



University Park, Texas.

Current market data.

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

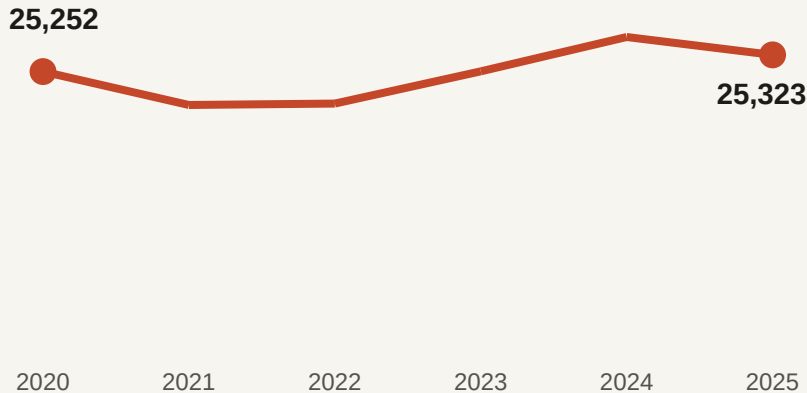


POPULATION

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

25,323

people, the 131st-largest of Texas's cities and towns.

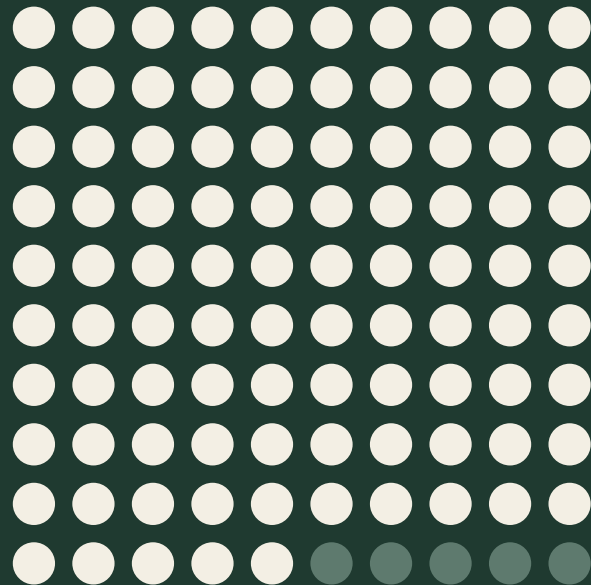


THE WORKDAY

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

95.0%

of 11,800 jobs located in University Park are filled by
in-commuters.



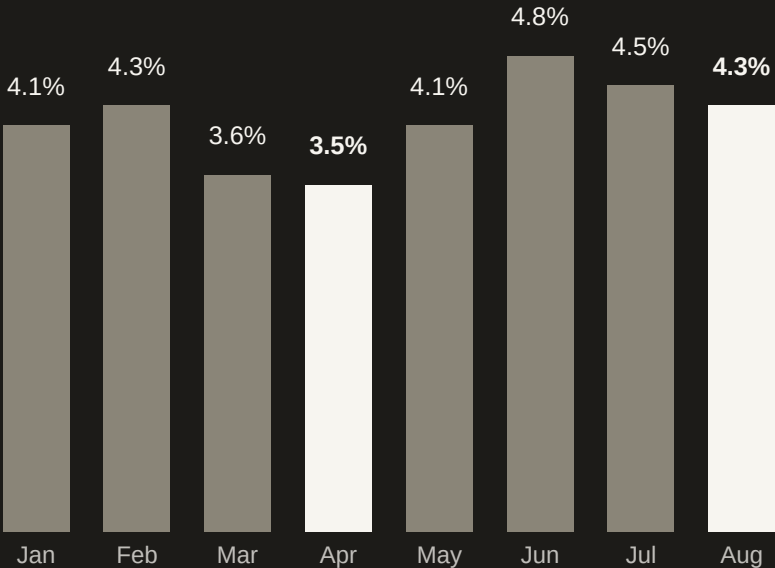
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.3%

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



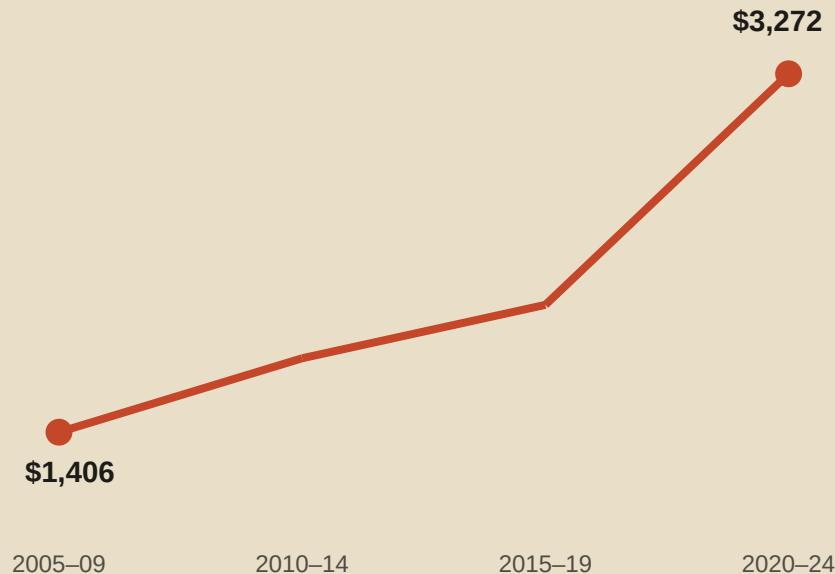
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 133%
since the 2005–2009
survey, before inflation.

\$3,272

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,386 gap between neighbors, the sharpest rent edge between adjacent tracts in Dallas County.

TRACT 78.21

\$1,115

TRACT 78.24

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,106–\$1,659



\$3,272 median

is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

758

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.6% to the 7,444 homes here.

18–118

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



HOME VALUE

**A median home costs
556% more than Texas's.**

\$1,861,800

median home value in University Park.

University Park



\$1,861,800

Texas



\$283,800

U.S.



\$332,700

THAT WAS UNIVERSITY PARK'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/university-park/

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