



Friendswood, Texas.

Current market data.

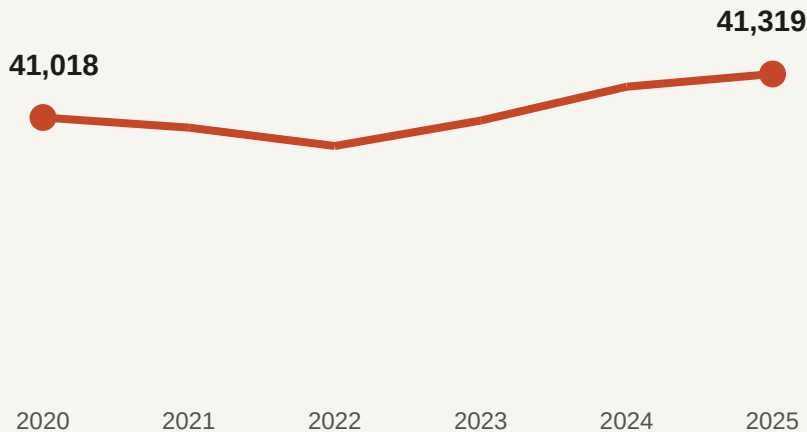
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

41,319

people, the 92nd-largest of Texas's cities and towns.



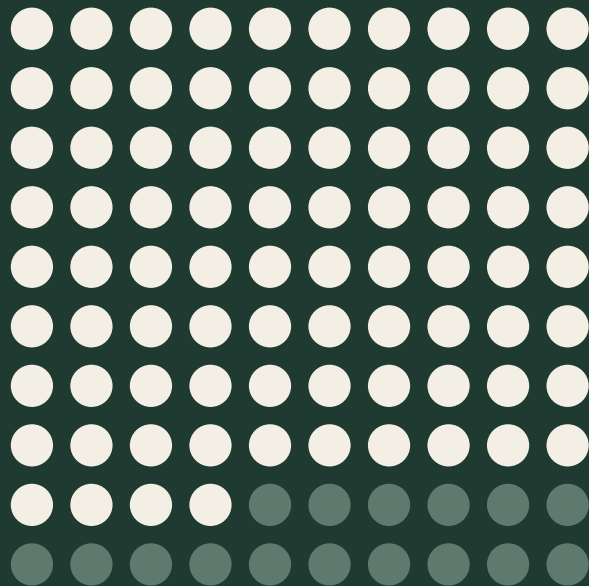
THE WORKDAY

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

83.6%

of 10,291 jobs located in Friendswood are filled by
in-commuters.

Source: Census LEHD LODES, 2023



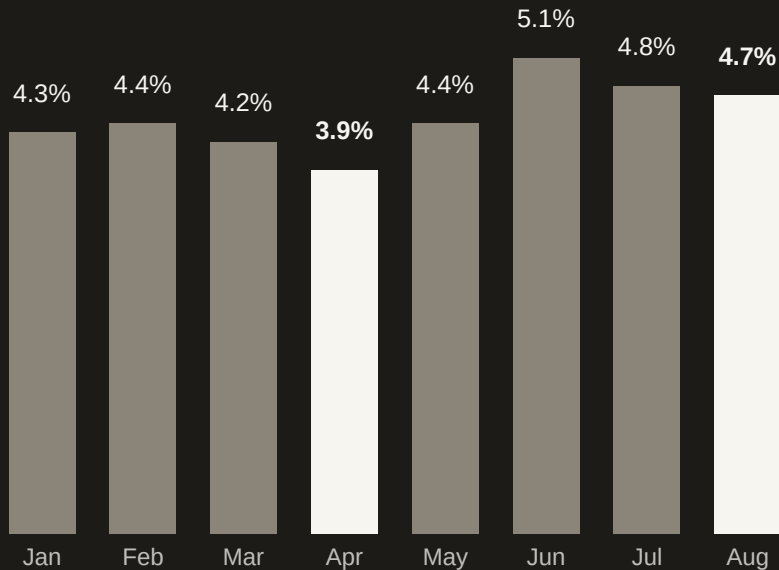
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.9%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.4%.

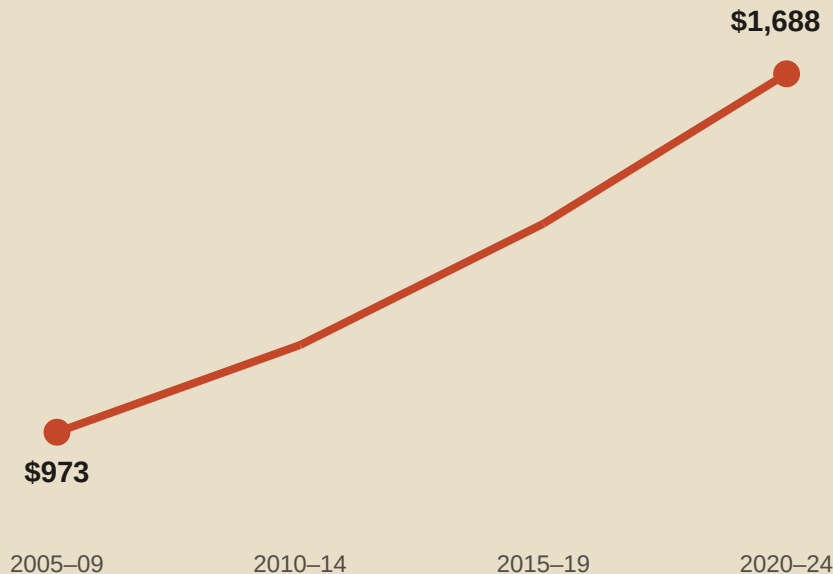


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,688

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,564 gap between neighbors, the sharpest rent edge between adjacent tracts in Galveston County.

TRACT 7212.04

\$937

TRACT 7212.05

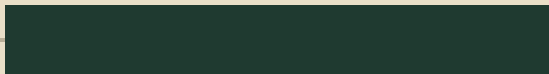
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$839–\$1,259



\$1,688 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

1,255

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 15,553 homes here.

39–103

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



HOME VALUE

A median home costs 48% more than Texas's.

\$420,100

median home value in Friendswood.

Friendswood



\$420,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS FRIENDSWOOD'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/friendswood/

The Almanac · your hyper-diligent research partner