DFW PICS • COPPELL CITY GUIDE

Coppell, Texas: 2026 City Guide, Real Estate Market, DFW Airport, Silver Line & Relocation

Coppell is a mature, supply-constrained North Texas city where location often matters more than raw growth. The latest Census Bureau estimate puts the city at **41,386 residents**, down 3.7% from the 2020 estimate base, yet the housing market remains highly competitive, median household income is about **$146,235**, Coppell ISD holds a 2026 **A rating**, and the newly operating DART Silver Line now runs through the city on its way to DFW Airport.

Explore Coppell Real Estate | See 2026 Development | Download Printable PDF

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

41,386
U.S. Census Bureau population estimate, July 1, 2025

$709,125
Realtor.com median sold price, September 2026

106
Redfin homes sold in September 2026

$0.441166
City FY 2027 tax rate per $100 valuation

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

Coppell at a Glance

Coppell occupies only about 14 square miles, with most residential land already developed. That changes the real-estate equation: future housing supply is more likely to come from infill, attached housing, redevelopment or specialized multifamily than from thousands of new subdivision lots.

Measure	Latest cited figure	Why it matters
Population estimate	41,386 (July 1, 2025)	Down 3.7% from the April 2020 estimate base.
2020 Census population	42,983	Useful baseline for understanding mature-city demographics.
Owner-occupied housing rate	68.8%	Ownership remains dominant, but renter demand is meaningful.
Median owner-occupied value	$560,500	ACS survey benchmark, not a live 2026 sale-price statistic.
Median household income	$146,235	High household purchasing power supports upper-middle-market housing.

Measure	Latest cited figure	Why it matters
Bachelor's degree or higher	69.9%	One of Coppell's strongest workforce and relocation characteristics.
Median gross rent	$2,022	Useful benchmark for relocation and rental-vs.-ownership comparisons.
Households	15,500	2020-2024 ACS estimate.
Foreign-born population	27.6%	Reflects an internationally connected community near major employment and DFW Airport.

Sources: **U.S. Census Bureau QuickFacts - Coppell**; **Census Bureau profile**.

A DIFFERENT GROWTH STORY

Coppell's Real-Estate Story Is Scarcity, Turnover & Location

Coppell is not behaving like Celina, Princeton or other fast-building outer-ring cities. The Census Bureau estimates the population is smaller than in 2020, yet home values remain high and competition remains strong. The likely explanation is structural: limited land, established neighborhoods, Coppell ISD demand, central DFW geography and access to airport/corporate employment.

Very little greenfield housing supply

New supply is more likely to be infill, townhomes, apartments, senior housing or redevelopment rather than massive new subdivisions.

Replacement demand matters

When households move out, the next buyer often competes for a fixed pool of established homes rather than choosing from hundreds of builder lots.

School enrollment is a planning issue

Coppell ISD projects 12,900 students for 2026-27, while the City has publicly acknowledged concern about demographic trends and attracting families to sustain enrollment.

What this means for pricing: citywide appreciation can look modest even while well-updated homes in the right micro-location remain scarce. In Coppell, condition, lot, school assignment, renovation quality and street-level location can matter more than broad Metroplex trends.

RAILROAD ROOTS

From Grapevine Springs to Gibbs to Coppell

Coppell's roots predate incorporation by more than a century. The City's history begins with the Grapevine Springs farming community in 1832, continues through nineteenth-century settlement and the Cotton Belt railroad, and ultimately explains why today's Old Town sits where it does.

1832: The farming community of "Grapevine Springs" organizes near present-day Grapevine Springs Park.

1887: The community becomes known as Gibbs, honoring former Texas Lieutenant Governor Barnett Gibbs.

1888-1890: Railroad depots connect the agricultural settlement to regional trade.

1890-1892: The community adopts the name Coppell, probably honoring railroad businessman George Coppell; the post office officially changes the town name in 1892.

1955: Coppell incorporates as a city.

Airport era: DFW International Airport opens nearby in 1974; part of airport property lies within Coppell's city limits.

2025: DART's Silver Line opens on the historic Cotton Belt corridor, once again making rail part of Coppell's identity.

