



Bull Shoals, Arkansas.

Current market data.

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

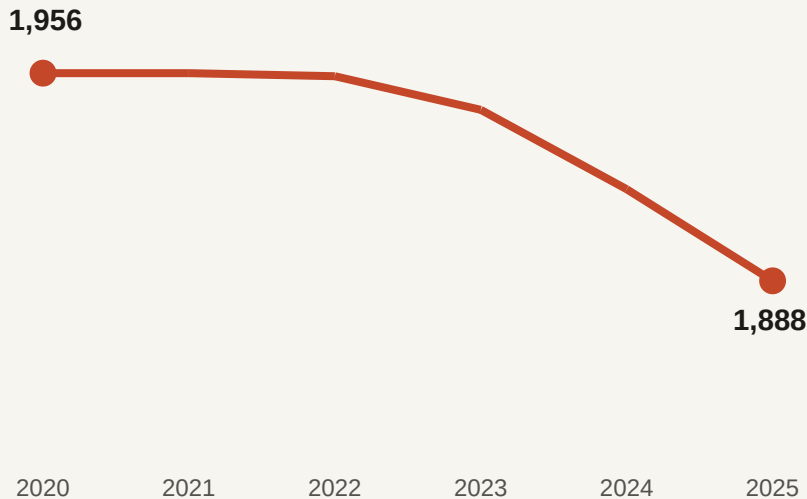


POPULATION

Down 3.5% since 2020.

1,888

people, the 139th-largest of Arkansas's cities and towns.

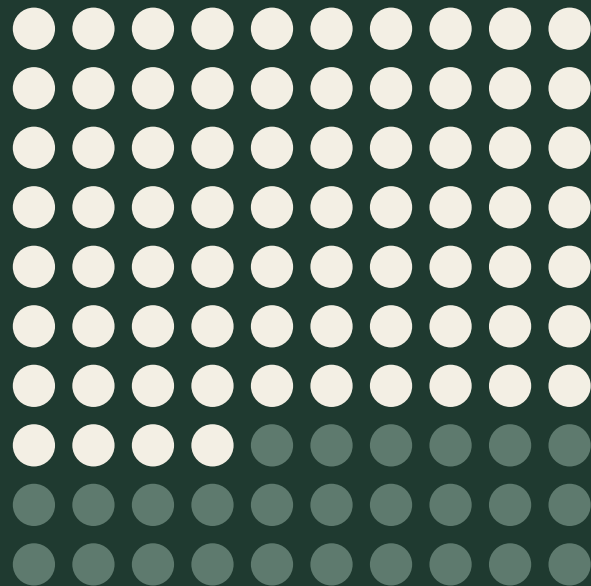


THE WORKDAY

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

73.6%

of 197 jobs located in Bull Shoals are filled by in-commuters.



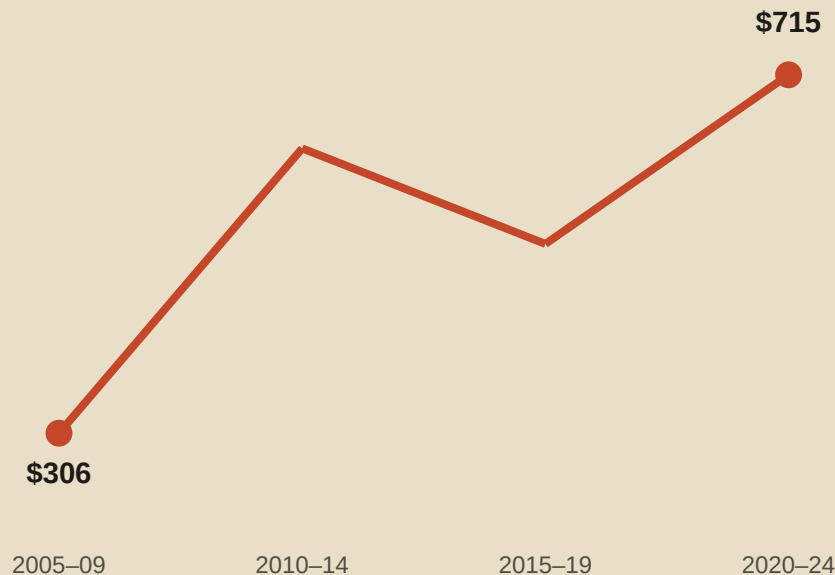
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 134%
since the 2005–2009
survey, before inflation.

\$715

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



THE SEAM

Cross one tract line and median rent jumps \$106.

A \$106 gap between neighbors, the sharpest rent edge between adjacent tracts in Marion County.

TRACT 9602.01

\$725

TRACT 9601

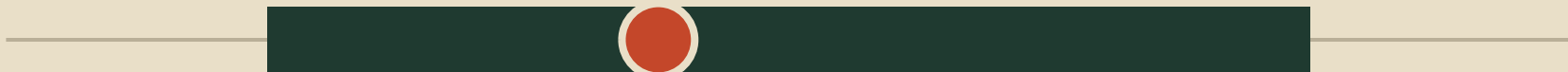
\$831



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$602–\$903



\$715 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 1,202 homes here.

1–2

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



HOME VALUE

A median home costs 16% less than Arkansas's.

\$158,100

median home value in Bull Shoals.

Bull Shoals



\$158,100

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS BULL SHOALS'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/bull-shoals/

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