

#302 on U.S. Metro Home Price Growth — ALEX Intelligence 2026

# #302 on U.S. Home Price Growth

Dallas-Fort Worth ranks last among 359 metros in one-year house price growth

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## THE DATA

# 0.6%

one-year change in the metropolitan house price index (2026 Q2)

DFW's 0.6% growth is the lowest among the 359 U.S. metros tracked by FHFA.

This figure does not signal stagnation but rather a market that has already priced in decades of appreciation. The 0.6% reflects a mature, stable market where capital is shifting from price speculation to long-term utility — industrial assets, infrastructure, and workforce development. The low growth rate is not a failure but a sign of market equilibrium.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-21-dfw-msa-hou-fhfa-hpi-growth-1y-msa>



# 01

## Price stability is strategic

The DFW market is no longer chasing speculative growth. Instead, it is reinforcing its fundamentals through industrial expansion, workforce investment, and infrastructure. This is not a slowdown — it's a recalibration. The low home price growth aligns with record industrial leasing, rising job creation, and sustained population inflows, suggesting capital is being deployed where it creates real value, not just price momentum.



# 02

## The real growth is off the balance sheet

While home prices are rising at a crawl, DFW's true economic engine — industrial space, corporate campuses, and transit corridors — is expanding at record pace. This divergence reveals a market where wealth is being generated in sectors not captured by traditional home price metrics.

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