



Simonton, Texas.

Current market data.

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

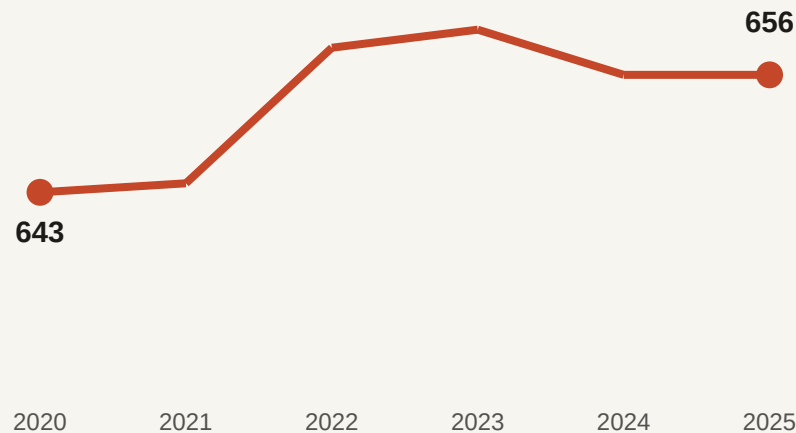


POPULATION

**Growing. Up 2.0% since
2020.**

656

people, the 923rd-largest of Texas's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 182 jobs located in Simonton are filled by in-commuters.



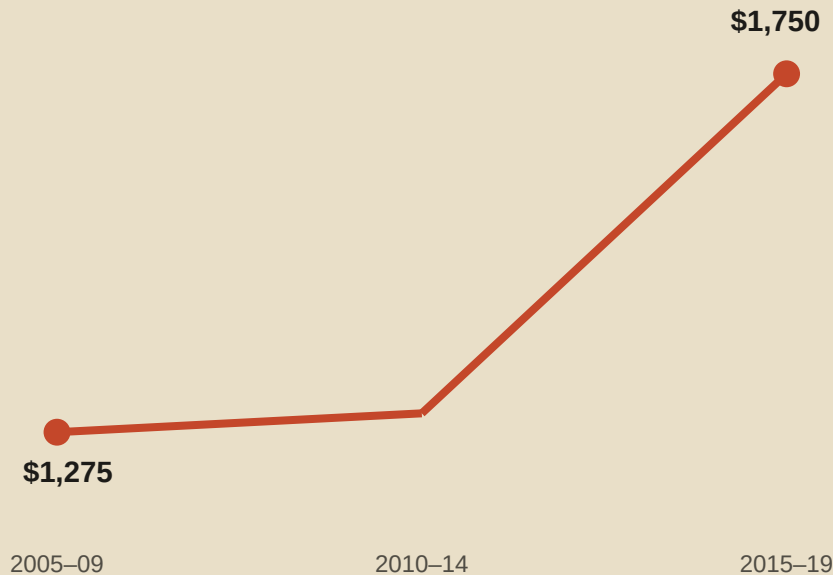
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 37%
since the 2005–2009
survey, before inflation.

\$1,750

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,030 gap between neighbors, the sharpest rent edge between adjacent tracts in Fort Bend County.

TRACT 6745.06

\$1,019

TRACT 6745.05

\$3,049

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,372–\$2,059



\$1,750 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

51

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.6% to the 318 homes here.

0–2

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



HOME VALUE

A median home costs 38% more than Texas's.

\$390,500

median home value in Simonton.

Simonton



\$390,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS SIMONTON'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/simonton/

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