

## Central Arkansas Housing Market Report December 2011 (expanded)

	All areas	Faulkner	Grant	Lonoke	Pulaski	Saline	Jefferson	White
# of units sold Dec 2011	633	96	2	69	296	101	20	49
# of units sold Dec 2010	651	85	11	60	290	122	32	51
# of units sold Dec 2009	674	77	11	86	291	123	36	50
Percent Change (2011 vs. 2010)	-2.76%	12.94%	-81.82%	15.00%	2.07%	-17.21%	-37.50%	-3.92%
Percent Change (2011 vs. 2009)	-6.08%	24.68%	-81.82%	-19.77%	1.72%	-17.89%	-44.44%	-2.00%
Avg list price Dec 2011	\$169,831	\$170,900	\$129,899	\$145,456	\$189,786	\$156,566	\$60,996	\$154,918
Avg list price Dec 2010	\$161,518	\$160,544	\$123,665	\$140,631	\$175,549	\$165,901	\$101,903	\$143,017
Avg list price Dec 2009	\$162,293	\$159,466	\$119,107	\$145,936	\$177,971	\$160,088	\$109,903	\$156,178
Percent Change (2011 vs. 2010)	5.15%	6.45%	5.04%	3.43%	8.11%	-5.63%	-40.14%	8.32%
Percent Change (2011 vs. 2009)	4.65%	7.17%	9.06%	-0.33%	6.64%	-2.20%	-44.50%	-0.81%
Avg sales price Dec 2011	\$163,352	\$163,192	\$125,950	\$142,416	\$181,720	\$151,900	\$56,452	\$150,952
Avg sales price Dec 2010	\$155,509	\$154,251	\$119,547	\$136,257	\$168,931	\$160,576	\$95,432	\$137,268
Avg sales price Dec 2009	\$156,183	\$156,149	\$113,354	\$140,989	\$169,802	\$156,214	\$103,573	\$150,337
Percent Change (2011 vs. 2010)	5.04%	5.80%	5.36%	4.52%	7.57%	-5.40%	-40.85%	9.97%
Percent Change (2011 vs. 2009)	4.59%	4.51%	11.11%	1.01%	7.02%	-2.76%	-45.50%	0.41%
% LP to SP Dec 2011	96.18%	95.49%	96.96%	97.91%	95.75%	97.02%	92.55%	97.44%
% LP to SP Dec 2010	96.28%	96.08%	96.67%	96.89%	96.23%	96.79%	93.65%	95.98%
% LP to SP Dec 2009	96.24%	97.92%	95.17%	96.61%	95.41%	97.58%	94.24%	96.26%
Avg sales price per Sq Ft Dec 2011	\$74.30	\$82.90	\$72.33	\$81.91	\$85.84	\$87.33	\$31.01	\$76.84
Avg sales price per Sq Ft Dec 2010	\$73.14	\$80.00	\$69.00	\$76.00	\$81.00	\$84.00	\$48.00	\$74.00
Avg sales price per Sq Ft Dec 2009	\$73.73	\$84.00	\$65.00	\$78.00	\$82.00	\$81.00	\$52.00	\$74.00
Percent Change (2011 vs. 2010)	1.59%	3.63%	4.83%	7.78%	5.98%	3.96%	-35.40%	3.84%
Percent Change (2011 vs. 2009)	0.77%	-1.31%	11.28%	5.01%	4.68%	7.81%	-40.37%	3.84%
Avg Sq Ft Dec 2011	1,970.62	1,969	1,741	1,739	2,117	1,739	1,820	1,964
Avg Sq Ft Dec 2010	1,976.62	1,928	1,733	1,793	2,086	1,912	1,988	1,855
Avg Sq Ft Dec 2009	1,974.56	1,859	1,744	1,808	2,071	1,929	1,992	2,032
Percent Change (2011 vs. 2010)	-0.30%	2.10%	0.51%	-3.02%	1.51%	-9.01%	-8.44%	5.90%
Percent Change (2011 vs. 2009)	-0.20%	5.90%	-0.15%	-3.81%	2.23%	-9.81%	-8.60%	-3.30%
Valuation Dec 2011	\$103,401,744	\$15,666,432	\$251,900	\$9,826,704	\$53,789,120	\$15,341,900	\$1,129,040	\$7,396,648
Valuation Dec 2010	\$101,236,526	\$13,111,335	\$1,315,017	\$8,175,420	\$48,989,990	\$19,590,272	\$3,053,824	\$7,000,668
Valuation Dec 2009	\$105,267,603	\$12,023,473	\$1,246,894	\$12,125,054	\$49,412,382	\$19,214,322	\$3,728,628	\$7,516,850
Percent Change (2011 vs. 2010)	2.14%	19.49%	-80.84%	20.20%	9.80%	-21.69%	-63.03%	5.66%
Percent Change (2011 vs. 2009)	-1.77%	30.30%	-79.80%	-18.96%	8.86%	-20.15%	-69.72%	-1.60%
Avg days on market Dec 2011	90.18	82	50	78	94	85	99	109
Avg days on market Dec 2010	87.53	88	84	75	85	95	119	79
Avg days on market Dec 2009	76.02	71	105	73	77	67	133	58
Percent Change (2011 vs. 2010)	3.03%	-6.82%	-40.48%	4.00%	10.59%	-10.53%	-16.81%	37.97%
Percent Change (2011 vs. 2009)	18.63%	15.49%	-52.38%	6.85%	22.08%	26.87%	-25.56%	87.93%
Median sales price Dec 2011		\$149,952	\$125,950	\$140,000	\$149,450	\$151,900	\$49,750	\$132,000
Median sales price Dec 2010		\$133,000	\$115,000	\$125,750	\$136,500	\$148,950	\$78,000	\$130,000
Median sales price Dec 2009		\$144,000	\$110,000	\$132,000	\$149,000	\$139,999	\$82,000	\$121,000
Percent Change (2011 vs. 2010)		12.75%	9.52%	11.33%	9.49%	1.98%	-36.22%	1.54%
Percent Change (2011 vs. 2009)		4.13%	14.50%	6.06%	0.30%	8.50%	-39.33%	9.09%

