



THE SKYLINE REPORT

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Residential Real Estate Market Summary for Benton and Washington Counties

This report is the thirty-first 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 Half of 2012

- There were 880 residential building permits issued in Northwest Arkansas from January to June of 2012, up from 558 building permits issued in the same period last year. Among these, Bentonville accounted for 28.1 percent, Fayetteville for 21.6 percent, and Rogers for 15.2 percent.
- There were 28,219 lots in the 393 active subdivisions in Northwest Arkansas in the first half of 2012.
- No new construction or progress in existing construction has occurred in the last four quarters in 145 (36.9 percent) of the 393 active subdivisions in Northwest Arkansas.
- In the first half of 2012, 456 houses in active subdivisions became occupied, down from from a revised 628 in the last half of 2011. This left 158 complete, but unoccupied houses in the region, up from 151 at the end of 2011.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 145.4 months, up from 124.1 months in the last half of 2011.
- An additional 3,139 residential lots have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 180.1 months of inventory in Northwest Arkansas.
- According to the Assessors' databases, 67.3 percent of houses in Benton County and 64.4 percent of houses in Washington County were owner-occupied.
- From January 1, to June 30, 2012 there were 2,669 houses sold in Benton and Washington Counties. This is an increase of 1.3 percent from the first half of 2011.
- The Bentonville School District accounted for 30.5 percent of the houses sold in the region, while the Rogers School District accounted for 18.7 percent.
- There were 3,676 houses listed for sale in the MLS database as of July 2, 2012, down from 3,685 on December 1, 2011. These houses had an average list price of \$251,918.

First Half of 2012 August 2012 Highlights

Contents

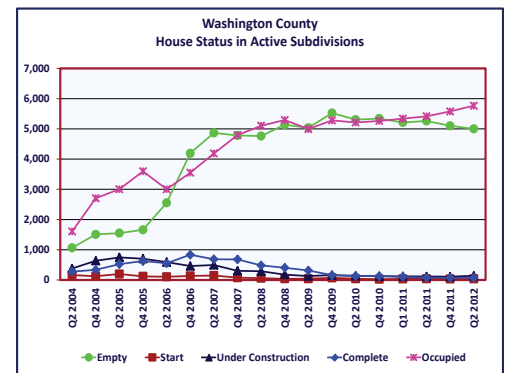
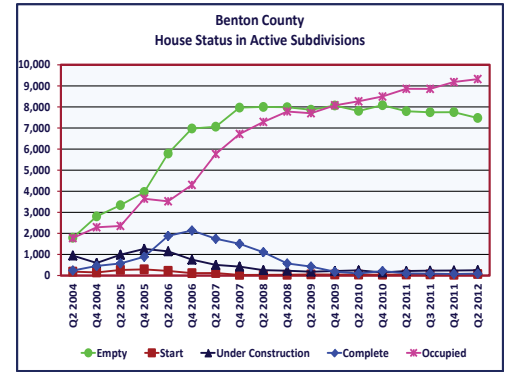
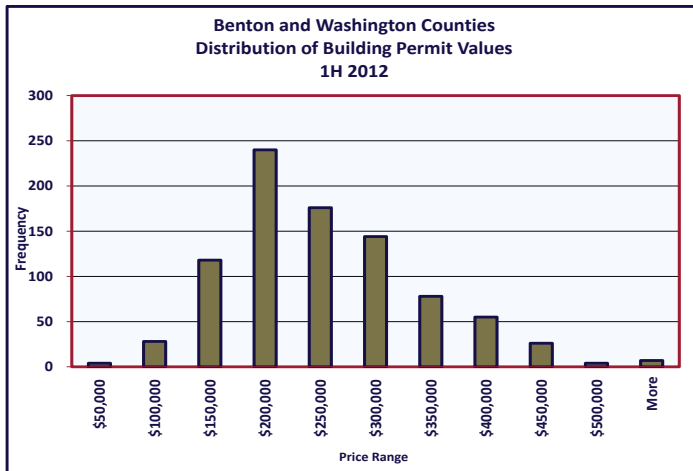
Highlights.....	1
Residential Market Trends.....	2

