



McAllen, Texas.

Current market data.

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

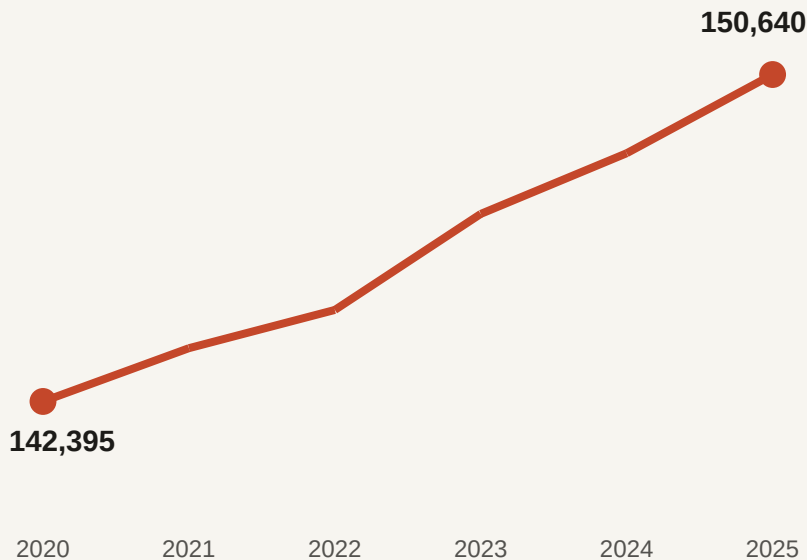


POPULATION

**Growing. Up 5.8% since
2020.**

150,640

people, the 22nd-largest of Texas's cities and towns.



THE WORKDAY

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

77.2%

of 94,366 jobs located in McAllen are filled by in-commuters.



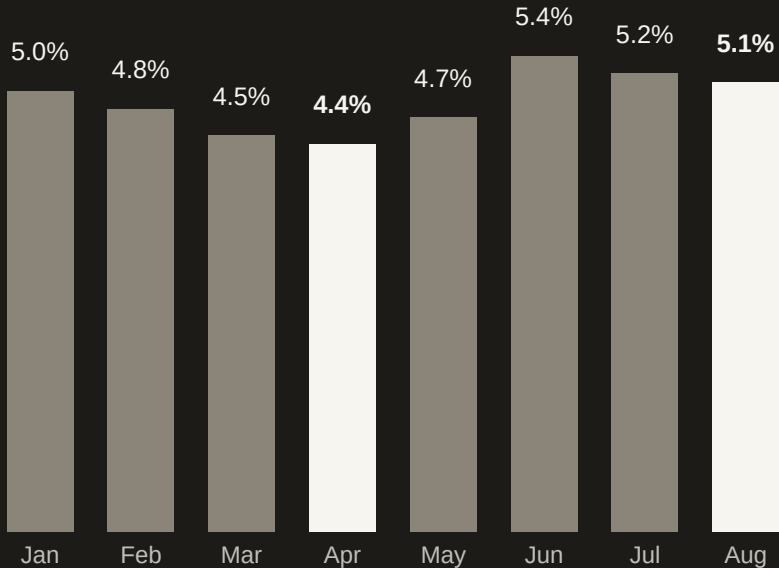
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.4%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.1%.

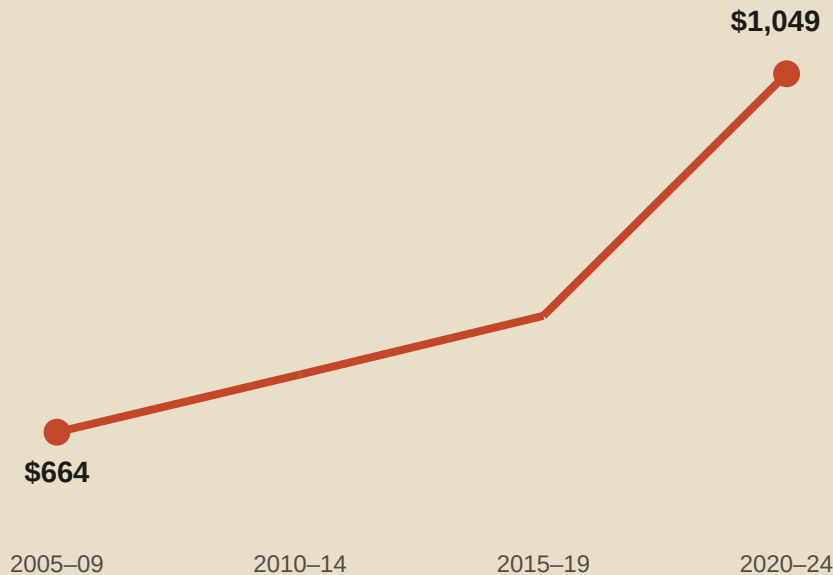


RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,049

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,676 gap between neighbors, the sharpest rent edge between adjacent tracts in Hidalgo County.

TRACT 235.17

\$800

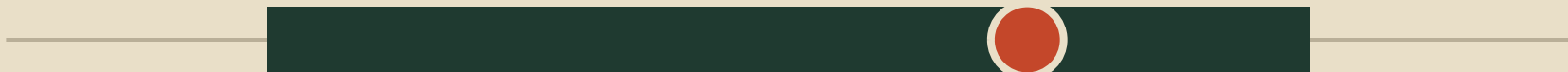
TRACT 241.31

\$2,476

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$769–\$1,153



\$1,049 median

is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

10,868

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.7% to the 55,385 homes here.

253–944

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



HOME VALUE

A median home costs 33% less than Texas's.

\$190,400

median home value in McAllen.

McAllen



\$190,400

Texas



\$283,800

U.S.



\$332,700



THAT WAS MCALLEN'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/mcallen/**](https://almanacdata.ai/e/tx/mcallen/)

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