

THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

Contents

Study Structure.....	2
Economic Overview.....	3
Regional Summary.....	6
Benton County.....	9
Bella Vista.....	16
Bentonville.....	19
Bethel Heights.....	24
Cave Springs.....	28
Centerton.....	32
Decatur.....	37
Gentry.....	40
Gravette.....	44
Highfill.....	47
Little Flock.....	49
Lowell.....	52
Pea Ridge.....	55
Rogers.....	60
Siloam Springs.....	65
Washington County.....	70
Elkins.....	77
Elm Springs.....	81
Farmington.....	85
Fayetteville.....	89
Goshen.....	95
Greenland.....	99
Johnson.....	103
Lincoln.....	106
Prairie Grove.....	110
Springdale.....	114
Tontitown.....	120
West Fork.....	124
West Washington County.....	127



SAM M. WALTON
COLLEGE of BUSINESS

Center for Business and Economic Research

The information contained herein has been obtained from reasonably reliable sources. The Center for Business and Economic Research makes no guarantee, either expressed or implied, as to the accuracy of such information. All data contained herein is subject to errors, omissions and changes. Reproduction in whole or in part without prior written consent is prohibited.

Residential Real Estate Market Summary for Benton and Washington Counties

This report is the seventeenth edition of the Skyline Report for Benton and Washington Counties—Residential Real Estate Market Analysis. Researchers at the Center for Business and Economic Research in the Sam M. Walton College of Business at the University of Arkansas produce the Skyline Report to provide timely statistical analysis of the Northwest Arkansas residential real estate market. As the population of Northwest Arkansas 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 Second Quarter of 2008

- There were 416 residential building permits issued in Northwest Arkansas from February to May 2008, down from 744 building permits issued in the same period last year. Among these, Fayetteville accounted for 27.2 percent.
- There were 27,391 lots in the 375 active subdivisions in Northwest Arkansas in the second quarter.
- From the first quarter to the second quarter of 2008, 900 houses in active subdivisions became occupied. This absorption rate is an increase from the first quarter 2008 total of 798, but a significant decline from the second quarter 2007 total of 1,148.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 50.8 months, up from a revised 48.8 months in the first quarter of 2008.
- In the second quarter of 2008, there were 1,566 complete but unoccupied houses, a decline from 1,889 in the first quarter. Benton County experienced a decline of 17.8 percent in available complete inventory from the first quarter of 2008, and a decline of 37.7 percent from the second quarter of 2007. In comparison, Washington County experienced a 15.5 percent inventory decrease over the past quarter and a cumulative decrease of 30.3 percent over the past year.
- There were an additional 17,913 residential lots that have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 111.8 months of inventory in Northwest Arkansas.
- From February 16, 2008 to May 15, 2008, there were 1,307 existing houses sold in Benton and Washington Counties. This is a decline of 25.0 percent from the same time period in the previous year.
- In the second quarter of 2008 in Northwest Arkansas, the average sales price of existing houses declined from second quarter 2007 levels by 3.3 percent in Benton County and increased by 5.3 percent in Washington County.

Report Structure

This report contains the results of an extensive data gathering and analysis effort. The single family residential real estate market encompasses two kinds of houses—new construction and existing structures. The Skyline Report addresses both aspects of the market. Four primary sources of data 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 Skyline Report 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. Skyline Report staff members then physically examine each active subdivision and classify each lot as empty, a start, under construction, complete, but unoccupied, or occupied. Next, Skyline Report analysts collect data on sales of existing houses, measuring the absolute number, value, and other characteristics of the inventory. Finally, Skyline Report 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.

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 seventeenth edition of the Skyline Report, time trend data are available for the different series that are collected. Skyline Report 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 second quarter of 2008 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 second 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 dependant 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 2008, the overall real growth rate in GDP was 1.0 percent, according to the final estimates released by the U.S. Department of Commerce Bureau of Economic Analysis (BEA). The growth rate went up from a revised 0.6 percent rate in the fourth quarter of 2007 and was lower than the growth rate in the first quarter of 2007 (which was 1.3 percent). The BEA reported that the increase in real GDP in the first quarter primarily reflected positive contributions from personal consumption expenditures (PCE) for services, exports of goods and services, and federal government spending that were partly offset by negative contributions from residential fixed investment and PCE for durable goods. Imports, which are a subtraction in the calculation of GDP, decreased slightly. The small acceleration in real GDP primarily reflected an upturn in inventory investment that was partly offset by a deceleration in PCE. Final sales of computers contributed 0.09 percentage point to first-quarter growth in real GDP after contributing 0.16 percentage point to the fourth-quarter growth. Motor vehicle output subtracted 0.48 percentage point from the first-quarter growth in real GDP after subtracting 0.86 percentage point from the fourth-quarter growth.

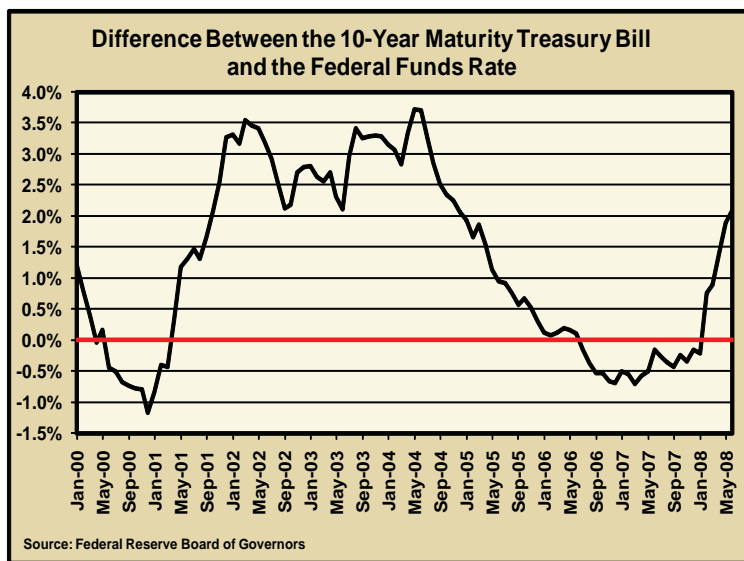
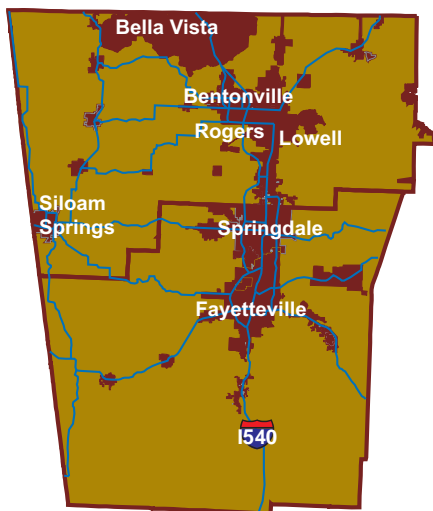
The Federal Reserve stopped implementing decreases in short term interest rates. The Fed Funds rates averaged 2.0 percent at the end of June. According to the Fed's Chairman, Ben Bernanke, despite the unwelcome rise in the unemployment rate, the recent incoming data, taken as a whole, have affected the outlook for economic activity and employment only modestly. Indeed, although activity during the

second quarter is likely to be weak, the risk that the economy has entered a substantial downturn appears to have diminished over the past month or so.

Over the remainder of 2008, the effects of monetary and fiscal stimulus, a gradual ebbing of the drag from residential construction, further progress in the repair of financial and credit markets, and still-solid demand from abroad should provide some offset to the headwinds that still face the economy. However, the ongoing contraction in the housing market and continuing increases in energy prices suggest that growth risks remain to the downside. In order to strengthen consumer

protections, the Fed plans to issue new rules on mortgage lending in July, using its authorities under the Home Ownership and Equity Protection Act.

According to the U.S. Bureau of Labor Statistics (BLS), core inflation (for all items less food and energy) was 2.3 percent from January to June 2008. During the first six months of 2008, the Consumer Price Index for All Urban Consumers (CPI-U) rose at a 5.5 percent seasonally adjusted annual rate (SAAR). This compares with an increase of 4.1 percent for all of 2007. Between January and June 2008, overall energy costs rose at a 29.1 percent SAAR, whereas the energy



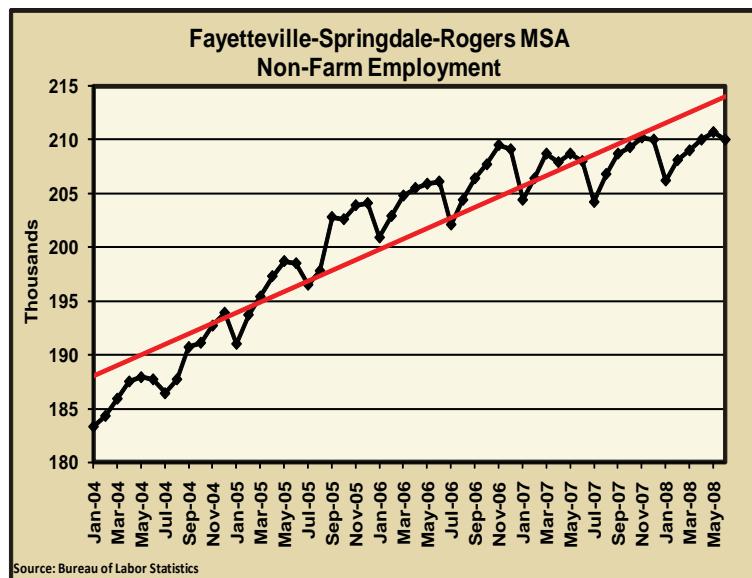
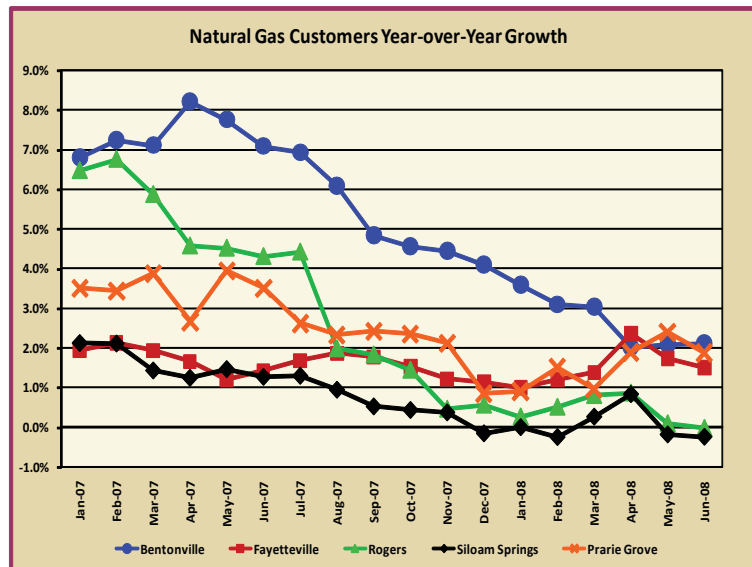
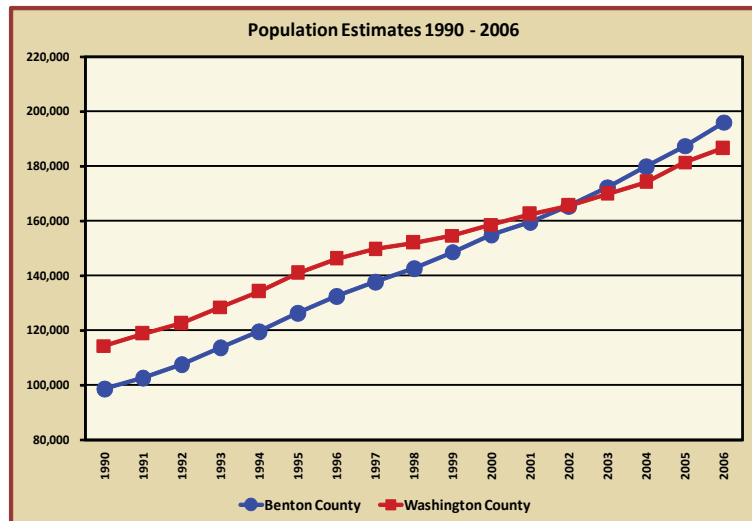
Economic Overview

index increased by 17.4 percent in all of 2007. The food index has increased at a 6.6 percent SAAR thus far this year, following a 4.8 percent rise for all of 2007. Each of the three groups--food, energy, and all items less food and energy--contributed to the deceleration. The producer price index for materials and components for construction increased at a 13.2 percent SAAR during the first six months of 2008 after rising at a 2.0 percent SAAR in all of 2007.

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in May were at a seasonally adjusted annual rate of 978,000. This is 0.4 percent below the revised April rate of 982,000 and is 35.7 percent below the revised May 2007 estimate of 1,522,000. The National Association of Realtors reports national existing home sales. The sales of existing homes increased in May 2008 with buyers responding to lower home prices. Existing home sales rose to a seasonally adjusted annual rate of 4.99 million in May, an increase of 2.0 percent from the previous month, but a decline of 15.9 percent from the same period last year. The sales of new one-family houses declined by 2.5 percent to a 512,000 SAAR in May, according to the U.S. Census Bureau and the Department of Housing and Urban Development.

Regional Employment Trends

Local demand for real estate is uniquely associated with employment growth in the region. The accompanying graph shows population growth in Benton and Washington Counties from 1990 to 2006. The following graph shows the growth rate in number of new residential gas hookups, in order to give some indication of what population growth might look like in 2007 and 2008. As can be seen, the rate of growth has been highest in Bentonville, except in April and May of 2008. It has been fairly steady in Fayetteville, but has declined somewhat in Rogers and Siloam Springs.



Source: Bureau of Labor Statistics

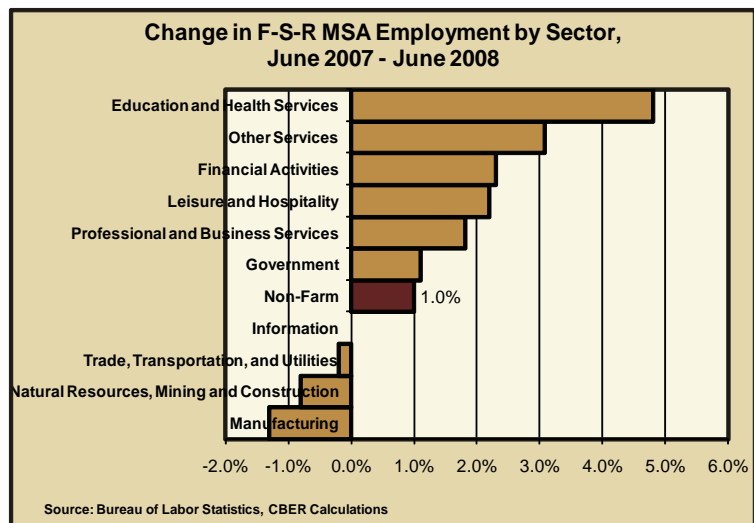
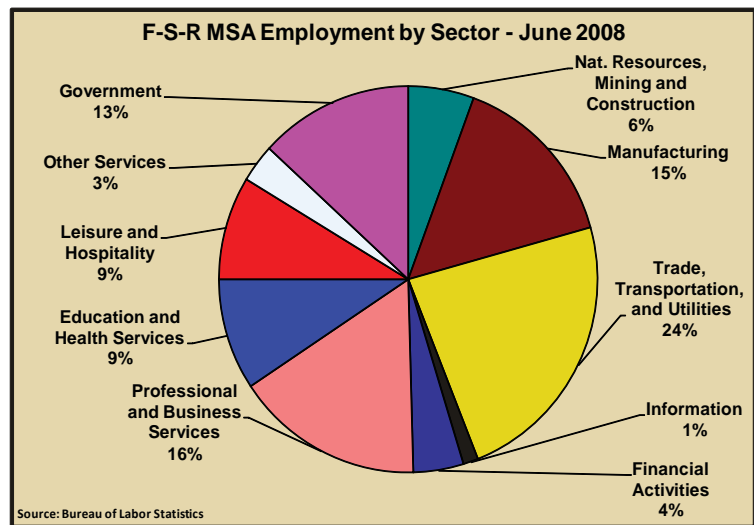
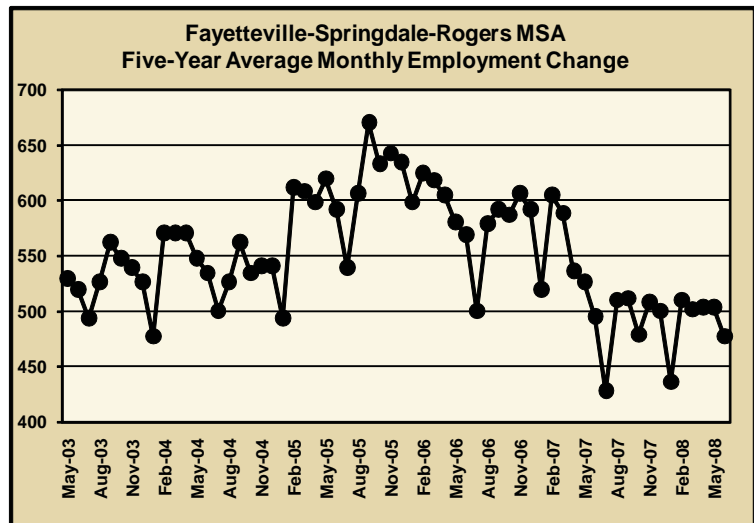


Economic Overview

The Northwest Arkansas employment situation has been extremely conducive to both residential and commercial development in recent years. However, the most recent numbers continue to show that employment growth has been below its recent five-year trend. The accompanying figure shows that from June 2007 to June 2008, employment in the Fayetteville-Springdale-Rogers MSA increased at below trend levels.

The monthly employment change graph illustrates how average monthly employment, calculated over the previous 5 years, has varied. The graph clearly demonstrates a recent slowdown in the torrid pace of growth with lowest levels in late 2007 and early 2008. In June 2008 the 5-year average monthly employment growth was 477 jobs per month. This is up from the 428 jobs per month in June 2007, but down from 503 jobs per month in May 2008.

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 June 2008 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation and utilities had the largest share of employment (24 percent) in Northwest Arkansas, followed by professional and business services (16 percent), manufacturing (15 percent), government (13 percent), education and health services (9 percent), and leisure and hospitality (9 percent). The second figure shows the annual percentage change in the MSA's employment by sector from June 2007 to June 2008. Total nonfarm employment increased by 1.0 percent during that time, so those sectors with larger employment growth rates increased in relative impact and those sectors with smaller employment growth rates decreased in relative impact. The education and health services, other services, financial activities, leisure and hospitality, professional and business services, and government sectors



Regional Housing Market

had the largest percentage increases, while the manufacturing, construction, as well as trade, transportation, and utilities sectors' employment had declined.

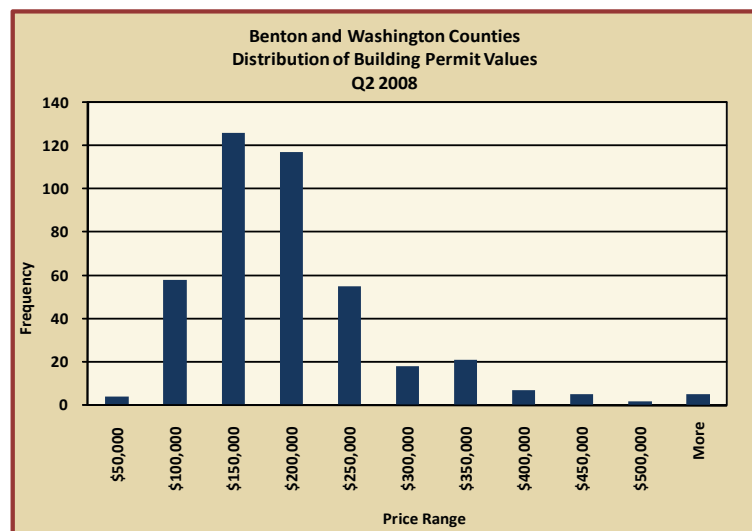
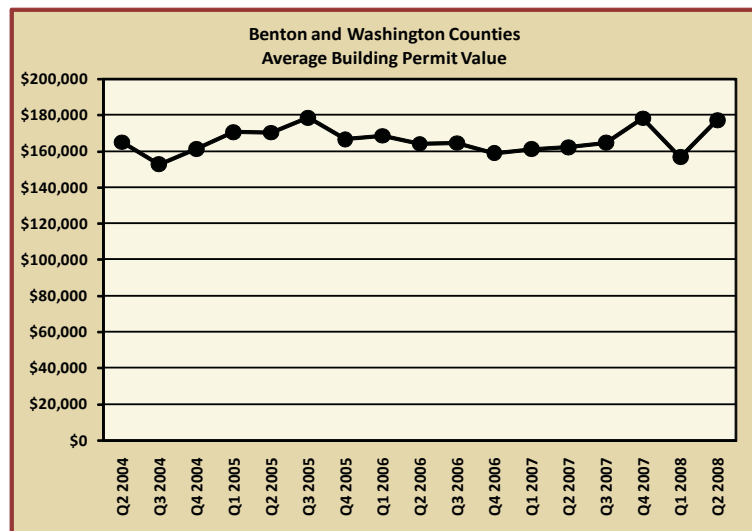
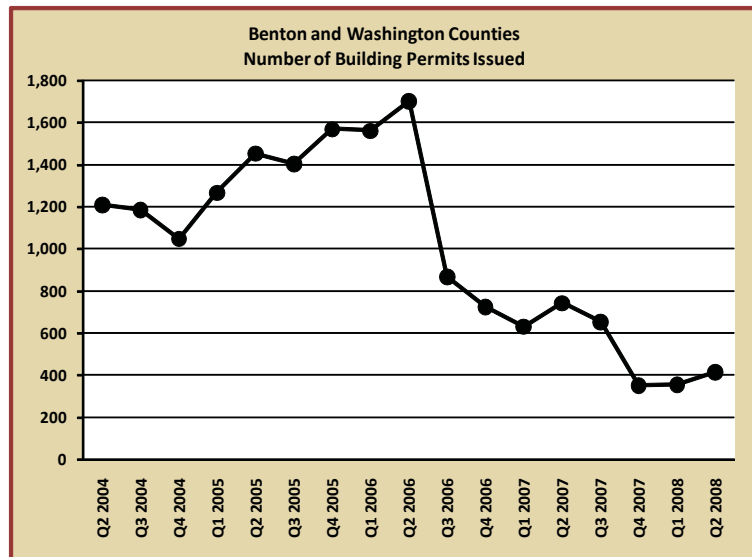
Other Regional Economic Indicators

According to the Bureau of Labor Statistics, the unemployment rate in Northwest Arkansas was at a preliminary seasonally non-adjusted 4.0 percent in May 2008. This is 0.3 percentage points higher than in May of 2007. The May employment rate is up from its 2008 low of 3.5 percent in April. The unemployment rate in Northwest Arkansas continues to outperform both the state (5.0 percent) and nation (5.2 percent) seasonally non-adjusted rates.

Regional Housing Market Summary

There were 416 building permits issued in Benton and Washington Counties from February to May 2008. This number is 44.1 percent lower than the 744 building permits issued during the same period in 2007. Benton County accounted for 204 of the residential building permits, while Washington County accounted for 212. The average value of all building permits in Northwest Arkansas from February to May 2008 was \$177,374, up 9.3 percent from the February to May 2007 average value of \$162,316. The most active value range for building permits was the \$100,001-\$150,000 range with 126, but there were 117 building permits issued in the \$150,001 to \$200,000 range and 58 building permits issued in the \$50,001-\$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 27,391 lots were in the 375 active subdivisions identified by Skyline Report researchers in the second quarter of 2008. Of these lots, 12,812 were classified as empty, 90 were classified as starts, 547 were classified as being under construction, 1,566 were classified as complete, but unoccupied, and



Regional Housing Market

12,477 were classified as occupied. During the second quarter of 2008, 900 new houses in active subdivisions became occupied, up 12.8 percent from the 798 houses occupied in the first quarter of 2008, but down 21.6 percent from the 1,148 houses occupied in the second quarter of 2007. Using the absorption rate from the past twelve months implied that there was a 50.8 month supply of remaining lots in the subdivisions that were active in the second quarter in Northwest Arkansas. In the first quarter of 2008 the absorption rate implied a smaller 48.8 month supply. When the remaining second quarter inventory is examined on a county-by-county basis, Benton County had 52.8 months of remaining lot inventory (rather than revised 49.9 months in the first quarter) and Washington County had 47.7 months of remaining inventory (rather than 47.0 months in the previous quarter) in active subdivisions. This is the second quarter since late 2006 that remaining months of inventory were larger in Benton County than in Washington County.

For the cities of Bentonville, Bethel Heights, Cave Springs, Centerton, Gentry, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Greenland, Lincoln, Prairie Grove, Springdale, Tontitown, 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 2,872 lots in 40 subdivisions. In Centerton, there were 21 subdivisions planned with 2,534 lots. The Rogers planning commission had approved 38 subdivisions with 1,838 lots. There were 1,236 coming lots in 28 subdivisions in Siloam Springs. Bethel Heights, Cave Springs, Gentry, and Pea Ridge had approved an additional 1,459 lots in 17 subdivisions. Fayetteville and Springdale had in their pipelines 2,952 lots in 50 subdivisions and 3,704 lots in 65 subdivisions, respectively. Elkins, Elm Springs, Farmington, Goshen, Greenland, Lincoln, Prairie Grove, Tontitown, and West

Benton and Washington Counties Number and Average Value of Residential Building Permits Q2 2007 and Q2 2008

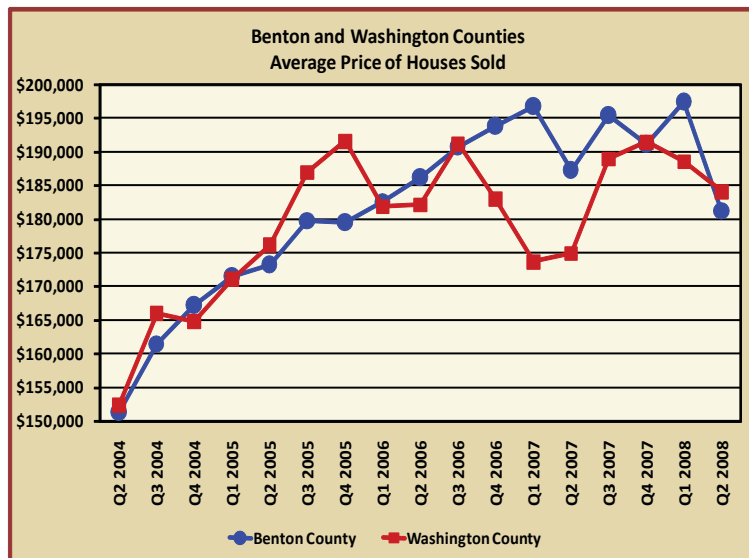
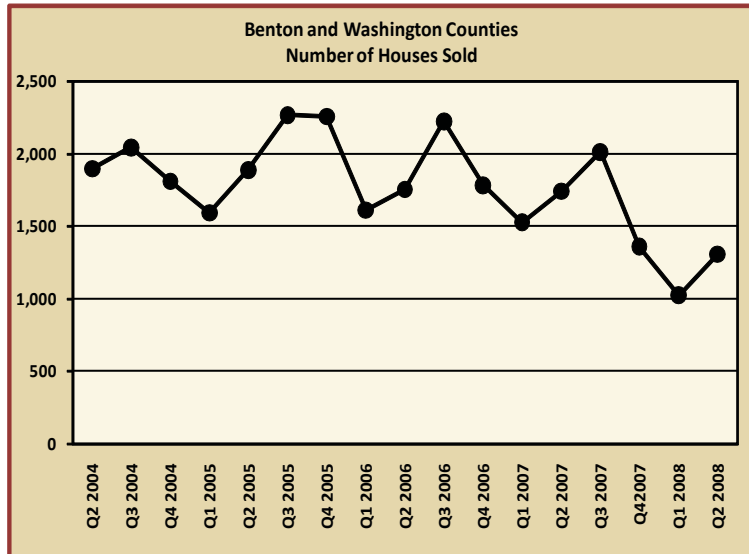
City	Q2 2007 Number of Building Permits	Q2 2008 Number of Building Permits	Q2 2007 Average Value of Building Permits	Q2 2008 Average Value of Building Permits
Bella Vista	98	28	\$161,726	\$156,833
Bentonville	89	64	\$190,399	\$231,217
Bethel Heights	12	0	\$91,525	--
Cave Springs	3	4	\$507,333	\$74,700
Centerton	67	15	\$115,175	\$108,060
Decatur	0	0	--	--
Elkins	18	1	\$85,899	\$74,855
Elm Springs	0	3	--	\$191,666
Farmington	6	4	\$204,738	\$239,093
Fayetteville	184	113	\$169,470	\$176,504
Gentry	1	0	\$126,000	--
Goshen	2	8	\$337,040	\$234,779
Gravette	0	8	--	\$90,014
Greenland	2	1	\$122,500	\$18,000
Johnson	1	1	\$138,580	--
Lincoln	11	0	\$97,843	--
Little Flock	1	3	\$520,000	\$261,773
Lowell	1	4	\$269,134	\$180,693
Pea Ridge	32	4	\$104,670	\$79,696
Prairie Grove	17	34	\$89,647	\$69,058
Rogers	99	70	\$155,548	\$160,102
Siloam Springs	10	4	\$97,172	\$99,937
Springdale	82	40	\$200,871	\$220,404
Tontitown	5	4	\$519,835	\$279,715
West Fork	3	3	\$103,333	\$148,333
Northwest Arkansas	744	416	\$162,316	\$177,374



Regional Housing Market

Fork accounted for an additional 1,318 approved lots in 15 subdivisions. Totaling up these numbers, accounts for 17,913 approved lots within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 111.8 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 February 16, 2007 to May 15, 2008, there were 1,307 existing houses sold in Benton and Washington Counties. This is a decline of 25.0 percent from the total houses sold during the same time period in 2007. In the second quarter of 2008 in Northwest Arkansas, the average sales price, in absolute and per square foot terms, of existing houses moved in mixed directions. In Benton County, absolute prices decreased by 3.3 percent during the year to an average of \$181,215. In Washington County, sold house absolute prices rose by 5.3 percent to an average of \$184,158. In per square foot terms, average Benton County prices fell 6.2 percent to \$89.26 and average Washington County prices fell 2.9 percent down to \$96.15 from the second quarter of 2007 to the second quarter of 2008.



Benton County

Building Permits

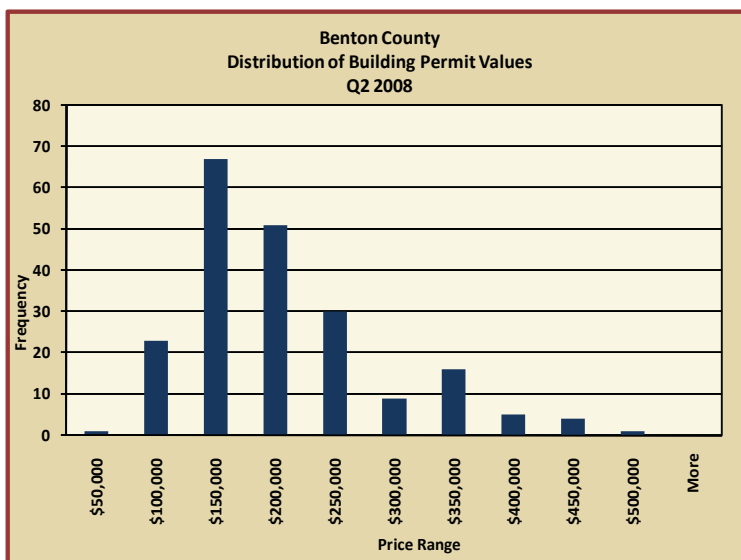
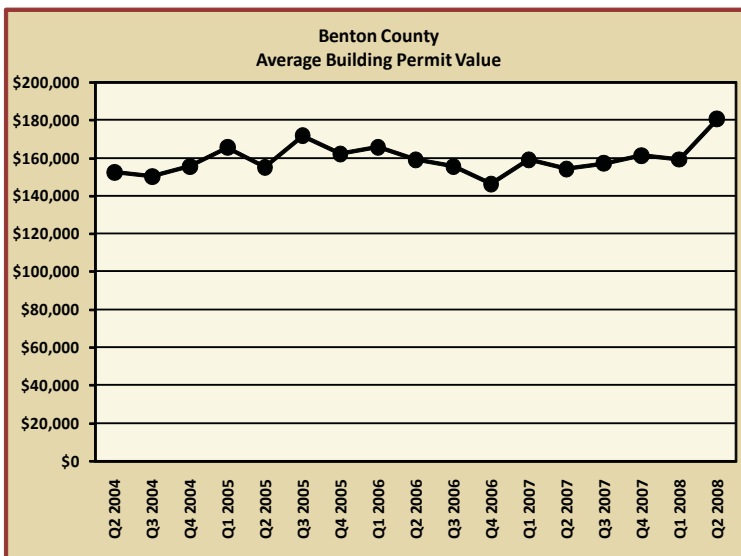
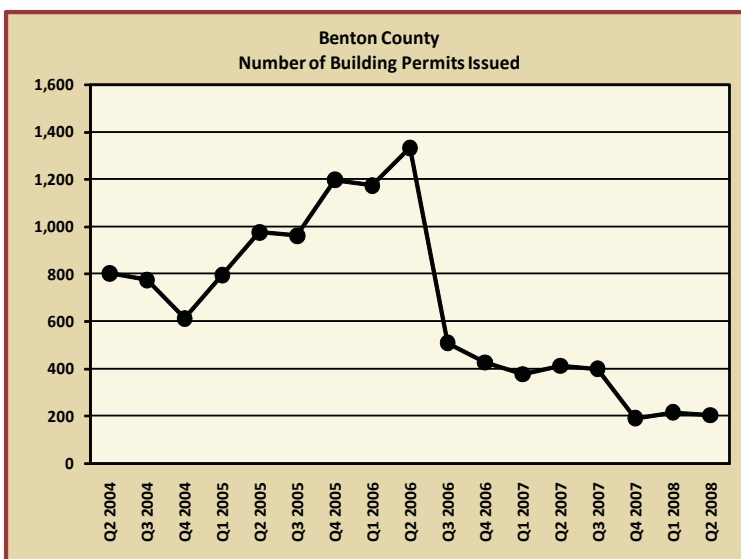
From February to May 2008, there were 204 residential building permits issued in Benton County. The second quarter 2008 total was 50.6 percent lower than the second quarter 2007 total of 413 residential building permits. The average value of the Benton County building permits was \$178,633 from February to May 2008, a 15.7 percent increase from the average value of \$154,400 during the second quarter of last year. About 56.2 percent of the second quarter building permits were valued between \$100,001 and \$200,000, with 31.0 percent higher than \$200,000 and 12.9 percent lower than \$100,000. In Benton County, the dominant building permit value points were between \$100,001 and \$150,000.

Rogers accounted for 34.3 percent of the residential building permits in Benton County. Bentonville, Bella Vista, and Centerton comprised 31.4, 13.7, and 7.4 percent of the Benton County residential building permits, respectively. The remaining 13.2 percent were from the other small cities in the county.

From the second quarter of 2007 to the second quarter of 2008, fewer building permits were issued in Bella Vista, Bentonville, Bethel Heights, Centerton, Gentry, Pea Ridge, Rogers, and Siloam Springs in Benton County. The number of permits in Cave Springs, Gravette, Little Flock, and Lowell were up slightly.

Subdivisions

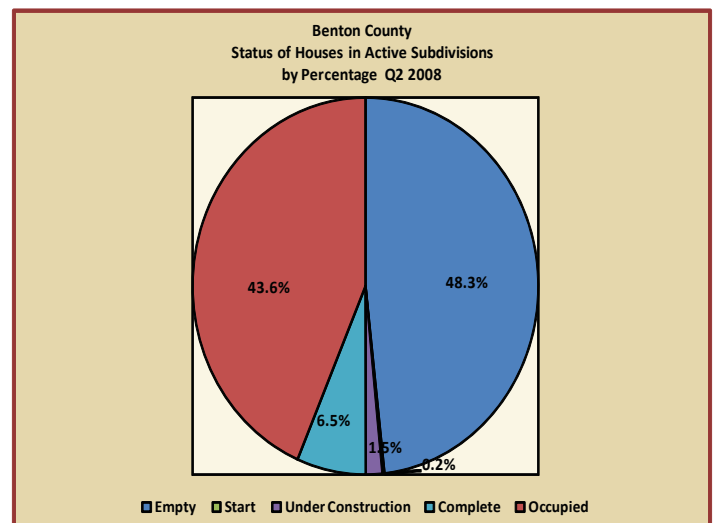
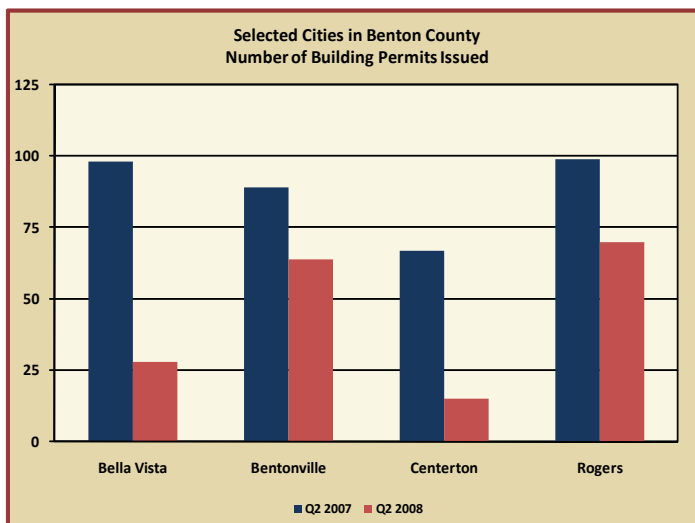
There were 16,738 lots in the 207 active subdivisions in Benton County in the second quarter of 2008. Within the active subdivisions, 48.5 percent of the lots were empty, 0.2 percent were starts, 1.6 percent were under construction, 6.5 percent were complete, but unoccupied houses, and 43.8 percent were occupied houses. In the second quarter of 2008, Bentonville had the most empty lots, lots



Benton County

Benton County Residential Building Permit Values by City February 2008 - May 2008

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+	Q2 2008 Total	Q2 2007 Total
Bella Vista	0	0	17	8	2	0	1	0	0	0	0	28	98
Bentonville	0	0	5	21	20	6	8	5	4	1	0	70	89
Bethel Heights	0	0	0	0	0	0	0	0	0	0	0	0	12
Cave Springs	0	4	0	0	0	0	0	0	0	0	0	4	3
Centerton	0	7	6	2	0	0	0	0	0	0	0	15	67
Decatur	0	0	0	0	0	0	0	0	0	0	0	0	0
Gentry	0	0	0	0	0	0	0	0	0	0	0	0	1
Gravette	0	6	2	0	0	0	0	0	0	0	0	8	0
Little Flock	0	0	0	1	0	0	2	0	0	0	0	3	1
Lowell	0	0	0	3	1	0	0	0	0	0	0	4	1
Pea Ridge	0	4	0	0	0	0	0	0	0	0	0	4	32
Rogers	0	5	34	16	7	3	5	0	0	0	0	70	99
Siloam Springs	0	1	3	0	0	0	0	0	0	0	0	4	10
Benton County	0	27	67	51	30	9	16	5	4	1	0	210	413



Benton County

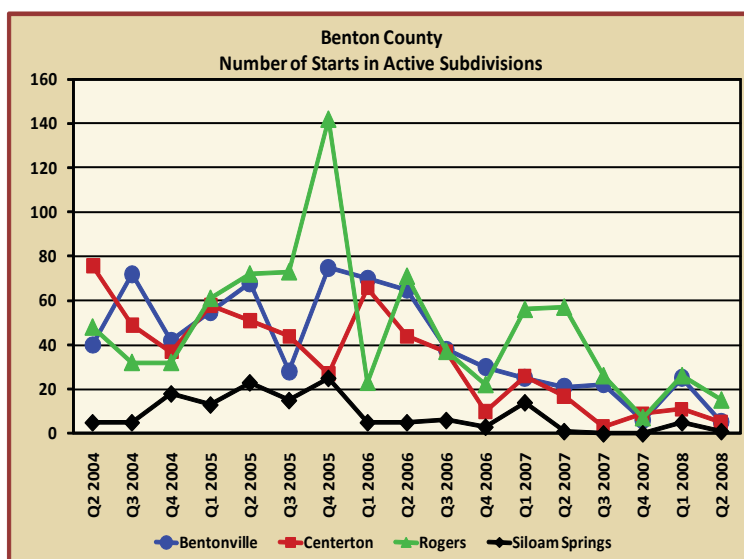
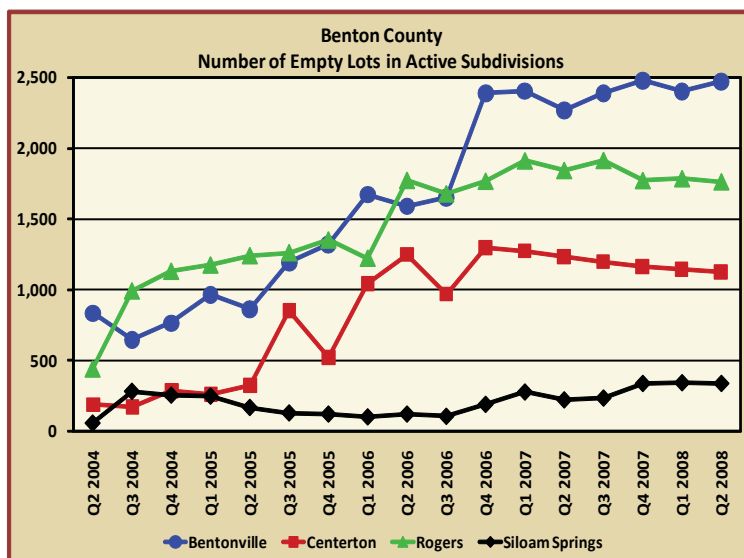
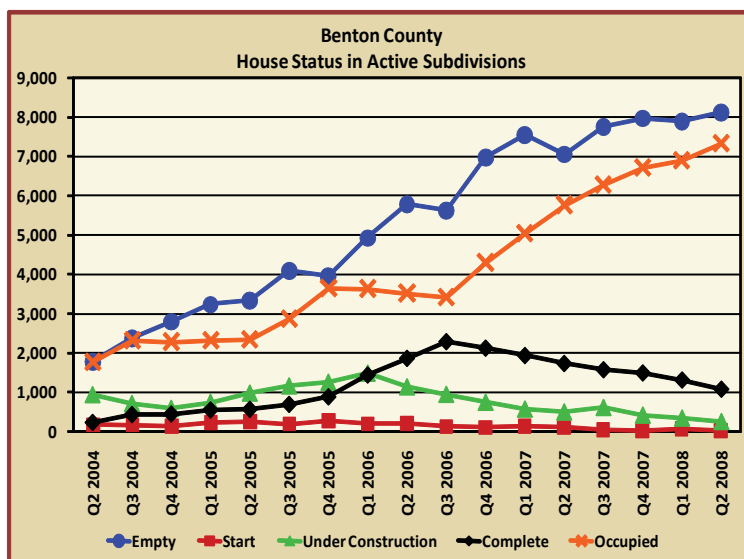
under construction, and complete but unoccupied houses. Rogers had the most starts and occupied houses within active subdivisions. During the second quarter of 2008, the most active subdivisions in terms of houses under construction were: Riverwalk Farm Estates and Oakwood Park in Bentonville, Sienna and Quail Ridge in Centerton, as well as Meadow Wood and Pinnacle in Rogers. Of these top subdivisions for new construction, Riverwalk Farm Estates, Sienna, and Pinnacle were also among the most active in the first quarter.

From the first quarter to the second quarter of 2008, 538 houses in active subdivisions became occupied in Benton County. This was an increase from the revised first quarter total of 471. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 52.8 months of lot inventory at the end of the second quarter. This is up from a revised 49.9 months of inventory at the end of the first 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 second quarter of 2008, there were 9,939 lots in 144 subdivisions in Benton County that had received approval. Bentonville accounted for 28.9 percent of the coming lots, Centerton accounted for 25.5 percent, and Rogers accounted for 18.5 percent of the coming lots.

Sales of Existing Houses

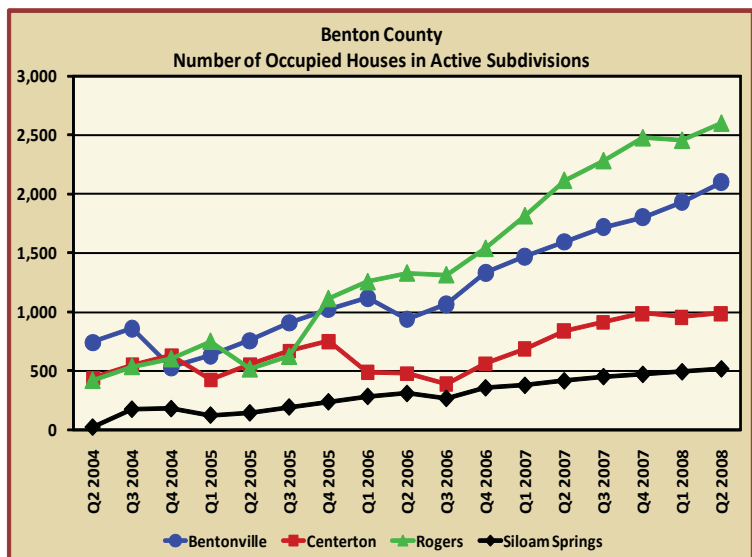
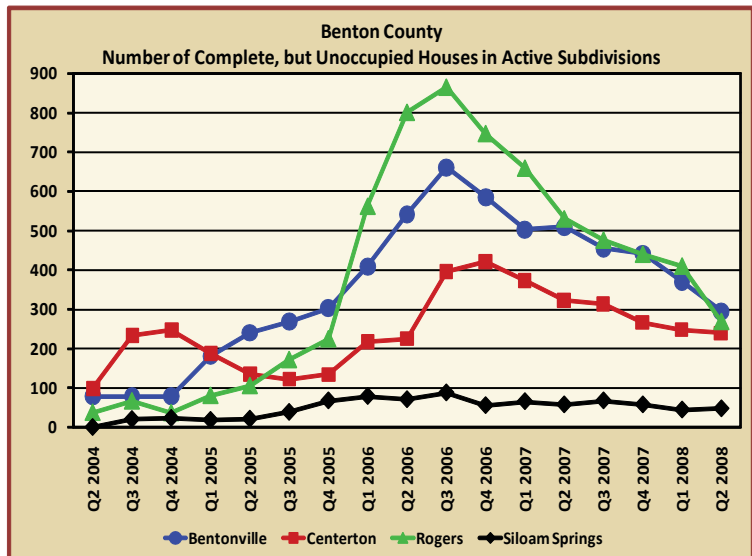
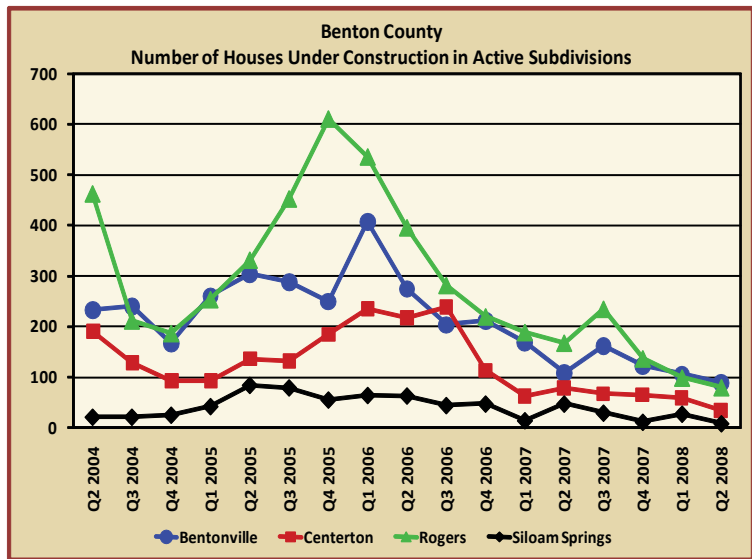
The examination of the sales of existing houses in the second quarter of 2008 yields the following results. A total of 796 existing houses were sold from February 16, 2008 to May 15, 2008 in Benton County. This represents a decline of 22.7 percent from the same time period in 2007 and a decline of 26.6 percent from the same time period in 2006. About 30.7 percent of the houses were sold in Rogers, about 24.4 percent in Bella Vista,



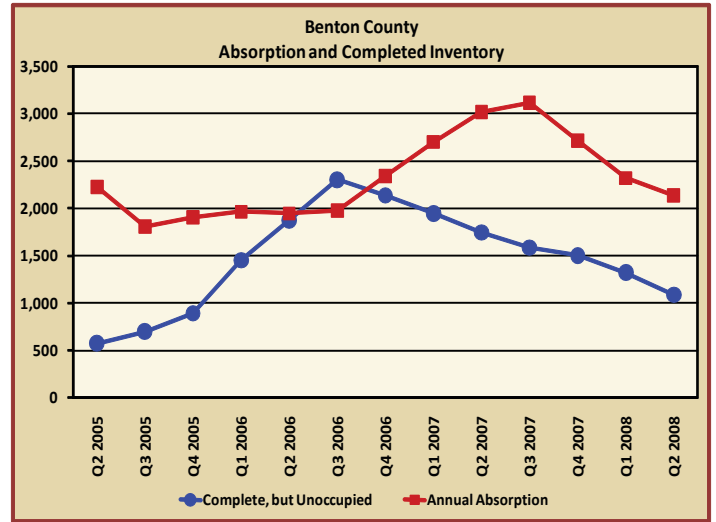
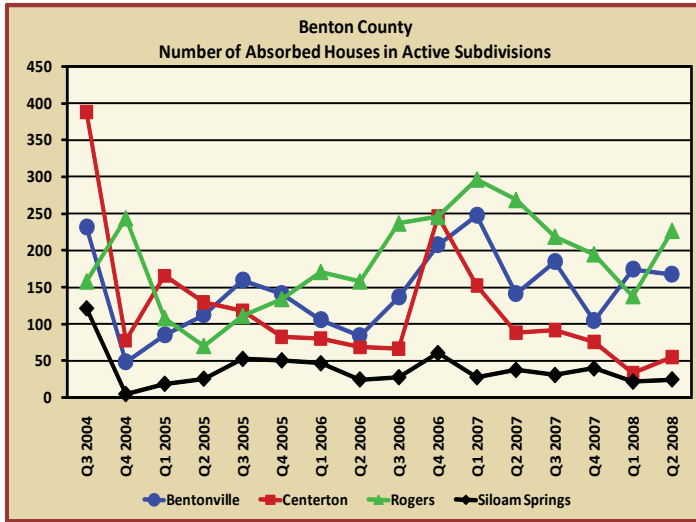
Benton County

20.1 percent in Bentonville, and 6.4 percent in Centerton. The average price of all houses sold in Benton County was \$181,215 and the average house price per square foot was \$89.26. For the second quarter of 2008, the average amount of time between the initial listing of a house and the sale date was 158 days. The average sales price decreased by 3.3 percent, the price per square foot decreased by 6.2 percent, and the duration on the market increased by 1.4 percent over the same time period in 2007.

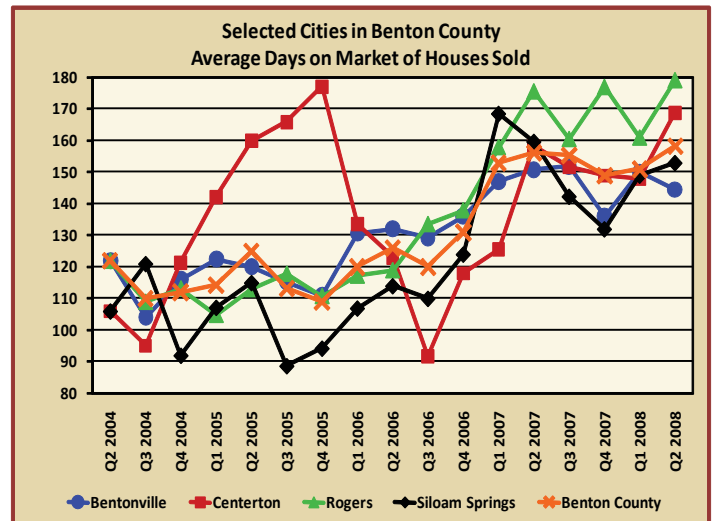
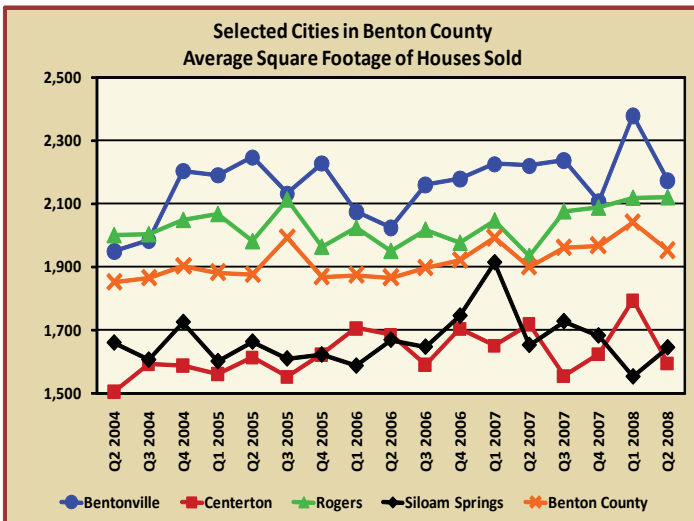
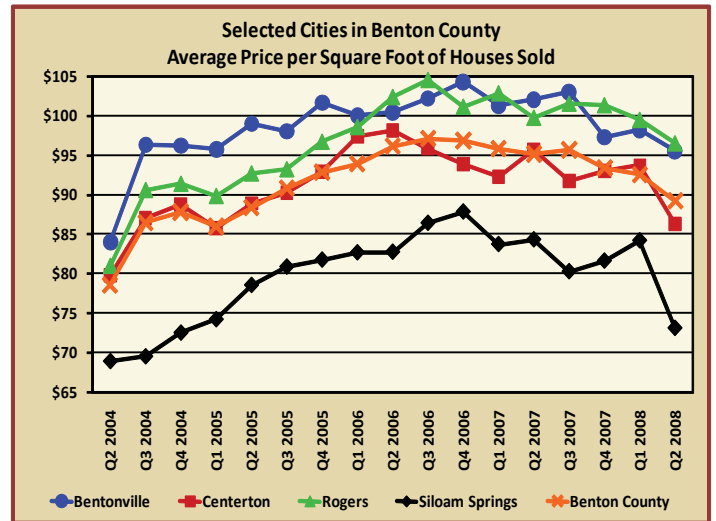
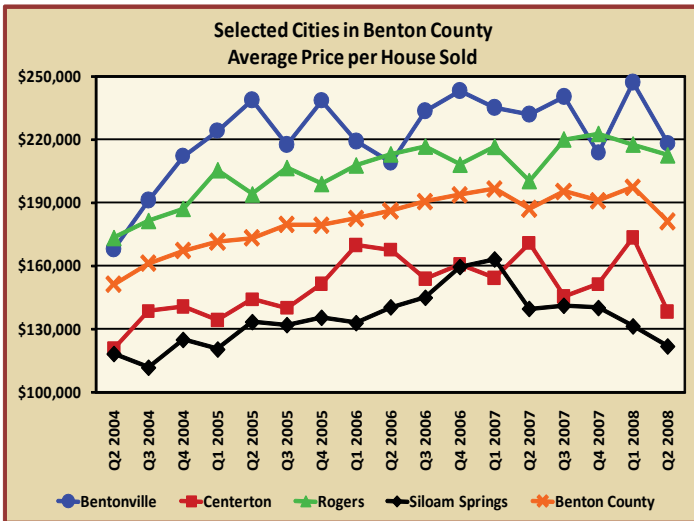
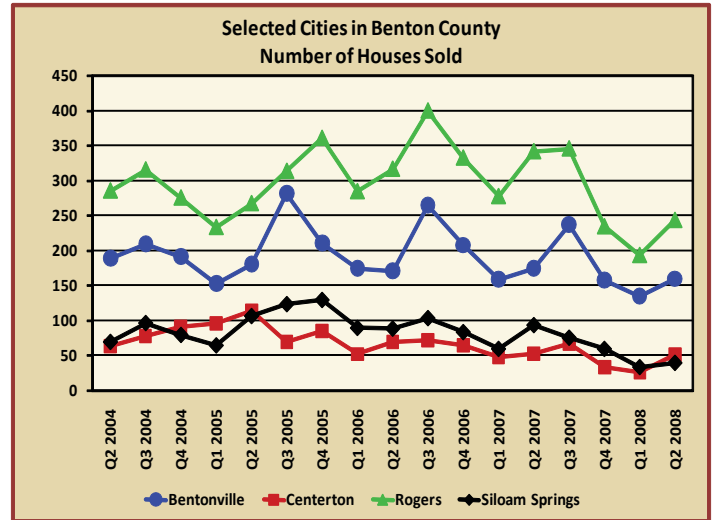
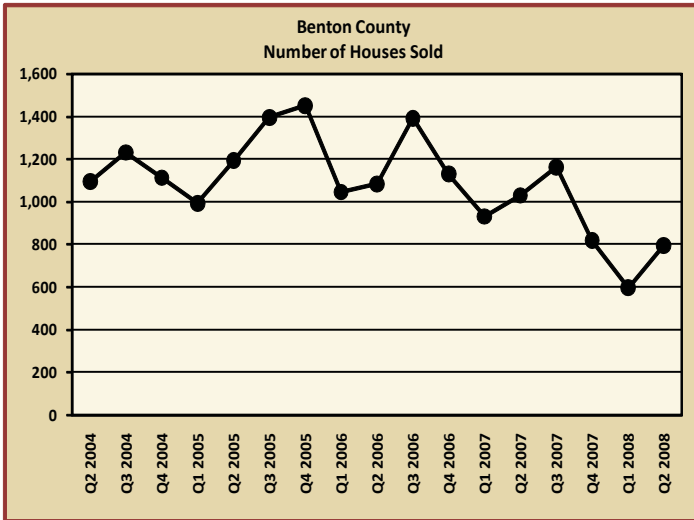
From mid-February to mid-May, on average, the largest houses in Benton County were sold in Bella Vista, Bentonville, and Rogers. On average, homes sold fastest in Lowell, Garfield, and Sulfur Springs.



