

2007 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 2007		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	481	208	45,399	1,390	3.2%	52,340
AVOCA	269	423	5	2	501	78	18.5%	632
BELLA VISTA ²	9,083	16,582	433	232	25,250	8,668	52.3%	34,358
BENTONVILLE	11,257	19,730	1,251	541	31,924	12,194	61.8%	43,567
BETHEL HEIGHTS	281	714	164	67	2,422	1,708	239.2%	3,628
CAVE SPRINGS	465	1,103	130	53	1,747	644	58.4%	2,469
CENTERTON ³	491	2,146	409	168	8,040	5,894	274.7%	12,294
DECATUR	918	1,314	0	0	1,692	378	28.8%	2,128
ELM SPRINGS - Ben Co	0	13	0	0	18	5	41.7%	29
GARFIELD	308	490	0	0	490	0	0.0%	593
GATEWAY	65	116	0	0	494	378	325.9%	736
GENTRY	1,726	2,165	56	24	3,046	881	40.7%	3,790
GRAVETTE	1,412	1,810	7	3	2,389	579	32.0%	2,939
HIGHFILL	84	379	7	3	710	331	87.5%	1,063
LITTLE FLOCK	944	2,585	17	7	3,206	621	24.0%	4,480
LOWELL	1,224	5,013	37	15	7,115	2,102	41.9%	10,433
PEA RIDGE	1,620	2,346	182	72	4,495	2,149	91.6%	6,114
ROGERS	24,692	38,829	894	361	52,885	14,056	36.2%	68,768
SILOAM SPRINGS	8,151	10,843	456	180	14,755	3,912	36.1%	18,476
SPRINGDALE - Ben Co	907	2,011	92	36	4,649	2,638	131.2%	6,756
SPRINGTOWN	0	114	0	0	114	0	0.0%	178
SULPHUR SPRINGS	523	671	0	0	690	19	2.9%	784
BENTON CO. TOTALS	97,499	153,406	4,622	1,972	212,030	58,624	38.2%	276,554
Unincorporated Washington Co. ¹	31,794	38,341	2,184	929	41,536	3,195	8.3%	47,025
ELKINS	692	1,251	113	46	2,558	1,307	104.5%	3,609
ELM SPRINGS - Wash Co.	893	1,031	19	7	1,584	553	53.7%	1,974
ELM SPRINGS (Total) ³	893	1,044	19	7	1,603	559	53.5%	2,002
FARMINGTON	1,322	3,605	71	27	4,919	1,314	36.4%	6,945
FAYETTEVILLE	42,099	58,047	1,879	877	70,798	12,751	22.0%	86,973
GOSHEN	589	752	24	10	1,004	252	33.5%	1,238
GREENLAND	757	907	15	6	1,317	410	45.2%	1,632
JOHNSON	599	2,319	30	13	3,553	1,234	53.2%	5,218
LINCOLN	1,460	1,752	64	29	2,189	437	25.0%	2,600
PRAIRIE GROVE	1,761	2,540	144	62	3,727	1,187	46.7%	4,835
SPRINGDALE - Wash Co	29,034	43,787	1,148	427	61,448	17,661	40.3%	79,710
SPRINGDALE (Total) ³	29,941	45,798	1,240	463	66,097	20,299	44.3%	86,467
TONTITOWN	460	942	49	19	2,313	1,371	145.5%	3,357
WEST FORK	1,607	2,042	31	12	2,387	345	16.9%	2,826
WINSLOW	342	399	0	0	399	0	0.0%	431
WASHINGTON CO. TOTALS	113,409	157,715	5,772	2,466	199,737	42,022	26.6%	248,373
TWO-COUNTY TOTAL⁴	210,908	311,121	10,393	4,438	411,767	100,646	32.3%	524,927

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 411,767 for the year 2007 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 11,316 per year. Projecting this growth would give the two county area a 10-year population projection of 524,927 at the end of the year 2017.

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 2007

Regional permit value for 2007 was \$1,069,993,971 -- a 29.3% decrease from year 2006. Building construction declined in Northwest Arkansas cities throughout the year with a significant declines in the Residential and Additions categories.

Changes by category from previous year: RESIDENTIAL -44%, COMMERCIAL -5.5%, INDUSTRIAL 28.9 %, PUBLIC 96.7 %, ADDITIONS -64.1 %, OTHER -14.6 %.

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	910.8	5.93 %	Lowell	331.9	10.42%
Bentonville	1,164.3	6.05 %	Rogers	1,588.3	4.38%
Centerton	425.3	17.06 %	Siloam Springs	372.1	3.40 %
Fayetteville	1,616.9	2.97 %	Springdale	2,037.0	4.56%

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 incorporated into our building permit table, Huntsville reported two residential units valued at \$200,138 in 2007.

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 2007	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	\$ 40,452,660	8.4%											\$ 40,452,660	3.8%
Bentonville	\$ 79,163,510	16.4%	\$ 83,975,242	20.7%	\$ -	0.0%	\$ 239,100	0.3%	\$ 7,797,400	23.8%	\$ 4,178,280	5.6%	\$ 175,353,532	16.4%
Centerton	\$ 19,387,350	4.0%	\$ 538,170	0.1%	\$ -	0.0%	\$ 350,000	0.5%	\$ 52,133	0.2%	\$ 269,400	0.4%	\$ 20,597,053	1.9%
Fayetteville*	\$ 136,135,524	28.3%	\$ 100,093,478	24.7%	\$ 21,000	0.3%	\$ 54,118,887	78.5%	\$ 6,463,960	19.8%	\$ 28,893,565	38.8%	\$ 325,726,414	30.4%
Lowell	\$ 2,777,480	0.6%	\$ 18,089,435	4.5%	\$ -	0.0%	\$ -	0.0%	\$ 1,874,847	5.7%	\$ 295,595	0.4%	\$ 23,037,357	2.2%
Rogers	\$ 51,628,712	10.7%	\$ 98,523,419	24.3%	\$ 4,860,000	65.6%	\$ -	0.0%	\$ 2,465,624	7.5%	\$ 22,648,741	30.5%	\$ 180,126,496	16.8%
Siloam Springs	\$ 13,840,850	2.9%	\$ 9,294,878	2.3%	\$ -	0.0%	\$ 524,234	0.8%	\$ 1,842,662	5.6%	\$ 1,736,184	2.3%	\$ 27,238,808	2.5%
Springdale	\$ 77,022,016	16.0%	\$ 71,230,201	17.6%	\$ 2,523,998	34.1%	\$ -	0.0%	\$ 9,855,970	30.1%	\$ 11,503,692	15.5%	\$ 172,135,877	16.1%
Other Cities	\$ 61,009,516	12.7%	\$ 23,365,482	5.8%	\$ -	0.0%	\$ 13,747,428	19.9%	\$ 2,353,545	7.2%	\$ 4,849,802	6.5%	\$ 105,325,774	9.8%
Benton County	\$ 234,064,702	48.6%	\$ 214,421,644	52.9%	\$ 4,860,000	65.6%	\$ 2,569,754	3.7%	\$ 14,687,292	44.9%	\$ 30,243,754	40.7%	\$ 500,847,146	46.8%
Washington County	\$ 247,352,916	51.4%	\$ 190,688,661	47.1%	\$ 2,544,998	34.4%	\$ 66,409,895	96.3%	\$ 18,018,850	55.1%	\$ 44,131,505	59.3%	\$ 569,146,825	53.2%
Two-County Area	\$ 481,417,618	100.0%	\$ 405,110,305	100.0%	\$ 7,404,998	100.0%	\$ 68,979,649	100.0%	\$ 32,706,142	100.0%	\$ 74,375,259	100.0%	\$ 1,069,993,971	100.0%

* Includes U of A estimated building value

YEAR 2007

NORTHWEST ARKANSAS CITY AND COUNTY BUILDING PERMIT TOTALS

YEAR 2007

% Change = 2007 compared to 2006 HU = Housing Units Value = cost of Materials and Labor only "---" = No activity in year 2006