Source: Cooperative Arkansas Realtors MLS (CARMLS)

## Central Arkansas Housing Market Report Year End 2011 (expanded)

	All areas	Faulkner	Grant	Lonoke	Pulaski	Saline	Jefferson	White
# of units sold YTD 2011	8,436	1,190	101	832	3,940	1,366	363	644
# of units sold YTD 2010	8,770	1,198	110	845	4,104	1,449	391	673
# of units sold YTD 2009	9,509	1,323	138	1,050	4,430	1,478	391	699
Percent Change (2011 vs. 2010)	-3.81%	-0.67%	-8.18%	-1.54%	-4.00%	-5.73%	-7.16%	-4.31%
Percent Change (2011 vs. 2009)	-11.28%	-10.05%	-26.81%	-20.76%	-11.06%	-7.58%	-7.16%	-7.87%
Avg list price YTD 2011	\$165,666	\$159,749	\$120,900	\$144,030	\$184,799	\$163,252	\$94,114	\$139,970
Avg list price YTD 2010	\$166,763	\$160,278	\$129,315	\$144,129	\$183,475	\$171,373	\$102,569	\$138,300
Avg list price YTD 2009	\$162,371	\$151,519	\$122,944	\$141,802	\$181,321	\$160,118	\$108,879	\$136,172
Percent Change (2011 vs. 2010)	-0.66%	-0.33%	-6.51%	-0.07%	0.72%	-4.74%	-8.24%	1.21%
Percent Change (2011 vs. 2009)	2.03%	5.43%	-1.66%	1.57%	1.92%	1.96%	-13.56%	2.79%
Avg sales price YTD 2011	\$158,889	\$155,260	\$116,088	\$139,522	\$176,095	\$157,734	\$87,780	\$134,595
Avg sales price YTD 2010	\$160,510	\$155,774	\$124,918	\$140,483	\$175,751	\$165,838	\$96,323	\$132,782
Avg sales price YTD 2009	\$156,908	\$147,625	\$117,682	\$137,534	\$174,703	\$155,731	\$102,303	\$131,583
Percent Change (2011 vs. 2010)	-1.01%	-0.33%	-7.07%	-0.68%	0.20%	-4.89%	-8.87%	1.37%
Percent Change (2011 vs. 2009)	1.26%	5.17%	-1.35%	1.45%	0.80%	1.29%	-14.20%	2.29%
% LP to SP YTD 2011	95.91%	97.01%	96.02%	96.87%	95.29%	96.62%	93.27%	96.16%
% LP to SP YTD 2010	96.25%	97.19%	96.60%	97.47%	95.79%	96.77%	93.91%	96.01%
% LP to SP YTD 2009	96.64%	97.43%	95.72%	96.99%	96.35%	97.26%	93.96%	96.63%
Avg sales price per Sq Ft YTD 2011	\$74.02	\$83.50	\$65.05	\$78.42	\$89.39	\$85.90	\$43.25	\$74.52
Avg sales price per Sq Ft YTD 2010	\$76.54	\$85.00	\$68.00	\$81.00	\$91.00	\$89.00	\$49.00	\$74.00
Avg sales price per Sq Ft YTD 2009	\$76.00	\$84.00	\$67.00	\$81.00	\$91.00	\$86.00	\$51.00	\$74.00
