



Beverly Hills, Texas.

Current market data.

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

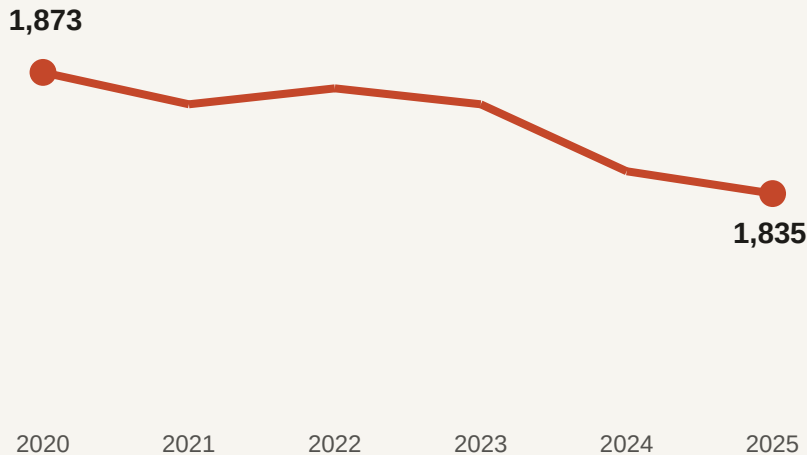


POPULATION

Down 2.0% since 2020.

1,835

people, the 639th-largest of Texas's cities and towns.



THE WORKDAY

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

99.3%

of 738 jobs located in Beverly Hills are filled by in-commuters.



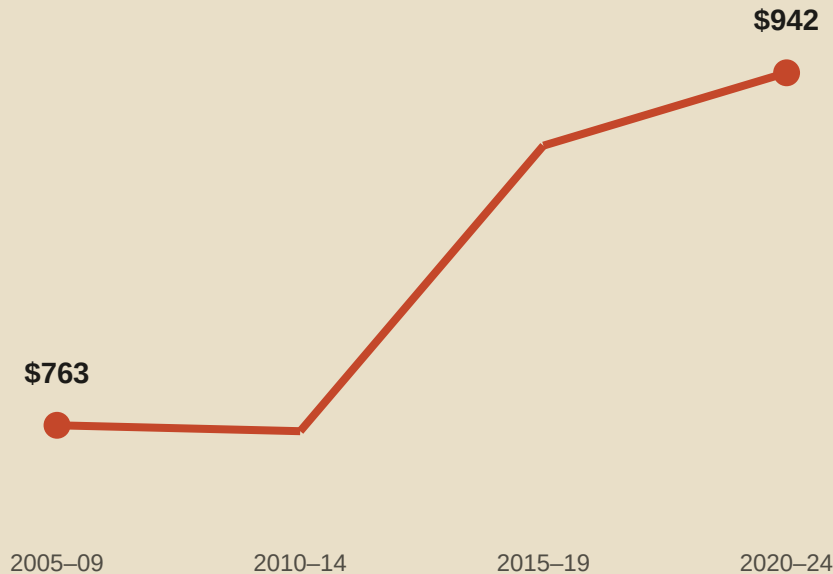
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 23%
since the 2005–2009
survey, before inflation.

\$942

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,087 gap between neighbors, the sharpest rent edge between adjacent tracts in McLennan County.

TRACT 38.01

\$1,111

TRACT 37.10

\$2,198



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$744–\$1,116



\$942 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

99%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 720 homes here.

2–7

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



HOME VALUE

A median home costs 45% less than Texas's.

\$156,700

median home value in Beverly Hills.

Beverly Hills



\$156,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS BEVERLY HILLS'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/beverly-hills/**](https://almanacdata.ai/e/tx/beverly-hills/)

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