




THE SKYLINE REPORT

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February 2011 Highlights

Contents

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

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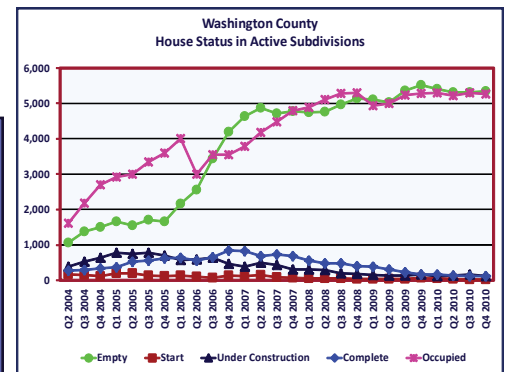
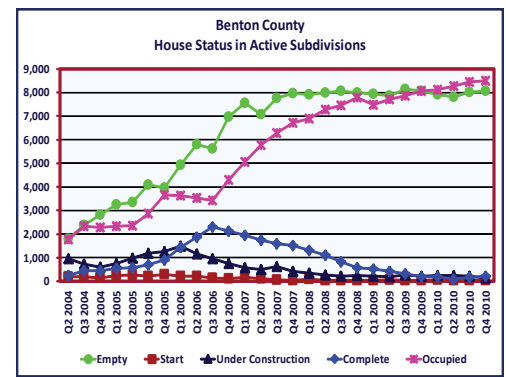
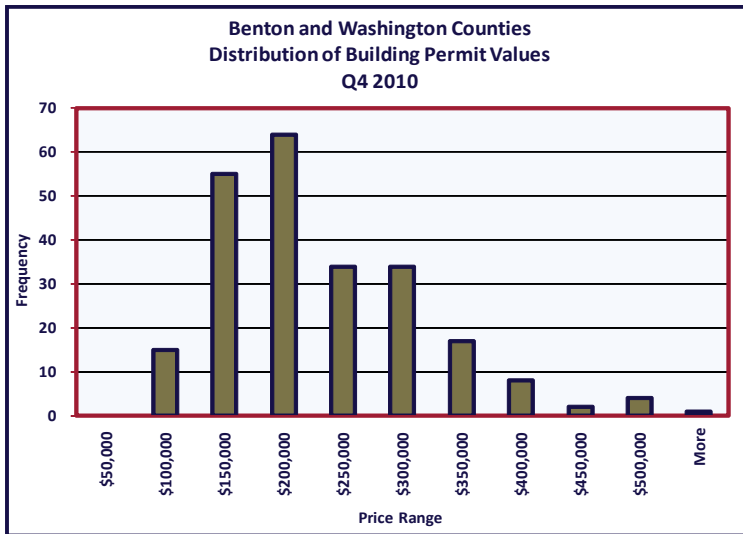
Residential Real Estate Market Summary for Benton and Washington Counties

