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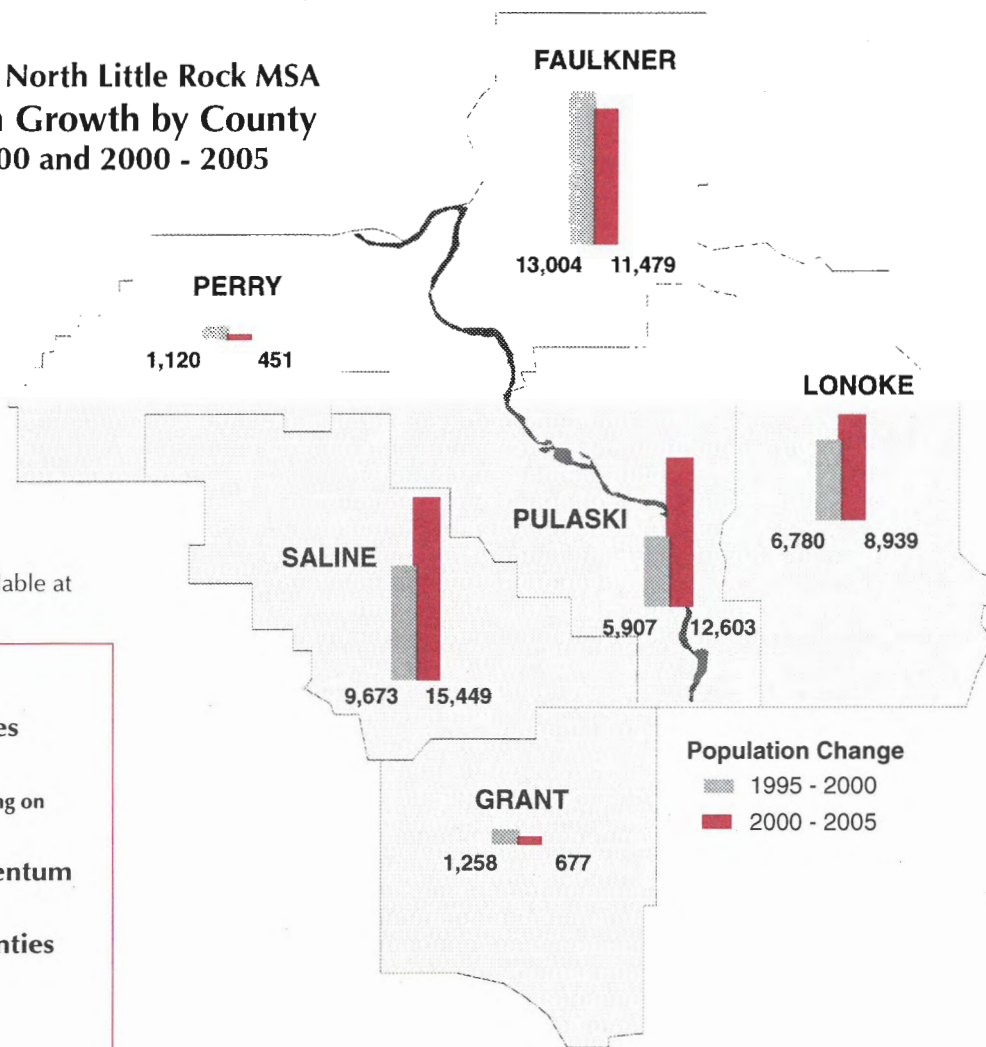
2005 Demographic Review and Outlook

Population Estimates for January 1, 2005

The six-county central Arkansas region has grown by over 39,000 persons since the year 2000, a growth rate of about 6.1 percent. This pace compares with total U.S. population growth of about 4.9 percent over the same period.¹

The map (below) shows total population growth by county in two five-year intervals, 1995-2000 and 2000-2005. Broadly speaking, trends resemble the recent past, with slow growth in the central area and faster growth in Saline, Faulkner and Lonoke Counties. There have been minor recent variations, however. Saline County growth has picked up since 2000, probably spurred by the nearly-complete widening of the I-30 corridor to six lanes as far as Benton. Growth in Faulkner County, while still fast (over 13 percent 2000-2005) has slowed a bit from the previous decade. Pulaski County continues to grow slowly, but has increased its pace slightly since 2000.

