

A TEACHER'S LIFE BY THE NUMBERS



Smith County, TX

Teachers in the US **rate their lives better** than all other occupation groups, trailing only physicians.

SALARY

The average wage of all full-time workers in the county: **\$59,020***



Base Salary →

1st Year Teacher with a B.A.

**\$51,000-
\$56,000**

15th Year Teacher with a M.A.+

**\$64,800-
\$93,000**

Data from 2025-2026

Plus

**\$2,026-
\$7,049**

FOR COACHING
like head coach, debate, or band



**\$1,016-
\$5,642**

FOR CLUBS
like robotics club or yearbook

HOUSING

Median home value: **\$266,777***



Fair Market rent for a 2-bedroom apartment: **\$1,333***



A salary of **\$53,500** can buy a home like this:★



\$199,500

A salary of **\$79,000** can buy a home like this:★



\$334,000

House images are provided as representative homes: these are based on current listing prices, rather than sales prices due to Texas state laws, using a 30-year fixed mortgage, a 6.6% interest rate, a 5% or 20% down payment, and housing costs capped at 36% of income.

Property taxes estimated at county averages. Actual affordability will vary.

RETIREMENT

Most teaching jobs have better retirement benefits than other jobs you can get with the same degree.



59 Teacher average retirement age

4 YEARS EARLIER

63 All careers average retirement age

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*U.S. Bureau of Labor and Statistics, Zillow, U.S. Department of Housing and Urban Development