DFW PICS • ADDISON CITY GUIDE

Addison, Texas: 2026 City Guide, Real Estate Market, Silver Line, Airport, Dining & Development

Addison is only **4.4 square miles**, but it operates at a scale far larger than its estimated **17,195 residents**. The town has **180+ restaurants, 22 hotels, more than 12 million square feet of office space**, a major general-aviation airport, dense apartment and townhome districts, Addison Circle, Vitruvian Park, nationally known events, and a newly operating DART Silver Line station.

Explore Addison Real Estate | See Addison Junction & Development | Download Printable PDF

Research update: October 14, 2026 • September is the latest completed housing-market month. Exact YTD closed-sale totals should be verified in NTREIS before client publication.

17,195	**$457,500**	**27**	**$0.598100**
U.S. Census Bureau population estimate, July 1, 2025	Realtor.com median sold price, September 2026	Redfin homes sold in September 2026	FY 2027 City tax rate per $100 valuation

NAVIGATE THE GUIDE

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Print or share: Download the print-friendly Addison City Guide PDF.

CITY SNAPSHOT

Addison at a Glance

Addison's population has grown only modestly since 2020, but population alone understates the town's economic footprint. Office workers, hotel guests, restaurant visitors, event crowds and airport users make Addison a much busier place than its resident count suggests.

Measure	Latest cited figure	Why it matters
Population estimate	17,195 (July 1, 2025)	Up only 0.6% from the April 2020 estimate base.
2020 Census population	16,661	Shows Addison is a mature, compact town rather than a rapid-growth suburb.
Land area	4.4 square miles	Density and redevelopment matter more than outward expansion.
Restaurants	180+	

Measure	Latest cited figure	Why it matters
		The Town markets Addison as having more restaurants per capita than any U.S. city.
Hotels	22	Hospitality is a major part of the local economy.
Office space	12+ million square feet	Addison is a significant employment center despite its small population.
Persons under 18	8.1%	Much lower child share than a conventional family-oriented suburb.
Language other than English at home	31.4%	Reflects a diverse resident base.
Park/open space	113 acres	A significant amount of public green space for a 4.4-square-mile town.

Sources: **U.S. Census Bureau QuickFacts - Addison**; **Town of Addison - About Addison**; **Addison Parks**.

A TINY MUNICIPALITY WITH URBAN ECONOMICS

Why Addison Behaves More Like a Small Urban District Than a Suburb

Addison has a relatively small permanent population but a very large inventory of apartments, office space, hotels, restaurants and entertainment. That mix creates housing demand from renters, corporate transferees, downsizers and professionals who value proximity over lot size.

Apartment-heavy housing

Addison's planning documents identify thousands of multifamily units, particularly in Addison Circle and Vitruvian Park.

Owner-occupied housing is strategically scarce

The Town has actively studied ways to increase owner-occupied housing because land economics favor multifamily and commercial development.

Daily activity exceeds resident scale

Restaurants, offices, hotels, events and the airport create a much larger daytime/evening economy than a 17,000-person population would suggest.

Real-estate implication: buyers choosing Addison often prioritize walkability, commute, dining, parks and low-maintenance housing over large lots. That makes townhomes, condos and mixed-use residential more important here than in most neighboring suburbs.

Owner-occupied housing study • Addison Planning & Zoning

RAILROAD, COMMERCE & REINVENTION

From Peters Colony to Addison

1846: Preston Witt builds a home along White Rock Creek in what was then part of Peters Colony.

1888: The Cotton Belt railroad reaches the area, helping establish a local commercial center.

1904: The community begins using the name Addison.

1953: Addison formally incorporates.

1982: A new charter establishes the Town of Addison and its modern council-manager government.

1990s: Addison Circle is conceived as a high-density mixed-use neighborhood designed to give Addison a stronger sense of place.

2025: The DART Silver Line opens, restoring passenger rail as a major part of Addison's transportation story.

Town history overview • Addison Circle / Blueprints history

RESTAURANT TOWN

Dining, Hotels & Destination Economy

Addison's Food Scene Is Part of Its Economic Identity

The Town says its 4.4 square miles contain more than 180 restaurants, 22 hotels and 12+ million square feet of office space. That density makes dining and hospitality central to Addison's brand and tax base.

