

Southlake, Texas: 2026 City Guide, Luxury Real Estate Market & Relocation Resource

A comprehensive guide for home buyers, sellers, real estate agents, brokers, investors and North Texas visitors covering Southlake housing activity, 2026 sales, luxury-market dynamics, property taxes, schools, development, infrastructure, parks, utilities and the coming-year outlook.

Explore Southlake Real Estate

Planned Development

Download / Print PDF

Research update: September 29, 2026 • September closed-sale data is still incomplete; August is the latest completed month used for sold-home statistics.

31,175

U.S. Census Bureau
population estimate,
July 1, 2025

\$250K+

Median household
income, 2020-2024
ACS

94.6%

Owner-occupied
housing rate,
2020-2024 ACS

\$1.375M

August 2026 median
closed price in
reviewed MLS-
derived city series

NAVIGATE THE GUIDE

Table of Contents

1. [Southlake at a Glance](#)
2. [Population & Demographics](#)
3. [2026 Real Estate Market](#)
4. [Homes Sold This Year & Latest Month](#)
5. [Luxury-Market & Listing Insight](#)
6. [Buyer & Relocation Due Diligence](#)
7. [Property Taxes & Ownership Costs](#)
8. [Development & New Construction](#)
9. [Capital Projects & Infrastructure](#)
10. [2027 Housing & Economic Outlook](#)
11. [Schools & Education](#)
12. [Parks, Trails & Recreation](#)
13. [Visitors, Town Square & DFW Access](#)
14. [Utilities & New-Resident Setup](#)
15. [Official Resource Directory](#)
16. [Southlake FAQ](#)

Southlake at a Glance

Southlake is a predominantly residential, high-income community in the Dallas-Fort Worth metroplex. It is primarily in Tarrant County, with a smaller northern portion in Denton County. The city covers 21.83 square miles of land, had 31,265 residents in the 2020 Census and has an estimated 31,175 residents as of July 1, 2025.

Housing profile

94.6% of occupied housing units were owner-occupied in the 2020-2024 ACS estimate, one of the most important facts for understanding Southlake's resale-driven market.

Income profile

The Census Bureau reports median household income at **\$250,000+**, the top-coded value published in QuickFacts for the 2020-2024 ACS period.

Education profile

74.6% of residents age 25+ held a bachelor's degree or higher, while 98.4% were high-school graduates or higher.

Real-estate context: Southlake is not a mass-production suburban market. Much of the housing discussion centers on established luxury resale, custom construction, larger homes and lots, school-boundary due diligence, renovation quality, pools/outdoor living, proximity to SH 114 and commercial nodes, and limited pockets of new residential development.

Sources: [U.S. Census Bureau QuickFacts - Southlake](#) and [City of Southlake Resident Resources](#).

PEOPLE & HOUSEHOLDS

Population, Housing & Household Characteristics

Measure	Latest cited figure	Why it matters
Population estimate	31,175 (July 1, 2025)	The estimate is 0.3% below the 2020 estimate base, illustrating Southlake's mature development pattern.
2020 Census population	31,265	Useful benchmark for long-term growth comparisons.
Households	9,229	Frames the relatively small housing base behind monthly sales counts.

Measure	Latest cited figure	Why it matters
Persons per household	3.36	Supports family-oriented housing demand analysis.
Median household income	\$250,000+	Indicates unusually high household purchasing power, although income alone does not determine affordability.
Per-capita income	\$116,135	Another measure of local economic capacity.
Owner-occupied rate	94.6%	Shows how heavily Southlake leans toward ownership rather than renting.
Median owner-occupied home value	\$1,014,500	ACS estimate, not a live 2026 MLS median sale price.
Bachelor's degree or higher	74.6%	Useful demographic context for relocation and workforce discussions.
Mean commute	25.6 minutes	Supports DFW job-access conversations.
Broadband subscription	99.0% of households	Relevant for remote and hybrid work.
2022 retail sales	\$1.366 billion	Illustrates Southlake's outsized regional retail draw relative to its residential population.

Data caution: ACS figures are survey estimates covering 2020-2024. They are not live 2026 market counts or appraisals.

Source: [U.S. Census Bureau QuickFacts](#).

HOUSING MARKET

Southlake Real Estate Market: 2026

Southlake is one of DFW's higher-priced suburban housing markets. Citywide statistics are useful context, but they can be distorted by the monthly mix of custom estates, newer luxury construction, older renovated homes, smaller-lot product and a relatively small number of transactions. Address-level pricing should therefore rely on a live CMA rather than a citywide median alone.

