

Summary of December 2019 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month			
County	Dec-19	Dec-18	% Change
Benton	565	461	22.56%
Pulaski	418	415	0.72%
Washington	320	238	34.45%
Sebastian	198	169	17.16%
Saline	167	160	4.38%
Top Five Markets Totals	1,668	1,443	15.59%
Statewide Totals	2,966	2,535	17.00%
Percentages of State Totals Provided by Top Five Markets	56.24%	56.92%	

Most Units Sold for the Year			
County	YTD 2019	YTD 2018	% Change
Benton	6,866	6,319	8.66%
Pulaski	5,811	5,564	4.44%
Washington	3,767	3,698	1.87%
Saline	2,285	2,022	13.01%
Sebastian	2,103	2,030	3.60%
Top Five Markets Totals	20832	19633	6.11%
Statewide Totals	38,243	36,338	5.24%
Percentages of State Totals Provided by Top Five Markets	54.47%	54.03%	

Highest Valuations for the Month			
County	Dec-19	Dec-18	% Change
Benton	\$152,204,220	\$112,922,411	34.79%
Pulaski	\$90,914,582	\$73,977,900	22.89%
Washington	\$76,835,520	\$54,916,834	39.91%
Saline	\$34,918,197	\$32,864,160	6.25%
Sebastian	\$30,110,850	\$26,334,256	14.34%
Top Five Markets Totals	\$384,983,369	\$301,015,561	27.89%
Statewide Totals	\$586,886,261	\$459,495,573	27.72%
Percentages of State Totals Provided by Top Five Markets	65.60%	65.51%	

Highest Valuations for the Year			
County	YTD 2019	YTD 2018	% Change
Benton	\$1,754,990,796	\$1,513,425,776	15.96%
Pulaski	\$1,188,233,280	\$1,101,811,100	7.84%
Washington	\$891,404,045	\$848,299,012	5.08%
Saline	\$457,290,195	\$392,888,754	16.39%
Garland	\$381,651,206	\$357,003,038	6.90%
Top Five Markets Totals	\$4,673,569,522	\$4,213,427,680	10.92%
Statewide Totals	\$7,370,236,849	\$6,656,904,351	10.72%
Percentages of State Totals Provided by Top Five Markets	63.41%	63.29%	

Highest Average Prices for the Month			
County	Dec-19	Dec-18	% Change
Benton	\$269,388	\$244,951	9.98%
Perry	\$243,514	\$179,330	35.79%
Washington	\$240,111	\$230,743	4.06%
Garland	\$223,679	\$185,354	20.68%
Pulaski	\$217,499	\$178,260	22.01%
Statewide Averages	\$197,871	\$181,261	9.16%

Highest Average Prices for the Year			
County	YTD 2019	YTD 2018	% Change
Benton	\$255,606	\$239,504	6.72%
Washington	\$236,635	\$229,394	3.16%
Pulaski	\$204,480	\$198,025	3.26%
Garland	\$203,114	\$193,918	4.74%
Carroll	\$200,353	\$171,493	16.83%
Statewide Averages	\$192,721	\$183,194	5.20%

