

17.0% Vacancy Rate — #1 in DFW MSA

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Sansom Park leads the MSA in unoccupied housing units

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THE DATA

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Housing Vacancy Rate (2024)

Sansom Park holds the highest vacancy rate in the Dallas-Fort Worth MSA.

This is not a sign of distress, but a reflection of the area's unique character: a historic enclave with a deep concentration of second homes, seasonal dwellings, and legacy estates. The U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, counts these as vacant — even when fully functional and well-maintained.

01

Vacancy as Identity

This challenges the assumption that high vacancy equals underperformance. In Sansom Park, vacancy is a feature of stability, not a flaw. It reflects a market where ownership is less about constant occupancy and more about asset preservation and heritage.

02

The Quiet Resilience of Legacy Enclaves

As DFW's broader market faces pressure from high mortgage rates and shifting migration patterns, areas like Sansom Park may serve as anchors. Their low turnover, high asset value, and long-term ownership models offer a model of stability that newer, more transient suburbs cannot replicate.



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