



Gassville, Arkansas.

Current market data.

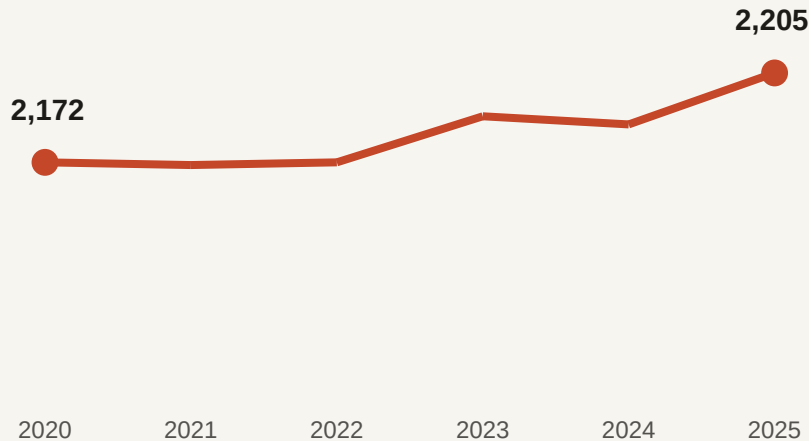
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

2,205

people, the 128th-largest of Arkansas's cities and towns.



THE WORKDAY

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

90.9%

of 406 jobs located in Gassville are filled by in-commuters.



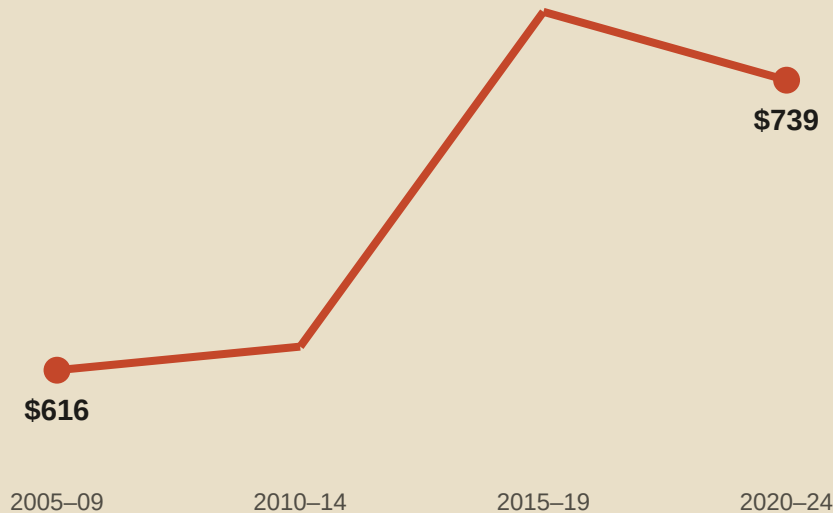
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 20%
since the 2005–2009
survey, before inflation.

\$739

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

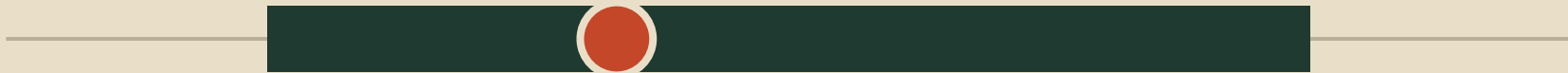
\$1,155



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$633–\$949



\$739 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

20

homes permitted, 2022–2025

45%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 914 homes here.

2–4

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



HOME VALUE

A median home costs 24% less than Arkansas's.

\$142,700

median home value in Gassville.

Gassville



\$142,700

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS GASSVILLE'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/gassville/

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