

THE SKYLINE REPORT

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SAM M. WALTON
COLLEGE of BUSINESS

Center for Business and Economic Research

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Residential Real Estate Market Summary for Benton and Washington Counties

This report is the nineteenth 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 Fourth Quarter of 2008

- There were 270 residential building permits issued in Northwest Arkansas from September to November 2008, down from 352 building permits issued in the same period last year. Among these, Fayetteville accounted for 30.4 percent.
- There were 27,840 lots in the 368 active subdivisions in Northwest Arkansas in the fourth quarter.
- From the third quarter to the fourth quarter of 2008, 613 houses in active subdivisions became occupied. This absorption rate is a decline from the revised third quarter 2008 total of 765 and a decline from the fourth quarter 2007 total of 794.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 59.6 months, up from a revised 56.8 months in the third quarter of 2008.
- In the fourth quarter of 2008, there were 980 complete but unoccupied houses, a decline from 1,316 in the third quarter. Benton County experienced a decline of 30.2 percent in available complete inventory from the third quarter of 2008, and a decline of 61.4 percent from the fourth quarter of 2007. In comparison, Washington County experienced a 17.5 percent inventory decline over the past quarter and a cumulative decrease of 41.3 percent over the past year.
- There were an additional 9,808 residential lots that have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 99.4 months of inventory in Northwest Arkansas.
- From August 16, 2008 to November 15, 2008, there were 1,179 existing houses sold in Benton and Washington Counties. This is a decline of 13.2 percent from the same time period in the previous year.
- In the fourth quarter of 2008 in Northwest Arkansas, the average sales price of existing houses declined from fourth quarter 2007 levels by 10.4 percent in Benton County and by 6.3 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 fourth 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. For this quarter’s report, the data on preliminary approved subdivisions were particularly closely examined by Center researchers. Subdivisions that received preliminary approval before the fourth quarter of 2006 were not included in the coming lot data unless the appropriate city planning staff considered those older subdivisions still ongoing concerns. Thus, only subdivisions with final approval, preliminary approval during the



last two years, or preliminary approval prior to the fourth quarter of 2006 but confirmed as ongoing by city planning staff are included in the coming lots 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 nineteenth 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 discus-

sion 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 fourth 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 fourth 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.



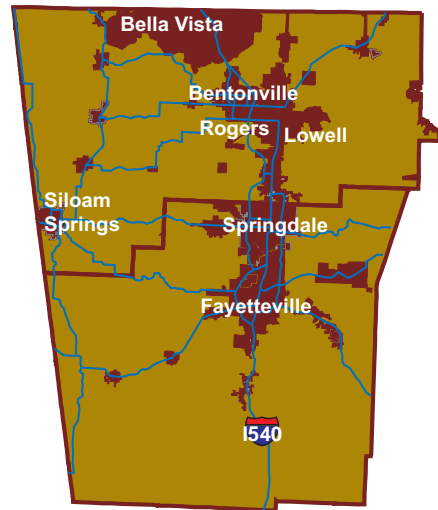
Economic Overview

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 fourth quarter of 2008, the overall real GDP growth rate was negative 3.8 percent, according to the advance estimates released by the U.S. Department of Commerce Bureau of Economic Analysis (BEA). The growth rate went down from a revised negative 0.5 percent rate in the third quarter of 2008, and was lower than the growth rate in the fourth quarter of 2007 (which was -0.2 percent). Overall, the annual 2008 growth rate was 1.3 percent according to advance estimates, lower than 2.0 growth rate for all of 2007. The BEA reported that the decrease in real GDP in the fourth quarter primarily reflected negative contributions from exports, personal consumption and expenditures (PCE), equipment and software, and residential fixed investment that were partly offset by positive contributions from private inventory investment and federal government spending. Imports, which are a subtraction in the calculation of GDP, decreased. The deceleration in real GDP primarily reflected a sharp deceleration in PCE, a downturn in equipment and software, and decelerations in exports and in state and local government spending that were partly offset by a sharp downturn in imports, an acceleration in federal government spending, and a smaller decrease in private inventory investment.

The Federal Funds rates averaged 0.15 percent in January. The Federal Open Market Committee decided last week to keep its target range for the federal funds rate at 0 to 1/4 percent. The Committee continues to anticipate that economic conditions are likely to warrant exceptionally low levels of the federal funds rate for some time. Information



received since the Committee met in December suggests that the economy has weakened further. Industrial production, housing starts, and employment have continued to decline steeply, as consumers and businesses have cut back spending. Furthermore, global demand appears to be slowing significantly. Conditions in some financial markets have improved, in part reflecting government efforts to provide liquidity and strengthen financial institutions. Nevertheless, credit conditions for households and firms remain extremely tight. The Committee anticipates that a gradual recovery in economic activity will begin later this year, but the downside risks to that outlook are significant.

According to the U.S. Bureau of Labor Statistics (BLS), core inflation (for all items less food and energy) was 1.8 percent seasonally non-adjusted annual rate from January to December 2008. During all of 2008, the Consumer Price Index for All Urban Consumers (CPI-U) rose by 0.1 percent, before seasonal adjustment. This compares with an increase of 4.1 percent for all of 2007. Between January and December 2008, overall energy costs declined by 21.3 percent, whereas the energy index increased by 17.4 percent in all of 2007. The food index increased by 5.8 percent last year, following a 4.8 percent rise for all of 2007. Two of the three groups: food and all

items less food and energy contributed to the deceleration. The producer price index for materials and components for construction increased by 7.3 percent during 2008 after rising by 2.0 percent in all of 2007.

The U.S. Census Bureau reports on new residential construction. Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 547,000. This is 11.1 percent below the revised November rate of 615,000 and is 50.8 percent below the revised December 2007 estimate of 1,111,000. The National Association of Realtors reports national existing home sales. The sales of existing homes increased in December 2008 following declines in October and November as tight mortgage credit continued to curtail activity. Existing home sales increased at a preliminary seasonally adjusted annual rate (SAAR) of 6.5 percent from the previous month to 4.74 million in December. This is a decline of 3.5 percent from the same period last year. The sales of new one-family houses declined by 14.7 percent to a 331,000 SAAR from November to December 2008, a decline of 44.8 percent from the December 2007 level, according to the U.S. Census Bureau and the Department of Housing and Urban Development.



Economic Overview

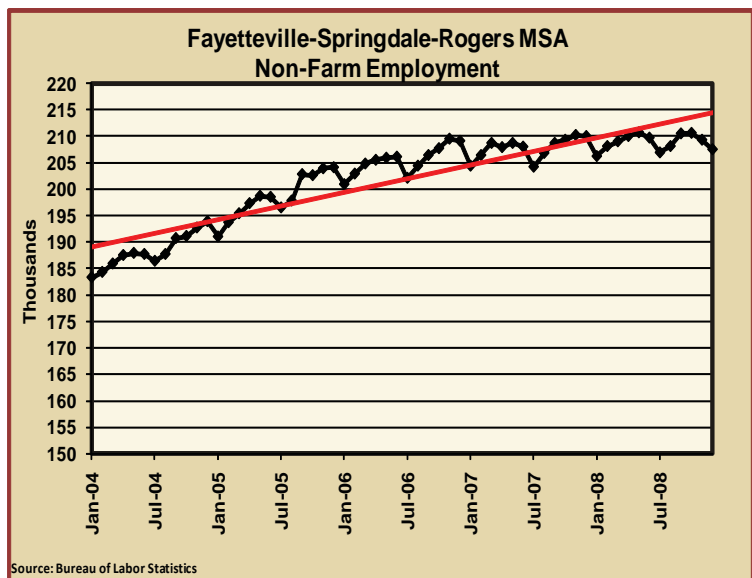
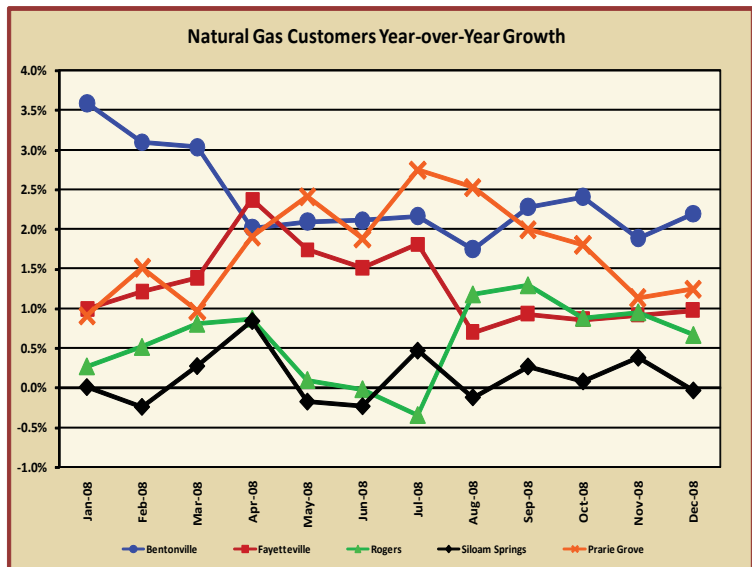
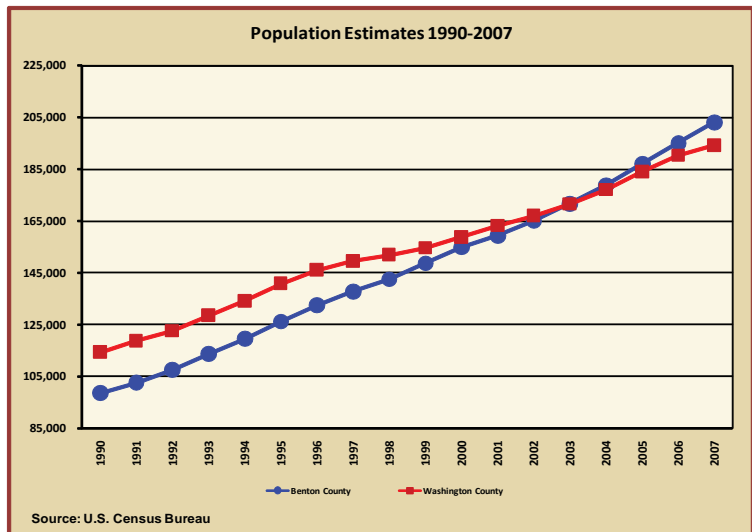
Regional Employment Trends

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 2007. 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 2008. As can be seen, the rate of growth has been highest in Bentonville, except in April, May, July, and August of 2008. It has been fairly steady in Siloam Springs, but has varied somewhat in Fayetteville and Rogers.

The Northwest Arkansas employment situation has been extremely conducive to both residential and commercial development in recent years. However, the 2008 numbers show that employment growth has been below its recent five-year trend. The non-farm employment figure shows that from January 2004 to December 2008, employment in the Fayetteville-Springdale-Rogers MSA increased at below trend levels.

The accompanying monthly employment change graph illustrates how average monthly employment, calculated over the previous 5 years, has declined. The graph clearly demonstrates a recent slowdown in the torrid pace of growth with lowest levels in late 2007 and in 2008. In December 2008 the 5-year average monthly employment growth was 351 jobs per month. This is down from the 500 jobs per month in December 2007.

In order to delve more closely into the makeup of the job growth in Northwest Arkansas, two additional figures are provided. The first shows the December 2008 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities have the largest share of employment (24 percent) in Northwest Arkansas, followed by professional and business services (16 percent), manufacturing (15 percent), government (14 percent),



Economic Overview

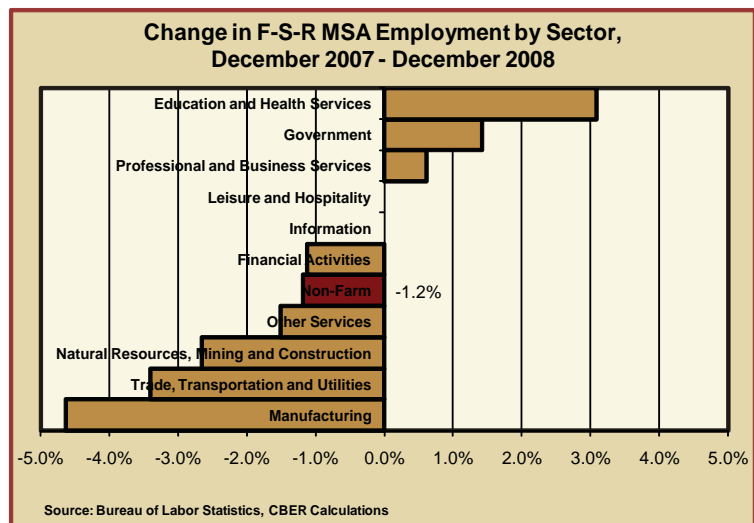
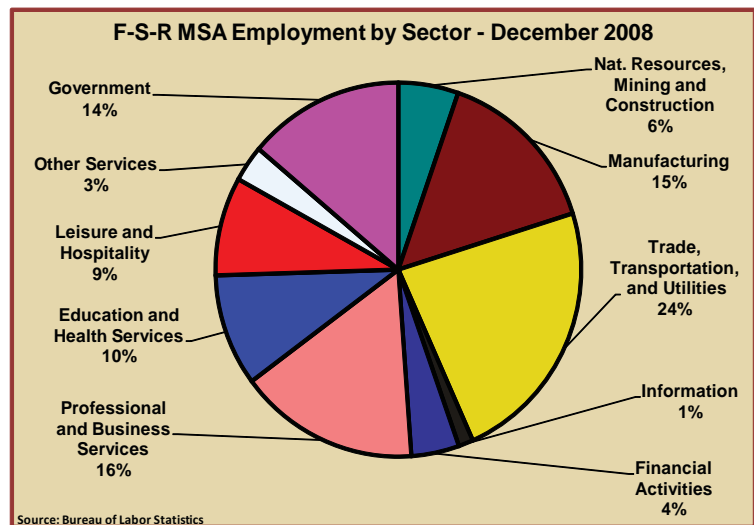
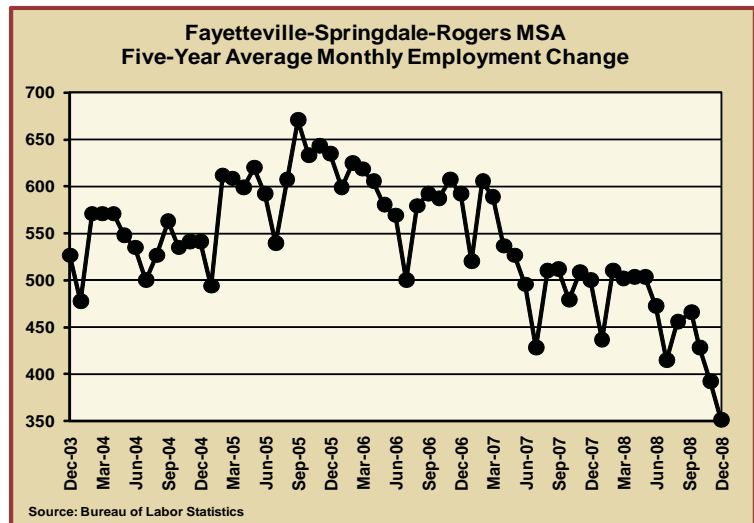
education and health services (10 percent), and leisure and hospitality (9 percent). The second figure shows the annual percentage change in the MSA's employment by sector from December 2007 to December 2008. Total nonfarm employment decreased by 1.2 percent during that time. Education and health services, government, professional and business services sectors have increased, while financial activities, other services, natural resources, mining and construction, trade, transportation and utilities, and manufacturing sectors have 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 4.6 percent in December 2008. This is 0.6 percentage points higher than in December of 2007. The unemployment rate in Northwest Arkansas continues to outperform both the state (6.0 percent) and nation (7.1 percent) seasonally non-adjusted rates.

Regional Housing Market Summary

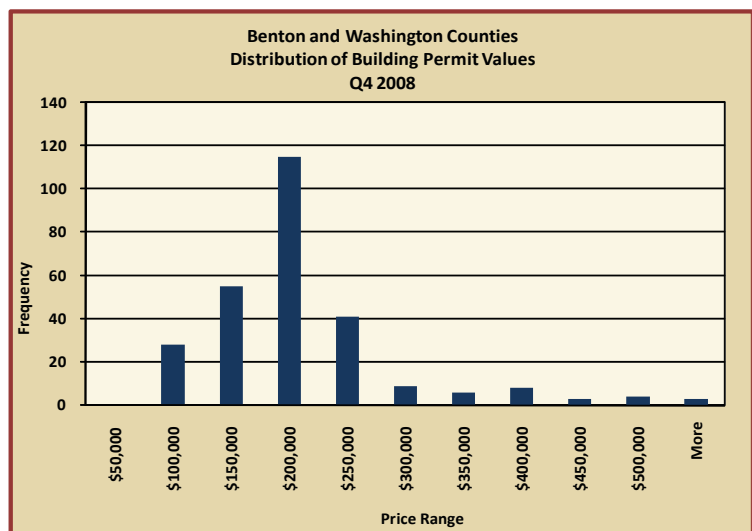
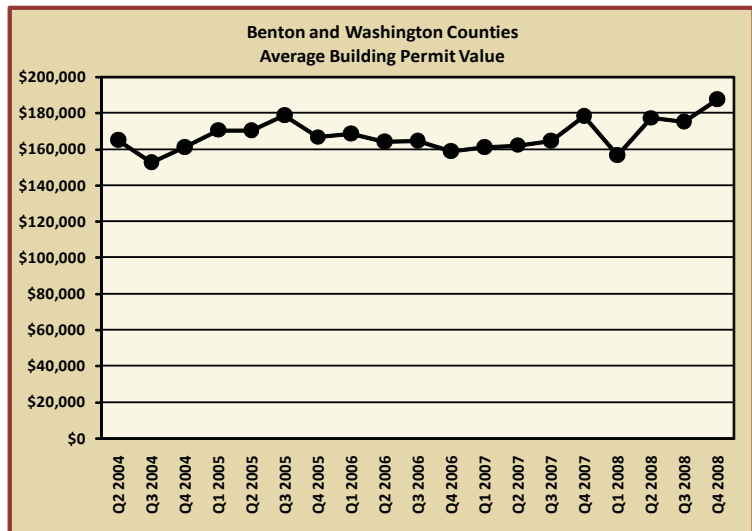
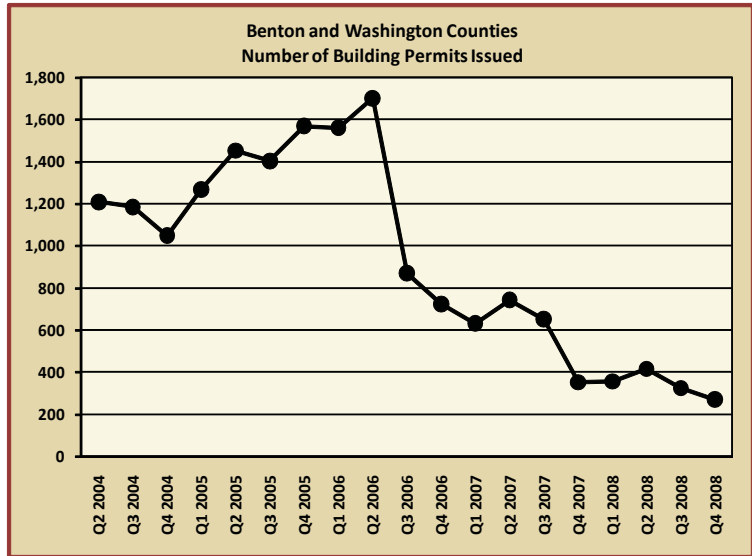
There were 270 building permits issued in Benton and Washington Counties from September to November 2008. This number is 23.3 percent lower than the 352 building permits issued during the same period in 2007. Benton County accounted for 139 of the residential building permits, while Washington County accounted for 131. The average value of all building permits in Northwest Arkansas from September to November 2008 was \$187,763, up 5.2 percent from the September to November 2007 average value of \$178,505. The most active value range for building permits was the \$150,001-\$200,000 range with 115, but there were 55 building permits issued in the \$100,001 to \$150,000 range and 41 building permits issued in the \$200,001-\$250,000 range. Building permit values do not include land prices, and so do not represent the total price to a purchaser of a completed house.



Regional Housing Market

A total of 27,840 lots were in the 368 active subdivisions identified by Skyline Report researchers in the fourth quarter of 2008. Of these lots, 13,207 were classified as empty, 113 were classified as starts, 409 were classified as being under construction, 980 were classified as complete, but unoccupied, and 13,131 were classified as occupied. During the fourth quarter of 2008, 613 new houses in active subdivisions became occupied, 19.9 percent fewer than in the previous quarter and 22.8 percent fewer than in the fourth quarter of 2007. Using the absorption rate from the past twelve months implied that there was a 59.6 month supply of remaining lots in the subdivisions that were active in the fourth quarter in Northwest Arkansas. In the third quarter of 2008, the revised absorption rate implied a smaller 56.8 month supply. When the remaining fourth quarter inventory is examined on a county-by-county basis, Benton County had 60.0 months of remaining lot inventory (rather than a revised 58.3 months in the third quarter) and Washington County had 59.0 months of remaining inventory (rather than a revised 54.5 months in the previous quarter) in active subdivisions. This is the fifth quarter since late 2006 that remaining months of inventory were larger in Benton County than in Washington County.

For the cities of Bentonville, Cave Springs, Centerton, Gentry, Pea Ridge, Rogers, Siloam Springs, Elkins, Elm Springs, Farmington, Fayetteville, Goshen, Greenland, Prairie Grove, Springdale, and Tontitown 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. For this quarter's Skyline report, subdivisions with preliminary approval prior to the fourth quarter of 2006 were not included unless city planning staff confirmed they were still ongoing subdivisions. The subdivisions that were not confirmed by city planning staff have been reclassified as indefinitely postponed.



Regional Housing Market

In the Bentonville pipeline, there were 1,425 lots in 19 subdivisions reported as either preliminary or finally approved. In Centerton, 11 subdivisions were planned with 1,157 lots. The Rogers planning commission had approved 31 subdivisions with 1,016 lots. There were 754 coming lots in 22 subdivisions in Siloam Springs. Cave Springs, Gentry, and Pea Ridge had approved an additional 785 lots in 13 subdivisions. Fayetteville and Springdale had in their pipelines 1,769 lots in 31 subdivisions and 1,349 lots in 29 subdivisions, respectively. Elkins, Elm Springs, Farmington, Goshen, Greenland, Prairie Grove, and Tontitown accounted for an additional 1,553 approved lots in 16 subdivisions. Totaling up these numbers, accounts for 9,808 approved lots within the two counties. If this lot inventory is added to the remaining lots in active subdivisions, then there are 99.4 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 August 16, 2008 to November 15, 2008, there were 1,179 existing houses sold in Benton and Washington Counties. This is a decline of 13.2 percent from the total houses sold during the same time period in 2007. In the fourth quarter of 2008 in Northwest Arkansas, the average sales price, in absolute and per square foot terms, of existing houses declined compared to 2007 prices. In Benton County, absolute prices decreased by 10.4 percent during the year to an average of \$171,319. (The median house price was \$141,275 in the fourth quarter of 2008.) In Washington County, sold house absolute prices decreased by 6.3 percent to an average of \$179,782. (The median house price in Washington County was \$150,190 in the fourth quarter of 2008.) In per square foot terms, average Benton County prices fell

Benton and Washington Counties Number and Average Value of Residential Building Permits Q4 2007 and Q4 2008

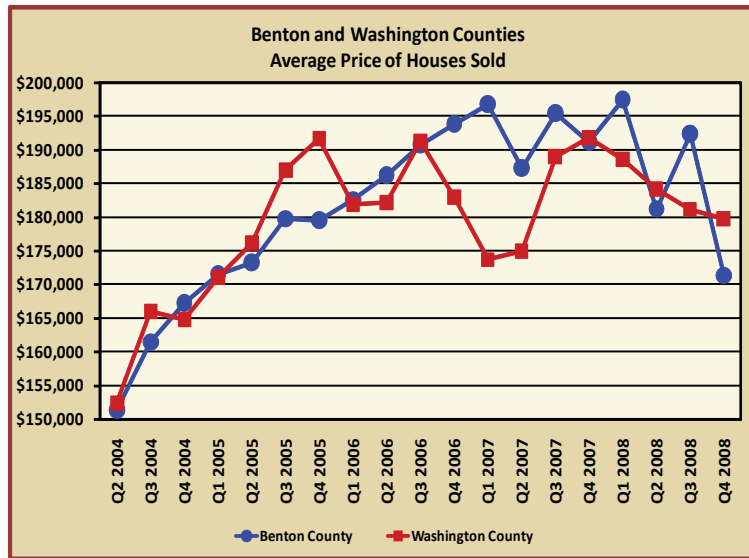
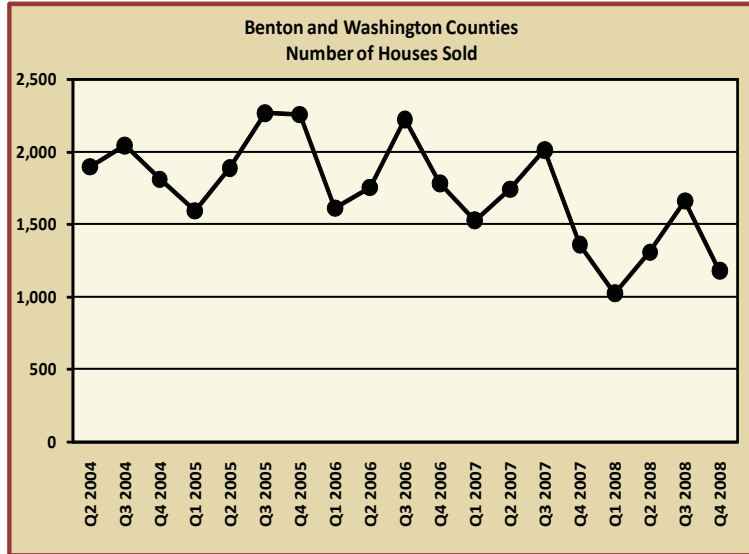
City	Q4 2007 Number of Building Permits	Q4 2008 Number of Building Permits	Q4 2007 Average Value of Building Permits	Q4 2008 Average Value of Building Permits
Bella Vista	24	22	\$153,504	\$209,629
Bentonville	42	54	\$235,335	\$209,700
Bethel Heights	7	0	\$59,643	--
Cave Springs	1	4	\$350,000	\$100,000
Centerton	36	8	\$104,058	\$91,642
Decatur	0	0	--	--
Elkins	4	0	\$77,578	--
Elm Springs	0	0	--	--
Farmington	0	0	--	--
Fayetteville	91	82	\$176,977	\$187,163
Gentry	1	0	\$90,000	--
Goshen	2	1	\$417,714	\$240,152
Gravette	0	0	--	--
Greenland	0	0	--	--
Johnson	0	0	--	--
Lincoln	1	0	\$94,315	--
Little Flock	2	2	\$181,580	\$247,500
Lowell	6	2	\$176,183	\$253,101
Pea Ridge	10	4	\$94,944	\$93,978
Prairie Grove	0	8	--	\$81,976
Rogers	45	42	\$177,293	\$177,682
Siloam Springs	17	1	\$135,232	\$172,860
Springdale	55	37	\$209,376	\$189,195
Tontitown	8	3	\$394,325	\$456,999
West Fork	0	0	--	--
Northwest Arkansas	352	270	\$178,505	\$187,763



Regional Housing Market

11.0 percent to \$83.14 and average Washington County prices fell 10.3 percent down to \$91.34 from the fourth quarter of 2007 to the fourth quarter of 2008.

In order to describe sold house characteristics in more details, Center researchers analyzed houses depending on their heated square footage range. Although the average price for all sold houses fell more in Benton County, the houses within a 2,501 to 3,000 square feet range in Washington County experienced the most decline in Northwest Arkansas, 14.3 percent. On the other hand, sold houses with up to 1,000 square footage in Washington County experienced a positive growth in prices, while prices of sold houses within all square footage ranges in Benton County declined.



Benton County

Building Permits

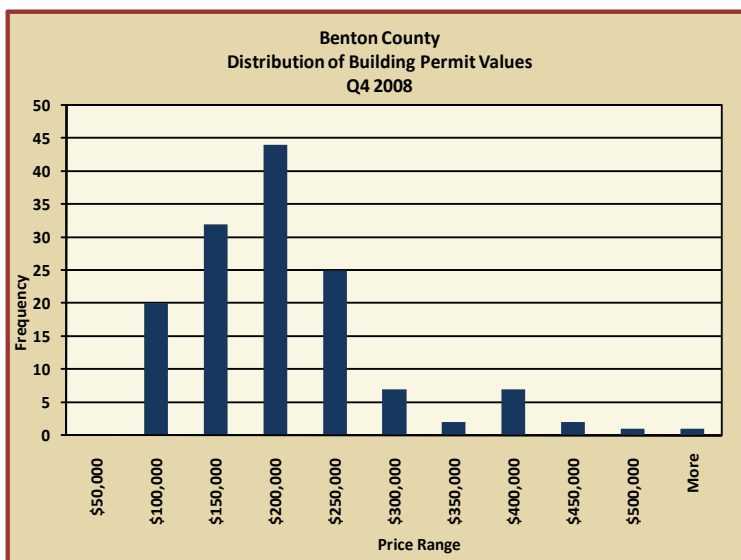
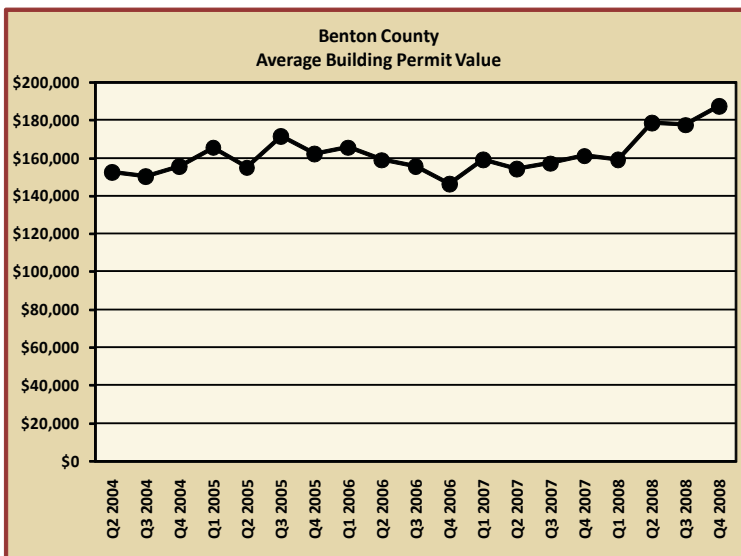
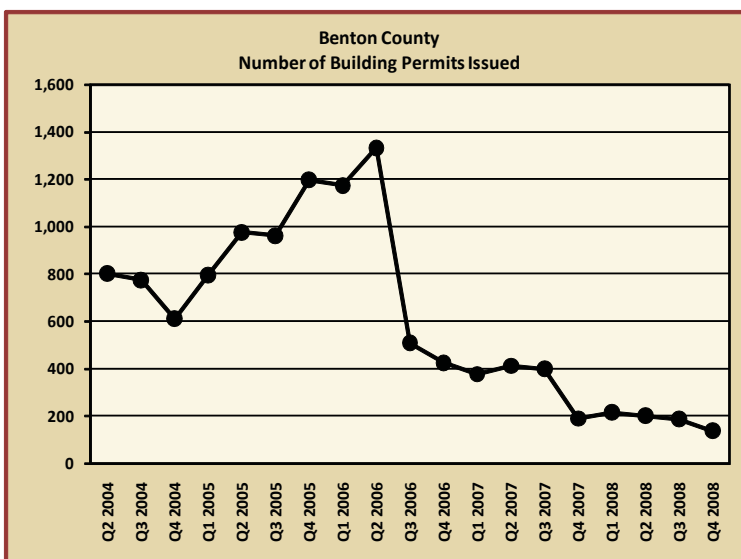
From September to November 2008, there were 139 residential building permits issued in Benton County. The fourth quarter 2008 total was 27.2 percent lower than the fourth quarter 2007 total of 191 residential building permits. The average value of the Benton County building permits was \$187,636 from September to November 2008, a 16.3 percent increase from the average value of \$161,354 during the fourth quarter of 2007. About 53.9 percent of the fourth quarter building permits were valued between \$100,001 and \$200,000, with 31.9 percent higher than \$200,000 and 14.2 percent lower than \$100,000. In Benton County, the dominant building permit value points were between \$150,001 and \$200,000.

Bentonville accounted for 38.8 percent of the residential building permits in Benton County. Rogers, Bella Vista, and Centerton comprised 30.2, 15.8, and 5.8 percent of the Benton County residential building permits, respectively. The remaining 9.4 percent were from the other small cities in the county.

From the fourth quarter of 2007 to the fourth quarter of 2008, fewer building permits were issued in almost all cities in Benton County. The number of permits in Bentonville and Cave Springs, however, were up by 12 and 3, respectively.

Subdivisions

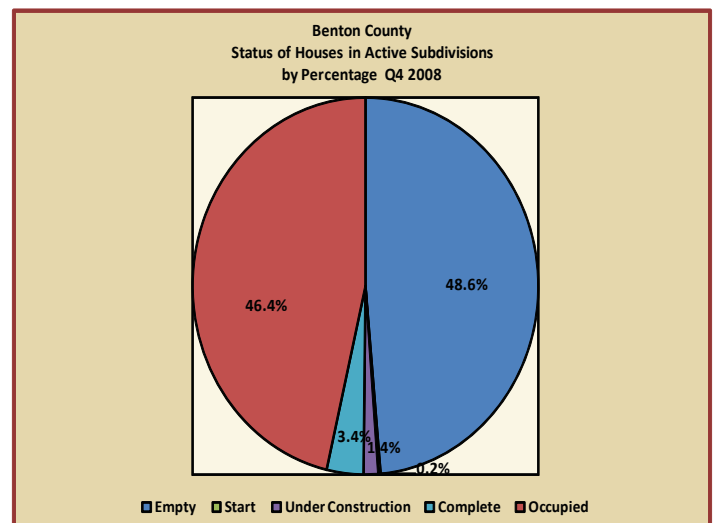
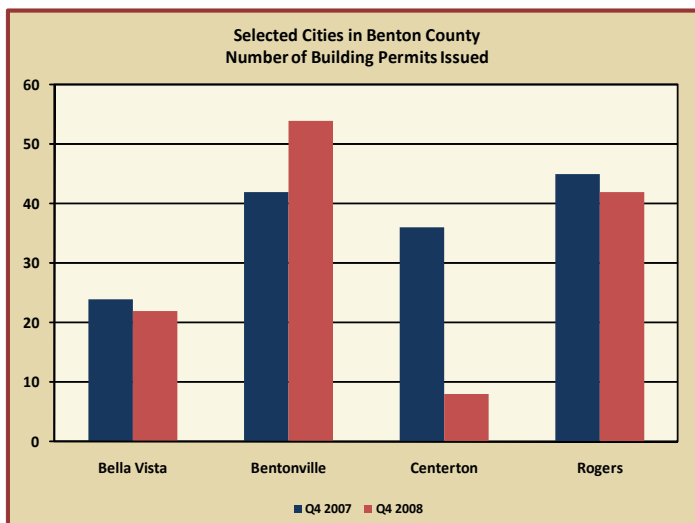
There were 16,872 lots in the 204 active subdivisions in Benton County in the fourth quarter of 2008. Within the active subdivisions, 48.6 percent of the lots were empty, 0.2 percent were starts, 1.4 percent were under construction, 3.4 percent were complete, but unoccupied houses, and 46.4 percent were occupied houses. In the fourth quarter of 2008, Bentonville had the most empty lots and lots under construction. Rogers had the most starts, complete but unoccupied houses, and occupied houses within active subdivisions.



Benton County

Benton County Residential Building Permit Values by City September 2008 - November 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+	Q4 2008 Total	Q4 2007 Total
Bella Vista	0	0	14	1	2	0	0	2	2	0	1	22	24
Bentonville	0	0	5	29	12	3	1	3	0	1	0	54	42
Bethel Heights	0	0	0	0	0	0	0	0	0	0	0	0	7
Cave Springs	0	3	0	1	0	0	0	0	0	0	0	4	1
Centerton	0	7	1	0	0	0	0	0	0	0	0	8	36
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	0	0	0	0	0	0	0	0	0	0	0	0
Little Flock	0	0	0	0	1	1	0	0	0	0	0	2	2
Lowell	0	0	0	0	1	1	0	0	0	0	0	2	6
Pea Ridge	0	4	0	0	0	0	0	0	0	0	0	4	10
Rogers	0	4	12	12	9	2	1	2	0	0	0	42	45
Siloam Springs	0	0	0	1	0	0	0	0	0	0	0	1	17
Benton County	0	18	32	44	25	7	2	7	2	1	1	139	191



Benton County

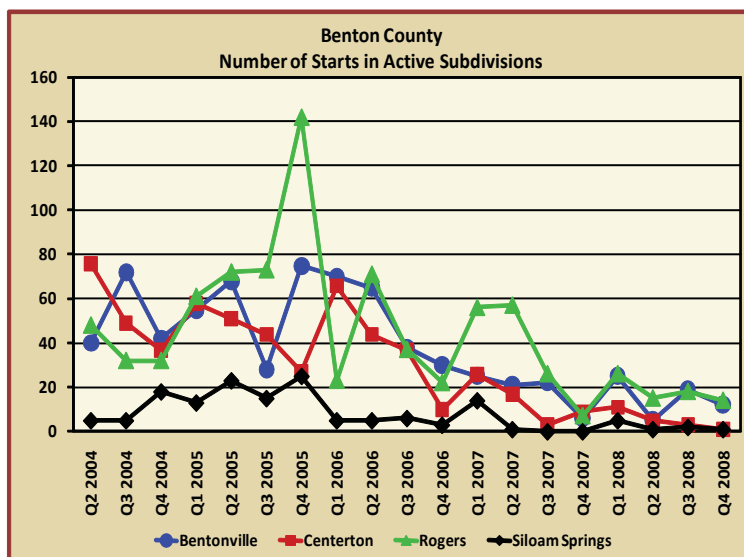
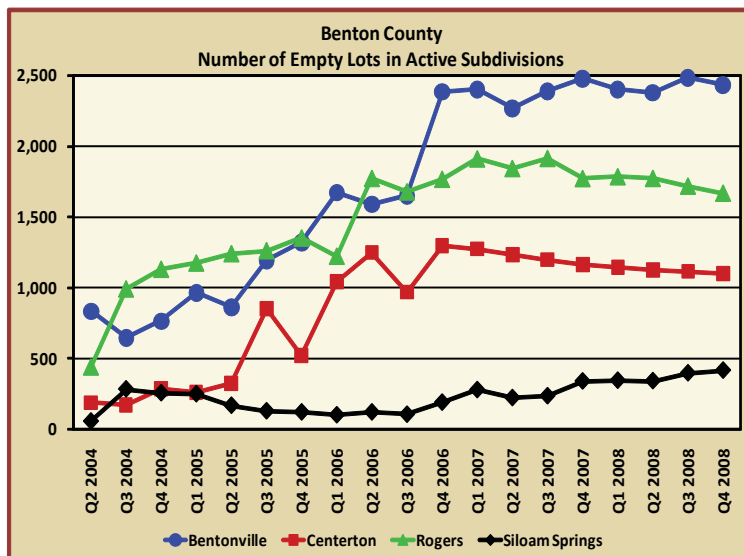
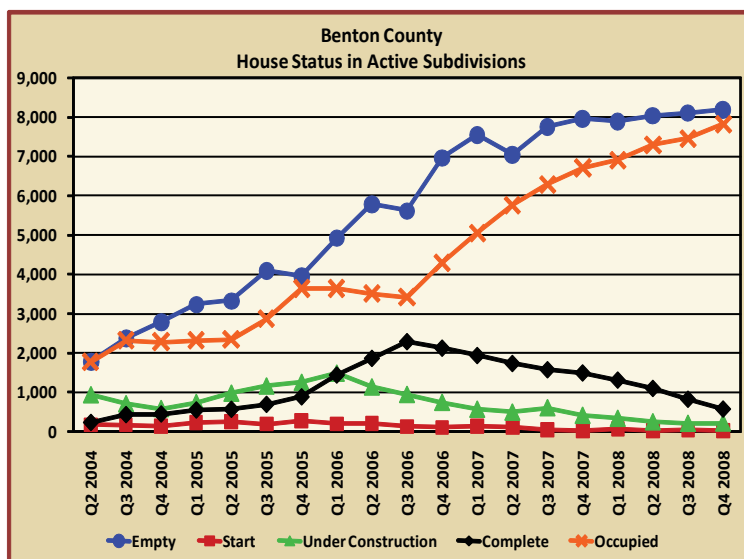
During the fourth quarter of 2008, the most active subdivisions in terms of houses under construction were: Riverwalk Farm Estates and Oakwood Park in Bentonville, Quail Ridge in Centerton, Holiday Hills Estates in Highfill, as well as Meadow Wood, Pinnacle, Roller's Ridge, and Shadow Valley in Rogers. Of these top subdivisions for new construction, Riverwalk Farm Estates, Oakwood Park, Quail Ridge, Meadow Wood, Pinnacle, and Shadow Valley were also among the most active in the third quarter.

From the third quarter to the fourth quarter of 2008, 388 new houses in active subdivisions became occupied in Benton County. This was a decline from the revised third quarter total of 454. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Benton County had 60.0 months of lot inventory at the end of the fourth quarter. This is up from a revised 58.3 months of inventory at the end of the third 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 fourth quarter of 2008, there were 5,137 lots in 96 subdivisions in Benton County that had received approval. Bentonville accounted for 27.7 percent of the coming lots, Centerton accounted for 22.5 percent, and Rogers accounted for 19.8 percent of the coming lots.

Sales of Existing Houses

The examination of the sales of existing houses in the fourth quarter of 2008 yields the following results. A total of 714 existing houses were sold from August 16, 2008 to November 15, 2008 in Benton County. This represents a decline of 12.8 percent from the same time period in 2007 and a decline of 36.9 percent from the same time period in 2006. About 31.1 percent of the houses were sold in Rogers, about 22.8 percent in Bella Vista, 22.1 percent in Bentonville, and

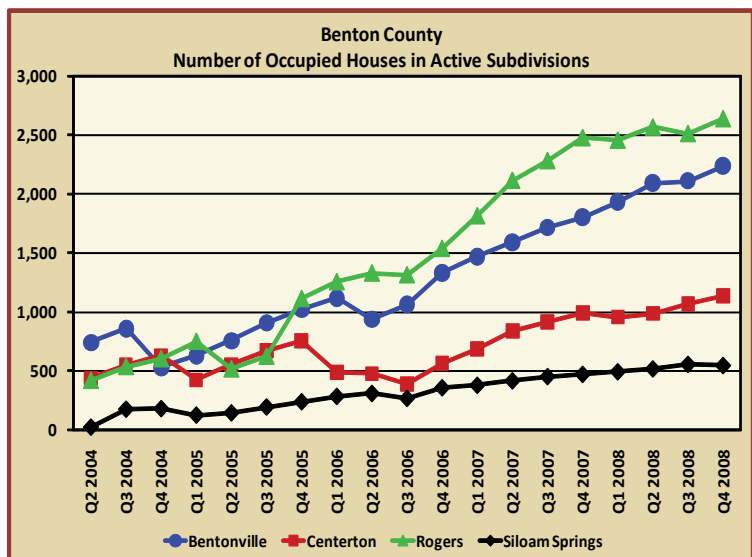
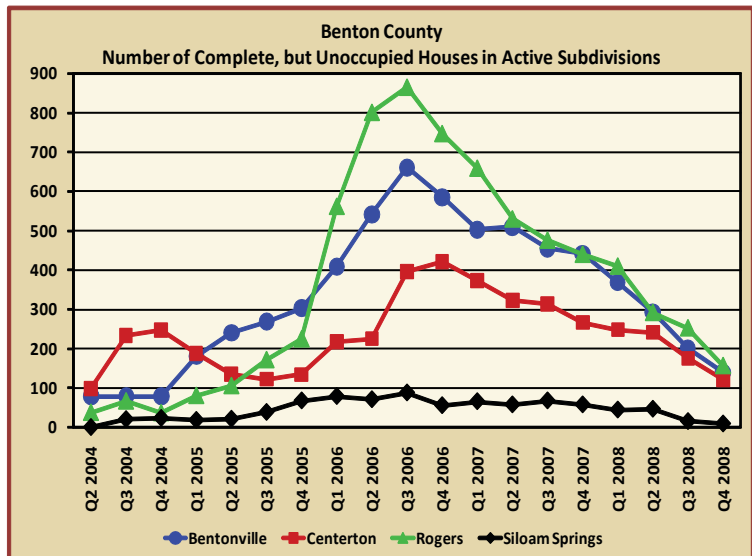
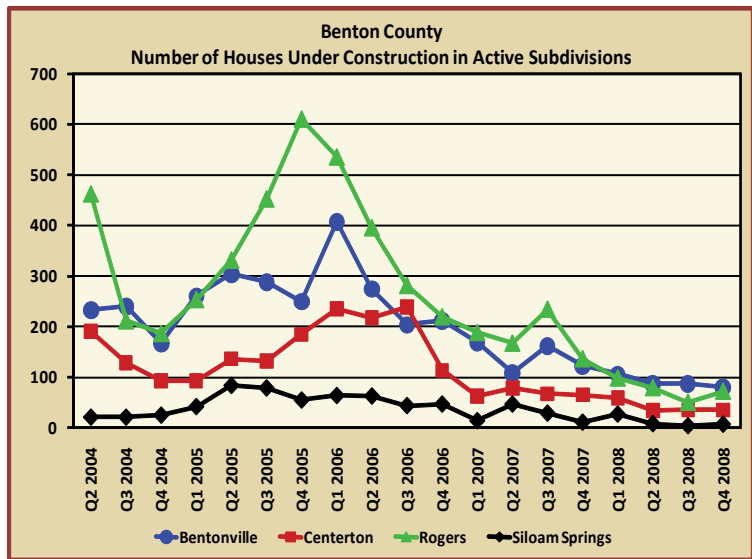


Benton County

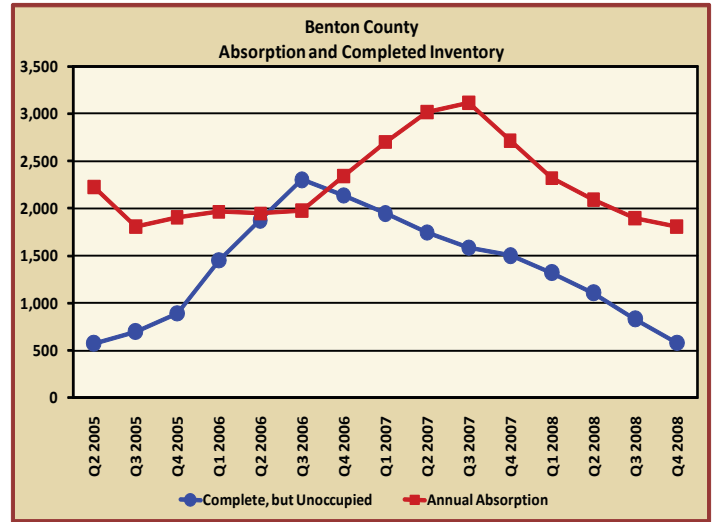
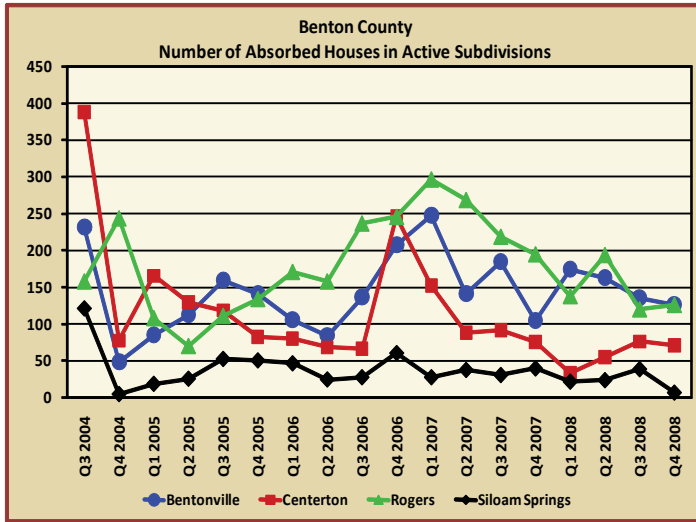
6.3 percent in Siloam Springs. The average price of all houses sold in Benton County was \$171,319, while the median price was \$141,275, and the average house price per square foot was \$83.14. For the fourth quarter of 2008, the average amount of time between the initial listing of a house and the sale date was 150 days. The average sales price decreased by 10.4 percent, the price per square foot decreased by 11.0 percent, while the duration on the market increased by 0.5 percent over the same time period in 2007.

Center researchers also compared characteristics of sold houses in Benton County depending on their heated square footage range. Houses within 1,501 to 2,000 square feet experienced the largest price declines at 14.2 percent in average price and 14.6 percent in average price per square foot. The smallest decline in average price at 3.0 percent occurred in houses with square footage from 3,001 to 3,500 square feet and the smallest decline in average price per square foot at 5.1 percent occurred in houses with square footage from 2,001 to 2,500 square feet.

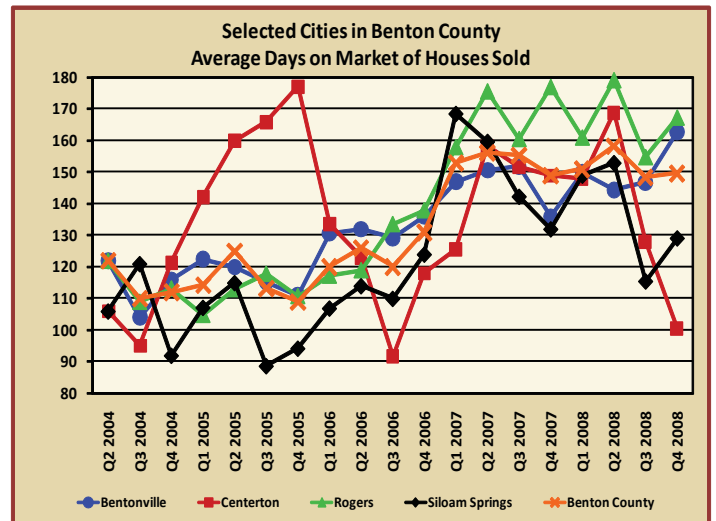
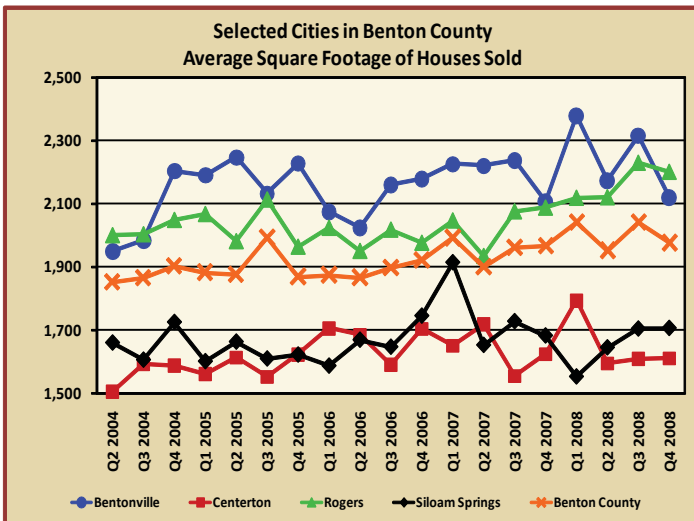
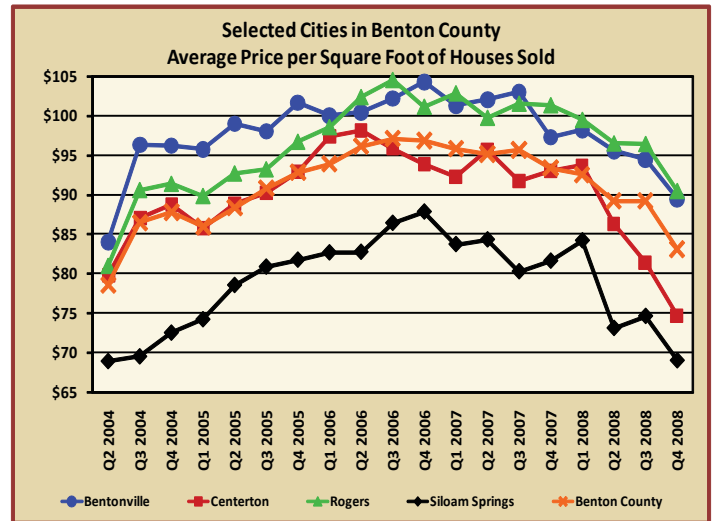
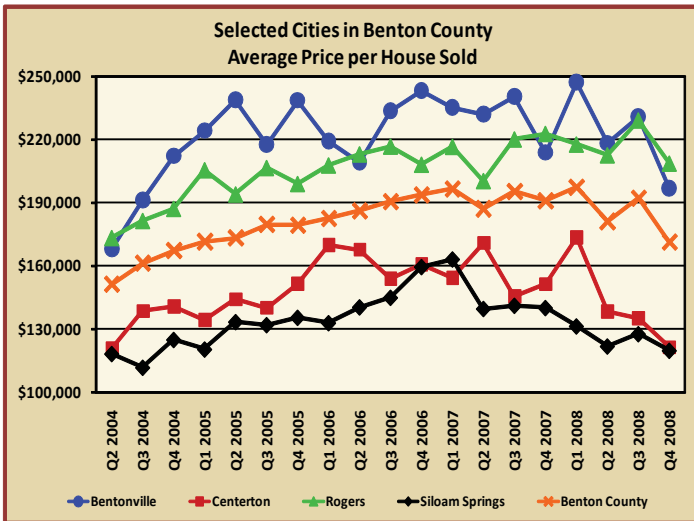
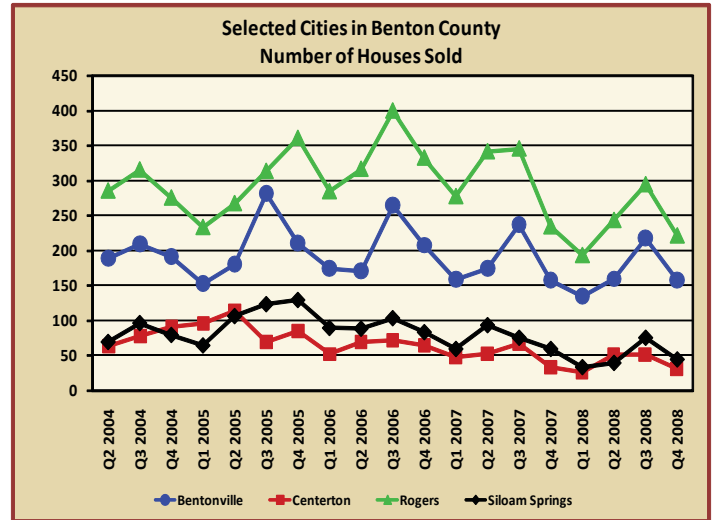
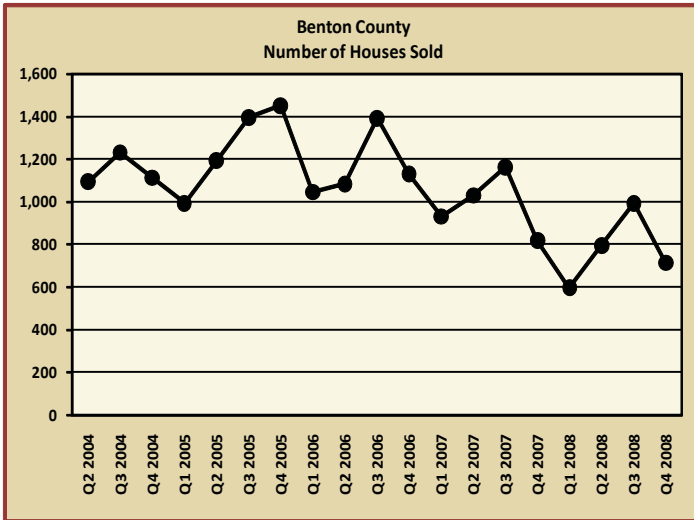
From mid-August to mid-November, on average, the largest houses in Benton County were sold in Garfield, Rogers, and Bentonville. On average, homes sold fastest in Centerton, Gentry, and Gravette.



