

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

Most Units Sold for the Month				Most Units Sold for the Year			
County	February '18	February '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	408	366	11.48%	Benton	754	702	7.41%
Pulaski	373	306	21.90%	Pulaski	687	559	22.90%
Washington	225	214	5.14%	Washington	442	418	5.74%
Sebastian	137	128	7.03%	Sebastian	251	243	3.29%
Saline	119	118	0.85%	Garland	223	166	34.34%
Top Five Markets Totals	1,262	1,132	11.48%	Top Five Markets Totals	2357	2088	12.88%
Statewide Totals	2,307	2,114	9.13%	Statewide Totals	4,411	3,943	11.87%
Percentages of State Totals Provided by Top Five Markets	54.70%	53.55%		Percentages of State Totals Provided by Top Five Markets	53.43%	52.95%	
Highest Valuations for the Month				Highest Valuations for the Year			
County	February '18	February '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	\$90,195,336	\$79,083,450	14.05%	Benton	\$171,234,154	\$152,832,420	12.04%
Pulaski	\$76,304,237	\$61,384,518	24.31%	Pulaski	\$133,781,571	\$108,255,940	23.58%
Washington	\$50,045,850	\$42,984,040	16.43%	Washington	\$96,501,860	\$86,543,556	11.51%
Saline	\$21,116,788	\$20,274,406	4.15%	Saline	\$40,421,982	\$37,941,852	6.54%
Sebastian	\$19,748,002	\$18,999,808	3.94%	Sebastian	\$39,277,233	\$37,706,553	4.17%
Top Five Markets Totals	\$257,410,213	\$222,726,222	15.57%	Top Five Markets Totals	\$481,216,800	\$423,280,321	13.69%
Statewide Totals	\$404,756,827	\$353,479,290	14.51%	Statewide Totals	\$772,555,977	\$662,137,881	16.68%
Percentages of State Totals Provided by Top Five Markets	63.60%	63.01%		Percentages of State Totals Provided by Top Five Markets	62.29%	63.93%	
Highest Average Prices for the Month				Highest Average Prices for the Year			
County	February '18	February '17	% Change	County	YTD 2018	YTD 2017	% Change
Washington	\$222,426	\$200,860	10.74%	Benton	\$227,101	\$217,710	4.31%
Benton	\$221,067	\$216,075	2.31%	Washington	\$218,330	\$207,042	5.45%
Cleburne	\$214,965	\$153,765	39.80%	Cleburne	\$216,125	\$158,902	36.01%
Pulaski	\$204,569	\$200,603	1.98%	Pulaski	\$194,733	\$193,660	0.55%
Garland	\$185,054	\$136,151	35.92%	Carroll	\$193,924	\$158,458	22.38%
Statewide Averages	\$175,447	\$167,209	4.93%	Statewide Averages	\$175,143	\$167,927	4.30%

