

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

Most Units Sold for the Month				Most Units Sold for the Year			
County	Dec '18	Dec '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	461	516	-10.66%	Benton	6,319	6,235	1.35%
Pulaski	415	384	8.07%	Pulaski	5,564	5,493	1.29%
Washington	238	249	-4.42%	Washington	3,698	3,610	2.44%
Sebastian	169	167	1.20%	Sebastian	2,030	1,946	4.32%
Saline	160	153	4.58%	Saline	2,022	2,058	-1.75%
Top Five Markets Totals	1,443	1,469	-1.77%	Top Five Markets Totals	19,633	19,342	1.50%
Statewide Totals	2,535	2,656	-4.56%	Statewide Totals	36,338	35,755	1.63%
Percentages of State Totals Provided by Top Five Markets	56.92%	55.31%		Percentages of State Totals Provided by Top Five Markets	54.03%	54.10%	
Highest Valuations for the Month				Highest Valuations for the Year			
County	Dec '18	Dec '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	\$112,922,411	\$114,174,288	-1.10%	Benton	\$1,513,425,776	\$1,411,547,885	7.22%
Pulaski	\$73,977,900	\$80,405,760	-7.99%	Pulaski	\$1,101,811,100	\$1,101,500,304	0.03%
Washington	\$54,916,834	\$53,942,115	1.81%	Washington	\$848,299,012	\$769,706,150	10.21%
Saline	\$32,864,160	\$25,183,800	30.50%	Saline	\$392,888,754	\$386,558,256	1.64%
Sebastian	\$26,334,256	\$27,144,347	-2.98%	Garland	\$357,003,038	\$302,175,448	18.14%
Top Five Markets Totals	\$301,015,561	\$300,850,310	0.05%	Top Five Markets Totals	\$4,213,427,680	\$3,971,488,043	6.09%
Statewide Totals	\$459,495,573	\$465,403,040	-1.27%	Statewide Totals	\$6,656,904,351	\$6,304,818,744	5.58%
Percentages of State Totals Provided by Top Five Markets	65.51%	64.64%		Percentages of State Totals Provided by Top Five Markets	63.29%	62.99%	
Highest Average Prices for the Month				Highest Average Prices for the Year			
County	Dec '18	Dec '17	% Change	County	YTD 2018	YTD 2017	% Change
Benton	\$244,951	\$221,268	10.70%	Benton	\$239,504	\$226,391	5.79%
Carroll	\$235,368	\$187,548	25.50%	Washington	\$229,394	\$213,215	7.59%
Washington	\$230,743	\$216,635	6.51%	Pulaski	\$198,025	\$200,528	-1.25%
Saline	\$205,401	\$164,600	24.79%	Saline	\$194,307	\$187,832	3.45%
Garland	\$185,354	\$154,102	20.28%	Garland	\$193,918	\$189,928	2.10%
Statewide Averages	\$181,261	\$175,227	3.44%	Statewide Averages	\$183,194	\$176,334	3.89%

