



THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

May 2011 Highlights

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Residential Real Estate Market Summary
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Residential Real Estate Market Summary for Benton and Washington Counties

This report is the twenty-seventh edition of the Skyline Report for Benton and Washington Counties—Residential 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 residential real estate market. As the population of Northwest Arkansas increases, it is imperative that housing markets work efficiently in order to meet the demand of new and existing residents. The Skyline Report includes the information that is necessary to help market participants make good decisions.

Highlights from the First Quarter of 2011

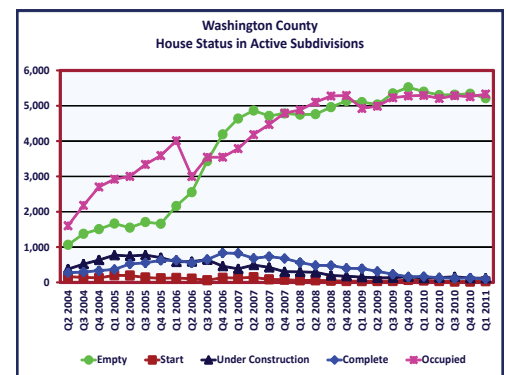
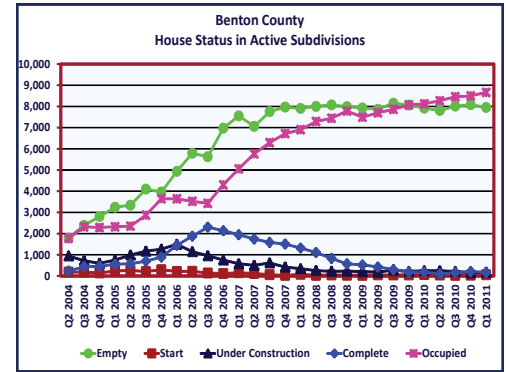
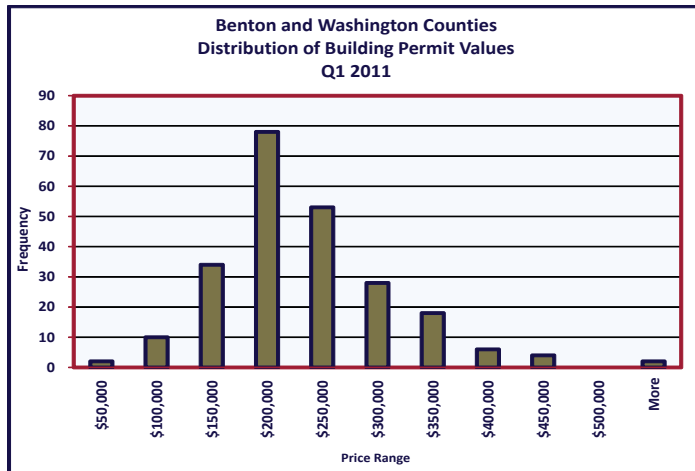
- There were 235 residential building permits issued in Northwest Arkansas from December 2010 to February 2011, up from 215 building permits issued in the same period last year. Among these, Bentonville accounted for 26.8 percent, Fayetteville for 20.0 percent, and Rogers for 18.3 percent.
- There were 27,838 lots in the 383 active subdivisions in Northwest Arkansas in the first quarter of 2011.
- No new construction or progress in existing construction has occurred in the last four quarters in 134 (35.0 percent) out of the 383 active subdivisions in Northwest Arkansas.
- From the fourth quarter of 2010 to the first quarter of 2011, 337 houses in active subdivisions became occupied, up from 256 last quarter. This left 269 complete, but unoccupied houses in the region, down from 337 last quarter.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 127.5 months, down from a revised 130.8 months in the fourth quarter of 2010.
- An additional 5,475 residential lots have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 178.0 months of inventory in Northwest Arkansas.
- According to the Assessors' databases, 68.5 percent of houses in Benton County and 65.3 percent of houses in Washington County were owner-occupied.
- From November 16, 2010 to February 15, 2011, there were 1,046 houses sold in Benton and Washington Counties. This is an increase of 2.5 percent from the same time period in the previous year.
- The Bentonville school district accounted for 28.1 percent of the houses sold in the region, while the Rogers school district accounted for 18.6 percent.
- There were 4,592 houses listed for sale in the MLS database as of March 1, 2011, down from 5,054 on December 1, 2010. These houses had an average list price of \$211,553.
- In the First quarter of 2011 in Northwest Arkansas, the average sales price of existing houses increased from the first quarter 2010 level by 0.3 percent in Benton County, and decreased by 12.0 percent in Washington County.



