



Combine, Texas.

Current market data.

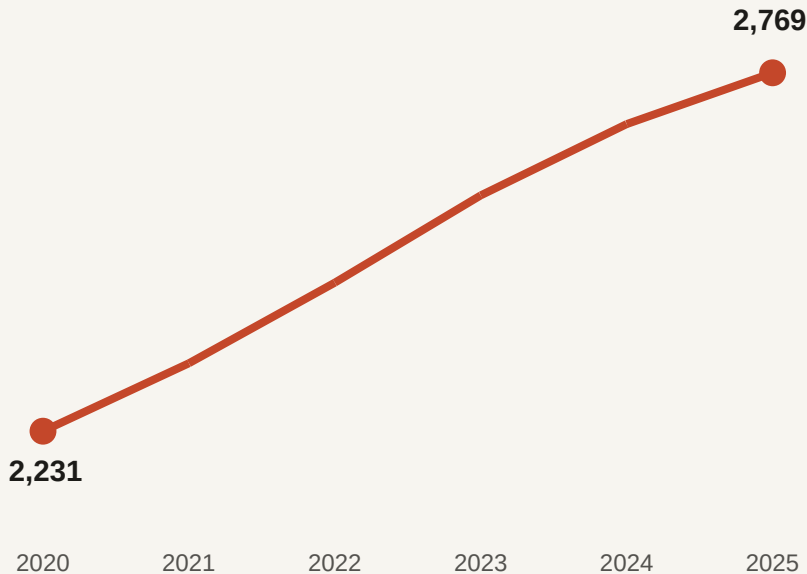
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 24.1% since 2020.

2,769

people, the 517th-largest of Texas's cities and towns.



THE WORKDAY

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

97.5%

of 122 jobs located in Combine are filled by in-commuters.



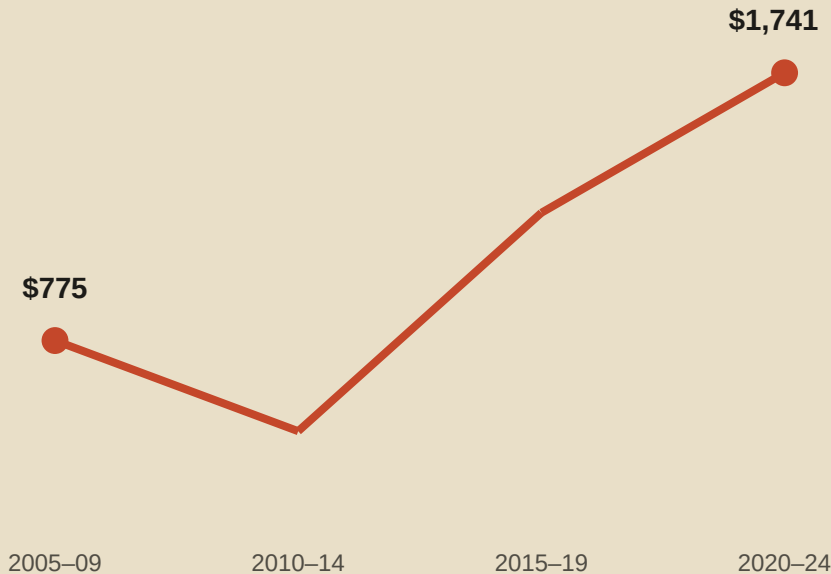
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 125%
since the 2005–2009
survey, before inflation.

\$1,741

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,680 gap between neighbors, the sharpest rent edge between adjacent tracts in Kaufman County.

TRACT 506.01

\$821

TRACT 502.12

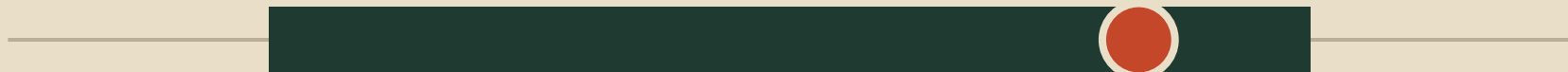
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,228–\$1,842



\$1,741 median

is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

85

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

64%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1% to the 874 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 14% more than Texas's.

\$323,800

median home value in Combine.

Combine



Texas



U.S.



THAT WAS COMBINE'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/combine/

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