2010 Demographic Review & Outlook

- Shifting Demographics of Recession
- Population Estimates
- Recent Housing Trends

METROPLAN
SMART PLANNING MAKES SMART PLACES
About Metroplan

Metroplan is a voluntary association of local governments that has operated by interlocal agreement since 1955. Originally formed as the Metropolitan Planning Commission of Pulaski County, Metroplan now has members in the six-county metro area (see below). Metroplan is the designated metropolitan planning organization (MPO) under Title 23 of the United States Code. Metroplan serves as the regional voice on issues affecting central Arkansas, develops transportation plans required by federal law, convenes stakeholders to deal with common environmental issues, and provides information and staff resources to our member local governments, the business community and the public. As part of that mission Metroplan publishes Metrotrends twice yearly. The spring edition is the Demographic Review and Outlook; the fall edition is the Economic Review and Outlook.

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Recession Demographics: A Preview

Recent editions of this newsletter have shown that the national recession of 2008-2009 was less severe than average in central Arkansas, while this was and remains true, Unemployment 2006-2010 (Seasonally Adjusted) recent months have seen rising local unemployment as economic linkages drew recession conditions into the central Arkansas economy.

How is our region coping with economic adversity? How has the recession affected our people? Demographic data tend to lag the trend more than economic data, so we can only make preliminary judgments.

The chart below shows regional migration trends through 2008. As you can see, in-migration to central Arkansas slowed during the most recent interval, from 2007 to 2008, but remained in positive territory. Since U.S. domestic migration a share of total households with children, they have grown at a faster rate in central Arkansas.

The figures we have so far give hints about social and economic changes that are driving today’s trends. By the time Metroplan publishes its next edition of this newsletter, we should have more hard data on how the Great Recession has changed us.
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The chart below shows regional migration trends through 2008. As you can see, in-migration to central Arkansas slowed during the most recent interval, from 2007 to 2008, but remained in positive territory. Since U.S. domestic migration trend is superficially surprising, since local income growth has outpaced the national average. The answer, it appears, is that poverty has risen faster in the local area than the U.S. average. This trend is superficially surprising, since local income growth has outpaced the national average. The answer, it appears, is that poverty has risen faster in the local area than the U.S. average. The answer, it appears, is that poverty has risen faster in the local area than the U.S. average.

Metroplan's Demographic Review and Outlook is an annual chronicle providing demographic and housing data and insight for the Little Rock-North Little Rock-Conway MSA.

Prepared by: Jonathan Lupton, Research and writing
Jean Dahms, Graphics and layout

This report was funded in part through grant(s) from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation. The views and opinions of the authors (or agency) expressed herein do not necessarily state or reflect those of the U.S. Department of Transportation.
Central Arkansas Population in 2010

Metropolitan's population estimates show a region that has grown by just over 15 percent in the new millennium's first decade. Regional growth was thus slightly faster than the U.S. average over the same time period. Within the region, growth ran fastest in the three large outlying counties, led by Faulkner County, followed closely by Lonoke and Saline. Growth was lower in the smaller outlying counties, as well as in centrally-located Pulaski County. Even so, if Metropolitan's estimates are correct, Pulaski County grew about twice as quickly, at 7.2 percent, as it did from 1990 to 2000, when growth was 3.4 percent.

Known Unknowns, Unknown Unknowns, and Census 2010

How accurate are Metropolitan's population estimates? We will find out next year, when the first basic counts are due from Census 2010. If our experience from the year 2000 is any guide, our estimates should hold up pretty well. For example, our estimates for the MSA total and the City of Little Rock were closer to the mark than the Census Bureau's own estimates.

Our estimate methodology is based on housing permit records. For communities that provide accurate and detailed records, our estimates are likely to come in very close. Our estimates will be less accurate in areas for which we have limited permit records, or no records at all. The problem is even greater in unincorporated areas - our biggest "known unknowns." But there will always be surprises, the "unknown unknowns." We will get answers to all of our questions when local Census 2010 figures are released in March of 2011.

