

## Summary of February 2021 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month			
County	Jan-21	Jan-20	% Change
Benton	519	445	16.63%
Pulaski	404	374	8.02%
Washington	228	274	-16.79%
Saline	188	186	1.08%
Sebastian	163	158	3.16%
<b>Top Five Markets Totals</b>	1,502	1,437	4.52%
<b>Statewide Totals</b>	2,750	2,631	4.52%
<b>Percentages of State Totals Provided by Top Five Markets</b>	54.62%	54.62%	

Most Units Sold for the Year			
County	YTD 2021	YTD 2020	% Change
Benton	958	896	6.92%
Pulaski	798	497	60.56%
Washington	470	570	-17.54%
Saline	353	309	14.24%
Sebastian	323	291	11.00%
<b>Top Five Markets Totals</b>	2902	2563	13.23%
<b>Statewide Totals</b>	5,366	4,815	11.44%
<b>Percentages of State Totals Provided by Top Five Markets</b>	54.08%	53.23%	

Highest Valuations for the Month			
County	Jan-21	Jan-20	% Change
Benton	\$166,884,450	\$185,776,216	-10.17%
Pulaski	\$89,660,528	\$113,161,590	-20.77%
Washington	\$61,960,368	\$94,759,080	-34.61%
Saline	\$40,363,036	\$49,057,296	-17.72%
Garland	\$48,157,584	\$30,447,971	58.16%
<b>Top Five Markets Totals</b>	\$407,025,966	\$473,202,153	-13.98%
<b>Statewide Totals</b>	\$684,684,624	\$724,138,148	-5.45%
<b>Percentages of State Totals Provided by Top Five Markets</b>	59.45%	65.35%	

Highest Valuations for the Year			
County	YTD 2021	YTD 2020	% Change
Benton	\$291,196,554	\$1,003,838,226	-70.99%
Pulaski	\$180,704,706	\$571,889,890	-68.40%
Washington	\$126,988,360	\$537,867,536	-76.39%
Saline	\$76,764,792	\$209,035,308	-63.28%
Faulkner	\$261,582,496	\$176,858,055	47.91%
<b>Top Five Markets Totals</b>	\$937,236,908	\$2,499,489,015	-62.50%
<b>Statewide Totals</b>	\$2,168,610,759	\$4,273,894,398	-49.26%
<b>Percentages of State Totals Provided by Top Five Markets</b>	43.22%	58.48%	

Highest Average Prices for the Month			
County	Jan-21	Jan-20	% Change
Benton	\$ 321,550	\$ 246,127	30.64%
Washington	\$ 271,756	\$ 244,594	11.10%
Carroll	\$ 271,322	\$ 186,746	45.29%
Cross	\$ 268,833	\$ 73,944	263.56%
Garland	\$ 231,474	\$ 172,205	10.98%
<b>Statewide Averages</b>	\$248,976	\$201,683	23.45%

Highest Average Prices for the Year			
County	YTD 2021	YTD 2020	% Change
Benton	\$ 303,963	\$ 248,875	22.13%
Washington	\$ 270,188	\$ 243,059	11.16%
Franklin	\$ 259,239	\$ 91,978	181.85%
Carroll	\$ 258,533	\$ 191,005	35.35%
Garland	\$ 251,105	\$ 193,003	30.10%
<b>Statewide Averages</b>	\$404,139	\$887,621	110.99%

