



THE SKYLINE REPORT

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February 2012 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 thirtieth 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.

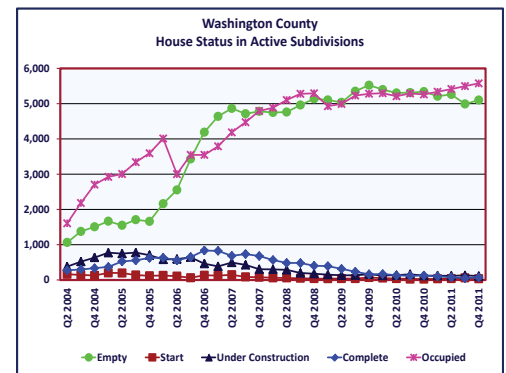
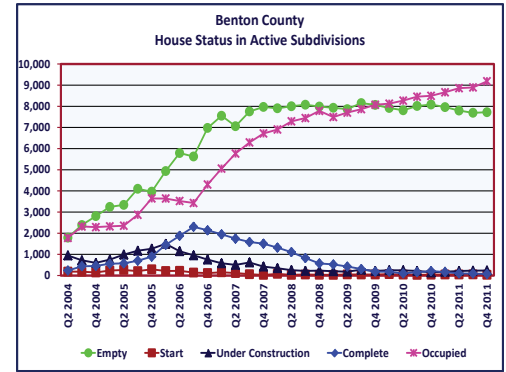
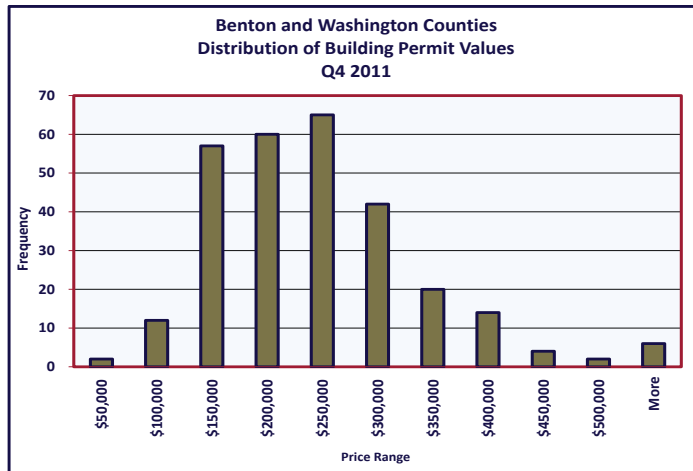
Highlights from the Fourth Quarter of 2011

- There were 284 residential building permits issued in Northwest Arkansas from September 2011 to November 2011, up from 234 building permits issued in the same period last year. Among these, Bentonville accounted for 32.4 percent, Fayetteville for 15.8 percent, and Rogers for 18.0 percent.
- There were 28,221 lots in the 390 active subdivisions in Northwest Arkansas in the fourth quarter of 2011.
- No new construction or progress in existing construction has occurred in the last four quarters in 163 (39.2 percent) of the 391 active subdivisions in Northwest Arkansas.
- From the third quarter of 2011 to the fourth quarter of 2011, 337 houses in active subdivisions became occupied, up from an adjusted 291 last quarter. This left 151 complete, but unoccupied houses in the region, up from 143 last quarter.
- Using the most recent annual absorption rate implies that the supply of remaining lots in Northwest Arkansas active subdivisions is sufficient for 124.1 months, down from 131.1 months in the third quarter of 2011.
- An additional 3,476 residential lots have been at least preliminarily approved in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 155.8 months of inventory in Northwest Arkansas.
- According to the Assessors' databases, 68.8 percent of houses in Benton County and 65.7 percent of houses in Washington County were owner-occupied.
- From mid-August to mid-November, there were 1,294 houses sold in Benton and Washington Counties. This is a decrease of 1.6 percent from the fourth quarter of the previous year.
- The Bentonville School District accounted for 27.5 percent of the houses sold in the region, while the Rogers School District accounted for 20.2 percent.
- There were 3,685 houses listed for sale in the MLS database as of December 1, 2011, down from 4,390 on September 1, 2011. These houses had an average list price of \$239,278.