Sources: **City of Coppell history**; **DART Silver Line opening**.

HISTORIC CENTER

Old Town Coppell: Small-Town Identity Inside a Major Metro

Old Town occupies Coppell's original townsite and combines homes, restaurants, local businesses, the town square and the Coppell Farmers Market. The City's historic-district guidelines are designed to preserve a pedestrian-oriented "by-gone era" character while allowing compatible infill and redevelopment.

The Square

Public space, interactive fountain, playground and farmers-market pavilion make Old Town one of Coppell's most identifiable gathering places.

Historic district rules

Exterior design, redevelopment and new construction may be subject to standards intended to protect historic character.

Live/work evolution

2026 planning activity included revisions to Lost Creek live/work buildings, reflecting ongoing experimentation with housing and commercial uses in Old Town.

Buyer due diligence: walkability and character can be a premium, but buyers should review historic-district requirements, event activity, parking and any planned mixed-use changes near the property.

Old Town Coppell • Historic District Guidelines

HOUSING MARKET

Coppell Real Estate Market: September 2026

Coppell remains expensive and competitive by Dallas County standards. Redfin reports a rolling three-month median sale price of **$636,697** through September, with **106 homes sold in September** and a **29-day median market time**. Realtor.com reports a **$709,125 median sold price**, **133 active listings** and **50 median days on market** for September.

Different sources, different medians

Redfin's rolling three-month method smooths monthly volatility. Realtor.com's completed-month series produced a higher September sold median. Neither should be mixed casually with the other.

Zillow shows stable typical values

Zillow's September typical home value was **$608,310**, essentially flat year over year, with homes going pending in about 24 days.

Inventory remains limited

Zillow reported 146 for-sale listings at September month-end; Realtor.com reported 133 active listings under its methodology.

Price reductions do not mean weak demand

Realtor.com labels Coppell a buyer's market by supply-demand balance, while Redfin calls it very competitive. Both can be true when sellers start high but well-priced homes still move quickly.

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

SOLD-HOME ACTIVITY

Homes Sold This Year & This Month

September is the latest completed month. Redfin reports **106 homes sold in September 2026**, down 2.2% year over year. Its recently sold search currently displays **93 sold-home results** in the rolling recent-sales window. Because public portals do not expose a clean, consistent Jan. 1-through-Sept. 30 Coppell count, this guide does not manufacture a YTD total.

2026 checkpoint	Sales / inventory measure	Price measure	Interpretation
September 2026	106 homes sold	$636,697 rolling 3-month median	Redfin current city tracker.
September 2026	133 active listings	$709,125 median sold	Realtor.com current completed-month summary.
September month-end	146 for-sale listings	$608,310 typical home value	Zillow inventory and ZHVI metrics.
Current recent-sales search	93 sold-home results	Property-specific	Redfin rolling recent-sales window, not a calendar-month total.

For exact YTD transaction volume: run NTREIS with Coppell city limits, closed status, Jan. 1 through Sept. 30, 2026, and consistent property-type filters. Coppell is small enough that one luxury sale or a cluster of townhome closings can move monthly medians.

Redfin recently sold Coppell • NTREIS

MICRO-MARKETS

Coppell Housing Submarkets & Property Types

Old Town / Historic

Smaller lots, newer infill, cottages and live/work concepts. Walkability and historic-district standards make this a unique comp set.

North Coppell

Larger established homes, mature landscaping and access to parks and schools. Renovation quality and lot position often drive price differences.

South / MacArthur corridor

Townhomes, established single-family homes and proximity to Cypress Waters create a broader mix of price points and housing types.

Riverchase / east side

Homes near the Irving/ Cypress Waters edge can benefit from employment and Silver Line proximity but should be evaluated for city limits, school district and tax jurisdiction.

Luxury estate segment

Coppell includes custom homes and larger lots above $1 million, where individual property characteristics dominate citywide statistics.

Attached housing

Townhomes can provide a lower entry price, but HOA terms, insurance, reserves and rental restrictions deserve close review.

