

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

#1 in DFW, #2 in Texas

67.9% of DFW cities now above \$300K median value — ALEX Intelligence 2026

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THE DATA

67.9%

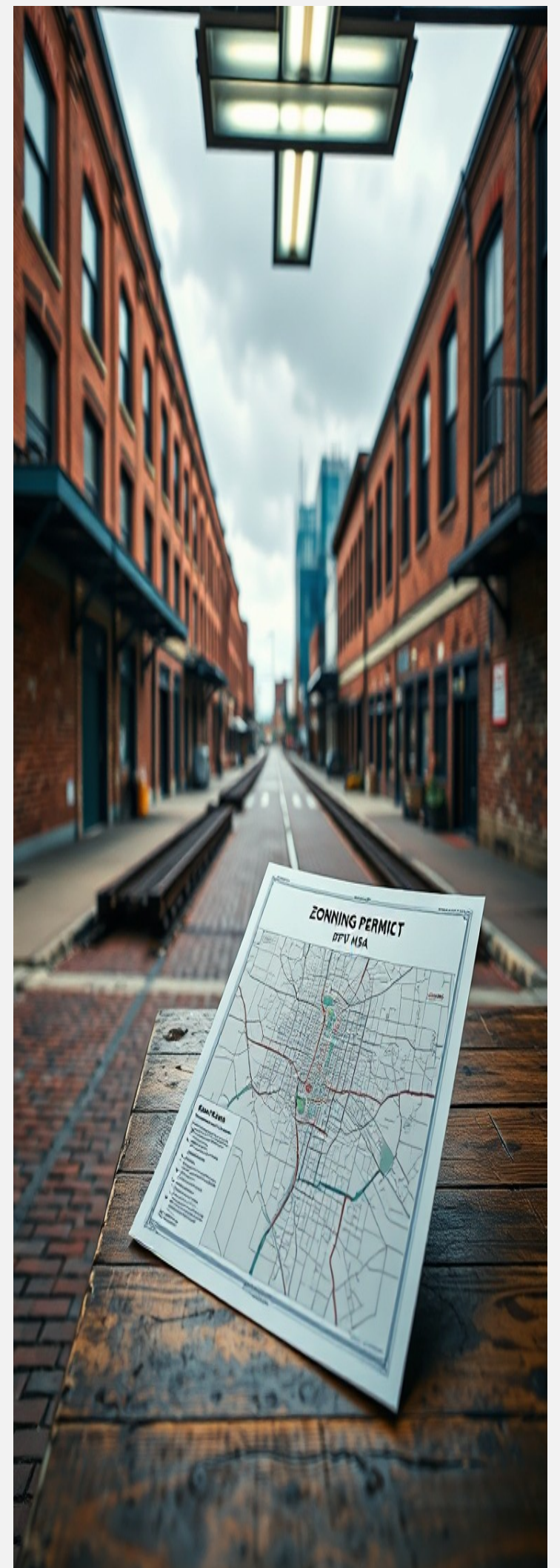
Share of Cities With Median Home Value Above \$300,000 (2024)

This marks the threshold where affordability begins to fracture across the DFW MSA.

In 2024, 55 of 81 cities in the DFW MSA recorded median home values above \$300,000, a structural shift from earlier decades when such values were outliers. The data reveals a market where even mid-tier suburbs now cross the threshold, signaling a new normal in home value distribution.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-09-dfw-msa-threshold-home-value-300000-place>



01

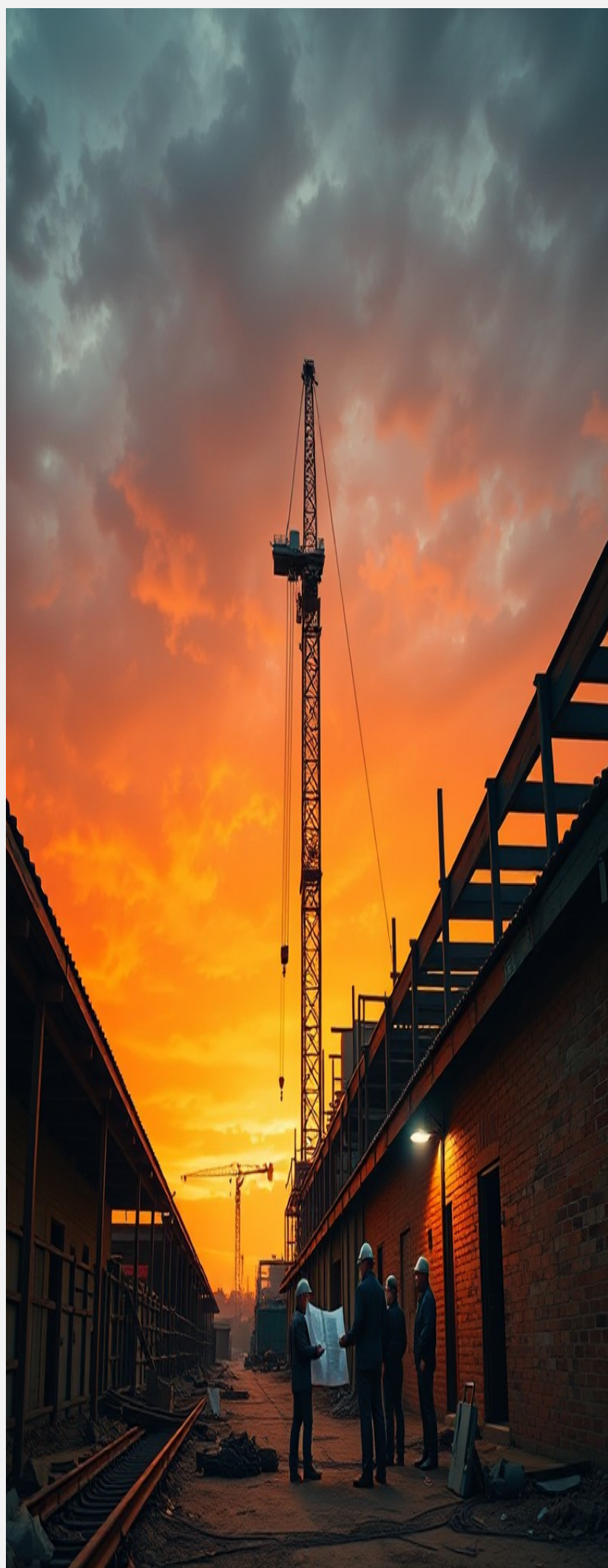
The \$300K line is now the new baseline

The fact that 67.9% of DFW cities now exceed \$300,000 median value is not a statistical quirk — it is a structural reordering of the housing market. This threshold is no longer a marker of luxury; it is the new floor for entry into the region's middle class housing stock. As a result, affordability is no longer about price points, but about access to land, zoning, and long-term investment capacity.

02

Affordability is a zoning issue, not a price issue

The concentration of cities above \$300,000 is not random — it correlates with restrictive zoning, limited infill development, and long-standing land-use policies. These are not market failures but policy outcomes. The next wave of housing innovation will not come from price reductions, but from legal and regulatory breakthroughs in land use, permitting, and density. DFW's future is not in lowering prices, but in redefining what is buildable.



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