



2006 Summary Issue

A CONTINUING REPORT ON REGIONAL DEVELOPMENT PUBLISHED BY THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION
Financed by local governments in Benton, Madison, 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 U. S. Bureau of the Census.

CITY/COUNTY	CENSUS 1990	CENSUS 2000	ADDED IN 2006		POPULATION ESTIMATE	Population Change	Percent Change	10-Year Projection
	Population	Population	Population	Units	Population	since 2000	since 2000	2016
Unincorporated Benton Co. ¹	33,079	44,009	909	393.0	44,918	909	2.1%	51,986
AVOCA	269	423	5	2	496	73	17.3%	632
BELLA VISTA ²	9,083	16,582	1,047	561	22,899	6,317	38.1%	31,147
BENTONVILLE	11,257	19,730	2,051	887	30,672	10,942	55.5%	42,264
BETHEL HEIGHTS	281	714	446	182	2,258	1,544	216.2%	3,438
CAVE SPRINGS	465	1,103	47	19	1,616	513	46.5%	2,304
CENTERTON ³	491	2,146	2,010	825	7,631	5,485	255.6%	11,894
DECATUR	918	1,314	49	20	1,692	378	28.8%	2,154
ELM SPRINGS - Ben Co	0	13	0	0	18	5	41.7%	29
GARFIELD	308	490	0	0	490	0	0.0%	599
GATEWAY	65	116	0	0	494	378	325.9%	750
GENTRY	1,726	2,165	128	55	2,990	825	38.1%	3,745
GRAVETTE	1,412	1,810	106	45	2,382	572	31.6%	2,960
HIGHFILL	84	379	28	12	703	324	85.6%	1,073
LITTLE FLOCK	944	2,585	14	6	3,189	604	23.4%	4,529
LOWELL	1,224	5,013	177	72	7,078	2,065	41.2%	10,572
PEA RIDGE	1,620	2,346	385	152	4,312	1,966	83.8%	5,920
ROGERS	24,692	38,829	3,324	1,342	51,990	13,161	33.9%	68,288
SILOAM SPRINGS	8,151	10,843	309	122	14,299	3,456	31.9%	17,970
SPRINGDALE - Ben Co	907	2,011	0	0	4,409	2,398	119.2%	6,500
SPRINGTOWN	0	114	0	0	114	0	0.0%	182
SULPHUR SPRINGS	523	671	7	3	690	19	2.9%	790
BENTON CO. TOTALS	97,499	153,406	11,043	4,698	205,342	51,936	33.9%	269,725
Unincorporated Washington Co. ¹	31,794	38,341	1,011	430	39,352	1,011	2.6%	43,864
ELKINS	692	1,251	222	90	2,445	1,194	95.4%	3,491
ELM SPRINGS - Wash Co.	893	1,031	52	19	1,565	534	51.8%	1,967
ELM SPRINGS (Total) ³	893	1,044	52	19	1,584	540	51.7%	1,996
FARMINGTON	1,322	3,605	34	13	4,848	1,243	34.5%	6,953
FAYETTEVILLE	42,099	58,047	1,766	826	68,924	10,877	18.7%	84,938
GOSHEN	589	752	32	13	980	228	30.3%	1,213
GREENLAND	757	907	75	30	1,301	394	43.5%	1,627
JOHNSON	599	2,319	197	84	3,523	1,204	51.9%	5,269
LINCOLN	1,460	1,752	49	22	2,125	373	21.3%	2,522
PRAIRIE GROVE	1,761	2,540	172	74	3,583	1,043	41.1%	4,671
SPRINGDALE - Wash Co	29,034	43,787	2,406	895	60,456	16,669	38.1%	79,216
SPRINGDALE (Total) ³	29,941	45,798	2,406	895	64,865	19,067	41.6%	85,716
TONTITOWN	460	942	64	25	2,264	1,322	140.4%	3,341
WEST FORK	1,607	2,042	54	21	2,356	314	15.4%	2,803
WINSLOW	342	399	0	0	399	0	0.0%	433
WASHINGTON CO. TOTALS	113,409	157,715	6,132	2,542	194,121	36,406	23.1%	242,308
TWO-COUNTY TOTAL⁴	210,908	311,121	17,175	7,240	399,463	88,342	28.4%	512,033

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

1. Unincorporated county refers to area not incorporated by cities. City annexation adjustments have reduced unincorporated population numbers.

2. Bella Vista was a Census Designated Place (CDP) and was incorporated as a city in November 2006.

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

4. The traditional Northwest Arkansas Region contains Benton and Washington Counties; The Metropolitan Statistica Area (MSA) includes Madison County and McDonald County in Missouri.

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 399,463 for the year 2006 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. 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 10-year population projection of 512,028 at the end of the year 2016.

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

PERMIT VALUE BY CITY AND COUNTY: TOTALS FOR THE YEAR 2006

Regional permit value for 2006 was \$1,512,782,961 -- a 24.8% decrease from year 2005. Building construction began to taper in Northwest Arkansas cities throughout the year.

Changes by category from previous year: RESIDENTIAL -23.3%, COMMERCIAL -25.0%, INDUSTRIAL -59.5 %, PUBLIC -80.4 %, ADDITIONS -42.0 %, OTHER -56.3 %.

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	824.8	5.7 %	Lowell	349.5	11.1%
Bentonville	1,159.1	6.2 %	Rogers	1,629.8	4.6 %
Centerton	426.3	17.8 %	Siloam Springs	367.1	3.41 %
Fayetteville	1,601.5	2.99 %	Springdale	2,085.0	4.72 %

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 Cities of Huntsville and Hindsville in Madison County have joined the NWA Regional Planning Commission. Although these figures are not yet incorporated into our building permit table, the following Huntsville building permit information has been reported for 2006: Six residential units valued at \$470,266, two commercial permits valued at \$710,000. 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 2006	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	\$ 98,828,722	11.4%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -	0.0%	\$ 98,828,722	6.5%
Bentonville	\$ 140,131,261	16.2%	\$ 88,757,126	20.7%	\$ -	0.0%	\$ 11,172,500	31.9%	\$ 4,991,183	5.5%	\$ 5,740,080	6.6%	\$ 250,792,150	16.6%
Centerton	\$ 73,096,980	8.5%	\$ 1,001,145	0.2%	\$ 56,000	1.0%	\$ -	0.0%	\$ 366,720	0.4%	\$ 53,905	0.1%	\$ 74,574,750	4.9%
Fayetteville*	\$ 118,714,594	13.7%	\$ 83,091,714	19.4%	\$ -	0.0%	\$ 5,897,090	16.8%	\$ 40,956,984	44.8%	\$ 24,797,524	28.5%	\$ 273,457,906	18.1%
Lowell	\$ 17,829,549	2.1%	\$ 38,005,540	8.9%	\$ -	0.0%	\$ -	0.0%	\$ 14,843,278	16.2%	\$ 2,628,002	3.0%	\$ 73,306,369	4.8%
Rogers	\$ 162,251,298	18.8%	\$ 130,257,788	30.4%	\$ 1,848,000	32.2%	\$ -	0.0%	\$ 17,998,159	19.7%	\$ 36,679,016	42.1%	\$ 349,034,261	23.1%
Siloam Springs	\$ 13,081,035	1.5%	\$ 12,872,000	3.0%	\$ -	0.0%	\$ -	0.0%	\$ 1,243,670	1.4%	\$ 929,929	1.1%	\$ 28,126,634	1.9%
Springdale	\$ 136,963,203	15.8%	\$ 48,890,601	11.4%	\$ 3,840,283	66.9%	\$ 12,586,122	35.9%	\$ 9,303,790	10.2%	\$ 8,763,558	10.1%	\$ 220,347,557	14.6%
Other Cities	\$ 104,116,862	12.0%	\$ 25,596,337	6.0%	\$ -	0.0%	\$ 5,410,271	15.4%	\$ 1,689,288	1.8%	\$ 7,501,854	8.6%	\$ 144,314,613	9.5%
Benton County	\$ 557,989,413	64.5%	\$ 281,400,525	65.7%	\$ 1,904,000	33.1%	\$ 16,456,771	46.9%	\$ 39,940,560	43.7%	\$ 50,463,413	57.9%	\$ 948,154,682	62.7%
Washington County	\$ 307,024,091	35.5%	\$ 147,071,726	34.3%	\$ 3,840,283	66.9%	\$ 18,609,212	53.1%	\$ 51,452,512	56.3%	\$ 36,630,455	42.1%	\$ 564,628,279	37.3%
Two-County Area	\$ 865,013,503	100.0%	\$ 428,472,251	100.0%	\$ 5,744,283	100.0%	\$ 35,065,983	100.0%	\$ 91,393,072	100.0%	\$ 87,093,868	100.0%	\$ 1,512,782,961	100.0%

* Includes U of A estimated building value

YEAR 2006

NORTHWEST ARKANSAS CITY AND COUNTY BUILDING PERMIT TOTALS

YEAR 2006

%Change = 2006 compared to 2005 HU = Housing Units Value = cost of Materials and Labor only "----" = No activity in year 2005

