

Summary of December 2017 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month				Most Units Sold for the Year			
County	December '17	December '16	% Change	County	YTD 2017	YTD 2016	% Change
Benton	516	527	-2.09%	Benton	6,235	6,167	1.10%
Pulaski	384	411	-6.57%	Pulaski	5,493	5,570	-1.38%
Washington	249	302	-17.55%	Washington	3,610	3,632	-0.61%
Sebastian	167	158	5.70%	Saline	2,058	1,897	8.49%
Saline	153	149	2.68%	Sebastian	1,946	1,883	3.35%
Top Five Markets Totals	1,469	1,547	-5.04%	Top Five Markets Totals	19,342	19,149	1.01%
Statewide Totals	2,656	2,731	-2.75%	Statewide Totals	35,755	34,033	5.06%
Percentages of State Totals Provided by Top Five Markets	55.31%	56.65%		Percentages of State Totals Provided by Top Five Markets	54.10%	56.27%	
Highest Valuations for the Month				Highest Valuations for the Year			
County	December '17	December '16	% Change	County	YTD 2017	YTD 2016	% Change
Benton	\$114,174,288	\$113,758,747	0.37%	Benton	\$1,411,547,885	\$1,351,368,543	4.45%
Pulaski	\$80,405,760	\$79,440,957	1.21%	Pulaski	\$1,101,500,304	\$1,052,885,960	4.62%
Washington	\$53,942,115	\$62,258,508	-13.36%	Washington	\$769,706,150	\$731,074,384	5.28%
Sebastian	\$27,144,347	\$21,669,384	25.27%	Saline	\$386,558,256	\$333,022,144	16.08%
Saline	\$25,183,800	\$29,207,129	-13.78%	Faulkner	\$310,018,800	\$263,846,350	17.50%
Top Five Markets Totals	\$300,850,310	\$306,334,725	-1.79%	Top Five Markets Totals	\$3,979,331,395	\$3,732,197,381	6.62%
Statewide Totals	\$465,403,040	\$471,717,999	-1.34%	Statewide Totals	\$6,304,818,744	\$5,798,267,278	8.74%
Percentages of State Totals Provided by Top Five Markets	64.64%	64.94%		Percentages of State Totals Provided by Top Five Markets	63.12%	64.37%	
Highest Average Prices for the Month				Highest Average Prices for the Year			
County	December '17	December '16	% Change	County	YTD 2017	YTD 2016	% Change
Fulton	\$249,000	\$75,000	232.00%	Benton	\$226,391	\$219,129	3.31%
Benton	\$221,268	\$215,861	2.50%	Washington	\$213,215	\$201,287	5.93%
Washington	\$216,635	\$206,154	5.08%	Pulaski	\$200,528	\$189,028	6.08%
Pulaski	\$209,390	\$193,287	8.33%	Garland	\$189,928	\$167,884	13.13%
Cleburne	\$200,971	\$208,472	-3.60%	Saline	\$187,832	\$175,552	7.00%
Statewide Averages	\$175,227	\$172,727	1.45%	Statewide Averages	\$176,334	\$170,372	3.50%

