

Multifamily Highlights First Half of 2025

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Prepared Exclusively under Contract Agreement for ARVEST BANK

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Real Estate Summary For Benton and Washington Counties

This report is the fifty-second edition of the Skyline Report for Benton and Washington Counties—Multifamily Real Estate Market Analysis. Researchers at the Center for Business and Economic Research in the Sam M. Walton College of Business at the University of Arkansas produce the Skyline Report to provide timely statistical analysis of the Northwest Arkansas multifamily real estate market. This study is a companion piece to the semiannual single-family residential and commercial Skyline Reports. There is a complex dynamic between multifamily housing, residential rental housing, and residential home ownership that is being influenced by several factors including: quantity of multifamily supply, quantity of rental housing, interest rates, underwriting standards, and unemployment rates, among others. The information contained in the following pages details the current condition of the multifamily market and sets the stage for future comparisons.

Highlights from the First Half of 2025

The multifamily vacancy rate increased to 3.7 percent in the first half of 2025, from 3.3 percent in the second half of 2024, with the addition of 7 new and completed complexes with 639 total units and 320 available units. With the 7 complexes removed the overall vacancy rate decreased to 3.2 percent.

The Fayetteville vacancy rate increased to 3.2 percent in the first half of 2025 from 3.0 percent in the second half of 2024. More than 2,900 new rental units are under construction and an additional 8,300 have been announced (44.5 percent of current inventory) in the Fayetteville market.

In Bentonville, vacancy rates increased to 6.0 percent in the first half of 2025 from 4.0 percent in the second half of 2024, the highest in Northwest Arkansas. More than 1,700 new rental units are under construction and an additional 4,900 have been announced (63.8 percent of current inventory) in the Bentonville market.

Vacancy rates in Rogers decreased to 5.0 percent in the first half of 2025 from 5.3 percent in the second half of 2024. More than 1,200 new rental units are under construction and an additional 6,800 have been announced (83.4 percent of current inventory) in the Rogers market.

The Siloam Springs vacancy rate decreased to 1.0 percent in the first half of 2025, from 1.3 percent in the second half of 2024, the lowest in Northwest Arkansas. More than 20 new rental units are under construction and an additional 280 have been announced (20.2 percent of current inventory) in the Siloam Springs market.

