



Van Alstyne, Texas.

Current market data.

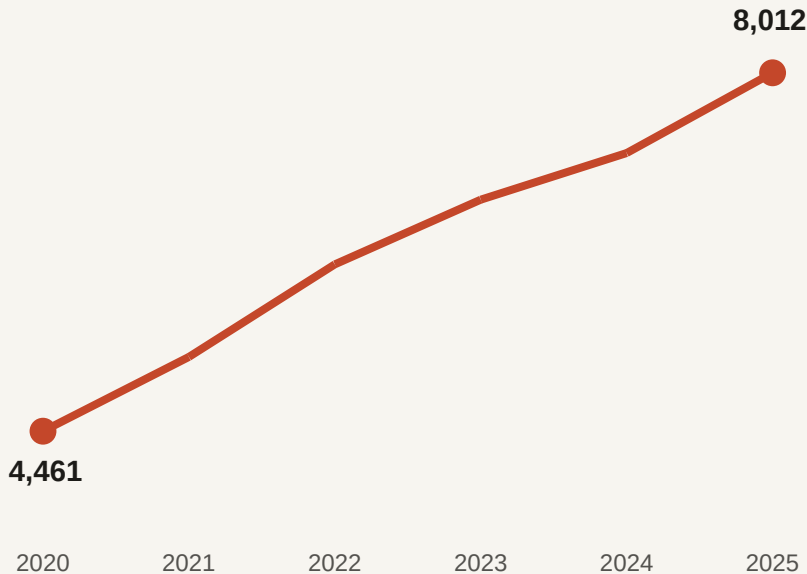
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 79.6% since 2020.

8,012

people, the 296th-largest of Texas's cities and towns.



THE WORKDAY

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

92.6%

of 1,481 jobs located in Van Alstyne are filled by in-commuters.



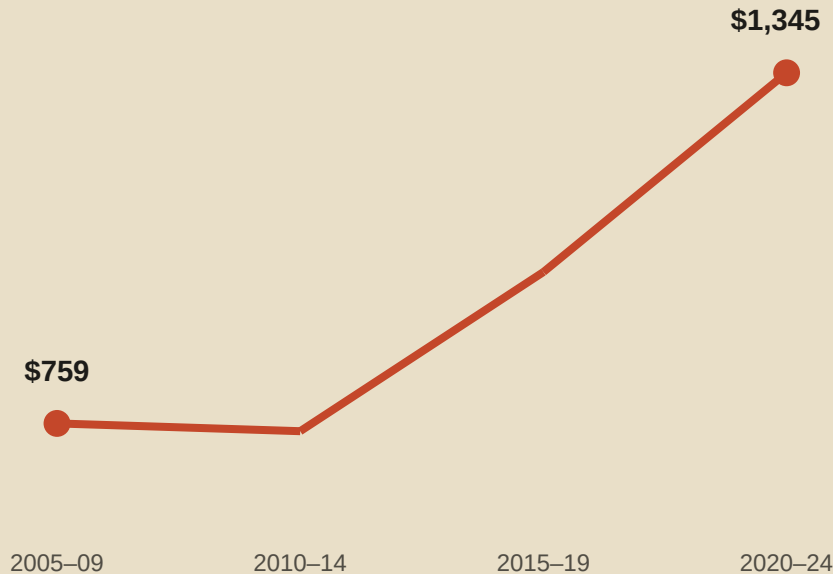
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,345

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.

\$1,071–\$1,606



is the monthly rent range local workforce wages support.

BUILDING

42% of the housing here was built before 2000.

1,152

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

42%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 2,465 homes here.

8–15

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



HOME VALUE

A median home costs 21% more than Texas's.

\$342,700

median home value in Van Alstyne.

Van Alstyne



\$342,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS VAN ALSTYNE'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/van-alstyne/

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