

METRO TRENDS

September 2026

Demographic Review and Outlook

The Future of Housing Demand



METROPLAN

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About Metroplan

Metroplan is a voluntary association of local governments that has operated by interlocal agreement since 1955. Metroplan now has members in five counties of the six-county metro area. Metroplan is the designated metropolitan planning organization (MPO) under Title 23 of the United States Code.

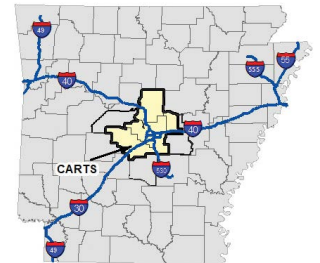
Metroplan serves as the regional voice on issues affecting Central Arkansas, develops transportation plans required by federal law, convenes stakeholders to deal with common environmental issues, and provides information and staff resources to our member local governments, the business community and the public. As part of that mission, Metroplan publishes *Metrotrends* twice yearly. The spring/summer edition is normally the *Demographic Review and Outlook* and the fall/winter edition is the *Economic Review and Outlook*.

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, writing and editing
Lynn Bell—graphics, layout, and editing
Photographs by Metroplan staff except where noted.
Cover image by iStockphoto.com

About CARTS

The Central Arkansas Regional Transportation Study, or CARTS, is the cooperative effort by the participating communities, transportation providers, and many other interested parties to develop a long-range transportation plan for the metropolitan area.



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 expressed herein do not necessarily state or reflect those of the U.S. Department of Transportation.

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Forecasting the Future

The Central Arkansas Housing Outlook

When we quizzed a local developer about the regional housing market's short-term future, he gave us a revealing laugh. That's the secret of the business. Every decision is a guess; every new project a gamble.

We can nonetheless build a forecast, based on trends and data. Central Arkansas continues building homes and apartments. Finance markets are the constraining factor.

In the pandemic years 2020 and 2021, many buyers took advantage of super-low interest rates to snatch up homes. Some of them may now want to trade up, but are reluctant since any new home purchase would lock them into higher rates. This circumstance challenges first-time buyers trying to crack into housing markets.

In the longer run though, demographics shape housing demand. Housing market growth is driven by household formations—the change in housing units due to demographic

Housing market growth is driven by household formations—the change in housing units due to demographic change and economic factors.



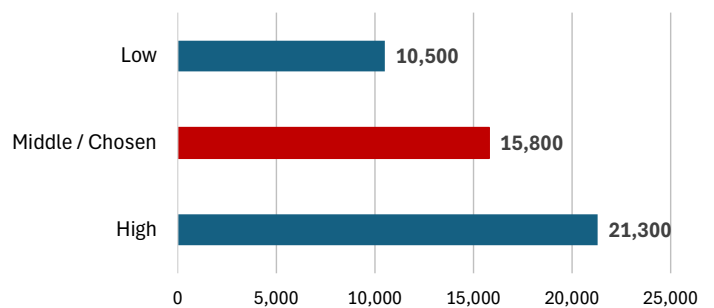
change and economic factors. When a young person climbs the income ladder and leaves parents to set up a first apartment, that is a “household formation.” Separations, divorces, and other lifestyle changes also create new households. There are negative flows too, when an elder adult dies or moves into a nursing home—technically “group quarters.” Migration is constantly adding and subtracting households, too.

Metroplan's forecasts can help with querying the future. Central Arkansas saw 15,300 new households formed from 2020 to 2025, a net gain over the previous 2015–2020 period. Metroplan's demographic forecast attempts to predict the future, based on known demographic trends like births, deaths, and migration. Based on these trends, we forecast 15,800 new housing units will be added from 2025 to 2030, with “high” and “low” forecasts depending on varying economic and demographic changes. Since the Central Arkansas region has a track record for steady, reliable growth this casts a vote for the middle path. **M**

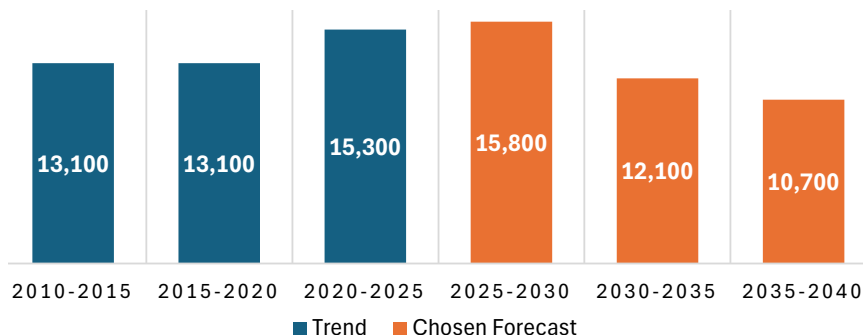


Ward in Lonoke County has added over 500 new single-family homes since 2020.

