Talk Business & Politics - Arkansas Housing Market Reports for Selected Areas

May 2016

Central Arkansas (expanded)	*Faulkner County*	*Grant County*	*Lonoke County*	*Pulaski County*	*Saline County*	*Hot Spring County*	*Jefferson County*	*White County*	*Totals*
Units sold 2016	162	11	107	600	173	17	42	89	1,201
Units sold 2015	150	15	89	520	156	12	56	65	1,063
Units sold 2014	118	7	91	498	160	19	36	67	996
% change 2016 vs. 2015	8.00%	-26.67%	20.22%	15.38%	10.90%	41.67%	-25.00%	36.92%	12.98%
% change 2016 vs. 2014	37.29%	57.14%	17.58%	20.48%	8.13%	-10.53%	16.67%	32.84%	20.58%
Avg. sales price 2016	$170,138	$107,347	$158,091	$194,437	$155,900	$110,760	$90,939	$130,057	$171,998
Avg. sales price 2015	$151,895	$126,766	$163,162	$199,908	$152,500	$131,200	$105,140	$146,722	$173,047
Avg. sales price 2014	$155,355	$170,211	$155,130	$203,110	$146,250	$98,300	$95,211	$144,163	$173,839
% change 2016 vs. 2015	12.01%	-15.32%	-3.11%	-2.74%	2.23%	-15.58%	-13.51%	-11.36%	-0.61%
% change 2016 vs. 2014	9.52%	-36.93%	1.91%	-4.27%	6.60%	12.68%	-4.49%	-9.78%	-1.06%
Valuation 2016	$27,562,356	$1,180,817	$16,915,737	$116,662,200	$26,970,700	$1,882,920	$3,819,438	$11,575,073	$206,569,241
Valuation 2015	$22,784,250	$1,901,490	$14,521,418	$103,952,160	$23,790,000	$1,574,400	$5,887,840	$9,536,930	$183,948,488
Valuation 2014	$18,331,890	$1,191,477	$14,116,830	$101,148,780	$23,400,000	$1,867,700	$3,427,596	$9,658,921	$173,143,194
% change 2016 vs. 2015	20.97%	-37.90%	16.49%	12.23%	13.37%	19.60%	-35.13%	21.37%	12.30%
% change 2016 vs. 2014	50.35%	-0.89%	19.83%	15.34%	15.26%	0.81%	11.43%	19.84%	19.31%
Days on market 2016	52	81	58	64	60	106	113	79	64.85
Days on market 2015	79	108	80	65	85	40	140	107	78.01
Days on market 2014	85	187	90	74	87	133	107	78	82.23
% change 2016 vs. 2015	-34.18%	-25.00%	-27.50%	-1.54%	-29.41%	165.00%	-19.29%	-26.17%	-16.88%
% change 2016 vs. 2014	-38.82%	-56.68%	-35.56%	-13.51%	-31.03%	-20.30%	5.61%	1.28%	-21.15%
Median sales price 2016	$150,000	$118,500	$127,250	$160,000	$153,000	$111,000	$61,500	$114,000	[redacted]
Median sales price 2015	$136,750	$129,900	$137,500	$168,200	$154,950	$131,450	$76,500	$126,000	
Median sales price 2014	$155,355	$75,000	$135,000	$165,500	$146,000	$74,900	$85,000	$144,163	
% change 2016 vs. 2015	9.69%	-8.78%	-7.45%	-4.88%	-1.26%	-15.56%	-19.61%	124,000.00%	
% change 2016 vs. 2014	-3.45%	58.00%	-5.74%	-3.32%	4.79%	48.20%	-27.65%	-20.92%	

