



Grandview, Texas.

Current market data.

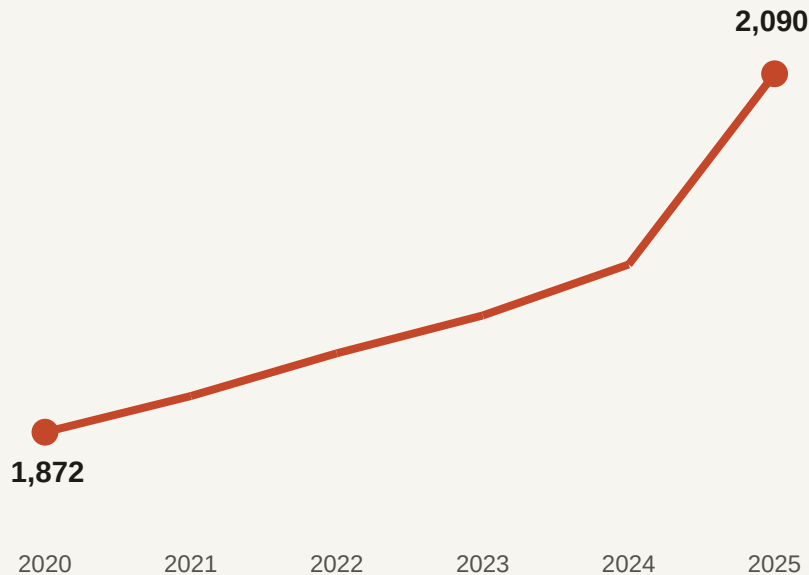
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.6% since 2020.

2,090

people, the 600th-largest of Texas's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.6%

of 847 jobs located in Grandview are filled by in-commuters.



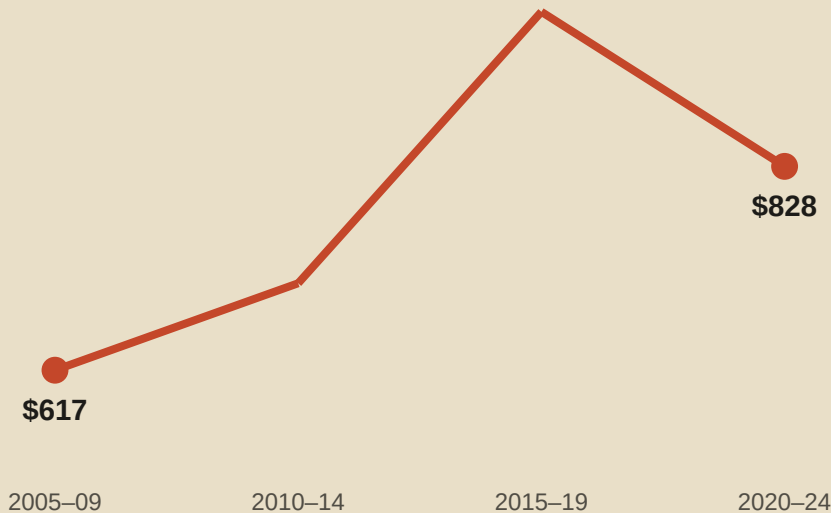
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 34%
since the 2005–2009
survey, before inflation.

\$828

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,709 gap between neighbors, the sharpest rent edge between adjacent tracts in Johnson County.

TRACT 1304.17

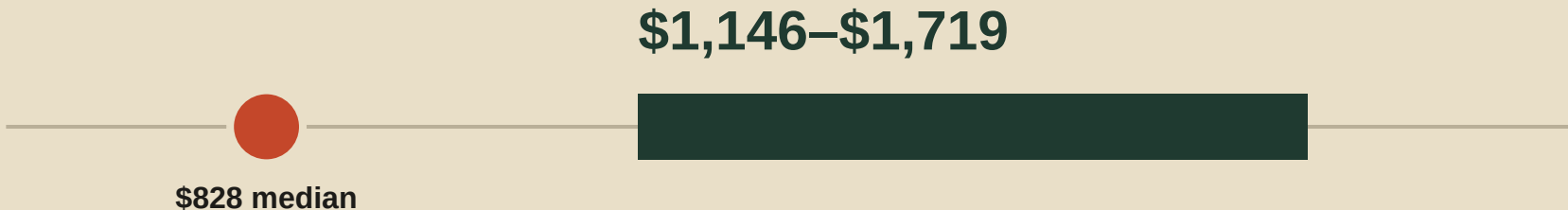
\$897

TRACT 1304.14

\$2,606

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

99

homes permitted in ten years,
2016–2025

14%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 812 homes here.

2–8

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



HOME VALUE

A median home costs 21% less than Texas's.

\$225,600

median home value in Grandview.

Grandview



\$225,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS GRANDVIEW'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/grandview/

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