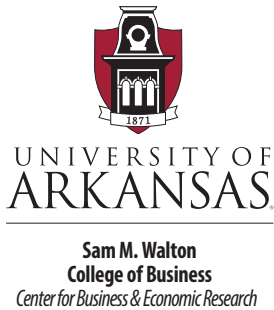




# THE SKYLINE REPORT

SPONSORED BY ARVEST BANK



## Multifamily Real Estate Market Summary for Benton and Washington Counties

This report is the thirty-sixth 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. As the population of the region grows, there is increased demand for all types of housing. Understanding the supply of multifamily housing opportunities is critical to clearly understand the overall residential market. 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.

### First Half of 2017

### July 2017

### Contents

Report Structure .....	2
Economic Overview .....	3
Regional Overview .....	6
Condo Market .....	6
New Announced Projects .....	7
Building Permits .....	8
Multifamily Properties .....	9
City Summary Statistics	
Bentonville .....	13
Fayetteville .....	14
Rogers .....	15
Siloam Springs .....	16
Springdale .....	17

Center for Business and Economic Research  
Sam M. Walton College of Business  
University of Arkansas  
Fayetteville, AR 72701  
Telephone: 479.575.4151  
<http://cber.uark.edu/>

The information contained herein has been obtained from reasonably reliable sources. The Center for Business and Economic Research makes no guarantee, either expressed or implied, as to the accuracy of such information. All data contained herein is subject to errors, omissions and changes. Reproduction in whole or in part, without prior written consent is prohibited.

### Highlights from the First Half of 2017

- The vacancy rate for all multifamily properties in Northwest Arkansas increased to 4.2 percent in the first half of 2017 from 3.2 percent in the second half of 2016. The rate was 2.4 percent in the first half of 2016.
- The increase in regional vacancy rates was primarily due to increased vacancy rates in Rogers and Fayetteville as a result of new construction. The overall multifamily vacancy rate in Fayetteville increased from 2.7 percent in the first half of 2016 to 5.8 percent in the first half of 2017. In Rogers, vacancy rates rose from 5.0 percent to 6.1 percent during the same time period.
- More than 3,200 additional rental units have been announced or are under construction in new multifamily projects in Bentonville.
- Siloam Springs had the largest year over year decrease in vacancy rates from 1.7 percent in the first half of 2016 to 1.0 percent in the first half of 2017.
- There are more than 1,600 rental units that have been announced or are under construction in new multifamily projects in Fayetteville.
- In Bentonville, vacancy rates increased from 1.0 percent in the first half of 2016 to 1.4 percent in the first half of 2017.
- More than 1,400 additional rental units have been announced or are under construction in the Rogers submarket.
- Springdale experienced a decline from a 0.7 percent vacancy rate in the first half of 2016 to a 0.6 percent rate in the first half of 2017, giving the city the lowest vacancy rate in Northwest Arkansas.
- Over 150 new rental units have been announced or are under construction in multifamily projects in Springdale.
- In the first half of 2017, the average lease rate per month for a multifamily property unit in Northwest Arkansas increased to \$642.47, while the median lease rate remained at \$566.00.

# Report Structure



The results of an in-depth data gathering process are presented and analyzed in this report. Data from three distinct sources were used to examine the characteristics of the Northwest Arkansas multifamily residential housing market. First, building permit data were examined to identify any multifamily units that were new to the market. Second, the databases from the Benton and Washington County Assessors' offices were searched to identify existing multifamily properties. Finally, a survey of the population of multifamily property managers was conducted in order to collect the characteristics of the Northwest Arkansas multifamily housing market.

The Skyline Report is structured in the following way. In the first section, a review of relevant economic statistics is presented to set a context for examining multifamily housing. In the section that follows the economic overview, regional comparisons are detailed. A short discussion about

condominium market is shown second, followed by two tables with announcements of coming multifamily projects. A section on multifamily building permits issued in the last twelve months follows. Next, there is an analysis of the data obtained from the Benton and Washington County Assessors' offices. The total number and the square footage of the population of multifamily properties in Northwest Arkansas are broken down by major city. Then, the coverage of the sample of Skyline Report survey respondents is discussed in relation to that population. Finally, vacancy rates, average and median unit sizes as well as average and median floor plan prices, all calculated from the survey sample, are presented on a regional basis.

The report then turns to a more detailed city-by-city analysis. For this report, Bentonville, Fayetteville, Rogers, Siloam Springs, and Springdale were examined.

In order to collect this specific information about Northwest Arkansas multifamily residential properties, Center for Business and Economic Research staff surveyed the population of multifamily property managers. To identify potential respondents, databases from the Washington and Benton County Assessors' offices were searched. Contact information was obtained where available and at least three phone contacts were attempted for each respondent. When no response was forthcoming, the properties were physically visited by a surveyor.

As the thirty-sixth edition of the multifamily series of the Skyline Report, this study provides trend comparisons in vacancy rates, prices, unit sizes, and other multifamily property characteristics.

