

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

Most Units Sold for the Month			
County	Aug-20	Aug-19	% Change
Benton	717	687	4.37%
Pulaski	606	544	11.40%
Washington	418	350	19.43%
Saline	268	229	17.03%
Sebastian	247	184	34.24%
Top Five Markets Totals	2,256	1,994	13.14%
Statewide Totals	4,237	3,643	16.31%
Percentages of State Totals Provided by Top Five Markets	53.25%	54.74%	

Most Units Sold for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	5,066	4,673	8.41%
Pulaski	4,139	3,926	5.43%
Washington	2,823	2,614	8.00%
Saline	1,691	1,554	8.82%
Sebastian	1,290	1,190	8.40%
Top Five Markets Totals	15009	13957	7.54%
Statewide Totals	28,064	25,669	9.33%
Percentages of State Totals Provided by Top Five Markets	53.48%	54.37%	

Highest Valuations for the Month			
County	Aug-20	Aug-19	% Change
Benton	\$207,943,623	\$185,776,216	11.93%
Pulaski	\$132,477,660	\$113,161,590	17.07%
Washington	\$110,979,836	\$94,759,080	17.12%
Saline	\$60,848,064	\$49,057,296	24.03%
Garland	\$46,007,769	\$38,788,050	18.61%
Top Five Markets Totals	\$558,256,952	\$481,542,232	15.93%
Statewide Totals	\$909,555,540	\$760,141,679	19.66%
Percentages of State Totals Provided by Top Five Markets	61.38%	63.35%	

Highest Valuations for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$1,396,123,742	\$1,003,838,226	39.08%
Pulaski	\$894,160,587	\$571,889,890	56.35%
Washington	\$714,670,680	\$537,867,536	32.87%
Saline	\$364,611,729	\$209,035,308	74.43%
Faulkner	\$261,582,496	\$176,858,055	47.91%
Top Five Markets Totals	\$3,631,149,234	\$2,499,489,015	45.28%
Statewide Totals	\$5,620,622,131	\$4,049,311,350	38.80%
Percentages of State Totals Provided by Top Five Markets	64.60%	61.73%	

Highest Average Prices for the Month			
County	Aug-20	Aug-19	% Change
Benton	\$290,019	\$265,016	9.43%
Carroll	\$280,010	\$201,468	38.98%
Washington	\$265,502	\$233,860	13.53%
Garland	\$ 256,299	\$ 223,764	14.54%
Cleburne	\$ 239,926	\$ 216,194	10.98%
Statewide Averages	\$214,670	\$201,683	6.44%

Highest Average Prices for the Year			
County	YTD 2020	YTD 2019	% Change
Benton	\$275,587	\$251,841	9.43%
Washington	\$253,160	\$237,077	6.78%
Garland	\$220,532	\$200,083	10.22%
Carroll	\$216,823	\$199,424	8.72%
Pulaski	\$216,033	\$203,806	6.00%
Statewide Averages	\$200,279	\$157,751	4.56%

