



Pelican Bay, Texas.

Current market data.

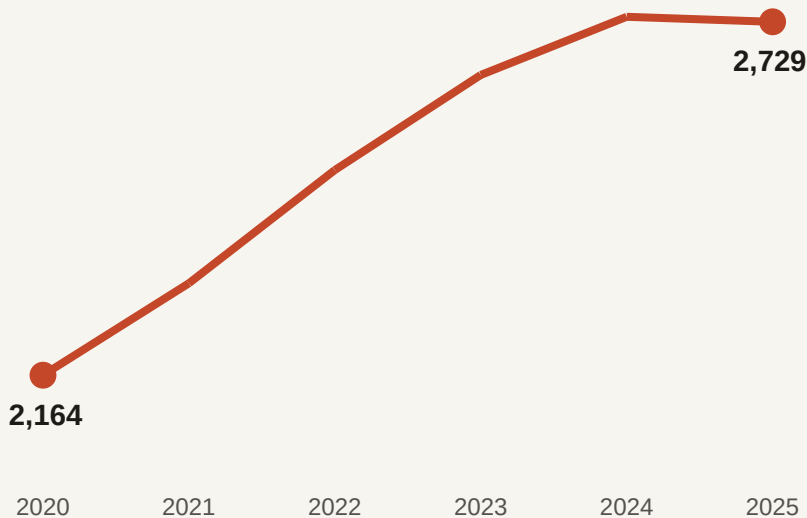
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 26.1% since 2020.

2,729

people, the 522nd-largest of Texas's cities and towns.



THE WORKDAY

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

88.9%

of 36 jobs located in Pelican Bay are filled by in-commuters.



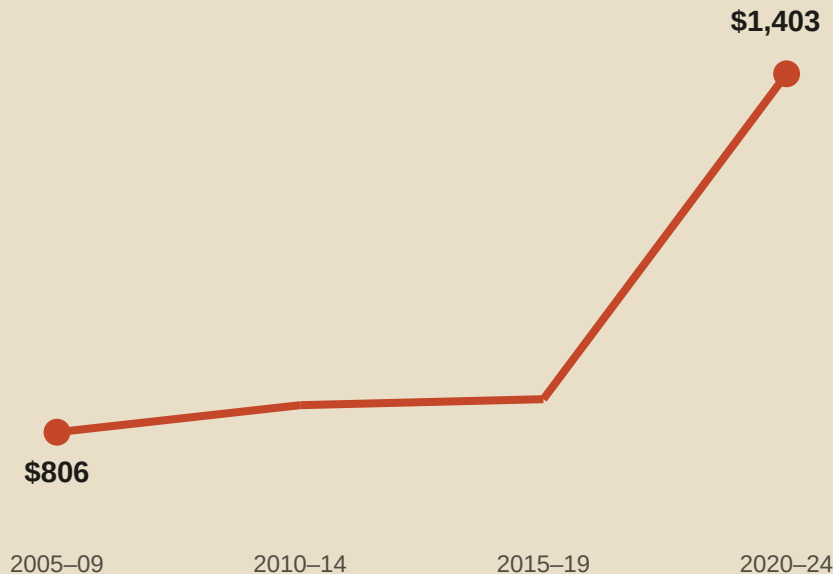
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$1,403

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,462 gap between neighbors, the sharpest rent edge between adjacent tracts in Tarrant County.

TRACT 1139.34

\$1,039

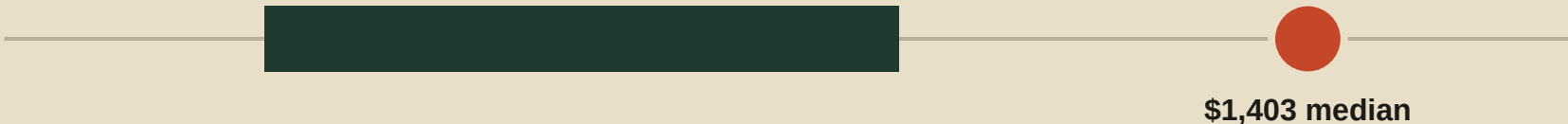
TRACT 1139.49

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$770–\$1,155



is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

125

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 843 homes here.

0–5

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



HOME VALUE

A median home costs 36% less than Texas's.

\$181,800

median home value in Pelican Bay.

Pelican Bay



\$181,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS PELICAN BAY'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/pelican-bay/

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