Tom Bean, Texas.

Current market data.

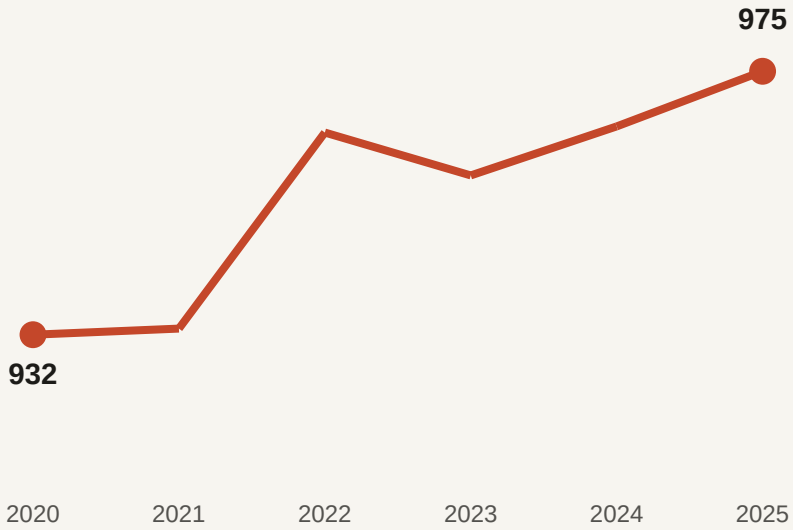
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

975

people, the 814th-largest of Texas's cities and towns.



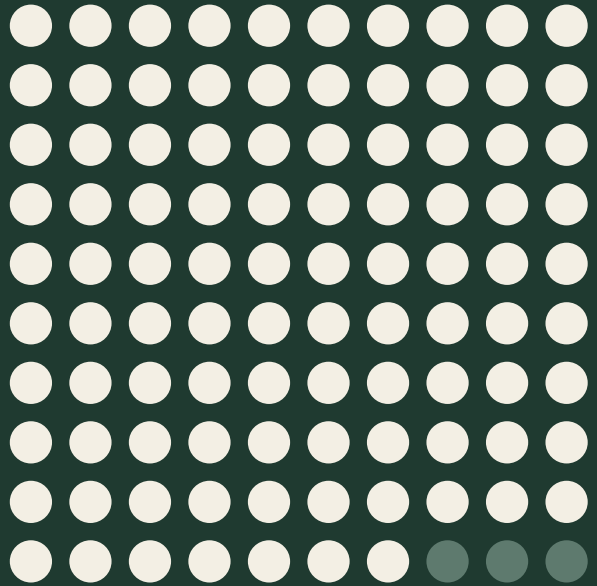
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.6%

of 58 jobs located in Tom Bean are filled by in-commuters.



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

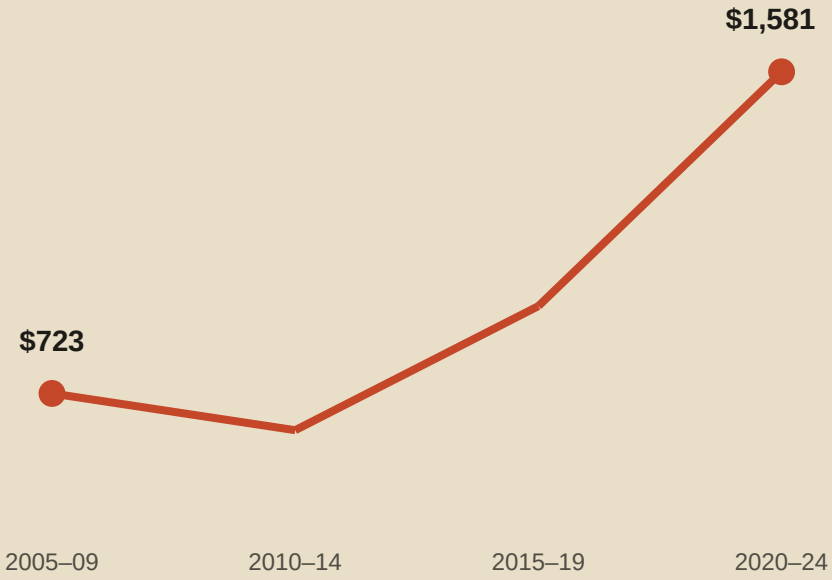
Source: Census LEHD LODES, 2023

RENT

Median rent is up 119% since the 2005–2009 survey, before inflation.