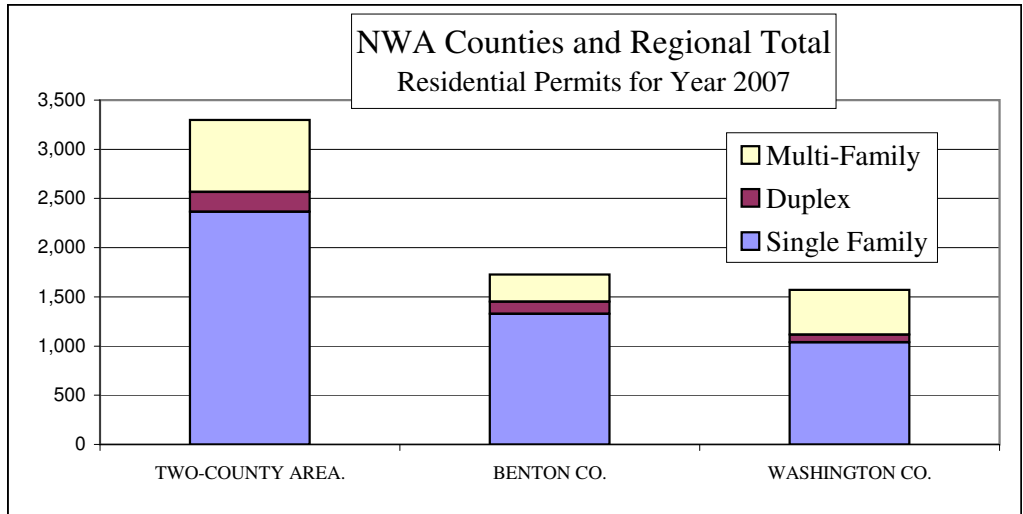
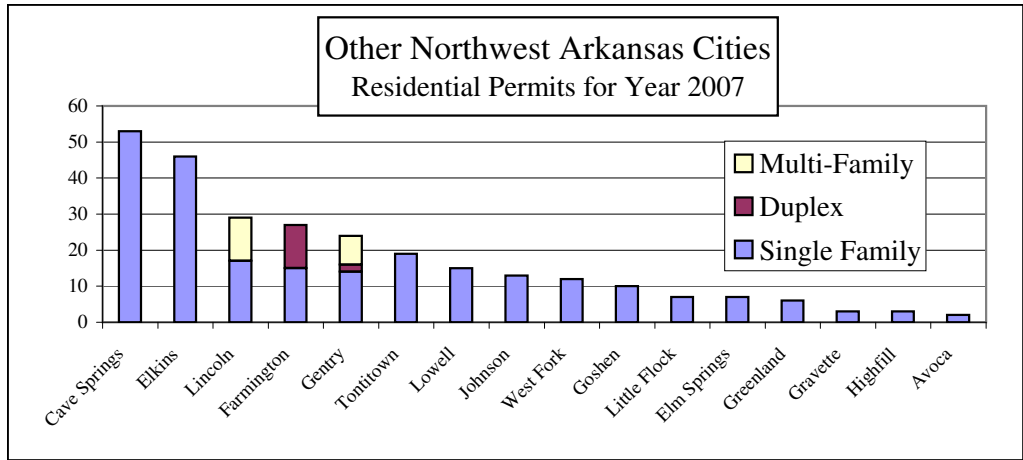
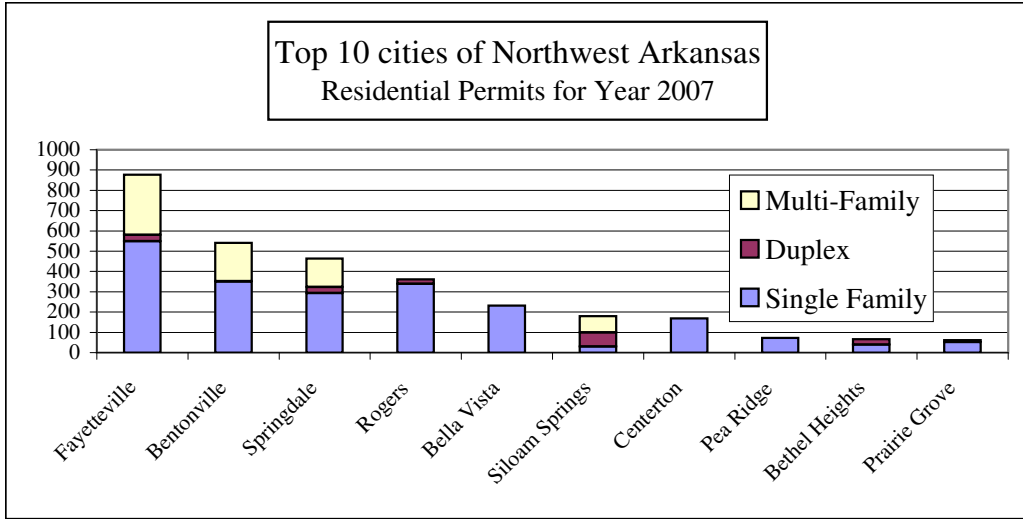
CITY/COUNTY % Change	HU	RESIDENTIAL		COMMERCIAL		INDUSTRIAL		PUBLIC		ADDITIONS		OTHER		TOTALS		% of Region
		No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value	
AVOCA		2	285,025	0	0	0	0	1	208,000	0	0	0	0	3	493,025	0.0%
%Chg.	0%	0%	-14%	-100%	-100%	---	---	---	---	---	---	-100%	-100%	-70%	-70%	
BELLA VISTA		232	40,452,660	---	---	---	---	Data not available		---	---	---	---	232	40,452,660	3.8%
%Chg.	-59%	-59%	-59%	---	---	---	---			---	---	---	---	-59%	-59%	
BENTONVILLE		541	79,163,510	41	83,975,242	0	0	2	239,100	47	7,797,400	97	4,178,280	554	175,353,532	16.4%
%Chg.	-39%	-44%	-44%	-5%	-5%	---	---	100%	-98%	15%	56%	-14%	-27%	-35%	-30%	
BETHEL HEIGHTS		67	5,057,613	5	1,042,500	0	0	0	0	4	157,846	5	307,626	67	6,565,585	0.6%
%Chg.	-63%	-60%	-66%	-58%	-50%	---	---	---	---	100%	17%	400%	-70%	-55%	-64%	
CAVE SPRINGS		53	9,229,415	2	88,000	0	0	0	0	4	93,500	12	315,000	71	9,725,915	0.9%
%Chg.	179%	179%	34%	100%	-85%	---	---	---	---	-33%	-35%	33%	18%	103%	23%	
CENTERTON		168	19,387,350	5	538,170	0	0	1	350,000	3	52,133	13	269,400	190	20,597,053	1.9%
%Chg.	-80%	-60%	-73%	-38%	-46%	-100%	-100%	---	---	-50%	-86%	-19%	400%	-58%	-72%	
DECATUR		0	0	0	0	0	0	1	20,000	3	28,000	1	5,000	5	53,000	0.0%
%Chg.	-100%	-100%	-100%	---	---	---	---	---	---	0%	-30%	-50%	-94%	-55%	-92%	
GENTRY		24	1,770,595	1	20,000	0	0	0	0	1	3,400	32	240,969	50	2,034,964	0.2%
%Chg.	-56%	-69%	-62%	-67%	-94%	---	---	-100%	-100%	-50%	-86%	-30%	-89%	-52%	-75%	
GRAVETTE		3	413,000	1	1,500,000	0	0	0	0	0	0	0	0	4	1,913,000	0.2%
%Chg.	-93%	-93%	-91%	-80%	287%	---	---	---	---	---	---	-100%	-100%	-93%	-62%	
HIGHFILL		3	510,000	0	0	0	0	2	89,000	1	1,000	2	26,500	8	626,500	0.1%
%Chg.	-75%	-75%	-82%	-100%	-100%	---	---	100%	123%	---	---	-33%	-10%	-53%	-81%	
LITTLE FLOCK		7	1,551,660	0	0	0	0	0	0	5	266,000	8	197,959	20	2,015,619	0.2%
%Chg.	17%	17%	23%	---	---	---	---	-100%	-100%	400%	565%	0%	27%	25%	-59%	
LOWELL		15	2,777,480	13	18,089,435	0	0	0	0	29	1,874,847	11	295,595	68	23,037,357	2.2%
%Chg.	-79%	-79%	-84%	-64%	-52%	---	---	---	---	-69%	-87%	-71%	-89%	-72%	-69%	
PEA RIDGE		72	7,996,832	2	1,350,000	0	0	1	1,139,420	1	104,880	1	22,500	77	10,613,632	1.0%
%Chg.	-53%	-53%	-50%	-71%	-75%	---	---	-50%	64%	-67%	-5%	-96%	-96%	-59%	-54%	
ROGERS		361	51,628,712	62	98,523,419	1	4,860,000	0	0	101	2,465,624	255	22,648,741	769	180,126,496	16.8%
%Chg.	-73%	-67%	-68%	-42%	-24%	0%	163%	---	---	-25%	-86%	-31%	-38%	-54%	-48%	
SILOAM SPRINGS		180	13,840,850	16	9,294,878	0	0	1	524,234	20	1,842,662	58	1,736,184	171	27,238,808	2.5%
%Chg.	48%	-30%	6%	7%	-28%	---	---	---	---	5%	48%	9%	87%	-12%	-3%	
SULPHUR SPRINGS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
%Chg.	-100%	-100%	-100%	-100%	-100%	---	---	---	---	-100%	-100%	-100%	-100%	-100%	-100%	
BENTON CO.		1,728	234,064,702	148	214,421,644	1	4,860,000	9	2,569,754	219	14,687,292	495	30,243,754	2,289	500,847,146	46.8%
%Chg.	-60%	-57%	-58%	-39%	-24%	-50%	155%	50%	-84%	-30%	-63%	-28%	-40%	-50%	-47%	
ELKINS		46	4,641,015	8	1,496,400	0	0	0	0	2	28,700	10	208,376	66	6,374,491	0.6%
%Chg.	-49%	-49%	-37%	300%	58%	---	---	---	---	0%	-6%	-9%	-29%	-37%	-29%	
ELM SPRINGS		7	1,205,000	1	1,200,000	0	0	0	0	1	26,000	17	494,560	26	2,925,560	0.3%
%Chg.	-63%	-63%	-69%	---	---	---	---	---	---	0%	-17%	143%	169%	-4%	-29%	
FARMINGTON		27	4,273,790	3	5,940,340	0	0	3	8,814,769	0	0	27	1,427,827	54	20,456,726	1.9%
%Chg.	108%	62%	96%	-57%	168%	---	---	---	---	-100%	-100%	42%	494%	17%	329%	
FAYETTEVILLE		877	136,135,524	55	100,093,478	1	21,000	10	10,368,778	100	6,463,960	351	28,893,565	1,115	281,976,305	26.4%
%Chg.	6%	8%	15%	---	---	---	---	---	---	-26%	-82%	25%	33%	10%	8%	
GOSHEN		10	3,262,720	1	35,000	0	0	0	0	4	340,984	5	48,181	20	3,686,885	0.3%
%Chg.	-23%	-23%	-15%	---	---	---	---	---	---	300%	1345%	-17%	-58%	0%	-8%	
GREENLAND		6	720,000	3	486,900	0	0	1	18,000	2	32,792	6	121,500	18	1,379,192	0.1%
%Chg.	-80%	-80%	-78%	---	---	---	---	---	---	-50%	-61%	0%	-22%	-55%	-61%	
JOHNSON		13	4,764,999	15	7,065,432	0	0	0	0	6	831,664	4	310,832	38	12,972,927	1.2%
%Chg.	-85%	-46%	-51%	88%	113%	---	---	---	---	200%	1440%	100%	443%	6%	-2%	
LINCOLN		29	2,276,105	2	558,000	0	0	0	0	2	18,640	2	6,000	26	2,858,745	0.3%
%Chg.	32%	-9%	24%	---	---	---	---	---	---	-50%	-84%	-83%	-94%	-35%	-7%	
PRAIRIE GROVE		62	5,222,500	0	0	0	0	3	3,458,239	2	34,500	31	876,386	91	9,591,625	0.9%
%Chg.	-16%	-26%	-42%	-100%	-100%	---	---	---	---	0%	23%	11%	86%	-16%	-25%	
SPRINGDALE		463	77,022,016	66	71,230,201	2	2,523,998	0	0	66	9,855,970	304	11,503,692	763	172,135,877	16.1%
%Chg.	-48%	-49%	-44%	-20%	46%	0%	-34%	-100%	-100%	-71%	6%	87%	31%	-31%	-22%	
TONTITOWN		19	6,591,547	3	2,187,910	0	0	0	0	2	184,640	8	153,086	32	9,117,183	0.9%
%Chg.	-24%	-24%	-5%	-73%	-31%	---	---	---	---	-71%	16%	-62%	-83%	-50%	-18%	
U OF A		0	0	0	0	0	0	14	43,750,109	0	0	0	0	14	43,750,109	4.1%
%Chg.	---	---	---	---	---	---	---	600%	642%	-100%	-100%	-100%	-100%	8%	232%	
WEST FORK		12	1,237,700	1	395,000	0	0	0	0	10	201,000	12	87,500	35	1,921,200	0.2%
%Chg.	-43%	-43%	-53%	-67%	-77%	---	---	-100%	-100%	150%	-58%	0%	-41%	-15%	-62%	
WASHINGTON CO.		1,571	247,352,916	158	190,688,661	3	2,544,998	31	66,409,895	197	18,018,850	777	44,131,505	2,298	569,146,825	53.2%
%Chg.	-26%	-26%	-19%	-6%	30%	50%	-34%	343%	257%	-50%	-65%	35%	20%	-14%	1%	
REGION		3,299	\$481,417,618	306	\$405,110,305	4	\$7,404,998	40	\$68,979,649	416	\$32,706,142	1,272	\$74,375,259	4,587	\$1,069,993,971	100.0%
% Chg.	-49%	-47%	-44%	-26%	-5%	0%	29%	208%	97%	-41%	-64%	0%	-15%	-37%	-29%	