In January 2026, the City Council discontinued the traditional Taste Addison festival and directed staff to find new year-round ways to promote the town's **200+ restaurant community**. That decision reflects how Addison's restaurant scene is now too broad to be represented by a single annual weekend.

Belt Line / Restaurant Row

One of North Dallas' longest-established dining corridors, with independent concepts and national brands.

Village on the Parkway

Retail, Whole Foods, restaurants, entertainment and apartments create a major mixed-use destination at the Dallas North Tollway.

Addison Circle / Vitruvian

Residential density supports walkable restaurants, events and neighborhood services beyond the traditional Belt Line corridor.

About Addison • 2026 dining strategy

EVENTS FAR LARGER THAN THE TOWN

Kaboom Town, Oktoberfest & Addison Circle Park

Addison Circle Park is a 10+ acre destination park and the event center for Addison's largest festivals. The town's most famous event is **Addison Kaboom Town!**, held each July 3 with the Addison Airport Airshow and a nationally recognized fireworks show.

> **Scale:** Addison says roughly **500,000 guests** come to town for Kaboom Town each year - many times the resident population - with hotel packages, restaurant watch parties and the official Addison Circle Park event spreading attendance across the town.

Addison Oktoberfest continues each September, while the town also used Addison Circle Park for 2026 World Cup watch events and other special programming.

Addison Kaboom Town • Addison Circle Park • Special Events & Theatre

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HOUSING MARKET

Addison Real Estate Market: September 2026

Addison's market is small enough that a handful of closings can move the monthly median substantially. Redfin reports a rolling three-month median sale price of **$544,741**, **27 September sales**, **53 median days on market** and a **97.6% sale-to-list ratio**.

Realtor.com reports a **$479,900 median listing price**, **$457,500 median sold price**, **77 active listings** and **44 median days on market** in September. Zillow reports a typical home value of **$499,576** and 62 for-sale listings at September month-end.

Small sample, large monthly swings

Only 27 September sales means condos, townhomes or a few luxury closings can materially move the median.

Attached housing matters

Townhomes and condos are a much larger part of Addison's for-sale market than in many suburban communities.

Buyer negotiation remains normal

Redfin's 97.6% sale-to-list ratio indicates average sales are closing below final asking price.

Rent competes directly with ownership

Zillow's September average rent was about $1,591, while Realtor.com reported a $1,902 median rent under its methodology.

Redfin Addison housing market • Realtor.com Addison market • Zillow Addison home values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

September is the latest completed month. Redfin reports **27 homes sold in September 2026**, down from 42 a year earlier. Because Addison is a small market and public portals use different rolling periods, this guide does not fabricate a Jan.-Sept. year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	27 homes sold	$544,741 rolling 3-month median	Redfin current city tracker.
September 2026	77 active listings	$457,500 median sold	Realtor.com completed-month summary.
September month-end	62 for-sale listings	$499,576 typical home value	Zillow inventory + ZHVI, not a sale-price median.
Recent sold archive	Property-level sold records	Examples range widely by product type	Homes.com demonstrates the mix of condos, townhomes and detached homes.

For an exact YTD total: run NTREIS with Addison town limits, closed status, Jan. 1 through Sept. 30, 2026, and consistent property-type filters. In a market this small, methodology matters enormously.

NTREIS • Homes.com sold archive

MICRO-MARKETS

Addison Housing Submarkets & Property Types

Addison Circle

Urban apartments, condos, townhomes and mixed-use living near parks, restaurants and the Silver Line.

Vitruvian Park

Large multifamily concentration, modern amenities, creek/park access and newer mixed-use housing.

Midway Meadows / traditional single-family

Detached homes on conventional lots create one of Addison's most suburban-feeling residential segments.

Oaks North / west Addison

Established detached homes and quieter residential streets near Addison Airport and west-side employment areas.

Townhomes & condos

A broad attached-housing inventory around Addison Circle, Beltway, Meridian and other areas gives buyers more low-maintenance options.

Newer infill

Recent townhomes and custom infill command different pricing from 1980s condos and older detached homes, even within the same ZIP code.

BUYER & RELOCATION DUE DILIGENCE

What Addison Buyers Should Verify

- **Property type:** condo, townhome and detached-home economics differ sharply; HOA dues, insurance and reserves matter.
- **Airport noise:** Addison Airport is an active business/general-aviation airport; evaluate flight patterns at the exact property.

