Diaz, Arkansas.

Current market data.

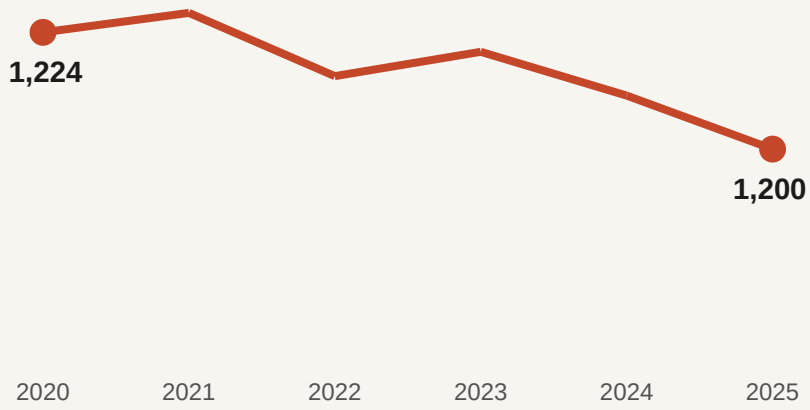
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

1,200

people, the 170th-largest of Arkansas's cities and towns.



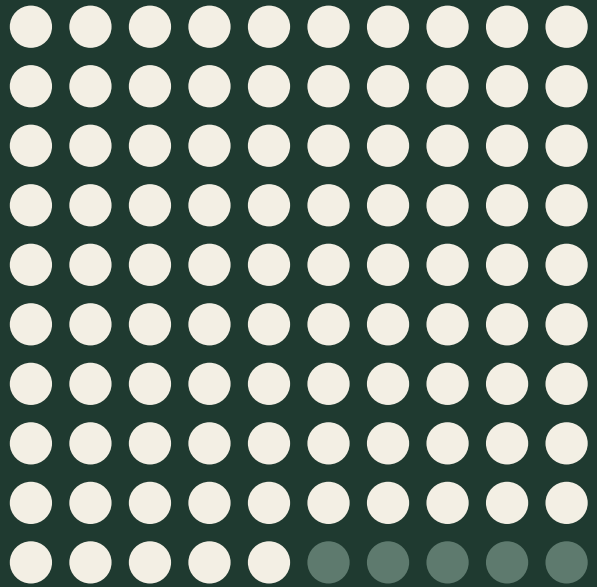
Source: Census Population Estimates, 2025

THE WORKDAY

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

95.2%

of 526 jobs located in Diaz are filled by in-commuters.



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

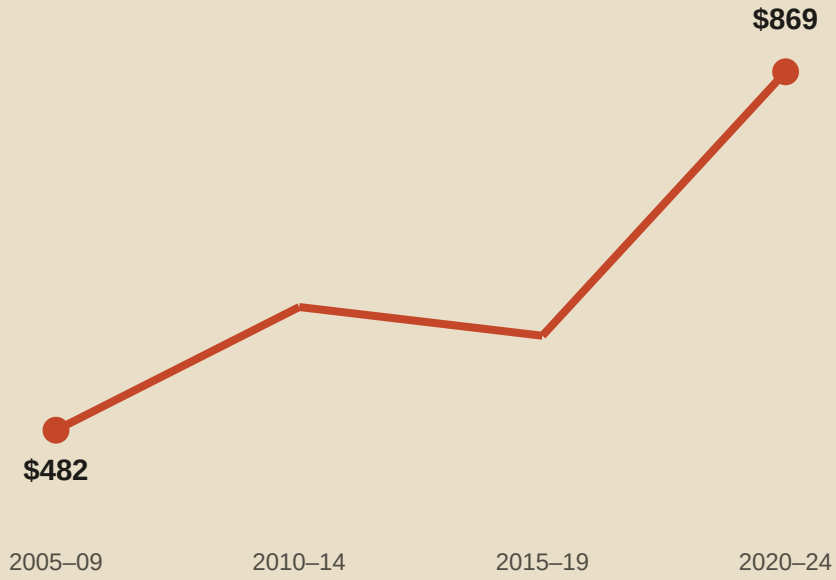
Source: Census LEHD LODES, 2023

RENT

Median rent is up 80% since the 2005–2009 survey, before inflation.

$869

a month. Arkansas's median is $947.

