



Groves, Texas.

Current market data.

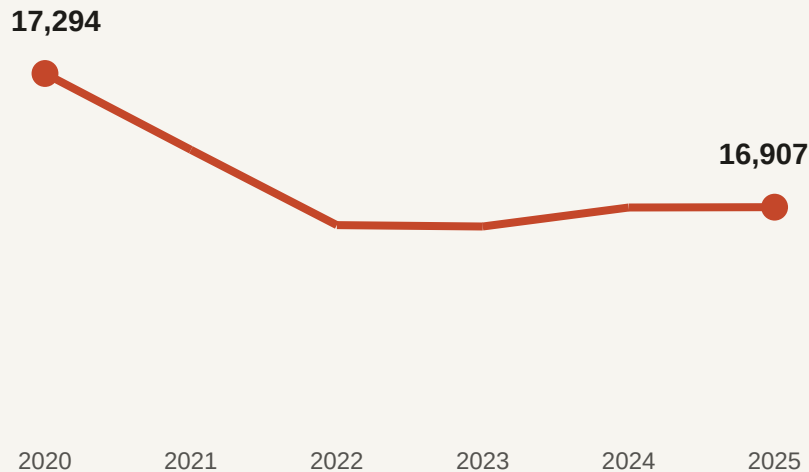
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.2% since 2020.

16,907

people, the 177th-largest of Texas's cities and towns.



THE WORKDAY

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

83.9%

of 2,562 jobs located in Groves are filled by in-commuters.



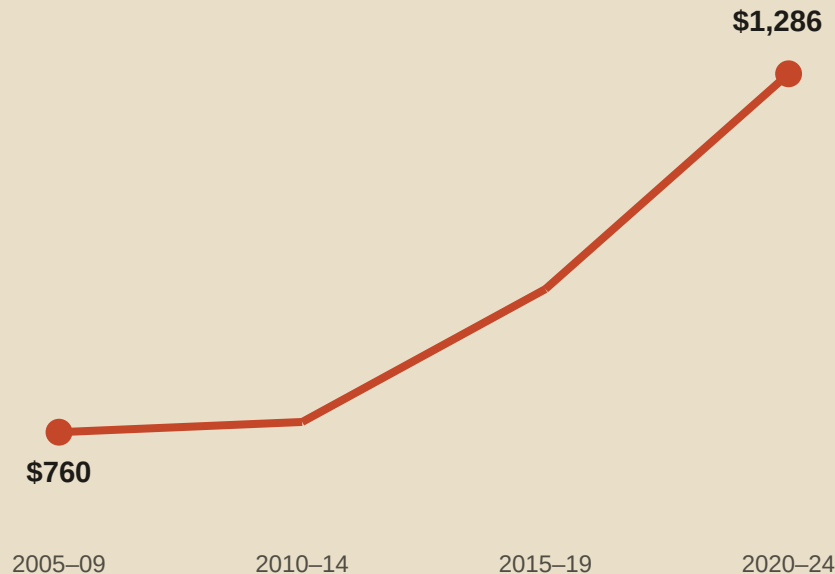
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$1,286

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,482 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 70.03

\$363

TRACT 110.01

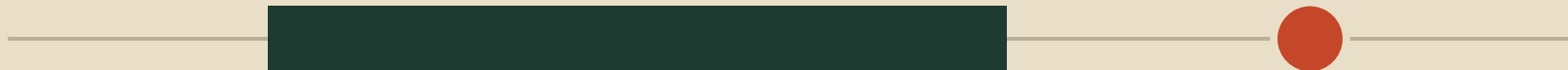
\$1,845



ROOM TO BUILD

The median rent is above what local wages can carry.

\$754–\$1,131



\$1,286 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

371

homes permitted in ten years,
2016–2025

11%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 6,796 homes here.

16–26

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



HOME VALUE

A median home costs 42% less than Texas's.

\$163,600

median home value in Groves.

Groves



\$163,600

Texas



\$283,800

U.S.



\$332,700



THAT WAS GROVES'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/groves/

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