



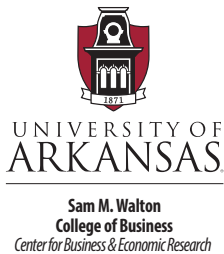
Multifamily Highlights First Half of 2024

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**Sam M. Walton College of
Business
University of Arkansas
Fayetteville, AR 72701
Telephone: 479.575.4151
<http://cber.uark.edu>**



Real Estate Summary For Benton and Washington Counties

This report is the fiftieth edition of the Skyline Report for Benton and Washington Counties—Multifamily 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 multifamily real estate market. This study is a companion piece to the semiannual single-family residential and commercial Skyline Reports. There is a complex dynamic between multifamily housing, residential rental housing, and residential home ownership that is being influenced by several factors including: quantity of multifamily supply, quantity of rental housing, interest rates, underwriting standards, and unemployment rates, among others. The information contained in the following pages details the current condition of the multifamily market and sets the stage for future comparisons.

Highlights from the First Half of 2024

The multifamily vacancy rate increased to 3.3 percent in the first half of 2024 from 3.1 percent in the second half of 2023. The increase was driven by 11 new and completed complexes with 1,027 total units and 406 available units. With the 11 complexes removed the overall vacancy rate decreased to 2.6 percent.

The Fayetteville vacancy rate increased to 1.9 percent in the first half of 2024 from 1.7 percent in the second half of 2023. More than 700 new rental units are under construction and an additional 8,100 have been announced (24.5 percent of current inventory) in the Fayetteville market.

In Bentonville, vacancy rates decreased to 4.5 percent in the first half of 2024 from 4.9 percent in the second half of 2023. More than 1,350 new rental units are under construction and an additional 4,100 have been announced (55.8 percent of current inventory) in the Bentonville market.

Vacancy rates in Rogers increased to 6.9 percent in the first half of 2024 from 6.6 percent in the second half of 2023, the highest in Northwest Arkansas. More than 1,900 new rental units are under construction and an additional 6,400 have been announced (92.4 percent of current inventory) in the Rogers market.

Siloam Springs vacancy increased to 1.1 percent in the first half of 2024, from 0.9 percent in the second half of 2023, the lowest in Northwest Arkansas. More than 70 new rental units are under construction and an additional 280 have been announced (23.6 percent of current inventory) in the Siloam Springs market.

