



Lago Vista, Texas.

Current market data.

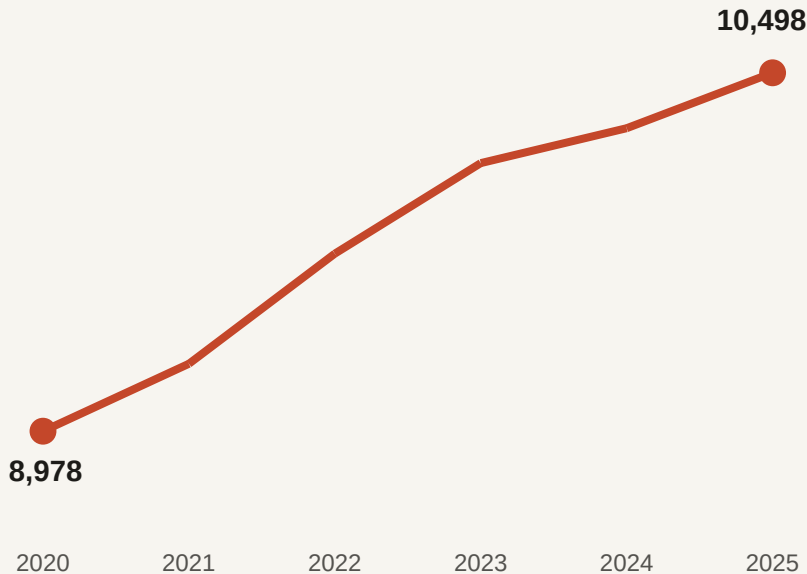
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 16.9% since 2020.

10,498

people, the 245th-largest of Texas's cities and towns.

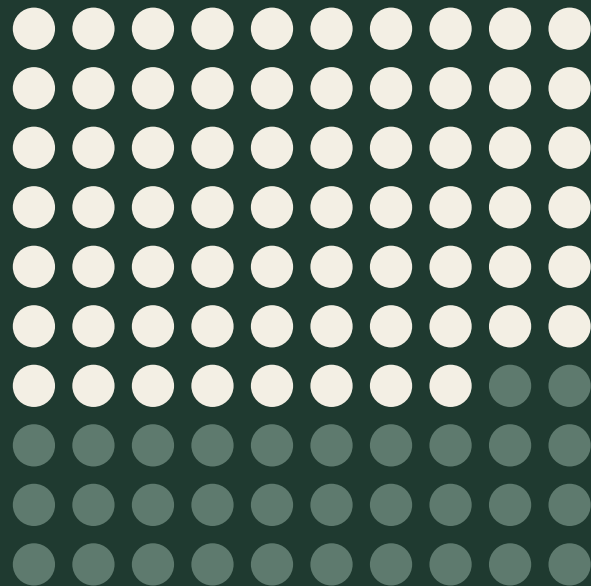


THE WORKDAY

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

68.4%

of 1,425 jobs located in Lago Vista are filled by in-commuters.



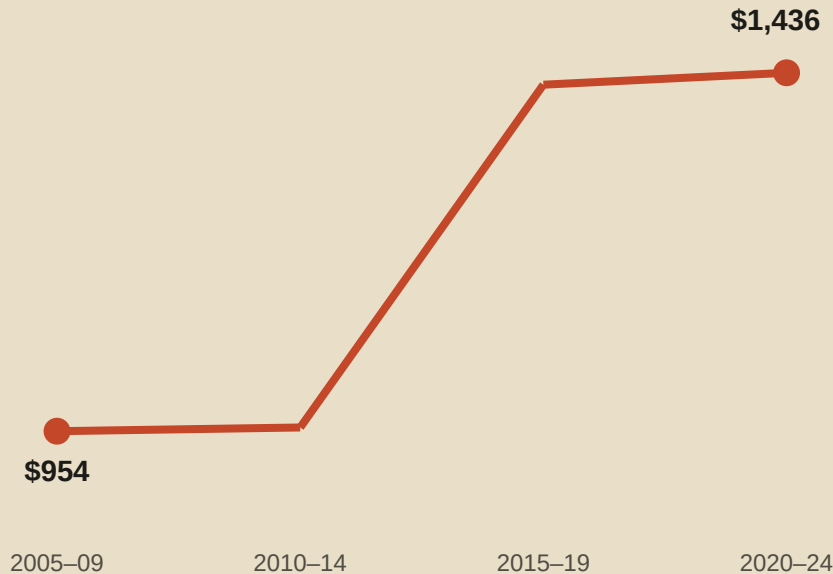
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,436

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,525 gap between neighbors, the sharpest rent edge between adjacent tracts in Travis County.

TRACT 359

\$976

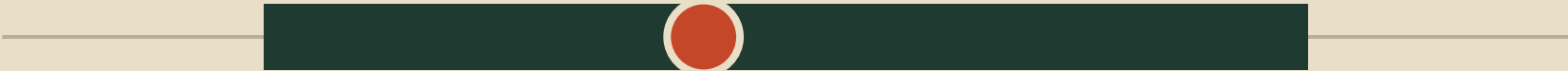
TRACT 362

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,186–\$1,779



\$1,436 median

is the monthly rent range local workforce wages support.

BUILDING

41% of the housing here was built before 2000.

2,583

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

41%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 4,926 homes here.

5–14

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



HOME VALUE

A median home costs 48% more than Texas's.

\$420,000

median home value in Lago Vista.

Lago Vista



\$420,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS LAGO VISTA'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/lago-vista/

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