DFW PICS • COLLEYVILLE CITY GUIDE

Colleyville, Texas: 2026 City Guide, Real Estate Market, Luxury Homes, SH 26 & Relocation

Colleyville is one of North Texas' clearest scarcity-driven housing markets: an estimated **25,727 residents**, a remarkable **96.7% owner-occupancy rate**, a **$218,328 median household income**, large-lot neighborhoods, mature trees and very limited land for conventional subdivision growth. In 2026, the story is less about population expansion and more about turnover, luxury resale, selective infill and commercial redevelopment along Colleyville Boulevard.

Explore Colleyville Real Estate | See Redevelopment & Planning | Download Printable PDF

Research update: October 30, 2026 • September is the latest completed housing-market month.

25,727
U.S. Census Bureau population estimate, July 1, 2025

96.7%
Owner-occupied housing rate, 2020-2024 ACS

$940,302
Redfin rolling 3-month median sale price, September 2026

$0.311931
Current City tax rate per $100 valuation

NAVIGATE THE GUIDE

Table of Contents

1. Colleyville at a Glance
2. Why Colleyville Is a Scarcity Market
3. History: Bransford, Cotton Belt & Dr. Colley
4. 2026 Colleyville Real Estate Market
5. Homes Sold This Year & This Month
6. Housing Submarkets & Property Types
7. Buyer & Relocation Due Diligence
8. Seller & Listing-Agent Strategy
9. Commercial Redevelopment & SH 26
10. Comprehensive Plan & Low-Density Character
11. Village at Colleyville & Civic Core
12. Nature Center, City Park & McPherson Park
13. GCISD & School Research
14. Property Taxes & Ownership Costs
15. 2027 Outlook
16. Official & Approved Resources
17. Colleyville FAQ

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CITY SNAPSHOT

Colleyville at a Glance

Measure	Latest cited figure	Why it matters
Population estimate	25,727 (July 1, 2025)	Down 1.2% from the April 2020 estimate base.
2020 Census population	26,057	Shows a mature, stable population rather than growth-suburb expansion.
Owner-occupied housing	96.7%	Turnover and resale dominate the housing market.
Median owner-occupied value	$784,900	ACS benchmark; not a live sale-price measure.
Median household income	$218,328	One of the highest-income profiles in North Texas.
Bachelor's degree or higher	69.1%	Highly educated professional household base.
Median gross rent	$3,263	Very limited rental supply and high asking-cost environment.
Foreign-born population	11.4%	Part of a professional, internationally connected DFW population.
Mean commute	24.1 minutes	Central access to DFW Airport, Las Colinas, Southlake and Fort Worth.
Land area	13.12 square miles	

Measure	Latest cited figure	Why it matters
		Limited municipal land makes redevelopment more important than expansion.

U.S. Census Bureau QuickFacts - Colleyville.

A MATURE LUXURY MARKET

Why Colleyville Is a Scarcity and Turnover Story

Colleyville has almost no demographic pressure to add large amounts of housing, and its comprehensive plan specifically calls for preserving high-quality, large-lot, natural-setting neighborhoods. That means value is driven by existing-home turnover, renovations, teardown/rebuild opportunities and scarce commercial redevelopment sites rather than greenfield subdivisions.

96.7% owner occupancy

There is very little renter-driven turnover compared with neighboring mixed-use cities.

1.8 units per net acre

The comprehensive plan uses a low residential density ceiling to reinforce the city's rural-residential character.

Redevelopment over expansion

Commercial opportunity is concentrated along established corridors, especially SH 26 / Colleyville Boulevard.

Real-estate implication: citywide averages can be misleading. A one-acre estate, gated luxury home, older ranch property and attached residence near the Village at Colleyville need separate comp strategies.

EASTERN CROSS TIMBERS HISTORY

Bransford, the Cotton Belt & Dr. Lilburn H. Colley

1850s-1870s: Farming and ranching settlements develop in the Eastern Cross Timbers.

1888: The Cotton Belt railroad reaches the area, helping create the community of Bransford.