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, December 2017

County	Dec '17	Dec '16	% Change	YTD '17	YTD '16	% Change
Arkansas	14	5	180.00%	120	111	8.11%
Ashley	4	6	-33.33%	68	69	-1.45%
Baxter & Marion	77	79	-2.53%	999	942	6.05%
Benton	516	527	-2.09%	6235	6167	1.10%
Boone	65	84	-22.62%	908	870	4.37%
Carroll	21	36	-41.67%	359	284	26.41%
Clark	11	8	37.50%	121	94	28.72%
Clay	2	6	-66.67%	32	22	45.45%
Cleburne	19	25	-24.00%	411	392	4.85%
Columbia	10	8	25.00%	145	131	10.69%
Conway	5	9	-44.44%	120	113	6.19%
Craighead	96	87	10.34%	1472	1222	20.46%
Crawford	88	82	7.32%	984	834	17.99%
Crittenden	57	48	18.75%	565	552	2.36%
Cross	3	6	-50.00%	83	97	-14.43%
Faulkner	119	105	13.33%	1785	1570	13.69%
Franklin	14	9	55.56%	145	124	16.94%
Fulton	1	1	0.00%	58	43	34.88%
Garland	120	113	6.19%	1591	1459	9.05%
Grant	8	7	14.29%	159	142	11.97%
Greene	28	39	-28.21%	511	491	4.07%
Hot Spring	16	12	33.33%	188	205	-8.29%
Independence	18	22	-18.18%	279	280	-0.36%
Izard	4	3	33.33%	91	51	78.43%
Jefferson	35	22	59.09%	440	433	1.62%
Johnson	27	26	3.85%	271	258	5.04%
Lonoke	86	101	-14.85%	1194	1134	5.29%
Madison	6	13	-53.85%	106	113	-6.19%
Miller	17	16	6.25%	242	290	-16.55%
Mississippi	13	8	62.50%	174	131	32.82%
Ouachita	14	20	-30.00%	154	161	-4.35%
Perry	6	0	0.00%	57	33	72.73%
Polk	11	9	22.22%	205	195	5.13%
Pope	59	55	7.27%	786	749	4.94%
Pulaski	384	411	-6.57%	5493	5570	-1.38%
Saline	153	149	2.68%	2058	1897	8.49%
Sebastian	167	158	5.70%	1946	1883	3.35%
Sharp	23	19	21.05%	270	224	20.54%
Union	18	33	-45.45%	294	292	0.68%
Van Buren	15	19	-21.05%	254	22	1054.55%
Washington	249	302	-17.55%	3610	3632	-0.61%
White	57	43	32.56%	772	751	2.80%
Totals	2,656	2,731	-2.75%	35,755	34,033	5.06%

