

METROTRENDS

A DEVELOPMENT INFORMATION SERVICE OF METROPLAN

1992 Review and Outlook

The Little Rock-North Little Rock Metropolitan Area (MSA) is comprised of Pulaski, Saline, Faulkner and Lonoke counties. In January, 1992 the population of the MSA was estimated to be 538,198 persons, a change of 14,741 since 1990. This represents an annual increase of 1.41 percent compared to an annual growth rate of 1.03 percent during the 1980-1990 decade.

The City of Conway in Faulkner County is experiencing significant growth in its housing market. A total of 368 single family housing units were permitted, up from the 1990 record of 271 permits. There were 657 building permits issued in Conway for all types of construction which total \$45,826,102 representing the highest yearly total for which records were available.

Local socio-economic indicators were mixed in 1991. Healthy gains were experienced in bank deposits and assets in Pulaski and Saline counties. Assessed valuation of real estate and personal property rose 2.6 and 2.7 percent, respectively. The unemployment rate was up to 6.2 percent as compared to the 1990 figure of 5.9 percent.

Estimated Population: January 1992

Area	January 1992	April 1990	Change 1990 - 1992	
			Number	Percent
Pulaski County	369,298	360,000*	9,298	2.58
North of River	155,108	150,620	4,488	2.98
North Little Rock	65,253	63,567	1,686	2.65
Jacksonville	30,161	29,961	200	0.67
Sherwood	19,891	19,452	439	2.26
Maumelle	7,055	6,912	143	2.07
Unincorporated	32,748	30,728	2,020	6.57
South of River	214,190	209,380	4,810	2.30
Little Rock	185,252	180,925	4,327	2.39
Cammack Village	858	853	5	0.59
Alexander	244	207	37	17.87
Wrightsville	1,096	1,093	3	0.27
Unincorporated	26,740	26,302	438	1.67
Total Incorporated	309,810	302,970	6,840	2.26
Total Unincorporated	59,488	57,030	2,458	4.31
Saline County	66,000	64,183	1,817	2.83
Benton	18,700	18,177	523	2.87
Bryant	5,600	5,269	331	6.28
Shannon Hills	1,800	1,755	45	2.56
Haskell	1,342	1,342	0	0.00
Traskwood	488	488	0	0.00
Bauxite	412	412	0	0.00
Unincorporated	37,658	36,740	918	2.49
Faulkner County	62,500	60,006	2,494	4.16
Lonoke County	40,400	39,268	1,132	2.88
LR-NLR MSA	538,198	523,457	14,741	2.81

*Adjusted 1990 census figures for Pulaski County. Department of Commerce, Bureau of the Census. 1992 Metroplan estimates.

Major Expanding Industries: 1991

Name of Firm	City	Product	Capital Investment	New Jobs
Arkansas Aerospace	Little Rock	Aircraft Mod.	20,000,000	150
Best Food	Little Rock	Peanut Butter	2,600,000	0
Binz Iron Works	Little Rock	Structural Steel	1,000,000	8
Coca Cola Bottling	Little Rock	Soft Drink Bottling	1,800,000	0
Daniel Label Printing	North Little Rock	Commercial Printing	500,000	22
Interstate Highway Sign Co.	Little Rock	Signs	3,000,000	20
Jacksonville Mfg. Co.	Jacksonville	Aluminum	5,800,000	400
Kimberly Clark	Maumelle	Baby Wipes	5,000,000	100
Orbit Valve	Little Rock	Valves for Oil and Gas Industry	5,000,000	70
Other Expansions	MSA		1,197,500	280
New Firms (3)	MSA		5,000,000	155
Total				1,205

Source: Arkansas State Chamber of Commerce

Building Permit Value*

(\$ Millions of Dollars)

Area	All Permits			New Residential			Residential Repair and Additions			Non-Residential New and Repairs		
	1991	1990	%Chg.	1991	1990	%Chg.	1991	1990	%Chg.	1991	1990	%Chg.
TOTAL	211.21	225.81	-6.47	92.36	80.03	15.41	18.39	16.64	10.52	100.47	129.32	-22.31
Pulaski County	181.91	205.37	-11.42	73.58	63.39	16.08	18.02	15.86	13.61	90.31	126.12	-28.39
Little Rock	138.59	154.23	10.14	60.56	50.16	20.73	11.88	9.94	19.51	66.15	94.13	-29.72
North Little Rock	24.10	34.77	-30.69	4.87	5.31	-8.29	4.97	4.22	17.77	14.26	25.24	-43.50
Jacksonville	8.11	5.32	52.44	1.64	1.73	-5.2	.29	0.45	-35.55	6.18	3.14	96.82
Sherwood	11.11	11.05	.54	6.51	6.19	5.17	.88	1.25	-29.60	3.72	3.61	3.05
Saline County	29.30	20.44	43.35	18.78	14.64	28.28	.37	0.60	-38.33	10.16	3.20	217.50
Benton	16.63	8.50	95.65	8.36	6.86	21.87	.23	0.39	-41.03	8.05	1.25	544.00
Bryant	12.67	11.94	6.11	10.42	9.78	6.5	0.14	0.21	-30.00	2.11	1.95	7.58

*Does not include values for activity in unincorporated areas.

