



Waco, Texas.

Current market data.

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

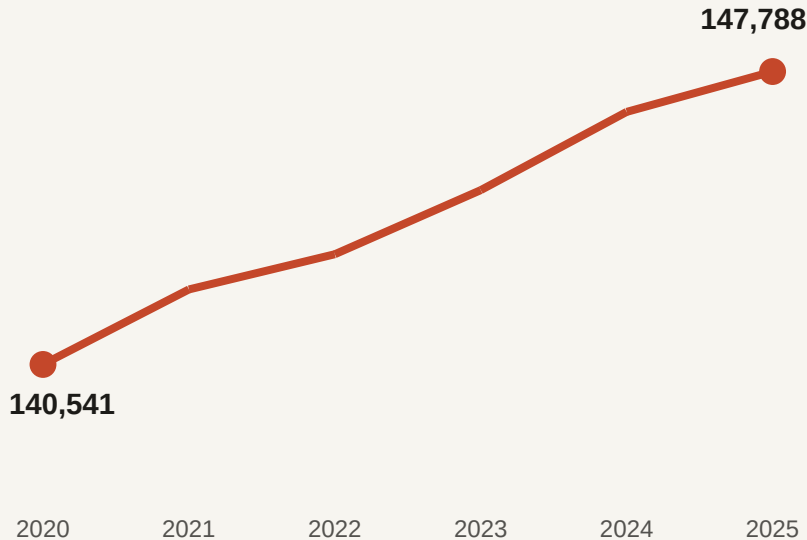


POPULATION

**Growing. Up 5.2% since
2020.**

147,788

people, the 24th-largest of Texas's cities and towns.

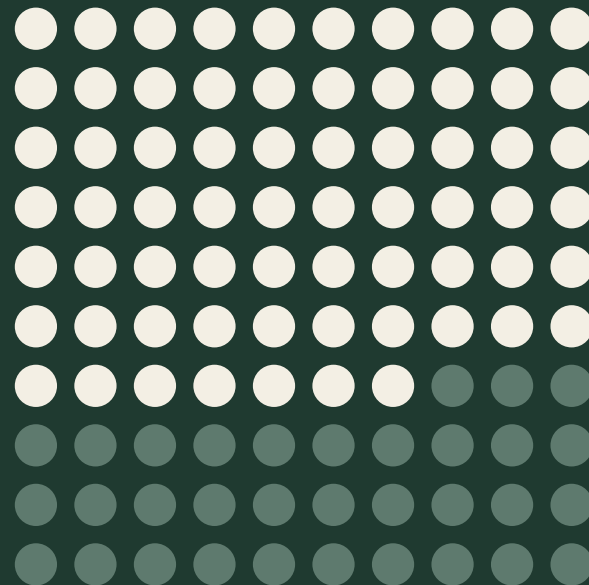


THE WORKDAY

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

67.3%

of 89,032 jobs located in Waco are filled by in-commuters.



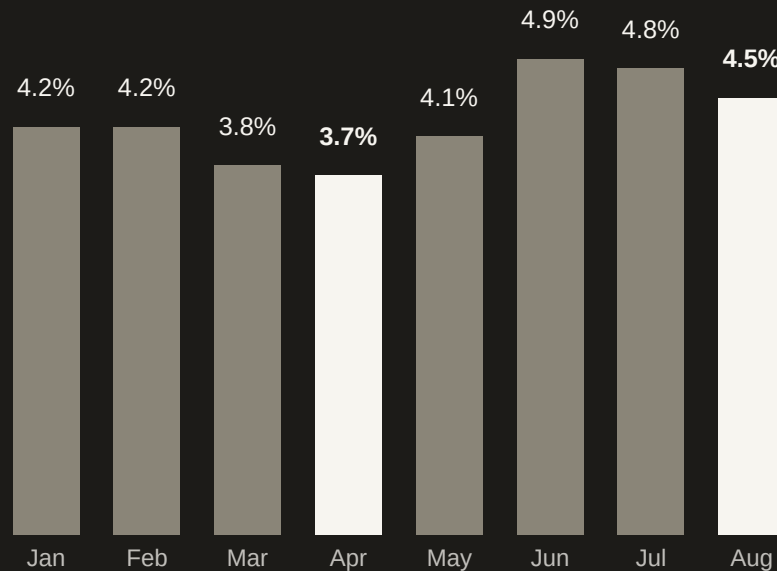
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.7%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.5%.

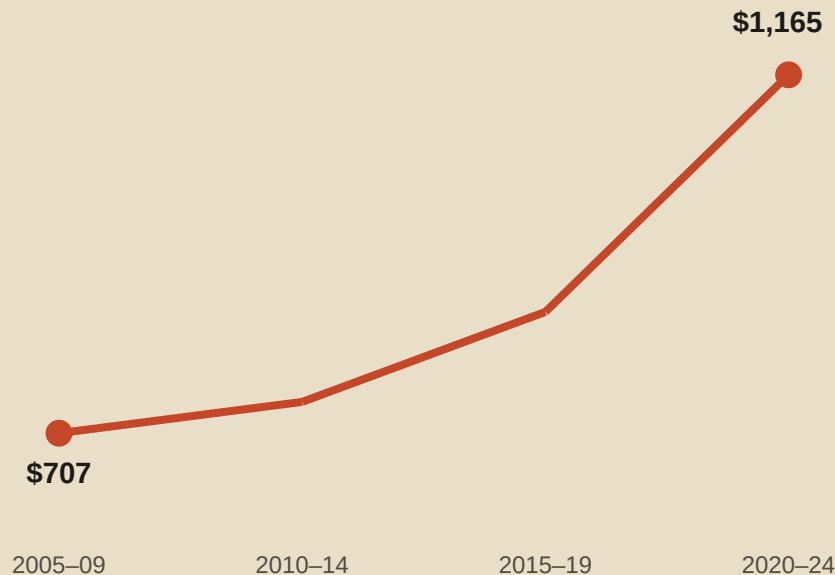


RENT

**Median rent is up 65%
since the 2005–2009
survey, before inflation.**

\$1,165

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,087 gap between neighbors, the sharpest rent edge between adjacent tracts in McLennan County.

TRACT 38.01

\$1,111

TRACT 37.10

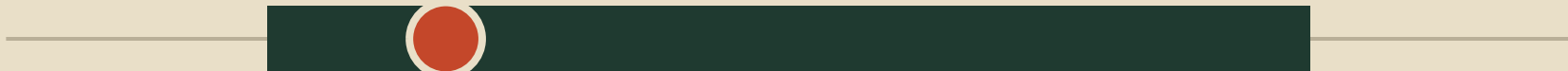
\$2,198



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,073–\$1,609



\$1,165 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

9,447

homes permitted in ten years,
2016–2025

41%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 61,163 homes here.

310–890

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



HOME VALUE

A median home costs 22% less than Texas's.

\$221,700

median home value in Waco.

Waco



\$221,700

Texas



\$283,800

U.S.



\$332,700

THAT WAS WACO'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/waco/**](https://almanacdata.ai/e/tx/waco/)

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