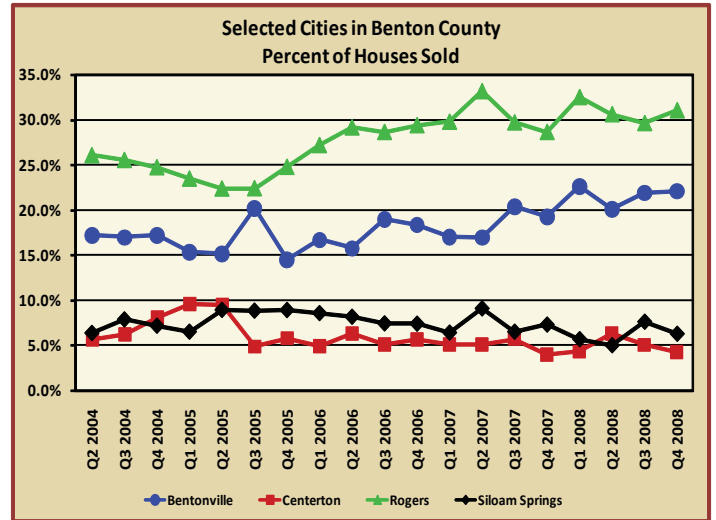
Benton County



Benton County



Benton County



Benton County Sold House Characteristics by City August 16, 2008 - November 15, 2008

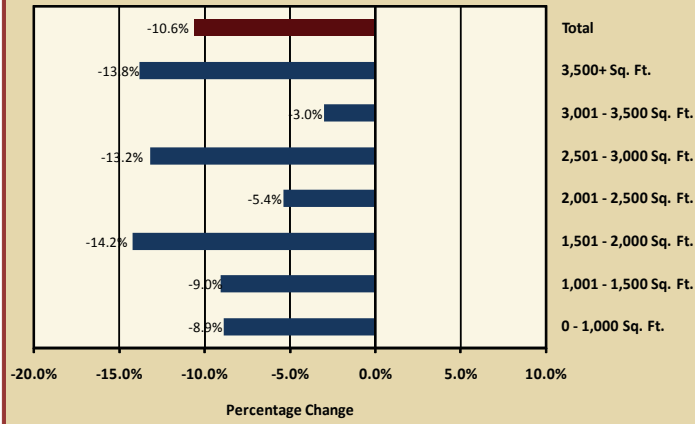


City	Average Price		Average Days on Market	Number of Houses Sold	Percentage of County Sales
	Average Price	Per Square Foot			
Avoca	\$146,000	\$162.22	0	1	0.1%
Bella Vista	\$146,909	\$78.10	132	163	22.8%
Bentonville	\$197,004	\$89.57	163	158	22.1%
Bethel Heights	\$140,750	\$74.39	221	2	0.3%
Cave Springs	\$190,576	\$103.62	146	8	1.1%
Centerton	\$121,507	\$74.71	100	31	4.3%
Decatur	\$54,352	\$40.11	149	11	1.5%
Garfield	\$193,100	\$86.54	242	6	0.8%
Gateway	--	--	--	0	0.0%
Gentry	\$100,993	\$62.00	106	15	2.1%
Gravette	\$82,395	\$59.64	106	17	2.4%
Highfill	--	--	--	0	0.0%
Hiwasse	--	--	--	0	0.0%
Little Flock	--	--	--	0	0.0%
Lowell	\$168,603	\$86.92	143	17	2.4%
Pea Ridge	\$125,733	\$80.13	164	18	2.5%
Rogers	\$208,718	\$90.50	167	222	31.1%
Siloam Springs	\$119,853	\$69.08	129	45	6.3%
Sulphur Springs	--	--	--	0	0.0%
Benton County	\$171,319	\$83.14	150	714	100.0%

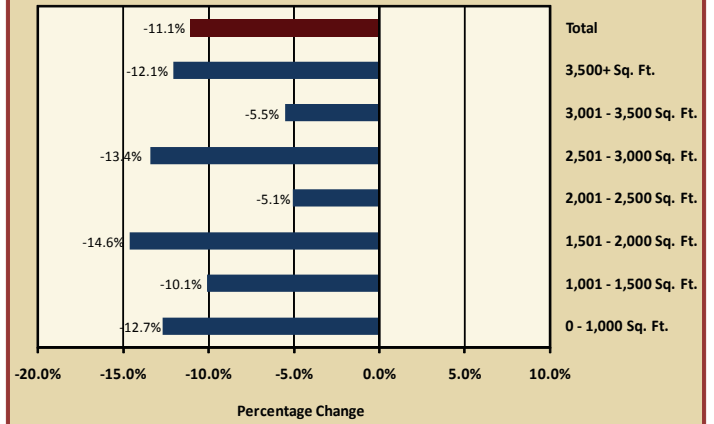


Benton County

Change in Benton County Average Prices of Sold Houses
by House Size
Q4 2007 - Q4 2008



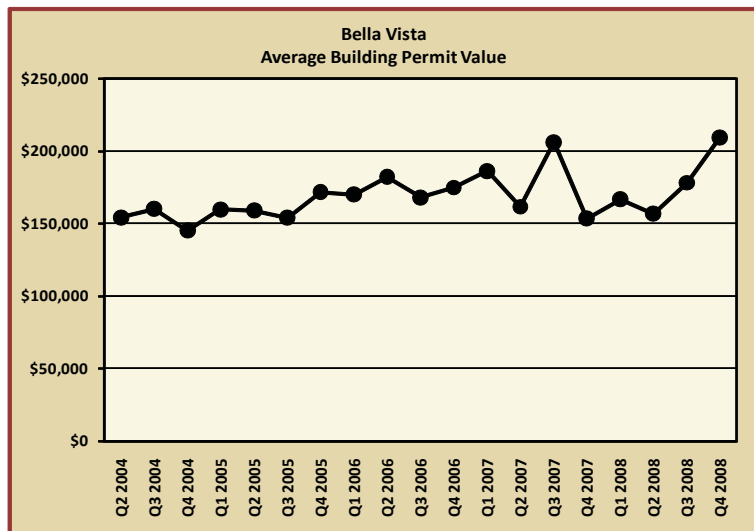
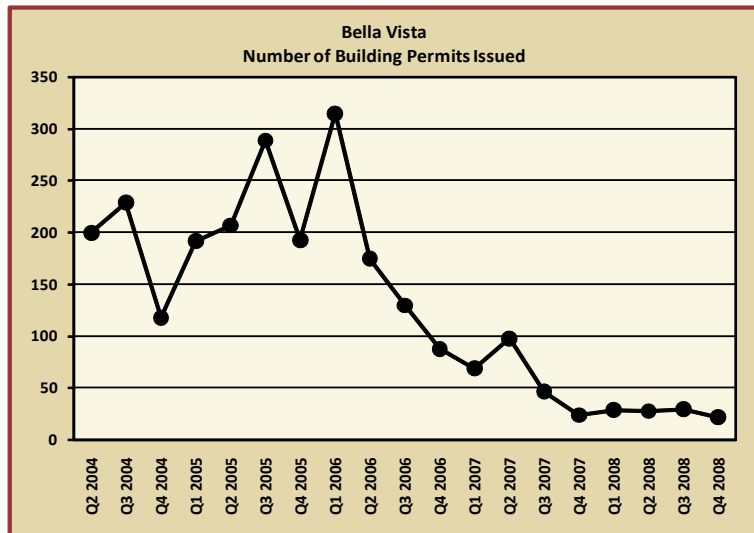
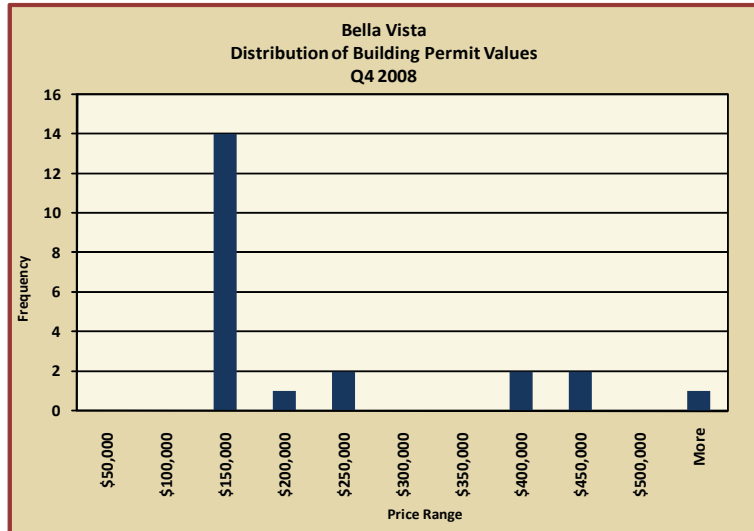
Change in Benton County Average Prices per Square Feet of Sold Houses
by House Size
Q4 2007 - Q4 2008



Bella Vista

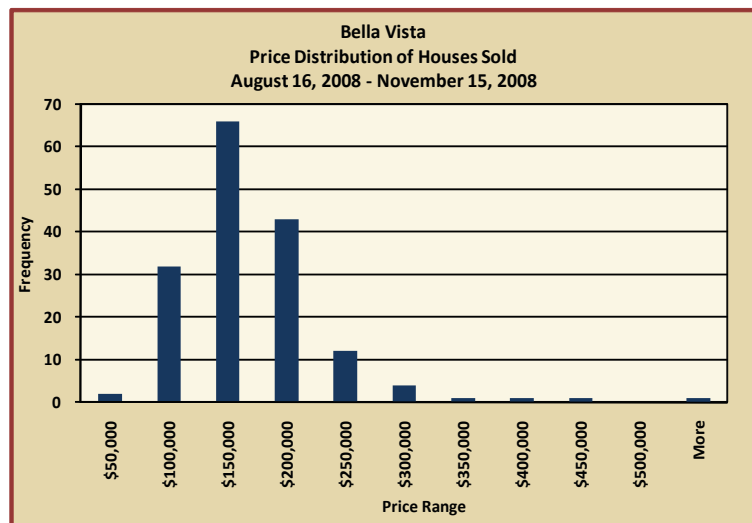


- From September to November 2008, there were 22 residential building permits issued in Bella Vista. This represents a 8.3 percent decline from the fourth quarter of 2007.
- The average residential building permit value in Bella Vista increased by 36.6 percent from the fourth quarter of 2007 to \$209,629 in the fourth 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.
- About 4,000 of the lots in Bella Vista are owned by various builders or sales companies. Of these, about 3,000 lots were owned by a single California-based company, which has recently gone bankrupt.
- Between 3,800 and 5,700 lots could be considered to be active in the fourth quarter in Bella Vista.
- There were 163 existing houses sold in Bella Vista from August 16, 2008 to November 15, 2008, or 30.0 percent fewer than in the previous quarter and 22.0 percent fewer than in the same period last year.
- The average price of a house sold in Bella Vista decreased from \$156,018 in the third quarter to \$146,909 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 14.9 percent lower than in the same period last year.

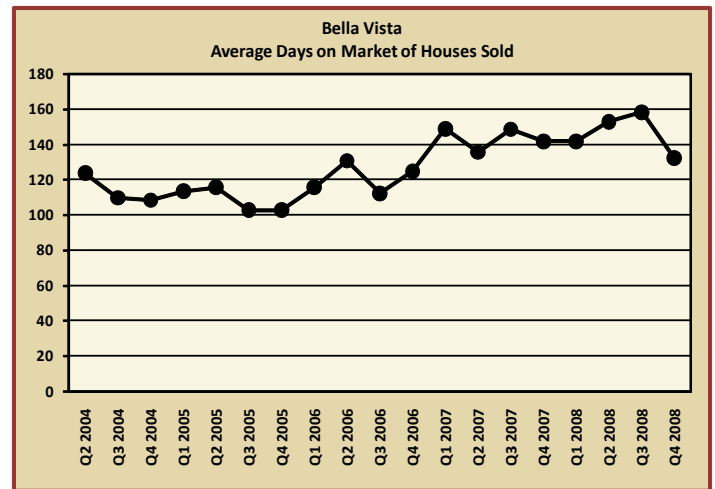
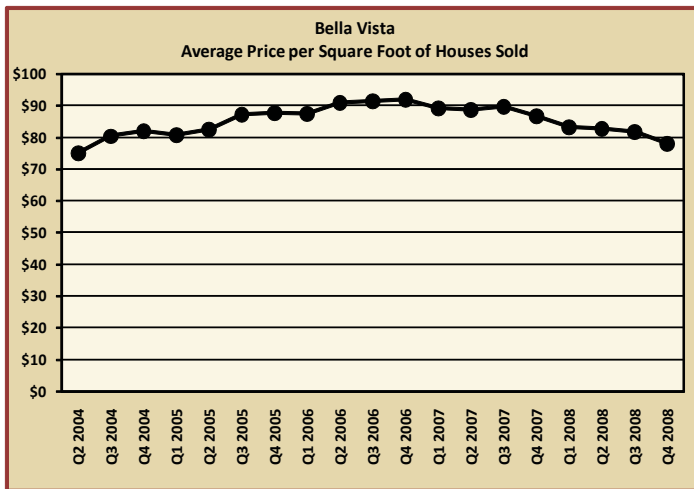
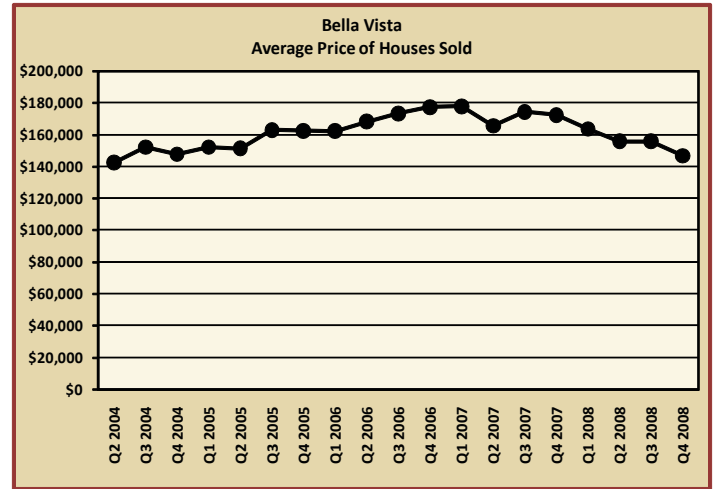
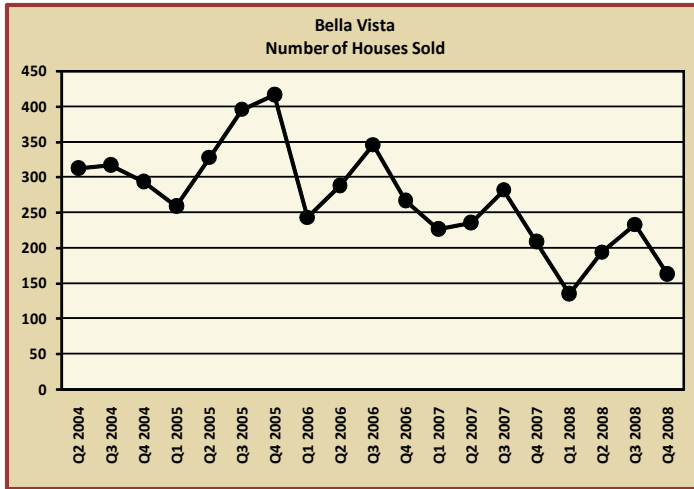


Bella Vista

- About 66.9 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 declined from 158 days in the third quarter to 132 days in the fourth quarter of 2008.
- About 22.8 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Bella Vista. The average sales price of a house in Bella Vista was about 85.8 percent of the county average.



Bella Vista



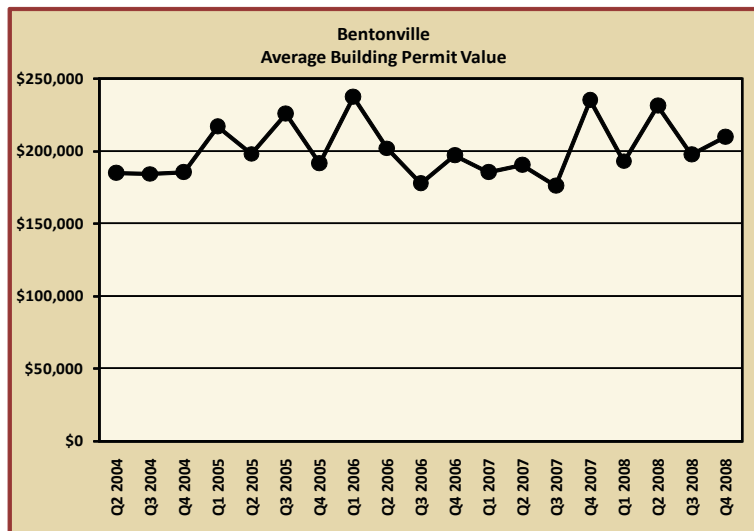
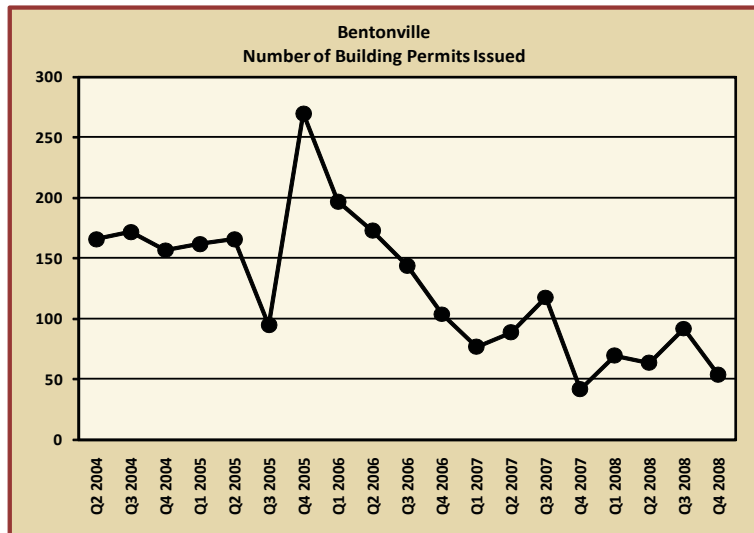
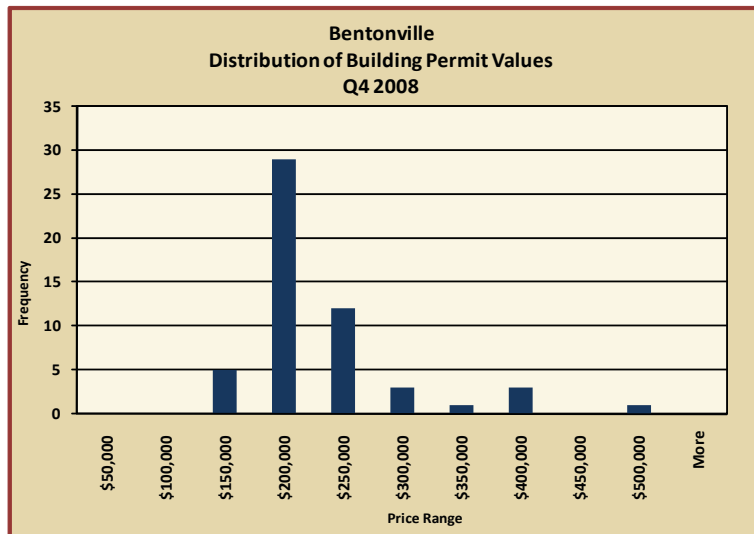
Bella Vista Price Range of Houses Sold August 16, 2008 - November 15, 2008

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	1.2%	1,387	134	73.0%	\$29.38
\$50,001 - \$100,000	32	19.6%	1,378	118	96.2%	\$60.62
\$100,001 - \$150,000	66	40.5%	1,692	118	96.6%	\$78.36
\$150,001 - \$200,000	43	26.4%	2,081	138	96.8%	\$84.81
\$200,001 - \$250,000	12	7.4%	2,673	191	93.5%	\$88.17
\$250,001 - \$300,000	4	2.5%	3,148	91	96.5%	\$93.94
\$300,001 - \$350,000	1	0.6%	3,277	66	95.7%	\$102.23
\$350,001 - \$400,000	1	0.6%	3,673	413	95.1%	\$95.83
\$400,001 - \$450,000	1	0.6%	3,250	498	97.9%	\$129.23
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	0.6%	3,443	151	88.2%	\$152.48
Bella Vista	163	100.0%	1,879	132	96.0%	\$78.10



Bentonville

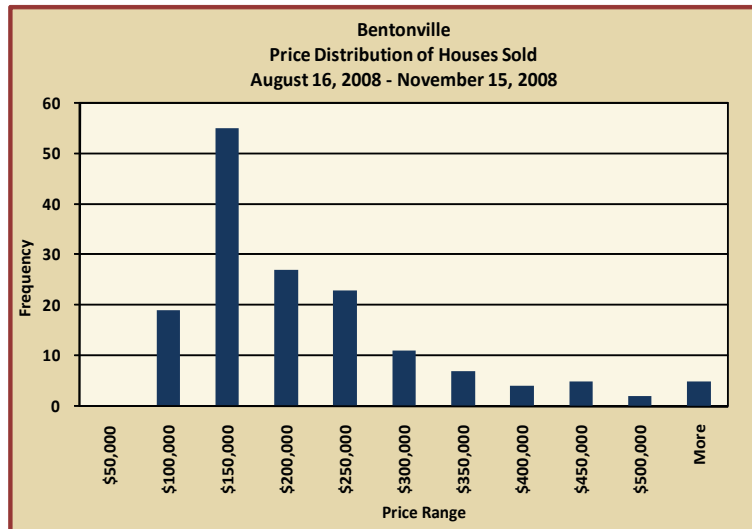
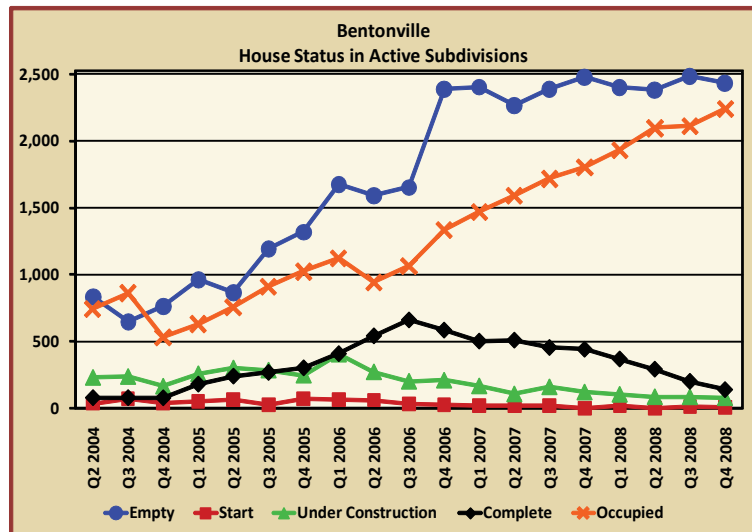
- From September to November 2008, there were 54 residential building permits issued in Bentonville. This represents a 28.6 percent increase from the fourth quarter of 2007.
- The average residential building permit value in Bentonville decreased by 10.9 percent from the fourth quarter of 2007 to \$209,700 in the fourth quarter of 2008.
- The major price points for Bentonville building permits were in the \$150,001 to \$200,000 range.
- There were 4,909 total lots in 51 active subdivisions in Bentonville in the fourth quarter of 2008. About 45.7 percent of the lots were occupied, 2.9 percent were complete, but unoccupied, 1.6 percent were under construction, 0.2 percent were starts, and 49.6 percent were vacant lots.
- 127 new houses in Bentonville became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 53.3 months of remaining inventory in active subdivisions, down from a revised 57.9 months in the third quarter.
- The subdivisions with the most houses under construction in Bentonville in the fourth quarter were Riverwalk Farm Estates with 30 and Oakwood Park with 10.
- An additional 1,425 lots in 19 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Bentonville.
- There were 158 existing houses sold in Bentonville from August 16, 2008 to November 15, 2008, or 27.5 percent fewer than in the previous quarter, but almost unchanged compared with the same period last year.
- The average price of a house sold in Bentonville decreased from \$230,807 in the third quarter to \$197,004 in the fourth quarter of 2008. In the fourth quarter



Bentonville

of 2008, the average sales price was 14.6 percent lower than in the previous quarter and 7.9 percent lower than in the same period last year.

- About 51.9 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 increased from 147 days in the third quarter to 163 days in the fourth quarter of 2008.
- About 22.1 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Bentonville. The average sales price of a house in Bentonville was about 15.0 percent higher than the county average.



Bentonville House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Allencroft	19	0	0	0	99	118	2	25.3
Avignon	9	0	1	0	28	38	0	60.0
The Bluffs	16	0	0	1	4	21	0	204.0
Briarwood*	9	0	0	0	21	30	0	--
Brighton Heights	36	6	2	1	42	87	1	67.5
Chapel Hill	66	0	3	1	56	126	7	46.7
Chardonnay	14	0	0	0	38	52	0	168.0
College Place, Phases VII, VIII	59	0	2	0	58	119	2	146.4
Cornerstone Ridge, Phase I	83	1	1	1	42	128	6	68.8
Creekstone, Phase II*	29	0	0	0	3	32	0	--
Eagle Creek, Phases I, II	6	0	1	0	93	100	0	42.0



Bentonville

Bentonville House Status in Active Subdivisions (Continued) Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Eau Claire	17	0	0	3	6	26	0	240.0
Eden's Brooke, Phases I, III	36	0	0	11	7	54	3	141.0
The Farms	49	0	0	1	8	58	0	100.0
Grace Addition	88	0	3	2	19	112	5	101.5
Heathrow	11	0	0	0	54	65	0	132.0
Hidden Springs, Phase IV*	4	0	0	0	44	48	0	--
High Meadows	0	0	0	8	103	111	2	3.3
Highland Park*	51	0	0	0	1	52	0	--
Highpointe Addition	106	0	2	4	26	138	6	56.0
Kensington, Phases I, III	16	0	1	2	62	81	1	38.0
Kerelaw Castle	136	0	0	2	30	168	0	165.6
Kingsbury, Phases I-III	16	0	2	0	57	75	1	216.0
Laurynwood Estates	79	1	0	13	7	100	3	186.0
Little Sugar Estates	8	0	0	2	1	11	0	120.0
Lochmoor Club	47	0	4	1	159	211	1	16.4
Lonesome Pond	52	0	0	0	4	56	0	156.0
Lyndal Heights, Phase V	18	0	0	0	6	24	2	72.0
McKissic Creek Estates*	6	0	0	0	3	9	0	--
North Fork Addition	86	0	1	2	6	95	0	534.0
Oakbrooke, Phases I, II	55	0	0	5	6	66	3	60.0
Oakwood Park	0	0	10	3	1	14	1	156.0
Oxford Ridge	94	0	2	5	67	168	0	71.3
Riverwalk Farm Estates, Phases I-IV	265	1	30	29	251	576	20	39.4
Rolling Acres	49	0	2	4	36	91	0	110.0
Simsberry Place	6	0	0	0	78	84	0	36.0
Stone Meadow	182	0	0	5	71	258	20	47.7
Stone Ridge Estates	38	0	3	2	30	73	3	57.3
Stoneburrow, Phases I, II	85	0	0	4	208	297	17	15.0
Stonecreek*	65	0	0	0	2	67	0	--
Summerlin, Phase I	55	0	0	2	35	92	2	57.0
Talamore	16	0	1	0	75	92	2	51.0
Thornbrook Village, Phase I	96	0	0	14	38	148	14	37.7
Virginia's Grove*	15	0	5	5	3	28	0	--
White Oak Trails, Phase I	40	0	0	0	32	72	1	68.6
Wildwood, Phase IV	49	1	1	2	50	103	0	70.7
Willowbend	19	0	1	1	29	50	0	42.0
Windemere Woods	26	0	0	3	50	79	0	116.0
Windsor Manor	9	0	0	1	22	32	2	20.0
Windwood, Phase IV	34	2	2	0	61	99	0	456.0
Woods Creek South, Phase II	66	0	0	0	9	75	0	396.0
Bentonville	2,436	12	80	140	2,241	4,909	127	53.3

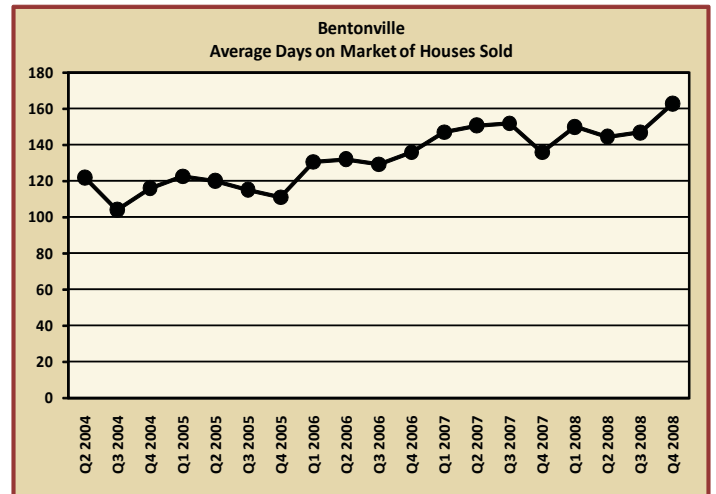
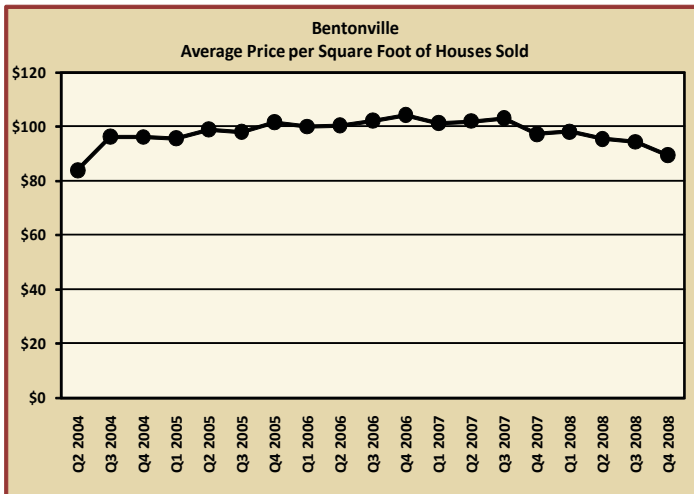
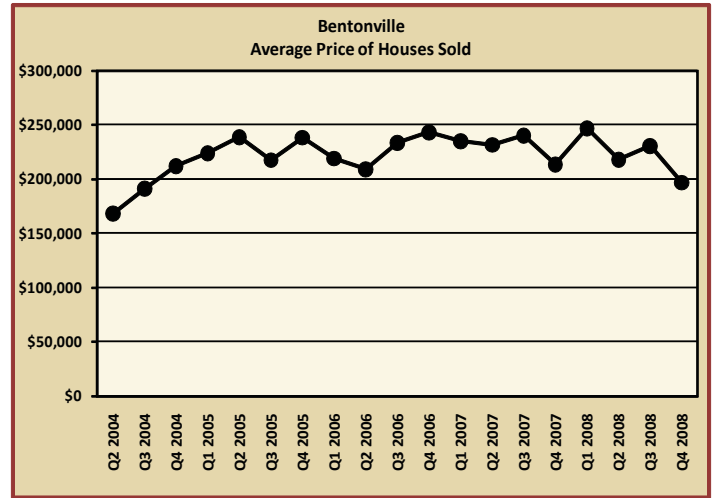
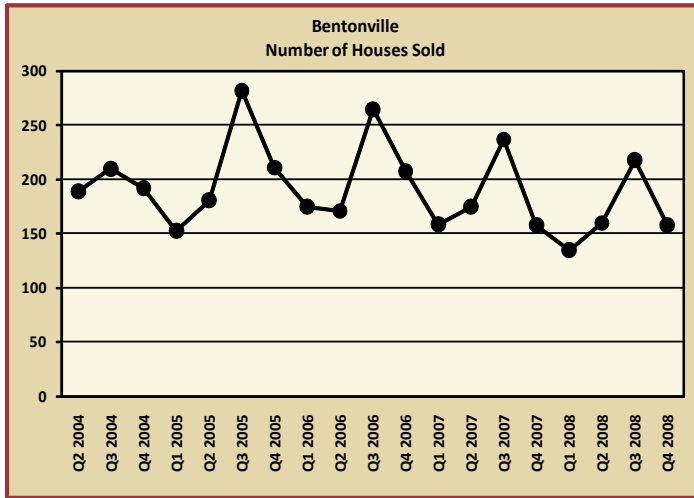
* no absorption occurred during last four quarters



Bentonville

Bentonville Price Range of Houses Sold August 16, 2008 - November 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	19	12.0%	1,449	178	95.4%	\$61.28
\$100,001 - \$150,000	55	34.8%	1,526	166	96.5%	\$84.02
\$150,001 - \$200,000	27	17.1%	2,012	126	98.2%	\$88.74
\$200,001 - \$250,000	23	14.6%	2,445	149	96.8%	\$93.62
\$250,001 - \$300,000	11	7.0%	2,764	297	93.5%	\$97.66
\$300,001 - \$350,000	7	4.4%	3,126	137	93.1%	\$105.55
\$350,001 - \$400,000	4	2.5%	3,477	180	93.8%	\$108.11
\$400,001 - \$450,000	5	3.2%	3,588	148	94.6%	\$119.79
\$450,001 - \$500,000	2	1.3%	3,935	80	98.2%	\$117.62
\$500,000+	5	3.2%	4,243	117	96.4%	\$147.44
Bentonville	158	100.0%	2,122	163	96.2%	\$89.57



Bentonville

Bentonville Final and Preliminary Approved Subdivisions Q4 2008

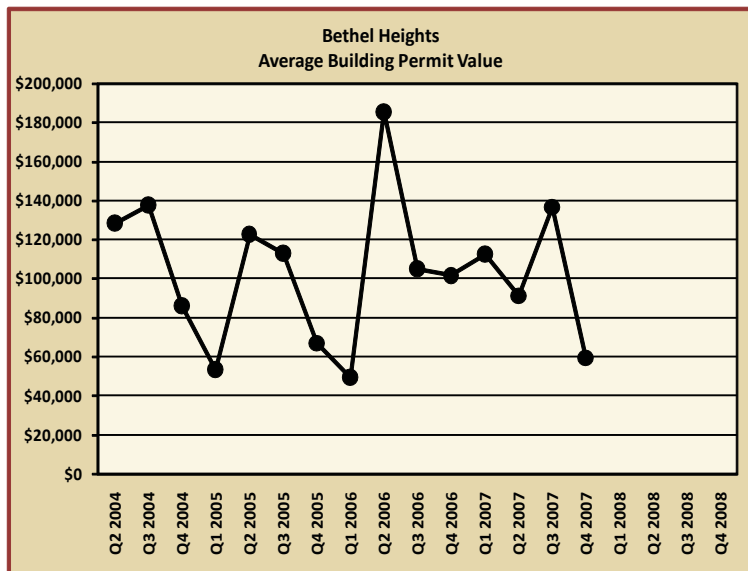
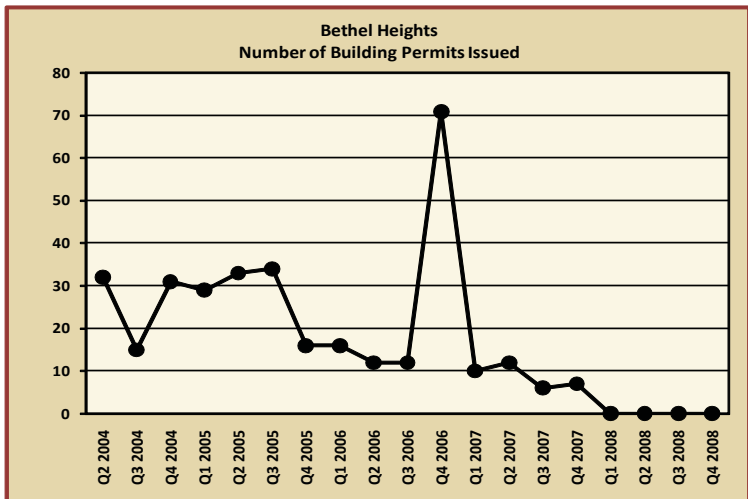
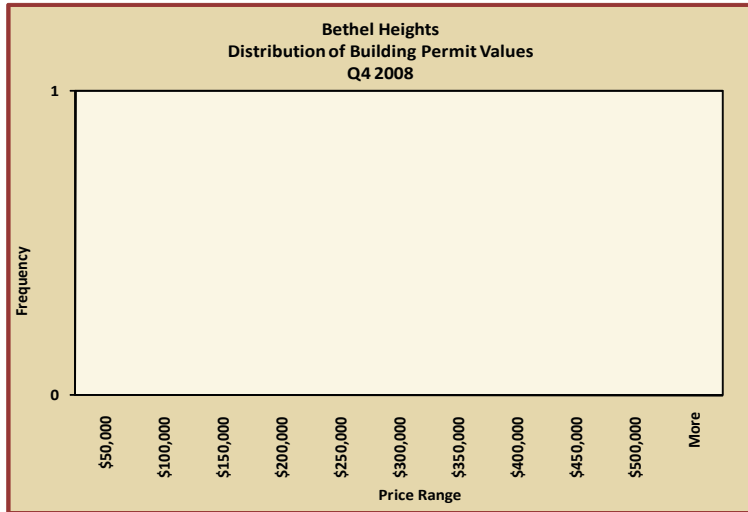
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
The Bluffs, Phase II	Q4 2005	63
The Bluffs, Phase III	Q4 2005	41
Cascades Subdivision	Q2 2006	57
Creekstone Estates	Q4 2008	28
Hillcrest Estates	Q4 2004	163
Osage Hills, Phase I	Q4 2006	426
<i>Final Approval</i>		
Bolte Acres/Regency Park	Q2 2005	6
Cornerstone Ridge, Phase IV	Q2 2006	43
Crystal Hills Terrace	Q2 2006	23
Deer Valley Estates	Q4 2008	4
Eden's Brook, Phase IV	Q3 2007	63
Fountain Plaza	Q2 2005	17
Keystone, Phase II	Q3 2007	84
Oak Lawn Hills Subdivision	Q1 2006	64
Stonegate	Q1 2005	78
Summerlin, Phase II	Q3 2006	84
Wildwood, Phase V	Q4 2005	104
Willowbrook Farms, Phase I	Q4 2007	4
Windwood, Phase V	Q2 2005	73
Bentonville		1,425



Bethel Heights



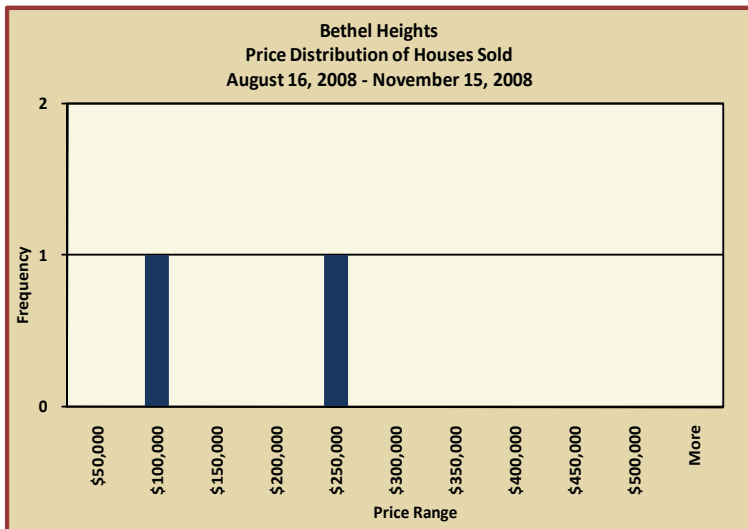
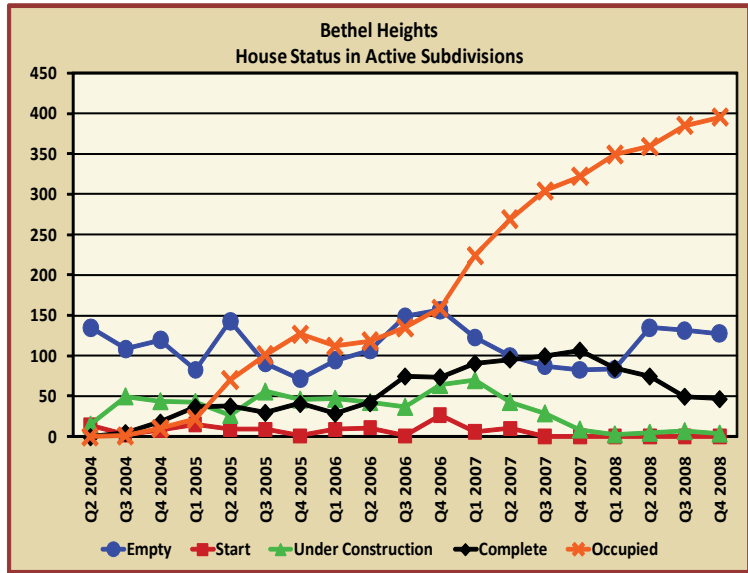
- From September to November 2008, there were no residential building permits issued in Bethel Heights. This represents a decline from the 7 building permits issued in the fourth quarter of 2007.
- There were 574 total lots in the 10 active subdivisions in Bethel Heights in the fourth quarter of 2008. About 68.8 percent of the lots were occupied, 8.2 percent were complete, but unoccupied, 0.7 percent were under construction, 0.0 percent was starts, and 22.3 percent were vacant lots.
- 10 new houses in Bethel Heights became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 29.4 months of remaining inventory in active subdivisions, up from 28.0 months in the third quarter.
- The subdivision with the most houses under construction in Bethel Heights was Great Meadows with 3.
- No additional lots had received either preliminary or final approval by the fourth quarter of 2008 in Bethel Heights.
- There were 2 existing houses sold in Bethel Heights from August 16, 2008 to November 15, 2008, while 2 houses were also sold in the previous quarter and 6 houses were sold in the same period last year.
- The average price of a house sold in Bethel Heights decreased from \$163,500



Bethel Heights

in the third quarter to \$140,750 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 13.9 percent lower than in the previous quarter and 5.7 percent lower than in the same period last year.

- In Bethel Heights, the average number of days from the initial house listing to the sale increased from 184 days in the third quarter to 221 days in the fourth quarter of 2008.
- Only 0.3 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Bethel Heights. The average sales price of the houses sold in Bethel Heights was 82.2 percent of the county average.



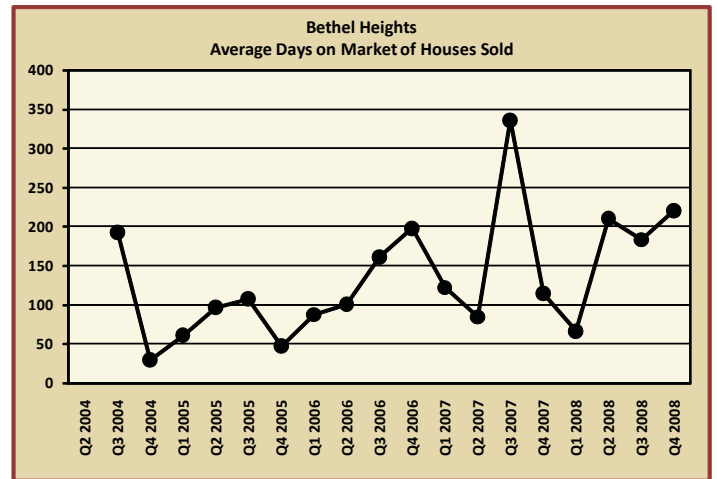
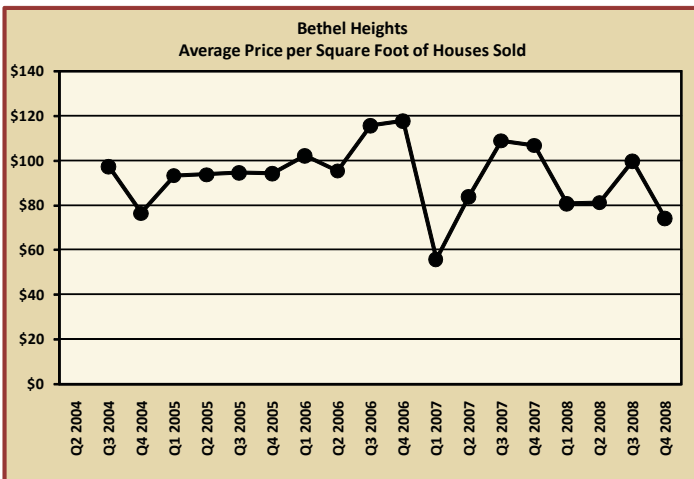
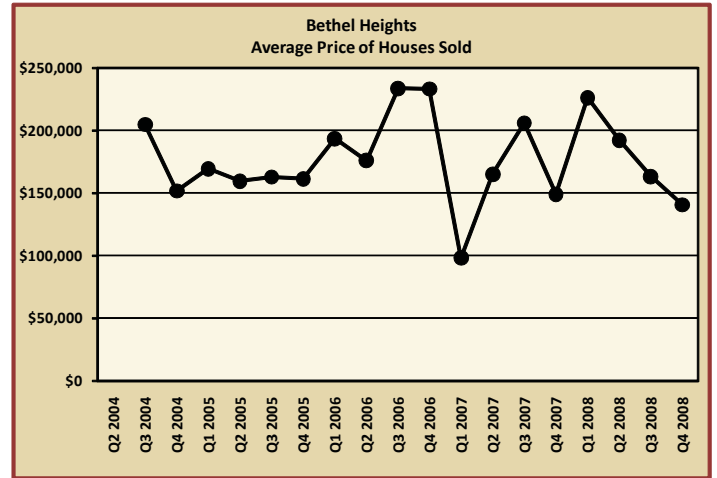
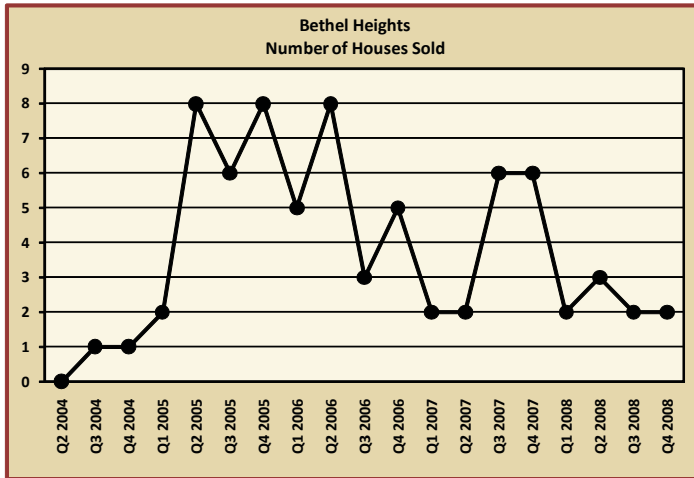
Bethel Heights House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Chantel	16	0	0	1	55	72	2	14.6
Courtyard, Phase III	1	0	0	0	13	14	0	6.0
Fern's Valley*	51	0	0	2	0	53	0	--
Great Meadows	7	0	3	1	49	60	3	7.3
Logan Heights, Phase I	10	0	0	7	11	28	2	51.0
Oak Place	22	0	0	0	39	61	0	52.8
Remington Place	3	0	0	0	58	61	0	2.8
Sunset Ridge	11	0	0	0	22	33	1	66.0
Terry Acres	0	0	0	35	31	66	0	46.7
Wilkins	7	0	1	1	117	126	2	18.0
Bethel Heights	128	0	4	47	395	574	10	29.4

* no absorption occurred during last four quarters



Bethel Heights



Bethel Heights Price Range of Houses Sold August 16, 2008 - November 15, 2008

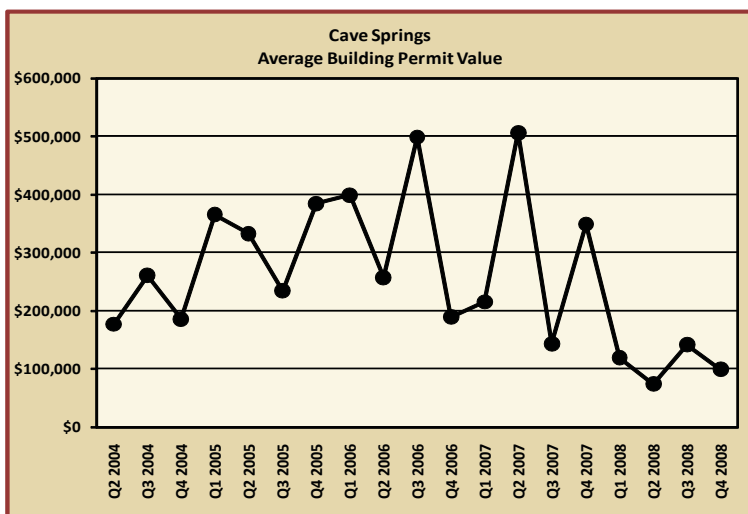
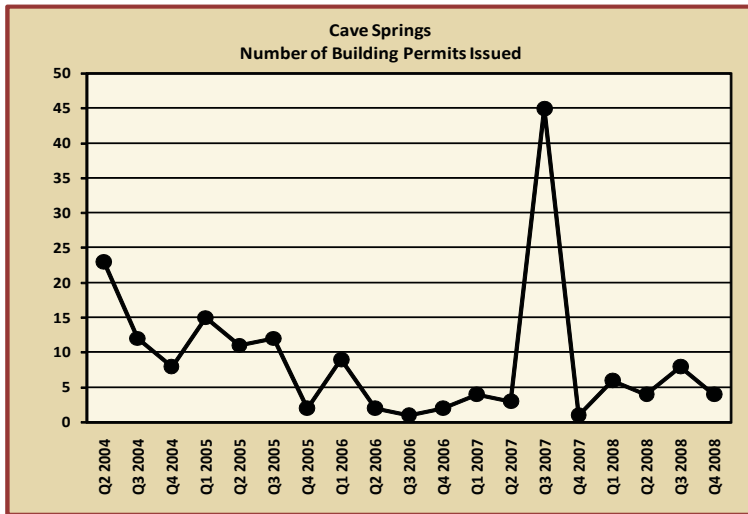
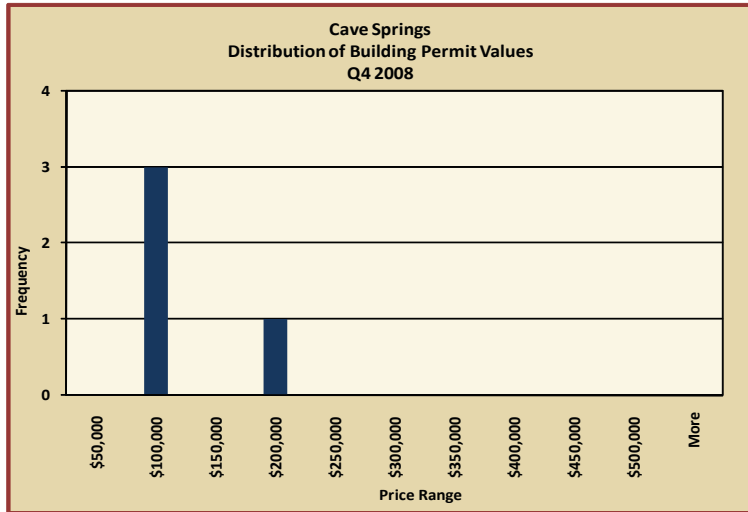
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	1	50.0%	1,320	26	96.1%	\$54.55
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	50.0%	2,223	416	95.3%	\$94.24
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Bethel Heights	2	100.0%	1,772	221	95.7%	\$74.39



Cave Springs



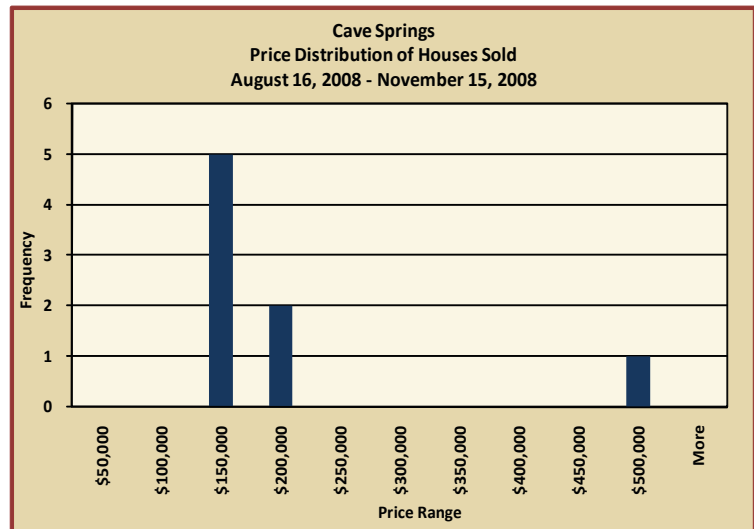
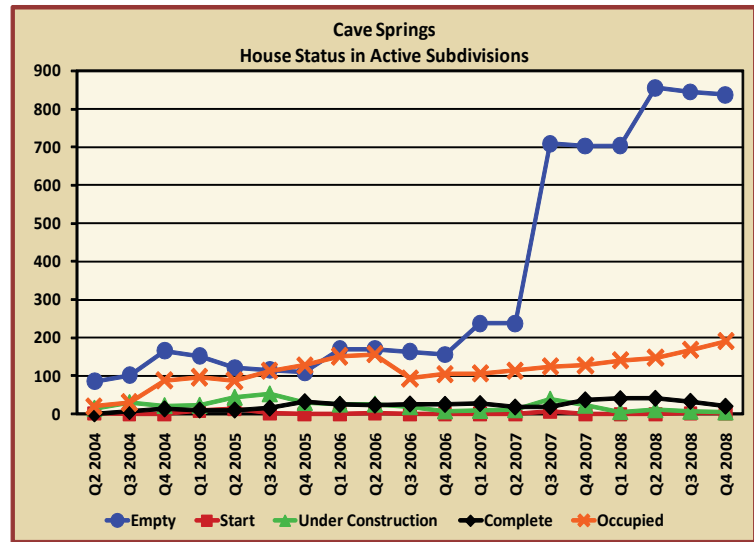
- From September to November 2008, there were 4 residential building permits issued in Cave Springs. This represents an increase from the 1 building permit issued in the fourth quarter of 2007.
- The average residential building permit value in Cave Springs decreased by 71.4 percent from \$350,000 in the fourth quarter of 2007 to \$100,000 in the fourth quarter of this year.
- The major price points for Cave Springs building permits were in the \$50,001 to \$100,000 range.
- There were 1,058 total lots in the 13 active subdivisions in Cave Springs in the fourth quarter of 2008. About 18.1 percent of the lots were occupied, 2.0 percent were complete, but unoccupied, 0.5 percent were under construction, 0.3 percent were starts, and 79.1 percent were vacant lots.
- 23 new houses in Cave Springs became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 157.5 months of remaining inventory in active subdivisions.
- Spring Ridge subdivision in Cave Springs had 2 houses under construction.
- An additional 463 lots in 5 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Cave Springs.
- There were 8 existing houses sold in Cave Springs from August 16, 2008 to



Cave Springs

November 15, 2008, the same amount as in the previous quarter, but a 66.7 percent increase from the same period last year.

- The average price of a house sold in Cave Springs decreased from \$283,731 in the third quarter to \$190,576 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 32.8 percent lower than in the previous quarter and 27.9 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 decreased slightly from 148 days in the third quarter to 146 days in the fourth quarter of 2008.
- About 1.1 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Cave Springs. The average sales price of a house in Cave Springs was 11.2 percent higher than the county average.

