



Gregory, Texas.

Current market data.

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

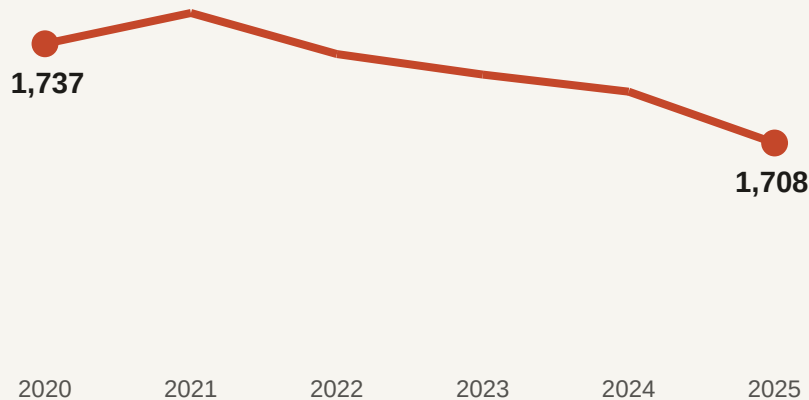


POPULATION

Down 1.7% since 2020.

1,708

people, the 657th-largest of Texas's cities and towns.



THE WORKDAY

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

98.4%

of 1,207 jobs located in Gregory are filled by in-commuters.



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

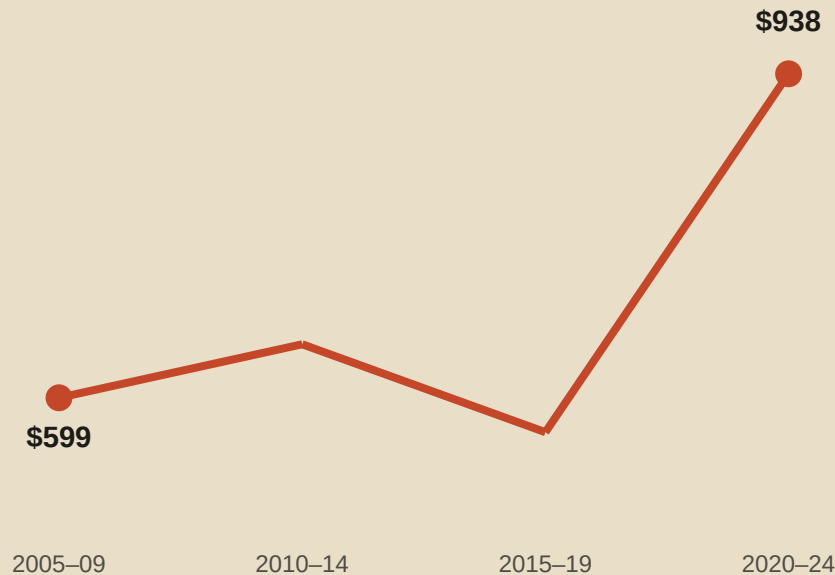


RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$938

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,098 gap between neighbors, the sharpest rent edge between adjacent tracts in San Patricio County.

TRACT 110

\$933

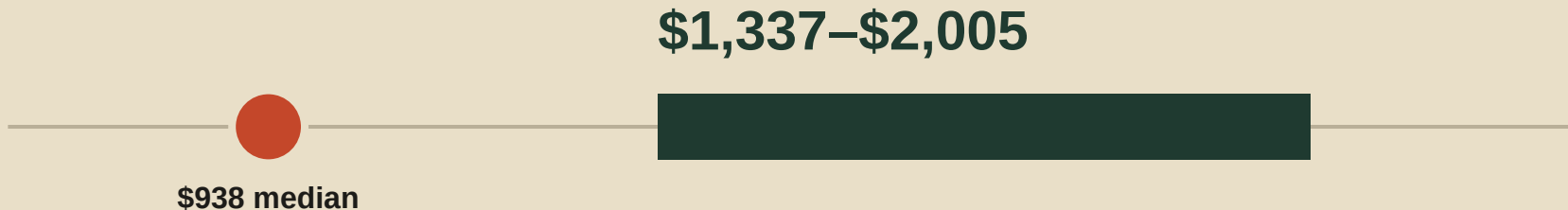
TRACT 107

\$2,031



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.

7

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.9% to the 643 homes here.

1–12

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



HOME VALUE

A median home costs 59% less than Texas's.

\$117,700

median home value in Gregory.

Gregory



\$117,700

Texas



\$283,800

U.S.



\$332,700



THAT WAS GREGORY'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/gregory/

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