



Bee Cave, Texas.

Current market data.

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

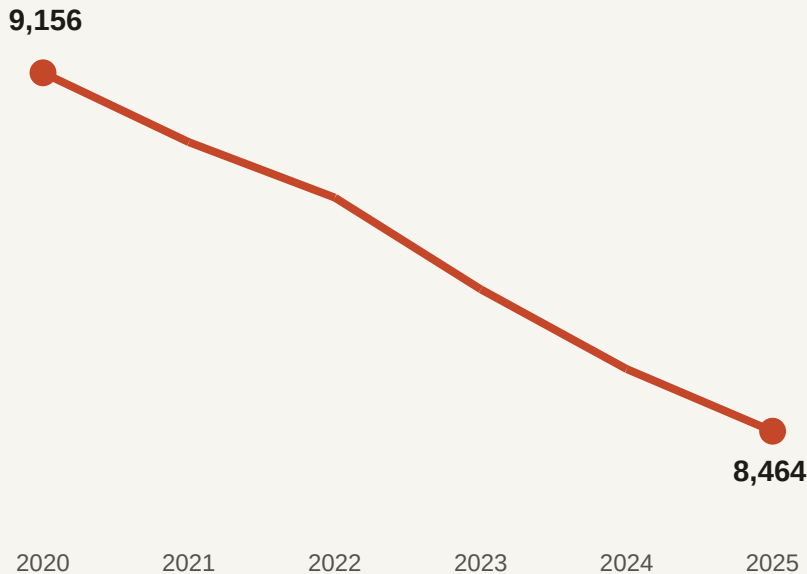


POPULATION

Down 7.6% since 2020.

8,464

people, the 287th-largest of Texas's cities and towns.



THE WORKDAY

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

96.9%

of 10,236 jobs located in Bee Cave are filled by in-commuters.



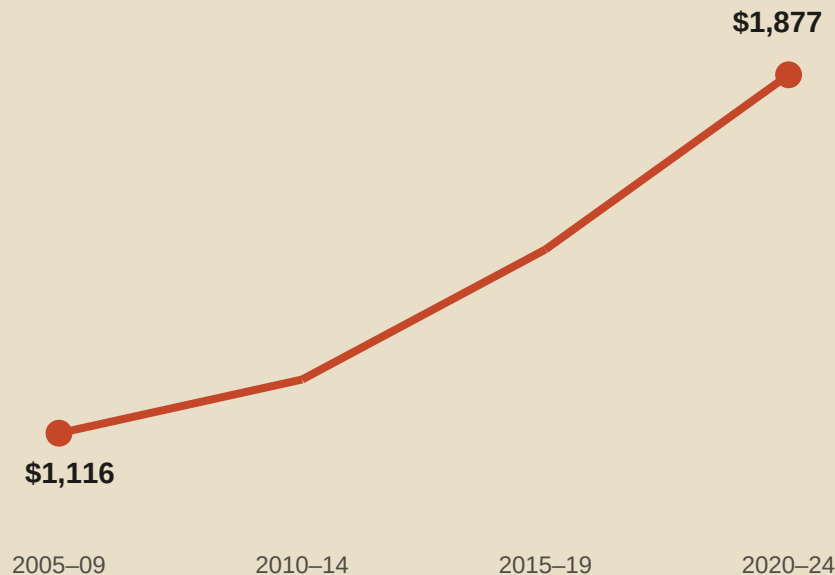
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$1,877

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,525 gap between neighbors, the sharpest rent edge between adjacent tracts in Travis County.

TRACT 359

\$976

TRACT 362

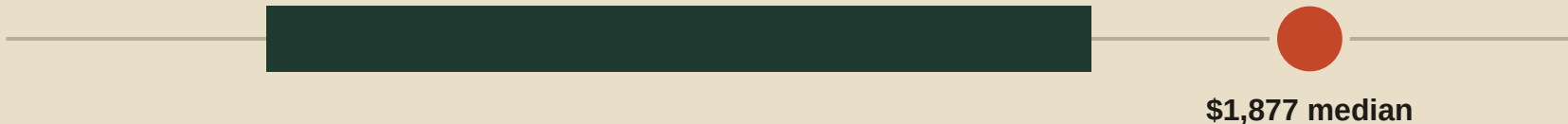
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,150–\$1,725



is the monthly rent range local workforce wages support.

BUILDING

13% of the housing here was built before 2000.

494

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

13%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–2.4% to the 4,283 homes here.

18–102

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



HOME VALUE

A median home costs
174% more than Texas's.

\$776,400

median home value in Bee Cave.

Bee Cave



\$776,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS BEE CAVE'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/bee-cave/

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