

Zip Code Studies for 2011

Regional Residential Northwest Arkansas

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Every year I calculate the median sales price for all the zip codes in Northwest Arkansas -which includes Benton and Washington counties. Comparing this year with last year can show how areas in the region compare with themselves and other zip codes. The short version below shows those zip codes with at least 15 sales in 2010. The full exhibit at the end shows in table form, sales in all zip codes.

Zip Code Analysis 2011 Annual

| City | #Sales | Volume | Median SP |
|----------------------|--------|---------------|-----------|
| Bentonville 72712 | 771 | \$156,749,005 | \$174,950 |
| Rogers 72758 | 568 | \$136,801,978 | \$197,250 |
| Rogers 72756 | 540 | \$60,568,594 | \$82,500 |
| Springdale 72764 | 533 | \$51,554,780 | \$79,000 |
| Springdale 72762 | 446 | \$60,914,747 | \$110,000 |
| Bella Vista 72714 | 376 | \$44,009,422 | \$108,400 |
| Fayetteville 72704 | 373 | \$59,901,345 | \$147,900 |
| Fayetteville 72703 | 335 | \$80,289,625 | \$202,300 |
| Bella Vista 72715 | 307 | \$42,871,250 | \$124,500 |
| Fayetteville 72701 | 283 | \$51,196,943 | \$141,000 |
| Siloam Springs 72761 | 209 | \$24,489,647 | \$100,000 |
| Centerton 72719 | 159 | \$18,642,233 | \$110,000 |
| Lowell 72745 | 137 | \$17,271,206 | \$106,000 |
| Farmington 72730 | 119 | \$15,976,429 | \$120,000 |
| Pea Ridge 72751 | 102 | \$9,729,683 | \$86,825 |
| Gentry 72734 | 85 | \$7,727,765 | \$80,000 |
| Prairie Grove 72753 | 82 | \$8,813,062 | \$102,442 |
| Gravette 72736 | 79 | \$7,141,833 | \$65,000 |
| Garfield 72732 | 49 | \$10,320,800 | \$155,000 |
| West Fork 72774 | 48 | \$5,695,277 | \$118,050 |
| Elkins 72727 | 44 | \$4,257,070 | \$88,300 |
| Lincoln 72744 | 38 | \$2,658,243 | \$57,850 |
| Cave Springs 72718 | 29 | \$6,142,775 | \$167,500 |
| Decatur 72722 | 21 | \$1,370,850 | \$55,400 |
| Bethel Heights 72713 | 19 | \$1,899,350 | \$91,500 |
| Winslow 72959 | 18 | \$1,523,972 | \$48,820 |

