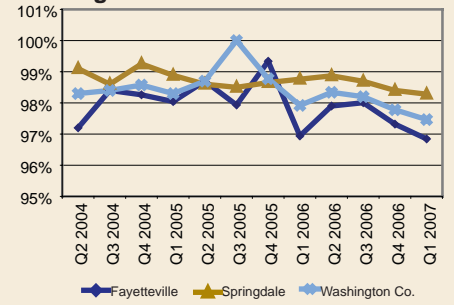
City	Average Price	Average Per Square Foot	Average Days on Market	Number of Houses Sold	Percentage of County Sales
Cane Hill	--	--	--	--	--
Elkins	\$130,827	\$90.57	175	15	2.5%
Elm Springs	\$77,562	\$58.54	388	1	0.2%
Farmington	\$174,026	\$97.21	88	21	3.5%
Fayetteville	\$207,715	\$111.23	123	234	39.2%
Goshen	--	--	--	--	--
Greenland	\$161,500	\$97.70	295	1	0.2%
Johnson	--	--	--	--	--
Lincoln	\$82,250	\$62.06	106	6	1.0%
Mountainburg	\$114,973	\$69.90	126	10	1.7%
Prairie Grove	\$143,982	\$87.03	94	28	4.7%
Springdale	\$156,114	\$95.60	120	263	44.1%
Summers	--	--	--	--	--
Tontitown	\$192,000	\$156.73	161	1	0.2%
West Fork	\$143,823	\$91.33	114	11	1.8%
Winslow	\$127,360	\$89.66	105	5	0.8%
Washington County	\$173,735	\$100.36	120	597	100.0%



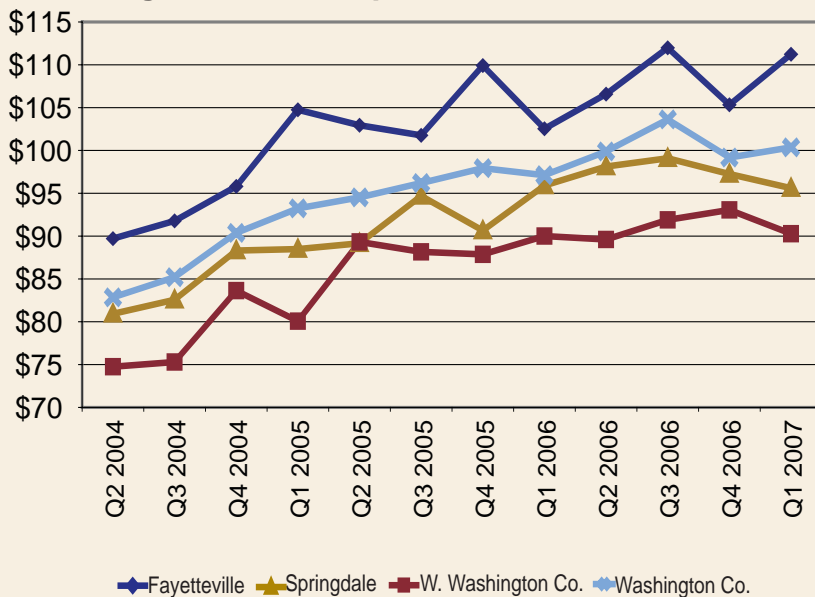
Washington County Average Number of Days on the Market for Houses Sold



Washington County Average Sold Price as a Percentage of Average List Price of Houses Sold

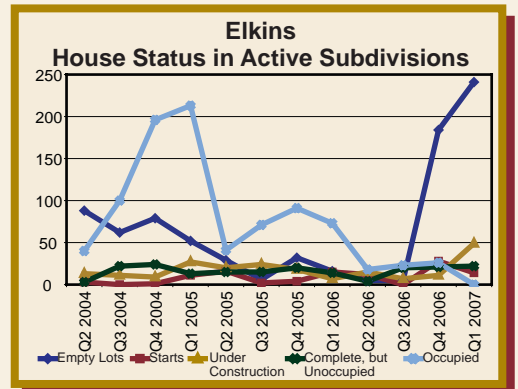
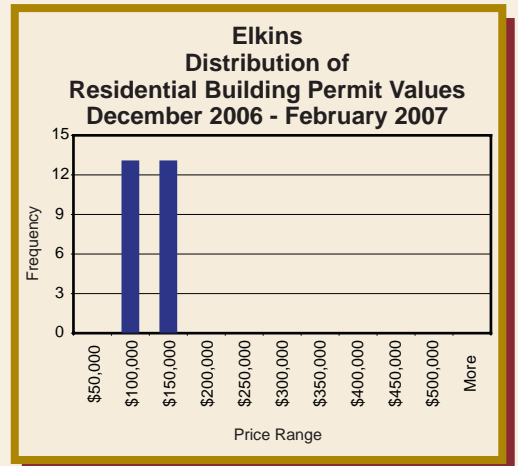


Washington County Average Price Per Square Foot of Houses Sold



Elkins

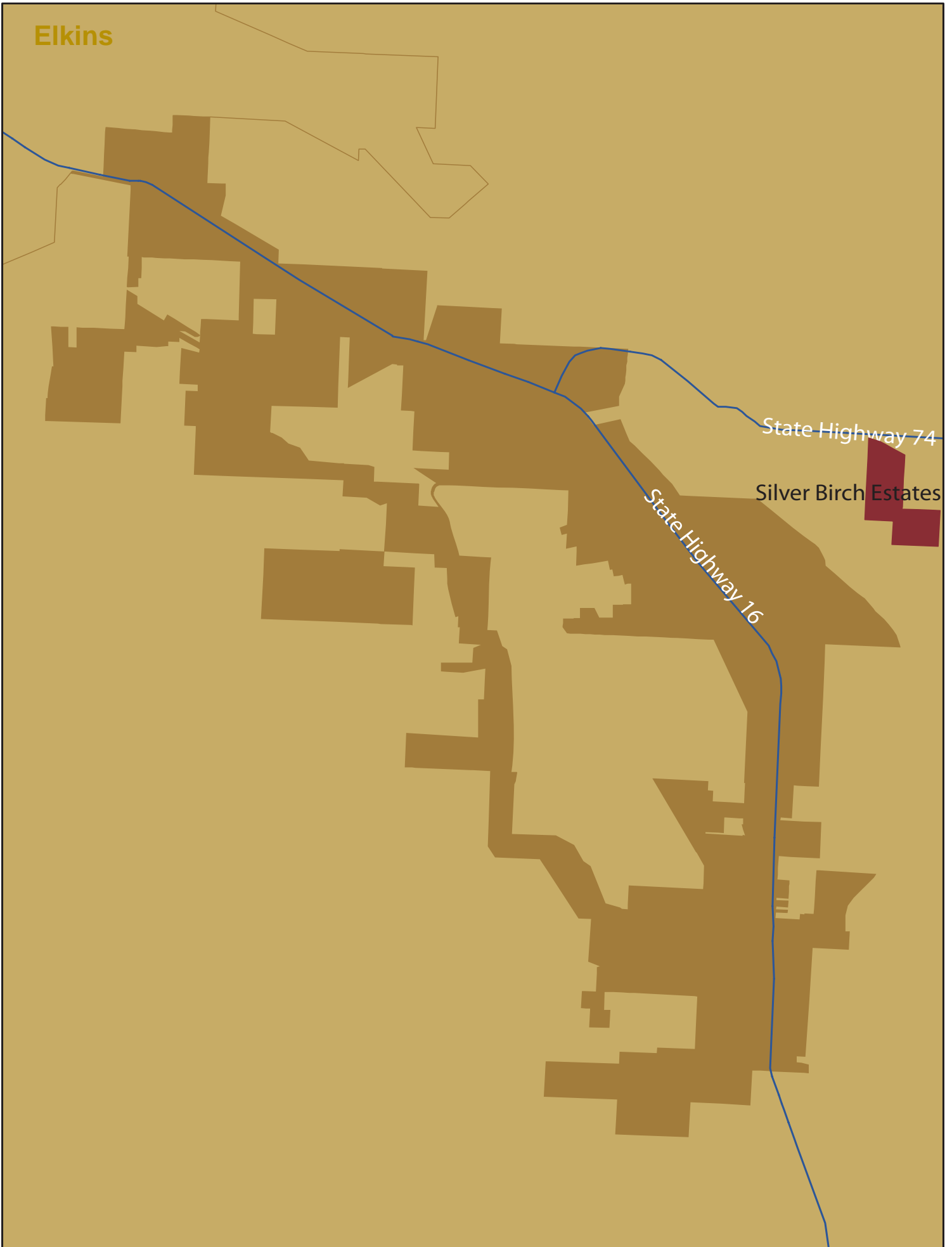
- There were 26 building permits issued in Elkins from December 2006 to February 2007. This represents an increase of 62.5 percent from the first quarter of 2006.
- The average residential building permit value in Elkins increased by 45.4 percent from the first quarter of 2006 to \$115,842 in the first quarter of 2007.
- Both building permits issued in Elkins were in the \$50,000 to \$150,000 range.
- There were 326 total lots in active subdivisions in Elkins in the first quarter of 2007. 0 percent of the lots were occupied, 7 percent were complete, but unoccupied, 15 percent were under construction, 4 percent were starts, and 74 percent were vacant lots.
- No new houses in Elkins became occupied in the first quarter of 2007. The annual absorption rate implies that there are 156.5 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Elkins in the first quarter was Stokenbury Farms with 20.
- An additional 149 lots in 1 subdivision had received either preliminary or final approval by the first quarter of 2007 in Elkins.
- There were 15 existing houses sold in Elkins from November 16, 2006 to February 15, 2007, or 25.0 percent fewer than in the previous quarter and 53.1 percent fewer than in the same period last year.
- The average price of a house sold in Elkins decreased from \$145,465 in the fourth quarter of 2006 to \$130,827 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 10.1 percent lower than in the previous quarter and 0.2 percent lower than in the same period last year.
- In Elkins, the average number of days from the initial house listing to the sale increased from 140 days in the fourth quarter of 2006 to 175 days in the first quarter of 2007.
- About 2.5 percent of all houses sold in Washington County in the first quarter of 2007 were sold in Elkins. The average sales price of a house in Elkins was 75.3 percent of the county average.
- 73.3 percent of the sold houses in Elkins were in the \$50,000 to \$150,000 range.



Elkins House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge	37	10	4	0	0	51	0	--
Miller's Meadow	54	0	11	20	0	85	0	--
Silver Birch Estates	4	0	1	2	0	7	0	--
Stokenbury Farms	118	0	20	0	0	138	0	--
Stonecrest	28	4	13	0	0	45	0	--
Elkins	241	14	49	22	0	326	0	156.5

Elkins



State Highway 74

Silver Birch Estates

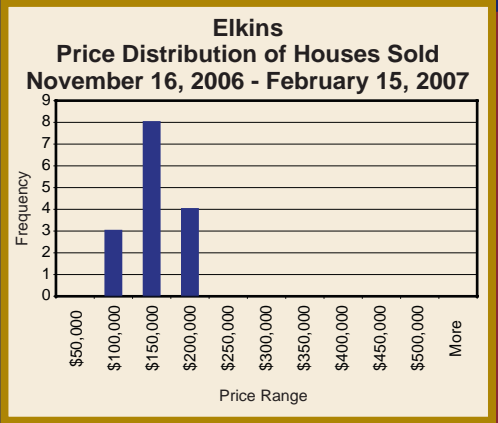
State Highway 16

Elkins Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	3	20.0%	1,085	163	97.4%	\$85.49
\$100,001 - \$150,000	8	53.3%	1,434	192	96.6%	\$90.83
\$150,001 - \$200,000	4	26.7%	1,759	150	97.8%	\$93.84
\$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%	--	--	--	--
Elkins	15	100.0%	1,451	175	97.1%	\$90.57

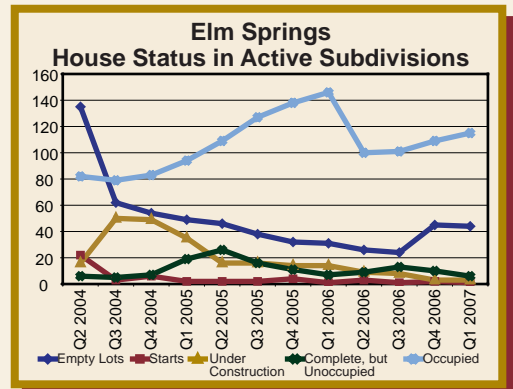
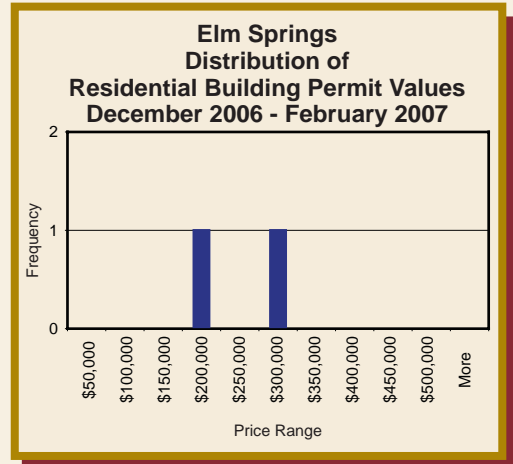
Elkins Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Oak Leaf Manor	Q3 2005	149
Elkins		149



