



Richland Hills, Texas.

Current market data.

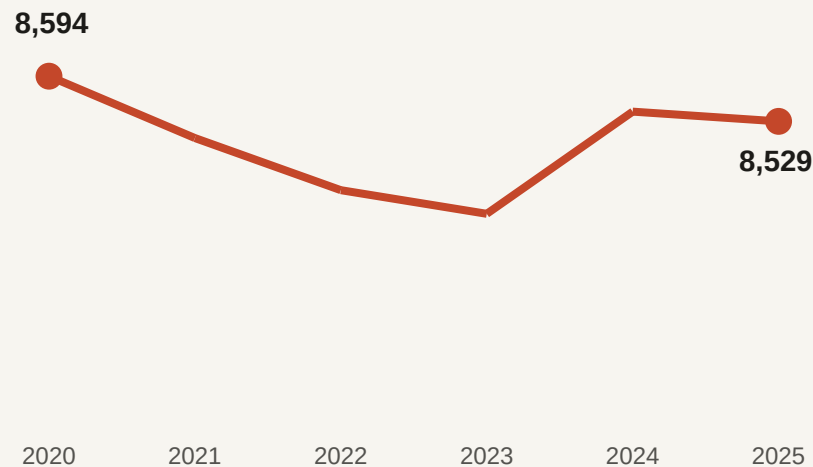
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.8% since 2020.

8,529

people, the 286th-largest of Texas's cities and towns.



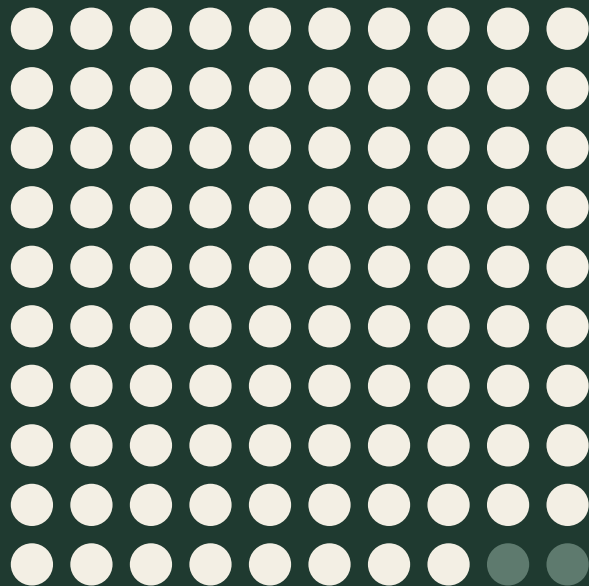
THE WORKDAY

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

98.1%

of 4,009 jobs located in Richland Hills are filled by
in-commuters.

Source: Census LEHD LODES, 2023



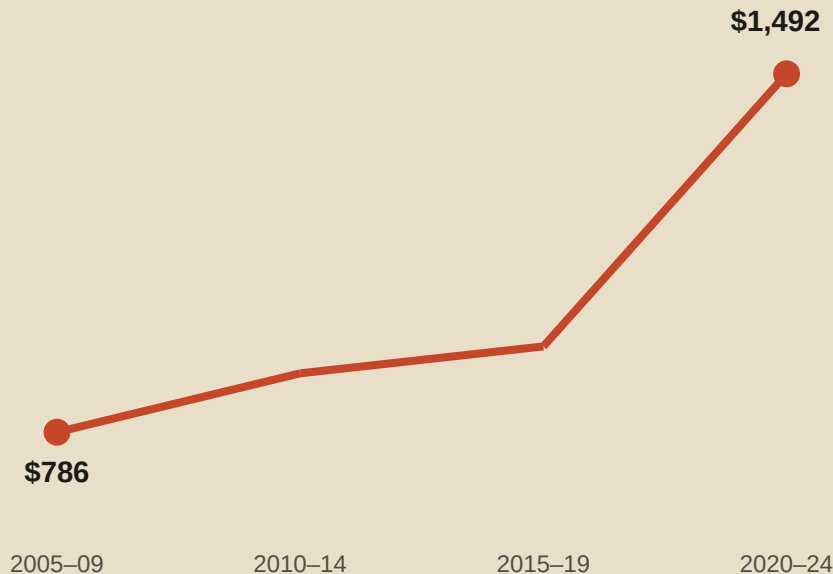
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$1,492

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,462 gap between neighbors, the sharpest rent edge between adjacent tracts in Tarrant County.

TRACT 1139.34

\$1,039

TRACT 1139.49

\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,182–\$1,772



\$1,492 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

129

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 3,420 homes here.

13–40

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



HOME VALUE

A median home costs 13% less than Texas's.

\$248,100

median home value in Richland Hills.

Richland Hills



\$248,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS RICHLAND HILLS'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/richland-hills/

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