

# 2005 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 2005		POPULATION ESTIMATE	Population Change	Percent Change	Population Projection
	Population	Population	Population	Units	Population	since 2000	since 2000	2015
Unincorporated Benton Co. <sup>1</sup>	33,079	44,009	-1,136.0	-439.0	42,873	-1,136	-2.6%	49,091.4
AVOCA	269	423	5	2	491	68	16.1%	631.9
BELLA VISTA (CDP)	9,083	16,582	1,817	970	22,826	6,244	37.7%	31,551.7
BENTONVILLE	11,257	19,730	3,125	1,255	31,512	11,782	59.7%	44,372.7
BETHEL HEIGHTS	281	714	287	105	1,258	544	76.2%	1,879.0
CAVE SPRINGS	465	1,103	79	32	1,570	467	42.3%	2,271.2
CENTERTON <sup>3</sup>	491	2,146	1,316	488	5,621	3,475	161.9%	9,424.3
DECATUR	918	1,314	300	122	1,643	329	25.0%	2,103.5
ELM SPRINGS - Ben Co	0	13	0	0	18	5	41.7%	30.1
GARFIELD	308	490	0	0	490	0	0.0%	605.6
GATEWAY	65	116	0	0	116	0	0.0%	148.4
GENTRY	1,726	2,165	161	69	2,682	517	23.9%	3,288.7
GRAVETTE	1,412	1,810	148	63	2,189	379	21.0%	2,682.9
HIGHFILL	84	379	2	1	400	21	5.5%	600.1
LITTLE FLOCK	944	2,585	14	6	3,175	590	22.8%	4,590.8
LOWELL	1,224	5,013	476	194	6,887	1,874	37.4%	10,482.1
PEA RIDGE	1,620	2,346	688	272	3,928	1,582	67.4%	5,392.9
ROGERS	24,692	38,829	5,046	1,928	50,784	11,955	30.8%	67,351.1
SILOAM SPRINGS	8,151	10,843	901	351	14,148	3,305	30.5%	17,954.8
SPRINGDALE - Ben Co	907	2,011	99	35	4,409	2,398	119.2%	6,321.9
SPRINGTOWN	0	114	0	0	114	0	0.0%	186.4
SULPHUR SPRINGS	523	671	0	0	683	12	1.8%	784.6
<b>BENTON CO. TOTALS</b>	<b>97,499</b>	<b>153,406</b>	<b>13,327</b>	<b>5,454</b>	<b>197,817</b>	<b>44,411</b>	<b>28.9%</b>	<b>261,746</b>
Unincorporated Washington Co. <sup>1</sup>	31,794	38,341	-747	-290	37,594	-747	-1.9%	41,276.5
ELKINS <sup>3</sup>	692	1,251	167	69	2,223	972	77.7%	3,148.3
ELM SPRINGS - Wash Co.	893	1,031	71	26	1,514	483	46.8%	1,908.2
ELM SPRINGS (Total) <sup>2</sup>	893	1,044	71	26	1,532	488	46.8%	1,938.3
FARMINGTON <sup>3</sup>	1,322	3,605	83	32	4,814	1,209	33.5%	6,839.9
FAYETTEVILLE	42,099	58,047	2,386	1,047	72,737	14,690	25.3%	92,189.9
GOSHEN	589	752	41	17	948	196	26.1%	1,176.7
GREENLAND	757	907	123	49	1,226	319	35.2%	1,523.9
JOHNSON	599	2,319	302	129	3,326	1,007	43.4%	5,057.8
LINCOLN	1,460	1,752	108	49	2,059	307	17.5%	2,439.9
PRAIRIE GROVE	1,761	2,540	292	121	3,367	827	32.5%	4,386.0
SPRINGDALE - Wash Co	29,034	43,787	3,618	1,274	58,050	14,263	32.6%	78,656.1
SPRINGDALE (Total) <sup>3</sup>	29,941	45,798	3,717	1,309	62,459	16,661	36.4%	84,978.1
TONTITOWN	460	942	798	311	1,856	914	97.0%	2,742.0
WEST FORK	1,607	2,042	43	17	2,302	260	12.8%	2,743.9
WINSLOW	342	399	0	0	399	0	0.0%	435.2
<b>WASHINGTON CO. TOTALS</b>	<b>113,409</b>	<b>157,715</b>	<b>7,285</b>	<b>2,851</b>	<b>192,416</b>	<b>34,701</b>	<b>22.0%</b>	<b>244,524.4</b>
<b>REGIONAL TOTAL<sup>4</sup></b>	<b>210,908</b>	<b>311,121</b>	<b>20,612</b>	<b>8,305</b>	<b>390,233</b>	<b>79,112</b>	<b>25.4%</b>	<b>506,270.4</b>

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

Bella Vista was a Census Designated Place (CDP) in 2005. Census Day was April 1, 2000;

1. This refers to the unincorporated area of Washington and Benton County except for Bella Vista. Building permit figures in the unincorporated areas of the counties are not reported. City annexation adjustments have reduced unincorporated population numbers.

2. Elm Springs and Springdale have populations located in both counties.

3. In 2005 the cities of Centerton, Farmington, and Springdale undertook a special census. These census figures are recorded in the Population Estimate column

4. "Regional Total" refers to a two-county 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](http://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 390,233 for the year 2005 for Washington and Benton Counties. This population estimate is based on new building permits using the Census 2000 population per dwelling unit and the special census counts for the cities of Centerton, Elkins, Farmington, and Springdale, which took place in the year 2005. The numbers do not reflect any changes from births, deaths, or in-migration.

The average population increase since the 1990 Census stands at 11,603.8 per year. Projecting this growth would give the two county area a population of 506,270 at the end of the year 2015.

\* 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 2005 TOTALS AND PERCENTAGES:

Regional permit value for 2005 was \$2,012,737,085 -- a 53.3% increase from year 2004. Building construction continued to grow at a high pace in Northwest Arkansas cities.

Changes by category from previous year: RESIDENTIAL +36.9%, COMMERCIAL +90.3%, INDUSTRIAL +148.4 %, PUBLIC +446.7 %, ADDITIONS -8.3 %, OTHER -30.4 %.

## 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	872.6	9.6 %	Lowell	359.6	29.4 %
Bentonville	1,286.0	11.4 %	Rogers	1,656.7	6.7 %
Centerton	325.7	66.3 %	Siloam Springs	380.8	4.7 %
Fayetteville	1,945.3	4.6 %	Springdale	2,064.6	6.9 %

**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 incorporated into our building permit table. However the following building permit information has been reported for 2005: nine residential units valued at \$800,000, one commercial permit valued at \$75,000 and a public school addition valued at \$590,949. Huntsville's end of year 2005 population, based on Census 2000 data plus residential building permits, is estimated at 2,160.

**Large Scale Developments and Subdivisions** reported in this publication in the past are now presented on the NWARPC web site at: [www.nwarpc.com](http://www.nwarpc.com)

TOTAL PERMIT VALUES AS A PERCENT OF REGION														
YEAR 2005	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	\$ 157,936,823	14.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ 157,936,823	7.8%
Bentonville	\$ 174,163,012	15.4%	\$ 152,577,146	26.7%	\$ -	0.0%	\$ 11,991,528	6.7%	\$ 8,583,273	13.3%	\$ 5,642,653	10.1%	\$ 352,957,612	17.5%
Fayetteville*	\$ 160,109,310	14.2%	\$ 52,707,901	9.2%	\$ 500,000	3.5%	\$ 114,742,687	64.1%	\$ 19,077,022	29.6%	\$ 13,548,910	24.3%	\$ 360,685,831	17.9%
Lowell	\$ 7,726,635	0.7%	\$ 6,924,776	1.2%	\$ 407,712	2.9%	\$ 372,600	0.2%	\$ 551,390	0.9%	\$ 2,265,866	4.1%	\$ 18,248,979	0.9%
Rogers	\$ 238,239,532	21.1%	\$ 261,625,592	45.8%	\$ -	0.0%	\$ 15,681,000	8.8%	\$ 18,093,549	28.1%	\$ 14,584,554	26.2%	\$ 548,224,227	27.2%
Siloam Springs	\$ 34,138,595	3.1%	\$ 2,502,654	0.4%	\$ -	0.0%	\$ 13,049,648	7.3%	\$ 6,251,965	9.7%	\$ 1,929,767	3.5%	\$ 57,872,629	2.9%
Springdale	\$ 164,453,383	14.6%	\$ 75,536,558	13.2%	\$ 11,461,320	80.8%	\$ 10,567,251	5.9%	\$ 10,336,447	16.1%	\$ 11,066,427	19.9%	\$ 283,421,386	14.1%
Other Cities	\$ 191,422,803	17.0%	\$ 19,283,619	3.4%	\$ 1,809,645	12.8%	\$ 12,721,640	7.1%	\$ 1,451,530	2.3%	\$ 6,700,361	12.0%	\$ 233,389,598	11.6%
Benton	\$ 734,602,118	65.1%	\$ 431,458,536	75.5%	\$ 1,382,712	9.8%	\$ 48,399,526	27.0%	\$ 34,012,915	52.9%	\$ 27,496,259	49.3%	\$ 1,277,352,066	63.5%
Washington	\$ 393,587,975	34.9%	\$ 139,699,710	24.5%	\$ 12,795,965	90.2%	\$ 130,726,828	73.0%	\$ 30,332,261	47.1%	\$ 28,242,279	50.7%	\$ 735,385,019	36.5%
<b>Region</b>	\$ 1,128,190,093	100.0%	\$ 571,158,246	100.0%	\$ 14,178,677	100.0%	\$ 179,126,354	100.0%	\$ 64,345,176	100.0%	\$ 55,738,539	100.0%	\$ 2,012,737,085	100.0%