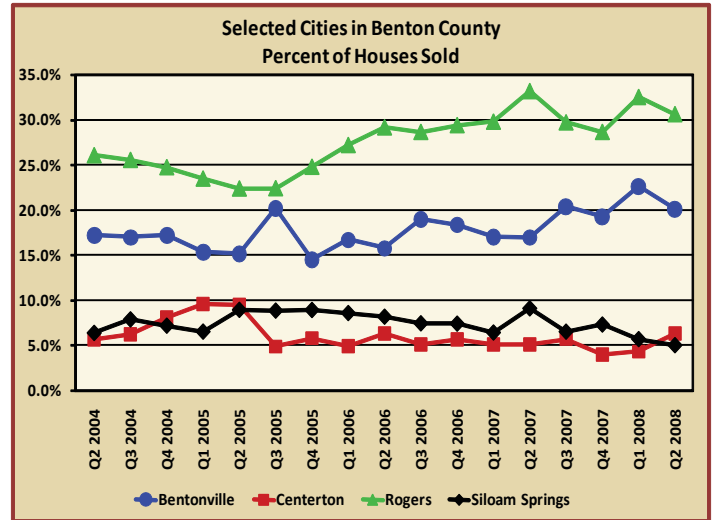
Benton County



Benton County



Benton County



Benton County Sold House Characteristics by City February 16, 2008 - May 15, 2008

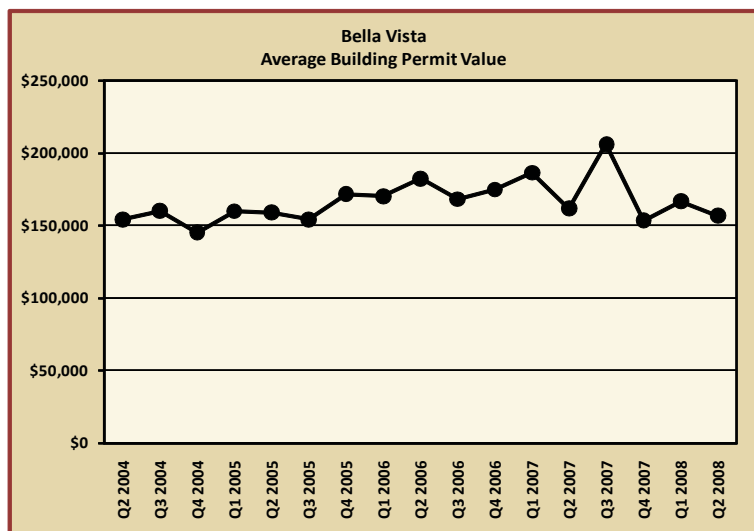
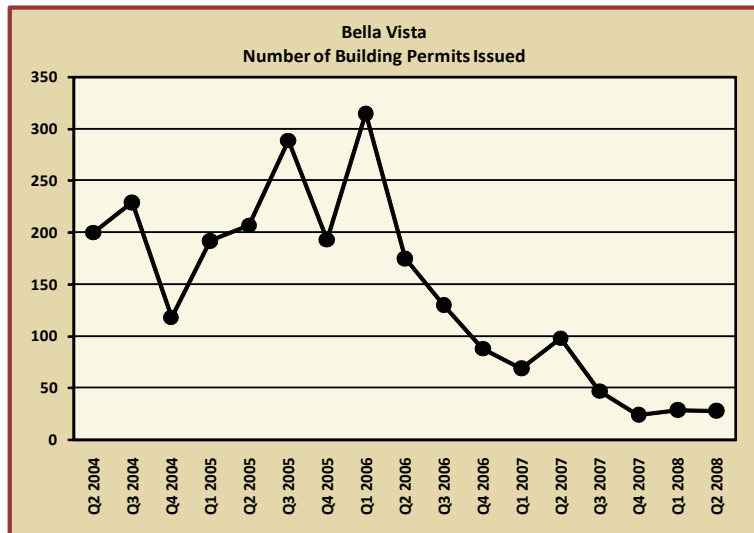
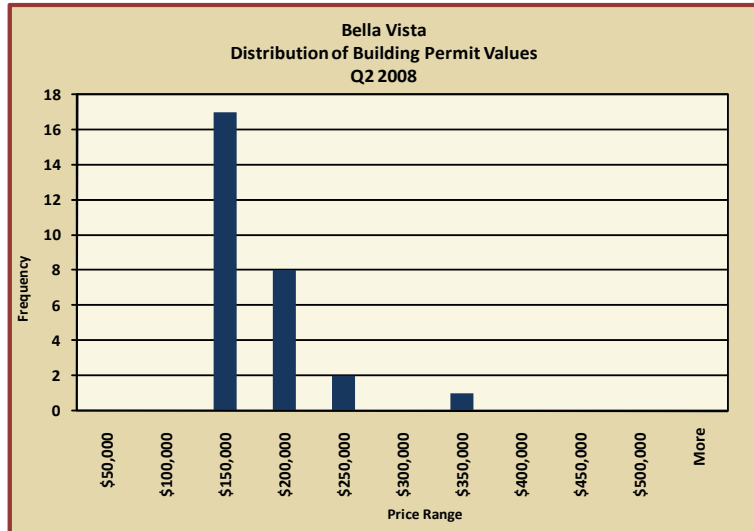
City	Average Price		Average Days on Market	Number of Houses Sold	Percentage of County Sales
	Average Price	Per Square Foot			
Avoca	--	--	--	0	0.0%
Bella Vista	\$156,062	\$82.78	153	194	24.4%
Bentonville	\$218,335	\$95.64	144	160	20.1%
Bethel Heights	\$192,425	\$81.34	211	3	0.4%
Cave Springs	\$198,020	\$97.22	125	10	1.3%
Centerton	\$138,545	\$86.32	169	51	6.4%
Decatur	\$45,650	\$56.42	64	3	0.4%
Garfield	\$184,710	\$95.15	83	10	1.3%
Gateway	--	--	--	0	0.0%
Gentry	\$116,735	\$77.51	157	16	2.0%
Gravette	\$129,800	\$76.01	174	13	1.6%
Highfill	\$230,000	\$113.75	25	1	0.1%
Hiwasse	--	--	--	0	0.0%
Little Flock	\$307,000	\$99.55	183	1	0.1%
Lowell	\$151,079	\$85.86	112	24	3.0%
Pea Ridge	\$128,741	\$85.43	173	22	2.8%
Rogers	\$212,637	\$96.54	179	244	30.7%
Siloam Springs	\$121,880	\$73.17	153	40	5.0%
Springdale	--	--	--	0	0.0%
Sulphur Springs	\$30,325	\$21.81	102	4	0.5%
Benton County	\$181,215	\$89.26	158	796	100.0%



Bella Vista



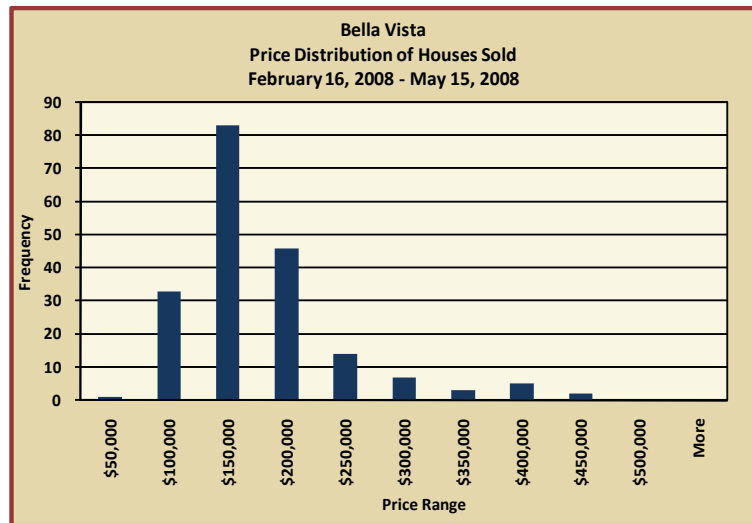
- From February to May 2008, there were 28 residential building permits issued in Bella Vista. This represents a 71.4 percent decline from the second quarter of 2007.
- The average residential building permit value in Bella Vista declined by 3.0 percent from the second quarter of 2007 to \$156,833 in the second quarter of 2008.
- The largest price point for Bella Vista building permits was the \$100,001 to \$150,000 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.
- 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, which has closed its local sales office.
- Between 3,800 and 5,700 lots could be considered to be active in the second quarter in Bella Vista.
- There were 194 existing houses sold in Bella Vista from February 16, 2008 to May 15, 2008, or 43.7 percent more than in the previous quarter, but 17.8 percent fewer than in the same period last year.
- The average price of a house sold in Bella Vista decreased from \$163,953 in the first quarter to \$156,062 in the second quarter of 2008. In the second



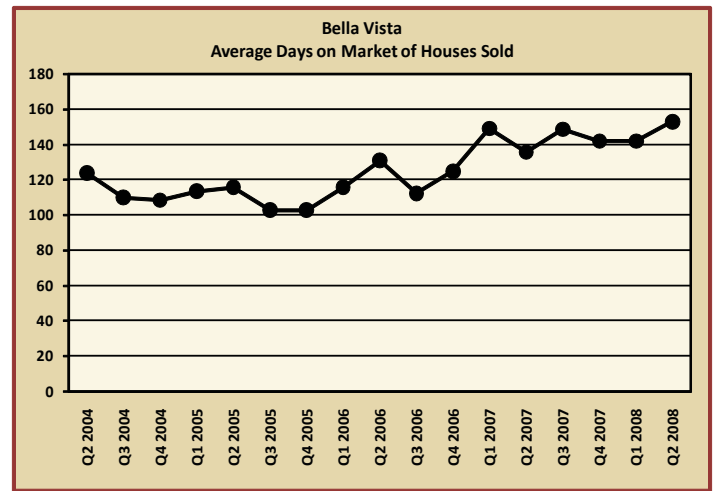
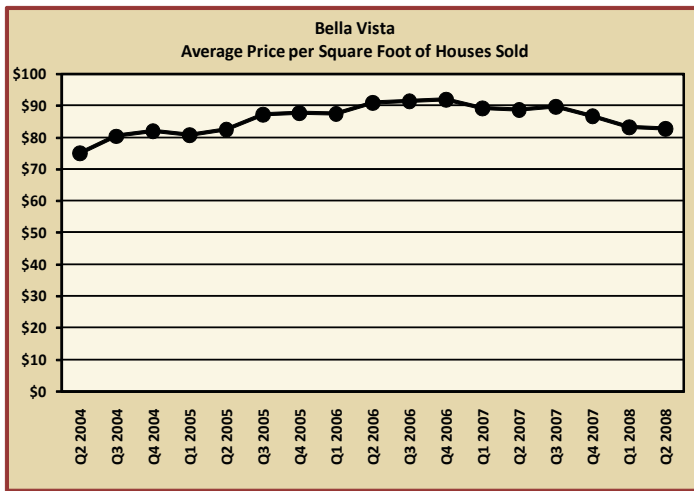
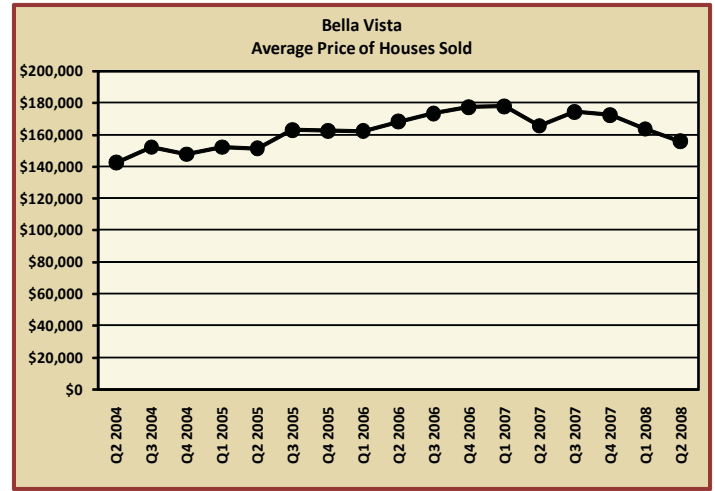
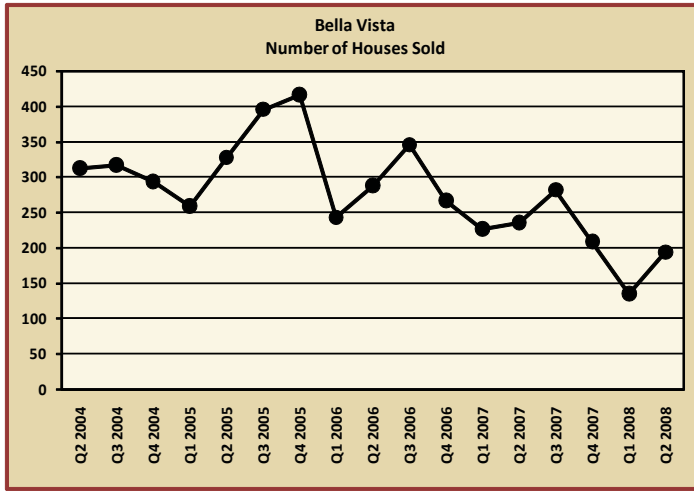
Bella Vista

quarter of 2008, the average sales price was 4.8 percent lower than in the previous quarter and 5.9 percent lower than in the same period last year.

- 67 percent of the sold houses in Bella Vista were in the \$100,001 to \$200,000 range.
- In Bella Vista, the average number of days from the initial house listing to the sale rose from 142 days in the first quarter to 153 days in the second quarter of 2008.
- About 24.4 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Bella Vista. The average sales price of a house in Bella Vista was about 86 percent of the county average.



Bella Vista



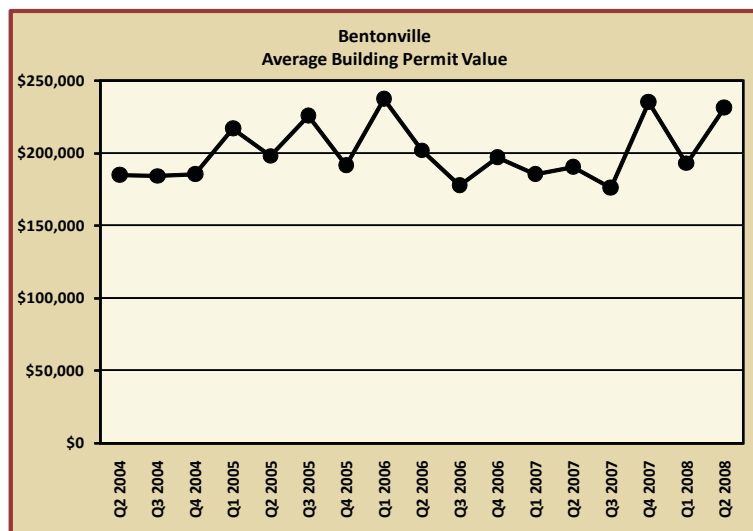
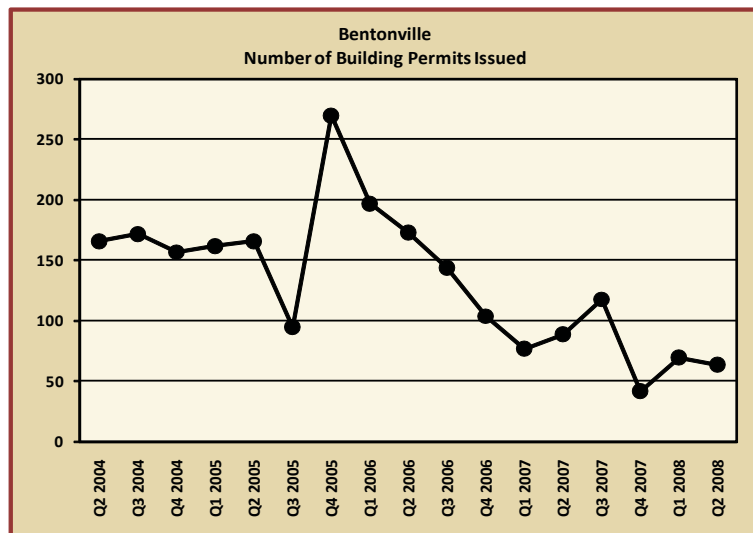
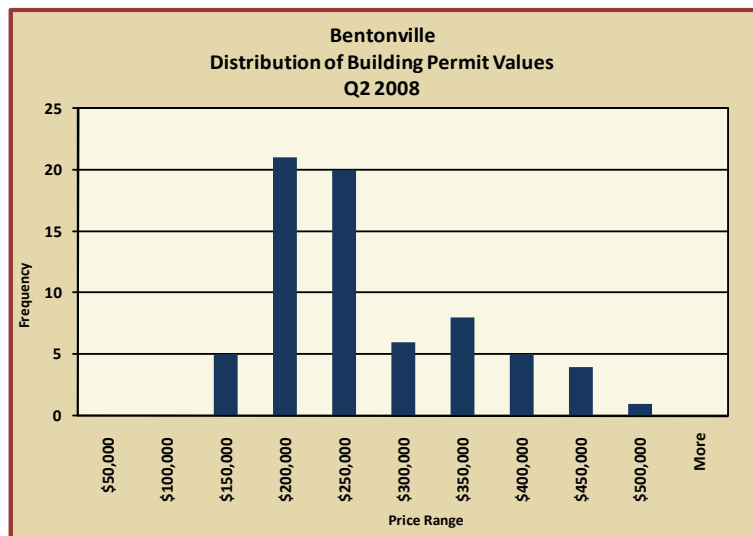
Bella Vista Price Range of Houses Sold February 16, 2008 - May 15, 2008

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.5%	1,460	85	94.0%	\$25.68
\$50,001 - \$100,000	33	17.0%	1,404	133	93.8%	\$64.92
\$100,001 - \$150,000	83	42.8%	1,613	124	97.6%	\$81.08
\$150,001 - \$200,000	46	23.7%	2,022	173	95.9%	\$88.56
\$200,001 - \$250,000	14	7.2%	2,482	192	97.7%	\$92.92
\$250,001 - \$300,000	7	3.6%	2,818	226	97.1%	\$100.60
\$300,001 - \$350,000	3	1.5%	3,373	162	95.7%	\$94.80
\$350,001 - \$400,000	5	2.6%	3,205	378	92.8%	\$115.21
\$400,001 - \$450,000	2	1.0%	3,737	174	92.7%	\$110.83
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Bella Vista	194	100.0%	1,870	153	96.3%	\$82.78



Bentonville

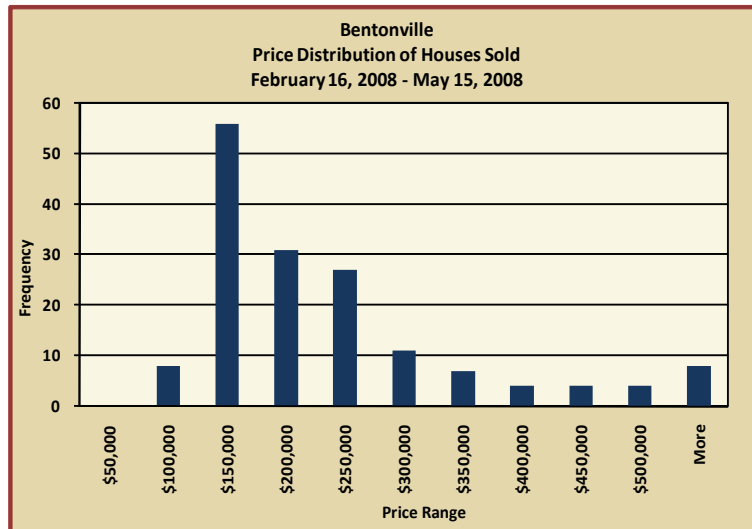
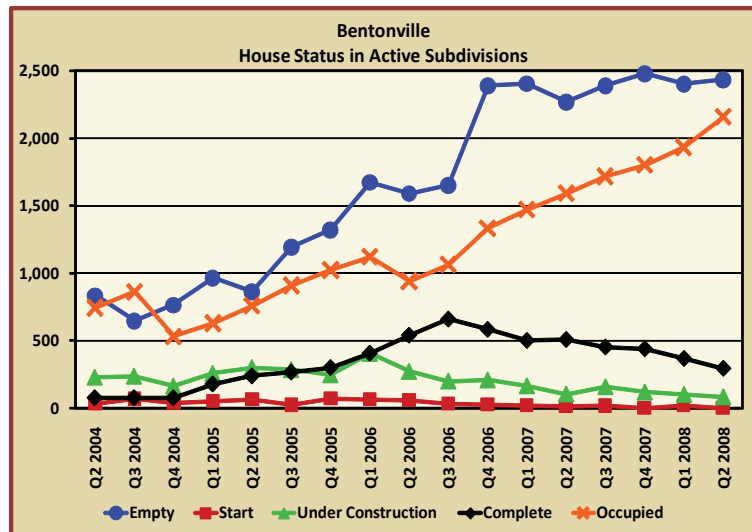
- From February to May 2008, there were 64 residential building permits issued in Bentonville. This represents a 28.1 percent decline from the second quarter of 2007.
- The average residential building permit value in Bentonville increased by 21.4 percent from the second quarter of 2007 to \$231,217 in the second quarter of 2008.
- The major price points for Bentonville building permits were in the \$150,001 to \$250,000 range.
- There were 4,865 total lots in active subdivisions in Bentonville in the second quarter of 2008. About 43.2 percent of the lots were occupied, 6.1 percent were complete, but unoccupied, 1.8 percent were under construction, 0.1 percent were starts, and 50.9 percent were vacant lots.
- 168 new houses in Bentonville became occupied in the second quarter of 2008. The annual absorption rate implies that there are 52.4 months of remaining inventory in active subdivisions, down from a revised 57.4 months in the first quarter.
- The subdivisions with the most houses under construction in Bentonville in the second quarter were Riverwalk Farm Estates with 27 and Oakwood Park with 10.
- An additional 2,872 lots in 40 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Bentonville.
- There were 160 existing houses sold in Bentonville from February 16, 2008 to May 15, 2008, or 18.5 percent higher than in the previous quarter, but 8.6 percent fewer than in the same period last year.
- The average price of a house sold in Bentonville decreased from \$247,353 in the first quarter to \$218,335 in the second quarter of 2008. In the second quarter of 2008 the average sales price was 11.7 percent lower than in the previ-



Bentonville

ous quarter and 5.9 percent lower than in the same period last year.

- 54.4 percent of the sold houses in Bentonville were between \$100,001 and \$200,000.
- In Bentonville, the average number of days from the initial house listing to the sale decreased from 150 days in the first quarter to 144 days in the second quarter of 2008.
- About 20.1 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Bentonville. The average sales price of a house in Bentonville was about 120.5 percent of the county average.



Bentonville House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Allencroft	19	0	0	2	97	118	3	16.8
Avignon	9	0	0	0	29	38	4	36.0
The Bluffs	16	0	0	1	4	21	0	68.0
Briarwood	10	0	0	0	21	31	0	--
Brighton Heights	43	0	1	2	41	87	5	55.2
Chapel Hill	72	0	3	5	46	126	8	60.0
Chardonnay	14	0	0	0	38	52	1	24.0
College Place, Phases VII,VIII	61	1	1	0	56	119	2	94.5
Cornerstone Ridge, Phase I	86	1	4	3	34	128	0	75.2
Courtyard	0	0	0	0	20	20	1	0.0
Creekstone, Phase II	29	0	0	0	3	32	0	--



Bentonville

Bentonville House Status in Active Subdivisions Q2 2008

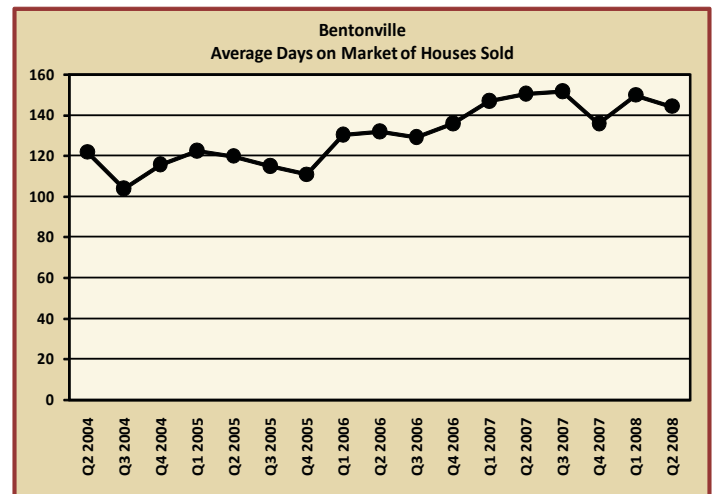
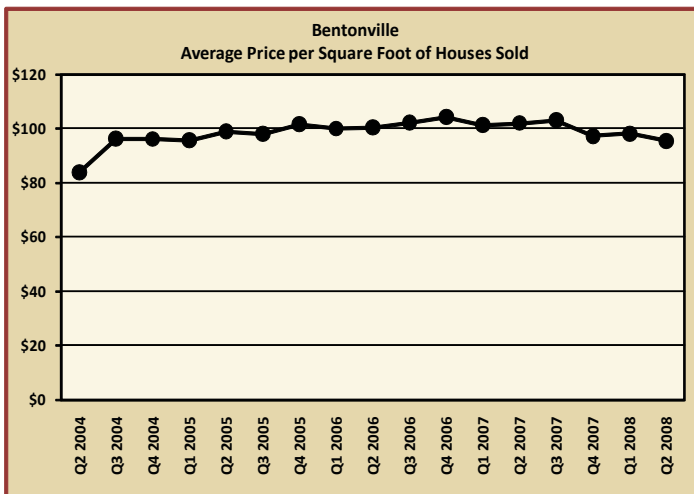
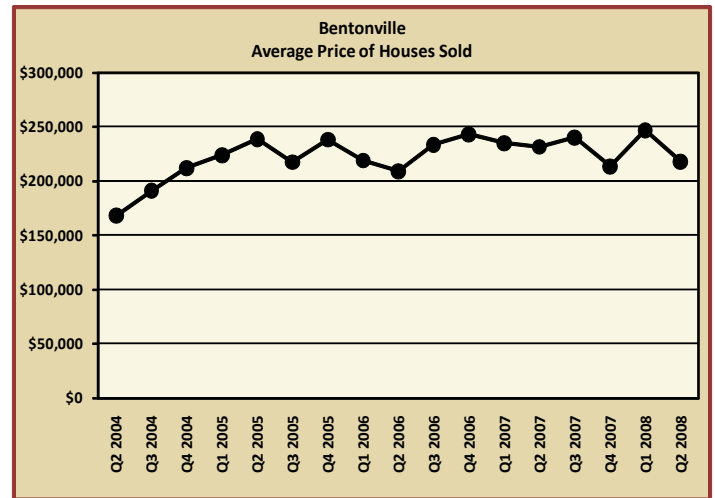
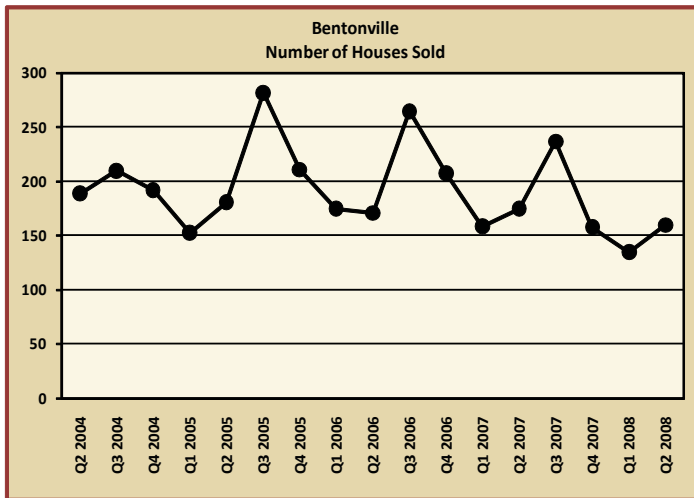
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Creek, Phases I,II	7	0	0	0	93	100	0	42.0
Eau Claire	17	0	1	2	6	26	0	120.0
Eden's Brooke	14	0	0	10	3	27	0	288.0
Farms, The	49	0	1	1	7	58	3	87.4
Grace Addition	91	0	0	7	14	112	2	130.7
Heathrow	10	0	0	0	55	65	2	40.0
Hidden Springs, Phase IV	2	0	0	0	46	48	2	12.0
High Meadows	0	0	0	17	94	111	10	10.2
Highland Park	51	0	0	0	1	52	0	--
Highpointe Addition	118	0	0	6	14	138	4	106.3
Kensington, Phases I,III	16	0	1	4	60	81	1	50.4
Kerelaw Castle	136	0	0	5	27	168	3	130.2
Kingsbury, Phases I-III	16	0	3	0	56	75	2	36.0
Laurynwood Estates	85	0	0	14	1	100	0	891.0
Little Sugar Estates	9	0	1	0	1	11	1	60.0
Lochmoor Club	45	0	6	2	158	211	19	13.3
Lonesome Pond	52	0	0	0	4	56	4	78.0
Lyndal Heights, Phase V	19	0	0	0	5	24	1	57.0
McKissic Creek Estates	6	0	0	0	3	9	0	--
North Fork Addition	86	0	1	2	6	95	1	178.0
Oakbrooke, Phase I	23	0	5	5	0	33	0	--
Oakwood Park	0	0	10	4	0	14	0	--
Oxford Ridge	98	0	4	8	58	168	2	88.0
Pleasant View Estates	0	0	0	0	24	24	2	0.0
Riverwalk Farm Estates, Phases I-III	179	3	27	72	198	479	26	36.3
Rolling Acres	49	0	2	7	33	91	1	99.4
Simsberry Place	6	0	0	0	78	84	1	36.0
Stone Meadow	194	0	6	31	27	258	3	184.8
Stone Ridge Estates	40	0	7	1	25	73	2	72.0
Stoneburrow, Phases I-II	87	0	1	34	175	297	14	19.3
Stonecreek	65	0	0	0	2	67	0	585.0
Summerlin, Phase I	55	0	0	4	33	92	10	33.7
Talamore	18	0	1	0	73	92	2	45.6
Thornbrook Village, Phase I	96	0	0	34	18	148	12	65.0
Virginia's Grove	25	0	0	0	3	28	0	150.0
White Oak Trails, Phase I	40	0	0	4	28	72	1	105.6
Wildwood, Phases III-IV	52	0	0	3	103	158	7	26.4
Willowbend	20	0	0	1	29	50	0	42.0
Windemere Woods	25	0	3	0	51	79	2	33.6
Windsor Manor	9	0	0	3	20	32	0	24.0
Windwood, Phase IV	38	0	0	1	60	99	0	93.6
Woods Creek South, Phases I,II	67	0	0	0	21	88	4	100.5
Bentonville	2,374	5	89	295	2,102	4,865	168	52.4



Bentonville

Bentonville Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	8	5.0%	1,320	113	92.7%	\$63.58
\$100,001 - \$150,000	56	35.0%	1,432	149	98.5%	\$88.39
\$150,001 - \$200,000	31	19.4%	1,962	126	97.5%	\$89.27
\$200,001 - \$250,000	27	16.9%	2,525	164	96.6%	\$92.71
\$250,001 - \$300,000	11	6.9%	2,621	170	95.8%	\$104.42
\$300,001 - \$350,000	7	4.4%	2,932	166	95.5%	\$109.49
\$350,001 - \$400,000	4	2.5%	2,887	175	96.0%	\$132.56
\$400,001 - \$450,000	4	2.5%	3,477	66	97.6%	\$121.40
\$450,001 - \$500,000	4	2.5%	4,081	92	97.5%	\$118.47
\$500,000+	8	5.0%	4,625	150	94.5%	\$145.99
Bentonville	160	100.0%	2,175	144	97.1%	\$95.64



Bentonville

Bentonville Final and Preliminary Approved Subdivisions Q2 2008

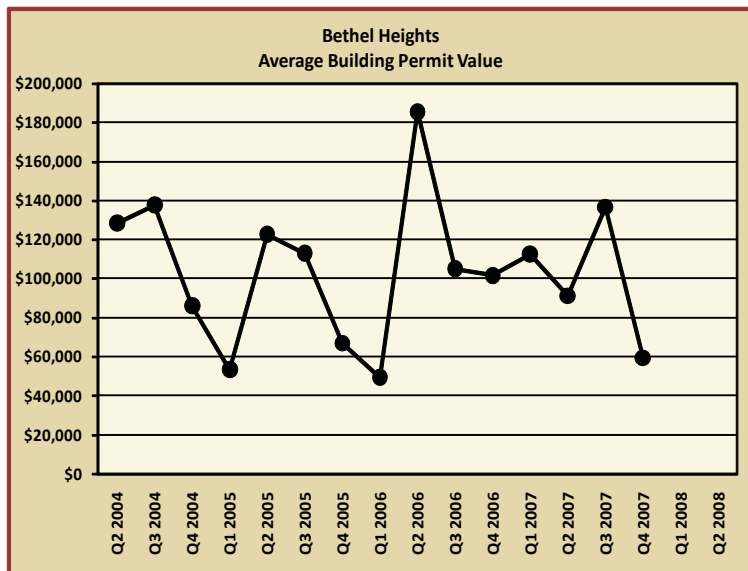
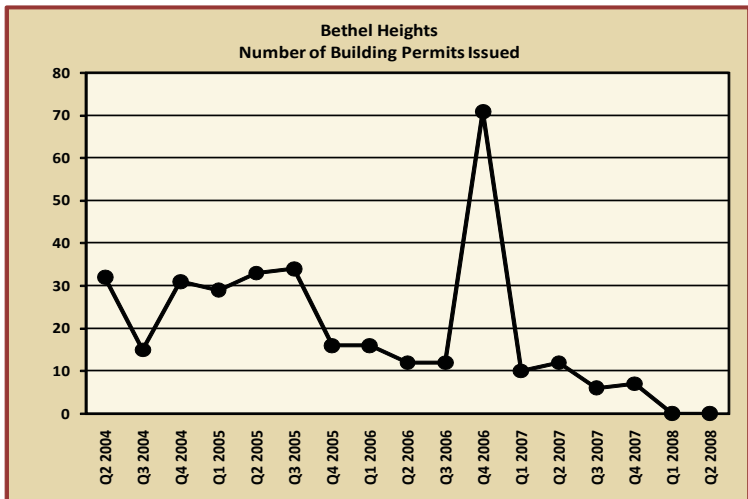
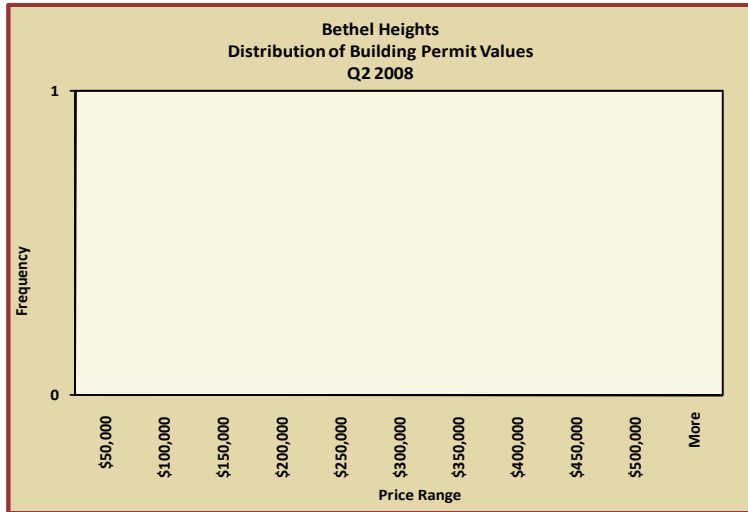
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Apple Creek	Q2 2005	43
Barron Road Duplexes	Q1 2005	96
The Bluffs, Phase II	Q4 2005	104
Brighton Farms	Q2 2005	171
Cascades Subdivision	Q2 2006	57
Chapel Hill, Phase II	Q2 2005	54
Cobblestone	Q1 2005	39
College Place, Phase IX	Q2 2005	56
Estates at Osage Falls	Q4 2005	42
Eventide	Q4 2004	44
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, 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
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
Cornerstone Ridge, Phase IV	Q2 2006	43
Crystal Hills Terrace	Q2 2006	23
Eden's Brook, Phase III	Q2 2006	27
Eden's Brook, Phase IV	Q3 2007	63
Fountain Plaza	Q2 2005	17
Oak Lawn Hills Subdivision	Q1 2006	64
Oakbrooke, Phase II	Q4 2007	35
Riverwalk Farms	Q2 2008	117
Stonegate	Q1 2005	78
Summerlin, Phase II	Q3 2006	84
Wildwood, Phase V	Q4 2005	104
Bentonville		2,872



Bethel Heights



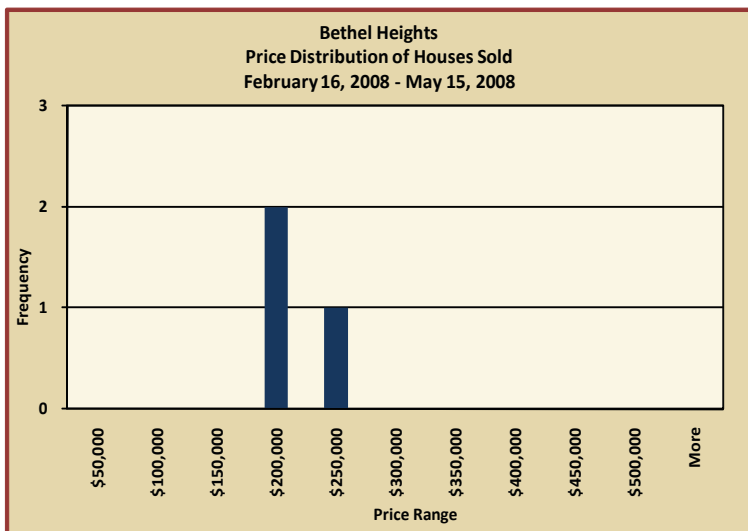
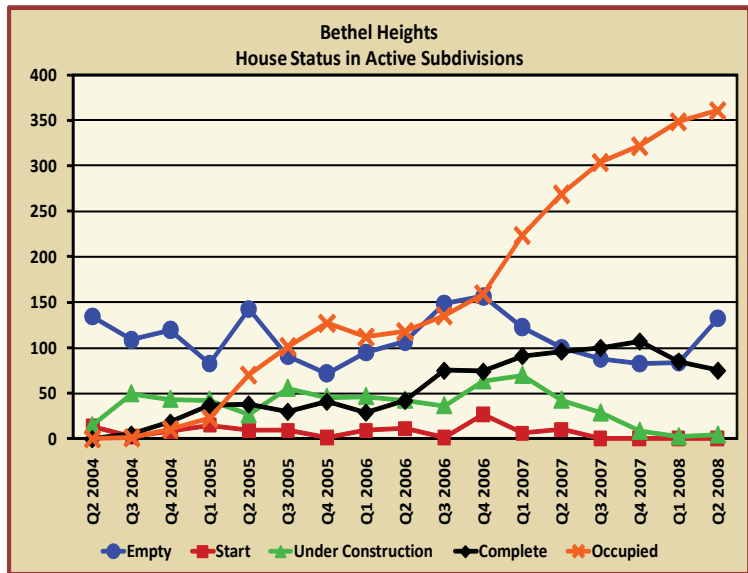
- From February to May 2008, there were no residential building permits issued in Bethel Heights. This represents a decline from the 12 building permits issued in the second quarter of 2007.
- There were 574 total lots in active subdivisions in Bethel Heights in the second quarter of 2008. About 62.9 percent of the lots were occupied, 13.1 percent were complete, but unoccupied, 0.9 percent were under construction, 0.0 percent were starts, and 23.2 percent were vacant lots.
- 12 new houses in Bethel Heights became occupied in the second quarter of 2008. The annual absorption rate implies that there are 27.5 months of remaining inventory in active subdivisions, up from 16.4 months in the first quarter.
- The subdivisions with the most houses under construction in Bethel Heights were Fern's Valley and Wilkins, both with 2.
- An additional 182 lots in 5 subdivisions had received preliminary approval by the second quarter of 2008 in Bethel Heights.
- There were 3 existing houses sold in Bethel Heights from February 16, 2008 to May 15, 2008, or 50 percent more than in the previous quarter and 50 percent more than in the same period last year.
- The average price of a house sold in Bethel Heights decreased from \$226,625 in the first quarter to \$192,425 in the



Bethel Heights

second quarter of 2008. In the second quarter of 2008, the average sales price was 15.1 percent lower than in the previous quarter, but 16.4 percent higher than in the same period last year.

- In Bethel Heights, the average number of days from the initial house listing to the sale increased from 67 days in the first quarter to 211 days in the second quarter of 2008.
- Only 0.4 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Bethel Heights. The average sales price of the houses sold in Bethel Heights was 106 percent of the county average.

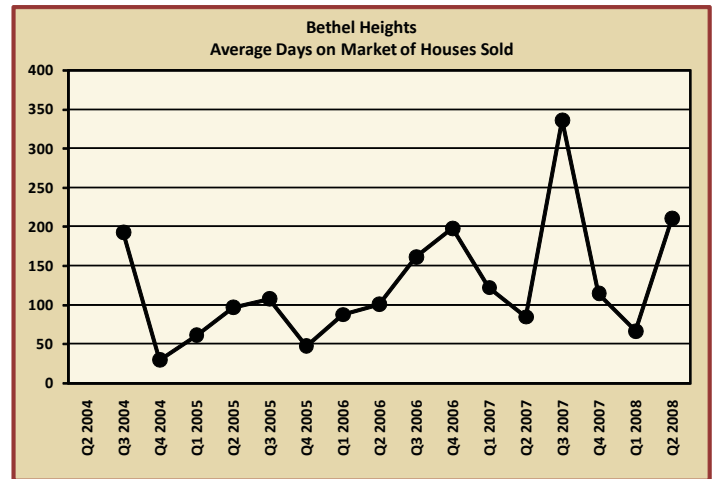
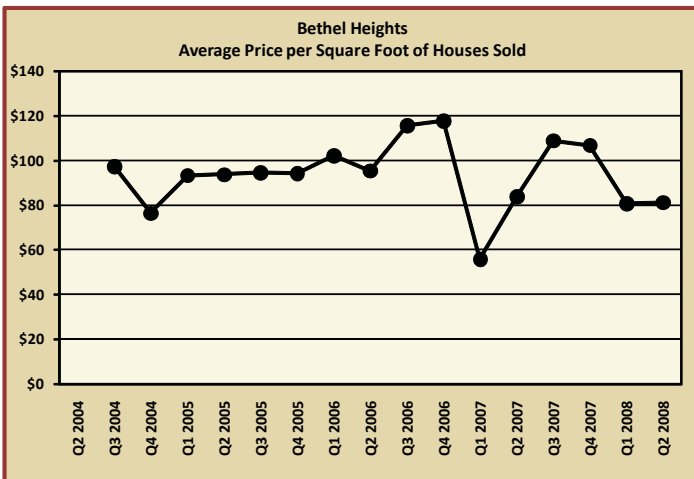
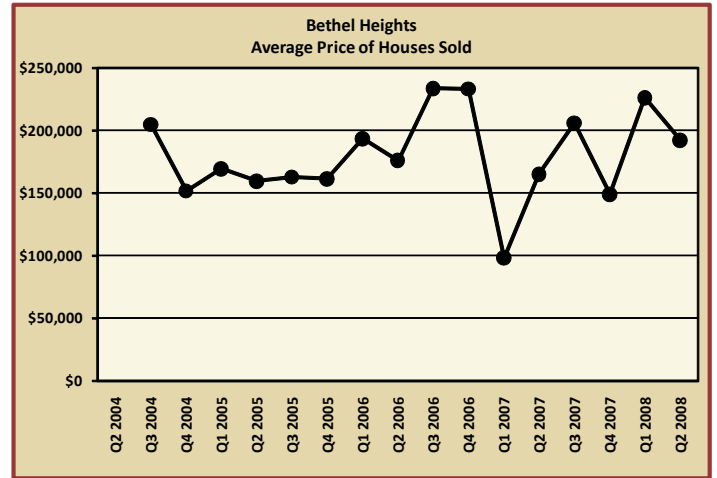
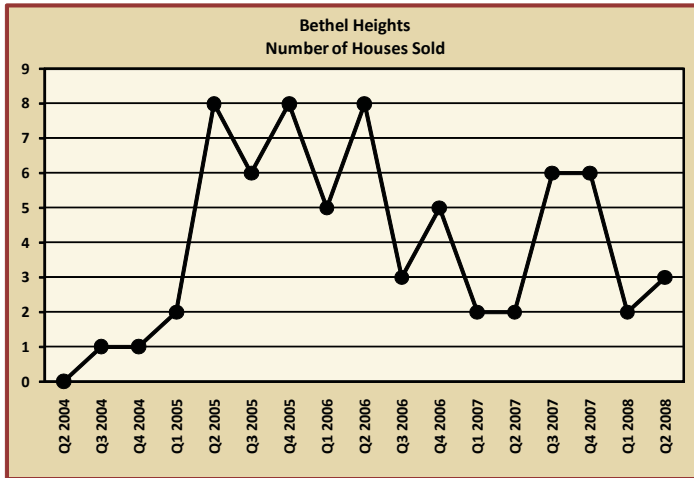


Bethel Heights House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	18	0	0	7	47	72	3	18.8
Courtyard, Phase III	1	0	0	2	11	14	0	36.0
Fern's Valley	51	0	2	0	0	53	0	--
Great Meadows	10	0	1	5	44	60	0	8.3
Logan Heights, Phase I	10	0	0	10	8	28	0	60.0
Oak Place	22	0	0	4	35	61	0	28.4
Remington Place	3	0	0	2	56	61	4	3.3
Sunset Ridge	10	0	0	0	23	33	2	20.0
Terry Acres	0	0	0	44	22	66	0	66.0
Wilkins	8	0	2	1	115	126	3	22.0
Bethel Heights	133	0	5	75	361	574	12	27.5



Bethel Heights



Bethel Heights Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	2	66.7%	2,329	208	93.7%	\$75.28
\$200,001 - \$250,000	1	33.3%	2,481	216	98.7%	\$93.47
\$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	3	100.0%	2,380	211	95.4%	\$81.34



Bethel Heights

Bethel Heights Final and Preliminary Approved Subdivisions Q2 2008

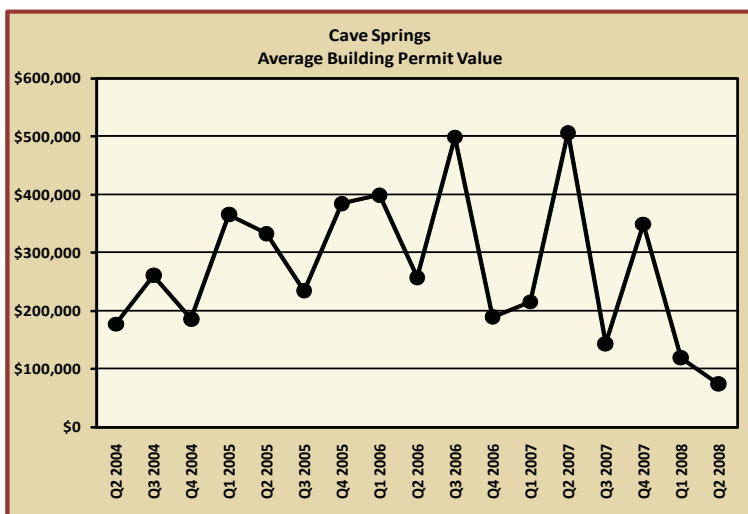
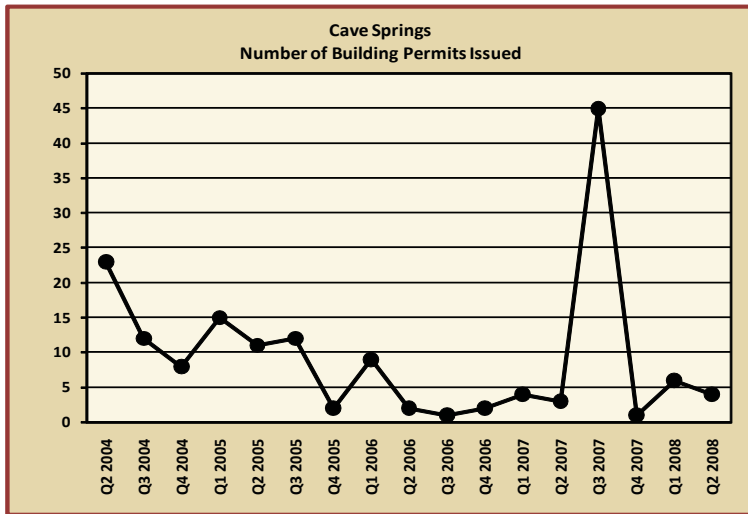
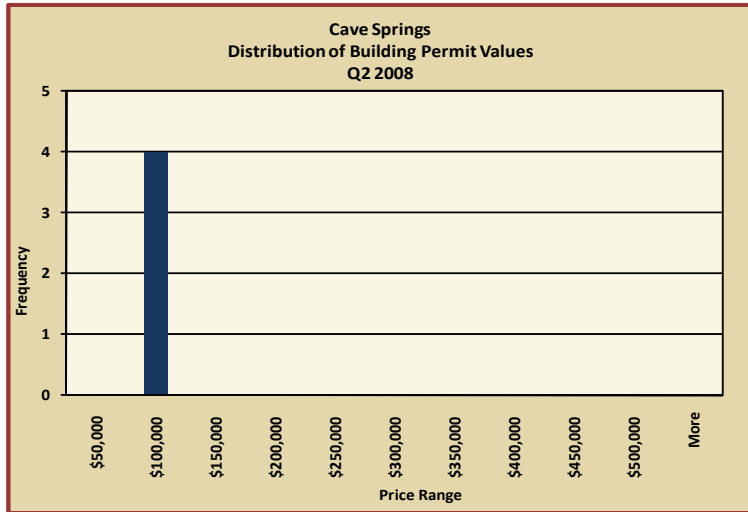
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chantal, Phase II	Q3 2005	51
English Oaks	Q3 2005	12
Logan Heights, Phase II	Q3 2005	26
Marvin Moles	Q3 2005	33
Spring Meadows	Q3 2005	60
Bethel Heights		182



Cave Springs



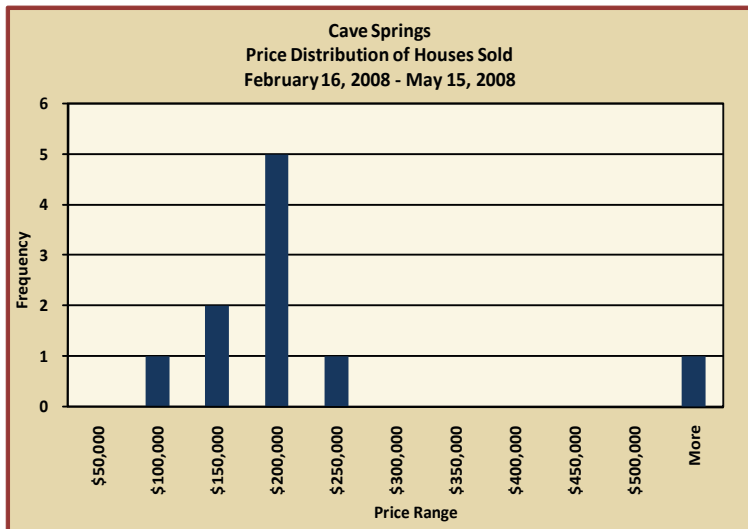
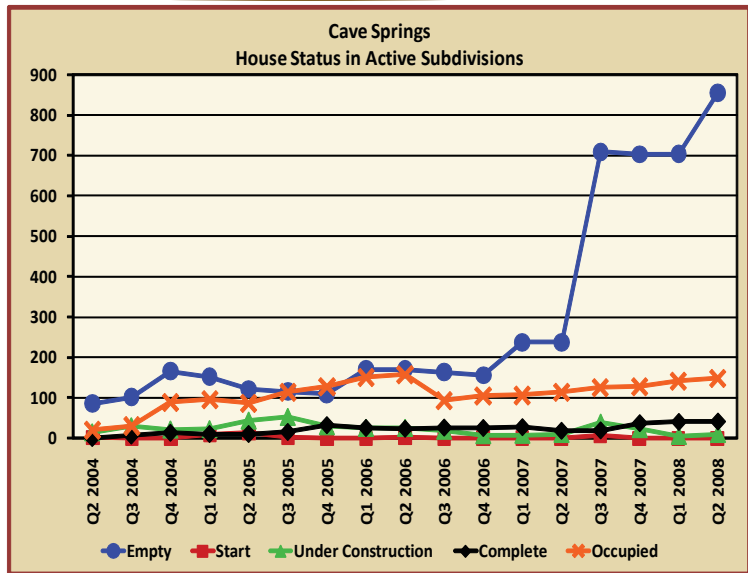
- From February to May 2008, there were 4 residential building permits issued in Cave Springs. This represents an increase from the 3 building permits issued in the second quarter of 2007.
- The average residential building permit value in Cave Springs decreased by 85.3 percent from the second quarter of 2007 to \$74,700 in the second quarter of 2008.
- The price points for Cave Springs' building permits were in the \$50,001 to \$100,000 range.
- There were 1,058 total lots in active subdivisions in Cave Springs in the second quarter of 2008. About 14.1 percent of the lots were occupied, 4.0 percent were complete, but unoccupied, 1.0 percent was under construction, 0.0 percent was starts, and 80.9 percent were vacant lots.
- 7 new houses in Cave Springs became occupied in the second quarter of 2008. The annual absorption rate implies that there are 303.0 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Cave Springs in the second quarter was Mountain View with 4.
- An additional 404 lots in 4 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Cave Springs.
- There were 10 existing houses sold in Cave Springs from February 16, 2008 to



Cave Springs

May 15, 2008, or a 150 percent increase from the previous quarter and a 150 percent increase from the same period last year.

- The average price of a house sold in Cave Springs decreased from \$282,475 in the first quarter to \$198,020 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 30 percent lower than in the previous quarter and 17 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 increased from 106 days in the first quarter to 125 days in the second quarter of 2008.
- About 1.3 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Cave Springs. The average sales price of a house in Cave Springs was 109 percent of the county average.

