



# McKinney, Texas.

Current market data.

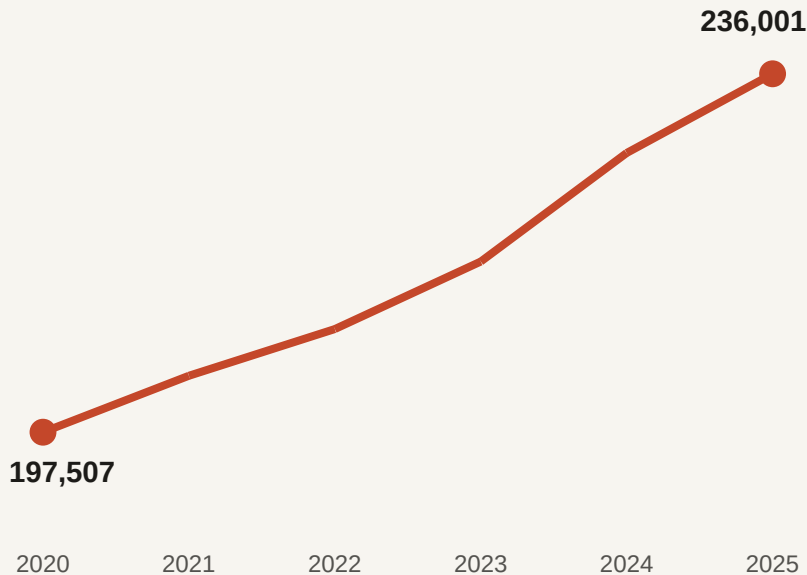
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 19.5% since 2020.**

**236,001**

people, the 15th-largest of Texas's cities and towns.

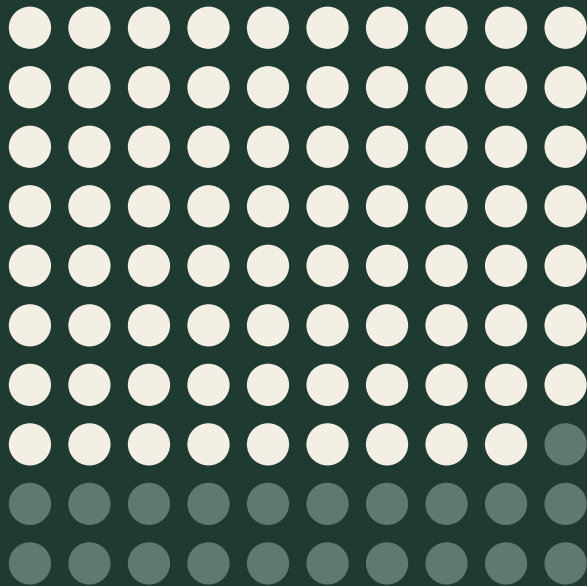


THE WORKDAY

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

78.9%

of 70,649 jobs located in McKinney are filled by in-commuters.



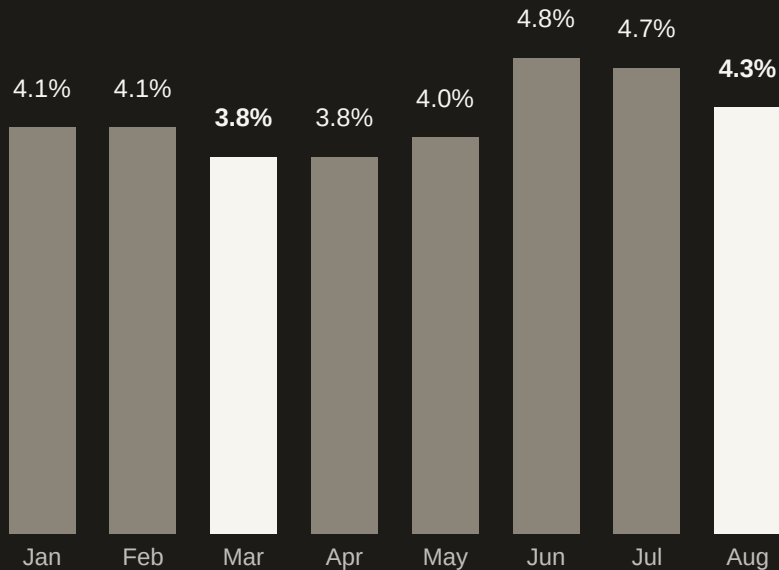
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in March:  
3.8%.

4.3%

in August 2026, the latest month released. A year earlier it was 4.2%.

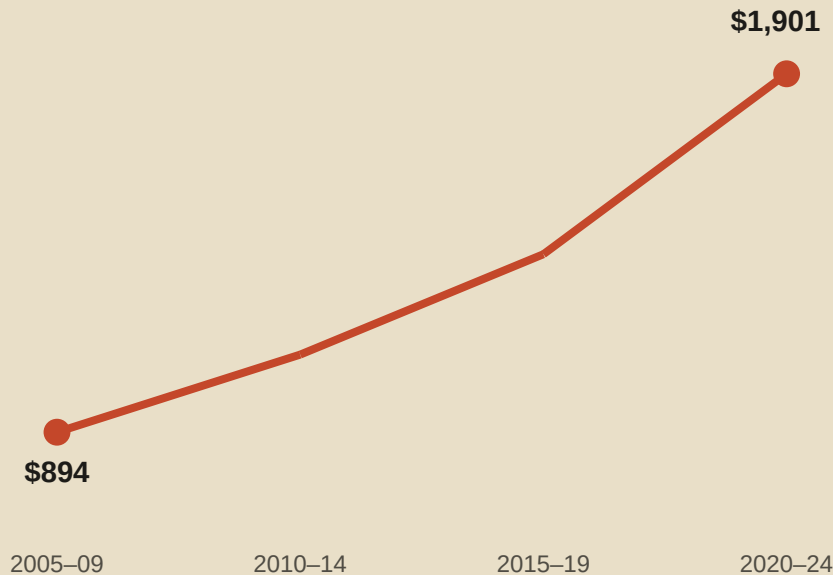


RENT

Median rent is up 113%  
since the 2005–2009  
survey, before inflation.

**\$1,901**

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

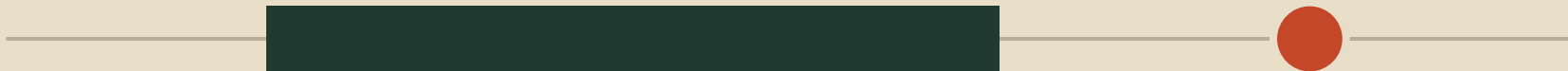
**\$3,501**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,111–\$1,666**



**\$1,901 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 27% of the housing here was built before 2000.

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## 33,290

homes permitted in ten years,  
2016–2025

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## 41%

of those were in multifamily  
buildings

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## 27%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.5–0.9% to the 77,617 homes here.**

**354–706**

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



## HOME VALUE

A median home costs 66% more than Texas's.

**\$471,800**

median home value in McKinney.

McKinney



\$471,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS MCKINNEY'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/mckinney/](https://almanacdata.ai/e/tx/mckinney/)

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