



Duncanville, Texas.

Current market data.

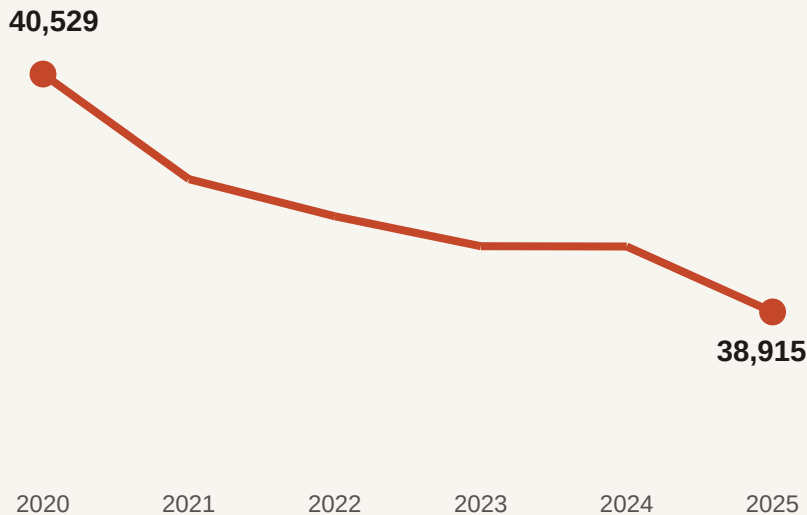
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.0% since 2020.

38,915

people, the 100th-largest of Texas's cities and towns.



THE WORKDAY

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

90.1%

of 11,383 jobs located in Duncanville are filled by
in-commuters.



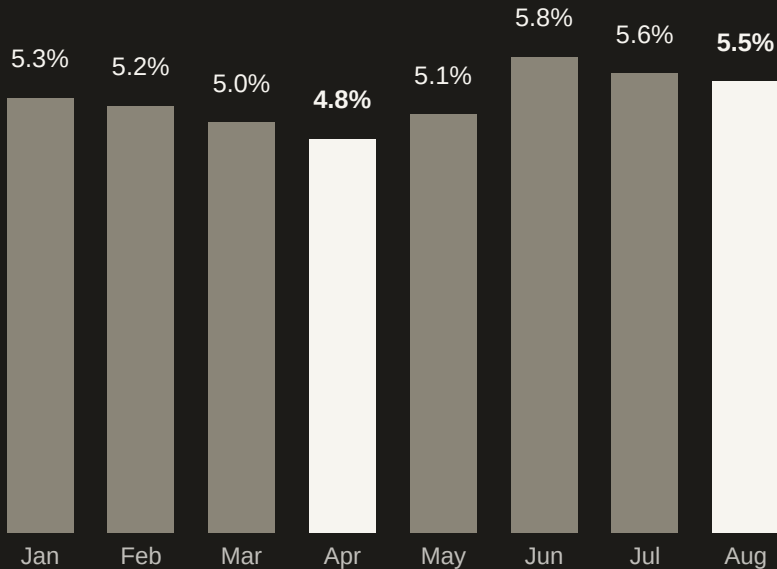
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.8%.

5.5%

in August 2026, the latest month released. A year earlier it was 5.4%.

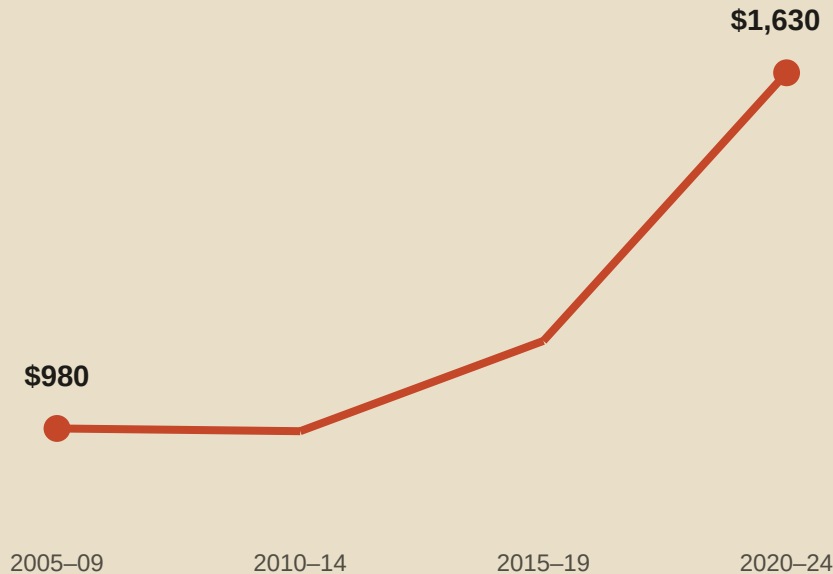


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,630

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

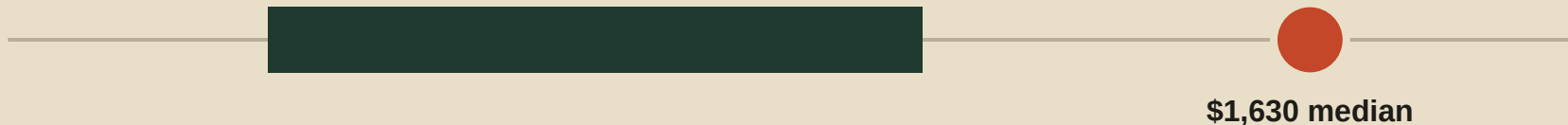
TRACT 78.24

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$907–\$1,361



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

133

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 14,027 homes here.

55–114

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



HOME VALUE

A median home costs 10%
less than Texas's.

\$255,500

median home value in Duncanville.

Duncanville



\$255,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS DUNCANVILLE'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/duncanville/

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