

BERKADIA[®]

NORTHWEST ARKANSAS

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

43,123

4.4% YOY



1,811 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

2,073

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,180

2.0% YOY



\$23 YOY

Occupancy

95.6%

80 BPS YOY



Employment

316,300

1.5% YOY



4,700 JOBS
DURING THE
TRAILING 12 MONTHS

Households

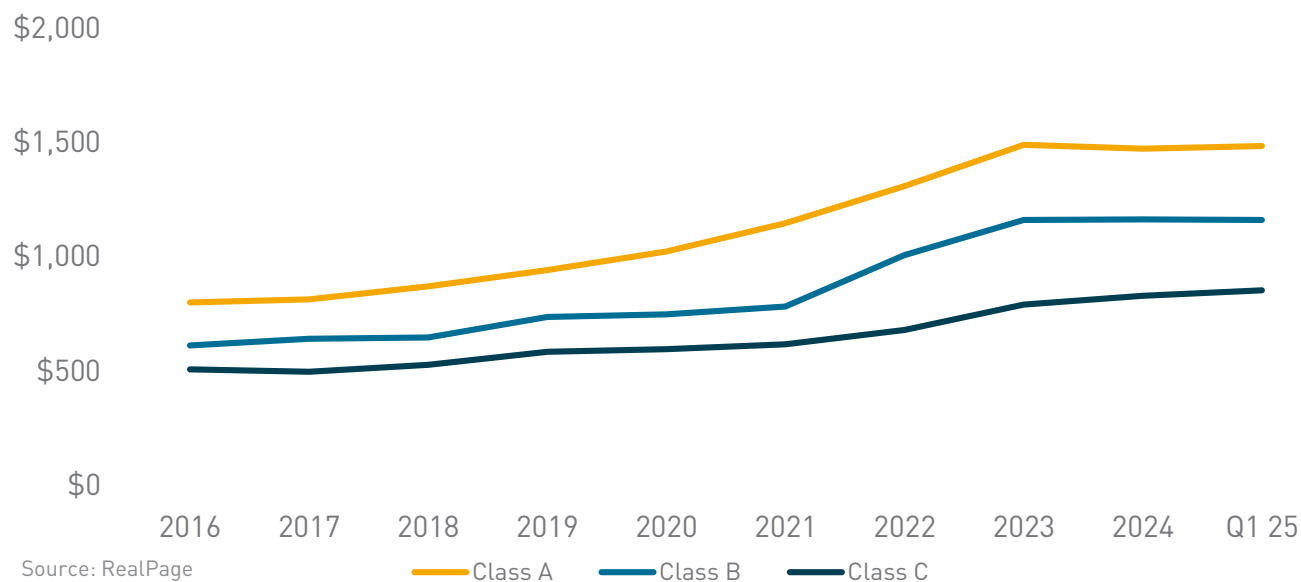
240,400

2.3% YOY



5,500 UNITS
DURING THE
TRAILING 12 MONTHS

NORTHWEST ARKANSAS EFFECTIVE RENT BY CLASS



Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

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Sources: RealPage; Moody's Analytics

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NORTHWEST ARKANSAS OCCUPANCY BY CLASS

