



Greenville, Texas.

Current market data.

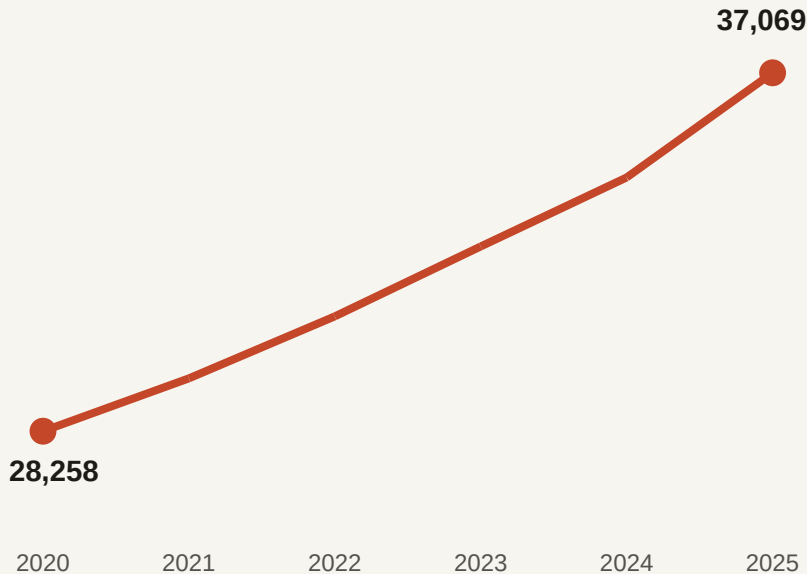
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 31.2% since 2020.

37,069

people, the 105th-largest of Texas's cities and towns.

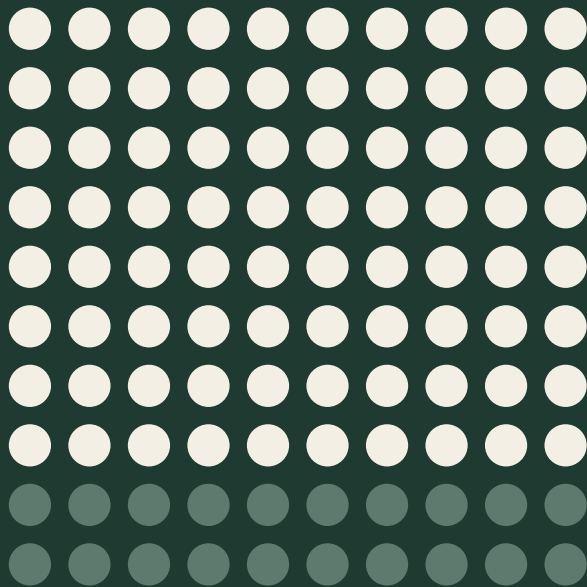


THE WORKDAY

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

80.0%

of 19,342 jobs located in Greenville are filled by in-commuters.



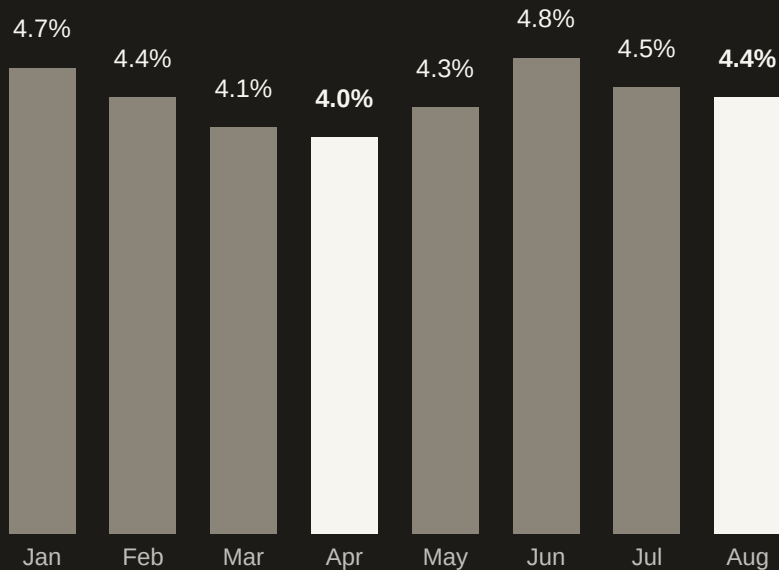
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.0%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.3%.

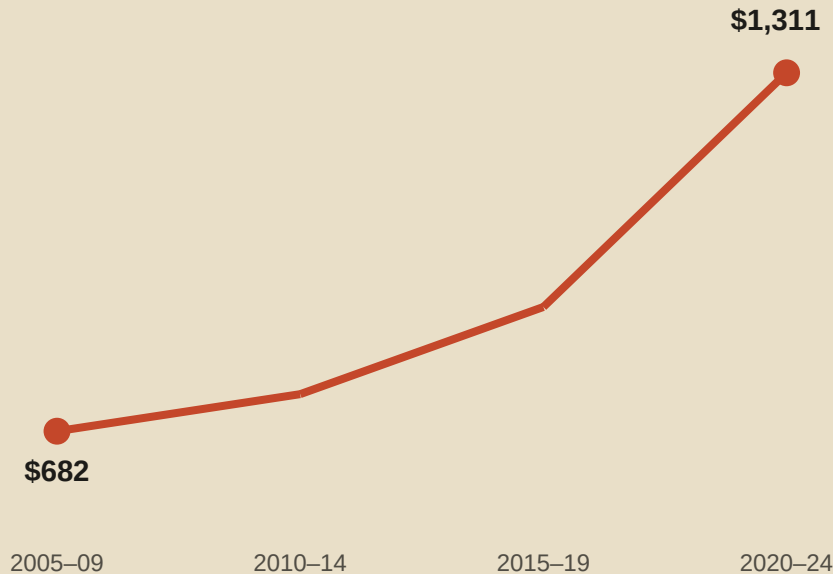


RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$1,311

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,519 gap between neighbors, the sharpest rent edge between adjacent tracts in Hunt County.

TRACT 9615.03

\$1,127

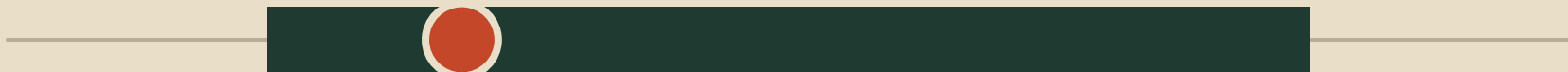
TRACT 9615.02

\$2,646

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,199–\$1,798



\$1,311 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

4,190

homes permitted in ten years,
2016–2025

28%

of those were in multifamily
buildings

77%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 13,090 homes here.

72–193

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



HOME VALUE

A median home costs 23% less than Texas's.

\$219,400

median home value in Greenville.

Greenville



\$219,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS GREENVILLE'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/greenville/

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