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Prepared Exclusively under
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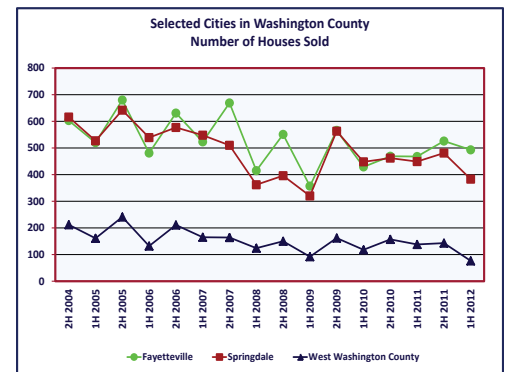
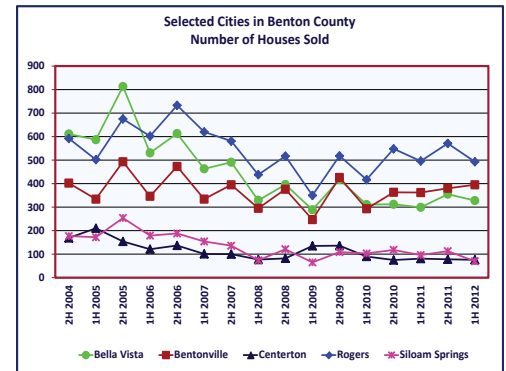
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Residential Market Trends

