



Lucas, Texas.

Current market data.

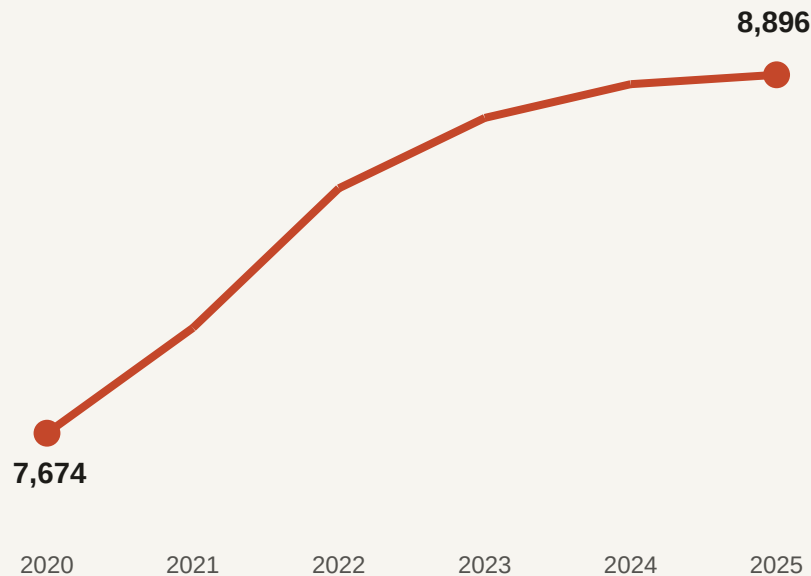
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.9% since 2020.

8,896

people, the 277th-largest of Texas's cities and towns.

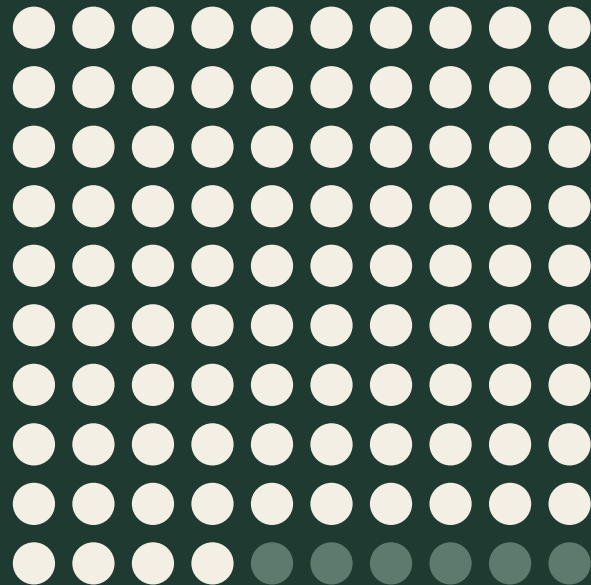


THE WORKDAY

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

94.0%

of 2,135 jobs located in Lucas are filled by in-commuters.



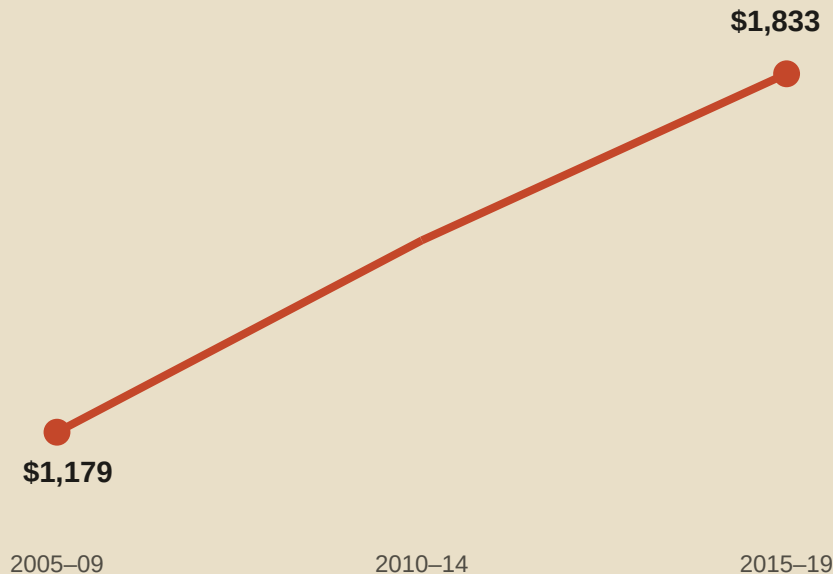
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$1,833

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,297 gap between neighbors, the sharpest rent edge between adjacent tracts in Collin County.

TRACT 317.20

\$1,204

TRACT 318.12

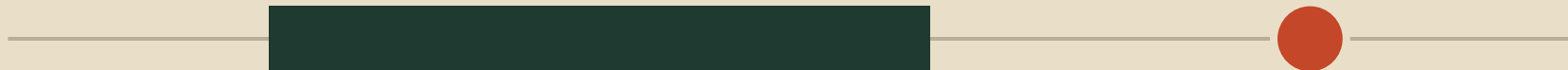
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,025–\$1,538



\$1,833 median

is the monthly rent range local workforce wages support.

BUILDING

36% of the housing here was built before 2000.

961

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

36%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 2,856 homes here.

3–21

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



HOME VALUE

A median home costs
232% more than Texas's.

\$941,900

median home value in Lucas.

Lucas



\$941,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS LUCAS'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/lucas/**](https://almanacdata.ai/e/tx/lucas/)

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