



Devine, Texas.

Current market data.

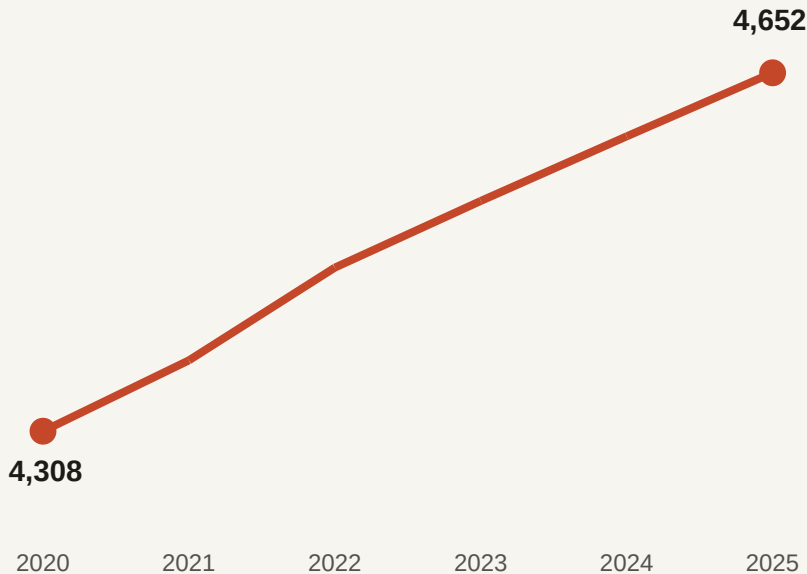
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.0% since 2020.

4,652

people, the 402nd-largest of Texas's cities and towns.

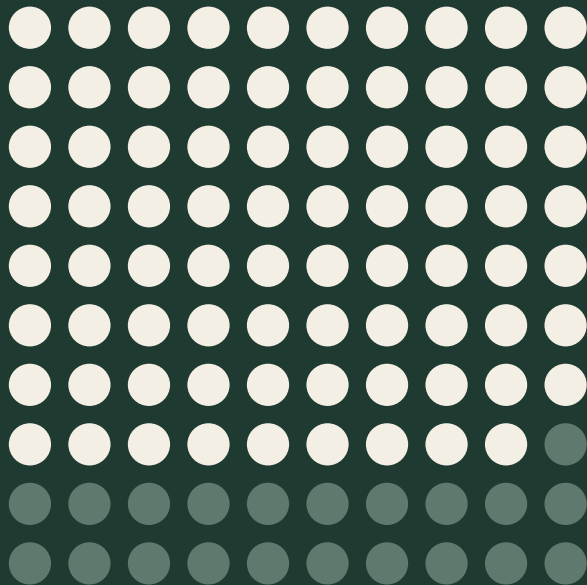


THE WORKDAY

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

79.2%

of 1,346 jobs located in Devine are filled by in-commuters.



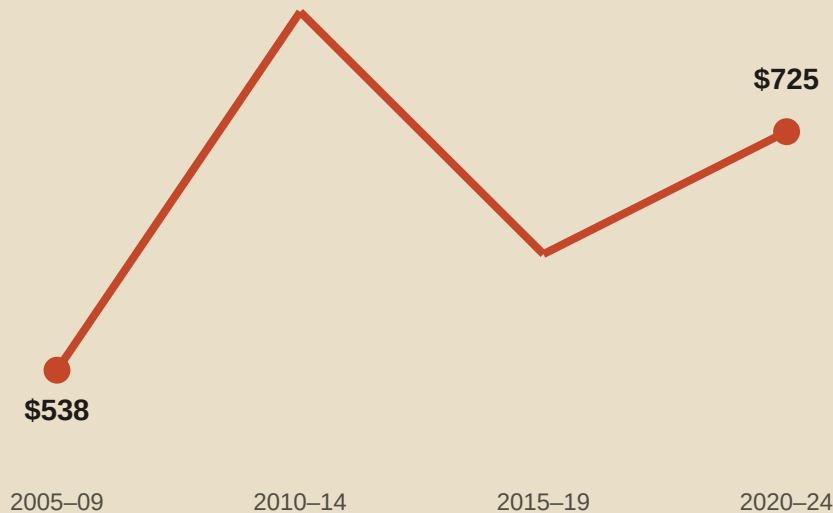
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 35%
since the 2005–2009
survey, before inflation.

\$725

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





THE SEAM

Cross one tract line and median rent jumps \$753.

A \$753 gap between neighbors, the sharpest rent edge between adjacent tracts in Medina County.

TRACT 5

\$979

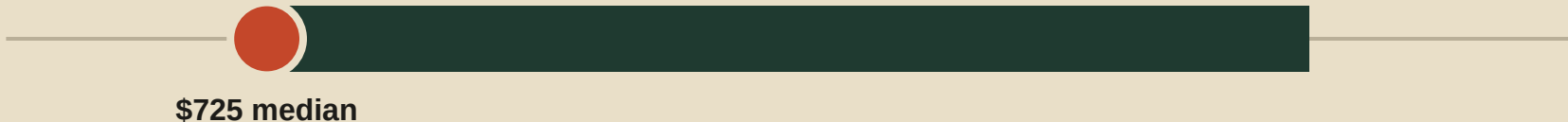
TRACT 3.02

\$1,732

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$730–\$1,095



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

58

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 1,859 homes here.

4–13

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



HOME VALUE

A median home costs 41% less than Texas's.

\$167,900

median home value in Devine.

Devine



\$167,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS DEVINE'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/devine/

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