



Executive Summary

Bentonville City, AR 2
Bentonville City, AR (0505320)
Geography: Place

Prepared by Esri

	Bentonville c...
Population	
2010 Population	36,494
2020 Population	54,213
2022 Population	58,082
2027 Population	63,062
2010-2020 Annual Rate	4.04%
2020-2022 Annual Rate	3.11%
2022-2027 Annual Rate	1.66%
2022 Male Population	49.6%
2022 Female Population	50.4%
2022 Median Age	33.3

In the identified area, the current year population is 58,082. In 2020, the Census count in the area was 54,213. The rate of change since 2020 was 3.11% annually. The five-year projection for the population in the area is 63,062 representing a change of 1.66% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.7%
2022 Black Alone	2.8%
2022 American Indian/Alaska Native Alone	1.2%
2022 Asian Alone	14.7%
2022 Pacific Islander Alone	0.4%
2022 Other Race	4.2%
2022 Two or More Races	10.0%
2022 Hispanic Origin (Any Race)	10.4%

Persons of Hispanic origin represent 10.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	106
2010 Households	13,784
2020 Households	20,492
2022 Households	21,870
2027 Households	23,753
2010-2020 Annual Rate	4.04%
2020-2022 Annual Rate	2.93%
2022-2027 Annual Rate	1.67%
2022 Average Household Size	2.62

The household count in this area has changed from 20,492 in 2020 to 21,870 in the current year, a change of 2.93% annually. The five-year projection of households is 23,753, a change of 1.67% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2020. The number of families in the current year is 14,643 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income

2022 Percent of Income for Mortgage 15.3%

Median Household Income

2022 Median Household Income \$91,317

2027 Median Household Income \$98,671

2022-2027 Annual Rate 1.56%

Average Household Income

2022 Average Household Income \$124,015

2027 Average Household Income \$137,714

2022-2027 Annual Rate 2.12%

Per Capita Income

2022 Per Capita Income \$46,906

2027 Per Capita Income \$52,065

2022-2027 Annual Rate 2.11%

Households by Income

Current median household income is \$91,317 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$98,671 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$124,015 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$137,714 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$46,906 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$52,065 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 166

2010 Total Housing Units 15,285

2010 Owner Occupied Housing Units 7,655

2010 Renter Occupied Housing Units 6,129

2010 Vacant Housing Units 1,501

2020 Total Housing Units 22,454

2020 Vacant Housing Units 1,962

2022 Total Housing Units 24,212

2022 Owner Occupied Housing Units 11,837

2022 Renter Occupied Housing Units 10,033

2022 Vacant Housing Units 2,342

2027 Total Housing Units 26,578

2027 Owner Occupied Housing Units 12,800

2027 Renter Occupied Housing Units 10,953

2027 Vacant Housing Units 2,825

Currently, 48.9% of the 24,212 housing units in the area are owner occupied; 41.4%, renter occupied; and 9.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 22,454 housing units in the area and 8.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.41%. Median home value in the area is \$265,282, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.37% annually to \$298,287.

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