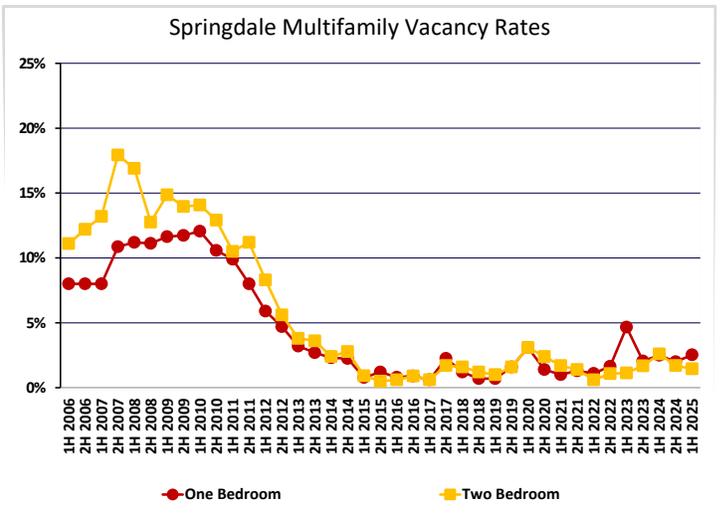
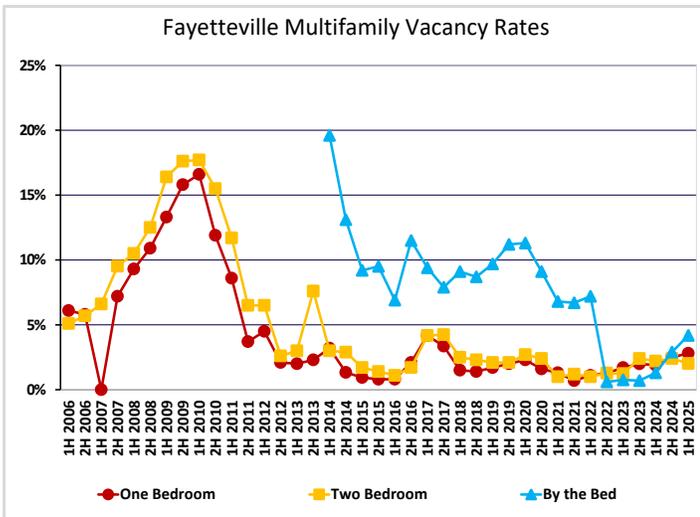
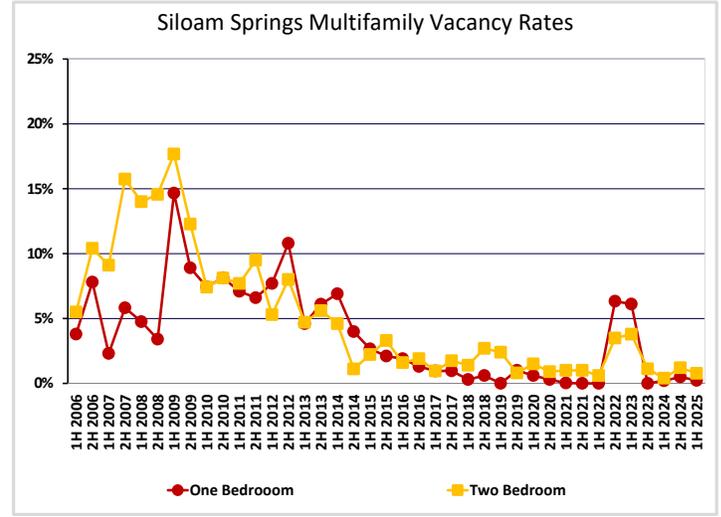
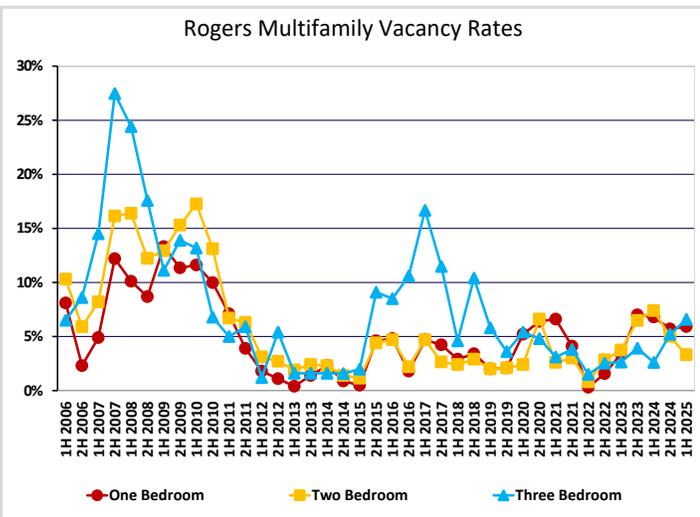
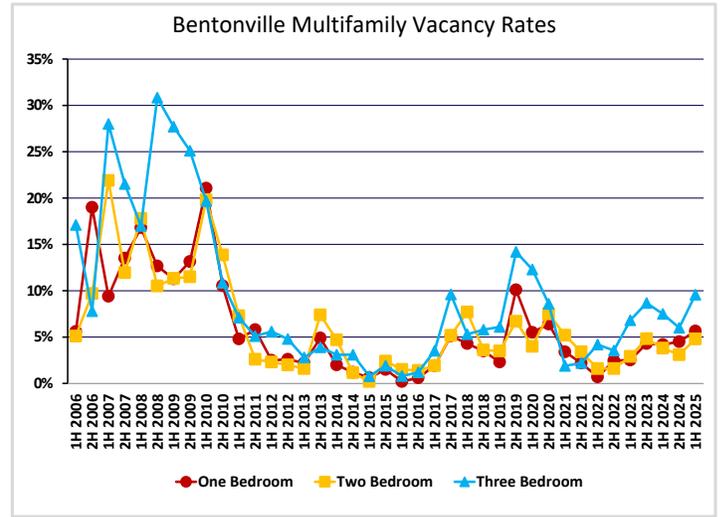
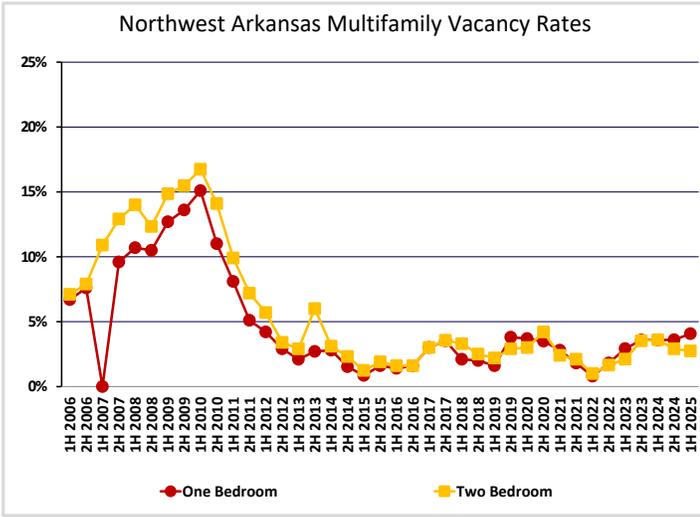
In Springdale, the vacancy rate decreased to 1.7 percent in the first half of 2025 from 1.9 percent in the second half of 2024. More than 1,500 new rental units are under construction and an additional 600 have been announced (22.7 percent of current inventory) in the Springdale market.

