



Sandy Oaks, Texas.

Current market data.

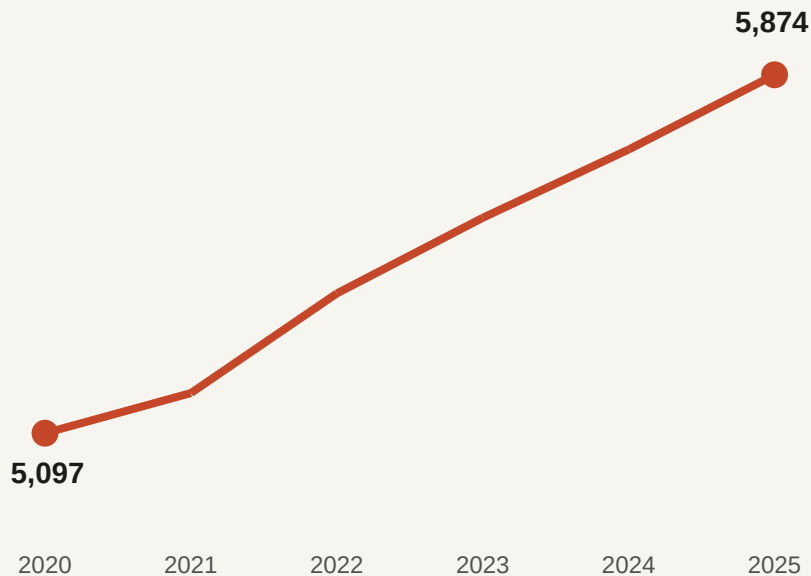
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.2% since 2020.

5,874

people, the 350th-largest of Texas's cities and towns.

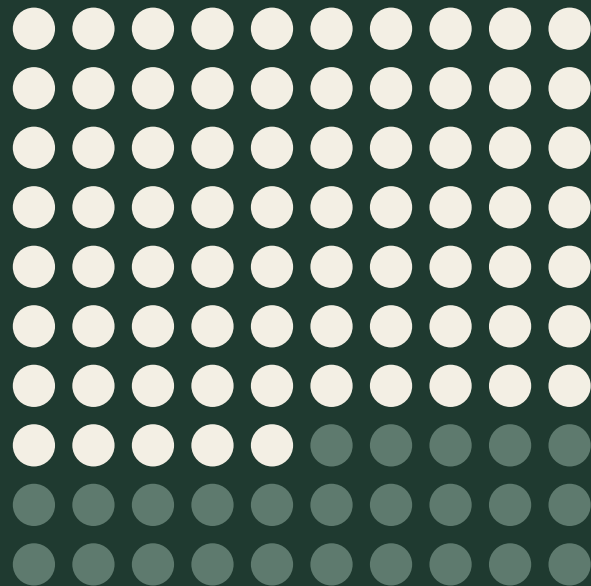


THE WORKDAY

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

74.8%

of 103 jobs located in Sandy Oaks are filled by in-commuters.



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



RENT

**Median rent is up 36%
since the 2015–2019
survey, before inflation.**

\$1,309

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,316 gap between neighbors, the sharpest rent edge between adjacent tracts in Bexar County.

TRACT 1616

\$872

TRACT 1614

\$2,188



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,028–\$1,542



\$1,309 median

is the monthly rent range local workforce wages support.



BUILDING

57% of the housing here was built before 2000.

57%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0% to the 2,256 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 58% less than Texas's.

\$120,300

median home value in Sandy Oaks.

Sandy Oaks



\$120,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS SANDY OAKS'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/sandy-oaks/**](https://almanacdata.ai/e/tx/sandy-oaks/)

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