



River Oaks, Texas.

Current market data.

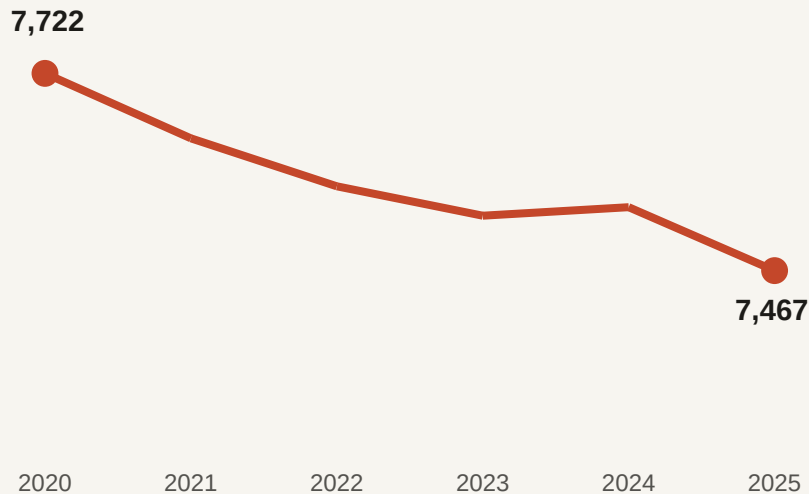
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.3% since 2020.

7,467

people, the 310th-largest of Texas's cities and towns.

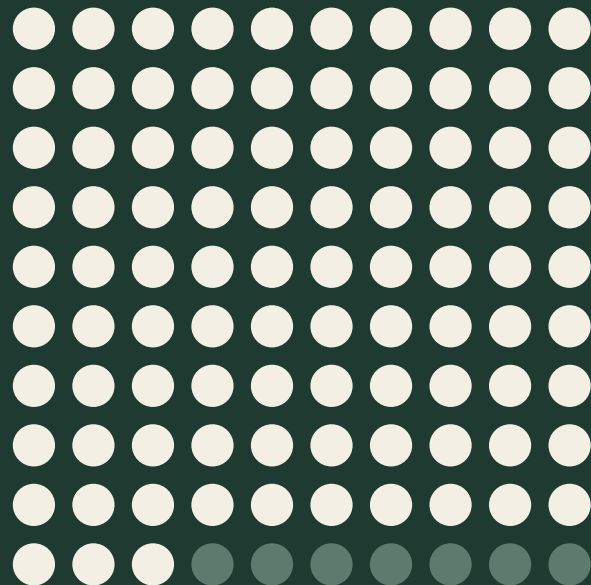


THE WORKDAY

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

93.4%

of 1,705 jobs located in River Oaks are filled by in-commuters.



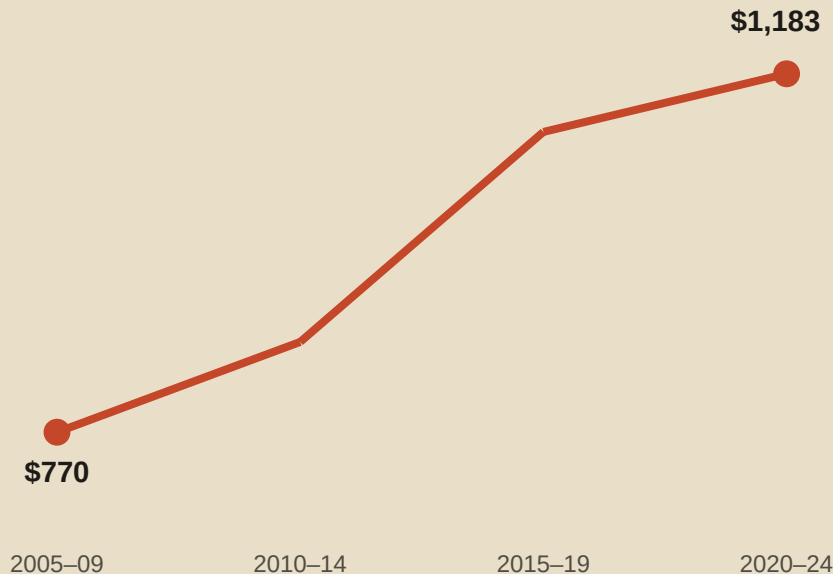
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,183

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

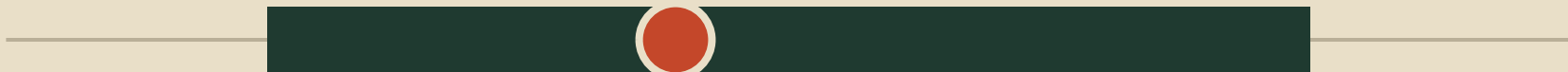
TRACT 1139.49

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$989–\$1,484



\$1,183 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

94

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 2,536 homes here.

7–17

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



HOME VALUE

A median home costs 21% less than Texas's.

\$223,800

median home value in River Oaks.

River Oaks



\$223,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS RIVER OAKS'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/river-oaks/

The Almanac · your hyper-diligent research partner