

Summary of April 2020 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month			
County	Apr-20	Apr-19	% Change
Benton	610	640	-4.69%
Pulaski	485	503	-3.58%
Washington	303	361	-16.07%
Saline	159	179	-11.17%
Sebastian	152	182	-16.48%
Top Five Markets Totals	1,709	1,865	-8.36%
Statewide Totals	3,075	3,387	-9.21%
Percentages of State Totals Provided by Top Five Markets	55.58%	55.06%	

Highest Valuations for the Month			
County	Apr-20	Apr-19	% Change
Benton	\$175,260,930	\$156,531,200	11.97%
Pulaski	\$105,809,540	\$99,966,220	5.85%
Washington	\$75,293,379	\$82,934,696	-9.21%
Saline	\$32,416,125	\$33,813,458	-4.13%
Garland	\$28,252,806	\$27,722,405	1.91%
Top Five Markets Totals	\$417,032,780	\$400,967,979	4.01%
Statewide Totals	\$641,754,776	\$630,980,982	1.71%
Percentages of State Totals Provided by Top Five Markets	64.98%	63.55%	

Highest Average Prices for the Month			
County	Apr-20	Apr-19	% Change
Benton	\$287,313	\$244,580	17.47%
Perry	\$269,100	\$95,750	181.04%
Washington	\$248,493	\$229,736	8.16%
Garland	\$219,014	\$191,189	14.55%
Pulaski	\$218,164	\$198,740	9.77%
Statewide Averages	\$208,701	\$186,295	12.03%

Most Units Sold for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	2,123	1,874	13.29%
Pulaski	1,684	1,650	2.06%
Washington	1,196	1,113	7.46%
Saline	688	658	4.56%
Sebastian	630	630	0.00%
Top Five Markets Totals	6321	5925	6.68%
Statewide Totals	11,230	10,891	3.11%
Percentages of State Totals Provided by Top Five Markets	56.29%	54.40%	

Highest Valuations for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$570,511,667	\$451,549,670	26.35%
Pulaski	\$354,180,564	\$325,246,350	8.90%
Washington	\$291,565,664	\$248,643,087	17.26%
Saline	\$140,892,768	\$125,633,256	12.15%
Sebastian	\$93,354,660	\$109,408,950	-14.67%
Top Five Markets Totals	\$1,450,505,323	\$1,260,481,313	15.08%
Statewide Totals	\$2,209,087,194	\$1,992,300,882	10.88%
Percentages of State Totals Provided by Top Five Markets	65.66%	63.27%	

Highest Average Prices for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$268,729	\$240,955	11.53%
Washington	\$243,784	\$223,399	9.12%
Pulaski	\$210,321	\$197,119	6.70%
Saline	\$204,786	\$190,932	7.26%
Garland	\$195,031	\$180,577	8.00%
Statewide Averages	\$196,713	\$182,931	7.53%

1Not a complete list. Covers only properties sold by REALTORS® reporting through participating multiple listing services in Arkansas.