# Economic Overview

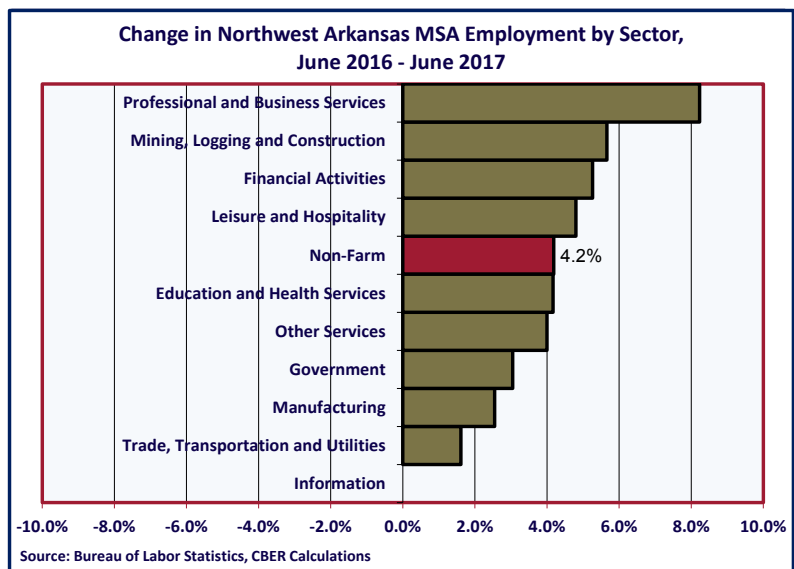
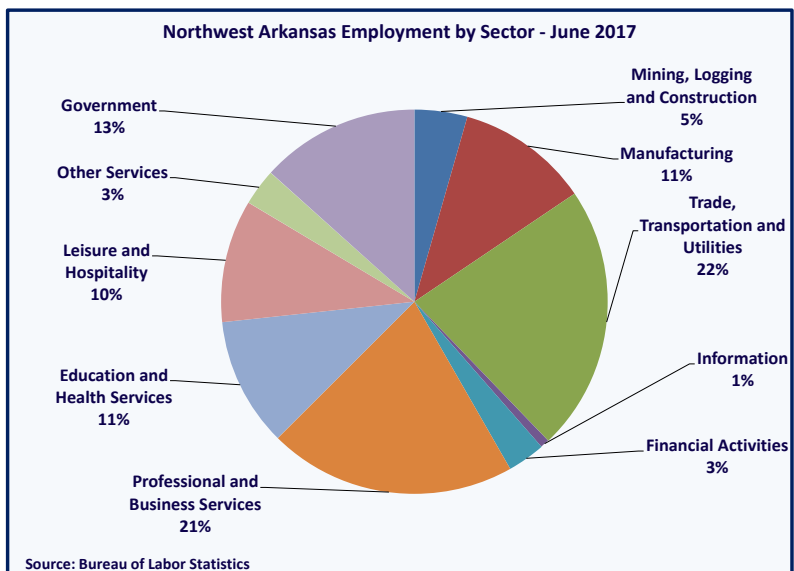
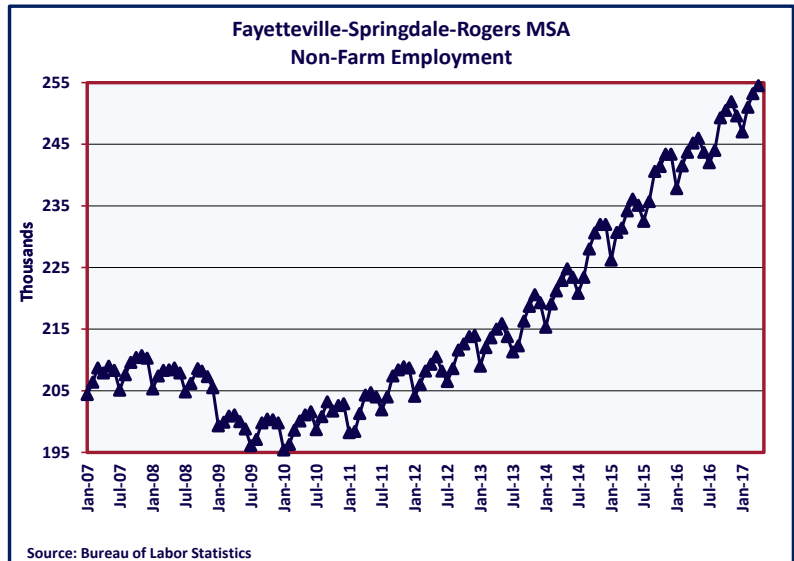
It is helpful to look at some key macro-economic statistics in order to get a sense of the Northwest Arkansas multifamily real estate market. The rate of activity in the Northwest Arkansas multifamily real estate market is dependent upon two general factors: those that are specific to the region and those that are national in nature. The following discussion highlights some of the statistics that indicate the direction of the macro economy.

## Gross Domestic Product

In the second quarter of 2017, real GDP increased by 2.6 percent according to advance estimates released by the U.S. Department of Commerce's Bureau of Economic Analysis (BEA). Real GDP increased by 1.2 percent in the first quarter of 2017. The increase in real GDP in the second quarter primarily reflected positive contributions from personal consumption expenditures (PCE), nonresidential fixed investment, exports, and federal government spending that were partly offset by negative contributions from private residential fixed investment, private inventory investment, and state and local government spending. Imports, which are a subtraction in the calculation of GDP, increased. The acceleration in real GDP growth in the second quarter reflected a smaller decrease in private inventory investment, an acceleration in PCE, and an upturn in federal government spending. These movements were partly offset by a downturn in residential fixed investment and decelerations in exports and in nonresidential fixed investment.

## Employment

The Northwest Arkansas employment situation is extremely important to the health of the real estate market. The most recent data show that employment in the Northwest Arkansas region was at 253,900 in June 2017, up 4.2 percent from June 2016. According to the U.S. Bureau of Labor Statistics (BLS), the unemployment rate



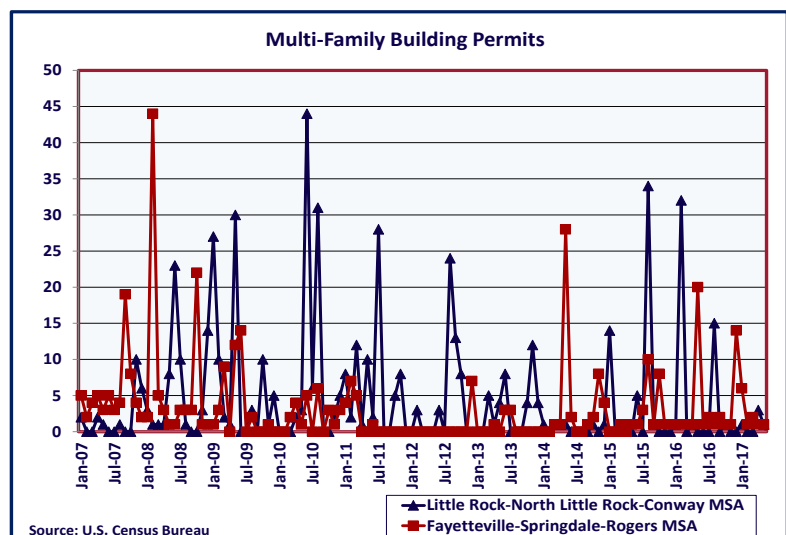
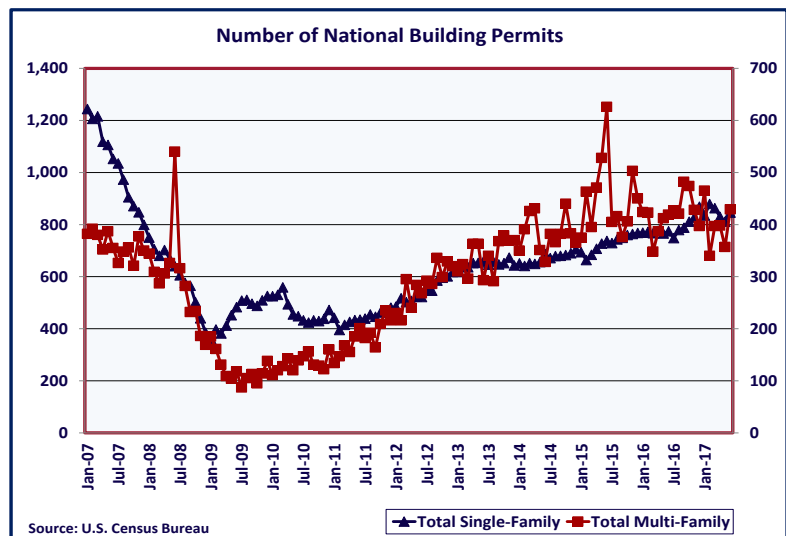
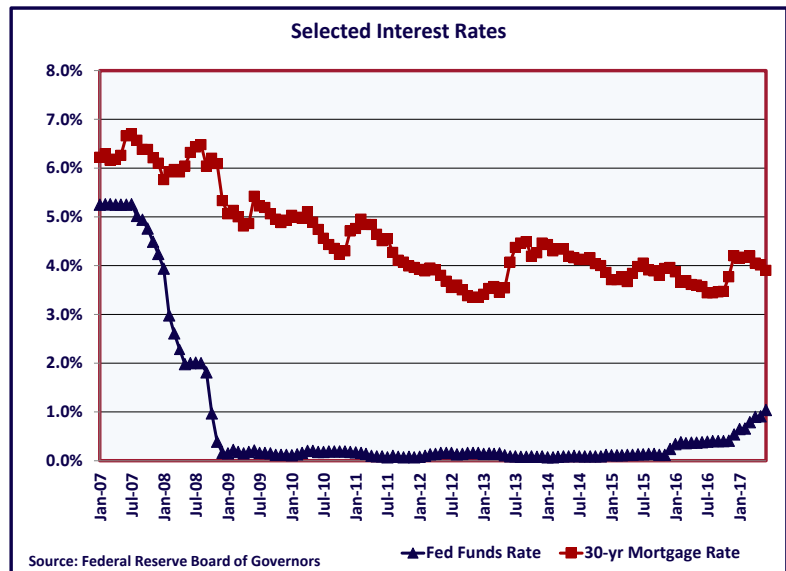
# Economic Overview

