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

July 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	157	11	96	488	163	19	38	63	1,035
Units sold 2015	169	13	92	510	201	16	40	73	1,114
Units sold 2014	176	12	102	468	161	13	36	75	1,043
% change 2016 vs. 2015	-7.10%	-15.38%	4.35%	-4.31%	-18.91%	18.75%	-5.00%	-13.70%	-7.09%
% change 2016 vs. 2014	-10.80%	-8.33%	-5.88%	4.27%	1.24%	46.15%	5.56%	-16.00%	-0.77%
Avg. sales price 2016	$173,066	$132,082	$147,875	$184,534	$176,684	$126,697	$103,986	$140,853	$170,923
Avg. sales price 2015	$167,490	$153,603	$147,695	$199,084	$187,926	$156,487	$112,628	$130,589	$179,298
Avg. sales price 2014	$158,202	$101,875	$151,619	$193,436	$184,005	$97,498	$104,502	$141,172	$172,868
% change 2016 vs. 2015	3.33%	-14.01%	0.12%	-7.31%	-5.98%	-19.04%	-7.67%	7.86%	-4.67%
% change 2016 vs. 2014	9.40%	29.65%	-2.47%	-4.60%	-3.98%	29.95%	-0.49%	-0.23%	-1.13%
Valuation 2016	$27,171,362	$1,452,902	$14,196,000	$90,052,592	$28,799,492	$2,407,243	$3,951,468	$8,873,739	$176,904,798
Valuation 2015	$28,305,810	$1,996,839	$13,587,940	$101,532,840	$37,773,126	$2,503,792	$4,505,120	$9,532,997	$199,738,464
Valuation 2014	$27,843,552	$1,222,500	$15,465,138	$90,528,048	$29,624,805	$1,267,474	$3,762,072	$10,587,900	$180,301,489
% change 2016 vs. 2015	-4.01%	-27.24%	4.47%	-11.31%	-23.76%	-3.86%	-12.29%	-6.92%	-11.43%
% change 2016 vs. 2014	-2.41%	18.85%	-8.21%	-0.53%	-2.79%	89.92%	5.03%	-16.19%	-1.88%
Days on market 2016	62	84	56	63	62	70	126	63	64.71
Days on market 2015	59	92	59	68	75	129	132	63	70.28
Days on market 2014	81	147	71	70	69	150	126	97	77.56
% change 2016 vs. 2015	5.08%	-8.70%	-5.08%	-7.35%	-17.33%	-45.74%	-4.55%	0.00%	-7.93%
% change 2016 vs. 2014	-23.46%	-42.86%	-21.13%	-10.00%	-10.14%	-53.33%	0.00%	-35.05%	-16.57%
Median sales price 2016	$148,500	$110,000	$132,400	$155,500	$159,900	$120,000	$92,950	$123,800	
Median sales price 2015	$151,000	$151,040	$135,750	$163,750	$152,500	$178,500	$79,750	$116,000	
Median sales price 2014	$142,250	$98,750	$129,000	$155,000	$151,550	$71,999	$83,150	$132,000	
% change 2016 vs. 2015	-1.66%	-27.17%	-2.47%	-5.04%	4.85%	-32.77%	16.55%	6.72%	
% change 2016 vs. 2014	4.39%	11.39%	2.64%	0.32%	5.51%	66.67%	11.79%	-6.21%	

