



Tyler, Texas.

Current market data.

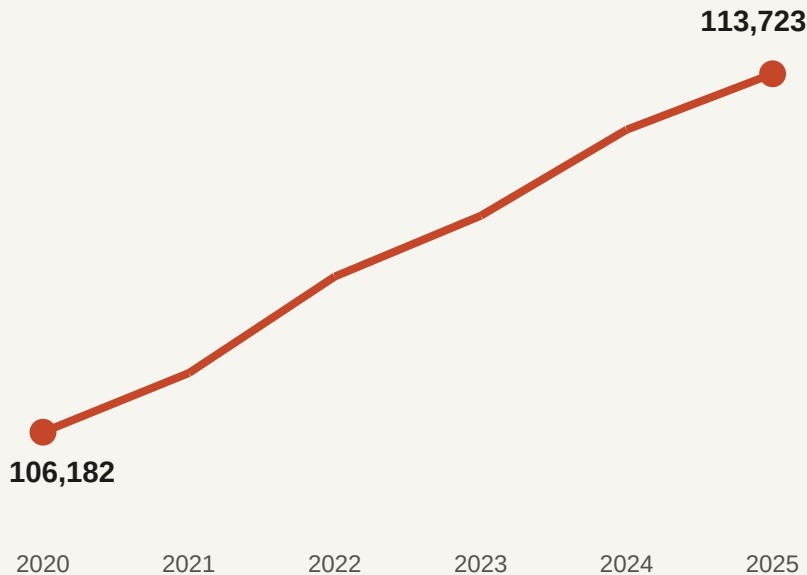
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.1% since 2020.

113,723

people, the 37th-largest of Texas's cities and towns.

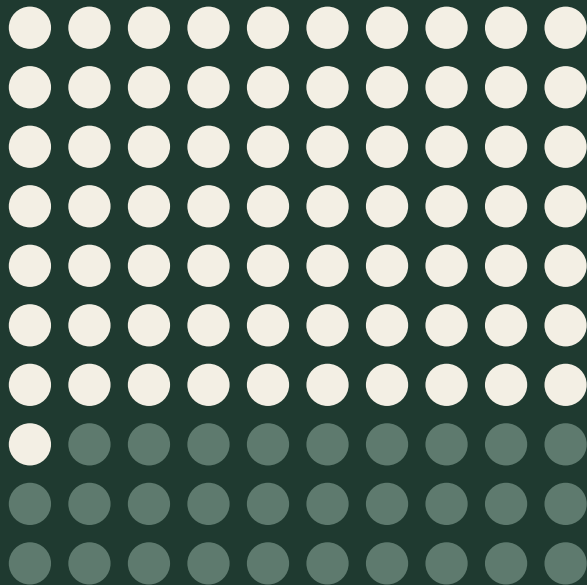


THE WORKDAY

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

71.3%

of 82,047 jobs located in Tyler are filled by in-commuters.



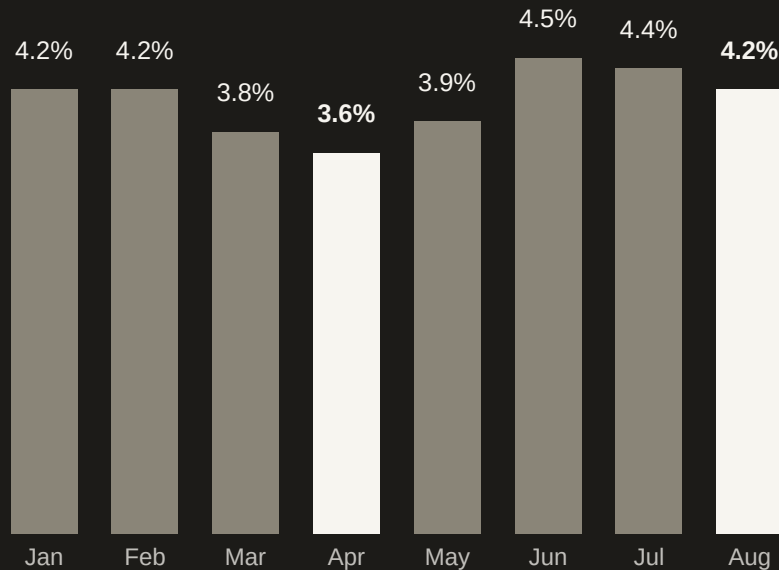
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.1%.



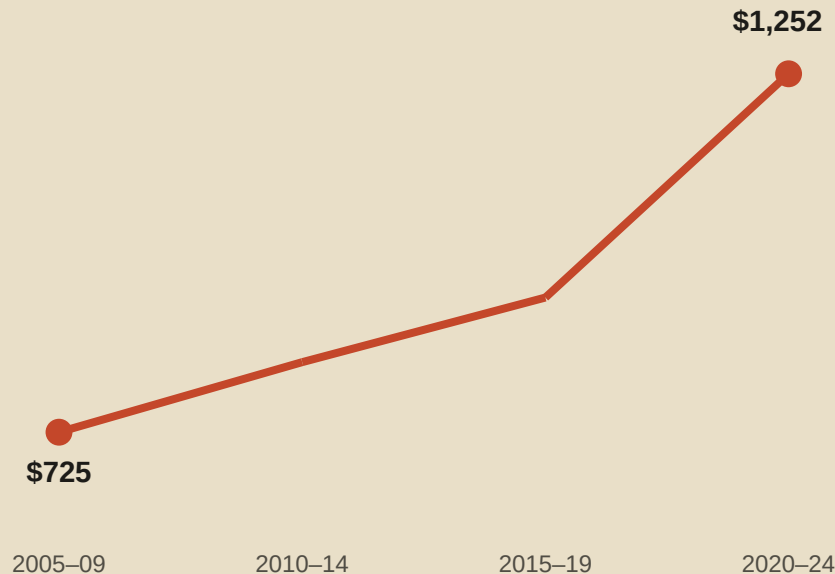


RENT

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

\$1,252

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,059 gap between neighbors, the sharpest rent edge between adjacent tracts in Smith County.

TRACT 20.11

\$989

TRACT 20.06

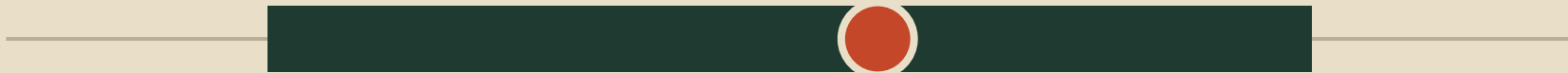
\$2,048



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$969–\$1,453



\$1,252 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

4,123

homes permitted in ten years,
2016–2025

23%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 46,019 homes here.

210–820

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



HOME VALUE

A median home costs 17% less than Texas's.

\$235,300

median home value in Tyler.

Tyler



\$235,300

Texas



\$283,800

U.S.



\$332,700



THAT WAS TYLER'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/tyler/

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