in Northwest Arkansas was at 2.5 percent in May 2017. This is down from the May 2016 rate of 2.9 percent. The unemployment rate has remained under 4.0 percent since August of 2015. The unemployment rate in Northwest Arkansas continues to be lower than both the state (3.3 percent) and national (4.1 percent) unadjusted rates.

With the purpose of exploring more closely the composition of job growth in Northwest Arkansas, two additional figures are provided. The first shows the June 2017 Fayetteville-Springdale-Rogers MSA employment breakdown by sector. As the pie chart shows, trade, transportation, and utilities had the largest share of employment (22 percent) in Northwest Arkansas followed by professional and business services (21 percent), government (13 percent), manufacturing (11 percent), education and health services (11 percent), and leisure and hospitality (10 percent). The other figure shows the annual percentage change in the metro area's employment by sector from June 2016 to June 2017. Total nonfarm employment increased by 4.2 percent during that time. Employment in professional and business services, construction, financial activities, leisure and hospitality grew more quickly than 4.2 percent. Education and health services, other services, government, manufacturing, and trade, transportation, and utilities grew slower than 4.2 percent while the information sector remained unchanged from June 2016 to June 2017.

## Interest Rates

The Federal Funds rate averaged 1.04 percent in June 2017. The ten year constant maturity Treasury bill had an interest rate of 2.19 percent in June 2017, up from 1.64 percent in June 2016. The positive spread between the ten year rate and the federal funds rate narrowed a little from a year ago, but remains positive as both rates have increased. The Federal Reserve Open Market Committee decided to increase the target



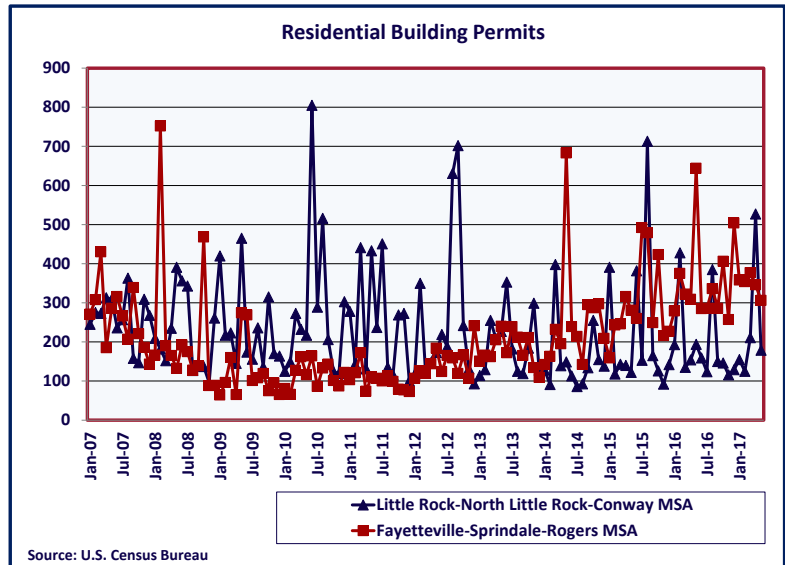
# Economic Overview

range for the federal funds rate from 1.00 to 1.25 percent. The stance of monetary policy remains accommodative, thereby supporting further improvement in labor market conditions and a sustained return to 2 percent inflation. The accompanying figure shows the Federal Funds rate and the thirty year mortgage rate since January 2007.

## Multifamily Building Permits

The U.S. Census Bureau estimates the issuance of building permits. The national level of multifamily building permits was a seasonally adjusted average rate (SAAR) of 409,000 in June 2017, a decrease of 2.4 percent from the June 2016 rate of 419,000, and an increase of 14.6 percent from May 2017.

The accompanying graphs show the number of multifamily building permits and total number of residential building permits issued in the two major metropolitan areas in Arkansas, the Fayetteville-Springdale-Rogers (FSR) MSA and the Little Rock-North Little Rock (LR-NLR) MSA. In the past year there were 53 newly issued multifamily building permits in the FSR MSA according to the Census Bureau. In the LR-NLR MSA during the same period there were 21 multifamily building permits issued.





# Regional Overview

## *Regional Overview*

While increased demand from population growth has driven the overall Northwest Arkansas multifamily market over the past decade, current building is still being driven by expected growth in the University of Arkansas's student population, as well as the overall low vacancy rate in the region. Some multifamily builders feel that projects in a particular location or with special amenities that might appeal to students can also be successful by meeting the needs of the expanding University of Arkansas student population, as well as taking tenants from older complexes. The newer student housing complexes are not geared to be highly competitive in terms of pricing, although project developers assert the price differential is made up by all the utilities and amenities included in the lease rates. Additionally, the developers of new apartment complexes around the University of Arkansas are heavily recruiting in Texas for students who are accepting enrollment at the Fayetteville campus.

Multifamily housing serves multiple purposes in Northwest Arkansas. In Fayetteville, home of the University of Arkansas, the state's flagship institution of higher education, much of the supply of multifamily housing is designed to serve the increasing and ever-changing student population. In addition to providing student housing, multifamily properties also act as low-income housing for those whose financial status and credit ratings are not sufficient to purchase a single-family home, or for those who are still choosing to not purchase single family residences, even if they could do so. Additionally, the affordability of home ownership has begun to stabilize. Coupled with rate increases in affordable single family rental housing,

this may cause an increase in the demand for multifamily housing.

Multifamily properties also serve as transitional housing for those who are between single family residences. Additionally, in Rogers and Bentonville, a number of upscale properties with monthly leases comparable to, and even exceeding monthly mortgage payments are in the market. These properties are designed to provide easy accessibility to the commercial districts of the cities and to appeal to tenants looking to eliminate property maintenance responsibilities. These upscale properties pushed up average rents, but have leased strongly and no longer negatively impact vacancy rates.

