

2004 Summary Issue

A CONTINUING REPORT ON REGIONAL DEVELOPMENT PUBLISHED BY THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION

Financed by local governments in Benton and Washington Counties, the Arkansas Highway and Transportation Department and the Federal Highway Administration

POPULATION ESTIMATE AND PROJECTION BASED UPON DWELLING UNITS ADDED

Prepared by Northwest Arkansas Regional Planning Commission

This POPULATION ESTIMATE is based on the population per dwelling unit ratio from Census 2000. CENSUS DATA is from the latest 10 Year Census reported by the U. S. Bureau of the Census. Rural data is not updated because neither county issues building permits or reports building activity.

CITY/COUNTY	CENSUS 1990	CENSUS 2000	ADDED IN 2004		POPULATION ESTIMATE	Population Change since 2000	Percent Change since 2000	Population Projection 2015
	Population	Population	Population	Units	Population			
Unincorporated Benton Co. ¹	33,079	44,009	---	---	44,009	0	0.0%	51,419.2
AVOCA	269	423	5	2	486	63	14.9%	633.0
BELLA VISTA (CDP)	9,083	16,582	1,491	796	21,009	4,427	26.7%	29,095.0
BENTONVILLE	11,257	19,730	1,840	739	28,387	8,657	43.9%	40,001.2
BETHEL HEIGHTS	281	714	224	82	971	257	36.0%	1,439.0
CAVE SPRINGS	465	1,103	130	53	1,491	388	35.2%	2,186.8
CENTERTON	491	2,146	1,343	498	5,165	3,019	140.7%	8,334.6
DECATUR	918	1,314	15	6	1,343	29	2.2%	1,631.9
ELM SPRINGS - Ben Co	0	13	5	2	18	5	41.7%	30.9
GARFIELD	308	490	0	0	490	0	0.0%	613.4
GATEWAY	65	116	0	0	116	0	0.0%	150.6
GENTRY	1,726	2,165	77	33	2,521	356	16.5%	3,060.3
GRAVETTE	1,412	1,810	52	22	2,042	232	12.8%	2,468.8
HIGHFILL	84	379	11	5	397	18	4.8%	609.8
LITTLE FLOCK	944	2,585	485	203	3,160	575	22.3%	4,662.8
LOWELL	1,224	5,013	39	16	6,411	1,398	27.9%	9,927.5
PEA RIDGE	1,620	2,346	390	154	3,239	893	38.1%	4,337.2
ROGERS	24,692	38,829	1,623	620	45,738	6,909	17.8%	60,007.2
SILOAM SPRINGS	8,151	10,843	419	163	13,246	2,403	22.2%	16,700.7
SPRINGDALE - Ben Co	907	2,011	298	105	3,821	1,810	90.0%	5,795.9
SPRINGTOWN	0	114	0	0	114	0	0.0%	191.3
SULPHUR SPRINGS	523	671	5	2	683	12	1.8%	791.5
BENTON CO. TOTALS	97,499	153,406	8,450	3,501	184,861	31,455	20.5%	244,089
Unincorporated Washington Co. ¹	31,794	38,341	-747	-290	37,594	-747	-1.9%	41,329.6
ELKINS	692	1,251	203	84	1,983	732	58.5%	2,857.9
ELM SPRINGS - Wash Co.	893	1,031	209	77	1,443	412	40.0%	1,816.6
ELM SPRINGS (Total) ²	893	1,044	214	79	1,462	418	40.0%	1,847.4
FARMINGTON	1,322	3,605	290	112	4,430	825	22.9%	6,536.7
FAYETTEVILLE	42,099	58,047	2,835	1,244	70,351	12,304	21.2%	89,504.4
GOSHEN	589	752	102	42	907	155	20.6%	1,123.0
GREENLAND	757	907	48	19	1,103	196	21.6%	1,337.5
JOHNSON	599	2,319	457	195	3,024	705	30.4%	4,668.2
LINCOLN	1,460	1,752	42	19	1,952	200	11.4%	2,285.2
PRAIRIE GROVE	1,761	2,540	159	66	3,075	535	21.1%	3,965.8
SPRINGDALE - Wash Co	29,034	43,787	3,959	1,394	57,871	14,084	32.2%	77,420.7
SPRINGDALE (Total) ²	29,941	45,798	4,257	1,499	61,691	15,893	34.7%	83,216.7
TONTITOWN ³	460	942	765	297	1,804	862	91.5%	2,912.3
WEST FORK	1,607	2,042	48	19	2,259	217	10.6%	2,701.0
WINSLOW	342	399	0	0	399	0	0.0%	437.6
WASHINGTON CO. TOTALS	113,409	157,715	8,370	3,278	188,194	30,479	19.3%	238,896.4
REGIONAL TOTAL⁴	210,908	311,121	16,821	6,779	373,055	61,934	19.9%	482,985.3

Notes: Growth Estimates are adjusted for latest Census and building permit data but not for births, deaths or migration.

Bella Vista, although not an incorporated city, is a Census Designated Place (CDP). Census Day was April 1, 2000;

1. This refers to the unincorporated area of Washington and Benton County except for Bella Vista. 2. Elm Springs and Springdale have populations located in both counties.

3. Tontitown's annexation increased the city's population by 747 and was officially adjusted on January 1, 2005. This figure is reflected in the current Tontitown and unincorporated Washington County population estimate.

4. "Regional Total" refers to the Benton and Washington County area totals.

About Regional Development

The *Regional Development Summary Issue* is Northwest Arkansas Regional Planning Commission's annual report on development in the Region. Our data comes from public and private agencies involved in development in Benton and Washington Counties. For questions and comments please call 479-751-7125 or visit us at 1311 Clayton St. in Springdale. Our activities are on the web at www.nwarpc.com.

Regional Housing Reports are financed by local governments in Benton, Madison and Washington Counties, the Arkansas State Highway and Transportation Department and the Federal Highway Administration.

REGIONAL* POPULATION ESTIMATE BASED ON HOUSING UNITS ADDED: (FRONT COVER)

Population Estimate stands at 373,055 for the year 2004 for Washington and Benton Counties. This population estimate is based on new building permits using the Census 2000 population per dwelling unit. The numbers do not reflect any changes from births, deaths, or in-migration.

The average population increase since the 1990 Census stands at 10,993.0 per year. Projecting this growth would give the two county area a population of 482,985 in 10 years or at the end of the year 2014.

* For this report "Regional" refers to the two-county Northwest Arkansas Transportation Study Area (NARTS) of Benton and Washington County.

PERMITS BY CITY AND COUNTY: TOTALS FOR THE YEAR 2004

TOTALS AND PERCENTAGES:

Regional permit value for 2004 was \$1,313,389,926 -- a 17.4% increase from year 2003. Building construction continued to grow at a high pace in Northwest Arkansas cities.

Changes by category from previous year: RESIDENTIAL +19.6%, COMMERCIAL +30.5%, INDUSTRIAL -33.1%, PUBLIC -70.1%, ADDITIONS +96.2%, OTHER +76.2%.

TRACKING POPULATION GROWTH IN CITIES OVER 5000

The following table shows the average population increase per year as an absolute number and as an annual percentage rate of growth since the year 1990.

Bella Vista	808.6	8.9%	Rogers	1,426.9	5.8%
Bentonville	1,161.4	10.3%	Springdale	2,152.6	7.2%
Fayetteville	1,915.4	4.5%	Siloam Springs	345.4	4.2%
Lowell	351.7	28.7%			

Notes: Due to increased commuting patterns in Madison County, Arkansas and McDonald County, Missouri have been added by the U.S. Census to the Fayetteville-Springdale Rogers Metropolitan Statistical Area (MSA). The City of Huntsville in Madison County has joined the NWA Regional Planning Commission. Huntsville figures are not yet incorporated into our building permit table. However the following building permit information has been reported for 2004: twenty-seven residential units valued at \$5,070,000, six commercial permits valued at \$3,511,000, and four public permits valued at \$1,396,434. Huntsville's end of year 2004 population, based on Census 2000 data plus residential building permits, is estimated at 2,139.

