



Housing Profile

Wylie City, TX
 Wylie City, TX (4880356)
 Geography: Place

Prepared by Esri

Population		Households	
2020 Total Population	57,558	2023 Median Household Income	\$103,376
2023 Total Population	61,184	2028 Median Household Income	\$111,675
2028 Total Population	63,947	2023-2028 Annual Rate	1.56%
2023-2028 Annual Rate	0.89%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	18,524	100.0%	19,935	100.0%	20,997	100.0%
Occupied	17,974	97.0%	19,416	97.4%	20,494	97.6%
Owner	13,968	75.4%	15,015	75.3%	16,151	76.9%
Renter	4,006	21.6%	4,401	22.1%	4,343	20.7%
Vacant	550	3.0%	519	2.6%	503	2.4%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	15,015	100.0%	16,151	100.0%
<\$50,000	755	5.0%	160	1.0%
\$50,000-\$99,999	261	1.7%	115	0.7%
\$100,000-\$149,999	148	1.0%	171	1.1%
\$150,000-\$199,999	630	4.2%	311	1.9%
\$200,000-\$249,999	1,762	11.7%	1,387	8.6%
\$250,000-\$299,999	2,248	15.0%	2,303	14.3%
\$300,000-\$399,999	4,490	29.9%	5,537	34.3%
\$400,000-\$499,999	2,446	16.3%	3,392	21.0%
\$500,000-\$749,999	1,670	11.1%	2,112	13.1%
\$750,000-\$999,999	472	3.1%	531	3.3%
\$1,000,000-\$1,499,999	118	0.8%	118	0.7%
\$1,500,000-\$1,999,999	5	0.0%	7	0.0%
\$2,000,000+	10	0.1%	7	0.0%

Median Value	\$337,940	\$365,532
Average Value	\$365,604	\$399,870

Census 2020 Housing Units	Number	Percent
Total	18,524	100.0%
Housing Units In Urbanized Areas	18,497	99.9%
Rural Housing Units	27	0.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	13,968	100.0%
Owned with a Mortgage/Loan	11,664	83.5%
Owned Free and Clear	2,304	16.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	550	100.0%
For Rent	237	43.1%
Rented- Not Occupied	13	2.4%
For Sale Only	147	26.7%
Sold - Not Occupied	28	5.1%
Seasonal/Recreational/Occasional Use	11	2.0%
For Migrant Workers	0	0.0%
Other Vacant	114	20.7%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	17,974	13,968	77.7%
15-24	312	106	34.0%
25-34	2,460	1,607	65.3%
35-44	4,901	3,804	77.6%
45-54	4,516	3,725	82.5%
55-59	1,735	1,467	84.6%
60-64	1,318	1,111	84.3%
65-74	1,793	1,459	81.4%
75-84	748	557	74.5%
85+	191	132	69.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	17,974	13,968	77.7%
White Alone	11,193	8,658	77.4%
Black/African American Alone	2,264	1,683	74.3%
American Indian/Alaska Native	151	112	74.2%
Asian Alone	1,531	1,369	89.4%
Pacific Islander Alone	19	14	73.7%
Other Race Alone	1,199	894	74.6%
Two or More Races	1,617	1,238	76.6%
Hispanic Origin	2,773	2,089	75.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	17,974	13,968	77.7%
1-Person	2,508	1,657	66.1%
2-Person	4,583	3,628	79.2%
3-Person	3,406	2,678	78.6%
4-Person	4,071	3,338	82.0%
5-Person	2,056	1,617	78.6%
6-Person	865	690	79.8%
7+ Person	485	360	74.2%

2023 Housing Affordability

Housing Affordability Index	106
Percent of Income for Mortgage	19.6%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.