

Grapevine, Texas: 2026 City Guide, Real Estate Market, Wine Country, DFW Airport & Relocation

Grapevine is one of North Texas' most unusual real-estate markets: a mature city of about **50,714 residents** with very little population growth, yet a tourism economy exceeding **\$2.3 billion in annual impact**, direct TEXRail access to DFW Airport, a nationally known historic downtown, Grapevine Lake, destination resorts, major retail and a housing market where limited supply can keep well-located homes highly competitive.

[Explore Grapevine Real Estate](#)

[Explore Wine, Main Street & Tourism](#)

[Download Printable PDF](#)

Research update: October 4, 2026 • September is the latest completed market month; exact calendar-month and YTD closed-sale counts should be verified in NTREIS before client publication.

50,714

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

\$670,000

Realtor.com median
sold price,
September 2026

\$2.3B+

Annual Grapevine
travel-industry
economic impact

\$0.226817

City FY 2027 tax
rate per \$100
valuation

NAVIGATE THE GUIDE

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

CITY SNAPSHOT

Grapevine at a Glance

Unlike fast-expanding outer-ring suburbs, Grapevine is a mature, largely built-out city. The Census Bureau estimates **50,714 residents** in 2025, only 0.1% above its April 2020 estimate base. That limited population growth makes the city's housing story more about scarcity, redevelopment, location and existing-home quality than mass greenfield subdivision growth.

Measure	Latest cited figure	Why it matters
Population estimate	50,714 (July 1, 2025)	Virtually flat from the 2020 estimate base, signaling a mature city.
Owner-occupied housing rate	52.7%	Grapevine has a substantial renter/apartment population as well as single-family ownership.
Median owner-occupied value	\$493,100	ACS benchmark, not a live 2026 sold-price metric.

Measure	Latest cited figure	Why it matters
Median household income	\$111,376	2020-2024 ACS in 2024 dollars.
Bachelor's degree or higher	57.5%	High educational attainment supports professional workforce demand.
Median gross rent	\$1,863	Useful relocation benchmark before comparing current asking rents.
Mean commute	22.3 minutes	Shorter than many outer-ring North Texas communities.
Broadband subscription	95.9% of households	Relevant for hybrid and remote work.
2022 retail sales	\$6.05 billion	Demonstrates the outsized retail/tourism economy for a 50K-resident city.

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

VINTAGE TEXAS HISTORY

Why Grapevine Is Called Grapevine

Grapevine was founded in **1844**, one year before Texas became a state. Its name reflects the wild Mustang grapes that once grew across the local prairie. The arrival of the Cotton Belt Railroad in **1888** established Grapevine as a transportation stop between Missouri and Fort Worth - a theme that still defines the city today through TEXRail and DFW Airport.

- 1844:** Grapevine is founded during the Republic of Texas era.
- 1888:** Cotton Belt Railroad service reaches Grapevine, tying the community to regional trade.
- Mid-20th century:** Highway access and the future airport era reshape Grapevine from a farm community into a suburban and employment center.
- DFW Airport era:** Grapevine contributed nearly 8,000 acres toward development of DFW International Airport.
- 1987:** The first GrapeFest is held to support Historic Main Street restoration and Texas wine.
- 2021:** Grapevine Main Station opens as a \$114 million transit-oriented development connecting downtown directly to TEXRail.

Grapevine CVB historical facts • GrapeFest history

Texas Wine, GrapeFest & Historic Main Street

Grapevine's Wine Economy Is Part Heritage, Part Tourism Strategy

The city calls itself the headquarters of Texas wine country and operates the original Urban Wine Trail. In 2026, nine Texas winery tasting rooms were clustered within walking distance of Historic Main Street.

The **40th Annual GrapeFest** ran September 17-20, 2026. The CVB reports the four-day event now draws more than **225,000 visitors**, compared with just 700 attendees at the first festival in 1987. The People's Choice Wine Tasting Classic featured more than 150 wines from 40 Texas wineries.

Urban Wine Trail

Nine tasting rooms create a destination experience without requiring visitors to drive vineyard-to-vineyard.

GrapeFest

The CVB describes it as the largest wine festival in the Southwest and a major driver of Historic Main Street visitation.

Real-estate effect

Historic Main Street proximity can add lifestyle value, but buyers should also consider event traffic, parking, historic-district rules and weekend activity.

Texas Wine Month / Urban Wine Trail • 2026 GrapeFest

TOURISM IS ECONOMIC INFRASTRUCTURE

A \$2.3 Billion Travel Economy in a 50,000-Person City

The Grapevine Convention & Visitors Bureau reported in 2026 that travel delivers more than **\$2.3 billion in annual economic impact** locally, and that **84% of all sales tax collected** comes from visitors. That is an extraordinary fiscal structure for a city this size.

Christmas Capital of Texas

Grapevine hosts more than **1,400 festive events over 40 days**. The 2026 CVB site says the Christmas season attracts more than two million visitors annually.

Grapevine Mills

More than 180 retailers and attractions create a regional shopping and family-entertainment destination, supplemented by LEGOLAND, SEA LIFE, Meow Wolf and other attractions.

Resort cluster

Gaylord Texan, Great Wolf Lodge, Hilton DFW Lakes, Hotel Vin and other hotels support conferences, family travel and event-driven demand.

Real-estate takeaway: tourism helps fund services and infrastructure, but it also makes certain corridors more commercial and event-oriented than a typical suburb. Buyers should distinguish the historic residential neighborhoods, resort/lake area, airport employment zone and Grapevine Mills corridor.

2026 tourism economic impact • Christmas Capital of Texas

TRANSIT-ORIENTED DOWNTOWN

Grapevine Main Station: The City's Modern Transportation Story

Grapevine Main Station is a **\$114 million public-private transit-oriented development** at Main Street and Dallas Road. The 42,000-square-foot station includes Harvest Hall, Third Rail, a 38,000-square-foot plaza, a 150-foot observation tower and direct connection to the 120-room Hotel Vin and a large parking garage.

Why it matters to housing: Grapevine has something relatively rare in suburban North Texas - a historic downtown with direct regional rail service. That improves airport and Fort Worth access without requiring every trip to start by car.

Grapevine Main Station.

HOUSING MARKET

Grapevine Real Estate Market: 2026

Grapevine's 2026 market is best described as supply-constrained and location-sensitive. Realtor.com's September 2026 city summary reports a **\$645,000 median listing price**, a **\$670,000 median sold price**, **148 active listings** and **43 median days on market**. It labels Grapevine a buyer's market by supply-demand balance, yet Redfin still rates the market "very competitive."

Redfin's rolling three-month August 2026 metric reports a **\$630,583 median sale price**, **134 August sales**, **24 median days on market** and a **99.2% sale-to-list ratio**.

High price relative to Tarrant County

Grapevine's location near Southlake, Colleyville, DFW Airport and major employment corridors keeps the city in a higher price tier than many Tarrant County communities.

Very little greenfield supply

Most buyers are choosing among established homes, infill, condos/townhomes and limited redevelopment rather than thousands of new subdivision lots.

Historic + conventional housing coexist

A 1950s home near Main Street, a 1980s subdivision home, a lake-area property and newer attached housing need different comp sets.

Airport access has value

Short travel times to DFW, plus rail service, can be a major advantage for airline, corporate and frequent-travel households.

Realtor.com Grapevine market • Redfin Grapevine market

SOLD-HOME ACTIVITY

Homes Sold This Year & This Month

September 2026 is the latest completed month. Public consumer portals do not expose a consistent, auditable January-through-September Grapevine calendar-month series, so this guide does not fabricate a YTD closed-sales total. For agent-facing reporting, use NTREIS with a Jan. 1 through Sept. 30 closed-date filter.

2026 checkpoint	Sales / market measure	Price measure	How to interpret it
August 2026	134 homes sold	\$630,583 rolling 3-month median sale price	Redfin's current city market tracker.
September 2026	148 active listings	\$670,000 median sold price	Realtor.com completed-month market summary.
Current recent-sales search	30 sold in the past month	Property-specific	Redfin rolling recent-sales count; not a calendar-month figure.
Current sold-property archive	1,348 sold-property results	Sale prices suppressed on some records	Zillow multi-period sold-property archive, not a 2026 YTD count.

Best practice: use NTREIS for a precise year-to-date total. Grapevine is small enough that a handful of luxury closings, condos or lake-adjacent sales can move a monthly median sharply.

Redfin recently sold Grapevine • Zillow Grapevine sold archive • NTREIS

MICRO-MARKETS

Grapevine Housing Submarkets

Historic Township / Main Street

Older homes, infill, cottages and renovated properties near downtown. Historic zoning, walkability and event activity are major value variables.

