



THE SKYLINE REPORT

SPONSORED BY ARVEST BANK

First Half of 2014

July 2014 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 thirty-fifth 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 2014

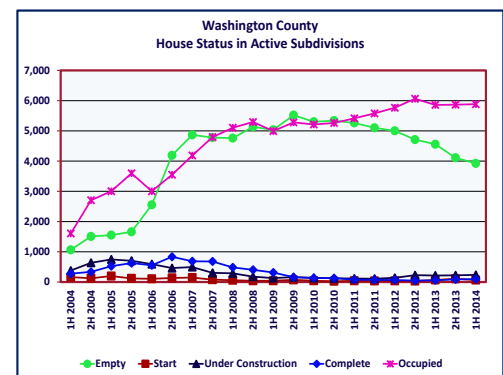
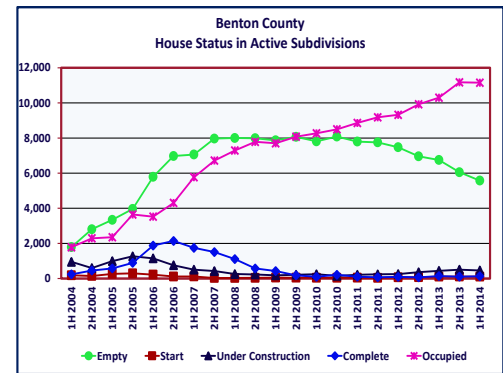
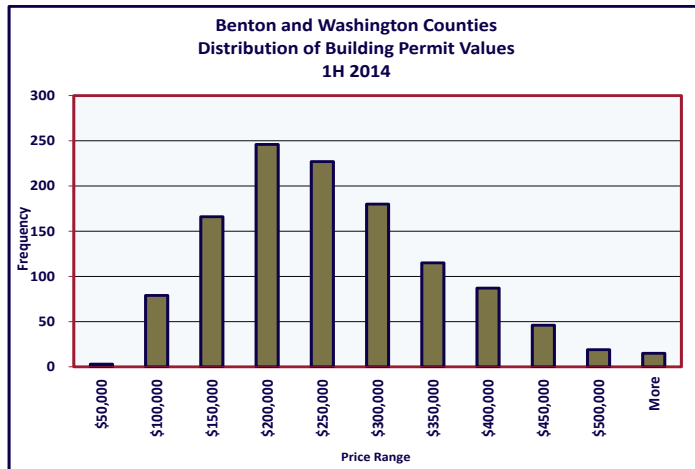
- There were 1,183 building permits issued in Benton and Washington counties from January to June 2014. This number is 3.0 percent higher than the 1,149 building permits issued during the same period in 2013. Benton County accounted for 746 of the residential building permits, while Washington County accounted for 437.
- 27,620 lots were in the 385 active subdivisions identified by Skyline Report researchers in the first half of 2014.
- In 95 out of the 385 active subdivisions, no new construction or progress in existing construction has occurred during the last year.
- During the first half of 2014, 1,069 new houses in active subdivisions became occupied, down 16.4 percent from 1,279 in the second half of 2013.
- Using the absorption rate from the past twelve months implies that there was a 54.1 month supply of remaining lots in active subdivisions in Northwest Arkansas in the first half of 2014.
- An additional 3,508 residential lots have received preliminary approval in Northwest Arkansas. Adding these proposed lots to those in active subdivisions yields 72.0 months of inventory in the first half of 2014.
- According to the Assessors' databases, 66.3 percent of houses in Benton County and 63.9 percent of houses in Washington County were owner-occupied.
- From January 1, 2014 to June 30, 2014 there were 3,122 houses sold in Benton and Washington counties. This is an increase of 2.3 percent from the 3,051 sold in the same time period in the previous year.
- The Bentonville School District accounted for 31.3 percent of the houses sold in the region, while the Rogers School District accounted for 18.2 percent.
- There were 3,589 houses listed for sale in the MLS database as of June 30, 2014 at an average list price of \$270,467.



