



Alvin, Texas.

Current market data.

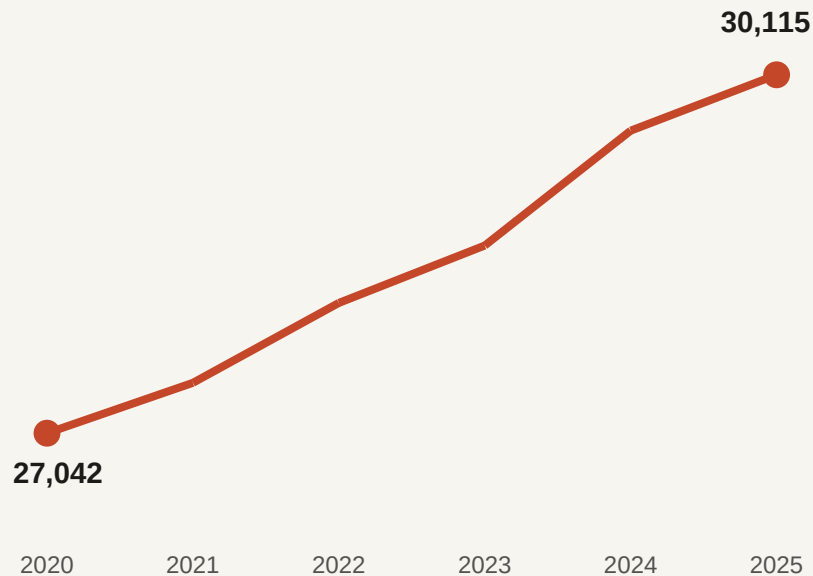
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 11.4% since
2020.**

30,115

people, the 116th-largest of Texas's cities and towns.



THE WORKDAY

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

85.9%

of 14,923 jobs located in Alvin are filled by in-commuters.



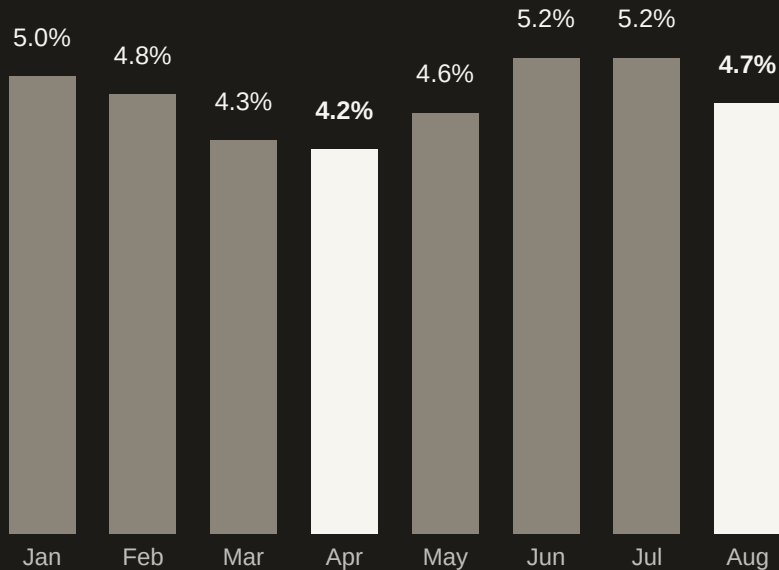
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.2%.

4.7%

in August 2026, the latest month released. A year earlier it was 5.0%.

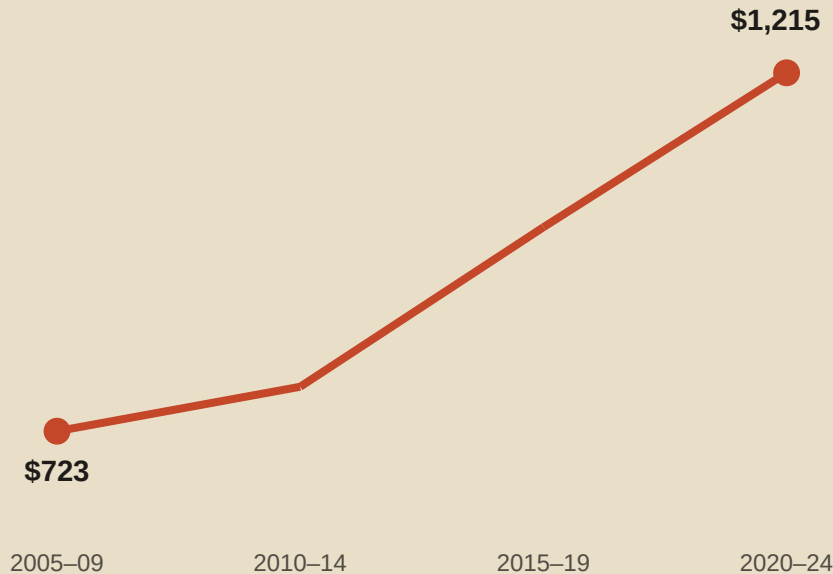


RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$1,215

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,434 gap between neighbors, the sharpest rent edge between adjacent tracts in Brazoria County.

TRACT 6607.07

\$1,466

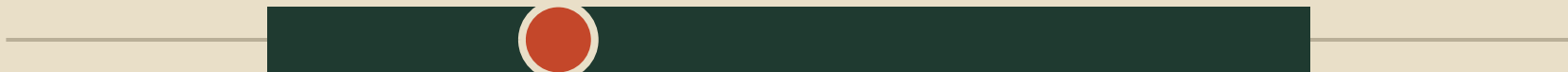
TRACT 6607.04

\$2,900

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,066–\$1,599



\$1,215 median

is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

2,335

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 12,327 homes here.

49–149

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



HOME VALUE

A median home costs 19% less than Texas's.

\$228,700

median home value in Alvin.

Alvin



\$228,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS ALVIN'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/alvin/**](https://almanacdata.ai/e/tx/alvin/)

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