Fort Smith area	*Crawford County*	*Sebastian County*	*Totals*
Units sold 2016	56	112	168
Units sold 2015	56	134	190
Units sold 2014	54	136	190
% change 2016 vs. 2015	0.00%	-16.42%	-11.58%
% change 2016 vs. 2014	3.70%	-17.65%	-11.58%
Avg. sales price 2016	$128,388	$165,229	$152,949
Avg. sales price 2015	$114,642	$143,860	$135,248
Avg. sales price 2014	$121,341	$136,880	$132,464
% change 2016 vs. 2015	11.99%	14.85%	13.09%
% change 2016 vs. 2014	5.81%	20.71%	15.46%
Valuation 2016	$7,189,728	$18,505,648	$25,695,376
Valuation 2015	$6,419,952	$19,277,240	$25,697,192
Valuation 2014	$6,552,414	$18,615,680	$25,168,094
% change 2016 vs. 2015	11.99%	-4.00%	-0.01%
% change 2016 vs. 2014	9.73%	-0.59%	2.10%
Days on market 2016	128	111	116.67
Days on market 2015	101	89	92.54
Days on market 2014	80	90	87.16
% change 2016 vs. 2015	26.73%	24.72%	26.08%
% change 2016 vs. 2014	60.00%	23.33%	33.86%
Median sales price 2016	$119,900	$138,750	
Median sales price 2015	$114,900	$126,000	
Median sales price 2014	$120,000	$114,000	
% change 2016 vs. 2015	4.35%	10.12%	
% change 2016 vs. 2014	-0.08%	21.71%	

Jonesboro area	*Craighead County*	*Greene County*	*Totals*
Units sold 2016	214	41	255
Units sold 2015	183	40	223
Units sold 2014	183	33	216
% change 2016 vs. 2015	16.94%	2.50%	14.35%
% change 2016 vs. 2014	16.94%	24.24%	18.06%
Avg. sales price 2016	$152,593	$116,830	$146,843
Avg. sales price 2015	$141,793	$122,860	$138,397
Avg. sales price 2014	$144,212	$125,808	$141,400
% change 2016 vs. 2015	7.62%	-4.91%	6.10%
% change 2016 vs. 2014	5.81%	-7.14%	3.85%
Valuation 2016	$32,654,902	$4,790,030	$37,444,932
Valuation 2015	$25,948,119	$4,914,400	$30,862,519
Valuation 2014	$26,390,796	$4,151,664	$30,542,460
% change 2016 vs. 2015	25.85%	-2.53%	21.33%
% change 2016 vs. 2014	23.74%	15.38%	22.60%
Days on market 2016	97	71	92.82
Days on market 2015	114	115	114.18
Days on market 2014	100	90	98.47
% change 2016 vs. 2015	-14.91%	-38.26%	-18.71%
% change 2016 vs. 2014	-3.00%	-21.11%	-5.74%
Median sales price 2016	$138,000	$119,131	
Median sales price 2015	$136,000	$115,250	
Median sales price 2014	$130,500	$121,900	
% change 2016 vs. 2015	1.47%	3.37%	
% change 2016 vs. 2014	5.75%	-2.27%	

Northwest Arkansas	*Benton County*	*Washington County*	*Totals*
Units sold 2016	581	360	941
Units sold 2015	525	333	858
Units sold 2014	447	287	734
% change 2016 vs. 2015	10.67%	8.11%	9.67%
% change 2016 vs. 2014	29.98%	25.44%	28.20%
Avg. sales price 2016	$226,740	$190,990	$213,063
Avg. sales price 2015	$213,719	$193,812	$205,993
Avg. sales price 2014	$205,476	$186,781	$198,166
% change 2016 vs. 2015	6.09%	-1.46%	3.43%
% change 2016 vs. 2014	10.35%	2.25%	7.52%
Valuation 2016	$131,735,940	$68,756,400	$200,492,340
Valuation 2015	$112,202,475	$64,539,396	$176,741,871
Valuation 2014	$91,847,772	$53,606,147	$145,453,919
% change 2016 vs. 2015	17.41%	6.53%	13.44%
% change 2016 vs. 2014	43.43%	28.26%	37.84%
Days on market 2016	71	66	69.09
Days on market 2015	80	84	81.55
Days on market 2014	95	91	93.44
% change 2016 vs. 2015	-11.25%	-21.43%	-15.29%
% change 2016 vs. 2014	-25.26%	-27.47%	-26.06%
Median sales price 2016	$188,800	$163,500	
Median sales price 2015	$175,000	$168,539	
Median sales price 2014	$169,950	$145,000	
% change 2016 vs. 2015	7.89%	-2.99%	
% change 2016 vs. 2014	11.09%	12.76%	