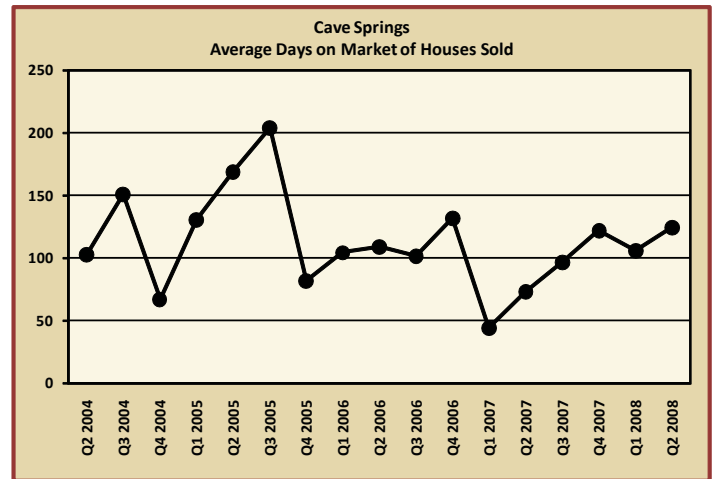
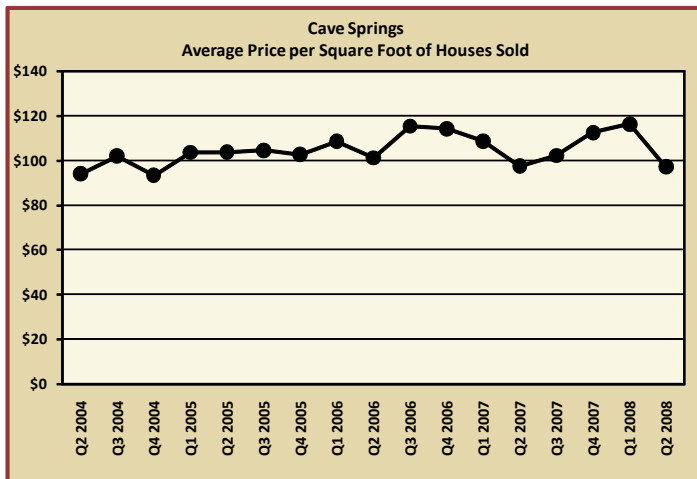
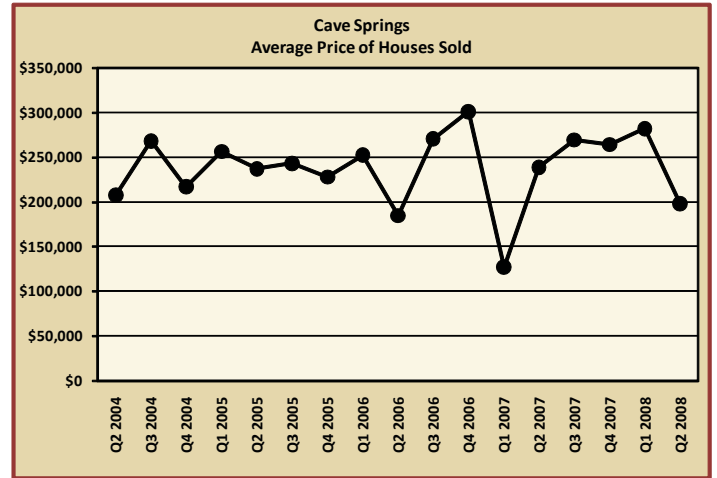
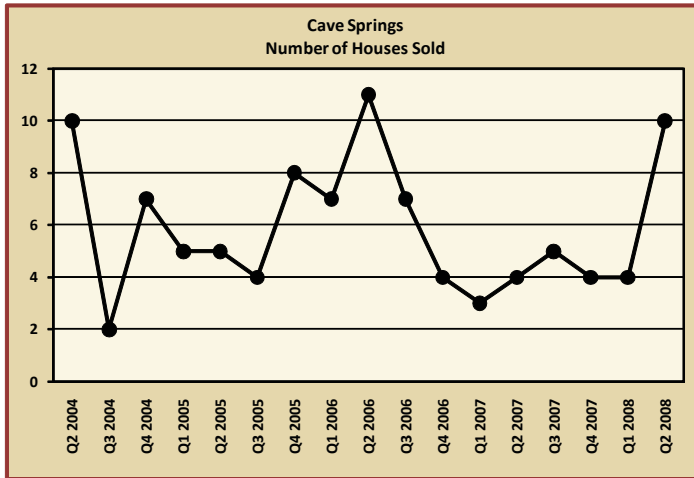


Cave Springs Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Fairway Valley	Q2 2007	187
<i>Final Approval</i>		
Marbella, Phase I	Q2 2007	72
Neveah	Q4 2005	42
Otter Creek Estates, Phase II	Q2 2007	103
Cave Springs		404



Cave Springs



Cave Springs Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	10.0%	832	100	85.9%	\$80.53
\$100,001 - \$150,000	2	20.0%	1,960	51	102.4%	\$80.41
\$150,001 - \$200,000	5	50.0%	1,748	159	98.5%	\$98.05
\$200,001 - \$250,000	1	10.0%	1,906	109	100.0%	\$120.62
\$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	10.0%	4,500	142	87.8%	\$120.00
Cave Springs	10	100.0%	1,990	125	97.1%	\$97.22



Cave Springs

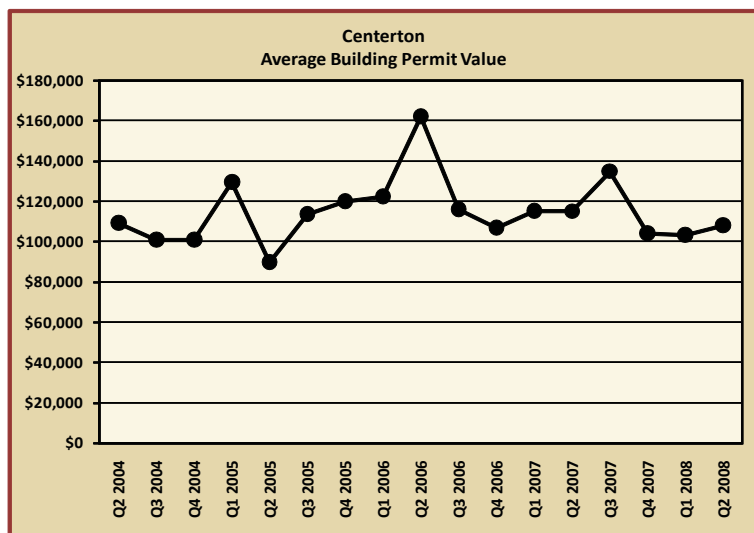
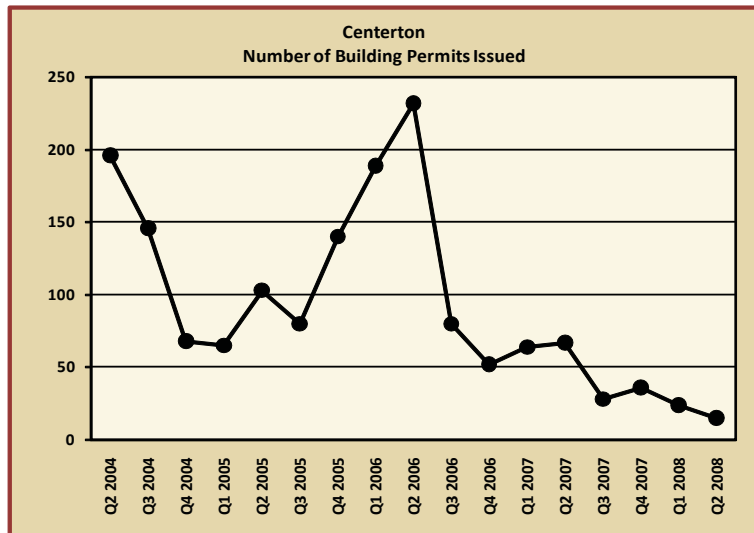
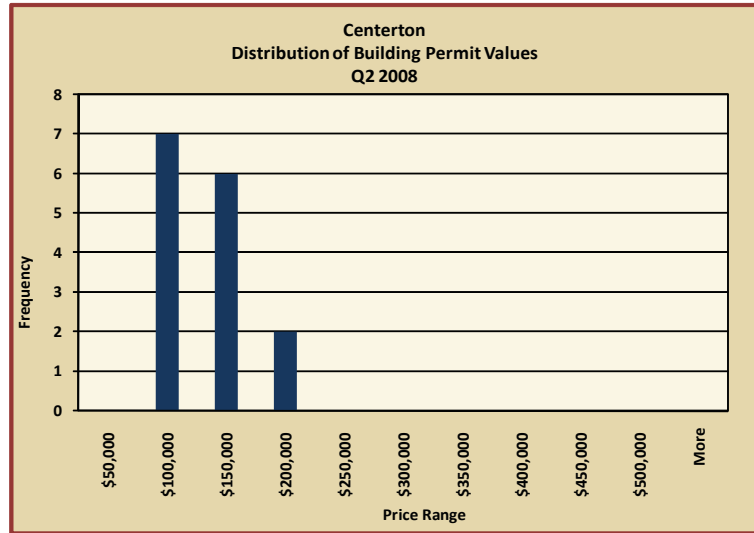
Cave Springs House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	172	0	0	24	1	197	0	1,764.0
Chattin Valle	27	0	0	0	1	28	0	--
Duffers Ridge	7	0	0	1	0	8	0	--
Hyde Park	278	0	0	7	7	292	4	366.4
La Bonne Vie, Phase I	4	0	0	0	3	7	3	16.0
Mountain View	36	0	4	0	0	40	0	--
Otter Creek Estates, Phase I	77	0	0	0	1	78	0	924.0
Ridgewood	67	0	1	0	12	80	0	136.0
Sand Springs, Phase I	113	0	3	2	0	118	0	--
Soaring Hawk	5	0	0	0	11	16	0	--
Spring Ridge	17	0	0	3	41	61	0	34.3
Springs at Wellington	20	0	1	0	31	52	0	126.0
St. Valery Downs	33	0	2	5	41	81	0	80.0
Cave Springs	856	0	11	42	149	1,058	7	303.0



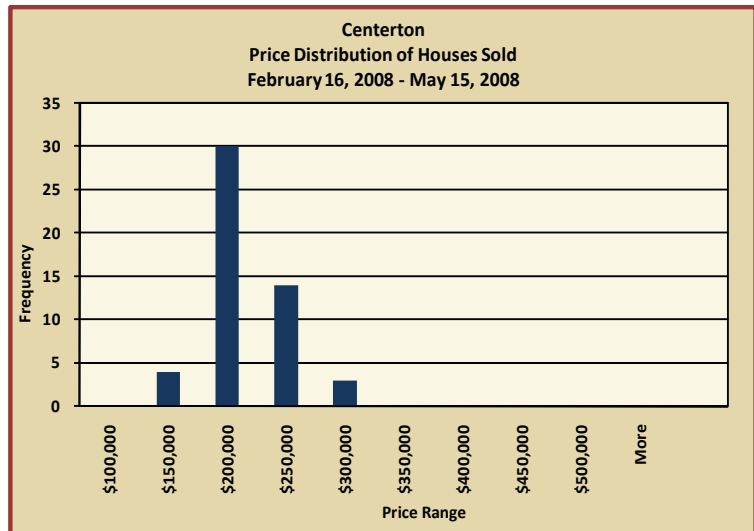
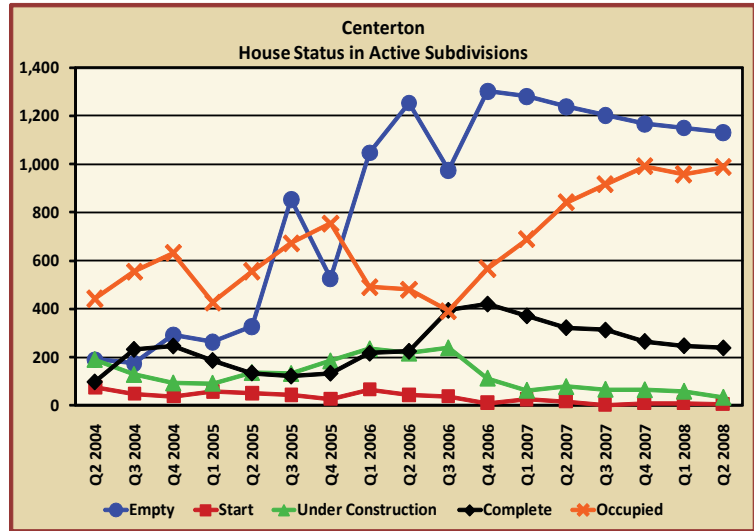
Centerton

- From February to May 2008, there were 15 residential building permits issued in Centerton. This represents a decline of 77.6 percent from the second quarter of 2007.
- The average value of residential building permits in Centerton declined by 6.2 percent from the second quarter of 2007 to \$108,060 in the second quarter of 2008.
- Centerton building permits were in the \$50,001 to \$200,000 range.
- There were 2,399 total lots in active subdivisions in Centerton in the second quarter of 2008. About 41.2 percent of the lots were occupied, 10.0 percent were complete, but unoccupied, 1.5 percent were under construction, 0.2 percent were starts, and 47.1 percent were vacant lots.
- 56 new houses in Centerton became occupied in the second quarter of 2008. The annual absorption rate implies that there are 65.6 months of remaining inventory in active subdivisions, up from a revised 60.6 months in the first quarter.
- The subdivisions with the most houses under construction in Centerton in the second quarter were Sienna with 16 and Quail Ridge with 12.
- An additional 2,534 lots in 21 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Centerton.
- There were 51 existing houses sold in Centerton from February 16, 2008 to May 15, 2008, or 96.2 percent more than in the previous quarter, but 3.8 percent fewer than in the same period last year.
- The average price of a house sold in Centerton decreased from \$173,719 in the first quarter to \$138,545 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 20.2 percent lower than in the previous quarter and 19.0 percent lower than in the same period last year.



Centerton

- 86 percent of the sold houses in Centerton were in the \$100,001 to \$200,000 range.
- In Centerton, the average number of days from the initial house listing to the sale increased from 148 days in the first quarter to 169 days in the second quarter of 2008.
- About 6.4 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Centerton. The average sales price of a house in Centerton was 76.5 percent of the county average.



Centerton

Centerton House Status in Active Subdivisions Q2 2008

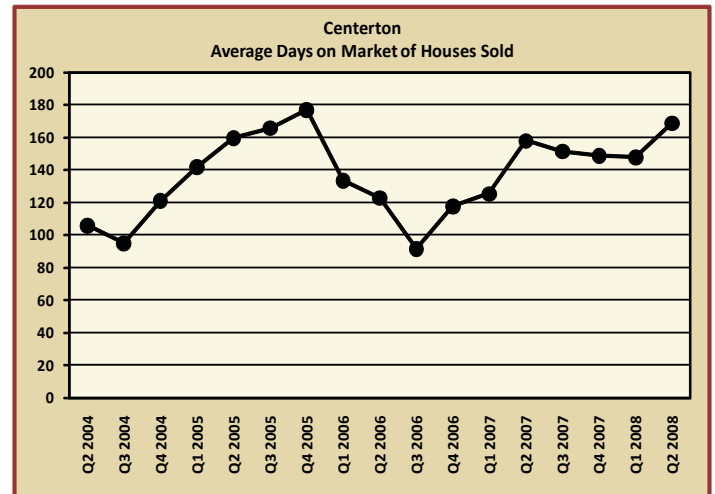
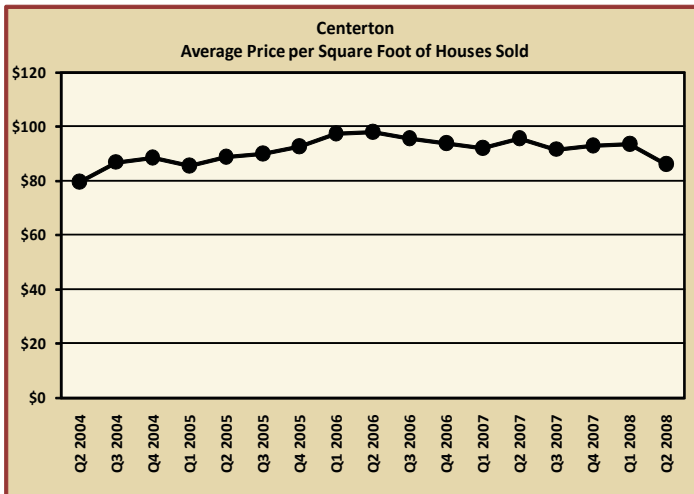
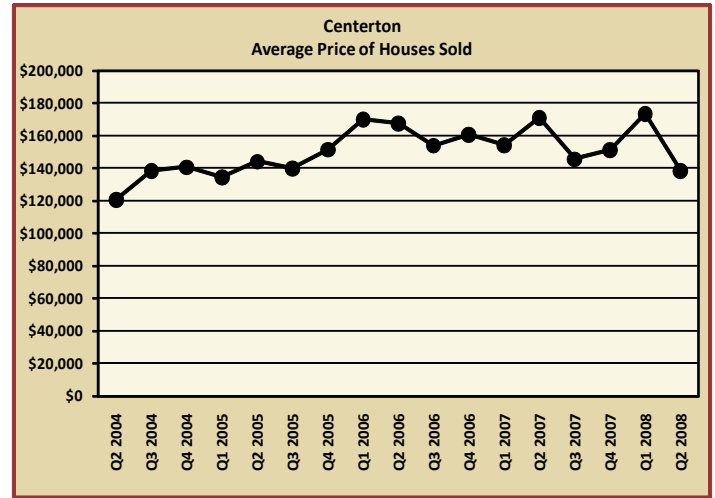
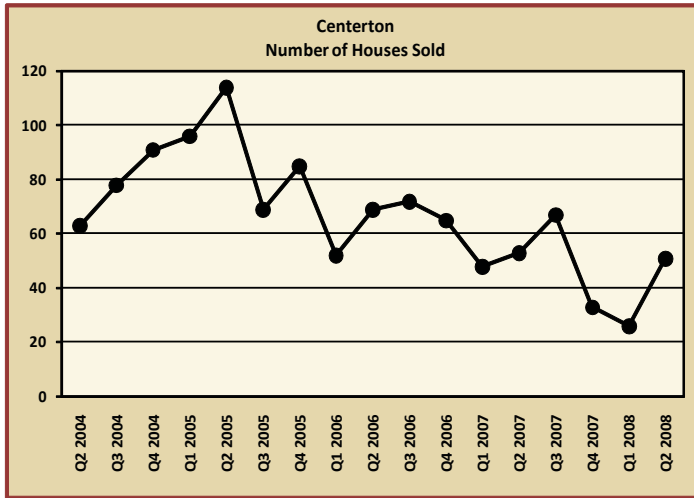
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Black Springs, Block I	11	1	0	4	36	52	0	48.0
Brimwoods, Phase I	18	0	0	7	11	36	0	150.0
Char Lou Estates, Phases I, II	63	0	0	22	43	128	14	72.9
Copper Oaks	28	0	0	29	147	204	0	15.2
Kensington Hills	17	0	0	37	81	135	0	648.0
Keystone	17	0	0	4	2	23	0	--
Quail Ridge, Phases I, II	75	0	12	44	52	183	9	78.6
The Residences at City West	19	0	0	20	80	119	7	22.3
Ridgefield Addition, Block II	20	0	0	3	12	35	1	39.4
Sienna, Phases IB, II	101	0	16	23	301	441	5	24.0
Somerset	21	0	0	5	25	51	6	26.0
Stonebriar, Phase I	2	0	0	0	38	40	2	12.0
Stonegate	53	0	0	5	61	119	0	--
Tamarron	253	0	0	14	32	299	5	188.5
Tarah Knolls	31	0	1	6	14	52	1	152.0
Timber Ridge	38	2	2	4	15	61	3	36.8
Tuscany, Phase I	66	0	0	2	3	71	1	408.0
Versailles	125	0	1	1	1	128	1	1143.0
Waterford Park	11	0	0	2	6	19	0	156.0
Westwood, Phase II	0	0	0	1	23	24	0	--
Willow Crossing, Phase I	161	2	3	7	6	179	1	346.0
Centerton	1,130	5	35	240	989	2,399	56	65.6



Centerton

Centerton Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	7.8%	1,363	196	93.6%	\$67.67
\$100,001 - \$150,000	30	58.8%	1,467	149	100.0%	\$83.58
\$150,001 - \$200,000	14	27.5%	1,810	211	100.2%	\$93.53
\$200,001 - \$250,000	3	5.9%	2,178	135	99.6%	\$104.82
\$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%	--	--	--	--
Centerton	51	100.0%	1,595	169	99.5%	\$86.32



Centerton

Centerton Final and Preliminary Approved Subdivisions Q2 2008

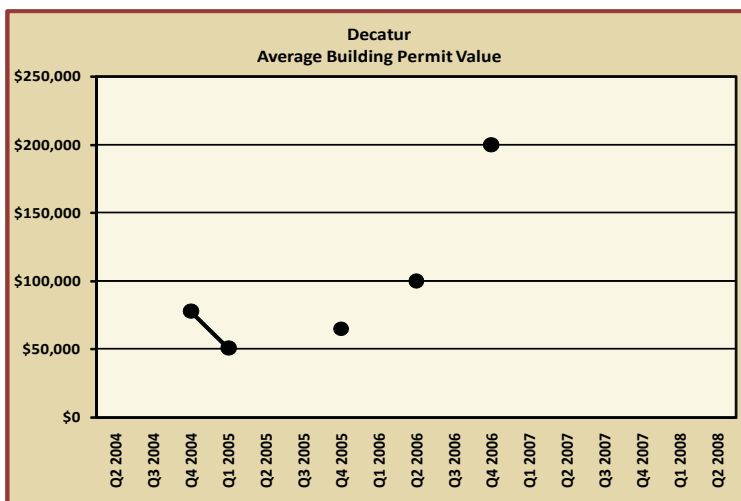
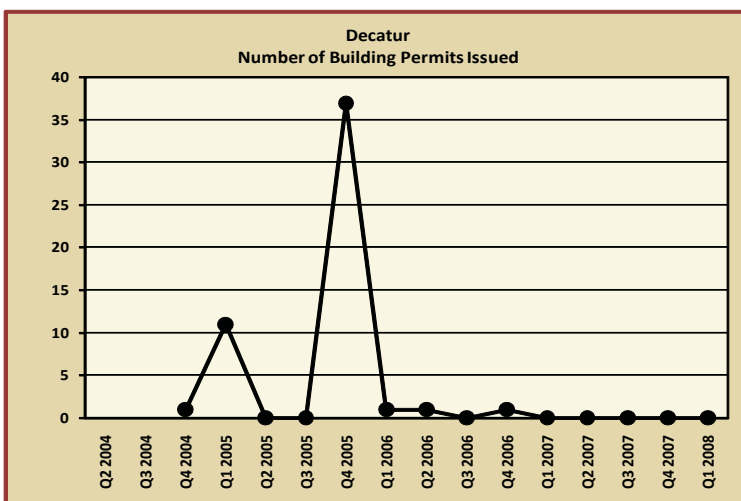
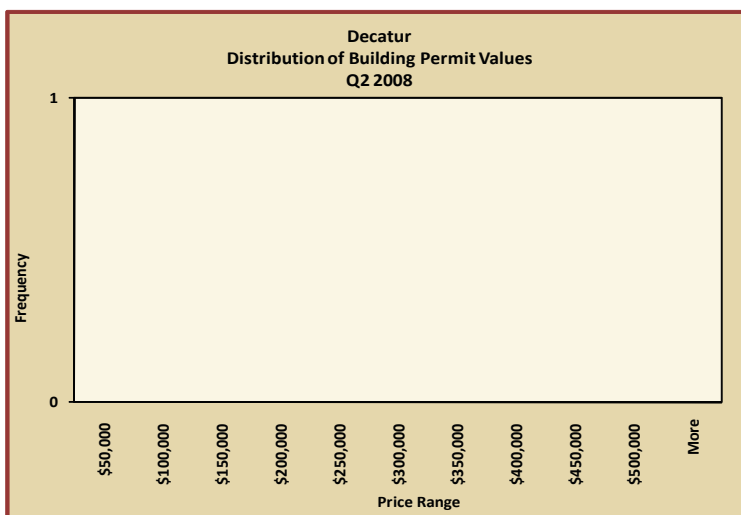
Subdivision	Approved	Number of Lots
Arbor Vista	Q1 2005	224
Blossom Hills	Q4 2005	72
Brandon-Horne	Q4 2005	155
Char-Lou Estates, Phase III	Q4 2004	283
Cherrie Place	Q4 2004	28
Christian Lane	Q4 2004	4
Clark Estates	Q2 2005	57
Dunn Roven Property	Q4 2004	124
Eden's Court	Q2 2006	18
Fair St. Townhomes	Q2 2005	10
Ginn Property	Q4 2004	508
Layne Bridge, Phase II	Q2 2005	40
Lindsey, Phases I, II	Q4 2004	95
Mariel 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
Wellington Woods	Q4 2004	186
Centerton		2,534



Decatur

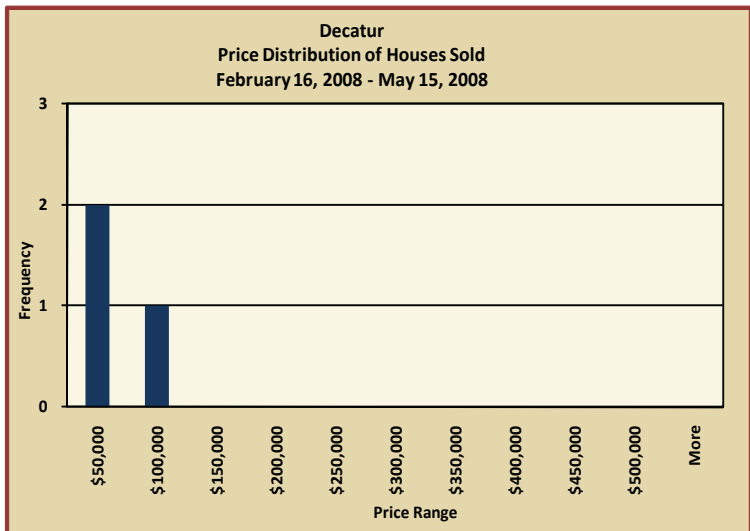
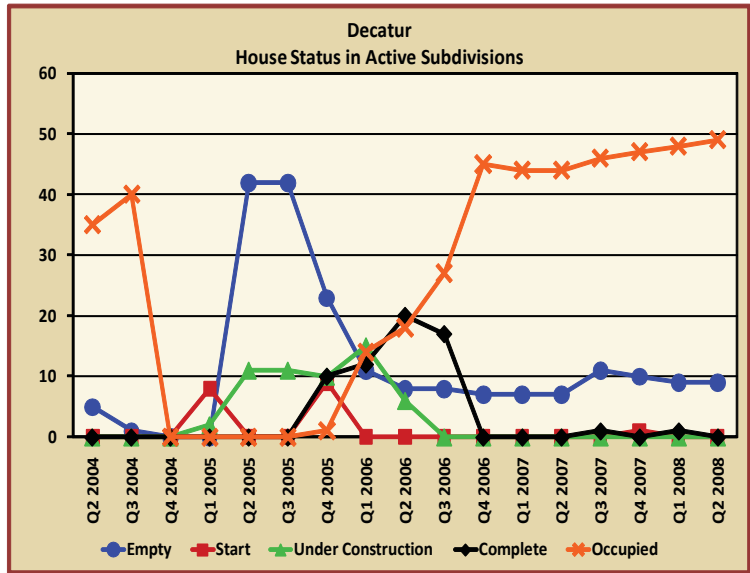
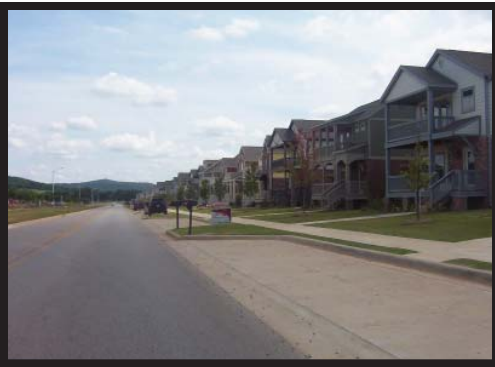


- From February to May 2008, there were no residential building permits issued in Decatur. There were also no residential building permits issued in the second quarter of 2007.
- There were 58 total lots in active subdivisions in Decatur in the second quarter of 2008. About 84.5 percent of the lots were occupied and 15.5 percent were vacant lots.
- 1 new house in Decatur became occupied in the second quarter of 2008. The annual absorption rate implies that there are 21.6 months of remaining inventory in active subdivisions.
- There were 3 existing houses sold in Decatur from February 16, 2008 to May 15, 2008, or 25 percent fewer than in the previous quarter and 25 percent fewer than in the same period last year.
- The average price of a house sold in Decatur decreased from \$82,520 in the first quarter to \$45,650 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 44.7 percent lower than in the previous quarter and 82.3 percent lower than in the same period last year.
- 66 percent of the sold houses in Decatur were sold for less than \$50,001.
- In Decatur, the average number of days from the initial house listing to the sale decreased from 193 days in the first quarter to 64 days in the second quarter of 2008.
- About 0.4 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Decatur. The aver-



Decatur

age sales price of a house in Decatur was only 25.2 percent of the county average.

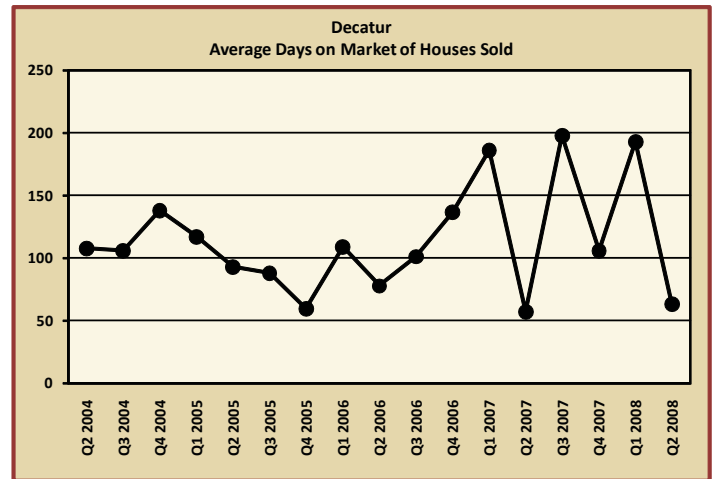
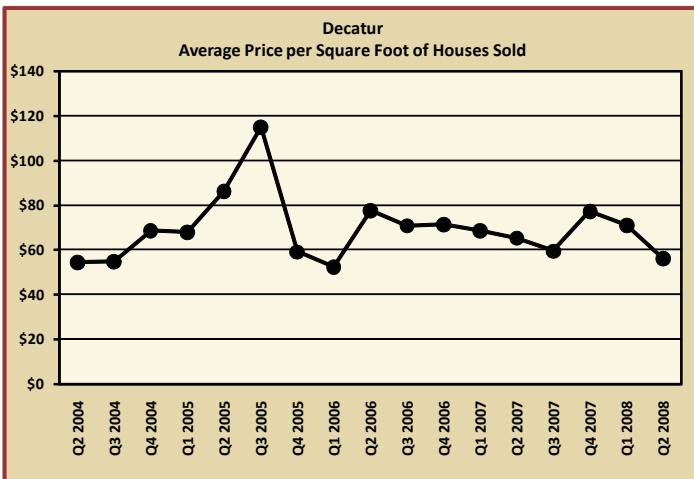
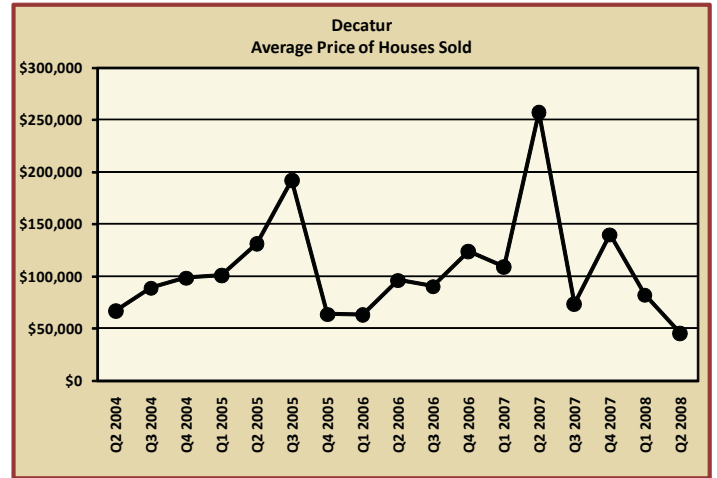
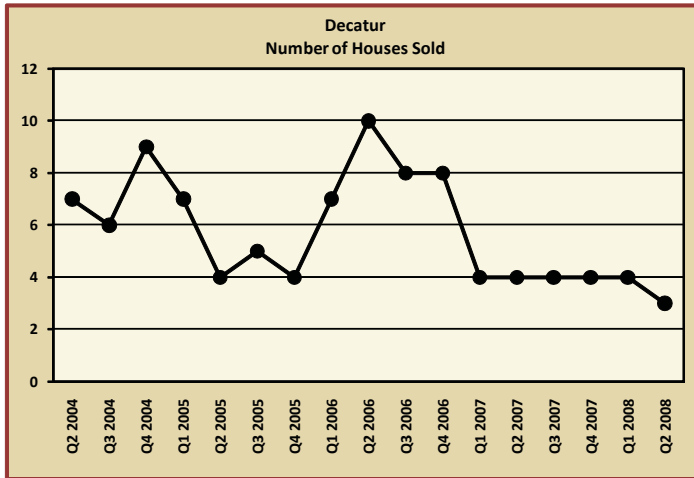


Decatur House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Crystal Lakes	2	0	0	0	5	7	1	6.0
Grant Springs	7	0	0	0	44	51	0	--
Decatur	9	0	0	0	49	58	1	21.6



Decatur



Decatur Price Range of Houses Sold February 16, 2008 - May 15, 2008

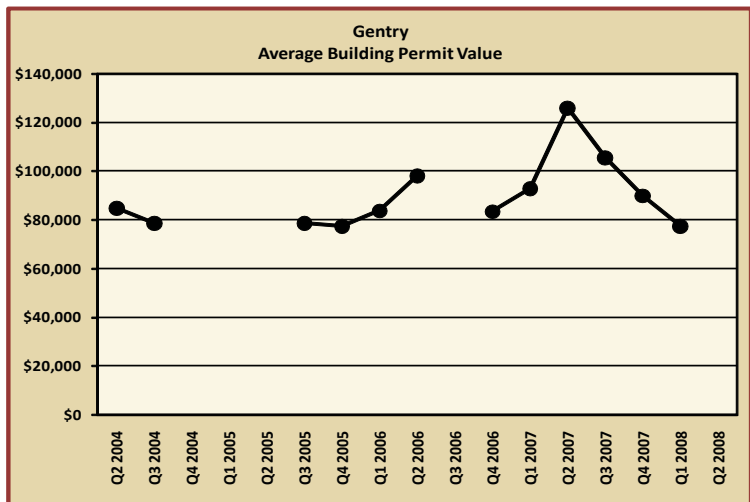
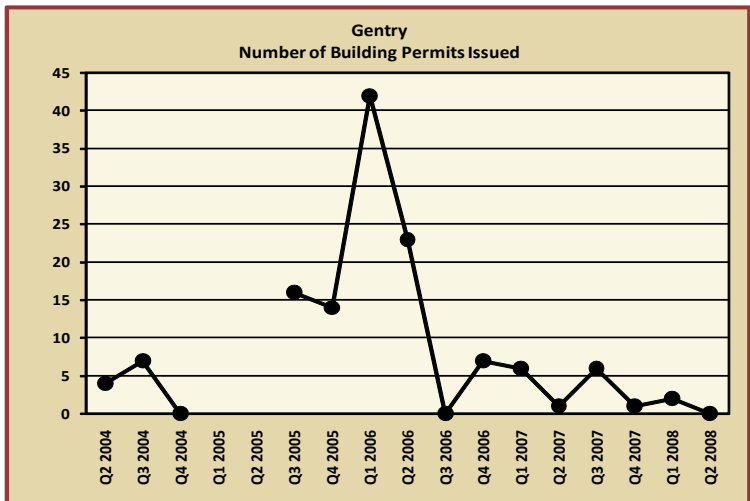
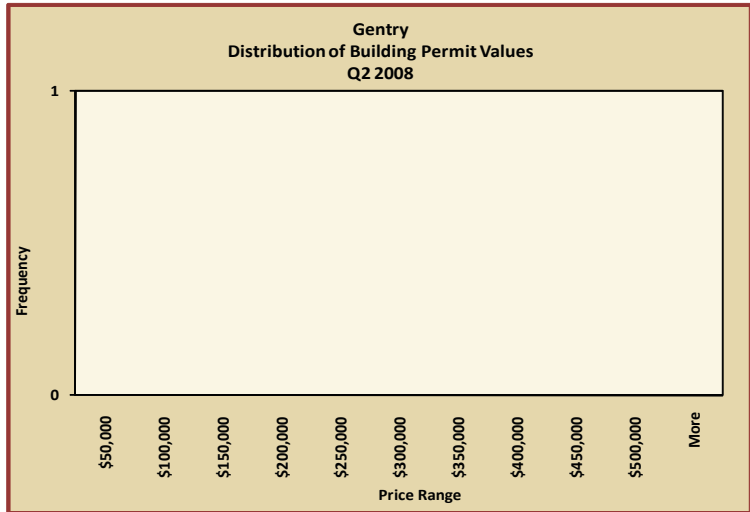
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	66.7%	864	47	89.9%	\$50.56
\$50,001 - \$100,000	1	33.3%	763	97	94.7%	\$68.15
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$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%	--	--	--	--
Decatur	3	100.0%	830	64	91.5%	\$56.42



Gentry



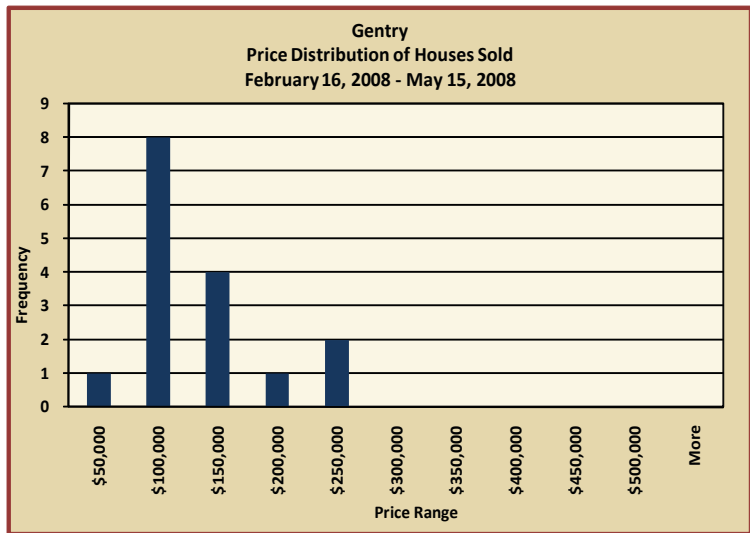
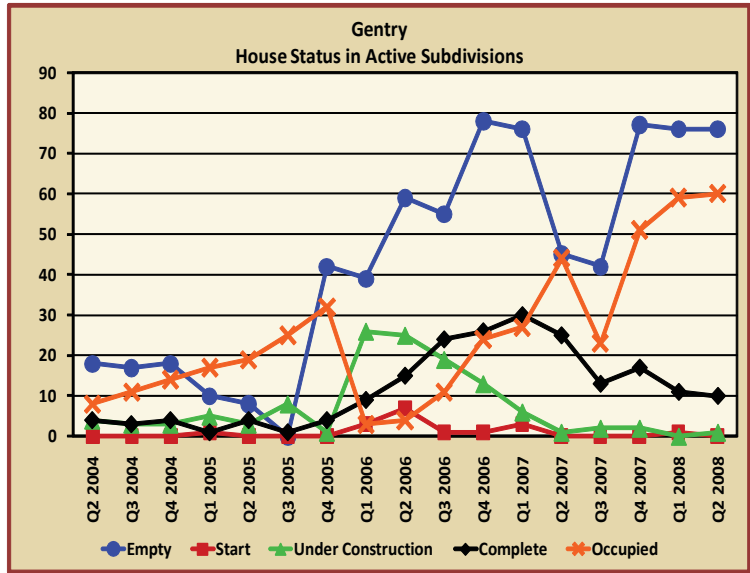
- From February to May 2008, there were no residential building permits issued in Gentry. There was 1 residential building permit issued in the second quarter of 2007.
- There were 147 total lots in active subdivisions in the second quarter of 2008. About 40.8 percent of the lots were occupied, 6.8 percent were complete, but unoccupied, 0.7 percent were under construction, 0.0 percent was starts, and 51.7 percent were vacant lots.
- 1 new house in Gentry became occupied in the second quarter of 2008. The annual absorption rate implies that there are 52.2 months of remaining inventory in active subdivisions.
- An additional 782 lots in 6 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Gentry.
- There were 16 existing houses sold in Gentry from February 16, 2008 to May 15, 2008. There were only 3 houses sold in the previous quarter, but 16 houses sold in the same period last year.
- The average price of a house sold in Gentry increased from \$93,433 in the first quarter to \$116,735 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 24.9 percent higher than in the previous quarter, but 14.6 percent lower than in the same period last year.
- 75 percent of the sold houses in Gentry were in the \$50,001 to \$150,000 range.
- In Gentry, the average number of days from the initial house listing to the sale



Gentry

decreased from 279 days in the first quarter to 157 days in the second quarter of 2008.

- About 2.0 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Gentry. The average sales price of a house in Gentry was only 64.4 percent of the county average.

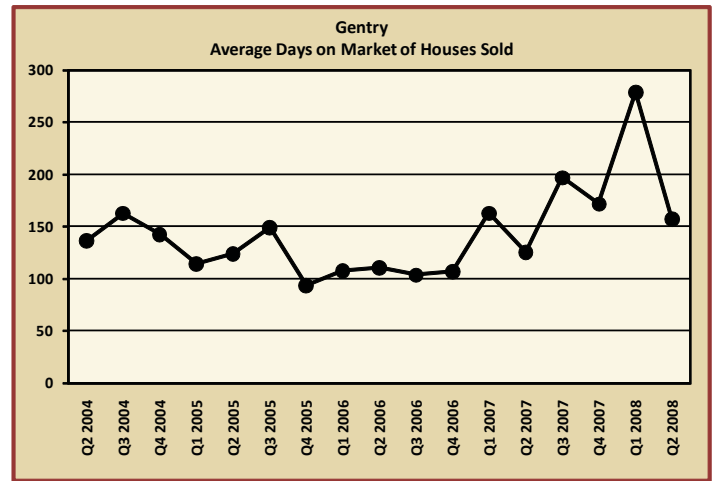
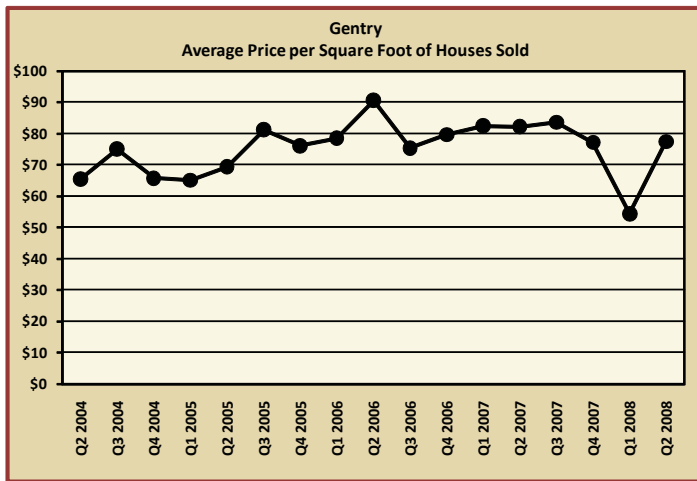
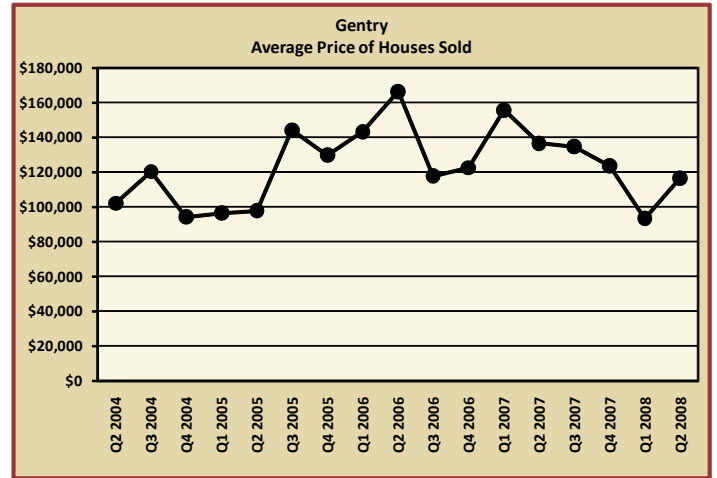
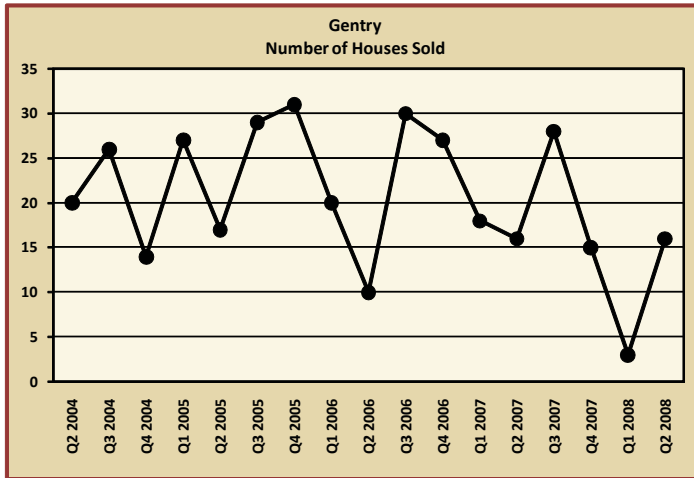


Gentry House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	12	0	0	6	19	37	0	27.0
College Hill Second Addition	3	0	0	1	4	8	0	24.0
Mockingbird Lane	3	0	1	0	1	5	0	--
The Oaks, Phases I, II	35	0	0	3	29	67	0	91.2
Springhill	23	0	0	0	7	30	1	69.0
Gentry	76	0	1	10	60	147	1	52.2



Gentry



Gentry Price Range of Houses Sold February 16, 2008 - May 15, 2008

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%	2,140	26	81.8%	\$21.03
\$50,001 - \$100,000	8	50.0%	1,256	104	101.6%	\$70.99
\$100,001 - \$150,000	4	25.0%	1,587	212	101.3%	\$78.90
\$150,001 - \$200,000	1	6.3%	2,300	118	98.4%	\$79.57
\$200,001 - \$250,000	2	12.5%	1,771	347	84.6%	\$127.99
\$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%	--	--	--	--
Gentry	16	100.0%	1,524	157	98.0%	\$77.51



Gentry

Gentry Final and Preliminary Approved Subdivisions Q2 2008

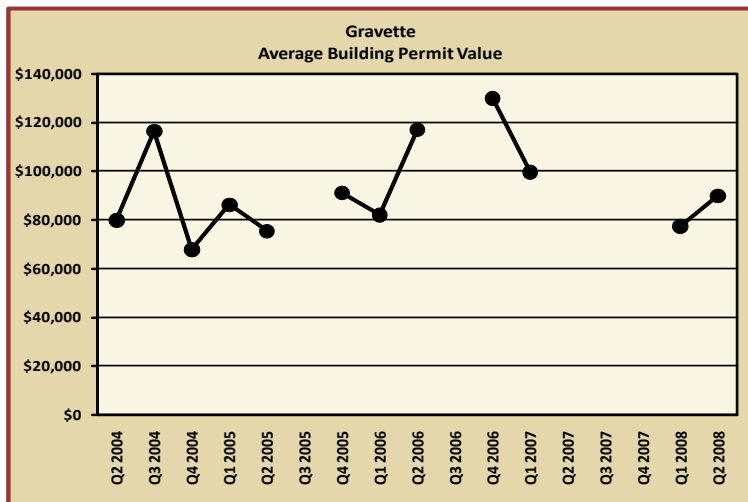
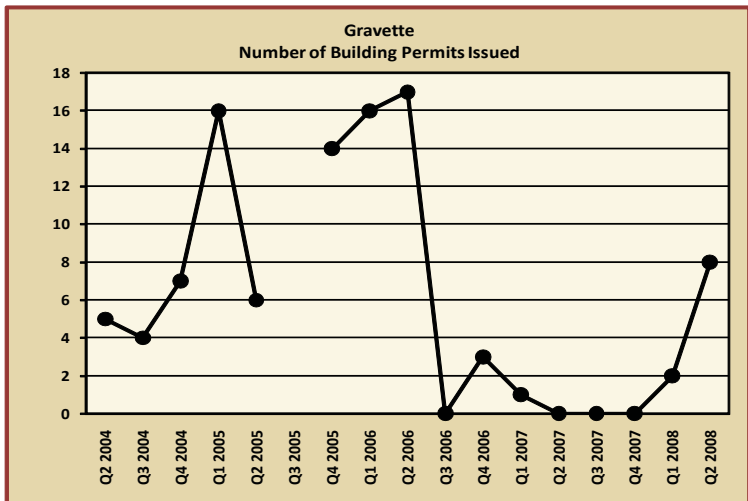
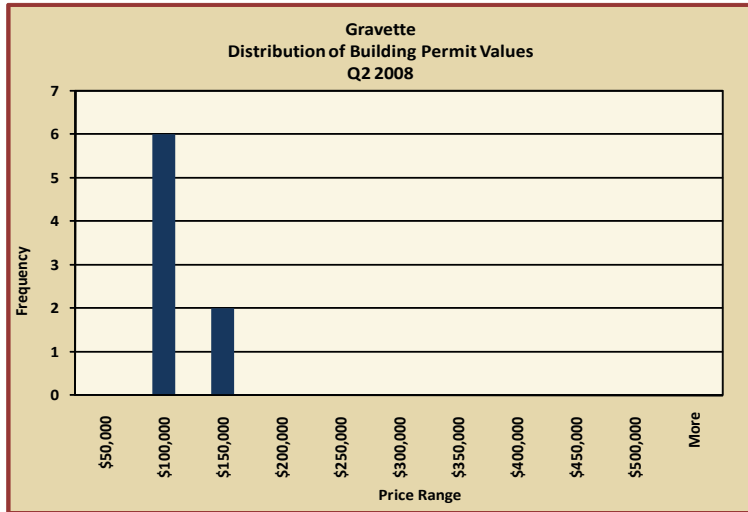
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Castleberry	Q1 2006	61
Gayle Meadows	Q1 2006	54
McClellan Meadows	Q1 2006	242
The Orchards	Q1 2006	288
Pines Subdivision	Q3 2006	134
<i>Final Approval</i>		
Stonegate	Q1 2006	3
Gentry		782



Gravette

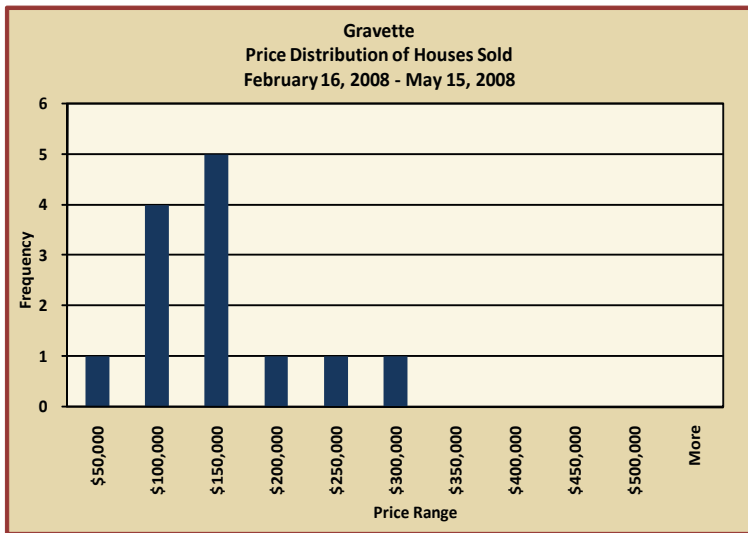
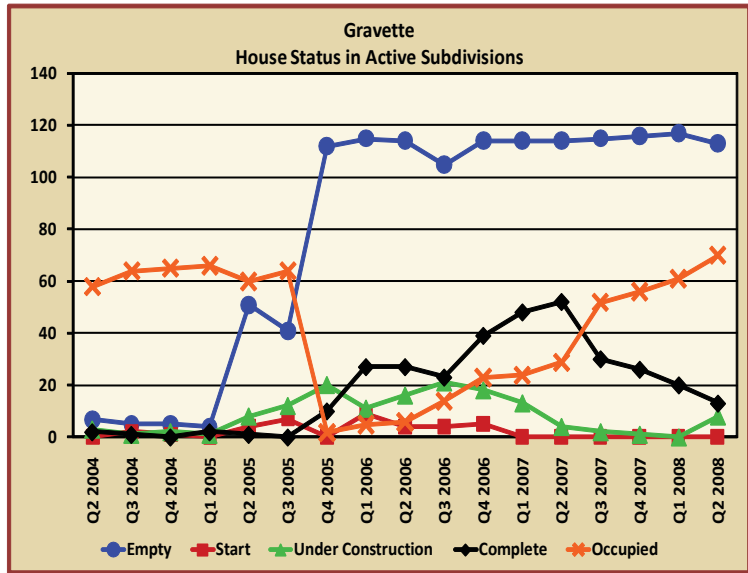


- From February to May 2008, there were 8 residential building permits issued in Gravette at an average value of \$90,014. There were no residential building permits issued in the second quarter of 2007.
- The major price points for Gravette building permits were in the \$50,001 to \$100,000 range.
- There were 204 total lots in active subdivisions in Gravette in the second quarter of 2008. About 34.3 percent of the lots were occupied, 6.4 percent were complete, but unoccupied, 3.9 percent were under construction, 0.0 percent was starts, and 55.4 percent were vacant lots.
- 9 new houses in Gravette became occupied in the second quarter of 2008. The annual absorption rate implies that there are 39.2 months of remaining inventory in active subdivisions, down from 43.3 months in the first quarter.
- There were 13 existing houses sold in Gravette from February 16, 2008 to May 15, 2008, or 85.7 percent more than in the previous quarter, but 13.3 percent fewer than in the same period last year.
- The average price of a house sold in Gravette increased from \$129,086 in the first quarter to \$129,800 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 0.6 percent higher than in the previous quarter and 17 percent higher than in the same period last year.



Gravette

- 69 percent of the sold houses in Gravette were in the \$50,001 to \$150,000 range.
- In Gravette, the average number of days from the initial house listing to the sale increased from 146 days in the first quarter of 2008 to 174 days in the second quarter of 2008.
- About 1.6 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Gravette. The average sales price of a house in Gravette was 71.6 percent of the county average.

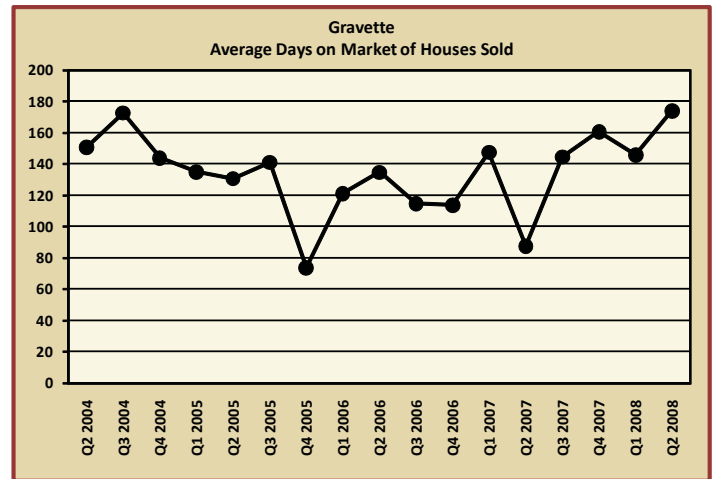
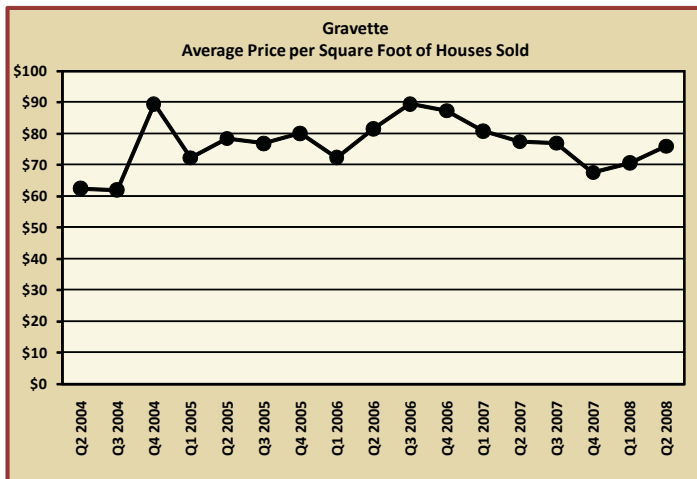
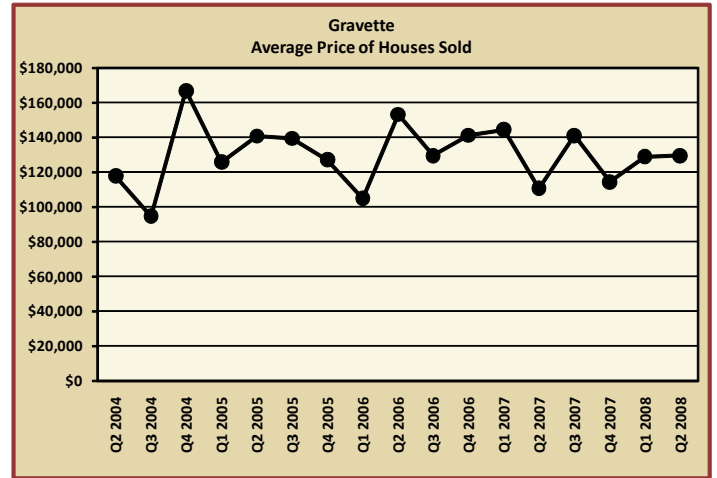
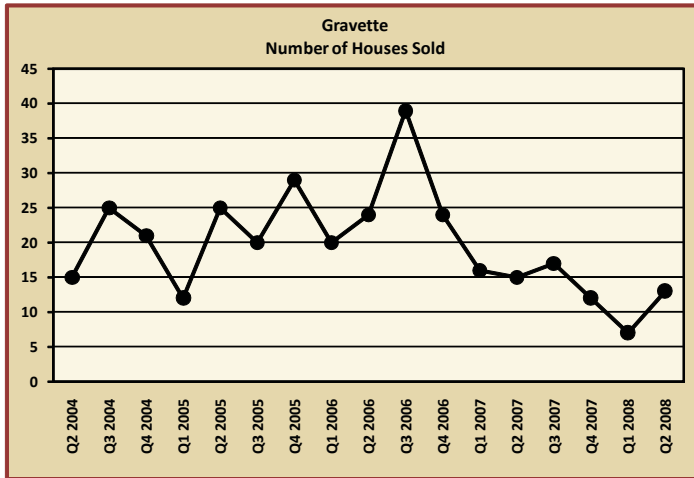


Gravette House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows	13	0	0	9	10	32	5	26.4
Habitat Meadows	3	0	2	0	0	5	0	--
Patriot Park	24	0	5	0	33	62	0	15.1
Walnut Creek	73	0	1	4	27	105	4	117.0
Gravette	113	0	8	13	70	204	9	39.2



Gravette



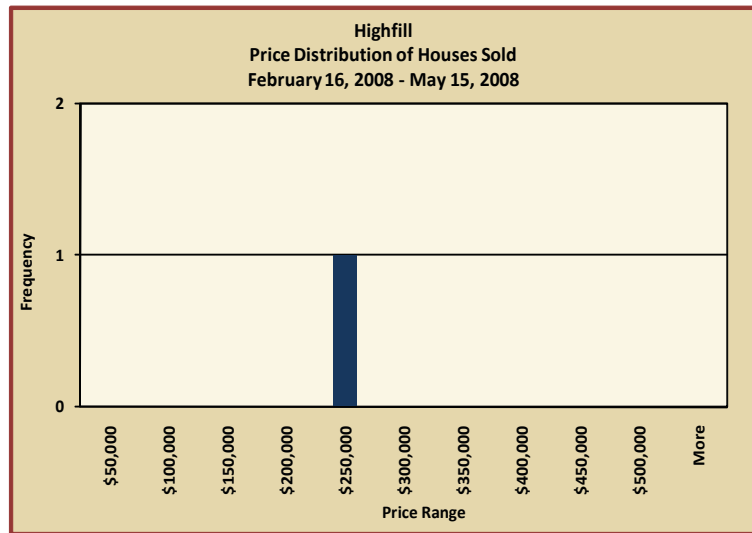
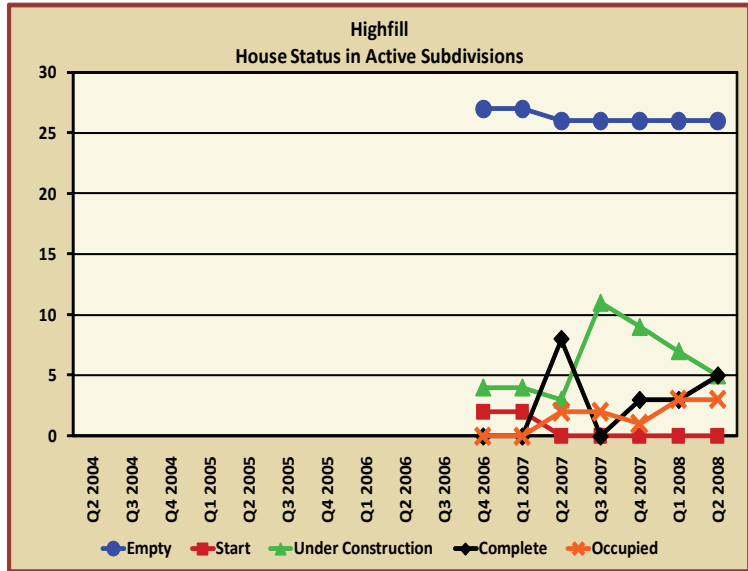
Gravette Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	7.7%	1,120	118	100.0%	\$41.96
\$50,001 - \$100,000	4	30.8%	1,217	106	97.4%	\$62.99
\$100,001 - \$150,000	5	38.5%	1,528	260	97.1%	\$82.70
\$150,001 - \$200,000	1	7.7%	2,510	134	95.0%	\$75.70
\$200,001 - \$250,000	1	7.7%	2,338	232	98.9%	\$106.93
\$250,001 - \$300,000	1	7.7%	2,660	59	96.7%	\$98.12
\$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%	--	--	--	--
Gravette	13	100.0%	1,626	174	97.4%	\$76.01



Highfill

- There were 39 total lots in the 2 active subdivisions in Highfill in the second quarter of 2008. About 7.7 percent of the lots were occupied, 12.8 percent were complete, but unoccupied, 12.8 percent were under construction, 0.0 percent were starts, and 66.7 percent were vacant lots.
- No new houses in Highfill became occupied in the second quarter of 2008. The annual absorption rate implies that there are 216.0 months of remaining inventory in active subdivisions.
- There were 5 houses under construction in the Holiday Hills Estates subdivision.
- There was 1 house sold in Highfill from February 16, 2008 to May 15, 2008 at a value of \$230,000. No houses were sold in Highfill in the previous quarter or in the same period last year.