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, December 2018

County	Dec '18	Dec '17	% Change	YTD '18	YTD '17	% Change
Arkansas	9	14	-35.71%	122	120	1.67%
Ashley	3	4	-25.00%	71	68	4.41%
Baxter & Marion	83	77	7.79%	1102	999	10.31%
Benton	461	516	-10.66%	6319	6235	1.35%
Boone	64	65	-1.54%	926	908	1.98%
Carroll	31	21	47.62%	356	359	-0.84%
Clark	12	11	9.09%	106	121	-12.40%
Clay	2	2	0.00%	34	32	6.25%
Cleburne	26	19	36.84%	484	411	17.76%
Columbia	8	10	-20.00%	134	145	-7.59%
Conway	7	5	40.00%	129	120	7.50%
Craighead	107	96	11.46%	1584	1472	7.61%
Crawford	67	88	-23.86%	967	984	-1.73%
Crittenden	27	57	-52.63%	494	565	-12.57%
Cross	6	3	100.00%	72	83	-13.25%
Faulkner	112	119	-5.88%	1674	1785	-6.22%
Franklin	5	14	-64.29%	104	145	-28.28%
Fulton	2	1	100.00%	43	58	-25.86%
Garland	104	120	-13.33%	1841	1591	15.71%
Grant	10	8	25.00%	191	159	20.13%
Greene	26	28	-7.14%	474	511	-7.24%
Hot Spring	16	16	0.00%	230	188	22.34%
Independence	20	18	11.11%	298	279	6.81%
Izard	12	4	200.00%	114	91	25.27%
Jefferson	32	35	-8.57%	432	440	-1.82%
Johnson	23	27	-14.81%	265	271	-2.21%
Lonoke	79	86	-8.14%	1255	1194	5.11%
Madison	9	6	50.00%	121	106	14.15%
Miller	17	17	0.00%	155	242	-35.95%
Mississippi	10	13	-23.08%	150	174	-13.79%
Ouachita	9	14	-35.71%	156	154	1.30%
Perry	5	6	-16.67%	70	57	22.81%
Polk	8	11	-27.27%	197	205	-3.90%
Pope	51	59	-13.56%	784	786	-0.25%
Pulaski	415	384	8.07%	5564	5493	1.29%
Saline	160	153	4.58%	2022	2058	-1.75%
Sebastian	169	167	1.20%	2030	1946	4.32%
Sharp	11	23	-52.17%	234	270	-13.33%
Union	30	18	66.67%	345	294	17.35%
Van Buren	10	15	-33.33%	239	254	-5.91%
Washington	238	249	-4.42%	3698	3610	2.44%
White	39	57	-31.58%	752	772	-2.59%
Totals	2,535	2,656	-4.56%	36,338	35,755	1.63%