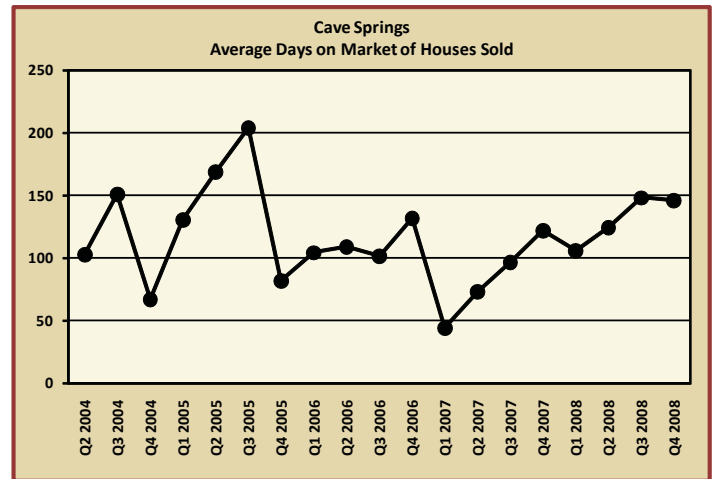
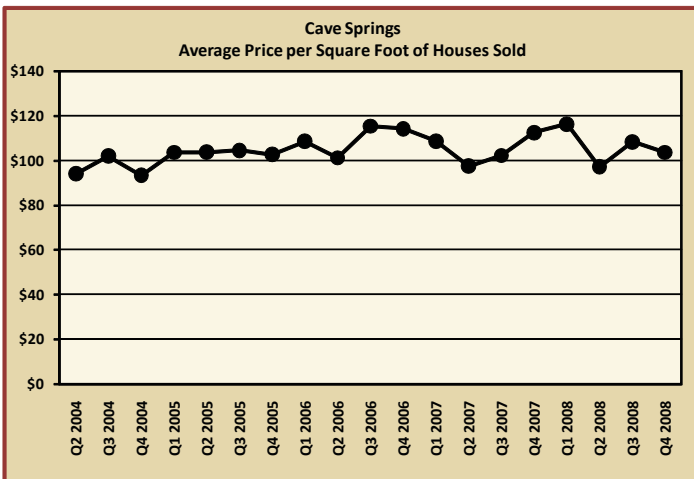
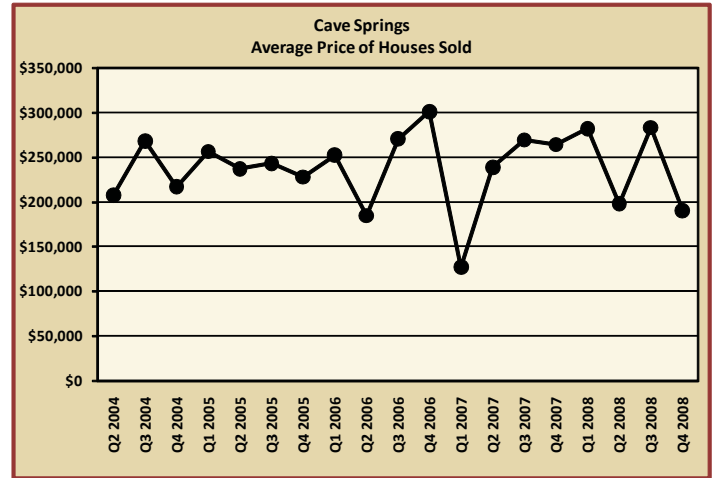
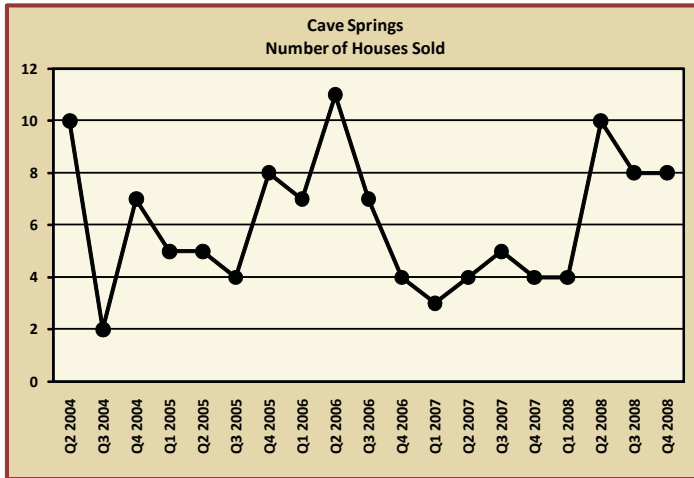


Cave Springs Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Fairway Valley	Q2 2007	187
<i>Final Approval</i>		
Hamptons	Q3 2007	59
Marbella, Phase I	Q2 2007	72
Neveah	Q4 2005	42
Otter Creek Estates, Phase II	Q2 2007	103
Cave Springs		463



Cave Springs



Cave Springs Price Range of Houses Sold August 16, 2008 - November 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	5	62.5%	1,345	173	101.9%	\$104.73
\$150,001 - \$200,000	2	25.0%	1,972	67	97.3%	\$86.37
\$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	1	12.5%	3,617	175	96.1%	\$132.57
\$500,000+	0	0.0%	--	--	--	--
Cave Springs	8	100.0%	1,786	146	100.1%	\$103.62



Cave Springs

Cave Springs House Status in Active Subdivisions Q4 2008

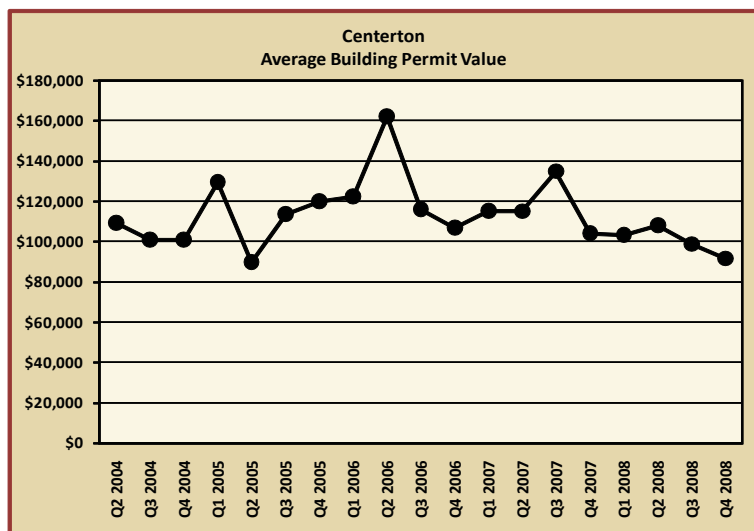
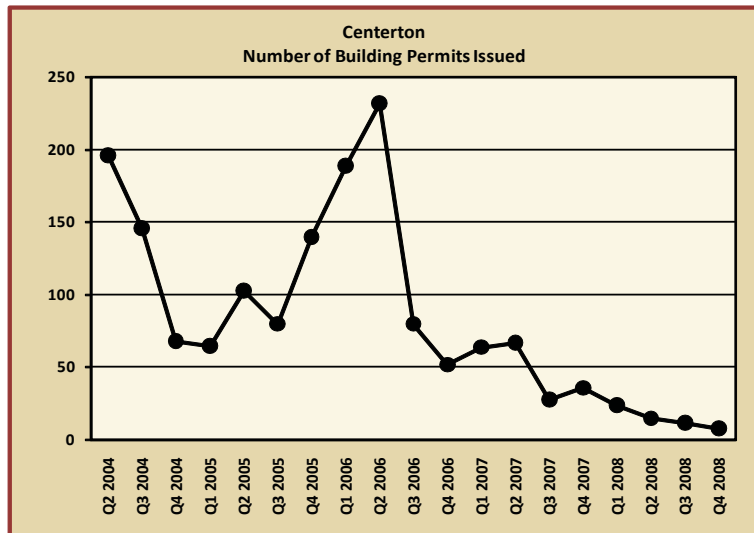
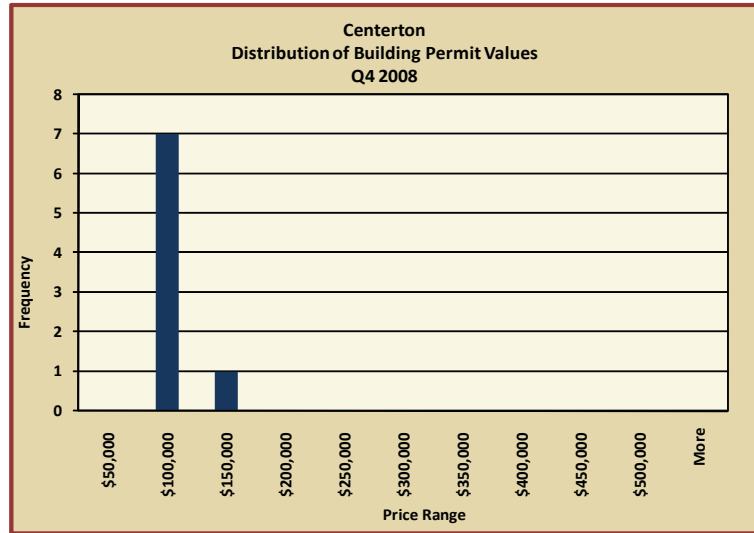
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Brentwood	171	0	0	12	14	197	5	168.9
Chattin Valle*	27	0	0	0	1	28	0	--
Duffers Ridge	7	0	0	0	1	8	0	84.0
Hyde Park	274	0	0	5	13	292	5	279.0
La Bonne Vie, Phase I	4	0	0	0	3	7	0	16.0
Mountain View	30	2	1	2	5	40	3	42.0
Otter Creek Estates, Phase I*	77	0	0	0	1	78	0	--
Ridgewood	66	0	0	0	14	80	1	198.0
Sand Springs, Phase I	111	0	1	1	5	118	3	203.4
Soaring Hawk*	4	1	0	0	11	16	0	--
Spring Ridge	16	0	2	1	42	61	1	45.6
Springs at Wellington	18	0	0	0	34	52	0	54.0
St. Valery Downs	32	0	1	0	48	81	5	30.5
Cave Springs	837	3	5	21	192	1,058	23	157.5

* no absorption occurred during last four quarters



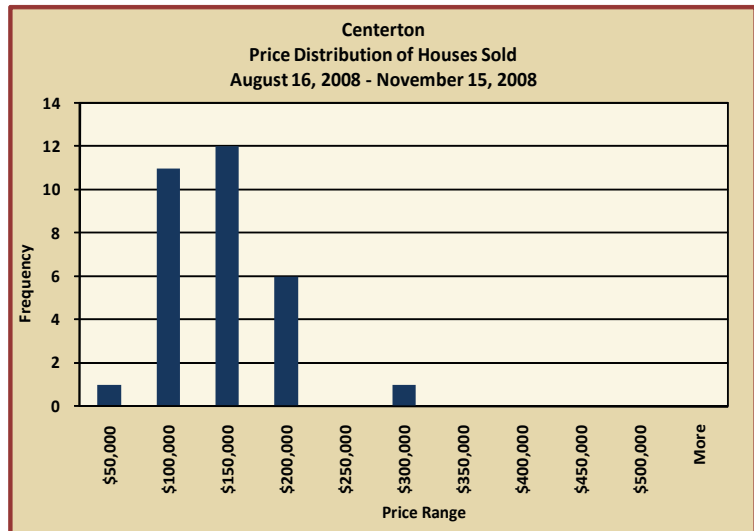
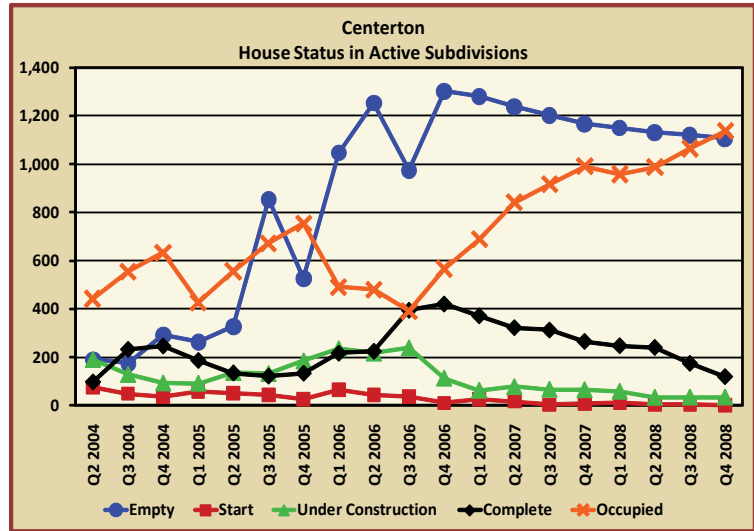
Centerton

- From September to November 2008, there were 8 residential building permits issued in Centerton. This represents a decline of 77.8 percent from the fourth quarter of 2007.
- The average value of residential building permits in Centerton declined by 11.9 percent from \$104,058 in the fourth quarter of 2007 to \$91,642 in the fourth quarter of 2008.
- The majority of Centerton building permits were in the \$50,001 to \$100,000 range.
- There were 2,401 total lots in the 21 active subdivisions in Centerton in the fourth quarter of 2008. About 47.4 percent of the lots were occupied, 5.0 percent were complete, but unoccupied, 1.5 percent were under construction, almost 0.0 percent were starts, and 46.0 percent were vacant lots.
- 72 new houses in Centerton became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 63.4 months of remaining inventory in active subdivisions, down from 65.9 months in the third quarter.
- The subdivisions with the most houses under construction in Centerton in the fourth quarter were Quail Ridge with 17 and Willow Crossing with 7.
- An additional 1,157 lots in 10 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Centerton.
- There were 31 existing houses sold in Centerton from August 16, 2008 to November 15, 2008, or 39.2 percent fewer than in the previous quarter and 6.1 percent fewer than in the same period last year.
- The average price of a house sold in Centerton decreased from \$135,214 in the third quarter to \$121,507 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 10.1 percent lower than in the previous quarter and 19.8 percent lower than in the same period last year.



Centerton

- About 74.2 percent of the sold houses in Centerton were in the \$50,001 to \$150,000 range.
- In Centerton, the average number of days from the initial house listing to the sale decreased from 128 days in the third quarter to 100 days in the fourth quarter of 2008.
- About 4.3 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Centerton. The average sales price of a house in Centerton was 70.9 percent of the county average.



Centerton

Centerton House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Black Springs, Block I	11	0	0	2	39	52	0	52.0
Brimwoods, Phase I	18	0	0	3	15	36	1	63.0
Char Lou Estates, Phases I, II	60	0	0	25	43	128	0	72.9
Copper Oaks	28	0	0	8	168	204	21	20.6
Kensington Hills	17	0	0	15	103	135	20	17.5
Keystone*	17	0	0	4	2	23	0	--
Quail Ridge, Phases I, II	74	0	17	19	73	183	4	42.6
The Residences at City West	19	0	0	0	100	119	0	8.4
Ridgefield Addition, Block II	20	0	0	1	14	35	0	50.4
Sienna, Phases IB, II	99	0	4	16	322	441	6	39.7
Somerset	20	0	4	0	27	51	1	26.2
Stonebriar, Phase I	2	0	0	0	38	40	0	12.0
Stonegate	53	0	0	0	66	119	5	127.2
Tamarron	253	0	0	11	35	299	0	352.0
Tarah Knolls	30	0	3	2	17	52	2	84.0
Timber Ridge	34	1	1	2	23	61	2	28.5
Tuscany, Phase I	66	0	0	1	4	71	1	268.0
Versailles	125	0	0	0	3	128	0	500.0
Waterford Park	11	0	0	1	9	21	3	36.0
Westwood, Phase II*	0	0	0	1	23	24	0	--
Willow Crossing, Phase I	148	0	7	10	14	179	6	220.0
Centerton	1,105	1	36	121	1,138	2,401	72	63.4

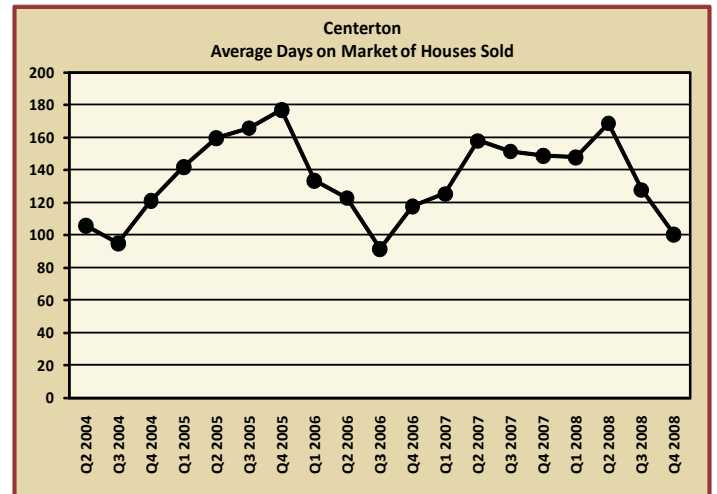
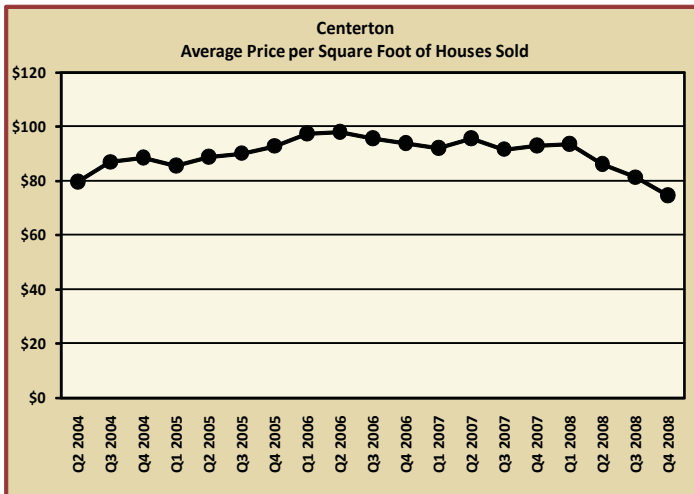
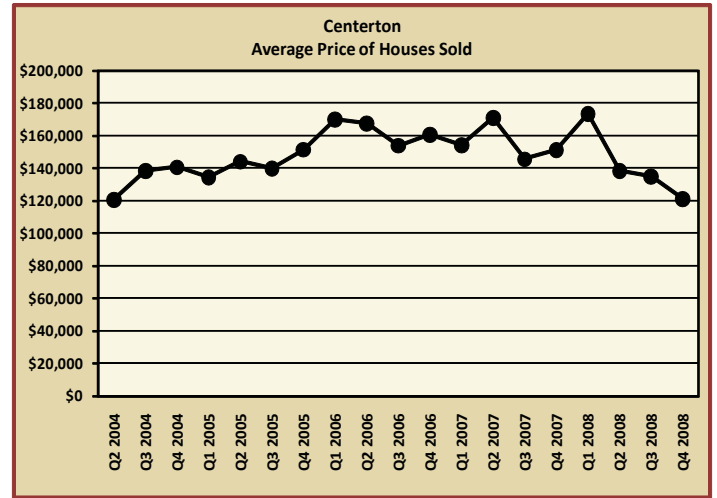
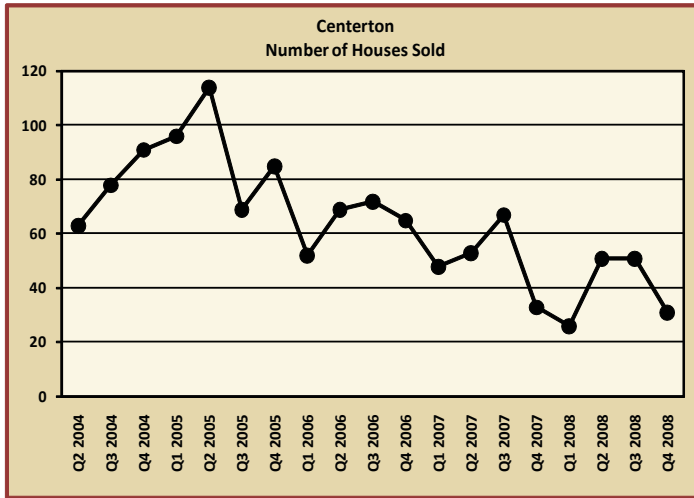
* no absorption occurred during last four quarters



Centerton

Centerton Price Range of Houses Sold August 16, 2008 - November 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	3.2%	1,096	196	85.6%	\$37.41
\$50,001 - \$100,000	11	35.5%	1,394	72	95.9%	\$65.02
\$100,001 - \$150,000	12	38.7%	1,567	124	98.8%	\$79.36
\$150,001 - \$200,000	6	19.4%	1,907	100	101.3%	\$87.88
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	3.2%	3,277	35	100.0%	\$83.92
\$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	31	100.0%	1,611	100	97.8%	\$74.71



Centerton

Centerton Final and Preliminary Approved Subdivisions Q4 2008

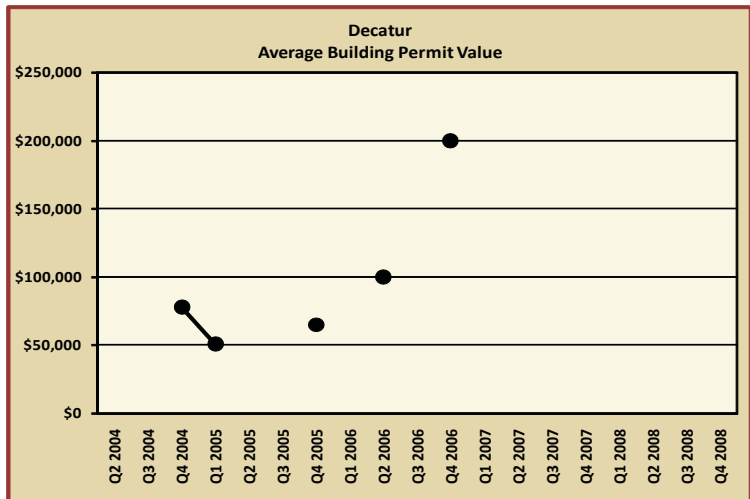
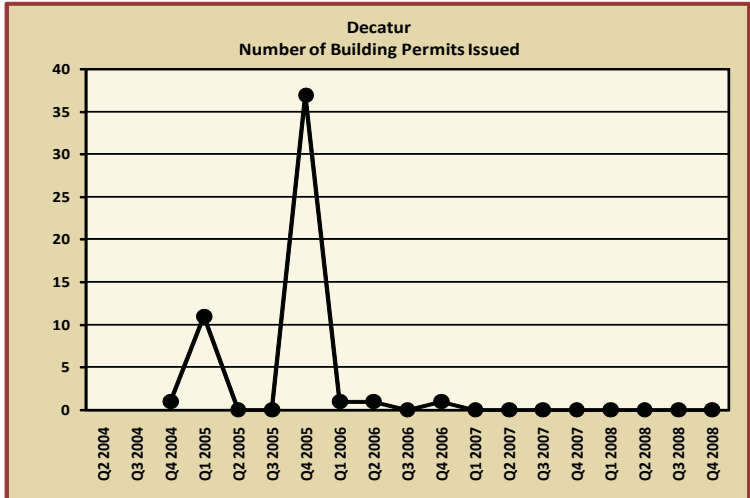
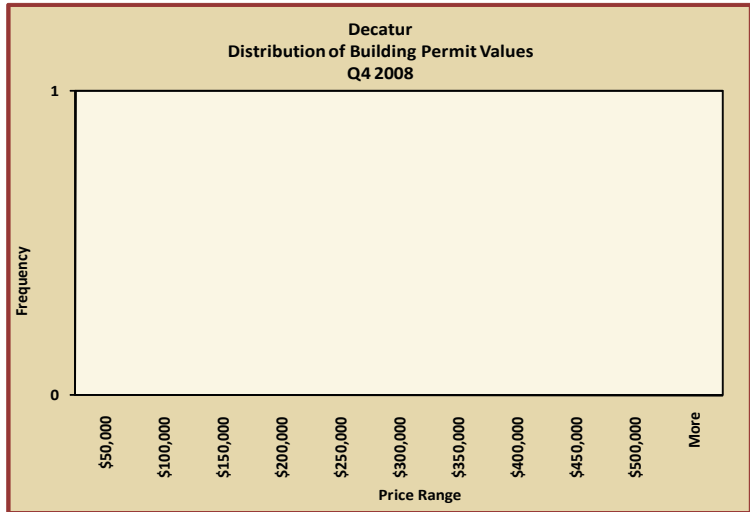
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Arbor Vista	Q4 2007	224
Char-Lou Estates, Phase III	Q4 2007	283
Eden's Court	Q4 2007	18
Oak Grove (Duplexes and Townhouses)	Q4 2007	187
<i>Final Approval</i>		
FBraemer	Q3 2006	48
Fair St. Townhomes	Q2 2005	10
McKissic Creek	Q4 2004	9
Moonlight Valley	Q3 2006	34
Oak Tree	Q4 2006	200
Sienna at Cooper's Farm, Phase II	Q3 2008	144
Centerton		1,157



Decatur

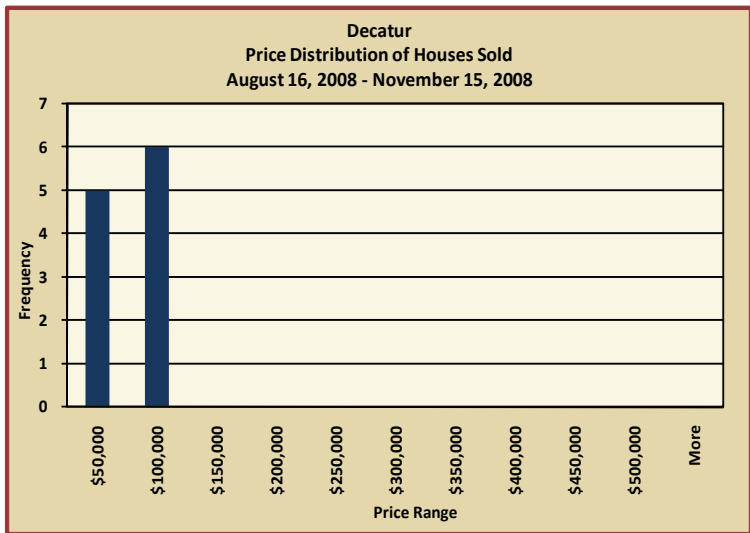
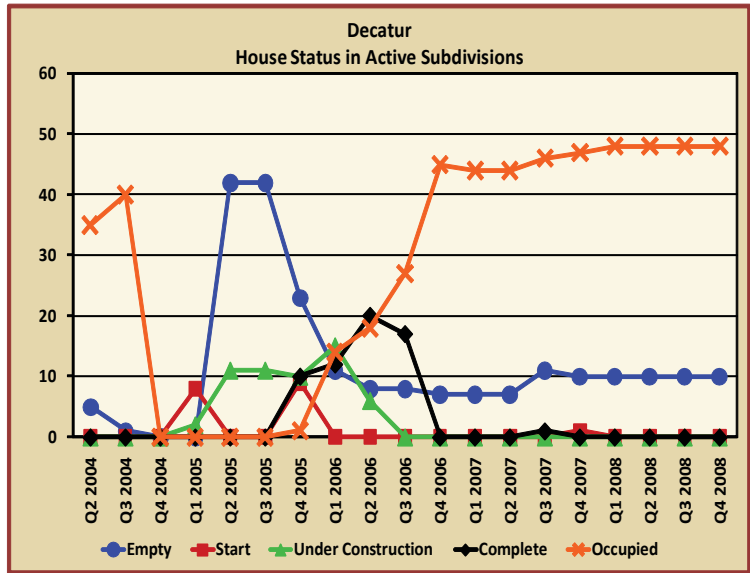
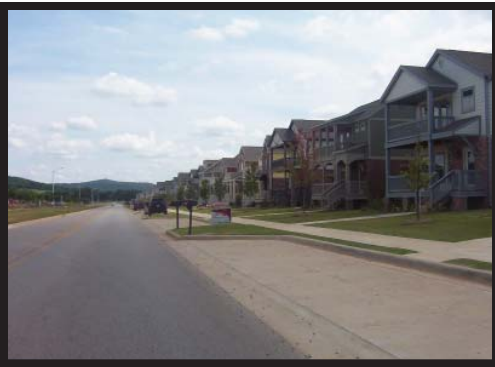


- From September to November 2008, there were no residential building permits issued in Decatur. There were also no residential building permits issued in the fourth quarter of 2007.
- There were 58 total lots in 2 active subdivisions in Decatur in the fourth quarter of 2008. About 82.8 percent of the lots were occupied and 17.2 percent were vacant lots.
- No new houses in Decatur became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 120.0 months of remaining inventory in active subdivisions.
- There were 11 existing houses sold in Decatur from August 16, 2008 to November 15, 2008, as compared with 3 houses sold in the previous quarter and 4 houses sold in the same period last year.
- The average price of a house sold in Decatur decreased from \$125,083 in the third quarter to \$54,352 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 56.5 percent lower than in the previous quarter and 61.3 percent lower than in the same period last year.
- All houses in Decatur were sold for less than \$100,001.
- In Decatur, the average number of days from the initial house listing to the sale increased from 84 days in the third quarter to 149 days in the fourth quarter of 2008.
- About 1.5 percent of all houses sold in Benton County in the fourth quarter of



Decatur

2008 were sold in Decatur. The average sales price of a house in Decatur was only 31.7 percent of the county average.



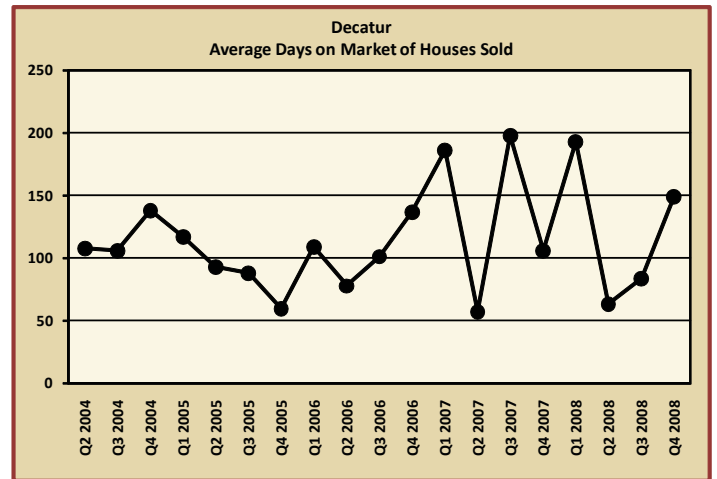
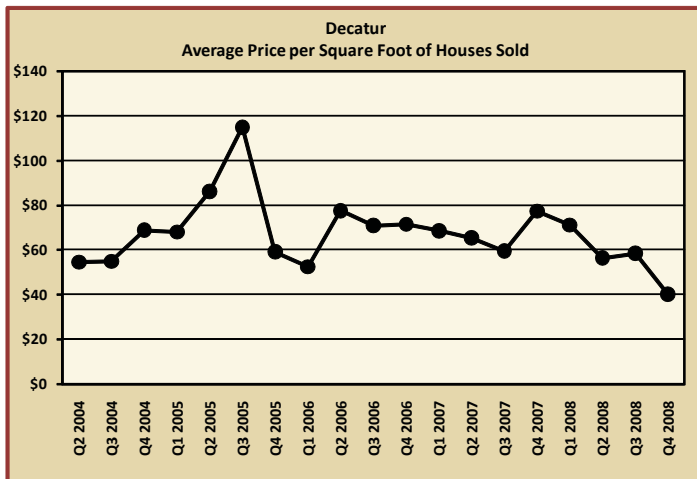
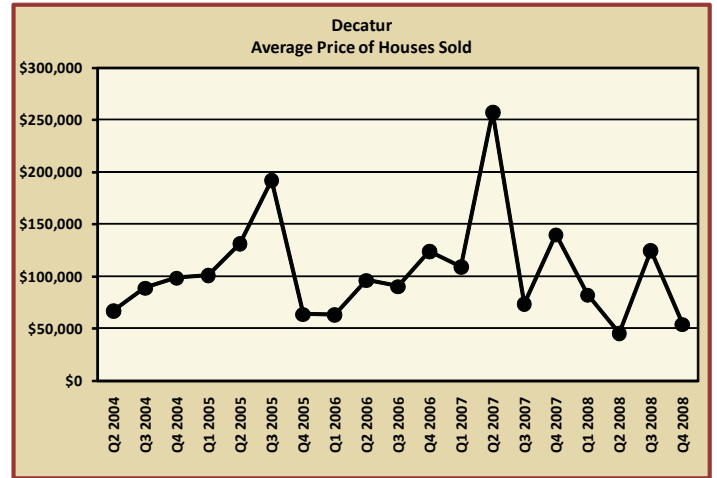
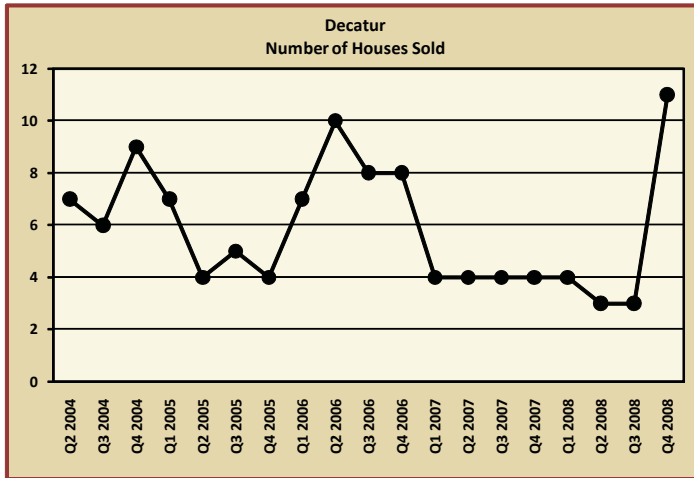
Decatur House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Crystal Lakes	3	0	0	0	4	7	0	36.0
Grant Springs*	7	0	0	0	44	51	0	--
Decatur	10	0	0	0	48	58	0	120.0

* no absorption occurred during last four quarters



Decatur



Decatur Price Range of Houses Sold August 16, 2008 - November 15, 2008

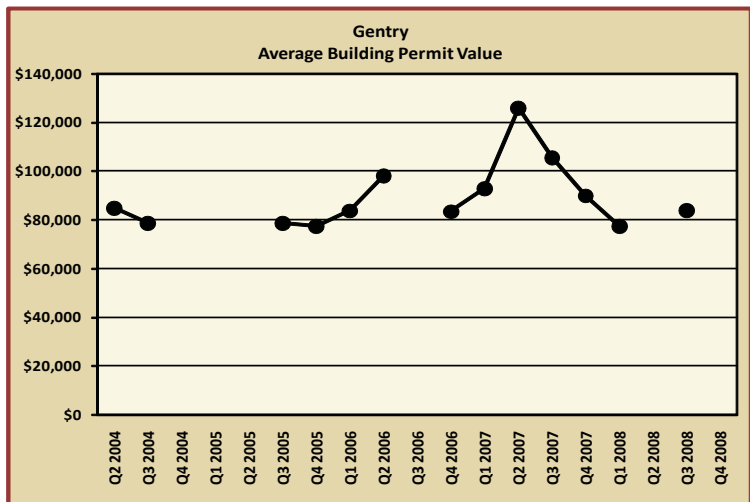
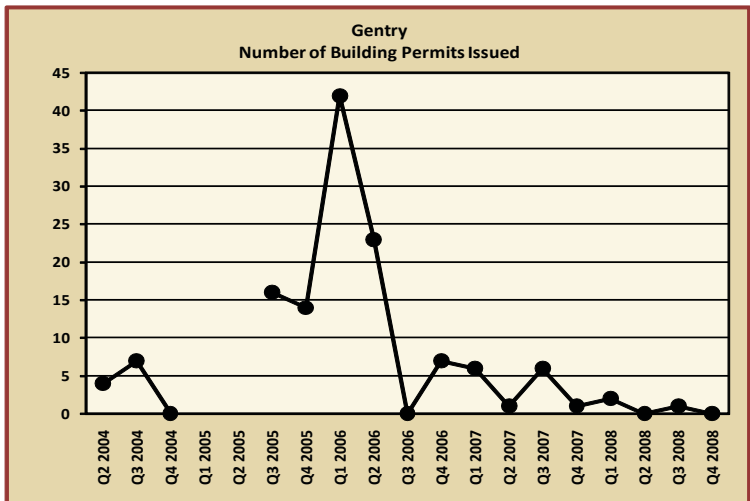
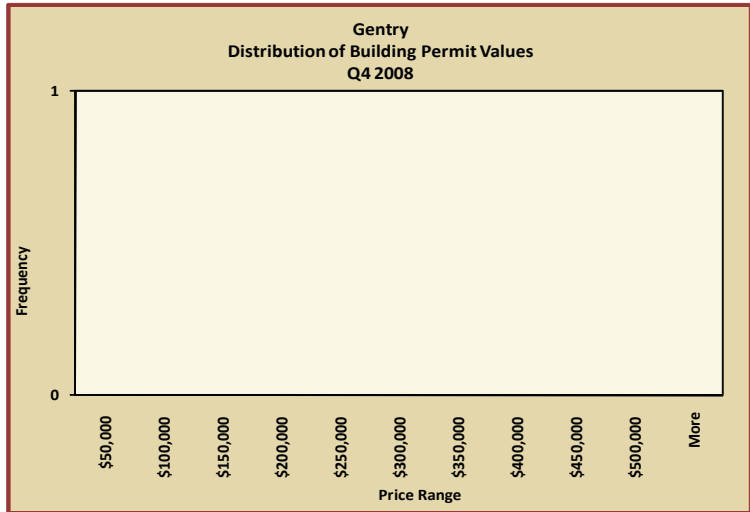
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	5	45.5%	1,084	132	75.5%	\$21.03
\$50,001 - \$100,000	6	54.5%	1,486	163	99.4%	\$56.01
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$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	11	100.0%	1,303	149	88.5%	\$40.11



Gentry

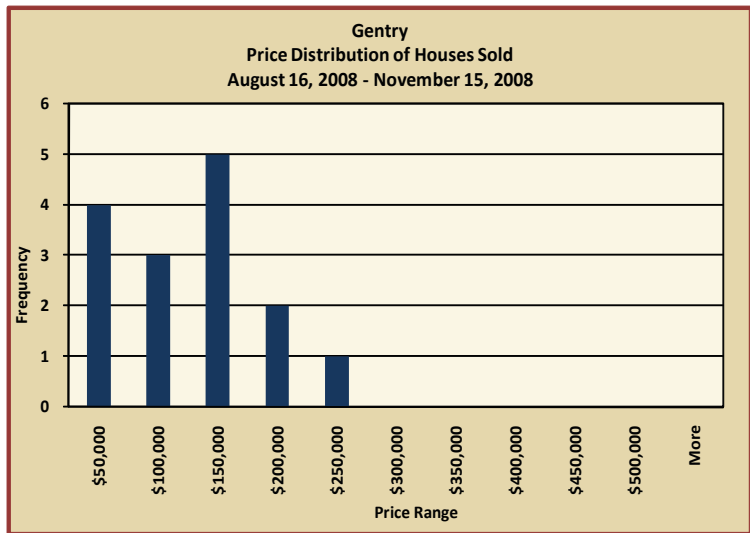
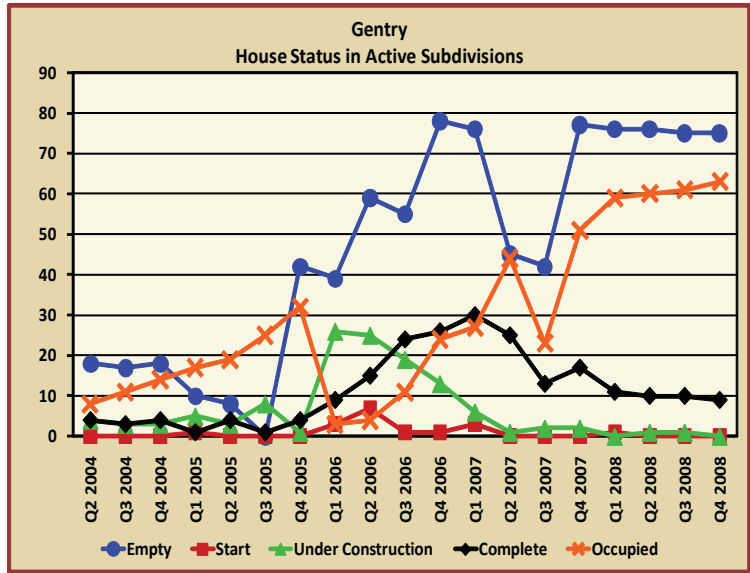


- From September to November 2008, there were no residential building permits issued in Gentry. This represents a decline from the 1 residential building permit issued in the fourth quarter of 2007.
- There were 147 total lots in 5 active subdivisions in the fourth quarter of 2008. About 42.9 percent of the lots were occupied, 6.1 percent were complete, but unoccupied, 0.0 percent was under construction, 0.0 percent was starts, and 51.0 percent were vacant lots.
- 2 new houses in Gentry became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 84.0 months of remaining inventory in active subdivisions.
- An additional 57 lots in 2 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Gentry.
- There were 15 existing houses sold in Gentry from August 16, 2008 to November 15, 2008, the same amount as in the same period last year and 25.0 percent more than in the previous quarter.
- The average price of a house sold in Gentry decreased from \$152,392 in the third quarter to \$100,993 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 33.7 percent lower than in the previous quarter and 18.3 percent lower than in the same period last year.
- About 53.3 percent of the sold houses in Gentry were in the \$50,001 to \$150,000 range.



Gentry

- In Gentry, the average number of days from the initial house listing to the sale decreased from 153 days in the third quarter to 106 days in the fourth quarter of 2008.
- About 2.1 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Gentry. The average sales price of a house in Gentry was only 59.0 percent of the county average.

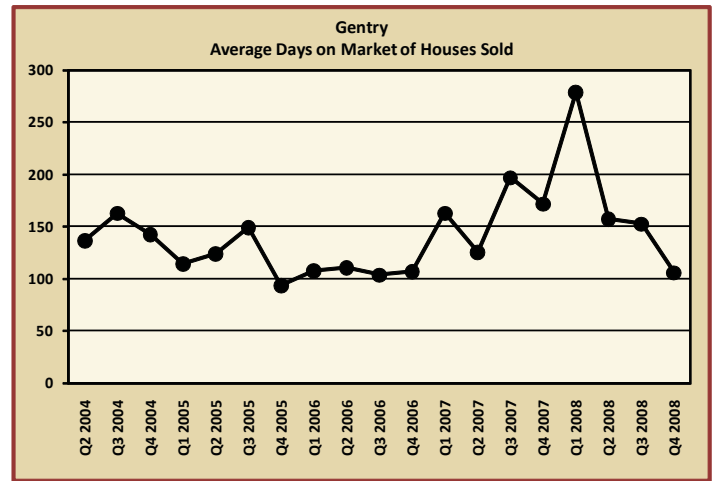
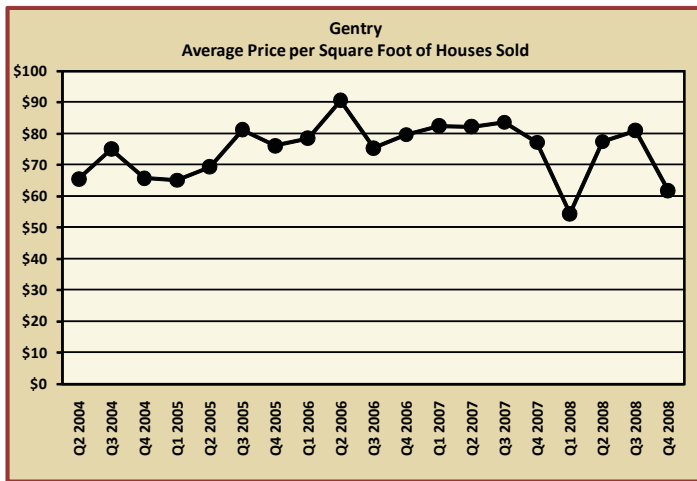
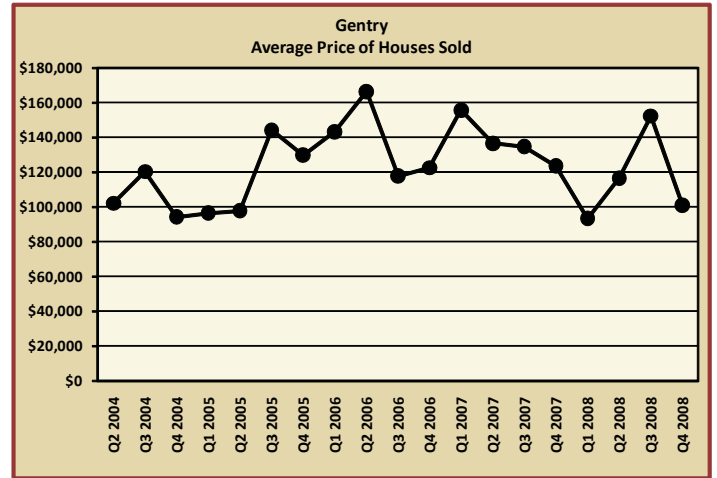
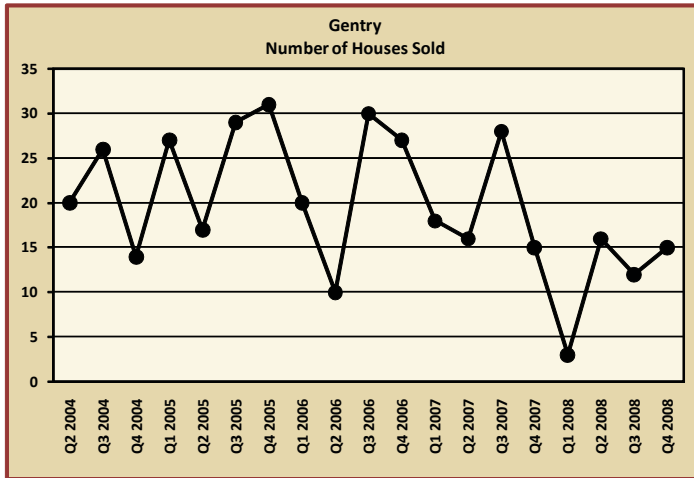


Gentry House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Ashton Place	12	0	0	5	20	37	1	40.8
College Hill Second Addition	3	0	0	1	4	8	0	48.0
Mockingbird Lane	3	0	0	0	2	5	0	36.0
The Oaks, Phases I, II	35	0	0	3	29	67	0	228.0
Springhill	22	0	0	0	8	30	1	88.0
Gentry	75	0	0	9	63	147	2	84.0



Gentry



Gentry Price Range of Houses Sold August 16, 2008 - November 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	4	26.7%	1,096	119	73.2%	\$23.98
\$50,001 - \$100,000	3	20.0%	1,251	164	99.9%	\$61.84
\$100,001 - \$150,000	5	33.3%	1,645	72	92.6%	\$76.62
\$150,001 - \$200,000	2	13.3%	1,900	80	96.2%	\$91.49
\$200,001 - \$250,000	1	6.7%	2,474	106	97.4%	\$82.46
\$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	15	100.0%	1,509	106	89.7%	\$62.00



Gentry

Gentry Final and Preliminary Approved Subdivisions Q4 2008

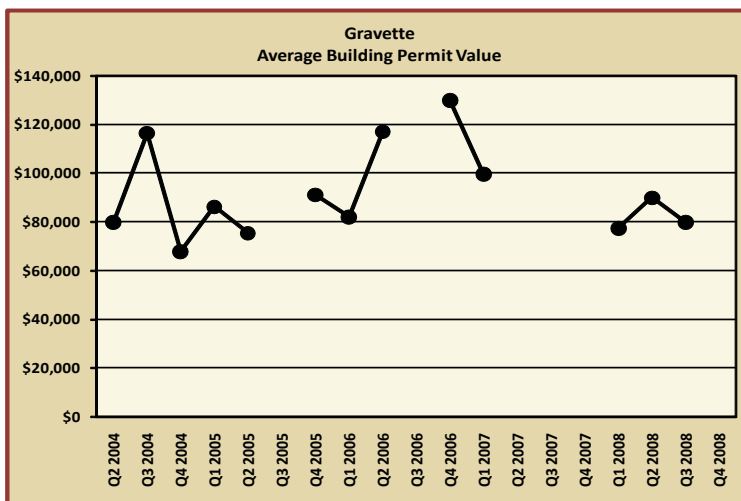
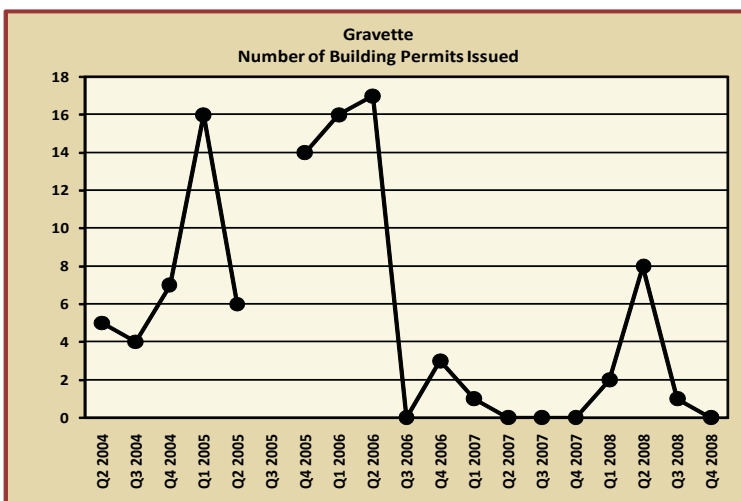
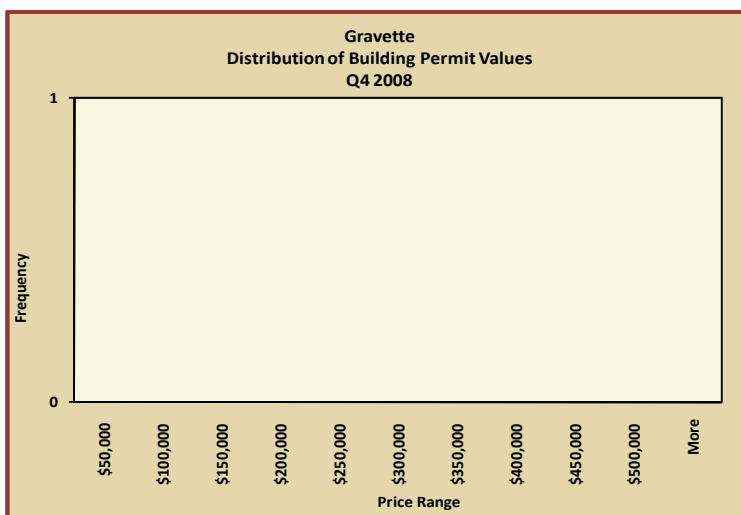
Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> Gayle Meadows	Q1 2006	54
<i>Final Approval</i> Stonegate	Q1 2006	3
Gentry		57



Gravette

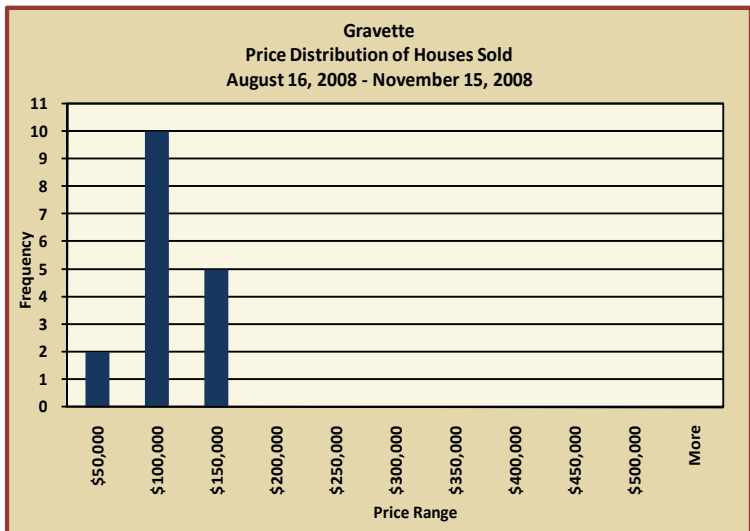
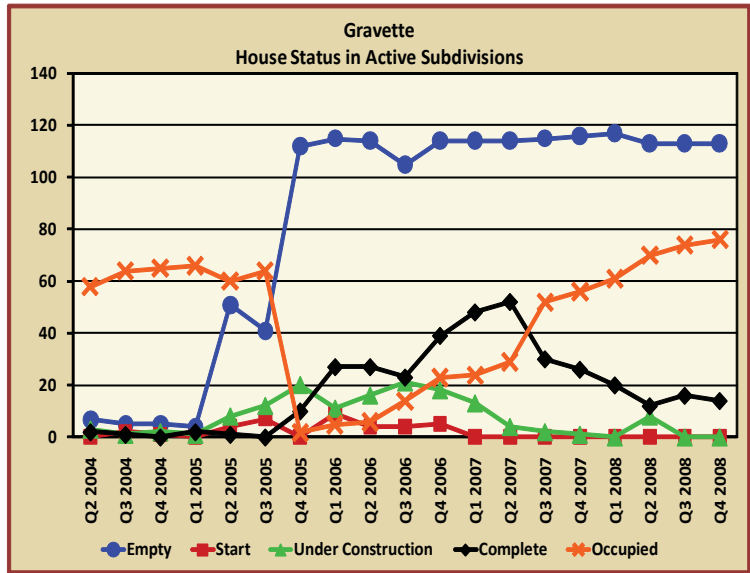


- From September to November 2008, there were no residential building permits issued in Gravette. There were also no residential building permits issued in the fourth quarter of 2007.
- There were 203 total lots in 4 active subdivisions in Gravette in the fourth quarter of 2008. About 37.4 percent of the lots were occupied, 6.9 percent were complete, but unoccupied, 0.0 percent was under construction, 0.0 percent was starts, and 55.7 percent were vacant lots.
- 2 new houses in Gravette became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 76.2 months of remaining inventory in active subdivisions, up from 70.4 months in the third quarter.
- There were 17 existing houses sold in Gravette from August 16, 2008 to November 15, 2008, or 13.3 percent more than in the previous quarter and 41.7 percent more than in the same period last year.
- The average price of a house sold in Gravette decreased from \$138,983 in the third quarter to \$82,395 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 40.7 percent lower than in the previous quarter and 28.1 percent lower than in the same period last year.
- About 88.2 percent of the sold houses in Gravette were in the \$50,001 to \$150,000 range.



Gravette

- In Gravette, the average number of days from the initial house listing to the sale decreased from 183 days in the third quarter to 106 days in the fourth quarter of 2008.
- About 2.4 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Gravette. The average sales price of a house in Gravette was only 48.1 percent of the county average.

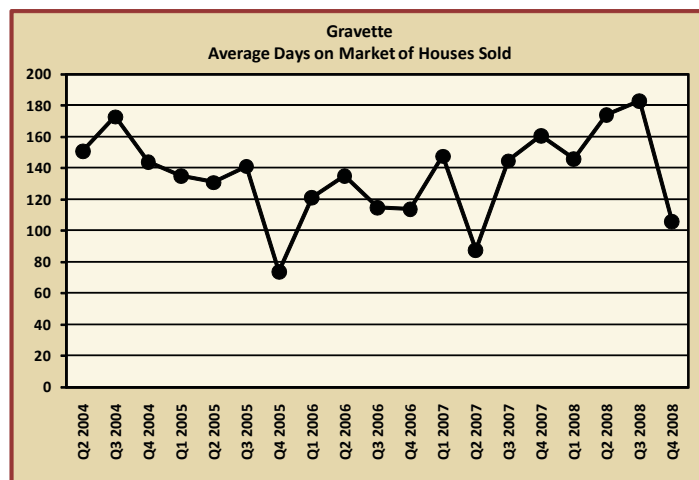
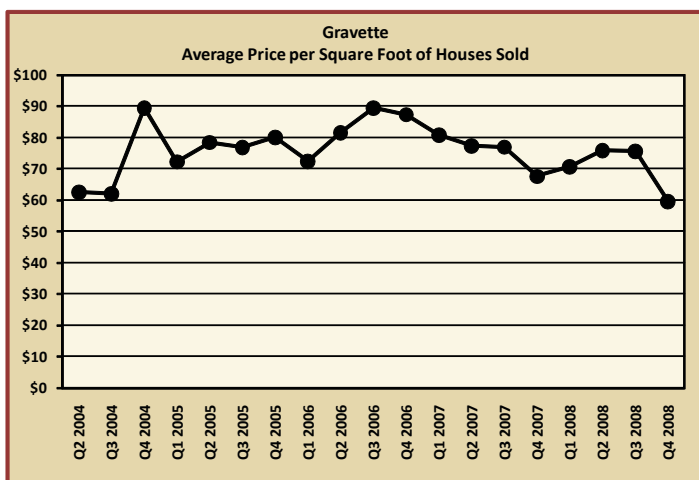
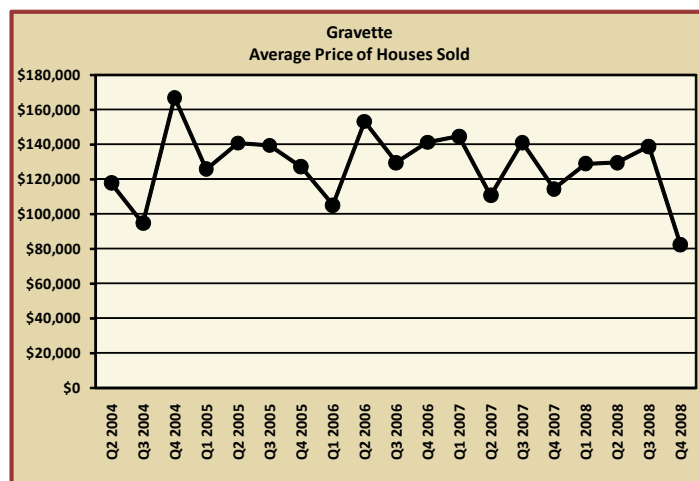
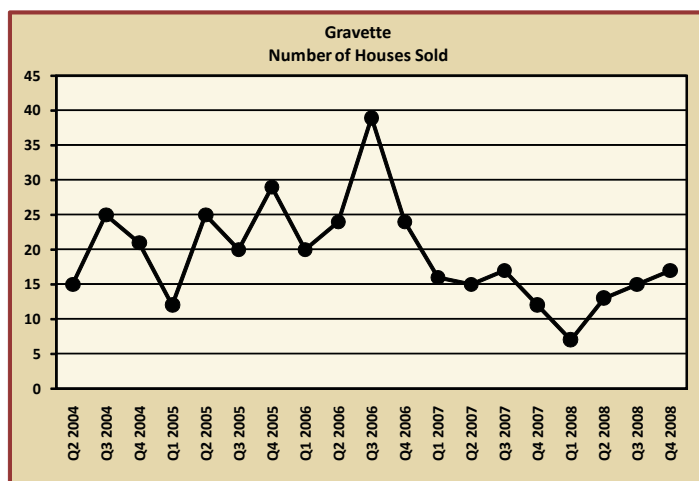


Gravette House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Country Meadows	13	0	0	8	10	31	0	31.5
Habitat Meadows	3	0	0	0	2	5	0	9.0
Patriot Park	24	0	0	3	35	62	2	108.0
Walnut Creek	73	0	0	3	29	105	0	152.0
Gravette	113	0	0	14	76	203	2	76.2



Gravette



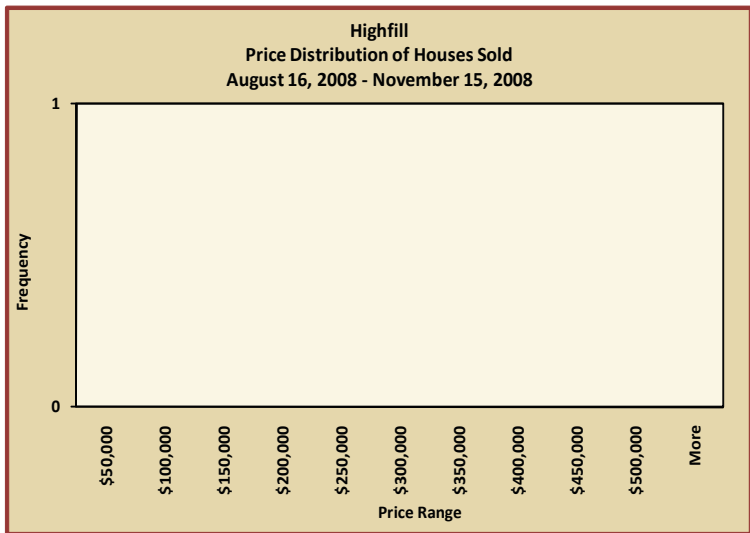
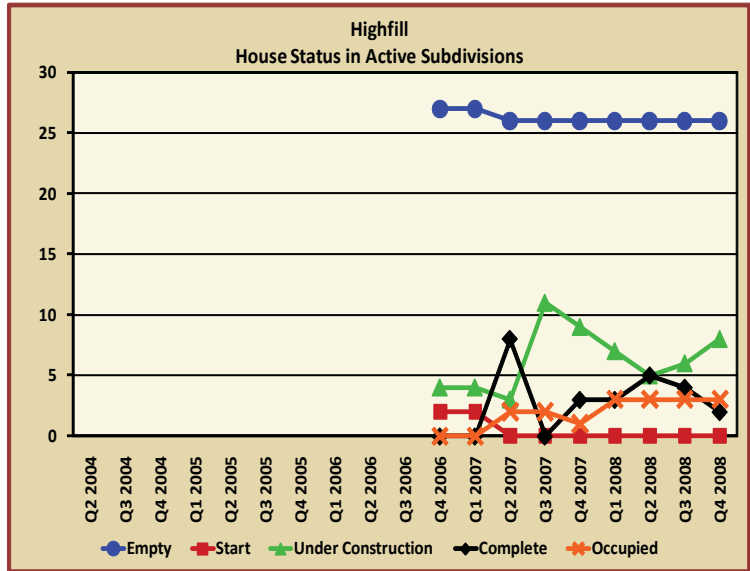
Gravette Price Range of Houses Sold August 16, 2008 - November 15, 2008

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	11.8%	1,205	104	95.1%	\$26.02
\$50,001 - \$100,000	10	58.8%	1,323	88	99.3%	\$56.79
\$100,001 - \$150,000	5	29.4%	1,611	143	96.3%	\$78.76
\$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%	--	--	--	--
Gravette	17	100.0%	1,394	106	97.9%	\$59.64



Highfill

- There were 39 total lots in the 2 active subdivisions in Highfill in the fourth quarter of 2008. About 7.7 percent of the lots were occupied, 5.1 percent were complete, but unoccupied, 20.5 percent were under construction, 0.0 percent was starts, and 66.7 percent were vacant lots.
- No new houses in Highfill became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 216.0 months of remaining inventory in active subdivisions.
- There were 8 houses under construction in the Holiday Hills Estates subdivision.
- There were no houses sold in Highfill from August 16, 2008 to November 15, 2008. There were also no houses sold in Highfill in the previous quarter or in the same period last year.