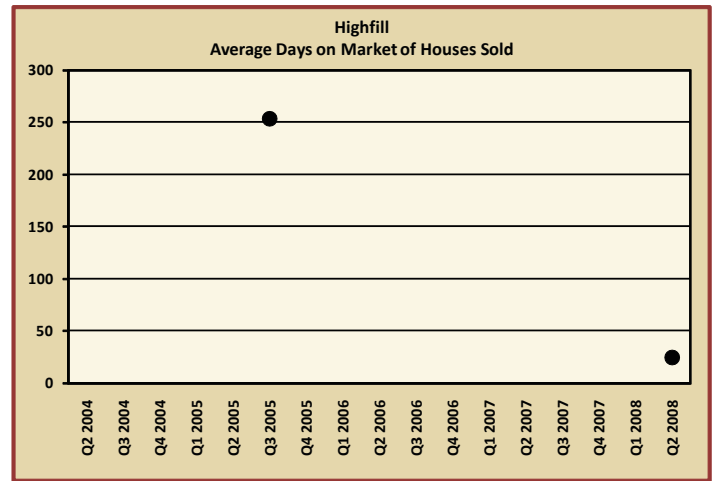
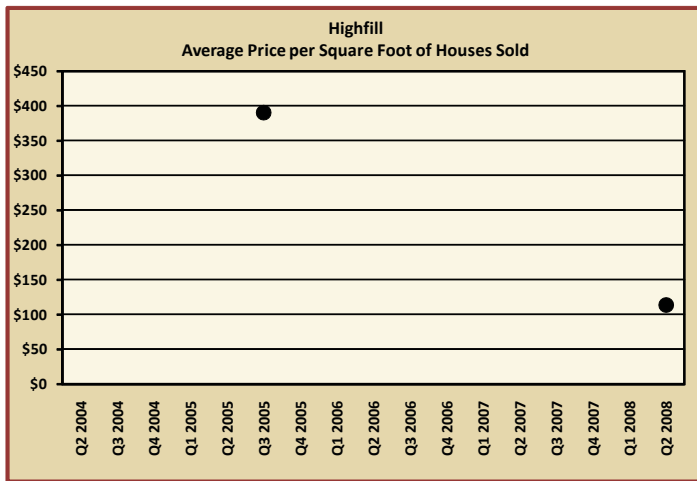
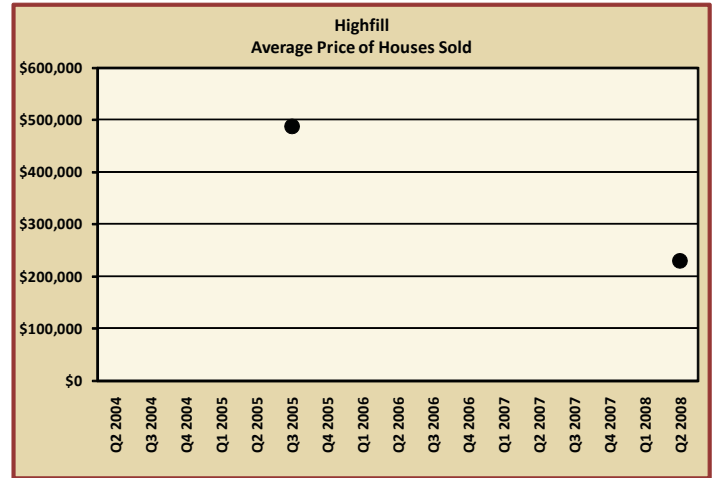
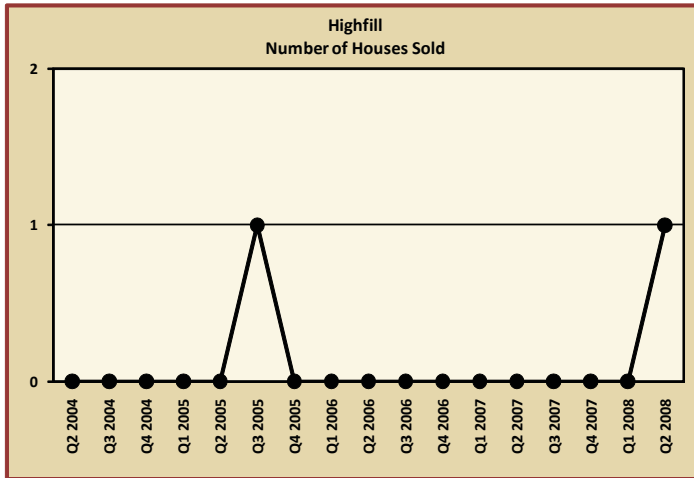


Highfill House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eagle Ridge Estates	4	0	0	0	2	6	0	48.0
Holiday Hills Estates	22	0	5	5	1	33	0	384.0
Highfill	26	0	5	5	3	39	0	216.0



Highfill



Highfill Price Range of Houses Sold February 16, 2008 - May 15, 2008

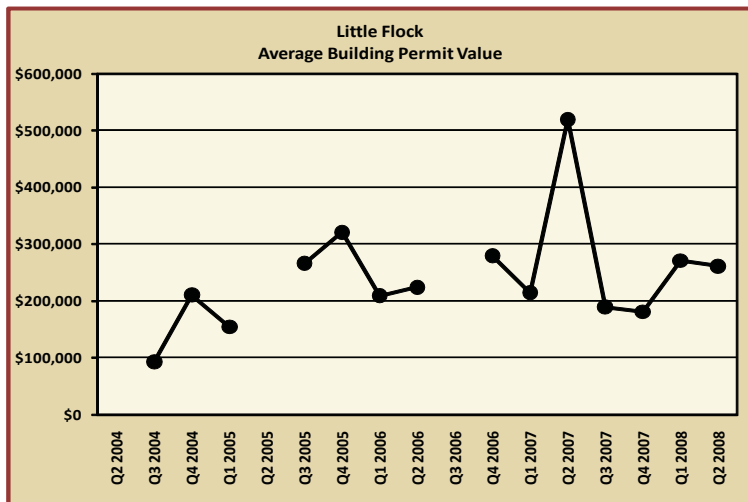
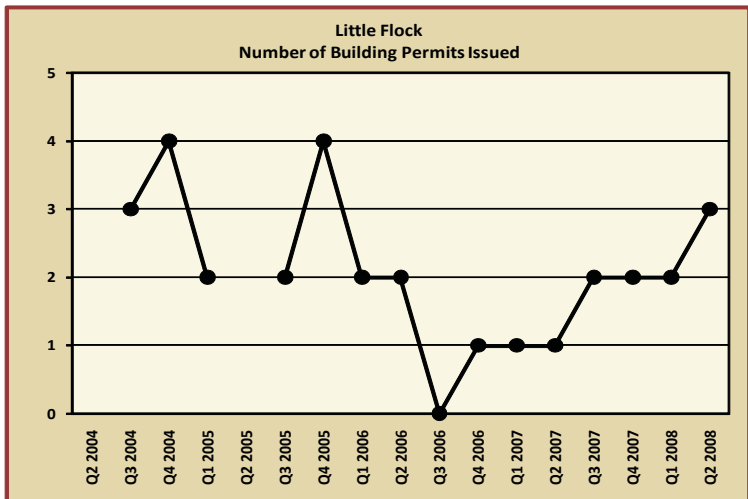
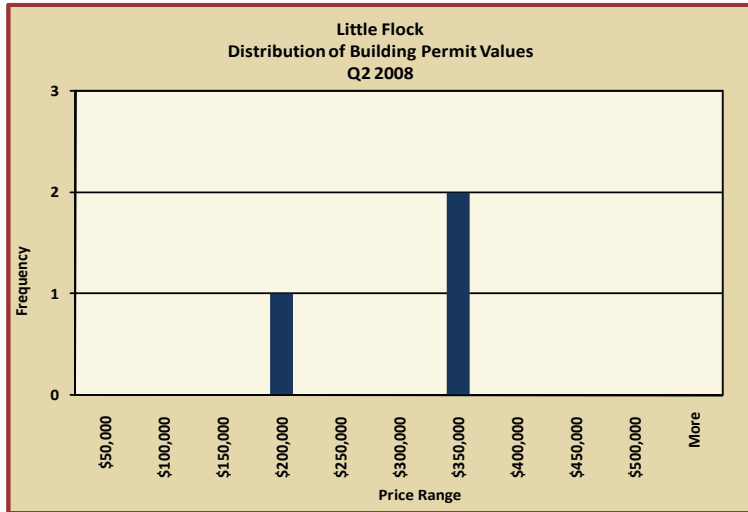
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	100%	2,022	25	92.0%	\$113.75
\$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%	--	--	--	--
Highfill	1	100%	2,022	25	92.0%	\$113.75



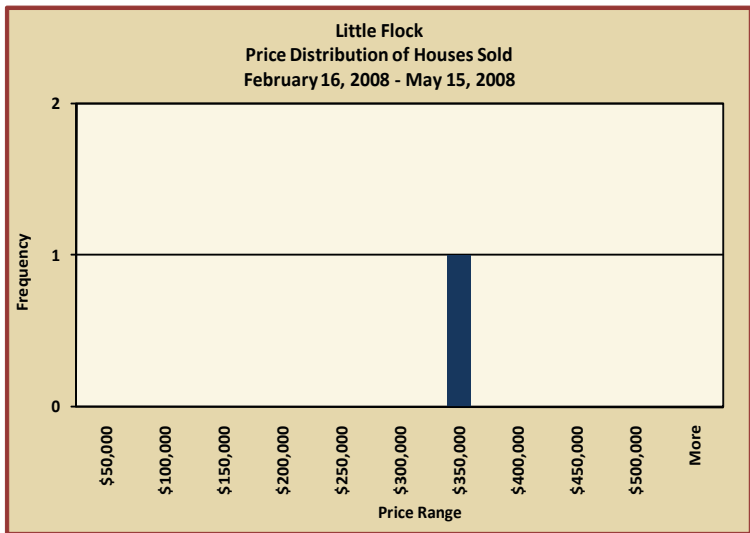
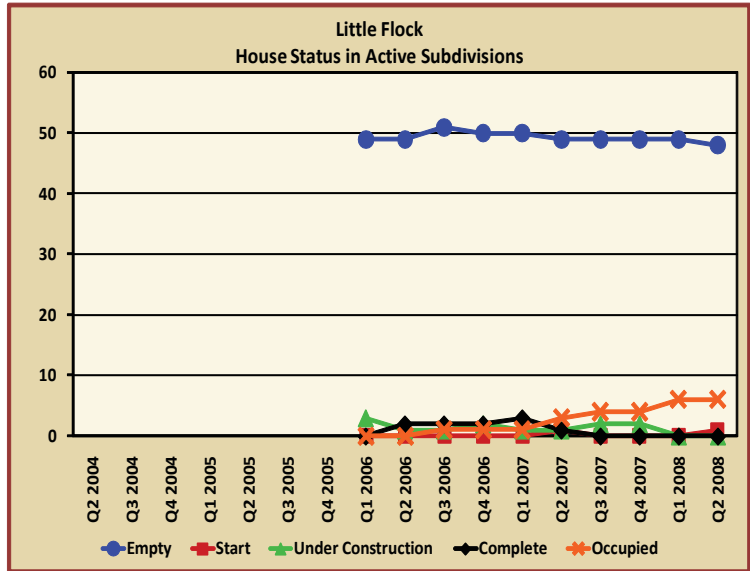
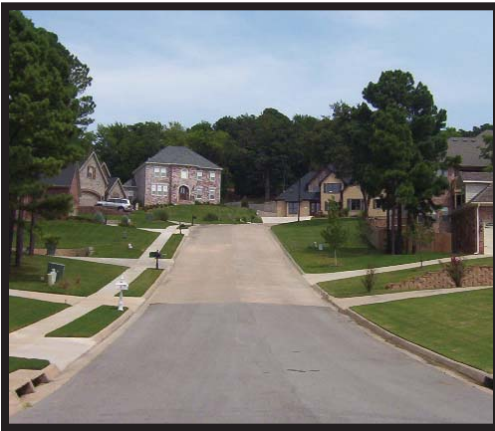
Little Flock



- From February to May 2008, there were 3 residential building permits issued in Little Flock. By comparison, there was 1 residential building permit issued in the second quarter of 2007.
- The average value of residential building permits in Little Flock was \$261,773 in the second quarter of 2008, as compared to \$520,000 in the second quarter of 2007.
- There were 55 total lots in the 2 active subdivisions in Little Flock in the second quarter of 2008. About 10.9 percent were occupied, 0.0 percent was complete, but unoccupied, 0.0 percent was under construction, 1.8 percent were starts, and 87.3 percent were vacant lots.
- No new houses in Little Flock became occupied in the second quarter of 2008. The annual absorption rate implies that there are 147.0 months of remaining inventory in active subdivisions.
- No additional lots had received either preliminary or final approval by the second quarter of 2008 in Little Flock.
- There was 1 house sold in Little Flock from February 16, 2008 to May 15, 2008 at a value of \$307,000. No houses were sold in Little Flock in the previous quarter and 1 house was sold in the same period last year at a value of \$220,000.



Little Flock

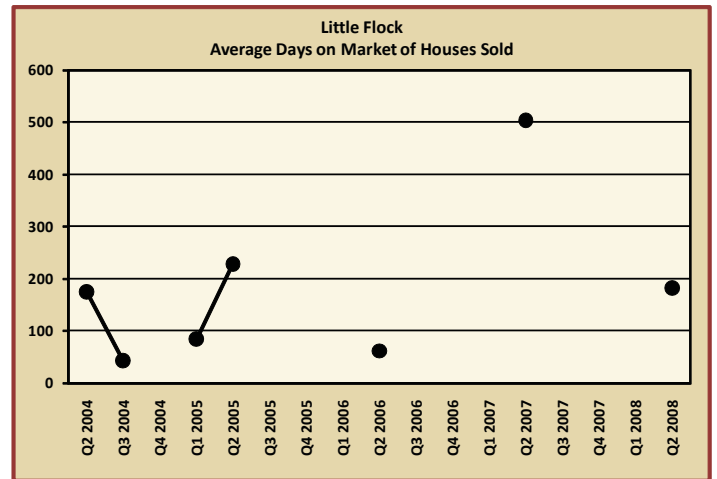
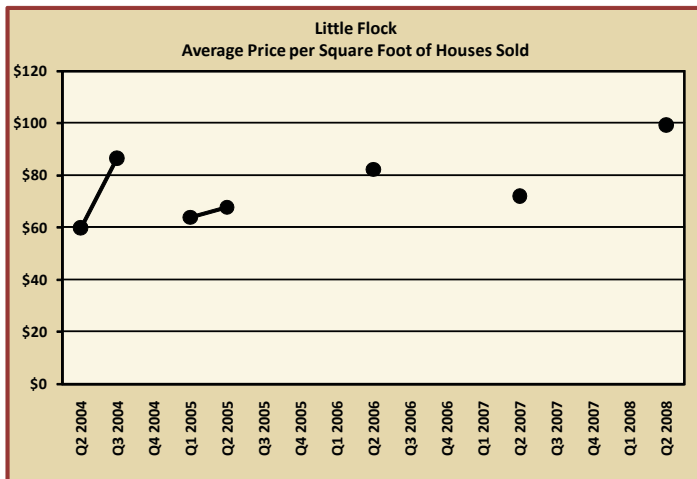
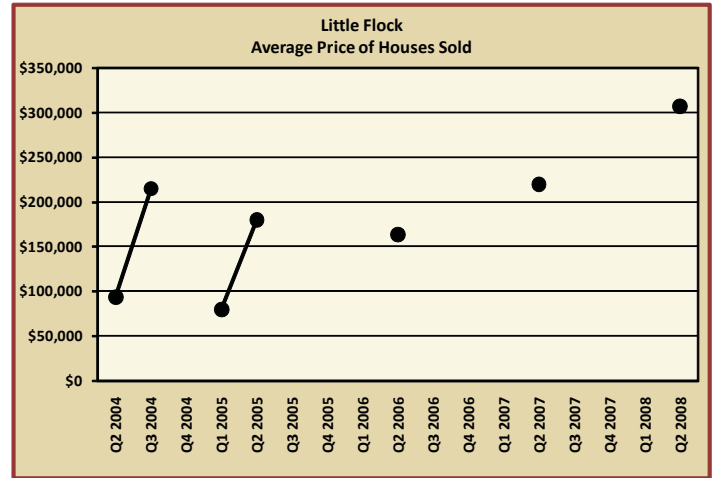
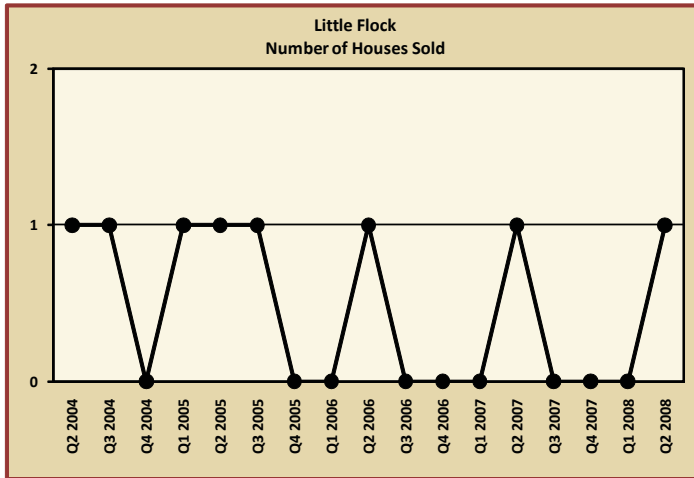


Little Flock House Status in Active Subdivisions Q2 2008

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	--
The Meadows	46	1	0	0	5	52	0	188.0
Little Flock	48	1	0	0	6	55	0	147.0



Little Flock



Little Flock Price Range of Houses Sold February 16, 2008 - May 15, 2008

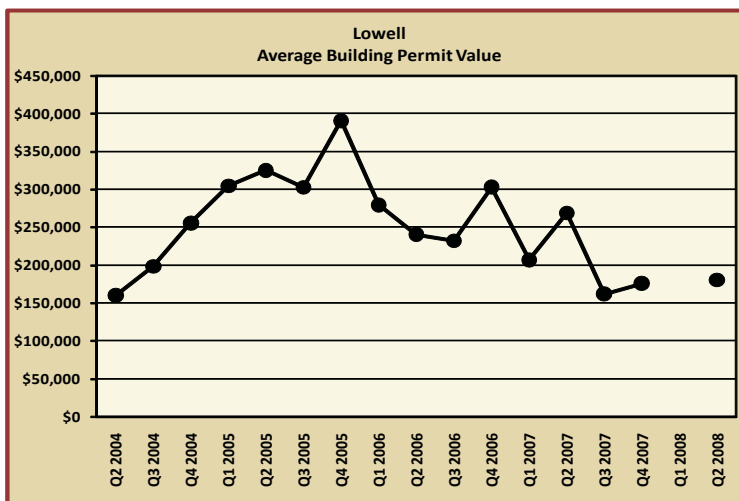
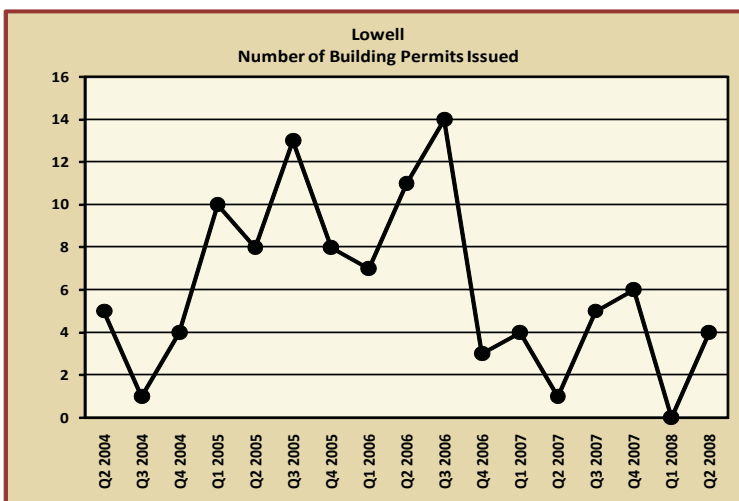
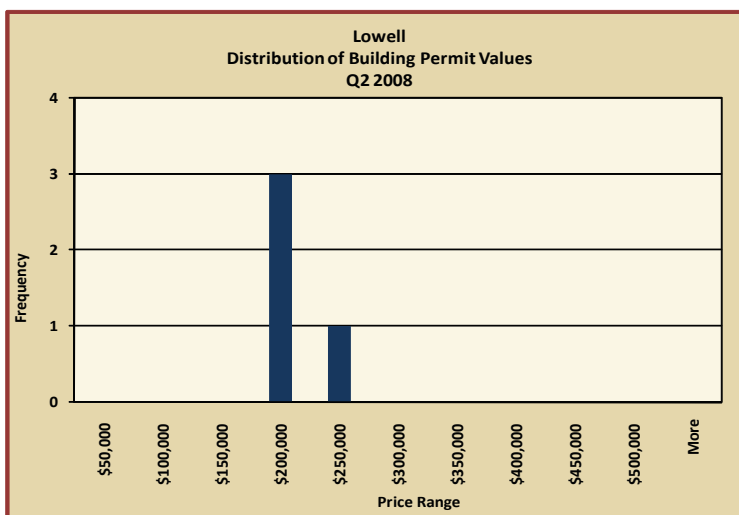
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	100%	3,084	183	94.5%	\$99.55
\$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%	--	--	--	--
Little Flock	1	100%	3,084	183	94.5%	\$99.55



Lowell



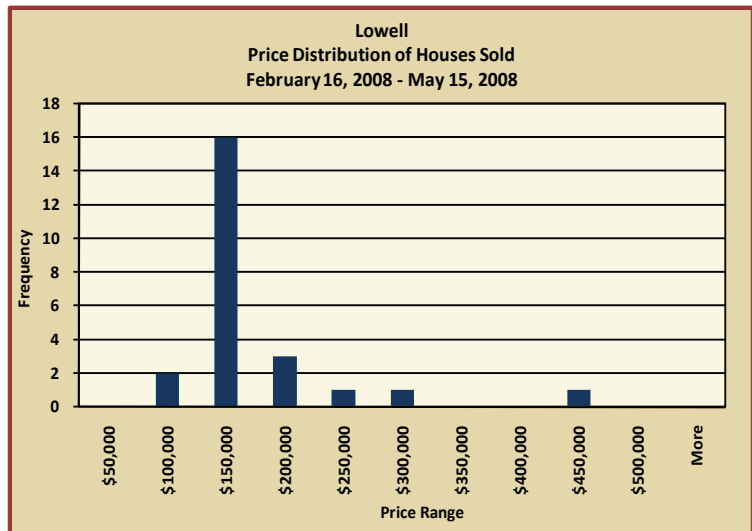
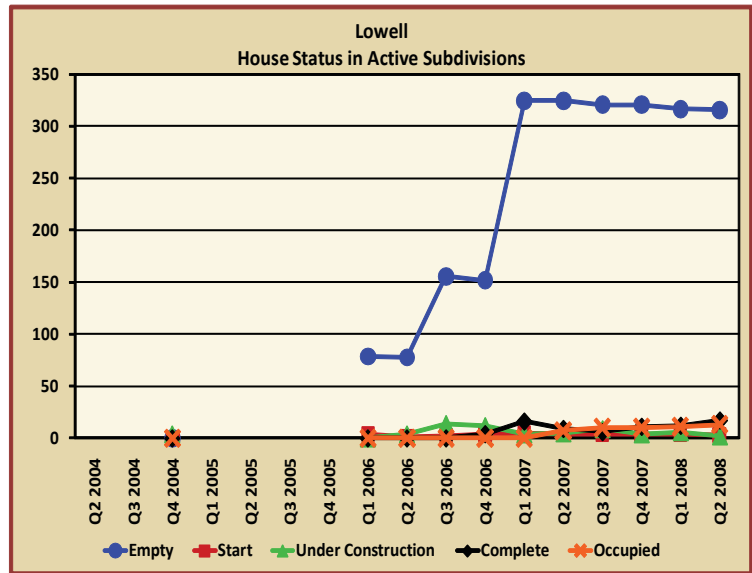
- From February to May 2008, there were 4 residential building permits issued in Lowell. There was 1 building permit issued in the second quarter of 2007.
- The average value of residential building permit in Lowell declined by 32.9 percent from the second quarter of 2007 to \$180,693 in the second quarter of 2008.
- The major price points for Lowell building permits were in the \$150,001 to \$200,000 range.
- There were 350 total lots in the 3 active subdivisions in Lowell in the second quarter of 2008. About 3.7 percent were occupied, 4.9 percent were complete, but unoccupied, 0.6 percent were under construction, 0.9 percent were starts, and 90.3 percent were vacant lots.
- 2 new houses in Lowell became occupied in the second quarter of 2008. The annual absorption rate implies that there are 674.0 months of remaining inventory in active subdivisions.
- No additional lots had received either preliminary or final approval by the second quarter of 2008 in Lowell.
- There were 24 existing houses sold in Lowell from February 16, 2008 to May 15, 2008, or 14.3 percent more than in the previous quarter, but 14.3 percent fewer than in the same period last year.
- The average price of a house sold in Lowell increased from \$124,786 in the first quarter to \$151,079 in the second



Lowell

quarter of 2008. In the second quarter of 2008, the average sales price was 21.1 percent higher than in the previous quarter, but 20.3 percent lower than in the same period last year.

- 79.2 percent of the sold houses in Lowell were in the \$100,001 to \$200,000 range.
- In Lowell, the average number of days from the initial house listing to the sale decreased from 113 days in the first quarter to 112 days in the second quarter of 2008.
- 3.0 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Lowell. The average sales price of a house in Lowell was 83.4 percent of the county average.

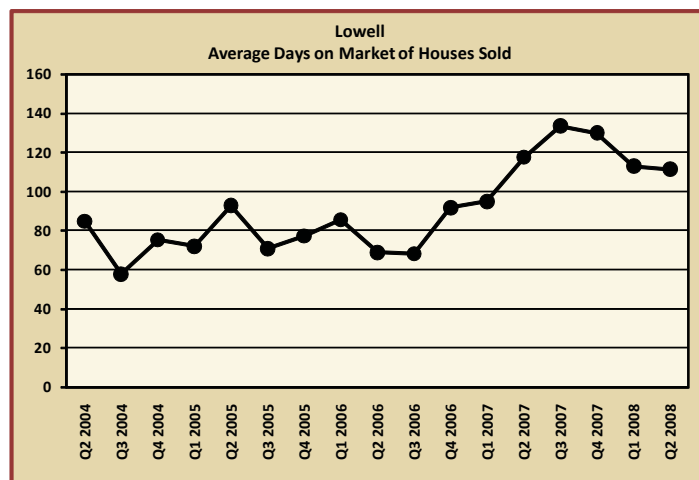
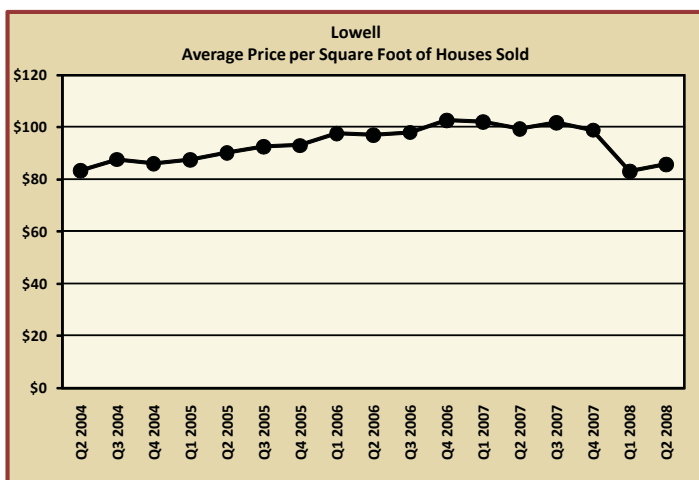
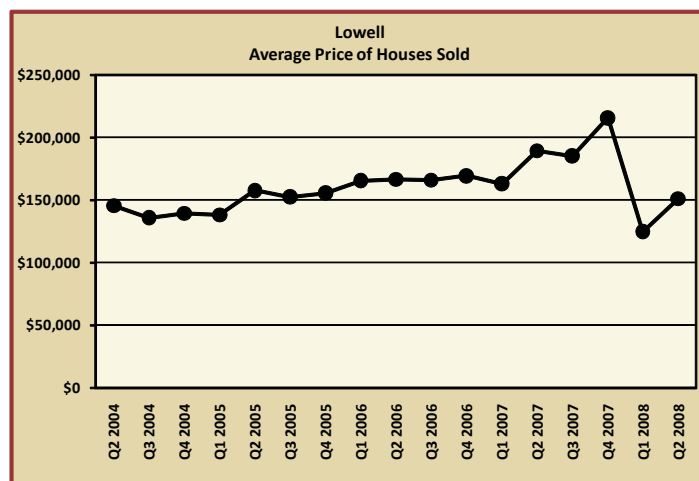
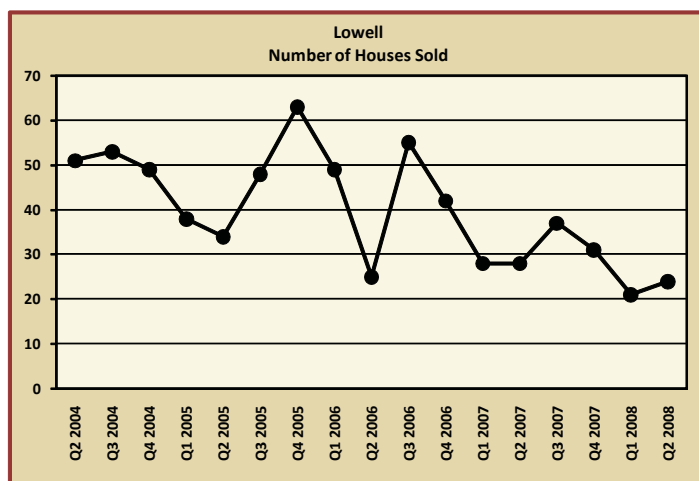


Lowell House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Borghese, Phase I	76	1	0	0	6	83	0	--
Park Central, Phase I	70	2	0	12	5	88	1	249.0
Weatheron	170	0	2	5	2	179	1	1,062.0
Lowell	316	3	2	17	13	350	2	674.0



Lowell



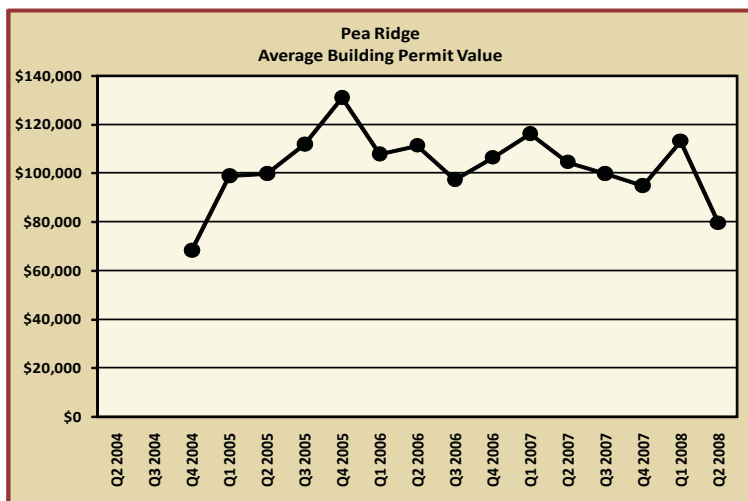
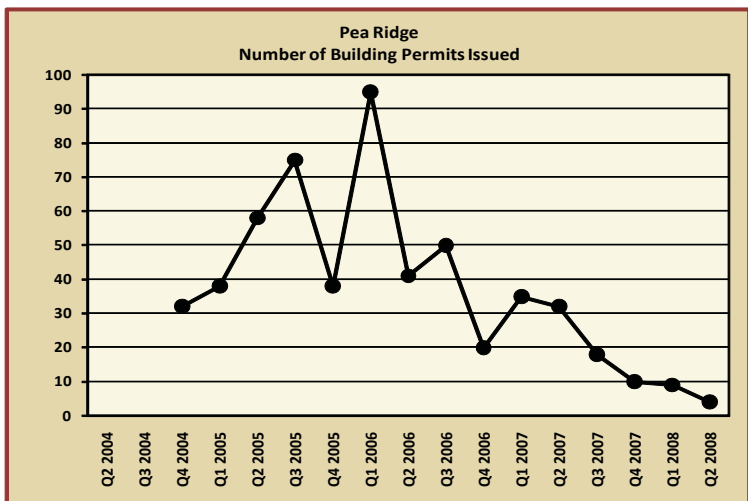
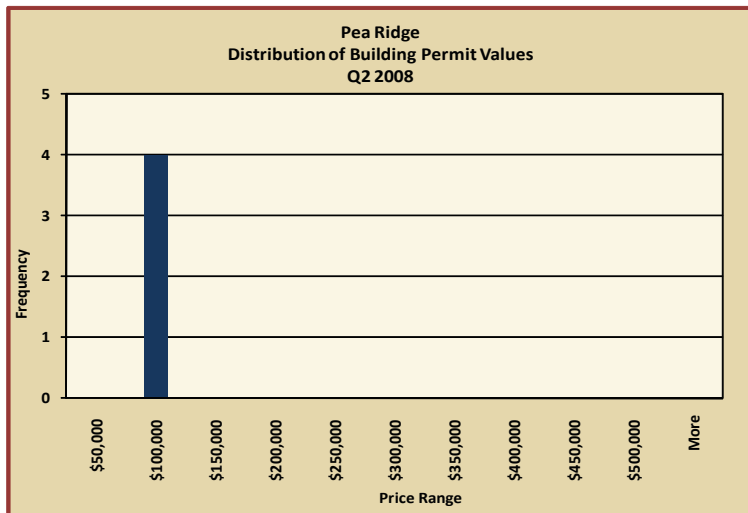
Lowell Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	8.3%	1,518	254	97.3%	\$50.42
\$100,001 - \$150,000	16	66.7%	1,583	104	97.7%	\$83.15
\$150,001 - \$200,000	3	12.5%	1,663	104	97.8%	\$96.97
\$200,001 - \$250,000	1	4.2%	2,828	41	100.0%	\$88.05
\$250,001 - \$300,000	1	4.2%	2,349	67	103.1%	\$108.39
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	1	4.2%	2,900	92	91.5%	\$141.90
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Lowell	24	100.0%	1,726	112	97.7%	\$85.86



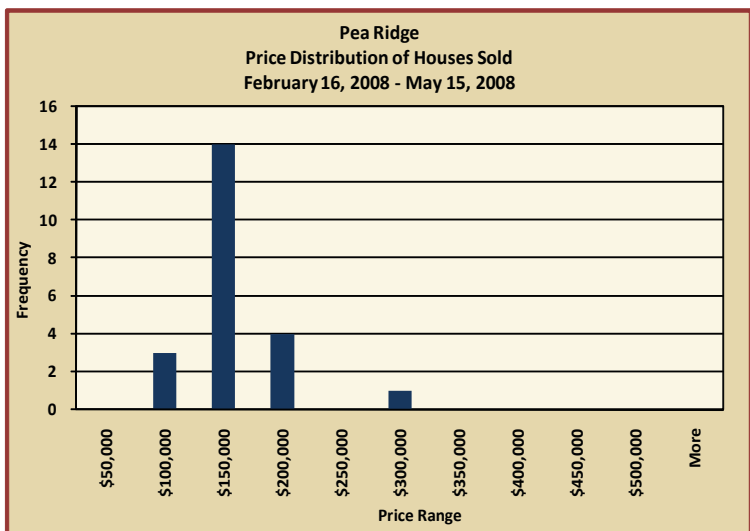
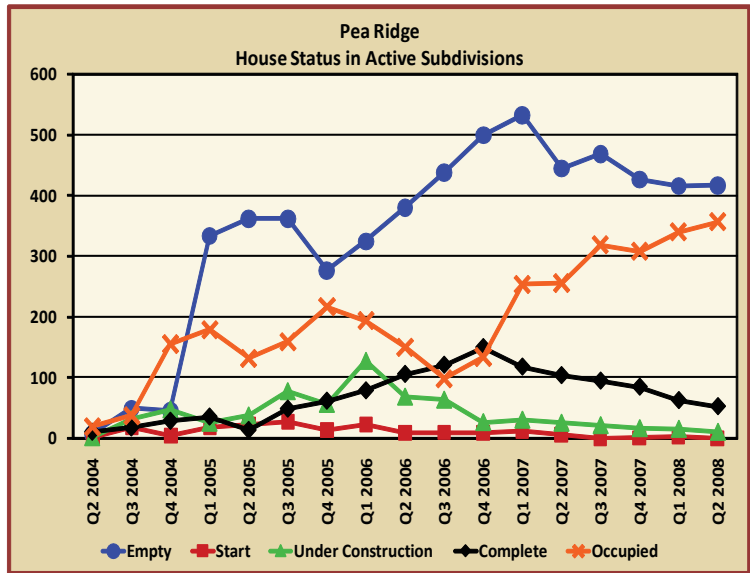
Pea Ridge

- From February to May 2008, there were 4 building permits issued in Pea Ridge. This was a decline of 87.5 percent from the second quarter of 2007.
- The average residential building permit value in Pea Ridge decreased by 23.9 percent from the second quarter of 2007 to \$79,696 in the second quarter of 2008.
- The price points for Pea Ridge building permits were in the \$50,001 to \$100,000 range.
- There were 838 total lots in the 14 active subdivisions in Pea Ridge in the second quarter of 2008. About 42.6 percent of the lots were occupied, 6.3 percent were complete, but unoccupied, 1.3 percent were under construction, 0.0 percent were starts, and 49.8 percent were vacant lots.
- 17 new houses in Pea Ridge became occupied in the second quarter of 2008. The annual absorption rate implies that there are 54.5 months of remaining inventory in active subdivisions, up from a revised 41.2 months in the first quarter.
- The subdivision with the most houses under construction in Pea Ridge in the second quarter was Maple Glenn with 3.
- An additional 91 lots in 2 subdivisions had received final approval by the second quarter of 2008 in Pea Ridge.
- There were 22 existing houses sold in Pea Ridge from February 16, 2008 to May 15, 2008, or 37.5 percent more than the previous quarter, but 51.1 percent fewer than in the same period last year.
- The average price of a house sold in Pea Ridge decreased from \$138,755 in the first quarter to \$128,741 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 7.2 percent lower than in the previous quarter and 5.8 percent lower than in the same period last year.
- 81.8 percent of the sold houses in Pea Ridge were in the \$100,001 to \$200,000 range.



Pea Ridge

- In Pea Ridge, the average number of days from the initial house listing to the sale increased from 135 days in the first quarter to 173 days in the second quarter of 2008.
- About 2.8 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Pea Ridge. The average sales price of a house in Pea Ridge was 71 percent of the county average.



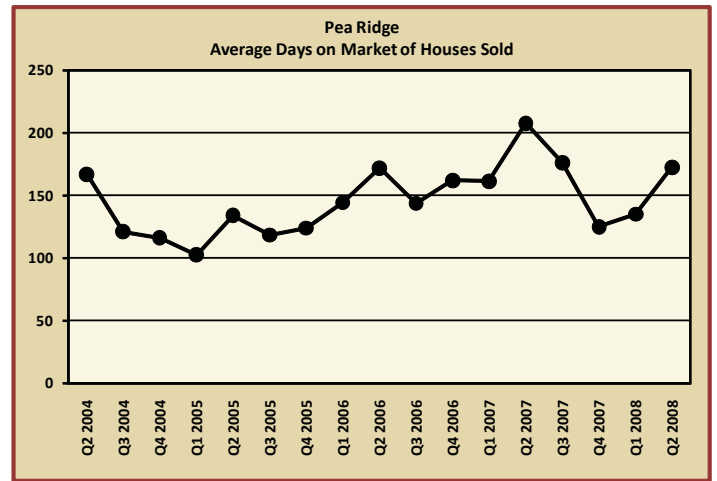
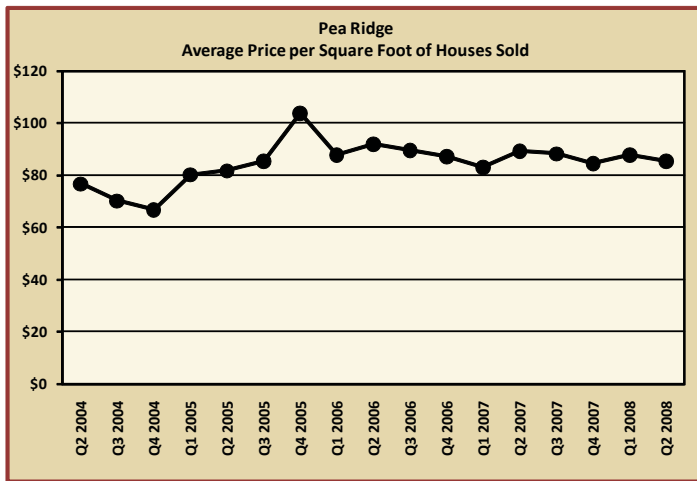
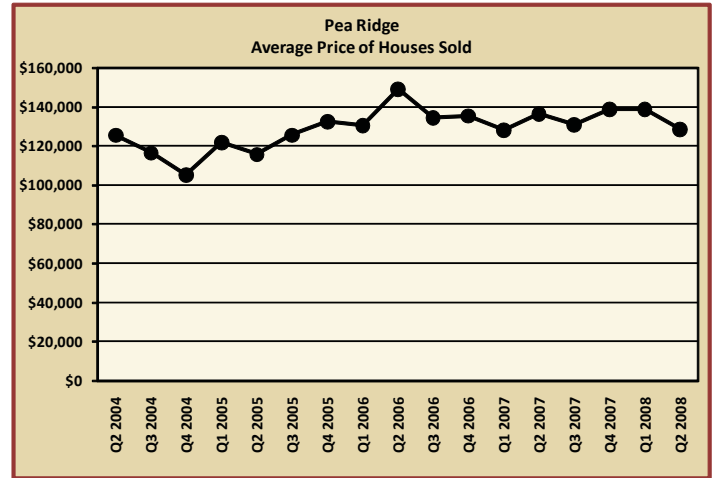
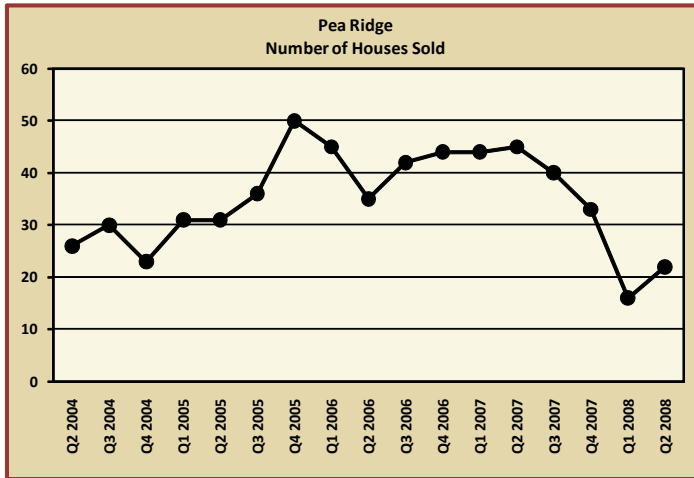
Pea Ridge

Pea Ridge House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates	94	0	0	1	12	107	1	380.0
Battlefield View	14	0	0	4	100	118	10	7.7
Creekwood Manor	35	0	0	5	5	45	0	--
Deer Meadows	75	0	0	14	3	92	1	534.0
Givens Place, Block III	18	0	0	0	57	75	0	--
Maple Glenn	49	0	3	10	56	118	2	22.5
Maple Leaf Heights	1	0	2	1	7	11	0	24.0
Patterson Place	23	0	2	5	30	60	0	32.7
Ridgeview Acres	29	0	1	0	3	33	1	360.0
Shepherd Hills	27	0	2	3	3	35	0	90.0
Sugar Creek Estates	14	0	0	0	3	17	0	--
Summit Meadows	35	0	0	3	12	50	0	38.0
Weston Plexes	2	0	0	2	16	20	0	3.0
Windmill Estates	1	0	1	5	50	57	2	14.0
Pea Ridge	417	0	11	53	357	838	17	54.5



Pea Ridge



Pea Ridge Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	13.6%	1,135	57	96.0%	\$77.94
\$100,001 - \$150,000	14	63.6%	1,370	201	98.2%	\$86.03
\$150,001 - \$200,000	4	18.2%	1,787	191	99.8%	\$91.14
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	4.5%	3,634	53	92.7%	\$76.50
\$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	22	100.0%	1,517	173	98.0%	\$85.43



Pea Ridge

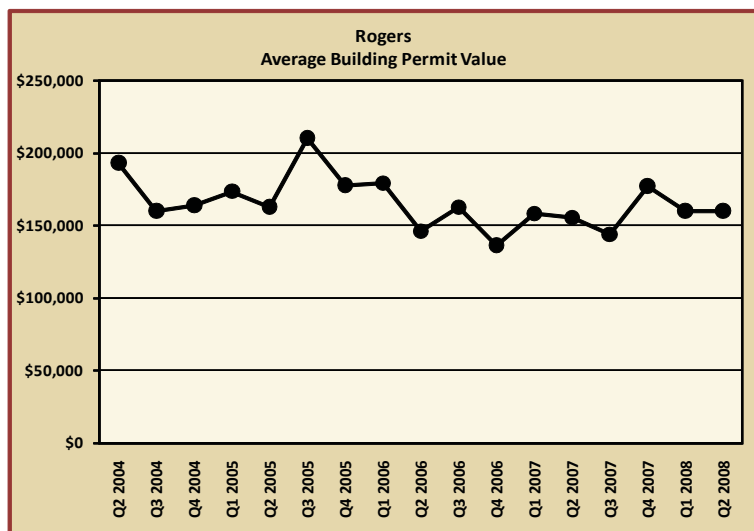
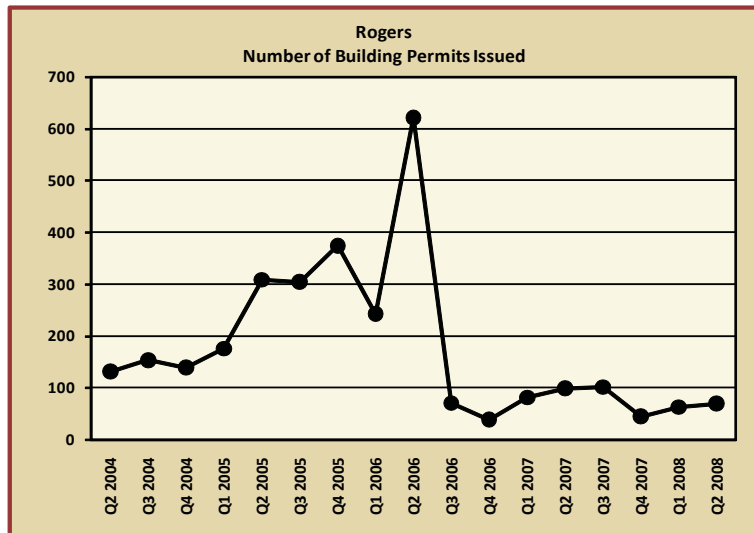
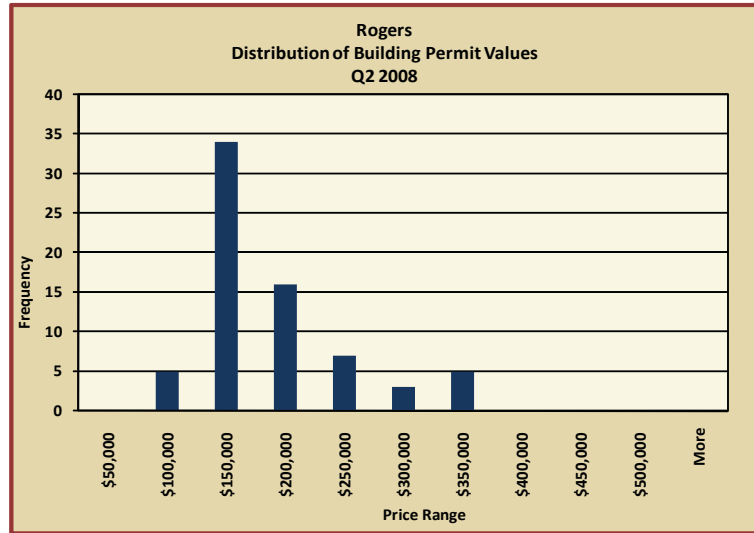
Pea Ridge Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Battlefield View, Phase II	Q3 2006	56
Creekside Estates	Q3 2006	35
Pea Ridge		91



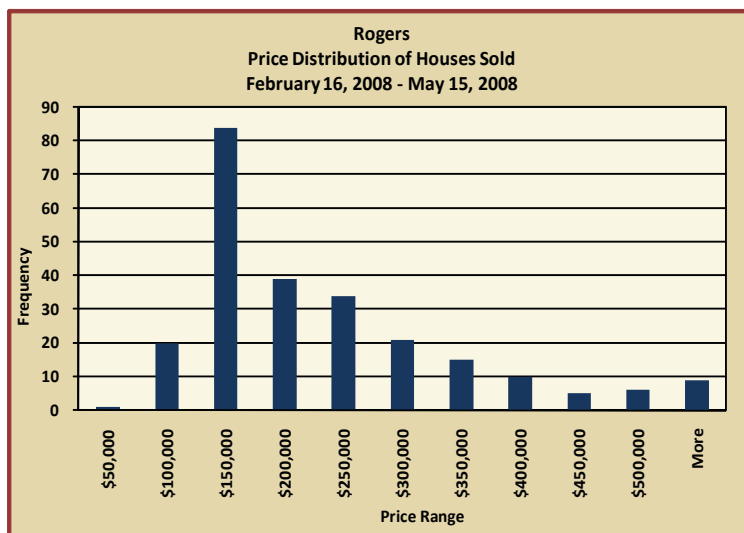
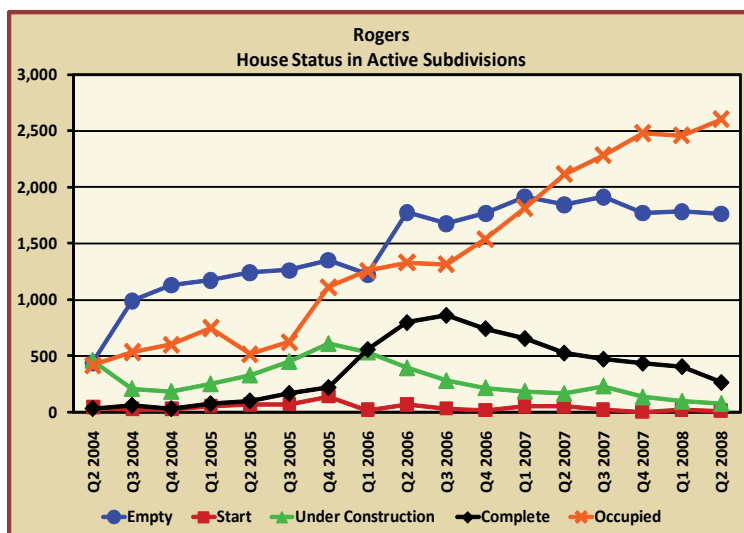
Rogers

- From February to May 2008, there were 70 residential building permits issued in Rogers. This represents a 29.3 percent decline from the second quarter of 2007.
- The average residential building permit value in Rogers increased by 2.9 percent from the second quarter of 2007 to \$160,102 in the second quarter of 2008.
- The major price points for Rogers building permits remained in the \$100,001 to \$200,000 range.
- There were 4,733 total lots in active subdivisions in Rogers in the second quarter of 2008. About 55.0 percent of the lots were occupied, 5.7 percent were complete, but unoccupied, 1.7 percent were under construction, 0.3 percent were starts, and 37.3 percent were vacant lots.
- 227 new houses in Rogers became occupied in the second quarter of 2008. The annual absorption rate implies that there are 32.8 months of remaining inventory in active subdivisions, down from revised 33.9 months in the first quarter.
- The subdivisions with the most houses under construction in Rogers in the second quarter were Meadow Wood with 13 and Pinnacle with 10.
- An additional 1,838 lots in 38 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Rogers.
- There were 244 existing houses sold in Rogers from February 16, 2008 to May 15, 2008, or 25.8 percent more than in the previous quarter, but 28.7 percent fewer than in the same period last year.
- The average price of a house sold in Rogers decreased from \$217,739 in the first quarter to \$212,637 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 2.3 percent lower than in the previous quarter, but 6.1 percent higher than in the same period last year.



Rogers

- 50.4 percent of the sold houses in Rogers were in the \$100,001 to \$200,000 range.
- In Rogers, the average number of days from the initial house listing to the sale increased from 161 days in the first quarter to 179 days in the second quarter of 2008.
- About 30.7 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Rogers. The average sales price of a house in Rogers was 117.3 percent of the county average.