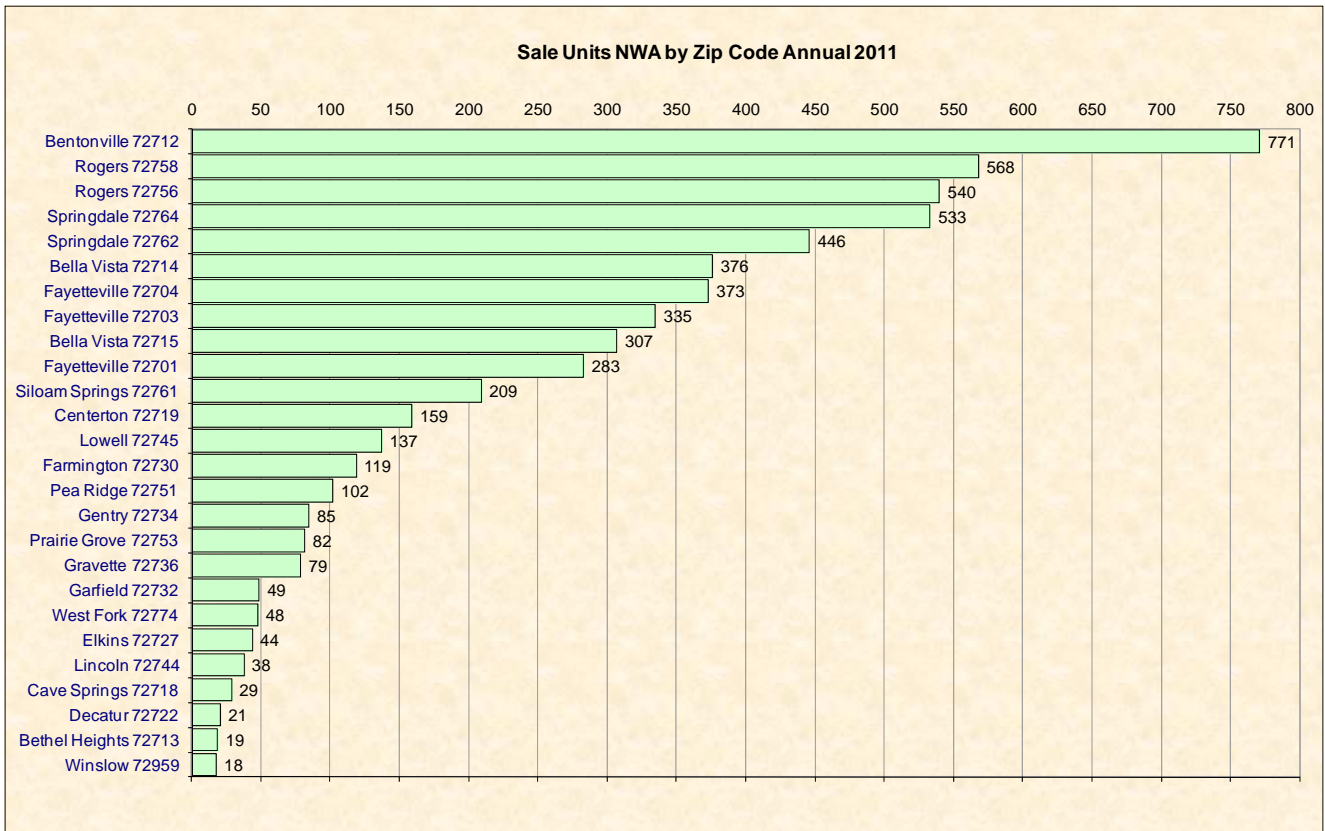
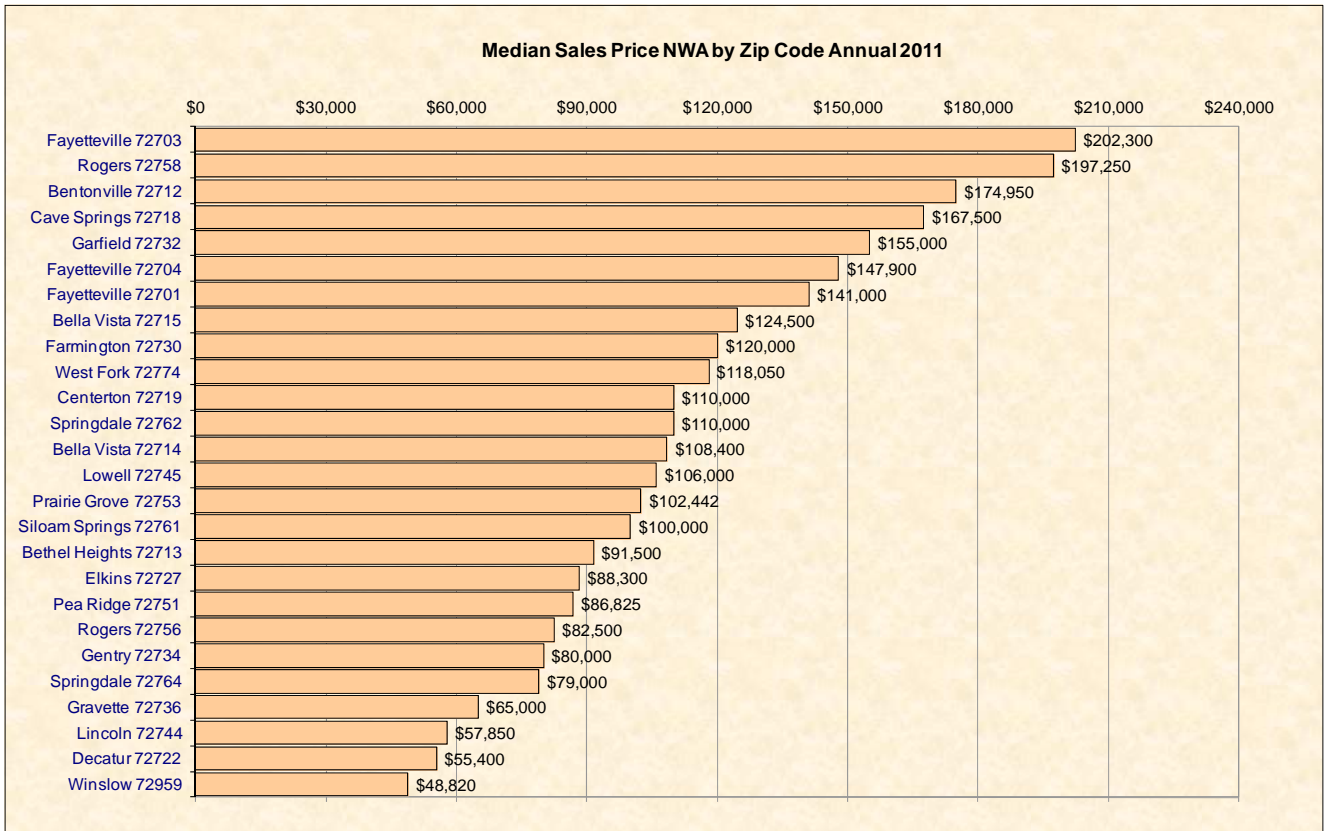
Bella Vista has two zip codes as does Rogers and Springdale. Fayetteville has 3 zip codes. The chart below combines all the zips by city and ranks the cities by volume