Forecast Scenarios for Household Formations 2025–2030



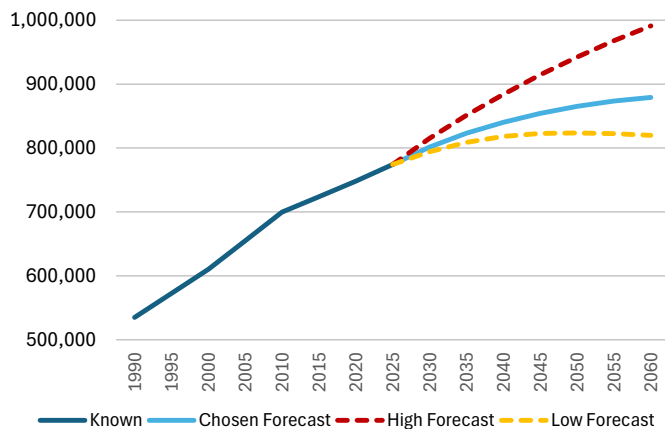
Household Formations 2010–2025 with Forecast for 2040



Forecast 2060 for Central Arkansas

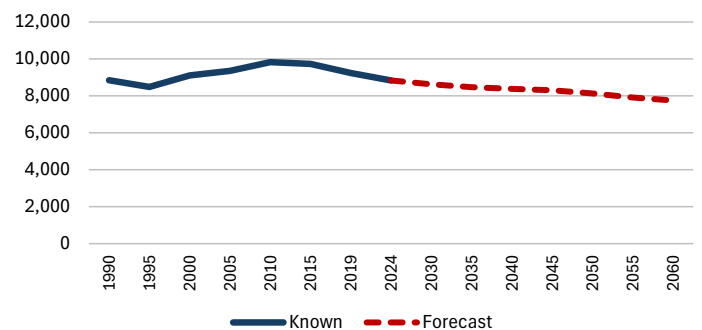
The charts below give a summary of Metroplan's newest population forecast for Central Arkansas out to the year 2060 with three alternatives for the future. The "Chosen" (or middle) forecast assumes that regional in-migration will continue at the pace from 1990 through 2024. The "High" option depends on migration rates from 1990 to 2010, a period of fast growth in Central Arkansas. The "Low" scenario uses migration rates from the period 2010 to 2020 when in-migration to the region ran slowly. Figures can be found on page 12.

Central Arkansas Population Trend Alternatives



The chart below shows Metroplan's forecast for births. Birth rates have been declining for decades but the decline has steepened. The forecast assumes this decline will slow gradually over time. Fertility is the biggest question for future population growth. Forecasts by the United Nations and the U.S. Bureau of the Census also assume declining fertility. The housing forecasts shown on page one are based on the population forecasts shown here. Forecasts always have a margin of error, and are modified and updated regularly. The shorter the term of the forecast, the less error there is likely to be. **M**

Little Rock MSA Births 1990–2024 with Forecast to 2060



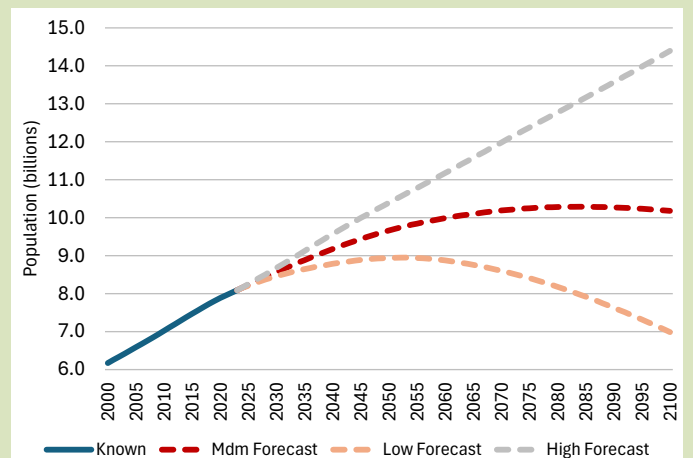
The Global Context

The chart at right depicts United Nations population forecasts through 2100. The "high" scenario must be considered unrealistic.¹ Even in the "medium" scenario, population may be declining in 70 years. The "low" scenario predicts global population decline within about 35 years.

The underlying factor is plummeting fertility. By 2023, the global Total Fertility Rate (TFR) had dropped to 2.251 births per female in a lifetime—down from 4.85 as recently as 1950, when global population was surging. TFR is also known as the "replacement rate," with an underlying assumption that there must be about 2.1 births per female in a lifetime to sustain a stable population. In developed counties, TFR has fallen well below the replacement rate. For the U.S. today, it has declined to about 1.6. The rate for Central Arkansas is closer to 1.65.

While U.S. policy has recently placed a sharp slowdown on immigration, global trends are also reducing the pool of people likely to migrate. Mexico, traditionally a major source

Global Population Trend 2000–2023 with UN Forecasts to 2100



Source: United Nations.

of immigrants to the U.S., now has a TFR of 1.9. Some Latin American countries are even lower: 1.6 in Colombia, and 1.3 in Costa Rica.² The global population context is shifting.

¹ It is based on the assumption that fertility reverses its relentless decline, rising through about 2040. ² World Bank, data for 2024.

Centerstone in Conway

The Centerstone project in Conway may anticipate coming land development trends. It connects well into the local transportation network, via a busy arterial street (Dave Ward Drive) and Conway's innovative and growing trail system. Retail and commercial activity are coupled to 431 residential units on a 35-acre tract.

For developer Brent Salter, building Centerstone was more than a business challenge; it was a labor of love. He contends that the built environment shapes us, offering opportunities for engagement and interaction which affect our moods and even our health.