- **Silver Line proximity:** station access can be a benefit, but buyers near the corridor should understand train activity and crossings.
- **School district:** Addison has no municipal school district; addresses are served by Dallas ISD or Carrollton-Farmers Branch ISD depending on location.
- **Event activity:** Addison Circle residents should understand Kaboom Town, Oktoberfest and park-event closures.
- **Redevelopment:** Addison Junction, Rosewood, Vitruvian and station-area projects can change traffic, views and local services.
- **Parking:** attached and mixed-use housing should be evaluated for deeded spaces, guest parking and event-day conditions.
- **HOA / condo documents:** review reserves, master insurance, pending assessments, rental limits and litigation.

SELLER STRATEGY

How Addison Sellers Can Compete

Separate attached from detached comps

Do not price a townhome from condo sales or a detached home from Addison Circle apartment-style inventory.

Sell walkability and convenience

Restaurants, parks, Silver Line access and short employment commutes are core reasons many buyers choose Addison.

Explain HOA value clearly

For condos and townhomes, professional photos of amenities plus transparent HOA information can reduce buyer uncertainty.

DFW Pics listing-media opportunity: Addison's condos, townhomes, airport-adjacent homes and urban neighborhoods benefit from floor plans, aerial context and lifestyle-oriented visual storytelling. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

THE ORIGINAL ADDISON PLACEMAKING PROJECT

Addison Circle & the Silver Line TOD

Addison Circle was one of North Texas' earliest large-scale attempts to build a high-density mixed-use neighborhood on a suburban greenfield site. The original vision targeted roughly 3,500 residential units with retail and office space.

Today, more than **3,100 housing units sit within a half-mile of Addison Circle Station**, making it the most residentially dense node along the Silver Line corridor according to the Town. The current transit-oriented-development concept has shifted away from an earlier plan for 600+ apartments and toward a combination of **office, hotel, retail, entertainment and parking**.

> **Why this matters:** Addison Circle is moving from "planned neighborhood" to "regional rail district." That can support higher values for walkability and station access while also increasing construction, visitors and nonresidential activity.

2025 TOD update • Addison Circle Special Area Study

2026 DEVELOPMENT

Addison Junction: A $240 Million Mixed-Use District

Addison Junction is one of the most consequential current projects in the town. In February 2026, City Council approved zoning for a roughly **15.5-acre, $240 million mixed-use district** next to Addison Circle Park.

Public-private partnership

$200M+ Private / ~$40M Public

The Town says Quadrant Investment Properties is leading more than $200 million in private development while Addison plans approximately $40 million in infrastructure investment.

Mixed-use program

Office + Hotel + Dining + Entertainment

The district is planned to include office space, a hotel, restaurants, entertainment venues and both public and private open space.

Silver Line adjacency

Transit-Oriented Growth

Addison Junction sits beside Addison Circle and the new rail station, allowing the project to function as part of a larger walkable urban district.

2026 infrastructure

Work Underway

Public infrastructure activity was already underway in 2026, positioning the private components for future phases.

Town of Addison - Addison Junction.

REDEVELOPMENT BEYOND ADDISON CIRCLE

Vitruvian Park, Rosewood & the Next Multifamily Cycle

Vitruvian Park is already one of Addison's largest residential concentrations. Addison planning materials identify roughly **3,372 multifamily units** in the Vitruvian area as of 2024, with about 80% of the structures built since 2000.

The 2026 development pipeline adds another major proposal: the **Rosewood redevelopment** at 4325 and 4559 Belt Line Road. City Council approved rezoning in September for approximately **380 multifamily units** on 6.18 acres currently containing a Motel 6, a long-vacant former Denny's and undeveloped land.

Housing-supply takeaway: Addison can add hundreds of units without adding much land because redevelopment replaces low-intensity commercial uses with higher-density housing. That supports population and rental growth but also reinforces the imbalance between multifamily and owner-occupied housing.

Rosewood development case • New Development Map

A MAJOR MOBILITY CHANGE

DART Silver Line & Cotton Belt Regional Trail

DART's **26-mile Silver Line** opened for passenger service on October 25, 2025, connecting Addison with Plano, Richardson, Dallas, Carrollton, Coppell, Grapevine and DFW Airport Terminal B.

Addison Station

The station transforms Addison Circle from a locally walkable district into a regionally connected one.

DFW Airport connection

Residents and visitors can reach Terminal B by regional rail without driving the entire trip.