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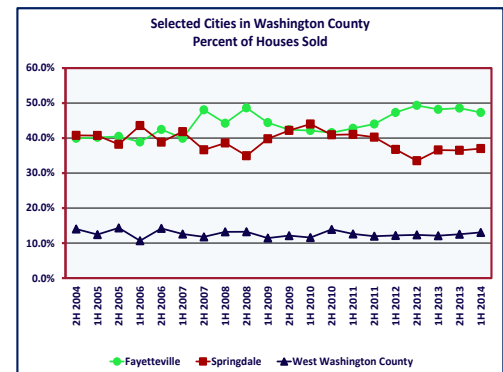
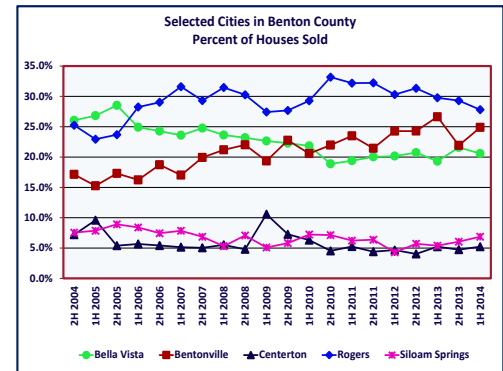
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and Economic Research

