



Grapevine, Texas.

Current market data.

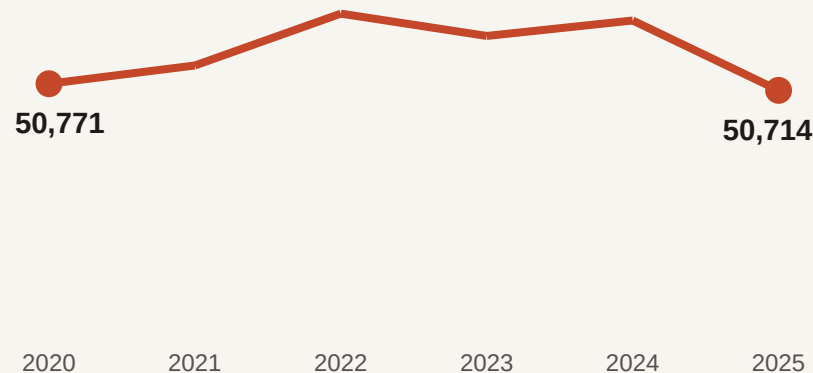
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.1% since 2020.

50,714

people, the 75th-largest of Texas's cities and towns.



THE WORKDAY

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

95.4%

of 86,679 jobs located in Grapevine are filled by in-commuters.



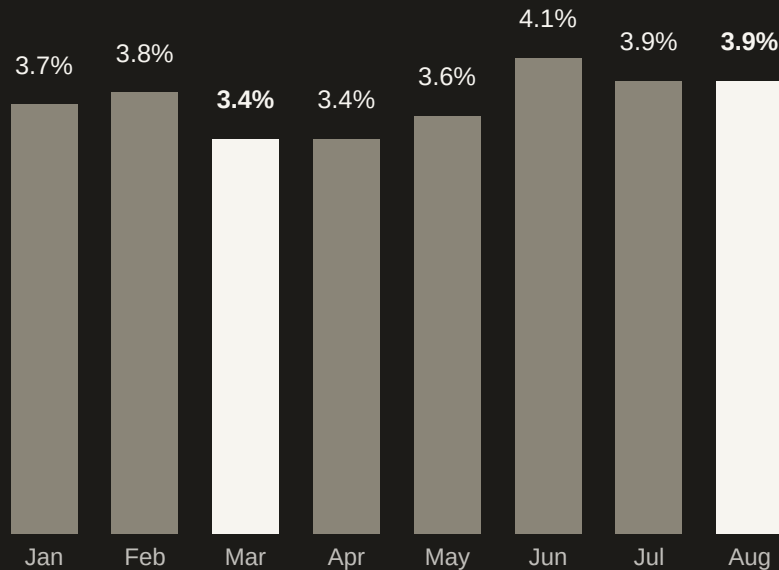
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.4%.

3.9%

in August 2026, the latest month released. A year earlier it was 3.6%.

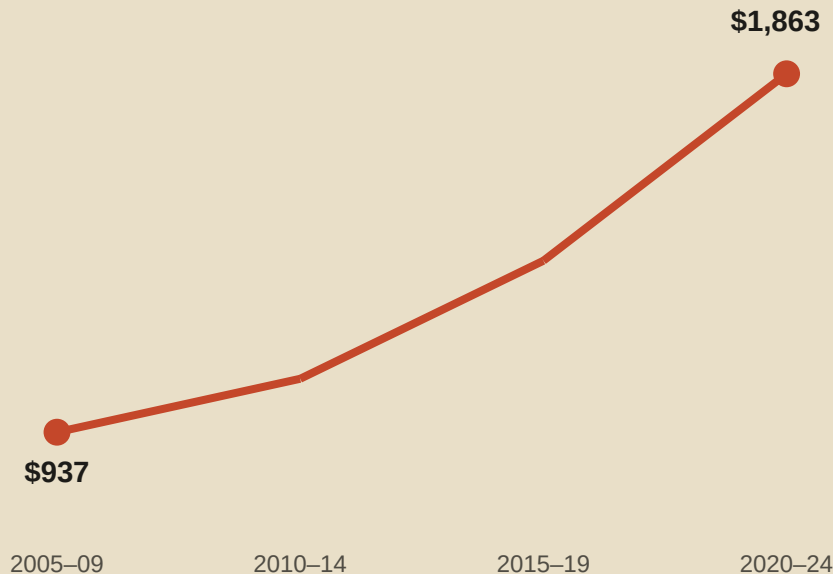


RENT

Median rent is up 99%
since the 2005–2009
survey, before inflation.

\$1,863

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

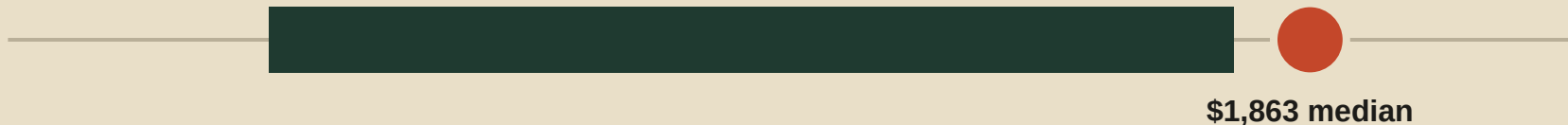
TRACT 1139.49

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,210–\$1,815



is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

2,942

homes permitted in ten years,
2016–2025

85%

of those were in multifamily
buildings

65%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–3.8% to the 22,885 homes here.

100–867

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



HOME VALUE

A median home costs 74% more than Texas's.

\$493,100

median home value in Grapevine.

Grapevine



\$493,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS GRAPEVINE'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/grapevine/

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