

Summary of May 2018 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month				Most Units Sold for the Year			
County	May '18	May '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	678	608	11.51%	Benton	2,332	2,391	-2.47%
Pulaski	559	567	-1.41%	Pulaski	2,241	2,140	4.72%
Washington	419	402	4.23%	Washington	1,299	1,418	-8.39%
Sebastian	188	154	22.08%	Sebastian	801	763	4.98%
Faulkner	183	161	13.66%	Saline	750	740	1.35%
Top Five Markets Totals	2,027	1,892	7.14%	Top Five Markets Totals	7,423	7,452	-0.39%
Statewide Totals	3,568	3,453	3.33%	Statewide Totals	13,893	13,831	0.45%
Percentages of State Totals Provided by Top Five Markets	56.81%	54.79%		Percentages of State Totals Provided by Top Five Markets	53.43%	53.88%	
Highest Valuations for the Month				Highest Valuations for the Year			
County	May '18	May '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	\$161,466,378	\$138,245,216	16.80%	Benton	\$549,559,120	\$536,143,494	2.50%
Pulaski	\$116,617,462	\$109,892,538	6.12%	Pulaski	\$457,455,330	\$421,637,780	8.49%
Washington	\$106,846,676	\$84,212,166	26.88%	Washington	\$301,503,096	\$290,288,706	3.86%
Saline	\$37,394,820	\$38,732,700	-3.45%	Saline	\$144,973,500	\$134,275,220	7.97%
Sebastian	\$33,745,248	\$22,533,280	49.76%	Sebastian	\$129,168,459	\$111,721,512	15.62%
Top Five Markets Totals	\$456,070,584	\$393,615,900	15.87%	Top Five Markets Totals	\$1,582,659,505	\$1,494,066,712	5.93%
Statewide Totals	\$684,575,625	\$614,069,974	11.48%	Statewide Totals	\$2,523,275,415	\$2,379,147,948	6.06%
Percentages of State Totals Provided by Top Five Markets	66.62%	64.10%		Percentages of State Totals Provided by Top Five Markets	62.72%	62.80%	
Highest Average Prices for the Month				Highest Average Prices for the Year			
County	May '18	May '17	% Change	County	YTD 2018	YTD 2017	% Change
Washington	\$255,004	\$209,483	21.73%	Benton	\$235,660	\$224,234	5.10%
Benton	\$238,151	\$227,377	4.74%	Washington	\$232,104	\$204,717	13.38%
Pulaski	\$208,618	\$193,814	7.64%	Pulaski	\$204,130	\$197,027	3.61%
Saline	\$207,749	\$192,700	7.81%	Saline	\$193,298	\$181,453	6.53%
Craighead	\$180,066	\$156,137	15.33%	Garland	\$183,915	\$193,400	-4.90%
Statewide Averages	\$191,865	\$177,837	7.89%	Statewide Averages	\$181,622	\$172,016	5.58%