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 Fourth Quarter of 2010

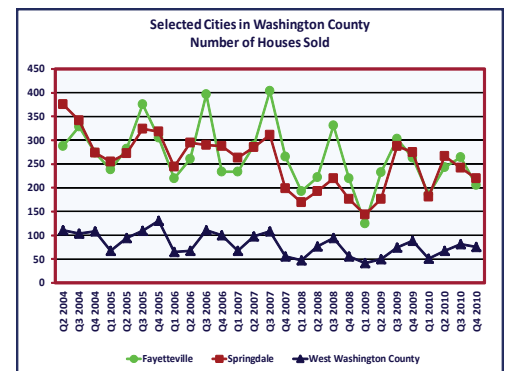
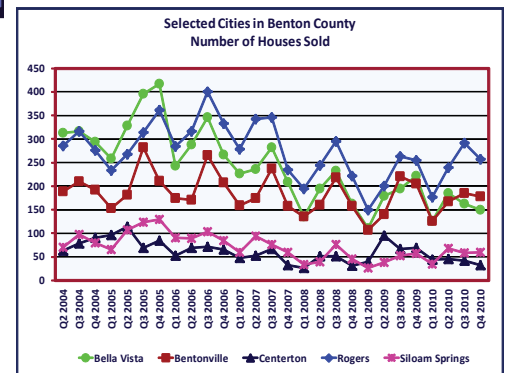
- There were 234 residential building permits issued in Northwest Arkansas from September to November 2010, down from 338 building permits issued in the same period last year. Among these, Fayetteville accounted for 26.5 percent, Bentonville for 20.9 percent, and Rogers for 19.7 percent.
- There were 27,859 lots in the 382 active subdivisions in Northwest Arkansas in the fourth quarter of 2010.
- No new construction or progress in existing construction has occurred in the last four quarters in 126 out of the 382 active subdivisions in Northwest Arkansas.
- From the third quarter to the fourth quarter, 256 houses in active subdivisions became occupied. This left 337 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 129.9 months, up from 115.2 months in the third quarter of 2010.
- An additional 5,332 residential lots have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 179.1 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 August 16 to November 15, 2010, there were 1,315 houses sold in Benton and Washington Counties. This is a decrease of 17.2 percent from the same time period in the previous year.
- The Bentonville school district accounted for 28.0 percent of the houses sold in the region, while the Rogers school district accounted for 19.5 percent.
- There were 5,054 houses listed for sale in the MLS database as of December 1, 2010. These houses had an average list price of \$217,780.
- In the fourth quarter of 2010 in Northwest Arkansas, the average sales price of existing houses increased from the fourth quarter 2009 level by 5.8 percent in Benton County and decreased by 1.3 percent in Washington County.
- Out of the 1,315 houses sold in the fourth quarter, 204 were new construction. These newly constructed houses had average sold prices that were 129.9 percent and 124.5 percent of the overall Benton and Washington county average prices, respectively.

