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Residential Lot Statistics

A Survey of Residential Lot Activity in 2024 City of Conway, Arkansas

Produced by:
HartLand Development Company

Data Compiled April 2025

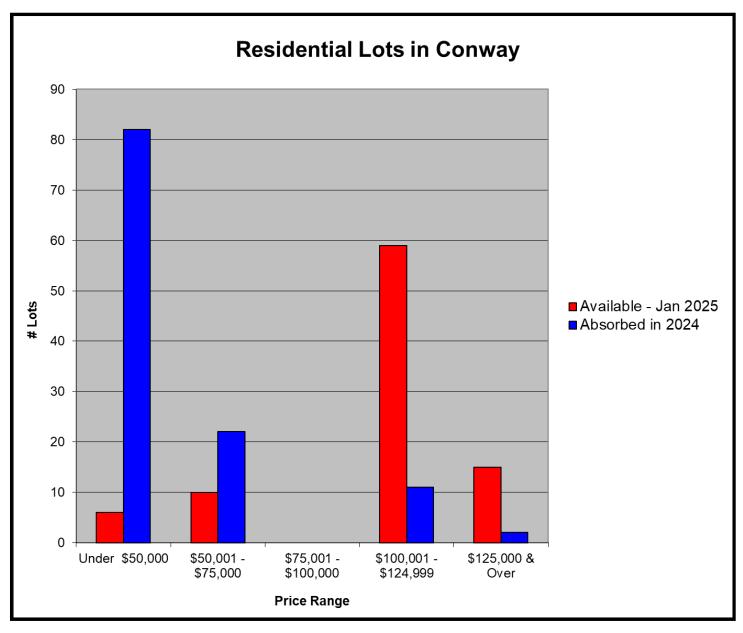


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Residential Lot Statistics City of Conway

As of January 1, 2025

<u>-</u>	Under \$50,000	\$50,001 - \$75,000	\$75,001 - \$100,000	\$100,001 - \$124,999	\$125,000 & Over	
Lots Available - Jan 2025	6	10	0	59	15	
Lots Absorbed in 2024	82	22	0	11	2	



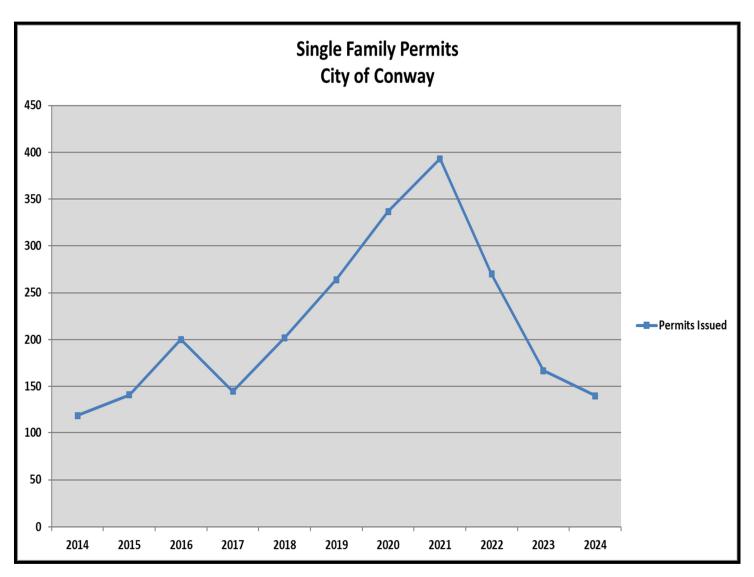
Note: For the purpose of this study, Lots Absorbed is defined as any lot first sold and/or permitted during 2024.

Residential Lot Statistics City of Conway

As of January 1, 2025

Single Family Permits Issued*

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
119	141	200	145	202	264	337	393	270	167	140



^{* -} Permit numbers are not limited to subdivisions in this study and reflect all permits issued in Conway.

Residential Lot Statistics City of Conway

As of January 1, 2025

Asking Price Range of Lot	Available Lots January 2025	Number of Lots Absorbed In 2024	Month Supply January 2025		
Under \$50,000	6	82	0.88		
\$50,001 to \$75,000	10	22	5.45		
\$75,001 to \$100,000	0	0	0.00		
\$100,001 to \$124,999	59	11	64.36		
\$125,000 and Over	15	2	90.00		
Total	90 Available Lots	117 Lots Absorbed	9.23 Month Supply°		

Notes: For the purpose of this study, Lots Absorbed is defined as any lot first sold and/or permitted during 2024.