New and Existing Residential Units Sold, April 2020

County	Apr-20	Apr-19	% Change	YTD '20	YTD '19	% Change
Arkansas	8	11	-27.27%	39	36	8.33%
Ashley	5	5	0.00%	25	20	25.00%
Baxter & Marion	80	109	-26.61%	304	309	-1.62%
Benton	610	640	-4.69%	2123	1874	13.29%
Boone	92	78	17.95%	305	279	9.32%
Carroll	28	21	33.33%	93	80	16.25%
Clark	8	18	-55.56%	40	39	2.56%
Clay	3	1	200.00%	19	4	375.00%
Cleburne	28	44	-36.36%	129	129	0.00%
Columbia	13	14	-7.14%	43	48	-10.42%
Conway	15	17	-11.76%	62	54	14.81%
Craighead	144	158	-8.86%	496	459	8.06%
Crawford	82	87	-5.75%	307	311	-1.29%
Crittenden	46	54	-14.81%	168	156	7.69%
Cross	8	11	-27.27%	30	34	-11.76%
Faulkner	143	136	5.15%	195	451	-56.76%
Franklin	11	12	-8.33%	53	42	26.19%
Fulton	8	6	33.33%	28	17	64.71%
Garland	129	145	-11.03%	586	566	3.53%
Grant	17	13	30.77%	49	55	-10.91%
Greene	37	32	15.63%	143	140	2.14%
Hot Spring	10	15	-33.33%	68	75	-9.33%
Independence	22	31	-29.03%	80	85	-5.88%
Izard	10	8	25.00%	34	26	30.77%
Jefferson	32	31	3.23%	139	116	19.83%
Johnson	28	21	33.33%	86	98	-12.24%
Lonoke	106	138	-23.19%	413	388	6.44%
Madison	7	8	-12.50%	35	26	34.62%
Miller	12	19	-36.84%	63	68	-7.35%
Mississippi	7	20	-65.00%	39	48	-18.75%
Ouachita	13	19	-31.58%	42	67	-37.31%
Perry	4	4	0.00%	23	20	15.00%
Polk	16	21	-23.81%	54	67	-19.40%
Pope	70	77	-9.09%	230	199	15.58%
Pulaski	485	503	-3.58%	1684	1650	2.06%
Saline	159	179	-11.17%	688	658	4.56%
Sebastian	152	182	-16.48%	630	630	0.00%
Sharp	18	30	-40.00%	72	79	-8.86%
Union	18	25	-28.00%	99	84	17.86%
Van Buren	19	23	-17.39%	75	71	5.63%
Washington	303	361	-16.07%	1196	1113	7.46%
White	69	60	15.00%	243	220	10.45%
Totals	3,075	3,387	-9.21%	11,230	10,891	3.11%

