

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

Most Units Sold for the Month			
County	Dec-20	Dec-19	% Change
Benton	666	565	17.88%
Pulaski	531	418	27.03%
Washington	360	320	12.50%
Saline	226	167	35.33%
Sebastian	196	198	-1.01%
Top Five Markets Totals	1,979	1,668	18.65%
Statewide Totals	3,621	2,948	22.83%
Percentages of State Totals Provided by Top Five Markets	54.65%	56.58%	

Highest Valuations for the Month			
County	Dec-20	Dec-19	% Change
Benton	\$189,730,080	\$185,776,216	2.13%
Pulaski	\$123,509,538	\$113,161,590	9.14%
Washington	\$96,341,400	\$94,759,080	1.67%
Saline	\$54,783,756	\$49,057,296	11.67%
Garland	\$48,157,584	\$30,447,971	58.16%
Top Five Markets Totals	\$512,522,358	\$473,202,153	8.31%
Statewide Totals	\$840,237,532	\$724,138,148	16.03%
Percentages of State Totals Provided by Top Five Markets	61.00%	65.35%	

Highest Average Prices for the Month			
County	Dec-20	Dec-19	% Change
Benton	\$284,880	\$269,388	5.75%
Washington	\$ 267,615	\$ 240,111	11.45%
Cleburne	\$ 266,070	\$ 216,834	22.71%
Carroll	\$ 265,609	\$ 212,156	25.20%
Garland	\$ 242,869	\$ 197,885	10.98%
Statewide Averages	\$232,046	\$201,683	15.05%

Most Units Sold for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	7,762	6,866	13.05%
Pulaski	6,479	5,811	11.50%
Washington	4,250	3,698	14.93%
Saline	2716	2285	18.86%
Sebastian	2163	1907	13.42%
Top Five Markets Totals	23370	20567	13.63%
Statewide Totals	42,980	37,325	15.15%
Percentages of State Totals Provided by Top Five Markets	54.37%	55.10%	

Highest Valuations for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$2,199,129,840	\$1,003,838,226	119.07%
Pulaski	\$1,433,102,968	\$571,889,890	150.59%
Washington	\$1,098,085,250	\$537,867,536	104.16%
Saline	\$603,946,056	\$209,035,308	188.92%
Faulkner	\$261,582,496	\$176,858,055	47.91%
Top Five Markets Totals	\$5,595,846,610	\$2,499,489,015	123.88%
Statewide Totals	\$8,621,680,726	\$4,273,894,398	101.73%
Percentages of State Totals Provided by Top Five Markets	64.90%	58.48%	

Highest Average Prices for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$283,320	\$255,606	10.84%
Washington	\$ 258,373	\$ 236,635	9.19%
Carroll	\$ 234,521	\$ 200,353	17.05%
Garland	\$ 230,918	\$ 201,770	14.45%
Saline	\$ 222,366	\$ 200,127	11.11%
Statewide Averages	\$200,598	\$114,505	4.72%

