



Harlingen, Texas.

Current market data.

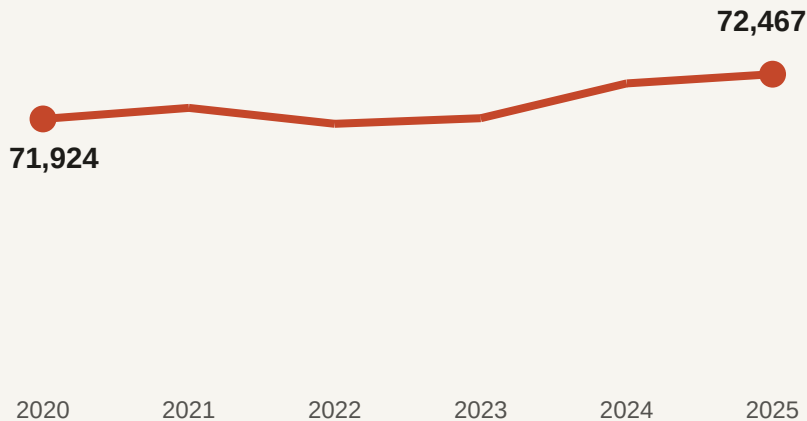
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

72,467

people, the 57th-largest of Texas's cities and towns.

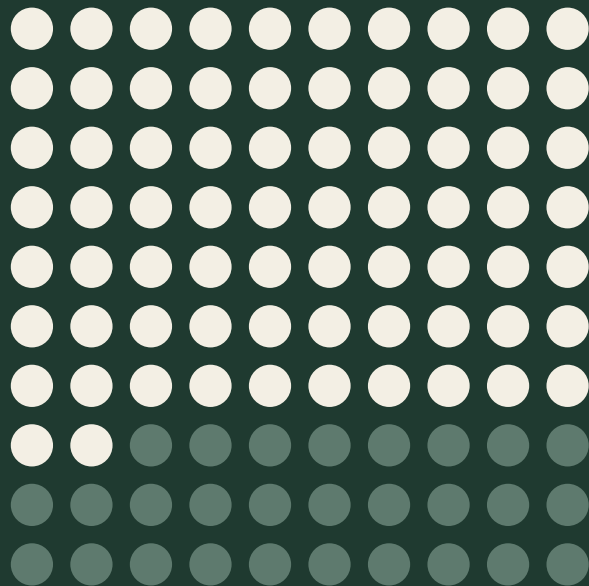


THE WORKDAY

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

72.3%

of 42,512 jobs located in Harlingen are filled by in-commuters.



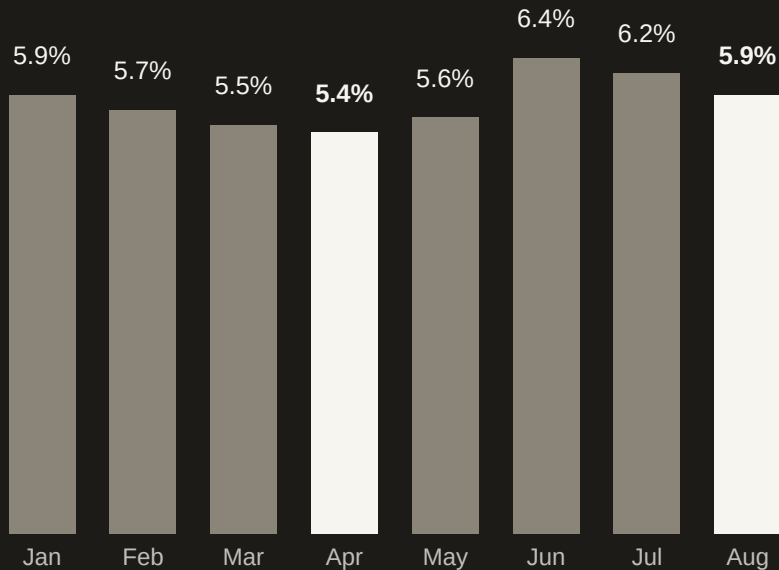
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
5.4%.

5.9%

in August 2026, the latest month released. A year earlier it was 5.3%.

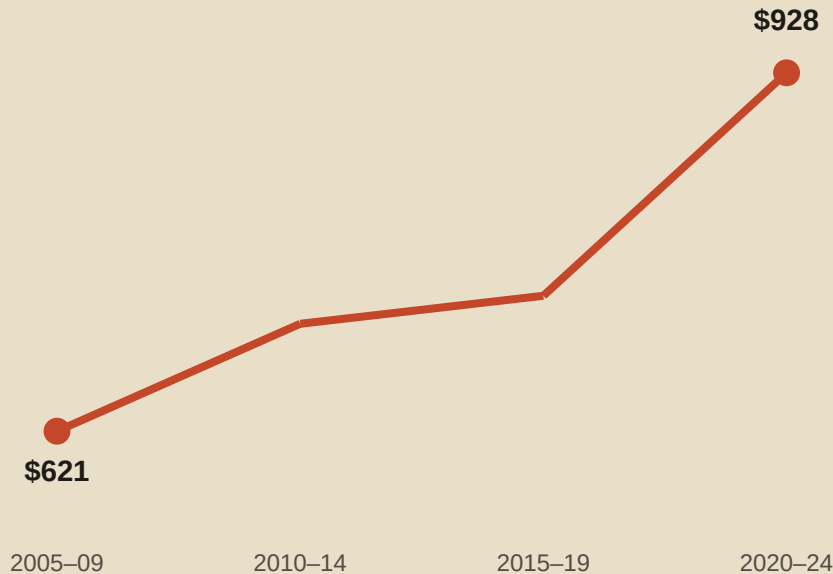


RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$928

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,138 gap between neighbors, the sharpest rent edge between adjacent tracts in Cameron County.

TRACT 126.15

\$784

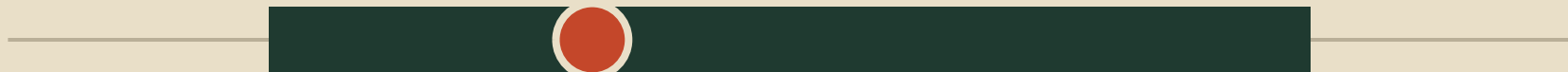
TRACT 144.02

\$1,922

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$803–\$1,205



\$928 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

1,176

homes permitted, 2022–2025

40%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 29,595 homes here.

132–425

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



HOME VALUE

A median home costs 50% less than Texas's.

\$140,600

median home value in Harlingen.

Harlingen



\$140,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS HARLINGEN'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/harlingen/

The Almanac · your hyper-diligent research partner