Values of New and Existing Residential Units Sold, April 2020

County	Apr-20	Apr-19	% Change	YTD '20	YTD '19	% Change
Arkansas	\$1,104,000	\$1,431,254	-22.86%	\$4,191,135	\$3,664,008	14.39%
Ashley	\$441,000	\$571,000	-22.77%	\$2,764,100	\$2,190,000	26.21%
Baxter & Marion	\$12,900,880	\$16,154,781	-20.14%	\$47,650,480	\$45,283,950	5.23%
Benton	\$175,260,930	\$156,531,200	11.97%	\$570,511,667	\$451,549,670	26.35%
Boone	\$12,758,560	\$8,621,574	47.98%	\$41,770,055	\$32,603,103	28.12%
Carroll	\$5,172,076	\$3,919,902	31.94%	\$17,493,393	\$15,412,720	13.50%
Clark	\$1,114,496	\$2,596,464	-57.08%	\$4,551,560	\$5,638,971	-19.28%
Clay	\$285,000	\$47,500	500.00%	\$1,654,691	\$322,500	413.08%
Cleburne	\$5,145,000	\$6,884,944	-25.27%	\$22,933,362	\$22,021,074	4.14%
Columbia	\$1,172,405	\$1,299,900	-9.81%	\$5,211,256	\$6,294,624	-17.21%
Conway	\$2,385,555	\$1,910,698	24.85%	\$7,600,580	\$7,035,768	8.03%
Craighead	\$27,333,792	\$28,326,556	-3.50%	\$90,138,576	\$80,411,292	12.10%
Crawford	\$13,186,748	\$10,402,242	26.77%	\$46,048,465	\$40,253,974	14.39%
Crittenden	\$7,656,838	\$7,986,276	-4.13%	\$24,291,792	\$23,107,500	5.13%
Cross	\$1,127,504	\$1,316,997	-14.39%	\$3,225,510	\$4,162,994	-22.52%
Faulkner	\$27,903,161	\$25,465,456	9.57%	\$37,413,870	\$79,661,934	-53.03%
Franklin	\$1,005,950	\$1,375,908	-26.89%	\$4,950,730	\$3,904,278	26.80%
Fulton	\$1,082,000	\$515,898	109.73%	\$3,280,060	\$2,317,695	41.52%
Garland	\$28,252,806	\$27,722,405	1.91%	\$114,288,166	\$102,206,582	11.82%
Grant	\$2,577,489	\$2,303,938	11.87%	\$7,581,182	\$8,350,925	-9.22%
Greene	\$5,072,922	\$4,298,976	18.00%	\$18,651,633	\$18,945,780	-1.55%
Hot Spring	\$1,422,650	\$2,642,100	-46.15%	\$7,967,560	\$9,591,900	-16.93%
Independence	\$2,476,694	\$3,141,044	-21.15%	\$10,258,720	\$9,251,060	10.89%
Izard	\$1,422,650	\$892,048	59.48%	\$3,450,286	\$2,960,984	16.52%
Jefferson	\$3,428,960	\$3,729,486	-8.06%	\$15,135,015	\$12,231,736	23.74%
Johnson	\$3,775,632	\$2,634,828	43.30%	\$11,596,842	\$10,342,822	12.12%
Lonoke	\$18,693,736	\$22,984,314	-18.67%	\$70,309,120	\$62,074,956	13.26%
Madison	\$1,283,499	\$1,254,904	2.28%	\$5,472,390	\$3,823,300	43.13%
Miller	\$1,986,300	\$2,257,352	-12.01%	\$10,315,053	\$10,000,352	3.15%
Mississippi	\$1,159,998	\$1,883,560	-38.41%	\$4,719,234	\$4,210,416	12.08%
Ouachita	\$1,362,452	\$2,170,807	-37.24%	\$5,490,240	\$7,122,770	-22.92%
Perry	\$1,076,400	\$383,000	0.00%	\$3,133,543	\$2,447,900	28.01%
Polk	\$2,282,000	\$2,537,619	-10.07%	\$6,259,518	\$7,017,379	-10.80%
Pope	\$11,677,540	\$11,427,878	2.18%	\$37,225,500	\$30,159,246	23.43%
Pulaski	\$105,809,540	\$99,966,220	5.85%	\$354,180,564	\$325,246,350	8.90%
Saline	\$32,416,125	\$33,813,458	-4.13%	\$140,892,768	\$125,633,256	12.15%
Sebastian	\$25,962,512	\$28,837,172	-9.97%	\$93,354,660	\$109,408,950	-14.67%
Sharp	\$1,867,590	\$2,878,620	-35.12%	\$6,190,272	\$7,123,509	-13.10%
Union	\$2,601,396	\$3,917,200	-33.59%	\$12,661,308	\$12,053,664	5.04%
Van Buren	\$2,286,935	\$2,504,907	-8.70%	\$9,654,300	\$7,037,023	37.19%
Washington	\$75,293,379	\$82,934,696	-9.21%	\$291,565,664	\$248,643,087	17.26%
White	\$10,529,676	\$8,505,900	23.79%	\$33,052,374	\$30,580,880	8.08%
Totals	\$641,754,776	\$630,980,982	1.71%	\$2,209,087,194	\$1,992,300,882	10.88%