**Little Rock - North Little Rock MSA
Population Growth by County
1995-2000 and 2000 - 2005**



¹U.S. Census estimates, available at <http://www.census.gov>.

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Population Estimates for 2005

Little Rock - North Little Rock MSA

	2000	2005	Change 2000-2005	Percent Change 2000-2005
Faulkner County				
Conway	43,167	50,824	7,657	17.7
Greenbrier	3,042	3,540	498	16.4
Mayflower	1,631	1,885	254	15.6
Vilonia	2,106	2,656	550	26.1
Wooster	516	564	48	9.3
Small communities	1,535	1,620	85	5.5
Unincorporated	34,017	36,422	2,405	7.1
Total	86,014	97,511	11,497	13.4
Grant County				
Sheridan	3,872	4,081	209	5.4
Total	16,464	17,338	874	5.3
Lonoke County				
Cabot	15,261	19,967	4,706	30.8
Austin	605	691	86	14.2
Ward	2,580	2,987	407	15.8
Lonoke	4,287	4,444	157	3.7
England	2,972	2,795	-177	-6.0
Carlisle	2,304	2,383	24	1.0
Small communities	758	741	-17	-2.2
Unincorporated	24,061	25,364	1,303	5.4
Total	52,828	59,317	6,489	12.3
Perry County				
Perryville	1,458	1,480	22	1.5
Total	10,209	10,462	243	2.5
Pulaski County				
North Little Rock	60,433	59,494	-939	-1.6
Jacksonville	29,916	30,323	407	1.4
Sherwood	21,511	23,016	1,505	7.0
Maumelle	10,557	14,309	3,752	35.5
Unincorporated (N)	29,706	29,812	106	0.4
Total North of the River	152,123	156,954	4,831	3.2
Little Rock	183,133	186,790	3,657	2.0
Cammack Village	831	822	-9	-1.1
Alexander*	174	174	0	0.0
Wrightsville	1,368	1,295	-73	-5.3
Unincorporated (S)	23,845	23,930	85	0.4
Total South of the River	209,351	213,011	3,660	1.7
Total Unincorporated	53,551	53,792	191	0.4
Total	361,474	369,965	8,491	2.3
Saline County				
Benton	21,906	25,659	3,753	17.1
Bryant	9,764	12,852	3,088	31.6
Shannon Hills	2,005	2,499	494	24.6
Haskell	2,645	3,253	608	23.0
Alexander*	440	440	0	0.0
Traskwood	548	576	28	5.1
Bauxite	432	441	9	2.1
Unincorporated	45,789	49,554	3,765	8.2
Total	83,529	95,274	11,745	14.1
MSA Totals				
4-County Total	583,845	622,067	38,222	6.5
6-County Total	610,518	649,867	39,349	6.1

Note: 4-County MSA includes Faulkner, Lonoke, Pulaski and Saline Counties, 6-County adds Grant and Perry Counties.

*The City of Alexander has portions incorporated in both Pulaski and Saline Counties.

Population Estimates (continued)

Maumelle has grown 35 percent since 2000, ranking it as the region's fastest-growing city at present. Maumelle's population is approaching 15,000. Cabot and Bryant have also grown by over 30 percent, while Vilonia, Shannon Hills and Haskell have exceeded 20 percent. Conway has passed the 50,000 mark, gaining over 7,600 people since 2000.

North Little Rock's population currently shows decline since 2000. With several hundred new multi-family units currently under construction in the city, however, and more planned, North Little Rock's population trend could switch back into growth mode by 2006 or 2007.