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, May 2018

County	May '18	May '17	% Change	YTD '18	YTD '17	% Change
Arkansas	11	10	10.00%	45	37	21.62%
Ashley	10	6	66.67%	36	28	28.57%
Baxter & Marion	92	91	1.10%	366	374	-2.14%
Benton	678	608	11.51%	2332	2391	-2.47%
Boone	89	72	23.61%	367	351	4.56%
Carroll	40	26	53.85%	128	135	-5.19%
Clark	13	12	8.33%	37	43	-13.95%
Clay	5	3	66.67%	12	10	20.00%
Cleburne	43	44	-2.27%	160	154	3.90%
Columbia	8	14	-42.86%	53	57	-7.02%
Conway	10	11	-9.09%	49	55	-10.91%
Craighead	129	147	-12.24%	603	598	0.84%
Crawford	95	112	-15.18%	391	407	-3.93%
Crittenden	48	47	2.13%	197	209	-5.74%
Cross	11	8	37.50%	35	34	2.94%
Faulkner	183	161	13.66%	646	697	-7.32%
Franklin	13	14	-7.14%	49	55	-10.91%
Fulton	4	6	-33.33%	17	23	-26.09%
Garland	149	152	-1.97%	693	650	6.62%
Grant	23	10	130.00%	77	59	30.51%
Greene	43	55	-21.82%	200	218	-8.26%
Hot Spring	18	18	0.00%	86	74	16.22%
Independence	26	19	36.84%	117	106	10.38%
Izard	16	5	220.00%	47	32	46.88%
Jefferson	35	35	0.00%	171	162	5.56%
Johnson	22	22	0.00%	112	114	-1.75%
Lonoke	118	120	-1.67%	500	468	6.84%
Madison	12	13	-7.69%	36	51	-29.41%
Miller	20	23	-13.04%	83	96	-13.54%
Mississippi	13	21	-38.10%	53	65	-18.46%
Ouachita	10	7	42.86%	51	53	-3.77%
Perry	5	6	0.00%	30	17	76.47%
Polk	18	21	-14.29%	92	87	5.75%
Pope	73	84	-13.10%	306	299	2.34%
Pulaski	559	567	-1.41%	2241	2140	4.72%
Saline	180	201	-10.45%	750	740	1.35%
Sebastian	188	154	22.08%	801	763	4.98%
Sharp	17	26	-34.62%	82	101	-18.81%
Union	40	22	81.82%	146	89	64.04%
Van Buren	26	22	18.18%	97	87	11.49%
Washington	419	402	4.23%	1299	1418	-8.39%
White	56	56	0.00%	300	284	5.63%
Totals	3,568	3,453	3.33%	13,893	13,831	0.45%