> **1880s-1920s:** Dr. Lilburn Howard Colley becomes one of northeast Tarrant County's best-known physicians and community leaders.
>
> **1914:** A community near W.G. Couch's store on Glade Road becomes increasingly associated with the Colley name.
>
> **1956:** Colleyville incorporates, in part to avoid annexation by neighboring cities.
>
> **Late 20th century:** Rural land converts into large-lot suburban neighborhoods while the city preserves tree cover and low density.

City of Colleyville history.

HOUSING MARKET

Colleyville Real Estate Market: September 2026

Colleyville remains one of DFW's highest-value residential markets, but 2026 has brought more negotiating room. Redfin reports a rolling three-month median sale price of **$940,302**, **84 homes sold in September**, **36 median days on market** and a **97.0% sale-to-list ratio**.

Realtor.com reports a **$995,000 median listing price**, **$746,812 median sold price**, **141 active listings** and **53 median days on market**. Zillow's September typical home value is **$914,498**, up **4.0% year over year**, with 110 homes for sale and about 24 days to pending.

High values remain resilient

Zillow shows positive year-over-year typical-value growth even as Redfin's rolling median is down.

Negotiation is normal

Redfin says the average home sells about 3% below list price and nearly 40% of listings have price reductions.

Small sales sample matters

With only 84 September closings, a handful of estate transactions can move the median materially.

Luxury inventory takes longer to compare

Lot size, renovation quality, pools, garages, gates and custom construction often matter more than simple square-foot averages.

Redfin Colleyville market • Realtor.com Colleyville market • Zillow Colleyville values

CLOSED-SALES PULSE

Homes Sold This Year & This Month

Redfin reports **84 homes sold in September 2026**, down 19.7% year over year. Because public portals expose different rolling windows and coverage rules, this guide does not combine them into a fabricated year-to-date total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	84 homes sold	$940,302 rolling 3-month median	Redfin current city tracker.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	141 active listings	$746,812 median sold	Realtor.com completed-month summary.
September month-end	110 for-sale listings	$914,498 typical home value	Zillow inventory + ZHVI; not a sale-price median.

For an exact 2026 YTD count: run NTREIS using Colleyville city limits, closed status, Jan. 1 through Sept. 30, 2026, and consistent property-type filters.

MICRO-MARKETS

Colleyville Housing Submarkets & Property Types

North / Northwest Colleyville

Larger lots, custom homes and luxury enclaves where individual site characteristics dominate comps.

Central Colleyville

Established custom subdivisions, mature landscaping and proximity to SH 26 commercial services.

South / Southeast

Convenient to DFW Airport, Hurst-Euless-Bedford and Grapevine; housing mixes older estates with newer custom infill.

Village at Colleyville

Attached and mixed-use-adjacent residential product requires different comps and HOA analysis.

Estate acreage / teardown candidates

Land value, frontage, trees and redevelopment potential can exceed the contributory value of older improvements.

Gated luxury

Security, private amenities, lot placement and custom finish level create large price spreads even within the same neighborhood.

BUYER & RELOCATION DUE DILIGENCE

What Colleyville Buyers Should Verify

- **School district:** Colleyville properties can fall in GCISD, Birdville ISD, HEB ISD or Keller ISD depending on address.
- **Lot and drainage:** larger lots, creek-adjacent parcels and mature-tree sites need site-specific drainage and foundation review.
- **Septic / utilities:** some large-lot or older properties can have infrastructure conditions unlike conventional suburban lots.
- **Teardown economics:** separate land value from improvement value when evaluating older homes on premium sites.
- **Commercial adjacency:** check current development cases around SH 26, Glade Road and other corridors.
- **Airport convenience/noise:** proximity to DFW Airport is a major benefit, but aircraft patterns should be evaluated at the actual property.
- **HOA / gated-community rules:** custom-home communities can have architectural and construction requirements.
- **Tree and site constraints:** mature trees and natural settings are value drivers but can complicate additions, pools and redevelopment.

SELLER STRATEGY

How Colleyville Sellers Can Compete

Sell the site, not just the structure

Lot size, trees, privacy, pool, outdoor living and garage capacity often carry major value.

Document capital improvements

Luxury buyers expect clarity on roof, HVAC, windows, drainage, pool systems, generators, foundation and remodel history.