HOUSING UNIT COMPARISONS

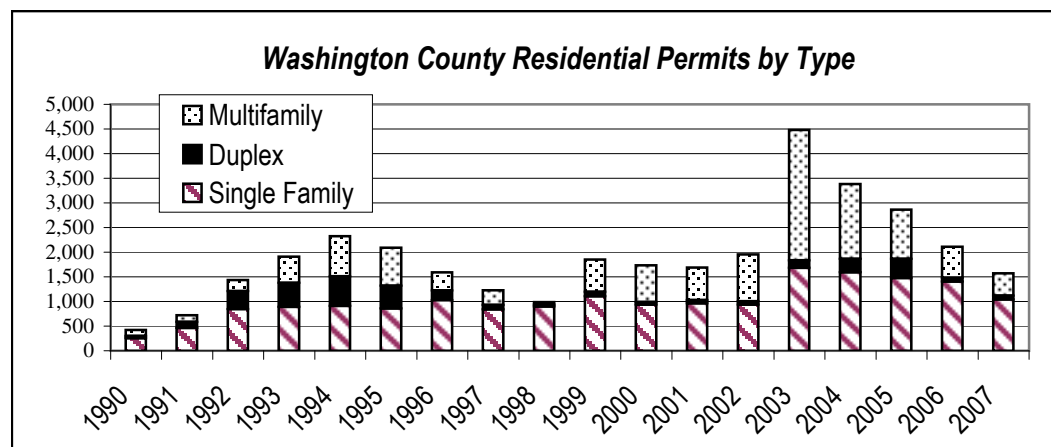
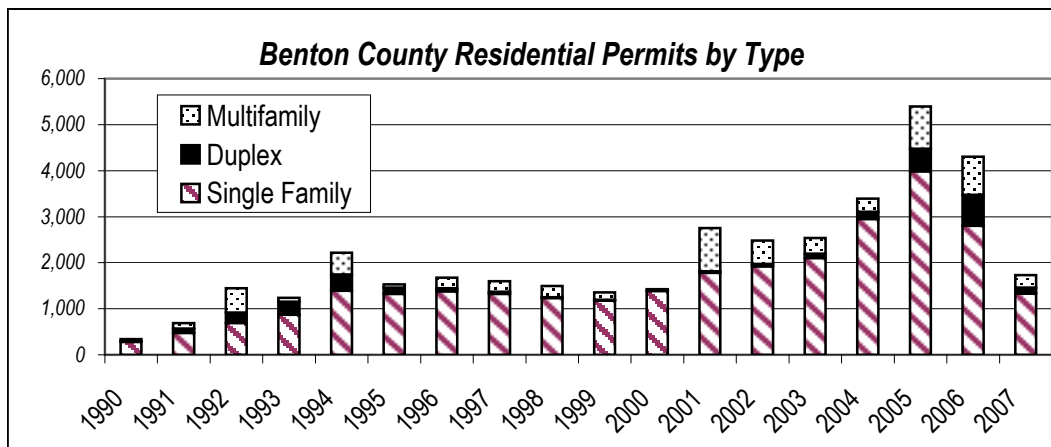
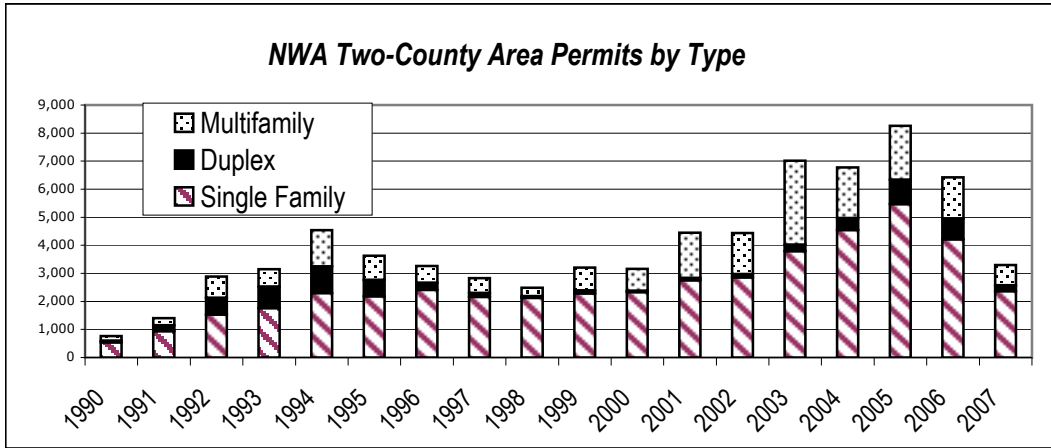
2007		Compared to			2006		
Dashes --- indicate no activity in comparison period							
CITIES BY COUNTY	ONE FAMILY	TWO FAMILY	MULTI-FAMILY	TOTAL	% OF COUNTY	% OF REGION	
AVOCA	2	0	0	2	0.1%	0.1%	
%Chg	0%	---	---	0%			
BELLA VISTA	232	0	0	232	13.4%	7.0%	
%Chg	-59%	---	---	-59%			
BENTONVILLE	350	2	189	541	31.3%	16.4%	
%Chg	-33%	-99%	34%	-39%			
BETHEL HEIGHTS	39	28	0	67	3.9%	2.0%	
%Chg	-55%	-71%	---	-63%			
CAVE SPRINGS	53	0	0	53	3.1%	1.6%	
%Chg	179%	---	---	179%			
CENTERTON	168	0	0	168	9.7%	5.1%	
%Chg	-42%	-100%	-100%	-80%			
DECATUR	0	0	0	0	0.0%	0.0%	
%Chg	-100%	---	-100%	-100%			
GENTRY	14	2	8	24	1.4%	0.7%	
%Chg	-71%	-67%	---	-56%			
GRAVETTE	3	0	0	3	0.2%	0.1%	
%Chg	-93%	---	---	-93%			
HIGHFILL	3	0	0	3	0.2%	0.1%	
%Chg	-75%	---	---	-75%			
LITTLE FLOCK	7	0	0	7	0.4%	0.2%	
%Chg	17%	---	---	17%			
LOWELL	15	0	0	15	0.9%	0.5%	
%Chg	-79%	---	---	-79%			
PEA RIDGE	72	0	0	72	4.2%	2.2%	
%Chg	-53%	---	---	-53%			
ROGERS	339	22	0	361	20.9%	10.9%	
%Chg	-62%	-82%	-100%	-73%			
SILOAM SPRINGS	30	70	80	180	10.4%	5.5%	
%Chg	-68%	150%	---	48%			
SULPHUR SPRINGS	0	0	0	0	0.0%	0.0%	
%Chg	-100%	---	---	-100%			
BENTON CO.	1,327	124	277	1,728	100.0%	52.4%	
%Chg	-53%	-81%	-67%	-60%			
ELKINS	46	0	0	46	2.9%	1.4%	
%Chg	-49%	---	---	-49%			
ELM SPRINGS	7	0	0	7	0.4%	0.2%	
%Chg	-63%	---	---	-63%			
FARMINGTON	15	12	0	27	1.7%	0.8%	
%Chg	15%	---	---	108%			
FAYETTEVILLE	549	32	296	877	55.8%	26.6%	
%Chg	8%	33%	1%	6%			
GOSHEN	10	0	0	10	0.6%	0.3%	
%Chg	-23%	---	---	-23%			
GREENLAND	6	0	0	6	0.4%	0.2%	
%Chg	-80%	---	---	-80%			
JOHNSON	13	0	0	13	0.8%	0.4%	
%Chg	8%	---	-100%	-85%			
LINCOLN	17	0	12	29	1.8%	0.9%	
%Chg	-23%	---	---	32%			
PRAIRIE GROVE	52	2	8	62	3.9%	1.9%	
%Chg	-30%	---	---	-16%			
SPRINGDALE	293	30	140	463	29.5%	14.0%	
%Chg	-49%	-46%	-47%	-48%			
TONTITOWN	19	0	0	19	1.2%	0.6%	
%Chg	-24%	---	---	-24%			
WEST FORK	12	0	0	12	0.8%	0.4%	
%Chg	-43%	---	---	-43%			
WASHINGTON	1,039	76	456	1,571	100.0%	47.6%	
%Chg	-26%	-5%	-28%	-26%			
REGION	2,366	200	733	3,299		100.0%	
%Chg	-44%	-73%	-50%	-49%			