Dove / Northwest Grapevine

Established subdivisions near parks, lake access and schools. Pools, mature trees and renovation quality often drive resale differentiation.

South Grapevine

Neighborhoods near Hall-Johnson, Bear Creek and Colleyville borders benefit from access to SH 121/360 and established amenities.

Lake / resort side

Homes near Grapevine Lake and resort corridors should be evaluated for lake access, noise, flood/flowage easements and recreation traffic.

Attached housing

Condos and townhomes offer a lower-maintenance entry point but require careful HOA, insurance and reserve review.

Airport employment edge

Airport proximity shortens commutes for many employees and travelers, but buyers should understand aircraft noise contours and roadway access.

BUYER DUE DILIGENCE

What Grapevine Buyers Should Verify

- **Historic-district restrictions:** exterior work in Historic Grapevine may require additional review.
- **Airport noise:** evaluate actual aircraft patterns at the times you will be home rather than relying only on distance from DFW Airport.
- **Lake easements:** USACE flowage easements and lake-level fluctuation can matter for properties near Grapevine Lake.
- **School assignment:** verify exact attendance zones through GCISD and any neighboring district boundaries.
- **Event traffic:** GrapeFest, Christmas events and Main Street festivals can affect parking and access near downtown.
- **TEXRail access:** Main Street Station can materially improve airport and Fort Worth commuting for some households.
- **Renovation age:** many Grapevine homes are established rather than new; roof, HVAC, windows, plumbing, foundation and sewer-line condition can matter.
- **Future development:** review the Grapevine Mills mixed-use proposal and city planning files for nearby vacant or redeveloping tracts.

SELLER STRATEGY

How Grapevine Sellers Can Stand Out

Sell the location story

Main Street, TEXRail, lake access, airport proximity, schools and highway access can all be materially important to buyer decisions.

Document updates

In an established housing stock, buyers pay close attention to roofs, HVAC, windows, plumbing, foundations, kitchens and baths.

Use aerial context

Aerial photography is especially useful for lake proximity, trail connections, downtown access, resort corridors and larger lots.

DFW Pics listing-media opportunity: Grapevine's mature homes, historic architecture and location-driven value benefit from photography, floor plans, aerials and video that explain more than the interiors. Visit DFW Pics or view real-estate photography pricing, packages & media kits.

DEVELOPMENT WATCH

2026 Planned Development & Business Growth

Grapevine Mills corridor

28.7-Acre Mixed-Use Proposal

A 2026 planning case submitted by Trammell Crow covers approximately **28.7 acres** at 2800 and 3421 Grapevine Mills Parkway. The proposal includes a **246-unit multifamily development**, a **six-story 249-room hotel** and additional hotel concepts on later lots.

April 21, 2026 Planning & Zoning agenda

Retail / hospitality

Vidorra Opens on SH 114

Vidorra opened its fifth DFW location at 700 W. SH 114 on August 31, 2026, adding another destination restaurant to the highway/tourism corridor.

City opening announcement

Continuous business turnover

Monthly New Business Reporting

The City publishes monthly new-business listings, providing a practical way for investors, agents and residents to track retail, restaurant and service additions.

City new-business listings

Long-term capital

Parks, REC & Utilities

Recent capital plans scheduled multimillion-dollar investment in The REC of Grapevine, park improvements and recurring water-utility infrastructure - important in a built-out city where maintaining existing assets matters as much as new subdivision expansion.

City budgets

Status caution: planning applications and concept plans can change before final construction. Buyers near redevelopment sites should verify City Council action, plats, permits and current site work.

GLOBAL GATEWAY NEXT DOOR

DFW Airport Is Part of Grapevine's Local Economy

Grapevine's relationship with DFW Airport is unusually direct: the city contributed nearly 8,000 acres for the airport's creation, and today the airport sits immediately beside Grapevine's hotel, logistics, corporate and retail corridors.

DFW is now building its sixth terminal. The **\$1.6 billion Terminal F program** includes a 400,000-square-foot concourse, 15 gates, a new Skylink station and Terminal E expansion. Continued airport investment supports the travel, employment and corporate-relocation ecosystem around Grapevine.

Buyer tradeoff: proximity to DFW can mean a dramatically shorter commute and easier business travel, but aircraft noise and highway traffic should be evaluated at the exact address.