Residents of Centerstone live in a newly built-up suburban area, but they can hike or bike an onsite trail connecting with the Tucker Creek Trail right out their

backyard. Barbers, restaurants and small shops are weaved into Centrestone, and a small park under construction adds natural space next to the trail. An affordable place to live, it also offers a lifestyle. **M**



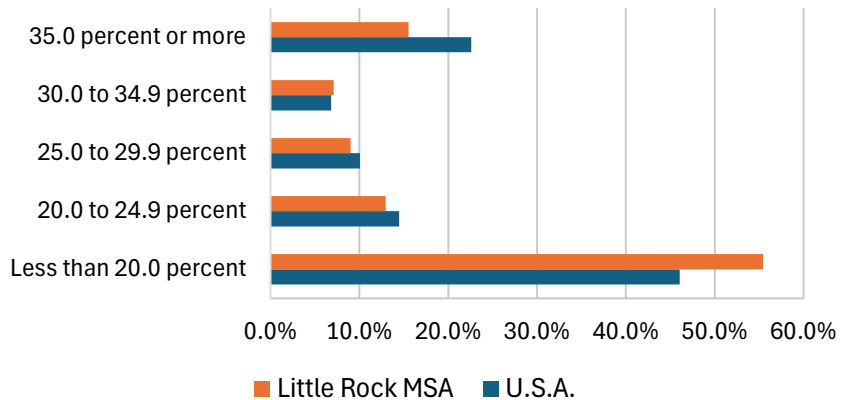
Centerstone in Conway mixes retail shops with housing in a suburban landscape adjacent to heavily-traveled Dave Ward Drive. Bottom photo credit: Salter Properties.



It is the balance of income to housing cost, not just cost itself, that determines housing affordability. Central Arkansas balances incomes and housing costs well. For owners paying on mortgages, the Little Rock region ranked in the top 15 percent of U.S. metro areas. The chart at right shows owner expense in 2024. As you can see, over 55 percent of local homeowners with a mortgage paid less than 20 percent of their household incomes on housing, compared with a U.S. average of 46 percent. The region also ranks well with rental affordability.

The Affordability Question

Housing Cost as Share of Household Income 2024 for Owners with a Mortgage



Source: ACS 2024 one-year.

More affordability statistics can be found in the Statistical Supplement on page 11 of this document.

Central Arkansas Population 2026

Metroplan estimates that the six-county Little Rock-North Little Rock-Conway MSA reached a population of 780,450 by 2026. A notable milestone is that Conway passed the 70,000 population mark and is now the region's second-largest city after Little Rock. Benton is the region's fourth-largest city with a population of 37,885. Maumelle has crossed the 20,000 mark.

Faulkner and Saline Counties are the region's fastest growing counties. Both counties have seen sizeable population growth outside incorporated areas, although the exact amount is difficult to measure. In unincorporated areas, the lack of housing permit records is a challenge.

Components of Population Change 2026

The table below shows the three elements of population change for the region's six counties. Three of the six counties showed positive natural increase, with more births than deaths in Faulkner, Lonoke and Pulaski Counties. The other three counties saw a small net decrease from natural causes. Elevated mortality rates from the COVID-19 pandemic in the years 2020–2022 were factors in the unusually high death rates. Regional birth rates have declined since 2020, but exceeded mortality in all years.

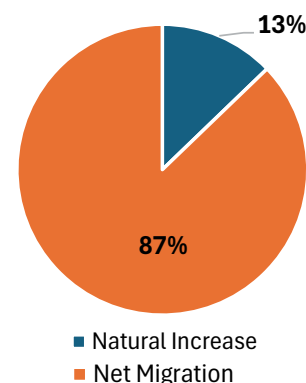
In-migration has been strongest in Saline and Faulkner Counties, but all counties showed positive net migration flows from 2020 to 2026. Almost all of the region's in-migration is domestic in nature. Historically one of the region's sources of new residents has been young people from rural Arkansas seeking education and employment in the Central Arkansas economy. The regional economy has grown faster so far in the 2020 decade than the previous one, and this has probably helped to lure people to the region.

**Little Rock MSA Components of Population Change
2020–2026**

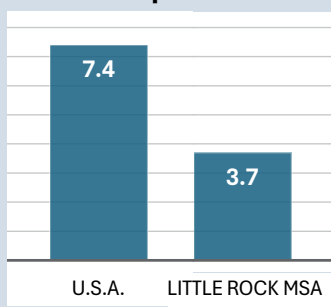
County	Population 1/1/2026	Population 4/1/2020	Change	Births	Deaths	Natural Increase	Migration
Faulkner	134,779	123,498	11,281	8,592	6,729	1,863	9,418
Grant	18,832	17,958	874	1,118	1,432	-314	1,188
Lonoke	77,197	74,015	3,182	4,962	4,721	241	2,941
Perry	10,337	10,019	318	564	864	-300	618
Pulaski	406,427	399,125	7,302	27,836	24,916	2,920	4,382
Saline	132,878	123,416	9,462	8,040	8,299	-259	9,721
MSA	780,450	748,031	32,419	51,112	46,961	4,151	28,268

Source: Arkansas department of Health. Figures are provisional.

**Population Change
2020–2026**



**Estimated Non-Citizen
Share of Population 2024**



Source: ACS 2024.

How Does Migration Affect Central Arkansas?

As the table above shows, population change is a byproduct of two factors, natural increase and migration. Since natural increase has slowed, migration accounts for 87 percent of recent population change.

Migration is a net of inflows and outflows. If five people move in while three move out, that is a net migration of +2. While some of the region's migration is international, most is domestic. Since the local region's share of non-citizen population is below average, U.S. immigration policies have less of an impact on Central Arkansas.