Fort Smith area	*Crawford County*	*Sebastian County*	*Totals*
Units sold 2016	63	139	202
Units sold 2015	59	133	192
Units sold 2014	56	146	202
% change 2016 vs. 2015	6.78%	4.51%	5.21%
% change 2016 vs. 2014	12.50%	-4.79%	0.00%
Avg. sales price 2016	$125,019	$162,158	$150,575
Avg. sales price 2015	$122,278	$127,591	$126,208
Avg. sales price 2014	$107,880	$120,688	$117,137
% change 2016 vs. 2015	2.24%	27.09%	19.31%
% change 2016 vs. 2014	15.89%	34.36%	28.55%
Valuation 2016	$7,876,197	$22,539,962	$30,416,159
Valuation 2015	$7,214,404	$17,017,511	$24,231,915
Valuation 2014	$6,041,291	$17,620,465	$23,661,756
% change 2016 vs. 2015	9.17%	32.45%	25.52%
% change 2016 vs. 2014	30.37%	27.92%	28.55%
Days on market 2016	104	84	90.24
Days on market 2015	100	96	97.23
Days on market 2014	67	112	99.52
% change 2016 vs. 2015	4.00%	-12.50%	-7.19%
% change 2016 vs. 2014	55.22%	-25.00%	-9.33%
Median sales price 2016	$112,500	$134,000	[redacted]
Median sales price 2015	$115,850	$117,200	
Median sales price 2014	$110,000	$100,000	
% change 2016 vs. 2015	-2.89%	14.33%	
% change 2016 vs. 2014	2.27%	34.00%	

Jonesboro area	*Craighead County*	*Greene County*	*Totals*
Units sold 2016	193	52	245
Units sold 2015	173	28	201
Units sold 2014	180	41	221
% change 2016 vs. 2015	11.56%	85.71%	21.89%
% change 2016 vs. 2014	7.22%	26.83%	10.86%
Avg. sales price 2016	$145,518	$117,679	$139,609
Avg. sales price 2015	$135,504	$120,697	$133,441
Avg. sales price 2014	$140,563	$102,207	$133,447
% change 2016 vs. 2015	7.39%	-2.50%	4.62%
% change 2016 vs. 2014	3.53%	15.14%	4.62%
Valuation 2016	$28,084,974	$6,119,308	$34,204,282
Valuation 2015	$23,442,192	$3,379,516	$26,821,708
Valuation 2014	$25,301,340	$4,190,487	$29,491,827
% change 2016 vs. 2015	19.81%	81.07%	27.52%
% change 2016 vs. 2014	11.00%	46.03%	15.98%
Days on market 2016	104	76	98.06
Days on market 2015	110	108	109.72
Days on market 2014	102	117	104.78
% change 2016 vs. 2015	-5.45%	-29.63%	-10.63%
% change 2016 vs. 2014	1.96%	-35.04%	-6.42%
Median sales price 2016	$135,000	$107,450	[redacted]
Median sales price 2015	$132,000	$116,350	
Median sales price 2014	$116,500	$78,250	
% change 2016 vs. 2015	2.27%	-7.65%	
% change 2016 vs. 2014	15.88%	37.32%	

Northwest Arkansas	*Benton County*	*Washington County*	*Totals*
Units sold 2016	582	330	912
Units sold 2015	507	300	807
Units sold 2014	442	216	658
% change 2016 vs. 2015	14.79%	10.00%	13.01%
% change 2016 vs. 2014	31.67%	52.78%	38.60%
Avg. sales price 2016	$221,693	$204,050	$215,381
Avg. sales price 2015	$194,822	$189,499	$192,831
Avg. sales price 2014	$195,637	$186,916	$174,979
% change 2016 vs. 2015	13.79%	7.68%	11.69%
% change 2016 vs. 2014	13.32%	9.17%	23.09%
Valuation 2016	$129,025,326	$67,402,500	$196,427,826
Valuation 2015	$98,774,754	$56,839,800	$155,614,554
Valuation 2014	$74,762,417	$40,373,897	$115,136,314
% change 2016 vs. 2015	30.63%	18.58%	26.23%
% change 2016 vs. 2014	72.58%	66.95%	70.60%
Days on market 2016	73	81	75.89
Days on market 2015	80	73	77.40
Days on market 2014	93	97	94.31
% change 2016 vs. 2015	-8.75%	10.96%	-1.94%
% change 2016 vs. 2014	-21.51%	-16.49%	-19.53%
Median sales price 2016	$184,900	$175,000	[redacted]
Median sales price 2015	$160,000	$164,950	
Median sales price 2014	$160,000	$153,000	
% change 2016 vs. 2015	15.56%	6.09%	
% change 2016 vs. 2014	15.56%	14.38%	