Available Lots are based on the number of lots available in active subdivisions with approximately 10 lots or more.

^{° -} Supply is based on 2024 lot absorption rate for the applicable subdivisions

Residential Lot Statistics City of Conway Jan 2019 - Jan 2025

Asking Price Range of Lot	Month Supply January 2019	Month Supply January 2020	Month Supply January 2021	Asking Price Range of Lot *	Month Supply January 2022	Month Supply January 2023	Month Supply January 2024	Month Supply January 2025
\$30,000 to \$35,000	28.00	3.39	19.41	Under \$50,000	1.71	1.31	2.25	0.88
\$35,001 to \$40,000	20.57	2.86	0.00	\$50,001 to \$75,000	5.49	8.32	8.17	5.45
\$40,001 to \$50,000	25.15	11.69	4.86	\$75,001 to \$100,000	0	0.00	0.00	0.00
\$50,001 to \$60,000	4.45	18.67	5.87	\$100,001 to \$124,999	14.40	24.00	5.29	64.36
Over \$60,000	17.68	11.68	20.63	\$125,000 and Over	8.18	48.00	102.00	90.00
Total Month Supply	17.08 month supply° 242 Available Lots	7.56 month supply° 211 Available Lots	12.27 month supply° 270 Available Lots	Total Month Supply	3.53 month supply° 154 Available Lots	8.77 month supply 136 Available Lots	6.94 month supply° 81 Available Lots	9.23 month supply° 90 Available Lots

^{* -} Price ranges are adjusted upward in 2022

Note: Available Lots are based on the number of lots available in active subdivisions with approximately 10 lots or more.

^{° -} Supply is based on 2024 lot absorption rate for the applicable subdivisions

2024 Subdivision Catalog												
<u>Subdivision</u>	Location	File Date	# Lots	<u># Lots</u> Left 1/24	# Lots Left 1/25	Median Asking Price	Avg Lot Size (SF)	Min Home Size	Avg Lot Frontage	Absorbed 2024	2024 Permits	<u>Notes</u>
Spencer Mountain Ph I	Padgett	5/4/2007	49	1	1	\$60,000	25,000	2,500	105'	0	0	Lot 17 Unsold
Turnberry	Prince	6/22/2010	68	6	6	\$44,000	8,000	1,800	80'	0	0	
Edgewood Park Ph II	West College	1/25/2019	16	1	1	\$65,000	7,500	2,000	60'	0	1	Lot 1 Unsold
Orchard Hill	Empy Trail	4/6/2020	8	1	1	\$125,000	55,000	3,000	135'	0	0	Lot 6R Unsold
Village at Hendrix Ph III	Steele Ave	7/2/2020	13	1	1	\$62,500	2,800	1,562	26'	0	0	Lot 1 Unsold
Cresthaven Ph IV	Harbelle Dr	12/16/2020	12	2	1	\$109,000	46,000	2,400	180'	1	2	Lot 4 Unsold
North View Estates Ph I	Old Hwy 25 N	12/17/2020	18	8	8	\$125,000	78,750	3,000	210'	0	1	
Sylvia Springs	Reedy Rd	4/26/2021	71	29	7	\$65,000	7,700	2,200	70'	22	19	
Orchard Hill Ph II	Empy Trail	5/10/2021	21	8	6	\$125,000	37,500	3,000	150'	2	1	
Orchard Hill Ph III	Empy Trail	9/26/2022	31	22	18	\$115,000	37,500	3,000	150'	4	3	
Lands End Sub Ph I	West Tyler & Padgett Rd	3/22/2023	53	2	0	\$115,000	13,750	2,500	102'	2	14	
Bell Valley Ph V	Bill Bell Ln	6/10/2024	82	-	0	\$43,000	5,500	1,200	50'	82	44	
Lands End Sub Ph II	West Tyler & Padgett Rd	11/14/2024	44	-	40	\$115,000	13,650	2,500	102'	4	0	
				81	90		net increase:	9		117	85	
												= New Subdivision in 20
											126	New Lots in 2024
Coming Soon												
Cardinal Valley Ph II	Bill Bell Ln	TBD	16			TBD	6,600	TBD	60'			
The Estates Ph I	Nutters Chapel & Pebble Beach	TBD	51			TBD	12,000	TBD	100'			
Quail Meadow	E German & Lower Ridge	TBD	118			TBD	8,400	TBD	60'			
chard at Round Mountain Ph II	Mill Pond Rd	TBD	26			TBD	43,560	TBD	210'			
			211									