

26.1-Minute Commute Spread Across DFW — ALEX Intelligence 2026

26.1-Minute Commute Spread Across DFW

Providence Village to University Park — ALEX Intelligence, 2026

THE DATA

26.1

Spread in Mean Commute Across the Market, in Minutes (2024)

The difference between the longest and shortest average commute times in the DFW MSA is 26.1 minutes.

This gap—measured between Providence Village (43.4 minutes) and University Park—reveals a stark spatial divide in access to employment, infrastructure, and quality of life. It is not merely a function of distance, but of urban planning, transit investment, and economic zoning. The data reflects a market where high-income enclaves are physically and temporally isolated from labor hubs.

01

Commute Spread as Urban Equity Metric

A 26.1-minute spread is not a neutral number—it signals a structural imbalance. Areas with longer commutes, like Providence Village, are often newer, more affluent, and less integrated with regional transit. The fact that these places have higher mean commute times suggests that development patterns prioritize exclusivity over connectivity. This is not just about travel time; it's about who gets to participate in the region's economic growth.

02

The Hidden Cost of Sprawl

The top ten cities in the commute spread are all suburban or exurban communities with low population density and limited public transit. Their elevated commute times are not accidental—they are the direct result of decades of car-dependent development. As DFW continues to grow, the cost of this sprawl will increasingly be measured in time, health, and social cohesion, not just in real estate prices.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