Elm Springs

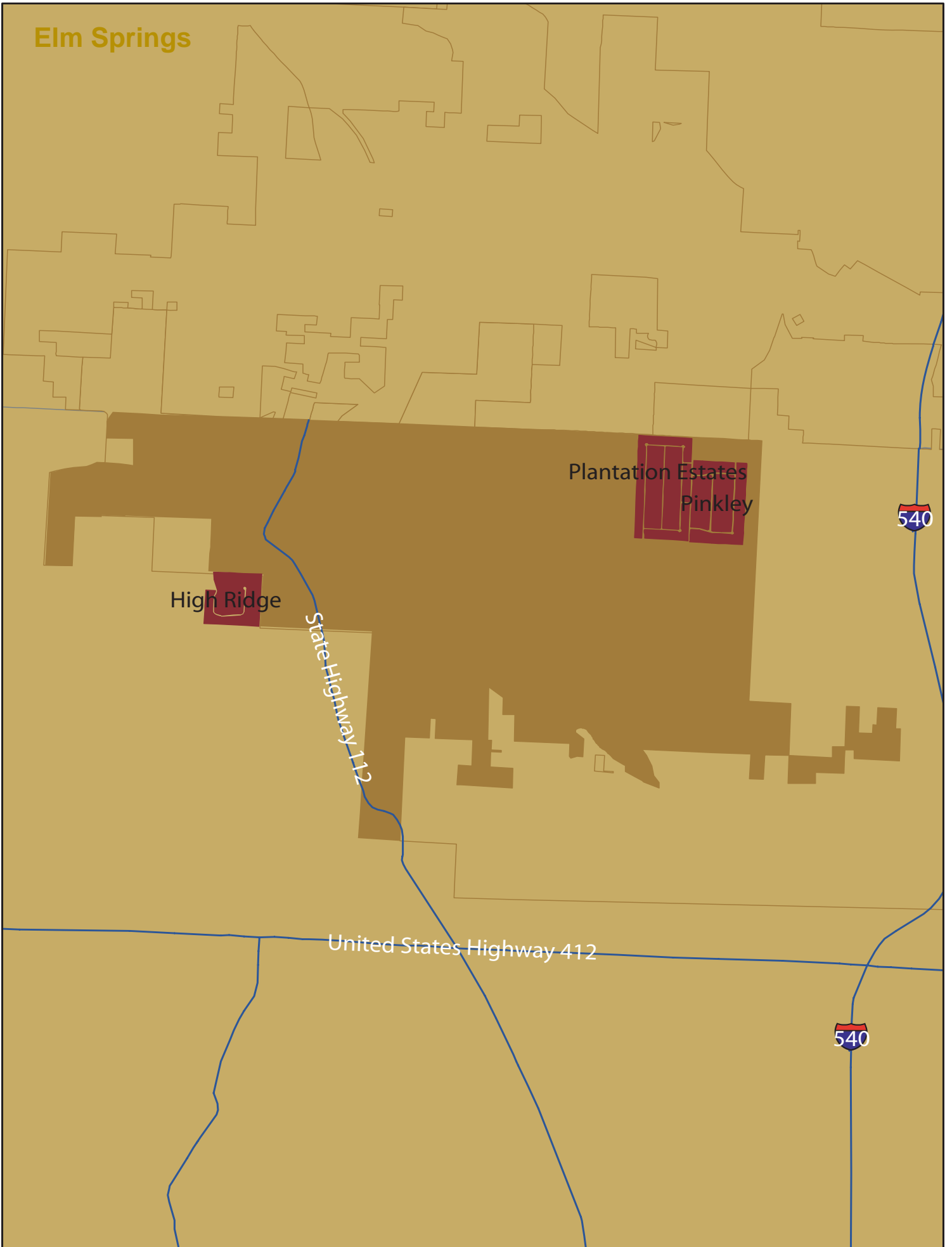
- There were 2 residential building permits issued in Elm Springs from December 2006 to February 2007. There were no building permits issued the first quarter of 2006.
- The average residential building permit value in Elm Springs was \$241,000 in the first quarter of 2007.
- There were 169 total lots in active subdivisions in Elm Springs in the first quarter of 2007. About 68 percent of the lots were occupied, 4 percent were complete, but unoccupied, 2 percent were under construction, 1 percent was starts, and 26 percent were vacant lots.
- 6 new houses in Elm Springs became occupied in the fourth quarter of 2006. The annual absorption rate implies that there are 36.0 months of remaining inventory in active subdivisions.
- An additional 233 lots in 4 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Elm Springs.
- There was 1 existing house sold in Elm Springs from November 16, 2006 to February 15, 2007.



Elm Springs House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Estates at Brush Creek	21	0	1	0	0	22	0	--
High Ridge	1	0	0	2	18	21	2	6.0
Pinkley, Phases I - III	13	0	1	0	47	61	0	42.0
Plantation Estates	9	1	1	4	50	65	4	22.5
Elm Springs	44	1	3	6	115	169	6	36.0

Elm Springs

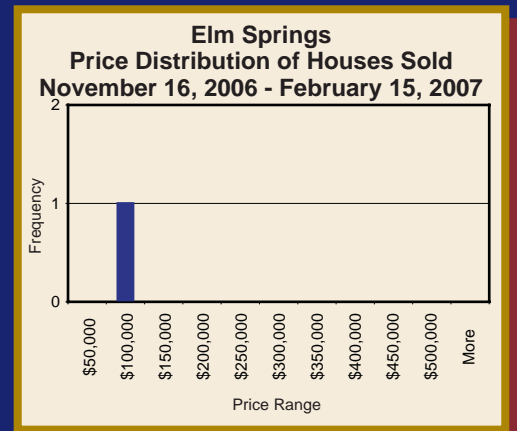


Elm Springs Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	100.0%	1,325	388	97.07%	\$58.54
\$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%	--	--	--	--
Elm Springs	1	100.0%	1,325	388	97.07%	\$58.54

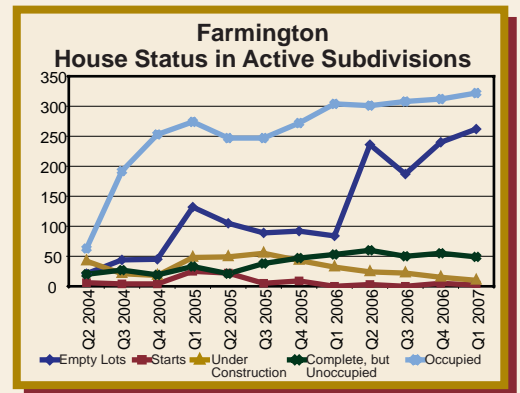
Elm Springs Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Camelot	Q3 2005	65
Elm Valley	Q1 2006	140
<i>Final Approval</i>		
Brush Creek Estates	Q3 2005	24
Cabe	Q1 2006	4
Elm Springs		233



Farmington

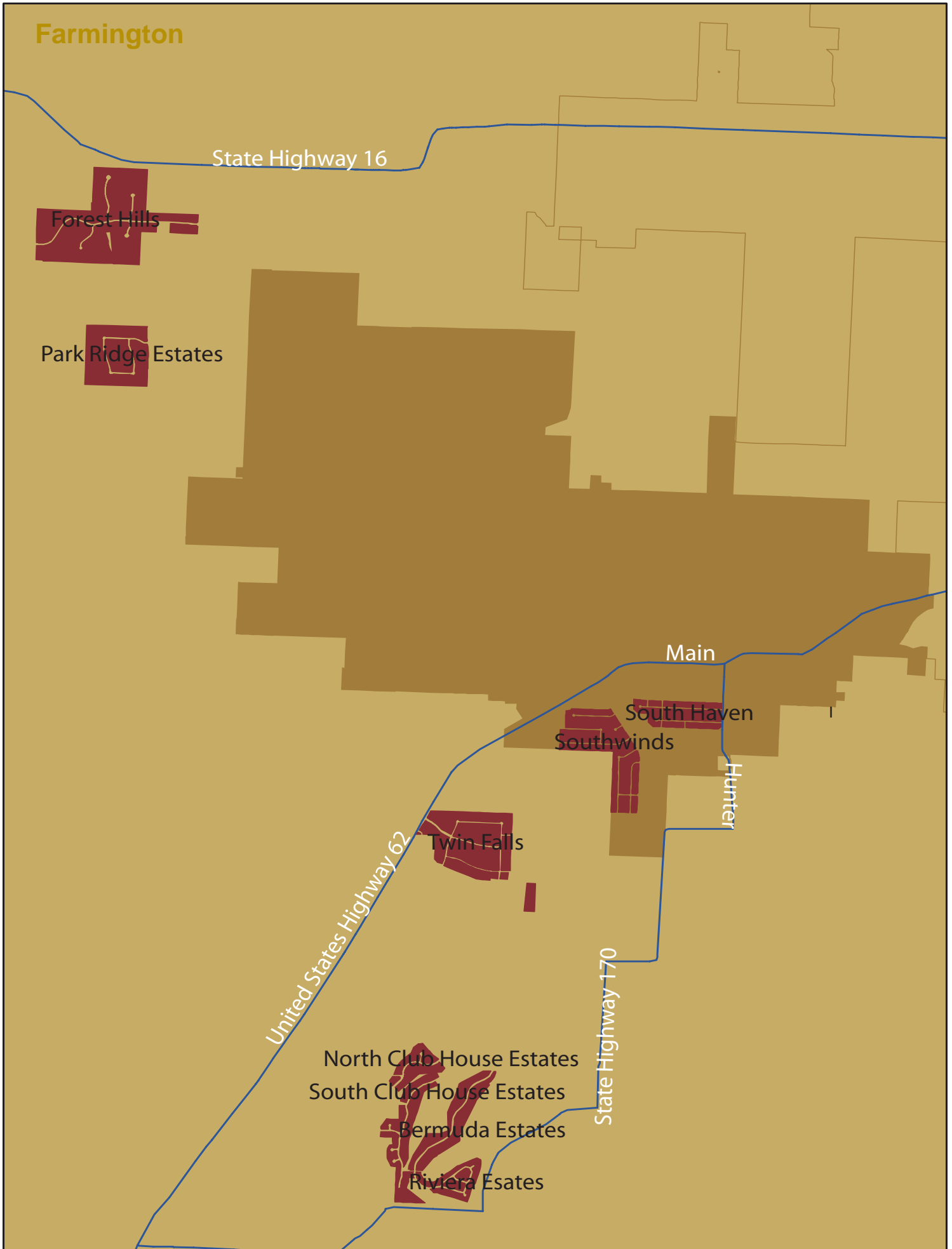
- From December 2006 to February 2007, there were no residential building permits issued in Farmington.
- There were 645 total lots in active subdivisions in Farmington in the first quarter of 2007. About 50 percent of the lots were occupied, 8 percent were complete, but unoccupied, 2 percent were under construction, 0 percent were starts, and 41 percent were vacant lots.
- 21 new houses in Farmington became occupied in the first quarter of 2007. The annual absorption rate implies that there are 76.0 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Farmington in the first quarter was South Club House Estates with 4.
- An additional 105 lots in 1 subdivision had received either preliminary or final approval by the first quarter of 2007 in Farmington.
- There were 21 existing houses sold in Farmington from November 16, 2006 to February 15, 2007, or 27.6 percent fewer than in the previous quarter and 8.7 percent fewer than in the same period last year.
- The average price of a house sold in Farmington decreased from \$210,912 in the fourth quarter of 2006 to \$174,026 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 17.5 percent lower than in the previous quarter, but 10.8 percent higher than in the same period last year.
- In Farmington, the average number of days from the initial house listing to the sale decreased from 118 days in the fourth quarter of 2006 to 88 days in the first quarter of 2007.
- About 3.5 percent of all houses sold in Washington County in the first quarter of 2007 were sold in Farmington. The average sales price of a house in Farmington was 100.2 percent of the county average.
- 66.7 percent of the sold houses in Farmington were in the \$100,000 to \$200,000 range.



