



Beach City, Texas.

Current market data.

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

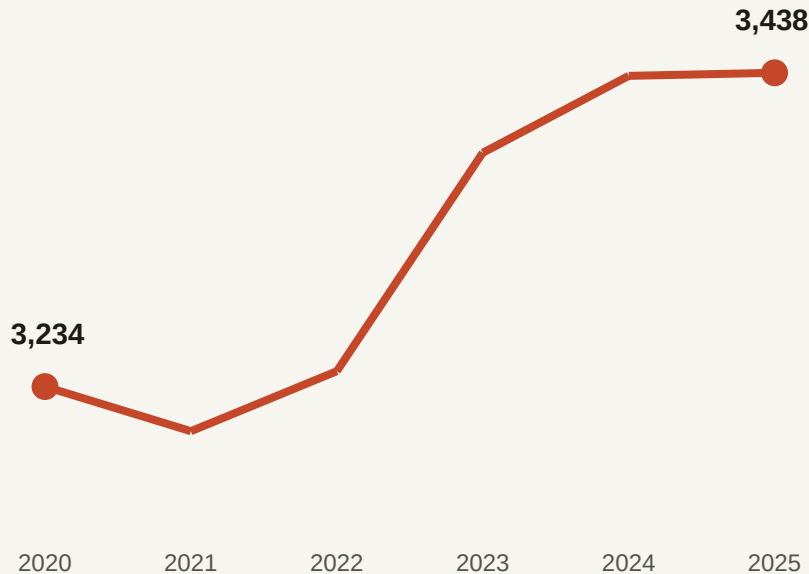


POPULATION

**Growing. Up 6.3% since
2020.**

3,438

people, the 467th-largest of Texas's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.9%

of 180 jobs located in Beach City are filled by in-commuters.



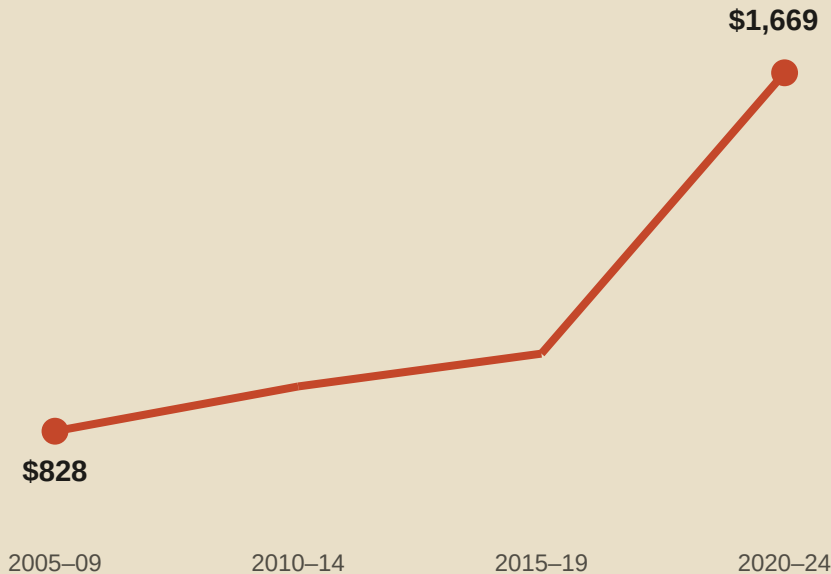
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$1,669

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





THE SEAM

Cross one tract line and median rent jumps \$417.

A \$417 gap between neighbors, the sharpest rent edge between adjacent tracts in Chambers County.

TRACT 7101

\$1,691

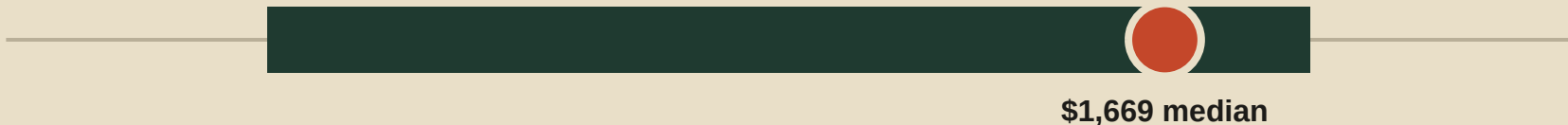
TRACT 7102.01

\$2,108

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,167–\$1,750



is the monthly rent range local workforce wages support.

BUILDING

60% of the housing here was built before 2000.

226

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

60%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1% to the 1,488 homes here.

1–2

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



HOME VALUE

A median home costs 75% more than Texas's.

\$496,900

median home value in Beach City.

Beach City



\$496,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS BEACH CITY'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/beach-city/

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