Analysis 2011 Annual by City

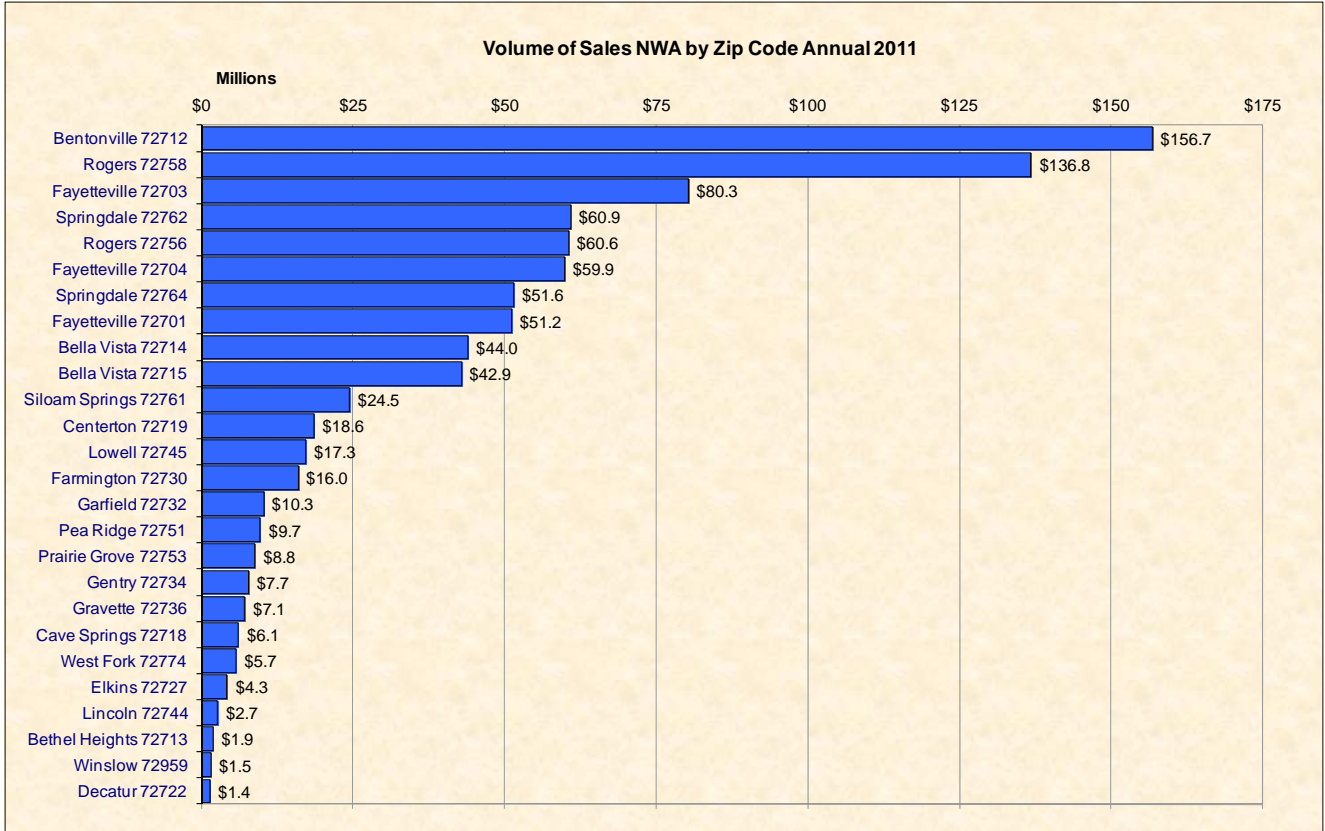
| City | Volume | Sales | Median SP |
|----------------|---------------|--------------|------------------|
| Rogers | \$197,370,572 | 1,108 | \$120,300 |
| Fayetteville | \$191,387,913 | 991 | \$156,950 |
| Bentonville | \$156,749,005 | 771 | \$174,950 |
| Springdale | \$112,469,527 | 979 | \$84,000 |
| Bella Vista | \$86,880,672 | 683 | \$119,900 |
| Siloam Springs | \$24,489,647 | 209 | \$100,000 |
| Centerton | \$18,642,233 | 159 | \$110,000 |
| Lowell | \$17,271,206 | 137 | \$106,000 |
| Farmington | \$15,976,429 | 119 | \$120,000 |
| Garfield | \$10,320,800 | 49 | \$155,000 |
| Pea Ridge | \$9,729,683 | 102 | \$86,825 |
| Prairie Grove | \$8,813,062 | 82 | \$102,442 |
| Gentry | \$7,727,765 | 85 | \$80,000 |
| Gravette | \$7,141,833 | 79 | \$65,000 |
| Cave Springs | \$6,142,775 | 29 | \$167,500 |
| West Fork | \$5,695,277 | 48 | \$118,050 |
| Elkins | \$4,257,070 | 44 | \$88,300 |
| Lincoln | \$2,658,243 | 38 | \$57,850 |
| Bethel Heights | \$1,899,350 | 19 | \$91,500 |
| Winslow | \$1,523,972 | 18 | \$48,820 |
| Decatur | \$1,370,850 | 21 | \$55,400 |

Zips with 15 or more sales

Exhibits



Exhibits



Exhibits

Residential Sales by Zip Code of Northwest Arkansas - Benton and Washington Counties

Annual 2011

| Median Sale Price | |
|-----------------------|-----------|
| Hindsville 72738 | \$260,750 |
| Fayetteville 72703 | \$202,300 |
| Rogers 72758 | \$197,250 |
| Bentonville 72712 | \$175,000 |
| Cave Springs 72718 | \$167,500 |
| Little Flock 72748 | \$158,500 |
| Garfield 72732 | \$155,000 |
| Fayetteville 72704 | \$147,900 |
| Fayetteville 72701 | \$141,000 |
| Goshen 72735 | \$134,000 |
| Bella Vista 72715 | \$124,500 |
| Farmington 72730 | \$120,000 |
| Greenland 72737 | \$119,000 |
| West Fork 72774 | \$118,050 |
| Centerton 72719 | \$110,000 |
| Elm Springs 72728 | \$110,000 |
| Hiwasse 72739 | \$110,000 |
| Springdale 72762 | \$110,000 |
| Summers 72769 | \$109,900 |
| Bella Vista 72714 | \$108,400 |
| Lowell 72745 | \$106,000 |
| Prairie Grove 72753 | \$102,442 |
| Siloam Springs 72761 | \$100,000 |
| Bethel Heights 72713 | \$91,500 |
| Elkins 72727 | \$88,300 |
| Pea Ridge 72751 | \$86,825 |
| Tontitown 72770 | \$84,000 |
| Rogers 72756 | \$82,500 |
| Gentry 72734 | \$80,000 |
| Sulphur Springs 72768 | \$80,000 |
| Springdale 72764 | \$79,000 |
| Gravette 72736 | \$65,000 |
| Cane Hill 72717 | \$60,000 |
| Lincoln 72744 | \$57,850 |
| Decatur 72722 | \$55,400 |
| Winslow 72959 | \$48,820 |
| Avoca 72711 | \$22,000 |

