



Big Sandy, Texas.

Current market data.

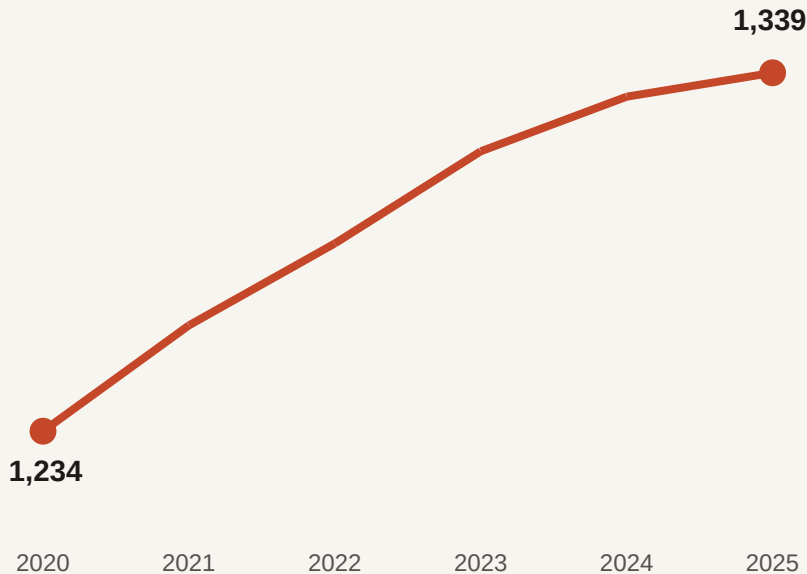
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.5% since 2020.

1,339

people, the 730th-largest of Texas's cities and towns.



THE WORKDAY

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

94.0%

of 636 jobs located in Big Sandy are filled by in-commuters.



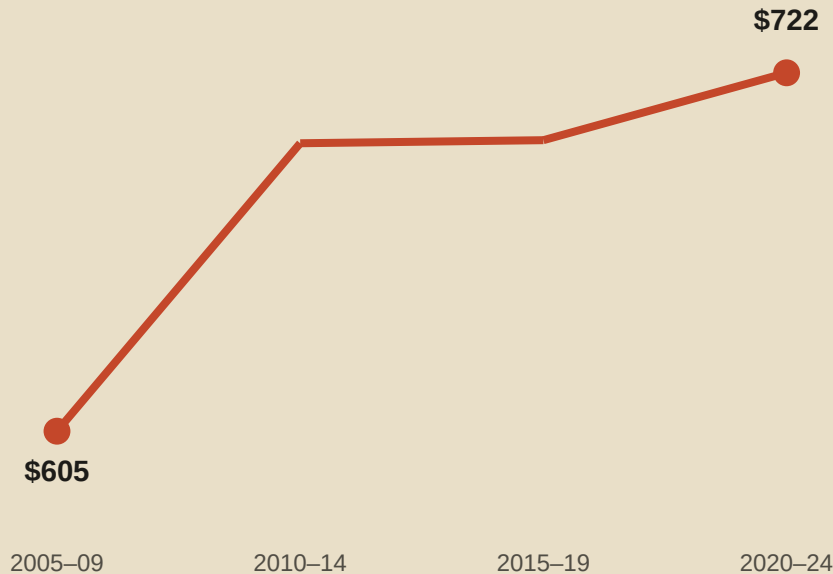
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 19%
since the 2005–2009
survey, before inflation.

\$722

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





THE SEAM

Cross one tract line and median rent jumps \$280.

A \$280 gap between neighbors, the sharpest rent edge between adjacent tracts in Upshur County.

TRACT 9505.02

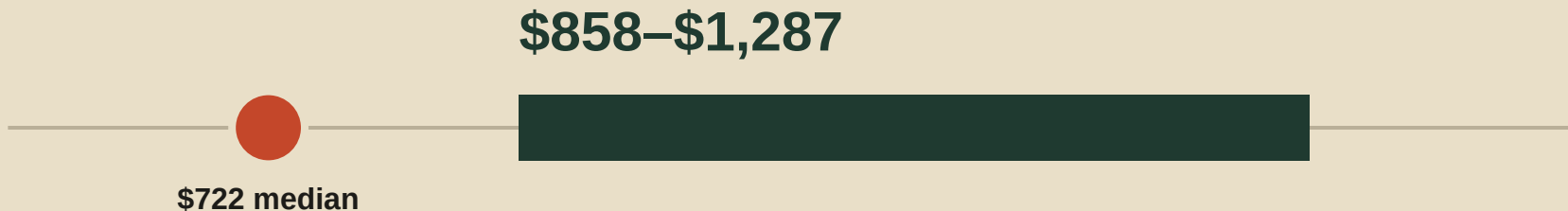
\$839

TRACT 9503.02

\$1,119

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

16

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 636 homes here.

2–6

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



HOME VALUE

A median home costs 57% less than Texas's.

\$123,100

median home value in Big Sandy.

Big Sandy



\$123,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS BIG SANDY'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/big-sandy/

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