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**METROPLAN RELEASES 2024 METROTRENDS DEMOGRAPHIC REVIEW AND OUTLOOK
Infill Development in Central Arkansas**

June 18, 2024 — Metroplan announces release of the *2024 Demographic Review and Outlook*, which chronicles demographic trends for the Little Rock-North Little Rock-Conway Metropolitan Statistical Area (MSA). This edition focuses on infill development in Central Arkansas, with an emphasis on Little Rock’s Pettaway neighborhood.

Pettaway area developers saw the potential and began rehabbing older homes and building new ones on vacant lots. The neighborhood is redeveloping in a way that is affordable and offers mixed-use quality of life advantages. Working with the Downtown Little Rock Community Development Corporation (DLRCD), local developers have shown how to build affordable market-driven housing within an urban context.

The trend of urban infill in Central Arkansas continues spreading and can be verified by census data and property values. Pettaway and similar neighborhoods like it are paving the way for future revitalization.

Additional highlights:

- The City of Benton has seen some infill housing and commercial development. By working with Metroplan to modernize its zoning, Benton has helped its downtown redevelop with mixed uses and flexible housing options.
- Rockwater Village in North Little Rock continues to grow, with over \$300 million invested in the neighborhood and adjacent areas since 2010.
- In 2023 multi-family housing construction rose by about 27 percent. Overall housing construction grew 2.5 percent.
- Migration accounted for the bulk of population growth. Births remained higher than deaths although the margin is small. Total deaths in 2023 were down 11.2 percent from 2021, the year when deaths spiked the most due to Covid-19.
- The metro area’s population has grown faster than the U.S. metropolitan average since 2020. Its growth ranks third among six other South-Central metros, slower than Northwest Arkansas and Tulsa, but faster than Memphis, Baton Rouge and Jackson, Mississippi.
- Regional population continues growing slowly. Total population for the six-county Little Rock MSA was about 771,000 in early 2024, 3 percent higher than in 2020. Faulkner County was the fastest growing in the region, followed closely by Saline County.

Read the full publication by visiting:

<https://metroplan.org/wp-content/uploads/2024/06/DemographicReview2024.pdf>

Metroplan publishes *Metrotrends* twice yearly. All articles, tables and figures are available for republishing with credit. Further information on this issue may be obtained in the new *2024 Demographic Review and Outlook*, available as a PDF or paper copy from Metroplan.

Metroplan is the federally designated metropolitan planning organization for the four-county region of Faulkner, Lonoke, Pulaski and Saline counties. It is a voluntary association of local governments that has operated since 1955.

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