



Northlake, Texas.

Current market data.

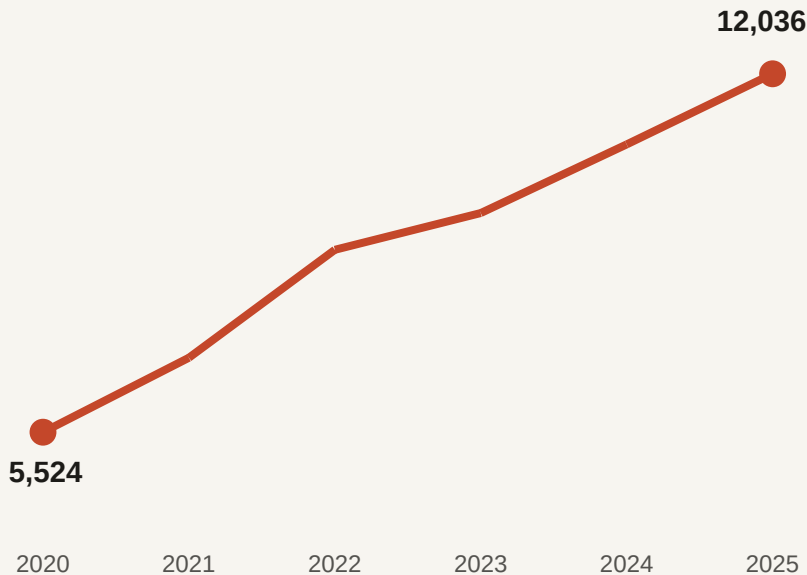
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 117.9% since 2020.

12,036

people, the 221st-largest of Texas's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.0%

of 2,310 jobs located in Northlake are filled by in-commuters.



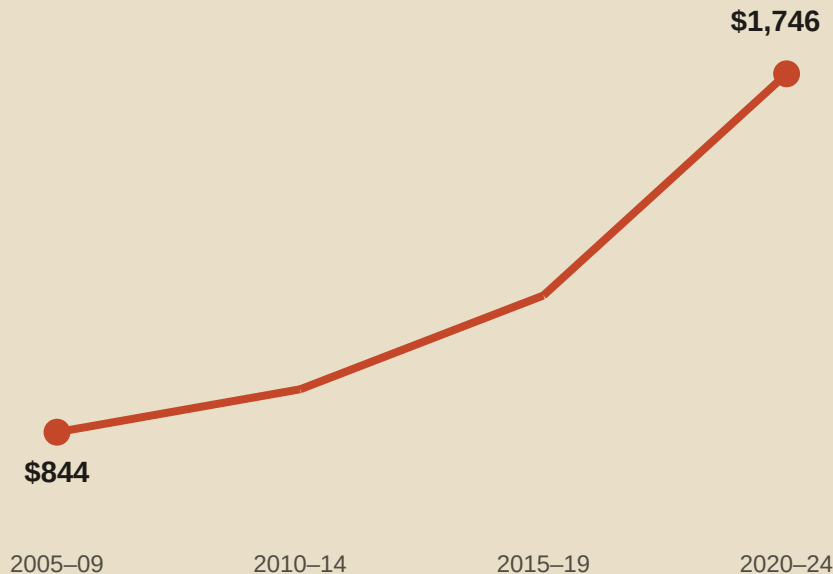
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$1,746

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,071 gap between neighbors, the sharpest rent edge between adjacent tracts in Denton County.

TRACT 216.44

\$1,430

TRACT 216.52

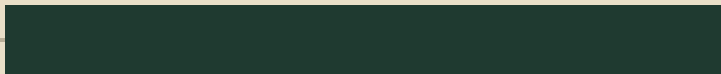
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$988–\$1,482



\$1,746 median

is the monthly rent range local workforce wages support.

BUILDING

8% of the housing here was built before 2000.

4,606

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

8%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.7–0.8% to the 2,889 homes here.

19–23

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



HOME VALUE

A median home costs 99% more than Texas's.

\$565,600

median home value in Northlake.

Northlake



\$565,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS NORTHLAKE'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/northlake/**](https://almanacdata.ai/e/tx/northlake/)

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