Estimated Population Growth by County 2000-2010

<table>
<thead>
<tr>
<th>County</th>
<th>2000</th>
<th>2010</th>
<th>Change</th>
<th>Births</th>
<th>Deaths</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faulkner</td>
<td>605,289</td>
<td>610,518</td>
<td>5,229</td>
<td>13,612</td>
<td>6,759</td>
<td>6,853</td>
</tr>
<tr>
<td>Lonoke</td>
<td>17,880</td>
<td>16,464</td>
<td>-1,416</td>
<td>1,906</td>
<td>1,597</td>
<td>309</td>
</tr>
<tr>
<td>Saline</td>
<td>52,828</td>
<td>51,664</td>
<td>-1,164</td>
<td>1,195</td>
<td>1,140</td>
<td>55</td>
</tr>
<tr>
<td>Grant</td>
<td>2,972</td>
<td>3,030</td>
<td>58</td>
<td>38</td>
<td>20</td>
<td>32</td>
</tr>
<tr>
<td>Perry</td>
<td>23,845</td>
<td>24,177</td>
<td>332</td>
<td>1,195</td>
<td>1,140</td>
<td>55</td>
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<tr>
<td>Total Unincorporated</td>
<td>473,913</td>
<td>479,464</td>
<td>5,551</td>
<td>13,612</td>
<td>6,759</td>
<td>6,853</td>
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</table>

Components of Population Change

<table>
<thead>
<tr>
<th>Little Rock-North Little Rock-Conway MSA 2000-2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
</tr>
<tr>
<td>--------</td>
</tr>
<tr>
<td>Faulkner</td>
</tr>
<tr>
<td>Lonoke</td>
</tr>
<tr>
<td>Pulaski</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Net Migration

<table>
<thead>
<tr>
<th>Metropolitan</th>
<th>21,146</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faulkner</td>
<td>1,070</td>
</tr>
<tr>
<td>Pulaski</td>
<td>12,655</td>
</tr>
<tr>
<td>Total</td>
<td>5,616</td>
</tr>
</tbody>
</table>
### Population Estimates for 2010

