



Livingston, Texas.

Current market data.

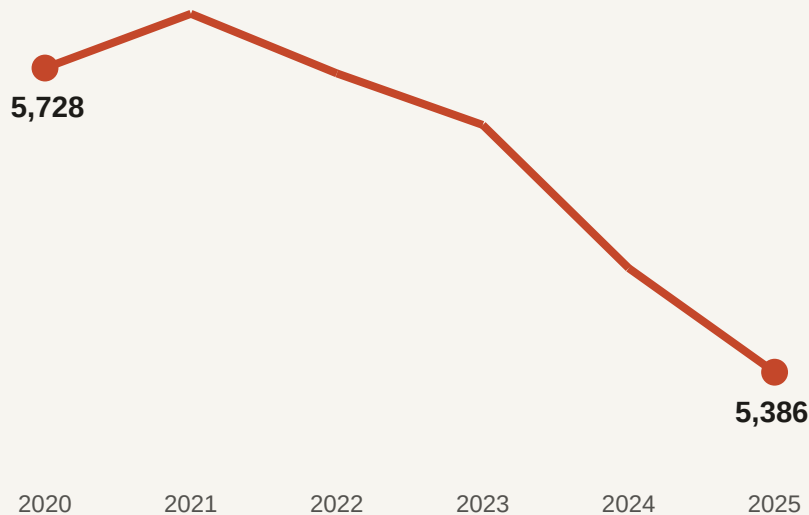
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.0% since 2020.

5,386

people, the 372nd-largest of Texas's cities and towns.



THE WORKDAY

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

91.4%

of 4,629 jobs located in Livingston are filled by in-commuters.



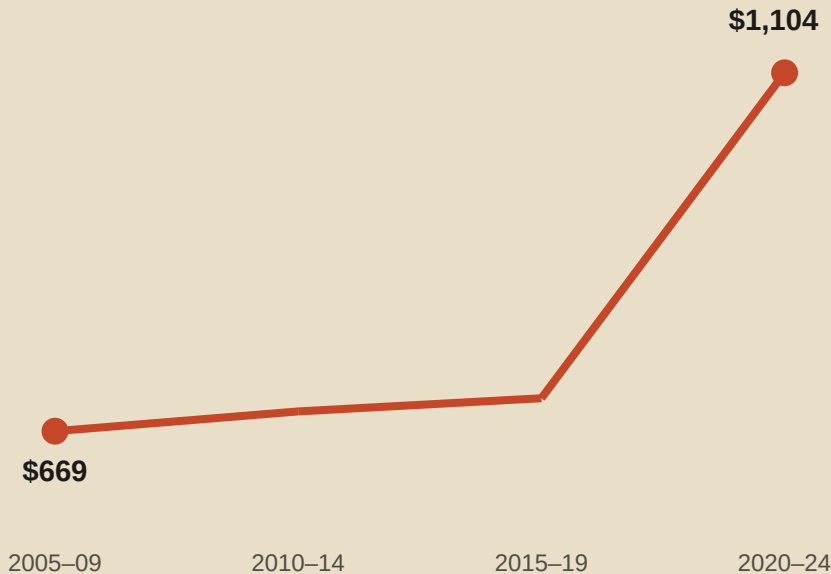
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,104

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





THE SEAM

Cross one tract line and median rent jumps \$392.

A \$392 gap between neighbors, the sharpest rent edge between adjacent tracts in Polk County.

TRACT 2101.04

\$783

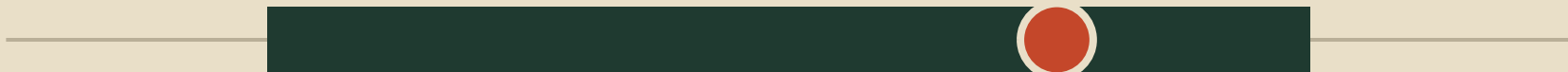
TRACT 2101.06

\$1,175

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$801–\$1,201



\$1,104 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

68

homes permitted, 2022–2025

38%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 2,944 homes here.

11–46

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



HOME VALUE

A median home costs 29%
less than Texas's.

\$200,100

median home value in Livingston.

Livingston



Texas



U.S.



THAT WAS LIVINGSTON'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/livingston/

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