*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 2021**

<b>County</b>	<b>Feb-21</b>	<b>Feb-20</b>	<b>% Change</b>	<b>YTD '21</b>	<b>YTD '20</b>	<b>% Change</b>
Arkansas	10	13	-23.08%	18	19	-5.26%
Ashley	4	6	-33.33%	10	7	42.86%
Baxter & Marion	74	65	13.85%	131	144	-9.03%
Benton	519	445	16.63%	958	896	6.92%
Boone	87	78	11.54%	175	136	28.68%
Carroll	20	24	-16.67%	41	43	-4.65%
Clark	13	10	30.00%	25	22	13.64%
Clay	0	7	-100.00%	5	10	-50.00%
Cleburne	48	29	65.52%	88	53	66.04%
Columbia	5	7	-28.57%	18	20	-10.00%
Conway	8	11	-27.27%	19	25	-24.00%
Craighead	133	110	20.91%	255	218	16.97%
Crawford	60	64	-6.25%	127	138	-7.97%
Crittenden	28	35	-20.00%	67	65	3.08%
Cross	6	9	-33.33%	10	13	-23.08%
Faulkner	127	112	13.39%	247	219	12.79%
Franklin	5	16	-68.75%	14	27	-48.15%
Fulton	6	7	-14.29%	15	12	25.00%
Garland	118	111	6.31%	245	231	6.06%
Grant	20	9	122.22%	42	17	147.06%
Greene	27	39	-30.77%	65	63	3.17%
Hot Spring	18	19	-5.26%	33	35	-5.71%
Independence	21	22	-4.55%	41	31	32.26%
Izard	9	9	0.00%	18	17	5.88%
Jefferson	36	36	0.00%	65	67	-2.99%
Johnson	2	3	-33.33%	4	4	0.00%
Lonoke	90	96	-6.25%	188	193	-2.59%
Madison	13	13	0.00%	23	24	-4.17%
Miller	21	26	-19.23%	44	43	2.33%
Mississippi	10	13	-23.08%	20	20	0.00%
Ouachita	9	9	0.00%	23	20	15.00%
Perry	6	7	-14.29%	8	7	14.29%
Polk	18	12	50.00%	35	26	34.62%
Pope	57	54	5.56%	89	55	61.82%
Pulaski	404	374	8.02%	798	497	60.56%
Saline	188	186	1.08%	353	309	14.24%
Sebastian	163	158	3.16%	323	291	11.00%
Sharp	24	6	300.00%	49	36	36.11%
Union	30	29	3.45%	53	56	-5.36%
Van Buren	20	16	25.00%	33	31	6.45%
Washington	228	274	-16.79%	470	570	-17.54%
White	65	62	4.84%	121	105	15.24%
<b>Totals</b>	<b>2,750</b>	<b>2,631</b>	<b>4.52%</b>	<b>5,366</b>	<b>4,815</b>	<b>11.44%</b>

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**Values of New and Existing Residential Units Sold, February 2021**

