

#12 of 10: five-year change in the metropolitan house price index (2026 Q2)

DFW Ranks 12th in Texas on 5-Year Price Growth

Despite high rates, DFW's housing market holds steady

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THE DATA

34.9%

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

DFW ranks #12 of 24 Texas metros on five-year house price growth.

The resilience is driven by population inflows and tight inventory, which continues to constrain supply and support price stability. Even as luxury segments show signs of softening, core and entry-level markets remain active.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-15-dfw-msa-hou-fhfa-hpi-growth-5y-msa>

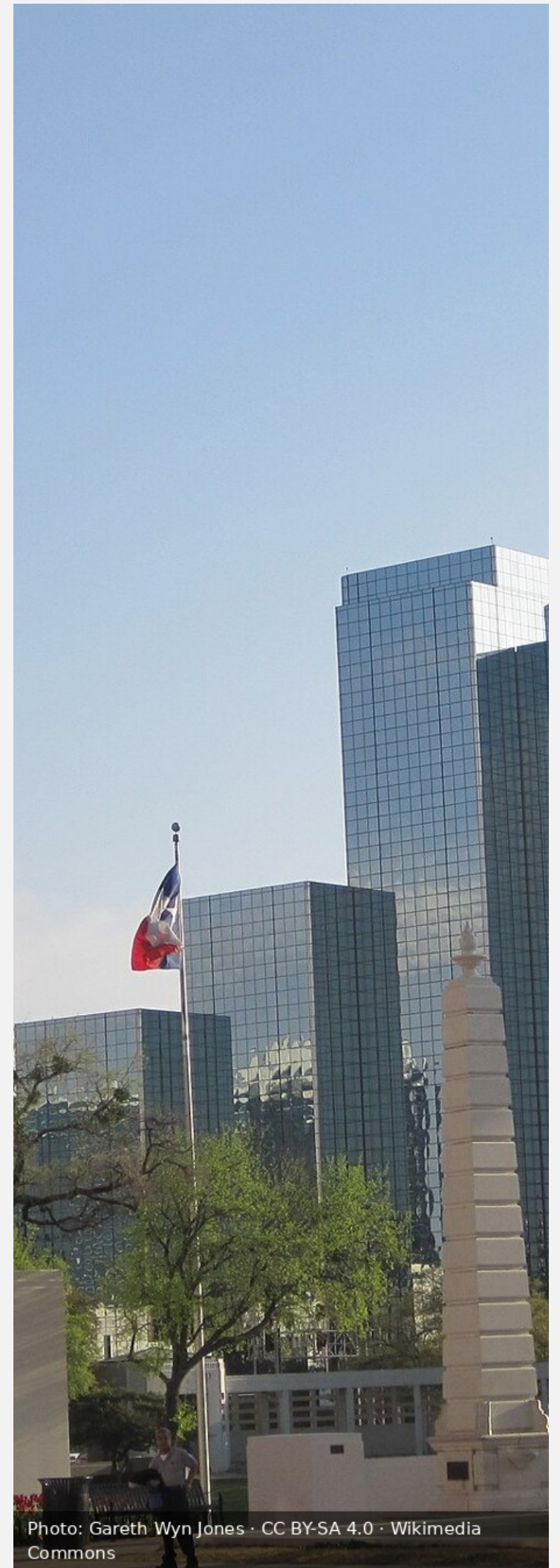


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01

Growth is structural, not cyclical

DFW's 34.9% five-year gain isn't a bubble surge—it's the result of long-term demographic and economic momentum. Population growth, corporate relocations, and infrastructure investments have created a durable foundation. Unlike markets with short-lived spikes, DFW's appreciation is anchored in sustained demand and constrained supply, not speculative frenzy. This suggests resilience beyond the current interest rate cycle.

02

The gap between DFW and top Texas metros is widening

While DFW ranks 12th, the top five Texas metros—McAllen, El Paso, Brownsville, Longview, and Abilene—have seen gains above 47%. These are largely rural or frontier markets with lower base prices and faster recovery from prior downturns. DFW's slower growth reflects its larger, more mature market where price increases are more gradual and less volatile. This isn't underperformance—it's maturity in action.



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