Addison — #1 of 10: Share of Homes in 50-Unit Buildings or Larger



Addison leads DFW in large apartment share

46.3% of homes in 50+ unit buildings — source: ALEX Intelligence, 2026

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THE DATA

46.3%

Share of Homes in 50-Unit Buildings or Larger (2024)

Addison has the highest concentration of large apartment buildings in the Dallas-Fort Worth MSA.

This figure reflects a structural shift toward high-density urban living, even in suburban markets traditionally seen as single-family dominated. Addison's skyline, shaped by mid-rise and high-rise apartment complexes, is redefining what suburban development looks like in the region.



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

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-dfw-msa-apartment-share-place-mkt

01

Density as a new suburban differentiator

Addison’s 46.3% share signals that suburban appeal is no longer defined by detached homes alone. The rise of large-scale apartment stock indicates a shift in demand toward walkable, amenity-rich communities with on-site services, aligning with younger professionals and remote workers who prioritize convenience over space.

This density trend is not a sign of oversupply, but of strategic land use. The city has prioritized mixed-use zoning and transit-oriented development, enabling high-density housing without sacrificing livability.

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02

The quiet suburbanization of urban living

It reveals a new model: suburban towns becoming urbanized not through city expansion, but through targeted, high-intensity development in specific zones.

This trend may be accelerating as older suburban markets face infill constraints. Addison's model offers a blueprint for other DFW communities seeking to attract talent and investment without expanding city limits.

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

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