## *Condominium Market*

The growth in the condominium market in Northwest Arkansas remained slow in the past six months. Only a few small condominium projects have been completed during this time period. Additionally, the pipeline of coming condominiums has shrunk tremendously as projects have been cancelled due to lack of demand and financing issues.

Bentonville and Springdale have one announced condominium project each with 4 and 10 units, respectively. There is more leasing and lease-to-buy in existing condominium projects as well. Announced projects from previous periods, which were indicated as being indefinitely postponed, are not included in the report. If and when these projects are viable, they will be included in the announced projects tables.

## *Other Announced Projects*

The business press was examined to formulate the attached table of announced new projects. These projects are in addition to projects with building permits that are mentioned below and should be considered jointly with the building permit information in order to get a firm picture about the supply that is coming onto the market. Expected supply, which could add up to 3,200 rental units to the Bentonville market, over 1,600 units to the Fayetteville market, over 1,400 units to the Rogers market, and over 150 units in the Springdale market, if all are built. In addition the University of Arkansas has 5,732 beds, and is considering projects that could add over 700 beds as early as fall 2019. Further, Greek Life at the University of Arkansas currently has approximately 1,330 beds and is adding at least an additional 50 beds added each year through 2018.

The associated table details the building permits that have been issued for multifamily housing purposes over the past twelve months. Six of the projects are located in Bentonville, five are in Fayetteville, two are in Rogers, and one is in Springdale. These 14 projects had 122 building permits issued worth \$101,579,429. The largest project is in Bentonville: Sullivan Square had 31 permits worth \$47,320,381. The next largest is Woodland Park at the Grove with 16 permits worth \$24,396,149, in Rogers.

# Announced Projects and Permits

## Announcements of New Projects

Complex Name	Developer	Construction Costs	Number of Units	City
Capstone Townhomes	Capstone Investment Group LLC			Bentonville
Crystal Flats	Cindy Springs, LLC		650	Bentonville
Dream on Central	SPREG		263	Bentonville
Eversole Trust Project	Eversole Revocable Trust		384	Bentonville
Harbin Pointe			100	Bentonville
I Street Luxury Apartments	BC Center LLC		236	Bentonville
Mount Carmel Retirement	Jimmy Elrod	\$5,703,876	31	Bentonville
Off the Square	SPREG		30	Bentonville
Rainbow Curve	Honey Creek Land & Cattle		96	Bentonville
Sullivan Square	Orchard Properties	\$20,270,000	474	Bentonville
The Parc at Bentonville, Phase 1	TCI Bentonville (Phil Swope)		216	Bentonville
The Parc at Bentonville, Phase 2	TCI Bentonville (Phil Swope)		184	Bentonville
Walton Crossing Apartments	Lindsey Development Co.		600	Bentonville
Watercolor	Rich Richardson		340	Centerton
Beachwood Village Cottages ,Phase II	Fountain Residential Partners		(430 beds)	Fayetteville
Grand Retirement Community	1913 Capital		164	Fayetteville
Macy Drive Townhomes	Tim Brisiel		57	Fayetteville
Morgan Manor Expansion	Fayetteville Housing Authority		58	Fayetteville
Mount Carmel Retirement Complex	Jimmy Elrod		25	Fayetteville
Piney Creek Ranch	Andi and Jeremy Pratt			Fayetteville
Residences at Forest Hills	John Alford		72	Fayetteville
Springhouse Village Retirement Com	Elizabeth Link		102	Fayetteville
Sycamore Townhomes	Mad Sky Rentals		19	Fayetteville
Twin Arch Apartments	Mark Zweig	\$1,200,000	17	Fayetteville
Vantage II Apartments	Lindsey Development Co.		140	Fayetteville
WAC Row Houses	Partners for Better Housing		12	Fayetteville
Wedington behind Harps	Haven Campus Communities		450	Fayetteville
Willow Bend at Clear Creek	Trey Jackson and McCrary Lowe		106	Fayetteville
Johnson Square	Ward Davis, Bob Hill, Morgan Hooker			Johnson
Honeysuckle and Pleasant Grove	HGJ Properties		30	Lowell
Arabella of Rogers	Abby Development	\$33,000,000	120	Rogers
ARC Multifamily Complex on Dixieland	Arc Multifamily		14	Rogers
Dixieland Road Apartments	Carl Walker		15	Rogers
Fields at Pinnacle	Chad and Monika Hatfield		150-200	Rogers
Kilimajaro Way Project	Jon R. Brittenum		66	Rogers
Oak Street Special Needs Housing	Bost Inc		6	Rogers
Palisades at Pleasant Grove, Phase II	Salter Properties		208	Rogers
Primrose of Rogers	Primerose Retirement LLC	\$14,580,000	74	Rogers
The Blake at Rogers			100	Rogers
The Frisco-Apartments on Walnut	Brooks Norris and John Schmelzle		128	Rogers
The Grove Phase III	Whisinvest		24	Rogers
Watermark at Walnut Creek	Watermark Residential	\$23,700,000	140	Rogers
West 28th Apartment Complex	Today's Bank		130	Rogers
Woodland Park	Orchard Properties		426	Rogers
Mansion at Mill Creek Patio Homes	Tom Embach, Leisure Homes Corp		80	Springdale
Shiloh Springs	Mid America Management		76	Springdale

# Announced Projects and Permits

## Multifamily Building Permits July 1, 2016 - June 30, 2017

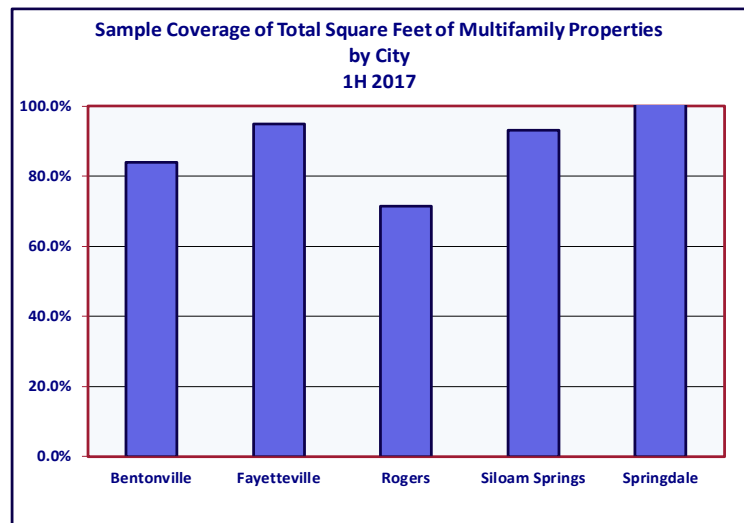
Date	Complex or Developer	Number of Permits	Total Value of Permits	City
7/7/2016	Mt Carmel Senior Living	31	\$5,703,876	Bentonville
1/10/2017	Fullerton Apartment	1	\$355,675	Bentonville
1/17/2017	Broadway Apartment	1	\$372,064	Bentonville
2/1/2017	Berkley on B Street	6	\$1,207,266	Bentonville
2/1/2017	The Brownstones	11	\$1,918,798	Bentonville
6/14/2017	Sullivan Square	31	\$47,320,381	Bentonville
8/29/2016	Twin Arch	4	\$977,122	Fayetteville
9/13/2016	Oakland Duplexes	2	\$975,098	Fayetteville
10/11/2016	Sang Duplexes	4	\$1,441,920	Fayetteville
3/22/2017	Noble Oaks	1	\$923,533	Fayetteville
4/6/2017	Links at Fayetteville	4	\$6,190,476	Fayetteville
3/15/2017	Watermark at Walnut Creek	2	\$2,087,776	Rogers
3/30/2017	Woodland Park at the Grove	16	\$24,396,149	Rogers
4/19/2017	Towne Park	8	\$7,709,295	Springdale
	<b>Total</b>	<b>122</b>	<b>\$101,579,429</b>	