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, February 2018

County	Feb '18	Feb '17	% Change	YTD '18	YTD '17	% Change
Arkansas	9	7	28.57%	14	9	55.56%
Ashley	6	4	50.00%	10	9	11.11%
Baxter & Marion	49	47	4.26%	108	112	-3.57%
Benton	408	366	11.48%	754	702	7.41%
Boone	69	56	23.21%	127	116	9.48%
Carroll	20	15	33.33%	43	39	10.26%
Clark	4	5	-20.00%	10	10	0.00%
Clay	2	2	0.00%	3	3	0.00%
Cleburne	23	20	15.00%	44	41	7.32%
Columbia	12	20	-40.00%	18	28	-35.71%
Conway	10	9	11.11%	14	24	-41.67%
Craighead	99	77	28.57%	200	145	37.93%
Crawford	68	61	11.48%	131	108	21.30%
Crittenden	36	27	33.33%	63	59	6.78%
Cross	5	1	400.00%	7	6	16.67%
Faulkner	99	130	-23.85%	187	220	-15.00%
Franklin	6	13	-53.85%	14	26	-46.15%
Fulton	2	3	-33.33%	4	8	-50.00%
Garland	103	80	28.75%	223	166	34.34%
Grant	12	8	50.00%	24	18	33.33%
Greene	30	27	11.11%	65	59	10.17%
Hot Spring	13	3	333.33%	25	14	78.57%
Independence	23	20	15.00%	42	36	16.67%
Izard	2	5	-60.00%	13	15	-13.33%
Jefferson	23	28	-17.86%	53	43	23.26%
Johnson	19	26	-26.92%	36	41	-12.20%
Lonoke	81	84	-3.57%	154	66	133.33%
Madison	8	14	-42.86%	13	18	-27.78%
Miller	13	21	-38.10%	19	40	-52.50%
Mississippi	12	7	71.43%	23	16	43.75%
Ouachita	6	11	-45.45%	15	20	-25.00%
Perry	7	1	0.00%	10	3	233.33%
Polk	17	16	6.25%	35	30	16.67%
Pope	49	56	-12.50%	100	94	6.38%
Pulaski	373	306	21.90%	687	559	22.90%
Saline	119	118	0.85%	222	212	4.72%
Sebastian	137	128	7.03%	251	243	3.29%
Sharp	10	12	-16.67%	27	30	-10.00%
Union	29	14	107.14%	48	33	45.45%
Van Buren	19	10	90.00%	32	20	60.00%
Washington	225	214	5.14%	442	418	5.74%
White	50	42	19.05%	101	84	20.24%
Totals	2,307	2,114	9.13%	4,411	3,943	11.87%