Residential Market Trends

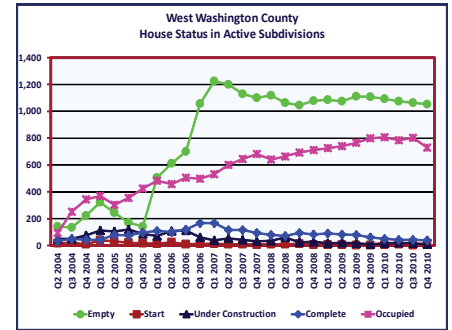
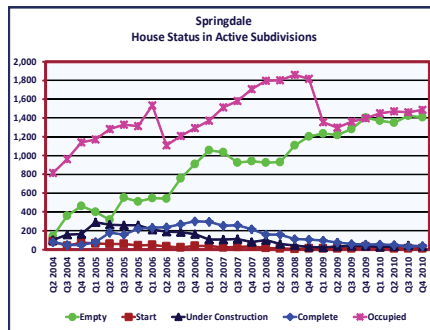
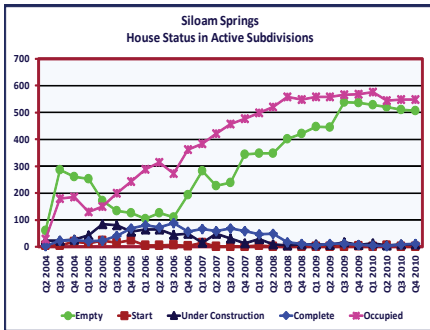
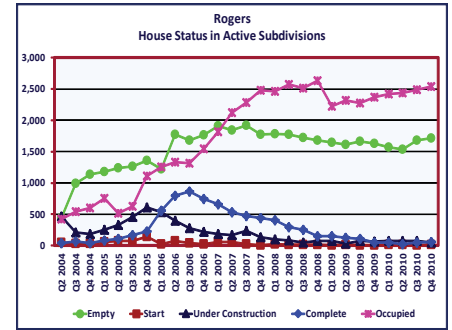
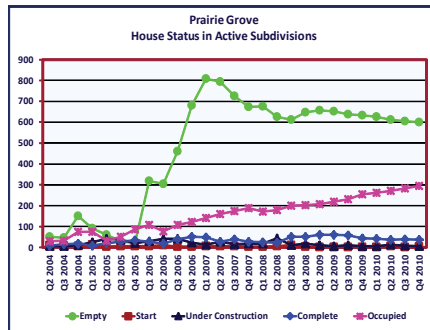
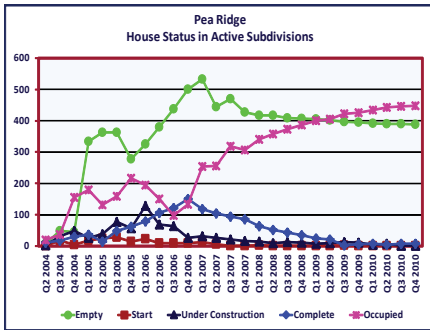
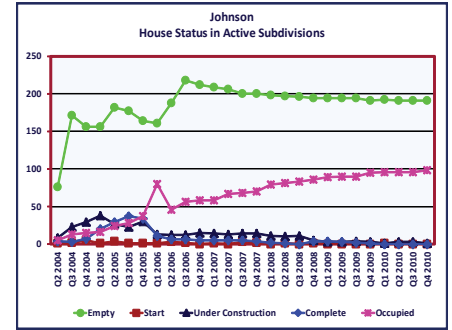
