

Fort Worth, Texas: 2026 City Guide, Real Estate Market, Culture & Tarrant County Hub

Fort Worth passed the one-million-resident mark and reached an estimated **1,028,117 people** in 2025. It added **19,512 residents in one year** - the second-largest numeric increase of any U.S. city in the latest Census Bureau estimates and the largest numeric gain among North Texas' major cities. This hub guide connects that growth story to housing, neighborhoods, Tarrant County, history, culture, transportation, development, tourism and the practical decisions buyers, sellers, agents and brokers face across western DFW.

[Explore Fort Worth Real Estate](#)[Explore Tarrant County](#)[Download Printable PDF](#)

Research update: September 29, 2026 • September 2026 closed-sales figures are not treated as final before month-end.

1,028,117

Fort Worth
population estimate,
July 1, 2025

19,512

Residents added
July 2024-July 2025

7,063

Reviewed Fort
Worth transactions,
January-August
2026

2,248,466

Tarrant County
population estimate,
July 1, 2025

NAVIGATE THE HUB

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A MILLION-PLUS CITY STILL GROWING FAST

Fort Worth's Growth Story Is About Scale, Not Just Percentage

Fast-growing suburbs often dominate percentage-growth rankings, but Fort Worth's significance is different: it is already a million-plus city and is still adding residents at a pace few large U.S. cities match. The Census Bureau's Vintage 2025 estimates show Fort Worth added **19,512 residents from July 2024 to July 2025**, reaching **1,028,117**. Only Charlotte added more people numerically during that period.

11.9% growth since the 2020 estimate base

Fort Worth's Census estimate base was 918,892 in April 2020. By July 2025 the estimate had crossed 1.028 million.

Growth is geographically uneven

North and far-north Fort Worth continue to absorb major residential and industrial growth, while the central city is adding density through redevelopment, mixed use and institutional investment.

Infrastructure is now the central issue

Roads, water, drainage, parks, public safety, transit and flood protection are increasingly inseparable from the housing conversation.

Real-estate takeaway: "Fort Worth market" is too broad for most client decisions. A one-million-person city spans first-time-buyer neighborhoods, historic districts, luxury enclaves, master-planned suburbs, infill, acreage-edge markets and transit-oriented redevelopment.

Sources: **U.S. Census Bureau Vintage 2025 city estimates; Fort Worth QuickFacts.**

REGIONAL HUB

Fort Worth as the Hub of Tarrant County

Tarrant County reached an estimated **2,248,466 residents** in 2025. Fort Worth is the county's largest city and economic anchor, but the county functions as a network of distinct housing and employment markets stretching from Arlington and the Mid-Cities to Southlake, Keller, Mansfield, Grapevine, North Richland Hills, Benbrook and fast-growing northern corridors.

Central & West Fort Worth

Downtown, Near Southside, Cultural District, TCU/Westcliff, Ridglea, Westover-area markets, Benbrook and west-side neighborhoods combine established housing with infill and urban amenities.

North & Northeast Tarrant

Keller, Southlake, Grapevine, Colleyville, North Richland Hills, Hurst, Euless, Bedford and north Fort Worth create a dense web of school districts, employment centers, DFW Airport access and varied price tiers.

South & Southeast Tarrant

Mansfield, Crowley, Everman, Forest Hill, Kennedale and southern Fort Worth mix newer subdivisions, industrial/logistics growth and established neighborhoods.

Arlington & Entertainment District

Arlington is its own major city within the county, anchored by entertainment, sports, higher education and central DFW access between Fort Worth and Dallas.

Northwest corridor

Haslet, Saginaw, Lake Worth, Azle-area access and far-north Fort Worth connect to AllianceTexas, logistics, aviation and rapidly expanding residential corridors.

Mid-Cities rail corridor

TEXRail and TRE link Fort Worth to North Richland Hills, Grapevine, Hurst, CentrePort/DFW Airport and Dallas, making transit proximity a meaningful location factor for some households.

Source: **U.S. Census Bureau QuickFacts - Tarrant County.**

HISTORY

From Trinity River Frontier Post to "Cowtown"

Fort Worth's identity grew from military frontier, cattle trail, railroad, livestock market, oil economy, aviation and defense manufacturing. That layering still shapes neighborhoods, tourism, architecture and the city's "Modern West" identity.