Values of New and Existing Residential Units Sold, December 2018

County	Dec '18	Dec '17	% Change	YTD '18	YTD '17	% Change
Arkansas	\$605,754	\$1,049,552	-42.28%	\$11,412,368	\$11,275,920	1.21%
Ashley	\$372,999	\$423,000	-11.82%	\$6,803,078	\$7,212,760	-5.68%
Baxter & Marion	\$11,791,644	\$11,066,594	6.55%	\$153,877,770	\$133,855,011	14.96%
Benton	\$112,922,411	\$114,174,288	-1.10%	\$1,513,425,776	\$1,411,547,885	7.22%
Boone	\$6,934,464	\$7,229,820	-4.09%	\$112,909,958	\$106,541,996	5.98%
Carroll	\$7,296,408	\$3,938,508	85.26%	\$61,051,508	\$60,226,199	1.37%
Clark	\$1,223,592	\$957,902	27.74%	\$12,319,744	\$14,777,246	-16.63%
Clay	\$215,000	\$305,000	-29.51%	\$2,414,612	\$2,451,872	-1.52%
Cleburne	\$4,234,750	\$3,818,449	10.90%	\$89,931,072	\$71,553,867	25.68%
Columbia	\$1,006,000	\$1,260,130	-20.17%	\$17,654,098	\$19,852,095	-11.07%
Conway	\$797,895	\$669,500	19.18%	\$15,001,926	\$11,898,840	26.08%
Craighead	\$16,885,456	\$14,911,488	13.24%	\$276,236,928	\$248,725,312	11.06%
Crawford	\$9,227,173	\$12,250,480	-24.68%	\$132,779,737	\$124,628,520	6.54%
Crittenden	\$3,189,537	\$6,628,017	-51.88%	\$63,971,024	\$75,428,065	-15.19%
Cross	\$988,002	\$298,500	230.99%	\$8,875,656	\$9,422,077	-5.80%
Faulkner	\$19,921,664	\$22,112,937	-9.91%	\$298,306,800	\$310,018,800	-3.78%
Franklin	\$344,900	\$1,516,004	-77.25%	\$11,946,792	\$12,565,990	-4.93%
Fulton	\$124,500	\$249,000	-50.00%	\$5,300,954	\$6,751,664	-21.49%
Garland	\$19,276,816	\$18,492,240	4.24%	\$357,003,038	\$302,175,448	18.14%
Grant	\$1,573,700	\$1,276,896	23.24%	\$27,829,846	\$21,756,606	27.91%
Greene	\$3,755,544	\$3,256,036	15.34%	\$61,759,356	\$65,493,848	-5.70%
Hot Spring	\$1,359,456	\$1,980,288	-31.35%	\$27,011,200	\$19,259,096	40.25%
Independence	\$2,168,640	\$1,927,980	12.48%	\$37,324,798	\$35,447,787	5.30%
Izard	\$1,164,996	\$613,000	90.05%	\$11,558,460	\$8,306,753	39.15%
Jefferson	\$3,032,576	\$3,053,050	-0.67%	\$41,234,400	\$43,287,640	-4.74%
Johnson	\$2,902,600	\$2,855,709	1.64%	\$31,517,510	\$26,866,669	17.31%
Lonoke	\$12,724,846	\$13,338,428	-4.60%	\$199,716,935	\$180,599,664	10.59%
Madison	\$1,046,754	\$871,542	20.10%	\$18,156,050	\$16,177,508	12.23%
Miller	\$2,491,843	\$1,969,977	26.49%	\$15,213,405	\$33,702,614	-54.86%
Mississippi	\$649,550	\$967,005	-32.83%	\$12,937,500	\$13,993,950	-7.55%
Ouachita	\$801,999	\$1,586,998	-49.46%	\$14,529,684	\$14,113,022	2.95%
Perry	\$896,650	\$863,796	0.00%	\$8,657,110	\$6,271,767	38.03%
Polk	\$877,600	\$1,158,146	-24.22%	\$21,880,199	\$24,287,375	-9.91%
Pope	\$7,236,135	\$9,500,475	-23.83%	\$114,651,376	\$109,190,334	5.00%
Pulaski	\$73,977,900	\$80,405,760	-7.99%	\$1,101,811,100	\$1,101,500,304	0.03%
Saline	\$32,864,160	\$25,183,800	30.50%	\$392,888,754	\$386,558,256	1.64%
Sebastian	\$26,334,256	\$27,144,347	-2.98%	\$318,096,940	\$297,915,086	6.77%
Sharp	\$792,495	\$1,776,382	-55.39%	\$20,438,028	\$22,565,250	-9.43%
Union	\$5,305,500	\$1,655,172	220.54%	\$49,779,360	\$40,523,784	22.84%
Van Buren	\$915,400	\$1,233,390	-25.78%	\$24,551,753	\$24,605,234	-0.22%
Washington	\$54,916,834	\$53,942,115	1.81%	\$848,299,012	\$769,706,150	10.21%
White	\$4,347,174	\$7,491,339	-41.97%	\$105,838,736	\$101,780,480	3.99%
Totals	\$459,495,573	\$465,403,040	-1.27%	\$6,656,904,351	\$6,304,818,744	5.58%