Population Change

Little Rock-North Little Rock-Conway MSA Population Change 2020–2025

Faulkner County	Census 2020	Estimate 2026	Change from 2020–2026
Conway	64,134	70,027	9.2%
Greenbrier	5,707	6,649	16.5%
Mayflower	1,984	2,179	9.8%
Vilonia	4,288	4,964	15.8%
Wooster	1,042	1,170	12.3%
Small Community*	2,288	2,300	0.5%
Unincorporated	44,055	47,490	7.8%
Total	123,498	134,779	9.1%

Grant County	Census 2020	Estimate 2026	Change from 2020–2026
Sheridan	4,920	5,266	7.0%
Total	17,958	18,832	4.9%

Lonoke County	Census 2020	Estimate 2026	Change from 2020–2026
Cabot	26,569	27,957	5.2%
Austin	3,460	4,004	15.7%
Ward	6,052	7,339	21.3%
Lonoke	4,276	4,435	3.7%
England	2,477	2,267	-8.5%
Carlisle	2,033	1,888	-7.1%
Small Community*	599	569	-5.0%
Unincorporated	28,549	28,738	0.7%
Total	74,015	77,197	4.3%

Perry County	Census 2020	Estimate 2026	Change from 2020–2026
Perryville	1,373	1,418	3.3%
Total	10,019	10,337	3.2%

Pulaski County	Census 2020	Estimate 2026	Change from 2020–2026
North Little Rock	64,591	66,858	3.5%
Jacksonville	29,477	30,066	2.0%
Sherwood	32,731	34,152	4.3%
Maumelle	19,251	20,118	4.5%
Unincorporated (N)	24,699	24,000	-2.8%
Total N of River	170,749	175,194	2.6%
Little Rock	202,591	205,439	1.4%
Cammack Village	778	760	-2.3%
Alexander**	220	231	5.0%
Wrightsville	1,542	1,517	-1.6%
Unincorporated (S)	23,245	23,150	-0.4%
Total S of River	228,376	231,097	1.2%
Total Unincorporated	47,944	47,150	-1.7%
Total	399,125	406,427	1.8%

Saline County	Census 2020	Estimate 2026	Change from 2020–2026
Benton	35,014	37,885	8.2%
Bryant	20,663	21,829	5.6%
Shannon Hills	4,490	4,540	1.1%
Haskell	3,956	4,193	6.0%
Alexander**	3,165	3,342	5.6%
Traskwood	495	481	-2.8%
Bauxite	629	1,102	75.2%
Unincorporated	55,004	59,506	8.2%
Total	123,416	132,878	7.7%

Hot Springs Village CDP (Unincorporated area):	Census 2020	Estimate 2026	Change from 2020–2026
In Saline County	6,712	7,379	9.9%
In Garland County	9,149	9,707	6.1%
Total	15,861	17,086	7.7%

City of Alexander (county splits shown above)	Census 2020	Estimate 2026	Change from 2020–2026
Alexander	3,385	3,573	5.6%

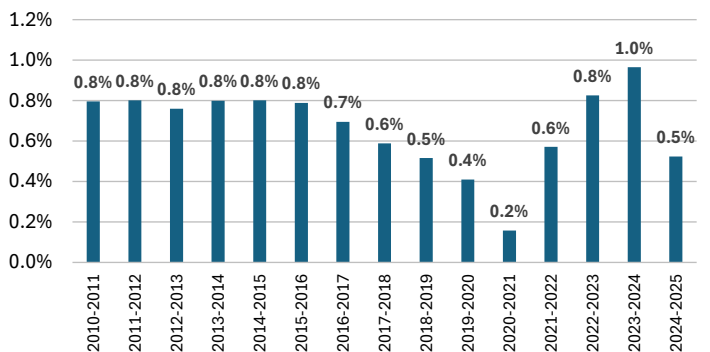
4-County Region	720,054	751,281	4.3%
6-County MSA***	748,031	780,450	4.3%

*Small community populations are generally under 1,000

** Represents portion of Alexander by county

*** Official MSA since May 2003

U.S. Annual Percent Population Change 2010–2025



Figures represent July 1 of each year.

Source: U.S. Bureau of the Census.

Housing Yesterday and Today

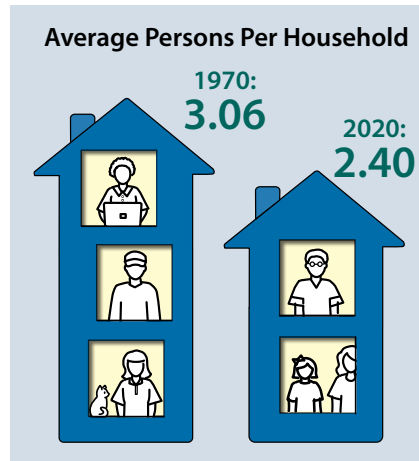
Housing is always changing, and the demographic factors which drive housing markets are in flux, too. In 1970 the average housing unit in Central Arkansas contained slightly over 3 persons. Nearly half of all households consisted of families with children. It was rare to live alone: single-resident households were about one in six.

A half-century later in 2024, there were about 2.4 persons in each household. Just one quarter of households contained children. Living alone, meanwhile, has become much more common, accounting for 30.7 percent of all households, or nearly one-third.

The region's overall statistics have changed a lot, too. From 1970 to 2025 Central Arkansas population grew by over 50 percent, from about 396,000 to 774,000. Over two-thirds of regional population was in Pulaski County in 1970; by 2025 nearly half lived in five outlying counties.

Back in 1970, population in the region's downtown and near-downtown areas was declining. Older inner-city neighborhoods had seen their housing stock demolished through federal Urban Renewal programs, and inner-city housing was in decline. Almost all housing growth was in the suburbs. Nearly four in five (79.1 percent) of regional residents lived in single-family homes.

