



Shepherd, Texas.

Current market data.

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

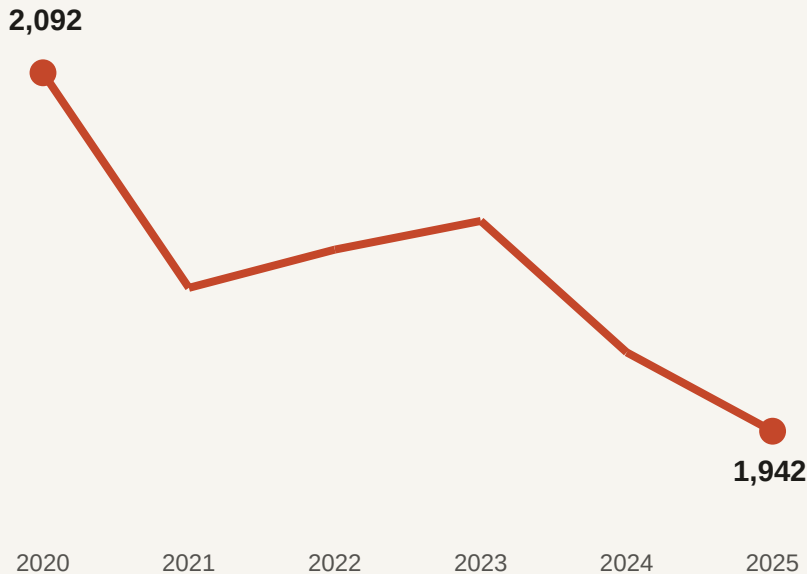


POPULATION

Down 7.2% since 2020.

1,942

people, the 624th-largest of Texas's cities and towns.

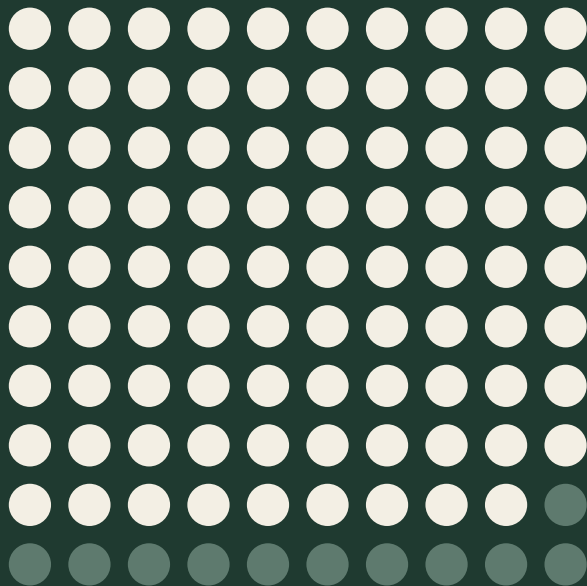


THE WORKDAY

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

89.1%

of 833 jobs located in Shepherd are filled by in-commuters.



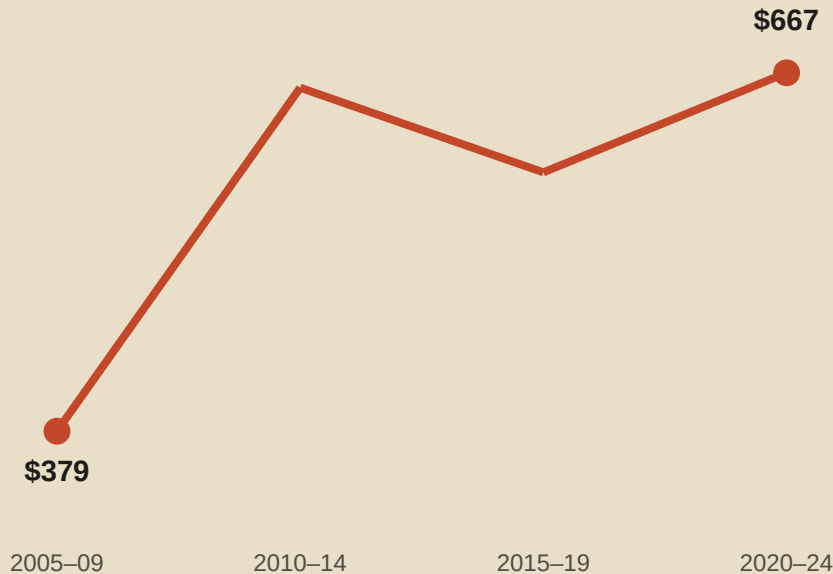
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$667

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





THE SEAM

Cross one tract line and median rent doubles.

A \$977 gap between neighbors, the sharpest rent edge between adjacent tracts in San Jacinto County.

TRACT 2002.02

\$99

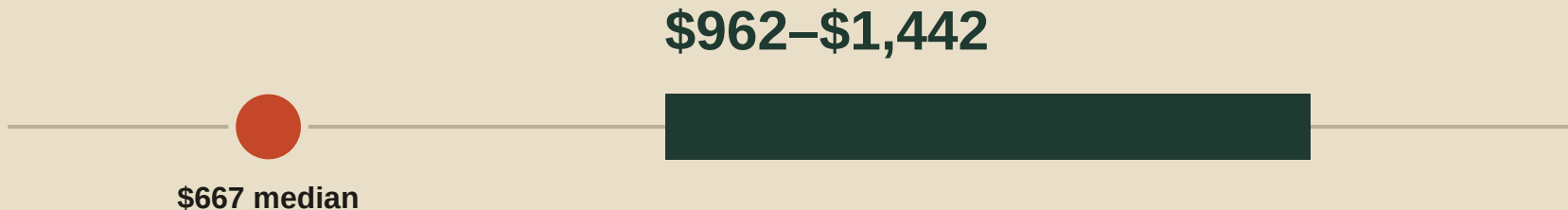
TRACT 2001.03

\$1,076



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

24

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

76%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 1,078 homes here.

2–8

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



HOME VALUE

A median home costs 45% less than Texas's.

\$157,300

median home value in Shepherd.

Shepherd



\$157,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS SHEPHERD'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/shepherd/

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