Report Totals	
Units sold 2016	2,399
Units sold 2015	2,385
Units sold 2014	2,183
% change 2016 vs. 2015	0.59%
% change 2016 vs. 2014	9.89%
Avg. sales price 2016	$183,634
Avg. sales price 2015	$181,568
Avg. sales price 2014	$174,744
% change 2016 vs. 2015	1.14%
% change 2016 vs. 2014	5.09%
Valuation 2016	$440,537,446
Valuation 2015	$433,040,046
Valuation 2014	$381,465,962
% change 2016 vs. 2015	1.73%
% change 2016 vs. 2014	15.49%
Days on market 2016	73.05
Days on market 2015	80.21
Days on market 2014	85.80
% change 2016 vs. 2015	-8.93%
% change 2016 vs. 2014	-14.86%

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January-July 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	929	78	646	3,299	1,055	112	245	448	6,812
Units sold 2015	931	67	599	2,912	1,072	111	241	437	6,370
Units sold 2014	858	62	574	2,773	968	112	206	428	5,981
% change 2016 vs. 2015	-0.21%	16.42%	7.85%	13.29%	-1.59%	0.90%	1.66%	2.52%	6.94%
% change 2016 vs. 2014	8.28%	25.81%	12.54%	18.97%	8.99%	0.00%	18.93%	4.67%	13.89%
Avg. sales price 2016	$168,094	$133,767	$146,409	$187,487	$170,039	$114,404	$89,670	$131,109	$169,202
Avg. sales price 2015	$165,944	$126,092	$145,907	$186,068	$173,941	$110,064	$97,719	$139,016	$168,784
Avg. sales price 2014	$153,021	$121,917	$143,727	$184,680	$166,646	$99,108	$89,643	$130,387	$163,878
% change 2016 vs. 2015	1.30%	6.09%	0.34%	0.76%	-2.24%	3.94%	-8.24%	-5.69%	0.25%
% change 2016 vs. 2014	9.85%	9.72%	1.87%	1.52%	2.04%	15.43%	0.03%	0.55%	3.25%
Valuation 2016	$156,159,326	$10,433,826	$94,580,214	$618,519,613	$179,391,145	$12,813,248	$21,969,150	$58,736,832	$1,152,603,354
Valuation 2015	$154,493,864	$8,448,164	$87,398,293	$541,830,016	$186,464,752	$12,217,104	$23,550,279	$60,749,992	$1,075,152,464
Valuation 2014	$131,292,018	$7,558,854	$82,499,298	$512,117,640	$161,313,328	$11,100,096	$18,466,458	$55,805,636	$980,153,328
% change 2016 vs. 2015	1.08%	23.50%	8.22%	14.15%	-3.79%	4.88%	-6.71%	-3.31%	7.20%
% change 2016 vs. 2014	18.94%	38.03%	14.64%	20.78%	11.21%	15.43%	18.97%	5.25%	17.59%
Days on market 2016	65	89	70	66	67	94	114	94	70.69
Days on market 2015	76	90	78	76	81	145	143	96	82.29
Days on market 2014	87	119	87	74	79	139	206	104	86.30
% change 2016 vs. 2015	-14.47%	-1.11%	-10.26%	-13.16%	-17.28%	-35.17%	-20.28%	-2.08%	-14.09%
% change 2016 vs. 2014	-25.29%	-25.21%	-19.54%	-10.81%	-15.19%	-32.37%	-44.66%	-9.62%	-18.09%
Median sales price 2016	$150,000	$119,750	$135,000	$154,000	$153,500	$105,000	$75,000	$115,450	[redacted]
Median sales price 2015	$145,500	$124,000	$135,000	$155,000	$152,750	$95,000	$80,000	$120,000	
Median sales price 2014	$140,000	$112,000	$130,062	$151,000	$146,000	$89,000	$78,000	$124,000	
% change 2016 vs. 2015	3.09%	-3.43%	0.00%	-0.65%	0.49%	10.53%	-6.25%	-3.79%	
% change 2016 vs. 2014	7.14%	6.92%	3.80%	1.99%	5.14%	17.98%	-3.85%	-6.90%	