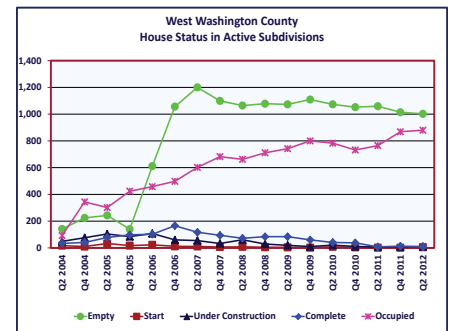
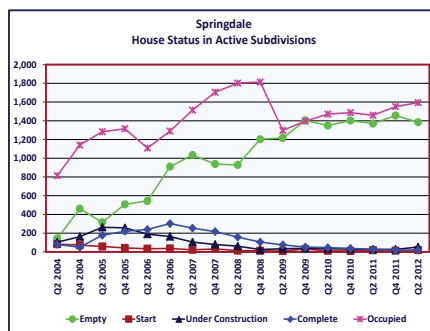
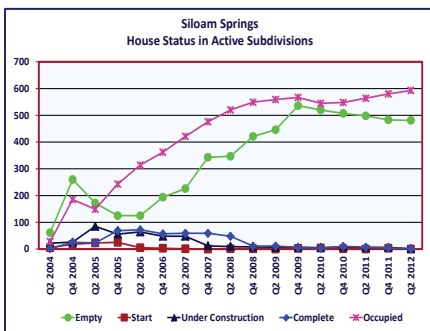
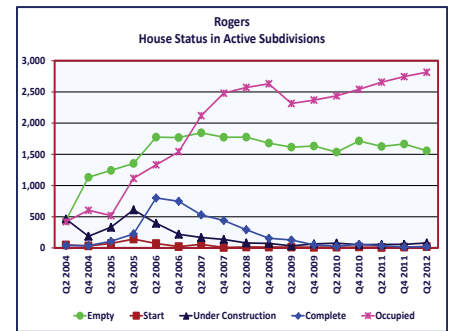
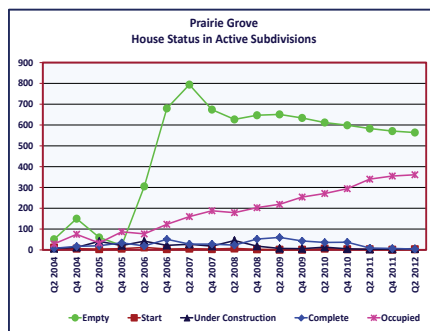
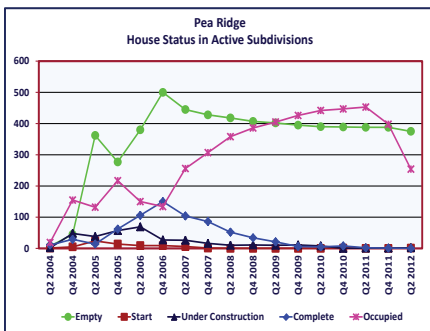
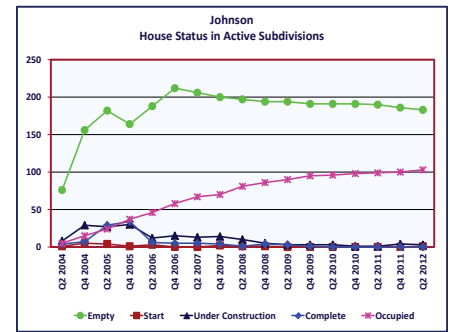
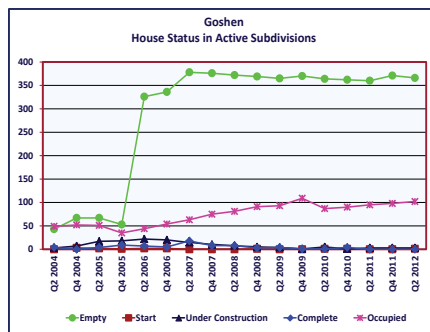