Large Scale Developments and Subdivisions reported in this publication in the past are now presented on the NWARPC web site at: www.nwarpc.com

TOTAL PERMIT VALUES AS A PERCENT OF REGION

YEAR 2004	Residential Value	% of Region	Commercial Value	% of Region	Industrial Value	% of Region	Public Value	% of Region	Additions Value	% of Region	Other Value	% of Region	Totals Value	% of Region
Bella Vista	\$ 123,867,000	15.0%	Data not available for Bella Vista Census Designated Place (CDP)											
Bentonville	\$ 127,604,157	15.5%	\$ 104,494,761	34.8%	\$ -	0.0%	\$ 984,000	3.0%	\$ 32,714,819	46.6%	\$ 14,241,016	17.8%	\$ 280,038,753	21.3%
Fayetteville*	\$ 130,869,344	15.9%	\$ 32,412,514	10.8%	\$ -	0.0%	\$ 17,971,871	54.9%	\$ 14,954,261	21.3%	\$ 36,190,134	45.2%	\$ 232,398,124	17.7%
Lowell	\$ 3,009,174	0.4%	\$ 11,855,192	3.9%	\$ 3,500,000	61.3%	\$ -	0.0%	\$ 354,390	0.5%	\$ 1,301,802	1.6%	\$ 20,020,558	1.5%
Rogers	\$ 105,353,934	12.8%	\$ 64,973,556	21.6%	\$ -	0.0%	\$ -	0.0%	\$ 8,902,956	12.7%	\$ 12,504,476	15.6%	\$ 191,734,922	14.6%
Siloam Springs	\$ 18,067,579	2.2%	\$ 9,782,808	3.3%	\$ -	0.0%	\$ -	0.0%	\$ 516,027	0.7%	\$ 624,859	0.8%	\$ 28,991,273	2.2%
Springdale	\$ 139,319,810	16.9%	\$ 54,877,872	18.3%	\$ 2,162,400	37.9%	\$ 7,944,295	24.2%	\$ 9,583,743	13.7%	\$ 10,829,670	13.5%	\$ 224,717,790	17.1%
Other Cities	\$ 176,451,608	21.4%	\$ 21,758,728	7.2%	\$ 45,000	0.8%	\$ 5,864,603	17.9%	\$ 3,138,083	4.5%	\$ 4,363,484	5.5%	\$ 211,621,506	16.1%
Benton Co.	\$ 479,395,594	58.1%	\$ 194,233,557	64.7%	\$ 3,545,000	62.1%	\$ 1,734,000	5.3%	\$ 43,328,522	61.8%	\$ 31,576,113	39.4%	\$ 753,812,787	57.4%
Washington Co.	\$ 345,147,011	41.9%	\$ 105,921,874	35.3%	\$ 2,162,400	37.9%	\$ 31,030,769	94.7%	\$ 26,835,757	38.2%	\$ 48,479,328	60.6%	\$ 559,577,139	42.6%
Regional Total	\$ 824,542,606	100.0%	\$ 300,155,431	100.0%	\$ 5,707,400	100.0%	\$ 32,764,769	100.0%	\$ 70,164,279	100.0%	\$ 80,055,441	100.0%	\$ 1,313,389,926	100.0%

* Includes U of A estimated building value

End of Year 2004

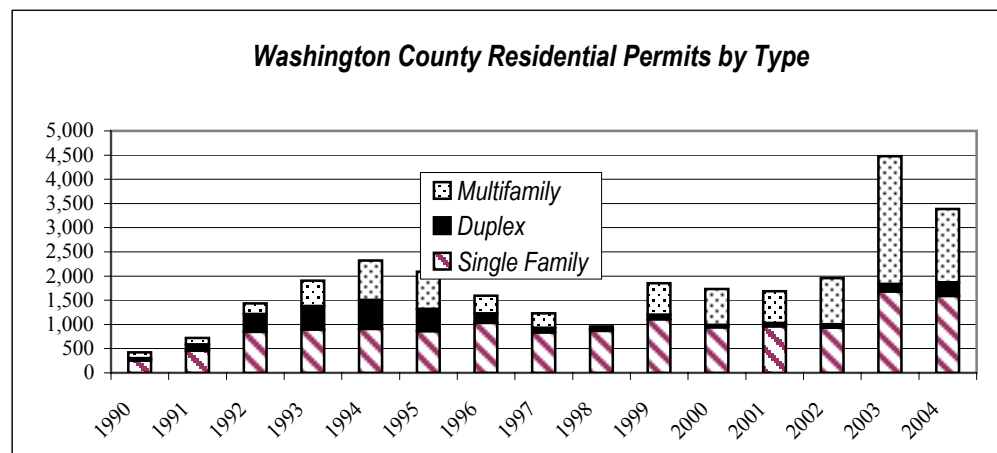
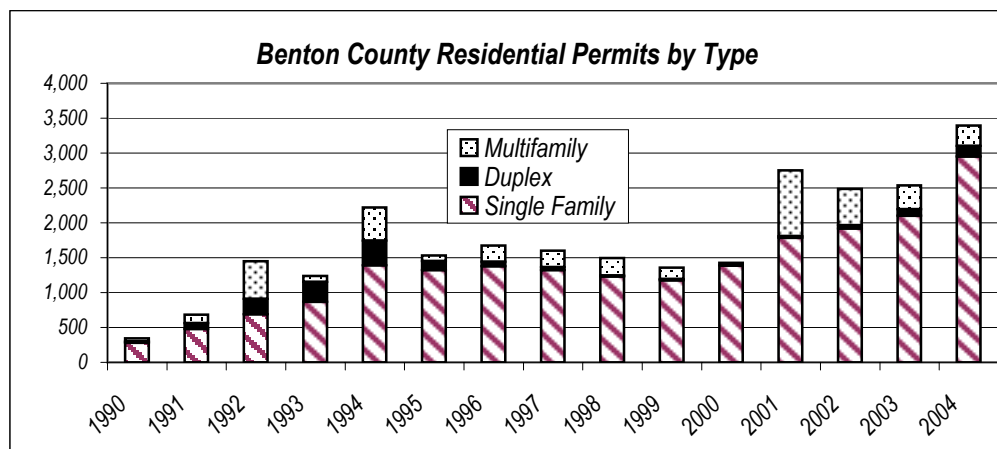
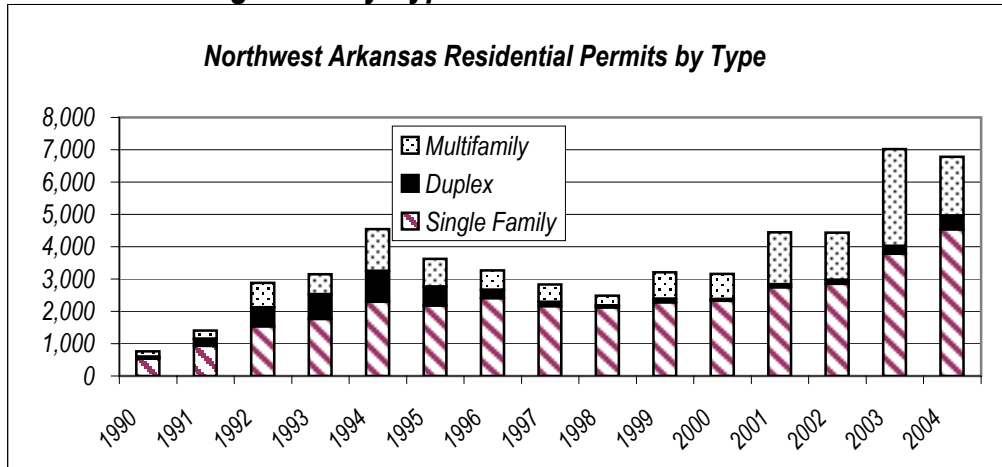
NORTHWEST ARKANSAS CITY AND COUNTY BUILDING PERMIT TOTALS

YEAR 2004

%Change = 2004 compared to 2003 HU = Housing Units Value = cost of Materials and Labor only "---" = No activity in year 2003

