

Economic Conditions

Economic conditions in the Little Rock HMA have continued to improve since 2011. During the past 12 months, the HMA has fully recovered from the 10,300 jobs lost during 2009 and 2010, and job growth continues to strengthen. During the 12 months ending August 2015, nonfarm payrolls increased by 4,100 jobs, or 1.2 percent, to 349,200 jobs (Table 2) compared with an increase of 800 jobs, or 0.2 percent, during the previous 12 months. Nonfarm payrolls are at the highest level recorded since the previous peak of 347,900 jobs recorded during 2008. The unemployment rate in the HMA decreased to 5.1 percent

during the 12 months ending August 2015 from 5.9 percent during the previous 12 months. The unemployment rate is down from an average of 6.9 percent from 2009 through 2013 but remains higher than the average of 4.6 percent from 2000 through 2008. Figure 1 presents trends in the labor force, resident employment, and the unemployment rate from 2000 through 2014.

The economy of the HMA has been partially insulated from the expansions and contractions of the national economy, because the local economy benefits heavily from the stability of the education and health services and the government sectors; combined, these sectors account for more than 35 percent of nonfarm jobs in the HMA.

As a result of the national economic recession of 2001, the Little Rock HMA economy contracted, as measured by nonfarm payrolls, by an average of 400 jobs, or 0.1 percent, from 2002 through 2003, when the national economy contracted 0.7 percent. From 2004 through 2007, when the national economy expanded an average of 1.4 percent annually, the HMA added an average 5,700 jobs, an increase of 1.7 percent, annually, led by the education and health services and the leisure and hospitality sectors, which increased by 1,400 and 1,000 jobs annually, respectively, or 3.4 and 3.6 percent. During the same period, the Clinton Presidential Library opened, increasing tourism to the HMA. The Clinton Presidential Library attracted about 500,000 visitors during the first 12 months the center was open and has attracted more than 3 million visitors since opening in November 2004. The most recent national economic recession, which began in December 2007 and ended in June 2009, had a lesser

Table 2. 12-Month Average Nonfarm Payroll Jobs in the Little Rock HMA,* by Sector

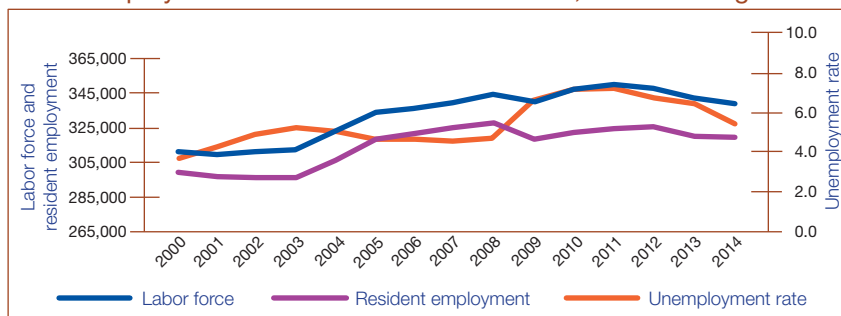
	12 Months Ending		Absolute Change	Percent Change
	August 2014	August 2015		
Total nonfarm payroll jobs	345,100	349,200	4,100	1.2
Goods-producing sectors	35,900	37,700	1,800	5.0
Mining, logging, & construction	16,000	17,400	1,400	8.7
Manufacturing	19,800	20,300	500	2.5
Service-providing sectors	309,200	311,500	2,300	0.7
Wholesale & retail trade	52,800	53,000	200	0.4
Transportation & utilities	14,100	14,100	0	0.0
Information	6,800	6,600	-200	-2.9
Financial activities	20,500	20,700	200	1.0
Professional & business services	45,300	44,700	-600	-1.3
Education & health services	51,300	52,000	700	1.4
Leisure & hospitality	31,800	33,200	1,400	4.4
Other services	16,000	16,200	200	1.3
Government	70,700	71,100	400	0.6

* Little Rock-North Little Rock-Conway HMA.

Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through August 2014 and August 2015. Active-duty uniformed military personnel are not included in nonfarm payroll survey data.

Source: U.S. Bureau of Labor Statistics

Figure 1. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Little Rock HMA,* 2000 Through 2014



* Little Rock-North Little Rock-Conway HMA.