CITY/COUNTY % Change	HU	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		PUBLIC		ADDITIONS		OTHER		TOTALS		% of Region			
		No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value				
AVOCA	2	2	332,500	6	1,190,400	0	0	0	0	0	0	2	105,000	10	1,627,900	0.1%			
%Chg.	0%	0%	43%	200%	325%	-100%	-100%	-100%	-100%	---	---	-33%	275%	11.1%	149.4%				
BELLA VISTA	561	561	98,828,722	No Data supplied for these categories													561	98,828,722	6.5%
%Chg.	-42%	-42%	-37%	No Data supplied for these categories													-42.2%	-37.4%	
BENTONVILLE	887	655	140,131,261	43	88,757,126	0	0	1	11,172,500	41	4,991,183	113	5,740,080	853	250,792,150	16.6%			
%Chg.	-29%	-10%	-20%	-30%	-42%	---	-42%	-67%	-7%	-20%	-11%	2%	-11.8%	-28.9%					
BETHEL HEIGHTS	182	134	15,086,798	12	2,092,576	0	0	0	0	2	135,000	1	1,015,814	149	18,330,188	1.2%			
%Chg.	73%	28%	39%	300%	139%	---	---	---	---	100%	611%	---	---	36.7%	56.4%				
CAVE SPRINGS	19	19	6,911,200	1	600,000	0	0	0	0	6	142,850	9	266,000	35	7,920,050	0.5%			
%Chg.	-41%	-41%	-29%	-50%	58%	---	---	---	---	200%	1941%	-31%	-21%	-28.6%	-24.4%				
CENTERTON	825	419	73,096,980	8	1,001,145	1	56,000	0	0	6	366,720	16	53,905	450	74,574,750	4.9%			
%Chg.	74%	1%	37%	14%	101%	---	---	---	---	200%	927%	78%	-90%	3.9%	36.8%				
DECATUR	20	6	525,000	0	0	0	0	0	0	3	40,000	2	80,000	11	645,000	0.0%			
%Chg.	-84%	-89%	-90%	---	---	---	-100%	-100%	-100%	200%	400%	-33%	-91%	-82.0%	-89.5%				
GENTRY	55	52	4,675,000	3	324,000	0	0	1	1,048,000	2	25,000	46	2,213,417	104	8,285,417	0.5%			
%Chg.	-20%	-21%	-12%	200%	440%	---	---	-50%	-86%	-50%	-78%	77%	584%	5.1%	-36.9%				
GRAVETTE	45	45	4,659,350	5	388,000	0	0	0	0	0	0	5	15,800	55	5,063,150	0.3%			
%Chg.	-29%	-29%	-4%	---	---	---	-100%	-100%	-100%	-100%	-100%	-77%	-92%	-43.3%	-3.6%				
HIGHFILL	12	12	2,820,000	1	450,000	0	0	1	40,000	0	0	3	29,500	17	3,339,500	0.2%			
%Chg.	1100%	1100%	692%	0%	800%	-100%	-100%	---	---	-100%	-100%	200%	55%	142.9%	156.7%				
LITTLE FLOCK	6	6	1,260,000	0	0	0	0	1	3,500,000	1	40,000	8	155,700	16	4,955,700	0.3%			
%Chg.	-45%	-45%	-54%	-100%	-100%	---	---	---	---	-67%	-62%	-20%	-29%	-36.0%	51.1%				
LOWELL	72	72	17,829,549	36	38,005,540	0	0	0	0	94	14,843,278	38	2,628,002	240	73,306,369	4.8%			
%Chg.	50%	200%	131%	157%	449%	-100%	-100%	-100%	-100%	1075%	2592%	23%	203.8%	301.7%					
PEA RIDGE	152	152	16,154,720	7	5,436,950	0	0	2	696,271	3	110,700	23	537,250	187	22,935,891	1.5%			
%Chg.	-44%	-42%	-45%	133%	-1%	---	---	---	---	-57%	100%	-23%	6%	-38.3%	-35.6%				
ROGERS	1,342	1,056	162,251,298	106	130,257,788	1	1,848,000	0	0	134	17,998,159	368	36,679,016	1,665	349,034,261	23.1%			
%Chg.	-17%	-18%	-32%	-1%	-50%	---	---	-100%	-100%	-1%	-1%	10%	151%	-10.7%	-36.3%				
SILOAM SPRINGS	122	108	13,081,035	15	12,872,000	0	0	0	0	19	1,243,670	53	929,929	195	28,126,634	1.9%			
%Chg.	-65%	-62%	-62%	0%	414%	---	---	-100%	-100%	-14%	-80%	-41%	-52%	-53.2%	-51.4%				
SULPHUR SPRINGS	3	3	346,000	1	25,000	0	0	0	0	1	4,000	3	14,000	8	389,000	0.0%			
%Chg.	---	---	---	---	---	---	---	---	---	---	---	0%	40%	166.7%	3790.0%				
BENTON CO.	4,305	3,302	557,989,413	244	281,400,525	2	1,904,000	6	16,456,771	312	39,940,560	690	50,463,413	4,556	948,154,682	62.7%			
%Chg.	-20%	-23%	-24%	12%	-35%	-60%	38%	-54%	-66%	25%	17%	-2%	84%	-17.1%	-25.8%				
ELKINS	90	90	7,312,199	2	950,000	0	0	0	0	2	85,000	11	675,842	105	9,023,041	0.6%			
%Chg.	30%	30%	23%	---	---	---	---	---	---	-33%	-19%	83%	1767%	34.6%	48.4%				
ELM SPRINGS	19	19	3,923,884	0	0	0	0	0	0	1	31,200	7	184,000	27	4,139,084	0.3%			
%Chg.	-27%	-27%	-20%	---	---	---	---	---	---	0%	56%	-61%	-52%	-40.0%	-22.3%				
FARMINGTON	13	13	2,179,000	7	2,217,000	0	0	0	0	7	129,900	19	240,428	46	4,766,328	0.3%			
%Chg.	-59%	-57%	-55%	40%	161%	---	---	-100%	-100%	-13%	4%	-49%	-43%	-43.2%	-30.6%				
FAYETTEVILLE	826	554	118,714,594	48	83,091,714	0	0	0	0	135	36,677,615	280	21,801,268	1,017	260,285,191	17.2%			
%Chg.	-21%	-18%	-26%	33%	58%	-100%	-100%	-100%	-100%	26%	92%	50%	61%	0.9%	-1.4%				
GOSHEN	13	13	3,852,415	0	0	0	0	0	0	1	23,600	6	115,495	20	3,991,510	0.3%			
%Chg.	-24%	-24%	2%	---	---	-100%	-100%	-100%	-100%	-67%	-72%	-25%	-48%	-39.4%	-19.7%				
GREENLAND	30	30	3,253,226	0	0	0	0	0	0	4	84,200	6	156,277	40	3,493,703	0.2%			
%Chg.	-38%	-38%	-38%	-100%	-100%	---	---	---	---	100%	-14%	-14%	92%	-34.4%	-46.3%				
JOHNSON	84	24	9,812,122	8	3,317,330	0	0	0	0	2	54,000	2	57,272	36	13,240,724	0.9%			
%Chg.	-35%	-56%	-45%	300%	496%	---	---	---	---	-67%	-61%	0%	47%	-44.6%	-29.3%				
LINCOLN	22	22	2,405,000	2	450,000	0	0	0	0	4	116,500	12	103,500	40	3,075,000	0.2%			
%Chg.	-31%	-24%	-31%	---	---	---	---	-100%	-100%	33%	---	-45%	73%	-27.3%	-61.9%				
PRAIRIE GROVE	74	74	9,051,400	4	3,296,000	0	0	0	0	2	28,000	28	472,350	108	12,847,750	0.8%			
%Chg.	-39%	-30%	-21%	-20%	236%	---	---	-100%	-100%	-75%	-91%	155%	236%	-16.9%	-0.5%				
SPRINGDALE	895	635	136,963,203	83	48,890,601	2	3,840,283	4	12,586,122	225	9,303,790	163	8,763,558	1,112	220,347,557	14.6%			
%Chg.	-31%	-6%	-17%	15%	-35%	-60%	-66%	33%	19%	83%	-10%	-28%	-21%	0.6%	-22.3%				
TONTITOWN	25	25	6,930,049	11	3,164,161	0	0	0	0	7	159,338	21	915,809	64	11,169,357	0.7%			
%Chg.	19%	19%	-20%	22%	-60%	---	---	---	---	600%	609%	-5%	-55%	20.8%	-39.9%				
U OF A	0	0	0	0	0	0	0	2	5,897,090	1	4,279,369	10	2,996,256	13	13,172,715	0.9%			
%Chg.	---	---	---	---	---	---	---	-95%	-94%	---	---	---	---	-65.8%	-86.4%				
WEST FORK	21	21	2,627,000	3	1,694,920	0	0	1	126,000	4	480,000	12	148,400	41	5,076,320	0.3%			
%Chg.	-9%	-9%	-3%	200%	1783%	---	---	0%	-43%	0%	2863%	-50%	-26%	-22.6%	57.1%				
WASHINGTON CO.	2,112	1,520	307,024,091	168	147,071,726	2	3,840,283	7	18,609,212	395	51,452,512	577	36,630,455	2,669	564,628,279	37.3%			
%Chg.	-26%	-14%	-22%	25%	5%	-78%	-70%	-85%	-86%	47%	70%	1%	30%	-4.8%	-23.2%				
REGION	6,417	4,822	865,013,503	412	428,472,251	4	5,744,283	13	35,065,983	707	91,393,072	1,267	87,093,868	7,225	1,512,782,961	100.0%			
%Chg.	-22%	-21%	-23%	17%	-25%	-71%	-59%	-79%	-80%	36%	42%	0%	56%	-12.9%	-24.8%				

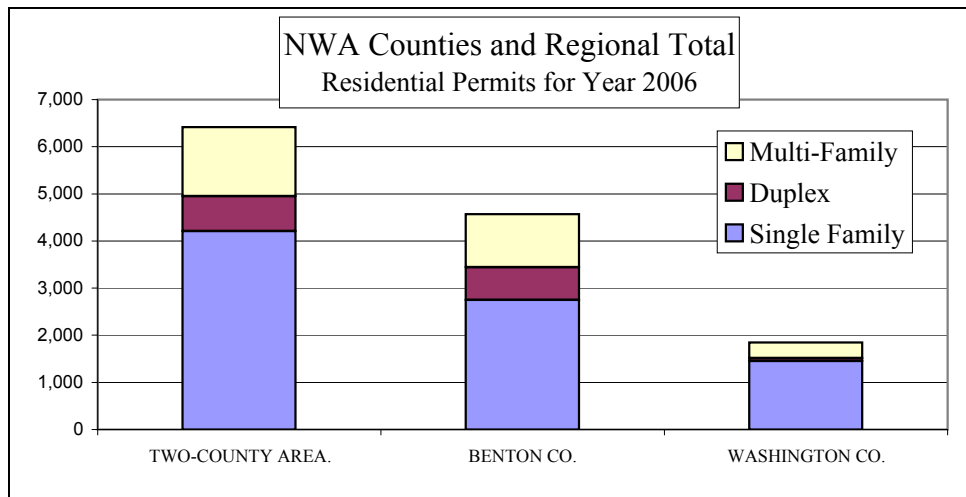
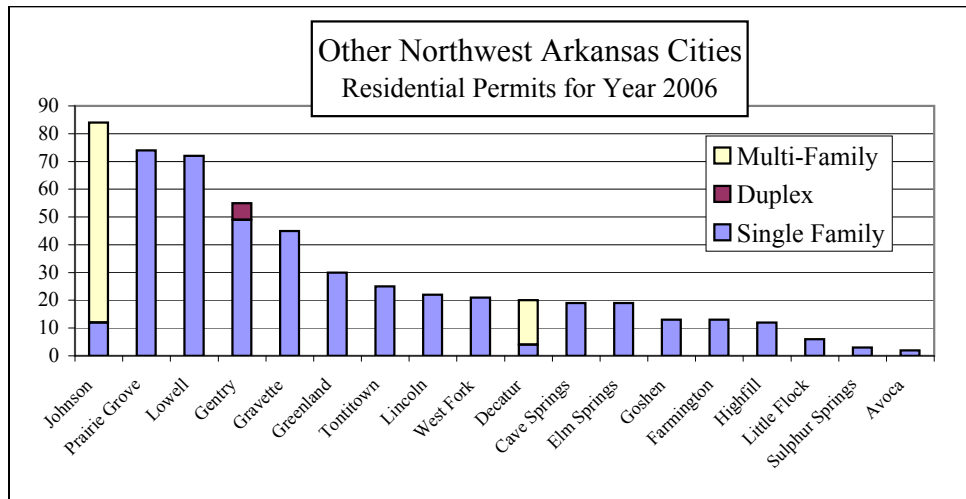
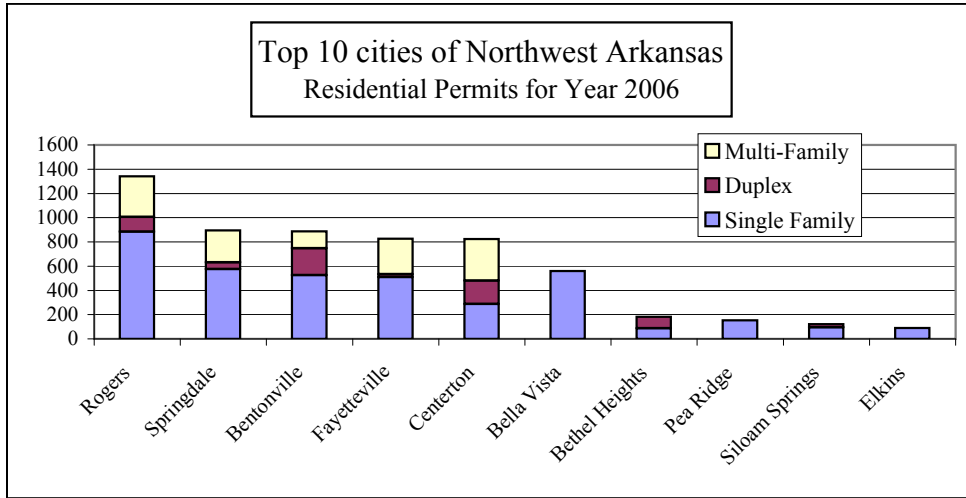
NWARPC

