



Bishop, Texas.

Current market data.

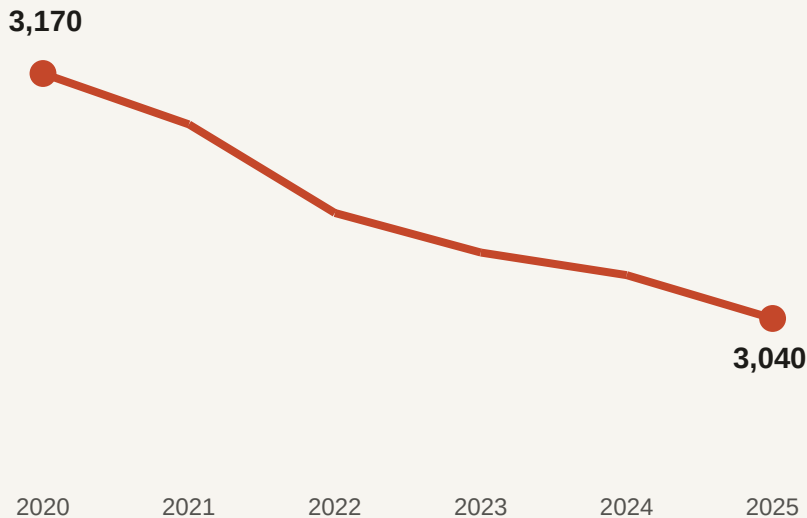
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.1% since 2020.

3,040

people, the 493rd-largest of Texas's cities and towns.

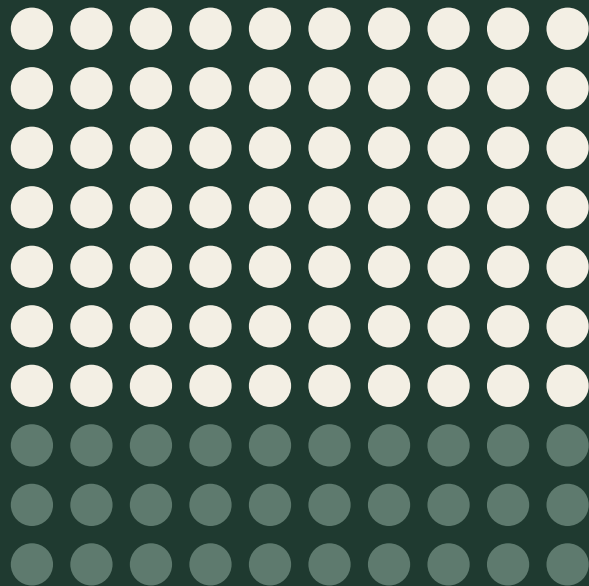


THE WORKDAY

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

69.9%

of 375 jobs located in Bishop are filled by in-commuters.



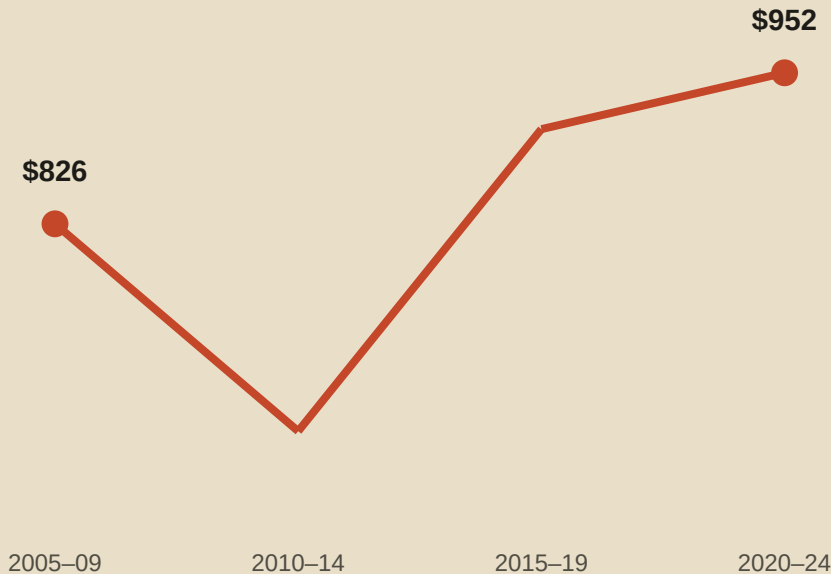
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 15%
since the 2005–2009
survey, before inflation.

\$952

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,801 gap between neighbors, the sharpest rent edge between adjacent tracts in Nueces County.

TRACT 62.05

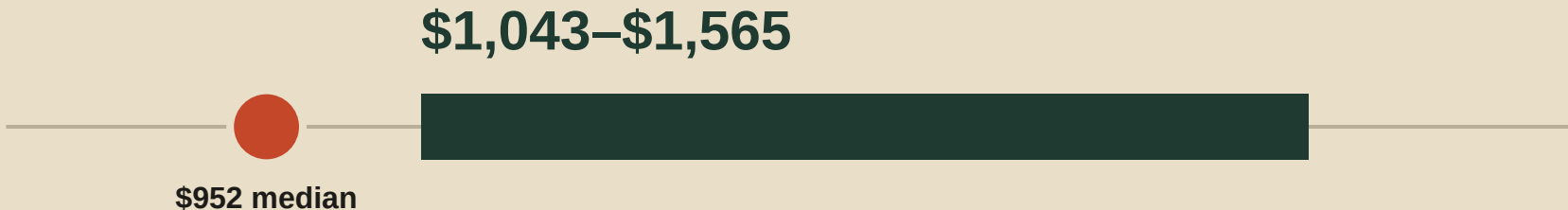
\$1,700

TRACT 51.03

\$3,501

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.

1

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 0.1–0.3% to the 1,448 homes here.

2–4

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



HOME VALUE

A median home costs 61% less than Texas's.

\$111,800

median home value in Bishop.

Bishop



\$111,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS BISHOP'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/bishop/**](https://almanacdata.ai/e/tx/bishop/)

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