\* Includes U of A estimated building value

YEAR 2005

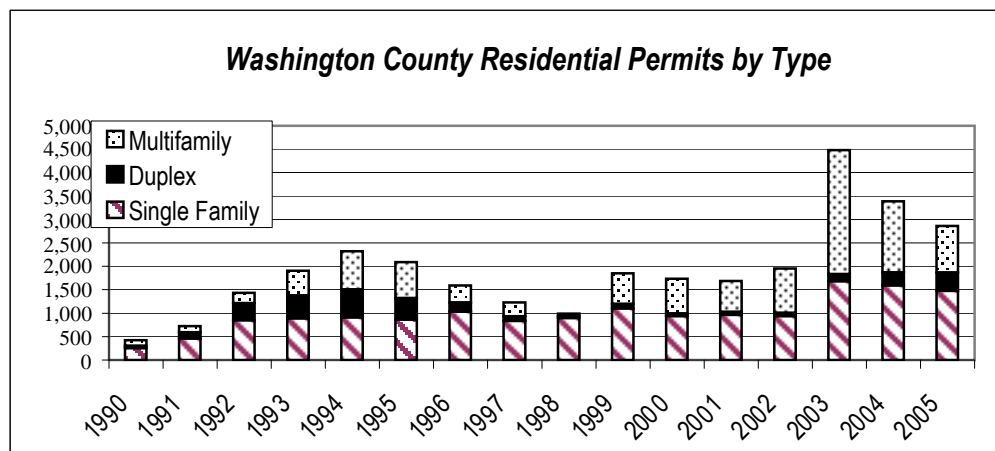
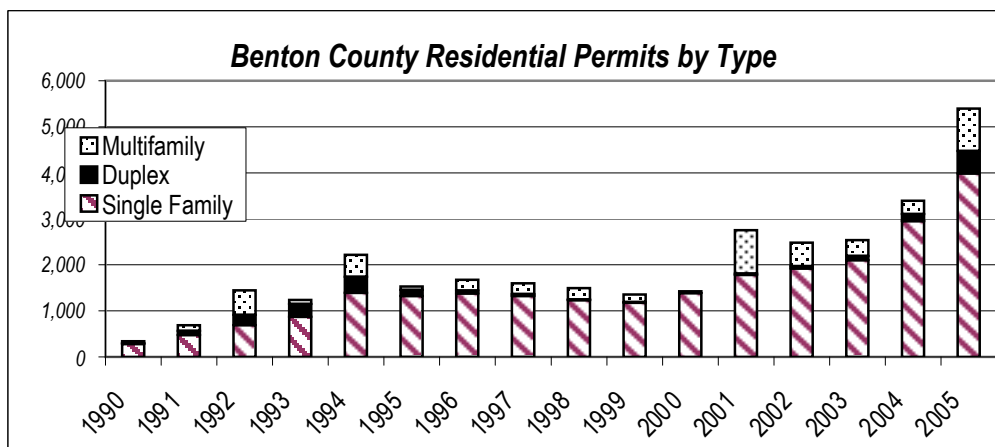
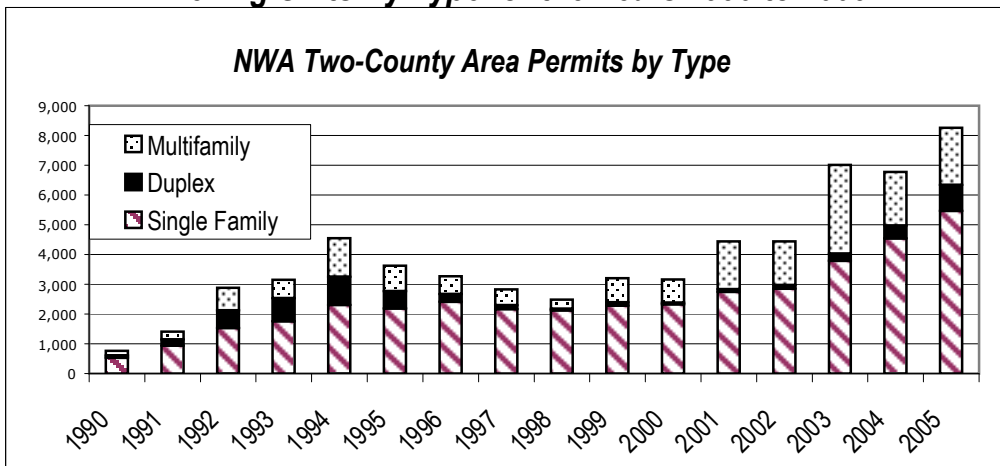
**NORTHWEST ARKANSAS CITY AND COUNTY BUILDING PERMIT TOTALS**

**YEAR 2005**

%Change = 2005 compared to 2004 HU = Housing Units Value = cost of Materials and Labor only "---" = No activity in year 2004

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		
AVOCA	2	2	232,800	2	280,000	1	100,000	1	12,000	0	0	3	28,000	9	652,800	0.0%		
%Chg.	0%	0%	29%	---	---	---	---	---	---	---	---	---	---	350.0%	262.7%			
BELLA VISTA	970	970	157,936,823	No Data supplied for these categories												970	157,936,823	7.8%
%Chg.	22%	22%	28%	No Data supplied for these categories												21.9%	27.5%	
BENTONVILLE	1,255	725	174,163,012	61	152,577,146	0	0	3	11,991,528	51	8,583,273	127	5,642,653	967	352,957,612	17.5%		
%Chg.	70%	11%	36%	-21%	46%	---	---	200%	1119%	-2%	-74%	-1%	-60%	6.0%	26.0%			
BETHEL HEIGHTS	105	105	10,830,023	3	874,000	0	0	0	0	1	19,000	0	0	109	11,723,023	0.6%		
%Chg.	28%	28%	-3%	-77%	-4%	---	---	---	---	-88%	-83%	-100%	-100%	4.8%	-5.5%			
CAVE SPRINGS	32	32	9,748,653	2	380,000	0	0	0	0	2	7,000	13	336,800	49	10,472,453	0.5%		
%Chg.	-40%	-40%	-24%	100%	3700%	---	---	---	---	0%	-94%	30%	229%	-25.8%	-19.8%			
CENTERTON	474	415	53,471,378	7	499,032	0	0	0	0	2	35,700	9	521,830	433	54,527,940	2.7%		
%Chg.	-5%	-13%	1%	40%	-61%	---	---	---	---	---	---	50%	258%	-11.6%	0.4%			
DECATUR	122	56	5,230,000	0	0	0	0	1	2,000	1	8,000	3	906,150	61	6,146,150	0.3%		
%Chg.	1933%	833%	745%	---	---	---	---	---	---	-50%	-86%	-63%	756%	281.3%	683.7%			
GENTRY	69	66	5,339,854	1	60,000	0	0	2	7,281,000	4	115,780	26	323,675	99	13,120,309	0.7%		
%Chg.	109%	128%	101%	-50%	-81%	---	---	---	---	100%	45%	-51%	-76%	15.1%	199.6%			
GRAVETTE	63	63	4,854,048	0	0	0	0	1	9,750	11	186,397	22	202,800	97	5,252,995	0.3%		
%Chg.	186%	186%	164%	-100%	-100%	---	---	0%	-99%	450%	1391%	-51%	-65%	36.6%	64.2%			
HIGHFILL	1	1	355,968	1	50,000	3	875,000	0	0	1	800	1	19,000	7	1,300,768	0.1%		
%Chg.	-80%	-80%	-22%	0%	-17%	---	---	---	---	-50%	-98%	-67%	-39%	-36.4%	117.4%			
LITTLE FLOCK	11	11	2,758,200	1	200,000	0	0	0	0	3	104,650	10	217,774	25	3,280,624	0.2%		
%Chg.	-95%	-61%	-67%	0%	1900%	---	---	---	---	-50%	-61%	-29%	16%	-49.0%	-62.6%			
LOWELL	48	24	7,726,635	14	6,924,776	1	407,712	1	372,600	8	551,390	31	2,265,866	79	18,248,979	0.9%		
%Chg.	200%	50%	157%	0%	-42%	-50%	-88%	---	---	-27%	56%	55%	74%	25.4%	-8.8%			
PEA RIDGE	272	263	29,576,597	3	5,485,336	0	0	0	0	7	55,411	30	507,390	303	35,624,734	1.8%		
%Chg.	77%	71%	185%	50%	931%	-100%	-100%	---	---	-36%	-60%	150%	103%	68.3%	213.6%			
ROGERS	1,617	1,287	238,239,532	107	261,625,592	0	0	1	15,681,000	136	18,093,549	334	14,584,554	1,865	548,224,227	27.2%		
%Chg.	161%	109%	126%	-8%	303%	---	---	---	---	9%	103%	27%	17%	65.7%	185.9%			
SILOAM SPRINGS	351	287	34,138,595	15	2,502,654	0	0	3	13,049,648	22	6,251,965	90	1,929,767	417	57,872,629	2.9%		
%Chg.	115%	97%	93%	-48%	-74%	---	---	---	---	-24%	1112%	43%	209%	56.2%	102.3%			
SULPHUR SPRINGS	0	0	0	0	0	0	0	0	0	0	0	3	10,000	3	10,000	0.0%		
%Chg.	-100%	-100%	-100%	---	---	---	---	---	---	-100%	-100%	200%	456%	-25.0%	-90.7%			
BENTON CO.	5,392	4,307	734,602,118	217	431,458,536	5	1,382,712	13	48,399,526	249	34,012,915	702	27,496,259	5,493	1,277,352,066	63.5%		
%Chg.	59%	39%	53%	-17%	122%	67%	-61%	550%	2691%	-2%	-21%	12%	-13%	29.2%	69.6%			
ELKINS	69	69	5,941,114	0	0	0	0	0	0	3	104,500	6	36,197	78	6,081,811	0.3%		
%Chg.	-18%	-15%	-17%	---	---	---	---	---	---	-25%	96%	200%	3%	-10.3%	-16.1%			
ELM SPRINGS	26	26	4,927,284	0	0	0	0	0	0	1	20,000	18	382,079	45	5,329,363	0.3%		
%Chg.	-67%	-67%	-68%	---	---	---	---	---	---	-67%	-23%	20%	60%	-53.6%	-65.5%			
FARMINGTON	32	30	4,870,500	5	850,000	0	0	1	600,000	8	125,000	37	423,495	81	6,868,995	0.3%		
%Chg.	-71%	-65%	-52%	67%	-8%	---	---	0%	-85%	-27%	-69%	76%	13%	-33.1%	-56.9%			
FAYETTEVILLE	1,044	576	160,109,310	36	52,707,901	1	500,000	1	18,104,763	107	19,077,022	187	13,548,910	1,008	264,047,906	13.1%		
%Chg.	-16%	-11%	22%	24%	63%	---	---	0%	1348%	6%	28%	-33%	-35%	-13.9%	31.9%			
GOSHEN	17	17	3,763,990	0	0	3	834,645	2	60,000	3	85,271	8	224,158	33	4,968,064	0.2%		
%Chg.	-60%	-60%	-61%	-100%	-100%	---	---	100%	---	-25%	-21%	167%	61%	-35.3%	-49.3%			
GREENLAND	48	48	5,248,965	4	1,083,000	0	0	0	0	2	98,000	7	81,600	61	6,511,565	0.3%		
%Chg.	153%	153%	258%	100%	4609%	---	---	-100%	-100%	0%	989%	40%	22%	110.3%	164.0%			
JOHNSON	129	55	17,987,558	2	556,800	0	0	0	0	6	136,845	2	38,976	65	18,720,179	0.9%		
%Chg.	-34%	-10%	3%	-89%	-95%	---	---	---	---	---	---	-33%	-38%	-21.7%	-36.6%			
LINCOLN	32	29	3,510,690	0	0	0	0	1	4,493,390	3	0	22	60,000	55	8,064,080	0.4%		
%Chg.	68%	61%	112%	-100%	-100%	---	---	-50%	3165%	---	---	16%	-25%	31.0%	279.6%			
PRAIRIE GROVE	121	105	11,439,000	5	980,000	0	0	1	42,500	8	310,500	11	140,500	130	12,912,500	0.6%		
%Chg.	83%	78%	75%	67%	183%	---	---	---	---	0%	150%	-27%	-48%	52.9%	77.8%			
SPRINGDALE	1,303	577	164,453,383	72	75,536,558	5	11,461,320	3	10,567,251	123	10,336,447	225	11,066,427	1,105	283,421,386	14.1%		
%Chg.	-13%	2%	18%	1%	38%	400%	430%	0%	33%	-12%	8%	17%	2%	3.6%	26.1%			
TONTITOWN	21	21	8,633,931	9	7,895,451	0	0	0	0	1	22,476	22	2,038,387	53	18,590,245	0.9%		
%Chg.	200%	200%	171%	-40%	54%	---	---	---	---	-80%	-98%	340%	814%	65.6%	88.5%			
U OF A	0	0	0	0	0	0	0	38	96,637,924	0	0	0	0	38	96,637,924	4.8%		
%Chg.	---	---	---	---	---	---	---	138%	478%	---	---	-100%	-100%	22.6%	200.3%			
WEST FORK	23	23	2,702,250	1	90,000	0	0	1	221,000	4	16,200	24	201,550	53	3,231,000	0.2%		
%Chg.	21%	28%	15%	---	---	---	---	0%	187%	-69%	-93%	118%	160%	23.3%	17.6%			
WASHINGTON CO.	2,865	1,776	393,587,975	134	139,699,710	9	12,795,965	48	130,726,828	269	30,332,261	569	28,242,279	2,805	735,385,019	36.5%		
% Chg	-15%	-6%	14%	-8%	32%	800%	492%	85%	321%	-7%	13%	-3%	-42%	-4.6%	31.4%			
REGION	8,257	6,083	1,128,190,093	351	571,158,246	14	14,178,677	61	179,126,354	518	64,345,176	1,271	55,738,539	8,298	2,012,737,085	100.0%		
% Chg.	22%	22%	37%	-14%	90%	250%	148%	118%	447%	-5%	-8%	5%	-30%	15.3%	53.3%			