**Little Rock - North Little Rock - Conway MSA**

<table>
<thead>
<tr>
<th>County</th>
<th>2000</th>
<th>2010</th>
<th>Change 2000-2010</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faulkner County Total</td>
<td>86,014</td>
<td>114,13</td>
<td>27,999</td>
<td>32.6</td>
</tr>
<tr>
<td>Conway</td>
<td>43,167</td>
<td>60,881</td>
<td>17,714</td>
<td>41.0</td>
</tr>
<tr>
<td>Greenbrier</td>
<td>3,042</td>
<td>4,430</td>
<td>1,388</td>
<td>45.3</td>
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<tr>
<td>Mayflower</td>
<td>1,631</td>
<td>2,286</td>
<td>655</td>
<td>40.3</td>
</tr>
<tr>
<td>Vilonia</td>
<td>2,106</td>
<td>3,547</td>
<td>1,441</td>
<td>68.4</td>
</tr>
<tr>
<td>Wooster</td>
<td>516</td>
<td>867</td>
<td>351</td>
<td>68.0</td>
</tr>
<tr>
<td>Small communities</td>
<td>1,535</td>
<td>2,172</td>
<td>637</td>
<td>41.5</td>
</tr>
<tr>
<td>Unincorporated</td>
<td>34,017</td>
<td>39,840</td>
<td>5,823</td>
<td>17.1</td>
</tr>
<tr>
<td>Grant County Total</td>
<td>16,464</td>
<td>17,880</td>
<td>1,416</td>
<td>8.6</td>
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<tr>
<td>Sheridan</td>
<td>3,872</td>
<td>4,681</td>
<td>809</td>
<td>20.9</td>
</tr>
<tr>
<td>Lonoke County Total</td>
<td>52,828</td>
<td>68,779</td>
<td>15,951</td>
<td>30.2</td>
</tr>
<tr>
<td>Cabot</td>
<td>15,261</td>
<td>23,821</td>
<td>8,560</td>
<td>56.1</td>
</tr>
<tr>
<td>Austin</td>
<td>605</td>
<td>1,905</td>
<td>1,300</td>
<td>214.9</td>
</tr>
<tr>
<td>Ward</td>
<td>2,580</td>
<td>3,964</td>
<td>1,384</td>
<td>53.6</td>
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<tr>
<td>Lonoke</td>
<td>4,287</td>
<td>6,458</td>
<td>2,171</td>
<td>40.0</td>
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<tr>
<td>Englewood</td>
<td>3,972</td>
<td>3,030</td>
<td>942</td>
<td>20.2</td>
</tr>
<tr>
<td>Carlisle</td>
<td>3,304</td>
<td>2,417</td>
<td>113</td>
<td>4.9</td>
</tr>
<tr>
<td>Small communities</td>
<td>338</td>
<td>782</td>
<td>24</td>
<td>7.2</td>
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<tr>
<td>Unincorporated</td>
<td>24,061</td>
<td>28,402</td>
<td>4,341</td>
<td>18.0</td>
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<tr>
<td>Perry County Total</td>
<td>10,209</td>
<td>10,334</td>
<td>125</td>
<td>1.2</td>
</tr>
<tr>
<td>Perryville</td>
<td>1,458</td>
<td>1,440</td>
<td>-18</td>
<td>-1.2</td>
</tr>
<tr>
<td>Pulaski County Total</td>
<td>361,474</td>
<td>387,436</td>
<td>25,962</td>
<td>7.2</td>
</tr>
<tr>
<td>North Little Rock</td>
<td>60,433</td>
<td>60,853</td>
<td>420</td>
<td>0.7</td>
</tr>
<tr>
<td>Jacksonville</td>
<td>29,916</td>
<td>30,523</td>
<td>607</td>
<td>2.0</td>
</tr>
<tr>
<td>Sherwood</td>
<td>25,111</td>
<td>29,281</td>
<td>4,170</td>
<td>16.6</td>
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<tr>
<td>Maumelle</td>
<td>10,557</td>
<td>15,712</td>
<td>5,155</td>
<td>49.2</td>
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<tr>
<td>Unincorporated (N)</td>
<td>29,706</td>
<td>28,236</td>
<td>-1,470</td>
<td>-5.1</td>
</tr>
<tr>
<td>Total North of the River</td>
<td>152,123</td>
<td>167,647</td>
<td>15,524</td>
<td>10.2</td>
</tr>
<tr>
<td>Little Rock</td>
<td>183,133</td>
<td>192,334</td>
<td>9,201</td>
<td>5.0</td>
</tr>
<tr>
<td>Camden Village</td>
<td>831</td>
<td>820</td>
<td>-11</td>
<td>-1.3</td>
</tr>
<tr>
<td>Alexander*</td>
<td>174</td>
<td>174</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Wreghville</td>
<td>1,368</td>
<td>1,642</td>
<td>274</td>
<td>20.0</td>
</tr>
<tr>
<td>Unincorporated (S)</td>
<td>23,845</td>
<td>24,799</td>
<td>954</td>
<td>4.0</td>
</tr>
<tr>
<td>Total South of the River</td>
<td>209,351</td>
<td>219,769</td>
<td>10,418</td>
<td>5.0</td>
</tr>
<tr>
<td>Total Unincorporated</td>
<td>53,551</td>
<td>53,035</td>
<td>-516</td>
<td>-1.0</td>
</tr>
<tr>
<td>Saline County Total</td>
<td>83,529</td>
<td>105,345</td>
<td>21,816</td>
<td>26.1</td>
</tr>
<tr>
<td>Benton</td>
<td>21,906</td>
<td>29,639</td>
<td>7,733</td>
<td>35.3</td>
</tr>
<tr>
<td>Bryant</td>
<td>9,764</td>
<td>18,432</td>
<td>8,668</td>
<td>88.8</td>
</tr>
<tr>
<td>Shannon Hills</td>
<td>2,005</td>
<td>3,231</td>
<td>1,226</td>
<td>61.3</td>
</tr>
<tr>
<td>Haskell</td>
<td>2,645</td>
<td>3,321</td>
<td>676</td>
<td>25.6</td>
</tr>
<tr>
<td>Alexander*</td>
<td>440</td>
<td>2,255</td>
<td>2,085</td>
<td>473.9</td>
</tr>
<tr>
<td>Traskwood</td>
<td>548</td>
<td>58</td>
<td>466</td>
<td>85.6</td>
</tr>
<tr>
<td>Bauxite</td>
<td>432</td>
<td>451</td>
<td>19</td>
<td>4.4</td>
</tr>
<tr>
<td>Unincorporated</td>
<td>45,789</td>
<td>47,140</td>
<td>1,351</td>
<td>3.0</td>
</tr>
<tr>
<td>Hot Springs Village Total</td>
<td>16,375</td>
<td>13,739</td>
<td>-2,636</td>
<td>-16.4</td>
</tr>
<tr>
<td>In Saline County (unincorporated)</td>
<td>3,719</td>
<td>6,070</td>
<td>2,351</td>
<td>63.4</td>
</tr>
<tr>
<td>In Garland County (unincorporated)</td>
<td>6,656</td>
<td>7,664</td>
<td>1,008</td>
<td>15.1</td>
</tr>
<tr>
<td>MSA Totals</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4-County Total</td>
<td>583,845</td>
<td>675,573</td>
<td>91,728</td>
<td>15.7</td>
</tr>
<tr>
<td>6-County Total (official MSA)</td>
<td>610,518</td>
<td>703,787</td>
<td>93,269</td>
<td>15.3</td>
</tr>
</tbody>
</table>