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

New and Existing Residential Units Sold. August 2020

County	Aug-20	Aug-19	% Change	YTD '20	YTD '19	% Change
Arkansas	7	12	-41.67%	83	86	-3.49%
Ashley	5	6	-16.67%	53	40	32.50%
Baxter & Marion	149	101	47.52%	1016	738	37.67%
Benton	717	687	4.37%	5066	4673	8.41%
Boone	114	93	22.58%	758	653	16.08%
Carroll	47	31	51.61%	241	218	10.55%
Clark	7	10	-30.00%	72	77	-6.49%
Clay	7	7	0.00%	40	22	81.82%
Cleburne	63	42	50.00%	385	307	25.41%
Columbia	14	12	16.67%	108	122	-11.48%
Conway	20	16	25.00%	118	118	0.00%
Craighead	190	163	16.56%	1267	1171	8.20%
Crawford	83	79	5.06%	567	595	-4.71%
Crittenden	40	55	-27.27%	352	363	-3.03%
Cross	15	19	-21.05%	78	85	-8.24%
Faulkner	187	140	33.57%	1288	1076	19.70%
Franklin	23	13	76.92%	103	84	22.62%
Fulton	8	8	0.00%	63	44	43.18%
Garland	201	162	24.07%	1264	1162	8.78%
Grant	25	17	47.06%	125	130	-3.85%
Greene	61	49	24.49%	400	340	17.65%
Hot Spring	33	26	26.92%	162	168	-3.57%
Independence	30	30	0.00%	334	379	-11.87%
Izard	9	10	-10.00%	77	68	13.24%
Jefferson	49	51	-3.92%	338	305	10.82%
Johnson	43	35	22.86%	274	240	14.17%
Lonoke	167	122	36.89%	1043	902	15.63%
Madison	19	12	58.33%	91	72	26.39%
Miller	29	31	-6.45%	194	157	23.57%
Mississippi	15	16	-6.25%	88	113	-22.12%
Ouachita	9	10	-10.00%	101	121	-16.53%
Perry	3	3	0.00%	38	33	15.15%
Polk	32	19	68.42%	154	132	16.67%
Pope	88	78	12.82%	553	497	11.27%
Pulaski	606	544	11.40%	4139	3926	5.43%
Saline	276	238	15.97%	1691	1554	8.82%
Sebastian	218	194	12.37%	1290	1190	8.40%
Sharp	35	28	25.00%	190	176	7.95%
Union	35	44	-20.45%	219	219	0.00%
Van Buren	30	19	57.89%	189	163	15.95%
Washington	418	350	19.43%	2823	2614	8.00%
White	110	61	80.33%	629	536	17.35%
Totals	4,237	3,643	16.31%	28,064	25,669	9.33%

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Values of New and Existing Residential Units Sold, August 2020