Rogers House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arbor Glenn	36	0	0	1	17	54	1	31.7
Bellview, Phases I, II	123	0	0	10	164	297	11	44.3
Bent Tree, Phase II	5	0	0	0	58	63	2	10.0
Biltmore	90	0	3	8	9	110	4	173.1
Brentwood	49	0	0	6	15	70	4	44.0
Camden Way	28	0	4	12	116	160	4	23.0
Camelot Estates	12	0	0	2	0	14	0	--
Clower	60	0	1	8	6	75	2	103.5
Cottagewood, Phase I	10	0	1	1	36	48	5	5.1
Countryside Estates	3	0	0	0	25	28	1	36.0
Creekside	31	0	1	4	29	65	5	43.2



Rogers

Rogers House Status in Active Subdivisions Q2 2008

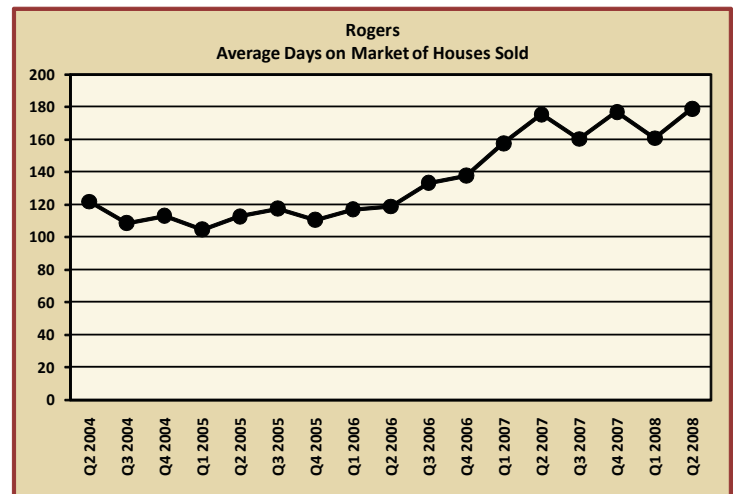
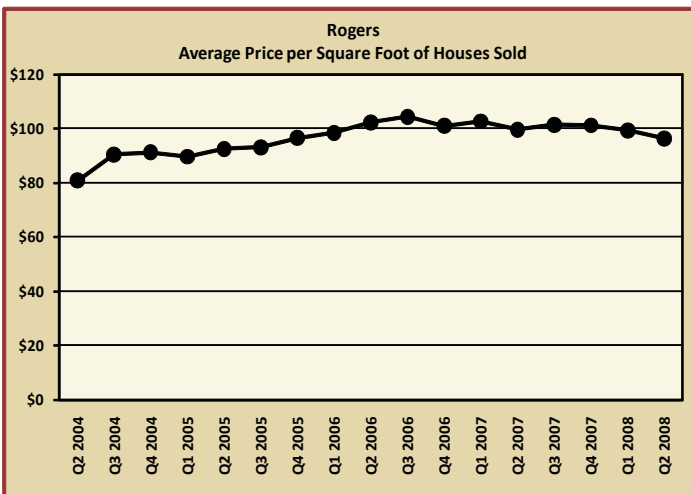
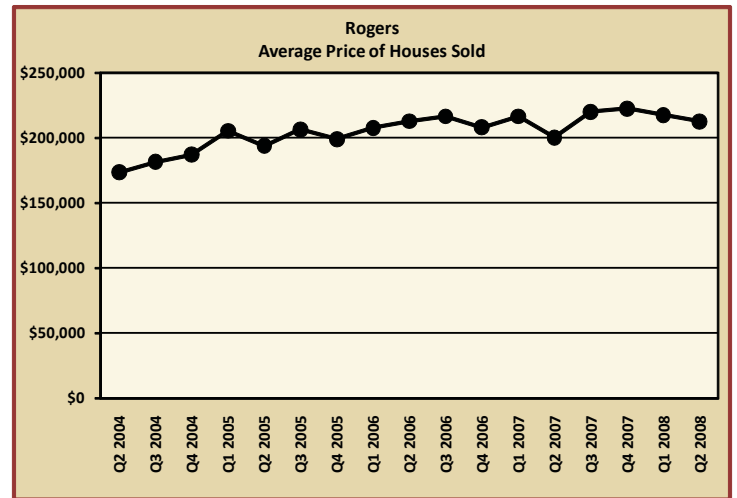
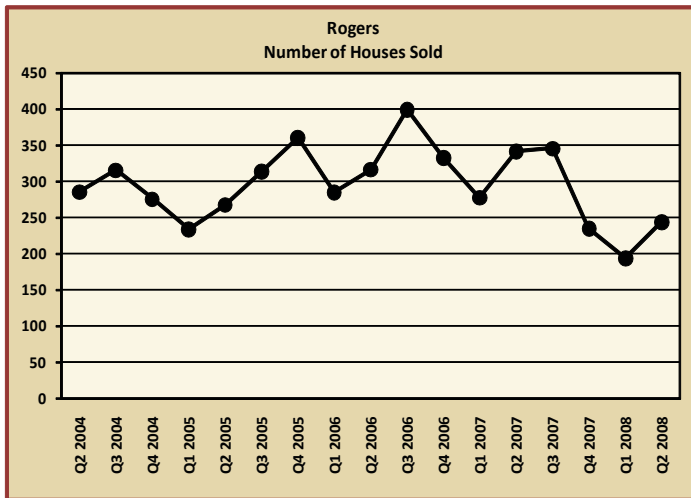
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Creekwood (Rogers/Lowell)	113	0	3	10	74	200	10	58.2
Cross Creek, Blocks I - VI	55	0	3	1	60	119	3	30.8
Cross Timbers--North	11	0	0	1	3	15	0	36.0
Dixieland Crossing	58	0	5	12	24	99	10	37.5
Emily Place	3	0	0	0	1	4	0	27.0
Fox Briar, Phase I	26	0	0	4	6	36	2	60.0
Garrett Road	75	0	4	0	1	80	0	--
Habitat Trails	9	0	0	0	5	14	0	27.0
Hearthstone, Phases II, III	88	0	8	7	75	178	15	34.3
Legacy Estates	2	0	0	0	28	30	2	3.0
Lexington	71	1	3	3	41	119	1	85.1
Liberty Bell North	61	0	0	16	26	103	6	102.7
Madison	30	0	0	1	4	35	1	124.0
Malies Addition	0	0	0	0	18	18	1	0.0
Meadow Wood	25	6	13	13	21	78	12	32.6
Oldetown Estates	48	0	0	2	4	54	0	150.0
The Peaks, Phases I - III	55	0	0	22	33	110	0	184.8
The Plantation, Phases I, II	43	5	0	22	508	578	9	7.4
Pinnacle Gardens	0	0	0	8	31	39	4	6.0
Pinnacle Golf & Country Club	73	2	7	2	347	431	16	32.5
Pinnacle, Phases I - IV	76	0	10	6	151	243	33	28.3
Post Meadows	0	0	0	0	125	125	6	0.0
Richard's Glen	4	0	0	0	23	27	1	24.0
Rocky Creek	43	0	0	7	5	55	1	200.0
Roller's Ridge	71	0	0	26	36	133	0	64.7
Royal Heights	4	0	2	1	5	12	1	21.0
Sandalwood, Phases I, II	51	0	2	3	32	88	5	61.1
Shadow Valley, Phases I - VII	125	0	7	2	313	447	29	34.2
Shenandoah	0	0	0	0	31	31	1	0.0
Silo Falls, Phase I	75	1	2	4	23	105	3	98.4
Veteran	12	0	0	7	7	26	4	24.4
Vintage	7	0	1	1	14	23	0	21.6
Wildflower, Phases I, II	2	0	0	36	46	84	12	19.0
Williamsburg Place	2	0	0	0	8	10	0	--
Rogers	1,765	15	80	269	2,604	4,733	227	32.8



Rogers

Rogers Price Range of Houses Sold February 16, 2008 - May 15, 2008

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	0.4%	1,093	143	80.2%	\$25.62
\$50,001 - \$100,000	20	8.2%	1,441	145	96.9%	\$64.58
\$100,001 - \$150,000	84	34.4%	1,534	144	99.3%	\$83.84
\$150,001 - \$200,000	39	16.0%	2,015	208	97.5%	\$90.84
\$200,001 - \$250,000	34	13.9%	2,227	215	96.2%	\$102.38
\$250,001 - \$300,000	21	8.6%	2,549	161	96.8%	\$110.85
\$300,001 - \$350,000	15	6.1%	2,964	200	95.3%	\$111.54
\$350,001 - \$400,000	10	4.1%	3,316	191	97.4%	\$116.12
\$400,001 - \$450,000	5	2.0%	3,583	219	91.9%	\$122.26
\$450,001 - \$500,000	6	2.5%	3,294	255	98.8%	\$150.66
\$500,000+	9	3.7%	3,939	250	96.6%	\$166.21
Rogers	244	100.0%	2,120	179	97.5%	\$96.54



Rogers

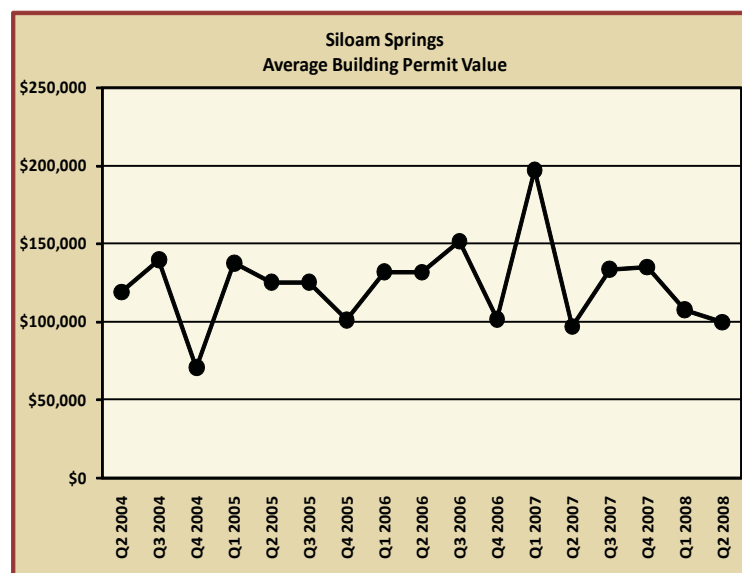
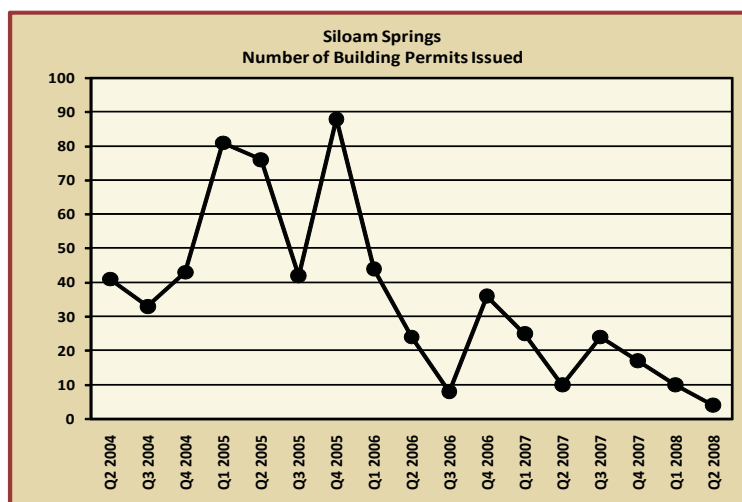
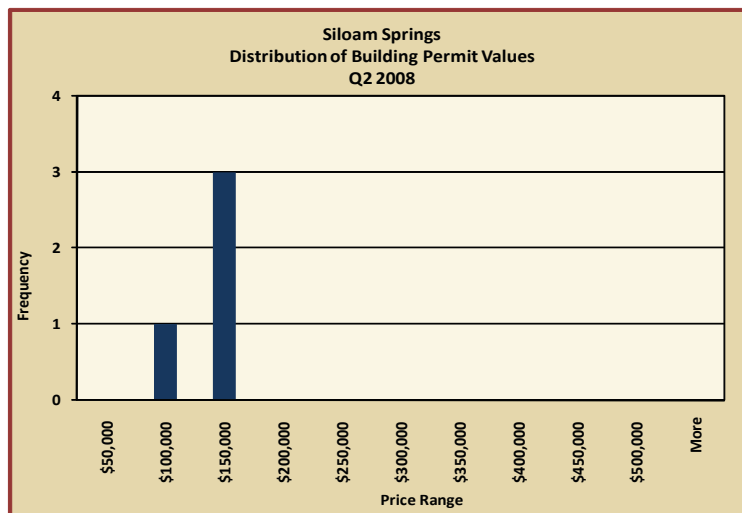
Rogers Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Centre Pointe, Phase II	Q1 2005	5
Chelsea Point	Q4 2005	135
Chenal Addition	Q4 2004	185
Canopy Subdivision	Q3 2007	10
Elk Estates	Q2 2006	41
The Farms	Q1 2007	42
Fox Briar, Phase II	Q1 2007	63
The Grove, Phase III	Q4 2007	23
Lakewood	Q2 2005	58
Lancaster Subdivision	Q2 2008	8
Pinion Subdivision	Q4 2004	5
Pleasant Blossum	Q4 2007	8
Sagely	Q2 2005	77
Saine Michelle	Q4 2005	65
Signature Subdivision	Q3 2006	13
Taldo Subdivision	Q4 2004	425
Walnut Creek	Q1 2007	7
Walz Subdivision	Q4 2004	7
<i>Final Approval</i>		
Centre Pointe, Phase I	Q2 2005	2
Creeside Place, Phase II	Q1 2006	3
Cross Creek, Phase III	Q3 2006	85
Edgewater in Benton	Q2 2008	10
The Grove	Q4 2005	46
The Grove, Phase II	Q2 2007	25
The Iveys	Q3 2007	96
Liberty Bell South	Q3 2006	143
Metro Park	Q2 2006	22
Myers Ranch	Q4 2004	6
North Starr	Q1 2007	4
Ray Neal Subdivision	Q1 2005	5
Rogers Wellness Center	Q3 2005	3
Sandalwood, Phase II	Q3 2006	40
Stoney Brook Place	Q1 2005	5
Top Flite, Phase VI	Q4 2005	34
Turtle Creek Place	Q2 2006	4
Warren Glen	Q4 2005	110
Will Rogers Duplexes	Q2 2007	12
West Olrich Addition	Q2 2006	6
Rogers		1,838



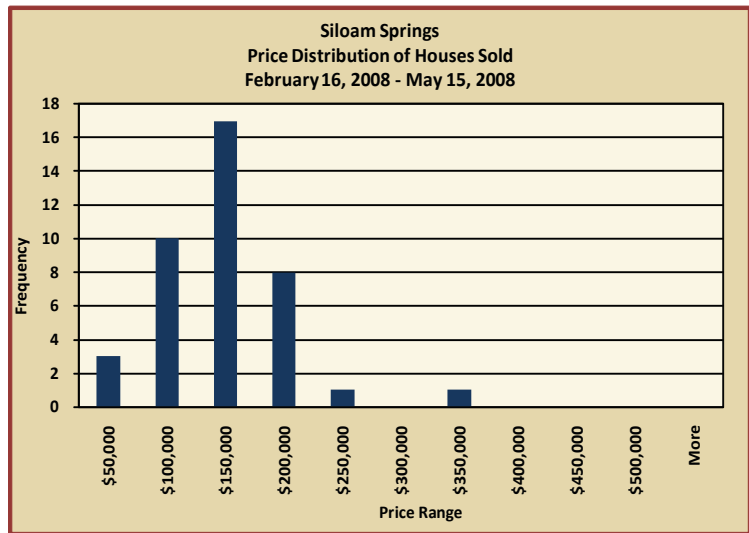
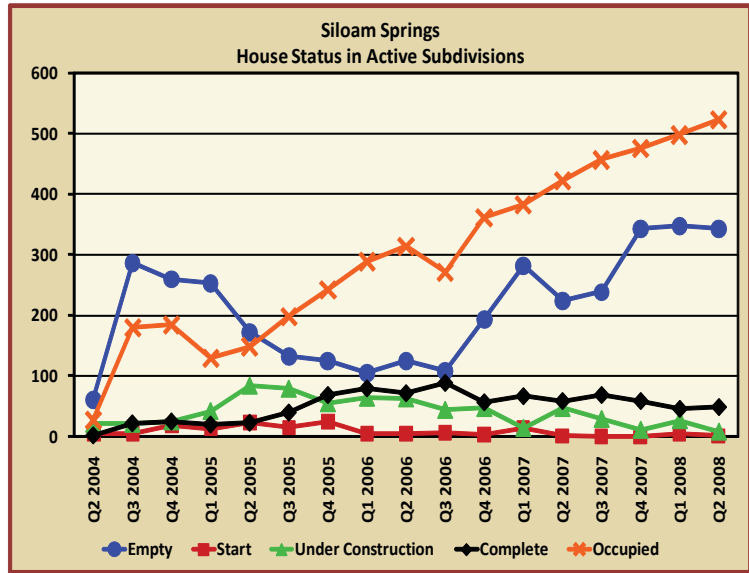
Siloam Springs

- From February to May 2008, there were 4 residential building permits issued in Siloam Springs. This represents a decline from the 10 building permits issued in the second quarter of 2007.
- The average residential building permit value in Siloam Springs increased by 2.8 percent from the second quarter of 2007 to \$99,937 in the second quarter of 2008.
- The major price points for Siloam Springs' building permits were in the \$100,001 to \$150,000 range.
- There were 925 total lots in the 21 active subdivisions in Siloam Springs in the second quarter of 2008. About 56.5 percent of the lots were occupied, 5.3 percent were complete, but unoccupied, 1.0 percent was under construction, 0.1 percent were starts, and 37.1 percent were vacant lots.
- 25 new houses in Siloam Springs became occupied in the second quarter of 2008. The annual absorption rate implies that there are 40.9 months of remaining inventory in active subdivisions, up from a revised 39.1 months in the first quarter.
- The subdivision with the most houses under construction in Siloam Springs in the second quarter was Forest Hills with 3.
- An additional 1,236 lots in 28 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Siloam Springs.
- There were 40 existing houses sold in Siloam Springs from February 16, 2008 to May 15, 2008, or 17.6 percent more than in the previous quarter, but 57.4 percent fewer than in the same period last year.
- The average price of a house sold in Siloam Springs decreased from \$131,382 in the first quarter to \$121,880 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 7.2 percent lower than in the previous quarter and 12.7 percent lower than in the same period last year.



Siloam Springs

- 67.5 percent of the sold houses in Siloam Springs were in the \$50,001 to \$150,000 range.
- In Siloam Springs, the average number of days from the initial house listing to the sale increased from 149 days in the first quarter to 153 days in the second quarter of 2008.
- About 5.0 percent of all houses sold in Benton County in the second quarter of 2008 were sold in Siloam Springs. The average sales price of a house in Siloam Springs was 67.3 percent of the county average.



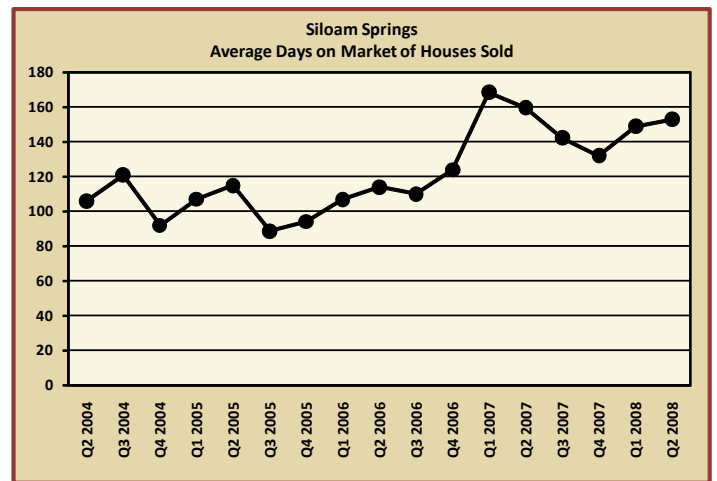
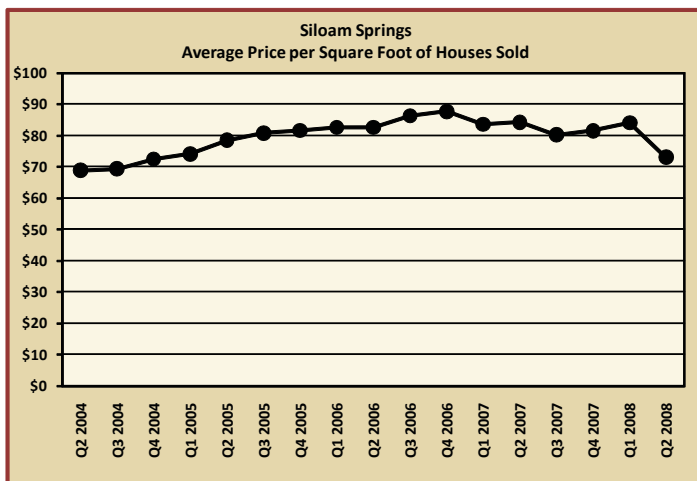
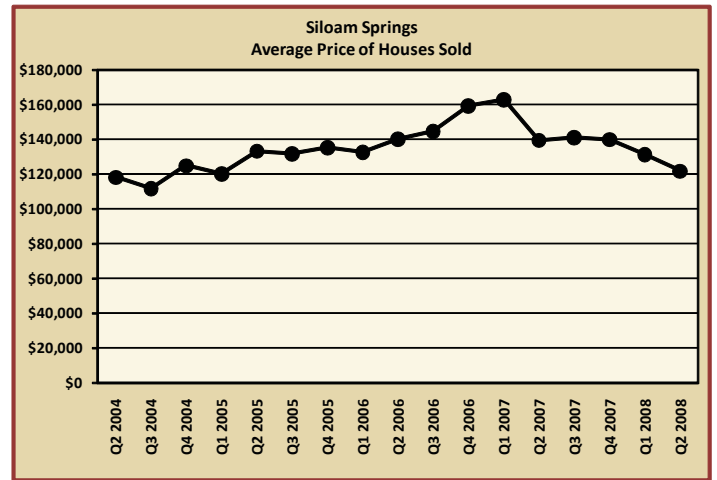
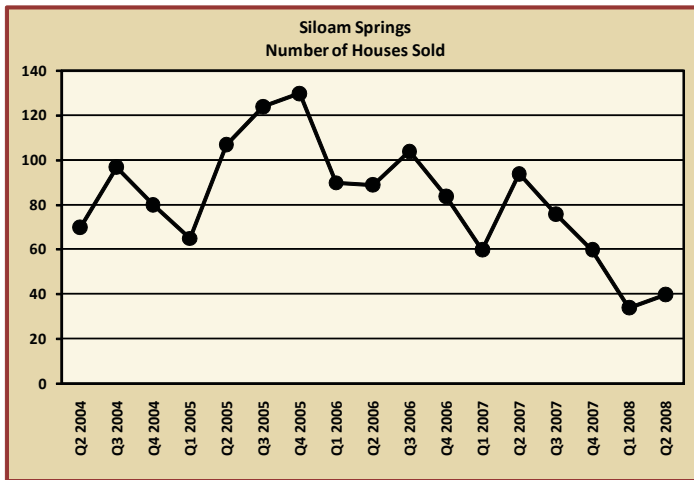
Siloam Springs

Siloam Springs House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Blackberry Meadows	1	0	0	0	5	6	0	--
Club View Estates	7	0	0	0	7	14	0	--
Copper Leaf, Phase I	22	0	0	4	6	32	2	39.0
Deer Lodge	4	0	0	1	13	18	5	6.0
Eighteen Acres, Phase I	1	0	0	0	13	14	0	--
Forest Hills	63	0	3	0	0	66	0	--
Haden Place	25	0	0	10	18	53	7	70.0
Heritage Ranch	16	0	0	2	8	26	0	108.0
Madison Heights	2	0	0	0	6	8	0	12.0
Maloree Woods	12	0	0	1	45	58	2	52.0
Meadow Brook	16	0	0	0	4	20	0	192.0
Meadows Edge	5	0	0	0	13	18	1	20.0
Nottingham Addition	12	0	0	16	6	34	2	56.0
Paige Place, Phases I, II	9	0	0	4	44	57	2	78.0
Patriot Park	3	0	0	2	148	153	1	20.0
Rose Meade	9	0	0	4	36	49	0	4.3
Stonecrest, Phases II - VI	7	0	2	3	52	64	1	9.6
Walnut Ridge	2	0	0	0	3	5	0	24.0
Walnut Woods No. 2, Phases I, III - V	30	0	2	1	73	106	0	99.0
Washington Court	0	1	1	0	12	14	0	12.0
The Woodlands, Phases I, II	97	0	1	1	11	110	2	169.7
Siloam Springs	343	1	9	49	523	925	25	40.9



Siloam Springs



Siloam Springs Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	7.5%	1,080	69	84.1%	\$42.66
\$50,001 - \$100,000	10	25.0%	1,334	149	97.6%	\$61.76
\$100,001 - \$150,000	17	42.5%	1,544	146	96.9%	\$79.76
\$150,001 - \$200,000	8	20.0%	2,161	157	94.7%	\$79.83
\$200,001 - \$250,000	1	2.5%	2,508	198	88.9%	\$84.73
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	1	2.5%	3,206	473	93.6%	\$102.15
\$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%	--	--	--	--
Siloam Springs	40	100.0%	1,646	153	95.4%	\$73.17



Siloam Springs

Siloam Springs Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Ashley Park, Phases II, III	Q3 2005	81
City Lake View Estates	Q4 2007	9
Garden Meadows	Q1 2006	190
Heritage Ranch, Phases II, III	Q3 2005	53
Lawlis Ranch	Q4 2007	89
Pleasant Valley	Q1 2006	43
Prairie Meadow Estates	Q4 2007	22
Prairie View Estates	Q3 2006	22
Royal Oak	Q1 2005	53
Somerset	Q1 2007	138
Stone Ridge	Q1 2006	88
Washington Street Addition	Q1 2005	20
<i>Final Approval</i>		
Ashley Park, Phase I	Q2 2005	31
Autumn Glen	Q2 2006	106
Castlewood R-1	Q2 2006	101
CD Gunter's Addition	Q2 2005	5
Chanel Court, Phase II	Q2 2005	3
Chattering Heights, Phase III	Q1 2005	6
Courtney Courts, Blocks IV, V	Q4 2007	32
Eastern Hills	Q2 2005	30
Gabriel Park	Q2 2005	8
Highland Court	Q4 2007	10
Highlands	Q1 2006	10
Meadowview	Q4 2005	8
Progress Development	Q3 2005	1
River Valley Estates	Q2 2006	53
South Pointe Center Addition	Q2 2005	20
Spencer's Addition	Q1 2005	4
Siloam Springs		1,236



Washington County

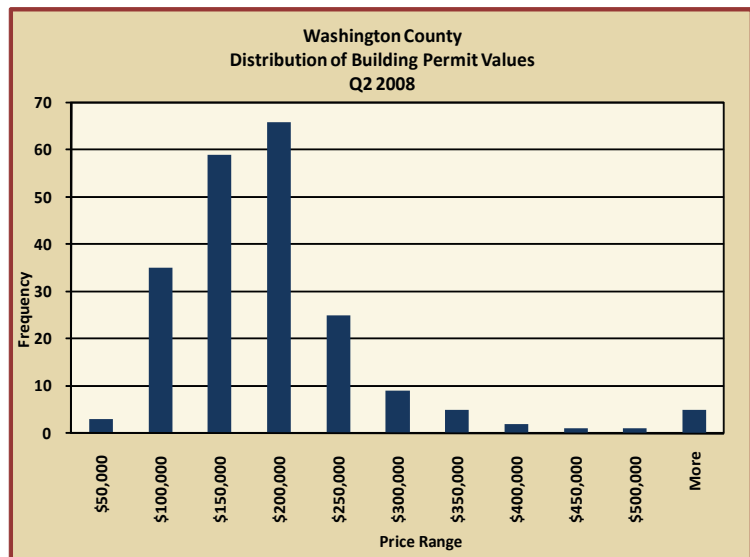
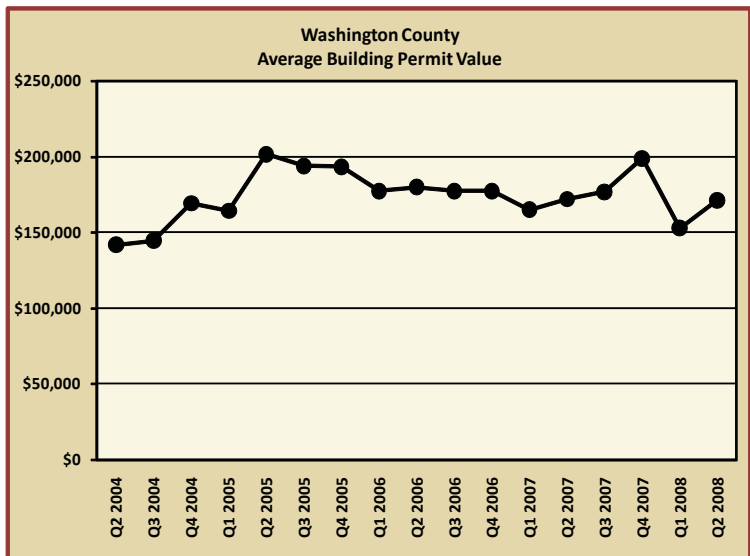
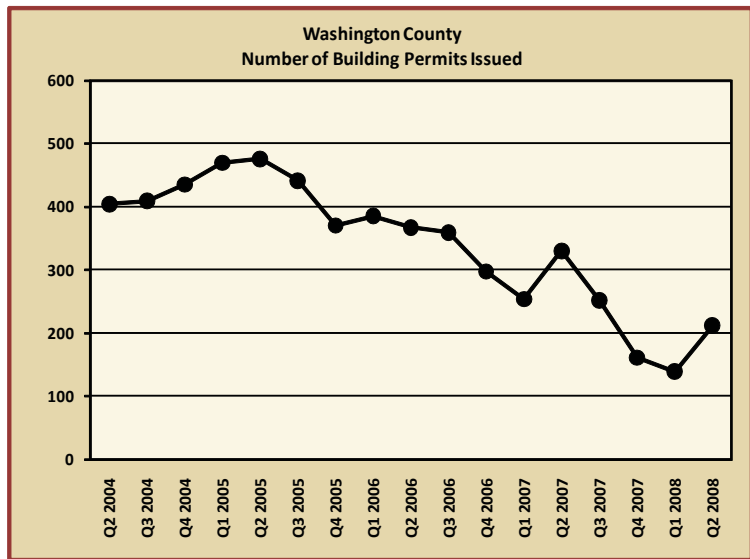
Building Permits

From February to May 2008, there were 212 residential building permits issued in Washington County. The second quarter 2008 total was 36.0 percent lower than the second quarter 2007 total of 331 residential building permits. The average value of the Washington County February to May 2008 building permits was \$161,003, down 6.5 percent from the \$172,192 average February to May 2007 residential building permit value. About 59.2 percent of the second quarter building permits were valued between \$100,001 and \$200,000, with 22.7 percent higher than \$200,000 and 18.0 percent lower than \$100,000. In Washington County, the dominant building permit price points were in the \$150,001 to \$200,000 range.

Fayetteville accounted for 53.3 percent of the residential building permits in Washington County, while Springdale accounted for 18.9 percent and Prairie Grove accounted for 16.0 percent. The remaining 11.8 percent were from the other small cities in the county.

Subdivisions

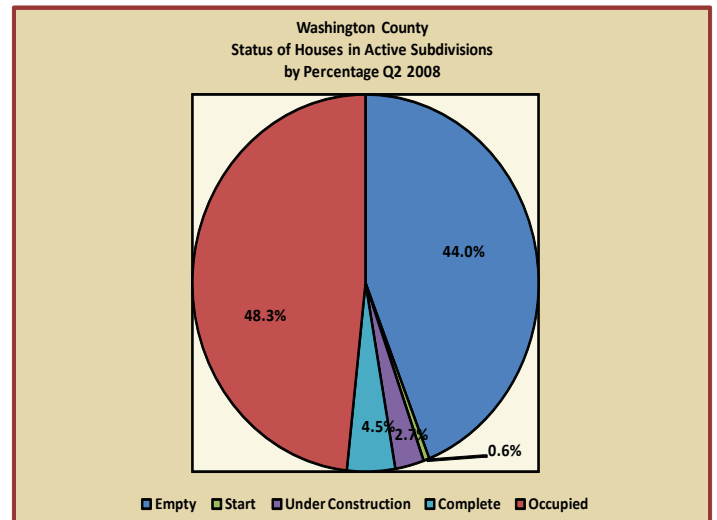
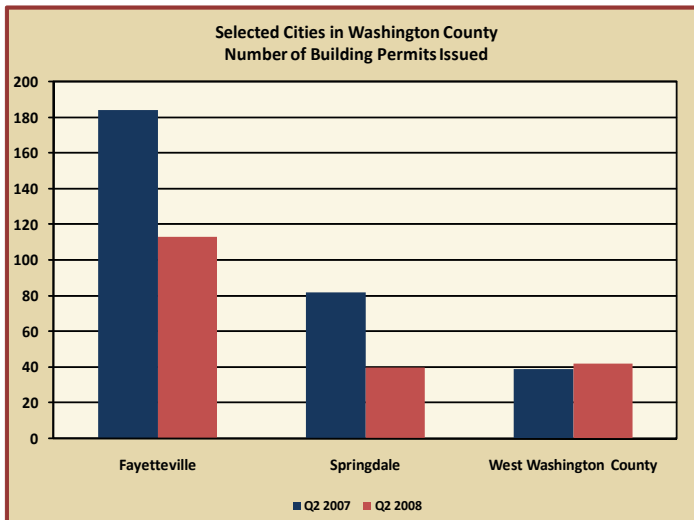
There were 10,653 lots in the 168 active subdivisions in Washington County in the second quarter of 2008. Within the active subdivisions, 48.3 percent of the lots were occupied, 44.0 percent were empty, 4.5 percent were complete, but unoccupied houses, 2.7 percent were under construction, and 0.6 percent were starts. In the second quarter of 2008, Fayetteville had the most empty lots, starts, houses under construction, complete but unoccupied houses, and occupied houses in active subdivisions. During the second quarter of 2008, the most active subdivisions in terms of houses under construction were Sunbridge Villas, Bellwood, and Timber Trails in Fayetteville, Sundowner in Prairie Grove, and Sage Field and Spring Creek Park in Springdale. Of these top subdivisions for new construction, Sunbridge Villas, Timber Trails, Sage Field, and Spring Creek Park



Washington County

Washington County Residential Building Permit Values by City February 2008 - May 2008

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+	Q2 2008 Total	Q2 2007 Total
Elkins	0	1	0	0	0	0	0	0	0	0	0	1	18
Elm Springs	0	0	0	2	1	0	0	0	0	0	0	3	-
Farmington	0	0	0	1	1	1	1	0	0	0	0	4	6
Fayetteville	0	1	54	43	6	4	1	0	1	0	3	113	184
Goshen	1	1	0	1	0	2	1	2	0	0	0	8	2
Greenland	1	0	0	0	0	0	0	0	0	0	0	1	2
Johnson	--	--	--	--	--	--	--	--	--	--	--	1	1
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	11
Prairie Grove	0	31	3	0	0	0	0	0	0	0	0	34	17
Springdale	1	0	0	18	16	2	1	0	0	0	2	40	82
Tontitown	0	1	0	0	1	0	1	0	0	1	0	4	5
West Fork	0	2	1	0	0	0	0	0	0	0	0	3	3
West Washington County	0	0	2	1	0	0	0	0	0	0	0	42	39
Washington County	3	37	58	65	25	9	5	2	1	1	5	212	331



Washington County



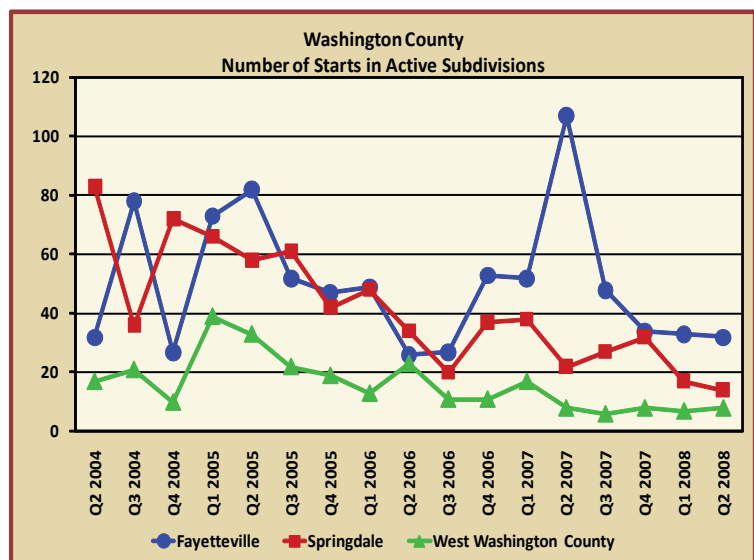
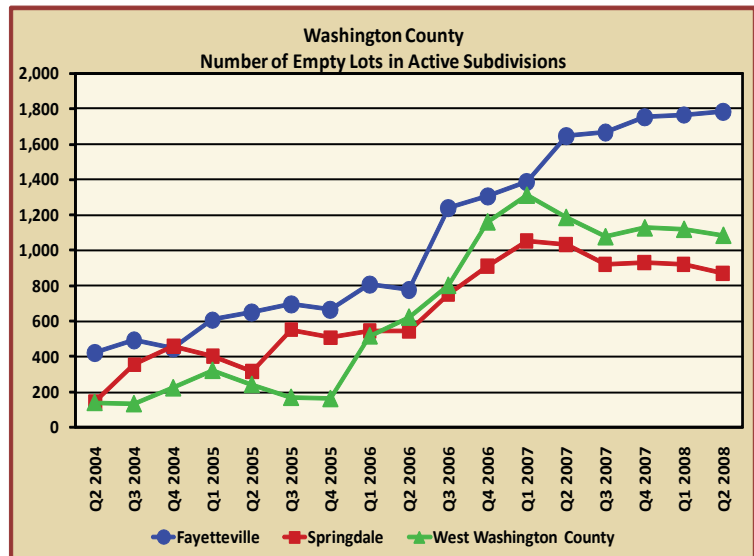
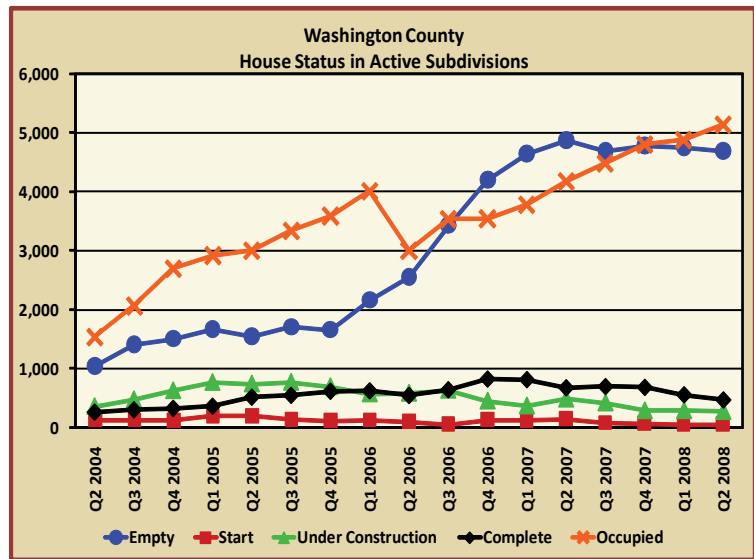
were also among the most active in the first quarter.

From the first quarter to the second quarter of 2008, 362 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 47.7 months of lot inventory at the end of the second quarter. This was an increase from the first quarter's lot inventory of 47.0 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 second quarter of 2008, there were 7,974 lots in 130 subdivisions in Washington County that had received approval. Springdale accounted for 46.5 percent of the coming lots, Fayetteville accounted for 37.0 percent, and Greenland accounted for 7.4 percent of the coming lots.

Sales of Existing Houses

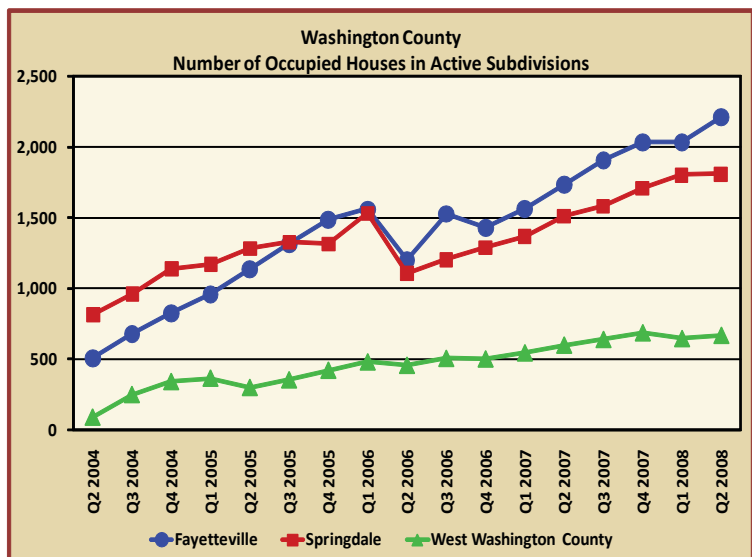
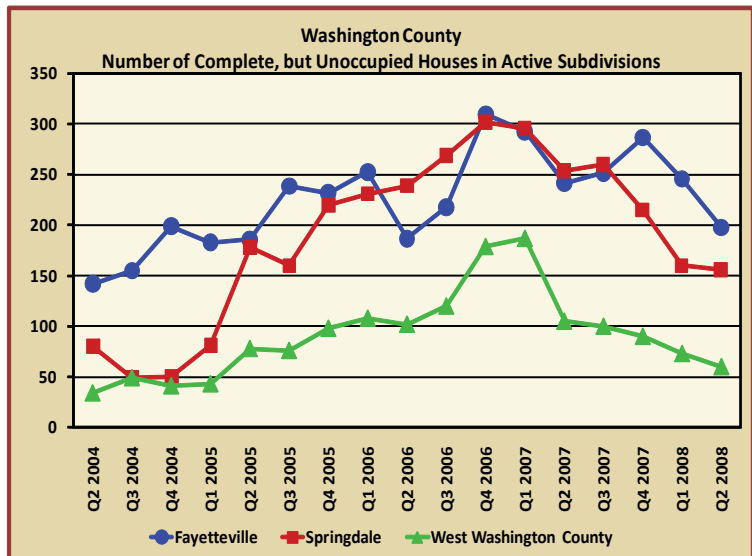
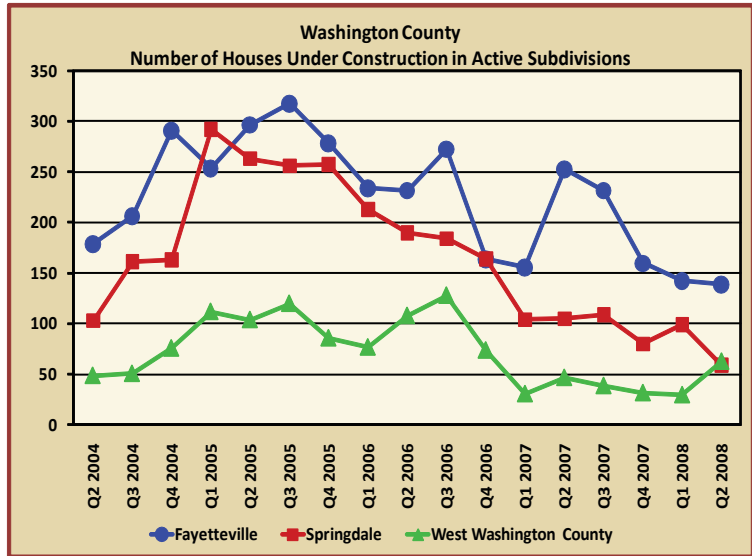
The examination of the sales of existing houses in the second quarter of 2008 yields the following results. A total of 511 existing houses were sold from February 16, 2008 to May 15, 2008. This represents a decrease of 28.3 percent from the same period in 2007 and a 23.7 percent decline from the same period in 2006. About 43.4 percent of the houses were sold in Fayetteville and 37.8 percent were sold in Springdale. The average price of all houses sold in Washington County



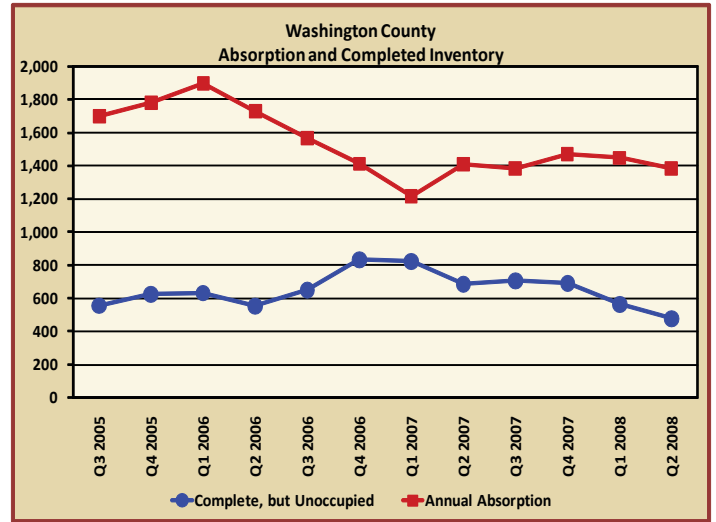
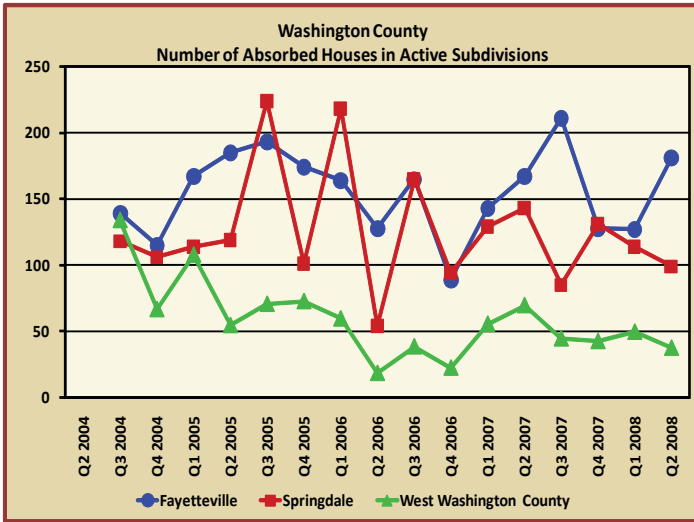
Washington County

was \$184,158 and the average house price per square foot was \$96.15. For the second quarter of 2008, the average amount of time between the initial listing of a house and the sale date was 153 days, up from 146 days in the previous quarter.

From mid-February to mid-May, on average, the largest houses in Washington County were sold in Fayetteville and Springdale. The most expensive average houses were also in Fayetteville and Springdale. On average, homes sold fastest in Winslow and Farmington.

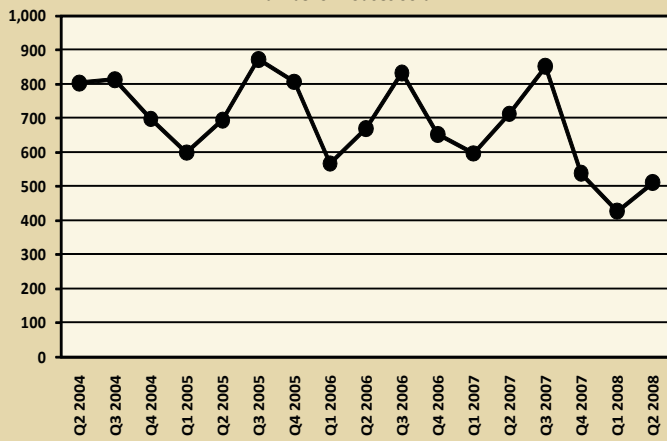


Washington County

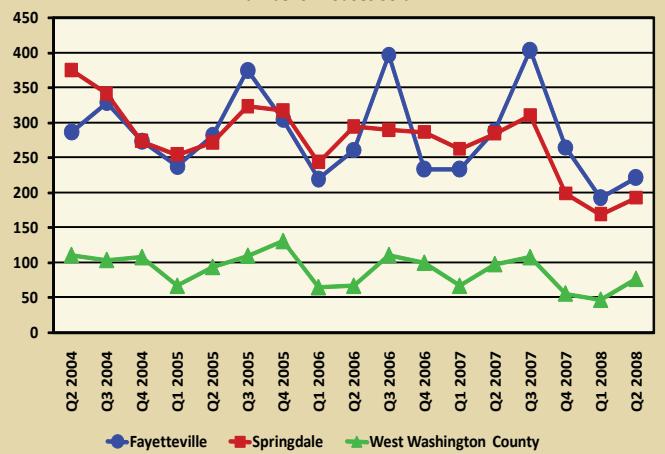


Washington County

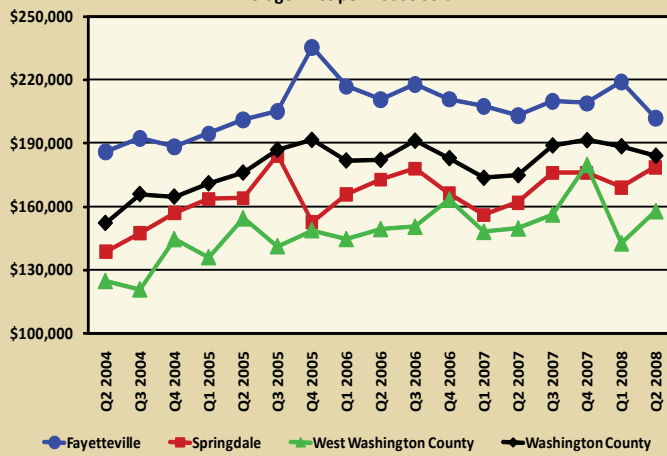
Washington County
Number of Houses Sold



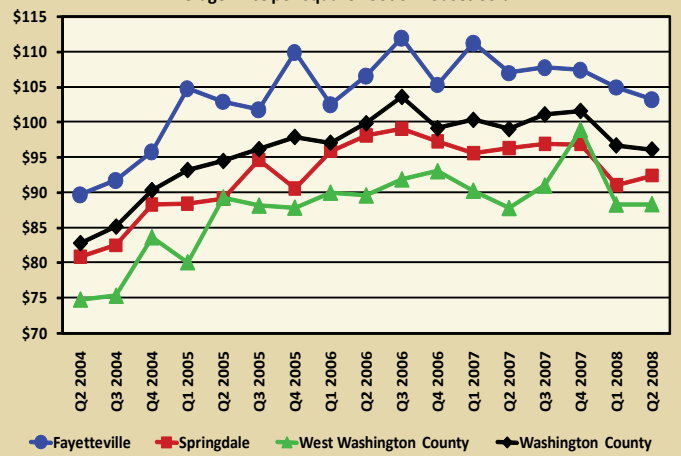
Selected Cities in Washington County
Number of Houses Sold



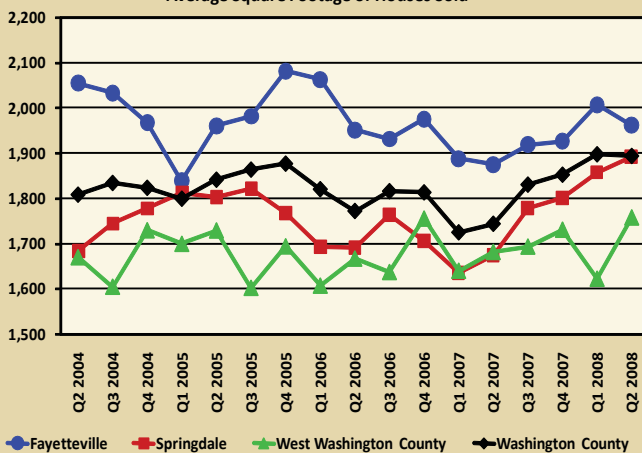
Selected Cities in Washington County
Average Price per House Sold



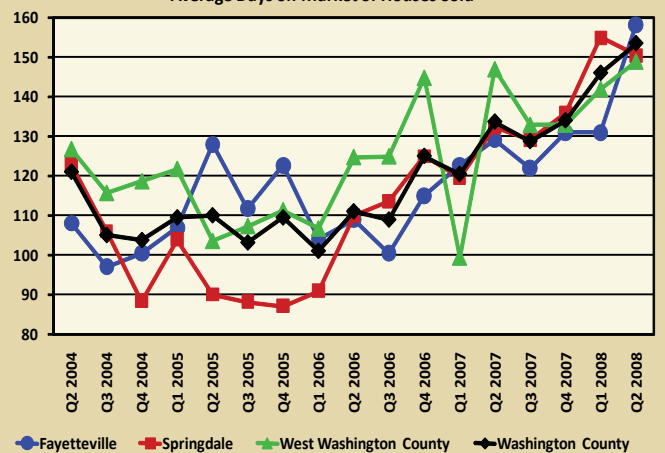
Selected Cities in Washington County
Average Price per Square Foot of Houses Sold



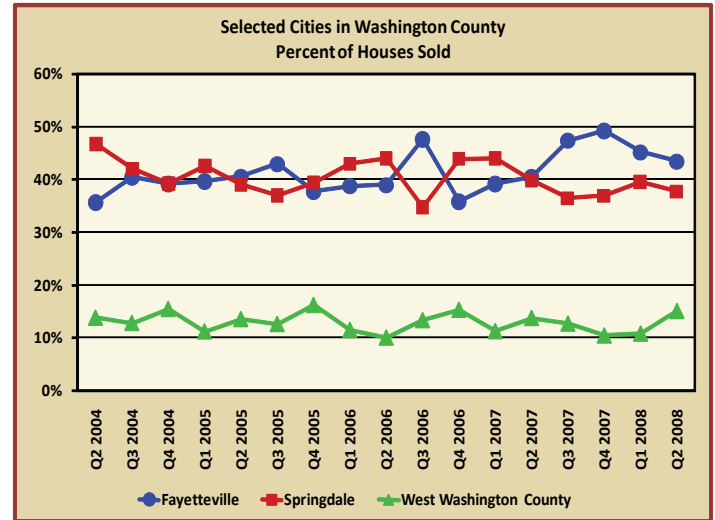
Selected Cities in Washington County
Average Square Footage of Houses Sold



Selected Cities in Washington County
Average Days on Market of Houses Sold



Washington County



Washington Co. Sold House Characteristics by City February 16, 2008 - May 15, 2008

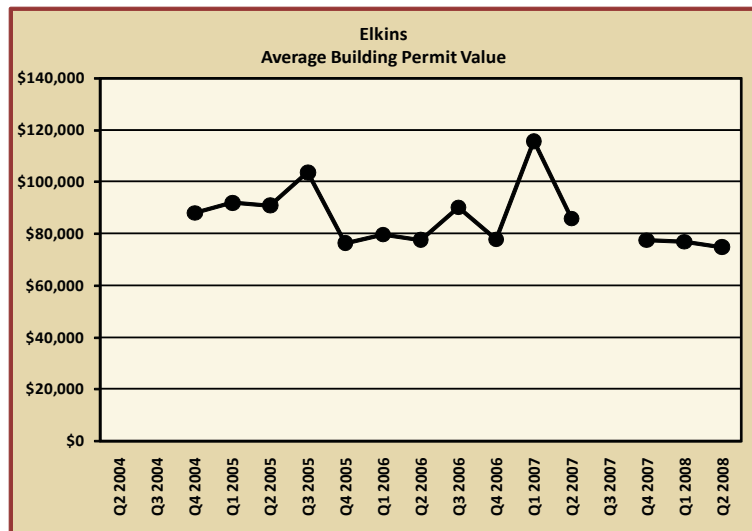
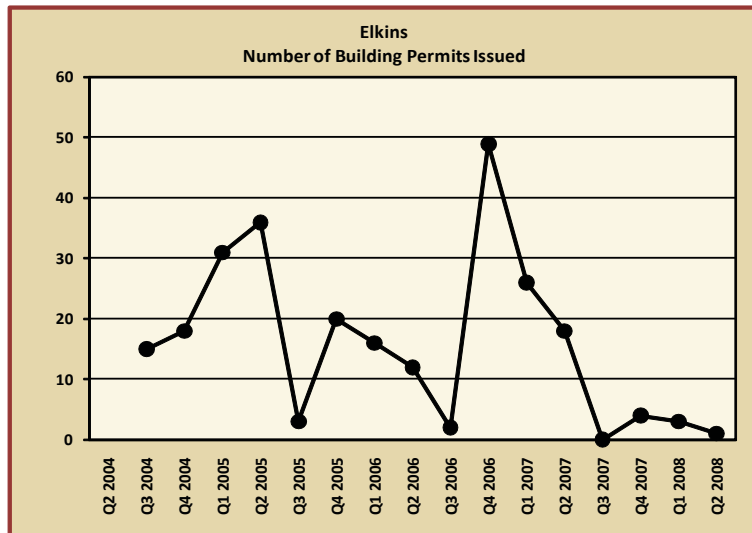
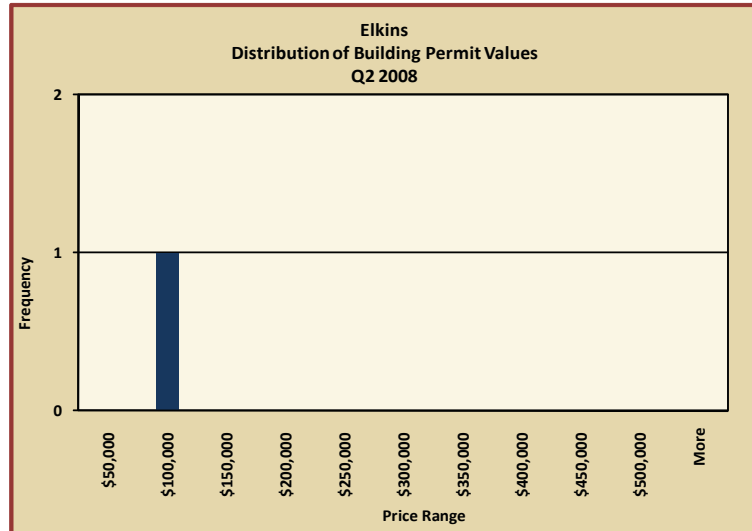
City	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of County Sales
Cane Hill	\$86,500	\$84.31	203	1	0.2%
Elkins	\$135,927	\$78.51	158	11	2.2%
Elm Springs	--	--	--	0	0.0%
Farmington	\$159,626	\$89.06	126	31	6.1%
Fayetteville	\$201,977	\$103.27	158	222	43.4%
Goshen	\$182,000	\$98.80	132	3	0.6%
Greenland	\$165,833	\$89.41	613	3	0.6%
Johnson	--	--	--	0	0.0%
Lincoln	\$118,589	\$79.15	137	9	1.8%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$157,848	\$86.57	126	25	4.9%
Springdale	\$178,814	\$92.44	151	193	37.8%
Summers	\$117,000	\$86.80	170	1	0.2%
Tontitown	\$69,000	\$93.75	130	1	0.2%
West Fork	\$188,333	\$99.76	149	9	1.8%
Winslow	\$143,250	\$67.82	62	2	0.4%
Washington County	\$184,158	\$96.15	153	511	100.0%



Elkins

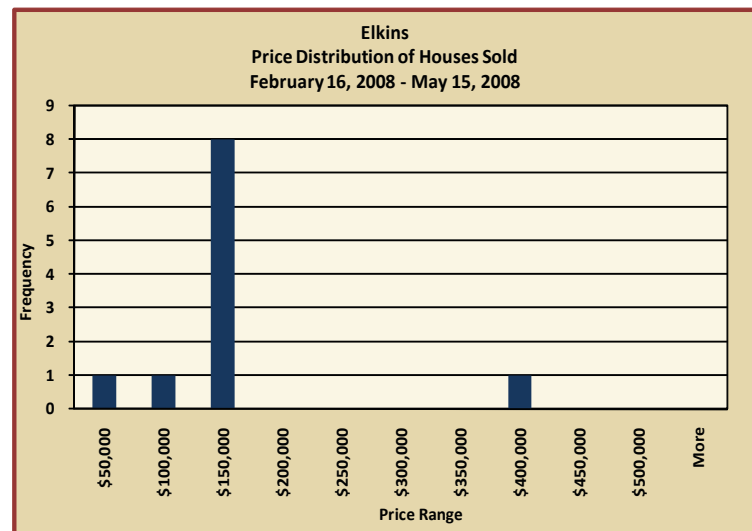
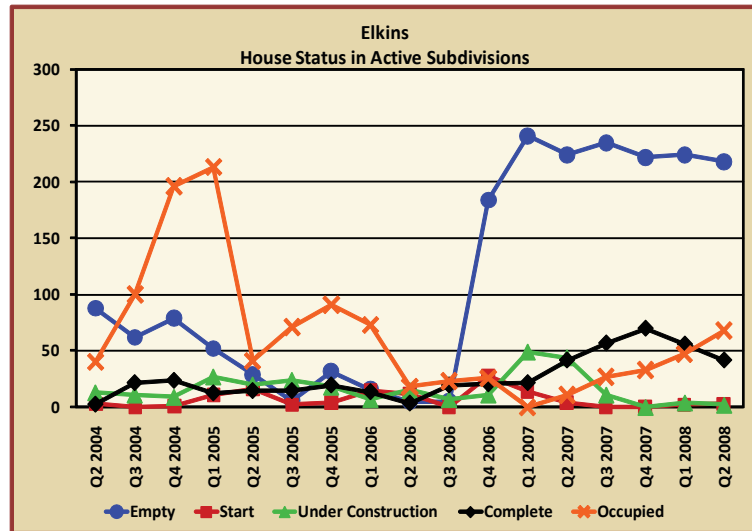


- There was one residential building permit issued in Elkins from February to May 2008, down from 18 building permits issued in the second quarter of 2007.
- The average residential building permit value in Elkins declined by 12.9 percent from the second quarter of 2007 to \$74,855 in the second quarter of 2008.
- There were 333 total lots in the 6 active subdivisions in Elkins in the second quarter of 2008. Among them, 20.4 percent were occupied, 12.6 percent were complete, but unoccupied, 0.6 percent were under construction, 0.9 percent were starts, and 65.5 percent were vacant lots.
- 20 new houses in Elkins became occupied in the second quarter of 2008. The annual absorption rate implies that there are 56.8 months of remaining inventory in active subdivisions, down from 73.0 months in the first quarter of 2008.
- The subdivision with the most houses under construction in Elkins in the second quarter was Miller's Meadow with 2.
- An additional 154 lots in 2 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Elkins.



Elkins

- There were 11 existing houses sold in Elkins from February 16, 2008 to May 15, 2008, or 8.3 percent fewer than in the previous quarter, and 57.7 percent fewer than in the same period last year.
- The average price of a house sold in Elkins decreased from \$139,100 in the first quarter of 2008 to \$135,927 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 2.3 percent lower than in the previous quarter, but 2.6 percent higher than in the same period last year.
- 72.7 percent of the sold houses in Elkins were in the \$100,001 to \$150,000 range.
- In Elkins, the average number of days from the initial house listing to the sale decreased from 230 days in the first quarter to 158 days in the second quarter of 2008.
- About 2.2 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Elkins. The average sales price of a house in Elkins was 73.8 percent of the county average.