## Dwelling Units By Type for the Years 1990 to 2005



## HOUSING UNIT COMPARISONS

2005	Compared to			2004		
Dashes --- indicate no activity in comparison period						
CITIES BY COUNTY	ONE FAMILY	TWO FAMILY	MULTI-FAMILY	TOTAL	% OF COUNTY	% OF REGION
AVOCA	2	0	0	2	0.0%	0.0%
% Chg	0%	---	---	0%		
BELLA VISTA	970	0	0	970	18.0%	11.7%
% Chg	22%	---	---	22%		
BENTONVILLE	687	20	548	1255	23.3%	15.2%
% Chg	13%	-66%	651%	70%		
BETHEL HEIGHTS	105	0	0	105	1.9%	1.3%
% Chg	28%	---	---	28%		
CAVE SPRINGS	32	0	0	32	0.6%	0.4%
% Chg	-40%	---	---	-40%		
CENTERTON	356	118	0	474	8.8%	5.7%
% Chg	-23%	211%	---	-5%		
DECATUR	50	0	72	122	2.3%	1.5%
% Chg	733%	---	---	1933%		
GENTRY	65	0	4	69	1.3%	0.8%
% Chg	141%	-100%	0%	109%		
GRAVETTE	63	0	0	63	1.2%	0.8%
% Chg	186%	---	---	186%		
HIGHFILL	1	0	0	1	0.0%	0.0%
% Chg	-80%	---	---	-80%		
LITTLE FLOCK	11	0	0	11	0.2%	0.1%
% Chg	0%	---	-100%	-95%		
LOWELL	16	0	32	48	0.9%	0.6%
% Chg	0%	---	---	200%		
PEA RIDGE	254	18	0	272	5.0%	3.3%
% Chg	65%	---	---	77%		
ROGERS	1,109	296	212	1,617	30.0%	19.6%
% Chg	96%	517%	3433%	161%		
SILOAM SPRINGS	266	28	57	351	6.5%	4.3%
% Chg	91%	600%	185%	115%		
SULPHUR SPRINGS	0	0	0	0	0.0%	0.0%
% Chg	-100%	---	---	-100%		
BENTON CO.	3,987	480	925	5,392	100.0%	65.3%
% Chg	35%	220%	214%	59%		
ELKINS	69	0	0	69	2.4%	0.8%
% Chg	-14%	---	-100%	-18%		
ELM SPRINGS	26	0	0	26	0.9%	0.3%
% Chg	-67%	---	---	-67%		
FARMINGTON	28	4	0	32	1.1%	0.4%
% Chg	-56%	-88%	-100%	-71%		
FAYETTEVILLE	572	134	338	1,044	36.4%	12.6%
% Chg	-18%	738%	-36%	-16%		
GOSHEN	17	0	0	17	0.6%	0.2%
% Chg	-60%	---	---	-60%		
GREENLAND	48	0	0	48	1.7%	0.6%
% Chg	153%	---	---	153%		
JOHNSON	33	24	72	129	4.5%	1.6%
% Chg	-6%	71%	-51%	-34%		
LINCOLN	26	6	0	32	1.1%	0.4%
% Chg	53%	200%	---	68%		
PRAIRIE GROVE	95	16	10	121	4.2%	1.5%
% Chg	83%	14%	---	83%		
SPRINGDALE	516	206	581	1,303	45.5%	15.8%
% Chg	8%	6%	-30%	-13%		
TONTITOWN	21	0	0	21	0.7%	0.3%
% Chg	200%	---	---	200%		
WEST FORK	23	0	0	23	0.8%	0.3%
% Chg	35%	-100%	---	21%		
WASHINGTON	1,474	390	1,001	2,865	100.0%	34.7%
% Chg	-7%	41%	-34%	-15%		
REGION	5,461	870	1,926	8,257		100.0%
% Chg	20%	104%	6%	22%		

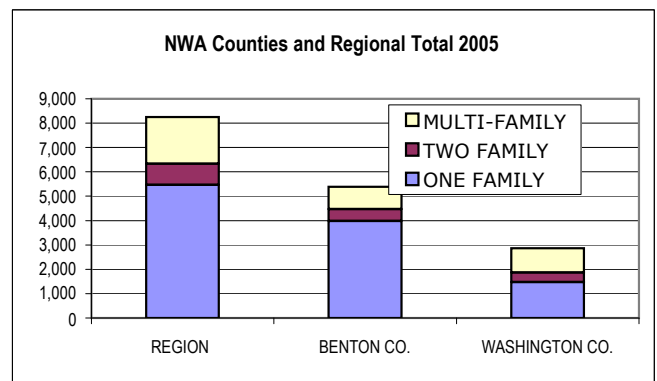
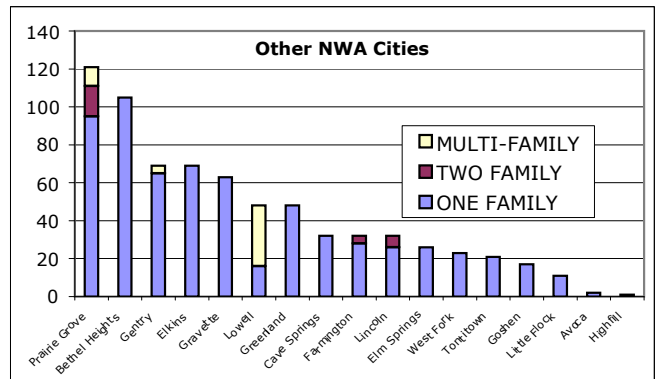
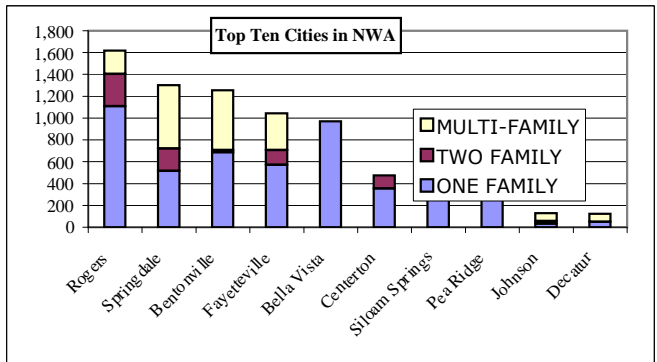
Annual Summary 2005

Source: NWARPC

## HOUSING UNIT COMPARISONS

Housing Unit (HU) production for 2005 is reported by type and compared with 2004 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 year 2005.