County	Aug-20	Aug-20	% Change	YTD '20	YTD '19	% Change
Arkansas	\$728,497	\$997,677	-26.98%	\$8,351,709	\$8,204,972	1.79%
Ashley	\$475,900	\$498,500	-4.53%	\$6,297,725	\$3,580,608	75.88%
Baxter & Marion	\$20,455,018	\$16,089,740	27.13%	\$144,714,976	\$93,281,936	55.14%
Benton	\$207,943,623	\$185,776,216	11.93%	\$1,396,123,742	\$1,003,838,226	39.08%
Boone	\$18,391,945	\$15,670,523	17.37%	\$88,743,729	\$72,880,935	21.77%
Carroll	\$13,160,470	\$7,655,784	71.90%	\$52,254,343	\$37,292,288	40.12%
Clark	\$1,181,796	\$1,384,295	-14.63%	\$9,410,760	\$10,147,216	-7.26%
Clay	\$524,097	\$146,000	258.97%	\$3,762,720	\$1,021,560	268.33%
Cleburne	\$15,115,338	\$10,031,986	50.67%	\$82,635,630	\$48,197,380	71.45%
Columbia	\$2,076,256	\$2,930,202	-29.14%	\$15,220,548	\$14,058,330	8.27%
Conway	\$2,381,320	\$1,688,340	41.05%	\$14,951,662	\$11,921,250	25.42%
Craighead	\$36,079,010	\$31,048,500	16.20%	\$204,049,534	\$182,061,936	12.08%
Crawford	15,873,391	\$14,077,272	-98.83%	\$80,139,558	\$77,972,370	2.78%
Crittenden	\$6,466,520	\$12,197,640	-46.99%	\$53,823,968	\$48,521,535	10.93%
Cross	\$2,423,295	\$1,212,200	99.91%	\$10,529,064	\$8,188,224	28.59%
Faulkner	\$41,683,796	\$34,227,099	21.79%	\$261,582,496	\$176,858,055	47.91%
Franklin	\$2,645,000	\$2,171,393	21.81%	\$10,480,379	\$7,999,908	31.01%
Fulton	\$963,000	\$605,500	59.04%	\$7,757,379	\$4,725,576	64.16%
Garland	\$46,007,769	\$38,788,050	18.61%	\$230,422,813	\$221,395,624	4.08%
Grant	\$4,506,300	\$3,386,856	33.05%	\$19,605,375	\$17,761,408	10.38%
Greene	\$9,596,276	\$6,989,164	37.30%	\$59,784,000	\$39,230,001	52.39%
Hot Spring	\$4,715,436	\$2,276,929	107.10%	\$21,478,446	\$18,163,620	18.25%
Independence	\$4,407,090	\$3,763,090	17.11%	\$45,231,950	\$20,380,650	121.94%
Izard	\$1,518,894	\$1,471,847	3.20%	\$10,168,697	\$6,558,060	55.06%
Jefferson	\$4,740,211	\$5,287,500	-10.35%	\$37,365,900	\$27,219,656	37.28%
Johnson	\$901,500	\$2,609,600	-65.45%	\$36,171,836	\$18,144,132	99.36%
Lonoke	\$32,710,958	\$20,601,750	58.78%	\$186,098,318	\$108,887,912	70.91%
Madison	\$4,548,125	\$1,735,461	162.07%	\$15,829,359	\$10,093,440	56.83%
Miller	\$6,528,064	\$4,004,931	63.00%	\$25,968,036	\$20,114,970	29.10%
Mississippi	\$1,490,505	\$1,306,503	14.08%	\$9,830,480	\$9,205,494	6.79%
Ouachita	\$1,080,396	\$1,810,208	-40.32%	\$11,911,031	\$11,712,942	1.69%
Perry	\$268,398	\$128,500	0.00%	\$5,438,446	\$3,092,124	75.88%
Polk	\$5,167,744	\$1,399,500	269.26%	\$20,473,992	\$11,704,888	74.92%
Pope	\$15,954,928	\$11,542,824	38.22%	\$93,631,748	\$67,730,420	38.24%
Pulaski	\$132,477,660	\$113,161,590	17.07%	\$894,160,587	\$571,889,890	56.35%
Saline	\$60,848,064	\$49,057,296	24.03%	\$364,611,729	\$209,035,308	74.43%
Sebastian	\$42,413,039	\$33,207,216	27.72%	\$193,170,701	\$202,636,770	-4.67%
Sharp	\$4,619,300	\$1,904,500	142.55%	\$19,627,950	\$11,516,106	70.44%
Union	\$5,159,805	\$6,132,789	-15.87%	\$37,222,773	\$25,892,825	43.76%
Van Buren	\$3,245,820	\$2,847,288	14.00%	\$24,710,994	\$13,074,173	89.01%
Washington	\$110,979,836	\$94,759,080	17.12%	\$714,670,680	\$537,867,536	32.87%
White	\$17,101,150	\$13,560,340	26.11%	\$92,206,368	\$55,251,096	66.89%
Totals	\$909,555,540	\$760,141,679	19.66%	\$5,620,622,131	\$4,049,311,350	38.80%