Values of New and Existing Residential Units Sold, December 2017

County	Dec '17	Dec '16	% Change	YTD '17	YTD '16	% Change
Arkansas	\$1,049,552	\$310,500	238.02%	\$11,275,920	\$10,568,976	6.69%
Ashley	\$423,000	\$964,500	-56.14%	\$7,212,760	\$7,254,384	-0.57%
Baxter & Marion	\$11,066,594	\$10,819,050	2.29%	\$133,855,011	\$121,016,856	10.61%
Benton	\$114,174,288	\$113,758,747	0.37%	\$1,411,547,885	\$1,351,368,543	4.45%
Boone	\$7,229,820	\$9,490,404	-23.82%	\$106,541,996	\$106,275,720	0.25%
Carroll	\$3,938,508	\$5,611,752	-29.82%	\$60,226,199	\$46,309,040	30.05%
Clark	\$957,902	\$1,066,896	-10.22%	\$14,777,246	\$12,031,530	22.82%
Clay	\$305,000	\$311,400	-2.06%	\$2,451,872	\$961,532	155.00%
Cleburne	\$3,818,449	\$5,211,800	-26.73%	\$71,553,867	\$67,710,944	5.68%
Columbia	\$1,260,130	\$1,234,752	2.06%	\$19,852,095	\$16,680,361	19.01%
Conway	\$669,500	\$731,898	-8.53%	\$11,898,840	\$10,960,322	8.56%
Craighead	\$14,911,488	\$15,441,282	-3.43%	\$248,725,312	\$210,254,876	18.30%
Crawford	\$12,250,480	\$9,849,512	24.38%	\$124,628,520	\$99,629,640	25.09%
Crittenden	\$6,628,017	\$5,196,000	27.56%	\$75,428,065	\$67,808,232	11.24%
Cross	\$298,500	\$837,198	-64.35%	\$9,422,077	\$12,172,239	-22.59%
Faulkner	\$22,112,937	\$18,018,840	22.72%	\$310,018,800	\$263,846,350	17.50%
Franklin	\$1,516,004	\$501,021	202.58%	\$12,565,990	\$9,749,624	28.89%
Fulton	\$249,000	\$75,000	232.00%	\$6,751,664	\$4,290,110	57.38%
Garland	\$18,492,240	\$20,815,504	-11.16%	\$302,175,448	\$244,942,756	23.37%
Grant	\$1,276,896	\$1,093,897	16.73%	\$21,756,606	\$17,768,744	22.44%
Greene	\$3,256,036	\$3,932,292	-17.20%	\$65,493,848	\$58,824,255	11.34%
Hot Spring	\$1,980,288	\$1,502,292	31.82%	\$19,259,096	\$22,892,760	-15.87%
Independence	\$1,927,980	\$2,185,348	-11.78%	\$35,447,787	\$32,445,000	9.26%
Izard	\$613,000	\$615,498	-0.41%	\$8,306,753	\$4,375,800	89.83%
Jefferson	\$3,053,050	\$2,331,978	30.92%	\$43,287,640	\$41,054,895	5.44%
Johnson	\$2,855,709	\$2,328,638	22.63%	\$26,866,669	\$26,871,990	-0.02%
Lonoke	\$13,338,428	\$15,085,259	-11.58%	\$180,599,664	\$168,089,418	7.44%
Madison	\$871,542	\$1,997,502	-56.37%	\$16,177,508	\$15,396,363	5.07%
Miller	\$1,969,977	\$1,958,272	0.60%	\$33,702,614	\$33,209,060	1.49%
Mississippi	\$967,005	\$1,034,544	-6.53%	\$13,993,950	\$11,549,091	21.17%
Ouachita	\$1,586,998	\$2,184,200	-27.34%	\$14,113,022	\$16,839,151	-16.19%
Perry	\$863,796	\$0	0.00%	\$6,271,767	\$4,016,265	56.16%
Polk	\$1,158,146	\$1,055,907	9.68%	\$24,287,375	\$19,893,510	22.09%
Pope	\$9,500,475	\$7,543,470	25.94%	\$109,190,334	\$100,161,523	9.01%
Pulaski	\$80,405,760	\$79,440,957	1.21%	\$1,101,500,304	\$1,052,885,960	4.62%
Saline	\$25,183,800	\$29,207,129	-13.78%	\$386,558,256	\$333,022,144	16.08%
Sebastian	\$27,144,347	\$21,669,384	25.27%	\$297,915,086	\$278,911,843	6.81%
Sharp	\$1,776,382	\$1,464,292	21.31%	\$22,565,250	\$17,465,504	29.20%
Union	\$1,655,172	\$5,352,369	-69.08%	\$40,523,784	\$43,300,972	-6.41%
Van Buren	\$1,233,390	\$1,994,183	-38.15%	\$24,605,234	\$1,845,822	1233.02%
Washington	\$53,942,115	\$62,258,508	-13.36%	\$769,706,150	\$731,074,384	5.28%
White	\$7,491,339	\$5,236,024	43.07%	\$101,780,480	\$102,540,789	-0.74%
Totals	\$465,403,040	\$471,717,999	-1.34%	\$6,304,818,744	\$5,798,267,278	8.74%

