



Bulverde, Texas.

Current market data.

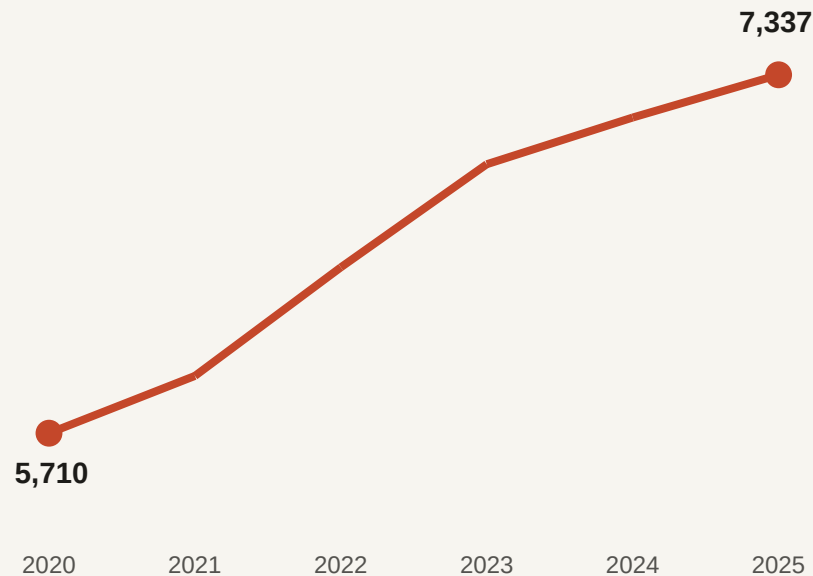
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 28.5% since 2020.

7,337

people, the 314th-largest of Texas's cities and towns.



THE WORKDAY

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

95.4%

of 2,884 jobs located in Bulverde are filled by in-commuters.



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

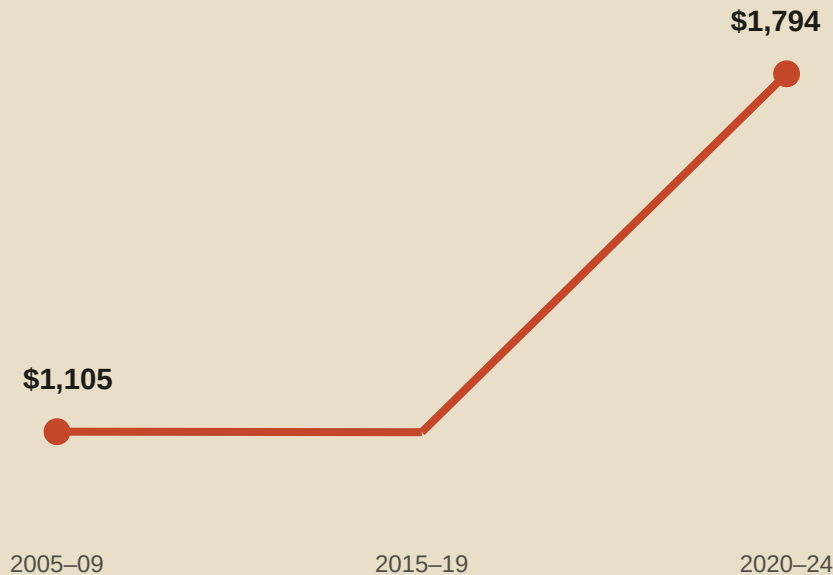


RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,794

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,850 gap between neighbors, the sharpest rent edge between adjacent tracts in Comal County.

TRACT 3106.14

\$1,246

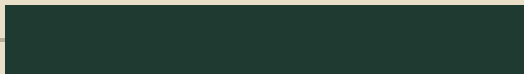
TRACT 3109.05

\$3,096

ROOM TO BUILD

The median rent is above what local wages can carry.

\$872–\$1,307



\$1,794 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

746

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 2,546 homes here.

2–29

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



HOME VALUE

A median home costs 48% more than Texas's.

\$420,200

median home value in Bulverde.

Bulverde



\$420,200

Texas



\$283,800

U.S.



\$332,700

THAT WAS BULVERDE'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/bulverde/

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