Latest completed month reviewed - August 2026: approximately **23 closed transactions**, a **\$1,375,000 median sale price**, a **\$1,950,540 average sale price** and a **10-day median DOM** in the reviewed MLS-derived city series. September 2026 is still in progress, so a final September sold count does not yet exist.

Luxury mix creates volatility

A few multi-million-dollar estate closings can shift the average dramatically. Median price is generally more useful than average price, but even the median can move when the mix of homes sold changes.

List-price data and sold-price data are different

As of September, publicly visible listing series show asking prices far above recent medians. That does not mean every property will close near the current median list price; luxury inventory can remain on market longer.

Texas non-disclosure matters

Texas does not provide comprehensive sale-price disclosure through deed records. MLS data, broker systems and verified comparable sales are especially important for Southlake pricing.

Marketing quality has leverage

For seven-figure listings, buyers often pre-screen online for architecture, interior finish, lot setting, pool/outdoor living, floor plan, school location and neighborhood context before requesting a showing.

Public-record context: [Texas Comptroller - Valuing Property](#). Sold-home figures above come from a publicly visible MLS-derived city trend series; this guide intentionally does not link readers to third-party real-estate media portals. Agents should verify live figures in NTREIS before publication.

CLOSED-SALES PULSE

Homes Sold in 2026: Southlake Monthly Snapshot

The reviewed city series reports **276 closed transactions from January through August 2026**. Interestingly, the same series also totals 276 transactions for January-August 2025, so year-to-date unit count is essentially flat in that dataset even though the monthly pattern and price mix differ.

Month 2026	Closed transactions	Median price	Average price	Median DOM
January	13	\$1,347,000	\$1,504,920	18

Month 2026	Closed transactions	Median price	Average price	Median DOM
February	28	\$1,326,000	\$1,603,780	17
March	35	\$1,350,000	\$1,815,310	7
April	40	\$1,525,000	\$1,773,940	8
May	50	\$1,369,250	\$1,630,070	6
June	57	\$1,515,000	\$1,784,320	12
July	30	\$1,405,000	\$1,555,130	10.5
August	23	\$1,375,000	\$1,950,540	10

September 2026 status: the month is not complete as of this guide's September 29 research date. Publishing a "September sold" total now would mix partial-month data with completed months. Use August as the latest clean monthly comparison and refresh September after month-end.

August year-over-year context

In the same MLS-derived series, August 2025 showed 42 transactions, a \$1,296,000 median price and 33.5 median days on market. August 2026 therefore had fewer transactions but a higher median price and shorter median market time. This does *not* mean every Southlake home appreciated at the same rate; sales mix is a major factor in a luxury market.

FOR SELLERS, AGENTS & BROKERS

Southlake Luxury-Market & Listing Insight

Comp selection must be narrow

Subdivision, lot size, age, architectural quality, interior renovation level, pool/outdoor living, garage capacity and school assignment can create large value differences even within a short distance.

Condition gaps are expensive

At Southlake price points, buyers can compare a fully renovated move-in-ready property against custom new construction. Deferred finishes may require larger discounts than sellers expect.

Photography has more to explain

Large homes need coherent room sequencing, accurate color, measured floor plans and exterior context. Aerial media can clarify lot orientation, setbacks, greenbelts and proximity to major roads.

DFW Pics listing-media fit: Southlake is particularly well suited to HDR interior/exterior photography, measured floor plans, FAA-certified aerials, cinematic walkthrough video, Zillow 3D Home tours and virtual staging when a vacant or transitional space needs context. [View DFW Pics media packages & pricing.](#)

FOR BUYERS & RELOCATION CLIENTS

Southlake Buyer Due Diligence Checklist

- **School assignment:** much of Southlake is associated with Carroll ISD, but buyers should verify the exact district and campus assignment for the specific address.
- **County and tax jurisdiction:** Southlake spans Tarrant and Denton counties. Confirm the appraisal district, taxing entities and exemptions for the parcel.
- **Property-specific insurance:** obtain an actual quote early. Replacement cost, roof age, claims history, pool features and square footage matter greatly on higher-value properties.
- **Foundation, drainage and grading:** North Texas soils make drainage performance, irrigation, retaining walls and structural history important inspection topics.
- **Pool and outdoor systems:** inspect pool shell, equipment, automation, heaters, outdoor kitchens and drainage; replacement costs can be substantial.
- **Renovation permits:** older luxury homes may have significant additions or remodels. Check permit records where relevant.
- **Future development:** review Active Planning & Zoning Cases, the Comprehensive Plan and nearby approved projects before assigning value to views or open land.
- **Commute testing:** SH 114 provides strong regional access, but peak traffic varies. Drive your actual route at your actual travel time.

