



South Padre Island, Texas.

Current market data.

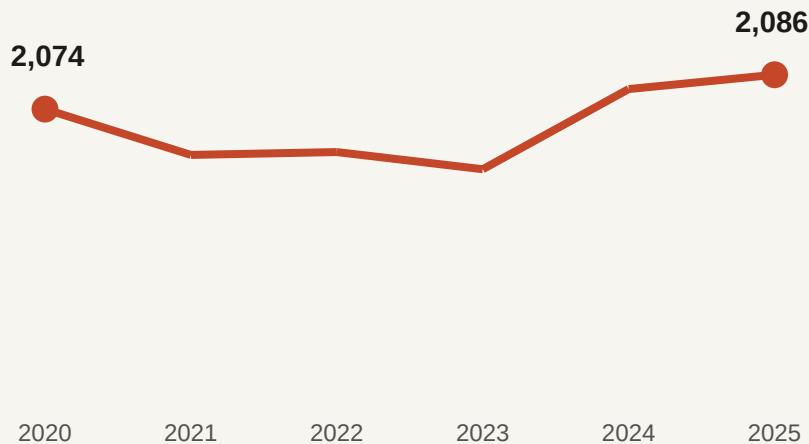
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.6% since 2020.

2,086

people, the 601st-largest of Texas's cities and towns.



THE WORKDAY

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

94.1%

of 4,556 jobs located in South Padre Island are filled by in-commuters.



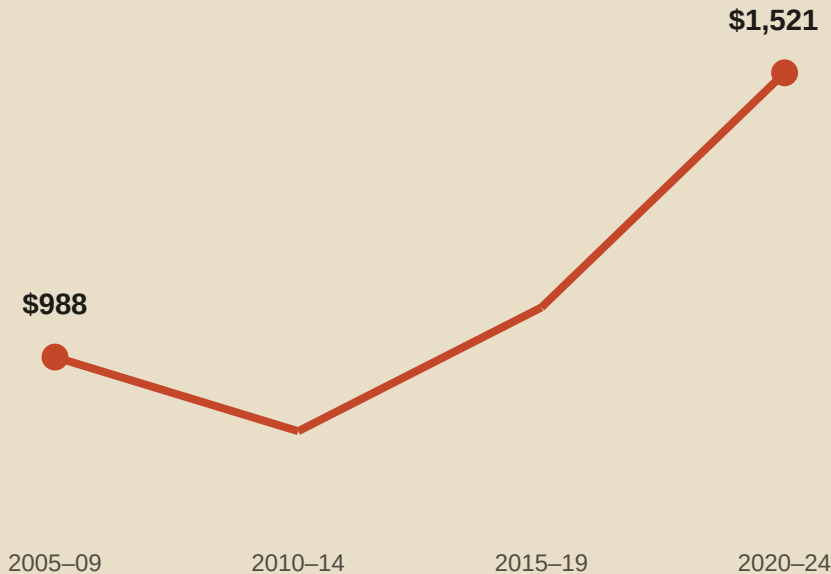
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,521

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,138 gap between neighbors, the sharpest rent edge between adjacent tracts in Cameron County.

TRACT 126.15

\$784

TRACT 144.02

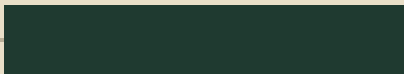
\$1,922



ROOM TO BUILD

The median rent is above what local wages can carry.

\$640–\$960



\$1,521 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

257

homes permitted, 2022–2025

37%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.8% to the 5,534 homes here.

2–46

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



HOME VALUE

A median home costs 82% more than Texas's.

\$516,900

median home value in South Padre Island.

South Padre Island



\$516,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS SOUTH PADRE ISLAND'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/south-padre-island/

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