# Nashville, Arkansas.

Current market data.

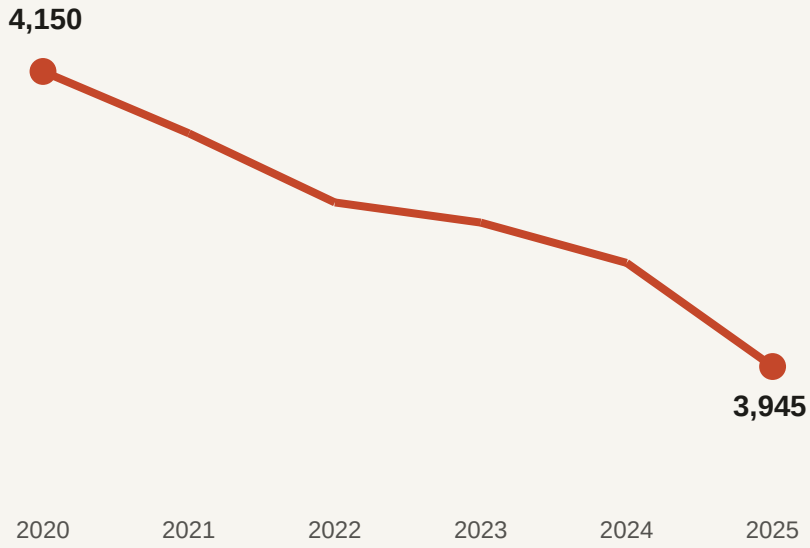
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# Down 4.9% since 2020.

**3,945**

people, the 82nd-largest of Arkansas's cities and towns.



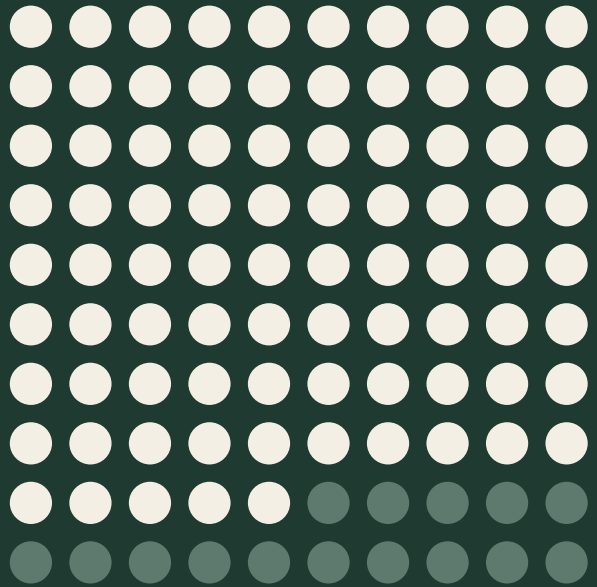

Source: Census Population Estimates, 2025

THE WORKDAY

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

**84.6%**

of 3,805 jobs located in Nashville are filled by in-commuters.



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

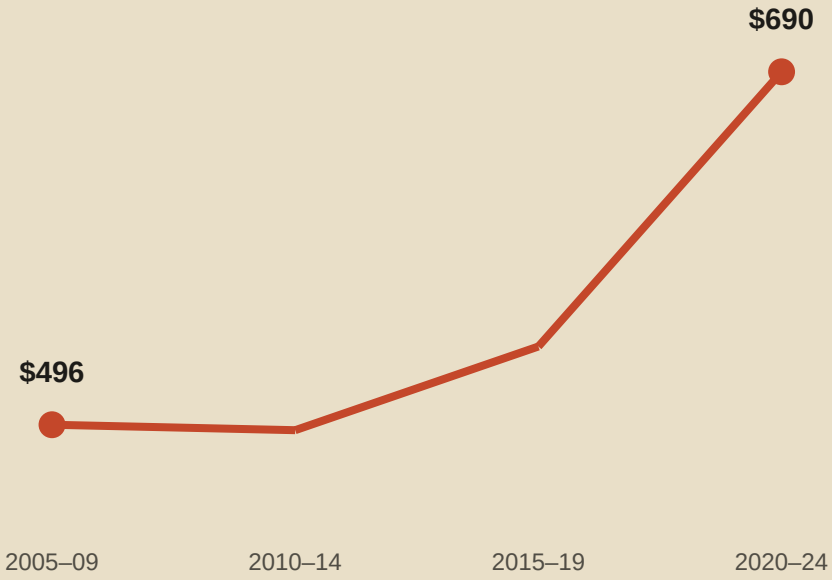
Source: Census LEHD LODES, 2023

RENT

# Median rent is up 39% since the 2005–2009 survey, before inflation.

**$690**

a month. Arkansas's median is $947.

