



Three Rivers, Texas.

Current market data.

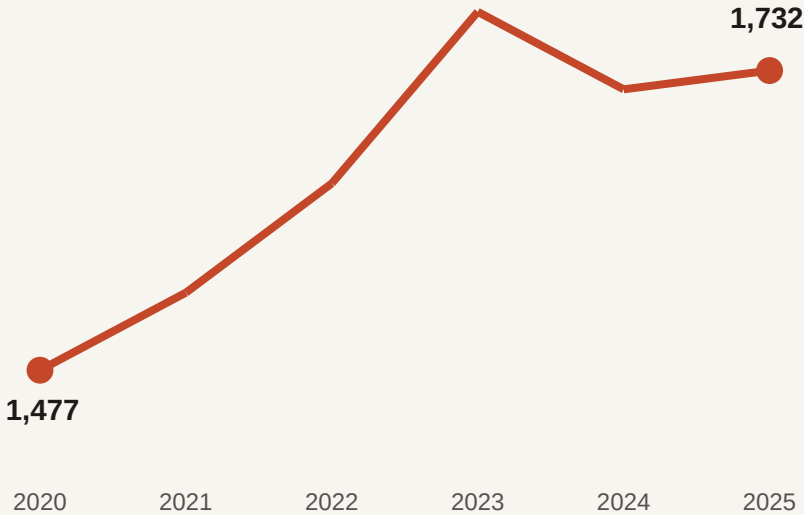
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 17.3% since 2020.

1,732

people, the 656th-largest of Texas's cities and towns.



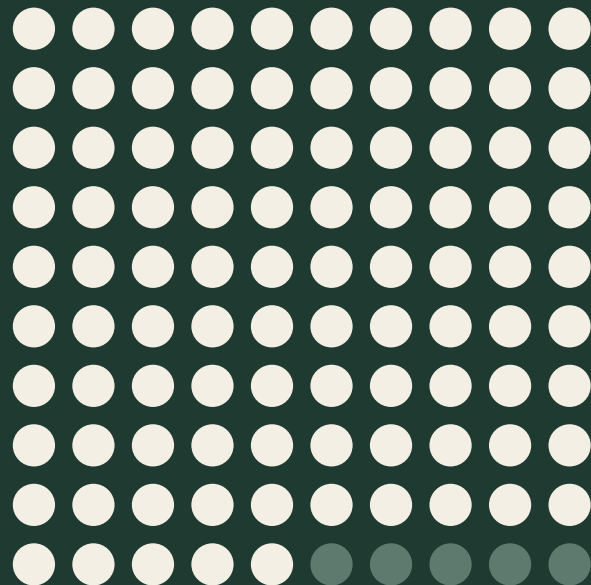
Source: Census Population Estimates, 2025

THE WORKDAY

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

94.8%

of 1,047 jobs located in Three Rivers are filled by in-commuters.



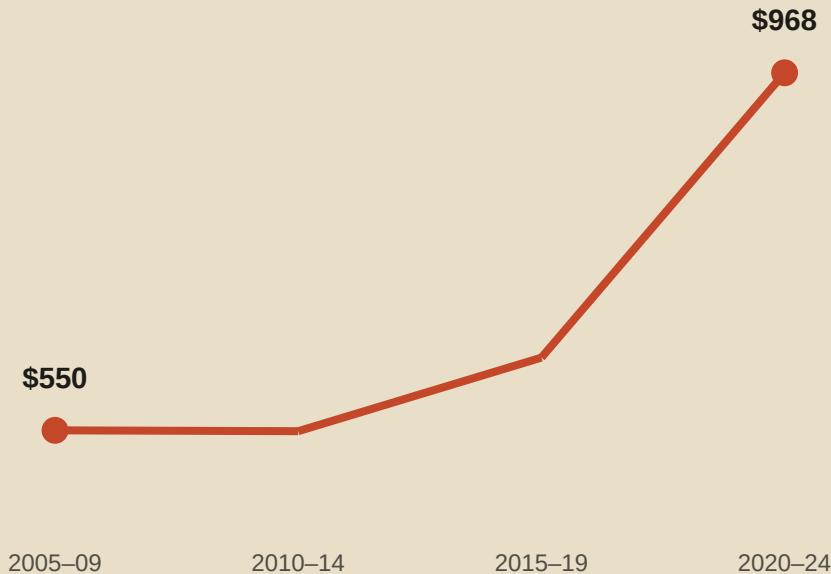
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$968

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





THE SEAM

Cross one tract line and median rent jumps \$197.

A \$197 gap between neighbors, the sharpest rent edge between adjacent tracts in Live Oak County.

TRACT 9502

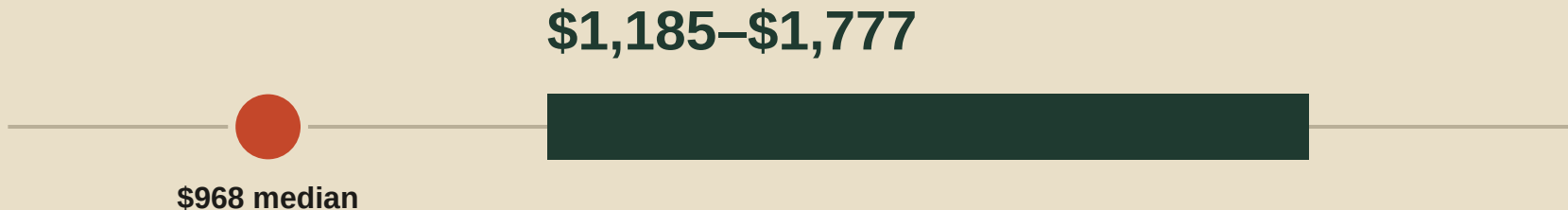
\$848

TRACT 9503

\$1,045

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

22

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 848 homes here.

2–10

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



HOME VALUE

A median home costs 73% less than Texas's.

\$77,800

median home value in Three Rivers.

Three Rivers



\$77,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS THREE RIVERS'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/three-rivers/**](https://almanacdata.ai/e/tx/three-rivers/)

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