



Pearland, Texas.

Current market data.

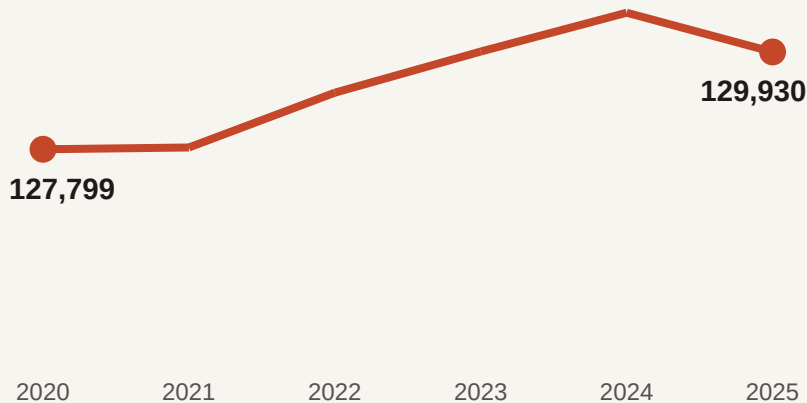
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

129,930

people, the 30th-largest of Texas's cities and towns.

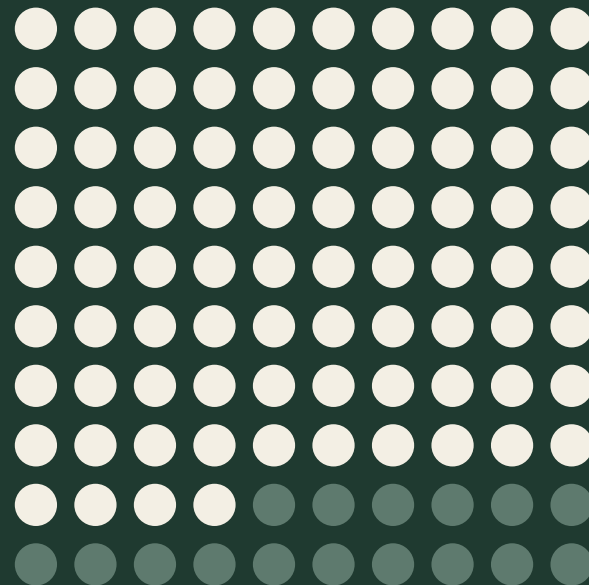


THE WORKDAY

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

84.1%

of 40,159 jobs located in Pearland are filled by in-commuters.



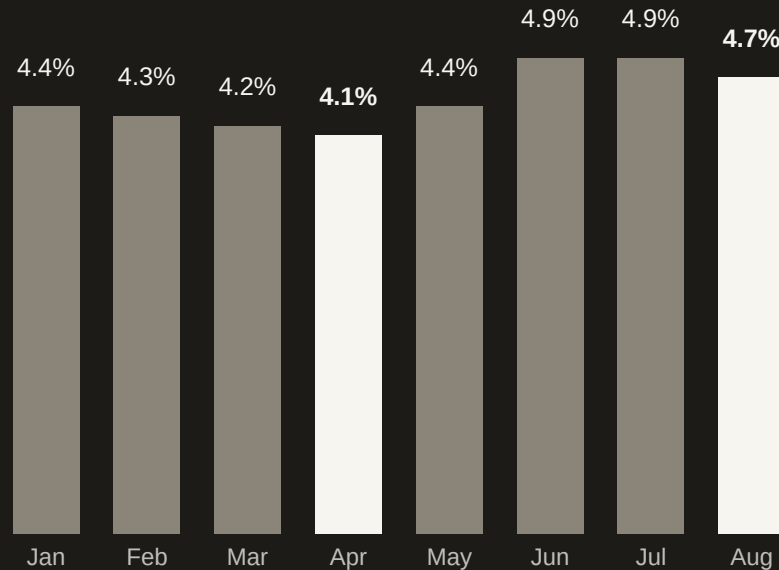
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.1%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.4%.

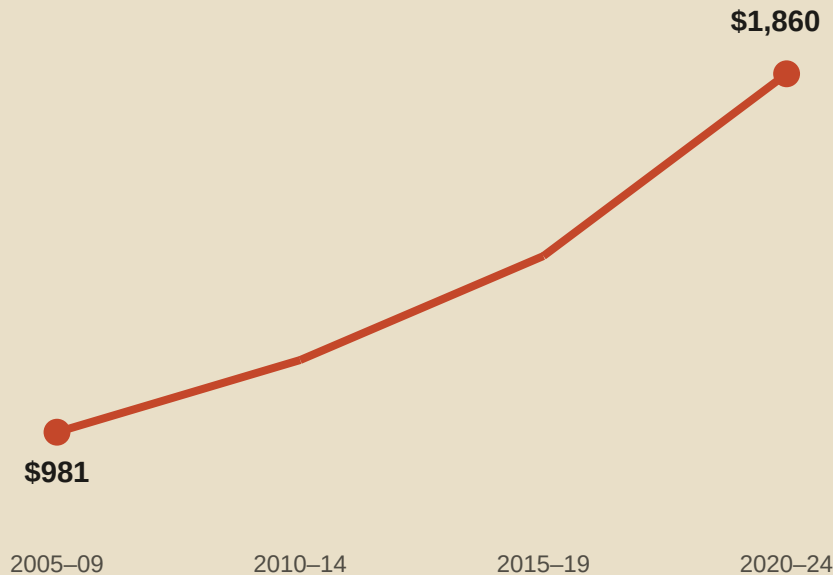


RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$1,860

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,434 gap between neighbors, the sharpest rent edge between adjacent tracts in Brazoria County.

TRACT 6607.07

\$1,466

TRACT 6607.04

\$2,900

ROOM TO BUILD

The median rent is above what local wages can carry.

\$897–\$1,345



\$1,860 median

is the monthly rent range local workforce wages support.

BUILDING

38% of the housing here was built before 2000.

5,583

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

38%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 47,560 homes here.

128–402

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



HOME VALUE

A median home costs 26% more than Texas's.

\$356,300

median home value in Pearland.

Pearland



\$356,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS PEARLAND'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/pearland/

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