



ZIP 78656, San Marcos, Texas.

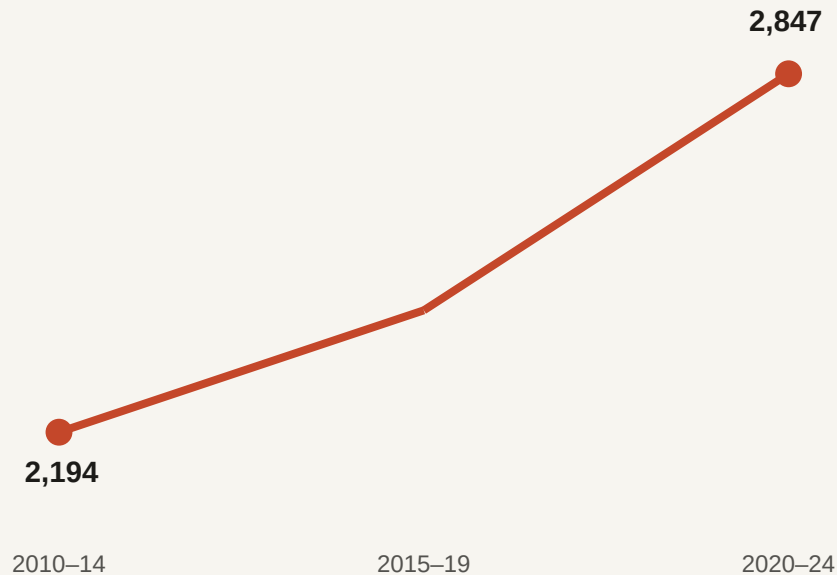
Current market data.

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

POPULATION

**2,847 people call ZIP
78656 home.**

2,847
people.

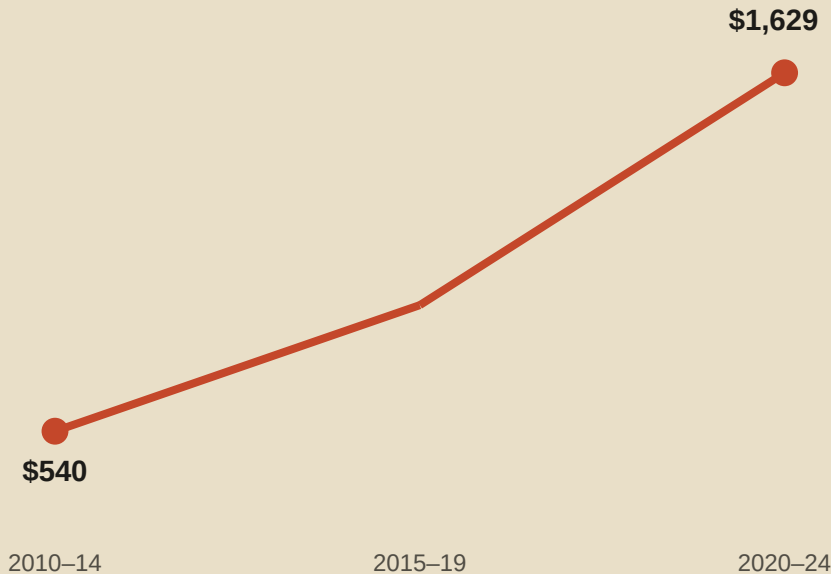


RENT

**Median rent is up 202%
since the 2010–2014
survey, before inflation.**

\$1,629

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

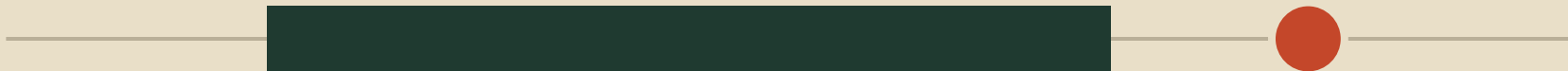




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,007–\$1,511



\$1,629 median

is the monthly rent range local workforce wages support.



BUILDING

42% of the housing here was built before 2000.

42%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 987 homes here.

2–4

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



HOME VALUE

A median home costs 16%
less than Texas's.

\$238,100

median home value in ZIP 78656.

ZIP 78656



\$238,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS ZIP 78656'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/78656/

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