



Northwest Arkansas Regional Planning Commission

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2010 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 2010.

CENSUS DATA is from the U. S. Bureau of the Census.

CITY/COUNTY	CENSUS 2000	CENSUS 2010	ADDED IN 2010		POPULATION ESTIMATE	Population Change	Percent Change	10-Year Projection
	Population	Population	Population	Units	Population	since 2000	since 2000	2020
Unincorporated Benton Co. ¹	44,009	44,402	353	158	44,755	746	1.7%	50,123
AVOCA	423	488	0	0	488	65	15.4%	589
BELLA VISTA ²	16,582	26,461	96	48	26,557	9,975	60.2%	34,591
BENTONVILLE	19,730	35,301	663	276	35,964	16,234	82.3%	47,324
BETHEL HEIGHTS	714	2,372	3	1	2,375	1,661	232.7%	3,338
CAVE SPRINGS	1,103	1,729	63	25	1,792	689	62.5%	2,402
CENTERTON	2,146	9,515	177	69	9,692	7,546	351.6%	13,922
DECATUR	1,314	1,699	2	1	1,701	387	29.5%	2,062
ELM SPRINGS - Ben Co	13	38	0	0	38	25	192.3%	55
GARFIELD	490	502	0	0	502	12	2.4%	591
GATEWAY	116	405	0	0	405	289	249.1%	561
GENTRY	2,165	3,158	30	12	3,188	1,023	47.2%	3,860
GRAVETTE	1,810	2,325	0	0	2,325	515	28.5%	2,745
HIGHFILL	379	583	0	0	583	204	53.8%	812
LITTLE FLOCK	2,585	2,585	2	1	2,587	2	0.1%	3,342
LOWELL	5,013	7,327	87	34	7,414	2,401	47.9%	10,260
PEA RIDGE	2,346	4,794	25	10	4,819	2,473	105.4%	6,290
ROGERS	38,829	55,964	882	347	56,846	18,017	46.4%	71,629
SILOAM SPRINGS	10,843	15,039	90	34	15,129	4,286	39.5%	18,337
SPRINGDALE - Ben Co	2,011	6,054	73	25	6,127	4,116	204.7%	8,527
SPRINGTOWN	114	87	0	0	87	-27	-23.7%	127
SULPHUR SPRINGS	671	511	0	0	511	-160	-23.8%	505
BENTON CO. TOTALS	153,406	221,339	2,475	1,041	223,814	70,408	45.9%	281,890
Unincorporated Washington Co. ¹	38,341	38,142	294	128	38,436	95	0.2%	41,490
ELKINS	1,251	2,648	32	13	2,680	1,429	114.2%	3,594
ELM SPRINGS - Wash Co.	1,031	1,497	11	4	1,508	477	46.2%	1,790
ELM SPRINGS (Total) ³	1,044	1,535	80	30	1,615	571	54.7%	1,947
FARMINGTON	3,605	5,974	74	30	6,048	2,443	67.8%	8,221
FAYETTEVILLE	58,047	73,580	529	260	74,109	16,062	27.7%	88,826
GOSHEN	752	1,071	22	9	1,093	341	45.3%	1,324
GREENLAND	907	1,259	0	0	1,259	352	38.8%	1,490
JOHNSON	2,319	3,354	9	4	3,363	1,044	45.0%	4,634
LINCOLN	1,752	2,249	4	2	2,253	501	28.6%	2,618
PRAIRIE GROVE	2,540	4,380	82	36	4,462	1,922	75.5%	5,704
SPRINGDALE - Wash Co	43,787	63,743	217	80	63,960	20,173	46.1%	80,017
SPRINGDALE (Total) ³	45,798	69,797	286	105	70,083	24,285	53.0%	88,539
TONTITOWN	942	2,460	18	7	2,478	1,536	163.1%	3,406
WEST FORK	2,042	2,317	0	0	2,317	275	13.5%	2,643
WINSLOW	399	391	6	3	397	-2	-0.4%	423
WASHINGTON CO. TOTALS	157,715	203,065	1,298	576	204,363	46,648	29.6%	246,181
TWO-COUNTY TOTAL ⁴ (NARTS)	311,121	424,404	3,773	1,617	428,177	117,056	75.5%	528,071
Unincorporated Madison CO. ^{**}	12,074	13,197	0	0	13,197	1,123	9.3%	14,733
Hindsville	75	61	0	0	61	-14	-18.7%	57
Huntsville	1,931	2,346	19	8	2,365	434	22.5%	2,714
St. Paul	163	113	0	0	113	-50	-30.7%	124
MADISON CO. TOTALS	14,243	15,717	19	8	15,736	1,493	10.5%	17,629

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 Northwest Arkansas Region Transportation Study area (NARTS) contains Benton and Washington Counties; The Metropolitan Statistical 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, Madison, McDonald (MO) 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.org.

This Regional Development Report is in accordance with the 2035 Northwest Arkansas Regional Transportation Plan and the Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU), in cooperation with local agencies, the Arkansas Highway and Transportation Department, the Federal Highway Administration, and the Federal Transit Administration. This report was funded in part through grant(s) from the Federal Highway Administration, the Federal Transit Administration, and/or the U.S. Department of Transportation. The views and opinions of the NWARPC do not necessarily state or reflect those of the U.S. Department of Transportation. The report is also financed in part by local governments in Benton, Madison and Washington Counties.

NOTICE OF NONDISCRIMINATION

NWARPC complies with all civil rights provisions of federal statutes and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. Therefore, NWARPC does not discriminate on the basis of race, sex, color, age, national origin, religion or disability; in admission or access to and treatment in NWARPC's programs and activities; as well as the NWARPC's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding NWARPC's nondiscrimination policies may be directed to Celia Scott-Silkwood, AICP, Regional Planner – EEO/DBE (ADA/504/Title VI Coordinator), 1311 Clayton, Springdale, AR 72762, 479-751-7125, (Voice/TTY 7-1- or 1-800-285-1131) or the following email address: cscott-silkwood@nwarpc.org. This notice is available from the ADA/504/Title VI Coordinator in large print, on audiotape and in Braille.

PERMIT VALUE BY CITY AND COUNTY: TOTALS FOR THE YEAR 2010

Regional permit value for 2010 was \$438,181,663 -- a 19.4% decrease from year 2009. Residential and commercial building construction continued to decline in Northwest Arkansas cities but not as rapidly as in 2009. However, there were significant percentage declines in the Public and Industrial categories.

Changes by category from previous year: RESIDENTIAL -8.9%, COMMERCIAL -11.5%,

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	842.1	5.31 %	Lowell	298.3	9.07 %
Bentonville	1,190.7	5.76 %	Rogers	1,549.6	4.10 %
Centerton	443.4	15.46 %	Siloam Springs	336.3	3.03 %
Fayetteville	1,542.6	2.76 %	Springdale	1,934.6	4.18 %

Notes: The Fayetteville-Springdale-Rogers Metropolitan Statistical Area (MSA) includes Benton, Washington, Madison Counties in Arkansas and McDonald Counties Missouri as designated by the U.S. Census. The two-county Northwest Arkansas Transportation Study Area (NARTS) consists of Benton and Washington Counties, which had an estimated population of 428,177 at the end of year 2010.

The Cities of Huntsville and Hindsville in Madison County are members of the NWA Regional Planning Commission. Huntsville reported \$4,713,438 in total building value activity in 2012, a 23.7 % increase from 2009.

TOTAL PERMIT VALUES AS A PERCENT OF REGION

YEAR 2010	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	\$ 7,737,960	3.1%	\$ 700,000	0.8%	\$ -	---	---	---	---	---	---	---	\$ 8,437,960	1.9%
Bentonville	\$ 60,363,004	24.3%	\$ 19,000,218	20.8%	\$ -	0.0%	\$ 67,798	0.3%	\$ 799,782	3.7%	\$ 12,410,411	21.7%	\$ 92,641,213	21.1%
Centerton	\$ 14,040,068	5.7%	\$ 1,045,000	1.1%	\$ -	0.0%	\$ 41,250	0.2%	\$ 7,400	0.0%	\$ 225,466	0.4%	\$ 15,359,184	3.5%
Fayetteville*	\$ 51,536,471	20.8%	\$ 27,567,211	30.2%	\$ -	0.0%	\$ 15,560,890	80.0%	\$ 7,509,760	34.3%	\$ 13,856,572	24.2%	\$ 116,030,904	26.5%
Lowell	\$ 6,074,402	2.4%	\$ 1,877,592	2.1%	\$ -	0.0%	\$ -	0.0%	\$ 1,131,704	5.2%	\$ 1,197,166	2.1%	\$ 10,280,864	2.3%
Rogers	\$ 50,490,666	20.3%	\$ 18,695,308	20.5%	\$ -	0.0%	\$ -	0.0%	\$ 2,261,550	10.3%	\$ 13,468,536	23.5%	\$ 84,916,060	19.4%
Siloam Springs	\$ 3,974,192	1.6%	\$ 8,520,730	9.3%	\$ -	0.0%	\$ -	0.0%	\$ 1,189,170	5.4%	\$ 1,820,631	3.2%	\$ 15,504,723	3.5%
Springdale	\$ 24,233,924	9.8%	\$ 5,082,491	5.6%	\$ -	0.0%	\$ -	0.0%	\$ 7,587,488	34.6%	\$ 10,000,245	17.5%	\$ 46,904,148	10.7%
Other Cities	\$ 29,800,401	12.0%	\$ 8,672,246	9.5%	\$ 150,000	100.0%	\$ 3,775,719	19.4%	\$ 1,424,886	6.5%	\$ 4,283,355	7.5%	\$ 48,106,607	11.0%
Benton	\$ 151,978,001	61.2%	\$ 53,246,798	58.4%	\$ 150,000	100.0%	\$ 219,798	1.1%	\$ 5,761,106	26.3%	\$ 29,494,215	51.5%	\$ 240,849,918	55.0%
Washington	\$ 96,273,088	38.8%	\$ 37,913,998	41.6%	\$ -	0.0%	\$ 19,225,859	98.9%	\$ 16,150,634	73.7%	\$ 27,768,167	48.5%	\$ 197,331,745	45.0%
Grand Total	\$ 248,251,089	100.0%	\$ 91,160,796	100.0%	\$ 150,000	100.0%	\$ 19,445,657	100.0%	\$ 21,911,740	100.0%	\$ 57,262,382	100.0%	\$ 438,181,663	100.0%

