

| Summary of February 2012 Housing Market Report from Arkansas REALTORS® Association | | | | | | | |
|---|-----------------|-----------------|-----------------|--|-----------------|-----------------|-----------------|
| Most Units Sold for the Month | | | | Most Units Sold for the Year | | | |
| <i>County</i> | <i>Feb '12</i> | <i>Feb '11</i> | <i>% Change</i> | <i>County</i> | <i>YTD 2012</i> | <i>YTD 2011</i> | <i>% Change</i> |
| Benton | 252 | 195 | 29.2% | Pulaski | 477 | 411 | 16.06% |
| Pulaski | 252 | 215 | 17.2% | Benton | 420 | 389 | 7.97% |
| Washington | 115 | 128 | -10.2% | Washington | 236 | 269 | -12.27% |
| Saline | 106 | 74 | 43.2% | Saline | 169 | 148 | 14.19% |
| Faulkner | 83 | 94 | -11.70% | Garland | 141 | 127 | 11.02% |
| Top Five Markets Totals | 725 | 612 | 18.5% | | | | |
| Statewide Totals | 1,615 | 1,395 | 15.77% | Top Five Markets Totals | 2,390 | 2,344 | 1.96% |
| Percentages of State Totals | 44.89% | 43.87% | | Statewide Totals | 2,938 | 2,695 | 9.02% |
| Provided by Top Five Markets | | | | Percentages of State Totals | 81.35% | 86.98% | |
| | | | | Provided by Top Five Markets | | | |
| | | | | | | | |
| Highest Valuations for the Month | | | | Highest Valuations for the Year | | | |
| <i>County</i> | <i>Feb '12</i> | <i>Feb '11</i> | <i>% Change</i> | <i>County</i> | <i>YTD 2012</i> | <i>YTD 2011</i> | <i>% Change</i> |
| Pulaski | \$45,423,000 | \$36,440,135 | 24.65% | Pulaski | \$90,022,779 | \$72,988,668 | 23.34% |
| Benton | \$43,247,736 | \$34,183,695 | 26.5% | Benton | \$71,898,120 | \$62,829,335 | 14.43% |
| Saline | \$17,312,132 | \$12,005,686 | 44.2% | Washington | \$33,519,080 | \$37,534,915 | -10.70% |
| Washington | \$16,109,430 | \$17,105,536 | -5.8% | Saline | \$27,004,003 | \$23,201,072 | 16.39% |
| Faulkner | \$12,519,969.00 | \$13,068,820.00 | -\$0.04 | Garland | \$21,997,128 | \$25,554,051 | -13.92% |
| Top Five Markets Totals | \$122,092,298 | \$99,735,052 | 22.4% | Top Five Markets Totals | \$222,443,982 | \$196,553,990 | 13.2% |
| Statewide Totals | \$220,999,177 | \$191,010,085 | 15.70% | Statewide Totals | \$418,937,350 | \$380,473,925 | 10.11% |
| Percentages of State Totals | 55.25% | 52.21% | | Percentages of State Totals | 53.10% | 51.66% | |
| Provided by Top Five Markets | | | | Provided by Top Five Markets | | | |
| | | | | | | | |
| | | | | | | | |
| Highest Average Prices for the Month | | | | Highest Average Prices for the Year | | | |
| <i>County</i> | <i>Feb '12</i> | <i>Feb '11</i> | <i>% Change</i> | <i>County</i> | <i>YTD 2012</i> | <i>YTD 2011</i> | <i>% Change</i> |
| Pulaski | \$180,250 | \$169,489 | 6.3% | Pulaski | \$188,727 | \$177,588 | 6.27% |
| Madison | \$175,000 | \$194,967 | -10.2% | Benton | \$171,186 | \$161,515 | 5.99% |