Residential Market Trends

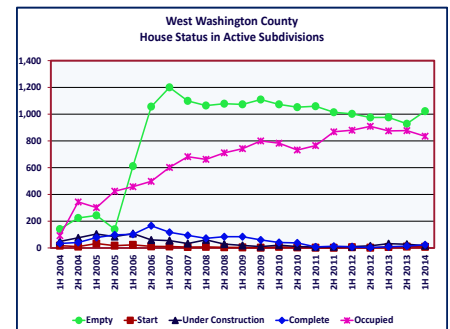
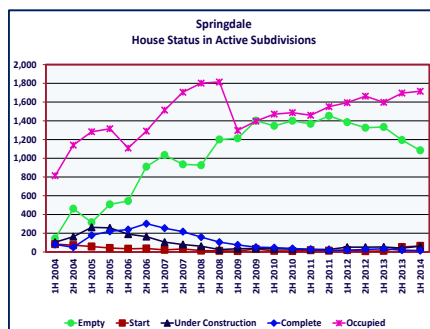
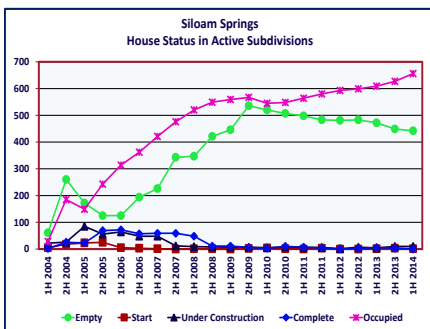
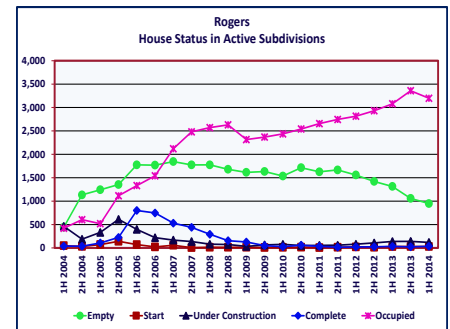
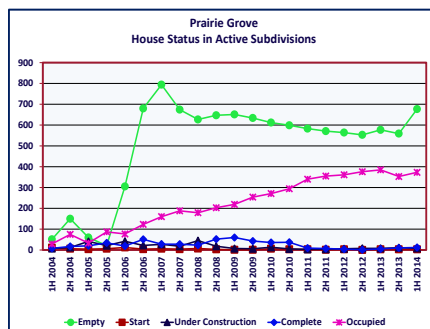
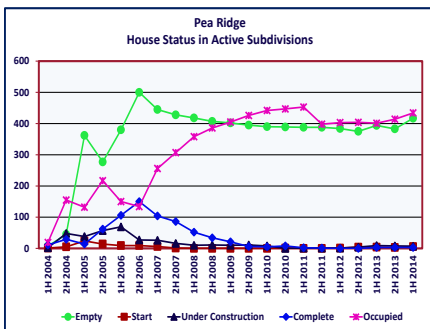
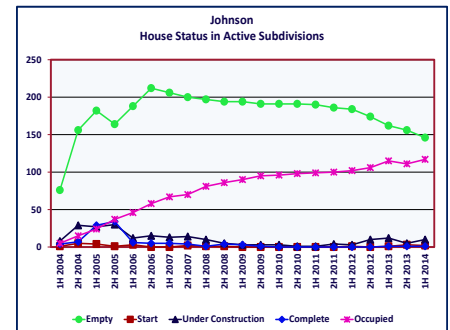
