



Bryan, Texas.

Current market data.

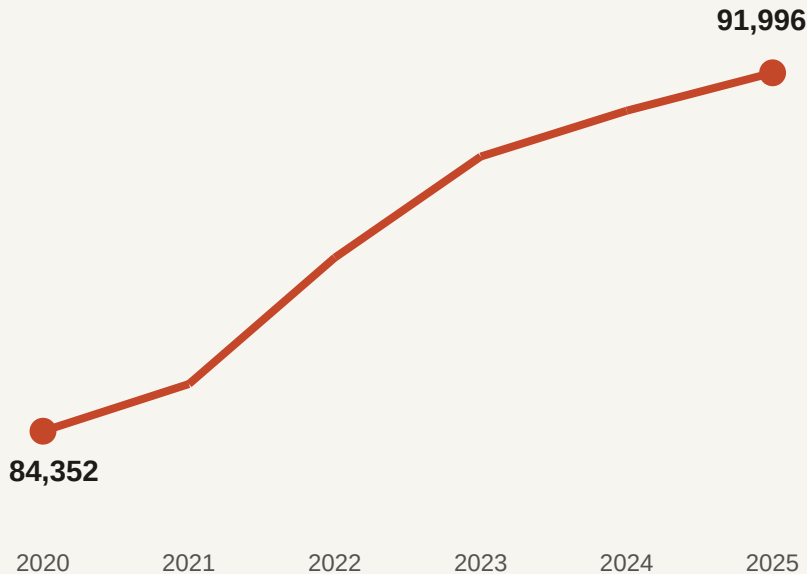
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.1% since 2020.

91,996

people, the 46th-largest of Texas's cities and towns.

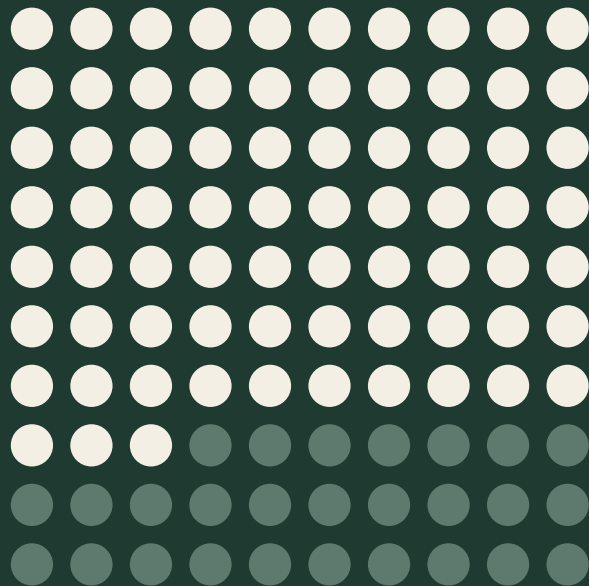


THE WORKDAY

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

72.6%

of 44,113 jobs located in Bryan are filled by in-commuters.



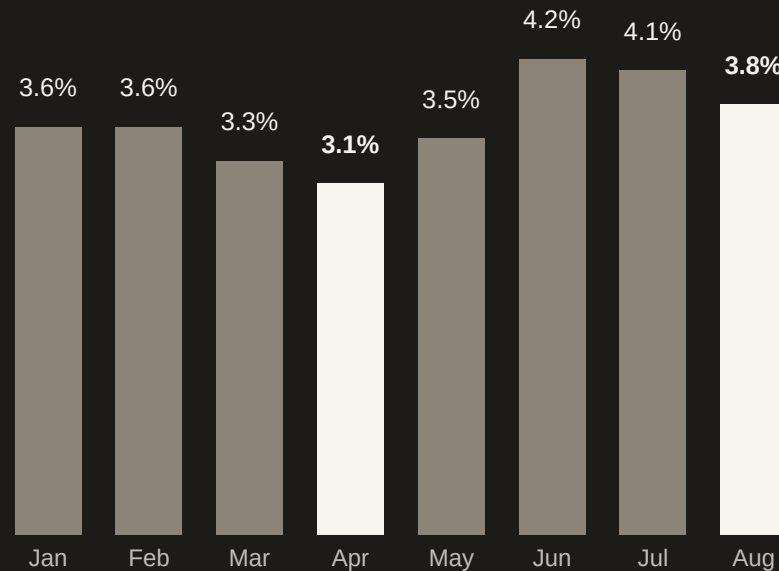
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

3.8%

in August 2026, the latest month released. A year earlier it was 4.0%.

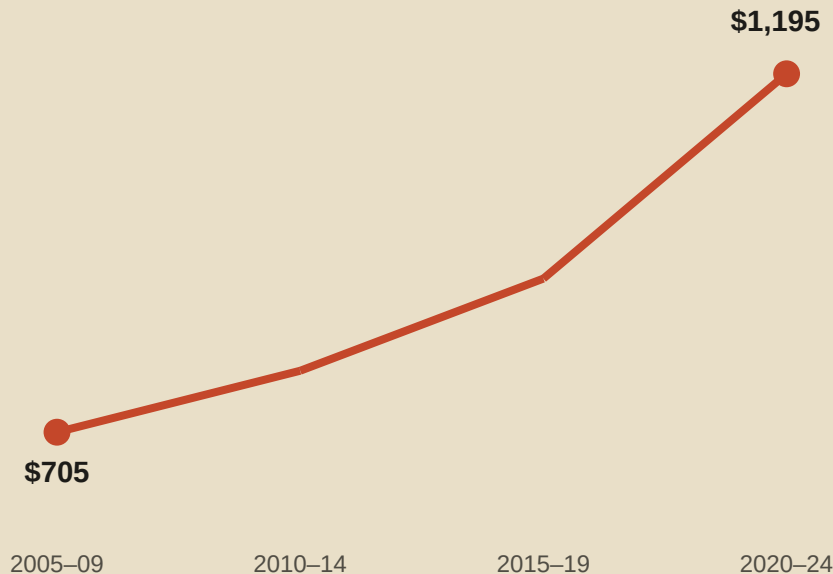


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,195

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,755 gap between neighbors, the sharpest rent edge between adjacent tracts in Brazos County.

TRACT 20.10

\$1,328

TRACT 20.09

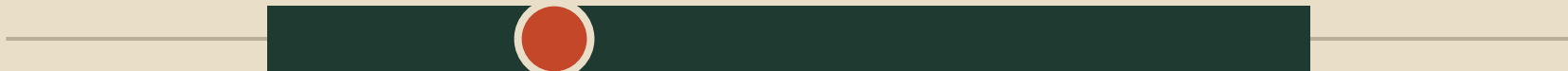
\$3,083



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,050–\$1,576



\$1,195 median

is the monthly rent range local workforce wages support.

BUILDING

61% of the housing here was built before 2000.

9,137

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

61%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 37,238 homes here.

187–441

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



HOME VALUE

A median home costs 20% less than Texas's.

\$227,800

median home value in Bryan.

Bryan



\$227,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS BRYAN'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/bryan/

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