Today, single-family homes account for a smaller share, but still the majority— 69.9 percent, almost 7 in 10 homes. Suburbs are still developing, but the pace has slowed and a rising share of new housing construction is “infill” development in older areas, typically downtown and midtown neighborhoods.

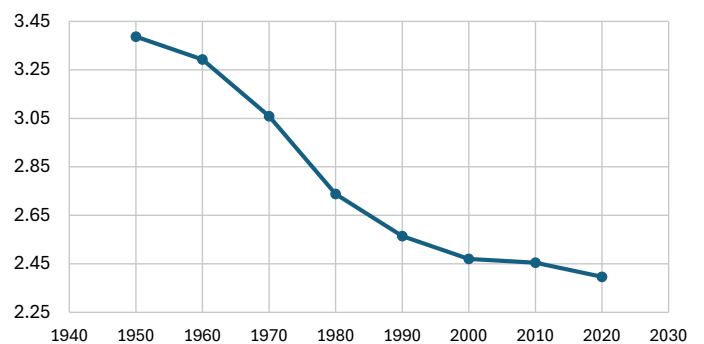


A Metroplan study recently estimated that about 19 percent of the region's new single-family units consisted of urban infill.

We talked with regional developers to get perspectives beyond the statistics. They agree that demographics are changing, as are people's housing tastes. Demand is strong for townhouse-type units, i.e. smaller single-family units with small yards or no yard at all, often in mixed-use developments with shopping and services close by. Homes with easy access to bike

and pedestrian trails also have an advantage.

Central Arkansas Persons/Household 1950-2020



Developers who do innovative townhouse and/or mixed use projects can reliably fill up units they construct. The challenge is instead on the front end: overcoming institutional inertia from financial markets and governments. Behind the scenes, investors still prefer the known risks of so-called “greenfield” development on the suburban fringe to the less familiar market conditions of urban and mixed-use projects. Developers also told us that while most city



planning departments support infill/new urbanist projects in principle, carrying through an innovative project is a heavy lift in practice. Even when a new project conforms with local land use regulations, existing neighborhood residents resist new housing developments in public meetings.

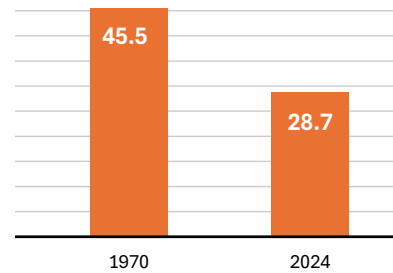
A Tentative Glimpse at the Future

Looking toward the future of housing, the recent past gives hints. Families are smaller and single-person households are more common. Roughly half of the housing growth in the region's three largest cities—Little Rock, North Little Rock and Conway—is multi-family in nature, often occurring in urban and suburban infill sites. At the same time, the region's suburban edge communities continue building “greenfield” developments of conventional low-density single-family housing.

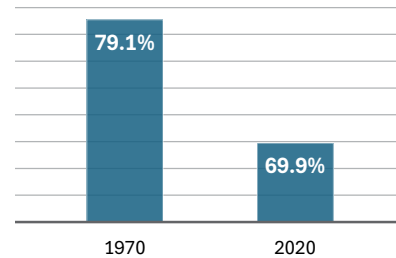
During the 2030 and 2040 decades, population growth is likely to decelerate in line with national trends. Since infrastructure for suburban fringe housing is financed via debt guaranteed on the assumption of continued expansion, financial models might undergo some adjustments. There will still be some continuing expansion of greenfield suburban neighborhoods, but the emphasis may continue shifting toward reclaiming older areas.

New construction might be supplemented by retrofits to older housing. For tomorrow's smaller households, buying or renting a house might be less about what's inside than the environment around it. The old rule of “location, location, location” will still operate in any case, favoring areas with transportation convenience and good-quality amenities, like parks, trails, retail and recreation opportunities. **M**

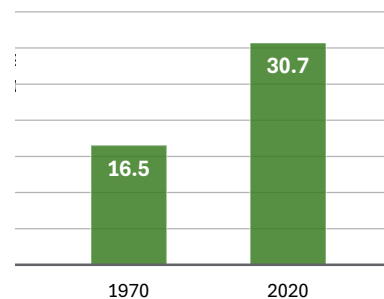
Percent Central Arkansas Households with Children Under Age 18



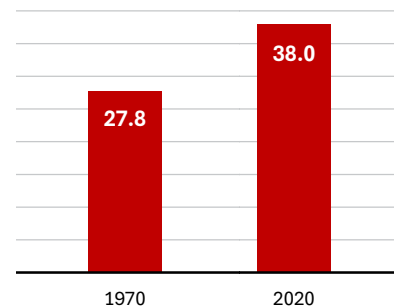
Regional Residents in Single-Family Homes



Percent One-person Households



Central Arkansas (6-county) Median Age



The Recent Housing Construction Trend

During 2025, regional housing construction maintained a good pace. The single-family sector saw strong gains during 2025, rising over 15 percent above construction levels in 2024. Cities within Pulaski County saw the biggest gains. Maumelle built 153 new units, up 56 percent over the previous year. Little Rock built 549 new units, a 52 percent gain and the city's most single-family units built since 2007. North Little Rock was up 33 percent, and Sherwood gained 26 percent. Cities outside Pulaski County saw net decline in new units compared with 2024, but still built a lot of homes, with 242 units in Benton, 133 in Bryant and 122 in Conway.

