



Shavano Park, Texas.

Current market data.

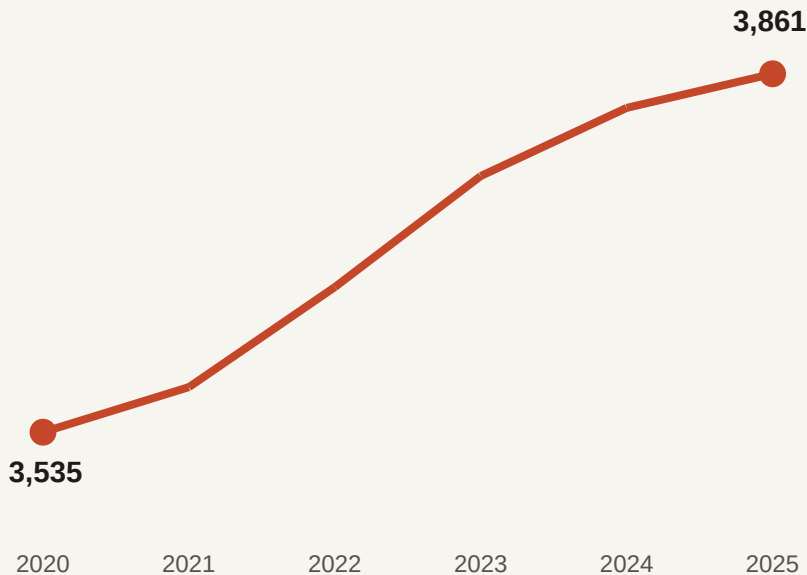
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.2% since 2020.

3,861

people, the 437th-largest of Texas's cities and towns.



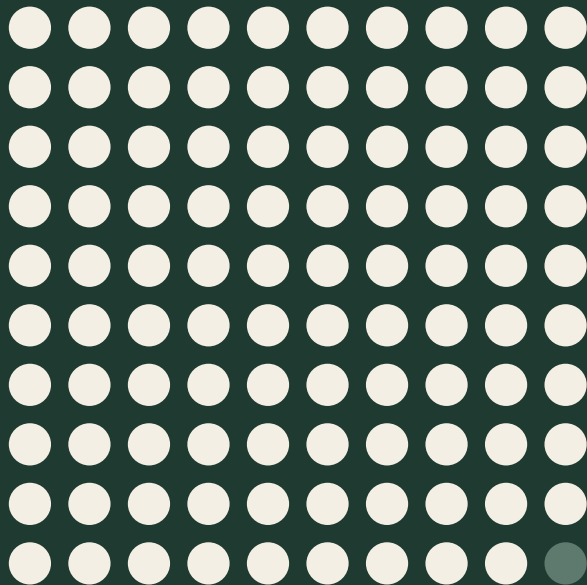
THE WORKDAY

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

99.2%

of 3,819 jobs located in Shavano Park are filled by
in-commuters.

Source: Census LEHD LODES, 2023



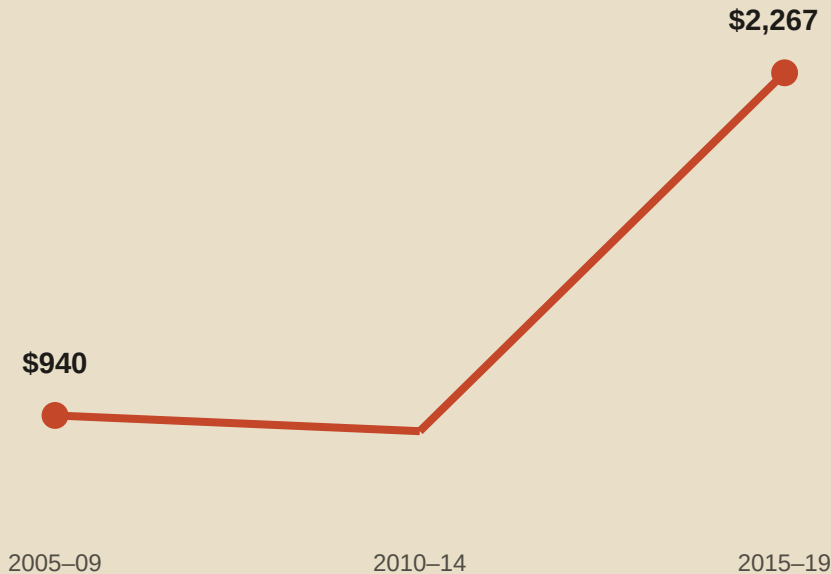
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 141%
since the 2005–2009
survey, before inflation.

\$2,267

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

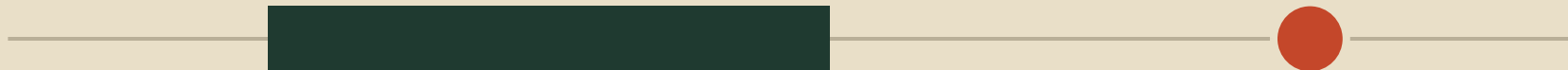
TRACT 1614

\$2,188

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,176–\$1,764



\$2,267 median

is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

234

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–3% to the 1,422 homes here.

0–38

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



HOME VALUE

**A median home costs
220% more than Texas's.**

\$906,900

median home value in Shavano Park.

Shavano Park



\$906,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS SHAVANO PARK'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/shavano-park/**](https://almanacdata.ai/e/tx/shavano-park/)

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