## 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 in 2005, is also included in this analysis).

The information comes from development reports received in 2005.

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 2005**

Type*	% of All Housing Units	Average Cost Per:			Area in Square Feet Per:	
		Building	Housing Unit	Square Feet	Building	Housing Unit
<b>BELLA VISTA**</b>						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$ 162,821	\$ 162,821	\$ 80.42	2,024.6	2,024.6
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
% (Reg)	14.0%	\$ 162,821	\$ 162,821	\$ 80.42	2,024.6	2,024.6
<b>BENTONVILLE</b>						
0-75 1F	0.0%	\$ 72,121	\$ 72,121	\$ 46.11	1,564.0	1,564.0
1F	77.3%	\$ 195,853	\$ 195,853	\$ 68.36	2,865.0	2,865.0
2F	1.4%	\$ 248,874	\$ 124,437	\$ 70.15	3,547.9	1,774.0
MF	21.3%	\$ 1,325,822	\$ 67,743	\$ 67.42	19,665.9	1,004.8
% (Reg)	15.4%	\$ 240,225	\$ 138,775	\$ 68.18	3,523.3	2,035.3
<b>FAYETTEVILLE</b>						
0-75 1F	0.4%	\$ 72,149	\$ 72,149	\$ 48.60	1,484.4	1,484.4
1F	69.8%	\$ 195,388	\$ 195,388	\$ 67.58	2,891.4	2,891.4
2F	12.9%	\$ 308,508	\$ 154,254	\$ 69.95	4,410.5	2,205.2
MF	17.3%	\$ 748,035	\$ 81,885	\$ 66.32	11,279.5	1,234.7
% (Reg)	14.2%	\$ 236,848	\$ 153,361	\$ 67.65	3,501.0	2,267.0
<b>LOWELL</b>						
0-75 1F	0.0%	---	---	---	---	---
1F	66.3%	\$ 320,160	\$ 320,160	\$ 89.35	3,583.3	3,583.3
2F	0.0%	---	---	---	---	---
MF	33.7%	\$ 325,510	\$ 81,378	\$ 75.70	4,300.0	1,075.0
% (Reg)	0.7%	\$ 321,943	\$ 160,972	\$ 84.23	3,822.2	1,911.1
<b>ROGERS</b>						
0-75 1F	0.1%	\$ 71,520	\$ 71,520	\$ 74.50	960.0	960.0
1F	80.1%	\$ 179,997	\$ 172,044	\$ 70.76	2,543.7	2,431.3
2F	11.4%	\$ 183,991	\$ 91,996	\$ 62.00	2,967.6	1,483.8
MF	8.5%	\$ 673,733	\$ 95,340	\$ 50.61	13,313.5	1,884.0
% (Reg)	21.1%	\$ 192,439	\$ 147,334	\$ 67.40	2,855.3	2,186.1
<b>SILOAM SPRINGS</b>						
0-75 1F	0.8%	\$ 57,832	\$ 57,832	\$ 41.39	1,397.2	1,397.2
1F	87.9%	\$ 112,830	\$ 112,830	\$ 64.15	1,758.9	1,758.9
2F	5.8%	\$ 142,283	\$ 71,142	\$ 61.12	2,328.0	1,164.0
MF	6.3%	\$ 304,840	\$ 37,436	\$ 57.00	5,347.7	656.7
% (Reg)	3.0%	\$ 118,950	\$ 97,261	\$ 63.47	1,874.2	1,532.5
<b>SPRINGDALE</b>						
0-75 1F	0.0%	\$ 37,608	\$ 37,608	\$ 78.35	480.0	480.0
1F	64.0%	\$ 204,069	\$ 204,069	\$ 97.13	2,100.9	2,100.9
2F	14.9%	\$ 238,327	\$ 119,163	\$ 95.16	2,504.5	1,252.3
MF	21.0%	\$ 596,658	\$ 59,563	\$ 73.11	8,161.6	814.8
% (Reg)	14.6%	\$ 242,915	\$ 126,211	\$ 90.59	2,681.6	1,393.3
<b>REGIONAL SUMMARY</b>						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	HOUSING UNIT	SQ FT	BLDG	HU
<b>CITIES OVER 5000 POPULATION</b>						
0-75 1F	0.1%	\$66,463	\$66,463	\$49.97	1,330.0	1,330.0
1F	78.5%	\$179,956	\$177,824	\$74.35	2,420.2	2,391.6
2F	8.2%	\$224,939	\$112,470	\$72.52	3,101.6	1,550.8
MF	13.3%	\$740,217	\$70,337	\$65.02	11,384.5	1,081.8
% (Reg)	83.0%	\$203,778	\$142,193	\$72.82	2,798.5	1,952.8
<b>CITIES UNDER 5000 POPULATION</b>						
0-75 1F	6.0%	\$62,333	\$62,333	\$38.26	1,629.1	1,629.1
1F	86.9%	\$125,542	\$125,542	\$61.16	2,052.6	2,052.6
2F	8.2%	\$168,520	\$84,260	\$67.20	2,507.9	1,254.0
MF	4.9%	\$495,097	\$59,537	\$52.09	9504.052632	1,142.9
% (Reg)	17.0%	\$133,210	\$114,693	\$61.09	2,180.6	1,877.5
<b>REGION</b>						
0-75 1F	1.1%	\$62,719	\$62,719	\$39.17	1,601.1	1,601.1
1F	79.9%	\$166,634	\$165,139	\$71.51	2,330.2	2,309.3
2F	8.2%	\$212,877	\$106,439	\$71.56	2,974.7	1,487.3
MF	11.9%	\$715,312	\$69,451	\$63.90	11,193.4	1,086.8
% (Reg)	100.0%	\$186,972	\$136,634	\$70.52	2,651.4	1,937.5