Total multi-family construction was up from 2024, but still below average for the 2016–2025 period. Little Rock saw 405 new multi-family units started during 2025, mostly in southwestern Little Rock. North Little Rock saw 228 additional units, mainly at the Pointe North Hills in Lakewood, with some additional units in Argenta. Cabot, Conway and Jacksonville also saw smaller scale multi-family construction, mostly in the form of duplex and triplex units.

Some of the strength in housing construction can be attributed to interest rate reductions in late 2024 and again in late 2025. Further rate reductions were widely expected until energy prices surged in March and April of 2026. **M**

Housing Unit Permits 2022–2025

Single-Family				
	2022	2023	2024	2025
Benton	301	160	244	242
Bryant	88	89	167	133
Cabot	80	68	104	56
Conway	249	191	134	122
Jacksonville	66	81	107	91
Little Rock	361	370	361	549
Maumelle	88	65	98	153
N. Little Rock	187	124	171	228
Sherwood	107	134	121	153
Multi-Family				
Benton	0	180	0	0
Bryant	4	8	0	8
Cabot	0	136	4	56
Conway	171	202	466	84
Jacksonville	10	22	20	78
Little Rock	665	499	49	405
Maumelle	0	2	0	0
N. Little Rock	283	395	18	228
Sherwood	0	0	0	0
Regional Totals				
Single-Family	1,527	1,282	1,507	1,727
Multi-Family	1,133	1,444	557	859
Grand Total	2,660	2,726	2,064	2,586

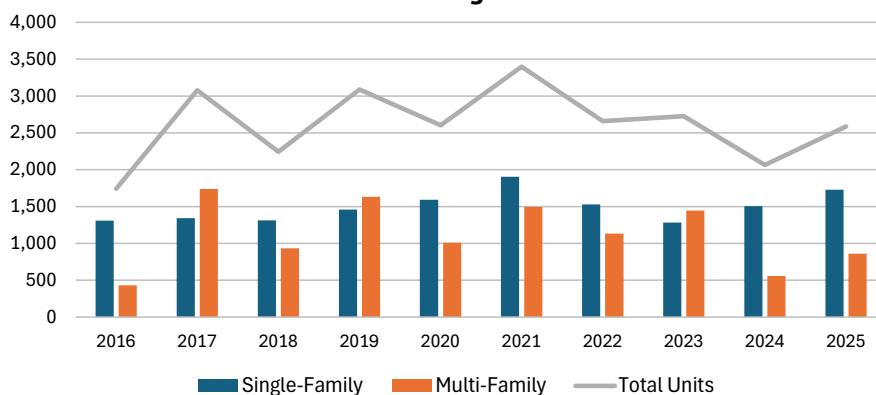
* Totals exclude Hot Springs Village, which is in Garland County outside Metroplan's planning jurisdiction.

NOTE: This housing permit data set records only cover the ten largest cities in Central Arkansas.

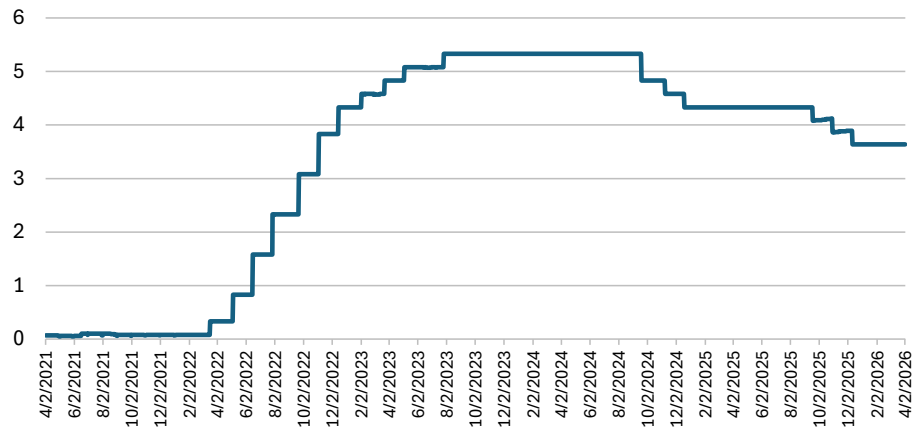


Duplex housing is becoming more common throughout Central Arkansas.

Little Rock MSA New Housing Unit Permits 2016–2025

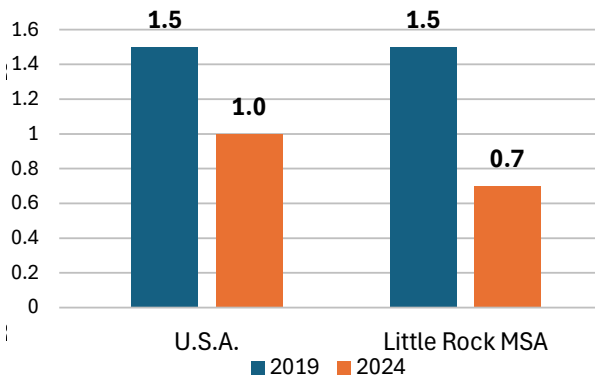


Federal Funds Effective Rate 2021–2026



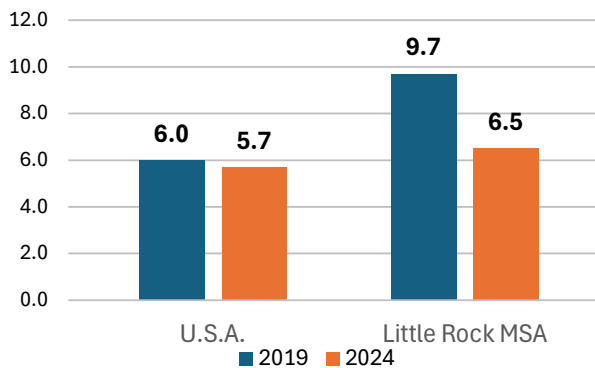
Source: Federal Reserve Bank of St. Louis.