* Includes U of A estimated building value; --- indicates not available

YEAR 2010

NORTHWEST ARKANSAS CITY AND COUNTY BUILDING PERMIT TOTALS														YEAR 2010		
%Change = 2010 compared to 2009 HU = Housing Units Value = cost of Materials and Labor only "----" = No activity in year 2009																
% 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	0	0	0	0	0	1	150,000	0	0	0	0	0	0	1	150,000	0.0%
Bella Vista	%Chg. 47	47	7,737,960	1	700,000	0	0	0	0	0	0	0	0	48	8,437,960	1.9%
Bentonville	%Chg. 276	267	60,363,004	26	19,000,218	0	0	2	67,798	20	799,782	133	12,410,411	448	92,641,213	21.1%
Bethel Heights	%Chg. 1	1	57,400	3	595,450	0	0	0	0	2	23,000	3	10,200	9	686,050	0.2%
Cave Springs	%Chg. 25	25	6,129,117	1	1,250,000	0	0	0	0	4	155,000	3	132,000	33	7,666,117	1.7%
Centerton	%Chg. 69	69	14,040,068	2	1,045,000	0	0	1	41,250	2	7,400	13	225,466	87	15,359,184	3.5%
Decatur	%Chg. 1	1	140,000	1	200,000	0	0	0	0	1	3,000	4	5,500	7	348,500	0.1%
Gentry	%Chg. 12	12	1,289,325	5	1,212,500	0	0	1	69,000	8	97,500	32	124,680	58	2,793,005	0.6%
Gravette	%Chg. 1100%	n/a	1512%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	---
Highfill	%Chg. 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Little Flock	%Chg. 1	1	558,409	0	0	0	0	0	0	2	93,000	7	99,625	10	751,034	0.2%
Lowell	%Chg. 34	34	6,074,402	12	1,877,592	0	0	0	0	3	1,131,704	28	1,197,166	77	10,280,864	2.3%
Pea Ridge	%Chg. 10	10	1,123,458	1	150,000	0	0	1	41,750	0	0	0	0	12	1,315,208	0.3%
Rogers	%Chg. 347	251	50,490,666	25	18,695,308	0	0	0	0	58	2,261,550	249	13,468,536	583	84,916,060	19.4%
Siloam Springs	%Chg. 34	32	3,974,192	6	8,520,730	0	0	0	0	15	1,189,170	50	1,820,631	103	15,504,723	3.5%
Sulphur Springs	%Chg. 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
BENTON CO.	%Chg. 857	750	151,978,001	83	53,246,798	1	150,000	5	219,798	115	5,761,106	522	29,494,215	1,476	240,849,918	55.0%
Elkins	%Chg. 13	13	1,207,567	0	0	0	0	0	0	2	10,000	0	0	15	1,217,567	0.3%
Elm Springs	%Chg. 4	4	705,000	0	0	0	0	0	0	3	13,000	6	152,696	13	870,696	0.2%
Farmington	%Chg. 30	30	6,658,722	0	0	0	0	2	3,097,400	6	106,177	8	1,322,858	46	11,185,157	2.6%
Fayetteville	%Chg. 260	256	51,536,471	16	27,567,211	0	0	1	11,000,000	109	7,509,760	214	13,856,572	596	111,470,014	25.4%
Goshen	%Chg. 9	9	2,887,084	0	0	0	0	0	0	1	212,874	5	145,120	15	3,245,078	0.7%
Greenland	%Chg. 0	0	0	0	0	0	0	1	567,569	1	5,000	2	3,700	4	576,269	0.1%
Johnson	%Chg. 4	4	1,866,652	2	128,000	0	0	0	0	2	33,600	20	1,110,783	28	3,139,035	0.7%
Lincoln	%Chg. 2	2	241,385	1	586,000	0	0	0	0	4	346,735	3	45,000	10	1,219,120	0.3%
Prairie Grove	%Chg. 36	36	3,333,500	5	4,201,009	0	0	0	0	6	230,000	27	465,600	74	8,230,109	1.9%
Springdale	%Chg. 105	104	24,233,924	11	5,082,491	0	0	1	0	132	7,587,488	156	10,000,245	404	46,904,148	10.7%
Tontitown	%Chg. 7	7	3,107,783	2	349,287	0	0	0	0	0	0	18	543,593	27	4,000,663	0.9%
UofA	%Chg. 0	0	0	0	0	0	0	13	4,560,890	0	0	0	0	13	4,560,890	1.0%
West Fork	%Chg. 3	3	495,000	0	0	0	0	0	0	5	96,000	8	122,000	16	713,000	0.2%
WASHINGTON CO.	%Chg. 473	468	96,273,088	37	37,913,998	0	0	18	19,225,859	271	16,150,634	467	27,768,167	1,261	197,331,745	45.0%
REGION	% Chg. 1,330	1,218	248,251,089	120	\$91,160,796	1	150,000	23	19,445,657	386	21,911,740	989	\$57,262,382	2,737	\$438,181,663	100.0%
NWARPC	% Chg. 26.5%	0%	-9%	41%	-11%	-88%	-99%	5%	-74%	13%	52%	-9%	-15%	-1%	-19%	

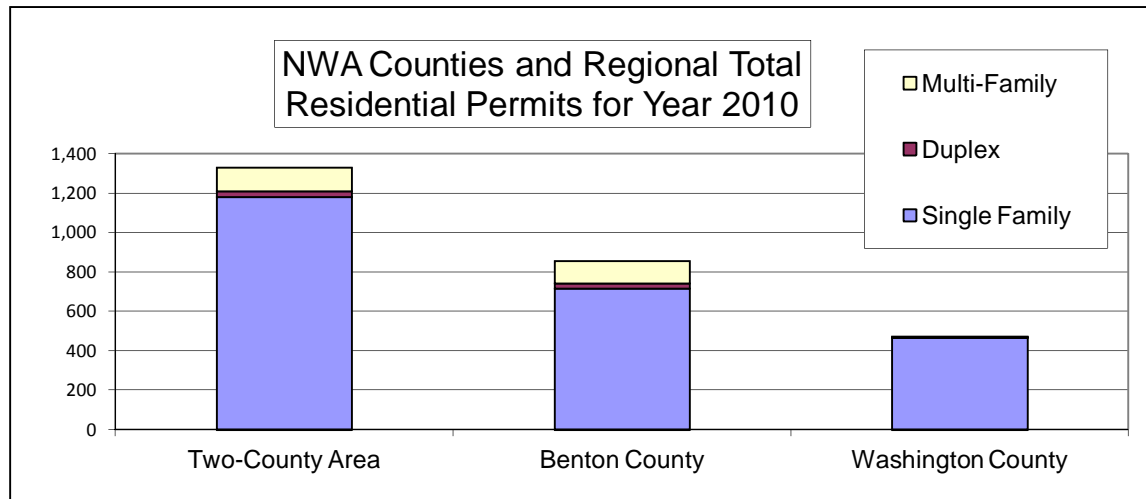
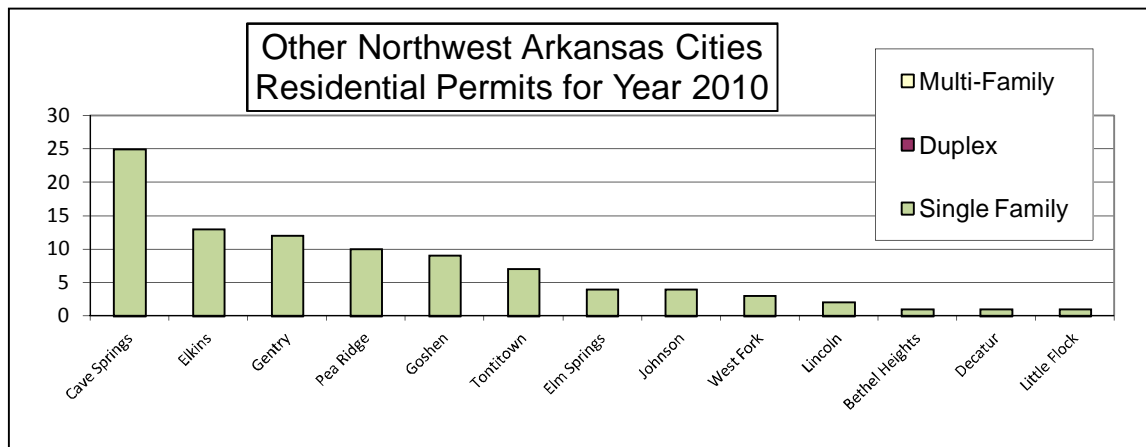
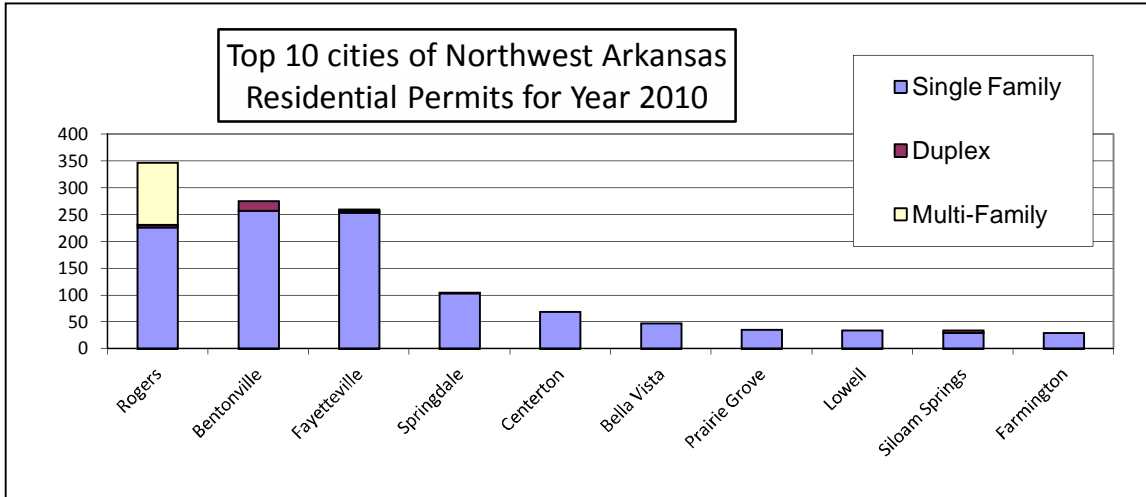
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HOUSING UNIT COMPARISONS