Source: U.S. Bureau of Labor Statistics

impact on the HMA than the nation as a whole, resulting in an average loss of 2,800 jobs, or 0.8 percent, annually from 2008 through 2010 compared with an average decline of 1.9 percent annually for the nation. The manufacturing and the transportation and utilities sectors lost the most jobs during this period, declining by 1,600 and 1,500 jobs, or 6.7 and 9.8 percent, annually, respectively. From 2011 through 2014, nonfarm payrolls increased an average of 2,000 jobs, or 0.6 percent, annually, led by the leisure and hospitality sector. During the same period, nonfarm payrolls increased 1.6 percent in the nation.

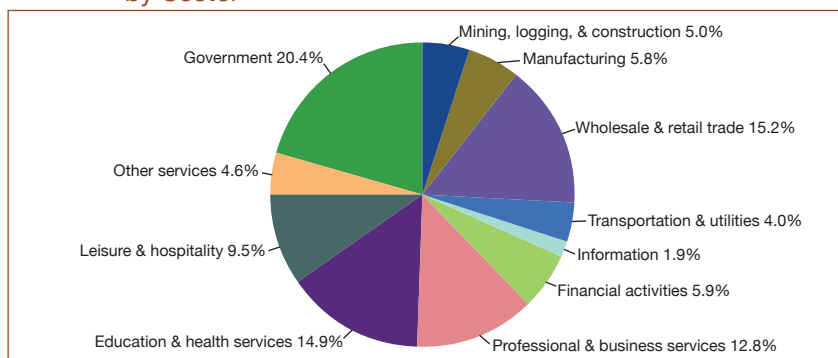
The government sector, which accounts for 20.4 percent of nonfarm payrolls in the HMA (Figure 2), is the largest payroll sector and has added more nonfarm jobs in the HMA than all but the education and health services sector since 2000. From 2001 through 2010, the sector increased by an average of 1,000 jobs, or 1.5 percent, annually to reach an average of 71,200 jobs during 2010. The sector lost 300 jobs, or 0.4 percent, annually during 2011 and 2012, a result of cuts to local government. During 2013, the sector added 300 jobs before contracting during 2014 by 200 jobs. During the

12 months ending August 2015, the government sector increased by 400 jobs, or 0.6 percent, to 71,100 jobs, but it remains below the peak number of jobs recorded in 2010. About 75 percent of the jobs in the sector have been added by the state government subsector, which includes the State of Arkansas, the largest employer in the HMA, primarily because of the presence of the state capital. Gains in the federal and state government subsectors were offset by a decline in the local government subsector of 200 jobs.

Little Rock AFB, which employs 8,200 military personnel and 1,500 civilians, is the second largest employer in the HMA. The AFB has an \$814 million impact on the local economy annually (*The Little Rock Air Force Base Economic Impact Statement Fiscal Year 2014*). The base is home to the Air Mobility Command, Air Education and Training Command, and the Air National Guard, which all support the largest C-130 fleet in the world. The U.S. Air Force has plans to reduce the size of the C-130 fleet across the nation by closing C-130 squadrons and consolidating the fleet in existing squadrons. The 2005 Base Realignment and Closure report called for moving multiple squadrons to the Little Rock AFB. Consolidation of the C-130 fleet has not taken place and is not expected during the next 3 years.

The leisure and hospitality sector accounts for 9.5 percent of nonfarm payroll jobs in the HMA, a direct result of visitors attending the multiple conventions and festivals throughout Little Rock. During the 12 months ending August 2015, the leisure and hospitality sector coled absolute nonfarm job growth, increasing by 1,400 jobs, or 4.4 percent. During 2014, travel

Figure 2. Current Nonfarm Payroll Jobs in the Little Rock HMA,* by Sector



* Little Rock-North Little Rock-Conway HMA.

Note: Based on 12-month averages through August 2015.

Source: U.S. Bureau of Labor Statistics

spending in Pulaski County, the central county in the HMA, alone was \$1.7 billion, up from \$1.5 billion in 2010; during the same period, visitor volume increased 5 percent to 5.7 million as the national economy continued to improve (Arkansas Department of Parks & Tourism). The opening of the Little Rock Central High School National Historic Site in 2007 and the Heifer International center in 2009

contributed to increased tourism and construction subsector jobs in the HMA. From 2011 through 2014, leisure and hospitality sector jobs led nonfarm job growth, increasing by an average of 600 jobs, or 2.0 percent, annually.

The education and health services sector has grown by more than any other sector since 2000. Of the 10 largest employers in the HMA, 3 are in the healthcare industry. Baptist Health, St. Vincent Health System, and Arkansas Children's Hospital account for 7,000, 2,600, and 2,470 jobs, respectively (Table 3). During the 12 months ending August 2015, the education and health services sector increased by an average 700 jobs, or 1.4 percent, from the previous 12 months. Offsetting job gains during the 12 months ending August 2015, the professional and business services and the information sectors declined by 600 and 200 jobs, or 1.3 and 2.9 percent, respectively. Figure 3 illustrates sector growth in the HMA since 2000.

