

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

Most Units Sold for the Month			
County	Feb-20	Feb-19	% Change
Benton	445	381	16.80%
Pulaski	374	355	5.35%
Washington	274	255	7.45%
Saline	186	161	15.53%
Sebastian	158	141	12.06%
Top Five Markets Totals	1,437	1,293	11.14%
Statewide Totals	2,642	2,410	9.63%
Percentages of State Totals Provided by Top Five Markets	54.39%	53.65%	

Highest Valuations for the Month			
County	Feb-20	Feb-19	% Change
Benton	\$109,526,515	\$89,867,232	21.88%
Pulaski	\$72,830,142	\$70,554,120	3.23%
Washington	\$67,018,756	\$55,309,500	21.17%
Saline	\$38,064,156	\$32,504,934	17.10%
Garland	\$25,005,740	\$21,903,840	14.16%
Top Five Markets Totals	\$312,445,309	\$270,139,626	15.66%
Statewide Totals	\$493,343,035	\$434,039,847	13.66%
Percentages of State Totals Provided by Top Five Markets	63.33%	62.24%	

Highest Average Prices for the Month			
County	Feb-20	Feb-19	% Change
Benton	\$246,127	\$235,872	4.35%
Washington	\$244,594	\$216,900	12.77%
Saline	\$204,646	\$201,894	1.36%
Pulaski	\$194,733	\$198,744	-2.02%
Pope	\$187,021	\$145,188	28.81%
Statewide Averages	\$186,731	\$180,100	3.68%

Most Units Sold for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	896	717	24.97%
Washington	570	453	25.83%
Pulaski	497	676	-26.48%
Saline	309	281	9.96%
Sebastian	292	268	8.96%
Top Five Markets Totals	2564	2395	7.06%
Statewide Totals	4,888	4,378	11.65%
Percentages of State Totals Provided by Top Five Markets	52.45%	54.71%	

Highest Valuations for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$222,992,000	\$168,919,464	32.01%
Washington	\$138,543,630	\$98,919,345	40.06%
Pulaski	\$99,529,717	\$133,357,900	-25.37%
Saline	\$62,029,587	\$54,163,031	14.52%
Garland	\$49,818,340	\$36,940,677	34.86%
Top Five Markets Totals	\$572,913,274	\$492,300,417	16.37%
Statewide Totals	\$914,983,433	\$789,655,889	15.87%
Percentages of State Totals Provided by Top Five Markets	62.61%	62.34%	

Highest Average Prices for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$248,875	\$235,592	5.64%
Washington	\$243,059	\$218,365	11.31%
Saline	\$200,743	\$192,751	4.15%
Pulaski	\$200,261	\$197,275	1.51%
Garland	\$191,609	\$161,313	18.78%
Statewide Averages	\$187,190	\$180,369	3.78%