HOUSING UNIT COMPARISONS

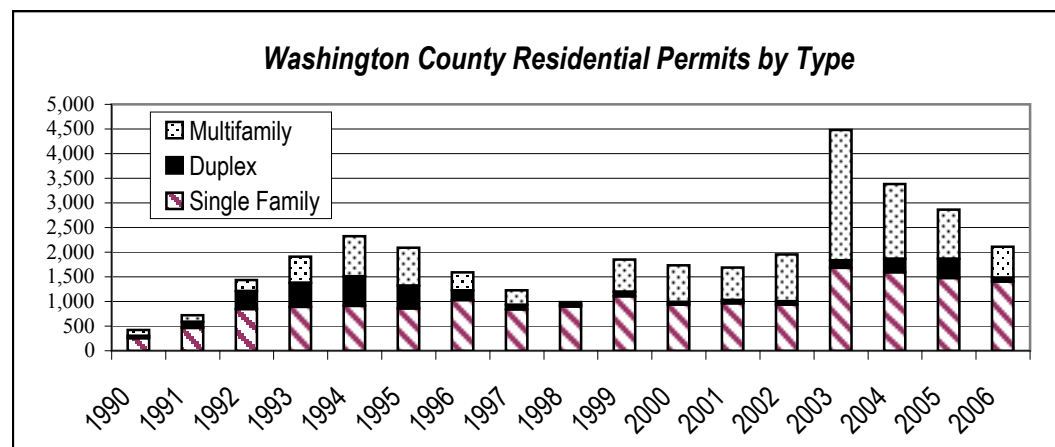
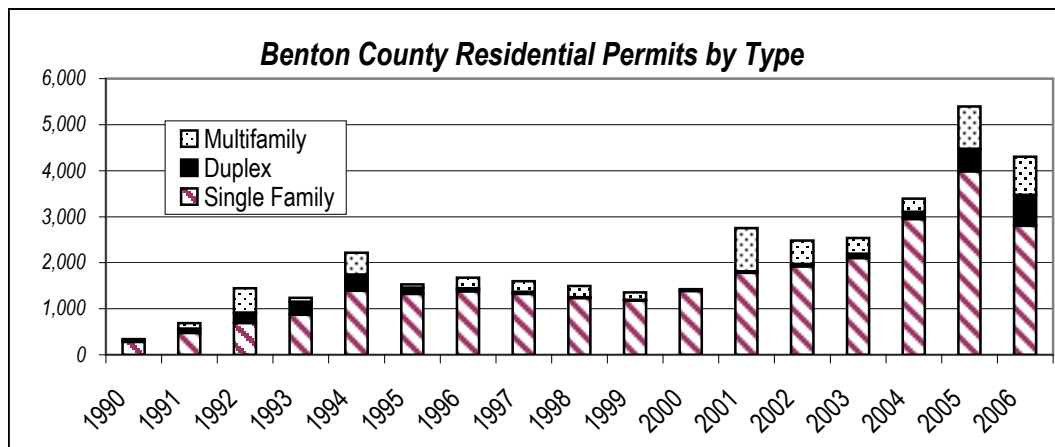
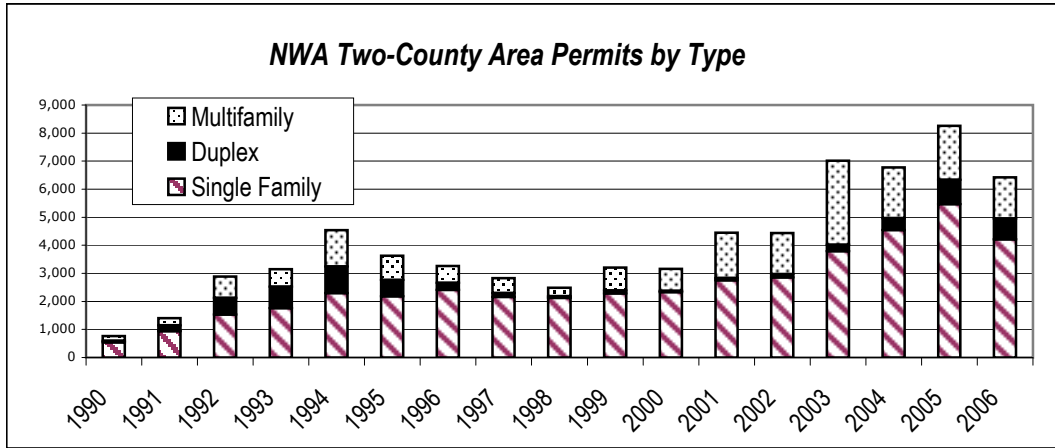
2006		Compared to			2005	
Dashes --- indicate no activity in comparison period						
CITIES BY COUNTY	ONE FAMILY	TWO FAMILY	MULTI- FAMILY	TOTAL	% OF COUNTY	% OF REGION
AVOCA	2	0	0	2	0.0%	0.0%
%Chg	0%	---	---	0%		
BELLA VISTA	561	0	0	561	13.0%	8.7%
%Chg	-42%	---	---	-42%		
BENTONVILLE	526	220	141	887	20.6%	13.8%
%Chg	-23%	1000%	-74%	-29%		
BETHEL HEIGHTS	86	96	0	182	4.2%	2.8%
%Chg	-18%	---	---	73%		
CAVE SPRINGS	19	0	0	19	0.4%	0.3%
%Chg	-41%	---	---	-41%		
CENTERTON	289	192	344	825	19.2%	12.9%
%Chg	-19%	63%	---	74%		
DECATUR	4	0	16	20	0.5%	0.3%
%Chg	-92%	---	-78%	-84%		
GENTRY	49	6	0	55	1.3%	0.9%
%Chg	-25%	---	-100%	-20%		
GRAVETTE	45	0	0	45	1.0%	0.7%
%Chg	-29%	---	---	-29%		
HIGHFILL	12	0	0	12	0.3%	0.2%
%Chg	1100%	---	---	1100%		
LITTLE FLOCK	6	0	0	6	0.1%	0.1%
%Chg	-45%	---	---	-45%		
LOWELL	72	0	0	72	1.7%	1.1%
%Chg	350%	---	-100%	50%		
PEA RIDGE	152	0	0	152	3.5%	2.4%
%Chg	-40%	-100%	---	-44%		
ROGERS	884	122	336	1,342	31.2%	20.9%
%Chg	-20%	-59%	58%	-17%		
SILOAM SPRINGS	94	28	0	122	2.8%	1.9%
%Chg	-65%	0%	-100%	-65%		
SULPHUR SPRINGS	3	0	0	3	0.1%	0.0%
%Chg	---	---	---	---		
BENTON CO.	2,804	664	837	4,305	100.0%	67.1%
%Chg	-30%	38%	-10%	-20%		
ELKINS	90	0	0	90	4.3%	1.4%
%Chg	30%	---	---	30%		
ELM SPRINGS	19	0	0	19	0.9%	0.3%
%Chg	-27%	---	---	-27%		
FARMINGTON	13	0	0	13	0.6%	0.2%
%Chg	-54%	-100%	---	-59%		
FAYETTEVILLE	509	24	293	826	39.1%	12.9%
%Chg	-11%	-82%	-13%	-21%		
GOSHEN	13	0	0	13	0.6%	0.2%
%Chg	-24%	---	---	-24%		
GREENLAND	30	0	0	30	1.4%	0.5%
%Chg	-38%	---	---	-38%		
JOHNSON	12	0	72	84	4.0%	1.3%
%Chg	-64%	-100%	0%	-35%		
LINCOLN	22	0	0	22	1.0%	0.3%
%Chg	-15%	-100%	---	-31%		
PRAIRIE GROVE	74	0	0	74	3.5%	1.2%
%Chg	-22%	-100%	-100%	-39%		
SPRINGDALE	575	56	264	895	42.4%	13.9%
%Chg	11%	-73%	-55%	-31%		
TONTITOWN	25	0	0	25	1.2%	0.4%
%Chg	19%	---	---	19%		
WEST FORK	21	0	0	21	1.0%	0.3%
%Chg	-9%	---	---	-9%		
WASHINGTON	1,403	80	629	2,112	100.0%	32.9%
%Chg	-5%	-79%	-37%	-26%		
REGION	4,207	744	1,466	6,417		100.0%
%Chg	-23%	-14%	-24%	-22%		