Table 3. Major Employers in the Little Rock HMA*

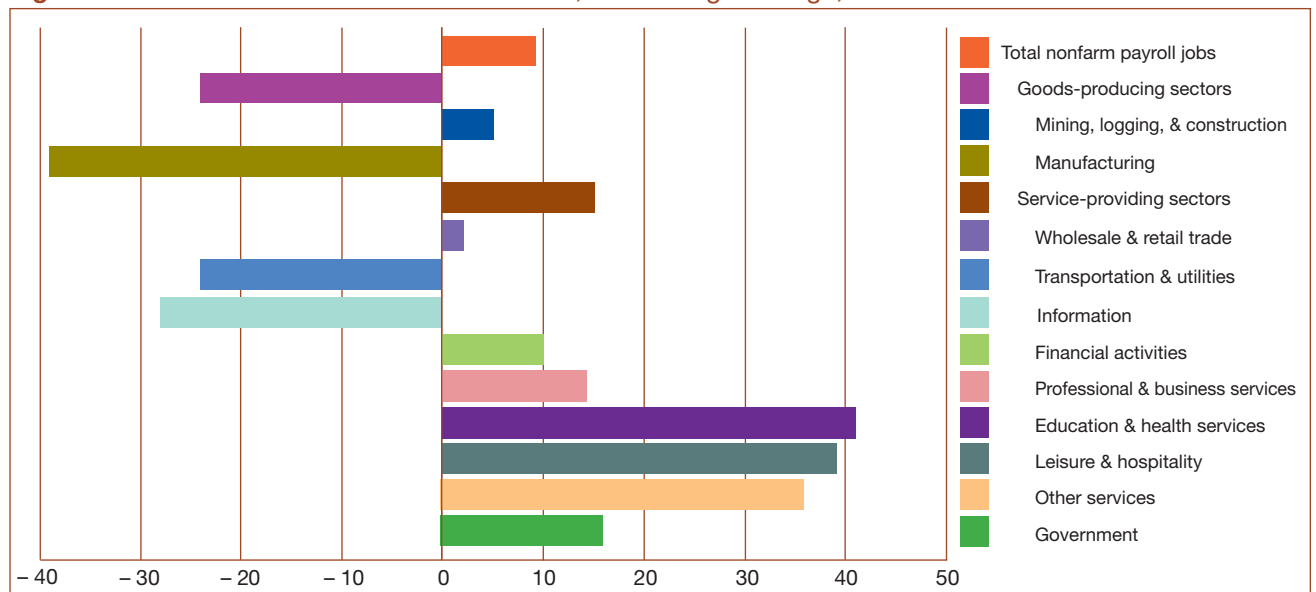
Name of Employer	Nonfarm Payroll Sector	Number of Employees
State of Arkansas	Government	23,700
Little Rock Air Force Base (AFB)	Government	9,700
University of Arkansas for Medical Sciences	Government	8,500
Baptist Health	Education & health services	7,000
Axiom Corporation	Professional & business services	4,380
Central Arkansas Veterans Healthcare System	Government	3,500
Entergy Arkansas, Inc.	Transportation & utilities	2,740
AT&T Inc.	Transportation & utilities	2,600
St. Vincent Health System	Education & health services	2,600
Arkansas Children's Hospital	Education & health services	2,470

* Little Rock-North Little Rock-Conway HMA.

Notes: Excludes local school districts. State of Arkansas employment excludes employees of institutions of higher education. Data for Little Rock AFB include 1,500 civilian and 8,200 active-duty uniformed military personnel; however, active-duty military personnel are not included in nonfarm payroll survey data.

Sources: Little Rock Regional Chamber of Commerce; Little Rock AFB

Figure 3. Sector Growth in the Little Rock HMA,* Percentage Change, 2000 to Current



* Little Rock-North Little Rock-Conway HMA.

Note: Current is based on 12-month averages through August 2015.

Source: U.S. Bureau of Labor Statistics

During the 3-year forecast period, the HMA economy is expected to continue expanding. Nonfarm payrolls are expected to increase an average of 2,800 jobs, or 0.8 percent, annually. Job growth is expected to be greatest in the leisure and hospitality sector, while redevelopment of downtown Little Rock increases restaurant,

hotel, and entertainment jobs. The Creative Corridor, the \$100 million mixed-use revitalization of Main Street from President Clinton Avenue to 7th street, was completed in September 2015. The Creative Corridor includes affordable housing and arts-based businesses to attract residents and tourists to the downtown area.