An Inside Look at the Population Estimates

If you keep older Demographic Review and Outlook editions on hand, you will notice that Metroplan's new 2005 estimates show smaller population totals for some cities and counties than last year's edition.² This does not mean that population in these areas has taken a sudden nosedive. Instead, Metroplan has altered the assumptions behind the estimates in light of new data from the Census Bureau.

Metroplan estimates are based primarily on building permit data, where figures are available. Outside incorporated cities, however, there are no building permit records and thus no data. Metroplan lowered the unincorporated population estimates this year in light of the Census Bureau's recently-released county-level population estimates for 2004.

The totals for cities in Pulaski County are also lower in several cases than in last year's estimates. Metroplan lowered its estimates for Pulaski household sizes, based on data from the Census Bureau's new American Community Survey (ACS). The ACS shows a sharper drop in Pulaski household size than Metroplan had expected based on trends 1990-2000.

² Previous editions are on Metroplan's web site at www.metroplan.org

Components of Population Change Little Rock - North Little Rock MSA 2005

	January 1 2005	April 1 2000	Change	Net Migration	Births	Deaths	Natural Increase
Faulkner	97,511	86,014	11,497	8,431	6,153	3,087	3,066
Grant	17,338	16,464	874	795	866	797	79
Lonoke	59,317	52,828	6,489	5,029	3,645	2,185	1,460
Perry	10,462	10,209	253	197	567	511	56
Pulaski	369,965	361,474	8,491	-2,879	27,190	15,820	11,370
Saline	95,274	83,529	11,745	10,542	4,647	3,444	1,203
4 Co. MSA	622,067	583,845	38,222	21,123	41,635	24,536	17,099
6 Co. MSA	649,867	610,518	39,349	22,115	43,068	25,834	17,234

Sources: Birth and death data from Arkansas Department of Health; figures 2002-2004 are provisional. Year 2000 death data represent period from April 1 - December 31, estimated as 75 percent of the total.

Housing Trends

2004 the Best Housing Construction Year on Record

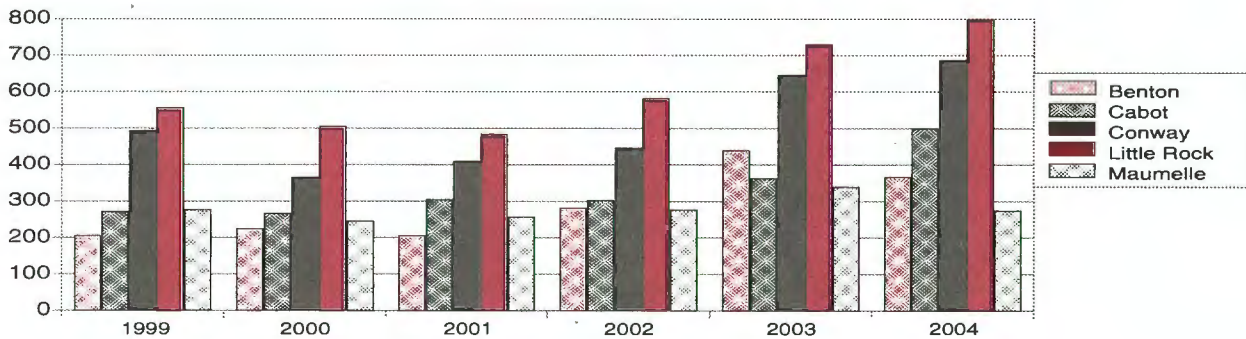
Housing starts were 5,424 for the four-county region during 2004, the highest total on record. Single-family starts hit 3,262 in 2004, edging out the previous record of 3,160 in 2003. Multi-family starts hit 2,162, the highest in over twenty years.