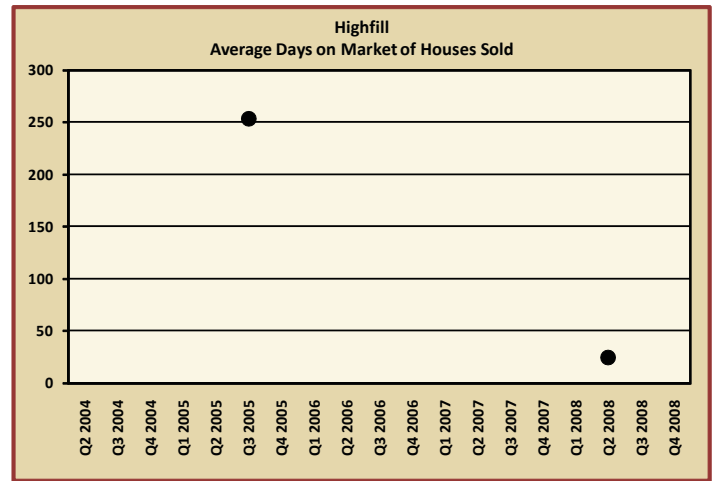
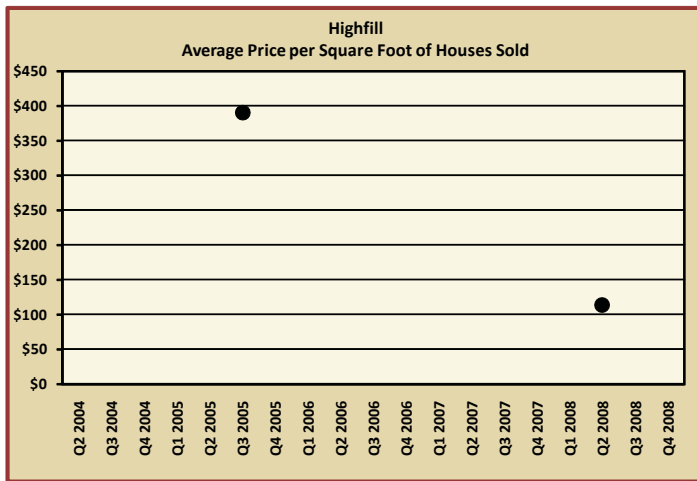
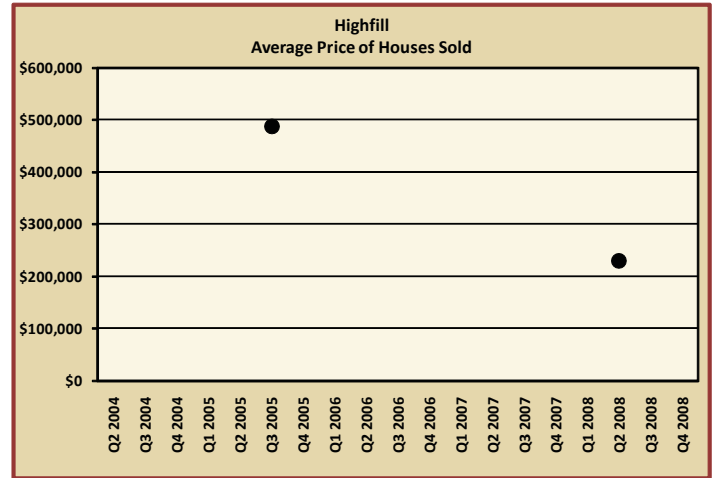
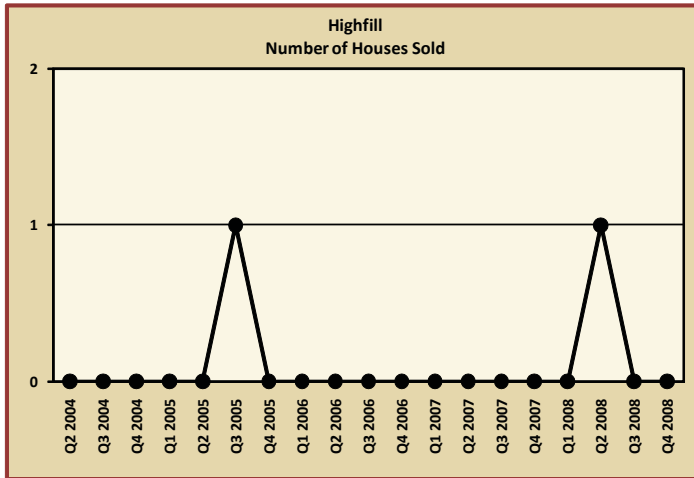


Highfill House Status in Active Subdivisions Q4 2008

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	8	2	1	33	0	384.0
Highfill	26	0	8	2	3	39	0	216.0



Highfill



Highfill Price Range of Houses Sold August 16, 2008 - November 15, 2008

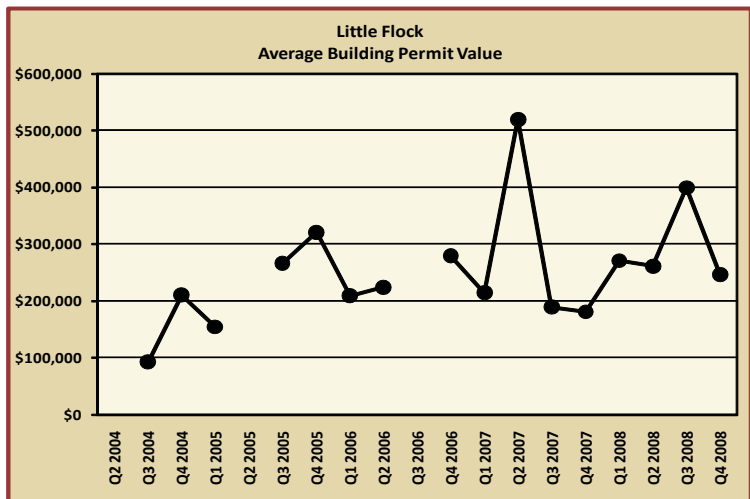
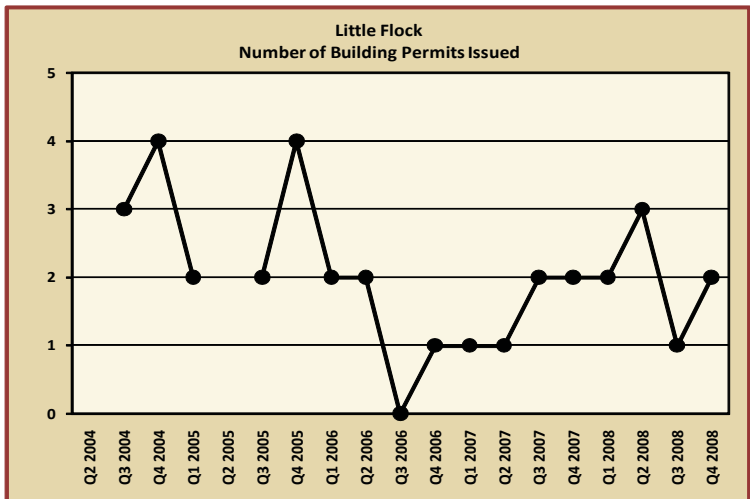
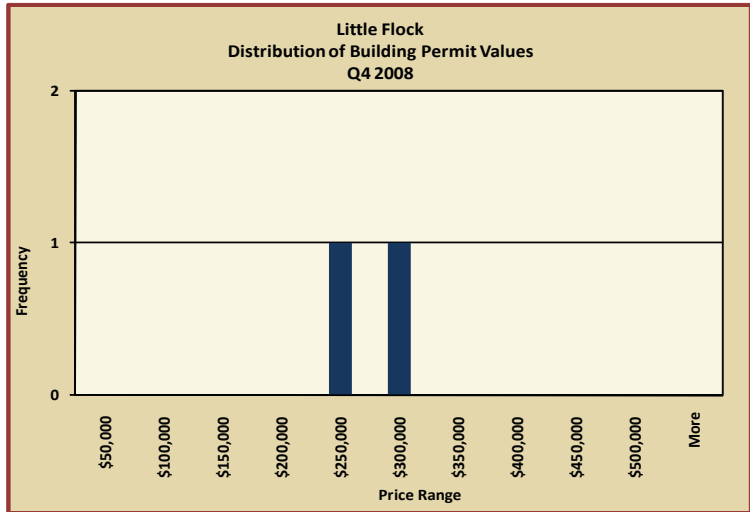
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$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%	--	--	--	--
Highfill	0	--	--	--	--	--



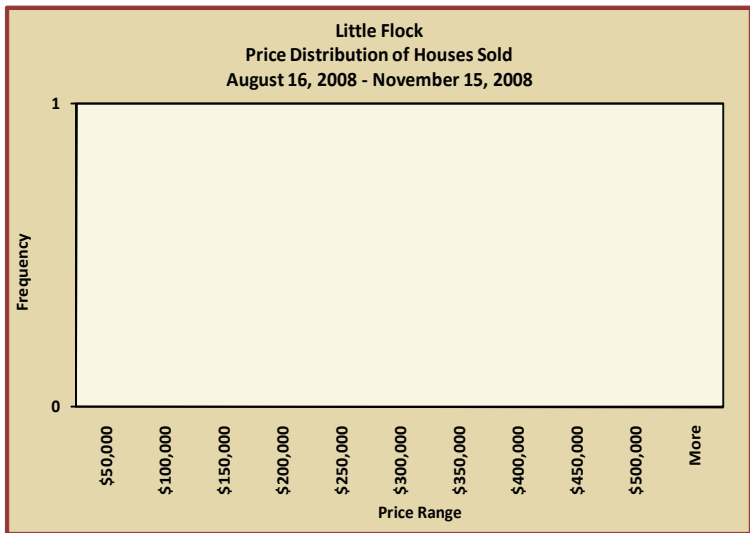
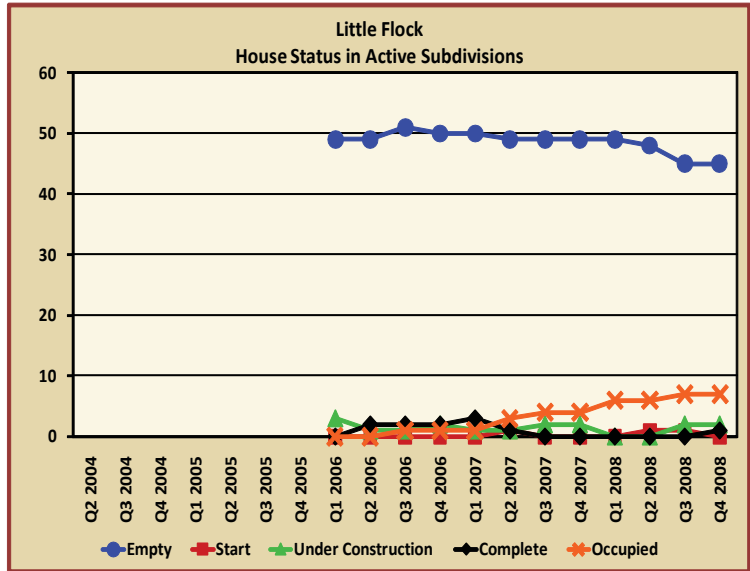
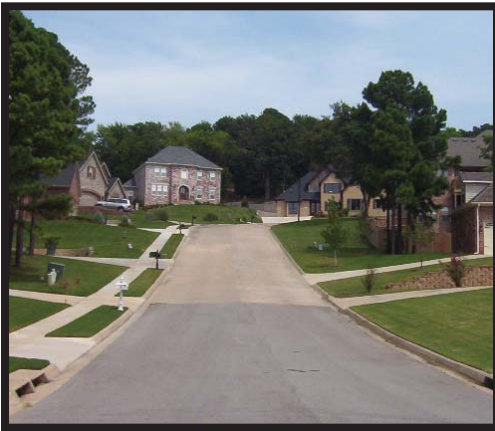
Little Flock



- From September to November 2008, there were 2 residential building permits issued in Little Flock. There were also 2 residential building permits issued in the fourth quarter of 2007.
- The residential building permit value in Little Flock was \$247,500 in the fourth quarter of 2008, as compared to the average value of \$181,580 in the fourth quarter of 2007.
- There were 55 total lots in the 2 active subdivisions in Little Flock in the fourth quarter of 2008. About 12.7 percent were occupied, 1.8 percent was complete, but unoccupied, 3.6 percent were under construction, 0.0 percent was starts, and 81.8 percent were vacant lots.
- No new houses in Little Flock became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 144.0 months of remaining inventory in active subdivisions.
- Both Lost Springs Estates and the Meadows subdivisions in Little Flock had 1 house under construction.
- No additional lots had received either preliminary or final approval by the fourth quarter of 2008 in Little Flock.
- No houses were sold in Little Flock from August 16, 2008 to November 15, 2008. There were no houses sold in Little Flock in the previous quarter or in the same period last year.



Little Flock

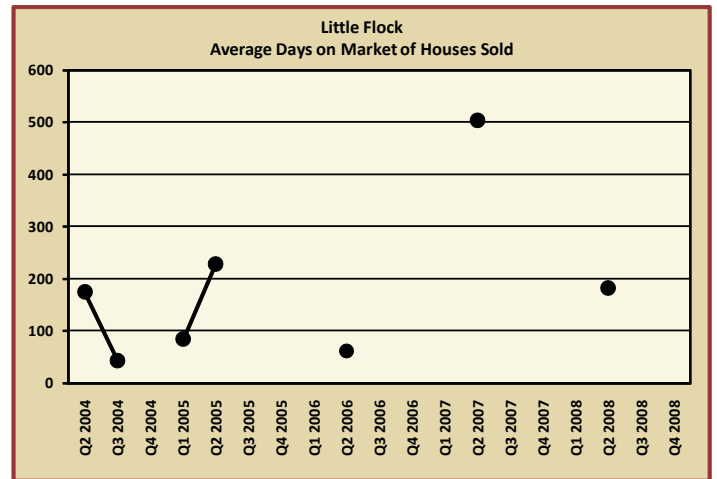
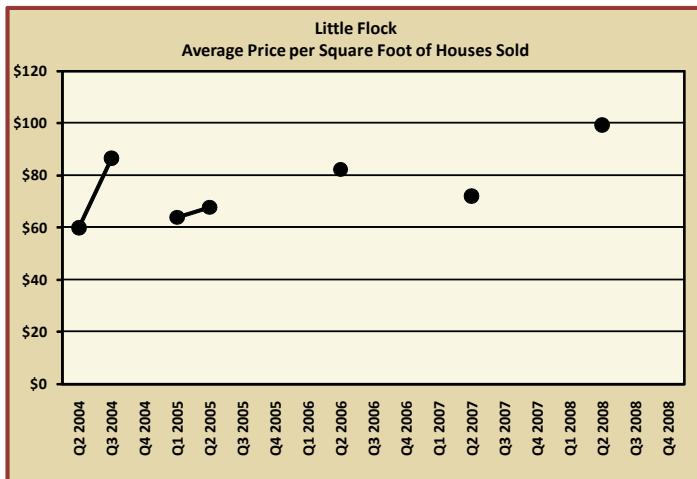
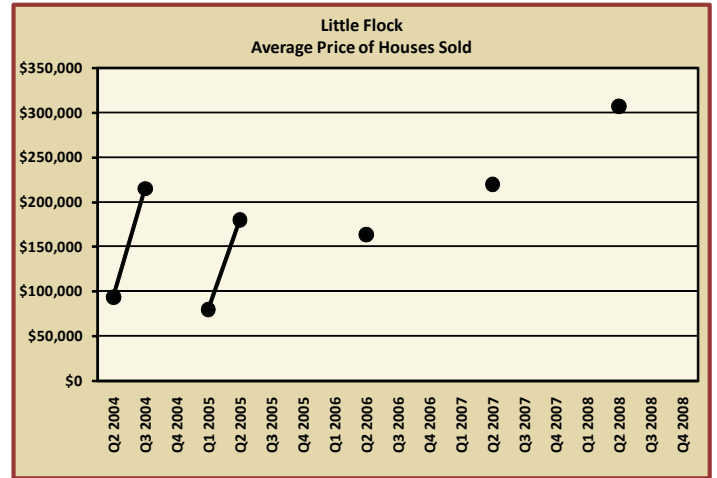
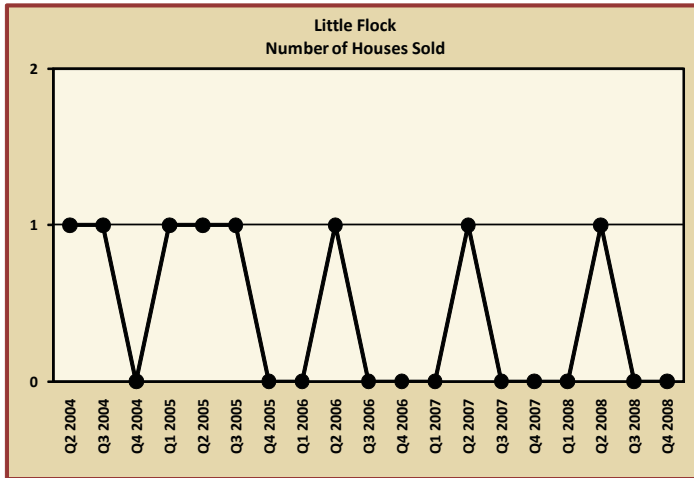


Little Flock House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Lost Springs Estates	0	0	1	0	2	3	0	12.0
The Meadows	45	0	1	1	5	52	0	282.0
Little Flock	45	0	2	1	7	55	0	144.0



Little Flock



Little Flock Price Range of Houses Sold August 16, 2008 - November 15, 2008

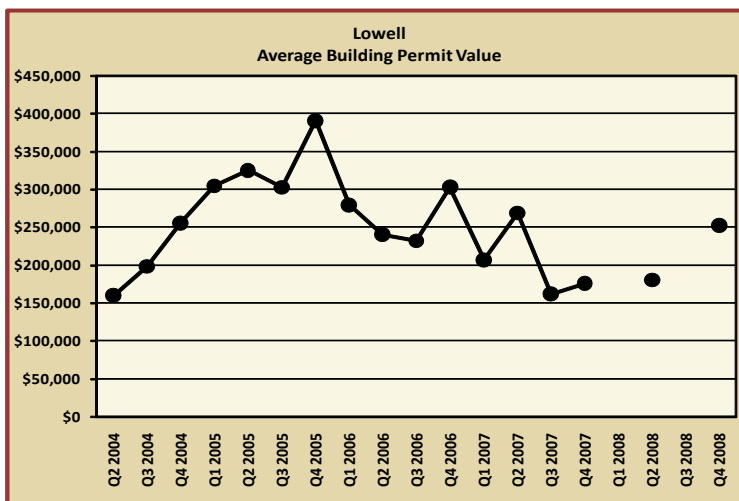
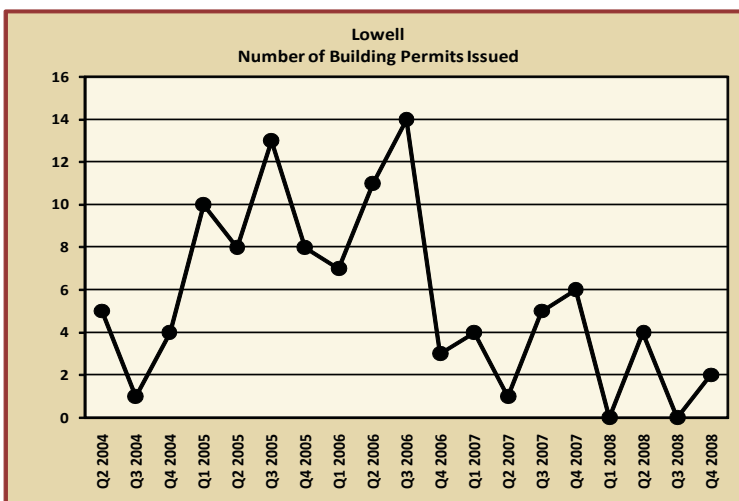
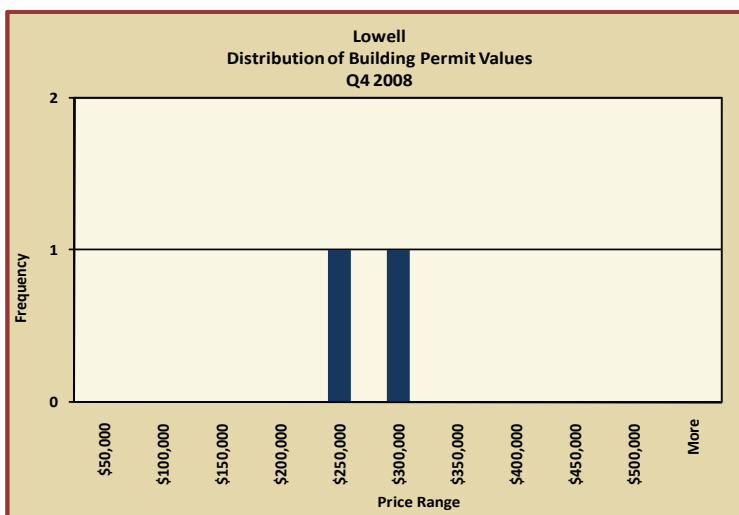
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	0	0.0%	--	--	--	--
\$100,001 - \$150,000	0	0.0%	--	--	--	--
\$150,001 - \$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%	--	--	--	--
Little Flock	0	--	--	--	--	--



Lowell



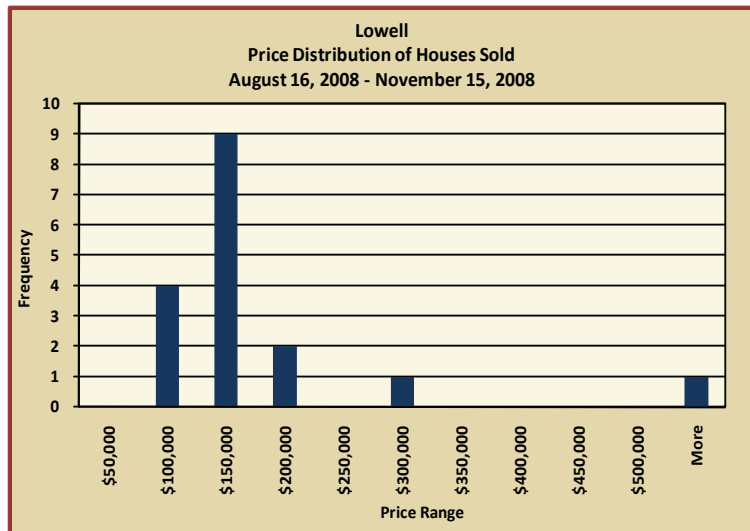
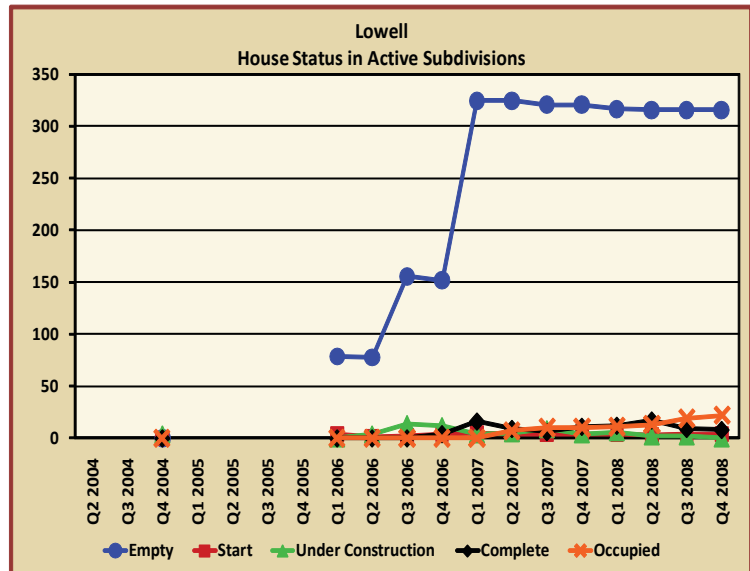
- From September to November 2008, there were 2 residential building permits issued in Lowell. There were 6 building permits issued in the fourth quarter of 2007.
- The average value of residential building permits in Lowell during the fourth quarter of 2008 was \$253,101 which was an increase from the fourth quarter 2007 average value of \$176,183.
- There were 350 total lots in the 3 active subdivisions in Lowell in the fourth quarter of 2008. About 6.3 percent were occupied, 2.3 percent were complete, but unoccupied, 0.0 percent was under construction, 1.1 percent were starts, and 90.3 percent were vacant lots.
- 3 new houses in Lowell became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 328.0 months of remaining inventory in active subdivisions.
- An additional 87 lots in 2 subdivisions had received final approval by the fourth quarter of 2008 in Lowell.
- There were 17 existing houses sold in Lowell from August 16, 2008 to November 15, 2008, or 41.4 percent fewer than in the previous quarter and 45.2 percent fewer than in the same period last year.
- The average price of a house sold in Lowell increased from \$158,022 in the third quarter to \$168,603 in the fourth quarter of 2008. In the fourth quarter



Lowell

of 2008, the average sales price was 6.7 percent higher than in the previous quarter, but 21.9 percent lower than in the same period last year.

- About 76.5 percent of the sold houses in Lowell were in the \$50,001 to \$150,000 range.
- In Lowell, the average number of days from the initial house listing to the sale increased from 109 days in the third quarter to 143 days in the fourth quarter of 2008.
- About 2.4 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Lowell. The average sales price of a house in Lowell was 98.4 percent of the county average.



Lowell House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Borghese, Phase I	76	0	0	0	7	83	1	912.0
Park Central, Phase I	70	4	0	2	12	88	2	114.0
Weatherton	170	0	0	6	3	179	0	704.0
Lowell	316	4	0	8	22	350	3	328.0



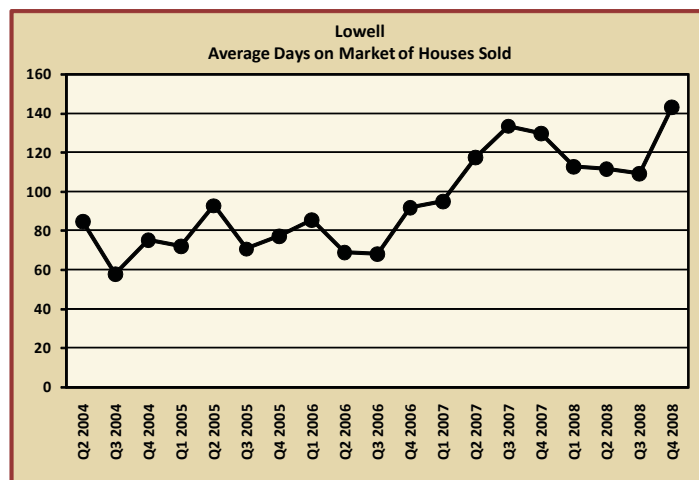
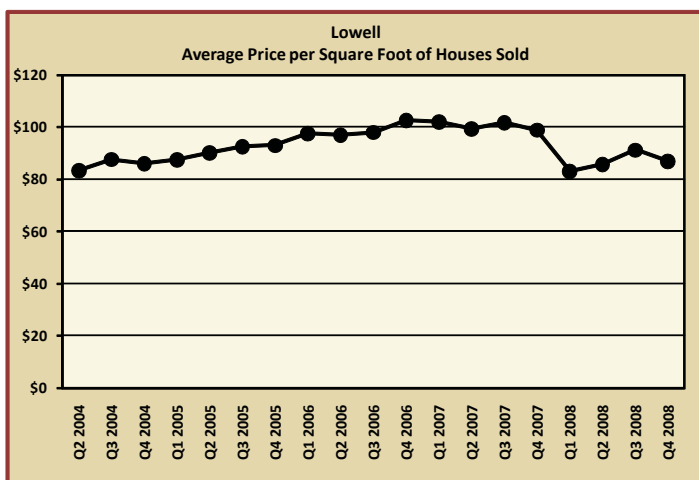
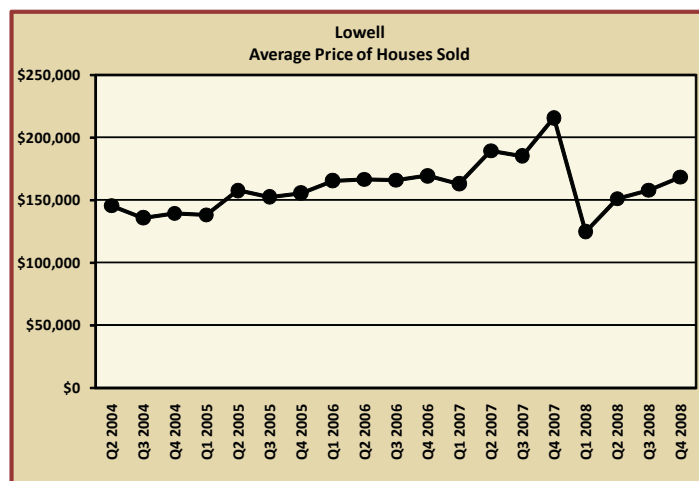
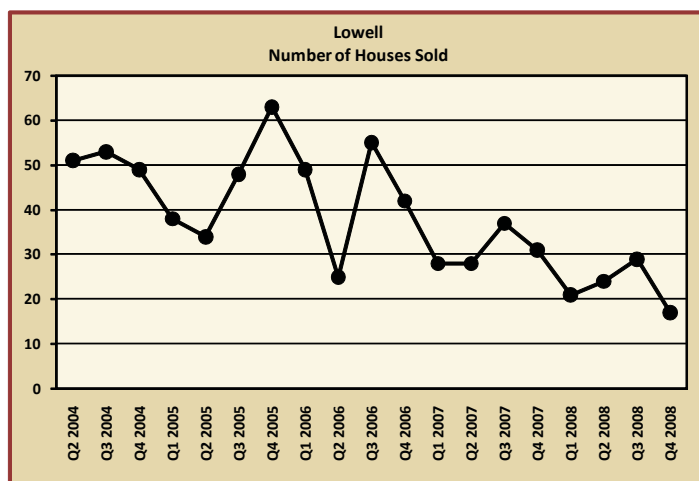
Lowell

Lowell Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Carrington	Q3 2008	29
Meadow Lands	Q3 2008	58
Lowell		87



Lowell



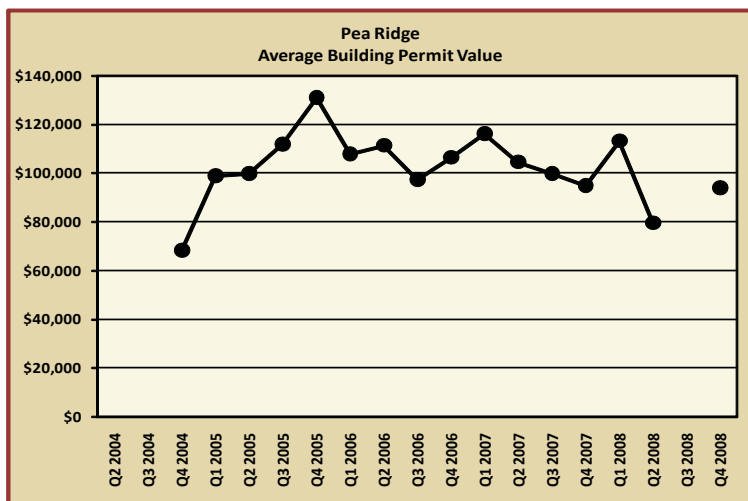
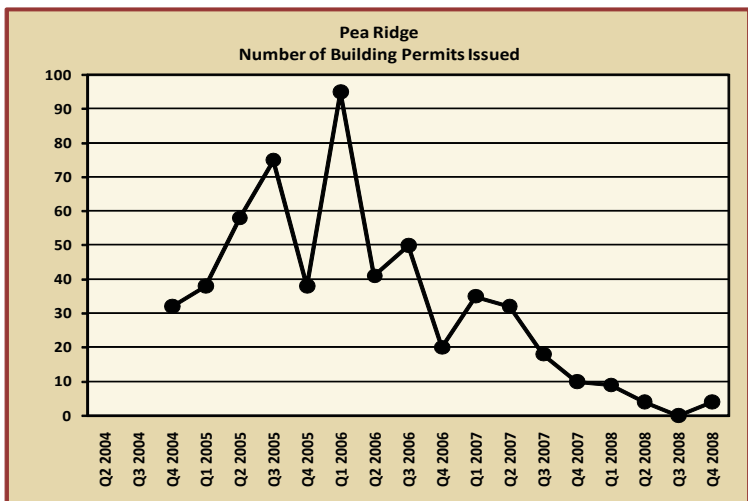
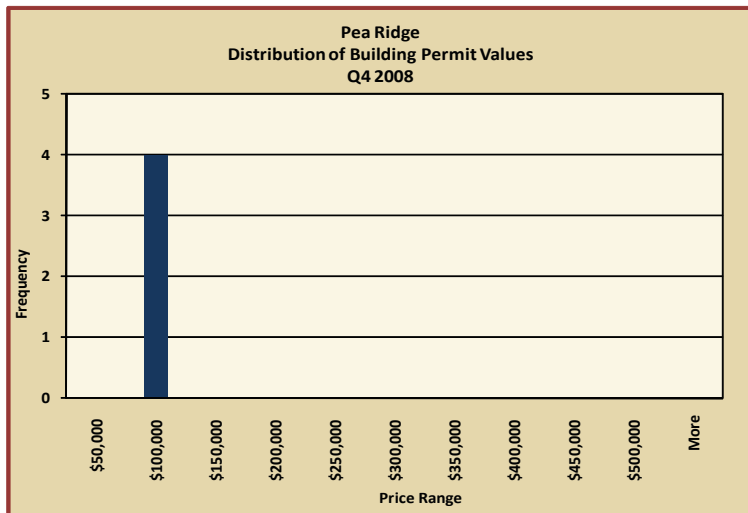
Lowell Price Range of Houses Sold August 16, 2008 - November 15, 2008

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	23.5%	1,119	90	93.3%	\$72.53
\$100,001 - \$150,000	9	52.9%	1,533	117	98.5%	\$82.75
\$150,001 - \$200,000	2	11.8%	2,350	207	90.2%	\$84.91
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	1	5.9%	2,988	574	94.2%	\$94.54
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	5.9%	4,314	33	89.2%	\$178.49
Lowell	17	100.0%	1,781	143	95.5%	\$86.92



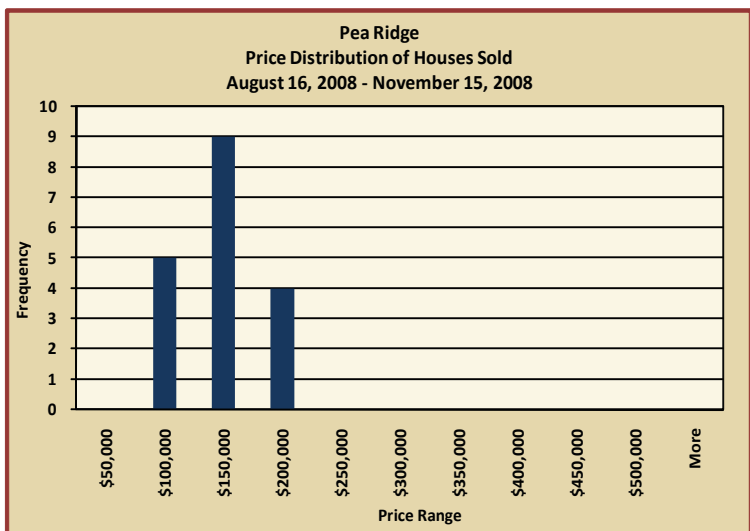
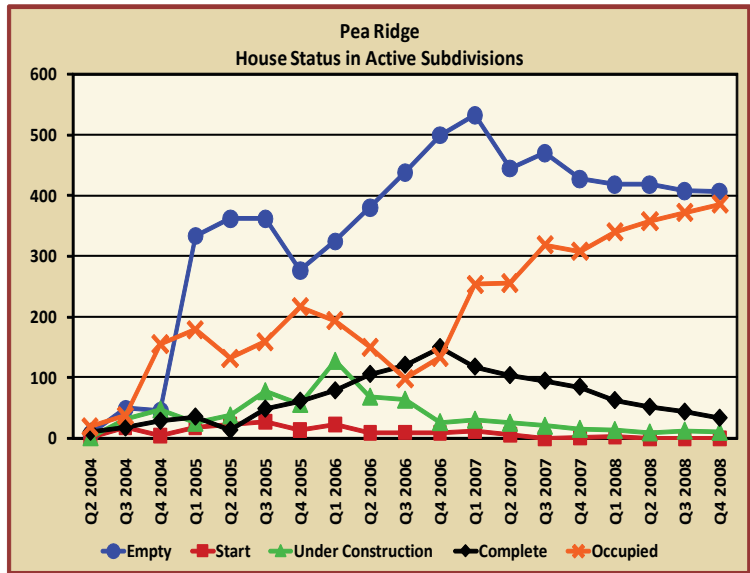
Pea Ridge

- From September to November 2008, there were 4 building permits issued in Pea Ridge. This was a decline from the 10 building permits issued in the fourth quarter of 2007.
- The average value of residential building permits in Pea Ridge during the fourth quarter of 2008 was \$93,978. This was a 1.0 percent decline from the fourth quarter 2007 average value of \$94,944.
- All Pea Ridge's building permits were the \$50,001 to \$100,000 range.
- There were 838 total lots in the 14 active subdivisions in Pea Ridge in the fourth quarter of 2008. About 46.1 percent of the lots were occupied, 4.1 percent were complete, but unoccupied, 1.3 percent were under construction, 0.0 percent was starts, and 48.6 percent were vacant lots.
- 13 new houses in Pea Ridge became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 68.7 months of remaining inventory in active subdivisions, up from 68.0 months in the third quarter.
- The subdivision with the most houses under construction in Pea Ridge in the fourth quarter was Maple Glenn with 7.
- An additional 265 lots in 6 subdivisions had received final approval by the fourth quarter of 2008 in Pea Ridge.
- There were 18 existing houses sold in Pea Ridge from August 16, 2008 to November 15, 2008, or 37.9 percent fewer than in the previous quarter and 45.5 percent fewer than in the same period last year.
- The average price of a house sold in Pea Ridge decreased from \$130,808 in the third quarter to \$125,733 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 3.9 percent lower than in the previous quarter and 9.5 percent lower than in the same period last year.



Pea Ridge

- About 77.8 percent of the sold houses in Pea Ridge were in the \$50,001 to \$150,000 range.
- In Pea Ridge, the average number of days from the initial house listing to the sale decreased slightly from 165 days in the third quarter to 164 days in the fourth quarter of 2008.
- About 2.5 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Pea Ridge. The average sales price of a house in Pea Ridge was 73.4 percent of the county average.



Pea Ridge

Pea Ridge House Status in Active Subdivisions Q4 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	0	380.0
Battlefield View	13	0	0	3	102	118	2	7.7
Creekwood Manor	35	0	0	2	8	45	3	148.0
Deer Meadows	75	0	0	11	6	92	1	258.0
Givens Place, Block III*	18	0	0	0	57	75	0	--
Maple Glenn	40	0	7	8	63	118	0	36.7
Maple Leaf Heights	1	0	2	1	7	11	0	48.0
Patterson Place	23	0	0	2	35	60	5	42.9
Ridgeview Acres	29	0	0	0	4	33	0	174.0
Shepherd Hills	28	0	1	0	6	35	0	116.0
Sugar Creek Estates	13	0	0	0	4	17	0	156.0
Summit Meadows	35	0	0	1	14	50	2	72.0
Weston Plexes	2	0	0	0	18	20	0	12.0
Windmill Estates	1	0	1	5	50	57	0	21.0
Pea Ridge	407	0	11	34	386	838	13	68.7

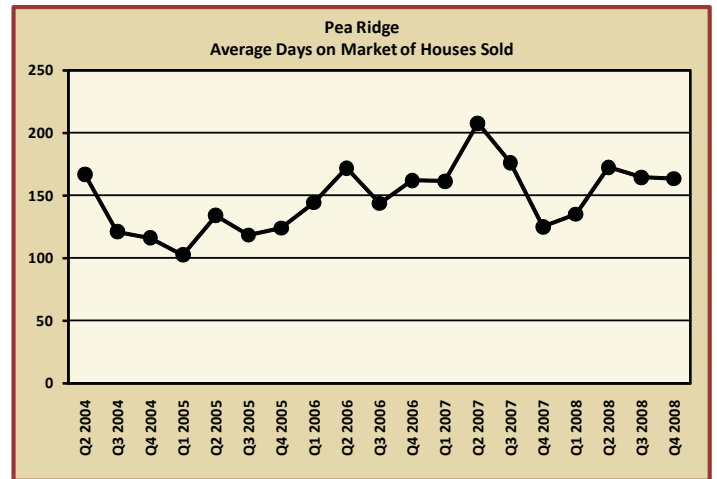
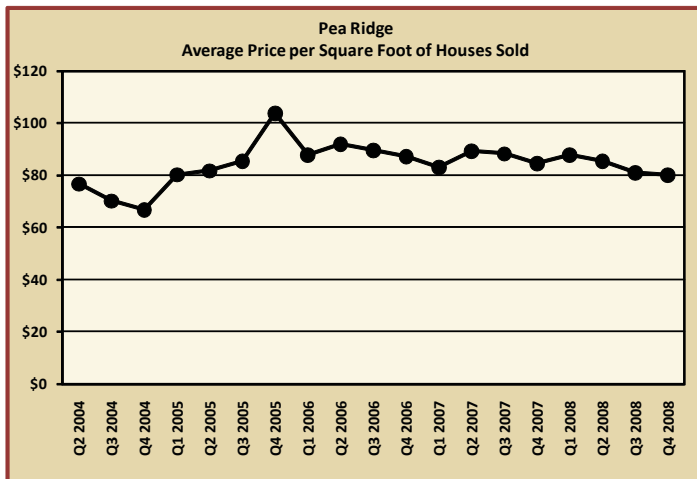
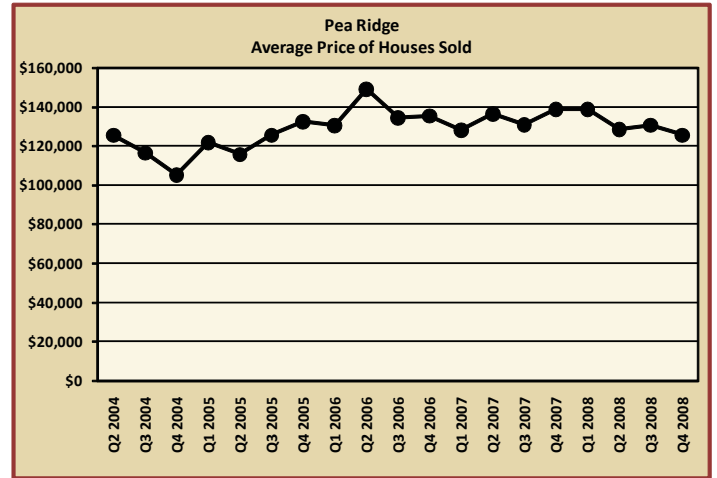
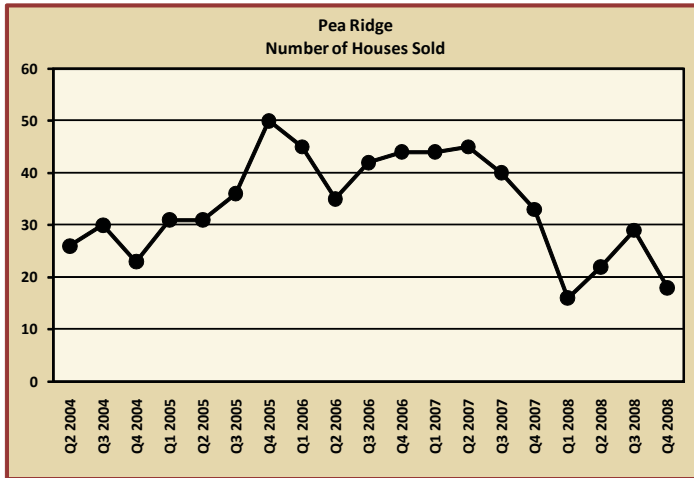
* no absorption occurred during last four quarters

Pea Ridge Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Battlefield View, Phase II	Q1 2006	56
Creekside Estates	Q3 2006	35
Plantation Subdivision 1	Q3 2008	17
Plantation Subdivision 2	Q3 2008	60
Plantation Subdivision 3	Q3 2008	48
Plantation Subdivision 4	Q3 2008	49
Pea Ridge		265



Pea Ridge



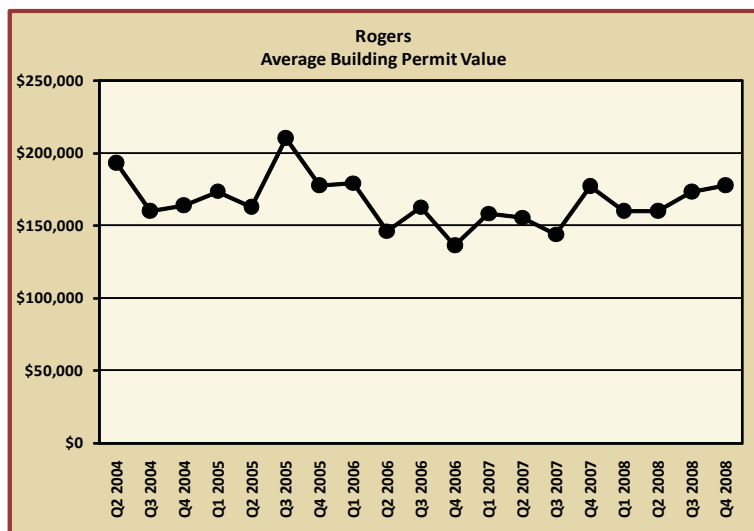
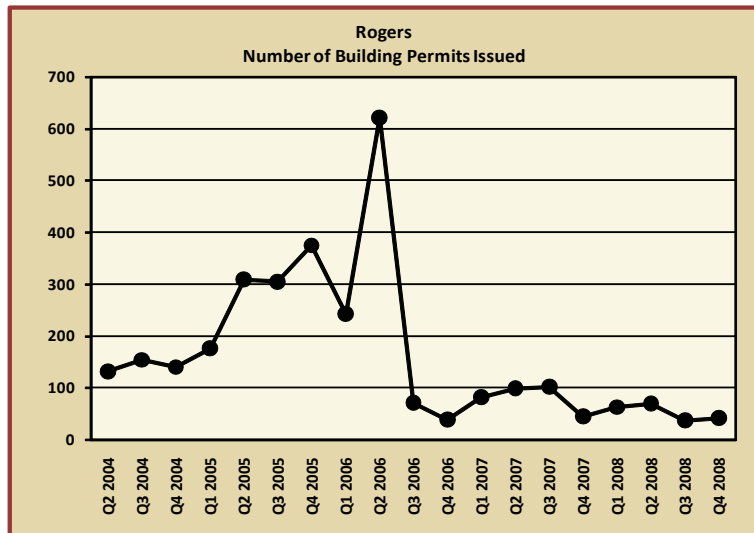
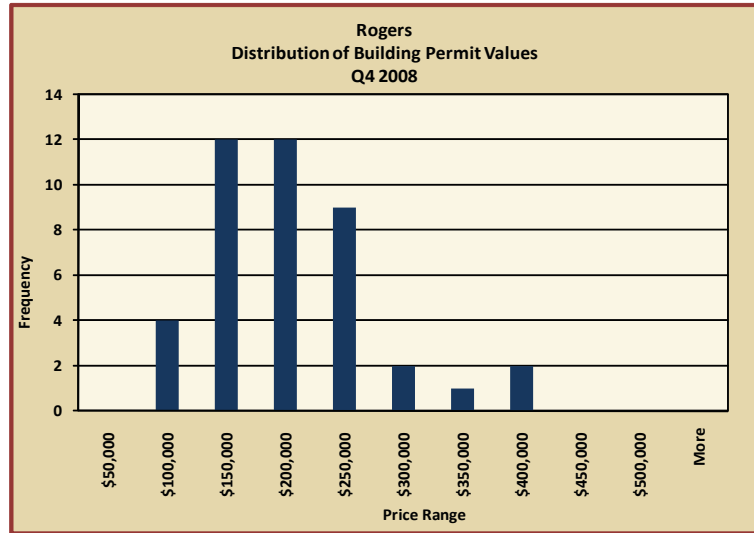
Pea Ridge Price Range of Houses Sold August 16, 2008 - November 15, 2008

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	27.8%	1,348	86	90.4%	\$66.96
\$100,001 - \$150,000	9	50.0%	1,593	152	98.3%	\$78.90
\$150,001 - \$200,000	4	22.2%	1,755	288	97.4%	\$99.35
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Pea Ridge	18	100.0%	1,561	164	95.9%	\$80.13



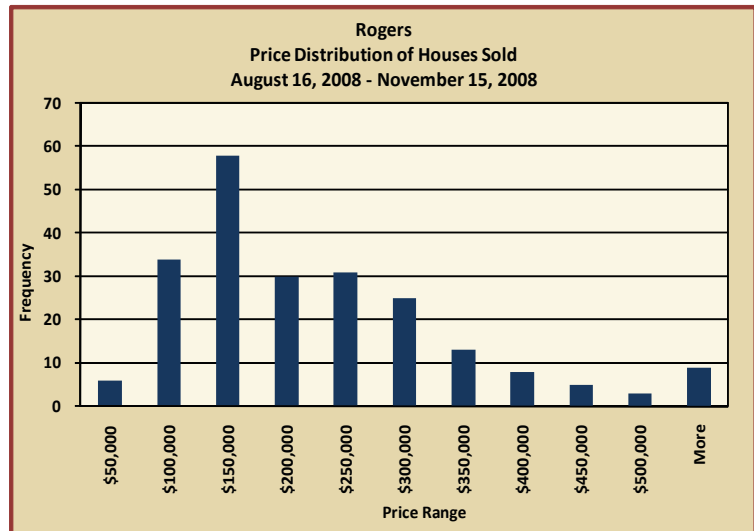
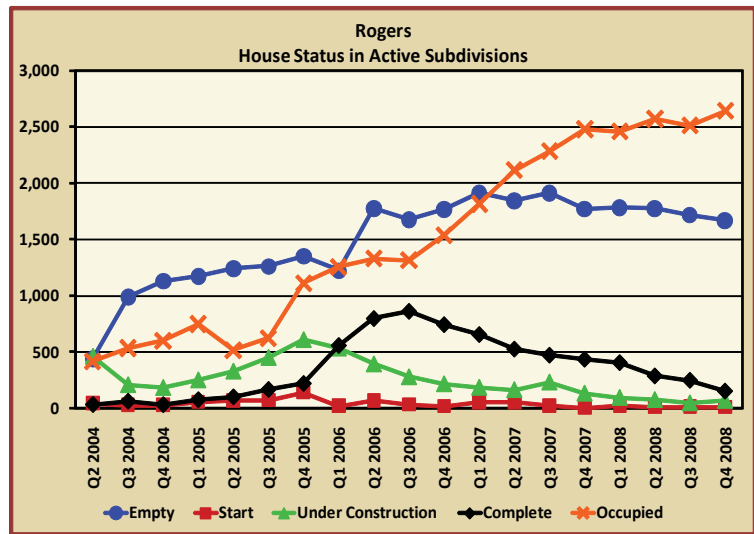
Rogers

- From September to November 2008, there were 42 residential building permits issued in Rogers. This represents a 6.7 percent decline from the fourth quarter of 2007.
- The average residential building permit value in Rogers increased by 0.2 percent from the fourth quarter of 2007 to \$177,682 in the fourth quarter of 2008.
- The major price points for Rogers building permits were in the \$100,001 to \$200,000 range.
- There were 4,557 total lots in the 42 active subdivisions in Rogers in the fourth quarter of 2008. About 58.0 percent of the lots were occupied, 3.4 percent were complete, but unoccupied, 1.6 percent were under construction, 0.3 percent were starts, and 36.7 percent were vacant lots.
- 126 new houses in Rogers became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 39.8 months of remaining inventory in active subdivisions, up from a revised 37.9 months in the third quarter.
- The subdivisions with the most houses under construction in Rogers in the fourth quarter were Meadow Wood with 23, Pinnacle with 9 and Roller's Ridge with 9.
- An additional 1,016 lots in 31 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Rogers.
- There were 222 existing houses sold in Rogers from August 16, 2008 to November 15, 2008, or 24.7 percent fewer than in the previous quarter and 5.5 percent fewer than in the same period last year.
- The average price of a house sold in Rogers decreased from \$229,160 in the third quarter to \$208,718 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 8.9 percent lower than in the previous quarter and 6.3 percent lower than in the same period last year.



Rogers

- About 39.6 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 155 days in the third quarter to 167 days in the fourth quarter of 2008.
- About 31.1 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Rogers. The average sales price of a house in Rogers was 121.8 percent of the county average.