Percent Change (2011 vs. 2010)	-3.29%	-1.76%	-4.34%	-3.19%	-1.77%	-3.48%	-11.73%	0.70%
Percent Change (2011 vs. 2009)	-2.60%	-0.60%	-2.91%	-3.19%	-1.77%	-0.12%	-15.20%	0.70%
Avg Sq Ft YTD 2011	1,901.74	1,859	1,785	1,779	1,970	1,836	2,030	1,806
Avg Sq Ft YTD 2010	1,877.48	1,833	1,837	1,734	1,931	1,863	1,966	1,794
Avg Sq Ft YTD 2009	1,846.54	1,757	1,756	1,698	1,920	1,811	2,006	1,778
Percent Change (2011 vs. 2010)	1.29%	1.46%	-2.85%	2.58%	2.00%	-1.45%	3.25%	0.66%
Percent Change (2011 vs. 2009)	2.99%	5.80%	1.60%	4.78%	2.61%	1.40%	1.18%	1.58%
Valuation YTD 2011	\$1,340,388,856	\$184,759,400	\$11,724,888	\$116,082,304	\$693,814,300	\$215,464,644	\$31,864,140	\$86,679,180
Valuation YTD 2010	\$1,407,672,312	\$186,617,252	\$13,740,980	\$118,708,135	\$721,282,104	\$240,299,262	\$37,662,293	\$89,362,286
Valuation YTD 2009	\$1,492,040,389	\$195,307,875	\$16,240,116	\$144,410,700	\$773,934,290	\$230,170,418	\$40,000,473	\$91,976,517
Percent Change (2011 vs. 2010)	-4.78%	-1.00%	-14.67%	-2.21%	-3.81%	-10.33%	-15.40%	-3.00%
Percent Change (2011 vs. 2009)	-10.16%	-5.40%	-27.80%	-19.62%	-10.35%	-6.39%	-20.34%	-5.76%
Avg days on market YTD 2011	95.08	85	127	86	95	96	134	97
Avg days on market YTD 2010	79.26	78	94	75	74	86	112	83
Avg days on market YTD 2009	80.42	80	113	78	77	84	101	81
Percent Change (2011 vs. 2010)	19.95%	8.97%	35.11%	14.67%	28.38%	11.63%	19.64%	16.87%
Percent Change (2011 vs. 2009)	18.23%	6.25%	12.39%	10.26%	23.38%	14.29%	32.67%	19.75%
Median sales price YTD 2011		\$137,116	\$110,000	\$130,000	\$145,000	\$143,000	\$73,000	\$120,000
Median sales price YTD 2010		\$136,200	\$115,500	\$129,000	\$145,000	\$146,500	\$81,900	\$119,900
Median sales price YTD 2009		\$132,000	\$114,250	\$127,950	\$146,500	\$139,999	\$85,000	\$117,500
Percent Change (2011 vs. 2010)		0.67%	-4.76%	0.78%	0.00%	-2.39%	-10.87%	0.08%
Percent Change (2011 vs. 2009)		3.88%	-3.72%	1.60%	-1.02%	2.14%	-14.12%	2.13%

Source: Cooperative Arkansas Realtors MLS (CARMLS)