



Alice, Texas.

Current market data.

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

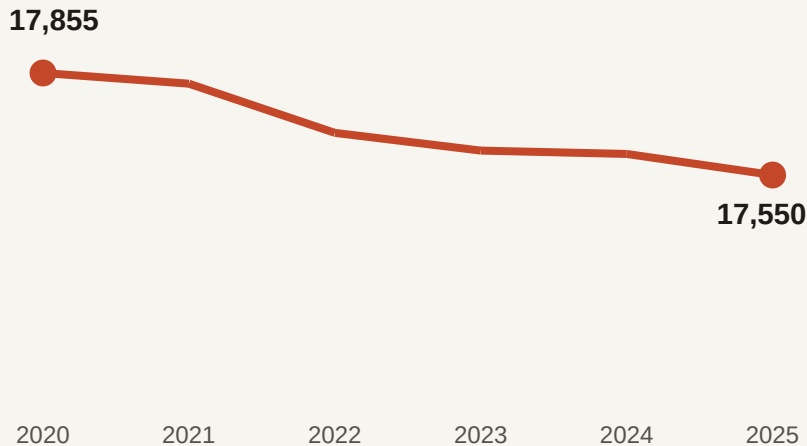


POPULATION

Down 1.7% since 2020.

17,550

people, the 172nd-largest of Texas's cities and towns.

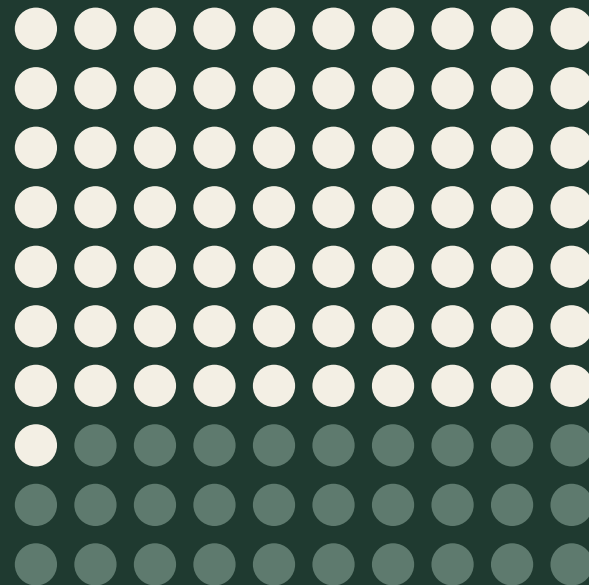


THE WORKDAY

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

70.5%

of 10,581 jobs located in Alice are filled by in-commuters.



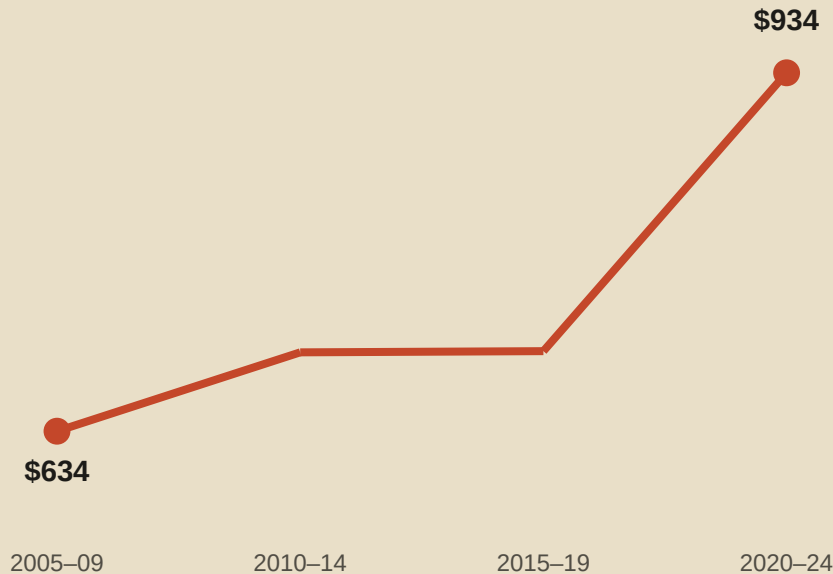
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$934

a month. Texas's median is \$1,403.





THE SEAM

Cross one tract line and median rent jumps \$258.

A \$258 gap between neighbors, the sharpest rent edge between adjacent tracts in Jim Wells County.

TRACT 9506

\$956

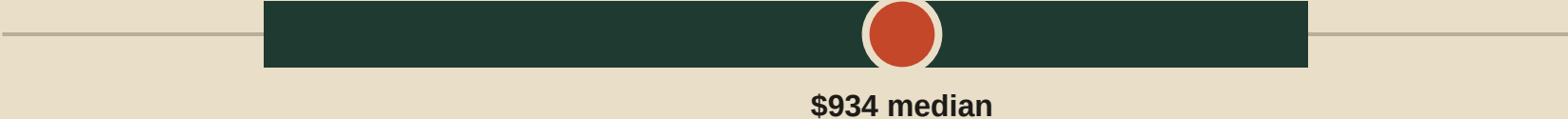
TRACT 9503.01

\$1,214

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$715–\$1,073



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 7,016 homes here.

31–106

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



HOME VALUE

A median home costs 54% less than Texas's.

\$131,100

median home value in Alice.

Alice



\$131,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS ALICE'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/tx/alice/

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