COST OF OWNERSHIP

Property Taxes in Southlake: FY 2026 to FY 2027

Southlake's FY 2026 city property-tax rate is **\$0.295 per \$100 of taxable value**. The city also maintains a **20% homestead exemption**, the maximum municipal percentage allowed by state law. The newly adopted FY 2027 city tax rate is **\$0.29 per \$100** and takes effect with the fiscal year beginning October 1, 2026.

FY 2026

\$0.295 city rate per \$100 taxable value: \$0.240 maintenance/operations plus \$0.055 debt service.

FY 2027

\$0.290 adopted city rate per \$100 taxable value, below the city's published no-new-revenue rate.

Buyer tax warning: do not estimate future taxes from the seller's current bill alone. Purchase price, appraisal, exemptions, ceilings and taxing-jurisdiction boundaries can change the amount materially. Southlake properties may fall under Tarrant or Denton appraisal/tax systems.

Sources: [Southlake FY 2026 Budget](#), [Southlake FY 2027 Budget](#), and [Your Taxes for Your Southlake](#).

GROWTH WATCH

New Development, Residential Lots & Commercial Projects

Southlake is mature and largely developed, so growth often comes through infill, redevelopment, custom-home subdivisions and selective mixed-use/commercial projects. The city's FY 2025 Annual Development Report and FY 2025 financial report identify several projects approved or under construction that remain important to watch in 2026.

Under construction / active

Carillon Parc Residential

The city describes **79 residential lots and 3 commercial lots**. Residential lots range from approximately 5,036 to 8,335 square feet, averaging about 5,597 square feet.

Approved

1835 Shady Oaks Drive

City reporting describes a project with **19 residential lots and 4 office buildings** on approximately 21.2 acres.

Approved

Liberty Commons

Planned with **14 single-family residential lots** plus **5 office, retail and/or commercial lots** on roughly 15.1 acres.

Approved

Linmar Estates / The Oaks / The Hideaway

City reporting lists Linmar Estates with 10 single-family lots, The Oaks with 11 single-family lots, and The Hideaway with 7 single-family lots.

Under construction

Next Century Health Care Plaza

Six single-story medical office buildings totaling approximately **50,000 square feet** along E. State Highway 114.

Commercial / hospitality

Dakota's Southlake & The Elmore

Dakota's Southlake is described as a restaurant/event/retail development; The Elmore involves rebranding and improvements to the former Cambria/Southlake Hotel property.

Status matters: an approved zoning plan, an active permit and a completed project are not the same thing. Timelines, building counts and uses can change. For a property decision, check the city's current planning case, permit record and council action rather than relying on an older concept plan.

Sources: [City of Southlake Annual Development Report, FY 2025 Annual Comprehensive Financial Report](#), and [Southlake development ordinances](#).

CITY INVESTMENT

Capital Projects, Roads, Utilities & Parks

Southlake adopted a **\$36.7 million FY 2026 Capital Improvements Program**. The program allocates about \$15.6 million to mobility, \$9.9 million to water/wastewater, \$6.8 million to parks, \$3.6 million to stormwater, \$500,000 to community facilities and \$243,000 to community enhancements. The city notes that CIP adoption sets priorities and funding framework; individual construction expenditures still require project-level approvals.

Old Dragon Stadium site

The FY 2026 program includes funding to acquire approximately **14.78 acres at 2400 N. Carroll Avenue** for future park development. The city and Carroll ISD announced planning collaboration for the site's next chapter.

Core infrastructure plans

In April 2026, City Council approved updated **Water, Wastewater and Stormwater Master Plans** as part of the city's comprehensive-planning program.

Sources: [Southlake FY 2026-FY 2030 CIP](#), [City news release - FY 2026 CIP](#), and [Southlake Comprehensive Planning](#).

FORWARD VIEW

2027 Outlook: What Could Matter for Southlake Real Estate

The Texas Real Estate Research Center's September 2026 forecast through summer 2027 projects **2.5% statewide single-family sales growth** to about 354,000 homes and a **1.8% increase in the statewide median home price** to about \$341,000. It expects roughly **149,000 single-family permits** in 2027 and a **6%-7% 30-year fixed mortgage-rate range** in August 2027.