Farmington House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	20	0	0	22	24	66	9	21.9
East Creek Place	39	0	1	6	1	47	1	552.0
Forest Hills, Phases I, II	4	0	0	0	47	51	2	12.0
North Club House Estates	20	0	0	1	0	21	0	--
Park Ridge Estates	20	0	0	2	4	26	1	66.0
Rainsong	4	1	0	0	0	5	0	--
Riviera Estates	1	0	1	6	48	56	3	24.0
South Club House Estates	18	0	4	0	57	79	0	52.8
Southaven, Phase III	0	0	2	0	86	88	3	4.8
Southwinds, Phases IV, V	17	0	0	9	54	80	1	78.0
Twin Falls, Phases I, II	119	1	2	3	1	126	1	1,500.0
Farmington	262	2	10	49	322	645	21	76.0

Farmington

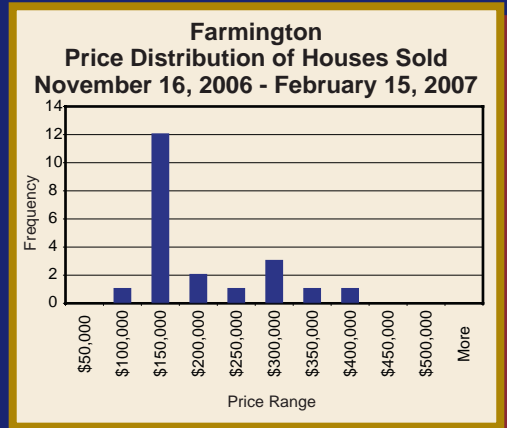


Farmington Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	4.8%	1,080	37	100.0%	\$87.96
\$100,001 - \$150,000	12	57.1%	1,307	77	98.1%	\$95.38
\$150,001 - \$200,000	2	9.5%	1,898	51	97.5%	\$95.23
\$200,001 - \$250,000	1	4.8%	2,387	49	91.6%	\$95.52
\$250,001 - \$300,000	3	14.3%	2,564	89	97.4%	\$102.70
\$300,001 - \$350,000	1	4.8%	3,270	188	99.1%	\$96.94
\$350,001 - \$400,000	1	4.8%	3,311	277	97.7%	\$117.79
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Farmington	21	100.0%	1,772	88	97.8%	\$97.21

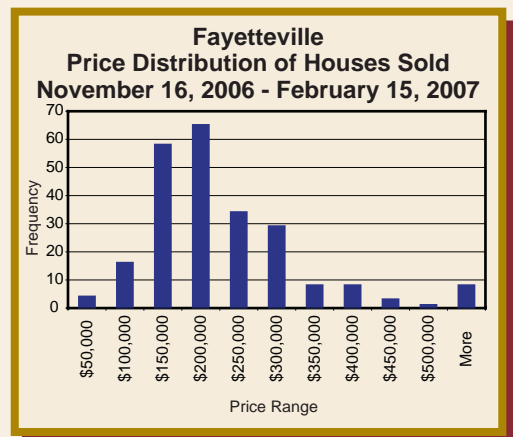
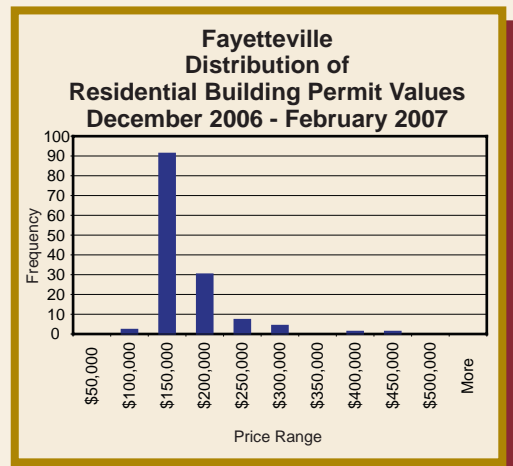
Farmington Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Farmington Heights	Q3 2005	105
Farmington		105



Fayetteville

- From December 2006 to February 2007, there were 136 residential building permits issued in Fayetteville. This represents a decline of 1.4 percent from the first quarter of 2006.
- The average residential building permit value in Fayetteville declined by 20.8 percent from the first quarter of 2006 to \$151,659 in the first quarter of 2007.
- The major price points for Fayetteville building permits were in the \$100,000 to \$150,000 range.
- There were 3,453 total lots in active subdivisions in Fayetteville in the first quarter of 2007. About 45 percent of the lots were occupied, 8 percent were complete, but unoccupied, 5 percent were under construction, 2 percent were starts, and 40 percent were vacant lots.
- 143 new houses in Fayetteville became occupied in the first quarter of 2007. The annual absorption rate implies that there are 43.2 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Fayetteville in the first quarter were Clabber Creek with 38 and Ruppel Row with 26.
- An additional 3,098 lots in 53 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Fayetteville.
- There were 234 existing houses sold in Fayetteville from November 16, 2006 to February 15, 2007, or no change from the previous quarter and 6.4 percent more than in the same period last year.
- The average price of a house sold in Fayetteville declined from \$211,003 in the fourth quarter to \$207,715 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 1.6 percent lower than in the previous quarter and 4.3 percent lower than in the same period last year.
- In Fayetteville, the average number of days from the initial house listing to the sale increased from 115 days in the fourth quarter of 2006 to 123 days in the first quarter of 2007.
- About 39.2 percent of all houses sold in Washington County in the first quarter of 2007 were sold in Fayetteville. The average sales price of a house in Fayetteville was 119.6 percent of the county average.
- 52.6 percent of the sold houses in Fayetteville were in the \$100,000 to \$200,000 range.



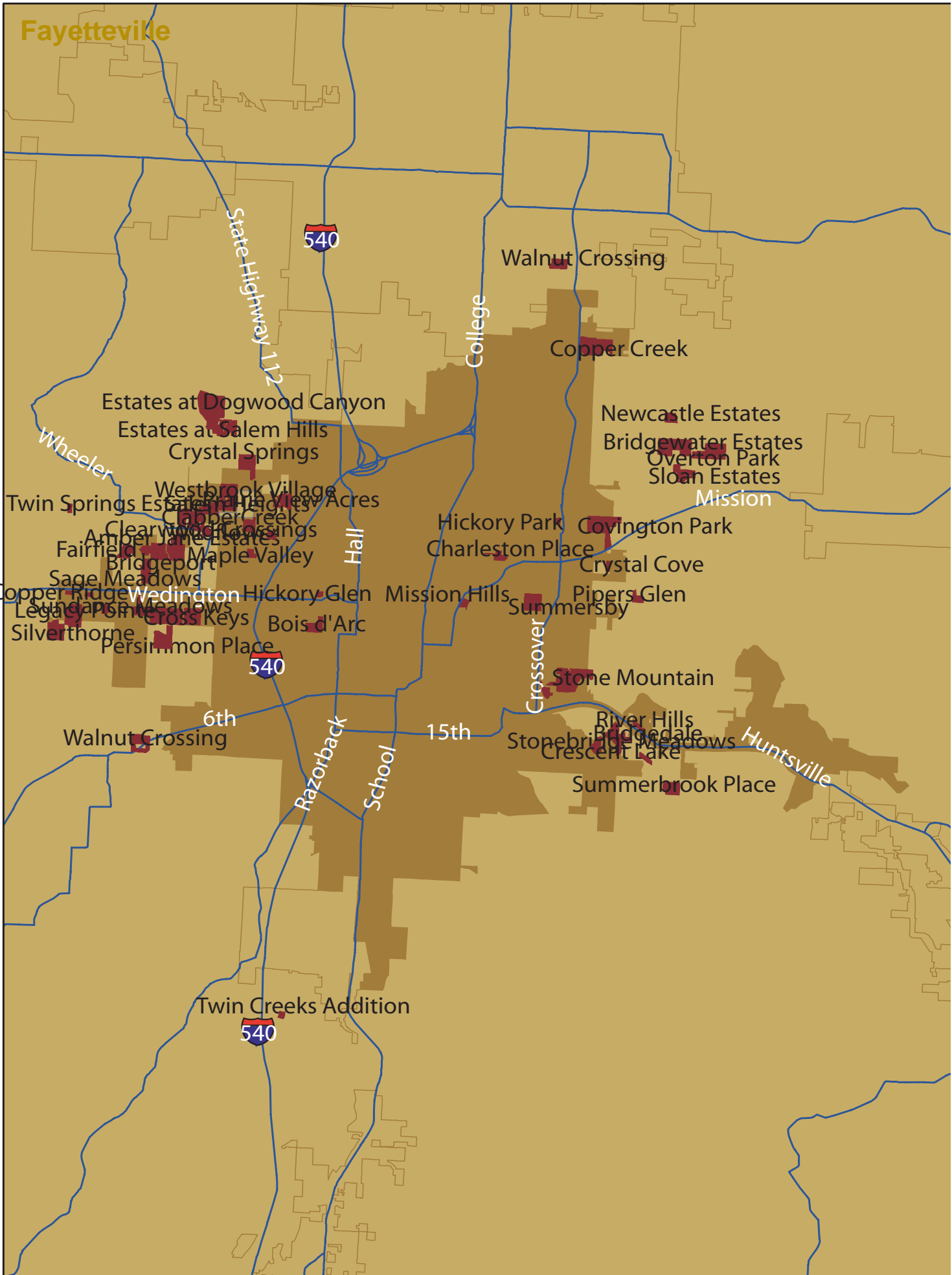
Fayetteville Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	1.7%	780	56	89.7%	\$52.25
\$50,001 - \$100,000	16	6.8%	1,025	87	93.8%	\$93.18
\$100,001 - \$150,000	58	24.8%	1,293	85	96.5%	\$107.28
\$150,001 - \$200,000	65	27.8%	1,670	108	98.6%	\$107.95
\$200,001 - \$250,000	34	14.5%	1,961	149	97.9%	\$123.17
\$250,001 - \$300,000	29	12.4%	2,473	144	96.9%	\$118.18
\$300,001 - \$350,000	8	3.4%	2,897	181	94.1%	\$118.26
\$350,001 - \$400,000	8	3.4%	3,326	216	95.3%	\$117.24
\$400,001 - \$450,000	3	1.3%	3,387	128	95.5%	\$125.78
\$450,001 - \$500,000	1	0.4%	3,675	428	93.9%	\$125.17
\$500,000+	8	3.4%	4,609	245	95.5%	\$135.93
Fayetteville	234	100.0%	1,889	123	96.8%	\$111.23

Fayetteville House Status in Active Subdivisions

Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Amber Jane Estates	8	0	0	3	11	22	1	22.0
Bois D'Arc	7	0	0	1	11	19	1	24.0
Bridgedale	10	0	2	9	4	25	1	63.0
Bridgeport, Phases VII, VIII	16	0	3	2	3	24	0	126.0
Bridgewater Estates	17	0	5	0	7	29	2	132.0
Charleston Place	4	0	0	1	46	51	1	20.0
Clabber Creek, Phases I - IV	102	6	38	43	202	391	25	58.2
Clearwood Crossing	26	0	3	13	3	45	3	126.0
Copper Creek, Phases I - III	98	1	8	18	86	211	5	62.5
Copper Ridge	10	0	0	0	14	24	1	20.0
Covington Park, Phases I - IV	3	0	7	2	157	169	4	14.4
Crescent Lake	39	0	1	1	2	43	0	246.0
Cross Keys	22	2	5	18	61	108	8	10.6
Crystal Cove	5	0	1	10	2	18	0	96.0
Crystal Springs, Phase III	91	0	6	4	1	102	0	1,212.0
Deerpath, Phase II	13	1	1	0	1	16	1	135.0
The Estates at Dogwood Canyon	48	0	2	0	4	54	1	150.0
Estates at Salem Hill	2	1	0	0	20	23	0	9.0
Fairfield, Phases II, III	4	0	2	2	106	114	13	2.5
Harmon Trails Estates	21	0	1	1	3	26	1	92.0
Hickory Glen	0	0	0	2	14	16	4	1.7
Hickory Park	11	0	1	2	0	14	0	--
Lakewood	82	7	6	0	0	95	0	--
Legacy Pointe, Phases I - III	3	0	3	7	143	156	0	19.5
Lynnwood Estates	5	0	0	0	1	6	0	30.0
Maple Valley	2	0	1	6	10	19	0	10.8
Mission Hills	2	0	0	1	20	23	0	9.0
Newcastle Estates	3	7	0	0	0	10	0	--
Overton Park	14	1	2	3	31	51	2	17.1
Persimmon Place	67	3	3	16	65	154	11	20.2
Piper's Glen	6	0	1	0	1	8	0	63.0
Prairie View Acres	35	0	0	1	0	36	0	--
River Hills	0	0	1	10	7	18	5	18.9
Rupple Row	163	0	26	33	0	222	0	--
Sage Meadows	0	0	0	4	82	86	10	1.9
Salem Heights, Phases I, II	27	4	6	5	46	88	11	12.3
Sassafras Hill	4	0	1	3	0	8	0	--
Silverthorne, Phase II	19	0	1	2	11	33	0	44.0
Sloan Estates	40	1	1	12	3	57	0	216.0
Stone Mountain, Phase I	110	0	1	0	1	112	0	999.0
Stonebridge Meadows, Phases I - IV	29	0	5	24	178	236	12	11.6
Summerbrook Place	0	0	0	2	10	12	3	3.4
Summersby	6	1	0	1	44	52	2	24.0
Sundance Meadows	19	0	0	3	3	25	2	88.0
Trinity Place	9	0	0	0	12	21	3	20.3
Twin Creeks Addition	0	1	2	7	1	11	0	120.0
Twin Maple Acres	2	0	0	0	2	4	1	6.0
Twin Maple Estates	3	0	0	0	5	8	1	7.2
Twin Springs Estates	2	0	0	0	3	5	0	8.0
Walnut Crossing	95	14	5	12	10	136	6	113.4
Walnut Crossing (Additional Lots)	53	2	2	1	0	58	0	--
Westbrook Village	0	0	0	4	107	111	0	6.0
Wildflower Meadows	32	0	3	4	9	48	2	78.0
Fayetteville	1,389	52	156	293	1,563	3,453	143	43.2