1849: A U.S. Army outpost was established on the Trinity River and named for Major General William Jenkins Worth.

1873: With about 500 residents, Fort Worth incorporated and elected its first mayor.

Chisholm Trail era: Cattle drives moved through town toward Kansas railheads, helping create the commercial energy - and notoriety - of "Hell's Half Acre."

Railroad era: Rail transformed Fort Worth from a trail stop into a cattle-shipping center and major regional trading point.

Stockyards era: The livestock and meatpacking complex became one of the country's major markets; the Stockyards peaked in 1944, processing more than five million cattle.

Modern Fort Worth: Aviation, defense, healthcare, logistics, higher education, energy, finance and advanced manufacturing now sit alongside western heritage and tourism.

Sources: **City of Fort Worth history**; **Historic Stockyards district**.

CULTURE & VISITOR ESSENTIALS

Why Fort Worth Feels Different From the Rest of DFW

Stockyards National Historic District

Western heritage remains a living visitor economy: the twice-daily cattle drive, historic Exchange Avenue, Mule Alley, Billy Bob's Texas and preserved livestock architecture.

Cultural District

Fort Worth's museum district includes internationally recognized art institutions, the Botanic Garden and nearby Will Rogers Memorial Center.

Downtown & Sundance Square

Downtown combines offices, hotels, restaurants, performing arts and convention activity around a walkable central core.

Near Southside

Hospital systems, independent businesses, Magnolia Avenue, South Main and urban housing make the Medical District one of Fort Worth's most dynamic mixed-use areas.

TCU & Zoo corridor

University activity, established neighborhoods, the Fort Worth Zoo and river/trail access create a distinct south-central Fort Worth submarket.

Alliance / Far North

Large-scale logistics, aviation, industrial employment, newer housing and highway infrastructure define a fast-changing northern growth zone.

Visitor resources: [Visit Fort Worth Visitor Guide](#); [Fort Worth districts and neighborhoods](#).

POPULATION & HOUSEHOLDS

Fort Worth Demographic Snapshot

Measure	Latest cited figure	Why it matters
Population estimate	1,028,117 (July 1, 2025)	Fort Worth is now a million-plus city.
2020 Census population	918,915	Shows the magnitude of post-2020 growth.
2020-2025 estimate change	11.9%	Strong growth for a city of this scale.
Persons under 18	26.4%	Family housing, schools and parks remain major planning issues.
Tarrant County population	2,248,466	Provides context for the broader hub market.

Sources: [Fort Worth QuickFacts](#); [Tarrant County QuickFacts](#).

HOUSING MARKET

Fort Worth Real Estate Market: 2026

Fort Worth remains one of DFW's broadest housing markets. The reviewed city-level monthly series shows a 2026 median sale-price band generally in the mid-\$300,000s, but that citywide number masks enormous variation by school district, age, lot size, location, renovation level and housing type.

Latest completed month reviewed: August 2026 recorded approximately **863 transactions**, a **\$335,000 median sale price**, a **\$397,725 average sale price** and approximately **32 days on market** in the reviewed city-level market series.

Stable median, shifting mix

Fort Worth's reviewed monthly median has largely held in the mid-\$330Ks to mid-\$340Ks during 2026, even while monthly volume and average price moved more substantially.

One city, many price ladders

North Fort Worth new construction, historic central neighborhoods, luxury west-side markets, starter-home areas and townhome/condo submarkets should not be analyzed together for pricing.

Buyer leverage varies locally

Some subdivisions compete against fresh builder inventory while established central neighborhoods may have little direct new-construction competition.

Texas non-disclosure still matters

Complete sale-price data is not available through ordinary public deed records. Client-facing CMAs should use current MLS data with precise geographic and property-type filters.

Market-data note: Monthly city-level figures are included as a practical market pulse. The finished guide intentionally links readers to government, institutional and civic sources rather than consumer real-estate media portals. Agents and brokers should verify the figures directly in NTREIS before publication.

CLOSED-SALES PULSE

Fort Worth Homes Sold in 2026

September 2026 is still in progress as of this guide's update, so August is the latest completed month. The reviewed monthly series totals approximately **7,063 transactions from January through August 2026**.