Rogers House Status in Active Subdivisions Q4 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	0	111.0
Bellview, Phases I, II	122	0	0	11	164	297	0	114.0
Bent Tree, Phase II	5	0	0	0	58	63	0	30.0
Biltmore	86	0	1	4	19	110	5	72.8
Brentwood	48	0	0	0	22	70	3	33.9
Camden Way	29	0	0	1	130	160	5	18.9
Camelot Estates	12	0	0	1	1	14	0	156.0
Clower	57	0	0	6	12	75	0	68.7
Cottagewood, Phase I	10	0	1	1	36	48	0	18.0
Countryside Estates*	4	0	0	0	24	28	0	--
Creekside	30	0	1	1	33	65	4	34.9



Rogers

Rogers House Status in Active Subdivisions (Continued) Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Creekwood (Rogers/Lowell)	101	1	3	3	92	200	10	46.3
Cross Creek, Blocks I-VI	53	0	2	4	60	119	0	118.0
Cross Timbers--North	11	0	0	0	4	15	0	66.0
Dixieland Crossing	52	0	0	6	41	99	0	20.5
Emily Place	0	0	0	0	4	4	3	0.0
Fox Briar, Phase I	26	0	0	3	7	36	0	69.6
Garrett Road	73	2	0	3	2	80	1	468.0
Habitat Trails	8	0	1	0	5	14	0	54.0
Hearthstone, Phases II, III	76	0	4	3	95	178	16	26.2
Legacy Estates	2	0	0	0	28	30	0	12.0
Lexington	65	5	0	3	46	119	2	97.3
Liberty Bell North	60	0	0	7	36	103	10	42.3
Madison	30	0	0	1	4	35	0	372.0
Meadow Wood	7	4	23	2	42	78	5	10.8
Oldetown Estates	48	0	0	0	6	54	1	115.2
The Peaks, Phases I-III	55	1	0	13	41	110	1	92.0
Pinnacle Gardens	0	0	0	5	34	39	2	8.6
Pinnacle Golf & Country Club	67	0	3	1	360	431	24	24.3
Pinnacle, Phases I-IV	81	0	9	15	138	243	1	60.0
The Plantation, Phases I, II	43	0	0	5	530	578	4	11.1
Richard's Glen	3	0	0	0	24	27	1	12.0
Rocky Creek	43	0	0	5	7	55	2	192.0
Roller's Ridge	71	0	9	15	38	133	1	162.9
Royal Heights	4	0	2	0	6	12	1	36.0
Sandalwood, Phases I, II	47	0	2	3	36	88	2	62.4
Shadow Valley, Phases I-VII	111	0	8	5	323	447	11	29.8
Silo Falls, Phase I	75	1	1	3	25	105	2	106.7
Veteran	9	0	3	0	14	26	0	11.1
Vintage	7	0	0	0	16	23	2	21.0
Wildflower, Phases I, II	2	0	0	26	54	82	7	10.5
Williamsburg Place*	2	0	0	0	8	10	0	--
Rogers	1,671	14	73	157	2,642	4,557	126	39.8

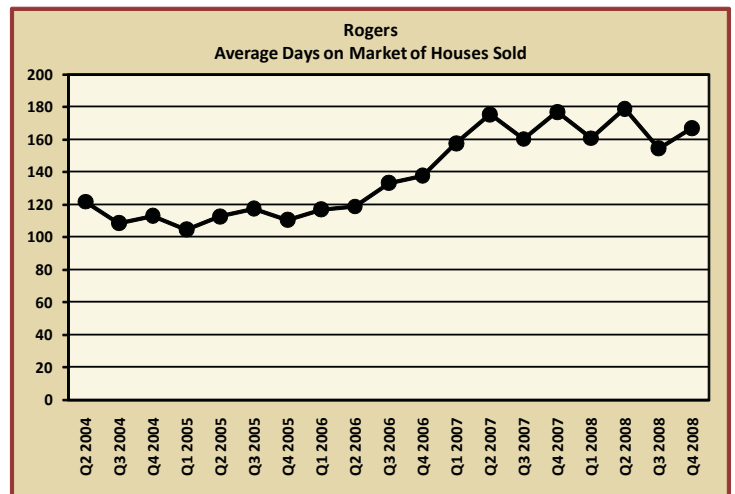
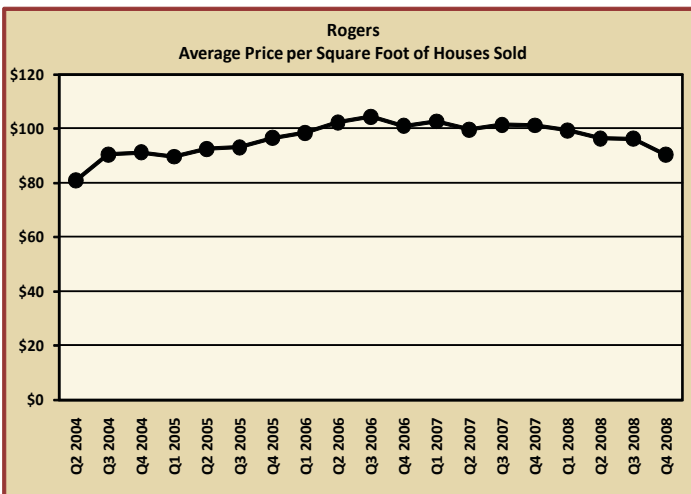
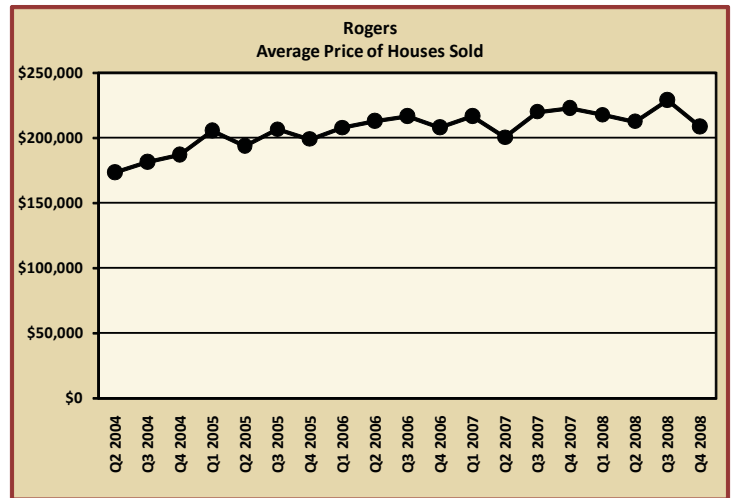
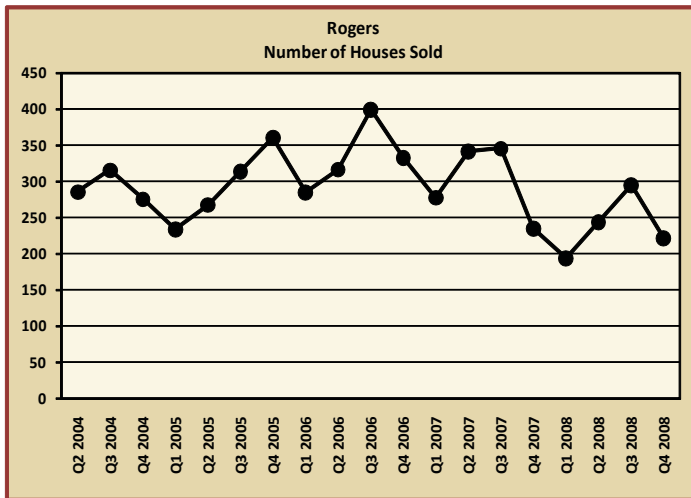
* no absorption occurred during last four quarters



Rogers

Rogers Price Range of Houses Sold August 16, 2008 - November 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	6	2.7%	1,157	136	92.5%	\$39.33
\$50,001 - \$100,000	34	15.3%	1,361	121	97.1%	\$63.14
\$100,001 - \$150,000	58	26.1%	1,640	152	97.1%	\$81.84
\$150,001 - \$200,000	30	13.5%	2,153	148	96.7%	\$87.64
\$200,001 - \$250,000	31	14.0%	2,355	183	98.2%	\$96.86
\$250,001 - \$300,000	25	11.3%	2,564	228	97.6%	\$110.12
\$300,001 - \$350,000	13	5.9%	3,250	180	96.1%	\$103.43
\$350,001 - \$400,000	8	3.6%	3,224	248	95.9%	\$119.44
\$400,001 - \$450,000	5	2.3%	3,471	224	93.1%	\$128.21
\$450,001 - \$500,000	3	1.4%	4,097	206	93.2%	\$121.02
\$500,000+	9	4.1%	4,555	172	94.5%	\$141.38
Rogers	222	100.0%	2,201	167	96.8%	\$90.50



Rogers

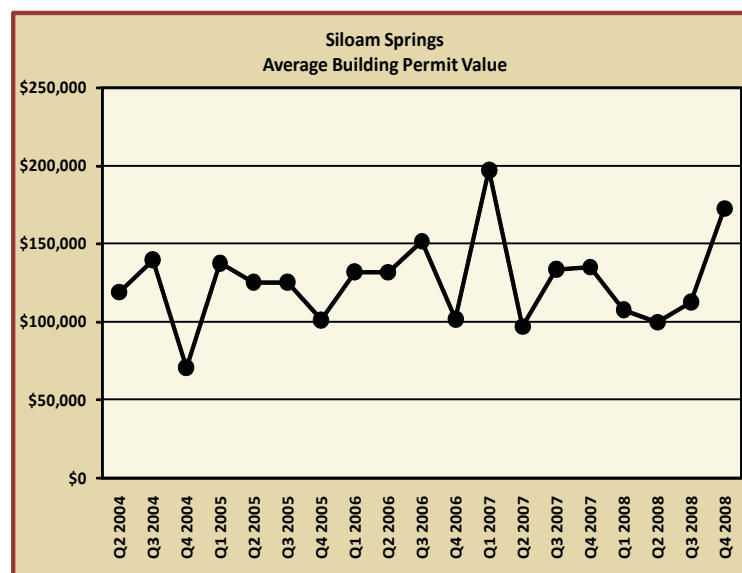
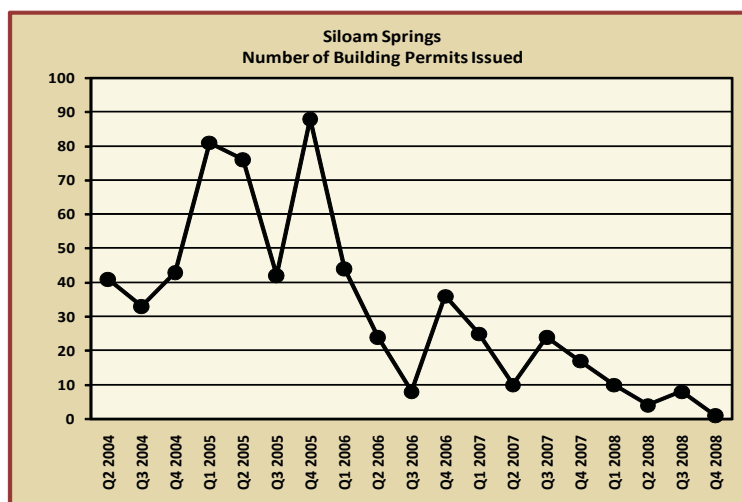
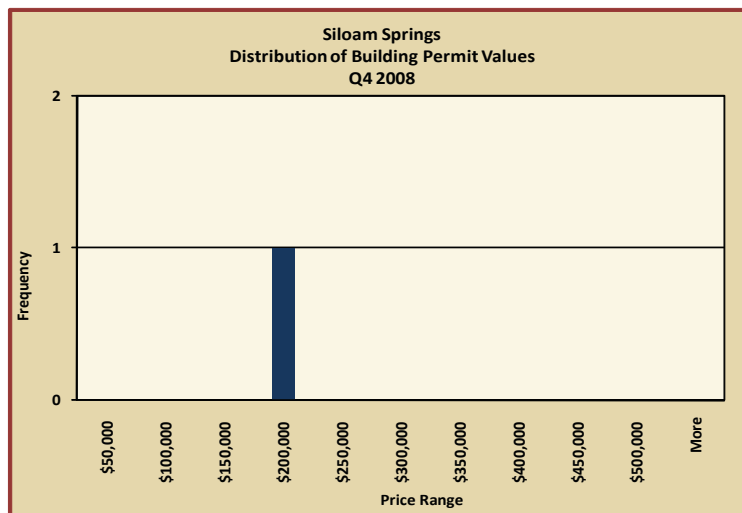
Rogers Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Canopy Subdivision	Q3 2007	10
The Farms	Q1 2007	42
Fox Briar, Phase II	Q1 2007	63
Pleasant Blossum	Q4 2007	8
Signature Subdivision	Q3 2006	13
Walnut Creek	Q1 2007	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
Cross Timber South	Q2 2006	15
Edgewater in Benton	Q2 2008	10
First Place	Q3 2007	101
The Grove, Phase I	Q4 2005	9
The Grove, Phase II	Q2 2007	24
The Grove, Phase III	Q4 2007	18
The Iveys	Q3 2007	96
Lakewood	Q2 2005	67
Lancaster Subdivision	Q4 2008	7
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
Silo Falls, Phase II	Q1 2006	82
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		1,016



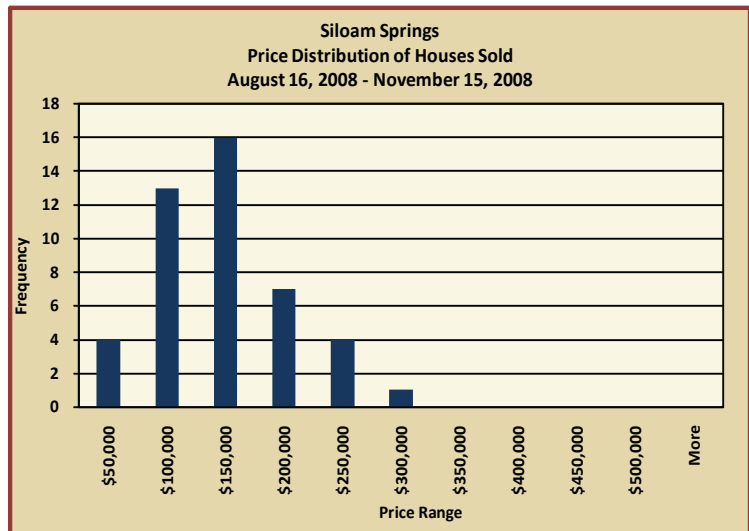
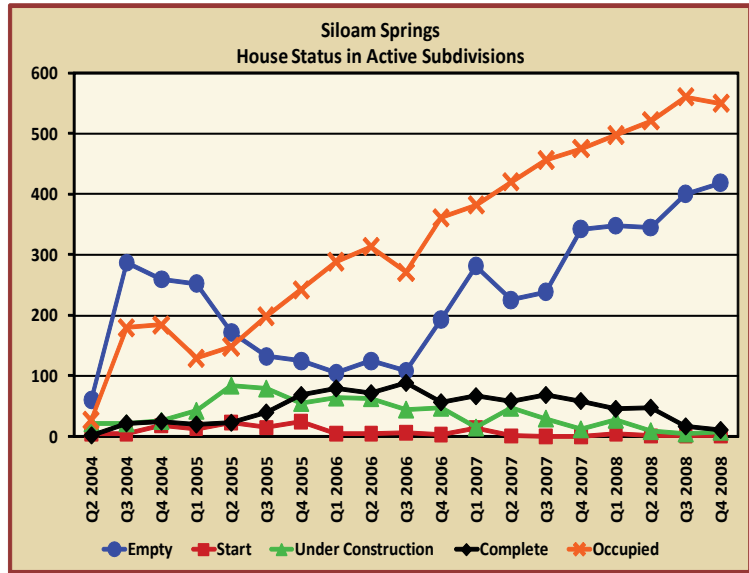
Siloam Springs

- From September to November 2008, there was 1 residential building permit issued in Siloam Springs. This represents a decline from the 17 building permits issued in the fourth quarter of 2007.
- The average residential building permit value in Siloam Springs increased by 27.8 percent from the fourth quarter of 2007 to \$172,860 in the fourth quarter of 2008.
- There were 990 total lots in the 22 active subdivisions in Siloam Springs in the fourth quarter of 2008. About 55.7 percent of the lots were occupied, 1.1 percent were complete, but unoccupied, 0.8 percent were under construction, 0.1 percent were starts, and 42.3 percent were vacant lots.
- 7 new houses in Siloam Springs became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 57.3 months of remaining inventory in active subdivisions, up from a revised 40.7 months in the third quarter.
- The subdivisions with the most houses under construction in Siloam Springs in the fourth quarter were Copper Leaf and Walnut Woods, each with 3.
- An additional 754 lots in 22 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Siloam Springs.
- There were 45 existing houses sold in Siloam Springs from August 16, 2008 to November 15, 2008, or 40.8 percent fewer than in the previous quarter and 25.0 percent fewer than in the same time period last year.
- The average price of a house sold in Siloam Springs decreased from \$127,703 in the third quarter to \$119,853 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 6.1 percent lower than in the previous quarter and 14.4 percent lower than in the same period last year.



Siloam Springs

- About 64.4 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 116 days in the third quarter to 129 days in the fourth quarter of 2008.
- About 6.3 percent of all houses sold in Benton County in the fourth quarter of 2008 were sold in Siloam Springs. The average sales price of a house in Siloam Springs was 70.0 percent of the county average.



Siloam Springs

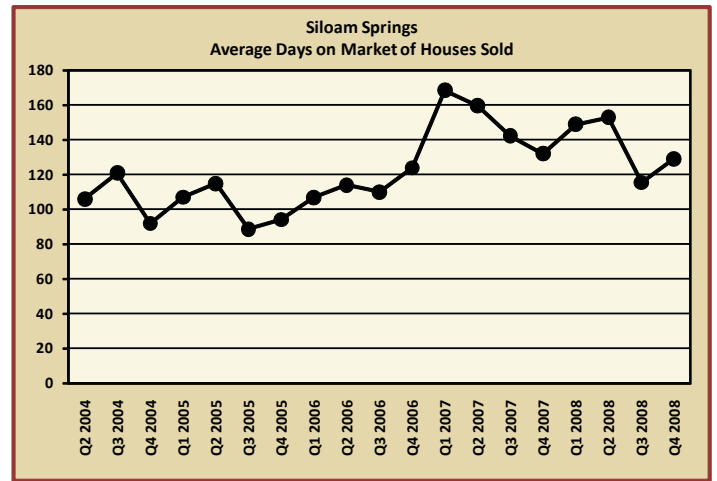
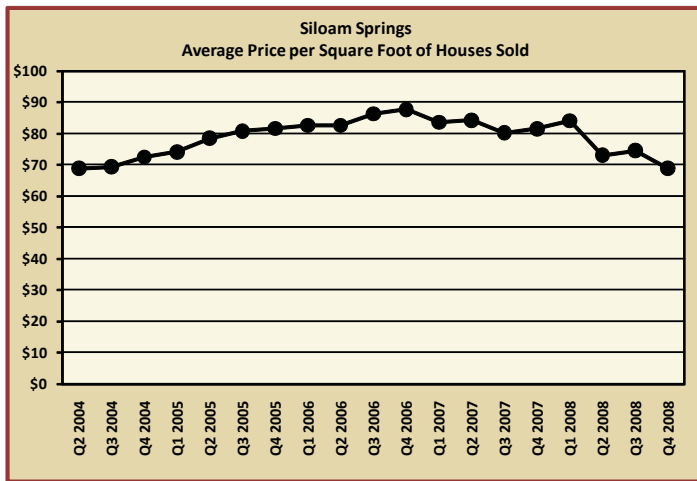
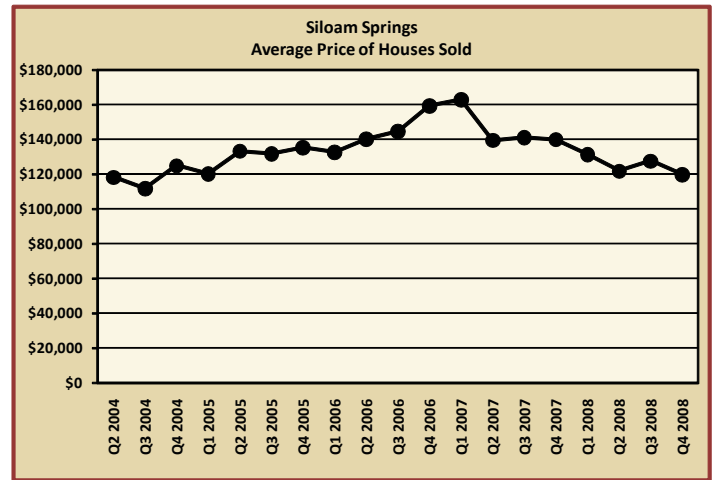
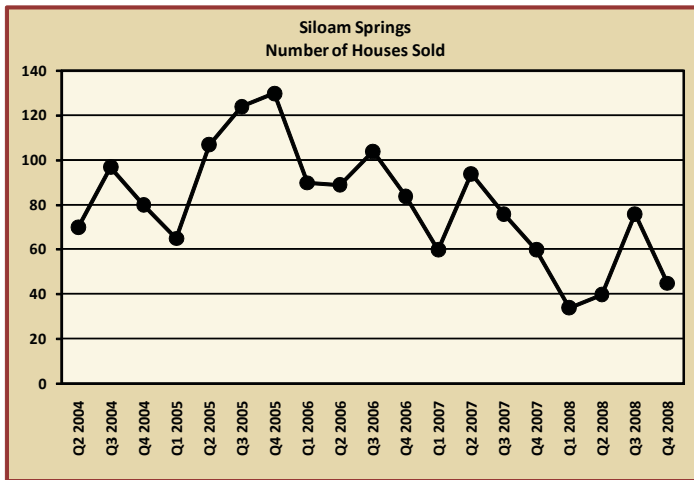
Siloam Springs House Status in Active Subdivisions Q4 2008

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	21	0	3	0	8	32	1	72.0
Deer Lodge	3	1	0	0	14	18	1	6.9
Eighteen Acres, Phase I*	1	0	0	0	13	14	0	--
Forest Hills	63	0	0	0	3	66	1	252.0
Haden Place	25	0	0	0	28	53	0	17.6
Heritage Ranch	17	0	0	1	8	26	0	216.0
Madison Heights	2	0	0	0	6	8	0	24.0
Maloree Woods	12	0	0	0	46	58	0	48.0
Meadow Brook*	16	0	0	0	4	20	0	--
Meadows Edge	4	0	0	0	14	18	1	24.0
Nottingham Addition	12	0	0	0	22	34	0	8.0
Paige Place, Phases I, II	9	0	0	3	45	57	1	48.0
Patriot Park	3	0	0	2	148	153	0	30.0
Prairie Meadows Estates	21	0	1	0	0	22	0	--
Rose Meade	9	0	0	0	40	49	0	6.4
Stonecrest, Phases III-VI	64	0	1	2	40	107	1	134.0
Walnut Ridge	2	0	0	0	3	5	0	24.0
Walnut Woods, No. 2, Phases I, III-V	29	0	3	0	74	106	1	384.0
Washington Court	0	0	0	2	12	14	0	24.0
The Woodlands, Phases I, II	98	0	0	1	11	110	0	396.0
Siloam Springs	419	1	8	11	551	990	7	57.3

* no absorption occurred during last four quarters



Siloam Springs



Siloam Springs Price Range of Houses Sold August 16, 2008 - November 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	4	8.9%	1,221	125	69.7%	\$25.06
\$50,001 - \$100,000	13	28.9%	1,342	126	94.3%	\$59.92
\$100,001 - \$150,000	16	35.6%	1,698	112	97.7%	\$71.77
\$150,001 - \$200,000	7	15.6%	2,123	140	93.6%	\$87.52
\$200,001 - \$250,000	4	8.9%	2,454	182	94.2%	\$90.75
\$250,001 - \$300,000	1	2.2%	2,650	168	96.7%	\$105.47
\$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%	--	--	--	--
Siloam Springs	45	100.0%	1,707	129	93.3%	\$69.08



Siloam Springs

Siloam Springs Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Heritage Ranch, Phases II, III	Q3 2005	53
Lawlis Ranch	Q4 2007	89
Prairie View Estates	Q3 2006	22
Somerset	Q1 2007	138
<i>Final Approval</i>		
Ashley Park, Phase I	Q2 2005	31
Autumn Glen	Q2 2006	100
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
City Lake View Estates	Q3 2008	9
Courtney Courts, Blocks IV, V	Q4 2007	32
Eastern Hills	Q2 2005	29
Gabriel Park	Q2 2005	8
Highland Court	Q4 2007	10
Highlands	Q1 2006	10
Meadowview	Q4 2005	8
Prairie Meadow Estates	Q3 2008	22
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		754



Washington County

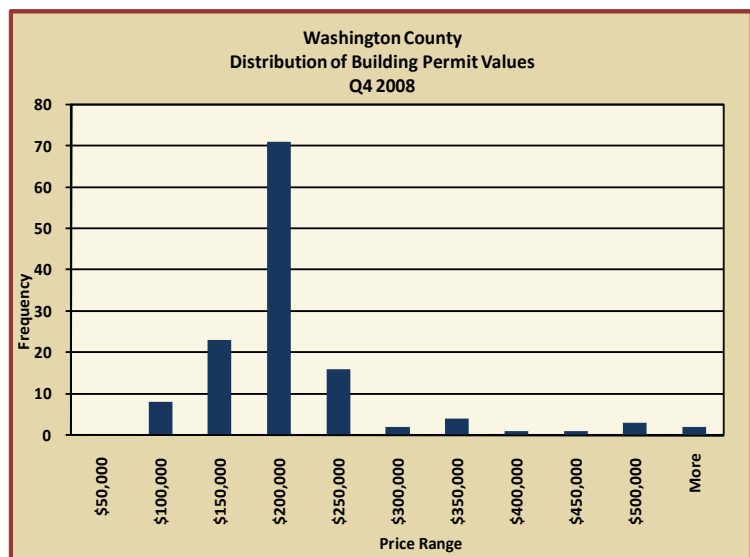
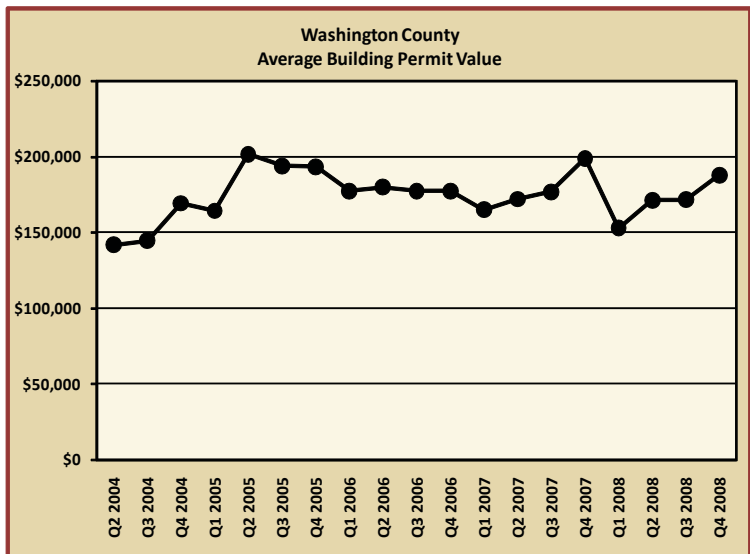
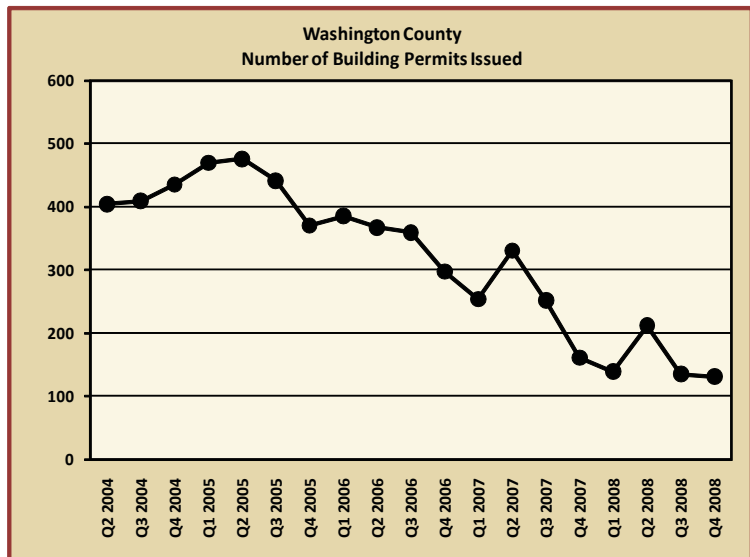
Building Permits

From September to November 2008, there were 131 residential building permits issued in Washington County. The fourth quarter 2008 total was 18.6 percent lower than the fourth quarter 2007 total of 161 residential building permits. The average value of the Washington County September to November 2008 building permits was \$187,897, down 5.5 percent from the \$198,852 average September to November 2007 residential building permit value. About 71.8 percent of the fourth quarter building permits were valued between \$100,001 and \$200,000, with 22.1 percent higher than \$200,000 and 6.1 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 62.6 percent of the residential building permits in Washington County, while Springdale accounted for 28.2 percent and Prairie Grove accounted for 6.1 percent. The remaining 3.1 percent were from the other small communities in the county.

Subdivisions

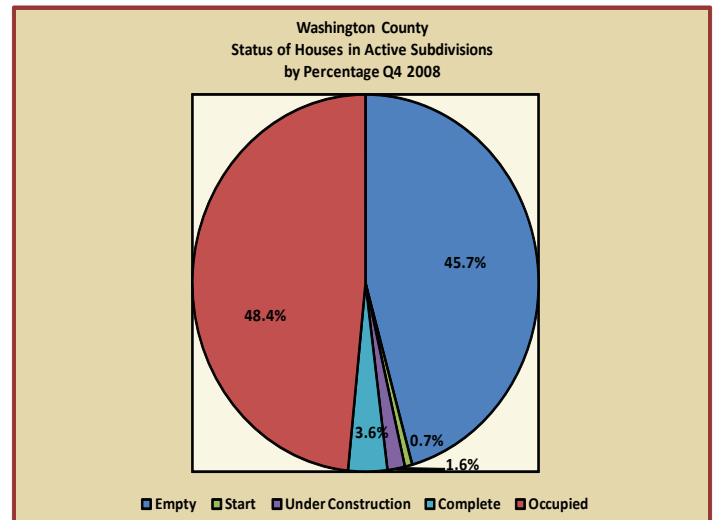
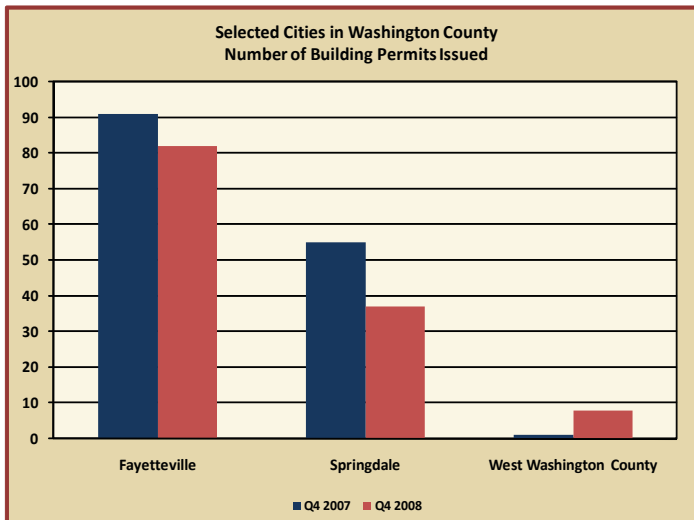
There were 10,968 lots in the 164 active subdivisions in Washington County in the fourth quarter of 2008. Within the active subdivisions, 48.4 percent of the lots were occupied, 45.7 percent were empty, 3.6 percent were complete, but unoccupied houses, 1.6 percent were under construction, and 0.7 percent were starts. In the fourth 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 fourth quarter of 2008, the most active subdivisions in terms of houses under construction were Clabber Creek, Sunbridge Villas, and Timber Trails in Fayetteville and Sundowner in



Washington County

Washington County Residential Building Permit Values by City September 2008 - November 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+	Q4 2008 Total	Q4 2007 Total
Elkins	0	0	0	0	0	0	0	0	0	0	0	0	4
Elm Springs	0	0	0	0	0	0	0	0	0	0	0	0	0
Farmington	0	0	0	0	0	0	0	0	0	0	0	0	0
Fayetteville	0	1	21	43	9	1	2	1	1	2	1	82	91
Goshen	0	0	0	0	1	0	0	0	0	0	0	1	2
Greenland	0	0	0	0	0	0	0	0	0	0	0	0	0
Johnson	0	0	0	0	0	0	0	0	0	0	0	0	0
Lincoln	0	0	0	0	0	0	0	0	0	0	0	0	1
Prairie Grove	0	7	0	1	0	0	0	0	0	0	0	8	0
Springdale	0	0	2	27	6	1	1	0	0	0	0	37	55
Tontitown	0	0	0	0	0	0	1	0	0	1	1	3	8
West Fork	0	0	0	0	0	0	0	0	0	0	0	0	0
West Washington County	0	7	0	1	0	0	0	0	0	0	0	8	1
Washington County	0	8	23	71	16	2	4	1	1	3	2	131	161



Washington County



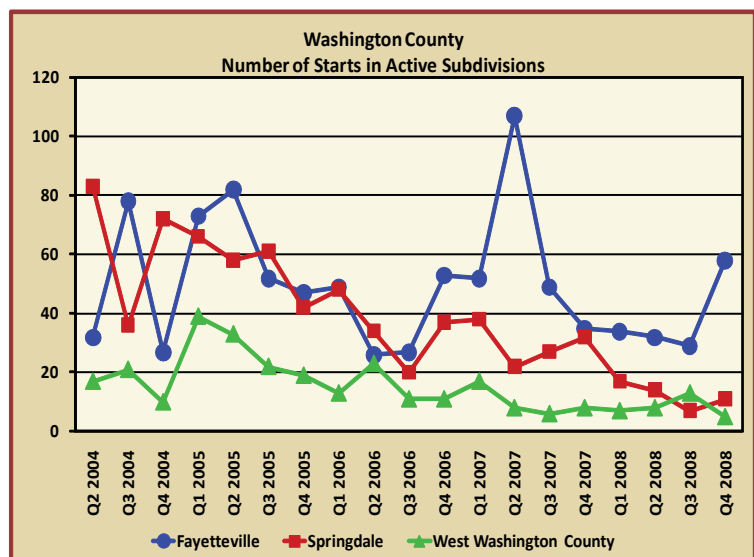
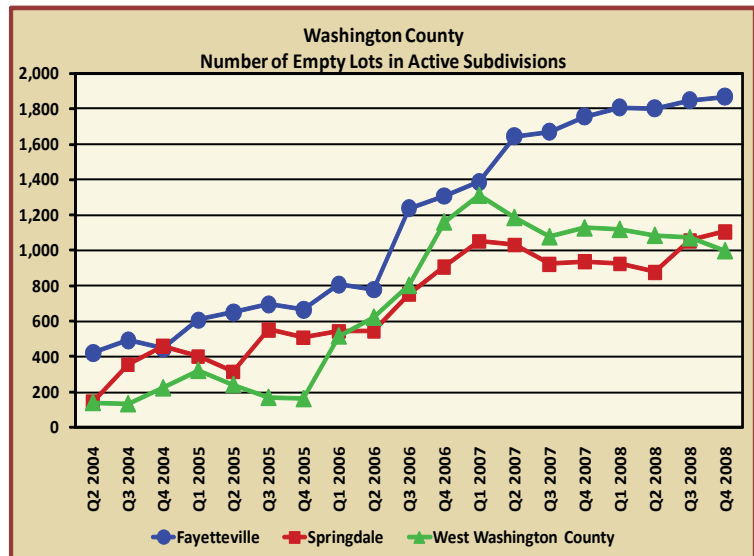
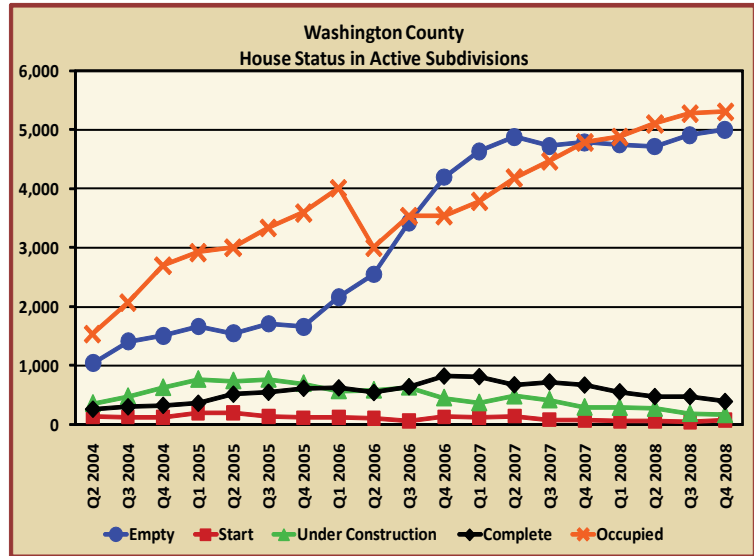
Prairie Grove. Of these top subdivisions for new construction, Clabber Creek and Timber Trails were also among the most active in the third quarter.

From the third quarter to the fourth quarter of 2008, 225 houses in active subdivisions became occupied in Washington County. Extrapolating the annual absorption rate to the remaining lots in active subdivisions, Washington County had 59.0 months of lot inventory at the end of the fourth quarter. This was an increase from the revised third quarter's lot inventory of 54.5 months.

Information was also collected from each city on subdivisions that had received either preliminary or final approval, but where no construction had yet occurred. In the fourth quarter of 2008, there were 4,671 lots in 76 subdivisions in Washington County that had received approval. Fayetteville accounted for 37.9 percent of the coming lots, Springdale accounted for 28.9 percent, and Greenland accounted for 12.7 percent of the coming lots.

Sales of Existing Houses

The examination of the sales of existing houses in the fourth quarter of 2008 yields the following results. A total of 465 existing houses were sold from August 16, 2008 to November 15, 2008. This represents a decrease of 13.9 percent from the same period in 2007 and a 28.8 percent decline from the same period in 2006. About 47.3 percent of the houses were sold in Fayetteville and 37.8 percent were sold in Springdale. The average

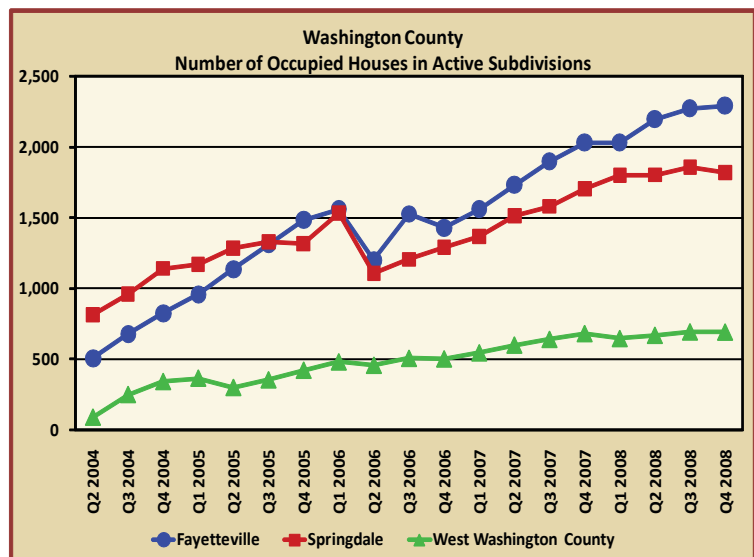
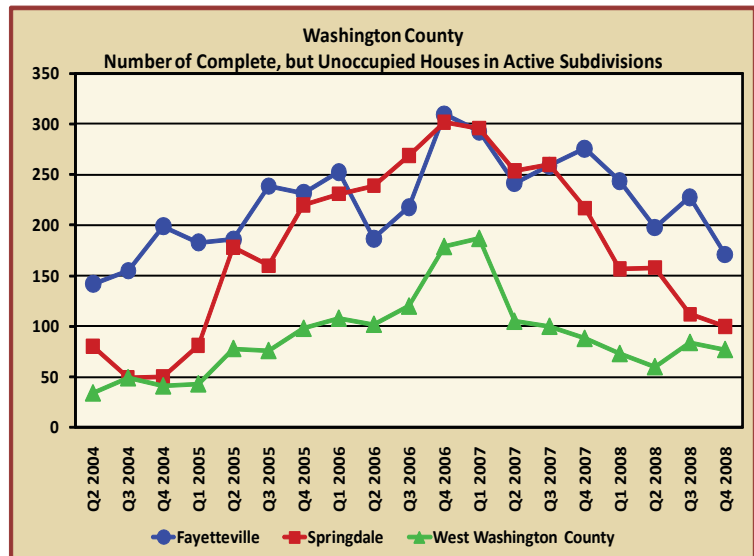
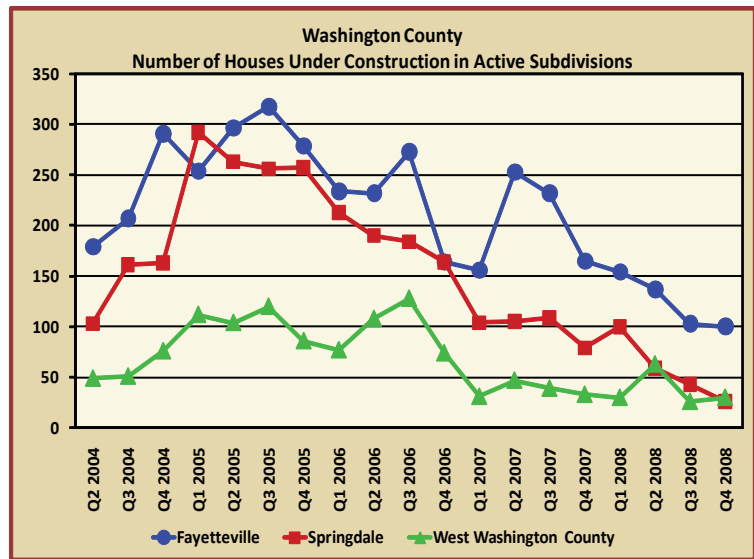


Washington County

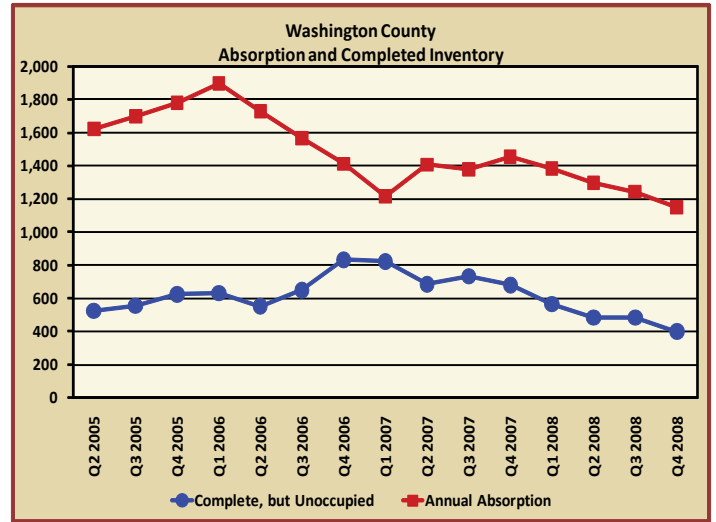
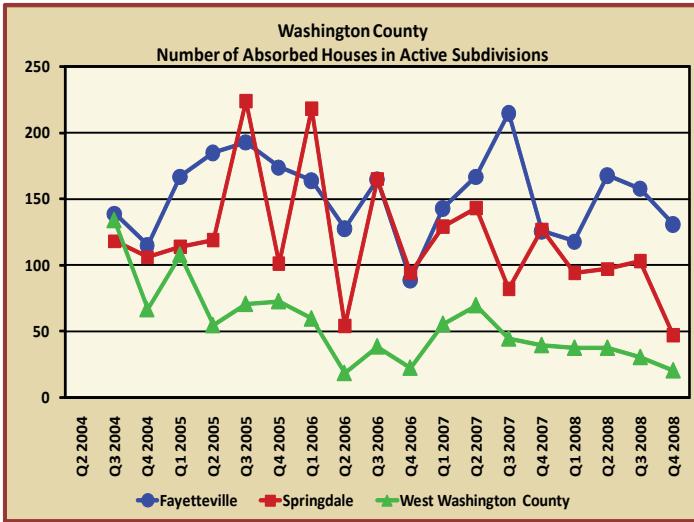
price of all houses sold in Washington County was \$179,782, while the median price was \$150,190, and the average house price per square foot was \$91.34. For the fourth quarter of 2008, the average amount of time between the initial listing of a house and the sale date was 127 days, down from 145 days in the previous quarter.

From mid-August to mid-November, on average, the largest houses in Washington County were sold in Fayetteville and Tontitown. The most expensive average houses were also in Fayetteville and Tontitown. On average, homes sold fastest in Winslow and in Lincoln.

When comparing characteristics of sold houses in Washington County using the heated square footage range, the following results were found. Overall, the average price of houses sold in Washington county declined by 6.3 percent and average price per square foot declined by 10.3 percent since the fourth quarter of 2007. However, houses within a 2,501 to 3,000 square foot range experienced larger declines with 14.3 and 16.1 percent in average price and average price per square foot, respectively. Meanwhile, sold houses with up to 1,000 square footage experienced a positive growth in prices: average price increased by 8.3 percent and average price per square foot increased by 9.4 percent within that range.

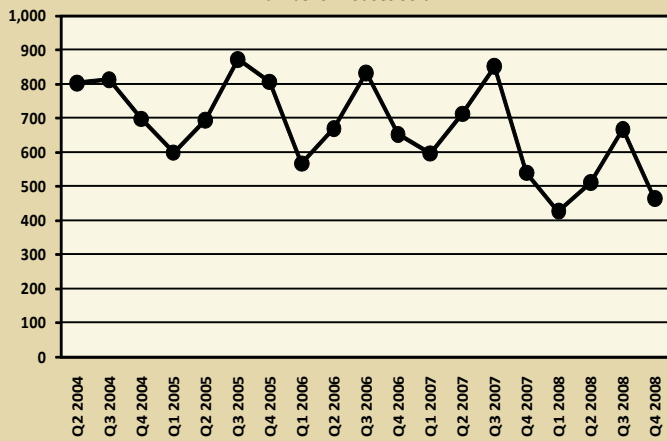


Washington County

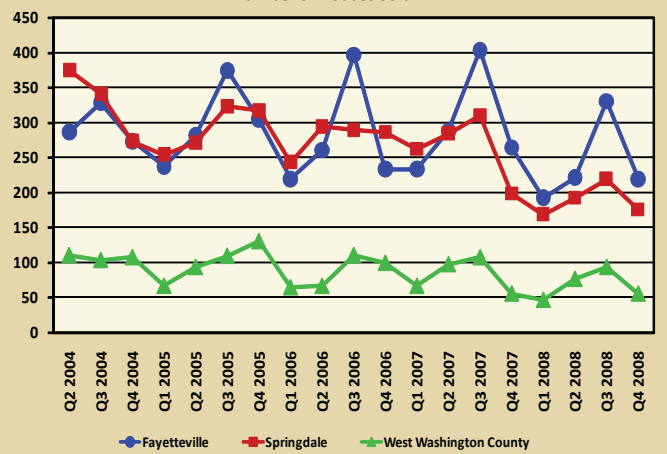


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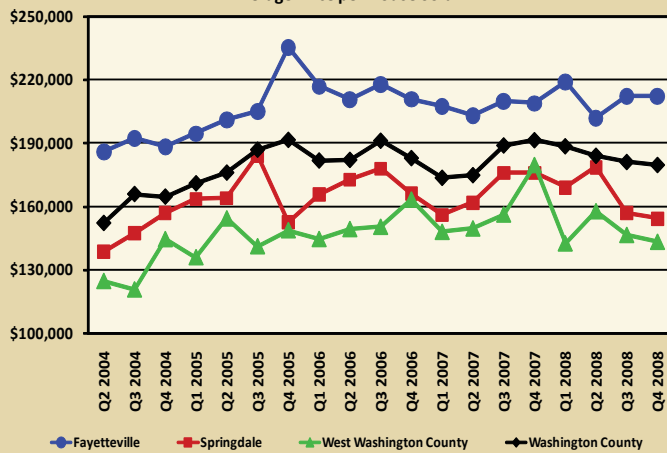
Washington County
Number of Houses Sold



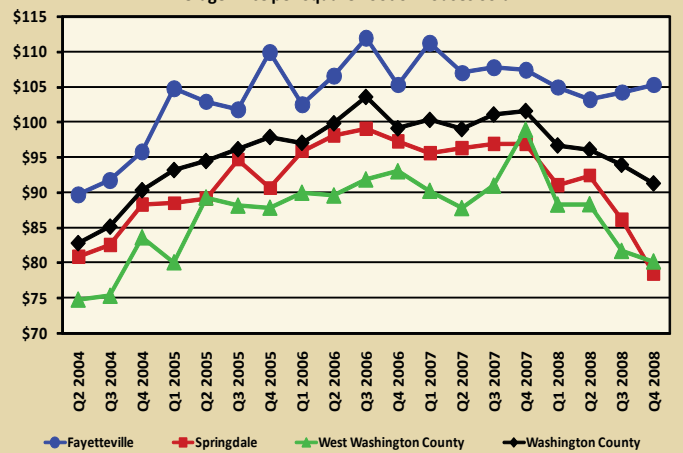
Selected Cities in Washington County
Number of Houses Sold



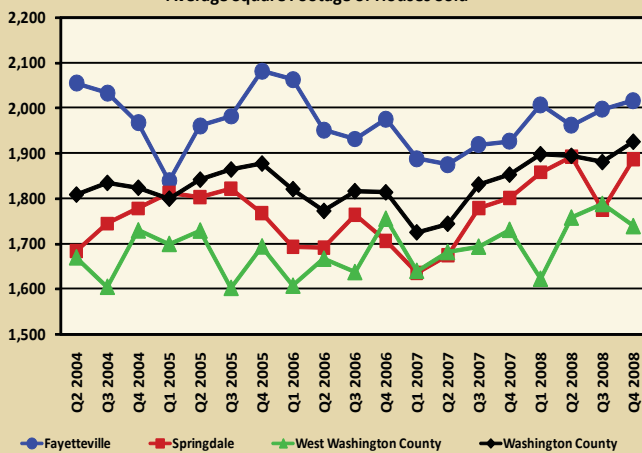
Selected Cities in Washington County
Average Price per House Sold



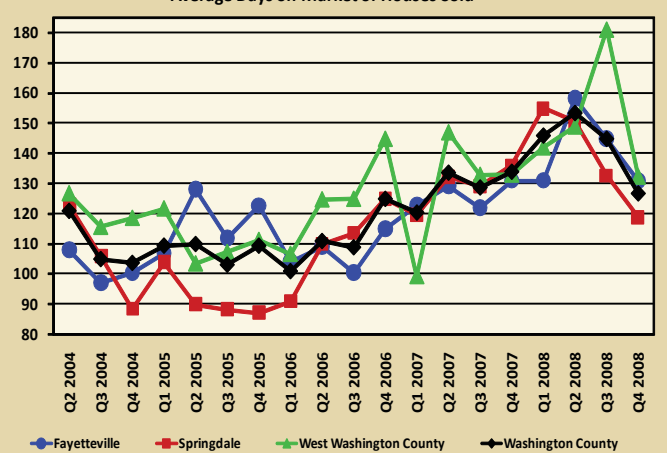
Selected Cities in Washington County
Average Price per Square Foot of Houses Sold



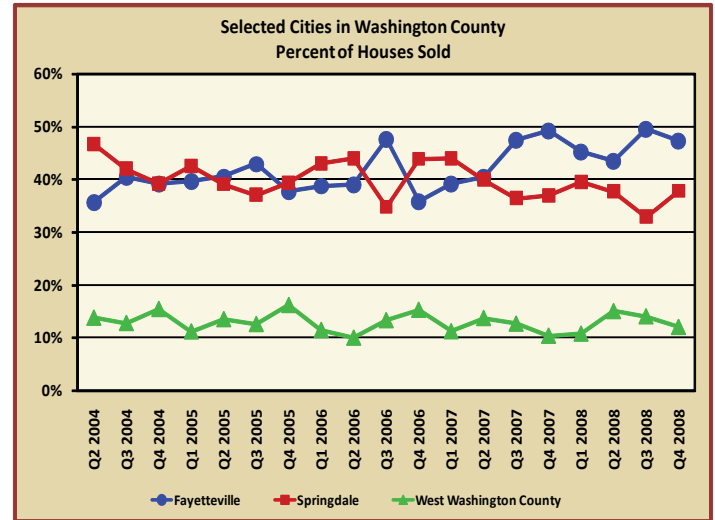
Selected Cities in Washington County
Average Square Footage of Houses Sold



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



Washington County



Washington Co. Sold House Characteristics by City August 16, 2008 - November 15, 2008

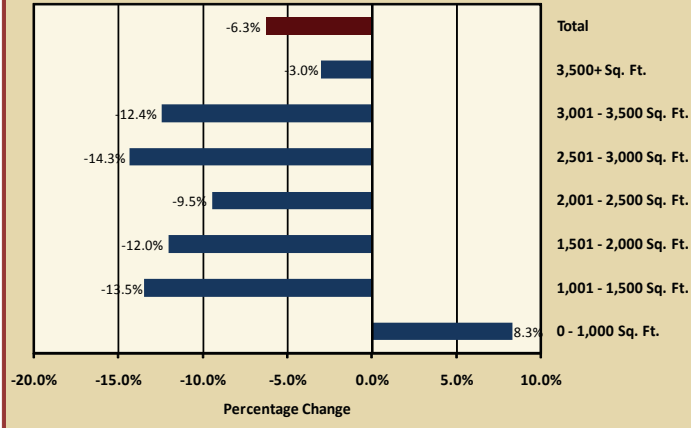
City	Average Price		Average	Number	Percentage
	Average Price	Per Square Foot	Days on Market	of Houses Sold	of County Sales
Cane Hill	\$50,369	\$30.84	163	2	0.4%
Elkins	\$123,496	\$79.34	115	7	1.5%
Elm Springs	--	--	--	0	0.0%
Farmington	\$168,818	\$88.83	140	23	4.9%
Fayetteville	\$212,567	\$105.32	131	220	47.3%
Goshen	--	--	--	0	0.0%
Greenland	--	--	--	0	0.0%
Johnson	--	--	--	0	0.0%
Lincoln	\$74,780	\$60.27	110	5	1.1%
Mountainburg	--	--	--	0	0.0%
Prairie Grove	\$134,918	\$78.50	125	20	4.3%
Springdale	\$154,384	\$78.48	119	176	37.8%
Summers	--	--	--	0	0.0%
Tontitown	\$215,000	\$93.48	451	1	0.2%
West Fork	\$142,161	\$77.51	131	7	1.5%
Winslow	\$150,567	\$96.07	88	3	0.6%
Washington County	\$179,782	\$91.34	127	465*	100.0%

* includes 1 house in rural area

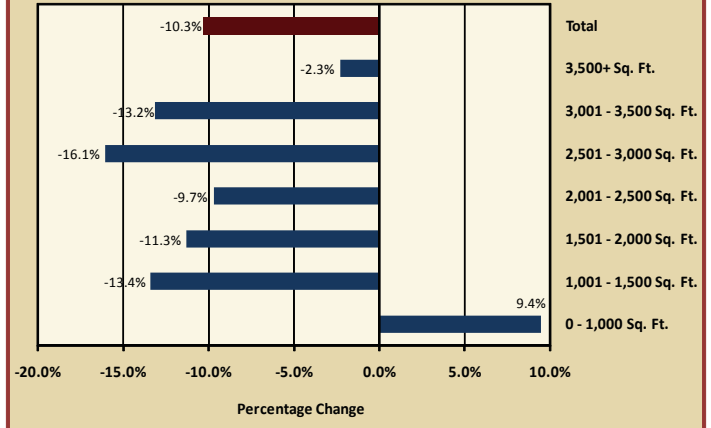


Washington County

Change in Washington County Average Prices of Sold Houses by House Size
Q4 2007 - Q4 2008



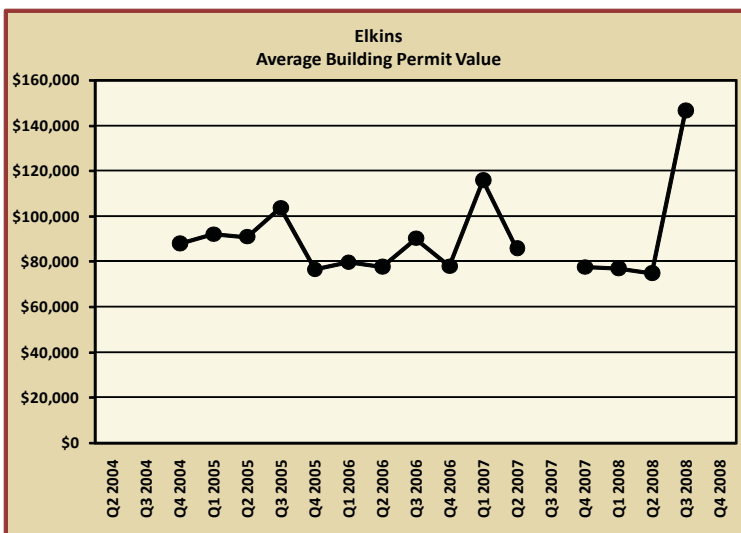
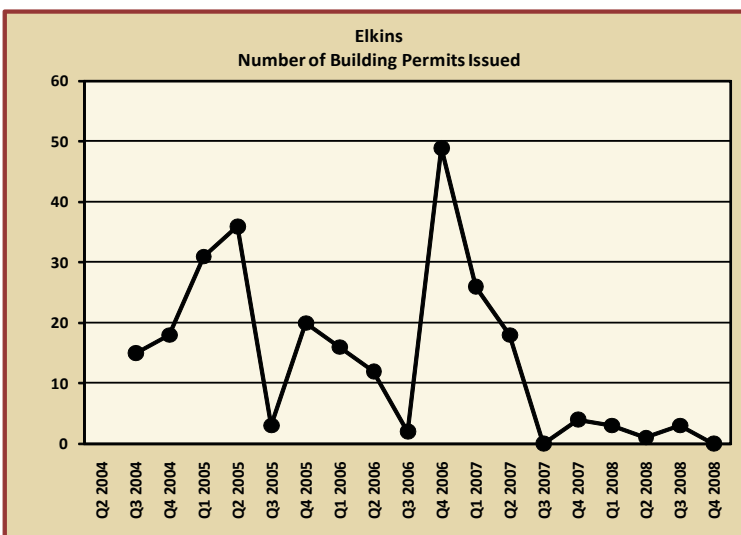
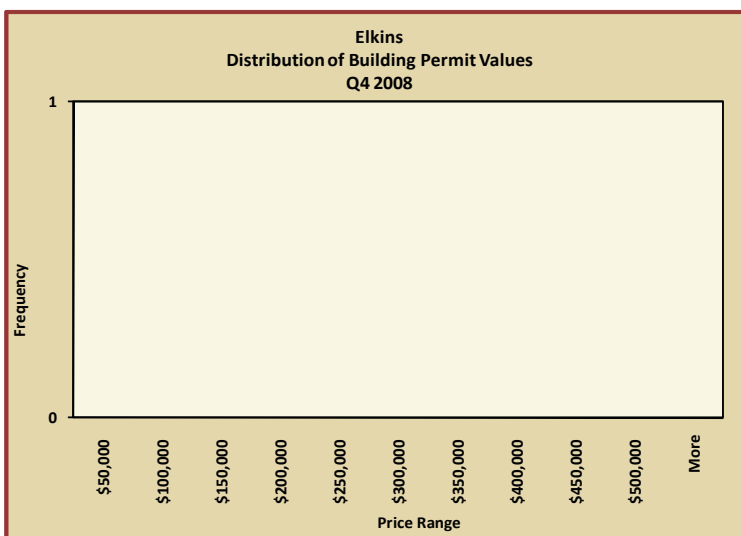
Change in Washington County Average Prices per Square Feet of Sold Houses by House Size
Q4 2007 - Q4 2008



Elkins



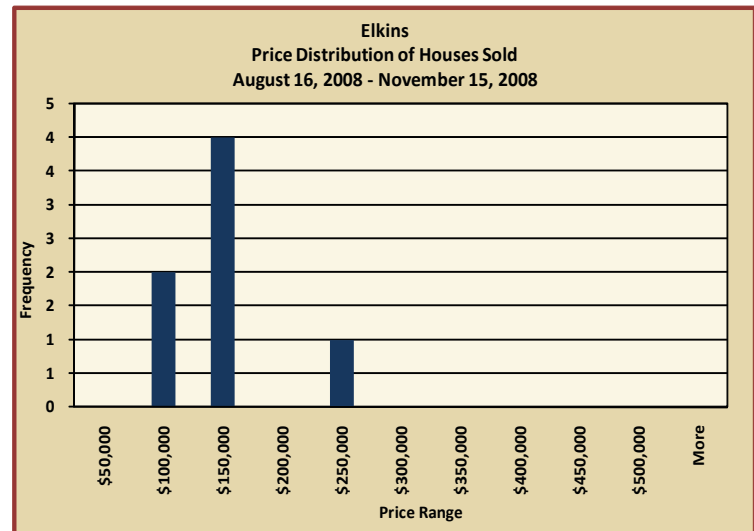
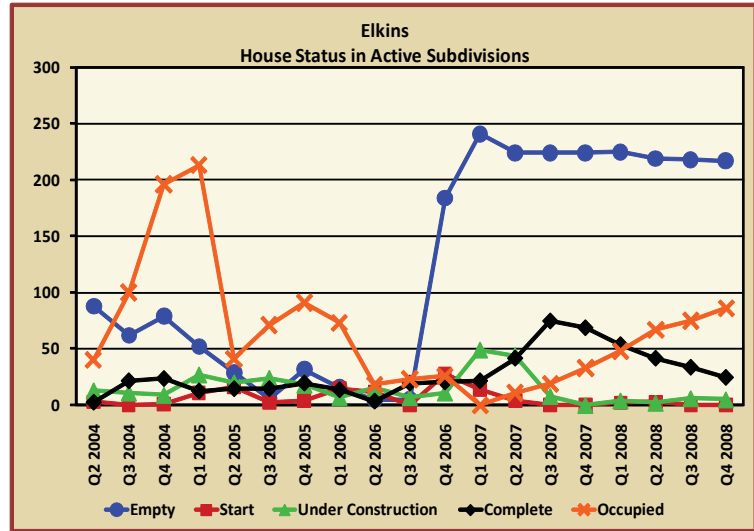
- There were no residential building permits issued in Elkins from September to November 2008. This is a decline from the 4 permits issued in the fourth quarter of 2007.
- There were 333 total lots in the 6 active subdivisions in Elkins in the fourth quarter of 2008. Among them, 25.8 percent were occupied, 7.5 percent were complete, but unoccupied, 1.5 percent were under construction, 0.0 percent was starts, and 65.2 percent were vacant lots.
- 11 new houses in Elkins became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 54.9 months of remaining inventory in active subdivisions, down from 61.9 months in the third quarter of 2008.
- The subdivision with the most houses under construction in Elkins in the fourth quarter remained Miller's Meadow with 4.
- An additional 153 lots in 2 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Elkins.
- There were 7 existing houses sold in Elkins from August 16, 2008 to November 15, 2008, or 36.4 percent fewer than in the previous quarter and 36.4 percent fewer than in the same period last year.
- The average price of a house sold in Elkins increased from \$105,682 in the third quarter of 2008 to \$123,496 in



Elkins

the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 16.9 percent higher than in the previous quarter and 5.4 percent higher than in the same period last year.

- About 85.7 percent of the sold houses in Elkins were in the \$50,001 to \$150,000 range.
- In Elkins, the average number of days from the initial house listing to the sale increased from 94 days in the third quarter to 115 days in the fourth quarter of 2008.
- About 1.5 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Elkins. The average sales price of a house in Elkins was only 68.7 percent of the county average.



