



Avoca, Arkansas.

Current market data.

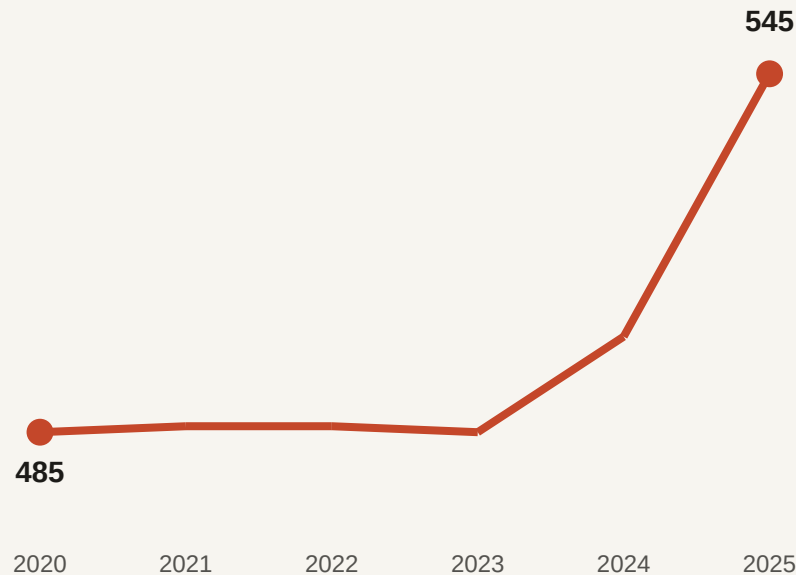
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.4% since 2020.

545

people, the 247th-largest of Arkansas's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.6%

of 147 jobs located in Avoca are filled by in-commuters.



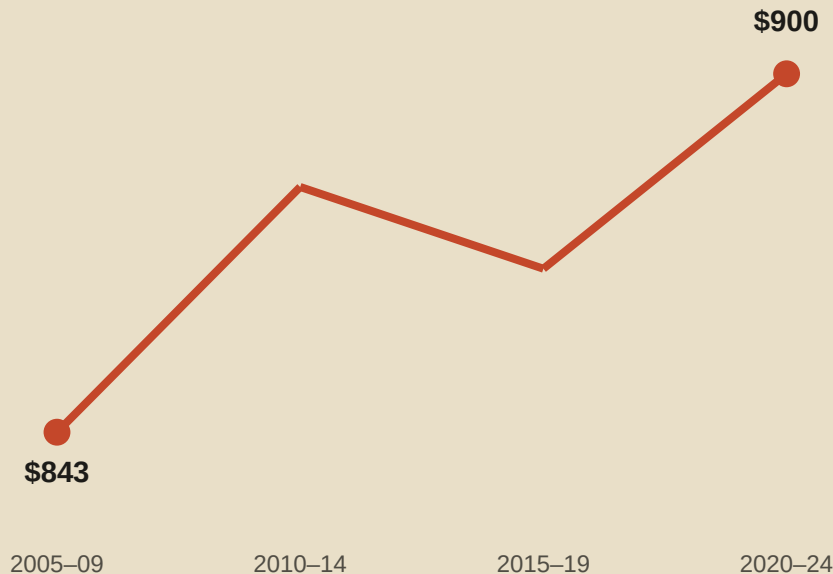
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 7%
since the 2005–2009
survey, before inflation.

\$900

a month. Arkansas's median is \$947.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,198 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 213.15

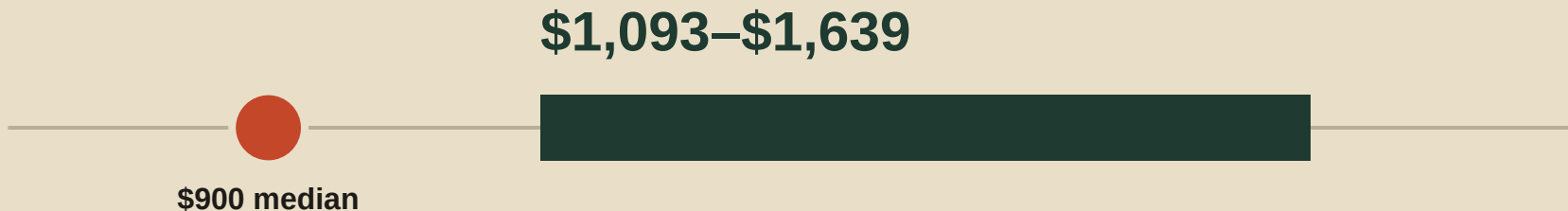
\$1,105

TRACT 213.08

\$2,303

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

25

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 256 homes here.

0–1

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 25% more than Arkansas's.

\$235,500

median home value in Avoca.

Avoca



\$235,500

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS AVOCA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ar/avocal**](https://almanacdata.ai/e/ar/avocal)

The Almanac · your hyper-diligent research partner