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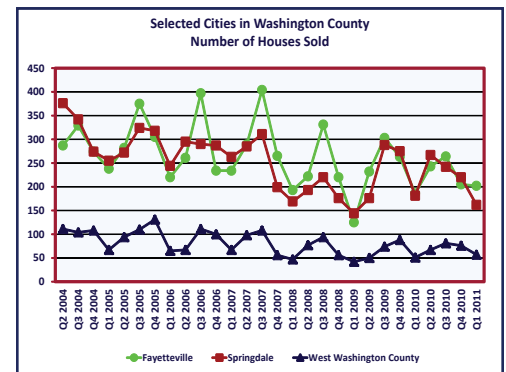
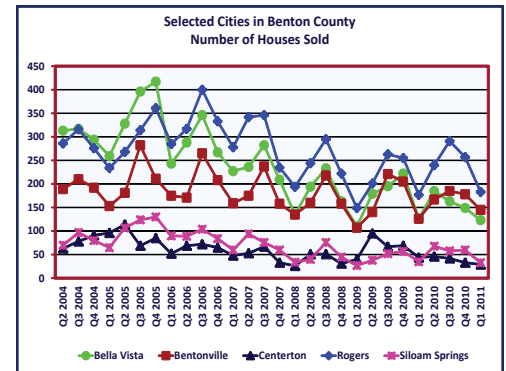
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Residential Market Trends