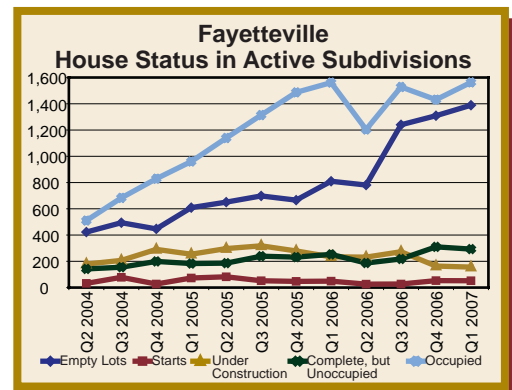


Fayetteville

Approved Final and Preliminary Subdivisions

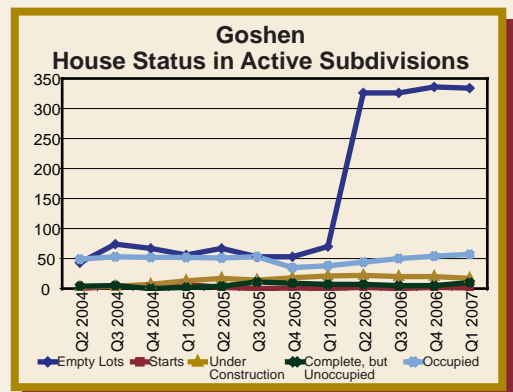
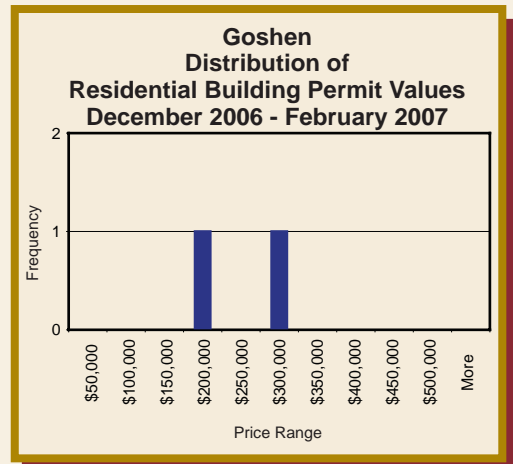
Q1 2007

Subdivision	Approved	Number of Lots	Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>			<i>Final Approval</i>		
Addison Acres	Q2 2006	18	Appleby Landing	Q4 2005	12
Bellwood, Phase II	Q1 2007	17	Belclair Estates	Q1 2005	96
Benton Development	Q3 2005	31	Bellwood	Q4 2004	77
Biella Estates	Q3 2005	100	Birwin Street	Q4 2005	7
Blueberry Meadows	Q3 2005	72	Crestmont Estates	Q1 2007	11
Bungalows at Cato Springs	Q1 2006	30	Cross Keys, Phase II	Q1 2006	20
Clabber Creek, Phase V	Q4 2004	59	Crossroads East	Q2 2006	6
Cobblestone Crossing	Q1 2006	195	Legacy Point, Phase IV	Q4 2004	77
Depalma Addition	Q1 2006	5	Lierly Lane	Q1 2007	58
Driver Subdivision	Q3 2006	6	Mountain Ranch, Phase I	Q3 2006	118
Eagles Ridge	Q3 2005	3	Springwoods, Lot III	Q4 2005	36
Embry Acres	Q1 2006	57	Springwoods, Lot V	Q4 2004	47
Emerald Point	Q4 2005	26	Timber Trails	Q3 2006	111
Falcon Ridge	Q3 2005	62	Fayetteville		3,098
Geneva Gardens	Q4 2005	8			
Grand Valley Estates	Q4 2004	24			
Grand Valley Stable	Q4 2004	24			
Hamm Property	Q4 2005	53			
Hamptons	Q4 2005	139			
The Heights at Park West	Q2 2006	85			
Highlands at Ruppel	Q1 2007	146			
Horsebend Estates	Q2 2006	50			
Legacy Point, Phase V	Q2 2006	133			
Lewis/Wedington	Q1 2005	18			
Mally Wagnon Estates	Q4 2005	80			
Miner Acres	Q3 2005	6			
Mountain Ranch, Phase II	Q2 2006	31			
Pembridge Subdivision	Q4 2004	45			
Salem Meadows, Phase II	Q4 2004	77			
Schelgel Subdivision	Q4 2004	176			
Skillern Road	Q4 2005	11			
Springwoods, Lot I	Q4 2004	103			
St. James Park	Q3 2005	63			
Summit Place	Q3 2005	50			
Walker Estates	Q4 2005	11			
Water Brook, Phases I,II	Q3 2005	118			
Weir Road Subdivision	Q1 2006	74			
Wellspring	Q2 2006	129			
West Haven	Q3 2005	44			
Wilson/Hancock	Q1 2005	43			



Goshen

- From December 2006 to February 2007, there were two residential building permits issued in Goshen. There were 2 permits issued in the first quarter of 2006.
- The average residential building permit value in Goshen increased by 1.1% from the first quarter of 2006 to \$247,456 in the first quarter of 2007.
- There were 409 total lots in active subdivisions in Goshen in the first quarter of 2007. About 14 percent of the lots were occupied, 2 percent were complete, but unoccupied, 4 percent were under construction, and 82 percent were vacant lots.
- 3 new houses in Goshen became occupied in the first quarter of 2007. The annual absorption rate implies that there are 132.0 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Goshen in the first quarter were The Knolls and Waterford Estates, each with 5.
- An additional 124 lots in 3 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Goshen.
- There were no existing houses sold in Goshen from November 16, 2006 to February 15, 2007.



Goshen House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Abbey Lane	6	0	0	0	2	8	0	18.0
Autumn View	9	0	0	0	1	10	1	108.0
Bordeaux	7	0	2	1	13	23	0	60.0
Bridlewood, Phases I, II	39	1	2	2	6	40	1	68.0
The Knolls	66	0	5	0	2	73	1	426.0
Polo Country Estates	0	0	0	4	19	23	0	16.0
Vineyard	3	0	3	3	13	22	0	36.0
Waterford Estates	195	0	5	0	0	200	0	--
Wildwood	9	0	0	0	1	10	0	108.0
Goshen	334	1	17	10	57	409	3	132.0



Goshen

Bridlewood

Wildwood

Vineyard

Polo Country Estates

The Knolls

Abbey Lane

Bordeaux

State Highway 45

Autumn View

Waterford Estates

Goshen

Approved Final and Preliminary Subdivisions

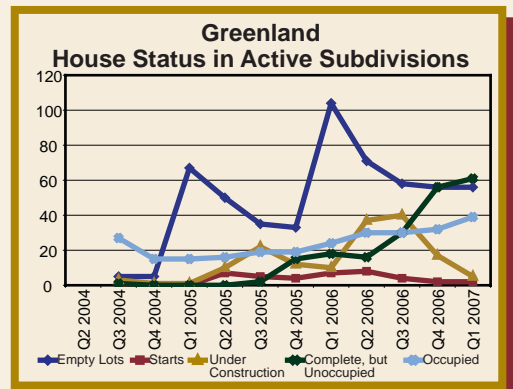
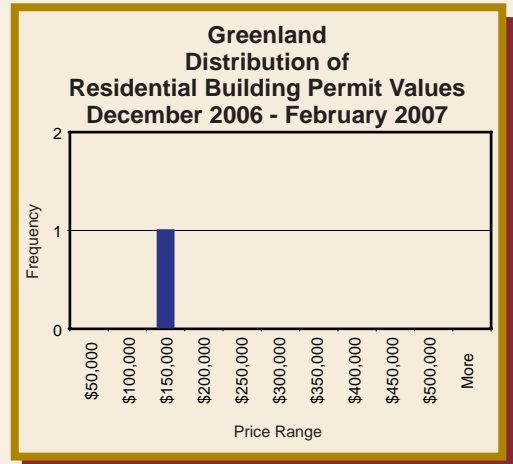
Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Brookstone, Phase II	Q3 2005	64
<i>Final Approval</i>		
Brookstone, Phase I	Q3 2005	45
Stone Meadows	Q3 2005	15
Goshen		124



Greenland

- From December 2006 to February 2007, there was 1 residential building permit issued in Greenland. There were 13 permits issued during the first quarter of 2006.
- There were 163 total lots in active subdivisions in Greenland in the first quarter of 2007. About 24 percent of the lots were occupied, 37 percent were complete but unoccupied, 3 percent were under construction, 1 percent was starts, and 34 percent were vacant lots.
- 8 new houses in Greenland became occupied in the first quarter of 2007. The annual absorption rate implies that there are 87.5 months of remaining inventory in active subdivisions.
- There were 5 houses under construction in the Homestead Addition and 0 in the Lee Valley subdivision.
- An additional 591 lots in 2 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Greenland.
- There was 1 existing houses that sold in Greenland from November 16, 2006 to February 15, 2007 or 66.7 percent fewer than the previous quarter.
- The house sold for \$161,500 in 295 days from the initial house listing to the sale.



Greenland House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition	25	1	5	45	4	80	2	228.0
Lee Valley, Phases III, IV	31	1	0	16	35	83	6	44.3
Greenland	56	2	5	61	39	163	8	87.5

Greenland

State Highway 265

540

Lee Valley

United States Highway 71

540

Homestead

Greenland Price Range of Houses Sold November 16, 2006 - February 15, 2007

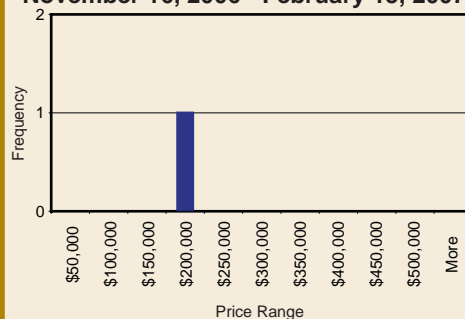
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	100.0%	1,653	295	97.9%	\$97.70
\$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%	--	--	--	--
Greenland	1	100.0%	1,653	295	97.9%	\$97.70

Greenland Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> Greenland Hills	Q1 2006	580
<i>Final Approval</i> Twin Creeks	Q1 2006	11
Greenland		591

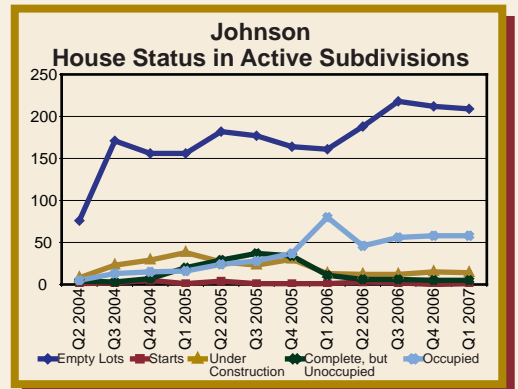
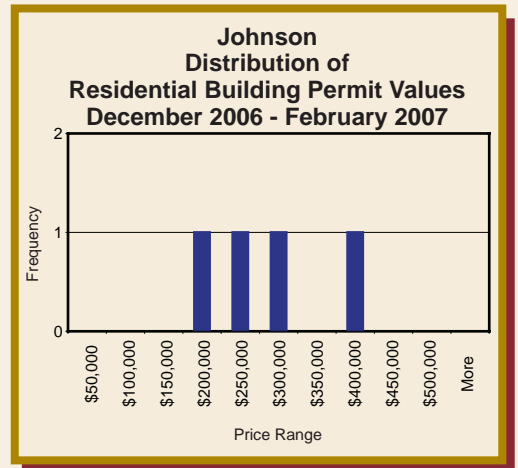