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

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### Late Decade Population Estimates

**Central Arkansas Population in 2010**

Metroplan's population estimates show a region that has grown by just over 15 percent in the new millennium's first decade. Regional growth was thus slightly faster than the U.S. average over the same time period. Within the region, growth ran fastest in the three large outlying counties, led by Faulkner County, followed closely by Lonoke and Saline. Growth was lower in the smaller outlying counties, as well as in centrally-located Pulaski County. Even so, if Metroplan's estimates are correct, Pulaski County grew about twice as quickly, at 7.2 percent, as it did from 1990 to 2000, when growth was 3.4 percent.

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*Sources: Birth and death data from Arkansas Department of Health.*
Market Adjustments in 2010

If there's a word to describe central Arkansas housing markets today, as they respond to a prolonged housing crisis and the aftermath of a severe recession, that word would be “downsizing.” During 2009, for the first time since the middle 1980’s, construction of multi-family housing units in central Arkansas outnumbered new single-family homes. Total single-family housing units permitted during 2009 amounted to 1,352 units, the lowest recorded since 1990. The square footage of new single-family housing units has also moved down, in line with national trends.1

Along with the downsizing trend, there are also signs of recovery at last. While it is normal for new construction to move up in the first quarter of the year, Metroplan’s single-family housing index showed an uptick even when adjusted for seasonality. The local single-family index also continues to outperform the national average.

The region’s multi-family housing index showed a downward trend in the final quarters of 2009 and the first quarter of 2010. Yet it remains higher than the national average. The local multi-family construction market is by its very nature prone to volatility. Anecdotal evidence suggests multi-family construction could strengthen by mid-2010. Demographic evidence, too, may point toward latent demand for additional housing, since the region’s population has continued to grow at a faster pace than the national average.

During 2009, Conway single-family construction climbed 35 percent in the face of national recession, while Bryant and North Little Rock markets grew by 20 and 14 percent, respectively. All other markets were down, but in most cases the decline from 2008 to 2009 was moderate.

As the chart bottom right shows, interest rates have remained at historic lows since early 2009. Many economists suspect rates must begin rising again soon to head off inflationary pressures. In the meantime, a promising market like central

1See text box on page 8.

Arkansas represents an investment opportunity while the cost of money remains lower than many of us may see again in our lifetimes. M

Regional Housing Unit Permit Totals 1999-2009

Housing Cost vs. Income

The chart below compares total housing cost as a share of income between central Arkansas and the U.S. average. The region’s homeowners benefit from one of the country’s better housing-to-income

matches in a metropolitan setting. For local renters, the deal is less good. The following table shows the region’s affordability ranking among U.S. metro areas.

Rank Among

Rank Among

All 369 US

Rank Among

Mid-Sized

Metros

Owners Renters

Owners Renters

Ranking

Ranking

72

216

2

25

2006

2007

2008

2009

Benton

97

Bryant

85

Cabot

138

Conway

111

Hot Springs VII.