Average Prices of New and Existing Residential Units Sold, April 2020

County	Apr-20	Apr-19	% Change	YTD '20	YTD '19	% Change
Arkansas	\$138,000	\$ 130,114	6.06%	\$ 107,465	\$ 101,778	5.59%
Ashley	\$ 88,200	\$ 114,200	-22.77%	\$ 110,564	\$ 109,500	0.97%
Baxter & Marion	\$161,261	\$ 148,209	8.81%	\$ 156,745	\$ 146,550	6.96%
Benton	\$287,313	\$ 244,580	17.47%	\$ 268,729	\$ 240,955	11.53%
Boone	\$138,680	\$ 110,533	25.46%	\$ 136,951	\$ 116,857	17.20%
Carroll	\$184,717	\$ 186,662	-1.04%	\$ 188,101	\$ 192,659	-2.37%
Clark	\$139,312	\$ 144,248	-3.42%	\$ 113,789	\$ 144,589	-21.30%
Clay	\$ 95,000	\$ 47,500	100.00%	\$ 87,089	\$ 80,625	8.02%
Cleburne	\$183,750	\$ 156,476	17.43%	\$ 177,778	\$ 170,706	4.14%
Columbia	\$ 90,185	\$ 92,850	-2.87%	\$ 121,192	\$ 131,138	-7.58%
Conway	\$159,037	\$ 112,394	41.50%	\$ 122,590	\$ 130,292	-5.91%
Craighead	\$189,818	\$ 179,282	5.88%	\$ 181,731	\$ 175,188	3.73%
Crawford	\$160,814	\$ 119,566	34.50%	\$ 149,995	\$ 129,434	15.89%
Crittenden	\$166,453	\$ 147,894	12.55%	\$ 144,594	\$ 148,125	-2.38%
Cross	\$140,938	\$ 119,727	17.72%	\$ 107,517	\$ 122,441	-12.19%
Faulkner	\$195,127	\$ 187,246	4.21%	\$ 191,866	\$ 176,634	8.62%
Franklin	\$ 91,450	\$ 114,659	-20.24%	\$ 93,410	\$ 92,959	0.49%
Fulton	\$135,250	\$ 85,983	57.30%	\$ 117,145	\$ 136,335	-14.08%
Garland	\$219,014	\$ 191,189	14.55%	\$ 195,031	\$ 180,577	8.00%
Grant	\$151,617	\$ 177,226	-14.45%	\$ 154,718	\$ 151,835	1.90%
Greene	\$137,106	\$ 134,343	2.06%	\$ 130,431	\$ 135,327	-3.62%
Hot Spring	\$142,265	\$ 176,140	-19.23%	\$ 117,170	\$ 127,892	-8.38%
Independence	\$112,577	\$ 101,324	11.11%	\$ 128,234	\$ 108,836	17.82%
Izard	\$142,265	\$ 111,506	27.59%	\$ 101,479	\$ 113,884	-10.89%
Jefferson	\$107,155	\$ 120,306	-10.93%	\$ 108,885	\$ 105,446	3.26%
Johnson	\$134,844	\$ 125,468	7.47%	\$ 134,847	\$ 105,539	27.77%
Lonoke	\$176,356	\$ 166,553	5.89%	\$ 170,240	\$ 159,987	6.41%
Madison	\$183,357	\$ 156,863	16.89%	\$ 156,354	\$ 147,050	6.33%
Miller	\$165,525	\$ 118,808	39.32%	\$ 163,731	\$ 147,064	11.33%
Mississippi	\$165,714	\$ 94,178	75.96%	\$ 121,006	\$ 87,717	37.95%
Ouachita	\$104,804	\$ 114,253	-8.27%	\$ 130,720	\$ 106,310	22.96%
Perry	\$269,100	\$ 95,750	181.04%	\$ 136,241	\$ 122,395	11.31%
Polk	\$142,625	\$ 120,839	18.03%	\$ 115,917	\$ 104,737	10.67%
Pope	\$166,822	\$ 148,414	12.40%	\$ 161,850	\$ 151,554	6.79%
Pulaski	\$218,164	\$ 198,740	9.77%	\$ 210,321	\$ 197,119	6.70%
Saline	\$203,875	\$ 188,902	7.93%	\$ 204,786	\$ 190,932	7.26%
Sebastian	\$170,806	\$ 158,446	7.80%	\$ 148,182	\$ 173,665	-14.67%
Sharp	\$103,755	\$ 95,954	8.13%	\$ 85,976	\$ 90,171	-4.65%
Union	\$144,522	\$ 156,688	-7.76%	\$ 127,892	\$ 143,496	-10.87%
Van Buren	\$120,365	\$ 108,909	10.52%	\$ 128,724	\$ 99,113	29.88%
Washington	\$248,493	\$ 229,736	8.16%	\$ 243,784	\$ 223,399	9.12%
White	\$152,604	\$ 141,765	7.65%	\$ 136,018	\$ 139,004	-2.15%
Statewide	\$208,701	\$186,295	12.03%	\$196,713	\$182,931	7.53%

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