

Hickory Creek — #1 of 10: Share of Homes Held for Seasonal Use

# Hickory Creek leads DFW in seasonal home ownership

4.9% of homes held for seasonal use — source: ALEX Intelligence, 2026

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## THE DATA

# 4.9%

### Share of Homes Held for Seasonal Use (2024)

Hickory Creek has the highest share of homes held for seasonal use in the Dallas-Fort Worth MSA and across Texas.

This data, drawn from the 2024 American Community Survey 5-Year Estimates, reveals a concentrated trend in secondary housing demand that extends beyond traditional resort destinations. The figure suggests that Hickory Creek is emerging as a preferred retreat for DFW residents seeking extended weekend or seasonal access to open space and lower density living.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-20-dfw-msa-seasonal-share-place-mkt>



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# 01

## Seasonal demand is reshaping suburban identity

Hickory Creek's 4.9% seasonal share indicates a shift in how suburban communities are valued — not just as primary residences, but as lifestyle destinations. This trend reflects growing demand for flexibility, privacy, and proximity to nature, even within a metro region. As more households treat secondary homes as functional retreats rather than idle assets, this could signal a broader reevaluation of suburban land use, zoning, and infrastructure planning.

# 02

## The rise of 'residential retreats' signals market maturity

The fact that a suburban city like Hickory Creek leads the state in seasonal ownership suggests a maturing real estate market where luxury is no longer defined by urban density. Instead, it's tied to access, ambiance, and time flexibility. This is not a niche trend — it's a structural shift toward hybrid living patterns, which could drive future investment in amenities, transportation links, and off-season community programming in suburban hubs across the DFW MSA.



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

**Diane Hart Alexander, MBA, MHA**

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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