



Shady Shores, Texas.

Current market data.

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

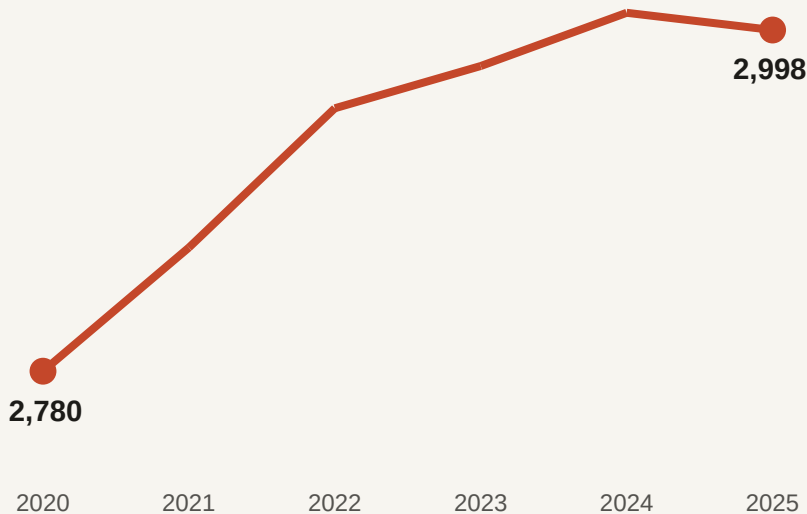


POPULATION

**Growing. Up 7.8% since
2020.**

2,998

people, the 498th-largest of Texas's cities and towns.



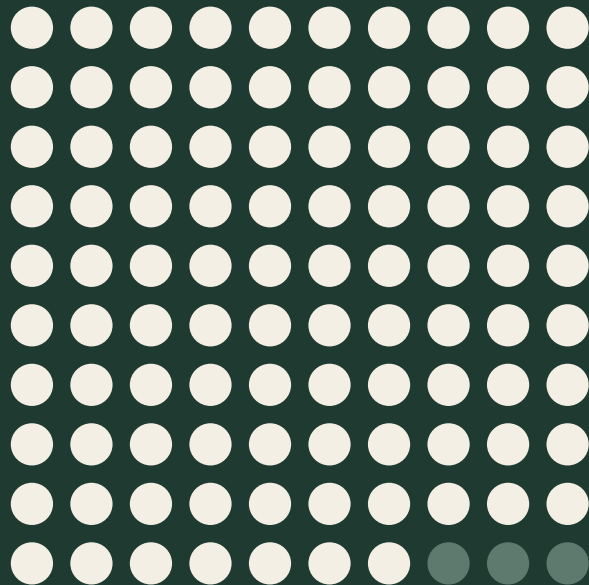
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.8%

of 124 jobs located in Shady Shores are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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

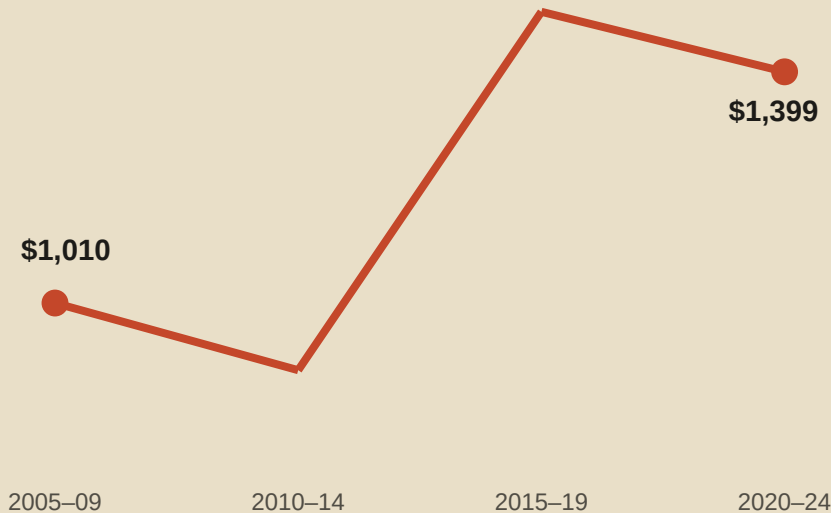


RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$1,399

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,071 gap between neighbors, the sharpest rent edge between adjacent tracts in Denton County.

TRACT 216.44

\$1,430

TRACT 216.52

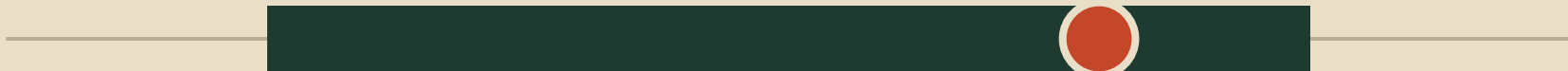
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,000–\$1,500



\$1,399 median

is the monthly rent range local workforce wages support.

BUILDING

42% of the housing here was built before 2000.

144

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

42%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1% to the 997 homes here.

1

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



HOME VALUE

A median home costs 73% more than Texas's.

\$492,300

median home value in Shady Shores.

Shady Shores



\$492,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS SHADY SHORES'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/shady-shores/**](https://almanacdata.ai/e/tx/shady-shores/)

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