County	Feb-21	Feb-20	% Change	YTD '21	YTD '20	% Change
Arkansas		\$997,677	#DIV/0!	\$1,853,573	\$8,204,972	-77.41%
Ashley	\$268,960	\$498,500	-46.05%	\$1,055,367	\$3,580,608	-70.53%
Baxter & Marion	\$13,474,290	\$16,089,740	-16.26%	\$24,032,081	\$93,281,936	-74.24%
Benton	\$166,884,450	\$185,776,216	-10.17%	\$291,196,554	\$1,003,838,226	-70.99%
Boone	\$19,181,051	\$12,501,801	53.43%	\$122,491,228	\$97,655,565	25.43%
Carroll	\$5,426,440	\$7,655,784	-29.12%	\$10,599,853	\$37,292,288	-71.58%
Clark	\$2,231,398	\$1,384,295	61.19%	\$4,033,500	\$10,147,216	-60.25%
Clay	\$0	\$146,000	-100.00%	\$569,750	\$1,021,560	-44.23%
Cleburne	\$10,522,560	\$10,031,986	4.89%	\$18,287,632	\$48,197,380	-62.06%
Columbia	\$1,028,000	\$2,930,202	-64.92%	\$4,416,300	\$14,058,330	-68.59%
Conway	\$997,000	\$1,688,340	-40.95%	\$3,338,889	\$11,921,250	-71.99%
Craighead	\$33,155,910	\$25,332,884	30.88%	\$275,118,108	\$238,209,945	15.49%
Crawford	16,551,907	\$8,575,013	-98.22%	\$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	\$1,613,000	\$1,212,200	33.06%	\$852,000	\$8,188,224	-89.59%
Faulkner	\$27,616,404	\$34,227,099	-19.31%	\$52,008,567	\$176,858,055	-70.59%
Franklin	\$2,076,100	\$882,700	135.20%	\$15,784,129	\$10,876,244	45.12%
Fulton	\$1,146,996	\$605,500	89.43%	\$2,581,500	\$4,725,576	-45.37%
Garland	\$48,157,584	\$30,447,971	58.16%	\$332,191,319	\$294,721,611	12.71%
Grant	\$4,148,640	\$3,386,856	22.49%	\$8,265,096	\$17,761,408	-53.47%
Greene	\$4,062,879	\$6,989,164	-41.87%	\$10,152,350	\$39,230,001	-74.12%
Hot Spring	\$2,234,700	\$2,276,929	-1.85%	\$3,864,828	\$18,163,620	-78.72%
Independence	\$3,797,650	\$3,763,090	0.92%	\$6,720,802	\$20,380,650	-67.02%
Izard	\$1,824,723	\$1,471,847	23.98%	\$3,297,798	\$6,558,060	-49.71%
Jefferson	\$4,318,380	\$5,287,500	-18.33%	\$8,373,950	\$27,219,656	-69.24%
Johnson	\$901,500	\$2,609,600	-65.45%	\$756,000	\$18,144,132	-95.83%
Lonoke	\$16,157,250	\$20,601,750	-21.57%	\$33,849,024	\$108,887,912	-68.91%
Madison	\$2,783,937	\$1,735,461	60.41%	\$4,455,629	\$10,093,440	-55.86%
Miller	\$6,528,064	\$4,004,931	63.00%	\$25,968,036	\$20,114,970	29.10%
Mississippi	\$750,000	\$1,306,503	-42.59%	\$1,684,840	\$9,205,494	-81.70%
Ouachita	\$713,400	\$1,810,208	-60.59%	\$3,049,651	\$11,712,942	-73.96%
Perry	\$627,996	\$128,500	0.00%	\$850,496	\$3,092,124	-72.49%
Polk	\$3,201,696	\$1,399,500	128.77%	\$5,685,680	\$11,704,888	-51.42%
Pope	\$9,575,031	\$11,542,824	-17.05%	\$15,455,295	\$67,730,420	-77.18%
Pulaski	\$89,660,528	\$113,161,590	-20.77%	\$180,704,706	\$571,889,890	-68.40%
Saline	\$40,363,036	\$49,057,296	-17.72%	\$76,764,792	\$209,035,308	-63.28%
Sebastian	\$48,678,096	\$25,858,044	88.25%	\$277,579,491	\$243,232,568	14.12%
Sharp	\$3,191,592	\$1,904,500	67.58%	\$6,030,234	\$11,516,106	-47.64%
Union	\$6,263,900	\$6,132,789	2.14%	\$11,119,427	\$25,892,825	-57.06%
Van Buren	\$2,500,300	\$2,847,288	-12.19%	\$3,942,939	\$13,074,173	-69.84%
Washington	\$61,960,368	\$94,759,080	-34.61%	\$126,988,360	\$537,867,536	-76.39%
White	\$11,594,570	\$13,560,340	-14.50%	\$19,799,351	\$55,251,096	-64.16%
<b>Totals</b>	<b>\$684,684,624</b>	<b>\$724,138,148</b>	<b>-5.45%</b>	<b>\$2,168,610,759</b>	<b>\$4,273,894,398</b>	<b>-49.26%</b>

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**Average Prices of New and Existing Residential Units Sold, February 2021**

