



Gainesville, Texas.

Current market data.

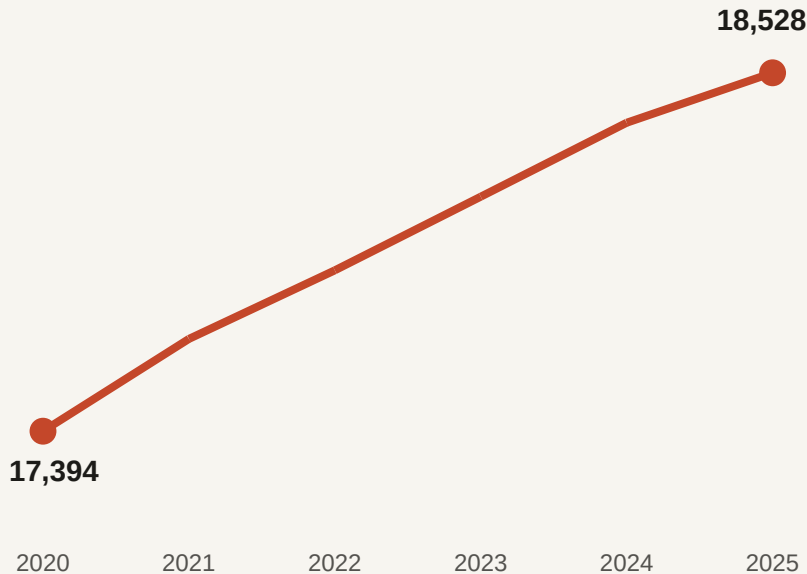
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.5% since 2020.

18,528

people, the 165th-largest of Texas's cities and towns.



THE WORKDAY

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

77.4%

of 9,844 jobs located in Gainesville are filled by in-commuters.



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

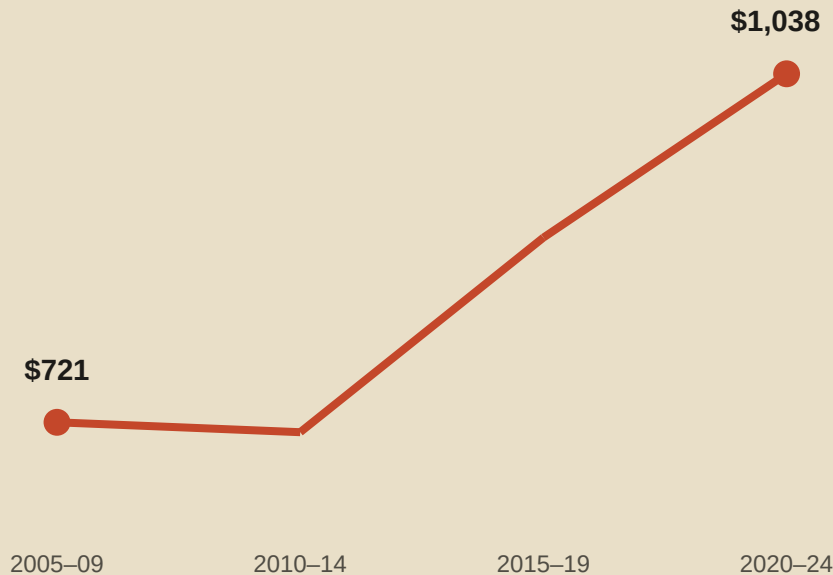


RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$1,038

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





THE SEAM

Cross one tract line and median rent jumps \$541.

A \$541 gap between neighbors, the sharpest rent edge between adjacent tracts in Cooke County.

TRACT 6

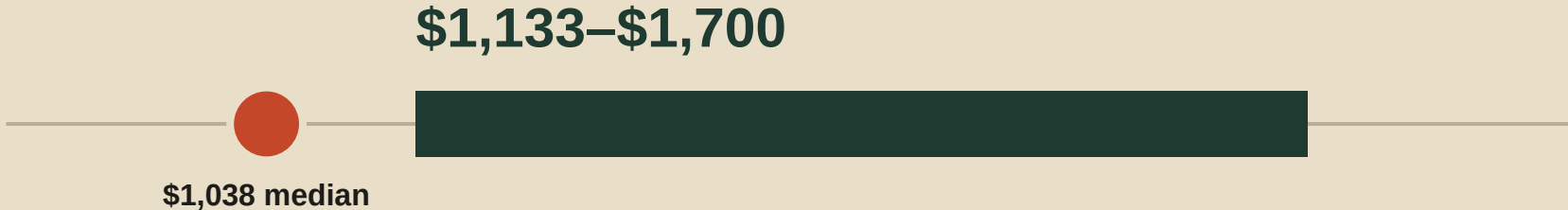
\$773

TRACT 11

\$1,314

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

233

homes permitted, 2022–2025

6%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 7,485 homes here.

33–98

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



HOME VALUE

A median home costs 38% less than Texas's.

\$177,000

median home value in Gainesville.

Gainesville



\$177,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS GAINESVILLE'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/gainesville/**](https://almanacdata.ai/e/tx/gainesville/)

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