

Is DFW's Suburban Growth Slowing?

A shift in housing preferences is altering the market.

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THE DATA

3.8%

Suburban Home Price Increase

Year-over-year growth in suburban DFW areas.

The Dallas-Fort Worth MSA's suburban housing market is showing a marked slowdown in price appreciation compared to previous years, suggesting a change in buyer behavior. This shift could be tied to evolving preferences for work-from-home arrangements and the growing availability of remote jobs across the region. The trend may also reflect increasing affordability concerns among first-time homebuyers.



01

Remote Work is Redefining Suburban Demand

With more employers adopting hybrid or fully remote models, demand for large suburban homes has declined. Buyers are now prioritizing proximity to urban centers and amenities over space alone. This shift is particularly visible in areas like Plano and Richardson, where home prices have stabilized after years of rapid growth.



02

Urban Centers Are Rebounding

As suburban demand slows, urban cores in Dallas and Fort Worth are seeing renewed interest from young professionals. This creates a potential bifurcation in the housing market: continued growth in downtown areas and slower appreciation in outer suburbs. This dynamic could reshape long-term development patterns across the region.

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