Month 2026	Closed transactions	Median sale price	Average sale price	Reported DOM
January	490	\$334,520	\$403,375	45
February	651	\$344,990	\$411,136	51
March	955	\$338,500	\$385,810	36
April	943	\$343,000	\$411,145	26

Month 2026	Closed transactions	Median sale price	Average sale price	Reported DOM
May	1,045	\$344,000	\$392,061	27
June	1,090	\$344,945	\$408,511	28
July	1,026	\$339,250	\$393,693	31
August	863	\$335,000	\$397,725	32
Jan-Aug total	7,063	Do not average monthly medians to create a YTD median.		

For agents: Fort Worth city limits cross multiple school districts and large geographic sectors. A citywide transaction count is useful for context, not for pricing a specific home. Re-run the market with exact map boundaries, housing type and new-construction filters.

SUBMARKETS MATTER

How Fort Worth's Housing Markets Differ

Far North / Alliance

Newer subdivisions, builder competition, logistics employment and road construction. Compare resale directly with quick-move-in builder inventory.

Northwest / Marine Creek

Mix of newer and established subdivisions with growing road, school and retail infrastructure.

West Fort Worth

Ridglea, Camp Bowie, Clearfork-adjacent and surrounding established neighborhoods span mid-market to luxury price tiers.

TCU / Westcliff

Established single-family housing, university influence, renovation premiums and rental/investor demand require block-level comp discipline.

Near Southside / Medical District

Urban infill, townhomes, apartments, historic housing and hospital employment create a mixed-use, walkability-oriented market.

East & Southeast Fort Worth

Established neighborhoods, affordability-focused housing, industrial access and major public-investment initiatives can produce very different micro-markets.

Southwest / Chisholm Trail

Newer master-planned growth, toll-road access and large-scale residential construction compete with established southwest Fort Worth neighborhoods.

Stockyards / Northside

Historic preservation, tourism, form-based zoning and future transit-oriented redevelopment make land-use context especially important.

Downtown / Panther Island

Condos, apartments, hotels, institutional investment and future flood-control infrastructure make this a development-driven rather than conventional suburban market.

BUYER & RELOCATION DUE DILIGENCE

What Fort Worth Buyers Should Verify

- **Exact city and school district:** a Fort Worth mailing address can fall in Fort Worth ISD, Northwest ISD, Keller ISD, Eagle Mountain-Saginaw ISD, Crowley ISD and others.
- **Builder competition:** in growth corridors, compare resale homes to nearby new construction and financing incentives.
- **Floodplain / Trinity River context:** review FEMA maps, drainage, surveys and current Panther Island/ Central City plans where relevant.
- **Property taxes:** use property-specific taxable value, exemptions and all overlapping jurisdictions.
- **Transportation projects:** road widening, interchange work, rail extensions and major capital projects can change commute and access conditions.
- **Historic or design overlays:** Stockyards, historic districts and urban-design zones may have development or exterior-change requirements.
- **Airport and industrial influence:** north/northeast buyers should understand Alliance, Meacham, DFW and major logistics corridors.
- **Real commute testing:** I-35W, I-30, Loop 820, SH 121/183 and Chisholm Trail Parkway behave differently by time of day.

SELLER & LISTING STRATEGY

How Fort Worth Sellers Can Stand Out

Market the micro-location

"Fort Worth" is not enough. Explain the district, commute pattern, trail access, school boundary, nearby employment and lifestyle context.

Compete with the right inventory

A north Fort Worth resale may need to compete against builders; a central-city home may need to compete on renovation quality and walkability instead.

Use media to explain scale

Aerials, floor plans and video are particularly valuable for large lots, pools, acreage-edge properties, historic layouts and homes near major amenities.

DFW Pics listing-media opportunity: Fort Worth's diverse housing stock benefits from tailored media rather than a one-size-fits-all shoot. Visit [DFW Pics](#) or view [real-estate photography pricing, packages & media kits](#).

OWNERSHIP COST

Fort Worth Property Taxes: 2026-27

On September 15, 2026, Fort Worth City Council adopted a **\$0.70565 per \$100 valuation** municipal property-tax rate for FY 2027. That compares with **\$0.67000** for 2025-26. The 2026 tax-year rate is divided into **\$0.55815** maintenance and operations and **\$0.14750** debt service.