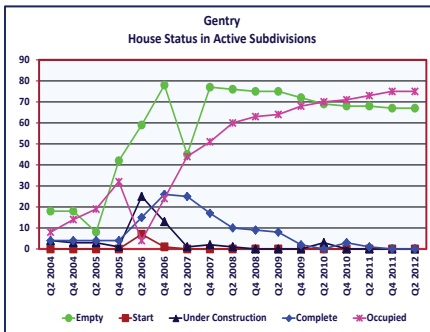
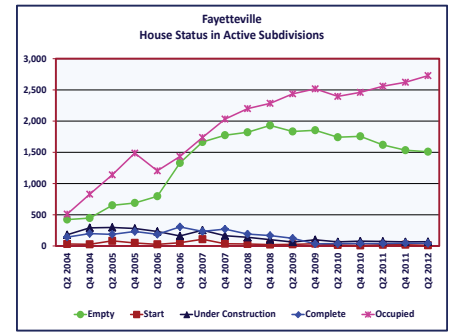
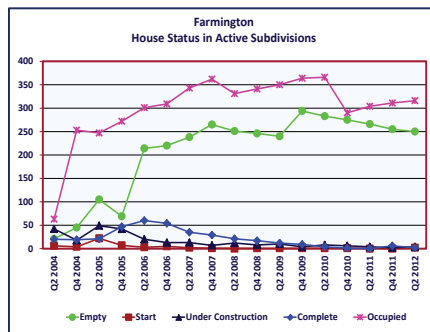
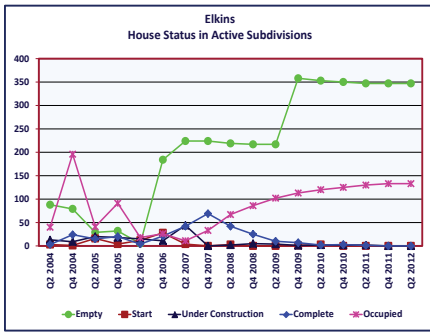
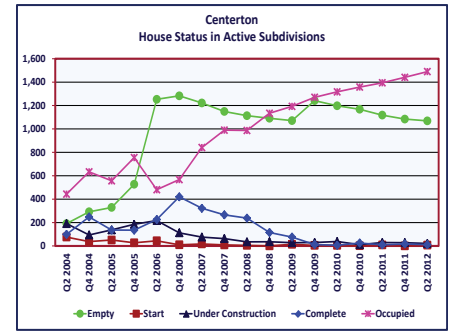
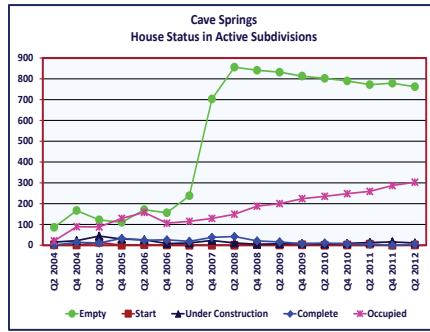
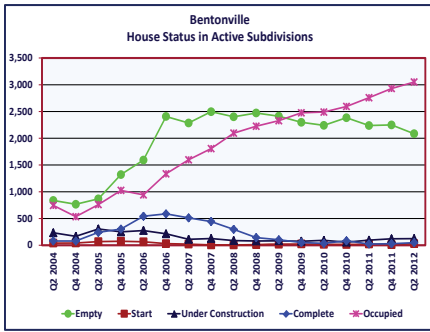


