



# Edgecliff Village, Texas.

Current market data.

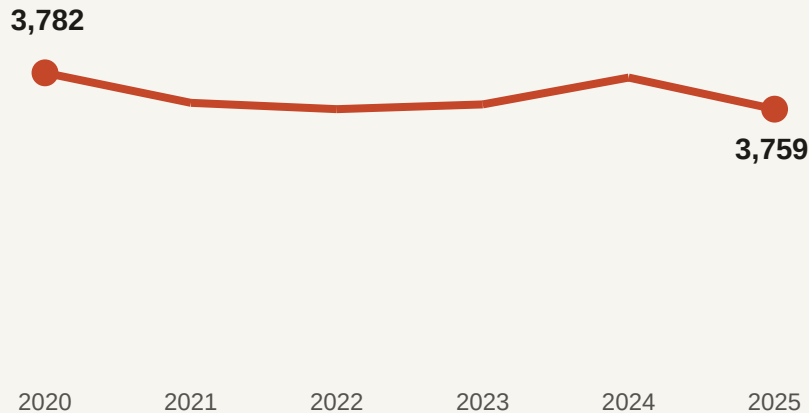
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,  
every year since.**

**3,759**

people, the 445th-largest of Texas's cities and towns.



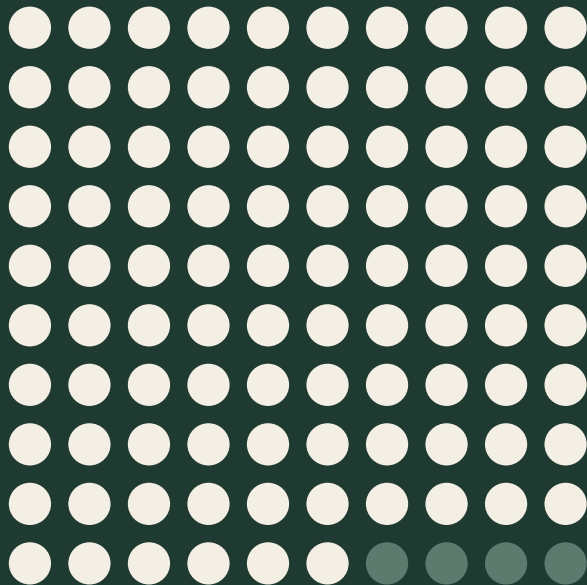
THE WORKDAY

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

95.5%

of 358 jobs located in Edgecliff Village are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



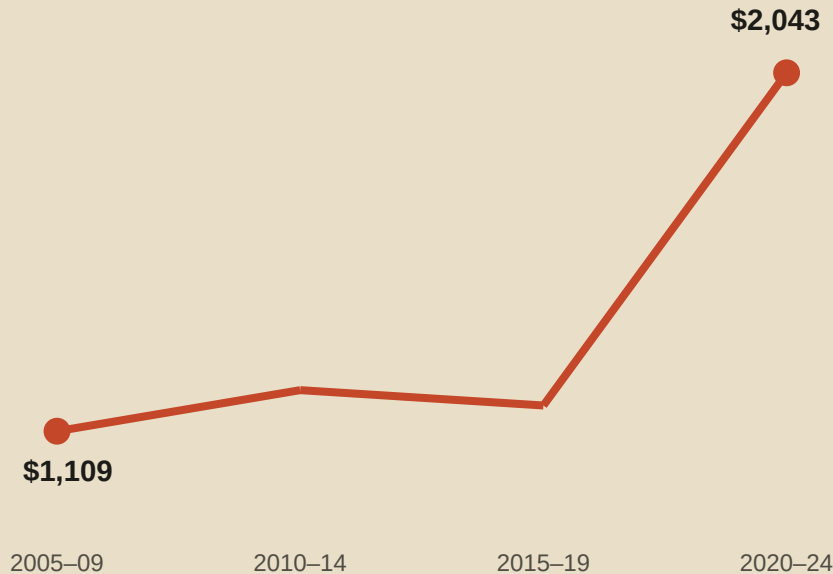
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 84%  
since the 2005–2009  
survey, before inflation.

**\$2,043**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,462 gap between neighbors, the sharpest rent edge between adjacent tracts in Tarrant County.

TRACT 1139.34

**\$1,039**

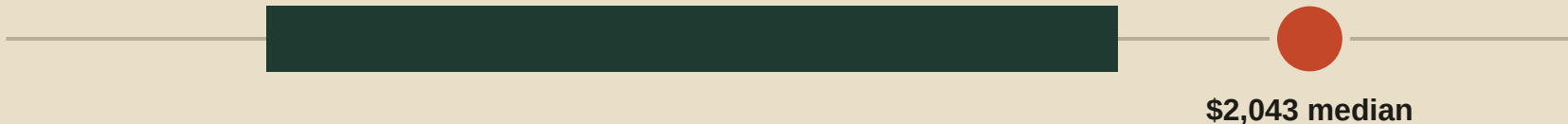
TRACT 1139.49

**\$3,501**

ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,266–\$1,900**



is the monthly rent range local workforce wages support.

BUILDING

**75% of the housing here was built before 2000.**

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**94**

homes permitted in ten years,  
2016–2025

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**0%**

of those were in multifamily  
buildings

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**75%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–0.3% to the 1,418 homes here.**

**1–4**

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



## HOME VALUE

**A median home costs 1% less than Texas's.**

**\$280,000**

median home value in Edgecliff Village.

Edgecliff Village



\$280,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS EDGECLIFF VILLAGE'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/edgecliff-village/](https://almanacdata.ai/e/tx/edgecliff-village/)

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