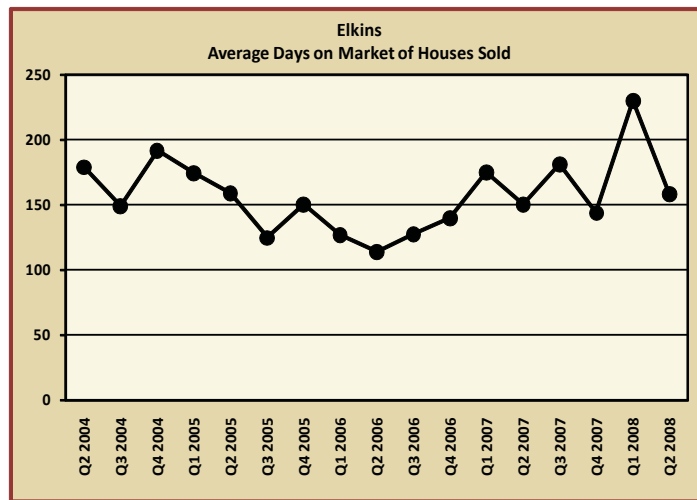
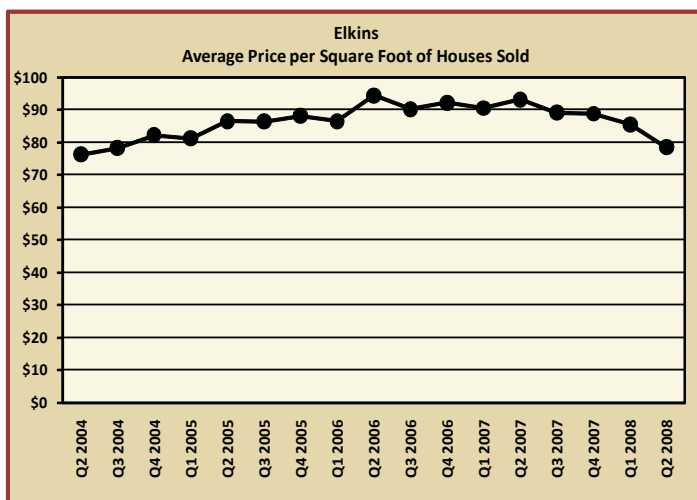
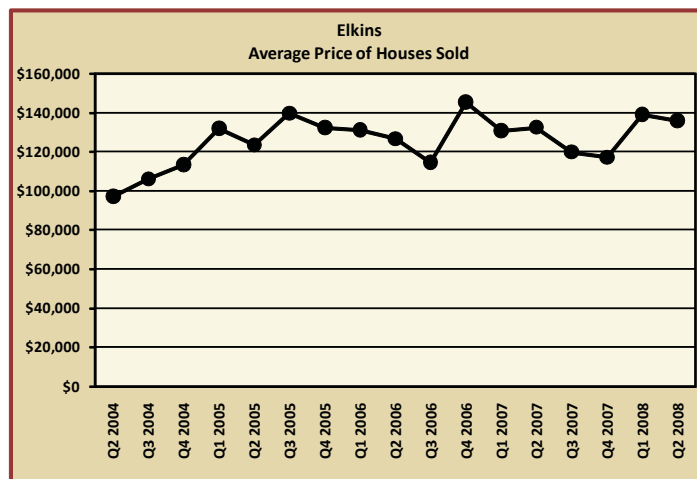
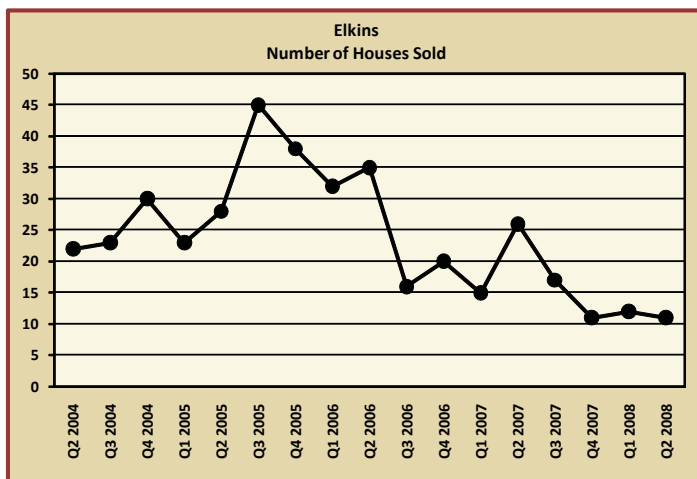


Elkins House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge	37	0	0	3	11	51	6	43.6
Miller's Creek	4	0	0	3	0	7	0	-
Miller's Meadow	37	2	2	8	36	85	11	20.3
Silver Birch Estates	3	1	0	0	3	7	0	24.0
Stokenbury Farms	112	0	0	17	9	138	2	258.0
Stonecrest	25	0	0	11	9	45	1	48.0
Elkins	218	3	2	42	68	333	20	56.8



Elkins



Elkins Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	9.1%	1,200	80	63.6%	\$14.58
\$50,001 - \$100,000	1	9.1%	1,500	229	61.9%	\$61.67
\$100,001 - \$150,000	8	72.7%	1,442	154	98.1%	\$88.43
\$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	1	9.1%	4,589	202	96.6%	\$79.97
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Elkins	11	100.0%	1,712	158	91.5%	\$78.51



Elkins

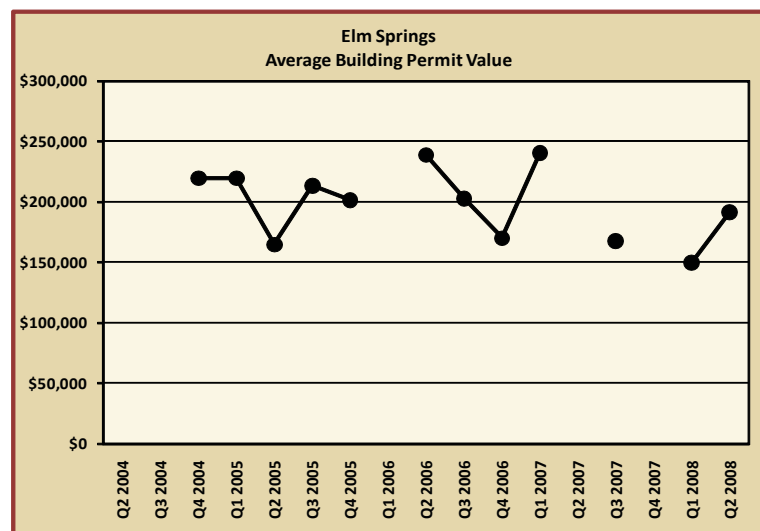
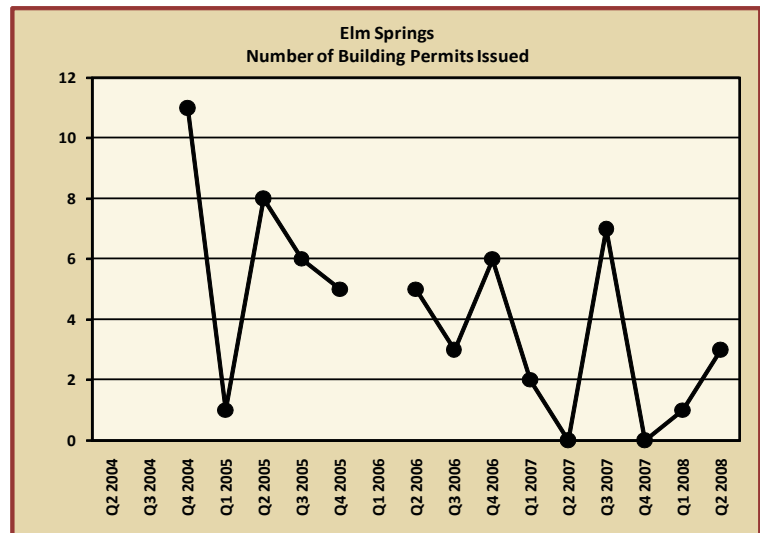
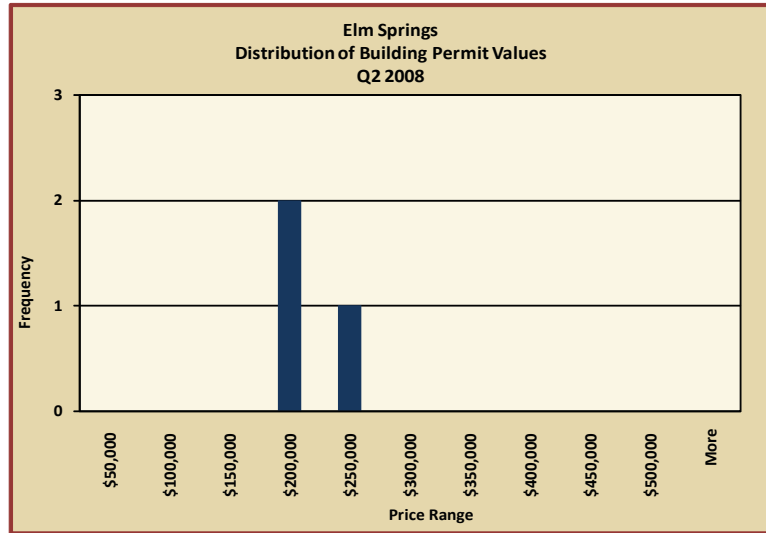
Elkins Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> Oak Leaf Manor	Q3 2005	149
<i>Final Approval</i> Pin Oak	Q4 2006	5
Elkins		154

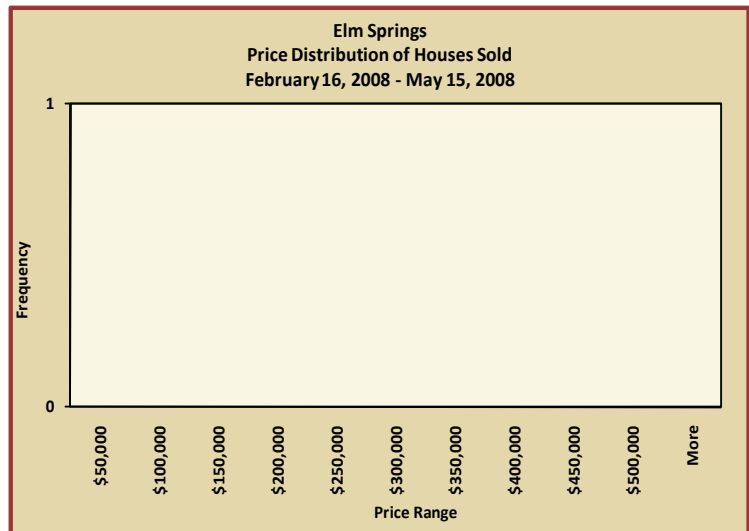
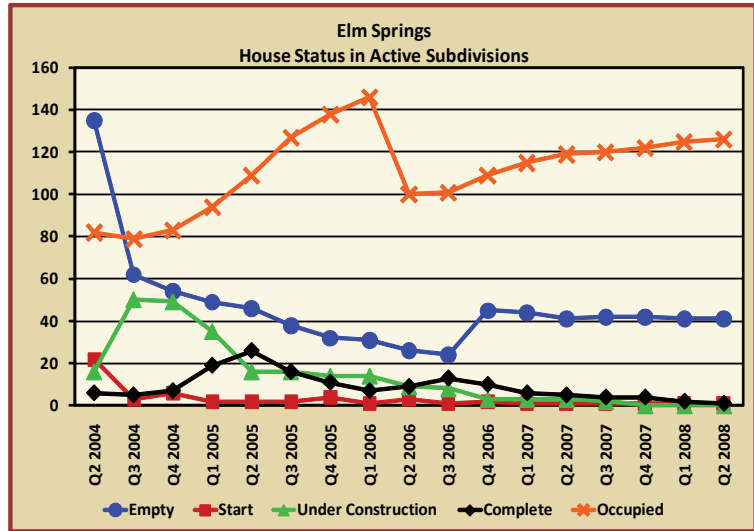


Elm Springs

- There were 3 residential building permits issued in Elm Springs from February to May 2008, while no building permits were issued in the second quarter of 2007.
- The average residential building permit value in Elm Springs was \$191,666 in the second quarter of 2008.
- There were 169 total lots in the 4 active subdivisions in Elm Springs in the second quarter of 2008. About 74.6 percent of the lots were occupied, 0.6 percent were complete, but unoccupied, 0.0 percent was under construction, 0.6 percent were starts, and 24.3 percent were vacant lots.
- 1 new house in Elm Springs became occupied in the second quarter of 2008. The annual absorption rate implies that there are 64.5 months of remaining inventory in active subdivisions, up from 40.6 months in the first quarter.
- An additional 144 lots in 2 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Elm Springs.
- There were no houses sold in Elm Springs from February 16, 2008 to May 15, 2008.



Elm Springs

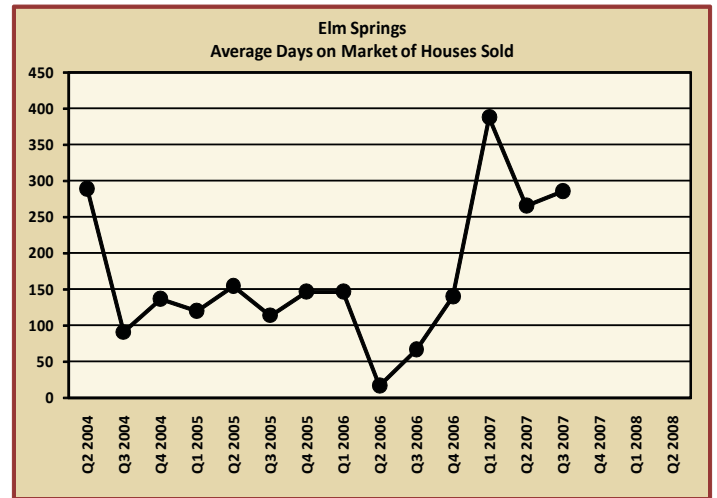
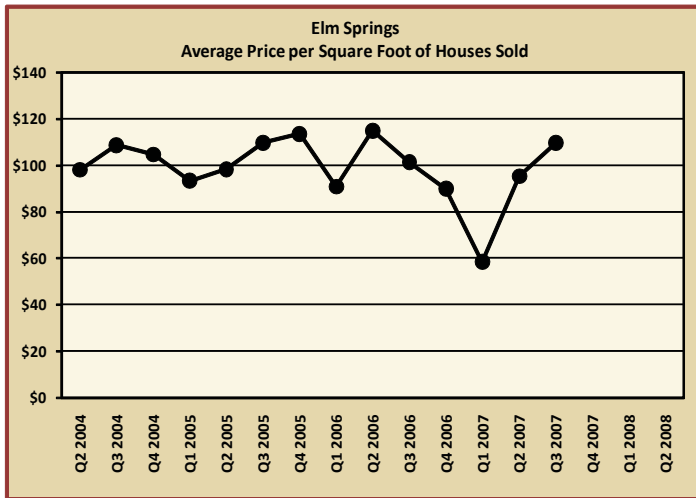
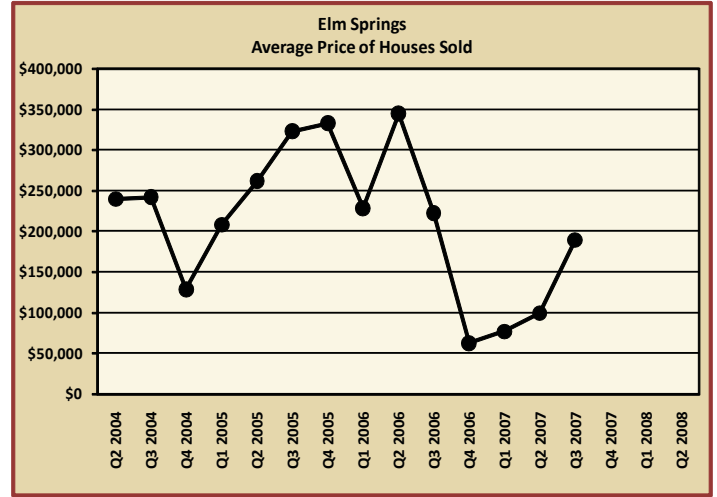
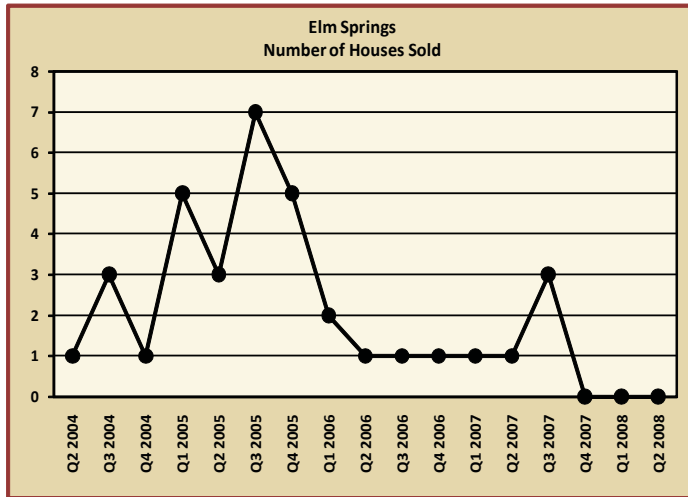


Elm Springs House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Tha Estates at Brush Creek	19	0	0	0	3	22	0	76.0
High Ridge	1	0	0	1	19	21	0	-
Pinkley, Phases I - III	13	0	0	0	48	61	0	-
Plantation Estates	8	1	0	0	56	65	1	27.0
Elm Springs	41	1	0	1	126	169	1	64.5



Elm Springs



Elm Springs Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	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	0	--	--	--	--	--



Elm Springs

Elm Springs Final and Preliminary Approved Subdivisions Q2 2008

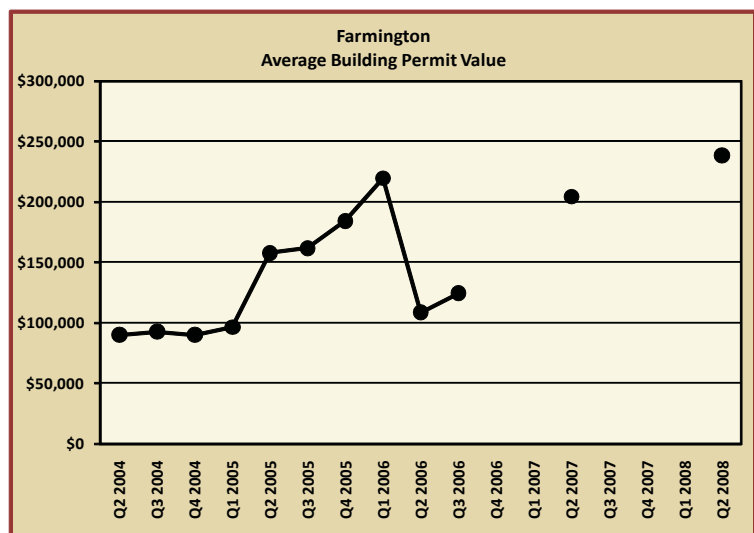
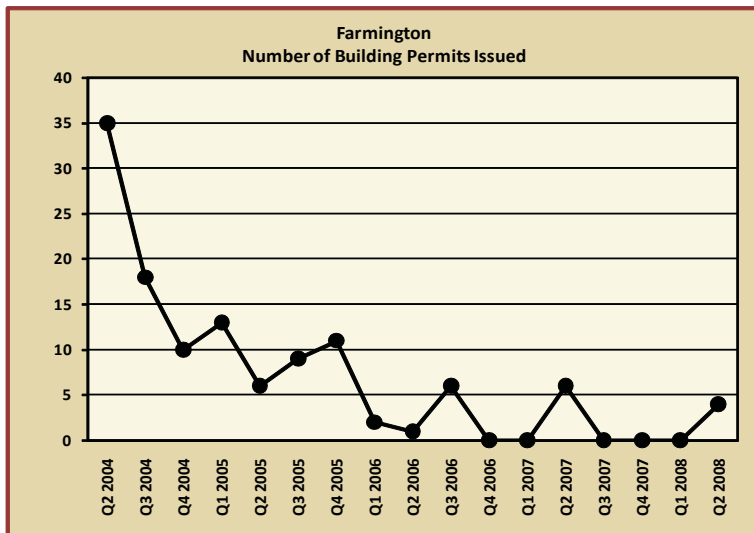
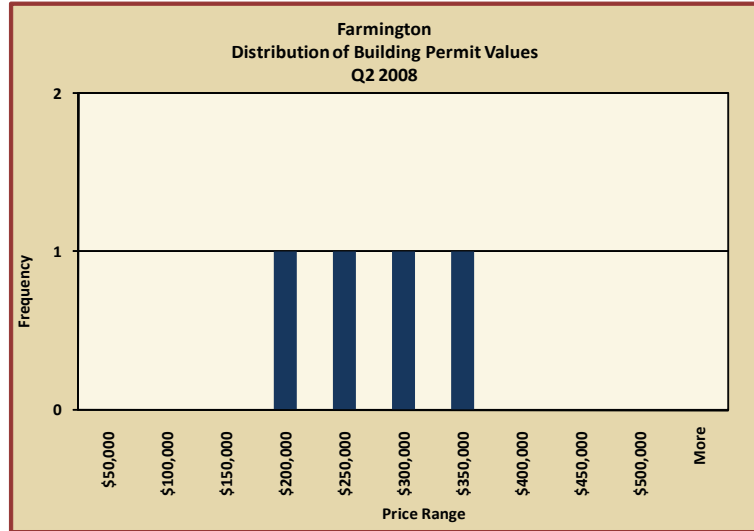
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> Elm Valley	Q1 2006	140
<i>Final Approval</i> Cabe	Q1 2006	4
Elm Springs		144



Farmington

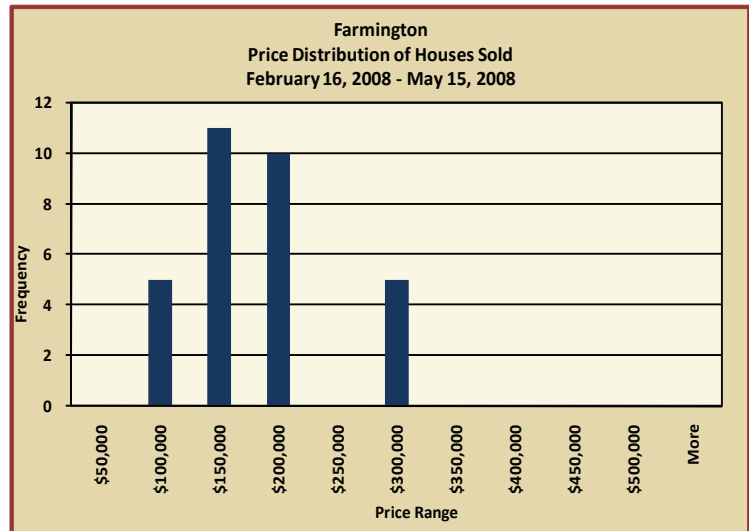
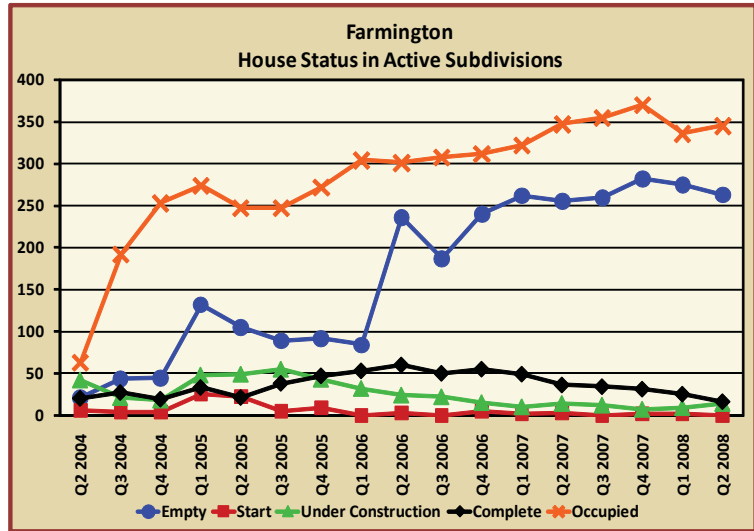


- There were 4 residential building permits issued in Farmington from February to May 2008, down from 6 building permits issued in the second quarter of 2007.
- The average residential building permit value in Farmington increased by 16.8 percent from the second quarter of 2007 to \$239,093 in the second quarter of 2008.
- The price points for building permits in Farmington were in the \$150,001 to \$350,000 range.
- There were 638 total lots in the 14 active subdivisions in Farmington in the second quarter of 2008. About 54.1 percent of the lots were occupied, 2.5 percent were complete, but unoccupied, 2.2 percent were under construction, 0.0 percent was starts, and 41.2 percent were vacant lots.
- 11 new houses in Farmington became occupied in the second quarter of 2008. The annual absorption rate implies that there are 59.6 months of remaining inventory in active subdivisions, up from 51.1 months in the first quarter of 2008.
- The subdivisions with the most houses under construction in Farmington in the second quarter were Southhaven and Twin Falls, both with 4.
- An additional 173 lots in 2 subdivisions had received final approval by the second quarter of 2008 in Farmington.



Farmington

- There were 31 existing houses sold in Farmington from February 16, 2008 to May 15, 2008, or 138.5 percent more than in the previous quarter, but 3.1 percent fewer than in the same period last year.
- The average price of a house sold in Farmington decreased from \$163,746 in the first quarter of 2008 to \$159,626 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 2.5 percent lower than in the previous quarter, but 4.2 percent higher than in the same period last year.
- 67.8 percent of the sold houses in Farmington were in the \$100,001 to \$200,000 range.
- In Farmington, the average number of days from the initial house listing to the sale decreased from 130 days in the first quarter to 126 days in the second quarter of 2008.
- About 6.1 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Farmington. The average sales price of a house in Farmington was 86.7 percent of the county average.

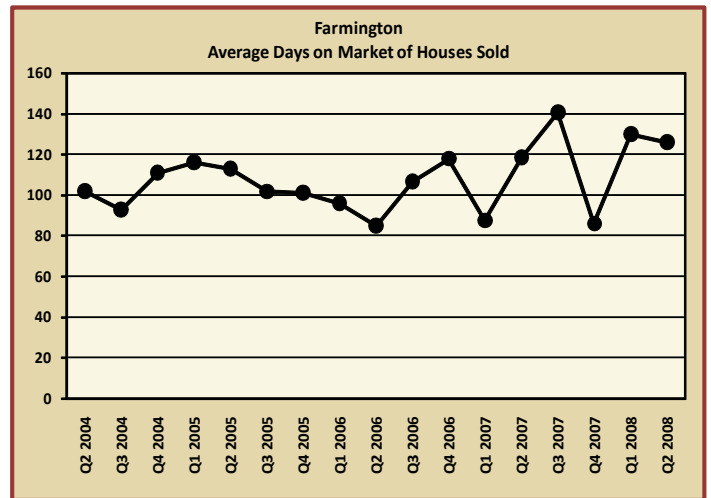
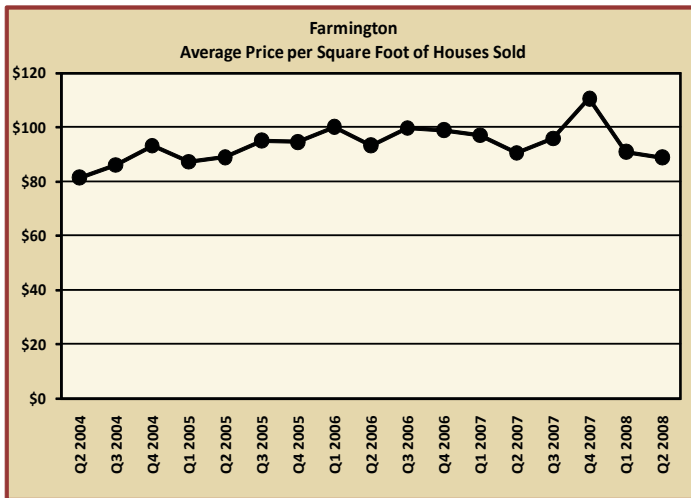
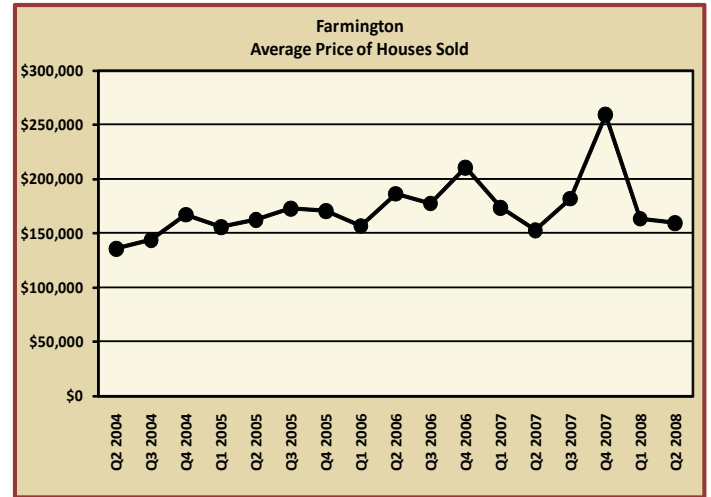
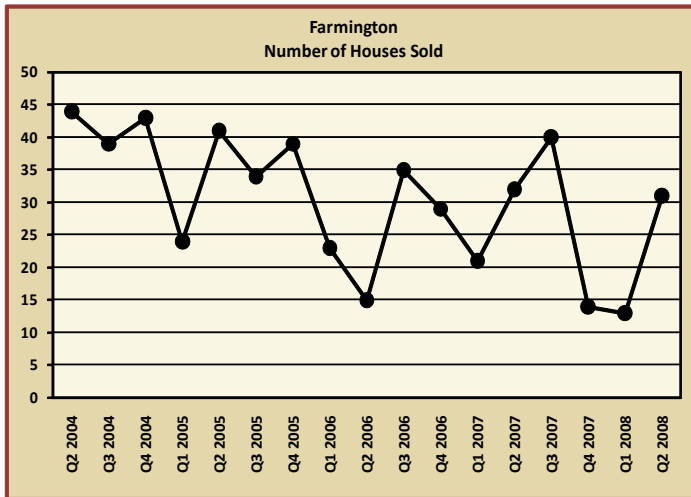


Farmington Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Farmington Heights	Q3 2005	105
Edge Wood	Q2 2007	68
Farmington		173



Farmington



Farmington Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	16.1%	1,225	93	92.4%	\$65.06
\$100,001 - \$150,000	11	35.5%	1,450	123	96.6%	\$88.24
\$150,001 - \$200,000	10	32.3%	1,932	134	98.2%	\$95.12
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	5	16.1%	2,672	151	94.8%	\$102.74
\$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%	--	--	--	--
Farmington	31	100.0%	1,766	126	96.2%	\$89.06



Farmington

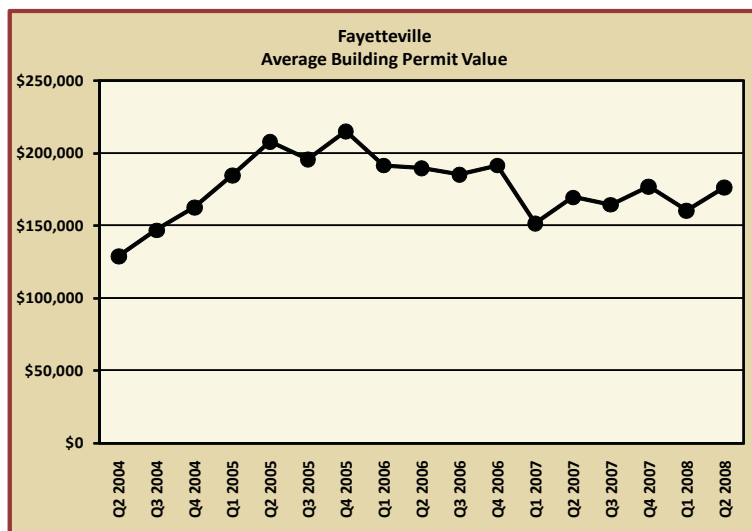
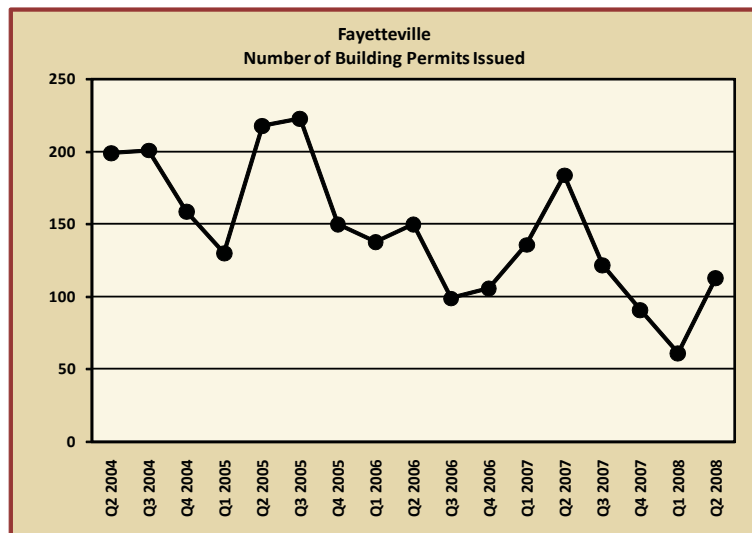
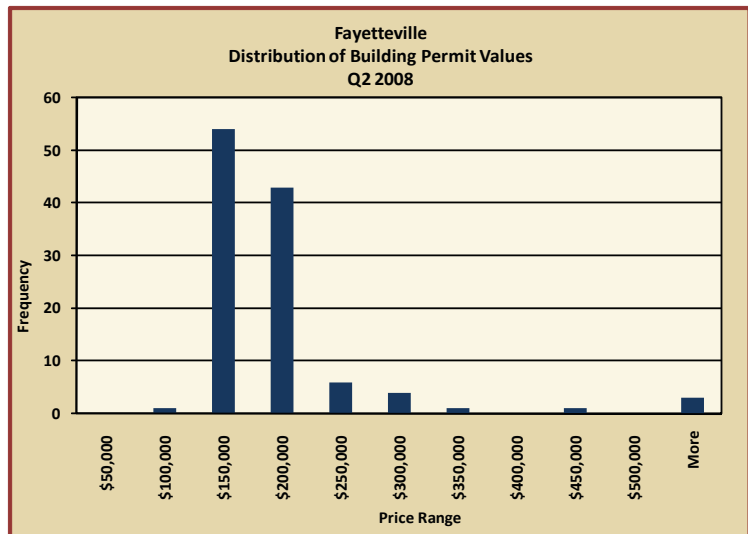
Farmington House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	17	0	0	4	45	66	8	21.0
Bethel Oaks	60	0	2	5	0	67	0	-
East Creek Place	37	0	0	1	9	47	1	65.1
Forest Hills, Phases I, II	4	0	0	0	47	51	0	-
Little Elm	0	0	1	0	1	2	0	-
North Club House Estates	18	0	0	1	2	21	0	114.0
Park Ridge Estates	16	0	2	0	8	26	0	72.0
Rainsong	1	0	0	0	10	11	0	1.2
Riviera Estates	1	0	0	0	55	56	0	3.0
South Club House Estates	16	0	0	1	62	79	0	-
Southaven, Phase III	0	0	4	0	84	88	0	-
Southwinds, Phase V	14	0	0	2	15	31	2	27.4
Twin Falls, Phase I	56	0	4	0	7	67	0	120.0
Walnut Grove	23	0	1	2	0	26	0	-
Farmington	263	0	14	16	345	638	11	59.6



Fayetteville

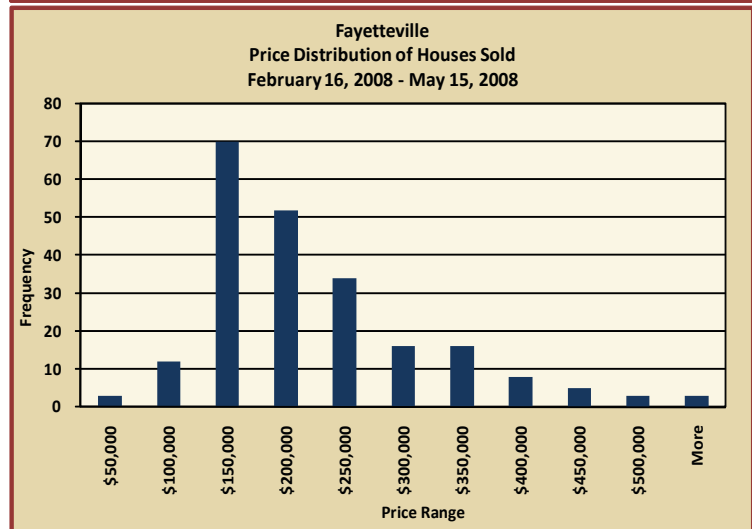
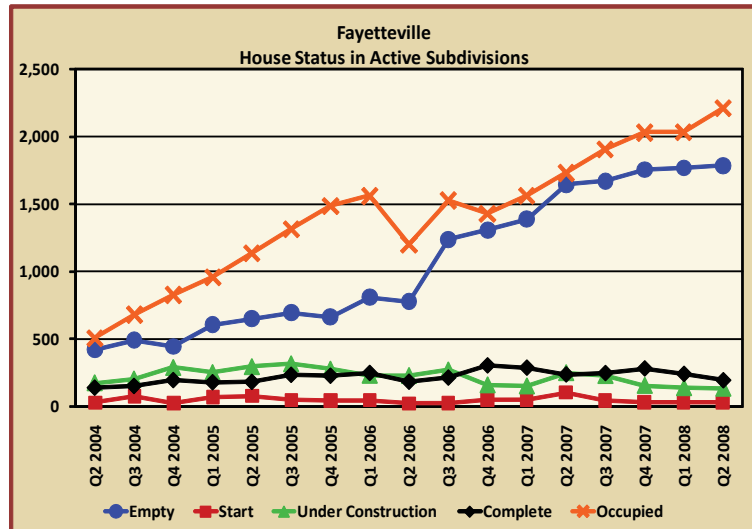
- From February to May 2008, there were 113 residential building permits issued in Fayetteville. This represents a decrease of 38.6 percent from the second quarter of 2007.
- The average residential building permit value in Fayetteville increased by 4.2 percent from \$169,470 in the second quarter of 2007 to \$176,504 in the second quarter of 2008.
- The major price points for Fayetteville building permits were in the \$100,001 to \$200,000 range.
- There were 4,366 total lots in the 68 active subdivisions in Fayetteville in the second quarter of 2008. About 50.6 percent of the lots were occupied, 4.5 percent were complete, but unoccupied, 3.2 percent were under construction, 0.7 percent were starts, and 40.9 percent were vacant lots.
- 181 new houses in Fayetteville became occupied in the second quarter of 2008. The annual absorption rate implies that there are 40.0 months of remaining inventory in active subdivisions, down from 41.5 months in the first quarter.
- The subdivisions with the most houses under construction in Fayetteville in the second quarter were Sunbridge Villas with 30 and Bellwood and Timber Trails, both with 14.
- An additional 2,952 lots in 50 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Fayetteville.
- There were 222 existing houses sold in Fayetteville from February 16, 2008 to May 15, 2008, or 15.0 percent more than the previous quarter, but 23.2 percent fewer than in the same period last year.
- The average price of a house sold in Fayetteville decreased from \$219,178 in the first quarter to \$201,977 in the second quarter of 2008. In the second



Fayetteville

quarter of 2008, the average sales price was 7.8 percent lower than in the previous quarter and 0.7 percent lower than in the same period last year.

- 54.9 percent of the sold houses in Fayetteville were in the \$100,001 to \$200,000 range.
- In Fayetteville, the average number of days from the initial house listing to the sale increased from 131 days in the first quarter to 158 days in the second quarter of 2008.
- About 43.4 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Fayetteville. The average sales price of a house in Fayetteville was 109.7 percent of the county average.



Fayetteville House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Addison Acres	10	0	0	8	0	18	0	-
Amber Jane Estates	3	0	0	1	18	22	4	7
Bellwood, Phase I	52	1	14	1	9	77	3	68.0
Birwin Street	0	0	0	0	7	7	2	0.0
Blueberry Meadows	72	0	0	0	1	73	0	-
Bois D'Arc	5	0	1	1	12	19	0	84.0
Bridgedale	6	0	0	5	14	25	0	13.2
Bridgeport, Phases VII, VIII	15	0	0	3	7	25	1	54.0
Bridgewater Estates	14	0	3	0	12	29	0	68.0
Charleston Place	2	0	0	0	49	51	1	8.0
Clabber Creek, Phases II - V	54	5	10	23	249	341	23	7.1
Clearwood Crossing	14	0	3	1	28	46	2	12.7
Copper Creek, Phases I - III	88	1	5	4	112	210	7	78.4
Copper Ridge	10	0	0	0	14	24	0	-
Covington Park, Phases I - IV	3	0	5	2	159	169	2	60.0



Fayetteville

Fayetteville House Status in Active Subdivisions Q2 2008

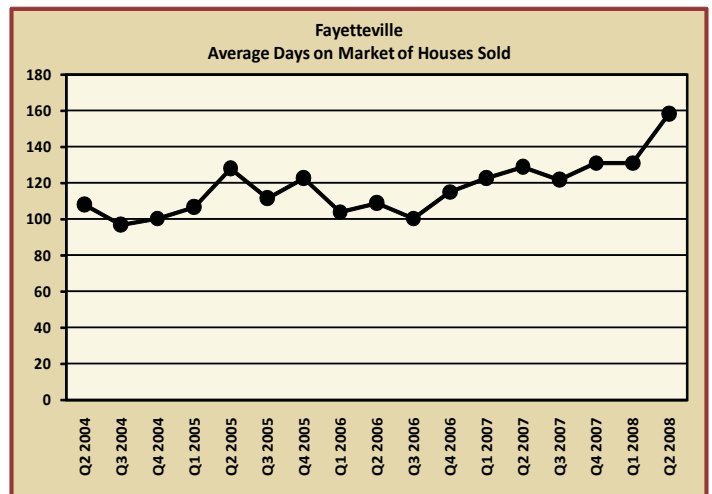
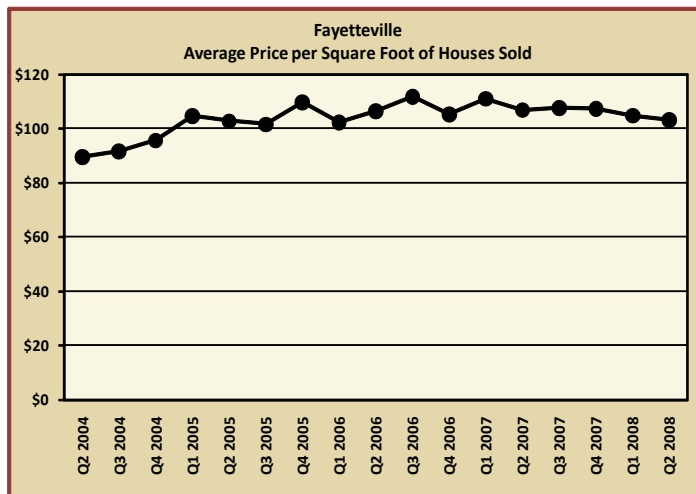
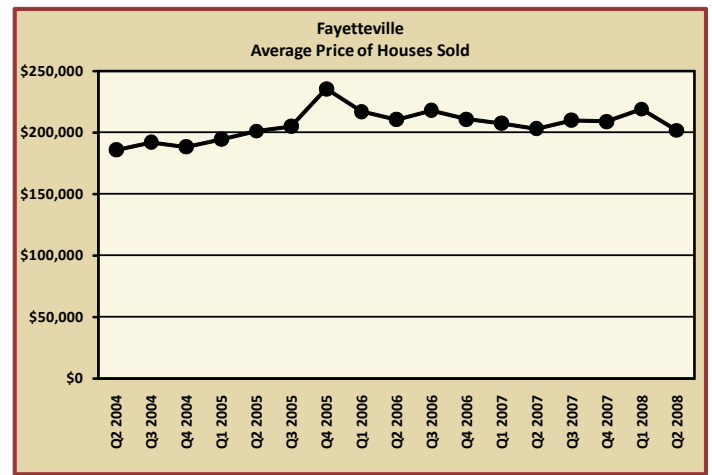
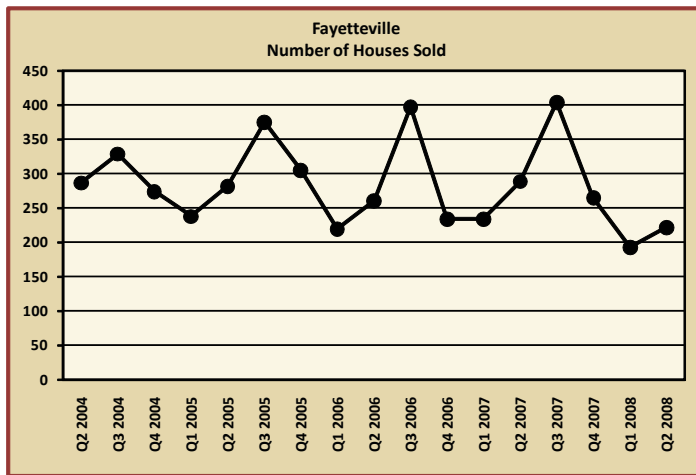
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Months of Inventory	Months of Inventory
Crescent Lake	31	0	0	9	3	43	0	-
Cross Keys	18	2	0	0	88	108	8	10.0
Crystal Cove	5	0	0	2	11	18	0	14.0
Crystal Springs, Phase III	80	0	3	2	17	102	8	78.5
Deerpath, Phase II	9	0	0	0	7	16	2	18.0
The Estates at Dogwood Canyon	47	0	1	0	6	54	0	288.0
Estates at Salem Hill	2	0	0	0	21	23	1	12.0
Fairfield, Phases II, III	2	0	1	1	111	115	1	8.0
Harmon Trails Estates	19	1	1	0	5	26	0	-
Hickory Park	10	0	0	1	3	14	0	132.0
Lakewood	44	1	8	5	37	95	7	18.8
Legacy Heights, Phase I	66	0	2	5	4	77	2	219.0
Legacy Pointe, Phases I - III	2	0	0	3	151	156	6	8.6
Lierly Lane	38	0	0	10	23	71	10	26.2
Lynnwood Estates	5	0	0	0	1	6	0	-
Maple Valley	1	0	1	1	16	19	0	9.0
Mission Hills	1	0	0	0	22	23	1	6.0
Mountain Ranch, Phase I	97	2	7	7	5	118	5	203.4
Newcastle Estates	5	5	0	0	0	10	0	-
Oakbrooke, Phase II	46	3	0	0	1	50	1	147.0
Overton Park	5	0	4	2	40	51	5	22.0
Persimmon Place	43	5	2	6	98	154	8	21.7
Piper's Glen	3	0	0	0	5	8	0	12.0
Prairie View @ Spring Woods	35	0	0	0	1	36	1	420.0
River Hills	0	0	0	5	13	18	1	20.0
Rockhaven	26	1	4	0	0	31	0	-
Ripple Row	145	0	0	20	57	222	18	50.8
Sage Meadows	0	0	0	3	83	86	0	36.0
Salem Heights, Phases I, II	9	0	0	7	72	88	2	8.3
Sassafras Hill	4	0	0	0	4	8	1	12.0
Scottswood Place	11	0	2	5	0	18	0	-
Silverthorne, Phase II	19	0	0	0	14	33	0	228.0
Sloan Estates	39	0	0	5	13	57	0	75.4
Stone Mountain, Phase I	105	0	1	2	4	112	0	324.0
Stonebridge Meadows, Phases I - III,V	87	0	1	7	205	300	7	42.2
Summerbrook Place	0	0	0	2	10	12	1	-
Summersby	6	0	0	0	46	52	0	36.0
Sunbridge Villas	104	0	30	16	1	151	0	1350.0
Sundance Meadows	15	0	0	1	9	25	2	32.0
The Stadium Centre Cottages	8	0	7	0	0	15	0	-
Timber Trails	52	0	14	3	42	111	16	14.8
Trinity Place	9	0	0	0	9	18	0	-
Twin Creeks Addition	0	0	0	6	6	12	0	14.4
Twin Maple Acres	2	0	0	0	2	4	0	-
Twin Maple Estates	3	0	0	0	5	8	0	-
Twin Springs Estates	1	0	0	0	4	5	1	12.0
Walnut Crossing	65	4	4	4	59	136	5	18.9
Walnut Crossing (Additional Lots)	33	0	0	1	24	58	13	17.0
West Haven	40	0	1	0	0	41	0	-
Westbrook PZD	8	0	3	0	0	11	0	-
Westbrook Village	0	0	0	1	110	111	0	2.4
Westridge	8	0	1	4	33	46	0	7.1
Wildflower Meadows	25	1	0	3	19	48	3	34.8
Fayetteville	1,786	32	139	198	2,211	4,366	181	40.0



Fayetteville

Fayetteville Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	1.4%	1,760	155	67.1%	\$34.15
\$50,001 - \$100,000	12	5.4%	1,021	182	94.4%	\$77.16
\$100,001 - \$150,000	70	31.5%	1,358	132	97.8%	\$97.60
\$150,001 - \$200,000	52	23.4%	1,735	164	95.9%	\$105.74
\$200,001 - \$250,000	34	15.3%	2,227	164	96.3%	\$103.37
\$250,001 - \$300,000	16	7.2%	2,626	200	94.5%	\$111.53
\$300,001 - \$350,000	16	7.2%	3,088	197	94.8%	\$113.52
\$350,001 - \$400,000	8	3.6%	3,254	160	93.6%	\$115.39
\$400,001 - \$450,000	5	2.3%	3,482	97	96.8%	\$121.26
\$450,001 - \$500,000	3	1.4%	3,812	158	89.3%	\$125.01
\$500,000+	3	1.4%	3,580	179	86.7%	\$182.45
Fayetteville	222	100.0%	1,962	158	95.7%	\$103.27



Fayetteville

Fayetteville Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bailey Meadows	Q3 2007	4
Bellwood, Phase II	Q1 2007	17
Benton Development	Q3 2005	31
Biella Estates	Q3 2005	100
Cobblestone Crossing, Phase II	Q1 2006	76
The Coves	Q4 2007	193
Depalma Addition	Q1 2006	5
Eagles Ridge	Q3 2005	3
Emerald Point	Q4 2005	26
Geneva Gardens	Q4 2005	8
The Hamptons, Phase II	Q4 2005	70
The Heights at Park West	Q2 2006	85
Highlands at Ruppel	Q1 2007	146
Holcomb Heights PZD	Q3 2007	36
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
Rustic Meadows	Q2 2007	143
Salem Meadows, Phase II	Q4 2004	77
Schelgel Subdivision	Q4 2004	176
Skillern Road	Q4 2005	11
Springwoods, Lot I	Q4 2004	103
Township Heights	Q4 2007	21
Walker Estates	Q4 2005	11
Water Brook, Phases I, II	Q3 2005	118
Weir Road Subdivision	Q1 2006	74
Wellspring	Q2 2006	129
Wilson/Hancock	Q1 2005	43
<i>Final Approval</i>		
Appleby Landing	Q4 2005	12
Belclair Estates	Q1 2005	96
Bungalows at Cato Springs	Q1 2006	33
Cobblestone, Phase I	Q3 2007	118
Crestmont Estates	Q1 2007	11
Cross Keys, Phase II	Q1 2006	20
Crossroads East	Q2 2006	6
Driver Subdivision	Q3 2007	6



Fayetteville

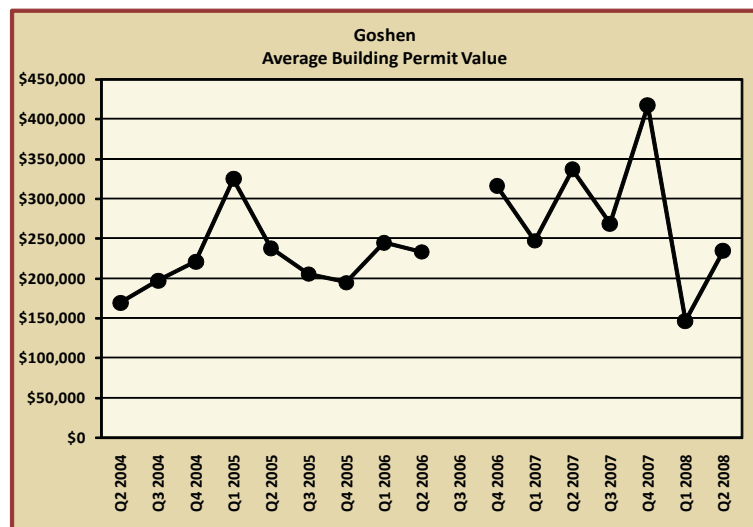
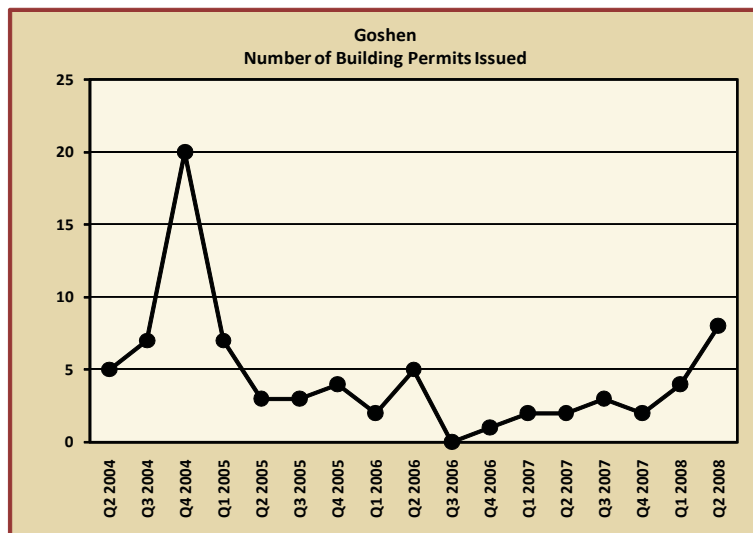
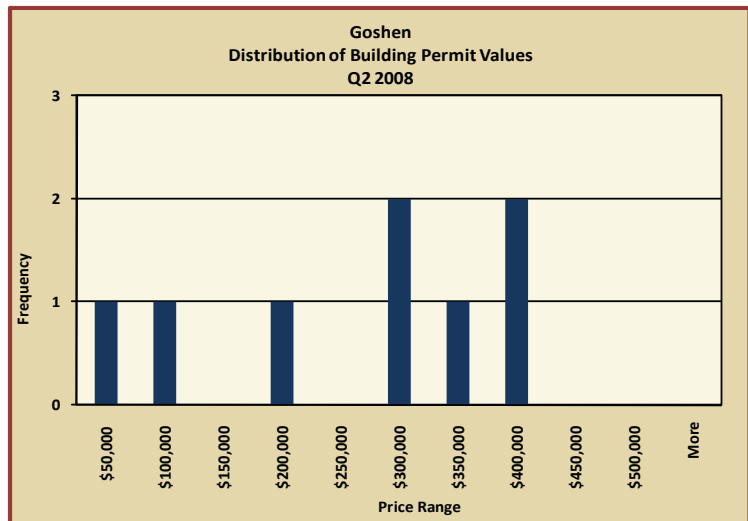
Fayetteville Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Final Approval (Cont.)</i>		
Embry Acres	Q3 2007	56
Falcon Ridge	Q1 2008	61
Hamm Property	Q4 2005	51
The Hamptons	Q3 2007	69
Horsebend Estates	Q1 2008	51
Legacy Point, Phase IV	Q4 2004	77
Oakbrooke, Phase I	Q3 2007	59
Springwoods, Lot III	Q4 2005	36
Springwoods, Lot V	Q4 2004	47
St. James Park	Q3 2005	73
Summit Place	Q3 2005	51
Fayetteville		2,952



Goshen

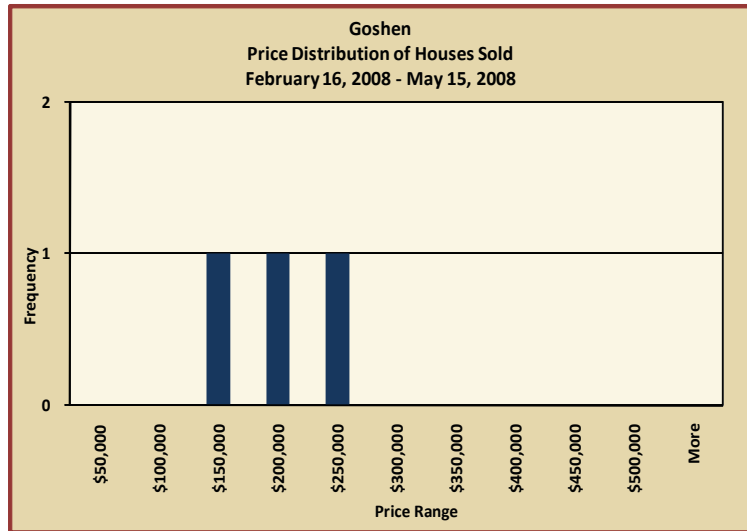
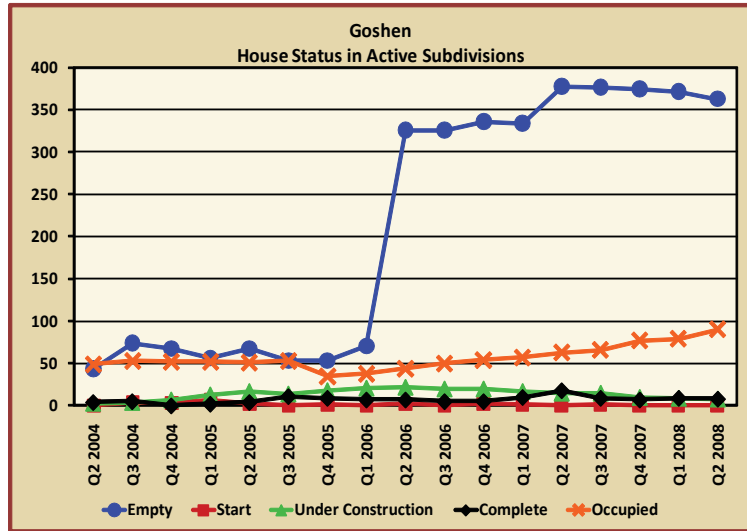
- From February to May 2008, there were 8 residential building permits issued in Goshen. This is an increase from 2 building permits issued in Goshen in the second quarter of the previous year.
- The average residential building permit value in Goshen decreased by 30.3 percent from the second quarter of 2007 to \$234,779 in the second quarter of 2008.
- There were 469 total lots in the 11 active subdivisions in Goshen in the second quarter of 2008. About 19.2 percent of the lots were occupied, 1.7 percent were complete, but unoccupied, 1.7 percent were under construction, 0.0 percent were starts, and 77.4 percent were vacant lots.
- 11 new houses in Goshen became occupied in the second quarter of 2008. The annual absorption rate implies that there are 162.4 months of remaining inventory in active subdivisions, down from 187.2 months in the first quarter.
- The subdivisions with the most houses under construction in Goshen in the second quarter continued to be the Knolls and Vineyard, both with 3.
- An additional 15 lots in 1 subdivision had received final approval by the second quarter of 2008 in Goshen.
- There were 3 existing houses sold in Goshen from February 16, 2008 to May 15, 2008, while no houses were sold in the previous quarter and in the same period last year.
- The average price of a house sold in Goshen was \$182,000 in the second quarter of 2008.
- All three houses sold in Goshen were in the \$100,001 to \$250,000 range.
- In Goshen, the average number of days from the initial house listing to the sale was 132 days in the second quarter of 2008.
- About 0.6 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Goshen. The average sales price of a



house in Goshen was 98.8 percent of



Goshen

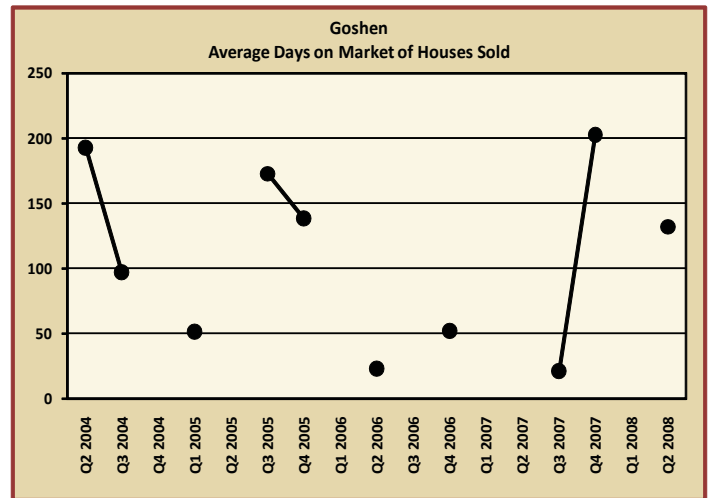
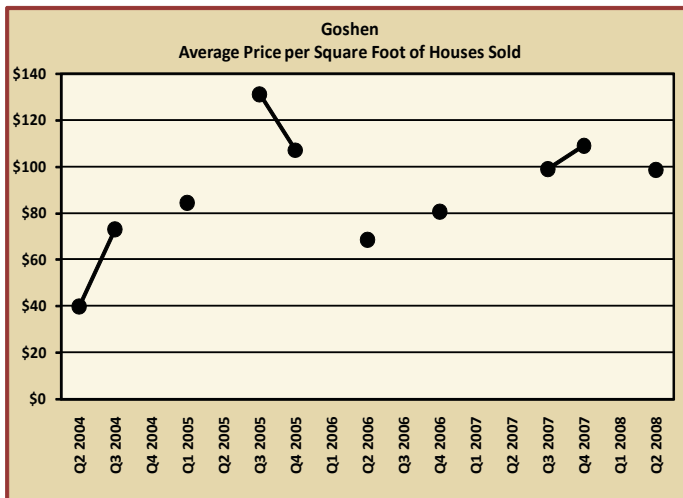
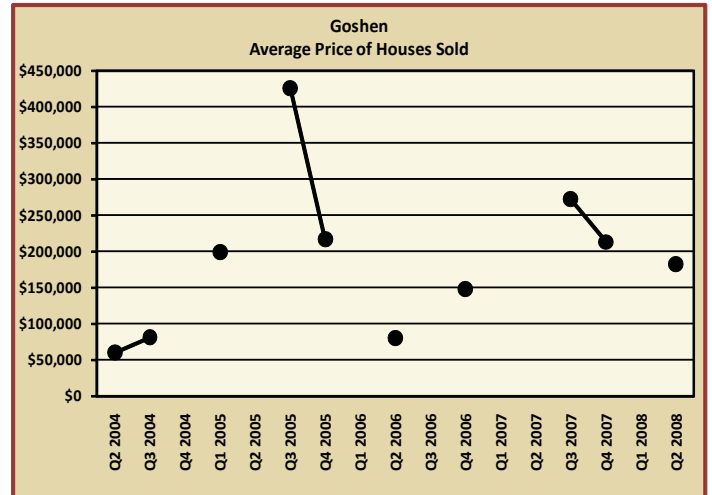
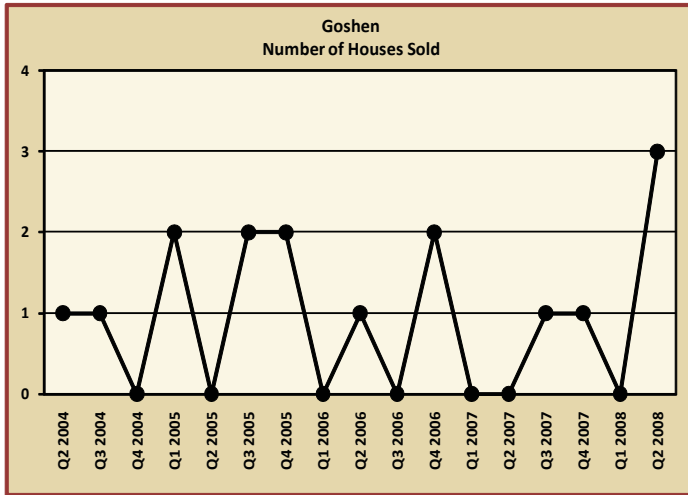