BUYER DUE DILIGENCE

What Coppell Buyers Should Verify

- **City limits:** a 75019 mailing address does not always mean the property is inside Coppell. Cypress Waters, for example, uses the ZIP code but is in the City of Dallas.
- **School district:** verify the exact CISD attendance zone and whether the property is actually within Coppell ISD.
- **Silver Line proximity:** rail access can be an advantage, but buyers near the corridor should evaluate crossings, train activity and station access.
- **Airport / aircraft noise:** Coppell borders DFW Airport property; test noise at the home during different times and wind conditions.
- **Historic restrictions:** Old Town properties can carry additional design requirements.
- **Housing age:** many homes are established; review roof, HVAC, foundation, windows, sewer line, plumbing and electrical updates.

- **County jurisdiction:** Coppell spans Dallas and Denton Counties, which changes appraisal-district research even though Dallas County collects City property taxes.
- **Future redevelopment:** review planning cases and the City's interactive project information if buying near commercial or industrial corridors.

SELLER STRATEGY

How Coppell Sellers Can Compete

Document major systems

In a mature housing stock, a new roof, HVAC, windows, foundation work, plumbing or electrical upgrades can materially reduce buyer uncertainty.

Sell the micro-location

Trail access, Old Town, Andrew Brown Park, school proximity, Silver Line access and airport commute can differentiate otherwise similar homes.

Price for scarcity - not fantasy

Limited supply supports value, but September data shows buyers still negotiate. Overpricing can push a listing into a longer DOM category despite strong underlying demand.

DFW Pics listing-media opportunity: Coppell's established homes benefit from photography, floor plans, aerials and video that communicate renovation quality, mature lots and location advantages. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

2026 DEVELOPMENT WATCH

Redevelopment, Senior Housing, Hotels & Employment Space

Coppell's 2026 pipeline looks like a mature city's pipeline: targeted redevelopment and specialized projects rather than giant master-planned communities.

Age-restricted housing

The Residence of Coppell

Planning & Zoning approved a detailed plan for a **225-unit, four-story, age-55+ apartment community** on 9.89 acres at Canyon Drive and North Coppell Road. The request also changes the future land-use designation toward urban residential.

City legislation record

Hotel

Tru Hotel at Prologis Park One Twenty One

City Council approved a **100-room, four-story hotel** on 2.05 acres near Freeport Parkway, replacing an earlier office concept in the planned development.

April 14, 2026 Council action

Employment / logistics

Naterra Office & Distribution Center

City Council approved a detailed planned development for a **442,596-square-foot office and distribution center** on approximately 25.4 acres at Point West Boulevard and Dividend Drive.

April 14, 2026 Council action

Hospitality / retail

SpringHill Suites & New Retail

SpringHill Suites Coppell DFW Airport North at 150 Hackberry Road is now operating, while the City's current business list also includes a newly opened Trader Joe's at 120 S. Denton Tap Road.

City Now Open / Opening Soon

Status matters: planning approval, ordinance adoption, permitting and actual construction are different milestones. Buyers near a project should check the latest City Council action, building permits and field conditions.

REGIONAL RAIL IS NOW REAL

DART Silver Line & Cypress Waters

The DART Silver Line opened for passenger service on **October 25, 2025**. The 26-mile regional rail line connects DFW Airport with Coppell, Grapevine, Carrollton, Addison, Dallas, Richardson and Plano.

The most relevant station for Coppell residents is **Cypress Waters Station** at 445 E. Belt Line Road. The station is technically inside Dallas, but DART explicitly describes it as serving neighboring Coppell. This distinction matters because Cypress Waters itself is not Coppell: it sits in the City of Dallas even though it shares ZIP code 75019 and parts of the Coppell school ecosystem.

Airport connection

The Silver Line terminates at DFW Airport Terminal B, giving Coppell-area riders direct regional rail access to the airport.

Employment connection

Rail links the corridor with Cypress Waters, Addison, Richardson and Plano employment centers.

Quiet-zone context

The corridor through Coppell was designed with quiet-zone treatments, although emergency horn use remains possible.

DART Silver Line launch • Cypress Waters Station • City of Coppell - Cypress Waters explanation

DFW EMPLOYMENT ACCESS

DFW Airport Is Next Door - and Partly Inside Coppell

The City's history page notes that part of DFW Airport property lies within Coppell city limits. That proximity is a significant quality-of-life advantage for airline, aviation, logistics and frequent-travel households, and it supports the hotel, industrial and corporate economy along SH 121, Belt Line and Freeport Parkway.