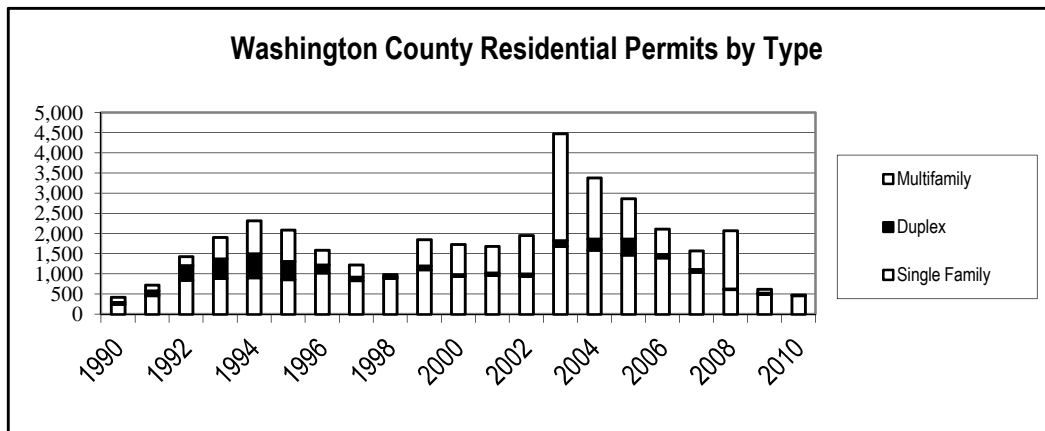
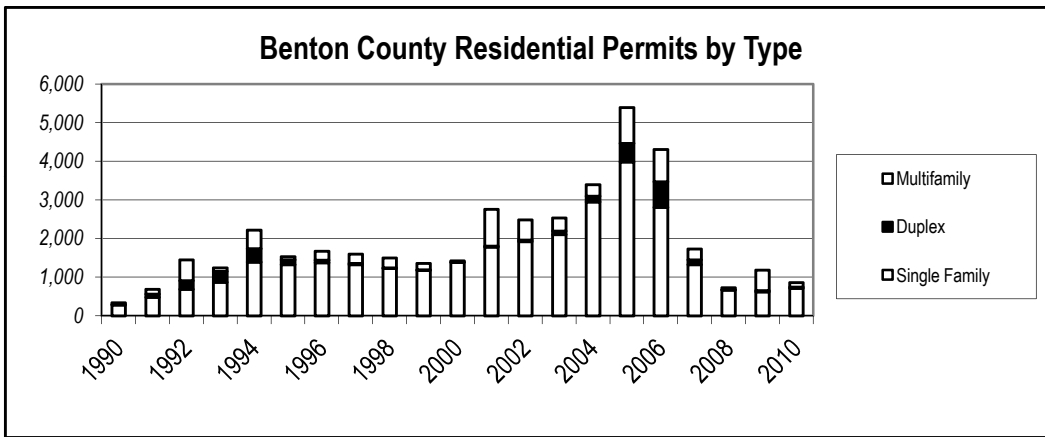
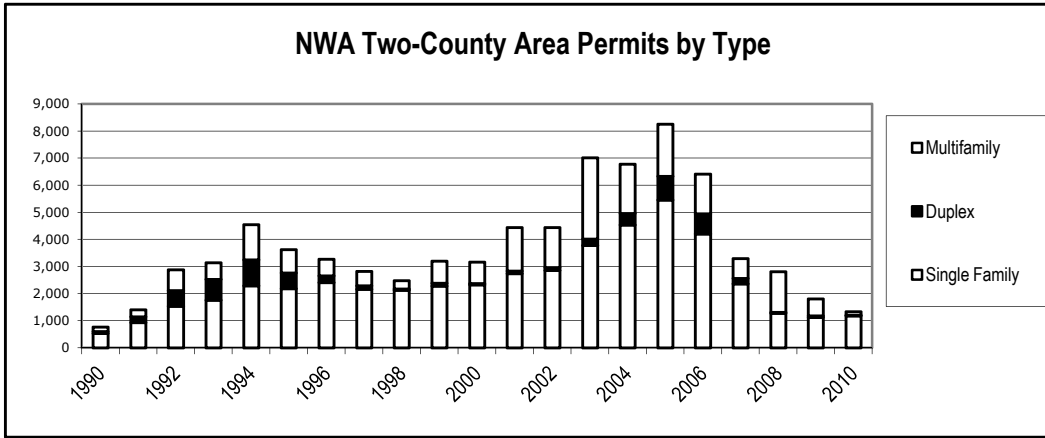
2010		Compared to			2009	
Dashes " --- " indicate no activity in comparison period						
CITIES BY COUNTY	ONE FAMILY	TWO FAMILY	MULTI- FAMILY	TOTAL	% OF COUNTY	% OF REGION
AVOCA	0	0	0	0	0.0%	0.0%
% Chg	---	---	---	---		
BELLA VISTA	47	---	0	47	5.5%	3.5%
% Chg	-33%	---	---	-33%		
BENTONVILLE	258	18	0	276	32.2%	20.8%
% Chg	17%	29%	-100%	-62%		
BETHEL HEIGHTS	1	---	0	1	0.1%	0.1%
% Chg	-86%	---	---	-86%		
CAVE SPRINGS	25	---	0	25	2.9%	1.9%
% Chg	25%	---	-100%	-61%		
CENTERTON	69	---	0	69	8.1%	5.2%
% Chg	92%	---	---	92%		
DECATUR	1	---	0	1	0.1%	0.1%
% Chg	---	---	---	---		
GENTRY	12	---	0	12	1.4%	0.9%
% Chg	1100%	---	---	1100%		
GRAVETTE	0	0	0	0	0.0%	0.0%
% Chg	---	---	---	---		
HIGHFILL	0	0	0	0	0.0%	0.0%
% Chg	-100%	---	---	-100%		
LITTLE FLOCK	1	---	0	1	0.1%	0.1%
% Chg	-80%	---	---	-80%		
LOWELL	34	---	0	34	4.0%	2.6%
% Chg	42%	---	---	42%		
PEA RIDGE	10	---	0	10	1.2%	0.8%
% Chg	-29%	---	---	-29%		
ROGERS	227	4	116	347	40.5%	26.1%
% Chg	14%	---	---	74%		
SILOAM SPRINGS	30	4	0	34	4.0%	2.6%
% Chg	25%	-71%	---	-11%		
SULPHUR SPRINGS	0	0	0	0	0.0%	0.0%
% Chg	---	---	---	---		
BENTON CO.	715	26	116	857	100.0%	64.4%
% Chg	15%	-7%	-78%	-28%		
ELKINS	13	0	0	13	2.7%	1.0%
% Chg	30%	---	---	30%		
ELM SPRINGS	4	0	0	4	0.8%	0.3%
% Chg	33%	---	---	33%		
FARMINGTON	30	0	0	30	6.3%	2.3%
% Chg	0%	---	---	0%		
FAYETTEVILLE	254	2	4	260	55.0%	19.5%
% Chg	-6%	---	-94%	-24%		
GOSHEN	9	0	0	9	1.9%	0.7%
% Chg	13%	---	---	13%		
GREENLAND	---	0	0	0	0.0%	0.0%
% Chg	-100%	---	---	-100%		
JOHNSON	4	0	0	4	0.8%	0.3%
% Chg	0%	---	---	0%		
LINCOLN	2	0	0	2	0.4%	0.2%
% Chg	---	---	---	---		
PRAIRIE GROVE	36	0	0	36	7.6%	2.7%
% Chg	13%	---	---	13%		
SPRINGDALE	103	2	0	105	22.2%	7.9%
% Chg	-13%	-94%	-100%	-40%		
TONTITOWN	7	0	0	7	1.5%	0.5%
% Chg	-30%	---	---	-30%		
WEST FORK	3	0	0	3	0.6%	0.2%
% Chg	200%	---	---	200%		
WASHINGTON	465	4	4	473	100.0%	35.6%
% Chg	-5.9%	-88.9%	-95.7%	-24.0%		
TWO COUNTY TOTAL	1,180	30	120	1,330		100.0%
% Chg	6%	-53%	-81%	-26%		

