# Kirby, Texas.

Current market data.

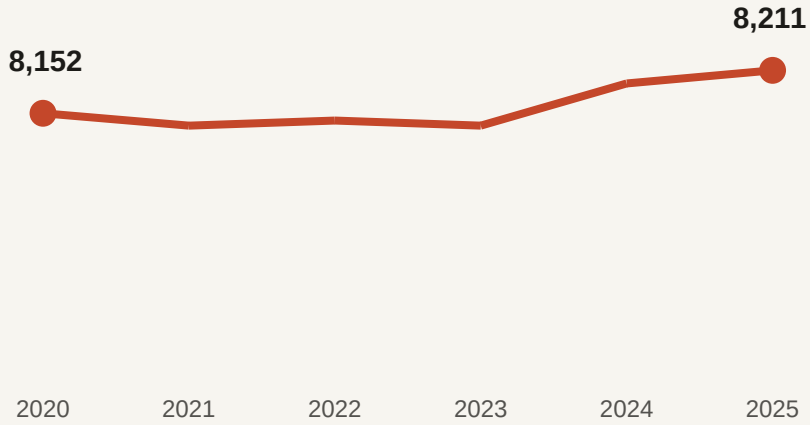
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**8,211**

people, the 290th-largest of Texas's cities and towns.



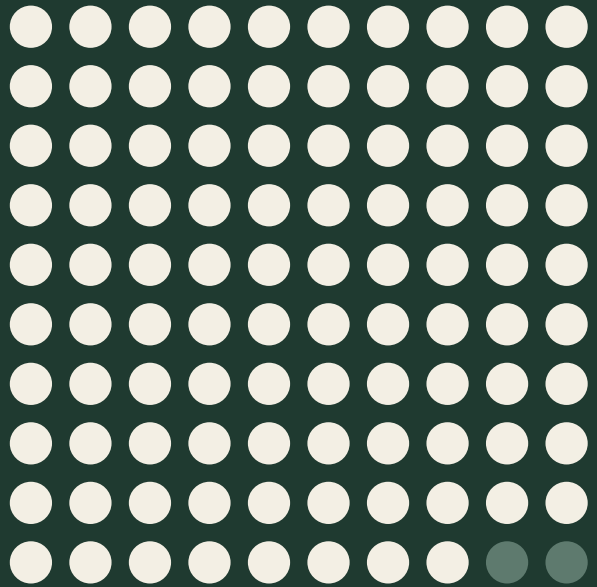

Source: Census Population Estimates, 2025

THE WORKDAY

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

**97.9%**

of 1,504 jobs located in Kirby are filled by in-commuters.



