

Summary of February 2019 Housing Market Report from Arkansas REALTORS® Association

Most Units Sold for the Month			
County	Feb '19	Feb '18	% Change
Benton	381	408	-6.62%
Pulaski	355	373	-4.83%
Washington	255	225	13.33%
Saline	161	119	35.29%
Sebastian	141	137	2.92%
Top Five Markets Totals	1,293	1,262	2.46%
Statewide Totals	2,410	2,307	4.46%
Percentages of State Totals Provided by Top Five Markets	53.65%	54.70%	

Highest Valuations for the Month			
County	Feb '19	Feb '18	% Change
Benton	\$89,867,232	\$90,195,336	-0.36%
Pulaski	\$70,554,120	\$76,304,237	-7.54%
Washington	\$55,309,500	\$50,045,850	10.52%
Saline	\$32,504,934	\$21,116,788	53.93%
Sebastian	\$25,239,846	\$19,748,002	27.81%
Top Five Markets Totals	\$273,475,632	\$257,410,213	6.24%
Statewide Totals	\$434,039,847	\$404,756,827	7.23%
Percentages of State Totals Provided by Top Five Markets	63.01%	63.60%	

Highest Average Prices for the Month			
County	Feb '19	Feb '18	% Change
Benton	\$235,872	\$221,067	6.70%
Washington	\$216,900	\$222,426	-2.48%
Saline	\$201,894	\$177,452	13.77%
Pulaski	\$198,744	\$204,569	-2.85%
Garland	\$182,532	\$185,054	-1.36%
Statewide Averages	\$180,100	\$175,447	2.65%

Most Units Sold for the Year			
County	YTD 2019	YTD 2018	% Change
Benton	717	754	-4.91%
Pulaski	676	687	-1.60%
Washington	453	442	2.49%
Saline	281	222	26.58%
Sebastian	268	251	6.77%
Top Five Markets Totals	2395	2356	1.66%
Statewide Totals	4,378	4,411	-0.75%
Percentages of State Totals Provided by Top Five Markets	54.71%	53.41%	

Highest Valuations for the Year			
County	YTD 2019	YTD 2018	% Change
Benton	\$168,919,464	\$171,234,154	-1.35%
Pulaski	\$133,357,900	\$133,781,571	-0.32%
Washington	\$98,919,345	\$96,501,860	2.51%
Saline	\$54,163,031	\$40,421,982	33.99%
Sebastian	\$49,027,652	\$39,277,233	24.82%
Top Five Markets Totals	\$504,387,392	\$481,216,800	4.82%
Statewide Totals	\$789,655,889	\$772,555,977	2.21%
Percentages of State Totals Provided by Top Five Markets	63.87%	62.29%	

Highest Average Prices for the Year			
County	YTD 2019	YTD 2018	% Change
Benton	\$235,592	\$227,101	3.74%
Washington	\$218,365	\$218,330	0.02%
Pulaski	\$197,275	\$194,733	1.31%
Saline	\$192,751	\$182,081	5.86%
Sebastian	\$182,939	\$156,483	16.91%
Statewide Averages	\$180,369	\$175,143	2.98%

