



Carthage, Texas.

Current market data.

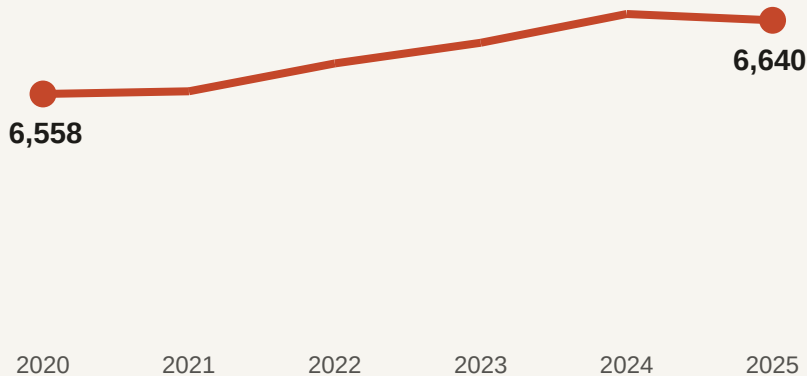
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

6,640

people, the 331st-largest of Texas's cities and towns.

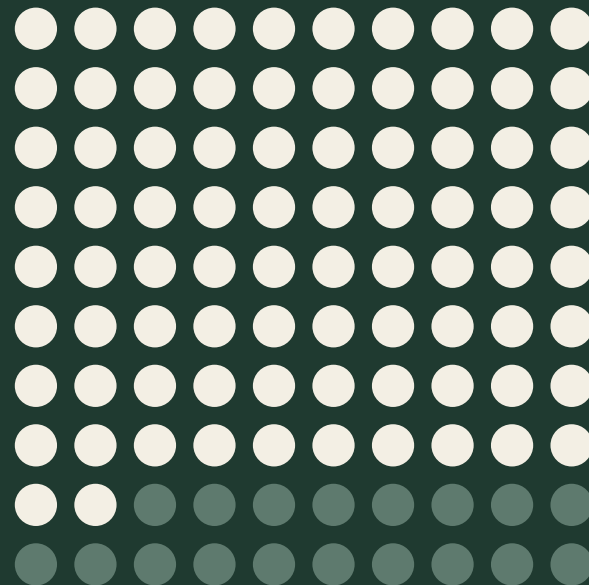


THE WORKDAY

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

81.9%

of 4,946 jobs located in Carthage are filled by in-commuters.



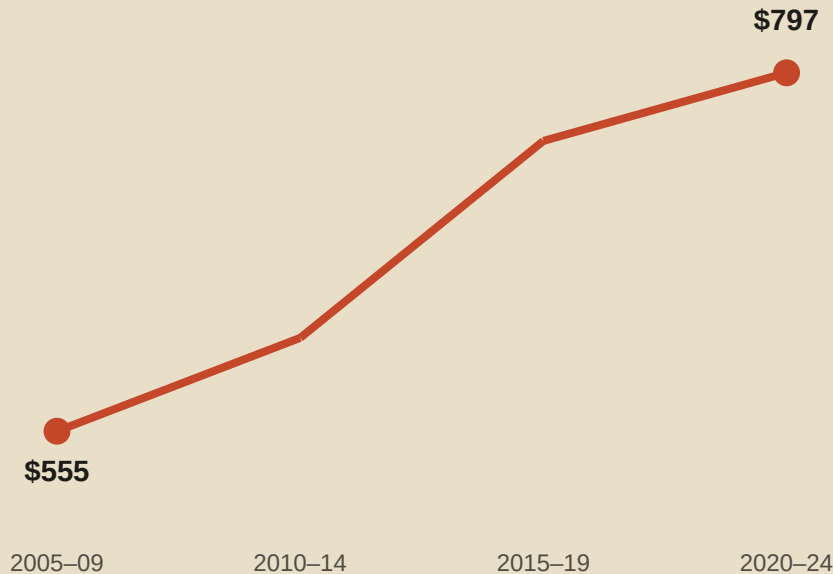
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$797

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





THE SEAM

Cross one tract line and median rent jumps \$444.

A \$444 gap between neighbors, the sharpest rent edge between adjacent tracts in Panola County.

TRACT 9504.01

\$646

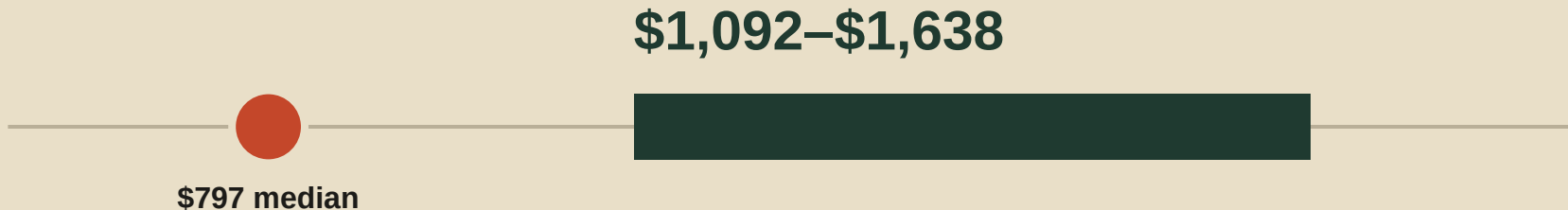
TRACT 9506

\$1,090



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.

45

homes permitted, 2022–2025

22%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 3,061 homes here.

10–49

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



HOME VALUE

A median home costs 42% less than Texas's.

\$164,200

median home value in Carthage.

Carthage



\$164,200

Texas



\$283,800

U.S.



\$332,700

THAT WAS CARTHAGE'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/carthage/

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