Fort Smith area	*Crawford County*	*Sebastian County*	*Totals*
Units sold 2016	359	847	1,206
Units sold 2015	342	839	1,181
Units sold 2014	358	786	1,144
% change 2016 vs. 2015	4.97%	0.95%	2.12%
% change 2016 vs. 2014	0.28%	7.76%	5.42%
Avg. sales price 2016	$126,906	$145,005	$139,617
Avg. sales price 2015	$117,938	$143,680	$136,226
Avg. sales price 2014	$114,649	$132,394	$126,841
% change 2016 vs. 2015	7.60%	0.92%	2.49%
% change 2016 vs. 2014	10.69%	9.53%	10.07%
Valuation 2016	$45,559,254	$122,819,235	$168,378,489
Valuation 2015	$40,334,796	$120,547,520	$160,882,316
Valuation 2014	$41,044,342	$104,061,684	$145,106,026
% change 2016 vs. 2015	12.95%	1.88%	4.66%
% change 2016 vs. 2014	11.00%	18.03%	16.04%
Days on market 2016	103	93	95.98
Days on market 2015	91	105	100.95
Days on market 2014	89	108	102.05
% change 2016 vs. 2015	13.19%	-11.43%	-4.92%
% change 2016 vs. 2014	15.73%	-13.89%	-5.96%
Median sales price 2016	$114,900	$118,250	[redacted]
Median sales price 2015	$112,000	$119,950	
Median sales price 2014	$105,000	$114,900	
% change 2016 vs. 2015	2.59%	-1.42%	
% change 2016 vs. 2014	9.43%	2.92%	

Jonesboro area	*Craighead County*	*Greene County*	*Totals*
Units sold 2016	1,183	279	1,462
Units sold 2015	1,113	241	1,354
Units sold 2014	1,030	264	1,294
% change 2016 vs. 2015	6.29%	15.77%	7.98%
% change 2016 vs. 2014	14.85%	5.68%	12.98%
Avg. sales price 2016	$145,736	$119,401	$140,710
Avg. sales price 2015	$137,243	$114,499	$133,195
Avg. sales price 2014	$136,272	$107,264	$130,354
% change 2016 vs. 2015	6.19%	4.28%	5.64%
% change 2016 vs. 2014	6.94%	11.32%	7.94%
Valuation 2016	$172,405,688	$33,312,879	$205,718,567
Valuation 2015	$152,751,459	$27,594,259	$180,345,718
Valuation 2014	$140,360,160	$28,317,696	$168,677,856
% change 2016 vs. 2015	12.87%	20.72%	14.07%
% change 2016 vs. 2014	22.83%	17.64%	21.96%
Days on market 2016	105	84	100.99
Days on market 2015	109	94	106.33
Days on market 2014	108	97	105.76
% change 2016 vs. 2015	-3.67%	-10.64%	-5.02%
% change 2016 vs. 2014	-2.78%	-13.40%	-4.50%
Median sales price 2016	$133,100	$115,000	[redacted]
Median sales price 2015	$124,905	$107,000	
Median sales price 2014	$117,000	$97,450	
% change 2016 vs. 2015	6.56%	7.48%	
% change 2016 vs. 2014	13.76%	18.01%	

Northwest Arkansas	*Benton County*	*Washington County*	*Totals*
Units sold 2016	3,466	2,087	5,553
Units sold 2015	2,989	1,763	4,752
Units sold 2014	2,625	1,528	4,153
% change 2016 vs. 2015	15.96%	18.38%	16.86%
% change 2016 vs. 2014	32.04%	36.58%	33.71%
Avg. sales price 2016	$218,944	$198,268	$211,173
Avg. sales price 2015	$202,304	$192,479	$198,659
Avg. sales price 2014	$190,678	$181,733	$187,387
% change 2016 vs. 2015	8.23%	3.01%	6.30%
% change 2016 vs. 2014	14.82%	9.10%	12.69%
Valuation 2016	$758,859,904	$413,785,316	$1,172,645,220
Valuation 2015	$604,686,656	$339,340,477	$944,027,133
Valuation 2014	$500,529,750	$277,688,024	$778,217,774
% change 2016 vs. 2015	25.50%	21.94%	24.22%
% change 2016 vs. 2014	51.61%	49.01%	50.68%
Days on market 2016	78	80	78.75
Days on market 2015	94	88	91.77
Days on market 2014	100	96	98.53
% change 2016 vs. 2015	-17.02%	-9.09%	-14.19%
% change 2016 vs. 2014	-22.00%	-16.67%	-20.07%
Median sales price 2016	$180,800	$165,000	[redacted]
Median sales price 2015	$168,750	$163,000	
Median sales price 2014	$152,000	$150,000	
% change 2016 vs. 2015	7.14%	1.23%	
% change 2016 vs. 2014	18.95%	10.00%	