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 2019

County	Feb '19	Feb '18	% Change	YTD '19	YTD '18	% Change
Arkansas	10	9	11.11%	13	14	-7.14%
Ashley	4	6	-33.33%	7	10	-30.00%
Baxter & Marion	64	49	30.61%	125	108	15.74%
Benton	381	408	-6.62%	717	754	-4.91%
Boone	73	69	5.80%	122	127	-3.94%
Carroll	22	20	10.00%	33	43	-23.26%
Clark	7	4	75.00%	13	10	30.00%
Clay	1	2	-50.00%	2	3	-33.33%
Cleburne	29	23	26.09%	50	44	13.64%
Columbia	8	12	-33.33%	15	18	-16.67%
Conway	13	10	30.00%	22	14	57.14%
Craighead	82	99	-17.17%	163	200	-18.50%
Crawford	83	68	22.06%	138	131	5.34%
Crittenden	35	36	-2.78%	60	63	-4.76%
Cross	7	5	40.00%	9	7	28.57%
Faulkner	105	99	6.06%	187	187	0.00%
Franklin	9	6	50.00%	19	14	35.71%
Fulton	0	2	-100.00%	6	4	50.00%
Garland	120	103	16.50%	229	223	2.69%
Grant	14	12	16.67%	17	24	-29.17%
Greene	38	30	26.67%	61	65	-6.15%
Hot Spring	22	13	69.23%	40	25	60.00%
Independence	26	23	13.04%	39	42	-7.14%
Izard	5	2	150.00%	11	13	-15.38%
Jefferson	33	23	43.48%	56	53	5.66%
Johnson	27	19	42.11%	45	36	25.00%
Lonoke	75	81	-7.41%	134	154	-12.99%
Madison	4	8	-50.00%	11	13	-15.38%
Miller	13	13	0.00%	26	19	36.84%
Mississippi	7	12	-41.67%	14	23	-39.13%
Ouachita	17	6	183.33%	21	15	40.00%
Perry	5	7	-28.57%	7	10	-30.00%
Polk	13	17	-23.53%	22	35	-37.14%
Pope	41	49	-16.33%	77	100	-23.00%
Pulaski	355	373	-4.83%	676	687	-1.60%
Saline	161	119	35.29%	281	222	26.58%
Sebastian	141	137	2.92%	268	251	6.77%
Sharp	16	10	60.00%	30	27	11.11%
Union	12	29	-58.62%	26	48	-45.83%
Van Buren	18	19	-5.26%	26	32	-18.75%
Washington	255	225	13.33%	453	442	2.49%
White	59	50	18.00%	107	101	5.94%
Totals	2,410	2,307	4.46%	4,378	4,411	-0.75%

