



# San Diego, Texas.

Current market data.

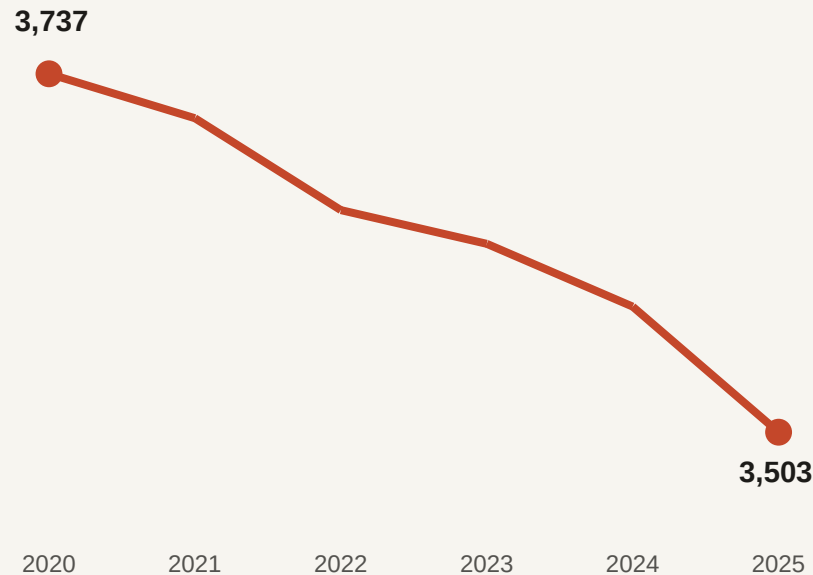
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.3% since 2020.

3,503

people, the 462nd-largest of Texas's cities and towns.

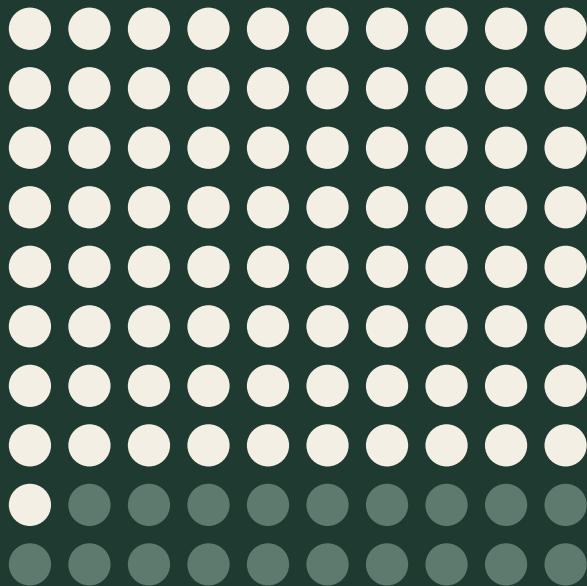


THE WORKDAY

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

80.6%

of 923 jobs located in San Diego are filled by in-commuters.



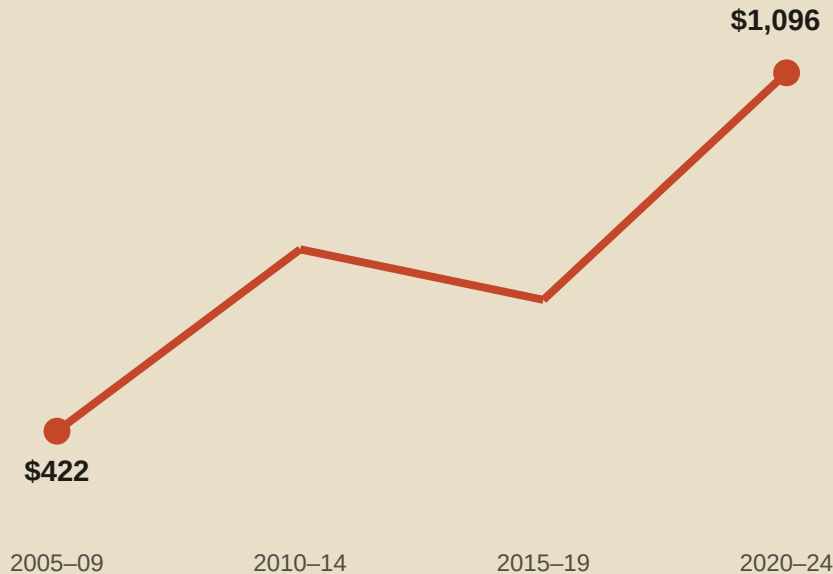
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 160%  
since the 2005–2009  
survey, before inflation.

**\$1,096**

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





## THE SEAM

# Cross one tract line and median rent jumps \$233.

A \$233 gap between neighbors, the sharpest rent edge between adjacent tracts in Duval County.

TRACT 9501

**\$632**

TRACT 9505

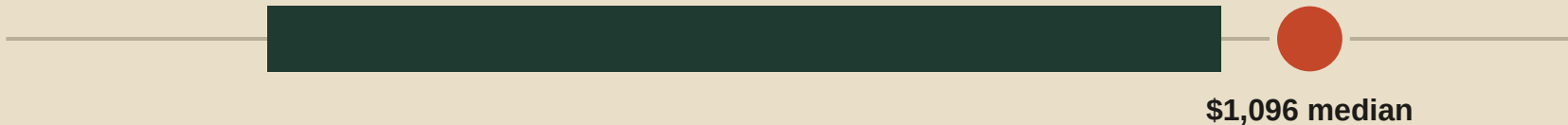
**\$865**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$709–\$1,063**



is the monthly rent range local workforce wages support.



BUILDING

# Most of the housing here is older than 2000.

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# 86%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.5% to the 1,736 homes here.**

**3–9**

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.

**\$85,600**

median home value in San Diego.

San Diego



\$85,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS SAN DIEGO'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-diego/](https://almanacdata.ai/e/tx/san-diego/)

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