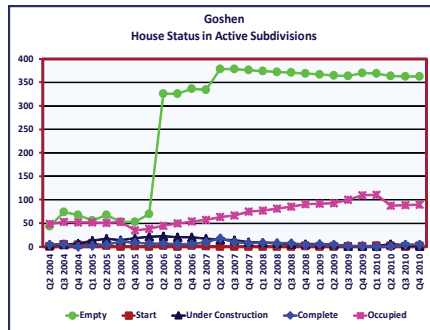
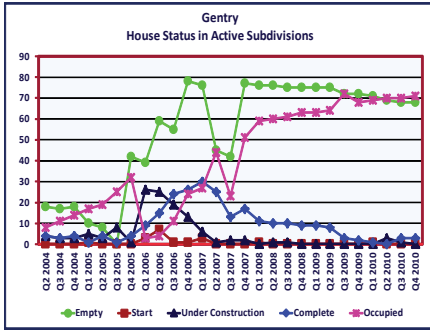
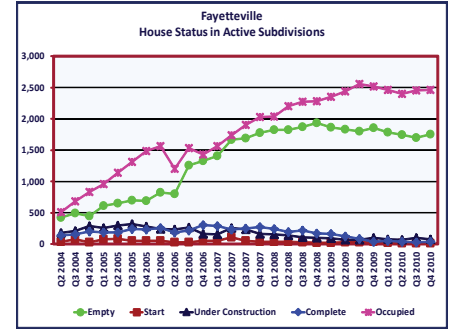
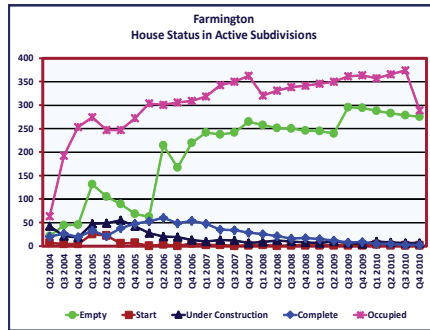
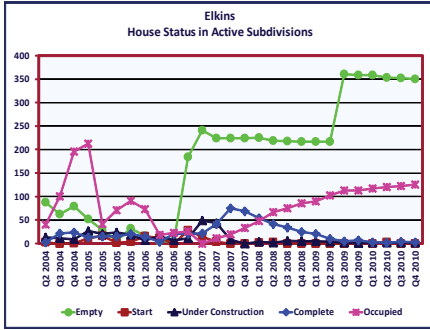
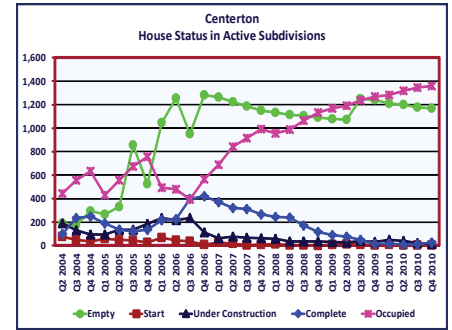
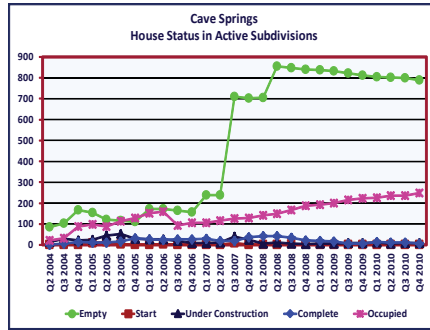
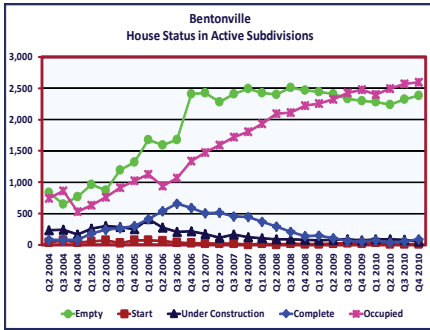