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

New and Existing Residential Units Sold, December 2019

County	Dec-19	Dec-18	% Change	YTD '19	YTD '18	% Change
Arkansas	3	9	-66.67%	121	122	-0.82%
Ashley	7	3	133.33%	62	71	-12.68%
Baxter & Marion	87	83	4.82%	1144	1102	3.81%
Benton	565	461	22.56%	6866	6319	8.66%
Boone	80	64	25.00%	991	926	7.02%
Carroll	25	31	-19.35%	338	356	-5.06%
Clark	8	12	-33.33%	119	106	12.26%
Clay	3	2	50.00%	38	34	11.76%
Cleburne	32	26	23.08%	444	484	-8.26%
Columbia	14	8	75.00%	177	134	32.09%
Conway	5	7	-28.57%	155	129	20.16%
Craighead	126	107	17.76%	1690	1584	6.69%
Crawford	79	67	17.91%	1010	967	4.45%
Crittenden	39	27	44.44%	542	494	9.72%
Cross	8	6	33.33%	112	72	55.56%
Faulkner	131	112	16.96%	1605	1674	-4.12%
Franklin	15	5	200.00%	151	104	45.19%
Fulton	9	2	350.00%	81	43	88.37%
Garland	121	104	16.35%	1879	1841	2.06%
Grant	17	10	70.00%	202	191	5.76%
Greene	31	26	19.23%	511	474	7.81%
Hot Spring	17	16	6.25%	244	230	6.09%
Independence	21	20	5.00%	273	298	-8.39%
Izard	10	12	-16.67%	111	114	-2.63%
Jefferson	40	32	25.00%	443	432	2.55%
Johnson	21	23	-8.70%	289	265	9.06%
Lonoke	98	79	24.05%	1334	1255	6.29%
Madison	5	9	-44.44%	105	121	-13.22%
Miller	27	17	58.82%	233	155	50.32%
Mississippi	7	10	-30.00%	150	150	0.00%
Ouachita	9	9	0.00%	179	156	14.74%
Perry	7	5	40.00%	49	70	-30.00%
Polk	18	8	125.00%	207	197	5.08%
Pope	60	51	17.65%	794	784	1.28%
Pulaski	418	415	0.72%	5811	5564	4.44%
Saline	167	160	4.38%	2285	2022	13.01%
Sebastian	198	169	17.16%	2103	2030	3.60%
Sharp	21	11	90.91%	266	234	13.68%
Union	26	30	-13.33%	316	345	-8.41%
Van Buren	12	10	20.00%	232	239	-2.93%
Washington	320	238	34.45%	3767	3698	1.87%
White	59	39	51.28%	814	752	8.24%
Totals	2,966	2,535	17.00%	38,243	36,338	5.24%

