



Universal City, Texas.

Current market data.

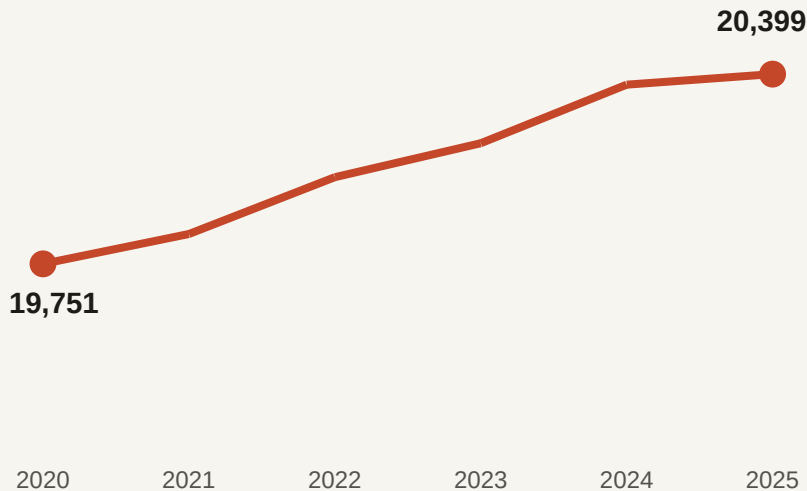
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

20,399

people, the 155th-largest of Texas's cities and towns.



THE WORKDAY

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

94.1%

of 4,926 jobs located in Universal City are filled by
in-commuters.



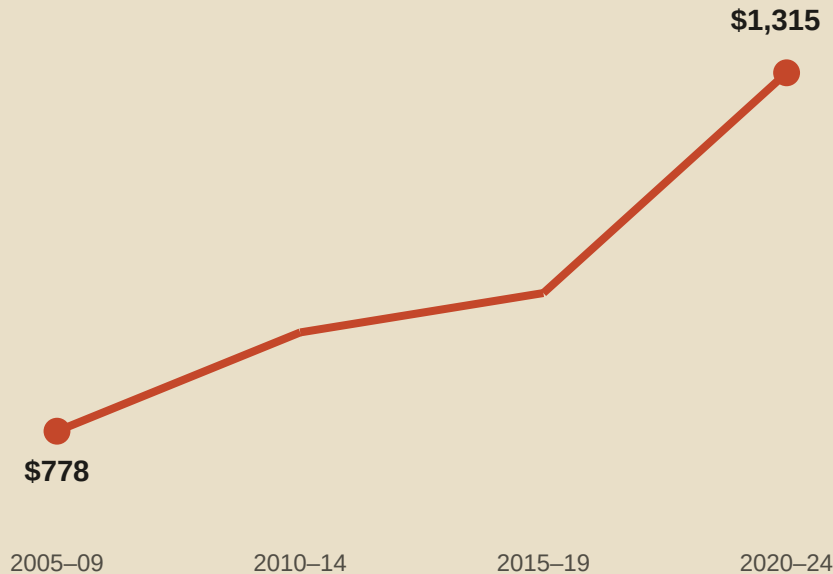
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$1,315

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,316 gap between neighbors, the sharpest rent edge between adjacent tracts in Bexar County.

TRACT 1616

\$872

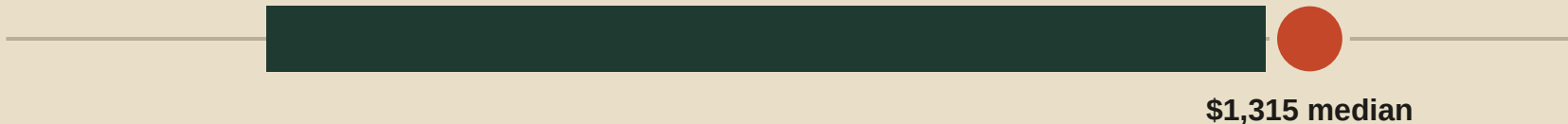
TRACT 1614

\$2,188

ROOM TO BUILD

The median rent is above what local wages can carry.

\$864–\$1,296



is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

590

homes permitted in ten years,
2016–2025

2%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.6% to the 8,440 homes here.

36–49

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



HOME VALUE

A median home costs 5% less than Texas's.

\$269,600

median home value in Universal City.

Universal City



\$269,600

Texas



\$283,800

U.S.



\$332,700

THAT WAS UNIVERSAL CITY'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/universal-city/

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