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

County	Dec '18	Dec '17	% Change	YTD '18	YTD '17	% Change
Arkansas	\$ 67,306	\$ 74,968	-10.22%	\$ 93,544	\$ 93,966	-0.45%
Ashley	\$ 124,333	\$ 105,750	17.57%	\$ 95,818	\$ 106,070	-9.67%
Baxter & Marion	\$ 142,068	\$ 143,722	-1.15%	\$ 139,635	\$ 133,989	4.21%
Benton	\$ 244,951	\$ 221,268	10.70%	\$ 239,504	\$ 226,391	5.79%
Boone	\$ 108,351	\$ 111,228	-2.59%	\$ 121,933	\$ 117,337	3.92%
Carroll	\$ 235,368	\$ 187,548	25.50%	\$ 171,493	\$ 167,761	2.22%
Clark	\$ 101,966	\$ 87,082	17.09%	\$ 116,224	\$ 122,126	-4.83%
Clay	\$ 107,500	\$ 152,500	-29.51%	\$ 71,018	\$ 76,621	-7.31%
Cleburne	\$ 162,875	\$ 200,971	-18.96%	\$ 185,808	\$ 174,097	6.73%
Columbia	\$ 125,750	\$ 126,013	-0.21%	\$ 131,747	\$ 136,911	-3.77%
Conway	\$ 113,985	\$ 133,900	-14.87%	\$ 116,294	\$ 99,157	17.28%
Craighead	\$ 157,808	\$ 155,328	1.60%	\$ 174,392	\$ 168,971	3.21%
Crawford	\$ 137,719	\$ 139,210	-1.07%	\$ 137,311	\$ 126,655	8.41%
Crittenden	\$ 118,131	\$ 116,281	1.59%	\$ 129,496	\$ 133,501	-3.00%
Cross	\$ 164,667	\$ 99,500	65.49%	\$ 123,273	\$ 113,519	8.59%
Faulkner	\$ 177,872	\$ 185,823	-4.28%	\$ 178,200	\$ 173,680	2.60%
Franklin	\$ 68,980	\$ 108,286	-36.30%	\$ 114,873	\$ 86,662	32.55%
Fulton	\$ 62,250	\$ 249,000	-75.00%	\$ 123,278	\$ 116,408	5.90%
Garland	\$ 185,354	\$ 154,102	20.28%	\$ 193,918	\$ 189,928	2.10%
Grant	\$ 157,370	\$ 159,612	-1.40%	\$ 145,706	\$ 136,834	6.48%
Greene	\$ 144,444	\$ 116,287	24.21%	\$ 130,294	\$ 128,168	1.66%
Hot Spring	\$ 84,966	\$ 123,768	-31.35%	\$ 117,440	\$ 102,442	14.64%
Independence	\$ 108,432	\$ 107,110	1.23%	\$ 125,251	\$ 127,053	-1.42%
Izard	\$ 97,083	\$ 153,250	-36.65%	\$ 101,390	\$ 91,283	11.07%
Jefferson	\$ 94,768	\$ 87,230	8.64%	\$ 95,450	\$ 98,381	-2.98%
Johnson	\$ 126,200	\$ 105,767	19.32%	\$ 118,934	\$ 99,139	19.97%
Lonoke	\$ 161,074	\$ 155,098	3.85%	\$ 159,137	\$ 151,256	5.21%
Madison	\$ 116,306	\$ 145,257	-19.93%	\$ 150,050	\$ 152,618	-1.68%
Miller	\$ 146,579	\$ 115,881	26.49%	\$ 98,151	\$ 139,267	-29.52%
Mississippi	\$ 64,955	\$ 74,385	-12.68%	\$ 86,250	\$ 80,425	7.24%
Ouachita	\$ 89,111	\$ 113,357	-21.39%	\$ 93,139	\$ 91,643	1.63%
Perry	\$ 179,330	\$ 143,966	24.54%	\$ 123,673	\$ 110,031	12.40%
Polk	\$ 109,700	\$ 105,286	4.19%	\$ 111,067	\$ 118,475	-6.25%
Pope	\$ 141,885	\$ 161,025	-11.89%	\$ 146,239	\$ 138,919	5.27%
Pulaski	\$ 178,260	\$ 209,390	-14.87%	\$ 198,025	\$ 200,528	-1.25%
Saline	\$ 205,401	\$ 164,600	24.79%	\$ 194,307	\$ 187,832	3.45%
Sebastian	\$ 155,824	\$ 162,541	-4.13%	\$ 156,698	\$ 153,091	2.36%
Sharp	\$ 72,045	\$ 77,234	-6.72%	\$ 87,342	\$ 83,575	4.51%
Union	\$ 176,850	\$ 91,954	92.32%	\$ 144,288	\$ 137,836	4.68%
Van Buren	\$ 91,540	\$ 82,226	11.33%	\$ 102,727	\$ 96,871	6.05%
Washington	\$ 230,743	\$ 216,635	6.51%	\$ 229,394	\$ 213,215	7.59%
White	\$ 111,466	\$ 131,427	-15.19%	\$ 140,743	\$ 131,840	6.75%
Statewide	\$181,261	\$175,227	3.44%	\$183,194	\$176,334	3.89%

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