$1,581

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

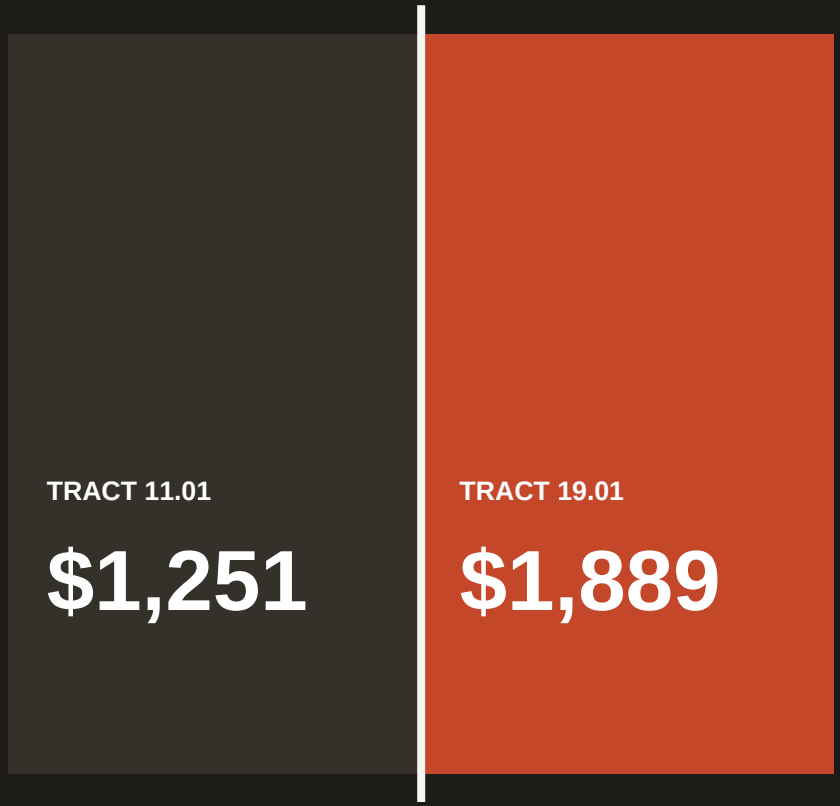


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

50

homes permitted, 2022–2025

44%

of those were in multifamily buildings

82%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3% to the 323 homes here.

1

is the estimated number of missing housing units; all three estimates agree.

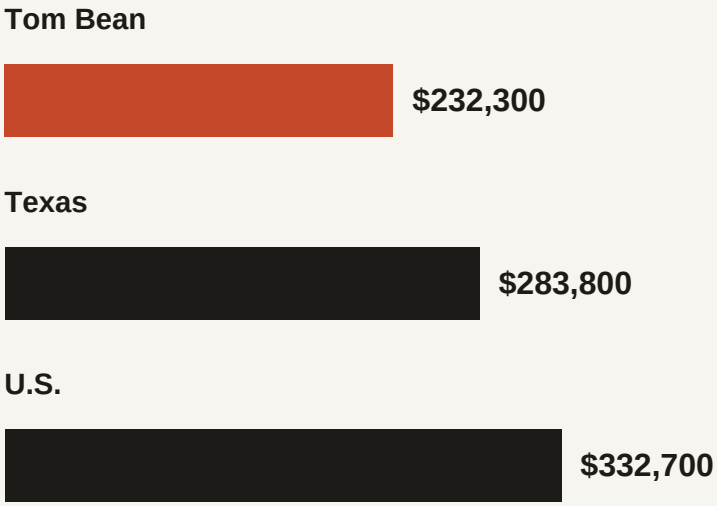
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 18% less than Texas's.

$232,300

median home value in Tom Bean.



Source: Census ACS 5-year, 2020-2024

THAT WAS TOM BEAN'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/tom-bean/**