

Summary of February 2016 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month				Most Units Sold for the Year			
County	February '16	February '15	% Change	County	YTD 2016	YTD 2015	% Change
Pulaski	356	323	10.22%	Benton	676	555	21.80%
Benton	347	293	18.43%	Pulaski	647	564	14.72%
Washington	218	197	10.66%	Washington	396	382	3.66%
Saline	111	109	1.83%	Saline	208	196	6.12%
Sebastian	102	88	15.91%	Faulkner	199	189	5.29%
Top Five Markets Totals	1,134	1,010	12.28%	Top Five Markets Totals	2126	1886	12.73%
Statewide Totals	2,129	1,948	9.29%	Statewide Totals	3,904	3,633	7.46%
Percentages of State Totals Provided by Top Five Markets	53.26%	51.85%		Percentages of State Totals Provided by Top Five Markets	54.46%	51.91%	
Highest Valuations for the Month				Highest Valuations for the Year			
County	February '16	February '15	% Change	County	YTD 2016	YTD 2015	% Change
Benton	\$70,235,229	\$57,461,695	22.23%	Benton	\$132,743,416	\$104,393,280	27.16%
Pulaski	\$63,322,076	\$58,662,937	7.94%	Pulaski	\$114,637,401	\$98,011,920	16.96%
Washington	\$37,633,994	\$38,194,754	-1.47%	Washington	\$70,385,040	\$74,344,458	-5.33%
Saline	\$18,619,362	\$19,618,692	-5.09%	Saline	\$33,686,016	\$34,017,956	-0.98%
Faulkner	\$15,858,117	\$15,994,678	-0.85%	Faulkner	\$31,953,629	\$29,249,829	9.24%
Top Five Markets Totals	\$205,668,778	\$189,932,756	8.29%	Top Five Markets Totals	\$383,405,502	\$340,017,443	12.76%
Statewide Totals	\$328,152,890	\$304,215,617	7.87%	Statewide Totals	\$608,391,608	\$548,324,680	10.95%
Percentages of State Totals Provided by Top Five Markets	62.67%	62.43%		Percentages of State Totals Provided by Top Five Markets	63.02%	62.01%	
Highest Average Prices for the Month				Highest Average Prices for the Year			
County	February '16	February '16	% Change	County	YTD 2016	YTD 2015	% Change
Benton	\$202,407	\$196,115	3.21%	Benton	\$196,366	\$188,096	4.40%
Cleburne	\$191,050	\$161,850	18.04%	Washington	\$177,740	\$194,619	-8.67%
Grant	\$184,018	\$112,738	63.23%	Pulaski	\$177,183	\$173,780	1.96%
Pulaski	\$177,871	\$181,619	-2.06%	Cleburne	\$169,297	\$143,593	17.90%
Washington	\$172,633	\$193,882	-10.96%	Sebastain	\$163,493	\$123,754	32.11%
Statewide Averages	\$154,135	\$156,168	-1.30%	Statewide Averages	\$155,838	\$150,929	3.25%
¹ Not a complete list. Covers only properties sold by REALTORS® reporting through participating multiple listing services in Arkansas.							

