



Garrison, Texas.

Current market data.

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

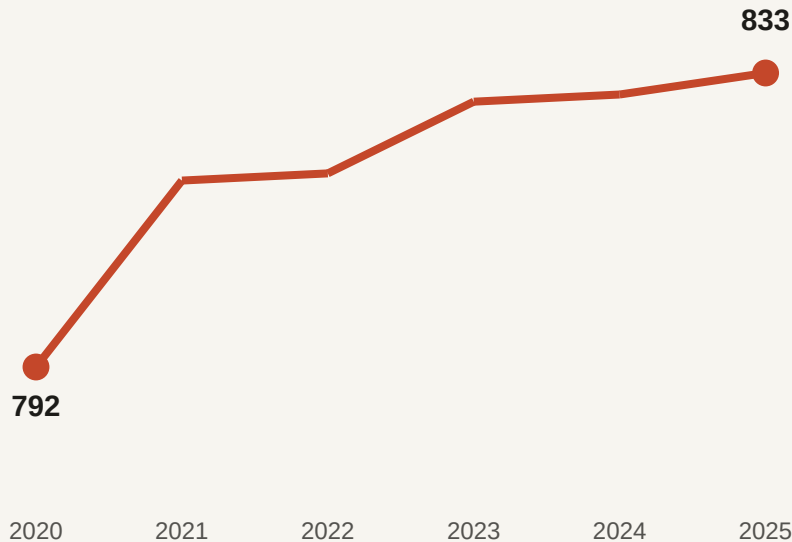


POPULATION

**Growing. Up 5.2% since
2020.**

833

people, the 870th-largest of Texas's cities and towns.



THE WORKDAY

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

92.9%

of 420 jobs located in Garrison are filled by in-commuters.



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

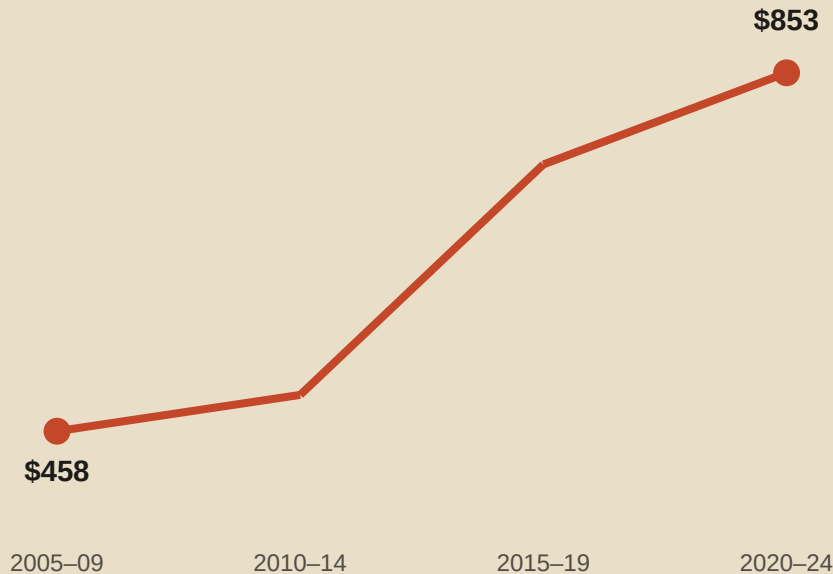


RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$853

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





THE SEAM

Cross one tract line and median rent jumps \$595.

A \$595 gap between neighbors, the sharpest rent edge between adjacent tracts in Nacogdoches County.

TRACT 9503.06

\$754

TRACT 9504.01

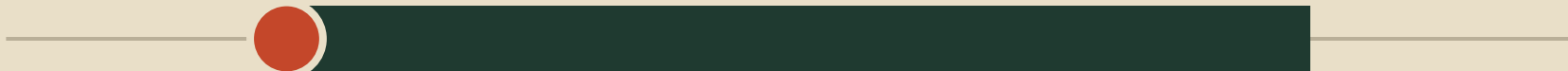
\$1,349



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$845–\$1,267



\$853 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 567 homes here.

1–4

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



HOME VALUE

A median home costs 68% less than Texas's.

\$91,300

median home value in Garrison.

Garrison



\$91,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS GARRISON'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/garrison/

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