



Fayetteville, Arkansas.

Current market data.

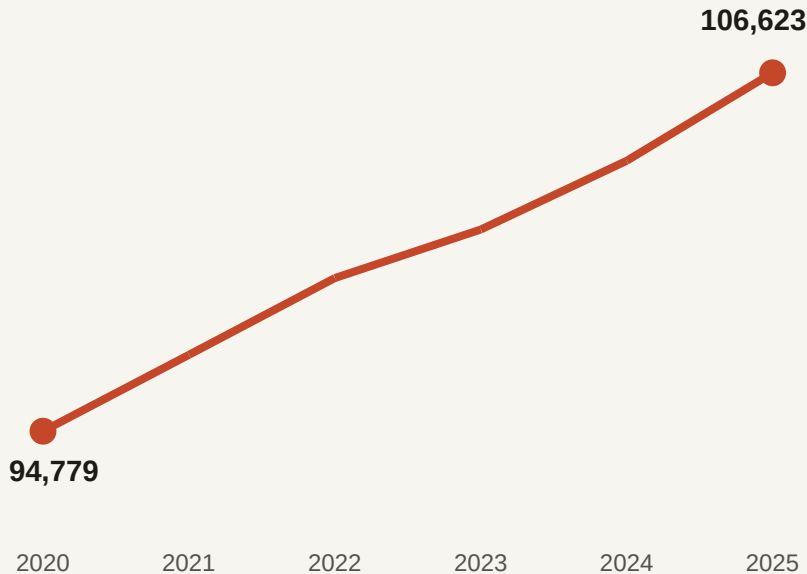
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.5% since 2020.

106,623

people, the 2nd-largest of Arkansas's cities and towns.



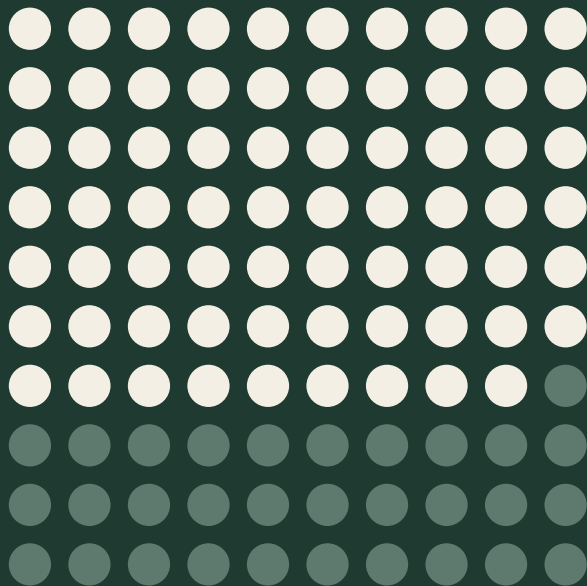
THE WORKDAY

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

68.5%

of 64,596 jobs located in Fayetteville are filled by in-commuters.

Source: Census LEHD LODES, 2023



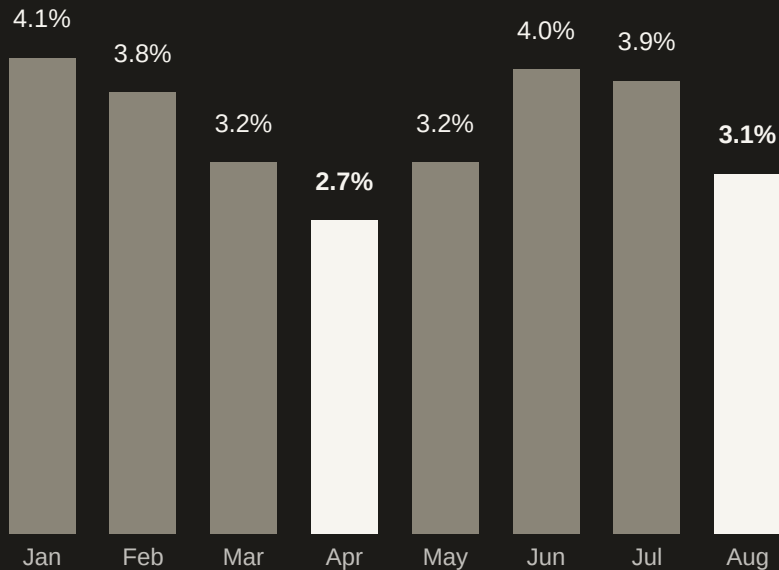
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.7%.

3.1%

in August 2026, the latest month released. A year earlier it was 3.7%.

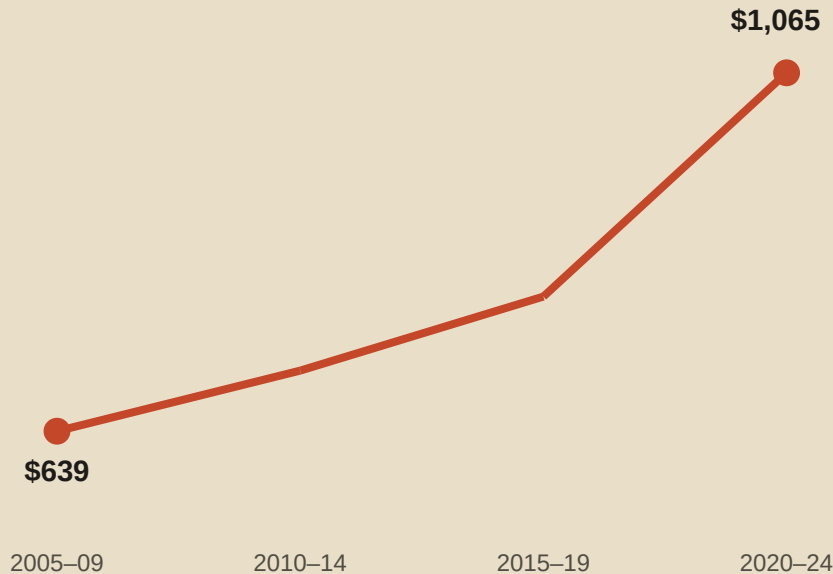


RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$1,065

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





THE SEAM

Cross one tract line and median rent jumps \$723.

A \$723 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 110.06

\$1,073

TRACT 105.20

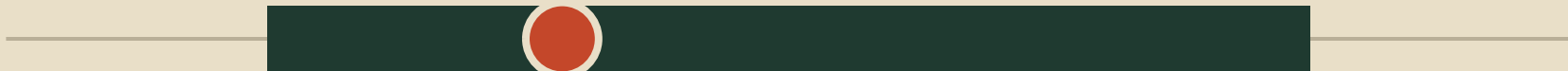
\$1,796



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$933–\$1,399



\$1,065 median

is the monthly rent range local workforce wages support.

BUILDING

54% of the housing here was built before 2000.

11,655

homes permitted in ten years,
2016–2025

45%

of those were in multifamily
buildings

54%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 45,303 homes here.

257–646

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



HOME VALUE

A median home costs 86%
more than Arkansas's.

\$349,600

median home value in Fayetteville.

Fayetteville



\$349,600

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS FAYETTEVILLE'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/fayetteville/

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