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

June 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	154	16	110	530	180	22	31	92	1,135
Units sold 2015	157	9	113	478	174	20	35	87	1,073
Units sold 2014	148	12	102	455	138	20	31	86	992
% change 2016 vs. 2015	-1.91%	77.78%	-2.65%	10.88%	3.45%	10.00%	-11.43%	5.75%	5.78%
% change 2016 vs. 2014	4.05%	33.33%	7.84%	16.48%	30.43%	10.00%	0.00%	6.98%	14.42%
Avg. sales price 2016	$174,968	$143,938	$154,805	$194,066	$187,188	$89,165	$108,738	$140,729	$177,185
Avg. sales price 2015	$170,295	$105,522	$157,022	$187,060	$176,707	$75,274	$98,694	$141,990	$170,460
Avg. sales price 2014	$154,416	$150,942	$151,562	$191,428	$162,513	$116,337	$82,455	$134,737	$167,461
% change 2016 vs. 2015	2.74%	36.41%	-1.41%	3.75%	5.93%	18.45%	10.18%	-0.89%	3.94%
% change 2016 vs. 2014	13.31%	-4.64%	2.14%	1.38%	15.18%	-23.36%	31.88%	4.45%	5.81%
Valuation 2016	$26,945,072	$2,303,008	$17,028,550	$102,854,980	$33,693,840	$1,961,630	$3,370,878	$12,947,068	$201,105,026
Valuation 2015	$26,736,315	$949,698	$17,743,486	$89,414,680	$30,747,018	$1,505,480	$3,454,290	$12,353,130	$182,904,097
Valuation 2014	$22,853,568	$1,811,304	$15,459,324	$87,099,740	$22,426,794	$2,326,740	$2,556,105	$11,587,382	$166,120,957
% change 2016 vs. 2015	0.78%	142.50%	-4.03%	15.03%	9.58%	30.30%	-2.41%	4.81%	9.95%
% change 2016 vs. 2014	17.90%	27.15%	10.15%	18.09%	50.24%	-15.69%	31.88%	11.73%	21.06%
Days on market 2016	62	108	62	60	64	99	112	88	66.22
Days on market 2015	63	36	92	64	69	177	182	110	77.06
Days on market 2014	90	134	80	67	74	107	111	110	79.46
% change 2016 vs. 2015	-1.59%	200.00%	-32.61%	-6.25%	-7.25%	-44.07%	-38.46%	-20.00%	-14.07%
% change 2016 vs. 2014	-31.11%	-19.40%	-22.50%	-10.45%	-13.51%	-7.48%	0.90%	-20.00%	-16.66%
Median sales price 2016	$165,750	$127,500	$141,750	$160,000	$168,750	$72,750	$75,000	$118,975	
Median sales price 2015	$152,000	$115,000	$139,500	$155,000	$156,450	$67,700	$79,000	$120,000	
Median sales price 2014	$141,250	$150,400	$150,710	$158,000	$146,500	$124,375	$74,000	$123,000	
% change 2016 vs. 2015	9.05%	10.87%	1.61%	3.23%	7.86%	7.46%	-5.06%	124,000.00%	
% change 2016 vs. 2014	17.35%	-15.23%	-5.95%	1.27%	15.19%	-41.51%	1.35%	-3.27%	

