



Live Oak, Texas.

Current market data.

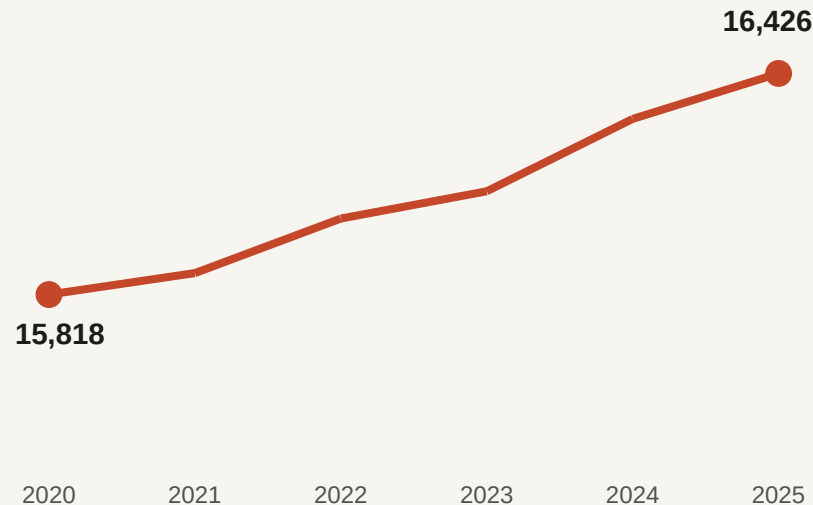
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

16,426

people, the 182nd-largest of Texas's cities and towns.



THE WORKDAY

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

97.0%

of 12,565 jobs located in Live Oak are filled by in-commuters.



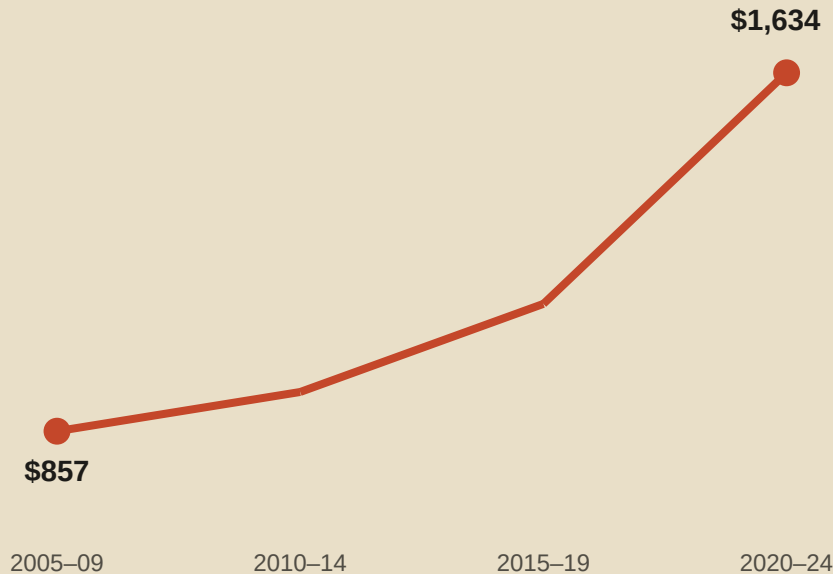
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,634

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



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.

TRACT 1616

\$872

TRACT 1614

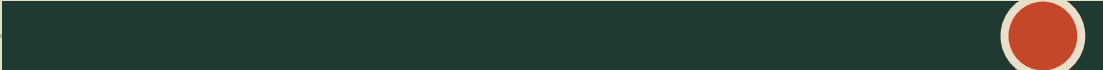
\$2,188



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,109–\$1,664



\$1,634 median

is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

666

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.8% to the 6,955 homes here.

29–126

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



HOME VALUE

A median home costs 13%
less than Texas's.

\$246,300

median home value in Live Oak.

Live Oak



\$246,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS LIVE OAK'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/live-oak/**](https://almanacdata.ai/e/tx/live-oak/)

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