



ZIP 75965, Nacogdoches, Texas.

Current market data.

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

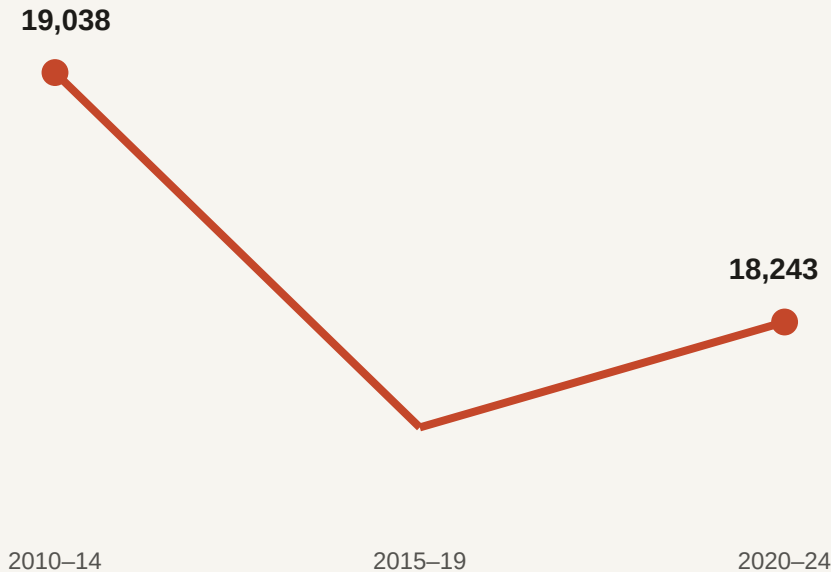


POPULATION

**18,243 people call ZIP
75965 home.**

18,243

people.

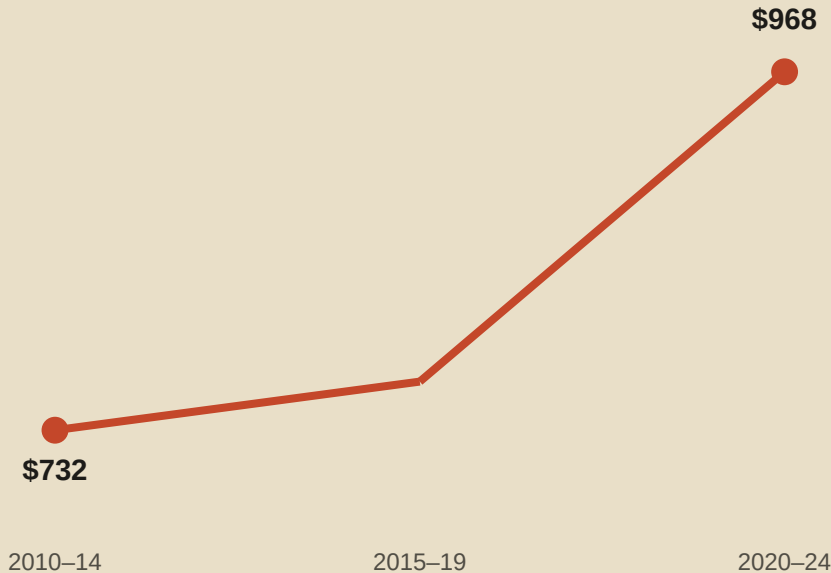


RENT

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

\$968

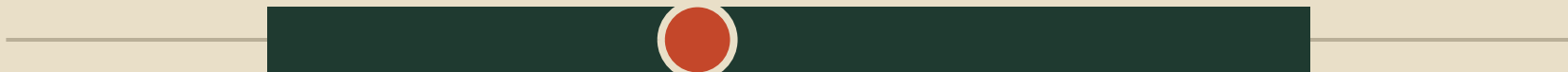
a month. Texas's median is \$1,403.



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$802–\$1,204



\$968 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 8,764 homes here.

37–56

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



HOME VALUE

A median home costs 14% less than Texas's.

\$244,500

median home value in ZIP 75965.

ZIP 75965



\$244,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 75965'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/75965/

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