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

New and Existing Residential Units Sold, February 2020

County	Feb-20	Feb-19	% Change	YTD '20	YTD '19	% Change
Arkansas	13	10	30.00%	18	13	38.46%
Ashley	6	4	50.00%	7	7	0.00%
Baxter & Marion	65	64	1.56%	144	125	15.20%
Benton	445	381	16.80%	896	717	24.97%
Boone	76	73	4.11%	133	122	9.02%
Carroll	24	22	9.09%	43	33	30.30%
Clark	10	7	42.86%	22	13	69.23%
Clay	7	1	600.00%	10	2	400.00%
Cleburne	29	29	0.00%	53	50	6.00%
Columbia	7	8	-12.50%	19	15	26.67%
Conway	11	13	-15.38%	25	22	13.64%
Craighead	105	82	28.05%	211	163	29.45%
Crawford	69	83	-16.87%	146	138	5.80%
Crittenden	33	35	-5.71%	63	60	5.00%
Cross	8	7	14.29%	12	9	33.33%
Faulkner	112	105	6.67%	219	187	17.11%
Franklin	15	9	66.67%	26	19	36.84%
Fulton	7	0	n/a	12	6	100.00%
Garland	134	120	11.67%	260	229	13.54%
Grant	9	14	-35.71%	17	17	0.00%
Greene	39	38	2.63%	63	61	3.28%
Hot Spring	19	22	-13.64%	35	40	-12.50%
Independence	20	26	-23.08%	29	39	-25.64%
Izard	9	5	80.00%	17	11	54.55%
Jefferson	36	33	9.09%	67	56	19.64%
Johnson	13	27	-51.85%	32	45	-28.89%
Lonoke	96	75	28.00%	193	134	44.03%
Madison	13	4	225.00%	24	11	118.18%
Miller	15	13	15.38%	29	26	11.54%
Mississippi	10	7	42.86%	17	14	21.43%
Ouachita	8	17	-52.94%	19	21	-9.52%
Perry	7	5	40.00%	7	7	0.00%
Polk	12	13	-7.69%	26	22	18.18%
Pope	55	41	34.15%	99	77	28.57%
Pulaski	374	355	5.35%	497	676	-26.48%
Saline	186	161	15.53%	309	281	9.96%
Sebastian	158	141	12.06%	292	268	8.96%
Sharp	6	16	-62.50%	36	30	20.00%
Union	29	12	141.67%	55	26	111.54%
Van Buren	16	18	-11.11%	31	26	19.23%
Washington	274	255	7.45%	570	453	25.83%
White	62	59	5.08%	105	107	-1.87%
Totals	2,642	2,410	9.63%	4,888	4,378	11.65%