Benton and Washington Counties Number and Average Value of Residential Building Permits First Half 2012 and First Half 2011

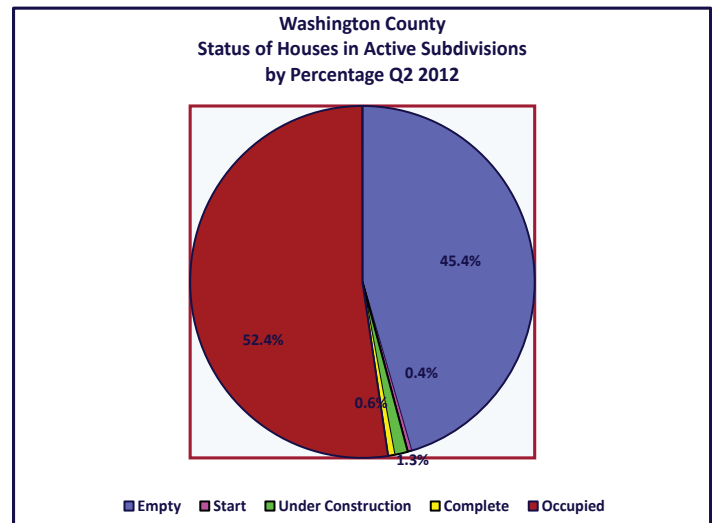
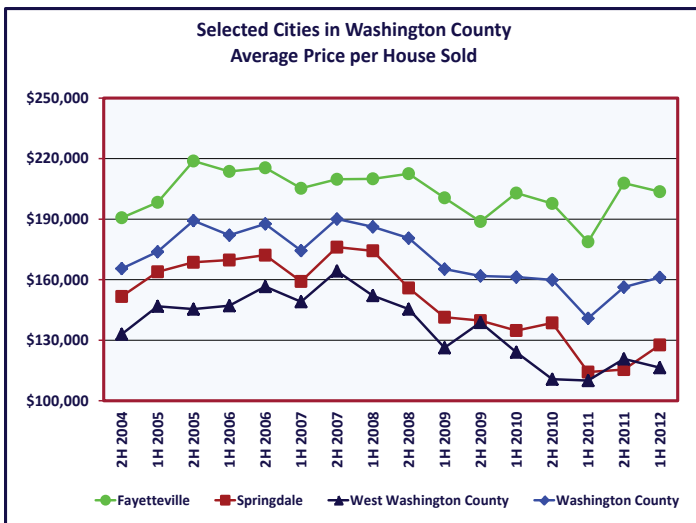
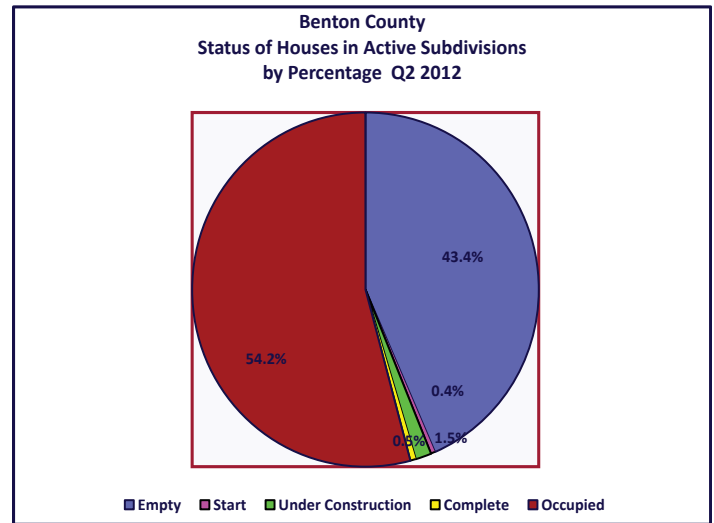
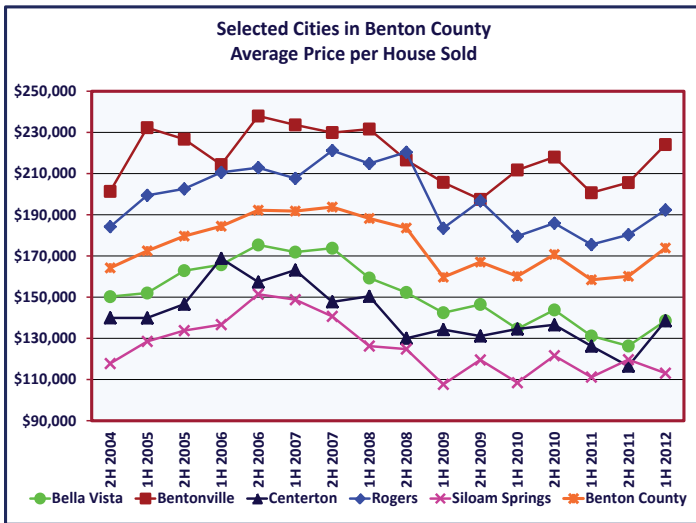
City	1H 2012 Number of Building Permits	1H 2011 Number of Building Permits	1H 2012 Average Value of Building Permits	1H 2011 Average Value of Building Permits
Bella Vista	10	5	\$237,453	\$162,800
Bentonville	247	161	\$263,284	\$248,433
Bethel Heights	1	0	\$67,000	--
Cave Springs	28	20	\$213,522	\$206,875
Centerton	58	35	\$231,825	\$256,309
Decatur	0	0	--	--
Elkins	1	4	--	\$73,000
Elm Springs	6	1	--	\$225,000
Farmington	23	10	\$163,778	\$232,540
Fayetteville	190	118	\$211,163	\$207,818
Gentry	3	0	\$81,000	--
Goshen	16	2	\$229,476	\$273,492
Gravette	0	0	--	--
Greenland	0	1	--	\$120,000
Johnson	1	1	\$999,306	\$517,827
Lincoln	1	2	\$80,000	\$89,960
Little Flock	5	3	\$232,400	\$236,667
Lowell	34	14	\$290,269	\$230,880
Pea Ridge	3	0	\$117,369	--
Prairie Grove	11	17	\$96,545	\$158,441
Rogers	134	82	\$200,308	\$203,836
Siloam Springs	16	12	\$124,918	\$127,973
Springdale	82	67	\$251,067	\$226,712
Tontitown	8	2	\$375,513	\$385,700
West Fork	2	1	\$70,000	\$18,000
Northwest Arkansas	880	558	\$229,585	\$219,631



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots Q2 2012

City	Empty Lots	Starts	Under Construction	Complete, but Unoccupied	Occupied	Total Lots in Active Subdivisions	Absorbed Lots	Approved Lots, Not Yet Active
Bentonville	2,085	31	124	48	3,051	5,339	197	382
Centerton	1,069	7	21	11	1,490	2,598	48	400
Fayetteville	1,509	11	68	41	2,728	4,357	106	610
Rogers	1,557	22	80	21	2,816	4,496	71	225
Siloam Springs	481	0	1	1	593	1,076	13	118
Springdale	1,385	20	51	18	1,594	3,068	43	218
West Washington County	1,002	5	10	8	880	1,905	12	530