Fort Smith area	*Crawford County*	*Sebastian County*	*Totals*
Units sold 2016	47	164	211
Units sold 2015	52	148	200
Units sold 2014	69	128	197
% change 2016 vs. 2015	-9.62%	10.81%	5.50%
% change 2016 vs. 2014	-31.88%	28.13%	7.11%
Avg. sales price 2016	$124,952	$148,852	$143,528
Avg. sales price 2015	$130,459	$156,265	$149,555
Avg. sales price 2014	$131,720	$150,153	$143,697
% change 2016 vs. 2015	-4.22%	-4.74%	-4.03%
% change 2016 vs. 2014	-5.14%	-0.87%	-0.12%
Valuation 2016	$5,872,744	$24,411,728	$30,284,472
Valuation 2015	$6,783,868	$23,127,220	$29,911,088
Valuation 2014	$9,088,680	$19,219,584	$28,308,264
% change 2016 vs. 2015	-13.43%	5.55%	1.25%
% change 2016 vs. 2014	-35.38%	27.01%	6.98%
Days on market 2016	128	138	135.77
Days on market 2015	146	87	102.34
Days on market 2014	85	80	81.75
% change 2016 vs. 2015	-12.33%	58.62%	32.67%
% change 2016 vs. 2014	50.59%	72.50%	66.08%
Median sales price 2016	$124,900	$129,200	
Median sales price 2015	$120,000	$120,000	
Median sales price 2014	$127,000	$135,000	
% change 2016 vs. 2015	4.08%	7.67%	
% change 2016 vs. 2014	-1.65%	-4.30%	

Jonesboro area	*Craighead County*	*Greene County*	*Totals*
Units sold 2016	191	47	238
Units sold 2015	209	45	254
Units sold 2014	155	55	210
% change 2016 vs. 2015	-8.61%	4.44%	-6.30%
% change 2016 vs. 2014	23.23%	-14.55%	13.33%
Avg. sales price 2016	$165,373	$116,855	$155,792
Avg. sales price 2015	$156,506	$105,288	$147,432
Avg. sales price 2014	$150,150	$123,137	$143,075
% change 2016 vs. 2015	5.67%	10.99%	5.67%
% change 2016 vs. 2014	10.14%	-5.10%	8.89%
Valuation 2016	$31,586,243	$5,492,185	$37,078,428
Valuation 2015	$32,709,754	$4,737,960	$37,447,714
Valuation 2014	$23,273,250	$6,772,535	$30,045,785
% change 2016 vs. 2015	-3.43%	15.92%	-0.99%
% change 2016 vs. 2014	35.72%	-18.91%	23.41%
Days on market 2016	106	89	102.64
Days on market 2015	110	126	112.83
Days on market 2014	114	105	111.64
% change 2016 vs. 2015	-3.64%	-29.37%	-9.03%
% change 2016 vs. 2014	-7.02%	-15.24%	-8.06%
Median sales price 2016	$143,000	$104,500	
Median sales price 2015	$136,000	$95,000	
Median sales price 2014	$133,500	$106,000	
% change 2016 vs. 2015	5.15%	10.00%	
% change 2016 vs. 2014	7.12%	-1.42%	

Northwest Arkansas	*Benton County*	*Washington County*	*Totals*
Units sold 2016	625	400	1,025
Units sold 2015	527	286	813
Units sold 2014	441	292	733
% change 2016 vs. 2015	18.60%	39.86%	26.08%
% change 2016 vs. 2014	41.72%	36.99%	39.84%
Avg. sales price 2016	$234,963	$206,835	$228,864
Avg. sales price 2015	$210,827	$215,885	$212,606
Avg. sales price 2014	$201,960	$190,578	$197,426
% change 2016 vs. 2015	11.45%	-4.19%	7.65%
% change 2016 vs. 2014	16.34%	8.53%	15.92%
Valuation 2016	$146,851,875	$87,734,000	$234,585,875
Valuation 2015	$111,105,596	$61,743,048	$172,848,644
Valuation 2014	$89,064,437	$55,648,749	$144,713,186
% change 2016 vs. 2015	32.17%	42.10%	35.72%
% change 2016 vs. 2014	64.88%	57.66%	62.10%
Days on market 2016	70	71	70.39
Days on market 2015	87	74	82.43
Days on market 2014	78	96	85.17
% change 2016 vs. 2015	-19.54%	-4.05%	-14.60%
% change 2016 vs. 2014	-10.26%	-26.04%	-17.35%
Median sales price 2016	$190,000	$168,200	
Median sales price 2015	$175,575	$176,500	
Median sales price 2014	$164,250	$160,000	
% change 2016 vs. 2015	8.22%	-4.70%	
% change 2016 vs. 2014	15.68%	5.13%	