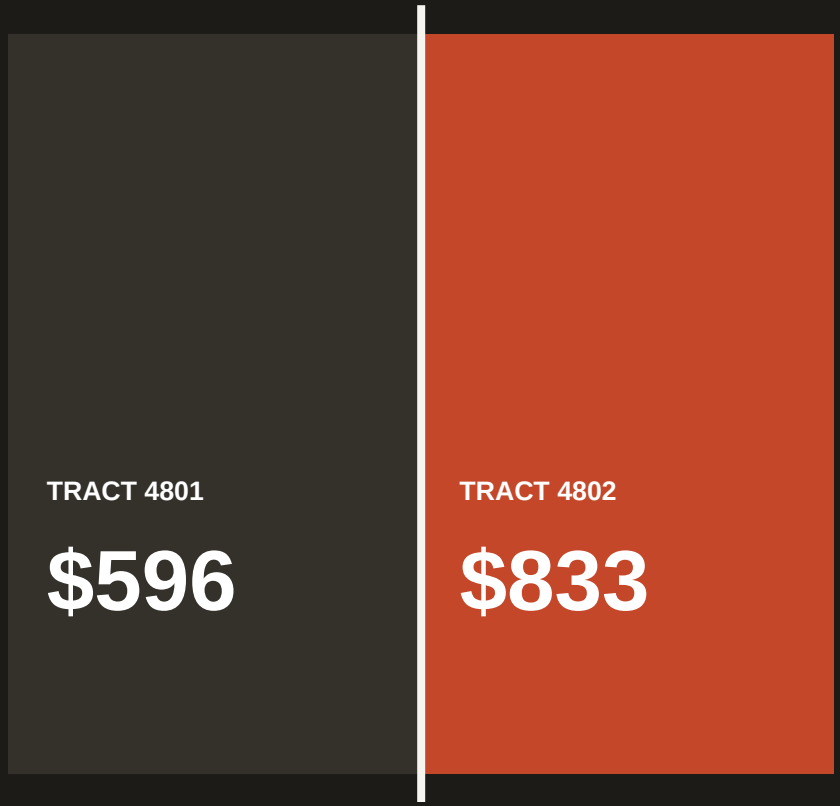


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $237.

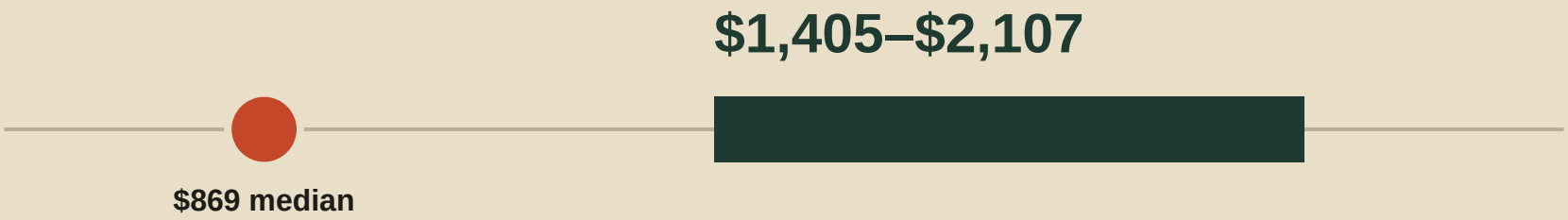
A $237 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

8

homes permitted, 2022–2025

0%

of those were in multifamily buildings

84%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 617 homes here.

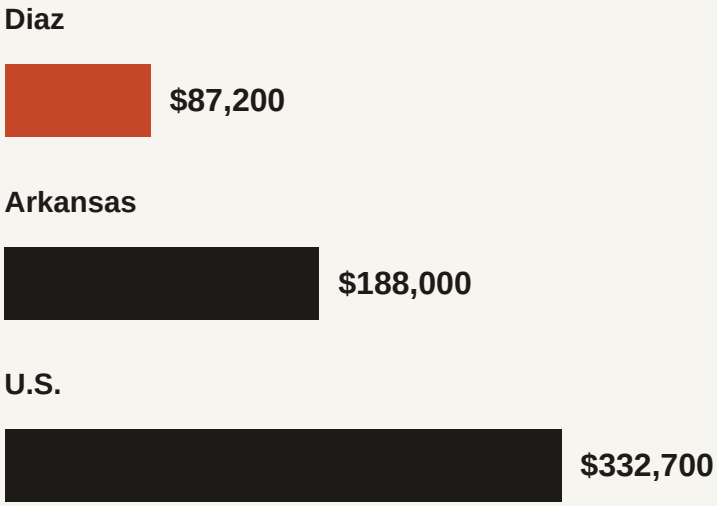
1–5

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 54% less than Arkansas's.



$87,200

median home value in Diaz.

Source: Census ACS 5-year, 2020-2024

THAT WAS DIAZ'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/diaz/**