# Multifamily Properties

Building permits give a good indication of the types and amounts of space that will become available on the market in the near future. However, to understand the existing inventory of multifamily properties, the Center for Business and Economic Research staff examined the property tax databases from the offices of the Benton and Washington County assessors. From those databases, parcels that were classified as multifamily residential were identified and then results were aggregated by complex to avoid double counting. Unfortunately, the databases do not include any measure of the number of units associated with a particular property, but rather the total square feet of any buildings on the parcels is provided. The number of properties by city and the total square feet of multifamily residential space are provided in the accompanying table.

In the Skyline Report sample, Fayetteville had the most multifamily properties in Northwest Arkansas with 356, totaling over 6.9 million square feet. Following Fayetteville, in descending order from most multifamily properties to fewest in the sample were Bentonville, Springdale, Rogers, and Siloam Springs. The total number of multifamily properties with



information reported in these cities other than Fayetteville in the first half of 2017 was 386 with a total size of over 12.4 million square feet.

The Center for Business and Economic Research staff attempted to obtain additional information about each of the multifamily residential properties in these five cities. A survey instrument was developed to ascertain the number of units in each property, the number of units currently available for lease, the types of different floor plans, the prices of different floor plans, lease durations, and the amenities

associated with each property. An online data collection tool was used to streamline the process and to make responding more convenient for apartment managers. The results from this surveying effort comprise the remainder of this report. In the first half of 2017, information was collected on 88.1 percent of the existing square footage of multifamily properties, a decrease from the 91.2 percent in the second half of 2017.

In the analysis that follows, it is important to remember that the survey sample disproportionately measures large properties with many units, rather than small

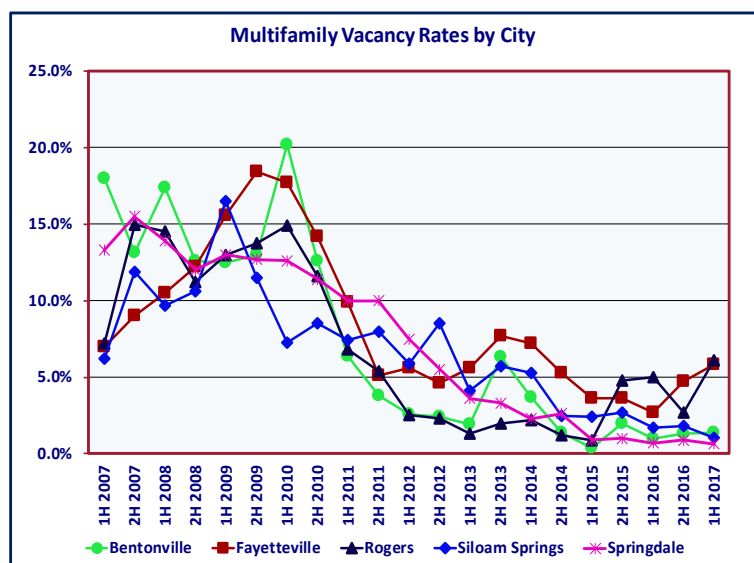
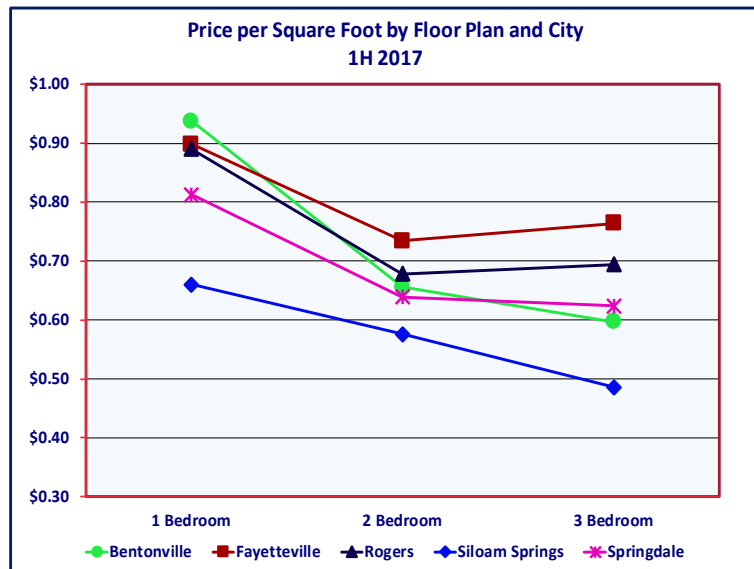
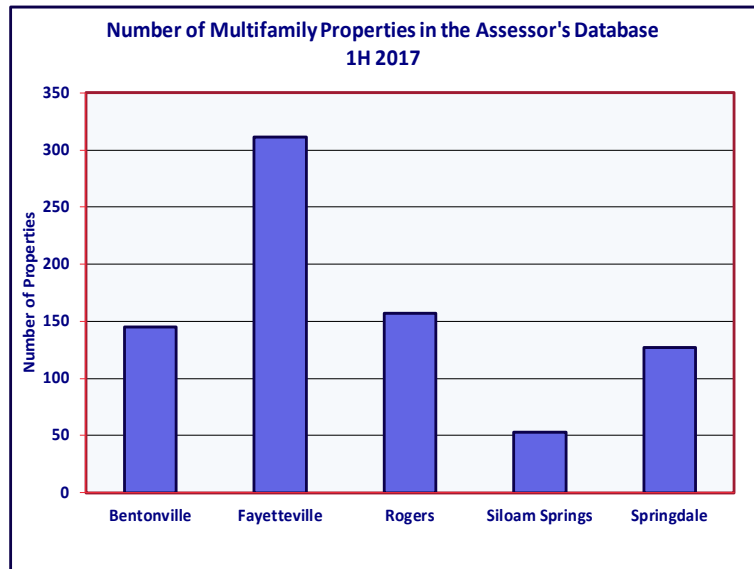
## Total Inventory of Multifamily Properties and Sample Coverage First Half of 2017

City	Number of Multifamily Properties in County Assessor Databases	Total Square Feet of Multifamily Properties in County Assessor Databases	Number of Multifamily Properties in Sample	Total Square Feet of Multifamily Properties in Sample	Percent Coverage of Total Square Feet
Bentonville	145	4,395,838	130	3,691,503	84.0%
Fayetteville	311	7,311,120	356	6,940,474	94.9%
Rogers	157	5,475,873	103	3,918,230	71.6%
Siloam Springs	53	692,037	50	645,484	93.3%
Springdale	127	4,095,501	103	4,161,750	101.6%
Northwest Arkansas	793	21,970,369	742	19,357,441	88.1%

# Multifamily Properties

multifamily properties. In as much as the large properties drive the market for multifamily housing, extrapolating the results to the entire population is entirely reasonable. Within the first half of 2017 survey respondents, there were 36,852 total units in 742 multifamily properties. These properties had a combined vacancy rate of 4.2 percent, up from 3.2 percent in the second half of 2016. The highest vacancy rate was in Rogers at 6.1 percent and the lowest vacancy rate was in Springdale at 0.6 percent. In the first half of 2017, Fayetteville had a vacancy rate of 5.8 percent, while Bentonville, and Siloam Springs had vacancy rates of 1.4 percent and 1.0 percent, respectively.

