



Garland, Texas.

Current market data.

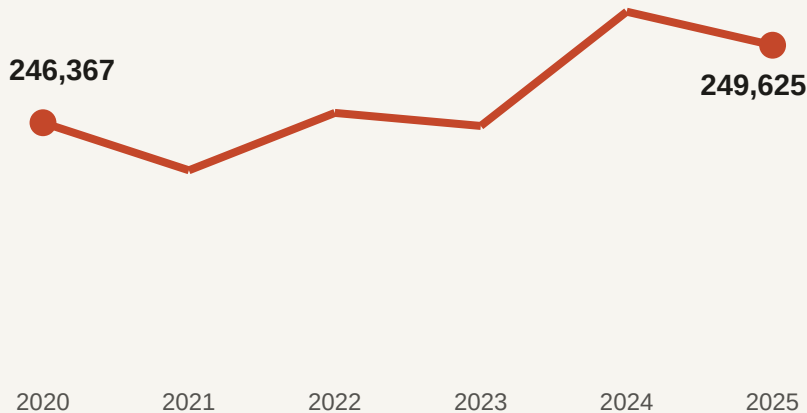
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

249,625

people, the 13th-largest of Texas's cities and towns.

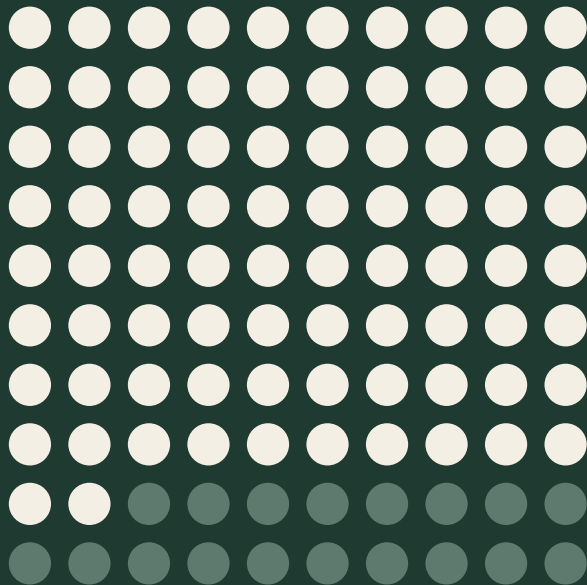


THE WORKDAY

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

81.6%

of 79,897 jobs located in Garland are filled by in-commuters.



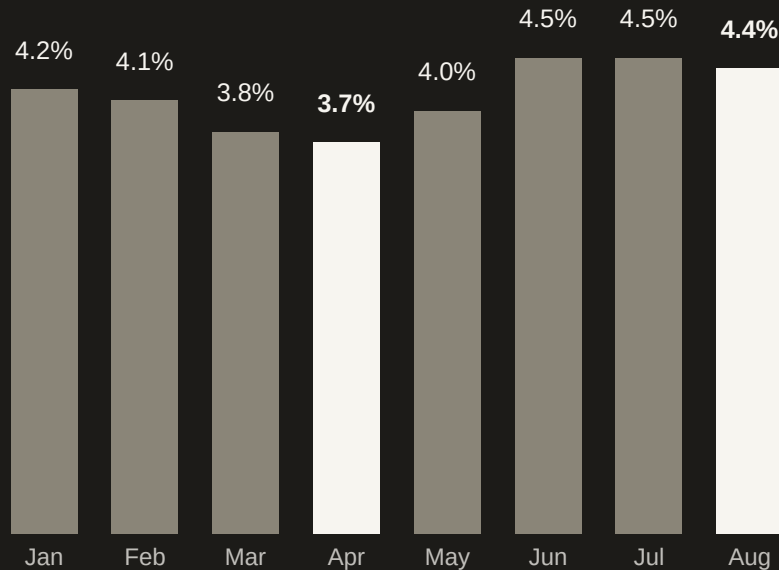
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.7%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.2%.

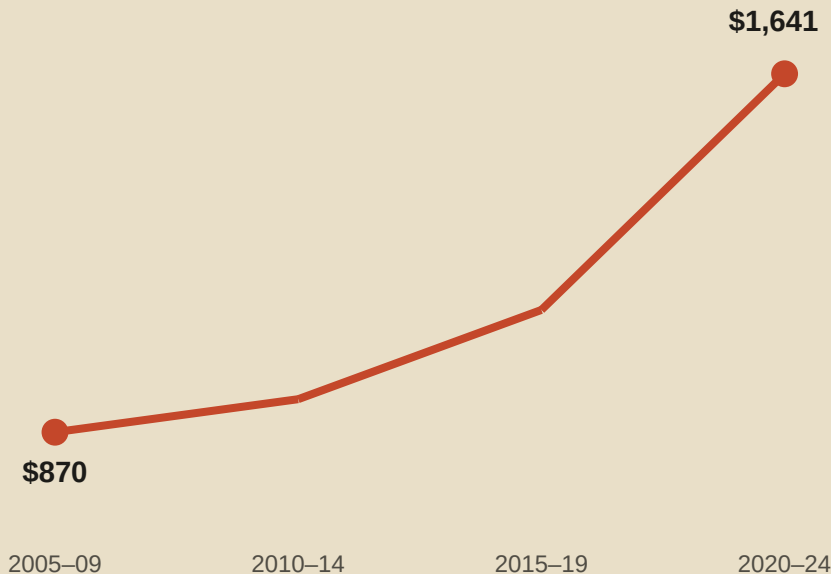


RENT

Median rent is up 89%
since the 2005–2009
survey, before inflation.

\$1,641

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

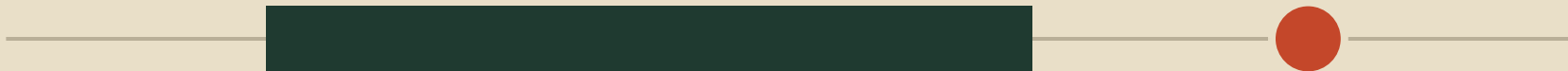
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$977–\$1,465



\$1,641 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

8,170

homes permitted in ten years,
2016–2025

65%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 86,216 homes here.

398–799

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



HOME VALUE

A median home costs 5% less than Texas's.

\$270,800

median home value in Garland.

Garland



\$270,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS GARLAND'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/garland/

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