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 2020

County	Dec-20	Dec-19	% Change	YTD '20	YTD '19	% Change
Arkansas	9	3	200.00%	139	121	14.88%
Ashley	7	7	0.00%	83	62	33.87%
Baxter & Marion	108	87	24.14%	1276	1144	11.54%
Benton	666	565	17.88%	7762	6866	13.05%
Boone	91	82	10.98%	1226	994	23.34%
Carroll	35	25	40.00%	399	338	18.05%
Clark	10	8	25.00%	118	101	16.83%
Clay	3	3	0.00%	66	38	73.68%
Cleburne	56	32	75.00%	612	444	37.84%
Columbia	11	14	-21.43%	155	177	-12.43%
Conway	25	5	400.00%	198	155	27.74%
Craighead	177	126	40.48%	1946	1693	14.94%
Crawford	81	77	5.19%	1031	936	10.15%
Crittenden	25	39	-35.90%	514	547	-6.03%
Cross	7	8	-12.50%	121	112	8.04%
Faulkner	173	131	32.06%	2046	1605	27.48%
Franklin	18	15	20.00%	201	151	33.11%
Fulton	6	9	-33.33%	100	81	23.46%
Garland	167	110	51.82%	2014	1699	18.54%
Grant	16	17	-5.88%	200	202	-0.99%
Greene	40	31	29.03%	200	202	-0.99%
Hot Spring	17	17	0.00%	256	244	4.92%
Independence	28	21	33.33%	334	273	22.34%
Izard	17	10	70.00%	124	111	11.71%
Jefferson	48	40	20.00%	552	443	24.60%
Johnson	3	3	0.00%	26	26	0.00%
Lonoke	146	98	48.98%	1614	1334	20.99%
Madison	18	5	260.00%	143	105	36.19%
Miller	30	38	-21.05%	311	233	33.48%
Mississippi	14	7	100.00%	151	153	-1.31%
Ouachita	11	9	22.22%	152	179	-15.08%
Perry	7	7	0.00%	55	49	12.24%
Polk	24	18	33.33%	263	207	27.05%
Pope	73	60	21.67%	872	772	12.95%
Pulaski	531	418	27.03%	6479	5811	11.50%
Saline	226	167	35.33%	2716	2285	18.86%
Sebastian	196	198	-1.01%	2361	2105	12.16%
Sharp	20	21	-4.76%	299	266	12.41%
Union	24	26	-7.69%	357	317	12.62%
Van Buren	19	12	58.33%	291	232	25.43%
Washington	360	320	12.50%	4250	3698	14.93%
White	78	59	32.20%	967	814	18.80%
Totals	3,621	2,948	22.83%	42,980	37,325	15.15%

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Values of New and Existing Residential Units Sold, December 2020