Residential Growth in Northwest Arkansas in 2010

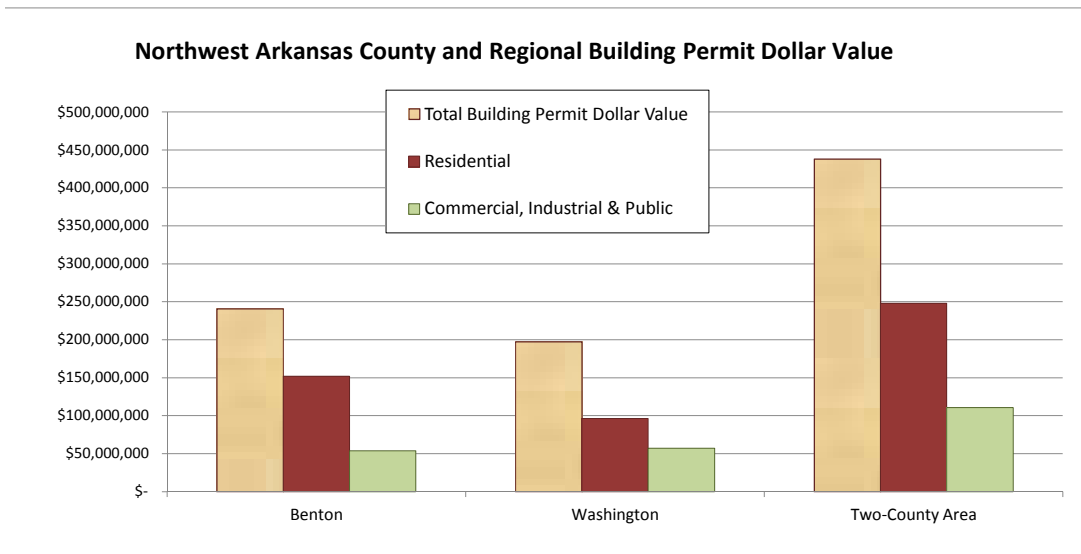
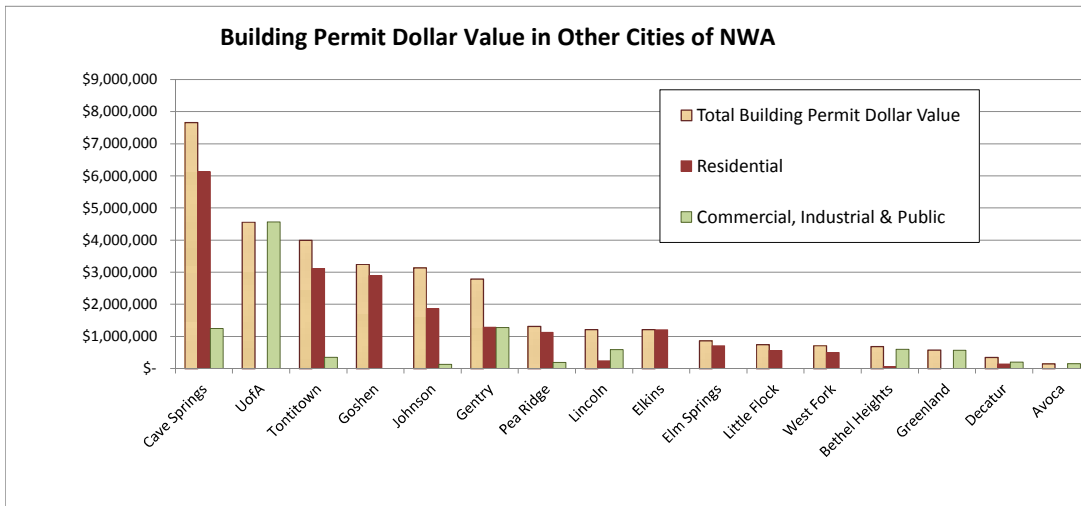
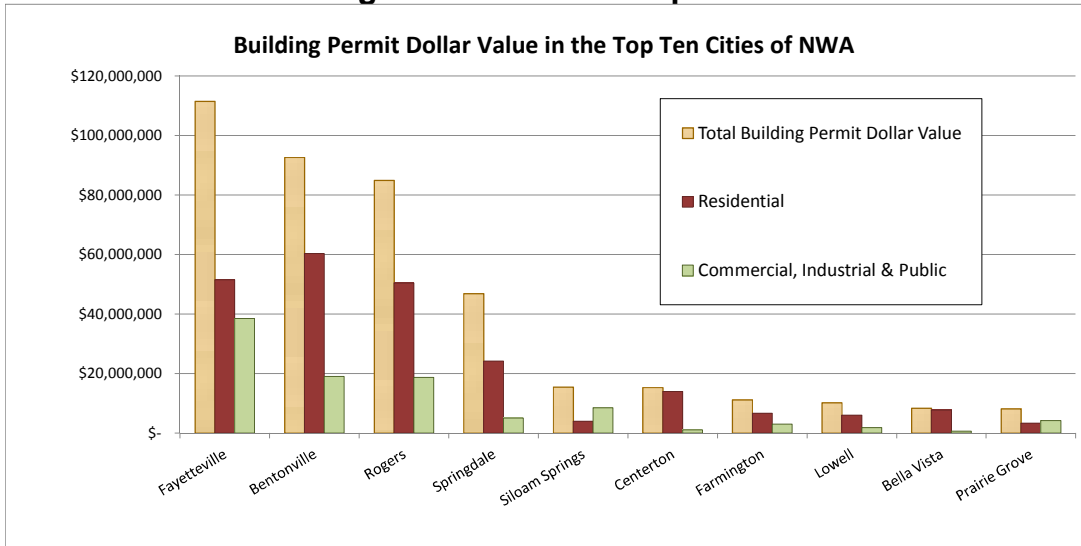
Housing Unit Comparison Charts



Dwelling Units By Type for the Years 1990 to 2010



NWA Building Permit Dollar Comparisons for 2010



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

NWARPC

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 2010. 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 2010			
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%	\$ 164,637	\$ 164,637	\$ 79.08	2,081.9	2,081.9
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
Percent of Region	3.1%	\$ 164,637	\$ 164,637	\$ 79.08	2,081.9	2,081.9
BENTONVILLE						
0-75 1F	0.0%	---	---	---	---	---
1F	95.9%	\$ 224,317	\$ 224,317	\$ 85.90	2,611.3	2,611.3
2F	4.1%	\$ 276,583	\$ 138,291	\$ 85.41	3,238.2	1,619.1
MF	0.0%	---	---	---	---	---
Percent of Region	24.3%	\$ 226,079	\$ 218,707	\$ 85.88	2,632.4	2,546.5
CENTERTON						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$ 203,479	\$ 203,479	\$ 97.20	2,093.4	2,093.4
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
Percent of Region	---	\$ 203,479	\$ 203,479	\$ 97.20	2,093.4	2,093.4
FAYETTEVILLE						
0-75 1F	0.0%	---	---	---	---	---
1F	98.5%	\$ 199,941	\$ 199,941	\$ 77.84	2,568.6	2,568.6
2F	0.7%	\$ 342,825	\$ 171,413	\$ 76.18	4,500.0	2,250.0
MF	0.8%	\$ 408,750	\$ 102,188	\$ 72.86	5,610.0	1,402.5
Percent of Region	20.8%	\$ 201,314	\$ 198,217	\$ 77.79	2,588.0	2,548.2
LOWELL						
0-75 1F	0.0%	---	---	---	---	---
1F	100.0%	\$ 178,659	\$ 178,659	\$ 71.65	2,493.6	2,493.6
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
Percent of Region	2.4%	\$ 178,659	\$ 178,659	\$ 71.65	2,493.6	2,493.6
ROGERS						
0-75 1F	0.1%	\$ 45,000	\$ 45,000	\$ 79.00	569.6	569.6
1F	85.5%	\$ 190,255	\$ 190,255	\$ 79.00	2,408.3	2,408.3
2F	0.7%	\$ 184,000	\$ 92,000	\$ 79.00	2,329.1	1,164.6
MF	13.7%	\$ 315,218	\$ 59,783	\$ 79.00	3,990.1	756.7
Percent of Region	20.3%	\$ 201,158	\$ 145,506	\$ 79.00	2,546.3	1,841.9
SILOAM SPRINGS						
0-75 1F	0.0%	---	---	---	---	---
1F	93.6%	\$ 123,976	\$ 123,976	\$ 59.43	2,086.1	2,086.1
2F	6.4%	\$ 127,450	\$ 63,725	\$ 58.87	2,165.0	1,082.5
MF	0.0%	---	---	---	---	---
Percent of Region	1.6%	\$ 124,194	\$ 116,888	\$ 59.39	2,091.1	1,968.1
SPRINGDALE						
0-75 1F	0.0%	---	---	---	---	---
1F	98.8%	\$ 232,522	\$ 232,522	\$ 99.02	2,348.2	2,348.2
2F	1.2%	\$ 284,184	\$ 142,092	\$ 98.95	2,872.0	1,436.0
MF	0.0%	---	---	---	---	---
Percent of Region	9.8%	\$ 233,019	\$ 230,799	\$ 99.02	2,353.3	2,330.9
REGIONAL SUMMARY						
TYPE*	% ALL UNITS	AVERAGE COST PER:			AREA PER:	
		BUILDING	HOUSING UNIT	SQ FT	BLDG	HU
CITIES OVER 5000 POPULATION						
0-75 1F	0.0%	\$45,000	\$45,000	\$79.00	569.6	569.6
1F	94.9%	\$202,904	\$202,904	\$82.80	2,450.4	2,450.4
2F	1.7%	\$249,277	\$124,638	\$82.17	3,033.6	1,516.8
MF	3.4%	\$319,285	\$61,196	\$78.63	4,060.5	778.3
Percent of Region	88.0%	\$206,086	\$186,391	\$82.65	2,493.6	2,255.3
CITIES UNDER 5000 POPULATION						
0-75 1F	3.8%	\$65,750	\$65,750	\$45.71	1,438.3	1,438.3
1F	100.0%	\$188,610	\$188,610	\$72.74	2,593.0	2,593.0
2F	0.0%	---	---	---	---	---
MF	0.0%	---	---	---	---	---
% (of Region.)	12.0%	\$188,610	\$188,610	\$72.74	2,593.0	2,593.0
REGION						
0-75 1F	0.5%	\$64,597	\$64,597	\$46.47	1,390.1	1,390.1
1F	95.5%	\$200,990	\$200,990	\$81.39	2,469.5	2,469.5
2F	1.5%	\$249,277	\$124,638	\$82.17	3,033.6	1,516.8
MF	3.0%	\$319,285	\$61,196	\$78.63	4,060.5	778.3
% (of Region)	100.0%	\$203,819	\$186,655	\$81.32	2,506.5	2,295.4