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

Source: NWARPC 2005

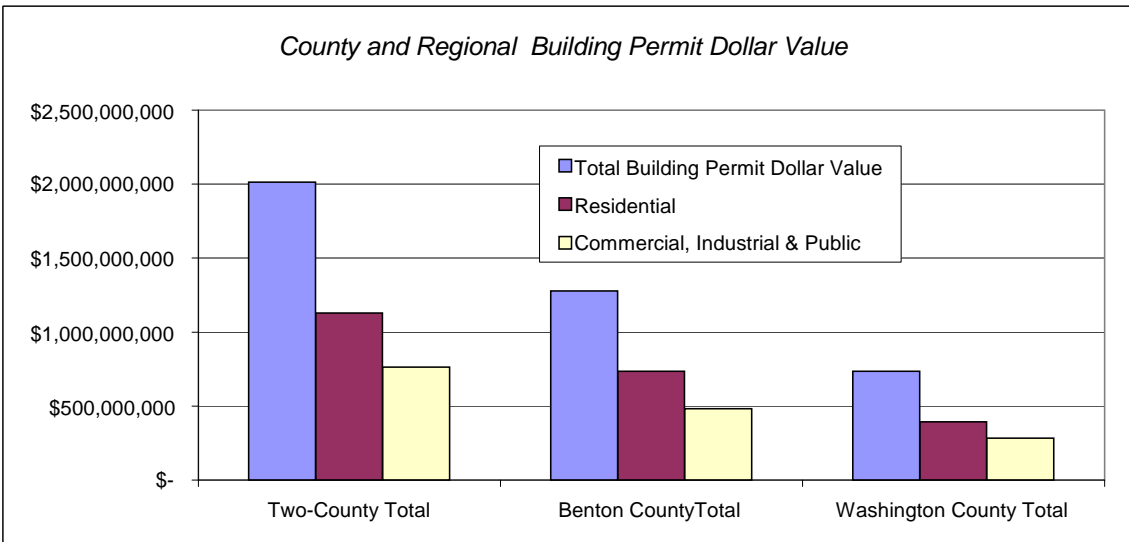
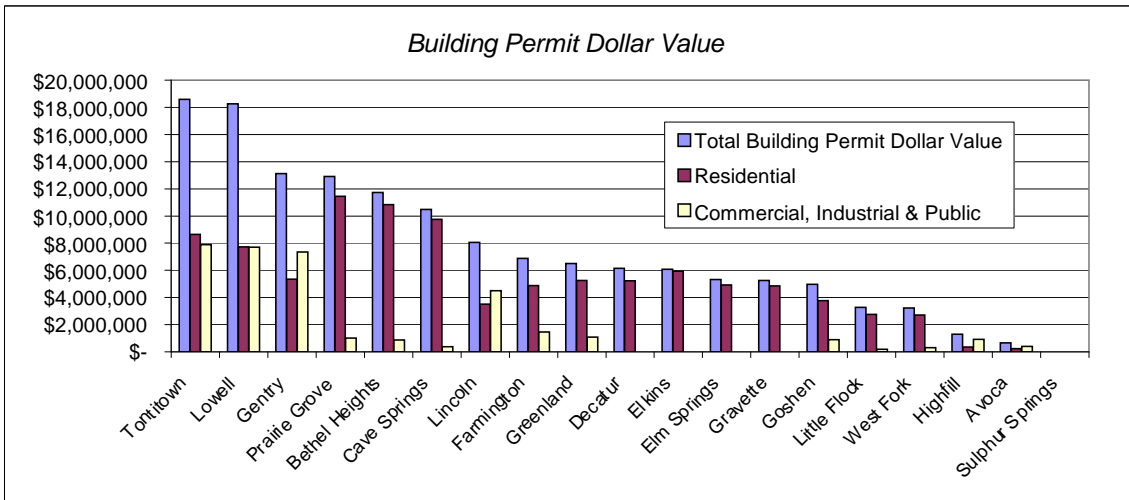
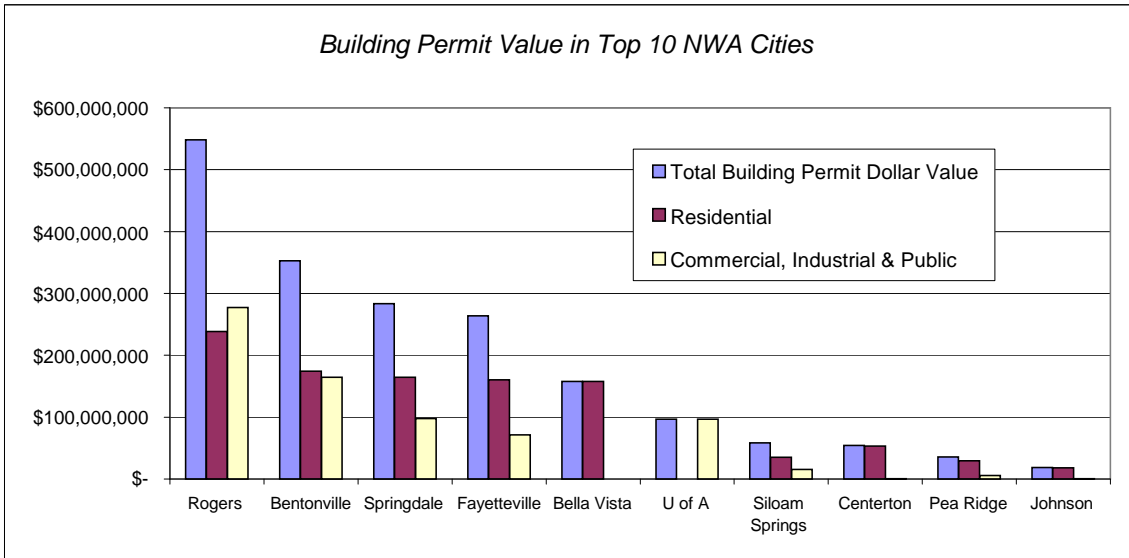
\*\*Note: Bella Vista is a Census Designated Place, but is included in Cities over 5000 population

### SINGLE FAMILY COST COMPARISONS

For Cities in Northwest Arkansas over 5000 population\* for Year 2005

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)	970	100.0%	\$ 162,821	2,025	\$ 81.47	(\$ in Thousands)	1109	100.0%	\$ 172,044	2,431	\$ 70.70
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	3	0.3%	\$ 71,520	960	\$ 74.67
\$75-\$99.9	64	6.6%	\$ 94,202	1,412	\$ 66.95	\$75-\$99.9	106	9.6%	\$ 89,742	1,454	\$ 63.70
\$100-\$124.9	142	14.6%	\$ 111,527	1,582	\$ 71.87	\$100-\$124.9	269	24.3%	\$ 115,030	1,657	\$ 69.99
\$125-\$149.9	192	19.8%	\$ 133,103	1,683	\$ 80.14	\$125-\$149.9	210	18.9%	\$ 136,213	1,888	\$ 72.37
\$150-\$199.9	354	36.5%	\$ 163,847	2,010	\$ 85.16	\$150-\$199.9	186	16.8%	\$ 171,846	2,453	\$ 70.74
\$200-\$299.9	196	20.2%	\$ 230,401	2,720	\$ 86.48	\$200-\$299.9	264	23.8%	\$ 244,424	3,383	\$ 72.43
\$300-\$399.9	20	2.1%	\$ 320,200	3,641	\$ 90.58	\$300-\$399.9	59	5.3%	\$ 333,543	4,621	\$ 72.31
\$400-\$499.9	2	0.2%	\$ 475,500	4,125	\$ 117.80	\$400-\$499.9	10	0.9%	\$ 431,958	5,067	\$ 71.20
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	2	0.2%	\$ 515,970	7,166	\$ 72.00
BENTONVILLE Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS SPRINGS	TOTAL	% of All 1 Family HUs	AVERAGE		
(\$ in Thousands)	687	100.0%	\$ 195,853	2,865	\$ 68.99	(\$ in Thousands)	266	100.0%	\$ 112,830	1,759	\$ 64.04
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	1	0.4%	\$ 21,000	1,200	\$ 17.50
\$50-\$74.9	1	0.1%	\$ 72,121	1,564	\$ 46.11	\$50-\$74.9	4	1.5%	\$ 67,040	1,447	\$ 51.77
\$75-\$99.9	2	0.3%	\$ 87,532	1,218	\$ 72.94	\$75-\$99.9	108	40.6%	\$ 87,222	1,451	\$ 60.15
\$100-\$124.9	54	7.9%	\$ 116,501	1,772	\$ 66.15	\$100-\$124.9	84	31.6%	\$ 112,406	1,807	\$ 62.77
\$125-\$149.9	139	20.2%	\$ 136,306	1,960	\$ 71.33	\$125-\$149.9	41	15.4%	\$ 131,709	1,890	\$ 71.94
\$150-\$199.9	192	27.9%	\$ 179,679	2,716	\$ 66.57	\$150-\$199.9	19	7.1%	\$ 176,035	2,402	\$ 75.17
\$200-\$299.9	258	37.6%	\$ 233,577	3,417	\$ 69.24	\$200-\$299.9	8	3.0%	\$ 224,598	3,255	\$ 70.41
\$300-\$399.9	38	5.5%	\$ 339,589	4,565	\$ 75.15	\$300-\$399.9	1	0.4%	\$ 320,000	3,240	\$ 98.77
\$400-\$499.9	2	0.3%	\$ 432,960	6,148	\$ 70.76	\$400-\$499.9	0	0.0%	\$ -	0	\$ -
\$500+	1	0.1%	\$ 535,068	7,463	\$ 71.70	\$500+	0	0.0%	\$ -	0	\$ -
CENTERTON Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE		
(\$ in Thousands)	356	2225.0%	\$ 124,405	1,916	\$ 64.94	(\$ in Thousands)	516	100.0%	\$ 204,069	2,101	\$ 97.86
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	1	0.2%	\$ 37,608	480	\$ 78.35
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	0	0.0%	\$ -	0	\$ -
\$75-\$99.9	99	518.8%	\$ 89,726	1,387	\$ 64.78	\$75-\$99.9	2	0.4%	\$ 85,201	3,291	\$ 46.92
\$100-\$124.9	114	712.5%	\$ 115,426	1,775	\$ 65.02	\$100-\$124.9	24	4.7%	\$ 116,749	1,178	\$ 100.02
\$125-\$149.9	74	462.5%	\$ 133,892	2,060	\$ 64.99	\$125-\$149.9	29	5.6%	\$ 134,873	1,336	\$ 101.05
\$150-\$199.9	61	381.3%	\$ 170,092	2,617	\$ 65.00	\$150-\$199.9	253	49.0%	\$ 177,149	1,807	\$ 98.15
\$200-\$299.9	8	50.0%	\$ 245,375	3,775	\$ 65.00	\$200-\$299.9	165	32.0%	\$ 230,294	2,374	\$ 97.52
\$300-\$399.9	0	0.0%	\$ -	0	\$ -	\$300-\$399.9	34	6.6%	\$ 336,335	3,505	\$ 96.60
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	4	0.8%	\$ 416,352	4,392	\$ 94.85
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	4	0.8%	\$ 615,028	6,095	\$ 101.54
FAYETTEVILLE Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			TOTAL of all Cities over 5000	TOTAL	% of All 1 Family HUs	AVERAGE		
(\$ in Thousands)	572	100.0%	\$ 195,388	2,895	\$ 66.84	(\$ in Thousands)	4,492	100.0%	\$ 173,591	2,354	\$ 74.60
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	2	0.0%	\$ 29,304	840	\$ 47.93
\$50-\$74.9	9	1.6%	\$ 72,149	1,484	\$ 50.30	\$50-\$74.9	17	0.4%	\$ 70,834	1,388	\$ 54.70
\$75-\$99.9	7	1.2%	\$ 89,162	1,439	\$ 63.47	\$75-\$99.9	389	8.7%	\$ 89,705	1,436	\$ 63.54
\$100-\$124.9	28	4.9%	\$ 117,480	1,905	\$ 62.81	\$100-\$124.9	717	16.0%	\$ 114,360	1,681	\$ 69.18
\$125-\$149.9	103	18.0%	\$ 139,691	2,252	\$ 62.33	\$125-\$149.9	788	17.5%	\$ 135,424	1,894	\$ 73.11
\$150-\$199.9	185	32.3%	\$ 172,369	2,592	\$ 66.86	\$150-\$199.9	1250	27.8%	\$ 171,913	2,265	\$ 78.94
\$200-\$299.9	216	37.8%	\$ 234,771	3,421	\$ 68.98	\$200-\$299.9	1118	24.9%	\$ 235,455	3,134	\$ 77.17
\$300-\$399.9	16	2.8%	\$ 332,583	4,623	\$ 73.20	\$300-\$399.9	173	3.9%	\$ 334,386	4,257	\$ 80.43
\$400-\$499.9	6	1.0%	\$ 448,460	6,130	\$ 74.82	\$400-\$499.9	28	0.6%	\$ 435,034	5,473	\$ 82.14
\$500+	2	0.3%	\$ 1,100,000	9,152	\$ 134.48	\$500+	10	0.2%	\$ 674,152	6,964	\$ 99.05
LOWELL Cost Ranges	TOTAL	% of All 1 Family HUs	AVERAGE			<p><b>Single Family Costs include ONLY material and labor costs.</b></p> <p>* These Cities had a population over 5,000 in Census 2000 or in an officially certified Special Census before the end of 2005.</p> <p>Table Prepared by Northwest Arkansas Regional Planning Commission</p>					
(\$ in Thousands)	16	100.0%	\$ 320,160	3,583	\$ 88.36						
\$0-\$49.9	0	0.0%	\$ -	0	\$ -						
\$50-\$74.9	0	0.0%	\$ -	0	\$ -						
\$75-\$99.9	1	6.3%	\$ 81,322	960	\$ 84.71						
\$100-\$124.9	2	12.5%	\$ 116,547	1,585	\$ 75.33						
\$125-\$149.9	0	0.0%	\$ -	0	\$ -						
\$150-\$199.9	0	0.0%	\$ -	0	\$ -						
\$200-\$299.9	3	18.8%	\$ 273,584	3,065	\$ 89.71						
\$300-\$399.9	5	31.3%	\$ 356,938	4,235	\$ 85.38						
\$400-\$499.9	4	25.0%	\$ 422,074	4,419	\$ 95.65						
\$500+	1	6.3%	\$ 514,404	5,159	\$ 99.71						

