



Mount Pleasant, Texas.

Current market data.

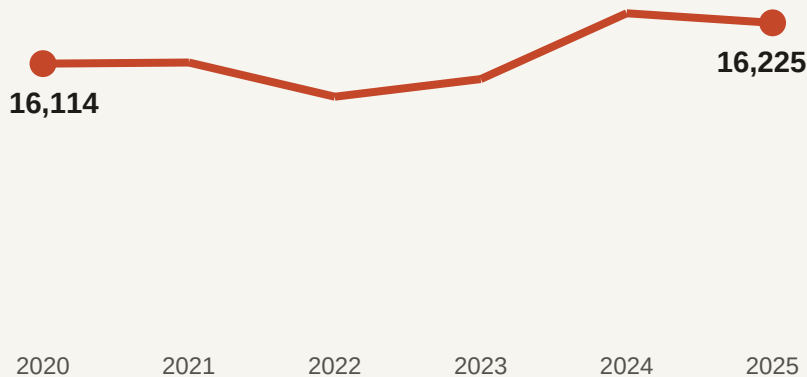
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

16,225

people, the 186th-largest of Texas's cities and towns.



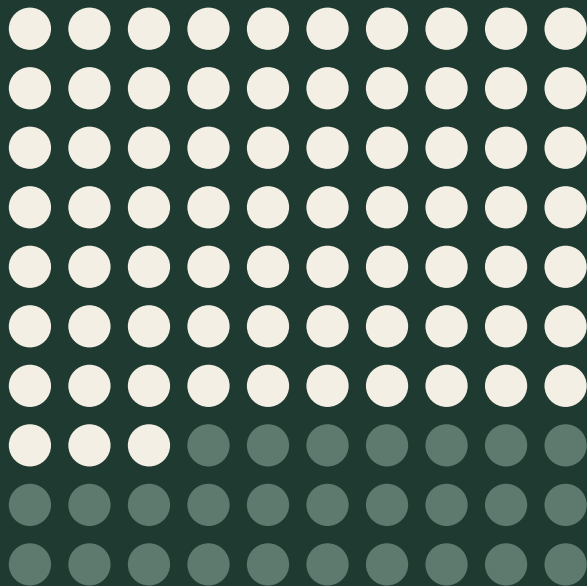
THE WORKDAY

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

73.3%

of 14,971 jobs located in Mount Pleasant are filled by
in-commuters.

Source: Census LEHD LODES, 2023



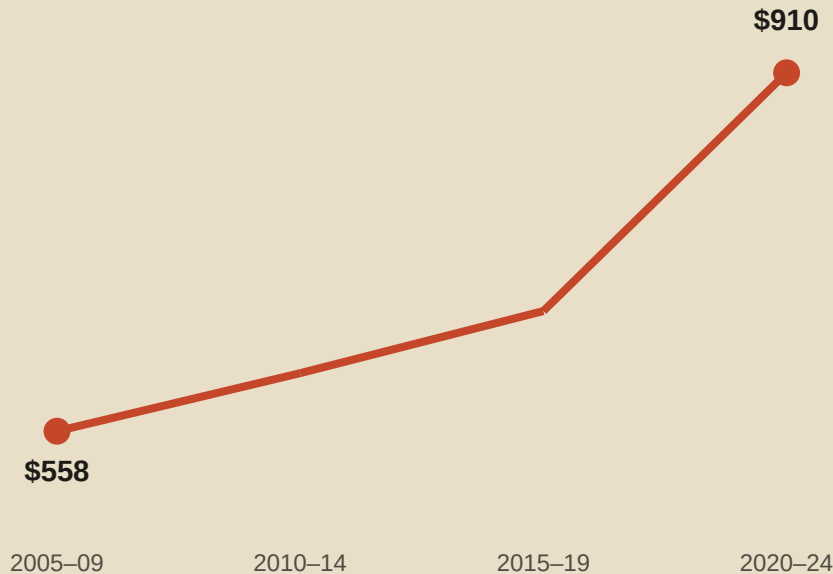
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$910

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





THE SEAM

Cross one tract line and median rent jumps \$166.

A \$166 gap between neighbors, the sharpest rent edge between adjacent tracts in Titus County.

TRACT 9504

\$857

TRACT 9508

\$1,023

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

339

homes permitted, 2022–2025

80%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.6% to the 5,877 homes here.

28–150

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



HOME VALUE

A median home costs 40% less than Texas's.

\$170,700

median home value in Mount Pleasant.

Mount Pleasant



\$170,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS MOUNT PLEASANT'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/mount-pleasant/

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