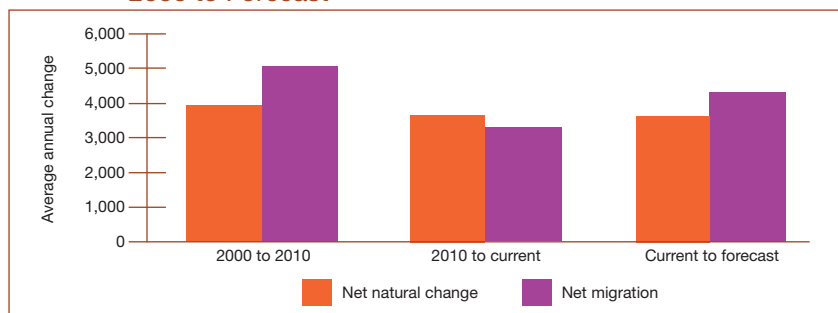
Population and Households

The current population of the Little Rock HMA is estimated to be 737,200, an average increase of 6,925, or 1.0 percent, annually since 2010. During the 2000s, population growth was greatest in the HMA from 2004 to 2008, when the population increased by an average of 10,600, or 1.6 percent, annually (Census Bureau population estimates, as of July 1). Net in-migration of 6,500 people annually accounted for 61 percent of the population increase during the same period. This period of high population growth coincided with the largest increase in nonfarm payroll jobs during the 2000s. Weakened economic conditions in the HMA resulted in a slightly slower population increase averaging 10,200,

or 1.5 percent, annually from 2008 to 2010. During this period, net in-migration of 6,050 people annually comprised 59 percent of the population growth. In-migration continued to slow when the unemployment rate in the HMA reached 7.2 percent in 2010. Since 2010, average net in-migration of 3,275 people annually accounted for 47 percent of the population growth. The slower growth was mostly the result of moderate job growth and reemployment of residents already in the HMA. Figure 4 shows the components of population change in the HMA from 2000 to the forecast date. During the 3-year forecast period, the population of the HMA is expected to increase by an average of 7,875, or 1.1 percent, annually (Figure 5). Job growth will continue to attract people to the HMA, resulting in net in-migration estimated at an average of 4,275 people annually, or about 55 percent of expected population growth, during the forecast period.

The number of households in the HMA is currently estimated at 294,200, representing an average increase of 2,775 households, or 1.0 percent, annually since 2010. During the 2000s, the

Figure 4. Components of Population Change in the Little Rock HMA,* 2000 to Forecast

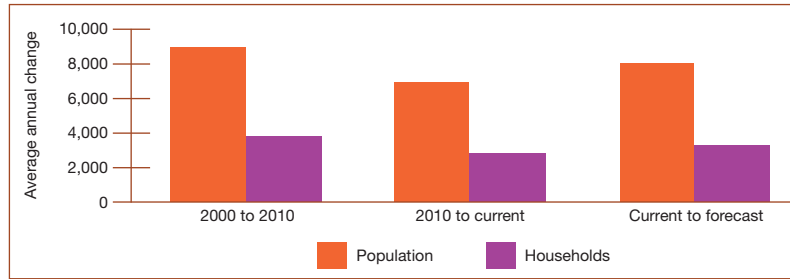


* Little Rock-North Little Rock-Conway HMA.

Notes: The current date is September 1, 2015. The forecast date is September 1, 2018. Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

Population and Households *Continued*

Figure 5. Population and Household Growth in the Little Rock HMA,* 2000 to Forecast

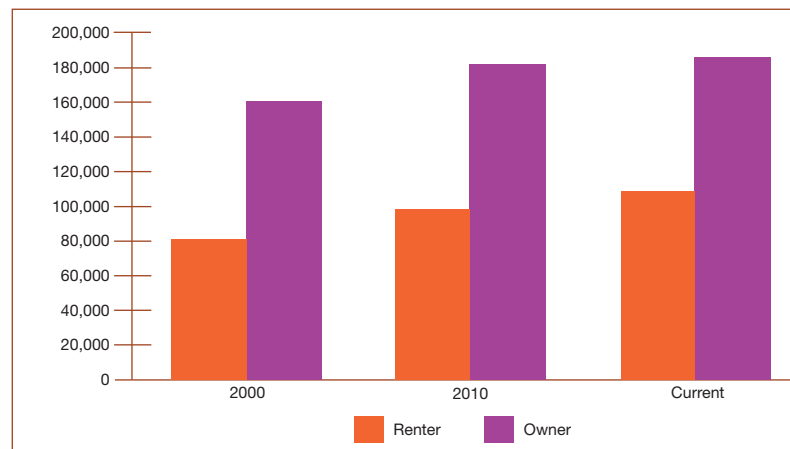


* Little Rock-North Little Rock-Conway HMA.

