



Fair Oaks Ranch, Texas.

Current market data.

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

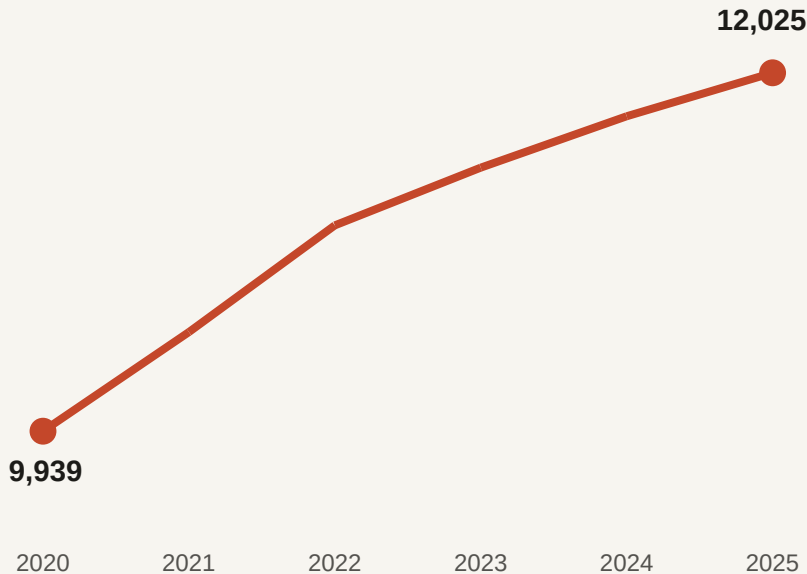


POPULATION

Growing. Up 21.0% since 2020.

12,025

people, the 222nd-largest of Texas's cities and towns.



THE WORKDAY

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

92.5%

of 1,134 jobs located in Fair Oaks Ranch are filled by in-commuters.



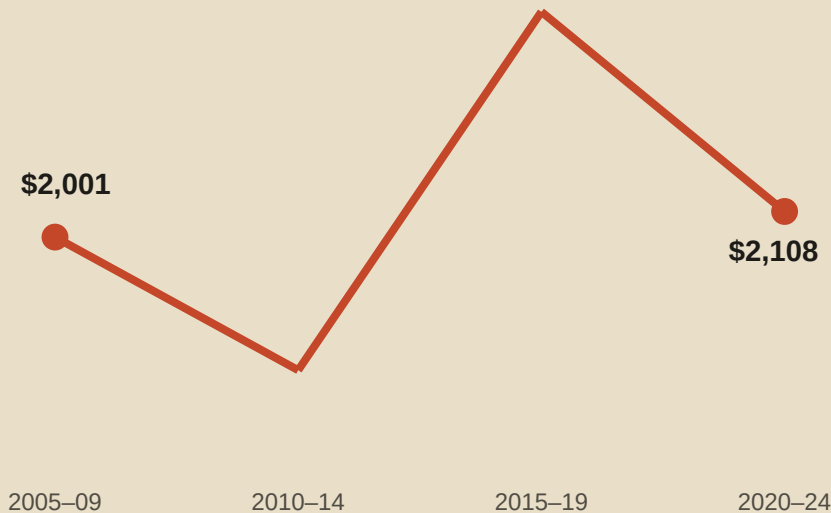
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 5%
since the 2005–2009
survey, before inflation.

\$2,108

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

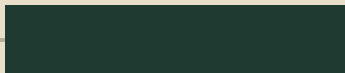
TRACT 1614

\$2,188

ROOM TO BUILD

The median rent is above what local wages can carry.

\$804–\$1,206



\$2,108 median

is the monthly rent range local workforce wages support.

BUILDING

46% of the housing here was built before 2000.

1,246

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

46%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.3% to the 3,991 homes here.

1–11

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



HOME VALUE

A median home costs
132% more than Texas's.

\$657,600

median home value in Fair Oaks Ranch.

Fair Oaks Ranch



\$657,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS FAIR OAKS RANCH'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/fair-oaks-ranch/

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