Short airport commute

Coppell residents can reach airport employment and terminals without the long cross-metro commute faced by many outer suburbs.

Tradeoff: aircraft noise

Noise exposure varies by runway configuration, wind and address. Test the property in person rather than relying only on map distance.

EDUCATION

Coppell ISD: A-Rated, High-Performing & Watching Enrollment

Coppell ISD earned an overall **A rating with a score of 93** in the 2026 Texas accountability system. Coppell High School scored 94, New Tech High @ Coppell scored 96, and all three Coppell middle schools scored in the mid-90s.

At the same time, the district updated its 2026-27 enrollment projection to **12,900 students**. That makes demographic turnover important to both the school system and the broader housing market: a mature city can have strong demand while still seeing fewer school-age households than in prior growth periods.

> **Buyer rule:** do not assume a Coppell mailing address means Coppell ISD, and do not assume school boundaries remain permanent. Verify the exact address with the district.

Coppell ISD 2026 accountability • 2026-27 enrollment and budget projection

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PARKS & CONNECTED LIVING

545 Acres of Parkland and a Trail Network Still Expanding

Coppell's Community Experiences department manages **545 acres of parkland**. The City lists 17 parks plus additional green space and facilities, and its trail system includes approximately **23.2 miles of multi-use hike-and-bike trails**, a 1.1-mile soft running trail and 5 miles of preserved nature trails.

Andrew Brown Park system

The East, Central and West sections create a major civic recreation hub near the center of the city.

Coppell Nature Park

Preserved nature space adds a different experience from sports fields and linear trails.

2026 Trails Master Plan

The City is updating its trail strategy, with connectivity and regional links among the community's top recreation priorities.

Coppell parks • Coppell trails • Community Experiences

OWNERSHIP COST

Coppell Property Taxes: FY 2027

The Coppell City Council adopted a municipal property-tax rate of **$0.441166 per $100 valuation** for FY 2026-27, effective October 1, 2026. The City says that represents a 0.86% reduction from the prior year's rate and is the lowest municipal rate since at least 1984.

City tax component	FY 2027 rate per $100
Maintenance & operations	$0.375371
Interest & sinking / debt service	$0.065795

City tax component	FY 2027 rate per $100
Total City of Coppell	**$0.441166**

Coppell spans both Dallas and Denton Counties, so appraisal-district research depends on the property location. The City notes that Dallas County collects Coppell property taxes for properties within city limits.

> **Total-bill reminder:** City tax is only one component. School district, county and other taxing entities can represent a larger share of the annual bill.

City of Coppell property tax • FY 2026-27 budget / rate components

2027 OUTLOOK

What to Watch in Coppell Real Estate in 2027

Coppell's 2027 outlook is more likely to be shaped by turnover, redevelopment and transit than by population explosion. The City's limited land supply, strong schools, central location and airport access create durable demand, while aging housing stock creates a widening gap between updated and non-updated resale homes.

Senior housing changes inventory

If the Residence of Coppell advances, 225 age-restricted units could add a new downsizing option for older households who want to remain in the city.

Silver Line becomes normalized

2027 will be the first full year in which buyers evaluate Coppell with the rail line as an established transportation option rather than a construction project.

Redevelopment replaces subdivision growth

Hotels, logistics, live/work and infill projects are a better indicator of future change than new master-planned communities.

Renovation premium may widen

As the housing stock ages, updated homes with documented systems and modern interiors may separate further from deferred-maintenance listings.

School-age demographics matter

Enrollment trends can influence district facility decisions and may become increasingly relevant to long-term housing turnover.

Texas rates remain the affordability swing factor

The Texas Real Estate Research Center's September forecast expects mortgage rates around the 6%-7% range through summer 2027 under its baseline assumptions.

Texas Real Estate Research Center - forecast through summer 2027.