It is likely that the surge in housing construction during 2004 represented a rush to build before the unusually low interest rates of recent years gave way to tighter financing. At the same time, there is evidence that local population and economic growth are stimulating the region's comparatively fast housing construction trend. While total U.S. housing stock increased by slightly over 6 percent from 2000 to 2004, Metroplan data show that local housing stock has grown by over 10 percent during the same period.

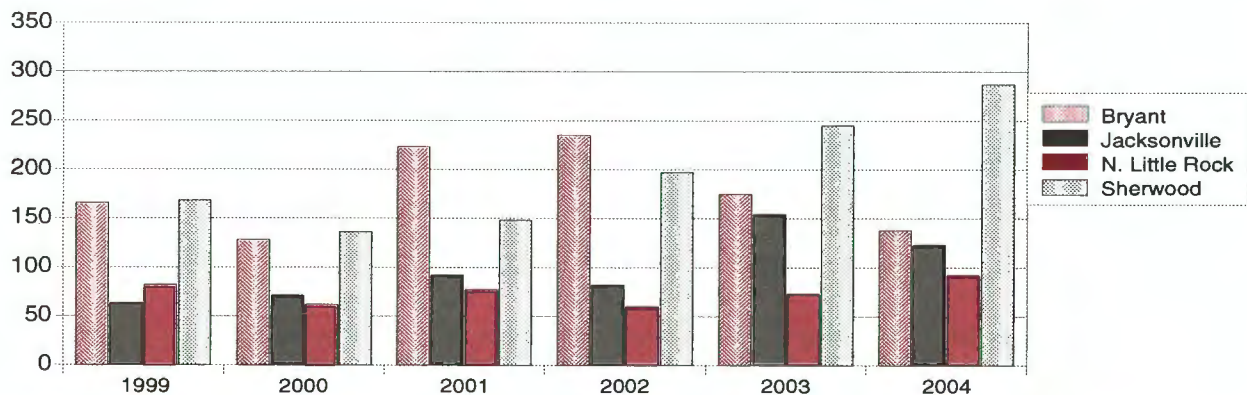
Single-family housing hit new records for Cabot, Conway, Little Rock and Sherwood. Most other cities also recorded robust growth. While Benton and Bryant did not hit new records during 2004, both cities have built far more housing over the first years of the decade than over any similar time period during the 1980's or 1990's.

Multi-family construction was most pronounced in Little Rock, with over 1,000 units started during the year. The bulk of this multi-family construction was in the Northwest and West Central parts of Little Rock. North Little Rock gave permits to three new complexes, while Bryant, Conway, Maumelle and Sherwood also saw sizable additions to their multi-family housing stock.

