



# Fruitvale, Texas.

Current market data.

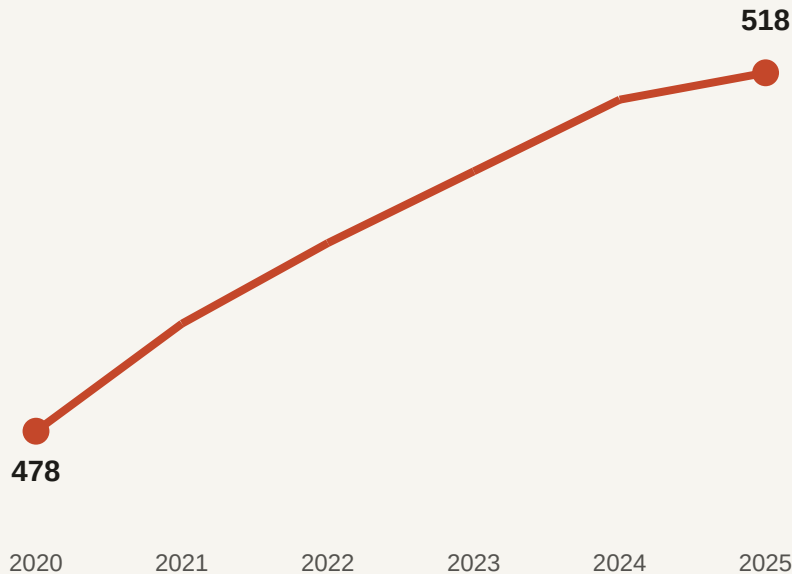
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 8.4% since  
2020.**

**518**

people, the 977th-largest of Texas's cities and towns.



## THE WORKDAY

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

97.3%

of 146 jobs located in Fruitvale are filled by in-commuters.



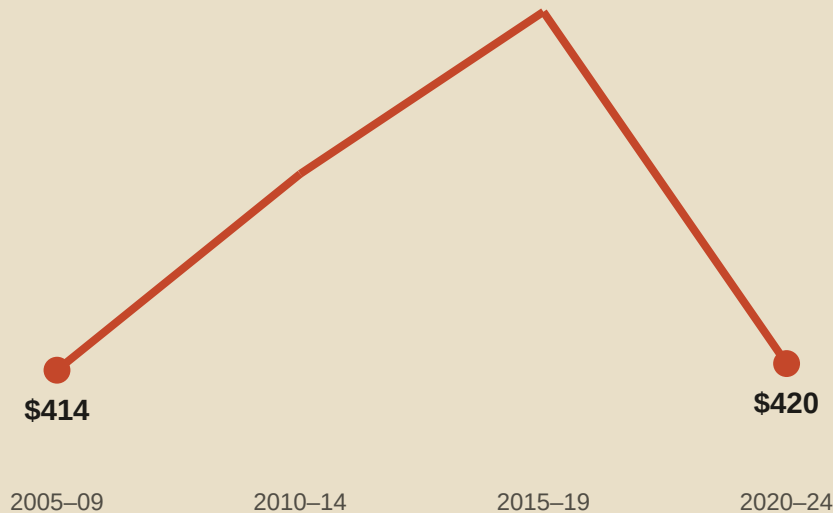
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 1%  
since the 2005–2009  
survey, before inflation.

**\$420**

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





## THE SEAM

# Cross one tract line and median rent jumps \$457.

A \$457 gap between neighbors, the sharpest rent edge between adjacent tracts in Van Zandt County.

TRACT 9504

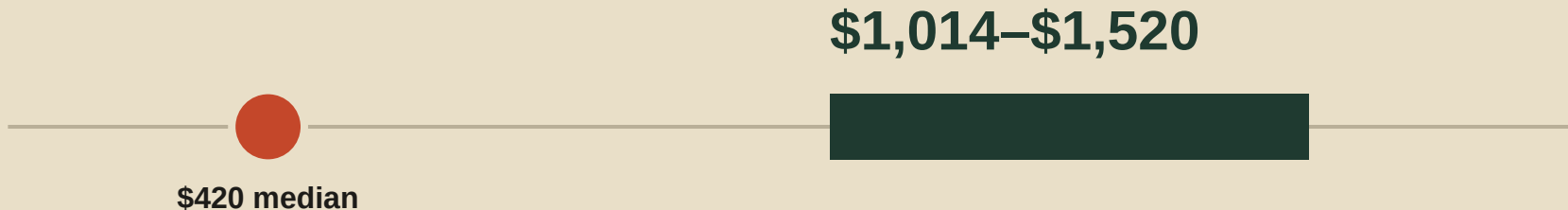
**\$756**

TRACT 9510.02

**\$1,213**

ROOM TO BUILD

# Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

# Most of the housing here is older than 2000.

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# 85%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.4% to the 270 homes here.**

**0–1**

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



## HOME VALUE

**A median home costs 33% less than Texas's.**

**\$189,100**

median home value in Fruitvale.

Fruitvale



\$189,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS FRUITVALE'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/fruitvale/](https://almanacdata.ai/e/tx/fruitvale/)

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