Residential Growth in Northwest Arkansas in 2006

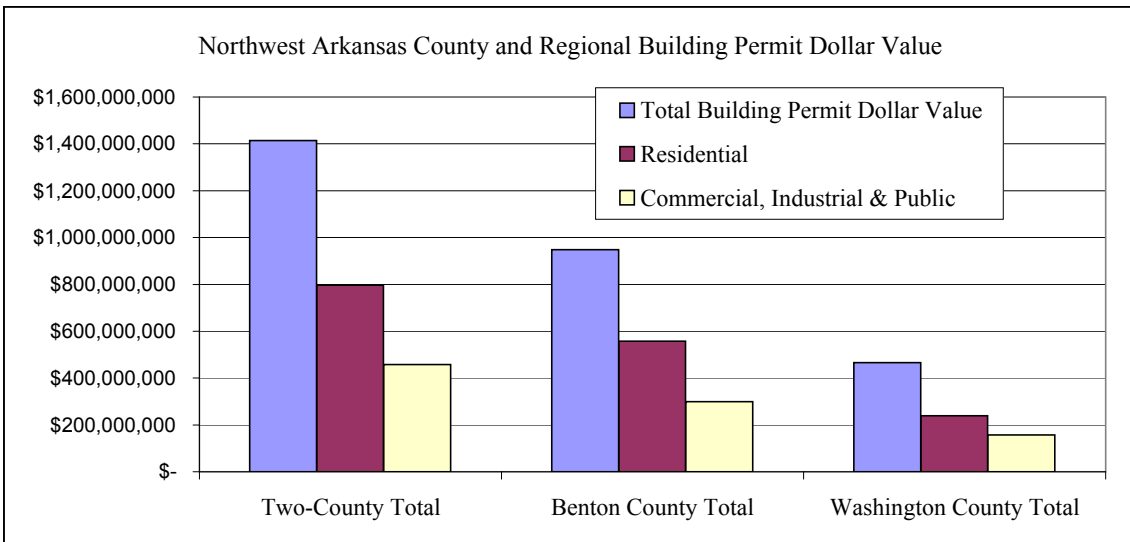
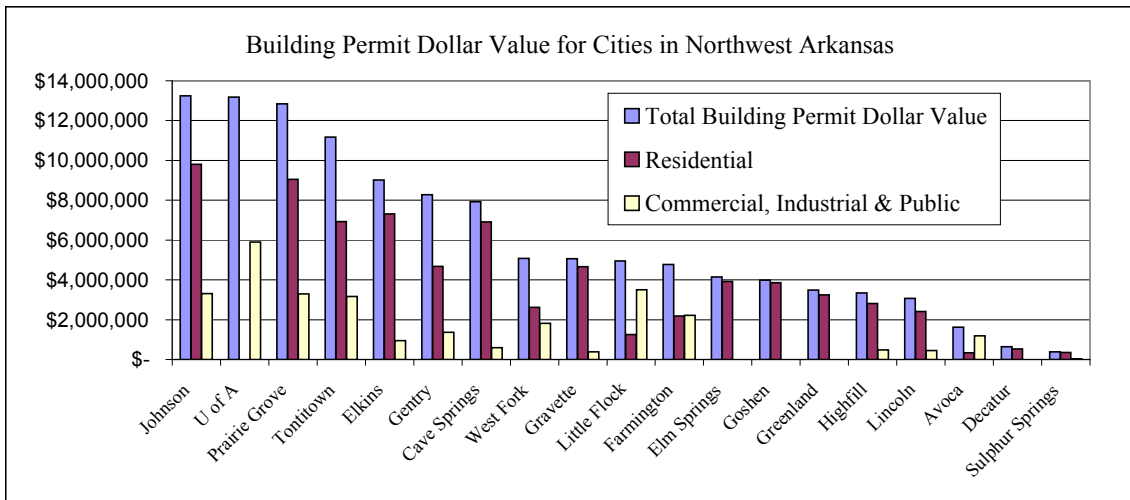
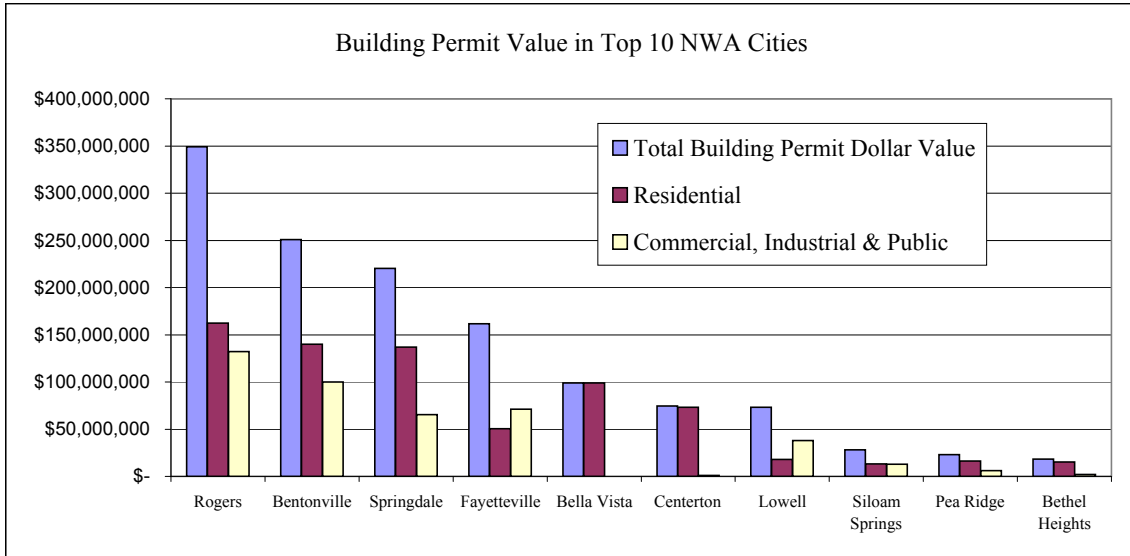
Housing Unit Comparison Charts



Dwelling Units By Type for the Years 1990 to 2006



NWA Building Permit Dollar Comparisons



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

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.* The information comes from development reports received in 2006.

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 2006		
Type*	% of All Housing Units	Average Cost Per:			Area in Square Feet Per:	
		Building	Housing Unit	Square Feet	Building	Housing Unit
BELLA VISTA						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$ 176,165	\$ 176,165	\$ 88.80	1,983.9	1,983.9
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
%(Reg)	11.4%	\$ 176,165	\$ 176,165	\$ 88.80	1,983.9	1,983.9
BENTONVILLE						
0-75 1F	0.0%	\$ 68,800	\$ 68,800	\$ 86.00	800.0	800.0
1F	69.4%	\$ 184,970	\$ 184,970	\$ 76.09	2,430.8	2,430.8
2F	21.2%	\$ 269,553	\$ 134,777	\$ 75.38	3,575.7	1,787.9
MF	9.4%	\$ 694,010	\$ 93,519	\$ 74.51	9,313.7	1,255.0
%(Reg)	16.2%	\$ 213,941	\$ 157,983	\$ 75.79	2,822.8	2,084.4
CENTERTON						
0-75 1F	0.1%	\$ 43,680	\$ 43,680	\$ 65.00	672.0	672.0
1F	49.5%	\$ 125,137	\$ 125,137	\$ 65.00	1,925.2	1,925.2
2F	22.7%	\$ 173,007	\$ 86,503	\$ 65.00	2,661.5	1,330.7
MF	27.8%	\$ 597,755	\$ 59,080	\$ 65.00	9,196.2	908.9
%(Reg)	10.7%	\$ 174,456	\$ 88,602	\$ 65.00	2,683.9	1,363.1
FAYETTEVILLE						
0-75 1F	0.1%	\$ 74,000	\$ 74,000	\$ 50.96	1,452.0	1,452.0
1F	78.3%	\$ 182,516	\$ 182,516	\$ 69.87	2,612.2	2,612.2
2F	2.8%	\$ 273,418	\$ 136,709	\$ 69.31	3,944.8	1,972.4
MF	19.0%	\$ 682,813	\$ 76,904	\$ 75.12	9,090.2	1,023.8
%(Reg)	13.7%	\$ 214,286	\$ 143,722	\$ 70.79	3,027.0	2,030.2
LOWELL						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$ 247,633	\$ 247,633	\$ 99.34	2,492.8	2,492.8
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
%(Reg)	2.1%	\$ 247,633	\$ 247,633	\$ 99.34	2,492.8	2,492.8
ROGERS						
0-75 1F	0.1%	\$ 68,302	\$ 68,302	\$ 78.00	875.7	875.7
1F	80.8%	\$ 148,234	\$ 148,234	\$ 78.00	1,900.4	1,900.4
2F	6.9%	\$ 182,824	\$ 91,412	\$ 78.00	2,343.9	1,172.0
MF	12.4%	\$ 180,720	\$ 59,702	\$ 72.66	2,487.2	821.7
%(Reg)	18.8%	\$ 153,647	\$ 120,903	\$ 77.30	1,987.7	1,564.1
SILOAM SPRINGS						
0-75 1F	1.8%	\$ 58,565	\$ 58,565	\$ 54.85	1,067.8	1,067.8
1F	82.9%	\$ 115,318	\$ 115,318	\$ 64.82	1,779.1	1,779.1
2F	17.1%	\$ 160,083	\$ 80,042	\$ 64.58	2,478.9	1,239.5
MF	0.0%	---	---	---	---	---
%(Reg)	1.5%	\$ 121,121	\$ 107,222	\$ 64.78	1,869.9	1,655.3
SPRINGDALE						
0-75 1F	0.0%	---	---	---	---	---
1F	78.2%	\$ 186,372	\$ 186,372	\$ 105.41	1,768.0	1,768.0
2F	4.4%	\$ 217,603	\$ 108,801	\$ 94.97	2,291.4	1,145.7
MF	17.3%	\$ 740,829	\$ 89,797	\$ 86.34	8,580.0	1,040.0
%(Reg)	15.8%	\$ 215,690	\$ 153,032	\$ 101.05	2,134.4	1,514.3
REGIONAL SUMMARY						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	HOUSING UNIT	SQ FT	BLDG	HU
CITIES OVER 5000 POPULATION						
0-75 1F	0.1%	\$63,604	\$63,604	\$62.06	1,024.9	1,024.9
1F	77.8%	\$168,678	\$168,678	\$80.87	2,085.7	2,085.7
2F	9.1%	\$215,037	\$107,518	\$73.59	2,922.1	1,461.1
MF	13.1%	\$435,848	\$72,430	\$74.47	5,852.6	972.6
%(Reg)	88.0%	\$187,413	\$137,594	\$79.27	2,364.3	1,735.8
CITIES UNDER 5000 POPULATION						
0-75 1F	2.1%	\$68,474	\$68,474	\$45.43	1,507.2	1,507.2
1F	89.4%	\$133,560	\$133,560	\$65.77	2,030.8	2,030.8
2F	5.9%	\$119,704	\$59,852	\$47.33	2,529.3	1,264.6
MF	4.7%	\$351,474	\$55,916	\$52.30	6720	1,069.1
%(Reg)	12.0%	\$136,636	\$117,381	\$63.54	2,150.4	1,847.3
REGION						
0-75 1F	0.3%	\$67,228	\$67,228	\$48.58	1,383.8	1,383.8
1F	79.2%	\$162,860	\$162,860	\$78.42	2,076.6	2,076.6
2F	8.7%	\$201,967	\$100,984	\$70.41	2,868.3	1,434.1
MF	12.1%	\$430,987	\$71,439	\$73.02	5,902.6	978.4
%(Reg)	100.0%	\$179,389	\$134,800	\$76.97	2,330.5	1,751.2

