



ZIP 75964, Nacogdoches, Texas.

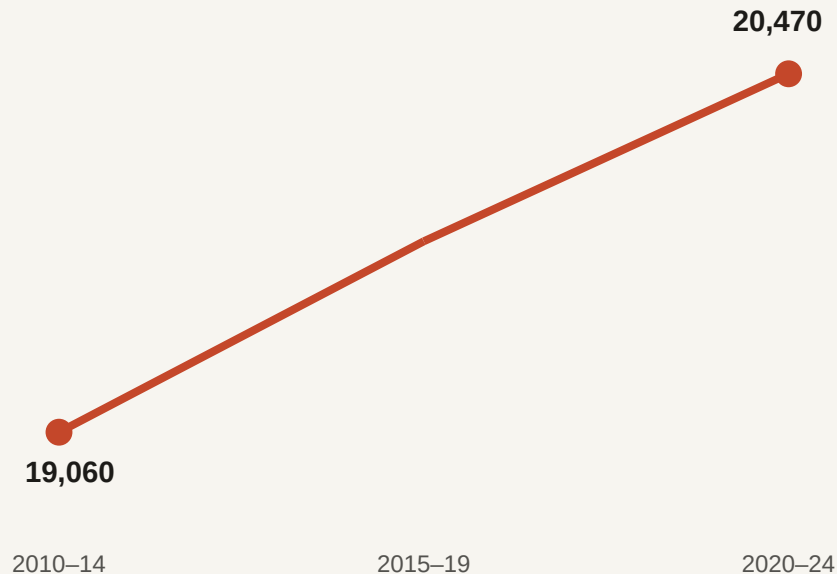
Current market data.

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

POPULATION

20,470 people call ZIP
75964 home.

20,470
people.

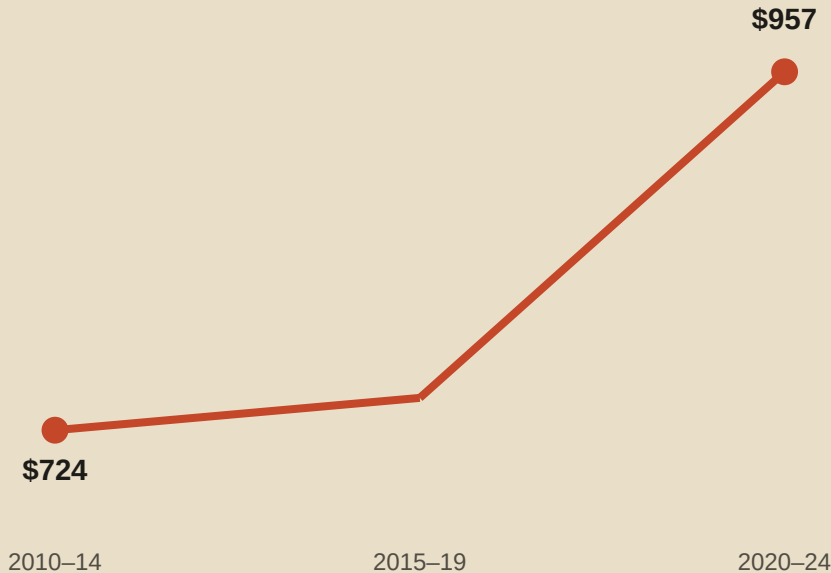


RENT

Median rent is up 32%
since the 2010–2014
survey, before inflation.

\$957

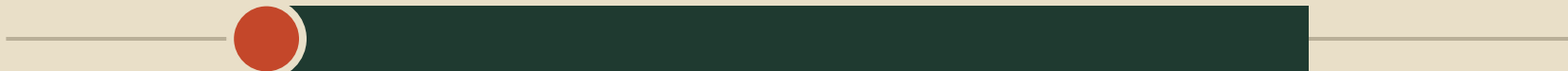
a month. Texas's median is \$1,403.



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$964–\$1,447



\$957 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

76%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 8,194 homes here.

31–49

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



HOME VALUE

A median home costs 54% less than Texas's.

\$130,900

median home value in ZIP 75964.

ZIP 75964



\$130,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 75964'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/zip/75964/

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