Benton and Washington Counties Number and Average Value of Residential Building Permits Q4 2010 and Q4 2009

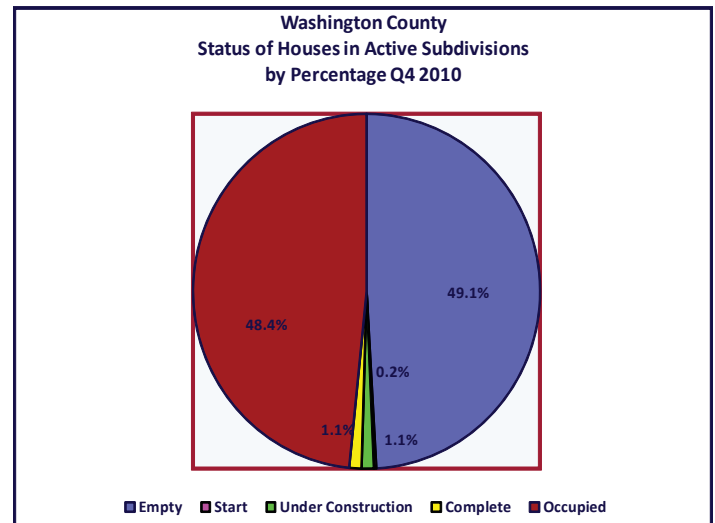
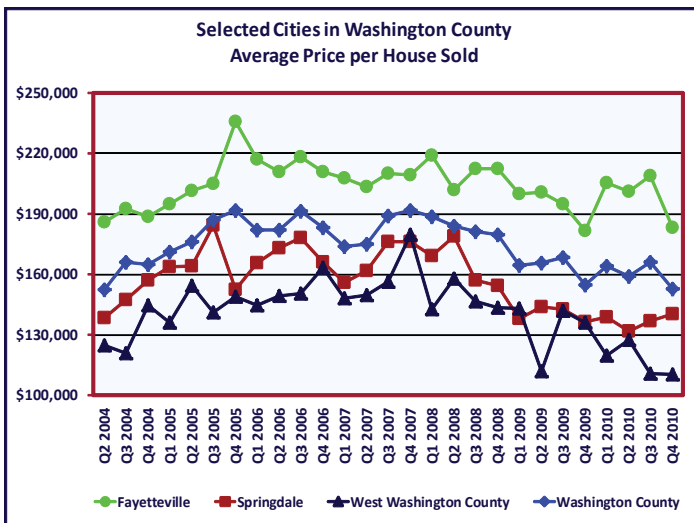
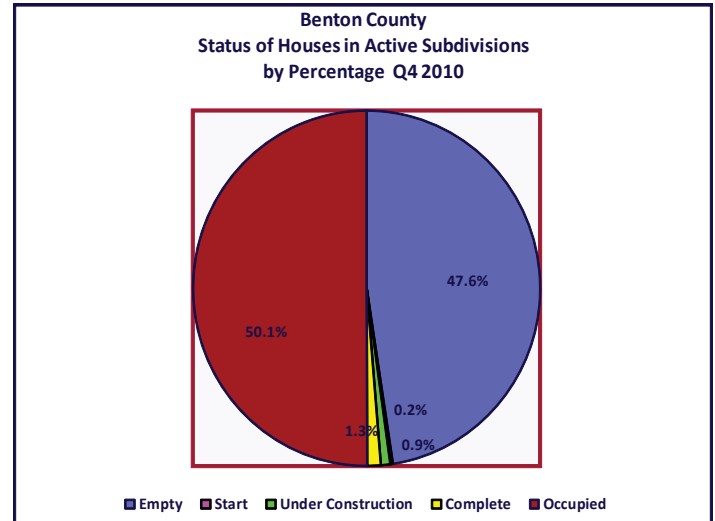
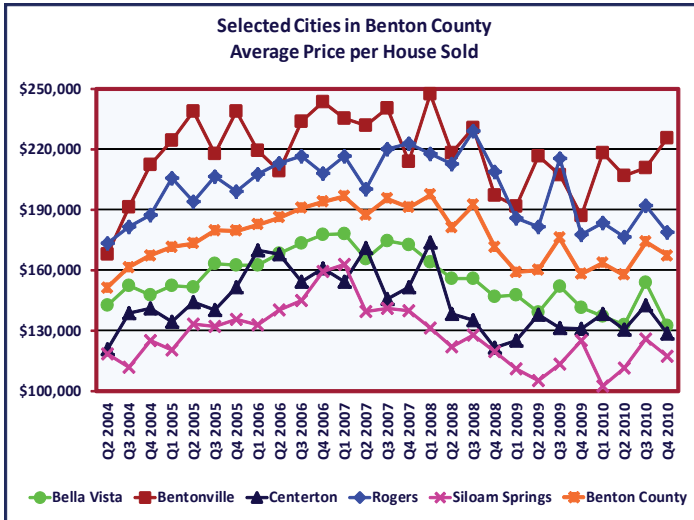
City	Q4 2010 Number of Building Permits	Q4 2009 Number of Building Permits	Q4 2010 Average Value of Building Permits	Q4 2009 Average Value of Building Permits
Bella Vista	3	20	\$198,600	\$170,141
Bentonville	49	79	\$239,932	\$231,176
Bethel Heights	0	1	--	\$139,900
Cave Springs	10	8	\$308,062	\$230,949
Centerton	13	9	\$207,105	\$172,249
Decatur	0	0	--	--
Elkins	0	4	--	\$82,180
Elm Springs	1	0	\$200,000	--
Farmington	4	0	\$229,054	--
Fayetteville	62	76	\$198,395	\$196,588
Gentry	1	0	\$70,000	--
Goshen	1	4	\$96,272	\$164,536
Gravette	0	0	--	--
Greenland	0	2	--	\$68,500
Johnson	0	0	--	--
Lincoln	0	0	--	--
Little Flock	0	3	--	\$359,577
Lowell	4	7	\$219,850	\$167,084
Pea Ridge	1	4	\$252,264	\$100,050
Prairie Grove	13	4	\$95,077	\$74,250
Rogers	46	61	\$191,037	\$197,722
Siloam Springs	8	7	\$126,550	\$100,666
Springdale	17	46	\$234,174	\$227,289
Tontitown	1	3	\$476,319	\$392,770
West Fork	0	0	--	--
Northwest Arkansas	234	338	\$206,553	\$202,997



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots Q4 2010

City	Empty Lots	Starts	Under Construction	Complete, but Unoccupied	Occupied	Total Lots in Active Subdivisions	Absorbed Lots	Approved Lots, Not Yet Active
Bentonville	2,383	14	58	85	2,594	5,134	46	1,064
Centerton	1,168	2	11	25	1,358	2,564	11	920
Fayetteville	1,755	9	77	36	2,464	4,341	58	1,029
Rogers	1,712	16	52	59	2,543	4,382	52	374
Siloam Springs	507	1	8	10	548	1,074	13	94
Springdale	1,405	9	30	37	1,486	2,967	26	448
West Washington County	1,052	4	11	39	731	1,838	14	459