BOOKMARK THESE

Coppell Official & Approved Resource Directory

City of Coppell
Government, services and news

Planning
Zoning and land-use planning

Development Tools
Planning applications and submittals

Legal Notices
Public hearings and zoning cases

Old Town Coppell
Historic district and town square

Economic Development
Business and redevelopment resources

DART Silver Line
Regional rail

Cypress Waters Station
Nearest Silver Line station

Coppell ISD
District resources and attendance information

Coppell Parks
Parks and facilities

Coppell Trails
Trail system and planning

Dallas Central Appraisal District
Dallas County-side appraisal records

Denton Central Appraisal District
Denton County-side appraisal records

NTREIS
Professional North Texas MLS data

Redfin Coppell
Allowed housing-market source

Realtor.com Coppell
Allowed housing-market source

Zillow Coppell
Allowed home-value source

Homes.com Coppell
Allowed consumer real-estate source

FREQUENTLY ASKED QUESTIONS

Coppell, Texas FAQ

How many people live in Coppell, Texas?

The U.S. Census Bureau estimated Coppell at 41,386 residents on July 1, 2025.

Is Coppell still growing?

Not by population. The Census Bureau's July 2025 estimate is 3.7% below the April 2020 estimate base. Coppell is a mature, largely developed city rather than a fast-expanding outer suburb.

What is the Coppell median home price in 2026?

Different sources use different methods. Realtor.com reports a September 2026 median sold price of $709,125, while Redfin reports a rolling three-month median sale price of $636,697 through September.

How many homes sold in Coppell in September 2026?

Redfin reports 106 homes sold in September 2026.

How many homes sold in Coppell this year?

Public consumer portals do not expose a clean, consistent Jan. 1-through-Sept. 30 city total. For a precise year-to-date count, agents should run an NTREIS closed-sales search using Coppell city boundaries and consistent property-type filters.

What is Coppell's city property-tax rate?

The FY 2026-27 municipal rate is $0.441166 per $100 of taxable valuation, effective October 1, 2026.

Is Coppell served by the DART Silver Line?

Yes. The Silver Line runs through Coppell and connects DFW Airport with Plano, Richardson, Dallas, Addison, Carrollton and Grapevine. Cypress Waters Station is the most relevant station for many Coppell residents.

Is Cypress Waters part of Coppell?

No. Cypress Waters uses ZIP code 75019 and sits beside Coppell, but it is inside the City of Dallas and receives Dallas municipal services.

What is Coppell ISD's 2026 accountability rating?

Coppell ISD earned an A rating with a score of 93 in the 2026 Texas accountability system.

How many students is Coppell ISD expecting in 2026-27?

The district updated its 2026-27 enrollment projection to 12,900 students.

What new housing is planned in Coppell?

A 2026 planning case for The Residence of Coppell proposes 225 age-restricted 55+ apartment units on 9.89 acres near Canyon Drive and North Coppell Road.

What new hotel development is planned in Coppell?

City Council approved a 100-room, four-story Tru Hotel near Freeport Parkway in Prologis Park One Twenty One. SpringHill Suites Coppell DFW Airport North is also now operating at 150 Hackberry Road.

What is Old Town Coppell?

Old Town occupies the original townsite and contains homes, restaurants, businesses, the town square and the Coppell Farmers Market within a historic-design district.

How many parks and trails does Coppell have?

The City manages 545 acres of parkland and lists 17 parks plus additional green space. The trail system includes about 23.2 miles of multi-use trails, a 1.1-mile soft running trail and 5 miles of preserved nature trails.

Does Coppell have easy access to DFW Airport?

Yes. Coppell borders airport property, and the Silver Line connects the area directly to DFW Airport Terminal B.

What should buyers check when purchasing an older Coppell home?

Review roof, HVAC, foundation, sewer line, plumbing, windows, electrical systems, insulation and renovation permits in addition to ordinary cosmetic condition.

Is Coppell a good place for new construction?

Large-scale new subdivisions are limited because Coppell is mostly built out. Buyers seeking new product are more likely to find infill, attached housing or specialized redevelopment than large greenfield communities.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Coppell and North Dallas-Fort Worth

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, city limits, school assignments, zoning, historic-district rules, aircraft noise, rail impacts, HOA obligations and project status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.