



Nacogdoches, Texas.

Current market data.

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

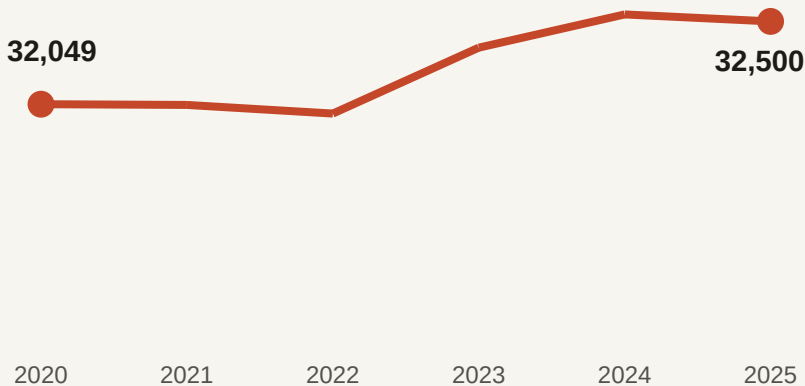


POPULATION

**Growing. Up 1.4% since
2020.**

32,500

people, the 113th-largest of Texas's cities and towns.

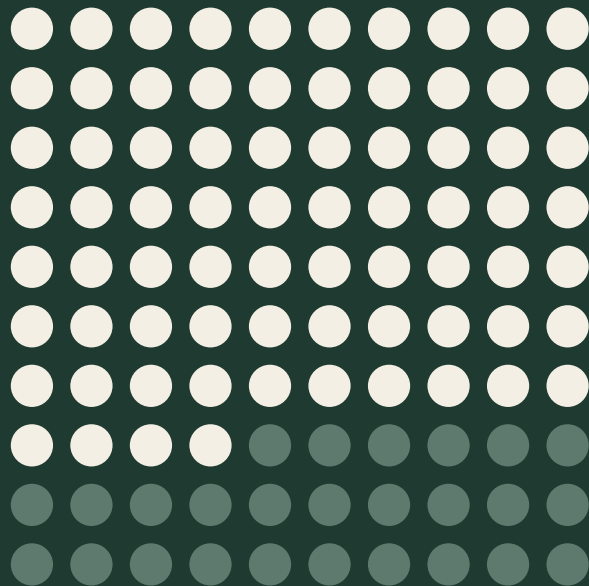


THE WORKDAY

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

73.8%

of 18,987 jobs located in Nacogdoches are filled by in-commuters.



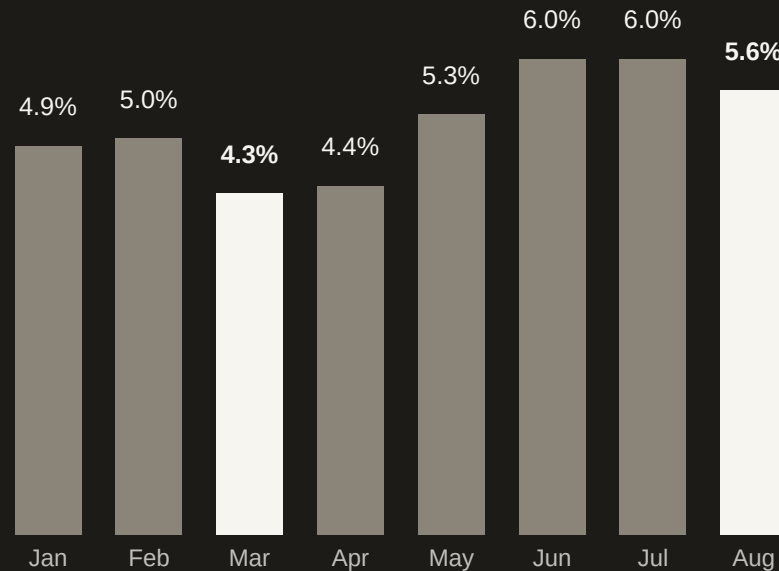
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.3%.

5.6%

in August 2026, the latest month released. A year earlier it was 5.4%.

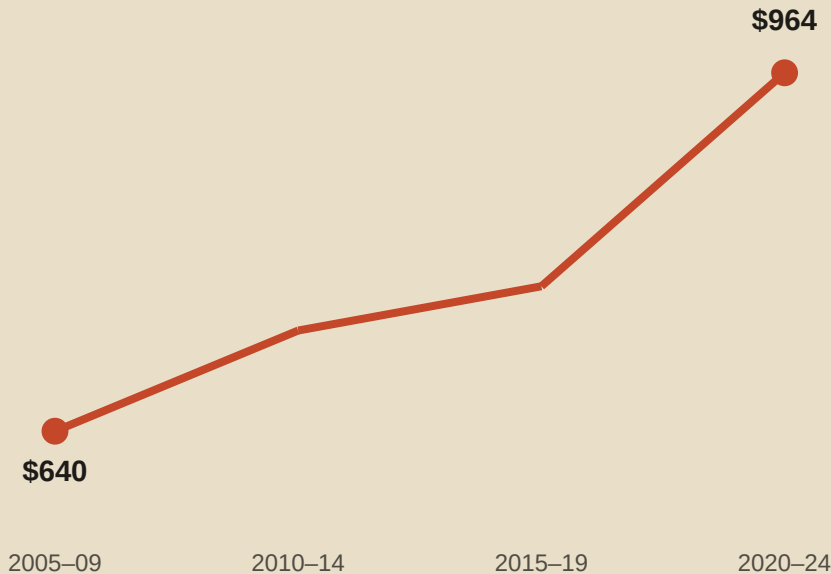


RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$964

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





THE SEAM

Cross one tract line and median rent jumps \$595.

A \$595 gap between neighbors, the sharpest rent edge between adjacent tracts in Nacogdoches County.

TRACT 9503.06

\$754

TRACT 9504.01

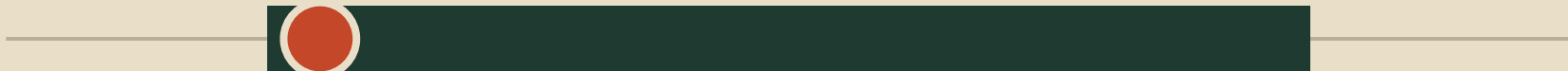
\$1,349



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$940–\$1,410



\$964 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

128

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 14,192 homes here.

83–190

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



HOME VALUE

A median home costs 34% less than Texas's.

\$186,000

median home value in Nacogdoches.

Nacogdoches



\$186,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS NACOGDOCHES'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/nacogdoches/**](https://almanacdata.ai/e/tx/nacogdoches/)

The Almanac · your hyper-diligent research partner