




THE SKYLINE REPORT

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November 2010 Highlights

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Residential Real Estate Market Summary
Prepared Exclusively under
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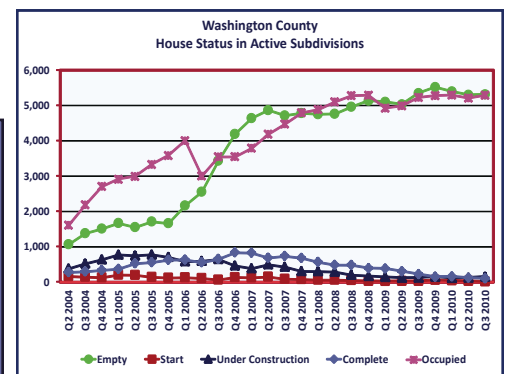
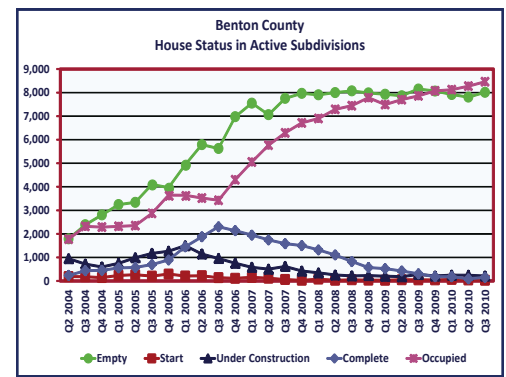
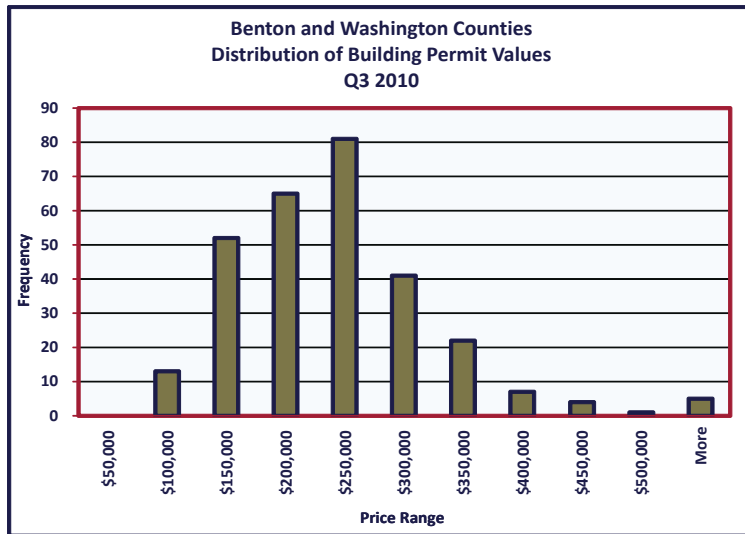
Residential Real Estate Market Summary for Benton and Washington Counties

This report is the twenty-sixth 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 Third Quarter of 2010

