



Ferris, Texas.

Current market data.

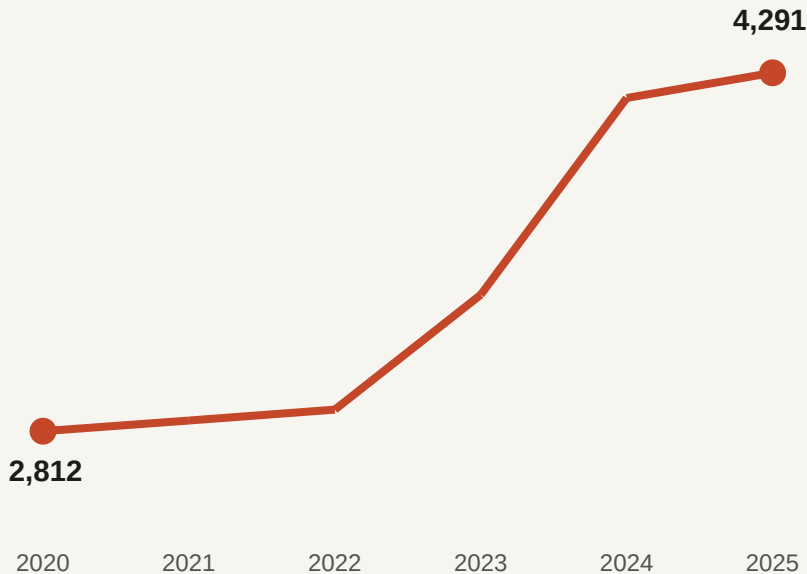
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 52.6% since 2020.

4,291

people, the 420th-largest of Texas's cities and towns.



THE WORKDAY

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

93.4%

of 1,302 jobs located in Ferris are filled by in-commuters.



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

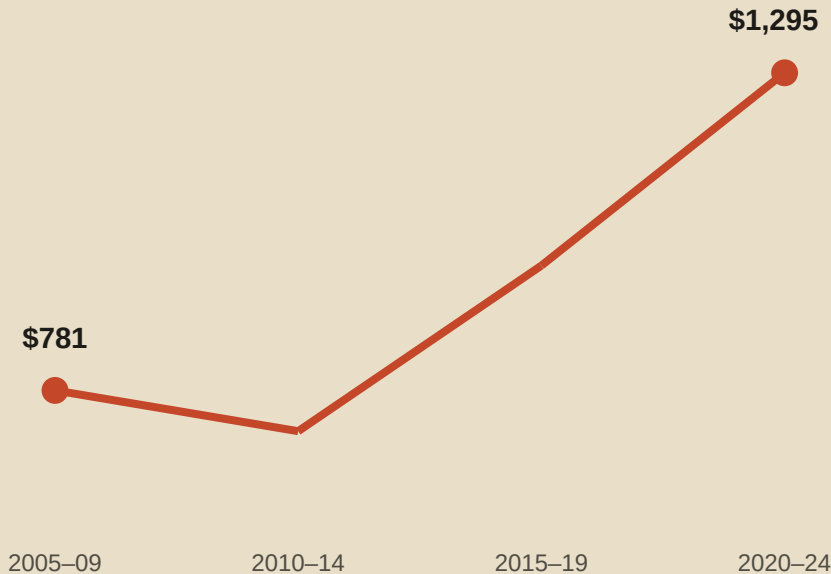


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,295

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,401 gap between neighbors, the sharpest rent edge between adjacent tracts in Ellis County.

TRACT 602.06

\$1,378

TRACT 602.07

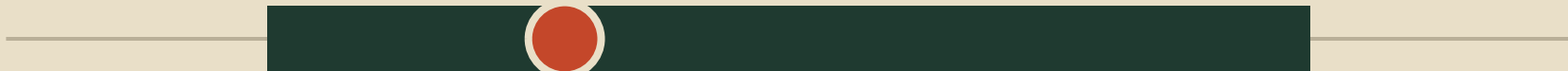
\$2,779



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,133–\$1,700



\$1,295 median

is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

955

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

65%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 1,102 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 8% less than Texas's.

\$261,800

median home value in Ferris.

Ferris



\$261,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS FERRIS'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/ferris/

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