



Bella Vista, Arkansas.

Current market data.

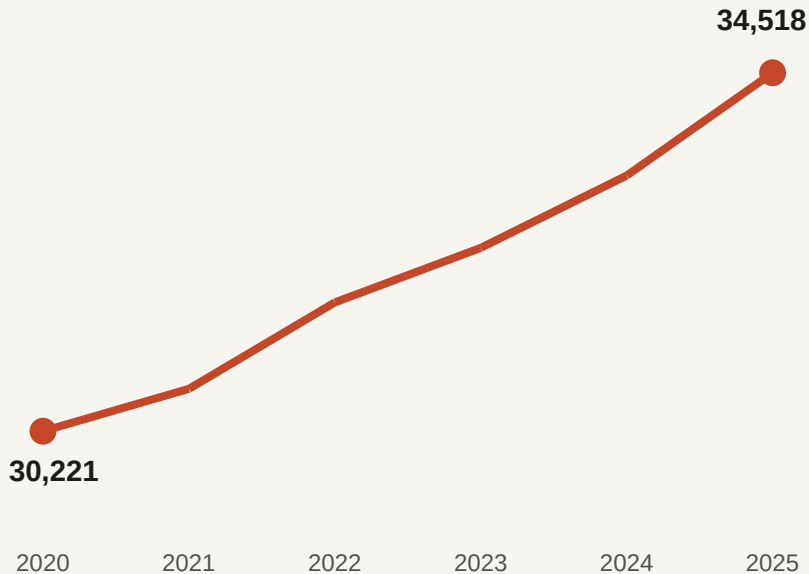
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.2% since 2020.

34,518

people, the 13th-largest of Arkansas's cities and towns.

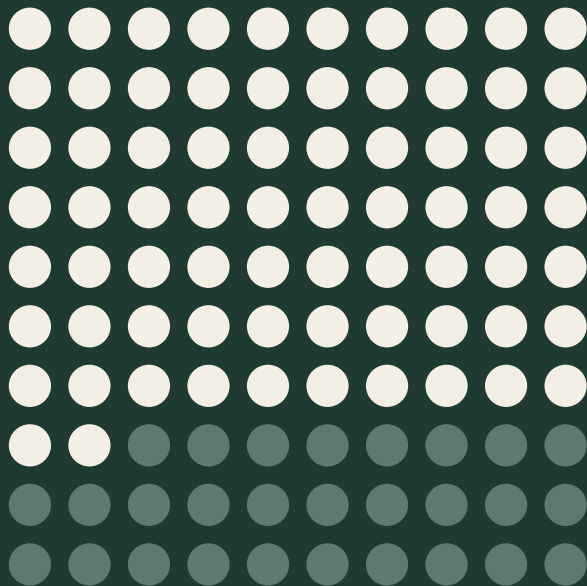


THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

71.6%

of 2,792 jobs located in Bella Vista are filled by in-commuters.



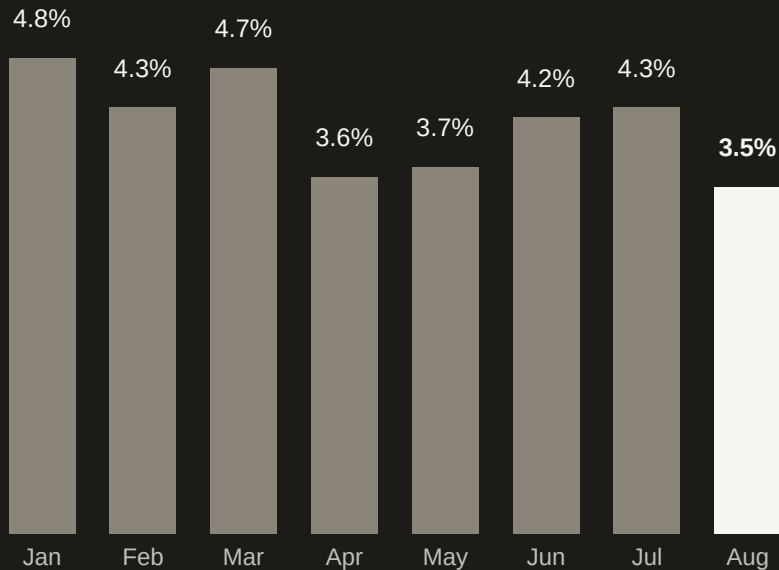
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
3.5%.

3.5%

in August 2026, the latest month released. A year earlier it was 4.1%.

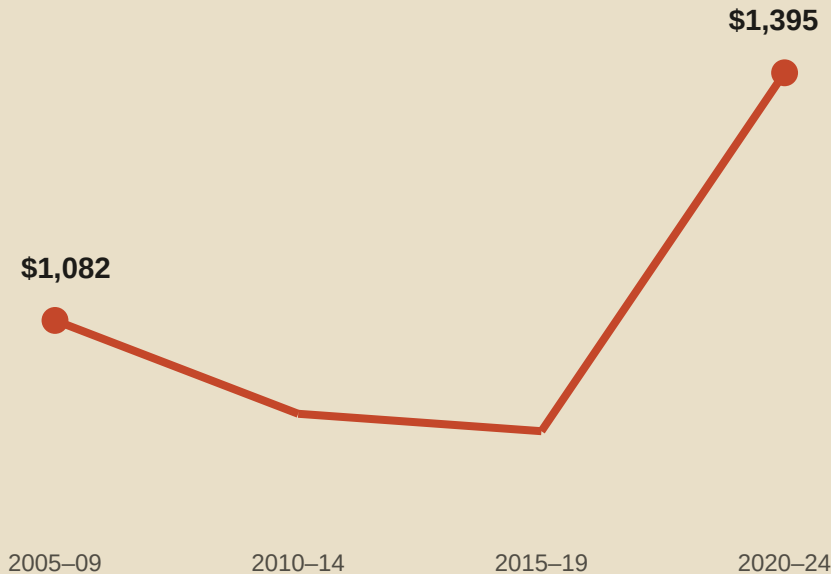


RENT

Median rent is up 29%
since the 2005–2009
survey, before inflation.

\$1,395

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

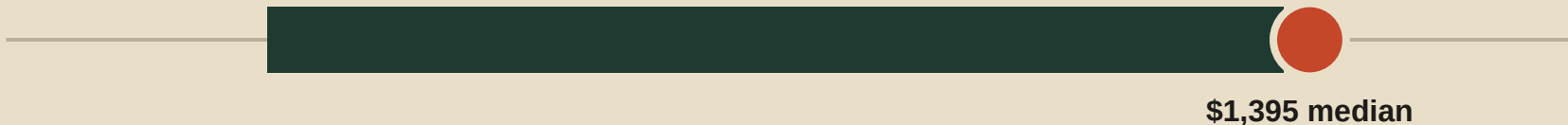
TRACT 213.08

\$2,303

ROOM TO BUILD

The median rent is above what local wages can carry.

\$922–\$1,383



is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

4,289

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 14,514 homes here.

17–28

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



HOME VALUE

**A median home costs 58%
more than Arkansas's.**

\$296,700

median home value in Bella Vista.

Bella Vista



\$296,700

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS BELLA VISTA'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/bella-vista/**](https://almanacdata.ai/e/ar/bella-vista/)

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