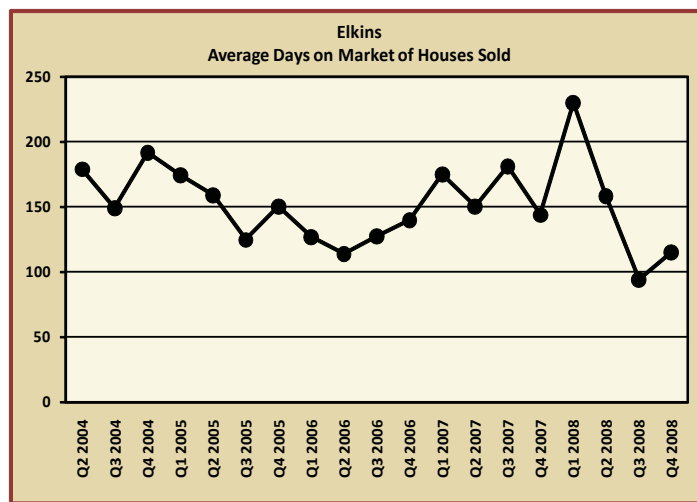
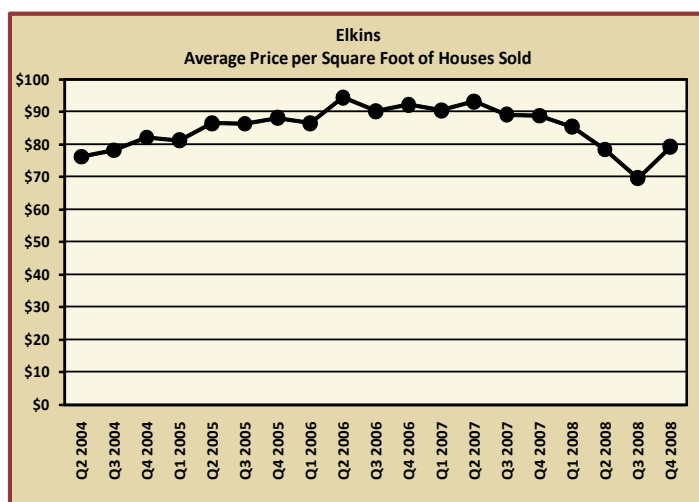
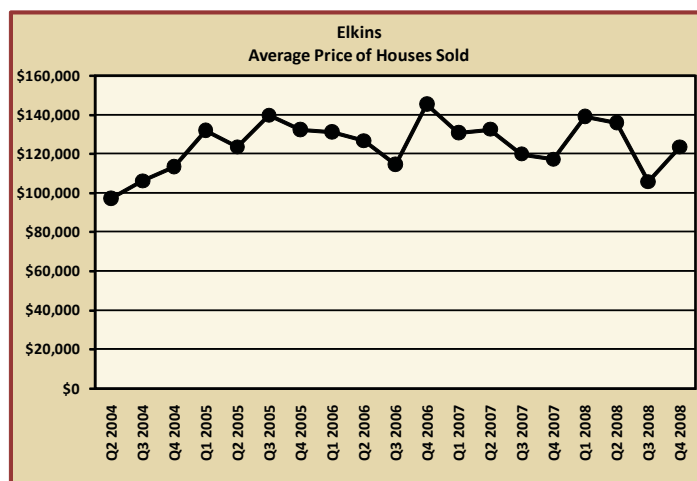
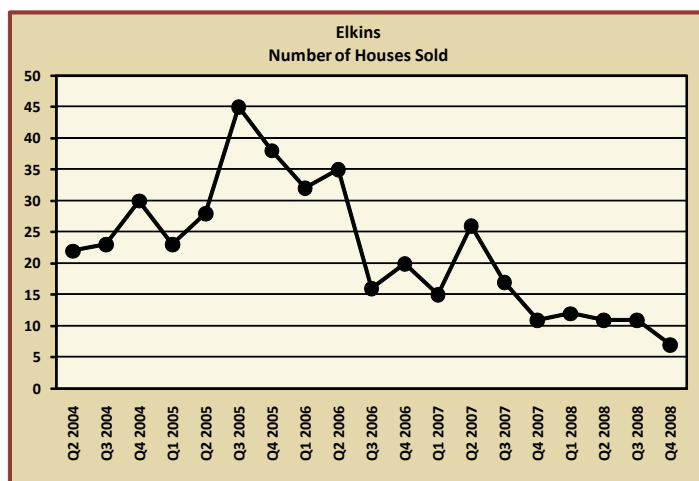
Elkins House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Elkridge	36	0	0	1	14	51	1	34.2
Miller's Creek*	4	0	0	3	0	7	0	--
Miller's Meadow	36	0	4	5	40	85	2	24.5
Silver Birch Estates	3	0	1	0	3	7	0	24.0
Stokenbury Farms	113	0	0	10	15	138	6	147.6
Stonecrest	25	0	0	6	14	45	2	62.0
Elkins	217	0	5	25	86	333	11	54.9

* no absorption occurred during last four quarters



Elkins



Elkins Price Range of Houses Sold August 16, 2008 - November 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	28.6%	1,221	74	96.0%	\$75.24
\$100,001 - \$150,000	4	57.1%	1,366	131	98.8%	\$86.49
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	14.3%	3,531	136	92.4%	\$58.91
\$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+	0	0.0%	--	--	--	--
Elkins	7	100.0%	1,634	115	97.1%	\$79.34



Elkins

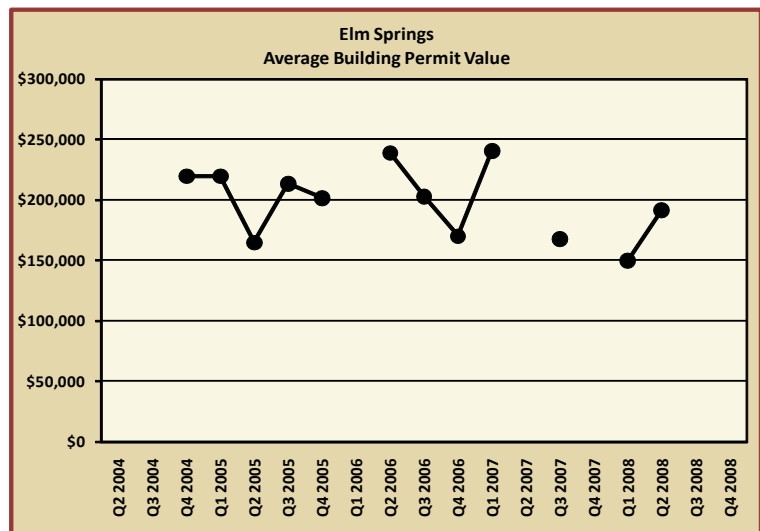
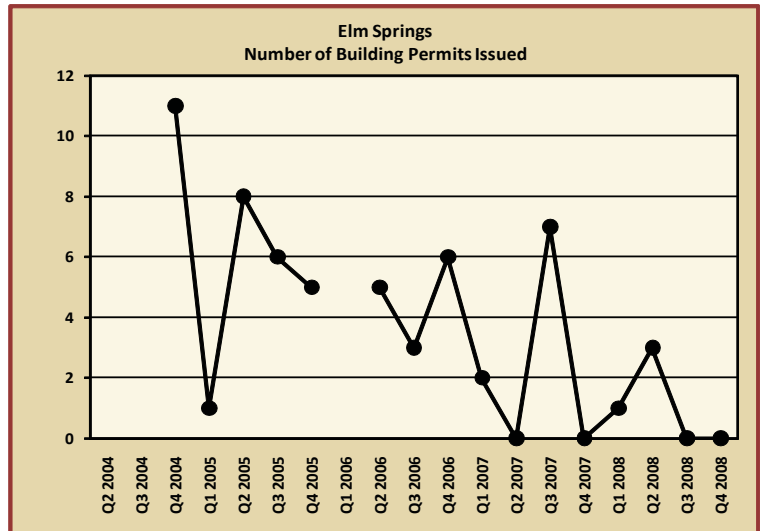
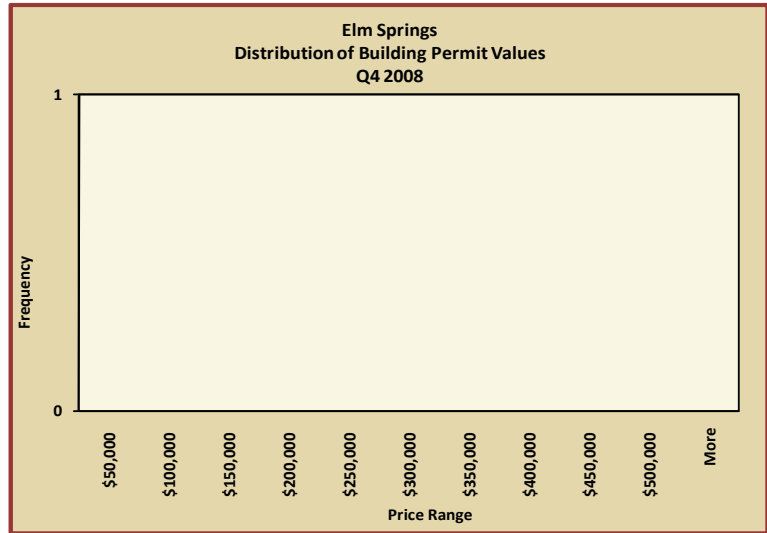
Elkins Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i> Oak Leaf Manor	Q3 2005	149
<i>Final Approval</i> Pin Oak	Q4 2006	4
Elkins		153

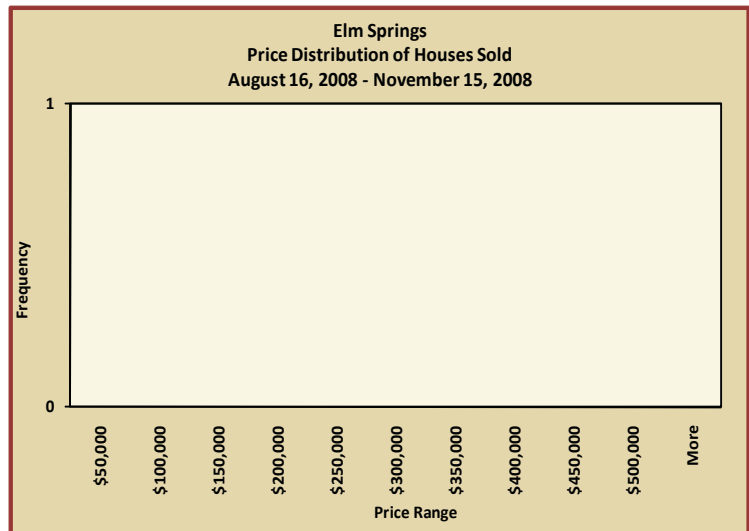
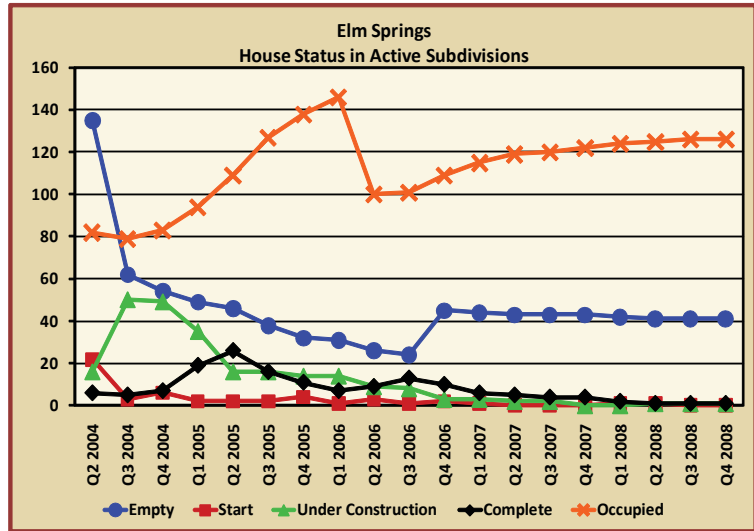


Elm Springs

- There were no residential building permits issued in Elm Springs from September to November 2008. There were also no building permits issued in the fourth quarter of 2007.
- There were 169 total lots in the 4 active subdivisions in Elm Springs in the fourth quarter of 2008. About 75.1 percent of the lots were occupied, 0.6 percent were complete, but unoccupied, 0.6 percent were under construction, 0.0 percent were starts, and 23.1 percent were vacant lots.
- No new houses in Elm Springs became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 129.0 months of remaining inventory in active subdivisions, up from a revised figure of 86.0 months in the third quarter.
- An additional 52 lots in 2 subdivisions had received final approval by the fourth quarter of 2008 in Elm Springs.
- There were no houses sold in Elm Springs from August 16, 2008 to November 15, 2008. No houses were sold in the previous quarter or in the same period last year.



Elm Springs



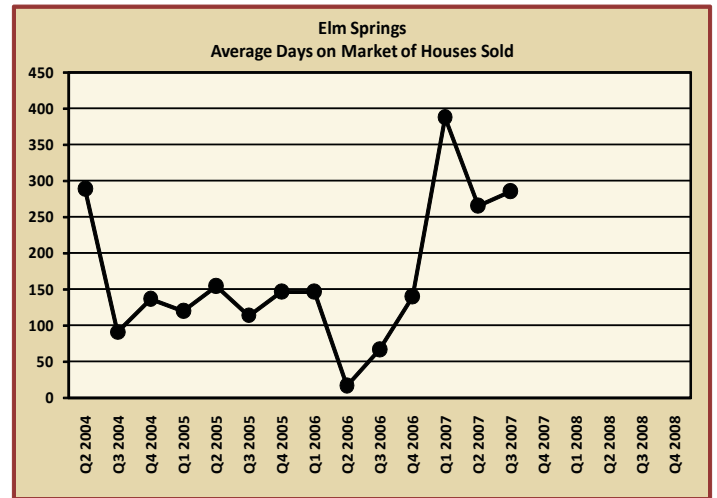
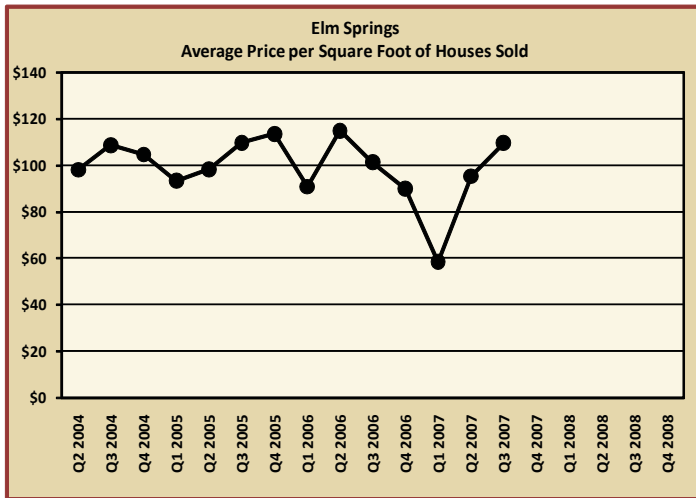
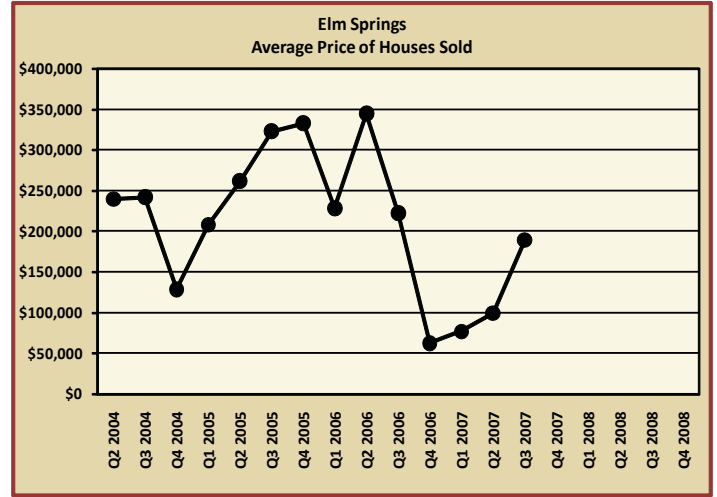
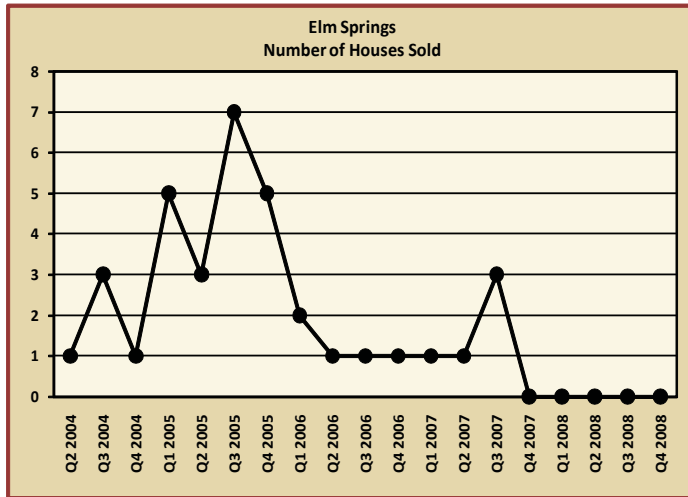
Elm Springs House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
The Estates at Brush Creek	17	0	1	0	4	22	0	216.0
High Ridge Estates*	1	0	0	1	19	21	0	--
Pinkley, Phases I - III*	13	0	0	0	48	61	0	--
Plantation Estates	10	0	0	0	55	65	0	40.0
Elm Springs	41	0	1	1	126	169	0	129.0

* no absorption occurred during last four quarters



Elm Springs



Elm Springs Price Range of Houses Sold August 16, 2008 - November 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 Q4 2008

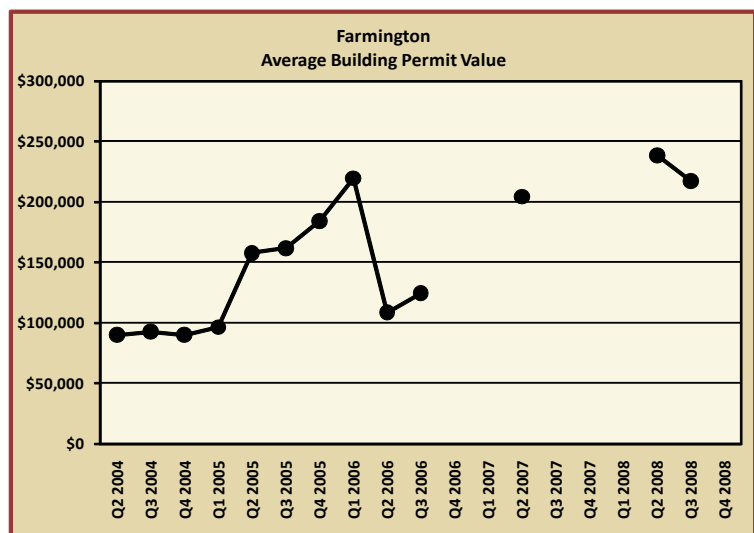
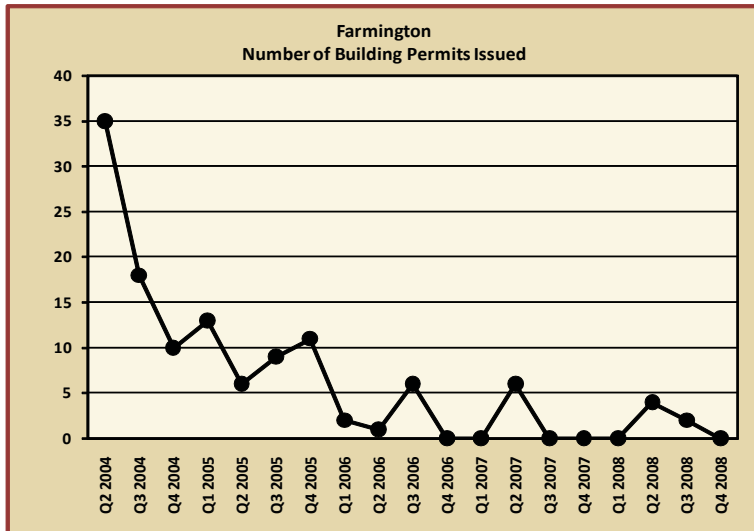
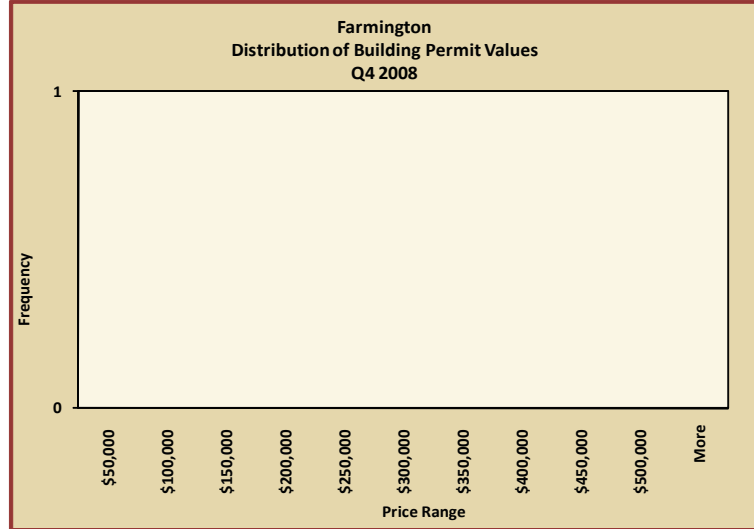
Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Cabe	Q1 2006	4
Elm Valley, Phase I	Q3 2008	48
Elm Springs		52



Farmington

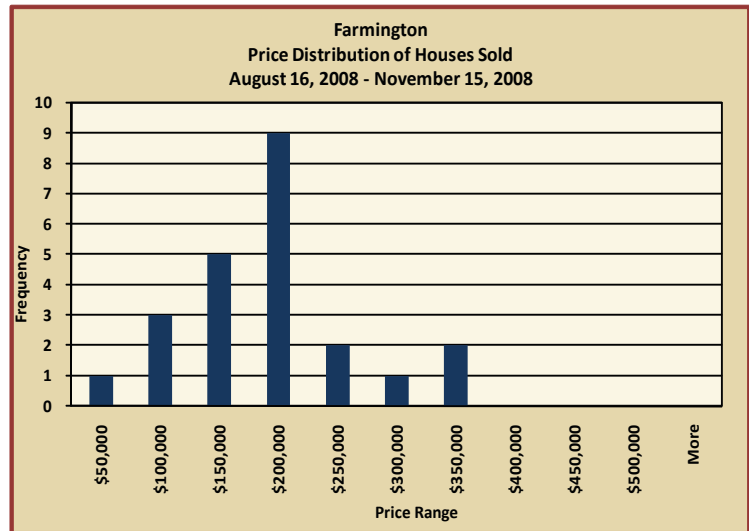
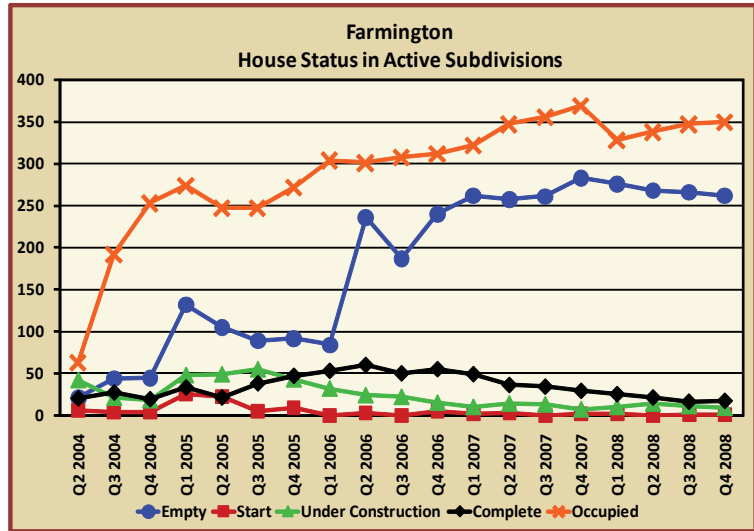


- There were no residential building permits issued in Farmington from September to November 2008. There were also no building permits issued in the fourth quarter of 2007.
- There were 639 total lots in the 13 active subdivisions in Farmington in the fourth quarter of 2008. About 54.8 percent of the lots were occupied, 2.7 percent were complete, but unoccupied, 1.4 percent were under construction, 0.2 percent were starts, and 41.0 percent were vacant lots.
- 5 new houses in Farmington became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 99.1 months of remaining inventory in active subdivisions, up from a revised 80.2 months in the third quarter of 2008.
- The subdivision with the most houses under construction in Farmington in the fourth quarter was Southhaven with 4.
- An additional 232 lots in 3 subdivisions had received final approval by the fourth quarter of 2008 in Farmington.
- There were 23 existing houses sold in Farmington from August 16, 2008 to November 15, 2008, or 37.8 percent fewer than in the previous quarter, but 64.3 percent more than in the same period last year.



Farmington

- The average price of a house sold in Farmington increased slightly from \$161,234 in the third quarter of 2008 to \$168,818 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 4.7 percent higher than in the previous quarter, but 35.0 percent lower than in the same period last year.
- About 60.9 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 207 days in the third quarter to 140 days in the fourth quarter of 2008.
- About 4.9 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Farmington. The average sales price of a house in Farmington was 93.9 percent of the county average.

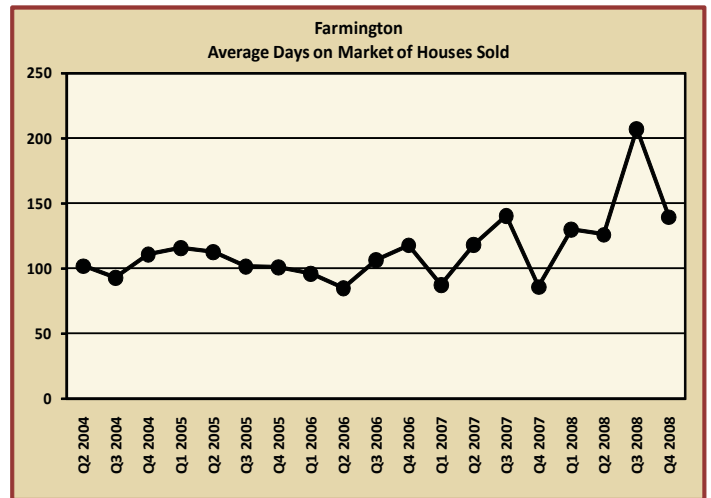
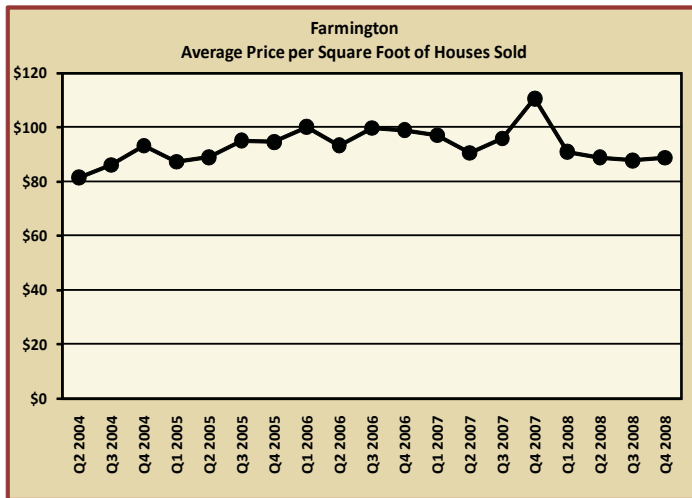
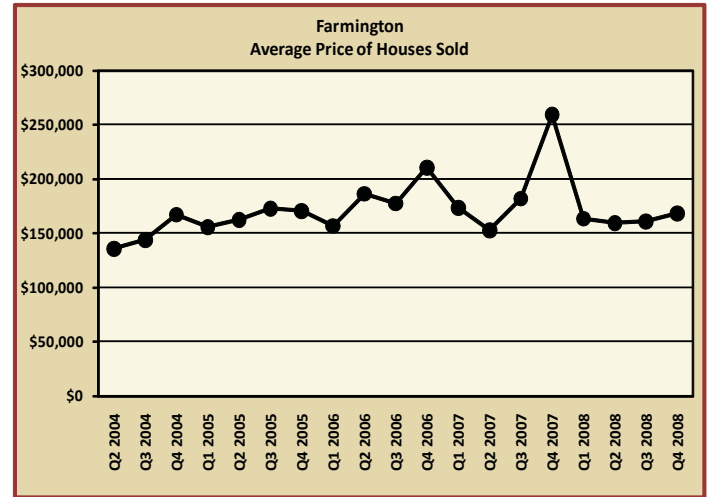
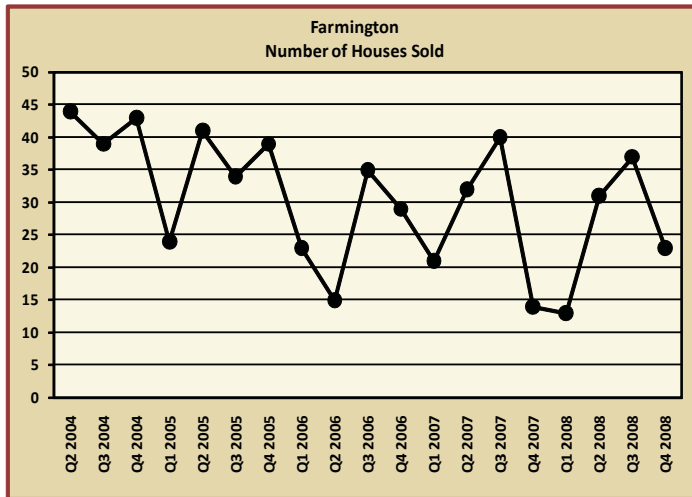


Farmington Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Farmington Heights	Q3 2005	105
Edge Wood	Q2 2007	68
Twin Falls, Phase II	Q3 2006	59
Farmington		232



Farmington



Farmington Price Range of Houses Sold August 16, 2008 - November 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	0.0%	1,172	158	86.0%	\$25.60
\$50,001 - \$100,000	3	13.0%	1,382	64	95.1%	\$70.69
\$100,001 - \$150,000	5	21.7%	1,495	149	92.0%	\$86.75
\$150,001 - \$200,000	9	39.1%	1,883	173	99.0%	\$92.78
\$200,001 - \$250,000	2	8.7%	2,292	127	96.6%	\$96.29
\$250,001 - \$300,000	1	4.3%	2,722	158	96.2%	\$102.50
\$300,001 - \$350,000	2	8.7%	2,765	77	98.2%	\$120.78
\$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	23	100.0%	1,851	140	96.0%	\$88.83



Farmington

Farmington House Status in Active Subdivisions Q4 2008

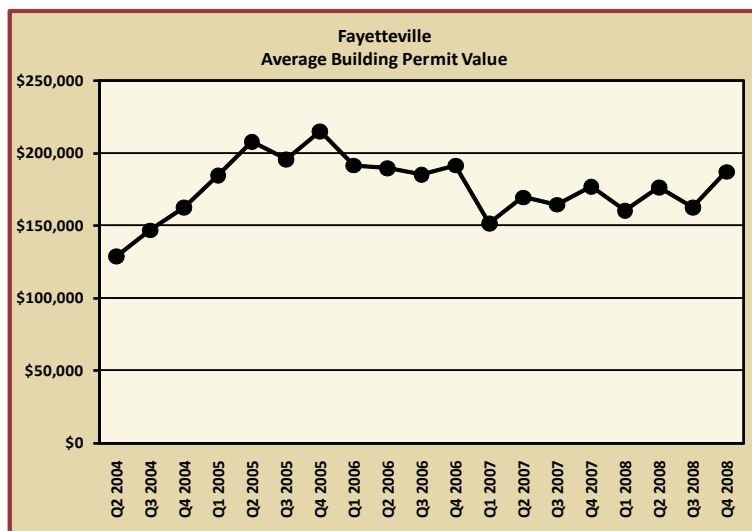
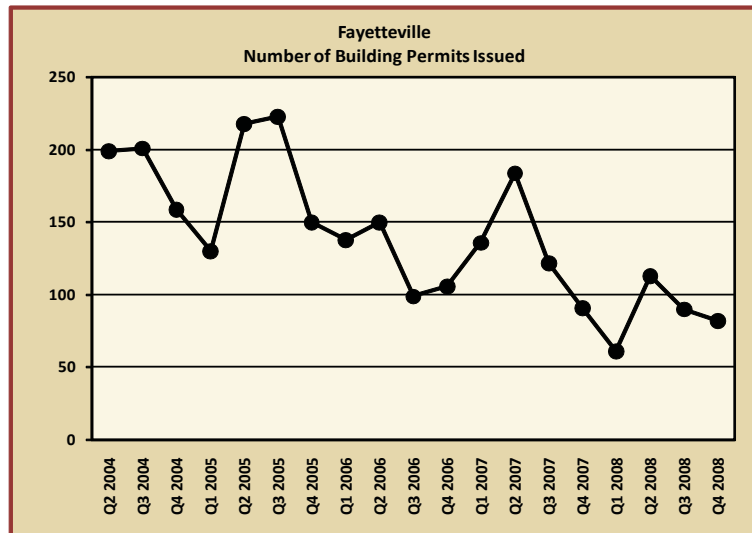
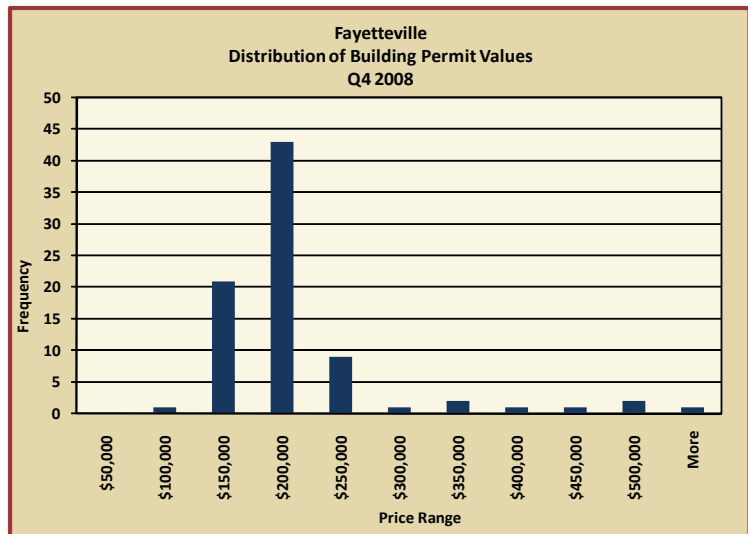
Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Bermuda Estates	18	1	0	1	46	66	0	18.5
Bethel Oaks	59	0	1	6	1	67	0	792.0
East Creek Place	35	0	2	0	10	47	1	222.0
Forest Hills, Phases I, II*	5	0	0	0	46	51	0	--
North Club House Estates*	18	0	0	1	2	21	0	--
Park Ridge Estates	15	0	1	0	10	26	0	96.0
Rainsong	3	0	0	0	4	7	0	18.0
Riviera Estates	1	0	0	0	55	56	0	12.0
South Club House Estates	16	0	0	4	66	86	2	60.0
Southaven, Phase III*	0	0	4	0	84	88	0	--
Southwinds, Phase V	14	0	0	1	16	31	1	60.0
Twin Falls, Phase I*	55	0	1	4	7	67	0	--
Walnut Grove	23	0	0	0	3	26	1	92.0
Farmington	262	1	9	17	350	639	5	99.1

* no absorption occurred during last four quarters



Fayetteville

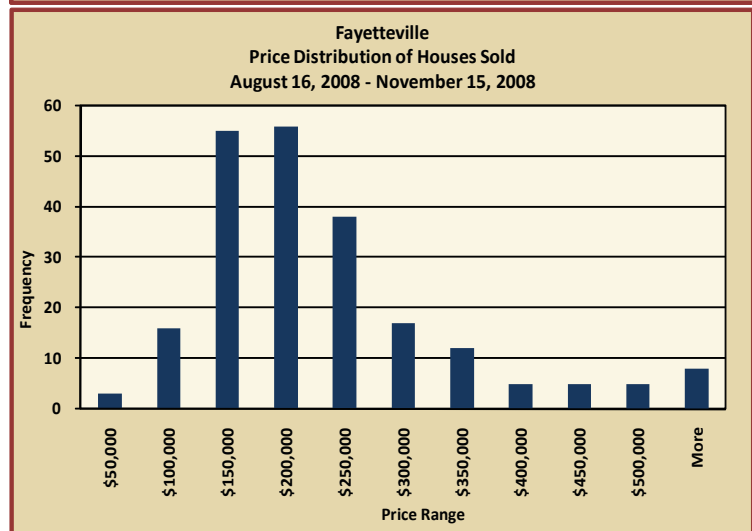
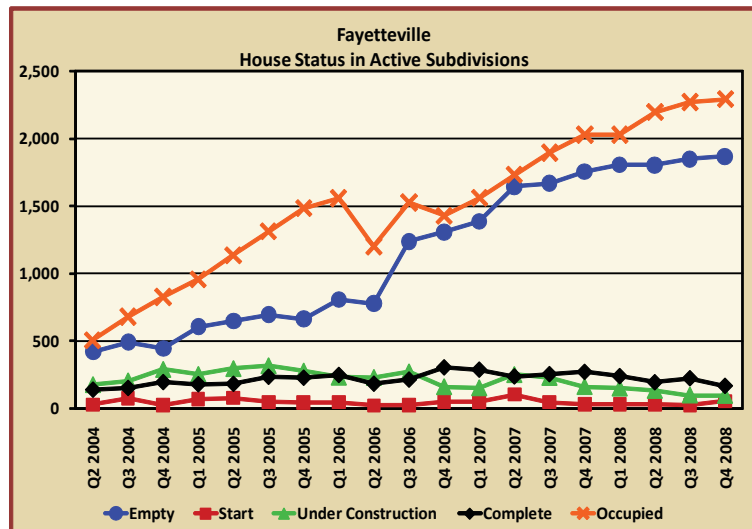
- From September to November 2008, there were 82 residential building permits issued in Fayetteville. This represents a decline of 9.9 percent from the fourth quarter of 2007.
- The average residential building permit value in Fayetteville increased by 5.8 percent from the fourth quarter of 2007 to \$187,163 in the fourth quarter of 2008.
- The major price points for Fayetteville building permits remained in the \$100,001 to \$200,000 range.
- There were 4,492 total lots in the 73 active subdivisions in Fayetteville in the fourth quarter of 2008. About 51.0 percent of the lots were occupied, 3.8 percent were complete, but unoccupied, 2.2 percent were under construction, 1.3 percent were starts, and 41.6 percent were vacant lots.
- 131 new houses in Fayetteville became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 45.9 months of remaining inventory in active subdivisions, down from a revised 46.5 months in the third quarter.
- The subdivisions with the most houses under construction in Fayetteville in the fourth quarter were Timber Trails with 11, Sunbridge Villas with 9, and Clabber Creek with 8.
- An additional 1,769 lots in 31 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Fayetteville.
- There were 220 existing houses sold in Fayetteville from August 16, 2008 to November 15, 2008, or 33.5 percent fewer than the previous quarter and 17.0 percent fewer than in the same period last year.
- The average price of a house sold in Fayetteville increased slightly from \$212,506 in the third quarter to \$212,567 in the fourth quarter of 2008. In the fourth quarter of 2008,



Fayetteville

the average sales price was almost the same as in the previous quarter and 1.7 percent higher than in the same period last year.

- About 50.5 percent of the houses sold 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 decreased from 145 days in the third quarter to 131 days in the fourth quarter of 2008.
- About 47.3 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Fayetteville. The average sales price of a house in Fayetteville was 118.2 percent of the county average.



Fayetteville House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Addison Acres	10	0	0	5	3	18	0	60.0
Amber Jane Estates	8	0	0	0	14	22	0	96.0
Bellwood, Phase I	28	2	4	1	42	77	18	11.7
Blueberry Meadows*	72	0	0	0	1	73	0	--
Bois D'Arc	5	0	0	1	13	19	0	72.0
Bridgedale	6	0	0	3	16	25	0	54.0
Bridgeport, Phases VII, VIII	15	0	0	2	8	25	0	102.0
Bridgewater Estates	13	1	1	0	14	29	1	60.0
The Bungalows at Cato Springs*	25	0	6	0	0	31	0	--
Charleston Place	1	0	0	0	50	51	1	6.0
Clabber Creek, Phases II-V	31	0	8	22	280	341	8	9.9
Clearwood Crossing	14	0	0	3	30	47	0	51.0
The Commons at Walnut Crossing	24	0	0	3	31	58	7	13.0



Fayetteville

Fayetteville House Status in Active Subdivisions (Continued) Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Copper Creek, Phases I-III	84	0	3	2	121	210	6	62.8
Copper Ridge*	10	0	0	0	14	24	0	--
Covington Park, Phases I-IV	1	1	2	1	164	169	3	8.6
Crescent Lake	27	0	4	3	9	43	0	68.0
Cross Keys	15	1	3	1	88	108	0	20.0
Crystal Cove	5	0	0	0	13	18	1	20.0
Crystal Springs, Phase III	78	1	1	1	21	102	0	81.0
Deerpath, Phase II	11	0	0	0	5	16	0	44.0
Drexel Cove	4	0	0	0	4	8	0	48.0
Driver Subdivision*	5	0	1	0	0	6	0	--
Embry Acres	51	5	0	0	0	56	0	--
The Estates at Dogwood Canyon	47	0	0	0	7	54	0	282.0
Estates at Salem Hill	2	0	0	0	21	23	0	24.0
Fairfield, Phases II, III	2	0	1	1	111	115	0	16.0
Falcon Ridge	59	0	2	0	0	61	0	--
Harmon Trails Estates	19	0	1	0	6	26	1	240.0
Hickory Park	10	0	0	1	3	14	0	132.0
Horsebend Estates, Phase I*	50	0	0	0	1	51	0	--
St. James Park	56	0	5	11	1	73	1	216.0
Joyce Street Cottages	12	0	0	4	24	40	16	3.0
Lakewood	32	0	6	3	54	95	12	17.0
Legacy Heights, Phase I	63	2	2	2	8	77	4	118.3
Legacy Pointe, Phases I-III	3	0	0	1	152	156	0	8.0
Lierly Lane	37	0	0	0	33	70	0	14.3
Lynnwood Estates*	4	0	1	0	1	6	0	--
Maple Valley	1	0	1	0	17	19	0	24.0
Mission Hills*	2	0	0	0	21	23	0	--
Mountain Ranch, Phase I	81	0	4	7	26	118	10	42.5
Newcastle Estates*	5	5	0	0	0	10	0	--
Oakbrooke, Phase II	45	0	5	0	1	51	0	--
Overton Park	9	0	1	0	41	51	4	17.1
Persimmon Place	2	37	1	2	112	154	3	20.2
Piper's Glen	2	0	1	0	5	8	0	18.0
Prairie View @ Spring Woods	35	0	0	0	1	36	0	420.0
River Hills	0	0	0	4	14	18	1	24.0
Rockhaven	24	0	2	0	5	31	2	31.2
Rupple Row	141	0	0	1	80	222	7	34.8
Sage Meadows*	0	0	0	3	83	86	0	--
Salem Heights, Phases I, II	9	0	0	5	74	88	2	21.0
Scottswood Place	5	0	1	6	5	17	1	21.6
Silverthorne, Phase II*	18	0	1	0	14	33	0	--
Sloan Estates	40	0	0	0	17	57	4	60.0
The Stadium Centre Cottages	7	0	2	4	2	15	1	39.0
Stone Mountain, Phase I	104	0	0	2	6	112	0	636.0
Stonebridge Meadows, Phases II, III, V	84	0	3	3	132	222	4	108.0
Summerbrook Place	0	0	0	2	10	12	0	24.0



Fayetteville

Fayetteville House Status in Active Subdivisions (Continued) Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Summersby	5	0	1	0	46	52	0	72.0
Sunbridge Villas	102	0	9	41	3	155	0	608.0
Sundance Meadows	15	0	0	1	9	25	0	48.0
Timber Trails	49	0	11	1	50	111	5	16.3
Trinity Place*	9	0	0	0	9	18	0	--
Twin Creeks Addition	0	0	0	4	8	12	2	24.0
Twin Maple Acres*	2	0	0	0	2	4	0	--
Twin Maple Estates*	3	0	0	0	5	8	0	--
Twin Springs Estates*	2	0	0	0	3	5	0	--
Walnut Crossing	51	3	2	6	74	136	3	31.0
West Haven	39	0	1	0	1	41	1	360.0
Westbrook PZD*	8	0	0	3	0	11	0	--
Westridge	8	0	0	3	35	46	2	33.0
Wildflower Meadows	24	0	3	2	19	48	0	116.0
Fayetteville	1,870	58	100	171	2,293	4,492	131	45.9

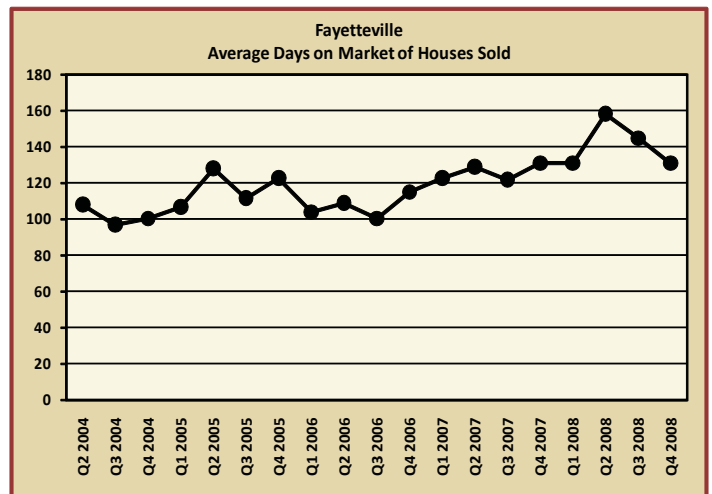
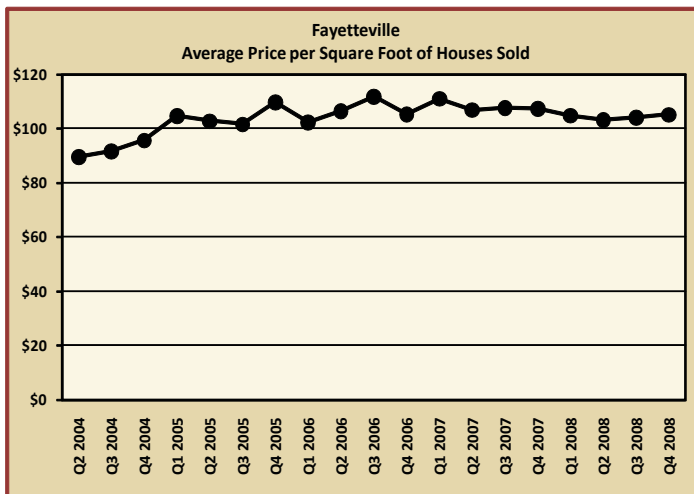
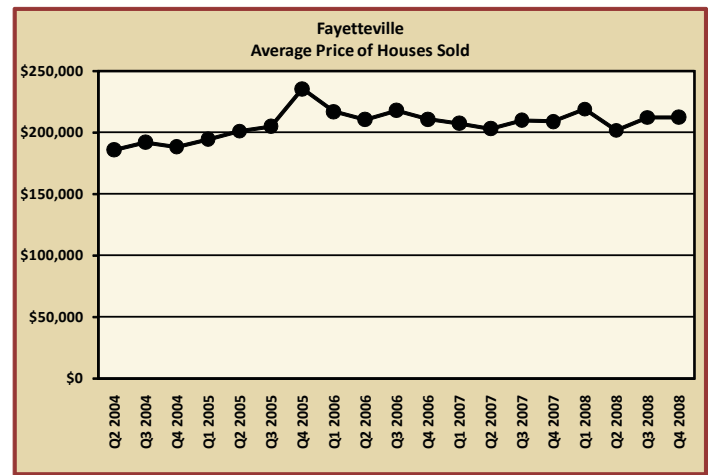
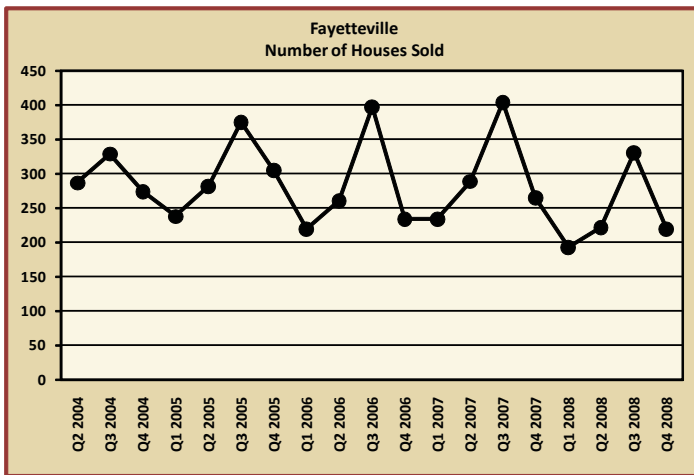
* no absorption occurred during last four quarters



Fayetteville

Fayetteville Price Range of Houses Sold August 16, 2008 - November 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%	1,351	99	96.1%	\$46.76
\$50,001 - \$100,000	16	7.3%	1,185	161	91.5%	\$71.11
\$100,001 - \$150,000	55	25.0%	1,409	90	96.2%	\$94.99
\$150,001 - \$200,000	56	25.5%	1,755	114	97.6%	\$98.65
\$200,001 - \$250,000	38	17.3%	2,093	152	97.2%	\$113.98
\$250,001 - \$300,000	17	7.7%	2,596	180	96.4%	\$108.35
\$300,001 - \$350,000	12	5.5%	2,981	172	107.1%	\$117.19
\$350,001 - \$400,000	5	2.3%	3,314	108	95.1%	\$136.93
\$400,001 - \$450,000	5	2.3%	3,274	205	92.7%	\$158.11
\$450,001 - \$500,000	5	2.3%	3,817	155	94.5%	\$125.83
\$500,000+	8	3.6%	4,187	172	93.1%	\$182.46
Fayetteville	220	100.0%	2,017	131	96.8%	\$105.32



Fayetteville

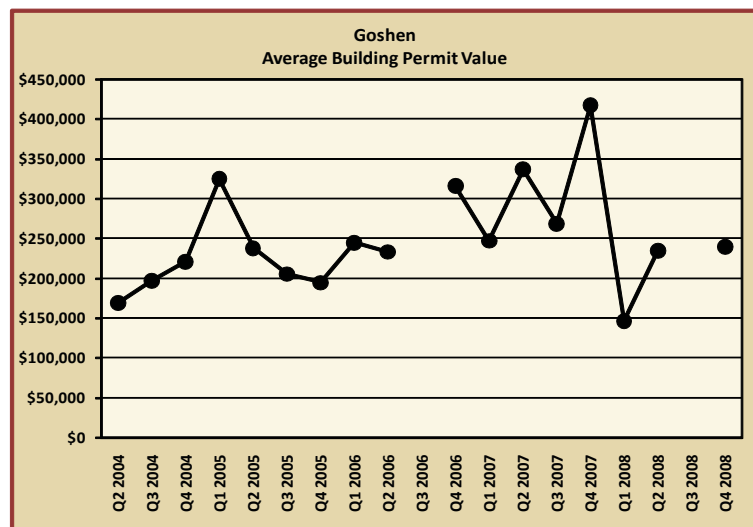
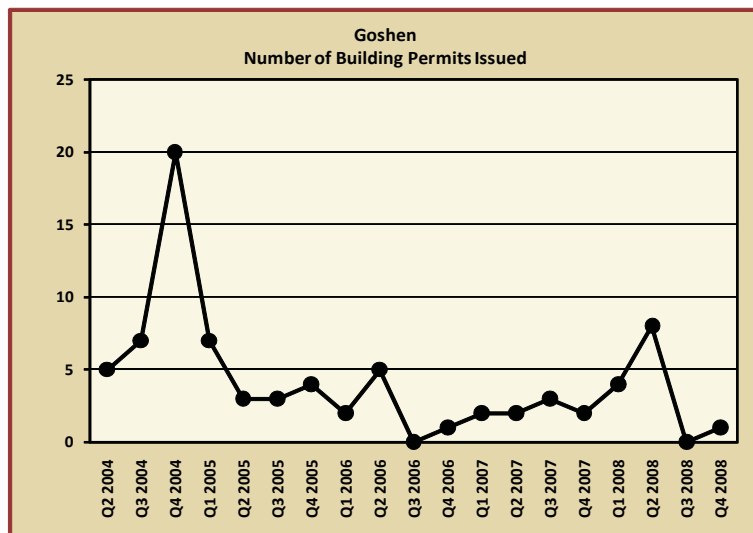
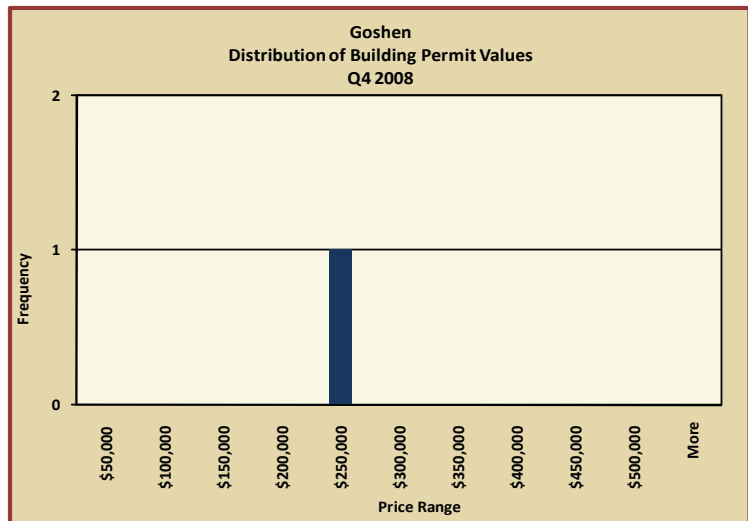
Fayetteville Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Bailey Meadows	Q3 2007	4
Cherry Hills	Q3 2008	195
Cobblestone Crossing, Phase II	Q1 2006	76
The Coves	Q1 2008	180
Highlands at Ruppel	Q1 2007	146
Holcomb Heights PZD	Q3 2007	36
Mountain Ranch, Phase II	Q2 2006	31
Ruskin Heights	Q3 2008	67
Rustic Meadows	Q2 2007	143
Township Heights	Q4 2007	21
<i>Final Approval</i>		
Appleby Landing	Q4 2005	12
Belclair Estates	Q1 2005	96
Cobblestone, Phase I	Q3 2007	118
Creek Meadow	Q3 2008	47
Crestmont Estates	Q1 2007	11
Cross Keys, Phase II	Q1 2006	20
Crossroads East	Q2 2006	6
Driver Subdivision	Q3 2007	6
Embry Acres	Q3 2007	48
Falcon Ridge	Q1 2008	61
Hamm Property	Q4 2005	51
Legacy Point, Phase IV	Q4 2004	77
Lindsey/Canterbury Subdivisioin	Q4 2008	3
Oakbrooke, Phase I	Q3 2007	68
Springwoods, Lot III	Q4 2005	36
Springwoods, Lot V	Q4 2004	47
St. James Park	Q3 2005	73
Stonebridge Meadows, Phase IV	Q1 2007	6
Summit Place	Q3 2005	50
Twin Springs Estates II	Q3 2008	23
Walker Estates	Q3 2008	11
Fayetteville		1,769

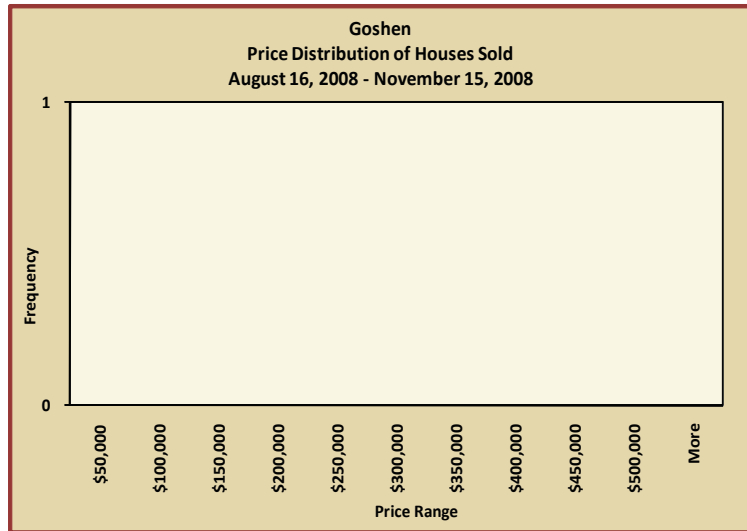
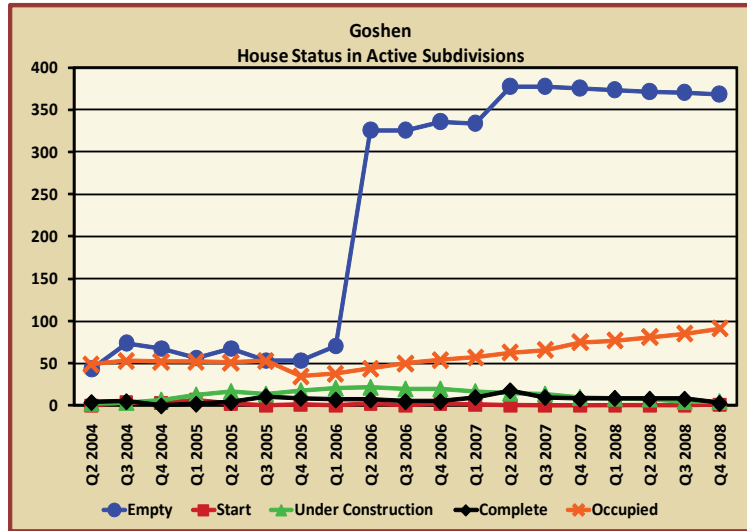


Goshen

- From September to November 2008, there was 1 residential building permit issued in Goshen. There were 2 building permits issued in Goshen in the fourth quarter of the previous year.
- The average value for residential building permits in Goshen decreased by 42.5 percent to a fourth quarter 2008 average value of \$240,152.
- There were 469 total lots in the 11 active subdivisions in Goshen in the fourth quarter of 2008. About 19.4 percent of the lots were occupied, 0.6 percent were complete, but unoccupied, 1.1 percent were under construction, 0.2 percent were starts, and 78.7 percent were vacant lots.
- 6 new houses in Goshen became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 283.5 months of remaining inventory in active subdivisions, up from a revised 242.5 months in the third quarter.
- The subdivisions with the most houses under construction in Goshen in the fourth quarter were the Knolls with 2 and Waterford Estates with 2.
- An additional 15 lots in 1 subdivision had received final approval by the fourth quarter of 2008 in Goshen.
- There were no existing houses sold in Goshen from August 16, 2008 to November 15, 2008, while 2 houses were sold in the previous quarter and 1 house in the same period last year.