## NWA Building Permit Dollar Comparisons



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

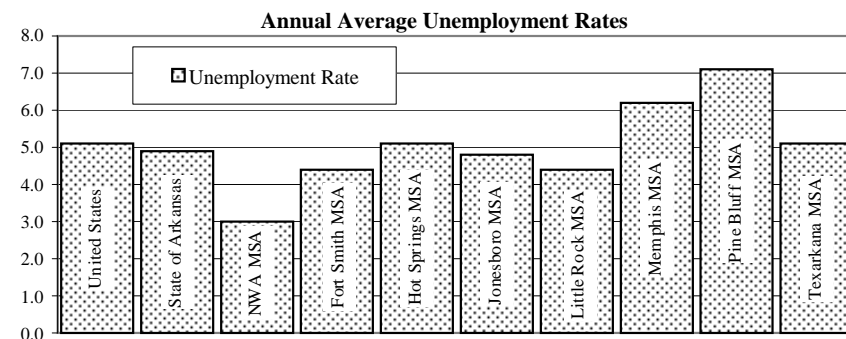
# REGIONAL ECONOMIC INDICATORS AND TRENDS

## REGIONAL EMPLOYMENT

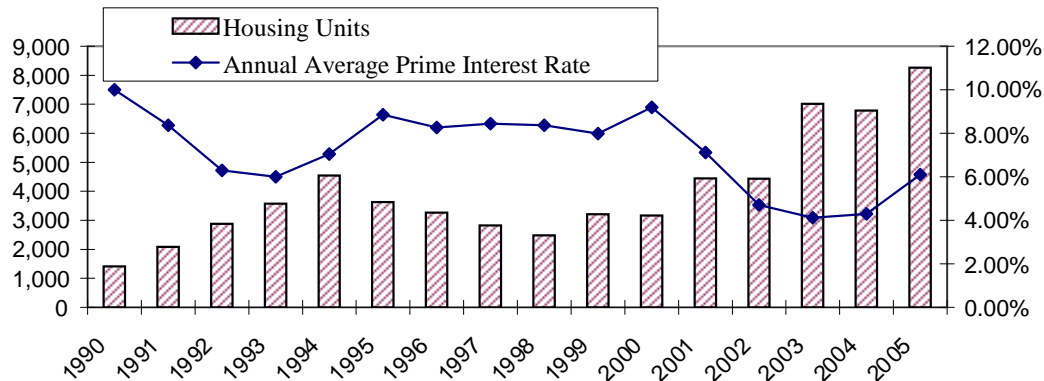
In 2005 the Northwest Arkansas Region continued to hold the lowest unemployment rate in Arkansas. The Fayetteville/Springdale/Rogers MSA\* led the state's metropolitan areas with an annual average unemployment rate of 3.0%. The Little Rock and Fort Smith MSAs tied for the second lowest rate, 4.4%, while the State of Arkansas had 4.9% unemployment and the United States had an annual rate of 5.1%. Benton County had the lowest county unemployment with a 2.7% rate while Washington and Madison Counties followed with 3.0% and 3.3% rates. McDonald County, MO had a 4.1% 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

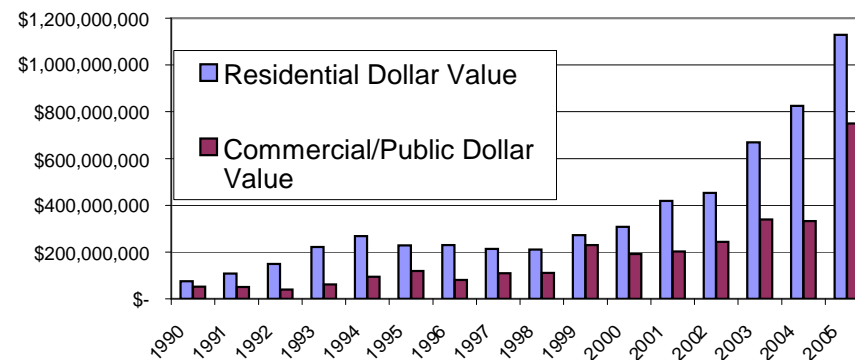


## NWA Housing Units and Prime Interest Rate



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

## Residential and Commercial/Public Value 1990-2005

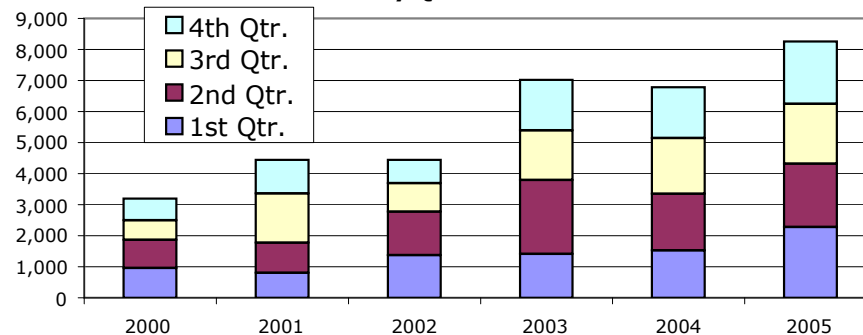


The counties in Northwest Arkansas do not issue building permits. However, thanks to Benton and Washington County Health Departments, septic system application figures are available. These numbers give us an idea of how much growth is taking place in the rural areas of the two counties as seen in the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

