Parker — #1 of 10: Share of Homes Valued $500K or More

Parker Leads DFW in $500K+ Homes

92.8% of homes valued at $500K+ — source: ALEX Intelligence, 2026

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THE DATA

92.8%

Share of Homes Valued $500K or More (2024)

Parker County leads the Dallas-Fort Worth MSA in the share of homes valued at $500,000 or more.

This figure is not just a benchmark—it signals a structural shift in where wealth is concentrating within the metro. Parker's 92.8% share reflects a sustained exodus of high-income households toward suburban enclaves with limited new supply and strong amenity infrastructure. The data, drawn from the 2024 American Community Survey 5-Year Estimates, shows that this is not a temporary spike but a long-term equilibrium.



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

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-dfw-msa-half-million-share-place-mkt

01

Wealth is migrating to infrastructure-rich suburbs

Parker County’s dominance isn’t driven by luxury branding alone—it’s a product of deliberate infrastructure investment, including high-capacity roads, expanding school districts, and proximity to major employment corridors. Unlike older, denser areas, Parker offers space, stability, and predictable growth, making it a magnet for professionals who value lifestyle continuity. This shift suggests that future housing demand in DFW will be less about central-city proximity and more about long-term livability, even at a premium.

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02

The $500K threshold is becoming the new baseline

With 92.8% of homes in Parker priced at $500K or more, the median price is no longer a meaningful metric—it's a ceiling. This indicates that the DFW MSA is bifurcating into two distinct markets: one where homes are priced for long-term capital appreciation and another where affordability is increasingly constrained.

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