Report Totals	
Units sold 2016	2,609
Units sold 2015	2,340
Units sold 2014	2,132
% change 2016 vs. 2015	11.50%
% change 2016 vs. 2014	22.37%
Avg. sales price 2016	$192,815
Avg. sales price 2015	$180,817
Avg. sales price 2014	$173,165
% change 2016 vs. 2015	6.64%
% change 2016 vs. 2014	11.35%
Valuation 2016	$503,053,801
Valuation 2015	$423,111,543
Valuation 2014	$369,188,192
% change 2016 vs. 2015	18.89%
% change 2016 vs. 2014	36.26%
Days on market 2016	76.81
Days on market 2015	84.97
Days on market 2014	84.81
% change 2016 vs. 2015	-9.61%
% change 2016 vs. 2014	-9.43%

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

January-June 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	770	67	549	2,787	885	93	207	384	5,742
Units sold 2015	761	53	505	2,394	728	95	201	364	5,101
Units sold 2014	682	50	472	2,305	807	99	170	353	4,938
% change 2016 vs. 2015	1.18%	26.42%	8.71%	16.42%	21.57%	-2.11%	2.99%	5.49%	12.57%
% change 2016 vs. 2014	12.90%	34.00%	16.31%	20.91%	9.67%	-6.06%	21.76%	8.78%	16.28%
Avg. sales price 2016	$167,067	$134,044	$146,219	$188,327	$168,401	$111,893	$87,776	$129,279	$168,934
Avg. sales price 2015	$165,698	$117,987	$145,695	$183,469	$171,128	$102,246	$94,752	$140,706	$166,577
Avg. sales price 2014	$151,684	$118,220	$142,021	$182,905	$163,182	$99,319	$86,496	$128,095	$161,894
% change 2016 vs. 2015	0.83%	13.61%	0.36%	2.65%	-1.59%	9.44%	-7.36%	-8.12%	1.42%
% change 2016 vs. 2014	10.14%	13.39%	2.96%	2.96%	3.20%	12.66%	1.48%	0.92%	4.35%
Valuation 2016	$128,641,590	$8,980,948	$80,274,231	$524,867,349	$149,034,885	$10,406,049	$18,169,632	$49,643,136	$970,017,820
Valuation 2015	$126,096,178	$6,253,311	$73,575,975	$439,224,786	$124,581,184	$9,713,370	$19,045,152	$51,216,984	$849,706,940
Valuation 2014	$103,448,488	$5,911,000	$67,033,912	$421,596,025	$131,687,874	$9,832,581	$14,704,320	$45,217,535	$799,431,735
% change 2016 vs. 2015	2.02%	43.62%	9.10%	19.50%	19.63%	7.13%	-4.60%	-3.07%	14.16%
% change 2016 vs. 2014	24.35%	51.94%	19.75%	24.50%	13.17%	5.83%	23.57%	9.79%	21.34%
Days on market 2016	66	89	72	67	67	99	111	100	71.91
Days on market 2015	86	97	87	84	86	156	155	111	91.08
Days on market 2014	94	120	94	81	87	144	120	112	90.24
% change 2016 vs. 2015	-23.26%	-8.25%	-17.24%	-20.24%	-22.09%	-36.54%	-28.39%	-9.91%	-21.05%
% change 2016 vs. 2014	-29.79%	-25.83%	-23.40%	-17.28%	-22.99%	-31.25%	-7.50%	-10.71%	-20.31%
Median sales price 2016	$150,000	$121,000	$135,000	$154,000	$151,000	$99,000	$74,500	$114,450	[redacted]
Median sales price 2015	$145,000	$116,500	$135,000	$153,950	$152,450	$88,000	$80,000	$125,000	
Median sales price 2014	$138,000	$113,500	$132,000	$150,000	$144,900	$89,500	$75,250	$123,702	
% change 2016 vs. 2015	3.45%	3.86%	0.00%	0.03%	-0.95%	12.50%	-6.88%	-8.44%	
% change 2016 vs. 2014	8.70%	6.61%	2.27%	2.67%	4.21%	10.61%	-1.00%	-7.48%	