Notes: The current date is September 1, 2015. The forecast date is September 1, 2018.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Figure 6. Number of Households by Tenure in the Little Rock HMA,* 2000 to Current



* Little Rock-North Little Rock-Conway HMA.

Note: The current date is September 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

number of households increased at a higher rate of 1.5 percent, or 3,825 households, annually, when population growth was stronger. As of September 1, 2015, owner households comprised 63.2 percent of households compared with 65.1 percent in April 2010. Tighter mortgage lending standards and an increased propensity to rent contributed to the decreased portion of owner households during the past 5 years. Figure 6 shows the number of households in the HMA by tenure since 2000. During the forecast period, the number of households in the HMA is expected to increase by an average of 3,200 households, or 1.1 percent, annually.

Housing Market Trends

Sales Market

Sales housing market conditions in the Little Rock HMA are slightly soft, with an estimated vacancy rate of 2.4 percent, up from 2.1 percent in April 2010. Moderate job growth and slowing net in-migration contributed to declining sales market conditions during this period. During the 12 months ending August 2015, new and existing

home sales in the HMA (including single-family homes, townhomes, and condominiums) increased by 500 homes, or 4 percent, to 13,200 compared with sales during the previous 12 months, and the average sales price increased nearly 2 percent, to \$155,700 (CoreLogic, Inc., with adjustments by the analyst). New home

sales totaled 1,275, up by 50 homes, or 4 percent, from a year earlier. The average new home sales price was \$203,100, up 1 percent during the same period. The number of existing home sales increased by 450, or 4 percent, to 11,925 homes sold compared with sales a year earlier, and the average sales price for an existing home increased nearly 2 percent to \$150,700. Since 2000, new and existing home sales in the HMA were greatest from 2004 through 2006, averaging 20,200 homes sold annually. From 2007 through 2011, the number of home sales declined by an average of 2,000, or 12 percent, annually, reflecting tighter mortgage lending standards, the national recession, and the economic downturn in the HMA. New and existing home sales in the HMA increased during 2012 and 2013, averaging an annual increase of 1,050 homes sold, or 9 percent, to average 12,850 homes sold during 2013 when nonfarm payroll growth was at its strongest since 2010. Slower nonfarm payroll growth and in-migration during 2014 resulted in virtually no change in new and existing home sales during the year.

New and existing home sales prices increased moderately from 2003 through 2008, leading up to the national housing crisis, averaging an increase of 3 percent annually. During 2009, when nonfarm payrolls declined 3 percent, the average price of new and existing home sold decreased less than 1 percent. From 2010 through 2013, when nonfarm payrolls increased an average 1.6 percent annually, the average price of new and existing home increased an average 3 percent annually, and then during 2014 declined 3 percent, to average \$151,000, when in-migration was the slowest since 2000 and the

inventory of lower-priced distressed properties increased. During 2014, the portion of new and existing home sales listed as real estate owned (REO) sales peaked at 11.0 percent compared with 6.4 and 3.8 percent of new and existing home sales during 2013 and 2012, respectively.

The adverse effects of the national housing crisis were moderate in the HMA compared with in the nation as a whole. During January 2010, when the rate of home loans that were seriously delinquent (90 or more days delinquent or in foreclosure) or transitioned into REO status peaked in the nation at 9.2 percent, the rate in the Little Rock HMA reached 5.4 percent (Black Knight Financial Services, Inc.). While the national rate declined 2.2 percentage points to 7.0 percent in January 2013, the rate in the Little Rock HMA increased by 1.3 percentage points to a peak of 6.7 percent, a result of a slower foreclosure process in the state relative to other states. Since 2013, the rate of loans that were seriously delinquent or transitioned into REO status has declined in the HMA but at a slower rate than the national rate. In August 2015, 5.1 percent of mortgage loans in the HMA were seriously delinquent or had transitioned into REO status, down from 5.6 percent a year earlier as compared with 4.8 percent of mortgage loans in the state, down from 5.3 percent a year earlier. By comparison, the national percentage of seriously delinquent loans and REO properties in March 2015 was 4.3 percent, down from 5.2 percent a year earlier. Distressed sales (REO sales and short sales) comprised an estimated 15 percent of total home sales in the HMA during the 12 months ending August 2015, up from 9 percent during the 12 months ending August

