



Fredericksburg, Texas.

Current market data.

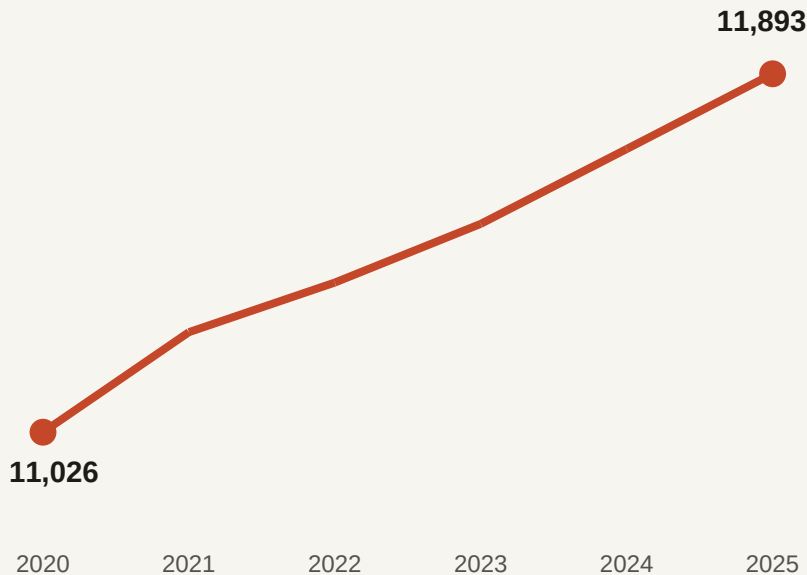
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.9% since 2020.

11,893

people, the 224th-largest of Texas's cities and towns.



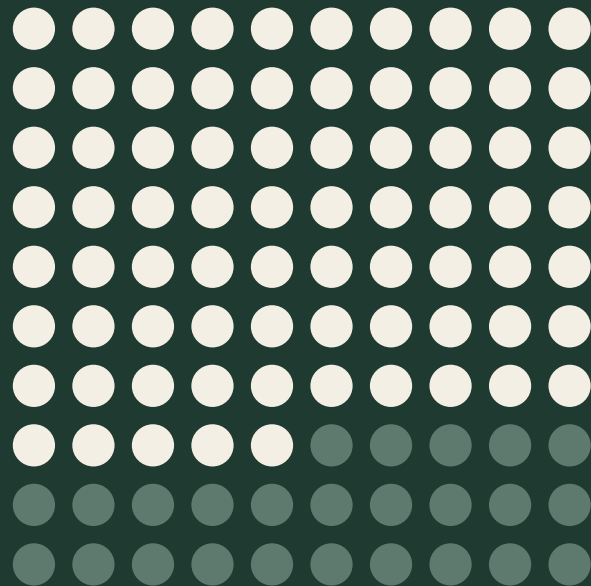
THE WORKDAY

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

75.5%

of 8,197 jobs located in Fredericksburg are filled by
in-commuters.

Source: Census LEHD LODES, 2023



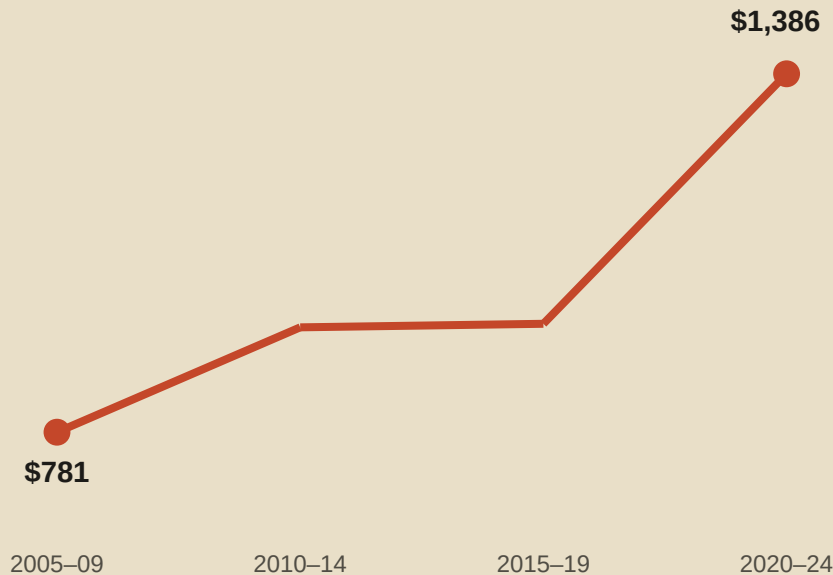
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,386

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



THE SEAM

Cross one tract line and median rent doubles.

A \$979 gap between neighbors, the sharpest rent edge between adjacent tracts in Gillespie County.

TRACT 9501

\$790

TRACT 9504.01

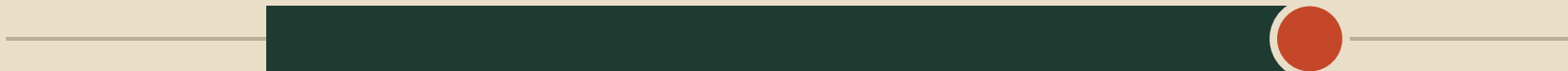
\$1,769



ROOM TO BUILD

The median rent is above what local wages can carry.

\$923–\$1,384



\$1,386 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

258

homes permitted, 2022–2025

2%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 6,525 homes here.

18–82

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



HOME VALUE

A median home costs 62% more than Texas's.

\$460,300

median home value in Fredericksburg.

Fredericksburg



\$460,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS FREDERICKSBURG'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/fredericksburg/

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