



Sullivan City, Texas.

Current market data.

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

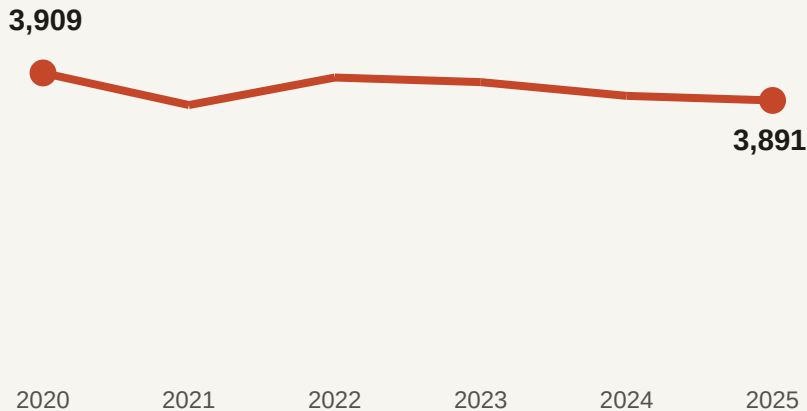


POPULATION

**Steady. Within 1% of 2020,
every year since.**

3,891

people, the 435th-largest of Texas's cities and towns.



THE WORKDAY

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

89.2%

of 380 jobs located in Sullivan City are filled by in-commuters.



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

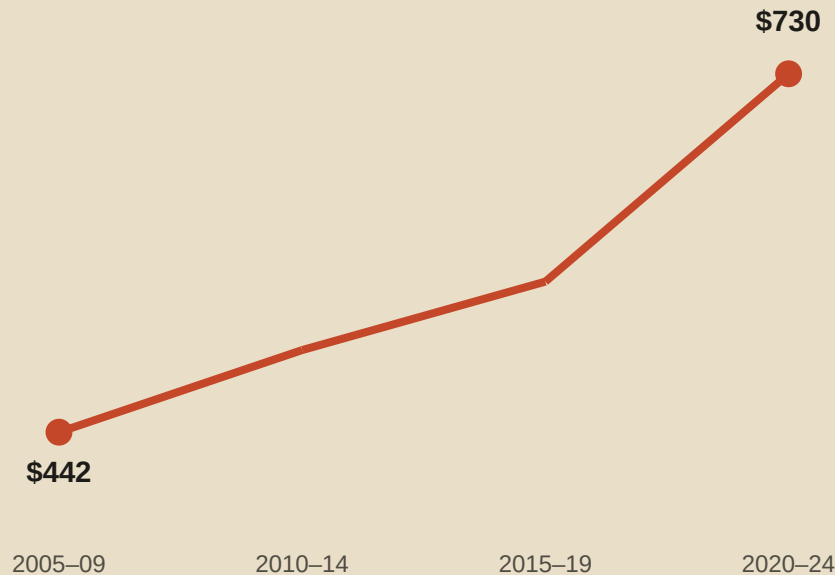


RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$730

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,676 gap between neighbors, the sharpest rent edge between adjacent tracts in Hidalgo County.

TRACT 235.17

\$800

TRACT 241.31

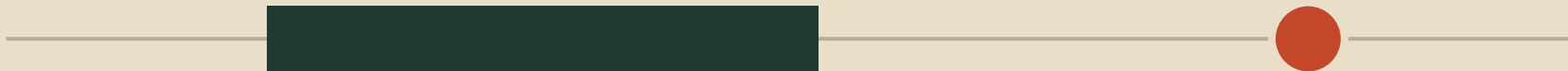
\$2,476



ROOM TO BUILD

The median rent is above what local wages can carry.

\$375–\$563



\$730 median

is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

129

homes permitted in ten years,
2016–2025

9%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 1,297 homes here.

1–4

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



HOME VALUE

A median home costs 67% less than Texas's.

\$94,600

median home value in Sullivan City.

Sullivan City



\$94,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS SULLIVAN CITY'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/sullivan-city/

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