



ZIP 77706, Beaumont, Texas.

Current market data.

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

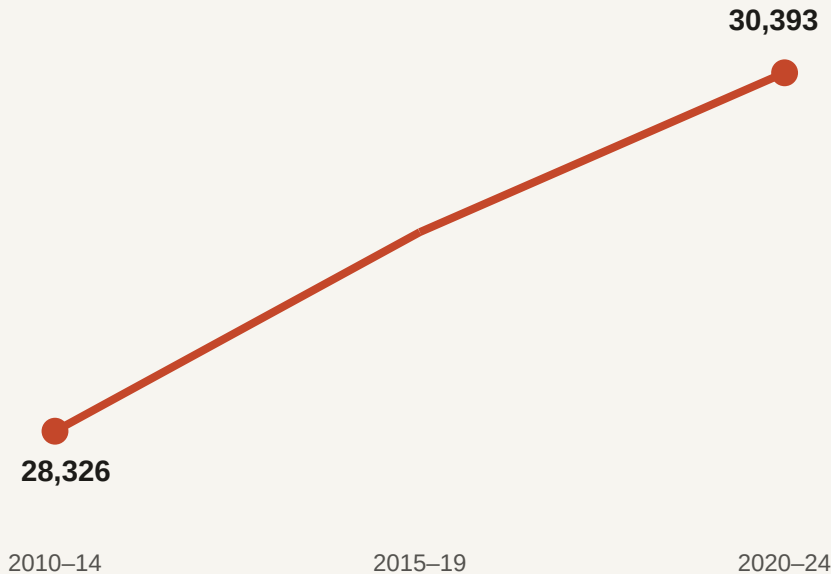


POPULATION

30,393 people call ZIP
77706 home.

30,393

people.

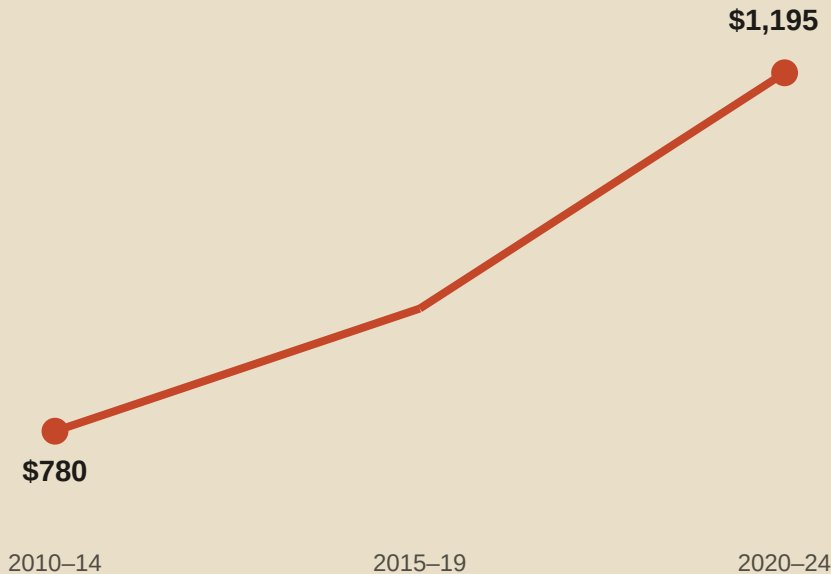


RENT

Median rent is up 53%
since the 2010–2014
survey, before inflation.

\$1,195

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

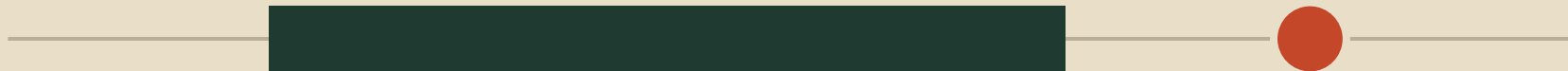




ROOM TO BUILD

The median rent is above what local wages can carry.

\$723–\$1,084



\$1,195 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 14,975 homes here.

53–138

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.

\$244,800

median home value in ZIP 77706.

ZIP 77706



\$244,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 77706'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/77706/

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