CITY/COUNTY % Change	RESIDENTIAL			COMMERCIAL			INDUSTRIAL		PUBLIC		ADDITIONS		OTHER		TOTALS		% of Region			
	HU	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.		Value		
AVOCA	2	2	180,000	0	0	0	0	0	0	0	0	0	0	0	0	2	180,000	0.0%		
%Chg.	0%	0%	125%	---	---	---	---	---	---	---	---	---	---	-100%	-100%	-50.0%	53.2%			
BELLA VISTA	796	796	123,867,000	Data not available in these categories														796	123,867,000	9.4%
%Chg.	37%	39%	52%															39.2%	52.0%	
BENTONVILLE	739	654	127,604,157	77	104,494,761	0	0	1	984,000	52	32,714,819	128	14,241,016	912	280,038,753	21.3%				
%Chg.	72%	60%	90%	8%	-10%	---	---	-50%	-85%	11%	98%	20%	31%	43.4%	33.0%					
BETHEL HEIGHTS	82	82	11,209,273	13	911,740	0	0	0	0	8	113,330	1	173,600	104	12,407,943	0.9%				
%Chg.	925%	925%	691%	333%	97%	-100%	-100%	-100%	-100%	700%	3%	-83%	172%	395.2%	449.6%					
CAVE SPRINGS	53	53	12,845,000	1	10,000	0	0	0	0	2	108,000	10	102,380	66	13,065,380	1.0%				
%Chg.	23%	23%	44%	---	---	---	---	---	---	-60%	-39%	-17%	-70%	10.0%	38.7%					
CENTERTON	498	479	52,890,545	5	1,268,500	0	0	0	0	0	0	6	145,750	490	54,304,795	4.1%				
%Chg.	70%	63%	60%	---	---	---	---	---	---	---	---	---	---	67.2%	64.4%					
DECATUR	6	6	619,300	0	0	0	0	0	0	2	59,000	8	105,920	16	784,220	0.1%				
%Chg.	200%	200%	416%	---	---	---	---	---	---	-71%	-18%	300%	285%	45.5%	257.3%					
GENTRY	33	29	2,659,810	2	310,000	0	0	0	0	2	80,000	53	1,329,909	86	4,379,719	0.3%				
%Chg.	-31%	-36%	-22%	-50%	87%	---	---	---	---	-82%	-40%	33%	692%	-14.0%	13.0%					
GRAVETTE	22	22	1,836,109	1	25,000	0	0	1	750,000	2	12,500	45	574,701	71	3,198,310	0.2%				
%Chg.	-8%	-8%	-10%	---	---	---	---	---	---	-78%	-94%	-51%	29%	-43.2%	19.4%					
HIGHFILL	5	5	458,930	1	60,000	0	0	0	0	2	48,000	3	31,300	11	598,230	0.0%				
%Chg.	---	---	---	0%	-37%	---	---	---	---	100%	---	-50%	-74%	37.5%	177.3%					
LITTLE FLOCK	203	28	8,305,834	1	10,000	0	0	0	0	6	271,000	14	188,400	49	8,775,234	0.7%				
%Chg.	1592%	133%	302%	---	---	---	---	---	---	0%	-8%	75%	-61%	88.5%	208.5%					
LOWELL	16	16	3,009,174	14	11,855,192	2	3,500,000	0	0	11	354,390	20	1,301,802	63	20,020,558	1.5%				
%Chg.	-82%	-48%	-52%	100%	66%	0%	217%	---	---	83%	93%	0%	579%	-4.5%	34.1%					
PEA RIDGE	154	154	10,393,200	2	532,000	1	45,000	0	0	11	138,500	12	250,200	180	11,358,900	0.9%				
%Chg.	114%	123%	80%	-33%	18%	---	---	---	---	57%	17%	33%	139%	104.5%	76.1%					
ROGERS	620	592	105,353,934	116	64,973,556	0	0	0	0	125	8,902,956	263	12,504,476	1,096	191,734,922	14.6%				
%Chg.	-21%	8%	6%	158%	169%	-100%	-100%	---	---	-2%	16%	-20%	-4%	4.7%	26.5%					
SILOAM SPRINGS	163	146	18,067,579	29	9,782,808	0	0	0	0	29	516,027	63	624,859	267	28,991,273	2.2%				
%Chg.	12%	16%	39%	7%	3%	---	---	-100%	-100%	-28%	-25%	2%	-42%	3.9%	19.1%					
SULPHUR SPRINGS	2	2	95,750	0	0	0	0	0	0	1	10,000	1	1,800	4	107,550	0.0%				
%Chg.	100%	100%	139%	-100%	-100%	---	---	---	---	-80%	-80%	-75%	-56%	-66.7%	-10.4%					
BENTON CO.	3,394	3,066	479,395,594	262	194,233,557	3	3,545,000	2	1,734,000	253	43,328,522	627	31,576,113	4,213	753,812,787	57.4%				
% Chg.	34%	40%	48%	61%	23%	-40%	-58%	-60%	-75%	-7%	65%	-10%	61%	26.7%	38.5%					
ELKINS	84	81	7,157,874	0	0	0	0	0	0	4	53,320	2	35,000	87	7,246,194	0.6%				
%Chg.	-8%	-10%	10%	-100%	-100%	---	---	-100%	-100%	0%	-12%	-71%	-67%	-16.3%	-29.3%					
ELM SPRINGS	79	79	15,200,045	0	0	0	0	0	0	3	26,000	15	239,535	97	15,465,580	1.2%				
%Chg.	147%	147%	215%	---	---	---	---	---	---	200%	30%	7%	3%	106.4%	204.1%					
FARMINGTON	112	85	10,251,670	3	925,500	0	0	1	4,000,000	11	402,880	21	373,974	121	15,954,024	1.2%				
%Chg.	49%	47%	57%	---	---	---	---	---	---	83%	152%	62%	33%	57.1%	128.9%					
FAYETTEVILLE	1,244	761	130,869,344	29	32,412,514	0	0	1	1,250,000	101	14,954,261	279	20,727,535	1,171	200,213,654	15.2%				
%Chg.	-33%	3%	-11%	-6%	7%	---	---	---	---	-14%	155%	-7%	26%	-1.1%	0.1%					
GOSHEN	42	42	9,627,475	1	40,000	0	0	1	0	4	107,803	3	31,520	51	9,806,798	0.7%				
%Chg.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---					
GREENLAND	19	19	1,467,800	2	23,000	0	0	1	900,000	2	9,000	5	67,000	29	2,466,800	0.2%				
%Chg.	-32%	19%	-15%	100%	-85%	---	---	---	---	---	---	25%	40%	38.1%	27.6%					
JOHNSON	195	61	17,537,117	19	11,926,988	0	0	0	0	0	0	3	62,800	83	29,526,905	2.2%				
%Chg.	200%	165%	132%	111%	464%	---	---	---	---	-100%	-100%	200%	293%	137.1%	202.3%					
LINCOLN	19	18	1,652,225	3	254,000	0	0	2	137,603	0	0	19	80,445	42	2,124,273	0.2%				
%Chg.	-59%	-57%	-48%	200%	202%	---	---	---	---	-100%	-100%	90%	890%	-22.2%	-35.8%					
PRAIRIE GROVE	66	59	6,521,652	3	346,000	0	0	0	0	8	124,000	15	268,850	85	7,260,502	0.6%				
%Chg.	20%	26%	17%	50%	69%	---	---	-100%	-100%	60%	-4%	88%	173%	34.9%	-37.6%					
SPRINGDALE	1,499	661	139,319,810	71	54,877,872	1	2,162,400	3	7,944,295	139	9,583,743	192	10,829,670	1,067	224,717,790	17.1%				
%Chg.	-26%	-26%	-3%	78%	91%	---	---	-25%	-73%	-1%	265%	22%	197%	-13.3%	7.7%					
TONTITOWN	7	7	3,189,000	15	5,116,000	0	0	0	0	5	1,334,000	5	223,000	32	9,862,000	0.8%				
%Chg.	-42%	-42%	22%	0%	-46%	---	---	---	---	400%	662%	400%	2378%	10.3%	-19.7%					
U OF A	0	0	0	0	0	0	0	16	16,721,871	0	0	15	15,462,599	31	32,184,470	2.5%				
%Chg.	-100%	-100%	-100%	---	---	---	---	-38%	-74%	-100%	-100%	275%	223%	-13.9%	-68.5%					
WEST FORK	19	18	2,353,000	0	0	0	0	1	77,000	13	240,750	11	77,400	43	2,748,150	0.2%				
%Chg.	6%	0%	6%	---	---	---	---	0%	-49%	333%	551%	-52%	-34%	-4.4%	8.9%					
WASHINGTON CO.	3,385	1,891	345,147,011	146	105,921,874	1	2,162,400	26	31,030,769	290	26,835,757	585	48,479,328	2,939	559,577,139	42.6%				
% Chg.	-24%	-4%	-5%	45%	48%	---	---	-21%	-70%	3%	181%	8%	88%	-2.6%	0.5%					
REGIONAL TOTAL	6,779	4,957	824,542,606	408	300,155,431	4	5,707,400	28	32,764,769	543	70,164,279	1,212	80,055,441	7,152	1,313,389,926	100.0%				
%Chg.	-3.4%	19.4%	19.6%	54.5%	30.5%	-20.0%	-33.1%	-26.3%	-70.1%	-2.0%	96.2%	-2.2%	76.2%	14.4%	17.4%					

Dwelling Units By Type for the Years 1990 to Present



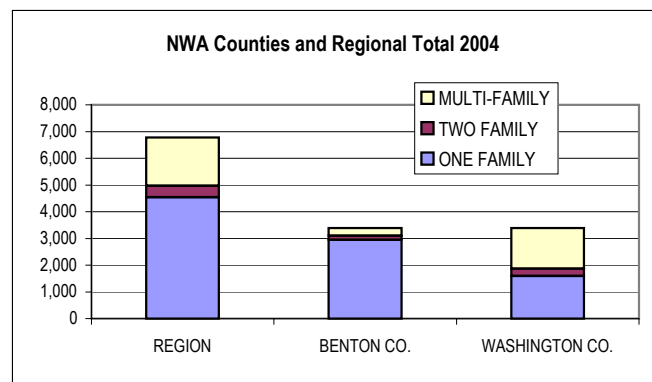
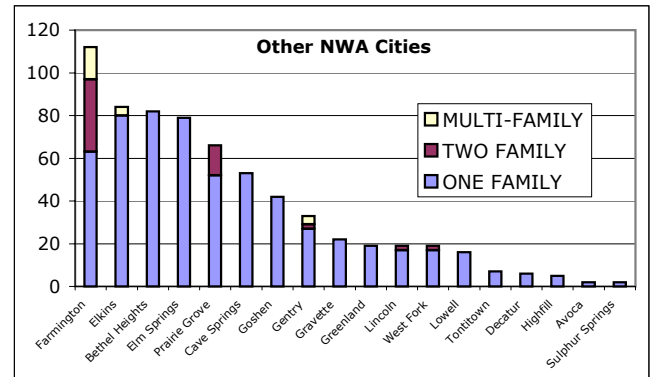
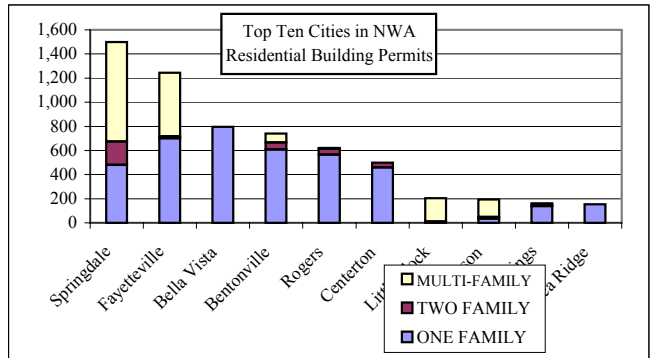
HOUSING UNIT COMPARISONS