Housing Units Permitted

Area	Single-Family Units				Multi-Family Units			
	1991	1990	Change	%Change	1991	1990	Change	%Change
TOTAL	1,081	1,074	7	0.65	114	119	5	-4.20
Pulaski County	754	766	12	-1.57	31	76	45	-59.21
Little Rock	450	426	24	5.63	19	28	9	-32.14
North Little Rock	58	61	3	-4.92	0	0	0	NC
Maumelle**	47	71	24	-33.80	0	0	0	NC
Jacksonville	25	26	1	-3.85	6	2	4	200.00
Sherwood	76	94	18	-19.15	4	40	36	-90.00
Remainder*	98	88	10	11.36	2	6	4	-66.67
Saline County	327	308	19	6.17	83	43	40	93.02
Benton	122	114	8	7.02	66	2	64	3,200.00
Bryant	124	118	6	5.08	0	32	32	-100.0
Remainder*	81	76	5	6.58	17	9	8	88.89

*Metroplan EstimatesSource: Local Building Permit Departments

**Actual Starts

Local Socio-Economic Statistics

(\$)¹ Millions of Dollars

Item	LR - NLR MSA			Pulaski County			Saline County		
	1991	1990	% Chng.	1991	1990	% Chng.	1991	1990	% Chng.
PUBLIC SCHOOL ENROLLMENT ^①	85,697	84,965	.8	55,175	55,579	-.7	10,837	10,769	.6
AVERAGE EMPLOYMENT ^②	250,175	252,925	-1.1	178,925	180,875	-1.1	28,675	29,000	-1.1
%Unemployed	6.2	5.9	N/C	5.8	5.5	N/C	6.8	6.1	N/C
Manufacturing	33,300	33,300	N/C	N/A	N/A	N/C	N/A	N/A	N/C
NEW INDUSTRIES ^③	4	7	-42.8	4	5	-20.0	0	1	-100.0
Additional Jobs	155	512	-69.7	155	502	-69.1	0	10	-100.0
EXPANDING INDUSTRIES	40	65	-38.5	33	40	-17.5	3	16	-81.2
Additional Jobs	1,050	2,645	-60.3	994	1,558	-36.2	18	212	-91.5
ASSESSED VALUATIONS(\$) ^④	2,893.2*	2,822.4*	2.5	2,564.2	2,504.4	2.4	329.0	318.0	3.5
Real Estate (\$)	2,118.2	2,064.3	2.6	1,871.9	1,826.6	2.5	246.3	237.7	.4
Personal Property (\$)	636.0	619.0	2.7	568.6	554.1	2.6	67.4	64.9	.4
Corporate Assessments (\$)	139.0	139.1	N/C	123.7	123.7	N/C	15.3	15.4	N/C
BANK DEPOSITS (\$) ^⑤	4,078.1*	3,584.5*	13.8	3,831.4	3,271.8	17.1	246.7	212.7	16.0
BANK ASSETS (\$) ^⑤	4,533.4*	3,980.7*	13.9	4,264.1	3,745.6	13.8	269.3	235.1	14.5

* Includes only Pulaski and Saline Counties

① Local School Boards

② Arkansas Employment Security Division

③ Arkansas State Chamber of Commerce

④ Arkansas Assessment Coordination Division

⑤ Greater Little Rock Chamber of Commerce

N/A - Not Applicable

N/C - No Change

Components of Population Change

County	January ^① 1992	April ^① 1990	Change	Percent Change	Net Migration	Births ^②	Deaths ^②	Natural Increase
Pulaski	369,298	360,000*	9,298	2.58	2,928	12,590	6,220	6,370
Saline	66,000	64,183	1,817	2.83	1,049	1,804	1,036	768
Faulkner	62,500	60,006	2,494	4.16	1,680	1,692	878	814
Lonoke	40,400	39,268	1,132	2.88	748	1,080	696	384
MSA	538,198	523,457	14,741	2.81	6,405	17,166	8,830	8,336

Source: ^① Department of Commerce, Bureau of the Census, *Adjusted figure ^② Arkansas Bureau of Vital Statistics and Division of Demographic Research, UALR.

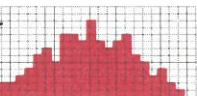
Outlook

Construction activity will continue at a high level of production in the city of Conway in Faulkner County.

The Arkansas Home Builders Association reported that Faulkner County was the third most active county in the state for home construction just behind Washington and Benton counties in northwest Arkansas.

Continued gain are expected in assessed valuations, bank deposits and bank assets.

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