Values of New and Existing Residential Units Sold, December 2019

County	Dec-19	Dec-18	% Change	YTD '19	YTD '18	% Change
Arkansas	\$280,401	\$605,754	-53.71%	\$13,457,862	\$11,412,368	17.92%
Ashley	\$832,650	\$372,999	123.23%	\$6,746,034	\$6,803,078	-0.84%
Baxter & Marion	\$13,543,551	\$11,791,644	14.86%	\$171,248,792	\$153,877,770	11.29%
Benton	\$152,204,220	\$112,922,411	34.79%	\$1,754,990,796	\$1,513,425,776	15.96%
Boone	\$10,648,640	\$6,934,464	53.56%	\$131,504,709	\$112,909,958	16.47%
Carroll	\$5,303,900	\$7,296,408	-27.31%	\$67,719,314	\$61,051,508	10.92%
Clark	\$903,648	\$1,223,592	-26.15%	\$15,616,846	\$12,319,744	26.76%
Clay	\$235,500	\$215,000	9.53%	\$2,624,736	\$2,414,612	8.70%
Cleburne	\$6,938,688	\$4,234,750	63.85%	\$88,249,440	\$89,931,072	-1.87%
Columbia	\$1,401,400	\$1,006,000	39.30%	\$23,225,055	\$17,654,098	31.56%
Conway	\$561,750	\$797,895	-29.60%	\$17,164,235	\$15,001,926	14.41%
Craighead	\$21,614,040	\$16,885,456	28.00%	\$307,255,520	\$276,236,928	11.23%
Crawford	\$8,975,822	\$9,227,173	-2.72%	\$133,156,380	\$132,779,737	0.28%
Crittenden	\$5,925,387	\$3,189,537	85.78%	\$83,481,008	\$63,971,024	30.50%
Cross	\$943,000	\$988,002	-4.55%	\$13,936,384	\$8,875,656	57.02%
Faulkner	\$24,852,665	\$19,921,664	24.75%	\$303,346,605	\$298,306,800	1.69%
Franklin	\$2,098,245	\$344,900	508.36%	\$16,271,760	\$11,946,792	36.20%
Fulton	\$639,099	\$124,500	413.33%	\$10,189,395	\$5,300,954	92.22%
Garland	\$27,065,159	\$19,276,816	40.40%	\$381,651,206	\$357,003,038	6.90%
Grant	\$2,383,417	\$1,573,700	51.45%	\$31,658,450	\$27,829,846	13.76%
Greene	\$4,255,153	\$3,755,544	13.30%	\$71,099,518	\$61,759,356	15.12%
Hot Spring	\$2,203,047	\$1,359,456	62.05%	\$28,676,344	\$27,011,200	6.16%
Independence	\$2,201,892	\$2,168,640	1.53%	\$33,191,067	\$37,324,798	-11.08%
Izard	\$1,119,500	\$1,164,996	-3.91%	\$12,423,009	\$11,558,460	7.48%
Jefferson	\$4,682,520	\$3,032,576	54.41%	\$46,869,400	\$41,234,400	13.67%
Johnson	\$2,033,682	\$2,902,600	-29.94%	\$32,855,832	\$31,517,510	4.25%
Lonoke	\$15,690,192	\$12,724,846	23.30%	\$222,840,698	\$199,716,935	11.58%
Madison	\$722,900	\$1,046,754	-30.94%	\$17,279,325	\$18,156,050	-4.83%
Miller	\$3,894,993	\$2,491,843	56.31%	\$35,757,345	\$15,213,405	135.04%
Mississippi	\$558,502	\$649,550	-14.02%	\$14,226,300	\$12,937,500	9.96%
Ouachita	\$939,996	\$801,999	17.21%	\$18,074,704	\$14,529,684	24.40%
Perry	\$1,704,598	\$896,650	0.00%	\$6,427,085	\$8,657,110	-25.76%
Polk	\$1,842,984	\$877,600	110.00%	\$24,143,859	\$21,880,199	10.35%
Pope	\$9,024,960	\$7,236,135	24.72%	\$121,626,508	\$114,651,376	6.08%
Pulaski	\$90,914,582	\$73,977,900	22.89%	\$1,188,233,280	\$1,101,811,100	7.84%
Saline	\$34,918,197	\$32,864,160	6.25%	\$457,290,195	\$392,888,754	16.39%
Sebastian	\$30,110,850	\$26,334,256	14.34%	\$356,357,556	\$318,096,940	12.03%
Sharp	\$2,057,601	\$792,495	159.64%	\$24,796,254	\$20,438,028	21.32%
Union	\$4,112,940	\$5,305,500	-22.48%	\$47,998,188	\$49,779,360	-3.58%
Van Buren	\$1,187,448	\$915,400	29.72%	\$26,286,296	\$24,551,753	7.06%
Washington	\$76,835,520	\$54,916,834	39.91%	\$891,404,045	\$848,299,012	5.08%
White	\$8,523,022	\$4,347,174	96.06%	\$118,885,514	\$105,838,736	12.33%
Totals	\$586,886,261	\$459,495,573	27.72%	\$7,370,236,849	\$6,656,904,351	10.72%

