



ZIP 78586, San Benito, Texas.

Current market data.

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

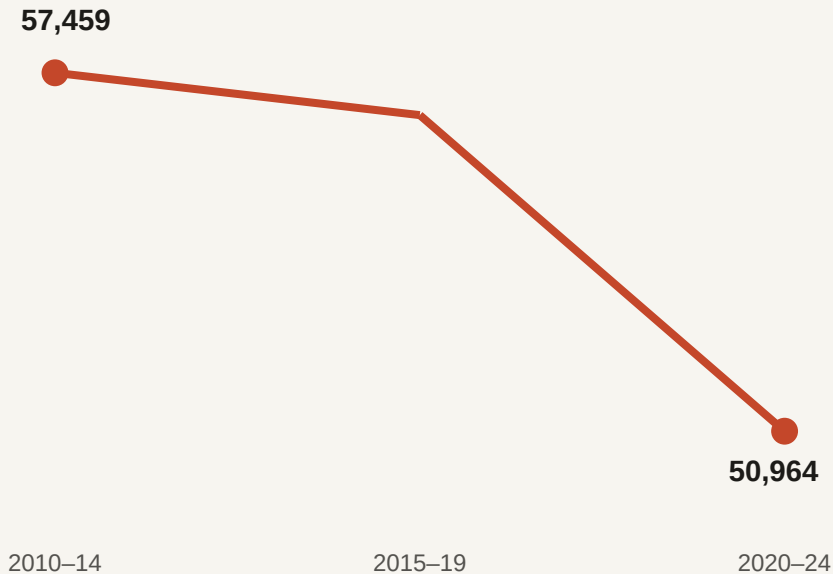


POPULATION

**50,964 people call ZIP
78586 home.**

50,964

people.



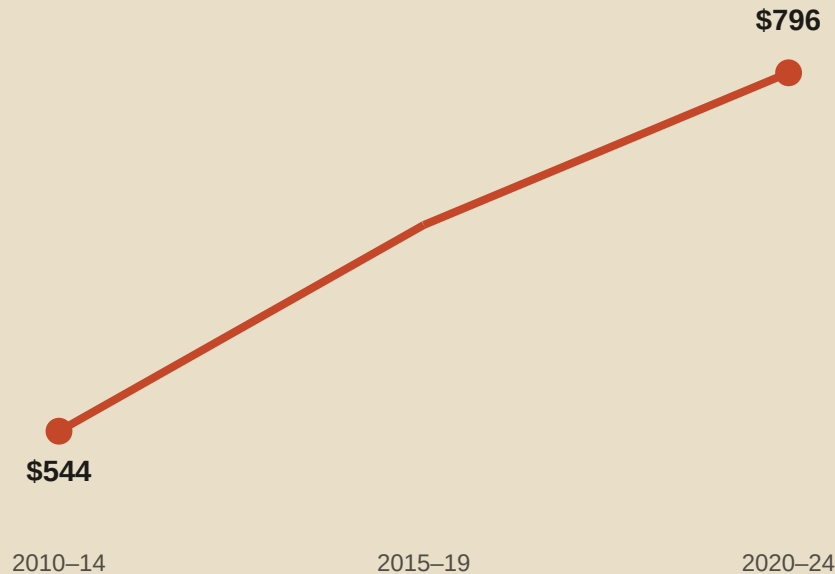


RENT

**Median rent is up 46%
since the 2010–2014
survey, before inflation.**

\$796

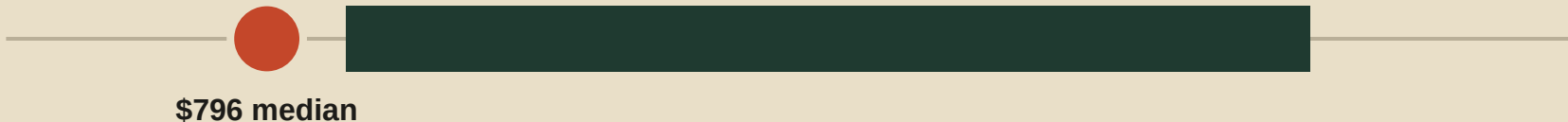
a month. Texas's median is \$1,403.



ROOM TO BUILD

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

\$830–\$1,245



is the monthly rent range local workforce wages support.



BUILDING

62% of the housing here was built before 2000.

62%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 17,259 homes here.

55–94

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



HOME VALUE

A median home costs 69% less than Texas's.

\$87,200

median home value in ZIP 78586.

ZIP 78586



\$87,200

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 78586'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/78586/

The Almanac · your hyper-diligent research partner