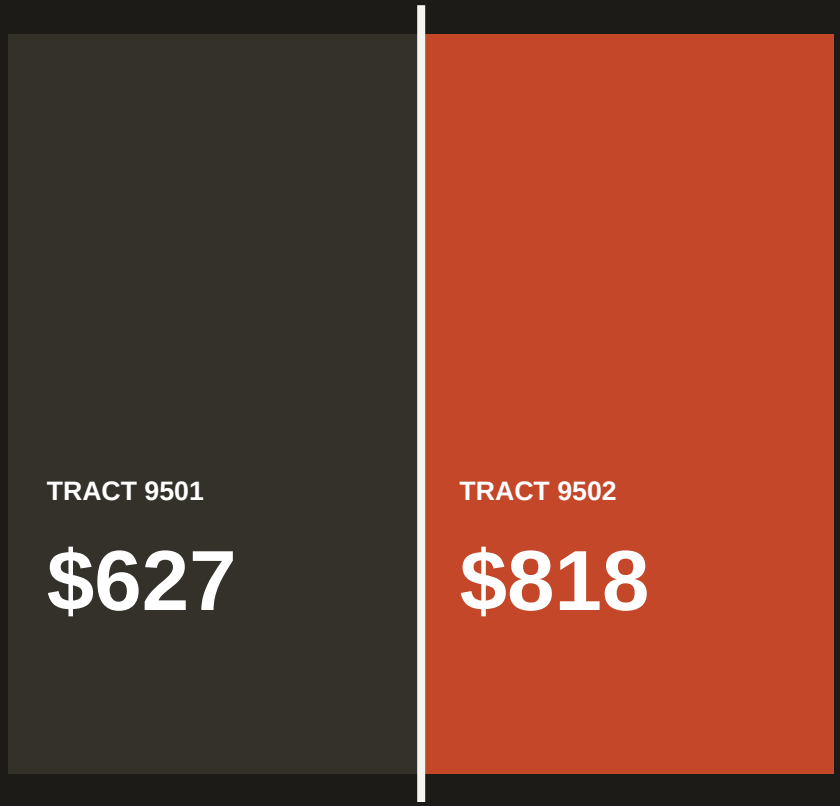



Source: Census ACS 5-year, 2020-2024

THE SEAM

# Cross one tract line and median rent jumps $191.

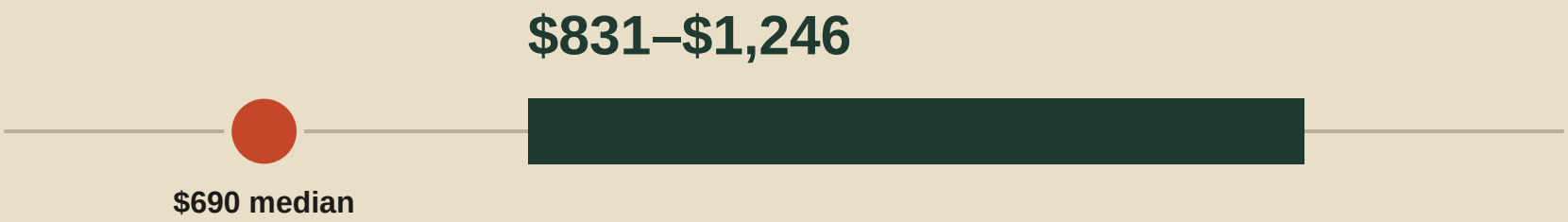
A $191 gap between neighbors, the sharpest rent edge between adjacent tracts in Howard County.




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.

**16**

homes permitted in ten years, 2016–2025

**0%**

of those were in multifamily buildings

**91%**

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.2–1.9% to the 1,996 homes here.

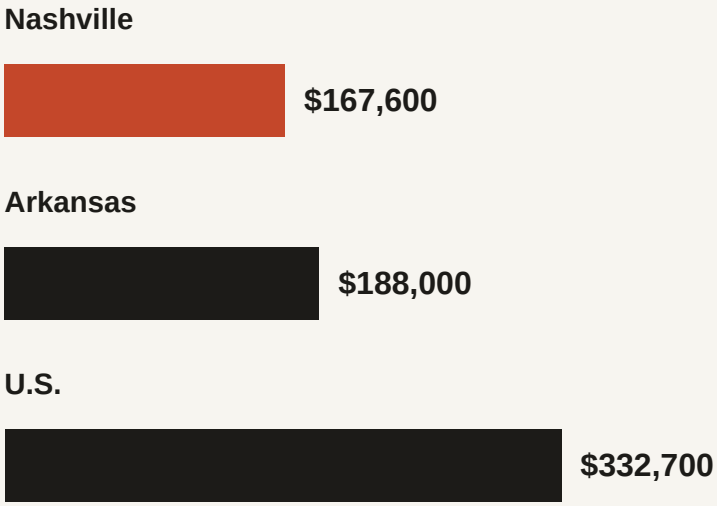
**4–38**

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 11% less than Arkansas's.




# $167,600

median home value in Nashville.

Source: Census ACS 5-year, 2020-2024

THAT WAS NASHVILLE'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/nashville/**