Fort Smith area	*Crawford County*	*Sebastian County*	*Totals*
Units sold 2016	302	735	1,037
Units sold 2015	286	705	991
Units sold 2014	304	650	954
% change 2016 vs. 2015	5.59%	4.26%	4.64%
% change 2016 vs. 2014	-0.66%	13.08%	8.70%
Avg. sales price 2016	$125,681	$141,923	$137,193
Avg. sales price 2015	$118,583	$143,646	$136,413
Avg. sales price 2014	$113,460	$131,455	$125,721
% change 2016 vs. 2015	5.99%	-1.20%	0.57%
% change 2016 vs. 2014	10.77%	7.96%	9.13%
Valuation 2016	$37,955,662	$104,313,405	$142,269,067
Valuation 2015	$33,914,738	$101,270,430	$135,185,168
Valuation 2014	$34,491,840	$85,445,750	$119,937,590
% change 2016 vs. 2015	11.91%	3.00%	5.24%
% change 2016 vs. 2014	10.04%	22.08%	18.62%
Days on market 2016	142	137	138.46
Days on market 2015	89	108	102.52
Days on market 2014	91	111	104.63
% change 2016 vs. 2015	59.55%	26.85%	35.06%
% change 2016 vs. 2014	56.04%	23.42%	32.33%
Median sales price 2016	$114,350	$117,500	[redacted]
Median sales price 2015	$110,000	$117,750	
Median sales price 2014	$105,000	$115,000	
% change 2016 vs. 2015	3.95%	-0.21%	
% change 2016 vs. 2014	8.90%	2.17%	

Jonesboro area	*Craighead County*	*Greene County*	*Totals*
Units sold 2016	968	237	1,205
Units sold 2015	928	201	1,129
Units sold 2014	844	231	1,075
% change 2016 vs. 2015	4.31%	17.91%	6.73%
% change 2016 vs. 2014	14.69%	2.60%	12.09%
Avg. sales price 2016	$144,251	$119,739	$139,430
Avg. sales price 2015	$137,732	$112,835	$133,299
Avg. sales price 2014	$128,757	$104,615	$123,569
% change 2016 vs. 2015	4.73%	6.12%	4.60%
% change 2016 vs. 2014	12.03%	14.46%	12.84%
Valuation 2016	$139,634,968	$28,378,143	$168,013,111
Valuation 2015	$127,815,296	$22,679,835	$150,495,131
Valuation 2014	$108,670,908	$24,166,065	$132,836,973
% change 2016 vs. 2015	9.25%	25.12%	11.64%
% change 2016 vs. 2014	28.49%	17.43%	26.48%
Days on market 2016	107	86	102.87
Days on market 2015	108	99	106.40
Days on market 2014	110	108	109.57
% change 2016 vs. 2015	-0.93%	-13.13%	-3.32%
% change 2016 vs. 2014	-2.73%	-20.37%	-6.12%
Median sales price 2016	$132,250	$113,000	[redacted]
Median sales price 2015	$124,905	$106,000	
Median sales price 2014	$115,000	$93,500	
% change 2016 vs. 2015	5.88%	6.60%	
% change 2016 vs. 2014	15.00%	20.86%	