| Benton | \$171,618 | \$175,301 | -2.1% | Madison | \$169,800 | \$112,300 | 51.20% |
| Saline | \$163,322 | \$162,239 | 0.7% | Saline | \$159,787 | \$156,764 | 1.93% |
| Garland* | \$158,789 | \$135,173 | 17.47% | Garland | \$156,008 | \$201,213 | -22.47% |
| Statewide Averages | \$136,842 | \$136,925 | -0.06% | Statewide Averages | \$142,593 | \$141,178 | 1.00% |
| | | | | | | | |
| ¹ Not a complete list. Covers only properties sold by REALTORS® reporting through participating multiple listing services in Arkansas. | | | | | | | |
| We've separated Hot Springs Village out from Garland and will send a revised January report next week reflecting this change. | | | | | | | |

| New and Existing Residential Units Sold, February 2012 | | | | | | |
|---|----------------|----------------|-----------------|----------------|----------------|-----------------|
| County | Feb '12 | Feb '11 | % Change | YTD '12 | YTD '11 | % Change |
| Arkansas | 9 | 9 | 0.00% | 16 | 15 | 6.67% |
| Ashley | 2 | 1 | 100.00% | 4 | 7 | -42.86% |
| Baxter & Marion | 46 | 31 | 48.39% | 124 | 58 | 113.79% |
| Benton | 252 | 195 | 29.23% | 420 | 389 | 7.97% |
| Boone | 53 | 40 | 32.50% | 96 | 74 | 29.73% |
| Carroll | 14 | 12 | 16.67% | 26 | 25 | 4.00% |
| Clark | 11 | 3 | 266.67% | 20 | 8 | 150.00% |
| Clay | 1 | 2 | -50.00% | 2 | 3 | -33.33% |
| Cleburne | 20 | 14 | 42.86% | 35 | 35 | 0.00% |
| Columbia | 4 | 9 | -55.56% | 11 | 18 | -38.89% |
| Conway | 3 | 3 | 0.00% | 10 | 7 | 42.86% |
| Craighead | 81 | 67 | 20.90% | 134 | 134 | 0.00% |
| Crawford | 49 | 24 | 104.17% | 73 | 51 | 43.14% |
| Crittenden | 24 | 16 | 50.00% | 51 | 38 | 34.21% |
| Cross | 8 | 7 | 14.29% | 13 | 16 | -18.75% |
| Faulkner | 83 | 94 | -11.70% | 134 | 141 | -4.96% |
| Franklin | 3 | 6 | -50.00% | 4 | 10 | -60.00% |
| Fulton | 1 | 0 | n/a | 2 | 1 | 100.00% |
| Garland* | 69 | 61 | 13.11% | 141 | 127 | 11.02% |
| Grant | 4 | 10 | -60.00% | 14 | 12 | 16.67% |
| Greene | 29 | 16 | 81.25% | 47 | 35 | 34.29% |
| Hot Spring | 9 | 4 | 125.00% | 19 | 9 | 111.11% |
| Hot Spring Village | 9 | 2 | 350.00% | 11 | 5 | 120.00% |
| Independence | 20 | 17 | 17.65% | 36 | 29 | 24.14% |
| Izard | 0 | 3 | -100.00% | 0 | 3 | -100.00% |
| Jefferson | 20 | 19 | 5.26% | 39 | 35 | 11.43% |
| Johnson* | 11 | 21 | -47.62% | 27 | 31 | -12.90% |
| Lonoke | 59 | 52 | 13.46% | 111 | 97 | 14.43% |
| Madison | 1 | 3 | -66.67% | 5 | 6 | -16.67% |
| Miller | 11 | 15 | -26.67% | 23 | 19 | 21.05% |
| Mississippi | 14 | 17 | -17.65% | 25 | 35 | -28.57% |
| Ouachita | 7 | 7 | 0.00% | 16 | 18 | -11.11% |
| Perry | 2 | 3 | -33.33% | 2 | 6 | -66.67% |
| Polk | 15 | 9 | 66.67% | 29 | 25 | 16.00% |
| Pope | 62 | 53 | 16.98% | 103 | 86 | 19.77% |
| Pulaski | 252 | 215 | 17.21% | 477 | 411 | 16.06% |