County	Dec-20	Dec-19	% Change	YTD '20	YTD '19	% Change
Arkansas		\$997,677	#DIV/0!	\$15,323,801	\$8,204,972	86.76%
Ashley	\$741,000	\$498,500	48.65%	\$9,975,894	\$3,580,608	178.61%
Baxter & Marion	\$22,590,684	\$16,089,740	40.40%	\$221,618,232	\$93,281,936	137.58%
Benton	\$189,730,080	\$185,776,216	2.13%	\$2,199,129,840	\$1,003,838,226	119.07%
Boone	\$19,181,051	\$12,501,801	53.43%	\$122,491,228	\$97,655,565	25.43%
Carroll	\$9,296,315	\$7,655,784	21.43%	\$93,573,879	\$37,292,288	150.92%
Clark	\$1,080,690	\$1,384,295	-21.93%	\$15,237,930	\$10,147,216	50.17%
Clay	\$235,500	\$146,000	61.30%	\$5,635,872	\$1,021,560	451.69%
Cleburne	\$14,899,920	\$10,031,986	48.52%	\$135,639,396	\$48,197,380	181.42%
Columbia	\$1,939,080	\$2,930,202	-33.82%	\$22,338,147	\$14,058,330	58.90%
Conway	\$3,463,900	\$1,688,340	105.17%	\$26,990,370	\$11,921,250	126.41%
Craighead	\$33,155,910	\$25,332,884	30.88%	\$275,118,108	\$238,209,945	15.49%
Crawford	16,551,907	\$8,575,013	-98.12%	\$110,503,379	\$89,274,873	23.78%
Crittenden	\$8,514,338	\$7,558,650	12.64%	\$62,338,255	\$64,081,320	-2.72%
Cross	\$669,500	\$1,212,200	-44.77%	\$16,607,655	\$8,188,224	102.82%
Faulkner	\$37,263,681	\$34,227,099	8.87%	\$423,587,472	\$176,858,055	139.51%
Franklin	\$2,076,100	\$882,700	135.20%	\$15,784,129	\$10,876,244	45.12%
Fulton	\$666,996	\$605,500	10.16%	\$13,265,400	\$4,725,576	180.71%
Garland	\$48,157,584	\$30,447,971	58.16%	\$332,191,319	\$294,721,611	12.71%
Grant	\$2,878,496	\$3,386,856	-15.01%	\$32,717,600	\$17,761,408	84.21%
Greene	\$7,166,920	\$6,989,164	2.54%	\$31,520,400	\$39,230,001	-19.65%
Hot Spring	\$2,713,387	\$2,276,929	19.17%	\$35,235,328	\$18,163,620	93.99%
Independence	\$3,797,650	\$3,763,090	0.92%	\$45,387,260	\$20,380,650	122.70%
Izard	\$2,462,892	\$1,471,847	67.33%	\$16,701,312	\$6,558,060	154.67%
Jefferson	\$6,639,936	\$5,287,500	25.58%	\$62,952,288	\$27,219,656	131.28%
Johnson	\$901,500	\$2,609,600	-65.45%	\$4,113,460	\$18,144,132	-77.33%
Lonoke	\$29,120,576	\$20,601,750	41.35%	\$296,491,800	\$108,887,912	172.29%
Madison	\$2,948,400	\$1,735,461	69.89%	\$26,225,342	\$10,093,440	159.83%
Miller	\$6,528,064	\$4,004,931	63.00%	\$25,968,036	\$20,114,970	29.10%
Mississippi	\$1,412,700	\$1,306,503	8.13%	\$16,793,388	\$9,205,494	82.43%
Ouachita	\$1,376,397	\$1,810,208	-23.96%	\$18,813,555	\$11,712,942	60.62%
Perry	\$889,147	\$128,500	0.00%	\$7,247,460	\$3,092,124	134.38%
Polk	\$3,102,096	\$1,399,500	121.66%	\$38,687,826	\$11,704,888	230.53%
Pope	\$12,391,093	\$11,542,824	7.35%	\$151,753,288	\$67,730,420	124.05%
Pulaski	\$123,509,538	\$113,161,590	9.14%	\$1,433,102,968	\$571,889,890	150.59%
Saline	\$54,783,756	\$49,057,296	11.67%	\$603,946,056	\$209,035,308	188.92%
Sebastian	\$48,678,096	\$25,858,044	88.25%	\$277,579,491	\$243,232,568	14.12%
Sharp	\$2,667,940	\$1,904,500	40.09%	\$31,416,229	\$11,516,106	172.80%
Union	\$4,042,850	\$6,132,789	-34.08%	\$61,460,406	\$25,892,825	137.36%
Van Buren	\$2,801,398	\$2,847,288	-1.61%	\$39,142,119	\$13,074,173	199.39%
Washington	\$96,341,400	\$94,759,080	1.67%	\$1,098,085,250	\$537,867,536	104.16%
White	\$12,869,064	\$13,560,340	-5.10%	\$148,989,558	\$55,251,096	169.66%
Totals	\$840,237,532	\$724,138,148	16.03%	\$8,621,680,726	\$4,273,894,398	101.73%