Buyer budgeting: the City rate is only one component. Fort Worth properties can fall in different school districts and, in some locations, other special taxing entities. Estimate the full bill using the exact parcel and current exemptions.

Sources: [City of Fort Worth Property Tax](#); [Tarrant County Tax Office](#); [Tarrant Appraisal District](#).

MAJOR DEVELOPMENT

Projects Reshaping Fort Worth

Opened August 2026

Texas A&M-Fort Worth / Switchyard Innovation District

The Texas A&M System opened the eight-story, **228,000-square-foot Law & Education Building** downtown in August 2026 and broke ground on Research & Innovation Building-A. The new campus is intended to anchor a research, education and industry district in southeast downtown; phase two is scheduled for completion in 2029.

[Texas A&M System announcement](#)

Phase 2 design unveiled 2026

Fort Worth Convention Center Expansion

Phase 1 opened in late 2025. Phase 2 design work was unveiled in February 2026 as the City continues modernizing the convention campus and surrounding downtown district.

[Fort Worth Convention Center expansion](#)

Historic district growth

Stockyards Phase II

Fort Worth has supported a second major phase of Stockyards development following the success of Mule Alley and Hotel Drover. The area is governed by a form-based code intended to balance tourism growth with preservation of western character.

[Fort Worth urban design districts](#)

Transit-oriented

Trinity Lakes & East Fort Worth

The Trinity Lakes development code encourages mixed-use and residential development around the TRE station, providing one of Tarrant County's clearest transit-oriented-development opportunities.

[Trinity Lakes development code context](#)

CENTRAL-CITY TRANSFORMATION

Panther Island: Flood Control, Land & Long-Term Development

Panther Island is unlike a conventional subdivision project. It is tied to the Central City Flood Control Project, new canal infrastructure, bridges, form-based zoning and the creation of developable urban land immediately north of Downtown.

The City's Panther Island zoning framework is designed for a dense, walkable, mixed-use neighborhood. The canal-bridge program is advancing alongside the Tarrant Regional Water District / federal flood-control work. As of August 2026, the City's Canal Bridges Phase 1 project was in final design, with bridge construction dependent on Canal C work and a currently listed completion target of spring 2029.

Real-estate relevance: Panther Island's long horizon means nearby values and development expectations should be based on actual infrastructure milestones and entitlements, not only conceptual renderings.

Sources: **Panther Island design district; Panther Island Canal Bridges Phase 1.**

REGIONAL MOBILITY

Transit, Roads & Airports

TEXRail

The 27-mile commuter rail connects Downtown Fort Worth with Northside, North Richland Hills, Grapevine and DFW Airport Terminal B.

TRE

Trinity Railway Express links Fort Worth and Dallas, with Tarrant County stations including Fort Worth, Trinity Lakes, Bell and CentrePort.

TEXRail Medical District extension

A 2.1-mile extension from T&P Station to a new Near Southside / Medical District station is advancing. Trinity Metro announced in September 2026 that property agreements were completed and groundbreaking is planned for October 29, 2026.

DFW International Airport

DFW Airport remains one of the world's busiest global hubs and is accessible from Fort Worth by road, TEXRail and TRE/TRE LINK connections.

Alliance aviation & logistics

North Fort Worth's Alliance corridor combines aviation, logistics, industrial development and major highway access, shaping both jobs and residential demand.

Major road investment

Fort Worth's capital program includes road widening, interchange work, bridges, shared-use paths and growth-corridor projects across the city.

Sources: Trinity Metro rail stations; TEXRail Medical District extension update; DFW Airport traffic statistics; Fort Worth capital projects.

PUBLIC INVESTMENT

The \$845 Million 2026 Fort Worth Bond Program

Fort Worth voters approved all six propositions in the May 2, 2026 bond election. The package totals **\$845 million** and is intended to support growth, infrastructure and public services without requiring an increase in the City property-tax rate specifically because of the bond program.

Proposition	Purpose	Amount
A	Streets & mobility infrastructure	\$511.48 million
B	Parks, recreation & open space	\$185.14 million
C	Public libraries	\$14.59 million
D	Affordable housing	\$10.00 million
E	Police, fire & emergency communications facilities	\$63.92 million
F	Animal care & shelter improvements	\$59.87 million

City of Fort Worth 2026 Bond Program.

