



Alvarado, Texas.

Current market data.

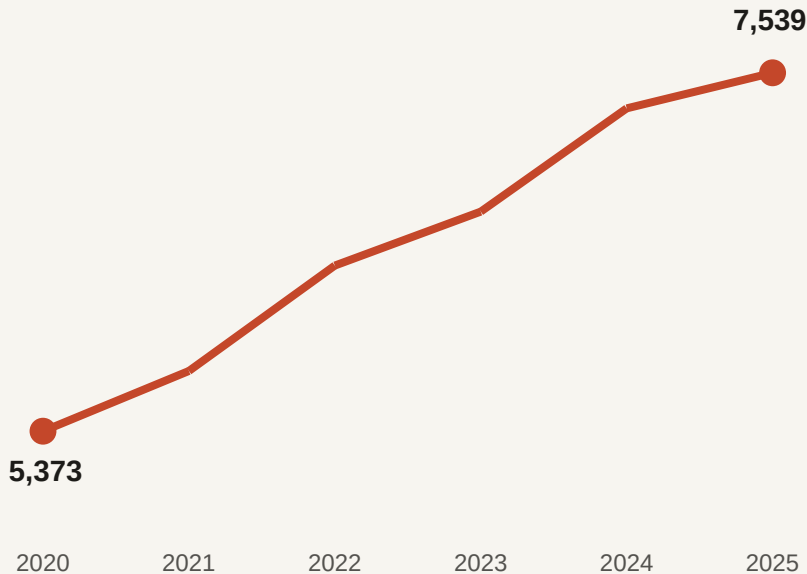
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 40.3% since 2020.

7,539

people, the 308th-largest of Texas's cities and towns.



THE WORKDAY

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

93.6%

of 3,325 jobs located in Alvarado are filled by in-commuters.



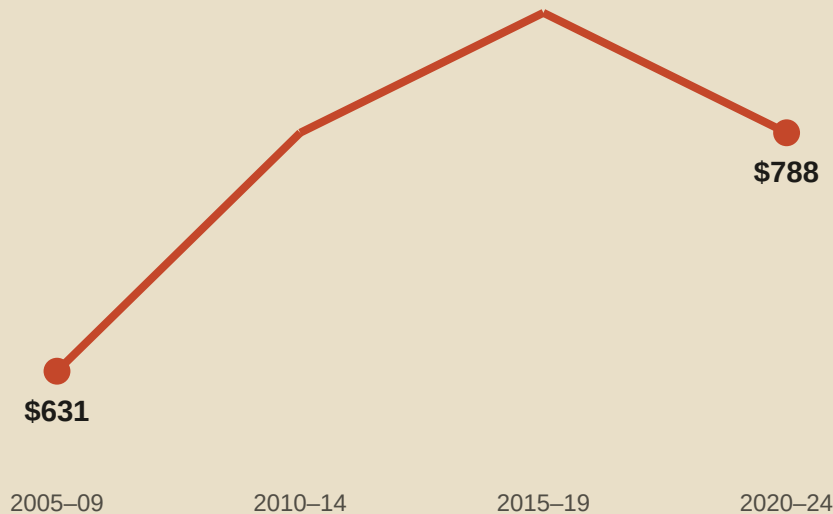
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 25%
since the 2005–2009
survey, before inflation.

\$788

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,709 gap between neighbors, the sharpest rent edge between adjacent tracts in Johnson County.

TRACT 1304.17

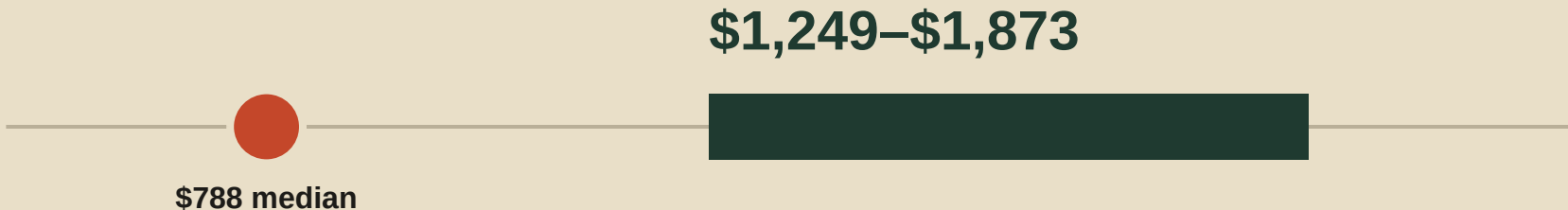
\$897

TRACT 1304.14

\$2,606

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

1,109

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

52%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 2,148 homes here.

8–33

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



HOME VALUE

A median home costs 12%
less than Texas's.

\$249,000

median home value in Alvarado.

Alvarado



\$249,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS ALVARADO'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/alvarado/

The Almanac · your hyper-diligent research partner