Values of New and Existing Residential Units Sold, February 2018

County	Feb '18	Feb '17	% Change	YTD '18	YTD '17	% Change
Arkansas	\$678,474	\$497,903	36.27%	\$1,691,270	\$667,404	153.41%
Ashley	\$435,600	\$336,152	29.58%	\$685,100	\$701,154	-2.29%
Baxter & Marion	\$6,467,608	\$6,373,529	1.48%	\$15,176,268	\$15,756,160	-3.68%
Benton	\$90,195,336	\$79,083,450	14.05%	\$171,234,154	\$152,832,420	12.04%
Boone	\$9,017,196	\$7,011,704	28.60%	\$16,027,527	\$12,611,520	27.09%
Carroll	\$2,980,400	\$1,302,225	128.87%	\$8,338,732	\$6,179,862	34.93%
Clark	\$290,496	\$521,500	-44.30%	\$1,080,500	\$1,098,900	-1.67%
Clay	\$111,000	\$172,900	-35.80%	\$189,498	\$224,898	-15.74%
Cleburne	\$4,944,195	\$3,075,300	60.77%	\$9,509,500	\$6,514,982	45.96%
Columbia	\$1,252,896	\$2,669,000	-53.06%	\$1,992,906	\$3,586,408	-44.43%
Conway	\$1,037,700	\$793,998	30.69%	\$1,571,094	\$2,068,296	-24.04%
Craighead	\$14,536,269	\$12,554,773	15.78%	\$33,389,400	\$24,983,790	33.64%
Crawford	\$7,173,252	\$7,710,888	-6.97%	\$15,759,824	\$11,907,756	32.35%
Crittenden	\$4,949,136	\$4,054,077	22.08%	\$7,840,854	\$8,170,025	-4.03%
Cross	\$393,000	\$94,000	318.09%	\$666,001	\$635,802	4.75%
Faulkner	\$18,093,141	\$21,375,900	-15.36%	\$32,747,253	\$36,700,180	-10.77%
Franklin	\$553,902	\$913,276	-39.35%	\$2,137,646	\$1,394,094	53.34%
Fulton	\$268,500	\$369,999	-27.43%	\$356,900	\$692,296	-48.45%
Garland	\$19,060,562	\$10,892,080	74.99%	\$37,304,109	\$26,754,718	39.43%
Grant	\$1,797,396	\$892,520	101.38%	\$3,797,088	\$1,799,208	111.04%
Greene	\$3,547,230	\$2,784,186	27.41%	\$7,278,440	\$6,709,480	8.48%
Hot Spring	\$1,768,897	\$328,125	439.09%	\$2,769,825	\$1,097,614	152.35%
Independence	\$3,236,951	\$2,212,000	46.34%	\$5,443,158	\$3,991,140	36.38%
Izard	\$43,322	\$265,625	-83.69%	\$785,122	\$1,065,750	-26.33%
Jefferson	\$2,433,193	\$2,822,288	-13.79%	\$4,884,798	\$4,189,963	16.58%
Johnson	\$2,097,220	\$2,668,172	-21.40%	\$3,852,108	\$3,934,237	-2.09%
Lonoke	\$12,782,610	\$12,666,864	0.91%	\$23,284,184	\$9,999,924	132.84%
Madison	\$1,036,504	\$1,550,164	-33.14%	\$1,795,495	\$2,070,666	-13.29%
Miller	\$1,801,150	\$1,832,334	-1.70%	\$2,596,692	\$3,519,240	-26.21%
Mississippi	\$972,804	\$548,002	77.52%	\$2,036,190	\$1,458,304	39.63%
Ouachita	\$461,400	\$1,139,952	-59.52%	\$1,418,805	\$1,738,460	-18.39%
Perry	\$970,599	\$425,000	0.00%	\$1,221,600	\$628,188	94.46%
Polk	\$2,317,287	\$1,403,392	65.12%	\$5,010,635	\$2,805,180	78.62%
Pope	\$7,185,115	\$7,540,512	-4.71%	\$14,527,900	\$12,031,154	20.75%
Pulaski	\$76,304,237	\$61,384,518	24.31%	\$133,781,571	\$108,255,940	23.58%
Saline	\$21,116,788	\$20,274,406	4.15%	\$40,421,982	\$37,941,852	6.54%
Sebastian	\$19,748,002	\$18,999,808	3.94%	\$39,277,233	\$37,706,553	4.17%
Sharp	\$546,400	\$1,347,540	-59.45%	\$2,514,726	\$2,735,100	-8.06%
Union	\$3,353,995	\$2,017,498	66.25%	\$5,363,040	\$4,048,407	32.47%
Van Buren	\$2,054,964	\$1,350,800	52.13%	\$3,285,280	\$3,192,620	2.90%
Washington	\$50,045,850	\$42,984,040	16.43%	\$96,501,860	\$86,543,556	11.51%
White	\$6,696,250	\$6,238,890	7.33%	\$13,009,709	\$11,194,680	16.21%
Totals	\$404,756,827	\$353,479,290	14.51%	\$772,555,977	\$662,137,881	16.68%