2027 OUTLOOK

What to Watch in Fort Worth Real Estate Next Year

Fort Worth-specific results will depend on mortgage rates, job growth, new-home deliveries and the pace of major infrastructure projects. At the statewide level, the Texas Real Estate Research Center's September 2026 forecast through summer 2027 anticipates about **2.5% growth in Texas single-family sales**, roughly **1.8% statewide**

median-price growth, approximately **149,000 single-family permits** in 2027 and a roughly **6%-7%** 30-year fixed mortgage-rate range around August 2027. Those are statewide assumptions, not a Fort Worth price prediction.

Fort Worth's own long-term planning is also shifting: the City is developing a new **2050 Comprehensive Plan** intended to guide land use, neighborhoods, mobility, economic opportunity and infrastructure as the city continues to grow.

Central city

Watch Texas A&M-Fort Worth, Convention Center modernization, Panther Island and transit-oriented projects for new urban demand.

North Fort Worth

Builder supply, Alliance employment and road capacity remain the dominant variables.

Tarrant County

Households will continue comparing Fort Worth to neighboring cities based on school district, tax burden, commute, lot size and new-construction availability.

Sources: **Texas Real Estate Research Center** forecast; **Fort Worth 2050 Comprehensive Plan**.

EDUCATION & WORKFORCE

School Districts, Colleges & the Workforce Ecosystem

Fort Worth is served by multiple public school districts and a large higher-education network. For real estate, school-district boundaries must be checked by address rather than inferred from city name.

Fort Worth ISD

The central-city district serves a large share of Fort Worth but not the entire city. Buyers should use official attendance-zone tools.

Suburban districts inside Fort Worth

Northwest, Keller, Eagle Mountain-Saginaw, Crowley, HEB and other districts serve portions of Fort Worth or the broader Tarrant County market.

Higher education

TCU, Texas Wesleyan, Tarrant County College, UNT Health and Texas A&M-Fort Worth contribute to employment, research, healthcare and neighborhood demand.

Fair-housing best practice: provide objective school resources and exact boundary tools; avoid subjective neighborhood or school characterizations that could steer buyers.

OUTDOOR FORT WORTH

Parks, Trinity Trails, Zoo & Open Space

Fort Worth's identity is not only urban. Trinity Trails connect major parks, neighborhoods and cultural destinations along the river system. The 2026 bond allocates more than **\$185 million** to parks, recreation and open space, including improvements at metropolitan parks, community facilities, the Botanic Garden, Water Gardens and Zoo-related destinations.

Trinity Trails

Multi-use trails form a central recreational spine through Fort Worth and increasingly connect into regional trail systems.

Fort Worth Zoo & Botanic Garden

Two of the city's most recognizable visitor and family destinations sit near central neighborhoods and the Trinity River corridor.

Open-space investment

The 2026 bond includes funding for park upgrades, aquatic facilities and open-space acquisition as growth continues.

BOOKMARK THESE

Fort Worth & Tarrant County Official Resource Directory

City of Fort Worth

City services, meetings and departments

Fort Worth Development Services

Zoning, permits, plats and development

Fort Worth Capital Projects

Search current infrastructure projects

Fort Worth 2050 Plan

Long-range growth planning

Tarrant County

County government and services

Tarrant Appraisal District

Property appraisal records

Tarrant County Tax Office

Property-tax information

Visit Fort Worth

Visitor, culture and events guide

Trinity Metro

TEXRail, TRE, buses and on-demand transit

DFW International Airport

Flights, airport access and statistics

Texas A&M-Fort Worth

Downtown academic and innovation campus

Texas Real Estate Research Center

University housing and economic research

Texas Comptroller

Property-tax guidance

Texas Education Agency

School accountability resources

Federal Reserve Bank of Dallas

Texas economy and employment outlook

Power to Choose

Texas electricity-plan comparison

Major Tarrant County City Links

Arlington

Official city website

Grapevine

Official city website

Southlake

Official city website

Keller

Official city website

North Richland Hills

Official city website

Hurst

Official city website

Euless

Official city website

Bedford

Official city website

Mansfield

Official city website

Benbrook

Official city website

Saginaw

Official city website

Haslet

Official city website

FREQUENTLY ASKED QUESTIONS

Fort Worth & Tarrant County FAQ

How many people live in Fort Worth?