Goshen House Status in Active Subdivisions Q2 2008

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	-
Audrey Stroud	0	0	0	1	3	4	0	-
Autumn View	8	0	0	0	2	10	0	96.0
Bordeaux	2	0	0	0	21	23	6	4.0
Bridlewood, Phases I, II	37	0	0	0	13	50	2	63.4
Brookstone Woods	44	0	0	0	2	46	0	528.0
The Knolls	63	0	3	1	6	73	1	201.0
Polo Country Estates	1	0	0	3	20	24	0	48.0
Vineyard	0	0	3	3	16	22	1	24.0
Waterford Estates	193	0	2	0	4	199	1	585.0
Wildwood	9	0	0	0	1	10	0	-
Goshen	363	0	8	8	90	469	11	162.4



Goshen



Goshen Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	1	33.3%	1,511	63	89.7%	\$86.04
\$150,001 - \$200,000	1	33.3%	1,700	234	97.8%	\$100.59
\$200,001 - \$250,000	1	33.3%	2,232	99	98.0%	\$109.77
\$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%	--	--	--	--
Goshen	3	100.0%	1,814	132	95.2%	\$98.80



Goshen

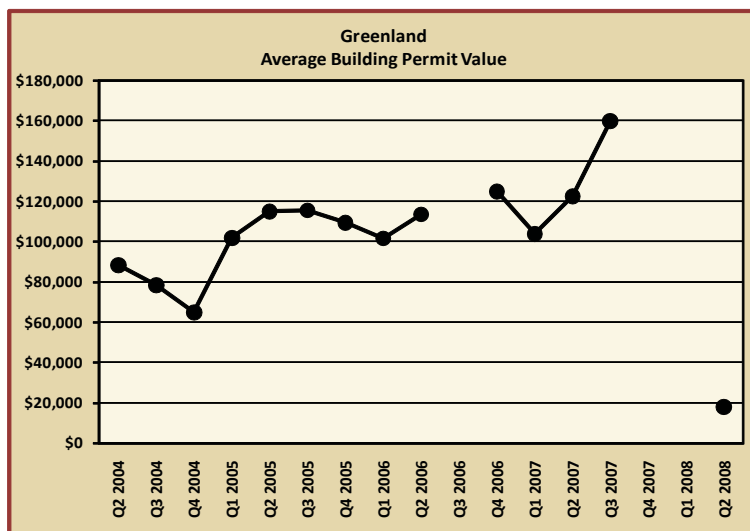
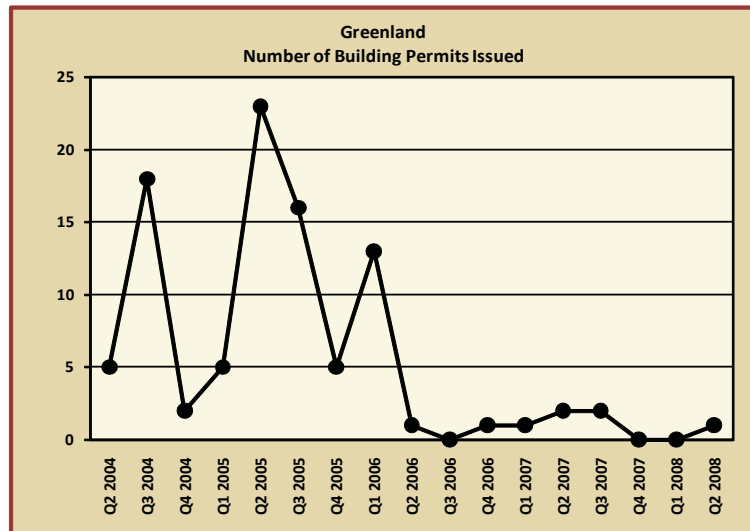
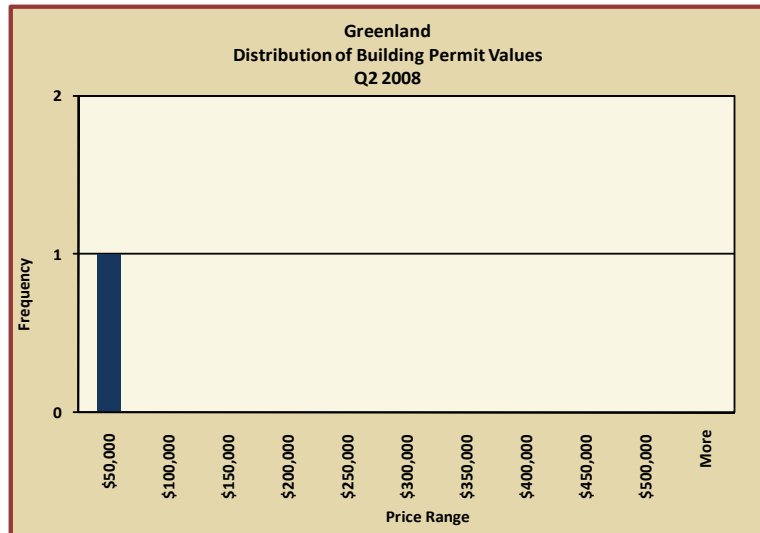
Goshen Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i> Stone Meadows	Q3 2005	15
Goshen		15

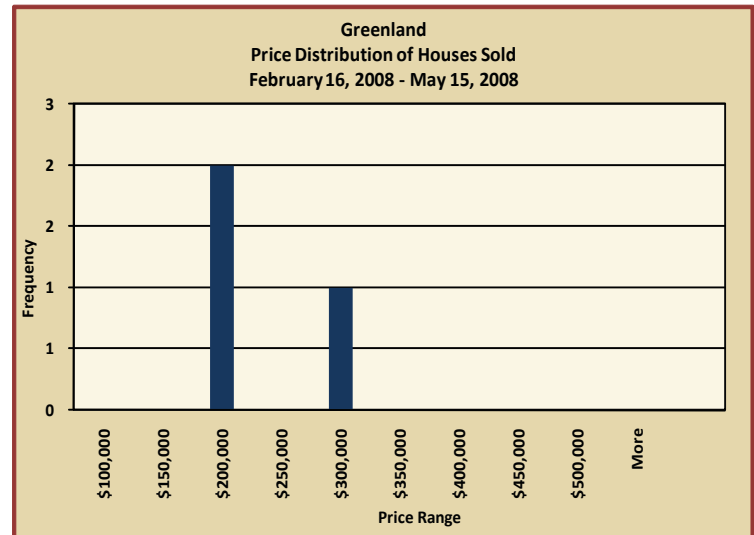
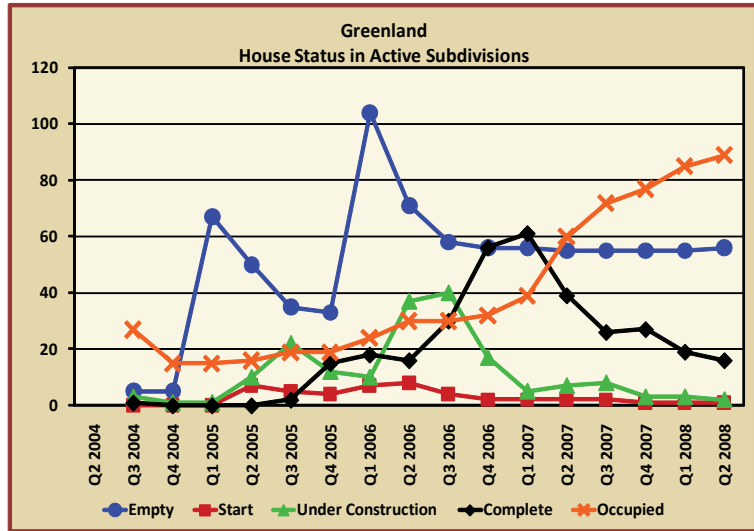


Greenland

- From February to May 2008, there was one residential building permit issued in Greenland at a value of \$18,000. There were 2 building permits issued in Greenland in the second quarter of the previous year at an average value of \$122,500.
- There were 164 total lots in the 2 active subdivisions in Greenland in the second quarter of 2008. About 54.3 percent of the lots were occupied, 9.8 percent were complete but unoccupied, 1.2 percent were under construction, 0.6 percent were starts, and 34.1 percent were vacant lots.
- 4 new houses in Greenland became occupied in the second quarter of 2008. The annual absorption rate implies that there are 31.0 months of remaining inventory in active subdivisions, up from 20.3 months in the previous quarter.
- There were 2 houses under construction in the Homestead Addition subdivision.
- An additional 591 lots in 2 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Greenland.
- There were 3 existing houses sold in Greenland from February 16, 2008 to May 15, 2008, or 50.0 percent more than in the previous quarter, but 50.0 percent fewer than in the previous year.
- The average price of a house sold in Greenland increased from \$117,200 in the first quarter of 2008 to \$165,833 in the second quarter of 2008.
- In Greenland, the average number of days from the initial house listing to the sale increased from 312 days in the previous quarter to 613 days in the second quarter of 2008.
- About 0.6 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Greenland. The average sales price of a house in Greenland was 90.0 percent of the county average.



Greenland

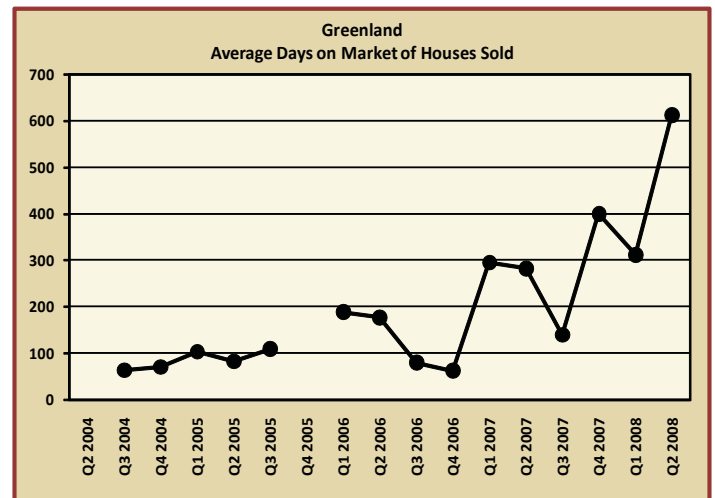
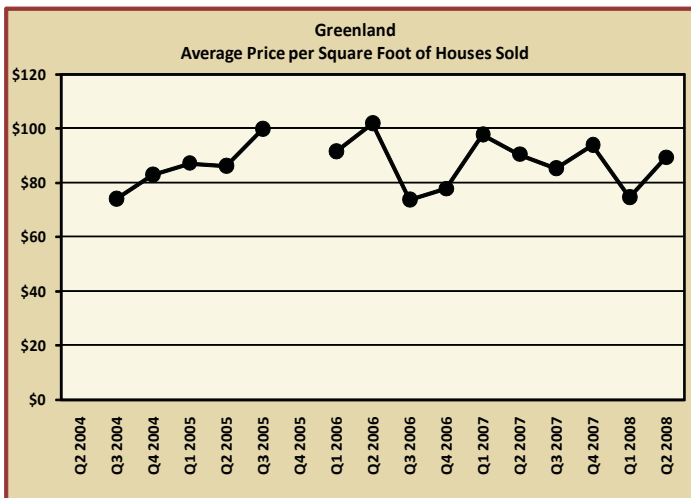
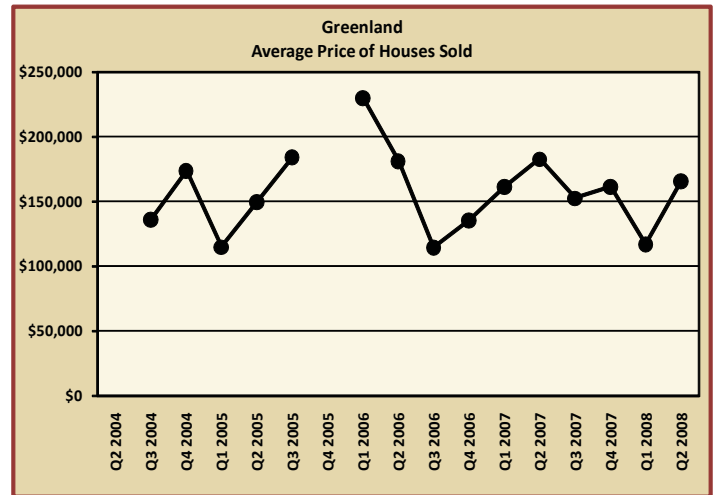
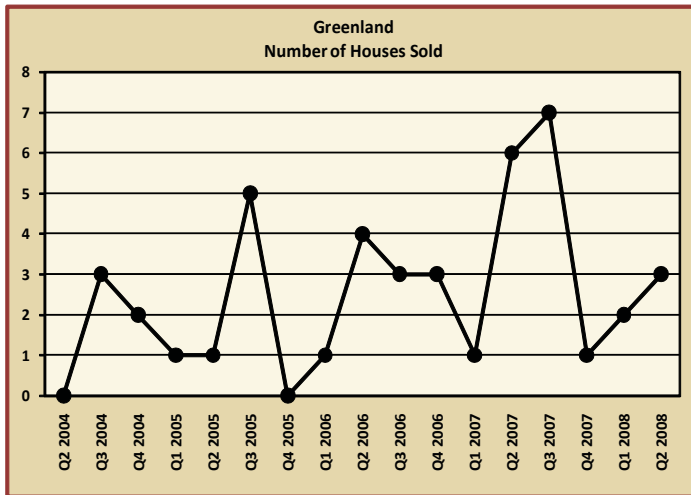


Greenland House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition	27	0	2	15	36	80	4	29.3
Lee Valley, Phases III, IV	29	1	0	1	53	84	0	33.8
Greenland	56	1	2	16	89	164	4	31.0



Greenland



Greenland Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	2	66.7%	1,765	629	95.7%	\$78.59
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	33.3%	1,981	582	100.0%	\$111.06
\$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	3	100.0%	1,837	613	97.1%	\$89.41



Greenland

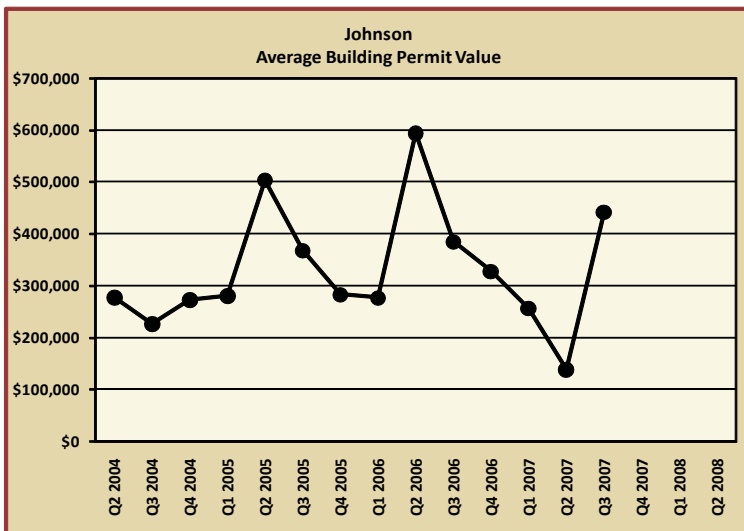
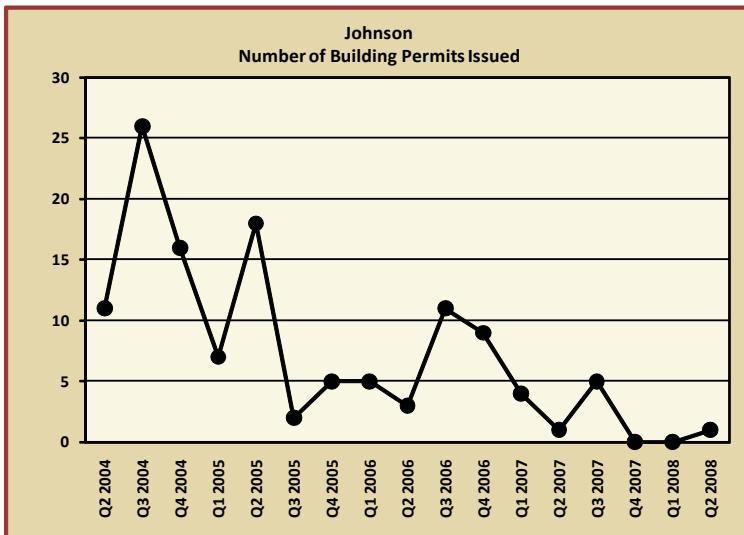
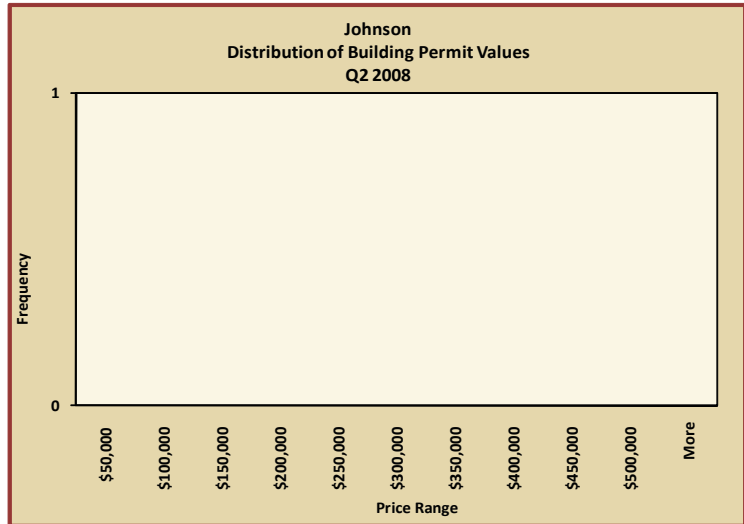
Greenland Final and Preliminary Approved Subdivisions Q2 2008

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

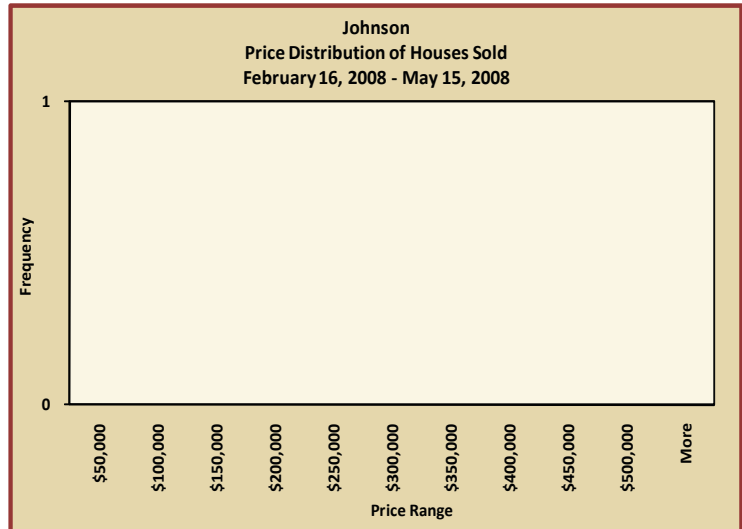
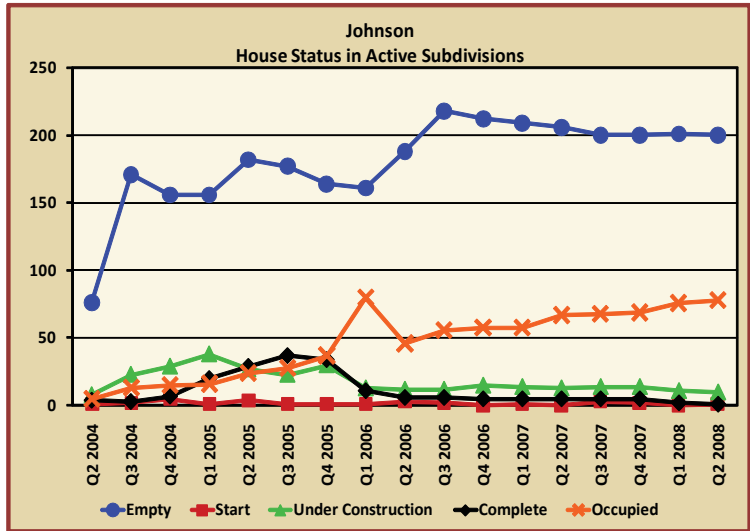


Johnson

- From February to May 2008, there was one residential building permit issued in Johnson (the permit value is not available). There was also one residential building permit issued in the second quarter of 2007.
- There were 290 total lots in the 3 active subdivisions in Johnson in the second quarter of 2008. About 26.9 percent of the lots were occupied, 0.3 percent was complete, but unoccupied, 3.4 percent were under construction, 0.3 percent were starts, and 69.0 percent were vacant lots.
- 2 new houses in Johnson became occupied in the second quarter of 2008. The annual absorption rate implies that there are 121.1 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Johnson in the second quarter continued to be Clear Creek with 7.
- No additional lots had received either preliminary or final approval by the second quarter of 2008 in Johnson.
- There were no existing houses sold in Johnson from February 16, 2008 to May 15, 2008. There was only one house sold in the previous quarter in Johnson and one house sold in the same period last year.



Johnson

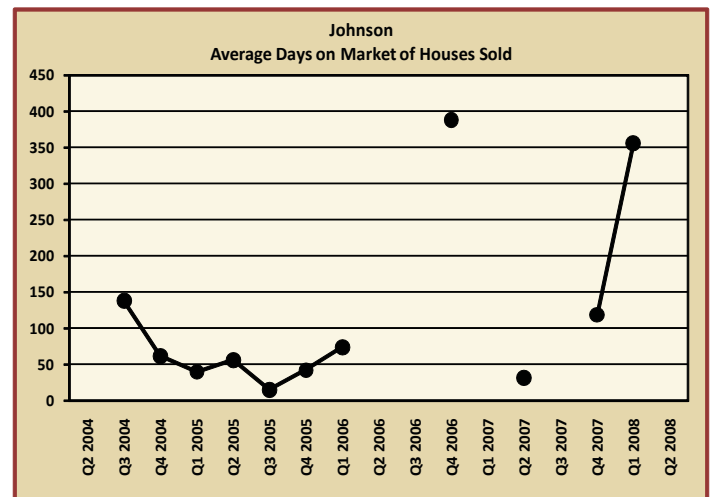
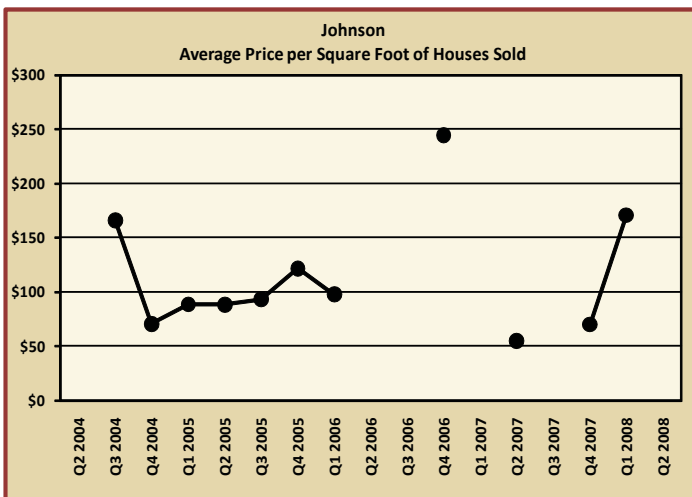
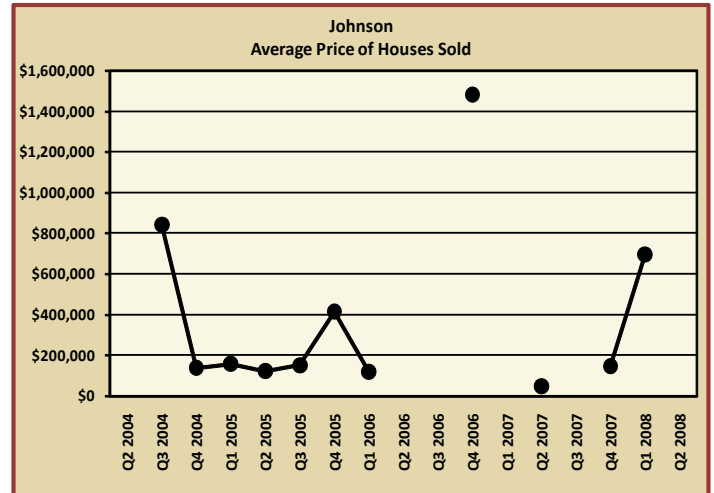
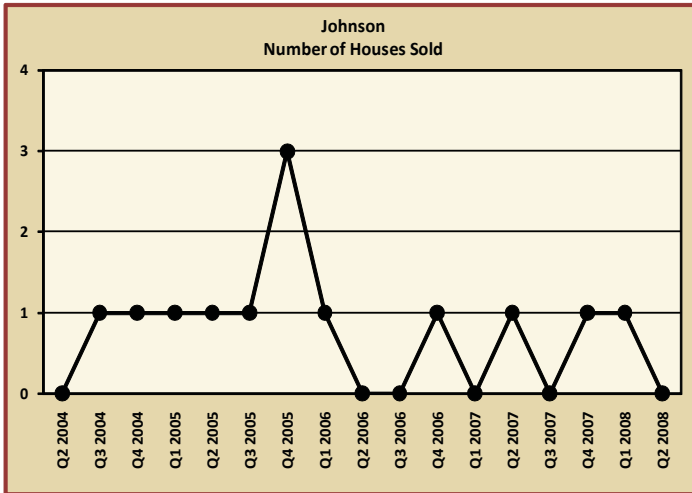


Johnson House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes	25	0	2	0	12	39	1	54.0
Clear Creek, Phases I - V	116	0	7	1	61	185	0	135.3
Heritage Hills	59	1	1	0	5	66	1	372.0
Johnson	200	1	10	1	78	290	2	121.1



Johnson



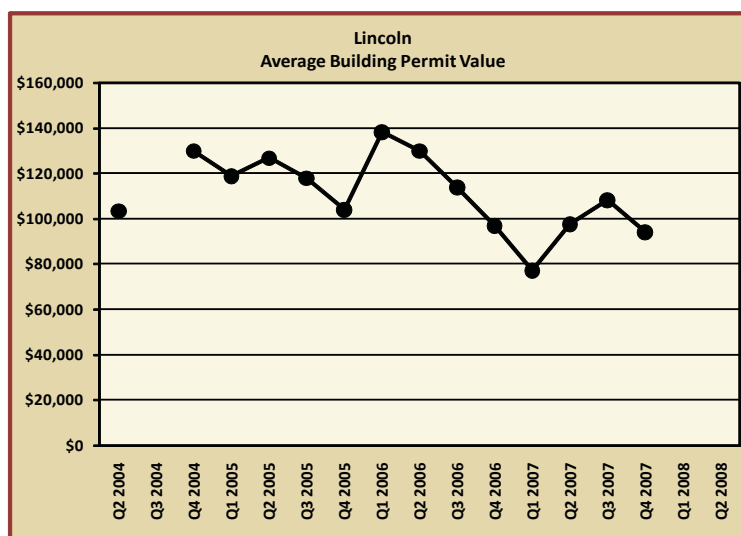
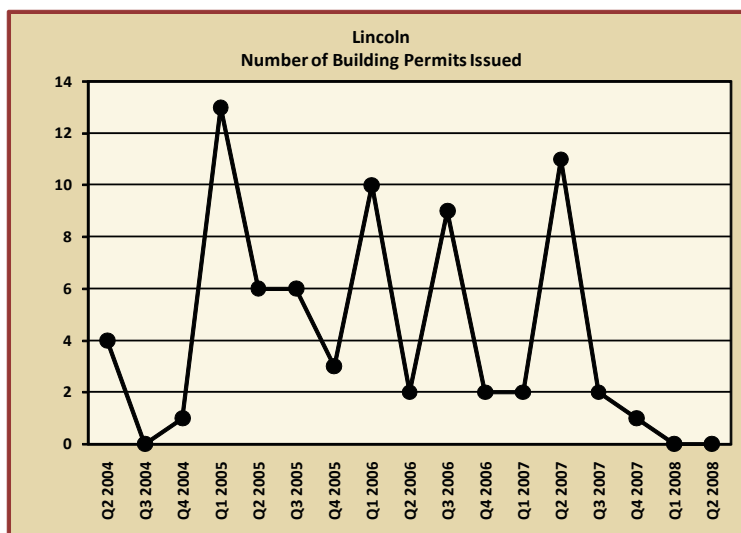
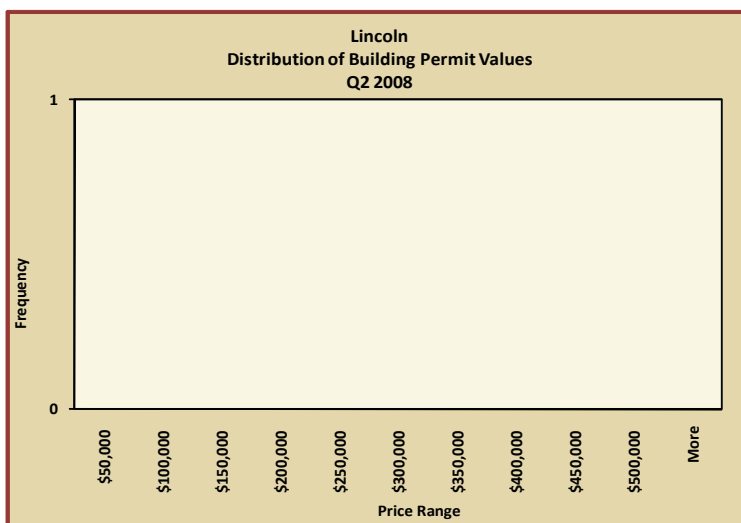
Johnson Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	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%	--	--	--	--
Johnson	0	--	--	--	--	--

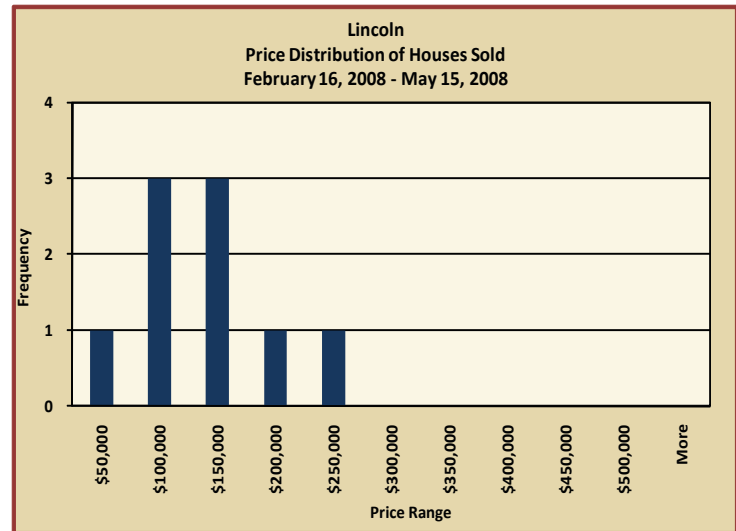
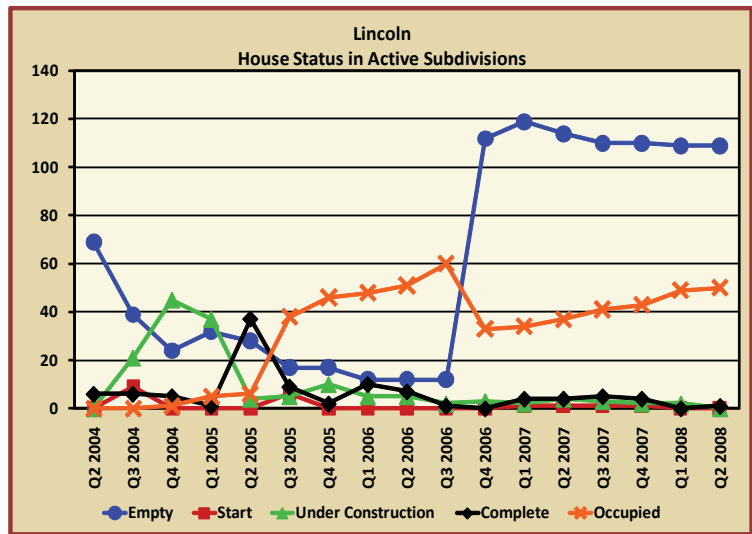


Lincoln

- From February to May 2008, there were no residential building permits issued in Lincoln. In comparison, there were 11 building permits issued in the second quarter of 2007.
- There were 160 total lots in the 3 active subdivisions in Lincoln in the second quarter of 2008. About 31.3 percent of the lots were occupied, 0.6 percent were complete, but unoccupied, 0.0 percent was under construction, 0.0 percent was starts, and 68.1 percent were vacant lots.
- 1 new house in Lincoln became occupied in the second quarter of 2008. The annual absorption rate implies that there are 94.3 months of remaining inventory in active subdivisions, up from 83.3 months in the first quarter.
- An additional 136 lots in the 2 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Lincoln.
- There were 9 existing houses sold in Lincoln from February 16, 2008 to May 15, 2008, or 12.5 percent more than in the previous quarter, but 18.2 percent fewer than in the same period last year.
- The average price of a house sold in Lincoln increased from \$93,100 in the first quarter to \$118,589 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 27.4 percent higher than in the previous quarter, but 7.7 percent lower than in the same period last year.
- 66.6 percent of houses sold in Lincoln were in the \$50,001 to \$150,000 range.
- In Lincoln, the average number of days from the initial house listing to the sale increased from 97 days in the first quarter to 137 days in the second quarter of 2008.
- 1.8 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Lincoln. The average sales price of a house in Lincoln was only 64.4 percent of the county average.



Lincoln

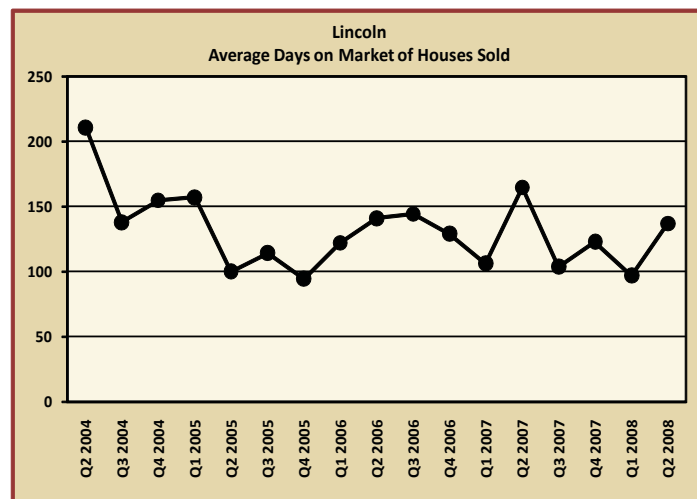
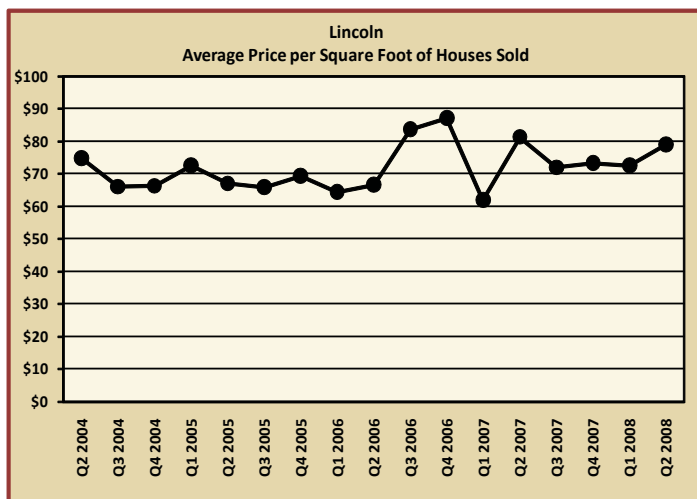
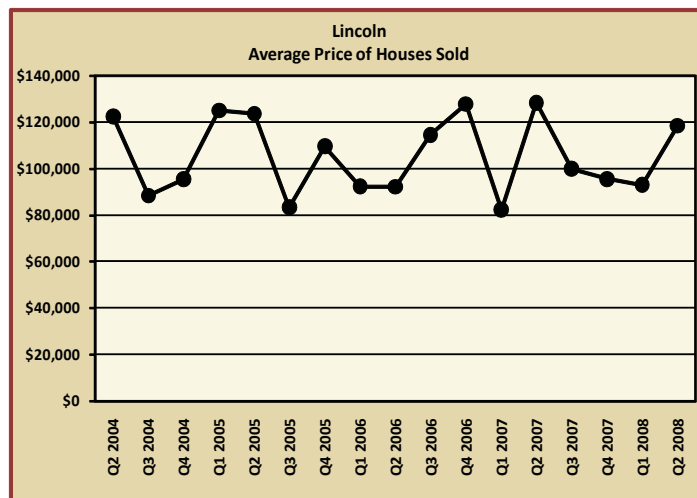
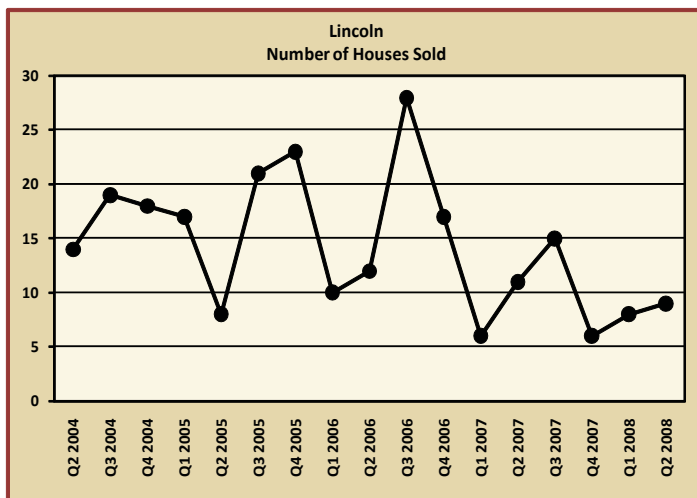


Lincoln House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Carter/Johnson Subdivision	10	0	0	0	2	12	0	60.0
Country Meadows	87	0	0	1	15	103	1	96.0
Lincoln Gardens	12	0	0	0	33	45	0	-
Lincoln	109	0	0	1	50	160	1	94.3



Lincoln



Lincoln Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	11.1%	1,401	50	99.3%	\$35.38
\$50,001 - \$100,000	3	33.3%	1,096	147	96.1%	\$68.57
\$100,001 - \$150,000	3	33.3%	1,606	86	100.1%	\$74.65
\$150,001 - \$200,000	1	11.1%	1,300	307	90.9%	\$146.15
\$200,001 - \$250,000	1	11.1%	2,412	177	97.6%	\$101.16
\$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	9	100.0%	1,469	137	97.4%	\$79.15



Lincoln

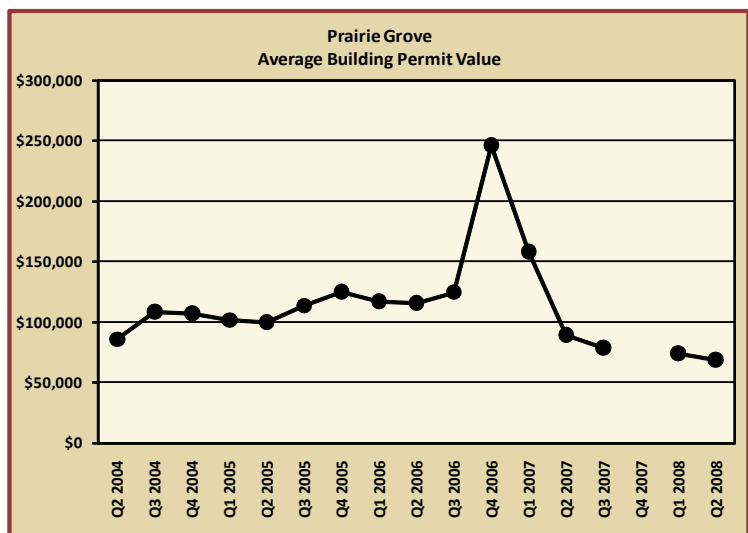
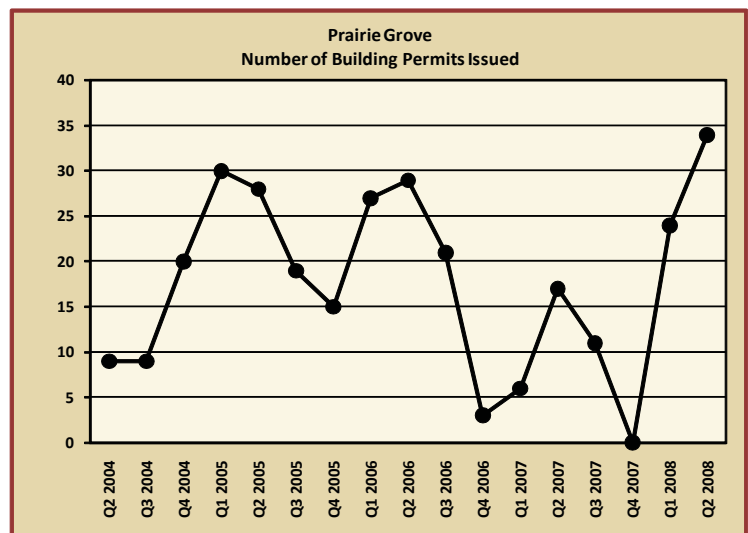
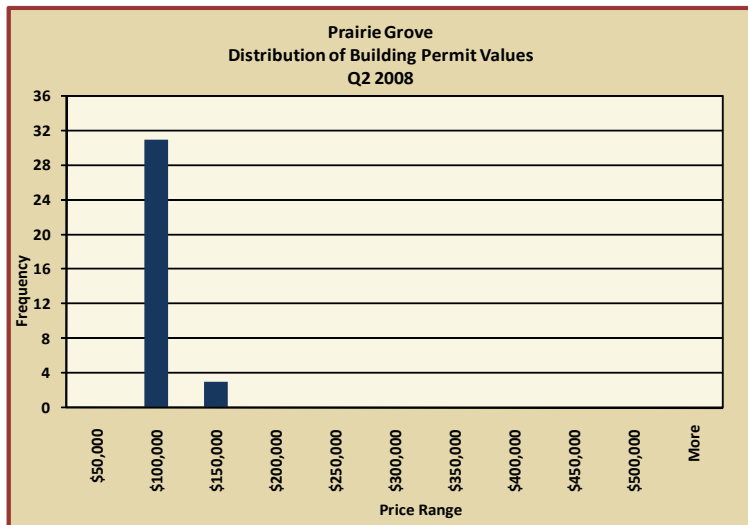
Lincoln Final and Preliminary Approved Subdivisions Q2 2008

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



Prairie Grove

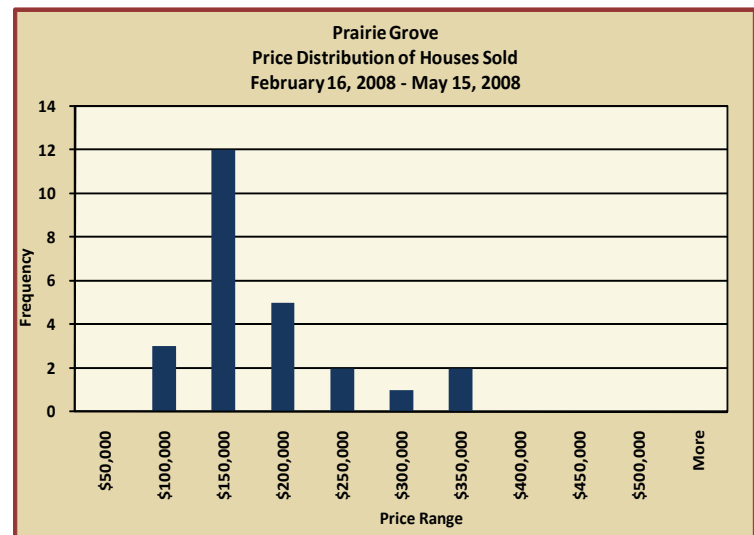
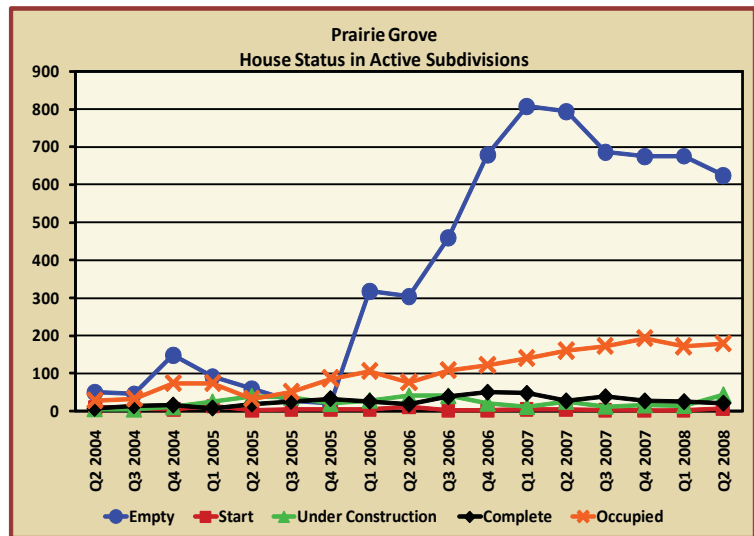
- From February to May 2008, there were 34 residential building permits issued in Prairie Grove. This is an increase from 17 residential building permits issued in the second quarter of 2007.
- The average residential building permit value in Prairie Grove declined by 23.0 percent from \$89,647 in the second quarter of 2007 to \$69,058 in the second quarter of 2008.
- The major price points for Prairie Grove building permits remained in the \$50,001 to \$100,000 range.
- There were 879 total lots in the 7 active subdivisions in Prairie Grove in the second quarter of 2008. About 20.5 percent of the lots were occupied, 2.5 percent were complete, but unoccupied, 5.1 percent were under construction, 0.8 percent were starts, and 71.1 percent were vacant lots.
- 22 new houses in Prairie Grove became occupied in the second quarter of 2008. The annual absorption rate implies that there are 121.6 months of remaining inventory in active subdivisions.
- The subdivision with the most houses under construction in Prairie Grove in the second quarter was Sundowner with 40.
- An additional 94 lots in 3 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Prairie Grove.
- There were 25 existing houses sold in Prairie Grove from February 16, 2008 to May 15, 2008, or 78.6 percent more than in the previous quarter, but 28.6 percent fewer than in the same period last year.
- The average price of a house sold in Prairie Grove increased from \$140,850 in the first quarter to \$157,848 in the second quarter of 2008. In the second quarter of 2008, the average sales



Prairie Grove

price was 12.1 percent higher than in the previous quarter and 2.2 percent higher than in the same period last year.

- 68.0 percent of the sold houses in Prairie Grove were in the \$100,001 to \$200,000 range.
- In Prairie Grove, the average number of days from the initial house listing to the sale remained at 126 days in the second quarter of 2008.
- About 4.9 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Prairie Grove. The average sales price of a house in Prairie Grove was 85.7 percent of the county average.

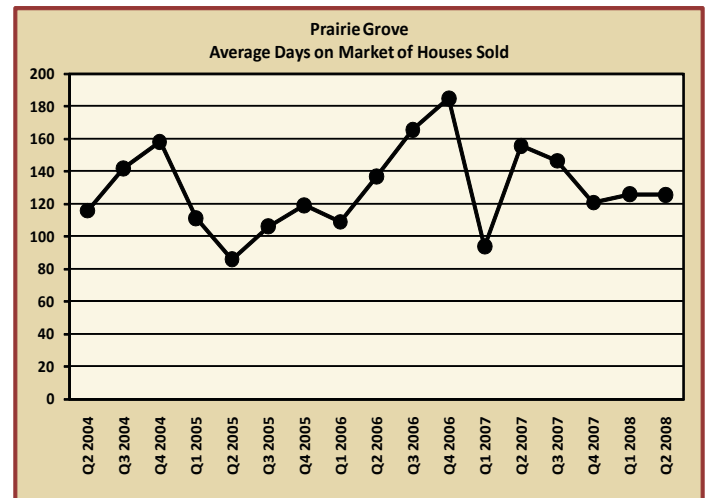
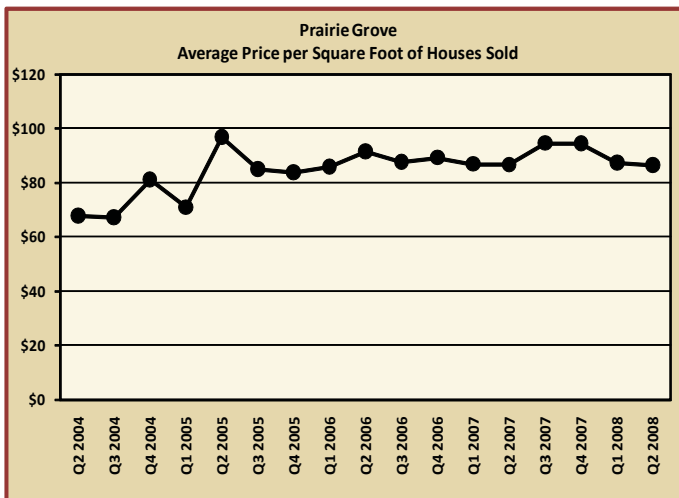
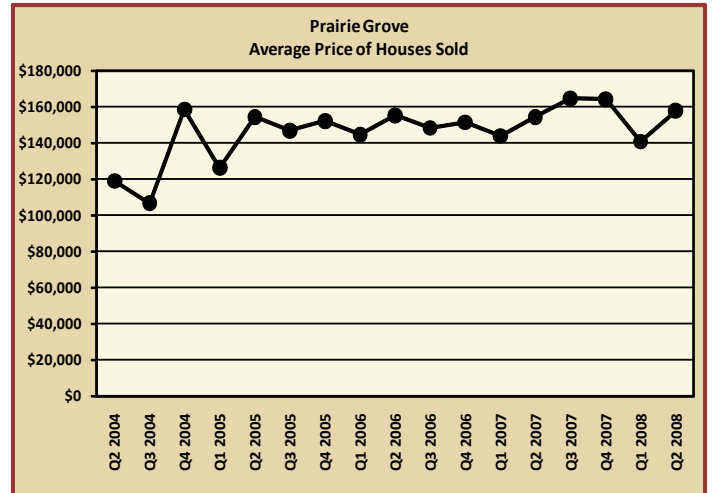
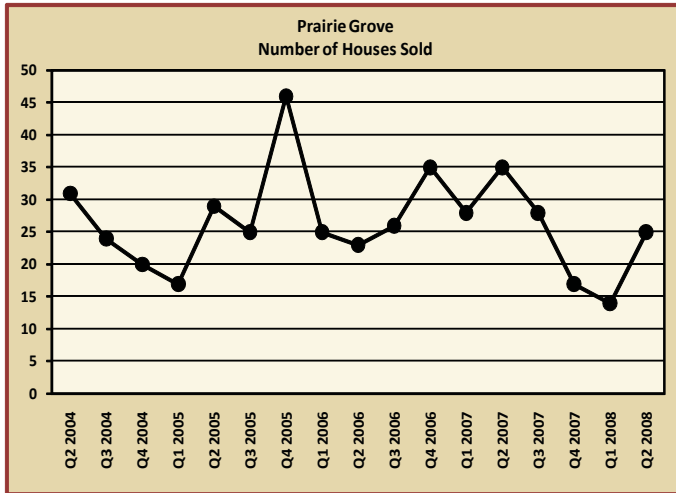


Prairie Grove House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	107	0	1	4	14	126	3	122.2
Belle Meade, Phases I, II	120	1	0	3	11	135	5	135.3
Grandview Estates, Phases IB, II	11	1	1	0	6	19	2	39.0
Highlands Square North	35	0	1	1	2	39	2	166.5
Prairie Meadows, Phases II, III	106	2	1	4	107	220	3	75.3
Stonecrest Addition, Phase II	32	2	1	2	8	45	4	74.0
Sundowner, Phases I, IIA	214	1	40	8	32	295	3	126.2
Prairie Grove	625	7	45	22	180	879	22	121.6



Prairie Grove



Prairie Grove Price Range of Houses Sold February 16, 2008 - May 15, 2008

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	12.0%	1,620	97	90.7%	\$53.24
\$100,001 - \$150,000	12	48.0%	1,428	120	99.4%	\$89.19
\$150,001 - \$200,000	5	20.0%	1,845	90	96.9%	\$88.72
\$200,001 - \$250,000	2	8.0%	2,190	328	92.0%	\$103.78
\$250,001 - \$300,000	1	4.0%	5,162	30	94.9%	\$54.24
\$300,001 - \$350,000	2	8.0%	2,882	136	99.9%	\$114.44
\$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	25	100.0%	1,861	126	97.1%	\$86.57



Prairie Grove

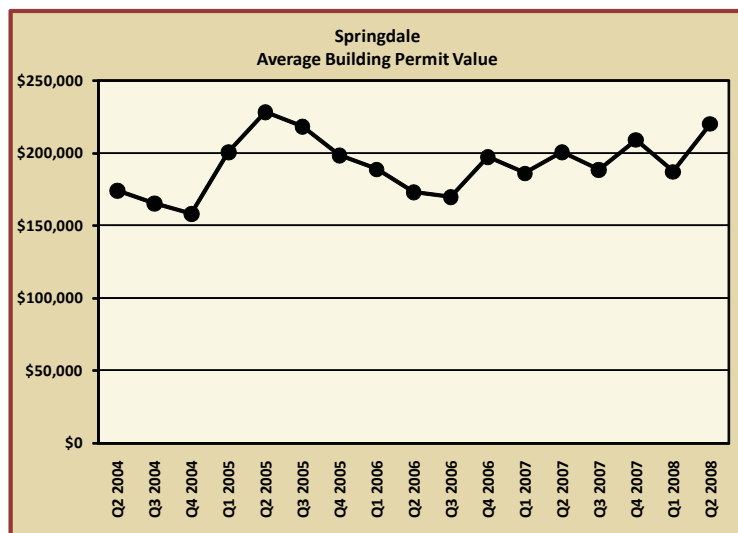
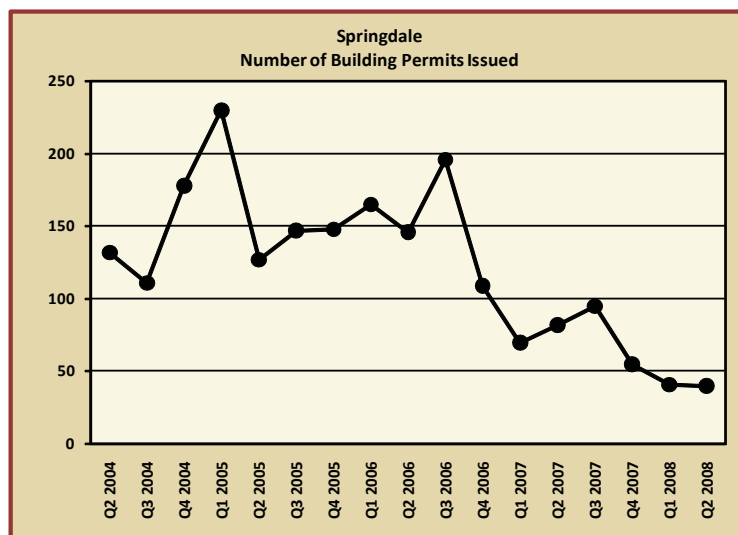
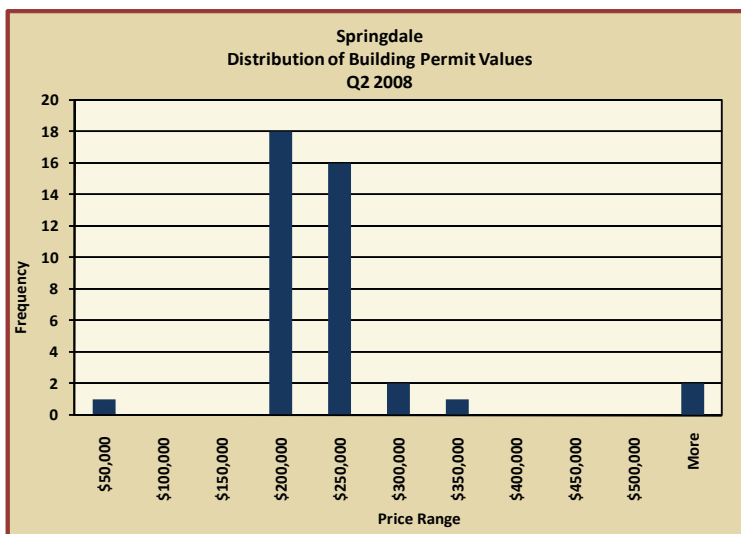
Prairie Grove Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Highland Square South	Q1 2008	40
Prairie Pines, Phase II	Q3 2005	45
<i>Final Approval</i>		
Grandview Estates	Q1 2008	9
Prairie Grove		94



Springdale

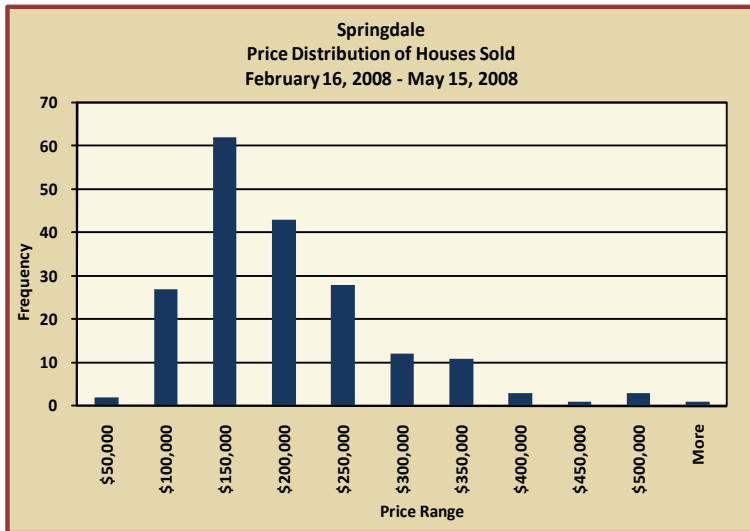
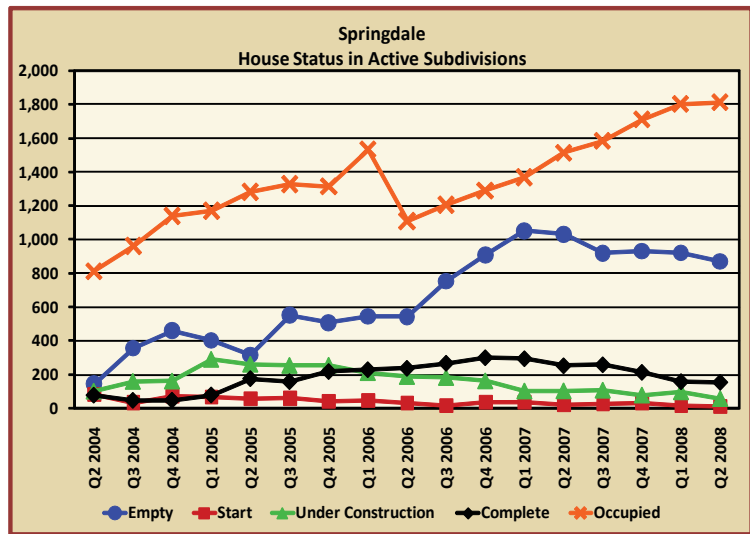
- From February to May 2008, there were 40 residential building permits issued in Springdale. This represents a decline of 51.2 percent from the second quarter of 2007.
- The average residential building permit value in Springdale increased by 9.7 percent from \$200,871 in the second quarter of 2007 to \$220,404 in the second quarter of 2008.
- The major price points for Springdale building permits were in the \$150,001 to \$250,000 range.
- There were 2,912 total lots in the 37 active subdivisions in Springdale in the second quarter of 2008. About 62.2 percent of the lots were occupied, 5.4 percent were complete, but unoccupied, 2.0 percent were under construction, 0.5 percent were starts, and 29.9 percent were vacant lots.
- 99 new houses in Springdale became occupied in the second quarter of 2008. The annual absorption rate implies that there are 30.8 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Springdale in the second quarter were Sage Field with 14 and Spring Creek Park with 9.
- An additional 3,704 lots in 65 subdivisions had received either preliminary or final approval by the second quarter of 2008 in Springdale. However, this number underestimates the true number of approved lots since the number of lots is not known for every approved Springdale subdivision.
- There were 193 existing houses sold in Springdale from February 16, 2008 to May 15, 2008, or 14.2 percent more than in the previous quarter, but 32.3 percent fewer than in the same period last year.
- The average price of a house sold in Springdale increased from \$169,162 in the first quarter to \$178,814 in the second quarter of 2008. In the second quarter



Springdale

of 2008, the average sales price was 5.7 percent higher than in the previous quarter and 10.4 percent higher than in the same period last year.