Residential Growth in Northwest Arkansas in 2007

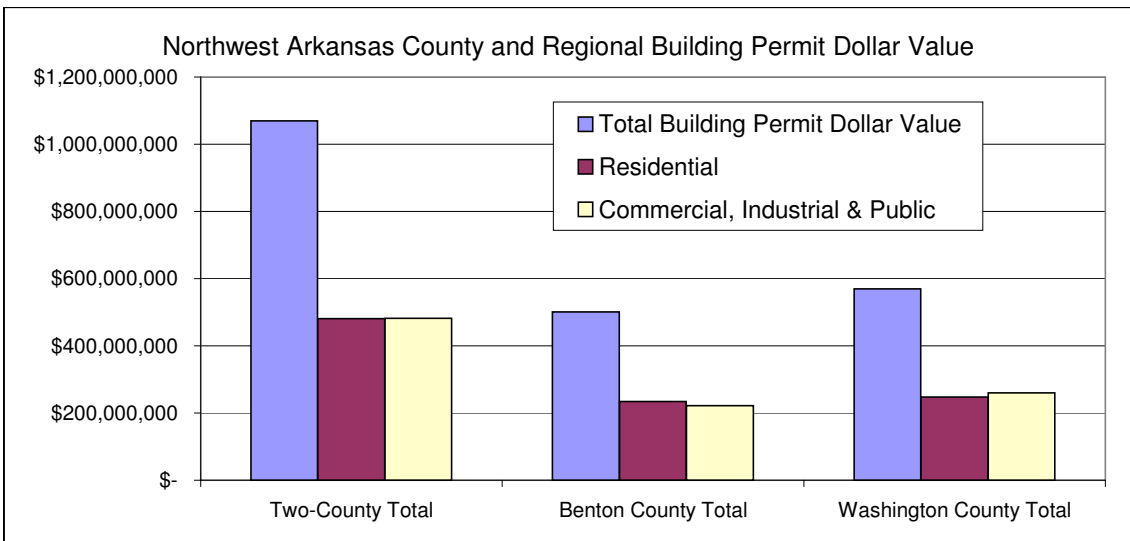
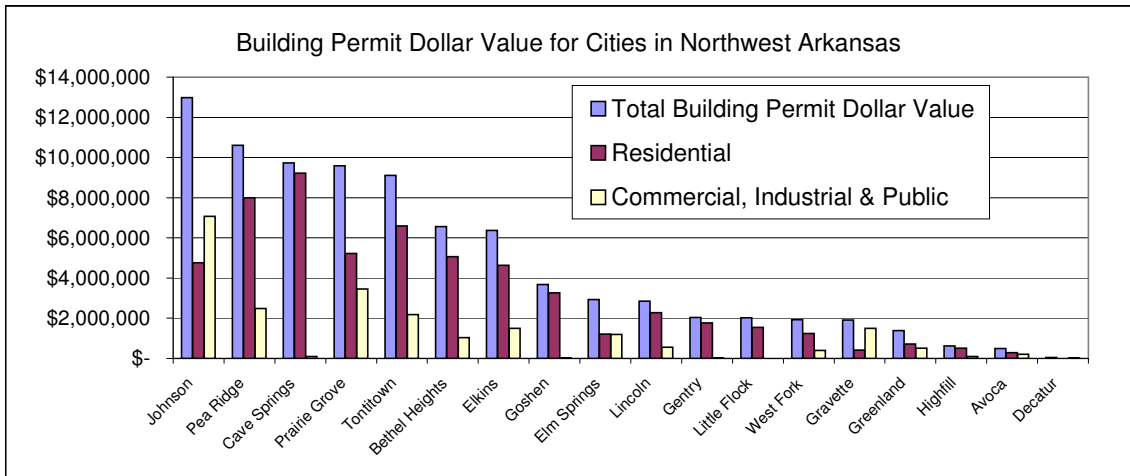
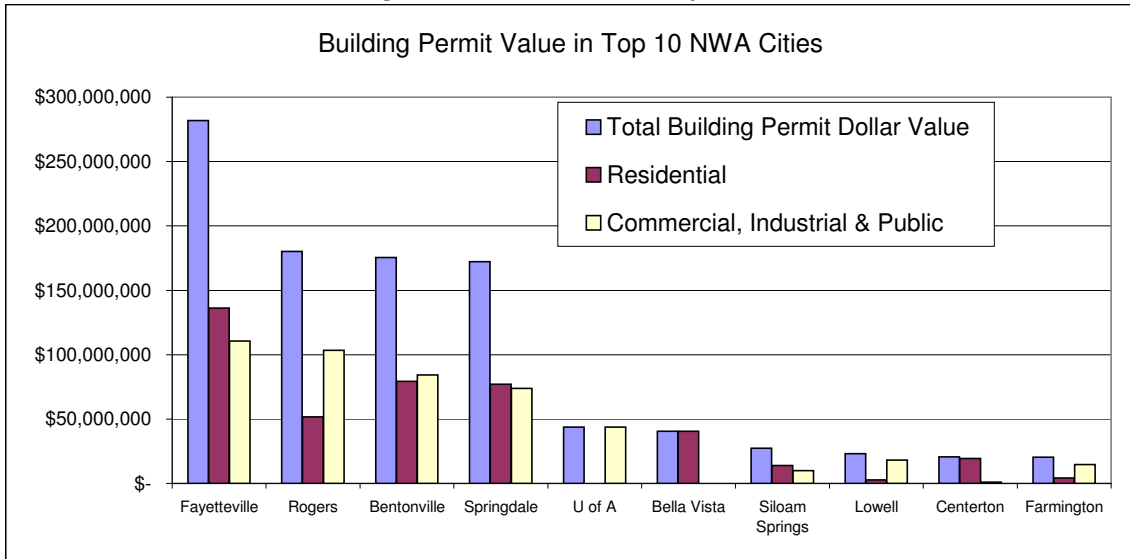
Housing Unit Comparison Charts



Dwelling Units By Type for the Years 1990 to 2007



NWA Building Permit Dollar Comparisons for 2007



"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 2007			
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%	\$ 174,365	\$ 174,365	\$ 88.37	1,973.1	1,973.1
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
%(Reg)	8.4%	\$ 174,365	\$ 174,365	\$ 88.37	1,973.1	1,973.1
BENTONVILLE						
0-75 1F	0.0%	---	---	---	---	---
1F	83.8%	\$ 189,448	\$ 189,448	\$ 80.03	2,367.2	2,367.2
2F	0.3%	\$ 251,908	\$ 125,954	\$ 85.05	2,962.0	1,481.0
MF	15.9%	\$ 787,803	\$ 66,692	\$ 86.00	9,160.5	775.5
%(Reg)	16.4%	\$ 215,704	\$ 146,328	\$ 80.94	2,665.0	1,807.9
CENTERTON						
0-75 1F	0.4%	\$ 70,000	\$ 70,000	\$ 14.00	5,000.0	5,000.0
1F	100.0%	\$ 115,401	\$ 115,401	\$ 63.48	1,817.9	1,817.9
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
%(Reg)	5.0%	\$ 115,401	\$ 115,401	\$ 63.48	1,817.9	1,817.9
FAYETTEVILLE						
0-75 1F	0.0%	---	---	---	---	---
1F	67.0%	\$ 166,025	\$ 166,025	\$ 72.21	2,299.4	2,299.4
2F	2.6%	\$ 221,129	\$ 110,564	\$ 73.52	3,007.7	1,503.8
MF	30.4%	\$1,256,047	\$ 140,032	\$ 97.55	12,875.6	1,435.5
%(Reg)	28.3%	\$ 227,651	\$ 155,229	\$ 78.45	2,901.9	1,978.8
LOWELL						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$ 185,165	\$ 185,165	\$ 70.42	2,629.4	2,629.4
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
%(Reg)	0.6%	\$ 185,165	\$ 185,165	\$ 70.42	2,629.4	2,629.4
ROGERS						
0-75 1F	1.0%	\$ 72,282	\$ 72,282	\$ 70.00	1,032.6	1,032.6
1F	96.2%	\$ 146,439	\$ 146,439	\$ 76.89	1,904.4	1,904.4
2F	3.8%	\$ 180,520	\$ 90,260	\$ 78.00	2,314.4	1,157.2
MF	0.0%	---	---	---	---	---
%(Reg)	10.7%	\$ 147,511	\$ 143,016	\$ 76.94	1,917.3	1,858.9
SILOAM SPRINGS						
0-75 1F	0.0%	---	---	---	---	---
1F	24.3%	\$ 111,962	\$ 111,962	\$ 66.33	1,687.9	1,687.9
2F	34.1%	\$ 134,886	\$ 67,443	\$ 62.04	2,174.3	1,087.2
MF	41.6%	\$ 523,727	\$ 72,013	\$ 119.42	4,385.5	603.0
%(Reg)	2.9%	\$ 182,116	\$ 76,894	\$ 79.10	2,302.4	972.1
SPRINGDALE						
0-75 1F	0.1%	\$ 57,600	\$ 57,600	\$ 60.00	960.0	960.0
1F	79.3%	\$ 208,448	\$ 208,448	\$ 114.82	1,815.4	1,815.4
2F	4.5%	\$ 233,371	\$ 116,686	\$ 113.18	2,062.0	1,031.0
MF	16.2%	\$ 732,124	\$ 88,901	\$ 87.42	8,374.8	1,016.9
%(Reg)	16.0%	\$ 236,991	\$ 166,354	\$ 109.22	2,169.9	1,523.1
REGIONAL SUMMARY						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	HOUSING UNIT	SQ FT	BLDG	HU
CITIES OVER 5000 POPULATION						
0-75 1F	0.2%	\$69,118	\$69,118	\$48.85	1,414.8	1,414.8
1F	79.5%	\$169,104	\$169,104	\$81.07	2,085.8	2,085.8
2F	3.3%	\$179,452	\$89,726	\$76.25	2,353.5	1,176.8
MF	17.2%	\$938,461	\$102,499	\$94.82	9,897.1	1,081.0
%(Reg)	87.3%	\$197,282	\$148,188	\$82.97	2,377.9	1,786.1
CITIES UNDER 5000 POPULATION						
0-75 1F	5.1%	\$69,392	\$69,392	\$52.97	1,310.1	1,310.1
1F	93.3%	\$145,908	\$145,908	\$67.79	2,152.2	2,152.2
2F	4.8%	\$132,073	\$66,036	\$54.11	2,440.8	1,220.4
MF	2.0%	\$199,981	\$42,853	\$59.91	3338.167	715.3
%(Reg)	12.7%	\$145,956	\$132,055	\$66.82	2,184.4	1,976.4
REGION						
0-75 1F	0.8%	\$69,342	\$69,342	\$52.17	1,329.1	1,329.1
1F	81.2%	\$165,280	\$165,280	\$78.83	2,096.8	2,096.8
2F	3.5%	\$169,029	\$84,514	\$71.24	2,372.7	1,186.4
MF	15.3%	\$885,077	\$100,220	\$93.93	9,422.9	1,067.0
%(Reg)	100.0%	\$188,865	\$145,928	\$80.50	2,346.2	1,812.8