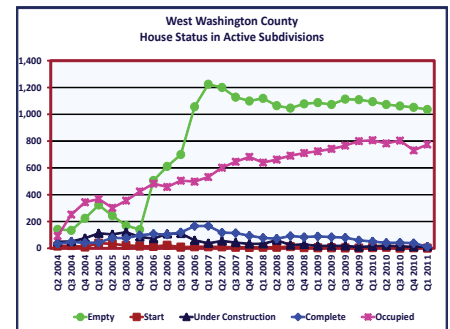
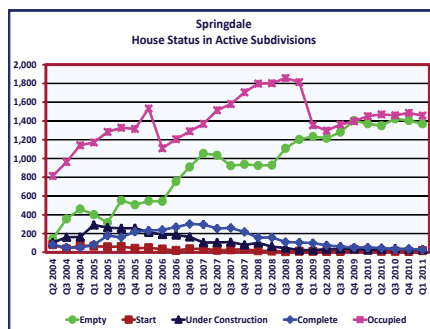
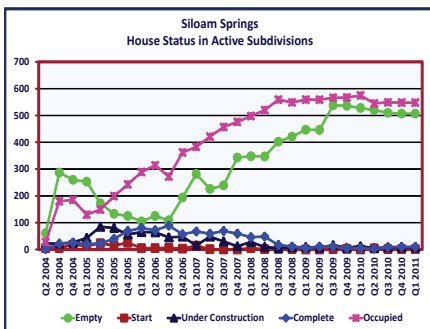
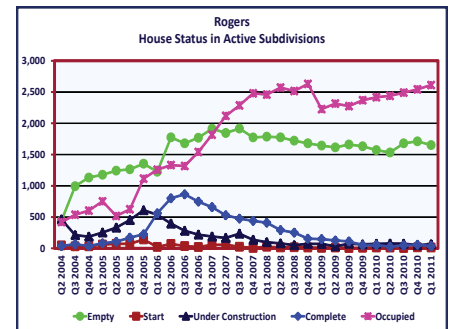
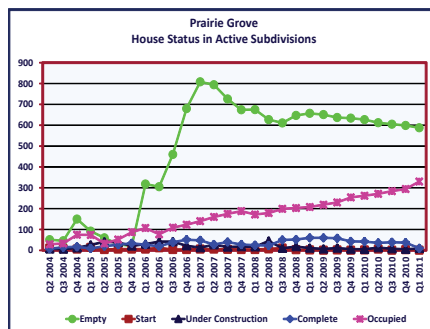
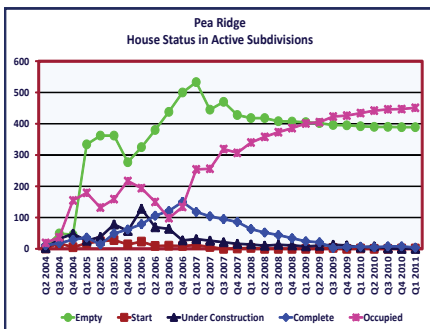
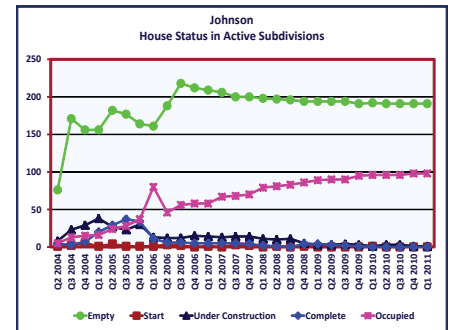
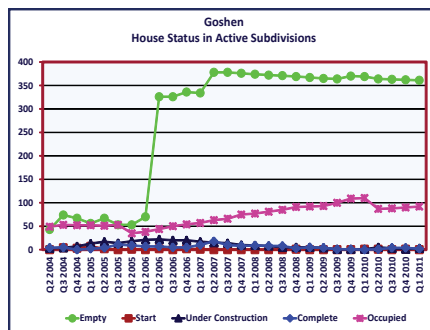