Year 2004		Compared to			Year 2003		
Dashes --- indicate no activity in comparison period							
CITIES	ONE FAMILY	TWO FAMILY	MULTI-FAMILY	TOTAL	% OF COUNTY	% OF REGION	
AVOCA	2	0	0	2	0.1%	0.0%	
%Chg	0.0%	---	---	0.0%			
BELLA VISTA	796	0	0	796	23.5%	11.7%	
%Chg	41.9%	-100.0%	---	36.5%			
BENTONVILLE	608	58	73	739	21.8%	10.9%	
%Chg	56.7%	38.1%	---	71.9%			
BETHEL HEIGHTS	82	0	0	82	2.4%	1.2%	
%Chg	925.0%	---	---	925.0%			
CAVE SPRINGS	53	0	0	53	1.6%	0.8%	
%Chg	23.3%	---	---	23.3%			
CENTERTON	460	38	0	498	14.7%	7.3%	
%Chg	57.0%	---	---	70.0%			
DECATUR	6	0	0	6	0.2%	0.1%	
%Chg	200.0%	---	---	200.0%			
GENTRY	27	2	4	33	1.0%	0.5%	
%Chg	-35.7%	-66.7%	---	-31.3%			
GRAVETTE	22	0	0	22	0.6%	0.3%	
%Chg	-8.3%	---	---	-8.3%			
HIGHFILL	5	0	0	5	0.1%	0.1%	
%Chg	---	---	---	---			
LITTLE FLOCK	11	0	192	203	6.0%	3.0%	
%Chg	-8.3%	---	---	1591.7%			
LOWELL	16	0	0	16	0.5%	0.2%	
%Chg	-36.0%	---	-100.0%	-82.2%			
PEA RIDGE	154	0	0	154	4.5%	2.3%	
%Chg	126.5%	---	-100.0%	113.9%			
ROGERS	566	48	6	620	18.3%	9.1%	
%Chg	9.5%	242.9%	-97.6%	-21.0%			
SILOAM SPRINGS	139	4	20	163	4.8%	2.4%	
%Chg	18.8%	0.0%	-16.7%	12.4%			
SULPHUR SPRINGS	2	0	0	2	0.1%	0.0%	
%Chg	100.0%	---	---	100.0%			
BENTON COUNTY	2,949	150	295	3,394	100.0%	50.1%	
%Chg	40%	70%	-15%	34%			
ELKINS	80	0	4	84	2.5%	1.2%	
%Chg	-10.1%	-100.0%	---	-7.7%			
ELM SPRINGS	79	0	0	79	2.3%	1.2%	
%Chg	146.9%	---	---	146.9%			
FARMINGTON	63	34	15	112	3.3%	1.7%	
%Chg	53.7%	0.0%	---	49.3%			
FAYETTEVILLE	700	16	528	1244	36.8%	18.4%	
%Chg	11.6%	-63.6%	-55.9%	-33.4%			
GOSHEN	42	0	0	42	1.2%	0.6%	
%Chg	---	---	---	---			
GREENLAND	19	0	0	19	0.6%	0.3%	
%Chg	90.0%	-100.0%	-100.0%	-32.1%			
JOHNSON	35	14	146	195	5.8%	2.9%	
%Chg	105.9%	---	204.2%	200.0%			
LINCOLN	17	2	0	19	0.6%	0.3%	
%Chg	-56.4%	-50.0%	-100.0%	-58.7%			
PRAIRIE GROVE	52	14	0	66	1.9%	1.0%	
%Chg	20.9%	133.3%	-100.0%	20.0%			
SPRINGDALE	479	194	826	1499	44.3%	22.1%	
%Chg	-36.6%	288.0%	-32.0%	-25.8%			
TONTITOWN	7	0	0	7	0.2%	0.1%	
%Chg	-41.7%	---	---	-41.7%			
U of A	0	0	0	0	0.0%	0.0%	
%Chg	---	---	-100.0%	-100.0%			
WEST FORK	17	2	0	19	0.6%	0.3%	
%Chg	-5.6%	---	---	5.6%			
WASHINGTON CO.	1590	276	1519	3,385	100.0%	49.9%	
%Chg	-6%	89%	-43%	-24%			
REGION	4,539	426	1,814	6,779		100.0%	
%Chg	20%	82%	-39%	-3%			

HOUSING UNIT COMPARISONS

Housing Unit (HU) production for 2004 is reported by type and compared with 2003 in the table to the left. Total HU's in Single Family, Duplex and Multifamily structures, are based upon permits issued. Figures under "% of County" and "% of Region" show each city's percentage of total Regional dwelling unit production.

The graphs below show housing units by Single Family, Duplex and Multifamily types for 2004.



RESIDENTIAL COST ANALYSIS

The "Residential Cost Analysis" table below shows average construction cost and square footage data for the Region's incorporated cities over 5,000 population. * (Bella Vista, a Census Designated Place, is also included in this analysis). The information comes from development reports received in 2004. Types are abbreviated as follows:
 1F = Single Family, 2F = Duplex, MF = Multifamily, and 0-75F = single family permit value below \$75,000 indicates Affordable Housing production.

NOTE: Construction Costs do not include costs for Land, Sales or Profit.

RESIDENTIAL COST ANALYSIS				YEAR 2004		
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	HU	SQ FT	BUILDING	DWELLING
BELLA VISTA						
0-75 1F	0.4%	\$68,157	\$68,157	\$48.07	1,417.9	1,417.9
1F	100.0%	\$155,612	\$155,612	\$79.39	1,960.2	1,960.2
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
% (Reg)	15.0%	\$155,612	\$155,612	\$79.39	1,960.2	1,960.2
BENTONVILLE						
0-75 1F	0.1%	\$42,635	\$42,635	\$28.11	1,516.7	1,516.7
1F	90.3%	\$189,504	\$189,504	\$62.20	3,046.7	3,046.7
2F	3.9%	\$171,913	\$85,957	\$57.72	2,978.4	1,489.2
MF	5.8%	\$435,315	\$101,375	\$62.96	6,914.4	1,610.2
% (Reg)	15.5%	\$195,113	\$172,671	\$62.05	3,144.2	2,782.6
FAYETTEVILLE						
0-75 1F	1.7%	\$71,253	\$71,253	\$48.03	1,483.4	1,483.4
1F	77.7%	\$145,188	\$145,188	\$56.07	2,589.6	2,589.6
2F	1.3%	\$210,840	\$105,420	\$60.00	3,514.0	1,757.0
MF	21.1%	\$519,830	\$52,180	\$56.33	9,227.6	926.3
% (Reg)	15.9%	\$171,970	\$105,200	\$56.17	3,061.6	1,872.9
LOWELL						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$188,073	\$188,073	\$66.28	2,837.5	2,837.5
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
% (Reg)	0.4%	\$188,073	\$188,073	\$66.28	2,837.5	2,837.5
ROGERS						
0-75 1F	0.5%	\$72,410	\$72,410	\$68.00	1,064.9	1,064.9
1F	96.1%	\$178,917	\$178,917	\$68.34	2,618.1	2,618.1
2F	3.4%	\$151,141	\$75,571	\$68.13	2,218.5	1,109.2
MF	0.4%	\$229,704	\$76,568	\$68.00	3,378.0	1,126.0
% (Reg)	12.8%	\$177,963	\$169,926	\$68.33	2,604.4	2,486.8
SILOAM SPRINGS						
0-75 1F	2.2%	\$66,625	\$66,625	\$45.18	1,474.5	1,474.5
1F	93.4%	\$121,398	\$121,398	\$58.72	2,067.3	2,067.3
2F	2.2%	\$202,770	\$101,385	\$60.00	3,379.5	1,689.8
MF	4.4%	\$157,536	\$39,384	\$42.57	3,700.2	925.1
% (Reg)	2.2%	\$123,751	\$110,844	\$57.80	2,141.2	1,917.9
SPRINGDALE						
0-75 1F	0.3%	\$65,175	\$65,175	\$72.70	896.5	896.5
1F	56.7%	\$164,983	\$164,983	\$74.11	2,226.3	2,226.3
2F	12.7%	\$182,736	\$91,368	\$76.11	2,401.0	1,200.5
MF	30.6%	\$500,794	\$51,535	\$60.37	8,294.7	853.6
% (Reg)	16.9%	\$210,771	\$92,942	\$69.51	3,032.3	1,337.1
REGIONAL SUMMARY						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	DWELLING	SQ FT	BUILDING	DWELLING
CITIES OVER 5000 POPULATION						
0-75 1F	0.6%	\$68,525	\$68,525	\$50.05	1,369.0	1,369.0
1F	83.5%	\$163,709	\$163,709	\$66.72	2,453.5	2,453.5
2F	4.4%	\$177,691	\$88,845	\$69.79	2,546.1	1,273.1
MF	12.2%	\$486,209	\$54,209	\$58.92	8,252.6	920.1
% (Reg)	78.6%	\$178,734	\$127,652	\$65.79	2,716.7	1,940.3
CITIES UNDER 5000 POPULATION						
0-75 1F	7.4%	\$60,688	\$60,688	\$44.71	1,357.5	1,357.5
1F	87.8%	\$125,397	\$125,397	\$59.96	2,091.4	2,091.4
2F	4.2%	\$141,230	\$70,615	\$56.68	2,491.8	1,245.9
MF	8.0%	\$327,934	\$39,061	\$38.21	8,582.2	1,022.3
% (Reg)	21.4%	\$132,571	\$103,673	\$57.22	2,317.0	1,812.0
REGION						
0-75 1F	2.1%	\$62,404	\$62,404	\$45.88	1,360.0	1,360.0
1F	84.4%	\$153,285	\$153,285	\$65.09	2,355.0	2,355.0
2F	4.4%	\$168,619	\$84,309	\$66.58	2,532.6	1,266.3
MF	11.3%	\$453,010	\$51,195	\$54.44	8,321.7	940.4
% (Reg)	100.0%	\$166,339	\$121,632	\$63.75	2,609.4	1,908.0

