Grey Forest, Texas.

Current market data.

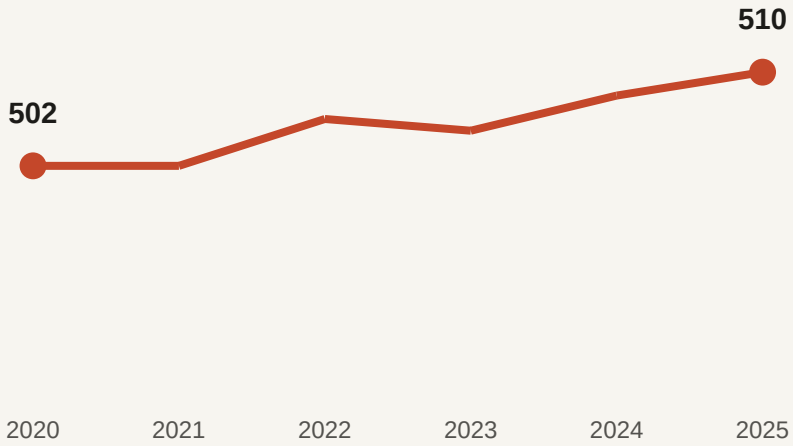
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.6% since 2020.

510

people, the 981st-largest of Texas's cities and towns.



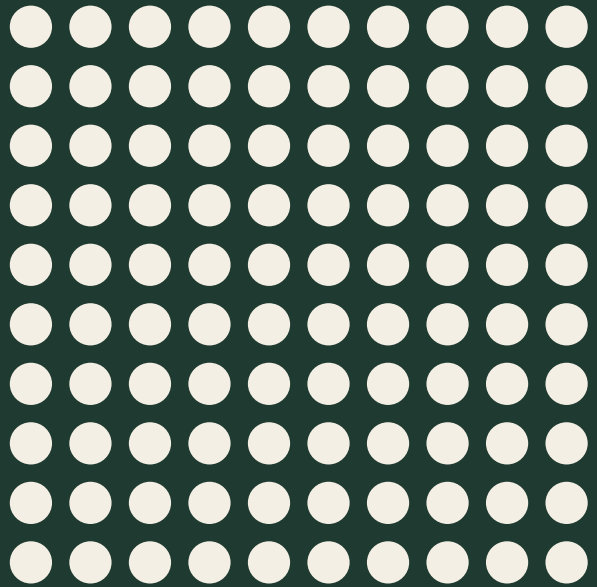
Source: Census Population Estimates, 2025

THE WORKDAY

Every job here goes to someone who lives somewhere else.

100.0%

of 13 jobs located in Grey Forest are filled by in-commuters.



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

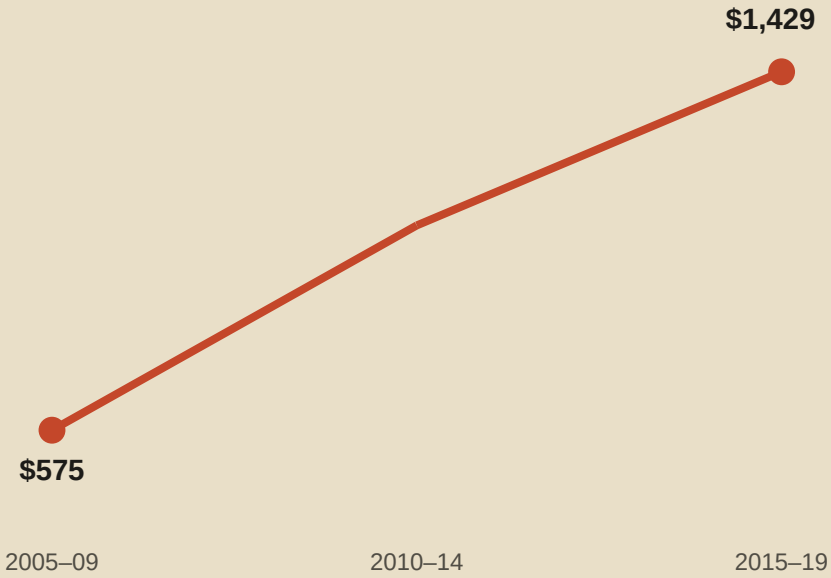
Source: Census LEHD LODES, 2023

RENT

Median rent is up 149% since the 2005–2009 survey, before inflation.