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

Source: NWARPC 2006

SINGLE FAMILY COST COMPARISONS
For Cities in Northwest Arkansas for Year 2006

BELLA VISTA Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			ROGERS Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
			Cost	Sq. Ft.	\$/Sq. Ft.				Cost	Sq. Ft.	\$/Sq. Ft.
\$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%	\$ 68,302	876	\$ 78.00
\$75-\$99.9	11	2.0%	\$ 95,191	1,478	\$ 66.13	\$75-\$99.9	76	8.6%	\$ 96,227	1,234	\$ 78.00
\$100-\$124.9	40	7.1%	\$ 112,950	1,566	\$ 74.20	\$100-\$124.9	433	49.0%	\$ 110,958	1,423	\$ 78.00
\$125-\$149.9	121	21.6%	\$ 133,116	1,620	\$ 83.83	\$125-\$149.9	76	8.6%	\$ 136,951	1,756	\$ 78.00
\$150-\$199.9	238	42.4%	\$ 162,005	1,778	\$ 93.18	\$150-\$199.9	149	16.9%	\$ 172,851	2,216	\$ 78.00
\$200-\$299.9	122	21.7%	\$ 232,894	2,545	\$ 94.96	\$200-\$299.9	111	12.6%	\$ 231,185	2,964	\$ 78.00
\$300-\$399.9	23	4.1%	\$ 317,720	3,423	\$ 95.06	\$300-\$399.9	23	2.6%	\$ 339,812	4,357	\$ 78.00
\$400-\$499.9	4	0.7%	\$ 426,709	4,341	\$ 98.77	\$400-\$499.9	11	1.2%	\$ 428,901	5,499	\$ 78.00
\$500+	2	0.4%	\$ 586,000	4,227	\$ 140.91	\$500+	2	0.2%	\$ 558,842	7,165	\$ 78.00
BENTONVILLE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
	526	100.0%	\$ 184,970	2,431	\$ 75.87		94	100.0%	\$ 115,318	1,779	\$ 64.13
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	1	1.1%	\$ 23,000	900	\$ 25.56
\$50-\$74.9	1	0.2%	\$ 68,800	800	\$ 86.00	\$50-\$74.9	2	2.1%	\$ 68,130	1,136	\$ 60.00
\$75-\$99.9	0	0.0%	\$ -	0	\$ -	\$75-\$99.9	41	43.6%	\$ 85,574	1,406	\$ 61.06
\$100-\$124.9	24	4.6%	\$ 118,065	1,577	\$ 75.46	\$100-\$124.9	25	26.6%	\$ 109,619	1,735	\$ 63.44
\$125-\$149.9	208	39.5%	\$ 134,813	1,807	\$ 74.62	\$125-\$149.9	6	6.4%	\$ 142,608	2,165	\$ 66.29
\$150-\$199.9	116	22.1%	\$ 173,204	2,260	\$ 76.75	\$150-\$199.9	13	13.8%	\$ 176,485	2,408	\$ 74.50
\$200-\$299.9	148	28.1%	\$ 235,781	3,083	\$ 76.49	\$200-\$299.9	6	6.4%	\$ 213,607	3,130	\$ 71.23
\$300-\$399.9	18	3.4%	\$ 336,224	4,323	\$ 77.99	\$300-\$399.9	0	0.0%	\$ -	0	\$ -
\$400-\$499.9	8	1.5%	\$ 435,802	5,618	\$ 77.63	\$400-\$499.9	0	0.0%	\$ -	0	\$ -
\$500+	3	0.6%	\$ 608,390	7,664	\$ 79.62	\$500+	0	0.0%	\$ -	0	\$ -
CENTERTON Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
	289	401.4%	\$ 125,137	1,925	\$ 65.00		575	100.0%	\$ 186,372	1,768	\$ 107.14
\$0-\$49.9	1	1.4%	\$ 43,680	672	\$ 65.00	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	0	0.0%	\$ -	0	\$ -
\$75-\$99.9	53	73.6%	\$ 93,663	1,441	\$ 65.00	\$75-\$99.9	2	0.3%	\$ 92,610	1,050	\$ 89.84
\$100-\$124.9	127	176.4%	\$ 109,326	1,682	\$ 65.00	\$100-\$124.9	27	4.7%	\$ 115,554	1,102	\$ 105.03
\$125-\$149.9	49	68.1%	\$ 135,318	2,082	\$ 65.00	\$125-\$149.9	164	28.5%	\$ 138,470	1,268	\$ 109.98
\$150-\$199.9	51	70.8%	\$ 174,573	2,686	\$ 65.00	\$150-\$199.9	264	45.9%	\$ 165,256	1,549	\$ 107.37
\$200-\$299.9	8	11.1%	\$ 217,328	3,344	\$ 65.00	\$200-\$299.9	80	13.9%	\$ 236,917	2,251	\$ 105.68
\$300-\$399.9	0	0.0%	\$ -	0	\$ -	\$300-\$399.9	22	3.8%	\$ 336,426	3,412	\$ 99.32
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	8	1.4%	\$ 449,952	4,550	\$ 99.82
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	8	1.4%	\$ 945,948	9,548	\$ 96.45
FAYETTEVILLE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			TOTAL of all Cities over 5000 (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
	509	100.0%	\$ 182,516	2,612	\$ 69.63		3,510	100.0%	\$ 168,678	2,086	\$ 82.15
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	2	0.1%	\$ 33,340	786	\$ 45.28
\$50-\$74.9	1	0.2%	\$ 73,000	1,404	\$ 51.99	\$50-\$74.9	7	0.2%	\$ 68,995	1,015	\$ 70.28
\$75-\$99.9	3	0.6%	\$ 83,271	1,219	\$ 71.14	\$75-\$99.9	186	5.3%	\$ 92,839	1,343	\$ 69.88
\$100-\$124.9	24	4.7%	\$ 115,854	1,667	\$ 70.69	\$100-\$124.9	702	20.0%	\$ 111,334	1,489	\$ 75.68
\$125-\$149.9	150	29.5%	\$ 137,355	2,050	\$ 67.38	\$125-\$149.9	776	22.1%	\$ 136,111	1,725	\$ 81.85
\$150-\$199.9	205	40.3%	\$ 169,264	2,448	\$ 69.36	\$150-\$199.9	1052	30.0%	\$ 168,159	2,019	\$ 86.64
\$200-\$299.9	97	19.1%	\$ 243,198	3,435	\$ 71.04	\$200-\$299.9	602	17.2%	\$ 235,095	2,865	\$ 84.47
\$300-\$399.9	24	4.7%	\$ 330,277	4,521	\$ 74.11	\$300-\$399.9	130	3.7%	\$ 330,837	3,889	\$ 87.25
\$400-\$499.9	2	0.4%	\$ 454,510	7,072	\$ 64.69	\$400-\$499.9	35	1.0%	\$ 436,384	5,219	\$ 85.28
\$500+	3	0.6%	\$ 689,722	6,478	\$ 117.66	\$500+	18	0.5%	\$ 763,978	7,866	\$ 100.07
LOWELL Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			Total Cities less than 5000 (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
	72	100.0%	\$ 247,633	2,493	\$ 99.53		697	100.0%	\$ 133,560	2,031	\$ 64.66
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	30	4.3%	\$ 68,039	1,518	\$ 47.02
\$75-\$99.9	0	0.0%	\$ -	0	\$ -	\$75-\$99.9	289	41.5%	\$ 86,531	1,476	\$ 59.59
\$100-\$124.9	2	2.8%	\$ 117,259	1,176	\$ 99.71	\$100-\$124.9	189	27.1%	\$ 110,908	1,760	\$ 64.23
\$125-\$149.9	2	2.8%	\$ 133,611	1,344	\$ 99.41	\$125-\$149.9	53	7.6%	\$ 134,203	2,157	\$ 64.40
\$150-\$199.9	16	22.2%	\$ 185,972	1,865	\$ 99.71	\$150-\$199.9	31	4.4%	\$ 165,322	2,332	\$ 73.56
\$200-\$299.9	30	41.7%	\$ 233,104	2,335	\$ 99.82	\$200-\$299.9	65	9.3%	\$ 243,638	3,200	\$ 82.11
\$300-\$399.9	20	27.8%	\$ 325,274	3,261	\$ 99.75	\$300-\$399.9	23	3.3%	\$ 333,078	4,631	\$ 75.05
\$400-\$499.9	2	2.8%	\$ 426,834	4,672	\$ 91.36	\$400-\$499.9	5	0.7%	\$ 433,223	6,177	\$ 71.24
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	12	1.7%	\$ 598,332	6,570	\$ 98.93
Notes:	Cost figures contain the value of material and labor only.										
	The value used to calculate these averages are estimates provided in some cases by builders or are provided by the cities issuing the building permits.										
	This table was prepared by the Northwest Arkansas Regional Planning Commission										
All Cities (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			All Cities (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
	4,207	100.0%	\$ 162,860	2,077	\$ 79.25		4,207	100.0%	\$ 162,860	2,077	\$ 79.25
\$0-\$49.9	2	0.0%	\$ 33,340	786	\$ 45.28	\$0-\$49.9	2	0.0%	\$ 33,340	786	\$ 45.28
\$50-\$74.9	37	0.9%	\$ 68,220	1,423	\$ 51.42	\$50-\$74.9	37	0.9%	\$ 68,220	1,423	\$ 51.42
\$75-\$99.9	475	11.3%	\$ 89,001	1,424	\$ 63.62	\$75-\$99.9	475	11.3%	\$ 89,001	1,424	\$ 63.62
\$100-\$124.9	891	21.2%	\$ 111,244	1,547	\$ 73.25	\$100-\$124.9	891	21.2%	\$ 111,244	1,547	\$ 73.25
\$125-\$149.9	829	19.7%	\$ 135,989	1,752	\$ 80.74	\$125-\$149.9	829	19.7%	\$ 135,989	1,752	\$ 80.74
\$150-\$199.9	1,083	25.7%	\$ 168,078	2,028	\$ 86.27	\$150-\$199.9	1,083	25.7%	\$ 168,078	2,028	\$ 86.27
\$200-\$299.9	667	15.9%	\$ 235,927	2,897	\$ 84.24	\$200-\$299.9	667	15.9%	\$ 235,927	2,897	\$ 84.24
\$300-\$399.9	153	3.6%	\$ 331,174	4,000	\$ 85.42	\$300-\$399.9	153	3.6%	\$ 331,174	4,000	\$ 85.42
\$400-\$499.9	40	1.0%	\$ 435,989	5,339	\$ 83.53	\$400-\$499.9	40	1.0%	\$ 435,989	5,339	\$ 83.53
\$500+	30	0.7%	\$ 697,719	7,348	\$ 99.61	\$500+	30	0.7%	\$ 697,719	7,348	\$ 99.61