*0-75 1F = Single Family \$0-\$75,000 1F = All Single Family 2F = Duplex MF = Multifamily

SINGLE FAMILY COST COMPARISONS

For Cities in Northwest Arkansas over 5000 population* for Year 2004

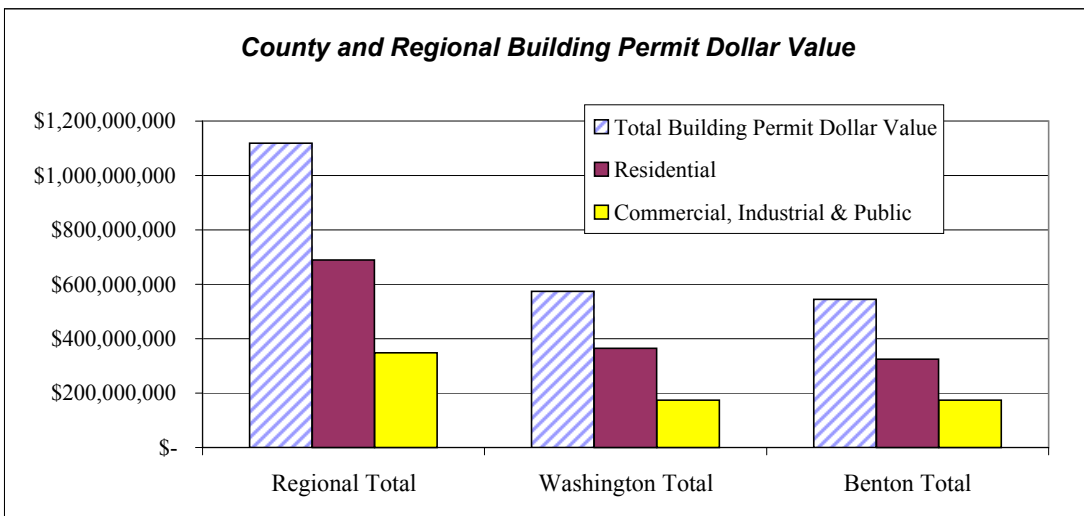
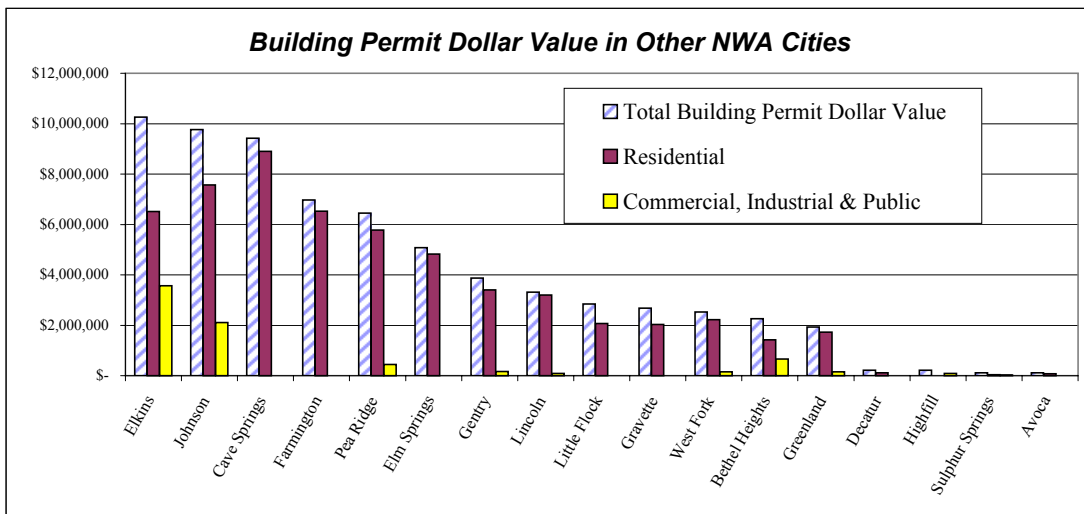
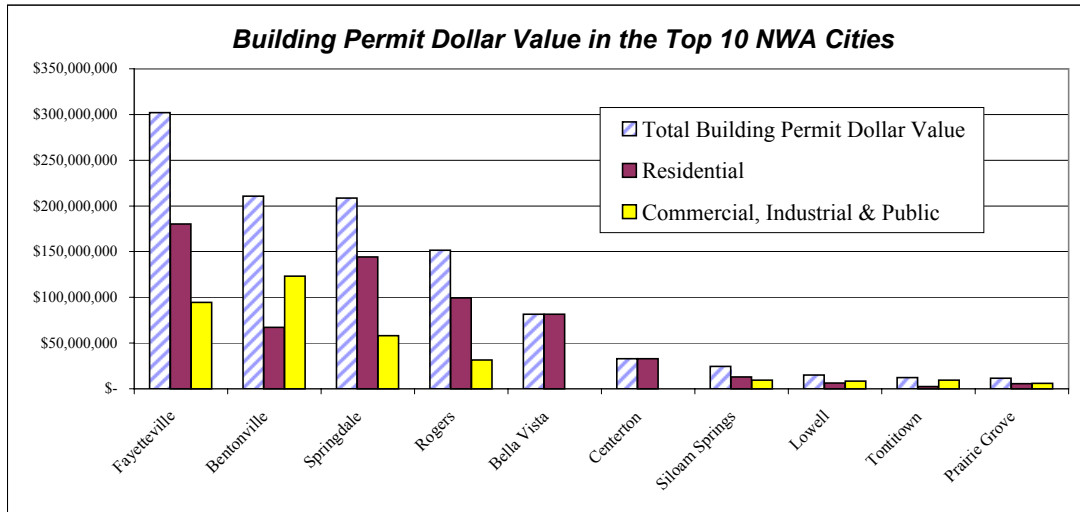
BELLA VISTA Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			ROGERS Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE		
			Cost	Sq. Ft.	\$/Sq. Ft.				Cost	Sq. Ft.	\$/Sq. Ft.
(\$ in Thousands)	796	100.0%	\$ 155,612	1,960	\$ 80.64	(\$ in Thousands)	566	100.0%	\$ 178,917	2,618	\$ 68.33
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	7	0.9%	\$ 68,157	1,418	\$ 49.40	\$50-\$74.9	7	1.2%	\$ 72,410	1,065	\$ 68.00
\$75-\$99.9	46	5.8%	\$ 88,174	1,397	\$ 63.56	\$75-\$99.9	23	4.1%	\$ 90,866	1,336	\$ 68.00
\$100-\$124.9	142	17.8%	\$ 109,206	1,579	\$ 70.85	\$100-\$124.9	52	9.2%	\$ 114,889	1,689	\$ 68.01
\$125-\$149.9	166	20.9%	\$ 133,398	1,735	\$ 79.11	\$125-\$149.9	116	20.5%	\$ 139,970	2,058	\$ 68.00
\$150-\$199.9	298	37.4%	\$ 163,105	2,001	\$ 85.23	\$150-\$199.9	190	33.6%	\$ 169,995	2,495	\$ 68.18
\$200-\$299.9	126	15.8%	\$ 227,319	2,630	\$ 89.43	\$200-\$299.9	153	27.0%	\$ 233,154	3,420	\$ 68.21
\$300-\$399.9	6	0.8%	\$ 313,167	3,425	\$ 93.15	\$300-\$399.9	23	4.1%	\$ 332,445	4,734	\$ 72.42
\$400-\$499.9	2	0.3%	\$ 469,500	5,327	\$ 88.16	\$400-\$499.9	2	0.4%	\$ 420,930	5,487	\$ 77.50
\$500+	3	0.4%	\$ 539,067	4,945	\$ 109.39	\$500+	0	0.0%	\$ -	0	\$ -
BENTONVILLE Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS	TOTAL	% of All 1 Family HUs	AVERAGE		
(\$ in Thousands)	608	100.0%	\$ 189,504	3,047	\$ 62.08	(\$ in Thousands)	139	100.0%	\$ 121,398	2,067	\$ 58.55
\$0-\$49.9	2	0.3%	\$ 34,552	1,675	\$ 31.09	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	1	0.2%	\$ 58,800	1,200	\$ 49.00	\$50-\$74.9	6	4.3%	\$ 66,625	1,475	\$ 47.26
\$75-\$99.9	3	0.5%	\$ 89,721	1,420	\$ 63.59	\$75-\$99.9	38	27.3%	\$ 85,518	1,589	\$ 55.26
\$100-\$124.9	24	3.9%	\$ 117,666	1,942	\$ 60.66	\$100-\$124.9	34	24.5%	\$ 110,916	1,990	\$ 56.38
\$125-\$149.9	113	18.6%	\$ 138,680	2,238	\$ 61.98	\$125-\$149.9	30	21.6%	\$ 131,205	2,335	\$ 56.58
\$150-\$199.9	255	41.9%	\$ 175,031	2,821	\$ 62.06	\$150-\$199.9	30	21.6%	\$ 173,505	2,546	\$ 68.75
\$200-\$299.9	186	30.6%	\$ 234,009	3,739	\$ 62.60	\$200-\$299.9	0	0.0%	\$ -	0	\$ -
\$300-\$399.9	22	3.6%	\$ 325,176	5,168	\$ 62.94	\$300-\$399.9	1	0.7%	\$ 312,500	4,015	\$ 77.83
\$400-\$499.9	1	0.2%	\$ 471,470	7,268	\$ 64.87	\$400-\$499.9	0	0.0%	\$ -	0	\$ -
\$500+	1	0.2%	\$ 542,437	8,375	\$ 64.77	\$500+	0	0.0%	\$ -	0	\$ -
FAYETTEVILLE Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE	TOTAL	% of All 1 Family HUs	AVERAGE		
(\$ in Thousands)	700	100.0%	\$ 145,188	2,590	\$ 55.10	(\$ in Thousands)	479	100.0%	\$ 164,983	2,226	\$ 74.51
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	31	4.4%	\$ 71,253	1,483	\$ 49.59	\$50-\$74.9	6	1.3%	\$ 65,175	897	\$ 76.83
\$75-\$99.9	228	32.6%	\$ 89,140	1,823	\$ 49.16	\$75-\$99.9	37	7.7%	\$ 92,512	1,411	\$ 65.96
\$100-\$124.9	97	13.9%	\$ 110,024	2,195	\$ 50.66	\$100-\$124.9	74	15.4%	\$ 115,387	1,580	\$ 73.78
\$125-\$149.9	81	11.6%	\$ 135,795	2,585	\$ 53.23	\$125-\$149.9	109	22.8%	\$ 136,598	1,838	\$ 75.16
\$150-\$199.9	141	20.1%	\$ 173,574	3,135	\$ 56.19	\$150-\$199.9	142	29.6%	\$ 174,131	2,311	\$ 75.98
\$200-\$299.9	99	14.1%	\$ 234,206	3,565	\$ 67.34	\$200-\$299.9	100	20.9%	\$ 234,629	3,168	\$ 74.86
\$300-\$399.9	11	1.6%	\$ 339,182	4,871	\$ 71.29	\$300-\$399.9	11	2.3%	\$ 326,875	4,236	\$ 78.40
\$400-\$499.9	9	1.3%	\$ 434,222	6,331	\$ 69.18	\$400-\$499.9	0	0.0%	\$ -	0	\$ -
\$500+	3	0.4%	\$ 709,334	7,785	\$ 200.54	\$500+	0	0.0%	\$ -	0	\$ -
LOWELL Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			TOTAL of all Cities over 5000	TOTAL	% of All 1 Family HUs	AVERAGE		
(\$ in Thousands)	16	100.0%	\$ 188,073	2,838	\$ 66.28	(\$ in Thousands)	3,304	100.0%	\$ 163,709	2,454	\$ 67.82
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	2	0.1%	\$ 34,552	1,675	\$ 31.09
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	58	1.8%	\$ 69,697	1,358	\$ 54.36
\$75-\$99.9	0	0.0%	\$ -	0	\$ -	\$75-\$99.9	375	11.3%	\$ 89,097	1,673	\$ 54.47
\$100-\$124.9	3	18.8%	\$ 110,219	1,671	\$ 65.96	\$100-\$124.9	426	12.9%	\$ 111,780	1,787	\$ 64.65
\$125-\$149.9	3	18.8%	\$ 141,858	2,151	\$ 65.96	\$125-\$149.9	618	18.7%	\$ 136,410	2,048	\$ 68.65
\$150-\$199.9	3	18.8%	\$ 185,397	2,737	\$ 67.70	\$150-\$199.9	1059	32.1%	\$ 170,443	2,497	\$ 70.97
\$200-\$299.9	7	43.8%	\$ 242,393	3,675	\$ 65.96	\$200-\$299.9	671	20.3%	\$ 232,767	3,346	\$ 71.48
\$300-\$399.9	0	0.0%	\$ -	0	\$ -	\$300-\$399.9	74	2.2%	\$ 328,625	4,694	\$ 72.08
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	14	0.4%	\$ 440,024	6,134	\$ 72.77
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	7	0.2%	\$ 612,520	6,652	\$ 142.08

