



Cibolo, Texas.

Current market data.

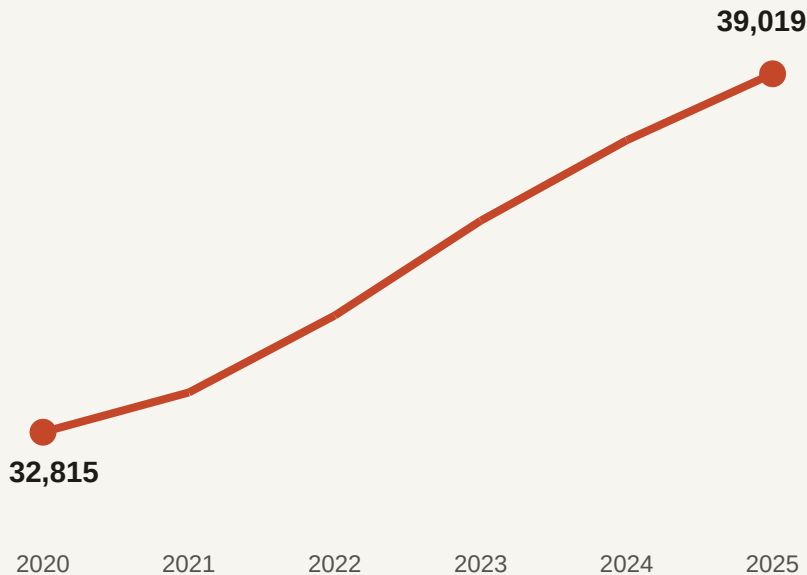
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.9% since 2020.

39,019

people, the 98th-largest of Texas's cities and towns.

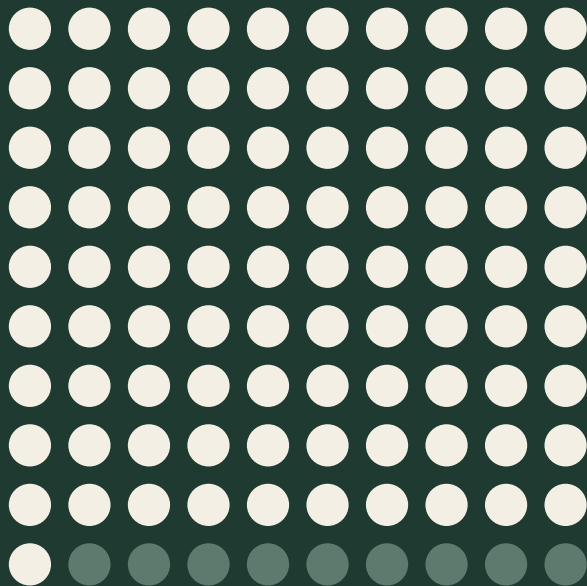


THE WORKDAY

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

91.4%

of 5,385 jobs located in Cibolo are filled by in-commuters.



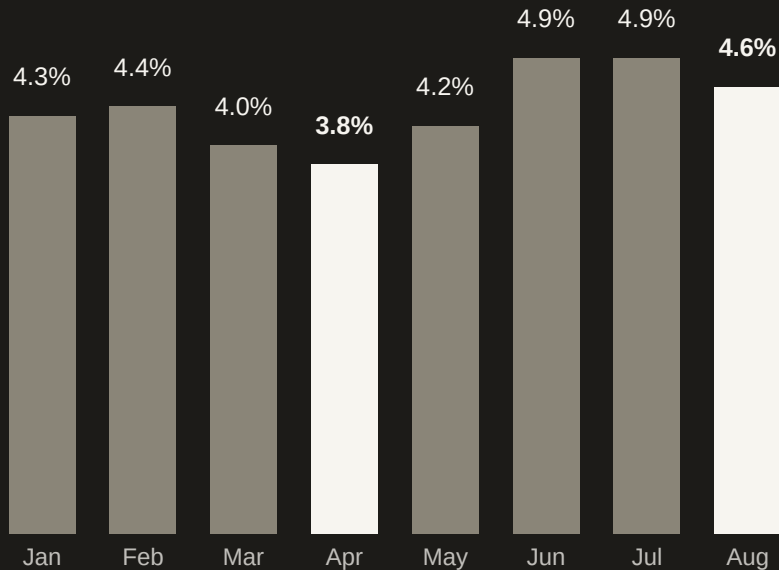
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

4.6%

in August 2026, the latest month released. A year earlier it was 4.4%.

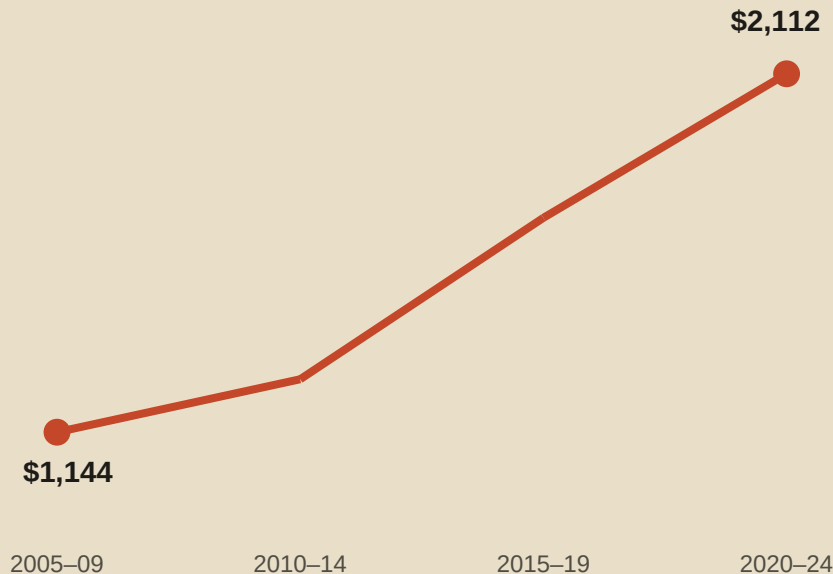


RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$2,112

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,473 gap between neighbors, the sharpest rent edge between adjacent tracts in Guadalupe County.

TRACT 2105.10

\$1,162

TRACT 2106.09

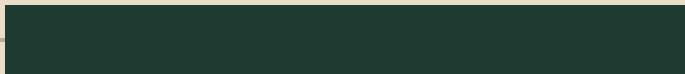
\$2,635



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,167–\$1,751



\$2,112 median

is the monthly rent range local workforce wages support.

BUILDING

19% of the housing here was built before 2000.

4,559

homes permitted in ten years,
2016–2025

24%

of those were in multifamily
buildings

19%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 11,650 homes here.

29–54

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



HOME VALUE

A median home costs 24% more than Texas's.

\$351,900

median home value in Cibolo.

Cibolo



\$351,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS CIBOLO'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/cibolo/

The Almanac · your hyper-diligent research partner