In the first half of 2025, the average lease rate per month for a multifamily property unit in Northwest Arkansas increased to \$1,094.08, from \$1,075.18 in the second half of 2024.

In the first half of 2025, 25 current multifamily projects had building permits valued at \$436.6 million, a decrease from \$523.8 million in the first half of 2024.

Regional Market Trends

Multifamily Vacancy Rates



Regional Market Trends

Multifamily Rates and Building Permits

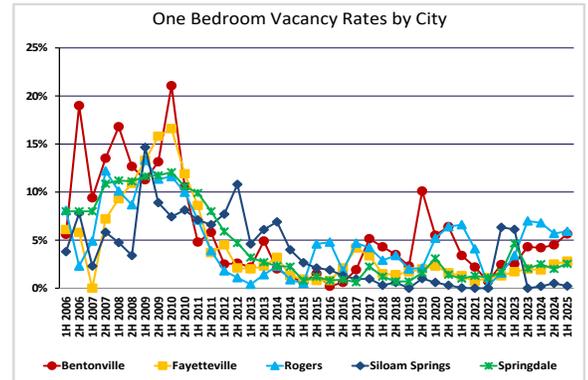
In Northwest Arkansas, 144 building permits were issued, worth \$436.6 million, for 25 separate complexes. Six projects were located in Bentonville/Centerton with permits valued at \$71.5 million. McCauley Place was the highest valued at \$26.8 million. Rogers had four projects valued at \$56.6 million. The Summit was the highest valued at \$36.0 million. Eleven projects in Fayetteville, are valued at \$262.1 million. Current on Center was the highest valued at \$60.5 million. Two other projects were each valued at over \$45.0 million. Four projects with permits valued at \$46.5 million were located in Springdale/Tontitown. The highest value was Via Emma valued at \$33.5 million.

Multifamily Building Permits	Complex or Developer	Number of New Permits	Total Value of Permits	City
11/5/2024	Medlin Condos	3	\$13,149,208	Bentonville
12/24/2024	Main and A	6	\$26,845,818	Bentonville
1/8/2025	102 West, Phase II	4	\$733,320	Bentonville
3/21/2025	Greens at Legacy Village	1	\$292,733	Bentonville
3/21/2025	McCauley Place	47	\$25,711,276	Bentonville
4/21/2025	Flyway Landing	2	\$4,728,150	Bentonville
8/15/2024	University Lofts at Sanctuary	1	\$2,312,371	Fayetteville
9/9/2024	Trails on the Creeks	13	\$46,386,704	Fayetteville
9/13/2024	The Claude	2	\$14,317,962	Fayetteville
10/6/2024	The Axis	3	\$23,147,238	Fayetteville
11/8/2024	Park Meadows	3	\$7,561,604	Fayetteville
11/13/2024	Patriot Park	9	\$7,353,250	Fayetteville
12/27/2024	Current on Center	1	\$60,490,404	Fayetteville
1/28/2025	Gamma Nu	1	\$3,000,000	Fayetteville
2/24/2025	Park Meadows	2	\$5,015,494	Fayetteville
4/4/2025	Hazen Multifamily	14	\$47,831,431	Fayetteville
6/4/2025	Meadow View Seniors	1	\$28,606,893	Fayetteville
6/18/2025	Drake Farms	4	\$16,049,442	Fayetteville
7/29/2024	Kindergrove Olive	2	\$2,085,186	Rogers
8/19/2024	The Summit	3	\$35,987,339	Rogers
9/4/2024	Olive Street Apartments	4	\$12,953,741	Rogers
10/2/2024	Ritter and Spool	2	\$5,559,610	Rogers
12/10/2024	Chandler Village	8	\$7,010,000	Springdale
1/21/2025	Via Emma	4	\$33,500,000	Springdale
3/13/2025	Holcomb Apartment	1	\$1,500,000	Springdale
4/11/2025	Stoneridge at the Peaks	3	\$4,500,000	Springdale
NWA	25 Unique Projects	144	\$436,629,175	