Single Family Costs include ONLY material and labor costs.

* These Cities had a population over 5,000 in the last official U.S. Census

Table Prepared by Northwest Arkansas Regional Planning Commission

NWA Building Permit Dollar Comparisons



"Total Building Permit Dollar Value" includes "Additions" and "Other" categories.

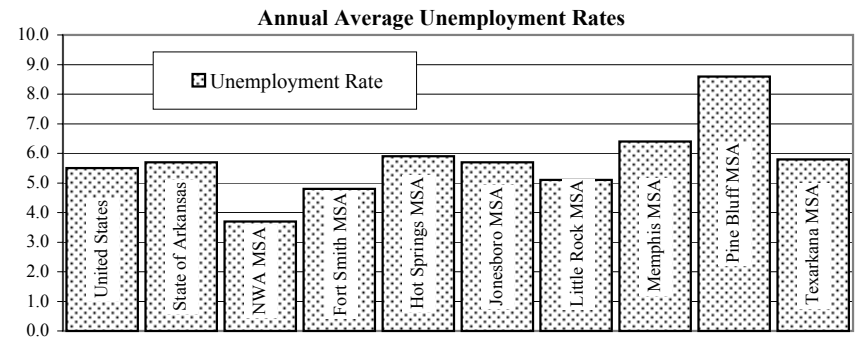
REGIONAL ECONOMIC INDICATORS AND TRENDS

REGIONAL EMPLOYMENT

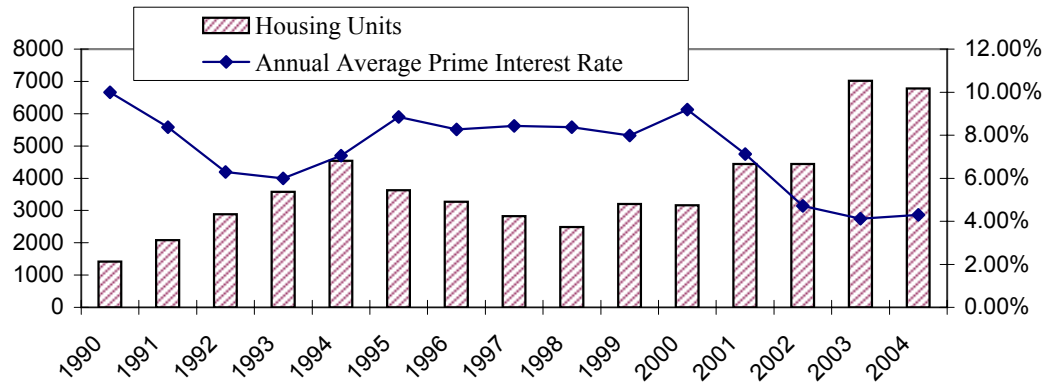
In 2004 the Northwest Arkansas Region continued to hold the lowest unemployment rate in Arkansas. The Fayetteville/Springdale/Rogers MSA* led the state's metropolitan areas with an annual average unemployment rate of 3.7%. This compares with the second lowest MSA rate of 4.8% in the Fort Smith MSA, a rate of 5.7% for all of Arkansas, and a rate of 5.5% for the entire United States. Benton County had the lowest unemployment with a 2.6% rate while Washington and Madison Counties followed with 3.0 % and 3.1% rates. McDonald County, MO had a 5.4% unemployment rate. These figures, as seen in the graph to the right, show that Northwest Arkansas continues to maintain a very low rate of unemployment compared to Arkansas and the nation as a whole.

*MSA = Metropolitan Statistical Area. The Fayetteville/Springdale/Rogers MSA encompasses all of Benton and Washington Counties, Madison and McDonald Counties.

UNEMPLOYMENT RATES

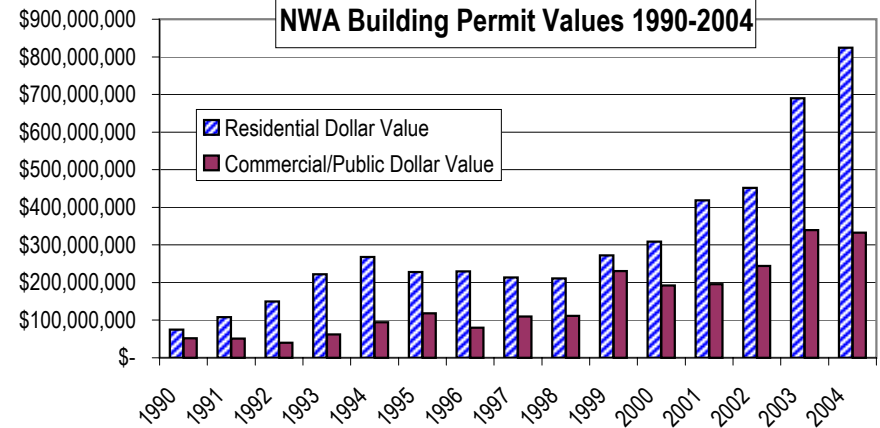


NWA Housing Units and Prime Interest Rate



The chart above shows annual average prime interest rates and Housing Units permitted since 1990.