DFW Airport Terminal F program.

REGIONAL RAIL

TEXRail Gives Grapevine a Rare Suburban Transit Advantage

TEXRail serves **Grapevine/Main Street Station** and runs directly between Downtown Fort Worth and DFW Airport Terminal B. The station sequence also serves North Richland Hills and airport employment areas, making rail a realistic option for some residents, visitors and workers.

Main Street Station

Rail arrives directly in Historic Downtown instead of at a remote park-and-ride lot.

DFW Terminal B

Travelers can reach an airport terminal by rail without driving or parking.

Fort Worth access

TEXRail connects Grapevine to Fort Worth Central and T&P stations, expanding job and entertainment options.

Trinity Metro stations.

OUTDOOR GRAPEVINE

Grapevine Lake, Parks & Trails

Grapevine Lake is a U.S. Army Corps of Engineers flood-control and conservation reservoir that has also become a major recreation destination. The lake provides **238,250 acre-feet of flood-control storage** and 161,250 acre-feet of conservation storage.

City-operated lake parks

Meadowmere, Oak Grove, Rockledge and The Vineyards Campground provide boating, camping, sports, trails and lake access.

Trail network

Grapevine's network includes Cotton Belt Trail, Big Bear Creek Trail, Dove Loop, Oak Grove, Mills Run and lake-area trail connections.

Flowage-easement research

USACE notes that privately owned land can carry federal flowage easements allowing flooding up to specified elevations - a critical lake-property due-diligence issue.

USACE Grapevine Lake information • Grapevine Lake leased parks

EDUCATION

Grapevine-Colleyville ISD & School Research

Grapevine-Colleyville ISD opened enrollment for the 2026-27 school year in spring 2026. Grapevine High School, district elementary and middle schools, and specialized programs serve much of the city, but exact attendance boundaries should always be verified by address.

Fair-housing best practice: provide objective district resources, accountability data and boundary tools rather than subjective school or neighborhood characterizations.

GCISD enrollment Enrollment and registration	GCISD District information
Texas Education Agency Accountability resources	Grapevine High School Official campus site

OWNERSHIP COST

Grapevine Property Taxes: FY 2027

Effective October 1, 2026, Grapevine's adopted FY 2027 municipal property-tax rate is **\$0.226817 per \$100 of valuation**, a **4.4% reduction** from the FY 2026 rate of \$0.237228.

Grapevine's unusually strong visitor economy helps diversify municipal revenue. The City levies a 2% local sales tax on top of the 6.25% state rate, for a combined 8.25%, while the CVB reports visitors account for 84% of local sales-tax collections.

Why this matters: Grapevine's relatively low municipal tax rate does not mean a low total property-tax bill. School, county, hospital/community-college and other overlapping jurisdictions still apply.

City of Grapevine tax rates • Tarrant Appraisal District

2027 OUTLOOK

What to Watch in Grapevine Real Estate in 2027

Grapevine's next phase should look different from Celina, Princeton or other outer-ring growth cities. The core question is not how many subdivisions can be built, but how a mature city absorbs redevelopment while protecting its historic, lake and tourism assets.

Redevelopment over greenfield growth

The Grapevine Mills proposal illustrates the city's likely direction: more hotel, multifamily and commercial intensification on existing corridors.

Airport investment

Terminal F construction will continue reinforcing Grapevine's airport-adjacent employment, hotel and corporate positioning.

Housing scarcity

Limited land and a stable population can keep well-located, updated single-family homes relatively scarce compared with fast-building outer suburbs.

Tourism remains a fiscal engine

Christmas, GrapeFest, conventions, lake recreation and resort business should continue supporting retail and hospitality demand.

TEXRail strengthens downtown

Transit-oriented downtown investment can make Main Street increasingly attractive to residents who value walkability and airport access.

Mortgage rates still matter

At Grapevine's price level, a change in mortgage rates has a meaningful effect on monthly payments and buyer qualification.

Texas Real Estate Research Center - Texas forecast through summer 2027.