Average Prices of New and Existing Residential Units Sold, December 2017

County	Dec '17	Dec '16	% Change	YTD '17	YTD '16	% Change
Arkansas	\$ 74,968	\$ 62,100	20.72%	\$ 93,966	\$ 95,216	-1.31%
Ashley	\$ 105,750	\$ 160,750	-34.21%	\$ 106,070	\$ 105,136	0.89%
Baxter & Marion	\$ 143,722	\$ 136,950	4.94%	\$ 133,989	\$ 128,468	4.30%
Benton	\$ 221,268	\$ 215,861	2.50%	\$ 226,391	\$ 219,129	3.31%
Boone	\$ 111,228	\$ 112,981	-1.55%	\$ 117,337	\$ 122,156	-3.94%
Carroll	\$ 187,548	\$ 155,882	20.31%	\$ 167,761	\$ 163,060	2.88%
Clark	\$ 87,082	\$ 133,362	-34.70%	\$ 122,126	\$ 127,995	-4.59%
Clay	\$ 152,500	\$ 51,900	193.83%	\$ 76,621	\$ 43,706	75.31%
Cleburne	\$ 200,971	\$ 208,472	-3.60%	\$ 174,097	\$ 172,732	0.79%
Columbia	\$ 126,013	\$ 154,344	-18.36%	\$ 136,911	\$ 127,331	7.52%
Conway	\$ 133,900	\$ 81,322	64.65%	\$ 99,157	\$ 96,994	2.23%
Craighead	\$ 155,328	\$ 177,486	-12.48%	\$ 168,971	\$ 172,058	-1.79%
Crawford	\$ 139,210	\$ 120,116	15.90%	\$ 126,655	\$ 119,460	6.02%
Crittenden	\$ 116,281	\$ 108,250	7.42%	\$ 133,501	\$ 122,841	8.68%
Cross	\$ 99,500	\$ 139,533	-28.69%	\$ 113,519	\$ 125,487	-9.54%
Faulkner	\$ 185,823	\$ 171,608	8.28%	\$ 173,680	\$ 168,055	3.35%
Franklin	\$ 108,286	\$ 55,669	94.52%	\$ 86,662	\$ 78,626	10.22%
Fulton	\$ 249,000	\$ 75,000	232.00%	\$ 116,408	\$ 99,770	16.68%
Garland	\$ 154,102	\$ 184,208	-16.34%	\$ 189,928	\$ 167,884	13.13%
Grant	\$ 159,612	\$ 156,271	2.14%	\$ 136,834	\$ 125,132	9.35%
Greene	\$ 116,287	\$ 100,828	15.33%	\$ 128,168	\$ 119,805	6.98%
Hot Spring	\$ 123,768	\$ 125,191	-1.14%	\$ 102,442	\$ 111,672	-8.27%
Independence	\$ 107,110	\$ 99,334	7.83%	\$ 127,053	\$ 115,875	9.65%
Izard	\$ 153,250	\$ 205,166	-25.30%	\$ 91,283	\$ 85,800	6.39%
Jefferson	\$ 87,230	\$ 105,999	-17.71%	\$ 98,381	\$ 94,815	3.76%
Johnson	\$ 105,767	\$ 89,563	18.09%	\$ 99,139	\$ 104,155	-4.82%
Lonoke	\$ 155,098	\$ 149,359	3.84%	\$ 151,256	\$ 148,227	2.04%
Madison	\$ 145,257	\$ 153,654	-5.46%	\$ 152,618	\$ 136,251	12.01%
Miller	\$ 115,881	\$ 122,392	-5.32%	\$ 139,267	\$ 114,514	21.62%
Mississippi	\$ 74,385	\$ 129,318	-42.48%	\$ 80,425	\$ 88,161	-8.77%
Ouachita	\$ 113,357	\$ 109,210	3.80%	\$ 91,643	\$ 104,591	-12.38%
Perry	\$ 143,966	\$ -	0.00%	\$ 110,031	\$ 121,705	-9.59%
Polk	\$ 105,286	\$ 117,323	-10.26%	\$ 118,475	\$ 102,018	16.13%
Pope	\$ 161,025	\$ 137,154	17.40%	\$ 138,919	\$ 133,727	3.88%
Pulaski	\$ 209,390	\$ 193,287	8.33%	\$ 200,528	\$ 189,028	6.08%
Saline	\$ 164,600	\$ 196,021	-16.03%	\$ 187,832	\$ 175,552	7.00%
Sebastian	\$ 162,541	\$ 137,148	18.52%	\$ 153,091	\$ 148,121	3.36%
Sharp	\$ 77,234	\$ 77,068	0.22%	\$ 83,575	\$ 77,971	7.19%
Union	\$ 91,954	\$ 162,193	-43.31%	\$ 137,836	\$ 148,291	-7.05%
Van Buren	\$ 82,226	\$ 104,957	-21.66%	\$ 96,871	\$ 83,901	15.46%
Washington	\$ 216,635	\$ 206,154	5.08%	\$ 213,215	\$ 201,287	5.93%
White	\$ 131,427	\$ 121,768	7.93%	\$ 131,840	\$ 136,539	-3.44%
Statewide	\$175,227	\$172,727	1.45%	\$176,334	\$170,372	3.50%

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