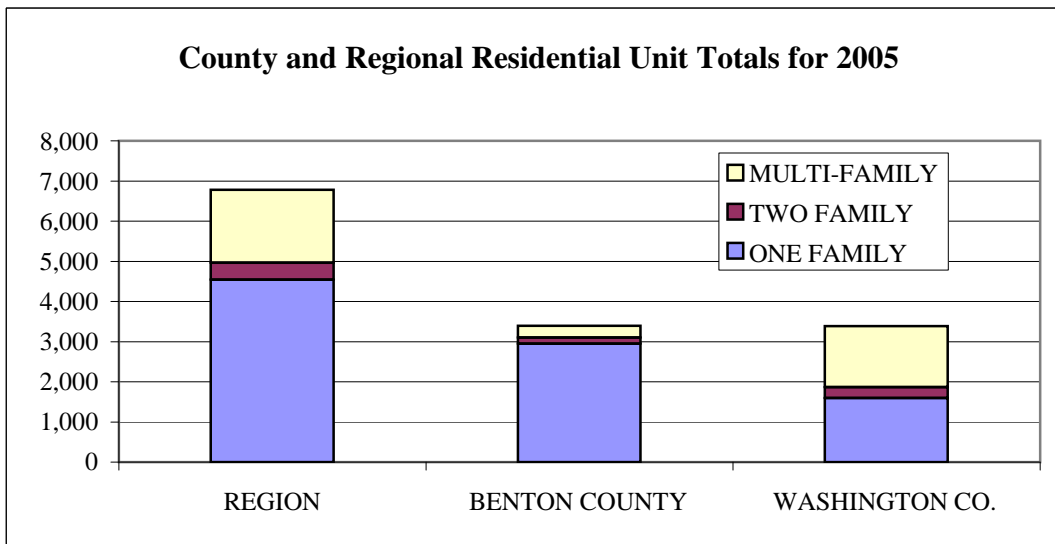
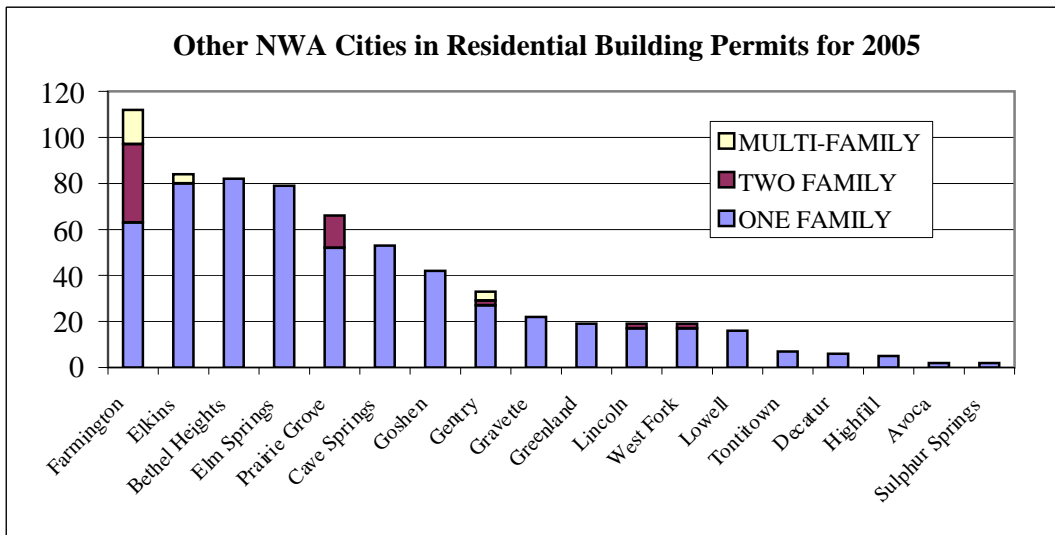
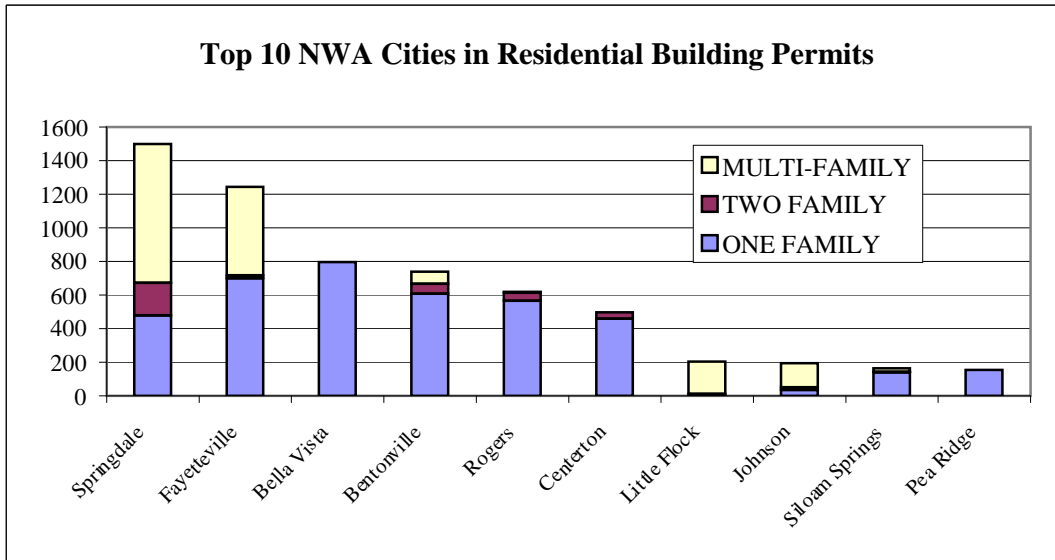
Number of Septic System Applications						
Year	2000	2001	2002	2003	2004	2005
Benton County	580	590	695	765	941	1030*
Washington County	470	473	587	802	882	801

\*estimated

## NWA Housing Units Added Since 2000 by Quarter



## *Residential Growth in Northwest Arkansas 2005*



End of Year 2005

**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						1990-2000 GROWTH		Added from				ADDED IN		Added	POPULATION	Average	5 YEAR	10 YEAR	15 YEAR	20YEAR	25YEAR		
	1990			2000			Numerical	% Change	Census Day* thru '04		Year to Date				2005		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	ESTIMATE	per year	Projection	Projection	Projection	Projection	Projection
																	1990 to 2005	Population	1990 to 2005	2010	2015	2020	2025	2030
Unincorporated Benton CO.**	33,079	13,493	2.45	44,009	19,027	2.31	10,930	33.0%	--Not Reported--	-439	---	---	---	-1,136	-439	9,794.0	42,873	621.8	45,982	49,091	52,201	55,310	58,419	
AVOCA	269	104	2.59	423	168	2.52	154	57.2%	63	25	0	1	0	1	5	2	222.0	491	14.1	561	632	702	773	843
BELLA VISTA (CDP)	9,083	5,391	1.68	16,582	8,854	1.87	7,499	82.6%	4,427	2,364	233	253	236	248	1,817	970	13,743.0	22,826	872.6	27,189	31,552	35,915	40,277	44,640
BENTONVILLE	11,257	4,482	2.51	19,730	7,924	2.49	8,473	75.3%	8,657	3,477	567	156	324	208	3,125	1,255	20,255.2	31,512	1,286.0	37,942	44,373	50,803	57,233	63,663
BETHEL HEIGHTS	281	113	2.49	714	261	2.74	433	154.1%	257	94	14	43	25	23	287	105	977.4	1,258	62.1	1,569	1,879	2,189	2,500	2,810
CAVE SPRINGS	465	184	2.53	1,103	449	2.46	638	137.2%	388	158	13	7	9	3	79	32	1,104.7	1,570	70.1	1,920	2,271	2,622	2,973	3,323
CENTERTON	491	186	2.64	2,146	796	2.70	1,655	337.1%	3,019	1,120	90	111	164	123	1,316	488	5,990.1	5,621	380.3	7,523	9,424	11,326	13,228	15,129
DECATUR	918	366	2.51	1,314	535	2.46	396	43.1%	29	12	11	73	0	38	300	122	725.1	1,643	46.0	1,873	2,104	2,334	2,564	2,794
ELM SPRINGS - Ben Co	0	0	---	13	5	2.71	13	---	5	2	0	0	0	0	0	0	18.4	18	1.2	24	30	36	42	48
GARFIELD	308	134	2.30	490	198	2.47	182	59.1%	0	0	0	0	0	0	0	0	182.0	490	11.6	548	606	663	721	779
GATEWAY	65	32	2.03	116	48	2.42	51	78.5%	0	0	0	0	0	0	0	0	51.0	116	3.2	132	148	165	181	197
GENTRY	1,726	684	2.52	2,165	930	2.33	439	25.4%	356	153	16	22	17	14	161	69	955.8	2,682	60.7	2,985	3,289	3,592	3,896	4,199
GRAVETTE	1,412	613	2.30	1,810	773	2.34	398	28.2%	232	99	26	13	24	0	148	63	777.3	2,189	49.4	2,436	2,683	2,930	3,176	3,423
HIGHFILL	84	39	2.15	379	165	2.30	295	351.2%	18	8	0	1	0	0	2	1	315.7	400	20.0	500	600	700	801	901
LITTLE FLOCK	944	362	2.61	2,585	1,083	2.39	1,641	173.8%	575	241	2	2	0	2	14	6	2,230.6	3,175	141.6	3,883	4,591	5,299	6,007	6,715
LOWELL	1,224	513	2.39	5,013	2,044	2.45	3,789	309.6%	1,398	570	180	3	6	5	476	194	5,662.7	6,887	359.5	8,684	10,482	12,280	14,078	15,875
PEA RIDGE	1,620	638	2.54	2,346	927	2.53	726	44.8%	893	353	46	67	68	91	688	272	2,307.7	3,928	146.5	4,660	5,393	6,126	6,858	7,591
ROGERS	24,692	10,291	2.40	38,829	14,836	2.62	14,137	57.3%	6,909	2,640	475	510	430	513	5,046	1,928	26,092.4	50,784	1,656.7	59,068	67,351	75,634	83,918	92,201
SILOAM SPRINGS	8,151	3,241	2.51	10,843	4,223	2.57	2,692	33.0%	2,403	936	98	61	114	78	901	351	5,996.5	14,148	380.7	16,051	17,955	19,858	21,762	23,666
SPRINGDALE - Ben Co	907	340	2.50	2,011	709	2.84	1,104	121.7%	1,810	638	33	0	0	2	99	35	3,012.9	4,409	191.3	5,365	6,322	7,278	8,235	9,191
SPRINGTOWN	0	0	---	114	47	2.43	114	---	0	0	0	0	0	0	0	0	114.0	114	7.2	150	186	223	259	295
SULPHUR SPRINGS	523	238	2.20	671	279	2.41	148	28.3%	12	5	0	0	0	0	0	0	160.0	683	10.2	734	785	835	886	937
<b>BENTON CO. TOTALS</b>	<b>97,499</b>	<b>41,444</b>	<b>2.35</b>	<b>153,406</b>	<b>64,281</b>	<b>2.39</b>	<b>55,907</b>	<b>57.3%</b>	<b>31,455</b>	<b>12,895</b>	<b>1,365</b>	<b>1,323</b>	<b>1,417</b>	<b>1,349</b>	<b>13,327</b>	<b>5,454</b>	<b>100,688.7</b>	<b>197,817</b>	<b>6,392.9</b>	<b>229,781</b>	<b>261,746</b>	<b>293,711</b>	<b>325,675</b>	<b>357,640</b>
Unincorporated Washington CO.**	31,794	12,487	2.55	38,341	16,306	2.35	6,547	20.6%	--Not Reported--	0	---	---	---	---	-747	-290	5,800.0	37,594	368.3	39,435	41,277	43,118	44,959	46,800
ELKINS	692	288	2.40	1,251	518	2.42	559	80.8%	732	303	15	31	13	10	167	69	1,457.4	2,223	92.5	2,686	3,148	3,611	4,074	4,536
ELM SPRINGS - Wash Co.	893	351	2.54	1,031	380	2.71	138	15.5%	412	152	8	7	4	7	71	26	620.9	1,514	39.4	1,711	1,908	2,105	2,302	2,500
<b>ELM SPRINGS (Total)</b>	<b>893</b>	<b>351</b>	<b>2.54</b>	<b>1,044</b>	<b>385</b>	<b>2.71</b>	<b>151</b>	<b>16.9%</b>	<b>418</b>	<b>154</b>	<b>8</b>	<b>7</b>	<b>4</b>	<b>7</b>	<b>71</b>	<b>26</b>	<b>639.3</b>	<b>1,532</b>	<b>40.6</b>	<b>1,735</b>	<b>1,938</b>	<b>2,141</b>	<b>2,344</b>	<b>2,547</b>
FARMINGTON	1,322	537	2.46	3,605	1,390	2.59	2,283	172.7%	825	318	4	14	2	12	83	32	3,190.7	4,814	202.6	5,827	6,840	7,853	8,866	9,879
FAYETTEVILLE	42,099	18,835	2.24	58,047	25,467	2.28	15,948	37.9%	12,304	5,398	262	345	222	218	2,386	1,047	30,638.1	72,737	1,945.3	82,463	92,190	101,916	111,643	121,369
GOSHEN	589	226	2.61	752	310	2.43	163	27.7%	155	64	5	3	5	4	41	17	359.5	948	22.8	1,063	1,177	1,291	1,405	1,519
GREENLAND	757	318	2.38	907	361	2.51	150	19.8%	196	78	17	13	14	5	123	49	469.1	1,226	29.8	1,375	1,524	1,673	1,822	1,971
JOHNSON	599	257	2.33	2,319	990	2.34	1,720	287.1%	705	301	70	16	38	5	302	129	2,727.2	3,326	173.2	4,192	5,058	5,924	6,789	7,655
LINCOLN	1,460	677	2.16	1,752	798	2.20	292	20.0%	200	91	26	13	6	4	108	49	599.4	2,059	38.1	2,250	2,440	2,630	2,820	3,011
PRAIRIE GROVE	1,761	773	2.28	2,540	1,054	2.41	779	44.2%	535	222	48	18	23	32	292	121	1,605.6	3,367	101.9	3,876	4,386	4,896	5,405	5,915
SPRINGDALE - Wash Co	29,034	11,654	2.50	43,787	15,418	2.84	14,753	50.8%	14,084	4,959	486	247	196	345	3,618	1,274	32,454.7	58,050	2,060.6	68,353	78,656	88,959	99,262	109,565
<b>SPRINGDALE (Total)</b>	<b>29,941</b>	<b>11,994</b>	<b>2.50</b>	<b>45,798</b>	<b>16,127</b>	<b>2.84</b>	<b>15,857</b>	<b>53.0%</b>	<b>15,893</b>	<b>5,597</b>	<b>519</b>	<b>247</b>	<b>196</b>	<b>347</b>	<b>3,717</b>	<b>1,309</b>	<b>35,467.6</b>	<b>62,459</b>	<b>2,251.9</b>	<b>73,719</b>	<b>84,978</b>	<b>96,238</b>	<b>107,497</b>	<b>118,757</b>
TONITTOWN	460	187	2.46	942	368	2.57	482	104.8%	116	45	293	1	8	9	798	311	1,395.8	1,856	88.6	2,299	2,742	3,185	3,628	4,071
WEST FORK	1,607	612	2.63	2,042	800	2.55	435	27.1%	217	85	3	8	0	6	43	17	695.4	2,302	44.1	2,523	2,744	2,965	3,185	3,406
WINSLOW	342	147	2.33	399	170	2.35	57	16.7%	0	0	0	0	0	0	0	0	57.0	399	3.6	417	435	453	471	489
<b>WASHINGTON CO. TOTALS</b>	<b>113,405</b>	<b>47,349</b>	<b>2.40</b>	<b>157,715</b>	<b>64,330</b>	<b>2.45</b>	<b>44,306</b>	<b>39.1%</b>	<b>30,480</b>	<b>12,016</b>	<b>1,237</b>	<b>716</b>	<b>531</b>	<b>657</b>	<b>7,285</b>	<b>2,851</b>	<b>82,070.8</b>	<b>192,416</b>	<b>5,210.8</b>	<b>218,470</b>	<b>244,524</b>	<b>270,579</b>	<b>296,633</b>	<b>322,687</b>
<b>TWO-COUNTY TOTAL</b>	<b>210,908</b>	<b>88,793</b>	<b>2.38</b>	<b>311,121</b>	<b>128,611</b>	<b>2.42</b>	<b>100,213</b>	<b>47.5%</b>	<b>61,934</b>	<b>24,911</b>	<b>2,602</b>	<b>2,039</b>	<b>1,948</b>	<b>2,006</b>	<b>20,612</b>	<b>8,305</b>	<b>182,759.5</b>	<b>390,233</b>	<b>11,603.8</b>	<b>448,252</b>	<b>506,270</b>	<b>564,289</b>	<b>622,308</b>	<b>680,327</b>

