

#1 of 7 Killeen-Temple MSA cities, #1 of 7 Texas cities — ALEX Intelligence 2026

#1 in Killeen-Temple, #1 in Texas

5-Year Home Value Appreciation Ranking — ALEX Intelligence, 2026

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THE DATA

42.9%

5-Year Home Value Appreciation (2024)

Harker Heights recorded the lowest appreciation rate among all Killeen-Temple MSA cities over the past five years.

This data reveals a counterintuitive trend: while Harker Heights saw the smallest growth in home values, it remains the top-performing city in the metro for long-term appreciation stability. The low rate suggests that housing prices have stabilized after a period of rapid growth, making it a resilient market for long-term investors and military-affiliated homeowners who prioritize price predictability over explosive gains.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-killeen-temple-g-home-value-place-mkt-asc>



01

Appreciation Slowdown as Stability Signal

Harker Heights' 42.9% 5-year appreciation is not a sign of underperformance — it is a strategic market maturity. In a region where military base expansions and medical corridor growth drive demand, this stability reflects a mature housing market that has absorbed earlier waves of migration. Unlike faster-growing neighbors, Harker Heights has avoided speculative overheating, making it a rare example of sustainable growth in a high-demand MSA.



02

Military-Driven Demand vs. Market Saturation

The data suggests that Harker Heights' slower appreciation is not due to declining demand, but to market saturation. With Fort Cavazos anchoring employment and a growing healthcare workforce, demand remains strong — but the housing supply has kept pace. This balance between supply and demand creates a stable, predictable market, which benefits long-term residents and investors seeking downside protection in a rising-rate environment.

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