Westlake, Texas.

Current market data.

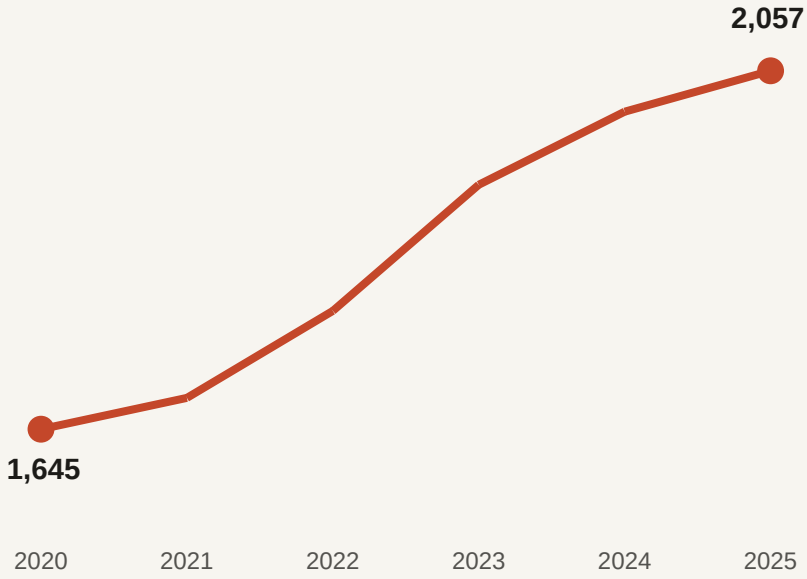
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 25.0% since 2020.

2,057

people, the 604th-largest of Texas's cities and towns.



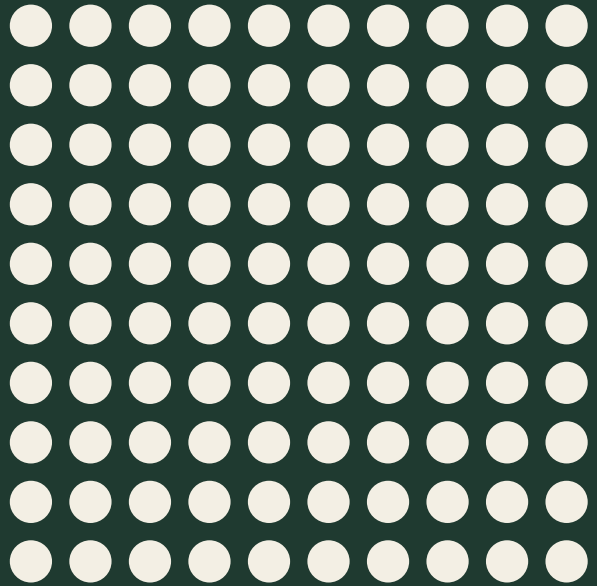
Source: Census Population Estimates, 2025

THE WORKDAY

Every job here goes to someone who lives somewhere else.

99.8%

of 20,342 jobs located in Westlake 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 224% since the 2015–2019 survey, before inflation.

