



Sherman, Texas.

Current market data.

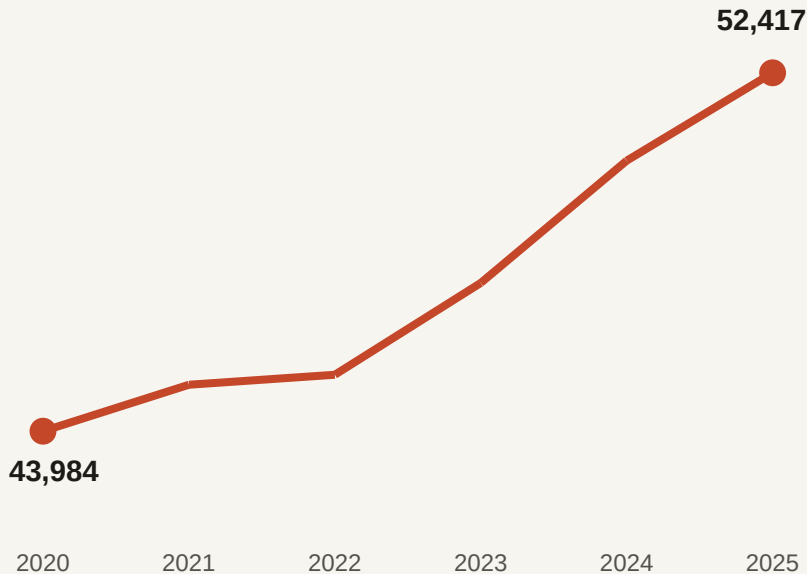
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.2% since 2020.

52,417

people, the 74th-largest of Texas's cities and towns.

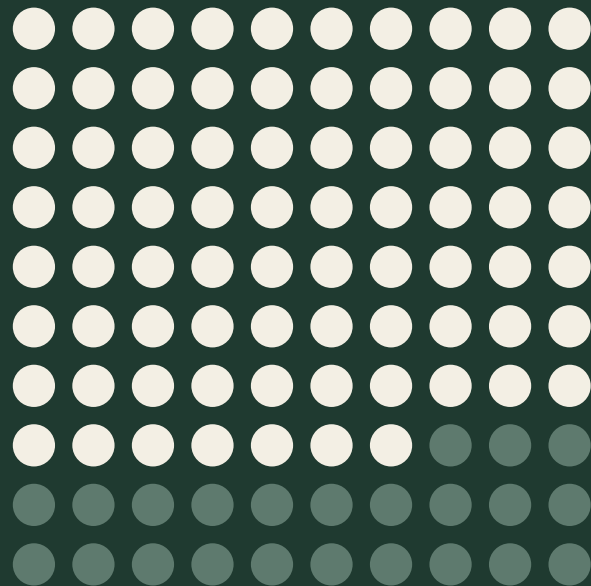


THE WORKDAY

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

76.9%

of 24,301 jobs located in Sherman are filled by in-commuters.



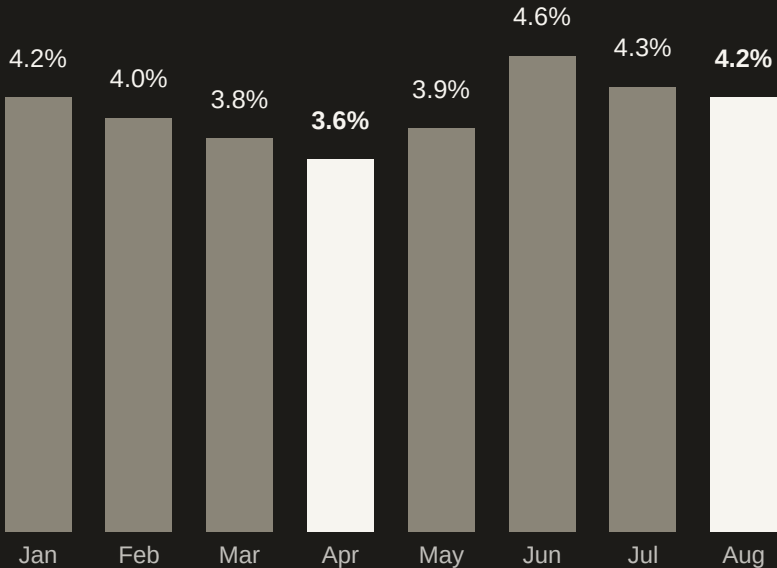
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

4.2%

in August 2026, the latest month released. A year earlier it was 3.9%.

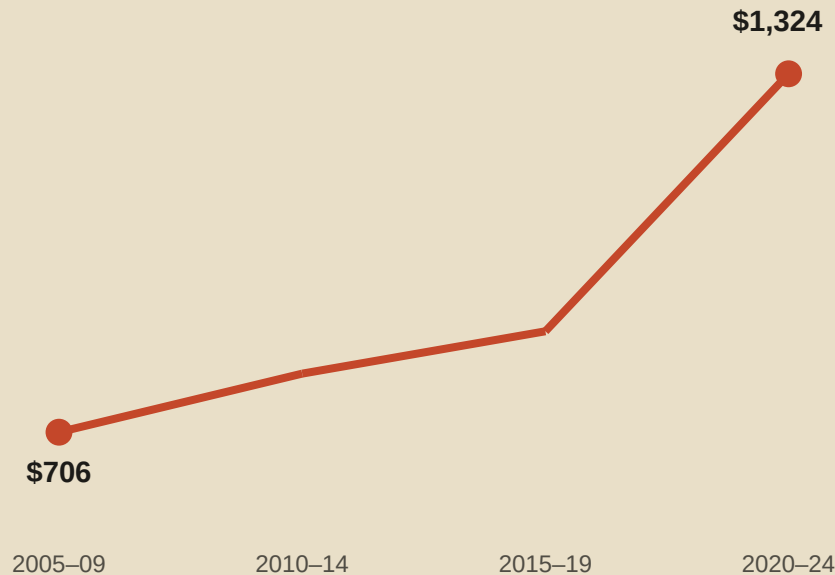


RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$1,324

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





THE SEAM

Cross one tract line and median rent jumps \$638.

A \$638 gap between neighbors, the sharpest rent edge between adjacent tracts in Grayson County.

TRACT 11.01

\$1,251

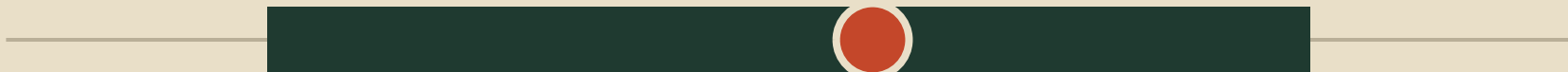
TRACT 19.01

\$1,889

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,026–\$1,539



\$1,324 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

5,281

homes permitted, 2022–2025

55%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 19,846 homes here.

103–243

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



HOME VALUE

A median home costs 14% less than Texas's.

\$243,500

median home value in Sherman.

Sherman



\$243,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS SHERMAN'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/sherman/

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