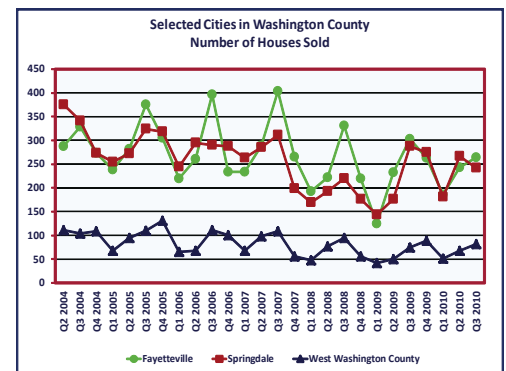
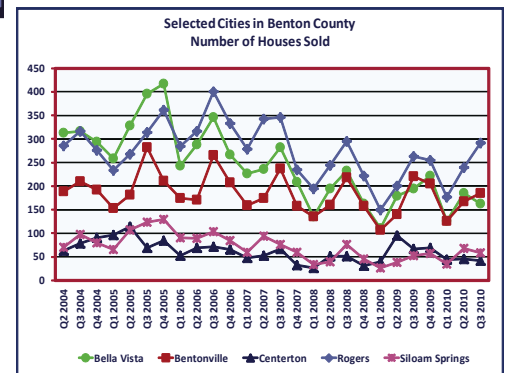
- There were 291 residential building permits issued in Northwest Arkansas from June to August 2010, down from 361 building permits issued in the same period last year. Among these, Fayetteville accounted for 17.0 percent, Bentonville for 16.0 percent, and Rogers for 14.7 percent.
- There were 27,788 lots in the 381 active subdivisions in Northwest Arkansas in the third quarter of 2010.
- No new construction or progress in existing construction has occurred in the last four quarters in 113 out of the 381 active subdivisions in Northwest Arkansas.
- From the second quarter to the third quarter, 322 houses in active subdivisions became occupied. This left 268 complete, but unoccupied houses in the region.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 115.2 months, up from a revised 102.3 months in the second quarter of 2010.
- An additional 5,315 residential lots have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 158.9 months of inventory in Northwest Arkansas.
- According to the Assessors' databases, 68.5 percent of houses in Benton County and 64.5 percent of houses in Washington County were owner-occupied.
- From May 16 to August 15, 2010, there were 1,466 houses sold in Benton and Washington Counties. This is a decrease of 9.3 percent from the same time period in the previous year.
- The Bentonville school district accounted for 27.2 percent of the houses sold in the region, while the Rogers school district accounted for 19.0 percent.
- There were 5,534 houses listed for sale in the MLS database as of September 1, 2010. These houses had an average list price of \$226,067.
- In the third quarter of 2010 in Northwest Arkansas, the average sales price of existing houses declined from the third quarter 2009 level by 1.1 percent in Benton County and by 1.5 percent in Washington County.
- Out of the 1,466 houses sold in the second quarter, 219 were new construction. These newly constructed houses had average sold prices that were 134.3 percent and 106.9 percent of the overall Benton and Washington county average prices, respectively.