*0-75 1F = Single Family 0-75,000 1F = All Single Family 2F = Duplex MF = Multifamily Source: NWARPC 2010



SINGLE FAMILY COST COMPARISONS

For Cities in Northwest Arkansas over 5000 population for Year 2010

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	1	0.4%	\$ 45,000	570	\$ 79.00
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	0	0.0%	\$ -	0	\$ -
\$75-\$99.9	0	0.0%	\$ -	0	\$ -	\$75-\$99.9	17	7.5%	\$ 96,624	1,223	\$ 79.00
\$100-\$124.9	13	27.7%	\$ 119,077	1,676	\$ 71.23	\$100-\$124.9	18	7.9%	\$ 115,271	1,459	\$ 79.00
\$125-\$149.9	13	27.7%	\$ 133,692	1,822	\$ 74.95	\$125-\$149.9	42	18.5%	\$ 133,371	1,688	\$ 79.00
\$150-\$199.9	13	27.7%	\$ 170,385	2,099	\$ 84.56	\$150-\$199.9	53	23.3%	\$ 175,735	2,224	\$ 79.00
\$200-\$299.9	6	12.8%	\$ 253,327	3,162	\$ 84.31	\$200-\$299.9	78	34.4%	\$ 233,446	2,955	\$ 79.00
\$300-\$399.9	2	4.3%	\$ 358,500	3,053	\$ 117.34	\$300-\$399.9	17	7.5%	\$ 346,353	4,384	\$ 79.00
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	1	0.4%	\$ 413,010	5,228	\$ 79.00
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	0	0.0%	\$ -	0	\$ -
TOTAL	47	100.0%	\$ 164,637	2,082	\$ 79.58	TOTAL	227	100.0%	\$ 190,255	2,408	\$ 79.00
BENTONVILLE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			SILOAM SPRINGS SPRINGS (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	0	0.0%	\$ -	0	\$ -
\$75-\$99.9	2	0.8%	\$ 95,040	960	\$ 99.00	\$75-\$99.9	3	10.0%	\$ 90,800	1,435	\$ 63.43
\$100-\$124.9	10	3.9%	\$ 122,102	1,485	\$ 82.28	\$100-\$124.9	18	60.0%	\$ 111,384	2,055	\$ 62.02
\$125-\$149.9	16	6.2%	\$ 136,329	1,652	\$ 82.68	\$125-\$149.9	7	23.3%	\$ 135,709	2,258	\$ 60.10
\$150-\$199.9	79	30.6%	\$ 181,279	2,096	\$ 86.53	\$150-\$199.9	1	3.3%	\$ 187,000	2,334	\$ 80.12
\$200-\$299.9	121	46.9%	\$ 243,558	2,849	\$ 85.72	\$200-\$299.9	0	0.0%	\$ -	0	\$ -
\$300-\$399.9	26	10.1%	\$ 330,910	3,769	\$ 88.28	\$300-\$399.9	1	3.3%	\$ 305,012	3,150	\$ 96.83
\$400-\$499.9	3	1.2%	\$ 432,154	5,168	\$ 83.80	\$400-\$499.9	0	0.0%	\$ -	0	\$ -
\$500+	1	0.4%	\$ 589,699	6,783	\$ 86.94	\$500+	0	0.0%	\$ -	0	\$ -
TOTAL	258	100.0%	\$ 224,317	2,611	\$ 85.99	TOTAL	30	100.0%	\$ 123,976	2,086	\$ 63.48
CENTERTON Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE			SPRINGDALE Cost Ranges (\$ in Thousands)	TOTAL	% of All 1 Family HUs	AVERAGE		
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	0	0.0%	\$ -	0	\$ -
\$75-\$99.9	0	0.0%	\$ -	0	\$ -	\$75-\$99.9	0	0.0%	\$ -	0	\$ -
\$100-\$124.9	1	2.9%	\$ 104,414	1,066	\$ 97.95	\$100-\$124.9	1	1.0%	\$ 116,068	1,173	\$ 98.95
\$125-\$149.9	16	47.1%	\$ 136,213	1,381	\$ 98.63	\$125-\$149.9	0	0.0%	\$ -	0	\$ -
\$150-\$199.9	22	64.7%	\$ 160,854	1,627	\$ 98.84	\$150-\$199.9	42	40.8%	\$ 182,540	1,845	\$ 98.95
\$200-\$299.9	22	64.7%	\$ 250,371	2,577	\$ 97.49	\$200-\$299.9	49	47.6%	\$ 236,111	2,383	\$ 99.08
\$300-\$399.9	7	20.6%	\$ 324,847	3,485	\$ 94.68	\$300-\$399.9	6	5.8%	\$ 345,191	3,489	\$ 98.95
\$400-\$499.9	1	2.9%	\$ 435,379	4,400	\$ 98.95	\$400-\$499.9	3	2.9%	\$ 452,663	4,575	\$ 98.95
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	2	1.9%	\$ 584,201	5,904	\$ 98.95
TOTAL	69	202.9%	\$ 203,479	2,093	\$ 97.93	TOTAL	103	100.0%	\$ 232,522	2,348	\$ 99.01
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		
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	3	0.3%	\$ 45,000	570	\$ 79.00
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	1	0.1%	\$ -	0	\$ -
\$75-\$99.9	1	0.4%	\$ 86,196	880	\$ 97.95	\$75-\$99.9	28	2.9%	\$ 94,720	1,204	\$ 79.68
\$100-\$124.9	15	5.9%	\$ 113,243	1,477	\$ 77.28	\$100-\$124.9	98	10.2%	\$ 115,368	1,635	\$ 74.26
\$125-\$149.9	53	20.9%	\$ 138,701	1,843	\$ 75.58	\$125-\$149.9	139	14.4%	\$ 136,518	1,764	\$ 78.57
\$150-\$199.9	97	38.2%	\$ 170,216	2,235	\$ 76.54	\$150-\$199.9	323	33.5%	\$ 174,365	2,104	\$ 83.85
\$200-\$299.9	60	23.6%	\$ 248,468	3,220	\$ 78.00	\$200-\$299.9	283	29.4%	\$ 241,880	2,870	\$ 85.28
\$300-\$399.9	24	9.4%	\$ 338,205	4,126	\$ 82.23	\$300-\$399.9	68	7.1%	\$ 336,443	3,938	\$ 86.41
\$400-\$499.9	2	0.8%	\$ 432,500	4,552	\$ 95.10	\$400-\$499.9	14	1.5%	\$ 436,784	4,796	\$ 91.64
\$500+	2	0.8%	\$ 624,000	6,778	\$ 92.97	\$500+	6	0.6%	\$ 601,220	6,429	\$ 94.16
TOTAL	254	100.0%	\$ 199,941	2,569	\$ 77.63	TOTAL	963	100.0%	\$ 202,904	2,450	\$ 83.05
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		
\$0-\$49.9	0	0.0%	\$ -	0	\$ -	\$0-\$49.9	0	0.0%	\$ -	0	\$ -
\$50-\$74.9	0	0.0%	\$ -	0	\$ -	\$50-\$74.9	16	10.1%	\$ 65,171	1,312	\$ 51.85
\$75-\$99.9	1	2.9%	\$ 82,000	988	\$ 83.00	\$75-\$99.9	38	24.1%	\$ 86,365	1,630	\$ 57.93
\$100-\$124.9	0	0.0%	\$ -	0	\$ -	\$100-\$124.9	21	13.3%	\$ 108,015	1,684	\$ 65.34
\$125-\$149.9	8	23.5%	\$ 144,859	2,090	\$ 69.80	\$125-\$149.9	8	5.1%	\$ 135,438	2,349	\$ 59.33
\$150-\$199.9	18	52.9%	\$ 161,963	2,254	\$ 71.96	\$150-\$199.9	20	12.7%	\$ 166,556	2,693	\$ 67.27
\$200-\$299.9	5	14.7%	\$ 259,238	3,581	\$ 72.38	\$200-\$299.9	24	15.2%	\$ 231,142	3,222	\$ 71.79
\$300-\$399.9	2	5.9%	\$ 311,000	4,297	\$ 72.38	\$300-\$399.9	17	10.8%	\$ 350,988	4,322	\$ 84.79
\$400-\$499.9	0	0.0%	\$ -	0	\$ -	\$400-\$499.9	7	4.4%	\$ 463,981	5,300	\$ 94.44
\$500+	0	0.0%	\$ -	0	\$ -	\$500+	7	4.4%	\$ 575,827	5,162	\$ 119.46
TOTAL	34	100.0%	\$ 178,659	2,494	\$ 71.86	TOTAL	158	100.0%	\$ 188,610	2,610	\$ 68.89
All Cities	TOTAL	% of All 1 Family HUs	AVERAGE			All Cities	TOTAL	% of All 1 Family HUs	AVERAGE		
\$0-\$49.9	1	0.1%	\$ 45,000	570	\$ 79.00	\$0-\$49.9	1,180	100.0%	\$ 200,990	2,472	\$ 81.16
\$50-\$74.9	16	1.4%	\$ 65,171	1,312	\$ 51.85	\$50-\$74.9	16	1.4%	\$ 65,171	1,312	\$ 51.85
\$75-\$99.9	62	5.3%	\$ 89,599	1,465	\$ 66.35	\$75-\$99.9	62	5.3%	\$ 89,599	1,465	\$ 66.35
\$100-\$124.9	97	8.2%	\$ 113,776	1,646	\$ 72.33	\$100-\$124.9	97	8.2%	\$ 113,776	1,646	\$ 72.33
\$125-\$149.9	163	13.8%	\$ 136,465	1,792	\$ 77.63	\$125-\$149.9	163	13.8%	\$ 136,465	1,792	\$ 77.63
\$150-\$199.9	345	29.2%	\$ 173,913	2,138	\$ 82.89	\$150-\$199.9	345	29.2%	\$ 173,913	2,138	\$ 82.89
\$200-\$299.9	365	30.9%	\$ 241,174	2,893	\$ 84.39	\$200-\$299.9	365	30.9%	\$ 241,174	2,893	\$ 84.39
\$300-\$399.9	102	8.6%	\$ 338,867	4,002	\$ 86.14	\$300-\$399.9	102	8.6%	\$ 338,867	4,002	\$ 86.14
\$400-\$499.9	17	1.4%	\$ 447,983	4,985	\$ 92.79	\$400-\$499.9	17	1.4%	\$ 447,983	4,985	\$ 92.79
\$500+	12	1.0%	\$ 586,407	5,690	\$ 108.92	\$500+	12	1.0%	\$ 586,407	5,690	\$ 108.92