Report Totals	
Units sold 2016	15,033
Units sold 2015	13,657
Units sold 2014	12,572
% change 2016 vs. 2015	10.08%
% change 2016 vs. 2014	19.58%
Avg. sales price 2016	$179,561
Avg. sales price 2015	$172,835
Avg. sales price 2014	$164,823
% change 2016 vs. 2015	3.89%
% change 2016 vs. 2014	8.94%
Valuation 2016	$2,699,345,630
Valuation 2015	$2,360,407,631
Valuation 2014	$2,072,154,984
% change 2016 vs. 2015	14.36%
% change 2016 vs. 2014	30.27%
Days on market 2016	78.64
Days on market 2015	89.58
Days on market 2014	93.77
% change 2016 vs. 2015	-12.21%
% change 2016 vs. 2014	-16.14%

Talk Business & Politics – Historical Data (July 2005-2016)

	Central Arkansas	Fort Smith	Jonesboro	Northwest Arkansas	Totals
2016 sales	1,035	168	255	941	2,399
2015 sales	1,114	190	223	858	2,385
2014 sales	1,043	190	216	734	2,183
2013 Sales	971	174	205	727	2,077
2012 sales	789	123	159	600	1,671
2011 sales	833	143	171	602	1,749
2010 sales	692	120	134	402	1,348
2009 sales	969	184	125	616	1,894
2008 sales	851	224	123	587	1,785
2007 sales	1,059	191	138	595	1,983
2006 sales	1,109	192	139	762	2,202
2005 sales	1,190	209	139	818	2,356
2016 avg sales price	$170,923	$152,949	$146,843	$213,063	$183,634
2015 avg sales price	$179,298	$135,248	$138,397	$205,993	$181,568
2014 avg sales price	$172,868	$132,464	$141,400	$198,166	$174,744
2013 avg sales price	$176,521	$139,704	$129,361	$193,228	$174,630
2012 avg sales price	$162,155	$139,643	$135,427	$179,890	$164,323
2011 avg sales price	$156,857	$135,145	$129,959	$149,927	$150,067
2010 avg sales price	$167,533	$134,943	$128,284	$178,142	$163,894
2009 avg sales price	$163,408	$128,280	$117,370	$178,365	$161,822
2008 avg sales price	$164,139	$135,051	$127,093	$182,947	$164,121
2007 avg sales price	$162,033	$129,216	$131,369	$197,286	$167,316
2006 avg sales price	$157,784	$124,114	$133,626	$190,706	$164,716
2005 avg sales price	$153,095	$114,041	$111,679	$184,658	$158,146
2016 valuation	$176,904,798	$25,695,376	$37,444,932	$200,492,340	$440,537,446
2015 valuation	$199,738,464	$25,697,192	$30,862,519	$176,741,871	$433,040,046
2014 valuation	$180,301,489	$25,168,094	$30,542,460	$145,453,919	$381,465,962
2013 valuation	$171,401,732	$24,308,428	$26,519,017	$140,476,551	$362,705,728
2012 valuation	$127,940,069	$17,176,040	$21,532,953	$107,934,185	$274,583,247
2011 valuation	$130,661,540	$19,325,706	$22,222,932	$90,256,193	$262,466,371
2010 valuation	$115,933,029	$16,193,169	$17,190,099	$71,613,176	$220,929,473
2009 valuation	$158,342,588	$23,603,566	$14,671,301	$109,872,966	$306,490,421
2008 valuation	$139,681,879	$30,251,472	$15,632,412	$107,389,966	$292,955,729
2007 valuation	$171,593,341	$24,680,193	$18,128,871	$117,385,350	$331,787,755
2006 valuation	$174,982,672	$23,829,950	$18,574,069	$145,318,226	$362,704,917
2005 valuation	$182,183,115	$23,834,505	$15,523,402	$151,049,844	$372,590,866
Avg sales price 2005-2016	**$165,565**	**$132,715**	**$132,632**	**$189,758**	**$168,203**

