



The Colony, Texas.

Current market data.

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

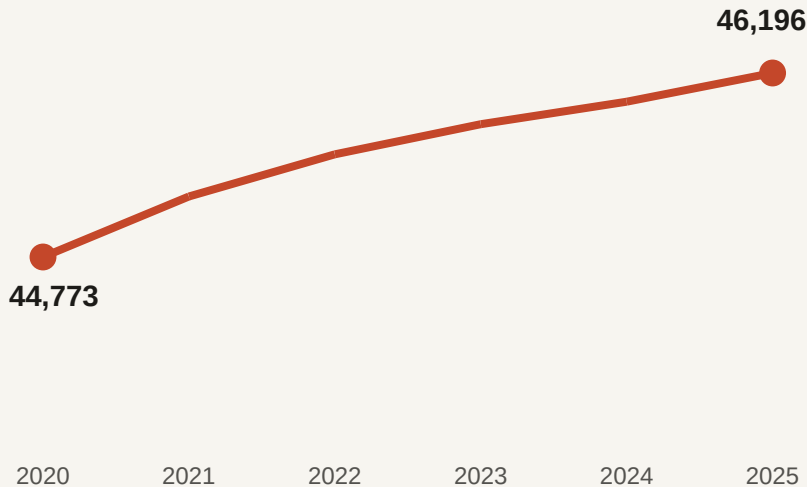


POPULATION

Growing. Up 3.2% since 2020.

46,196

people, the 81st-largest of Texas's cities and towns.



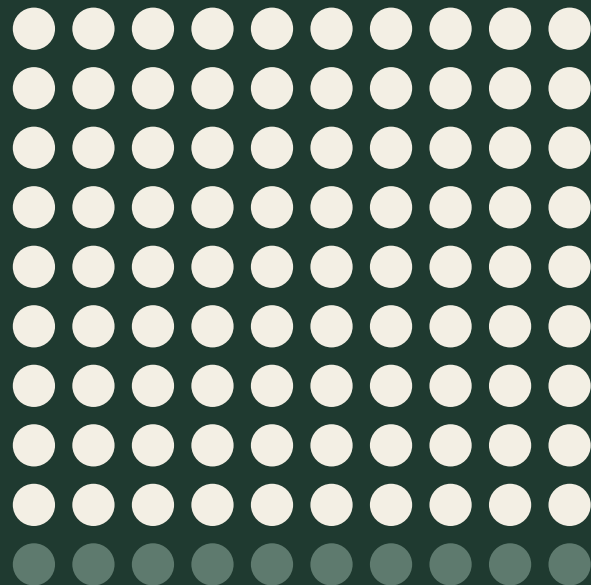
THE WORKDAY

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

89.8%

of 12,297 jobs located in The Colony are filled by
in-commuters.

Source: Census LEHD LODES, 2023



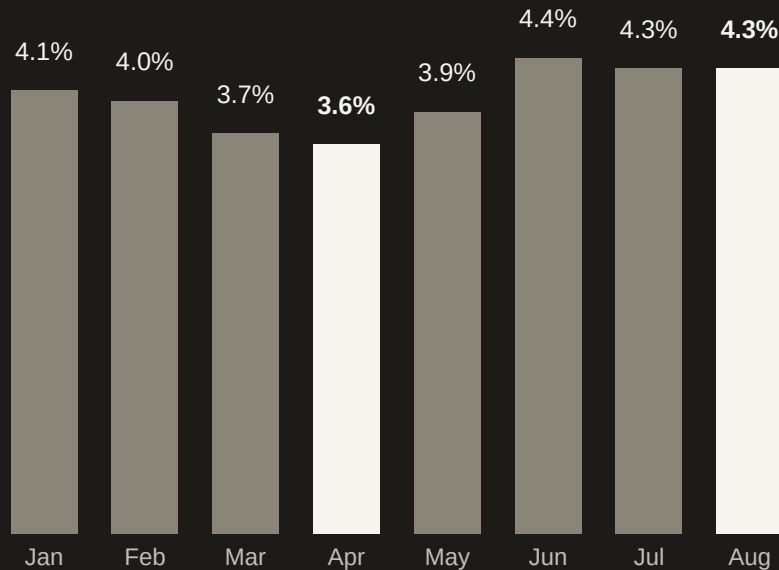
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

4.3%

in August 2026, the latest month released. A year earlier it was 3.9%.

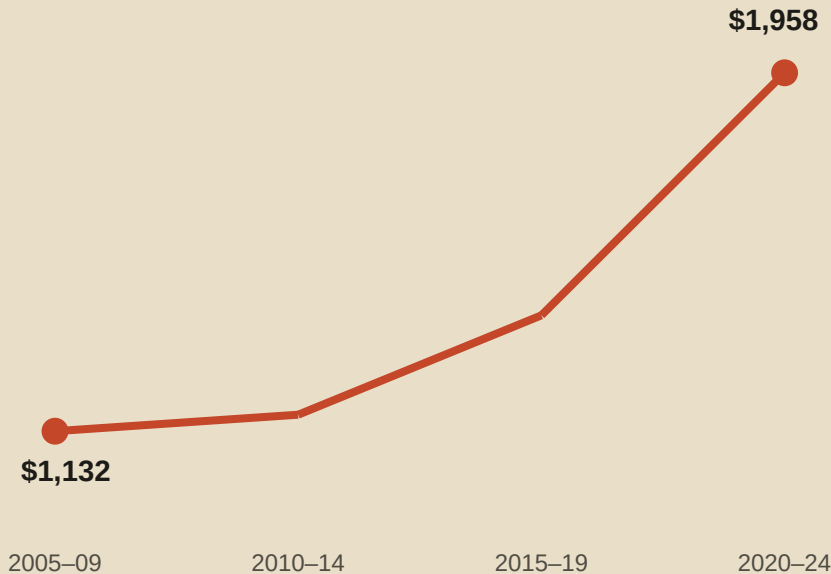


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,958

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.

\$970–\$1,455



is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

2,265

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 19,388 homes here.

77–123

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



HOME VALUE

A median home costs 35% more than Texas's.

\$383,900

median home value in The Colony.

The Colony



\$383,900

Texas



\$283,800

U.S.



\$332,700

THAT WAS THE COLONY'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/the-colony/

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