Pearsall, Texas.

Current market data.

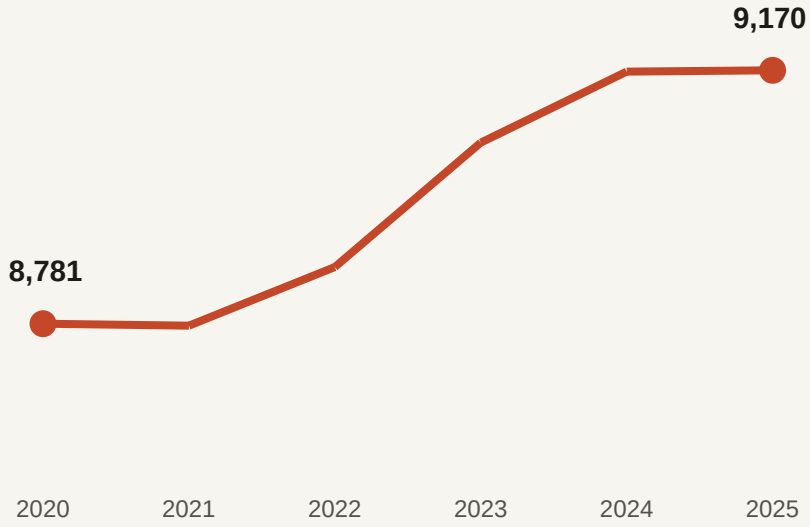
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.4% since 2020.

9,170

people, the 268th-largest of Texas's cities and towns.



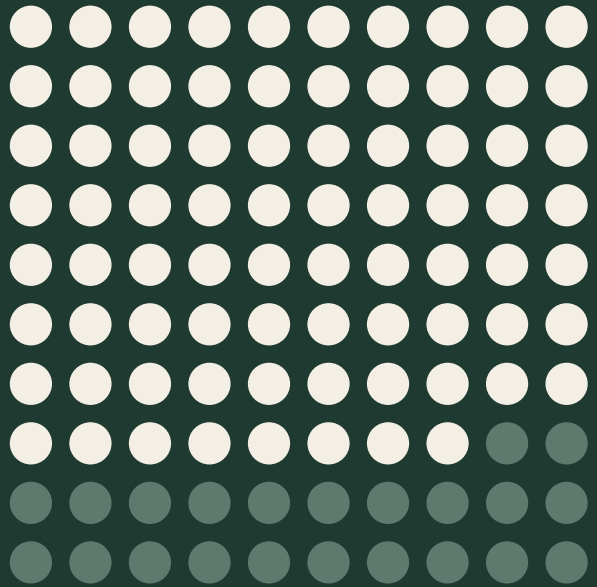
Source: Census Population Estimates, 2025

THE WORKDAY

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

78.4%

of 2,950 jobs located in Pearsall are filled by in-commuters.



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

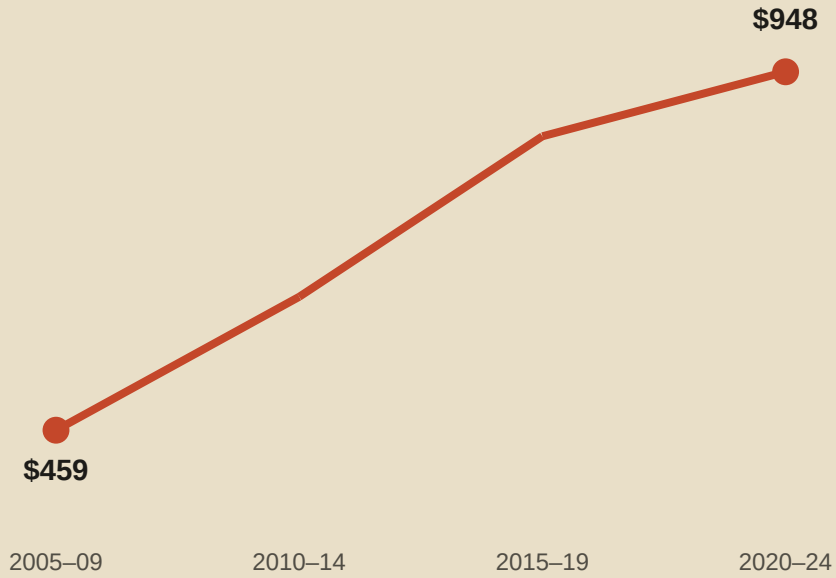
Source: Census LEHD LODES, 2023

RENT

Median rent is up 107% since the 2005–2009 survey, before inflation.