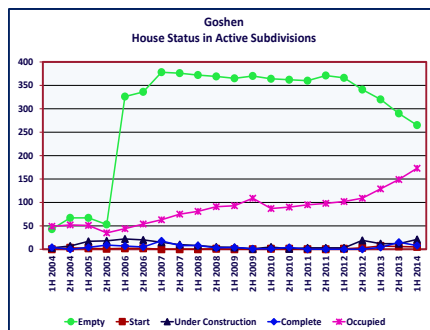
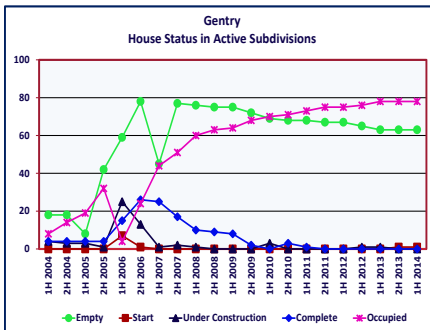
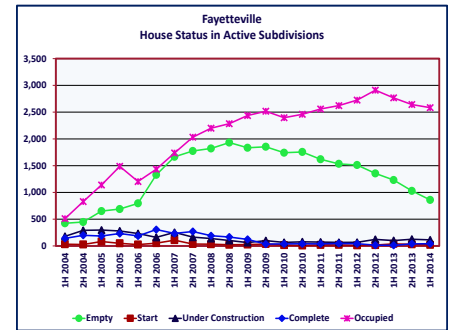
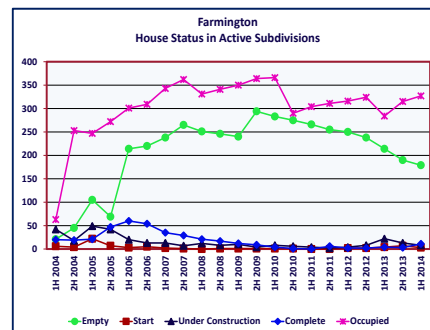
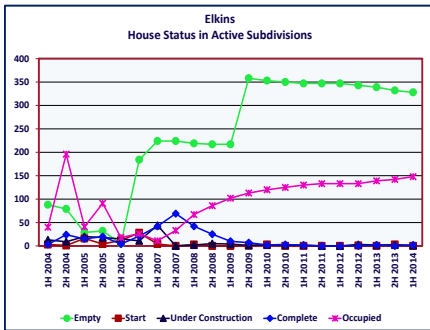
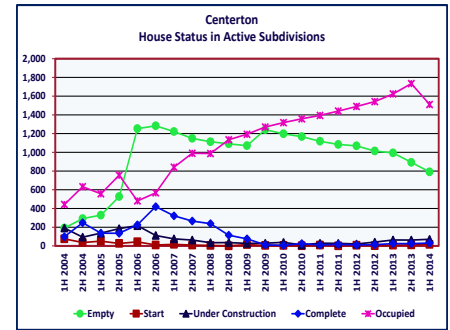
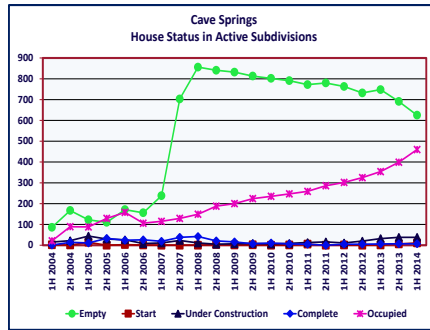
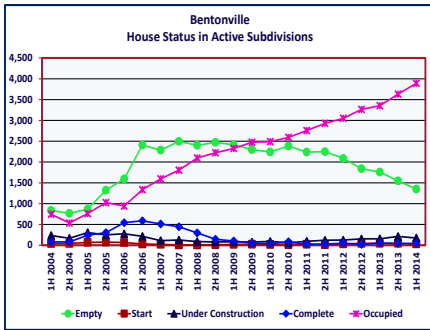