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 2010 Population Growth Rate Since Census 1990							
Estimates based on Census 2000 information and Dwelling Unit Permits							
Community	CENSUS 1990 Population	CENSUS 2000 Population	CENSUS 2010 Population	POPULATION ESTIMATE End of 2010	Population Change Since 1990	Percent Change 1990-2010	Annual Rate 1990-2010*
Benton Co., Unincorp.	33,079	44,009	44,402	44,755	11,676	35.3%	1.47
AVOCA	269	423	488	488	219	81.4%	2.91
BELLA VISTA	9,083	16,582	26,461	26,557	17,474	192.4%	5.31
BENTONVILLE	11,257	19,730	35,301	35,964	24,707	219.5%	5.76
BETHEL HEIGHTS	281	714	2,372	2,375	2,094	745.3%	10.83
CAVE SPRINGS	465	1,103	1,729	1,792	1,327	285.4%	6.72
CENTERTON	491	2,146	9,515	9,692	9,201	1873.9%	15.46
DECATUR	918	1,314	1,699	1,701	783	85.3%	3.02
ELM SPRINGS - Ben Co.	0	13	38	38	38	---	---
GARFIELD	308	490	502	502	194	63.0%	2.38
GATEWAY	65	116	405	405	340	523.1%	9.22
GENTRY	1,726	2,165	3,158	3,188	1,462	84.7%	3.00
GRAVETTE	1,412	1,810	2,325	2,325	913	64.7%	2.43
HIGHFILL	84	379	583	583	499	594.0%	9.79
LITTLE FLOCK	944	2,585	2,585	2,587	1,643	174.0%	4.98
LOWELL	1,224	5,013	7,327	7,414	6,190	505.7%	9.07
PEA RIDGE	1,620	2,346	4,794	4,819	3,199	197.5%	5.39
ROGERS	24,692	38,829	55,964	56,846	32,154	130.2%	4.10
SILOAM SPRINGS	8,151	10,843	15,039	15,129	6,978	85.6%	3.03
SPRINGDALE* - Ben Co.	907	2,011	6,054	6,127	5,220	575.5%	9.64
SPRINGTOWN	0	114	87	87	87	---	---
SULPHUR SPRINGS	523	671	511	511	-12	-2.3%	-0.11
Benton County Total	97,499	153,406	221,339	223,814	126,315	129.6%	4.09
Washington Co., Unincorp.	31,794	38,341	38,142	38,436	6,642	20.9%	0.92
ELKINS	692	1,251	2,648	2,680	1,988	287.3%	6.74
ELM SPRINGS - Wash Co.	893	1,031	1,497	1,508	615	68.8%	2.56
ELM SPRINGS (total)	893	1,044	1,535	1,615	722	80.8%	2.90
FARMINGTON	1,322	3,605	5,974	6,048	4,726	357.5%	7.60
FAYETTEVILLE	42,099	58,047	73,580	74,109	32,010	76.0%	2.76
GOSHEN	589	752	1,071	1,093	504	85.5%	3.02
GREENLAND	757	907	1,259	1,259	502	66.3%	2.48
JOHNSON	599	2,319	3,354	3,363	2,764	461.4%	8.67
LINCOLN	1,460	1,752	2,249	2,253	793	54.3%	2.11
PRAIRIE GROVE	1,761	2,540	4,380	4,462	2,701	153.4%	4.58
SPRINGDALE - Wash Co.	29,034	43,787	63,743	63,960	34,926	120.3%	3.88
SPRINGDALE (total)	29,941	45,798	69,797	70,083	40,142	134.1%	4.18
TONTITOWN	460	942	2,460	2,478	2,018	438.7%	8.45
WEST FORK	1,607	2,042	2,317	2,317	710	44.2%	1.78
WINSLOW	342	399	391	397	55	16.2%	0.73
Washington County Total	113,409	157,715	203,065	204,363	90,954	80.2%	2.88
Madison Co., Unincorp.	9,856	12,074	13,197	13,197	3,341	33.9%	1.42
HINDSVILLE	69	75	61	61	-8	-11.6%	-0.59
HUNTSVILLE	1,605	1,931	2,346	2,365	760	47.3%	1.88
ST. PAUL	88	163	113	113	25	28.4%	1.21
Madison County Total	11,618	14,243	15,717	15,734	4,116	35.4%	1.47

*End-of-Year 2010

Annual Rate formula: $X = [(X_{Final}/X_{begin})^{1/t}] * 100$ where t is the time period