Within the sample, the average lease price per month in Northwest Arkansas was \$642.47, up from \$627.04 in the second half of 2016. Meanwhile, the average square footage increased to 858 square feet. The median lease price remained at \$566.00 in the first half of 2017, while the median size of a unit also remained at 816 square feet in the first half of 2017. The average monthly price per square foot of a multifamily property was \$0.75, up from \$0.74 in the second half of 2016, and the median price per square foot stayed at \$0.69. Examining the price and square footage by floor plan yields other statistics: on a price per square foot basis, the least expensive floor plans, on average, were two and three bedrooms at \$0.68 per month. The most expensive floor plans, on average, were “by the bed” floor plans in Fayetteville at an average price per square foot of \$1.61.



# Multifamily Properties

## Sample Vacancy Rates - First Half of 2017

Market Area	Number of Apartment Complexes	Number of Units	1H 2017 Vacancy Rate	2H 2016 Vacancy Rate	1H 2016 Vacancy Rate
Bentonville	129	4,986	1.4%	1.3%	1.0%
Fayetteville	353	19,401	5.8%	4.7%	2.7%
Rogers	101	4,966	6.1%	2.7%	5.0%
Siloam Springs	50	1,054	1.0%	1.8%	1.7%
Springdale	102	6,445	0.6%	0.9%	0.7%
<b>NWA</b>	<b>735</b>	<b>36,852</b>	<b>4.2%</b>	<b>3.2%</b>	<b>2.4%</b>

## Average Size and Price by Floor Plan First Half of 2017

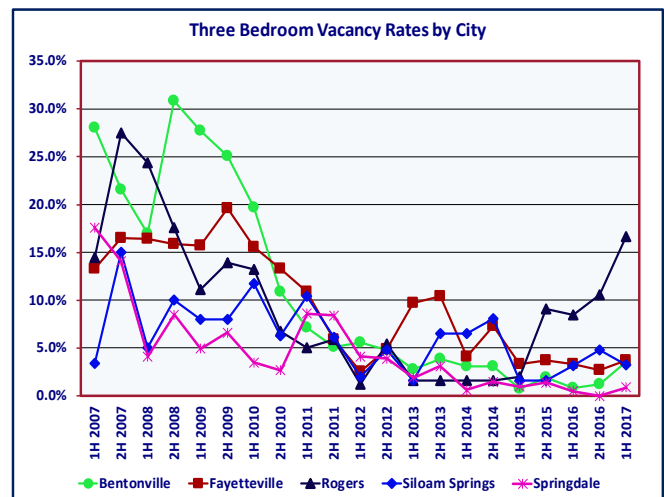
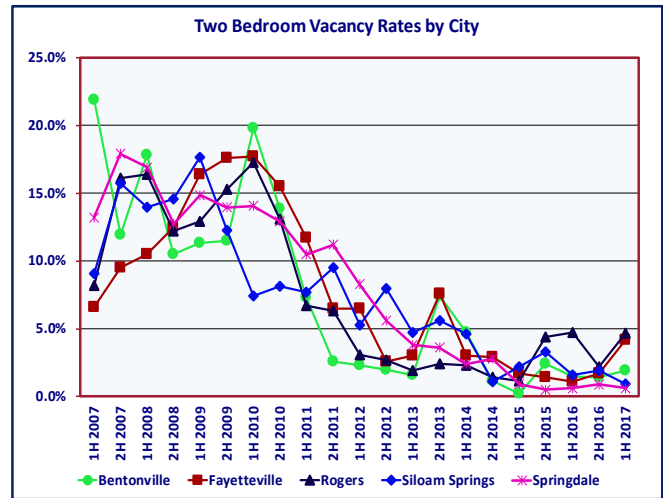
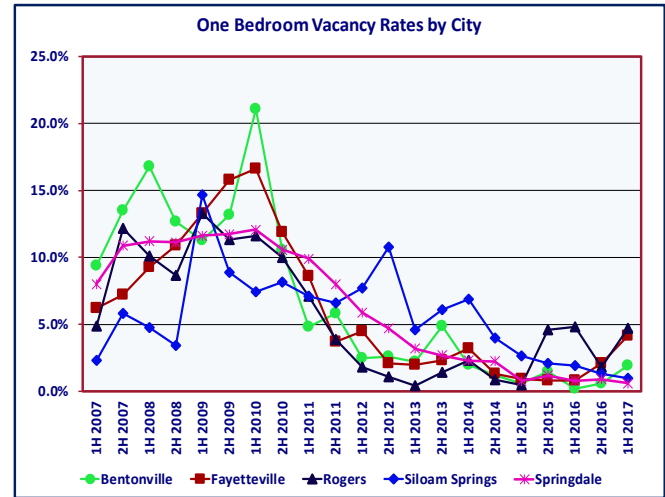
Floor Plan	Average Square Feet	Average Price per Month	Average Price per Square Foot
Studio	413	\$586.31	\$1.42
By the Bed	438	\$705.08	\$1.61
1 Bedroom	624	\$546.90	\$0.88
2 Bedroom	919	\$628.94	\$0.68
3 Bedroom	1,285	\$879.22	\$0.68
4 Bedroom	1,263	\$1,049.40	\$0.83
<b>NWA</b>	<b>858</b>	<b>\$642.47</b>	<b>\$0.75</b>

