



Montgomery, Texas.

Current market data.

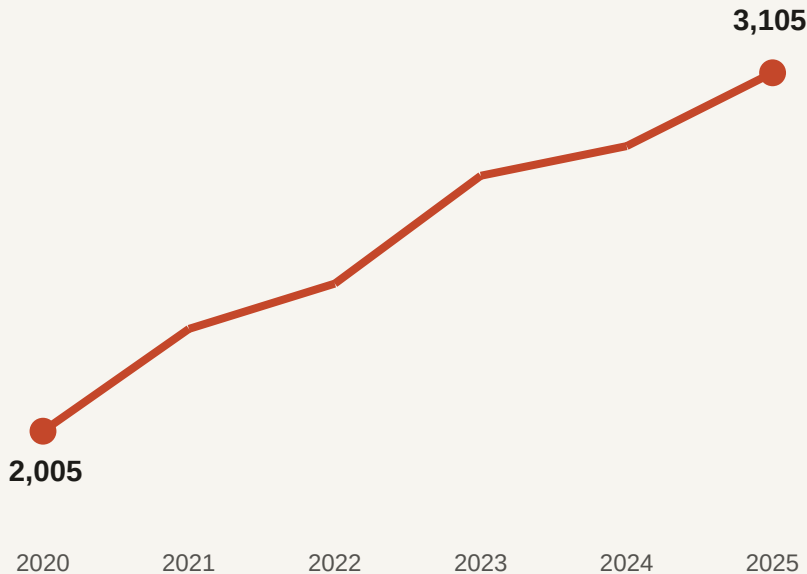
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 54.9% since 2020.

3,105

people, the 489th-largest of Texas's cities and towns.



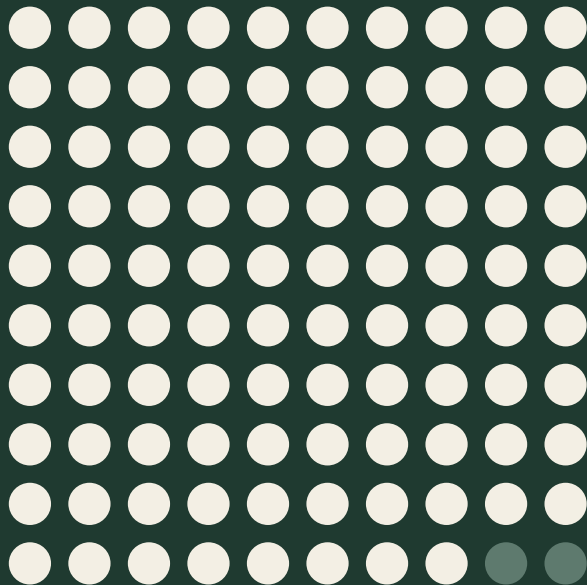
THE WORKDAY

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

97.7%

of 1,619 jobs located in Montgomery are filled by
in-commuters.

Source: Census LEHD LODES, 2023



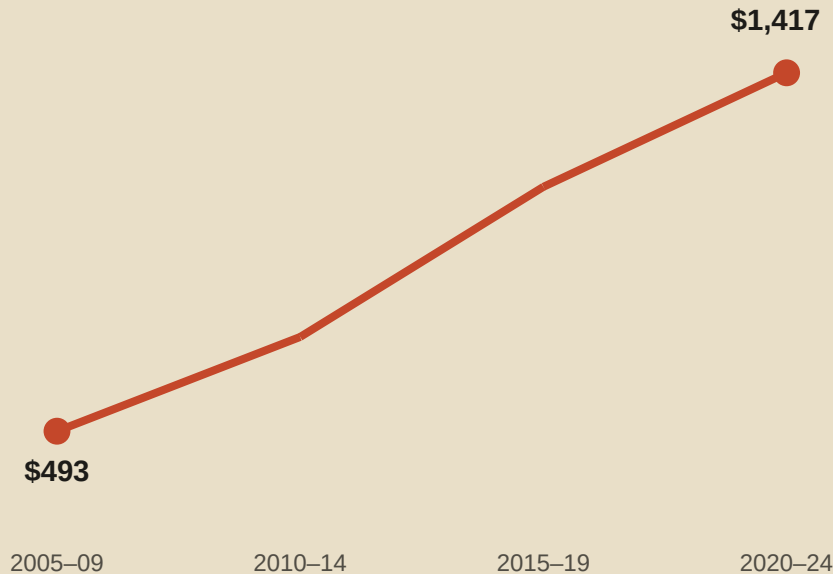
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 187%
since the 2005–2009
survey, before inflation.

\$1,417

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,130 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 6906.08

\$1,249

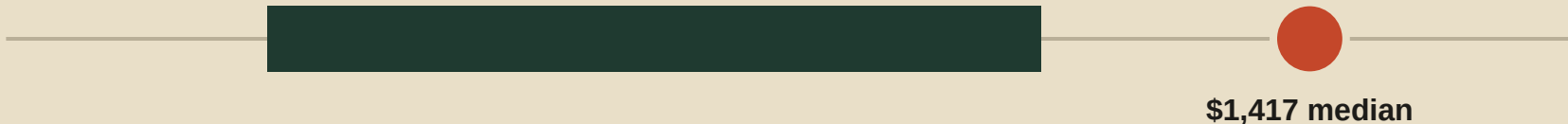
TRACT 6906.09

\$3,379

ROOM TO BUILD

The median rent is above what local wages can carry.

\$847–\$1,270



is the monthly rent range local workforce wages support.

BUILDING

17% of the housing here was built before 2000.

975

homes permitted in ten years,
2016–2025

13%

of those were in multifamily
buildings

17%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 1,226 homes here.

4–16

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



HOME VALUE

A median home costs 28% more than Texas's.

\$363,200

median home value in Montgomery.

Montgomery



\$363,200

Texas



\$283,800

U.S.



\$332,700



THAT WAS MONTGOMERY'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/montgomery/

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