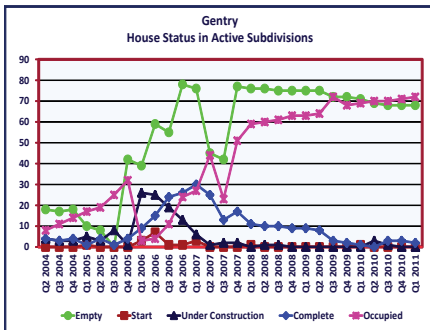
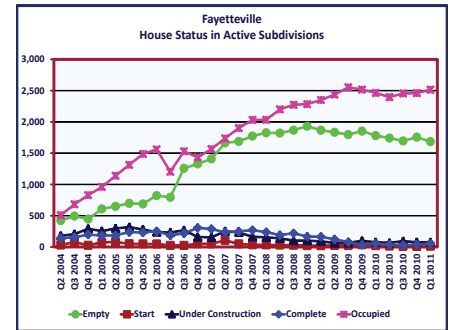
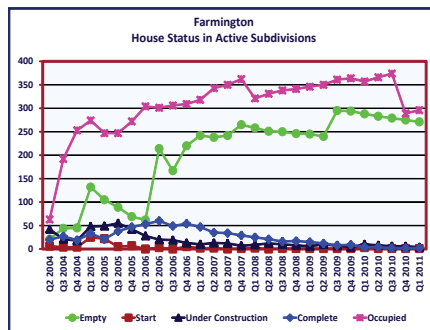
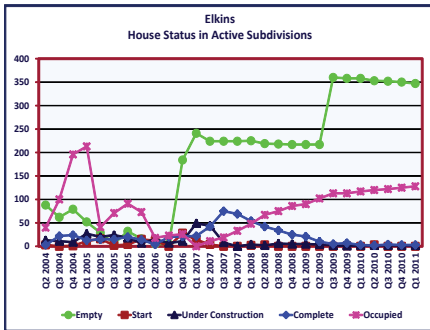
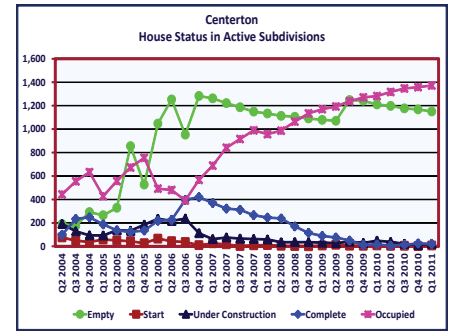
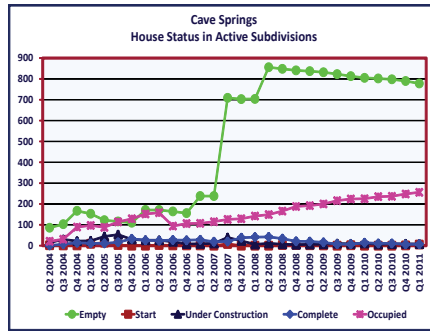
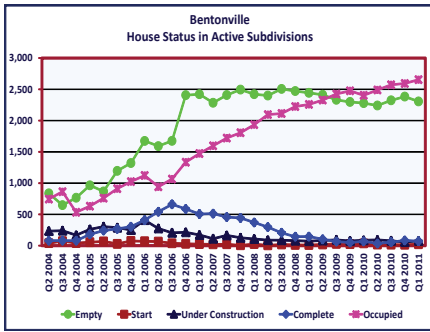