End of Year 2010

POPULATION ESTIMATE AND PROJECTION BASED UPON DWELLING UNITS ADDED

Prepared by Northwest Arkansas Regional Planning Commission

This POPULATION PROJECTION is based on the population per dwelling unit ratio from Census 2010. CENSUS DATA is from the most recently available U.S. Census Data including Special Census Data from Cities and Counties. 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 Pop. Increase per year	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	6 YEAR	7 YEAR	8 YEAR	9 YEAR	10 YEAR	11 YEAR	12 YEAR	13 YEAR	14 YEAR	15 YEAR	20 YEAR	25 YEAR	30 YEAR	35 YEAR	40 YEAR	45 YEAR	50 YEAR
	ESTIMATE		Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection	Projection
	End-of-Year 2010	1990 to 2010	End of Year 2011	End of Year 2012	End of Year 2013	End of Year 2014	End of Year 2015	End of Year 2016	End of Year 2017	End of Year 2018	End of Year 2019	End of Year 2020	End of Year 2021	End of Year 2022	End of Year 2023	End of Year 2024	End of Year 2025	End of Year 2030	End of Year 2035*	End of Year 2040	End of Year 2045	End of Year 2050	End of Year 2055	End of Year 2060
Unincorporated Benton CO.**	44,755	562.7	45,318	45,880	46,443	47,006	47,568	48,131	48,694	49,256	49,819	50,382	50,944	51,507	52,070	52,633	53,195	56,009	58,822	61,636	64,449	67,262	70,076	72,889
AVOCA	488	10.6	499	509	520	530	541	551	562	572	583	594	604	615	625	636	646	699	752	805	857	910	963	1,016
BELLA VISTA	26,557	842.1	27,399	28,241	29,083	29,925	30,768	31,610	32,452	33,294	34,136	34,978	35,820	36,662	37,504	38,347	39,189	43,399	47,610	51,820	56,031	60,242	64,452	68,663
BENTONVILLE	35,964	1,190.7	37,155	38,346	39,536	40,727	41,918	43,108	44,299	45,490	46,680	47,871	49,062	50,253	51,443	52,634	53,825	59,778	65,732	71,686	77,639	83,592	89,546	95,499
BETHEL HEIGHTS	2,375	100.9	2,476	2,577	2,678	2,779	2,880	2,981	3,082	3,183	3,284	3,384	3,485	3,586	3,687	3,788	3,889	4,394	4,898	5,403	5,908	6,412	6,917	7,421
CAVE SPRINGS	1,792	64.0	1,856	1,920	1,984	2,048	2,112	2,176	2,240	2,304	2,368	2,432	2,496	2,560	2,624	2,688	2,752	3,071	3,391	3,711	4,031	4,351	4,670	4,990
CENTERTON	9,692	443.4	10,135	10,579	11,022	11,465	11,909	12,352	12,796	13,239	13,682	14,126	14,569	15,013	15,456	15,899	16,343	18,560	20,777	22,994	25,211	27,428	29,645	31,862
DECATUR	1,701	37.8	1,739	1,777	1,815	1,852	1,890	1,928	1,966	2,003	2,041	2,079	2,117	2,154	2,192	2,230	2,268	2,456	2,645	2,834	3,023	3,212	3,400	3,589
ELM SPRINGS - Ben Co	38	1.8	40	42	43	45	47	49	51	53	54	56	58	60	62	64	65	75	84	93	102	111	120	130
GARFIELD	502	9.3	511	521	530	539	549	558	567	577	586	595	605	614	624	633	642	689	736	782	829	876	923	969
GATEWAY	405	16.4	421	438	454	471	487	503	520	536	552	569	585	602	618	634	651	733	815	897	978	1,060	1,142	1,224
GENTRY	3,188	70.4	3,258	3,329	3,399	3,470	3,540	3,610	3,681	3,751	3,822	3,892	3,963	4,033	4,104	4,174	4,244	4,597	4,949	5,301	5,653	6,006	6,358	6,710
GRAVETTE	2,325	44.0	2,369	2,413	2,457	2,501	2,545	2,589	2,633	2,677	2,721	2,765	2,809	2,853	2,897	2,941	2,985	3,205	3,425	3,645	3,865	4,085	4,305	4,525
HIGHFILL	583	24.0	607	631	655	679	703	727	751	775	799	823	848	872	896	920	944	1,064	1,184	1,304	1,425	1,545	1,665	1,785
LITTLE FLOCK	2,587	79.2	2,666	2,745	2,824	2,904	2,983	3,062	3,141	3,220	3,299	3,379	3,458	3,537	3,616	3,695	3,774	4,170	4,566	4,962	5,358	5,754	6,150	6,546
LOWELL	7,414	298.3	7,712	8,011	8,309	8,607	8,905	9,204	9,502	9,800	10,099	10,397	10,695	10,994	11,292	11,590	11,889	13,380	14,872	16,363	17,855	19,346	20,838	22,329
PEA RIDGE	4,819	154.2	4,974	5,128	5,282	5,436	5,590	5,745	5,899	6,053	6,207	6,361	6,515	6,670	6,824	6,978	7,132	7,903	8,674	9,445	10,216	10,987	11,758	12,529
ROGERS	56,846	1,549.6	58,395	59,945	61,495	63,044	64,594	66,143	67,693	69,242	70,792	72,342	73,891	75,441	76,990	78,540	80,090	87,837	95,585	103,333	111,081	118,829	126,577	134,325
SILOAM SPRINGS	15,129	336.3	15,465	15,801	16,137	16,474	16,810	17,146	17,482	17,819	18,155	18,491	18,828	19,164	19,500	19,836	20,173	21,854	23,535	25,217	26,898	28,579	30,261	31,942
SPRINGDALE - Ben Co	6,127	251.6	6,378	6,630	6,881	7,133	7,385	7,636	7,888	8,139	8,391	8,642	8,894	9,145	9,397	9,649	9,900	11,158	12,416	13,673	14,931	16,189	17,447	18,705
SPRINGTOWN	87	4.2	91	95	100	104	108	112	116	121	125	129	133	137	142	146	150	171	192	213	234	255	276	297
SULPHUR SPRINGS	511	-0.6	510	510	509	509	508	508	507	506	505	504	503	502	501	500	499	497	494	491	488	485	482	479
BENTON CO. TOTALS	223,814	6,087.5	229,902	235,989	242,077	248,164	254,252	260,339	266,427	272,514	278,602	284,689	290,777	296,864	302,952	309,039	315,127	345,564	376,001	406,439	436,876	467,314	497,751	528,189
Unincorporated Washington CO.*	38,436	320.1	38,756	39,076	39,397	39,717	40,037	40,357	40,677	40,997	41,317	41,637	41,957	42,278	42,598	42,918	43,238	44,838	46,439	48,039	49,640	51,241	52,841	54,442
ELKINS	2,680	95.8	2,776	2,872	2,968	3,063	3,159	3,255	3,351	3,447	3,542	3,638	3,734	3,830	3,926	4,021	4,117	4,596	5,075	5,554	6,033	6,513	6,992	7,471
ELM SPRINGS - Wash Co.	1,508	29.6	1,537	1,567	1,596	1,626	1,656	1,685	1,715	1,745	1,774	1,804	1,833	1,863	1,893	1,922	1,952	2,100	2,248	2,396	2,544	2,692	2,840	2,989
ELM SPRINGS (Total)	1,614.8	34.8	1,650	1,684	1,719	1,754	1,789	1,824	1,858	1,893	1,928	1,963	1,997	2,032	2,067	2,102	2,137	2,311	2,484	2,658	2,832	3,006	3,180	3,354
FARMINGTON	6,048	227.8	6,276	6,504	6,731	6,959	7,187	7,415	7,643	7,870	8,098	8,326	8,554	8,781	9,009	9,237	9,465	10,604	11,742	12,881	14,020	15,159	16,298	17,437
FAYETTEVILLE	74,109	1,542.6	75,651	77,194	78,737	80,279	81,822	83,364	84,907	86,450	87,992	89,535	91,078	92,620	94,163	95,706	97,249	104,961	112,674	120,388	128,101	135,814	143,527	151,240
GOSHEN	1,093	24.3	1,117	1,141	1,165	1,190	1,214	1,238	1,263	1,287	1,311	1,335	1,360	1,384	1,408	1,432	1,457	1,578	1,699	1,821	1,942	2,064	2,185	2,306
GREENLAND	1,259	24.2	1,283	1,307	1,332	1,356	1,380	1,404	1,428	1,453	1,477	1,501	1,525	1,549	1,574	1,598	1,622	1,743	1,864	1,985	2,106	2,227	2,348	2,469
JOHNSON	3,363	133.2	3,496	3,629	3,763	3,896	4,029	4,162	4,295	4,429	4,562	4,695	4,828	4,961	5,095	5,228	5,361	6,027	6,693	7,359	8,025	8,691	9,357	10,023
LINCOLN	2,253	38.2	2,292	2,330	2,368	2,406	2,445	2,483	2,521	2,559	2,598	2,636	2,674	2,712	2,751	2,789	2,827	3,018	3,209	3,401	3,592	3,783	3,974	4,165
PRAIRIE GROVE	4,462	130.2	4,592	4,723	4,853	4,983	5,113	5,243	5,374	5,504	5,634	5,764	5,894	6,024	6,155	6,285	6,415	7,066	7,717	8,368	9,019	9,670	10,321	10,971
SPRINGDALE - Wash Co	63,960	1,683.2	65,643	67,326	69,009	70,692	72,375	74,059	75,742	77,425	79,108	80,791	82,474	84,158	85,841	87,524	89,207	97,623	106,039	114,455	122,870	131,286	139,702	148,118
SPRINGDALE (Total)	70,083.1	1,934.6	72,018	73,952	75,887	77,821	79,756	81,690	83,625	85,560	87,494	89,429	91,363	93,298	95,232	97,167	99,102	108,774	118,447	128,120	137,793	147,466	157,138	166,811
TONITOWN	2,478	97.3	2,575	2,672	2,770	2,867	2,964	3,061	3,159	3,256	3,353	3,450	3,548	3,645	3,742	3,839	3,937	4,423	4,909	5,395	5,882	6,368	6,854	7,341
WEST FORK	2,317	34.2	2,351	2,385	2,420	2,454	2,488	2,522	2,557	2,591	2,625	2,659	2,693	2,728	2,762	2,796	2,830	3,001	3,172	3,344	3,515	3,686	3,857	4,028
WINSLOW	397	2.7	400	403	405	408	411	413	416	419	421	424	427	429	432	435	437	451	464	477	491	504	517	531
WASHINGTON CO. TOTALS	204,363	4,383.3	208,746	213,130	217,513	221,896	226,280	230,663	235,046	239,430	243,813	248,196	252,580	256,963	261,346	265,730	270,113							

REGIONAL ECONOMIC INDICATORS AND TRENDS

REGIONAL EMPLOYMENT

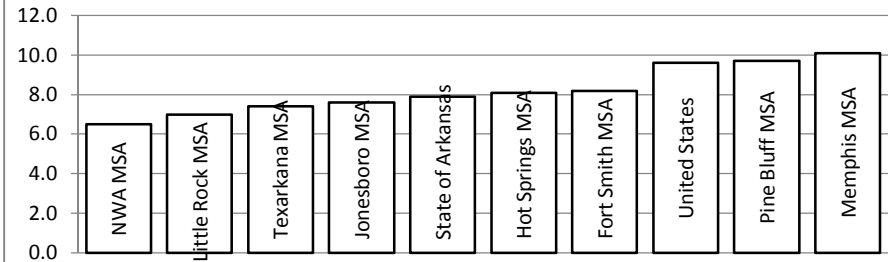
In 2010 the Northwest Arkansas Region continued to hold the lowest unemployment rate in Arkansas. The Fayetteville/Springdale/Rogers MSA* completed the year with an annual average unemployment rate of 6.5%, up from 5.9% in 2009. The Little Rock MSA followed with an annual rate of 7.0%, while the State of Arkansas had 7.1% unemployment and the United States had an annual rate of 9.6%. 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 during this period of economic recovery. In the four county MSA area, Washington County had the lowest county unemployment with a 5.7% rate while Benton and Madison Counties followed with a 5.9% and 6.0% rate. McDonald County, MO had a 7.6% unemployment rate.

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

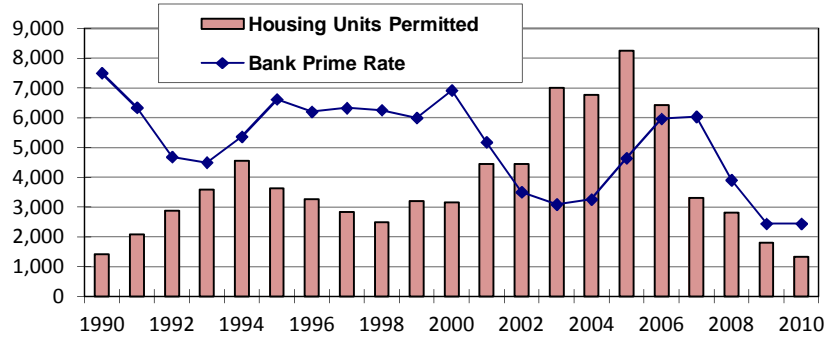
UNEMPLOYMENT

2010 Annual Unemployment Rate

(percent unemployment)