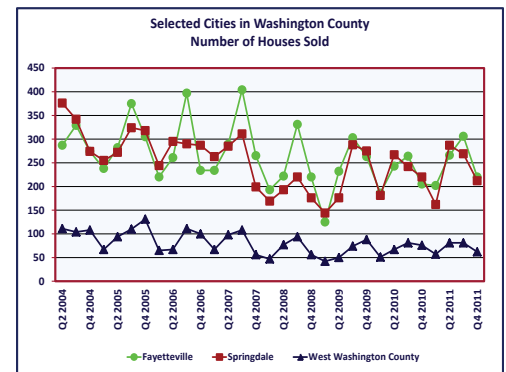
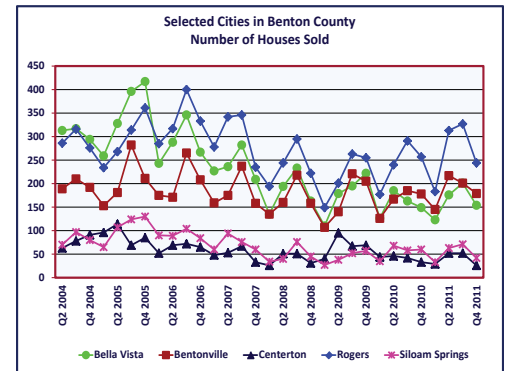
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Residential Market Trends

