



Balch Springs, Texas.

Current market data.

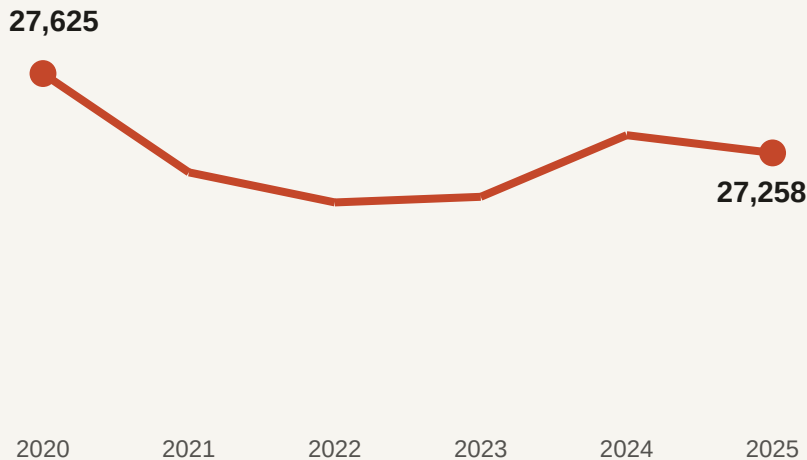
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

27,258

people, the 123rd-largest of Texas's cities and towns.



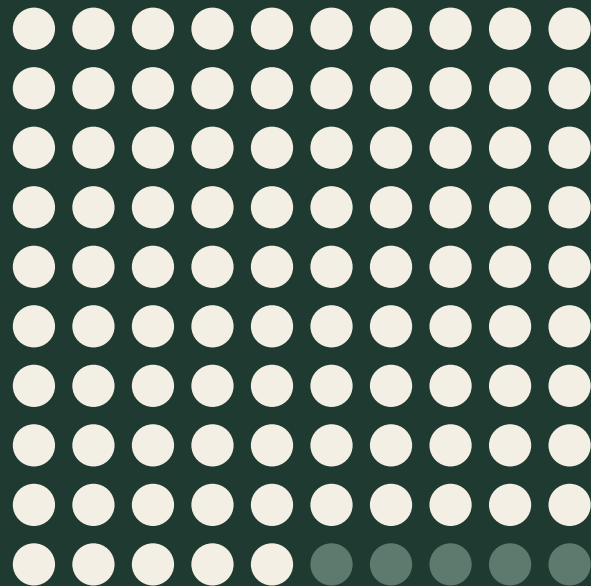
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.2%

of 7,349 jobs located in Balch Springs are filled by
in-commuters.

Source: Census LEHD LODES, 2023



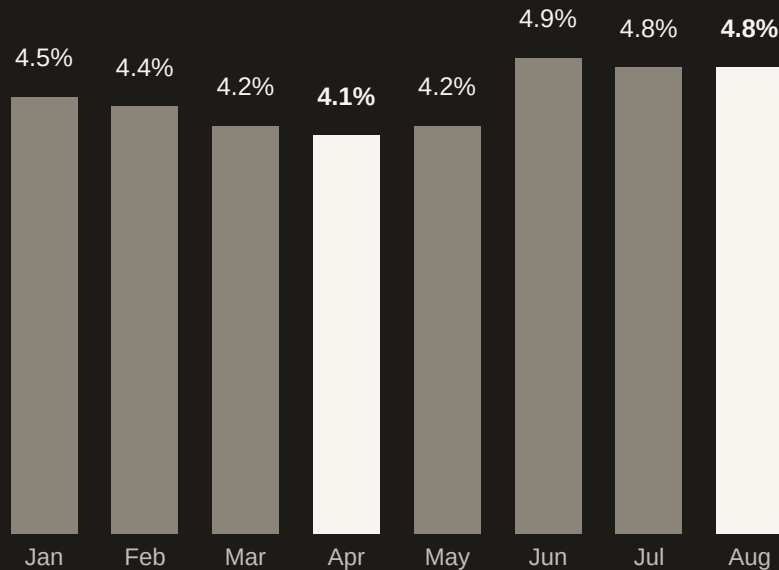
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.1%.

4.8%

in August 2026, the latest month released. A year earlier it was 4.5%.

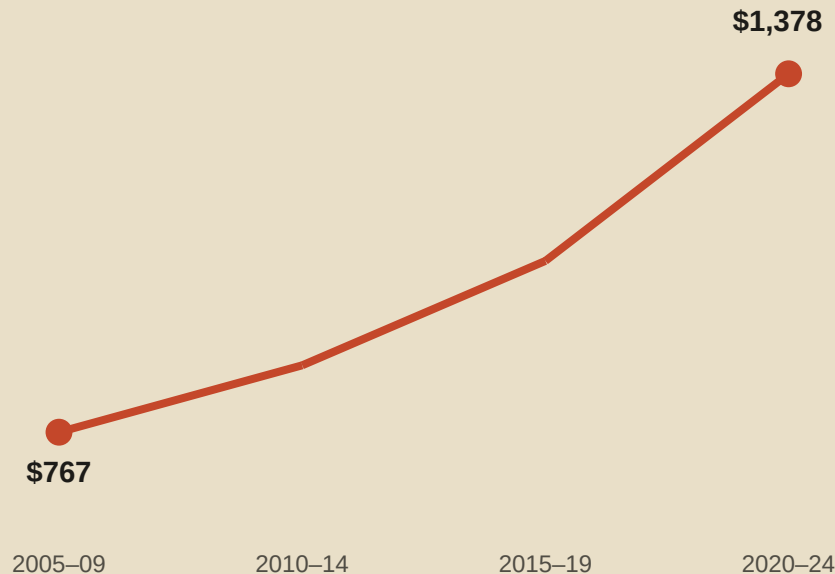


RENT

Median rent is up 80%
since the 2005–2009
survey, before inflation.

\$1,378

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,386 gap between neighbors, the sharpest rent edge between adjacent tracts in Dallas County.

TRACT 78.21

\$1,115

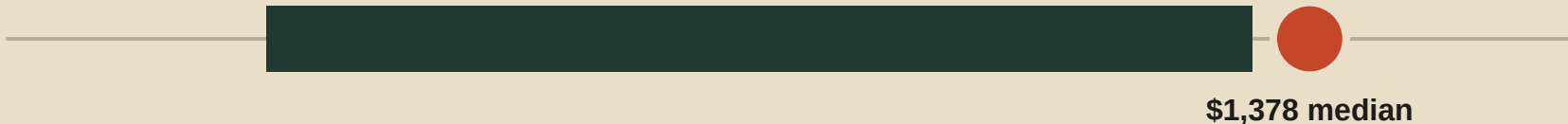
TRACT 78.24

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$902–\$1,352



is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

670

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 9,110 homes here.

40–73

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



HOME VALUE

A median home costs 21% less than Texas's.

\$224,400

median home value in Balch Springs.

Balch Springs



\$224,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS BALCH SPRINGS'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/balch-springs/

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