



Athens, Texas.

Current market data.

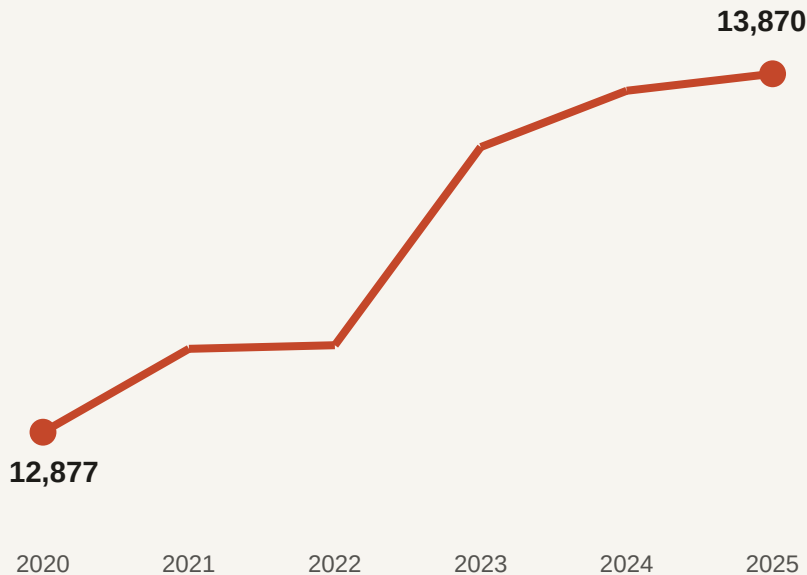
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.7% since 2020.

13,870

people, the 204th-largest of Texas's cities and towns.

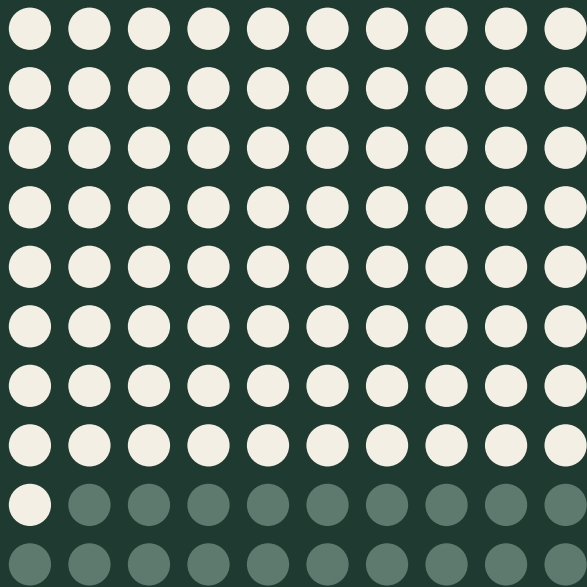


THE WORKDAY

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

80.5%

of 9,120 jobs located in Athens are filled by in-commuters.



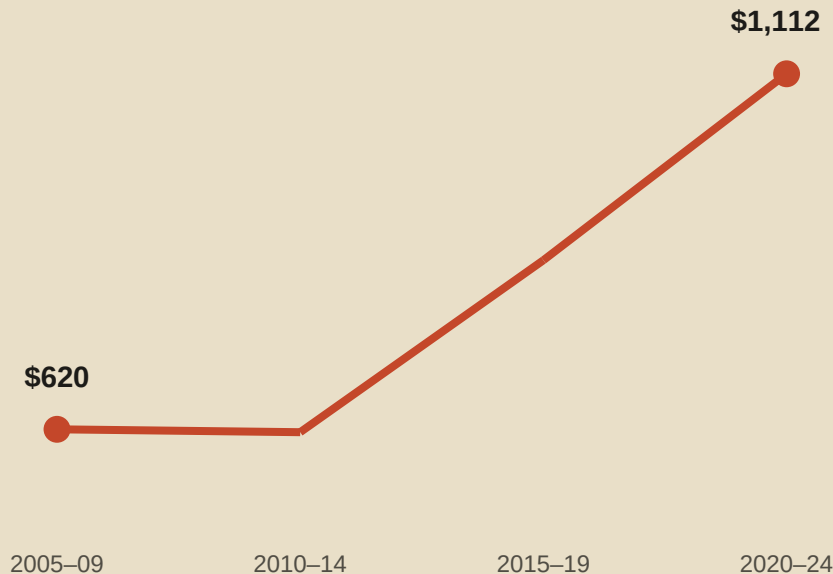
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 79%
since the 2005–2009
survey, before inflation.

\$1,112

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





THE SEAM

Cross one tract line and median rent doubles.

A \$633 gap between neighbors, the sharpest rent edge between adjacent tracts in Henderson County.

TRACT 9503.02

\$573

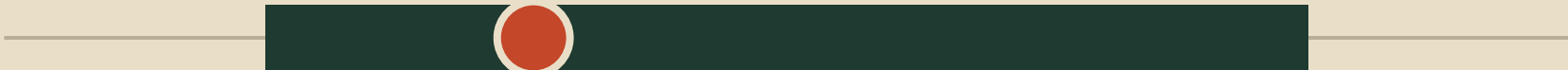
TRACT 9513

\$1,206

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$985–\$1,478



\$1,112 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

300

homes permitted, 2022–2025

78%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 5,408 homes here.

24–91

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



HOME VALUE

A median home costs 26%
less than Texas's.

\$210,800

median home value in Athens.

Athens



\$210,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS ATHENS'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/athens/

The Almanac · your hyper-diligent research partner