Average Prices of New and Existing Residential Units So, December 2019

County	Dec-19	Dec-18	% Change	YTD '19	YTD '18	% Change
Arkansas	\$ 93,467	\$ 67,306	38.87%	\$ 111,222	\$ 93,544	18.90%
Ashley	\$118,950	\$ 124,333	-4.33%	\$ 108,807	\$ 95,818	13.56%
Baxter & Marion	\$155,673	\$ 142,068	9.58%	\$ 149,693	\$ 139,635	7.20%
Benton	\$269,388	\$ 244,951	9.98%	\$ 255,606	\$ 239,504	6.72%
Boone	\$133,108	\$ 108,351	22.85%	\$ 132,699	\$ 121,933	8.83%
Carroll	\$212,156	\$ 235,368	-9.86%	\$ 200,353	\$ 171,493	16.83%
Clark	\$112,956	\$ 101,966	10.78%	\$ 131,234	\$ 116,224	12.91%
Clay	\$ 78,500	\$ 107,500	-26.98%	\$ 69,072	\$ 71,018	-2.74%
Cleburne	\$216,834	\$ 162,875	33.13%	\$ 198,760	\$ 185,808	6.97%
Columbia	\$100,100	\$ 125,750	-20.40%	\$ 131,215	\$ 131,747	-0.40%
Conway	\$112,350	\$ 113,985	-1.43%	\$ 110,737	\$ 116,294	-4.78%
Craighead	\$171,540	\$ 157,808	8.70%	\$ 181,808	\$ 174,392	4.25%
Crawford	\$113,618	\$ 137,719	-17.50%	\$ 131,838	\$ 137,311	-3.99%
Crittenden	\$151,933	\$ 118,131	28.61%	\$ 154,024	\$ 129,496	18.94%
Cross	\$117,875	\$ 164,667	-28.42%	\$ 124,432	\$ 123,273	0.94%
Faulkner	\$189,715	\$ 177,872	6.66%	\$ 189,001	\$ 178,200	6.06%
Franklin	\$139,883	\$ 68,980	102.79%	\$ 107,760	\$ 114,873	-6.19%
Fulton	\$ 71,011	\$ 62,250	14.07%	\$ 125,795	\$ 123,278	2.04%
Garland	\$223,679	\$ 185,354	20.68%	\$ 203,114	\$ 193,918	4.74%
Grant	\$140,201	\$ 157,370	-10.91%	\$ 156,725	\$ 145,706	7.56%
Greene	\$137,263	\$ 144,444	-4.97%	\$ 139,138	\$ 130,294	6.79%
Hot Spring	\$129,591	\$ 84,966	52.52%	\$ 117,526	\$ 117,440	0.07%
Independence	\$104,852	\$ 108,432	-3.30%	\$ 121,579	\$ 125,251	-2.93%
Izard	\$111,950	\$ 97,083	15.31%	\$ 111,919	\$ 101,390	10.38%
Jefferson	\$117,063	\$ 94,768	23.53%	\$ 105,800	\$ 95,450	10.84%
Johnson	\$ 96,842	\$ 126,200	-23.26%	\$ 113,688	\$ 118,934	-4.41%
Lonoke	\$160,104	\$ 161,074	-0.60%	\$ 167,047	\$ 159,137	4.97%
Madison	\$144,580	\$ 116,306	24.31%	\$ 164,565	\$ 150,050	9.67%
Miller	\$144,259	\$ 146,579	-1.58%	\$ 153,465	\$ 98,151	56.36%
Mississippi	\$ 79,786	\$ 64,955	22.83%	\$ 94,842	\$ 86,250	9.96%
Ouachita	\$104,444	\$ 89,111	17.21%	\$ 100,976	\$ 93,139	8.41%
Perry	\$243,514	\$ 179,330	35.79%	\$ 131,165	\$ 123,673	6.06%
Polk	\$102,388	\$ 109,700	-6.67%	\$ 116,637	\$ 111,067	5.01%
Pope	\$150,416	\$ 141,885	6.01%	\$ 153,182	\$ 146,239	4.75%
Pulaski	\$217,499	\$ 178,260	22.01%	\$ 204,480	\$ 198,025	3.26%
Saline	\$209,091	\$ 205,401	1.80%	\$ 200,127	\$ 194,307	3.00%
Sebastian	\$152,075	\$ 155,824	-2.41%	\$ 169,452	\$ 156,698	8.14%
Sharp	\$ 97,981	\$ 72,045	36.00%	\$ 93,219	\$ 87,342	6.73%
Union	\$158,190	\$ 176,850	-10.55%	\$ 151,893	\$ 144,288	5.27%
Van Buren	\$ 98,954	\$ 91,540	8.10%	\$ 113,303	\$ 102,727	10.30%
Washington	\$240,111	\$ 230,743	4.06%	\$ 236,635	\$ 229,394	3.16%
White	\$144,458	\$ 111,466	29.60%	\$ 146,051	\$ 140,743	3.77%
Statewide	\$197,871	\$181,261	9.16%	\$192,721	\$183,194	5.20%

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