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

Source: NWARPC 2007

SINGLE FAMILY COST COMPARISONS
For Cities in Northwest Arkansas for Year 2007

BELLA VISTA		TOTAL	% of All 1 Family HUs	AVERAGE			ROGERS		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges	Cost			Sq. Ft.	\$/Sq. Ft.	Cost Ranges	Cost	Sq. Ft.			\$/Sq. Ft.		
(\$ in Thousands)		232	100.0%	\$ 174,365	1,973	\$ 89.60	(\$ in Thousands)		339	100.0%	\$ 146,439	1,904	\$ 76.40
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	7	2.1%	\$ 72,282	1,033	\$ 70.00	1,344	\$ 70.00
\$75-\$99.9	2	0.9%	\$ 88,500	1,236	\$ 72.83	\$75-\$99.9	61	18.0%	\$ 94,069	1,344	\$ 70.00	1,344	\$ 70.00
\$100-\$124.9	30	12.9%	\$ 113,954	1,421	\$ 80.74	\$100-\$124.9	112	33.0%	\$ 105,664	1,355	\$ 78.00	1,355	\$ 78.00
\$125-\$149.9	54	23.3%	\$ 134,020	1,549	\$ 87.20	\$125-\$149.9	56	16.5%	\$ 138,624	1,777	\$ 78.00	1,777	\$ 78.00
\$150-\$199.9	91	39.2%	\$ 164,619	1,915	\$ 91.02	\$150-\$199.9	49	14.5%	\$ 168,370	2,159	\$ 78.00	2,159	\$ 78.00
\$200-\$299.9	39	16.8%	\$ 222,148	2,527	\$ 90.36	\$200-\$299.9	37	10.9%	\$ 237,875	3,050	\$ 78.00	3,050	\$ 78.00
\$300-\$399.9	13	5.6%	\$ 318,144	3,178	\$ 102.30	\$300-\$399.9	12	3.5%	\$ 353,750	4,535	\$ 78.00	4,535	\$ 78.00
\$400-\$499.9	1	0.4%	\$ 440,000	5,432	\$ 81.00	\$400-\$499.9	3	0.9%	\$ 449,124	5,758	\$ 78.00	5,758	\$ 78.00
\$500+	2	0.9%	\$ 700,000	4,702	\$ 146.01	\$500+	2	0.6%	\$ 578,799	7,421	\$ 78.00	7,421	\$ 78.00
BENTONVILLE		TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges	Cost			Sq. Ft.	\$/Sq. Ft.	Cost Ranges	Cost	Sq. Ft.			\$/Sq. Ft.		
(\$ in Thousands)		350	100.0%	\$ 189,448	2,367	\$ 80.09	(\$ in Thousands)		30	100.0%	\$ 111,962	1,688	\$ 66.16
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	2	6.7%	\$ 57,600	960	\$ 60.00	960	\$ 60.00
\$75-\$99.9	1	0.3%	\$ 99,956	1,238	\$ 80.74	\$75-\$99.9	13	43.3%	\$ 84,760	1,466	\$ 58.84	1,466	\$ 58.84
\$100-\$124.9	31	8.9%	\$ 118,634	1,487	\$ 79.87	\$100-\$124.9	9	30.0%	\$ 112,513	1,875	\$ 60.00	1,875	\$ 60.00
\$125-\$149.9	49	14.0%	\$ 137,825	1,719	\$ 80.20	\$125-\$149.9	1	3.3%	\$ 140,000	2,220	\$ 63.06	2,220	\$ 63.06
\$150-\$199.9	174	49.7%	\$ 172,290	2,171	\$ 79.55	\$150-\$199.9	2	6.7%	\$ 174,500	2,292	\$ 76.33	2,292	\$ 76.33
\$200-\$299.9	65	18.6%	\$ 231,245	2,892	\$ 80.49	\$200-\$299.9	3	10.0%	\$ 213,383	1,992	\$ 114.77	1,992	\$ 114.77
\$300-\$399.9	25	7.1%	\$ 340,075	4,166	\$ 82.17	\$300-\$399.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$400-\$499.9	4	1.1%	\$ 411,710	5,054	\$ 81.64	\$400-\$499.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$500+	1	0.3%	\$ 617,670	6,796	\$ 90.89	\$500+	0	0.0%	\$ -	0	\$ -	0	\$ -
CENTERTON		TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges	Cost			Sq. Ft.	\$/Sq. Ft.	Cost Ranges	Cost	Sq. Ft.			\$/Sq. Ft.		
(\$ in Thousands)		168	1120.0%	\$ 115,401	1,818	\$ 64.25	(\$ in Thousands)		293	100.0%	\$ 208,448	1,815	\$ 117.72
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$50-\$74.9	1	6.7%	\$ 70,000	5,000	\$ 14.00	\$50-\$74.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$75-\$99.9	42	280.0%	\$ 91,113	1,425	\$ 64.38	\$75-\$99.9	2	0.7%	\$ 96,717	1,064	\$ 91.05	1,064	\$ 91.05
\$100-\$124.9	82	546.7%	\$ 108,222	1,665	\$ 65.00	\$100-\$124.9	1	0.3%	\$ 117,838	1,104	\$ 106.74	1,104	\$ 106.74
\$125-\$149.9	26	173.3%	\$ 131,730	2,113	\$ 63.16	\$125-\$149.9	48	16.4%	\$ 144,884	1,199	\$ 121.07	1,199	\$ 121.07
\$150-\$199.9	14	93.3%	\$ 163,489	2,515	\$ 65.00	\$150-\$199.9	157	53.6%	\$ 172,597	1,456	\$ 118.76	1,456	\$ 118.76
\$200-\$299.9	1	6.7%	\$ 250,575	3,855	\$ 65.00	\$200-\$299.9	57	19.5%	\$ 229,495	1,954	\$ 117.91	1,954	\$ 117.91
\$300-\$399.9	2	13.3%	\$ 326,008	5,016	\$ 65.00	\$300-\$399.9	15	5.1%	\$ 347,572	3,094	\$ 113.07	3,094	\$ 113.07
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	6	2.0%	\$ 452,458	4,409	\$ 104.60	4,409	\$ 104.60
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	7	2.4%	\$ 814,634	8,318	\$ 100.06	8,318	\$ 100.06
FAYETTEVILLE		TOTAL	% of All 1 Family HUs	AVERAGE			TOTAL of all Cities over 5000		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges	Cost			Sq. Ft.	\$/Sq. Ft.	Cost Ranges	Cost	Sq. Ft.			\$/Sq. Ft.		
(\$ in Thousands)		549	100.0%	\$ 166,025	2,299	\$ 72.10	(\$ in Thousands)		1,976	100.0%	\$ 169,104	2,086	\$ 82.30
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	10	0.5%	\$ 69,118	1,415	\$ 62.40	1,415	\$ 62.40
\$75-\$99.9	5	0.9%	\$ 91,496	1,346	\$ 70.41	\$75-\$99.9	126	6.4%	\$ 92,022	1,377	\$ 67.45	1,377	\$ 67.45
\$100-\$124.9	96	17.5%	\$ 113,713	1,624	\$ 70.14	\$100-\$124.9	361	18.3%	\$ 110,393	1,526	\$ 72.98	1,526	\$ 72.98
\$125-\$149.9	189	34.4%	\$ 136,600	1,961	\$ 70.19	\$125-\$149.9	431	21.8%	\$ 137,336	1,785	\$ 79.64	1,785	\$ 79.64
\$150-\$199.9	159	29.0%	\$ 168,546	2,336	\$ 72.52	\$150-\$199.9	648	32.8%	\$ 169,902	2,011	\$ 88.46	2,011	\$ 88.46
\$200-\$299.9	78	14.2%	\$ 234,602	3,123	\$ 76.86	\$200-\$299.9	285	14.4%	\$ 231,893	2,744	\$ 88.25	2,744	\$ 88.25
\$300-\$399.9	11	2.0%	\$ 330,102	4,325	\$ 76.78	\$300-\$399.9	78	3.9%	\$ 338,198	3,896	\$ 89.63	3,896	\$ 89.63
\$400-\$499.9	9	1.6%	\$ 432,828	5,608	\$ 77.40	\$400-\$499.9	23	1.2%	\$ 436,714	5,211	\$ 85.47	5,211	\$ 85.47
\$500+	2	0.4%	\$ 666,070	8,019	\$ 82.42	\$500+	14	0.7%	\$ 729,275	7,522	\$ 100.30	7,522	\$ 100.30
LOWELL		TOTAL	% of All 1 Family HUs	AVERAGE			Total Cities less than 5000		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges	Cost			Sq. Ft.	\$/Sq. Ft.	Cost Ranges	Cost	Sq. Ft.			\$/Sq. Ft.		
(\$ in Thousands)		15	100.0%	\$ 185,165	2,629	\$ 70.19	(\$ in Thousands)		390	100.0%	\$ 145,908	2,166	\$ 65.09
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	1	0.3%	\$ 40,000	690	\$ 58.00	690	\$ 58.00
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	37	9.5%	\$ 69,125	1,303	\$ 53.56	1,303	\$ 53.56
\$75-\$99.9	0	0.0%	\$ -	0	\$ -	\$75-\$99.9	136	34.9%	\$ 85,801	1,457	\$ 59.75	1,457	\$ 59.75
\$100-\$124.9	0	0.0%	\$ -	0	\$ -	\$100-\$124.9	55	14.1%	\$ 112,309	1,838	\$ 62.68	1,838	\$ 62.68
\$125-\$149.9	8	53.3%	\$ 137,695	2,061	\$ 66.78	\$125-\$149.9	54	13.8%	\$ 138,537	2,142	\$ 66.70	2,142	\$ 66.70
\$150-\$199.9	2	13.3%	\$ 176,701	2,620	\$ 67.44	\$150-\$199.9	44	11.3%	\$ 162,205	2,404	\$ 69.14	2,404	\$ 69.14
\$200-\$299.9	5	33.3%	\$ 264,503	3,542	\$ 76.75	\$200-\$299.9	28	7.2%	\$ 240,387	3,436	\$ 71.51	3,436	\$ 71.51
\$300-\$399.9	0	0.0%	\$ -	0	\$ -	\$300-\$399.9	15	3.8%	\$ 345,133	4,219	\$ 88.17	4,219	\$ 88.17
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	14	3.6%	\$ 442,111	4,903	\$ 89.84	4,903	\$ 89.84
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	6	1.5%	\$ 624,171	7,839	\$ 90.97	7,839	\$ 90.97
All Cities		TOTAL	% of All 1 Family HUs	AVERAGE			All Cities		TOTAL	% of All 1 Family HUs	AVERAGE		
Cost Ranges	Cost			Sq. Ft.	\$/Sq. Ft.	Cost Ranges	Cost	Sq. Ft.			\$/Sq. Ft.		
(\$ in Thousands)		2,366	100.0%	\$ 165,280	2,099	\$ 79.46	(\$ in Thousands)		2,366	100.0%	\$ 165,280	2,099	\$ 79.46
\$0-\$49.9	1	0.0%	\$ 40,000	690	\$ 58.00	\$0-\$49.9	1	0.0%	\$ 40,000	690	\$ 58.00	690	\$ 58.00
\$50-\$74.9	47	2.0%	\$ 69,123	1,327	\$ 55.44	\$50-\$74.9	47	2.0%	\$ 69,123	1,327	\$ 55.44	1,327	\$ 55.44
\$75-\$99.9	262	11.1%	\$ 88,793	1,419	\$ 63.45	\$75-\$99.9	262	11.1%	\$ 88,793	1,419	\$ 63.45	1,419	\$ 63.45
\$100-\$124.9	416	17.6%	\$ 110,646	1,567	\$ 71.62	\$100-\$124.9	416	17.6%	\$ 110,646	1,567	\$ 71.62	1,567	\$ 71.62
\$125-\$149.9	485	20.5%	\$ 137,470	1,825	\$ 78.20	\$125-\$149.9	485	20.5%	\$ 137,470	1,825	\$ 78.20	1,825	\$ 78.20
\$150-\$199.9	692	29.2%	\$ 169,413	2,036	\$ 87.23	\$150-\$199.9	692	29.2%	\$ 169,413	2,036	\$ 87.23	2,036	\$ 87.23
\$200-\$299.9	313	13.2%	\$ 232,653	2,805	\$ 86.75	\$200-\$299.9	313	13.2%	\$ 232,653	2,805	\$ 86.75	2,805	\$ 86.75
\$300-\$399.9	93	3.9%	\$ 339,317	3,948	\$ 89.39	\$300-\$399.9	93	3.9%	\$ 339,317	3,948	\$ 89.39	3,948	\$ 89.39
\$400-\$499.9	37	1.6%	\$ 438,756	5,094	\$ 87.12	\$400-\$499.9	37	1.6%	\$ 438,756	5,094	\$ 87.12	5,094	\$ 87.12
\$500+	20	0.8%	\$ 697,744	7,617	\$ 97.50	\$500+	20	0.8%	\$ 697,744	7,617	\$ 97.50	7,617	\$ 97.50

