



Highland Village, Texas.

Current market data.

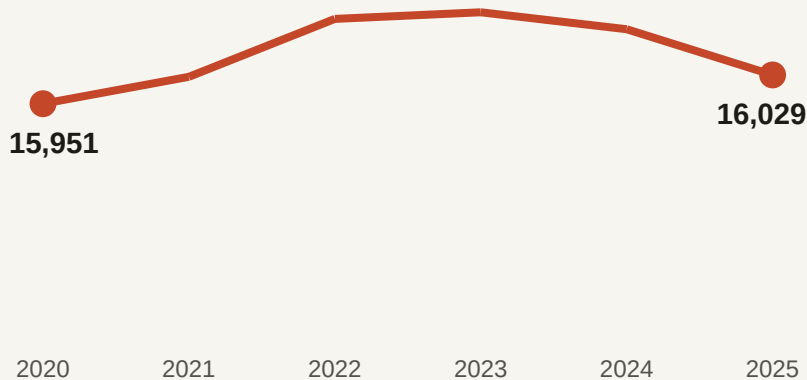
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.5% since 2020.

16,029

people, the 188th-largest of Texas's cities and towns.



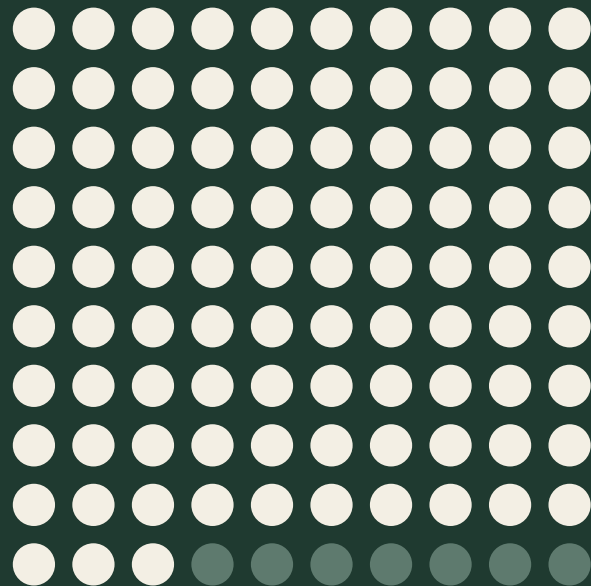
THE WORKDAY

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

93.2%

of 5,415 jobs located in Highland Village are filled by in-commuters.

Source: Census LEHD LODES, 2023



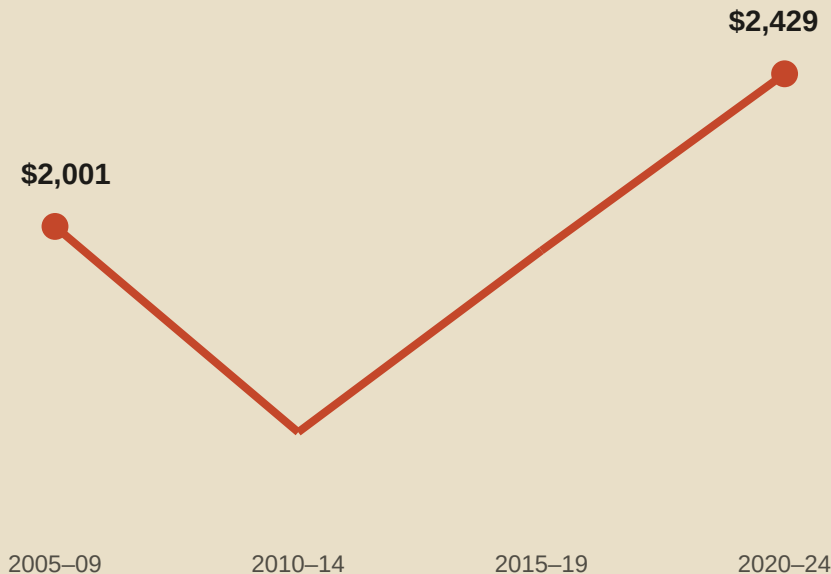
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 21%
since the 2005–2009
survey, before inflation.

\$2,429

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,071 gap between neighbors, the sharpest rent edge between adjacent tracts in Denton County.

TRACT 216.44

\$1,430

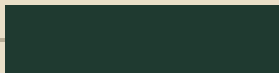
TRACT 216.52

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$810–\$1,215



\$2,429 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

263

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 5,680 homes here.

5–54

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



HOME VALUE

A median home costs 94% more than Texas's.

\$550,000

median home value in Highland Village.

Highland Village



\$550,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS HIGHLAND VILLAGE'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/highland-village/

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