



Nederland, Texas.

Current market data.

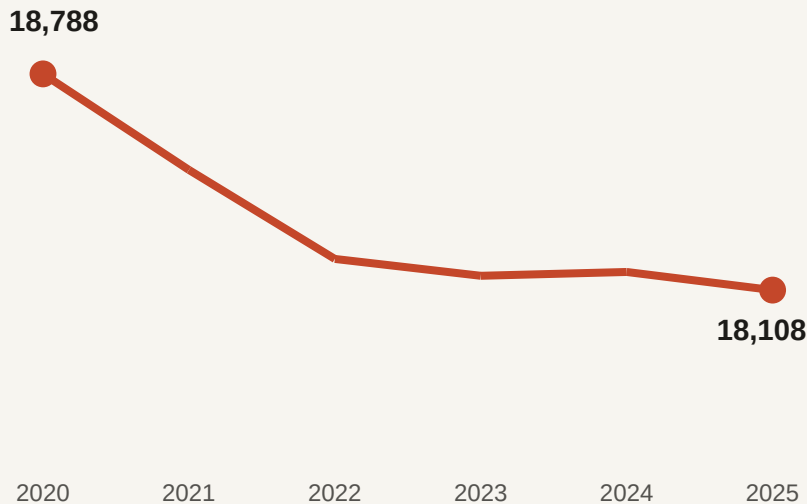
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.6% since 2020.

18,108

people, the 168th-largest of Texas's cities and towns.

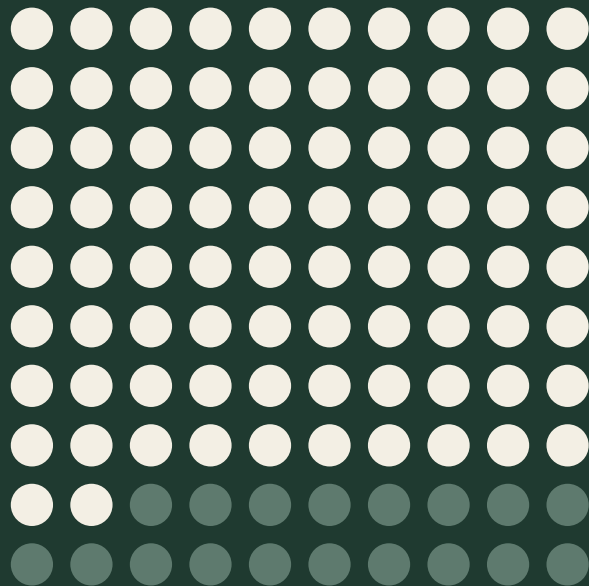


THE WORKDAY

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

82.4%

of 6,899 jobs located in Nederland are filled by in-commuters.



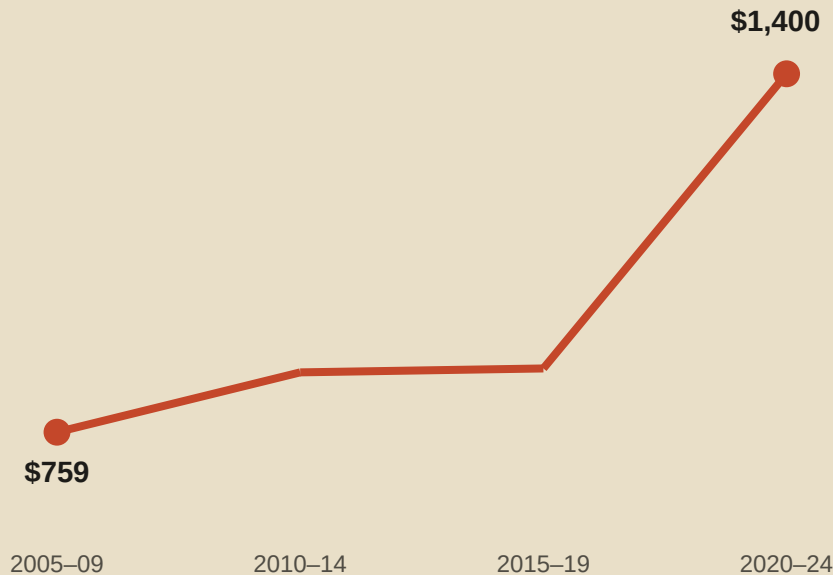
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$1,400

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,482 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 70.03

\$363

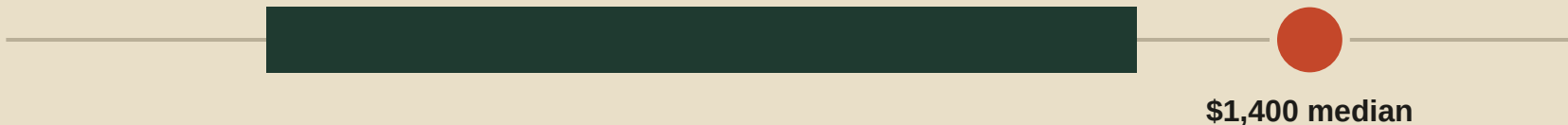
TRACT 110.01

\$1,845

ROOM TO BUILD

The median rent is above what local wages can carry.

\$875–\$1,313



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

56

homes permitted, 2022–2025

7%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 8,118 homes here.

21–69

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



HOME VALUE

A median home costs 27% less than Texas's.

\$208,300

median home value in Nederland.

Nederland



\$208,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS NEDERLAND'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/nederland/

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