



Forney, Texas.

Current market data.

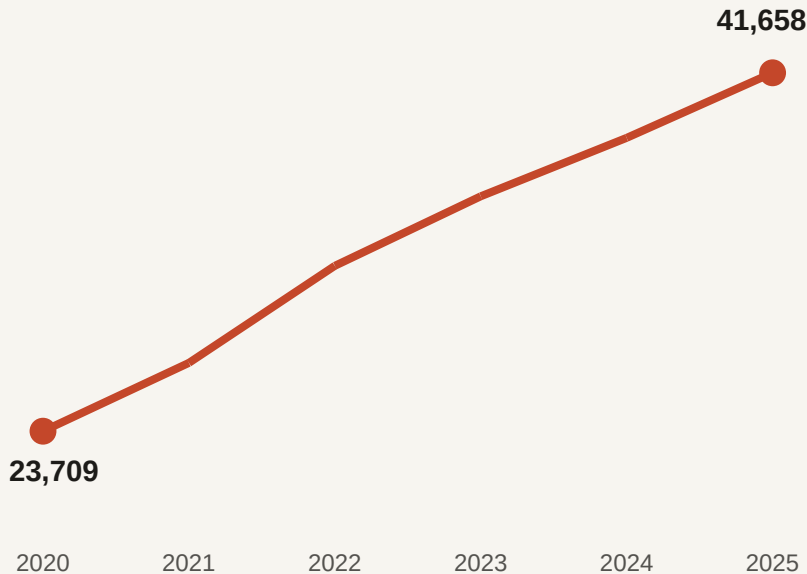
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 75.7% since 2020.

41,658

people, the 90th-largest of Texas's cities and towns.



THE WORKDAY

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

91.7%

of 8,567 jobs located in Forney are filled by in-commuters.



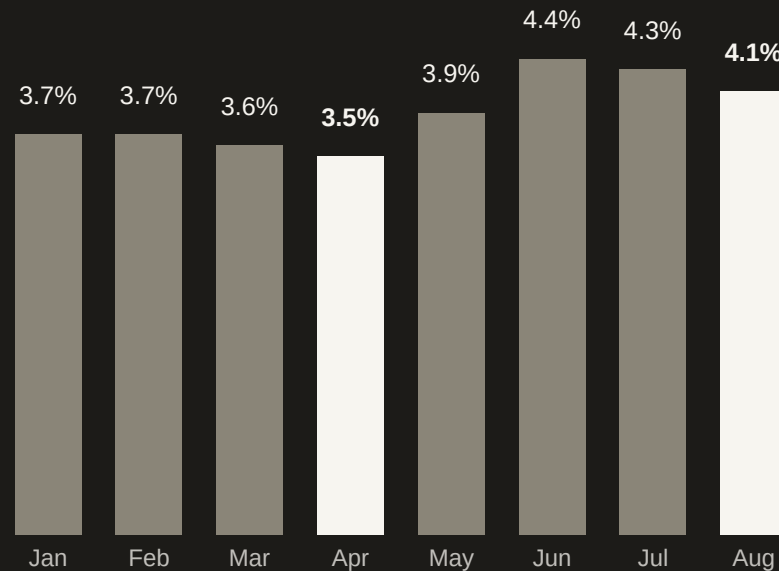
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.1%

in August 2026, the latest month released. A year earlier it was 3.9%.

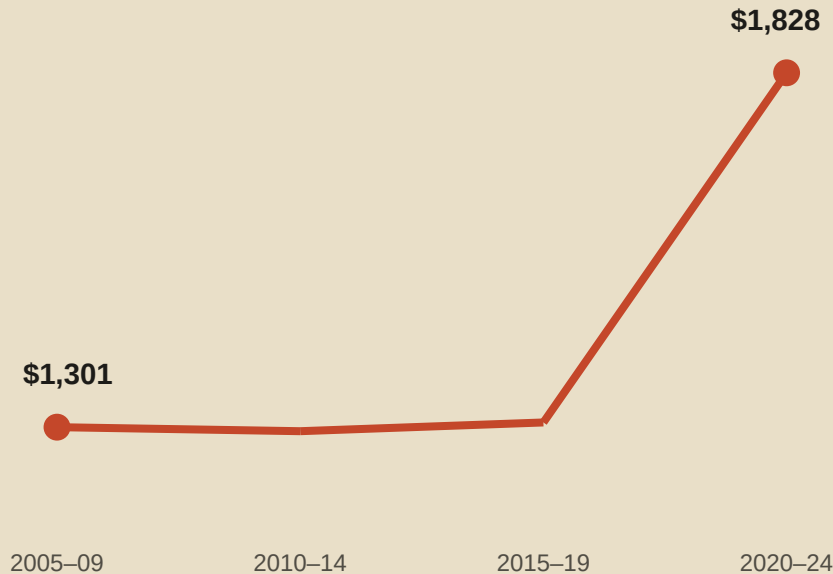


RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$1,828

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,680 gap between neighbors, the sharpest rent edge between adjacent tracts in Kaufman County.

TRACT 506.01

\$821

TRACT 502.12

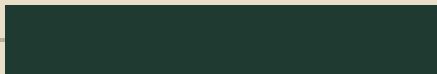
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$805–\$1,208



\$1,828 median

is the monthly rent range local workforce wages support.

BUILDING

24% of the housing here was built before 2000.

6,269

homes permitted in ten years,
2016–2025

19%

of those were in multifamily
buildings

24%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.8% to the 10,395 homes here.

48–86

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



HOME VALUE

A median home costs 22% more than Texas's.

\$346,400

median home value in Forney.

Forney



\$346,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS FORNEY'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/forney/

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