



Southlake, Texas.

Current market data.

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

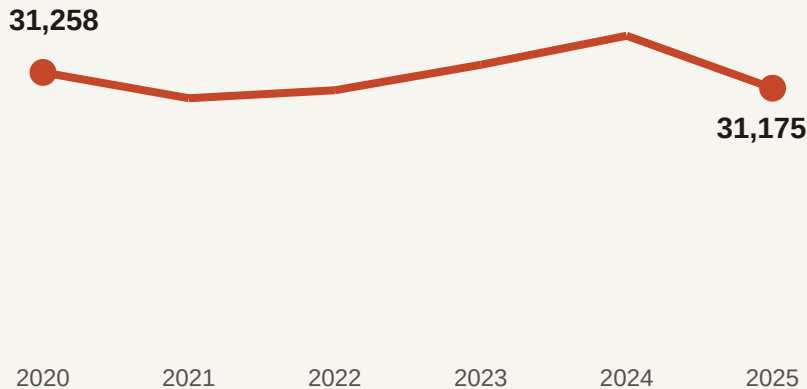


POPULATION

**Steady. Within 1% of 2020,
every year since.**

31,175

people, the 115th-largest of Texas's cities and towns.



THE WORKDAY

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

95.1%

of 32,765 jobs located in Southlake are filled by in-commuters.



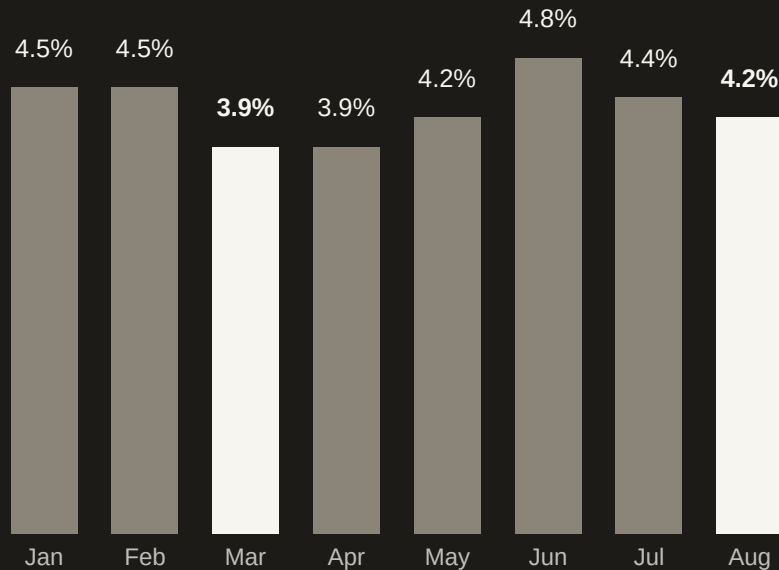
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.9%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.4%.

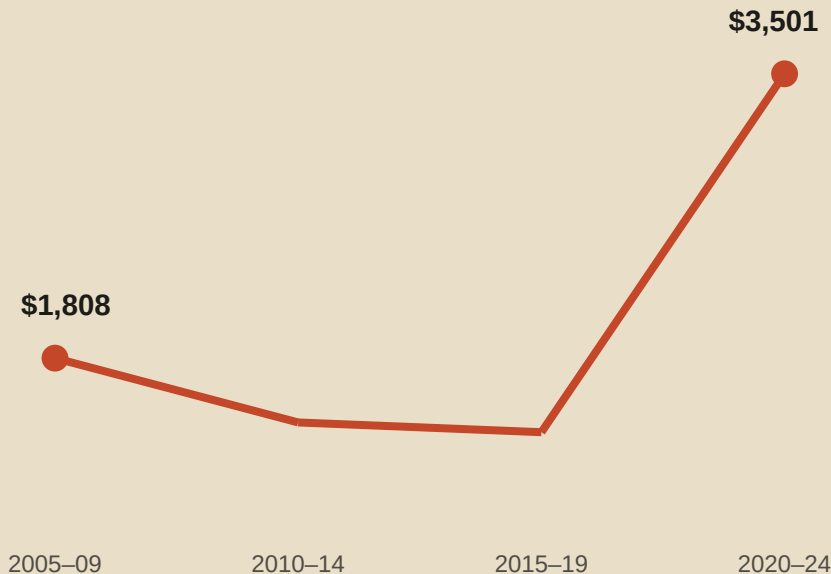


RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$3,501

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

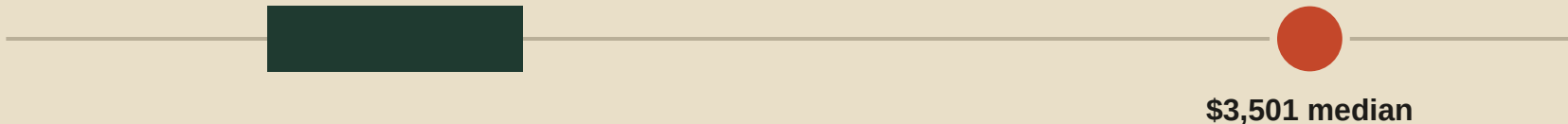
TRACT 1139.49

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,152–\$1,728



is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

1,265

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–3.4% to the 9,612 homes here.

7–328

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



HOME VALUE

A median home costs
257% more than Texas's.

\$1,014,500

median home value in Southlake.

Southlake



\$1,014,500

Texas



\$283,800

U.S.



\$332,700

THAT WAS SOUTHLAKE'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/southlake/**](https://almanacdata.ai/e/tx/southlake/)

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