Housing Market Trends

Sales Market *Continued*

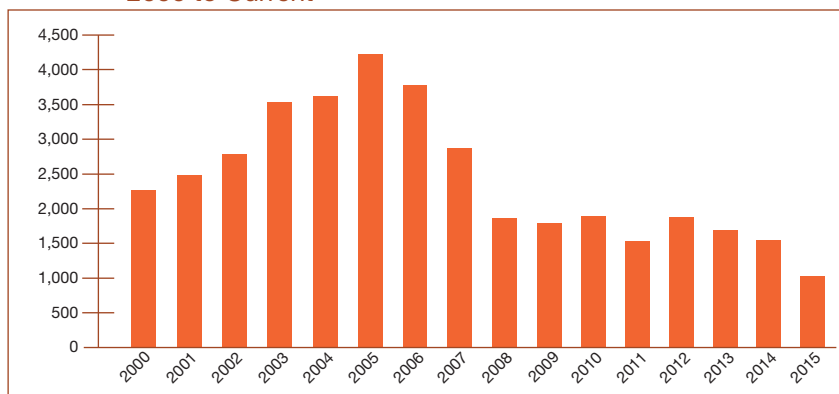
2013, a result of processing the backlog of foreclosures. Distressed sales averaged 2 percent of total sales from 2003 through 2007 before increasing to 6 percent during 2008, and then averaging 9 percent from 2009 through 2013. Absentee-owner sales, which include primarily investment or second home purchases, comprised 22 percent of total sales in the HMA during the 12 months ending August 2015, down from 24 percent a year earlier but up from an average of 17 percent from 2007 through 2010 (Metrostudy, A Hanley Wood Company).

Single-family homebuilding activity, as measured by the number of single-family homes permitted, increased by 340, or 29 percent, to an estimated 1,525 homes during the 12 months ending August 2015 compared with the number permitted a year earlier (preliminary data). Building activity in the HMA is characterized by infill and custom home construction. Since 2000, single-family homebuilding activity peaked from 2003 through 2006, when an average of 3,775 homes were permitted annually. Relaxed mortgage lending standards and relatively

affordable home prices, combined with job and population growth, were the primary reasons for increased homebuilding during this period. Single-family home construction declined from 2007 through 2009 by 660 homes, or 22 percent, annually to 1,775 homes, primarily a result of the national housing crisis, and then from 2010 through 2013 averaged 1,750 homes annually, while tighter lending standards restricted home sales. Single-family home construction activity totaled 1,525 homes during 2014, a decrease of 170 homes, or 10 percent, from 2013, when the percentage of distressed sales units entering the market offered an alternative to new homes. The number of distressed home sales totaled 1,975 during 2014, up from 1,400 and 1,000 during 2013 and 2012, respectively. Figure 7 shows the number of single-family homes permitted in the Little Rock HMA since 2000. New market-rate sales housing demand is expected to be greatest for homes ranging from \$100,000 to \$199,000, with a median price near \$170,000.

Demand is expected for 5,800 new homes in the HMA during the next 3 years (Table 1). New home sales demand is expected to increase, albeit slightly, during the second and third years of the 3-year forecast period, when population growth is expected to be stronger. The 550 homes currently under construction will meet part of the demand during the first year. A portion of the estimated 14,700 other vacant units in the HMA may reenter the sales market and satisfy some of the forecast demand. Table 4 shows estimated demand for new market-rate sales housing in the HMA by price range.

Figure 7. Single-Family Homes Permitted in the Little Rock HMA,* 2000 to Current



* Little Rock-North Little Rock-Conway HMA.

Notes: Includes townhomes. Current includes data through August 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Little Rock HMA* During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
100,000	149,999	1,925	33.0
150,000	199,999	1,275	22.0
200,000	249,999	1,225	21.0
250,000	299,999	580	10.0
300,000	349,999	460	8.0
350,000	and higher	350	6.0

* Little Rock-North Little Rock-Conway HMA.

Notes: The 550 homes currently under construction and a portion of the estimated 14,700 other vacant units in the HMA will likely satisfy some of the forecast demand. The forecast period is September 1, 2015, to September 1, 2018.

