



Brownsville, Texas.

Current market data.

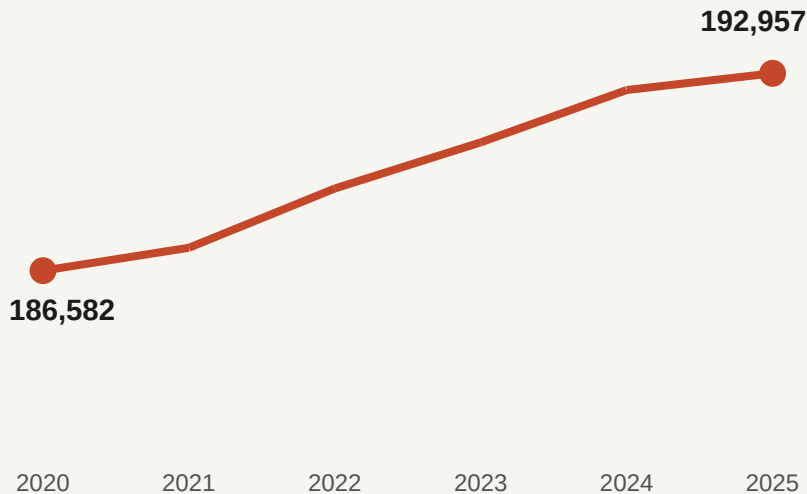
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

192,957

people, the 18th-largest of Texas's cities and towns.



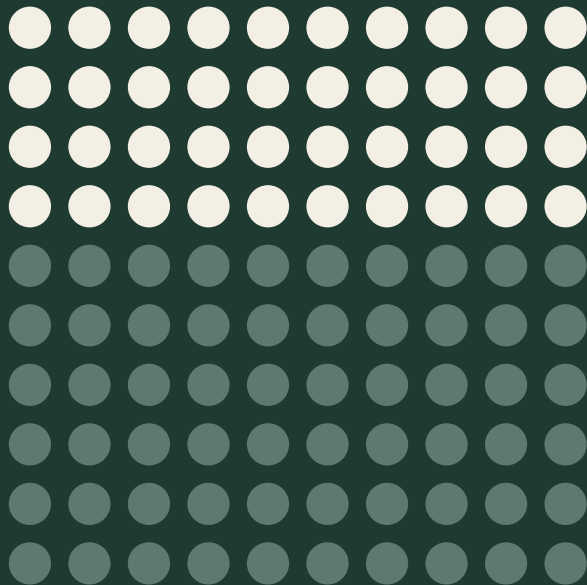
THE WORKDAY

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

40.5%

of 68,656 jobs located in Brownsville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



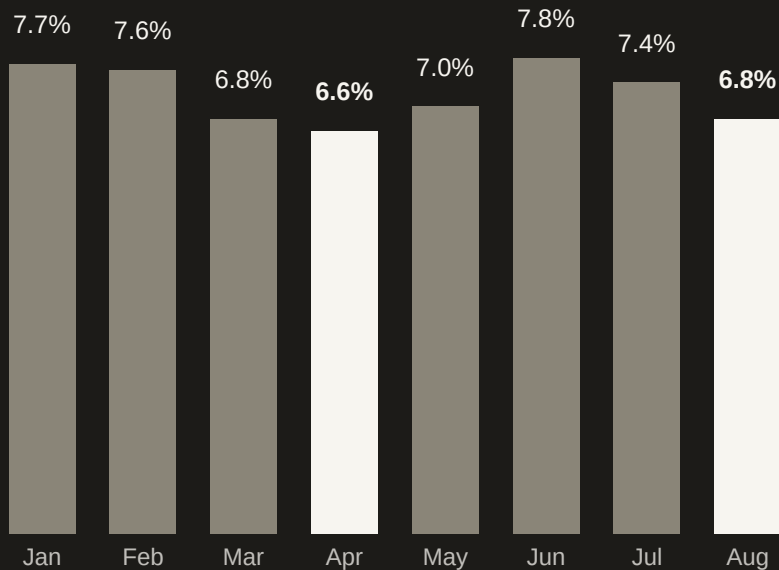
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
6.6%.

6.8%

in August 2026, the latest month released. A year earlier it was 8.7%.



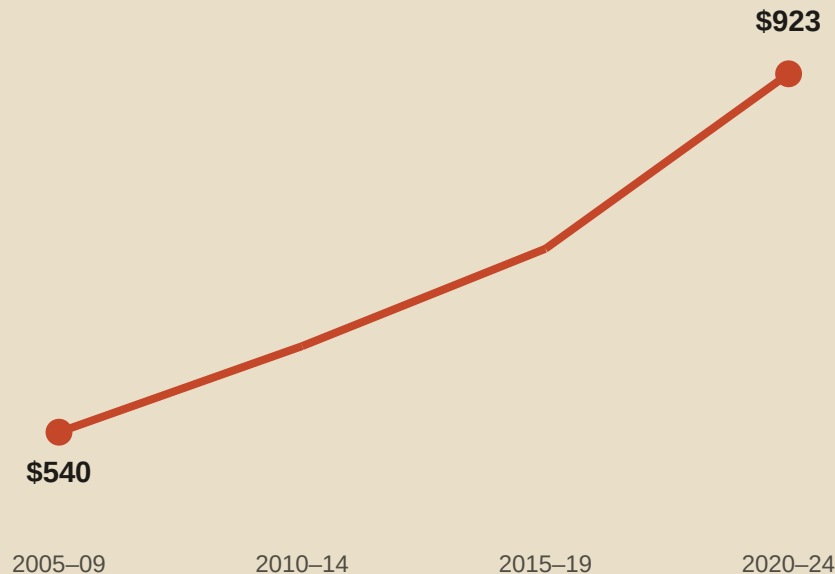


RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$923

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,138 gap between neighbors, the sharpest rent edge between adjacent tracts in Cameron County.

TRACT 126.15

\$784

TRACT 144.02

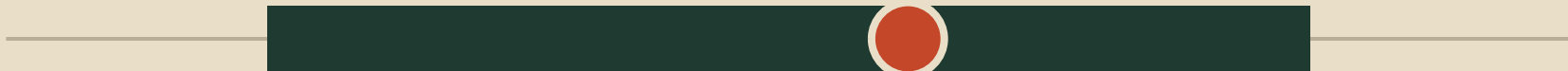
\$1,922



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$706–\$1,059



\$923 median

is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

8,727

homes permitted in ten years,
2016–2025

21%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.1% to the 64,878 homes here.

307–687

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



HOME VALUE

A median home costs 51% less than Texas's.

\$139,900

median home value in Brownsville.

Brownsville



\$139,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS BROWNSVILLE'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/brownsville/

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