Goshen



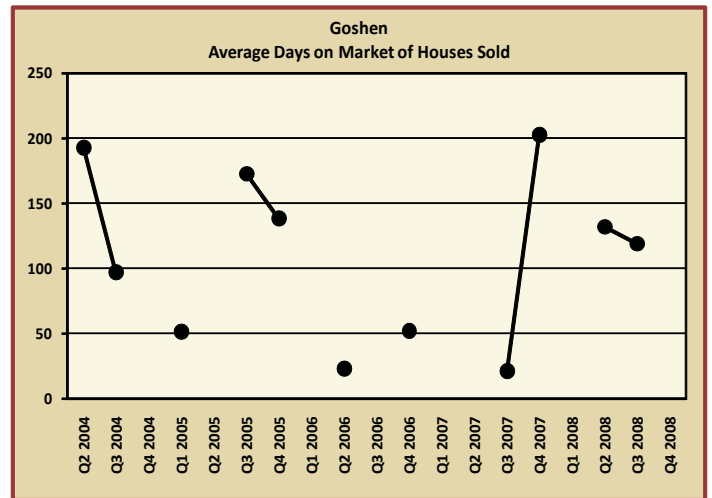
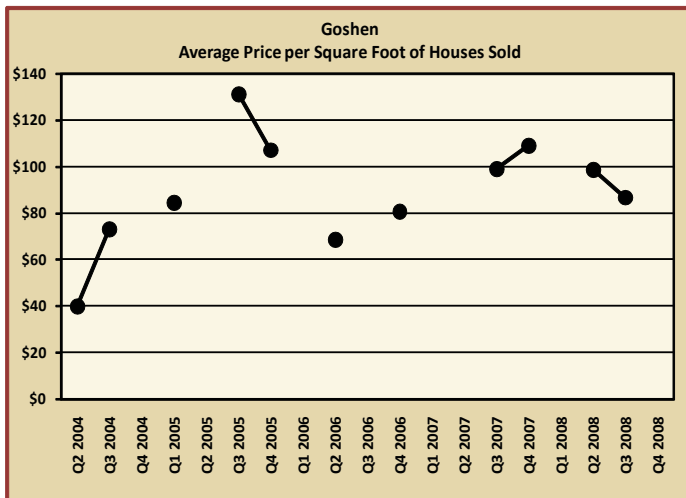
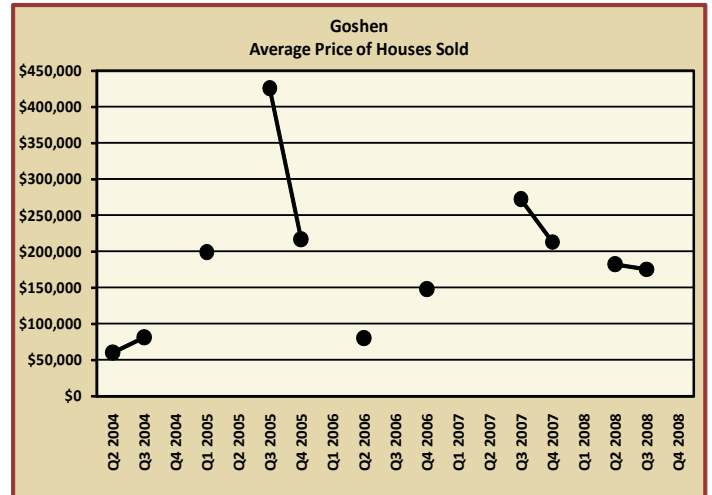
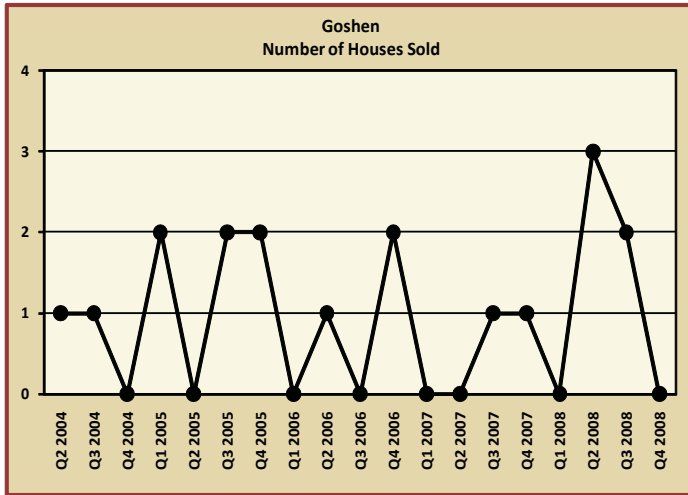
Goshen House Status in Active Subdivisions Q4 2008

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*	9	0	0	0	1	10	0	--
Bordeaux	7	0	0	0	16	23	1	84.0
Bridlewood, Phases I, II	36	1	0	0	13	50	0	148.0
Brookstone Woods*	45	0	0	0	1	46	0	--
The Knolls	63	0	2	0	8	73	1	260.0
Polo Country Estates	1	0	0	2	21	24	1	36.0
Vineyard	2	0	0	0	20	22	2	4.0
Waterford Estates	192	0	2	0	5	199	1	1,164.0
Wildwood*	8	0	1	0	1	10	0	--
Goshen	369	1	5	3	91	469	6	283.5

* no absorption occurred during last four quarters



Goshen



Goshen Price Range of Houses Sold August 16, 2008 - November 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%	--	--	--	--
Goshen	0	--	--	--	--	--



Goshen

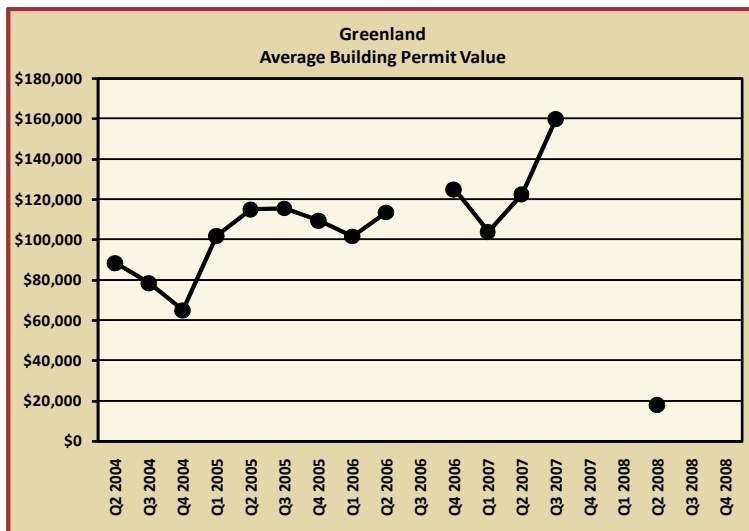
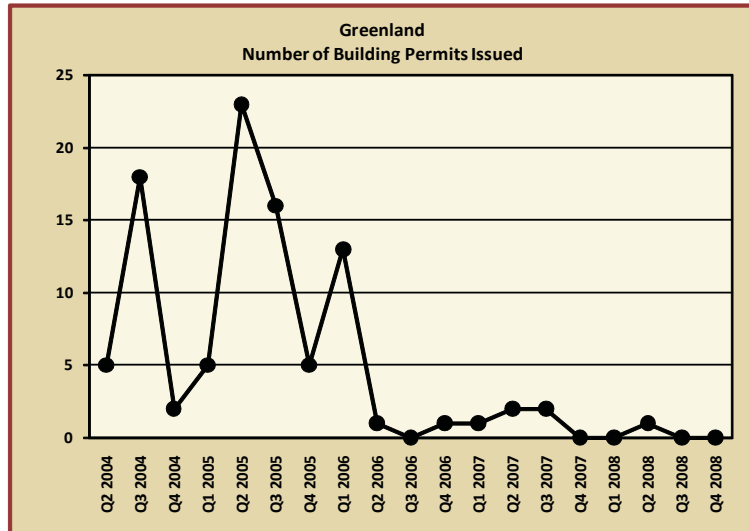
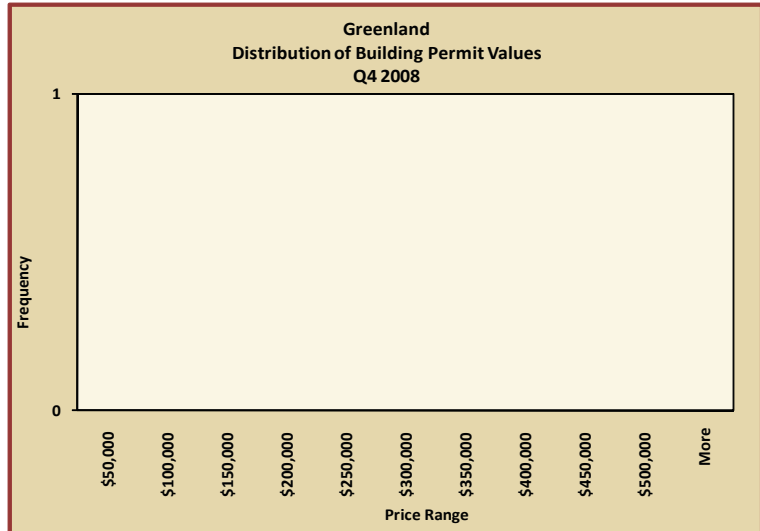
Goshen Final and Preliminary Approved Subdivisions Q4 2008

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

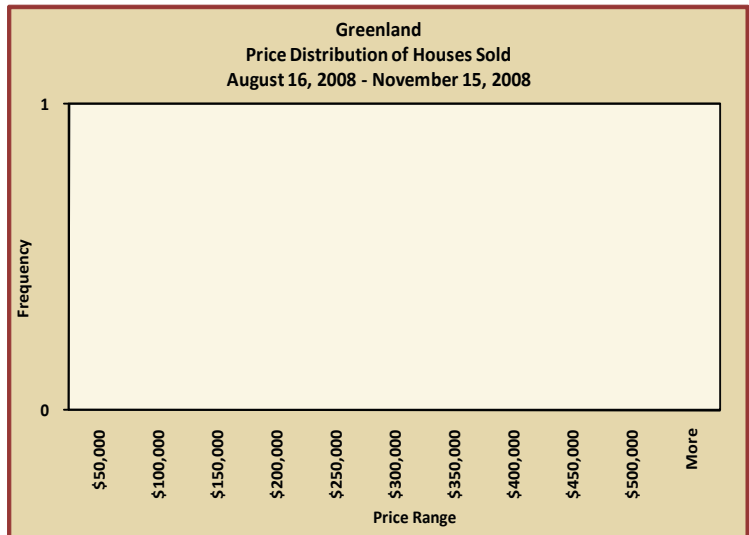
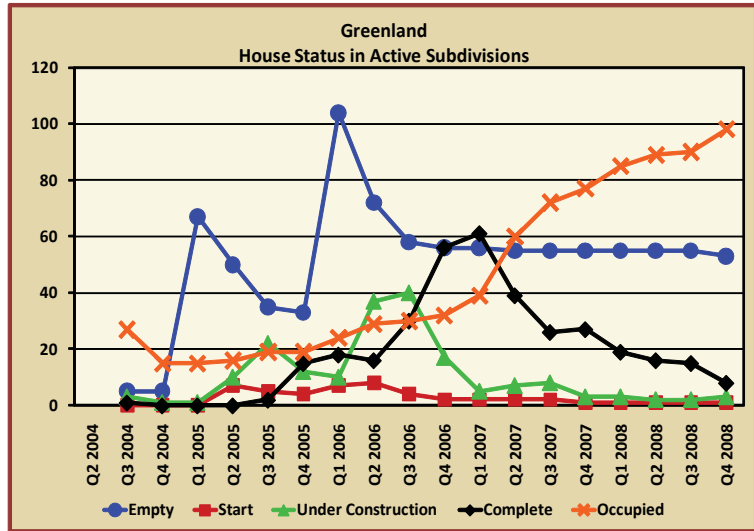


Greenland

- From September to November 2008, there were no residential building permits issued in Greenland. There were also no building permits issued in Greenland in the fourth quarter of the previous year.
- There were 163 total lots in the 2 active subdivisions in Greenland in the fourth quarter of 2008. About 60.1 percent of the lots were occupied, 4.9 percent were complete but unoccupied, 1.8 percent were under construction, 0.6 percent were starts, and 32.5 percent were vacant lots.
- 8 new houses in Greenland became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 37.1 months of remaining inventory in active subdivisions, down from 48.7 months in the previous quarter.
- There are 3 houses under construction in the Homestead Addition subdivision.
- An additional 591 lots in 2 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in Greenland.
- There were no existing houses sold in Greenland from August 16, 2008 to November 15, 2008, while 2 houses were sold in the previous quarter and 1 house in the same period last year.



Greenland

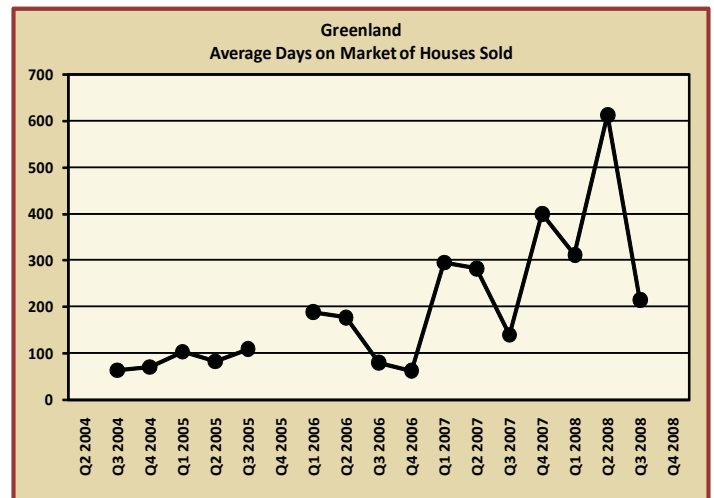
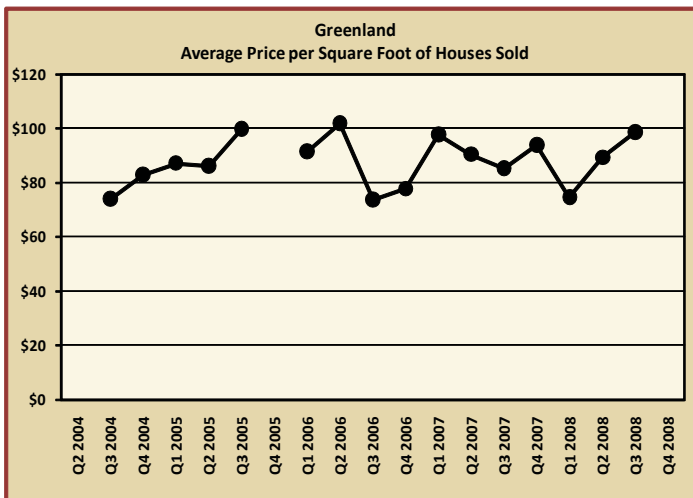
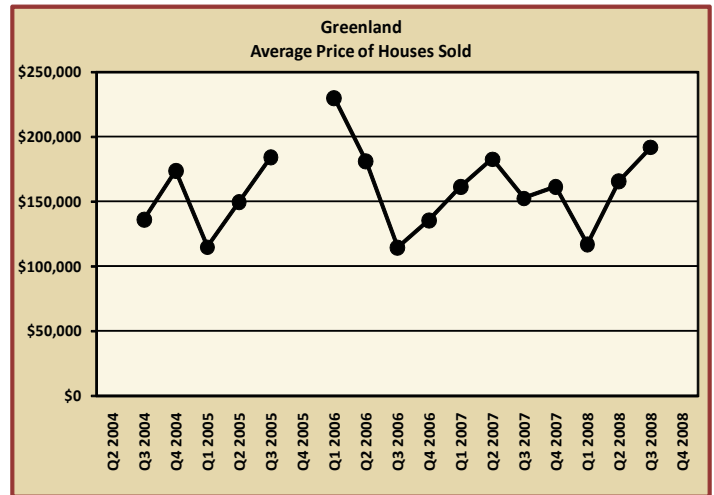
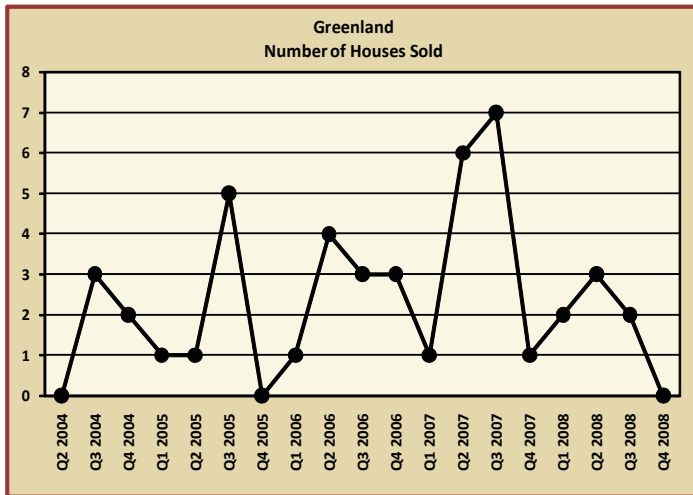


Greenland House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Homestead Addition	26	0	3	7	44	80	7	25.4
Lee Valley, Phases III, IV	27	1	0	1	54	83	1	87.0
Greenland	53	1	3	8	98	163	8	37.1



Greenland



Greenland Price Range of Houses Sold August 16, 2008 - November 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%	--	--	--	--
Greenland	0	--	--	--	--	--



Greenland

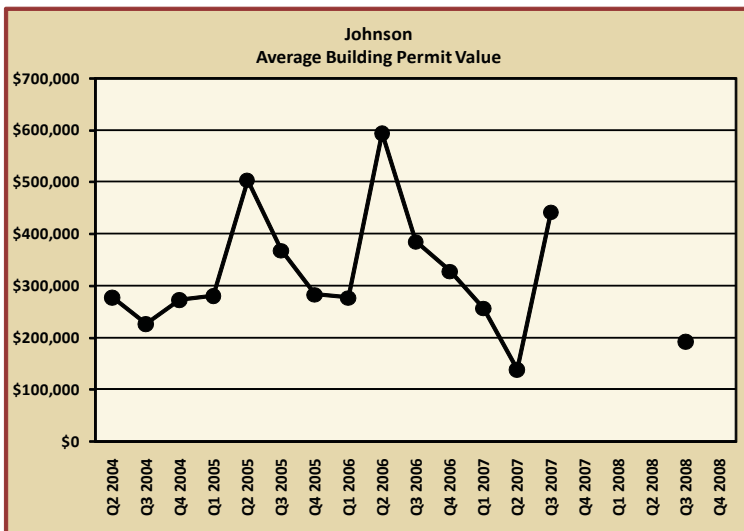
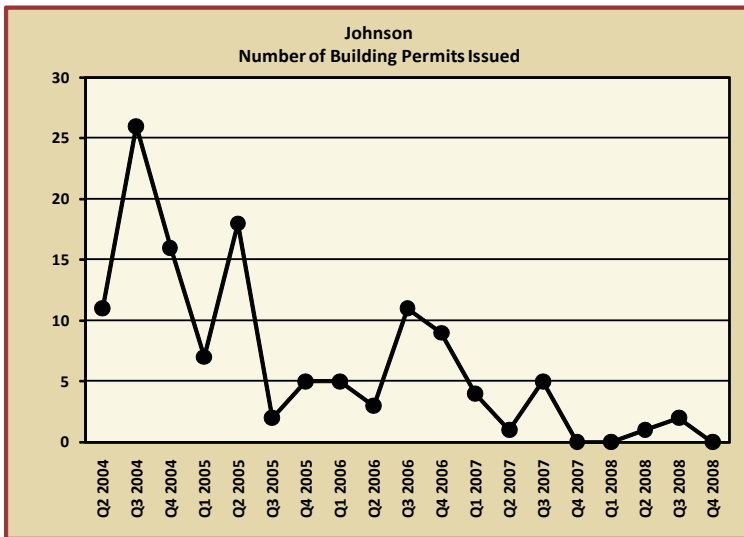
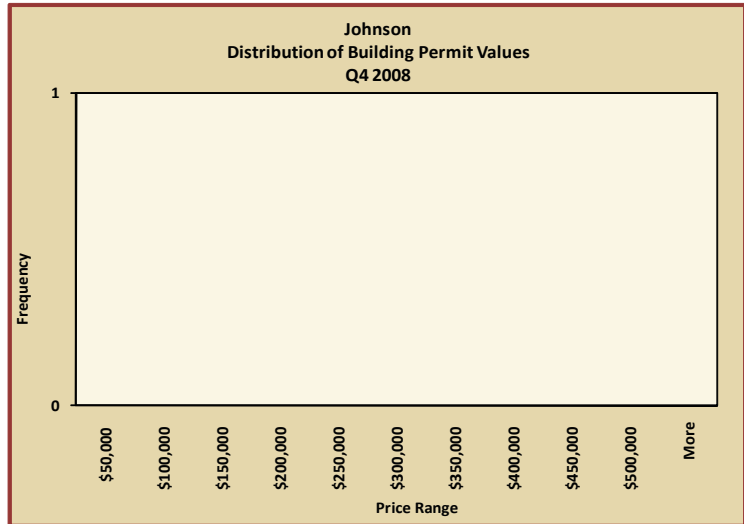
Greenland Final and Preliminary Approved Subdivisions Q4 2008

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

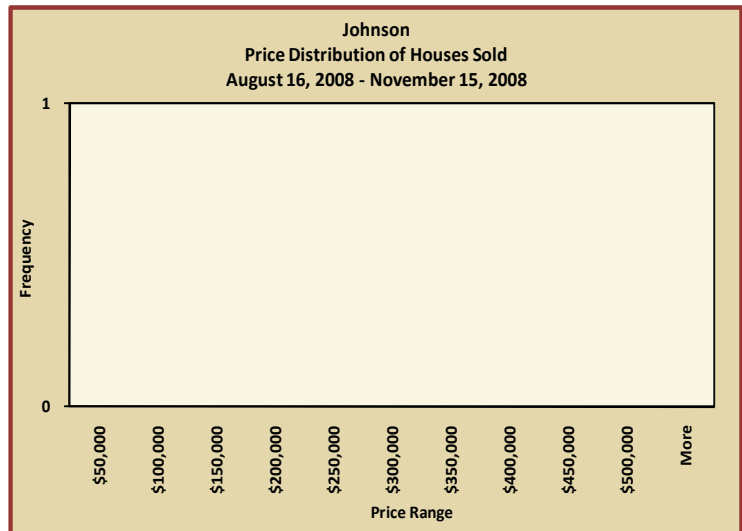
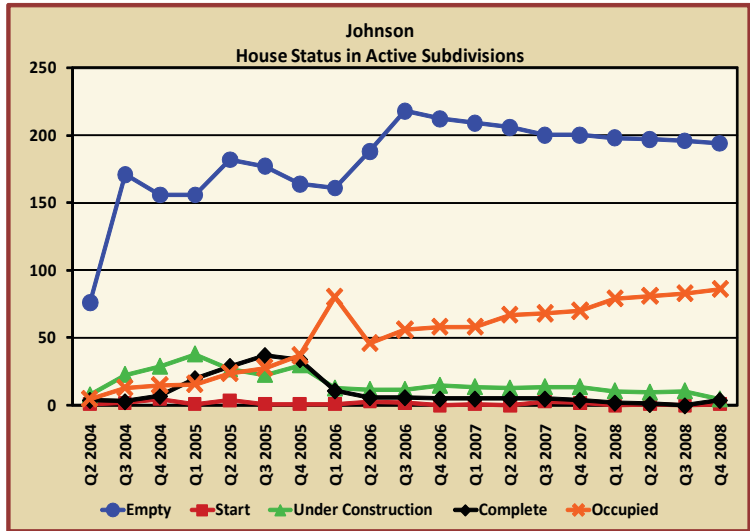


Johnson

- From September to November 2008, there were no residential building permits issued in Johnson. There were also no building permits issued in the fourth quarter of 2007.
- There were 290 total lots in the 3 active subdivisions in Johnson in the fourth quarter of 2008. About 29.7 percent of the lots were occupied, 1.4 percent were complete, but unoccupied, 1.7 percent were under construction, 0.3 percent were starts, and 66.9 percent were vacant lots.
- 3 new houses in Johnson became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 153.0 months of remaining inventory in active subdivisions, down from a revised third quarter value of 165.6 months.
- The subdivision with the most houses under construction in Johnson in the fourth quarter continued to be Clear Creek with 4.
- No additional lots had received either preliminary or final approval by the fourth quarter of 2008 in Johnson.
- No existing houses were sold in Johnson from August 16, 2008 to November 15, 2008. There were also no houses sold in the previous quarter in Johnson, but 1 house sold in the same period last year.



Johnson

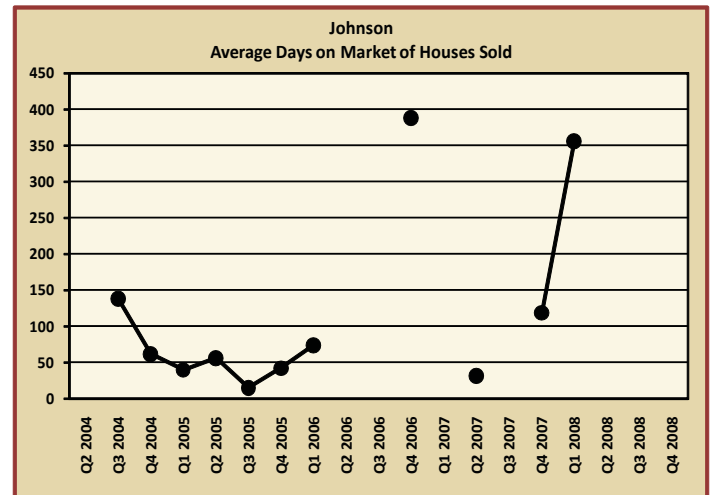
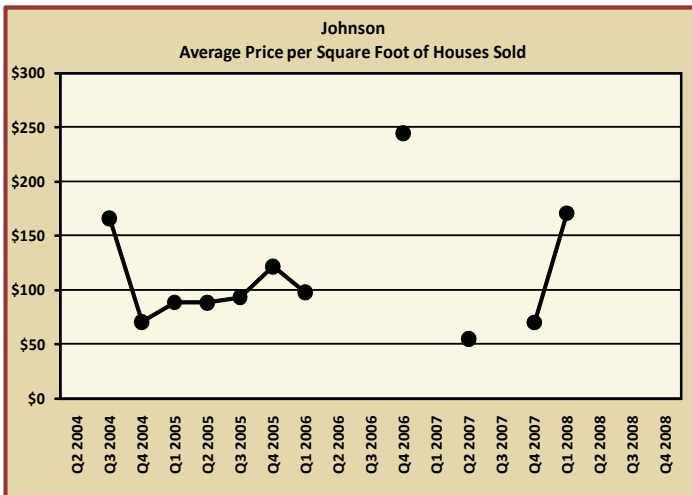
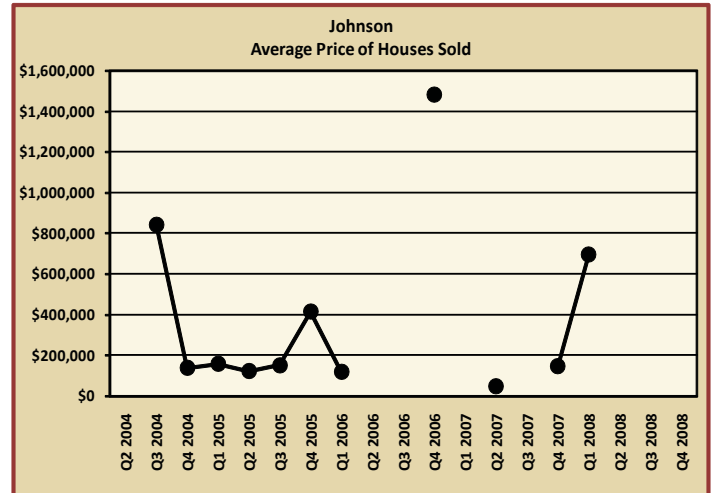
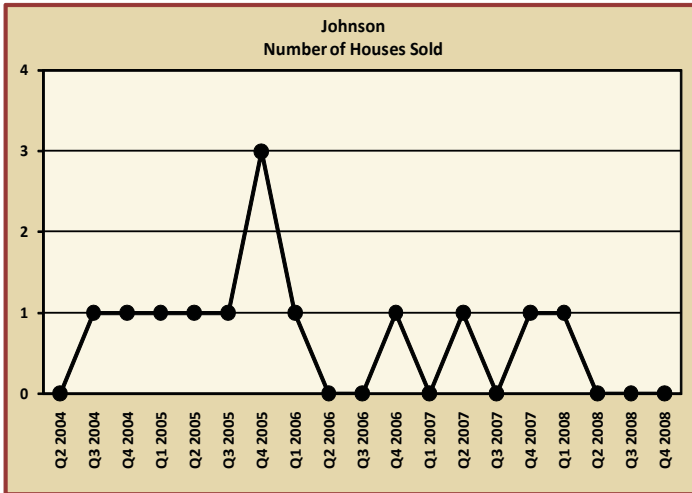


Johnson House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Clear Creek, Patio Homes	24	0	0	1	14	39	2	50.0
Clear Creek, Phases I-V	111	1	4	2	67	185	1	157.3
Heritage Hills	59	0	1	1	5	66	0	732.0
Johnson	194	1	5	4	86	290	3	153.0



Johnson



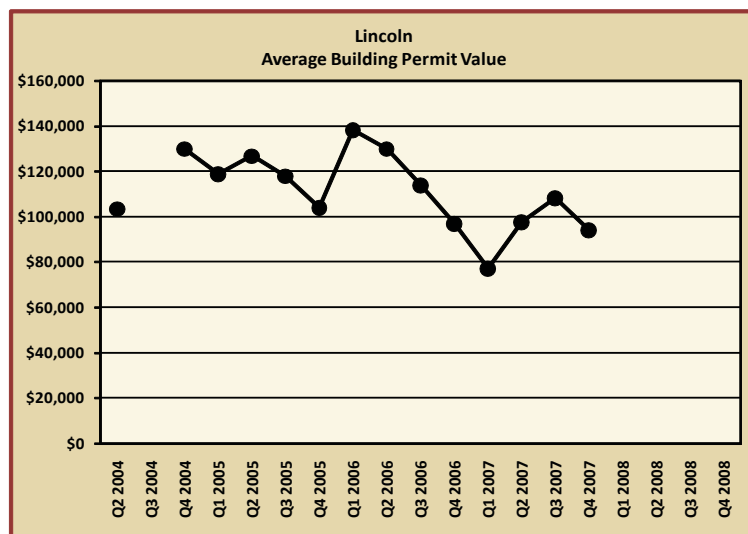
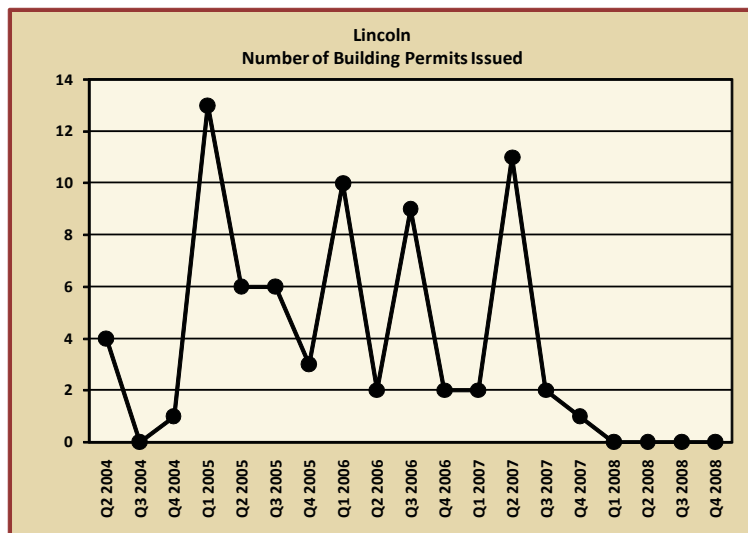
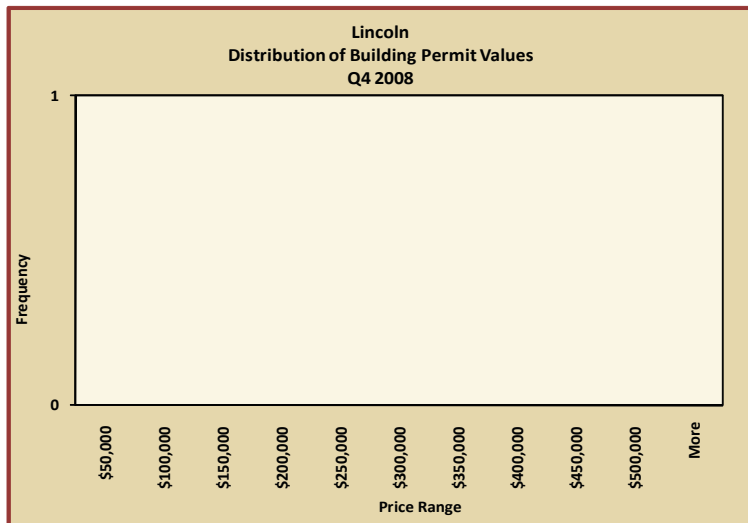
Johnson Price Range of Houses Sold August 16, 2008 - November 15, 2008

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	--	--	--	--	--

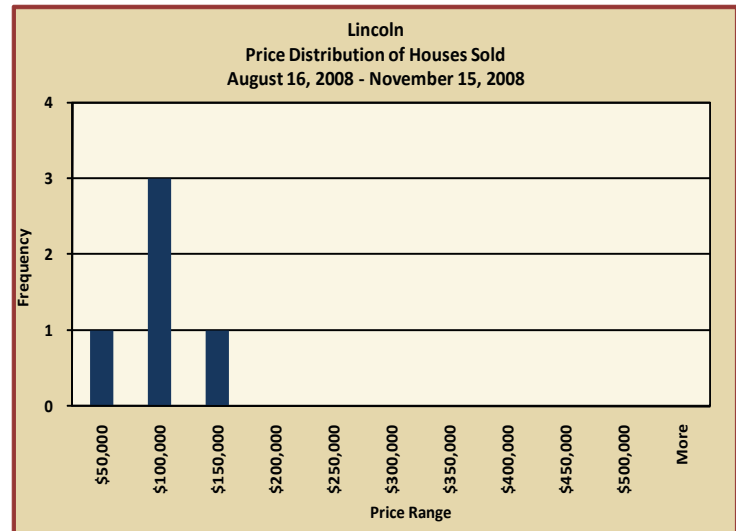
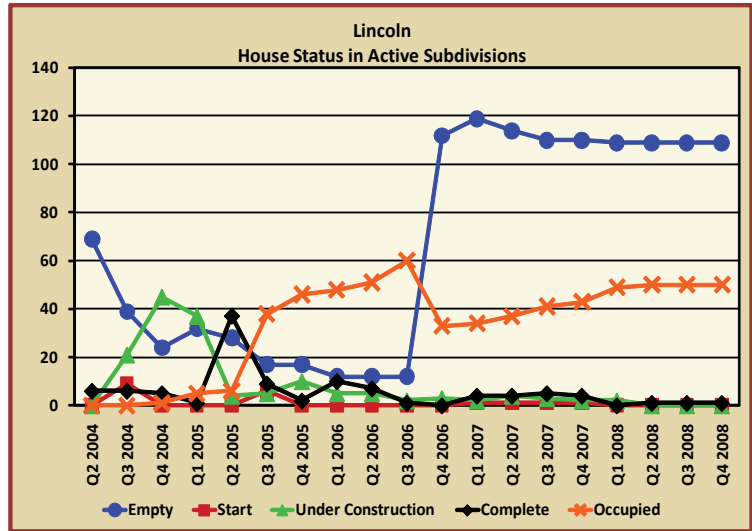


Lincoln

- From September to November 2008, there were no residential building permits issued in Lincoln. In comparison, there was 1 building permit issued in the fourth quarter of 2007.
- There were 160 total lots in the 3 active subdivisions in Lincoln in the fourth 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.
- No new houses in Lincoln became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 188.6 months of remaining inventory in active subdivisions, up from a revised 146.7 months in the third quarter.
- No additional lots had received either preliminary or final approval by the fourth quarter of 2008 in Lincoln.
- There were 5 existing houses sold in Lincoln from August 16, 2008 to November 15, 2008, or 61.5 percent fewer than in the previous quarter and 16.7 percent fewer than in the same period last year.
- The average price of a house sold in Lincoln decreased from \$92,313 in the third quarter to \$74,780 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 19.0 percent lower than in the previous quarter and 21.7 percent lower than in the same period last year.
- About 60.0 percent of houses sold in Lincoln were in the \$50,001 to \$100,000 range.
- In Lincoln, the average number of days from the initial house listing to the sale increased from 79 days in the third quarter to 110 days in the fourth quarter of 2008.
- About 1.1 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Lincoln. The average sales price of a house in Lincoln was only 41.6 percent of the county average.



Lincoln



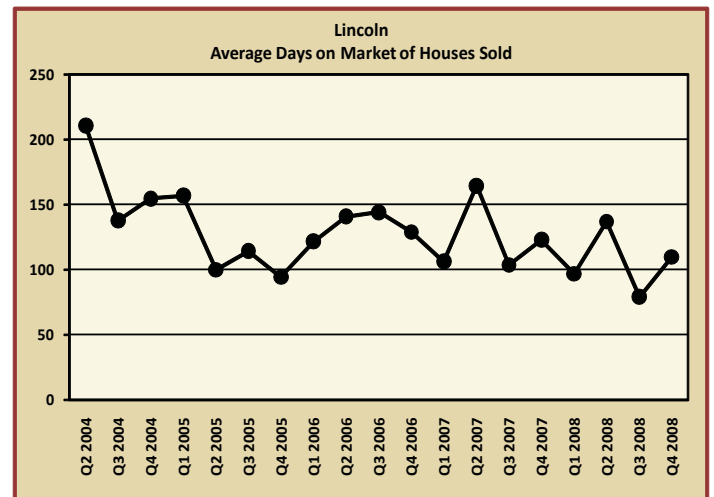
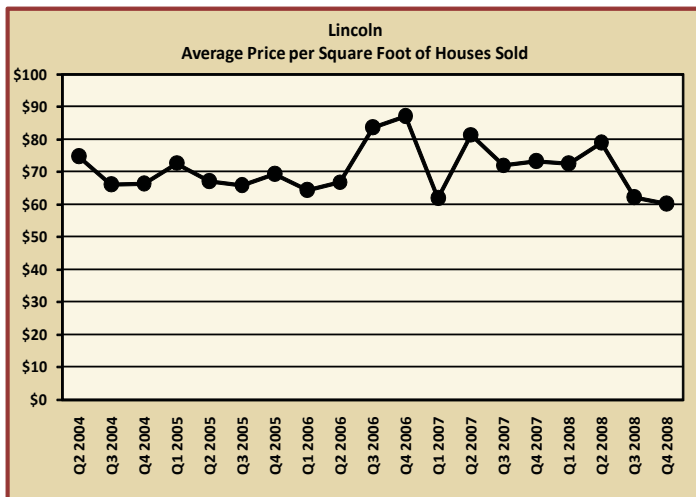
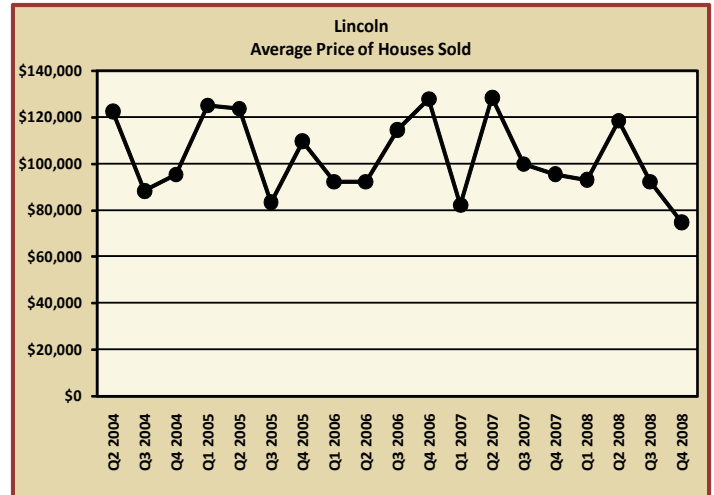
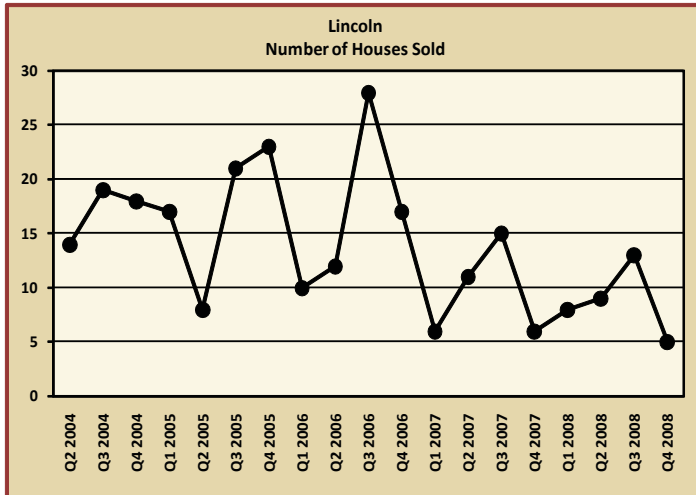
Lincoln House Status in Active Subdivisions Q4 2008

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	120.0
Country Meadows	87	0	0	1	15	103	0	176.0
Lincoln Gardens*	12	0	0	0	33	45	0	--
Lincoln	109	0	0	1	50	160	0	188.6

* no absorption occurred during last four quarters



Lincoln



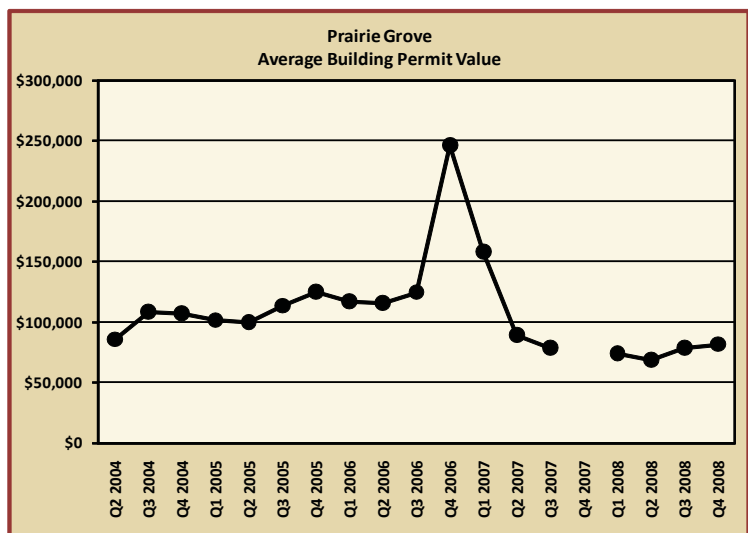
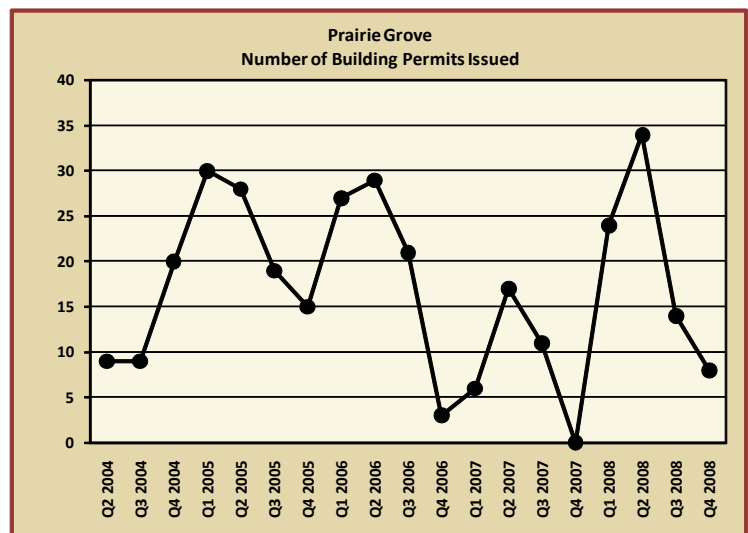
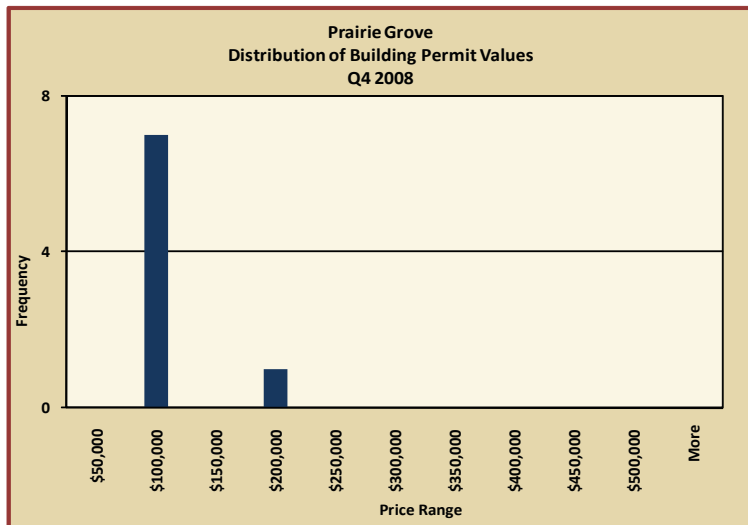
Lincoln Price Range of Houses Sold August 16, 2008 - November 15, 2008

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	20.0%	960	17	100.0%	\$46.88
\$50,001 - \$100,000	3	60.0%	1,325	131	98.4%	\$55.33
\$100,001 - \$150,000	1	20.0%	1,254	140	97.4%	\$88.52
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	0	0.0%	--	--	--	--
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	0	0.0%	--	--	--	--
Lincoln	5	100.0%	1,238	110	98.5%	\$60.27



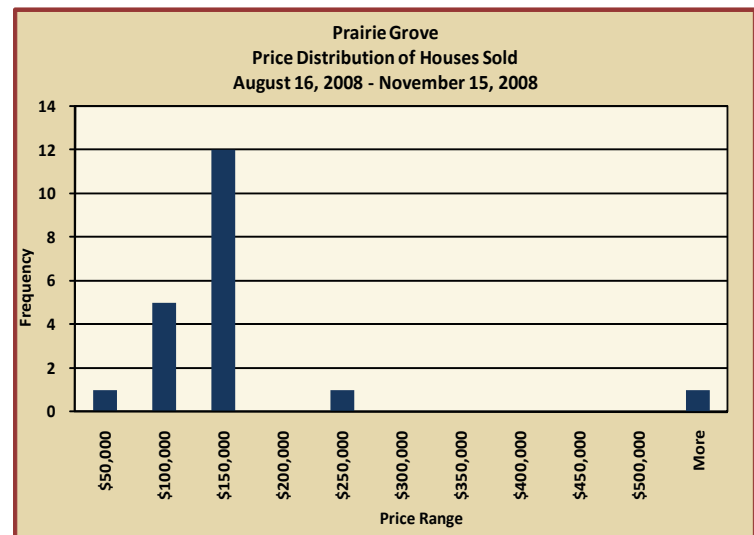
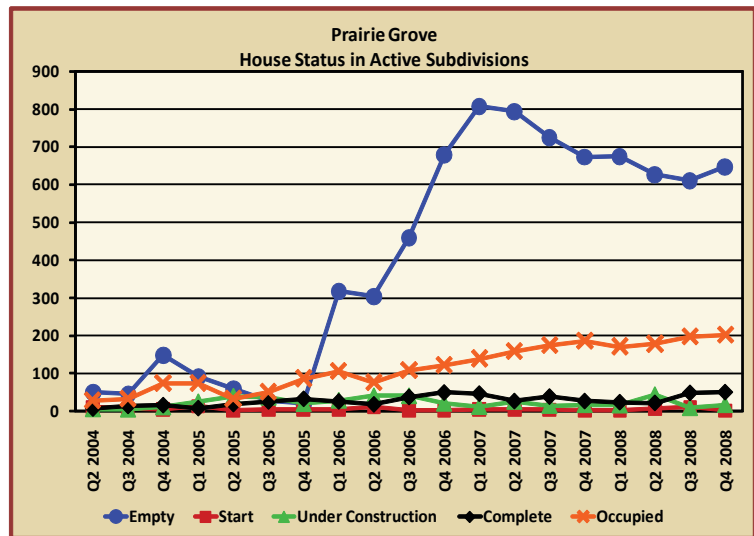
Prairie Grove

- From September to November 2008, there were 8 residential building permits issued in Prairie Grove. There were no residential building permits issued in the fourth quarter of 2007.
- The major price points for Prairie Grove building permits were in the \$50,001 to \$100,000 range.
- There were 923 total lots in the 8 active subdivisions in Prairie Grove in the fourth quarter of 2008. About 22.0 percent of the lots were occupied, 5.6 percent were complete, but unoccupied, 2.0 percent were under construction, 0.3 percent were starts, and 70.1 percent were vacant lots.
- 4 new houses in Prairie Grove became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 157.1 months of remaining inventory in active subdivisions up from a third quarter value of 118.6 months.
- The subdivision with the most houses under construction in Prairie Grove in the fourth quarter was Sundowner, with 13.
- An additional 384 lots in 4 subdivision had received final approval by the fourth quarter of 2008 in Prairie Grove.
- There were 20 existing houses sold in Prairie Grove from August 16, 2008 to November 15, 2008, or 41.2 percent fewer than in the previous quarter, but 17.6 percent more than in the same period last year.
- The average price of a house sold in Prairie Grove decreased from \$148,491 in the third quarter to \$134,918 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 9.1 percent lower than in the previous quarter and 17.8 percent lower than in the same period last year.
- About 60.0 percent of the sold houses in Prairie Grove were in the \$100,001 to \$150,000 range.



Prairie Grove

- In Prairie Grove, the average number of days from the initial house listing to the sale decreased from 172 days in the third quarter to 125 days in the fourth quarter of 2008.
- About 4.3 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Prairie Grove. The average sales price of a house in Prairie Grove was 75.0 percent of the county average.

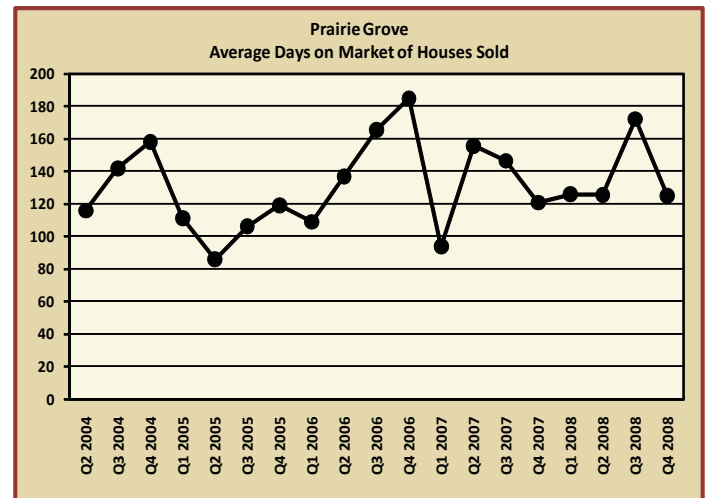
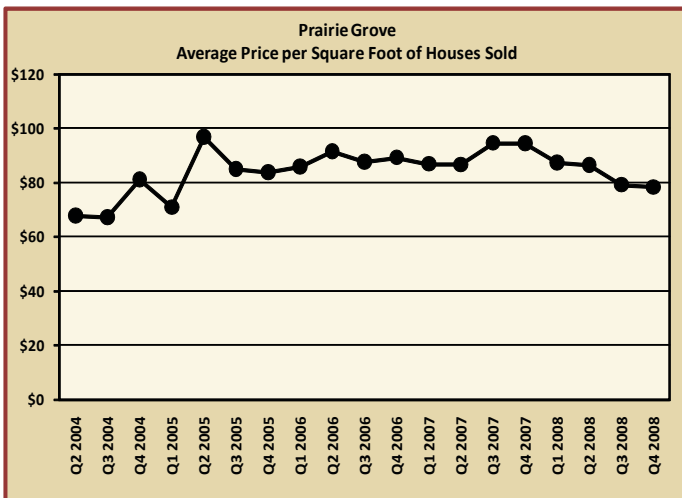
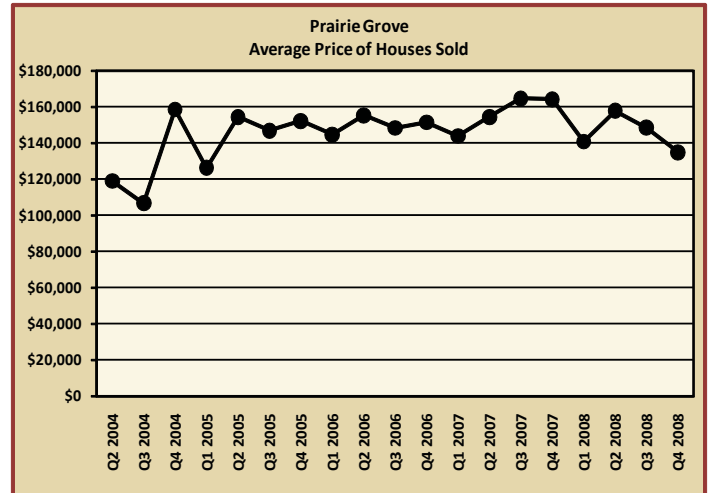
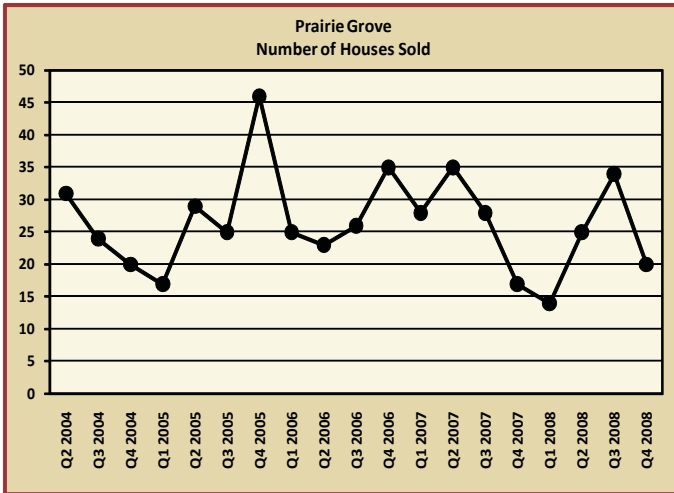


Prairie Grove House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	103	2	1	3	17	126	0	145.3
Belle Meade, Phases I, II	119	0	0	2	14	135	0	132.0
Grandview Estates, Phases IB, II	11	0	0	0	8	19	0	33.0
Highland Square South	40	0	2	0	0	42	0	--
Highlands Square North	36	0	0	1	2	39	0	222.0
Prairie Meadows, Phases II, III	105	0	1	4	112	222	0	188.6
Stonecrest Addition, Phase II	31	0	1	0	13	45	3	42.7
Sundowner, Phases I, IIA	202	1	13	42	37	295	1	258.0
Prairie Grove	647	3	18	52	203	923	4	157.1



Prairie Grove



Prairie Grove Price Range of Houses Sold August 16, 2008 - November 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	5.0%	1,920	389	100.0%	\$18.18
\$50,001 - \$100,000	5	25.0%	1,323	117	97.0%	\$61.99
\$100,001 - \$150,000	12	60.0%	1,592	86	98.0%	\$79.30
\$150,001 - \$200,000	0	0.0%	--	--	--	--
\$200,001 - \$250,000	1	5.0%	2,893	139	100.0%	\$74.28
\$250,001 - \$300,000	0	0.0%	--	--	--	--
\$300,001 - \$350,000	0	0.0%	--	--	--	--
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	5.0%	2,477	358	89.9%	\$215.99
Prairie Grove	20	100.0%	1,650	125	97.6%	\$78.50



Prairie Grove

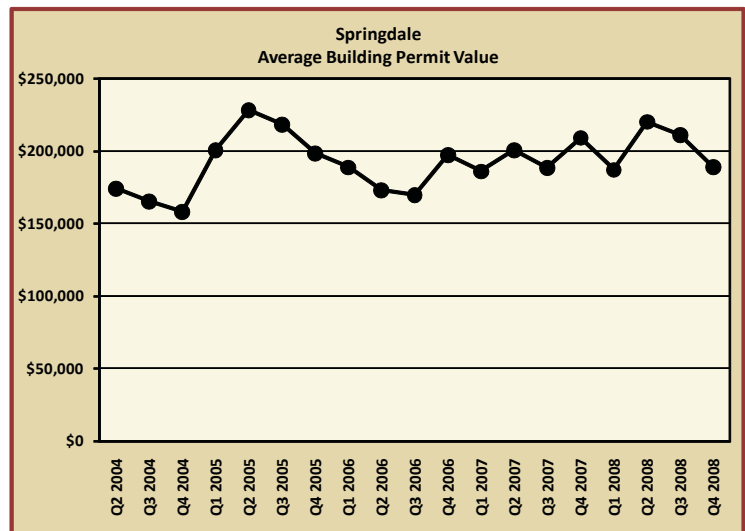
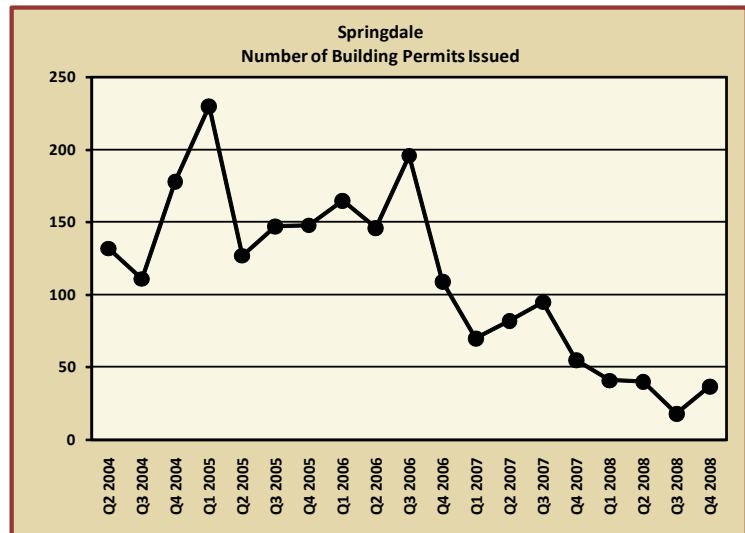
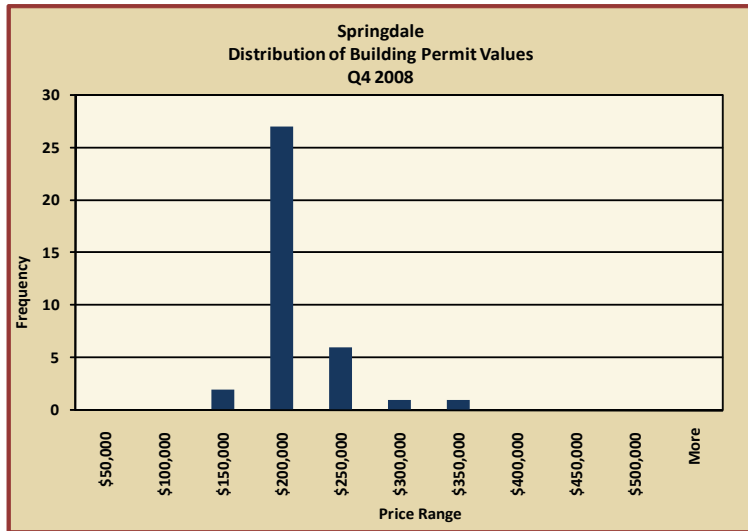
Prairie Grove Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Chapel Ridge	2005	15
Highland Square South	Q4 2008	41
Sundowner Phase IIB	2006	137
Sundowner Phase II	2006	191
Prairie Grove		384



Springdale

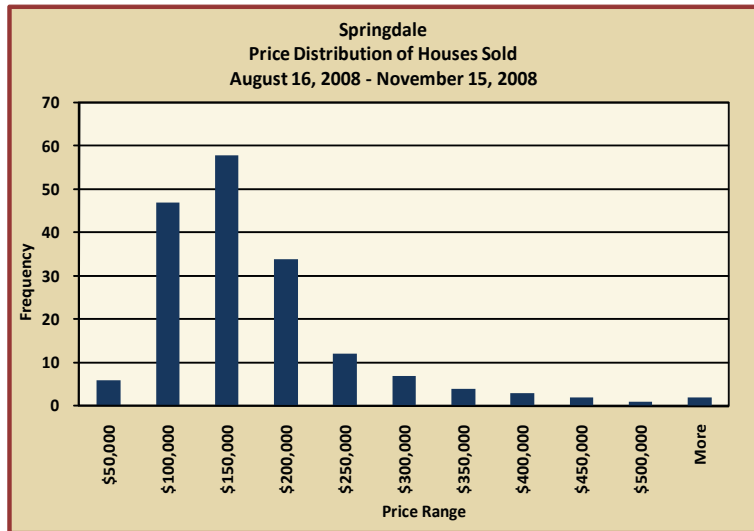
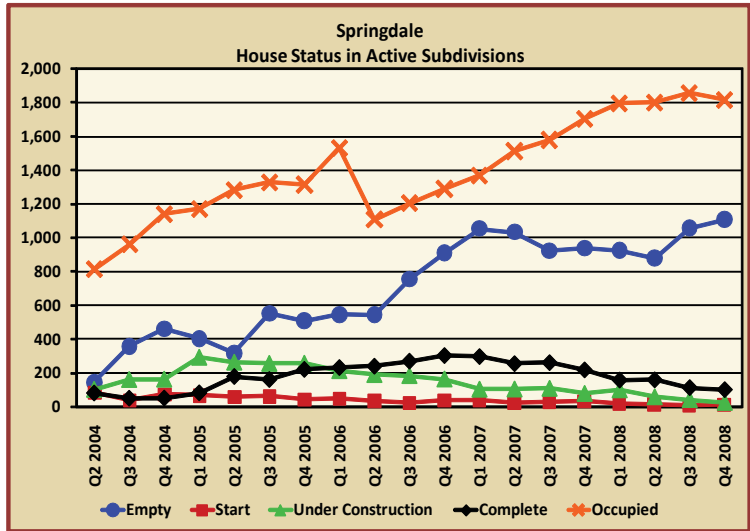
- From September to November 2008, there were 37 residential building permits issued in Springdale. This represents a decline of 32.7 percent from the fourth quarter of 2007.
- The average residential building permit value in Springdale decreased by 9.6 percent from \$209,376 in the fourth quarter of 2007 to \$189,195 in the fourth quarter of 2008.
- The major price points for Springdale building permits remained in the \$150,001 to \$250,000 range.
- There were 3,061 total lots in the 37 active subdivisions in Springdale in the fourth quarter of 2008. About 59.3 percent of the lots were occupied, 3.3 percent were complete, but unoccupied, 0.8 percent were under construction, 0.4 percent were starts, and 36.2 percent were vacant lots.
- 47 new houses in Springdale became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 43.8 months of remaining inventory in active subdivisions.
- The subdivisions with the most houses under construction in Springdale in the fourth quarter were Sage Field with 4 and Wilkins with 4.
- An additional 1,349 lots in 29 subdivisions had received either preliminary or final approval by the fourth 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 176 existing houses sold in Springdale from August 16, 2008 to November 15, 2008, or 20.0 percent fewer than in the previous quarter and 11.6 percent fewer than in the same period last year.
- The average price of a house sold in Springdale decreased from \$157,106 in the third quarter to \$154,384 in the fourth quarter of 2008. In the fourth quarter of



Springdale

2008, the average sales price was 1.7 percent lower than in the previous quarter and 12.4 percent lower than in the same period last year.

