



Melissa, Texas.

Current market data.

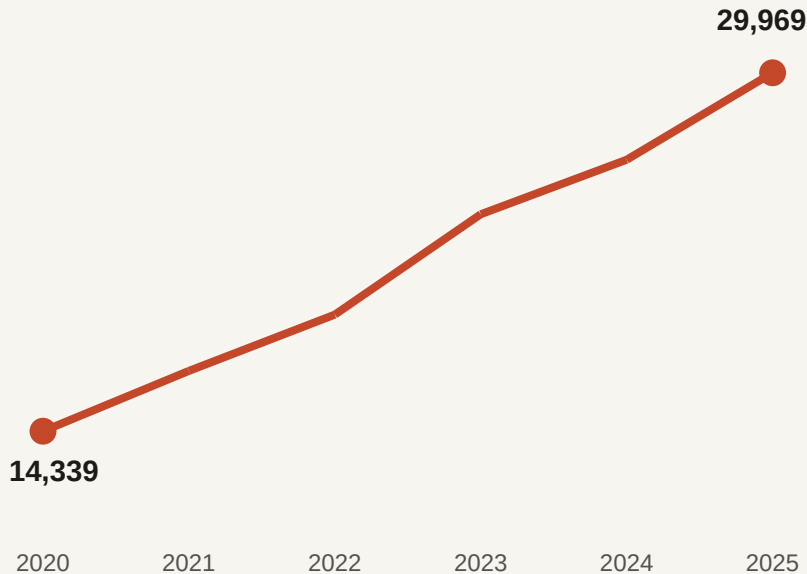
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 109.0% since 2020.

29,969

people, the 117th-largest of Texas's cities and towns.



THE WORKDAY

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

90.8%

of 2,725 jobs located in Melissa are filled by in-commuters.



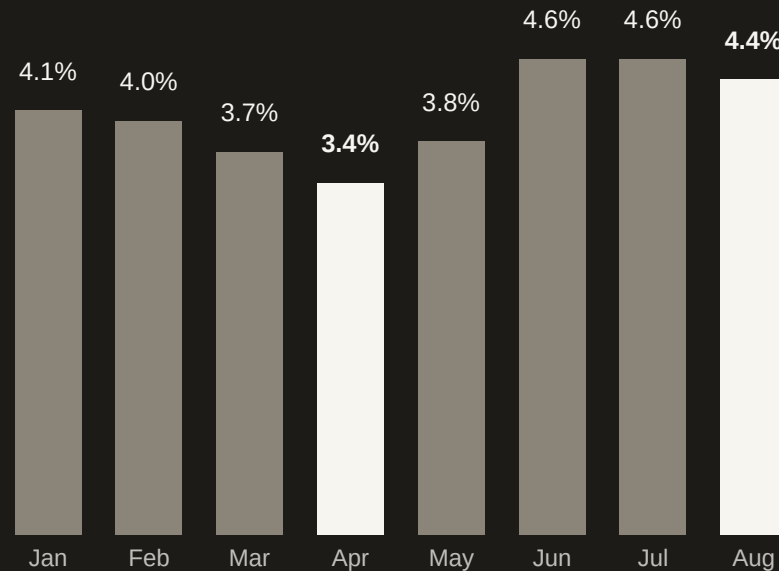
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.4%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.3%.

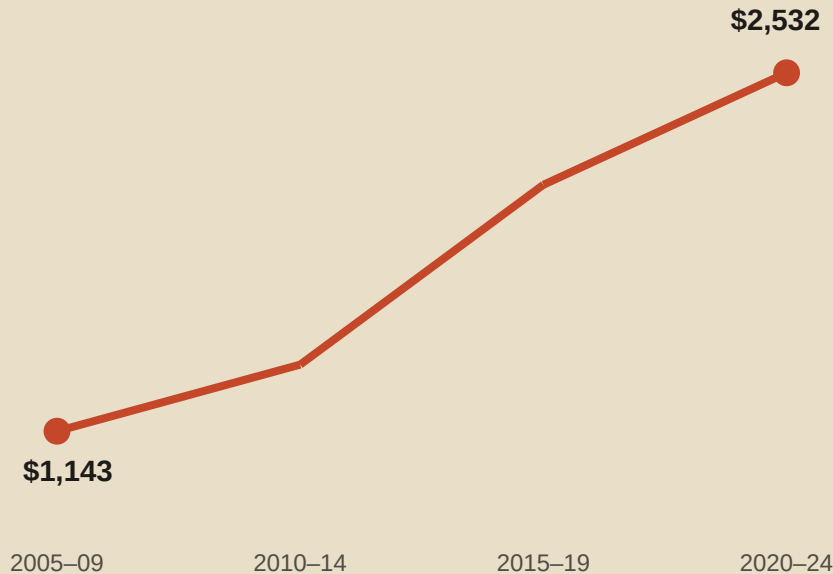


RENT

Median rent is up 122%
since the 2005–2009
survey, before inflation.

\$2,532

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

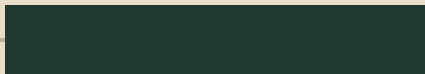
TRACT 318.12

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,096–\$1,644



\$2,532 median

is the monthly rent range local workforce wages support.

BUILDING

9% of the housing here was built before 2000.

7,854

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

9%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 6,266 homes here.

14–27

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



HOME VALUE

A median home costs 60% more than Texas's.

\$454,000

median home value in Melissa.

Melissa



\$454,000

Texas



\$283,800

U.S.



\$332,700

THAT WAS MELISSA'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/melissa/**](https://almanacdata.ai/e/tx/melissa/)

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