**Single-Family Housing Unit Permits
Cities Averaging Over 220 Units Annually 1999-2004**

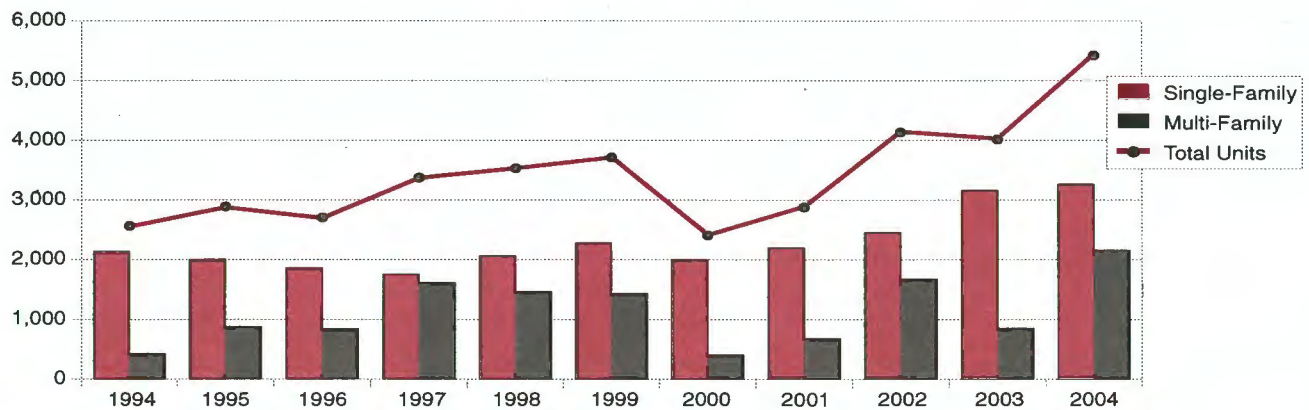


**Single-Family Housing Unit Permits
Cities Averaging Under 220 Units Annually 1999-2004**



Housing Trends

Little Rock-North Little Rock Housing Unit Permits 1994 - 2004



Housing Unit Permits 1994 - 2004 for Cities Over 5,000 Little Rock - North Little Rock MSA

Single-Family Housing Unit Permits

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Benton	194	138	126	127	150	205	224	205	281	438	366
Bryant	117	141	167	150	154	166	128	223	235	175	138
Cabot	297	400	235	256	277	271	266	304	302	362	499
Conway	515	438	389	323	436	493	364	409	445	645	686
Jacksonville	82	54	78	73	83	63	71	92	82	154	123
Little Rock	641	477	477	436	490	556	505	483	581	729	797
Maumelle	124	176	220	240	263	276	245	256	276	339	274
N. Little Rock	97	98	90	66	83	82	62	77	60	73	92
Sherwood	70	85	85	88	128	168	136	148	197	245	287
Total SF	2,137	2,007	1,867	1,759	2,064	2,280	2,001	2,197	2,459	3,160	3,262

Multi-Family Housing Unit Permits

Benton	31	0	278	22	0	5	16	31	161	0	0
Bryant	4	16	3	4	0	82	4	2	580	2	102
Cabot	48	29	13	2	0	20	0	2	200	122	32
Conway	288	139	307	323	425	417	66	307	335	80	258
Jacksonville	10	1	0	22	12	60	80	4	102	2	8
Little Rock	26	240	191	1,240	790	649	232	95	238	425	1,100
Maumelle	6	0	0	0	0	120	0	120	0	168	240
N. Little Rock	0	0	0	2	10	2	0	120	60	56	262
Sherwood	16	457	48	0	232	78	8	0	0	0	160
Total MF	429	882	840	1,615	1,469	1,433	406	681	1,676	855	2,162
Total Units	2,566	2,889	2,707	3,374	3,533	3,713	2,407	2,878	4,135	4,015	5,424
Percent SF	83.3	69.5	69.0	52.1	58.4	61.4	83.1	76.3	59.5	78.7	60.1
Percent MF	16.7	30.5	31.0	47.9	41.6	38.6	16.9	23.7	40.5	21.3	39.9

Multi-Family Momentum

Multi-Family Market Rides High in Central Arkansas

With multi-family permits at a twenty-year high in 2004 you might be tempted to think apartment construction will drop off for a while. Instead, the apartment-building spree continues. Recent completions in western Little Rock have filled up fast with new tenants, suggesting continuing high demand and further possible construction in this high-end market. The Foothills Phase II project in North Little Rock will add 60 units during 2005, with 240 more units due to go up during 2006. More apartments are being built near Pulaski Technical College, and still more are building west of I-430 off Maumelle Boulevard.

The Pulaski County apartment market has seen average of 600 units permitted annually over the past ten years. During 2004, Pulaski County saw 1,770 multi-family permits, over double the normal average. Most of the new projects have absorbed successfully. Market indicators suggest that county multi-family construction will remain at double its normal pace through 2005 and possibly into 2006.

The table below shows the estimated number of single- and multi-family units in 2005 for the counties and larger cities of the central Arkansas region. As the table shows, multi-family housing has gained slightly as a share of the total housing market since 2000, after declining during the 1990's. The proportion of multi-family units as a percent of total housing has barely changed in Pulaski County, but has increased in the outlying counties of the region.

