



Niederwald, Texas.

Current market data.

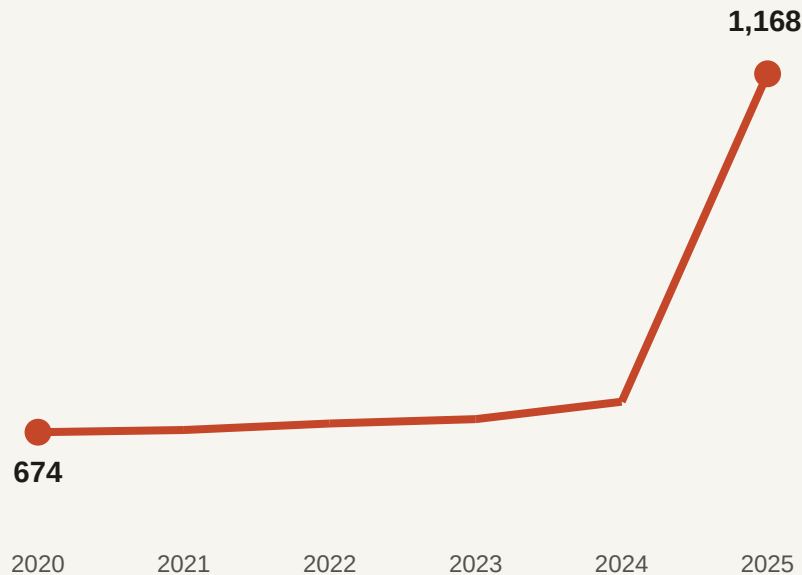
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 73.3% since 2020.

1,168

people, the 769th-largest of Texas's cities and towns.



THE WORKDAY

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

96.7%

of 90 jobs located in Niederwald are filled by in-commuters.



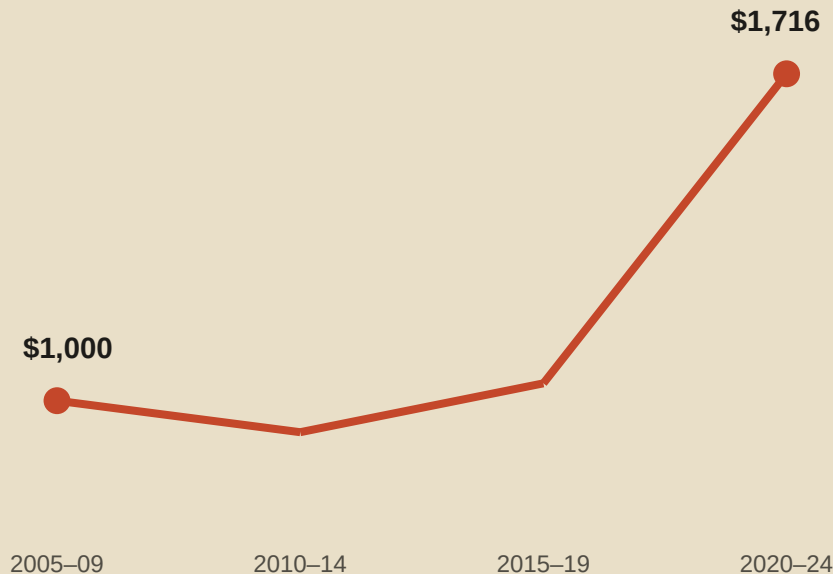
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,716

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,290 gap between neighbors, the sharpest rent edge between adjacent tracts in Hays County.

TRACT 108.11

\$585

TRACT 108.13

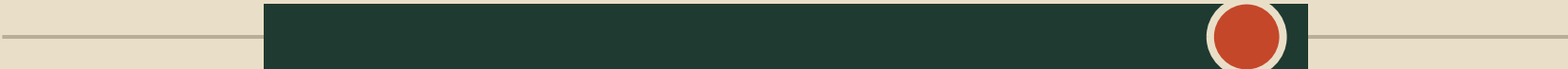
\$2,875



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,167–\$1,750



\$1,716 median

is the monthly rent range local workforce wages support.

BUILDING

49% of the housing here was built before 2000.

112

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

49%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 315 homes here.

1–2

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



HOME VALUE

A median home costs 1% more than Texas's.

\$286,500

median home value in Niederwald.

Niederwald



\$286,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS NIEDERWALD'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/niederwald/

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