



Van, Texas.

Current market data.

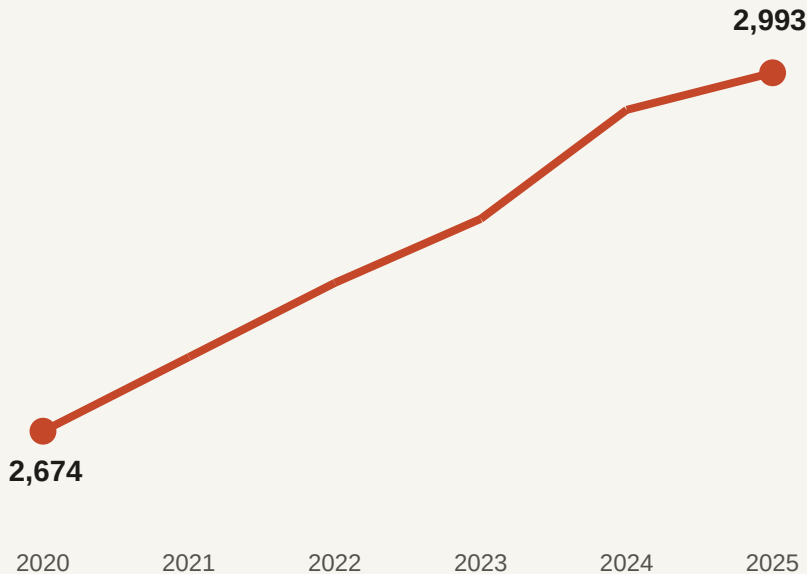
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.9% since 2020.

2,993

people, the 499th-largest of Texas's cities and towns.

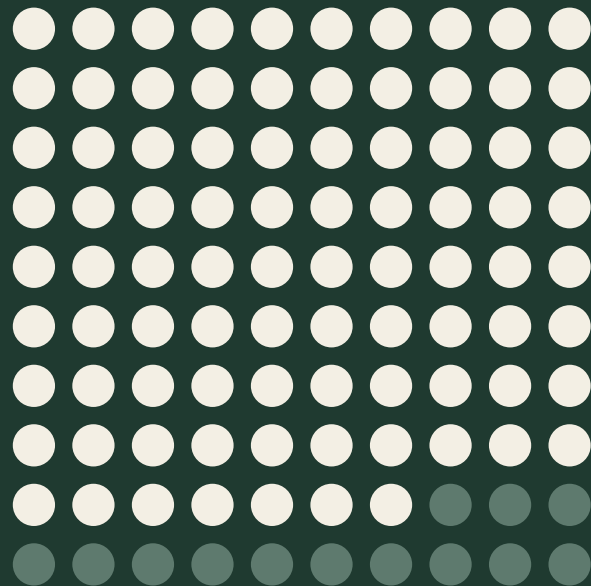


THE WORKDAY

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

87.0%

of 1,316 jobs located in Van are filled by in-commuters.



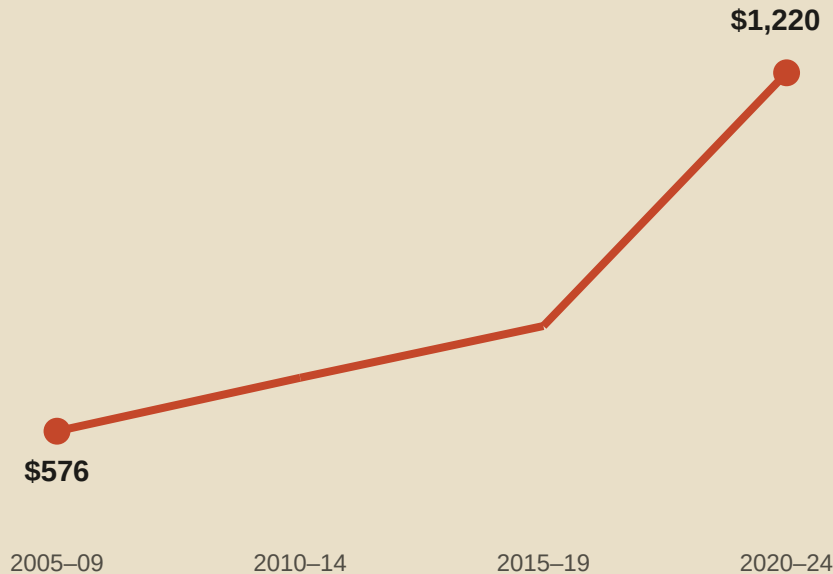
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 112%
since the 2005–2009
survey, before inflation.

\$1,220

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





THE SEAM

Cross one tract line and median rent jumps \$457.

A \$457 gap between neighbors, the sharpest rent edge between adjacent tracts in Van Zandt County.

TRACT 9504

\$756

TRACT 9510.02

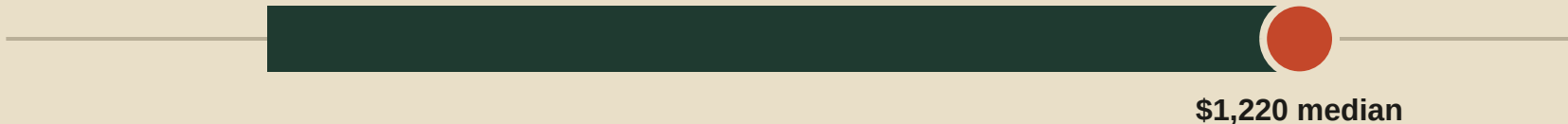
\$1,213



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$816–\$1,224



is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

41

homes permitted, 2022–2025

17%

of those were in multifamily
buildings

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 1,139 homes here.

2–13

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



HOME VALUE

A median home costs 40% less than Texas's.

\$169,900

median home value in Van.

Van



\$169,900

Texas



\$283,800

U.S.



\$332,700



THAT WAS VAN'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/**](https://almanacdata.ai/e/tx/van/)

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