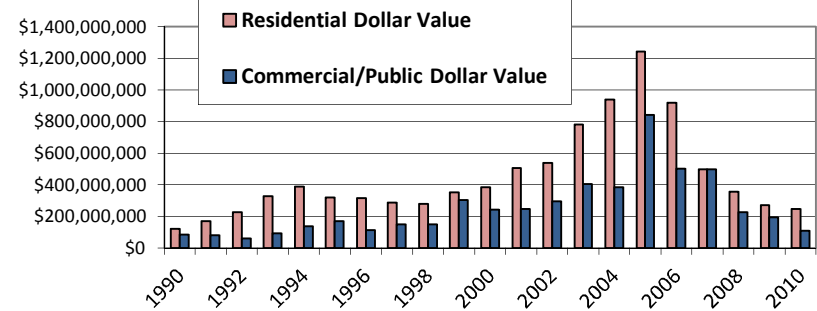


NWA Housing Unit Permits and Prime Interest Rate

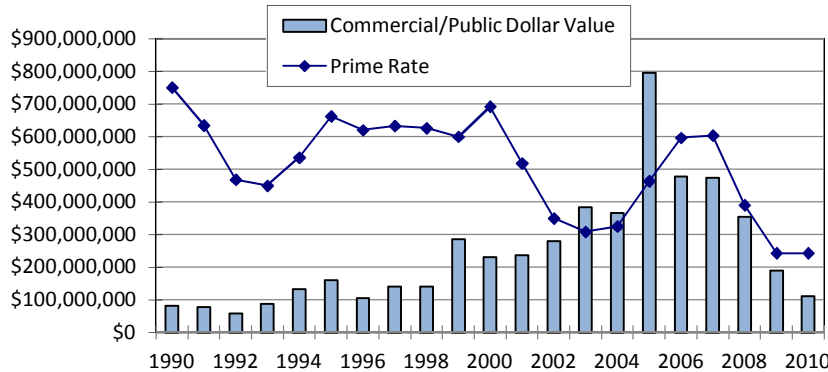


Residential and Commercial Value

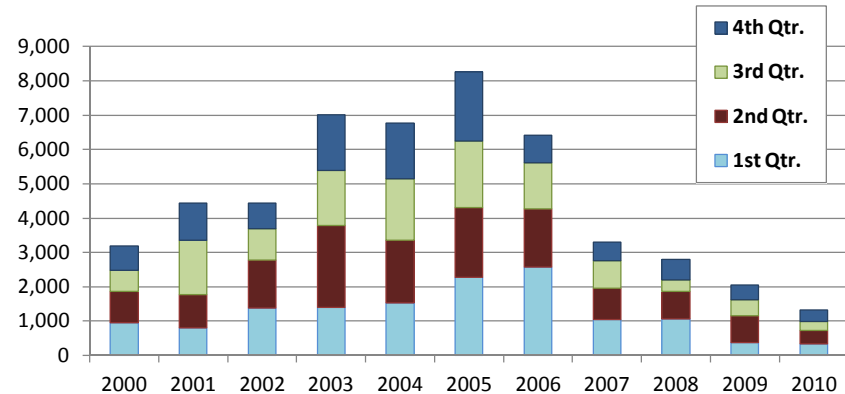
(adjusted for inflation)



Commercial/Public Dollar Value and Prime

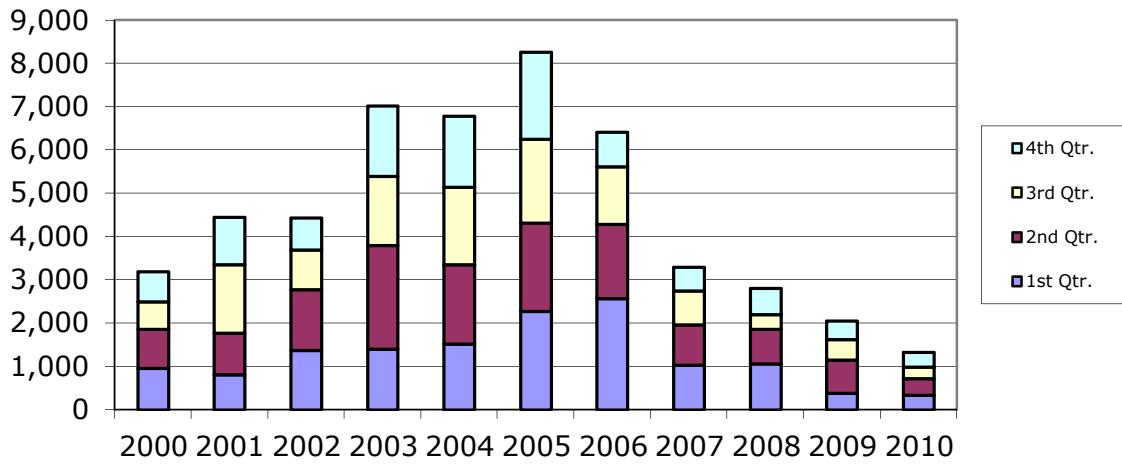


Total Building Permits by Quarter 2000 - 2010

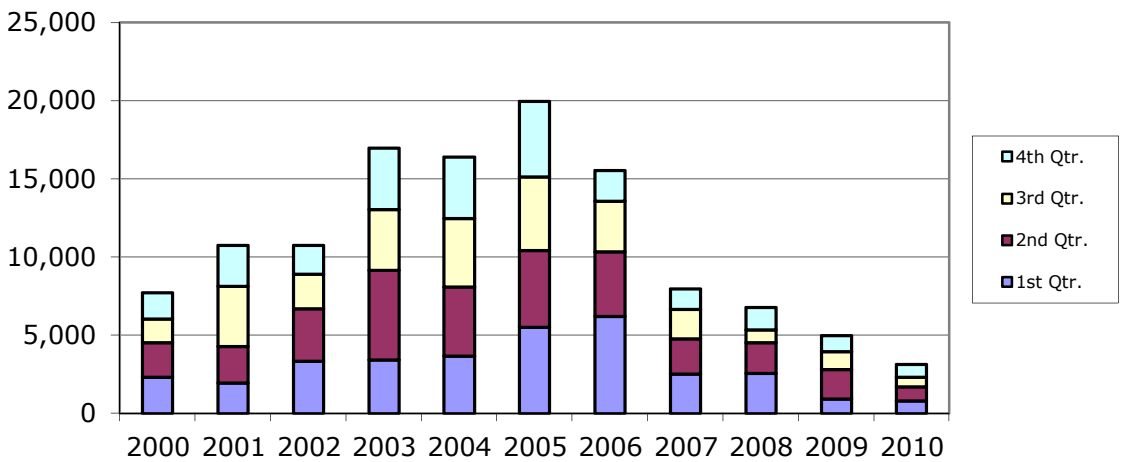


NORTHWEST ARKANSAS CITIES AND COUNTIES						
End-of-Year 2010 Population Growth Rate Since Census 2000						
Estimates based on Census 2000 information and Dwelling Unit Permits						
Community	CENSUS 2000 POPULATION	CENSUS 2010 POPULATION	POPULATION ESTIMATE End-of-Year 2010	POPULATION CHANGE Since 2000	PERCENT CHANGE 2000-2010	ANNUAL RATE 2000-2010
Benton Co., Unincorp.	44,009	44,402	44,755	746	1.7%	0.16
AVOCA	423	488	488	65	15.4%	1.34
BELLA VISTA	16,582	26,461	26,557	9,975	60.2%	4.48
BENTONVILLE	19,730	35,301	35,964	16,234	82.3%	5.74
BETHEL HEIGHTS	714	2,372	2,375	1,661	232.7%	11.83
CAVE SPRINGS	1,103	1,729	1,792	689	62.5%	4.62
CENTERTON	2,146	9,515	9,692	7,546	351.6%	15.06
DECATUR	1,314	1,699	1,701	387	29.5%	2.43
ELM SPRINGS - Ben Co.	13	38	38	25	192.3%	10.49
GARFIELD	490	502	502	12	2.4%	0.23
GATEWAY	116	405	405	289	249.1%	12.33
GENTRY	2,165	3,158	3,188	1,023	47.2%	3.66
GRAVETTE	1,810	2,325	2,325	515	28.5%	2.36
HIGHFILL	379	583	583	204	53.8%	4.09
LITTLE FLOCK	2,585	2,585	2,587	2	0.1%	0.01
LOWELL	5,013	7,327	7,414	2,401	47.9%	3.71
PEA RIDGE	2,346	4,794	4,819	2,473	105.4%	6.93
ROGERS	38,829	55,964	56,846	18,017	46.4%	3.61
SILOAM SPRINGS	10,843	15,039	15,129	4,286	39.5%	3.15
SPRINGDALE* - Ben Co.	2,011	6,054	6,127	4,116	204.7%	10.92
SPRINGTOWN	114	87	87	-27	-23.7%	-2.48
SULPHUR SPRINGS	671	511	511	-160	-23.8%	-2.50
Benton County Total	153,406	221,339	223,814	70,408	45.9%	3.58
Washington Co., Unincorp.	38,341	38,142	38,436	95	0.2%	0.02
ELKINS	1,251	2,648	2,680	1,429	114.2%	7.34
ELM SPRINGS - Wash Co.	1,031	1,497	1,508	477	46.2%	3.60
ELM SPRINGS (total)	1,044	1,535	1,615	571	54.7%	4.14
FARMINGTON	3,605	5,974	6,048	2,443	67.8%	4.93
FAYETTEVILLE	58,047	73,580	74,109	16,062	27.7%	2.30
GOSHEN	752	1,071	1,093	341	45.3%	3.54
GREENLAND	907	1,259	1,259	352	38.8%	3.10
JOHNSON	2,319	3,354	3,363	1,044	45.0%	3.52
LINCOLN	1,752	2,249	2,253	501	28.6%	2.37
PRAIRIE GROVE	2,540	4,380	4,462	1,922	75.7%	5.38
SPRINGDALE - Wash Co.	43,787	63,743	63,960	20,173	46.1%	3.59
SPRINGDALE (total)	45,798	69,797	70,083	24,285	53.0%	4.04
TONTITOWN	942	2,460	2,478	1,536	163.1%	9.41
WEST FORK	2,042	2,317	2,317	275	13.5%	1.18
WINSLOW	399	391	397	-2	-0.4%	-0.04
Washington County Total	157,715	203,065	204,363	46,648	29.6%	2.44
Madison Co., Unincorp.	12,074	13,197	13,197	1,123	9.3%	0.83
HINDSVILLE	75	61	61	-14	-18.7%	-1.90
HUNTSVILLE	1,931	2,346	2,365	434	22.5%	1.90
ST. PAUL	163	113	113	-50	-30.7%	-3.35
Madison County Total	14,243	15,717	15,734	1,491	10.5%	0.93

NWA Two-County Housing Units Added Since 2000 by Quarter



Estimated Two-County Population Added to NWA between Census 2000 and end-of-year 2010



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

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