Price custom homes individually

Citywide price-per-square-foot shortcuts are especially unreliable in a market dominated by custom construction.

DFW Pics listing-media opportunity: Colleyville's estates, pools, mature lots and luxury interiors strongly benefit from professional photography, aerial context, video and floor plans. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

COMMERCIAL REDEVELOPMENT

SH 26 / Colleyville Boulevard Is the Main Redevelopment Corridor

Colleyville's comprehensive plan explicitly identifies Colleyville Boulevard as the city's primary commercial corridor and encourages redevelopment rather than large outward expansion. The City's economic-development page continues to highlight both city-owned gateway land and private commercial opportunities.

Gateway sites

The City lists northern and southern Colleyville Boulevard gateway properties as strategic economic-development opportunities.

Retail reinvestment

Market Street- and Whole Foods-anchored centers illustrate the city's preference for high-quality retail and restaurant development rather than dense residential expansion.

2026 zoning activity

Current hearing notices show selective conversions among commercial, residential and light-industrial uses rather than large master-planned tracts.

B.E.S.T. grants

The City also supports storefront and property upgrades through business-improvement grant programs.

Property & Development Opportunities • Public Hearing Notices

PLANNING PHILOSOPHY

Preserving Large Lots and Natural-Setting Neighborhoods

The Colleyville Comprehensive Plan emphasizes preservation of high-quality, large-lot, natural-setting neighborhoods while adding connectivity and neighborhood amenities. Its growth strategy maintains a maximum density of **1.8 dwelling units per net acre**.

> **Why this matters to property values:** the planning framework restricts the kind of density that can be introduced into established residential areas. That helps preserve scarcity, but it also means infill and redevelopment proposals often receive close scrutiny.

Colleyville Comprehensive Plan.

CIVIC AND MIXED-USE CORE

Village at Colleyville & City Hall Plaza

The Village at Colleyville and the civic complex create one of the city's few walkable mixed-use environments, combining shops, offices, attached residential, City Hall, the library and public gathering space.

This area functions differently from estate subdivisions: buyers should focus on HOA obligations, parking, commercial adjacency and walkability rather than lot size and acreage.

PARKS & NATURAL AMENITIES

Nature Center, City Park & McPherson Park

Colleyville Nature Center

A 46-acre refuge with nine ponds, 3.5 miles of trails, fishing pier, pavilion and playground.

City Park

A 40-acre community park with baseball/softball fields, tennis, pickleball, basketball, playground, pond and one-mile trail.

McPherson Park

A historic dairy-farm site with splash pad, trails, wildflower area, playground, preserved barns and interpretive features.

Colleyville Nature Center • City Park • McPherson Park

EDUCATION

GCISD Earned an A / 91 in 2026

Grapevine-Colleyville ISD earned an overall **A rating with a score of 91** in the 2026 Texas accountability system, improving from a B in 2025 and earning 59 distinction designations across campuses.

> **Address-level research still matters:** not every Colleyville property is in GCISD. Depending on location, properties can fall in Birdville ISD, Hurst-Euless-Bedford ISD or Keller ISD. Verify the exact address.

GCISD 2026 accountability results • Texas Education Agency accountability

OWNERSHIP COST

Colleyville Property Taxes

The City's current property-tax rate is **$0.311931 per $100 assessed valuation**. Colleyville also provides a **$65,000 over-65/disabled exemption** and tax freeze for qualifying residents. For FY 2026, the City adopted a **14% homestead exemption**.

Total tax burden varies significantly by school district. The City's own table shows combined rates ranging from approximately **$1.644011** in GCISD to **$1.961951** in Birdville ISD, before parcel-specific exemptions.

> **Buyer budgeting rule:** because Colleyville home values are high, even a comparatively low City rate can translate into a large annual bill. Calculate the complete parcel-specific tax stack after exemptions.

Colleyville tax-rate information • Financial Transparency • Tarrant Appraisal District

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2027 OUTLOOK

What to Watch in Colleyville Real Estate in 2027

Luxury turnover remains the main supply source

With almost no population growth and very high owner occupancy, listings will continue to depend on household turnover rather than subdivision absorption.

