

# THE SKYLINE REPORT

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## One Page Summary Second Half 2019

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### Real Estate Summary For Benton and Washington Counties

The average price of homes in Benton County reached a record high of \$264,383 in the second half of 2019. Prices in Benton County were 8.1 percent higher than a year ago and 30.0 percent higher than five years ago. In Washington County homes reached a record high with an average of \$241,413 which was 5.6 percent higher than a year ago and 28.1 percent higher than five years ago.

The number of complete but unoccupied homes in Northwest Arkansas declined to 309 in the second half of 2019 from a year ago. The number of empty lots were the lowest since 2013 but coming lots at 8,985 were the highest since 2008.

Home sales in the region increased 3.3 percent from a year ago, however, the number of homes listed for sale declined to 1,812 which was the lowest since 2009.

The number of building permits issued in Benton and Washington counties in the second half of 2019 decreased to 1,857, but that was still the second highest half year total since the first half of 2006.

26.0 percent of homes sold were new construction, the second highest level in the Skyline report data.

**The average rent of \$715.84 was 4.2 percent higher than a year ago, and 27.4 percent higher than five years ago. The multifamily vacancy rate increased to 4.9 percent in the second half of 2019 as several new complexes came online.**

There were an additional 12,000 units either under construction or announced throughout the region. This represents 28.3 percent of the current inventory of multifamily units in Northwest Arkansas.

21 current projects have building permits valued at \$359,001,448 which was the second highest level since the inception of this report.

Bentonville and Fayetteville saw increases in vacancy rates to 8.5 percent and 5.6 percent, respectively, as a result of the addition of new complexes.

Siloam Springs had the lowest and Bentonville had the highest vacancy rates in the region the second half of 2019.

**The overall vacancy rate for commercial property decreased slightly to 10.0 percent in the second half of 2019 even as 555,747 square feet of new commercial space was added to the market.**

The retail vacancy rate decreased to 9.4 percent, with 19,960 square feet of new retail space and positive net absorption of 28,209 square feet. A significant amount of previously vacant retail space was also reclassified into office and office/retail.

Office space vacancy in Northwest Arkansas decreased to 8.5 percent, with positive net absorption of 68,509 square feet. 180,382 new square feet of space was added to the office market.

The warehouse submarket vacancy rate decreased to 9.5 percent as a result of the removal or reclassification of some properties. 355,405 new square feet was added.

\$197,510,689 million in building permits were issued in the second half of 2019, indicating continuing growth in new commercial properties throughout the region.