NORTHWEST ARKANSAS CITIES AND COUNTIES						
End-of-Year 2006 POPULATION/GROWTH ESTIMATES						
Estimates based on Census 2000, Special Censuses, Population Certifications, and Dwelling Unit Permits						
Community	CENSUS 2000 Population	Most Recent Certified Population	POPULATION ESTIMATE Population	Population Increase	Percent Change 2000-2006	Annual Rate 2000-2006
Benton Co., Unincorp.	44,009	---	44,918	909	2.1%	0.30
AVOCA	423	---	496	73	17.3%	2.39
BELLA VISTA**	16,582	15,632	22,899	6,317	38.1%	4.90
BENTONVILLE*	19,730	28,621	30,672	10,942	55.5%	6.76
BETHEL HEIGHTS*	714	1,812	2,258	1,544	216.2%	18.60
CAVE SPRINGS	1,103	---	1,616	513	46.5%	5.83
CENTERTON*	2,146	5,621	7,631	5,485	255.6%	20.68
DECATUR	1,314	---	1,692	378	28.8%	3.82
ELM SPRINGS - Ben Co.	13	---	18	5	41.7%	5.30
GARFIELD	490	---	490	NR	0.0%	0.00
GATEWAY**	116	494	494	378	325.9%	23.94
GENTRY**	2,165	2,345	2,990	825	38.1%	4.90
GRAVETTE**	1,810	1,892	2,382	572	31.6%	4.15
HIGHFILL**	379	654	703	324	85.6%	9.59
LITTLE FLOCK	2,585	---	3,189	604	23.4%	3.16
LOWELL**	5,013	5,382	7,078	2,065	41.2%	5.24
PEA RIDGE	2,346	---	4,312	1,966	83.8%	9.44
ROGERS*	38,829	48,666	51,990	13,161	33.9%	4.42
SILOAM SPRINGS*	10,843	13,990	14,299	3,456	31.9%	4.18
SPRINGDALE* - Ben Co.	2,011	4,409	4,409	2,398	119.2%	12.33
SPRINGTOWN	114	---	114	NR	0.0%	0.00
SULPHUR SPRINGS	671	---	690	19	2.9%	0.42
Benton County Total	153,406	---	205,342	51,936	33.9%	4.41
Madison Co., Unincorp.	12,074	---	12,074	NR	0.0%	0.00
HINDSVILLE	75	---	75	NR	0.0%	0.00
HUNTSVILLE**	1,931	2,046	2,289	358	18.5%	2.55
ST. PAUL	163	---	163	NR	0.0%	0.00
Madison County Total	14,243	---	14,601	358	2.5%	0.37
Washington Co., Unincorp.	38,341	---	39,352	1,011	2.6%	0.39
ELKINS*	1,251	2,223	2,445	1,194	95.4%	10.43
ELM SPRINGS - Wash Co.	1,031	---	1,565	534	51.8%	6.38
ELM SPRINGS (total)	1,044	---	1,584	540	51.7%	6.37
FARMINGTON*	3,605	4,814	4,848	1,243	34.5%	4.49
FAYETTEVILLE*	58,047	67,158	68,924	10,877	18.7%	2.58
GOSHEN	752	---	980	228	30.3%	4.00
GREENLAND	907	---	1,301	394	43.5%	5.50
JOHNSON	2,319	---	3,523	1,204	51.9%	6.39
LINCOLN**	1,752	1,804	2,125	373	21.3%	2.90
PRAIRIE GROVE*	2,540	3,411	3,583	1,043	41.1%	5.23
SPRINGDALE - Wash Co.	43,787	---	60,456	16,669	38.1%	4.90
SPRINGDALE* (total)	45,798	62,459	64,865	19,067	41.6%	5.29
TONTITOWN**	942	2,030	2,264	1,322	140.4%	13.87
WEST FORK	2,042	---	2,356	314	15.4%	2.14
WINSLOW	399	---	399	NR	0.0%	0.00
Washington County Total	157,715	---	194,121	36,406	23.1%	3.12

* Special Census was conducted for these communities; NR = Not Recorded

** Boundary Change Population Certification: This figure represents the Census 2000 population within the new boundary.

POPULATION PROJECTION BASED UPON U.S. CENSUS COUNTS AND 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	POPULATION	Average	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	10 YEAR	15 YEAR	20 YEAR	25 YEAR	30 YEAR
	ESTIMATE	Pop. Increase	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
	End-of-Year	per year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year
	2006	1990 to 2006	2007	2,008	2,009	2010	2011	2016	2021	2026	2031	2036
Unincorporated Benton CO.**	44,918	706.8	45,625	46,332	47,038	47,745	48,452	51,986	55,520	59,054	62,588	66,122
AVOCA	496	13.6	510	523	537	550.2	564	632	699	767	835	903
BELLA VISTA (CDP)	22,899	824.8	23,723	24,548	25,373	26,197.8	27,023	31,147	35,271	39,395	43,519	47,643
BENTONVILLE	30,672	1,159.1	31,832	32,991	34,150	35,309.0	36,468	42,264	48,059	53,855	59,651	65,446
BETHEL HEIGHTS	2,258	118.0	2,376	2,494	2,612	2,729.7	2,848	3,438	4,028	4,618	5,208	5,798
CAVE SPRINGS	1,616	68.7	1,685	1,754	1,823	1,891.4	1,960	2,304	2,648	2,991	3,335	3,679
CENTERTON	7,631	426.3	8,057	8,484	8,910	9,336.2	9,762	11,894	14,025	16,157	18,288	20,419
DECATUR	1,692	46.2	1,738	1,785	1,831	1,877.1	1,923	2,154	2,386	2,617	2,848	3,079
ELM SPRINGS - Ben Co	18	1.1	20	21	22	22.8	24	29	35	40	46	51
GARFIELD	490	10.9	501	512	523	533.5	544	599	653	707	762	816
GATEWAY	494	25.6	520	545	571	596.4	622	750	878	1,006	1,134	1,262
GENTRY	2,990	75.5	3,066	3,141	3,216	3,291.9	3,367	3,745	4,122	4,499	4,877	5,254
GRAVETTE	2,382	57.9	2,439	2,497	2,555	2,613.1	2,671	2,960	3,250	3,539	3,829	4,118
HIGHFILL	703	37.0	740	777	814	851.3	888	1,073	1,258	1,443	1,628	1,813
LITTLE FLOCK	3,189	134.0	3,323	3,457	3,591	3,725.0	3,859	4,529	5,199	5,869	6,539	7,210
LOWELL	7,078	349.5	7,427	7,777	8,126	8,475.6	8,825	10,572	12,320	14,067	15,815	17,562
PEA RIDGE	4,312	160.7	4,473	4,634	4,795	4,955.3	5,116	5,920	6,723	7,527	8,331	9,135
ROGERS	51,990	1,629.8	53,620	55,250	56,880	58,509.3	60,139	68,288	76,437	84,585	92,734	100,883
SILOAM SPRINGS	14,299	367.1	14,666	15,033	15,400	15,767.4	16,134	17,970	19,805	21,640	23,475	25,311
SPRINGDALE - Ben Co	4,409	209.1	4,618	4,827	5,036	5,245.3	5,454	6,500	7,545	8,590	9,635	10,681
SPRINGTOWN	114	6.8	121	128	134	141.2	148	182	216	250	284	318
SULPHUR SPRINGS	690	10.0	700	710	720	730.2	740	790	840	890	940	990
BENTON CO. TOTALS	205,342	6,438.4	211,780	218,218	224,657	231,095.0	237,533	269,725	301,917	334,109	366,301	398,492
Unincorporated Washington CO.**	39,352	451.2	39,803	40,255	40,706	41,157.0	41,608	43,864	46,121	48,377	50,633	52,889
ELKINS	2,445	104.6	2,549	2,654	2,758	2,863.1	2,968	3,491	4,014	4,537	5,060	5,583
ELM SPRINGS - Wash Co.	1,565	40.1	1,606	1,646	1,686	1,726.1	1,766	1,967	2,168	2,368	2,569	2,770
ELM SPRINGS (Total)	1,584	41.2	1,625	1,666	1,707	1,748.6	1,790	1,996	2,202	2,408	2,614	2,821
FARMINGTON	4,848	210.5	5,058	5,269	5,479	5,690.0	5,901	6,953	8,006	9,058	10,111	11,163
FAYETTEVILLE	68,924	1,601.5	70,525	72,127	73,728	75,329.4	76,931	84,938	92,946	100,953	108,960	116,968
GOSHEN	980	23.3	1,003	1,027	1,050	1,073.4	1,097	1,213	1,330	1,447	1,564	1,680
GREENLAND	1,301	32.5	1,334	1,366	1,399	1,431.5	1,464	1,627	1,789	1,952	2,114	2,277
JOHNSON	3,523	174.6	3,698	3,872	4,047	4,221.3	4,396	5,269	6,142	7,014	7,887	8,760
LINCOLN	2,125	39.7	2,165	2,204	2,244	2,283.8	2,323	2,522	2,720	2,919	3,117	3,316
PRAIRIE GROVE	3,583	108.8	3,692	3,800	3,909	4,018.0	4,127	4,671	5,215	5,758	6,302	6,846
SPRINGDALE - Wash Co	60,456	1,876.0	62,332	64,208	66,084	67,960.2	69,836	79,216	88,596	97,975	107,355	116,735
SPRINGDALE (Total)	64,865	2,085.0	66,950	69,035	71,120	73,205.5	75,290	85,716	96,141	106,566	116,991	127,416
TONTITOWN	2,264	107.7	2,372	2,480	2,587	2,695.0	2,803	3,341	3,880	4,418	4,957	5,495
WEST FORK	2,356	44.7	2,401	2,445	2,490	2,534.8	2,580	2,803	3,027	3,250	3,474	3,697
WINSLOW	399	3.4	402	406	409	412.6	416	433	450	467	484	501
WASHINGTON CO. TOTALS	194,121	4,818.7	198,940	203,759	208,577	213,396.1	218,215	242,303	266,401	290,495	314,588	338,681
TWO-COUNTY TOTAL	399,463	11,257.0	410,720	421,977	433,234	444,491.1	455,748	512,033	568,318	624,603	680,889	737,174

Elm Springs and Springdale have populations located in both counties. NA = Not Available

* Census Day was April 1, 2000

** This refers to the Unincorporated area of Washington and Benton Counties except for Bella Vista.

CITY/COUNTY	POPULATION	Average	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	10 YEAR	15 YEAR	20 YEAR	25 YEAR	30 YEAR
	ESTIMATE	Pop. Increase	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
	Population	per year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year	End-of-Year
	2006	1990 to 2006	2007	2,008	2,009	2010	2011	2016	2021	2026	2031	2036
Unincorporated Madison CO.**	12,074	132.4	12,206	12,339	12,471	12,603.7	12,736	13,398.2	14,060.3	14,722.4	15,384.4	16,046.5
Hindsville	75	0.4	75	76	76	76.4	76.8	78.6	80.4	82.2	84.0	85.7
Huntsville	2,289	40.8	2,330	2,371	2,411	2,452.3	2,493.1	2,697.3	2,901.5	3,105.7	3,309.8	3,514.0
St. Paul	163	4.5	167	172	176	180.9	185.4	207.8	230.2	252.6	274.9	297.3
MADISON CO. TOTALS	14,601	178.1	14,779	14,957	15,135	15,313.3	15,491.4	16,382	17,272	18,163	19,053	19,944