Report Totals	
Units sold 2016	2,560
Units sold 2015	2,263
Units sold 2014	2,077
% change 2016 vs. 2015	13.12%
% change 2016 vs. 2014	23.25%
Avg. sales price 2016	$182,663
Avg. sales price 2015	$172,610
Avg. sales price 2014	$164,388
% change 2016 vs. 2015	5.82%
% change 2016 vs. 2014	11.12%
Valuation 2016	$467,617,508
Valuation 2015	$390,616,665
Valuation 2014	$341,433,091
% change 2016 vs. 2015	19.71%
% change 2016 vs. 2014	36.96%
Days on market 2016	73.96
Days on market 2015	82.24
Days on market 2014	90.14
% change 2016 vs. 2015	-10.06%
% change 2016 vs. 2014	-17.95%

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January-May 2016

Central Arkansas (expanded)	*Faulkner County*	*Grant County*	*Lonoke County*	*Pulaski County*	*Saline County*	*Hot Spring County*	*Jefferson County*	*White County*	*Totals*
Units sold 2016	614	50	435	2,234	510	68	171	289	4,371
Units sold 2015	589	43	390	1,906	523	74	165	277	3,967
Units sold 2014	534	38	370	1,850	508	79	139	267	3,785
% change 2016 vs. 2015	4.24%	16.28%	11.54%	17.21%	-2.49%	-8.11%	3.64%	4.33%	10.18%
% change 2016 vs. 2014	14.98%	31.58%	17.57%	20.76%	0.39%	-13.92%	23.02%	8.24%	15.48%
Avg. sales price 2016	$165,211	$132,979	$144,308	$187,357	$162,066	$117,459	$84,638	$126,073	$167,231
Avg. sales price 2015	$163,795	$121,154	$142,887	$183,114	$168,263	$106,458	$93,618	$140,303	$165,520
Avg. sales price 2014	$150,927	$107,887	$139,391	$180,809	$162,639	$95,011	$87,397	$125,956	$160,283
% change 2016 vs. 2015	0.86%	9.76%	0.99%	2.32%	-3.68%	10.33%	-9.59%	-10.14%	1.03%
% change 2016 vs. 2014	9.46%	23.26%	3.53%	3.62%	-0.35%	23.63%	-3.16%	0.09%	4.33%
Valuation 2016	$101,439,554	$6,648,950	$62,773,980	$418,555,538	$82,653,660	$7,987,212	$14,473,098	$36,435,097	$730,967,089
Valuation 2015	$96,475,255	$5,209,622	$55,725,930	$349,015,284	$88,001,549	$7,877,892	$15,446,970	$38,863,931	$656,616,433
Valuation 2014	$80,595,018	$4,099,706	$51,574,670	$334,496,650	$82,620,612	$7,505,869	$12,148,183	$33,630,252	$606,670,960
% change 2016 vs. 2015	5.15%	27.63%	12.65%	19.92%	-6.08%	1.39%	-6.30%	-6.25%	11.32%
% change 2016 vs. 2014	25.86%	62.18%	21.71%	25.13%	0.04%	6.41%	19.14%	8.34%	20.49%
Days on market 2016	67	84	75	68	83	68	111	104	74.55
Days on market 2015	91	102	81	95	78	74	143	103	93.03
Days on market 2014	89	109	94	85	88	79	115	106	89.55
% change 2016 vs. 2015	-26.37%	-17.65%	-7.41%	-28.42%	6.41%	-8.11%	-22.38%	0.97%	-19.86%
% change 2016 vs. 2014	-24.72%	-22.94%	-20.21%	-20.00%	-5.68%	-13.92%	-3.48%	-1.89%	-16.74%
Median sales price 2016	$145,250	$115,000	$134,000	$150,000	$147,900	$106,000	$74,500	$112,250	
Median sales price 2015	$142,000	$108,375	$135,000	$147,000	$153,250	$90,000	$80,000	$125,000	
Median sales price 2014	$137,500	$92,350	$130,062	$141,400	$144,537	$78,000	$77,000	$117,550	
% change 2016 vs. 2015	2.29%	6.11%	-0.74%	2.04%	-3.49%	17.78%	-6.88%	-10.20%	
% change 2016 vs. 2014	5.64%	24.53%	3.03%	6.08%	2.33%	35.90%	-3.25%	-4.51%	

