



Irving, Texas.

Current market data.

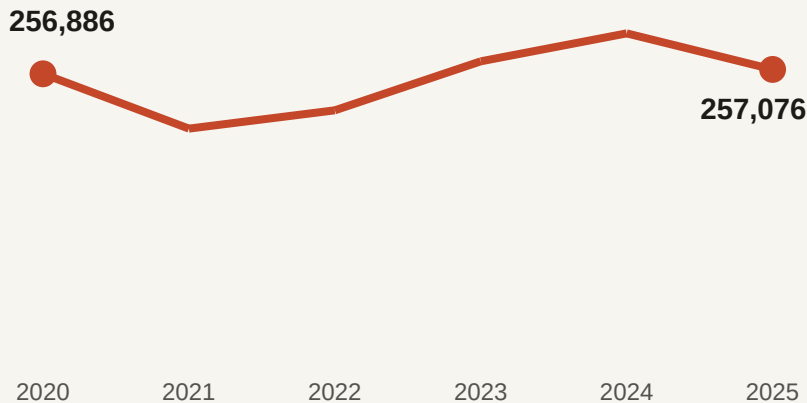
11 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

257,076

people, the 12th-largest of Texas's cities and towns.



THE WORKDAY

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

90.0%

of 262,912 jobs located in Irving are filled by in-commuters.



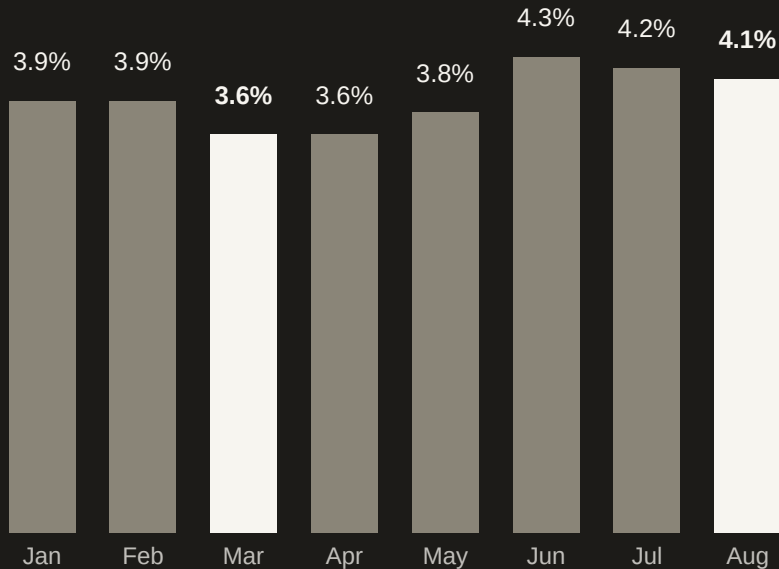
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.6%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.0%.

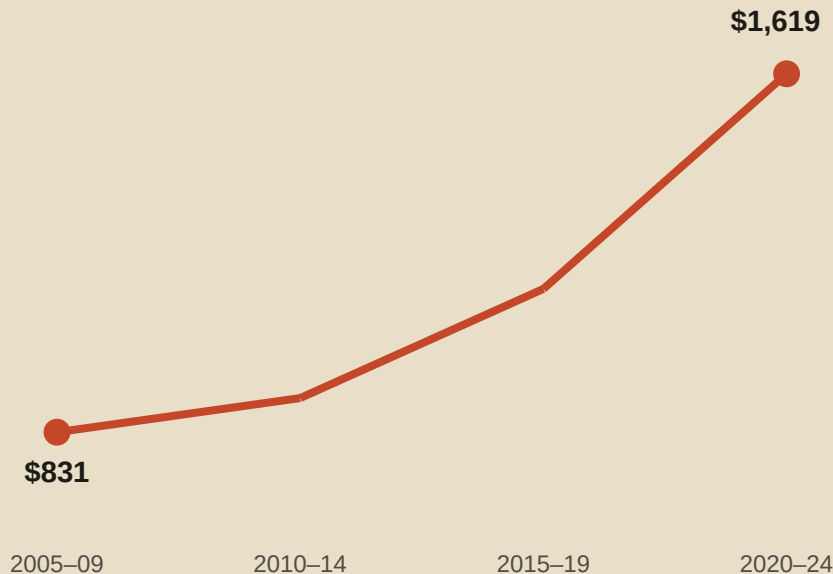


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$1,619

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 sits inside what local wages can carry.

\$1,289–\$1,934



\$1,619 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

9,286

homes permitted in ten years,
2016–2025

58%

of those were in multifamily
buildings

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1–3% to the 102,512 homes here.

660–2,629

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



HOME VALUE

A median home costs 11%
more than Texas's.

\$315,600

median home value in Irving.

Irving



Texas



U.S.



THAT WAS IRVING'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/irving/

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