Values of New and Existing Residential Units Sold, February 2019

County	Feb '19	Feb '18	% Change	YTD '19	YTD '18	% Change
Arkansas	\$1,135,000	\$678,474	67.29%	\$1,213,004	\$1,691,270	-28.28%
Ashley	\$365,900	\$435,600	-16.00%	\$623,504	\$685,100	-8.99%
Baxter & Marion	\$10,618,944	\$6,467,608	64.19%	\$18,628,750	\$15,176,268	22.75%
Benton	\$89,867,232	\$90,195,336	-0.36%	\$168,919,464	\$171,234,154	-1.35%
Boone	\$8,656,267	\$9,017,196	-4.00%	\$14,428,208	\$16,027,527	-9.98%
Carroll	\$3,941,652	\$2,980,400	32.25%	\$5,837,634	\$8,338,732	-29.99%
Clark	\$606,760	\$290,496	108.87%	\$1,827,761	\$1,080,500	69.16%
Clay	\$92,000	\$111,000	-17.12%	\$125,000	\$189,498	-34.04%
Cleburne	\$5,215,041	\$4,944,195	5.48%	\$9,012,250	\$9,509,500	-5.23%
Columbia	\$1,262,504	\$1,252,896	0.77%	\$2,241,000	\$1,992,906	12.45%
Conway	\$1,985,789	\$1,037,700	91.36%	\$3,311,286	\$1,571,094	110.76%
Craighead	\$14,222,572	\$14,536,269	-2.16%	\$28,426,874	\$33,389,400	-14.86%
Crawford	\$11,201,680	\$7,173,252	56.16%	\$19,350,774	\$15,759,824	22.79%
Crittenden	\$4,753,175	\$4,949,136	-3.96%	\$8,932,560	\$7,840,854	13.92%
Cross	\$726,999	\$393,000	84.99%	\$840,501	\$666,001	26.20%
Faulkner	\$18,052,965	\$18,093,141	-0.22%	\$33,097,130	\$32,747,253	1.07%
Franklin	\$689,274	\$553,902	24.44%	\$1,379,343	\$2,137,646	-35.47%
Fulton	\$0	\$268,500	-100.00%	\$724,800	\$356,900	103.08%
Garland	\$21,903,840	\$19,060,562	14.92%	\$36,940,677	\$37,304,109	-0.97%
Grant	\$2,043,398	\$1,797,396	13.69%	\$2,407,387	\$3,797,088	-36.60%
Greene	\$5,101,994	\$3,547,230	43.83%	\$7,981,545	\$7,278,440	9.66%
Hot Spring	\$2,260,192	\$1,768,897	27.77%	\$4,563,640	\$2,769,825	64.76%
Independence	\$2,844,192	\$3,236,951	-12.13%	\$4,320,576	\$5,443,158	-20.62%
Izard	\$760,900	\$43,322	1666.38%	\$1,382,194	\$785,122	76.05%
Jefferson	\$3,411,936	\$2,433,193	40.22%	\$5,887,280	\$4,884,798	20.52%
Johnson	\$2,435,049	\$2,097,220	16.11%	\$3,793,950	\$3,852,108	-1.51%
Lonoke	\$12,027,825	\$12,782,610	-5.90%	\$21,434,908	\$23,284,184	-7.94%
Madison	\$366,000	\$1,036,504	-64.69%	\$1,534,599	\$1,795,495	-14.53%
Miller	\$2,332,694	\$1,801,150	29.51%	\$4,317,560	\$2,596,692	66.27%
Mississippi	\$484,547	\$972,804	-50.19%	\$1,191,554	\$2,036,190	-41.48%
Ouachita	\$1,655,001	\$461,400	258.69%	\$2,263,149	\$1,418,805	59.51%
Perry	\$671,000	\$970,599	0.00%	\$958,496	\$1,221,600	-21.54%
Polk	\$789,048	\$2,317,287	-65.95%	\$1,823,448	\$5,010,635	-63.61%
Pope	\$5,952,708	\$7,185,115	-17.15%	\$12,179,090	\$14,527,900	-16.17%
Pulaski	\$70,554,120	\$76,304,237	-7.54%	\$133,357,900	\$133,781,571	-0.32%
Saline	\$32,504,934	\$21,116,788	53.93%	\$54,163,031	\$40,421,982	33.99%
Sebastian	\$25,239,846	\$19,748,002	27.81%	\$49,027,652	\$39,277,233	24.82%
Sharp	\$1,209,088	\$546,400	121.28%	\$2,484,180	\$2,514,726	-1.21%
Union	\$1,725,900	\$3,353,995	-48.54%	\$3,232,606	\$5,363,040	-39.72%
Van Buren	\$1,914,354	\$2,054,964	-6.84%	\$2,806,050	\$3,285,280	-14.59%
Washington	\$55,309,500	\$50,045,850	10.52%	\$98,919,345	\$96,501,860	2.51%
White	\$7,148,027	\$6,696,250	6.75%	\$13,765,229	\$13,009,709	5.81%
Totals	\$434,039,847	\$404,756,827	7.23%	\$789,655,889	\$772,555,977	2.21%