Benton and Washington Counties Number and Average Value of Residential Building Permits First Half of 2014

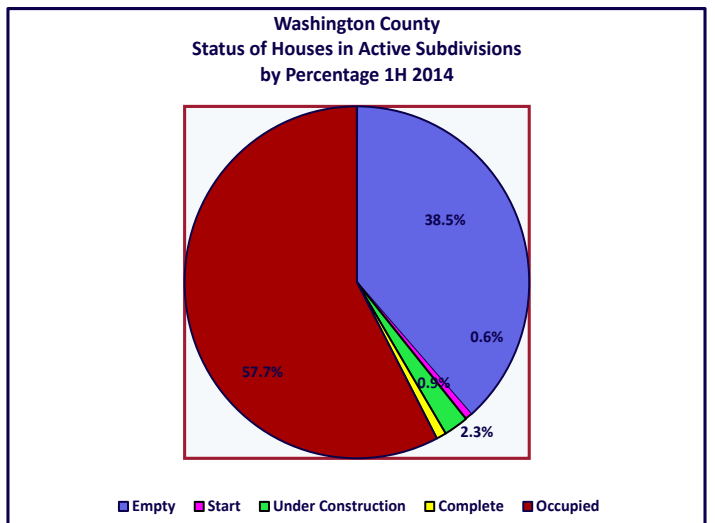
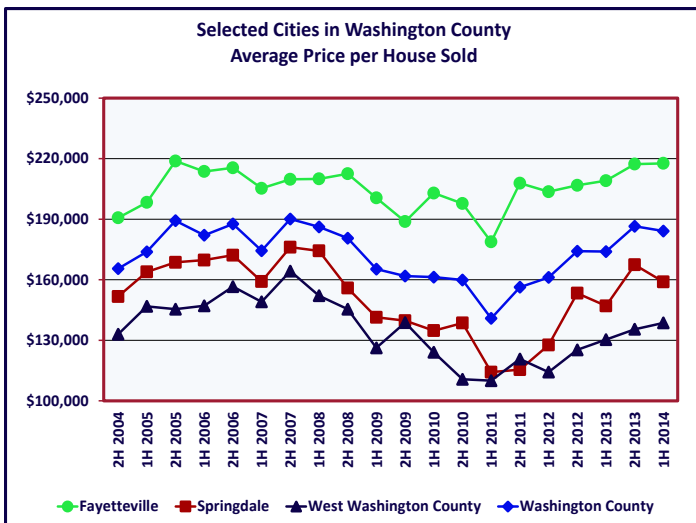
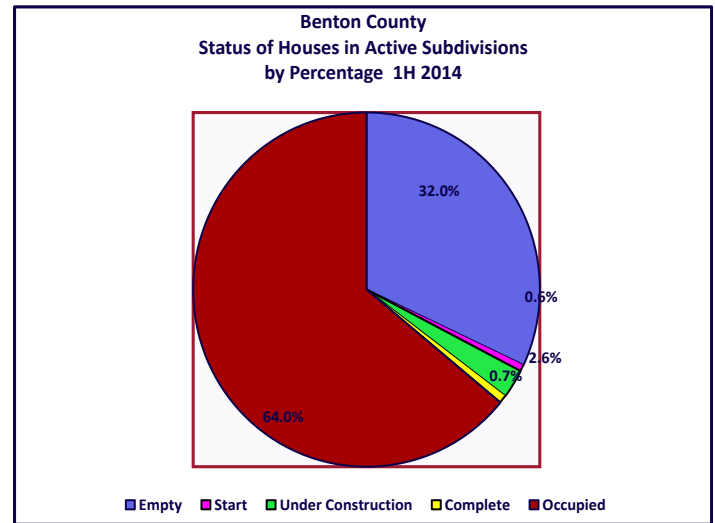
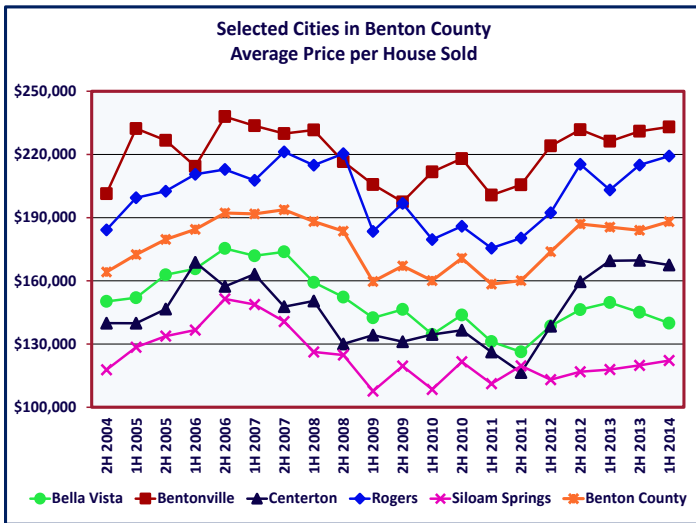
City	1H 2014 Number of Building Permits	1H 2013 Number of Building Permits	1H 2014 Average Value of Building Permits	1H 2013 Average Value of Building Permits
Bella Vista	15	16	\$268,200	\$230,864
Bentonville	227	290	\$271,769	\$277,996
Bethel Heights	1	1	\$115,000	\$69,400
Cave Springs	99	58	\$180,110	\$194,568
Centerton	135	60	\$262,793	\$217,994
Decatur	0	0	--	--
Elkins	4	3	\$109,350	\$132,343
Elm Springs	5	4	\$227,916	\$200,000
Farmington	32	23	\$336,105	\$275,625
Fayetteville	198	192	\$251,462	\$226,112
Gentry	0	3	--	\$85,000
Goshen	25	19	\$288,923	\$331,750
Gravette	1	1	\$113,000	\$165,000
Greenland	0	1	--	\$71,456
Johnson	6	6	\$513,975	\$388,692
Lincoln	0	0	--	--
Little Flock	4	1	\$235,250	\$421,523
Lowell	33	70	\$271,692	\$282,448
Pea Ridge	28	16	\$116,145	\$112,824
Prairie Grove	32	18	\$125,902	\$95,831
Rogers	191	233	\$183,755	\$185,401
Siloam Springs	12	14	\$123,032	\$117,407
Springdale	104	101	\$259,256	\$263,222
Tontitown	26	16	\$234,046	\$345,227
West Fork	5	3	\$114,000	\$173,333
Northwest Arkansas	1,183	1,149	\$235,890	\$235,101



Residential Market Trends



Residential Market Trends



Selected House Status in Active Subdivisions and Coming Lots 1H 2014

City	Empty Lots	Starts	Under Construction	Complete, but Unoccupied	Occupied	Total Lots in Active Subdivisions	Absorbed Lots	Approved Lots, Not Yet Active
Bentonville	1,349	31	174	46	3,891	5,491	291	416
Centerton	791	16	71	31	1,511	2,420	87	619
Fayetteville	860	20	113	41	2,584	3,618	192	845
Rogers	948	30	119	35	3,198	4,330	168	216
Siloam Springs	442	1	10	0	656	1,109	29	194
Springdale	1,113	29	63	14	1,715	2,934	87	217
West Washington County	1,022	8	17	24	835	1,906	36	324
Selected Cities	6,525	135	567	191	14,390	21,808	890	2,831