



Melbourne, Arkansas.

Current market data.

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

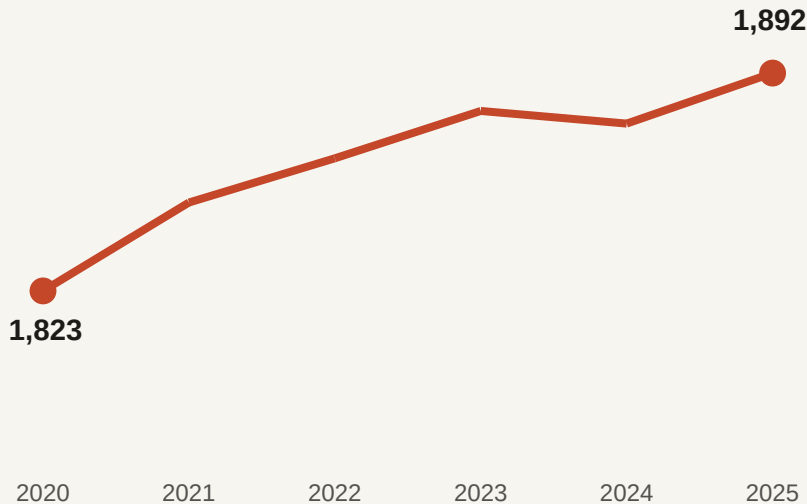


POPULATION

Growing. Up 3.8% since 2020.

1,892

people, the 138th-largest of Arkansas's cities and towns.



THE WORKDAY

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

87.6%

of 1,190 jobs located in Melbourne are filled by in-commuters.



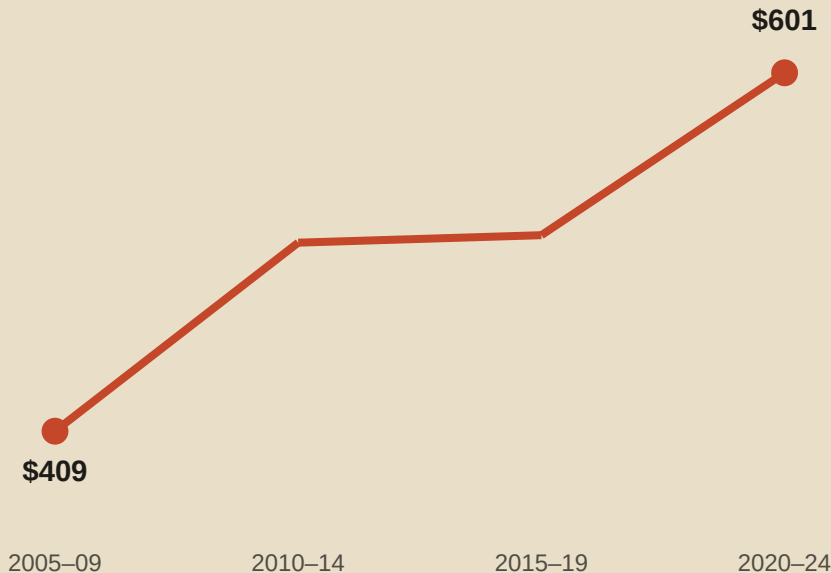
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$601

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



THE SEAM

Cross one tract line and median rent jumps \$268.

A \$268 gap between neighbors, the sharpest rent edge between adjacent tracts in Izard County.

TRACT 9604

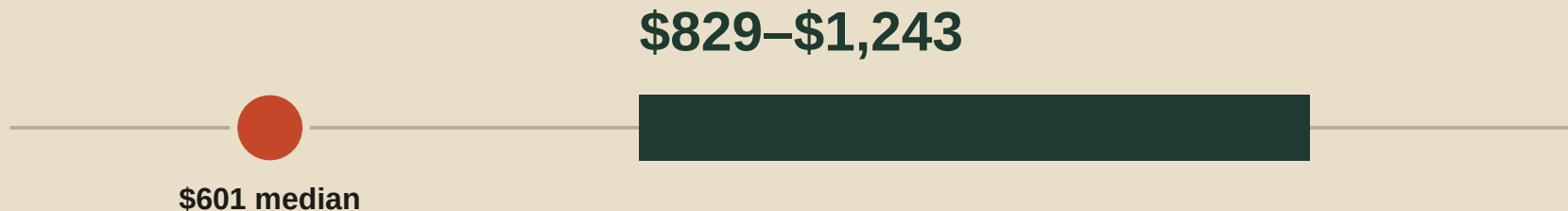
\$481

TRACT 9601

\$749

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.

0

homes permitted, 2022–2025

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 1,010 homes here.

2–12

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



HOME VALUE

A median home costs 8% less than Arkansas's.

\$172,800

median home value in Melbourne.

Melbourne



\$172,800

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS MELBOURNE'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/melbourne/**](https://almanacdata.ai/e/ar/melbourne/)

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