SH 26 redevelopment matters more

Commercial redevelopment can improve amenities and tax base without materially increasing residential density.

Teardown/rebuild economics strengthen

Older homes on exceptional lots may increasingly be valued for land, trees and location.

School-district boundaries remain important

Different school districts produce different total tax rates and attendance patterns inside city limits.

Low-density rules remain a moat

The 1.8-unit-per-net-acre planning framework supports long-term scarcity relative to denser DFW municipalities.

Mortgage rates remain the affordability lever

Even affluent buyers are sensitive to financing cost on seven-figure homes.

BOOKMARK THESE

Colleyville Official & Approved Resource Directory

City of Colleyville
Government, news and services

Comprehensive Plan
Land use, housing and transportation policy

Active Development Map
Current zoning, plats and site plans

Development Opportunities
Commercial sites and redevelopment

Parks & Facilities
Parks and nature resources

GCISD
School district resources

Tarrant Appraisal District
Property appraisal records

NTREIS
Professional North Texas MLS data

Redfin Colleyville
Allowed market source

Realtor.com Colleyville
Allowed market source

Zillow Colleyville
Allowed value source

Homes.com Colleyville
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Colleyville, Texas FAQ

How many people live in Colleyville?

The U.S. Census Bureau estimated Colleyville at 25,727 residents on July 1, 2025.

Is Colleyville growing?

The Census Bureau estimates Colleyville's population declined 1.2% from the April 2020 estimate base through July 2025, making it a mature rather than fast-growth city.

What is Colleyville's owner-occupancy rate?

The 2020-2024 ACS estimates 96.7% of occupied housing units are owner occupied.

What is the median household income in Colleyville?

The 2020-2024 ACS reports median household income of $218,328 in 2024 dollars.

What is the Colleyville median home price in 2026?

Redfin reports a rolling three-month median sale price of $940,302 through September 2026. Realtor.com reports a September median sold price of $746,812. The sources use different methodologies.

How many homes sold in September 2026?

Redfin reports 84 Colleyville homes sold in September 2026.

How many homes sold in Colleyville this year?

Public portals do not provide a clean Jan. 1-through-Sept. 30 total under one methodology. Agents should use NTREIS for an exact YTD count.

Is Colleyville a buyer's market?

Realtor.com characterized Colleyville as a buyer's market in September 2026, while Redfin rated it somewhat competitive. Luxury submarkets can behave differently.

What is Colleyville's city property-tax rate?

The City's current rate is $0.311931 per $100 assessed valuation.

Does Colleyville have a homestead exemption?

Yes. The City adopted a 14% homestead exemption for FY 2026 and also offers a $65,000 over-65/disabled exemption.

Which school district serves Colleyville?

Most properties are associated with Grapevine-Colleyville ISD, but parts of the city are in Birdville, Hurst-Euless-Bedford or Keller ISDs. Verify the exact address.

What is GCISD's 2026 accountability rating?

GCISD earned an A rating with an overall score of 91 in the 2026 Texas accountability system.

What is the Colleyville Nature Center?

It is a 46-acre natural refuge with nine ponds, 3.5 miles of trails, fishing pier, pavilion and playground.

What is Colleyville's development density policy?

The comprehensive plan maintains a maximum residential density of 1.8 dwelling units per net acre.

Where is commercial redevelopment focused?

Colleyville Boulevard / SH 26 is the City's primary commercial corridor and the main focus of redevelopment and economic-development efforts.

What should buyers inspect in older Colleyville homes?

Foundation, drainage, roof, HVAC, windows, pool systems, sewer/septic where applicable, electrical systems and major remodeling history deserve close review.

Is Colleyville close to DFW Airport?

Yes. Colleyville sits just west of Grapevine and Southlake with convenient access to DFW Airport, though buyers should evaluate actual commute and aircraft patterns by property.

Why are Colleyville lots important to value?

Large lots, mature trees, privacy and low-density zoning are scarce in North Texas, so land characteristics can contribute substantially to value.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Colleyville and Northeast 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. Housing portals use different methodologies and time windows. Development plans can change. Verify taxes, school assignment, lot restrictions, zoning, HOA obligations, drainage, utilities, airport noise and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.