- About 52.3 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 133 days in the third quarter to 119 days in the fourth quarter of 2008.
- About 37.8 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Springdale. The average sales price of a house in Springdale was 85.9 percent of the county average.



Springdale

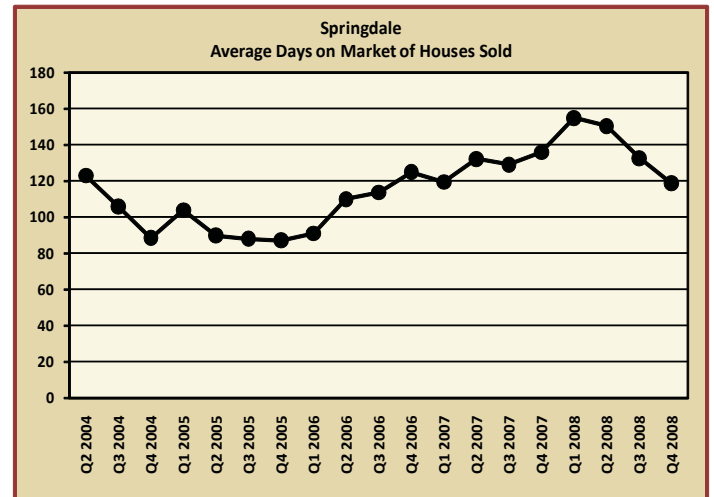
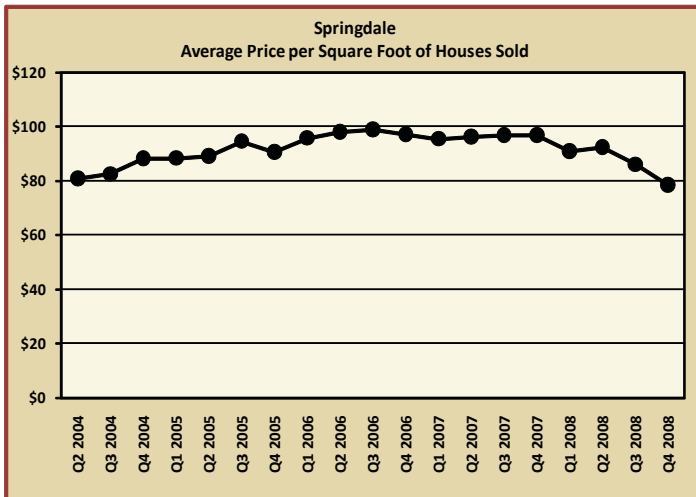
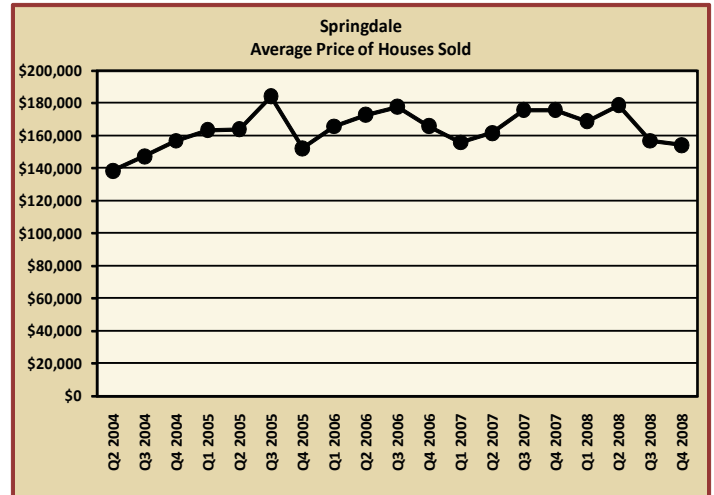
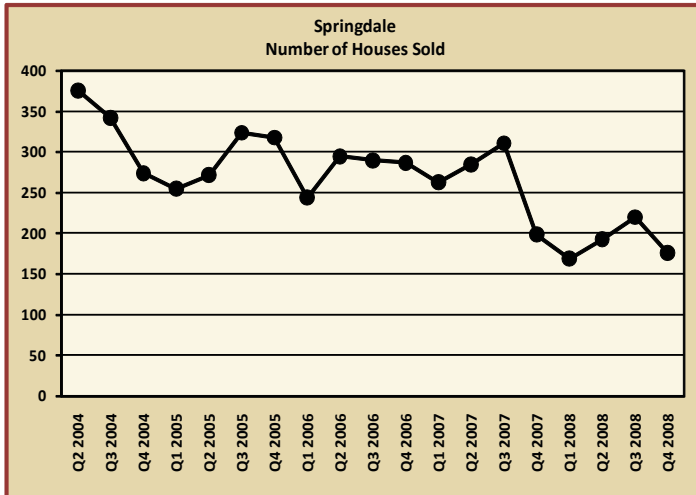
Springdale House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Arkanshire	10	0	0	0	60	70	1	60.0
Blue Ridge Meadows (Benton County)*	7	0	0	0	30	37	0	--
Brookemore Chasse	3	0	1	1	27	32	6	3.8
Butterfield Gardens, Phases II, III	11	0	0	4	152	167	6	4.1
Camelot (Benton County)	62	0	0	0	6	68	0	744.0
Carriage Crossing	3	1	2	1	13	20	1	16.8
Churchill Crescent, Phase III*	5	0	1	0	8	14	0	--
Dreamcatcher	0	0	0	0	40	40	2	0.0
The Enclave	37	0	1	1	27	66	2	117.0
The Falls*	22	0	2	0	6	30	0	--
Forest Glen	0	0	0	0	27	27	1	0.0
Grand Valley Estates*	23	0	0	0	1	24	0	--
Grand Valley Stables at Guy Terry Farms	19	0	0	0	5	24	0	228.0
Har-Ber Meadows	51	0	2	7	545	605	0	30.0
Hidden Hills, Phase II	11	0	0	13	59	83	0	36.0
Jacob's Court (Benton County)	23	0	0	1	4	28	0	72.0
Legendary, Phase I (Benton County)	165	0	0	2	1	168	0	--
Meadow Haven	9	0	0	1	26	36	0	120.0
Oaklawn Place	0	0	0	1	16	17	0	12.0
Renaissance South	17	0	0	0	41	58	0	20.4
Sage Field	25	2	4	4	32	67	7	13.1
Savannah Ridge	45	0	0	3	46	94	0	27.4
Serenity, Phases I, II	84	0	0	16	69	169	9	38.7
Shenandoah Hills (Benton County)	1	0	0	0	51	52	0	1.0
Sonoma	6	0	0	0	52	58	0	24.0
Spring Creek Estates, Phases IIA-IIC	32	0	2	10	118	162	0	40.6
Spring Creek Park	79	5	1	15	60	160	6	34.3
Springhill (Benton County)	21	0	1	15	43	80	0	37.0
Stockton Place	2	1	0	0	54	57	1	1.7
Sugg	16	0	0	0	2	18	0	96.0
Sylvan Acres (Benton County)	22	0	1	0	3	26	0	138.0
Thornbury, Phases II-V (Benton County)	31	0	1	0	75	107	0	192.0
Tuscany	134	0	0	4	26	164	4	103.5
Wagon Wheel Bend (Benton County)*	23	0	1	0	0	24	0	--
Westfield, Phase II	3	0	0	1	91	95	1	6.0
Wilkins #6*	36	0	4	0	0	40	0	--
Vicenza Villa	70	2	2	0	0	74	0	--
Springdale	1,108	11	26	100	1,816	3,061	47	43.8

* no absorption occurred during last four quarters



Springdale



Springdale Price Range of Houses Sold August 16, 2008 - November 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	6	3.4%	1,116	83	94.0%	\$40.93
\$50,001 - \$100,000	47	26.7%	1,338	101	95.9%	\$59.34
\$100,001 - \$150,000	58	33.0%	1,708	123	96.0%	\$78.17
\$150,001 - \$200,000	34	19.3%	2,089	123	96.2%	\$86.38
\$200,001 - \$250,000	12	6.8%	2,323	125	94.7%	\$101.47
\$250,001 - \$300,000	7	4.0%	2,671	113	96.3%	\$103.63
\$300,001 - \$350,000	4	2.3%	3,675	122	96.1%	\$94.21
\$350,001 - \$400,000	3	1.7%	3,474	258	97.8%	\$107.16
\$400,001 - \$450,000	2	1.1%	3,666	118	92.0%	\$118.71
\$450,001 - \$500,000	1	0.6%	4,538	49	95.2%	\$104.67
\$500,000+	2	1.1%	4,544	267	97.4%	\$161.77
Springdale	176	100.0%	1,888	119	95.9%	\$78.48



Springdale

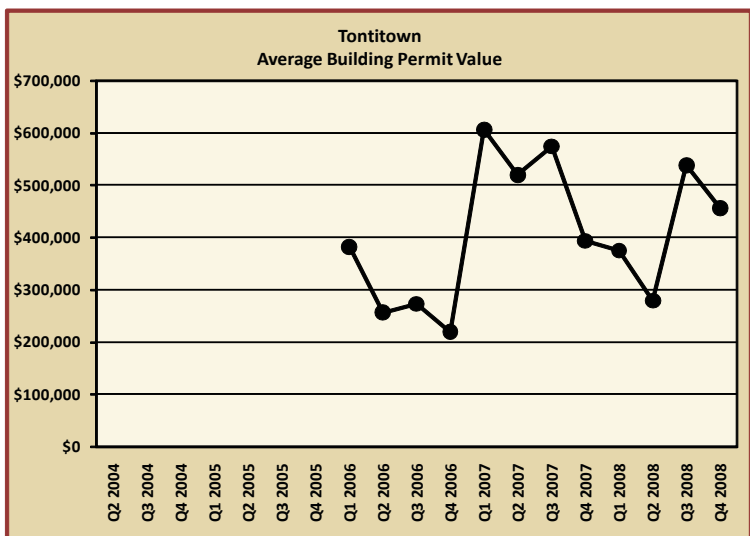
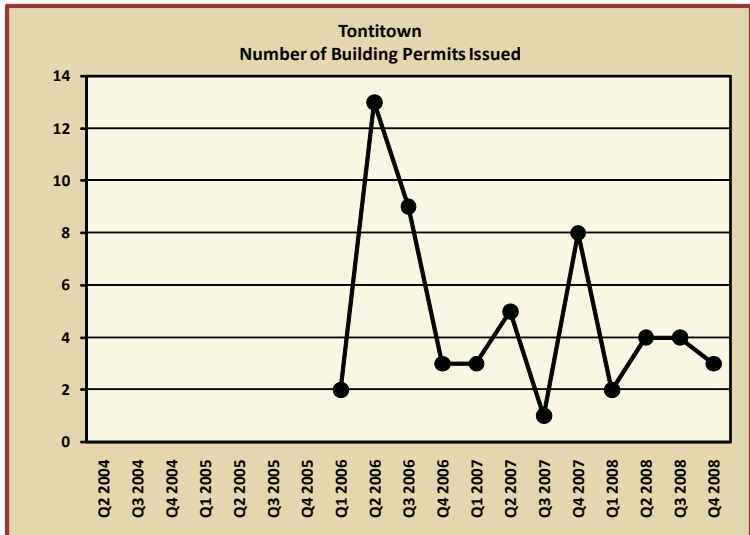
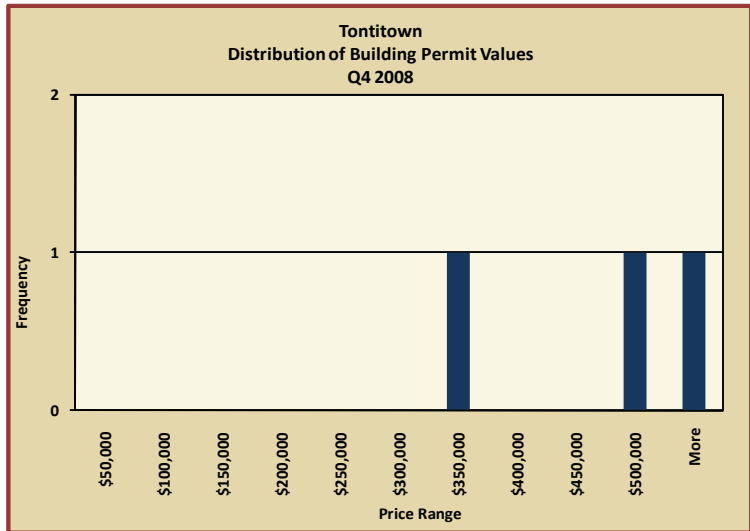
Springdale Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Preliminary Approval</i>		
Chimney Hills PUD	Q2 2007	97
Coppergate Subdivision	Q2 2007	87
St. Ives Subdivision	Q2 2007	34
Walnut Grove Subdivision	Q3 2007	11
Wilkins Subdivision #7	Q3 2006	39
<i>Final Approval</i>		
Andrew Marks	Q2 2006	--
Anthony R Botto	Q3 2006	--
Arbor Estates	Q3 2008	93
Butterfield Coach Road	Q2 2008	9
Charleston Park at Legendary PUD	Q3 2007	108
Conestoga Park	Q2 2006	8
Dakoda's Place	Q3 2008	9
East Ridge Subdivision	Q1 2005	8
Eastview Subdivision, Phase II	Q3 2008	178
Fern's Valley Subdivision	Q3 2007	53
Gary Brandon	Q2 2006	69
Gary Frazier	Q3 2006	--
Grand Valley, Phase I	Q3 2007	160
Grand Valley Meadows, Phase I	Q3 2007	92
Har-Ber Meadows, Phase XX	Q2 2006	--
John Johnson Road Subdivision	Q2 2006	80
Mia Subdivision	Q2 2006	17
Parker's Place, Phase I	Q2 2008	44
Pleasant Meadows	Q3 2005	--
Rolling Hills Subdivision, Phase I	Q3 2007	16
Rosson Creek Subdivision	Q2 2006	45
Vicenza Village PUD	Q3 2008	74
Westside Village	Q2 2006	9
Williamstown Estates	Q3 2007	9
Springdale		1,349



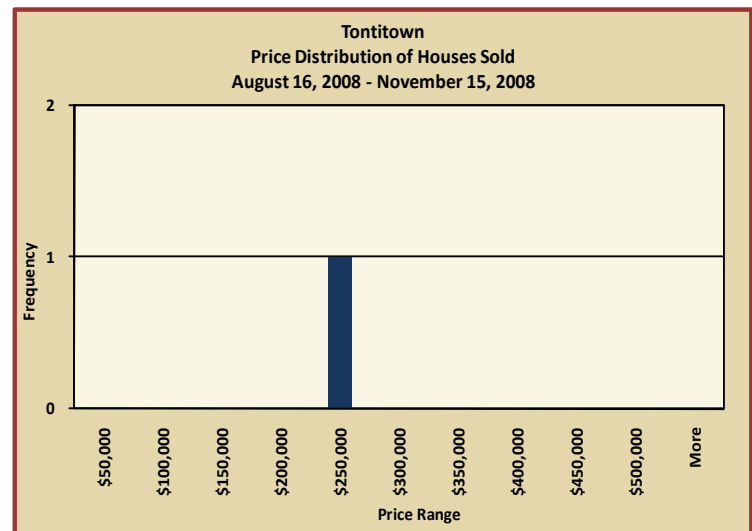
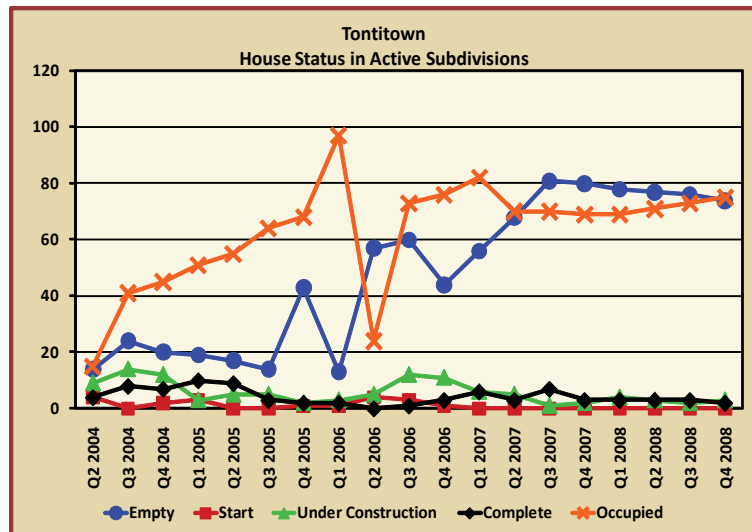
Tontitown

- There were 3 building permits issued in Tontitown from September to November 2008. This represents a decrease from the 8 building permit issued in the fourth quarter of 2007.
- The average residential building permit value in Tontitown increased by 15.9 percent from the fourth quarter of 2007 to \$456,999 in the fourth quarter of 2008.
- The price points for Tontitown were in the \$350,001 to \$750,000 range.
- There were 154 total lots in the 8 active subdivisions in Tontitown in the fourth quarter of 2008. About 48.7 percent of the lots were occupied, 1.3 percent were complete, but unoccupied, 1.9 percent were under construction, 0.0 percent were starts, and 48.1 percent were vacant lots.
- 2 new houses in Tontitown became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 158.0 months of remaining inventory in active subdivisions.
- Barrington Heights, Davenshire, and Tuscan Sun subdivisions all had 1 house under construction in the fourth quarter in Tontitown.
- An additional 126 lots in 2 subdivisions had received final approval by the fourth quarter of 2008 in Tontitown.
- There was 1 existing house sold in Tontitown from August 16, 2008 to November 15, 2008, while 3 houses were sold both in the previous quarter and in the same period last year.
- The price of a house sold in the fourth quarter of 2008 in Tontitown was \$215,000, as compared with the average sales price of \$121,633 in the third quarter. In the fourth quarter of 2008, the average sales price was 76.8 percent higher than in the previous quarter, but 40.4 percent lower than in the same period last year.



Tontitown

- In Tontitown, the average number of days from the initial house listing to the sale increased from 144 days in the third quarter to 451 days in the fourth quarter of 2008.
- About 0.2 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in Tontitown. The average sales price of a house in Tontitown was 119.6 percent of the county average.



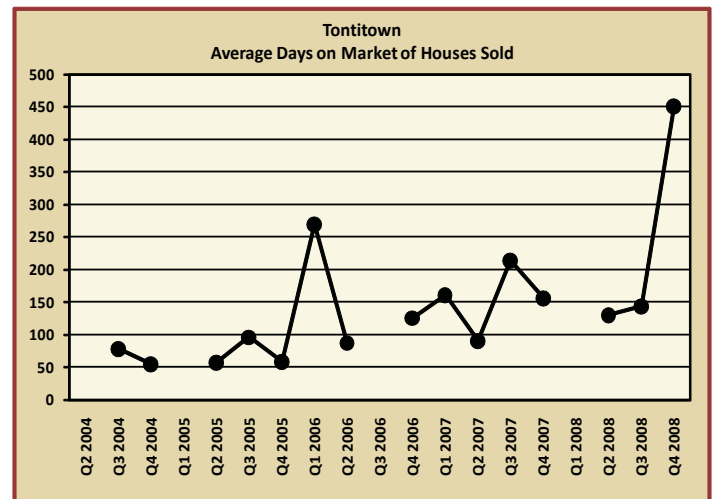
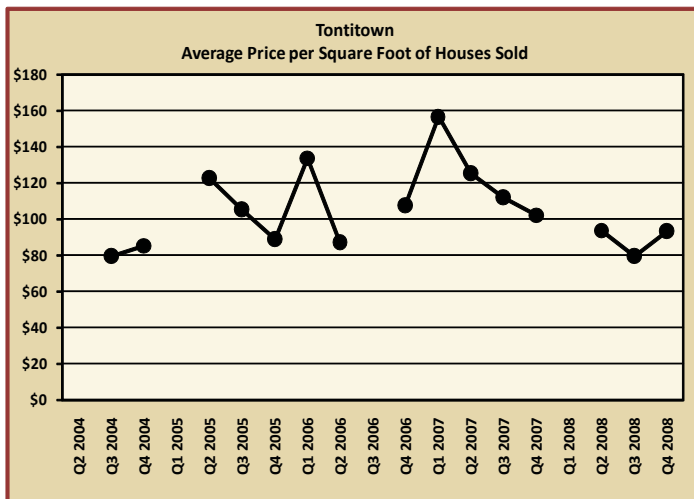
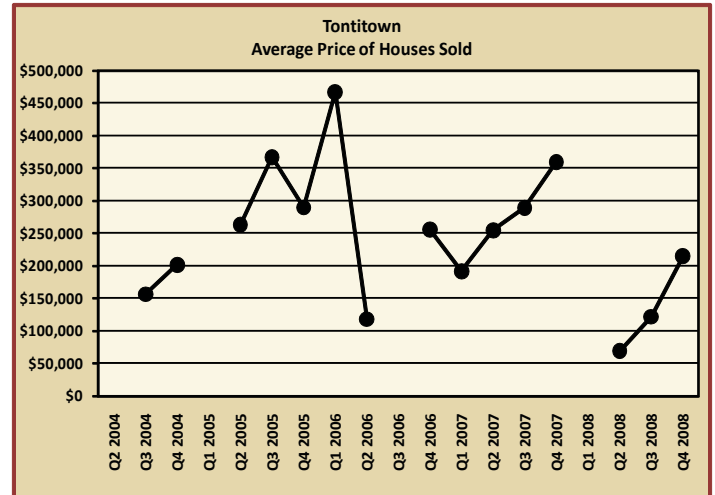
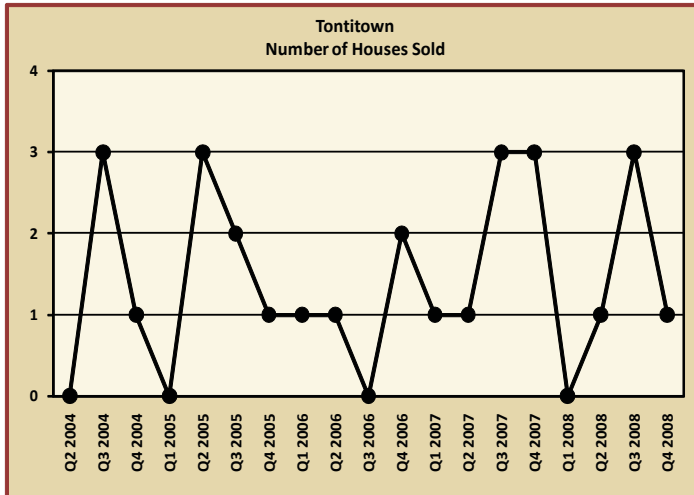
Tontitown House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Barrington Heights*	21	0	1	0	8	30	0	--
Brush Creek*	1	0	0	0	19	20	0	--
Coppertree	13	0	0	0	1	14	0	--
Davenshire	10	0	1	0	6	17	0	33.0
San Gennaro*	13	0	0	1	0	14	0	--
Tuscan Sun	10	0	1	0	9	20	1	132.0
Western Trails Estates*	4	0	0	0	20	24	0	--
White Oak Estates	2	0	0	1	12	15	1	36.0
Tontitown	74	0	3	2	75	154	2	158.0

* no absorption occurred during last four quarters



Tontitown



Tontitown Price Range of Houses Sold August 16, 2008 - November 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	0.6%	2,300	451	93.5%	\$93.48
\$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	0.6%	2,300	451	93.5%	\$93.48



Tontitown

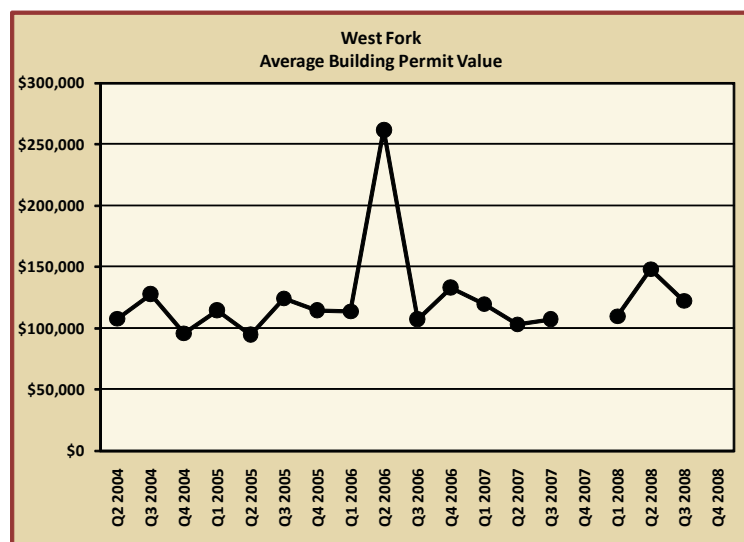
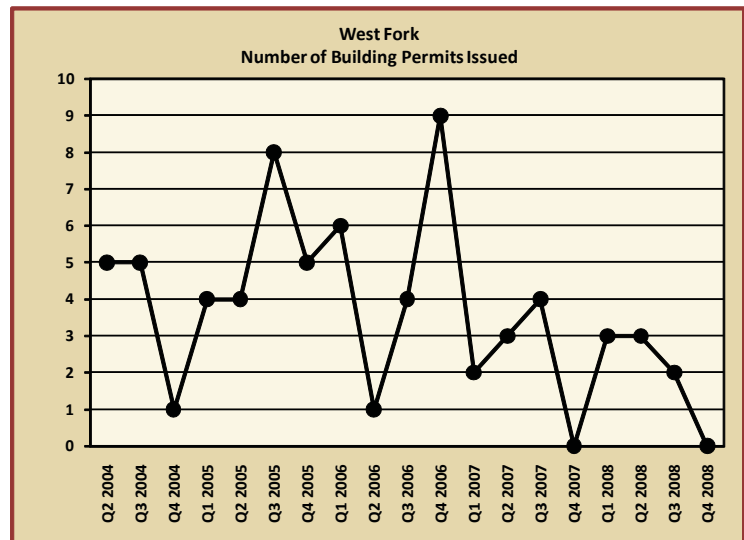
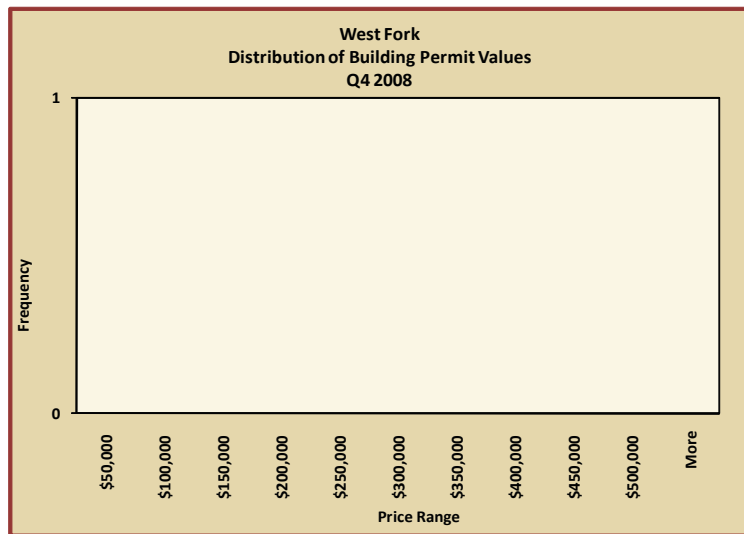
Tontitown Final and Preliminary Approved Subdivisions Q4 2008

Subdivision	Approved	Number of Lots
<i>Final Approval</i>		
Villagio de Perona	Q4 2008	115
Tontitown Plaza	Q4 2006	11
Tontitown		126



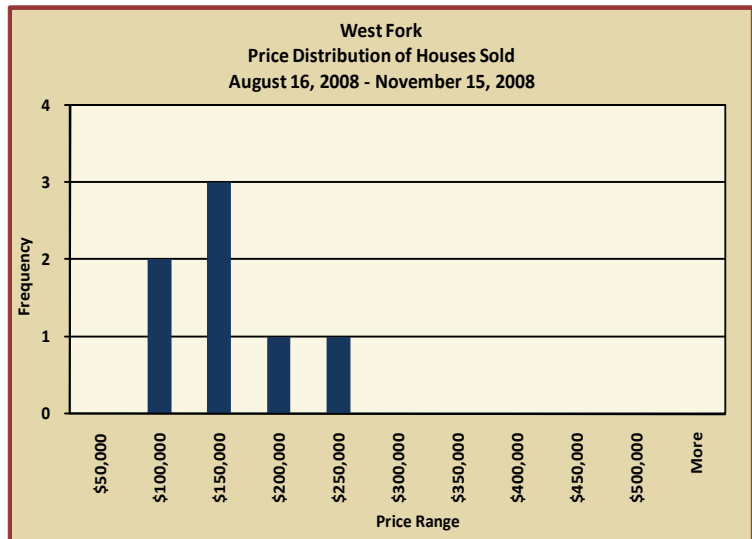
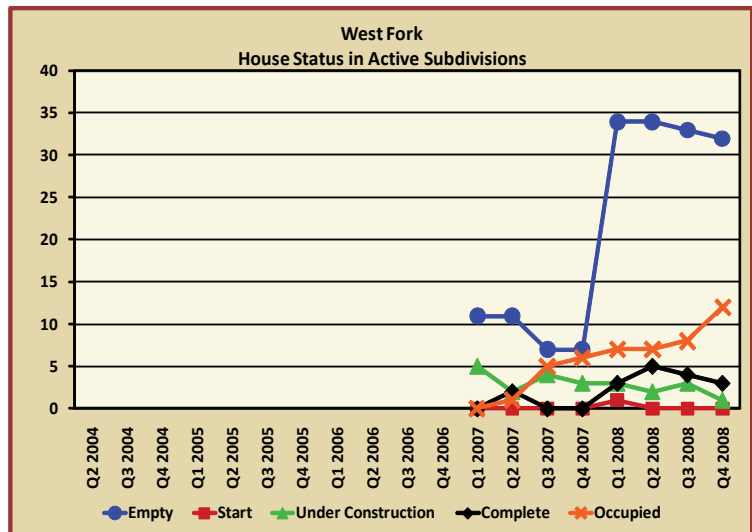
West Fork

- There were no building permits issued in West Fork from September to November 2008. There were also no building permits issued in the fourth quarter of 2007.
- There were 48 total lots in the 3 active subdivisions in West Fork in the fourth quarter of 2008. About 25.0 percent of the lots were occupied, 6.3 percent were complete, but unoccupied, 2.1 percent were under construction, 0.0 percent were starts, and 66.7 percent were vacant lots.
- 4 new houses in West Fork became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 72.0 months of remaining inventory in active subdivisions down from a third quarter value of 160.0 months.
- Graystone subdivision had 1 house under construction in West Fork in the fourth quarter.
- No additional lots had received either preliminary or final approval by the fourth quarter of 2008 in West Fork.
- There were 7 existing houses sold in West Fork from August 16, 2008 to November 15, 2008, or 12.5 percent fewer than in the previous quarter and 61.1 percent fewer than in the same period last year.
- The average price of a house sold in West Fork decreased from \$148,160 in the third quarter to \$142,161 in the fourth quarter of 2008. In the fourth quarter of 2008, the average sales price was 4.0 percent lower than in the previous quarter and 13.4 percent lower than in the same period last year.
- About 71.4 percent of sold houses in West Fork were in the \$50,001 to \$150,000 range.
- In West Fork, the average number of days from the initial house listing to the sale decreased from 252 days in the third quarter to 131 days in the fourth quarter of 2008.
- About 1.5 percent of all houses sold in Washington County in the fourth quarter



West Fork

of 2008 were sold in West Fork. The average sales price of a house in West Fork was 79.1 percent of the county average.



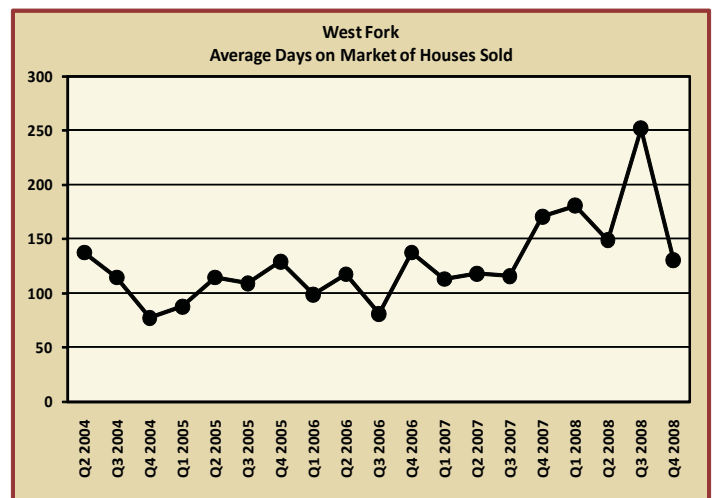
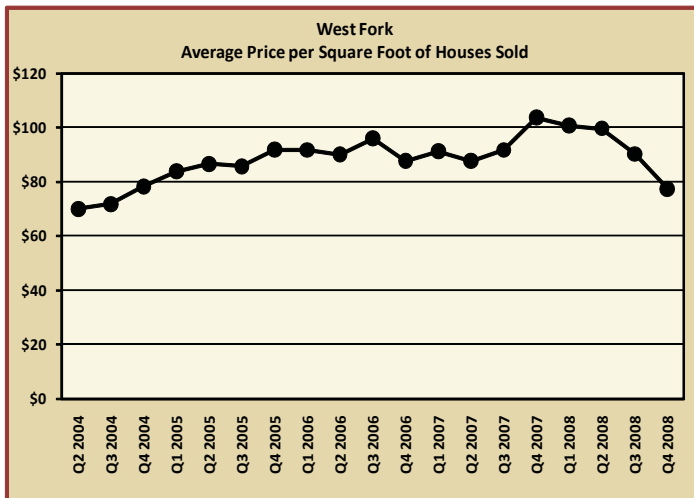
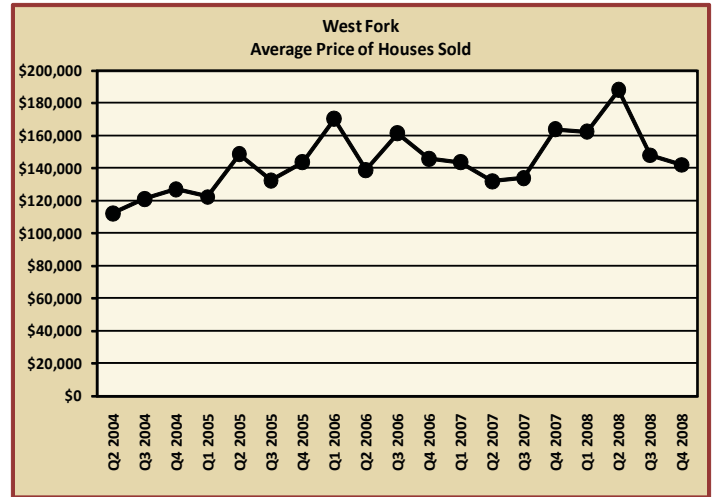
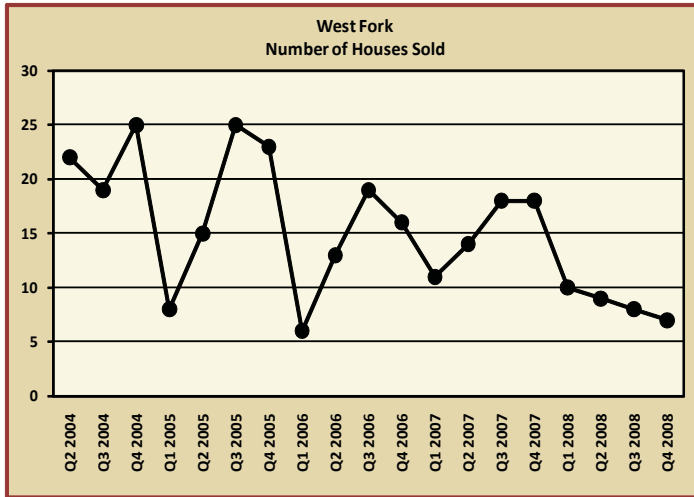
West Fork House Status in Active Subdivisions Q4 2008

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*	24	0	1	3	0	28	0	--
Hidden Creek	5	0	0	0	11	16	4	12.0
West Fork	32	0	1	3	12	48	4	72.0

* no absorption occurred during last four quarters



West Fork



West Fork Price Range of Houses Sold August 16, 2008 - November 15, 2008

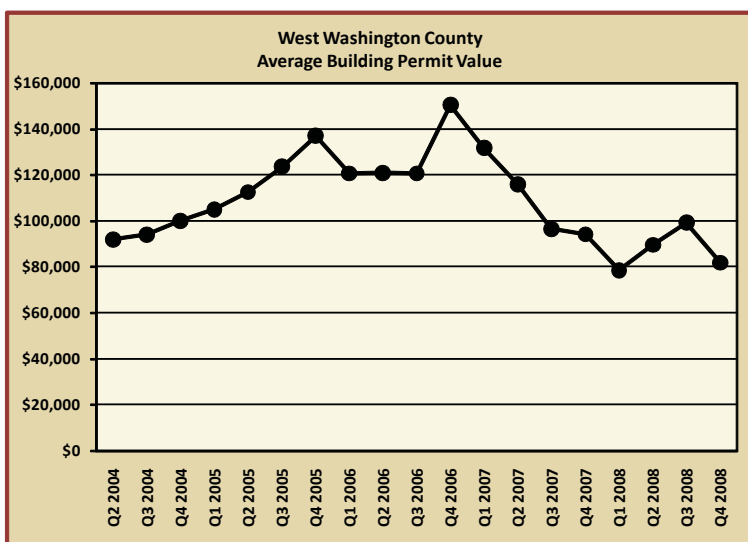
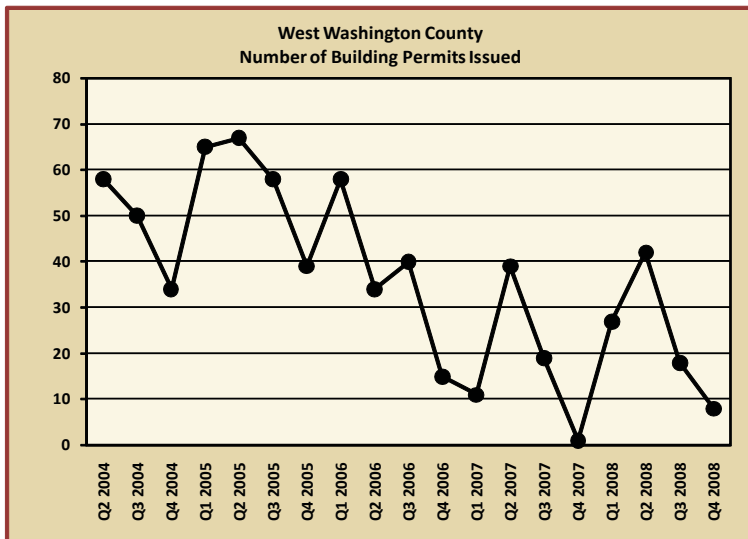
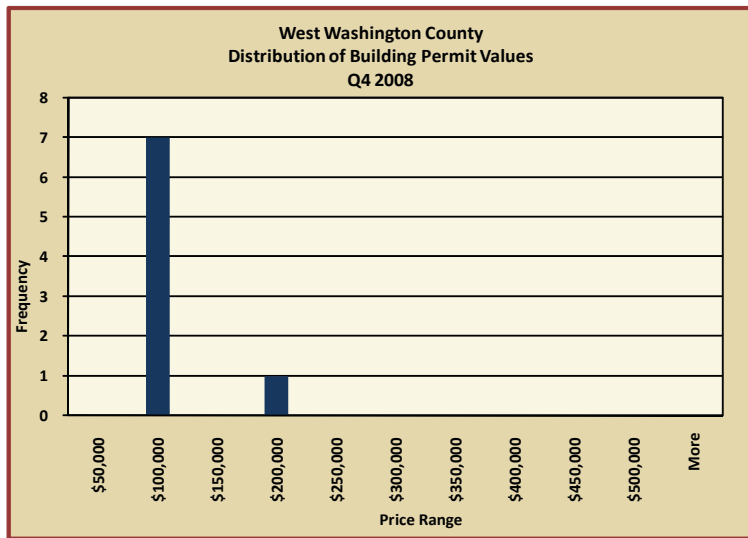
Price Range	Number Sold	Percentage of Houses Sold	Average Square Footage	Average Days on Market	Average Sold Price as a Percentage of List Price	Average Price Per Square Foot
\$0 - \$50,000	0	0.0%	--	--	--	--
\$50,001 - \$100,000	2	28.6%	1,421	294	103.0%	\$64.99
\$100,001 - \$150,000	3	42.9%	2,055	48	96.2%	\$71.50
\$150,001 - \$200,000	1	14.3%	2,250	37	98.6%	\$76.67
\$200,001 - \$250,000	1	14.3%	2,018	148	98.0%	\$121.41
\$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%	--	--	--	--
West Fork	7	100.0%	1,896	131	98.8%	\$77.51



West Washington County

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

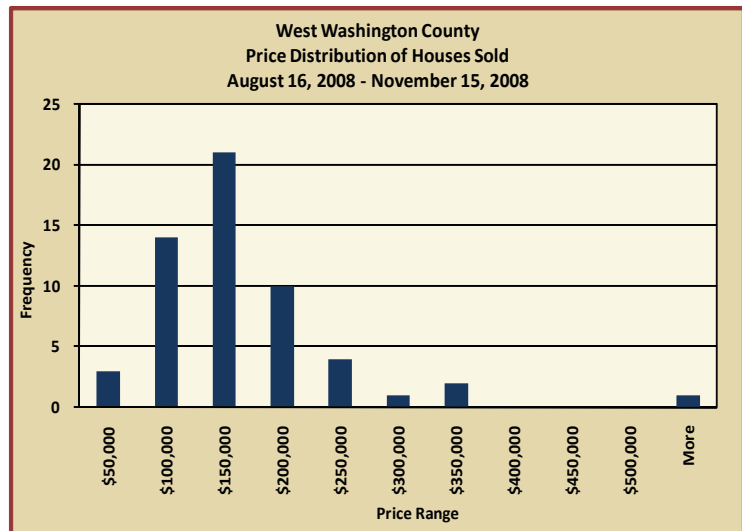
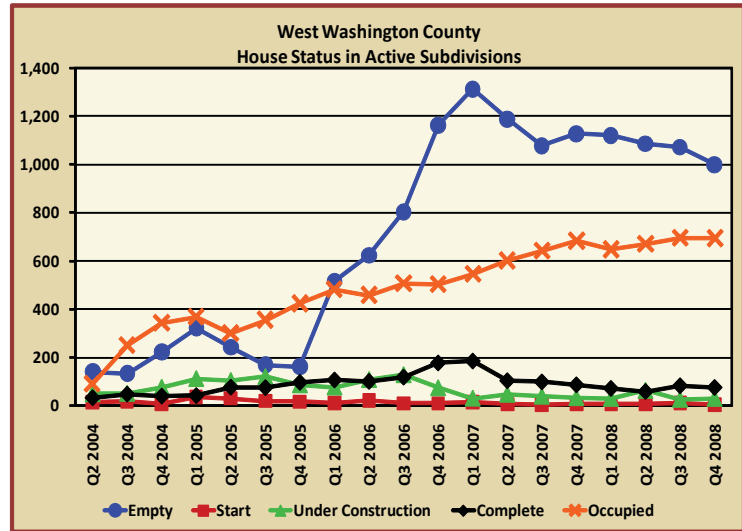
- From September to November 2008, there were 8 residential building permits issued in West Washington County. This represents an increase from the 1 building permit issued in the fourth quarter of 2007.
- The average residential building permit value in West Washington County decreased by 13.1 percent from the fourth quarter of 2007 to \$81,976 in the fourth quarter of 2008.
- The major price points for West Washington County building permits remained in the \$50,001 to \$100,000 range.
- There were 1,806 total lots in active subdivisions in West Washington County in the fourth quarter of 2008. About 38.4 percent of the lots were occupied, 4.3 percent were complete, but unoccupied, 1.7 percent were under construction, 0.3 percent were starts, and 55.4 percent were vacant lots.
- 21 new houses in West Washington County became occupied in the fourth quarter of 2008. The annual absorption rate implies that there are 104.3 months of remaining inventory in active subdivisions.
- An additional 1,207 lots in 9 subdivisions had received either preliminary or final approval by the fourth quarter of 2008 in West Washington County.
- There were 56 existing houses sold in West Washington County from August 16, 2008 to November 15, 2008, the same amount as in the fourth quarter of 2007, but 40.4 percent fewer than in the previous quarter.
- The average price of a house sold in West Washington County decreased from \$146,634 in the third quarter of 2007 to \$143,397 in the fourth quarter of 2008. In the fourth quarter of 2008,



West Washington County

the average sales price was 2.2 percent lower than in the previous quarter and 20.2 percent lower than in the same period last year.

- About 62.5 percent of the houses sold in West Washington County were in the \$50,001 to \$150,000 range.
- In West Washington County, the average number of days from the initial house listing to the sale decreased from 149 days in the third quarter to 132 days in the fourth quarter of 2008.
- About 12.0 percent of all houses sold in Washington County in the fourth quarter of 2008 were sold in West Washington County. The average sales price of a house in West Washington County was 79.8 percent of the county average.



West Washington County

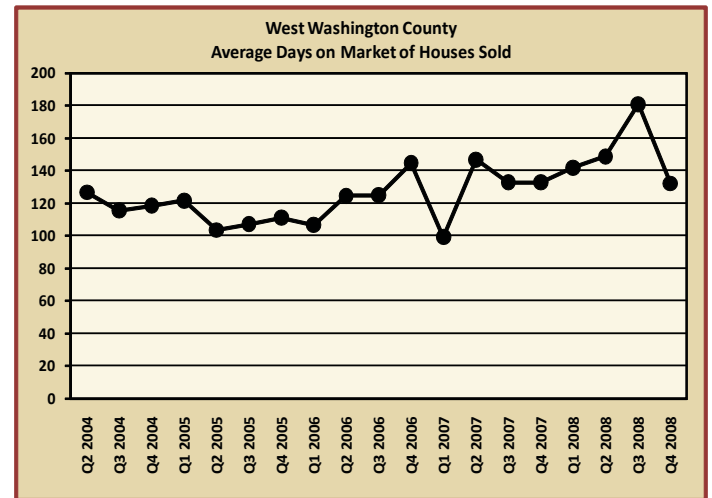
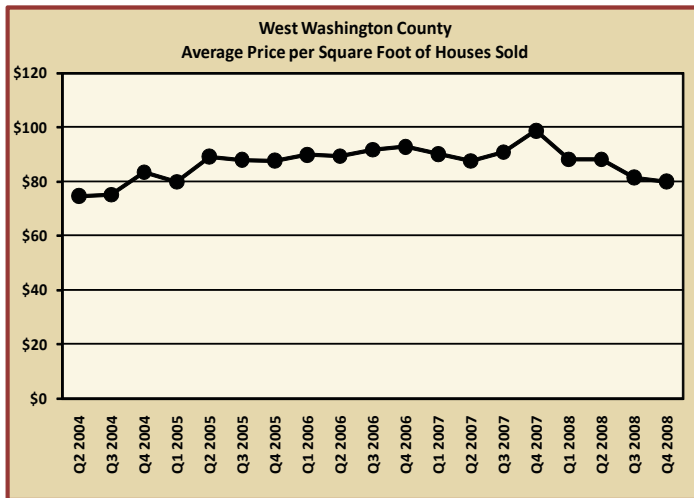
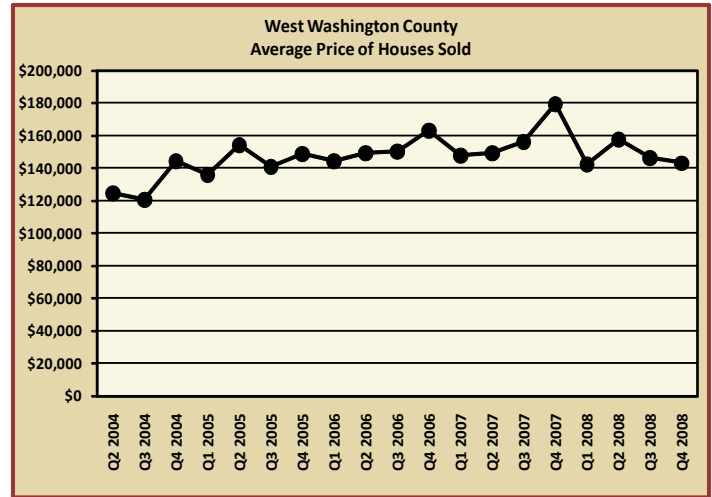
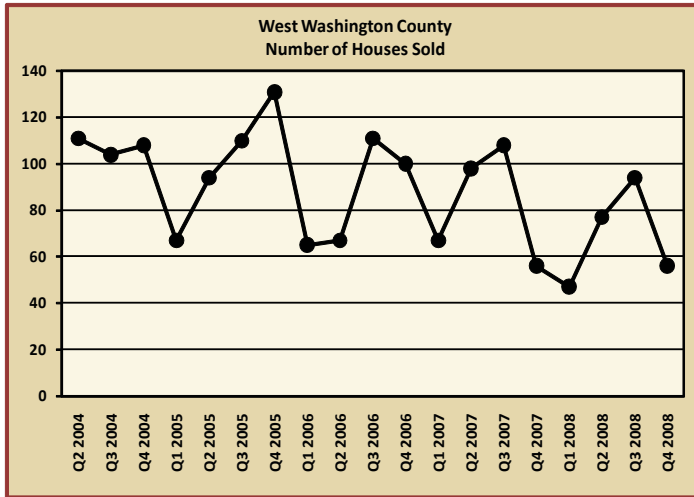
West Washington County House Status in Active Subdivisions Q4 2008

Subdivision	Empty Lots	Start	Under Construction	Complete, but Unoccupied	Occupied	Total Lots	Absorbed Lots	Months of Inventory
Battlefield Estates, Phase II	103	2	1	3	17	126	0	145.3
Belle Meade, Phases I, II	119	0	0	2	14	135	0	132.0
Bermuda Estates	18	1	0	1	46	66	0	18.5
Bethel Oaks	59	0	1	6	1	67	0	792.0
Carter/Johnson Subdivision	10	0	0	0	2	12	0	120.0
Country Meadows	87	0	0	1	15	103	0	176.0
Deaton Estates	3	0	0	0	1	4	0	--
East Creek Place	35	0	2	0	10	47	1	222.0
Forest Hills, Phases I, II*	5	0	0	0	46	51	0	--
Grandview Estates, Phases IB, II	13	0	0	0	101	114	0	52.0
Graystone*	24	0	1	3	0	28	0	--
Hidden Creek	5	0	0	0	11	16	4	12.0
Highland Square South	40	0	2	0	0	42	0	--
Highlands Square North	36	0	0	1	2	39	0	222.0
Homestead Addition	26	0	3	7	44	80	7	25.4
Lee Valley, Phases III, IV	27	1	0	1	54	83	1	87.0
Lincoln Gardens*	12	0	0	0	33	45	0	--
North Club House Estates*	18	0	0	1	2	21	0	--
Park Ridge Estates	15	0	1	0	10	26	0	96.0
Prairie Meadows, Phases II, III	170	1	2	3	31	207	0	211.2
Rainsong	3	0	0	0	4	7	0	18.0
Riviera Estates	1	0	0	0	55	56	0	12.0
South Club House Estates	16	0	0	4	66	86	2	60.0
Southaven, Phase III*	0	0	4	0	84	88	0	--
Southwinds, Phase V	14	0	0	1	16	31	1	60.0
Stonecrest Addition, Phase II	31	0	1	0	13	45	3	42.7
Sundowner, Phases I, IIA	32	0	11	39	6	88	1	492.0
Twin Falls, Phase I*	55	0	1	4	7	67	0	--
Walnut Grove	23	0	0	0	3	26	1	92.0
West Washington County	1,000	5	30	77	694	1,806	21	104.3

* no absorption occurred during last four quarters



West Washington County



West Washington County Price Range of Houses Sold August 16, 2008 - November 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	5.4%	1,351	188	95.3%	\$30.22
\$50,001 - \$100,000	14	25.0%	1,424	142	98.0%	\$60.86
\$100,001 - \$150,000	21	37.5%	1,619	98	96.3%	\$80.40
\$150,001 - \$200,000	10	17.9%	1,919	159	99.0%	\$91.17
\$200,001 - \$250,000	4	7.1%	2,374	135	97.8%	\$97.07
\$250,001 - \$300,000	1	1.8%	2,722	158	96.2%	\$102.50
\$300,001 - \$350,000	2	3.6%	2,765	77	98.2%	\$120.78
\$350,001 - \$400,000	0	0.0%	--	--	--	--
\$400,001 - \$450,000	0	0.0%	--	--	--	--
\$450,001 - \$500,000	0	0.0%	--	--	--	--
\$500,000+	1	1.8%	2,477	358	89.9%	\$215.99
West Washington County	56	100.0%	1,739	132	97.2%	\$80.20

