



Beaumont, Texas.

Current market data.

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

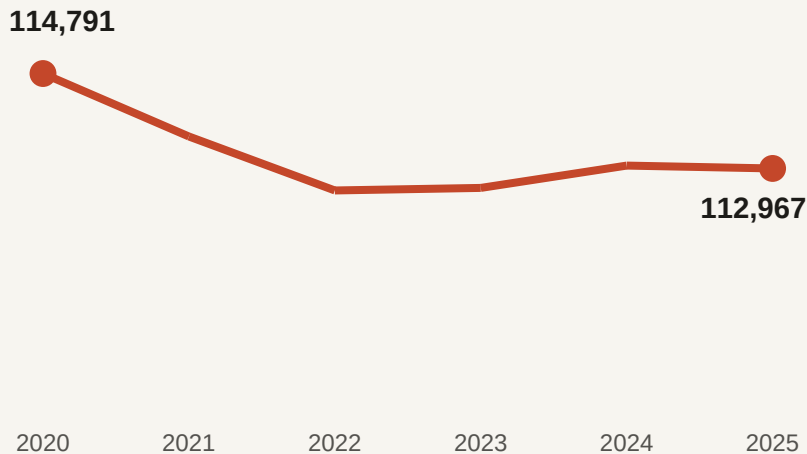


POPULATION

Down 1.6% since 2020.

112,967

people, the 39th-largest of Texas's cities and towns.

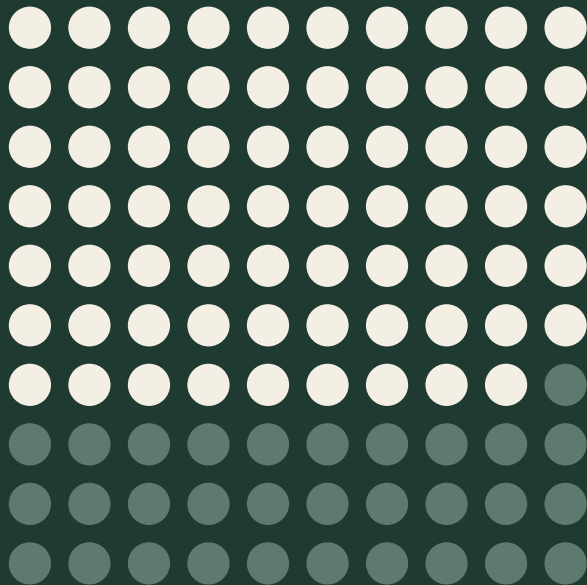


THE WORKDAY

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

68.7%

of 65,955 jobs located in Beaumont are filled by in-commuters.



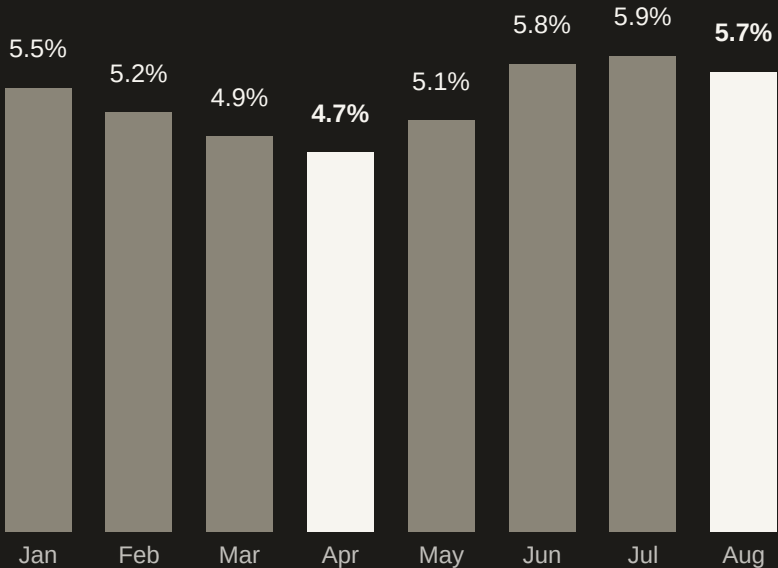
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.7%.

5.7%

in August 2026, the latest month released. A year earlier it was 5.5%.

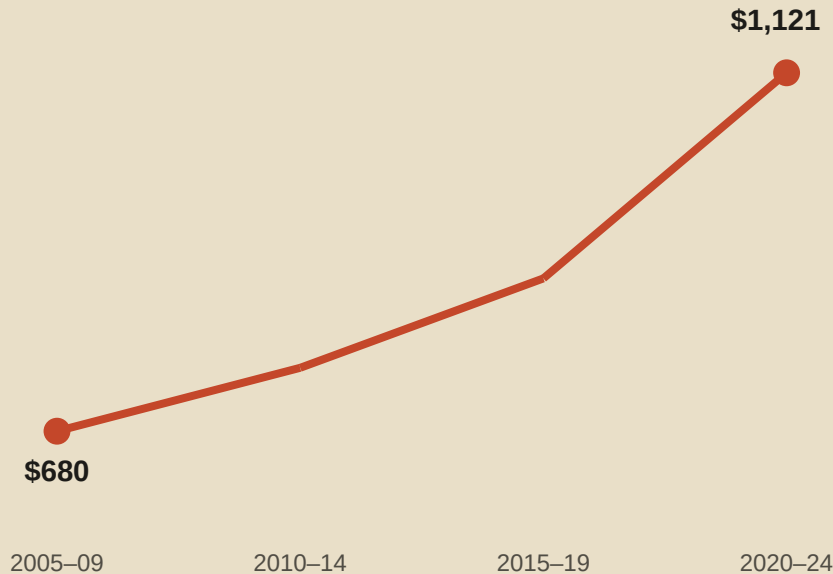


RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,121

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,482 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 70.03

\$363

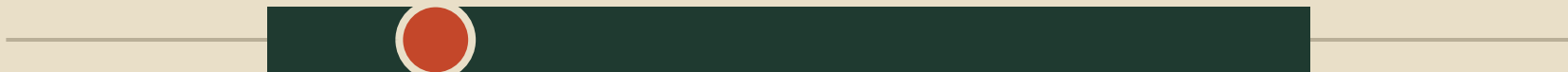
TRACT 110.01

\$1,845

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,037–\$1,556



\$1,121 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,374

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 52,439 homes here.

210–660

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



HOME VALUE

A median home costs 41% less than Texas's.

\$166,400

median home value in Beaumont.

Beaumont



\$166,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS BEAUMONT'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/beaumont/

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