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

	Central Arkansas	Fort Smith	Jonesboro	Northwest Arkansas	Totals
2016 sales	6,812	1,206	1,462	5,553	15,033
2015 sales	6,370	1,181	1,354	4,752	13,657
2014 sales	5,981	1,144	1,294	4,153	12,572
2013 Sales	5,656	964	1,099	4,207	11,926
2012 sales	5,069	926	970	3,573	10,538
2011 sales	4,873	986	1,030	3,479	10,368
2010 sales	5,597	1,077	1,109	3,201	10,984
2009 sales	5,322	1,043	772	3,131	10,268
2008 sales	5,920	1,209	836	3,283	11,248
2007 sales	7,069	1,375	791	4,200	13,435
2006 sales	7,352	1,461	845	4,763	14,421
2005 sales	7,224	1,395	939	4,987	14,545
2016 avg sales price	$169,202	$139,617	$140,710	$211,173	$179,561
2015 avg sales price	$168,784	$136,226	$133,195	$198,659	$172,835
2014 avg sales price	$163,878	$126,841	$130,354	$187,387	$164,823
2013 avg sales price	$171,819	$130,132	$128,955	$182,245	$168,177
2012 avg sales price	$166,342	$129,624	$131,850	$169,885	$161,142
2011 avg sales price	$157,179	$121,800	$124,015	$149,940	$148,091
2010 avg sales price	$158,291	$128,132	$116,226	$160,985	$151,872
2009 avg sales price	$157,610	$124,737	$124,456	$165,931	$154,315
2008 avg sales price	$158,650	$129,264	$125,926	$184,359	$160,563
2007 avg sales price	$159,033	$125,517	$123,297	$191,694	$163,709
2006 avg sales price	$154,032	$120,161	$118,862	$186,664	$159,318
2005 avg sales price	$145,400	$113,701	$118,048	$179,992	$152,454
2016 valuation	$1,152,603,354	$168,378,489	$205,718,567	$1,172,645,220	$2,699,345,630
2015 valuation	$1,075,152,464	$160,882,316	$180,345,718	$944,027,133	$2,360,407,631
2014 valuation	$980,153,328	$145,106,026	$168,677,856	$778,217,774	$2,072,154,984
2013 valuation	$971,805,696	$125,446,861	$141,721,518	$766,702,863	$2,005,676,938
2012 valuation	$843,188,871	$120,031,484	$127,894,654	$607,000,757	$1,698,115,766
2011 valuation	$765,933,689	$120,094,450	$127,735,882	$521,640,162	$1,535,404,183
2010 valuation	$885,955,503	$137,998,681	$128,894,567	$515,312,357	$1,668,161,108
2009 valuation	$838,799,009	$130,101,183	$96,079,702	$519,529,778	$1,584,509,672
2008 valuation	$939,210,717	$156,280,400	$105,274,433	$605,250,367	$1,806,015,917
2007 valuation	$1,124,206,969	$172,586,013	$97,527,962	$805,114,296	$2,199,435,240
2006 valuation	$1,132,445,569	$175,554,660	$100,438,217	$889,081,974	$2,297,520,420
2005 valuation	$1,050,367,537	$158,612,966	$110,846,944	$897,617,803	$2,217,445,250
Avg sales price 2005-2016	**$160,555**	**$126,804**	**$127,282**	**$183,072**	**$162,047**