



ZIP 78231, Shavano Park, Texas.

Current market data.

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

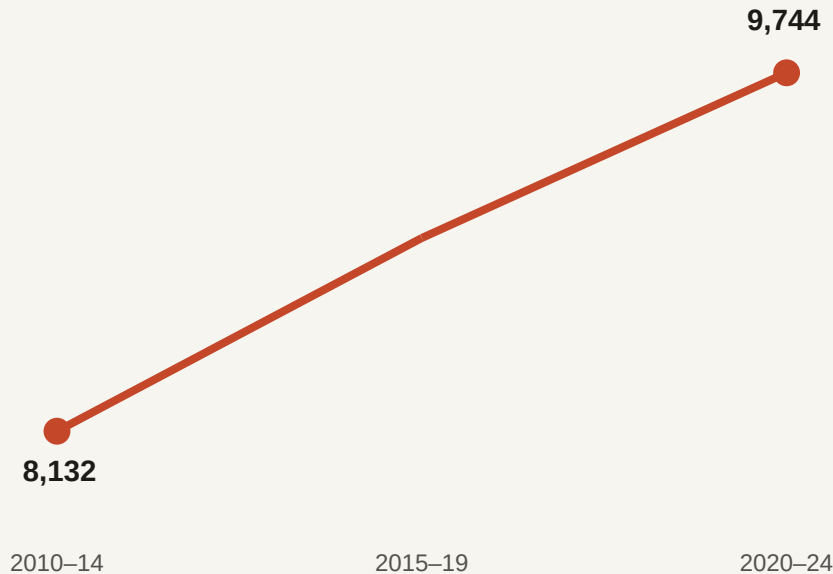


POPULATION

**9,744 people call ZIP
78231 home.**

9,744

people.

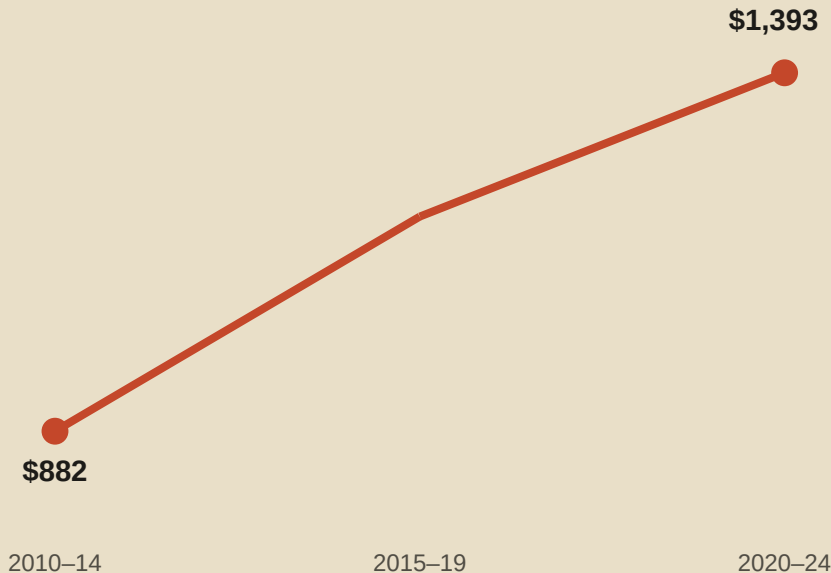


RENT

Median rent is up 58%
since the 2010–2014
survey, before inflation.

\$1,393

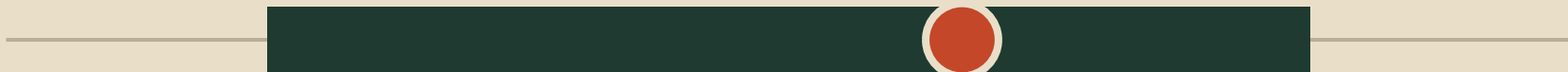
a month. Texas's median is \$1,403.



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,045–\$1,567



\$1,393 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 0.3–1.1% to the 4,083 homes here.

13–46

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



HOME VALUE

A median home costs 42% more than Texas's.

\$401,800

median home value in ZIP 78231.

ZIP 78231



\$401,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 78231'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/78231/

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