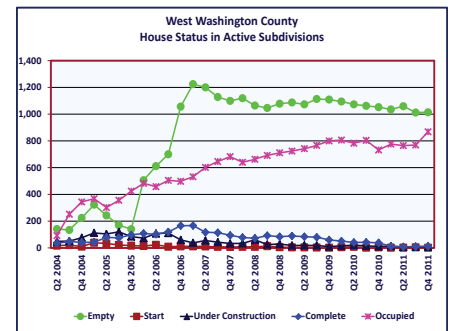
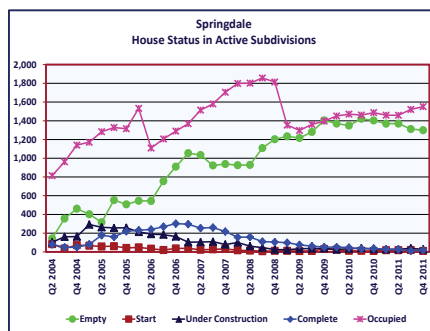
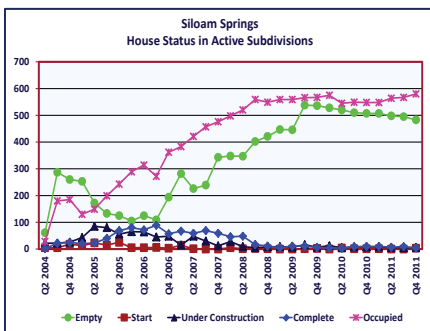
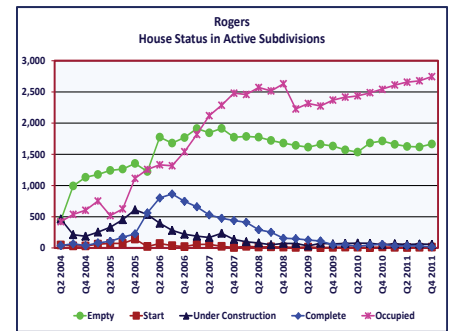
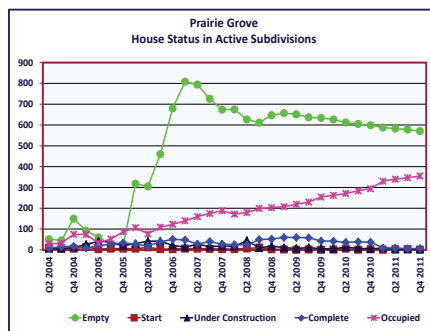
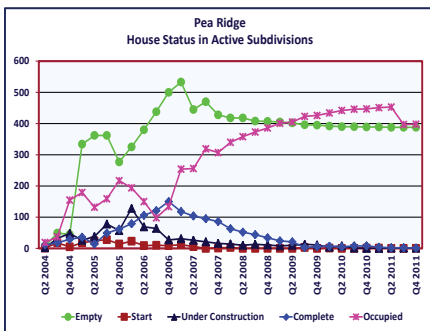
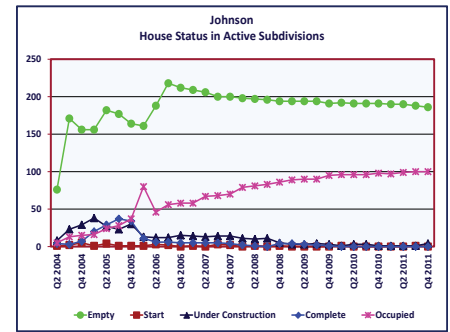
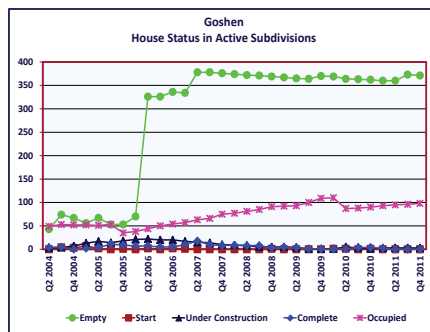