New and Existing Residential Units Sold, February 2016

County	Feb '16	Feb '15	% Change	YTD '16	YTD '15	% Change
Arkansas	7	14	-50.00%	10	22	-54.55%
Ashley	6	5	20.00%	8	9	-11.11%
Baxter & Marion	45	54	-16.67%	101	103	-1.94%
Benton	347	293	18.43%	676	555	21.80%
Boone	57	54	5.56%	113	107	5.61%
Carroll	19	23	-17.39%	36	41	-12.20%
Clark	8	4	100.00%	10	10	0.00%
Clay	1	4	-75.00%	2	9	-77.78%
Cleburne	20	33	-39.39%	38	54	-29.63%
Columbia	10	4	150.00%	16	13	23.08%
Conway	8	5	60.00%	16	8	100.00%
Craighead	82	82	0.00%	150	142	5.63%
Crawford	53	43	23.26%	84	79	6.33%
Crittenden	42	34	23.53%	71	78	-8.97%
Cross	10	10	0.00%	14	17	-17.65%
Faulkner	99	98	1.02%	199	189	5.29%
Franklin	7	8	-12.50%	11	11	0.00%
Fulton	6	2	200.00%	7	3	133.33%
Garland	89	86	3.49%	163	181	-9.94%
Grant	7	6	16.67%	17	10	70.00%
Greene	33	31	6.45%	61	57	7.02%
Hot Spring	15	8	87.50%	21	14	50.00%
Independence	20	19	5.26%	36	34	5.88%
Izard	5	5	0.00%	7	8	-12.50%
Jefferson	26	20	30.00%	55	44	25.00%
Johnson	23	24	-4.17%	39	37	5.41%
Lonoke	90	80	12.50%	145	126	15.08%
Madison	6	3	100.00%	12	7	71.43%
Miller	25	25	0.00%	43	37	16.22%
Mississippi	17	16	6.25%	26	41	-36.59%
Ouachita	12	8	50.00%	21	15	40.00%
Perry	2	1	100.00%	6	5	20.00%
Polk	14	8	75.00%	24	18	33.33%
Pope	52	46	13.04%	78	87	-10.34%
Pulaski	356	323	10.22%	647	564	14.72%
Saline	111	109	1.83%	208	196	6.12%
Sebastian	102	88	15.91%	180	171	5.26%
Sharp	11	6	83.33%	25	12	108.33%
Union	14	12	16.67%	32	23	39.13%
Van Buren	7	14	-50.00%	17	27	-37.04%
Washington	218	197	10.66%	396	382	3.66%
White	47	43	9.30%	83	87	-4.60%
Totals	2,129	1,948	9.29%	3,904	3,633	7.46%