| Saline | 106 | 74 | 43.24% | 169 | 148 | 14.19% |
| Sebastian | 70 | 70 | 0.00% | 119 | 139 | -14.39% |
| Sharp | 3 | 3 | 0.00% | 5 | 5 | 0.00% |
| Union | 20 | 14 | 42.86% | 29 | 31 | -6.45% |
| Van Buren | 4 | 6 | -33.33% | 11 | 12 | -8.33% |
| Washington | 115 | 128 | -10.16% | 236 | 269 | -12.27% |
| White | 39 | 40 | -2.50% | 69 | 72 | -4.17% |
| Totals | 1,615 | 1,395 | 15.77% | 2,938 | 2,695 | 9.02% |

| Values of New and Existing Residential Units Sold, February 2012 | | | | | | |
|---|----------------------|----------------------|-----------------|----------------------|----------------------|-----------------|
| County | Feb '12 | Feb '11 | % Change | Feb '12 | Feb '11 | % Change |
| Arkansas | \$768,501 | \$1,320,903 | -41.82% | \$1,525,936 | \$1,999,500 | -23.68% |
| Ashley | \$150,000 | \$35,000 | 328.57% | \$234,000 | \$509,103 | -54.04% |
| Baxter & Marion | \$5,505,464 | \$3,477,580 | 58.31% | \$13,829,844 | \$8,069,366 | 71.39% |
| Benton | \$43,247,736 | \$34,183,695 | 26.52% | \$71,898,120 | \$62,829,335 | 14.43% |
| Boone | \$5,747,373 | \$3,085,560 | 86.27% | \$9,923,424 | \$6,415,282 | 54.68% |
| Carroll | \$1,707,006 | \$1,633,896 | 4.47% | \$2,985,762 | \$3,321,700 | -10.11% |
| Clark | \$1,401,697 | \$194,499 | 620.67% | \$2,280,700 | \$968,648 | 135.45% |
| Clay | \$65,000 | \$385,000 | -83.12% | \$210,000 | \$422,499 | -50.30% |
| Cleburne | \$2,598,440 | \$1,787,240 | 45.39% | \$5,339,425 | \$3,907,190 | 36.66% |
| Columbia | \$591,500 | \$354,501 | 66.85% | \$1,359,897 | \$917,406 | 48.23% |
| Conway | \$141,501 | \$369,993 | -61.76% | \$784,600 | \$1,252,048 | -37.33% |
| Craighead | \$3,129,312 | \$9,557,081 | -67.26% | \$19,157,042 | \$19,639,308 | -2.46% |
| Crawford | \$5,674,592 | \$2,681,400 | 111.63% | \$8,585,530 | \$5,340,159 | 60.77% |
| Crittenden | \$2,294,112 | \$2,223,408 | 3.18% | \$4,607,799 | \$4,514,780 | 2.06% |
| Cross | \$712,704 | \$601,503 | 18.49% | \$1,374,347 | \$1,869,504 | -26.49% |
| Faulkner | \$12,519,969 | \$13,068,820 | -4.20% | \$20,456,574 | \$20,019,180 | 2.18% |
| Franklin | \$186,501 | \$496,404 | -62.43% | \$160,000 | \$853,300 | -81.25% |
| Fulton | \$60,000 | \$0 | n/a | \$155,000 | \$43,000 | 260.47% |
| Garland* | \$10,956,441 | \$8,245,553 | 32.88% | \$21,997,128 | \$25,554,051 | -13.92% |
| Grant | \$443,000 | \$1,265,800 | -65.00% | \$1,558,788 | \$1,425,792 | 9.33% |
| Greene | \$2,452,588 | \$1,642,992 | 49.28% | \$4,882,924 | \$3,514,735 | 38.93% |
| Hot Spring | \$1,126,539 | \$243,900 | 361.89% | \$1,815,773 | \$679,896 | 167.07% |
| Hot Spring Village | \$1,261,800 | \$89,000 | 1317.75% | \$1,438,800 | \$266,000 | 440.90% |
| Independence | \$2,044,200 | \$1,415,505 | 44.41% | \$3,790,152 | \$2,348,014 | 61.42% |
