Whitehouse, Texas.

Current market data.

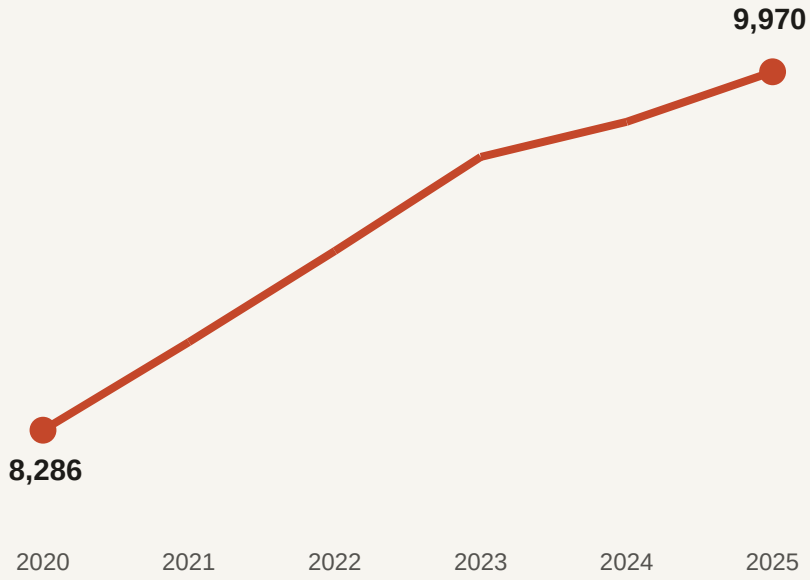
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 20.3% since 2020.

9,970

people, the 257th-largest of Texas's cities and towns.



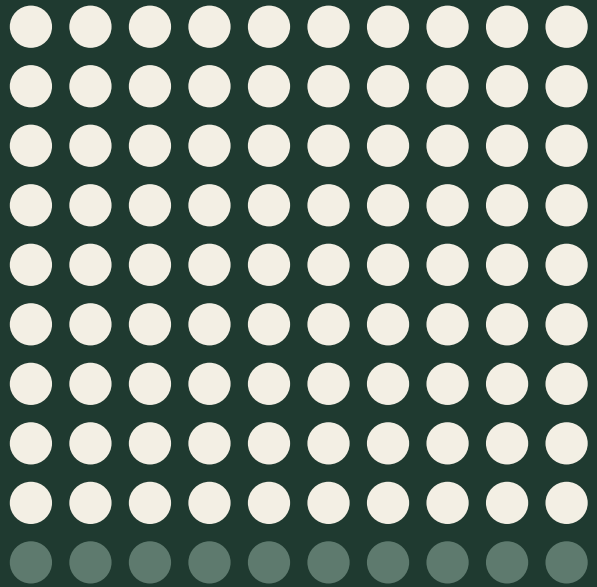
Source: Census Population Estimates, 2025

THE WORKDAY

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

90.4%

of 1,998 jobs located in Whitehouse are filled by in-commuters.



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

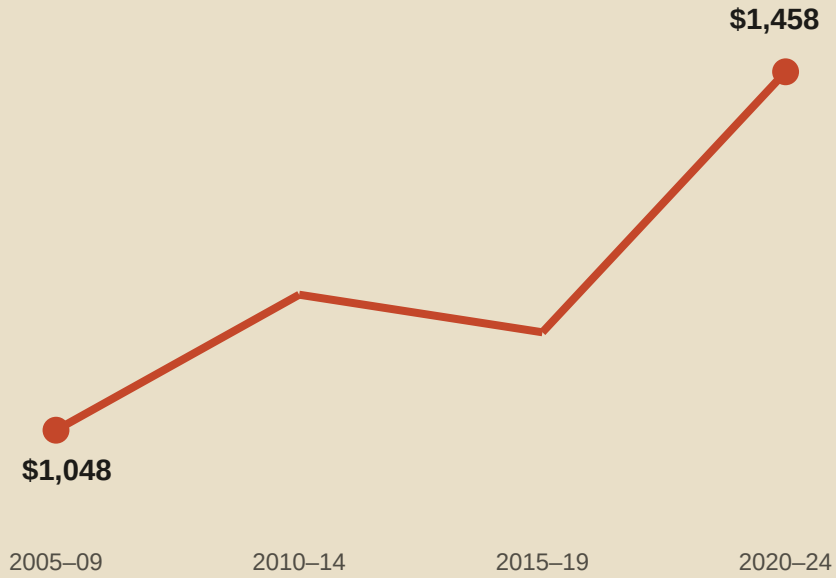
Source: Census LEHD LODES, 2023

RENT

Median rent is up 39% since the 2005–2009 survey, before inflation.