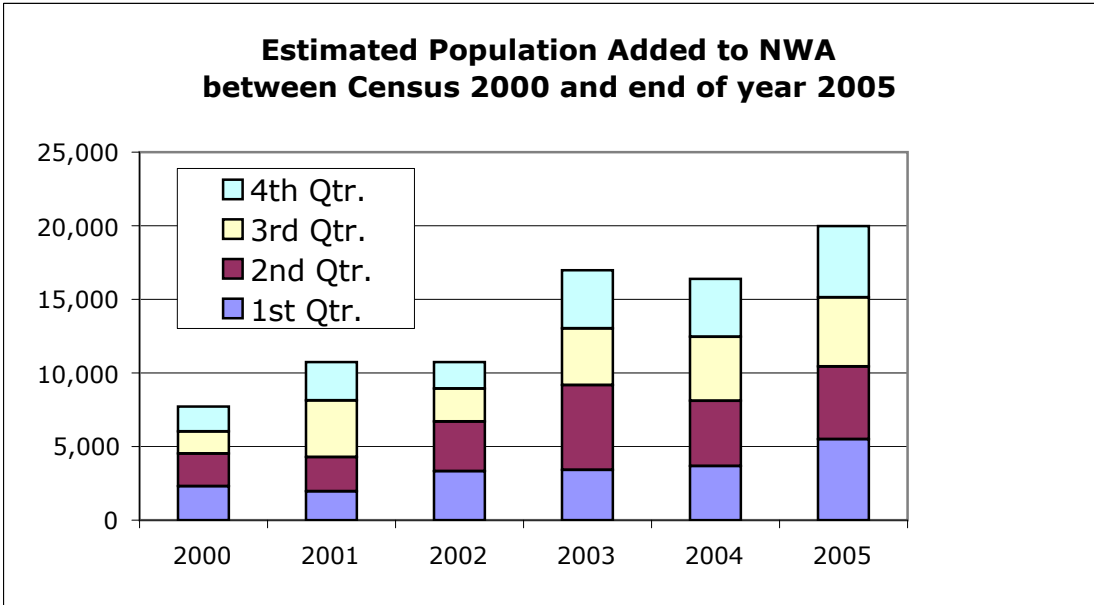
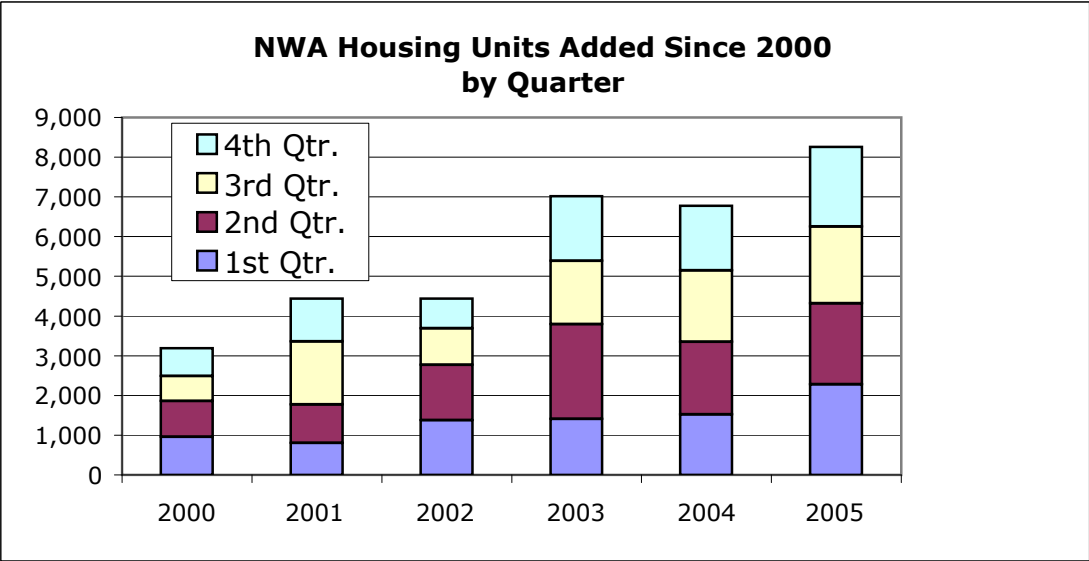
Notes: Growth Estimates are adjusted for latest Census and building permit data but not for births, deaths or migration. Bella Vista, although not an incorporated city, is a Census Designated Place (CDP).

Elm Springs and Springdale have populations located in both counties.

\* Census Day was April 1, 2000

\*\* This refers to the Unincorporated area of Washington and Benton Counties except for Bella Vista. NA = Not Available

Note on Special Census: Figures are adjusted to incorporate the special census when the counts are officially certified.



Notes: Estimated population based on residential building permits  
 Census 2000 took place on April 1, 2000