



Southmayd, Texas.

Current market data.

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

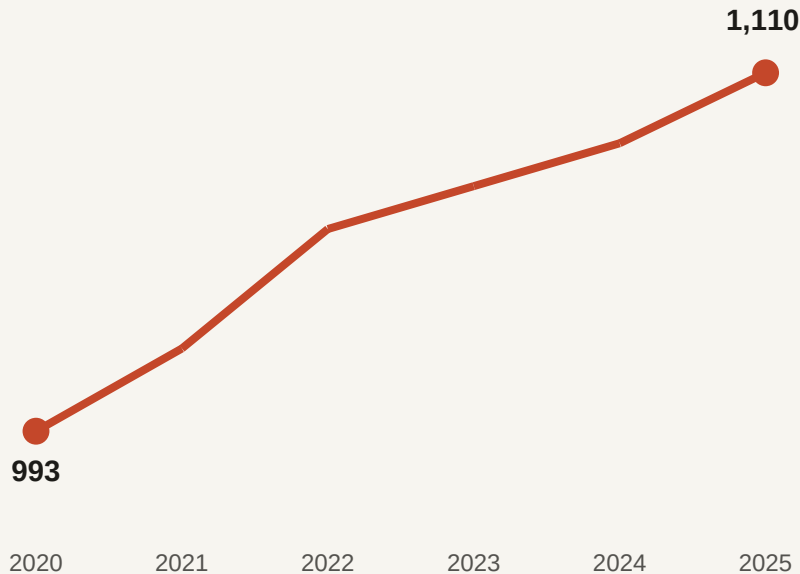


POPULATION

Growing. Up 11.8% since 2020.

1,110

people, the 778th-largest of Texas's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.3%

of 177 jobs located in Southmayd are filled by in-commuters.



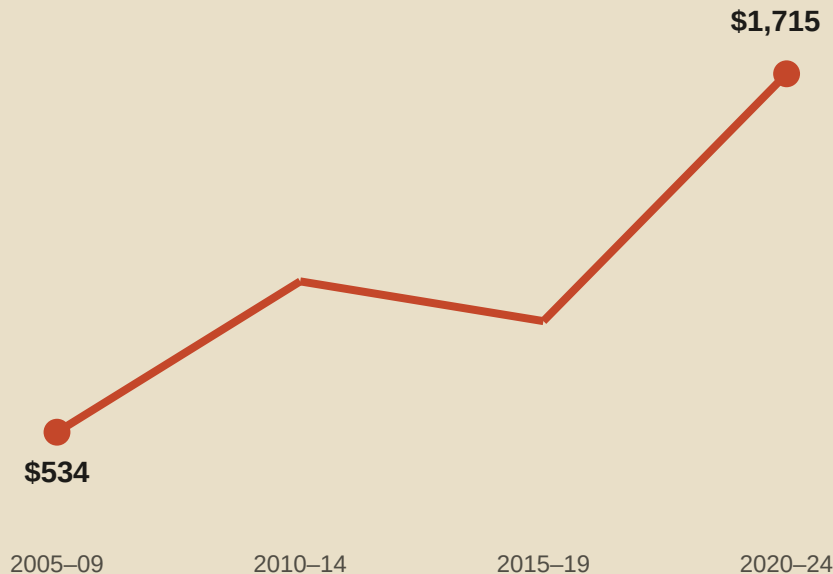
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 221%
since the 2005–2009
survey, before inflation.

\$1,715

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

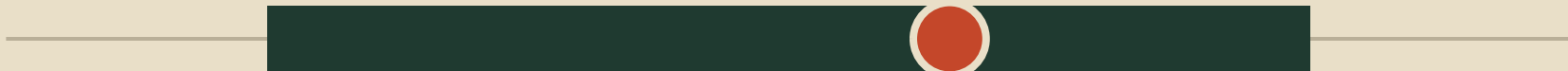
\$1,889



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,292–\$1,938



\$1,715 median

is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

30

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 540 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 42% less than Texas's.

\$164,000

median home value in Southmayd.

Southmayd



\$164,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS SOUTHMAYD'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/southmayd/

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