Average Prices of New and Existing Residential Units Sold, February

County	Feb '19	Feb '18	% Change	YTD '19	YTD '18	% Change
Arkansas	\$ 113,500	\$ 75,386	50.56%	\$ 93,308	\$ 120,805	-22.76%
Ashley	\$ 91,475	\$ 72,600	26.00%	\$ 89,072	\$ 68,510	30.01%
Baxter & Marion	\$ 165,921	\$ 131,992	25.71%	\$ 149,030	\$ 140,521	6.06%
Benton	\$ 235,872	\$ 221,067	6.70%	\$ 235,592	\$ 227,101	3.74%
Boone	\$ 118,579	\$ 130,684	-9.26%	\$ 118,264	\$ 126,201	-6.29%
Carroll	\$ 179,166	\$ 149,020	20.23%	\$ 176,898	\$ 193,924	-8.78%
Clark	\$ 86,680	\$ 72,624	19.35%	\$ 140,597	\$ 108,050	30.12%
Clay	\$ 92,000	\$ 55,500	65.77%	\$ 62,500	\$ 63,166	-1.05%
Cleburne	\$ 179,829	\$ 214,965	-16.34%	\$ 180,245	\$ 216,125	-16.60%
Columbia	\$ 157,813	\$ 104,408	51.15%	\$ 149,400	\$ 110,717	34.94%
Conway	\$ 152,753	\$ 103,770	47.20%	\$ 150,513	\$ 112,221	34.12%
Craighead	\$ 173,446	\$ 146,831	18.13%	\$ 174,398	\$ 166,947	4.46%
Crawford	\$ 134,960	\$ 105,489	27.94%	\$ 140,223	\$ 120,304	16.56%
Crittenden	\$ 135,805	\$ 137,476	-1.22%	\$ 148,876	\$ 124,458	19.62%
Cross	\$ 103,857	\$ 78,600	32.13%	\$ 93,389	\$ 95,143	-1.84%
Faulkner	\$ 171,933	\$ 182,759	-5.92%	\$ 176,990	\$ 175,119	1.07%
Franklin	\$ 76,586	\$ 92,317	-17.04%	\$ 72,597	\$ 152,689	-52.45%
Fulton	\$ -	\$ 134,250	-100.00%	\$ 120,800	\$ 89,225	35.39%
Garland	\$ 182,532	\$ 185,054	-1.36%	\$ 161,313	\$ 167,283	-3.57%
Grant	\$ 145,957	\$ 149,783	-2.55%	\$ 141,611	\$ 158,212	-10.49%
Greene	\$ 134,263	\$ 118,241	13.55%	\$ 130,845	\$ 111,976	16.85%
Hot Spring	\$ 102,736	\$ 136,069	-24.50%	\$ 114,091	\$ 110,793	2.98%
Independence	\$ 109,392	\$ 140,737	-22.27%	\$ 110,784	\$ 129,599	-14.52%
Izard	\$ 152,180	\$ 21,661	602.55%	\$ 125,654	\$ 60,394	108.06%
Jefferson	\$ 103,392	\$ 105,791	-2.27%	\$ 105,130	\$ 92,166	14.07%
Johnson	\$ 90,187	\$ 110,380	-18.29%	\$ 84,310	\$ 107,003	-21.21%
Lonoke	\$ 160,371	\$ 157,810	1.62%	\$ 159,962	\$ 151,196	5.80%
Madison	\$ 91,500	\$ 129,563	-29.38%	\$ 139,509	\$ 138,115	1.01%
Miller	\$ 179,438	\$ 138,550	29.51%	\$ 166,060	\$ 136,668	21.51%
Mississippi	\$ 69,221	\$ 81,067	-14.61%	\$ 85,111	\$ 88,530	-3.86%
Ouachita	\$ 97,353	\$ 76,900	26.60%	\$ 107,769	\$ 94,587	13.94%
Perry	\$ 134,200	\$ 138,657	26.60%	\$ 136,928	\$ 122,160	12.09%
Polk	\$ 60,696	\$ 136,311	-55.47%	\$ 82,884	\$ 143,161	-42.10%
Pope	\$ 145,188	\$ 146,635	-0.99%	\$ 158,170	\$ 145,279	8.87%
Pulaski	\$ 198,744	\$ 204,569	-2.85%	\$ 197,275	\$ 194,733	1.31%
Saline	\$ 201,894	\$ 177,452	13.77%	\$ 192,751	\$ 182,081	5.86%
Sebastian	\$ 179,006	\$ 144,146	24.18%	\$ 182,939	\$ 156,483	16.91%
Sharp	\$ 75,568	\$ 54,640	38.30%	\$ 82,806	\$ 93,138	-11.09%
Union	\$ 143,825	\$ 115,655	24.36%	\$ 124,331	\$ 111,730	11.28%
Van Buren	\$ 106,353	\$ 108,156	-1.67%	\$ 107,925	\$ 102,665	5.12%
Washington	\$ 216,900	\$ 222,426	-2.48%	\$ 218,365	\$ 218,330	0.02%
White	\$ 121,153	\$ 133,925	-9.54%	\$ 128,647	\$ 128,809	-0.13%
Statewide	\$180,100	\$175,447	2.65%	\$180,369	\$175,143	2.98%

DISCLAIMER: THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND
IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND
MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE
PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO
CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY
ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO,
INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE.
CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY
ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO,
INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE.
<i>Copyright 2019 Arkansas REALTORS® Association.</i>