



Amherst, Texas.

Current market data.

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

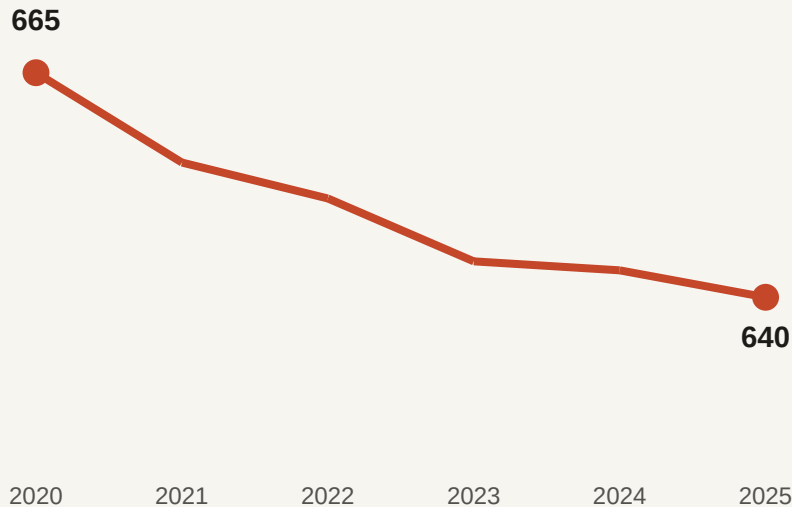


POPULATION

Down 3.8% since 2020.

640

people, the 926th-largest of Texas's cities and towns.

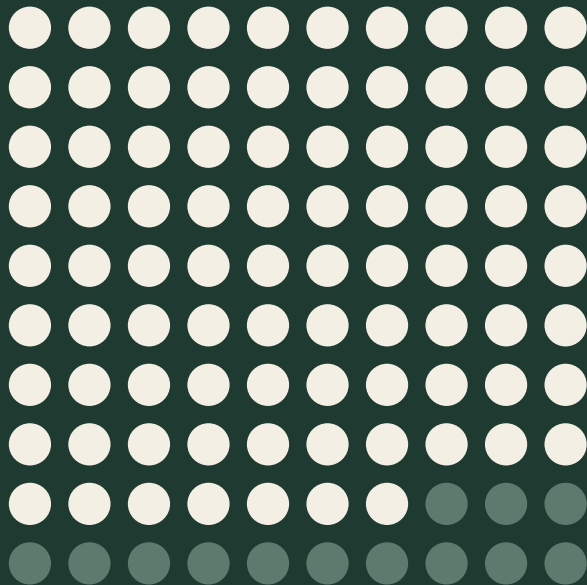


THE WORKDAY

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

87.3%

of 126 jobs located in Amherst are filled by in-commuters.



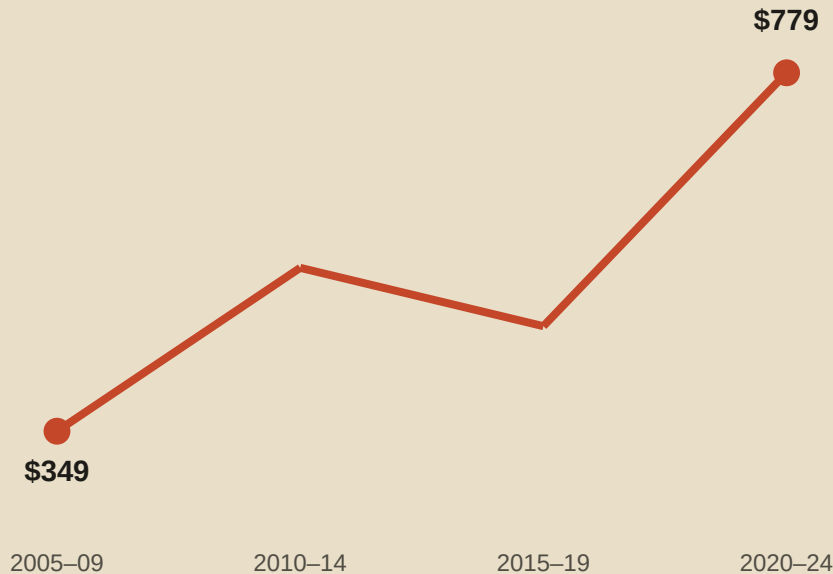
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 123%
since the 2005–2009
survey, before inflation.

\$779

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





THE SEAM

Cross one tract line and median rent jumps \$575.

A \$575 gap between neighbors, the sharpest rent edge between adjacent tracts in Lamb County.

TRACT 9503

\$698

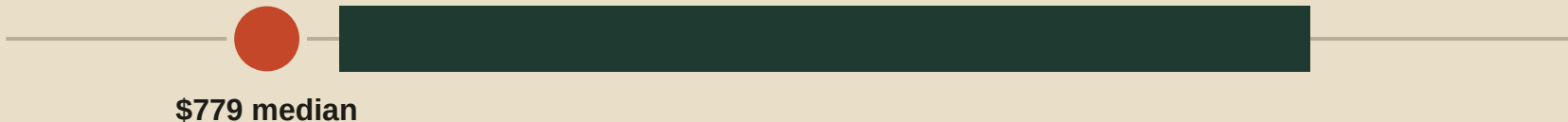
TRACT 9505

\$1,273

ROOM TO BUILD

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

\$809–\$1,213



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3% to the 296 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 87% less than Texas's.

\$35,500

median home value in Amherst.

Amherst



\$35,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS AMHERST'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/amherst/

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