



Cotter, Arkansas.

Current market data.

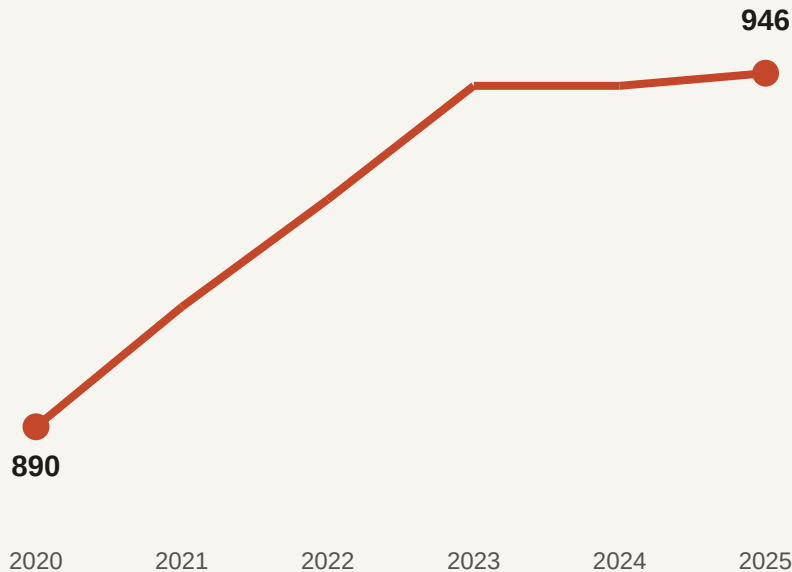
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.3% since 2020.

946

people, the 188th-largest of Arkansas's cities and towns.



THE WORKDAY

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

93.9%

of 196 jobs located in Cotter are filled by in-commuters.



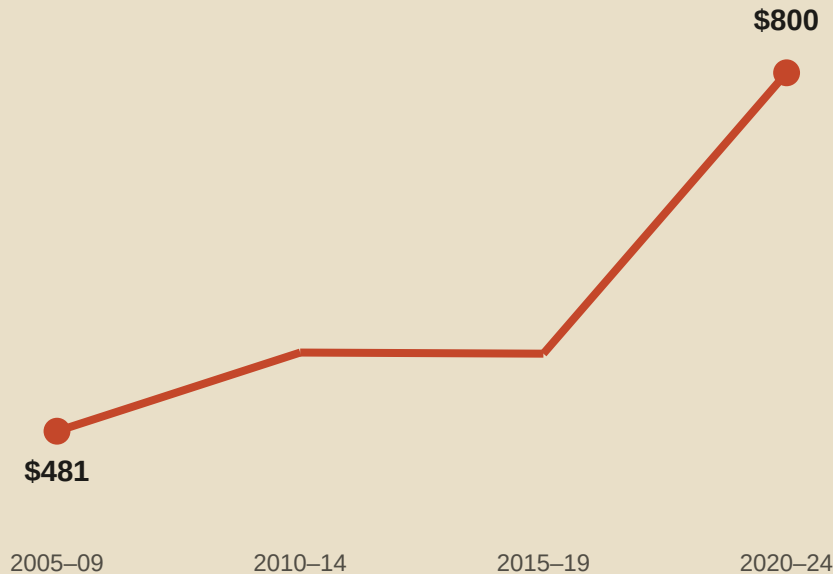
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$800

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





THE SEAM

Cross one tract line and median rent jumps \$412.

A \$412 gap between neighbors, the sharpest rent edge between adjacent tracts in Baxter County.

TRACT 9509

\$743

TRACT 9504

\$1,155

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.

36

homes permitted, 2022–2025

17%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 656 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 3% more than Arkansas's.

\$193,100

median home value in Cotter.

Cotter



Arkansas



U.S.



THAT WAS COTTER'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/cotter/**](https://almanacdata.ai/e/ar/cotter/)

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