Cotton Belt Regional Trail

Construction continued in 2026 on shared-use trail infrastructure paralleling parts of the rail corridor, including bridge and crossing work in Addison.

DART Silver Line launch • Cotton Belt Trail

BUSINESS AVIATION

Addison Airport: A $594 Million Economic Engine

Addison Airport is much more than a convenience for pilots. A preliminary 2026 TxDOT economic-impact study estimates the airport supports **2,553 jobs** and generates about **$594 million in annual economic output**, up 27.2% since 2018.

The airport is currently developing a new **20-year Airport Master Plan**, with final recommendations expected by December 2026. The planning effort includes future layout, development, noise exposure, operations and the Town's "Wheels Up, Noise Down" voluntary noise initiative.

Taxiway Bravo Phase II

A roughly $10.2 million project will extend Taxiway Bravo, add runway connections and improve lighting, navigation and ground circulation.

Buyer tradeoff

Airport proximity can be valuable for aviation and corporate households, but aircraft noise should be tested at the actual home rather than judged only by distance.

Airport Master Plan update • Taxiway Bravo Phase II

GREEN SPACE IN A DENSE TOWN

113 Acres of Parks, Trails & Public Art

Addison's Parks system includes **113 acres of green space**, destination parks, neighborhood parks, linear trails and an unusually large public-art program for a town its size.

Addison Circle Park

More than 10 acres of open space plus fountains, stages and event infrastructure.

Vitruvian Park

Modern green space integrated directly into a dense multifamily environment.

Celestial Park

A quieter neighborhood park known for contemplative design and landscaping.

Les Lacs trails

Linear paths and park connections provide everyday recreation beyond major event spaces.

Blueprints at Addison Circle

The large-scale Mel Chin/ Michael Van Valkenburgh work became Addison's signature public-art landmark.

Addison Athletic Club

Residents can join for a one-time $10 fee, one of Addison's most distinctive resident amenities.

Addison Parks, Trails & Art • Blueprints at Addison Circle

EDUCATION

Addison Is Served by Multiple Public School Districts

Addison does not operate its own school district. Town materials note that residents are served by **Dallas ISD** and **Carrollton-Farmers Branch ISD**, depending on the property address.

George H.W. Bush Elementary School is physically located in Addison at 3939 Spring Valley Road and is part of Dallas ISD's W.T. White feeder pattern. Texas School Report Cards currently lists the campus with a 2026 overall rating of **C / 76**.

> **Fair-housing best practice:** verify exact attendance zones directly with the district and provide objective TEA resources rather than subjective school or neighborhood descriptions.

Dallas ISD
District and school-search resources

George H.W. Bush Elementary
Addison campus

Carrollton-Farmers Branch ISD
District resources

Texas School Report Cards
State accountability data

OWNERSHIP COST

Addison Property Taxes: FY 2027

At its September 8, 2026 meeting, Addison City Council adopted the FY 2027 budget and a municipal property-tax rate of **$0.598100 per $100 valuation**, a one-cent reduction from the prior **$0.608100** rate.

The FY 2027 budget includes a roughly **$57.7 million capital-improvement program** with road reconstruction, pedestrian work, parks/facilities, utility infrastructure and design/beginning construction of a new voter-approved police facility.

> **Total-bill reminder:** the Addison municipal rate is only part of the annual property-tax bill. Dallas County, the applicable school district and other jurisdictions also apply.

FY 2027 tax-rate presentation • Town notice confirming FY27 budget adoption • Dallas Central Appraisal District

2027 OUTLOOK

What to Watch in Addison Real Estate in 2027

Addison's future is likely to be driven by **redevelopment, density, rail-oriented commercial growth and housing diversification**, not subdivision expansion. The newly adopted **Advance Addison 2050** Comprehensive Plan formalizes that direction.

Addison Junction begins reshaping the core

Infrastructure and early private phases can extend Addison Circle's walkable district around the Silver Line.

Rosewood adds rental supply

The approved 380-unit redevelopment converts underused motel/restaurant land into higher-density housing.

Owner-occupied supply remains a policy issue

Addison is actively studying ways to add more for-sale housing in a market where multifamily development often makes more financial sense.

Airport plan guides the next 20 years

The completed airport master plan will influence future aviation development, noise planning and nearby land-use decisions.

Silver Line becomes embedded in buyer decisions

2027 is the second full year in which rail access can be priced as an established amenity rather than a promised project.