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
 Northwest Arkansas Regional Planning Commission

NORTHWEST ARKANSAS CITIES AND COUNTIES						
End-of-Year 2007 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 2000-2007	Annual Rate 2000-2007
Benton Co., Unincorp.	44,009	---	45,399	1,390	3.2%	0.40
AVOCA	423	---	501	78	18.4%	2.21
BELLA VISTA**	16,582	25,250	25,250	8,668	52.3%	5.58
BENTONVILLE*	19,730	28,621	31,924	12,194	61.8%	6.41
BETHEL HEIGHTS*	714	1,812	2,422	1,708	239.2%	17.07
CAVE SPRINGS	1,103	---	1,747	644	58.4%	6.11
CENTERTON*	2,146	5,621	8,040	5,894	274.7%	18.58
DECATUR	1,314	---	1,692	378	28.8%	3.32
ELM SPRINGS - Ben Co.	13	---	18	5	38.5%	4.29
GARFIELD	490	---	490	NR	0.0%	0.00
GATEWAY**	116	494	494	378	325.9%	20.56
GENTRY**	2,165	2,345	3,046	881	40.7%	4.50
GRAVETTE**	1,810	1,892	2,389	579	32.0%	3.65
HIGHFILL**	379	654	710	331	87.3%	8.44
LITTLE FLOCK	2,585	---	3,206	621	24.0%	2.82
LOWELL**	5,013	5,382	7,115	2,102	41.9%	4.62
PEA RIDGE	2,346	---	4,495	2,149	91.6%	8.75
ROGERS*	38,829	48,666	52,885	14,056	36.2%	4.07
SILOAM SPRINGS*	10,843	13,990	14,755	3,912	36.1%	4.06
SPRINGDALE* - Ben Co.	2,011	4,409	4,649	2,638	131.2%	11.42
SPRINGTOWN	114	---	114	0	0.0%	0.00
SULPHUR SPRINGS	671	---	690	19	2.8%	0.36
Benton County Total	153,406	---	212,031	58,625	38.2%	4.26
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	2,298	367	19.0%	2.27
ST. PAUL	163	---	163	NR	0.0%	0.00
Madison County Total	14,243	---	14,610	367	2.6%	0.33
Washington Co., Unincorp.	38,341	---	41,536	3,195	8.3%	1.04
ELKINS*	1,251	2,223	2,558	1,307	104.5%	9.67
ELM SPRINGS - Wash Co.	1,031	---	1,584	553	53.6%	5.70
ELM SPRINGS (total)	1,044	---	1,603	559	53.5%	5.69
FARMINGTON*	3,605	4,814	4,919	1,314	36.4%	4.09
FAYETTEVILLE*	58,047	67,158	70,798	12,751	22.0%	2.60
GOSHEN	752	---	1,004	252	33.5%	3.80
GREENLAND	907	---	1,317	410	45.2%	4.93
JOHNSON	2,319	---	3,553	1,234	53.2%	5.66
LINCOLN**	1,752	1,804	2,189	437	24.9%	2.92
PRAIRIE GROVE*	2,540	3,411	3,727	1,187	46.7%	5.07
SPRINGDALE - Wash Co.	43,787	---	61,448	17,661	40.3%	4.47
SPRINGDALE* (total)	45,798	62,459	66,097	20,299	44.3%	4.85
TONTITOWN**	942	2,030	2,313	1,371	145.5%	12.29
WEST FORK	2,042	---	2,387	345	16.9%	2.03
WINSLOW	399	---	399	NR	0.0%	0.00
Washington County Total	157,715	---	199,732	42,017	26.6%	3.09

