



SELECT MARKET

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NORTHWEST ARKANSAS

MULTIFAMILY MARKET REPORT | MID-YEAR

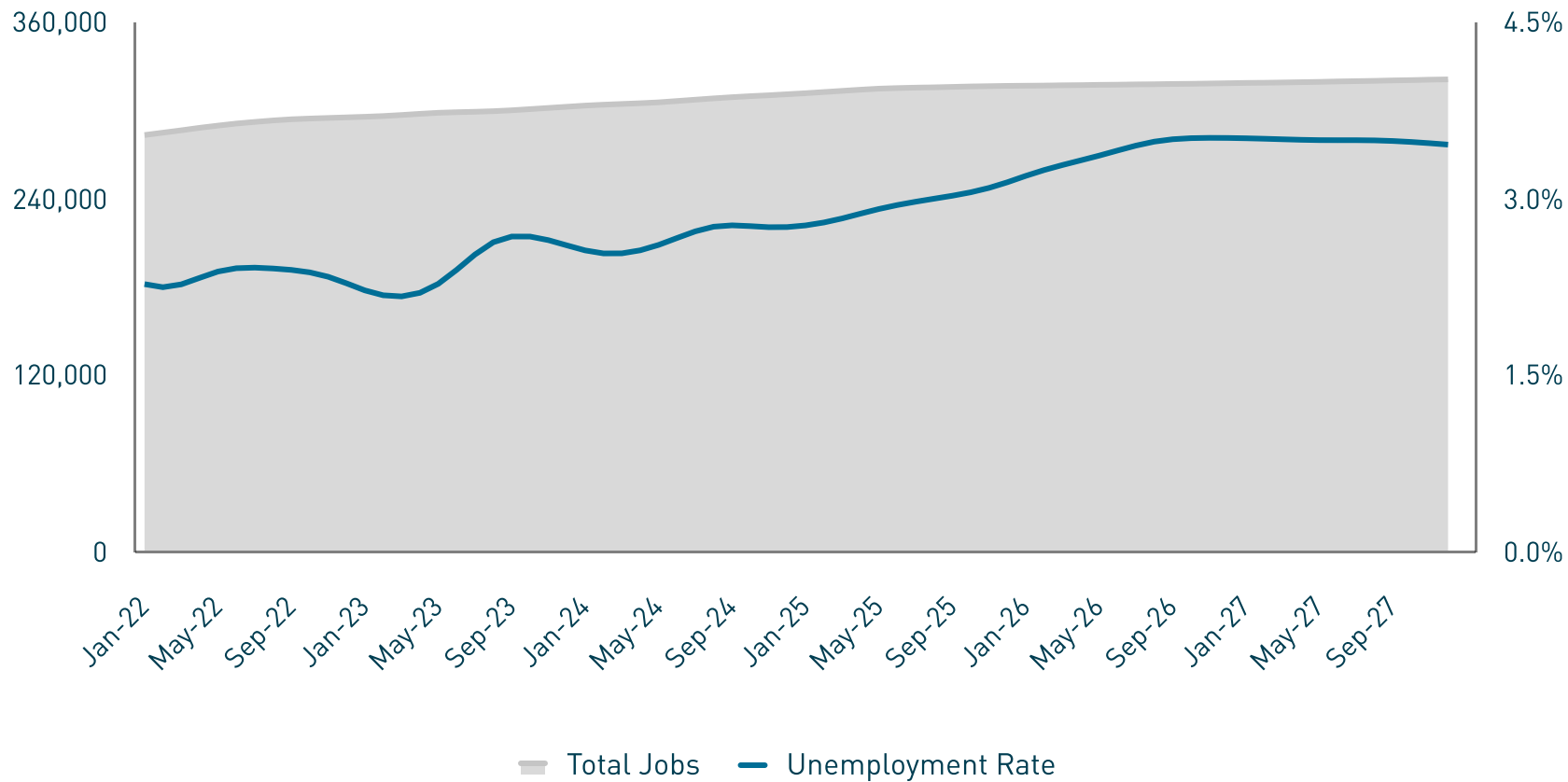
2025



Click the slide or use arrow keys to view presentation



Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS

8,800



2.9% YOY

Unemployment

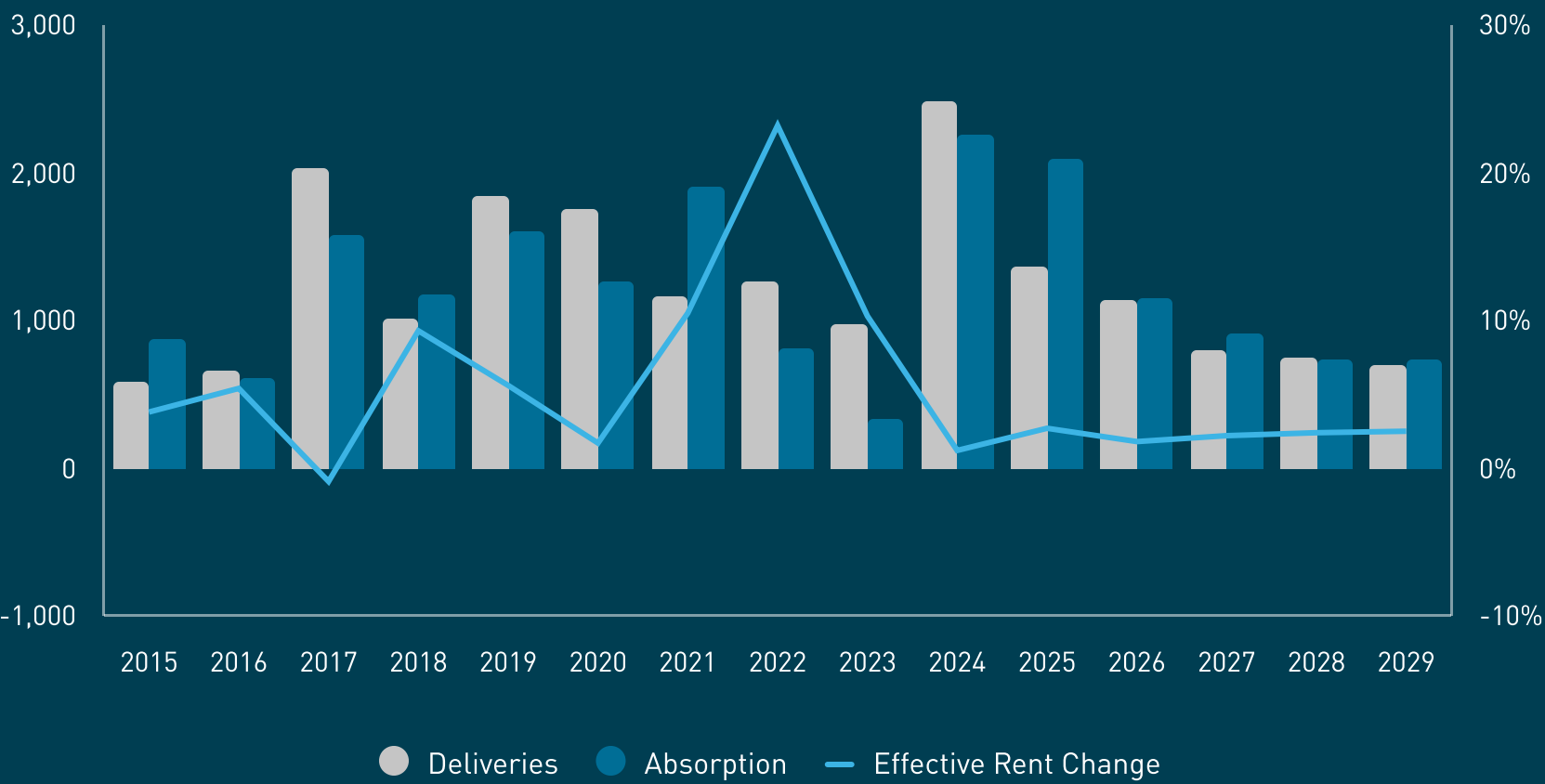
JUNE 2025

2.9%



30 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage



2025 Year to Date

DELIVERIES
646 UNITS

ABSORPTION
1,177 UNITS