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

County	AUG '20	Aug-19	% Change	YTD '20	YTD '19	% Change
Arkansas	\$104,071.00	\$ 107,583	-3.26%	\$ 100,623	\$ 110,418	-8.87%
Ashley	\$ 95,180	\$ 158,000	-39.76%	\$ 118,825	\$ 113,215	4.96%
Baxter & Marion	\$137,282	\$ 165,881	-17.24%	\$ 142,436	\$ 149,801	-4.92%
Benton	\$290,019	\$ 265,016	9.43%	\$ 275,587	\$ 251,841	9.43%
Boone	\$120,851	\$ 126,132	-4.19%	\$ 135,538	\$ 130,403	3.94%
Carroll	\$280,010	\$ 201,468	38.98%	\$ 216,823	\$ 199,424	8.72%
Clark	\$168,828	\$ 133,320	26.63%	\$ 130,705	\$ 128,970	1.35%
Clay	\$ 74,871	\$ 64,614	15.87%	\$ 94,068	\$ 66,963	40.48%
Cleburne	\$239,926	\$ 216,194	10.98%	\$ 214,638	\$ 187,627	14.40%
Columbia	\$148,304	\$ 130,375	13.75%	\$ 140,931	\$ 128,056	10.05%
Conway	\$119,066	\$ 92,489	28.74%	\$ 126,709	\$ 113,568	11.57%
Craighead	\$186,485	\$ 189,044	-1.35%	\$ 189,726	\$ 181,790	4.37%
Crawford	\$164,486	\$ 157,113	4.69%	\$ 148,805	\$ 132,512	12.30%
Crittenden	\$161,663	\$ 136,797	18.18%	\$ 152,909	\$ 155,710	-1.80%
Cross	\$161,553	\$ 121,199	33.30%	\$ 134,988	\$ 123,424	9.37%
Faulkner	\$222,908	\$ 190,910	16.76%	\$ 203,092	\$ 189,354	7.26%
Franklin	\$135,224	\$ 153,355	-11.82%	\$ 109,601	\$ 103,026	6.38%
Fulton	\$120,375	\$ 161,000	-25.23%	\$ 123,133	\$ 136,672	-9.91%
Garland	\$256,229	\$ 223,764	14.51%	\$ 220,532	\$ 200,083	10.22%
Grant	\$180,252	\$ 162,411	10.99%	\$ 156,843	\$ 159,102	-1.42%
Greene	\$157,316	\$ 141,237	11.38%	\$ 149,460	\$ 135,737	10.11%
Hot Spring	\$142,892	\$ 111,642	27.99%	\$ 132,583	\$ 125,633	5.53%
Independence	\$146,903	\$ 120,017	22.40%	\$ 135,425	\$ 122,353	10.68%
Izard	\$168,766	\$ 87,750	92.33%	\$ 132,061	\$ 109,346	20.77%
Jefferson	\$ 96,739	\$ 100,053	-3.31%	\$ 110,550	\$ 105,975	4.32%
Johnson	\$158,669	\$ 123,818	28.15%	\$ 132,014	\$ 110,651	19.31%
Lonoke	\$195,874	\$ 175,373	11.69%	\$ 178,426	\$ 167,556	6.49%
Madison	\$239,375	\$ 192,829	24.14%	\$ 173,949	\$ 168,224	3.40%
Miller	\$154,737	\$ 146,944	5.30%	\$ 156,987	\$ 153,392	2.34%
Mississippi	\$ 99,367	\$ 87,064	14.13%	\$ 111,710	\$ 93,792	19.10%
Ouachita	\$120,044	\$ 147,200	-18.45%	\$ 117,931	\$ 108,966	8.23%
Perry	\$ 89,466	\$ 118,165	-24.29%	\$ 143,117	\$ 109,003	31.30%
Polk	\$161,492	\$ 125,378	28.80%	\$ 132,948	\$ 117,323	13.32%
Pope	\$181,306	\$ 138,953	30.48%	\$ 169,316	\$ 153,984	9.96%
Pulaski	\$218,610	\$ 205,554	6.35%	\$ 216,033	\$ 203,806	6.00%
Saline	\$220,464	\$ 213,608	3.21%	\$ 215,619	\$ 198,849	8.43%
Sebastian	\$164,384	\$ 187,614	-12.38%	\$ 162,869	\$ 172,694	-5.69%
Sharp	\$131,980	\$ 111,414	18.46%	\$ 103,305	\$ 95,853	7.77%
Union	\$147,423	\$ 153,724	-4.10%	\$ 169,967	\$ 149,117	13.98%
Van Buren	\$108,194	\$ 108,705	-0.47%	\$ 130,746	\$ 111,045	17.74%
Washington	\$265,502	\$ 233,860	13.53%	\$ 253,160	\$ 237,077	6.78%
White	\$155,465	\$ 149,445	4.03%	\$ 146,592	\$ 145,676	0.63%
Statewide	\$214,670	\$201,683	6.44%	\$200,279	\$191,547	4.56%
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