$1,429

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

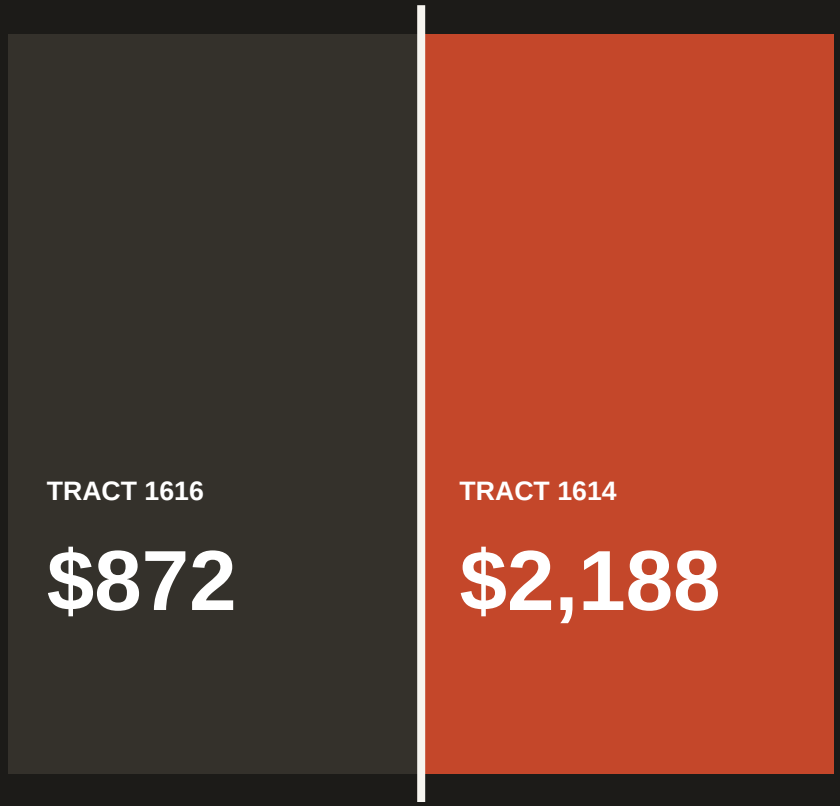


Source: Census ACS 5-year, 2015-2019

THE SEAM

Cross one tract line and median rent doubles.

A $1,316 gap between neighbors, the sharpest rent edge between adjacent tracts in Bexar County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2015-2019

BUILDING

Most of the housing here is older than 2000.

35

homes permitted in ten years, 2016–2025

86%

of those were in multifamily buildings

85%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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

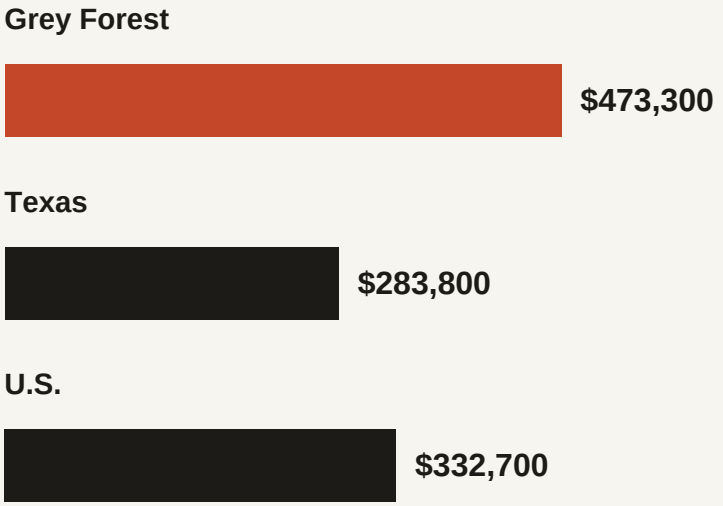
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 67% more than Texas's.

$473,300

median home value in Grey Forest.



Source: Census ACS 5-year, 2020-2024

THAT WAS GREY FOREST'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/grey-forest/**