- 54.4 percent of the sold houses in Springdale were in the \$100,001 to \$200,000 range.
- In Springdale, the average number of days from the initial house listing to the sale decreased from 155 days in the first quarter to 151 days in the second quarter of 2008.
- About 37.8 percent of all houses sold in Washington County in the second quarter of 2008 were sold in Springdale. The average sales price of a house in Springdale was 97.1 percent of the county average.



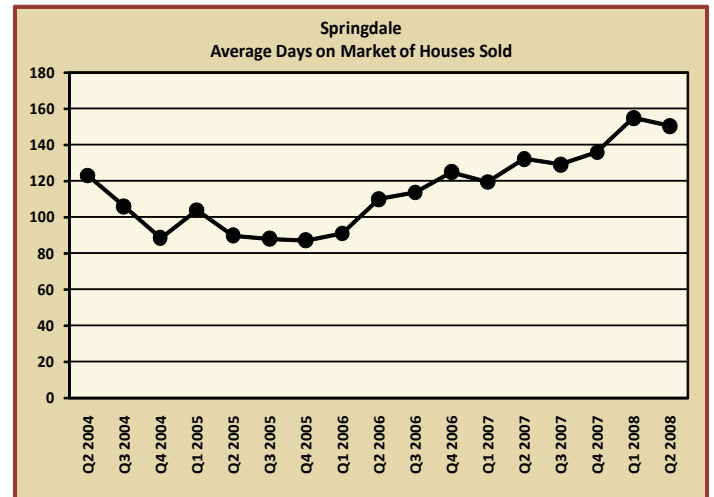
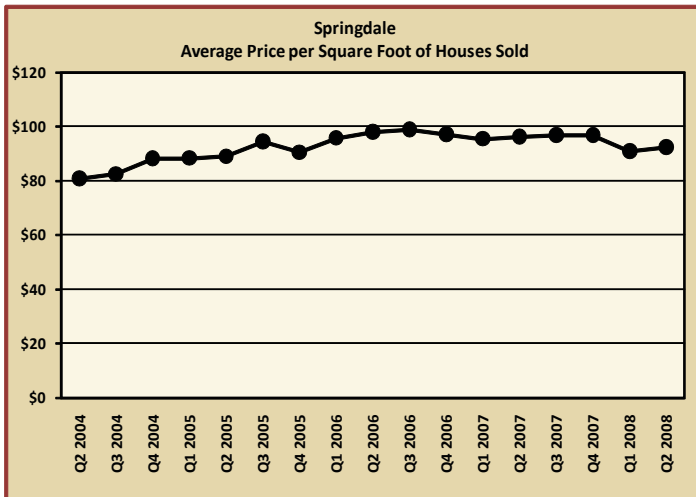
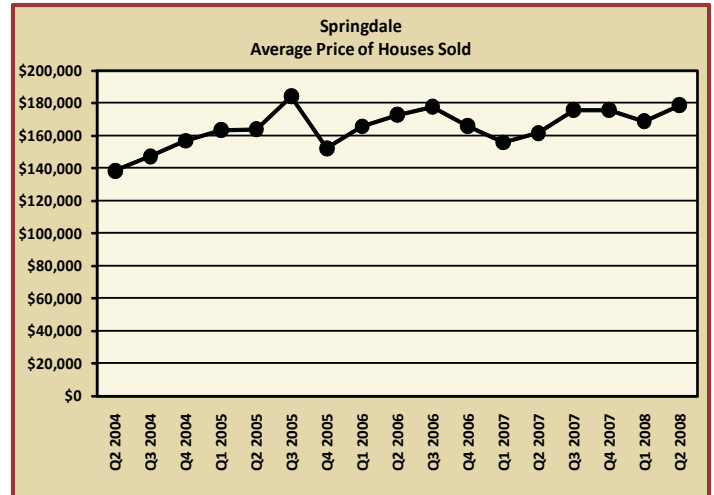
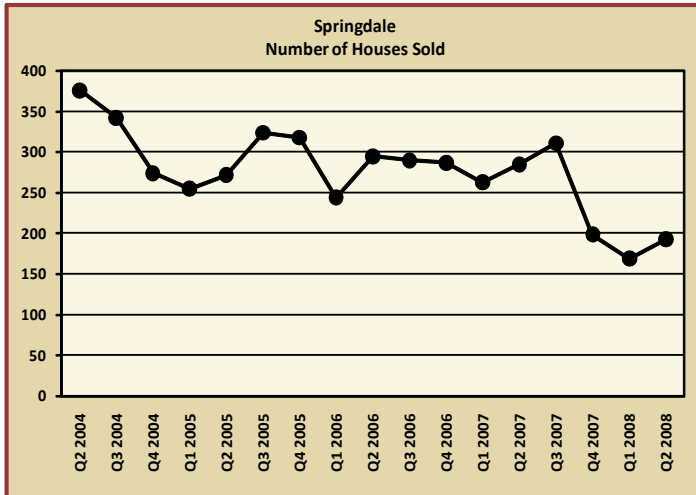
Springdale

Springdale House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arkanshire	7	0	0	0	63	70	0	12.0
Blue Ridge Meadows (Benton County)	7	0	0	0	30	37	0	-
Brookemore Chasse	6	0	6	2	18	32	1	18.7
Butterfield Gardens, Phases II, III	13	0	0	27	127	167	6	11.4
Camelot (Benton County)	61	0	0	0	7	68	1	244.0
Carriage Crossing	7	0	0	0	13	20	4	10.5
Churchill Crescent, Phase III	5	0	1	0	8	14	0	18.0
Covenant Creek	0	0	0	0	48	48	1	0.0
Dreamcatcher	0	0	0	2	38	40	0	4.0
The Enclave	38	0	0	3	25	66	2	61.5
The Falls	22	0	2	0	6	30	0	96.0
Forest Glen	0	0	0	1	26	27	0	12.0
Grand Valley Estates	23	0	0	0	1	24	0	276.0
Grand Valley Stables at Guy Terry Farms	19	0	0	1	4	24	0	-
Har-Ber Meadows	51	0	2	7	545	605	18	27.7
Hidden Hills, Phase II	10	0	6	7	60	83	0	7.5
Jacob's Court	23	0	0	3	2	28	2	156.0
Liberty Heights	0	0	0	1	29	30	0	12.0
Meadow Haven	9	0	0	2	25	36	0	33.0
Oaklawn Place	0	0	0	1	16	17	0	12.0
Renaissance South	17	0	0	0	41	58	7	20.4
Sage Field	31	0	14	16	2	63	2	183.0
Savannah Ridge	50	0	5	0	39	94	8	21.3
Serenity, Phases I, II	93	7	1	17	51	169	7	39.3
Shenandoah Hills (Benton County)	0	0	0	6	46	52	6	7.2
Sonoma	6	0	0	3	49	58	0	-
Spring Creek Estates, Phases IIA - IIC	35	2	5	4	116	162	8	34.5
Spring Creek Park	79	5	9	26	41	160	10	49.2
Springhill (Benton County)	22	0	0	17	41	80	3	23.4
Stockton Place	3	0	0	4	50	57	3	2.5
Sugg	16	0	0	2	0	18	0	-
Sylvan Acres (Benton County)	23	0	1	0	2	26	1	288.0
Thornbury, Phases II - V (Benton County)	33	0	1	1	73	108	0	105.0
Tuscany	137	0	5	0	22	164	7	77.5
Wagon Wheel Bend (Benton County)	23	0	0	1	0	24	0	-
Westfield, Phase II	3	0	0	2	90	95	2	3.2
Willow Bend Estate	0	0	1	0	57	58	0	1.7
Springdale	872	14	59	156	1,811	2,912	99	30.8



Springdale



Springdale Price Range of Houses Sold February 16, 2008 - May 15, 2008

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	1.0%	836	93	89.9%	\$52.69
\$50,001 - \$100,000	27	14.0%	1,257	160	96.9%	\$69.14
\$100,001 - \$150,000	62	32.1%	1,463	132	98.6%	\$87.60
\$150,001 - \$200,000	43	22.3%	1,881	168	99.1%	\$95.50
\$200,001 - \$250,000	28	14.5%	2,330	151	96.3%	\$99.51
\$250,001 - \$300,000	12	6.2%	2,492	152	96.5%	\$113.53
\$300,001 - \$350,000	11	5.7%	2,993	176	92.3%	\$110.29
\$350,001 - \$400,000	3	1.6%	3,726	189	97.1%	\$101.30
\$400,001 - \$450,000	1	0.5%	2,183	103	97.6%	\$187.81
\$450,001 - \$500,000	3	1.6%	3,681	142	94.9%	\$127.45
\$500,000+	1	0.5%	5,789	31	95.0%	\$95.01
Springdale	193	100.0%	1,894	151	97.5%	\$92.44



Springdale

Springdale Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Ben Caston	Q2 2005	26
Berry Field Subdivision	Q4 2004	56
Bobby Marks Subdivision	Q4 2004	23
Butterfield Coach Road	Q2 2008	9
Canyon Creek	Q4 2004	196
Chimney Hills PUD	Q2 2007	97
Coppergate Subdivision	Q2 2007	87
Dakoda's Place	Q3 2007	9
Dave Chapman Subdivision	Q4 2004	481
Eastview Subdivision, Phase II	Q4 2006	178
Eastview Estates Subdivision	Q4 2004	132
Fox Creek Subdivision	Q1 2006	32
Habberton Ridge PUD	Q2 2006	239
Harlan Brown	Q1 2005	69
Hammitt-Eof	Q2 2007	5
Ivey Lane East	Q1 2005	34
Ivey Lane North	Q1 2005	21
J.J. Road Subdivision	Q4 2004	96
Jim Bryan Duplexes	Q1 2005	15
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	21
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
Scott Property Subdivision	Q1 2005	35
Shelohn Acres Subdivision	Q1 2006	--
Springdale Development II	Q1 2005	61
St Ives Subdivision	Q2 2007	34
Taldo West End Subdivision	Q4 2004	36
Teague Subidivision	Q4 2004	39
Vicenza Village PUD	Q3 2007	78
Walnut Grove Subdivision	Q3 2007	11
Walter Stone Estates	Q4 2004	17
Wilkins Subdivision #7	Q3 2006	39



Springdale

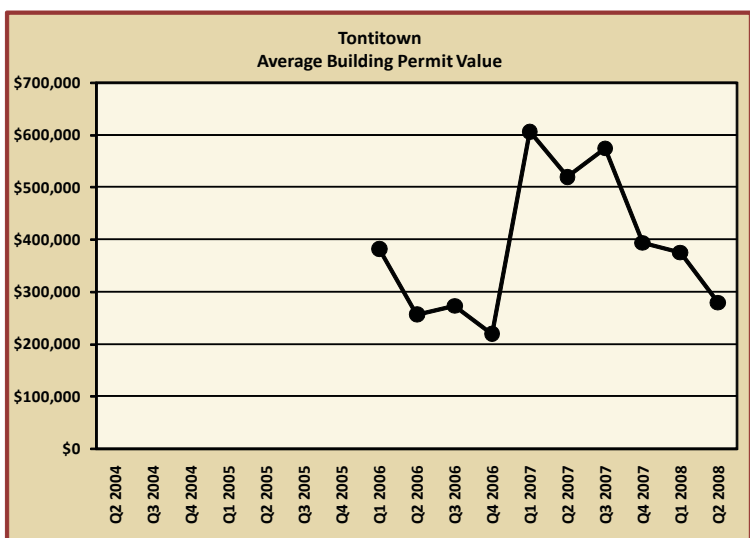
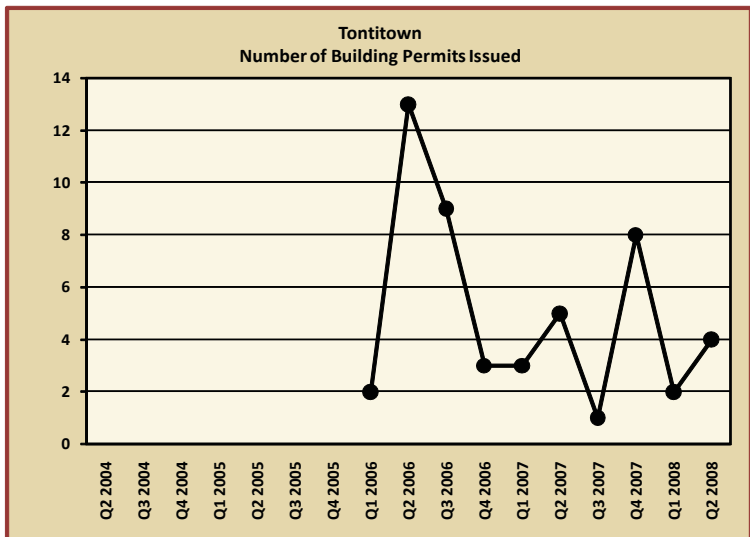
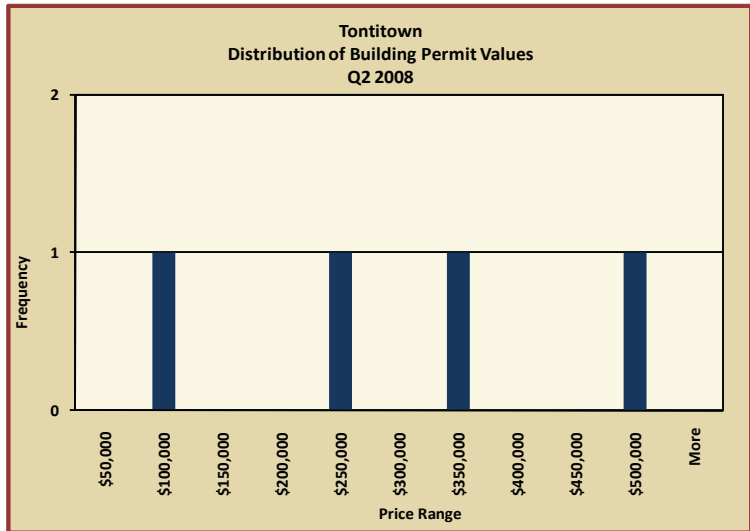
Springdale Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Andrew Marks	Q2 2006	--
Anthony R Botto	Q3 2006	--
Arbor Estates	Q1 2008	99
Charleston Park at Legendary PUD	Q3 2007	108
Conestoga Park	Q2 2006	8
East Ridge Subdivision	Q1 2005	8
Fern's Valley Subdivision	Q3 2007	53
Gary Brandon	Q2 2006	69
Gary Frazier	Q3 2006	--
Grand Valley, Phase I	Q3 2007	144
Grand Valley Meadows, Phase I	Q3 2007	92
Har-Ber Meadows, Phase XX	Q2 2006	--
John Johnson Road Subdivision	Q2 2006	80
Legendary Subdivision, Phase I	Q3 2007	276
Mia Subdivision	Q2 2006	17
Pleasant Meadows	Q3 2005	--
Rolling Hills Subdivision, Phase I	Q3 2007	16
Rosson Creek Subdivision	Q2 2006	46
Wagon Wheel Road--Combs	Q2 2006	130
Westside Village	Q2 2006	9
Wilkins Subdivision #6	Q1 2006	40
Williamstown Estates	Q3 2007	--
Springdale		3,704

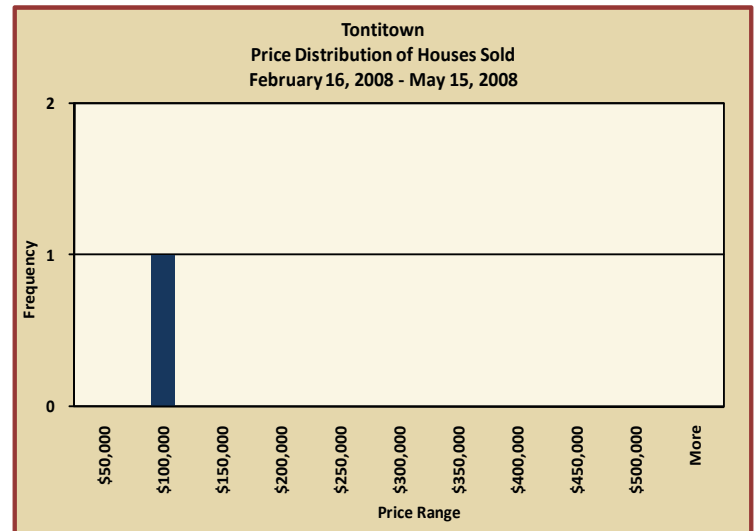
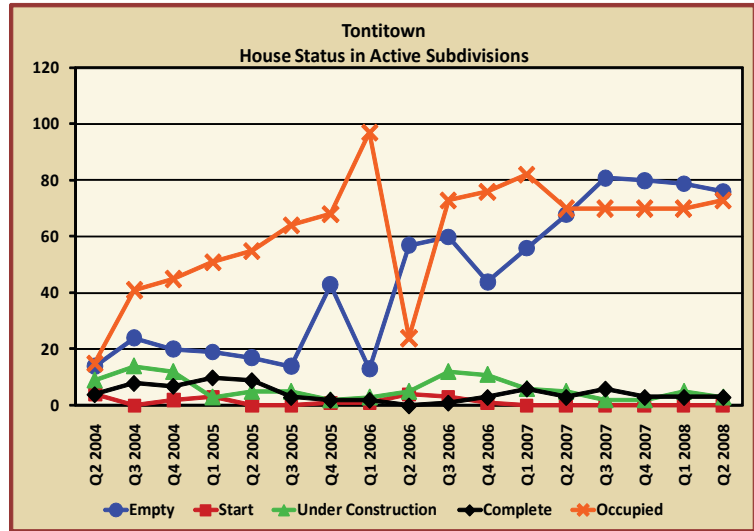


Tontitown

- There were 4 building permits issued in Tontitown from February to May 2008. This represents a decline from the 5 building permits issued in the second quarter of 2007.
- The average residential building permit value in Tontitown decreased by 46.2 percent from \$519,835 in the second quarter of 2007 to \$279,715 in the second quarter of 2008.
- There were 155 total lots in the 8 active subdivisions in Tontitown in the second quarter of 2008. About 47.1 percent of the lots were occupied, 1.9 percent were complete, but unoccupied, 1.9 percent were under construction, 0.0 percent were starts, and 49.0 percent were vacant lots.
- 3 new houses in Tontitown became occupied in the second quarter of 2008. The annual absorption rate implies that there are 89.5 months of remaining inventory in active subdivisions, up from 68.0 months in the previous quarter.
- The subdivision with the most houses under construction in Tontitown in the second quarter was Davenshire with 3.
- An additional 11 lots in 1 subdivision had received final approval by the second quarter of 2008 in Tontitown.
- There was 1 existing house sold in Tontitown from February 16, 2008 to May 15, 2008 at a value of \$69,000.
- The average number of days from the initial house listing to the sale in Tontitown was 130 days in the second quarter of 2008.



Tontitown

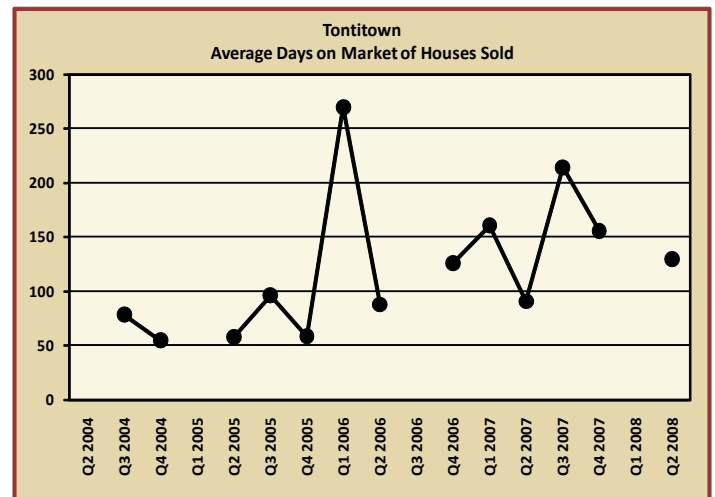
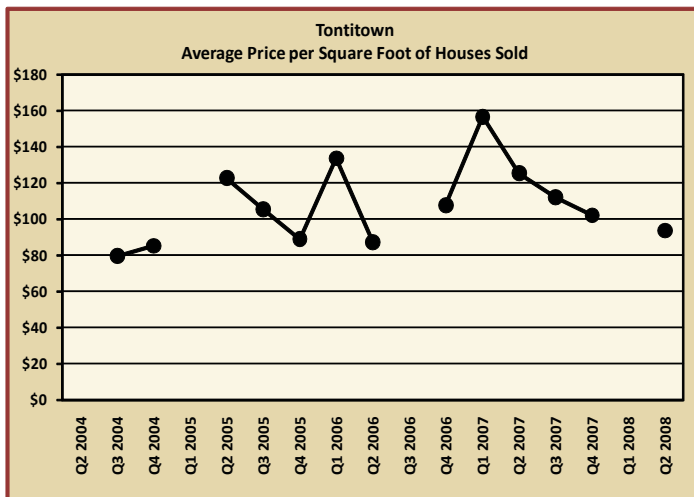
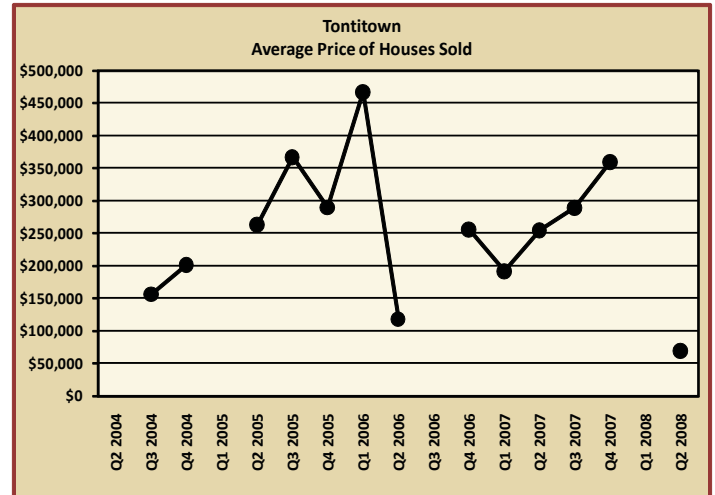
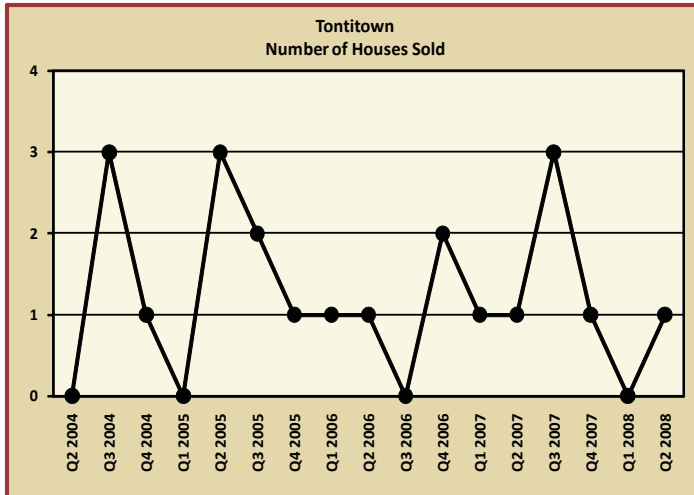


Tontitown House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights	22	0	0	0	8	30	0	88.0
Brush Creek	1	0	0	0	19	20	0	-
Coppertree	13	0	0	0	1	14	0	-
Davenshire	10	0	3	0	4	17	2	39.0
San Gennaro	13	0	0	1	0	14	0	-
Tuscan Sun	12	0	0	0	8	20	0	72.0
Western Trails Estates	3	0	0	0	22	25	1	36.0
White Oak Estates	2	0	0	2	11	15	0	-
Tontitown	76	0	3	3	73	155	3	89.5



Tontitown



Tontitown Price Range of Houses Sold February 16, 2007 - May 15, 2008

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%	736	130	94.7%	\$93.75
\$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%	--	--	--	--
Tontitown	1	100.0%	736	130	94.7%	\$93.75



Tontitown

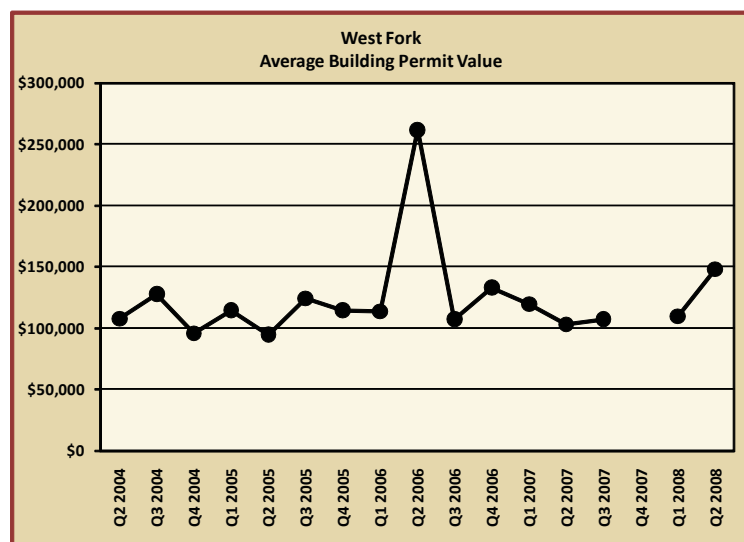
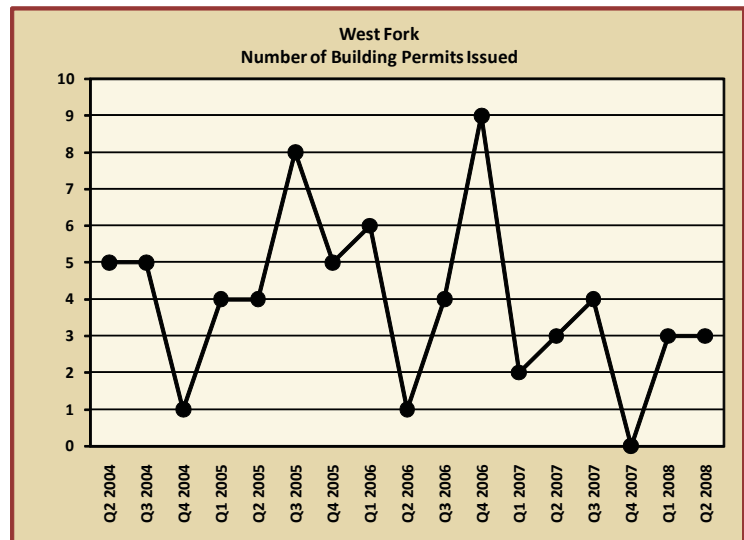
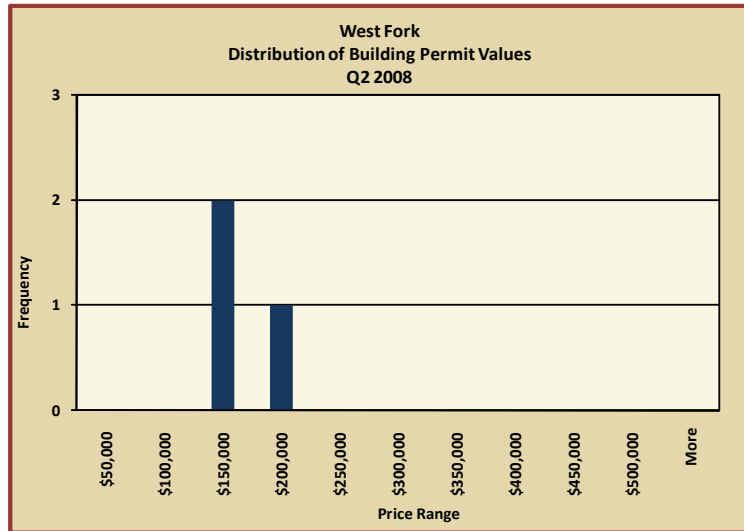
Tontitown Final and Preliminary Approved Subdivisions Q2 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i> Tontitown Plaza	Q4 2006	11
Tontitown		11



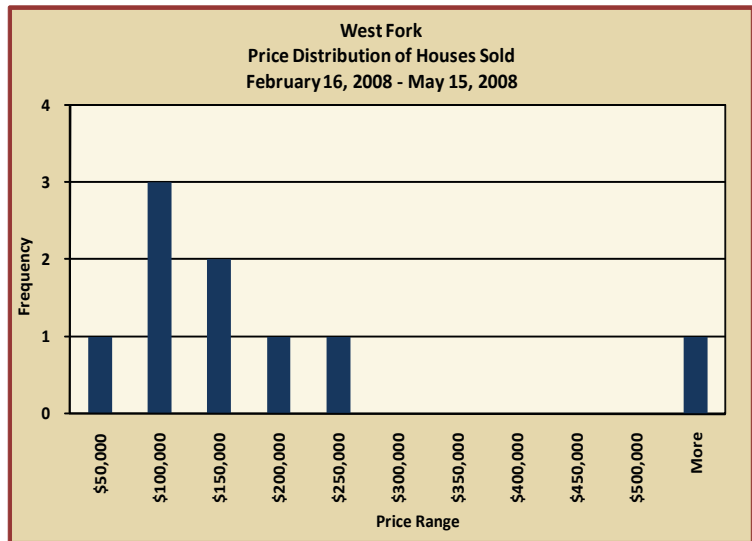
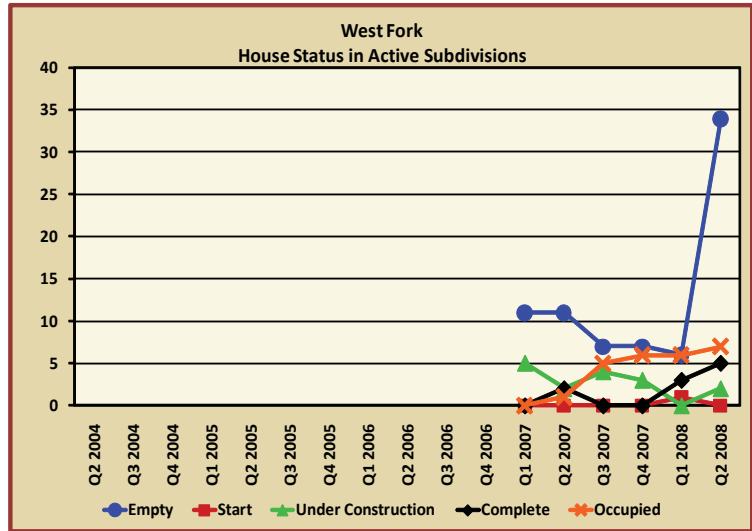
West Fork

- There were 3 building permits issued in West Fork from February to May 2008. The same number of building permits was issued in the second quarter of 2007 as well.
- The average residential building permit value in West Fork increased by 43.5 percent from the second quarter of 2007 to \$148,333 in the second quarter of 2008.
- There were 48 total lots in the 3 active subdivisions in West Fork in the second quarter of 2008. About 14.6 percent of the lots were occupied, 10.4 percent were complete, but unoccupied, 4.2 percent were under construction, 0.0 percent were under starts, and 70.8 percent were vacant lots.
- No new houses in West Fork became occupied in the second quarter of 2008. The annual absorption rate implies that there are 98.4 months of remaining inventory in active subdivisions, up from 20.0 months in the first quarter.
- Graystone and Hidden Creek subdivisions each had 1 house under construction in the second quarter.
- No additional lots had received either preliminary or final approval by the second quarter of 2008 in West Fork.
- There were 9 existing houses sold in West Fork from February 16, 2008 to May 15, 2008, or 10 percent fewer than in the previous quarter and 35.7 percent fewer than in the same period last year.
- The average price of a house sold in West Fork increased from \$162,495 in the first quarter to \$188,333 in the second quarter of 2008. In the second quarter of 2008, the average sales price was 15.9 percent higher than in the previous quarter and 42.4 percent higher than in the same period last year.
- 55.5 percent of sold houses in West Fork were in the \$50,001 to \$150,000 range.



West Fork

- In West Fork, the average number of days from the initial house listing to the sale decreased from 181 days in the first quarter to 149 days in the second quarter of 2008.
- About 1.8 percent of all houses sold in Washington County in the second quarter of 2008 were sold in West Fork. The average sales price of a house in West Fork was 102.2 percent of the county average.

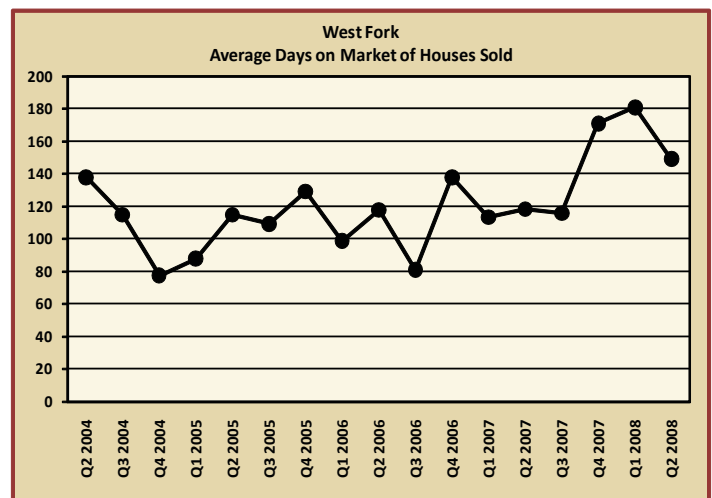
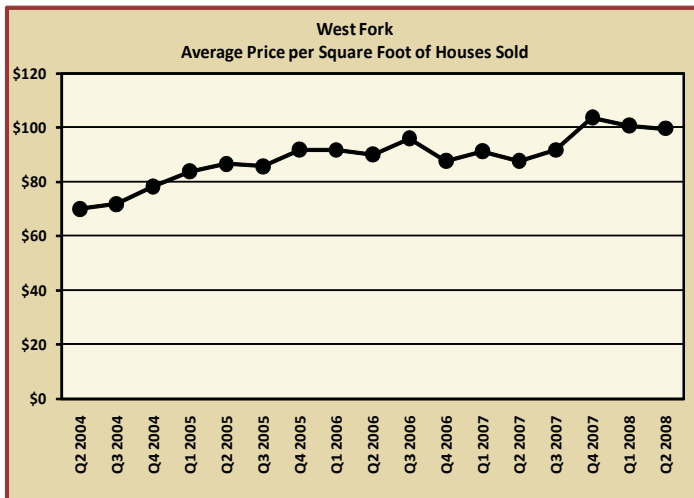
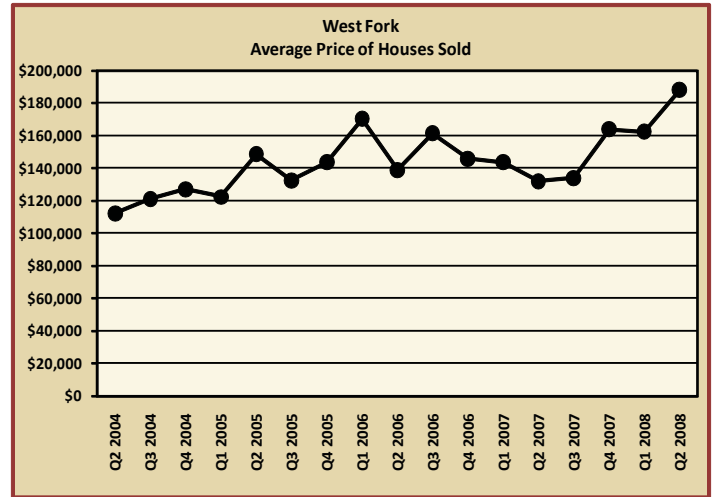
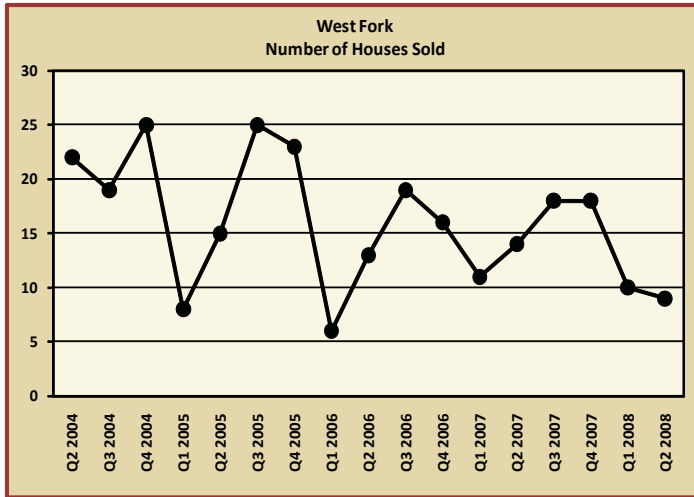


West Fork House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Deaton Estates	3	0	0	0	1	4	0	-
Graystone	25	0	1	2	0	28	0	-
Hidden Creek	6	0	1	3	6	16	0	24.0
West Fork	34	0	2	5	7	48	0	98.4



West Fork



West Fork Price Range of Houses Sold February 16, 2008 - May 15, 2008

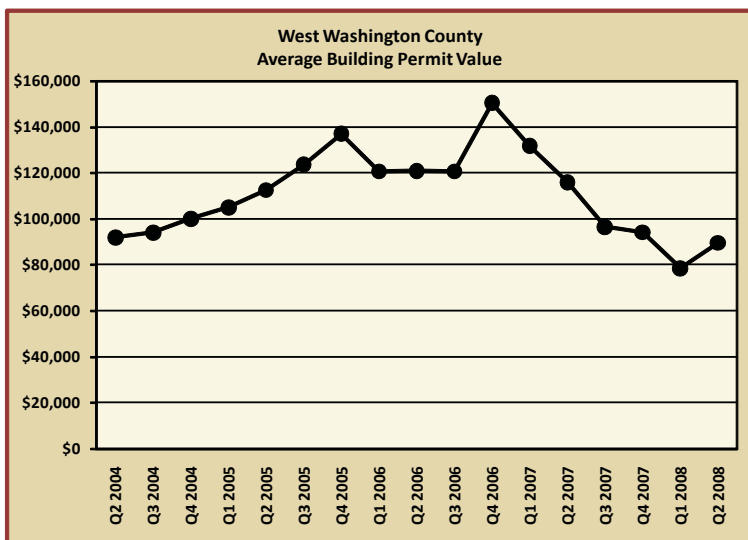
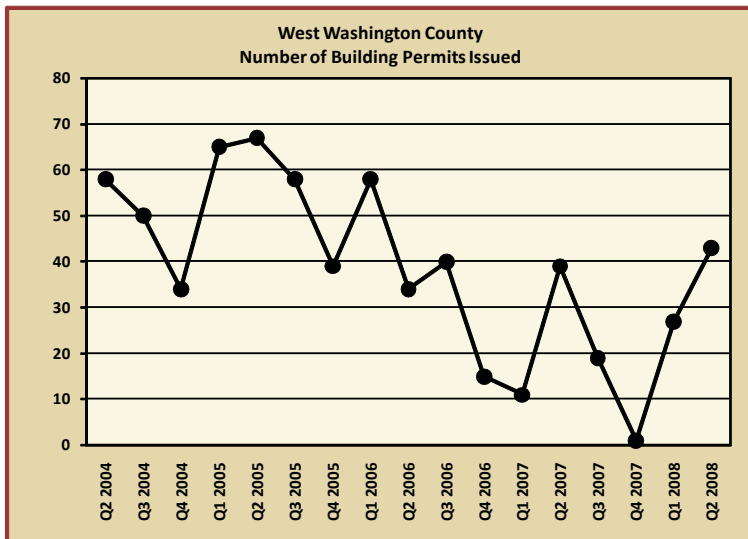
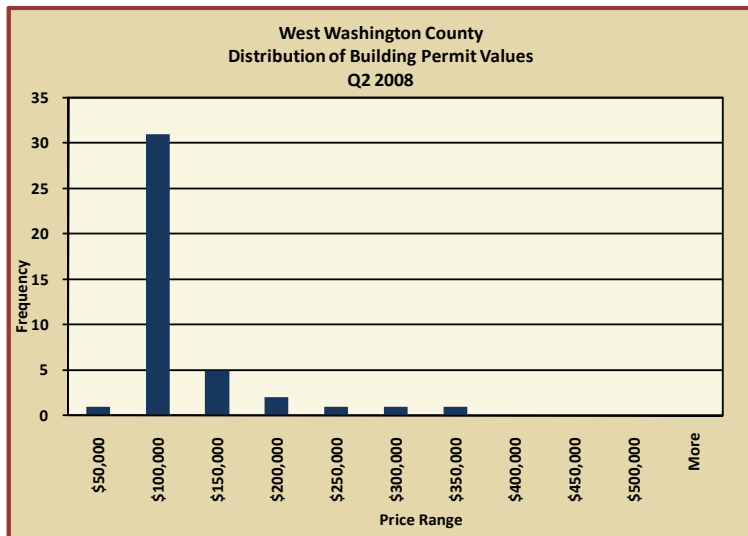
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	1	11.1%	885	71	97.7%	\$44.07
\$50,001 - \$100,000	3	33.3%	1,126	172	100.6%	\$86.16
\$100,001 - \$150,000	2	22.2%	1,214	162	92.2%	\$111.21
\$150,001 - \$200,000	1	11.1%	1,961	123	91.0%	\$101.99
\$200,001 - \$250,000	1	11.1%	3,422	167	88.4%	\$59.91
\$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	11.1%	3,271	142	89.0%	\$210.94
West Fork	9	100.0%	1,705	149	94.7%	\$99.76



West Washington County

West Washington County includes Farmington, Greenland, Lincoln, Prairie Grove, West Fork, and county lots.

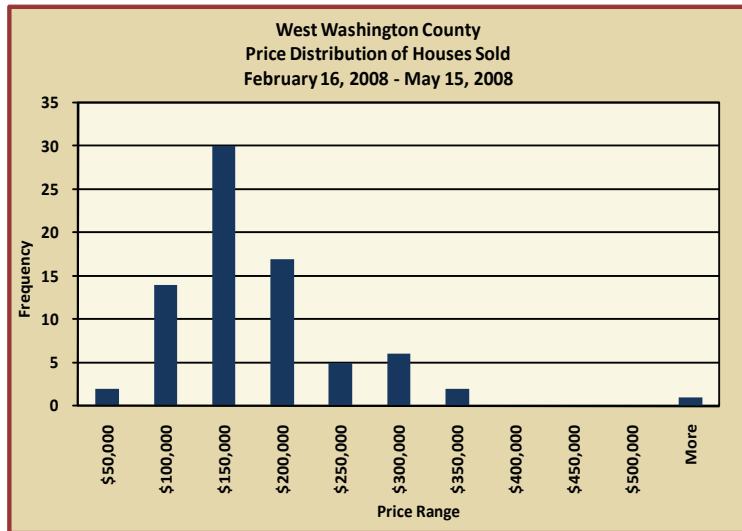
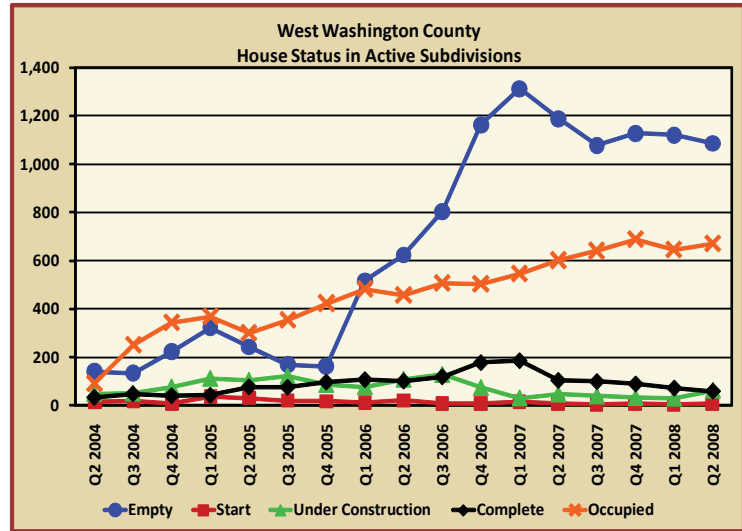
- From February to May 2008, there were 42 residential building permits issued in West Washington County. This represents an increase of 7.7 percent from the 39 building permits issued in the second quarter of 2007.
- The average residential building permit value in West Washington County declined by 22.8 percent from the second quarter of 2007 to \$89,699 in the second quarter of 2008.
- The major price points for West Washington County building permits remained in the \$50,001 to \$100,000 range.
- There were 1,889 total lots in active subdivisions in West Washington County in the second quarter of 2008. About 35.5 percent of the lots were occupied, 3.2 percent were complete, but unoccupied, 3.3 percent were under construction, 0.4 percent were starts, and 57.5 percent were vacant lots.
- 38 new houses in West Washington County became occupied in the second quarter of 2008. The annual absorption rate implies that there are 83.0 months of remaining inventory in active subdivisions.
- An additional 994 lots in 9 subdivisions had received either preliminary or final approval by the second quarter of 2008 in West Washington County.
- There were 77 existing houses sold in West Washington County from February 16, 2008 to May 15, 2008, or 63.8 percent more than in the previous quarter, but 21.4 percent fewer than in the same period last year.
- The average price of a house sold in West Washington County increased from \$142,654 in the first quarter to \$157,849 in the second quarter of 2008. In the second quarter of 2008,



West Washington County

the average sales price was 10.7 percent higher than in the previous quarter and 5.4 percent higher than in the same period last year.

- 61.1 percent of the houses sold in West Washington County were in the \$100,001 to \$200,000 range.
- In West Washington County, the average number of days from the initial house listing to the sale increased from 142 days in the first quarter to 149 days in the second quarter of 2008.
- 15.1 percent of all houses sold in Washington County in the second quarter of 2008 were sold in West Washington County. The average sales price of a house in West Washington County was 85.7 percent of the county average.



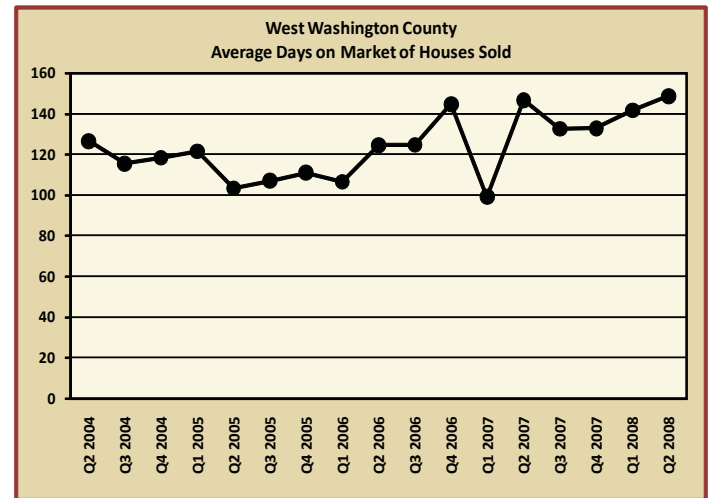
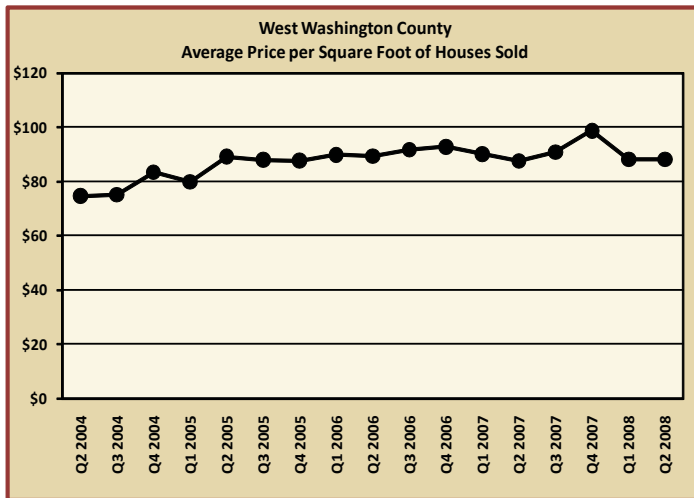
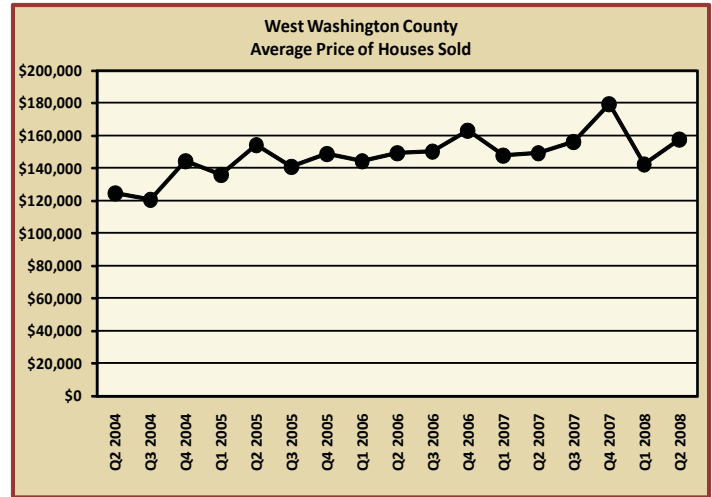
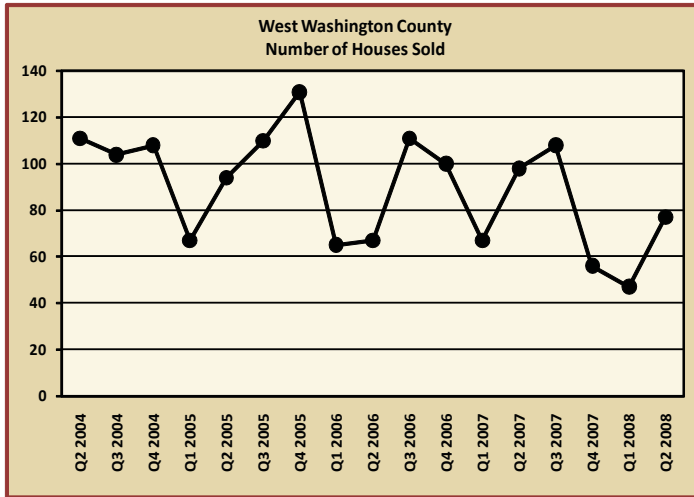
West Washington County

West Washington County House Status in Active Subdivisions Q2 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	17	0	0	4	45	66	8	21.0
Bethel Oaks	60	0	2	5	0	67	0	-
East Creek Place	37	0	0	1	9	47	1	65.1
Forest Hills, Phases I, II	4	0	0	0	47	51	0	-
Little Elm	0	0	1	0	1	2	0	-
North Club House Estates	18	0	0	1	2	21	0	114.0
Park Ridge Estates	16	0	2	0	8	26	0	72.0
Rainsong	1	0	0	0	10	11	0	1.2
Riviera Estates	1	0	0	0	55	56	0	3.0
South Club House Estates	16	0	0	1	62	79	0	-
Southaven, Phase III	0	0	4	0	84	88	0	-
Southwinds, Phase V	14	0	0	2	15	31	2	27.4
Twin Falls, Phase I	56	0	4	0	7	67	0	120.0
Walnut Grove	23	0	1	2	0	26	0	-
Homestead Addition	27	0	2	15	36	80	4	29.3
Lee Valley, Phases III, IV	29	1	0	1	53	84	0	33.8
Carter/Johnson Subdivision	10	0	0	0	2	12	0	60.0
Country Meadows	87	0	0	1	15	103	1	96.0
Lincoln Gardens	12	0	0	0	33	45	0	-
Hidden Creek	6	0	1	3	6	16	0	24.0
Battlefield Estates, Phase II	107	0	1	4	14	126	3	122.2
Belle Meade, Phases I, II	120	1	0	3	11	135	5	135.3
Grandview Estates, Phases IB, II	11	1	1	0	6	19	2	39.0
Highlands Square North	35	0	1	1	2	39	2	166.5
Prairie Meadows, Phases II, III	106	2	1	4	107	220	3	75.3
Stonecrest Addition, Phase II	32	2	1	2	8	45	4	74.0
Sundowner, Phases I, IIA	214	1	40	8	32	295	3	126.2
Deaton Estates	3	0	0	0	1	4	0	-
Graystone	25	0	1	2	0	28	0	-
West Washington County	1,087	8	63	60	671	1,889	38	83.0



West Washington County



West Washington County Price Range of Houses Sold February 16, 2008 - May 15, 2008

Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	2	2.6%	1,143	61	98.5%	\$39.73
\$50,001 - \$100,000	14	18.2%	1,261	122	94.6%	\$67.80
\$100,001 - \$150,000	30	39.0%	1,462	155	97.7%	\$88.15
\$150,001 - \$200,000	17	22.1%	1,871	130	97.0%	\$96.64
\$200,001 - \$250,000	5	6.5%	2,439	316	94.0%	\$95.94
\$250,001 - \$300,000	6	7.8%	3,087	131	94.9%	\$94.66
\$300,001 - \$350,000	2	2.6%	2,882	136	99.9%	\$114.44
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	1.3%	3,271	142	89.0%	\$210.94
West Washington County	77	100.0%	1,758	149	96.5%	\$88.36