Values of New and Existing Residential Units Sold, May 2018

County	May '18	May '17	% Change	YTD '18	YTD '17	% Change
Arkansas	\$995,852	\$858,000	16.07%	\$4,551,930	\$3,161,465	43.98%
Ashley	\$1,098,900	\$628,902	74.73%	\$3,286,188	\$3,034,192	8.31%
Baxter & Marion	\$11,421,432	\$12,307,204	-7.20%	\$47,866,578	\$48,584,844	-1.48%
Benton	\$161,466,378	\$138,245,216	16.80%	\$549,559,120	\$536,143,494	2.50%
Boone	\$10,685,607	\$9,224,928	15.83%	\$47,065,915	\$38,400,453	22.57%
Carroll	\$7,101,920	\$5,627,596	26.20%	\$23,382,400	\$22,200,075	5.33%
Clark	\$1,831,154	\$1,633,800	12.08%	\$4,787,615	\$5,559,900	-13.89%
Clay	\$414,800	\$219,948	88.59%	\$861,396	\$657,750	30.96%
Cleburne	\$7,655,462	\$6,113,492	25.22%	\$29,403,840	\$24,586,716	19.59%
Columbia	\$1,376,000	\$1,787,002	-23.00%	\$6,766,510	\$8,081,688	-16.27%
Conway	\$1,094,250	\$1,110,516	-1.46%	\$5,465,313	\$5,053,565	8.15%
Craighead	\$23,228,514	\$22,952,139	1.20%	\$103,931,874	\$97,828,614	6.24%
Crawford	\$13,026,305	\$13,880,160	-6.15%	\$51,490,399	\$48,198,568	6.83%
Crittenden	\$6,254,496	\$6,772,841	-7.65%	\$24,474,689	\$27,658,433	-11.51%
Cross	\$1,883,838	\$953,424	97.59%	\$4,092,655	\$3,736,464	9.53%
Faulkner	\$32,675,382	\$27,834,968	17.39%	\$112,349,090	\$117,726,785	-4.57%
Franklin	\$1,268,501	\$958,594	32.33%	\$6,229,664	\$3,515,160	77.22%
Fulton	\$375,900	\$414,996	-9.42%	\$1,944,494	\$2,140,679	-9.16%
Garland	\$26,737,305	\$33,969,264	-21.29%	\$127,453,095	\$125,710,000	1.39%
Grant	\$3,055,481	\$1,792,590	70.45%	\$11,304,062	\$7,194,460	57.12%
Greene	\$6,149,946	\$7,656,880	-19.68%	\$25,326,600	\$27,810,478	-8.93%
Hot Spring	\$1,322,334	\$1,322,334	0.00%	\$10,269,862	\$6,379,170	60.99%
Independence	\$3,885,258	\$2,218,497	75.13%	\$15,426,684	\$12,985,954	18.80%
Izard	\$2,118,400	\$710,400	198.20%	\$4,649,898	\$2,555,520	81.96%
Jefferson	\$3,617,145	\$3,617,145	0.00%	\$15,950,538	\$16,765,866	-4.86%
Johnson	\$2,385,548	\$1,775,862	34.33%	\$12,166,000	\$10,501,680	15.85%
Lonoke	\$19,609,004	\$17,052,720	14.99%	\$77,721,500	\$69,325,308	12.11%
Madison	\$2,034,996	\$2,053,701	-0.91%	\$5,653,296	\$6,900,402	-18.07%
Miller	\$2,608,460	\$3,583,791	-27.22%	\$11,511,934	\$13,226,208	-12.96%
Mississippi	\$1,380,002	\$1,956,108	-29.45%	\$4,637,341	\$5,440,240	-14.76%
Ouachita	\$898,400	\$569,100	57.86%	\$4,923,540	\$4,931,067	-0.15%
Perry	\$662,795	\$788,850	0.00%	\$4,289,670	\$1,815,277	136.31%
Polk	\$1,333,386	\$1,966,692	-32.20%	\$10,175,936	\$9,400,785	8.25%
Pope	\$10,442,285	\$11,755,716	-11.17%	\$42,788,898	\$38,032,501	12.51%
Pulaski	\$116,617,462	\$109,892,538	6.12%	\$457,455,330	\$421,637,780	8.49%
Saline	\$37,394,820	\$38,732,700	-3.45%	\$144,973,500	\$134,275,220	7.97%
Sebastian	\$33,745,248	\$22,533,280	49.76%	\$129,168,459	\$111,721,512	15.62%
Sharp	\$2,127,295	\$1,562,730	36.13%	\$8,043,298	\$7,799,119	3.13%
Union	\$5,036,920	\$2,870,296	75.48%	\$19,802,126	\$11,730,378	68.81%
Van Buren	\$2,161,016	\$1,667,072	29.63%	\$9,671,482	\$8,248,644	17.25%
Washington	\$106,846,676	\$84,212,166	26.88%	\$301,503,096	\$290,288,706	3.86%
White	\$8,550,752	\$8,285,816	3.20%	\$40,899,600	\$38,202,828	7.06%
Totals	\$684,575,625	\$614,069,974	11.48%	\$2,523,275,415	\$2,379,147,948	6.06%