Residential Market Trends

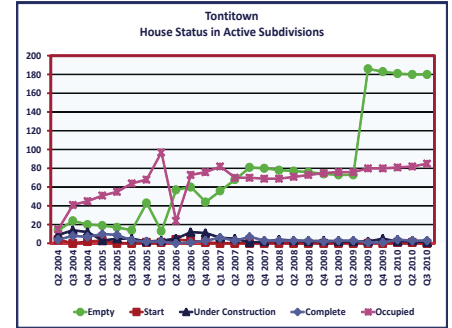
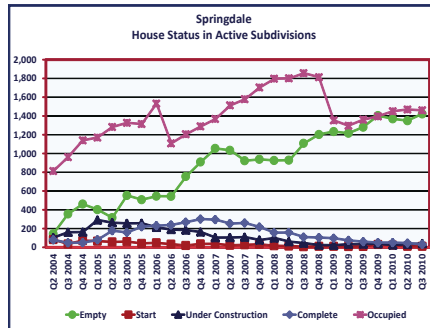
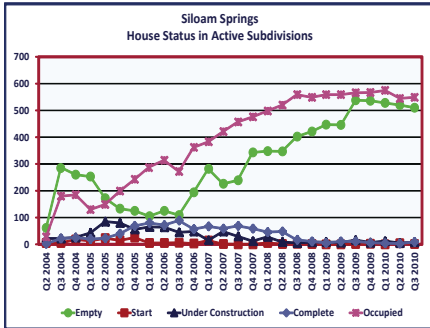
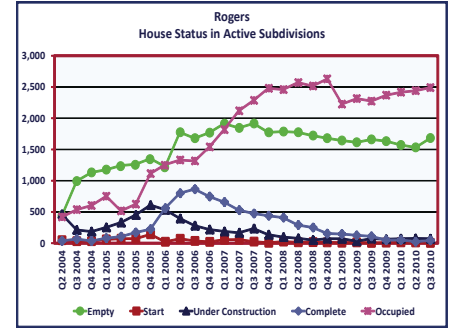
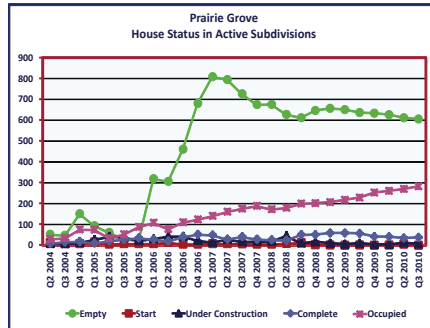
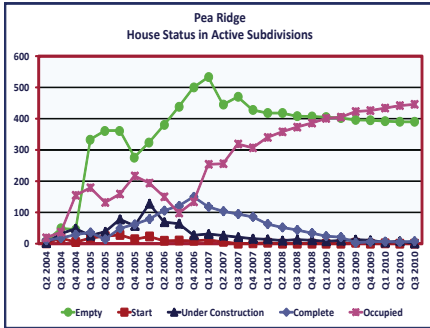
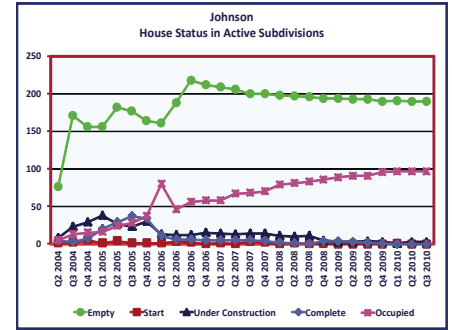