| Izard | \$0 | \$0 | na | \$0 | \$91,998 | -100.00% |
| Jefferson | \$1,973,060 | \$1,919,589 | 2.79% | \$3,257,514 | \$3,475,220 | -6.26% |
| Johnson | \$780,494 | \$1,316,847 | -40.73% | \$2,334,474 | \$2,439,235 | -4.29% |
| Lonoke | \$8,392,927 | \$7,068,672 | 18.73% | \$16,083,789 | \$13,313,832 | 20.81% |
| Madison | \$175,000 | \$584,901 | -70.08% | \$849,000 | \$673,800 | 26.00% |
| Miller | \$1,138,500 | \$1,548,945 | -26.50% | \$2,492,487 | \$1,907,847 | 30.64% |
| Mississippi | \$1,276,604 | \$1,903,354 | -32.93% | \$2,195,100 | \$2,978,465 | -26.30% |
| Ouachita | \$508,403 | \$376,397 | 35.07% | \$1,005,456 | \$1,281,186 | -21.52% |
| Perry | \$310,900 | \$228,999 | 35.76% | \$310,900 | \$317,052 | -1.94% |
| Polk | \$1,966,200 | \$970,398 | 102.62% | \$3,011,476 | \$2,488,050 | 21.04% |
| Pope | \$6,762,340 | \$5,217,532 | 29.61% | \$10,750,728 | \$9,145,928 | 17.55% |
| Pulaski | \$45,423,000 | \$36,440,135 | 24.65% | \$90,022,779 | \$72,988,668 | 23.34% |
| Saline | \$17,312,132 | \$12,005,686 | 44.20% | \$27,004,003 | \$23,201,072 | 16.39% |
| Sebastian | \$7,121,310 | \$8,747,760 | -18.59% | \$14,249,179 | \$16,547,116 | -13.89% |
| Sharp | \$158,898 | \$158,649 | 0.16% | \$192,150 | \$514,650 | -62.66% |
| Union | \$1,833,360 | \$1,272,152 | 44.11% | \$3,159,144 | \$3,845,891 | -17.86% |
| Van Buren | \$121,500 | \$532,500 | -77.18% | \$679,690 | \$1,060,500 | -35.91% |
| Washington | \$16,109,430 | \$17,105,536 | -5.82% | \$33,519,080 | \$37,534,915 | -10.70% |
| White | \$4,849,143 | \$5,252,800 | -7.68% | \$7,468,836 | \$9,988,704 | -25.23% |
| Totals | \$220,999,177 | \$191,010,085 | 15.70% | \$418,937,350 | \$380,473,925 | 10.11% |

| Average Prices of New and Existing Residential Units Sold, February 2012 | | | | | | |
|---|----------------|----------------|-----------------|----------------|----------------|-----------------|
| County | Feb '12 | Feb '11 | % Change | YTD '12 | YTD '11 | % Change |
| Arkansas | \$85,389 | \$146,767 | -41.82% | \$95,371 | \$133,300 | -28.45% |
| Ashley | \$75,000 | \$35,000 | 114.29% | \$58,500 | \$72,729 | -19.56% |
| Baxter & Marion | \$119,684 | \$112,180 | 6.69% | \$111,531 | \$139,127 | -19.84% |
| Benton | \$171,618 | \$175,301 | -2.10% | \$171,186 | \$161,515 | 5.99% |
| Boone | 108,441 | 77,139 | 40.58% | 103,369 | 86,693 | 19.24% |
| Carroll | \$121,929 | \$136,158 | -10.45% | \$114,837 | \$132,868 | -13.57% |
| Clark | \$127,427 | \$64,833 | 96.55% | \$114,035 | \$121,081 | -5.82% |
| Clay | \$65,000 | \$192,500 | -66.23% | \$105,000 | \$140,833 | -25.44% |
| Cleburne | \$129,922 | \$127,660 | 1.77% | \$152,555 | \$111,634 | 36.66% |
| Columbia | \$147,875 | \$39,389 | 275.42% | \$123,627 | \$50,967 | 142.56% |