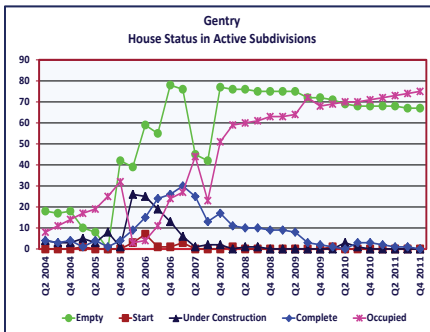
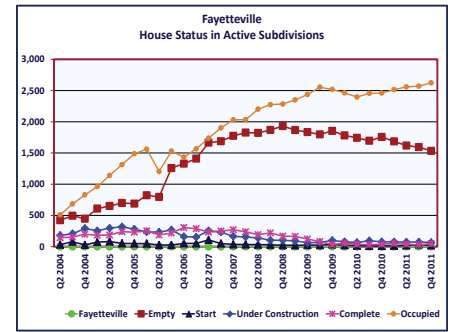
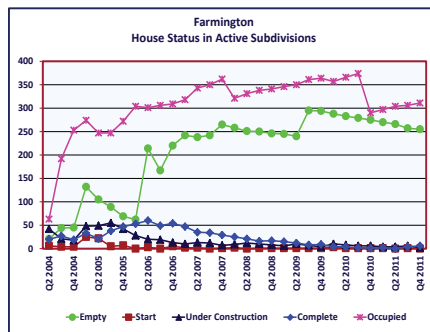
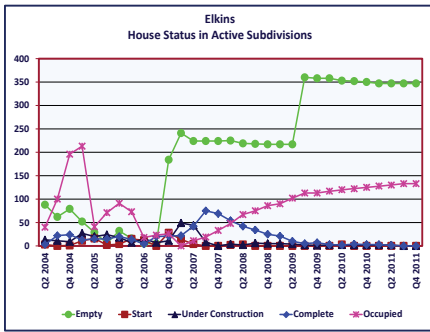
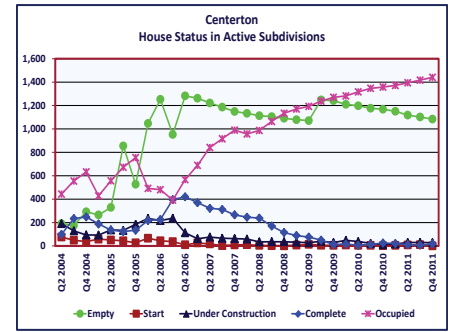
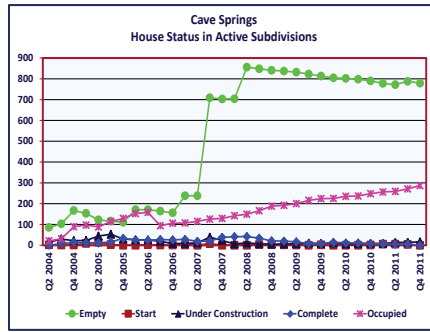
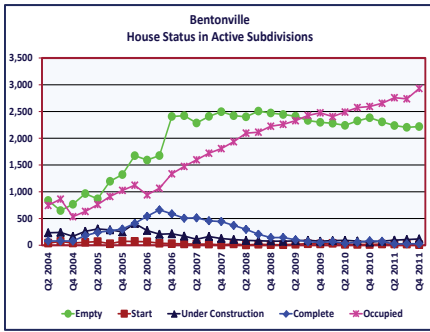


