



McGregor, Texas.

Current market data.

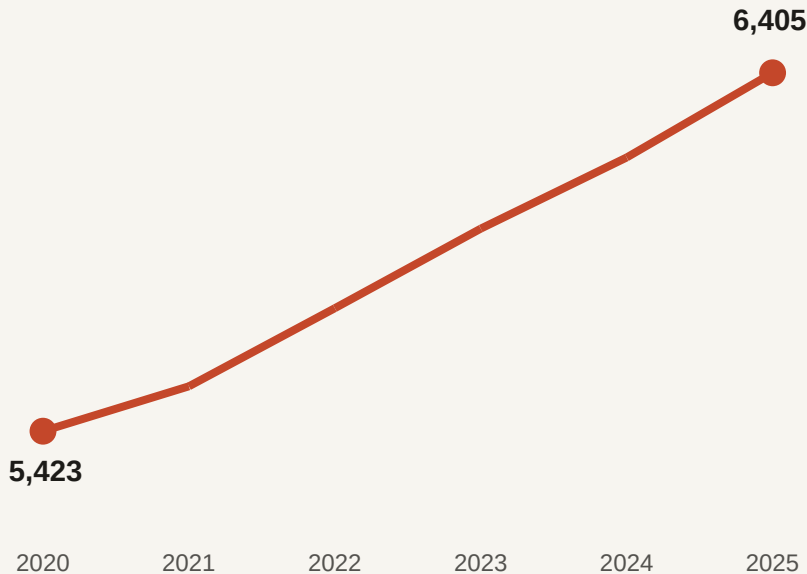
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.1% since 2020.

6,405

people, the 337th-largest of Texas's cities and towns.



THE WORKDAY

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

91.6%

of 2,829 jobs located in McGregor are filled by in-commuters.



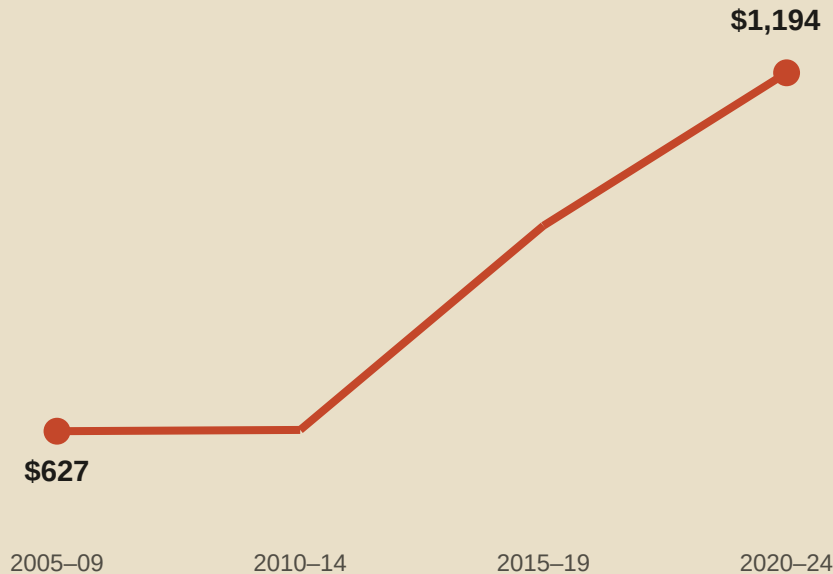
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$1,194

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,087 gap between neighbors, the sharpest rent edge between adjacent tracts in McLennan County.

TRACT 38.01

\$1,111

TRACT 37.10

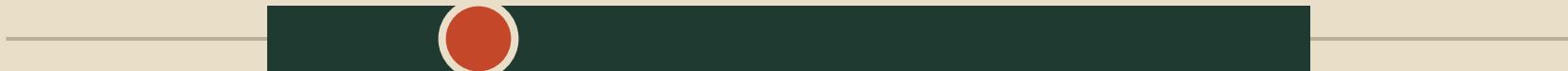
\$2,198



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,084–\$1,626



\$1,194 median

is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

413

homes permitted, 2022–2025

60%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 2,442 homes here.

8–28

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



HOME VALUE

A median home costs 22% less than Texas's.

\$221,700

median home value in McGregor.

McGregor



\$221,700

Texas



\$283,800

U.S.



\$332,700



THAT WAS MCGREGOR'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/mcgregor/

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