The U.S. Census Bureau estimated Fort Worth's population at 1,028,117 on July 1, 2025.

How fast did Fort Worth grow in 2025?

Fort Worth added 19,512 residents from July 2024 to July 2025, the second-largest numeric increase among U.S. cities in the Census Bureau's Vintage 2025 estimates and the largest numeric gain among North Texas' major cities.

How large is Tarrant County?

The U.S. Census Bureau estimated Tarrant County at 2,248,466 residents on July 1, 2025.

How many Fort Worth home transactions were reported in 2026?

The city-level monthly market series reviewed for this guide totals approximately 7,063 transactions from January through August 2026. Agents should refresh live NTREIS figures before client publication.

What was Fort Worth's latest completed-month real-estate snapshot?

August 2026 is the latest completed month reviewed: approximately 863 transactions, a \$335,000 median sale price, a \$397,725 average sale price and about 32 days on market.

How many Fort Worth homes sold this month?

September 2026 is still in progress as of this guide's September 29 update, so a final September closed-sale count is not presented. August is used as the latest completed month.

What is the Fort Worth property-tax rate for 2026?

Fort Worth City Council adopted a 2026 tax-year / FY 2027 municipal rate of \$0.70565 per \$100 of taxable value. The total property tax bill also includes other taxing jurisdictions.

What are the biggest Fort Worth development projects to watch?

Major projects include Texas A&M-Fort Worth and the Switchyard Innovation District, Panther Island/Central City infrastructure, the Fort Worth Convention Center expansion, Stockyards development, transit-oriented growth at Trinity Lakes and continued Alliance-area expansion.

What is Panther Island?

Panther Island is a central Fort Worth redevelopment and flood-control area north of Downtown. Its long-term plan combines new flood infrastructure, canals, bridges and form-based zoning intended to support a dense mixed-use district.

How much did Fort Worth voters approve in the 2026 bond election?

Voters approved all six propositions totaling \$845 million, including \$511.48 million for streets and mobility and \$185.14 million for parks, recreation and open space.

Is TEXRail expanding?

Yes. Trinity Metro is advancing a 2.1-mile extension from Fort Worth T&P Station to a new Near Southside / Medical District station. In September 2026 Trinity Metro announced property agreements and said groundbreaking is planned for October 29, 2026.

What is Texas A&M building in Fort Worth?

Texas A&M-Fort Worth opened its 228,000-square-foot Law & Education Building in August 2026 and began work on Research & Innovation Building-A, the next phase of the downtown Switchyard Innovation District.

Which school district serves Fort Worth?

There is no single answer. Fort Worth city limits include multiple school districts. Buyers should verify the exact property address with the relevant district rather than assuming Fort Worth ISD.

What Fort Worth areas are best for new construction?

New construction is most concentrated in outer growth sectors such as far north, northwest, southwest and parts of southeast Fort Worth. The right area depends on price, school district, commute, builder supply and infrastructure timing rather than a single citywide ranking.

Where should visitors start in Fort Worth?

First-time visitors often combine the Stockyards National Historic District, Downtown/Sundance Square, the Cultural District, Near Southside, the Fort Worth Zoo and Trinity River destinations.

How should buyers compare Fort Worth with other Tarrant County cities?

Compare the exact school district, total tax burden, housing age and lot size, new-construction supply, commute, transit access, municipal services and neighborhood amenities. Tarrant County contains many distinct submarkets rather than one uniform housing market.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Fort Worth and Tarrant County

DFW Pics provides professional real-estate photography, floor plans, Zillow 3D Home tours, walkthrough video, virtual staging and FAA Part 107 aerial media across Dallas-Fort Worth.

[Visit DFW Pics](#)

[View Media Packages & Pricing](#)

Guide disclaimer: This guide is for general informational and marketing purposes and is not legal, tax, lending, appraisal, inspection or investment advice. Market data changes frequently. September 2026 is incomplete at publication. Proposed developments, transportation projects and planning concepts can change. Verify taxes, school assignments, zoning, floodplain, utility service, HOA terms and municipal projects for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.
