



Balcones Heights, Texas.

Current market data.

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

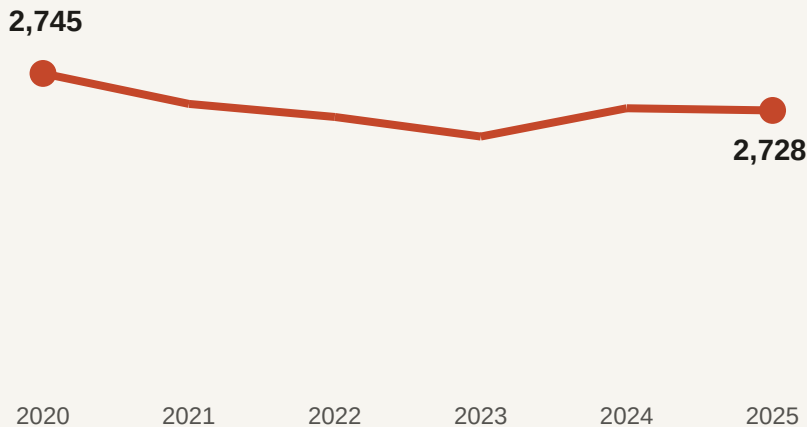


POPULATION

Down 0.6% since 2020.

2,728

people, the 523rd-largest of Texas's cities and towns.



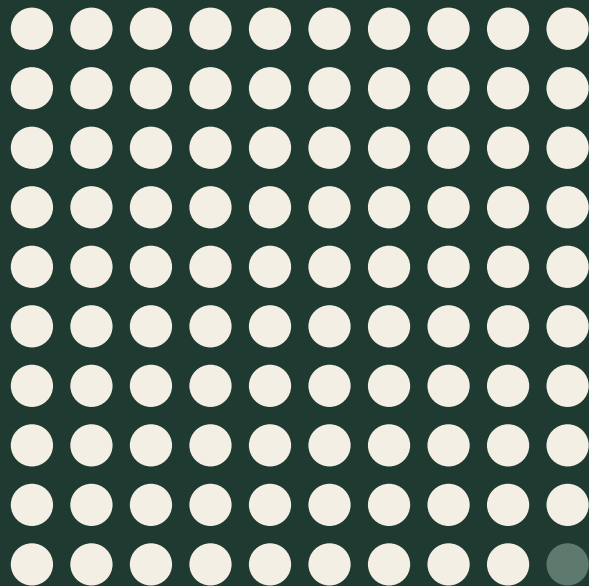
THE WORKDAY

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

98.8%

of 2,688 jobs located in Balcones Heights are filled by
in-commuters.

Source: Census LEHD LODES, 2023



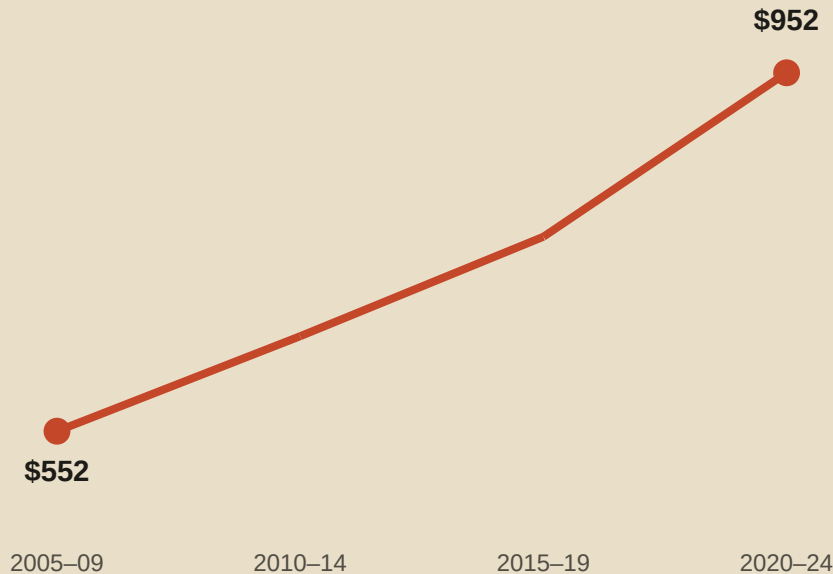
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$952

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,316 gap between neighbors, the sharpest rent edge between adjacent tracts in Bexar County.

TRACT 1616

\$872

TRACT 1614

\$2,188



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$769–\$1,153



\$952 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 1,552 homes here.

6–27

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



HOME VALUE

A median home costs 30% less than Texas's.

\$199,500

median home value in Balcones Heights.

Balcones Heights



\$199,500

Texas



\$283,800

U.S.



\$332,700



THAT WAS BALCONES HEIGHTS'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/balcones-heights/

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