

#1 of 6 DFW cities, #2 of 14 Texas cities — ALEX Intelligence 2026

61.9% Gap in DFW Appreciation Growth

Greenville vs. Paloma Creek South — #1 in DFW, #2 in Texas

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THE DATA

61.9%

Spread Between the Fastest and Slowest Appreciation (2024)

This is the largest gap in home value growth between any two cities in the Dallas-Fort Worth MSA over the past five years.

The divergence reflects a deepening bifurcation in DFW's real estate market, where rapid appreciation in select areas is driven by infrastructure, zoning policy, and capital deployment — while other communities lag due to limited access to investment and development momentum. This is not a cyclical fluctuation but a structural shift in regional value distribution.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-dfw-msa-divergence-home-value-place>



01

Appreciation is not random — it's policy-driven

For investors and homeowners, this means location selection must now include an assessment of municipal strategy — a shift from passive market timing to active governance arbitrage.



02

The slowest appreciators are not failing — they're being left behind

Policymakers and developers must now view this gap not as a market failure but as a signal: the next frontier of urban growth will be defined not by natural expansion, but by deliberate intervention.

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

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