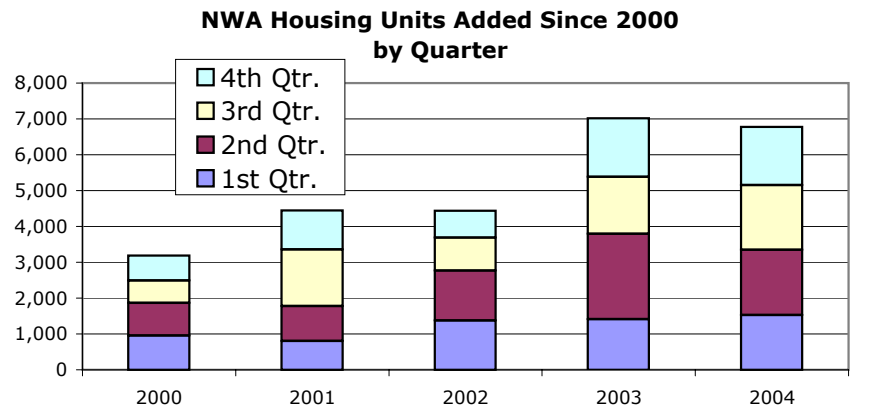
NWA Building Permit Values 1990-2004



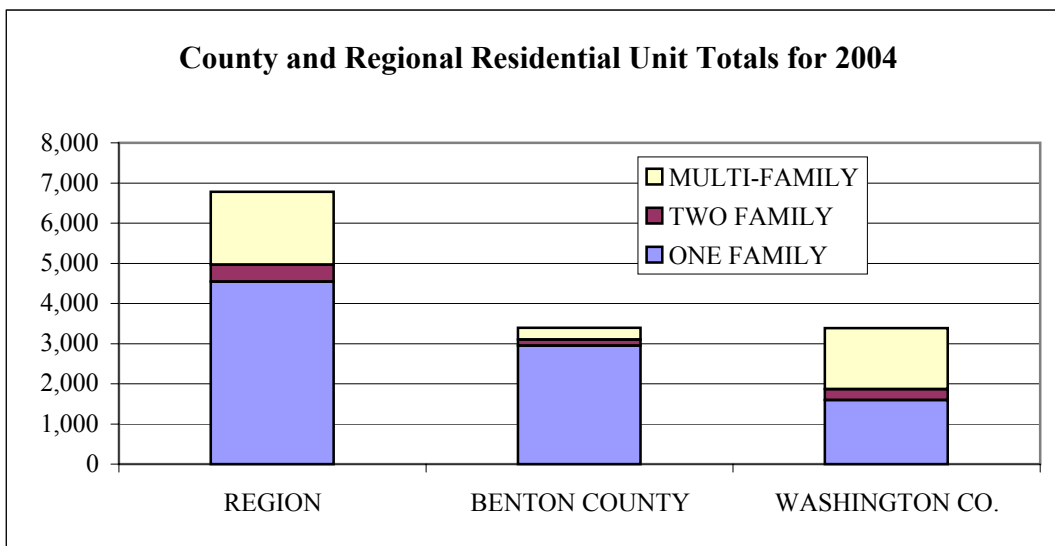
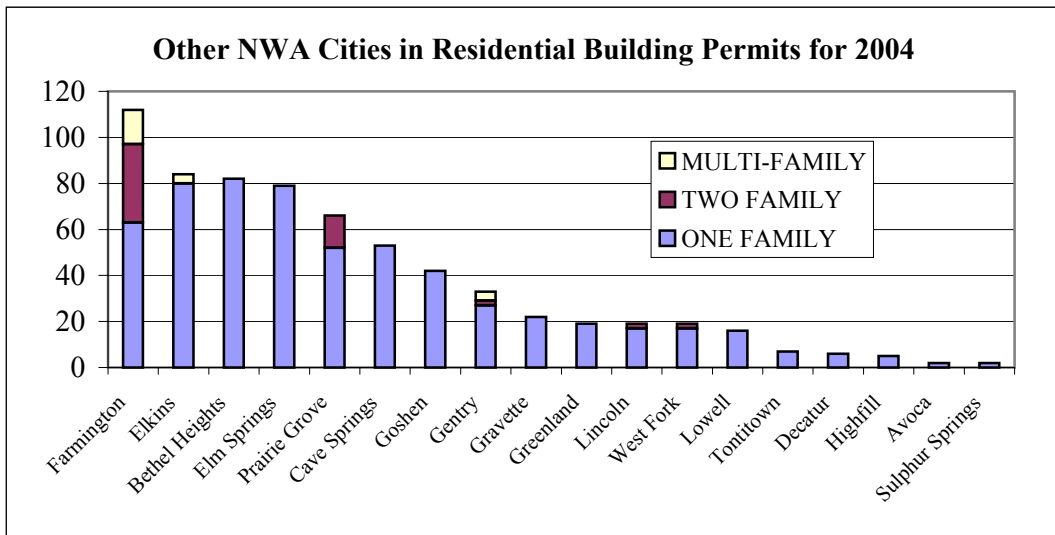
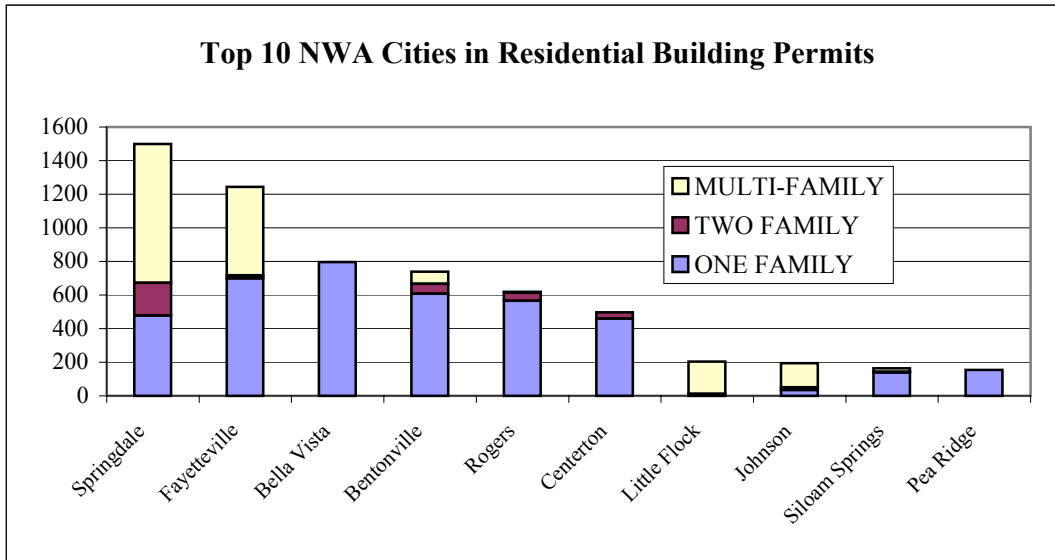
The counties in Northwest Arkansas do not issue building permits. However, thanks to Benton and Washington County Health Departments, septic system application figures are available. These numbers give us an idea of how much growth is taking place in the rural areas of the two counties as seen in the table below.

Number of Septic System Applications					
Year	2000	2001	2002	2003	2004
Benton County	580	590	695	765	941
Washington County	470	473	587	802	882

NWA Housing Units Added Since 2000 by Quarter



Residential Growth in Northwest Arkansas 2004



**Annual Summary
2004**

POPULATION ESTIMATE AND PROJECTION BASED UPON DWELLING UNITS ADDED

Prepared by Northwest Arkansas Regional Planning Commission

This POPULATION ESTIMATE is based on the population per dwelling unit ratio from Census 2000. CENSUS DATA is from the latest 10 Year Census reported by the U. S. Bureau of the Census. Rural data is not updated because neither county issues building permits or reports building activity.

