



Lacy-Lakeview, Texas.

Current market data.

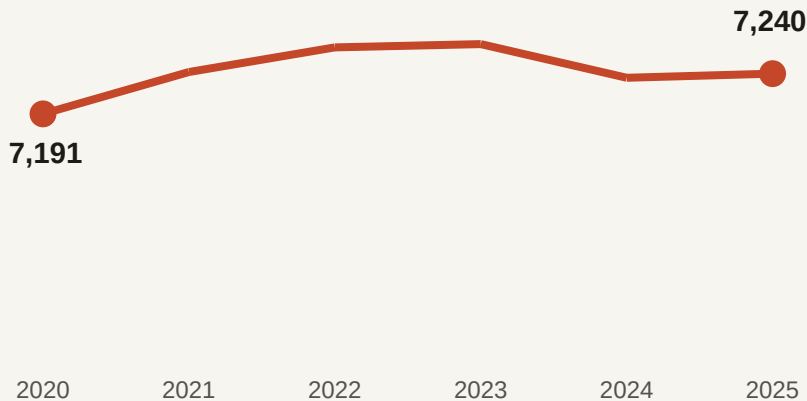
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.7% since 2020.

7,240

people, the 317th-largest of Texas's cities and towns.



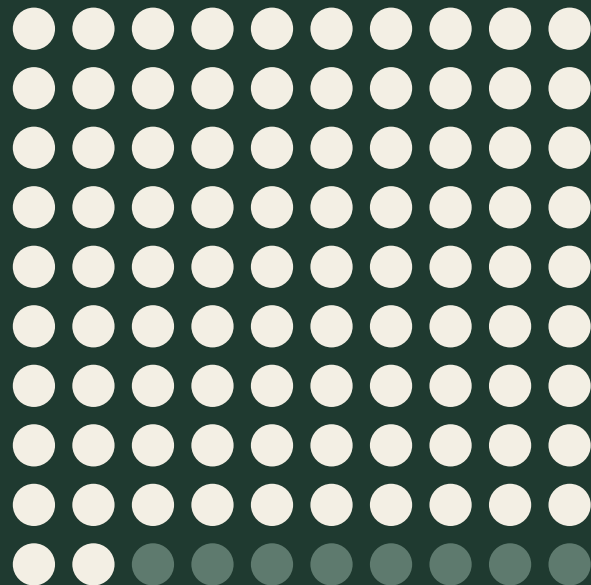
THE WORKDAY

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

92.2%

of 2,130 jobs located in Lacy-Lakeview are filled by in-commuters.

Source: Census LEHD LODES, 2023



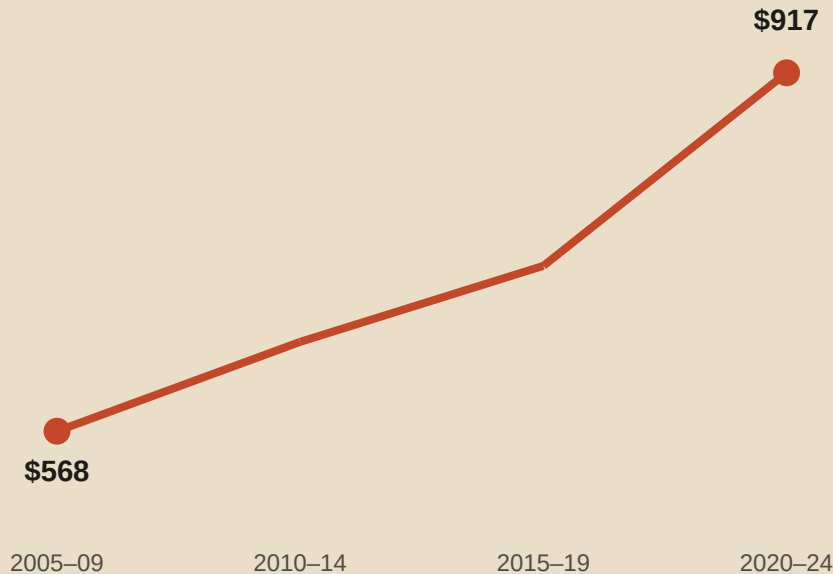
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$917

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,087 gap between neighbors, the sharpest rent edge between adjacent tracts in McLennan County.

TRACT 38.01

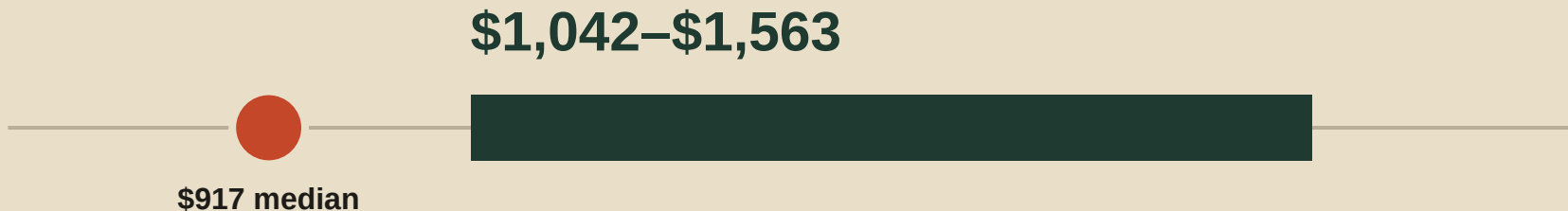
\$1,111

TRACT 37.10

\$2,198

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.

56

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.7% to the 3,015 homes here.

16–21

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



HOME VALUE

A median home costs 43% less than Texas's.

\$160,600

median home value in Lacy-Lakeview.

Lacy-Lakeview



\$160,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS LACY-LAKEVIEW'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/lacy-lakeview/

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