Values of New and Existing Residential Units Sold, February 2020

County	Feb-20	Feb-19	% Change	YTD '20	YTD '19	% Change
Arkansas	\$1,617,902	\$1,135,000	42.55%	\$1,928,646	\$1,213,004	59.00%
Ashley	\$553,200	\$365,900	51.19%	\$652,701	\$623,504	4.68%
Baxter & Marion	\$9,245,795	\$10,618,944	-12.93%	\$21,693,456	\$18,628,750	16.45%
Benton	\$109,526,515	\$89,867,232	21.88%	\$222,992,000	\$168,919,464	32.01%
Boone	\$10,410,328	\$8,656,267	20.26%	\$18,765,103	\$14,428,208	30.06%
Carroll	\$4,481,904	\$3,941,652	13.71%	\$8,213,215	\$5,837,634	40.69%
Clark	\$1,071,870	\$606,760	76.65%	\$2,333,672	\$1,827,761	27.68%
Clay	\$468,895	\$92,000	409.67%	\$873,300	\$125,000	598.64%
Cleburne	\$4,922,982	\$5,215,041	-5.60%	\$9,281,254	\$9,012,250	2.98%
Columbia	\$1,043,798	\$1,262,504	-17.32%	\$2,333,447	\$2,241,000	4.13%
Conway	\$1,376,265	\$1,985,789	-30.69%	\$3,143,975	\$3,311,286	-5.05%
Craighead	\$18,113,130	\$14,222,572	27.35%	\$36,485,065	\$28,426,874	28.35%
Crawford	\$10,188,057	\$11,201,680	-9.05%	\$20,628,486	\$19,350,774	6.60%
Crittenden	\$4,814,370	\$4,753,175	1.29%	\$8,683,353	\$8,932,560	-2.79%
Cross	\$625,504	\$726,999	-13.96%	\$1,205,496	\$840,501	43.43%
Faulkner	\$20,375,600	\$18,052,965	12.87%	\$40,823,352	\$33,097,130	23.34%
Franklin	\$1,151,145	\$689,274	67.01%	\$2,290,522	\$1,379,343	66.06%
Fulton	\$907,494	\$0	n/a	\$1,341,780	\$724,800	85.12%
Garland	\$25,005,740	\$21,903,840	14.16%	\$49,818,340	\$36,940,677	34.86%
Grant	\$1,193,697	\$2,043,398	-41.58%	\$2,624,018	\$2,407,387	9.00%
Greene	\$5,084,508	\$5,101,994	-0.34%	\$8,551,431	\$7,981,545	7.14%
Hot Spring	\$2,047,725	\$2,260,192	-9.40%	\$3,573,710	\$4,563,640	-21.69%
Independence	\$2,631,140	\$2,844,192	-7.49%	\$3,596,029	\$4,320,576	-16.77%
Izard	\$1,026,396	\$760,900	34.89%	\$1,779,169	\$1,382,194	28.72%
Jefferson	\$3,853,080	\$3,411,936	12.93%	\$6,916,343	\$5,887,280	17.48%
Johnson	\$1,713,868	\$2,435,049	-29.62%	\$3,835,456	\$3,793,950	1.09%
Lonoke	\$16,056,768	\$12,027,825	33.50%	\$31,349,569	\$21,434,908	46.25%
Madison	\$1,890,304	\$366,000	416.48%	\$3,583,896	\$1,534,599	133.54%
Miller	\$2,584,005	\$2,332,694	10.77%	\$4,588,119	\$4,317,560	6.27%
Mississippi	\$893,050	\$484,547	84.31%	\$1,760,945	\$1,191,554	47.79%
Ouachita	\$1,003,400	\$1,655,001	-39.37%	\$2,872,895	\$2,263,149	26.94%
Perry	\$770,546	\$671,000	0.00%	\$958,496	\$958,496	0.00%
Polk	\$1,065,252	\$789,048	35.00%	\$2,570,932	\$1,823,448	40.99%
Pope	\$10,286,155	\$5,952,708	72.80%	\$16,286,589	\$12,179,090	33.73%
Pulaski	\$72,830,142	\$70,554,120	3.23%	\$99,529,717	\$133,357,900	-25.37%
Saline	\$38,064,156	\$32,504,934	17.10%	\$62,029,587	\$54,163,031	14.52%
Sebastian	\$23,535,364	\$25,239,846	-6.75%	\$41,507,508	\$49,027,652	-15.34%
Sharp	\$391,800	\$1,209,088	-67.60%	\$2,912,400	\$2,484,180	17.24%
Union	\$3,731,401	\$1,725,900	116.20%	\$6,411,075	\$3,232,606	98.33%
Van Buren	\$1,991,888	\$1,914,354	4.05%	\$3,726,696	\$2,806,050	32.81%
Washington	\$67,018,756	\$55,309,500	21.17%	\$138,543,630	\$98,919,345	40.06%
White	\$7,779,140	\$7,148,027	8.83%	\$11,988,060	\$13,765,229	-12.91%
Totals	\$493,343,035	\$434,039,847	13.66%	\$914,983,433	\$789,655,889	15.87%