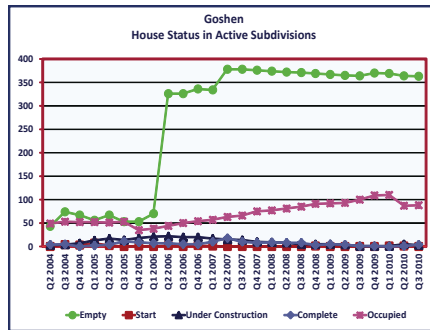
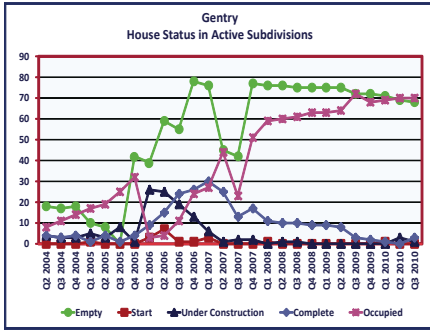
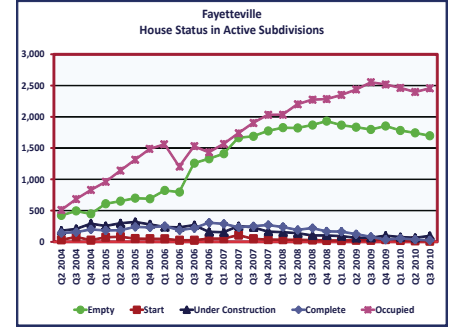
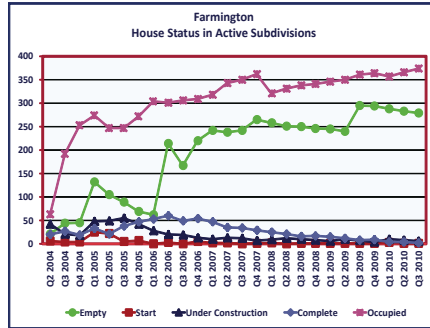
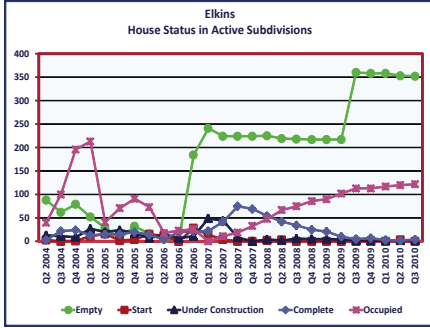
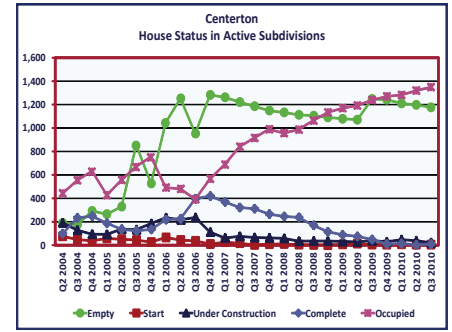
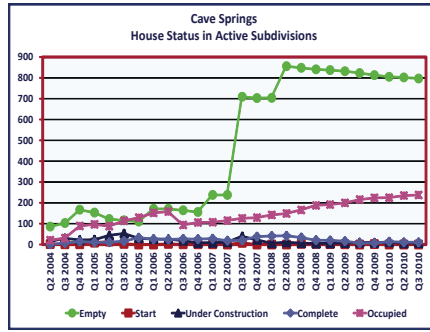
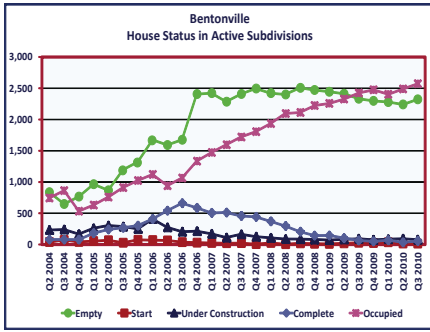