Homeowner Vacancy (percent) 2019 and 2024



Edgewood Circle, a new development in west Little Rock, features single-family homes as well as duplexes, triplexes, and quadplexes.

Rental Vacancy (percent) 2019 and 2024



Source: ACS one-year, 2019 and 2024.



It is not hard for developers to find buyers and tenants for new multi-family units in mixed-use and suburban neighborhoods. The bigger challenge lies with zoning laws and financing.

2026 Demographic Outlook

Local housing construction during the first half of 2026 has remained on-trend with the previous year's strong performance. Two sub-trends currently characterize the region's housing growth:

- Steady new construction on suburban fringes, especially on the southwest and northeast axes, featuring the cities of Benton and Ward on either end.
- Rising infill housing growth, mostly multi-family but with some single-family mixed in, within already-developed portions of Little Rock, North Little Rock and Conway.

Interest rates remain a critical factor for housing prospects. As the chart below shows, rates today are comparatively high, but still lower than at the century's onset. There is, however, a prospect for interest rate hikes later in 2026, in light of international headwinds.

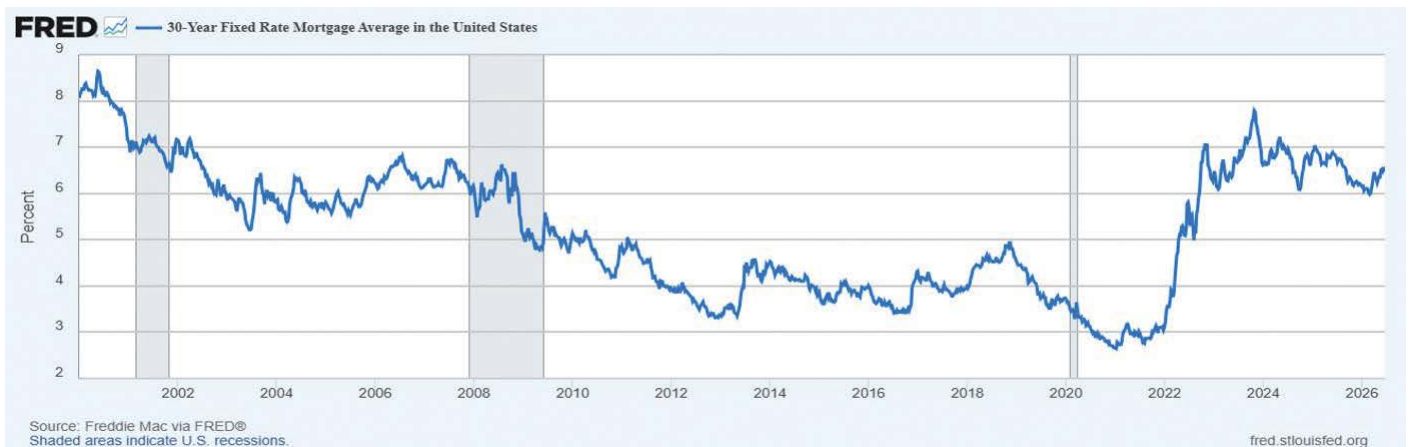
The population forecasts provided with this edition of the *Metrotrends Demographic Review and Outlook* offer high, low and middle range predictions. Global and even national population trends make the middle and low forecasts look more plausible. Metropolitan planning organizations across the country are informing their local audiences to expect slower growth in the future, due to shifting underlying demographics.

U.S. population increase slowed to 0.5 percent during 2025, impacted by changes to immigration policy. Since natural population increase is running very slowly, expect U.S. population growth to continue softening.

The short-term regional outlook remains “on trend” with the generally prosperous years 2022–2025. In a nation challenged by cost-of-living issues, especially in housing costs, Central Arkansas housing markets confer a competitive edge. **M**



Regional housing construction continues apace, but lower interest rates would give a boost.



Interest rates in mid-2026 are down a bit, but way above average since about 2008. They were even higher at the turn of the century.

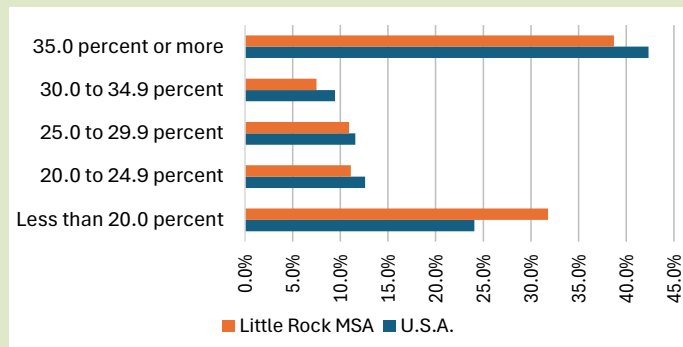
Statistical Supplement 2026

The Affordability Question: A Closer Look

The chart below is the “renter” version of the chart depicting housing costs for homeowners on page 3. As you can see, about 32 percent of Central Arkansas renters pay under 20 percent of their incomes on rent, compared with 24 percent of U.S. residents overall. Despite this favorable statistic, nearly 39 percent of local renters pay 35 percent or more of their incomes on rent—still better than the U.S. average of 42 percent paying over 35 percent.