Fort Smith area	*Crawford County*	*Sebastian County*	*Totals*
Units sold 2016	280	622	902
Units sold 2015	234	557	791
Units sold 2014	235	522	757
% change 2016 vs. 2015	19.66%	11.67%	14.03%
% change 2016 vs. 2014	19.15%	19.16%	19.15%
Avg. sales price 2016	$116,250	$148,545	$135,594
Avg. sales price 2015	$115,944	$140,293	$133,090
Avg. sales price 2014	$108,099	$126,870	$121,043
% change 2016 vs. 2015	0.26%	5.88%	1.88%
% change 2016 vs. 2014	7.54%	17.08%	12.02%
Valuation 2016	$35,142,000	$87,164,000	$122,306,000
Valuation 2015	$27,130,970	$78,143,159	$105,274,129
Valuation 2014	$25,403,190	$66,226,117	$91,629,307
% change 2016 vs. 2015	29.53%	11.54%	16.18%
% change 2016 vs. 2014	38.34%	31.62%	33.48%
Days on market 2016	95	90	91.55
Days on market 2015	84	115	105.83
Days on market 2014	95	114	108.10
% change 2016 vs. 2015	13.10%	-21.74%	-13.49%
% change 2016 vs. 2014	0.00%	-21.05%	-15.31%
Median sales price 2016	$109,450	$148,545	
Median sales price 2015	$107,500	$140,293	
Median sales price 2014	$97,650	$111,000	
% change 2016 vs. 2015	1.81%	5.88%	
% change 2016 vs. 2014	12.08%	33.82%	

Jonesboro area	*Craighead County*	*Greene County*	*Totals*
Units sold 2016	769	189	958
Units sold 2015	731	154	885
Units sold 2014	688	176	864
% change 2016 vs. 2015	5.20%	22.73%	8.25%
% change 2016 vs. 2014	11.77%	7.39%	10.88%
Avg. sales price 2016	$139,146	$120,780	$135,523
Avg. sales price 2015	$132,469	$115,935	$129,592
Avg. sales price 2014	$123,407	$98,827	$118,400
% change 2016 vs. 2015	5.04%	4.18%	4.58%
% change 2016 vs. 2014	12.75%	22.21%	14.46%
Valuation 2016	$107,003,274	$22,827,420	$129,830,694
Valuation 2015	$96,834,839	$17,853,990	$114,688,829
Valuation 2014	$84,904,016	$17,393,552	$102,297,568
% change 2016 vs. 2015	10.50%	27.86%	13.20%
% change 2016 vs. 2014	26.03%	31.24%	26.91%
Days on market 2016	107	85	102.66
Days on market 2015	108	81	103.30
Days on market 2014	111	99	108.56
% change 2016 vs. 2015	-0.93%	4.94%	-0.62%
% change 2016 vs. 2014	-3.60%	-14.14%	-5.43%
Median sales price 2016	$128,000	$115,000	
Median sales price 2015	$120,000	$108,375	
Median sales price 2014	$107,500	$92,350	
% change 2016 vs. 2015	6.67%	6.11%	
% change 2016 vs. 2014	19.07%	24.53%	