* 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 ESTIMATE End-of-Year 2007	Average Pop. Increase per year 1990 to 2007	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	10 YEAR	15 YEAR	20 YEAR	25 YEAR	30 YEAR
			Projection End-of-Year 2008	Projection End-of-Year 2009	Projection End-of-Year 2010	Projection End-of-Year 2011	Projection End-of-Year 2012	Projection End-of-Year 2017	Projection End-of-Year 2022	Projection End-of-Year 2027	Projection End-of-Year 2032	Projection End-of-Year 2037
Unincorporated Benton CO.**	45,399	694.1	46,093	46,787	47,481	48,175	48,870	52,340	55,810	59,281	62,751	66,222
AVOCA	501	13.1	514	527	540	553.3	566	632	697	763	828	893
BELLA VISTA (CDP)	25,250	910.8	26,161	27,072	27,982	28,893.3	29,804	34,358	38,912	43,466	48,020	52,575
BENTONVILLE	31,924	1,164.3	33,088	34,252	35,417	36,581.0	37,745	43,567	49,388	55,210	61,032	66,853
BETHEL HEIGHTS	2,422	120.6	2,542	2,663	2,784	2,904.1	3,025	3,628	4,231	4,834	5,437	6,040
CAVE SPRINGS	1,747	72.2	1,819	1,891	1,963	2,035.4	2,108	2,469	2,830	3,191	3,552	3,913
CENTERTON	8,040	425.3	8,466	8,891	9,316	9,741.7	10,167	12,294	14,420	16,547	18,673	20,800
DECATUR	1,692	43.6	1,736	1,779	1,823	1,866.7	1,910	2,128	2,347	2,565	2,783	3,001
ELM SPRINGS - Ben Co	18	1.0	19	20	22	22.6	24	29	34	39	44	50
GARFIELD	490	10.3	500	511	521	531.0	541	593	644	695	746	798
GATEWAY	494	24.2	518	542	567	590.7	615	736	857	977	1,098	1,219
GENTRY	3,046	74.4	3,120	3,195	3,269	3,343.4	3,418	3,790	4,161	4,533	4,905	5,277
GRAVETTE	2,389	55.0	2,444	2,499	2,554	2,608.7	2,664	2,939	3,214	3,489	3,764	4,039
HIGHFILL	710	35.3	746	781	816	851.6	887	1,063	1,240	1,416	1,593	1,769
LITTLE FLOCK	3,206	127.4	3,333	3,460	3,588	3,715.2	3,843	4,480	5,117	5,754	6,391	7,028
LOWELL	7,115	331.9	7,446	7,778	8,110	8,442.0	8,774	10,433	12,093	13,752	15,411	17,070
PEA RIDGE	4,495	161.9	4,657	4,819	4,980	5,142.4	5,304	6,114	6,924	7,734	8,543	9,353
ROGERS	52,885	1,588.3	54,473	56,061	57,650	59,237.8	60,826	68,768	76,709	84,651	92,592	100,534
SILOAM SPRINGS	14,755	372.1	15,127	15,499	15,871	16,243.5	16,616	18,476	20,336	22,197	24,057	25,917
SPRINGDALE - Ben Co	4,649	210.8	4,859	5,070	5,281	5,491.7	5,703	6,756	7,810	8,864	9,918	10,972
SPRINGTOWN	114	6.4	120	127	133	139.7	146	178	210	242	275	307
SULPHUR SPRINGS	690	9.4	700	709	719	727.9	737	784	832	879	926	973
BENTON CO. TOTALS	212,030	6,452.4	218,482	224,935	231,387	237,839.5	244,292	276,554	308,816	341,078	373,341	405,603
Unincorporated Washington CO.**	41,536	548.9	42,085	42,634	43,183	43,732.0	44,281	47,025	49,770	52,514	55,258	58,003
ELKINS	2,558	105.1	2,663	2,768	2,873	2,978.3	3,083	3,609	4,135	4,660	5,186	5,711
ELM SPRINGS - Wash Co.	1,584	39.0	1,623	1,662	1,701	1,740.3	1,779	1,974	2,169	2,364	2,558	2,753
ELM SPRINGS (Total)	1,603	40.0	1,643	1,683	1,723	1,762.5	1,802	2,002	2,202	2,402	2,602	2,802
FARMINGTON	4,919	202.6	5,121	5,324	5,526	5,729.0	5,932	6,945	7,958	8,971	9,984	10,997
FAYETTEVILLE	70,798	1,616.9	72,415	74,032	75,649	77,265.6	78,882	86,967	95,051	103,135	111,220	119,304
GOSHEN	1,004	23.4	1,028	1,051	1,074	1,097.9	1,121	1,238	1,355	1,472	1,589	1,706
GREENLAND	1,317	31.5	1,348	1,380	1,411	1,442.6	1,474	1,632	1,789	1,947	2,105	2,262
JOHNSON	3,553	166.4	3,720	3,886	4,053	4,219.3	4,386	5,218	6,050	6,882	7,715	8,547
LINCOLN	2,189	41.1	2,230	2,271	2,312	2,353.5	2,395	2,600	2,805	3,011	3,216	3,422
PRAIRIE GROVE	3,727	110.8	3,838	3,949	4,059	4,170.0	4,281	4,835	5,388	5,942	6,496	7,050
SPRINGDALE - Wash Co	61,448	1,826.2	63,275	65,101	66,927	68,753.1	70,579	79,710	88,841	97,972	107,103	116,233
SPRINGDALE (Total)	66,097	2,037.0	68,134	70,171	72,208	74,245.1	76,282	86,467	96,652	106,837	117,021	127,206
TONTITOWN	2,313	104.4	2,417	2,522	2,626	2,730.6	2,835	3,357	3,879	4,401	4,923	5,445
WEST FORK	2,387	43.9	2,431	2,474	2,518	2,562.3	2,606	2,826	3,045	3,265	3,485	3,704
WINSLOW	399	3.2	402	405	409	411.8	415	431	447	463	479	495
WASHINGTON CO. TOTALS	199,733	4,863.3	204,596	209,460	214,323	219,186.2	224,049	248,366	272,683	296,999	321,316	345,632
TWO-COUNTY TOTAL	411,763	11,315.8	423,078	434,394	445,710	457,025.6	468,341	524,920	581,499	638,078	694,656	751,235

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 ESTIMATE End-of-Year 2007	Average Pop. Increase per year 1990 to 2007	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	10 YEAR	15 YEAR	20 YEAR	25 YEAR	30 YEAR
			Projection End-of-Year 2008	Projection End-of-Year 2009	Projection End-of-Year 2010	Projection End-of-Year 2011	Projection End-of-Year 2012	Projection End-of-Year 2017	Projection End-of-Year 2022	Projection End-of-Year 2027	Projection End-of-Year 2032	Projection End-of-Year 2037
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	2,298	41.4	2,339	2,381	2,422	2,463.6	2,504.9	2,711.8	2,918.7	3,125.6	3,332.5	3,539.4
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	14,610	178.6	14,789	14,967	15,146	15,324.6	15,503.2	16,396	17,290	18,183	19,076	19,969

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

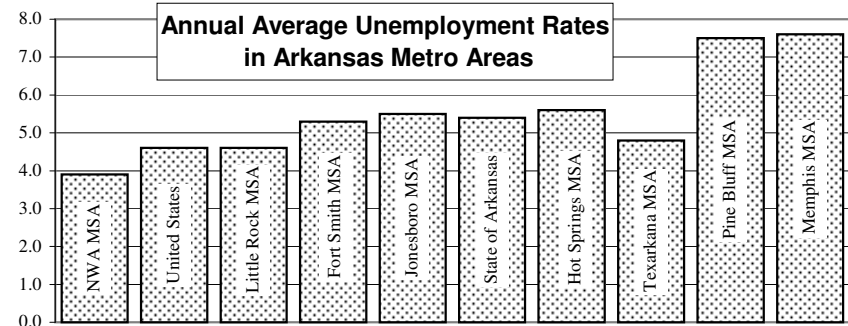
REGIONAL EMPLOYMENT

In 2007 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 3.9%. The Little Rock and Fort Smith MSAs had annual rates of 4.6% and 5.3%, while the State of Arkansas had 5.4% unemployment and the United States had an annual rate of 4.6%. Benton County had the lowest county unemployment with a 3.8% rate while Washington and Madison Counties followed with a 3.9% and 4.0% rate. McDonald County, MO had a 4.0% unemployment rate. These figures,

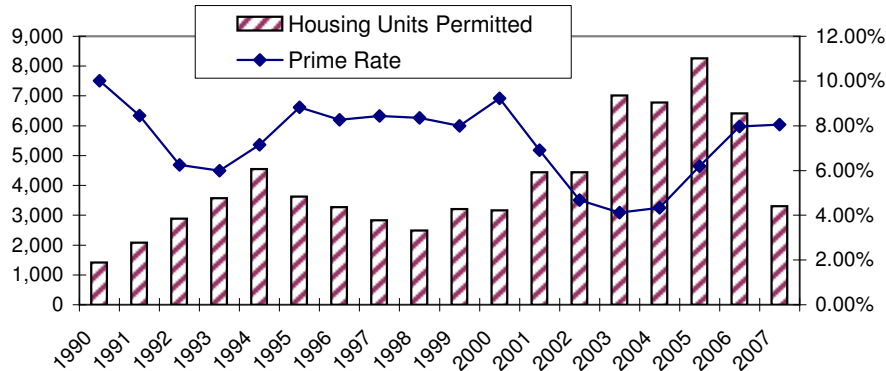
as seen in the graph to the right, show that Northwest Arkansas continues to maintain a low rate of unemployment compared to other regions in Arkansas and the nation as a whole even as housing permits decline.

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

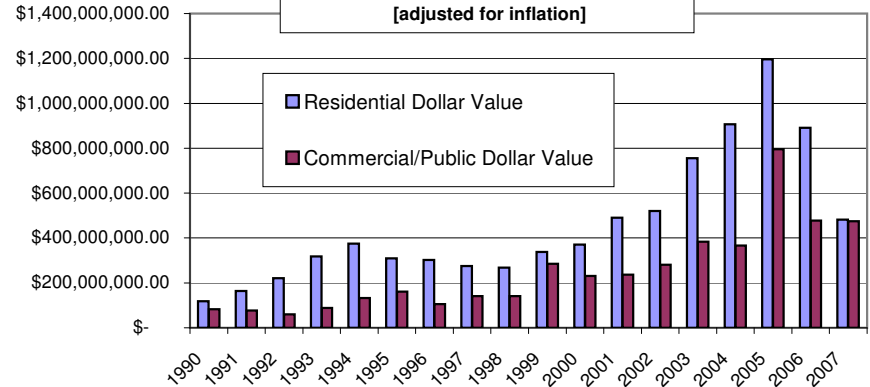
UNEMPLOYMENT



NWA Housing Units and Prime Interest Rate

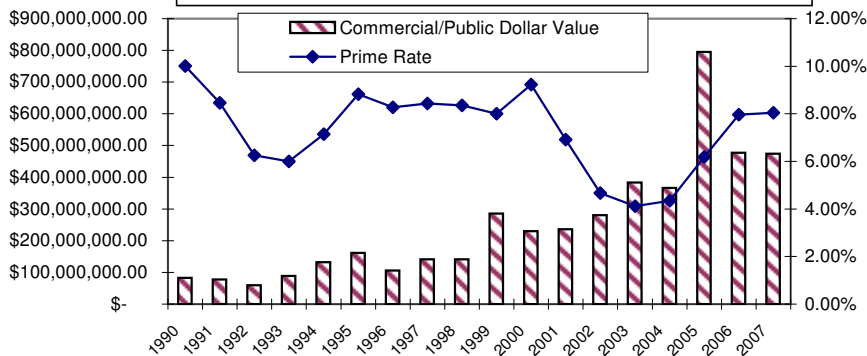


Residential and Commercial Value [adjusted for inflation]

