



Austin, Texas.

Current market data.

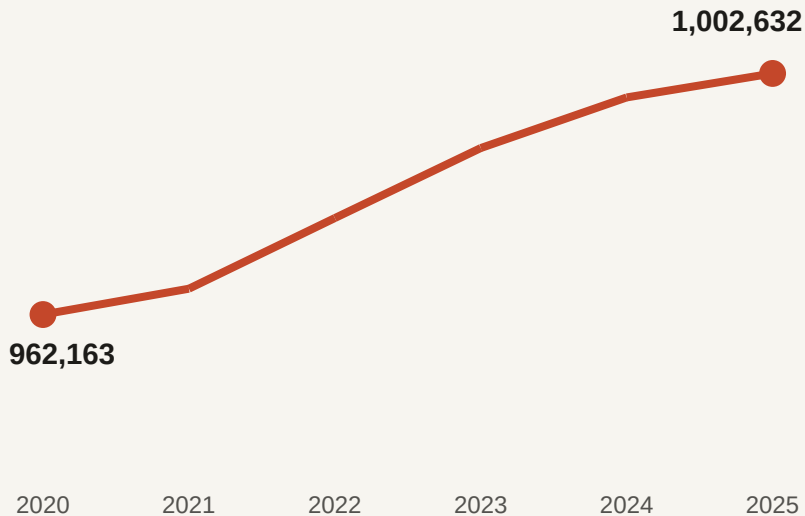
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.2% since 2020.

1,002,632

people, the 5th-largest of Texas's cities and towns.

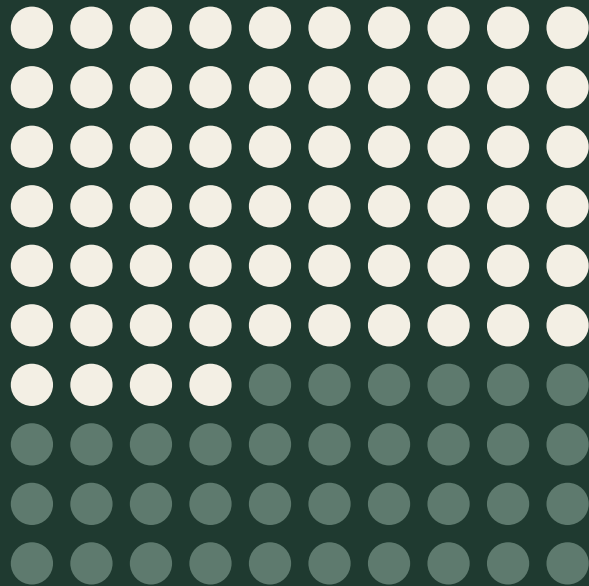


THE WORKDAY

6 in 10 jobs here go to people who live somewhere else.

63.7%

of 855,230 jobs located in Austin are filled by in-commuters.



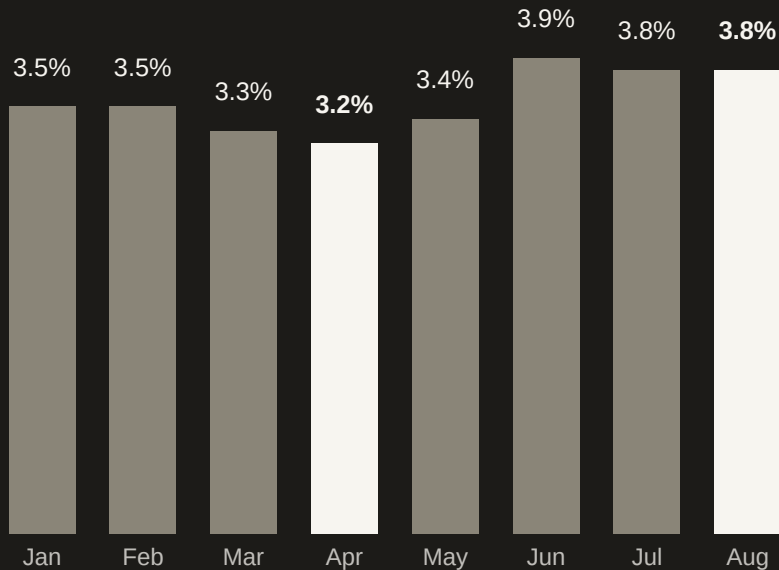
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

3.8%

in August 2026, the latest month released. A year earlier it was 3.6%.

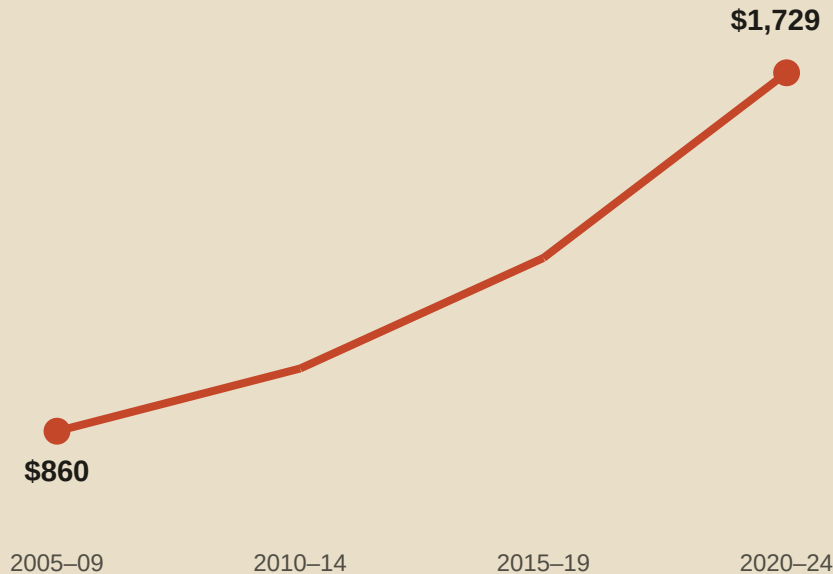


RENT

Median rent is up 101%
since the 2005–2009
survey, before inflation.

\$1,729

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,525 gap between neighbors, the sharpest rent edge between adjacent tracts in Travis County.

TRACT 359

\$976

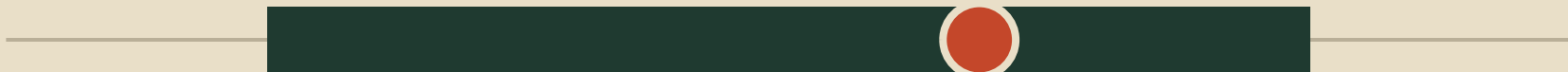
TRACT 362

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,289–\$1,933



\$1,729 median

is the monthly rent range local workforce wages support.

BUILDING

57% of the housing here was built before 2000.

135,251

homes permitted in ten years,
2016–2025

74%

of those were in multifamily
buildings

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 483,071 homes here.

2,353–8,552

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



HOME VALUE

A median home costs 96% more than Texas's.

\$555,300

median home value in Austin.

Austin



\$555,300

Texas



\$283,800

U.S.



\$332,700

THAT WAS AUSTIN'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/tx/austin/**](https://almanacdata.ai/e/tx/austin/)

The Almanac · your hyper-diligent research partner