



Joaquin, Texas.

Current market data.

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

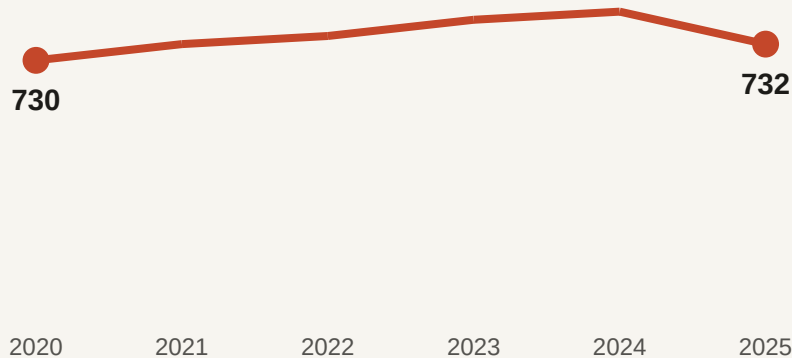


POPULATION

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

732

people, the 902nd-largest of Texas's cities and towns.



THE WORKDAY

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

92.4%

of 302 jobs located in Joaquin are filled by in-commuters.



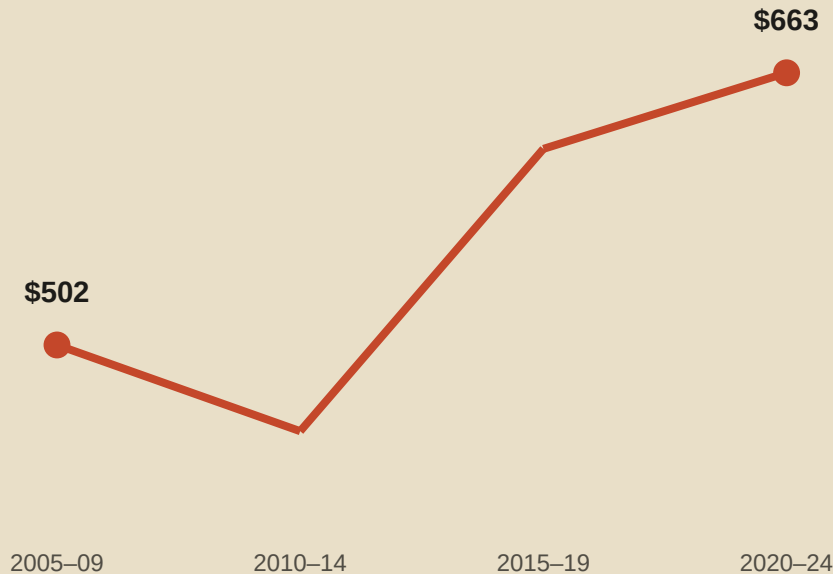
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 32%
since the 2005–2009
survey, before inflation.

\$663

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



THE SEAM

Cross one tract line and median rent jumps \$460.

A \$460 gap between neighbors, the sharpest rent edge between adjacent tracts in Shelby County.

TRACT 9502

\$652

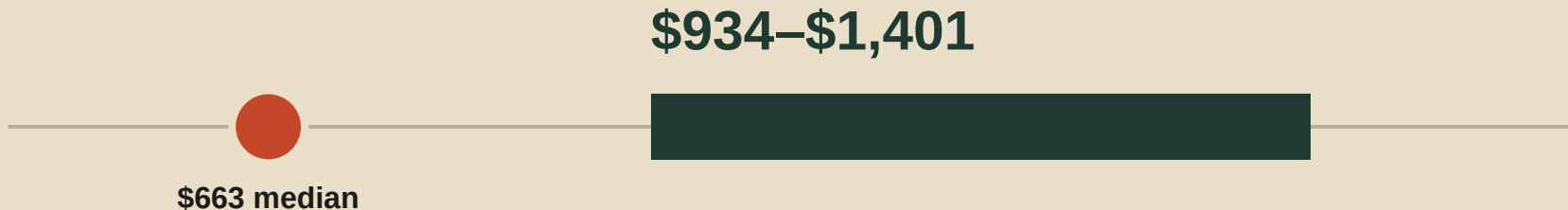
TRACT 9505

\$1,112



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.

0

homes permitted, 2022–2025

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 383 homes here.

1–3

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



HOME VALUE

A median home costs 82% less than Texas's.

\$52,000

median home value in Joaquin.

Joaquin



\$52,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS JOAQUIN'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/joaquin/

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