ZIP 78102, Beeville, Texas.

Current market data.

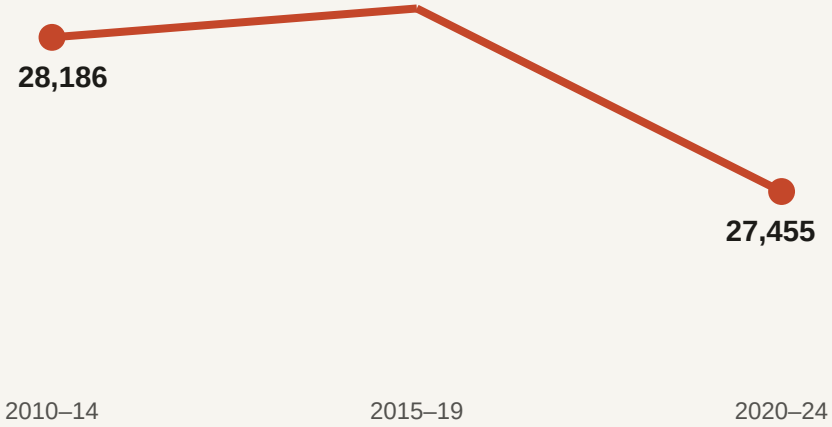
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

27,455 people call ZIP 78102 home.

27,455

people.



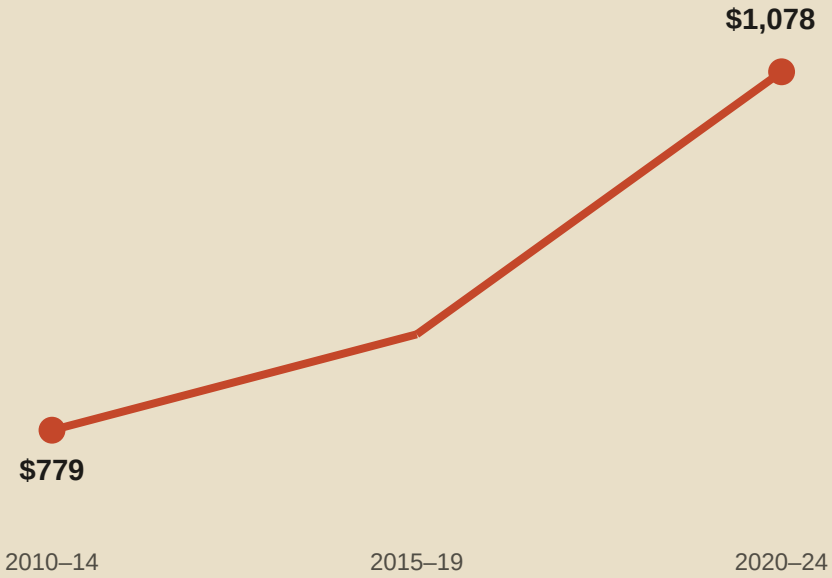
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 38% since the 2010–2014 survey, before inflation.

$1,078

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside 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

Most of the housing here is older than 2000.

84%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 8,935 homes here.

35–72

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

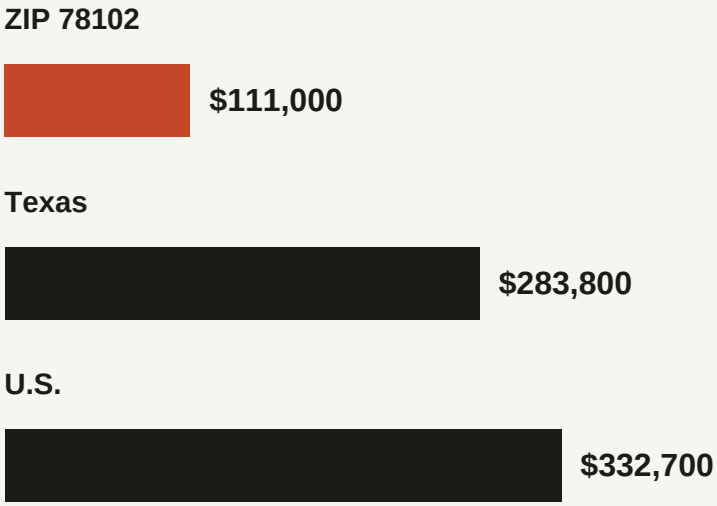
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 61% less than Texas's.

$111,000

median home value in ZIP 78102.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 78102'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/78102/**