$1,458

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

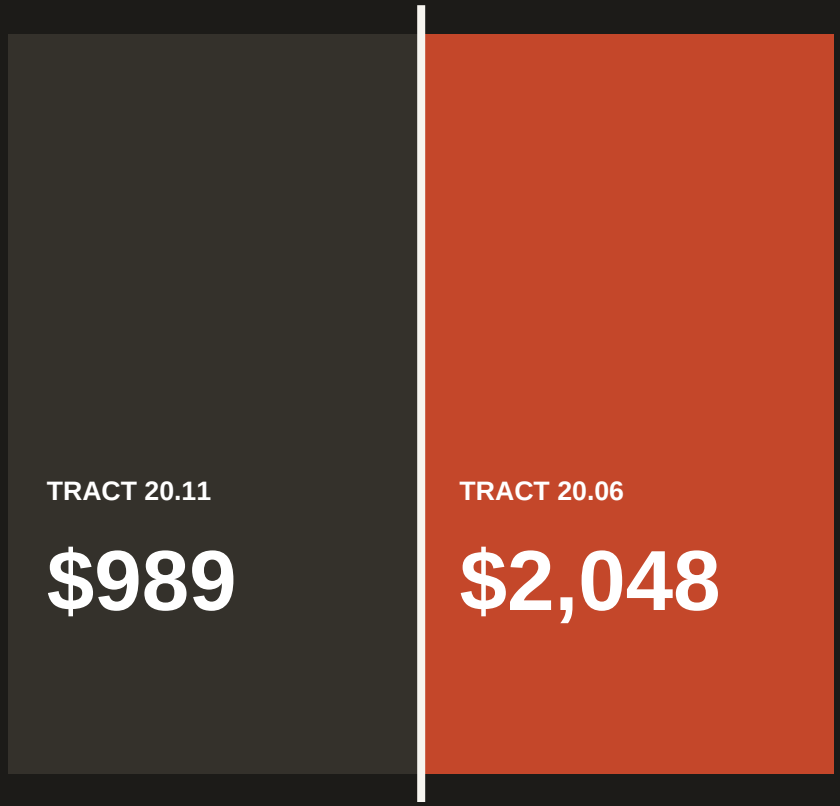


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $1,059 gap between neighbors, the sharpest rent edge between adjacent tracts in Smith 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

63% of the housing here was built before 2000.

287

homes permitted, 2022–2025

1%

of those were in multifamily buildings

63%

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 0.3–0.6% to the 3,229 homes here.

10–20

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

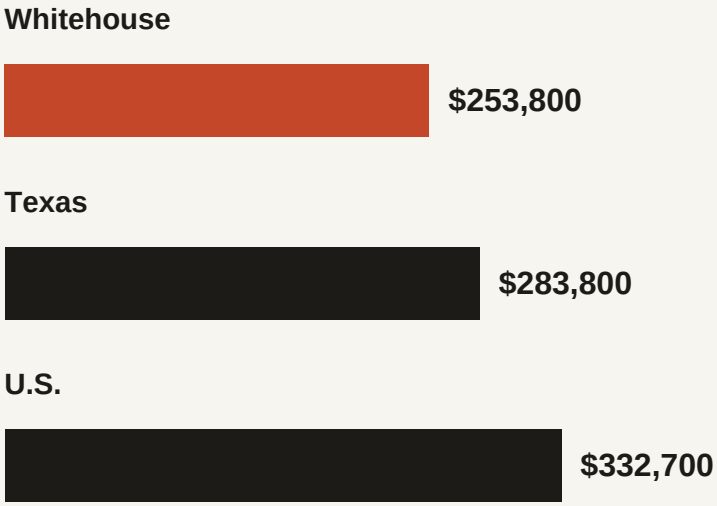
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 11% less than Texas's.

$253,800

median home value in Whitehouse.



Source: Census ACS 5-year, 2020-2024

THAT WAS WHITEHOUSE'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/whitehouse/**