| Volume | |
|-----------------------|---------------|
| Bentonville 72712 | \$156,749,005 |
| Rogers 72758 | \$136,801,978 |
| Fayetteville 72703 | \$80,289,625 |
| Springdale 72762 | \$60,914,747 |
| Rogers 72756 | \$60,568,594 |
| Fayetteville 72704 | \$59,901,345 |
| Springdale 72764 | \$51,554,780 |
| Fayetteville 72701 | \$51,196,943 |
| Bella Vista 72714 | \$44,009,422 |
| Bella Vista 72715 | \$42,871,250 |
| Siloam Springs 72761 | \$24,489,647 |
| Centerton 72719 | \$18,642,233 |
| Lowell 72745 | \$17,271,206 |
| Farmington 72730 | \$15,976,429 |
| Garfield 72732 | \$10,320,800 |
| Pea Ridge 72751 | \$9,729,683 |
| Prairie Grove 72753 | \$8,813,062 |
| Gentry 72734 | \$7,727,765 |
| Gravette 72736 | \$7,141,833 |
| Cave Springs 72718 | \$6,142,775 |
| West Fork 72774 | \$5,695,277 |
| Elkins 72727 | \$4,257,070 |
| Lincoln 72744 | \$2,658,243 |
| Bethel Heights 72713 | \$1,899,350 |
| Winslow 72959 | \$1,523,972 |
| Decatur 72722 | \$1,370,850 |
| Goshen 72735 | \$835,500 |
| Summers 72769 | \$674,900 |
| Hindsville 72738 | \$521,500 |
| Elm Springs 72728 | \$479,000 |
| Hiwasse 72739 | \$450,700 |
| Cane Hill 72717 | \$359,900 |
| Greenland 72737 | \$350,500 |
| Sulphur Springs 72768 | \$215,000 |
| Little Flock 72748 | \$158,500 |
| Tontitown 72770 | \$84,000 |
| Avoca 72711 | \$22,000 |

| Units | |
|-----------------------|-----|
| Bentonville 72712 | 771 |
| Rogers 72758 | 568 |
| Rogers 72756 | 540 |
| Springdale 72764 | 533 |
| Springdale 72762 | 446 |
| Bella Vista 72714 | 376 |
| Fayetteville 72704 | 373 |
| Fayetteville 72703 | 335 |
| Bella Vista 72715 | 307 |
| Fayetteville 72701 | 283 |
| Siloam Springs 72761 | 209 |
| Centerton 72719 | 159 |
| Lowell 72745 | 137 |
| Farmington 72730 | 119 |
| Pea Ridge 72751 | 102 |
| Gentry 72734 | 85 |
| Prairie Grove 72753 | 82 |
| Gravette 72736 | 79 |
| Garfield 72732 | 49 |
| West Fork 72774 | 48 |
| Elkins 72727 | 44 |
| Lincoln 72744 | 38 |
| Cave Springs 72718 | 29 |
| Decatur 72722 | 21 |
| Bethel Heights 72713 | 19 |
| Winslow 72959 | 18 |
| Goshen 72735 | 5 |
| Summers 72769 | 5 |
| Hiwasse 72739 | 5 |
| Cane Hill 72717 | 5 |
| Elm Springs 72728 | 3 |
| Greenland 72737 | 3 |
| Sulphur Springs 72768 | 3 |
| Hindsville 72738 | 2 |
| Little Flock 72748 | 1 |
| Tontitown 72770 | 1 |
| Avoca 72711 | 1 |