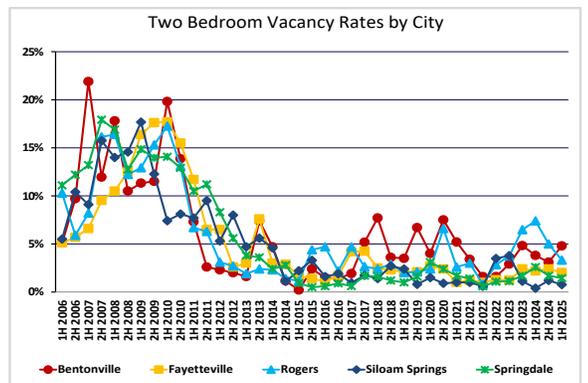
Regional Market Trends

Multifamily Sample Data

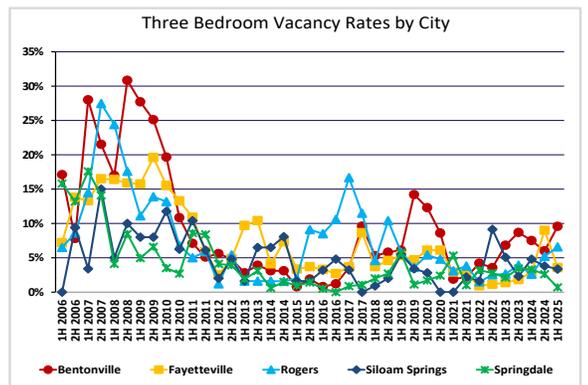
Sample Vacancy Rates	Number of Apartment Complexes	Number of Units	1H 2025 Vacancy Rate	2H 2024 Vacancy Rate	1H 2024 Vacancy Rate
Bentonville	153	10,563	6.0%	4.0%	4.5%
Fayetteville	387	25,579	3.2%	3.0%	1.9%
Rogers	136	9,712	5.0%	5.3%	6.9%
Siloam Springs	48	1,502	1.0%	1.3%	1.1%
Springdale	137	9,486	1.7%	1.9%	2.9%
NWA	861	56,842	3.7%	3.3%	3.3%



Vacancy Rates by Floor Plan	By the Bedroom	One Bedroom	Two Bedroom	Three Bedroom
Bentonville		5.6%	4.8%	9.6%
Fayetteville	4.2%	2.8%	2.0%	3.6%
Rogers		5.9%	3.3%	6.6%
Siloam Springs		0.2%	0.8%	3.4%
Springdale		2.5%	1.5%	0.7%
NWA	4.2%	4.1%	2.7%	4.6%



Median Size and Price by Floor Plan	Square Feet	Price per Month	Price per Square Foot
Studio	500	\$862.50	\$1.73
By the Bed	408	\$922.00	\$2.26
1 Bedroom	612	\$800.00	\$1.31
2 Bedroom	926	\$995.00	\$1.07
3 Bedroom	1300	\$1,375.00	\$1.06
4 Bedroom	1800	\$1,870.00	\$1.04
NWA	850	\$995.00	\$1.17



Average Unit Size and Price by Floor Plan	Square Feet	Price per Month	Price per Square Foot
Studio	551	\$982.26	\$1.78
By the Bed	420	\$939.09	\$2.24
1 Bedroom	665	\$973.56	\$1.46
2 Bedroom	964	\$1,118.70	\$1.16
3 Bedroom	1,304	\$1,471.34	\$1.13
4 Bedroom	1,707	\$2,088.76	\$1.22
NWA	804	\$1,075.18	\$1.34