**Greenland
Price Distribution of Houses Sold
November 16, 2006 - February 15, 2007**



Johnson

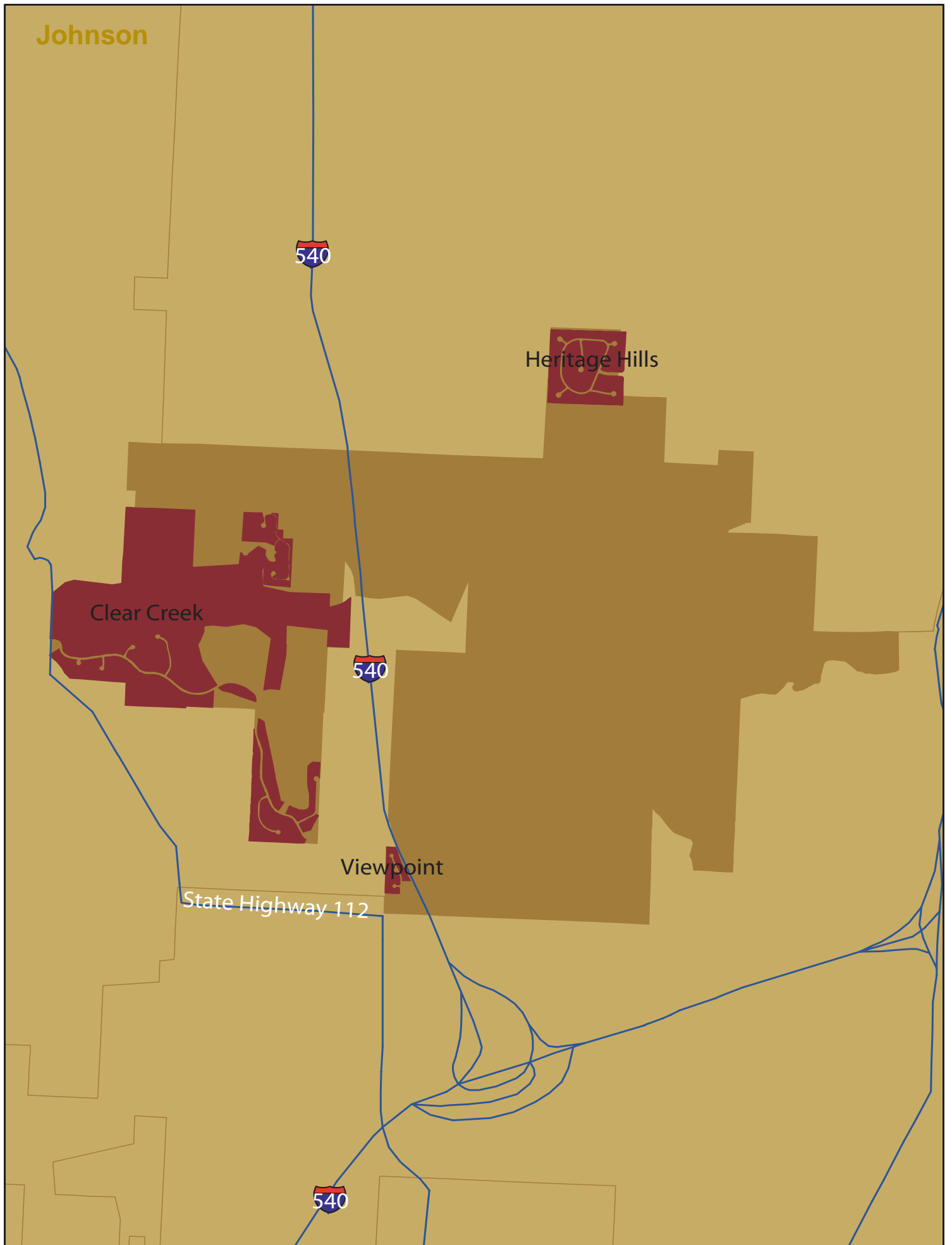
- From December 2006 to February 2007, there were 4 residential building permits issued in Johnson. This represents a decrease of 20.0 percent from the first quarter of 2006.
- The average residential building permit value in Johnson decreased by 7.4 percent from the first quarter of 2006 to \$256,718 in the first quarter of 2007.
- The major price points for Johnson building permits were in the \$150,000 to \$300,000 range.
- There were 287 total lots in active subdivisions in Johnson in the first quarter of 2007. About 20 percent of the lots were occupied, 2 percent were complete, but unoccupied, 5 percent were under construction, 0 percent was starts, and 73 percent were vacant lots.
- 8 new houses in Johnson became occupied in the first quarter of 2007. The annual absorption rate implies that there are 105.7 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Johnson in the first quarter was Clear Creek with 10.
- There were no existing houses sold in Johnson from November 16, 2006 to February 15, 2007.



Johnson House Status in Active Subdivisions Q1 2007

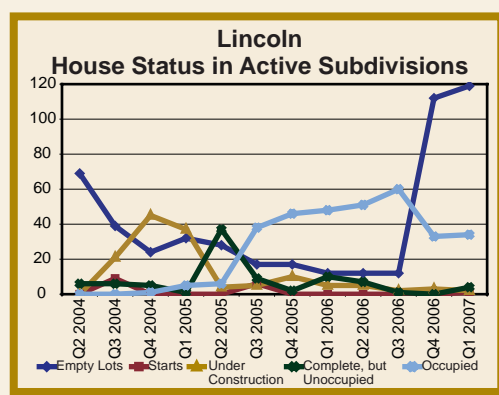
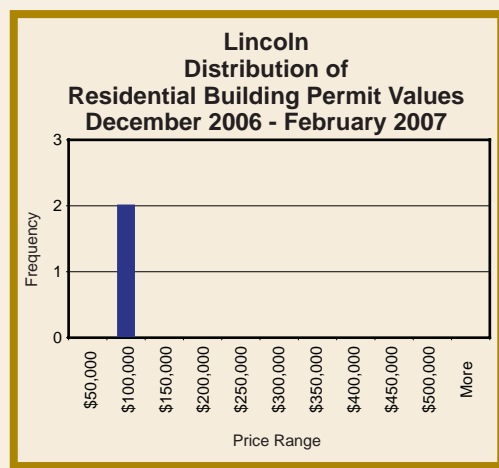
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Phases I - V, Patio Homes	149	1	10	5	56	221	7	82.5
Heritage Hills	60	0	4	0	2	66	1	384.0
Johnson	209	1	14	5	58	287	8	105.7

Johnson



Lincoln

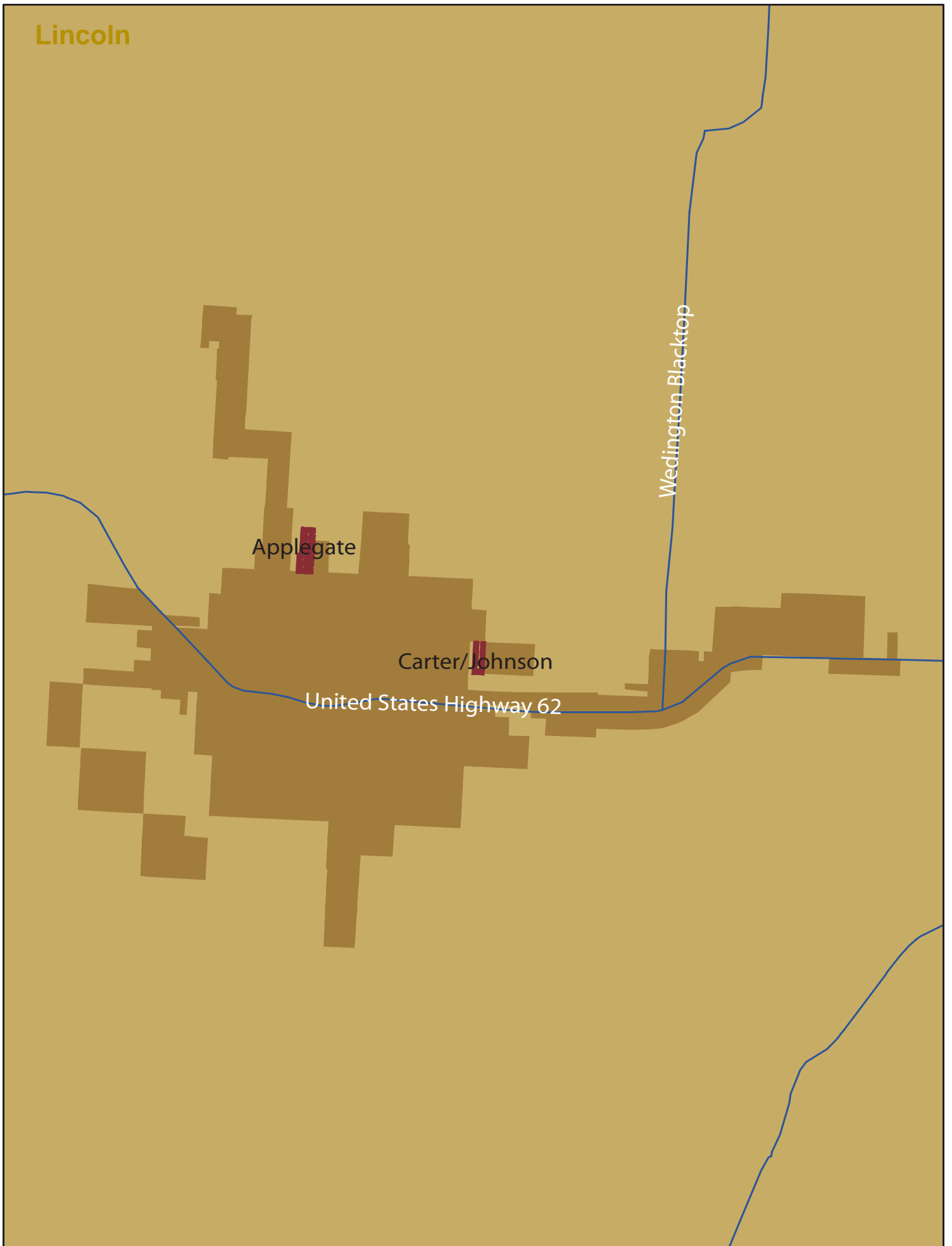
- From December 2006 to February 2007, there were 2 residential building permits issued in Lincoln. This represents an 80.0 percent decline from the first quarter of 2006.
- The average residential building permit value in Lincoln declined by 44.2 percent from the first quarter of 2006 to \$77,188 in the first quarter of 2007.
- Both Lincoln building permits were in the \$50,000 to \$100,000 range.
- There were 160 total lots in active subdivisions in Lincoln in the first quarter of 2007. About 21 percent of the lots were occupied, 3 percent were complete, but unoccupied, 1 percent was under construction, 1 percent was starts, and 74 percent were vacant lots.
- 2 new houses in Lincoln became occupied in the first quarter of 2007. The annual absorption rate implies that there are 108.0 months of remaining inventory in active subdivisions.
- Country Meadows and the Carter/Johnson Subdivision both had 1 house under construction during the first quarter of 2007.
- An additional 136 lots in 2 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Lincoln.
- There were 6 existing houses sold in Lincoln from November 16, 2006 to February 15, 2007, or 64.7 percent fewer than in the previous quarter and 40.0 percent fewer than in the same period last year.
- The average price of a house sold in Lincoln decreased from \$127,871 in the fourth quarter of 2006 to \$82,250 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 35.7 percent lower than in the fourth quarter of 2006 and was 10.9 percent lower than in the same period last year.
- In Lincoln, the average number of days from the initial house listing to the sale declined from 129 days in the fourth quarter of 2006 to 106 days in the first quarter of 2007.
- About 1.0 percent of all houses sold in Washington County in the first quarter of 2007 was sold in Lincoln. The average sales price of a house in Lincoln was only 47.3 percent of the county average.
- 66.7 percent of the sold houses in Lincoln were between \$50,000 and \$100,000.



Lincoln House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Lots	Months of Inventory
Carter/Johnson Subdivision	11	0	1	0	0	12	0	--
Country Meadows	96	1	1	4	1	103	1	612.0
Lincoln Gardens	12	0	0	0	33	45	1	108.0
Lincoln	119	1	2	4	34	160	2	108.0

Lincoln



Lincoln Price Range of Houses Sold November 16, 2006 - February 15, 2007

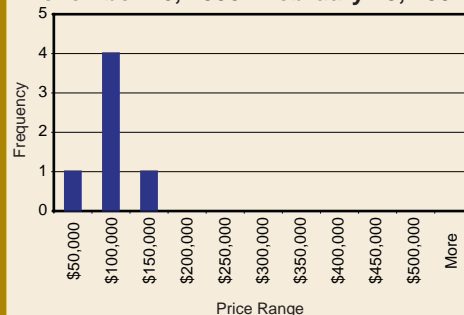
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	16.7%	1,144	231	90.2%	\$31.47
\$50,001 - \$100,000	4	66.7%	1,313	82	113.7%	\$66.60
\$100,001 - \$150,000	1	16.7%	1,516	80	96.7%	\$74.54
\$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%	--	--	--	--
Lincoln	6	100.0%	1,319	106	106.9%	\$62.06

Lincoln Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Carter Square	Q1 2006	6
Wolf Run Trail	Q1 2006	130
Lincoln		136

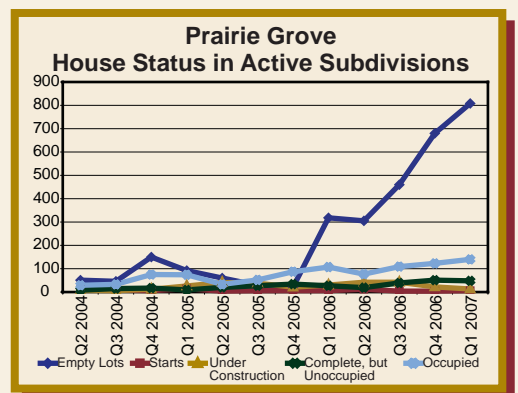
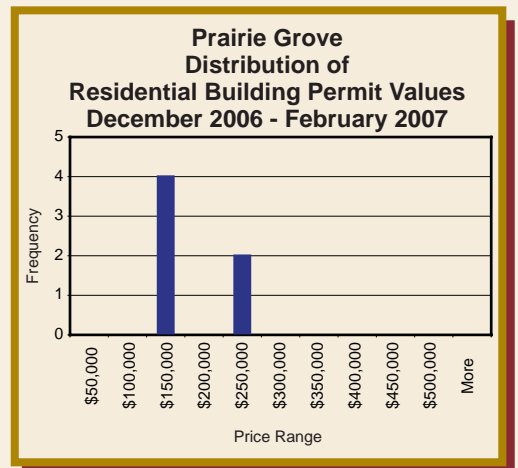