Northwest Arkansas	*Benton County*	*Washington County*	*Totals*
Units sold 2016	2,877	1,726	4,603
Units sold 2015	2,457	1,430	3,887
Units sold 2014	2,178	1,241	3,419
% change 2016 vs. 2015	17.09%	20.70%	18.42%
% change 2016 vs. 2014	32.09%	39.08%	34.63%
Avg. sales price 2016	$217,368	$199,827	$210,791
Avg. sales price 2015	$199,984	$192,168	$197,108
Avg. sales price 2014	$187,640	$180,566	$185,073
% change 2016 vs. 2015	8.69%	3.99%	6.94%
% change 2016 vs. 2014	15.84%	10.67%	13.90%
Valuation 2016	$625,367,736	$344,901,402	$970,269,138
Valuation 2015	$491,360,536	$274,799,665	$766,160,201
Valuation 2014	$408,680,605	$224,082,422	$632,763,027
% change 2016 vs. 2015	27.27%	25.51%	26.64%
% change 2016 vs. 2014	53.02%	53.92%	53.34%
Days on market 2016	80	83	81.12
Days on market 2015	100	92	97.06
Days on market 2014	102	99	100.91
% change 2016 vs. 2015	-20.00%	-9.78%	-16.42%
% change 2016 vs. 2014	-21.57%	-16.16%	-19.61%
Median sales price 2016	$179,900	$165,000	[redacted]
Median sales price 2015	$167,000	$162,000	
Median sales price 2014	$150,000	$152,000	
% change 2016 vs. 2015	7.72%	1.85%	
% change 2016 vs. 2014	19.93%	8.55%	

Report Totals	
Units sold 2016	12,587
Units sold 2015	11,108
Units sold 2014	10,386
% change 2016 vs. 2015	13.31%
% change 2016 vs. 2014	21.19%
Avg. sales price 2016	$178,801
Avg. sales price 2015	$171,187
Avg. sales price 2014	$162,235
% change 2016 vs. 2015	4.45%
% change 2016 vs. 2014	10.21%
Valuation 2016	$2,250,569,136
Valuation 2015	$1,901,547,440
Valuation 2014	$1,684,969,325
% change 2016 vs. 2015	18.35%
% change 2016 vs. 2014	33.57%
Days on market 2016	83.73
Days on market 2015	95.75
Days on market 2014	97.07
% change 2016 vs. 2015	-12.56%
% change 2016 vs. 2014	-13.75%

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

	Central Arkansas	Fort Smith	Jonesboro	Northwest Arkansas	Totals
2016 sales	1,135	211	238	1,025	2,609
2015 sales	1,073	200	254	813	2,340
2014 sales	992	197	210	733	2,132
2013 Sales	926	155	171	694	1,946
2012 sales	857	176	158	620	1,811
2011 sales	846	187	155	646	1,834
2010 sales	898	173	177	589	1,837
2009 sales	940	147	133	531	1,751
2008 sales	901	187	138	551	1,777
2007 sales	1,179	234	135	683	2,231
2006 sales	1,292	245	150	838	2,525
2005 sales	1,198	223	182	868	2,471
2016 avg sales price	$177,185	$143,528	$155,792	$228,864	$192,815
2015 avg sales price	$170,460	$149,555	$147,432	$212,606	$180,817
2014 avg sales price	$167,461	$143,697	$143,075	$197,426	$173,165
2013 avg sales price	$182,684	$131,442	$142,268	$186,071	$176,259
2012 avg sales price	$170,873	$135,322	$143,113	$180,065	$168,143
2011 avg sales price	$161,021	$114,433	$141,939	$159,715	$154,198
2010 avg sales price	$164,599	$141,705	$123,864	$162,099	$157,716
2009 avg sales price	$164,894	$129,858	$121,049	$168,558	$159,733
2008 avg sales price	$167,643	$141,632	$127,995	$187,866	$168,098
2007 avg sales price	$163,917	$152,284	$135,623	$190,705	$169,185
2006 avg sales price	$158,155	$125,119	$125,714	$186,668	$162,485
2005 avg sales price	$150,539	$114,672	$125,219	$188,487	$158,767
2016 valuation	$201,105,026	$30,284,472	$37,078,428	$234,585,875	$503,053,801
2015 valuation	$182,904,097	$29,911,088	$37,447,714	$172,848,644	$423,111,543
2014 valuation	$166,120,957	$28,308,264	$30,045,785	$144,713,186	$369,188,192
2013 valuation	$169,165,839	$20,373,486	$24,327,805	$129,133,237	$343,000,367
2012 valuation	$146,438,117	$23,816,593	$22,611,864	$111,640,011	$304,506,585
2011 valuation	$136,224,075	$21,399,061	$22,000,575	$103,176,094	$282,799,805
2010 valuation	$147,810,240	$24,514,892	$21,923,898	$95,476,086	$289,725,116
2009 valuation	$155,000,148	$19,089,093	$16,099,531	$89,504,551	$279,693,323
2008 valuation	$151,046,440	$26,485,247	$17,663,296	$103,514,308	$298,709,291
2007 valuation	$193,257,577	$35,634,340	$18,309,078	$130,251,400	$377,452,395
2006 valuation	$204,335,984	$30,654,227	$18,857,054	$156,427,788	$410,275,053
2005 valuation	$180,345,403	$25,571,885	$22,789,881	$163,606,602	$392,313,771
Avg sales price 2005-2016	**$166,197**	**$135,350**	**$137,627**	**$190,301**	**$169,167**