Note: The Fayetteville-Springdale-Rogers Metropolitan Statistical Area (MSA) expanded to include Madison County, AR and McDonald County, MO due to commuting patterns determined in Census 2000

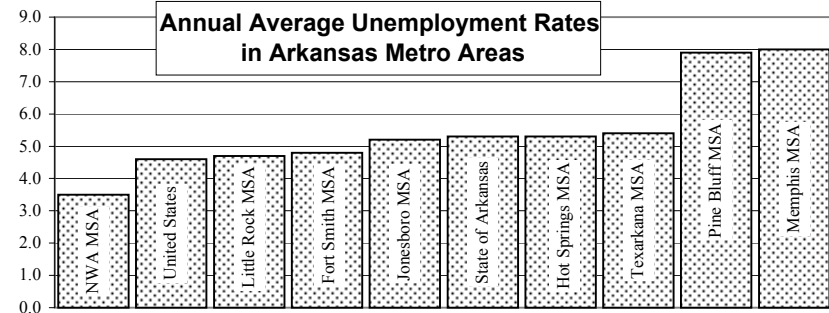
REGIONAL ECONOMIC INDICATORS AND TRENDS

REGIONAL EMPLOYMENT

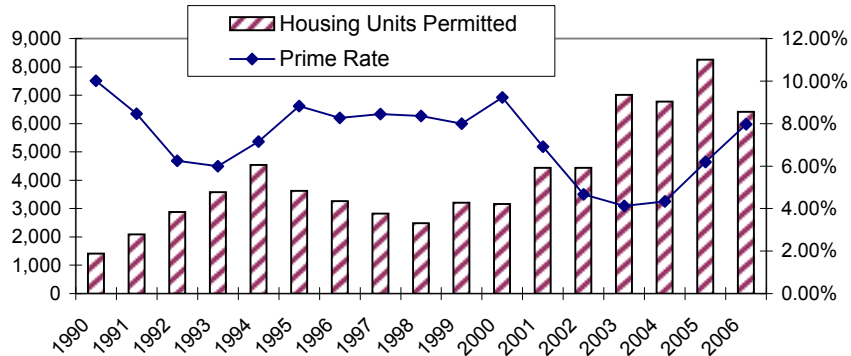
In 2006 the Northwest Arkansas Region continued to hold the lowest unemployment rate in Arkansas. The Fayetteville/Springdale/Rogers MSA* completed the year with an annual average unemployment rate of 3.5%. The Little Rock and Fort Smith MSAs had annual rates of 4.7% and 4.8%, while the State of Arkansas had 5.3% unemployment and the United States had an annual rate of 4.6%. Benton County had the lowest county unemployment with a 3.4% rate while Washington and Madison Counties followed with a 3.6% rate. McDonald County, MO had a 3.7% unemployment rate. These figures, as seen in the graph to the right, show that Northwest Arkansas continues to maintain a low rate of unemployment compared to other regions in 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.

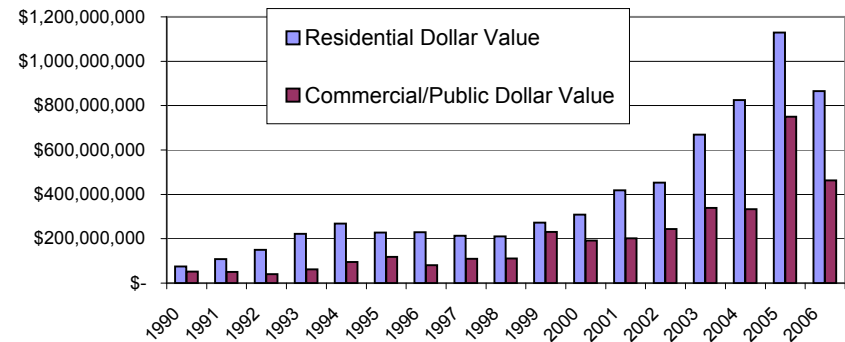
UNEMPLOYMENT



NWA Housing Unit Permits and Prime Interest Rate

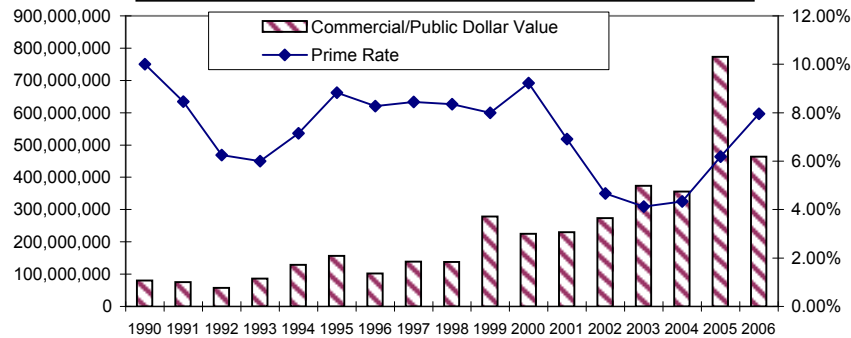


Residential and Commercial/Public Value 1990-2006

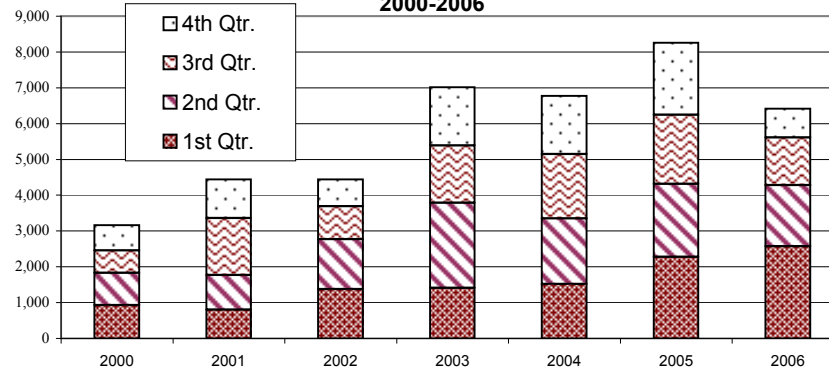


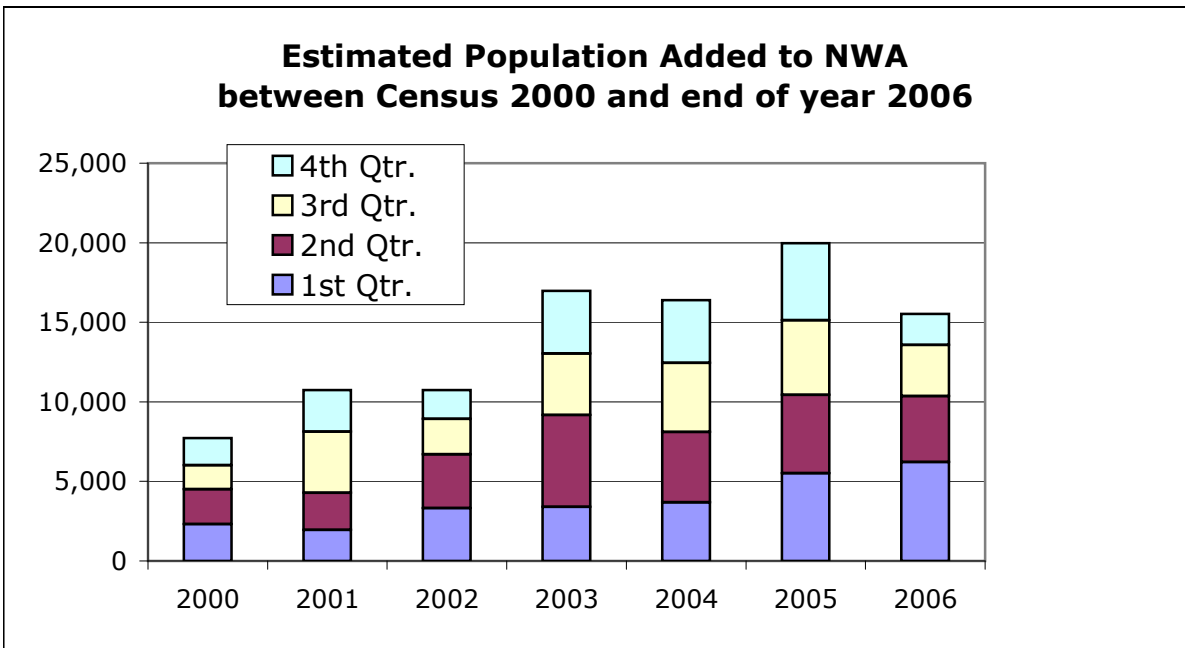
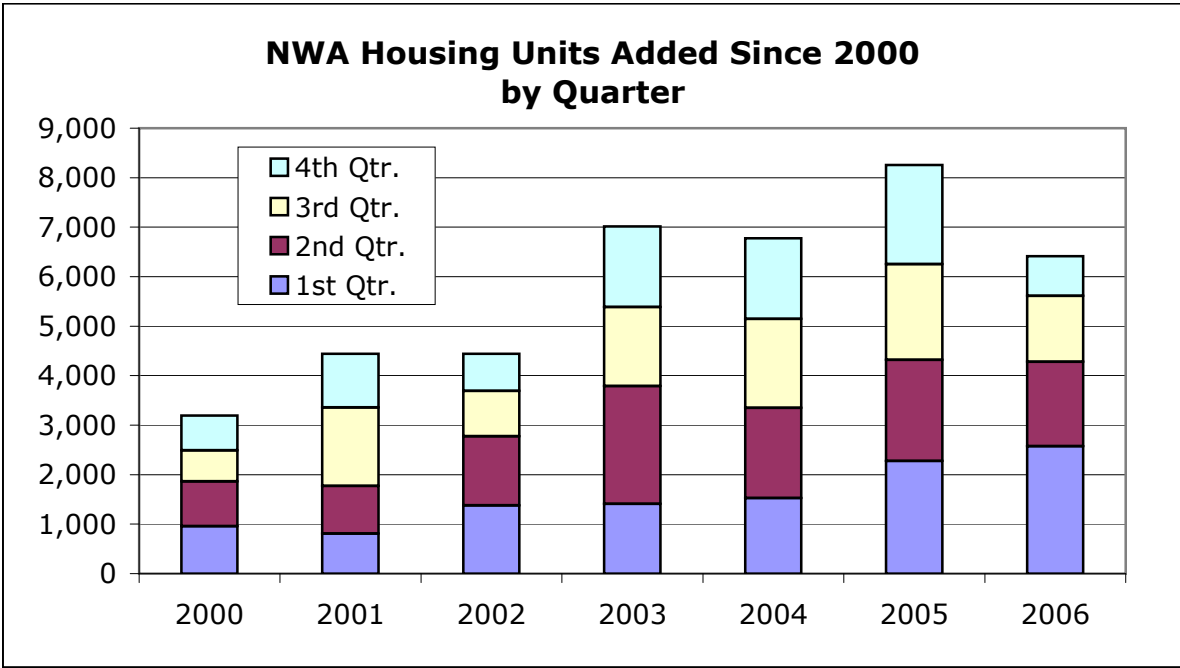
Commercial/Public Dollar Value and Prime Rate

