



Bayview, Texas.

Current market data.

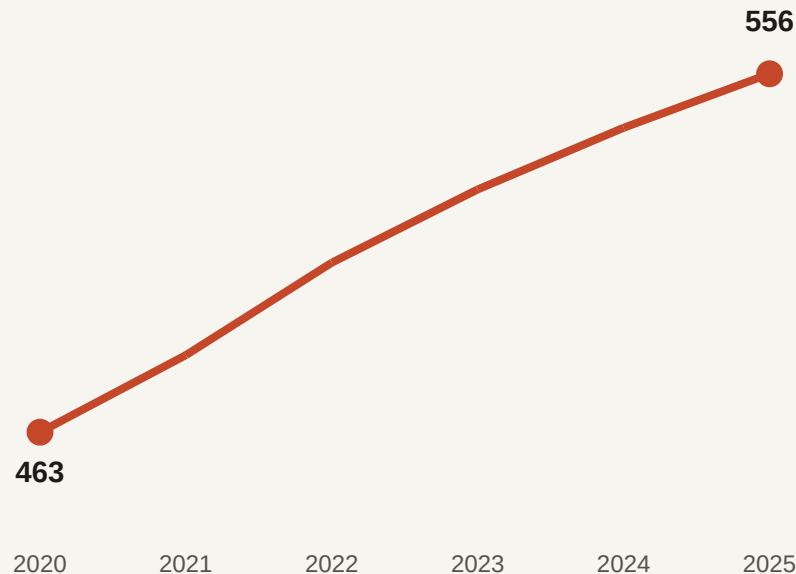
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 20.1% since
2020.**

556

people, the 951st-largest of Texas's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 52 jobs located in Bayview are filled by in-commuters.



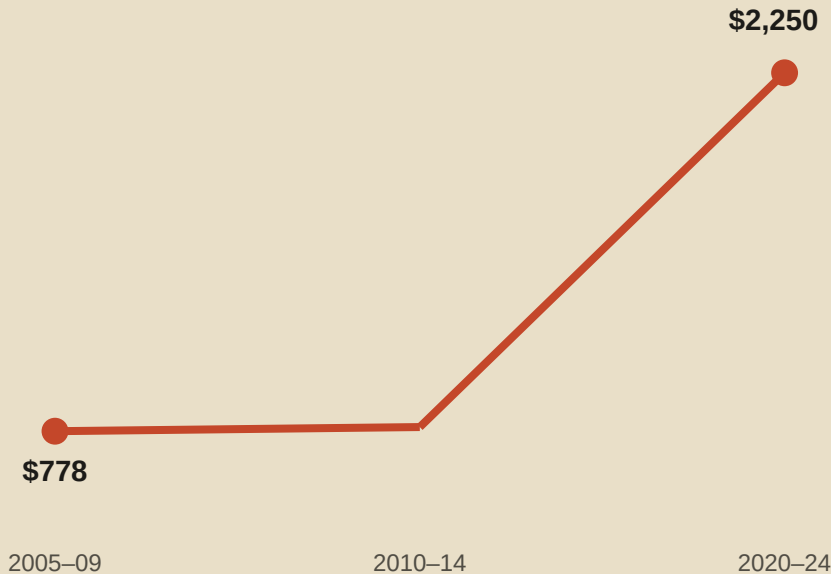
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 189%
since the 2005–2009
survey, before inflation.

\$2,250

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,138 gap between neighbors, the sharpest rent edge between adjacent tracts in Cameron County.

TRACT 126.15

\$784

TRACT 144.02

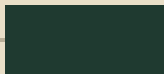
\$1,922



ROOM TO BUILD

The median rent is above what local wages can carry.

\$505–\$758



\$2,250 median

is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

76

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 351 homes here.

0–1

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



HOME VALUE

A median home costs 10% more than Texas's.

\$313,100

median home value in Bayview.

Bayview



Texas



U.S.



THAT WAS BAYVIEW'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/bayview/**](https://almanacdata.ai/e/tx/bayview/)

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