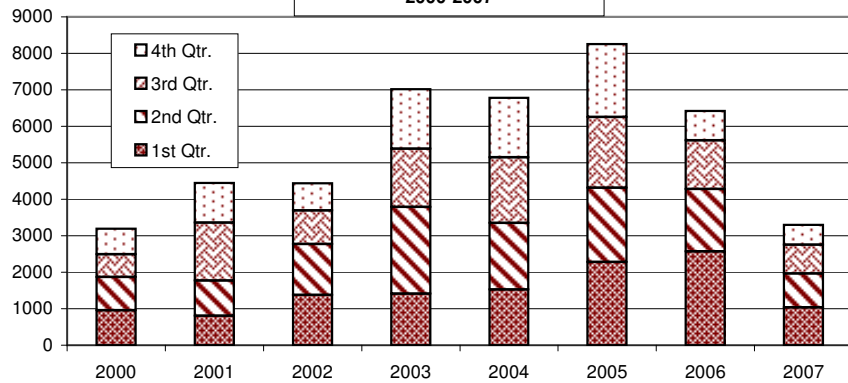


Commercial/Public Dollar Value and Prime Rate

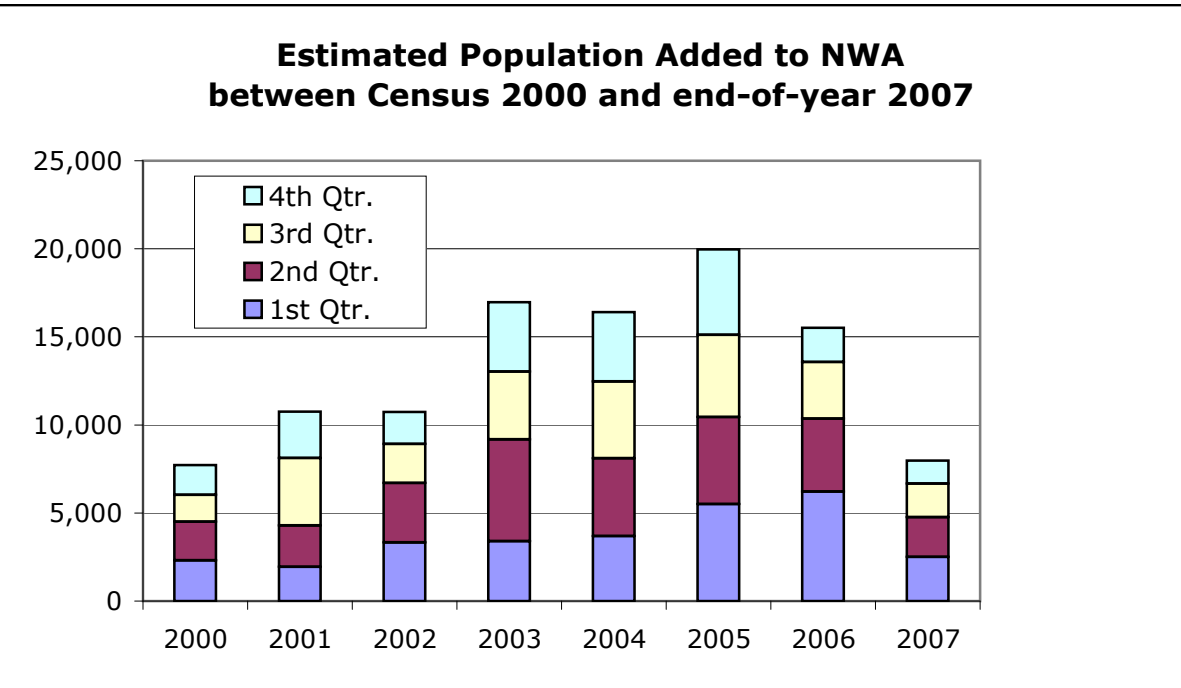
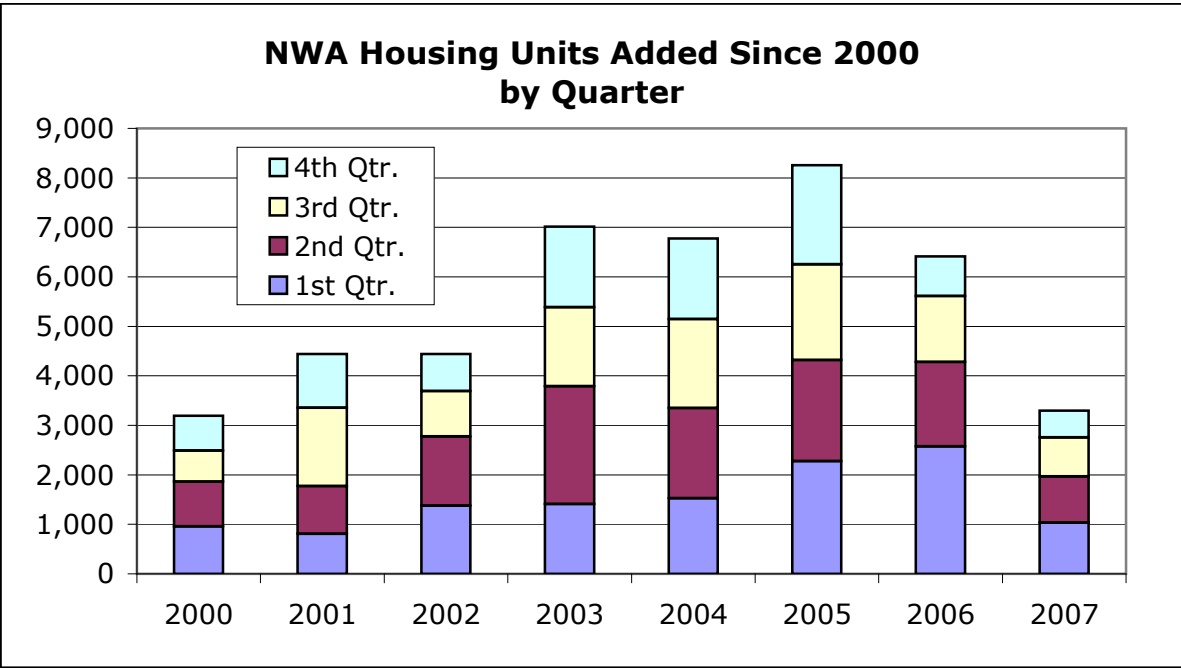
(Adjusted for Inflation)



Housing Units by Quarter 2000-2007



NORTHWEST ARKANSAS CITIES AND COUNTIES						
End-of-Year 2007 POPULATION/GROWTH ESTIMATES						
Estimates based on Census 1990, Special Censuses, Population Certifications, and Dwelling Unit Permits						
Community	CENSUS 1990 Population	Most Recent Certified Population	POPULATION ESTIMATE Population	Population Increase	Percent Change 1990-2007	Annual Rate 1990-2007
Benton Co., Unincorp.	33,079	---	45,399	12,320	37.2%	1.80
AVOCA	269	---	501	232	86.2%	3.57
BELLA VISTA**	9,083	25,250	25,250	16,167	178.0%	5.93
BENTONVILLE*	11,257	28,621	31,924	20,667	183.6%	6.05
BETHEL HEIGHTS*	281	1,812	2,422	2,141	761.9%	12.90
CAVE SPRINGS	465	---	1,747	1,282	275.7%	7.74
CENTERTON*	491	5,621	8,040	7,549	1537.5%	17.06
DECATUR	918	---	1,692	774	84.3%	3.50
ELM SPRINGS - Ben Co.	0	---	18	18	n/a	n/a
GARFIELD	308	---	490	NR	59.1%	2.65
GATEWAY**	65	494	494	429	660.0%	12.10
GENTRY**	1,726	2,345	3,046	1,320	76.5%	3.25
GRAVETTE**	1,412	1,892	2,389	977	69.2%	3.01
HIGHFILL**	84	654	710	626	745.2%	12.78
LITTLE FLOCK	944	---	3,206	2,262	239.6%	7.13
LOWELL**	1,224	5,382	7,115	5,891	481.3%	10.42
PEA RIDGE	1,620	---	4,495	2,875	177.5%	5.92
ROGERS*	24,692	48,666	52,885	28,193	114.2%	4.38
SILOAM SPRINGS*	8,151	13,990	14,755	6,604	81.0%	3.40
SPRINGDALE* - Ben Co.	907	4,409	4,649	3,742	412.6%	9.64
SPRINGTOWN	0	---	114	114	n/a	n/a
SULPHUR SPRINGS	523	---	690	167	31.9%	1.57
Benton County Total	97,499	---	212,031	114,532	117.5%	4.47
Madison Co., Unincorp.	9,856	---	12,074	NR	22.5%	1.15
HINDSVILLE	69	---	75	NR	8.7%	0.47
HUNTSVILLE**	1,605	2,046	2,298	693	43.2%	2.04
ST. PAUL	88	---	163	NR	0.0%	3.53
Madison County Total	11,618	---	14,610	2,992	25.8%	1.30
Washington Co., Unincorp.	31,794	---	41,536	9,742	30.6%	1.52
ELKINS*	692	2,223	2,558	1,866	269.7%	7.64
ELM SPRINGS - Wash Co.	893	---	1,584	691	77.4%	3.28
ELM SPRINGS (total)	893	---	1,603	710	79.5%	3.35
FARMINGTON*	1,322	4,814	4,919	3,597	272.1%	7.68
FAYETTEVILLE*	42,099	67,158	70,798	28,699	68.2%	2.97
GOSHEN	589	---	1,004	415	70.5%	3.05
GREENLAND	757	---	1,317	560	74.0%	3.17
JOHNSON	599	---	3,553	2,954	493.2%	10.55
LINCOLN**	1,460	1,804	2,189	729	49.9%	2.31
PRAIRIE GROVE*	1,761	3,411	3,727	1,966	111.6%	4.31
SPRINGDALE - Wash Co.	29,034	---	61,448	32,414	111.6%	4.31
SPRINGDALE* (total)	29,941	62,459	66,097	36,156	120.8%	4.56
TONTITOWN**	460	2,030	2,313	1,853	402.8%	9.53
WEST FORK	1,607	---	2,387	780	48.5%	2.25
WINSLOW	342	---	399	NR	16.7%	0.87
Washington County Total	113,409	---	199,732	86,266	76.1%	3.24



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

NWARPC