Lincoln
Price Distribution of Houses Sold
November 16, 2006 - February 15, 2007



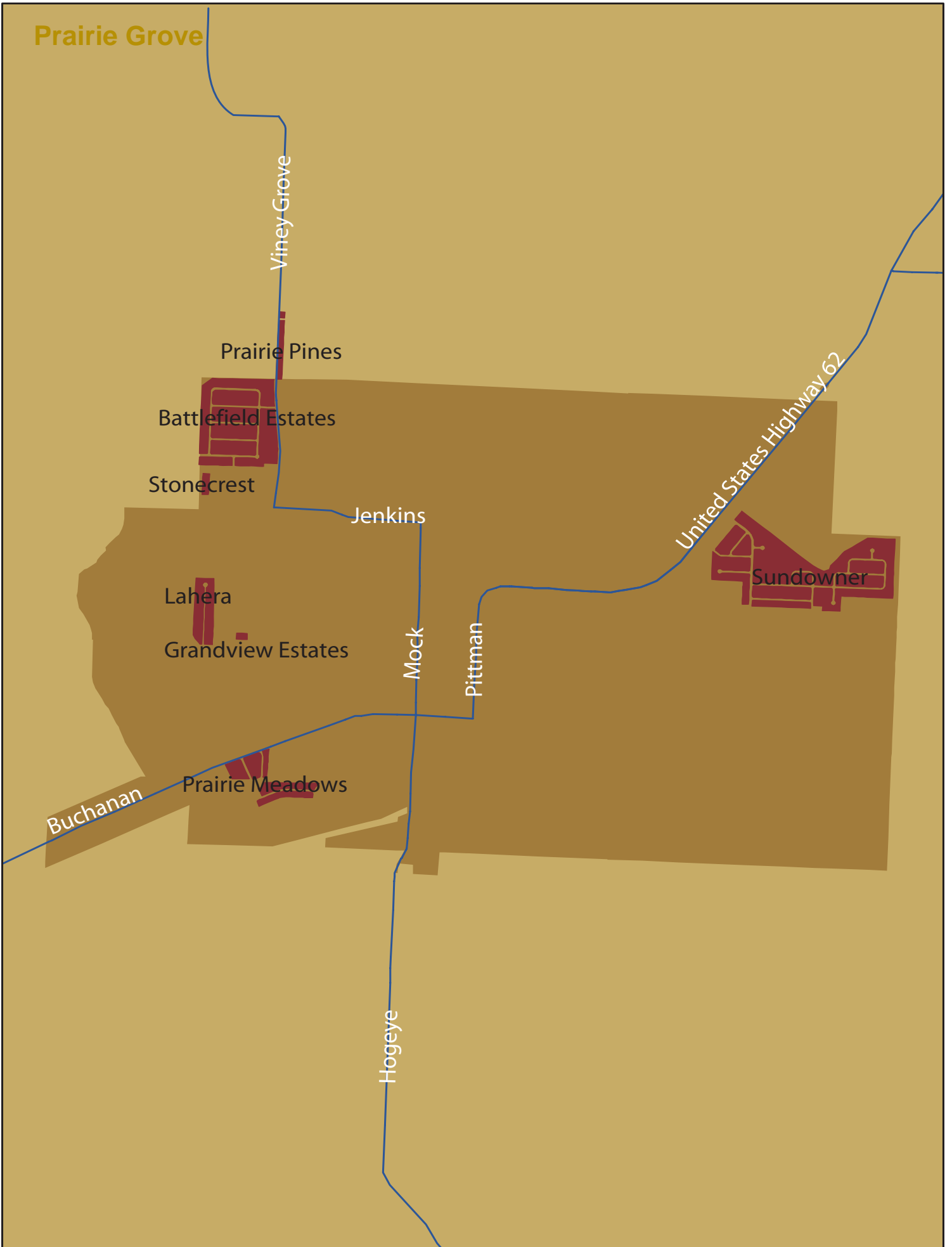
Prairie Grove

- From December 2006 to February 2007, there were 6 residential building permits issued in Prairie Grove. This represents a decline of 77.8 percent from the first quarter of 2006.
- The average residential building permit value in Prairie Grove increased by 34.8 percent from the first quarter of 2006 to \$158,500 in the first quarter of 2007.
- The major price points for Prairie Grove building permits were in the \$100,000 to \$150,000 range.
- There were 1,015 total lots in active subdivisions in Prairie Grove in the first quarter of 2007. About 14 percent of the lots were occupied, 5 percent were complete, but unoccupied, 1 percent was under construction, 1 percent was starts, and 80 percent were vacant lots.
- 17 new houses in Prairie Grove became occupied in the first quarter of 2007. The annual absorption rate implies that there are 244.2 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Prairie Grove in the first quarter were Sundowner with 5 and Prairie Meadows and Battlefield Estates both with 4.
- An additional 45 lots in 1 subdivision had received either preliminary or final approval by the first quarter of 2007 in Prairie Grove.
- There were 28 existing houses sold in Prairie Grove from November 16, 2006 to February 15, 2007, or 20.0 percent less than in the previous quarter but 12.0 percent more than in the same period last year.
- The average price of a house sold in Prairie Grove decreased from \$151,543 in the fourth quarter of 2006 to \$143,982 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 5.0 percent lower than in the previous quarter and 0.5 percent lower than in the same period last year.
- In Prairie Grove, the average number of days from the initial house listing to the sale decreased from 185 days in the fourth quarter of 2006 to 94 days in the first quarter of 2007.
- About 4.7 percent of all houses sold in Washington County in the first quarter of 2007 were sold in Prairie Grove. The average sales price of a house in Prairie Grove was 82.9 percent of the county average.
- 67.9 percent of the sold houses in Prairie Grove were in the \$100,000 to \$200,000 range.



Prairie Grove House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	114	2	4	4	2	126	1	558.0
Belle Meade, Phases I, II	134	1	0	0	0	135	0	--
Grandview Estates, Phase IB	5	0	0	3	2	10	0	48.0
Lahera	1	0	0	1	26	28	0	9.0
Prairie Meadows, Phases II, III	113	2	4	14	89	222	9	59.1
Prairie Pines	0	0	0	3	9	12	0	36.0
Stonecrest Addition, Phases I, II	40	0	0	5	5	50	2	270.0
Sundowner, Ph. I, Sections I, II, Phases IIA, IIB	401	1	5	18	7	432	5	728.6
Prairie Grove	808	6	13	48	140	1,015	17	244.2



Prairie Grove Price Range of Houses Sold November 16, 2006 - February 15, 2007

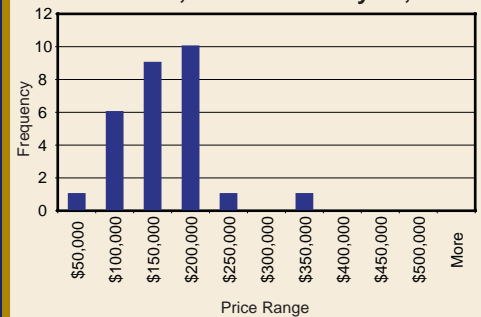
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	3.6%	1,026	114	91.5%	\$26.32
\$50,001 - \$100,000	6	21.4%	1,061	60	97.0%	\$82.92
\$100,001 - \$150,000	9	32.1%	1,562	105	98.4%	\$86.21
\$150,001 - \$200,000	10	35.7%	1,989	103	94.2%	\$91.93
\$200,001 - \$250,000	1	3.6%	2,301	65	96.7%	\$101.69
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	3.6%	2,622	119	95.5%	\$116.13
\$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%	--	--	--	--
Prairie Grove	28	100.0%	1,652	94	96.2%	\$87.03

Prairie Grove Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Prairie Pines, Phase II	Q3 2005	45
Prairie Grove		45

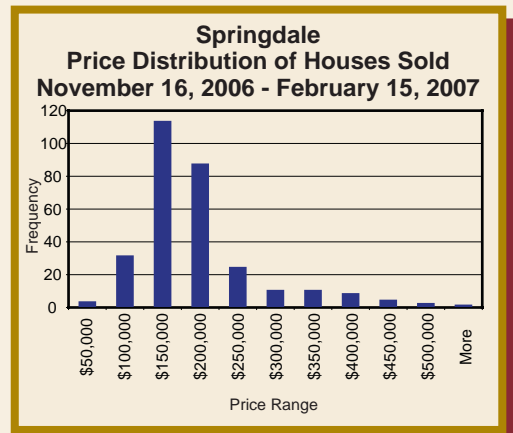
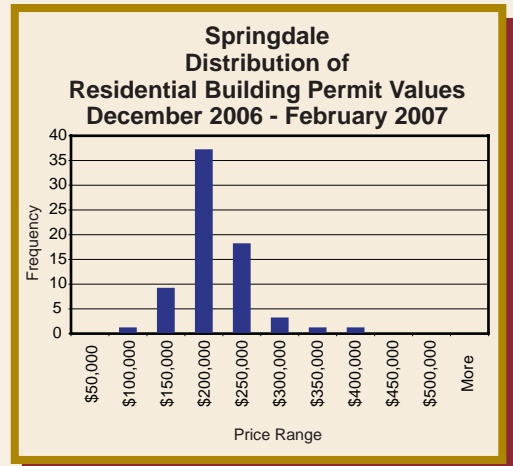


**Prairie Grove
Price Distribution of Houses Sold
November 16, 2006 - February 15, 2007**



Springdale

- From December 2006 to February 2007, there were 70 residential building permits issued in Springdale. This represents a decline of 57.6 percent from the first quarter of 2006.
- The average residential building permit value in Springdale decreased by 1.5 percent from the first quarter of 2006 to \$186,194 in the first quarter of 2007.
- The major price points for Springdale building permits were in the \$150,000 to \$200,000 range.
- There were 2,861 total lots in active subdivisions in Springdale in the first quarter of 2007. About 48 percent of the lots were occupied, 10 percent were complete, but unoccupied, 4 percent were under construction, 1 percent was starts, and 37 percent were vacant lots.
- 129 new houses in Springdale became occupied in the first quarter of 2007. The annual absorption rate implies that there are 40.5 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Springdale in the first quarter were Har-Ber Meadows with 16 and Savannah Ridge with 16.
- An additional 3,041 lots in 59 subdivisions had received either preliminary or final approval by the first quarter of 2007 in Springdale.
- There were 293 existing houses sold in Springdale from November 16, 2006 to February 15, 2007, or 0.3 percent more than in the previous quarter and 7.3 percent fewer than in the same period last year.
- The average price of a house sold in Springdale decreased from \$169,217 in the fourth quarter of 2006 to \$168,608 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 0.4 percent lower than in the previous quarter and 4.4 percent lower than in the same period last year.
- In Springdale, the average number of days from the initial house listing to the sale increased from 129 days in the fourth quarter of 2006 to 131 days in the first quarter of 2007.
- About 44.1 percent of all houses sold in Washington County in the first quarter of 2007 were sold in Springdale. The average sales price of a house in Springdale was 89.9 percent of the county average.
- 68.9 percent of the sold houses in Springdale were in the \$100,000 to \$200,000 range.