## Median Size and Price by Floor Plan First Half of 2017

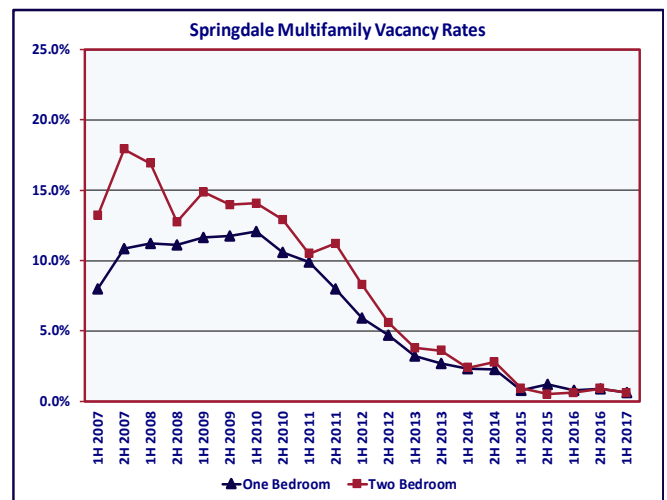
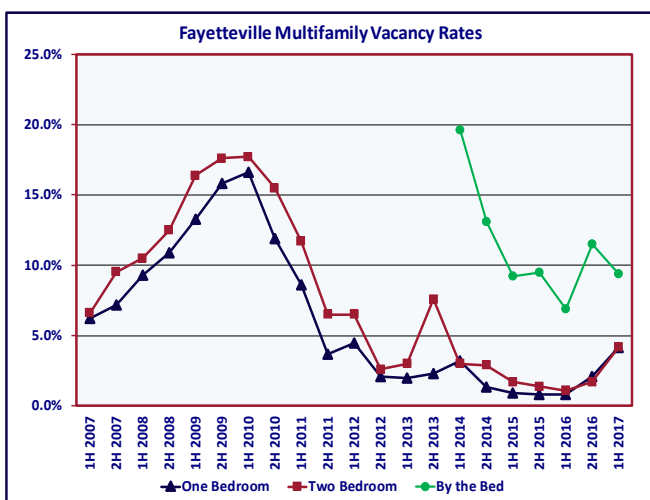
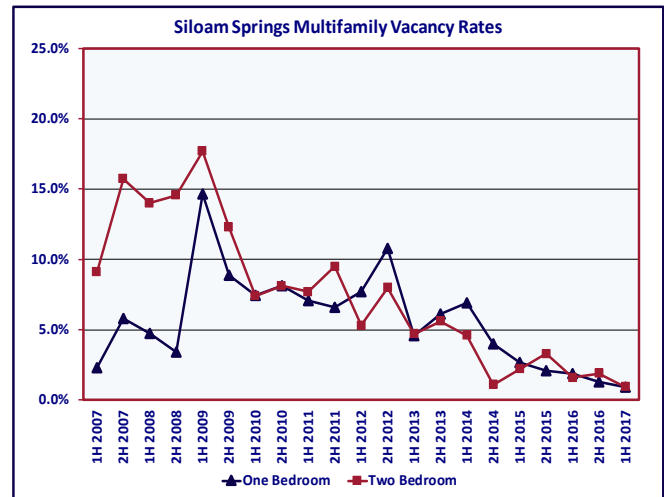
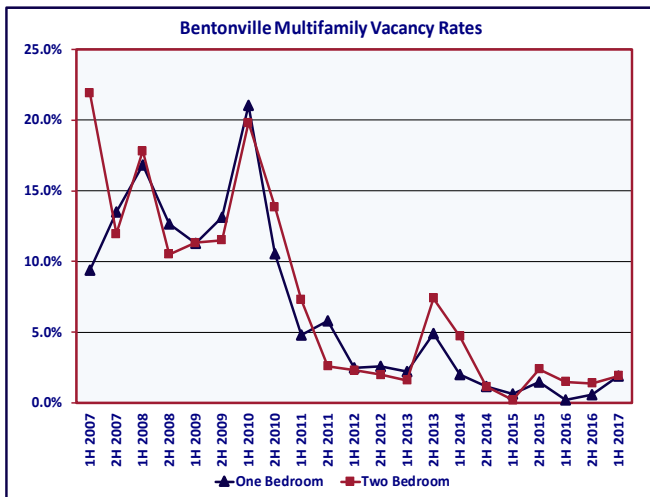
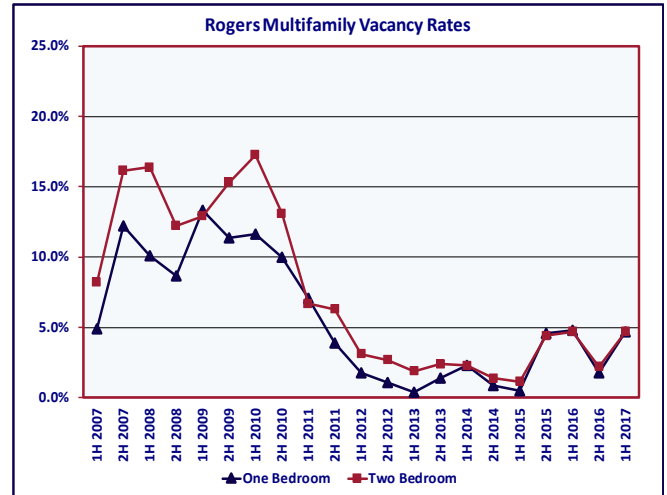
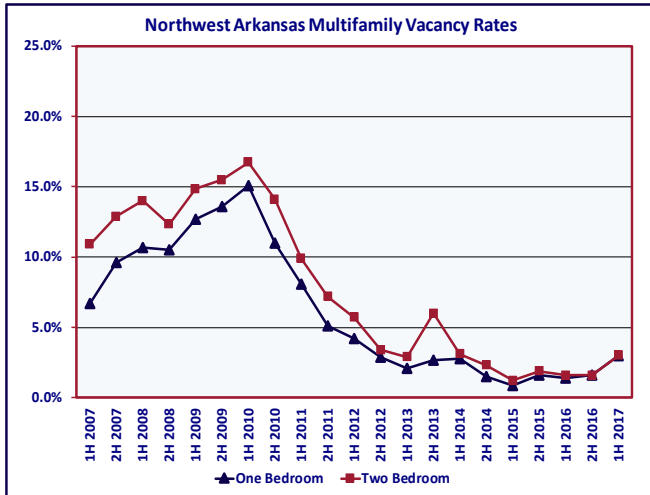
Floor Plan	Median Square Feet	Median Price per Month	Median Price per Square Foot
Studio	403	\$425.00	\$1.05
By the Bed	422	\$730.50	\$1.73
1 Bedroom	600	\$475.00	\$0.79
2 Bedroom	900	\$595.00	\$0.66
3 Bedroom	1,256	\$800.00	\$0.64
4 Bedroom	1,255	\$970.00	\$0.77
<b>NWA</b>	<b>816</b>	<b>\$566.00</b>	<b>\$0.69</b>

## Vacancy Rates by Floor Plan First Half of 2017

Market Area	By-the-Bed	One Bedroom	Two Bedroom	Three Bedroom
Bentonville		0.1%	1.9%	3.5%
Fayetteville	9.4%	4.2%	4.2%	3.7%
Rogers		6.0%	4.7%	16.7%
Siloam Springs		1.0%	1.0%	3.2%
<b>NWA</b>	<b>9.4%</b>	<b>3.0%</b>	<b>3.0%</b>	<b>5.4%</b>



# Multifamily Properties



# Bentonville

- The Benton County Assessor’s database contained 145 multifamily properties in Bentonville in the first half of 2017. These properties comprised 4,395,838 square feet.
- The 130 Bentonville Skyline Report survey respondents accounted for 84.0 percent of the square footage of all of the multifamily properties in the city.
- In the 4,986 units that were reported by Skyline Report survey respondents, there was a 1.4 percent vacancy rate in the first half of 2017, up from 1.3 percent in the second half of 2016 and up from 1.0 percent in the first half of 2016.
- The average lease rate of all units in Bentonville increased to \$640.65 in the first half of 2017 from \$614.41 in the second half of 2016, and the average size of a unit remained at 898 square

## Average Unit Size and Price by Floor Plan First Half of 2017

Floor Plan	Average Square Feet	Average Price per Month	Average Price per Square Foot
Studio	356	\$1,375.00	\$3.86
1 Bedroom	633	\$593.31	\$0.94
2 Bedroom	934	\$612.62	\$0.66
3 Bedroom	1,335	\$797.39	\$0.60
4 Bedroom	1,366	\$500.00	\$0.37
<b>Bentonville</b>	<b>898</b>	<b>\$640.65</b>	<b>\$0.71</b>

feet. The average price per square foot increased to \$0.71.

per square foot for a studio apartment.