CITY/COUNTY	CENSUS			CENSUS			1990-2000 GROWTH		Added from		Year to Date				ADDED IN		Added	POPULATION	Average	2 YEAR	5 YEAR	10 YEAR	15 YEAR	20YEAR
	1990			2000			Numerical	% Change	Census Day* thru '03		Dwelling Units/Qtr.				2004		Since	ESTIMATE	Pop. Increase	Population	Population	Population	Population	Population
	Population	Units	Pop/DU	Population	Units	Pop/DU	Difference		Pop.	Units	Q1	Q2	Q3	Q4	Population	Units	1990	Population	per year	Projection	Projection	Projection	Projection	Projection
																			1990 to 2005	2007	2010	2015	2020	2025
Unincorporated Benton Co. ¹	33,079	13,493	2.45	44,009	19,027	2.31	10,930	33.0%	--Not Reported--					-- not reported --		10,930.0	44,009	741.02	45,491.0	47,714.1	51,419.2	55,124.3	58,829.3	
AVOCA	269	104	2.59	423	168	2.52	154	57.2%	58	23	0	0	2	0	5	216.9	486	14.71	515.36	559.5	633.0	706.6	780.1	
BELLA VISTA (CDP)	9,083	5,391	1.68	16,582	8,854	1.87	7,499	82.6%	2,937	1,568	194	193	189	220	1,491	796	11,926.4	808.57	22,626.49	25,052.2	29,095.0	33,137.9	37,180.7	
BENTONVILLE	11,257	4,482	2.51	19,730	7,924	2.49	8,473	75.3%	6,817	2,738	179	143	172	245	1,840	739	17,130.4	1,161.38	30,710.16	34,194.3	40,001.2	45,808.1	51,615.1	
BETHLE HEIGHTS	281	113	2.49	714	261	2.74	433	154.1%	33	12	7	38	11	26	224	82	690.1	46.79	1,064.73	1,205.1	1,439.0	1,673.0	1,906.9	
CAVE SPRINGS	465	184	2.53	1,103	449	2.46	638	137.2%	258	105	25	10	10	8	130	53	1,026.1	69.57	1,630.28	1,839.0	2,186.8	2,534.7	2,882.5	
CENTERTON	491	186	2.64	2,146	796	2.70	1,655	337.1%	1,677	622	209	112	116	61	1,343	498	4,674.5	316.92	5,799.33	6,750.1	8,334.6	9,919.2	11,503.8	
DECATUR	918	366	2.51	1,314	535	2.46	396	43.1%	15	6	2	3	1	0	15	6	425.5	28.85	1,401.16	1,487.7	1,631.9	1,776.2	1,920.4	
ELM SPRINGS - Ben Co	0	0	---	13	5	2.71	13	---	0	0	1	1	0	0	5	2	18.4	1.25	20.92	24.7	30.9	37.2	43.4	
GARFIELD	308	134	2.30	490	198	2.47	182	59.1%	0	0	0	0	0	0	0	0	182.0	12.34	514.68	551.7	613.4	675.1	736.8	
GATEWAY	65	32	2.03	116	48	2.42	51	78.5%	0	0	0	0	0	0	0	0	51.0	3.46	122.92	133.3	150.6	167.9	185.2	
GENTRY	1,726	684	2.52	2,165	930	2.33	439	25.4%	279	120	8	3	6	16	77	33	795.2	53.91	2,629.00	2,790.7	3,060.3	3,329.8	3,599.4	
GRAVETTE	1,412	613	2.30	1,810	773	2.34	398	28.2%	180	77	6	3	8	5	52	22	629.8	42.70	2,127.21	2,255.3	2,468.8	2,682.3	2,895.8	
HIGHFILL	84	39	2.15	379	165	2.30	295	351.2%	7	3	1	2	1	1	11	5	313.4	21.25	439.87	503.6	609.8	716.1	822.3	
LITTLE FLOCK	944	362	2.61	2,585	1,083	2.39	1,641	173.8%	91	38	2	2	3	196	485	203	2,216.2	150.25	3,460.75	3,911.5	4,662.8	5,414.0	6,165.3	
LOWELL	1,224	513	2.39	5,013	2,044	2.45	3,789	309.6%	1,359	554	6	5	3	2	39	16	5,187.0	351.66	7,114.27	8,169.2	9,927.5	11,685.8	13,444.1	
PEA RIDGE	1,620	638	2.54	2,346	927	2.53	726	44.8%	504	199	13	45	81	15	390	154	1,619.4	109.79	3,458.93	3,788.3	4,337.2	4,886.2	5,435.1	
ROGERS	24,692	10,291	2.40	38,829	14,836	2.62	14,137	57.3%	5,287	2,020	157	159	129	175	1,623	620	21,046.4	1,426.88	48,592.20	52,872.8	60,007.2	67,141.6	74,276.0	
SILOAM SPRINGS	8,151	3,241	2.51	10,843	4,223	2.57	2,692	33.0%	1,985	773	42	45	31	45	419	163	5,095.3	345.44	13,937.16	14,973.5	16,700.7	18,427.9	20,155.1	
SPRINGDALE - Ben Co	907	340	2.50	2,011	709	2.84	1,104	121.7%	1,512	533	29	18	7	51	298	105	2,913.6	197.53	4,215.68	4,808.3	5,795.9	6,783.6	7,771.3	
SPRINGTOWN	0	0	---	114	47	2.43	114	---	0	0	0	0	0	0	0	0	114.0	7.73	129.46	152.6	191.3	229.9	268.6	
SULPHUR SPRINGS	523	238	2.20	671	279	2.41	148	28.3%	7	3	1	1	0	0	5	2	160.0	10.85	704.72	737.3	791.5	845.8	900.0	
BENTON CO. TOTALS	97,499	41,444	2.35	153,406	64,281	2.39	55,907	57.3%	23,004	9,394	882	783	770	1,066	8,450	3,501	87,361.7	5,922.82	196,706.30	214,475	244,089	273,703	303,317	
Unincorporated Washington Co. ¹	31,794	12,487	2.55	38,341	16,306	2.35	6,547	20.6%	--Not Reported--	0					-747	-290	5,510.0	373.56	38,341.12	39,461.8	41,329.6	43,197.4	45,065.2	
ELKINS	692	288	2.40	1,251	518	2.42	559	80.8%	529	219	4	37	5	38	203	84	1,290.8	87.51	2,157.78	2,420.3	2,857.9	3,295.4	3,732.9	
ELM SPRINGS - Wash Co.	893	351	2.54	1,031	380	2.71	138	15.5%	203	75	10	45	13	9	209	77	550.4	37.32	1,518.03	1,630.0	1,816.6	2,003.1	2,189.7	
ELM SPRINGS (Total) ²	893	351	2.54	1,044	385	2.71	151	16.9%	203	75	11	46	13	9	214	79	568.7	38.56	1,538.93	1,654.6	1,847.4	2,040.2	2,233.0	
FARMINGTON	1,322	537	2.46	3,605	1,390	2.59	2,283	172.7%	534	206	63	20	15	14	290	112	3,107.7	210.69	4,851.13	5,483.2	6,536.7	7,590.2	8,643.6	
FAYETTEVILLE	42,099	18,835	2.24	58,047	25,467	2.28	15,948	37.9%	9,468	4,154	302	388	304	250	2,835	1,244	28,251.7	1,915.37	74,181.41	79,927.5	89,504.4	99,081.2	108,658.0	
GOSHEN	589	226	2.61	752	310	2.43	163	27.7%	53	22	6	9	10	17	102	42	318.3	21.58	950.40	1,015.1	1,123.0	1,230.9	1,338.8	
GREENLAND	757	318	2.38	907	361	2.51	150	19.8%	148	59	8	2	7	2	48	19	346.0	23.46	1,149.88	1,220.3	1,337.5	1,454.8	1,572.1	
JOHNSON	599	257	2.33	2,319	990	2.34	1,720	287.1%	248	106	82	60	44	9	457	195	2,425.1	164.41	3,352.89	3,846.1	4,668.2	5,490.2	6,312.3	
LINCOLN	1,460	677	2.16	1,752	798	2.20	292	20.0%	158	72	12	2	1	4	42	19	491.8	33.34	2,018.47	2,118.5	2,285.2	2,451.9	2,618.6	
PRAIRIE GROVE	1,761	773	2.28	2,540	1,054	2.41	779	44.2%	376	156	17	9	20	20	159	66	1,314.0	89.08	3,253.16	3,520.4	3,965.8	4,411.3	4,856.7	
SPRINGDALE - Wash Co	29,034	11,654	2.50	43,787	15,418	2.84	14,753	50.8%	10,125	3,565	132	465	602	195	3,959	1,394	28,836.5	1,955.02	61,780.56	67,645.6	77,420.7	87,195.8	96,970.9	
SPRINGDALE (Total) ²	29,941	11,994	2.50	45,798	16,127	2.84	15,857	53.0%	11,636	4,098	161	483	609	246	4,257	1,499	31,750.1	2,152.55	65,996.24	72,453.9	83,216.7	93,979.4	104,742.2	
TONTITOWN ³	460	187	2.46	942	368	2.56	482	104.8%	97	38	0	1	3	3	765	297	1,634.3	110.80	2,025.87	2,358.3	2,912.3	3,466.2	4,020.2	
WEST FORK	1,607	612	2.63	2,042	800	2.55	435	27.1%	168	66	5	5	6	3	48	19	652.0	44.20	2,347.36	2,480.0	2,701.0	2,922.0	3,143.0	
WINSLOW	342	147	2.33	399	170	2.35	57	16.7%	0	0	0	0	0	0	0	0	57.0	3.86	406.73	418.3	437.6	457.0	476.3	
WASHINGTON CO. TOTALS	113,409	47,349	2.40	157,715	64,330	2.45	44,306	39.1%	22,109	8,738	641	1,043	1,030	564	8,370	3,278	74,785.4	5,070.20	198,334.80	213,545.4	238,896.4	264,247.4	289,598.4	
REGIONAL TOTAL ⁴	210,908	88,793	2.38	311,121	128,611	2.42	100,213	47.5%	45,113	18,132	1,523	1,826	1,800	1,630	16,821	6,779	162,147.1	10,993.02	395,041.11	428,020.2	482,985.3	537,950.4	592,915.5	

Notes: Growth Estimates are adjusted for latest Census and building permit data but not for births, deaths or migration. Bella Vista, although not an incorporated city, is a Census Designated Place (CDP). Census Day was April 1, 2000;

1. This refers to the unincorporated area of Washington and Benton County except for Bella Vista. 2. Elm Springs and Springdale have populations located in both counties.

3. Tontitown's annexation increased the city's population by 747 and was officially adjusted on January 1, 2005. This figure is reflected in the current Tontitown and unincorporated Washington County population estimate.

4. "Regional Total" refers to the Benton and Washington County area totals.

Unincorporated Madison CO.**	9,856		#DIV/0!	12,074	5,586	2.16	2,218	22.5%	--Not Reported--	0						2,218.0	12,074	150.4	12,374.7	12,825.9	13,577.7	14,329.6	15,081.5
Hindsville	69	28	2.46	75	28	2.68	---	---	---	---	---	---	---	---	---	0.0	75	0.0	75.0	75.0	75.0	75.0	75.0
Huntsville	1,605	741	2.17	1,931	853	2.26	326	20.3%	147	65	23</												