



Richardson, Texas.

Current market data.

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

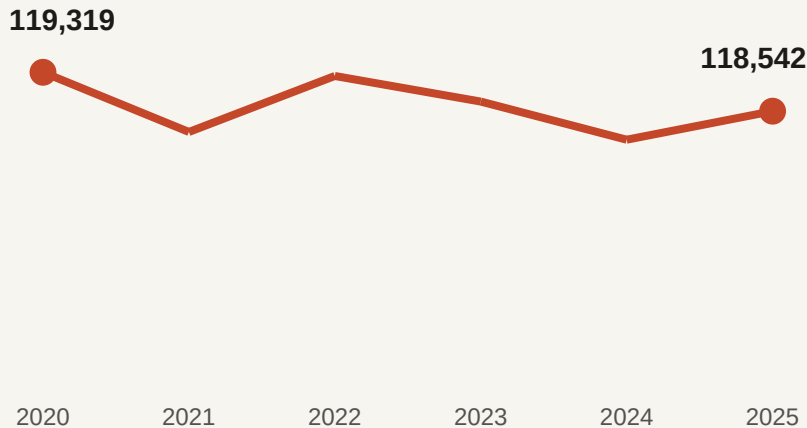


POPULATION

Down 0.7% since 2020.

118,542

people, the 36th-largest of Texas's cities and towns.



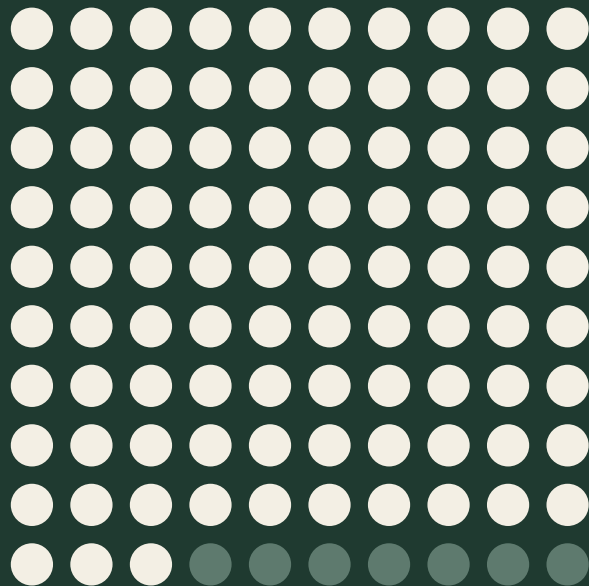
THE WORKDAY

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

93.1%

of 134,939 jobs located in Richardson are filled by
in-commuters.

Source: Census LEHD LODES, 2023



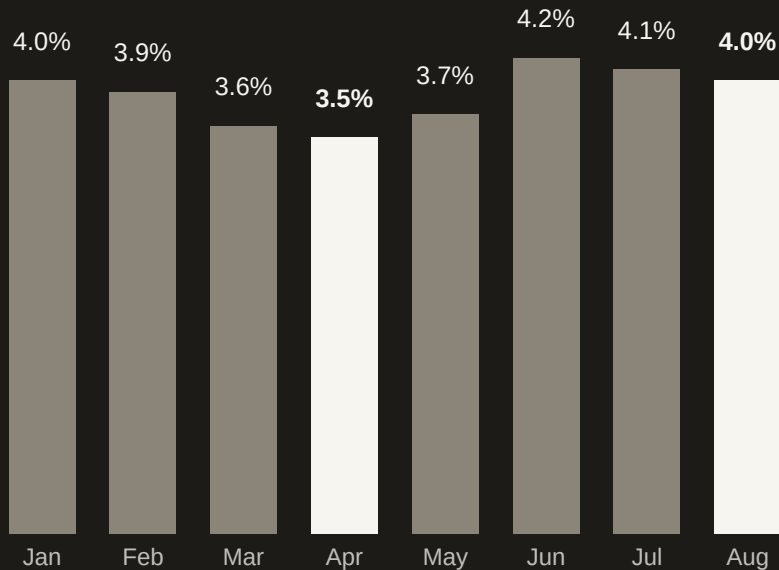
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.0%

in August 2026, the latest month released. A year earlier it was 4.0%.

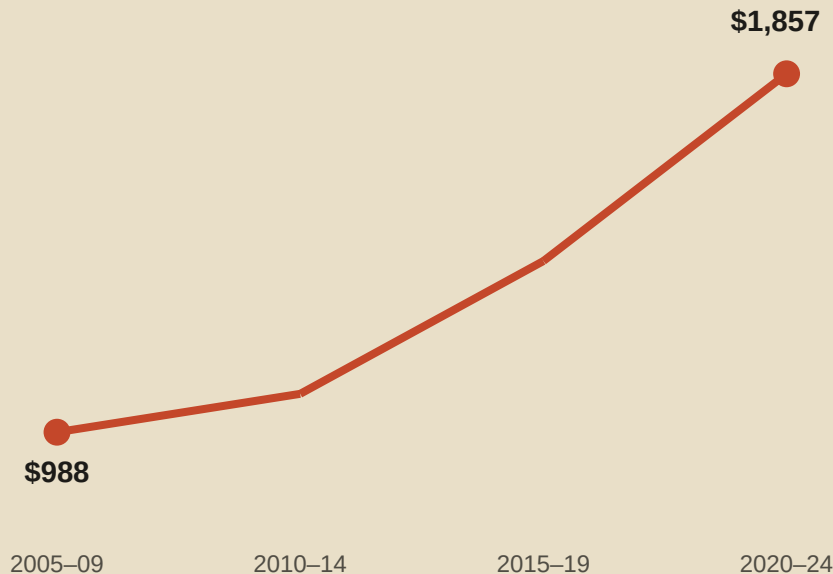


RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$1,857

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,386 gap between neighbors, the sharpest rent edge between adjacent tracts in Dallas County.

TRACT 78.21

\$1,115

TRACT 78.24

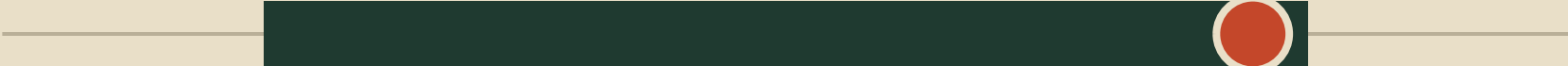
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,260–\$1,890



\$1,857 median

is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

7,469

homes permitted in ten years,
2016–2025

91%

of those were in multifamily
buildings

69%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1–3% to the 47,960 homes here.

242–1,349

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



HOME VALUE

A median home costs 52% more than Texas's.

\$431,400

median home value in Richardson.

Richardson



\$431,400

Texas



\$283,800

U.S.



\$332,700

THAT WAS RICHARDSON'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/richardson/

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