62

Jacksonville

51

Little Rock

317

Maumelle

85

N. Little Rock

96

Sherwood

97

Total SF

1,409

Total MF

1,352


Rankings are from lowest cost to highest. Thus, central Arkansas had the 72nd lowest owner costs among all 369 U.S. metros.
Recent Housing Trends

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Housing Cost vs. Income

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Source: American Community Survey 2008. Rankings and analysis by Metroplan. Rankings are from lowest cost to highest. Thus, central Arkansas had the 72nd lowest owner costs among all 369 U.S. metros.
The Economic Dislocation Challenge

Economists are fretting about the "jobless" quality of today's U.S. economic recovery. Compared with past recoveries, employment growth has run slowly, and unemployment rates have lingered at high levels. Why has employment recovery been so slow? Part of it was the Great Recession's painful magnitude, as the worst recession since the Great Depression. But dislocation is a problem too. Losses have been especially bad for workers in two industries, construction and manufacturing. In central Arkansas, the transportation and warehousing sectors have also been hit hard. Workers in these sectors may lack the skills necessary to transfer into available job openings. Thus, firms in growing sectors like education and health care cannot find people to fill positions, yet many workers remain unemployed.

The chart top right compares employment change from late 2007 to late 2009 for the US and central Arkansas economies. The local loss in construction and manufacturing has been less severe than the U.S. average. The local area has shown less job loss in most sectors, but in transportation and warehousing the local job loss has been about three times as great. The local mining sector has grown by 27 percent thanks to natural gas extraction in the Fayetteville Shale Play, but the total number of jobs gained in this sector is a rather modest 390. Local job growth in public administration, while substantial, cannot fuel long-term economic growth.

The chart, at the bottom of the facing page, shows Metroplan's estimate for central Arkansas' labor force participation rate over the past decade. As you can see, participation rates have never regained their highs from the late 1990's. Participation increased during the economic recovery from 2003 through 2006, but has dropped steadily since. While age-related demographics can play a role in participation, economic signals are probably a more important factor. Labor force participation can be an index of worker discouragement. Lower participation rates suggest that some economically marginal workers are no longer looking for a job.

The ongoing recovery will get many people back to work. But when 10 percent of local manufacturing jobs, 20 percent of construction jobs, and 30 percent of transportation and warehouse jobs have vanished in the space of two years, there has been a major and probably long-lasting structural change in the economy. The pace of human adaptation will continue lagging behind the economic recovery.
The Economic Dislocation Challenge

Economists are fretting about the "jobless" quality of today's U.S. economic recovery. Compared with past recoveries, employment growth has run slowly, and unemployment rates have lingered at high levels. Why has employment recovery been so slow? Part of it was the Great Recession's painful magnitude, as the worst recession since the Great Depression. But dislocation is a problem too. Losses have been especially bad for workers in two industries, construction and manufacturing. In central Arkansas, the transportation and warehousing sectors have also been hit hard. Workers in these sectors may lack the skills necessary to transfer into available job openings. Thus, firms in growing sectors like education and health care cannot find people to fill positions, yet many workers remain unemployed. The chart top right compares employment change from late 2007 to late 2009 for the US and central Arkansas economies. 1 The local loss in construction and manufacturing has been less severe than the U.S. average. The local area has shown less job loss in most sectors, but in transportation and warehousing the local job loss has been about three times as great. The local mining sector has grown by 27 percent thanks to natural gas extraction in the Fayetteville Shale Play, but the total number of jobs gained in this sector is a rather modest 390. Local job growth in public administration, while substantial, cannot fuel long-term economic growth.

The chart, at the bottom of the facing page, shows Metroplan's estimate for central Arkansas' labor force participation rate over the past decade. As you can see, participation rates have never regained their highs from the late 1990's. Participation increased during the economic recovery from 2003 through 2006, but has dropped steadily since. While age-related demographics can play a role in participation, economic signals are probably a more important factor. Labor force participation can be an index of worker discouragement. Lower participation rates suggest that some economically marginal workers are no longer looking for a job.

The ongoing recovery will get many people back to work. But when 10 percent of local manufacturing jobs, 20 percent of construction jobs, and 30 percent of transportation and warehouse jobs have vanished in the space of two years, there has been a major and probably long-lasting structural change in the economy. The pace of human adaptation will continue lagging behind the economic recovery. 2

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The table below compares census estimates with Metroplan estimates. Since the latest census estimates only go to July 1, 2009, whereas Metroplan's latest cover January 1, 2010, the table extrapolates census estimate figures forward to provide comparable time points. Then it takes all of them forward to official census day, April 1, 2010. As you can see, both Metroplan and census estimates show that the region's population growth has exceeded the national average over the past decade.