The same forecast expects Texas payroll employment to be **1.1%-1.7%** higher in August 2027 than August 2026, and says DFW premium office and industrial markets may comparatively outperform. Dallas Fed's September 18, 2026 forecast projects **1.2% Texas job growth in 2026**, with an 80% confidence band of 0.8%-1.6%.

Rates remain central

Even affluent buyers react to financing costs, especially when a seven-figure mortgage competes with cash or securities-based alternatives.

Luxury inventory can bifurcate

Turnkey, architecturally distinctive and well-located homes may behave differently from dated luxury inventory requiring major capital improvements.

New supply stays selective

Southlake's mature land pattern limits large-scale subdivision growth, so small-lot infill, custom enclaves and redevelopment remain especially relevant.

Forecast caution: statewide and metro forecasts are not Southlake price guarantees. Southlake's small transaction base, luxury mix and neighborhood-level differences can produce much larger month-to-month moves than statewide averages.

Sources: [Texas Real Estate Research Center - Forecast Through Summer 2027](#) and [Federal Reserve Bank of Dallas - September 2026 Texas Employment Forecast](#).

EDUCATION

Carroll ISD & School-Boundary Research

Southlake is predominantly served by Carroll Independent School District, but real-estate professionals should never assume district or campus assignment from the city name alone. Carroll ISD's 2026-27 enrollment information also notes feeder-pattern changes, including Carroll Elementary students moving to Eubanks Intermediate and Dawson Middle School beginning with the new plan.

Real-estate best practice: give clients the official district lookup and objective TEA resources. Avoid subjective neighborhood steering or unsupported claims about school quality. Buyers should verify boundaries immediately before contracting because attendance zones can change.

Carroll ISD enrollment
[2026-27 enrollment dashboard](#)

Carroll ISD
[District website](#)

Texas Education Agency
[Accountability resources](#)

School boundary research
[City new-resident resource page](#)

LIFESTYLE

Parks, Nature & Recreation

Southlake's park system is unusually large for a city of its population. The city's 2026 CIP describes a **1,200-acre park system**, while city tourism/master-plan materials highlight Bob Jones Nature Center and Preserve, Bicentennial Park, Town Square parks, trails, athletic fields and community facilities.

Bob Jones Nature Center & Preserve

A signature nature destination offering trails, environmental education and access to preserved open space in north Southlake.

Bicentennial Park

Major community park with recreation, athletic and gathering uses near central Southlake.

The Marq / Champions Club

City recreation and wellness facilities that add indoor fitness, aquatics, programs and event amenities to the park network.

Sources: [Southlake Parks, Recreation & Open Space](#) and [Visit Southlake - Explore](#).

VISITORS & RELOCATION SCOUTING

Southlake Town Square, Events & DFW Access

Southlake functions both as a residential community and a regional shopping/dining destination. The city tourism office highlights more than 100 dining options and a concentrated walkable retail/civic district in Southlake Town Square. For relocation visits, Town Square is a useful central base for seeing the city's civic core, shopping, restaurants and nearby neighborhoods.

Signature events

Annual and recurring events include Art in the Square, Stars & Stripes, Celebrate Southlake, Southlake Spring Festival, Hispanic Heritage Celebration and MasterWorks concerts.

Regional access

Southlake is close to Dallas Fort Worth International Airport and has quick access to SH 114, connecting the city with Grapevine, Las Colinas, Dallas and Fort Worth employment centers.

Sources: [Visit Southlake](#), [City of Southlake events](#), and [Official Southlake Visitors Guide](#).

MOVING LOGISTICS

Utilities & New-Resident Setup

Southlake Water Utilities handles billing for residential water, sewer, trash and recycling. New residential accounts currently carry a **\$75 deposit and \$15 service fee** according to the city utility page. Trash and recycling collection is performed by Community Waste Disposal (CWD), while billing is tied to the residential water account.

Southlake Water Utilities

[Start/stop service, billing and rates](#)

Trash & recycling

[Collection schedules and services](#)

New resident information

[City setup checklist](#)

Texas electricity choice

[Public Utility Commission comparison portal](#)

BOOKMARK THESE

Official & Institutional Southlake / DFW Resource Directory

City of Southlake

[City services, agendas, permits and planning](#)

Active Planning & Zoning Cases

[Current cases and development review](#)

Southlake Comprehensive Planning

[Master plans and 2026 updates](#)

Annual Development Report

[Quarterly and annual development activity](#)

