



San Benito, Texas.

Current market data.

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

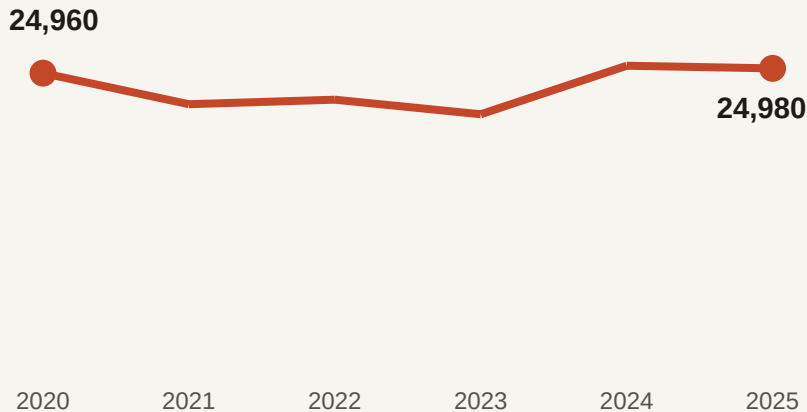


POPULATION

**Steady. Within 1% of 2020,
every year since.**

24,980

people, the 135th-largest of Texas's cities and towns.

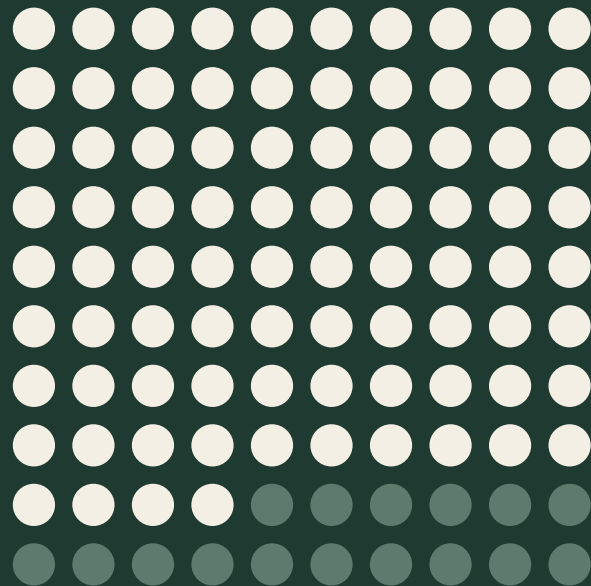


THE WORKDAY

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

84.2%

of 8,638 jobs located in San Benito are filled by in-commuters.



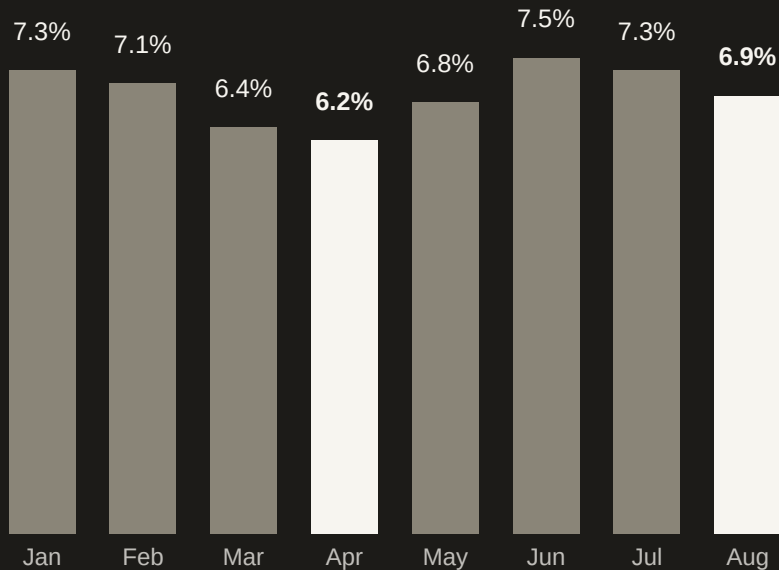
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
6.2%.

6.9%

in August 2026, the latest month released. A year earlier it was 7.5%.

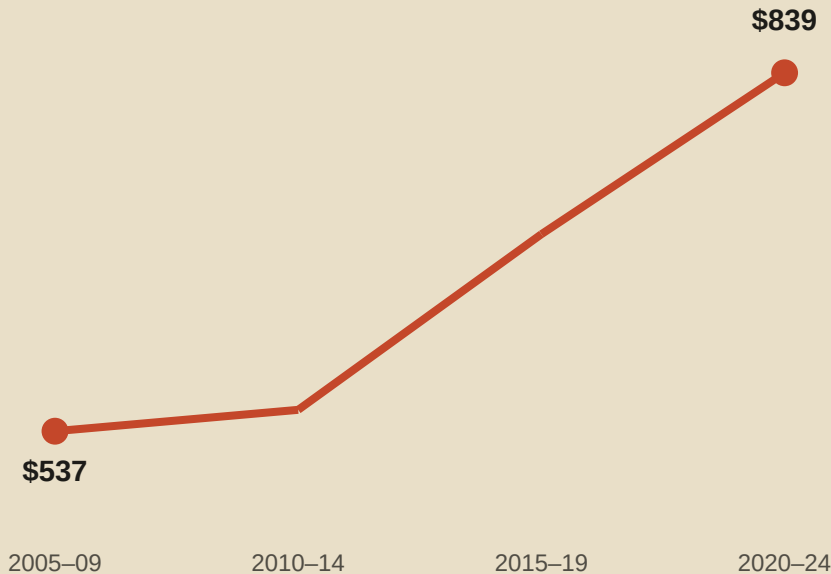


RENT

Median rent is up 56%
since the 2005–2009
survey, before inflation.

\$839

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,138 gap between neighbors, the sharpest rent edge between adjacent tracts in Cameron County.

TRACT 126.15

\$784

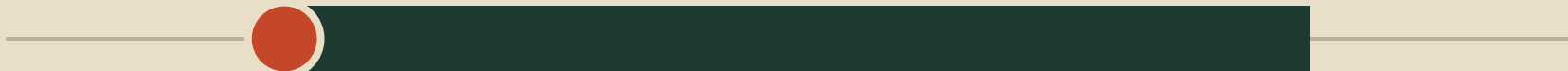
TRACT 144.02

\$1,922

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$832–\$1,248



\$839 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

349

homes permitted, 2022–2025

7%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 9,367 homes here.

35–86

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



HOME VALUE

A median home costs 70% less than Texas's.

\$85,300

median home value in San Benito.

San Benito



\$85,300

Texas



\$283,800

U.S.



\$332,700



THAT WAS SAN BENITO'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/san-benito/

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