- The monthly leases for Bentonville multifamily properties averaged between \$0.37 per square foot for a four-bedroom apartment and \$3.87
- Most Bentonville multifamily properties required either 6-month or 12-month leases, while month-to-month options were available at some properties.





# Fayetteville



- The Washington County Assessor's database contained 311 multifamily properties in Fayetteville in the first half of 2017. These properties comprised 7,311,120 square feet.
- The 356 Fayetteville Skyline Report survey respondents accounted for 94.9 percent of the square footage of all of the multifamily properties in the city.
- In the 19,401 units that were reported by Skyline Report survey respondents, there was a 5.8 percent vacancy rate in the first half of 2017, 4.7 in the second half of 2016, and 2.7 in the first half of 2016.
- The average price of all units in Fayetteville increased to \$678.19 in the first half of 2017 from \$666.71 in the second half of 2016 and the average size of a unit increased to 840 square feet.
- The monthly leases for Fayetteville multifamily properties averaged between \$0.73 per square foot for a two-bedroom apartment and \$1.61 per square foot for a by the bed unit.
- Fayetteville had multifamily properties with many different floor plans, with a wide variety of lease options to suit the student population.

## Average Unit Size and Price by Floor Plan First Half of 2017

Floor Plan	Average Square Feet	Average Price per Month	Average Price per Square Foot
Studio	416	\$462.89	\$1.11
By the Bed	438	\$705.08	\$1.61
1 Bedroom	625	\$561.19	\$0.90
2 Bedroom	914	\$671.16	\$0.73
3 Bedroom	1,284	\$980.47	\$0.76
4 Bedroom	1,239	\$1,182.14	\$0.95
<b>Fayetteville</b>	<b>840</b>	<b>\$678.19</b>	<b>\$0.81</b>

# Rogers

- The Benton County Assessor’s database contained 157 multifamily properties in Rogers in the first half of 2017. These properties comprised 5,475,873 square feet.
- The 103 Rogers Skyline Report survey respondents accounted for 71.6 percent of the square footage of all of the multifamily properties in the city.
- In the 4,966 units that were reported by Skyline Report survey respondents, there was a 6.1 percent vacancy rate in the first half of 2017, up from 2.7 percent in the second half of 2016 and up from 5.0 percent in the first half of 2016.
- The average lease rate of all units in Rogers increased to \$687.18 in the first

half of 2017 from \$672.25 in the second half of 2016, while the average size of a unit increased to 927 square feet.

- The monthly leases for multifamily properties in Rogers averaged between \$0.68 per square foot for a

two bedroom apartment and \$5.83 per square foot for a studio.

- Most Rogers multifamily properties required either 6-month or 12-month leases, although some month-to-month leases were available.

## Average Unit Size and Price by Floor Plan First Half of 2017

Floor Plan	Average Square Feet	Average Price per Month	Average Price per Square Foot
Studio	510	\$2,975.00	\$5.83
1 Bedroom	675	\$600.82	\$0.89
2 Bedroom	963	\$653.08	\$0.68
3 Bedroom	1,280	\$888.58	\$0.69
<b>Rogers</b>	<b>927</b>	<b>\$687.18</b>	<b>\$0.74</b>



# Siloam Springs



## Average Unit Size and Price by Floor Plan First Half of 2017

Floor Plan	Average Square Feet	Average Price per Month	Average Price per Square Foot
Studio	387	\$345.75	\$0.89
1 Bedroom	601	\$396.94	\$0.66
2 Bedroom	880	\$507.00	\$0.58
3 Bedroom	1,403	\$681.42	\$0.49
4 Bedroom	1,210	\$779.00	\$0.64
<b>Siloam Springs</b>	<b>857</b>	<b>\$504.90</b>	<b>\$0.59</b>

- The Benton County Assessor's database contained 53 multifamily properties in Siloam Springs in the first half of 2017. These properties comprised 692,037 square feet.
- The 50 Siloam Springs Skyline Report survey respondents accounted for 93.3

percent of the square footage of all of the multifamily properties in the city.

- In the 1,054 units that were reported by Skyline Report survey respondents, there was a 1.0 percent vacancy rate in the first half of 2017,

down from the 1.8 percent vacancy rate in the second half of 2016, and down from the 1.7 percent rate in the first half of 2016.

- The average price of all units in Siloam Springs increased to \$504.90, as the average size of a unit remained at 857 square feet.
- The monthly leases for the Siloam Springs multifamily properties averaged between \$0.49 per square foot for a three bedroom apartment and \$0.89 per square foot for a studio apartment.
- Most Siloam Springs multifamily properties required 12-month leases, although some month-to-month leases were available.



# Springdale

- The Washington County Assessor’s database contained 127 multifamily properties in Springdale in the first half of 2017. These properties comprised 4,095,501 square feet.
- The 103 Springdale Skyline Report survey respondents accounted for 101.6 percent of the square footage of all of the multifamily properties in the city.
- In the 6,445 units that were reported by Skyline Report survey respondents, there was a 0.6 percent vacancy rate in the first half of 2017, down from 0.9 percent in the second half of 2016 and down from 0.7 percent in the first half of 2016.
- The average price of all units in Springdale was \$548.64, while the average size of a unit increased to 791 square feet.

## Average Unit Size and Price by Floor Plan First Half of 2017

Floor Plan	Average Square Feet	Average Price per Month	Average Price per Square Foot
Studio	430	\$366.67	\$0.85
1 Bedroom	575	\$467.17	\$0.81
2 Bedroom	878	\$560.87	\$0.64
3 Bedroom	1,165	\$726.50	\$0.62
4 Bedroom	1,333	\$940.00	\$0.71
<b>Springdale</b>	<b>791</b>	<b>\$548.64</b>	<b>\$0.69</b>

- The monthly leases for Springdale multifamily properties averaged between \$0.62 per square foot for three bedroom apartments and \$0.85 per square foot for a studio apartment.
- Most Springdale multifamily properties required either 6-month or

12-month leases, although some 3-month, 9-month, and month-to-month leases were available.