Source: Estimates by analyst

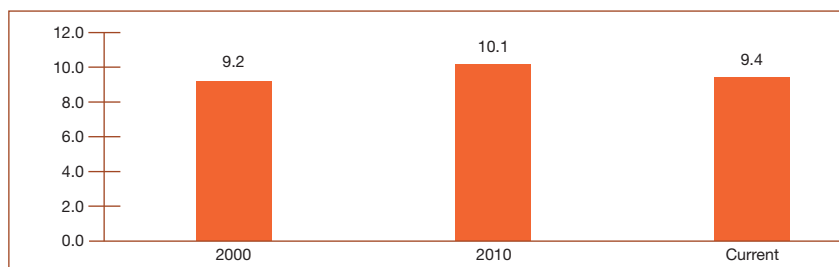
Rental Market

The rental housing market in the Little Rock HMA is soft but improving, with an overall rental vacancy rate estimated at 9.4 percent. Rental market conditions have improved since April 2010, when the rental vacancy rate was 10.1 percent (Figure 8). The apartment market is slightly soft and has improved since 2010. During the second quarter of 2015, the average apartment vacancy rate in the HMA was 7.5 percent, down from 9.0 percent a year earlier and down from 8.1 percent during the first quarter of 2010 (MPF Research). The average apartment rent was \$700 during the second quarter of 2015, up 2 percent compared with the average rent a year earlier. Moderately improved rental market conditions during the past 2 years were partly the result of the stable but moderately growing

local economy. From 2010 through 2012, tight mortgage lending standards that impeded potential homebuyers from purchasing homes contributed to increased demand for apartments in the HMA and resulted in builders responding to the demand with increased multifamily construction. During 2010, 510 apartment units were added to the rental market in the HMA, and from 2011 through 2013, an average of 1,250 units were added annually. Renter households currently account for 36.8 percent of all households in the HMA, up from 33.4 percent in 2000. Single-family homes currently comprise an estimated 39 percent of the occupied rental units in the HMA, unchanged from 2000.

Little Rock AFB, the University of Arkansas for Medical Sciences, and the University of Arkansas at Little Rock all have an influence on the rental market. Little Rock AFB, in Pulaski County, provides housing for unmarried military personnel in dormitory-style living quarters containing approximately 420 beds and provides approximately 820 privatized housing units for married military personnel and their families. The remaining personnel and family members,

Figure 8. Rental Vacancy Rates in the Little Rock HMA,* 2000 to Current



* Little Rock-North Little Rock-Conway HMA.

Note: The current date is September 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

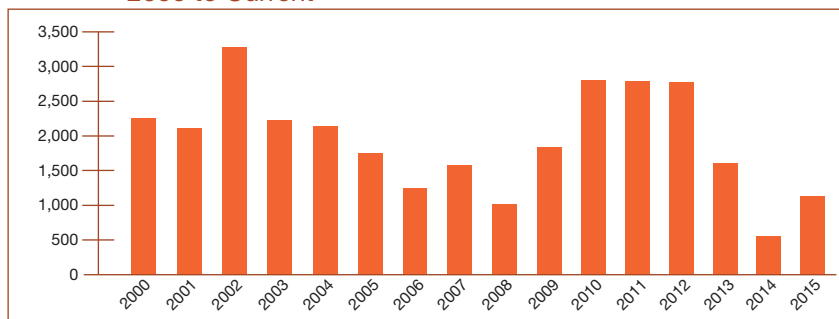
approximately 6,950 households, reside off base in the surrounding private housing market. North Little Rock-Jacksonville-Conway, the largest MPF Research-defined market area, with 42 percent of apartments in the HMA, includes the neighborhoods surrounding the Little Rock AFB; apartment market conditions in the area are slightly soft, with an average apartment vacancy rate estimated at 7.0 percent, down from 7.5 percent a year ago. The two largest universities in the HMA provide on-campus housing for approximately 1,475 students, or about 10 percent of the approximately 14,600 students enrolled as of the fall 2014 semester. The remaining students, including approximately 2,700 students at the University of Arkansas for Medical Sciences and 10,400 students at the University of Arkansas at Little Rock, reside in the local housing market. Student households currently account for approximately 13 percent of overall renter households in the HMA, and enrollment at the universities is expected to remain stable during the next 3 years. In the Central Little Rock market area, which includes the neighborhoods surrounding the University of Arkansas for Medical Sciences and the University of Arkansas at Little Rock, apartment market conditions are soft, with an average apartment

vacancy rate estimated at 10.8 percent, down from 13.4 percent a year ago. In response to the high rental vacancy rate in the Central Little Rock area, builders have not completed any new apartment units in the area since 2013. Higher vacancy rates in the Central Little Rock area are attributed to a higher percentage of older apartment units compared with in the other MPF Research-defined market areas in the HMA. Apartment rents in the Central Little Rock area average \$652 monthly compared with \$854, \$756, and \$659 in the Downtown Little Rock, West Little Rock/Saline County, and North Little Rock/Jacksonville/Conway areas, respectively.