BOOKMARK THESE

Grapevine Official & Approved Resource Directory

City of Grapevine

Government, services and notices

Planning

Zoning and development

Development Applications

Planning applications and permits

City Public Records

Plans, permits, ordinances and GIS

Visit Grapevine

Visitor, wine, festival and hotel resources

Grapevine Main Station

Station, Hotel Vin, Harvest Hall and observation tower

Trinity Metro / TEXRail

Rail stations and schedules

DFW Airport

Airport and construction information

USACE Grapevine Lake

Lake levels, parks, flood-control and recreation

GCISD

District resources

Tarrant Appraisal District

Property appraisal records

Tarrant County Tax Office

Property-tax resources

NTREIS

Professional North Texas MLS data

Redfin Grapevine

Allowed housing-market source

Realtor.com Grapevine

Allowed housing-market source

Zillow Grapevine

Allowed consumer housing source

Homes.com Grapevine

Allowed consumer housing source

Texas Real Estate Research Center

University housing research

FREQUENTLY ASKED QUESTIONS**Grapevine, Texas FAQ****How many people live in Grapevine, Texas?**

The U.S. Census Bureau estimated Grapevine at 50,714 residents on July 1, 2025.

Is Grapevine still growing rapidly?

No. The Census Bureau's 2025 estimate is only 0.1% above the April 2020 estimate base, making Grapevine a mature, largely built-out city compared with outer-ring North Texas growth markets.

What is the Grapevine median home price in 2026?

Realtor.com reports a \$670,000 median sold price for September 2026. Redfin reports a \$630,583 rolling three-month median sale price through August. The sources use different methodologies.

How many homes sold in Grapevine in August 2026?

Redfin reports 134 homes sold in Grapevine in August 2026.

How many homes sold in Grapevine this month?

Redfin's current recently-sold search reports 30 homes sold in the past month. That is a rolling period rather than an exact September or October calendar-month count, so agents should use NTREIS for precise month-to-date reporting.

What is Grapevine's city property-tax rate?

For FY 2027, effective October 1, 2026, Grapevine adopted a rate of \$0.226817 per \$100 of valuation, 4.4% below the prior fiscal year's rate.

Why is Grapevine known for wine?

The city's name comes from wild Mustang grapes that historically grew in the area. Grapevine developed the original Urban Wine Trail and hosts GrapeFest, a major Texas wine festival.

How large is GrapeFest?

The Grapevine CVB says the four-day festival now attracts more than 225,000 visitors. The 40th annual festival was held in September 2026.

Why is Grapevine called the Christmas Capital of Texas?

Grapevine is officially designated the Christmas Capital of Texas and hosts more than 1,400 festive events over 40 days. The CVB says the season attracts more than two million visitors annually.

Does Grapevine have rail service to DFW Airport?

Yes. Trinity Metro TEXRail serves Grapevine/Main Street Station and DFW Airport Terminal B.

What is Grapevine Main Station?

Grapevine Main Station is a \$114 million transit-oriented downtown development with a 42,000-square-foot rail station, Harvest Hall, event space, a large public plaza, a 150-foot observation tower and connection to Hotel Vin.

What major development is proposed near Grapevine Mills?

A 2026 Trammell Crow planning application covers approximately 28.7 acres and proposes a 246-unit multifamily project, a six-story 249-room hotel and additional hotel concepts.

How important is tourism to Grapevine?

The Grapevine Convention & Visitors Bureau reported in 2026 that travel generates more than \$2.3 billion in annual local economic impact and visitors account for 84% of local sales-tax collections.

What should buyers know about Grapevine Lake properties?

Buyers should review USACE flowage easements, floodplain conditions, lake-level fluctuation, access rights, drainage and nearby park traffic in addition to ordinary property inspections.

Which school district serves Grapevine?

Much of Grapevine is served by Grapevine-Colleyville ISD. Buyers should still verify the exact property address and attendance zone directly with the district.

How close is Grapevine to DFW Airport?

Grapevine borders the airport area and has direct TEXRail service to Terminal B, making airport employment and business travel major local advantages.

Is Grapevine a good market for new construction?

Grapevine has far less greenfield new-home supply than outer-ring suburbs. New housing is more likely to come through infill, attached housing or redevelopment, so buyers seeking large new master-planned communities typically look farther from the urban core.

MARKET THE LISTING, NOT JUST THE ADDRESS

Professional real-estate media across Grapevine 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. Proposed projects can change. Verify taxes, school assignments, historic-district requirements, floodplain/flowage easements, aircraft noise, HOA obligations and development status for the specific property and decision date. Fair-housing laws apply to real-estate marketing and client guidance.