(Adjusted for Inflation)



Housing Units by Quarter 2000-2006





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

End of Year 2006

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		Boundary Revisions		Special Census		Year to Date				ADDED IN		POPULATION ESTIMATE		Average Pop. Increase per year	1 YEAR Projection	2 YEAR Projection	3 YEAR Projection	4 YEAR Projection	5 YEAR Projection	10 YEAR Projection
	1990			2000			Numerical	% Change	Census Day* thru '05		with 2000 Population		2005-2006		Dwelling Units/Qtr.				2006		End-of-Year								
	Population	Units	Pop/DU	Population	Units	Pop/DU			Pop.	Units	Population	Units	Population	Units	Q1	Q2	Q3	Q4	Population	Units	1990	2006							
Unincorporated Benton CO.**	33,079	13,493	2.45	44,009	19,027	2.31	9,829	33.0%	-1136.0	-439.0	-1,101	-341	---	---	106	123	98	66	909	393	11,839	44,918	706.8	45,625	46,332	47,038	47,745	48,452	51,986
AVOCA	269	104	2.59	423	168	2.52	154	57.2%	68	27	---	---	---	---	1	0	0	1	5	2	227	496	13.6	510	523	537	550.2	564	632
BELLA VISTA	9,083	5,391	1.68	16,582	8,854	1.87	6,549	82.6%	6,220	3,334	15,632	8,379	---	---	202	106	171	82	1,047	561	13,816	22,899	824.8	23,723	24,548	25,373	26,197.8	27,023	31,147
BENTONVILLE	11,257	4,482	2.51	19,730	7,924	2.31	8,473	75.3%	10,944	4,732	---	---	28,621	12,375	470	186	144	87	2,051	887	19,415	30,672	1,159.1	31,832	32,991	34,150	35,309.0	36,468	42,264
BETHEL HEIGHTS	281	113	2.49	714	261	2.45	433	154.1%	487	199	---	---	1,812	740	25	25	12	120	446	182	1,977	2,258	118.0	2,376	2,494	2,612	2,729.7	2,848	3,438
CAVE SPRINGS	465	184	2.53	1,103	449	2.46	638	137.2%	467	190	---	---	---	---	7	8	2	2	47	19	1,151	1,616	68.7	1,685	1,754	1,823	1,891.4	1,960	2,304
CENTERTON	491	186	2.64	2,146	796	2.44	1,655	337.1%	3,918	1,608	---	---	5,621	2,307	464	222	98	41	2,010	825	7,140	7,631	426.3	8,057	8,484	8,910	9,336.2	9,762	11,894
DECATUR	918	366	2.51	1,314	535	2.46	396	43.1%	329	134	---	---	---	---	11	9	0	0	49	20	774	1,692	46.2	1,738	1,785	1,831	1,877.1	1,923	2,154
ELM SPRINGS - Ben Co	0	0	---	13	5	2.71	13	---	5	2	---	---	---	---	na	na	na	na	0	0	18	18	1.1	20	21	22	22.8	24	29
GARFIELD	308	134	2.30	490	198	2.47	182	59.1%	na	na	---	---	---	---	0	0	0	0	0	0	182	490	10.9	501	512	523	533.5	544	599
GATEWAY	65	32	2.03	116	48	2.61	429	78.5%	na	na	---	---	---	---	0	0	0	0	0	0	429	494	25.6	520	545	571	596.4	622	750
GENTRY	1,726	684	2.52	2,165	930	2.33	619	25.4%	517	222	2,345	1,007	---	---	21	25	9	0	128	55	1,264	2,990	75.5	3,066	3,141	3,216	3,291.9	3,367	3,745
GRAVETTE	1,412	613	2.30	1,810	773	2.37	480	28.2%	383	162	1,892	800	---	---	24	2	8	11	106	45	970	2,382	57.9	2,439	2,497	2,555	2,613.1	2,671	2,960
HIGHFILL	84	39	2.15	379	165	2.35	570	351.2%	21	9	654	278	---	---	0	0	12	0	28	12	619	703	37.0	740	777	814	851.3	887	1,073
LITTLE FLOCK	944	362	2.61	2,585	1,083	2.39	1,641	173.8%	590	247	---	---	---	---	1	3	0	2	14	6	2,245	3,189	134.0	3,323	3,457	3,591	3,725.0	3,859	4,529
LOWELL	1,224	513	2.39	5,013	2,044	2.46	4,158	309.6%	1,519	618	5,382	2,190	---	---	14	38	18	2	177	72	5,854	7,078	349.5	7,427	7,777	8,126	8,475.6	8,825	10,572
PEA RIDGE	1,620	638	2.54	2,346	927	2.53	726	44.8%	517	222	---	---	---	---	61	38	23	30	385	152	2,692	4,312	160.7	4,473	4,634	4,795	4,953.3	5,116	5,920
ROGERS	24,692	10,291	2.40	38,829	14,836	2.48	14,904	57.3%	11,316	4,568	39,596	15,148	48,666	19,646	361	561	337	83	3,324	1,342	27,298	51,990	1,629.8	53,620	55,250	56,880	58,509.3	60,139	68,288
SILOAM SPRINGS	8,151	3,241	2.51	10,843	4,223	2.53	2,692	33.0%	3,261	1,287	---	---	13,990	5,521	37	35	25	25	309	122	6,148	14,299	367.1	14,666	15,033	15,400	15,767.4	16,134	17,970
SPRINGDALE - Ben Co	907	340	2.50	2,011	709	2.55	1,104	121.7%	1,715	673	---	---	4,409	1,730	na	na	na	na	0	0	3,502	4,409	209.1	4,618	4,827	5,036	5,245.3	5,454	6,500
SPRINGTOWN	0	0	---	114	47	2.43	114	---	0	0	---	---	---	---	0	0	0	0	0	0	114	114	6.8	121	128	134	141.2	148	182
SULPHUR SPRINGS	523	238	2.20	671	279	2.41	148	28.3%	12	5	---	---	---	---	0	0	3	0	7	3	167	690	10.0	700	710	720	730.2	740	790
BENTON CO. TOTALS	97,499	41,444	2.35	153,406	64,281	2.39	55,907	57.3%	43,790	18,349	---	---	---	---	1,805	1,381	960	552	11,043	4,698	107,843	205,342	6,438.4	211,780	218,218	224,657	231,095.0	237,533	269,725
Unincorporated Washington CO.**	31,794	12,487	2.55	38,341	16,306	2.35	6,547	20.6%	-747	-290	-1,140	-438	---	---	116	135	107	72	1,011	430	7,558	39,352	451.2	39,803	40,255	40,706	41,157.0	41,608	43,864
ELKINS	692	288	2.40	1,251	518	2.46	559	80.8%	916	372	---	---	2,223	903	88	2	0	0	222	90	1,753	2,445	104.6	2,549	2,654	2,758	2,863.1	2,968	3,491
ELM SPRINGS - Wash Co.	893	351	2.54	1,031	380	2.71	138	15.5%	483	178	---	---	---	---	4	7	1	7	52	19	672	1,565	40.1	1,606	1,646	1,686	1,726.1	1,766	1,967
ELM SPRINGS (Total)	893	351	2.54	1,044	385	2.71	151	16.9%	488	180	---	---	---	---	4	7	1	7	52	19	691	1,584	41.2	1,625	1,666	1,707	1,748.6	1,790	1,996
FARMINGTON	1,322	537	2.46	3,605	1,390	2.61	2,283	172.7%	915	350	---	---	4,814	1,842	0	2	11	0	34	13	3,526	4,848	210.5	5,058	5,269	5,479	5,690.0	5,901	6,953
FAYETTEVILLE	42,099	18,835	2.24	58,047	25,467	2.14	15,948	37.9%	13,776	6,445	---	---	67,158	31,419	278	209	177	162	1,766	826	26,825	68,924	1,601.5	70,525	72,127	73,728	75,329.4	76,931	84,938
GOSHEN	589	226	2.61	752	310	2.43	163	27.7%	196	81	---	---	---	---	3	4	2	4	32	13	391	980	23.3	1,003	1,027	1,050	1,073.4	1,097	1,213
GREENLAND	757	318	2.38	907	361	2.51	150	19.8%	319	127	---	---	---	---	1	12	14	3	75	30	544	1,301	32.5	1,334	1,366	1,399	1,431.5	1,464	1,627
JOHNSON	599	257	2.33	2,319	990	2.34	1,720	287.1%	1,007	430	---	---	---	---	2	2	78	2	197	84	2,924	3,523	174.6	3,698	3,872	4,047	4,221.3	4,396	5,269
LINCOLN	1,460	677	2.16	1,752	798	2.21	344	20.0%	272	123	1,804	815	---	---	5	4	8	5	49	22	665	2,125	39.7	2,165	2,204	2,244	2,283.8	2,323	2,522
PRAIRIE GROVE	1,761	773	2.28	2,540	1,054	2.32	779	44.2%	797	343	---	---	3,411	1,468	24	31	17	2	172	74	1,822	3,583	108.8	3,692	3,800	3,909	4,018.0	4,127	4,671
SPRINGDALE - Wash Co	29,034	11,654	2.50	43,787	15,418	2.69	14,753	50.8%	16,758	6,233	---	---	58,050	21,591	456	163	154	122	2,406	895	31,422	60,456	1,876.0	62,332	64,208	66,084	67,960.2	69,836	79,216
SPRINGDALE (Total)	29,941	11,994	2.50	45,798	16,127	2.68	15,857	53.0%	18,496	6,906	---	---	62,459	23,321	456	163	154	122	2,406	895	34,924	64,865	2,085.0	66,950	69,035	71,120	73,205.5	75,290	85,716
TONITTOWN	460	187	2.46	942	368	2.57	1,570	104.8%	170	66	2,030	789	---	---	6	11	6	2	64	25	1,804	2,264	107.7	2,372	2,480	2,587	2,695.0	2,803	3,341
WEST FORK	1,607	612	2.63	2,042	800	2.55	435	27.1%	260	102	---	---	---	---	5	2	4	10	54	21	749	2,356	44.7	2,401	2,445	2,490	2,534.8	2,580	2,803