Multifamily construction activity, as measured by the number of multifamily units permitted, increased in the Little Rock HMA by 570 units, or 77 percent, to 1,300 units during the 12 months ending August 2015 compared with the number permitted a year earlier. By comparison, construction averaged 2,300 units annually from 2000 through 2005 and then decreased to 1,400 units annually from 2006 through 2009, when population growth and in-migration were at their slowest during the past decade. From 2010 through 2012, an average of 2,775 units were permitted annually. A slowing economy in the HMA contributed to decreased multifamily construction activity beginning in 2013, with 1,600 permits issued (Figure 9). Approximately 750 units are currently under construction in the HMA, and an additional 50 units are in the final planning stages and expected to be complete during the 3-year forecast period.

MacArthur Commons, a development under construction in downtown Little Rock, is expected to add 96 apartment units by October 2015. Proposed rents

Figure 9. Multifamily Units Permitted in the Little Rock HMA,* 2000 to Current



* Little Rock-North Little Rock-Conway HMA.

Notes: Excludes townhomes. Current includes data through August 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Housing Market Trends

Rental Market *Continued*

are from \$1,075 for one-bedroom units and from \$1,425 for two-bedroom units. Fountaine Bleau, a 144-unit development in Pulaski County, opened in July 2015. Asking rents at Fountaine Bleau range from \$779 to \$1,025 for

one-bedroom units, \$989 to \$1,375 for two-bedroom units, and \$1,295 to \$1,600 for three-bedroom units.

During the forecast period, demand is estimated for 3,250 new market-rate rental housing units (Table 1). During the first year, the 750 units already under construction will meet some of the demand. Demand will be higher in the second and third years of the forecast period because of increasing population and household growth. Rental housing demand is expected to be greatest for two-bedroom units at rents ranging from \$725 to \$924 (Table 5).

Table 5. Estimated Demand for New Market-Rate Rental Housing in the Little Rock HMA* During the Forecast Period

One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
600 to 799	980	725 to 924	1,100	950 to 1,149	370
800 or more	330	925 or more	370	1,150 or more	120
Total	1,300	Total	1,475	Total	490

* Little Rock-North Little Rock-Conway HMA.

Notes: Numbers may not add to totals because of rounding. The 750 units currently under construction will likely satisfy some of the estimated demand. The forecast period is September 1, 2015, to September 1, 2018.

Source: Estimates by analyst

Data Profile

Table DP-1. Little Rock HMA* Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	300,031	322,952	328,700	0.7	0.4
Unemployment rate	3.7%	7.2%	5.1%		
Nonfarm payroll jobs	321,600	337,600	349,200	0.5	0.7
Total population	610,518	699,757	737,200	1.4	1.0
Total households	241,094	279,225	294,200	1.5	1.0
Owner households	160,466	181,770	186,000	1.3	0.4
Percent owner	66.6%	65.1%	63.2%		
Renter households	80,628	97,455	108,200	1.9	1.9
Percent renter	33.4%	34.9%	36.8%		
Total housing units	261,917	306,882	324,700	1.6	1.0
Owner vacancy rate	1.9%	2.1%	2.4%		
Rental vacancy rate	9.2%	10.1%	9.4%		
Median Family Income	\$45,900	\$60,700	\$62,100	2.8	0.6

* Little Rock-North Little Rock-Conway HMA.

Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through August 2015. Median Family Incomes are for 1999, 2009, and 2013. The current date is September 1, 2015.

Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst

Data Definitions and Sources

2000: 4/1/2000—U.S. Decennial Census
 2010: 4/1/2010—U.S. Decennial Census
 Current date: 9/1/2015—Analyst’s estimates
 Forecast period: 9/1/2015–9/1/2018—Analyst’s estimates

The metropolitan statistical area definition in this report is based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated February 28, 2013.

Demand: The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

Other Vacant Units: In the U.S. Department of Housing and Urban Development’s (HUD’s) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

Building Permits: Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits.

As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to huduser.gov/publications/pdf/CMARtables_LittleRock-NorthLittleRock-ConwayAR_16.pdf.

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This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD’s Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to huduser.gov/portal/ushmc/chma_archive.html.