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

County	Feb-20	Feb-19	% Change	YTD '20	YTD '19	% Change
Arkansas	\$ 124,454	\$ 113,500	9.65%	\$ 107,147	\$ 93,308	14.83%
Ashley	\$ 92,200	\$ 91,475	0.79%	\$ 93,243	\$ 89,072	4.68%
Baxter & Marion	\$ 142,243	\$ 165,921	-14.27%	\$ 150,649	\$ 149,030	1.09%
Benton	\$246,127	\$ 235,872	4.35%	\$ 248,875	\$ 235,592	5.64%
Boone	\$136,978	\$ 118,579	15.52%	\$ 141,091	\$ 118,264	19.30%
Carroll	\$186,746	\$ 179,166	4.23%	\$ 191,005	\$ 176,898	7.97%
Clark	\$107,187	\$ 86,680	23.66%	\$ 106,076	\$ 140,597	-24.55%
Clay	\$ 66,985	\$ 92,000	-27.19%	\$ 87,330	\$ 62,500	39.73%
Cleburne	\$169,758	\$ 179,829	-5.60%	\$ 175,118	\$ 180,245	-2.84%
Columbia	\$149,114	\$ 157,813	-5.51%	\$ 122,813	\$ 149,400	-17.80%
Conway	\$125,115	\$ 152,753	-18.09%	\$ 125,759	\$ 150,513	-16.45%
Craighead	\$172,506	\$ 173,446	-0.54%	\$ 172,915	\$ 174,398	-0.85%
Crawford	\$147,653	\$ 134,960	9.41%	\$ 141,291	\$ 140,223	0.76%
Crittenden	\$145,890	\$ 135,805	7.43%	\$ 137,831	\$ 148,876	-7.42%
Cross	\$ 78,188	\$ 103,857	-24.72%	\$ 100,458	\$ 93,389	7.57%
Faulkner	\$181,925	\$ 171,933	5.81%	\$ 186,408	\$ 176,990	5.32%
Franklin	\$ 76,743	\$ 76,586	0.20%	\$ 88,097	\$ 72,597	21.35%
Fulton	\$129,642	\$ -	n/a	\$ 111,815	\$ 120,800	-7.44%
Garland	\$186,610	\$ 182,532	2.23%	\$ 191,609	\$ 161,313	18.78%
Grant	\$132,633	\$ 145,957	-9.13%	\$ 154,354	\$ 141,611	9.00%
Greene	\$130,372	\$ 134,263	-2.90%	\$ 135,737	\$ 130,845	3.74%
Hot Spring	\$107,775	\$ 102,736	4.90%	\$ 102,106	\$ 114,091	-10.50%
Independence	\$131,557	\$ 109,392	20.26%	\$ 124,001	\$ 110,784	11.93%
Izard	\$114,044	\$ 152,180	-25.06%	\$ 104,657	\$ 125,654	-16.71%
Jefferson	\$107,030	\$ 103,392	3.52%	\$ 103,229	\$ 105,130	-1.81%
Johnson	\$131,836	\$ 90,187	46.18%	\$ 119,858	\$ 84,310	42.16%
Lonoke	\$167,258	\$ 160,371	4.29%	\$ 162,433	\$ 159,962	1.54%
Madison	\$145,408	\$ 91,500	58.92%	\$ 149,329	\$ 139,509	7.04%
Miller	\$172,267	\$ 179,438	-4.00%	\$ 158,211	\$ 166,060	-4.73%
Mississippi	\$ 89,305	\$ 69,221	29.01%	\$ 103,585	\$ 85,111	21.71%
Ouachita	\$125,425	\$ 97,353	28.84%	\$ 151,205	\$ 107,769	40.30%
Perry	\$110,078	\$ 134,200	-17.97%	\$ 136,928	\$ 136,928	0.00%
Polk	\$ 88,771	\$ 60,696	46.26%	\$ 98,882	\$ 82,884	19.30%
Pope	\$187,021	\$ 145,188	28.81%	\$ 164,511	\$ 158,170	4.01%
Pulaski	\$194,733	\$ 198,744	-2.02%	\$ 200,261	\$ 197,275	1.51%
Saline	\$204,646	\$ 201,894	1.36%	\$ 200,743	\$ 192,751	4.15%
Sebastian	\$148,958	\$ 179,006	-16.79%	\$ 142,149	\$ 182,939	-22.30%
Sharp	\$ 65,300	\$ 75,568	-13.59%	\$ 80,900	\$ 82,806	-2.30%
Union	\$128,669	\$ 143,825	-10.54%	\$ 116,565	\$ 124,331	-6.25%
Van Buren	\$124,493	\$ 106,353	17.06%	\$ 120,216	\$ 107,925	11.39%
Washington	\$244,594	\$ 216,900	12.77%	\$ 243,059	\$ 218,365	11.31%
White	\$125,470	\$ 121,153	3.56%	\$ 114,172	\$ 128,647	-11.25%
Statewide	\$186,731	\$180,100	3.68%	\$187,190	\$180,369	3.78%

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