West Lake Hills, Texas.

Current market data.

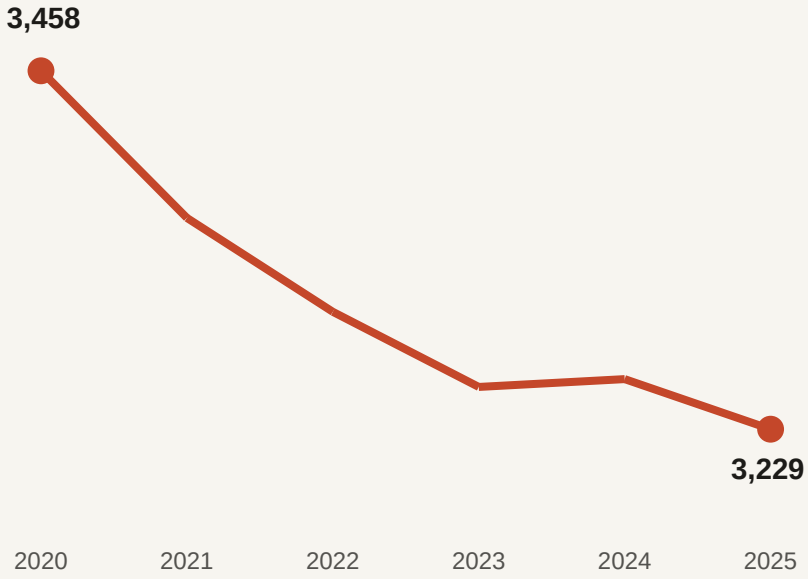
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.6% since 2020.

3,229

people, the 480th-largest of Texas's cities and towns.



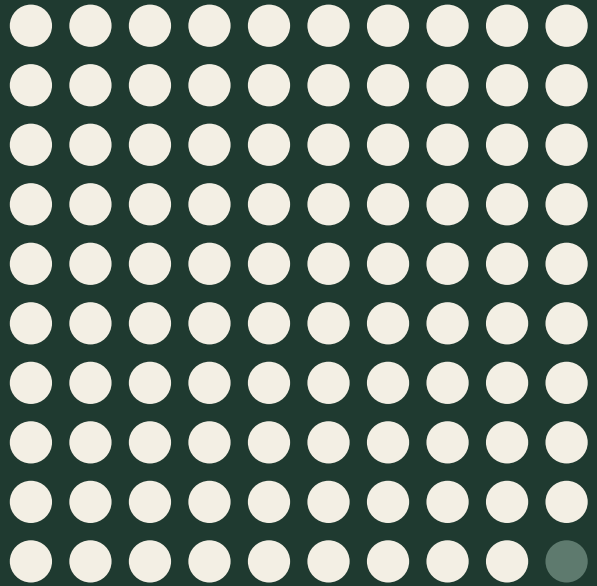
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

98.9%

of 5,469 jobs located in West Lake Hills are filled by in-commuters.



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

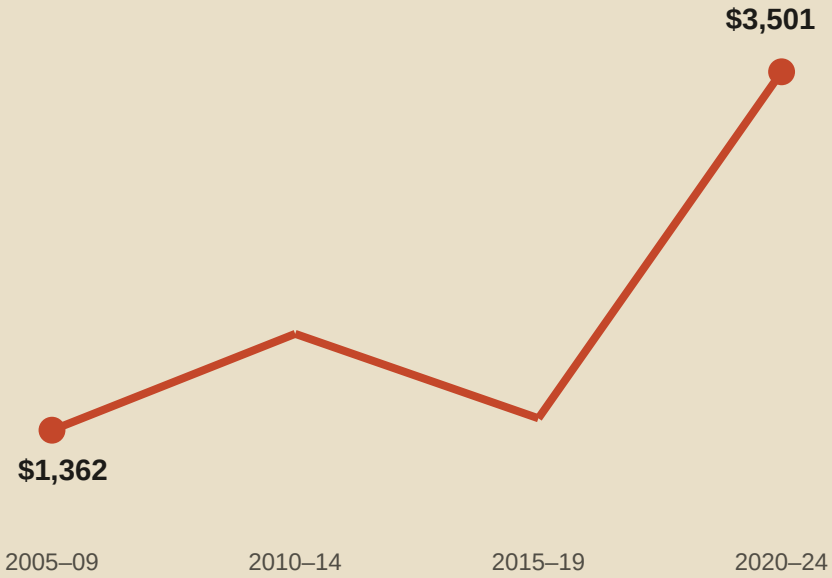
Source: Census LEHD LODES, 2023

RENT

Median rent is up 157% since the 2005–2009 survey, before inflation.