Values of New and Existing Residential Units Sold, February 2016

County	Feb '16	Feb '15	% Change	YTD '16	YTD '15	% Change
Arkansas	\$646,499	\$1,067,696	-39.45%	\$952,060	\$1,593,196	-40.24%
Ashley	\$844,752	\$788,500	7.13%	\$1,055,752	\$1,143,702	-7.69%
Baxter & Marion	\$4,527,900	\$6,514,128	-30.49%	\$11,289,174	\$11,656,098	-3.15%
Benton	\$70,235,229	\$57,461,695	22.23%	\$132,743,416	\$104,393,280	27.16%
Boone	\$6,243,666	\$6,114,690	2.11%	\$13,110,260	\$11,889,626	10.27%
Carroll	\$2,088,499	\$3,080,252	-32.20%	\$4,645,296	\$5,029,552	-7.64%
Clark	\$867,000	\$539,916	60.58%	\$1,229,000	\$1,381,410	-11.03%
Clay	\$38,400	\$130,800	-70.64%	\$50,400	\$373,293	-86.50%
Cleburne	\$3,821,000	\$5,341,050	-28.46%	\$6,433,286	\$7,754,022	-17.03%
Columbia	\$1,433,500	\$428,500	234.54%	\$1,864,000	\$1,274,403	46.26%
Conway	\$452,800	\$531,800	-14.86%	\$138,624	\$761,296	-81.79%
Craighead	\$12,880,150	\$12,832,180	0.37%	\$24,095,100	\$21,127,328	14.05%
Crawford	\$5,602,365	\$4,918,942	13.89%	\$10,238,088	\$8,755,886	16.93%
Crittenden	\$4,642,470	\$3,117,494	48.92%	\$8,430,327	\$7,431,138	13.45%
Cross	\$1,008,500	\$1,326,500	-23.97%	\$1,387,498	\$2,006,493	-30.85%
Faulkner	\$15,858,117	\$15,994,678	-0.85%	\$31,953,629	\$29,249,829	9.24%
Franklin	\$345,401	\$816,600	-57.70%	\$894,905	\$1,291,598	-30.71%
Fulton	\$325,500	\$173,000	88.15%	\$565,502	\$213,000	165.49%
Garland	\$14,077,842	\$12,933,196	8.85%	\$25,607,626	\$25,692,226	-0.33%
Grant	\$1,288,126	\$676,428	90.43%	\$2,199,273	\$1,212,350	81.41%
Greene	\$4,557,399	\$4,081,274	11.67%	\$7,629,026	\$7,180,974	6.24%
Hot Spring	\$1,940,115	\$851,360	127.88%	\$2,692,305	\$1,153,194	133.47%
Independence	\$2,459,600	\$1,433,531	71.58%	\$3,951,864	\$2,646,118	49.35%
Izard	\$184,800	\$211,300	-12.54%	\$317,296	\$334,400	-5.11%
Jefferson	\$1,964,664	\$1,444,240	36.03%	\$4,564,065	\$3,958,636	15.29%
Johnson	\$1,919,971	\$2,057,832	-6.70%	\$3,765,957	\$3,662,445	2.83%
Lonoke	\$12,527,370	\$11,324,560	10.62%	\$19,631,260	\$17,411,184	12.75%
Madison	\$783,798	\$289,251	170.98%	\$1,860,720	\$686,651	170.98%
Miller	\$1,960,400	\$2,052,050	-4.47%	\$3,975,221	\$3,519,403	12.95%
Mississippi	\$809,999	\$1,025,984	-21.05%	\$1,624,896	\$3,145,725	-48.35%
Ouachita	\$1,611,000	\$408,968	293.92%	\$2,331,798	\$1,082,265	115.46%
Perry	\$142,600	\$60,300	136.48%	\$288,798	\$372,300	-22.43%
Polk	\$1,200,500	\$1,134,000	5.86%	\$2,477,088	\$2,423,484	2.21%
Pope	\$6,786,676	\$6,087,088	11.49%	\$9,470,136	\$10,688,211	-11.40%
Pulaski	\$63,322,076	\$58,662,937	7.94%	\$114,637,401	\$98,011,920	16.96%
Saline	\$18,619,362	\$19,618,692	-5.09%	\$33,686,016	\$34,017,956	-0.98%
Sebastian	\$13,882,302	\$10,689,712	29.87%	\$29,428,740	\$21,161,934	39.06%
Sharp	\$804,034	\$230,400	248.97%	\$1,552,175	\$724,392	114.27%
Union	\$2,125,998	\$1,675,800	26.86%	\$4,787,488	\$2,934,800	63.13%
Van Buren	\$315,147	\$1,939,028	-83.75%	\$1,081,149	\$3,222,018	-66.44%
Washington	\$37,633,994	\$38,194,754	-1.47%	\$70,385,040	\$74,344,458	-5.33%
White	\$5,373,369	\$5,954,511	-9.76%	\$9,369,953	\$11,412,486	-17.90%
Totals	\$328,152,890	\$304,215,617	7.87%	\$608,391,608	\$548,324,680	10.95%