Note: This article was written with the help of data and insight from Ted Bailey and Richard Cheek of the Multi-Family Group.

Estimated Little Rock-North Little Rock Single-Family and Multi-Family Housing Units 2005

	2005 Single-Family	2005 Multi-Family	Multi-Family Share in 2005	Multi-Family Share in 2000
Faulkner County	33,145	6,654	16.7%	15.7%
Conway	14,586	6,099	29.5%	28.7%
Lonoke County	21,906	1,814	7.6%	6.9%
Cabot	6,623	1,038	13.5%	12.5%
Pulaski County	126,831	42,842	25.2%	25.1%
Little Rock	59,822	28,813	32.5%	32.3%
N. Little Rock	20,741	7,178	25.7%	25.2%
Jacksonville	9,765	2,823	22.4%	22.1%
Sherwood	8,210	2,102	20.4%	21.7%
Maumelle	4,817	1,178	19.6%	19.2%
Saline County	37,146	2,865	7.2%	5.4%
Benton	9,352	2,865	14.5%	14.7%
Bryant	4,452	1,041	19.0%	7.5%

Multi-family consists of all units in structures of two or more units. Single-family includes detached and attached single-family units, mobile homes and other individual housing units.

Source: Data for 2005 derived from Census 2000 plus building permit records 2000-2005. Data for 2000 and 1990 from decennial census.

Central Metropolitan County Comparison

Getting to the Core of the Matter

The media have recently drawn attention to population and economic growth trends in central Arkansas. The articles have especially focused on Pulaski County and its slow growth compared with the booming northwest Arkansas region and other metropolitan areas in the south central U.S.

In light of this information, the table below shows a ranking that might surprise you. The statistic depicted here is not total metropolitan growth, but rather population growth in the core counties of eleven metropolitan areas of the south-central U.S. from 2000 to 2004.¹

As you can see, Pulaski County in central Arkansas ranks fourth among the metros, outpacing most of the other core counties shown. There is nothing spectacular about 1.23 percent growth over four years, except by way of comparison. Since a core county often defines a region's sense of place and sets the tone for its social and economic climate, slow growth is probably better than no growth.

¹ The figures for comparison are all based on Census 2000 and census estimates for July 1, 2004. Census estimates were used for Pulaski County to allow comparability with other counties.

Population Growth in Core Counties of Selected South Central Metro Areas 2000-2004

Rank	Primary City	Core County/Parish	Estimated Growth Rate
1	Fayetteville, AR	Washington	10.37%
2	Austin, TX	Travis	7.09%
3	Knoxville, TN	Knox	4.72%
4	Little Rock, AR	Pulaski	1.23%
5	Memphis, TN	Shelby	1.19%
6	Tulsa, OK	Tulsa	1.04%
7	Nashville, TN	Davidson	0.45%
8	Mobile, AL	Mobile	0.17%
9	Baton Rouge, LA	E. Baton Rouge	-0.05%
10	Jackson, MS	Hinds	-0.32%
11	Birmingham, AL	Jefferson	-0.54%

Source: Census 2000 and census estimates for July 1, 2004



The continuing growth of Little Rock's River Market District may be one factor that keeps an urban county on the move.



Pulaski County's attractive and varied landscape confers a subtle advantage, too.

Demographic Outlook

Mid-decade finds population growing steadily in the Little Rock-North Little Rock MSA. A number of Special Censuses will be conducted in central Arkansas during 2006 and 2007, giving useful data on a few of the faster-growing cities. Elsewhere, estimating population accurately will become a growing challenge until 2010 census figures are released in early 2011.

Faulkner County population will probably cross the 100,000 mark by about 2007, and Saline County will pass the same threshold a few years later. The housing permit trend from January through April 2005 shows that the region's construction boom in single-family and multi-family housing continues in most cities. If the current trend continues, new housing starts for 2005 could nearly match the record pace of 2004.

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