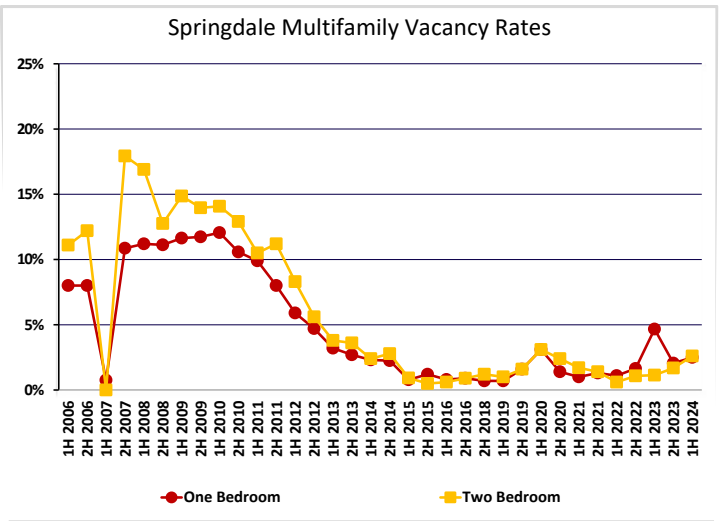
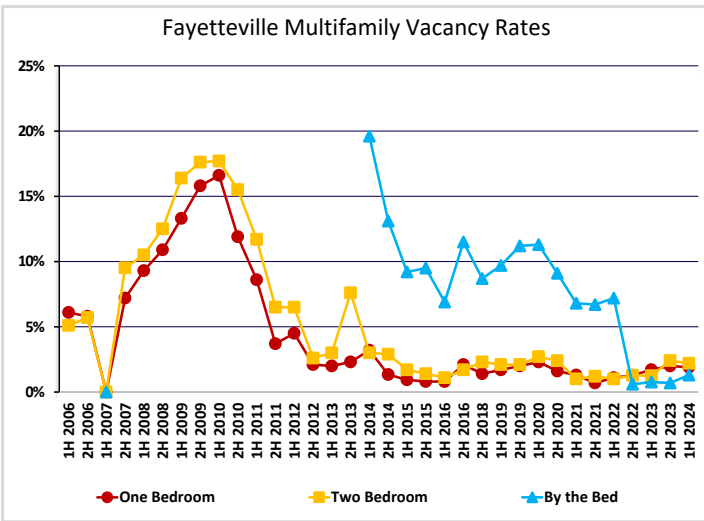
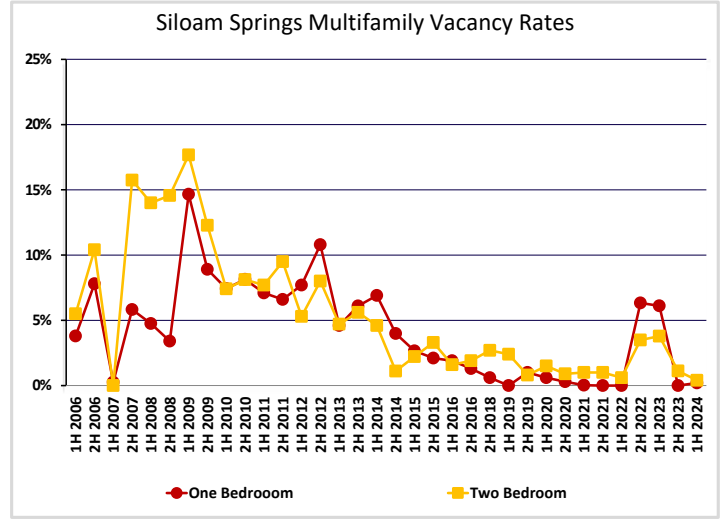
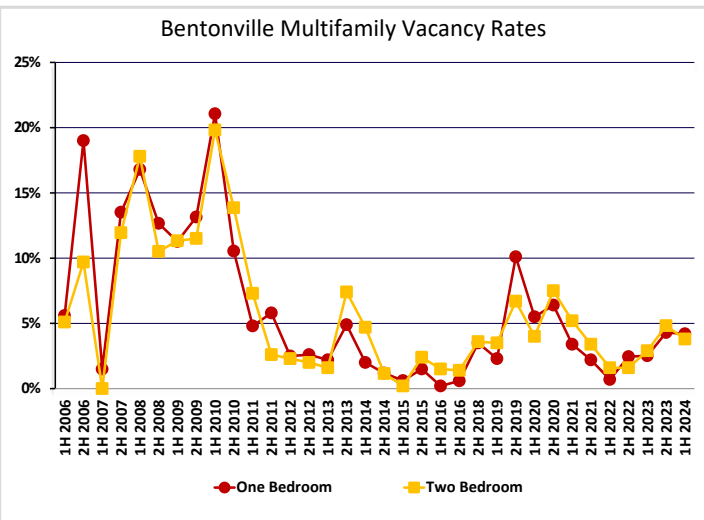
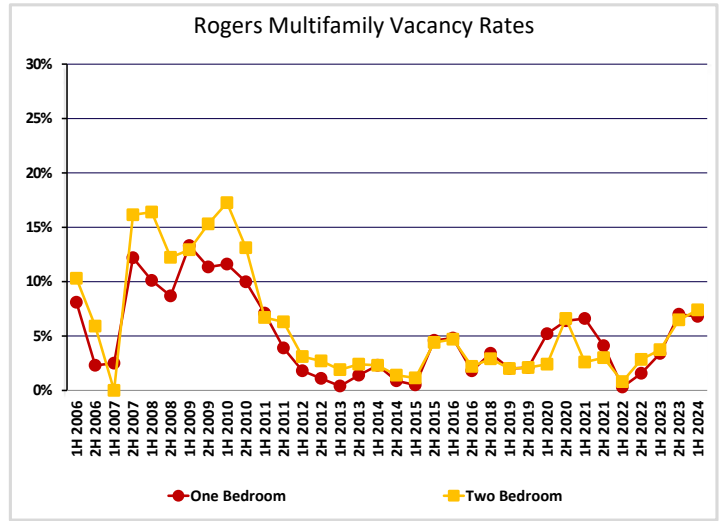
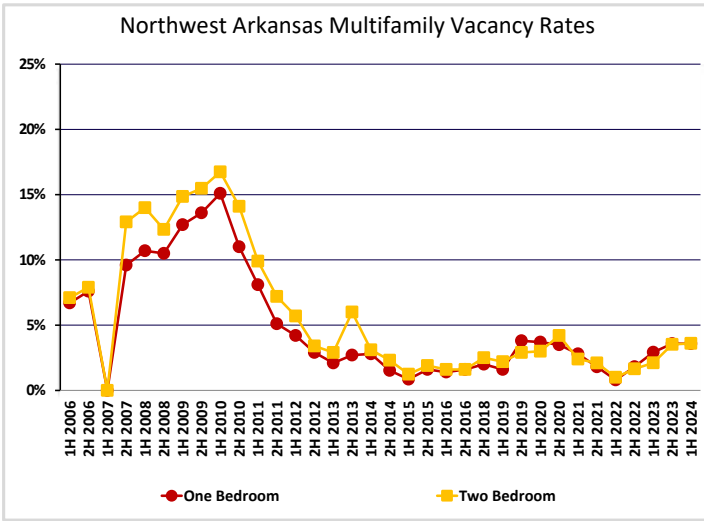
In Springdale, the vacancy rate increased to 2.9 percent in the first half of 2024 from 2.0 percent in the second half of 2023. More than 1,350 new rental units are under construction and an additional 800 have been announced (23.3 percent of current inventory) in the Springdale market.

