



Josephine, Texas.

Current market data.

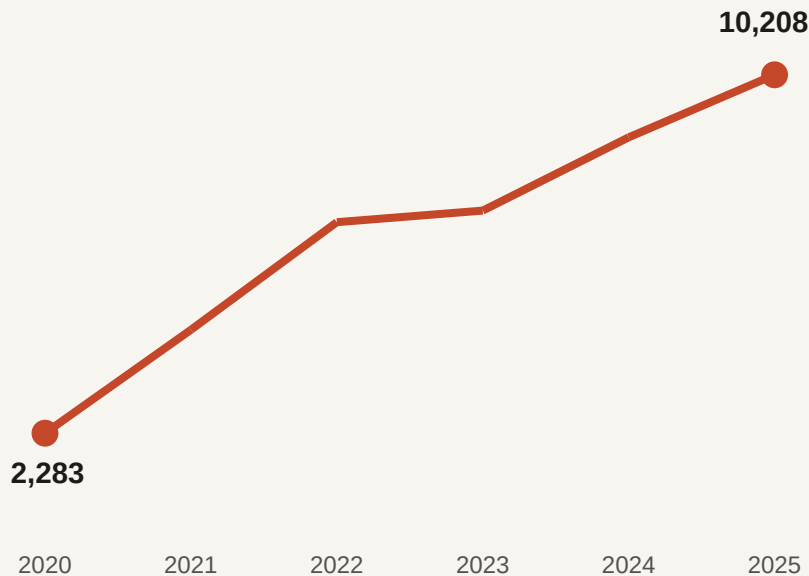
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 347.1% since 2020.

10,208

people, the 252nd-largest of Texas's cities and towns.



THE WORKDAY

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

95.7%

of 93 jobs located in Josephine are filled by in-commuters.



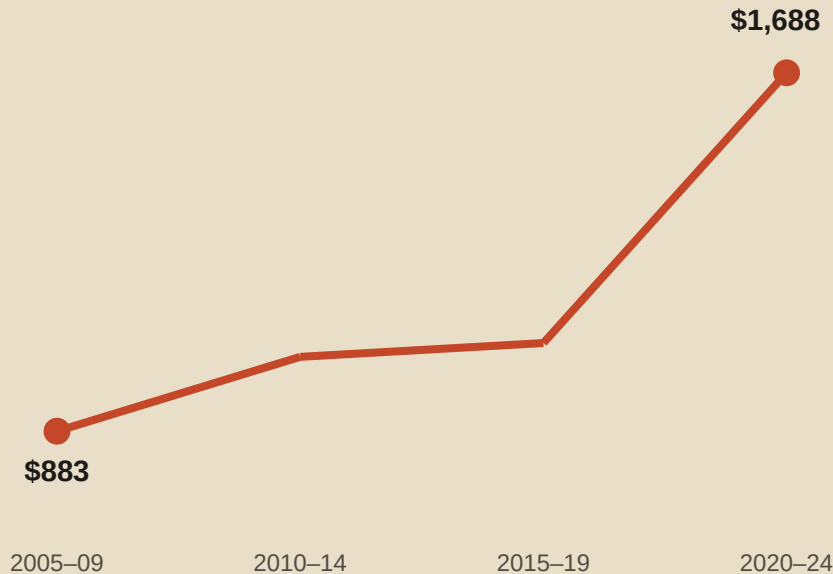
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 91%
since the 2005–2009
survey, before inflation.

\$1,688

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,297 gap between neighbors, the sharpest rent edge between adjacent tracts in Collin County.

TRACT 317.20

\$1,204

TRACT 318.12

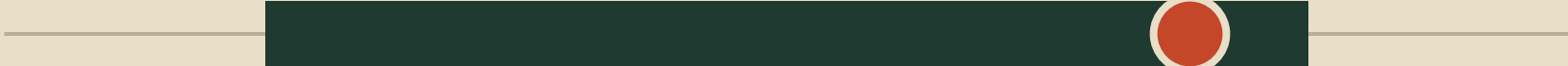
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,170–\$1,754



\$1,688 median

is the monthly rent range local workforce wages support.

BUILDING

16% of the housing here was built before 2000.

3,631

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

16%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 1,954 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 13% more than Texas's.

\$320,200

median home value in Josephine.

Josephine



\$320,200

Texas



\$283,800

U.S.



\$332,700



THAT WAS JOSEPHINE'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/josephine/

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