



Shenandoah, Texas.

Current market data.

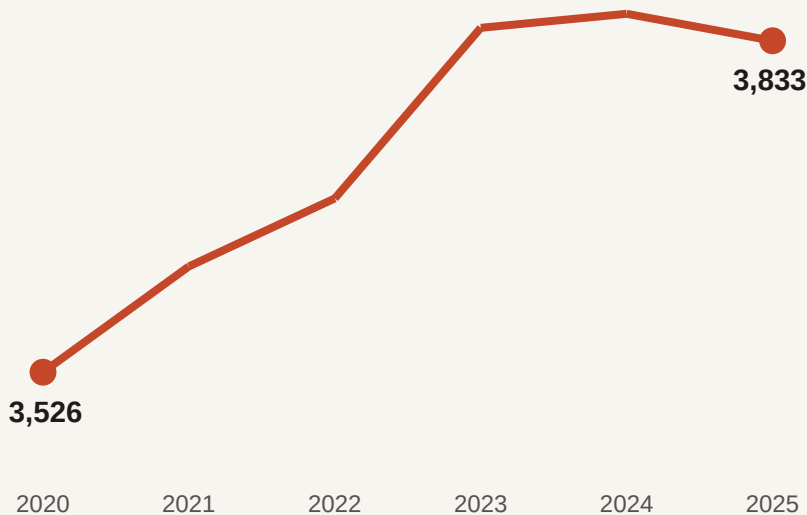
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.7% since 2020.

3,833

people, the 438th-largest of Texas's cities and towns.



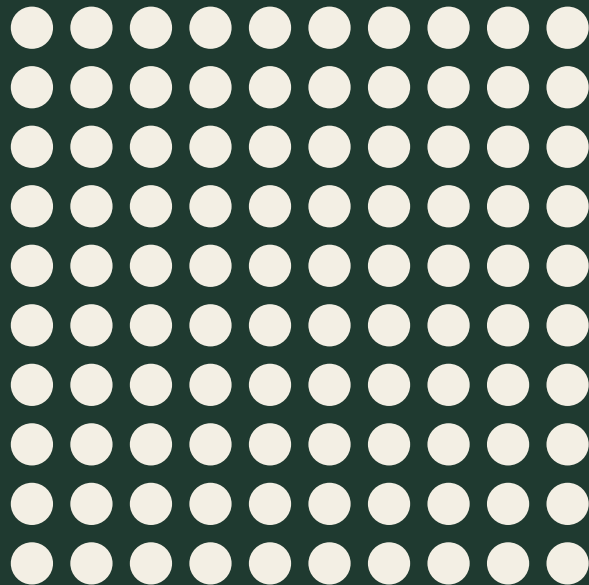
THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.5%

of 10,004 jobs located in Shenandoah are filled by
in-commuters.

Source: Census LEHD LODES, 2023



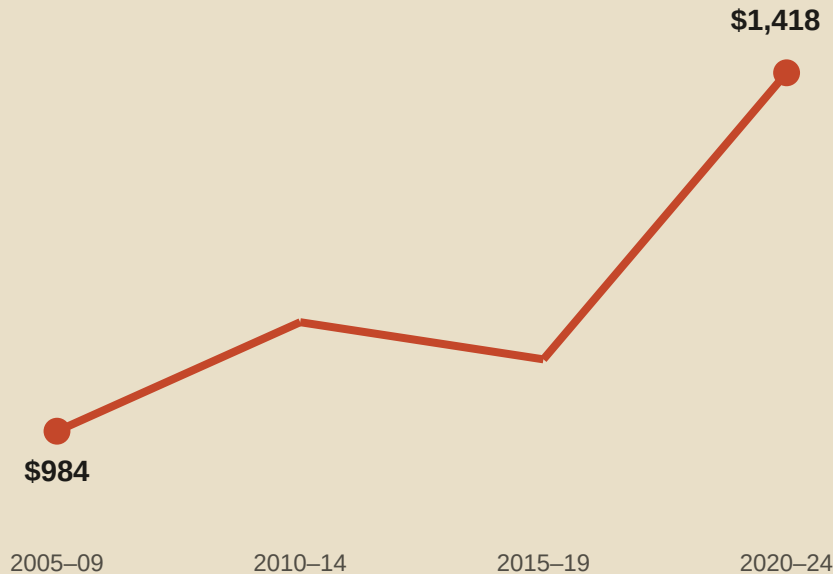
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$1,418

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,130 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 6906.08

\$1,249

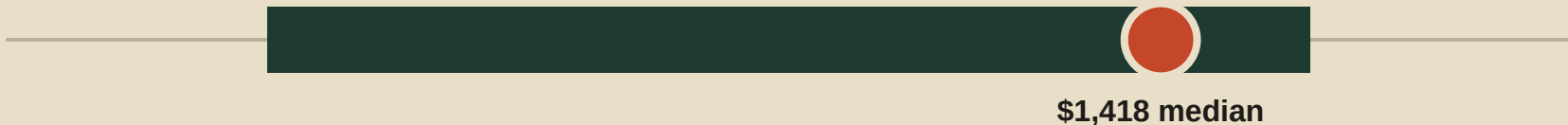
TRACT 6906.09

\$3,379

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$992–\$1,489



is the monthly rent range local workforce wages support.

BUILDING

42% of the housing here was built before 2000.

325

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 0.2–4.4% to the 2,278 homes here.

5–100

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



HOME VALUE

A median home costs 39% more than Texas's.

\$395,200

median home value in Shenandoah.

Shenandoah



\$395,200

Texas



\$283,800

U.S.



\$332,700

THAT WAS SHENANDOAH'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/shenandoah/

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