Mortgage rates still matter

The Texas Real Estate Research Center's statewide baseline through summer 2027 anticipates mortgage rates broadly around 6%-7%.

Advance Addison 2050 • Texas Real Estate Research Center forecast

BOOKMARK THESE

Addison Official & Approved Resource Directory

Town of Addison
Government, services, news and events

Addison Development Services
Planning, zoning and development

New Development Map
Development pipeline and hearings

Advance Addison 2050
Adopted 2026 comprehensive plan

Addison Circle Study
Station-area land-use strategy

Addison Parks
Parks, trails, recreation and art

DART Silver Line
Regional rail information

Addison Airport
Airport operations and services

Addison Airport Master Plan
Long-range airport planning

Dallas Central Appraisal District
Property appraisal records

Dallas County Tax Office
Property-tax information

Dallas ISD
Public-school resources

CFBISD
Public-school resources

NTREIS
Professional North Texas MLS data

Redfin Addison
Allowed housing-market source

Realtor.com Addison
Allowed housing-market source

Zillow Addison
Allowed home-value source

Homes.com Addison
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Addison, Texas FAQ

How many people live in Addison, Texas?

The U.S. Census Bureau estimated Addison at 17,195 residents on July 1, 2025.

How large is Addison?

Addison covers about 4.4 square miles, making it one of the most compact municipalities in North Texas.

Why does Addison have so many restaurants?

The Town markets itself as having more restaurants per capita than any U.S. city, with more than 180 restaurants serving residents, office workers, hotel guests and visitors.

What is the Addison median home price in 2026?

Realtor.com reports a September 2026 median sold price of $457,500. Redfin reports a rolling three-month median sale price of $544,741. The sources use different methodologies.

How many homes sold in Addison in September 2026?

Redfin reports 27 homes sold in September 2026.

How many homes sold in Addison this year?

Because public portals use different rolling periods and Addison has a very small number of monthly closings, agents should use NTREIS for an exact Jan. 1-through-Sept. 30 year-to-date count.

What is Addison Circle?

Addison Circle is a dense mixed-use neighborhood built around parks, apartments, townhomes, offices, restaurants and public art. It now sits next to the DART Silver Line station.

What is Addison Junction?

Addison Junction is a planned $240 million mixed-use district on roughly 15.5 acres next to Addison Circle Park, with office, hotel, restaurants, entertainment and open space.

Does Addison have DART rail?

Yes. The DART Silver Line began passenger service in October 2025 and connects Addison with Plano, Richardson, Dallas, Carrollton, Coppell, Grapevine and DFW Airport.

How important is Addison Airport?

A preliminary 2026 TxDOT study estimates Addison Airport supports 2,553 jobs and produces about $594 million in annual economic output.

What is Rosewood redevelopment?

Addison approved rezoning in September 2026 for a 380-unit multifamily redevelopment on 6.18 acres east of Midway Road on Belt Line Road.

What is Vitruvian Park?

Vitruvian is a high-density mixed-use and multifamily district centered around landscaped parks, trails and modern apartment communities in west Addison.

What is Addison Kaboom Town?

Kaboom Town is Addison's July 3 Independence Day celebration featuring the Addison Airport Airshow and a major fireworks display. The Town says roughly 500,000 guests come to Addison for the event each year.

What is Addison's city property-tax rate?

Addison adopted an FY 2027 municipal property-tax rate of $0.598100 per $100 valuation, a one-cent reduction from the prior year.

Which school district serves Addison?

Addison does not have its own school district. Properties are served by Dallas ISD or Carrollton-Farmers Branch ISD depending on location. Buyers should verify the exact address.

How much park space does Addison have?

The Town reports 113 acres of parks and green space, including Addison Circle Park, Vitruvian Park, Celestial Park and linear trail systems.

Is Addison good for new construction?

Addison has very little greenfield land. New residential supply is more likely to come from infill, redevelopment, townhomes, condos or higher-density multifamily than large new subdivisions.

What should buyers near Addison Airport check?

Buyers should evaluate actual aircraft noise at different times of day, review future airport master-plan recommendations, and consider both the convenience and activity created by a major business-aviation airport.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Addison and North Dallas

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. Housing portals use different methodologies and time windows. Development plans can change. Verify taxes, school assignment, HOA/condo obligations, airport noise, zoning, rail impacts and development status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.