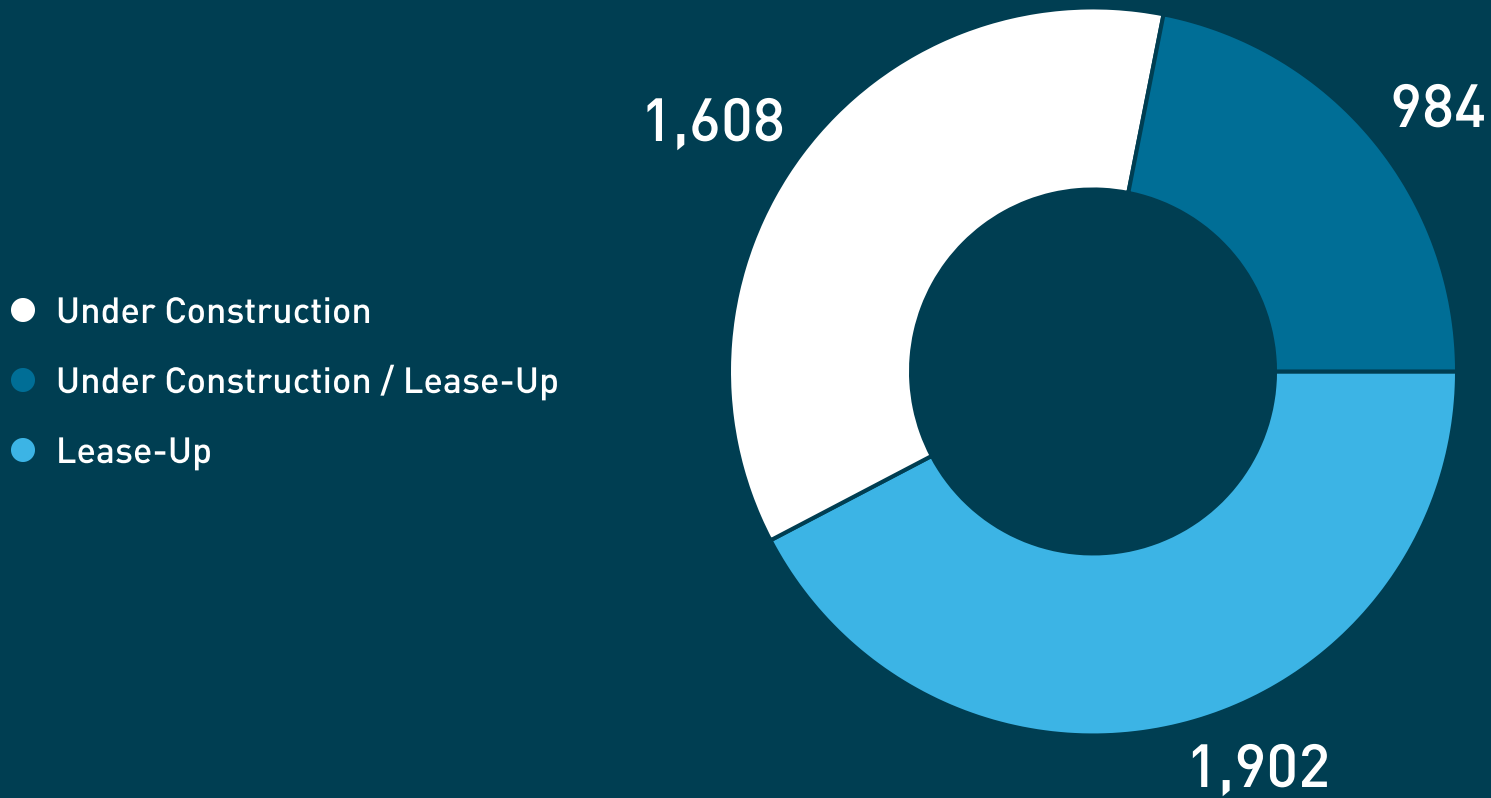
2025 Total*

DELIVERIES
1,364 UNITS

ABSORPTION
2,091 UNITS

*Projected

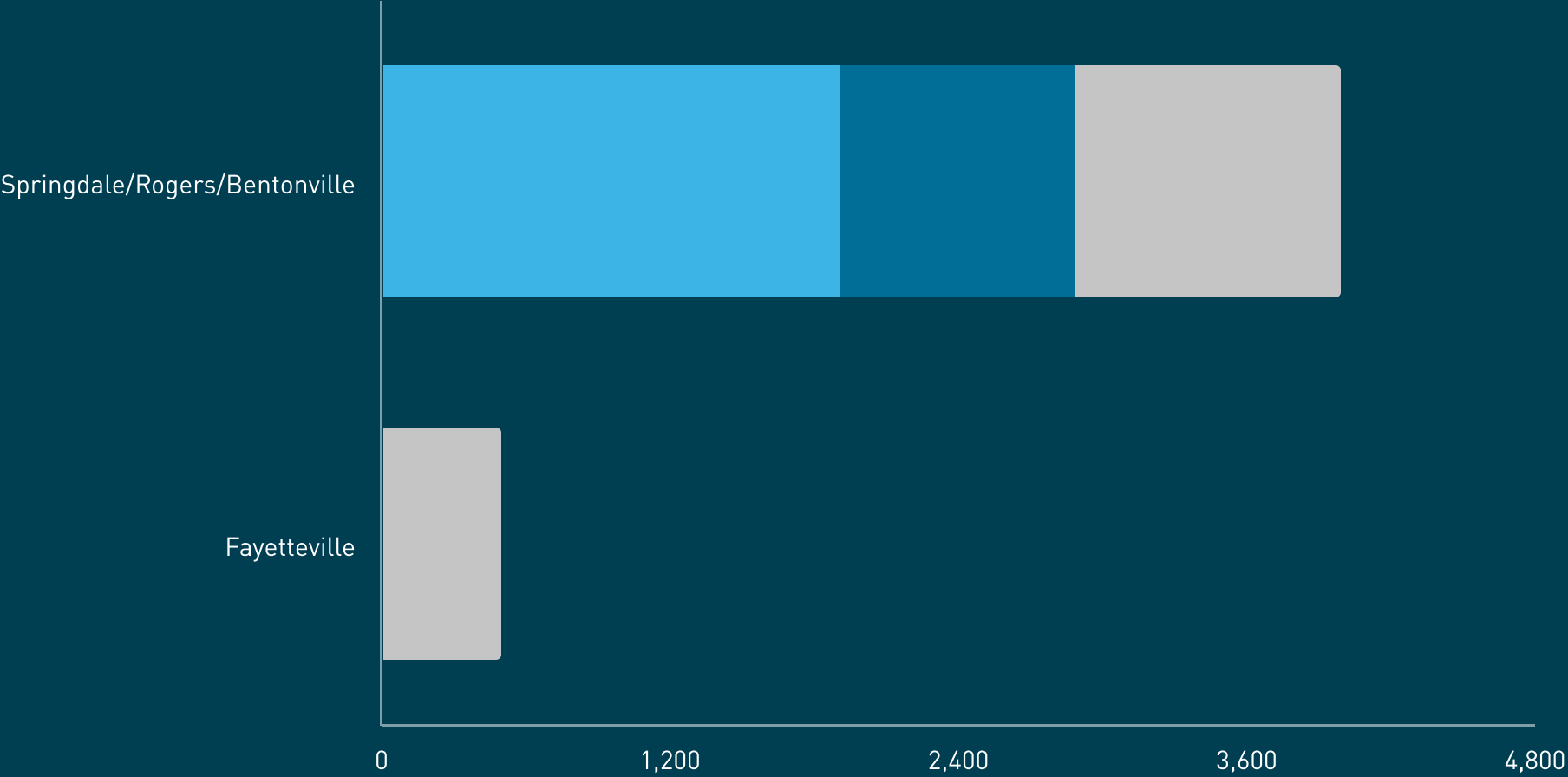
Northwest Arkansas Pipeline



Source: RealPage

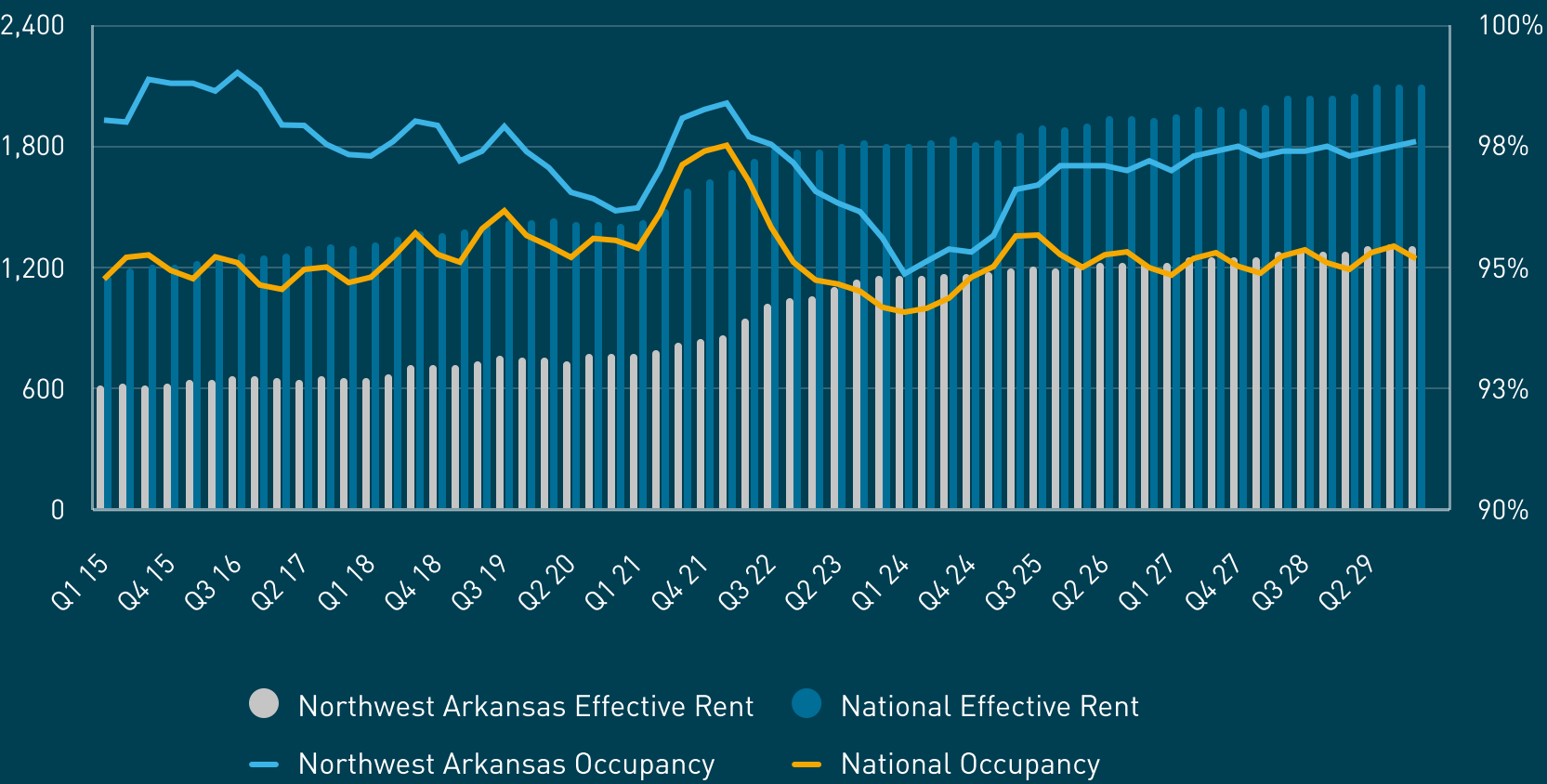
Submarket Pipelines

- Under Construction
- Under Construction/Lease-Up
- Lease-Up



Source: RealPage

Northwest Arkansas vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$1,200



3.7% YOY

Occupancy

Q2 2025
96.6%



150 BPS YOY

Source: RealPage

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.

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Fayetteville	97.1%	70	\$1,123	3.9%
Springdale/Rogers/Bentonville	96.5%	180	\$1,224	3.3%

Source: RealPage



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