Benton and Washington Counties Number and Average Value of Residential Building Permits Q3 2010 and Q3 2009

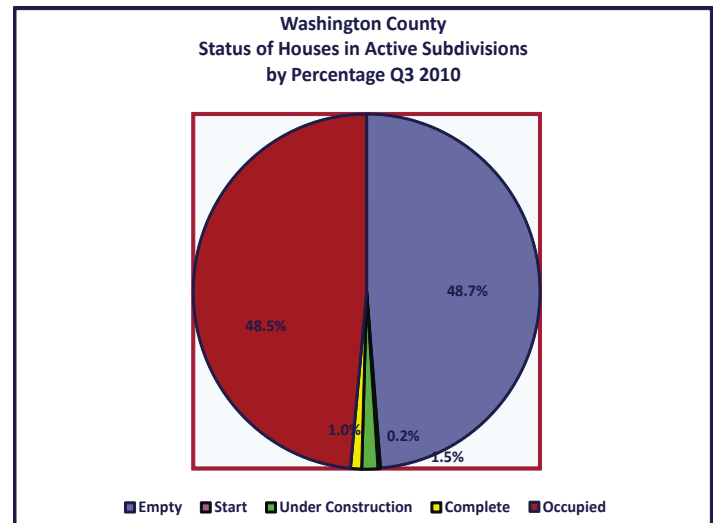
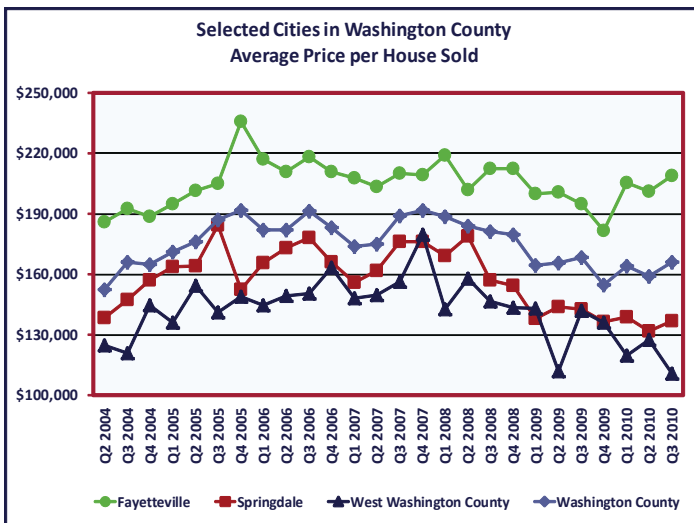
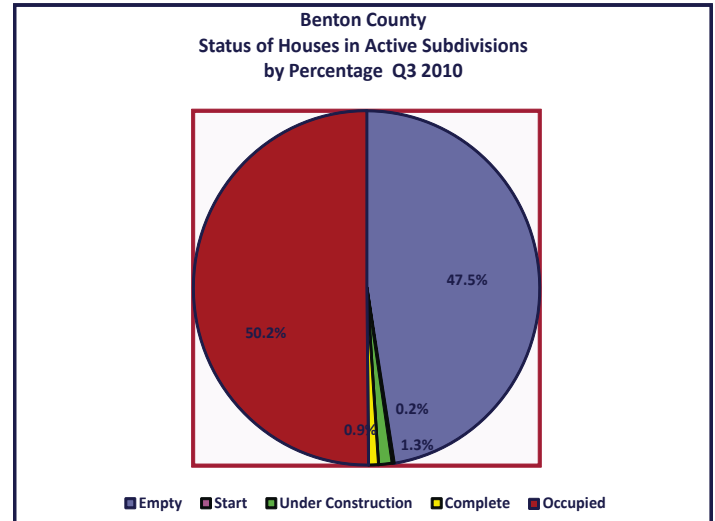
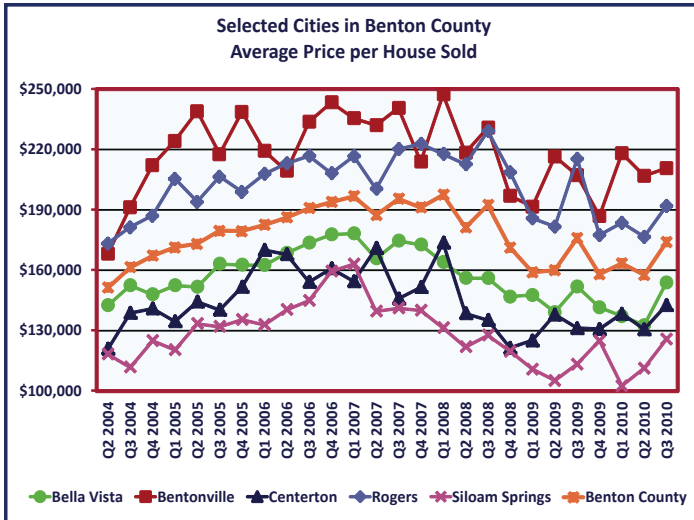
City	Q3 2010 Number of Building Permits	Q3 2009 Number of Building Permits	Q3 2010 Average Value of Building Permits	Q3 2009 Average Value of Building Permits
Bella Vista	6	22	\$234,220	\$172,878
Bentonville	63	68	\$237,499	\$204,528
Bethel Heights	0	1	--	\$65,600
Cave Springs	5	12	\$292,800	\$161,373
Centerton	10	13	\$279,833	\$187,620
Decatur	0	0	--	--
Elkins	3	0	\$80,435	--
Elm Springs	1	2	\$180,000	\$165,000
Farmington	3	3	\$210,377	\$196,255
Fayetteville	67	78	\$213,464	\$188,725
Gentry	5	0	\$140,780	--
Goshen	2	2	\$291,853	\$226,358
Gravette	0	0	--	--
Greenland	0	0	--	--
Johnson	0	2	--	\$470,379
Lincoln	1	0	\$129,870	--
Little Flock	0	0	--	--
Lowell	19	11	\$163,701	\$165,938
Pea Ridge	1	2	\$72,867	\$98,670
Prairie Grove	2	11	\$86,000	\$87,018
Rogers	58	71	\$199,286	\$189,042
Siloam Springs	4	10	\$125,585	\$111,377
Springdale	39	47	\$250,126	\$215,116
Tontitown	2	5	\$468,108	\$346,935
West Fork	0	1	--	\$175,000
Northwest Arkansas	291	361	\$218,245	\$190,363



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots Q3 2010

City	Empty Lots	Starts	Under Construction	Complete, but Unoccupied	Occupied	Total Lots in Active Subdivisions	Absorbed Lots	Approved Lots, Not Yet Active
Bentonville	2,323	15	78	56	2,574	5,046	84	1,180
Centerton	1,177	5	22	10	1,350	2,564	30	920
Fayetteville	1,697	11	95	25	2,457	4,285	60	923
Rogers	1,683	6	72	46	2,491	4,298	50	416
Siloam Springs	510	1	8	9	549	1,077	4	103
Springdale	1,422	11	41	32	1,461	2,967	47	448
West Washington County	1,063	2	15	42	804	1,926	21	459