Benton and Washington Counties Number and Average Value of Residential Building Permits Q4 2011 and Q4 2010

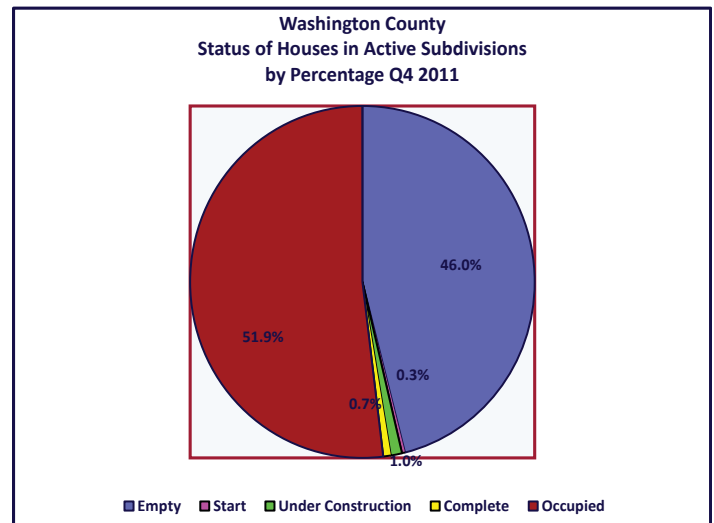
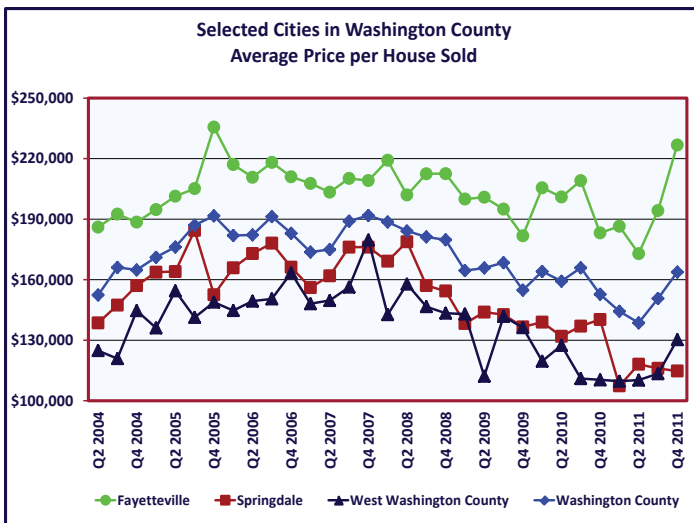
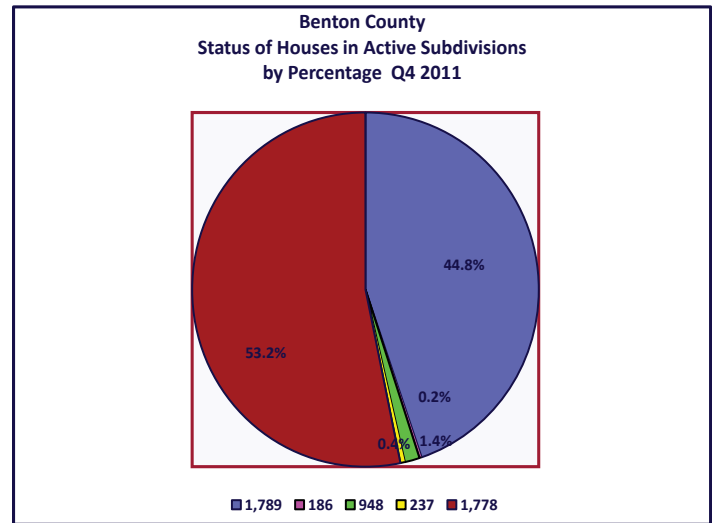
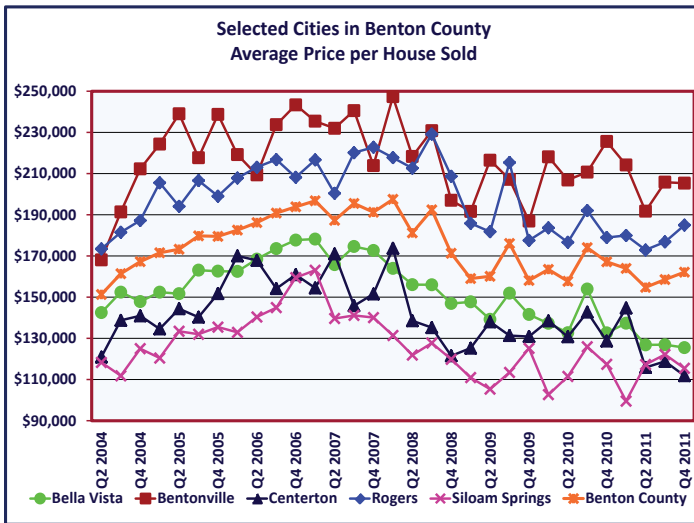
City	Q4 2011 Number of Building Permits	Q4 2010 Number of Building Permits	Q4 2011 Average Value of Building Permits	Q4 2010 Average Value of Building Permits
Bella Vista	6	3	\$206,167	\$198,600
Bentonville	92	49	\$241,141	\$239,932
Bethel Heights	0	0	--	--
Cave Springs	12	10	\$246,613	\$308,062
Centerton	9	13	\$283,654	\$207,105
Decatur	0	0	--	--
Elkins	0	0	--	--
Elm Springs	2	1	--	--
Farmington	4	4	\$141,669	\$229,054
Fayetteville	45	62	\$210,211	\$198,395
Gentry	0	1	--	\$70,000
Goshen	2	1	\$234,520	\$96,272
Gravette	0	0	--	--
Greenland	0	0	--	--
Johnson	1	0	\$696,799	--
Lincoln	1	0	\$120,000	--
Little Flock	1	0	\$535,696	--
Lowell	9	4	\$287,999	\$219,850
Pea Ridge	0	1	--	\$252,264
Prairie Grove	4	13	\$76,500	\$95,077
Rogers	51	46	\$184,442	\$191,037
Siloam Springs	11	8	\$102,373	\$126,550
Springdale	33	17	\$257,980	\$234,174
Tontitown	0	1	--	\$476,319
West Fork	1	0	\$31,000	--
Northwest Arkansas	284	234	\$222,383	\$206,553



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots Q4 2011

City	Empty Lots	Starts	Under Construction	Complete, but Unoccupied	Occupied	Total Lots in Active Subdivisions	Absorbed Lots	Approved Lots, Not Yet Active
Bentonville	2,219	12	118	28	2,930	5,307	92	289
Centerton	1,084	1	28	17	1,441	2,571	24	618
Fayetteville	1,533	20	66	46	2,623	4,288	67	568
Rogers	1,666	14	58	16	2,745	4,499	67	321
Siloam Springs	483	3	6	4	580	1,076	13	124
Springdale	1,299	10	27	18	1,551	2,905	30	218
West Washington County	1,014	1	9	13	868	1,905	13	530