Southlake CIP[Infrastructure investment plan](#)**U.S. Census Bureau**[Southlake QuickFacts](#)**Tarrant Appraisal District**[Tarrant County appraisal records](#)**Denton Central Appraisal District**[Denton County appraisal records](#)**Texas Property Tax Portal**[Texas Comptroller property-tax guidance](#)**Carroll ISD**[District information and enrollment](#)**Texas Education Agency**[School data and accountability](#)**Texas Real Estate Research Center**[Public university real-estate research](#)**Federal Reserve Bank of Dallas**[Texas economy, jobs and outlook](#)**NCTCOG**[Regional planning and transportation](#)**TxDOT**[Road projects and traffic information](#)**DFW Airport**[Flights, parking and airport information](#)**Visit Southlake**[Visitors guide, dining, events and hotels](#)**Southlake Water Utilities**[Residential utility setup](#)**FREQUENTLY ASKED QUESTIONS****Southlake, Texas FAQ****How many people live in Southlake, Texas?**

The U.S. Census Bureau's July 1, 2025 estimate is 31,175 residents. The 2020 Census counted 31,265 residents.

What is the median household income in Southlake?

The Census Bureau publishes Southlake's 2020-2024 ACS median household income as \$250,000+, its top-coded QuickFacts value.

Is Southlake mostly homeowners or renters?

Southlake is heavily owner-occupied. The 2020-2024 ACS estimate reports a 94.6% owner-occupied housing rate.

What is the latest completed Southlake home-sales month in 2026?

August 2026 is the latest completed month used in this guide. The reviewed MLS-derived city series reports about 23 closed transactions, a \$1,375,000 median price, a \$1,950,540 average price and 10 median days on market.

How many Southlake homes sold from January through August 2026?

The reviewed city series totals 276 transactions from January through August 2026. The same series also totals 276 for January-August 2025. Agents should refresh live NTREIS data before publishing market statistics.

How many Southlake homes sold in September 2026?

September 2026 is still in progress as of this guide's September 29 research date, so a final monthly sold count is not yet available. August is used as the latest completed month.

What is Southlake's property-tax rate?

The city's FY 2026 rate is \$0.295 per \$100 of taxable value. Southlake has adopted a \$0.29 rate for FY 2027, which begins October 1, 2026. Other taxing entities also contribute to the total property-tax bill.

Does Southlake have a homestead exemption?

Yes. The city maintains a 20% homestead exemption, the maximum municipal percentage allowed by Texas law.

What new residential developments should buyers watch?

Projects identified in city development reporting include Carillon Parc Residential, 1835 Shady Oaks Drive, Liberty Commons, Linmar Estates, The Oaks and The Hideaway, among others. Project status and plans should be verified with the city before a property decision.

What major public projects are underway or planned?

Southlake adopted a \$36.7 million FY 2026 Capital Improvements Program covering mobility, utilities, parks, stormwater and facilities. The city also funded acquisition of the former Old Dragon Stadium property for future park development.

What does the 2027 housing outlook suggest?

Texas A&M's Texas Real Estate Research Center forecasts modest statewide single-family sales and price growth through summer 2027 and a 30-year fixed mortgage-rate range of roughly 6% to 7% in August 2027. These are statewide assumptions, not a Southlake-specific price forecast.

Which school district serves Southlake?

Southlake is predominantly served by Carroll ISD, but buyers should verify the exact district and campus assignment for the property address before making a decision.

Is Southlake in Tarrant County or Denton County?

Southlake is primarily in Tarrant County, with a smaller northern portion in Denton County. Property-tax and appraisal research should therefore begin with the parcel's actual county.

Where can I check future zoning near a Southlake property?

Use the City of Southlake Active Planning & Zoning Cases page, Annual Development Report, Comprehensive Planning pages, City Council agendas and online permit resources.

Why are Southlake sold prices difficult to verify from public records?

Texas is a non-disclosure state for real-estate sale prices. Public appraisal records are useful for ownership and assessed-value context, but they are not a complete substitute for verified MLS comparable sales.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media for Southlake and the entire DFW metroplex

DFW Pics provides professional HDR photography, floor plans, Zillow 3D Home tours, Matterport, cinematic video, social reels, virtual staging and FAA Part 107 aerial media for North Texas real-estate professionals.

[Visit DFW Pics](#)

[View Media Packages & Pricing](#)

Guide disclaimer: This page is for general informational and marketing purposes and is not legal, tax, lending, appraisal, inspection, insurance or investment advice. Real-estate data changes frequently and Texas is a non-disclosure state. Proposed developments can change or fail to proceed. School boundaries, tax rates, utilities, zoning, flood conditions, permits and municipal projects should be independently verified for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.
