



Farmers Branch, Texas.

Current market data.

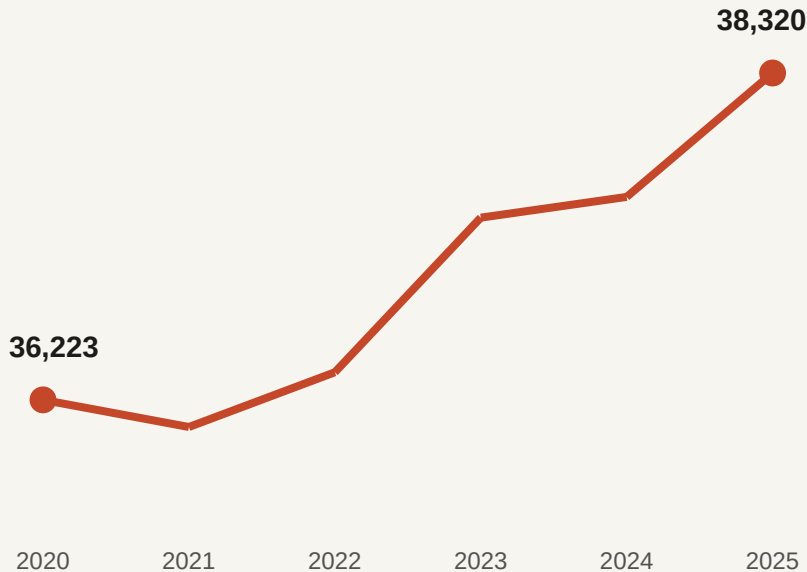
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.8% since 2020.

38,320

people, the 102nd-largest of Texas's cities and towns.



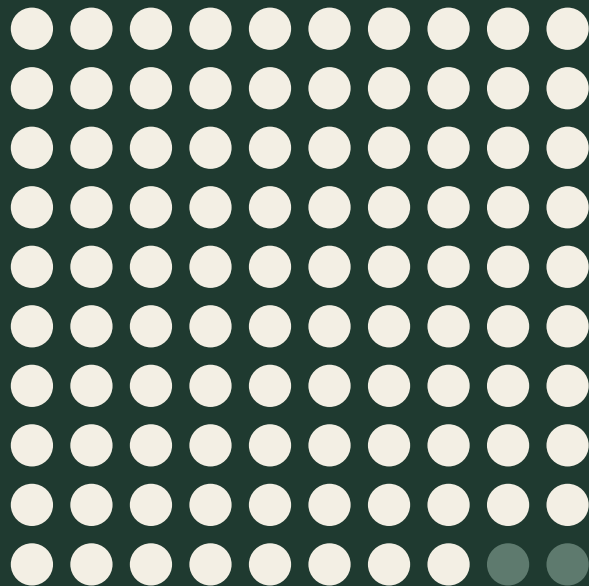
THE WORKDAY

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

98.0%

of 83,748 jobs located in Farmers Branch are filled by
in-commuters.

Source: Census LEHD LODES, 2023



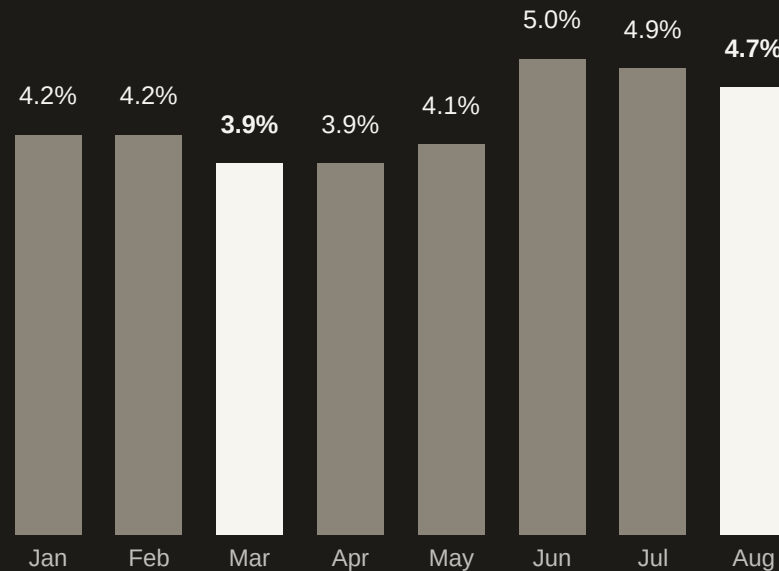
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.9%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.1%.

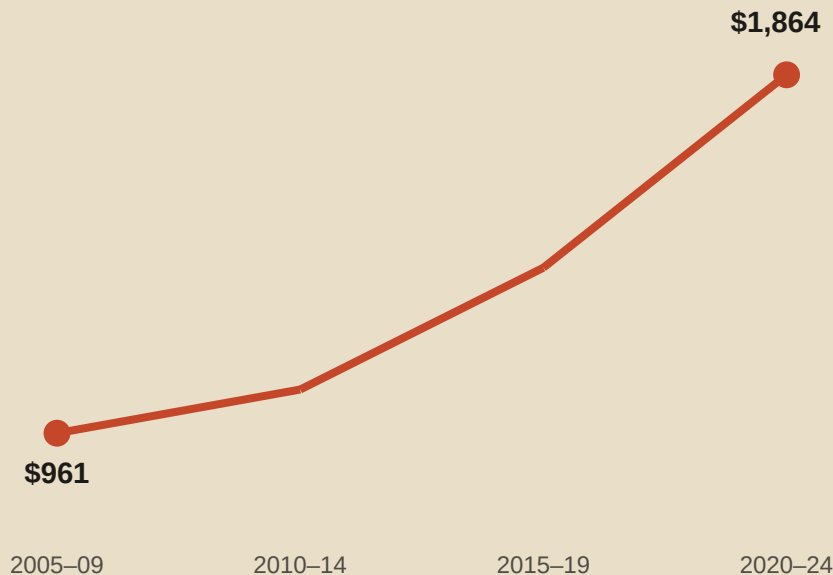


RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$1,864

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

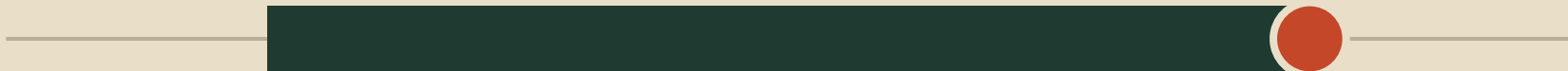
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,243–\$1,864



\$1,864 median

is the monthly rent range local workforce wages support.

BUILDING

49% of the housing here was built before 2000.

8,647

homes permitted in ten years,
2016–2025

85%

of those were in multifamily
buildings

49%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–5% to the 17,260 homes here.

92–837

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



HOME VALUE

A median home costs 28% more than Texas's.

\$364,600

median home value in Farmers Branch.

Farmers Branch



\$364,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS FARMERS BRANCH'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/farmers-branch/

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