Northwest Arkansas	*Benton County*	*Washington County*	*Totals*
Units sold 2016	2,250	1,323	3,573
Units sold 2015	1,969	1,171	3,140
Units sold 2014	1,737	949	2,686
% change 2016 vs. 2015	14.27%	12.98%	13.79%
% change 2016 vs. 2014	29.53%	39.41%	33.02%
Avg. sales price 2016	$212,573	$198,353	$207,474
Avg. sales price 2015	$197,251	$187,271	$193,529
Avg. sales price 2014	$184,005	$177,485	$181,701
% change 2016 vs. 2015	7.77%	5.92%	7.21%
% change 2016 vs. 2014	15.53%	11.76%	14.18%
Valuation 2016	$478,289,250	$263,016,078	$741,305,328
Valuation 2015	$388,387,219	$219,294,341	$607,681,560
Valuation 2014	$319,616,168	$168,433,673	$488,049,841
% change 2016 vs. 2015	23.15%	19.94%	21.99%
% change 2016 vs. 2014	49.64%	56.15%	51.89%
Days on market 2016	84	89	85.85
Days on market 2015	102	95	99.39
Days on market 2014	107	100	104.53
% change 2016 vs. 2015	-17.65%	-6.32%	-13.62%
% change 2016 vs. 2014	-21.50%	-11.00%	-17.87%
Median sales price 2016	$176,050	$165,000	
Median sales price 2015	$164,900	$160,000	
Median sales price 2014	$146,875	$149,950	
% change 2016 vs. 2015	6.76%	3.13%	
% change 2016 vs. 2014	19.86%	10.04%	

Report Totals	
Units sold 2016	9,804
Units sold 2015	8,783
Units sold 2014	8,092
% change 2016 vs. 2015	11.62%
% change 2016 vs. 2014	21.16%
Avg. sales price 2016	$175,888
Avg. sales price 2015	$168,992
Avg. sales price 2014	$159,250
% change 2016 vs. 2015	4.08%
% change 2016 vs. 2014	10.45%
Valuation 2016	$1,724,409,111
Valuation 2015	$1,484,260,951
Valuation 2014	$1,288,647,676
% change 2016 vs. 2015	16.18%
% change 2016 vs. 2014	33.82%
Days on market 2016	82.98
Days on market 2015	97.49
Days on market 2014	98.28
% change 2016 vs. 2015	-14.88%
% change 2016 vs. 2014	-15.57%

Talk Business & Politics - Historical Data (May 2005-2016)

	Central Arkansas	Fort Smith	Jonesboro	Northwest Arkansas	Totals
2016 sales	1,201	202	245	912	2,560
2015 sales	1,063	192	201	807	2,263
2014 sales	996	202	221	658	2,077
2013 Sales	938	156	202	712	2,008
2012 sales	846	146	166	608	1,766
2011 sales	736	154	139	546	1,575
2010 sales	1,000	210	206	592	2,008
2009 sales	827	166	142	513	1,648
2008 sales	958	176	152	511	1,797
2007 sales	1,107	224	142	720	2,193
2006 sales	1,258	261	158	784	2,461
2005 sales	1,119	240	150	822	2,331
2016 avg sales price	$171,998	$150,575	$139,609	$215,381	$182,663
2015 avg sales price	$173,047	$126,208	$133,441	$192,831	$172,610
2014 avg sales price	$173,839	$117,137	$133,447	$174,979	$164,388
2013 avg sales price	$178,004	$137,024	$123,842	$181,229	$170,515
2012 avg sales price	$168,549	$138,998	$127,381	$168,114	$162,087
2011 avg sales price	$154,731	$126,320	$116,380	$144,903	$145,161
2010 avg sales price	$155,830	$133,126	$123,258	$171,528	$154,742
2009 avg sales price	$164,414	$120,786	$128,456	$169,905	$158,630
2008 avg sales price	$160,777	$135,859	$125,078	$177,889	$160,183
2007 avg sales price	$169,910	$132,985	$126,685	$188,635	$169,487
2006 avg sales price	$152,439	$126,121	$119,085	$192,773	$160,356
2005 avg sales price	$148,587	$126,886	$119,425	$186,276	$157,766
2016 valuation	$206,569,241	$30,416,159	$34,204,282	$196,427,826	$467,617,508
2015 valuation	$183,948,488	$24,231,915	$26,821,708	$155,614,554	$390,616,665
2014 valuation	$173,143,194	$23,661,756	$29,491,827	$115,136,314	$341,433,091
2013 valuation	$166,967,596	$21,375,800	$25,016,040	$129,034,894	$342,394,330
2012 valuation	$142,592,870	$20,293,688	$21,145,206	$102,213,614	$286,245,378
2011 valuation	$113,882,138	$19,453,260	$16,176,768	$79,117,044	$228,629,210
2010 valuation	$155,830,155	$27,956,499	$25,391,223	$101,544,529	$310,722,406
2009 valuation	$135,970,115	$20,050,440	$18,240,769	$87,161,214	$261,422,538
2008 valuation	$154,024,241	$23,911,260	$19,011,915	$90,901,347	$287,848,763
2007 valuation	$188,090,719	$29,788,596	$17,989,300	$135,816,898	$371,685,513
2006 valuation	$191,768,850	$32,917,644	$18,815,489	$151,133,818	$394,635,801
2005 valuation	$166,268,399	$30,452,621	$17,913,758	$153,118,603	$367,753,381
Avg sales price 2005-2016	**$164,251**	**$130,747**	**$127,221**	**$182,922**	**$164,095**