Average Prices of New and Existing Residential Units Sold, February 2016

County	Feb '16	Feb '15	% Change	YTD '16	YTD '15	% Change
Arkansas	\$ 92,357	\$76,264	21.10%	\$ 95,206	\$72,418	31.47%
Ashley	\$ 140,792	\$157,700	-10.72%	\$ 131,969	\$127,078	3.85%
Baxter & Marion	\$ 100,620	\$120,632	-16.59%	\$ 111,774	\$113,166	-1.23%
Benton	\$ 202,407	\$196,115	3.21%	\$ 196,366	\$188,096	4.40%
Boone	\$ 109,538	\$113,235	-3.26%	\$ 116,020	\$111,118	4.41%
Carroll	\$ 109,921	\$133,924	-17.92%	\$ 129,036	\$122,672	5.19%
Clark	\$ 108,375	\$134,979	-19.71%	\$ 122,900	\$138,141	-11.03%
Clay	\$ 38,400	\$32,700	17.43%	\$ 25,200	\$41,477	-39.24%
Cleburne	\$ 191,050	\$161,850	18.04%	\$ 169,297	\$143,593	17.90%
Columbia	\$ 143,350	\$107,125	33.82%	\$ 116,500	\$98,031	18.84%
Conway	\$ 56,600	\$106,360	-46.78%	\$ 8,664	\$95,162	-90.90%
Craighead	\$ 157,075	\$156,490	0.37%	\$ 160,634	\$148,784	7.96%
Crawford	\$ 105,705	\$114,394	-7.60%	\$ 121,882	\$110,834	9.97%
Crittenden	\$ 110,535	\$91,691	20.55%	\$ 118,737	\$95,271	24.63%
Cross	\$ 100,850	\$132,650	-23.97%	\$ 99,107	\$118,029	-16.03%
Faulkner	\$ 160,183	\$163,211	-1.86%	\$ 160,571	\$154,761	3.75%
Franklin	\$ 49,343	\$102,075	-51.66%	\$ 81,355	\$117,418	-30.71%
Fulton	\$ 54,250	\$86,500	-37.28%	\$ 80,786	\$71,000	13.78%
Garland	\$ 158,178	\$150,386	5.18%	\$ 157,102	\$141,946	10.68%
Grant	\$ 184,018	\$112,738	63.23%	\$ 129,369	\$121,235	6.71%
Greene	\$ 138,103	\$131,654	4.90%	\$ 125,066	\$125,982	-0.73%
Hot Spring	\$ 129,341	\$106,420	21.54%	\$ 128,205	\$82,371	55.64%
Independence	\$ 122,980	\$75,449	63.00%	\$ 109,774	\$77,827	41.05%
Izard	\$ 36,960	\$42,260	-12.54%	\$ 45,328	\$41,800	8.44%
Jefferson	\$ 75,564	\$72,212	4.64%	\$ 82,983	\$89,969	-7.76%
Johnson	\$ 83,477	\$85,743	-2.64%	\$ 96,563	\$98,985	-2.45%
Lonoke	\$ 139,193	\$141,557	-1.67%	\$ 135,388	\$138,184	-2.02%
Madison	\$ 130,633	\$96,417	35.49%	\$ 155,060	\$98,093	58.07%
Miller	\$ 78,416	\$82,082	-4.47%	\$ 92,447	\$95,119	-2.81%
Mississippi	\$ 47,647	\$64,124	-25.70%	\$ 62,496	\$76,725	-18.55%
Ouachita	\$ 134,250	\$51,121	162.61%	\$ 111,038	\$72,151	53.90%
Perry	\$ 71,300	\$60,300	18.24%	\$ 48,133	\$74,460	-35.36%
Polk	\$ 85,750	\$141,750	-39.51%	\$ 103,212	\$134,638	-23.34%
Pope	\$ 130,513	\$132,328	-1.37%	\$ 121,412	\$122,853	-1.17%
Pulaski	\$ 177,871	\$181,619	-2.06%	\$ 177,183	\$173,780	1.96%
Saline	\$ 167,742	\$179,988	-6.80%	\$ 161,952	\$173,561	-6.69%
Sebastian	\$ 136,101	\$121,474	12.04%	\$ 163,493	\$123,754	32.11%
Sharp	\$ 73,094	\$38,400	90.35%	\$ 62,087	\$60,366	2.85%
Union	\$ 151,857	\$139,650	8.74%	\$ 149,609	\$127,600	17.25%
Van Buren	\$ 45,021	\$138,502	-67.49%	\$ 63,597	\$119,334	-46.71%
Washington	\$ 172,633	\$193,882	-10.96%	\$ 177,740	\$194,619	-8.67%
White	\$ 114,327	\$138,477	-17.44%	\$ 112,891	\$131,178	-13.94%
Statewide	\$154,135	\$156,168	-1.30%	\$155,838	\$150,929	3.25%

DISCLAIMER: THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE.

Copyright 2016 Arkansas REALTORS® Association.