$948

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

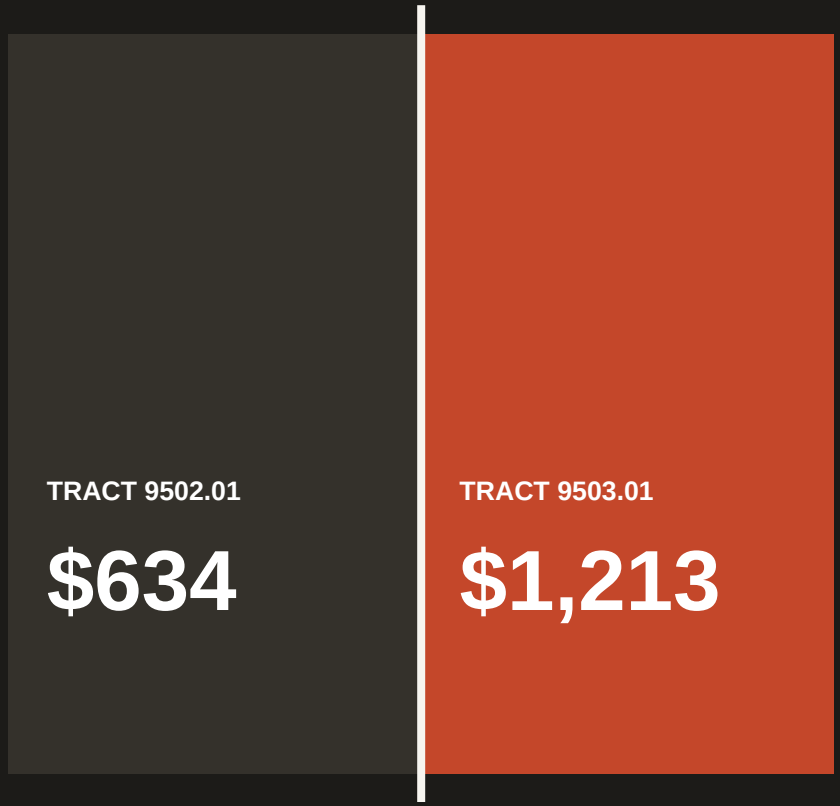


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

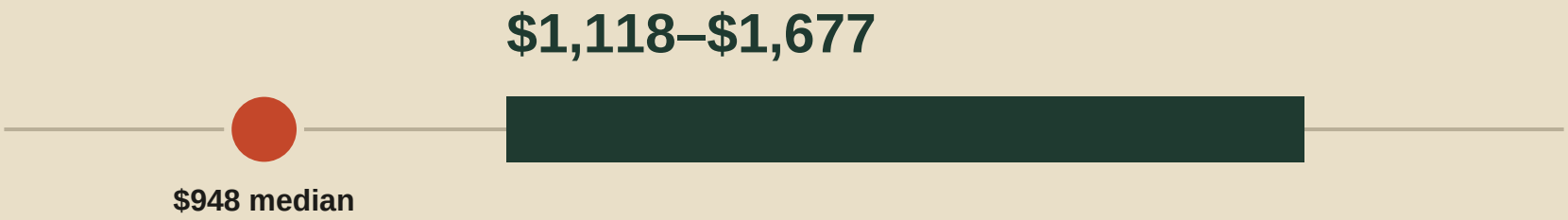
A $579 gap between neighbors, the sharpest rent edge between adjacent tracts in Frio County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

76

homes permitted in ten years, 2016–2025

3%

of those were in multifamily buildings

87%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.6–1.0% to the 3,065 homes here.

17–30

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

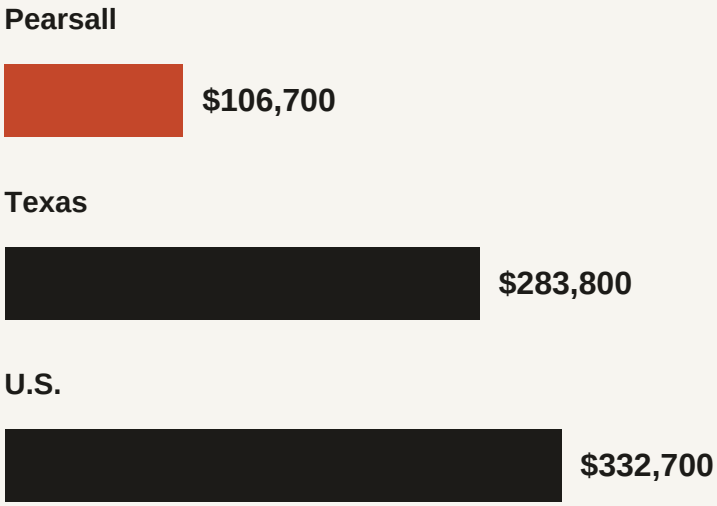
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 62% less than Texas's.

$106,700

median home value in Pearsall.



Source: Census ACS 5-year, 2020-2024

THAT WAS PEARSALL'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/pearsall/**