The table below gives rankings comparing the share of locals paying 20 percent or less of their incomes on mortgages or rent. The Little Rock region compares favorably against most other U.S. metro areas for both renters and owners.

**Housing Cost as Share of Household Income 2024
For Renters**

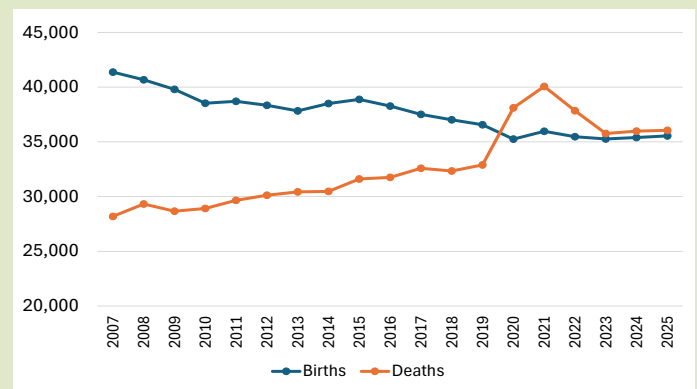


Source: ACS 2024 one-year.

Fertility and Mortality

The chart below shows that during 2024 the state of Arkansas again saw more deaths than births. Prior to the COVID-19 pandemic, births outnumbered deaths in Arkansas all years this century and during the prior century since at least the 1930s. COVID-19 deaths were way down by 2024, so aging of the population is the most likely explanation. As the chart on p. 4 shows, within the Little Rock MSA births continue to outnumber deaths.

Arkansas Vital Statistics 2007–2025



Source: U.S. Centers for Disease Control.
Figures for 2024 and 2025 are provisional.

Share of Households Paying 20 Percent or Less on Housing

Metric	U.S.A.	Central Arkansas	Rank Among All 387 U.S. Metro Areas	Rank Among 54 Mid-sized Metro Areas
Home Owners with Mortgage	46.9 percent	34.0 percent	59th (Top 15 percent)	7th (Top 13 percent)
Renting Households	23.1 percent	26.2 percent	116th (Top 26 percent)	12th (Top 22 percent)

Notes:
Owner affordability rankings based on share of mortgage-holding owners paying under 20 percent of household income.
Renter affordability rankings based on share of renters paying under 20 percent of household income.
Source: ACS 2024 five-year.

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Forecast 2060

The tables below give background on Metroplan's cohort-component population forecast to the year 2060. Metroplan forecasted three alternatives, High, Low and Chosen (middle). The forecasts differ in their chosen migration scenarios. In the three forecasts, fertility and mortality assumptions are similar but the migration rates that drive population growth are different:

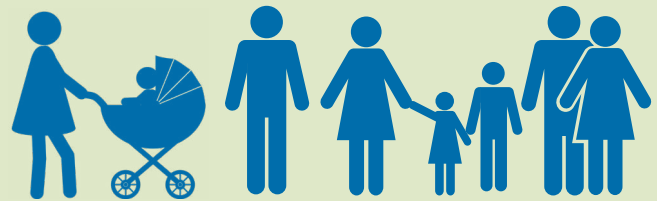
1. The Chosen, or middle series depends on migration rates for Central Arkansas from the period 1990–2024.
2. The High series depends on migration rates from the period 1990–2010.
3. The Low series depends on migration rates from the period 2010–2020.

Fertility declined from 2015 to 2020, and even more steeply from 2020 to 2025. The forecast shown here assumes the drop will continue, but will slow after about 2035 and stabilize after 2050. Fertility is today the greatest uncertainty for demographers.

Demographic Characteristics—Chosen Series

Persons Per Household		Births /1,000 Females of Childbearing Age	
2010	2.45	2010	50.2
2015	2.42	2015	49.1
2020	2.40	2020	44.6
2025	2.36	2025	42.6
2030	2.34	2030	42.0
2035	2.33	2035	41.3
2040	2.31	2040	40.9
2045	2.30	2045	40.0
2050	2.30	2050	39.1
2055	2.29	2055	38.5
2060	2.29	2060	38.6

Note: Data for years 2010–2025 are known and the following years are forecasts.



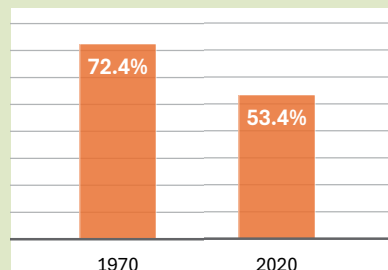
Population Forecast Alternatives

	Chosen	High	Low
2020	748,031	748,031	748,031
2025	777,607	777,607	777,607
2030	805,939	819,209	793,277
2035	828,350	856,078	802,310
2040	846,146	889,289	806,091
2045	860,419	919,788	805,638
2050	871,626	947,753	801,714
2055	880,300	973,720	795,366
2060	886,389	997,306	786,901

Household Forecast Alternatives

	Chosen	High	Low
2020	305,493	305,493	305,493
2025	320,788	320,788	320,788
2030	336,591	342,133	331,303
2035	348,316	359,975	337,366
2040	358,247	376,514	341,289
2045	365,548	390,771	342,275
2050	371,593	404,047	341,788
2055	375,811	415,694	339,552
2060	378,937	426,355	336,405

Pulaski County Population Share of Six-County Region



In 1970, nearly three-quarters of regional residents lived in Pulaski County. While all of the region's counties have grown over the past fifty years, the suburban counties have grown faster.

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501 West Markham St., Suite B ■ Little Rock, AR 72201 ■ 501-372-3300 ■ metroplan.org