County	Feb '21	Feb-20	% Change	YTD '21	YTD '20	% Change
Arkansas	\$ 114,465.00	\$ 127,454	-10.19%	\$ 102,976	\$ 100,956	2.00%
Ashley	\$ 67,240	\$ 92,200	-27.07%	\$ 105,537	\$ 95,850	10.11%
Baxter & Marion	\$182,085	\$ 142,243	28.01%	\$ 183,451	\$ 150,649	21.77%
Benton	\$321,550	\$ 246,127	30.64%	\$ 303,963	\$ 248,875	22.13%
Boone	\$165,305	\$ 134,940	22.50%	\$ 149,764	\$ 139,611	7.27%
Carroll	\$271,322	\$ 186,746	45.29%	\$ 258,533	\$ 191,005	35.35%
Clark	\$171,646	\$ 107,187	60.14%	\$ 161,340	\$ 106,076	52.10%
Clay	\$ -	\$ 66,985	-100.00%	\$ 113,950	\$ 87,330	30.48%
Cleburne	\$219,220	\$ 169,758	29.14%	\$ 207,814	\$ 175,118	18.67%
Columbia	\$205,600	\$ 149,114	37.88%	\$ 245,350	\$ 139,659	75.68%
Conway	\$124,625	\$ 125,115	-0.39%	\$ 175,731	\$ 125,759	39.74%
Craighead	\$221,713	\$ 172,825	28.29%	\$ 204,482	\$ 172,333	18.66%
Crawford	\$152,517	\$ 138,961	9.76%	\$ 156,338	\$ 131,993	18.44%
Crittenden	\$143,506	\$ 141,268	1.58%	\$ 155,981	\$ 135,590	15.04%
Cross	\$268,833	\$ 73,944	263.56%	\$ 85,200	\$ 109,472	-22.17%
Faulkner	\$217,452	\$ 181,925	19.53%	\$ 210,561	\$ 186,408	12.96%
Franklin	\$104,278	\$ 84,227	23.81%	\$ 259,239	\$ 91,978	181.85%
Fulton	\$191,166	\$ 129,642	47.46%	\$ 172,100	\$ 111,815	53.91%
Garland	\$231,474	\$ 172,205	34.42%	\$ 251,105	\$ 193,003	30.10%
Grant	\$207,432	\$ 132,633	56.40%	\$ 196,788	\$ 154,354	27.49%
Greene	\$150,477	\$ 130,372	15.42%	\$ 156,190	\$ 135,737	15.07%
Hot Spring	\$124,150	\$ 107,775	15.19%	\$ 117,116	\$ 102,106	14.70%
Independence	\$156,729	\$ 131,142	19.51%	\$ 163,922	\$ 124,195	31.99%
Izard	\$202,747	\$ 114,044	77.78%	\$ 183,211	\$ 104,657	75.06%
Jefferson	\$119,955	\$ 107,030	12.08%	\$ 128,830	\$ 103,229	24.80%
Johnson	\$182,500	\$ 88,833	105.44%	\$ 189,000	\$ 102,375	84.62%
Lonoke	\$179,525	\$ 167,258	7.33%	\$ 180,048	\$ 162,433	10.84%
Madison	\$214,149	\$ 145,408	47.27%	\$ 193,723	\$ 149,329	29.73%
Miller	\$179,955	\$ 233,623	-22.97%	\$ 175,509	\$ 158,211	10.93%
Mississippi	\$ 75,000	\$ 95,042	-21.09%	\$ 84,242	\$ 109,514	-23.08%
Ouachita	\$ 79,267	\$ 120,933	-34.45%	\$ 132,594	\$ 145,444	-8.84%
Perry	\$104,666	\$ 110,078	-4.92%	\$ 106,312	\$ 136,928	-22.36%
Polk	\$177,872	\$ 88,771	100.37%	\$ 162,448	\$ 98,882	64.28%
Pope	\$167,983	\$ 187,355	-10.34%	\$ 173,655	\$ 166,162	4.51%
Pulaski	\$221,932	\$ 194,337	14.20%	\$ 226,447	\$ 200,261	13.08%
Saline	\$214,697	\$ 204,646	4.91%	\$ 217,464	\$ 200,743	8.33%
Sebastian	\$187,307	\$ 148,752	25.92%	\$ 183,365	\$ 142,098	29.04%
Sharp	\$132,983	\$ 65,300	103.65%	\$ 123,066	\$ 80,900	52.12%
Union	\$208,797	\$ 128,669	62.27%	\$ 209,801	\$ 116,732	79.73%
Van Buren	\$125,015	\$ 124,493	0.42%	\$ 119,483	\$ 120,216	-0.61%
Washington	\$271,756	\$ 244,594	11.10%	\$ 270,188	\$ 243,059	11.16%
White	\$178,378	\$ 125,470	42.17%	\$ 163,631	\$ 114,172	43.32%
<b>Statewide</b>	<b>\$248,976</b>	<b>\$201,683</b>	<b>23.45%</b>	<b>\$404,139</b>	<b>\$191,547</b>	<b>110.99%</b>
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