In the first half of 2024, the average lease rate per month for a multifamily property unit in Northwest Arkansas increased to \$1037.57, from \$1005.40 in the second half of 2023.

In the first half of 2024, 12 current multifamily projects had building permits valued at \$363.6 million an increase from \$256.4 million in the second half of 2023.

Regional Market Trends

Multifamily Vacancy Rates



Regional Market Trends

Multifamily Rates and Building Permits

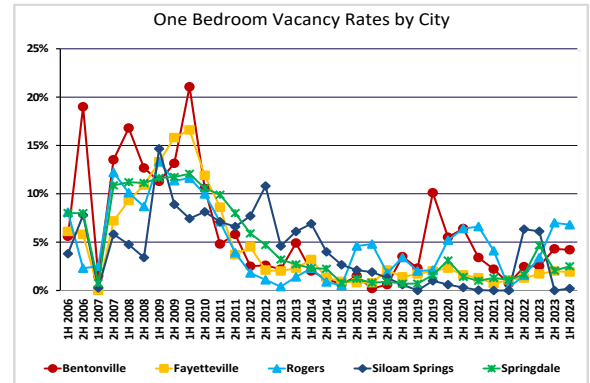
In Northwest Arkansas, 738 building permits were issued, worth \$362.6 million, for 12 separate complexes. One project, The Village at Tara Ridge is located in Bentonville/Centerton with permits valued at \$29.1 million. Rogers had four projects valued at \$95.6 million. The Grove Multifamily was the highest valued at \$36.3 million. Pinnacle Springs added \$31.3 million and the Villas at Turtle Creek added \$20.7 million. Two projects worth \$6.3 million are in Siloam Springs. Seven projects in Fayetteville, are valued at \$71.2 million. The Junction at Fayetteville totaled \$24.9 million. Nine projects with permits valued at \$160.3 million were located in Springdale/Tontitown. The highest was Clear Creek Apartments valued at \$51.2 million. Trails at the Crossing II added \$35.9 million while The Ramsay at Springdale added \$27.6 million.

Multifamily Building Permits	Complex or Developer	Number of New Permits	Total Value of Permits	City
7/28/2023	Village at Tara Ridge	162	\$29,096,071	Bentonville
7/28/2023	Trails at Paradise Valley	1	\$3,078,129	Fayetteville
8/18/2023	Cobblestone Crossing	67	\$15,433,627	Fayetteville
1/9/2024	Apex Apartments	6	\$762,413	Fayetteville
1/25/2024	Bacardi Apartments	1	\$3,003,550	Fayetteville
2/6/2024	Ramsey Village	51	\$14,737,726	Fayetteville
3/12/2024	Garland Apartments	43	\$9,229,607	Fayetteville
6/28/2024	Junction at Fayetteville	4	\$24,972,055	Fayetteville
9/20/2023	Grove Multifamily	142	\$36,312,709	Rogers
12/8/2023	Villas at Turtle Creek	48	\$6,556,552	Rogers
1/4/2024	Pinnacle Springs	2	\$31,318,096	Rogers
3/6/2024	Townhomes at Scottsdale	21	\$7,305,701	Rogers
3/7/2024	Villas at Turtle Creek	104	\$14,126,530	Rogers
2/2/2024	Azlin Place	5	\$2,494,450	Siloam Springs
3/18/2024	Sager Crossing, II	1	\$3,836,641	Siloam Springs
11/16/2023	Bridger Crossing	7	\$13,449,489	Springdale
1/10/2024	The Ramsay at Springdale	17	\$27,604,476	Springdale
3/11/2024	Chandler Village	5	\$5,529,583	Springdale
3/19/2024	Bridger Crossing	7	\$6,078,489	Springdale
5/14/2024	Big Emma	3	\$13,749,700	Springdale
5/22/2024	Cadence Crossing	6	\$1,661,681	Springdale
5/23/2024	Peaks at Springdale III	3	\$4,500,000	Springdale
6/19/2024	Clear Creek Apartments	16	\$51,172,304	Springdale
6/19/2024	Har-ber Meadow Townhomes	1	\$560,544	Springdale
6/20/2024	Trails at the Crossing II	15	\$35,988,165	Springdale
NWA	12 Unique Projects	738	\$362,558,288	