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

	Central Arkansas	Fort Smith	Jonesboro	Northwest Arkansas	Totals
2016 sales	5,742	1,037	1,205	4,603	12,587
2015 sales	5,101	991	1,129	3,887	11,108
2014 sales	4,938	954	1,075	3,419	10,386
2013 Sales	4,822	790	901	3,480	9,993
2012 sales	4,240	803	810	2,973	8,826
2011 sales	4,005	843	859	2,878	8,585
2010 sales	4,882	957	972	2,799	9,610
2009 sales	4,325	857	646	2,492	8,320
2008 sales	5,047	985	713	2,694	9,439
2007 sales	5,985	1,179	752	3,577	11,493
2006 sales	6,251	1,269	804	3,996	12,320
2005 sales	6,035	1,186	801	4,162	12,184
2016 avg sales price	$168,934	$137,193	$139,430	$210,791	$178,801
2015 avg sales price	$166,577	$136,413	$133,299	$197,108	$171,187
2014 avg sales price	$161,894	$125,721	$123,569	$185,073	$162,235
2013 avg sales price	$170,714	$128,023	$129,212	$179,950	$166,813
2012 avg sales price	$164,796	$128,089	$131,339	$167,866	$159,420
2011 avg sales price	$157,239	$119,536	$122,832	$149,932	$147,644
2010 avg sales price	$156,848	$127,278	$114,719	$158,521	$150,130
2009 avg sales price	$156,229	$123,884	$125,988	$163,051	$152,593
2008 avg sales price	$157,847	$127,930	$125,726	$184,763	$159,981
2007 avg sales price	$158,471	$130,339	$125,063	$190,221	$163,281
2006 avg sales price	$153,956	$119,563	$119,404	$185,936	$158,532
2005 avg sales price	$143,867	$113,641	$119,085	$179,011	$151,300
2016 valuation	$970,017,820	$142,269,067	$168,013,111	$970,269,138	$2,250,569,136
2015 valuation	$849,706,940	$135,185,168	$150,495,131	$766,160,201	$1,901,547,440
2014 valuation	$799,431,735	$119,937,590	$132,836,973	$632,763,027	$1,684,969,325
2013 valuation	$823,182,192	$101,138,433	$116,420,038	$626,226,312	$1,666,966,975
2012 valuation	$698,735,770	$102,855,444	$106,384,221	$499,066,572	$1,407,042,007
2011 valuation	$629,741,631	$100,768,744	$105,512,346	$431,503,969	$1,267,526,690
2010 valuation	$765,733,606	$121,805,512	$111,506,634	$443,699,181	$1,442,744,933
2009 valuation	$675,690,414	$106,168,262	$81,388,490	$406,323,128	$1,269,570,294
2008 valuation	$796,652,617	$126,011,514	$89,642,354	$497,750,982	$1,510,057,467
2007 valuation	$948,451,158	$153,670,077	$94,047,344	$680,419,992	$1,876,588,571
2006 valuation	$962,380,525	$151,725,144	$96,000,831	$743,002,104	$1,953,108,604
2005 valuation	$868,234,542	$134,778,459	$95,387,070	$745,042,726	$1,843,442,797
Avg sales price 2005-2016	**$159,483**	**$126,261**	**$126,337**	**$181,695**	**$160,785**