



Tioga, Texas.

Current market data.

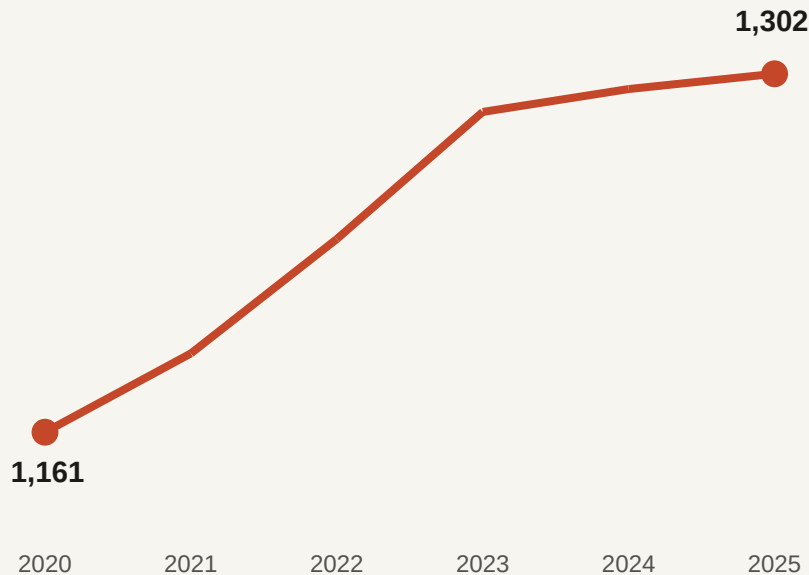
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.1% since 2020.

1,302

people, the 738th-largest of Texas's cities and towns.



THE WORKDAY

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

93.5%

of 217 jobs located in Tioga are filled by in-commuters.



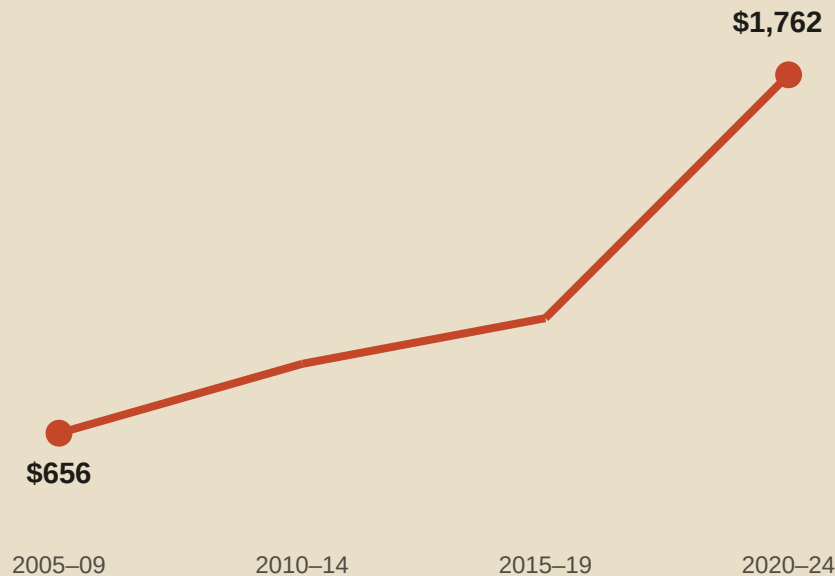
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 169%
since the 2005–2009
survey, before inflation.

\$1,762

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

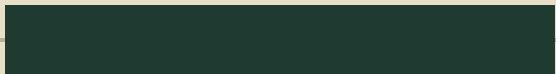
\$1,889



ROOM TO BUILD

The median rent is above what local wages can carry.

\$881–\$1,321



\$1,762 median

is the monthly rent range local workforce wages support.

BUILDING

48% of the housing here was built before 2000.

62

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

48%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 590 homes here.

1–2

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



HOME VALUE

A median home costs 12% more than Texas's.

\$317,700

median home value in Tioga.

Tioga



Texas



U.S.



THAT WAS TIOGA'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/tioga/

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