Population Trends 2000-2010

| Date       | Decennial Census USA | LR-NLR-Con MSA | LR-NLR-Con MSA Estimate | US | LR-NLR-Con MSA Estimate  \
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>4/1/2000</td>
<td>281,421,906</td>
<td>610,518</td>
<td>610,518</td>
<td></td>
<td>610,518</td>
</tr>
<tr>
<td>1/1/2010</td>
<td>308,389,504</td>
<td>689,540</td>
<td>703,787</td>
<td></td>
<td>703,787</td>
</tr>
<tr>
<td>4/1/2010</td>
<td>309,080,981</td>
<td>691,567</td>
<td>706,179</td>
<td></td>
<td>706,179</td>
</tr>
<tr>
<td>2000-2010</td>
<td>+9.8%</td>
<td>+13.3%</td>
<td>+15.7%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Except for cities (called places in Census nomenclature), Census place estimates for July 1, 2009 will become available in July, 2010, at www.census.gov/popest.
Demographic Outlook 2010

A New Data Set

The chart on the top compares average square footage of new single-family homes between the U.S. and central Arkansas. As you can see, the average size of local new housing has declined since 2005, dropping fastest from 2008 to 2009. U.S. square footage rose through 2007, then declined from 2007 to 2008. The U.S. Census Bureau had not reported a 2009 U.S. figure by the time of this writing.

Like most data sets, this one must be used with care. For central Arkansas, the data trend is based on four cities: Benton, Conway, Little Rock, and North Little Rock. These cities, plus Maumelle, are the only ones that report square footage in their building permit records. Therefore, the regional average figure should be used with care. It may slightly overstate the average size of new units.

Demographic Outlook 2010

The Great Recession has diminished the value of financial investments and housing, delaying and changing future plans — including retirement plans — for the working population. Income growth and career progress have slowed for young people entering the workforce. Regional housing growth lags population growth, and has shifted toward more multi-family and smaller single-family units. An "echo bust" in housing may slightly overstate the average size of new units.

Prospects for the near-term future:

- Uncertainty about future energy costs will favor smaller single-family units. An "echo bust" in housing remains possible as government market interventions are withdrawn.
- Access to trails and sidewalks will matter more.
- Some of the trends outlined above contradict others. Successful developments will use creative solutions to combine as many as possible.

Census 2010 results for the local area should be released in March of 2011. Next year's Demographic Review and Outlook will offer a detailed local assessment.

**Note:** This report was printed on recycled paper containing 10 percent post-consumer recovered fiber.
Demographic Outlook 2010

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Demographic Outlook 2010

The Great Recession has diminished the value of financial investments and housing, delaying and changing future plans— including retirement plans—for the working population. Income growth and career progress have slowed for young people entering the work force. Regional housing growth lags population growth, and has shifted toward more multi-family and smaller single-family units. An “echo bust” in housing may offer a detailed local assessment.

Prospects for the near-term future:

- Uncertainty about future energy costs will favor access to trails and sidewalks will matter more.
- Some of the trends outlined above contradict others. Successful developments will use creative solutions to combine as many as possible.
- The higher cost of well-located land will tend to push lower-cost housing out toward the edges.

- Generation X is moving into its prime housing “trade-up” years. This group has lower incomes and smaller families than the preceding Baby Boom, and a stronger taste for community-oriented housing.
- Generation Y, the “twenty-somethings,” will continue boosting multi-family demand, and begin to impact single-family markets.
- Access to trails and sidewalks will matter more.
- Some of the trends outlined above contradict others. Successful developments will use creative solutions to combine as many as possible.
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Legend:
- UR-NLR-CON = Urban Area - Northwest Region - Central Arkansas
- US = U.S. Census

Mean Square Footage of New Single-Family Housing Units

Square Footage for New Single Family Homes 2009

- Benton
- Maumelle
- Little Rock
- North Little Rock

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2010 Demographic Review & Outlook

- Shifting Demographics of Recession
- Population Estimates
- Recent Housing Trends