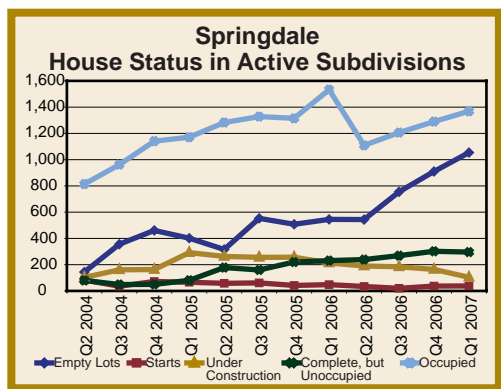


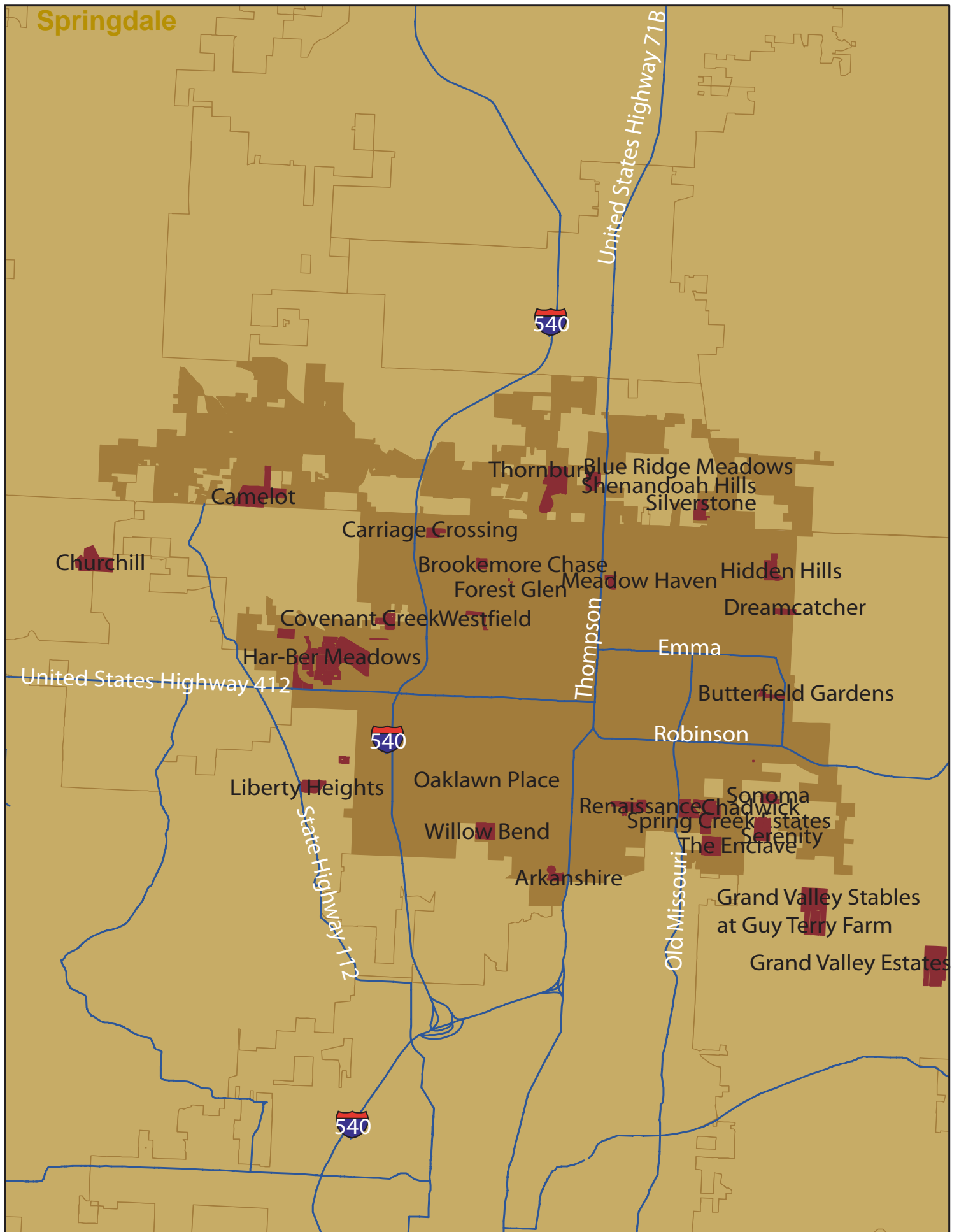
Springdale Price Range of Houses Sold November 16, 2006 - February 15, 2007

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	3	1.0%	861	68	96.7%	\$50.58
\$50,001 - \$100,000	31	10.6%	1,097	81	96.7%	\$80.33
\$100,001 - \$150,000	113	38.6%	1,370	108	99.2%	\$93.94
\$150,001 - \$200,000	87	29.7%	1,782	146	98.5%	\$98.54
\$200,001 - \$250,000	24	8.2%	2,308	154	97.3%	\$99.84
\$250,001 - \$300,000	10	3.4%	2,561	185	97.4%	\$108.02
\$300,001 - \$350,000	10	3.4%	2,720	171	97.7%	\$114.55
\$350,001 - \$400,000	8	2.7%	3,369	188	96.4%	\$112.65
\$400,001 - \$450,000	4	1.4%	3,892	263	97.7%	\$113.00
\$450,001 - \$500,000	2	0.7%	3,821	214	97.7%	\$125.74
\$500,000+	1	0.3%	3,325	422	100.0%	\$160.90
Springdale	293	100.0%	1,734	131	98.3%	\$96.31

Springdale House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arkanshire	10	0	0	5	55	70	0	36.0
Blue Ridge Meadows (Benton County)	6	0	0	0	32	38	0	24.0
Brookemore Chasse	23	0	0	2	7	32	2	75.0
Butterfield Gardens, Phases II, III	57	0	0	37	72	166	14	18.2
Camelot (Benton County)	62	0	1	2	3	68	1	260.0
Carriage Crossing	12	0	0	4	4	20	2	48.0
Churchill Crescent, Phase III	5	0	2	3	4	14	1	120.0
Covenant Creek	3	0	0	1	44	48	20	1.1
Dreamcatcher	0	0	0	13	27	40	9	5.8
The Enclave	39	0	2	9	16	66	0	150.0
The Falls	23	0	5	0	2	30	1	84.0
Forest Glen	0	0	0	4	23	27	0	24.0
Grand Valley Estates	23	0	1	0	0	24	0	--
Grand Valley Stables at Guy Terry Farms	19	0	0	0	1	20	0	228.0
Har-Ber Meadows	72	0	16	2	508	598	2	60.0
Hidden Hills, Phase II	17	4	10	44	8	83	5	90.0
Liberty Heights	0	0	0	1	29	30	1	2.4
Meadow Haven	12	0	1	6	17	36	3	17.5
Oaklawn Place	1	0	0	1	15	17	0	18.0
Renaissance South	18	0	2	11	27	58	1	62.0
Savannah Ridge	79	0	16	0	0	95	0	--
Serenity	124	13	8	18	6	169	6	163.0
Shenandoah Hills (Benton County)	1	0	0	22	29	52	0	69.0
Silverstone, Phases I, II (Benton County)	0	0	0	3	91	94	1	18.0
Sonoma	6	0	0	6	46	58	9	4.6
Spring Creek Estates, Phase IIA - IIC	53	3	3	10	93	162	12	15.3
Spring Creek Park	127	9	4	15	5	160	5	279.0
Springhill (Benton County)	24	1	8	30	17	80	7	44.5
Stockton Place	10	6	14	21	7	58	7	65.6
Sylvan Acres (Benton County)	25	0	0	0	1	26	0	--
Thornbury, Phases II - V (Benton County)	34	0	4	2	67	107	4	60.0
Tuscany	157	2	5	0	0	164	0	--
Westfield, Phase II	10	0	2	24	60	96	16	9.2
Willowbend	2	0	0	0	53	55	0	24.0
Springdale	1,054	38	104	296	1,369	2,861	129	40.5





Springdale

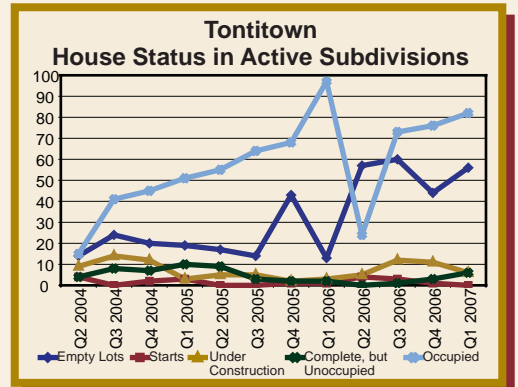
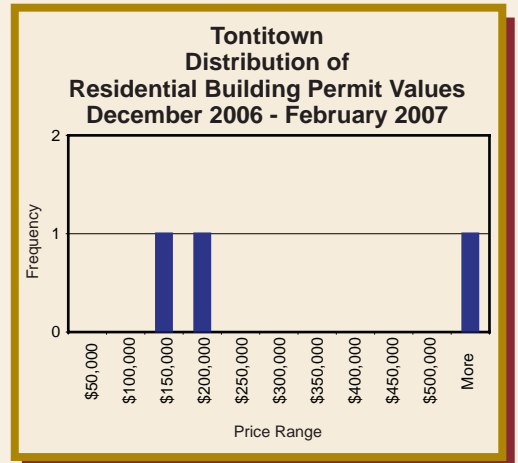
Approved Final and Preliminary Subdivisions

Q1 2007

Subdivision	Approved	Number of Lots	Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>			<i>Final Approval</i>		
Arbor Estates	Q4 2004	103	Andrew Marks	Q2 2006	
Ben Caston	Q2 2005	26	Anthony R Botto	Q3 2006	
Berry Field Subdivision	Q4 2004	56	Conestoga Park	Q2 2006	8
Bobby Marks Subdivision	Q4 2004	23	East Ridge Subdivision	Q1 2005	8
Canyon Creek	Q4 2004	196	Gary Brandon	Q2 2006	69
Chimney Hills Subdivision	Q2 2006		Gary Frazier	Q3 2006	
Coppergate Subdivision	Q1 2005	85	Har-Ber Meadows, Phase XX	Q2 2006	
Dave Chapman Subdivision	Q4 2004	481	Jacob's Court	Q1 2006	28
Dave Chapman Subdivision, Ph. II	Q4 2004	87	John Johnson Road Subdivision	Q2 2006	80
Eastview Subdivision, Phase II	Q4 2006	178	Mia Subdivision	Q2 2006	17
Eastview Estates Subdivision	Q4 2004	132	Pleasant Meadows	Q3 2005	
Ferne's Valley Subdivision	Q4 2004	53	Sugg Subdivision	Q3 2006	18
Fox Creek Subdivision	Q1 2006	32	Wagon Wheel Road--Combs	Q2 2006	130
Habberton Ridge PUD	Q2 2006	239	Westside Village	Q2 2006	9
Harlan Brown	Q1 2005	69	Wilkins Subdivision #6	Q1 2006	39
Ivey Lane East	Q1 2005	34	Springdale		3,041
Ivey Lane North	Q1 2005	21			
J.J. Road Subdivision	Q4 2004	96			
Jim Bryan Duplexes	Q1 2005	15			
Legendary Subdivision, Phase I	Q4 2006	109			
Lifestyle Development Subdivision	Q4 2004	20			
Lifestyle Homes	Q4 2004	60			
Meadow Brook, Phase II	Q2 2005	50			
The Meadows at River Mist	Q3 2005				
Mill's Quarter	Q1 2006				
Moddy Lane Development	Q2 2005	7			
Mountain View Townhomes	Q3 2005				
Mountain Terrace Subdivision	Q4 2004	32			
Parker's Place	Q1 2006	73			
Peppermill	Q3 2005				
Perry Road Subdivision	Q1 2005	9			
Pinewood Park	Q2 2006	6			
Remington Place	Q3 2005	44			
Rolling Hills Subdivision, Phase II	Q4 2004	32			
Rosson Creek Subdivision	Q2 2006				
Sage Field Subdivision	Q3 2006	16			
Scott Property Subdivision	Q1 2005	35			
Shelohn Acres Subdivision	Q1 2006				
Springdale Development, Phase II	Q1 2005	61			
Taldo West End Subdivision	Q4 2004	36			
Teague Subdivision	Q4 2004	39			
Wagon Wheel Bend	Q1 2006	24			
Walter Stone Estates	Q4 2004	17			
Wilkins Subdivision #7	Q3 2006	39			

Tontitown

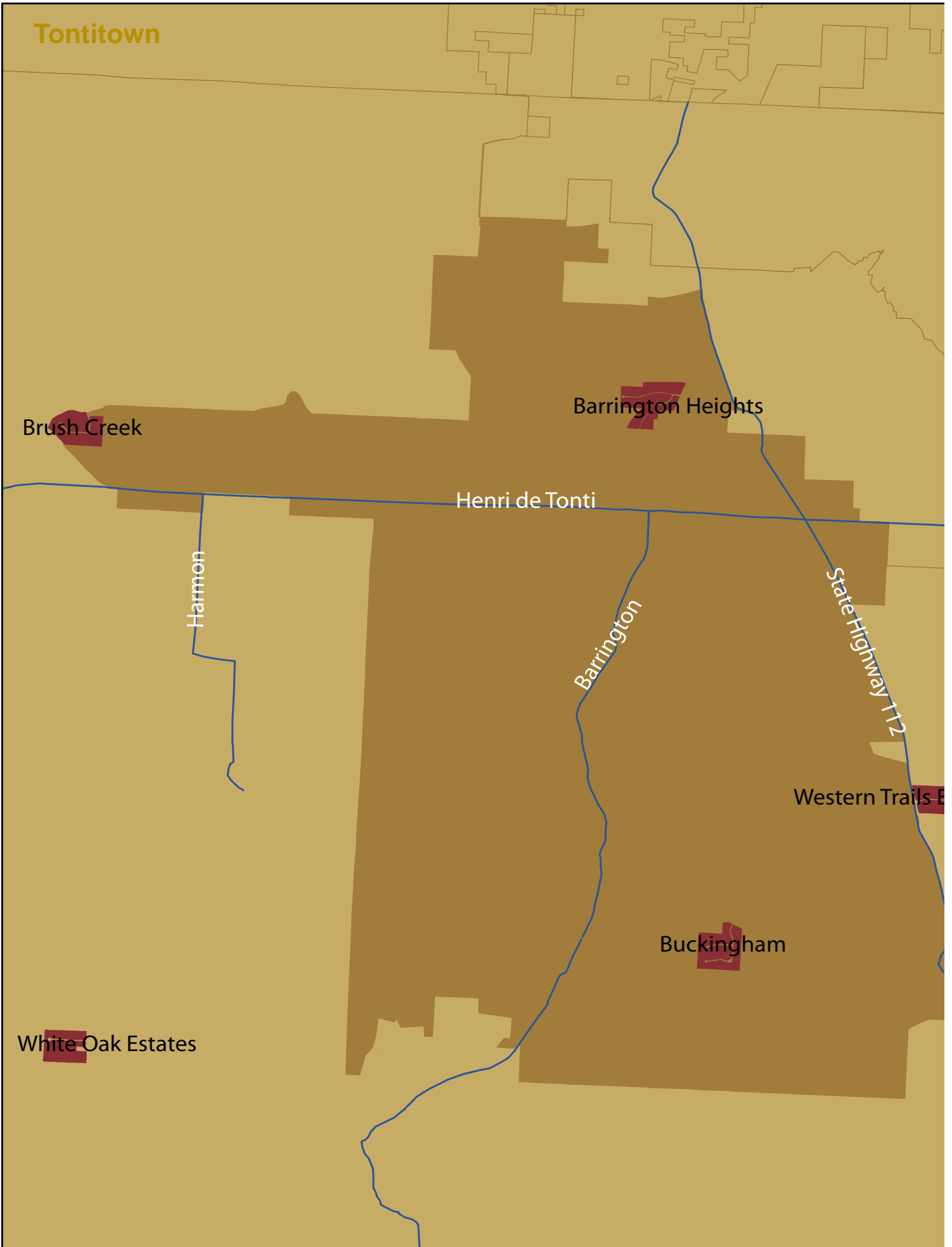
- There were 3 building permits issued in Tontitown from December 2006 to February 2007. This represents an increase of 50.0 percent from the first quarter of 2006.
- The average residential building permit value in Tontitown increased by 58.5 percent from the first quarter of 2006 to \$606,833 in the first quarter of 2007.
- The major price points for Tontitown building permits were in the \$100,000 to \$200,000 range.
- There were 150 total lots in active subdivisions in Tontitown in the first quarter of 2007. About 55 percent of the lots were occupied, 4 percent was complete, but unoccupied, 4 percent were under construction, 0 percent was starts, and 37 percent were vacant lots.
- 6 new houses in Tontitown became occupied in the first quarter of 2007. The annual absorption rate implies that there are 68.0 months of remaining inventory in active subdivisions.
- White Oak Estates had 2 houses under construction in the first quarter.
- 1 existing house was sold in Tontitown from November 16, 2006 to February 15, 2007.
- The house sold for \$192,000 in 161 days from the initial house listing to the sale.