| Conway | \$47,167 | \$123,331 | -61.76% | \$78,460 | \$178,864 | -56.13% |
| Craighead | \$130,388 | \$142,643 | -8.59% | \$142,963 | \$146,562 | -2.46% |
| Crawford | \$115,808 | \$111,725 | 3.65% | \$117,610 | \$104,709 | 12.32% |
| Crittenden | \$95,588 | \$138,963 | -31.21% | \$90,349 | \$118,810 | -23.96% |
| Cross | \$89,088 | \$85,929 | 3.68% | \$105,719 | \$116,844 | -9.52% |
| Faulkner | \$150,843 | \$139,030 | 8.50% | \$152,661 | \$141,980 | 7.52% |
| Franklin | \$62,167 | \$82,734 | -24.86% | \$40,000 | \$85,330 | -53.12% |
| Fulton | \$60,000 | \$0 | n/a | \$77,500 | \$43,000 | 80.23% |
| Garland* | 158,789 | 135,173 | 17.47% | 156,008 | 201,213 | -22.47% |
| Grant | \$110,750 | \$126,580 | -12.51% | \$111,342 | \$118,816 | -6.29% |
| Greene | \$84,572 | \$102,687 | -17.64% | \$103,892 | \$100,421 | 3.46% |
| Hot Spring | \$125,171 | \$60,975 | 105.28% | \$95,567 | \$75,544 | 26.51% |
| Hot Springs Village | \$140,200 | \$44,500 | 215.06% | \$130,800 | \$53,200 | 145.86% |
| Independence | \$102,210 | \$83,265 | 22.75% | \$105,282 | \$80,966 | 30.03% |
| Izard | \$0 | \$30,666 | n/a | \$0 | \$30,666 | n/a |
| Jefferson | \$98,653 | \$101,031 | -2.35% | \$83,526 | \$99,292 | -15.88% |
| Johnson | \$70,954 | \$62,707 | 13.15% | \$86,462 | \$78,685 | 9.88% |
| Lonoke | \$142,253 | \$135,936 | 4.65% | \$144,899 | \$137,256 | 5.57% |
| Madison | \$175,000 | \$194,967 | -10.24% | \$169,800 | \$112,300 | 51.20% |
| Miller | \$103,500 | \$103,263 | 0.23% | 108,369 | 100,413 | 7.92% |
| Mississippi | \$91,186 | \$111,962 | -18.56% | \$87,804 | \$85,099 | 3.18% |
| Ouachita | \$72,629 | \$53,771 | 35.07% | \$62,841 | \$71,177 | -11.71% |
| Perry | \$155,450 | \$76,333 | 103.65% | \$155,450 | \$52,842 | 194.18% |
| Polk | \$131,080 | \$107,822 | 21.57% | \$103,844 | \$99,522 | 4.34% |

| | | | | | | |
|-------------------|------------------|------------------|---------------|------------------|------------------|--------------|
| Pope | \$109,070 | \$98,444 | 10.79% | \$104,376 | \$106,348 | -1.85% |
| Pulaski | \$180,250 | \$169,489 | 6.35% | \$188,727 | \$177,588 | 6.27% |
| Saline | \$163,322 | \$162,239 | 0.67% | \$159,787 | \$156,764 | 1.93% |
| Sebastian | \$101,733 | \$124,968 | -18.59% | \$119,741 | \$119,044 | 0.59% |
| Sharp | \$52,966 | \$52,883 | 0.16% | \$38,430 | \$102,930 | -62.66% |
| Union | \$91,668 | \$90,868 | 0.88% | \$108,936 | \$124,061 | -12.19% |
| Van Buren | \$30,375 | \$88,750 | -65.77% | \$61,790 | \$88,375 | -30.08% |
| Washington | \$140,082 | \$133,637 | 4.82% | \$142,030 | \$139,535 | 1.79% |
| White | \$124,337 | \$131,320 | -5.32% | \$108,244 | \$138,732 | -21.98% |
| Statewide | \$136,842 | \$136,925 | -0.06% | \$142,593 | \$141,178 | 1.00% |

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