

#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Cities

**38.5% of DFW's large
apartments are in just three
cities**

Irving, Arlington, McKinney lead by concentration

Swipe for insights →

THE DATA

38.5%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

This concentration reflects a strategic shift in urban development toward high-density corridors within the DFW MSA.

The data reveals that nearly two-fifths of DFW's large apartment stock—defined as units with 50 or more units—is concentrated in Irving, Arlington, and McKinney. This clustering signals a shift from sprawl to intentional urban infill in established suburban hubs. These cities are not just growing—they are becoming the primary engines of apartment supply in the region.

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

<https://alex-companies.com/data/2026-10-29-dfw-msa-concentration-apartment-units-place>



Photo: Michael Barera · CC BY-SA 4.0 · Wikimedia Commons

01

Density drives value, not just supply

This concentration isn't accidental. It reflects decades of policy alignment, including zoning reforms, transportation investments, and business retention strategies. The return on investment for developers is higher in these nodes, creating a feedback loop that draws more capital and accelerates development.

02

The edge cities are outpacing the core

This shift may signal a long-term reconfiguration of the metro, where the traditional core cities are no longer the primary drivers of housing growth. Instead, the future of DFW's urban fabric lies in these well-connected, high-density suburban centers that offer both convenience and affordability relative to central city prices.



Photo: David Wilson from Oak Park, Illinois, USA · CC BY 2.0 · Wikimedia Commons

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