$3,501

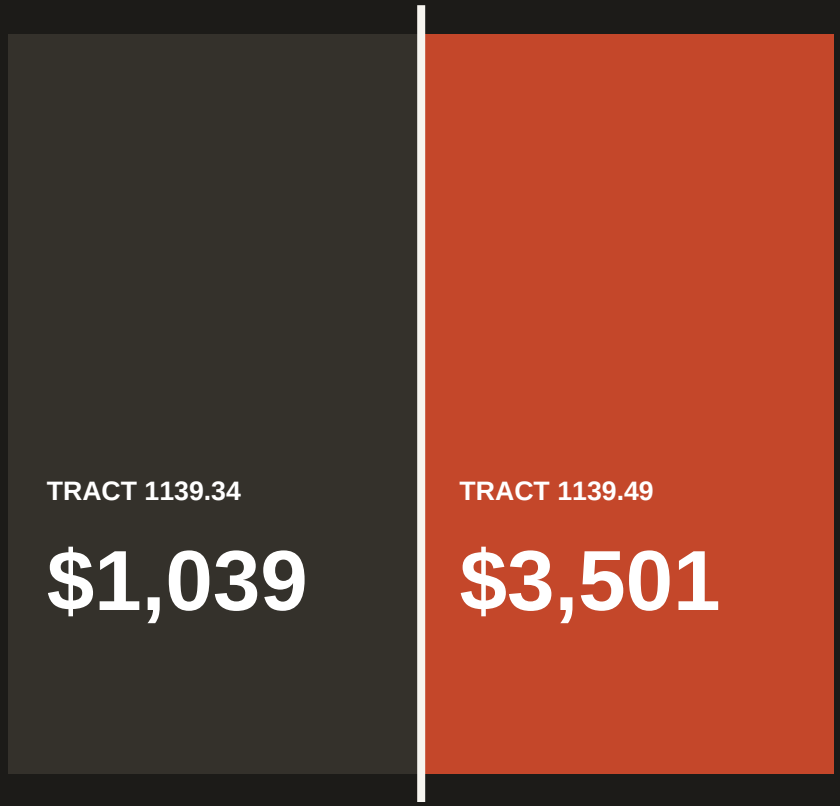
a month. Texas's median is $1,403.

Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

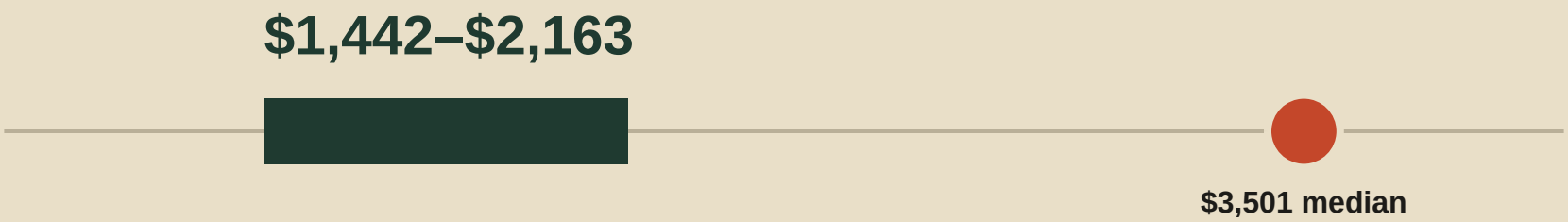
A $2,462 gap between neighbors, the sharpest rent edge between adjacent tracts in Tarrant County.



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

6% of the housing here was built before 2000.

321

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

6%

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 0–36% to the 567 homes here.

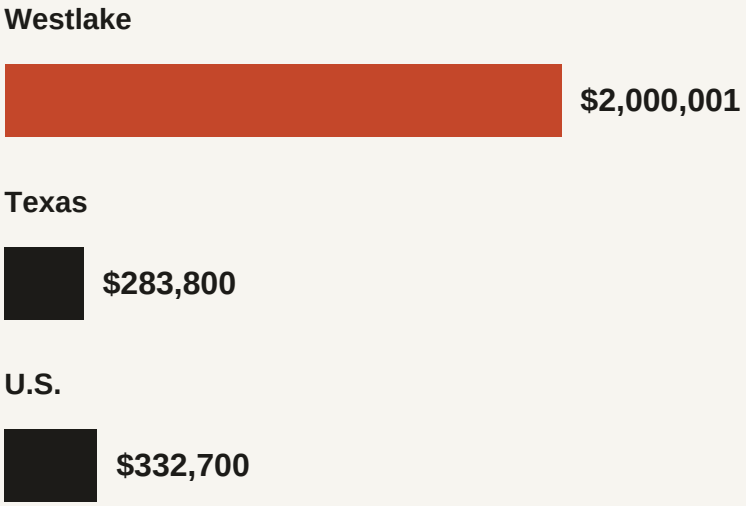
0–203

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 605% more than Texas's.



$2,000,001

median home value in Westlake.

Source: Census ACS 5-year, 2020-2024

THAT WAS WESTLAKE'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/westlake/**