



Dallas, Texas.

Current market data.

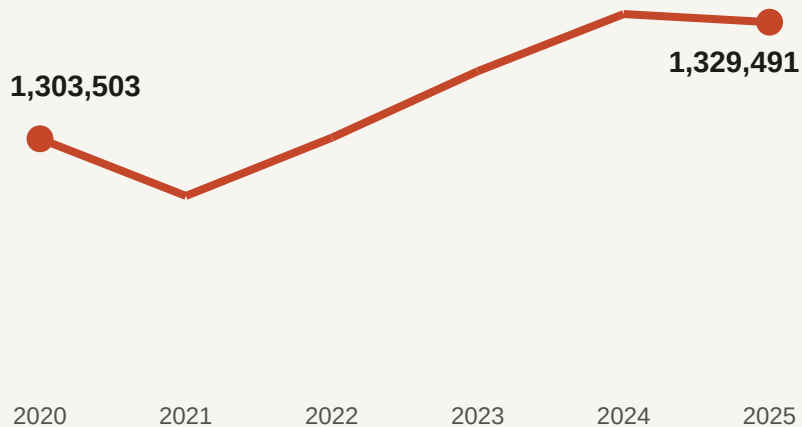
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.0% since 2020.

1,329,491

people, the 3rd-largest of Texas's cities and towns.

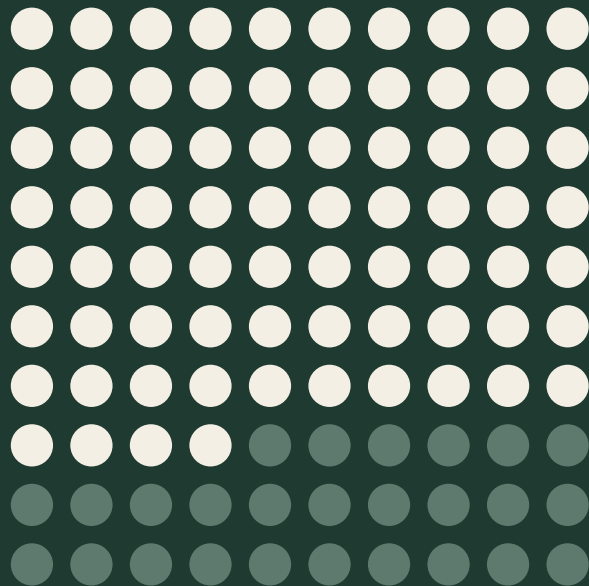


THE WORKDAY

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

73.8%

of 983,579 jobs located in Dallas are filled by in-commuters.



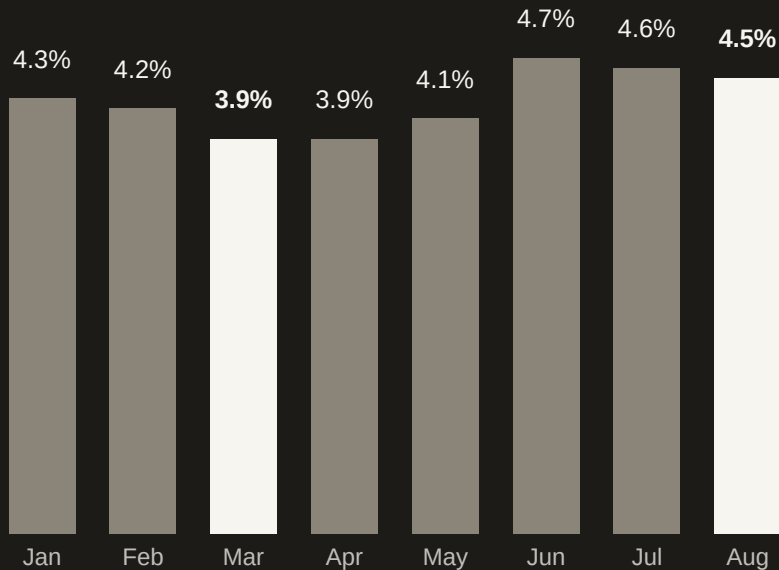
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.9%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.4%.



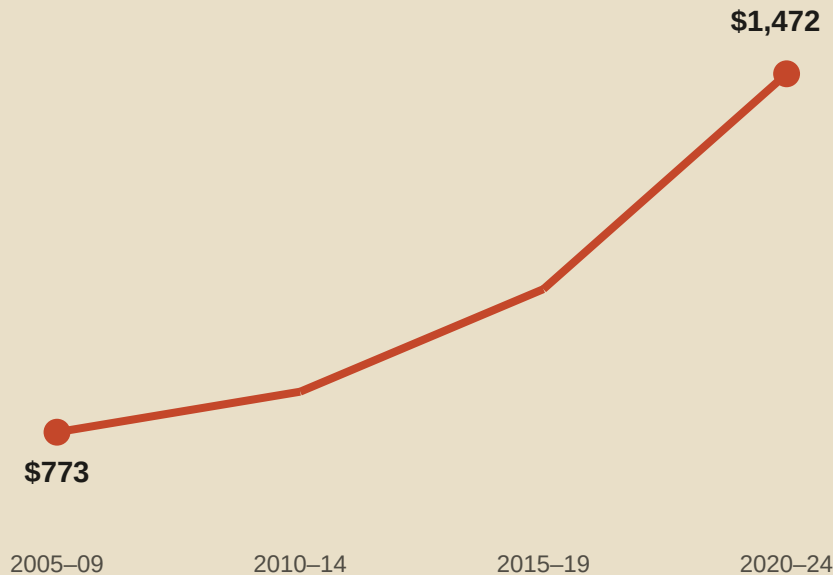


RENT

**Median rent is up 90%
since the 2005–2009
survey, before inflation.**

\$1,472

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

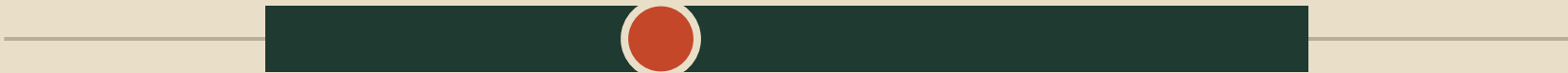
TRACT 78.24

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,237–\$1,856



\$1,472 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

76,657

homes permitted in ten years,
2016–2025

74%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 590,237 homes here.

3,175–9,836

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



HOME VALUE

A median home costs 13% more than Texas's.

\$320,700

median home value in Dallas.

Dallas



Texas



U.S.



THAT WAS DALLAS'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/dallas/**](https://almanacdata.ai/e/tx/dallas/)

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