Dallas-Fort Worth — #1 of 10: Year-Over-Year Change in Households Moving In

DFW’s in-migration dropped 6.5% YoY

New data reveals a sharp slowdown in household inflows

Swipe for insights →

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

THE DATA

6.5%

Year-Over-Year Change in Households Moving In (2023)

This marks the first year-over-year decline in in-migration to the Dallas-Fort Worth MSA since 2021-22, according to the latest IRS data.

The 6.5% decline signals a structural shift in population movement patterns. While DFW remains a magnet for relocation, the pace of growth is slowing, likely due to affordability pressures, rising interest rates, and shifting preferences toward more balanced living environments. This is not a temporary dip but a measurable inflection in the region's growth trajectory.

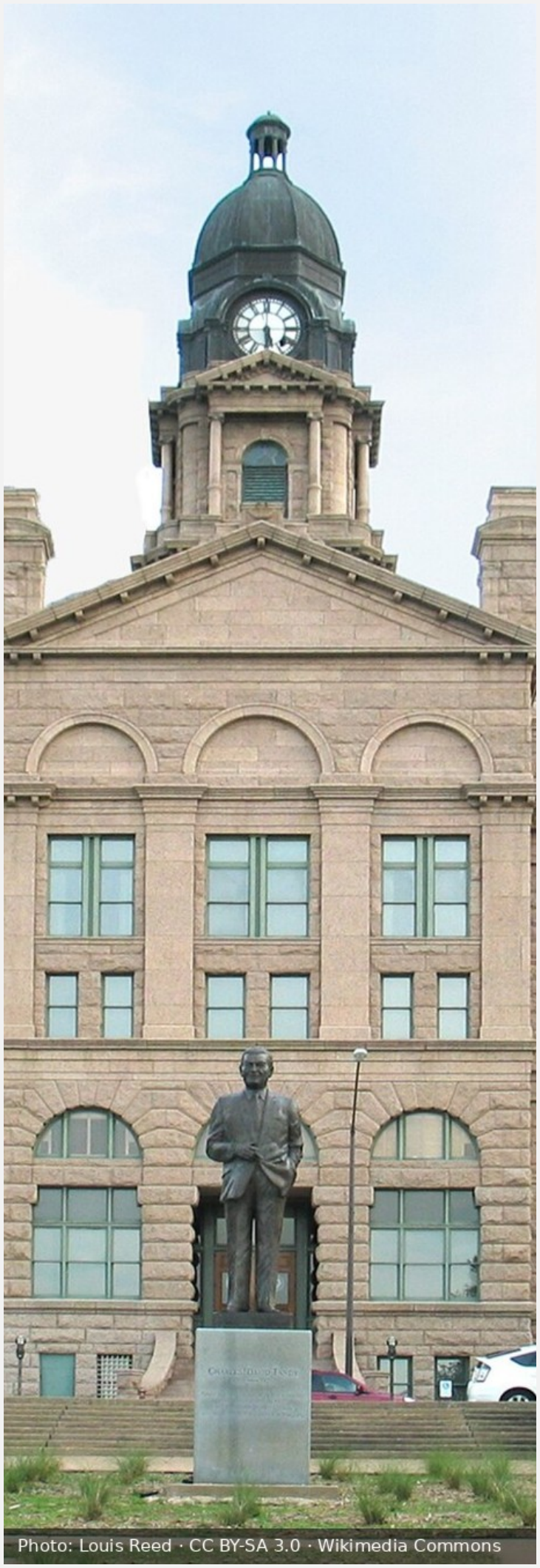


Photo: Louis Reed · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-dfw-msa-mig-trend-in-total

01

Growth fatigue is reshaping DFW's market dynamics

For investors and developers, the implication is clear: growth is no longer automatic. Future success will depend on quality, retention, and adaptability—not just scale.

Photo: DerekAyala27 · CC BY 4.0 · Wikimedia Commons



Photo: QuesterMark · CC BY-SA 2.0 · Wikimedia Commons

02

Migration patterns are becoming more selective

The takeaway is that location is no longer a proxy for opportunity. In the new era, it’s about alignment—whether it’s with job markets, school quality, or community identity.

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

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy