



Port Aransas, Texas.

Current market data.

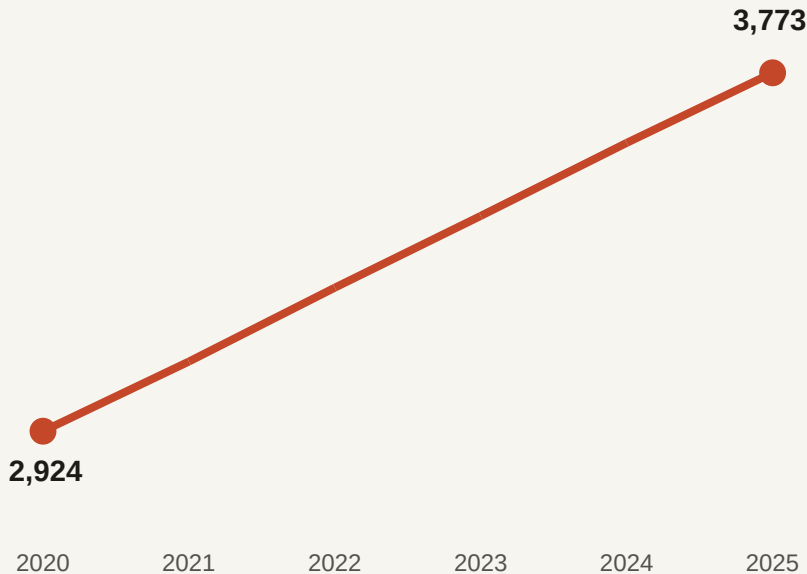
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 29.0% since
2020.**

3,773

people, the 444th-largest of Texas's cities and towns.



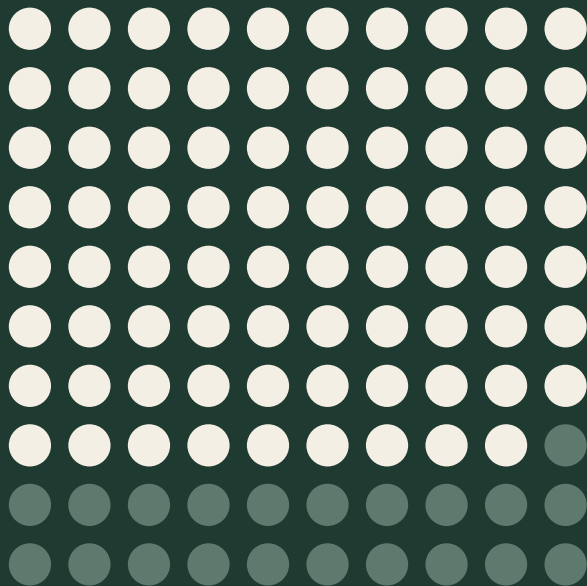
THE WORKDAY

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

79.4%

of 2,790 jobs located in Port Aransas are filled by
in-commuters.

Source: Census LEHD LODES, 2023



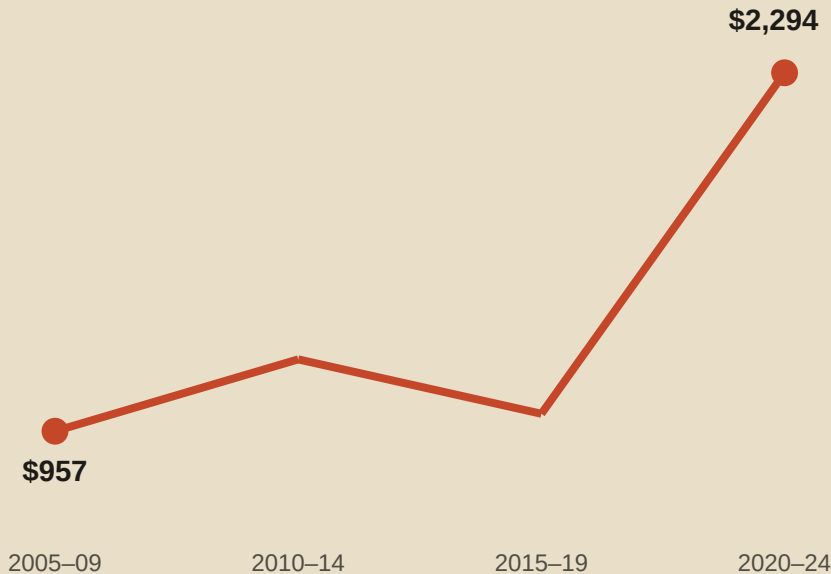
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 140%
since the 2005–2009
survey, before inflation.

\$2,294

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,801 gap between neighbors, the sharpest rent edge between adjacent tracts in Nueces County.

TRACT 62.05

\$1,700

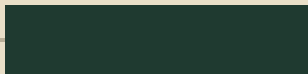
TRACT 51.03

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$814–\$1,221



\$2,294 median

is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

1,434

homes permitted, 2022–2025

32%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 5,375 homes here.

3–28

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



HOME VALUE

**A median home costs
107% more than Texas's.**

\$588,700

median home value in Port Aransas.

Port Aransas



\$588,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS PORT ARANSAS'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/port-aransas/**](https://almanacdata.ai/e/tx/port-aransas/)

The Almanac · your hyper-diligent research partner