



# Manvel, Texas.

Current market data.

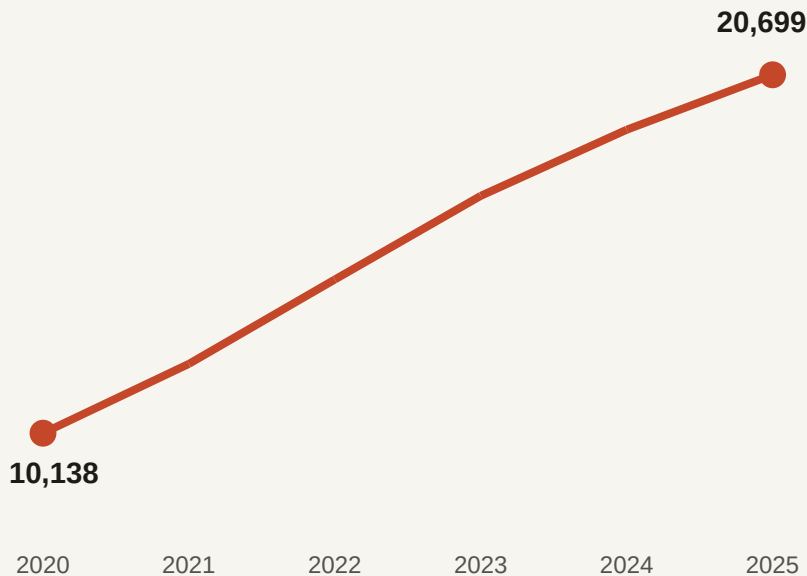
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 104.2% since 2020.**

**20,699**

people, the 152nd-largest of Texas's cities and towns.



THE WORKDAY

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

97.2%

of 2,057 jobs located in Manvel are filled by in-commuters.



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

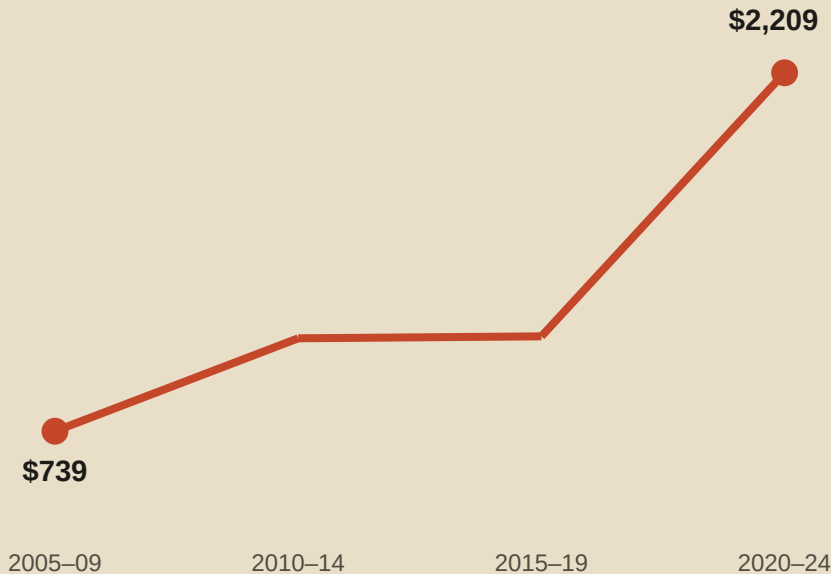


## RENT

**Median rent is up 199%  
since the 2005–2009  
survey, before inflation.**

**\$2,209**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,434 gap between neighbors, the sharpest rent edge between adjacent tracts in Brazoria County.

TRACT 6607.07

**\$1,466**

TRACT 6607.04

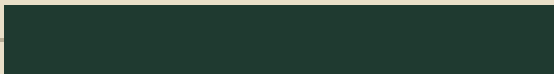
**\$2,900**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,104–\$1,656**



**\$2,209 median**

is the monthly rent range local workforce wages support.

BUILDING

**24% of the housing here was built before 2000.**

---

**6,656**

homes permitted in ten years,  
2016–2025

---

**0%**

of those were in multifamily  
buildings

---

**24%**

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.3–0.4% to the 5,283 homes here.**

**16–21**

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



## HOME VALUE

A median home costs 19% more than Texas's.

**\$338,700**

median home value in Manvel.

Manvel



\$338,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS MANVEL'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/manvel/](https://almanacdata.ai/e/tx/manvel/)

The Almanac · your hyper-diligent research partner