Talk Business & Politics - Historical Data (January-May 2005-2016)

	Central Arkansas	Fort Smith	Jonesboro	Northwest Arkansas	Totals
2016 sales	4,371	902	958	3,573	9,804
2015 sales	3,967	791	885	3,140	8,783
2014 sales	3,785	757	864	2,686	8,092
2013 Sales	3,759	635	761	2,786	7,941
2012 sales	3,362	627	696	2,353	7,038
2011 sales	3,135	656	704	2,232	6,727
2010 sales	3,942	784	795	2,210	7,731
2009 sales	3,363	706	513	1,948	6,530
2008 sales	4,107	798	575	2,143	7,623
2007 sales	4,760	939	615	2,855	9,169
2006 sales	4,958	1,024	654	3,157	9,793
2005 sales	4,666	963	621	3,297	9,547
2016 avg sales price	$167,231	$135,594	$135,523	$207,474	$175,888
2015 avg sales price	$165,520	$133,090	$129,592	$193,529	$168,992
2014 avg sales price	$160,283	$121,043	$118,400	$181,701	$159,250
2013 avg sales price	$168,167	$127,189	$126,462	$178,425	$164,492
2012 avg sales price	$163,459	$126,059	$128,881	$164,652	$157,106
2011 avg sales price	$157,254	$120,990	$118,625	$147,100	$146,306
2010 avg sales price	$154,641	$124,095	$112,683	$138,595	$142,642
2009 avg sales price	$154,157	$122,497	$127,269	$161,542	$150,824
2008 avg sales price	$155,993	$124,720	$125,181	$183,965	$158,259
2007 avg sales price	$157,252	$125,109	$122,838	$187,761	$161,152
2006 avg sales price	$152,074	$118,233	$117,957	$189,601	$158,355
2005 avg sales price	$143,421	$113,402	$117,114	$176,472	$150,096
2016 valuation	$730,967,089	$122,306,000	$129,830,694	$741,305,328	$1,724,409,111
2015 valuation	$656,616,433	$105,274,129	$114,688,829	$607,681,560	$1,484,260,951
2014 valuation	$606,670,960	$91,629,307	$102,297,568	$488,049,841	$1,288,647,676
2013 valuation	$632,139,219	$80,764,947	$96,237,351	$497,093,075	$1,306,234,592
2012 valuation	$549,548,099	$79,038,851	$89,701,360	$387,426,661	$1,105,714,971
2011 valuation	$492,991,314	$79,369,683	$83,511,808	$328,327,875	$984,200,680
2010 valuation	$609,595,238	$97,290,620	$89,582,640	$306,296,044	$1,102,764,542
2009 valuation	$518,428,518	$86,482,554	$65,289,165	$314,683,432	$984,883,669
2008 valuation	$640,663,302	$99,526,306	$71,978,920	$394,236,320	$1,206,404,848
2007 valuation	$748,519,086	$117,477,391	$75,545,676	$536,058,300	$1,477,600,453
2006 valuation	$753,985,308	$121,070,323	$77,143,695	$598,569,973	$1,550,769,299
2005 valuation	$669,200,672	$109,206,574	$72,727,672	$581,828,982	$1,432,963,900
Avg sales price 2005-2016	**$157,952**	**$124,132**	**$123,659**	**$178,553**	**$158,424**