



Monticello, Arkansas.

Current market data.

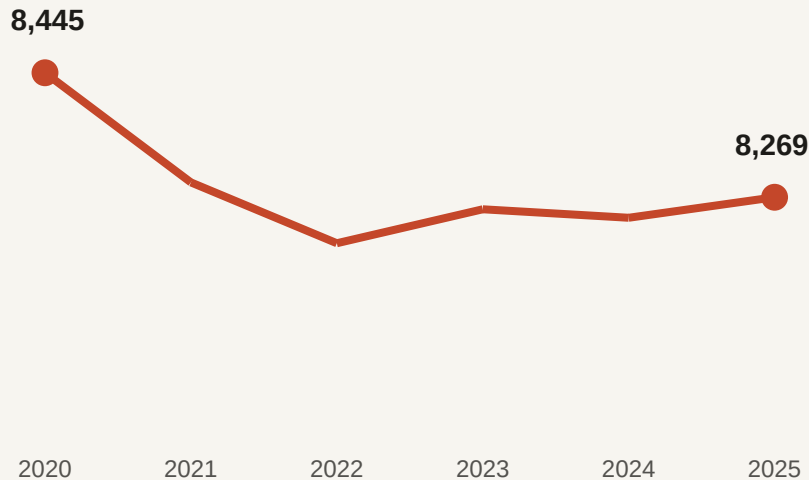
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.1% since 2020.

8,269

people, the 46th-largest of Arkansas's cities and towns.

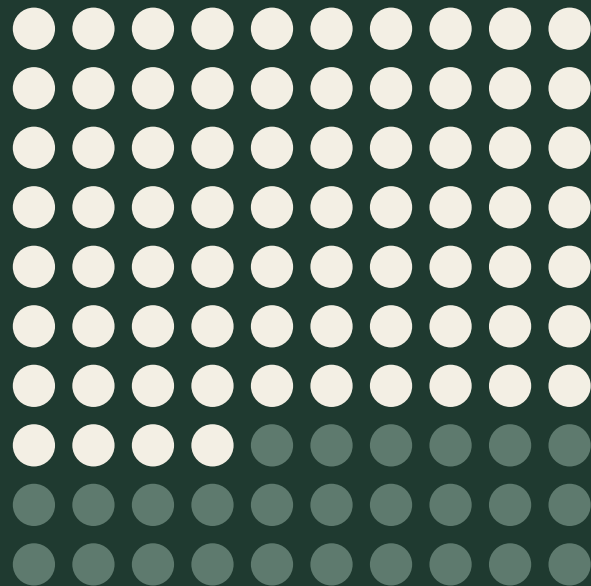


THE WORKDAY

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

73.7%

of 5,622 jobs located in Monticello are filled by in-commuters.



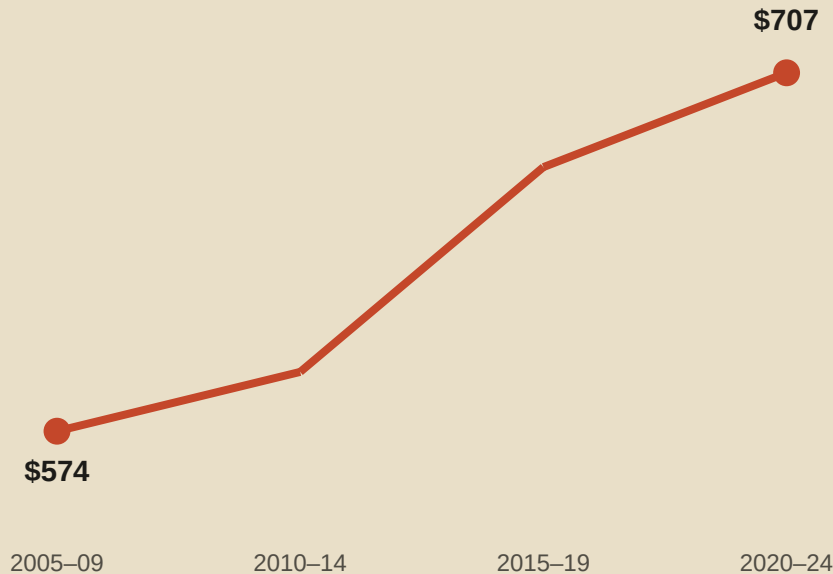
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 23%
since the 2005–2009
survey, before inflation.

\$707

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





THE SEAM

Cross one tract line and median rent jumps \$188.

A \$188 gap between neighbors, the sharpest rent edge between adjacent tracts in Drew County.

TRACT 4902

\$688

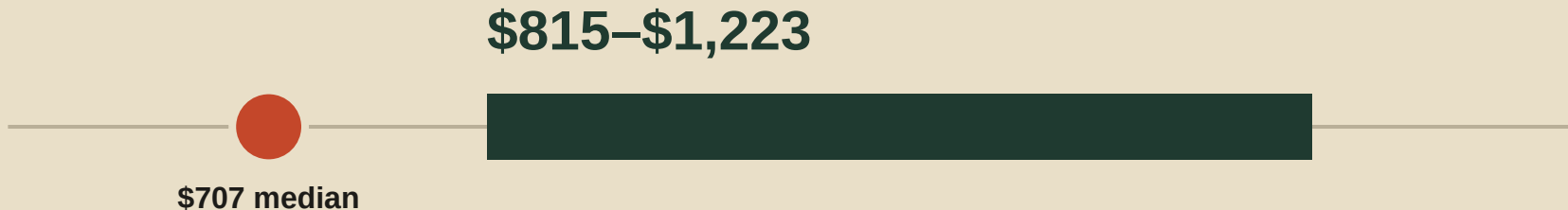
TRACT 4905

\$876



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.

89

homes permitted in ten years,
2016–2025

36%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 4,143 homes here.

18–56

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



HOME VALUE

A median home costs 27% less than Arkansas's.

\$137,500

median home value in Monticello.

Monticello



\$137,500

Arkansas



\$188,000

U.S.



\$332,700

THAT WAS MONTICELLO'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/monticello/

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