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

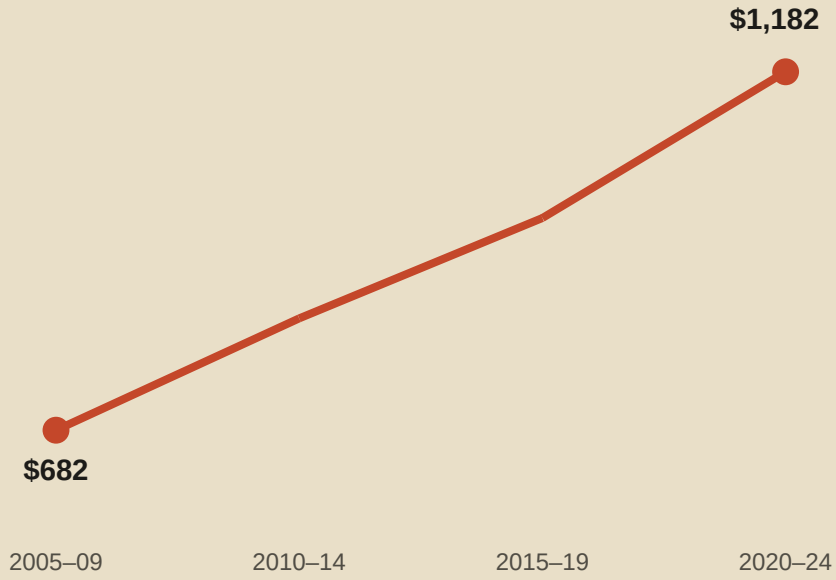
Source: Census LEHD LODES, 2023

RENT

# Median rent is up 73% since the 2005–2009 survey, before inflation.

**$1,182**

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

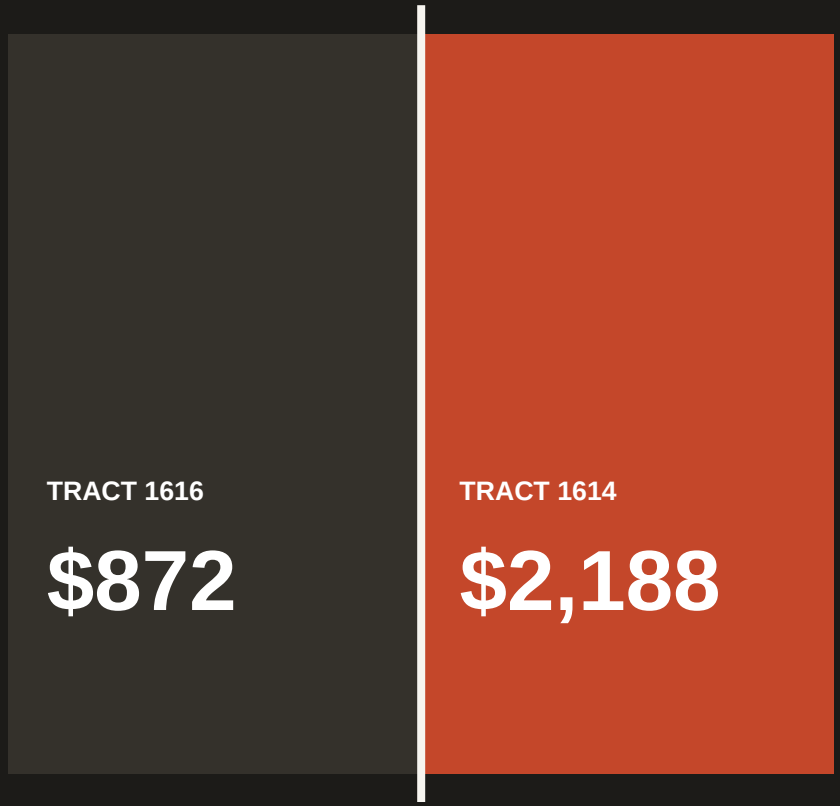



Source: Census ACS 5-year, 2020-2024

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, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

**5**

homes permitted in ten years, 2016–2025

**0%**

of those were in multifamily buildings

**89%**

of all homes were built before 2000

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

UNITS NEEDED

# Closing the gap would add 0.4–0.5% to the 3,046 homes here.

**11–15**

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

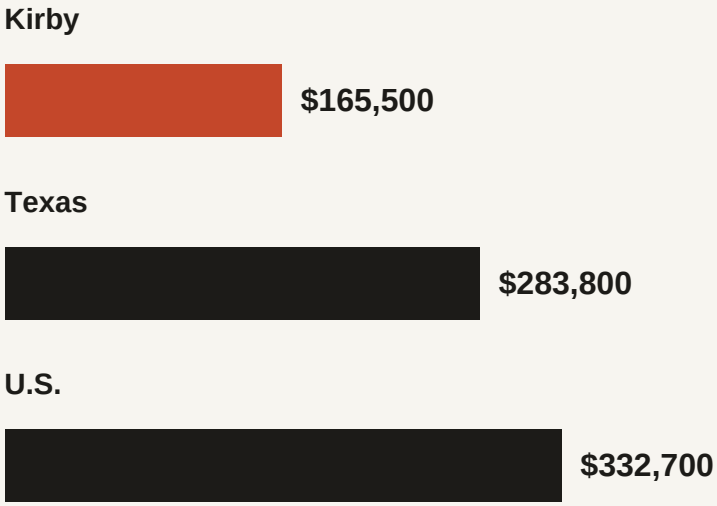
Source: Computed by the Almanac, 2023

HOME VALUE

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

**$165,500**

median home value in Kirby.




Source: Census ACS 5-year, 2020-2024

THAT WAS KIRBY'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/kirby/**