



Kirbyville, Texas.

Current market data.

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

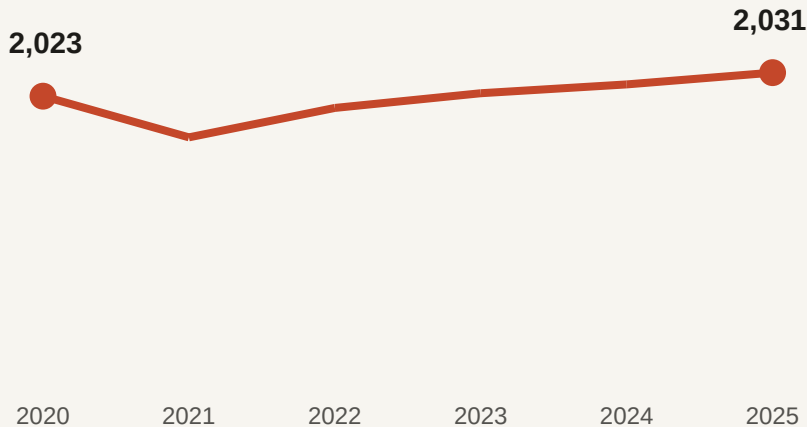


POPULATION

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

2,031

people, the 608th-largest of Texas's cities and towns.

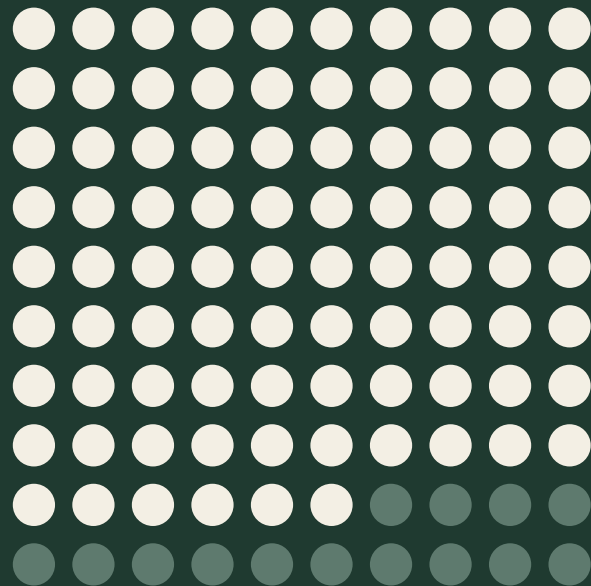


THE WORKDAY

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

85.9%

of 1,003 jobs located in Kirbyville are filled by in-commuters.



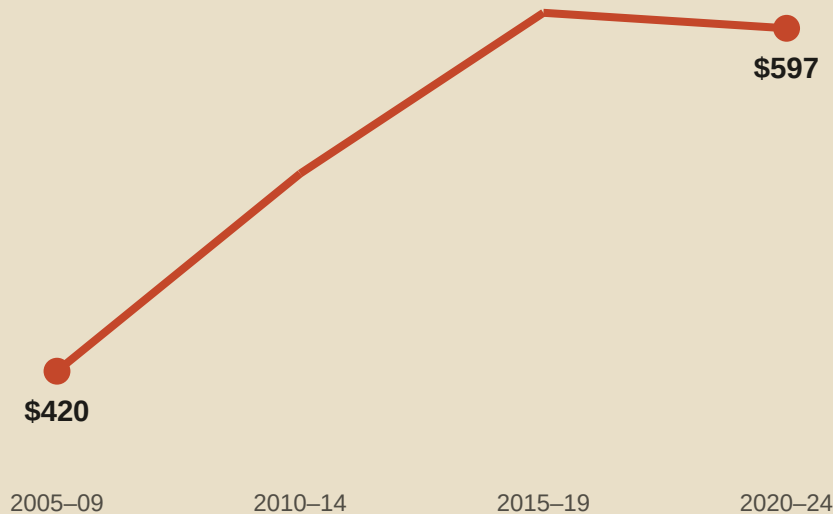
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$597

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





THE SEAM

Cross one tract line and median rent doubles.

A \$678 gap between neighbors, the sharpest rent edge between adjacent tracts in Jasper County.

TRACT 9501.01

\$697

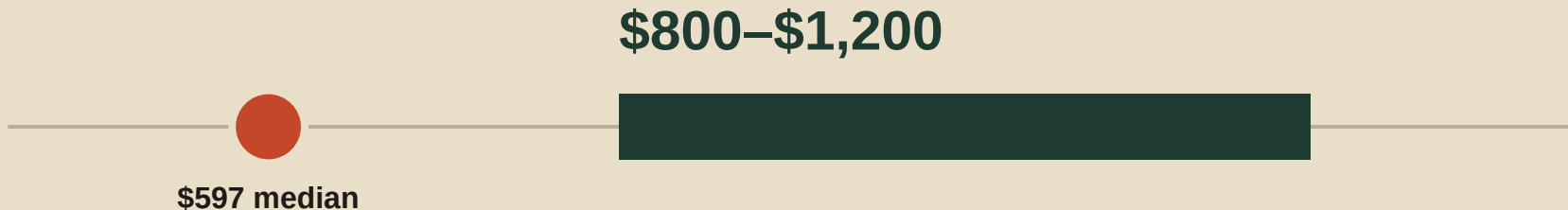
TRACT 9501.02

\$1,375



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.

34

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 949 homes here.

2–10

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



HOME VALUE

A median home costs 69% less than Texas's.

\$87,400

median home value in Kirbyville.

Kirbyville



\$87,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS KIRBYVILLE'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/kirbyville/

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