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

County	Feb '18	Feb '17	% Change	YTD '18	YTD '17	% Change
Arkansas	\$ 75,386	\$ 71,129	5.98%	\$ 120,805	\$ 74,156	62.91%
Ashley	\$ 72,600	\$ 84,038	-13.61%	\$ 68,510	\$ 77,906	-12.06%
Baxter & Marion	\$ 131,992	\$ 135,607	-2.67%	\$ 140,521	\$ 140,680	-0.11%
Benton	\$ 221,067	\$ 216,075	2.31%	\$ 227,101	\$ 217,710	4.31%
Boone	\$ 130,684	\$ 125,209	4.37%	\$ 126,201	\$ 108,720	16.08%
Carroll	\$ 149,020	\$ 86,815	71.65%	\$ 193,924	\$ 158,458	22.38%
Clark	\$ 72,624	\$ 104,300	-30.37%	\$ 108,050	\$ 109,890	-1.67%
Clay	\$ 55,500	\$ 86,450	-35.80%	\$ 63,166	\$ 74,966	-15.74%
Cleburne	\$ 214,965	\$ 153,765	39.80%	\$ 216,125	\$ 158,902	36.01%
Columbia	\$ 104,408	\$ 133,450	-21.76%	\$ 110,717	\$ 128,086	-13.56%
Conway	\$ 103,770	\$ 88,222	17.62%	\$ 112,221	\$ 86,179	30.22%
Craighead	\$ 146,831	\$ 163,049	-9.95%	\$ 166,947	\$ 172,302	-3.11%
Crawford	\$ 105,489	\$ 126,408	-16.55%	\$ 120,304	\$ 110,257	9.11%
Crittenden	\$ 137,476	\$ 150,151	-8.44%	\$ 124,458	\$ 138,475	-10.12%
Cross	\$ 78,600	\$ 94,000	-16.38%	\$ 95,143	\$ 105,967	-10.21%
Faulkner	\$ 182,759	\$ 164,430	11.15%	\$ 175,119	\$ 166,819	4.98%
Franklin	\$ 92,317	\$ 70,252	31.41%	\$ 152,689	\$ 53,619	184.77%
Fulton	\$ 134,250	\$ 123,333	8.85%	\$ 89,225	\$ 86,537	3.11%
Garland	\$ 185,054	\$ 136,151	35.92%	\$ 167,283	\$ 161,173	3.79%
Grant	\$ 149,783	\$ 111,565	34.26%	\$ 158,212	\$ 99,956	58.28%
Greene	\$ 118,241	\$ 103,118	14.67%	\$ 111,976	\$ 113,720	-1.53%
Hot Spring	\$ 136,069	\$ 109,375	24.41%	\$ 110,793	\$ 78,401	41.32%
Independence	\$ 140,737	\$ 110,600	27.25%	\$ 129,599	\$ 110,865	16.90%
Izard	\$ 21,661	\$ 53,125	-59.23%	\$ 60,394	\$ 71,050	-15.00%
Jefferson	\$ 105,791	\$ 100,796	4.96%	\$ 92,166	\$ 97,441	-5.41%
Johnson	\$ 110,380	\$ 102,622	7.56%	\$ 107,003	\$ 95,957	11.51%
Lonoke	\$ 157,810	\$ 150,796	4.65%	\$ 151,196	\$ 151,514	-0.21%
Madison	\$ 129,563	\$ 110,726	17.01%	\$ 138,115	\$ 115,037	20.06%
Miller	\$ 138,550	\$ 87,254	58.79%	\$ 136,668	\$ 87,981	55.34%
Mississippi	\$ 81,067	\$ 78,286	3.55%	\$ 88,530	\$ 91,144	-2.87%
Ouachita	\$ 76,900	\$ 103,632	-25.80%	\$ 94,587	\$ 86,923	8.82%
Perry	\$ 138,657	\$ 425,000	0.00%	\$ 122,160	\$ 209,396	-41.66%
Polk	\$ 136,311	\$ 87,712	55.41%	\$ 143,161	\$ 93,506	53.10%
Pope	\$ 146,635	\$ 134,652	8.90%	\$ 145,279	\$ 127,991	13.51%
Pulaski	\$ 204,569	\$ 200,603	1.98%	\$ 194,733	\$ 193,660	0.55%
Saline	\$ 177,452	\$ 171,817	3.28%	\$ 182,081	\$ 178,971	1.74%
Sebastian	\$ 144,146	\$ 148,436	-2.89%	\$ 156,483	\$ 155,171	0.85%
Sharp	\$ 54,640	\$ 112,295	-51.34%	\$ 93,138	\$ 91,170	2.16%
Union	\$ 115,655	\$ 144,107	-19.74%	\$ 111,730	\$ 122,679	-8.92%
Van Buren	\$ 108,156	\$ 135,080	-19.93%	\$ 102,665	\$ 159,631	-35.69%
Washington	\$ 222,426	\$ 200,860	10.74%	\$ 218,330	\$ 207,042	5.45%
White	\$ 133,925	\$ 148,545	-9.84%	\$ 128,809	\$ 133,270	-3.35%
Statewide	\$175,447	\$167,209	4.93%	\$175,143	\$167,927	4.30%

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