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

County	Dec '20	Dec-19	% Change	YTD '20	YTD '19	% Change
Arkansas	\$ 138,383.33	\$ 93,467	48.06%	\$ 110,243	\$ 111,222	-0.88%
Ashley	\$ 105,857	\$ 118,950	-11.01%	\$ 120,191	\$ 108,807	10.46%
Baxter & Marion	\$ 209,173	\$ 155,673	34.37%	\$ 173,682	\$ 149,693	16.03%
Benton	\$ 284,880	\$ 269,388	5.75%	\$ 283,320	\$ 255,606	10.84%
Boone	\$ 163,778	\$ 132,818	23.31%	\$ 141,155	\$ 132,542	6.50%
Carroll	\$ 265,609	\$ 212,156	25.20%	\$ 234,521	\$ 200,353	17.05%
Clark	\$ 108,069	\$ 112,956	-4.33%	\$ 129,135	\$ 128,255	0.69%
Clay	\$ 78,500	\$ 78,500	0.00%	\$ 85,392	\$ 69,072	23.63%
Cleburne	\$ 266,070	\$ 216,834	22.71%	\$ 221,633	\$ 198,760	11.51%
Columbia	\$ 176,280	\$ 139,500	26.37%	\$ 144,117	\$ 131,215	9.83%
Conway	\$ 138,556	\$ 112,350	23.33%	\$ 136,315	\$ 110,737	23.10%
Craighead	\$ 190,692	\$ 171,540	11.16%	\$ 191,857	\$ 181,780	5.54%
Crawford	\$ 161,447	\$ 112,807	43.12%	\$ 154,391	\$ 130,393	18.40%
Crittenden	\$ 143,940	\$ 151,933	-5.26%	\$ 156,426	\$ 154,136	1.49%
Cross	\$ 95,643	\$ 117,875	-18.86%	\$ 137,253	\$ 123,976	10.71%
Faulkner	\$ 215,397	\$ 189,715	13.54%	\$ 207,032	\$ 189,001	9.54%
Franklin	\$ 97,167	\$ 139,883	-30.54%	\$ 116,929	\$ 107,760	8.51%
Fulton	\$ 111,166	\$ 71,011	56.55%	\$ 132,654	\$ 125,795	5.45%
Garland	\$ 242,869	\$ 197,885	22.73%	\$ 230,918	\$ 201,770	14.45%
Grant	\$ 179,906	\$ 140,201	28.32%	\$ 163,588	\$ 156,725	4.38%
Greene	\$ 179,173	\$ 137,263	30.53%	\$ 157,602	\$ 139,138	13.27%
Hot Spring	\$ 159,611	\$ 129,591	23.17%	\$ 137,638	\$ 117,526	17.11%
Independence	\$ 129,007	\$ 104,852	23.04%	\$ 135,890	\$ 121,579	11.77%
Izard	\$ 144,876	\$ 111,950	29.41%	\$ 134,688	\$ 111,919	20.34%
Jefferson	\$ 138,332	\$ 117,063	18.17%	\$ 114,044	\$ 105,800	7.79%
Johnson	\$ 212,750	\$ 135,150	57.42%	\$ 158,210	\$ 131,556	20.26%
Lonoke	\$ 199,456	\$ 160,104	24.58%	\$ 183,700	\$ 167,047	9.97%
Madison	\$ 163,800	\$ 144,580	13.29%	\$ 183,394	\$ 164,565	11.44%
Miller	\$ 157,745	\$ 163,610	-3.58%	\$ 136,763	\$ 153,465	-10.88%
Mississippi	\$ 100,907	\$ 79,786	26.47%	\$ 111,214	\$ 93,665	18.74%
Ouachita	\$ 125,127	\$ 104,444	19.80%	\$ 123,773	\$ 100,976	22.58%
Perry	\$ 127,021	\$ 243,514	-47.84%	\$ 131,772	\$ 131,165	0.46%
Polk	\$ 129,254	\$ 102,388	26.24%	\$ 147,102	\$ 116,637	26.12%
Pope	\$ 169,741	\$ 150,416	12.85%	\$ 174,029	\$ 153,567	13.32%
Pulaski	\$ 232,598	\$ 217,499	6.94%	\$ 221,192	\$ 204,480	8.17%
Saline	\$ 242,406	\$ 209,091	15.93%	\$ 222,366	\$ 200,127	11.11%
Sebastian	\$ 199,943	\$ 152,075	31.48%	\$ 172,923	\$ 169,323	2.13%
Sharp	\$ 133,397	\$ 97,981	36.15%	\$ 105,071	\$ 93,219	12.71%
Union	\$ 168,452	\$ 158,189	6.49%	\$ 172,158	\$ 151,672	13.51%
Van Buren	\$ 147,442	\$ 98,954	49.00%	\$ 134,509	\$ 113,303	18.72%
Washington	\$ 267,615	\$ 240,111	11.45%	\$ 258,373	\$ 236,635	9.19%
White	\$ 164,988	\$ 144,458	14.21%	\$ 154,074	\$ 146,051	5.49%
Statewide	\$232,046	\$201,683	15.05%	\$200,598	\$191,547	4.72%
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