



Mont Belvieu, Texas.

Current market data.

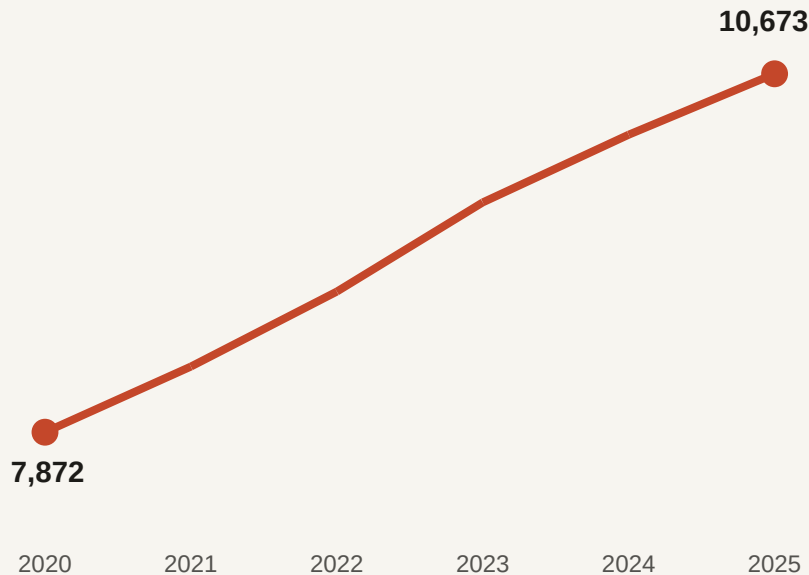
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 35.6% since 2020.

10,673

people, the 241st-largest of Texas's cities and towns.

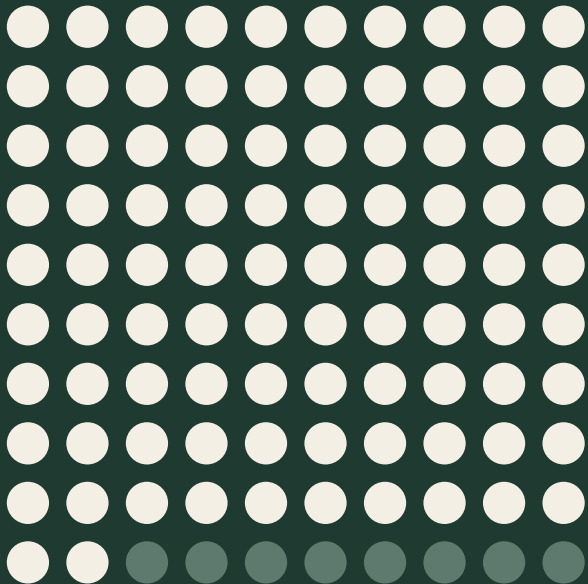


THE WORKDAY

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

91.8%

of 5,786 jobs located in Mont Belvieu are filled by in-commuters.



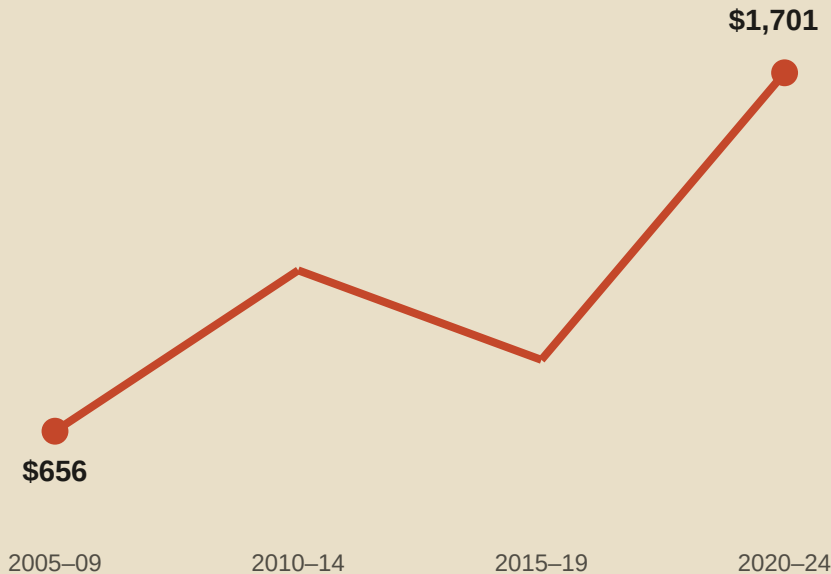
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 159%
since the 2005–2009
survey, before inflation.

\$1,701

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



THE SEAM

Cross one tract line and median rent jumps \$417.

A \$417 gap between neighbors, the sharpest rent edge between adjacent tracts in Chambers County.

TRACT 7101

\$1,691

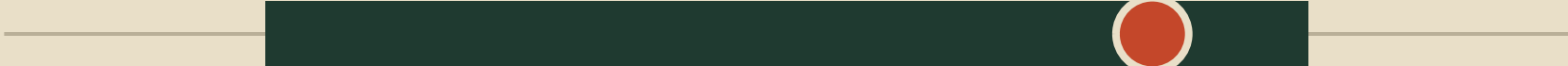
TRACT 7102.01

\$2,108

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,193–\$1,790



\$1,701 median

is the monthly rent range local workforce wages support.

BUILDING

23% of the housing here was built before 2000.

1,796

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

23%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.9% to the 3,111 homes here.

11–58

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



HOME VALUE

A median home costs 45% more than Texas's.

\$411,000

median home value in Mont Belvieu.

Mont Belvieu



\$411,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS MONT BELVIEU'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/mont-belvieu/

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