



Nixon, Texas.

Current market data.

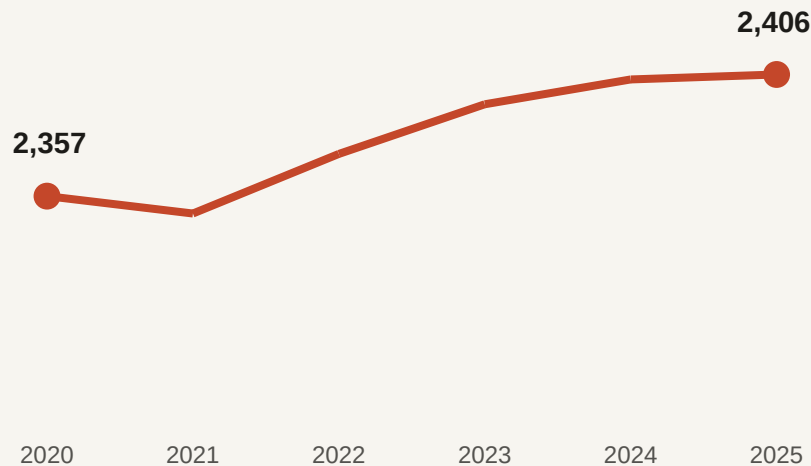
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.1% since 2020.

2,406

people, the 551st-largest of Texas's cities and towns.

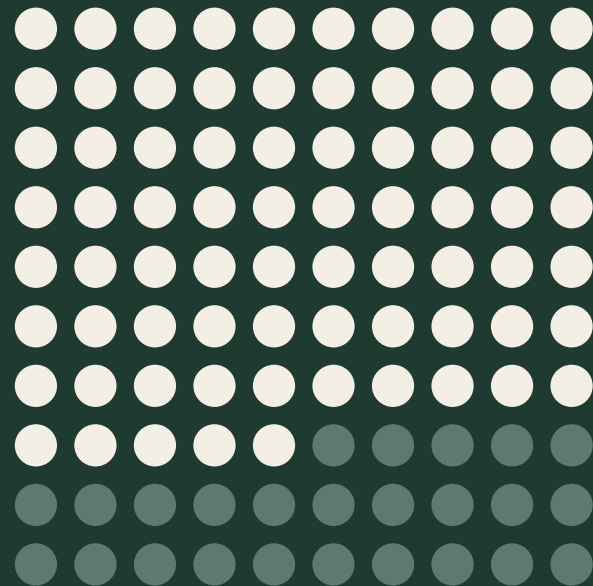


THE WORKDAY

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

74.5%

of 931 jobs located in Nixon are filled by in-commuters.



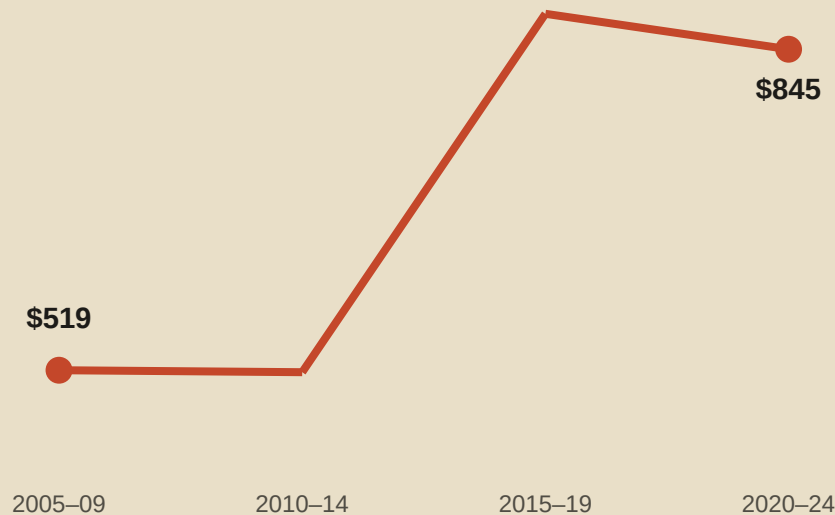
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$845

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





THE SEAM

Cross one tract line and median rent doubles.

A \$664 gap between neighbors, the sharpest rent edge between adjacent tracts in Gonzales County.

TRACT 2

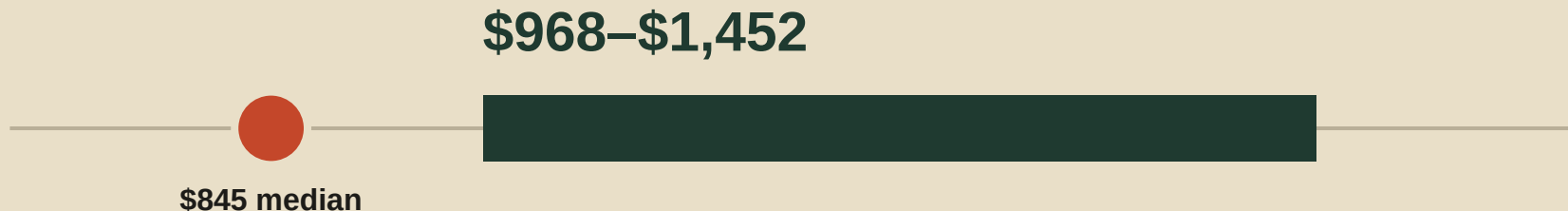
\$470

TRACT 6

\$1,134

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.

0

homes permitted, 2022–2025

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 927 homes here.

2–9

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



HOME VALUE

A median home costs 74% less than Texas's.

\$74,900

median home value in Nixon.

Nixon



\$74,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS NIXON'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/nixon/

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