Tontitown House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	22	0	1	3	4	30	3	78.0
Brush Creek	1	0	0	0	19	20	1	9.0
Buckingham Estates	0	0	1	0	25	26	0	12.0
Coppertree	13	0	1	0	0	14	0	--
Tuscan Sun	13	0	1	2	4	20	2	24.0
Western Trails Estates	5	0	0	0	20	25	0	--
White Oak Estates	2	0	2	1	10	15	0	22.5
Tontitown	56	0	6	6	82	150	6	68.0

Tontitown



Brush Creek

Barrington Heights

Henri de Tonti

Harmon

Barrington

State Highway 112

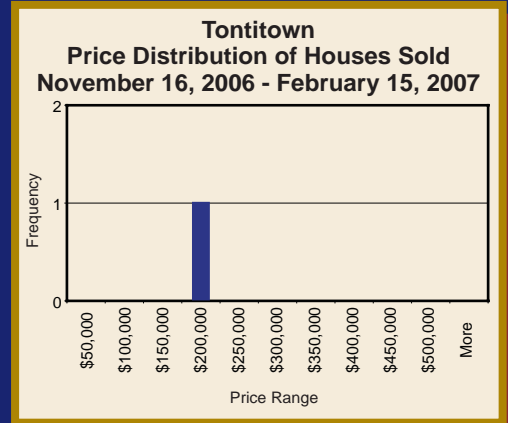
Western Trails Estates

Buckingham

White Oak Estates

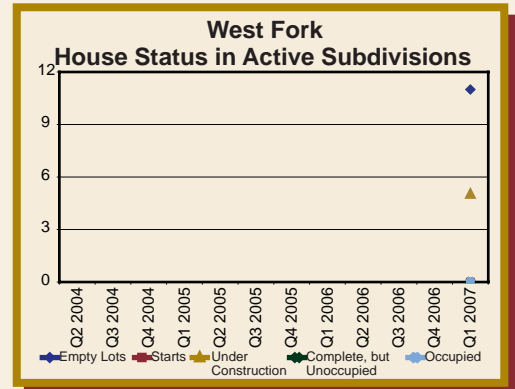
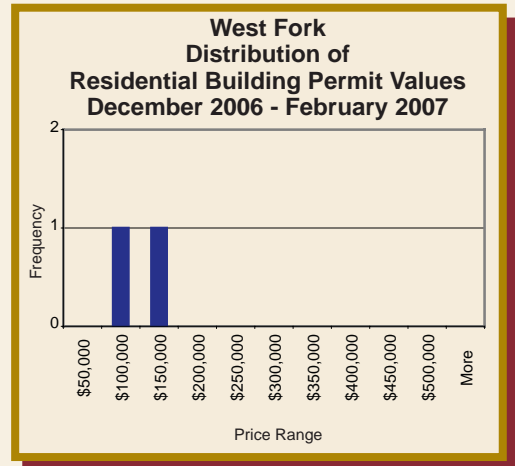
Tontitown Price Range of Houses Sold November 16, 2006 - February 15, 2007

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	1	100.0%	1,225	161	87.3%	\$156.73
\$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%	--	--	--	--
Tontitown	1	100.0%	1,225	161	87.3%	\$156.73



West Fork

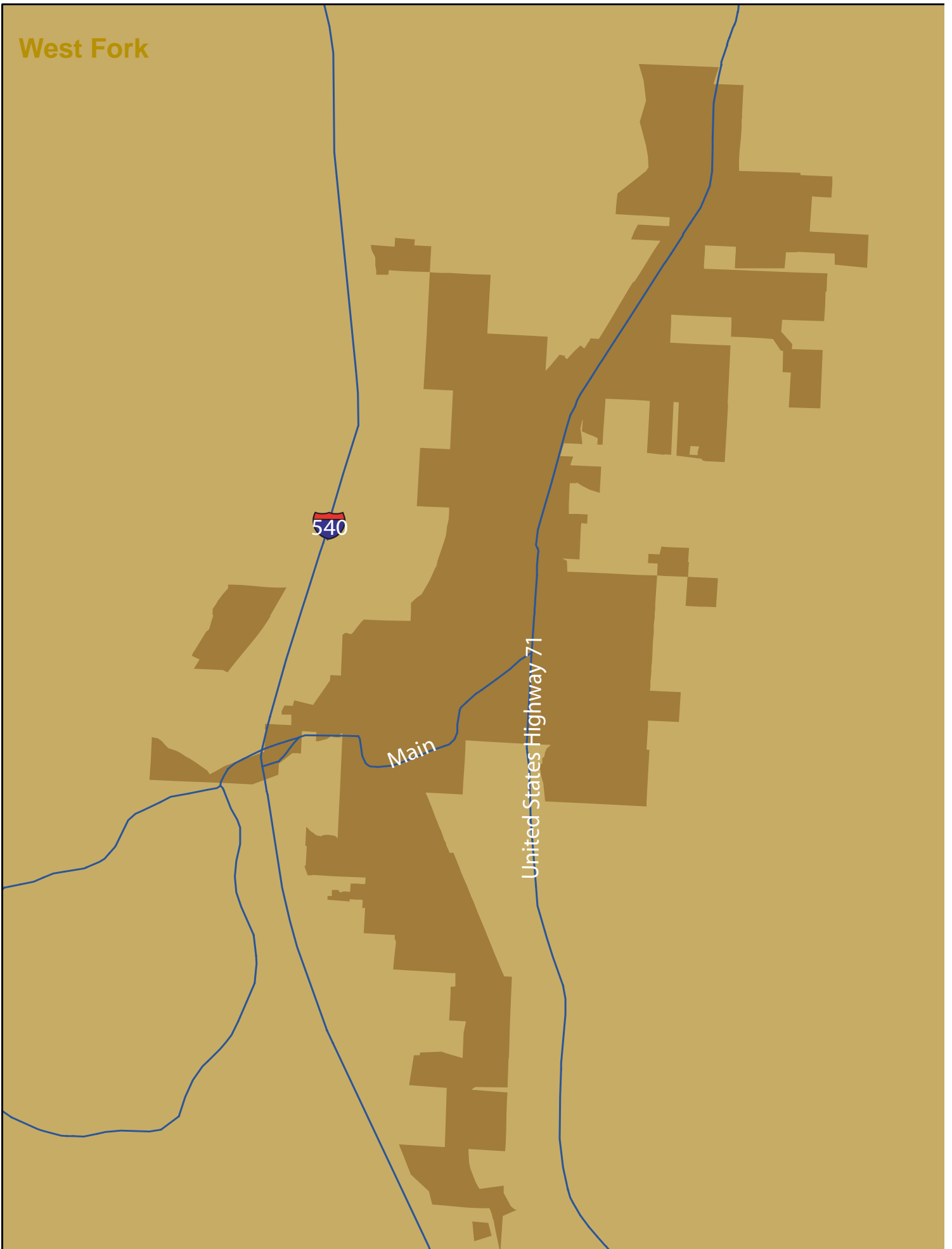
- There were 2 building permits issued in West Fork from December 2006 to February 2007. This represents a decline of 66.7 percent from the first quarter of 2006.
- The average residential building permit value in West Fork increased by 5.3 percent from the first quarter of 2006 to \$120,000 in the first quarter of 2007.
- The major price points for West Fork building permits were in the \$50,000 to \$150,000 range.
- There were 16 total lots in active subdivisions in West Fork in the first quarter of 2007. About 69 percent of the lots were empty and 31 percent were under construction.
- No new houses in West Fork became occupied in the first quarter of 2007.
- Hidden Creek had 5 houses under construction in the first quarter.
- There were 11 existing houses sold in West Fork from November 16, 2006 to February 15, 2007, or 31.3 percent fewer than in the previous quarter and 83.3 percent more than in the same period last year.
- The average price of a house sold in West decreased from \$145,946 in the fourth quarter of 2006 to \$143,823 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 1.5 percent lower than in the previous quarter and 15.7 percent lower than in the same period last year.
- In West Fork, the average number of days from the initial house listing to the sale increased from 138 days in the fourth quarter of 2006 to 114 days in the first quarter of 2007.
- About 2.5 percent of all houses sold in Washington County in the first quarter of 2007 were sold in West Fork. The average sales price of a house in West Fork was 82.8 percent of the county average.
- 45.5 percent of the sold houses in West Fork were in the \$50,000 to \$100,000 range.



West Fork House Status in Active Subdivisions Q1 2007

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Hidden Creek	11	0	5	0	0	16	0	--
West Fork	11	0	5	0	0	16	0	--

West Fork

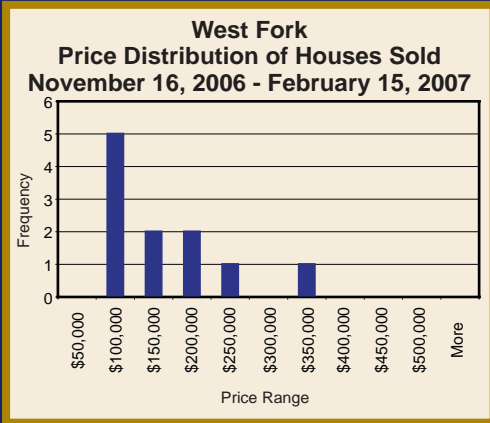


West Fork Price Range of Houses Sold November 16, 2006 - February 15, 2007

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	5	45.5%	1,089	110	97.6%	\$79.20
\$100,001 - \$150,000	2	18.2%	1,421	49	100.0%	\$95.49
\$150,001 - \$200,000	2	18.2%	1,461	140	98.2%	\$109.30
\$200,001 - \$250,000	1	9.1%	2,767	70	95.1%	\$85.65
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	9.1%	2,900	253	97.1%	\$113.45
\$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%	--	--	--	--
West Fork	11	100.0%	1,534	114	97.9%	\$91.33

West Fork Approved Final and Preliminary Subdivisions Q1 2007

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Graystone	Q1 2006	28
West Fork		28



West Washington County

(includes Farmington, Greenland, Lincoln, Prairie Grove, West Fork, and county lots)

- From December 2006 to February 2007, there were 11 residential building permits issued in West Washington County. This represents a decline of 81.0 percent from the first quarter of 2006.
- The average residential building permit value in West Washington County increased by 9.1 percent from the first quarter of 2006 to \$131,761 in the first quarter of 2007.
- The major price points for West Washington County building permits were in the \$100,000 to \$150,000 range.
- There were 1,999 total lots in active subdivisions in West Washington County in the first quarter of 2007. About 27 percent of the lots were occupied, 8 percent were complete, but unoccupied, 2 percent were under construction, 1 percent were starts, and 63 percent were vacant lots.
- 48 new houses in West Washington County became occupied in the first quarter of 2007. The annual absorption rate implies that there are 128.2 months of remaining inventory in active subdivisions.
- An additional 905 lots in 7 subdivisions had received either preliminary or final approval by the first quarter of 2007 in West Washington County.
- There were 66 existing houses sold in West Washington County from November 16, 2006 to February 15, 2007, or 30.0 percent fewer than in the previous quarter and 3.1 percent more than in the same period last year.
- The average price of a house sold in West Washington County decreased from \$163,363 in the fourth quarter of 2006 to \$148,106 in the first quarter of 2007. In the first quarter of 2007, the average sales price was 9.3 percent lower than in the previous quarter but 2.4 percent higher than in the same period last year.
- In West Washington County, the average number of days from the initial house listing to the sale decreased from 145 days in the fourth quarter of 2006 to 99 days in the first quarter of 2007.
- About 11.2 percent of all houses sold in Washington County in the first quarter of 2007 were sold in West Washington County. The average sales price of a house in West Washington County was 85.3 percent of the county average.