Average Prices of New and Existing Residential Units Sold, May 2018

County	May '18	May '17	% Change	YTD '18	YTD '17	% Change
Arkansas	\$ 90,532	\$ 85,800	5.52%	\$ 101,154	\$ 85,445	18.38%
Ashley	\$ 109,890	\$ 104,817	4.84%	\$ 91,283	\$ 108,364	-15.76%
Baxter & Marion	\$ 124,146	\$ 135,244	-8.21%	\$ 130,783	\$ 129,906	0.68%
Benton	\$ 238,151	\$ 227,377	4.74%	\$ 235,660	\$ 224,234	5.10%
Boone	\$ 120,063	\$ 128,124	-6.29%	\$ 128,245	\$ 109,403	17.22%
Carroll	\$ 177,548	\$ 216,446	-17.97%	\$ 182,675	\$ 164,445	11.09%
Clark	\$ 140,858	\$ 136,150	3.46%	\$ 129,395	\$ 129,300	0.07%
Clay	\$ 82,960	\$ 73,316	13.15%	\$ 71,783	\$ 65,775	9.13%
Cleburne	\$ 178,034	\$ 138,943	28.13%	\$ 183,774	\$ 159,654	15.11%
Columbia	\$ 172,000	\$ 127,643	34.75%	\$ 127,670	\$ 141,784	-9.95%
Conway	\$ 109,425	\$ 100,956	8.39%	\$ 111,537	\$ 91,883	21.39%
Craighead	\$ 180,066	\$ 156,137	15.33%	\$ 172,358	\$ 163,593	5.36%
Crawford	\$ 137,119	\$ 123,930	10.64%	\$ 131,689	\$ 118,424	11.20%
Crittenden	\$ 130,302	\$ 144,103	-9.58%	\$ 124,237	\$ 132,337	-6.12%
Cross	\$ 171,258	\$ 119,178	43.70%	\$ 116,933	\$ 109,896	6.40%
Faulkner	\$ 178,554	\$ 172,888	3.28%	\$ 173,915	\$ 168,905	2.97%
Franklin	\$ 97,577	\$ 68,471	42.51%	\$ 127,136	\$ 63,912	98.92%
Fulton	\$ 93,975	\$ 69,166	35.87%	\$ 114,382	\$ 93,073	22.89%
Garland	\$ 179,445	\$ 223,482	-19.70%	\$ 183,915	\$ 193,400	-4.90%
Grant	\$ 132,847	\$ 179,259	-25.89%	\$ 146,806	\$ 121,940	20.39%
Greene	\$ 143,022	\$ 139,216	2.73%	\$ 126,633	\$ 127,571	-0.74%
Hot Spring	\$ 73,463	\$ 73,463	0.00%	\$ 119,417	\$ 86,205	38.53%
Independence	\$ 149,433	\$ 116,763	27.98%	\$ 131,852	\$ 122,509	7.63%
Izard	\$ 132,400	\$ 142,080	-6.81%	\$ 98,934	\$ 79,860	23.88%
Jefferson	\$ 103,347	\$ 103,347	0.00%	\$ 93,278	\$ 103,493	-9.87%
Johnson	\$ 108,434	\$ 80,721	34.33%	\$ 108,625	\$ 92,120	17.92%
Lonoke	\$ 166,178	\$ 142,106	16.94%	\$ 155,443	\$ 148,131	4.94%
Madison	\$ 169,583	\$ 157,977	7.35%	\$ 157,036	\$ 135,302	16.06%
Miller	\$ 130,423	\$ 155,817	-16.30%	\$ 138,698	\$ 137,773	0.67%
Mississippi	\$ 106,154	\$ 93,148	13.96%	\$ 87,497	\$ 83,696	4.54%
Ouachita	\$ 89,840	\$ 81,300	10.50%	\$ 96,540	\$ 93,039	3.76%
Perry	\$ 132,559	\$ 131,475	0.00%	\$ 142,989	\$ 106,781	33.91%
Polk	\$ 74,077	\$ 93,652	-20.90%	\$ 110,608	\$ 108,055	2.36%
Pope	\$ 143,045	\$ 139,949	2.21%	\$ 139,833	\$ 127,199	9.93%
Pulaski	\$ 208,618	\$ 193,814	7.64%	\$ 204,130	\$ 197,027	3.61%
Saline	\$ 207,749	\$ 192,700	7.81%	\$ 193,298	\$ 181,453	6.53%
Sebastian	\$ 179,496	\$ 146,320	22.67%	\$ 161,259	\$ 146,424	10.13%
Sharp	\$ 125,135	\$ 60,105	108.19%	\$ 98,089	\$ 77,219	27.03%
Union	\$ 125,923	\$ 130,468	-3.48%	\$ 135,631	\$ 131,802	2.91%
Van Buren	\$ 83,116	\$ 75,776	9.69%	\$ 99,706	\$ 94,812	5.16%
Washington	\$ 255,004	\$ 209,483	21.73%	\$ 232,104	\$ 204,717	13.38%
White	\$ 152,692	\$ 147,961	3.20%	\$ 136,332	\$ 134,517	1.35%
Statewide	\$191,865	\$177,837	7.89%	\$181,622	\$172,016	5.58%

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