Benton and Washington Counties Number and Average Value of Residential Building Permits Q1 2011 and Q1 2010

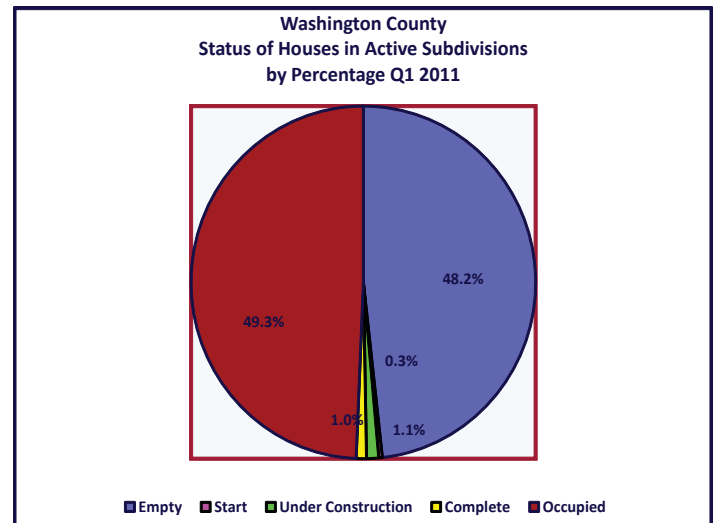
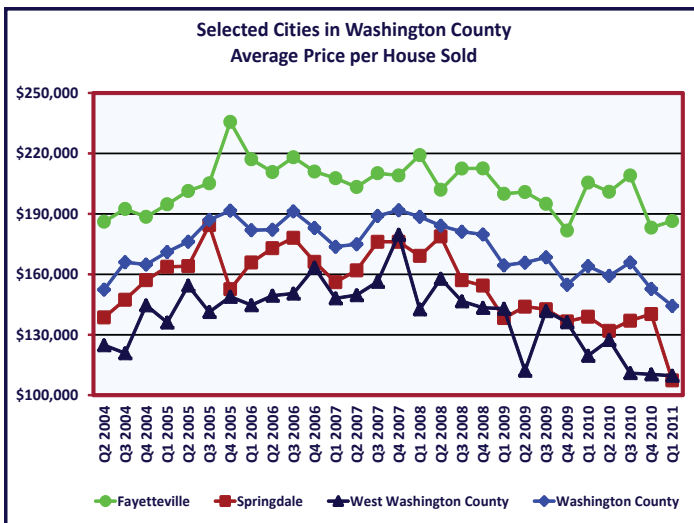
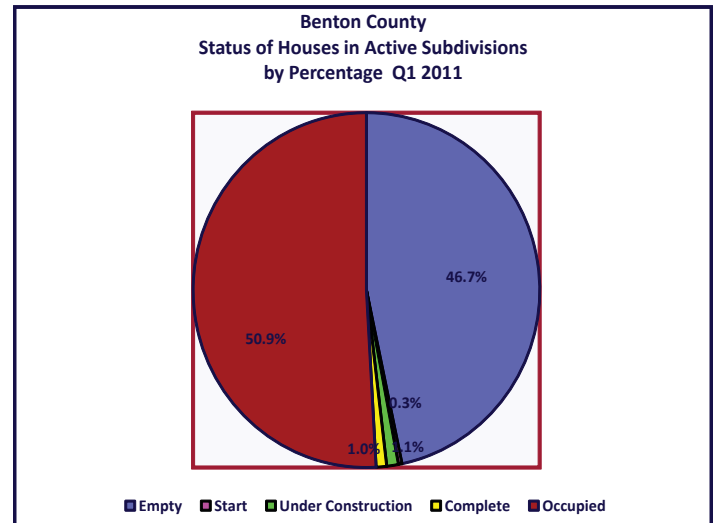
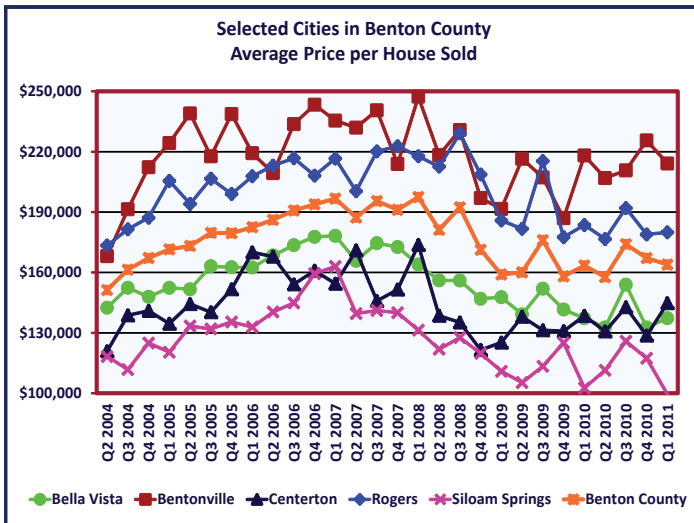
City	Q1 2011 Number of Building Permits	Q1 2010 Number of Building Permits	Q1 2011 Average Value of Building Permits	Q1 2010 Average Value of Building Permits
Bella Vista	2	8	\$187,500	\$192,500
Bentonville	63	48	\$228,375	\$239,305
Bethel Heights	0	0	--	--
Cave Springs	10	1	\$234,200	\$335,000
Centerton	11	23	\$277,383	\$189,506
Decatur	0	0	--	--
Elkins	4	0	\$73,000	--
Elm Springs	1	0	\$225,000	--
Farmington	5	7	\$246,447	\$236,946
Fayetteville	47	35	\$210,704	\$182,272
Gentry	0	3	--	\$65,000
Goshen	1	1	\$200,000	\$425,000
Gravette	0	0	--	--
Greenland	0	0	--	--
Johnson	0	0	--	--
Lincoln	0	0	--	--
Little Flock	1	0	\$200,000	--
Lowell	1	4	\$198,478	\$215,091
Pea Ridge	0	0	--	--
Prairie Grove	9	14	\$97,167	\$88,607
Rogers	43	43	\$204,278	\$197,957
Siloam Springs	6	4	\$119,380	\$84,955
Springdale	31	24	\$210,929	\$246,637
Tontitown	0	0	--	--
West Fork	0	0	--	--
Northwest Arkansas	235	215	\$209,873	\$201,165



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots Q1 2011

City	Empty Lots	Starts	Under Construction	Complete, but Unoccupied	Occupied	Total Lots in Active Subdivisions	Absorbed Lots	Approved Lots, Not Yet Active
Bentonville	2,306	23	76	72	2,654	5,131	71	1,195
Centerton	1,151	7	22	21	1,372	2,573	15	920
Fayetteville	1,685	13	76	52	2,514	4,340	54	1,031
Rogers	1,652	14	66	35	2,612	4,379	69	374
Siloam Springs	507	1	8	10	548	1,074	13	94
Springdale	1,370	18	28	27	1,459	2,902	40	440
West Washington County	1,035	2	13	12	776	1,838	44	459