Dean, Texas.

Current market data.

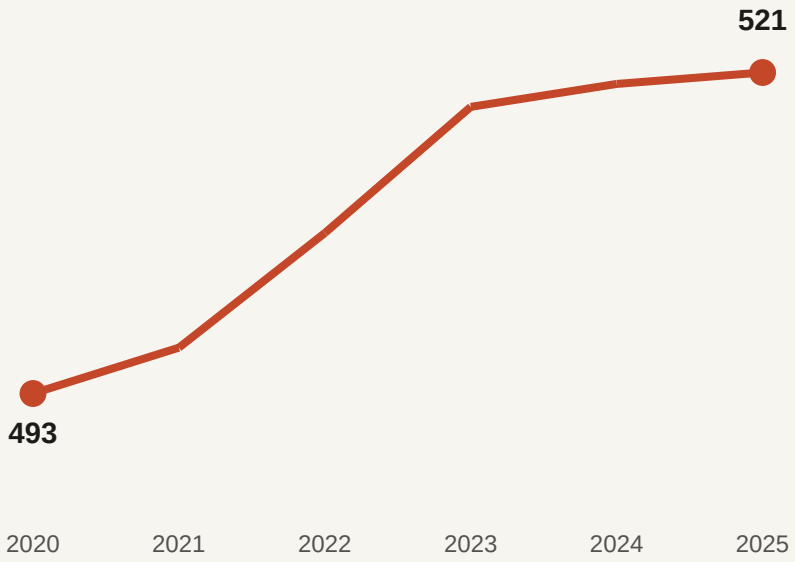
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.7% since 2020.

521

people, the 973rd-largest of Texas's cities and towns.



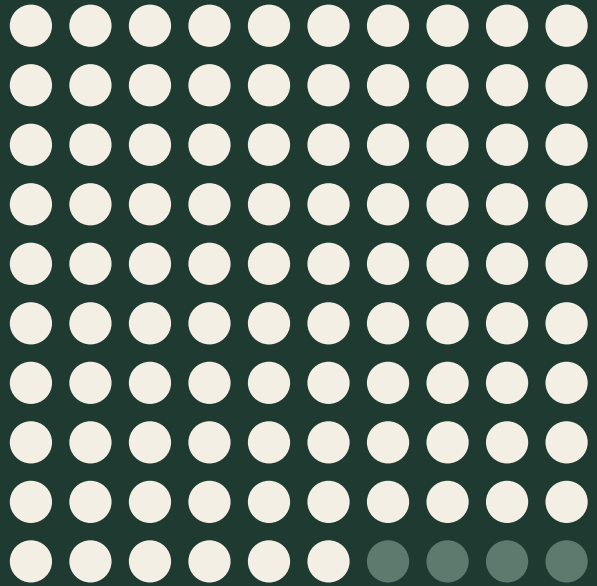
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.4%

of 28 jobs located in Dean are filled by in-commuters.



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

Source: Census LEHD LODES, 2023

RENT

Median rent is up 42% since the 2005–2009 survey, before inflation.

$1,038

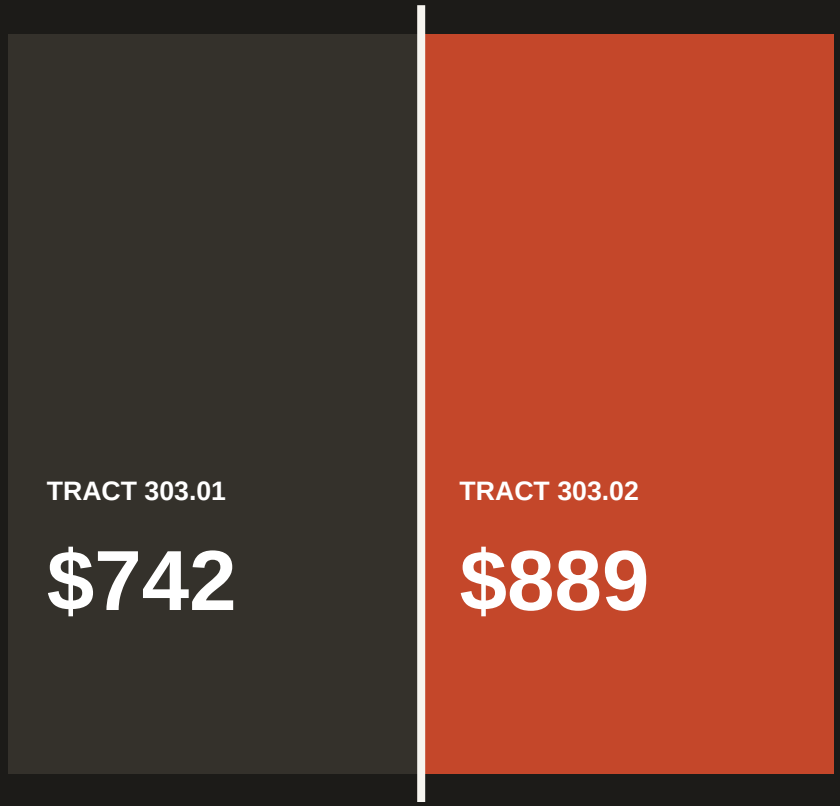
a month. Texas's median is $1,403.

Source: Census ACS 5-year, 2010-2014

THE SEAM

Cross one tract line and median rent jumps $147.

A $147 gap between neighbors, the sharpest rent edge between adjacent tracts in Clay County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2010-2014

BUILDING

65% of the housing here was built before 2000.

65%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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

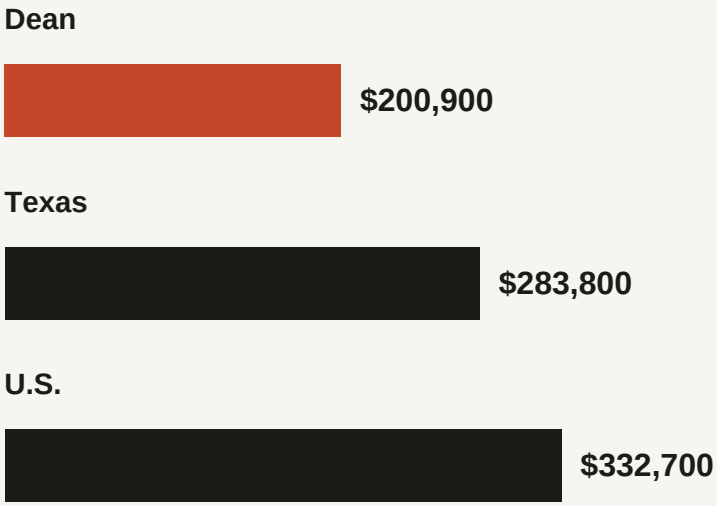
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 29% less than Texas's.

$200,900

median home value in Dean.



Source: Census ACS 5-year, 2020-2024

THAT WAS DEAN'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/dean/**