



Forest Hill, Texas.

Current market data.

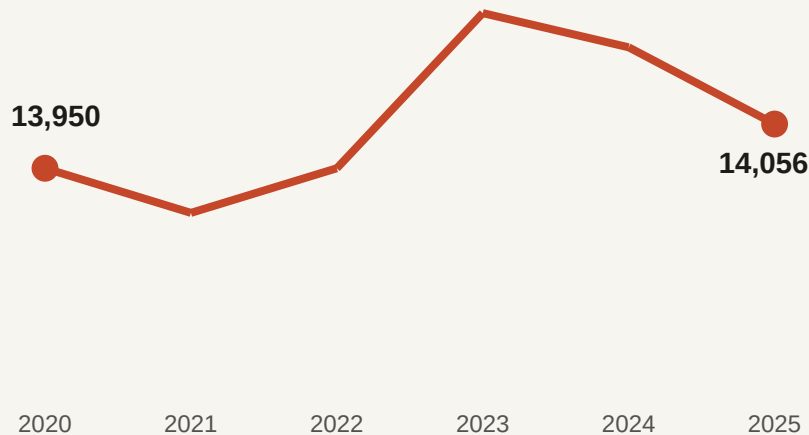
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.8% since 2020.

14,056

people, the 201st-largest of Texas's cities and towns.



THE WORKDAY

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

95.6%

of 3,200 jobs located in Forest Hill are filled by in-commuters.



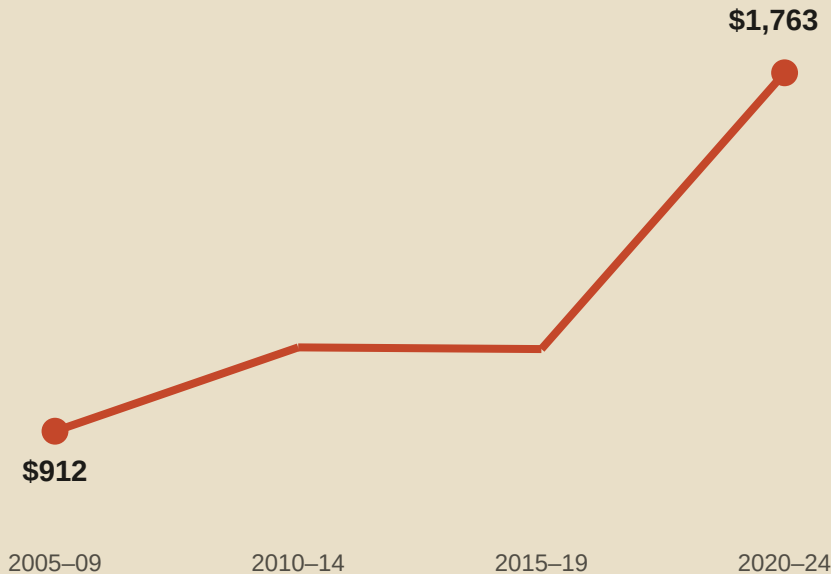
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$1,763

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

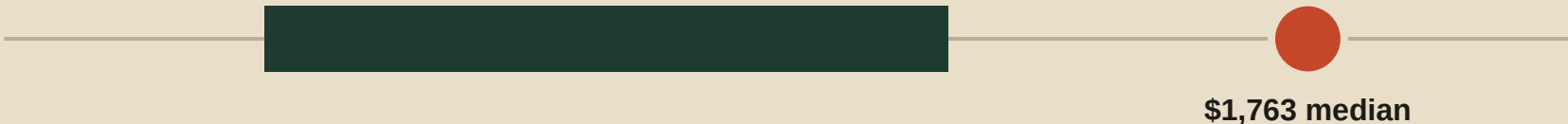
TRACT 1139.49

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,000–\$1,500



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

397

homes permitted in ten years,
2016–2025

13%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 4,713 homes here.

16–32

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



HOME VALUE

A median home costs 34% less than Texas's.

\$187,400

median home value in Forest Hill.

Forest Hill



\$187,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS FOREST HILL'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/forest-hill/**](https://almanacdata.ai/e/tx/forest-hill/)

The Almanac · your hyper-diligent research partner