$3,501

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

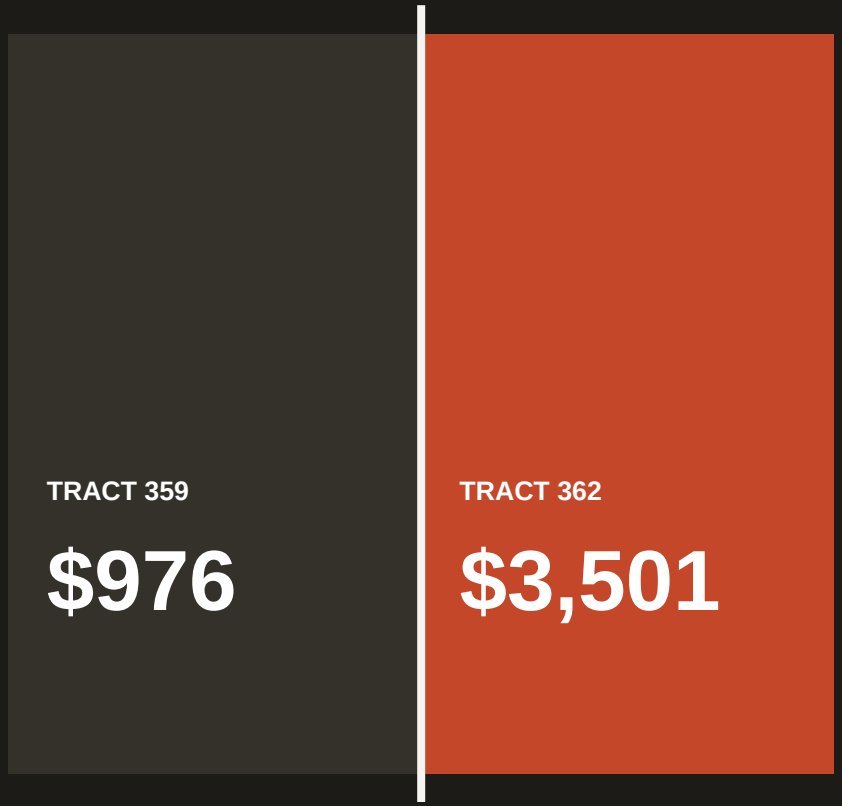


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

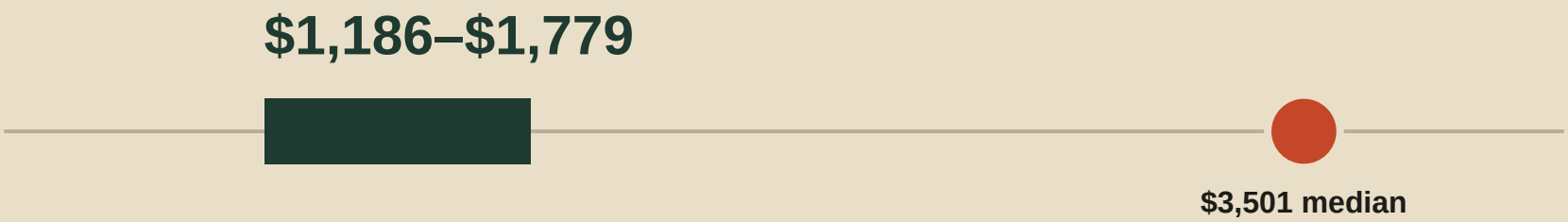
A $2,525 gap between neighbors, the sharpest rent edge between adjacent tracts in Travis County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

64% of the housing here was built before 2000.

182

homes permitted in ten years, 2016–2025

9%

of those were in multifamily buildings

64%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–4.1% to the 1,353 homes here.

1–55

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

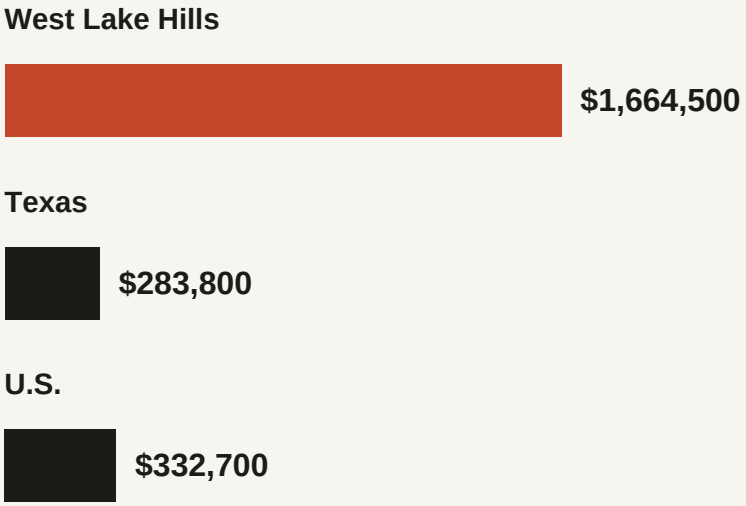
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 487% more than Texas's.

$1,664,500

median home value in West Lake Hills.



Source: Census ACS 5-year, 2020-2024

THAT WAS WEST LAKE HILLS'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/west-lake-hills/**