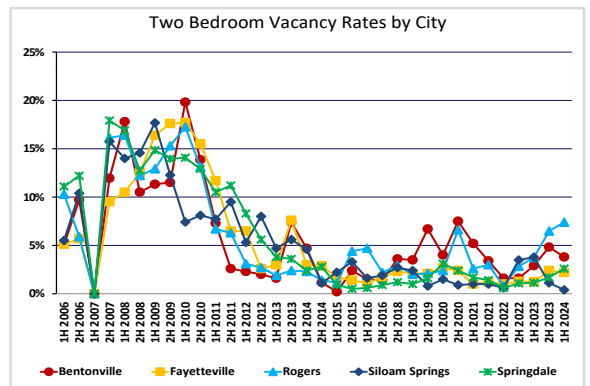
Regional Market Trends

Multifamily Sample Data

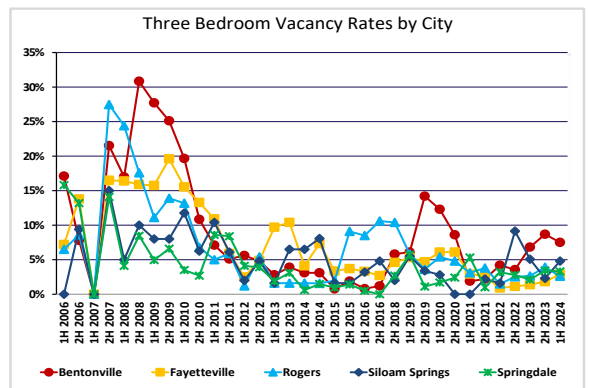
Sample Vacancy Rates	Number of Apartment Complexes	Number of Units	1H 2024 Vacancy Rate	2H 2023 Vacancy Rate	1H 2023 Vacancy Rate
Bentonville	149	9,973	4.5%	4.9%	3.2%
Fayetteville	369	25,497	1.9%	1.7%	1.2%
Rogers	128	9,026	6.9%	6.6%	3.6%
Siloam Springs	50	1,501	1.1%	0.9%	4.5%
Springdale	133	9,306	2.9%	2.0%	2.5%
NWA	829	55,303	3.3%	3.1%	2.2%



Vacancy Rates by Floor Plan	By the Bedroom	One Bedroom	Two Bedroom	Three Bedroom
Bentonville	--	4.2%	3.8%	7.5%
Fayetteville	1.3%	1.9%	2.2%	2.9%
Rogers	--	6.8%	7.4%	2.6%
Siloam Springs	--	0.2%	0.4%	4.8%
Springdale	--	2.5%	2.6%	3.3%
NWA	1.3%	3.6%	3.6%	4.0%



Median Size and Price by Floor Plan	Square Feet	Price per Month	Price per Square Foot
Studio	500	\$750.00	\$1.50
By the Bed	408	\$875.00	\$2.14
1 Bedroom	611	\$750.00	\$1.23
2 Bedroom	921	\$925.00	\$1.00
3 Bedroom	1,324	\$1,311.00	\$0.99
4 Bedroom	1,606	\$1,800.00	\$1.12
NWA	841	\$910.00	\$1.08



Average Unit Size and Price by Floor Plan	Square Feet	Price per Month	Price per Square Foot
Studio	552	\$972.85	\$1.76
By the Bed	421	\$844.97	\$2.01
1 Bedroom	659	\$957.72	\$1.45
2 Bedroom	956	\$1,095.41	\$1.15
3 Bedroom	1,300	\$1,420.57	\$1.09
4 Bedroom	1,796	\$2,128.99	\$1.19
NWA	795	\$1,037.57	\$1.31

